

RESTORATION OF MAIN HOUSE & CARRIAGE HOUSE AT PORTLAND PLACE

PHASE II HARTSHORNE WOODS PARK 220 HARTSHORNE ROAD MIDDLETOWN, NJ BLOCK 785, LOT 14 M+SA PROJECT NO. 1118.1



BID/ CONSTRUCTION SET FEBRUARY 20, 2015

OWNER

MONMOUTH COUNTY PARK SYSTEM
805 NEWMAN SPRINGS ROAD
LINCROFT, NJ 07738
PHONE: 732-842-4000 Ext. 4259
FAX: 732-842-3640

ARCHITECT

MILLS + SCHNOERING ARCHITECTS, LLC
200 FORRESTAL CAMPUS ROAD, SUITE 3A
PRINCETON, NEW JERSEY 08540
PHONE: 609-681-2480

STRUCTURAL M/E/P ENGINEER

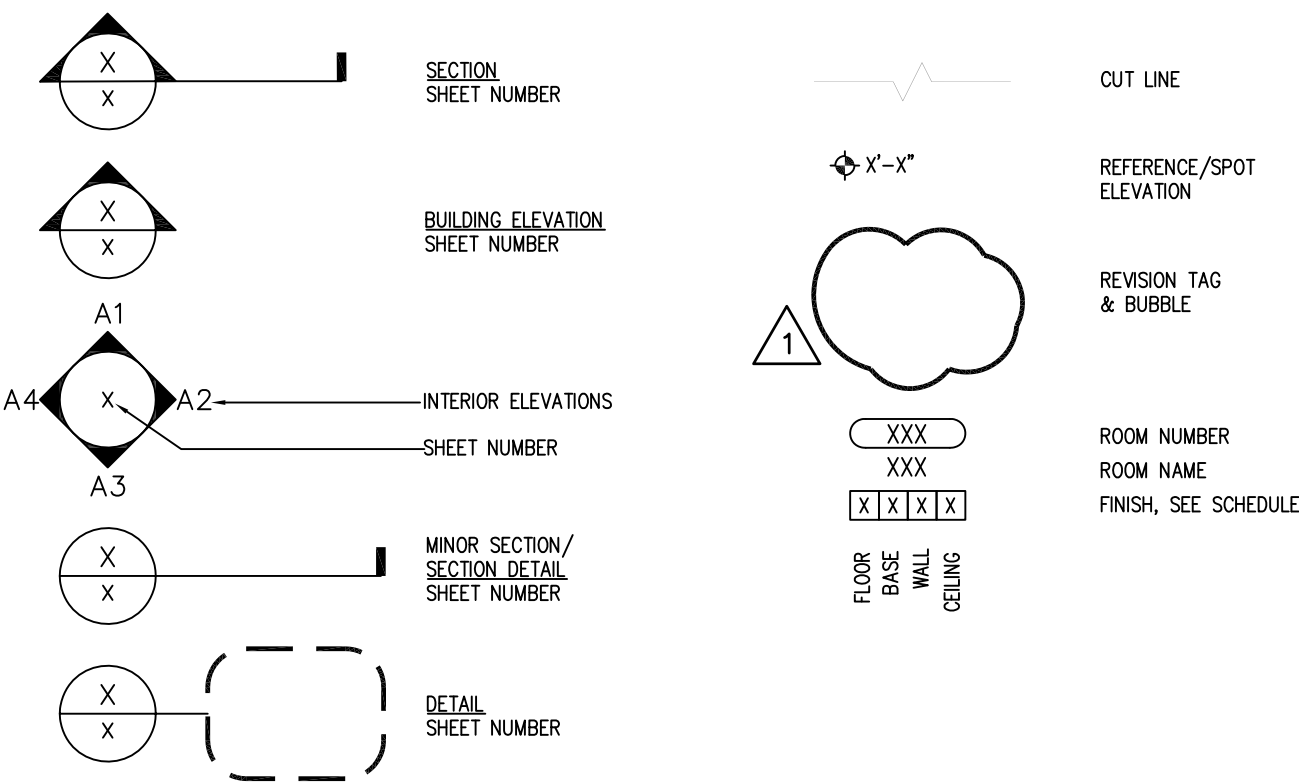
HARRISON HAMNETT
40 KNOWLES STREET
PENNINGTON, NJ 08534
PHONE: 609-818-1808
FAX: 609-818-1809

BRINJAC
IRON RUN CORPORATE CENTER, SUITE 130
7248 TILGHMAN STREET
ALLENTOWN, PA 18106
PHONE: 610-336-0432
FAX: 610-336-0434

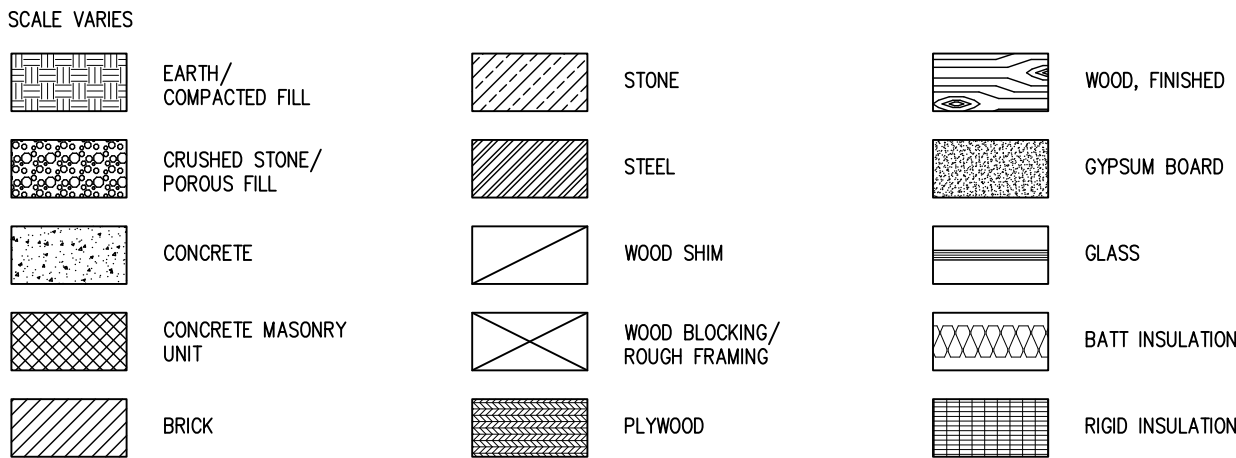
— ABBREVIATIONS —

AFF	ABOVE FINISHED FLOOR	FOS	FACE OF STUDS	OFF	OFFICE
AP	ACCESS PANEL	FOW	FACE OF WALL	OC	ON CENTER (S)
ACT	ACOUSTICAL CEILING TILE	FIN	FINISH (ED)	OPG	OPENING
A/C	AIR CONDITIONING	FTL	FINISH FLOOR LEVEL	OPP	OPPOSITE
ALT	ALTERNATE	FE	FIRE EXTINGUISHER	ORA	OVERALL
ALUM	ALUMINUM	FEC	FIRE EXTINGUISHER CABINET	OH	OVERHEAD
AB	ANCHOR BOLT	FPRF	FIREPROOF (ING)	PTD	PAINTED
ANOD	ANODIC, ANODIZED	FLR	FLOOR (ING)	PVE	PAVE (D), (ING)
ARCH	ARCHITECT (URAL)	FD	FLOOR DRAIN	PVM	PAVEMENT
ASPH	ASPHALT	FM	FLOOR MAT & FRAME	PVMT	PAVEMENT
ASTM	AMERICAN SOCIETY FOR	FT	FOOT	PLAM	PLASTIC LAMINATE
AUX	TESTING MATERIALS	FTC	FOOTING	PLYWD	PLYWOOD
	AUXILIARY	FR	FRAME (D), (ING)	PVC	POLYVINYL CHLORIDE
		FBO	FURNISHED BY OTHERS	PSI	POUNDS PER SQUARE INCH
		FURR	FURRED (ING)	PSF	POUNDS PER SQUARE FOOT
				PS	PROJECTION SCREEN
BRG	BEARING	GA	GAGE, GAUGE	QTY	QUANTITY
BD	BOARD	GALV	GALVANIZED		
BS	BOTH SIDES	GB	GRAB BAR	RAD	RADIUS
BOTT	BOTTOM	GC	GENERAL CONTRACTOR	REF	REFERENCE
BLOG	BUILDING	GL	GLASS, GLAZING	REFR	REFRIGERATOR
		GYP BD	GYPSUM BOARD	REINF	REINFORCING
CAB	CABINET	HC	HANDICAPPED	REQD	REQUIRED
CARP	CARPET	HDR	HEADER	REV	REVISION (S), REVISED
CLG	CEILING	HVAC	HEATING/VENTILATING/	RH	RIGHT HAND
CTR	CENTER		AIR CONDITIONING	R	RISER
<	CENTER LINE	HT	HEIGHT	RD	ROOF DRAIN
CT	CERAMIC TILE	HP	HIGH POINT	RM	ROOM
C	CHANNEL	HM	HOLLOW METAL	RO	ROUGH OPENING
CLR	CLEAR (ANCE)	HORIZ	HORIZONTAL		
CL	CLOSET	HB	HOSE BIBB	SEC	SECTION
COL	COLUMN	HWH	HOT WATER HEATER	SHIT	SHEET
CONC	CONCRETE			SIM	SIMILAR
CONC	CONCRETE MASONRY UNIT	IN	INCH	STC	SOUND TRANSMISSION
CONST	CONSTRUCTION	INSUL	INSULATE (D), (ION)	S	SOUTH
CONT	CONTINUOUS OR CONTINUE	INT	INTERIOR	SPEC	SPECIFICATION (S)
CONTR	CONTRACT (OR)	JAN	JANITOR	SQ	SQUARE
CJ	CONTROL JOINT	JT	JOINT	SF	SQUARE FEET
COORD	COORDINATE	JST	JOIST	SS	STAINLESS STEEL
CORR	CORRIDOR			STD	STANDARD
CRS	COURSE(S)	LAV	LAVATORY	STL	STEEL
		LH	LEFT HAND	STOR	STORAGE
DEMO	DEMOLISH, DEMOLITION	LT	LIGHT	STR	STRUCTURAL
DTL	DETAIL	LTL	LINTEL	SUSP	SUSPENDED
DIAG	DIAGONAL	LP	LOW POINT		
DIA	DIAMETER	MB	MARKER BOARD	TB	TACKBOARD
DIM	DIMENSION	MFR	MANUFACTURE (ER)	THK	THICK (NESS)
DN	DOWN	MO	MASONRY OPENING	T&G	TONGUE AND GROOVE
DWR	DRAWER	MAX	MAXIMUM	T&B	TOP AND BOTTOM
DWG	DRAWING	MECH	MECHANIC (AL)	TOS	TOP OF SLAB
D	DRAIN	MTL	METAL	TO STL	TOP OF STEEL
		MIN	MINIMUM	TOW	TOP OF WALL
EA	EACH	MISC	MISCELLANEOUS	TYP	TYPICAL
E	EAST	MTD	MOUNTED		
ELEC	ELECTRIC (AL)	MULL	MULLION	UL	UNDERWRITERS LABORATORY
ENC	ELECTRIC WATER COOLER			UNO	UNLESS OTHERWISE NOTED
EL	ELEVATION	NOM	NOMINAL	U	URNAL
EMER	EMERGENCY	N	NORTH	VERT	VERTICAL
ENCL	ENCLOSE (URE)	NA	NOT APPLICABLE	VF	VERIFY IN FIELD
EQ	EQUAL	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
EQUIP	EQUIPMENT	NTS	NOT TO SCALE	WC	WATER CLOSET
EXIST	EXISTING	NO	NUMBER	WWF	WELED WIRE FABRIC
EB	EXPANSION BOLT			W	WEST
EJ	EXPANSION JOINT			W	WIDTH, WIDE
EXP	EXPOSED			W/	WITH
EXT	EXTERIOR			W/O	WITHOUT
				WD	WOOD

— TYPICAL SYMBOL LEGEND —



— MATERIALS LEGEND —



1

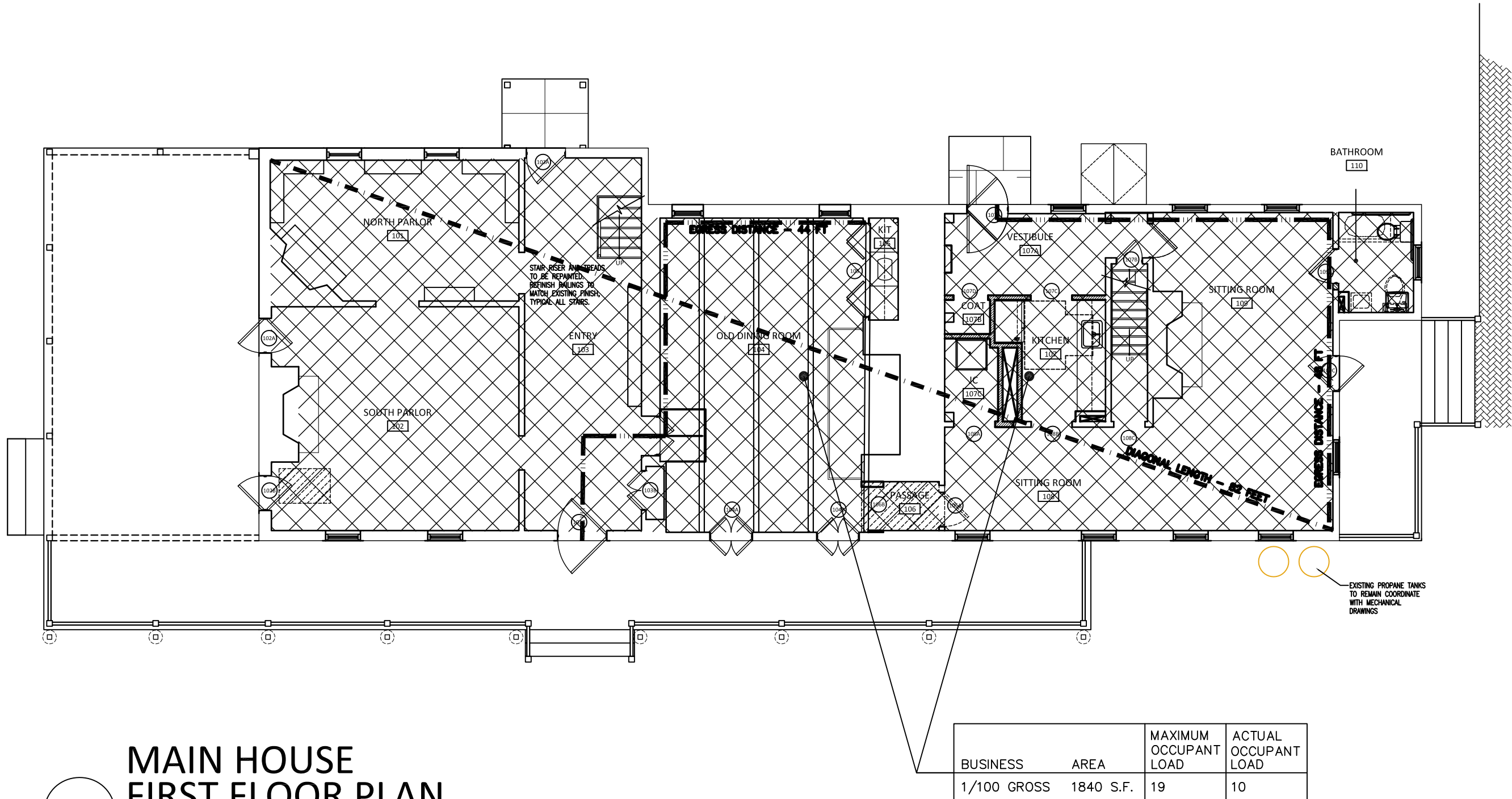
2

3

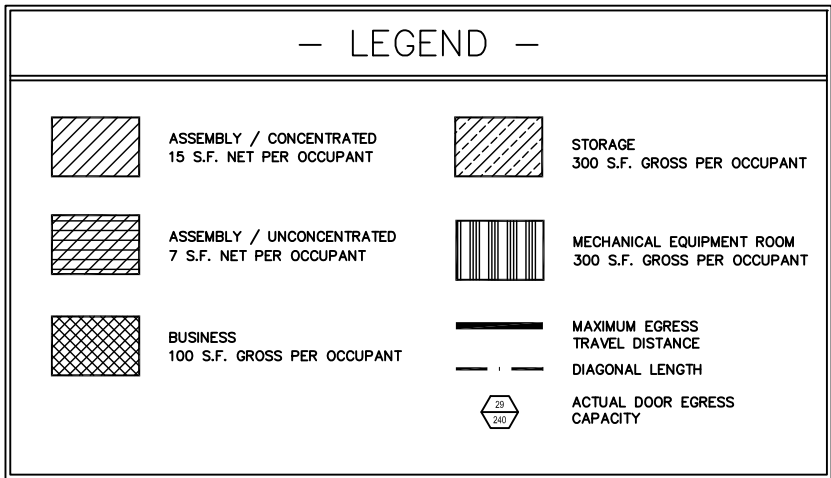
4

5

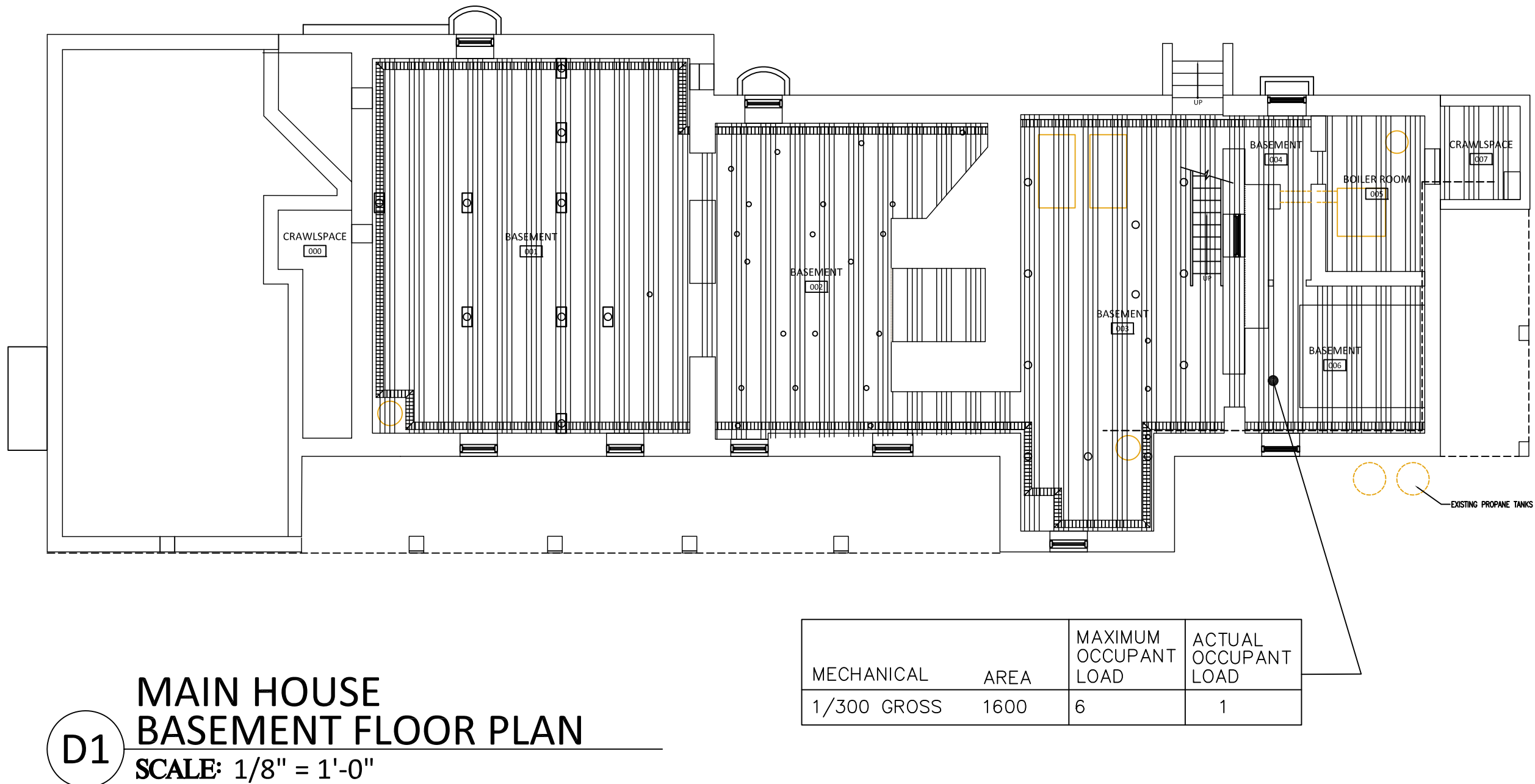
- A -



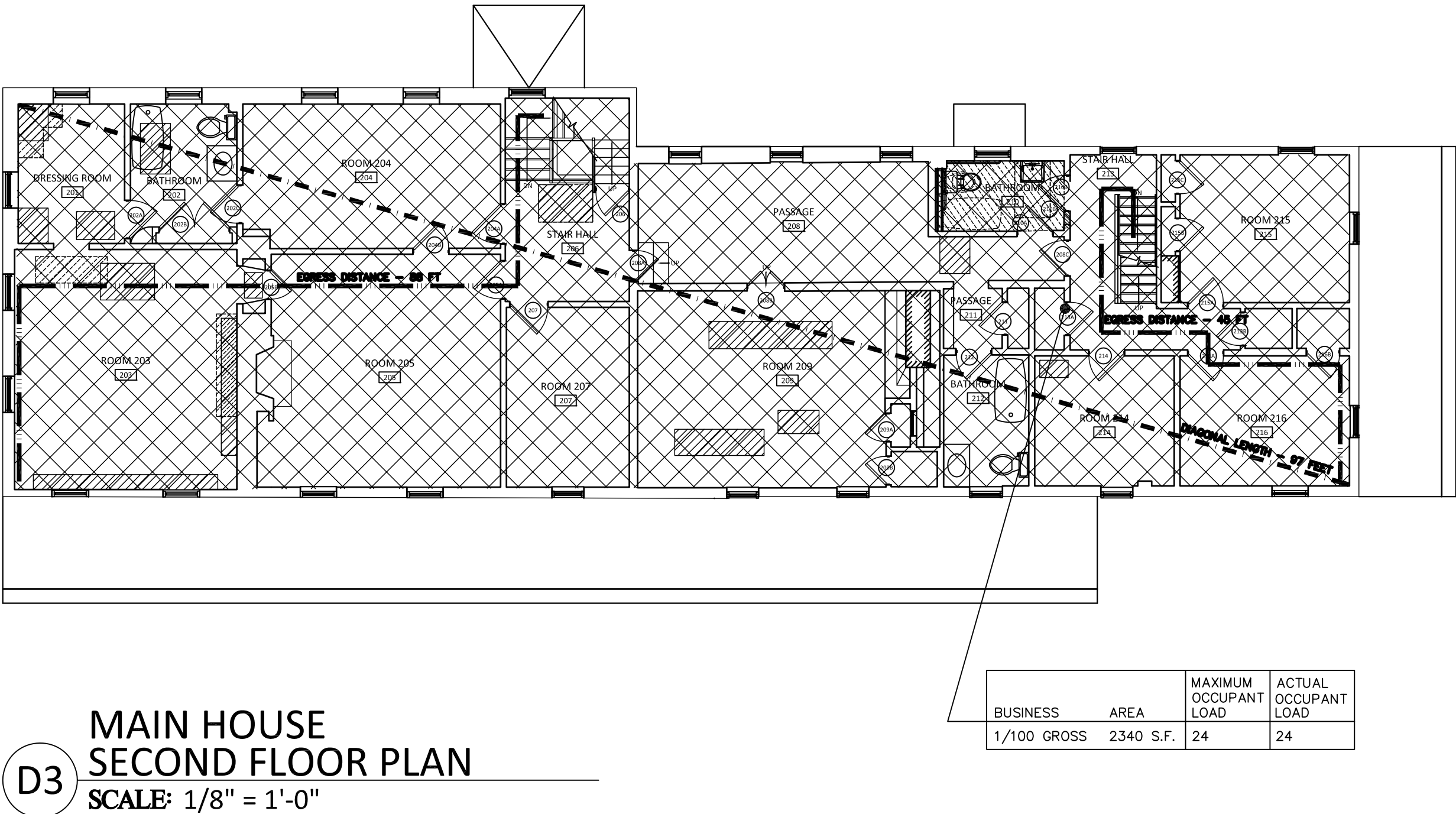
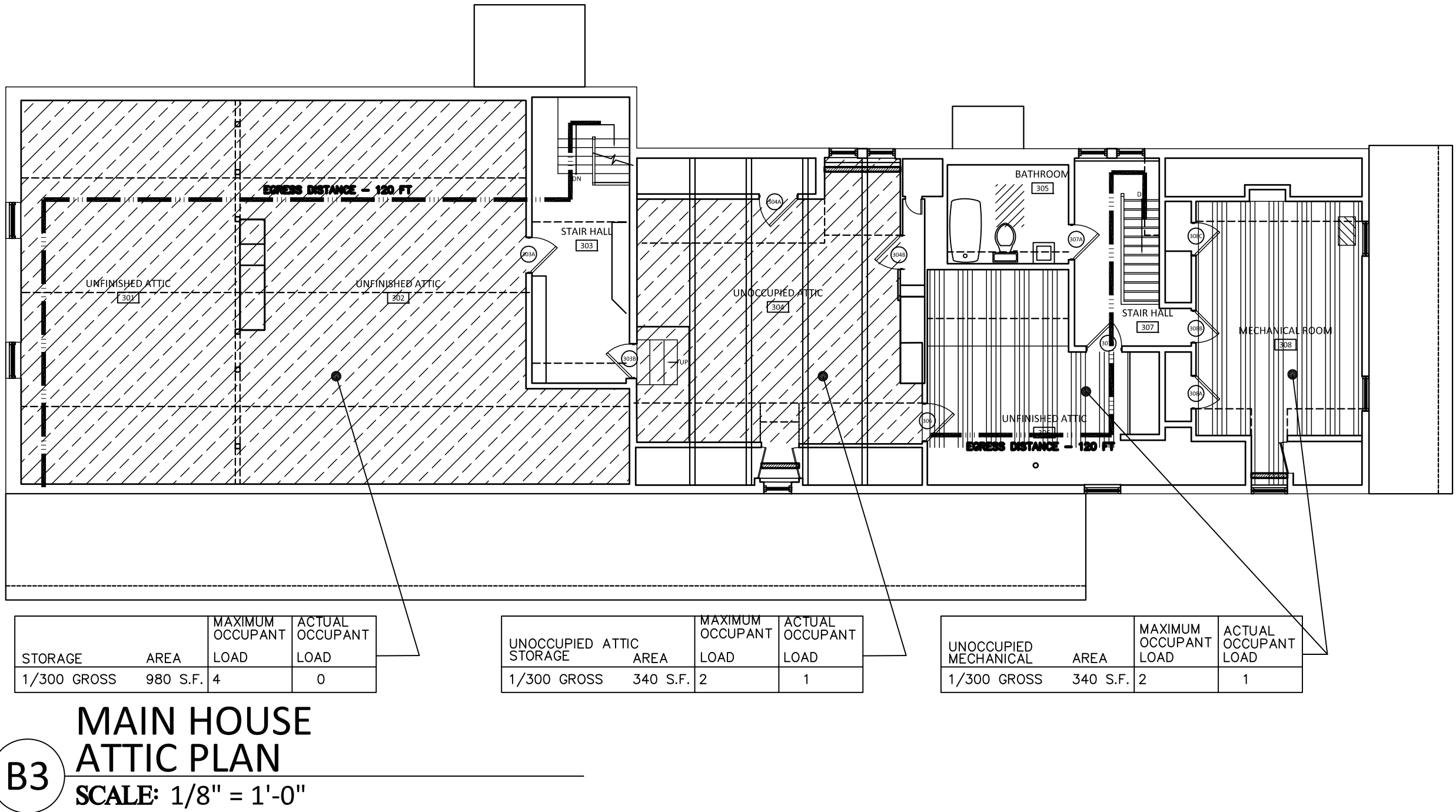
- B -



- C -



- D -



Michael J. Mills FAIA
NJ - 8207
Michael Schnoering AIA
NJ - 12164

M+S

Mills + Schnoering Architects, LLC

Architecture + Historic Preservation

200 Forrestal Road
Suite 3A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.msarchitectsllc.com

Drawn By
AB

Checked By
AW

Date
2/20/15

Revisions

RESTORATION OF MAIN HOUSE
& CARRIAGE HOUSE AT PORTLAND PLACE PHASE II

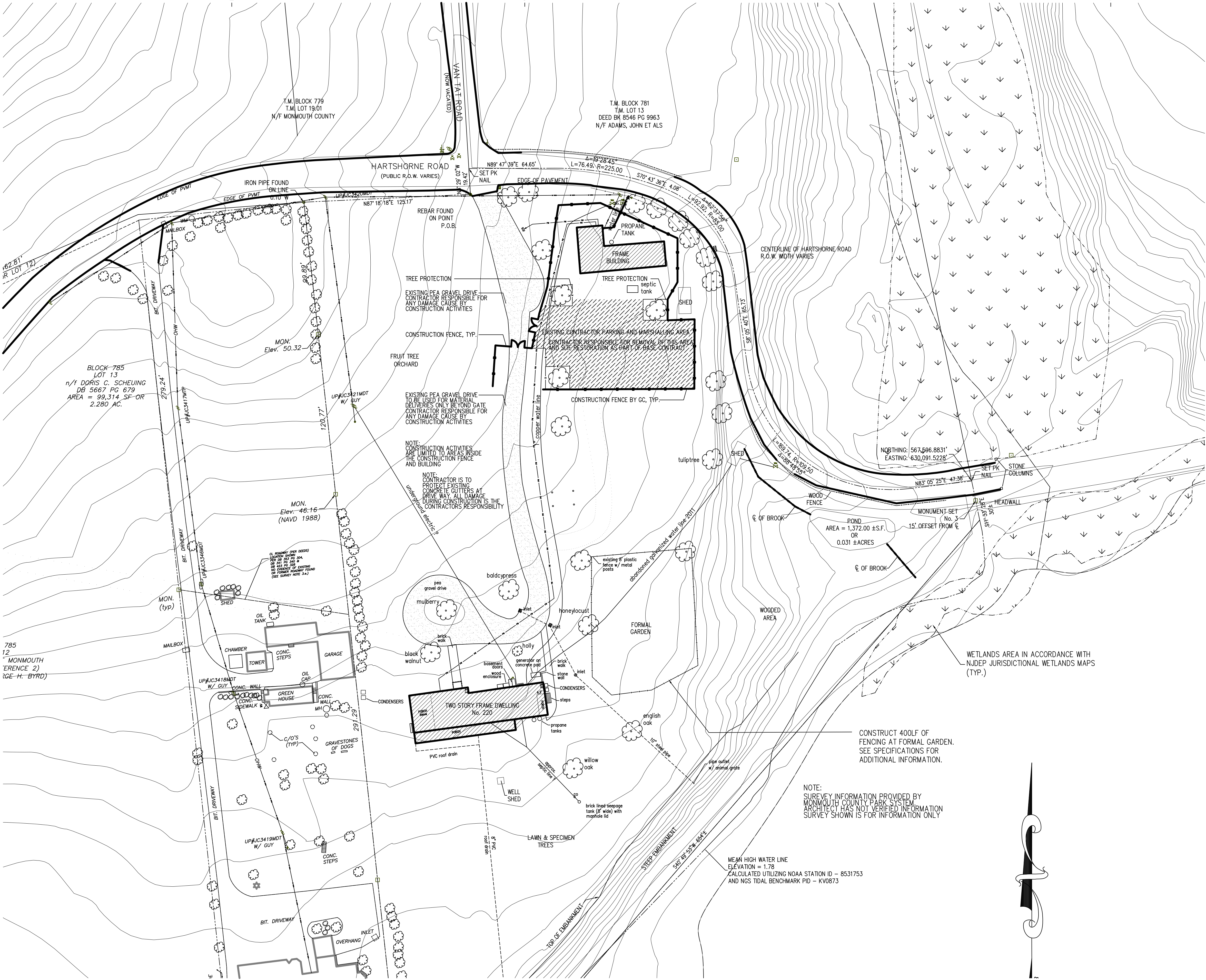
HARTSHORNE WOODS PARK
MIDDLETOWN, NEW JERSEY

Project No
1118.1

Drawing Title
CODE INFORMATION

File Name
Phase 2 code sheet.dwg

C-1.1



D1 SITE LOGISTICS PLAN
SCALE: 1/32" = 1'-0"

Michael J. Mills FAIA
NIC - 8207
Michael Schnoering AIA
NIC - 12164

M+S

Mills + Schnoering Architects, LLC

Architecture + Historic Preservation

200 Forrestal Road
Suite 3A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.msarchitectsllc.com

Drawn By
Checked By
Date
Revisions

2/20/15

RESTORATION OF MAIN HOUSE
& CARRIAGE HOUSE AT PORTLAND PLACE PHASE II

HARTSHORNE WOODS PARK
MIDDLETOWN, NEW JERSEY

Project No
Drawing Title
File Name

1118.1
SITE LOGISTICS
A-0.1

1
—

2
—

3
—

4
—

5
—

— SELECTIVE DEMOLITION GENERAL NOTES —

1. CONTRACTOR TO VERIFY ALL CONDITIONS IN FIELD PRIOR TO DEMOLITION AND TO COORDINATE ALL DEMOLITION ACTIVITIES WITH INTENDED CONSTRUCTION. REPORT ALL DISCREPANCIES TO ARCHITECT FOR RESOLUTION.

2. PROTECT ALL CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION OF ADJACENT CONSTRUCTION. REPAIR/REPLACE CONSTRUCTION TO REMAIN DAMAGED DURING DEMOLITION TO MATCH THE EXISTING HISTORIC MATERIALS.

3. WHERE WALLS, COUNTERS, DOORS, ETC. ARE SHOWN TO BE REMOVED, ALL WIRING IN DEMOLISHED AREAS SHALL BE REMOVED BACK TO PANEL EXCEPT WIRING THAT IS NECESSARY TO FACILITATE NEW CONSTRUCTION. ALL PIPING BRANCHES, SOIL LINES ETC. TO BE REMOVED BACK TO THE NEXT LARGEST SERVICE LINE EXCEPT WHERE TO BE ALTERED TO FACILITATE NEW CONSTRUCTION.

4. REVIEW RELOCATION OF EXISTING ELECTRICAL SWITCHES, OUTLETS, FIXTURES (IF ANY) WITH ARCHITECT PRIOR TO DEMOLITION.

5. SALVAGED ITEMS TO BE INSTALLED IN CONJUNCTION WITH NEW WORK TO BE STORED IN A SAFE, SECURE, AND DRY LOCATION UNTIL RE-INSTALLATION.
6. CONTRACTOR TO DISPOSE OF DEMOLISHED MATERIALS OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.

7. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SUPPORT AND SHORING OF PORCHES, FOUNDATIONS, STRUCTURE, AND EXCAVATIONS.

8. SEE MEP DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

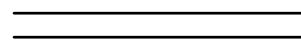
9. COORDINATE PLASTER TRENCHING AND DEMO WITH NEW WORK.

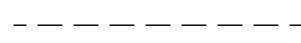
10. COORDINATE ALL GROUND DISTURBING DEMOLITION WORK WITH OWNERS ARCHAEOLOGY REQUIREMENTS.

11. ALL WALL PAPER FINISHES AT WALLS AND CEILINGS AT FIRST AND SECOND FLOORS TO BE REMOVED TO EXPOSE EXISTING PLASTER SURFACE UNLESS NOTED OTHERWISE. PROTECT PLASTER FROM ADDITIONAL DAMAGE. PREPARE WALL SURFACES FOR NEW FINISHES.

12. COORDINATE REMOVED PLUMBING FIXTURES WITH OWNER.

— SELECTIVE DEMOLITION FLOOR PLAN LEGEND —

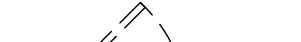
- 

EXISTING WALL TO REMAIN
- 

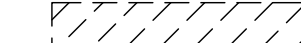
EXISTING WALL TO BE REMOVED
- 

PARTIAL DEMOLITION OF WALL
- 

EXISTING DOOR TO REMAIN
- 

EXISTING DOOR TO BE REMOVED
- 

(S) INDICATES SALVAGE FOR OWNER
- 

REMOVE CEILING AREA WHERE INDICATED
- 

REMOVE EXISTING CONSTRUCTION WHERE INDICATED

— SELECTIVE DEMOLITION PLAN NOTES —

- D1** REMOVE PLUMBING FIXTURE AND ASSOCIATED PIPING.

D2 REMOVE EXISTING FLOOR FINISH. PREP FOR NEW NEW FINISH PER FINISH SCHEDULE.

D3 REMOVE EXISTING FLOORING INCLUDING FINISH AND SUB FLOOR TO EXPOSE EXISTING FLOOR JOISTS. PREPARE FOR NEW FLOOR.

D4 REMOVE ADDED LAYER OF WALLBOARD OR PLASTER AT FACE OF WALL TO EXPOSE ORIGINAL WALL SURFACE. ALLOW FOR PLASTER REPAIRS UP TO AND INCLUDING FULL RESURFACING WITH NEW PLASTER.

D5 EXISTING BOOK CASES TO BE REMOVED TO FACILITATE PLASTER REPAIRS AND INSTALLATION OF WALLPAPER, PAINT AND REINSTALL.

D6 EXISTING BOOK CASES TO BE REMOVED TO FACILITATE PLASTER REPAIRS. SALVAGE AND TURN OVER TO OWNER.

D7 REMOVE DOOR AND FRAME

D8 EXISTING DOOR TO BE REMOVED. STORE AND PROTECT.

D9 BRICK PAVERS TO BE REMOVED AND SALVAGED FOR REINSTALLATION
- D10** REMOVE BUILT-IN FEATURE

D11 REMOVE WOOD LAMINATE FLOORING TO EXPOSE EXISTING HARDWOOD FLOOR

D12 REMOVE POST AS REQUIRED. COORD WITH NEW WORK.

D13 REMOVE EXISTING GWB PREP FOR NEW

D14 REMOVE STAIR TREADS.

D15 NOT USED

D16 REMOVE PLASTER CEILING AT AREAS OF DAMAGE. COORDINATE WITH NEW WORK.

D17 REMOVE EXISTING CONCRETE SLAB OR PAD WHERE NOTED.

D18 REMOVE WINDOW.

D19 DEMOLISH EXISTING CONCRETE STOOP. PREP AS REQUIRED FOR NEW
- D20** REMOVE ENTIRE EXISTING ROOF FINISH INCLUDING FLASHINGS TO EXISTING SHEATHING

D21 REMOVE EXISTING GUTTER AND LEADER SYSTEMS

D22 REMOVE EXISTING GWB CEILING COORDINATE WITH NEW WORK

D23 REMOVE PORTION OF CEILING FINISH. COORDINATE WITH NEW WORK.

D24 NOT USED

D25 REMOVE FLOOR BDS AS REQ'D TO FACILITATE NEW WORK

D26 REMOVE EXISTING CONCRETE SLAB AS REQ'D FOR NEW WORK

D27 NOT USED

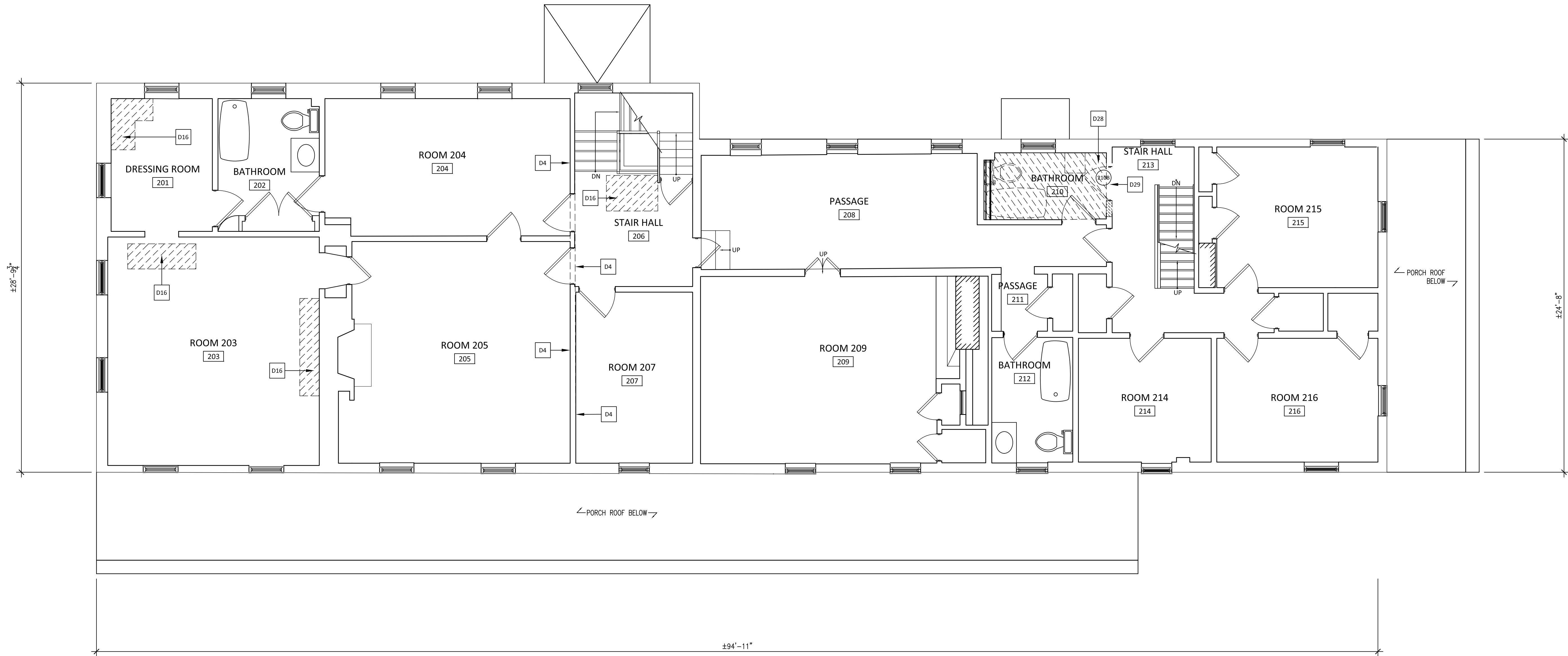
D28 REMOVE LAMINATE FLOOR TO ORIGINAL HARDWOOD BELOW

D29 REMOVE WALL AND ENLARGE OPENING AS REQUIRED FOR NEW DOOR

— A —

— B —

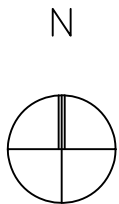
— C —



D1

MAIN HOUSE
SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

— D —



BID/ CONSTRUCTION ISSUE

RESTORATION OF MAIN HOUSE
& CARRIAGE HOUSE AT PORTLAND PLACE PHASE II
HARTSHORNE WOODS PARK
MIDDLETOWN, NEW JERSEY

Project No
1118.1
Drawing Title
MAIN HOUSE
SECOND FLOOR
DEMOLITION PLAN
File Name
Phase 2 PP Main House_D-1X.dwg

D-1.2

200 Forrestal Road
Suite 3A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.msarchitectslc.com

Drawn By
AB / MW
Checked By
AW / AB
Date
2/20/15
Revisions

MS^a
+
Mills + Schroering Architects, LLC
Architecture + Historic Preservation

Michael J. Mills FAIA
NIC - 8207
Michael Schroering AIA
NIC - 12164

1
1

2
2

3
3

4
4

5
5

– SELECTIVE DEMOLITION GENERAL NOTES –

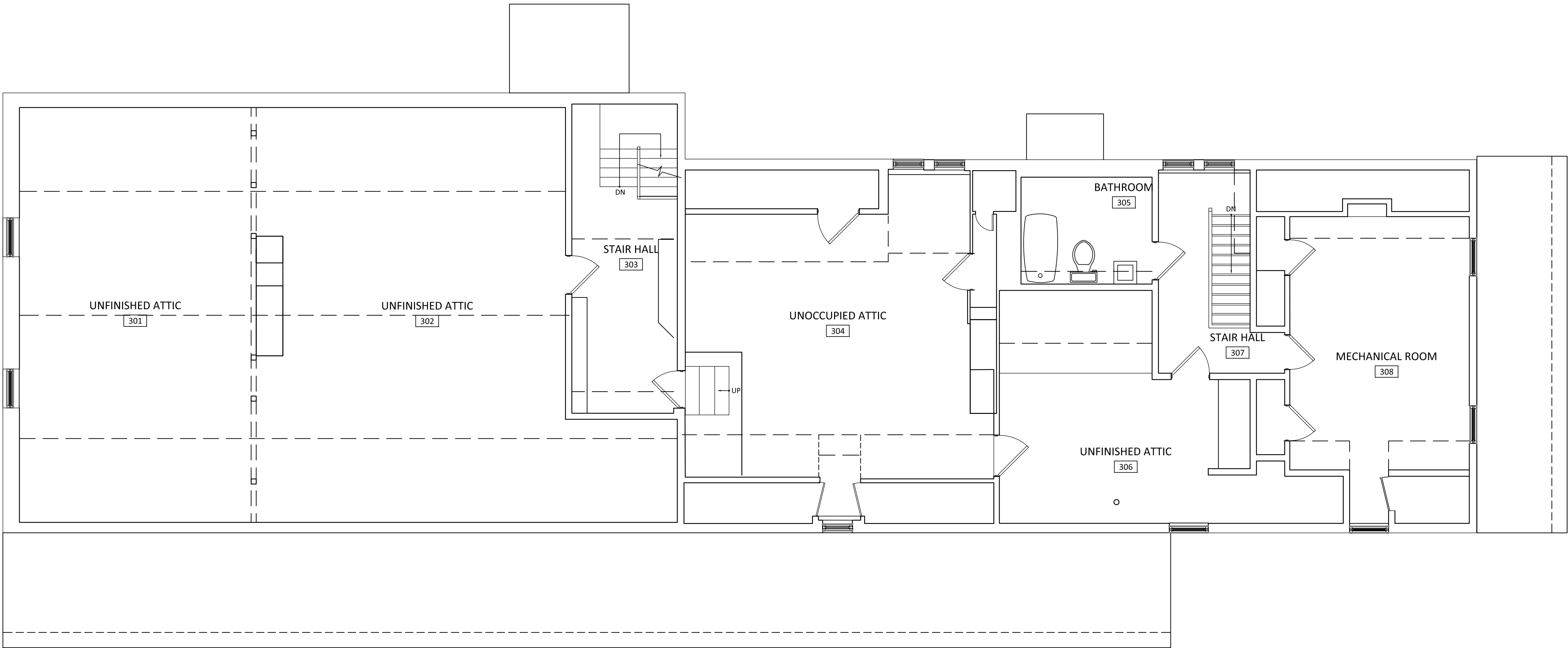
1. CONTRACTOR TO VERIFY ALL CONDITIONS IN FIELD PRIOR TO DEMOLITION AND TO COORDINATE ALL DEMOLITION ACTIVITIES WITH INTENDED CONSTRUCTION. REPORT ALL DISCREPANCIES TO ARCHITECT FOR RESOLUTION.
2. PROTECT ALL CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION OF ADJACENT CONSTRUCTION. REPAIR/REPLACE CONSTRUCTION TO REMAIN DAMAGED DURING DEMOLITION TO MATCH THE EXISTING HISTORIC MATERIALS.
3. WHERE WALLS, COUNTERS, DOORS, ETC. ARE SHOWN TO BE REMOVED, ALL WIRING IN DEMOLISHED AREAS SHALL BE REMOVED BACK TO PANEL EXCEPT WIRING THAT IS NECESSARY TO FACILITATE NEW CONSTRUCTION. ALL PIPING BRANCHES, SOIL LINES ETC. TO BE REMOVED BACK TO THE NEXT LARGEST SERVICE LINE EXCEPT WHERE TO BE ALTERED TO FACILITATE NEW CONSTRUCTION.
4. REVIEW RELOCATION OF EXISTING ELECTRICAL SWITCHES, OUTLETS, FIXTURES (IF ANY) WITH ARCHITECT PRIOR TO DEMOLITION.
5. SALVAGED ITEMS TO BE INSTALLED IN CONJUNCTION WITH NEW WORK TO BE STORED IN A SAFE, SECURE, AND DRY LOCATION UNTIL RE-INSTALLATION.
6. CONTRACTOR TO DISPOSE OF DEMOLISHED MATERIALS OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
7. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SUPPORT AND SHORING OF PORCHES, FOUNDATIONS, STRUCTURE, AND EXCAVATIONS.
8. SEE MEP DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
9. COORDINATE PLASTER TRENCHING AND DEMO WITH NEW WORK.
10. COORDINATE ALL GROUND DISTURBING DEMOLITION WORK WITH OWNERS ARCHAEOLOGY REQUIREMENTS.
11. ALL WALL PAPER FINISHES AT WALLS AND CEILINGS AT FIRST AND SECOND FLOORS TO BE REMOVED TO EXPOSE EXISTING PLASTER SURFACE UNLESS NOTED OTHERWISE. PROTECT PLASTER FROM ADDITIONAL DAMAGE. PREPARE WALL SURFACES FOR NEW FINISHES.
12. COORDINATE REMOVED PLUMBING FIXTURES WITH OWNER.

– SELECTIVE DEMOLITION FLOOR PLAN LEGEND –

- ===== EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- ===== PARTIAL DEMOLITION OF WALL
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- (S) INDICATES SALVAGE FOR OWNER
- REMOVE CEILING AREA WHERE INDICATED
- REMOVE EXISTING CONSTRUCTION WHERE INDICATED

– SELECTIVE DEMOLITION PLAN NOTES –

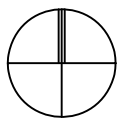
- | | | |
|---|--|--|
| D1 REMOVE PLUMBING FIXTURE AND ASSOCIATED PIPING. | D10 REMOVE BUILT-IN FEATURE | D20 REMOVE ENTIRE EXISTING ROOF FINISH INCLUDING FLASHINGS TO EXISTING SHEATHING |
| D2 REMOVE EXISTING FLOOR FINISH. PREP FOR NEW NEW FINISH PER FINISH SCHEDULE. | D11 REMOVE WOOD LAMINATE FLOORING TO EXPOSE EXISTING HARDWOOD FLOOR | D21 REMOVE EXISTING GUTTER AND LEADER SYSTEMS |
| D3 REMOVE EXISTING FLOORING INCLUDING FINISH AND SUB FLOOR TO EXPOSE EXISTING FLOOR JOISTS. PREPARE FOR NEW FLOOR. | D12 REMOVE POST AS REQUIRED. COORD WITH NEW WORK. | D22 REMOVE EXISTING GWB CEILING COORDINATE WITH NEW WORK |
| D4 REMOVE ADDED LAYER OF WALLBOARD OR PLASTER AT FACE OF WALL TO EXPOSE ORIGINAL WALL SURFACE. ALLOW FOR PLASTER REPAIRS UP TO AND INCLUDING FULL RESURFACING WITH NEW PLASTER. | D13 REMOVE EXISTING GWB PREP FOR NEW | D23 REMOVE PORTION OF CEILING FINISH. COORDINATE WITH NEW WORK. |
| D5 EXISTING BOOK CASES TO BE REMOVED TO FACILITATE PLASTER REPAIRS AND INSTALLATION OF WALLPAPER, PAINT AND REINSTALL | D14 REMOVE STAIR TREADS. | D24 NOT USED |
| D6 EXISTING BOOK CASES TO BE REMOVED TO FACILITATE PLASTER REPAIRS. SALVAGE AND TURN OVER TO OWNER. | D15 NOT USED | D25 REMOVE FLOOR BDS AS REQ'D TO FACILITATE NEW WORK |
| D7 REMOVE DOOR AND FRAME | D16 REMOVE PLASTER CEILING AT AREAS OF DAMAGE. COORDINATE WITH NEW WORK. | D26 REMOVE EXISTING CONCRETE SLAB AS REQ'D FOR NEW WORK |
| D8 EXISTING DOOR TO BE REMOVED. STORE AND PROTECT. | D17 REMOVE EXISTING CONCRETE SLAB OR PAD WHERE NOTED. | D27 NOT USED |
| D9 BRICK PAVERS TO BE REMOVED AND SALVAGED FOR REINSTALLATION | D18 REMOVE WINDOW. | D28 REMOVE LAMINATE FLOOR TO ORIGINAL HARDWOOD BELOW |
| | D19 DEMOLISH EXISTING CONCRETE STOOP. PREP AS REQUIRED FOR NEW | D29 REMOVE WALL AND ENLARGE OPENING AS REQUIRED FOR NEW DOOR |



MAIN HOUSE
ATTIC DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

D1

N



BID/ CONSTRUCTION ISSUE

RESTORATION OF MAIN HOUSE
& CARRIAGE HOUSE AT PORTLAND PLACE PHASE II
HARTSHORNE WOODS PARK
MIDDLETOWN, NEW JERSEY

Project No
1118.1
Drawing Title
MAIN HOUSE
ATTIC FLOOR
DEMOLITION PLAN
File Name
Phase 2 PP Main House_D-1X.dwg

D-1.3

Michael J. Mills FAIA
NIC - 8207
Michael Schoenring AIA
NIC - 12164

M^a
+ S
Mills + Schoenring Architects, LLC
Architecture + Historic Preservation

200 Forrestal Road
Suite 3A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.msarchitectsllc.com

Drawn By
AB / MW
Checked By
AW / AB
Date
2/20/15
Revisions

- A -

- B -

- C -

- D -

D1 MAIN HOUSE SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVIEW SET ONLY-NOT FOR CONSTRUCTION

RESTORATION OF MAIN HOUSE
& CARRIAGE HOUSE AT PORTLAND PLACE PHASE II
HARTSHORNE WOODS PARK
MIDDLETOWN, NEW JERSEY

Project No
1118.1
Drawing Title
MAIN HOUSE
SECOND FLOOR PLAN

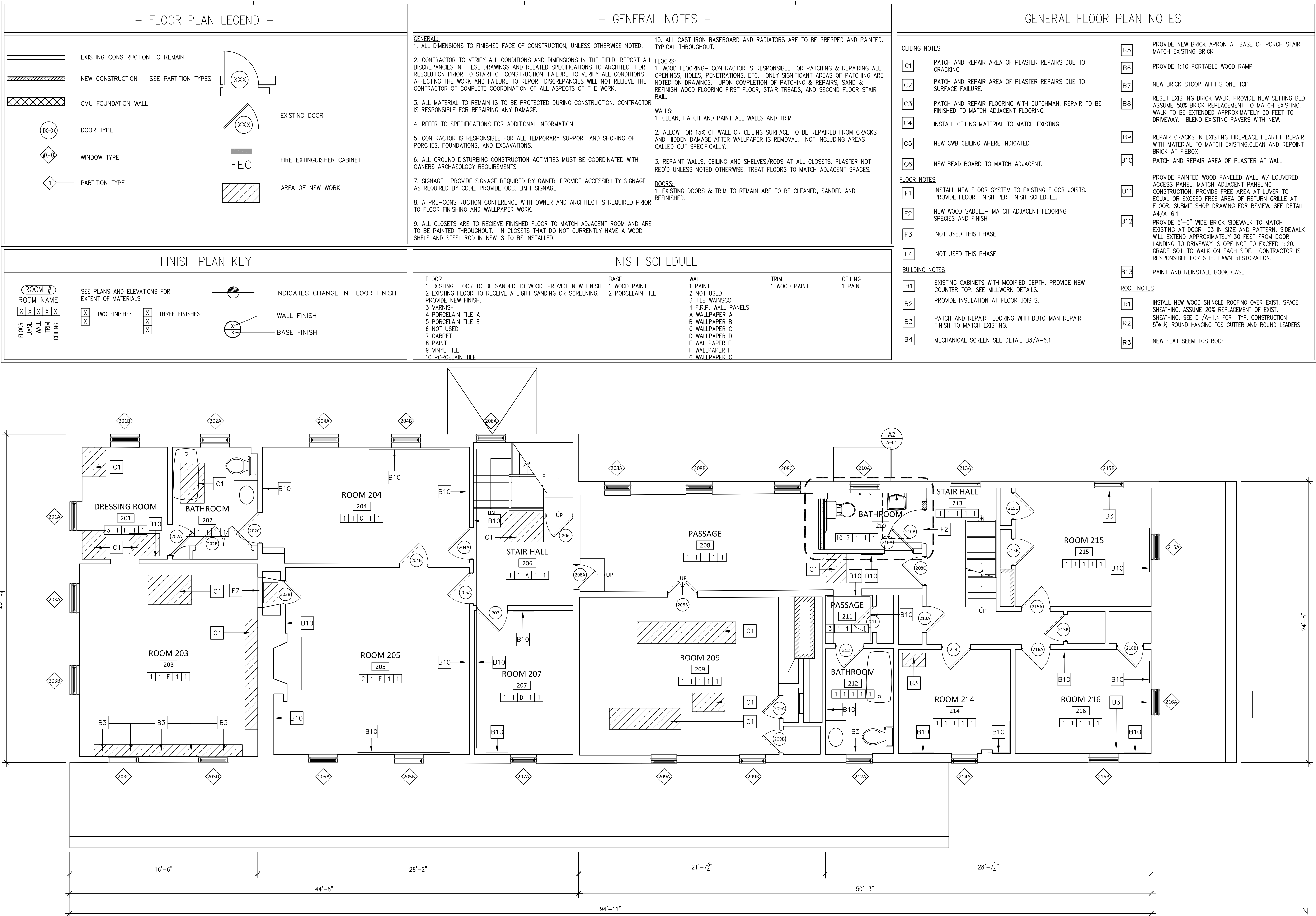
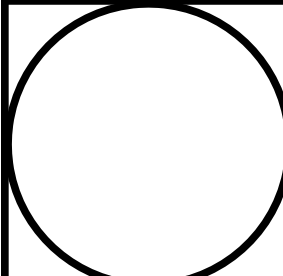
File Name
Phase 2 PP Main House_A-1.0-1.3.dwg

A-1.2

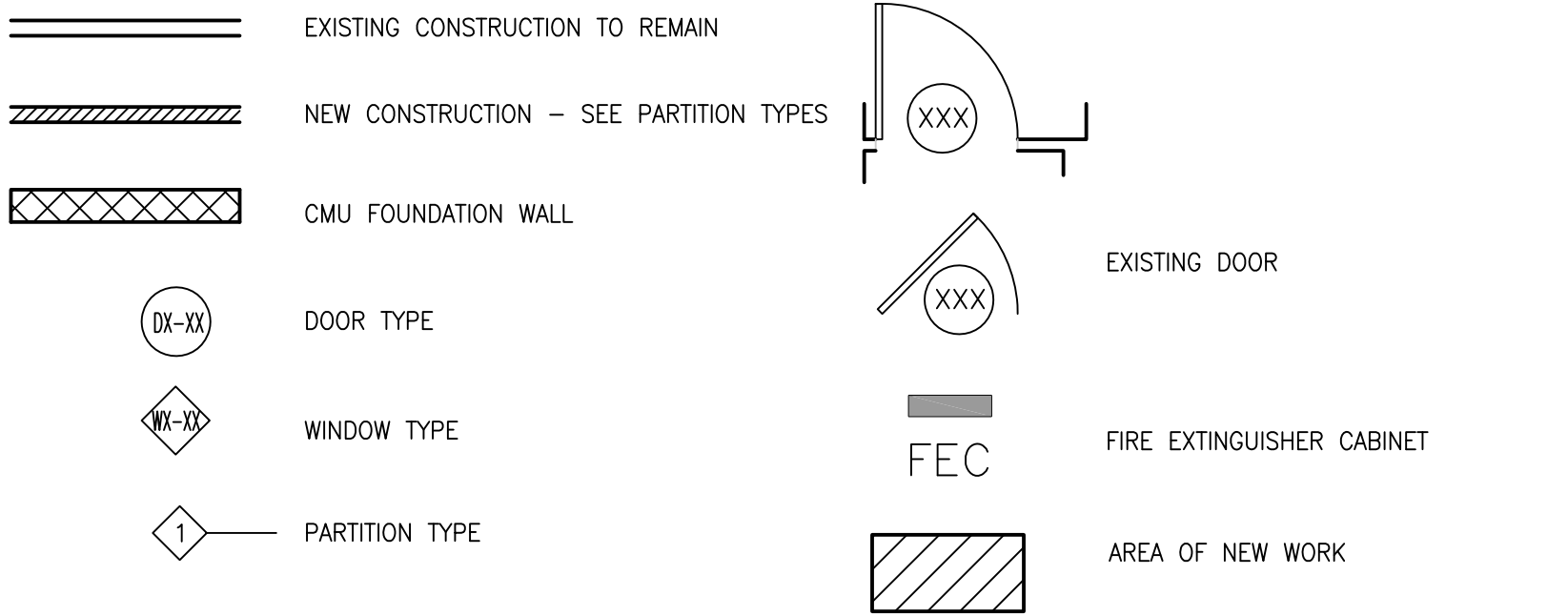
200 Forrestal Road
Suite 3A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.msarchitectllc.com

Drawn By
AB / MW
Checked By
AW / AB
Date
1/7/15
Revisions

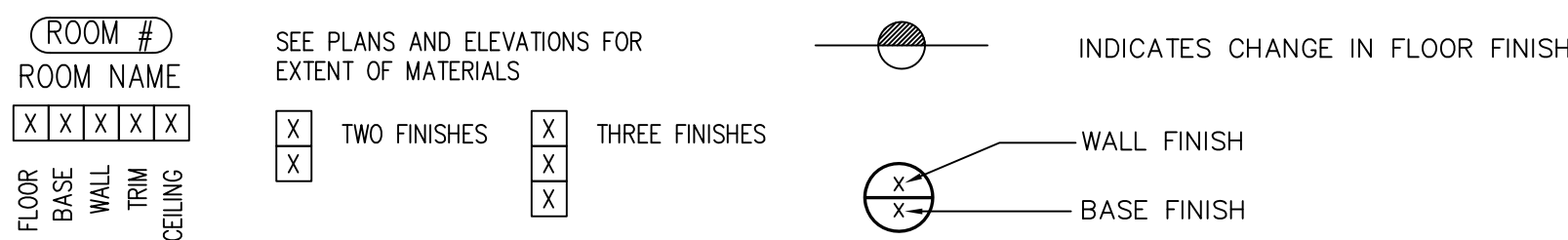
Michael J. Mills FAIA
NJC - 8207
Michael Schoenring AIA
NJC - 12164
M+S
Mills + Schoenring Architects, LLC
Architecture + Historic Preservation



- FLOOR PLAN LEGEND -



- FINISH PLAN KEY -



- GENERAL NOTES -

GENERAL:
1. ALL DIMENSIONS TO FINISHED FACE OF CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IN THESE DRAWINGS AND RELATED SPECIFICATIONS TO ARCHITECT FOR RESOLUTION PRIOR TO START OF CONSTRUCTION. FAILURE TO VERIFY ALL CONDITIONS AFFECTING THE WORK AND FAILURE TO REPORT DISCREPANCIES WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE COORDINATION OF ALL ASPECTS OF THE WORK.
3. ALL MATERIAL TO REMAIN IS TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SUPPORT AND SHORING OF PORCHES, FOUNDATIONS, AND EXCAVATIONS.
6. ALL GROUND DISTURBING CONSTRUCTION ACTIVITIES MUST BE COORDINATED WITH OWNERS ARCHAEOLOGY REQUIREMENTS.
7. SIGNAGE- PROVIDE SIGNAGE REQUIRED BY OWNER. PROVIDE ACCESSIBILITY SIGNAGE AS REQUIRED BY CODE. PROVIDE OCC. LIMIT SIGNAGE.
8. A PRE-CONSTRUCTION CONFERENCE WITH OWNER AND ARCHITECT IS REQUIRED PRIOR TO FLOOR FINISHING AND WALLPAPER WORK.
9. ALL CLOSETS ARE TO RECEIVE FINISHED FLOOR TO MATCH ADJACENT ROOM AND ARE TO BE PAINTED THROUGHOUT. IN CLOSETS THAT DO NOT CURRENTLY HAVE A WOOD SHELF AND STEEL ROD IN NEW IS TO BE INSTALLED.
10. ALL CAST IRON BASEBOARD AND RADIATORS ARE TO BE PREPPED AND PAINTED. TYPICAL THROUGHOUT.

FLOORS:
1. WOOD FLOORING- CONTRACTOR IS RESPONSIBLE FOR PATCHING & REPAIRING ALL OPENINGS, HOLES, PENETRATIONS, ETC. ONLY SIGNIFICANT AREAS OF PATCHING ARE NOTED ON DRAWINGS. UPON COMPLETION OF PATCHING & REPAIRS, SAND & REFINISH WOOD FLOORING FIRST FLOOR, STAIR TREADS, AND SECOND FLOOR STAIR RAIL.
WALLS:
1. CLEAN, PATCH AND PAINT ALL WALLS AND TRIM
2. ALLOW FOR 15% OF WALL OR CEILING SURFACE TO BE REPAIRED FROM CRACKS AND HIDDEN DAMAGE AFTER WALLPAPER IS REMOVAL. NOT INCLUDING AREAS CALLED OUT SPECIFICALLY.
3. REPAINT WALLS, CEILING AND SHELVES/RODS AT ALL CLOSETS. PLASTER NOT REQ'D UNLESS NOTED OTHERWISE. TREAT FLOORS TO MATCH ADJACENT SPACES.
DOORS:
1. EXISTING DOORS & TRIM TO REMAIN ARE TO BE CLEANED, SANDED AND REFINISHED.

- FINISH SCHEDULE -

FLOOR	BASE	WALL	TRIM	CEILING
1 EXISTING FLOOR TO BE SANDED TO WOOD. PROVIDE NEW FINISH.	1 WOOD PAINT	1 PAINT	1 WOOD PAINT	1 PAINT
2 EXISTING FLOOR TO RECEIVE A LIGHT SANDING OR SCREENING. PROVIDE NEW FINISH.	2 PORCELAIN TILE	2 NOT USED		
3 VARNISH		3 TILE WAINSCOT		
4 PORCELAIN TILE A		4 F.R.P. WALL PANELS		
5 PORCELAIN TILE B		A WALLPAPER A		
6 NOT USED		B WALLPAPER B		
7 CARPET		C WALLPAPER C		
8 PAINT		D WALLPAPER D		
9 VINYL TILE		E WALLPAPER E		
10 PORCELAIN TILE		F WALLPAPER F		
		G WALLPAPER G		

-GENERAL FLOOR PLAN NOTES -

CEILING NOTES
C1 PATCH AND REPAIR AREA OF PLASTER REPAIRS DUE TO CRACKING
C2 PATCH AND REPAIR AREA OF PLASTER REPAIRS DUE TO SURFACE FAILURE.
C3 PATCH AND REPAIR FLOORING WITH DUTCHMAN. REPAIR TO BE FINISHED TO MATCH ADJACENT FLOORING.
C4 INSTALL CEILING MATERIAL TO MATCH EXISTING.
C5 NEW GWB CEILING WHERE INDICATED.
C6 NEW BEAD BOARD TO MATCH ADJACENT.

FLOOR NOTES
F1 INSTALL NEW FLOOR SYSTEM TO EXISTING FLOOR JOISTS. PROVIDE FLOOR FINISH PER FINISH SCHEDULE.
F2 NEW WOOD SADDLE- MATCH ADJACENT FLOORING SPECIES AND FINISH
F3 NOT USED THIS PHASE
F4 NOT USED THIS PHASE

BUILDING NOTES
B1 EXISTING CABINETS WITH MODIFIED DEPTH. PROVIDE NEW COUNTER TOP. SEE MILLWORK DETAILS.
B2 PROVIDE INSULATION AT FLOOR JOISTS.
B3 PATCH AND REPAIR FLOORING WITH DUTCHMAN REPAIR. FINISH TO MATCH EXISTING.
B4 MECHANICAL SCREEN SEE DETAIL B3/A-6.1

CEILING NOTES
B5 PROVIDE NEW BRICK APRON AT BASE OF PORCH STAIR. MATCH EXISTING BRICK
B6 PROVIDE 1:10 PORTABLE WOOD RAMP
B7 NEW BRICK STOOP WITH STONE TOP
B8 RESET EXISTING BRICK WALK. PROVIDE NEW SETTING BED. ASSUME 50% BRICK REPLACEMENT TO MATCH EXISTING. WALK TO BE EXTENDED APPROXIMATELY 30 FEET TO DRIVEWAY. BLEND EXISTING PAVERS WITH NEW.
B9 REPAIR CRACKS IN EXISTING FIREPLACE HEARTH. REPAIR WITH MATERIAL TO MATCH EXISTING.CLEAN AND REPOINT BRICK AT FIREBOX
B10 PATCH AND REPAIR AREA OF PLASTER AT WALL
B11 PROVIDE PAINTED WOOD paneled WALL W/ LOUVERED ACCESS PANEL. MATCH ADJACENT PANELING CONSTRUCTION. PROVIDE FREE AREA AT LUVER TO EQUAL OR EXCEED FREE AREA OF RETURN GRILLE AT FLOOR. SUBMIT SHOP DRAWING FOR REVIEW. SEE DETAIL A4/A-6.1
B12 PROVIDE 5'-0" WIDE BRICK SIDEWALK TO MATCH EXISTING AT DOOR 103 IN SIZE AND PATTERN. SIDEWALK WILL EXTEND APPROXIMATELY 30 FEET FROM DOOR LANDING TO DRIVEWAY. SLOPE NOT TO EXCEED 1:20. GRADE SOIL TO WALK ON EACH SIDE. CONTRACTOR IS RESPONSIBLE FOR SITE. LAWN RESTORATION.
B13 PAINT AND REINSTALL BOOK CASE

ROOF NOTES
R1 INSTALL NEW WOOD SHINGLE ROOFING OVER EXIST. SPACE SHEATHING. ASSUME 20% REPLACEMENT OF EXIST. SHEATHING. SEE D1/A-1.4 FOR TYP. CONSTRUCTION 5" 1/2-ROUND HANGING TCS GUTTER AND ROUND LEADERS
R2
R3 NEW FLAT SEEM TCS ROOF

1

2

3

4

5

EJ

DS

DS

DS

EXPANSION JOINT @ GUTTER. SEE DET A1/A-6.0

4"Ø DOWNSPOUT INTO EXISTING UNDERGROUND SITE DRAINAGE SYSTEM

ICE & WATER SHIELD. PROVIDE MIN. 2'-0" @ ALL EAVE LOCATIONS.

GENERAL ROOF PLAN NOTES

R1

INSTALL NEW WOOD SHINGLE ROOFING OVER EXISTING SHEATHING. ASSUME 40% REPLACEMENT OF EXISTING SHEATHING. RE-SPACE EXISTING SHEATHING AS REQUIRED.

R2

5"Ø ½-Round HANGING COPPER GUTTER AND ROUND LEADERS WHERE INDICATED.

R3

NOT USED THIS PHASE

R4

RIDGE VENT

R5

NOT USED T HIS PHASE

R6

METAL FLASHING

1

2

3

4

5

1

2

3

4

5

- A -

- B -

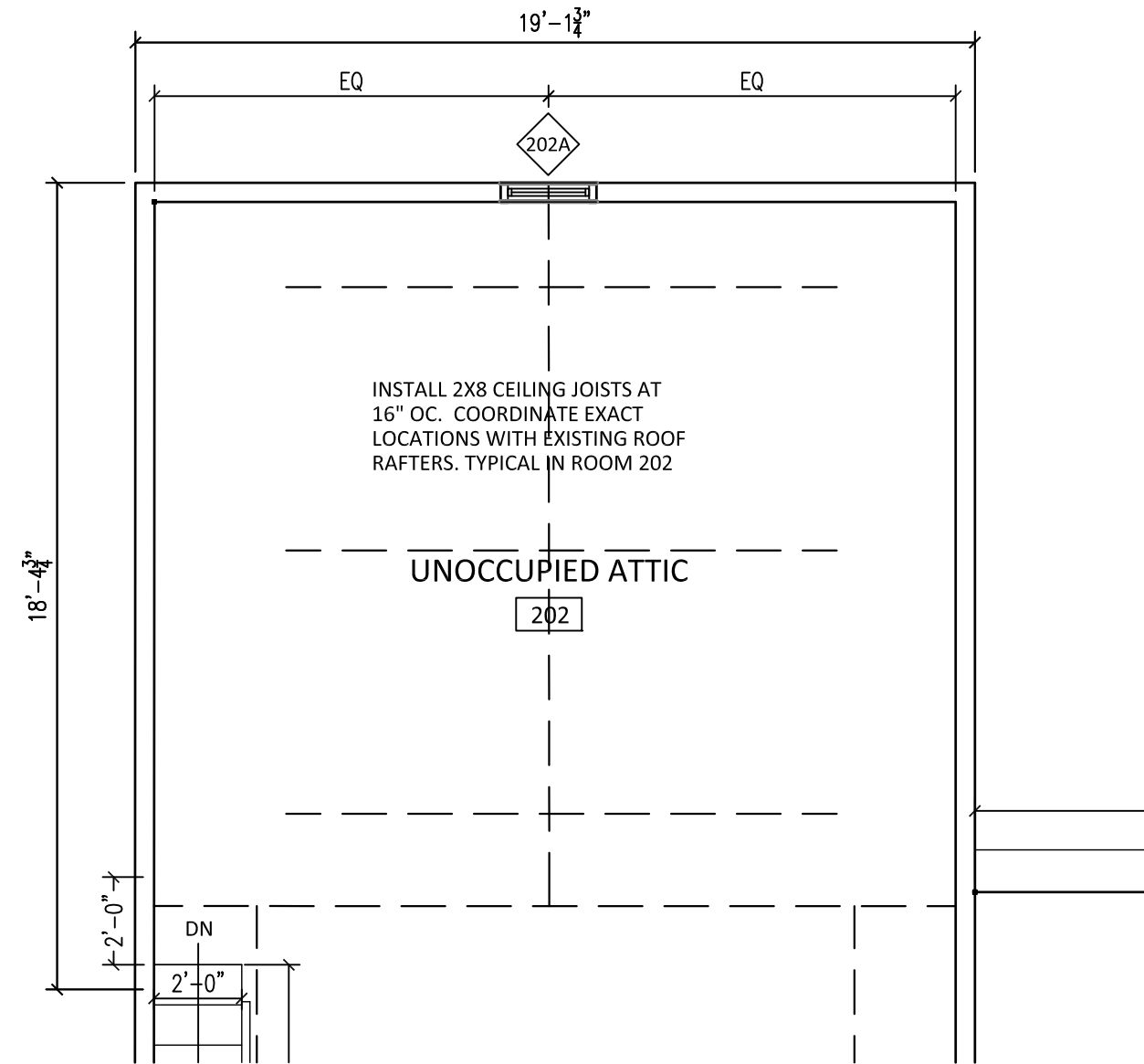
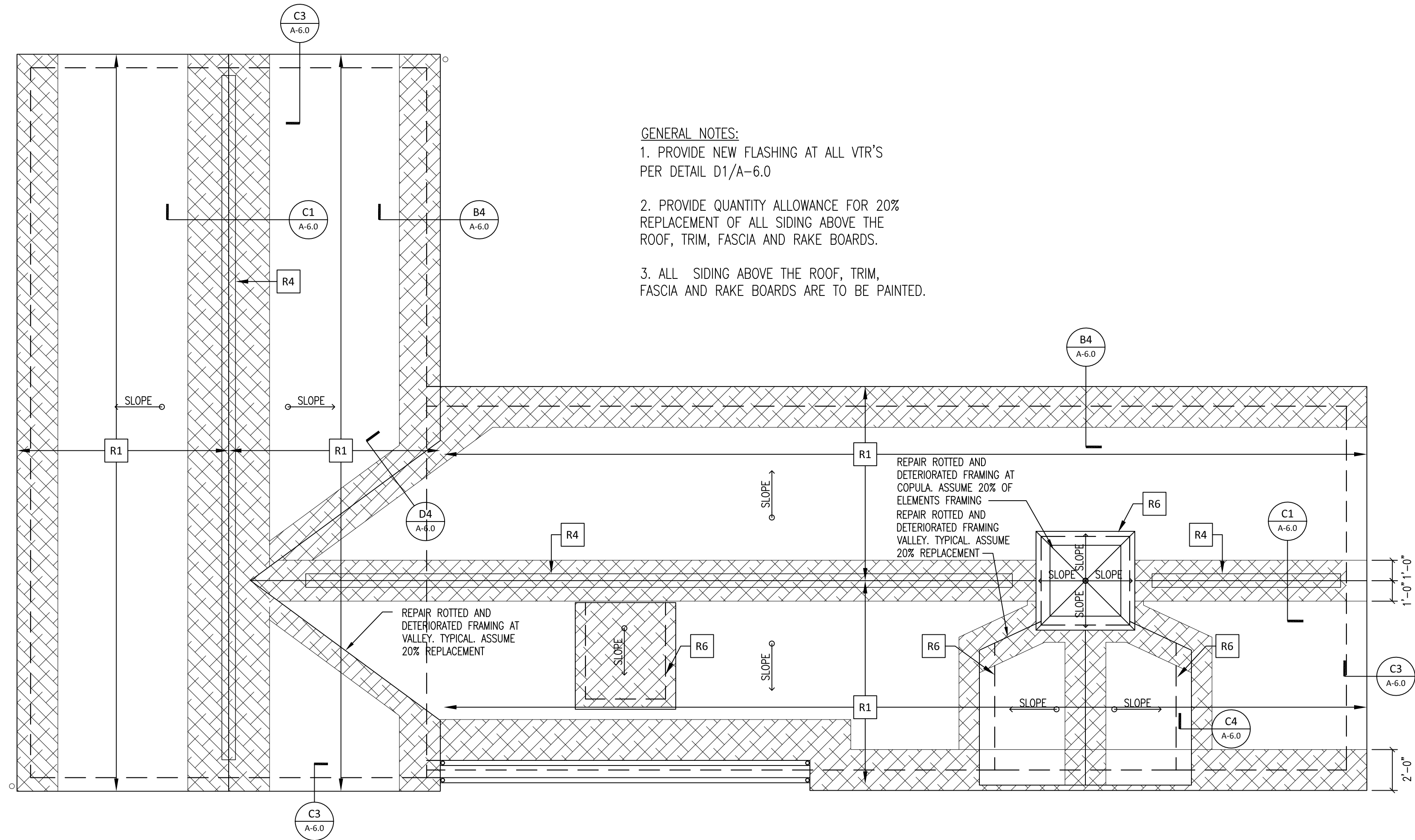
- C -

- D -

D1

CARRIAGE HOUSE
ROOF PLAN

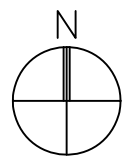
SCALE: 1/4" = 1'-0"



C4

CARRIAGE HOUSE
INTERIOR FRAMING REPAIR

SCALE: 1/4" = 1'-0"



BID / CONSTRUCTION ISSUE

Michael J. Mills FAIA
NJC - 8207
Michael Schnoering AIA
NJC - 12164

M+S

Mills + Schnoering Architects, LLC
Architecture + Historic Preservation

200 Forrestal Road
Suite 2A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.msaarchitectsllc.com

Drawn By
AB / MW

Checked By
AW / AB

Date
2/20/15

Revisions

RESTORATION OF MAIN HOUSE
& CARRIAGE HOUSE AT PORTLAND PLACE PHASE II

HARTSHORNE WOODS PARK
MIDDLETOWN, NEW JERSEY

Project No
1118.1

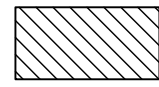
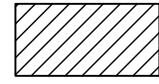
Drawing Title
CARRIAGE HOUSE
ROOF PLAN

File Name
Phase 1 PP Carriage House_A-2.1.dwg

A-2.0

– MATERIALS LEGEND –

SCALE VARIES



– GENERAL NOTES –

GENERAL:

1. ALL DIMENSIONS TO FINISHED FACE OF CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. ALL CLAPBOARDS AND TRIM AT OR ABOVE THE TO BE PAINTED. SCRAPE AND SAND PRIOR TO PAINTING
3. ASSUME 10% ADDITIONAL CLAPBOARD REPAIR.
4. ALL EXISTING SECURITY EQUIPMENT TO REMAIN.
5. CARRIAGE HOUSE ROOF STRUCTURE REPAIR AND SHINGLE REPLACEMENT ONLY IN THIS PHASE .

-GENERAL ELEVATIONS NOTES -

ELEVATION NOTES

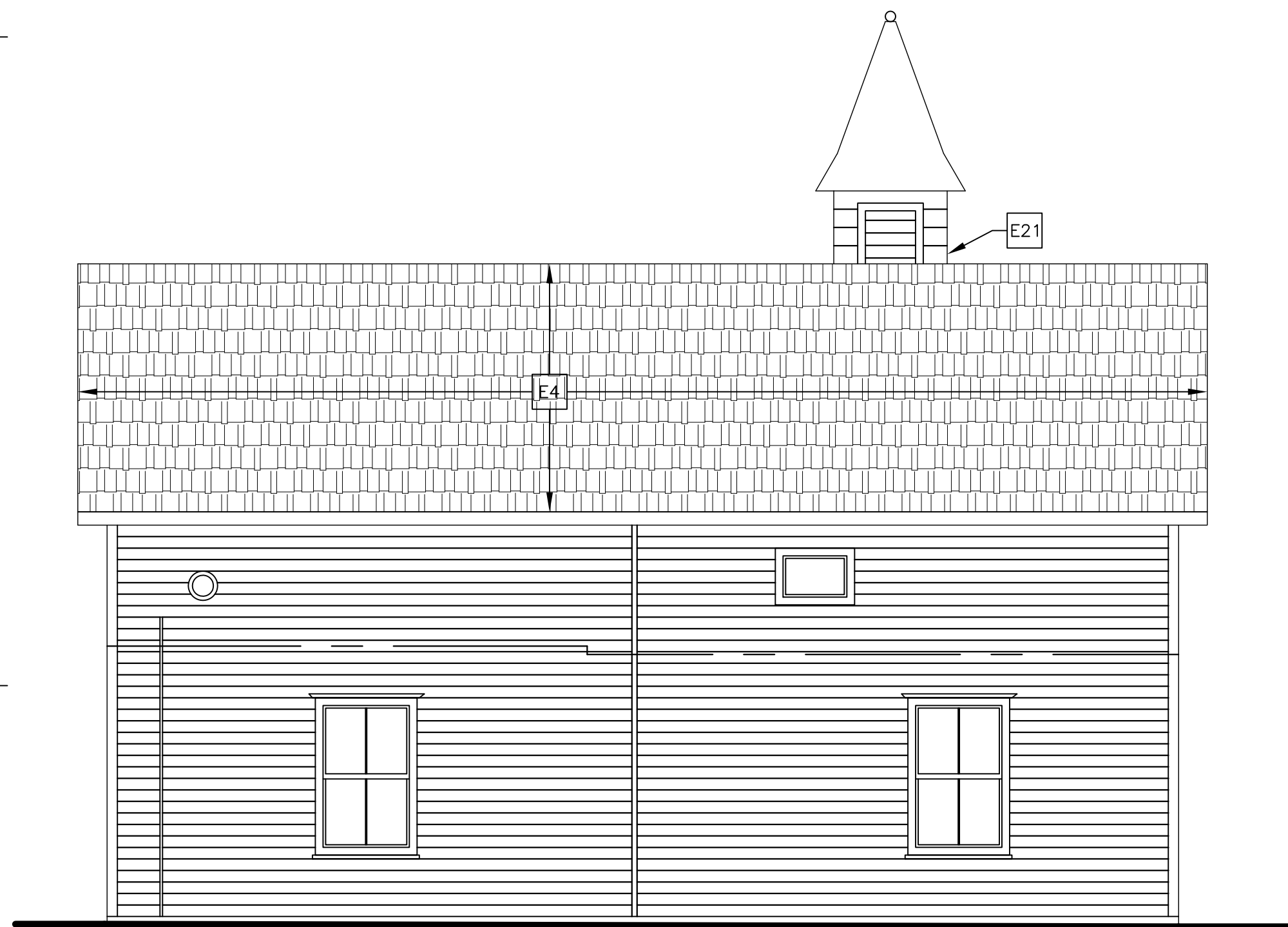
- | | | | |
|-----|---|-----|---|
| E1 | CLAPBOARD REPLACEMENT | E13 | NOT USED THIS PHASE |
| E2 | NOT USED THIS PHASE | E14 | NOT USED THIS PHASE |
| E3 | NOT USED THIS PHASE | E15 | NOT USED THIS PHASE |
| E4 | INSTALL NEW WOOD SHINGLE ROOFING OVER EXISTING SPACE SHEATHING. ASSUME 30% REPLACEMENT OF EXISTING SHEATHING. RE-SPACE AS REQUIRED FOR NEW SHINGLES | E16 | NOT USED THIS PHASE |
| E5 | NOT USED THIS PHASE | E17 | REPAIR SECTION OF RAKE BOARD AS INDICATED. |
| E6 | NOT USED THIS PHASE | E18 | CLEAN BIOLOGICAL GROWTH PRIOR TO PAINTING. TYPICAL AT UNDERSIDE OF PORCH ROOFS AND AREAS INDICATED. |
| E7 | NOT USED THIS PHASE | E19 | NOT USED THIS PHASE |
| E8 | NOT USED THIS PHASE | E20 | REPAIR CLAPBOARD AT NEW FLASHING |
| E9 | NOT USED THIS PHASE | E21 | REPAIR/REPLACE WOOD SHINGLES TO MATCH EXISTING AT CUPOLA AND DORMER |
| E10 | NOT USED THIS PHASE | E22 | NOT USED THIS PHASE |
| E11 | NOT USED THIS PHASE | E23 | NOT USED THIS PHASE |
| | | E24 | NEW MTL. FLASHING AT ALL ROOF STRUCTURES AND PENETRATIONS, TYPICAL |

- A -

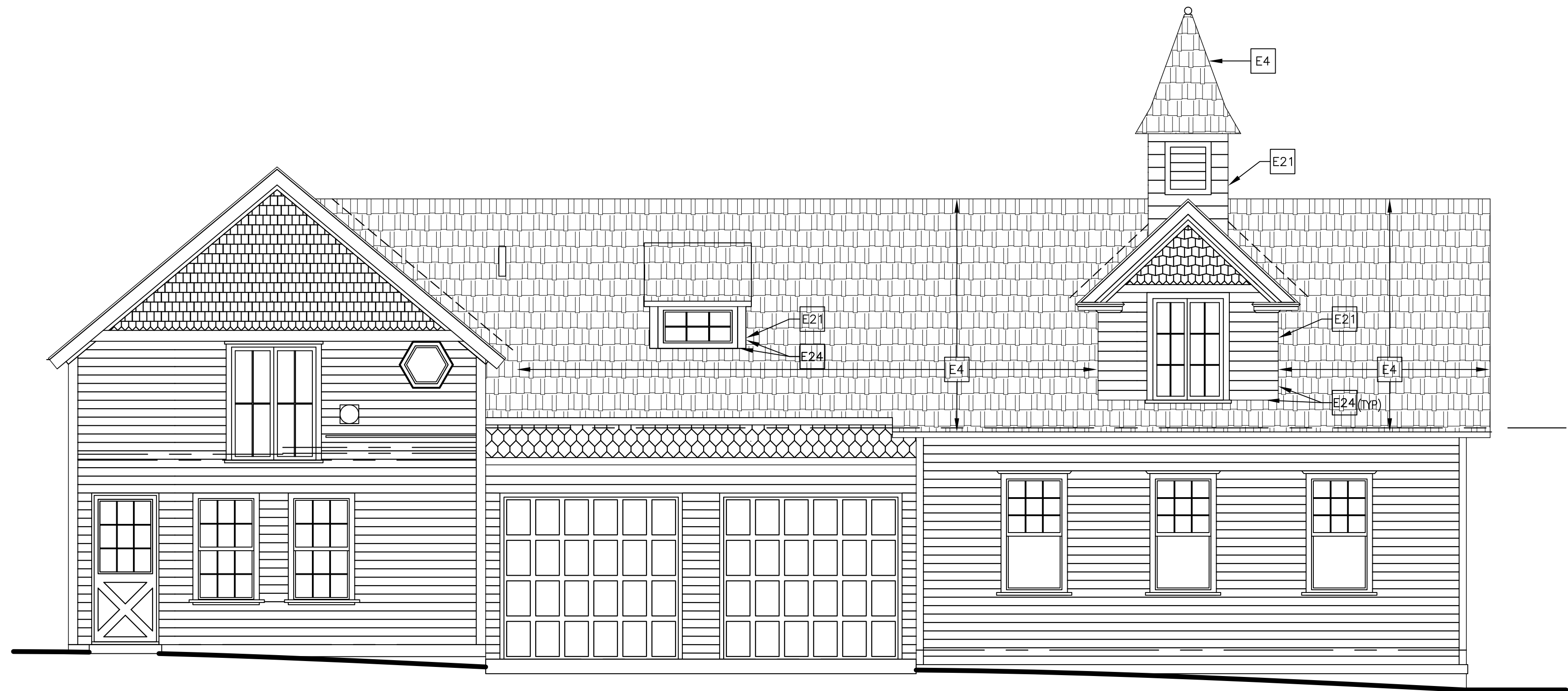
- B -

- C -

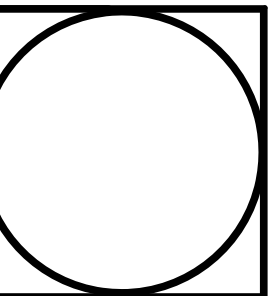
- D -



D1 CARRIAGE HOUSE
WEST ELEVATION
SCALE: 1/4" = 1'-0"



D3 CARRIAGE HOUSE
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



MLS
Mills + Schnoering Architects, LLC
Architecture + Historic Preservation

200 Forrestal Road
Suite 3A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.msarchitectsllc.com

Drawn By
AD LAMM

Checked By
AW / AB

Date 2/20/15

Revisions

RESTORATION OF MAIN HOUSE & CARRIAGE HOUSE AT PORTLAND PLACE PHASE II

Project No

Drawing Title

CARRIAGE HOUSE
ELEVATIONS

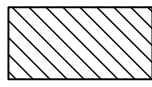
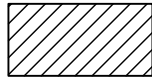
File Name
Case1 PP Carriage House_A-3X.dwg

A-2.1

BID/ CONSTRUCTION ISSUE

– MATERIALS LEGEND –

SCALE VARIES



– GENERAL NOTES –

GENERAL:

1. ALL DIMENSIONS TO FINISHED FACE OF CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. ALL CLAPBOARDS AND TRIM AT OR ABOVE THE TO BE PAINTED. SCRAPE AND SAND PRIOR TO PAINTING
3. ASSUME 10% ADDITIONAL CLAPBOARD REPAIR.
4. ALL EXISTING SECURITY EQUIPMENT TO REMAIN.
5. CARRIAGE HOUSE ROOF STRUCTURE REPAIR AND SHINGLE REPLACEMENT ONLY IN THIS PHASE .

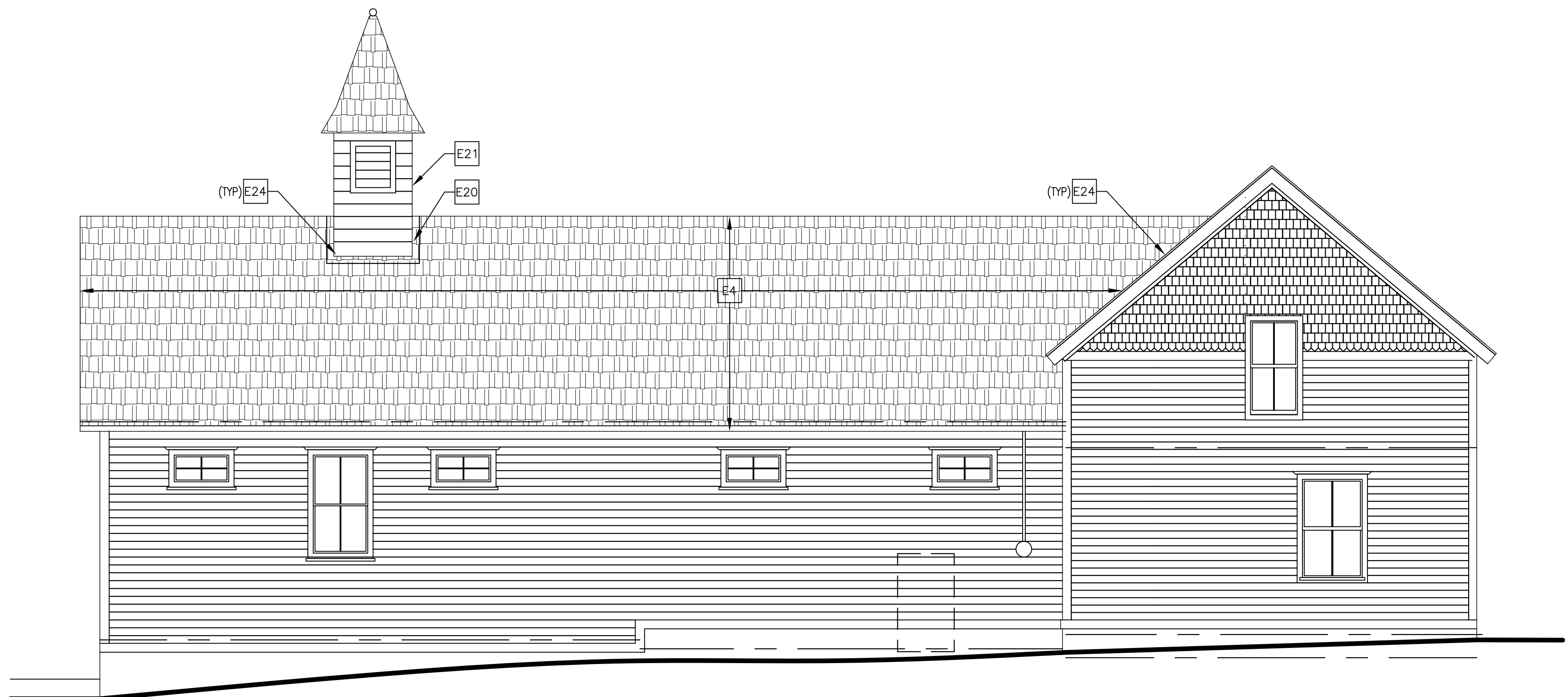
-GENERAL ELEVATIONS NOTES -

ELEVATION NOTES

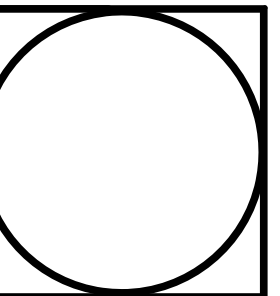
- | | | | |
|-----|---|-----|---|
| E1 | CLAPBOARD REPLACEMENT | E13 | NOT USED THIS PHASE |
| E2 | NOT USED THIS PHASE | E14 | NOT USED THIS PHASE |
| E3 | NOT USED THIS PHASE | E15 | NOT USED THIS PHASE |
| E4 | INSTALL NEW WOOD SHINGLE ROOFING OVER EXISTING SPACE SHEATHING. ASSUME 30% REPLACEMENT OF EXISTING SHEATHING. RE-SPACE AS REQUIRED FOR NEW SHINGLES | E16 | NOT USED THIS PHASE |
| E5 | NOT USED THIS PHASE | E17 | REPAIR SECTION OF RAKE BOARD AS INDICATED. |
| E6 | NOT USED THIS PHASE | E18 | CLEAN BIOLOGICAL GROWTH PRIOR TO PAINTING. TYPICAL AT UNDERSIDE OF PORCH ROOFS AND AREAS INDICATED. |
| E7 | NOT USED THIS PHASE | E19 | NOT USED THIS PHASE |
| E8 | NOT USED THIS PHASE | E20 | REPAIR CLAPBOARD AT NEW FLASHING |
| E9 | NOT USED THIS PHASE | E21 | REPAIR/REPLACE WOOD SHINGLES TO MATCH EXISTING AT CUPOLA AND DORMER |
| E10 | NOT USED THIS PHASE | E22 | NOT USED THIS PHASE |
| E11 | NOT USED THIS PHASE | E23 | NOT USED THIS PHASE |
| | | E24 | NEW MTL. FLASHING AT ALL ROOF STRUCTURES AND PENETRATIONS, TYPICAL |



D1 CARRIAGE HOUSE
EAST ELEVATION
SCALE: 1/4" = 1'-0"



D3 CARRIAGE HOUSE
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



Michael J. Mills FAIA
UJC - 8207
Michael Schnoering AIA
UJC - 12164

M+S
Mills + Schnoor Architects, LLC
Architecture + Historic Preservation

200 Forrestal Road
Suite 3A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.msarchitectsllc.com

Drawn By AB / MW
Checked By AW / AB
Date 2/20/15
Revisions

RESTORATION OF MAIN HOUSE & CARRIAGE HOUSE AT PORTLAND PLACE PHASE II

Project No	1118.1
Drawing Title	CARRIAGE HOUSE ELEVATIONS

File Name
Phase1 PP Carriage House A-3X.dwg

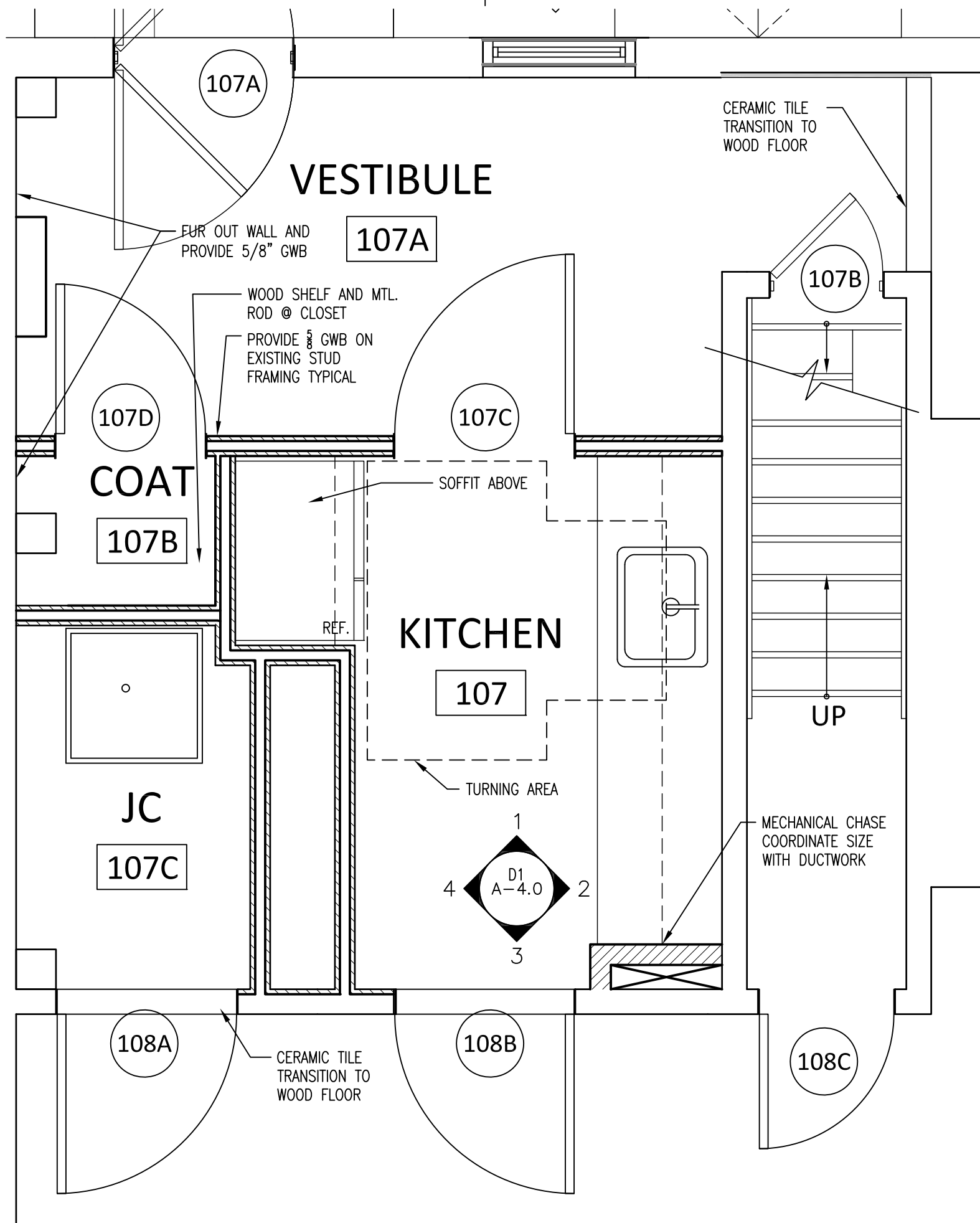
A-2.2

- A -

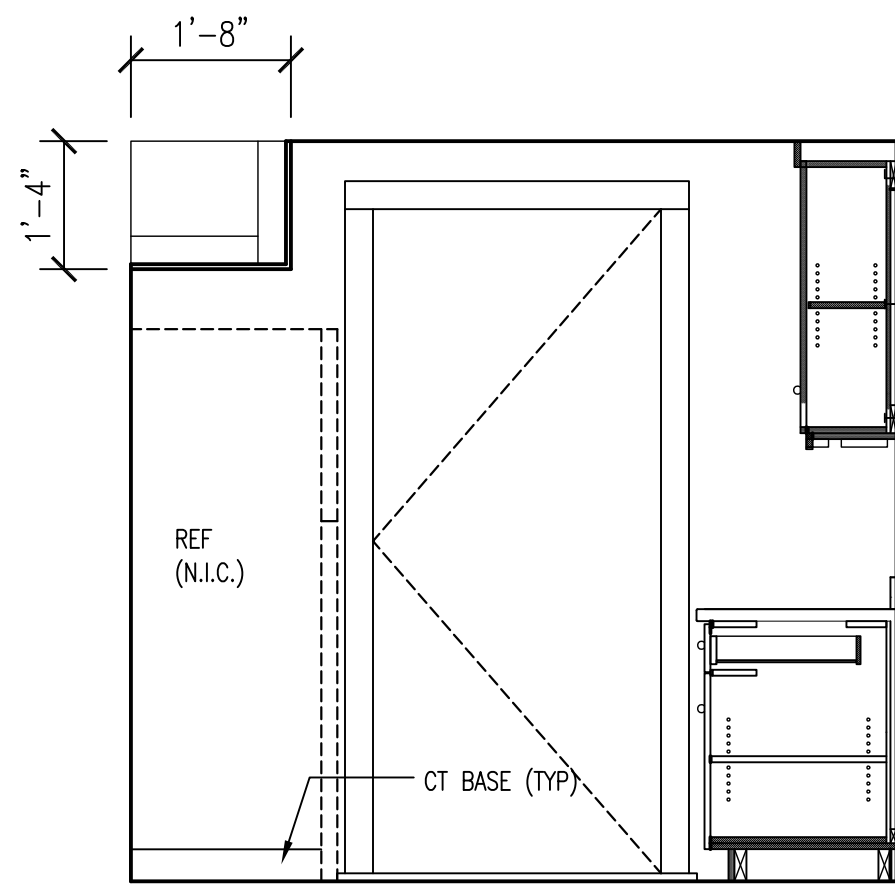
- B -

- C -

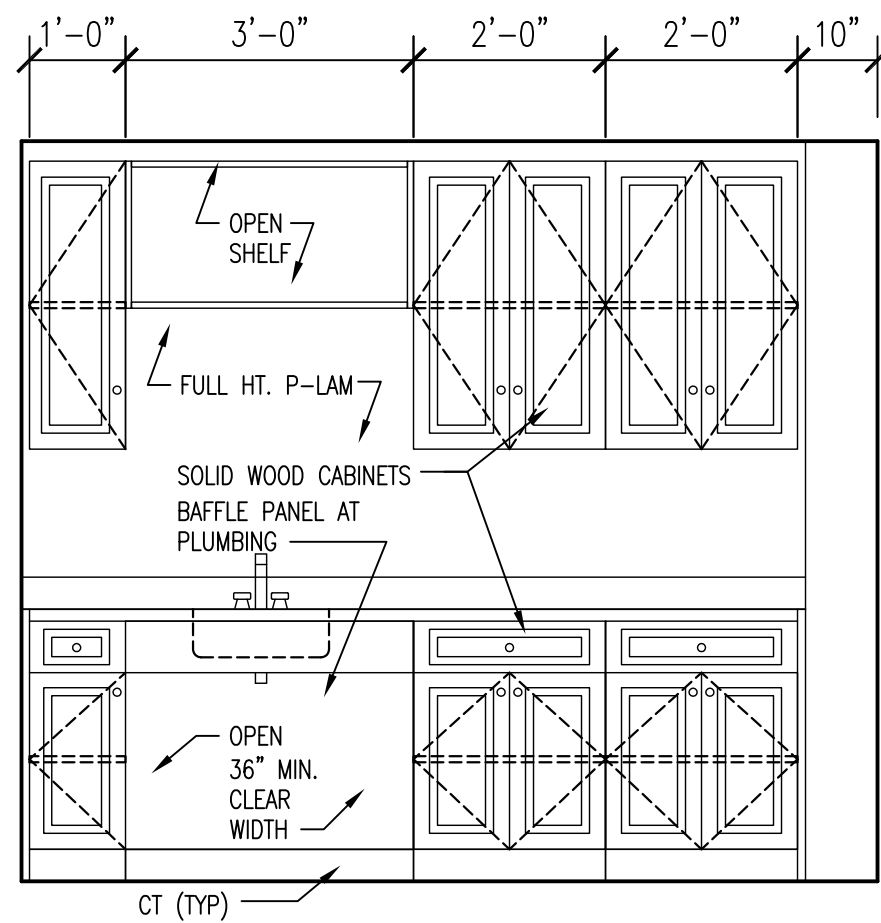
- D -



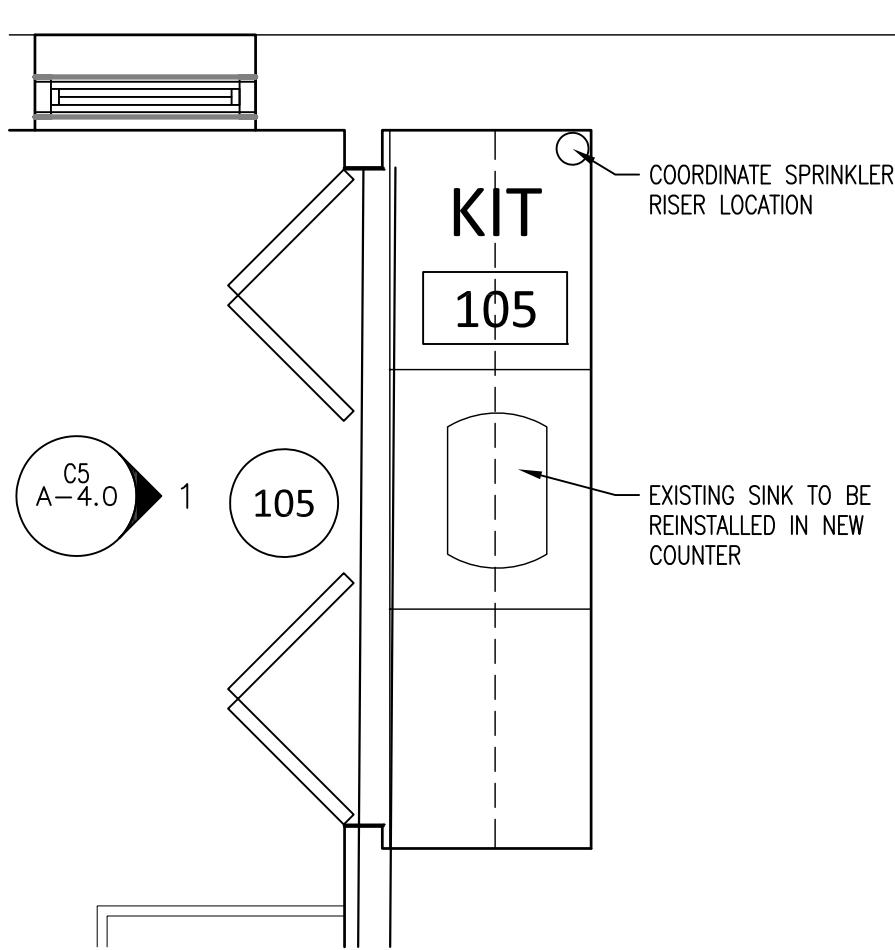
B1 MAIN HOUSE
KITCHEN AND ENTRANCE PLAN
SCALE: 1/2" = 1'-0"



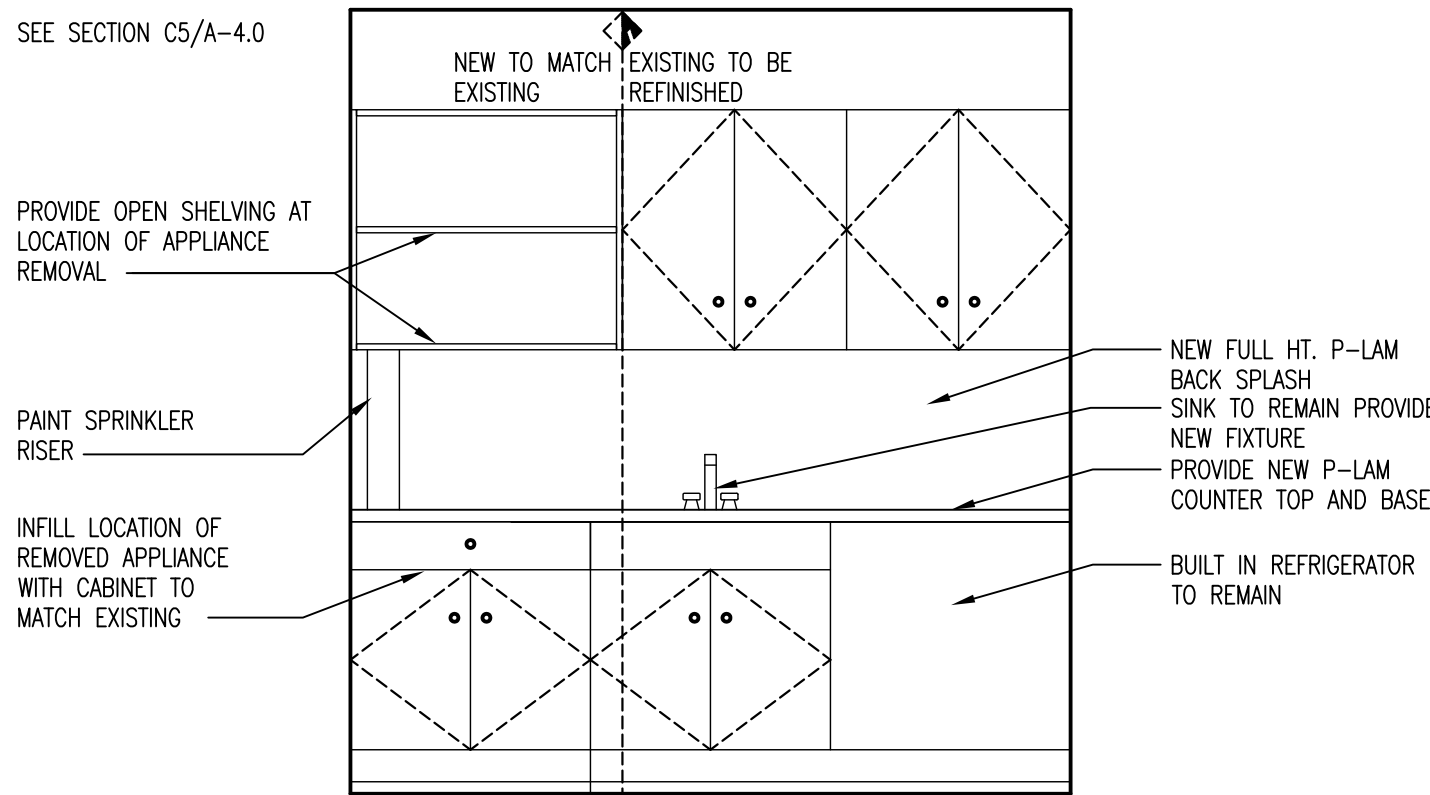
ELEVATION 1



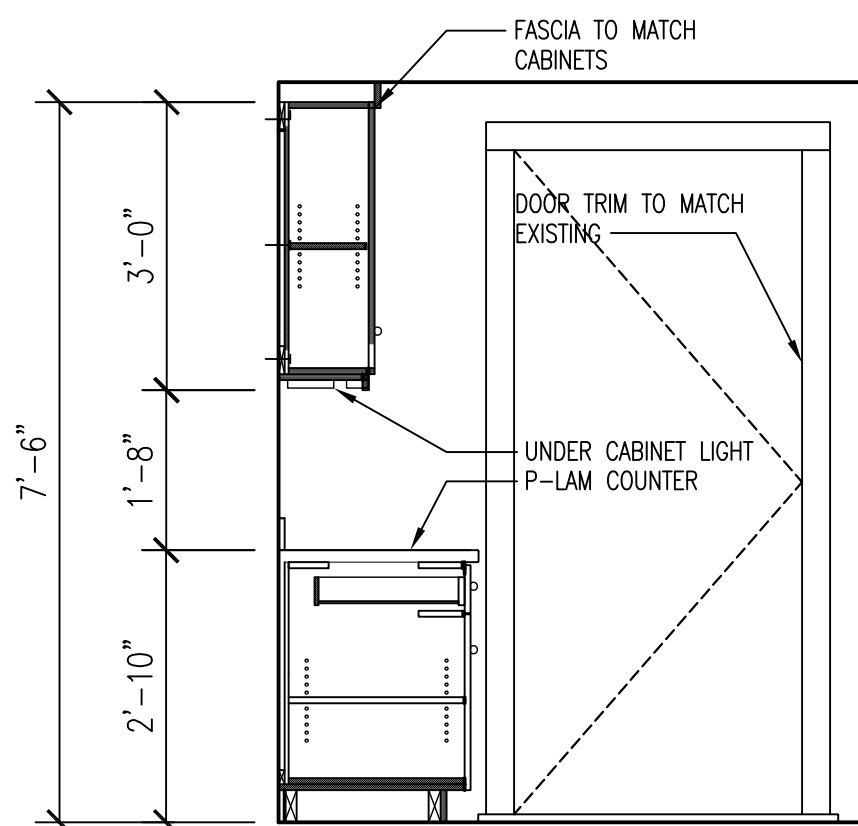
ELEVATION 2



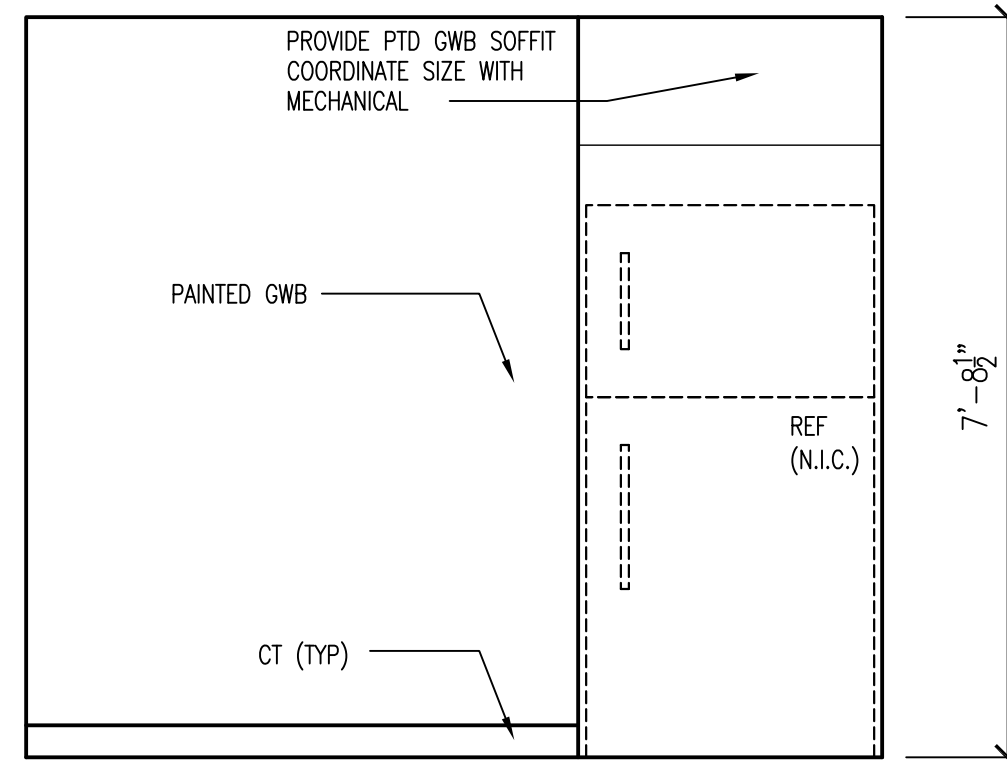
A5 MAIN HOUSE
KITCHENETTE PLAN
SCALE: 1/2" = 1'-0"



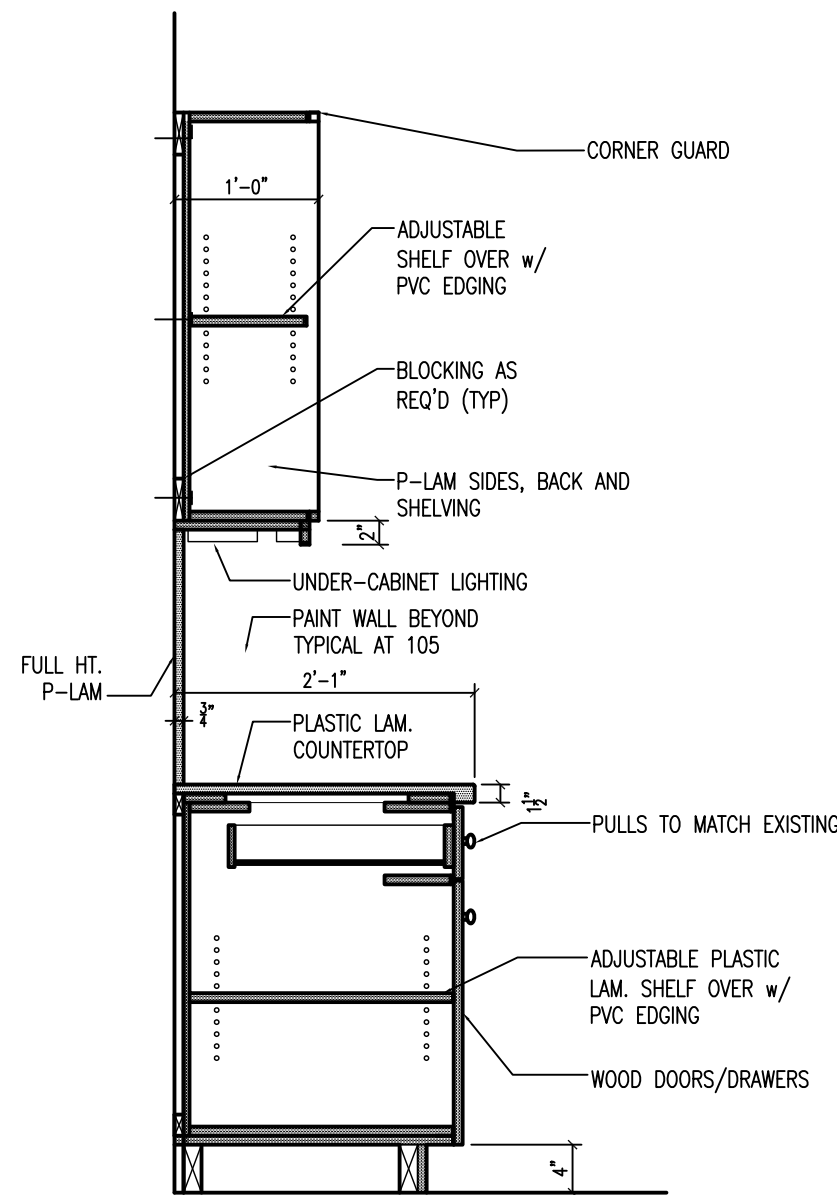
C5 MAIN HOUSE
KITCHENETTE INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



ELEVATION 3



ELEVATION 4



C6 105 CABINETRY SECTION
SCALE: 3/4" = 1'-0"

BID/CONSTRUCTION ISSUE

Michael J. Mills FAIA
NJC - 8207
Michael Schnoorer AIA
NJC - 12164

M+S

Mills + Schnoorer Architects, LLC
Architecture + Historic Preservation

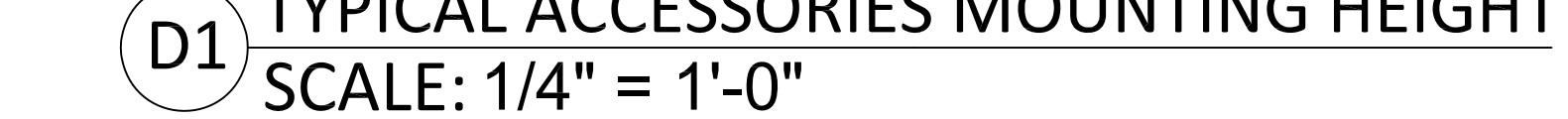
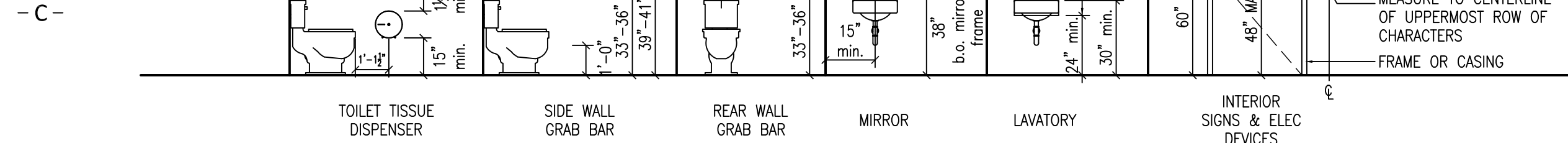
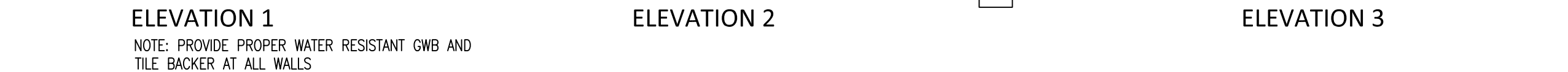
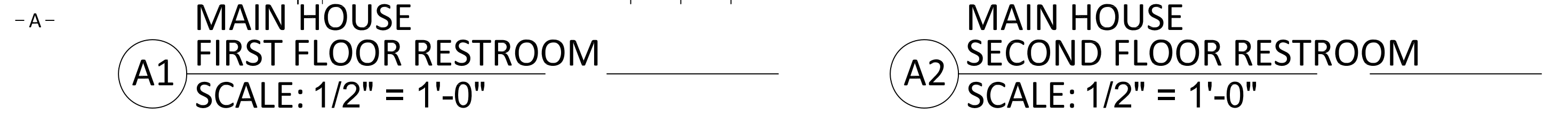
200 Forrestal Road
Suite 3A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.mnsarchitectllc.com

Drawn By: AB / MW
Checked By: AW / AB
Date: 2/20/15
Revisions:

RESTORATION OF MAIN HOUSE
& CARRIAGE HOUSE AT PORTLAND PLACE PHASE II
HARTSHORNE WOODS PARK
MIDDLETOWN, NEW JERSEY

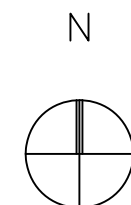
Project No: 1118.1
Drawing Title: KITCHEN AND BATHROOM PLANS
File Name: Phase 2 PP Main House_A-4.0.dwg

A-4.0



- TOILET ACCESSORY LEGEND -	
☒ TOILET ACCESSORY NUMBER	
TAG	DESCRIPTION
1	TOILET TISSUE DISPENSER
2	MIRROR
3	SOAP DISPENSER
4A	36" GRAB BAR
4B	42" GRAB BAR
4C	18" GRAB BAR
5	ELECTRIC HAND DRYER
6	COAT HOOK - BACK OF DOOR (TYP)

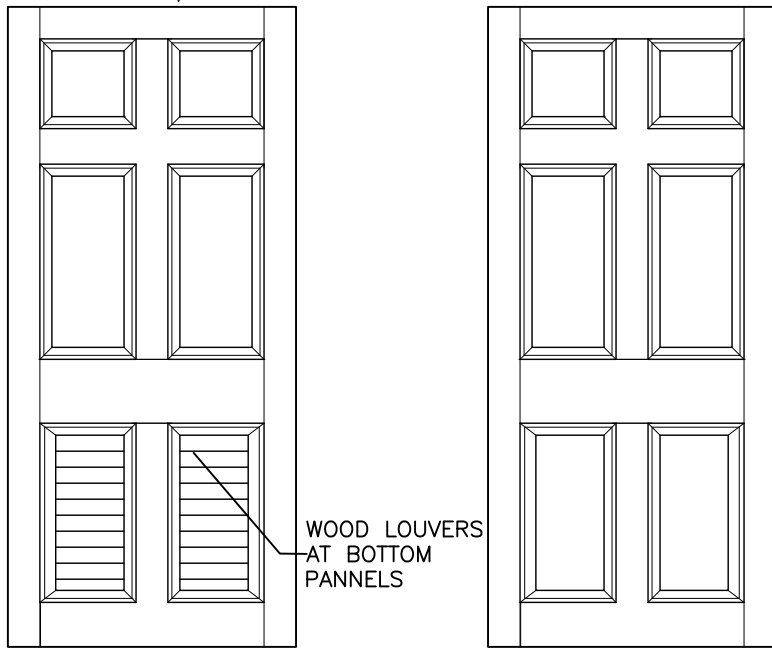
- TILE LEGEND -		
TX TILE NUMBER		
TAG	NUMBER	DESCRIPTION
	T1	CHAIIRRAIL TILE
	T2	BULLNOSE TILE
	T3	FLOOR TILE. HEXAGONAL W/ ACCENT INSET
	T4	SUBWAY TILE
	T5	BASE TILE WITH COVE
	T6	ACENT BAND OF SUBWAY TILE



MAIN HOUSE DOOR SCHEDULE	
1	10:00 AM - 11:00 AM
2	11:00 AM - 12:00 PM
3	12:00 PM - 1:00 PM
4	1:00 PM - 2:00 PM
5	2:00 PM - 3:00 PM
6	3:00 PM - 4:00 PM
7	4:00 PM - 5:00 PM
8	5:00 PM - 6:00 PM
9	6:00 PM - 7:00 PM
10	7:00 PM - 8:00 PM
11	8:00 PM - 9:00 PM
12	9:00 PM - 10:00 PM
13	10:00 PM - 11:00 PM
14	11:00 PM - 12:00 AM
15	12:00 AM - 1:00 AM
16	1:00 AM - 2:00 AM
17	2:00 AM - 3:00 AM
18	3:00 AM - 4:00 AM
19	4:00 AM - 5:00 AM
20	5:00 AM - 6:00 AM
21	6:00 AM - 7:00 AM
22	7:00 AM - 8:00 AM
23	8:00 AM - 9:00 AM
24	9:00 AM - 10:00 AM
25	10:00 AM - 11:00 AM
26	11:00 AM - 12:00 PM
27	12:00 PM - 1:00 PM
28	1:00 PM - 2:00 PM
29	2:00 PM - 3:00 PM
30	3:00 PM - 4:00 PM
31	4:00 PM - 5:00 PM
32	5:00 PM - 6:00 PM
33	6:00 PM - 7:00 PM
34	7:00 PM - 8:00 PM
35	8:00 PM - 9:00 PM
36	9:00 PM - 10:00 PM
37	10:00 PM - 11:00 PM
38	11:00 PM - 12:00 AM
39	12:00 AM - 1:00 AM
40	1:00 AM - 2:00 AM
41	2:00 AM - 3:00 AM
42	3:00 AM - 4:00 AM
43	4:00 AM - 5:00 AM
44	5:00 AM - 6:00 AM
45	6:00 AM - 7:00 AM
46	7:00 AM - 8:00 AM
47	8:00 AM - 9:00 AM
48	9:00 AM - 10:00 AM
49	10:00 AM - 11:00 AM
50	11:00 AM - 12:00 PM
51	12:00 PM - 1:00 PM
52	1:00 PM - 2:00 PM
53	2:00 PM - 3:00 PM
54	3:00 PM - 4:00 PM
55	4:00 PM - 5:00 PM
56	5:00 PM - 6:00 PM
57	6:00 PM - 7:00 PM
58	7:00 PM - 8:00 PM
59	8:00 PM - 9:00 PM
60	9:00 PM - 10:00 PM
61	10:00 PM - 11:00 PM
62	11:00 PM - 12:00 AM
63	12:00 AM - 1:00 AM
64	1:00 AM - 2:00 AM
65	2:00 AM - 3:00 AM
66	3:00 AM - 4:00 AM
67	4:00 AM - 5:00 AM
68	5:00 AM - 6:00 AM
69	6:00 AM - 7:00 AM
70	7:00 AM - 8:00 AM
71	8:00 AM - 9:00 AM
72	9:00 AM - 10:00 AM
73	10:00 AM - 11:00 AM
74	11:00 AM - 12:00 PM
75	12:00 PM - 1:00 PM
76	1:00 PM - 2:00 PM
77	2:00 PM - 3:00 PM
78	3:00 PM - 4:00 PM
79	4:00 PM - 5:00 PM
80	5:00 PM - 6:00 PM
81	6:00 PM - 7:00 PM
82	7:00 PM - 8:00 PM
83	8:00 PM - 9:00 PM
84	9:00 PM - 10:00 PM
85	10:00 PM - 11:00 PM
86	11:00 PM - 12:00 AM
87	12:00 AM - 1:00 AM
88	1:00 AM - 2:00 AM
89	2:00 AM - 3:00 AM
90	3:00 AM - 4:00 AM
91	4:00 AM - 5:00 AM
92	5:00 AM - 6:00 AM
93	6:00 AM - 7:00 AM
94	7:00 AM - 8:00 AM
95	8:00 AM - 9:00 AM
96	9:00 AM - 10:00 AM
97	10:00 AM - 11:00 AM
98	11:00 AM - 12:00 PM
99	12:00 PM - 1:00 PM
100	1:00 PM - 2:00 PM
101	2:00 PM - 3:00 PM
102	3:00 PM - 4:00 PM
103	4:00 PM - 5:00 PM
104	5:00 PM - 6:00 PM
105	6:00 PM - 7:00 PM
106	7:00 PM - 8:00 PM
107	8:00 PM - 9:00 PM
108	9:00 PM - 10:00 PM
109	10:00 PM - 11:00 PM
110	11:00 PM - 12:00 AM
111	12:00 AM - 1:00 AM
112	1:00 AM - 2:00 AM
113	2:00 AM - 3:00 AM
114	3:00 AM - 4:00 AM
115	4:00 AM - 5:00 AM
116	5:00 AM - 6:00 AM
117	6:00 AM - 7:00 AM
118	7:00 AM - 8:00 AM
119	8:00 AM - 9:00 AM
120	9:00 AM - 10:00 AM
121	10:00 AM - 11:0

DOOR						FRAME					HARDWARE	NOTES
DOOR #	TYPE	PANELS/LITES	SIZE			MAT.	TYPE	DETAIL				
			WD	HGT	CONDD.			HEAD	JAMB	COND.		
102A	EX	21 Lites	2'-6"	6'-11"	1	WOOD	EX	EX	EX	1	EX	---
102B	EX	21 Lites	2'-6"	6'-11"	1	WOOD	---	EX	EX	1	EX	---
103A	EX	4	2'-10"	5'-11 1/2"	2	WOOD	---	EX	EX	2	EX	---
103B	EX	1	2'-10 1/4"	6'-8"	2	WOOD	---	---	---	2	EX	---
103C	EX	---	3'-7"	6'-7"	2	WOOD	---	---	---	2	EX	---
104A	EX	1	3'-7"	6'-8"	1	WOOD	---	---	---	1	EX	---
104B	EX	1	3'-11"	6'-8"	1	WOOD	---	---	---	1	EX	---
105	EX	---	6'-9 3/4"	15'-11"	1	WOOD	---	---	---	1	EX	---
106A	B	---	3'-0"	6'-8"	---	WOOD	---	B	B	---	1,3	---
107A	EX	---	3'-0"	6'-8"	1	WOOD	EX	---	---	1	---	---
107B	EX	---	1'-10 1/2"	6'-0 3/4"	1	WOOD	EX	---	---	1	---	---
107C	A	---	2'-0"	6'-8"	---	WOOD	---	B	B	---	2,3	---
107D	A	---	2'-6"	6'-8"	---	WOOD	---	B	B	---	2,3	---
108A	A	---	3'-0"	6'-8"	---	WOOD	---	B	B	---	2,3	---
108B	A	---	3'-0"	6'-8"	---	WOOD	---	B	B	---	2,3	---
108C	B	---	2'-3"	6'-8"	---	WOOD	---	B	B	---	1,3,6	---
109B	B	---	3'-0"	6'-8"	---	WOOD	---	B	B	---	2,3,5,6	---
109C	EX	---	2'-7"	6'-8"	2	WOOD	EX	---	---	1	EX	---
202A	EX	4	2'-8"	6'-7 1/2"	1	WOOD	EX	EX	EX	1	EX	---
202B	EX	---	4'-11 1/2"	7'-6"	1	WOOD	EX	EX	EX	1	EX	---
202C	EX	4	2'-8"	6'-8"	1	WOOD	EX	EX	EX	1	EX	---
204A	EX	6	2'-9 1/2"	6'-5 1/4"	1	WOOD	EX	EX	EX	1	EX	---
204B	EX	4	2'-6"	6'-5"	1	WOOD	EX	EX	EX	1	EX	---
205A	EX	6	2'-8"	6'-5"	1	WOOD	EX	EX	EX	1	EX	---
205B	EX	3	2'-0 1/4"	6'-5 1/4"	1	WOOD	EX	EX	EX	1	EX	---
206	EX	---	2'-4"	6'-8"	1	WOOD	EX	EX	EX	1	EX	---
207	EX	6	2'-8"	6'-4 3/4"	1	WOOD	EX	EX	EX	1	EX	---
208A	EX	4	2'-2"	5'-6"	1	WOOD	EX	EX	EX	1	EX	---
208B	EX	3	2'-7 1/4"	9'-5 1/2"	1	WOOD	EX	EX	EX	1	EX	---
208C	EX	4	2'-5 3/4"	6'-5"	1	WOOD	EX	EX	EX	1	EX	---
209A	EX	4	1'-11 3/4"	6'-0"	1	WOOD	EX	EX	EX	1	EX	---
209B	EX	4	1'-11 3/4"	6'-0"	1	WOOD	EX	EX	EX	1	EX	---
210A	EX	4	2'-6"	6'-4 1/4"	1	WOOD	EX	EX	EX	1	EX	---
210B	B	---	3'-0"	10'-9 1/4"	1	WOOD	B	B	B	1	2,3,5,6NEW	---
211	EX	4	2'-3 1/2"	6'-5 1/4"	1	WOOD	EX	EX	EX	1	EX	---
212	EX	6	2'-5 1/2"	6'-4 1/2"	1	WOOD	EX	EX	EX	1	EX	---
213A	EX	4	2'-3 3/4"	6'-5 1/2"	1	WOOD	EX	EX	EX	1	EX	---
213B	EX	4	2'-4"	6'-5 1/4"	1	WOOD	EX	EX	EX	1	EX	---
214	EX	6	2'-6"	6'-4 3/4"	1	WOOD	EX	EX	EX	1	EX	---
215A	EX	4	2'-6"	6 1/2"	1	WOOD	EX	EX	EX	1	EX	---
215B	EX	4	2'-3 3/4"	6'-5 1/2"	1	WOOD	EX	EX	EX	1	EX	---
215C	EX	4	2'-3 3/4"	6'-5 1/2"	1	WOOD	EX	EX	EX	1	EX	---
216A	EX	4	2'-6"	6'-5"	1	WOOD	EX	EX	EX	1	EX	---
216B	EX	4	2'-3 3/4"	6'-5 1/4"	1	WOOD	EX	EX	EX	1	EX	---
303A	EX	6	2'-6"	6'-6"	1	WOOD	EX	EX	EX	1	EX	---
303B	EX	2	2'-5"	6'-0"	1	WOOD	EX	EX	EX	1	EX	---
304A	EX	2	2'-8 1/2"	5'-5 1/4"	1	WOOD	EX	EX	EX	1	EX	---
304B	EX	4	2'-4 1/2"	6'-3"	1	WOOD	EX	EX	EX	1	EX	---
306	EX	---	2'-8"	5'-5"	1	WOOD	EX	EX	EX	1	EX	---
307A	EX	4	2'-5 1/2"	6'-5"	1	WOOD	EX	EX	EX	1	EX	---
307B	EX	4	2'-5 3/4"	6'-3"	1	WOOD	EX	EX	EX	1	EX	---
308A	EX	4	2'-3 3/4"	6'-3"	1	WOOD	EX	EX	EX	1	EX	---
308B	EX	4	2'-3"	6'-5"	1	WOOD	EX	EX	EX	1	EX	---
308C	EX	4	2'-3 3/4"	6'-4"	1	WOOD	EX	EX	EX	1	EX	---

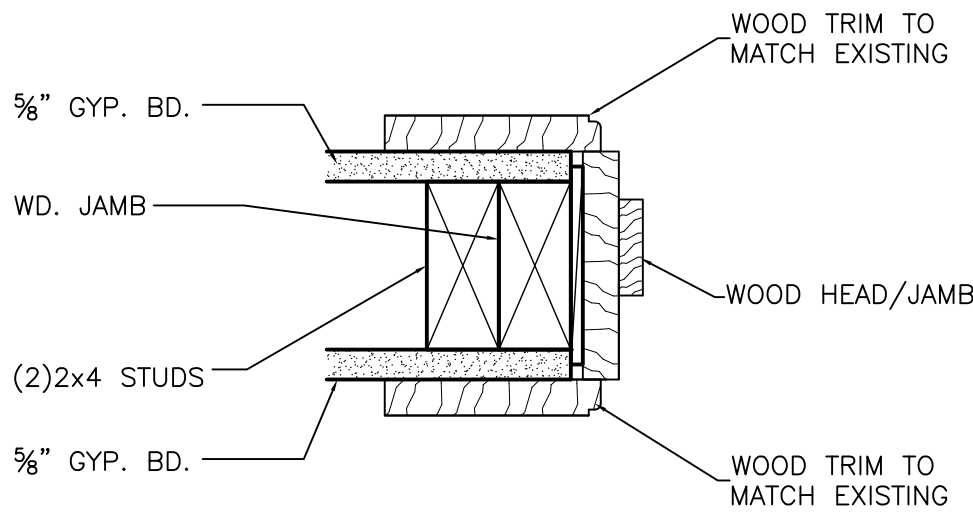
GENERAL DOOR NOTES:	DOOR FRAME AND WOOD TRIM REPAIR CONDITIONS LEGEND:	DOOR REPAIR CONDITIONS LEGEND:
1. LEAVE DOOR & HINGES IN-PLACE, UNLESS NOTED OTHERWISE. DO NOT DISTURB HINGES DURING RECONDITIONING. 2. TURN DISASSEMBLED HARDWARE NOT REUSED OVER TO OWNER. 3. PROVIDE OVERHEAD STOPS WHERE MISSING OR EXISTING IS NO LONGER SERVICEABLE. SEE SPECIFICATIONS FOR ALLOWANCES. 4. ALL DOORS ARE TO BE SANDED AND REPAIRED. 5. EXTERIOR CONDITION VARIES FROM INTERIOR CONDITION. 6. INSTALL NEW WEATHER STRIPPING AT ALL EXTERIOR EDGES.	1. VERY GOOD CONDITION: CLEAN, PREP AND PAINT. 2. GOOD CONDITION: REPAIR MINOR ROT AND GAUGES WITH EPOXY CONSOLIDATION. ASSUME LESS THAN 6 SQUARE INCHES REQUIRED. PREP AND PAINT. 3. FAIR CONDITION: REPAIR ROT AND GAUGES OF WOOD ELEMENTS WITH EPOXY CONSOLIDATION REPAIR, AND POSSIBLE DUTCHMAN REPLACEMENT. ASSUME 6-12 SQUARE INCHES OF EPOXY CONSOLIDATION IS REQUIRED, AND 12 LINEAR INCHES OF DUTCHMAN REPLACEMENT OR LESS. PREP AND PAINT.	1. POOR CONDITION: REPAIR GAUGES/OF WOOD ELEMENTS WITH EPOXY CONSOLIDATION REPAIR. REPAIR SIGNIFICANT ROT WITH EPOXY CONSOLIDATION AND/OR DUTCHMAN REPLACEMENT. ASSUME 12-36 LINEAR INCHES OF WOOD DUTCHMAN REPLACEMENT IS REQUIRED. PREP AND PAINT. 2. VERY POOR CONDITION: REPAIR ROT OF WOOD ELEMENTS WITH EPOXY CONSOLIDATION AND DUTCHMAN REPLACEMENT. ASSUME 36 LINEAR INCHES OR GREATER OF WOOD DUTCHMAN IS REQUIRED. PREP AND PAINT. 3. FULL REPLACEMENT OF IN KIND FRAME AND/OR TRIM TO MATCH EXISTING IN MATERIAL, SIZE, PROFILE AND CONFIGURATION. PREP AND PAINT.
GENERAL HARDWARE NOTES:		
1. ALL LOCK SETS ARE TO BE CLEANED, OILED AND MADE OPERATIONAL. 2. KICK PLATES ARE TO BE INSTALLED AT ANY DOOR FACING TILE FLOORING. 3. ALL NEW LOCKSETS ARE TO RECEIVE BEST CORE SYSTEM, KEVED TO OWNERS STANDARD. 4. PROVIDE OVERHEAD STOPS AT 107C, 107D, 108B, 108C, AND 109B 5. FLOOR STOP AT 106A, 108A, AND 210B 6. DOOR 108C TO RECEIVE A CLOSER		1. GOOD CONDITION: CLEAN, ENSURE OPERABILITY OF DOOR AND HARDWARE. PREP AND PAINT. 2. FAIR CONDITION: FILL MINOR GAUGES OF WITH EPOXY CONSOLIDATION REPAIR, AND POSSIBLE SMALL DUTCHMAN REPLACEMENT LESS THAN 12 SQUARE INCHES. CLEAN ENSURE OPERABILITY OF DOOR AND HARDWARE. PREP AND PAINT. 3. POOR CONDITION: REPAIR OF GAUGES AND/OR ROT REQUIRED WITH EPOXY CONSOLIDATION REPAIR AND DUTCHMAN REPLACEMENT OF APPROXIMATELY 12-36 SQUARE INCHES. STRIP EXISTING FINISH MAY BE REQUIRED. RESTORE EXISTING DOOR HARDWARE, REPLACE MISSING ELEMENTS. CLEAN, ENSURE FULL OPERABILITY, PREP AND PAINT.
		HARDWARE:
		1. LOCKING LEVER HARDWARE
		2. LEAVER HARDWARE
		3. HINGES
		4. SMOKE CASNET
		5. ACOUSTIC DROP-SEAL
		6. CLOSER
		7. BORED LOCK



DOOR TYPE "A" DOOR TYPE "B"

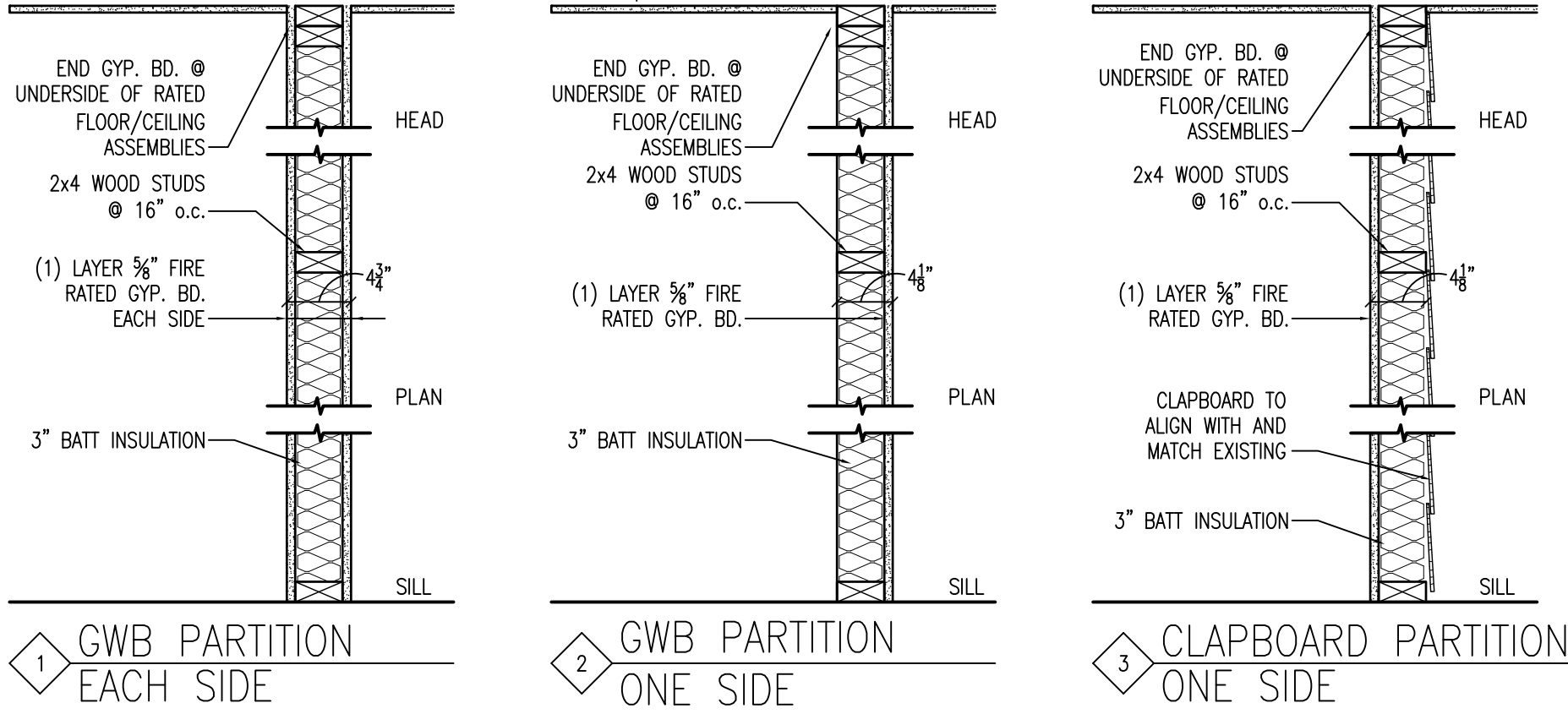
NOTE: MATCH MOLDINGS AND PANELS AT EXISTING DOORS

A3 DOOR TYPE
SCALE: NTS



HEAD/JAMB B
DOOR 107A-D, 109B

D3 HEAD/ JAMB DETAILS
SCALE: NTS



A4 PARTITION TYPES
SCALE: NTS

1

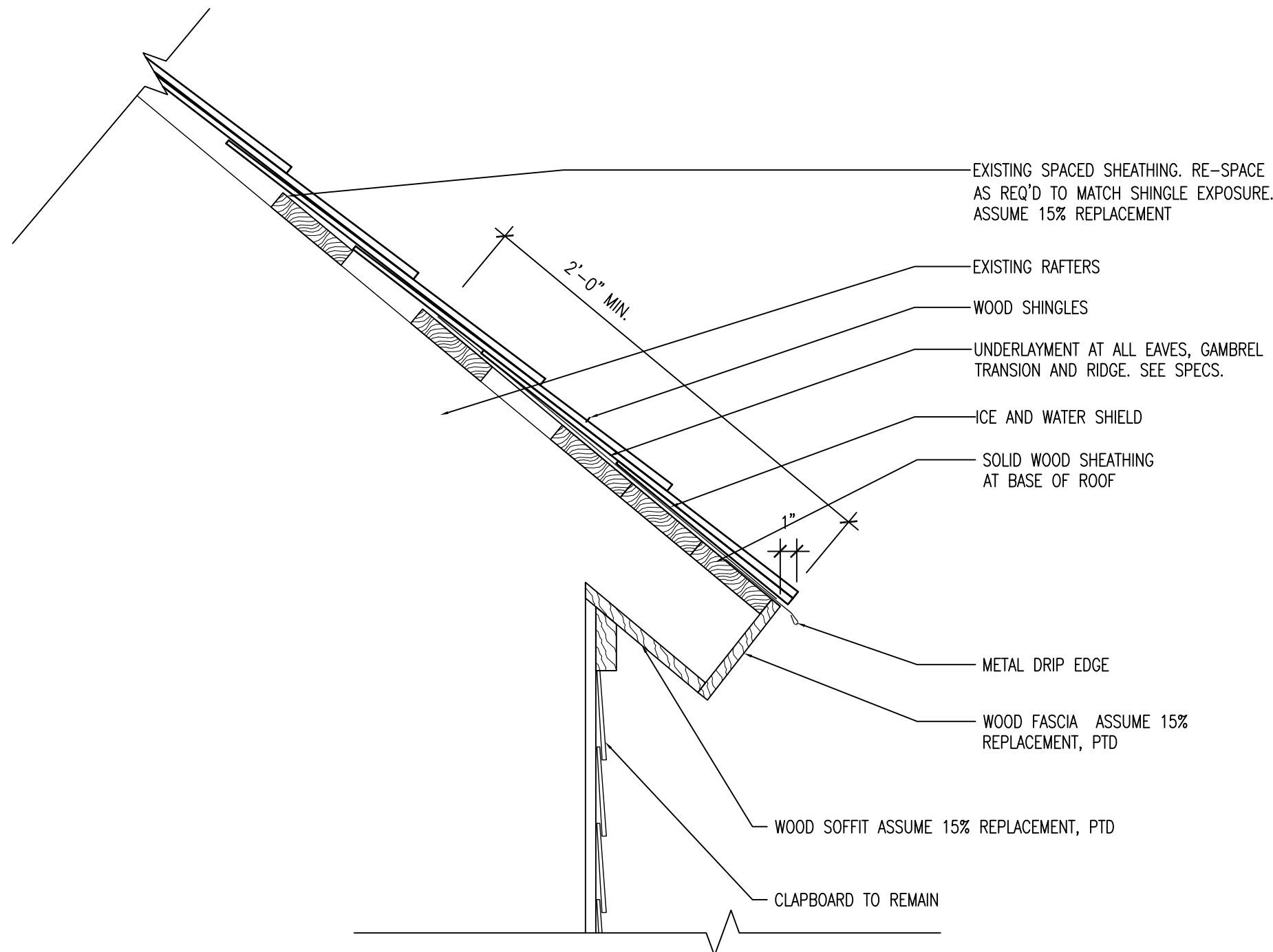
2

3

4

5

- A -

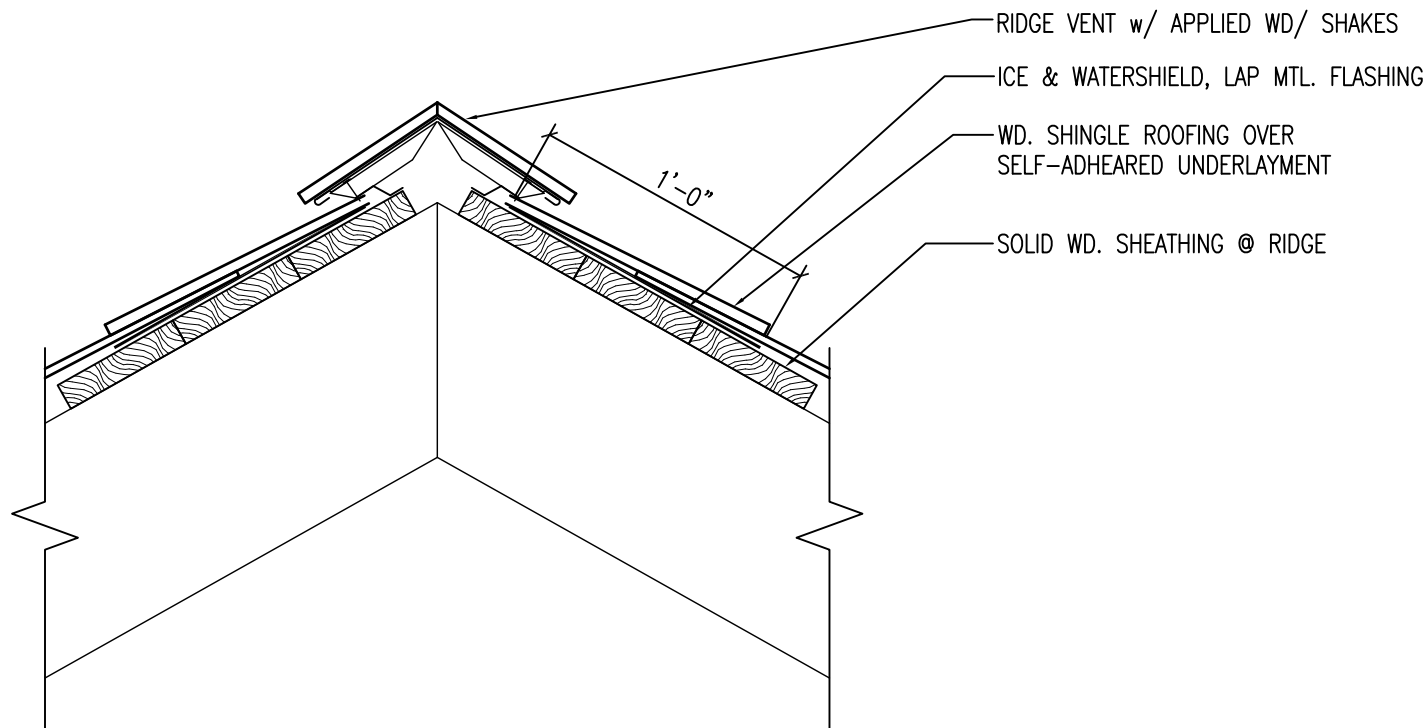


B4 EAVE DETAIL @ CARRIAGE HOUSE

SCALE: 1 1/2" = 1'-0"

ALL SHEET METAL ROOFING AND FLASHING TO ADHERE TO SMACNA STANDARDS

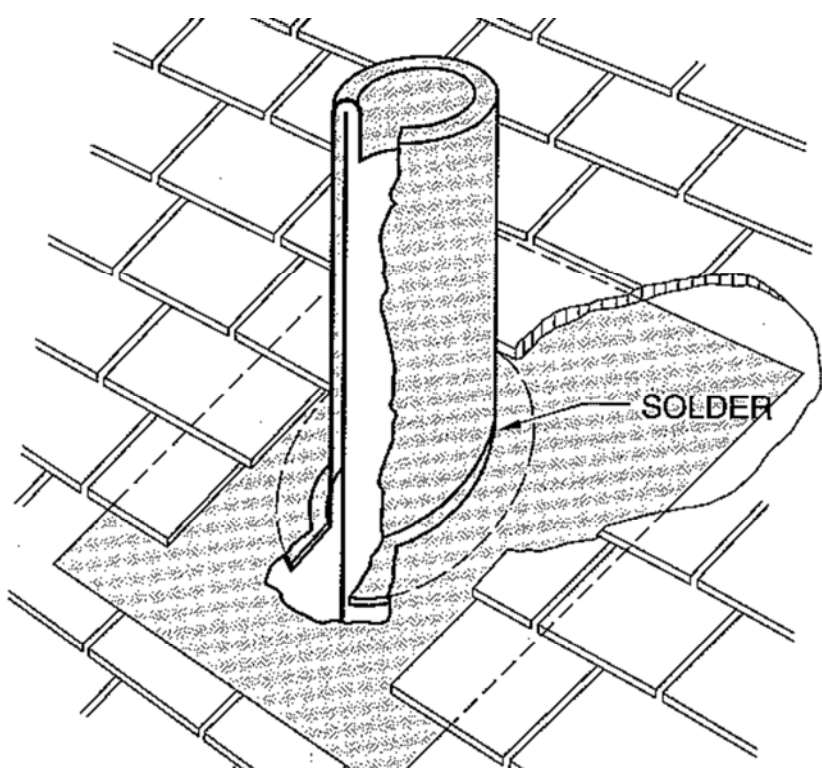
- B -



C1 TYPICA RIDGE VENT DETAIL

SCALE: 1 1/2" = 1'-0"

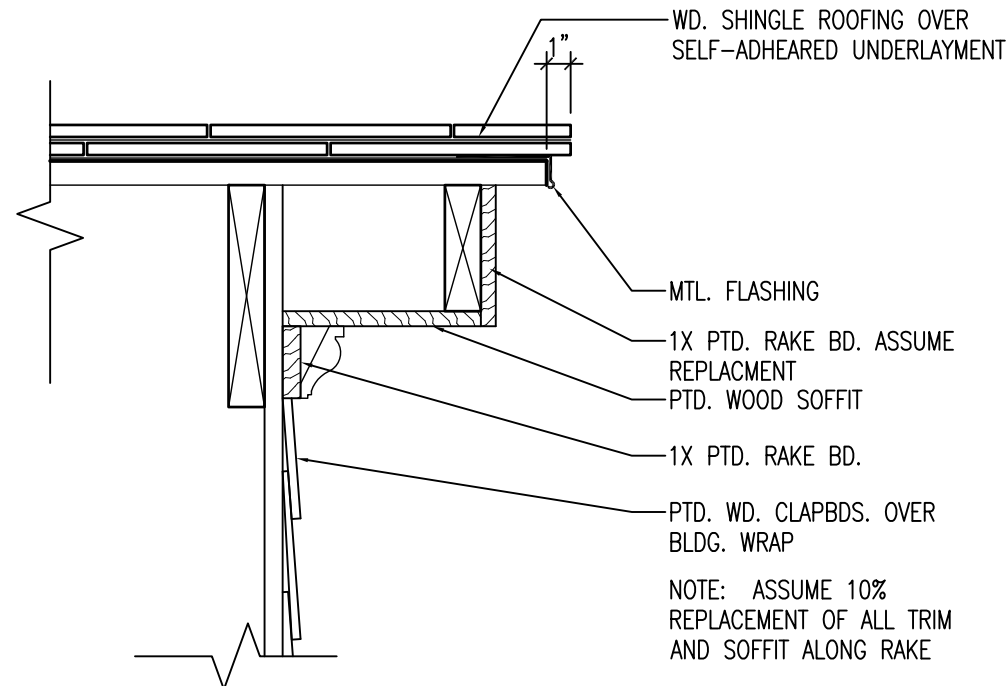
- C -



D1 TYPICAL VTR DETAIL

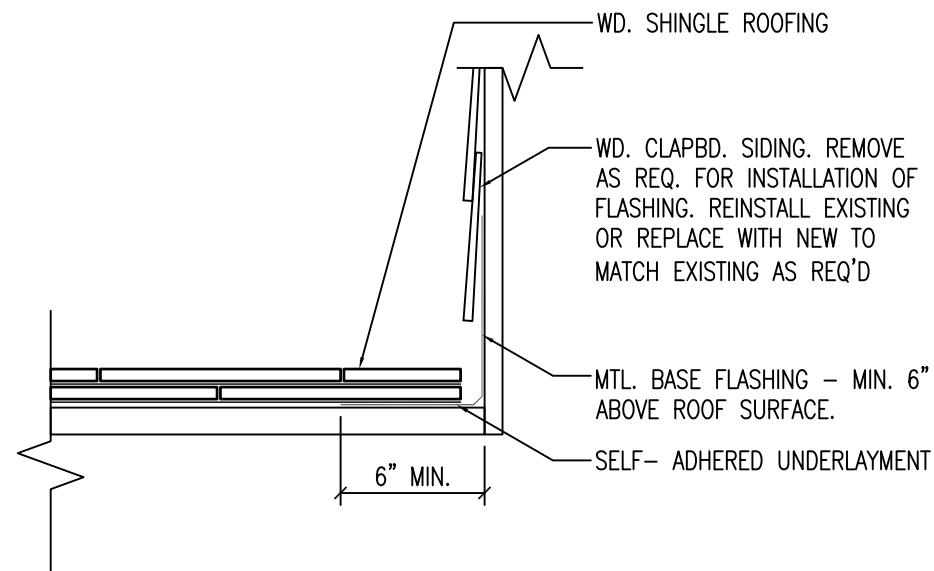
SCALE: NTS

- D -



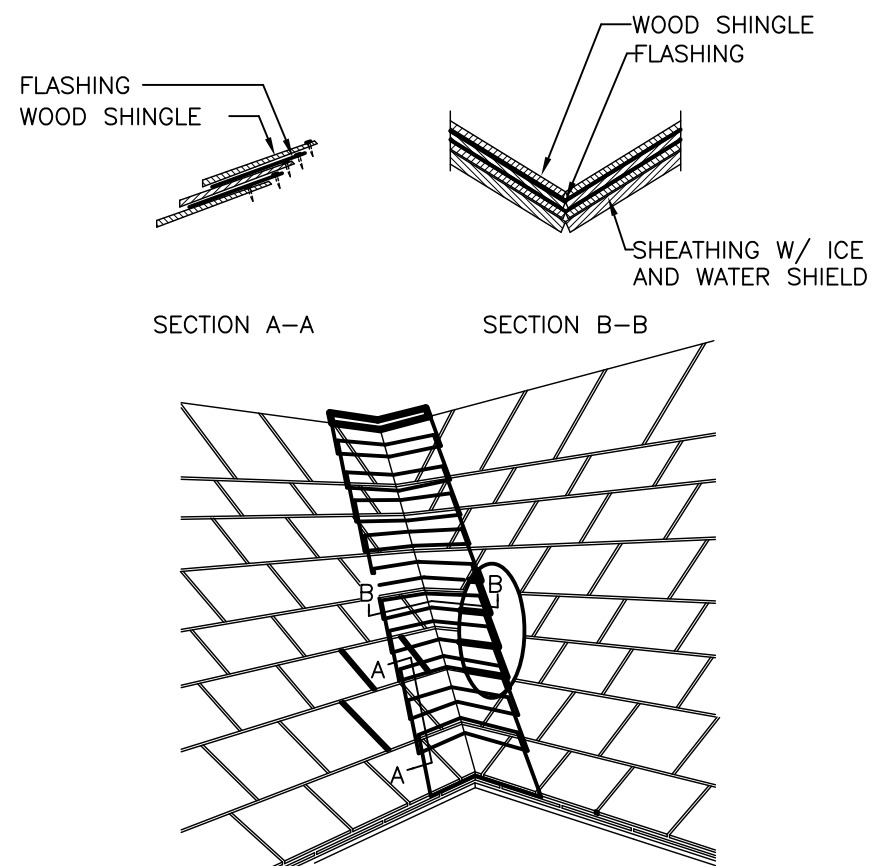
C3 RAKE DETAIL @ CH

SCALE: 1 1/2" = 1'-0"



C4 ROOF DETAIL AT HEADWALL

SCALE: 1 1/2" = 1'-0"



D4 TYPICAL SMACNA VALLEY DTL

SCALE: NTS

Michael J. Mills FAIA
NJC - 8207
Michael Schoenring AIA
NJC - 12164

M

S

+

Michael J. Mills FAIA
Michael Schoenring AIA
NJC - 12164

Michael J. Mills FAIA
Michael Schoenring AIA
NJC - 12164

Mills + Schoenring Architects, LLC
Architecture + Historic Preservation

200 Forrestal Road
Suite 3A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.msarchitectsllc.com

Drawn By
AB / MW

Checked By
AW / AB

Date
2/20/15

Revisions

RESTORATION OF MAIN HOUSE
& CARRIAGE HOUSE AT PORTLAND PLACE PHASE II

HARTSHORNE WOODS PARK
MIDDLETOWN, NEW JERSEY

Project No
1118.1

Drawing Title
ROOF DETAILS

File Name
Phase1 PP Carriage House_A-2.1.dwg

A-6.0

BID/ CONSTRUCTION ISSUE

- A -

- B -

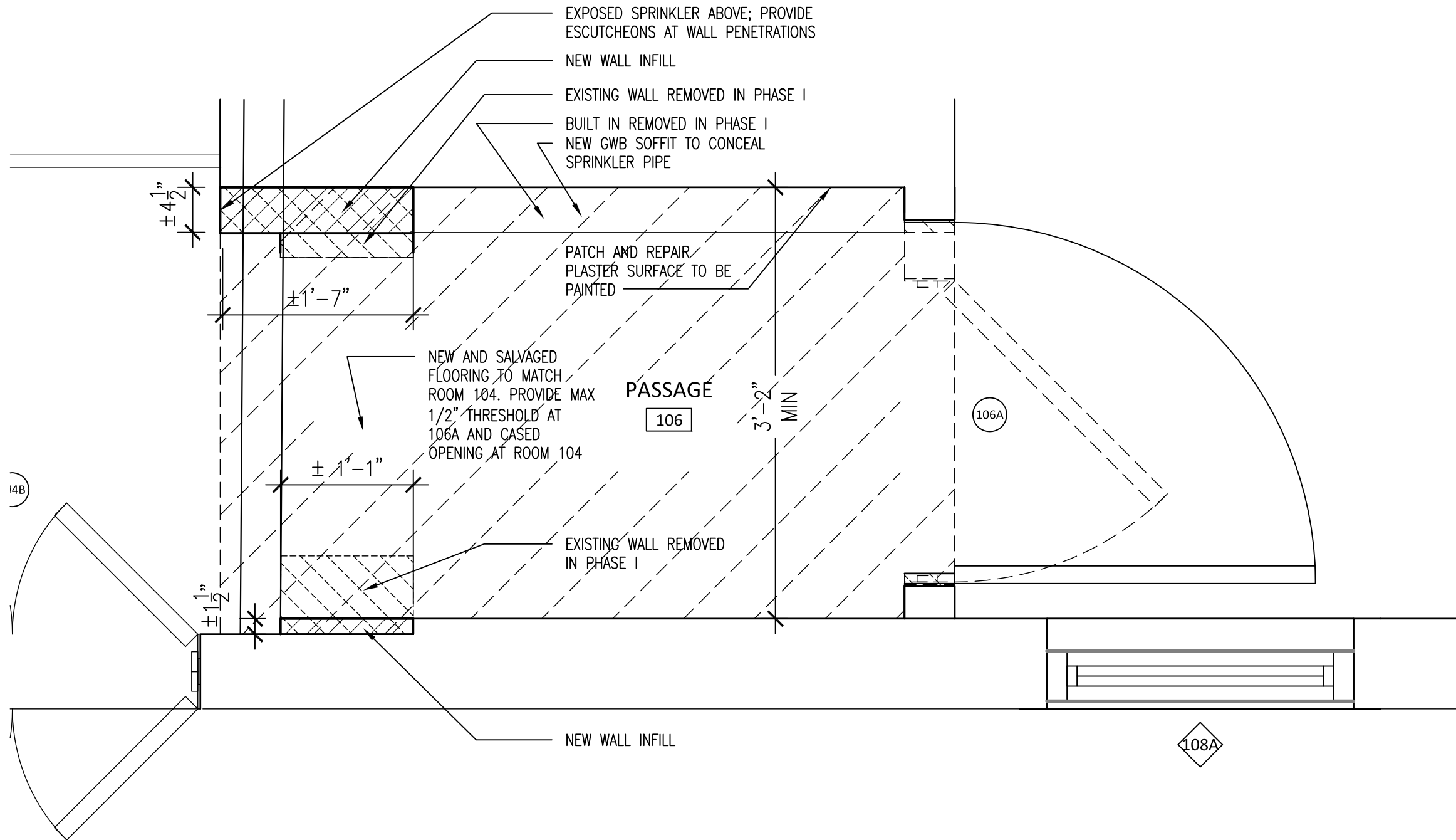
- C -

- D -

D1

MAIN HOUSE
PASSAGE 106 PLAN

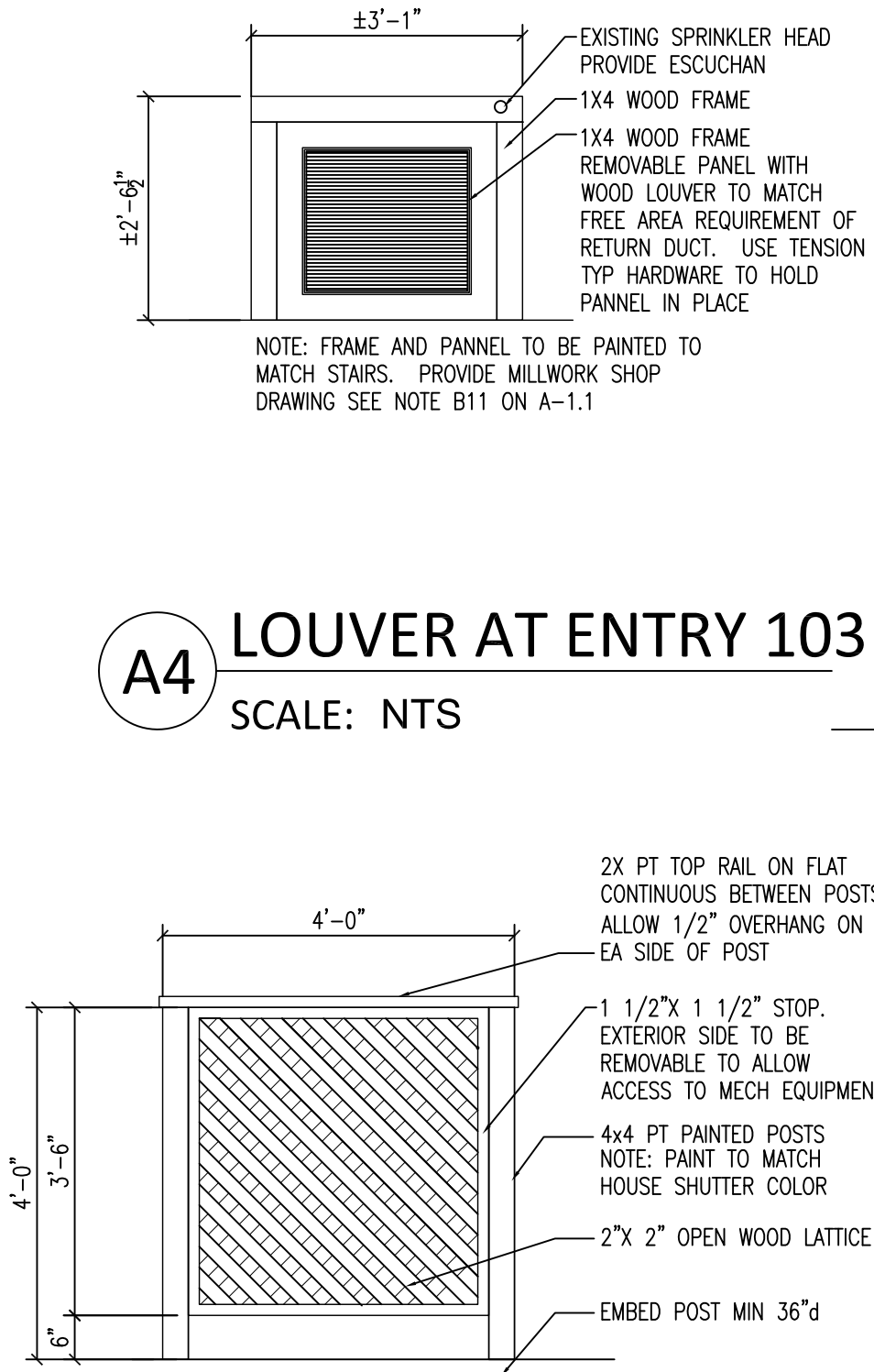
SCALE: 1" = 1'-0"



A4

LOUVER AT ENTRY 103

SCALE: NTS



B4

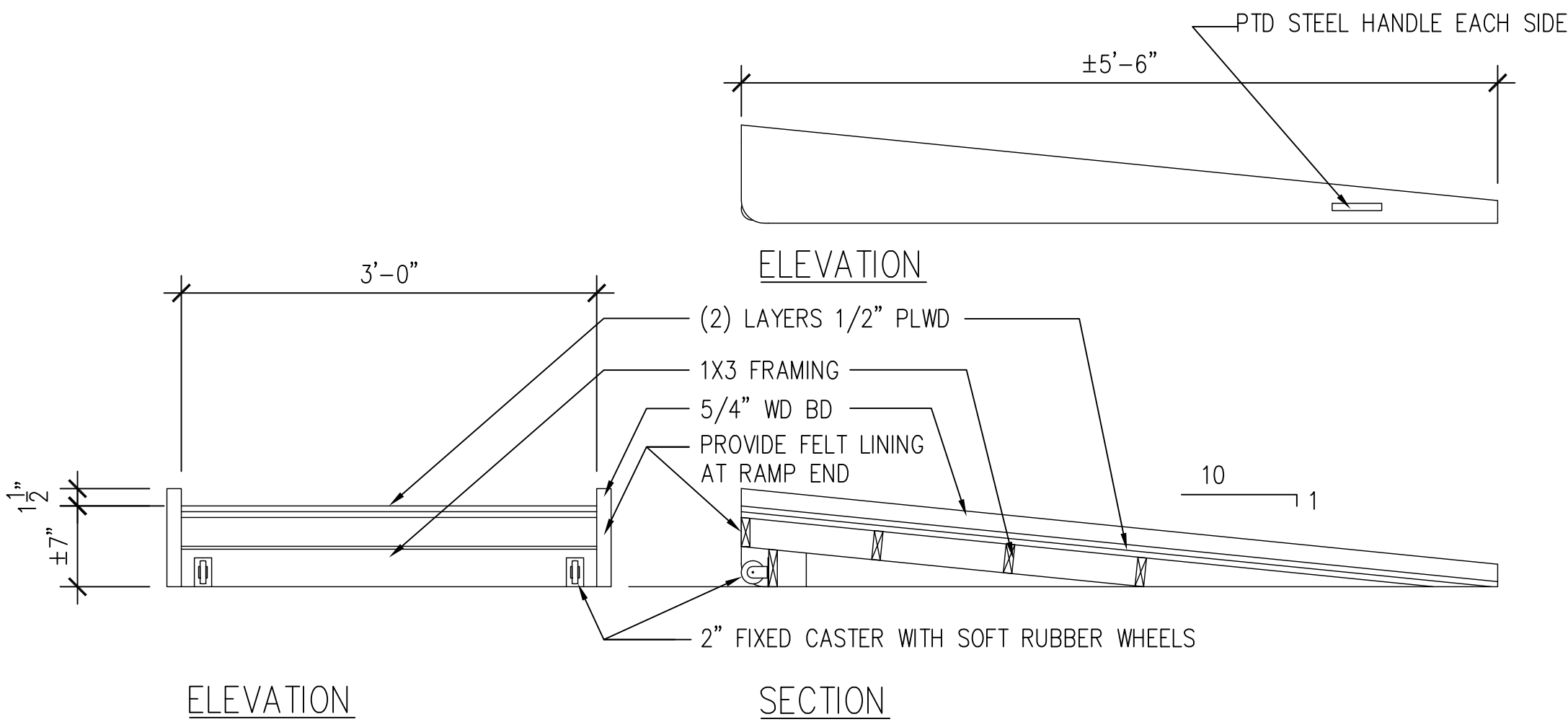
MECHANICAL SCREEN FENCE

SCALE: NTS

B4

MAIN HOUSE
PORTABLE RAMP DETAIL

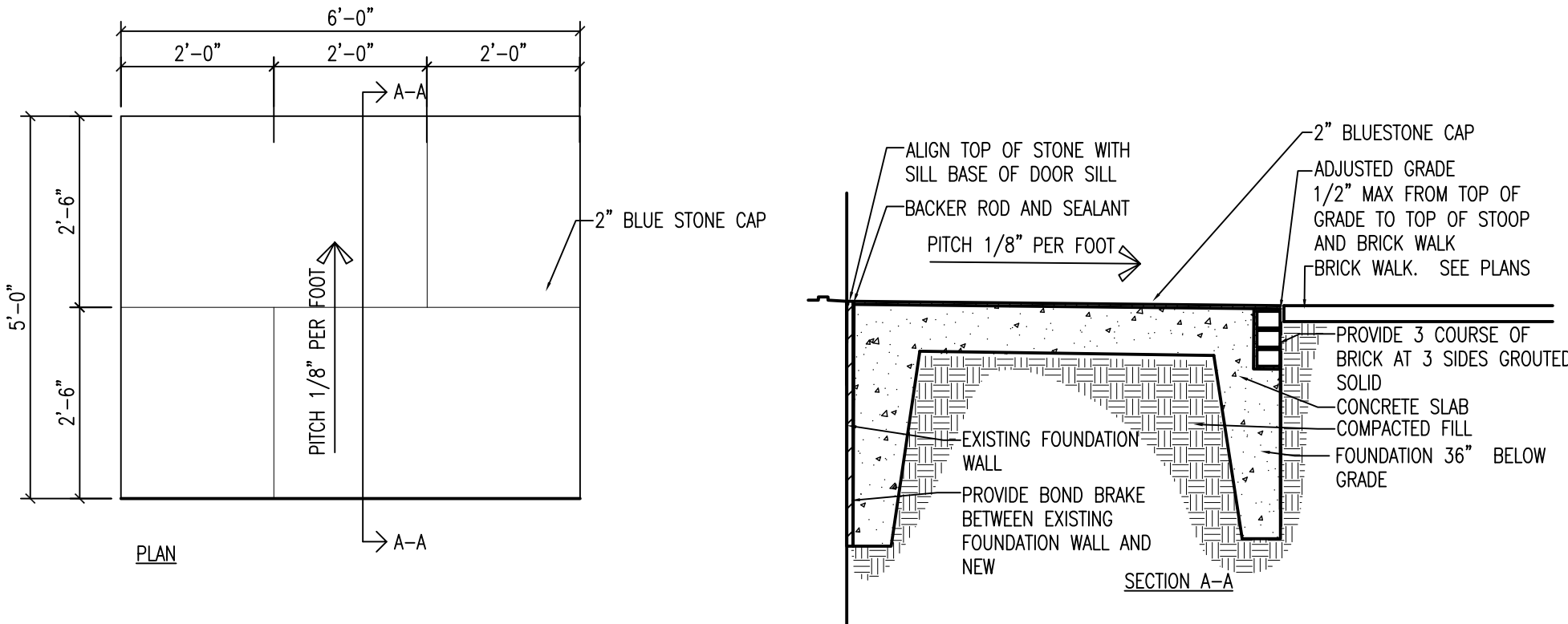
SCALE: 1" = 1'-0"



D4

FRONT STOOP DETIAL

SCALE: NTS



BID/ CONSTRUCTION ISSUE

RESTORATION OF MAIN HOUSE
& CARRIAGE HOUSE AT PORTLAND PLACE PHASE II
HARTSHORNE WOODS PARK
MIDDLETOWN, NEW JERSEY

Project No
1118.1
Drawing Title
DETAILS
File Name
Phase2 PP DETAILS_A-6.0-6.1.dwg

A-6.1

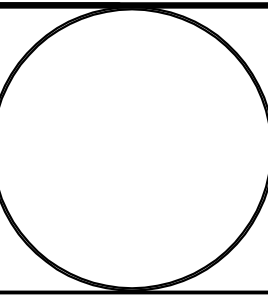
M+S
Mills + Schnoering Architects, LLC
Architecture + Historic Preservation

200 Forrestal Road
Suite 3A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.msarchitectsllc.com

Drawn By
AB / MW
Checked By
AW / AB
Date
2/20/15
Revisions

Michael J. Mills FAIA
NIC - 8207
Michael Schnoering AIA
NIC - 12164

ELECTRICAL AND LIGHTING



DAVID A. BRINJAC
NIC - 33678

M+S
Mills + Schneering Architects, LLC
Architecture + Historic Preservation

200 Forrestal Road
Suite 3A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.msarchitectsllc.com

Drawn By KLP
Checked By SAN
Date 2/20/15
Revisions

RESTORATION OF MAIN HOUSE
& CARRIAGE HOUSE AT PORTLAND PLACE PHASE II
HARTSHORNE WOODS PARK
MIDDLETOWN, NEW JERSEY

Project No 1118.1
Drawing Title
SYMBOLS, LEGENDS,
AND ABBREVIATIONS -
ELECTRICAL

File Name
E0.0-11086-P2

E-0.0

ABBREVIATIONS

A AMPERES
AFF ABOVE FINISHED FLOOR
AFG ABOVE FINISHED GRADE
AHU AIR HANDLING UNIT
ATC AUTOMATIC TEMPERATURE CONTROL
ATS AUTOMATIC TRANSFER SWITCH
AWG AMERICAN WIRE GAUGE

BFF BELOW FINISHED FLOOR
BFG BELOW FINISHED GRADE

CPT CONTROL POWER TRANSFORMER
CUH CABINET UNIT HEATER
CUV CABINET UNIT VENTILATOR
CU CONDENSING UNIT

DIA DIAMETER
DPDT DOUBLE POLE, DOUBLE THROW

EC ELECTRICAL CONTRACTOR
EHD ELECTRIC HAND DRYER
EF EXHAUST FAN
EMT ELECTRICAL METALLIC TUBING
ETR EXISTING TO REMAIN
EWC ELECTRIC WATER COOLER

F FAN
FCU FAN COIL UNIT
FLA FULL LOAD AMPERES
FR FINNED RADIATION

GFI GROUND FAULT INTERRUPTER

H-O-A HAND-OFF-AUTOMATIC
HUH HORIZONTAL UNIT HEATER
HP HORSEPOWER
HT HEIGHT

IMC INTERMEDIATE METALLIC CONDUIT

KCMIL KILO CIRCULAR MILS
KVA KILOVOLT-AMPERES
KW KILOWATTS

LRA LOCKED ROTOR AMPERES
LTG LIGHTING

MAX MAXIMUM
MC MECHANICAL CONTRACTOR

MIN MINIMUM
MLO MAIN LUGS ONLY

NEC NATIONAL ELECTRICAL CODE
N.C. NORMALLY CLOSED
NO. NUMBER
N.O. NORMALLY OPEN
OC ON CENTER

P PUMP
PC PLUMBING CONTRACTOR
PSI POUNDS PER SQUARE INCH
PVC POLYVINYL CHLORIDE

QTY. QUANTITY

RAF RETURN AIR FAN
RCP RADIANT CEILING PANEL
RGS RIGID GALVANIZED STEEL
RTU ROOF TOP UNIT

SCU SELF-CONTAINED UNIT
SPDT SINGLE POLE, DOUBLE THROW
SPST SINGLE POLE, SINGLE THROW
STP SHIELDED TWISTED PAIR
SS SPLIT SYSTEM

(TYP) TYPICAL

UH UNIT HEATER
UG UNDERGROUND
UTP UNSHIELDED TWISTED PAIR

V VOLT, VOLTS
VA VOLT AMPERES
VAV VARIABLE AIR VOLUME

WP WEATHERPROOF

XFMR TRANSFORMER
XP EXPLOSION PROOF

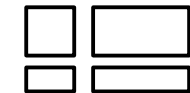
LIGHTING FIXTURES

MOUNTING HEIGHT



RECESSED/SURFACE

LIGHT FIXTURE ENTIRELY CONNECTED TO
NORMAL/EMERGENCY CIRCUIT



RECESSED/SURFACE

LIGHT FIXTURE



PENDANT

LIGHT FIXTURE ENTIRELY CONNECTED TO SWITCHED
NORMAL/EMERGENCY CIRCUIT



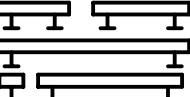
AS NOTED

DOUBLE SECTION LIGHT FIXTURE



AS NOTED

TRIPLE SECTION LIGHT FIXTURE



WALL

LIGHT FIXTURE



WALL

LIGHT FIXTURE ENTIRELY CONNECTED TO
NORMAL/EMERGENCY CIRCUIT



WALL

WALL SCONCE



WALL

NORMAL/EMERGENCY WALL SCONCE



AS NOTED

INCANDESCENT, FLUORESCENT, OR H.I.D. LIGHT FIXTURE



AS NOTED

LIGHT FIXTURE WITH ONE OR MORE LAMPS CONNECTED TO
NORMAL/EMERGENCY CIRCUIT



AS NOTED

TRACK LIGHTING



12" BELOW CEILING
MAX. 8'-0" AFF

EMERGENCY LIGHT BATTERY UNIT



18" BELOW CEILING
MAX. 8'-0" AFF

EMERGENCY LIGHT BATTERY UNIT



SEE FIXTURE SCHEDULE

BOLLARD MOUNTED LIGHT FIXTURE



SEE FIXTURE SCHEDULE

POST MOUNTED H.I.D. LIGHT FIXTURE



AS NOTED

FLOOD LIGHT FIXTURE



RECESSED/SURFACE

INCANDESCENT, FLUORESCENT, OR H.I.D. DOWNLIGHT



RECESSED/SURFACE

DOWNLIGHT "NE"



RECESSED/SURFACE

EMERGENCY ONLY



RECESSED

INCANDESCENT, FLUORESCENT, OR H.I.D. WALLWASH FIXTURE



RECESSED

INCANDESCENT, FLUORESCENT, OR H.I.D. WALLWASH FIXTURE "NE"



RECESSED

INCANDESCENT, FLUORESCENT, OR H.I.D. DOUBLE WALLWASH FIXTURE



RECESSED

INCANDESCENT, FLUORESCENT, OR H.I.D. DOUBLE WALLWASH FIXTURE "NE"



RECESSED

INCANDESCENT OR H.I.D. ADJUSTABLE DOWNLIGHT ACCENT FIXTURE



6" ABOVE DOOR JAMB

EXIT SIGN WITH DIRECTIONAL ARROWS WHERE INDICATED



CEILING

EXIT SIGN WITH DIRECTIONAL ARROWS WHERE INDICATED

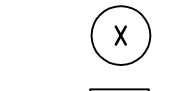
TYPICAL ANNOTATION



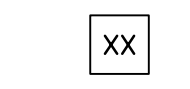
CLOUD



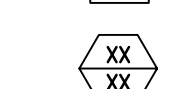
REVISION



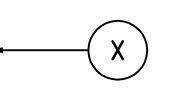
CIRCLE KEYNOTE



DEMOLITION KEYNOTE



EQUIPMENT TAG - REFER TO
MECHANICAL AND/OR PLUMBING DRAWINGS



INDICATES KEYED NOTE NUMBER

RECEPTACLES

MOUNTING HEIGHT



18" AFF

SINGLE RECEPTACLE-FLUSH



18" AFF

DUPLEX RECEPTACLE-FLUSH



6" ABOVE COUNTER
BACKSPLASH

DUPLEX RECEPTACLE-FLUSH-MOUNTED ABOVE COUNTER



18" AFF

DUPLEX RECEPTACLE-FLUSH-WITH GROUND FAULT INTERRUPTER



6" ABOVE COUNTER
BACKSPLASH

DUPLEX RECEPTACLE-FLUSH-WITH GROUND FAULT INTERRUPTER-
MOUNTED ABOVE COUNTER



WP

24" AFG

DUPLEX RECEPTACLE-EXTERIOR-FLUSH-WITH GROUND FAULT INTERRUPTER-
WITH WEATHERPROOF COVER



18" AFF

DOUBLE DUPLEX RECEPTACLE-FLUSH



6" ABOVE COUNTER
BACKSPLASH

DOUBLE DUPLEX RECEPTACLE-FLUSH-MOUNTED ABOVE COUNTER



18" AFF

SPECIAL PURPOSE RECEPTACLE-SINGLE PHASE



18" AFF

SPECIAL PURPOSE RECEPTACLE-THREE PHASE



CEILING

DUPLEX RECEPTACLE-FLUSH



FLOOR

DUPLEX RECEPTACLE-FLUSH



FLOOR

DOUBLE DUPLEX RECEPTACLE-FLUSH

SWITCHES

MOUNTING HEIGHT

S 46" AFF

SINGLE POLE TOGGLE SWITCH-FLUSH

S3 46" AFF

THREE WAY TOGGLE SWITCH-FLUSH

S4 46" AFF

FOUR WAY TOGGLE SWITCH-FLUSH

SD 46" AFF

DIMMER SWITCH-1000 WATT UNLESS NOTED OTHERWISE

ST 46" AFF

THERMAL SWITCH-FLUSH

STP 46" AFF

THERMAL SWITCH WITH PILOT LIGHT-FLUSH

Sp 46" AFF

TOGGLE SWITCH WITH PILOT LIGHT-FLUSH

SK 46" AFF

SINGLE POLE TOGGLE SWITCH-KEY OPERATED-FLUSH

S3K 46" AFF

THREE WAY TOGGLE SWITCH-KEY OPERATED-FLUSH

S4K 46" AFF

FOUR WAY TOGGLE SWITCH-KEY OPERATED-FLUSH

SoS 46" AFF

SINGLE POLE SWITCH WITH OCCUPANCY SENSOR

DISTRIBUTION

MOUNTING HEIGHT/DEPTH



EXISTING

EXISTING PANELBOARD - FLUSH MOUNTED



EXISTING

EXISTING PANELBOARD - SURFACE MOUNTED



TOP BREAKER 6'-0" AFF

NEW PANELBOARD - FLUSH MOUNTED



TOP BREAKER 6'-0" AFF

NEW PANELBOARD - SURFACE MOUNTED



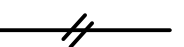
BRANCH CIRCUITING - (2)#12 PER 1 POLE CIRCUIT
WITH SEPARATE #12 GROUND WIRE MINIMUM



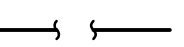
HOMERUN TO PANELBOARD - PANEL AND CIRCUIT
NUMBER AS INDICATED



EQUIPMENT ON SAME CIRCUIT BUT SEPARATELY
CONTROLLED



CIRCUITRY MATCH LINE



CONDUIT TURNING UP



CONDUIT TURNING DOWN

EQUIPMENT

MOUNTING HEIGHT



18" AFF

JUNCTION BOX-FLUSH



18" AFF

BLANK OUTLET-FLUSH



X

JUNCTION BOX



X

BLANK OUTLET



FLOOR

JUNCTION BOX-FLUSH



FLOOR

BLANK OUTLET-FLUSH



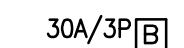
CEILING

DROP CORD



CEILING

CORD REEL



30A/3P 5'-0" AFF

ENCLOSED CIRCUIT BREAKER-RATING AS INDICATED



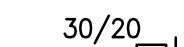
X

CONTACTOR



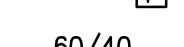
5'-0" AFF

SAFETY SWITCH-NON-FUSED
(NEMA TYPE 1, UNLESS NOTED OTHERWISE)



30/20 5'-0" AFF

SAFETY SWITCH-FUSED-SWITCH RATING AND FUSE
RATING AS INDICATED (NEMA TYPE 1, UNLESS NOTED OTHERWISE)



60/40 5'-0" AFF

COMBINATION STARTER-NEMA SIZE, SWITCH, AND FUSE
RATING AS INDICATED (NEMA TYPE 1, UNLESS NOTED OTHERWISE)



5'-0" AFF

MOTOR STARTER-NEMA SIZE AS INDICATED
(NEMA TYPE 1, UNLESS NOTED OTHERWISE)



X

EQUIPMENT MOTOR, MOTOR

ELECTRICAL REFERENCE NOTES

- ER1. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATIONS OF THE FOLLOWING:
- ALL CEILING MOUNTED LIGHTING FIXTURES AND DEVICES
 - ALL FIRE RATED PARTITIONS AND BUILDING EXPANSION JOINTS
 - MOUNTING HEIGHTS OF EQUIPMENT AND DEVICES
- ER2. REFER TO THE HVAC DRAWINGS FOR THE LOCATIONS OF THE FOLLOWING:
- MECHANICAL EQUIPMENT, CONTROL PANELS AND MOTORS
 - AUTOMATIC TEMPERATURE CONTROL SYSTEM PANELS AND DEVICES
 - DUCT MOUNTED SMOKE DETECTORS
 - MOTORIZED DAMPERS AND CONTROL VALVES
 - ELECTRIC HEAT TRACING OF MECHANICAL PIPING
- ER3. REFER TO THE PLUMBING DRAWINGS FOR THE LOCATIONS OF THE FOLLOWING:
- ELECTRIC WATER HEATERS
 - ELECTRIC FLUSH VALVES
 - ELECTRIC HEAT TRACING OF PLUMBING AND DRAINAGE PIPING

SYMBOL GENERAL NOTES

- WHERE DEVICE HEIGHT OF 46" OCCURS AT POINT OF CHANGE OF FINISH, THE DEVICE SHALL BE LOWERED TO OCCUR IN ONE FINISH.
- WHERE DEVICES OCCUR IN BRICK, TILE, OR BLOCK WALLS, THEY SHALL BE MOUNTED AT A VERTICAL MASONRY JOINT AND IN EITHER TOP OR BOTTOM HORIZONTAL JOINT, MAXIMUM MOUNTING HEIGHT OF 46" AFF.
- UNLESS OTHERWISE NOTED, ALL MOUNTING HEIGHT DIMENSIONS LISTED ARE TO THE CENTER LINE OF THE WALL BOX OR DEVICE.
- EXISTING EQUIPMENT SHOWN DASHED.
- SOME LEGEND SYMBOLS MAY NOT BE USED. SEE FLOOR PLANS FOR APPLICABLE DEVICES.

DRAWING LIST

SHEET NUMBER	DRAWING TITLE
E-0.0	SYMBOLS, LEGENDS, AND ABBREVIATIONS - ELECTRICAL
E-2.1	FIRST FLOOR PLAN - MAIN HOUSE - NEW WORK - ELECTRICAL
E-2.2	SECOND FLOOR PLAN - MAIN HOUSE - NEW WORK - ELECTRICAL
E-3.1	ELECTRICAL DETAILS

2/23/2015 7:22 AM P:\1\11086\DRAWINGS\MEP\PHASE 2\E-2-1-11086-P2.DWG

JOSH PELLOCA

1

2

3

4

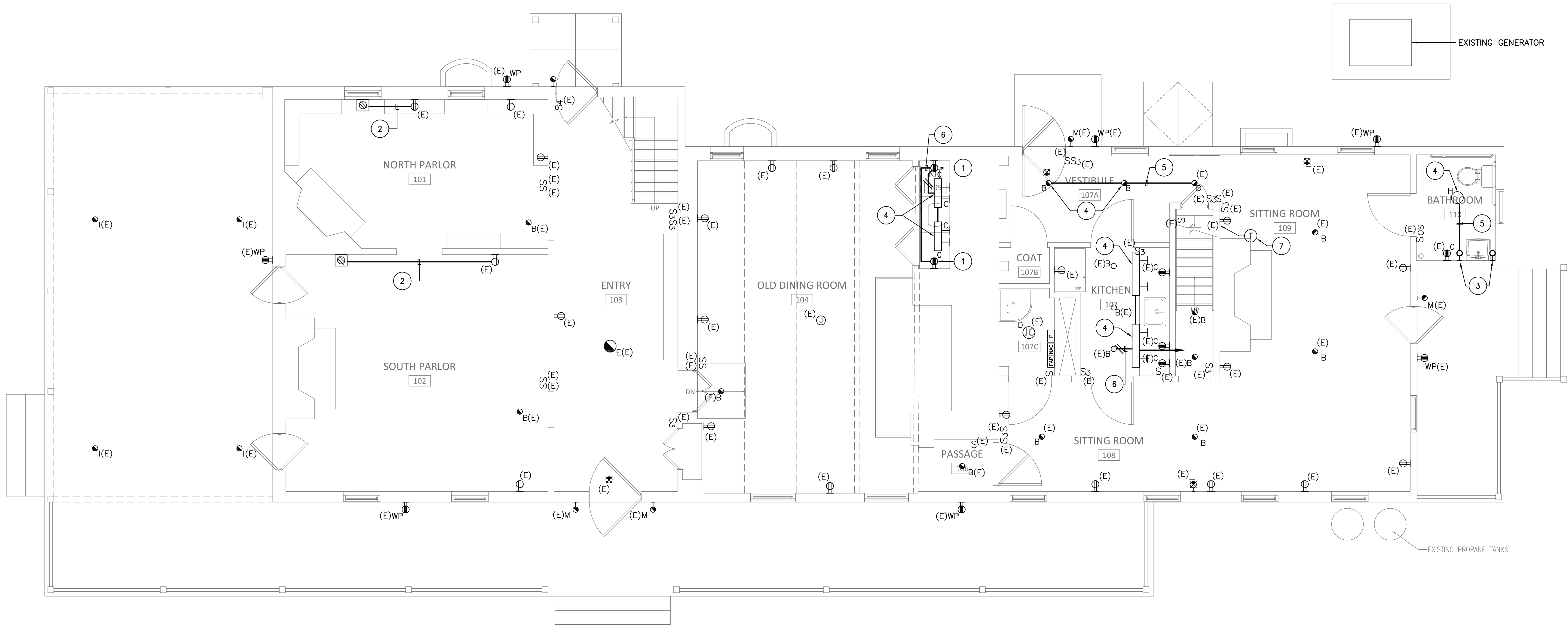
5

- A -

- B -

- C -

- D -



FIRST FLOOR PLAN - MAIN HOUSE - NEW WORK - ELECTRICAL

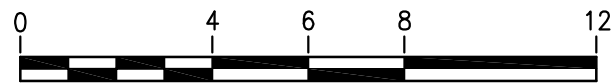
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

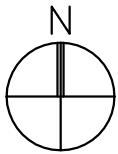
- ALL CONDUIT PENETRATIONS AND JUNCTION BOX SUPPORTS SHALL BE SIMILAR TO DETAILS 1, 2, 3, & 4 ON E-3.1
- REMOVE AND REINSTALL LIGHT FIXTURES AS REQUIRED FOR NEW FINISH WORK.

KEYED NOTES:

- PROVIDE NEW DEVICE IN EXISTING BACK BOX. REPLACE DAMAGED BACK BOXES AS NECESSARY. ALL WIRING SHALL BE NEW.
- EXTEND 2 #12 AND 1 #12 GROUND IN 3/4" CONDUIT FROM SWITCHED LEG OF CIRCUIT TO NEW FLOOR OUTLET (CONTROLLED FROM EXISTING WALL SWITCH). COORDINATE EXACT LOCATION WITH OWNER.
- RELOCATE EXISTING LIGHT FIXTURES AS NECESSARY TO ACCOMMODATE NEW MIRROR. EXTEND 2 #12 AND 1 #12 GROUND AS NECESSARY.
- INSTALL EXISTING LIGHT FIXTURE PURCHASED UNDER PHASE 1. COORDINATE WITH OWNER.
- EXTEND 2 #12 AND 1 #12 GROUND IN 3/4" CONDUIT FROM EXISTING LIGHT FIXTURE AND CIRCUIT. INCORPORATE INTO EXISTING SWITCHING.
- EXTEND 2 #12 AND 1 #12 GROUND IN 3/4" CONDUIT FROM UNSWITCHED LEG OF CIRCUIT.
- PROVIDE NEW THERMOSTAT FOR PERIMETER RADIANT HEAT. DISCONNECT AND DEMOLISH EXISTING THERMOSTAT ASSOCIATED WITH EXISTING CONTROL VALVE LOCATED IN BASEMENT. THERMOSTAT TO MATCH EXISTING ASSOCIATED WITH AC CONTROL (INFINITY TOUCH CONTROL). PROVIDE NEW CONTROL WIRING FROM THERMOSTAT TO NEW BOILER CONTROL VALVE.



NOTE:
CONTRACTOR SHALL CHECK &
VERIFY ALL DIMENSIONS &
EXISTING CONDITIONS AT SITE.



BRINJAC
ENGINEERING
Since 1995
MELLON INDEPENDENCE CENTER - Suite 6000
701 Market Street, Philadelphia, PA 19106
Phone: (215) 592-9611
Fax: (215) 592-7863
www.brinjac.com

DAVID A. BRINJAC
NIC - 33678

M + S
Mills + Schroeder Architects, LLC
Architecture + Historic Preservation

200 Forrestal Road
Suite 3A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.msarchitectsllc.com

Drawn By KLP

Checked By SAN

Date 2/20/15

Revisions

RESTORATION OF MAIN HOUSE
& CARRIAGE HOUSE AT PORTLAND PLACE PHASE II

HARTSHORNE WOODS PARK
MIDDLETOWN, NEW JERSEY

Project No 1118.1

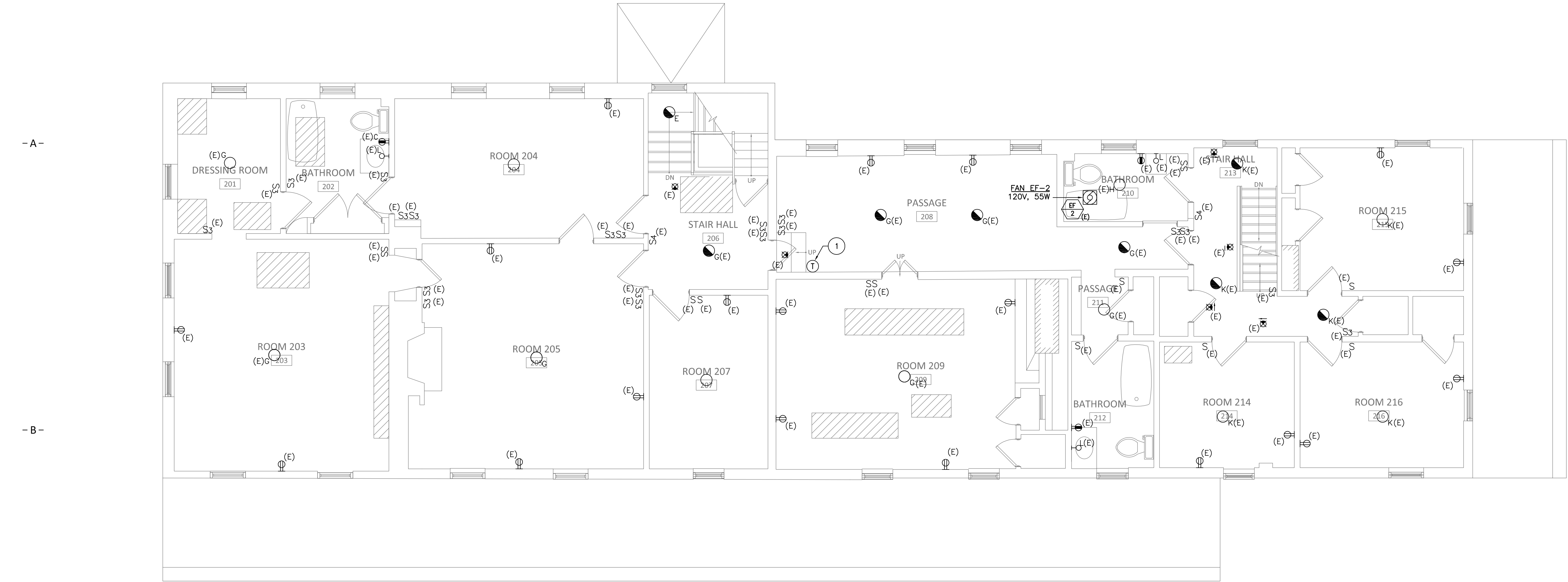
Drawing Title
FIRST FLOOR PLAN -
MAIN HOUSE -
NEW WORK
ELECTRICAL

File Name
E-2.1-11086-P2

E-2.1

BID / CONSTRUCTION ISSUE

2/23/2016 7:23 AM P:\11\1086\DRAWINGS\MEP\PHASE 2\E-2-2-11086-P2.DWG JOSH PELICCA



SECOND FLOOR PLAN – MAIN HOUSE – NEW WORK – ELECTRICAL
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- ALL CONDUIT PENETRATIONS AND JUNCTION BOX SUPPORTS SHALL BE SIMILAR TO DETAILS 1, 2, 3, & 4 ON E-3.1
- REMOVE AND REINSTALL LIGHT FIXTURES AS REQUIRED FOR NEW FINISH WORK.

KEYED NOTES:

- PROVIDE NEW THERMOSTAT FOR PERIMETER RADIANT HEAT. DISCONNECT AND DEMOLISH EXISTING THERMOSTAT ASSOCIATED WITH EXISTING CONTROL VALVE LOCATED IN BASEMENT. THERMOSTAT TO MATCH EXISTING ASSOCIATED WITH AC CONTROL (INFINITY TOUCH CONTROL). PROVIDE NEW CONTROL WIRING FROM THERMOSTAT TO NEW BOILER CONTROL VALVE.

NOTE:
CONTRACTOR SHALL CHECK &
VERIFY ALL DIMENSIONS &
EXISTING CONDITIONS AT SITE.

BRINJAC
ENGINEERING
Since 1995
MELLON INDEPENDENCE CENTER - Suite 6000
701 Market Street, Philadelphia, PA 19106
Phone: (215) 592-9611
Fax: (215) 592-7863
www.brinjac.com

DAVID A. BRINJAC
NIC - 33678

M^a+S
Mills + Schoeffer Architects, LLC
Architecture + Historic Preservation

200 Forrestal Road
Suite 3A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.msarchitectsllc.com

Drawn By KLP
Checked By SAN
Date 2/20/15
Revisions

**RESTORATION OF MAIN HOUSE
& CARRIAGE HOUSE AT PORTLAND PLACE PHASE II**
**HARTSHORNE WOODS PARK
MIDDLETOWN, NEW JERSEY**

Project No 1118.1
Drawing Title
SECOND FLOOR PLAN -
MAIN HOUSE -
NEW WORK
ELECTRICAL

File Name
E-2.2-11086-P2

E-2.2

BID / CONSTRUCTION ISSUE

2/23/2016 7:23 AM P:\1\11086\DRAWINGS\MEP\PHASE 2\E-3-1-11086-P2.DWG

JOSH PELLOCA

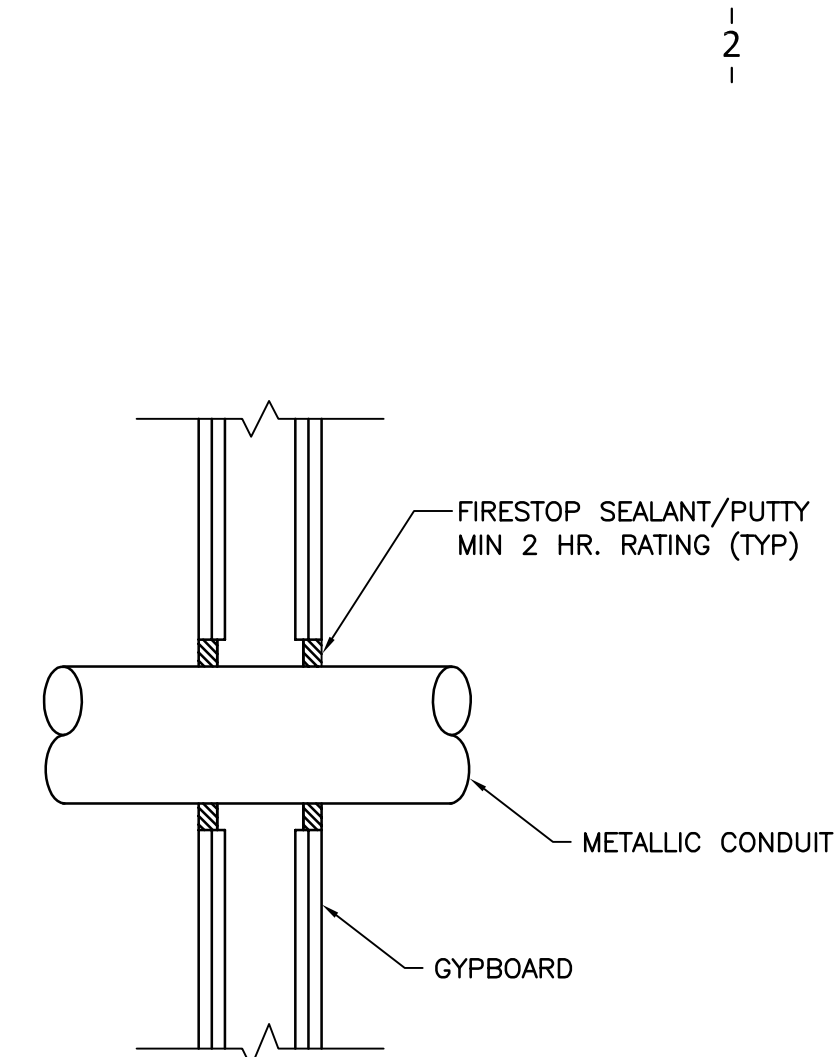
- C -

- B -

- A -

- A -

1

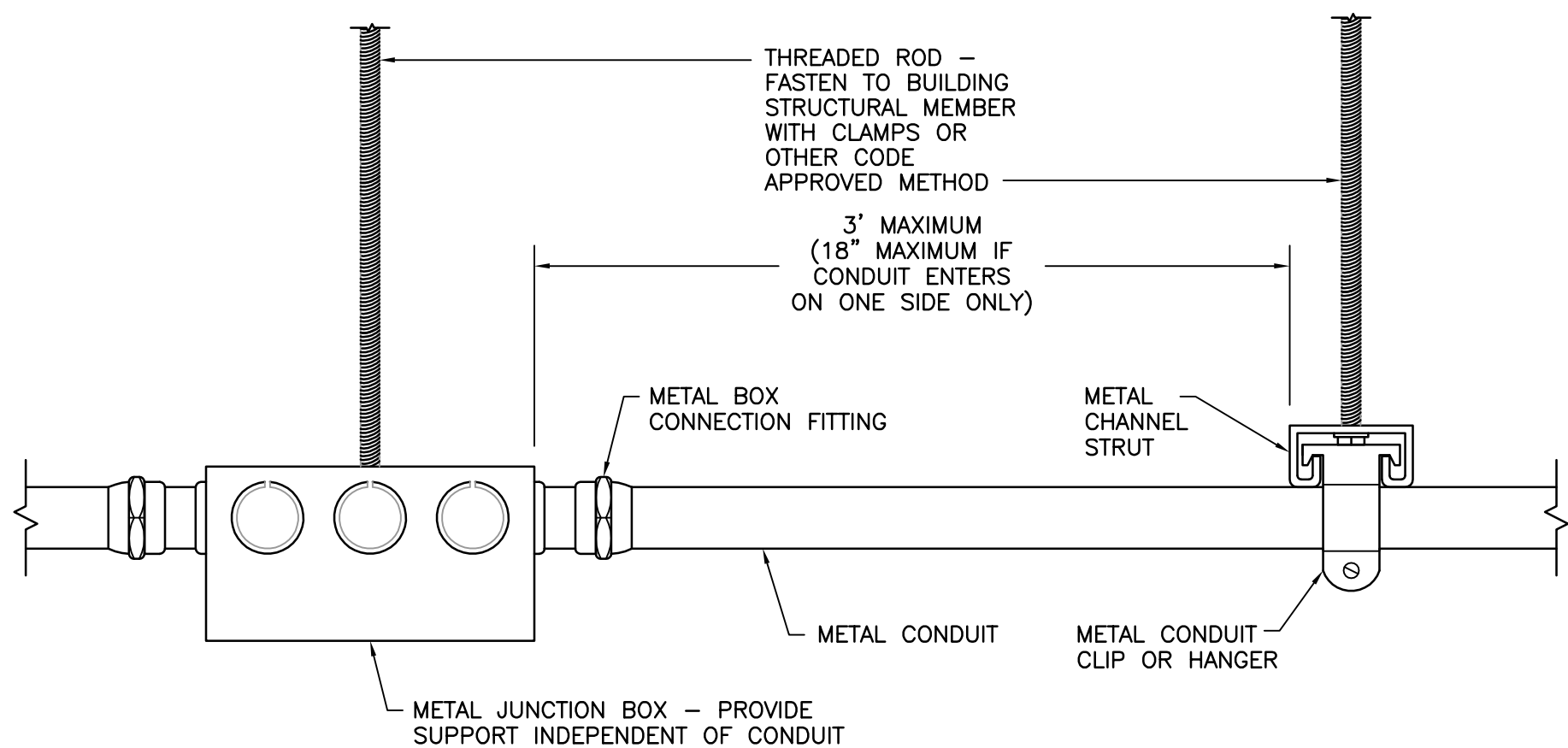


UL SYSTEM NO. W-L-1030

CONTINUOUS CONDUIT WALL PENETRATION AT GYPBOARD

1
E-3.1

NO SCALE

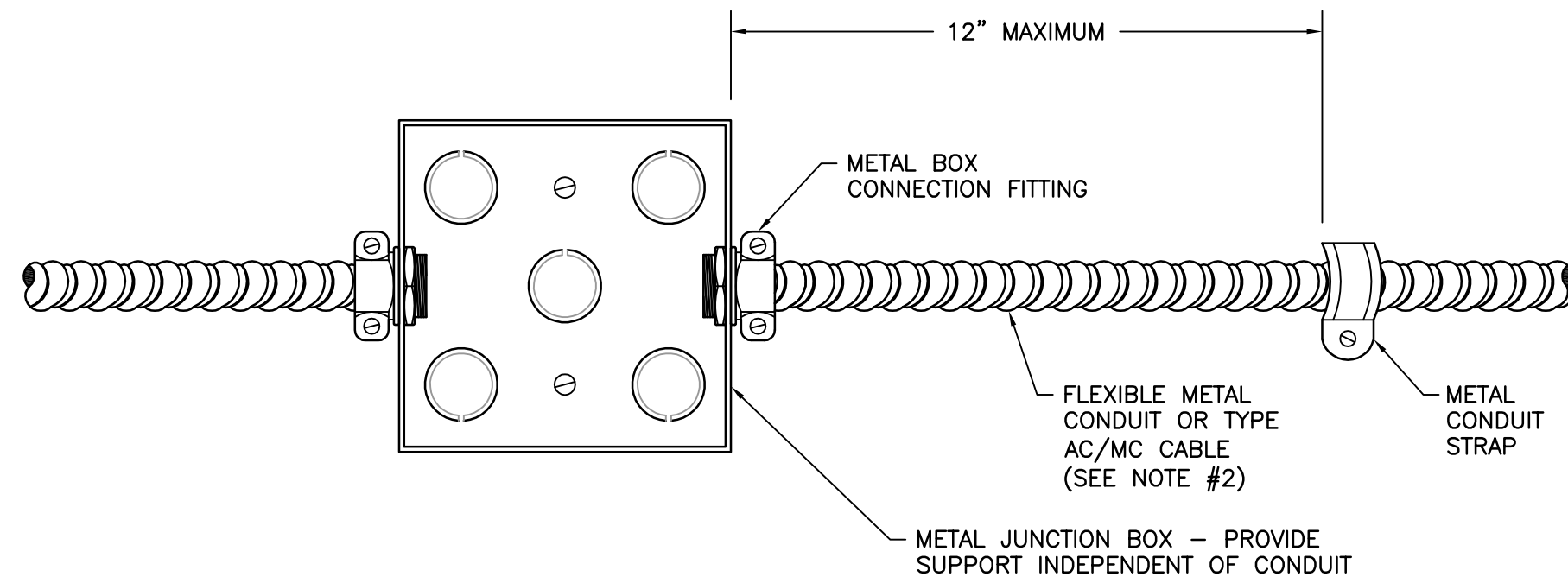


- NOTES:
1. PROVIDE CONDUIT AND CONNECTION FITTINGS APPROPRIATE FOR THE ENVIRONMENT IN WHICH THE SYSTEM IS INSTALLED AND AS INDICATED IN THE SPECIFICATIONS.
 2. DETAIL DOES NOT APPLY TO FLEXIBLE METAL CONDUIT, METAL-CLAD CABLE, OR NON-METALLIC CONDUIT.

TYPICAL SUSPENDED JUNCTION BOX & METAL CONDUIT INSTALLATION DETAIL

3
E-3.1

NO SCALE

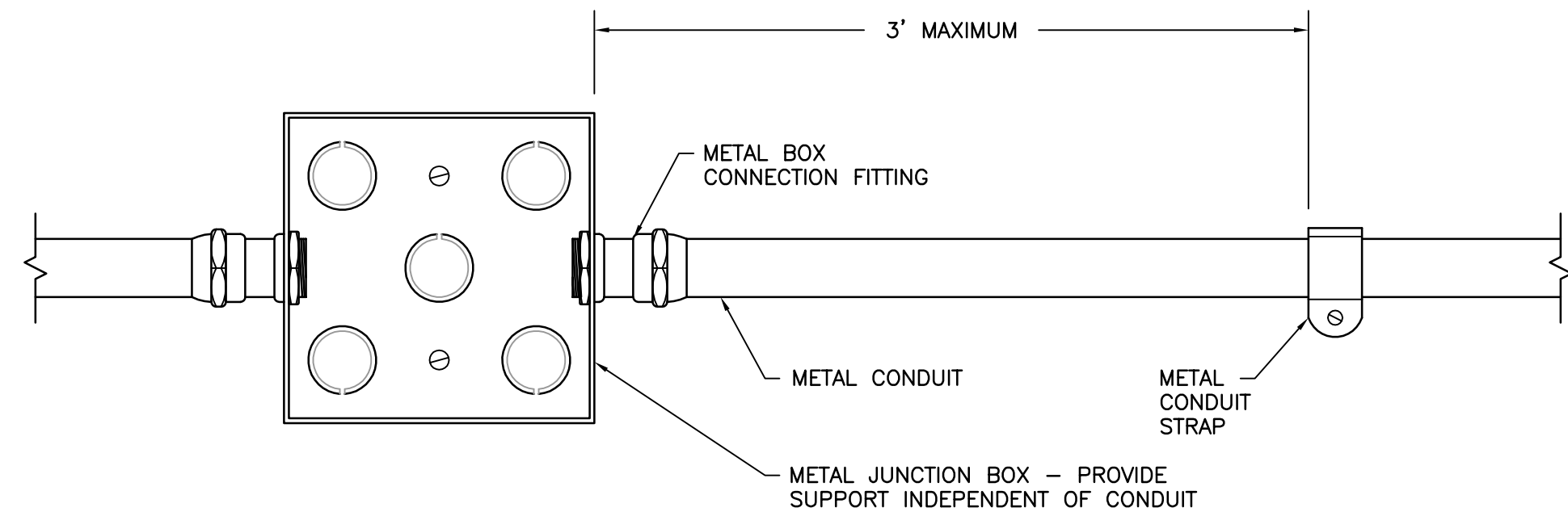


- NOTES:
1. PROVIDE CONDUIT AND CONNECTION FITTINGS APPROPRIATE FOR THE ENVIRONMENT IN WHICH THE SYSTEM IS INSTALLED AND AS INDICATED IN THE SPECIFICATIONS.
 2. DETAIL DOES NOT APPLY TO METAL-CLAD CABLE CONSISTING OF 4 OR FEWER CONDUCTORS SIZED LARGER THAN #10 AWG.

TYPICAL JUNCTION BOX & FLEXIBLE METAL CONDUIT OR TYPE AC/MC CABLE INSTALLATION DETAIL

2
E-3.1

NO SCALE



- NOTES:
1. PROVIDE CONDUIT AND CONNECTION FITTINGS APPROPRIATE FOR THE ENVIRONMENT IN WHICH THE SYSTEM IS INSTALLED AND AS INDICATED IN THE SPECIFICATIONS.
 2. DETAIL DOES NOT APPLY TO FLEXIBLE METAL CONDUIT, METAL-CLAD CABLE, OR NON-METALLIC CONDUIT.

TYPICAL SURFACE MOUNTED JUNCTION BOX & METAL CONDUIT INSTALLATION DETAIL

4
E-3.1

NO SCALE

BRINJAC
ENGINEERING
since 1995
MELLON INDEPENDENCE CENTER - Suite 6000
701 Market Street, Philadelphia, PA 19106
Phone: (215) 592-9611
Fax: (215) 592-7863
www.brinjac.com

DAVID A. BRINIAC NIC - 33678	
200 Forrestal Road Suite 3A Princeton, NJ 08540 T: 609.681.2480 F: 609.681.2481 www.msaarchitectsllc.com	
Drawn By	KLP
Checked By	SAN
Date	2/20/15
Revisions	
RESTORATION OF MAIN HOUSE & CARRIAGE HOUSE AT PORTLAND PLACE PHASE II HARTSHORNE WOODS PARK MIDDLETOWN, NEW JERSEY	
Project No	1118.1
Drawing Title	ELECTRICAL DETAILS
File Name	E-3.1-11086-P2
E-3.1	

BID / CONSTRUCTION ISSUE

PLUMBING FIXTURE SCHEDULE											
DESIG.	FIXTURE	ROUGH-IN CONNECTION					FLOW RATE		MOUNTING ARRANGEMENT	REMARKS	
		C.W.	H.W.	TRAP	SAN.	VENT	GPM	GPF			
WC-1	WATER CLOSET	1/2"	---	INT.	3"	1-1/2"	---	1.28	FLOOR MT'D.	FLUSH TANK, ADA COMPLIANT	
L-1	LAVATORY	1/2"	1/2"	1-1/2"	2"	1-1/2"	0.5	---	PEDESTAL	ADA COMPLIANT	
S-2	KITCHEN SINK	3/4"	3/4"	1-1/2"	2"	1-1/2"	2.0	---	COUNTER MT'D.	S.S., ADA COMPLIANT	
MR-1	-	-	-	-	-	-	-	---	-	-	

AC	AIR COMPRESSOR	LA	LABORATORY (COMPRESSED) AIR
AD	ACCESS DOOR	LAV	LAVATORY
AFF	ABOVE FINISHED FLOOR	LPG	LIQUEFIED PETROLEUM GAS (PROPANE)
AP	ACCESS PANEL		
		MAX	MAXIMUM
CA	COMPRESSED AIR	MBH	1000 BTU PER HOUR
CFH	CUBIC FOOT PER HOUR	MIN	MINIMUM
CFM	CUBIC FOOT PER MINUTE	MR	MOP RECEPTOR
CO	CLEAN OUT		
CW	COLD WATER (DOMESTIC)	NC	NORMALLY CLOSED
		NO	NORMALLY OPEN
DCBP	DOUBLE CHECK (ASSEMBLY) BACKFLOW PREVENTOR	NTS	NOT TO SCALE
DF	DRINKING FOUNTAIN		
DI	DISTILLED (WATER)	OD	OUTSIDE DIAMETER
DIA	DIAMETER		
DP	DIFFERENTIAL PRESSURE	P	PUMP
DR	DRAIN	PD	PUMP DISCHARGE
DWH	DOMESTIC WATER HEATER	PRESS	PRESSURE
		PRV	PRESSURE REDUCING VALVE
(E)	EXISTING	PS	PRESSURE SWITCH
ET	EXPANSION TANK	PSIA	POUNDS PER SQUARE INCH, ABSOLUTE
(ETR)	EXISTING TO REMAIN	PSIG	POUNDS PER SQUARE INCH, GAGE
EWH	ELECTRIC WATER HEATER		
		RD	ROOF DRAIN
FC	FLEXIBLE CONNECTOR	RPM	REVOLUTIONS PER MINUTE
FCO	FLOOR CLEAN OUT	RPZ	REDUCED PRESSURE ZONE (BACKFLOW PREVENTOR)
FD	FLOOR DRAIN	RWC	RAIN WATER CONDUCTOR
FFE	FINISHED FLOOR ELEVATION		
FPM	FEET PER MINUTE	S	SINK
FR	FLOOR RECEPTOR	SAN	SANITARY (DRAIN/SEWER)
FPS	FEET PER SECOND	SF	SQUARE FOOT
FS	FLOW SWITCH	SH	SHOWER
FT	FEET	SS	SERVICE SINK
		SSD	SUB-SOIL DRAIN
		ST	STORM (DRAIN/SEWER)
		STACK	STACK
GCO	GROUND CLEAN OUT		
GPH	GALLONS PER HOUR	TEMP	TEMPERATURE
GPM	GALLONS PER MINUTE	TOS	TOP OF STEEL
HB	HOSE BIBB	UR	URINAL
HP	HORSEPOWER		
HW	HOT WATER (SUPPLY)	V	(SANITARY) VENT
HWR	HOT WATER RETURN	VTR	VENT THROUGH ROOF
HX	HEAT EXCHANGER		
HZ	HERTZ	W	WASTE
		WC	WATER CLOSET
IDW	INDIRECT WASTE	WCO	WALL CLEAN OUT
IE	INVERT ELEVATION	WH	WALL HYDRANT
IN	INCHES	WHA-(X)	WATER HAMMER ARRESTOR (SIZE DESIGNATOR)
KW	KILOWATTS	(X)	(REMOVE EXISTING)

ABBREVIATIONS

SYMBOL

DESCRIPTION

	SOIL OR WASTE (ABOVE FLOOR OR GRADE) - NEW
	SOIL OR WASTE (BELOW FLOOR OR GRADE) - NEW
	VENT
	COLD WATER
	HOT WATER (110°F UNLESS NOTED OTHERWISE)
	HOT WATER RETURN (CIRCULATION)
	INDIRECT WASTE
	LIQUIFIED PETROLEUM GAS (PROPANE)
	PUMP DISCHARGE
	TEMPERATURE OF WATER
	RAIN WATER CONDUCTOR (DASHED LINE INDICATES BELOW FLOOR)
	PIPING TO BE REMOVED
	CLEAN OUT (INDICATE TYPE)
	BLIND FLANGE OR END CAP
	UNION OR FLANGED CONNECTION
	TEE CONNECTION - STRAIGHT, DOWN, AND UP
	PIPE UP AND DOWN

TYPICAL ANNOTATION

	AREA OF REVISION
	REVISION SEQUENCE NUMBER
	KEYED NOTE
	DEMOLITION KEYED NOTE
	POINT OF CONNECTION TO EXISTING SYSTEM
	POINT OF DISCONNECTION OF EXISTING SYSTEM
	DETAIL NUMBER
	DRAWING NUMBER
	EQUIPMENT ABBREVIATION
	EQUIPMENT NUMBER
	EQUIPMENT ABBREVIATION EQUIPMENT TYPE
	UNIQUE IDENTIFIER
	SECTION LETTER
	SECTION DRAWING NUMBER

SYMBOL

DESCRIPTION

	EXPANSION ANCHOR
	EXPANSION DEVICE
	FLEXIBLE CONNECTION
	EXPANSION COMPENSATOR
	ANGLE OF SLOPE
	FLOW SWITCH
	PUMP
	STRAINER
	THERMOMETER
	WATER HAMMER ARRESTOR
	EXPANSION ALIGNMENT GUIDE
	SHUTOFF VALVE - PLAN AND IN RISER
	BALANCING DEVICE
	CHECK VALVE
	PRESSURE REDUCER
	THREE WAY MIXING VALVE
	OS&Y VALVE
	SOLENOID VALVE
	MOTOR-OPERATED VALVE (SPECIFY TYPE)
	RELIEF OR SAFETY VALVE
	WALL HYDRANT W/LOCKED BOX
	HOSE BIB
	ACCESS PANEL
	BACK FLOW PREVENTER (INDICATE TYPE)
	PRESSURE GAUGE
	FLOOR DRAIN
	ROOF DRAIN
	AREA DRAIN
	VENT STACK
	WASTE STACK
	SOIL STACK
	WASTE & VENT STACKS
	SOIL & VENT STACKS

DRAWING LIST	
SHEET NUMBER	DRAWING TITLE
P-0.0	SYMBOLS, LEGENDS, AND ABBREVIATIONS - PLUMBING
P-2.1	FIRST FLOOR PLAN - MAIN HOUSE - NEW WORK - PLUMBING
P-2.2	SECOND FLOOR PLAN - MAIN HOUSE - NEW WORK - PLUMBING

GENERAL NOTES

- THE FOLLOWING NOTES ARE GENERAL IN NATURE AND PERTAIN TO THE ENTIRE PROJECT UNLESS OTHERWISE NOTED ON THE DRAWINGS WHERE THEY OCCUR.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS.
- PRIOR TO BID, THE PLUMBING CONTRACTOR SHALL EXAMINE ALL PROJECT DRAWINGS TO DEVELOP A COMPLETE UNDERSTANDING OF THE PROJECT SCOPE. FAILURE TO REVIEW ALL CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES TO PERFORM ALL WORK REQUIRED. THE CONTRACTOR SHALL, UPON REVIEW OF THE DRAWINGS, ADVISE THE ENGINEER OF ANY DISCREPANCIES WHICH WILL AFFECT THE WORK REQUIRED.
- THE PLUMBING CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO ELIMINATE ANY CONFLICTS BETWEEN PIPING, DUCTWORK, AND ELECTRICAL WORK.
- DRAWINGS ARE DIAGRAMMATIC; THEREFORE, THE CONTRACTOR SHALL MAKE ADJUSTMENTS AS REQUIRED FOR A COMPLETE INSTALLATION. PLUMBING CONTRACTOR SHALL CLOSELY EXAMINE ALL PROJECT DRAWINGS TO UNDERSTAND WORK REQUIRED AND TO AVOID INTERFERENCE WITH EXISTING AND NEW WORK SUCH AS DUCTS, PIPING, LIGHTING FIXTURES, STRUCTURAL BEAMS, ETC..
- THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES AND ARRANGE FOR INSPECTIONS BY LOCAL AUTHORITIES.
- PROTECT ALL EQUIPMENT AND FIXTURES STORED OR SET IN PLACE ON THE JOB.
- THE PLUMBING CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, ROOM FINISHES, AND COORDINATION WITH ARCHITECTURAL PLANS BEFORE COMMENCING WORK.
- ALL PIPING TO BE CONCEALED UNLESS OTHERWISE NOTED.
- ALL VENT LINES SHALL BE INSTALLED VERTICAL OR SLOPED UP TO VTR.
- EACH PLUMBING FIXTURE SHALL BE PROVIDED WITH AN ACCESSIBLE KEYLESS STOP ON SUPPLIES.
- EACH RISER SHALL BE VALVED IN AN ACCESSIBLE LOCATION.
- WORK INDICATED AS HAVING MINOR DETAILS OBVIOUSLY OMITTED FOR CLARITY SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PAINTING OF EXISTING EXPOSED PIPING SHALL BE BY THE GENERAL CONTRACTOR. COLOR AS DIRECTED BY THE ARCHITECT. PAINTING OF NEW EXPOSED PIPING SHALL BE BY THIS CONTRACTOR.
- DRAINAGE, SEWAGE OR PLUMBING WORK SHALL NOT BE COVERED OR CONCEALED IN ANY MANNER UNTIL AFTER IT IS INSPECTED AND APPROVED BY THE PLUMBING INSPECTOR.
- THE APPROPRIATE SECTIONS OF THE FOLLOWING CODES APPLY TO THE WORK OF THIS CONTRACT:
a. NATIONAL STANDARD PLUMBING CODE : 2009 EDITION
- ALL EXPOSED FASTENERS SHALL BE TAMPER RESISTANT TORX OR HOLLOW KEY TYPE. ONE-WAY SCREWS ARE NOT ACCEPTABLE.

DEMOLITION NOTES

- CONTRACTOR SHALL COMPLY WITH APPLICABLE BUILDING CODES FOR ALL DEMOLITION WORK.
- CONTRACTOR SHALL ESTABLISH WITH OWNER'S REPRESENTATIVE AREAS WHERE MATERIALS SHALL BE STORED AND COORDINATION FOR MOVEMENT OF NEW AND DEMOLISHED MATERIALS. COORDINATE SCHEDULE WITH TENANT SO AS TO DISTURB TENANT AS LITTLE AS POSSIBLE.
- PROCEED WITH DEMOLITION WORK FROM TOP TO BOTTOM. DO NOT REMOVE ITEMS SUPPORTING OTHER MEMBERS WITHOUT PROVIDING TEMPORARY OR PERMANENT BRACING AS REQUIRED.
- WHERE EQUIPMENT IS REMOVED BY THE PLUMBING CONTRACTOR, THE PLUMBING CONTRACTOR SHALL PATCH EXPOSED AREAS AND FINISH SO THAT THE APPEARANCE OF DEMOLITION IS COMPLETELY REMOVED, UNLESS NOTED OTHERWISE.
- EXISTING EQUIPMENT NOT REMOVED BUT DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITION AT NO ADDITIONAL COST BY THIS CONTRACTOR.
- PROTECT ITEMS ON SITE TO MINIMIZE POST-CONSTRUCTION REPAIRS. ANY DAMAGES TO THESE AREAS SHALL BE REPAIRED AT NO ADDITIONAL COST BY THIS CONTRACTOR.
- ALL MATERIALS AND EQUIPMENT SPECIFIED OR INDICATED TO BE REMOVED, BUT NOT SPECIFIED TO BE REINSTALLED, WILL BECOME THE PROPERTY OF THE OWNER AND SHALL BE PROMPTLY REMOVED FROM THE PREMISES TO A LOCATION INDICATED BY THE OWNER UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
- ALL MEANS OF EGRESS SHALL BE KEPT OPEN AT ALL TIMES.
- REMOVAL OF PIPING INCLUDES REMOVAL OF ALL SUPPORTS, HANGERS, AND FASTENERS. PENETRATIONS LEFT BY THE REMOVAL OF PIPING SHALL BE PATCHED TO REMOVE THE APPEARANCE OF DEMOLITION. EXISTING PIPING NOT SHOWN TO BE REMOVED SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. LEAKS IN PIPING RESULTING FROM DAMAGE DURING CONSTRUCTION SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR.
- ALL EXISTING PENETRATION FROM DEMOLISHED PIPING, CONDUIT, DUCTS, ETC. SHALL BE PROPERLY FIRE SEALED.

DAVID A. BRINJAC
NIC - 33678

M+S^a
Mills + Schneering Architects, LLC
Architecture + Historic Preservation

200 Forrestal Road
Suite 3A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.msarchitectsllc.com

Drawn By DJB
Checked By JBW
Date 2/20/15
Revisions

ADDENDUM 1 1/14/15

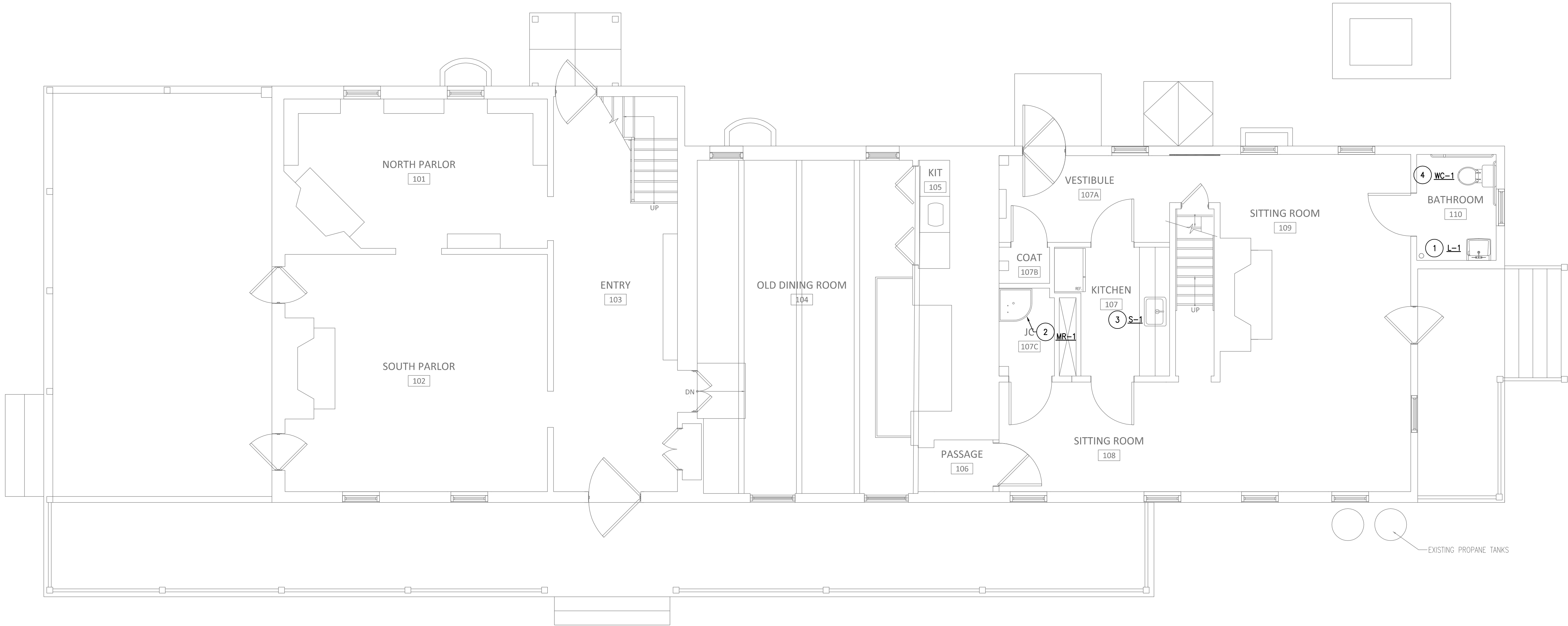
RESTORATION OF MAIN HOUSE
& CARRIAGE HOUSE AT PORTLAND PLACE PHASE II
HARTSHORNE WOODS PARK
MIDDLETOWN, NEW JERSEY

Project No 1118.1
Drawing Title SYMBOLS, LEGENDS, AND ABBREVIATIONS - PLUMBING
File Name P-0-0-11086.dwg

BID / CONSTRUCTION ISSUE

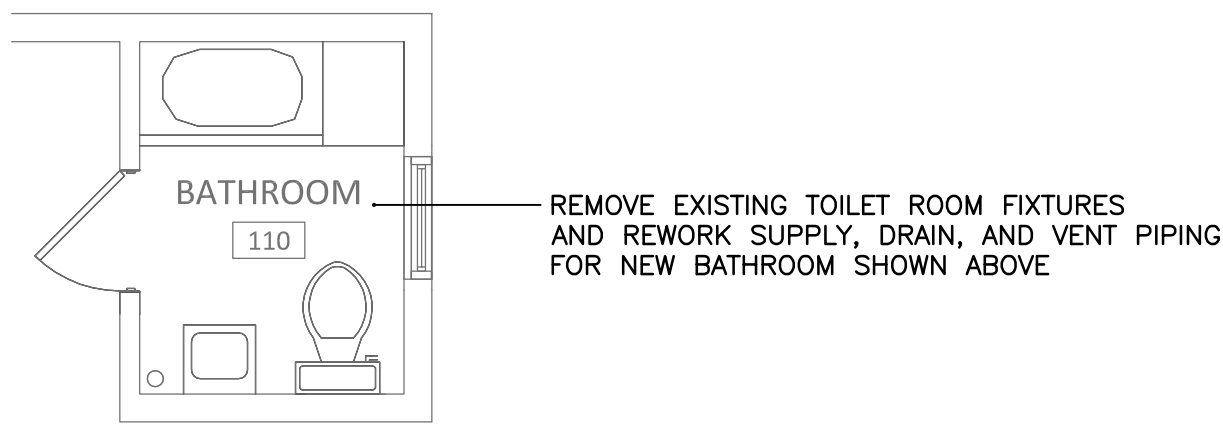
2/23/2016 7:24 AM P:\1\11086\DRAWINGS\MEP\PHASE 2\P-2-1-11086-P2.DWG

JOSH PELICCA



1 FIRST FLOOR PLAN - MAIN HOUSE - NEW WORK - PLUMBING

SCALE: 1/4" = 1'-0"



2 PARTIAL DEMOLITION PLAN

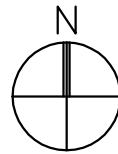
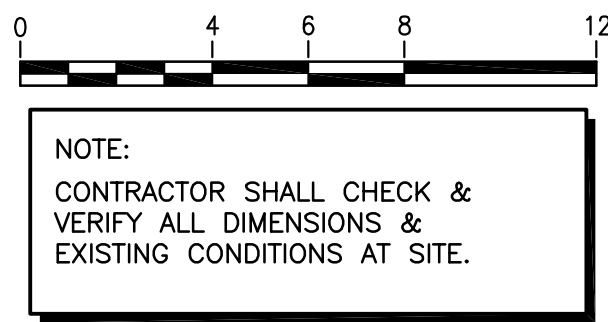
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- CONTRACTOR SHALL EXTEND PIPING FROM EXISTING-REMOVED PLUMBING FIXTURE, OF SIMILAR TYPE, TO NEW PLUMBING FIXTURE.

KEYED NOTES:

- CONNECT 1/2" COLD AND HOT WATER, 1 1/2" WASTE AND VENT TO EXISTING PIPING IN BATHROOM.
- CONNECT NEW SERVICE SINK TO EXISTING ROUGHINS INSTALLED IN PHASE 1.
- CONNECT NEW KITCHEN SINK TO EXISTING ROUGHINS INSTALLED IN PHASE 1.
- CONNECT 1/2" COLD WATER AND 3" SANITARY TO EXISTING PIPING IN BATHROOM.



BRINJAC
ENGINEERING
Since 1995
MELLON INDEPENDENCE CENTER - Suite 6000
701 Market Street, Philadelphia, PA 19106
Phone: (215) 592-9611
Fax: (215) 592-7863
www.brinjac.com

DAVID A. BRINJAC
NIC - 33678

M^a+S
Mills + Schroeder Architects, LLC
Architecture + Historic Preservation

200 Forrestal Road
Suite 3A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.msarchitectsllc.com

Drawn By DJB

Checked By JBW

Date 2/20/15

Revisions

RESTORATION OF MAIN HOUSE
& CARRIAGE HOUSE AT PORTLAND PLACE PHASE II
HARTSHORNE WOODS PARK
MIDDLETOWN, NEW JERSEY

Project No 1118.1

Drawing Title
FIRST FLOOR PLAN -
MAIN HOUSE -
NEW WORK -
PLUMBING

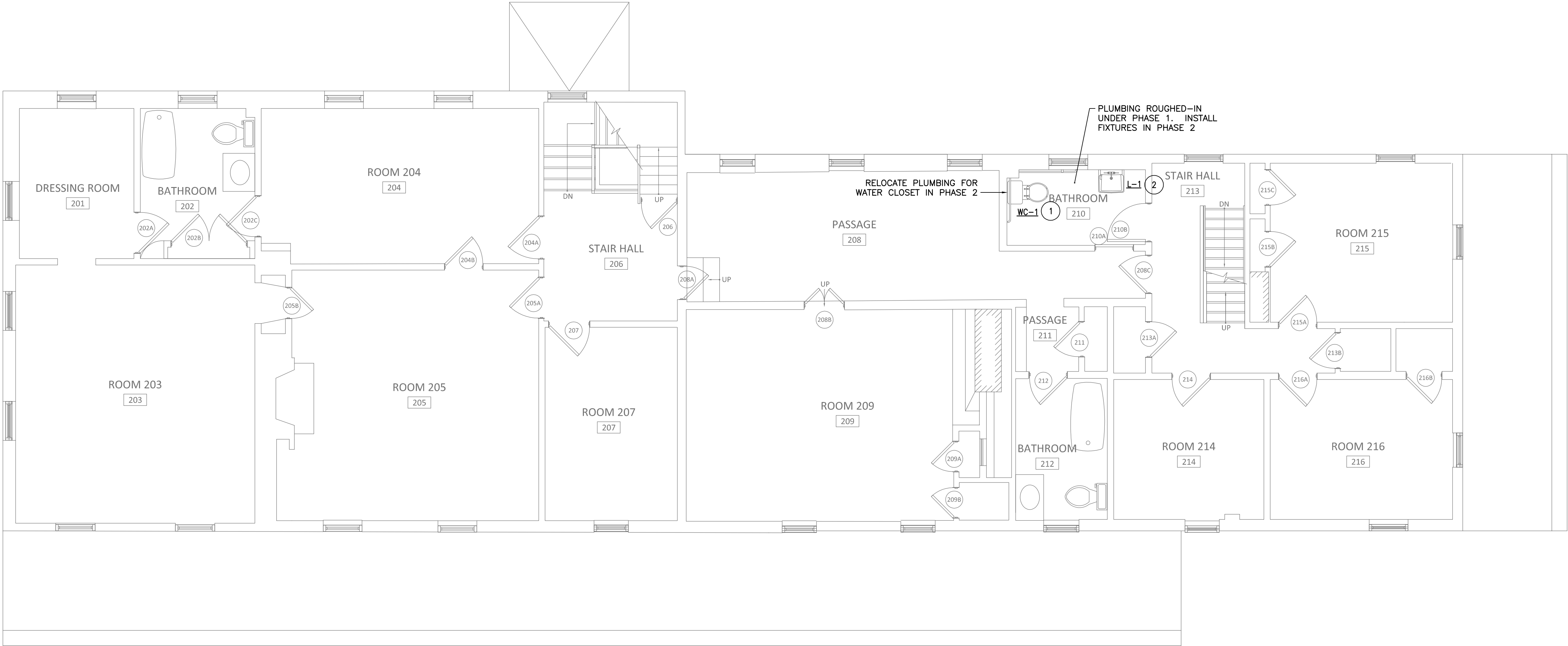
File Name
P-2-1-11086.dwg

P-2.1

BID / CONSTRUCTION ISSUE

2/23/2015 7:24 AM P:\1\11086\DRAWINGS\MEP\PHASE 2\P-2-2-11086-P2.DWG JOSH PELLOCA

1
2
3
4
5
- A -
- B -
- C -
- D -

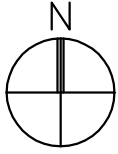


SECOND FLOOR PLAN – MAIN HOUSE – NEW WORK – PLUMBING
SCALE: 1/4" = 1'-0"

KEYED NOTES:

- 1 1/2" COLD WATER, 3" SANITARY. RELOCATE AS REQUIRED FOR PHASE 2 WATER CLOSET LOCATION.
- 2 CONNECT 1/2" COLD AND HOT WATER AND 1 1/2" WASTE TO ROUGHINS INSTALLED IN PHASE 1.

NOTE:
CONTRACTOR SHALL CHECK &
VERIFY ALL DIMENSIONS &
EXISTING CONDITIONS AT SITE.



BRINJAC
ENGINEERING
Since 1995
MELLON INDEPENDENCE CENTER - Suite 6000
701 Market Street, Philadelphia, PA 19106
Phone: (215) 592-9611
Fax: (215) 592-7863
www.brinjac.com

DAVID A. BRINJAC
NIC - 33678

M^a
+ S
Mills + Schneering Architects, LLC

Mills + Schneering Architects, LLC
Architecture + Historic Preservation

200 Forrestal Road
Suite 3A
Princeton, NJ 08540
T: 609.681.2480
F: 609.681.2481
www.msarchitectsllc.com

Drawn By DJB
Checked By JBW
Date 2/20/15
Revisions

RESTORATION OF MAIN HOUSE
& CARRIAGE HOUSE AT PORTLAND PLACE PHASE II

HARTSHORNE WOODS PARK
MIDDLETOWN, NEW JERSEY

Project No 1118.1
Drawing Title SECOND FLOOR PLAN - MAIN HOUSE - NEW WORK PLUMBING
File Name P-2-2-11086.dwg

P-2.2

BID / CONSTRUCTION ISSUE