

STILLWATER COMMUNITY CENTER REROOFING RENOVATIONS & ALTERATIONS

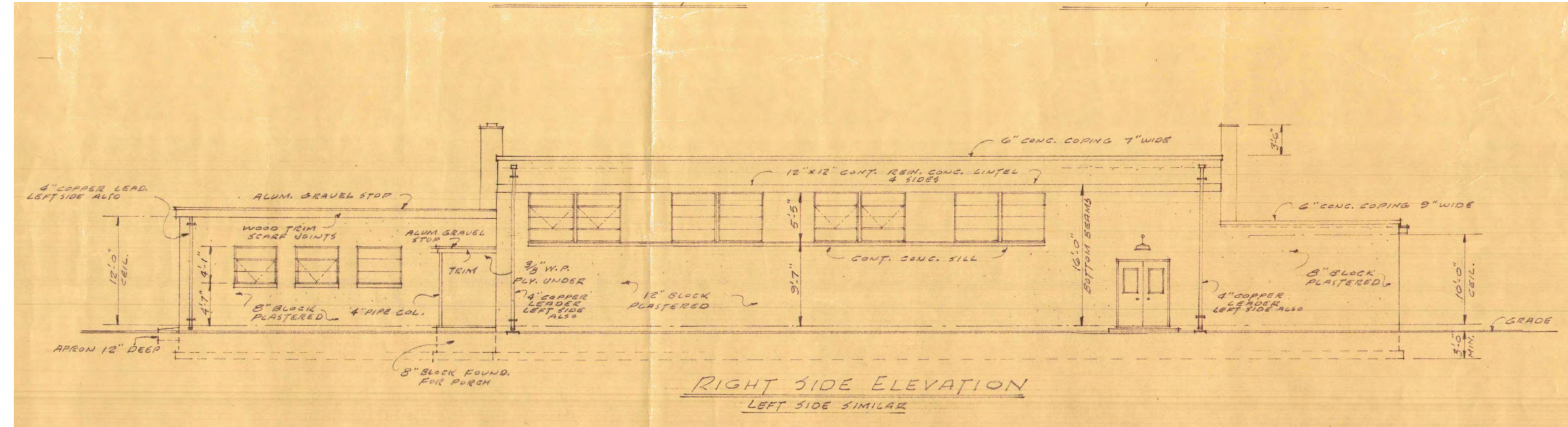
BID DOCUMENTS
JUNE 30, 2023

BUILDING INFORMATION:

	Existing	Proposed
Use & Occupancy Classification	Mixed A-3 & S-2	No Change
Construction Classification	Type 3B	No Change
Building Height & Area Limitations:		
Building Height (FT)		No Change
No. of Stories		No Change
Building Area (SF)		No Change

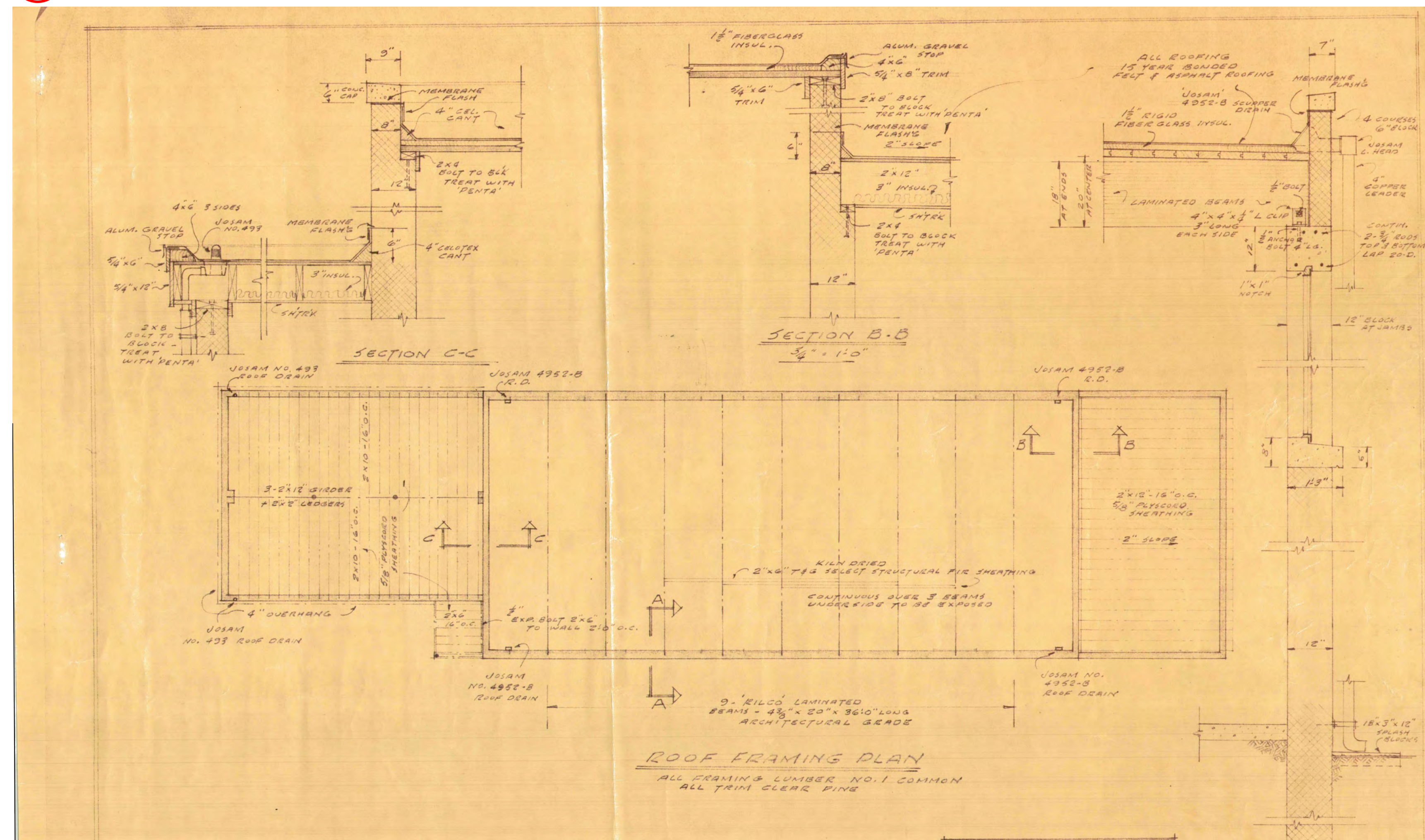
Applicable Subcodes, as per the modifications of the New Jersey Uniform Construction Code:

New Jersey Rehabilitation Subcode, NJUCC Subchapter 6
International Building Code 2021
The National Standard Plumbing Code 2021
The National Electrical Code (NFPA 70) 2020
International Energy Conservation Code 2021
International Mechanical Code 2021
International Fuel Gas Code 2021



C2 ORIGINAL 1953 RIGHT SIDE ELEVATION (FOR REFERENCE ONLY)

Scale: NTS



A2 ORIGINAL 1953 ROOF FRAMING PLAN & DETAILS (FOR REFERENCE ONLY)

Scale: NTS

SITE & ZONING INFORMATION:

Owner:	Stillwater Township		
Project Location:	931 Swartswood Road, Newton, Sussex NJ		
Block:	1703		
Lot:	21		
Zone District:	NC Neighborhood Commercial		
Permitted Uses & Building:	Allowable	Existing	Proposed
Principal Uses			
Community Centers	Yes	Yes	No Change
Bulk Requirements:			
Lot			
Area (AC)			No Change
Width/Road Frontage (FT)			No Change
Total Lot Coverage (%)			No Change
Principal Buildings & Structures			
Height (FT)			No Change
Setbacks (FT)			No Change
Front Yard/Street/Lake			No Change
Side Yard			No Change
Rear Yard/Street			No Change

DRAWING LIST & DIRECTORY:

G-000	General Information: Drawings List & Project Directory Building Subcodes & Zoning Information Project Description	Owner: Stillwater Township 964 Stillwater Road Newton, NJ 07860 T: 973 383 9484
G-001	General Notes & Abbreviations Materials Symbols Reference Photographs	
D-001	Architectural Plans: Selective Demolition Plan	Architect: Samuel Ahren Wykoff, Architect LLC 996 County Road 521 Newton, NJ 07860 T: 973 383 9208
A-001	Soffit Framing Plan Reroofing Details	
A-002	Reroofing Plan Building & Soffit Elevations	

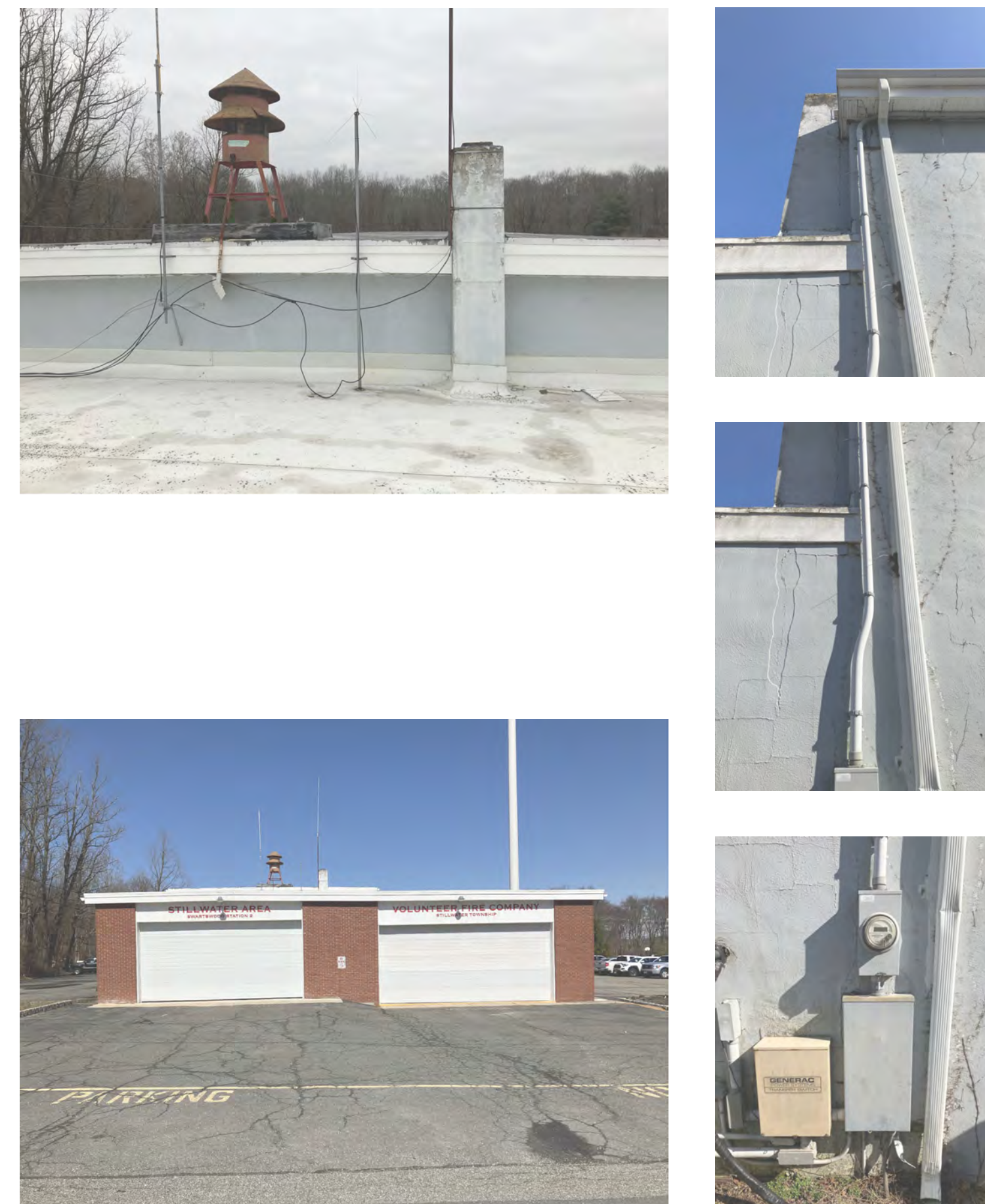
PROJECT DESCRIPTION:

This project consists of reroofing major portions of the Stillwater Township Community Center, including: soffit/leave demolition and construction, and associated minor electrical and mechanical work.

ABBREVIATIONS

AC	acre(s)	MAS	masonry
AB	anchor bolt	MAX	maximum
ABV	above	MBR	member
ACP	acoustical ceiling panel	MECH	mechanical
ACU	air conditioning unit	MFR	manufacturer
AD	area drain	MIN	minimum
AFF	above finish floor	MISC	miscellaneous
ALT	alternate	MO	masonry opening
ALUM	aluminum	MRGWB	moisture resistant GWB
AP	access panel	MTD	mounted
APX	approximate, approximately	MTL	metal
ARCH	architect, architectural	MULL	mullion
		MWK	millwork
BD	board(s)	N	North
BLDG	building	NA	not applicable
BLKG	blocking	NIC	not in contract
BLW	below	NO	number
BM	beam	NOM	nominal
BO	by others	NTS	not to scale
BOT	bottom		
BRG	bearing		
BSMT	basement	O	over
BYND	beyond	OA	overall
BIO	bottom of	OC	on center
B/S	both sides	OFF	office
		OH	overhead
CAB	cabinet	OPG	opening
CHNL	channel	OPP	opposite
CJ	control joint		
CL	closet	PCF	pounds per cubic foot
CLG	ceiling	PFB	prefabricated
CLR	clear	PLAM	plastic laminate
CMU	concrete masonry unit	PLAS	plaster
CO	clean out	PLF	pounds per linear foot
COL	column	PLT	plate
CONC	concrete	PLUMB	plumber, plumbing
CONST	construction	PLYWD	plywood
CONT	continue, continuous	PNT	paint, painted, painting
CONTR	contract, contractor(s)	PRT	partition
COORD	coordinate	PSF	pounds per square foot
CPT	carpet	PSI	pounds per square inch
CRS	course(s)	PT	preservative-treated
CT	ceramic tile	PVC	polyvinyl chloride
CTR	center	PVE	pave, paved, paving
		PVMT	pavement
D	drain	QTY	quantity
DBL	double		
DEMO	demolish, demolition	R	riser
DIM	dimension(s), dimensional	RAD	radius
DL	dead load	RCP	reflected ceiling plan
DN	down	RD	roof drain
DP	dampproofing	RE	reinforced
DR	door	REF	reference
DS	downspout	REFR	refrigerate, refrigerator,
DTL	detail	REFR	refrigeration
DW	dishwasher	REQD	required
DWG	drawing	REV	revise, revised, revision
E	East	RF	roof
EA	each	RFG	roofing
EB	expansion bolt	RM	room
EJ	expansion joint	RO	rough opening
ELEC	electric, electrical, electrician		
ELEV	elevation	S	South
EMER	emergency	SCH	schedule
EQ	equal	SCT	section
EQP	equipment	SHT	sheet
EW	each way	SHTH	sheathing
EXCAV	excavate	SIM	similar
EXIST	existing	SLB	slab
EXP	expose, exposed, exposure	SM	small
EXT	exterior	STC	sound transmission coefficient
		SPEC	specified, specifications
FA	fire alarm	SQ	square
FBO	furnished by others	SS1L	stainless steel
FD	floor drain	STD	standard
FE	fire extinguisher	STL	steel
FEC	fire extinguisher cabinet	STOR	storage
FIN	finish	STR	structure, structural
FIXT	fixture	SUS	suspended
FLR	floor	SYS	system
FLSH	flashing		
FND	foundation	T	tread
FO	face of	TEMP	temporary
FOC	face of concrete	THK	thick, thickness
FOF	face of finish	TME	to match existing
FOM	face of masonry	TOC	top of concrete
FOS	face of stud	TOS	top of steel
FOW	face of wall	TOW	top of wall
FRM	frame, framed, framing	TYP	typical
FT	foot, feet	T&B	top & bottom
FTG	footing	T&G	tongue & groove
FUR	furred	T/O	top of
GA	gauge	U/	under
GALV	galvanized	UNF	unfinished
GB	grab bar	U/S	underside
GL	glass	UNO	unless noted otherwise
GLT	glue laminated timber		
GRD	grade, grading	VB	vapor barrier
GT	grout	VCT	vinyl composition tile
GWB	gypsum wall board	VIF	verify in field
		VERT	vertical
HB	hose bib	VTR	vent through roof
HC	header	VTW	vent through wall
HDR	horizontal		
HP	high point	W	West, wide, width
HT	height	WC	water closet
HVAC	heating, ventilation, and air conditioning	WD	wood
HWH	hot water heater	WH	water heater
		WIN	window
ILO	in lieu of	WL	weather resistant
IN	inch, inches	WR	welded wire fabric
INCL	include	WWF	with
INSUL	insulate, insulated, insulation	W/	with
INT	interior	W/O	without
JNT	joint	&	and
JST	joist	∠	angle
		@	at
L	length	¢	centerline
LAV	lavatory	X°	degrees
LF	lineal feet	X'	foot, feet
LG	large	X"	inch, inches
LL	live load	Ø	diameter
LOA	length overall	#	number
LP	low point	%	percent
LT	light	±	plus/minus (approximately)
LTL	lintel		
LUM	lumber		
LVL	laminated veneer lumber		

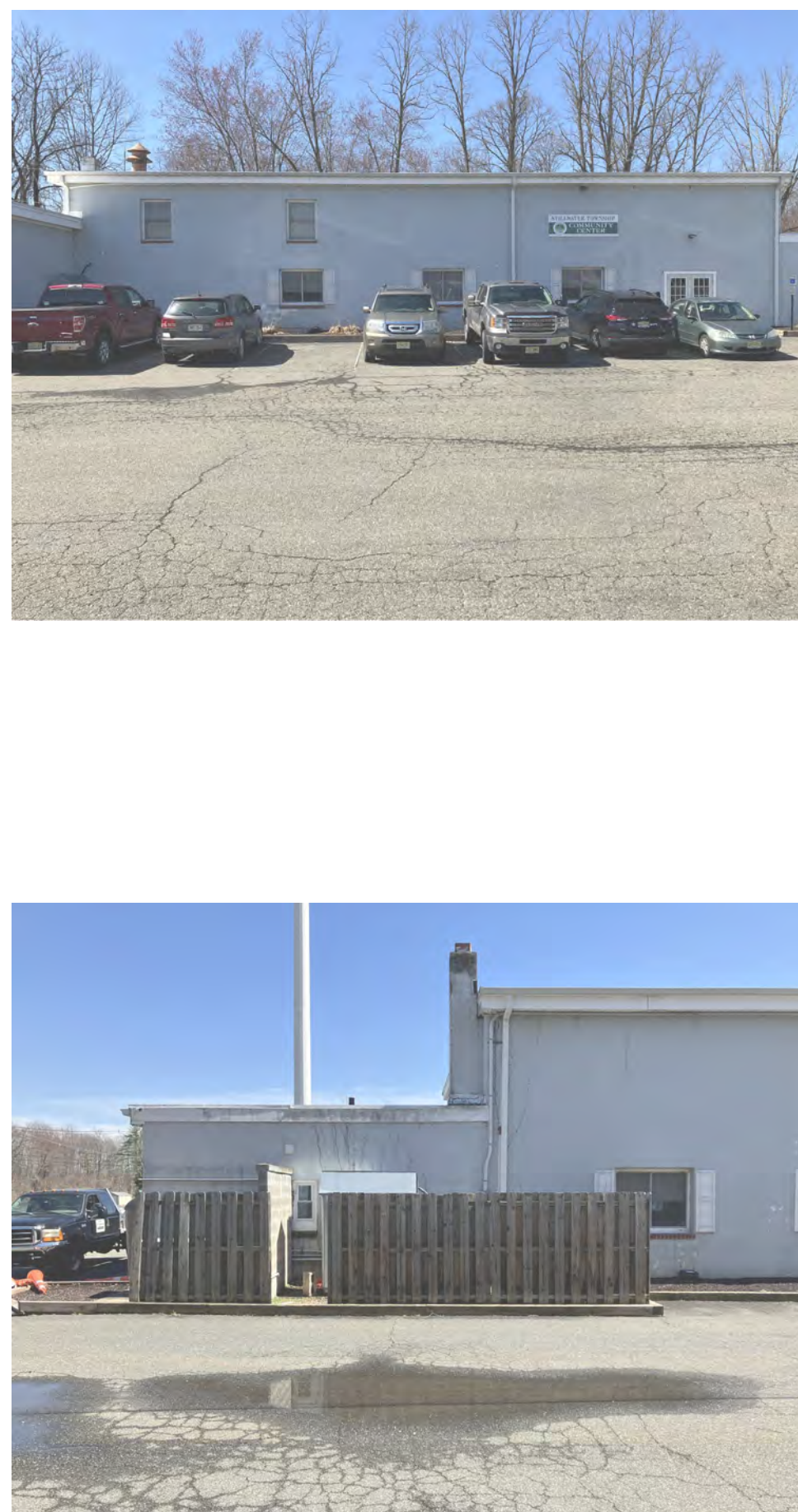
EXISTING



REFERENCE



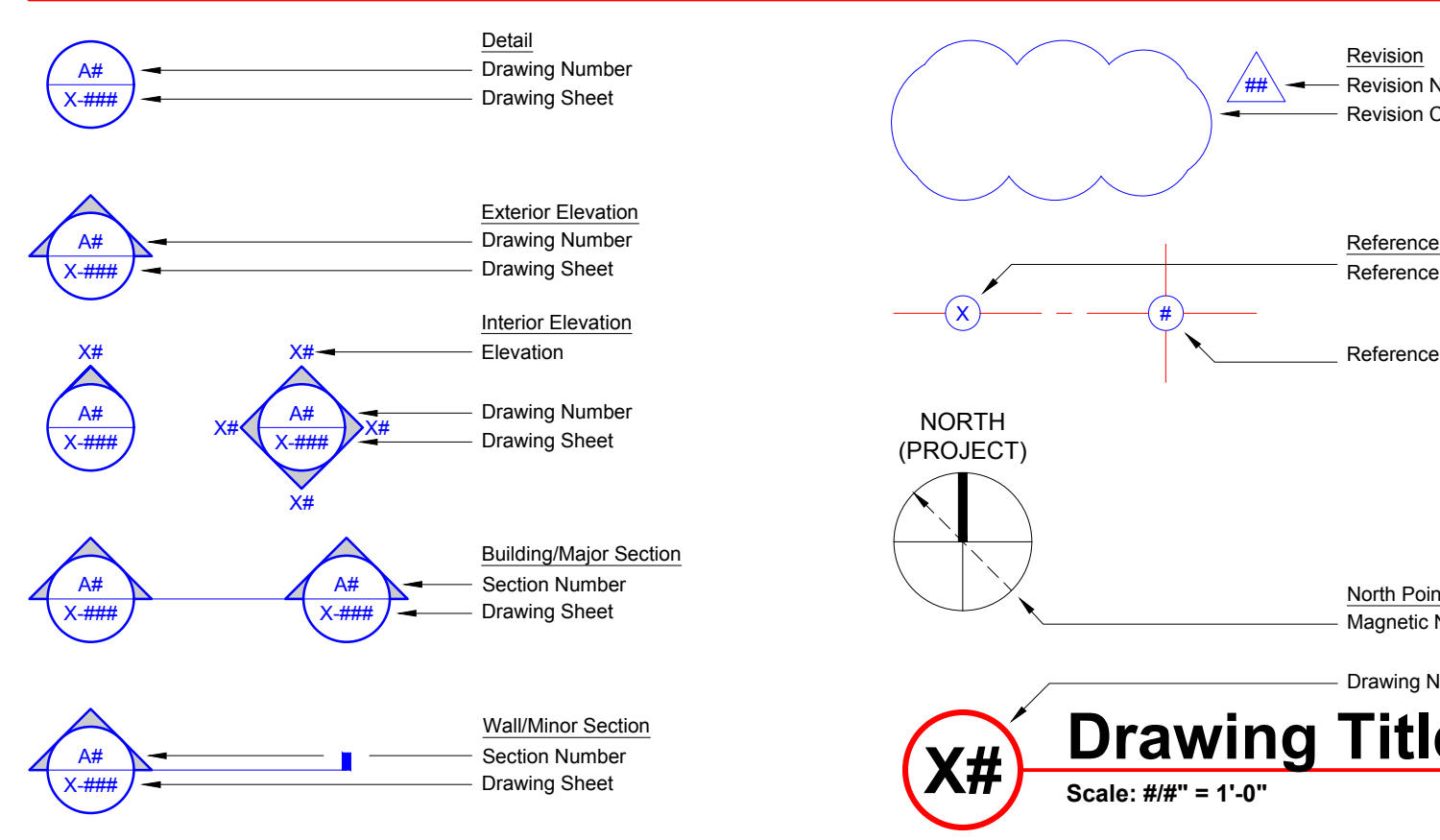
PHOTOGRAPHS



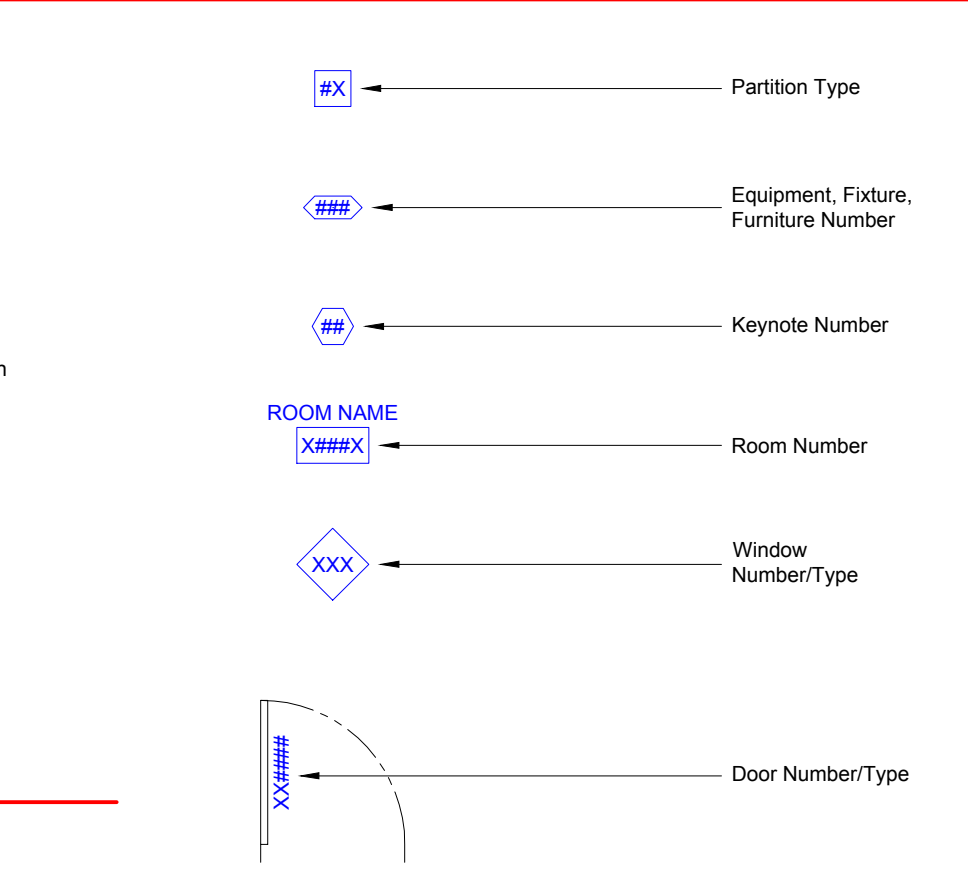
REHAB SUBCODE NOTES



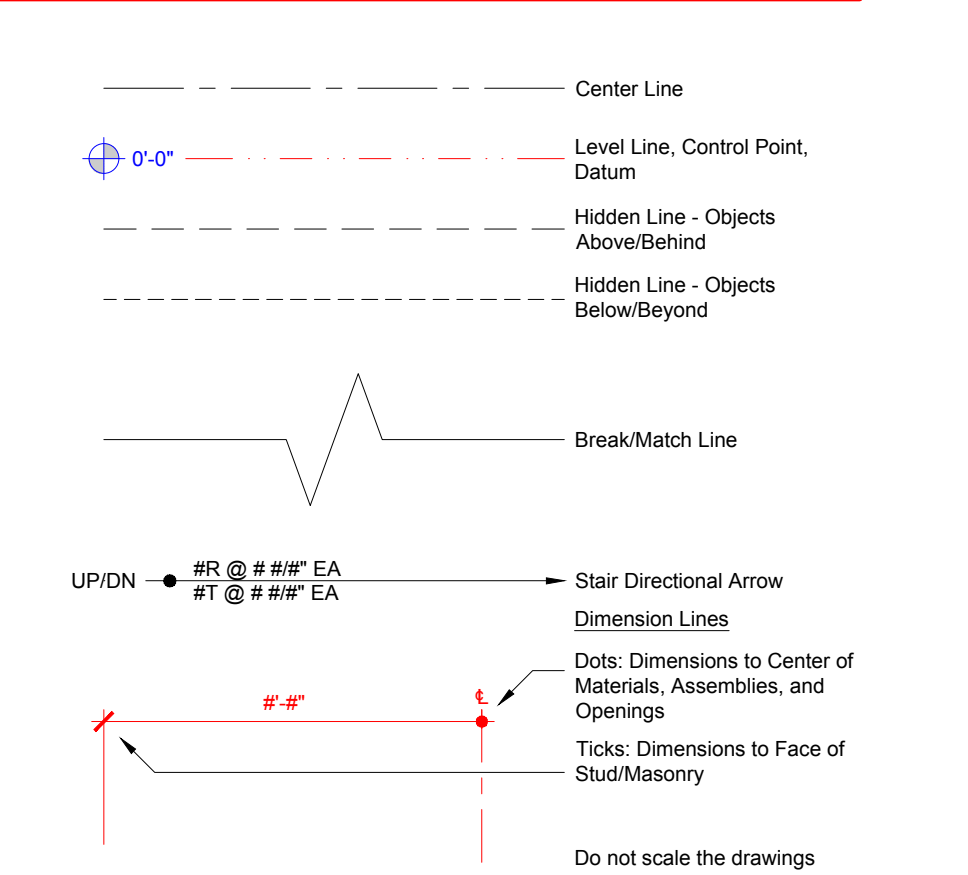
GENERAL GRAPHIC



SYMBOLS



REHAB SUBCODE NOTES



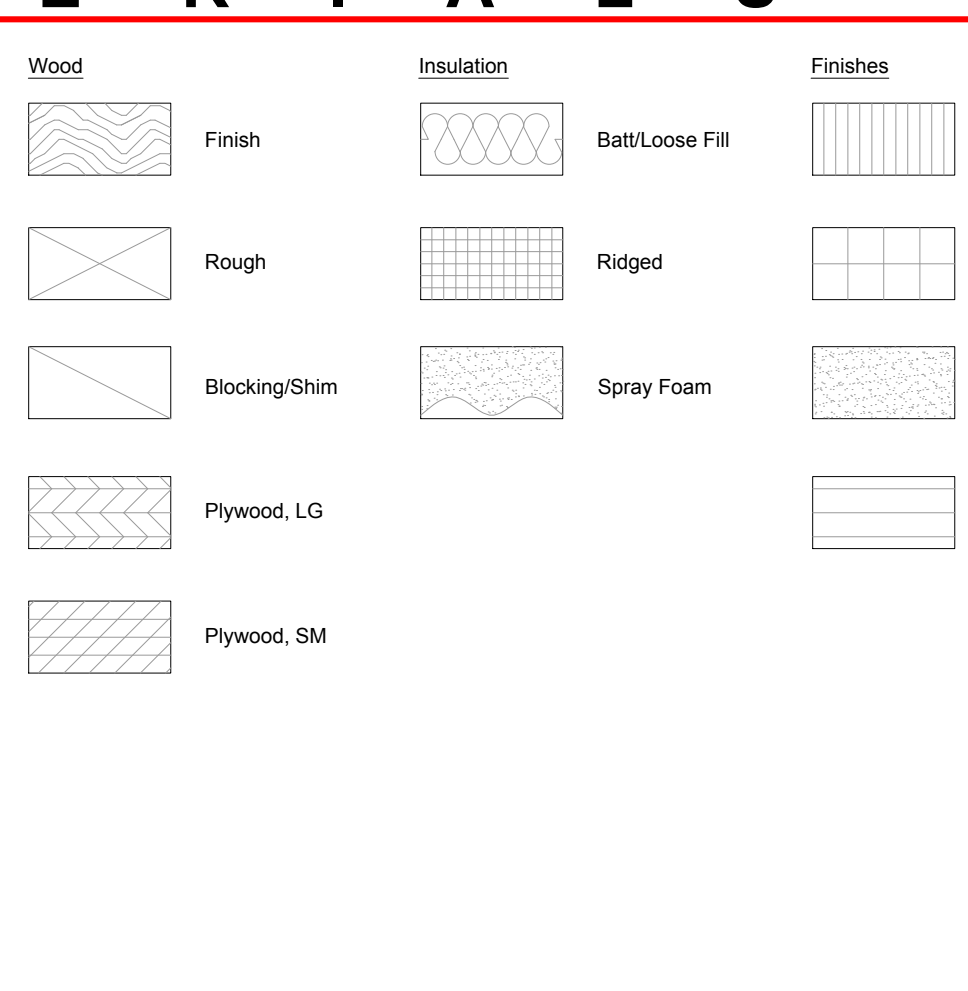
GENERAL NOTES

1. Documents prepared by the Architect are instruments of the Architect's service for use solely with respect to this Project. The Architect retains all common law, statutory, and other reserved rights, including the copyright. The Owner, Contractor, subcontractors, sub-subcontractors, and suppliers are authorized to use and reproduce the instruments of service solely and exclusively for execution of the Work. The instruments of service may not be used for other Projects or for additions to this Project outside the scope of Work without the specific written consent of the Architect.
2. The Contractor shall visit the site, become familiar with local conditions under which the Work is to be performed, and correlate personal observations with requirements of the Construction Documents prior to proceeding with Work.
3. The Contractor shall carefully study and compare the Contract Documents with each other and with the information furnished by the Owner. Before commencing activities, the Contractor shall (1) take field measurements and verify field conditions; (2) carefully compare this and other information known to the Contractor with the Construction Documents; and (3) promptly report errors, inconsistencies, or omissions discovered to the Architect.
4. The Architect will not have control over or charge of, and will not be responsible for, construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's responsibility.
5. The Architect will not be responsible for the Contractor's failure to carry out the Work in accordance with the Construction Documents.
6. The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs, including all those required by law in connection with performance of the Work. The Contractor shall take reasonable precautions to prevent damage, injury, or loss to employees on the Work and other persons who may be affected thereby, the Work and materials and equipment to be incorporated therein, and other property at the site or adjacent thereto. The Contractor shall promptly remedy damage and loss to property caused in whole or in part by the Contractor, or by anyone for whose acts the Contractor may be liable.
7. To the fullest extent permitted by law, the Owner and Contractor shall indemnify and hold harmless the Architect from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work.

GENERAL MATERIALS

Earthwork	Cementitious	Masonry	Metals	Wood	Insulation	Finishes	Other
Soil, Undisturbed	Concrete, LG	CMU	Metal, Sheet	Finish	Batt/Loose Fill	Ceramic Tile	Shingles, Roof
Soil, Fill	Concrete, SM	CMU	Metal, Others	Rough	Ridged	Ceramic Tile	Sliding, Clapboard
Gravel, Porous Fill	Plaster	Brick, Common		Blocking/Shim	Spray Foam	GWB	
Sand	Mortar	Brick, LG (Common Bond)		Plywood, LG		Wood, Strip Flooring	
	Grout	Brick, SM		Plywood, SM			
		Stone					

SYMBOLS



GENERAL NOTES

- Note(s):
- Scale of materials varies throughout drawing set

© 2023 Samuel Ahren Wykoff, Architect LLC
New Jersey Lic. No. 21A01761900

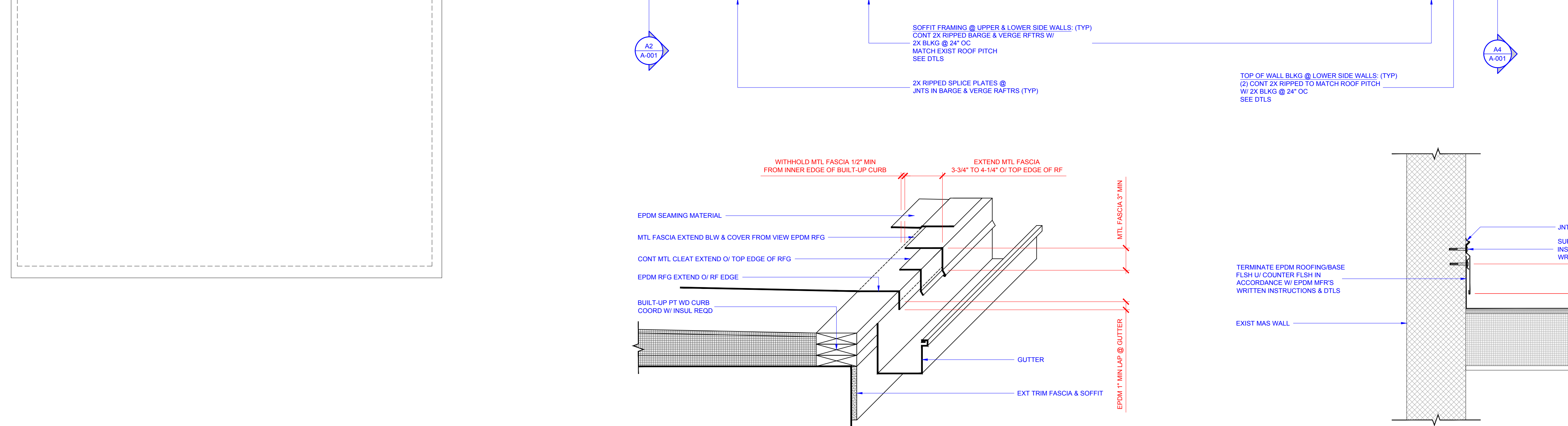
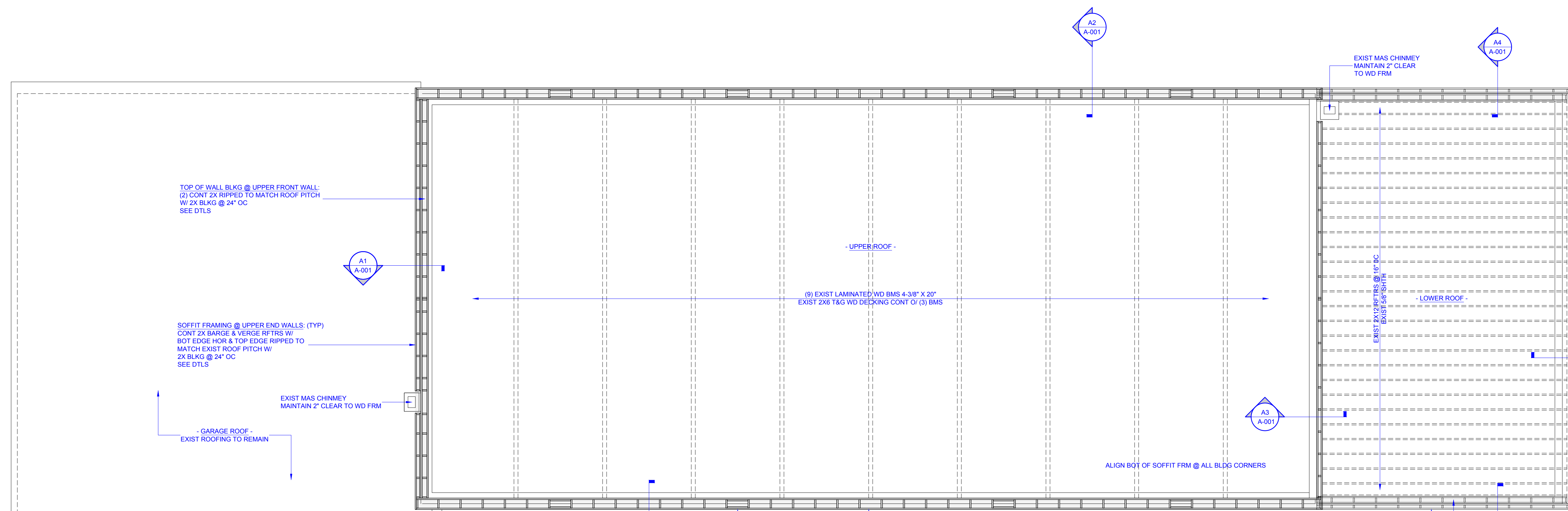
STILLWATER TOWNSHIP COMMUNITY CENTER & ALTERNATIVE ARCHITECT LLC
 SAMUEL AHREN WYKOFF ARCHITECT
 996 County Road 521, New Jersey 07860
 Tel: 973 383 9208
 Email: Architecture@SamuelAhrenWykoff.com
 Project ID: 2231 STCC
 Issue Date: June 20, 2023
 Issue: Bid Documents
 Revised:

Sheet Title:
General Notes & Abbreviations
Materials Symbols
Reference Photographs
Sheet No:
G-001



A1 SELECTIVE DEMOLITION PLAN
Scale: 3/16" = 1'-0"

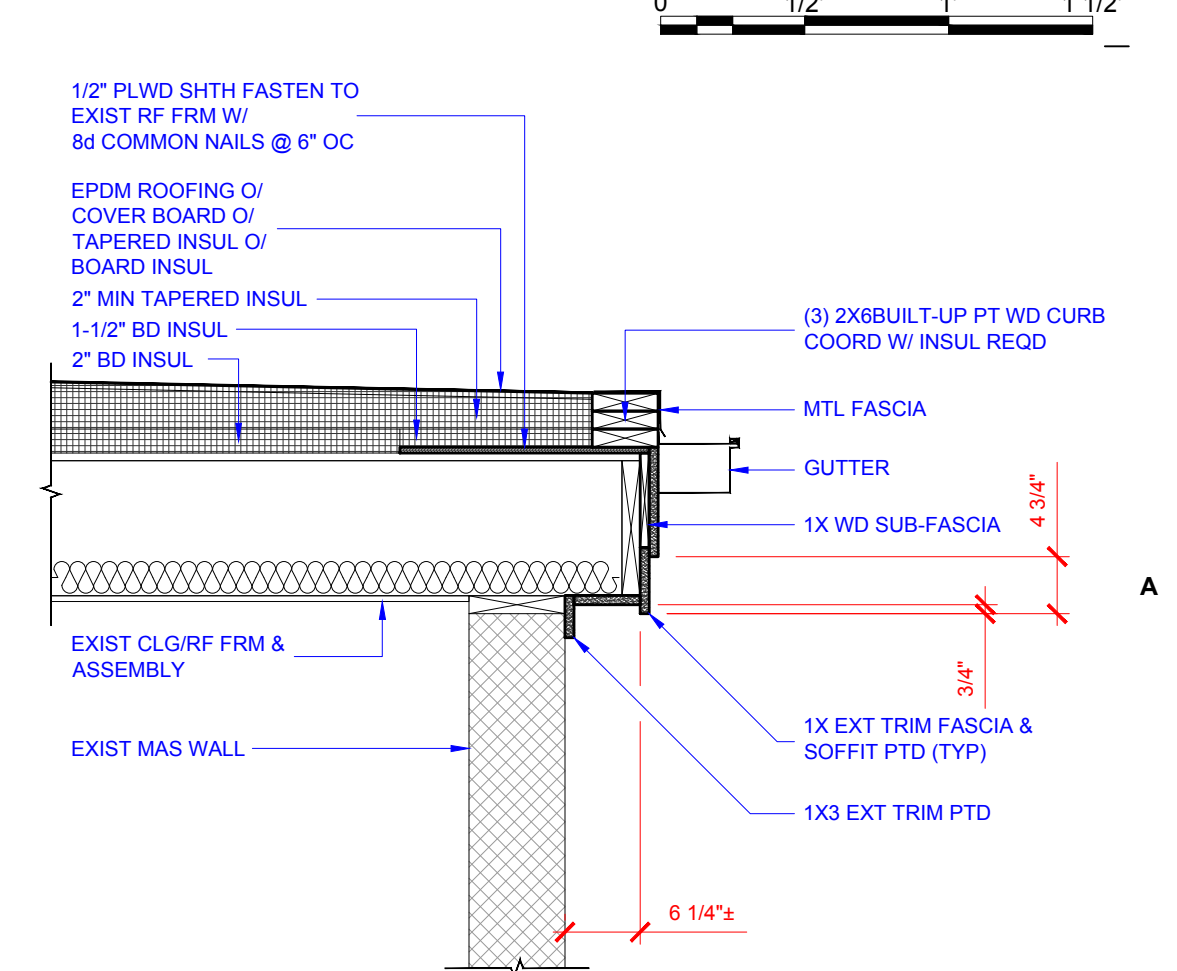
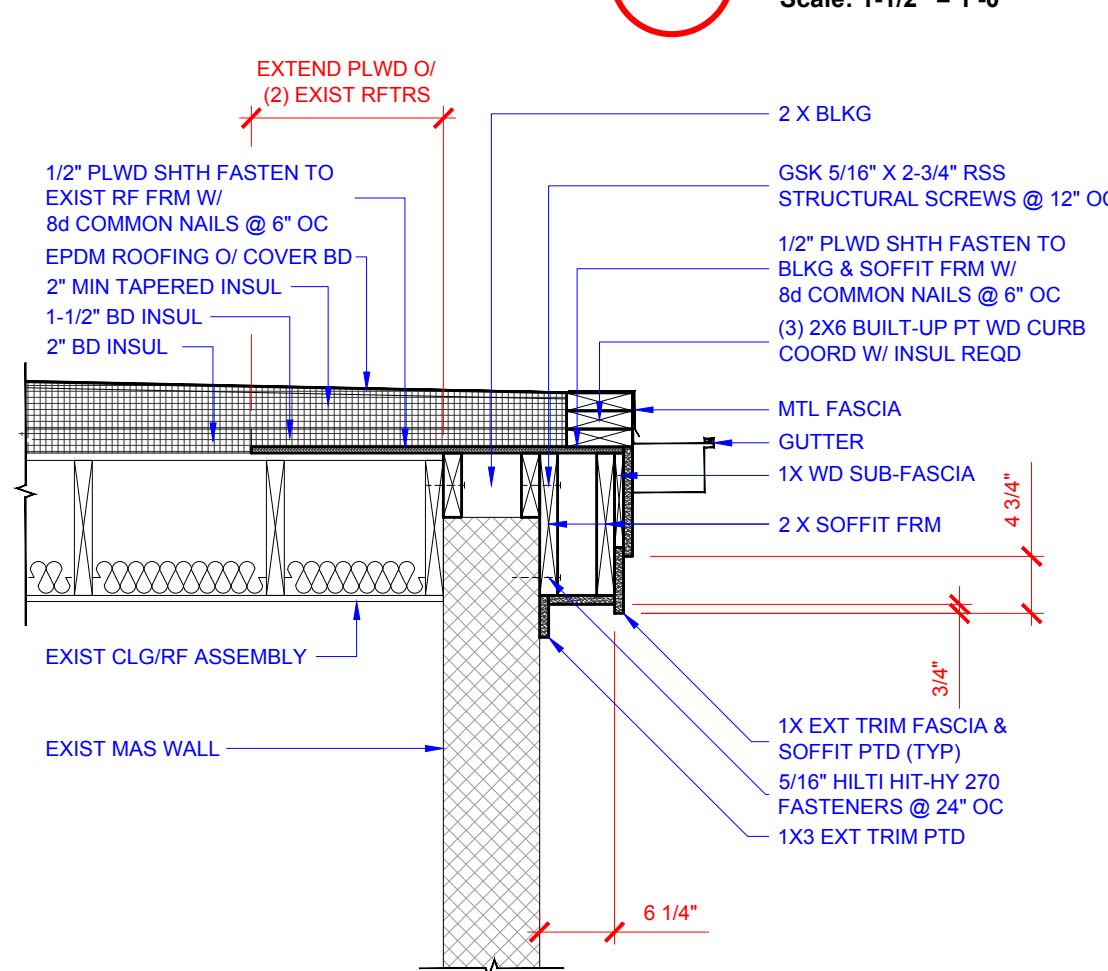
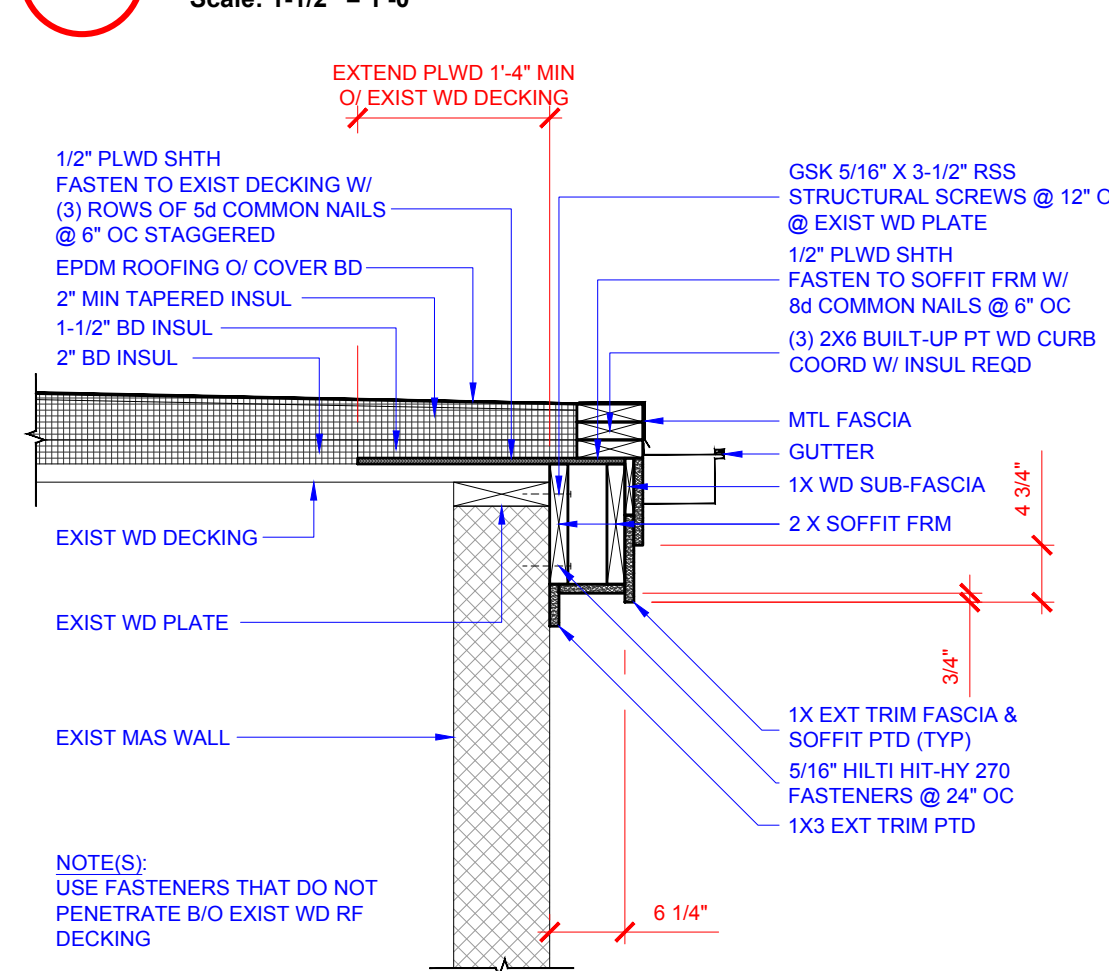
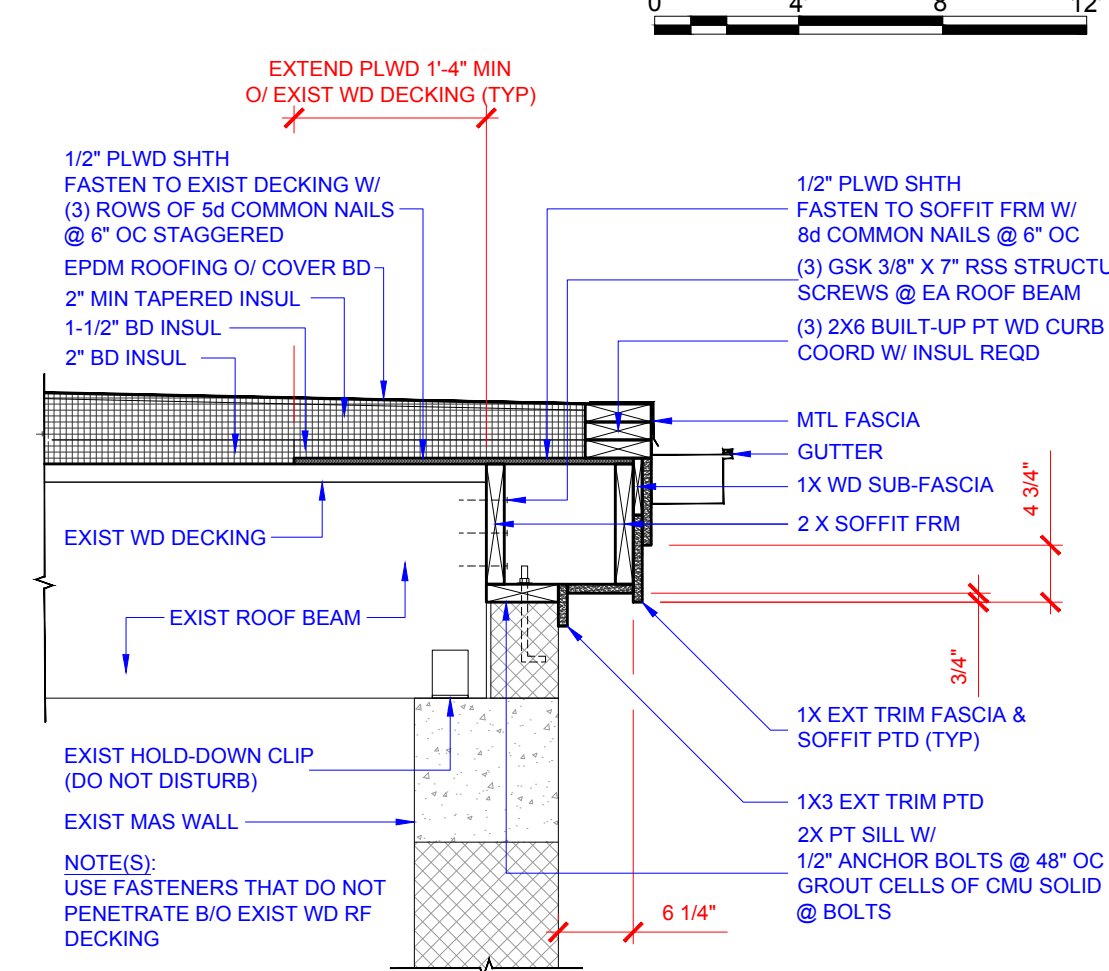
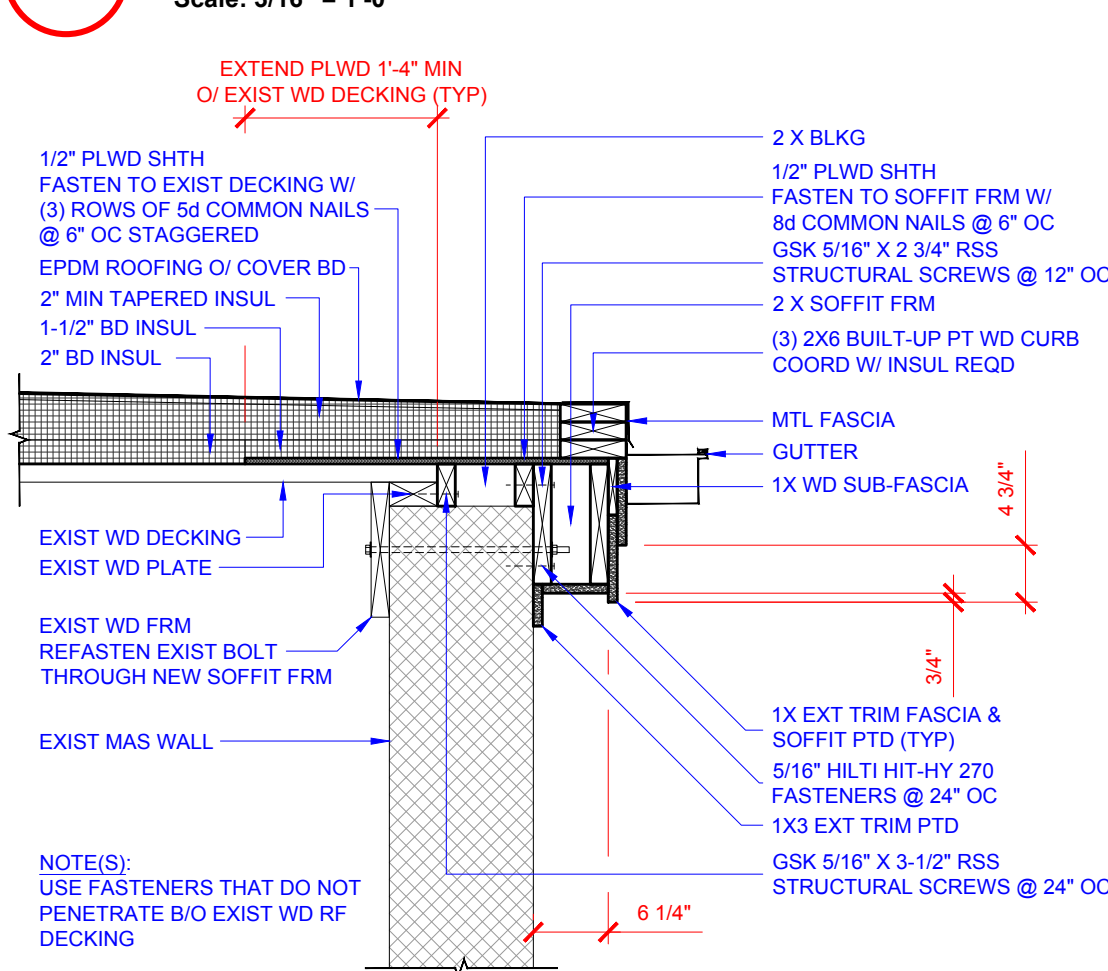




B1 SOFFIT FRAMING PLAN
Scale: 3/16" = 1'-0"

B3 TYP DETAIL @ ROOF EDGE
Scale: 1-1/2" = 1'-0"

B4 TYP COUNTER FLASHING DETAIL @ WALL
Scale: 1-1/2" = 1'-0"



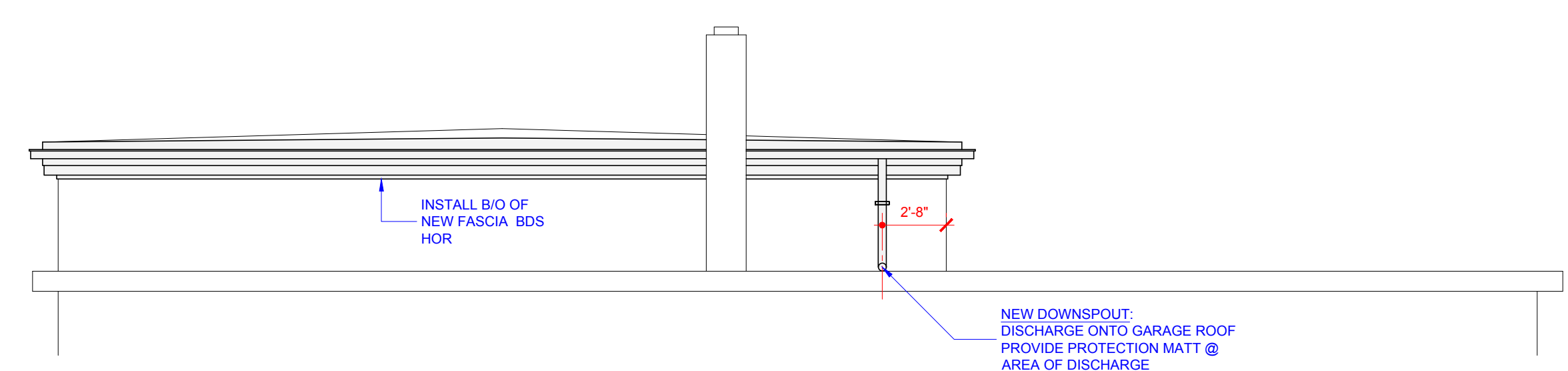
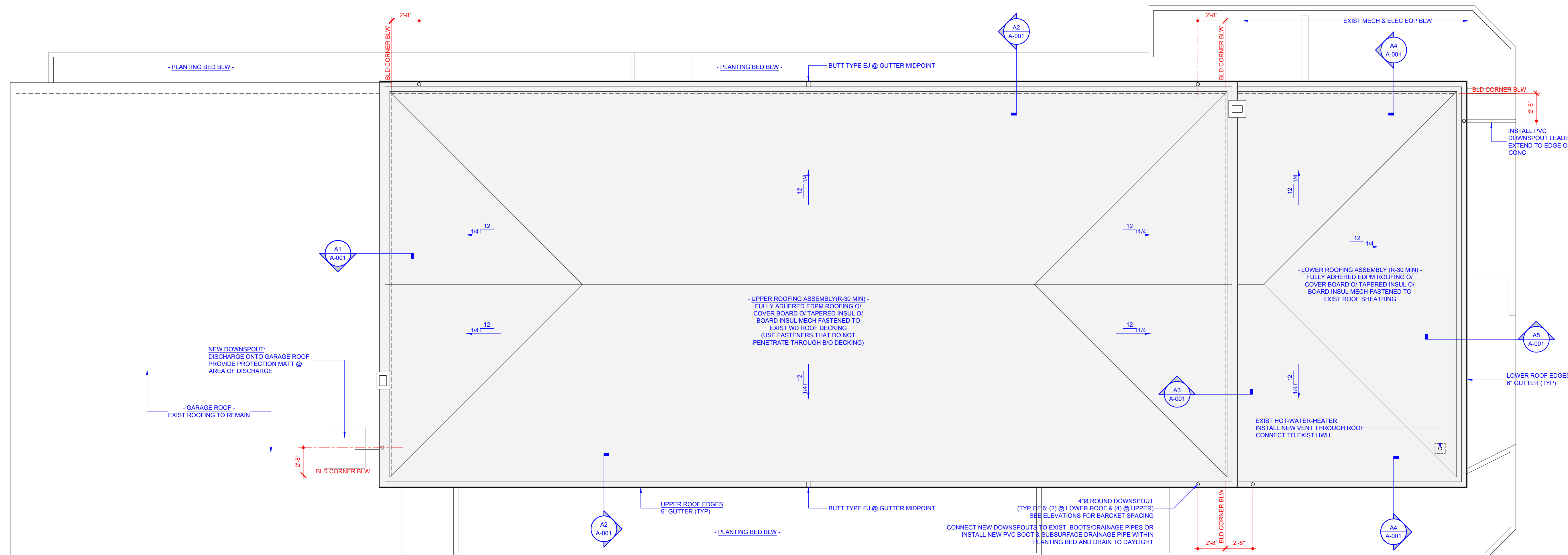
A1 SOFFIT DETAIL
Scale: 3/4" = 1'-0"

A2 SOFFIT DETAIL
Scale: 3/4" = 1'-0"

A3 SOFFIT DETAIL
Scale: 3/4" = 1'-0"

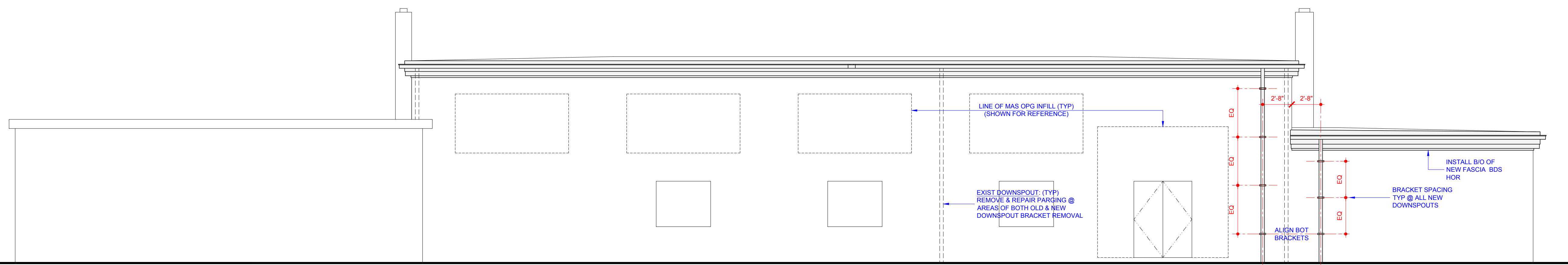
A4 SOFFIT DETAIL
Scale: 3/4" = 1'-0"

A5 SOFFIT DETAIL
Scale: 3/4" = 1'-0"



B1 REROOFING PLAN
Scale: 3/16" = 1'-0"

B3 FRONT SIDE UPPER SOFFIT ELEVATION (REAR SIMILAR)
Scale: 3/16" = 1'-0"



A1 RIGHT SIDE BUILDING ELEVATION (LEFT SIDE SIMILAR)
Scale: 3/16" = 1'-0"

