

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE NEW JERSEY UNIFORM CONSTRUCTION CODE (NJAC 5:23) AND ALL APPLICABLE MODEL BUILDING SUBCODES, INCLUDING BUT NOT LIMITED TO:
NEW JERSEY INTERNATIONAL BUILDING CODE, 2018
ICC/ANSI 117.1, 2009 ACCESSIBLE AND USABLE BUILDING AND FACILITIES INTERNATIONAL MECHANICAL CODE - 2018
NATIONAL ELECTRICAL CODE, 2017
NATIONAL STANDARD PLUMBING CODE, 2018

ALL WORK SHALL BE PERFORMED DURING NORMAL WORK HOURS, AS SET FORTH IN THE MUNICIPAL ORDINANCE WHICH HOLDS JURISDICTION OVER THE AREA OF WORK, UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THESE CONTRACT DOCUMENTS, SPECIFICATIONS, OR OTHER WRITTEN AGREEMENTS BETWEEN OWNER AND CONTRACTOR.

THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL MAINTAIN A CLEAN WORK-SITE AND PROTECT ALL BUILDING MATERIALS FROM THE ELEMENTS AND FROM ON-GOING CONSTRUCTION WORK AS NECESSARY TO MAINTAIN THE MATERIAL INTEGRITY.

THE AREA OF WORK SHALL BE SEPARATED FROM ALL OTHER OCCUPIED AREAS BY MINIMUM 6 MIL POLY ETHYLENE DUST CURTAIN. WHERE AREAS OF WORK ARE ADJACENT TO PUBLIC AREAS TO BE OCCUPIED AND CONSTRUCTION PARTITIONS ARE NOT SPECIFIED IN OTHER AREAS OF THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, THE AREA OF WORK SHALL BE SEPARATED BY A UL DESIGN U465 ONE HOUR CONSTRUCTION PARTITION FROM FLOOR TO CEILING ABOVE THE MIN. 5/8" G.W.B. EACH SIDE OF 3-5/8" METAL STUD FRAMING AT 16" O.C. AND 3" S.A.F.B. IN THE STUD CAVITY. ALL CONSTRUCTION PARTITION REQUIREMENTS SHALL COMPLY WITH NJAC 5:23-9.6(C) IN ALL CASES.

WHEN NOT SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS, ALL SITE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION OVER THE PROJECT AREA AND ICC/ANSI 117.1, 2009

ALL LANDSCAPING SHALL BE INSTALLED AT SUCH TIME SO AS TO BE IN HEALTHY CONDITION AT THE TIME OF SUBSTANTIAL COMPLETION. ANY LANDSCAPE MATERIALS NOT IN SUCH CONDITION AT THE TIME OF SUBSTANTIAL COMPLETION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, GROWING SEASON, AND CONSTRUCTION SCHEDULE IN SCHEDULING INSTALLATIONS AFTER SUBSTANTIAL COMPLETION.

ALL BEARING SOIL SHALL BE UNDISTURBED OR 100% COMPACTED SOIL TO ACCOMMODATE THE INSTALLATION OF FOOTINGS, FOUNDATION WALLS, PILINGS, ETC. WHEN NOT INDICATED OTHERWISE IN THESE CONTRACT DOCUMENTS AND SPECIFICATIONS VIA SOIL REPORT, BEARING CAPACITY OF THE SOIL IN THE AREA OF WORK SHALL BE CONSIDERED TO BE 3,000 PSI WITHOUT DETRIMENTAL SETTLEMENT. IN SUCH CASES, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TESTING TO VERIFY THIS CONDITION PRIOR TO COMMENCEMENT OF WORK.

FOOTINGS SHALL BE LOCATED A MINIMUM OF 30" BELOW GRADE, UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS.

IN PERFORMING ANY EARTHWORK, ALL EXCAVATED AREAS SHALL BE PROVIDED WITH TEMPORARY SUPPORTS AND/OR SHORING TO PREVENT ANY COLLAPSE. EXCAVATED SOILS, FILL, ETC. SHALL BE STORED SO AS NOT TO EXCEED THE ANGLE OF REPOSE FOR EACH TYPE. ALL BEARING SOIL, WHEN EXCAVATED AND STORED SHALL BE PROPERLY PROTECTED FROM THE ELEMENTS UNTIL BACKFILLING.

BACKFILLING SHALL BE PERFORMED IN MAX. 6" LIFTS UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS. EACH LIFT SHALL BE TAMPED PRIOR TO CONTINUING WORK.

ALL MISCELLANEOUS WOOD SHALL BE MIN. NO. 1 OR BETTER DOUGLASS FIR. WOOD NAILERS, BLOCKING, ETC. IN FOUNDATION CONSTRUCTION SHALL BE TREATED TO RESIST DECAY.

ALL CRAWL SPACES AND SLAB ON-GRAD CONDITIONS SHALL BE PROVIDED WITH 6 MIL. POLYETHYLENE VAPOR BARRIER FOR THE ENTIRE FOOTPRINT AND MIN. 24" WIDE 2" RIGID INSULATION AT THE ENTIRE PERIMETER OF THE BUILDING FOOTPRINT.

ALL CONCRETE TO BE PROVIDED SHALL BE MIN. 4,000 PSI IN 28 DAYS UNLESS INDICATED OTHERWISE IN THESE DOCUMENTS.

ALL CONCRETE MASONRY UNITS WHEN LOAD-BEARING SHALL CONFORM TO ASTM C34-84. IN NON-LOAD-BEARING APPLICATIONS MASONRY UNITS SHALL COMPLY WITH C56-81.

ALL DOORS AND WINDOWS AT EXTERIOR WALLS SHALL BE PROVIDED WITH ALUM. SILL FLASHING UNDER THE ENTIRE WIDTH OF THE OPENING. AT WINDOW AREAS, FLASHING SHALL HAVE UPTURNED EDGES WITH SOLDERED CORNERS AND PITCH TO THE EXTERIOR. ALL WINDOWS AND DOORS SHALL BE PROVIDED WITH SHIM SPACES AT THE PERIMETER TO ENSURE A PLUMB AND TRUE INSTALLATION.

ALL GLAZING IN HAZARDOUS AREAS AS DEFINED IN 2406.2 SHALL BE TEMPERED GLAZED SAFETY GLASS AND SHALL BE IMPACT-RESISTANT GLAZED OPENINGS.

ALL GYPSUM WALL BOARD TO BE 5/8" FIRECODE 'C' UNLESS INDICATED OTHERWISE IN THE DOCUMENTS.

ALL BATHROOM AND KITCHEN AREAS SHALL BE PROVIDED WITH WATER-RESISTANT G.W.B., TYPICAL. ALL TILE AREAS SHALL BE PROVIDED WITH CEMENTITIOUS BOARD BACK-UP UNLESS INDICATED OTHERWISE.

IN ALL PAINTED WALL AREAS, G.W.B. SHALL BE TAPED AND SPACKLED TO MIN. LEVEL 4 FINISH.

IN ALL WALL-COVERED AREAS, G.W.B. SHALL BE TAPED AND SPACKLED TO MIN. LEVEL 4 FINISH.

SHOP DRAWINGS SHALL BE REQUIRED FOR ALL MILLWORK.

ALL THRESHOLDS AND OTHER FLOORING TRANSITIONS SHALL COMPLY WITH THE FLOOR LEVEL CHANGES CONSTITUTED IN ICC/ANSI 117.1, 2009.

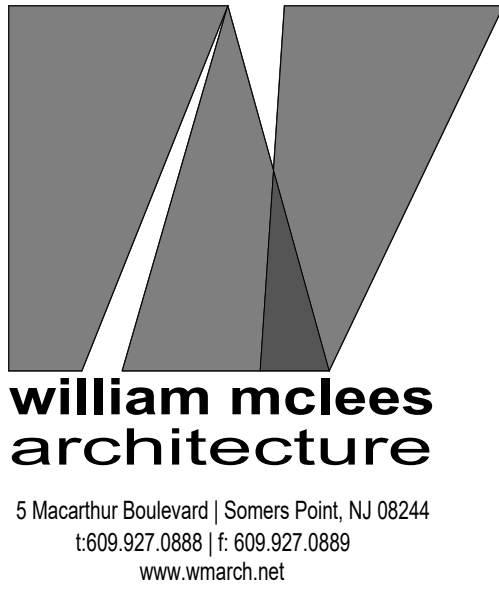
ALL SPECIALTIES, ACCESSORIES, OR OTHER WALL-MOUNTED EQUIPMENT, FIXTURES, ETC. SHALL BE PROVIDED WITH NON-COMBUSTIBLE BLOCKING IN THE WALL CAVITY FOR SUPPORT UNLESS SPECIFICALLY NOTED OTHERWISE.

ALL ELEVATOR PITS (WHERE APPLICABLE) SHALL BE PROVIDED WITH SUMP PUMP CONNECTED TO THE BUILDING STORM WATER SYSTEM. THE PIT SHALL BE PROVIDE WITH A GALV. STEEL ACCESS LADDER MOUNTED IN AN OSHA COMPLIANT LOCATION WITH WORK LIGHT AND SWITCH ACCESSIBLE FROM THE POINT OF ENTRY. ALL ELEVATOR DOORS SHALL BE PROVIDED WITH STRUCTURAL STEEL SILL ANGLES AS REQUIRED BY THE MANUFACTURER.

DRAWING LIST				
SHEET NUMBER	SHEET NAME	ISSUE DATE	CURRENT REVISION	REVISION DATE
G0.00	COVER SHEET	01.19.23		
A1.00	FLOOR PLANS - UNIT 'A1'	01.19.23		
A2.00	ELEVATIONS	01.19.23		

NEW CONSTRUCTION:
WESTMINSTER TOWNHOMES
BLOCK 51
ATLANTIC CITY, NEW JERSEY 08401

OWNER: PAT FASANO
ARCHITECT: WILLIAM McLEES ARCHITECTURE
5 MACARTHUR BOULEVARD
SOMERS POINT, NJ 08244
CONTACT: WILLIAM McLEES, AIA
609.927.0888



William C. McLees
AIA, LEED AP
New Jersey State License
Pennsylvania State License

A1 14054
RA403479

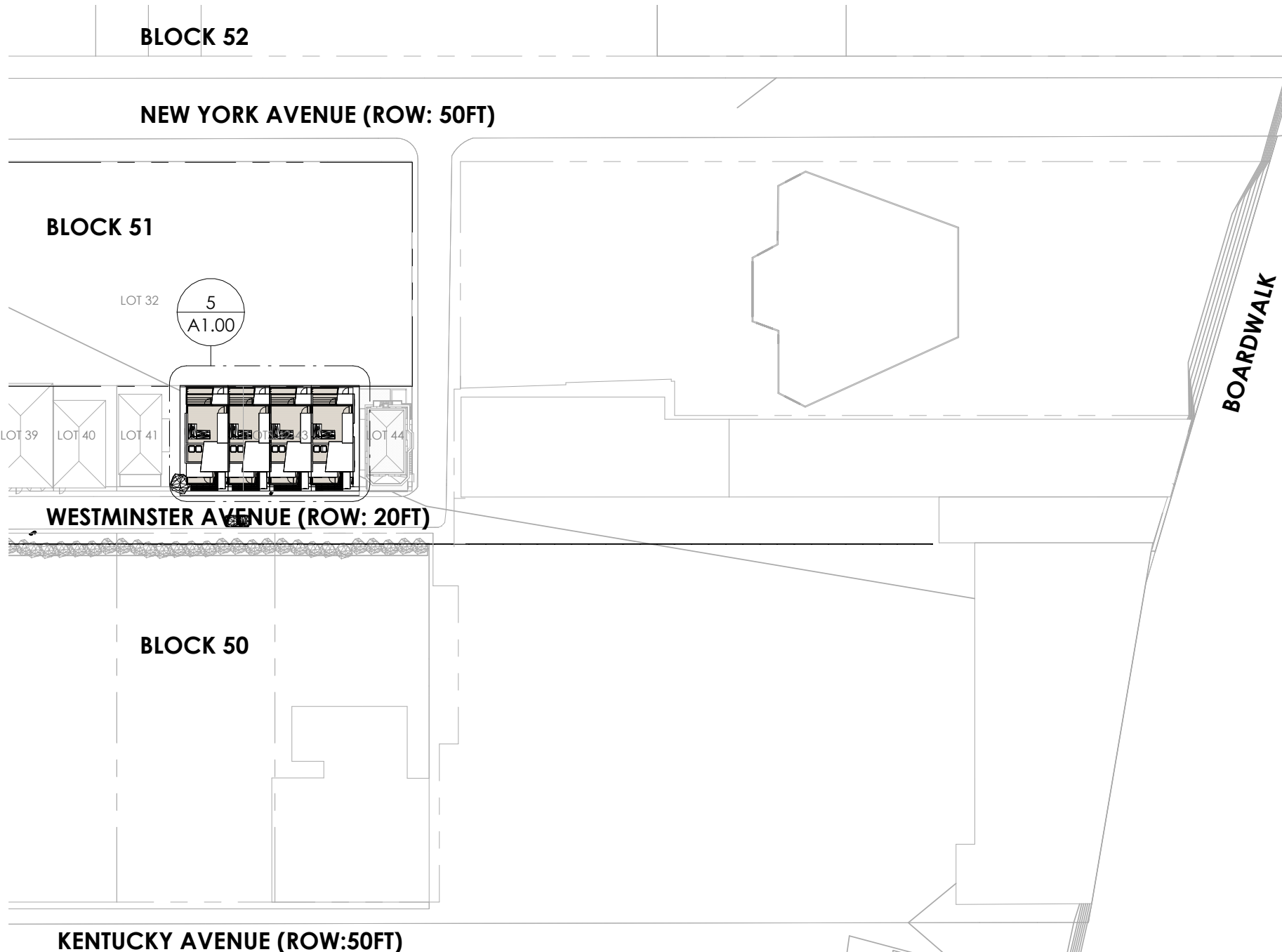


William McLees Architecture, LLC
New Jersey State Certificate of Authorization #
21AC00055500

THE INFORMATION CONTAINED HEREIN IS COPYRIGHTED AND REMAINS PROPERTY OF WILLIAM McLEES ARCHITECTURE, LLC. THE MATERIAL IS PROVIDED VIA A LIMITED USE LICENSE TO THE OWNER FOR THE OWNER'S PURPOSES. THIS MATERIAL MAY NOT BE REPRODUCED, TRANSMITTED, OR CONVEYED WITHOUT THE EXPRESSED WRITTEN CONSENT OF WILLIAM McLEES ARCHITECTURE, LLC. INFORMATION CONTAINED HEREIN HAS BEEN CREATED AND ASSWAILED BASED ON THE INFORMATION AVAILABLE AS OF THIS SHEET BELOW. DRAWINGS ARE FOR REFERENCE ONLY AND MAY NOT BE USED FOR CONSTRUCTION UNLESS AND UNTIL: (A) CONSTRUCTION ISSUE IS NOTED IN THE TITLE BLOCK BELOW, (B) THIS SHEET IS AFFIRMED WITH THE SIGNATURE OF THE REGISTERED ARCHITECT RESPONSIBLE FOR THE WORK, AND, (C) BEARS THE SEAL/STAMP OF SAID ARCHITECT. DO NOT SCALE DRAWINGS © WILLIAM McLEES ARCHITECTURE, LLC. ALL RIGHTS RESERVED.

NEW CONSTRUCTION:
WESTMINSTER
TOWNHOMES

BLOCK 51
ATLANTIC CITY, NEW JERSEY
08401



1 AREA PLAN
1/64" = 1'-0"

No.	Description	Date

COVER SHEET

Scale As indicated
Drawn by AJS
Date 01.19.23

GO.00

Comision no. 22008F

William C. McLees
AIA, LEED AP
New Jersey State License
Pennsylvania State License

A1 14054
RA403479

William C. McLees

William McLees Architecture, LLC

New Jersey State Certificate of Authorization #
21AC00055500

THE INFORMATION CONTAINED HEREIN IS COPYRIGHTED AND REMAINS THE PROPERTY OF WILLIAM MCLEES ARCHITECTURE, LLC. THE MATERIAL IS PROVIDED VIA A LIMITED USE LICENSE TO THE OWNER FOR THE OWNER'S PURPOSES. THIS MATERIAL MAY NOT BE REPRODUCED, TRANSMITTED, OR CONVEYED WITHOUT THE EXPRESSED WRITTEN CONSENT OF WILLIAM MCLEES ARCHITECTURE, LLC. INFORMATION CONTAINED HEREIN HAS BEEN CREATED AND ASSEMBLED BASED ON THE INFORMATION AVAILABLE AS OF THIS SHEET BELOW. DRAWINGS ARE FOR REFERENCE ONLY AND MAY NOT BE USED FOR CONSTRUCTION UNLESS AND UNTIL: (A) CONSTRUCTION ISSUE IS NOTED IN THE TITLE BLOCK BELOW; (B) THIS SHEET IS AFFIXED WITH THE SIGNATURE OF THE REGISTERED ARCHITECT RESPONSIBLE FOR THE WORK; AND, (C) BEARS THE SEAL/STAMP OF SAID ARCHITECT. DO NOT SCALE DRAWINGS © WILLIAM MCLEES ARCHITECTURE, LLC. ALL RIGHTS RESERVED.

NEW CONSTRUCTION:
WESTMINSTER
TOWNHOMES

BLOCK 51
ATLANTIC CITY, NEW JERSEY
08401

No.	Description	Date

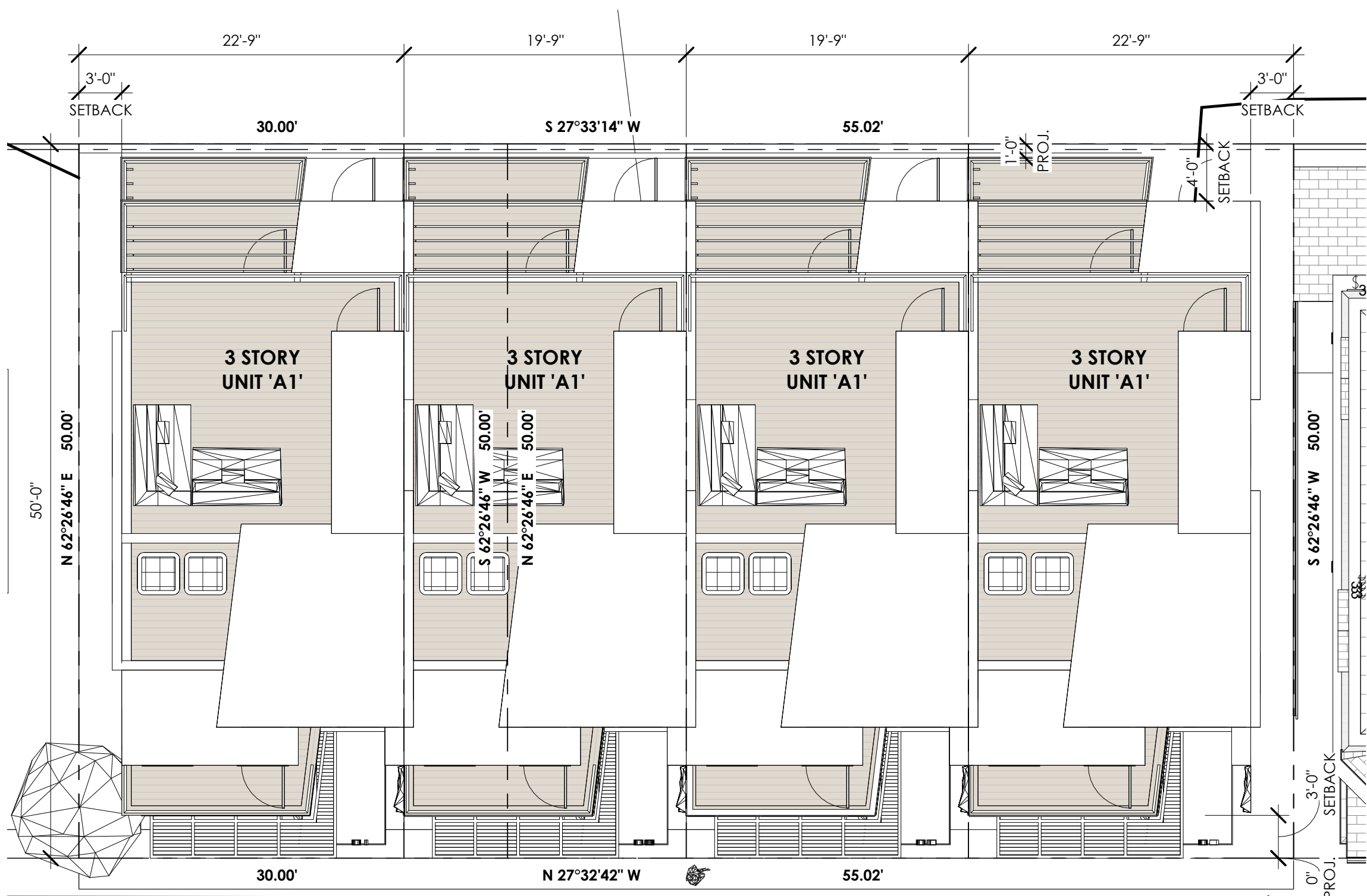
FLOOR PLANS -
UNIT 'A1'

Scale As indicated
Drawn by AJS
Date 01.19.23

A1.00

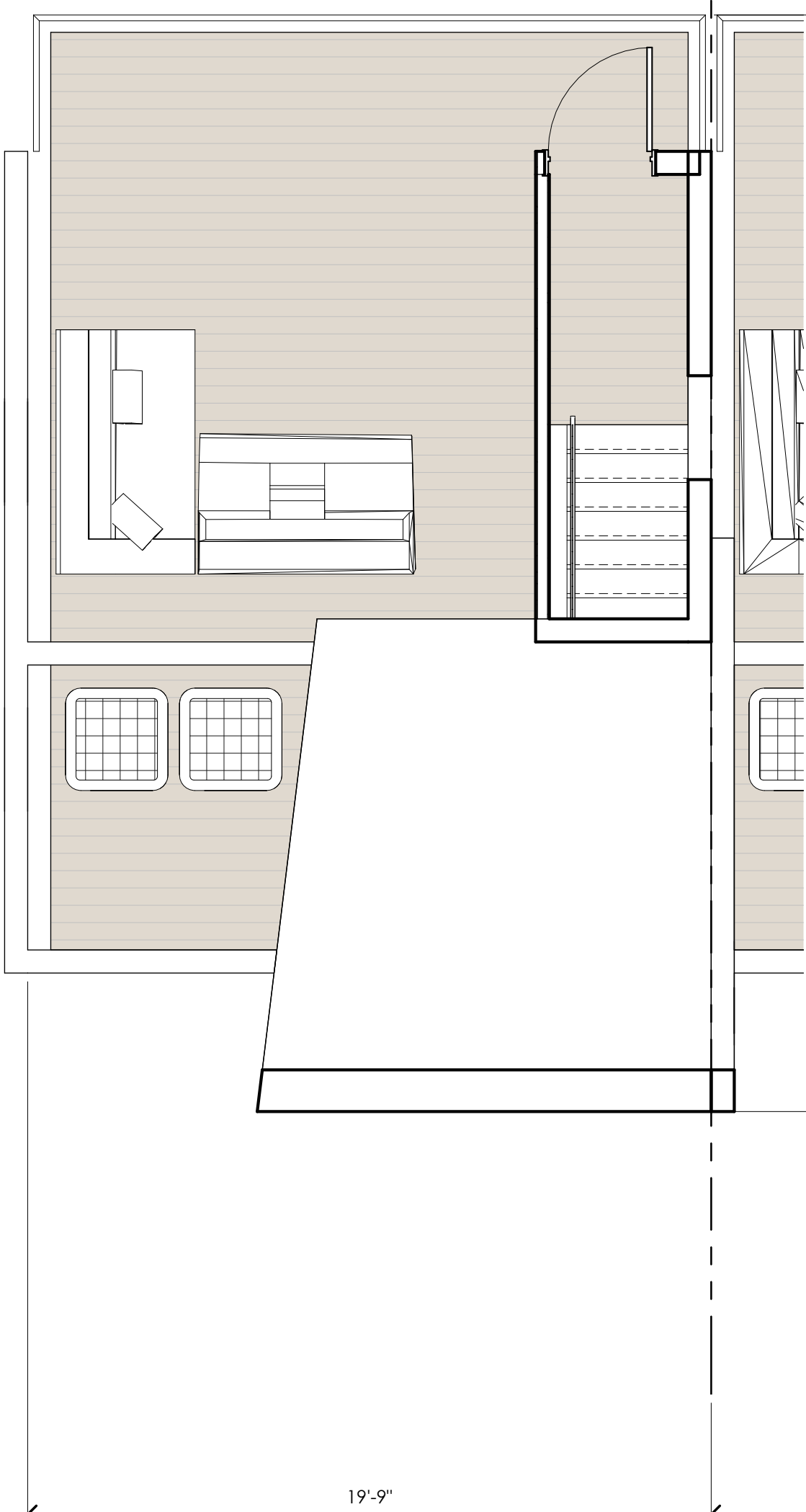
Comission no. 22008F

1/19/2023 9:15:33 AM

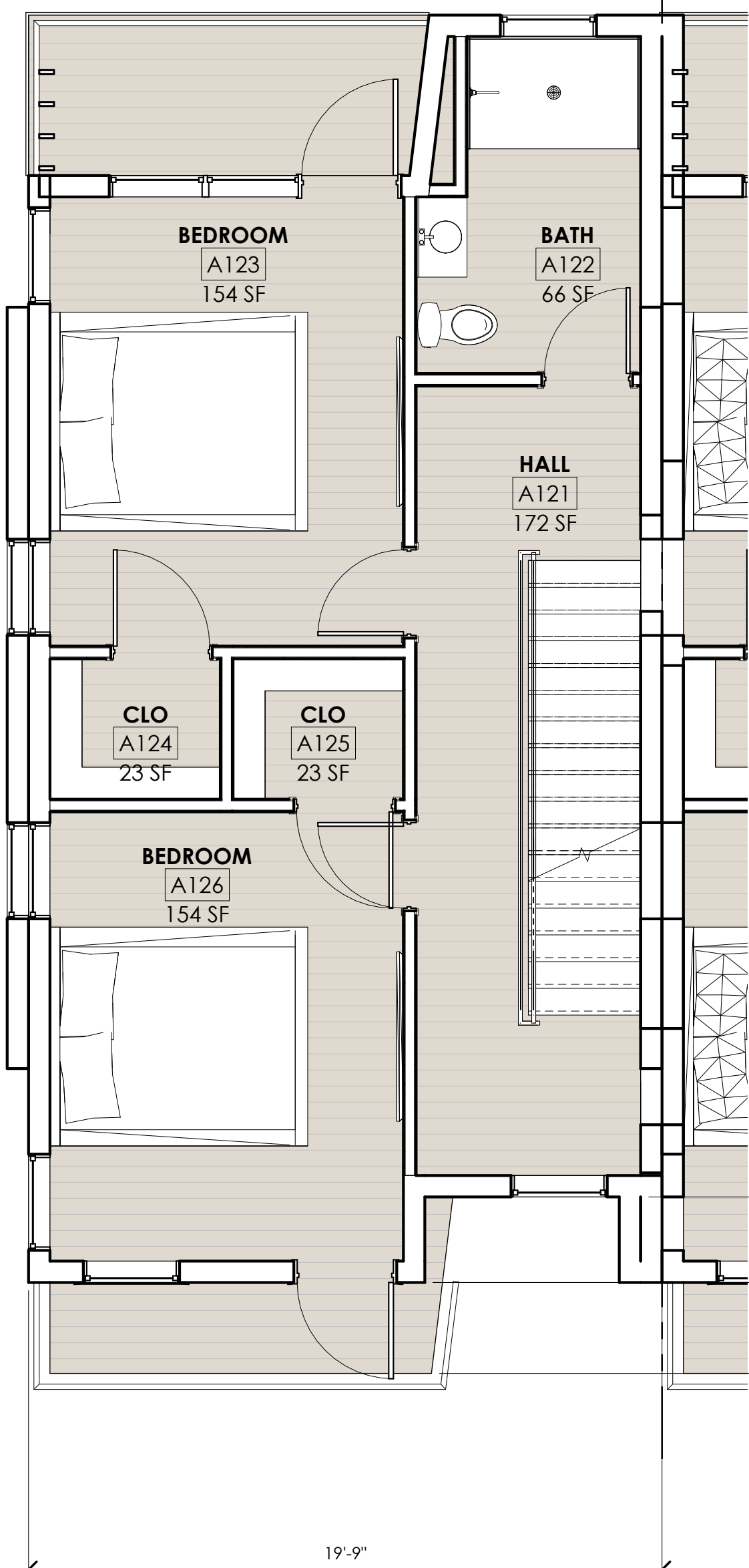


UNIT AREA (SF) BY TYPE	
LEVEL	AREA (SF)
A1	
GRND FLR	234 SF
1ST FLR	750 SF
2ND FLR	699 SF
ROOF	72 SF
	1755 SF

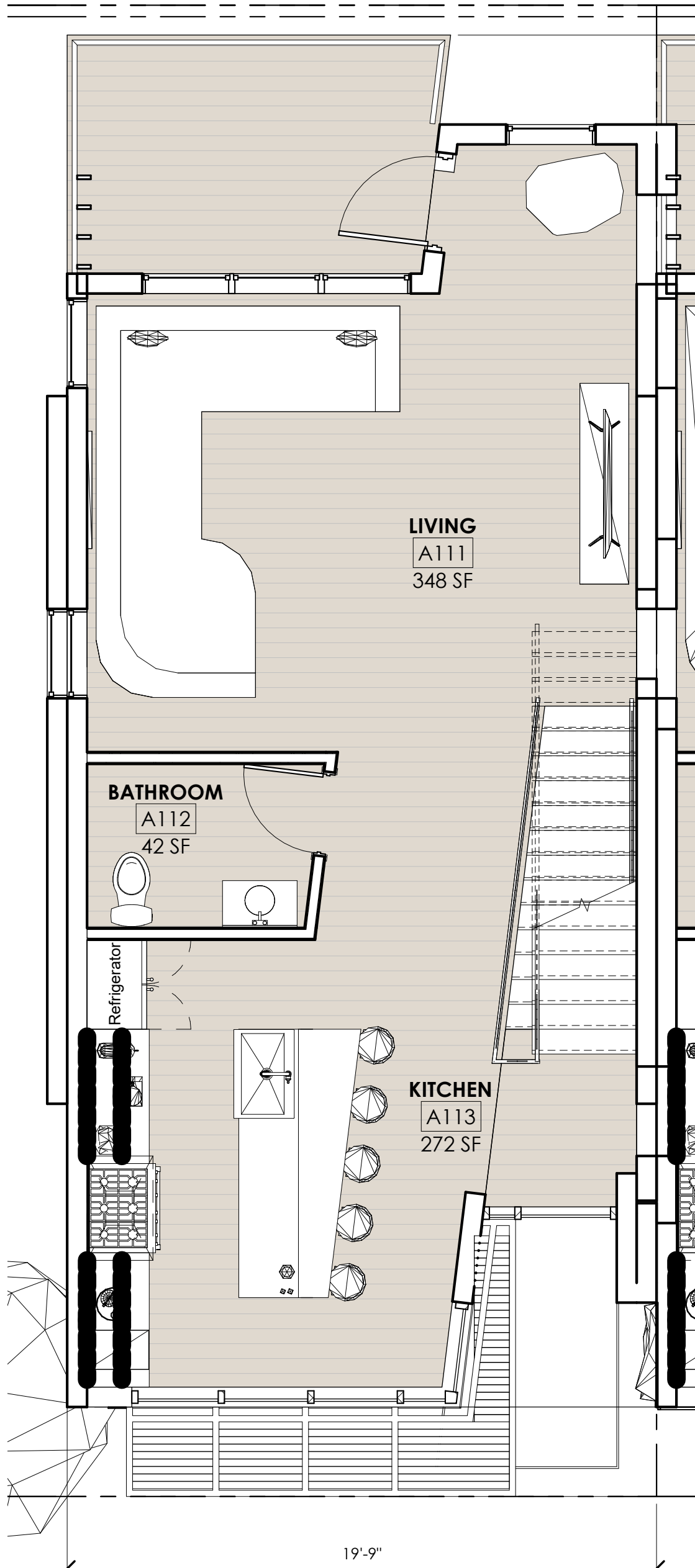
5 SITE PLAN 'C'
1/8" = 1'-0"



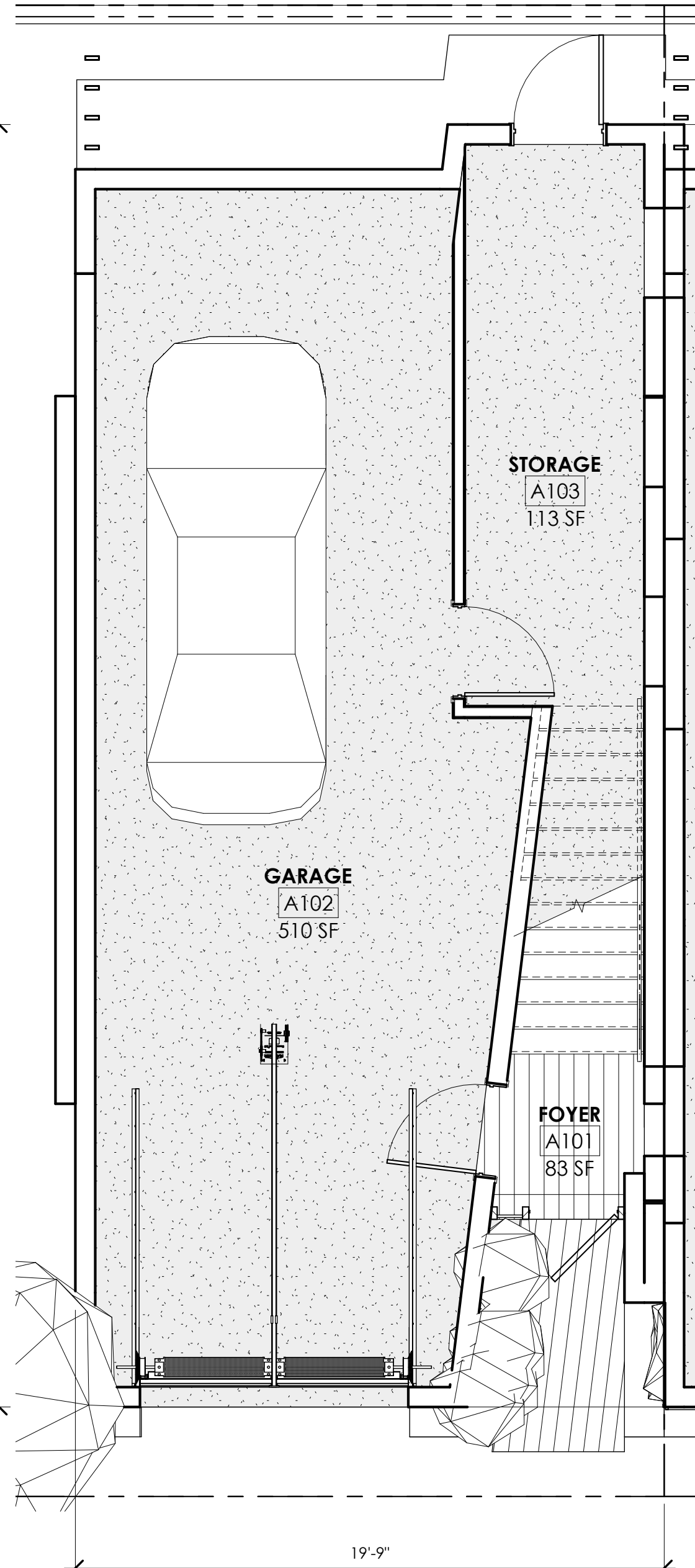
4 TYP UNIT 'A1' ROOF PLAN
1/4" = 1'-0"



3 TYP UNIT 'A1' 2ND FLR PLAN
1/4" = 1'-0"



2 TYP UNIT 'A1' 1ST FLR PLAN
1/4" = 1'-0"



1 TYP UNIT 'A1' GRND FLR PLAN
1/4" = 1'-0"

EXTERIOR FINISH LEGEND	
KEY	DESCRIPTION
FCP10	NICHIIHA AWP 3030 VINTAGEWOOD WOOD SERIES FIBERCEMENT WALL PANEL, COLOR BY ARCHITECT.
FCP20	NICHIIHA AWP 3030 EMPIREBLOCK CONCRETE SERIES FIBERCEMENT WALL PANEL, COLOR BY ARCHITECT.
MP10	BRIDGER STEEL 24 GA 17 3/4" WIDE FLAT STEEL ULTRA BATTEN METAL WALL PANEL, COLOR BY ARCHITECT.
RL10	42" HIGH BLACK ALUMINIUM RAILING W/ STAINED MAHOGANY TOP RAIL, COLOR BY ARCHITECT.
SN10	12" HIGH COPPER CLAD CHANNEL LETTER SIGN, CENTURY GOTHIC FONT.
TB10	HARDIETRIM 5/4X FIBERCEMENT TRIM BOARD.
WW10	MARVIN MODERN SERIES DOUBLE GLAZED FIBERGLASS FRAMED WINDOW.



4 EAST ELEVATION 'C'
1/8" = 1'-0"



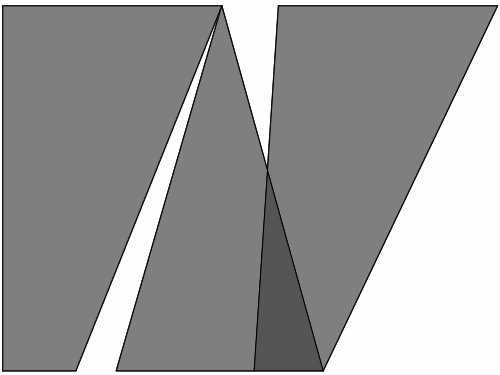
2 WEST ELEVATION 'C'
1/8" = 1'-0"



3 NORTH ELEVATION 'C'
1/8" = 1'-0"



1 SOUTH ELEVATION 'C'
1/8" = 1'-0"



william mclees
architecture

5 Macarthur Boulevard | Somers Point, NJ 08244
t: 609.927.0888 | f: 609.927.0889
www.wmarch.net

William C. McLees
AIA, LEED AP

New Jersey State License AI 14054
Pennsylvania State License RA403479

William McLees Architecture, LLC

New Jersey State Certificate of Authorization #
21AC00055500

THE INFORMATION CONTAINED HEREIN IS COPYRIGHTED AND REMAINS THE PROPERTY OF WILLIAM MCLEES ARCHITECTURE, LLC. THE MATERIAL IS PROVIDED VIA A LIMITED USE LICENSE TO THE OWNER FOR THE OWNER'S PURPOSES. THIS MATERIAL MAY NOT BE REPRODUCED, TRANSMITTED, OR CONVEYED WITHOUT THE EXPRESSED WRITTEN CONSENT OF WILLIAM MCLEES ARCHITECTURE, LLC. INFORMATION CONTAINED HEREIN HAS BEEN CREATED AND ASSEMBLED BASED ON THE INFORMATION AVAILABLE AS OF THIS SHEET BELOW. DRAWINGS ARE FOR REFERENCE ONLY AND MAY NOT BE USED FOR CONSTRUCTION UNLESS AND UNTIL (A) CONSTRUCTION ISSUE IS NOTED IN THE TITLE BLOCK BELOW, (B) THIS SHEET IS AFFIRMED WITH THE SIGNATURE OF THE REGISTERED ARCHITECT RESPONSIBLE FOR THE WORK, AND, (C) BEARS THE SEAL/STAMP OF SAID ARCHITECT. DO NOT SCALE DRAWINGS © WILLIAM MCLEES ARCHITECTURE, LLC. ALL RIGHTS RESERVED.

NEW CONSTRUCTION:
WESTMINSTER
TOWNHOMES

BLOCK 51
ATLANTIC CITY, NEW JERSEY
08401

No.	Description	Date

ELEVATIONS

Scale 1/8" = 1'-0"
Drawn by AJS
Date 01.19.23

A2.00

Comission no. 22008F