



HARMONY TERRACE EAST
HARMONY CLUB
109 SOUTH ROAD, PAGET

PROJECT DATA:

BY:

BLambert

SCALE:

S SHOWN

SHEET #:

A-1



LOCATION PLAN
SCALE: 1/8" = 1'-0"

DRAWING LIST

- A-1 LOCATION & SITE PLAN
- A-2 PARTIAL SITE PLAN
- A-3 DEMOLITION PLAN
- A-4 PROPOSED FLOOR PLAN
- A-5 ELEVATIONS
- A-6 ELEVATIONS
- A-7 ELEVATIONS
- A-8 ELEVATIONS
- A-9 ELECTRICAL PLANS
- A-10 PLUMBING PLANS
- A-11 STRUCTURAL PLANS
- A-12 DETAILS
- A-13 DETAILS & SCHEDULES

PROJECT DATA:

- | | |
|---------------------------|-------------------------|
| ■ RESIDENTIAL ZONE: | TOURISM/RES. 1 |
| ■ AREA OF SITE: | 4.90 ACRES |
| ■ SITE COVERAGE EXISTING: | 8,784.87 sq. ft. |
| ■ SITE COVERAGE PROPOSED: | 180 sq. ft. |
| ■ TANK CAPACITY EXISTING: | 65,162 imp. gal. |
| ■ ROOF AREA EXISTING: | 8,136 sq. ft. |
| ■ ROOF AREA PROPOSED: | 180 sq. ft. |
| ■ NUMBER OF STORIES: | 1 |
| ■ NUMBER OF UNITS: | 15(EXIST) / 3(12 PROP.) |
| ■ PARKING: | 12+ |

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE B.B.B.C. AND ALL ADDITIONAL LOCAL CODE REQUIREMENTS.
THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

BUILDING LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING

A-1 SITE PLAN
EBL



PARTIAL SITE PLAN

SHEET TITLE:

HARMONY TERRACE EAST
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BY:

EBLambert

SCALE:

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SHEET #:

A-2

A-2 PARTIAL SITE PLAN
EBL SCALE: 1/4" = 4'-0"

A-3
EBL **DEMOLITION PLAN**
SCALE: 1/4" = 1'-0"



PROJECT DATA:

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109 SOUTH ROAD, PAGET

BY:

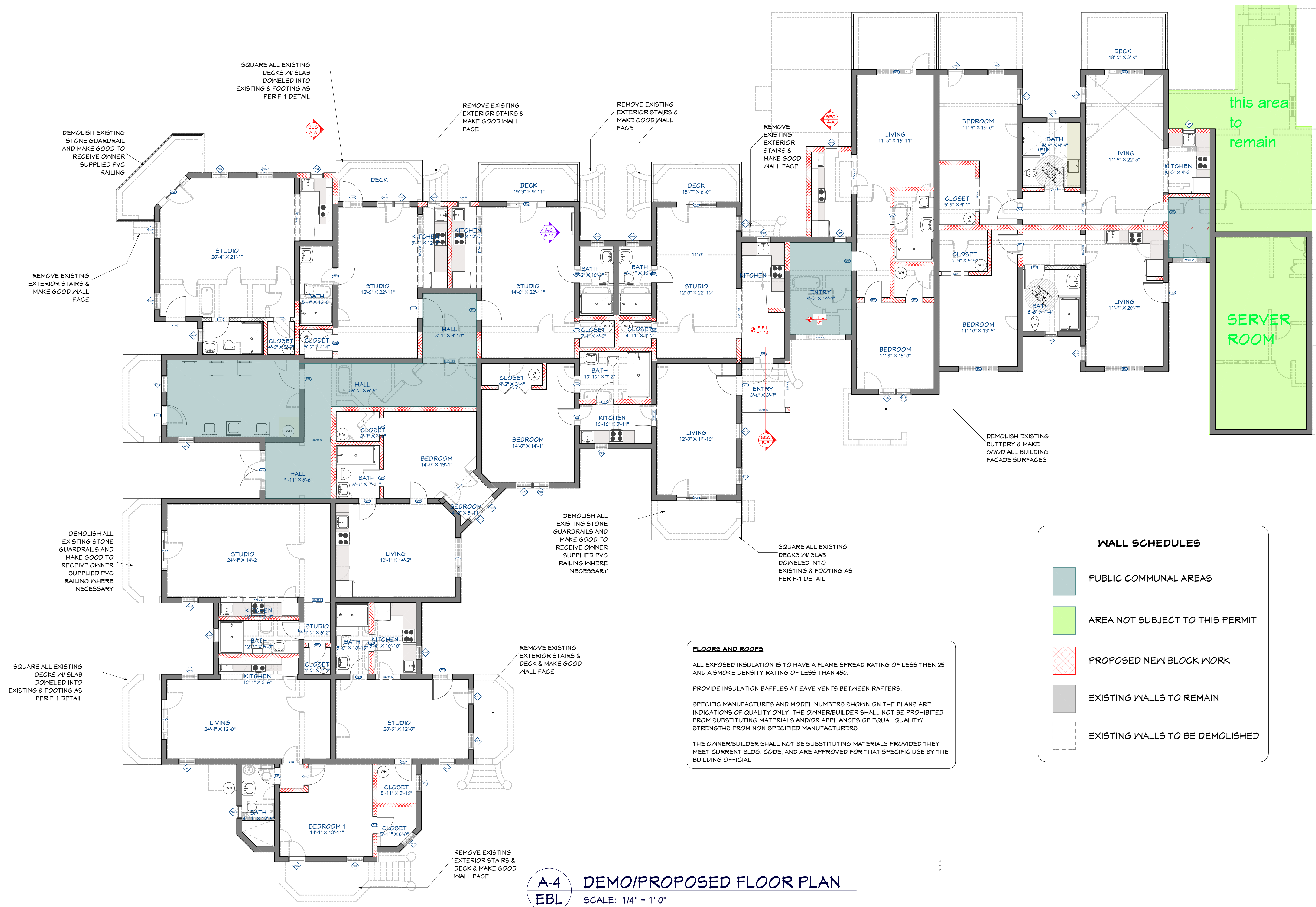
EBLambert

SCALE:

AS SHOWN

SHEET #:

A-4



A-4
EBL

DEMO/PROPOSED FLOOR PLAN

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



SHEET TITLE:

ELEVATIONS

PROJECT DATA:

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HARMONY CLUB
109 SOUTH ROAD, PAGET

BY:

EBLambert

SCALE:

AS SHOWN

SHEET #:

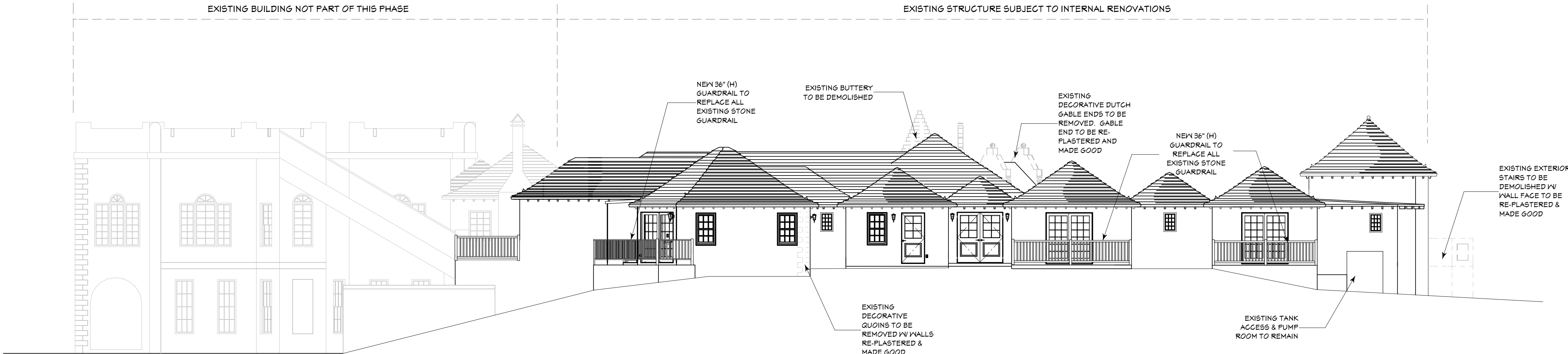
A-5



A-5
EBL

EXISTING EAST ELEVATION

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



A-5
EBL

PROPOSED EAST ELEVATION

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



ELEVATIONS

SHEET TITLE:

HARMONY TERRACE EAST
HARMONY CLUB
109 SOUTH ROAD, PAGET

PROJECT DATA:

BY:

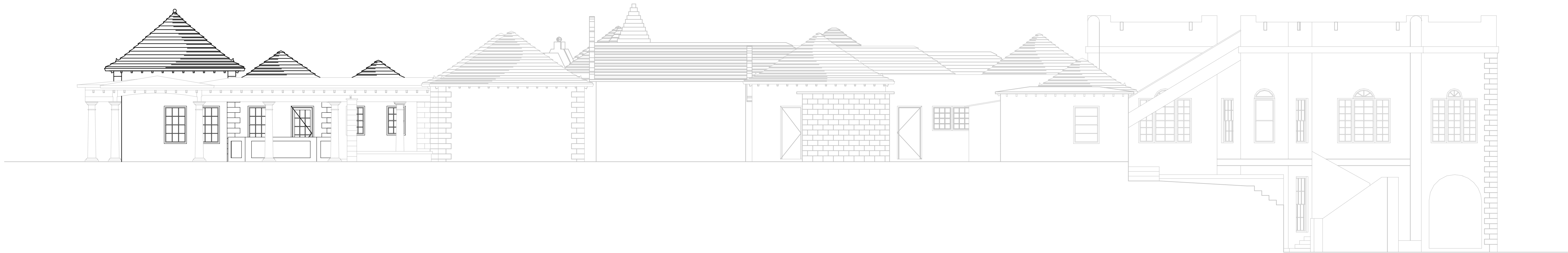
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SCALE:

AS SHOWN

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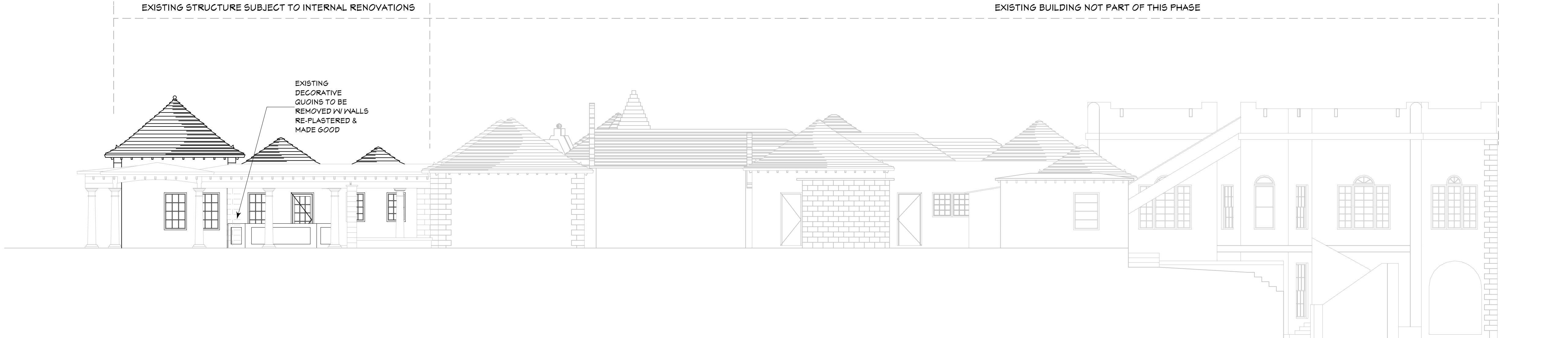
A-6



A-6
EBL

EXISTING WEST ELEVATION

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



A-6
EBL

PROPOSED WEST ELEVATION

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



ELEVATIONS

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109 SOUTH ROAD, PAGET

PROJECT DATA:

BY:

EBLambert

SCALE:

AS SHOWN

SHEET #:

A-7



A-7
EBL EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



A-7
EBL PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



ELEVATIONS

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HARMONY CLUB
109 SOUTH ROAD, PAGET

PROJECT DATA:

BY:

EBLambert

SCALE:

AS SHOWN

SHEET #:

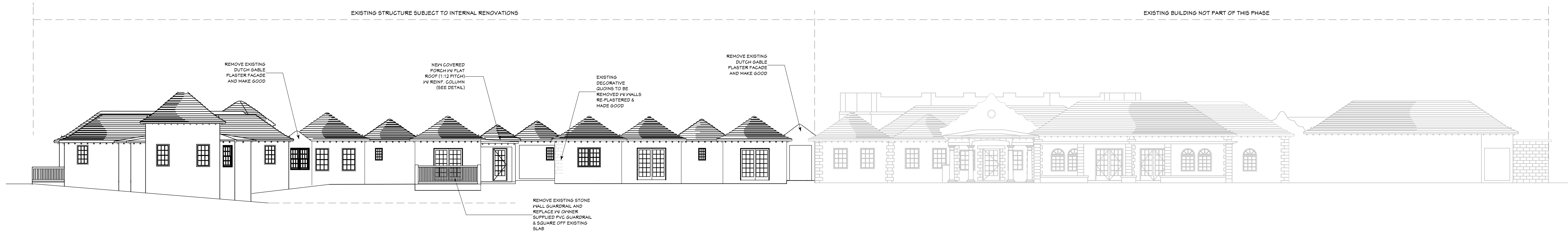
A-8



A-8
EBL

EXISTING NORTH ELEVATION

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



A-8
EBL

PROPOSED NORTH ELEVATION

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



ELECTRICAL PLAN

HARMONY TERRACE EAST
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BY:

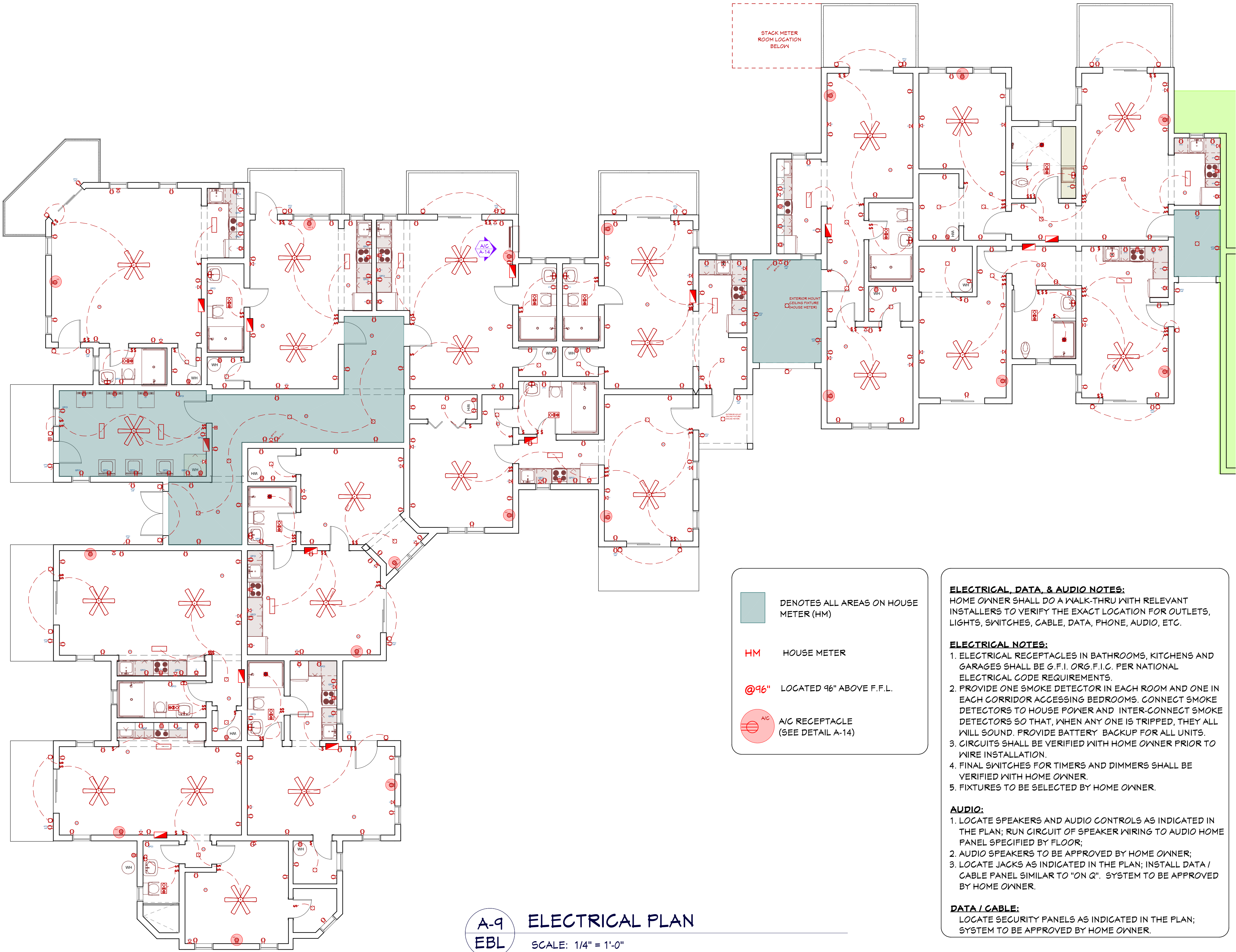
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SCALE:

AS SHOWN

SHEET #:

A-9



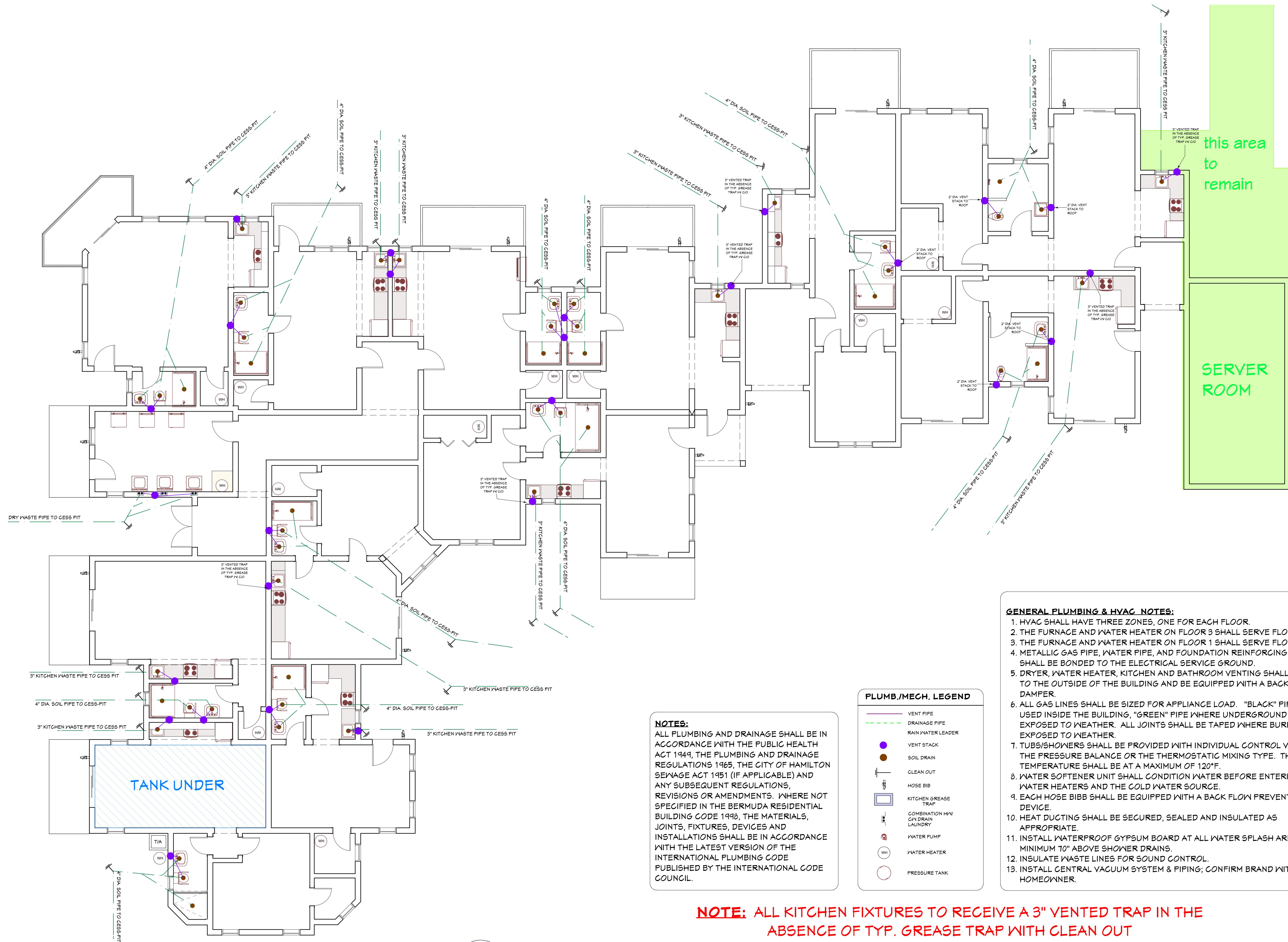
ELECTRICAL SCHEDULE	
2D SYMBOL	DESCRIPTION
	220V
	6 BLADE CEILING FAN
	GATT
	CLOTHES DRYER
	CONTEMPORARY FLUSH
	DOORBELL
	DUPLEX
	ELECTRIC RANGE
	EXHAUST (LIGHT, HEAT LAMP)
	FOUR WAY
	GFCI
	GFCI W/P
	HEAT DETECTOR
	PORCH LANTERN
	RECESSED DOWN LIGHT 6
	RECESSED VAPOR LIGHT
	REFRIGERATOR, HM
	SHORT SURFACE MOUNTED TUBE LIGHT [24"x12"]
	SINGLE POLE
	SMOKE DETECTOR 1
	THREE WAY
	VANITY LIGHT

ELECTRICAL, DATA, & AUDIO NOTES:
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

- ELECTRICAL NOTES:**
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 - PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 - CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
 - FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
 - FIXTURES TO BE SELECTED BY HOME OWNER.

- AUDIO:**
- LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
 - AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
 - LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.



A-10 PLUMBING PLAN
EBL SCALE: 1/4" = 1'-0"



PLUMBING PLAN

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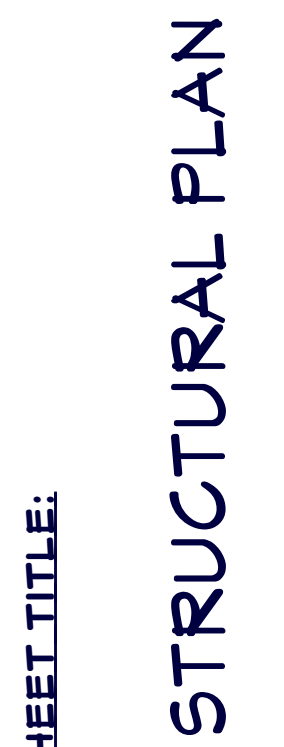
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SCALE:

AS SHOWN

SHEET #:

A-10



SHEET TITLE:

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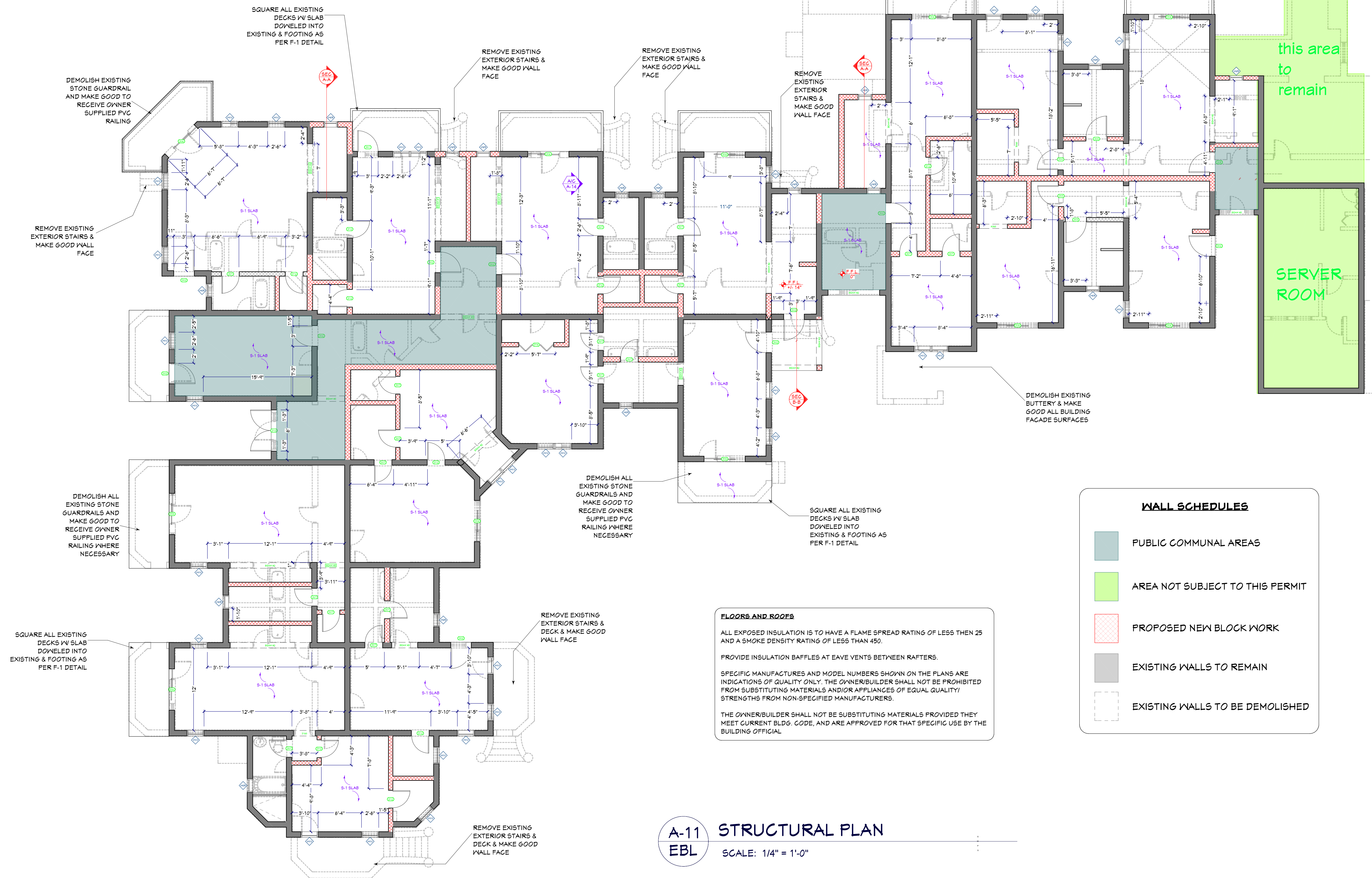
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SCALE:

AS SHOWN

SHEET #:

A-11



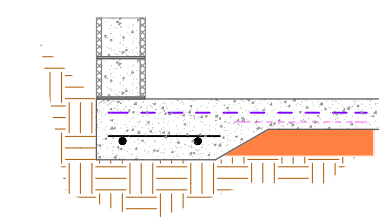
A-11
EBL

STRUCTURAL PLAN

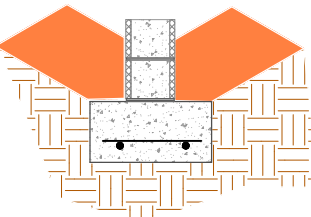
SCALE: 1/4" = 1'-0"

BEAM REF.	DESCRIPTION/ LOCATION	SIZE	REINFORCIN		STIRRUPS
			BOTTOM	TOP	
BEAM #1	> THAN 10 FEET	10" X 12"	2- T20	2- T12	T6@12" o/c
BEAM #2	> THAN 6 FT. - < THAN 8 FT.	10" X 12"	2- T16		
BEAM #3	< THAN 6 FEET	10" X 12"	2- T12		

FOUNDATION SCHEDULE:

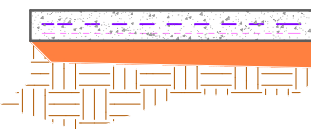


F1 FOOTING - MONOLITHIC SLAB
12" X 24" (WIDE) FOOTING WITH 2 - 12MM DIA. BARS WITH 10MM DIA. TRANSVERSE BARS PLACES @ 48" o/c. ALL REINFORCING TO BE PLACED WITH A MIN. 3" COVER FROM EARTH FACE AND CONCRETE TO REST ON SOLID BEDROCK @ A MIN. 3000 p.s.i. @ 28 DAYS.

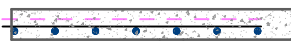


F3 FOOTING - TYP. GRADE
12" X 24" (WIDE) FOOTING WITH 2 - 12MM DIA. BARS WITH 10MM DIA. TRANSVERSE BARS PLACES @ 48" o/c. ALL REINFORCING TO BE PLACED WITH A MIN. 3" COVER FROM EARTH FACE AND CONCRETE TO REST ON SOLID BEDROCK @ A MIN. 3000 p.s.i. @ 28 DAYS.

SLAB SCHEDULE:

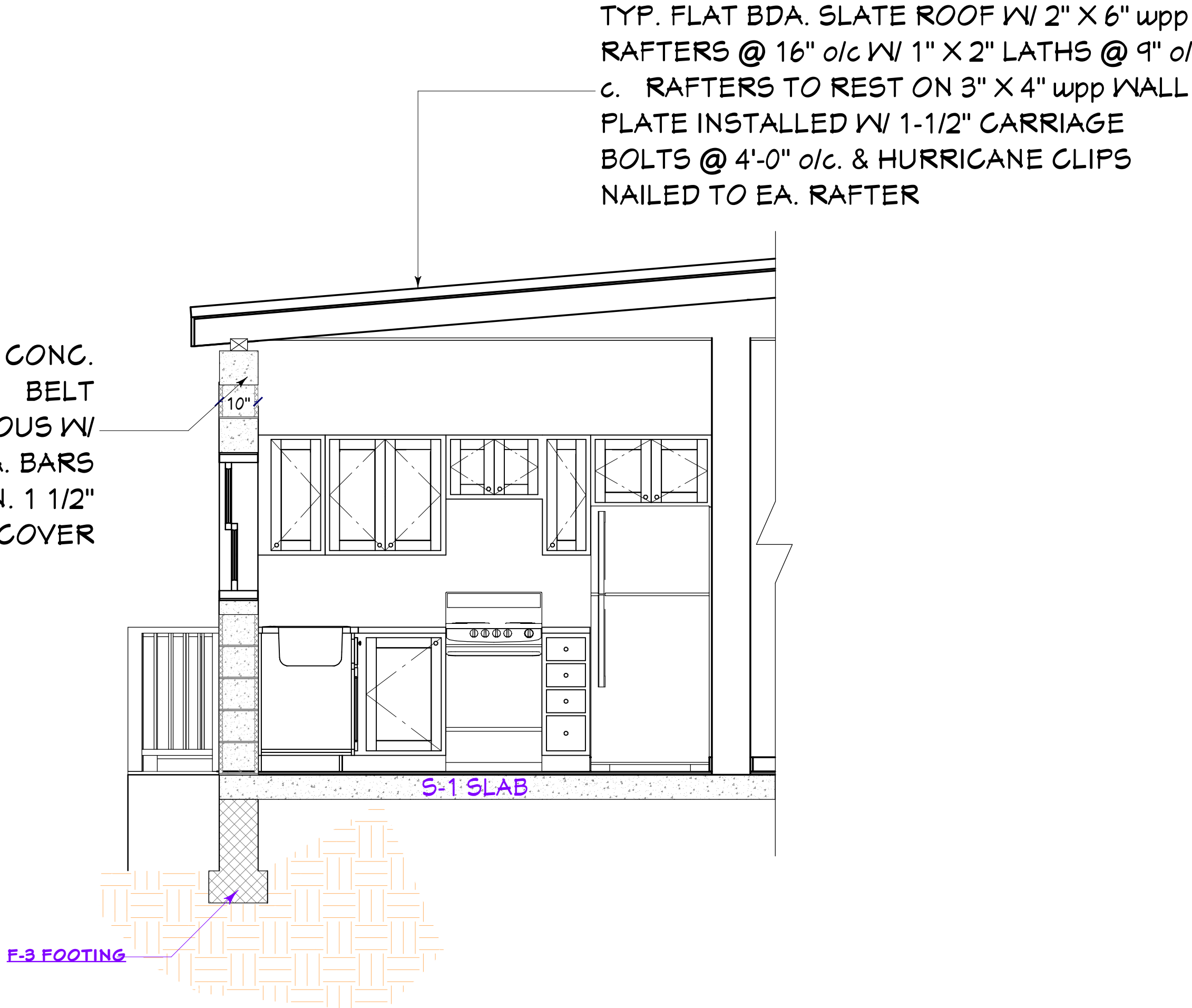


S1 SLAB - SLAB ON GRADE
MIN. 6" SLAB ON GRADE REINFORCED WITH A-142 WIRE MESH ON TOP OF MIN. 5 MIL POLY MOISTURE BARRIER. SLAB TO BE POURED ON WELL COMPACT FILL. WIRE MESH SHALL HAVE A MIN. 1 1/2" COVER FROM TOP OF SLAB.



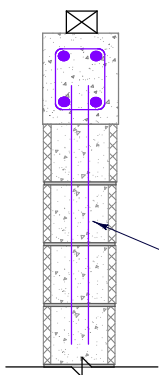
S4 SLAB - SUSPENDED SLAB
6" REINFORCED CONCRETE SUSPENDED SLAB WITH 12mm DIA. BARS @ 8" o/c SHORT SPAN & 12mm DIA. BARS @ 10" o/c LONG SPAN WITH A-142 WIRE MESH PLACED ABOVE WITH MIN. 1 1/2" CONCRETE COVER. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGHT OF 3000 psi @ 28 DAYS.

8" x10" (W) CONC. BELT CONTINUOUS W/ 2-12mm DIA. BARS @ MIN. 1 1/2" CONC. COVER

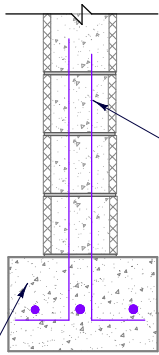


A-12 EBL SECTION A-A
SCALE: 1/4" = 1'-0"

12" X 24" SQ. CONC. STRIP FOUNDATIONS WITH 4-T10 @ 6" CTS. BOTH WAYS. 3" CONC. COVER MIN.



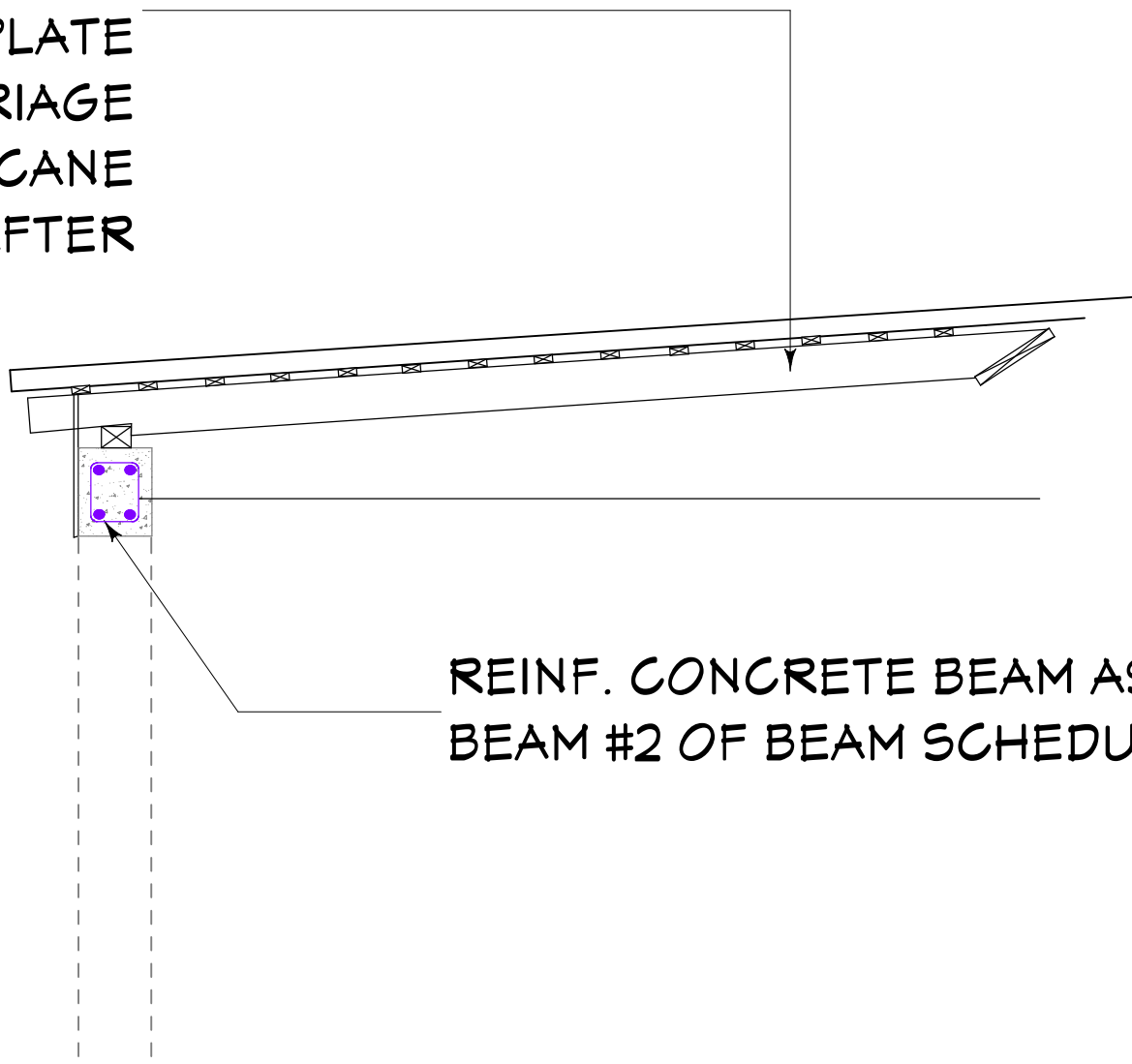
10" SQ. REINFORCED CONC. COLUMN (3000 PSI) WITH 4-T12 VERTICAL REBARS WITH T6 STIRRUPS @ 8" CTS. 1 1/2" CONC. COVER MIN.



10" SQ. REINFORCED CONC. COLUMN (3000 PSI) WITH 4-T12 VERTICAL REBARS WITH T6 STIRRUPS @ 8" CTS. 1 1/2" CONC. COVER MIN.

A-12 EBL SECTION B-B
SCALE: 1/4" = 1'-0"

TYP. FLAT BDA. SLATE ROOF W/ 2" X 6" wpp RAFTERS @ 16" o/c W/ 1" X 2" LATHS @ 9" o/c. RAFTERS TO REST ON 3" X 4" wpp WALL PLATE INSTALLED W/ 1-1/2" CARRIAGE BOLTS @ 4'-0" o/c. & HURRICANE CLIPS NAILED TO EA. RAFTER



A-12 EBL SECTION B-B
SCALE: 1/4" = 1'-0"



DETAIL & NOTES

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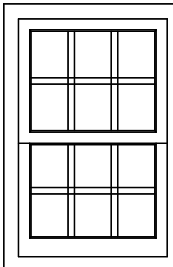
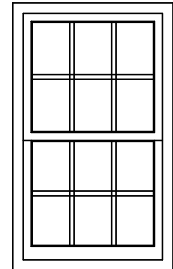
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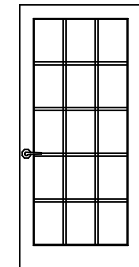
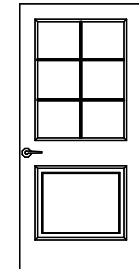
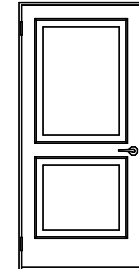
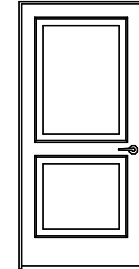
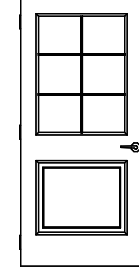
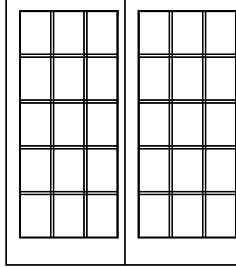
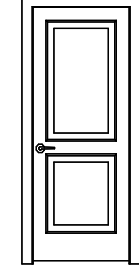
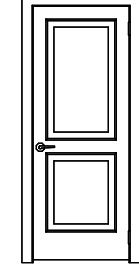
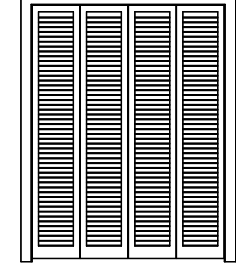
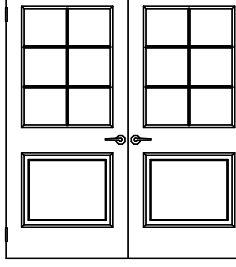
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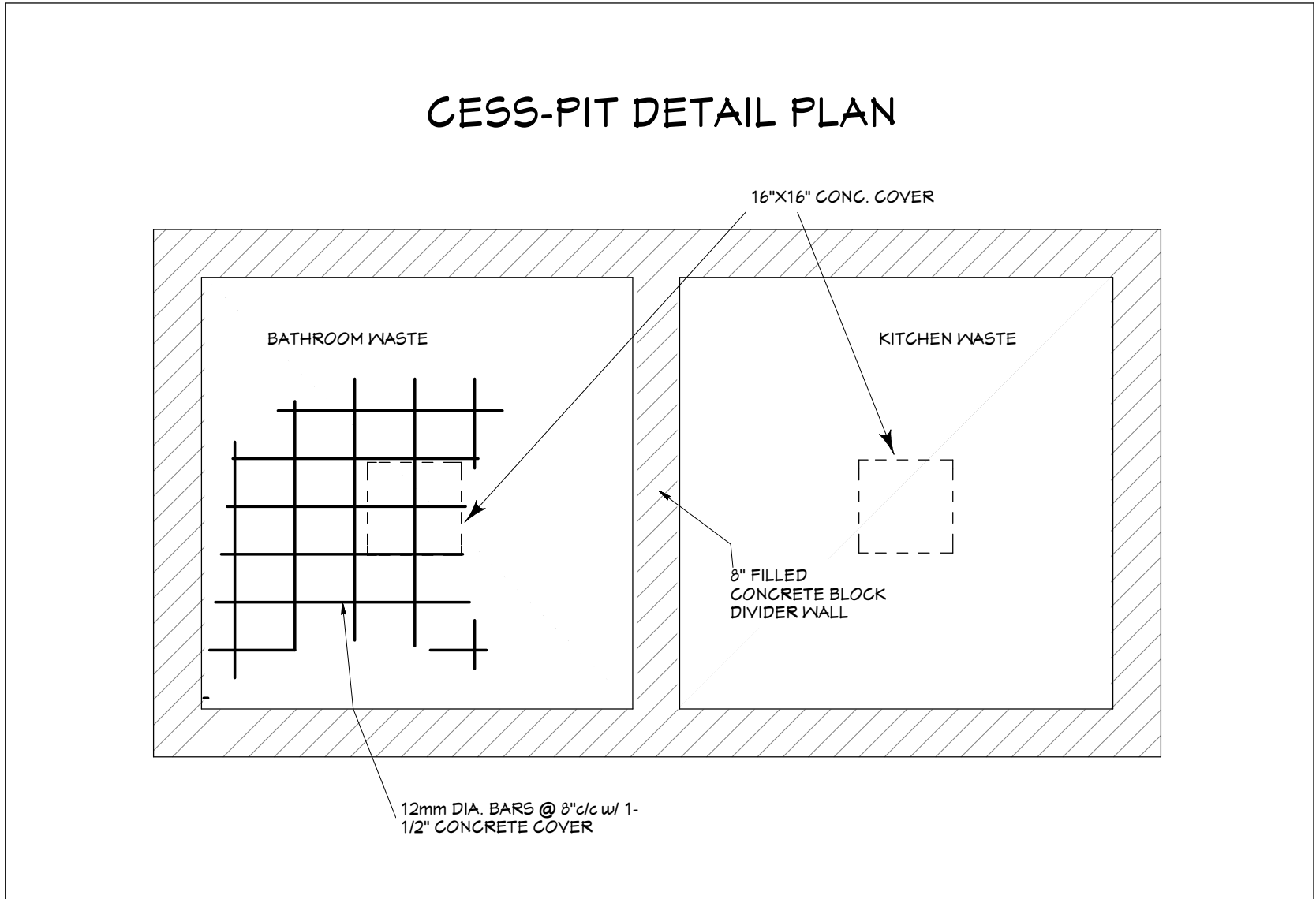
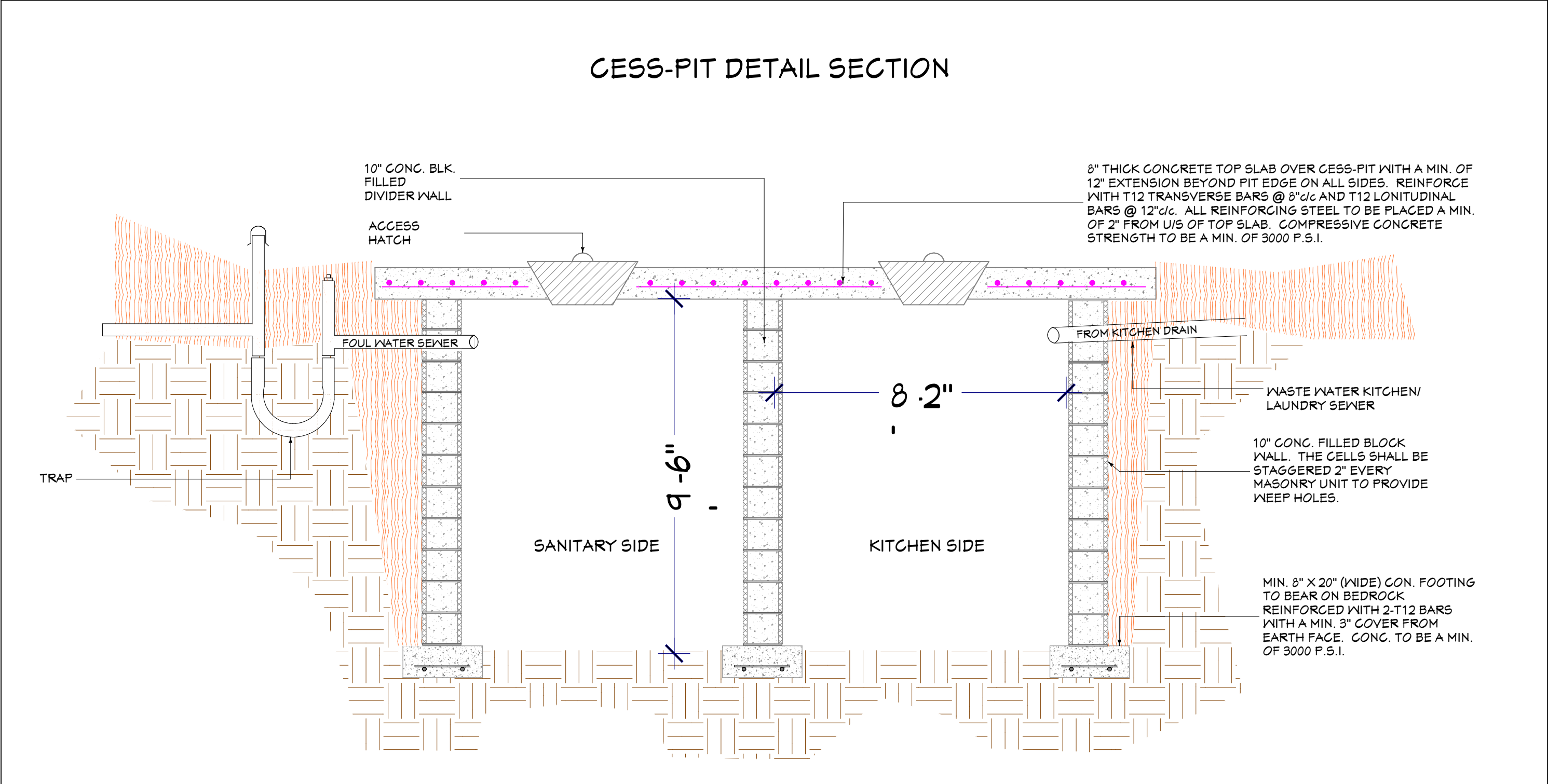
AS SHOWN

SHEET #:

A-12

WINDOW SCHEDULE							
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	SIZE	DESCRIPTION	MANUFACTURER	COMMENTS
	W05	2030DH	16	2030DH	DOUBLE HUNG		
	W10	2642DH	32	2642DH	DOUBLE HUNG		

DOOR SCHEDULE							
3D EXTERIOR ELEVATION	NUMBER	LABEL	DIMENSIONS	QTY	DESCRIPTION	MANUFACTURER	COMMENTS
	D01	3068	36"X80"X1 3/4" L EX	1	EXT. HINGED-GLASS PANEL		
	D02	3068	36"X80"X1 3/4" R EX	10	EXT. HINGED-DOOR E02		
	D03	3068	36"X80"X1 3/8" R IN	3	HINGED-DOOR P04		
	D04	3068	36"X80"X1 3/8" L IN	1	HINGED-DOOR P04		
	D05	3068	36"X80"X1 3/4" L EX	1	EXT. HINGED-DOOR E02		
	D06	6068	(2) 37"X80"X1 3/8" L EX	11	EXT. SLIDER-GLASS PANEL		
	D07	LINTEL #1	30"X80"X1 3/8" R IN	17	HINGED-DOOR P04		
	D12	LINTEL #1	30"X80"X1 3/8" L IN	4	HINGED-DOOR P04		
	D16	LINTEL #2	(4) 15"X80"X1 3/8" L/R	1	4 DR. BIFOLD-LOUVERED		
	D18	LINTEL #3	(2) 36"X80"X1 3/8" L/R IN	1	DOUBLE HINGED-DOOR E02		



SHEET TITLE:

SCHEDULES &
CESS-PIT DETAILS

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MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING.

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP-HOLE 94-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIREPLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNG ON FLANS.

ATTIC R-30
WALLS R-21
FLOORS R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.B.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.

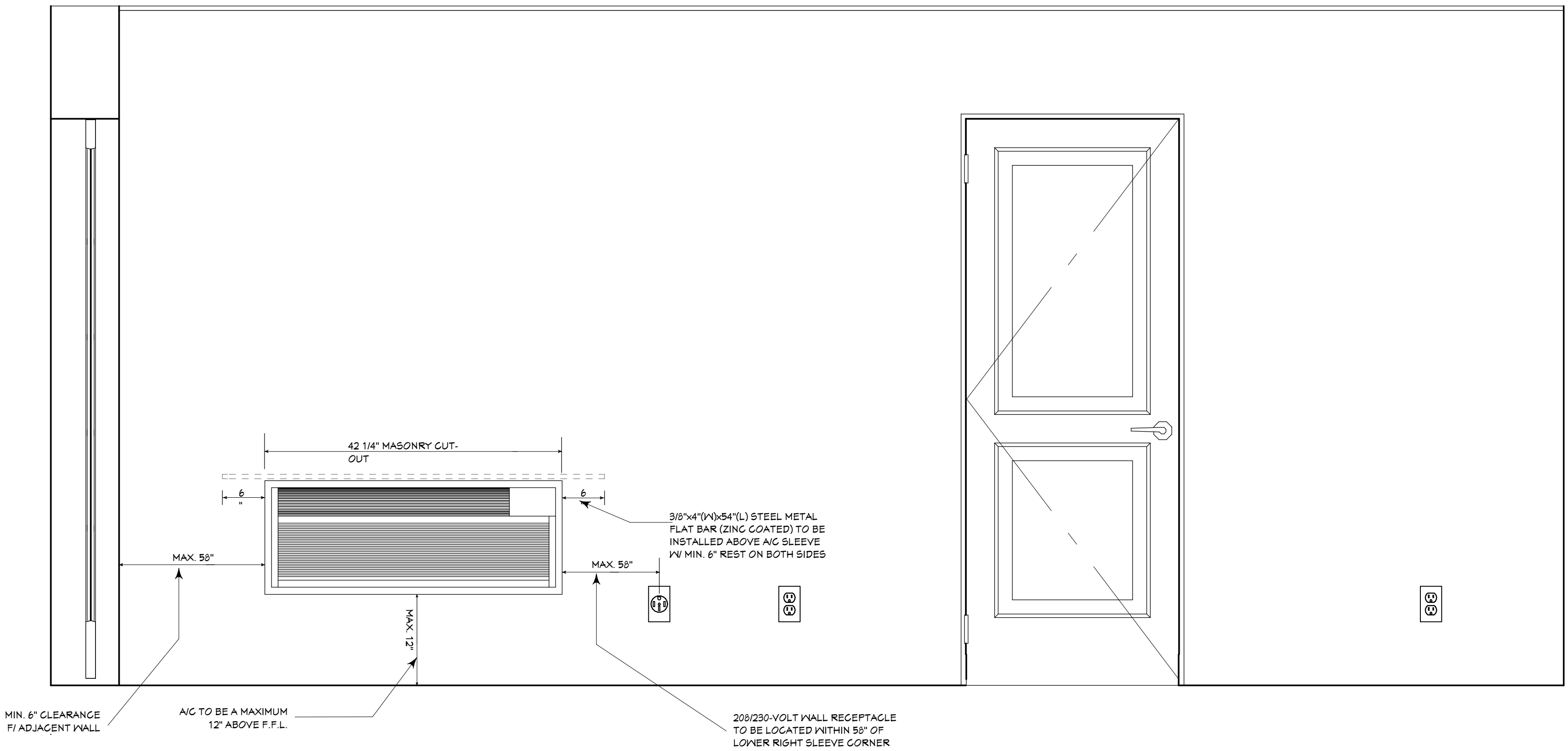
SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.
FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

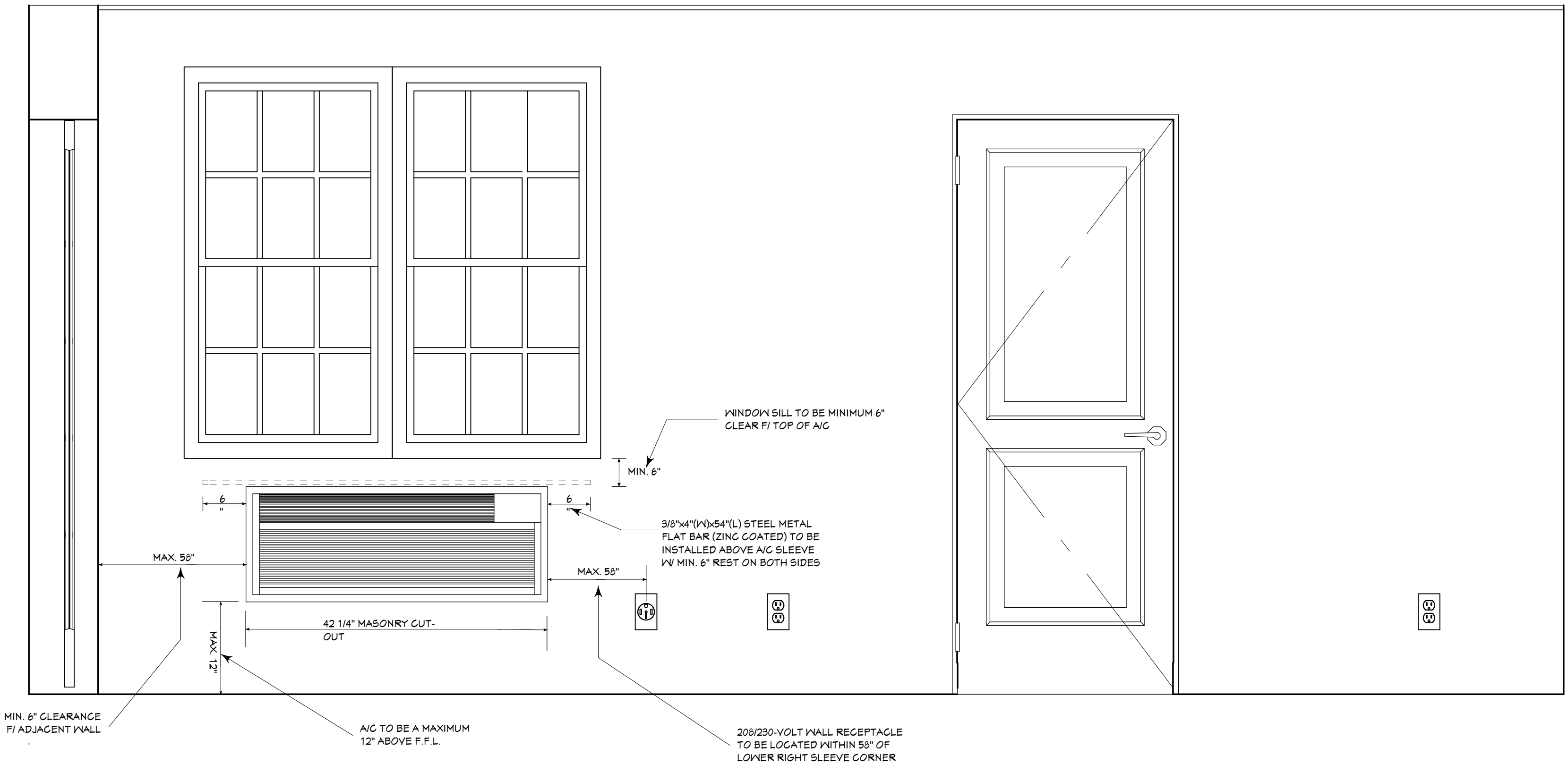
NOTE: A/C SLEEVE SHALL BE INSTALLED W/ A LEVEL BUBBLE SLOPE OF 1/4" TO THE EXTERIOR



A-14
EBL

A/C INSTALLATION DETAIL

SCALE: 1" = 1'-0"



A-14
EBL

A/C INSTALLATION DETAIL #2

SCALE: 1" = 1'-0"



SHEET TITLE:

A/C INSTALLATION
DETAILS

PROJECT DATA:

HARMONY TERRACE EAST
HARMONY CLUB
109 SOUTH ROAD, PAGET

BY:

EBLambert

SCALE:

AS SHOWN

SHEET #:

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