

# PHASE I: RESTORATION/STABILIZATION OF THE VAN ALLEN HOUSE AT THE HENDRICK VAN ALLEN HOUSE PROPERTY OAKLAND, BERGEN COUNTY, NEW JERSEY

## PROJECT DATA

**PROJECT:** PHASE I RESTORATION/STABILIZATION OF THE VAN ALLEN HOUSE  
ON THE VAN ALLEN PROPERTY  
OAKLAND, BERGEN COUNTY, NEW JERSEY

**ADDRESS:** 108 HAVANGLIN AVENUE  
OAKLAND, BERGEN COUNTY, NEW JERSEY 07436

**BLOCK No.:** 4601 **LOT No.:** 39

**OWNERSHIP:** BOROUGH OF OAKLAND  
1 MUNICIPAL PLAZA  
OAKLAND, NJ 07436

**AGENT OF THE OWNER:** RICHARD KUNZE, BOROUGH ADMINISTRATOR

**HISTORIC BUILDING:** THIS PROPERTY IS LISTED ON THE NEW JERSEY AND THE NATIONAL REGISTERS OF HISTORIC PLACES. ALL WORK MUST COMPLY WITH THE SECRETARY OF INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES. (099 REVISED)

**USE GROUP:** B - BUSINESS (REHABILITATION SUBCODE)

**CONSTRUCTION TYPE:** SE-NON-COMBUSTIBLE/COMBUSTIBLE (UNPROTECTED)

**SCOPE OF WORK:** THE FOLLOWING IS A SUMMARY OF THE WORK TO BE COMPLETE. IT MAY NOT LIST OR MENTION ALL OF THE WORK TO BE COMPLETED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. DO NOT SCALE THE DRAWINGS. ALL FIELD VERIFIED DIMENSIONS SHALL GOVERN THE WORK.

**ALL CONTRACTORS AND SUBCONTRACTORS PRIOR TO COMMENCING THE WORK, SHALL RETURN TO THE ARCHITECT FOR REVIEW AND SIGNATURE ALL ASSESSMENTS, SPECS AND PERMITS WITHOUT THE ARCHITECT'S REVIEW AND SIGNATURE. ALL WORK SHALL BE FIELD VERIFIED AND WORKMANSHIP PROVIDED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL PAYMENT BY THE OWNER.**

**ALL CONTRACTORS AND SUBCONTRACTORS, PRIOR TO COMMENCING THE WORK, SHALL OBTAIN ALL REQUIRED PERMITS FROM THE GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, AND MAY NOT BE CHARGED ANY LOCAL, STATE, OR FEDERAL TAXES.**

**ALL CONTRACTORS AND SUBCONTRACTORS SHALL PROVIDE ALL PROTECTION MEASURES FOR THE SAFETY OF THE PUBLIC, AND THE WORKMAN FOR THE ENTIRE DURATION OF THE PROJECT.**

**EACH CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, CARTING AND DISPOSAL OF ALL DEBRIS FROM THE SITE. LEAVE THE PREMISES CLEAN, NEAT AND ORDERLY UPON FINISHING EACH DAY'S WORK. ALL MATERIALS TO BE REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF AND ALL PERMITS SHALL HAVE BEEN PROPERLY DISPOSED OF AND ALL PERMITS SHALL BE COMPLIED WITH. GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK HAVE BEEN FIELD VERIFIED WITH ALL WORK SHALL BE PERFORMED TO ALL STATE AND LOCAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:**

**2009 INTERNATIONAL BUILDING CODE, AS ADOPTED BY THE STATE OF NEW JERSEY UNIFORM CONSTRUCTION CODE (UCC), THE STATE OF NEW JERSEY, AS UPDATED AND INCLUDING: N.J.A.C. 5252 REHABILITATION SUBCODE.**

**ALL WORK SHALL COMPLY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES. THE SOLE INTERPRETER OF THESE STANDARDS AS THEY RELATE TO THIS PROJECT SHALL BE THE ARCHITECT. OBTAIN THE OPINION OF THE ARCHITECT PRIOR TO PROCEEDING WITH ANY ASPECT OF THE WORK WHICH MAY EFFECT COMPLIANCE WITH THESE STANDARDS.**

**ALL SUBCONTRACTORS SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIAL, AND SUPERVISION FOR ITS PORTION OF THE WORK.**

**ALL SUBCONTRACTORS' FEES SHALL INCLUDE SUPERVISION OF THE SUBCONTRACTORS EMPLOYEES. THE CONTRACTOR IS EXCLUSIVELY RESPONSIBLE FOR LOSS OR EXPENSE RESULTING FROM INJURY ON THE PROJECT SITE.**

**THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK.**

**THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION AND ALL PHASES OF ITS CONTRACT.**

**THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING, COORDINATION, MANAGEMENT AND ADMINISTRATION OF SUBCONTRACTS.**

**THE CONTRACTOR SHALL MEET THE LATEST REQUIREMENTS OF THE UNITED STATES DEPARTMENT OF LABOR PREVENTIONS IN CONSTRUCTION, ALL APPLICABLE SAFETY AND SANITARY LAWS, REGULATIONS, AND ORDINANCES, AND ANY SAFETY RULES OR PROCEDURES ESTABLISHED BY THE OWNER OF THE PROJECT OR ANY GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.**

**THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISKS OF INJURY.**

**THE CONTRACTOR OR SUBCONTRACTORS SHALL NOT LIMIT ACCESS OR EGRESS TO AND FROM THE BUILDING FOR THE DURATION OF THE PROJECT.**

**THE CONTRACTOR SHALL PROVIDE WARNING SIGNS AND LIGHTS, BARRICADES, RAILINGS, AND OTHER SAFEGUARDS.**

**IN ADDITION TO MAKING THE OWNER AS APPROPRIATELY INSURED, THE CONTRACTOR SHALL ALSO NAME THE ARCHITECT AS AN ADDITIONAL INSURED OF THE PROJECT.**

**THE ARCHITECT'S OBSERVATION OR CONTROL OF CONSTRUCTION MEANS OR METHODS EMPLOYED BY THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS.**

## GENERAL NOTES

1. THIS DIAGRAM FOR NONLOCAL PIPOSES ONLY. IT IS NOT A TRUE AND ACCURATE SURVEY OF THE ACTUAL SITE CONDITIONS AND MAY NOT REFLECT ALL SITE IMPROVEMENTS CURRENTLY IN PLACE.
2. ALL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND DIMENSIONS.
3. CONTRACTOR SHALL MARK OUT ALL UTILITIES PRIOR TO PROCEEDING WITH THE WORK.
4. CONTRACTOR SHALL PROVIDE SUFFICIENT AMOUNT OF BARRIERS TO PROPERLY PROTECT ALL PEDESTRIANS AND VEHICLES DURING CONSTRUCTION.
5. SUBMISSION OF A SITE SAFETY AND A WORK PLAN SHALL BE PROVIDED TO OWNER PRIOR TO THE START OF WORK. THE SITE SAFETY WORK PLAN SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS: SAFETY, ACCESS, PROTECTION AND SECURITY.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND OBTAINING NECESSARY PERMITS/PREMIAS FOR CLOSING EXISTING SIDEWALK TO UNDERTAKE REPAIRS.

## LIST OF DRAWINGS

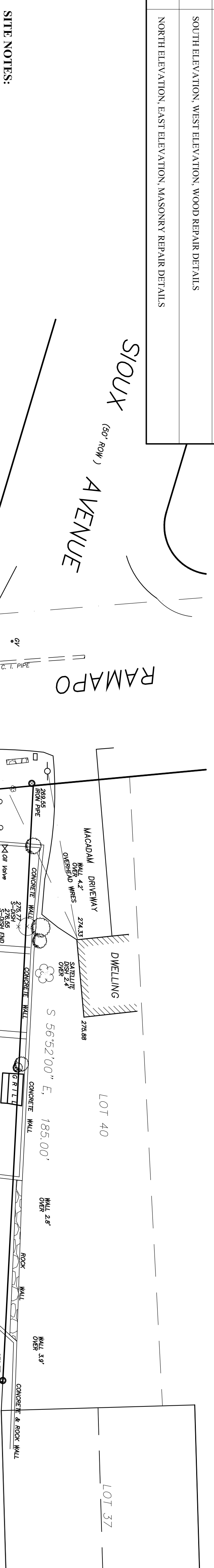
SHEET	DRAWING
COVER	SITE DIAGRAM, SITE LOCATION MAP, LIST OF DRAWINGS, BID ALTERNATES, REVISIONS, PROJECT DATA, GENERAL NOTES
A1	FIRST FLOOR PLAN, SECOND FLOOR PLAN
A2	ROOF PLAN, CHIMNEY FLASHING DETAILS
A3	REFLECTED CEILING PLAN, ROOFING DETAILS
A4	SOUTH ELEVATION, WEST ELEVATION, WOOD REPAIR DETAILS
A5	NORTH ELEVATION, EAST ELEVATION, MASONRY REPAIR DETAILS

## BID ALTERNATES

No.	REMARKS
1	
2	
3	

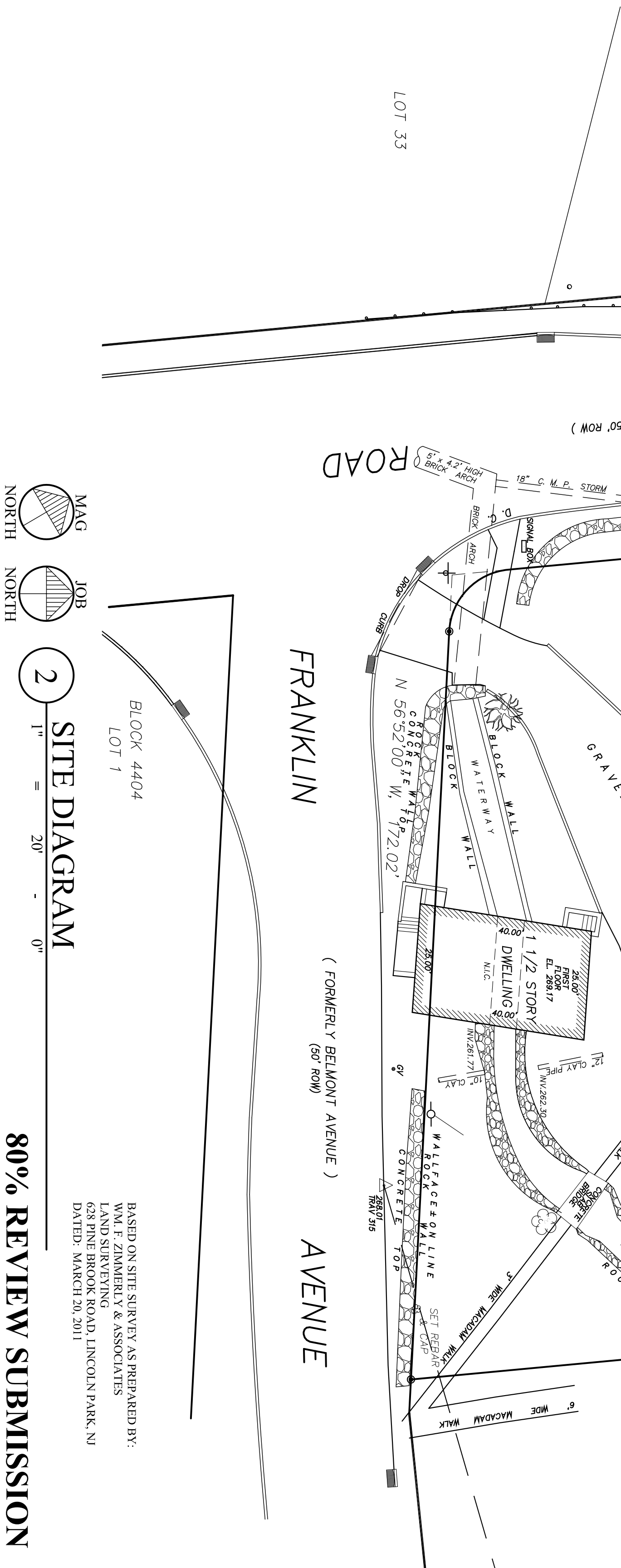
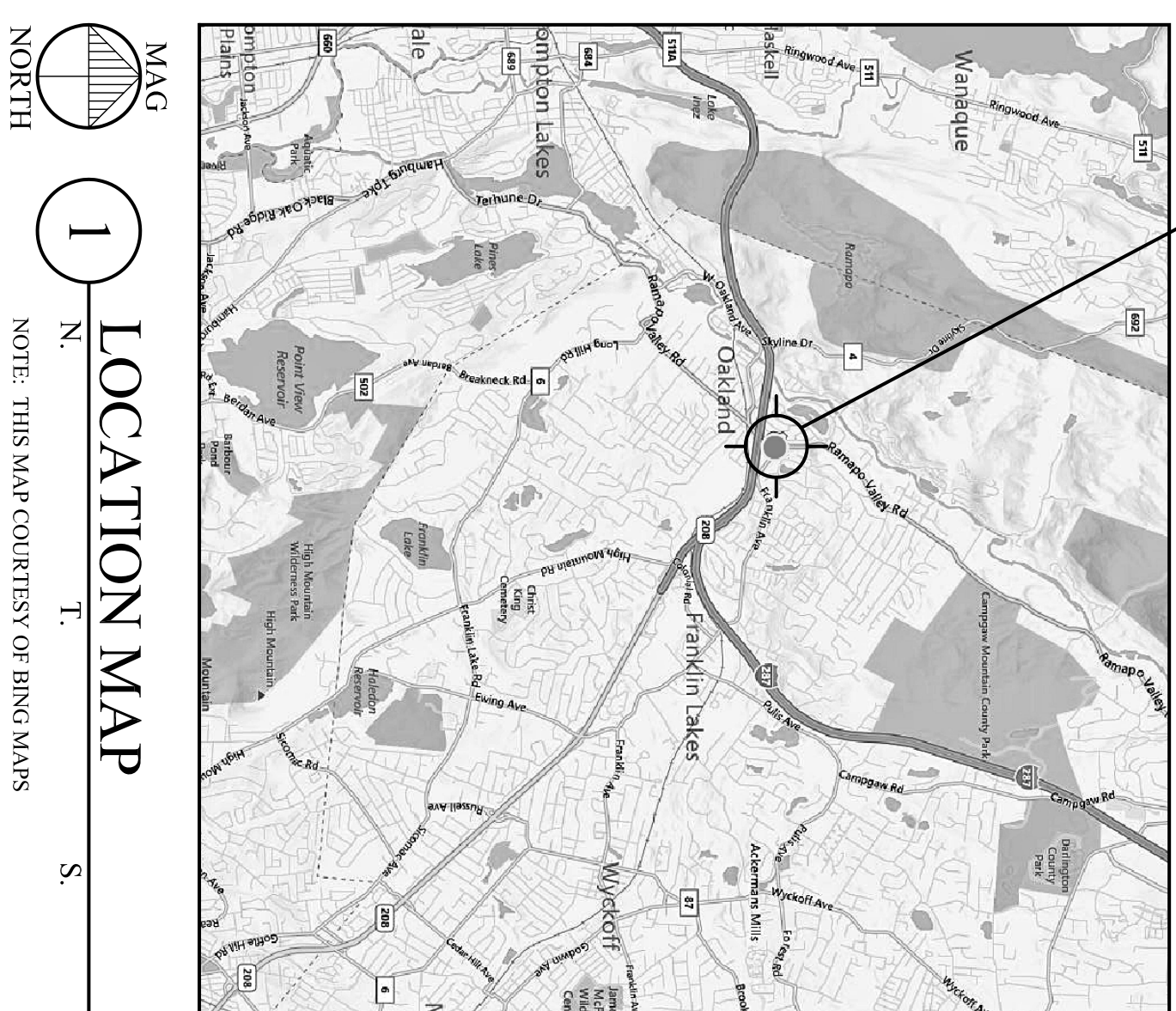
## REVISIONS

No.	DATE	REMARKS



THOMAS B. CONNOLLY, AIA  
N 21481099230  
P.O. Box 1726  
PA RA403776  
MARK ARBET N HICKEY, RA  
N 214810844590  
PROJECT No.: 1301C  
DATE: 13MARCH14

REVISIONS:



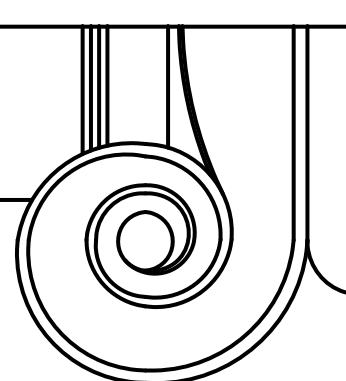
BASED ON SITE SURVEY AS PREPARED BY:  
WAL F. ZIMMARELY & ASSOCIATES  
LAND SURVEYING  
628 RINE BROOK ROAD, LINCOLN PARK, NJ  
DATED: MARCH 20, 2011

**80% REVIEW SUBMISSION**

CONNOLLY & HICKEY  
HISTORICAL ARCHITECTS, LLC  
P.O. Box 1726  
Gardenvale, NJ 07016  
973 746-4911

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COVER



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**HISTORICAL ARCHITECTS, LLC**  
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 Gandol, N.J. 07016  
 973-746-4911

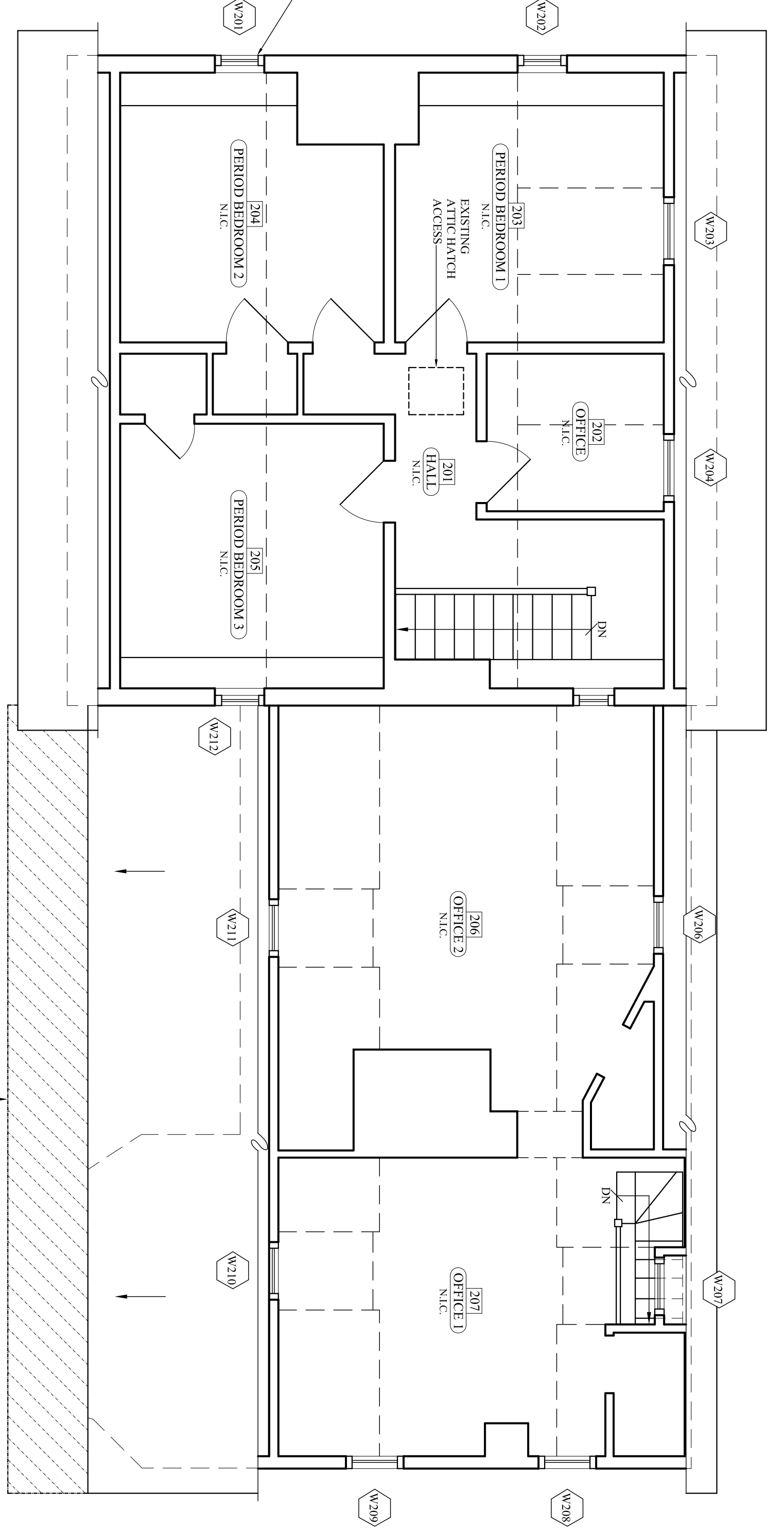
THOMAS B. CONNOLLY, AIA  
 NJ 21A01069230  
 PA RA403776  
 MARGARET M. HICKEY, RA  
 NJ 21A018244500

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 REVISIONS:

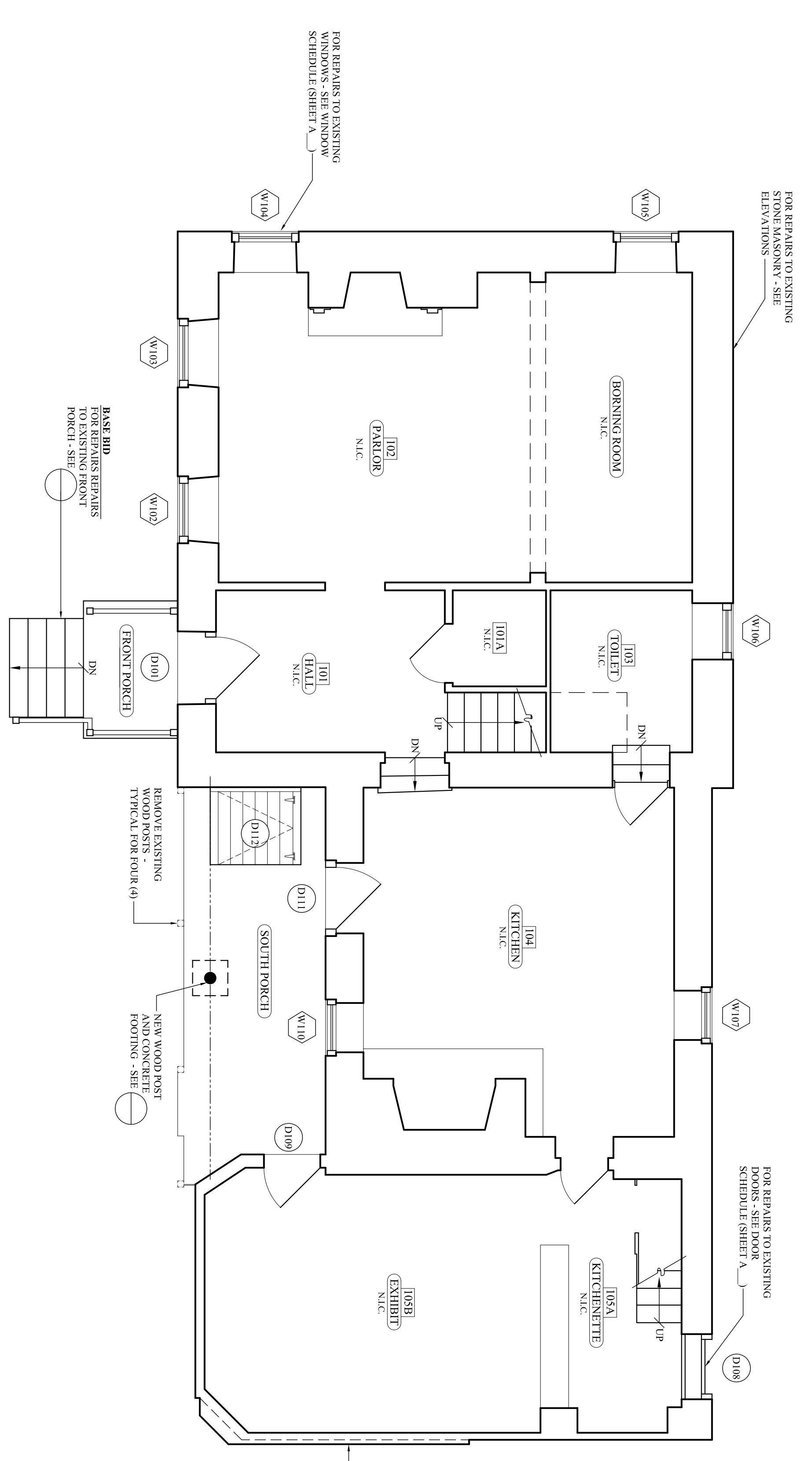
DRAWN BY: TRC, AMH

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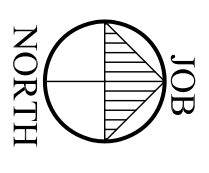
**A1**



**2 SECOND FLOOR PLAN**  
 A1 1/4" = 1' 0"



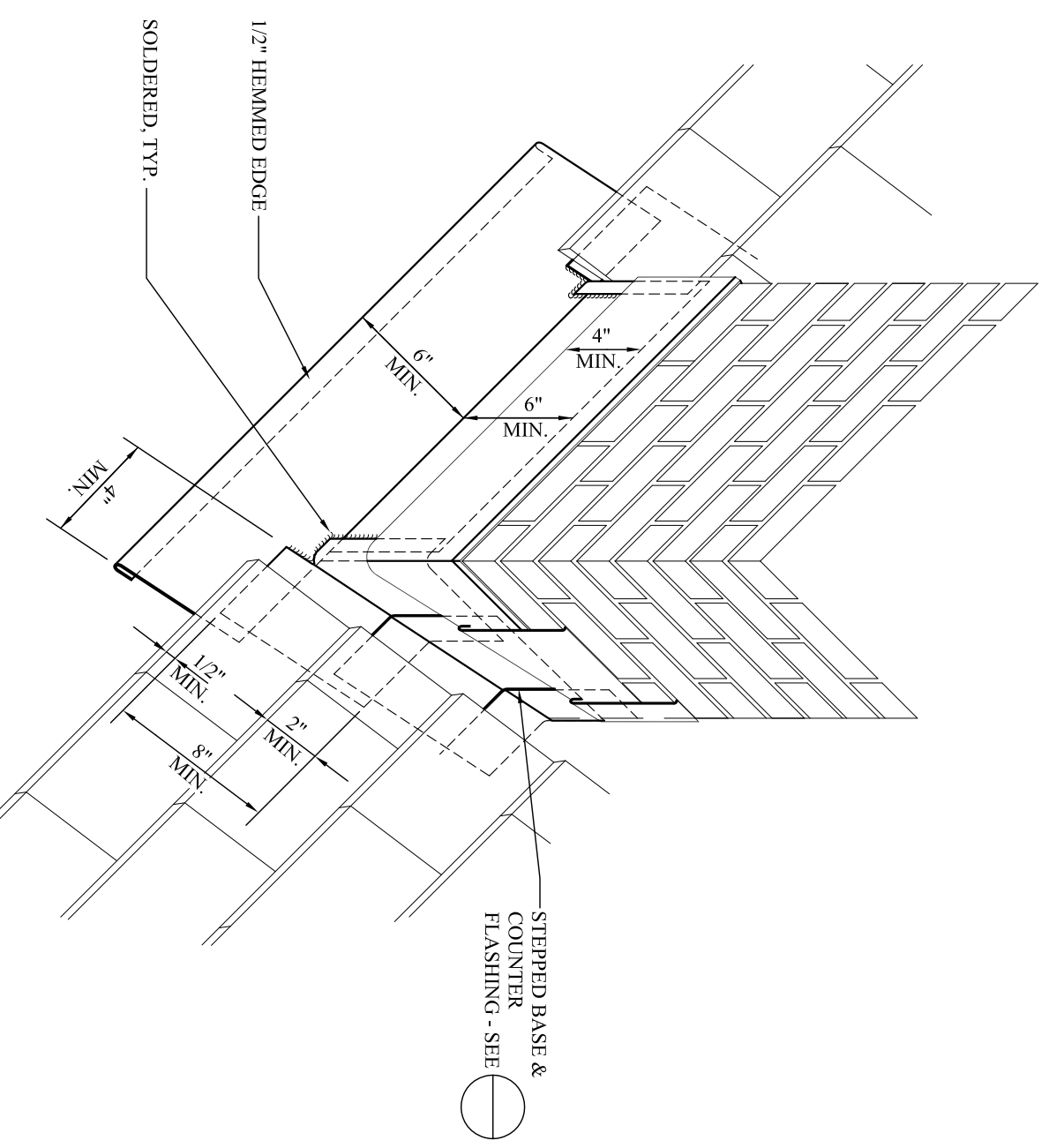
**1 FIRST FLOOR PLAN**  
 A1 1/4" = 1' 0"



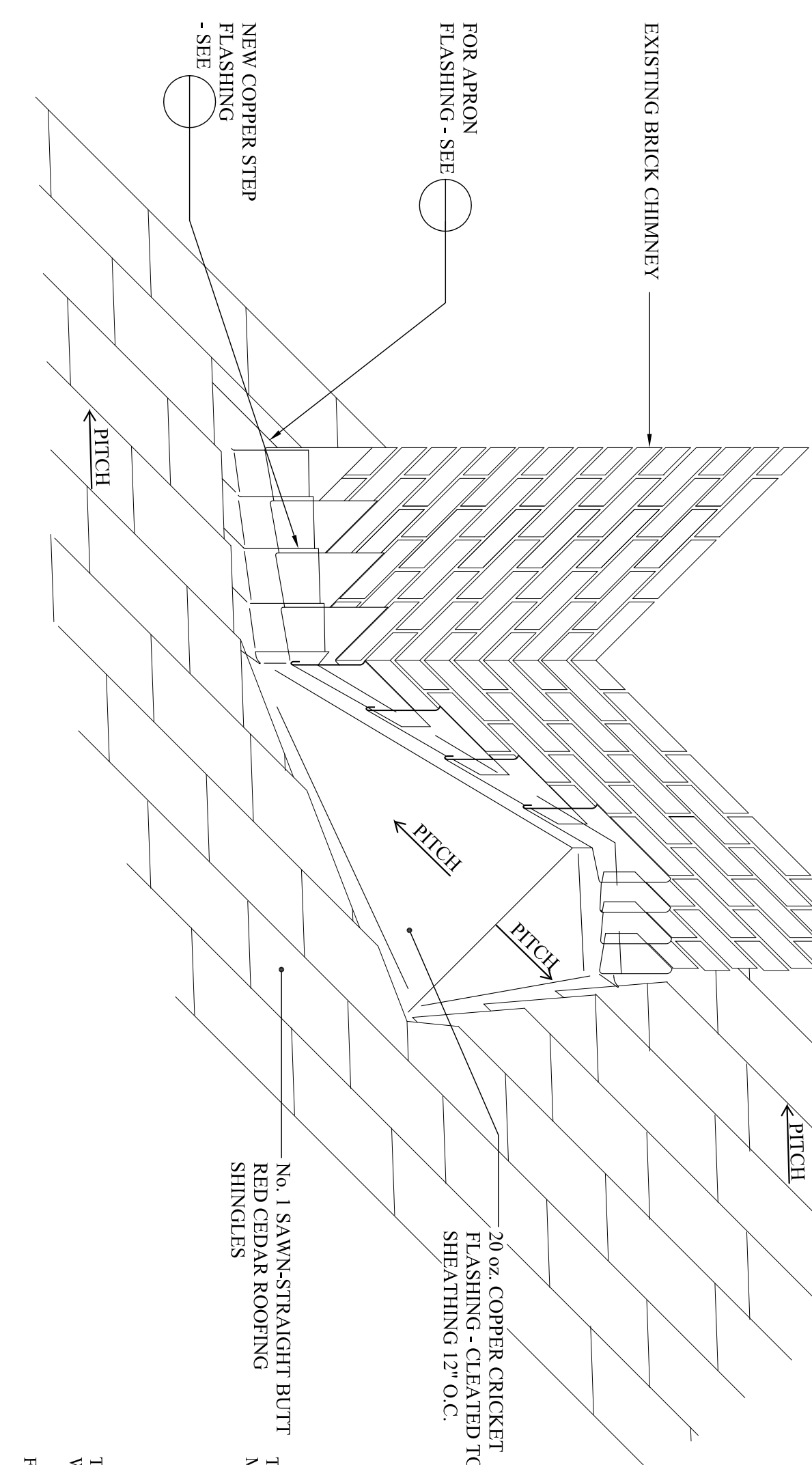
**80% REVIEW SUBMISSION**

# ROOFING NOTES

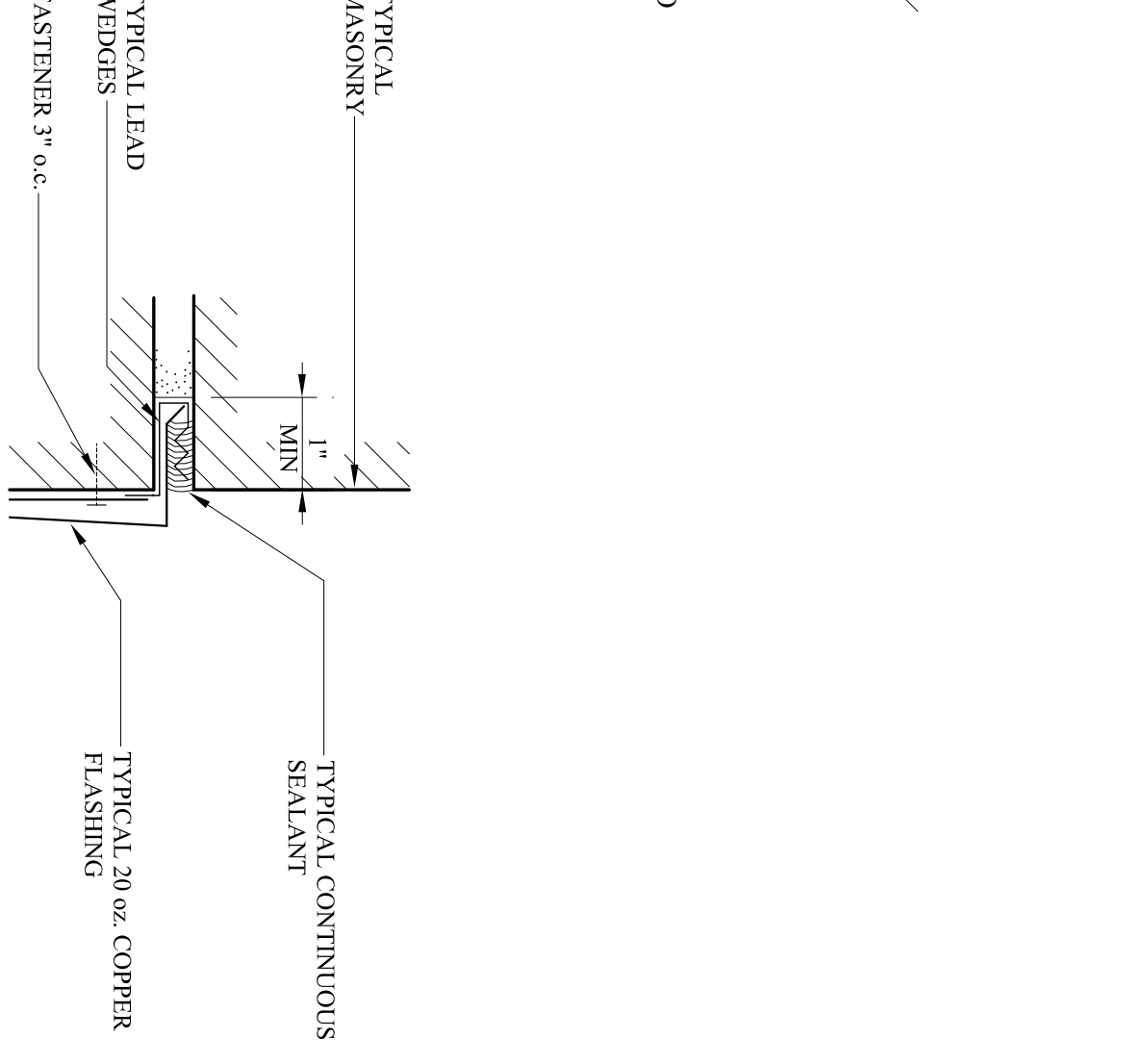
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SPRING AND BREAKING RELATED TO ALL ROOFING AND DEMOLITION WORK AND IS SOLELY RESPONSIBLE FOR DAMAGE TO THE INTERIOR FINISHES DURING CONSTRUCTION.
- ALL NEW FRAMING MEMBERS SHALL ALIGN WITH THE TOP AND BOTTOM SURFACE OF THE ADJACENT EXISTING FRAMING MEMBERS. PROVIDE SOLID WOOD SHIMS BETWEEN FRAMING, ONLY TO ADJUST LEVEL. MAINTAIN ALL NEW FRAMING SHALL BE RED OAK, 100% BETTER WHITE OAK AND NO LESS THAN 1 1/2" LESS IN SIZE WHEN DRY. ALLOWABLE MOISTURE CONTENT SHALL BE 15% OR LESS WHEN DRY.
- PROVIDE REPAIRS OF STRUCTURAL MEMBERS SHALL BE ACCOMPLISHED ACCORDING TO DRAWINGS AND SPECIFICATION. ALLOW FOR 1000 CUBIC INCHES OF EPOXY REPAIR.
- ALL BOLTS MUST BE A MINIMUM OF TWO (2) BOLT DIAMETERS FROM THE STRUCTURAL MEMBERS EDGE. ANY 3/4" BOLT DIAMETERS FROM EDGE OF THE STRUCTURAL MEMBER.
- CALL FOR ARCHITECT TO REVIEW ALL FRAMING REPAIRS PRIOR TO CONTRACTOR CONCEALING REPAIRS.
- REMOVE ALL EXISTING LAYERS OF ROOFING, FLASHING AND UNDERLAYMENTS FROM ALL ROOFS. NOTIFY ARCHITECT IMMEDIATELY OF ANY OBSERVATIONS PRIOR TO BEGINNING ACTIVE ROOFING.
- BASED ON ARCHITECT'S OBSERVATIONS AND AS DIRECTED IN THE FIELD, REMOVE ALL DEGRADED OPEN BOARD AND PLYWOOD ROOF SHEATHING AS DIRECTED BY ARCHITECT. REFACE WITH SHEATHING TO MATCH EXISTING SHEATHING WIDTH AND THICKNESS. ANY SHEATHING REMOVED PRIOR TO THE ARCHITECT'S APPROVATION SHALL BE REPAIRED IMMEDIATELY. PROVIDE REPAIRS TO MATCH EXISTING SHEATHING TO MATCH EXISTING SHEATHING WIDTH AND THICKNESS. ANY SHEATHING REMOVED PRIOR TO THE ARCHITECT'S APPROVATION SHALL BE REPAIRED IMMEDIATELY. PROVIDE REPAIRS TO MATCH EXISTING SHEATHING TO MATCH EXISTING SHEATHING WIDTH AND THICKNESS. ANY SHEATHING REMOVED PRIOR TO THE ARCHITECT'S APPROVATION SHALL BE REPAIRED IMMEDIATELY. PROVIDE REPAIRS TO MATCH EXISTING SHEATHING TO MATCH EXISTING SHEATHING WIDTH AND THICKNESS.
- DO NOT STACK OR STORE WOOD SHINGLES ON ROOF AND/OR SCAFFOLDING.
- SECURE SHINGLE WITH ONE (1) TWO (2) STAINLESS STEEL NAILS SIZED TO PENETRATE SHEATHING. DRIVE NAILS ABOUT 1/8" IN FROM EDGE AND ONE OR TWO INCHES ABOVE THE BUTT LINE OF THE COURSE BELOW. USE OF NAILS GONS DRAWINGS.
- INSTALL SELF-ADHERING BUTYL MEMBRANE FLASHING DIRECTLY TO SOLID SHEATHING AS INDICATED ON DRAWINGS.
- INSTALL 3# ASPHALT IMPREGNATED ROOFING FELT AS INDICATED ON DRAWINGS. SEPARATE ALL FLASHING FROM ASPHALT IMPREGNATED ROOFING FELT BY INSTALLING ROSSIN PAPER SPLIT SHEET.
- NAILS AND SCREWS.



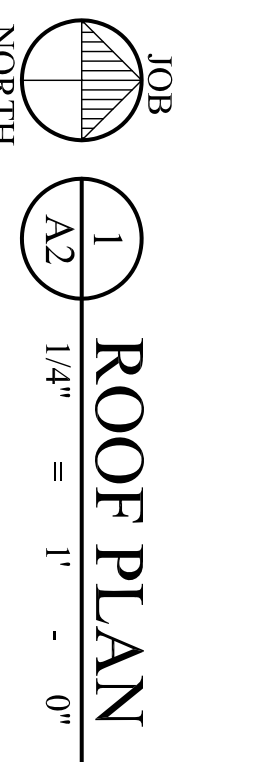
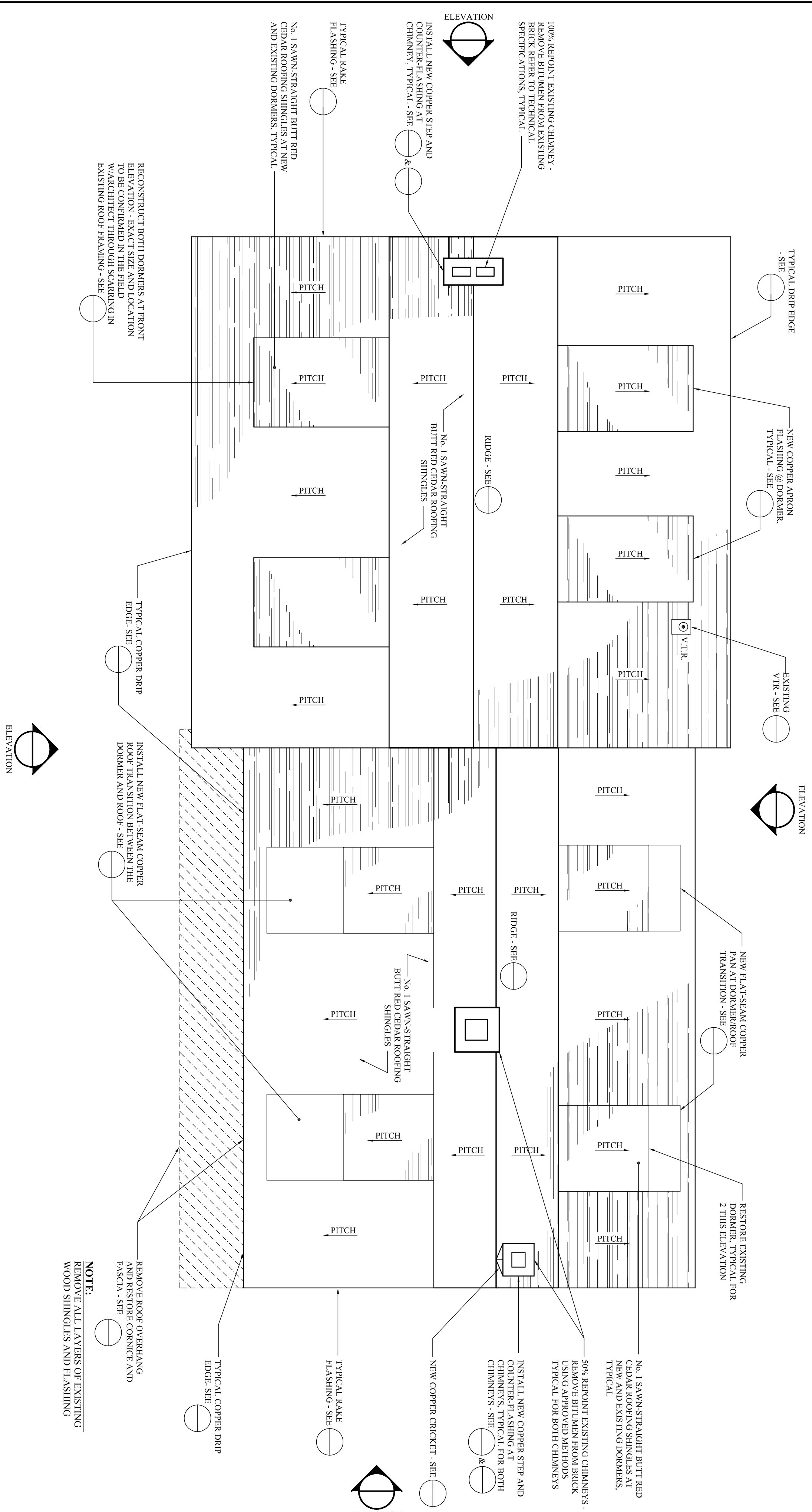
2 CHIMNEY FLASHING DETAIL



3 CHIMNEY CRICKET DETAIL



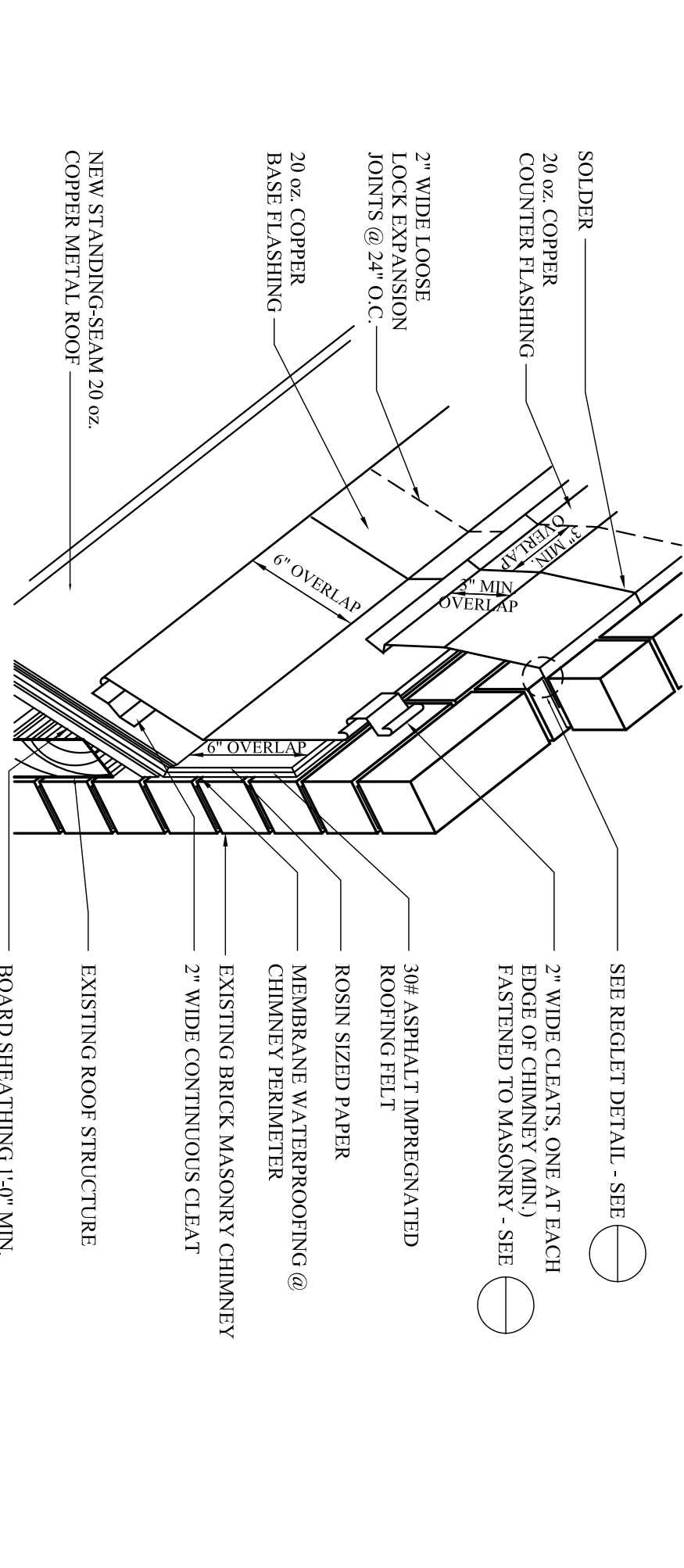
6 REGLET DETAIL



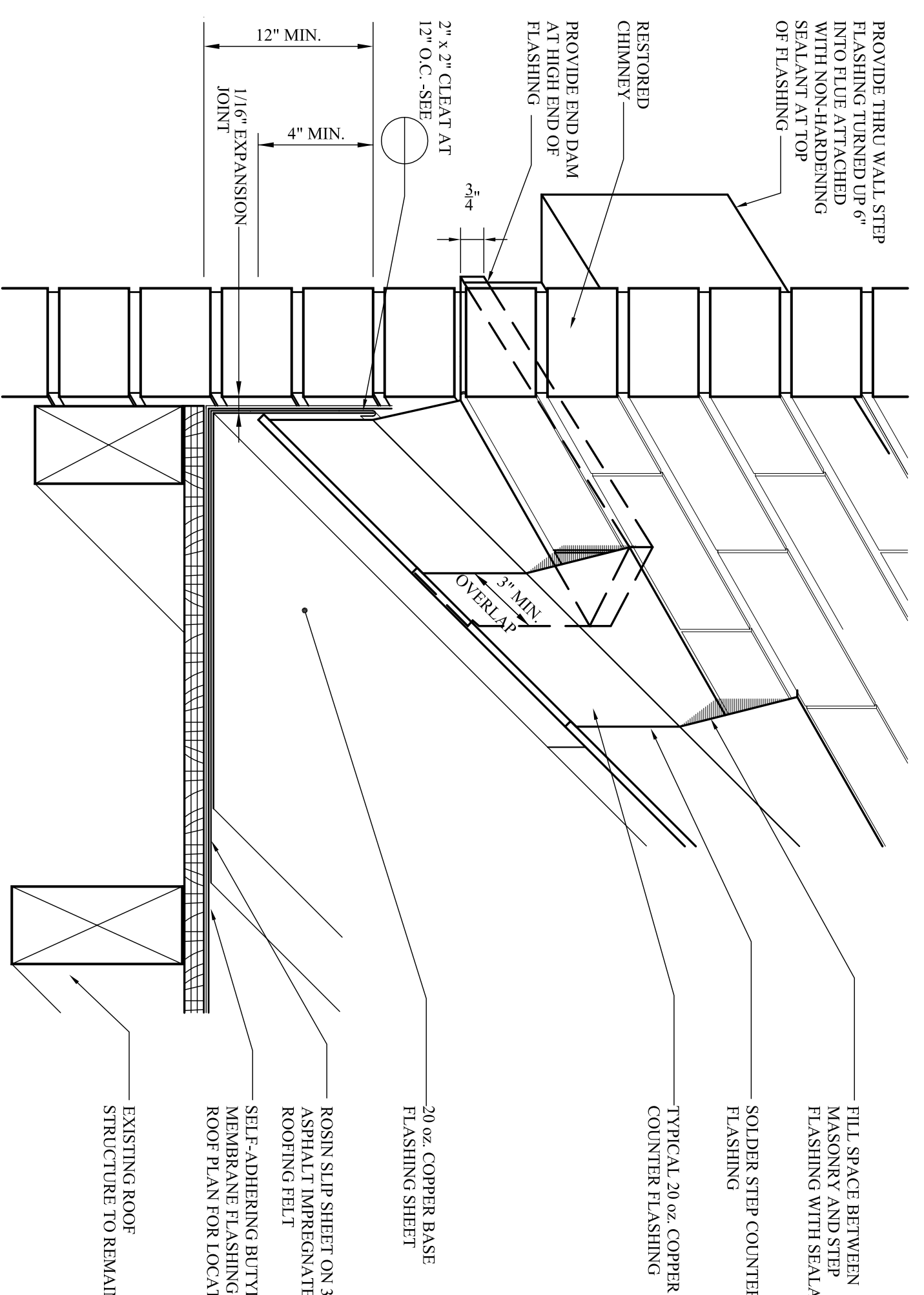
1 ROOF PLAN

4 STEP FLASHING DETAIL

80% REVIEW SUBMISSION



5 COUNTER FLASHING DETAIL



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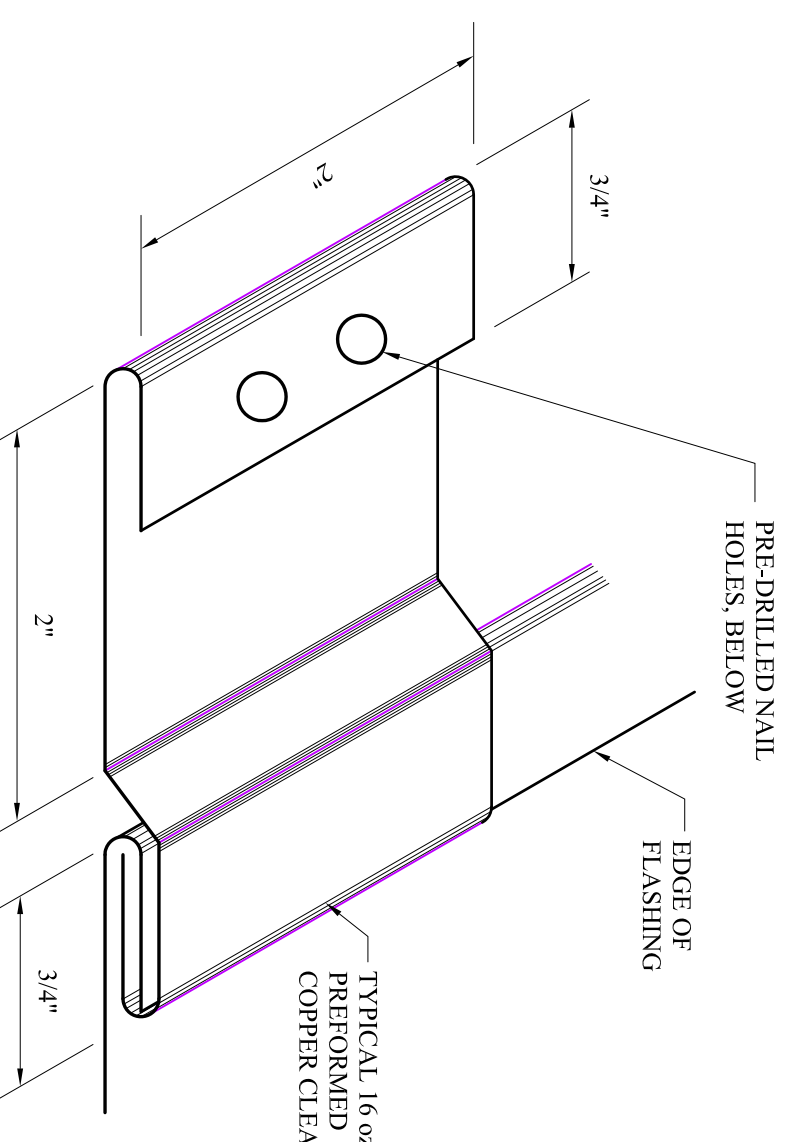
CONNOLLY & HICKEY  
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 973-746-4911

THOMAS B. CONNOLLY, AIA  
 NJ 21AB1009290  
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 MARGARET M. HICKEY, RA  
 NJ 21AB18344500

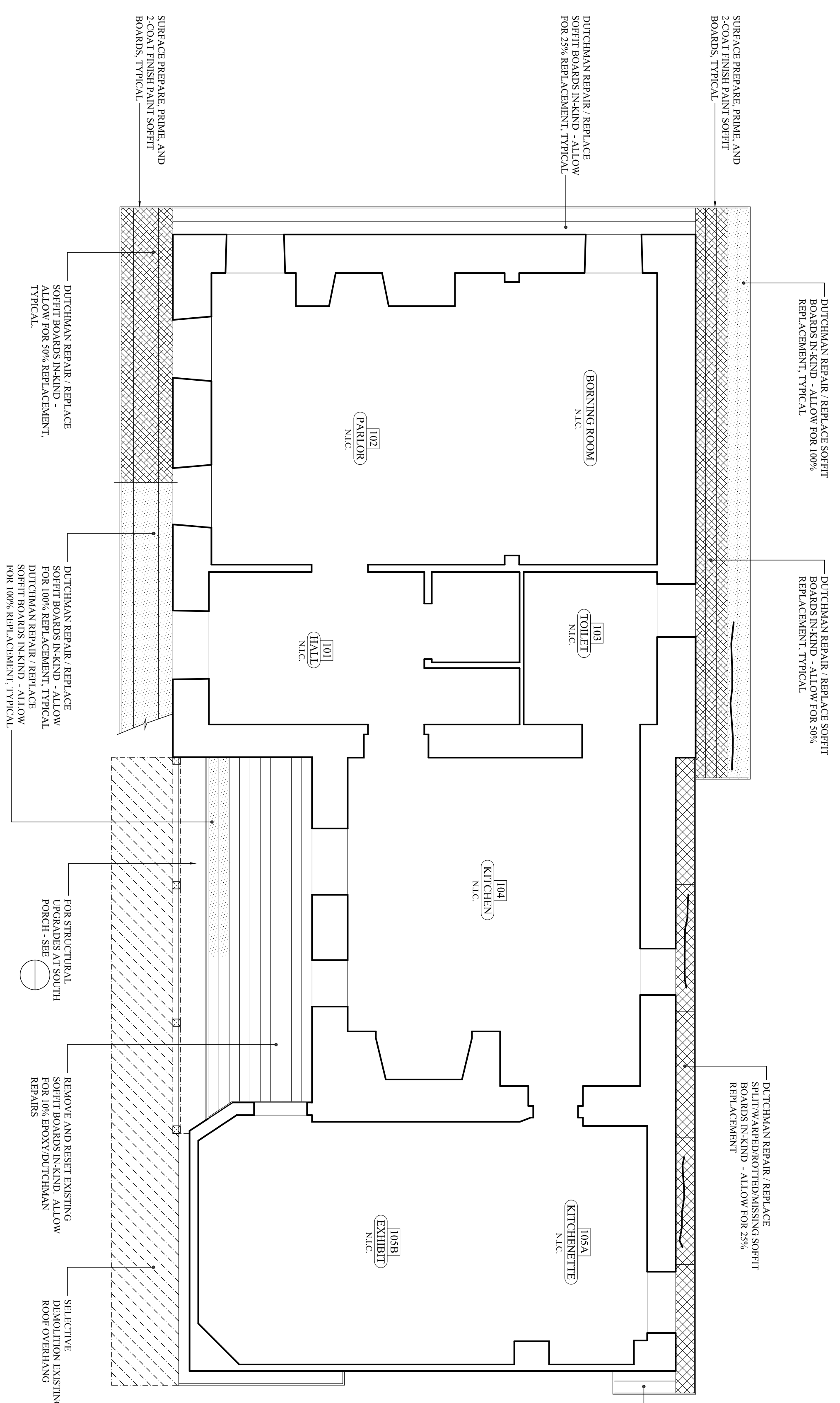
PROJECT No.: 1301C  
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 REVISIONS:

DESIGNED BY: TRC, MMH

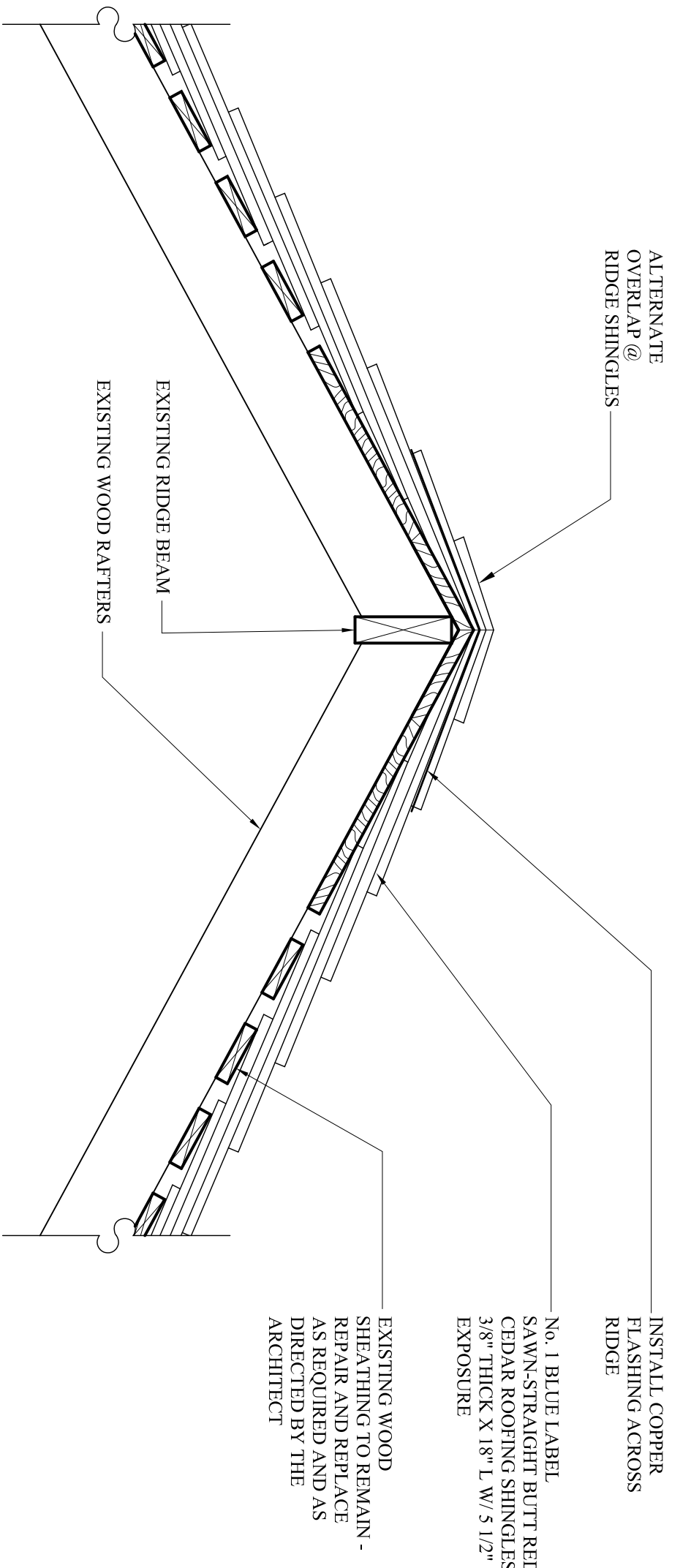
ELEVATION REPAIR KEY		FINISH CARPENTRY REPAIR NOTES	
	DUTCHMAN REPAIR / REPLACE FINISH CARPENTRY SOFFIT BOARDS, TRIM, SIDING, CORNER, ETC. IN-KIND - ALLOW FOR 100% REPLACEMENT OF COMPONENTS WITH HATCHED AREAS)	<b>GENERAL REPAIR NOTES:</b>	
	DUTCHMAN REPAIR / REPLACE FINISH CARPENTRY SOFFIT BOARDS, TRIM, SIDING, CORNER, ETC. IN-KIND - ALLOW FOR 100% REPLACEMENT OF COMPONENTS WITH HATCHED AREAS)	1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENCIES (SUCH AS PEOPLE, LANS, WATER SOURCES, ETC.) DURING THE EXECUTION OF FINISH CARPENTRY REPAIRS	4. PROVIDE A MOCK-UP OF SURFACE PREPARATION TECHNIQUES FOR THE ARCHITECT'S REVIEW. THE APPROVED MOCK-UP SHALL REMAIN UNTIL ALL SURFACE PREPARATION HAS BEEN COMPLETED SERVING AS A MODEL FOR THE REMAINDER OF THE WORK. AT THE COMPLETION OF ALL SURFACE PREPARATION, THE MOCK-UP MAY BE MADE PART OF THE DRAWINGS.
	DUTCHMAN REPAIR / REPLACE FINISH CARPENTRY SOFFIT BOARDS, TRIM, SIDING, CORNER, ETC. IN-KIND - ALLOW FOR 100% REPLACEMENT OF COMPONENTS WITH HATCHED AREAS)	2. PROVIDE ADEQUATE MEANS BY WHICH WORKERS AND THE ARCHITECT SHALL HAVE ACCESS TO THE EXTERIOR OF THE BUILDING TO UNDER TAKE AND REVIEW THE WORK PROVIDED. SAID WORKERS SHALL ACCORDINGLY ACCURATELY RECORD REPAIRS AND OTHER REQUESTS AS SET FORTH IN THE TECHNICAL SPECIFICATIONS.	5. THE ARCHITECT SHALL REVIEW SURFACE PREPARATION BEFORE PAINTING IS TO BEGIN INCLUDING BUT NOT LIMITED TO WINDOWS, FRAMES, TRIM, AND SIDING AS SHOWN ON THE DRAWINGS.
	DUTCHMAN REPAIR / REPLACE FINISH CARPENTRY SOFFIT BOARDS, TRIM, SIDING, CORNER, ETC. IN-KIND - ALLOW FOR 100% REPLACEMENT OF COMPONENTS WITH HATCHED AREAS)	3. COATS FINISH PAINT. REMOVE ALL LOOSE OR FLAKING PAINT, SAND TO A FEATHERED EDGE AT HIGH POINTS AND WHERE THERE IS A BUILD-UP OF PAINT PROVIDING A SMOOTH PAINTABLE SURFACE. FITS TO THE INTENTION OF THIS PROJECT TO REMOVE ALL LAYERS OF EXISTING PAINT DUE TO THE HISTORIC NATURE OF THE EXISTING MATERIAL FABRIC.	6. PRIME AND 2) COAT FINISH PAINT ALL EXTERIOR FINISH CARPENTRY COMPONENTS INCLUDING BUT NOT LIMITED TO WINDOWS, FRAMES, TRIM, AND SIDING AS SHOWN ON THE DRAWINGS.
	DUTCHMAN REPAIR / REPLACE FINISH CARPENTRY SOFFIT BOARDS, TRIM, SIDING, CORNER, ETC. IN-KIND - ALLOW FOR 100% REPLACEMENT OF COMPONENTS WITH HATCHED AREAS)	4. PROVIDE ADEQUATE MEANS BY WHICH WORKERS AND THE ARCHITECT SHALL HAVE ACCESS TO THE EXTERIOR OF THE BUILDING TO UNDER TAKE AND REVIEW THE WORK PROVIDED. SAID WORKERS SHALL ACCORDINGLY ACCURATELY RECORD REPAIRS AND OTHER REQUESTS AS SET FORTH IN THE TECHNICAL SPECIFICATIONS.	7. PROVIDE A PAINT MOCK-UP FOR THE ARCHITECT'S REVIEW. THE APPROVED MOCK-UP SHALL REMAIN UNTIL ALL PAINTING HAS BEEN COMPLETED SERVING AS A MODEL FOR THE REMAINDER OF THE WORK. AT THE COMPLETION OF PAINTING, THE MOCK-UP MAY BE MADE PART OF THE FINISHED WORK PRODUCTS.
	DUTCHMAN REPAIR / REPLACE FINISH CARPENTRY SOFFIT BOARDS, TRIM, SIDING, CORNER, ETC. IN-KIND - ALLOW FOR 100% REPLACEMENT OF COMPONENTS WITH HATCHED AREAS)	5. THE ARCHITECT SHALL REVIEW SURFACE PREPARATION BEFORE PAINTING IS TO BEGIN INCLUDING BUT NOT LIMITED TO WINDOWS, FRAMES, TRIM, AND SIDING AS SHOWN ON THE DRAWINGS.	<b>WOOD REPAIR NOTES:</b>
	DUTCHMAN REPAIR / REPLACE FINISH CARPENTRY SOFFIT BOARDS, TRIM, SIDING, CORNER, ETC. IN-KIND - ALLOW FOR 100% REPLACEMENT OF COMPONENTS WITH HATCHED AREAS)	6. PRIME AND 2) COAT FINISH PAINT ALL EXTERIOR FINISH CARPENTRY COMPONENTS INCLUDING BUT NOT LIMITED TO WINDOWS, FRAMES, TRIM, AND SIDING AS SHOWN ON THE DRAWINGS.	1. FILL ALL HOLES IN SIDING, TRIM, SOFFITS AND OTHER FINISH CARPENTRY COMPONENTS INCLUDING ANCHOR GAPS IN SIDING WITH APPROVED EPOXY OR WOOD FILLER. REFER TO TECHNICAL SPECIFICATIONS REGARDING EPOXY AND WOOD FILLER. DUTCHMAN AND UNIFORM REPAIRS TO FINISH CARPENTRY SHALL BE DONE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR REPAIRS TO FINISH CARPENTRY.
	DUTCHMAN REPAIR / REPLACE FINISH CARPENTRY SOFFIT BOARDS, TRIM, SIDING, CORNER, ETC. IN-KIND - ALLOW FOR 100% REPLACEMENT OF COMPONENTS WITH HATCHED AREAS)	7. PROVIDE A PAINT MOCK-UP FOR THE ARCHITECT'S REVIEW. THE APPROVED MOCK-UP SHALL REMAIN UNTIL ALL PAINTING HAS BEEN COMPLETED SERVING AS A MODEL FOR THE REMAINDER OF THE WORK. AT THE COMPLETION OF PAINTING, THE MOCK-UP MAY BE MADE PART OF THE FINISHED WORK PRODUCTS.	2. ALLOW FOR 25% SIDING REPAIRS ABOVE AND BEYOND THAT INDICATED ON DRAWINGS.
	DUTCHMAN REPAIR / REPLACE FINISH CARPENTRY SOFFIT BOARDS, TRIM, SIDING, CORNER, ETC. IN-KIND - ALLOW FOR 100% REPLACEMENT OF COMPONENTS WITH HATCHED AREAS)	8. REMOVE ALL LOOSE OR FLAKING PAINT, SAND TO A FEATHERED EDGE AT HIGH POINTS AND WHERE THERE IS A BUILD-UP OF PAINT PROVIDING A SMOOTH PAINTABLE SURFACE. FITS TO THE INTENTION OF THIS PROJECT TO REMOVE ALL LAYERS OF EXISTING PAINT DUE TO THE HISTORIC NATURE OF THE EXISTING MATERIAL FABRIC.	3. DRAWINGS, 25% ABOVE FINISH CARPENTRY REPAIRS OTHER THAN SOFFIT BOARDS THAT AN INDICATED ON DRAWINGS.
	DUTCHMAN REPAIR / REPLACE FINISH CARPENTRY SOFFIT BOARDS, TRIM, SIDING, CORNER, ETC. IN-KIND - ALLOW FOR 100% REPLACEMENT OF COMPONENTS WITH HATCHED AREAS)	9. PROVIDE ADEQUATE MEANS BY WHICH WORKERS AND THE ARCHITECT SHALL HAVE ACCESS TO THE EXTERIOR OF THE BUILDING TO UNDER TAKE AND REVIEW THE WORK PROVIDED. SAID WORKERS SHALL ACCORDINGLY ACCURATELY RECORD REPAIRS AND OTHER REQUESTS AS SET FORTH IN THE TECHNICAL SPECIFICATIONS.	4. ALLOW FOR 25% OF EXISTING FASCIA BOARDS TO BE REPLACED / DUTCHMAN REPAIRED THAN INDICATED ON DRAWINGS.



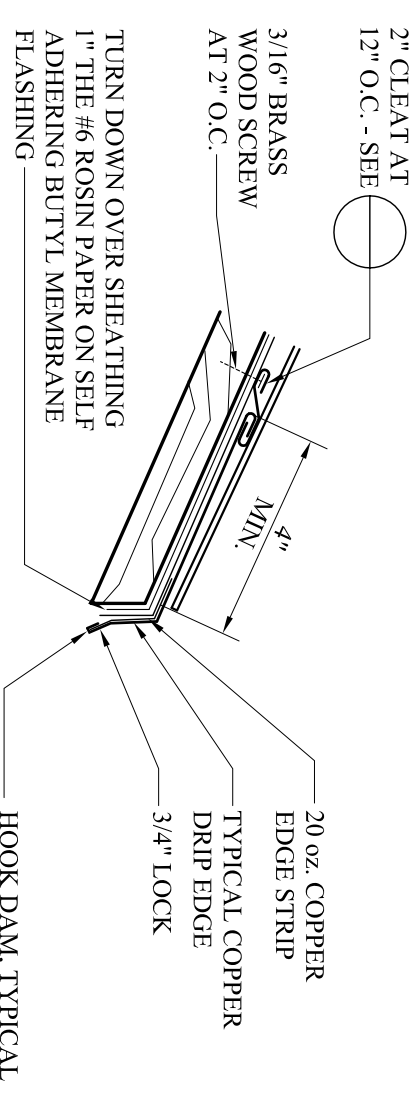
2 CLEAT DETAIL



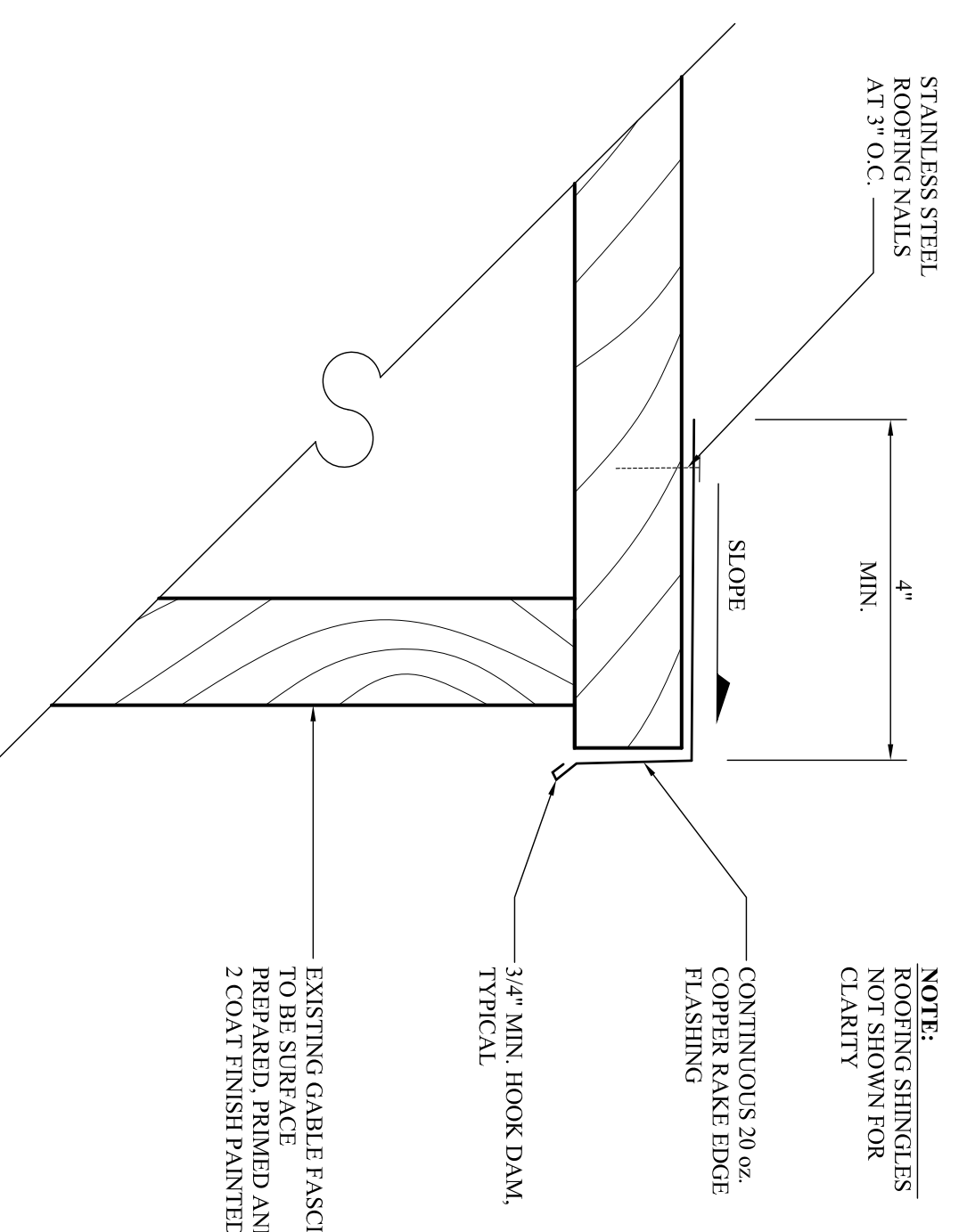
1 REFLECTED ROOF OVERHANG PLAN



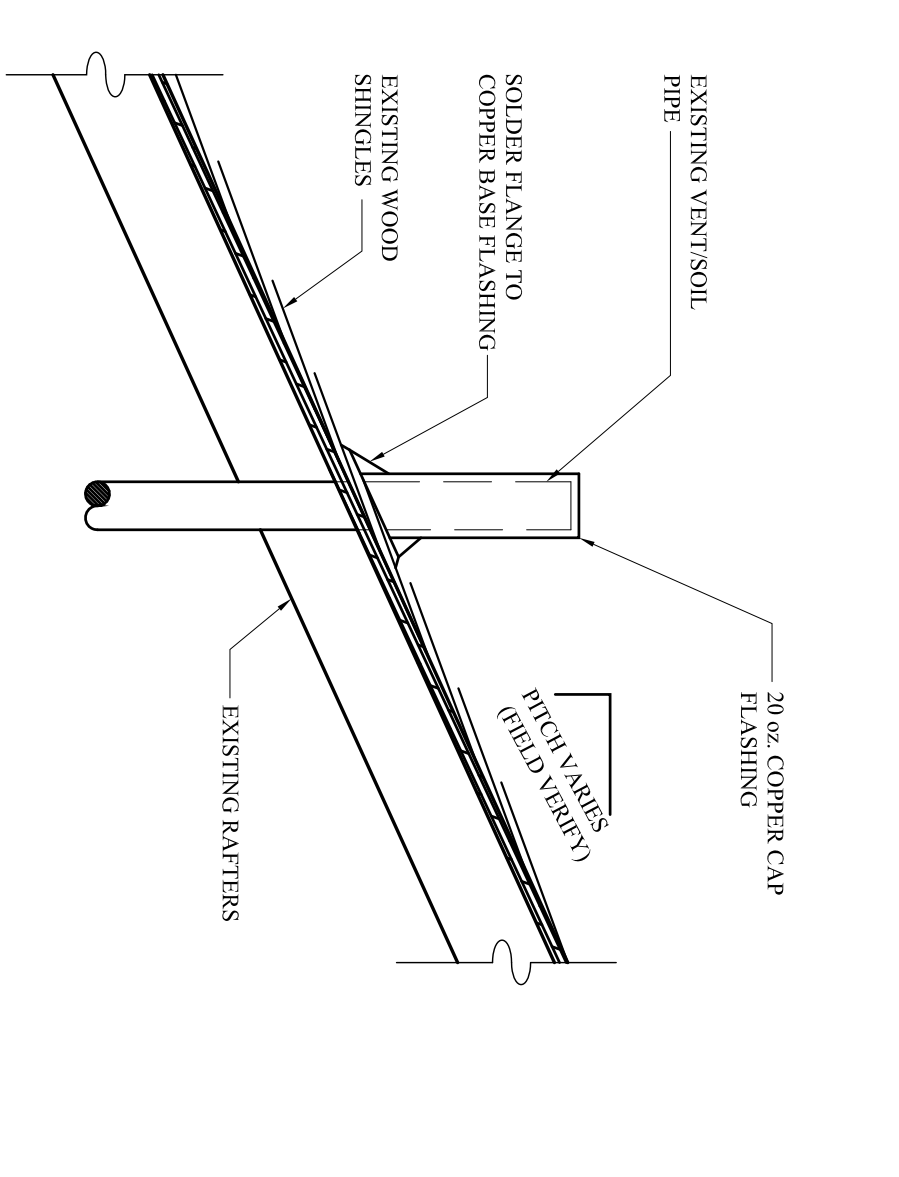
6 WOOD SHINGLE RIDGE DETAIL



5 DRIP EDGE DETAIL



4 RAKE FLASHING DETAIL



3 PIPE PENETRATION DETAIL

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 MARGARET M. HICKEY, RA  
 N.J. 21AB08344500

PROJECT No.: 1301C  
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 REVISIONS:

DRAWN BY: TBC, MMH

**A3**

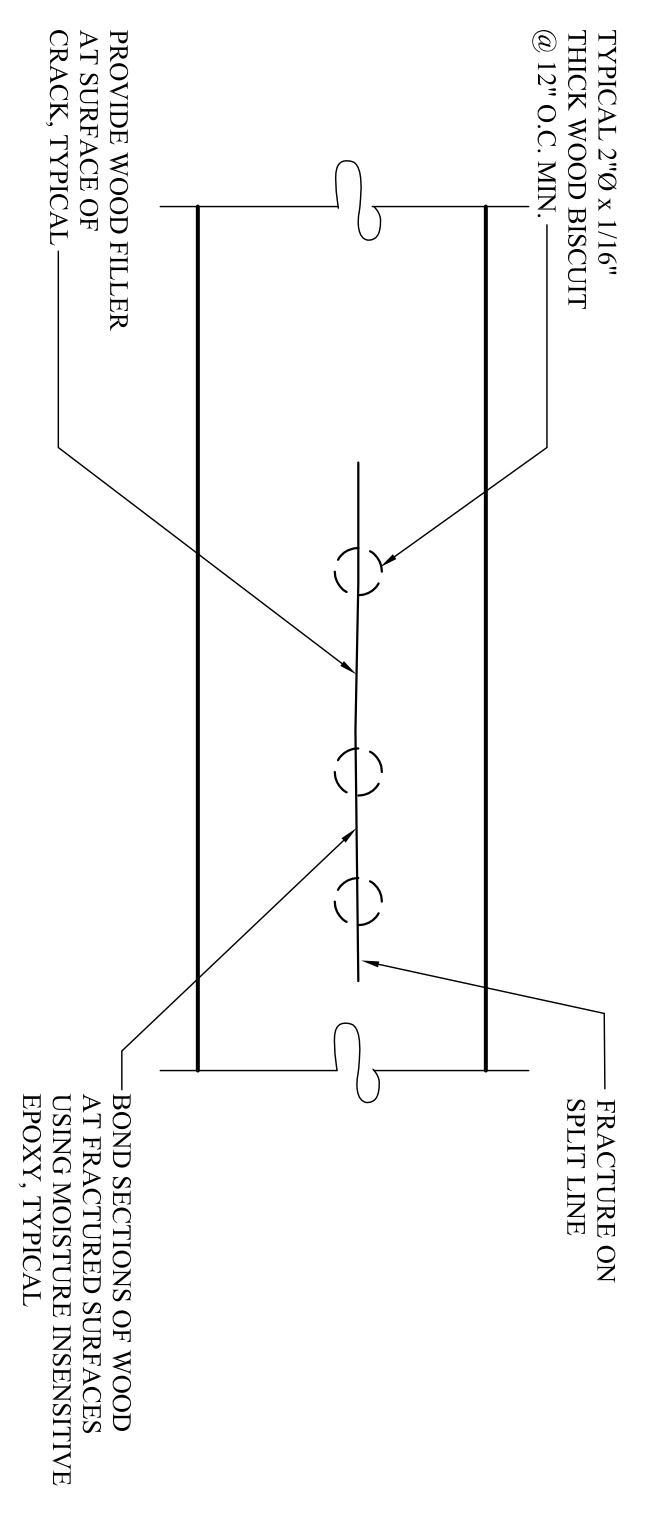
# ELEVATION REPAIR KEY

	DUTCHMAN REPAIR - REPLACE FINISH CARPENTRY (SOFFIT BOARDS, REPLACEMENT OF COMPONENTS WITHIN MATCHED AREAS)
	DUTCHMAN REPAIR - REPLACE FINISH CARPENTRY (SOFFIT BOARDS, TRIM, SIDING, CORNICHE, ETC.) IN-KIND - ALLOW FOR 25% REPLACEMENT OF COMPONENTS WITHIN MATCHED AREAS)
	DUTCHMAN REPAIR - REPLACE FINISH CARPENTRY (SOFFIT BOARDS, TRIM, SIDING, CORNICHE, ETC.) IN-KIND - ALLOW FOR 25% REPLACEMENT OF COMPONENTS WITHIN MATCHED AREAS)
	AREA OF SELECTIVE DEMOLITION, CAREFULLY REMOVING MATERIALS AND REPAIRING ADVANCED HISTORIC MATERIALS
	REPORT CRACKS AND POORLY MATCHED MORTAR IN MASONRY WALL SPLIT IN WOOD SIDING AND SOFFIT BOARDS. DUTCHMAN REPAIR OR REPLACE IN-KIND

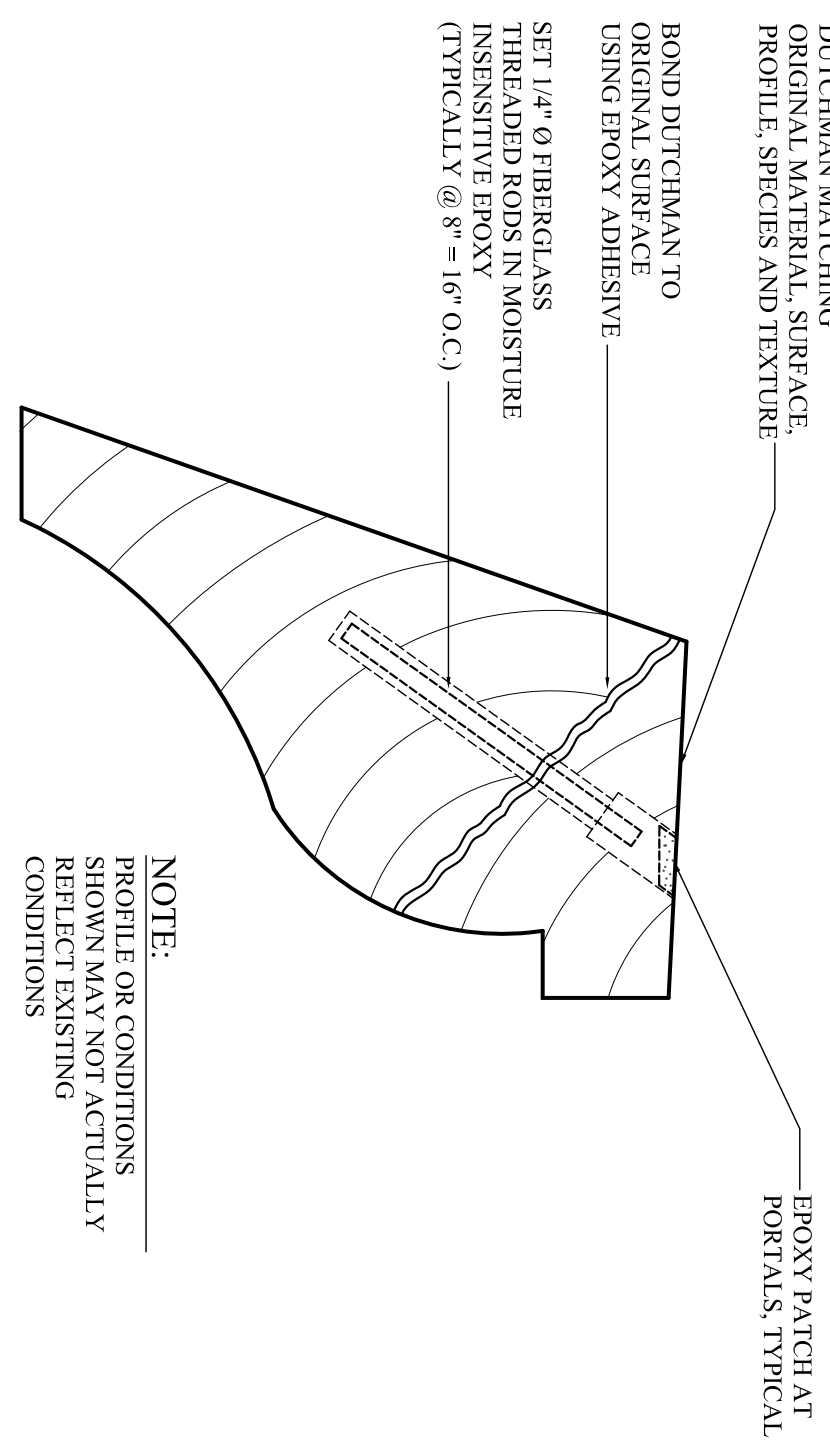
# FINISH CARPENTRY REPAIR NOTES

- GENERAL REPAIR NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADVANCES (SUCH AS PEOPLE, LAWS, WATER SOURCES, ETC.) DURING THE EXECUTION OF FINISH CARPENTRY REPAIRS AND SURFACE PREPARATION AND PAINTING.
  - ACCESS TO THE EXTERIOR OF THE BUILDING TO UNDERLIE AND REPAIR THE WORK PROVIDING A SAFE WORKING ENVIRONMENT ACCORDING TO OSHA REQUIREMENTS AND OTHER REQUIREMENTS AS SET FORTH IN THE TECHNICAL SPECIFICATIONS.
- WOOD REPAIR NOTES:**
- FIELD ALL HOLES IN SIDING, TRIM, SOFFITS AND OTHER FINISH CARPENTRY COMPONENTS INCLUDING JOINTS WITH APPROVED EPOXY OR WOOD FILLER PER PER TO TECHNICAL SPECIFICATIONS.
  - UNDERLIE ALL FINISH CARPENTRY REPAIRS INCLUDING EPOXY, DUTCHMAN AND UNIT REPAIR TO EXISTING FINISH CARPENTRY. SPECIFICALLY FOR AVOIDANCE OF INKIND RESTORATION ON FINISH CARPENTRY RESTORATION.
  - SURFACE REPAIR ALL NEW AND EXISTING WOOD SURFACES TO RECEIVE PRIME AND 2/2 COAT FINISH PAINT. IT IS NOT THE INTENTION OF THIS PROJECT TO REMOVE ALL LAYERS OF EXISTING PAINT DUE TO THE HISTORIC NATURE OF THE EXISTING MATERIAL FABRIC.
- PROVIDE A MOCK-UP OF SURFACE PREPARATION TECHNIQUES FOR THE ARCHITECTS HAS BEEN COMPLETED SERVING AS A MODEL FOR THE REMAINDER OF THE WORK. AT THE COMPLETION OF ALL SURFACE PREPARATION, THE MOCK-UP MAY BE MADE PART OF THE FINISHED WORK PRODUCT.
  - REPAIR PREPARATION BEFORE PAINTING IS TO BEGIN. PRIME AND 2/2 COAT FINISH PAINT ALL EXTERIOR FINISH CARPENTRY COMPONENTS INCLUDING BUT NOT LIMITED TO WINDOWS, FRAMES, TRIM, AND SIDING AS SHOWN ON DRAWINGS. PAINT MOCK-UP FOR THE ARCHITECTS REVIEW. THE APPROVED MOCK-UP SHALL REMAIN UNTIL ALL PAINTING HAS BEEN COMPLETED SERVING AS A MODEL FOR THE REMAINDER OF THE WORK. AT THE COMPLETION OF PAINTING, THE MOCK-UP MAY BE MADE PART OF THE FINISHED WORK PRODUCT.
- ALLOWANCES PER ELEVATION:**
- ALLOW FOR 10% OF SPLIT SIDING REPAIRS ABOVE AND BEYOND THAT INDICATED ON DRAWINGS.
  - ALLOW FOR 25% SIDING REPLACEMENT ABOVE AND BEYOND THAT INDICATED ON DRAWINGS.
  - ALLOW FOR 25% MORE FINISH CARPENTRY REPAIR REPLACEMENT (OTHER THAN SOFFIT TRIM AND SILL, TYPICAL) THAN INDICATED ON DRAWINGS.
  - REPAIR DUTCHMAN REPAIR THAN INDICATED ON DRAWINGS.

## 3 SPLIT SIDING REPAIR

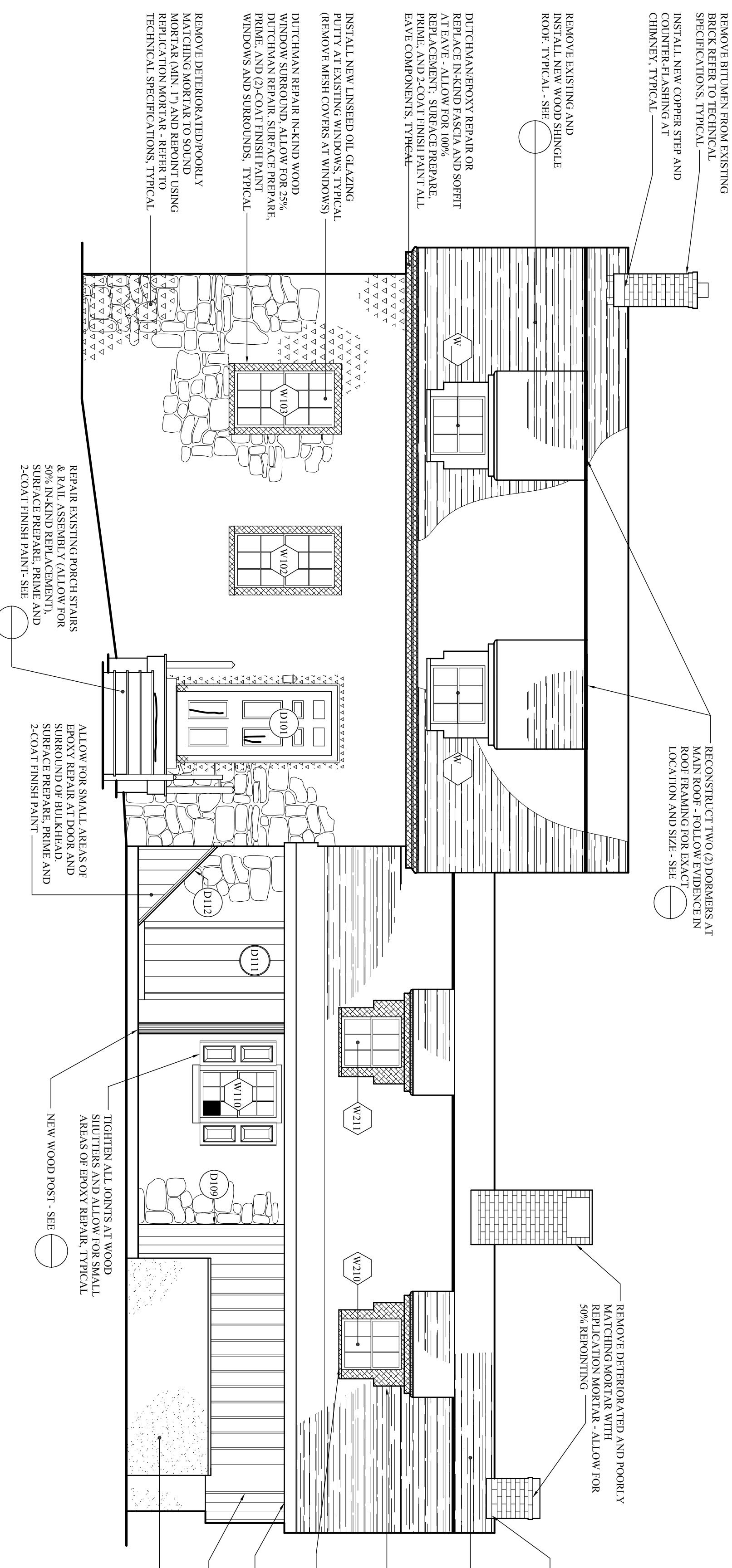


## 4 WOOD DUTCHMAN REPAIR

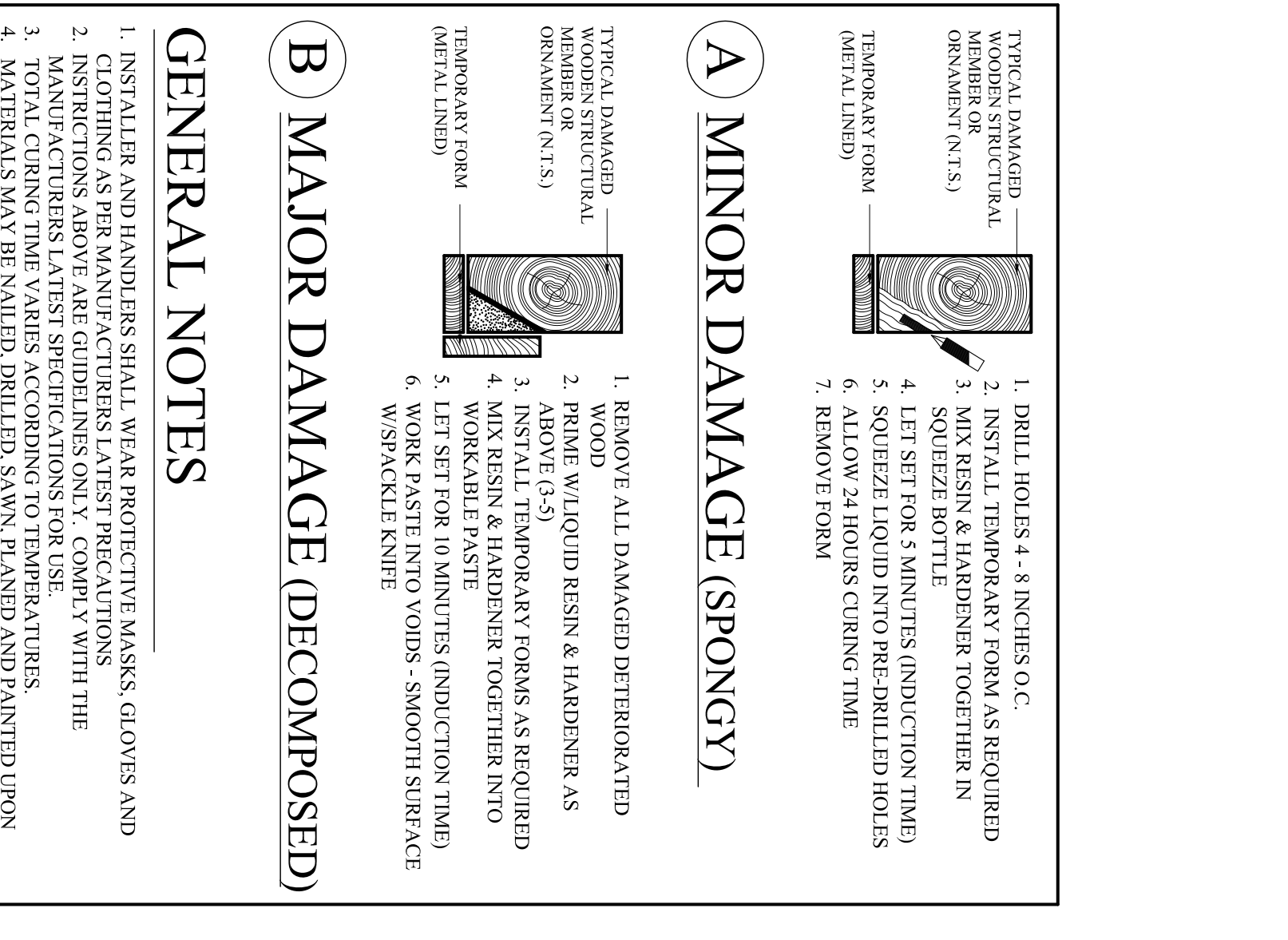


**NOTE:**  
PROFILE OR CONDITIONS SHOWN MAY NOT ACTUALLY REFLECT EXISTING CONDITIONS

## 1 SOUTH ELEVATION



## 5 EPOXY REPAIR DETAIL



### A MINOR DAMAGE (SPONGY)

- REMOVE ALL DAMAGED DETRIORATED WOOD
- PRIME W/ LIQUID RESIN & HARDENER AS ABOVE (3-5)
- INSTALL TEMPORARY FORMS AS REQUIRED
- MIX RESIN & HARDENER TOGETHER INTO SQUEEZE BOTTLE
- LET SET FOR 10 MINUTES (INDUCTION TIME)
- WORK PASTED INTO VOIDS - SMOOTH SURFACE W/ SPACKLE KNIFE

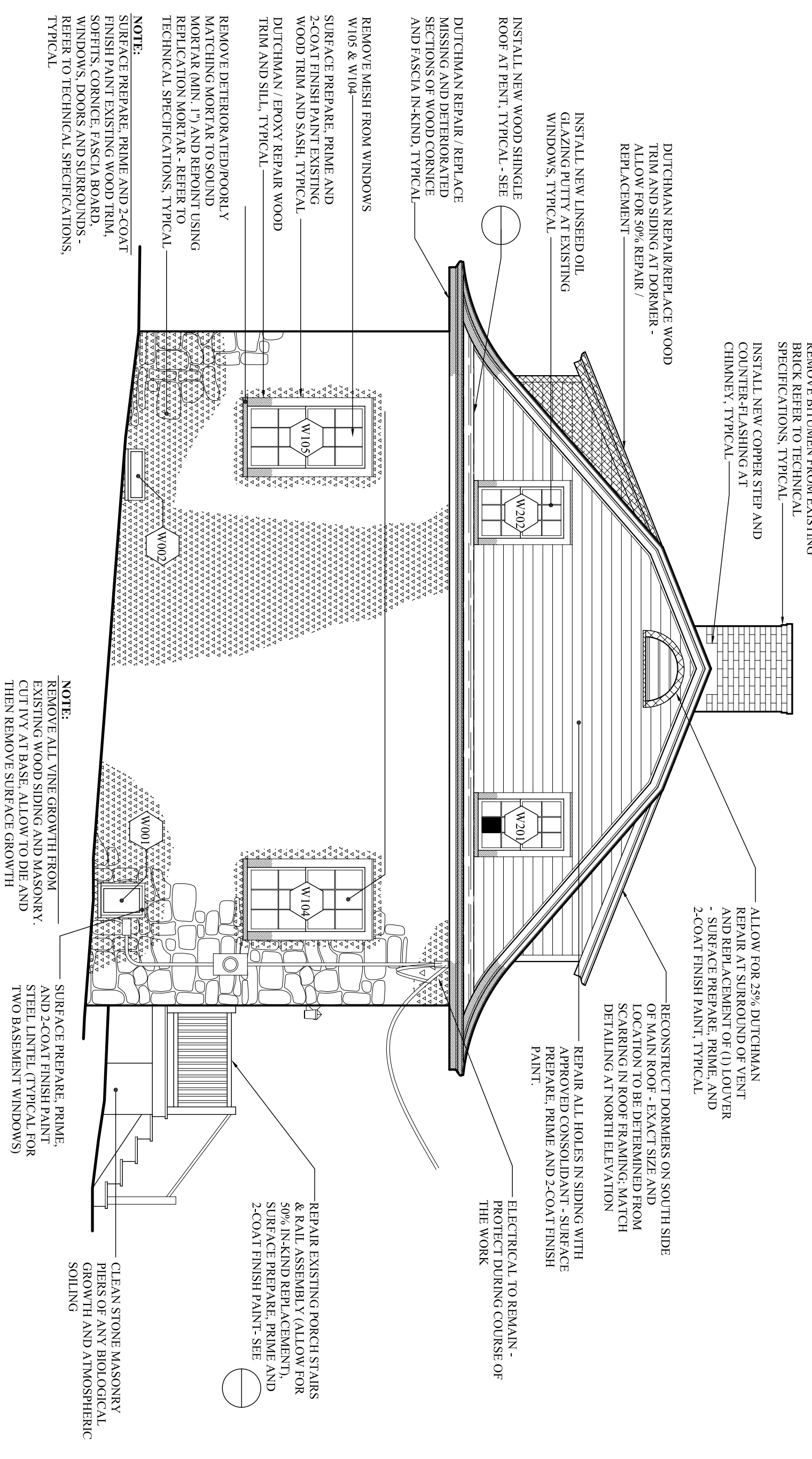
### B MAJOR DAMAGE (DECOMPOSED)

- INSTALLER AND HANDIERS SHALL WEAR PROTECTIVE MASKS, GLOVES AND CLOTHING AS PER MANUFACTURERS LATEST PRECAUTIONS
- INSTRUCTIONS ABOVE ARE GUIDELINES ONLY. COMPLY WITH THE MANUFACTURERS LATEST SPECIFICATIONS FOR USE.
- TOTAL CURING TIME VARIES ACCORDING TO TEMPERATURES, HUMIDITY AND AIR FLOW. ALWAYS FOLLOW THE MANUFACTURERS CURING INSTRUCTIONS.
- CURED SURFACES MAY BE NAILED, DRILLED, SAWN, PLANED AND PAINTED UPON
- FOR ORNAMENTAL CARPENTRY REPAIR, MATCH EXISTING PROFILES EXACTLY.

### GENERAL NOTES

- INSTALLER AND HANDIERS SHALL WEAR PROTECTIVE MASKS, GLOVES AND CLOTHING AS PER MANUFACTURERS LATEST PRECAUTIONS
- INSTRUCTIONS ABOVE ARE GUIDELINES ONLY. COMPLY WITH THE MANUFACTURERS LATEST SPECIFICATIONS FOR USE.
- TOTAL CURING TIME VARIES ACCORDING TO TEMPERATURES, HUMIDITY AND AIR FLOW. ALWAYS FOLLOW THE MANUFACTURERS CURING INSTRUCTIONS.
- CURED SURFACES MAY BE NAILED, DRILLED, SAWN, PLANED AND PAINTED UPON
- FOR ORNAMENTAL CARPENTRY REPAIR, MATCH EXISTING PROFILES EXACTLY.

## 2 WEST ELEVATION



**NOTE:**  
REMOVE ALL VINE GROWTH FROM EXISTING WOOD SIDING AND MASONRY. CLEAN STONE MASONRY PILES OF ANY BIOLOGICAL GROWTH AND ATMOSPHERIC SOILING

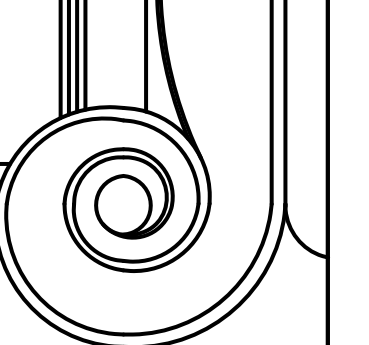
PHASE I: EXTERIOR RESTORATION/STABILIZATION OF THE VAN ALLEN HOUSE  
**HENDRICK VAN ALLEN HOUSE PROPERTY**  
 OAKLAND, BERGEN COUNTY, NEW JERSEY

**A4**

**CONNOLLY & HICKEY**  
 HISTORICAL ARCHITECTS, LLC  
 P.O. Box 1726  
 Gardenvale, NJ 07016  
 973-746-4911

THOMAS B. CONNOLLY, AIA  
 N 21AB10609230  
 PA RA460776  
 MARGARET M. HICKEY, RA  
 N 21AB18344590  
 PROJECT No.: 1301C  
 DATE: 13 MARCH 14  
 REVISIONS:

DRAWN BY: TRC, MAH



**CONNOLLY & HICKEY**  
**HISTORICAL ARCHITECTS, LLC**  
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THOMAS B. CONNOLLY, AIA  
 N 21A01069230  
 PA RA409776  
 MARK ABET N. HICKEY, RA  
 N 21A018344500

PROJECT No.: 1301C  
 DATE: 13 MARCH 14  
 REVISIONS:

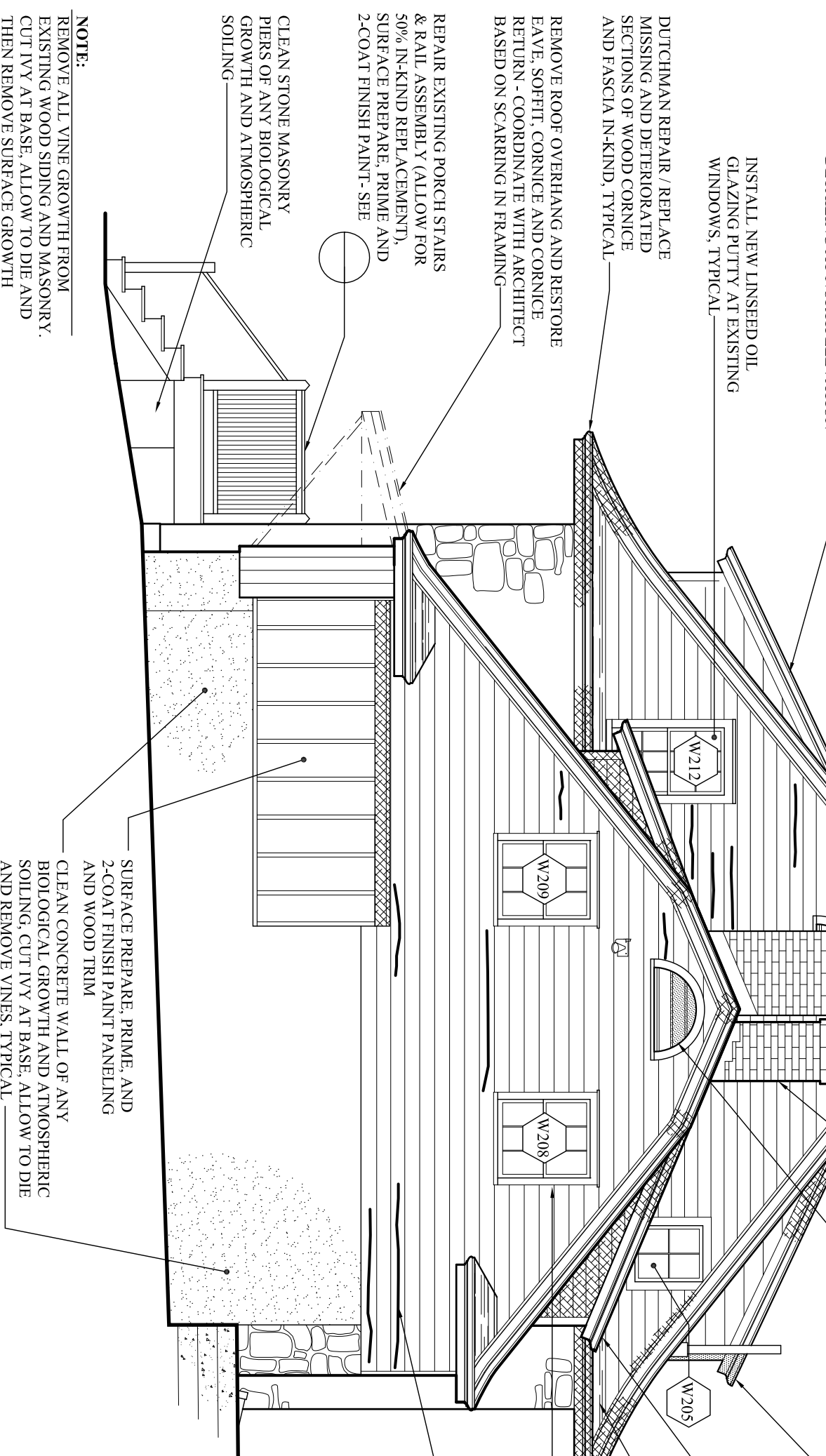
DESIGNED BY: THB, MAH

**ELEVATION REPAIR KEY**

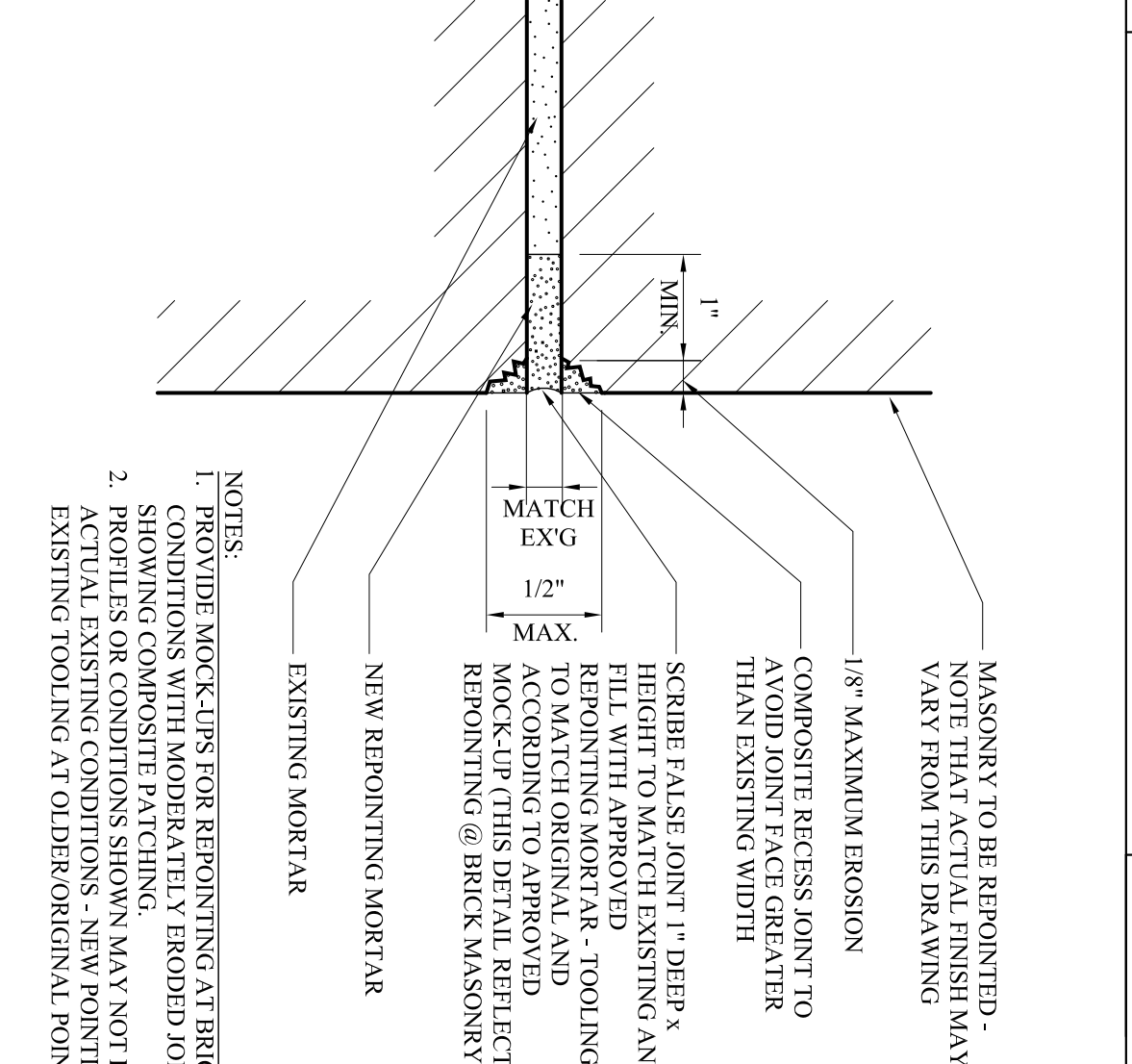
	DUTCHMAN REPAIR / REFACE FINISH CARPENTRY / SOFFIT BOARDS, REPLACEMENT OF COMPONENTS WITHIN MATCHED AREAS)
	DUTCHMAN REPAIR / REFACE FINISH CARPENTRY (SOFFIT BOARDS, TRIM, CORNICE, SIDING, ETC IN-KIND) - ALLOW FOR 50% REPLACEMENT OF COMPONENTS WITHIN MATCHED AREAS)
	DUTCHMAN REPAIR / REFACE FINISH CARPENTRY (SOFFIT BOARDS, TRIM, SIDING, CORNICE, ETC IN-KIND) - ALLOW FOR 25% REPLACEMENT OF COMPONENTS WITHIN MATCHED AREAS)
	AREA OF SELECTIVE DEMOLITION, CAREFULLY REMOVING MATERIALS AND REFINISHING ADJACENT HISTORIC MATERIALS
	REPORT CRACKS AND POORLY MATCHED MORTAR IN MASONRY WALL SPITS IN WOOD SIDING AND SOFFIT BOARDS, DUTCHMAN REPAIR OR REFACE IN-KIND

**FINISH CARPENTRY REPAIR NOTES**

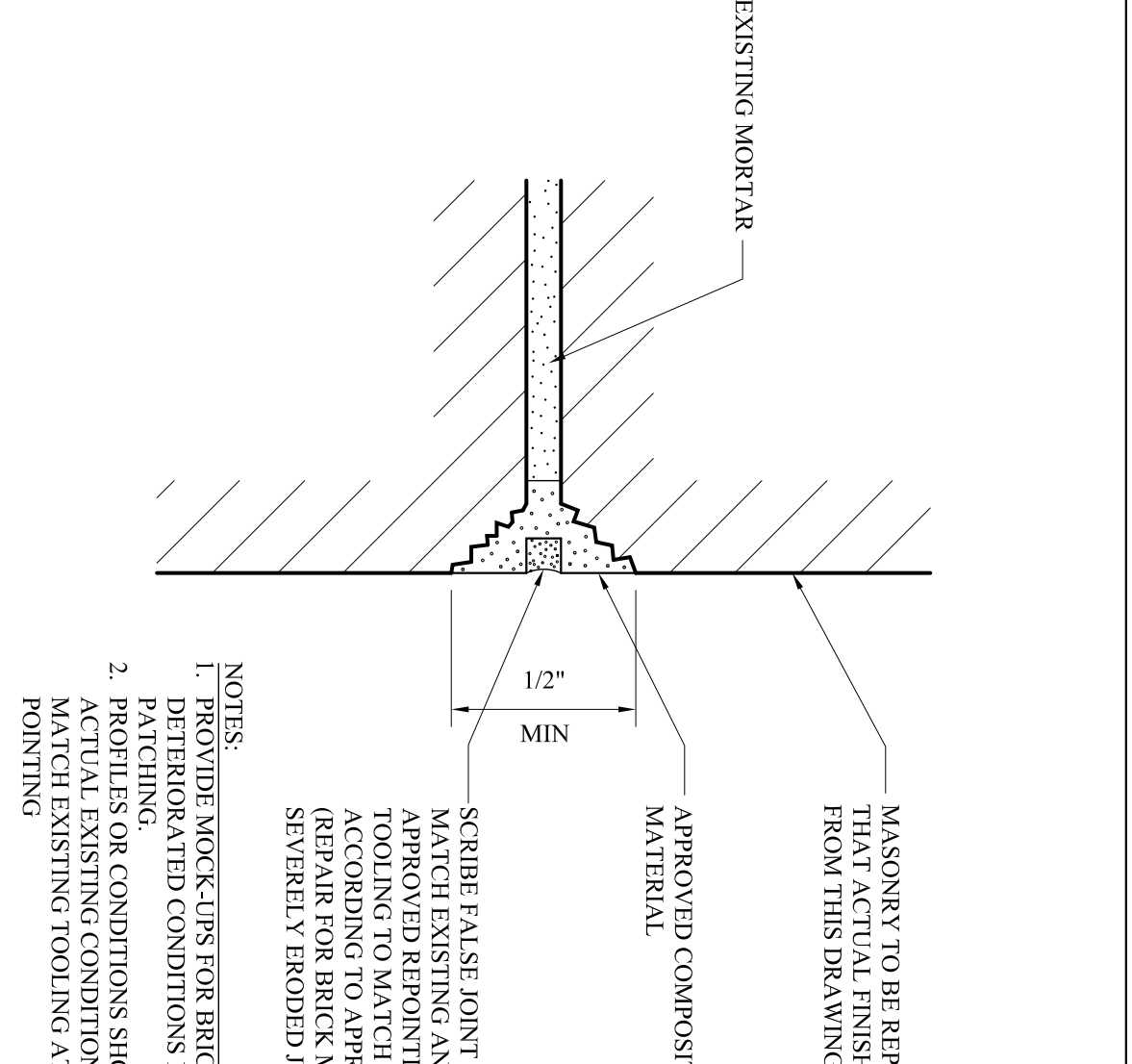
- GENERAL REPAIR NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADVACENCES SUCH AS PEOPLE, LAWNS, WATER SOURCES, ETC) DURING THE EXECUTION OF FINISH CARPENTRY REPAIRS AND SURFACE REPARATION AND PAINTING.
  2. ACCESS TO THE EXTERIOR OF THE BUILDING TO UNDERSTAKE AND REVIEW THE WORK PROVIDING A SAFE WORKING ENVIRONMENT ACCORDING TO OSHA REQUIREMENTS AND OTHER REQUIREMENTS AS SET FORTH IN THE TECHNICAL SPECIFICATIONS.
  3. CONSULT FINISH CARPENTRY TRADESPEOPLE FOR THE PROPER INSTALLATION OF A FEATHERED EDGE FINISH CARPENTRY REPAIRS.
  4. FINISH CARPENTRY REPAIRS SHALL BE COMPLETED SERVING AS A MODEL FOR THE REMAINDER OF THE WORK. AT THE COMPLETION OF PAINTING, THE MOCK-UP MAY BE MADE PART OF THE FINISHED WORK PRODUCT.
- WOOD REPAIR NOTES:**
1. FILL ALL HOLES IN SIDING, TRIM, SOFFITS AND OTHER FINISH CARPENTRY COMPONENTS WITH A COMPOSITE PATCHING MATERIAL.
  2. UNDERLAP ALL FINISH CARPENTRY REPAIRS INCLUDING ROOF, DUTCHMAN AND UNIT REPAIRS. REPAIRS SHALL BE APPROVED BY THE ARCHITECT.
  3. SURFACE REPAIRS SHALL BE APPROVED BY THE ARCHITECT.
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  10. SURFACE REPAIRS SHALL BE APPROVED BY THE ARCHITECT.
- ALLOWANCES RE ELEVATION:**
1. ALLOW FOR 10 L.F. OF SPLIT SIDING REPAIRS ABOVE AND BEYOND THAT INDICATED ON DRAWINGS.
  2. DRAWINGS.
  3. DRAWINGS.
  4. DRAWINGS.
  5. DRAWINGS.
  6. DRAWINGS.
  7. DRAWINGS.
  8. DRAWINGS.
  9. DRAWINGS.
  10. DRAWINGS.



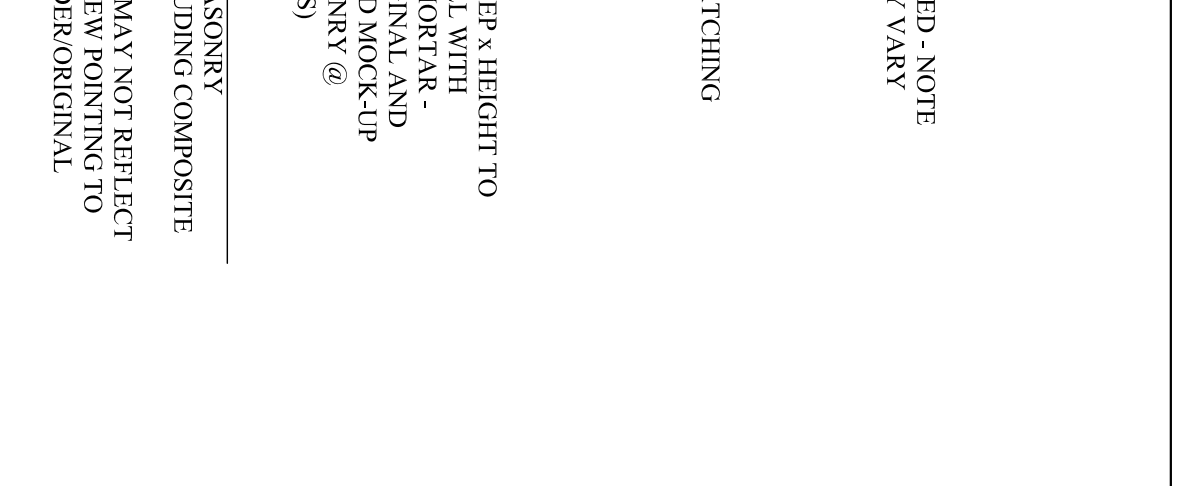
**2 EAST ELEVATION**  
 1/4" = 1' - 0"



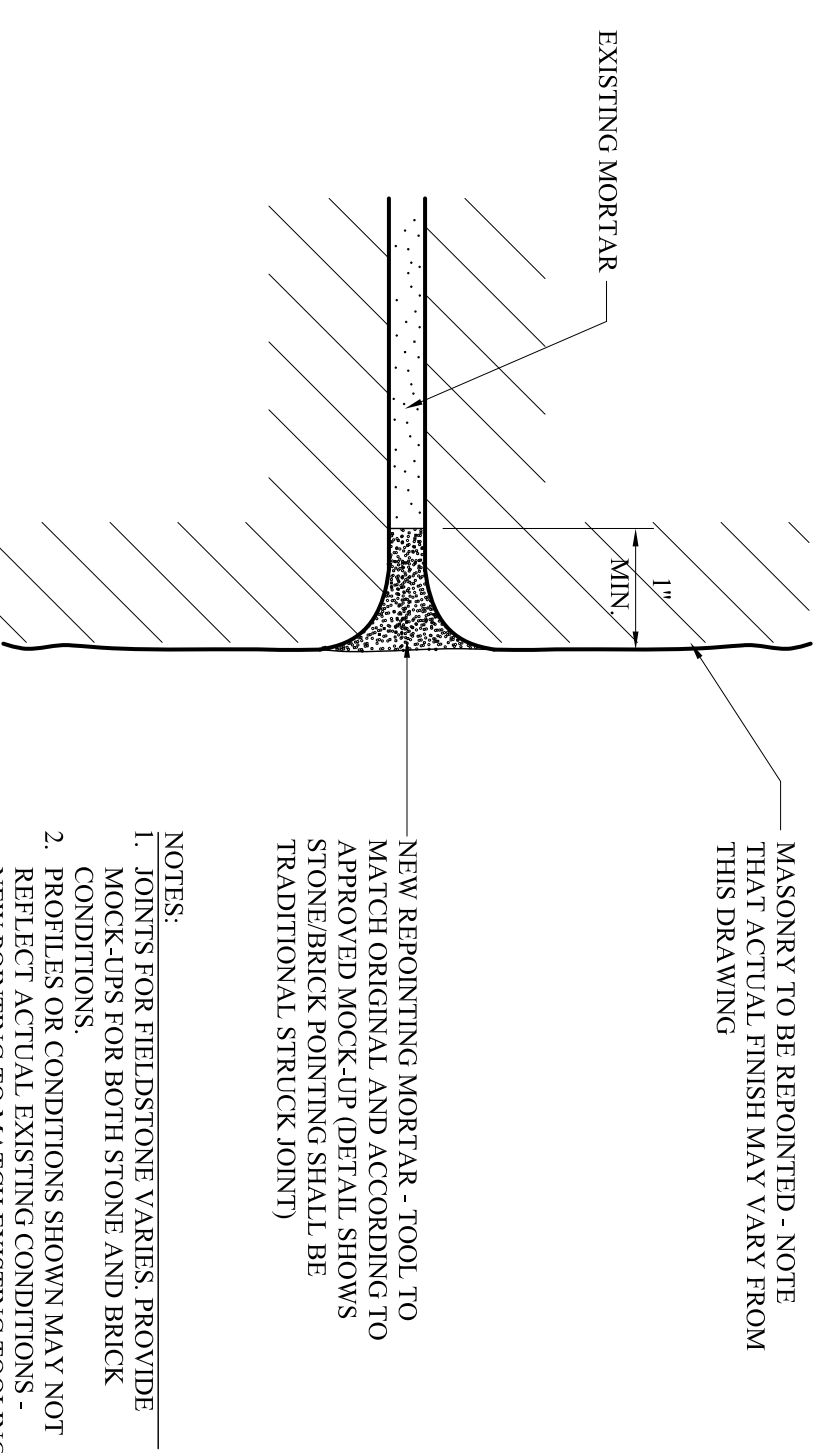
**1 NORTH ELEVATION**  
 1/4" = 1' - 0"



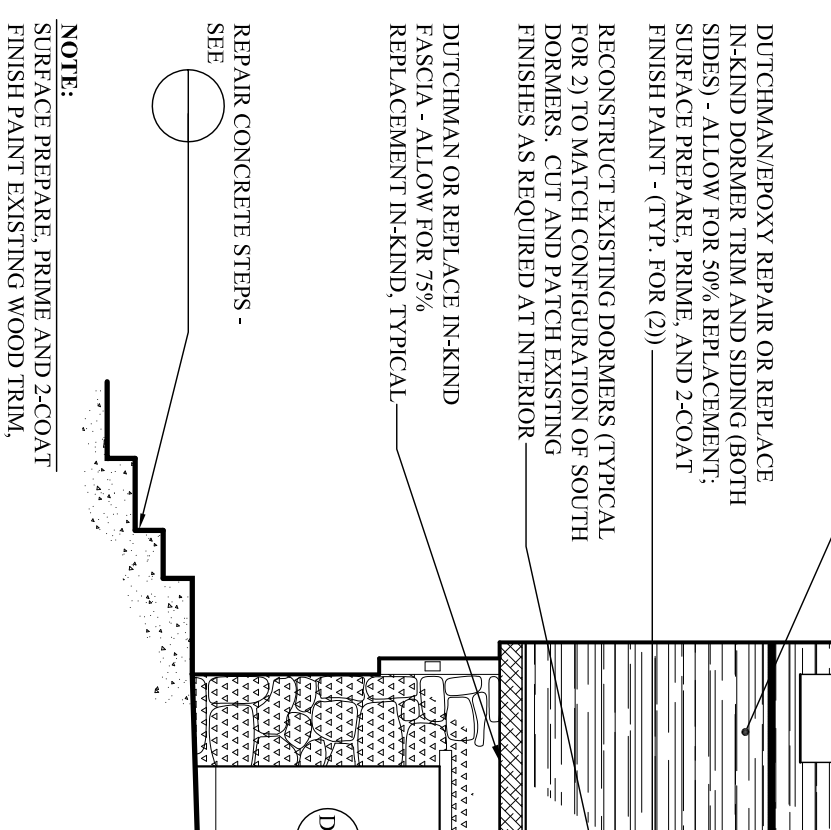
**4 NORTH ELEVATION**  
 1/4" = 1' - 0"



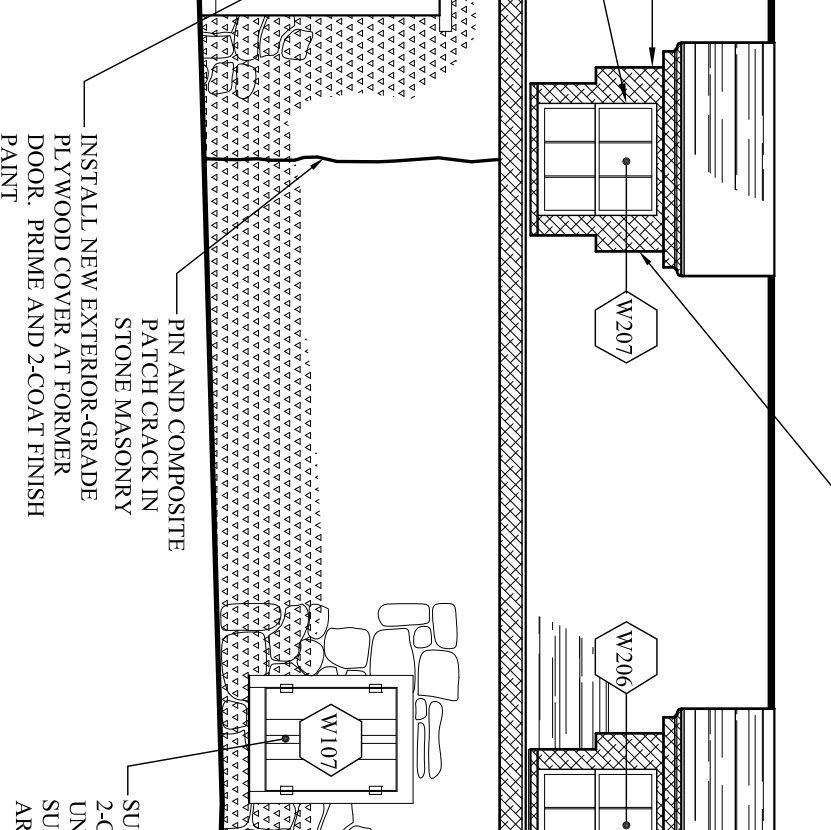
**5 NORTH ELEVATION**  
 1/4" = 1' - 0"



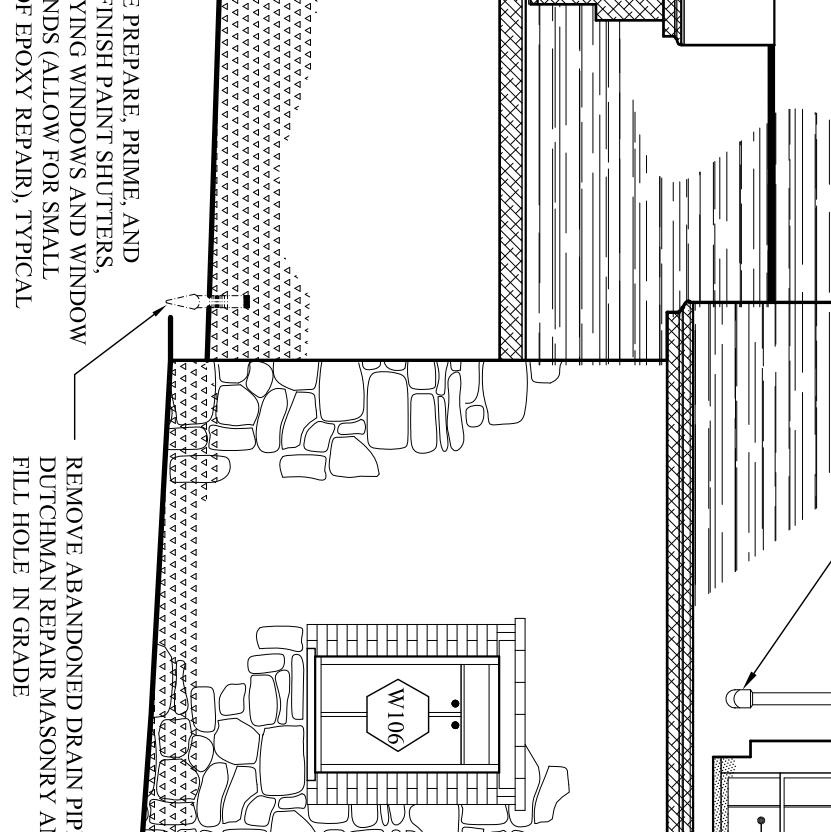
**3 OF ERODED JOINT**  
 1/4" = 1' - 0"



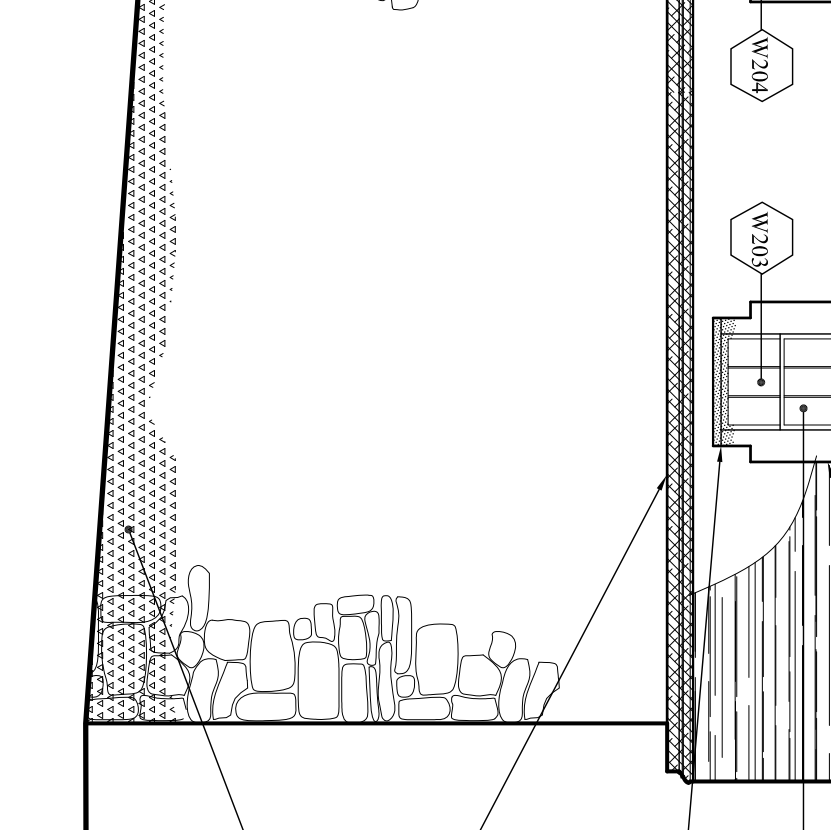
**4 MODERATELY ERODED JOINT**  
 1/4" = 1' - 0"



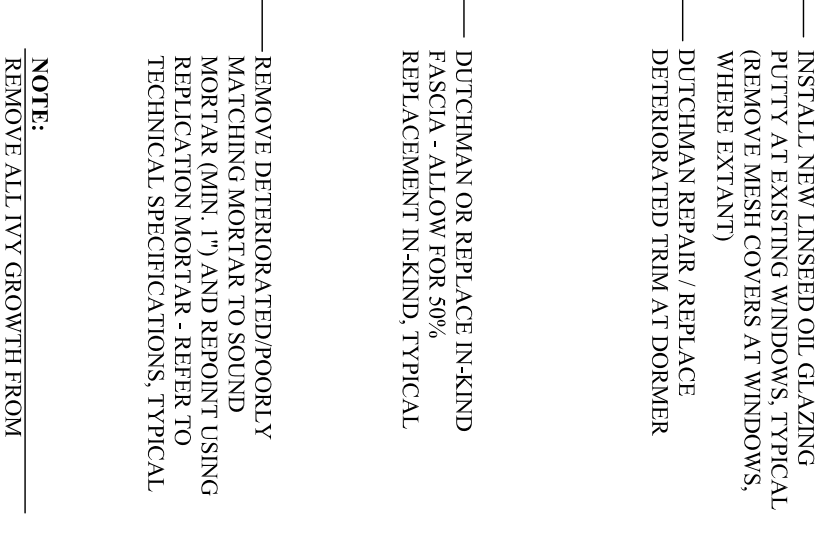
**5 SEVERELY ERODED JOINT**  
 1/4" = 1' - 0"



**1 NORTH ELEVATION**  
 1/4" = 1' - 0"



**4 NORTH ELEVATION**  
 1/4" = 1' - 0"



**5 NORTH ELEVATION**  
 1/4" = 1' - 0"

**80% REVIEW SUBMISSION**

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**A5**