

PROPOSED RENOVATION:

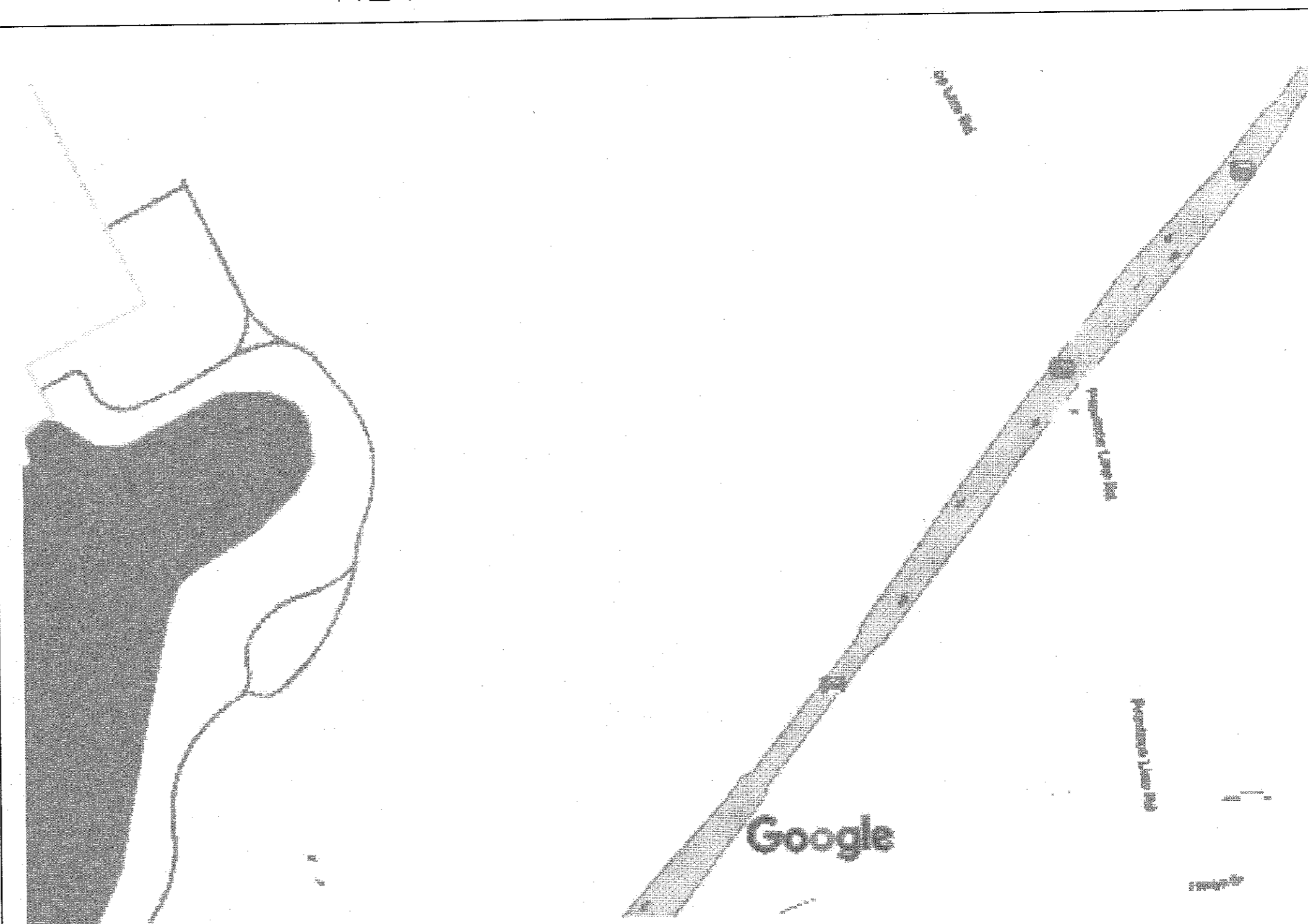
# Gulick House

LAWRENCEVILLE-PRINCETON ROAD & PROVINCE LINE ROAD  
LAWRENCE TOWNSHIP, NEW JERSEY

BLOCK : 6601

LOT : 2

KEY PLANS



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These drawings are the property  
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PROJECT TITLE:  
RELOCATION AND RESTORATION  
OF THE GULICK HOUSE  
LAWRENCEVILLE-  
PRINCETON ROAD  
LAWRENCE TOWNSHIP, NJ

ZONE: EP-1  
LOT: 6601  
BLOCK: 2

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NJ LIC. NO. 21A100960600  
PA LIC. NO. RA-013733-B  
MA LIC. NO. 953397-AR-R

PROJECT NAME: Gulick  
DATE: 7.14.22  
SCALE: AS NOTED  
DRAWN BY: MJH

REVISIONS:

NO.	DATE	DESCRIPTION

COVER SHEET

DWG TITLE:

A0.00

DWG#:

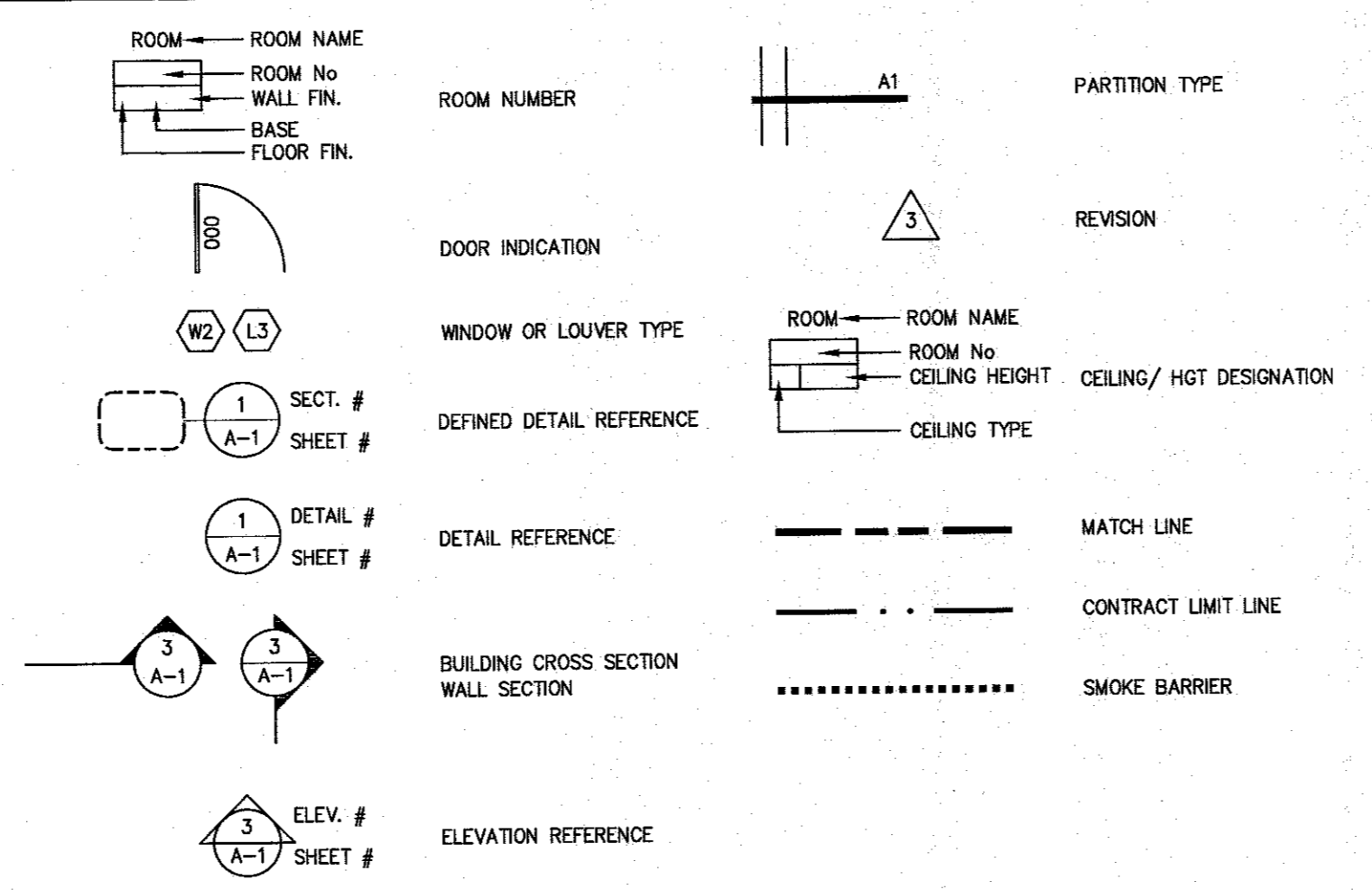
ABBREVIATIONS

ABV. ABOVE	AD. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM
ACC. ACROUSTICAL	ACC. ACROUSTICAL	ACC. ACROUSTICAL	ACC. ACROUSTICAL	ACC. ACROUSTICAL	ACC. ACROUSTICAL	ACC. ACROUSTICAL	ACC. ACROUSTICAL	ACC. ACROUSTICAL	ACC. ACROUSTICAL
AC.T. ACROUSTIC CEILING TILE	AD. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM
AD. AREA DRAIN	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM
A.F.F. ABOVE FINISH FLOOR	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM
ADJR. ADJUSTABLE	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM
ASPH. ASPHALT	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM
AUTO. AUTOMATIC	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM
BD. BOARD	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM
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BLK. BLOCK	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM
BN. BEAM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM
BOT. BOTTOM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM	AL. ALUMINUM
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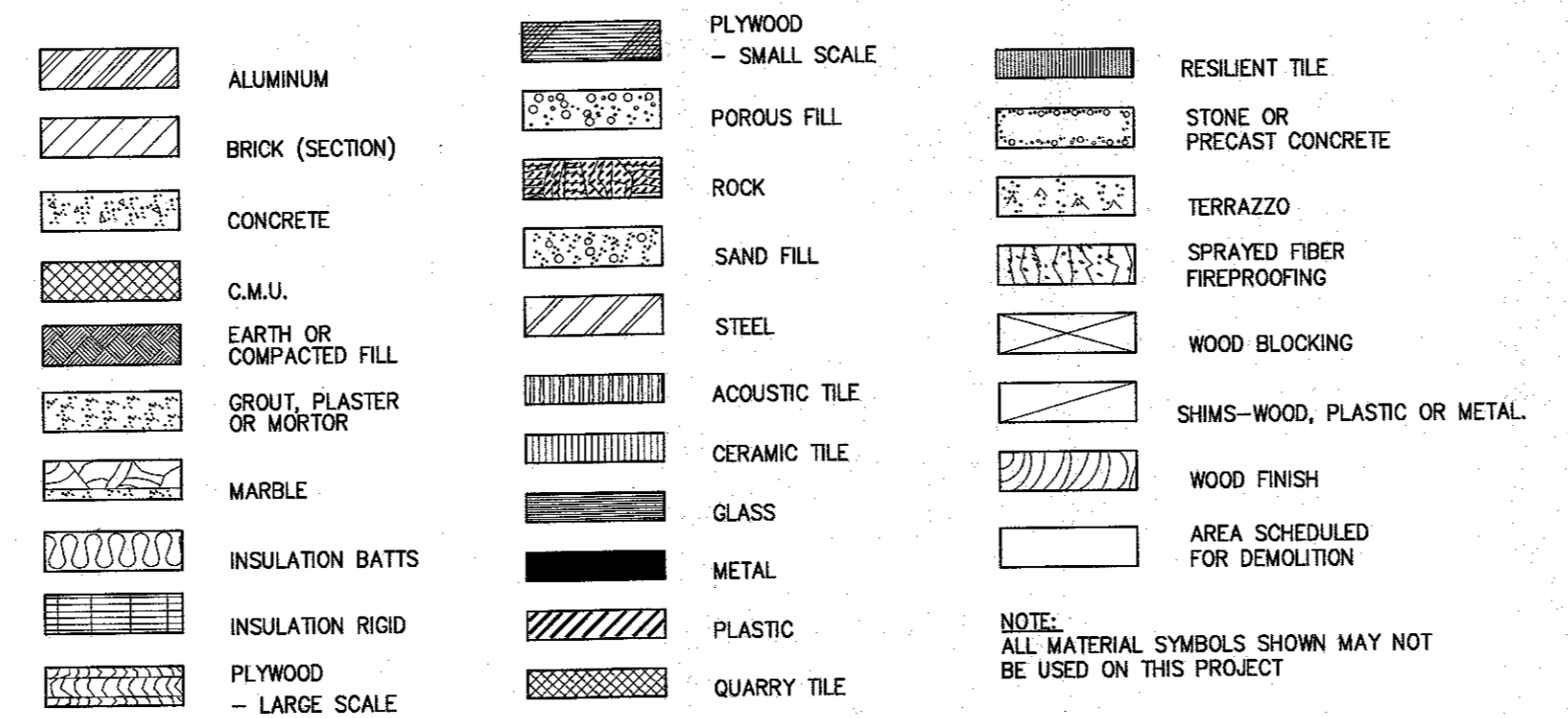
PROJECT DIRECTORY

CARE ONE, LLC  
173 BOGE PLAZA NORTH  
FORT LEE, NJ 07024  
TEL: 201.242.4040  
FAX: 908-378-7850  
ANGELO R. CAPUTO, AIA  
DIRECTOR OF DESIGN

SYMBOLS LEGEND



MATERIALS LEGEND



DRAWING LIST

ISSUED FOR	NO.	DATE	ISSUED FOR PERMIT	BLD'G COMMENTS	BULL #1	BULL #2	BULL #3
ARCHITECTURAL DRAWINGS - CAREONE, LLC	A0.00	COVER SHEET					
	D1.01	DEMOLITION FLOOR PLAN-BASEMENT					
	D1.02	DEMOLITION FLOOR PLAN-FIRST FLOOR					
	D1.03	DEMOLITION FLOOR PLAN-SECOND FLOOR					
	D1.04	DEMOLITION FLOOR PLAN-THIRD FLOOR					
	A1.01	CONSTRUCTION FLOOR PLAN-BASEMENT					
	A1.02	CONSTRUCTION FLOOR PLAN-FIRST FLOOR					
	A1.03	CONSTRUCTION FLOOR PLAN-SECOND FLOOR					
	A1.04	CONSTRUCTION FLOOR PLAN-THIRD FLOOR					
	A1.05	WALL SECTION					
	A2.01	EXTERIOR ELEVATION					
	A2.02	EXTERIOR ELEVATION					
	A3.01	INTERIOR ELEVATION					
	A3.02	INTERIOR ELEVATION					
	A3.03	INTERIOR ELEVATION					

CODE REQUIREMENTS

SCOPE OF WORK:  
PROPOSED RESIDENTIAL RENOVATION.

APPLICABLE CODES:  
• NEW JERSEY UNIFORM CONSTRUCTION CODE (NJAC 5:23)  
• 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE N.J. EDITION  
• 2017 NATIONAL ELECTRICAL CODE  
• 2018 NATIONAL STANDARD PLUMBING CODE  
• 2018 INTERNATIONAL MECHANICAL CODE  
• NJ REHABILITATION SUBCODE 5:23-6, ADOPTED 9.3.19

**BUILDING FLOOR AREAS**

BASEMENT: 1,974 SQ.FT.  
FIRST FLOOR: 3,089 SQ.FT.  
SECOND FLOOR: 2,783 SQ.FT.  
THIRD FLOOR: 1,775 SQ.FT.

Total Area 9,581 sqf

**USE GROUP**  
EXISTING R-5, SINGLE FAMILY RESIDENCE

**CONSTRUCTION TYPE**  
6A (Proposed fully sprinklered) T601

**FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS**

2 Dwelling Unit Separation (12 hr in sprinklered bld'g)	0 hr	708.3
3 Corridor (Exit Access) Walls in sprinklered building	0 hrs	708.3, 1004.3, 2.1
4 Structural frame including columns, girders, & trusses	0 hrs	T 601
5 Bearing Walls: Exterior and Interior	0 hrs	T 601
6 Nonbearing Walls & Partitions: Exterior and Interior	0 hrs	T 601
7 Floor Construction: Including supporting beams and joist	0 hrs	T 601
Roof Construction: Including supporting beams and joist	0 hrs	T 601

**DEMOLITION SPECIFICATIONS**

PART 1.00 - GENERAL

1.01 SCOPE OF WORK:

1. The Contractor shall furnish all labor, equipment, and materials as required to complete demolition and remove offsite and properly dispose/recycle in compliance with all applicable regulations all items and materials shown or noted on the Construction Documents. At completion, the premises are to be left neat and orderly.

2. The Contractor shall be held totally responsible for all demolition. The drawings are only a graphic representation of the extent of demolition and shall not be considered as the total demolition required to satisfy this contract. Demolition is to be coordinated with the Construction Manager for items not implied or specified on the drawings prior to the commencement of demolition, or immediately after discovery of unanticipated conditions. Proceeding on unanticipated work by Contractor without the prior review and approval by the Architect and Construction Manager will result in the Contractor being fully liable and financially responsible for any work that is determined by the Construction to have been improper, unnecessary, or unwarranted.

1.02 QUALITY ASSURANCE:

1. Work shall conform to the latest of applicable governing Building Codes and requirements of local county, state and federal authorities having jurisdiction.

2. Except as modified by governing codes and by this specification, comply with the applicable provisions and recommendations of ANSI A10.2, "Safety Code for Building Construction" and ANSI A10.6 "Safety Requirements for Demolition".

3. Should unanticipated asbestos or asbestos-containing materials be uncovered during the execution of this project as well as the dispersal, discharge, escape release or saturation of smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, gases or any other material, irritant, contaminant or pollutant in or into the atmosphere, or on, onto, upon, in or into surface or sub-surface (a) solid (b) water or watercourses; (c) objects; (d) and tangible or intangible matter; whether sudden or not, the Contractor shall immediately stop work and report such findings to the Architect / Construction Manager, who will arrange for testing and be responsible for determining what procedures are to be followed.

1.03 JOB CONDITIONS:

1. Protection

- a) Provide dust barriers for services on floor and along access routes.
- b) Contractor shall maintain fire-safety for personnel working in adjacent spaces. All fire stairs, alarms, speakers, fire warden stations, etc. must remain accessible and operable at all times.
- c) Contractor must provide his own security for the entire project area. Security systems to be reviewed and approved by the Architect prior to commencement of any demolition.

2. Existing Utilities

- a) The Contractor shall be responsible to locate all utilities prior to starting demolition. If there are any conflicts with Construction Documents, the Architect and Construction Manager shall be notified before commencing demolition. Contractor's investigation shall include, but is not limited to, location and elevation of all underground utilities and structures and clearance at crossings. Test holes may be necessary. Commencement of demolition shall constitute acceptance by the Contractor of this plan, conditions and consequences thereof.
- b) The Fire Department and all appropriate agencies must be notified prior to any demolition so equipment (alarms, speakers, smoke detectors, fire warden substations, etc.) located in demolition area, may be protected or removed by the responsible parties.
- c) Plumbing Contractor must precede demolition to shut off water supply (if required, coordinate with owner).
- d) The Contractor shall disconnect or seal utilities as required and protect against damage during removal operations. Temporary services during interruptions shall meet governing authorities' requirements, and owners approval.
- e) All electric power must be disconnected before starting demolition. Contractor shall maintain continuity of circuits for buildings to remain.
- f) All natural gas lines must be disconnected before starting demolition. Contractor shall maintain continuity of circuits for buildings to remain.

PART 2.00 - PRODUCTS (NOT USED)

PART 3.00 - EXECUTION

3.01 INSPECTION:

- 1. The Contractor shall visit the site and make a thorough estimation of the extent and location of the demolition work required as indicated on the Construction Documents, and as required to complete the intent of the Construction Documents.
- 2. Any discrepancies, questionable omissions or removals observed before or during demolition shall be brought to the Architect's attention.

3.02 PREPARATION:

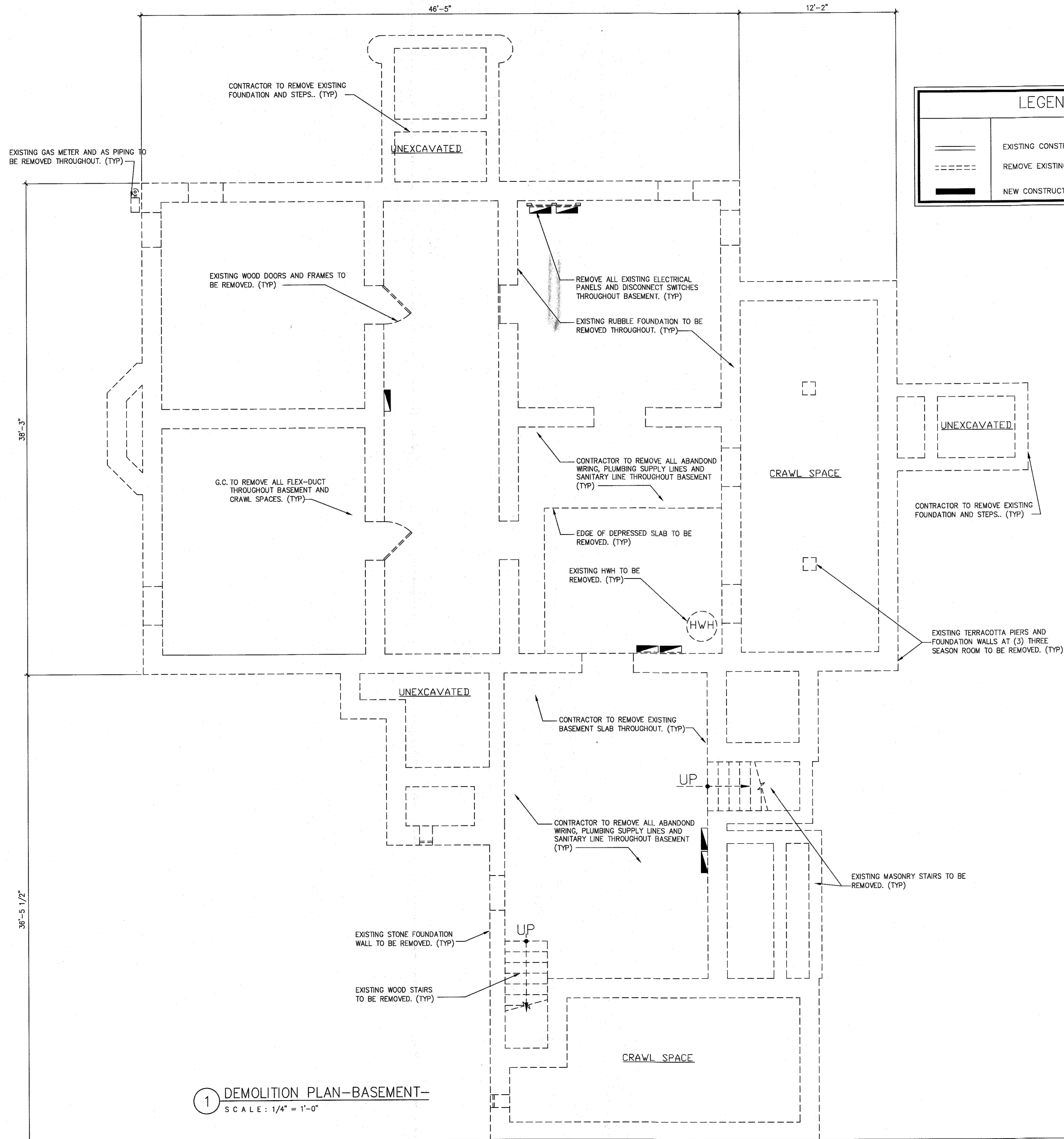
- 1. Provide, erect, and maintain temporary barriers and security devices as required.
- 2. Protect existing landscaping materials, appurtenances, and structures which are not to be demolished.
- 3. Prevent movement or settlement of adjacent structures. Provide bracing and shoring.
- 4. Mark location of utilities - coordinate and verify with utility companies and owner - field verify if/as required.

3.03 DEMOLITION REQUIREMENTS:

- 1. Conduct demolition to minimize interference with adjacent structures, and occupancies.
- 2. Cease operations immediately if adjacent structures appear to be in danger. Notify Architect/Construction Manager. Do not resume operations until directed.
- 3. Conduct operations with minimum interference to public or private accesses. Maintain and protect egress and ingress at all times.
- 4. Obtain written permission from adjacent property owners when demolition equipment will traverse, infringe upon or limit access to their property.
- 5. Sprinkle Work with water to minimize dust. Provide hoses and water connections for this purpose.
- 6. Prior to demolition of existing structure, the Contractor shall first determine whether it contains asbestos. If asbestos containing materials are found, they shall be removed in accordance with the requirements of the United States Environmental Protection Agency.
- 7. Prior to demolition, the premises shall be inspected by a licensed professional exterminator who shall certify to owner that the premises is free from rodents and termite infestation.

3.04 DEMOLITION AND REMOVAL:

- 1. All items to be saved are to be carefully removed and stored. Use all necessary means to protect existing objects designated to remain or to be saved. In the event of damage, immediately make all repairs and replacements necessary with the approval of the Architect and Construction Manager at no additional cost to the Owner.
- 2. All Contractors are responsible for their own clean-up, which includes removal of debris from the work area.
- 3. When required, construction debris and excess material must be removed from job.
- 4. Contractor shall provide protection to all existing finishes in public areas and shall be responsible to repair any damage caused by construction.
- 5. Contractor shall patch, repair and finish all areas disturbed or altered due to the installation of wiring, plumbing, HVAC, etc. Finish to match existing.



LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	REMOVE EXISTING CONSTRUCTION
	NEW CONSTRUCTION

1 DEMOLITION PLAN-BASEMENT-  
SCALE: 1/4" = 1'-0"

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LAWRENCEVILLE-  
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LAWRENCE TOWNSHIP, NJ**

ZONE: **EP-1**  
LOT: **6601**  
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PA LIC. NO. RA-013733-B  
MA LIC. NO. 953397-AR-R

PROJECT NAME:	Gulick
DATE:	7.14.22
SCALE:	AS NOTED
DRAWN BY:	MJH

REVISIONS:	

DEMOLITION  
FLOOR PLAN  
BASEMENT

DWG TITLE:  
**D1.01**

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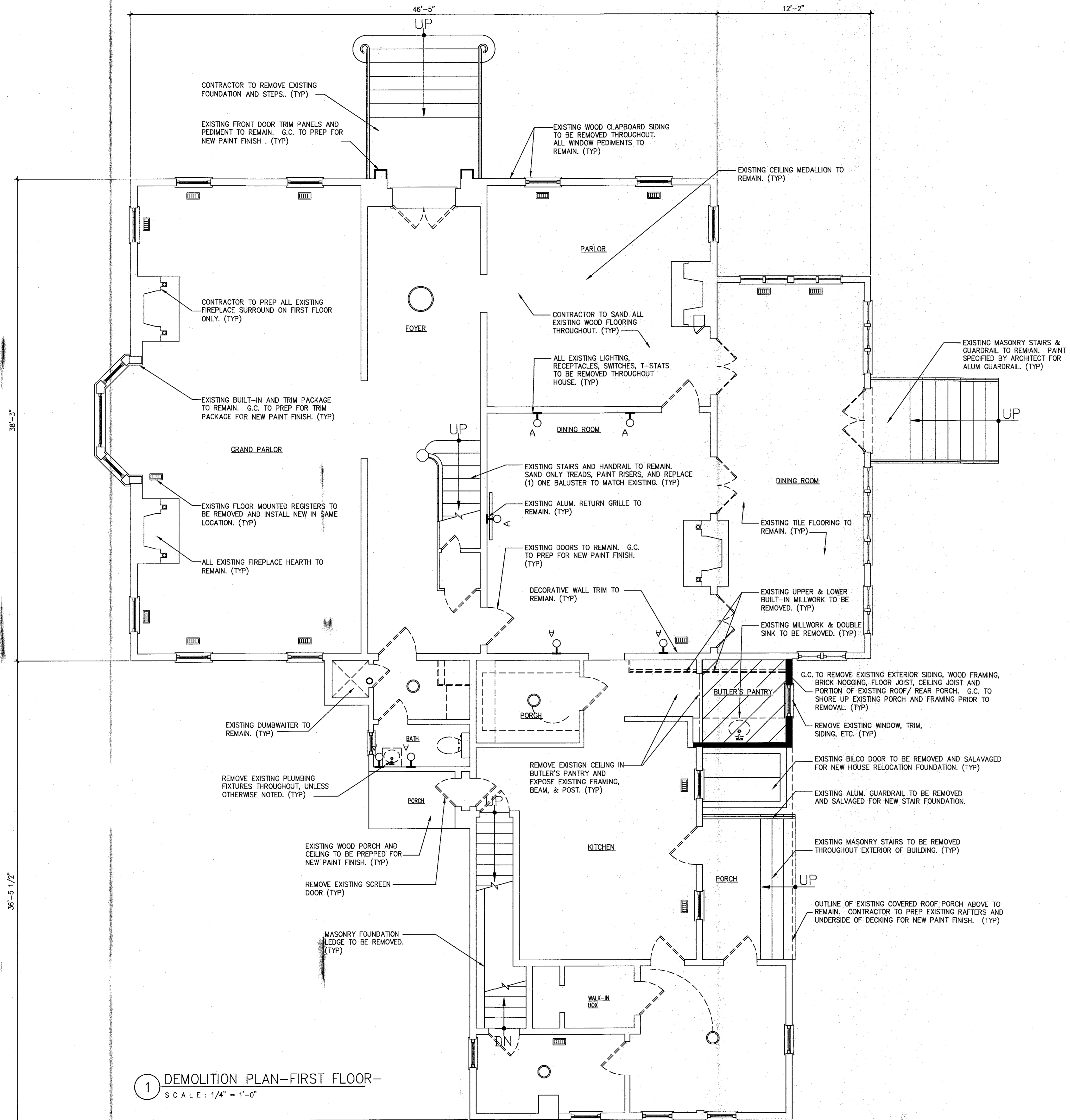
REVISIONS:


DEMOLITION  
FLOOR PLAN  
FIRST FLOOR

DWG TITLE:

**D1.02**

DWG#:



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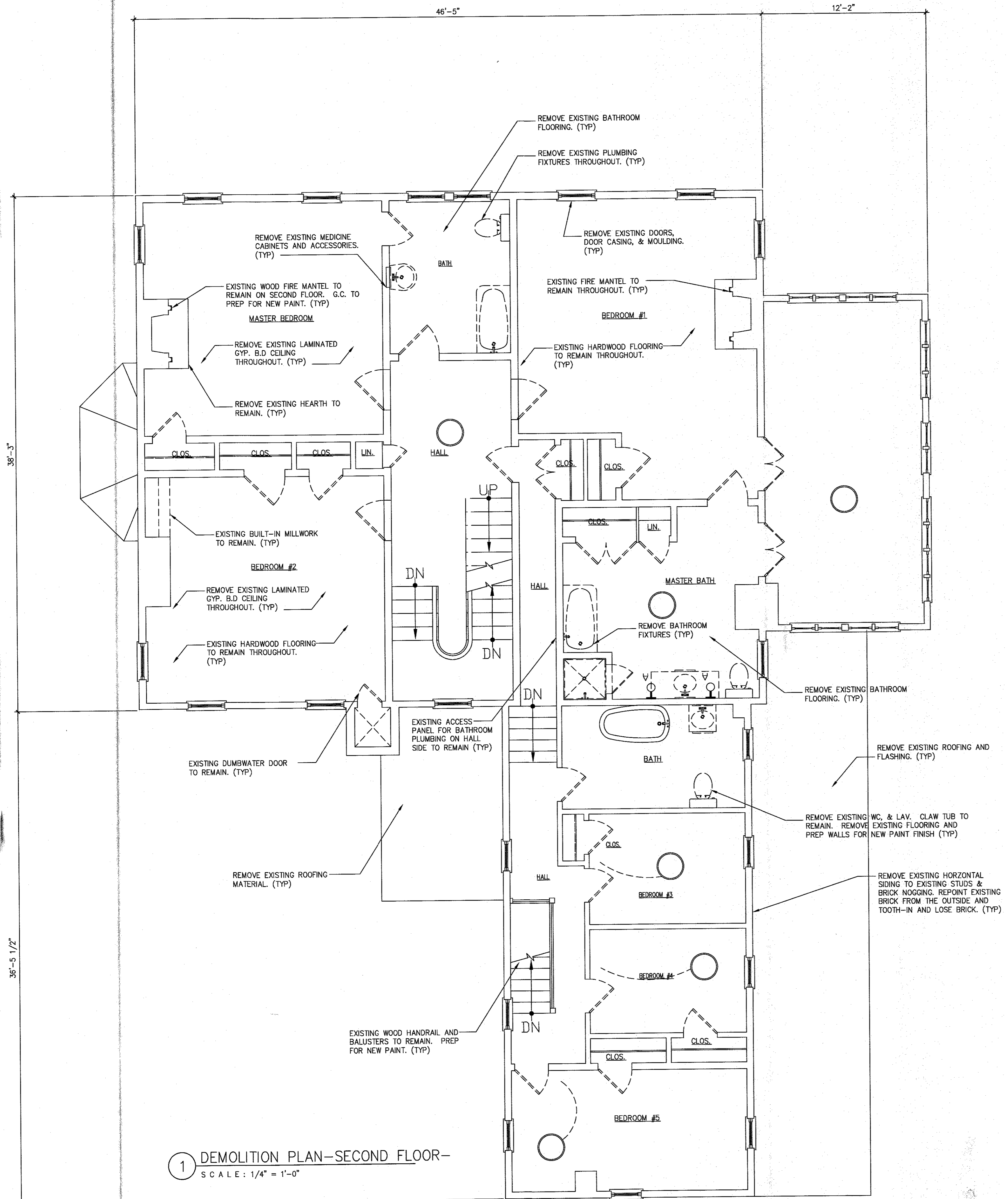
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DEMOLITION  
FLOOR PLAN  
SECOND FLOOR

DWG TITLE:

**D1.03**

DWG #:



**1** DEMOLITION PLAN—SECOND FLOOR—  
SCALE: 1/4" = 1'-0"

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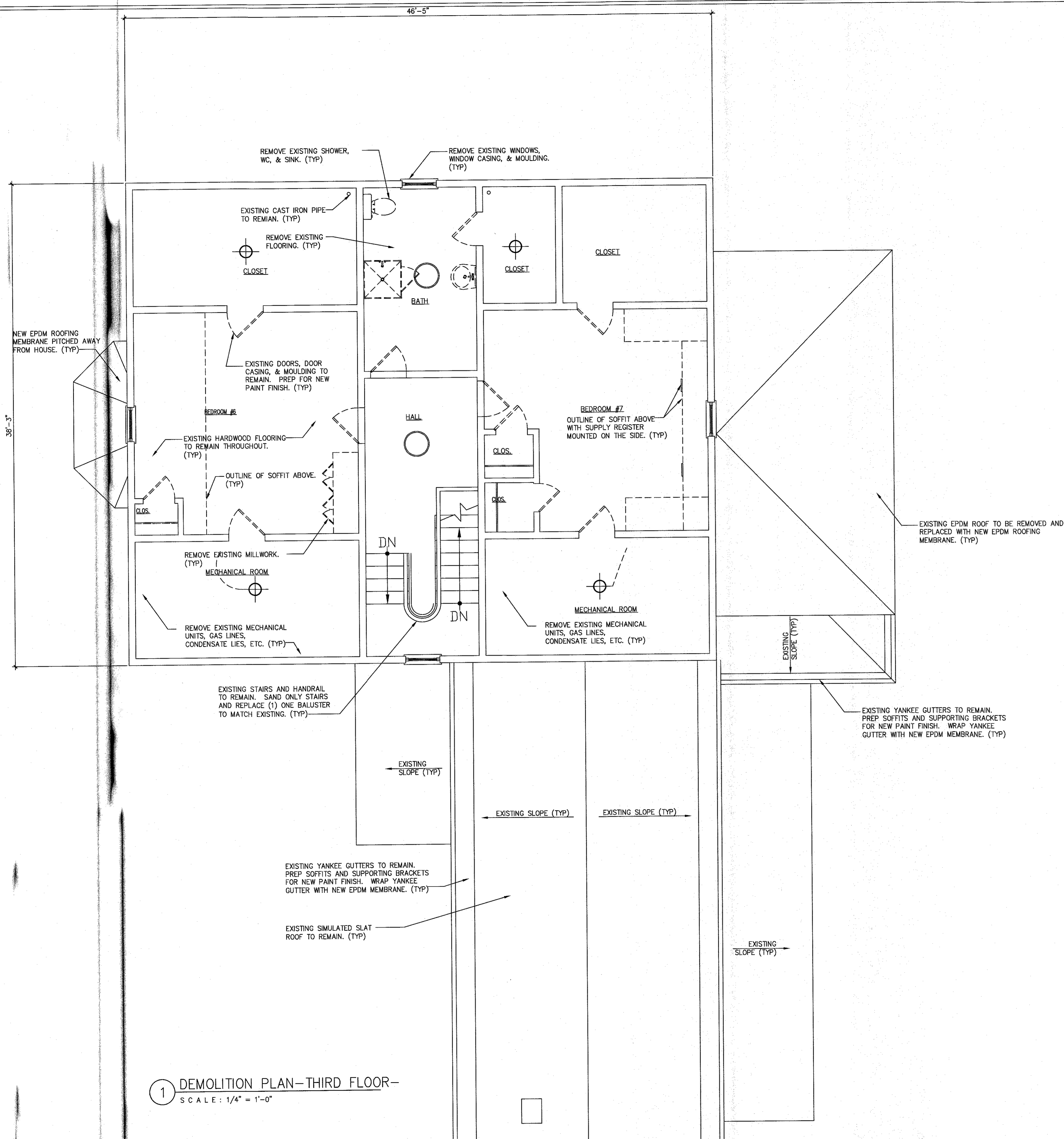
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DEMOLITION  
FLOOR PLAN  
THIRD FLOOR

DWG #:

**D1.04**

DWG #:



1 DEMOLITION PLAN—THIRD FLOOR—  
SCALE: 1/4" = 1'-0"

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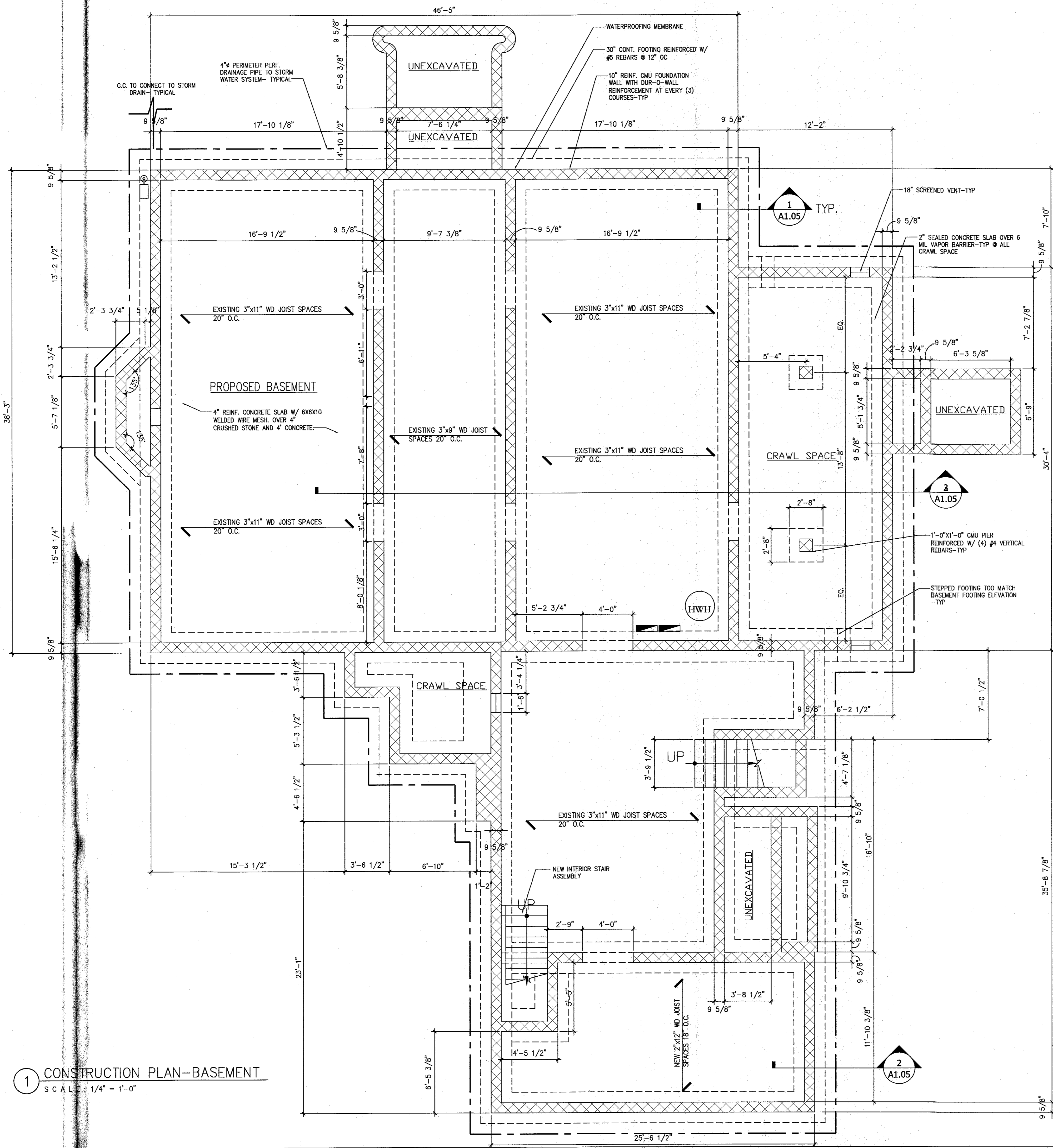
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REVISIONS:

CONSTRUCTION FLOOR  
PLAN - BASEMENT

DWG #:  
**A1.01**



**1** CONSTRUCTION PLAN-BASEMENT  
SCALE: 1/4" = 1'-0"

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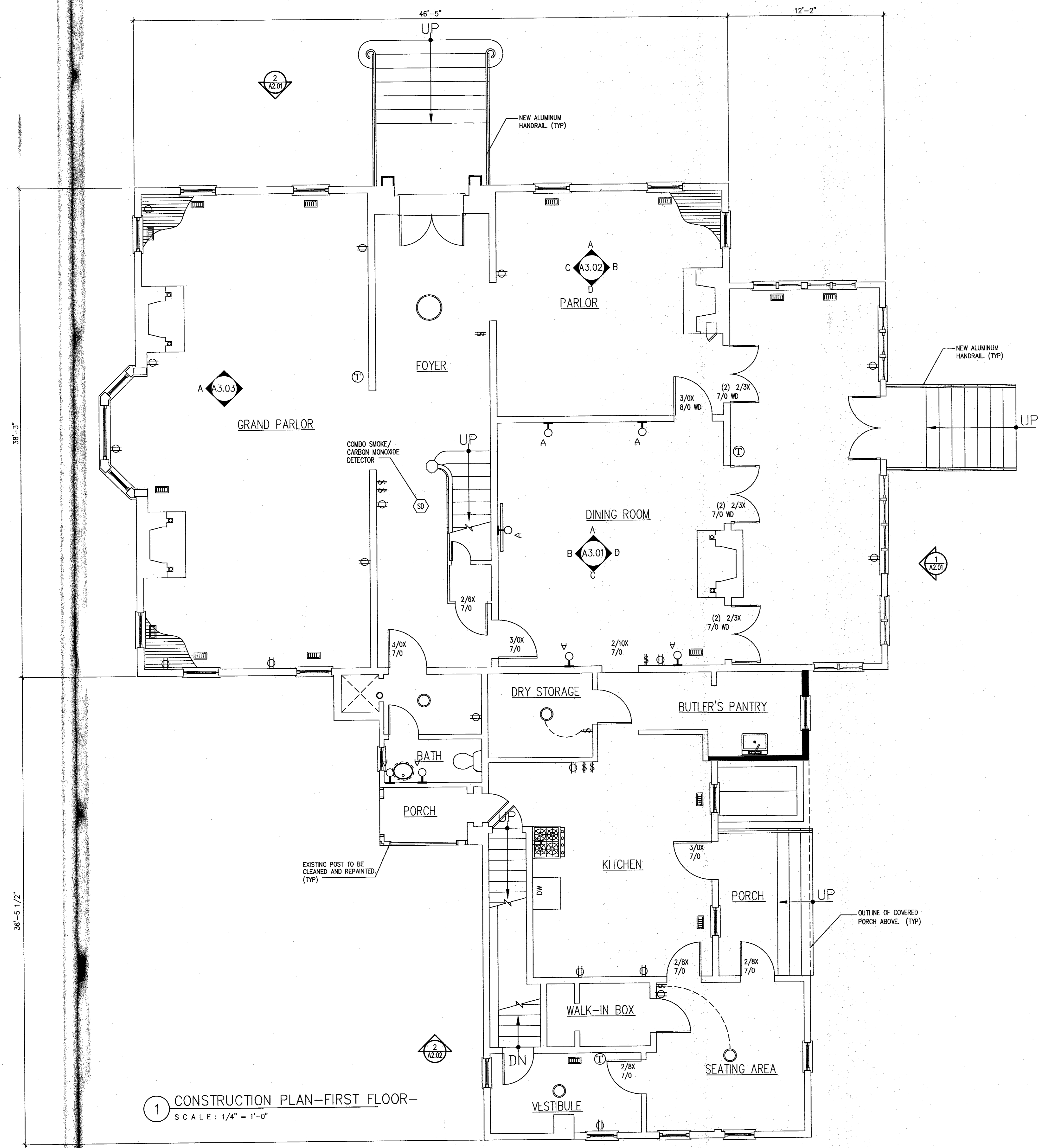
*Hayden*  
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CONSTRUCTION FLOOR PLAN  
 1ST FLOOR  
 DWG TITLE:

**A1.02**  
 DWG #:



**1 CONSTRUCTION PLAN—FIRST FLOOR—**  
 SCALE: 1/4" = 1'-0"

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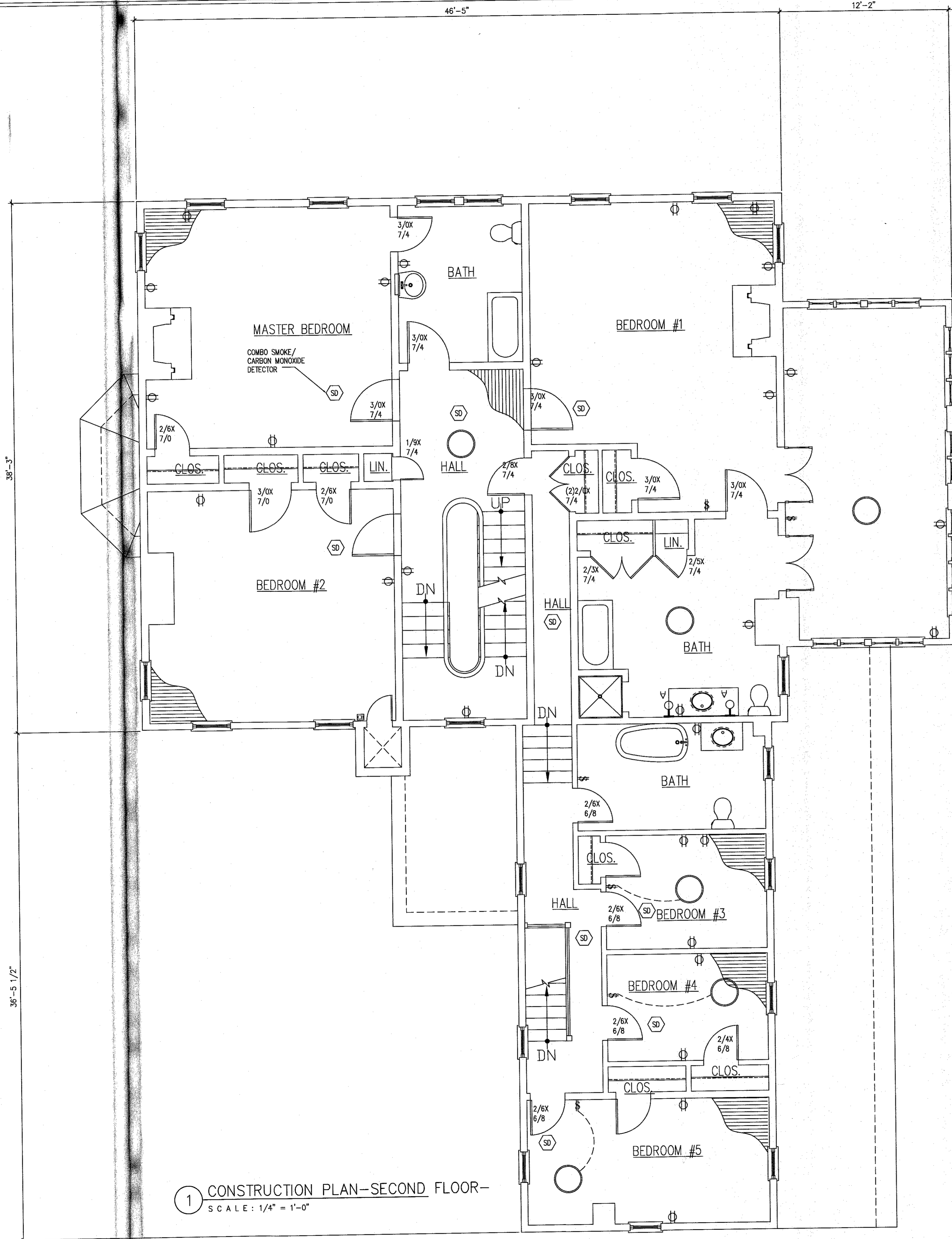
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CONSTRUCTION PLAN  
SECOND FLOOR

DWG TITLE:

A1.03

DWG #:



1 CONSTRUCTION PLAN—SECOND FLOOR—  
SCALE: 1/4" = 1'-0"



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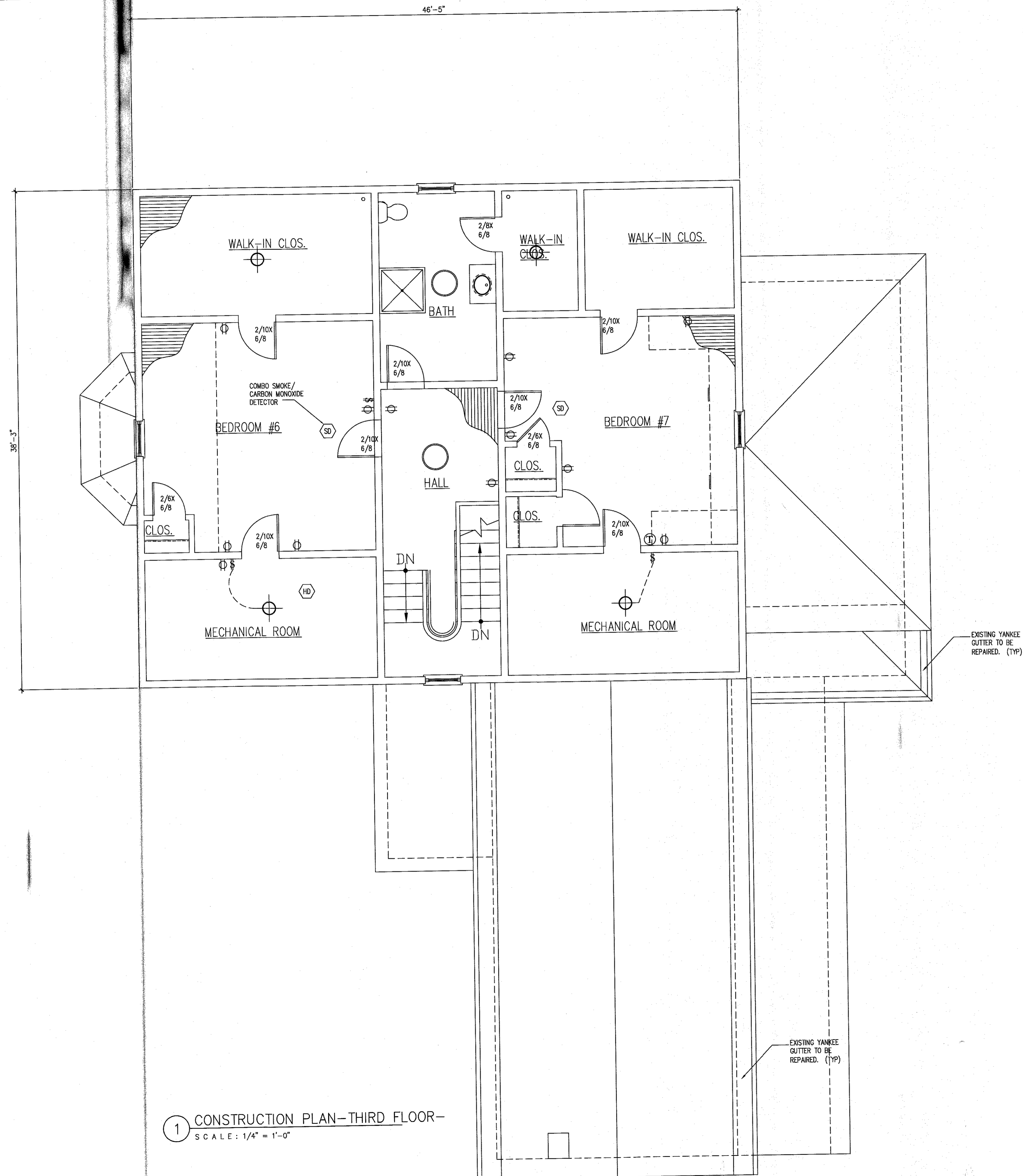
NO.	DESCRIPTION

CONSTRUCTION PLAN  
THIRD FLOOR

DWG TITLE:

**A1.04**

DWG #:



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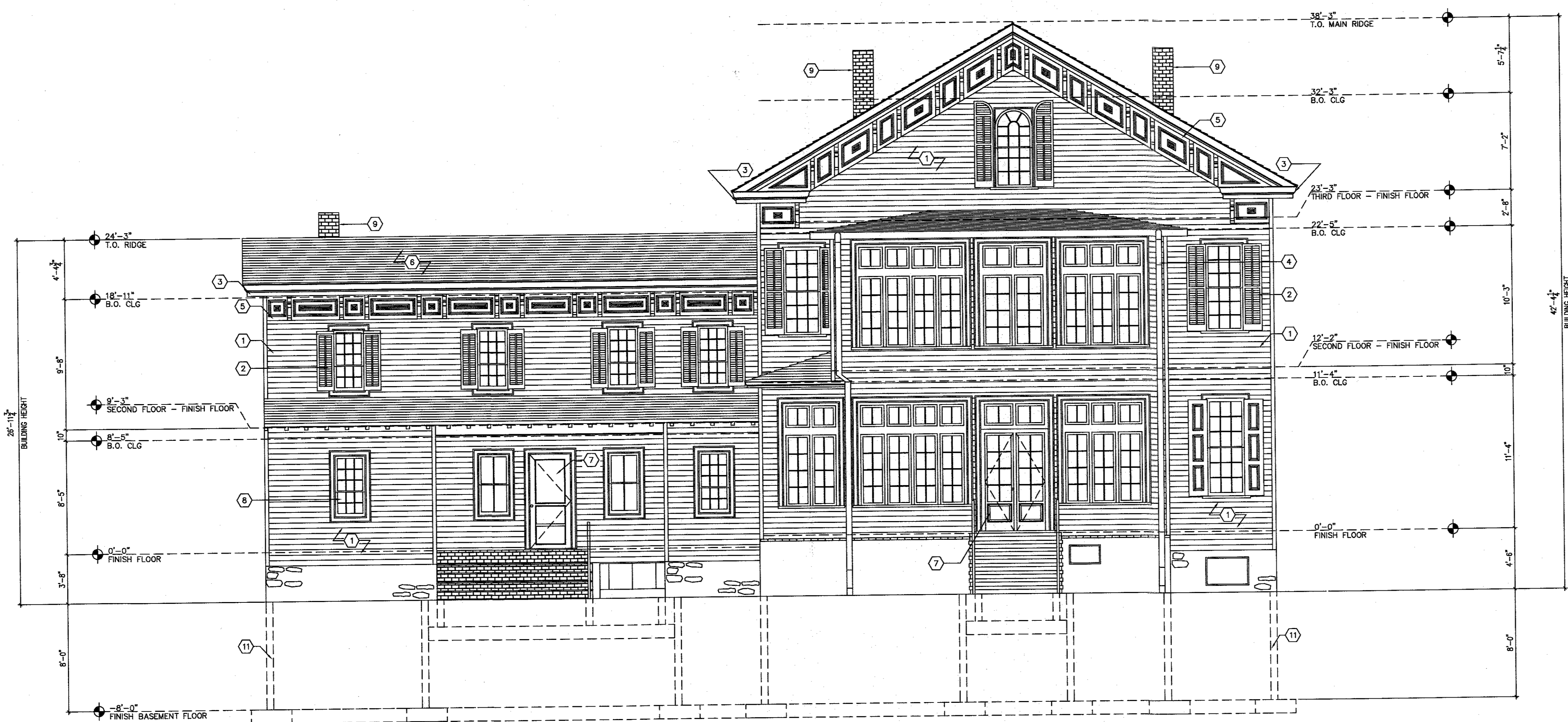
NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

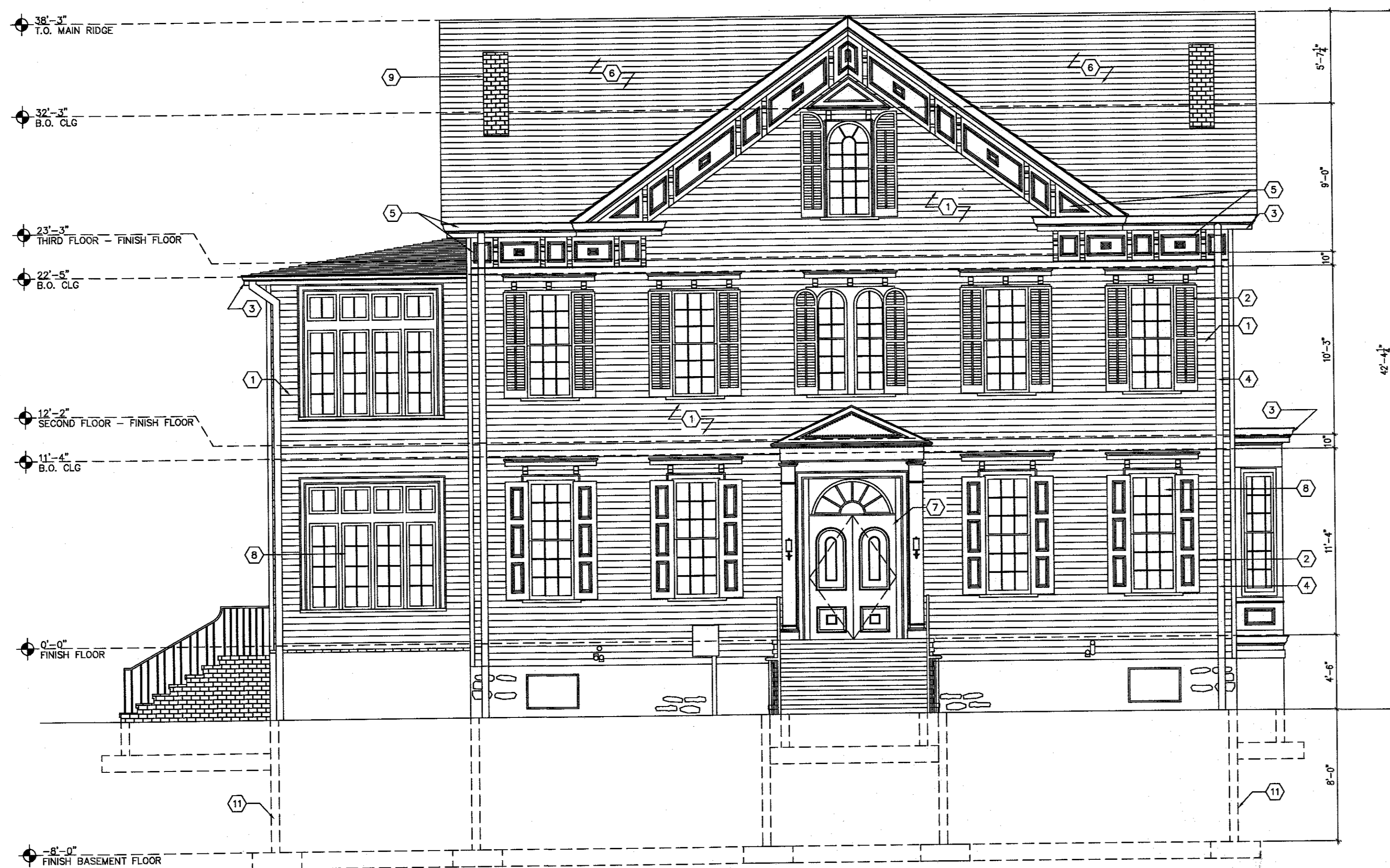
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**A2.01**

DWG #:

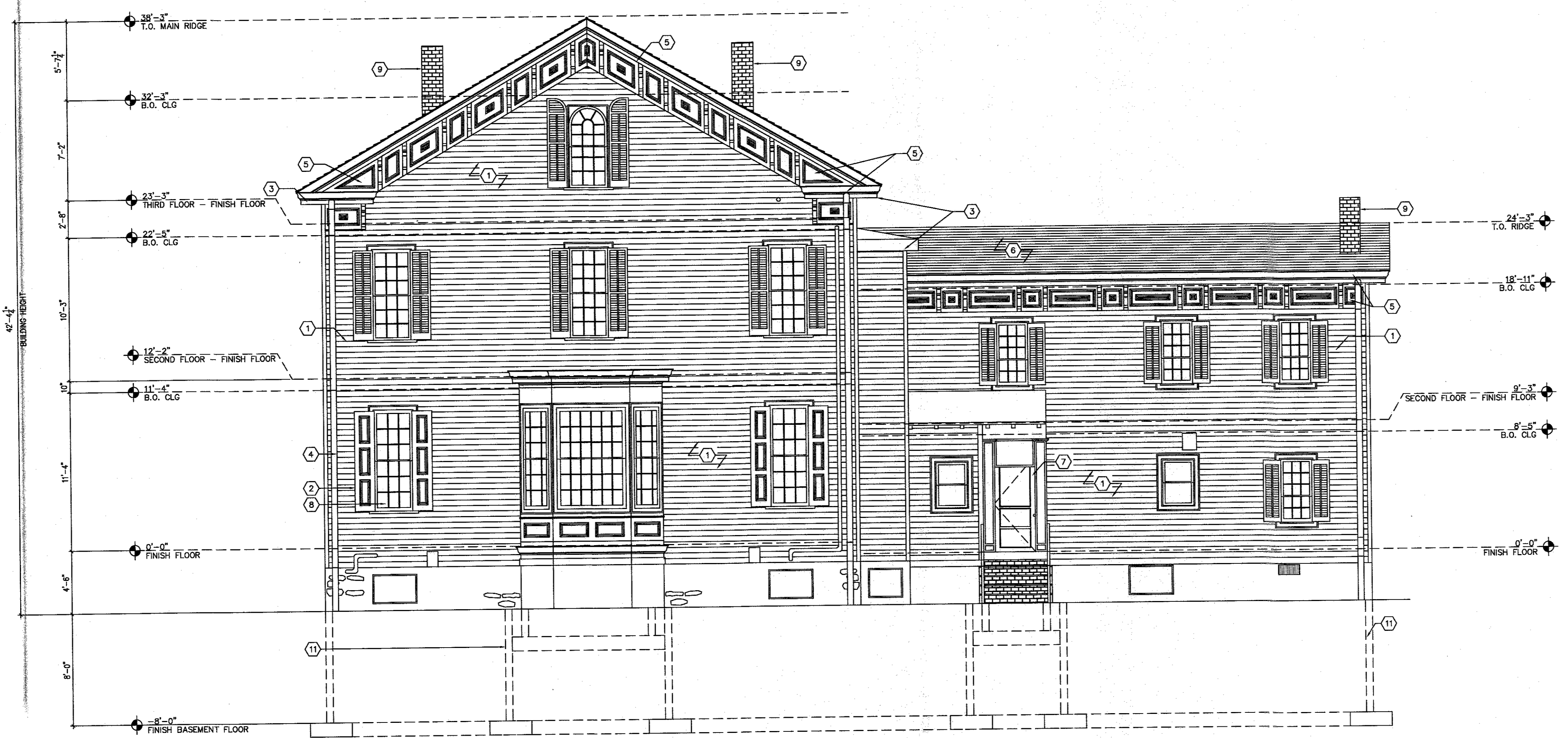


1 EAST ELEVATION  
SCALE: 3/16" = 1'-0"

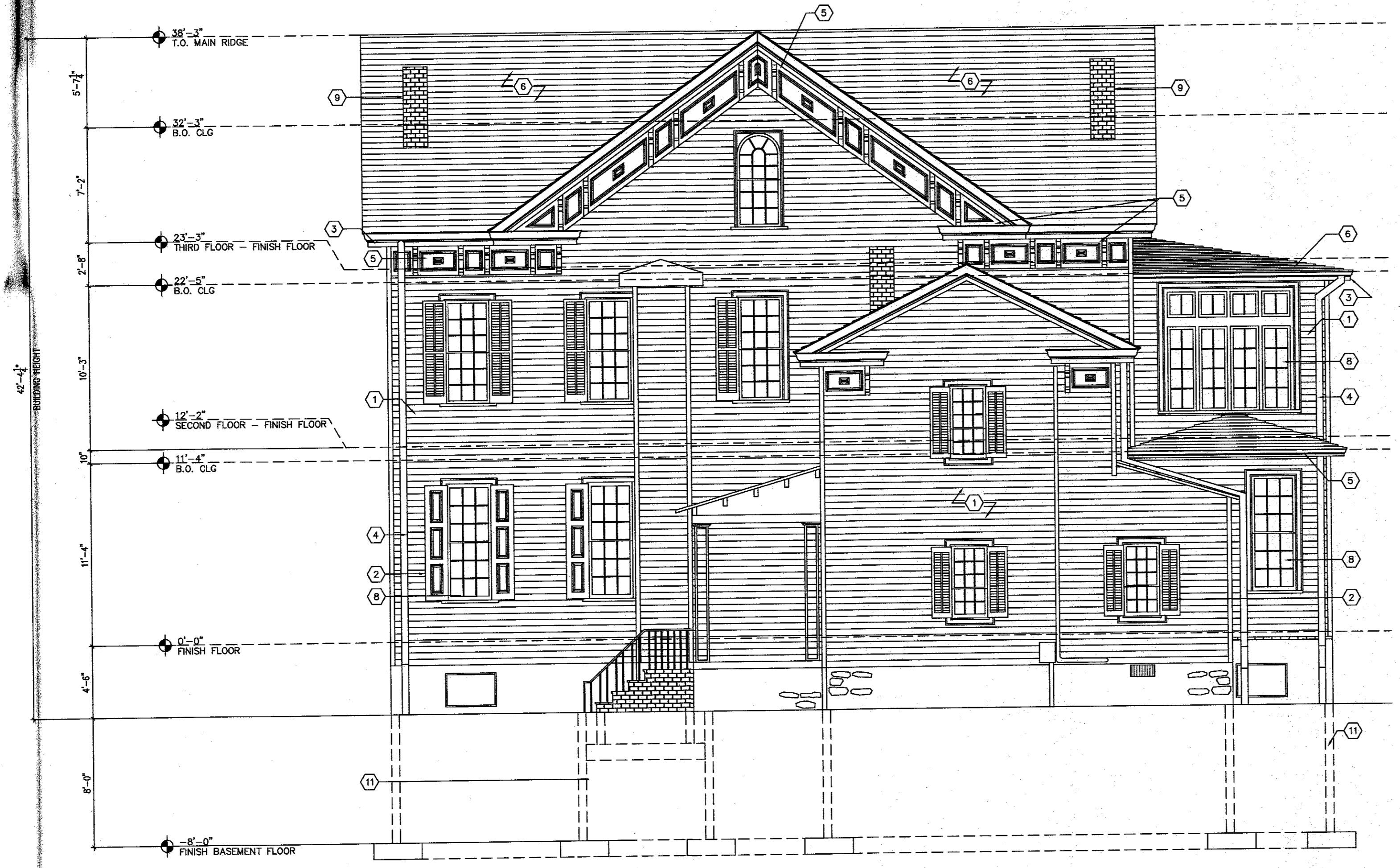


2 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

ELEVATION LEGEND	
1	EXISTING WOOD SIDING TO BE REMOVED AND REPLACED WITH PAINTED HARDY BOARD. COLOR TBD
2	WINDOW SHUTTERS TO REMAIN. G.C. TO REPAIR TO 'LIKE NEW' CONDITION AND REPLACE ANY MISSING. STRIP AND SAND, RE-PAINT. COLOR TBD
3	G.C. TO REPAIR DAMAGED GUTTERS, TYP.
4	G.C. TO PROVIDE AND INSTALL ALL NEW LEADERS. COORDINATE SPECIFICATION WITH OWNER
5	EXISTING FASCIA AND TRIM TO REMAIN. STRIP AND SAND, RE-PAINT. COLOR TBD
6	EXISTING ROOF TO REMAIN. PATCH AND REPAIR TO 'LIKE NEW' CONDITION
7	EXISTING EXTERIOR DOORS TO BE REPLACED WITH NEW TO MATCH EXISTING
8	EXISTING WINDOWS TO REMAIN. REPLACE DAMAGED WINDOWS TO MATCH EXISTING
9	EXISTING CHIMNEYS TO REMAIN
10	LINE OF FOOTING



1 WEST ELEVATION  
A2.02 SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION  
A2.02 SCALE: 3/16" = 1'-0"

- ELEVATION LEGEND**
- 1 EXISTING WOOD SIDING TO BE REMOVED AND REPLACED WITH PAINTED HARDY BOARD. COLOR TBD
  - 2 WINDOW SHUTTERS TO REMAIN. G.C. TO REPAIR TO 'LIKE NEW' CONDITION AND REPLACE ANY MISSING. STRIP AND SAND, RE-PAINT. COLOR TBD
  - 3 G.C. TO REPAIR DAMAGED GUTTERS, TYP.
  - 4 G.C. TO PROVIDE AND INSTALL ALL NEW LEADERS. COORDINATE SPECIFICATION WITH OWNER
  - 5 EXISTING FASCIA AND TRIM TO REMAIN. STRIP AND SAND, RE-PAINT. COLOR TBD
  - 6 EXISTING ROOF TO REMAIN. PATCH AND REPAIR TO 'LIKE NEW' CONDITION
  - 7 EXISTING EXTERIOR DOORS TO BE REPLACED WITH NEW TO MATCH EXISTING
  - 8 EXISTING WINDOWS TO REMAIN. REPLACE DAMAGED WINDOWS TO MATCH EXISTING
  - 9 EXISTING CHIMNEYS TO REMAIN
  - 10 LINE OF FOOTING

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PROJECT TITLE:  
**RELOCATION AND RESTORATION  
OF THE GULICK HOUSE  
LAWRENCEVILLE-  
PRINCETON ROAD  
LAWRENCE TOWNSHIP, NJ**

ZONE: EP-1  
LOT: 6601  
BLOCK: 2

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NJ LIC. NO. 21A100960600  
PA LIC. NO. RA-013733-B  
MA LIC. NO. 953397-AR-R

PROJECT NAME:	Gulick
DATE:	7.14.22
SCALE:	AS NOTED
DRAWN BY:	MJH

REVISIONS:


EXTERIOR ELEVATIONS

DWG TITLE:  
**A2.02**

DWG #:

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LAWRENCEVILLE-  
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LAWRENCE TOWNSHIP, NJ**

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PROJECT NAME:	Gulick
DATE:	7.14.22
SCALE:	AS NOTED
DRAWN BY:	MJH

REVISIONS:	

INTERIOR ELEVATIONS

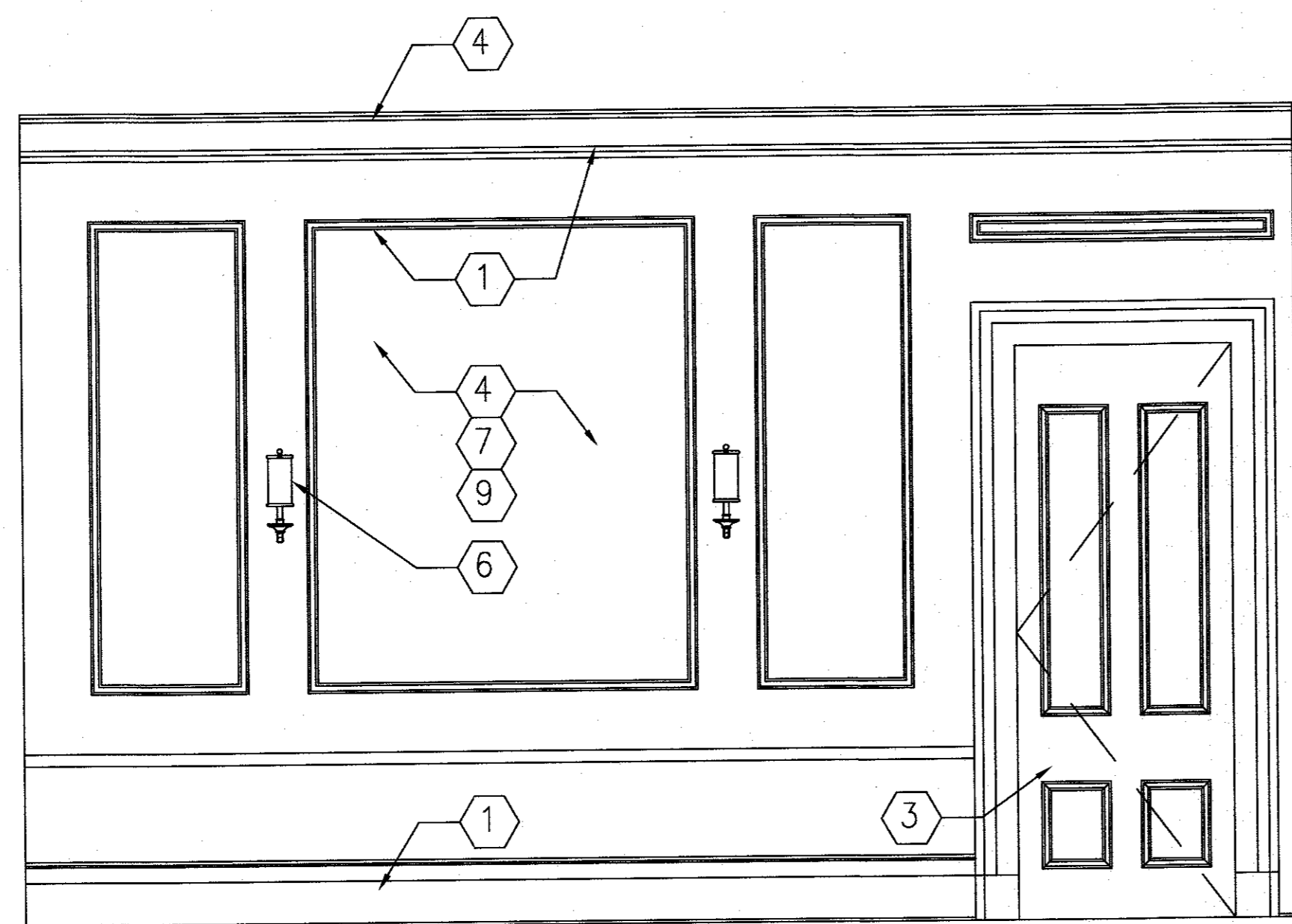
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**A3.01**

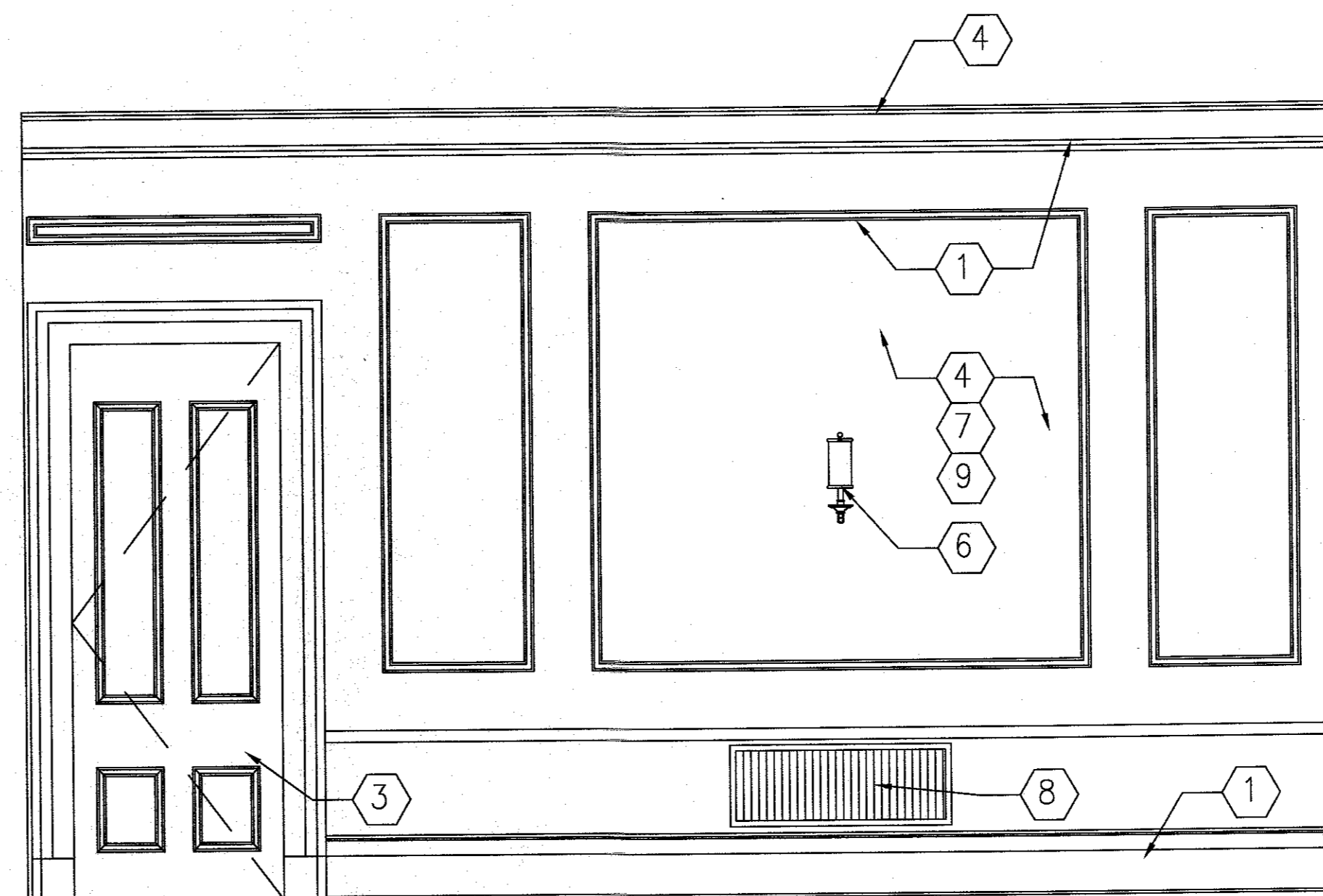
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**KEYNOTE SCHEDULE**

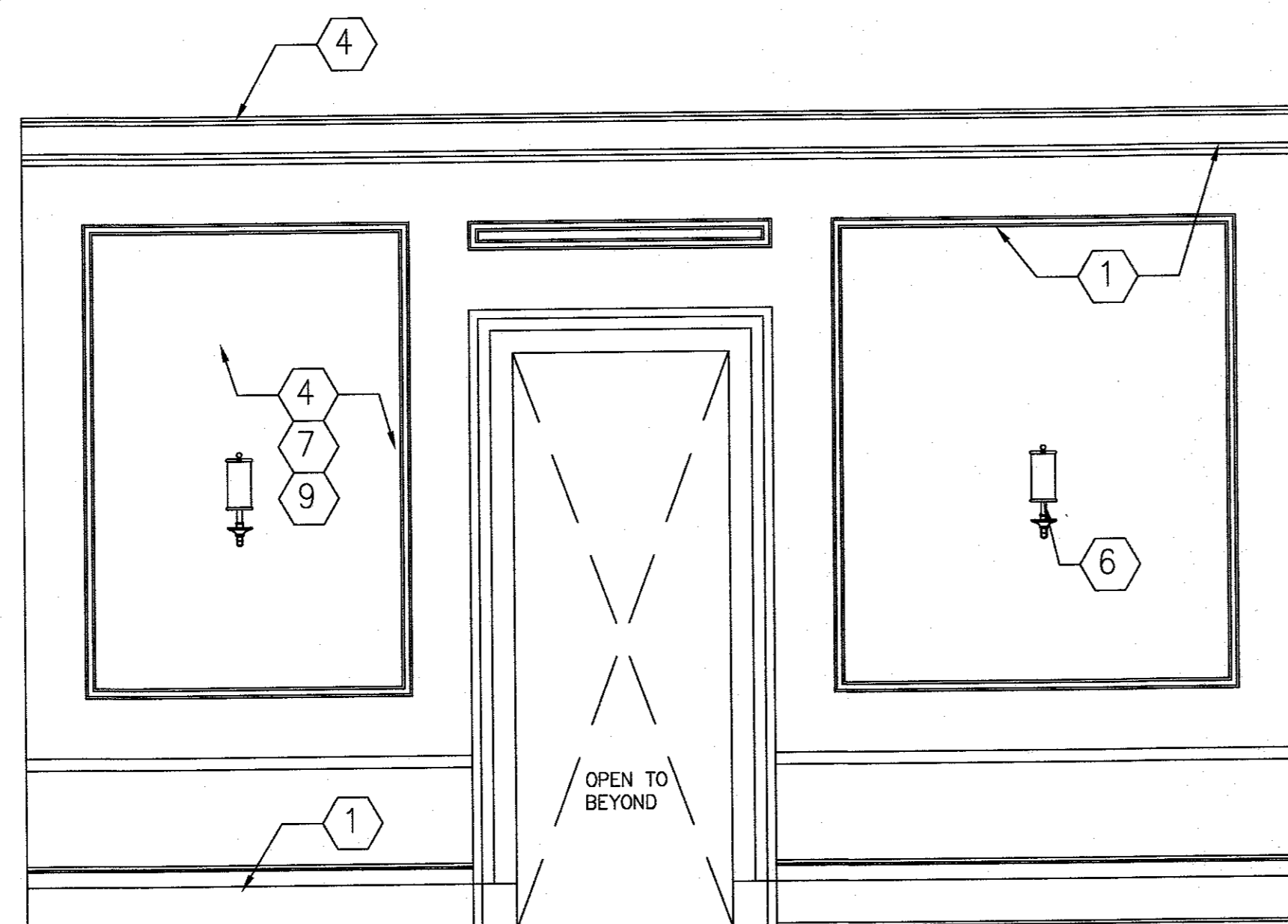
- 1 ALL EXISTING WOOD TRIMS TO REMAIN (WOOD BASE, WINDOW FRAME, DOOR FRAME, CEILING CROWN MOLDING, ETC.). PREPARED EXISTING SURFACE TO RECEIVE NEW PAINT FINISH.
- 2 EXISTING WINDOW ASSEMBLY TO REMAIN. PREPARED EXISTING TRIM SURFACES TO RECEIVE NEW PAINT FINISH. EXISTING DAMAGED GLASS PANES TO BE REPLACED W/NEW. ALL OPERABLE WINDOW TO BE REPAIRED TO GOOD WORKING CONDITION. REPLACE EXISTING HARDWARE AS NECESSARY. G.C. TO V.I.F. FOR QUANTITY AND LOCATION.
- 3 EXISTING DOOR ASSEMBLY TO REMAIN. PREPARED DOOR LEAF SURFACES TO RECEIVE NEW PAINT FINISH. EXISTING DOOR HARDWARE TO BE REPLACED W/NEW - PROVIDE NEW LOCKSET, HINGES AND STRIKE PLATE. LOCKSET FUNCTION TO MATCH EXISTING FUNCTION.  
1. EXISTING DAMAGED GLASS PANES ON FRENCH DOORS TO BE REPLACED W/NEW. G.C. TO V.I.F. FOR QUANTITY AND LOCATION.  
2. EXTERIOR DOORS: PROVIDE NEW WEATHERSEAL AND DOOR SWEEP.
- 4 EXISTING WALL AND CEILING SURFACES TO BE PATCHED AND PREPARED TO RECEIVE NEW PAINT FINISH.
- 5 PROVIDE ALLOWANCE TO REPLACE EXISTING FIRE PLACE MANTLE PIECE - TYPICAL FOR ALL (4).
- 6 PROVIDE ALLOWANCE TO REPLACE ALL EXISTING WALL SCONCE LIGHT FIXTURES. ALSO REFER TO FLOOR PLANS FOR ADDITIONAL INFORMATION.
- 7 EXISTING LIGHT SWITCHES TO BE REPLACED WITH NEW DEVICE AND FACEPLATE - TYPICAL. ALSO REFER TO FLOOR PLANS.
- 8 EXISTING H.V.A.C. GRILLE TO REMAIN. REMOVE EXISTING FINISH AND PREPARE TO RECEIVE NEW PAINT FINISH.
- 9 REFER TO FLOOR PLANS FOR NEW ELECTRICAL RECEPTACLE LOCATIONS.



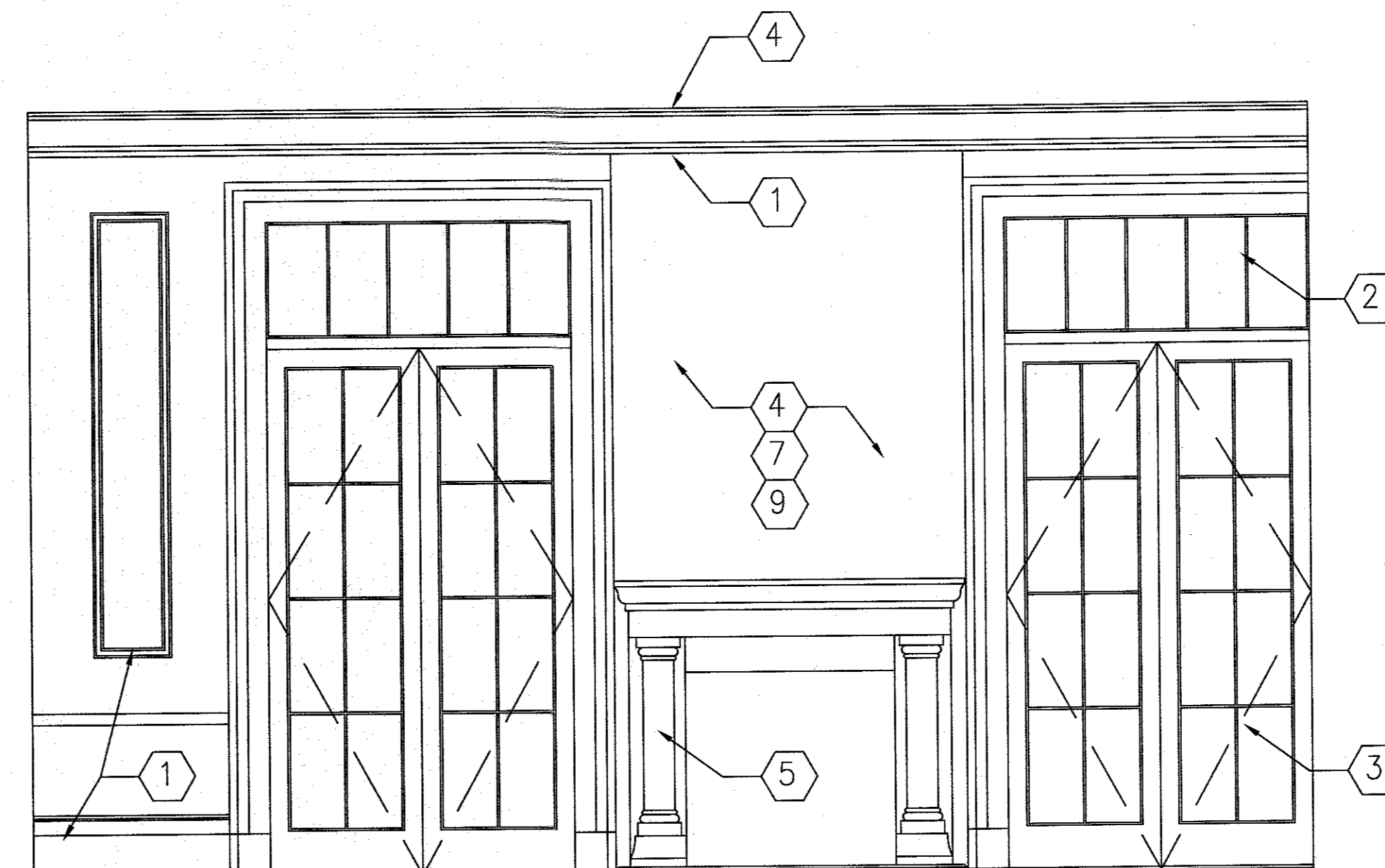
A ELEVATION



B ELEVATION



C ELEVATION



D ELEVATION

1 DINING ROOM ELEVATIONS  
SCALE: 1/2" = 1'-0"

These drawings are the property  
of the architect.

PROJECT TITLE:  
**RELOCATION AND RESTORATION  
OF THE GULICK HOUSE  
LAWRENCEVILLE-  
PRINCETON ROAD  
LAWRENCE TOWNSHIP, NJ**

ZONE: **EP-1**  
LOT: **6601**  
BLOCK: **2**

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MA LIC. NO. 953397-AR-R

PROJECT NAME:	Gulick
DATE:	7.14.22
SCALE:	AS NOTED
DRAWN BY:	MJH

REVISIONS:	

INTERIOR ELEVATIONS

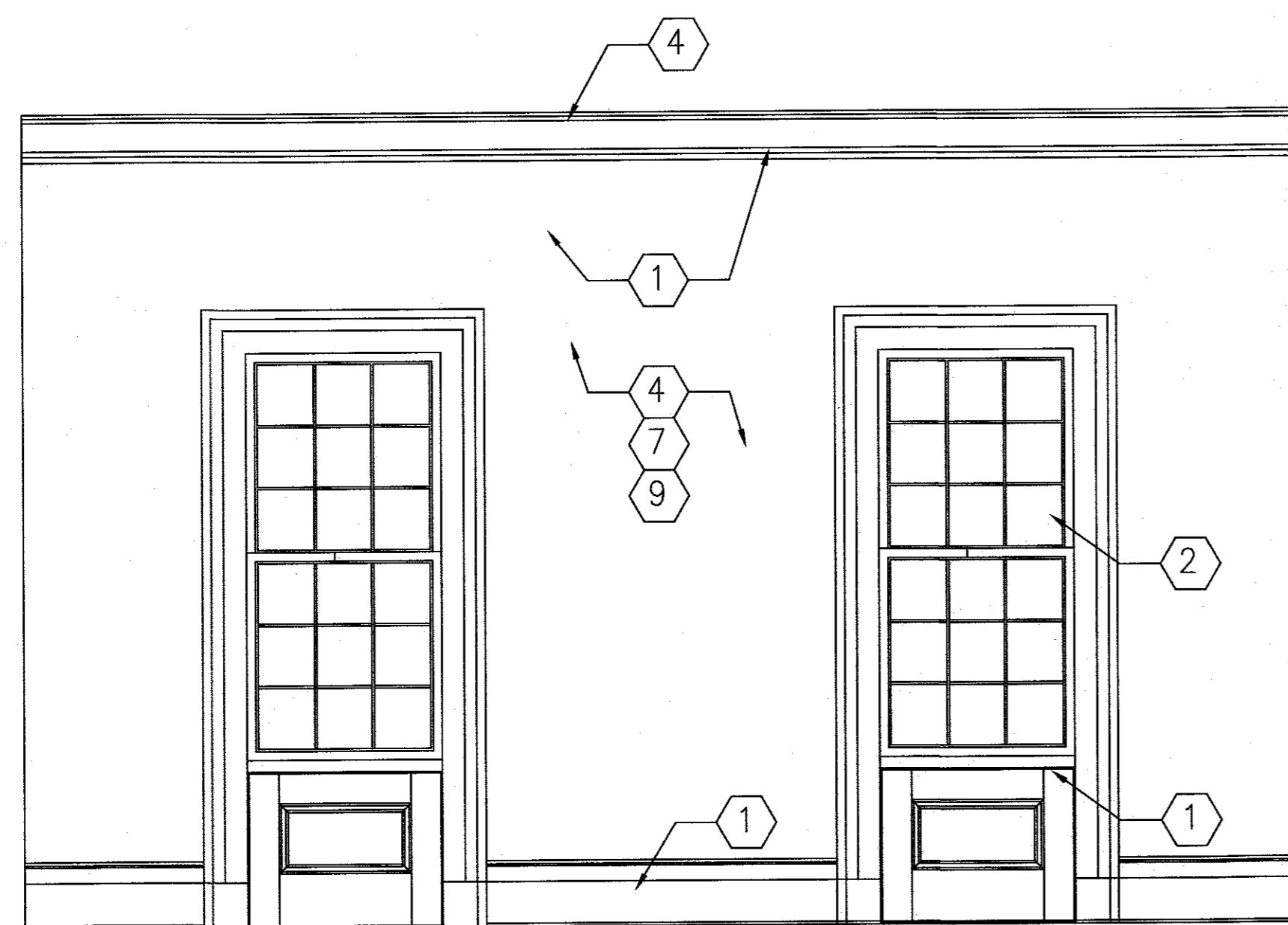
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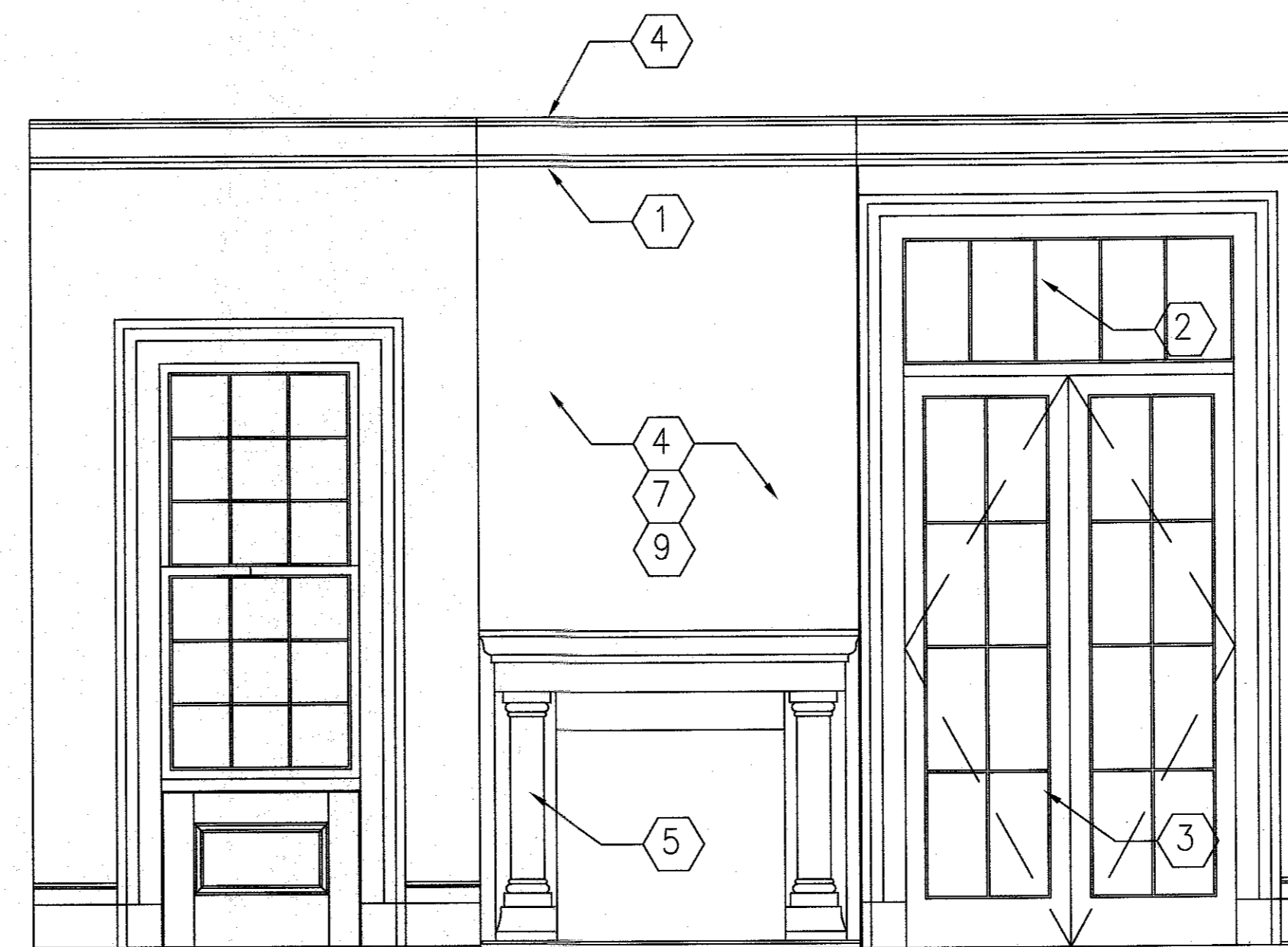
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KEYNOTE SCHEDULE

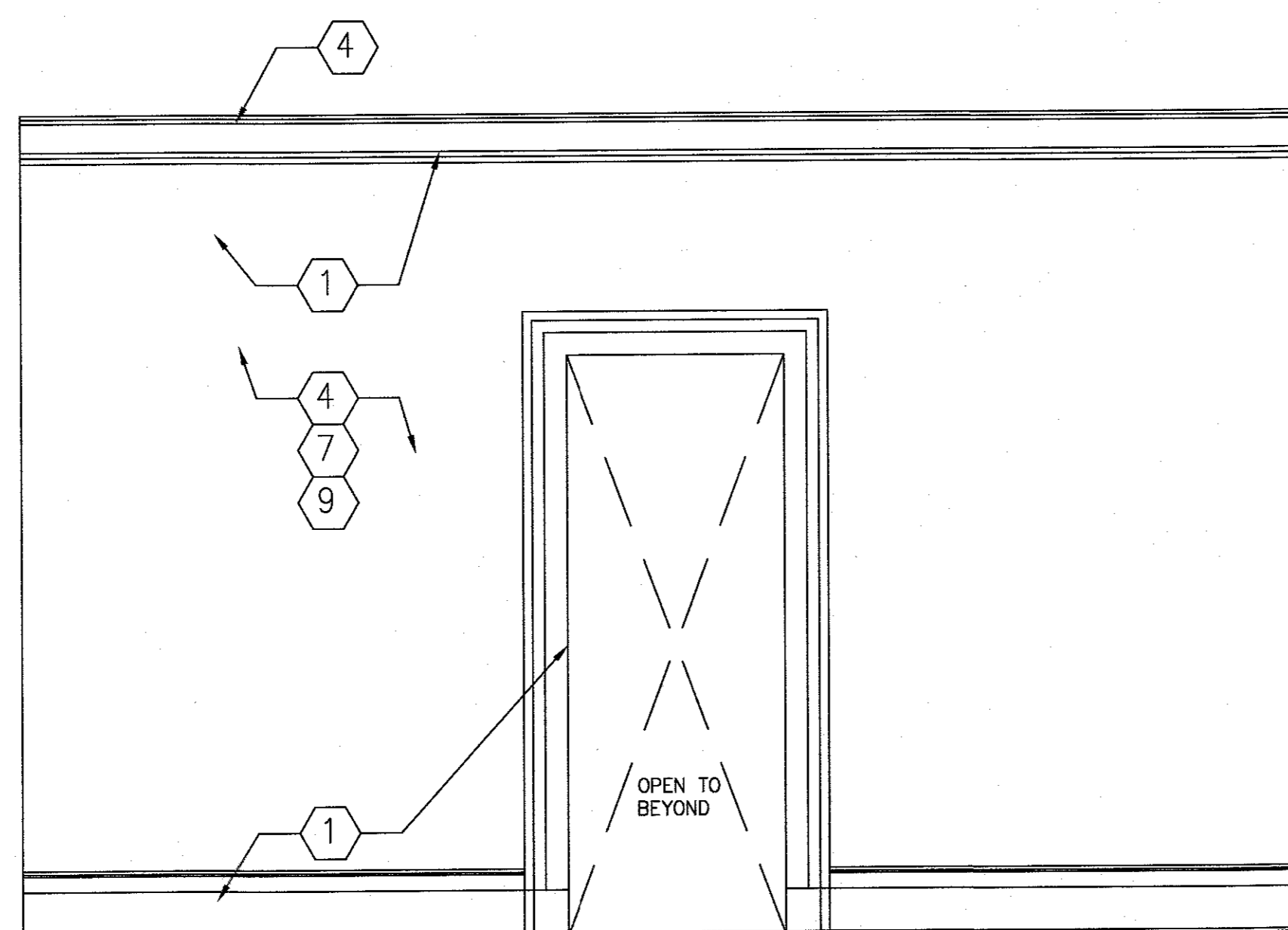
- ① ALL EXISTING WOOD TRIMS TO REMAIN (WOOD BASE, WINDOW FRAME, DOOR FRAME, CEILING CROWN MOLDING, ETC.). PREPARED EXISTING SURFACE TO RECEIVE NEW PAINT FINISH.
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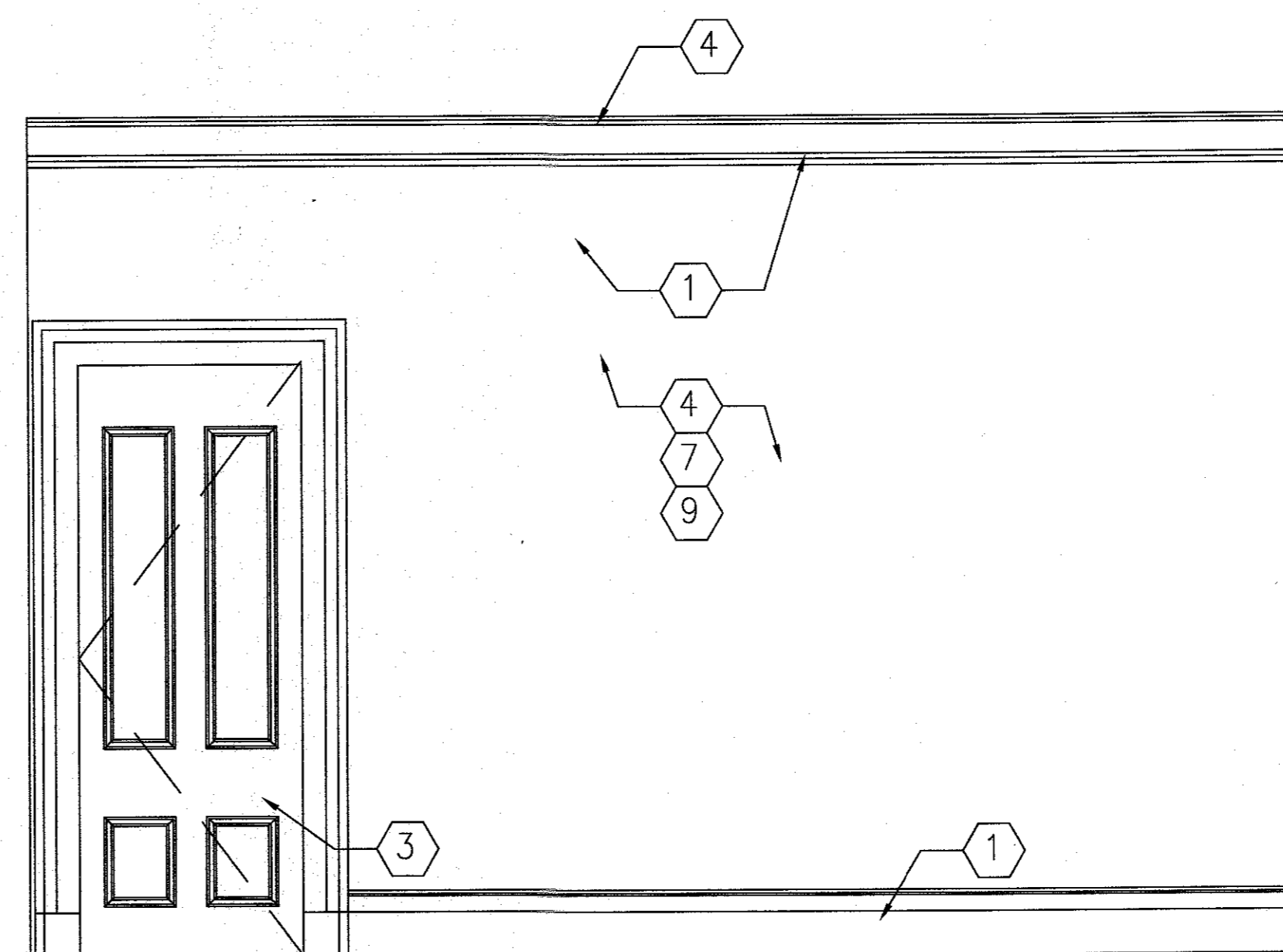
A ELEVATION



B ELEVATION



C ELEVATION



D ELEVATION

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

PROJECT TITLE:  
**RELOCATION AND RESTORATION  
OF THE GULICK HOUSE**  
LAWRENCEVILLE-  
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LAWRENCE TOWNSHIP, NJ

ZONE: EP-1  
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MA LIC. NO. 953397-AR-R

PROJECT NAME:	Gulick
DATE:	7.14.22
SCALE:	AS NOTED
DRAWN BY:	MJH

REVISIONS:	

INTERIOR ELEVATIONS

DWG TITLE:

**A3.03**

DWG #:

KEYNOTE SCHEDULE

- 1 ALL EXISTING WOOD TRIMS TO REMAIN (WOOD BASE, WINDOW FRAME, DOOR FRAME, CEILING CROWN MOLDING, ETC.). PREPARED EXISTING SURFACE TO RECEIVE NEW PAINT FINISH.
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(A) ELEVATION

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