

NEW PUMP HOUSE

BEDENS BROOK

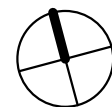
44 ROLLING HILL ROAD, MONTGOMERY NJ, 08558

HMRARCHITECTS

821 ALEXANDER ROAD - SUITE 115
PRINCETON, NEW JERSEY 08540
609 -452 -1070 - HMR-ARCHITECTS.COM



② SITE LOCATION
1" = 200'-0"



PROJECT INFORMATION:	
OWNER:	BEDENS BROOK CLUB 44 ROLLING HILL RD. MONTGOMERY, NJ, 08558
PROJECT:	PUMP HOUSE FOR GOLF COURSE IRRIGATION
ZONE:	R-5
USE GROUP:	U (UTILITY)
CONST. TYPE:	SB

DRAWING LIST:	
A-1:	COVER PAGE AND SITE LOCATION
SP-1:	SURVEY PLAN
A-2:	SITE AND PLAN
A-3:	ELEVATIONS AND WALL SECTION

SPECIFICATIONS	
CMU	LOADBEARING CMU UNITS TO MEET REQUIREMENTS OF ASTM 90, MIN. 3,000 PSI COMPRESSIVE STRENGTH. COORDINATE CORE DIMENSION W/ PREMANUFACTURED POLYSTYRENE CORE INSULATION
CONCRETE	EXTERIOR EXPOSED TO WEATHER: FC = 3,500PSI @ 28 DAYS MIN. COMPLYING WITH ACI 301. ALL OTHER FC = 3,000 PSI @ 28 DAYS MIN. COMPLYING WITH ACI 301.
CONCRETE REINFORCING	NOTE: ALL CONCRETE REINFORCEMENT DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF ACI 318. BARS: GRADE 60 ASTM A615 WELDED WIRE FRAME: (WVF): ASTM A105. ALL REINFORCING SHALL BE NEW, CLEAN AND FREE FROM RUST AND SCALE.
FRAMING LUMBER	ALL CONVENTIONAL FRAMING LUMBER SHALL BE DOUGLAS FIR OR HEM FIR #2 OR BETTER WITH MIN. FB (SINGLE) = 1250, AND E = 1,600,000 WITH MAXIMUM MOISTURE CONTENT OF 19%. LUMBER USED OUTDOORS, WHERE SUBJECTED TO MOIST CONDITIONS, IN DIRECT CONTACT WITH CONCRETE SLABS ON GRADE, OR WHERE INDICATED, SHALL BE TREATED AS PER ANPA STANDARDS USING ACQ PRESERVATIVES.
JOIST HANGER AND FRAMING CONNECTORS	WHEN USED, USE ACCESSORIES DESIGNED FOR INTENDED USE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY.
PLYWOOD	SHEATHING: APA CERTIFIED, C-D EXTERIOR GRADE PLYWOOD, THICKNESS AS INDICATED ON DRAWINGS

WINDOW SCHEDULE						
#	ROUGH WIDTH	ROUGH HEIGHT	PRODUCT NO.	SCREENS	TEMPERED	WINDOW TYPE
1	2'-0"	2'-5"	ELAWN2527	NO	NO	ELEVATE AWNING

NOTES:
1. All windows/doors based on Marvin Elevate window products, unless otherwise noted, with 7/8" simulated divided lite (SDL) with spacer bar.
Exterior fiberglass color to be standard selected by architect. Primed wood interior. Hardware color standard to be selected by architect.
2. Glazing to be insulating glass with Low-E glass and argon gas.
3. Muntin patterns and window operations as indicated on exterior elevations.
4. See elevations for swing direction and/or fixed.
5. Contractor to verify ALL windows and window color selections with Architect and Owner PRIOR to placing order.

- GENERAL NOTES**
- THE GENERAL CONTRACTOR WILL COMPLETE AND SUBMIT THE REQUIRED APPLICATION FORMS ALONG WITH THE CONSTRUCTION DOCUMENTS TO THE LOCAL MUNICIPALITY FOR APPROVAL AND OBTAIN ALL REQUIRED PERMITS AND PAY THE APPLICABLE FEES PRIOR TO THE START OF WORK.
 - ALL PERTINENT NATIONAL, STATE, LOCAL AND MUNICIPAL CODES AND APPLICABLE OSHA LAWS AND REGULATIONS SHALL BE ADHERED TO AT ALL TIMES BY THE CONTRACTOR.
 - CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
 - THESE DOCUMENTS INDICATE ARCHITECTURAL WORK ONLY. WORK RELATED TO HVAC, PLUMBING ARE PROVIDED BY CONTRACTOR AND SUBCONTRACTORS AND SHALL COMPLY WITH APPLICABLE CODES.
 - PROVIDE TEMPORARY SHORING AND/OR BRACING OF STRUCTURE AT ANY AREAS WHERE STRUCTURAL STABILITY MAY BE COMPROMISED BY THE WORK.
 - GENERAL CONTRACTOR SHALL MAINTAIN COMPLETE UP-TO-DATE DRAWINGS AT THE JOB SITE.
 - ALL AREAS OF THE BUILDINGS DISTURBED DURING CONSTRUCTION ARE TO BE PATCHED, REPAIRED AND RETURNED TO THEIR ORIGINAL CONDITION AT THE CONCLUSION OF THE PROJECT.
 - ALL WORK SHALL BE INSTALLED PLUMB, SQUARE AND TRUE WITHIN NORMALLY ACCEPTED TOLERANCES.
 - ALL ITEMS MARKED WITH SUFFIX (TYP.) ARE TYPICAL FOR THE ENTIRE PROJECT.
 - WOOD HEADER SCHEDULE FOR OPENINGS UNLESS OTHERWISE NOTED:
OPENING 4'-0" OR LESS: (2) 2X8 HEADER
OPENING TO 6'-0" MAX: (2) 2X10 HEADER
 - THESE DRAWINGS ARE GENERALLY DRAWN TO THE SCALE NOTED, HOWEVER, THE CONTRACTOR IS REMINDED NOT TO SCALE DIMENSIONS FROM THE DRAWINGS.
 - ANY STRUCTURAL ELEMENTS EXHIBITING SIGNS OF DAMAGE OR FATIGUE SHALL BE ADEQUATELY BRACED OR REPLACED AND ARCHITECT NOTIFIED.
 - IT IS ANTICIPATED THAT MATERIALS CONTAINING ASBESTOS OR FINISHED WITH LEAD PAINT EXIST IN THIS BUILDING, IT IS THE RESPONSIBILITY OF THE G.C. AND SUB-CONTRACTOR TO NOTIFY THE OWNER IMMEDIATELY SHOULD MATERIALS SUSPECTED OF CONTAINING EITHER OF THESE BE ENCOUNTERED.
 - THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSION OF THE PROJECT AND THE MAJOR ARCHITECTURAL ELEMENTS. AS SCOPE DOCUMENTS THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FINISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

ALL MATERIALS IN CONTACT WITH ACQ TREATED LUMBER INCLUDING NAILS, SCREWS, BOLTS, FLASHING AND FRAMING ACCESSORIES SHALL BE APPROVED FOR USE WITH ACQ TREATED PRODUCTS.
ANY WORK CONDUCTED ON THIS PROJECT SHALL COMPLY WITH THE FEDERAL EPA "LEAD HAZARD REGULATIONS" (40 CFR PART 146) GOVERNING THE RENOVATION, REPAIR OR PAINTING OF RESIDENTIAL STRUCTURES CONSTRUCTED PRIOR TO 1978.

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SCALE: As indicated
DRAWN BY: AT
DATE: 1/10/2023

A-1

8/21/2023

1 SITE LOCATION 2/21/23

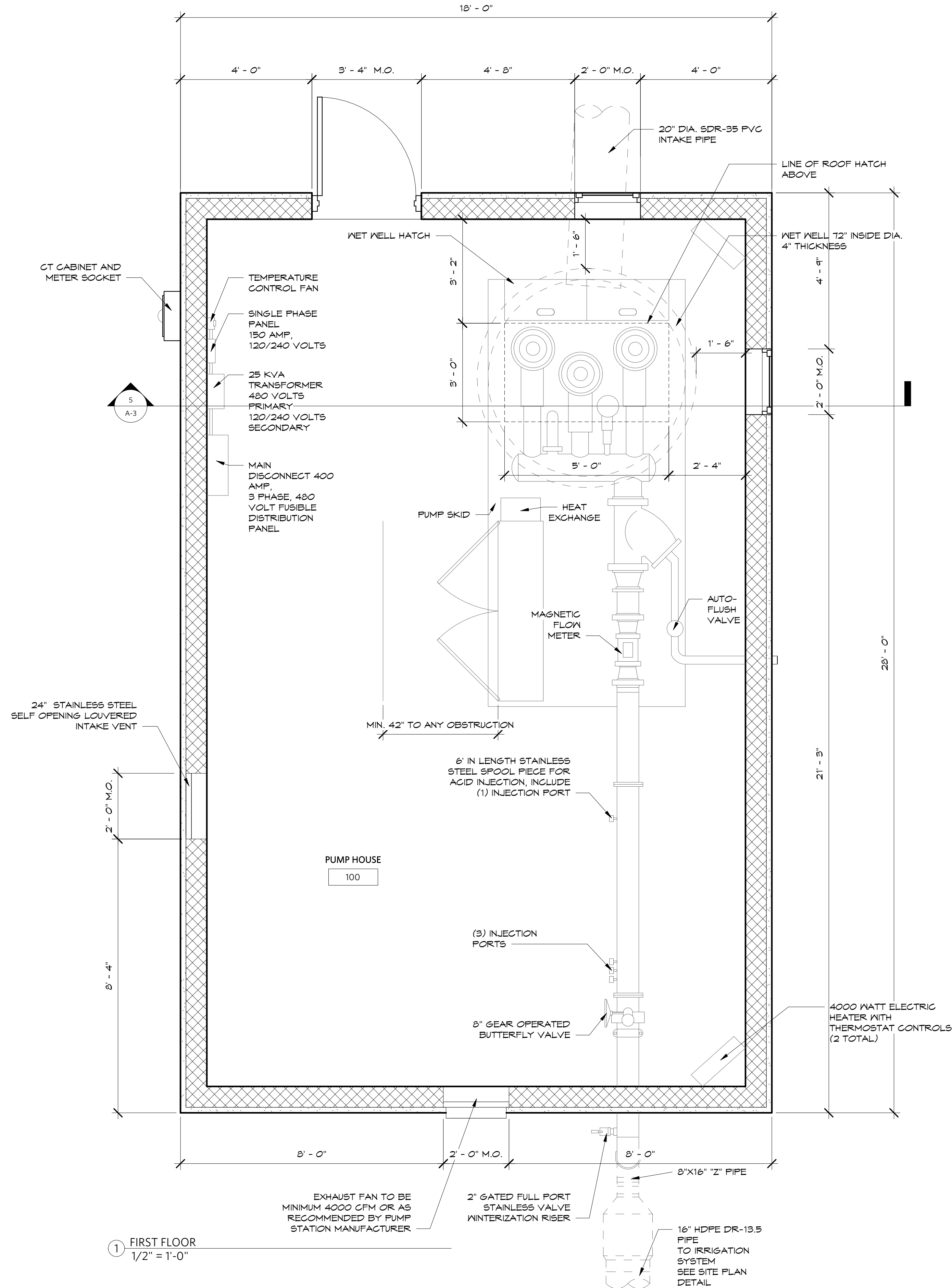
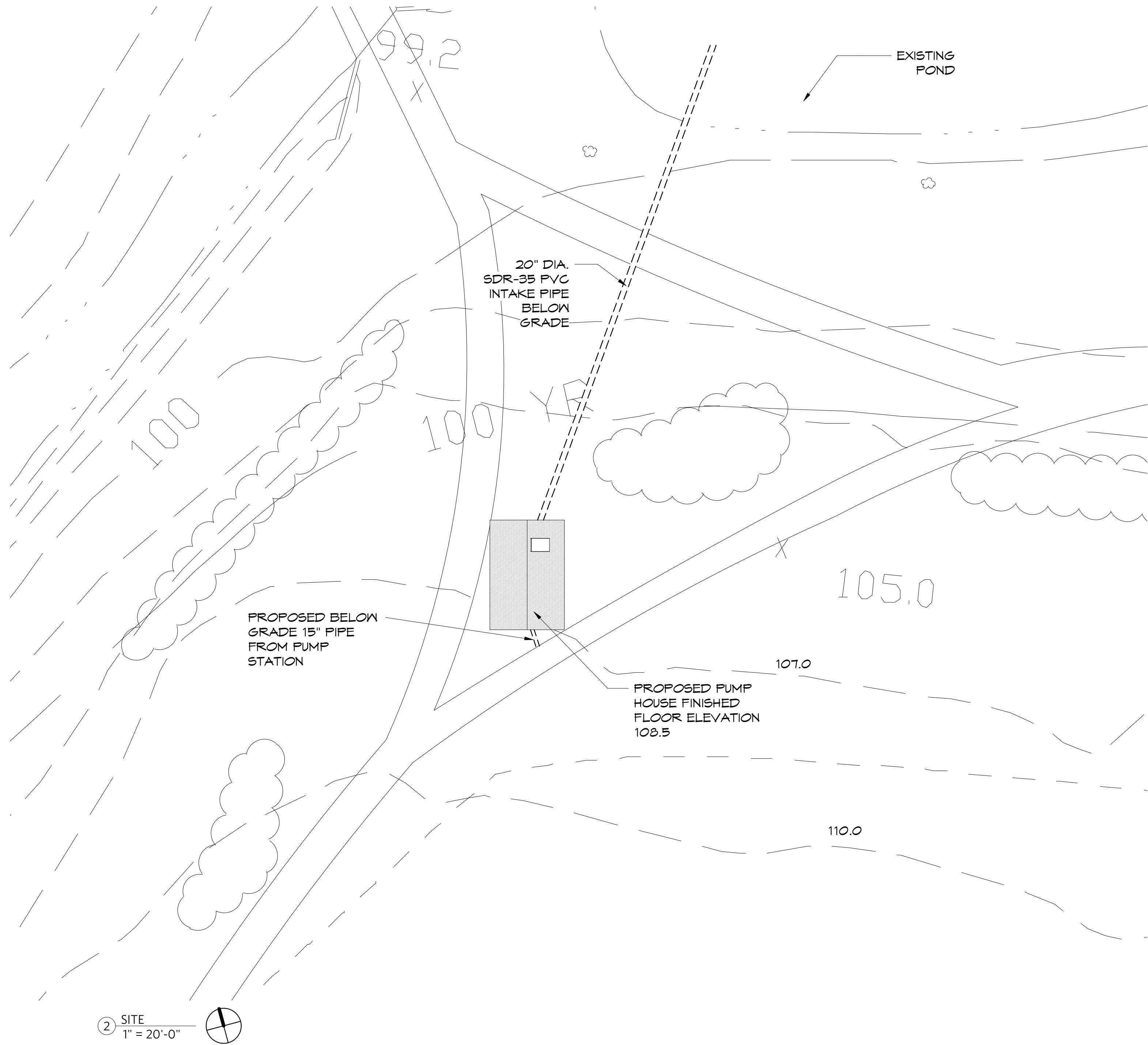
2 SITE LOCATION 8/21/23

A-1

NEW PUMP HOUSE
BEDENS BROOK COUNTRY CLUB
BEDENS BROOK
44 Rolling Hill Rd, Montgomery, NJ 08558

COVER PAGE

ERIC W. LEBLANC
2014-00527705



8/21/2023

8/21/2023		
1	SITE LOCATION	2/21/23
2	SITE LOCATION	8/21/23
A-2		

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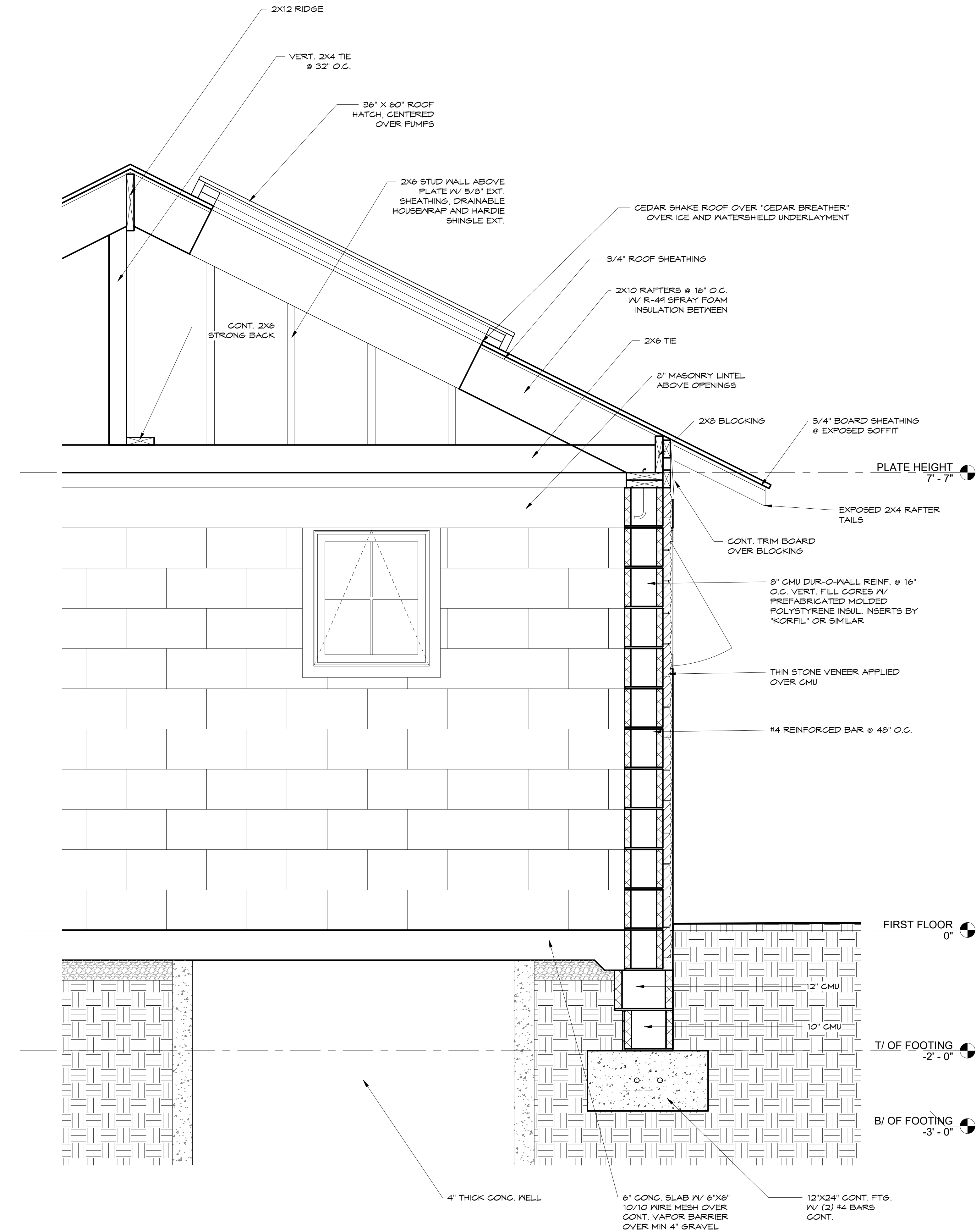
ERIC KAL TERMAN
2014-00527750

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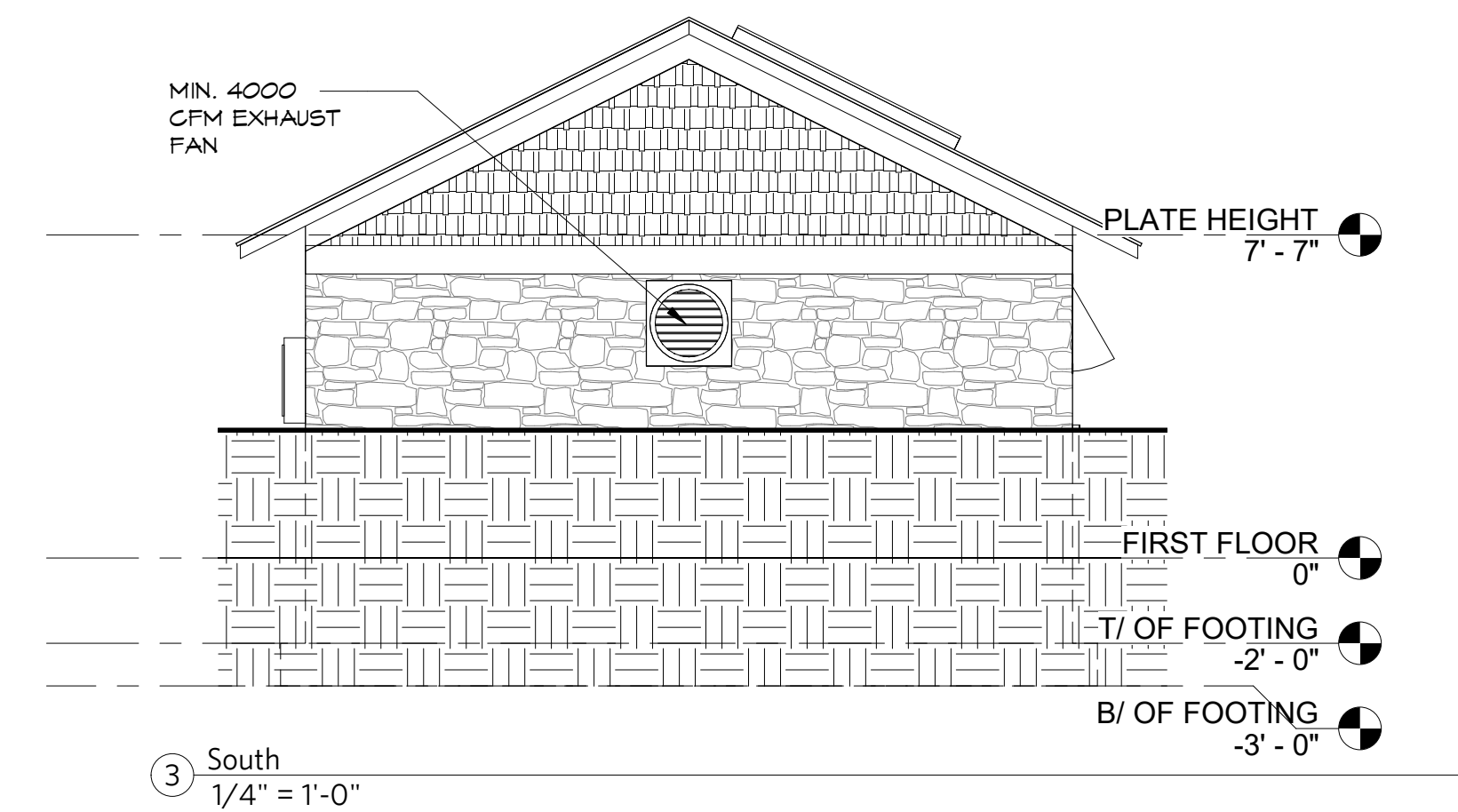
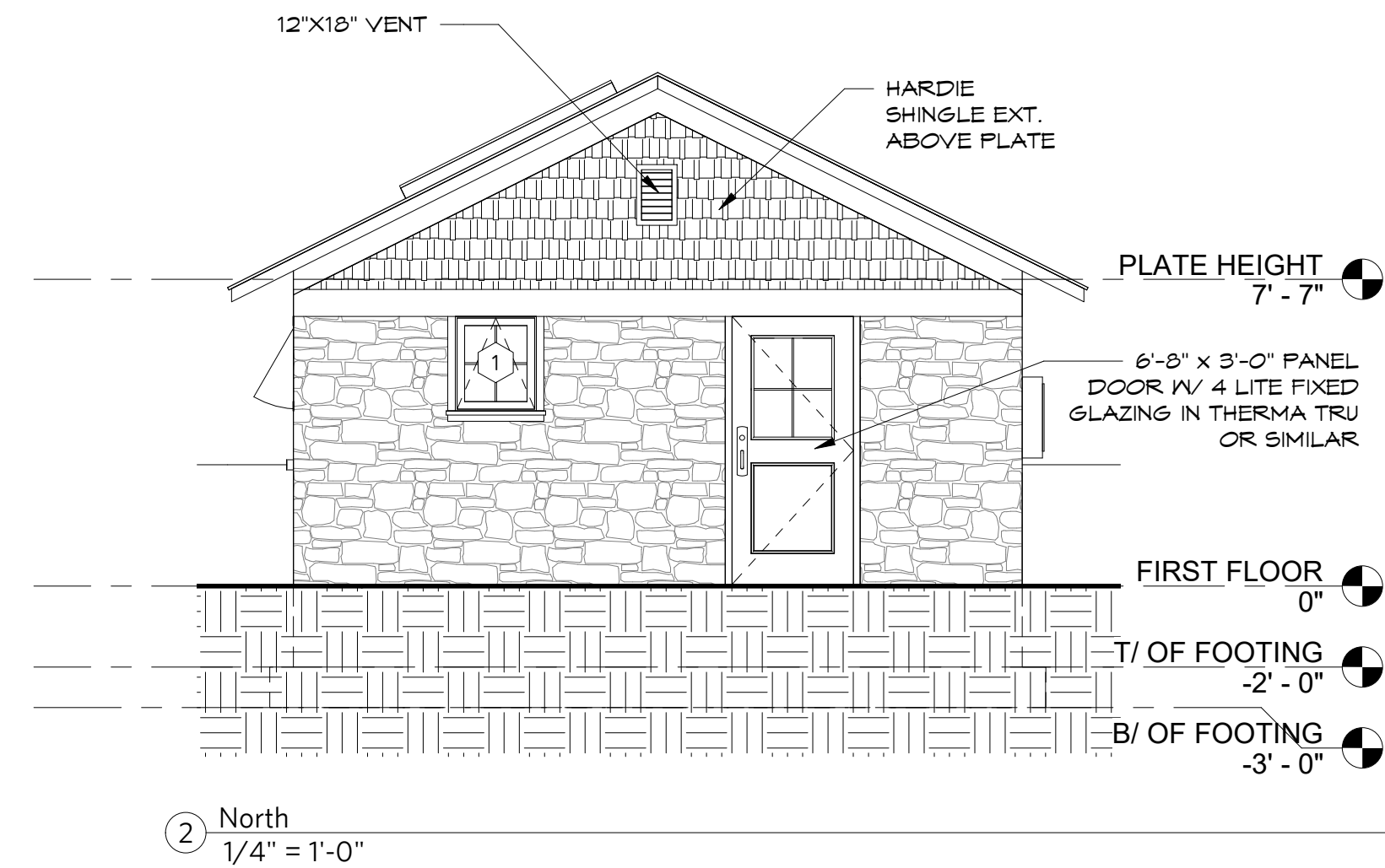
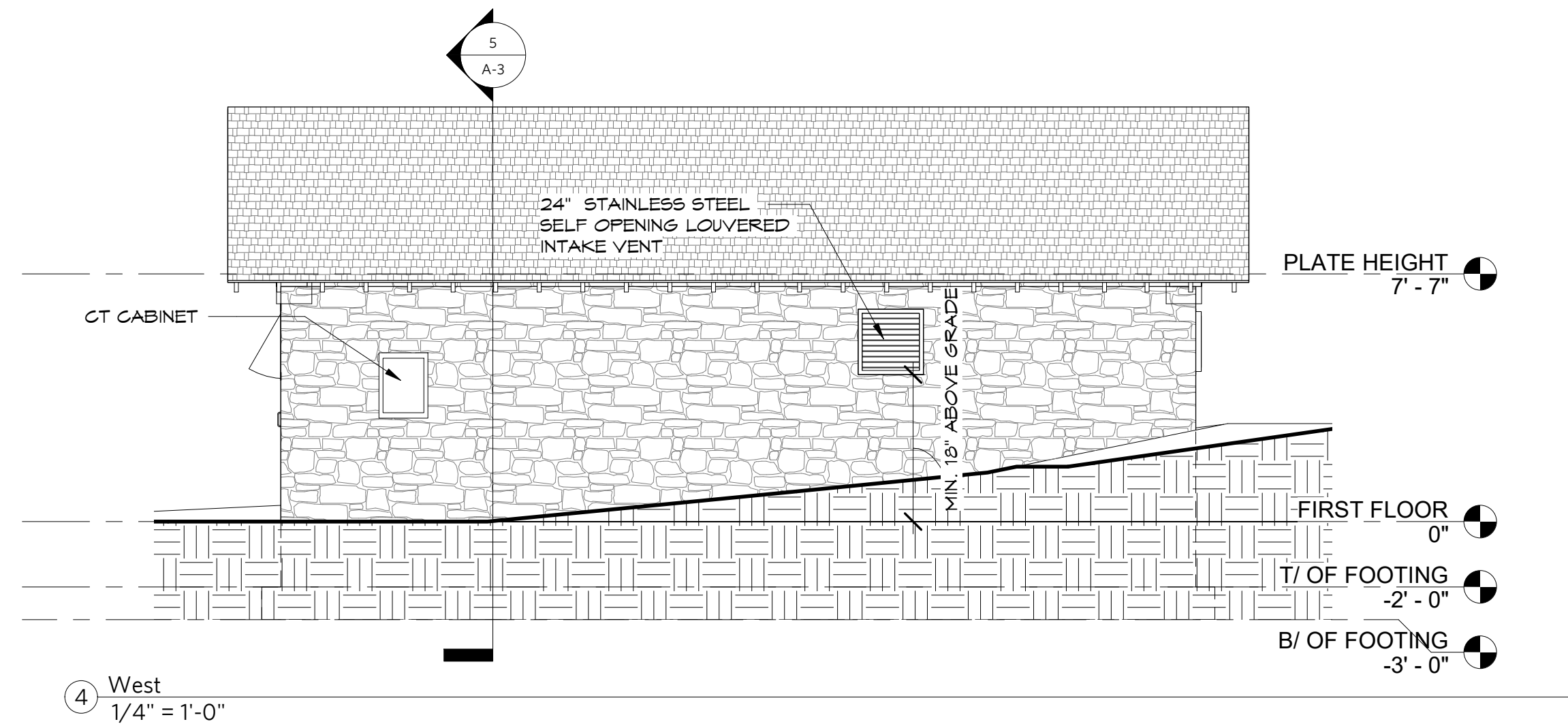
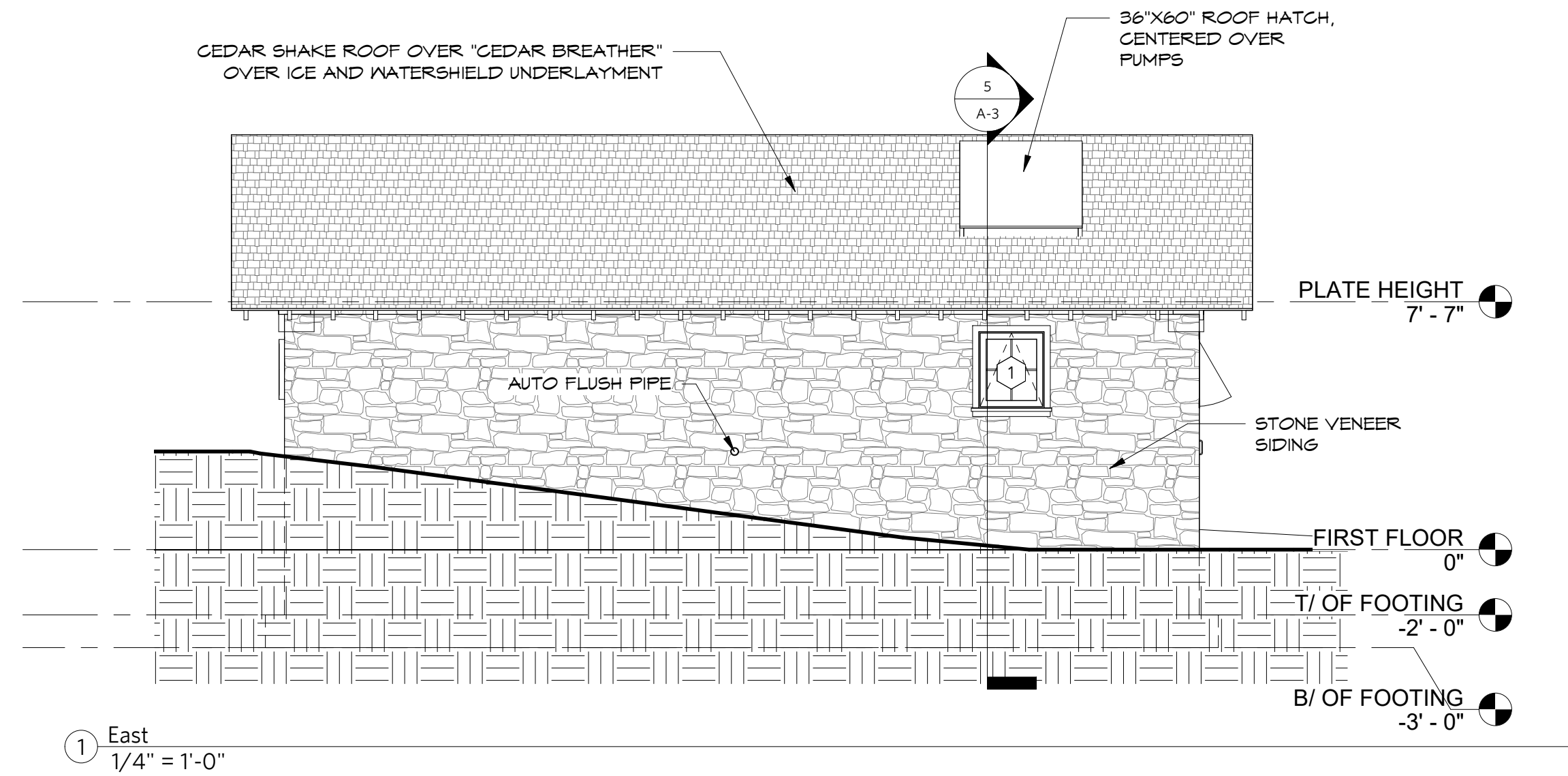
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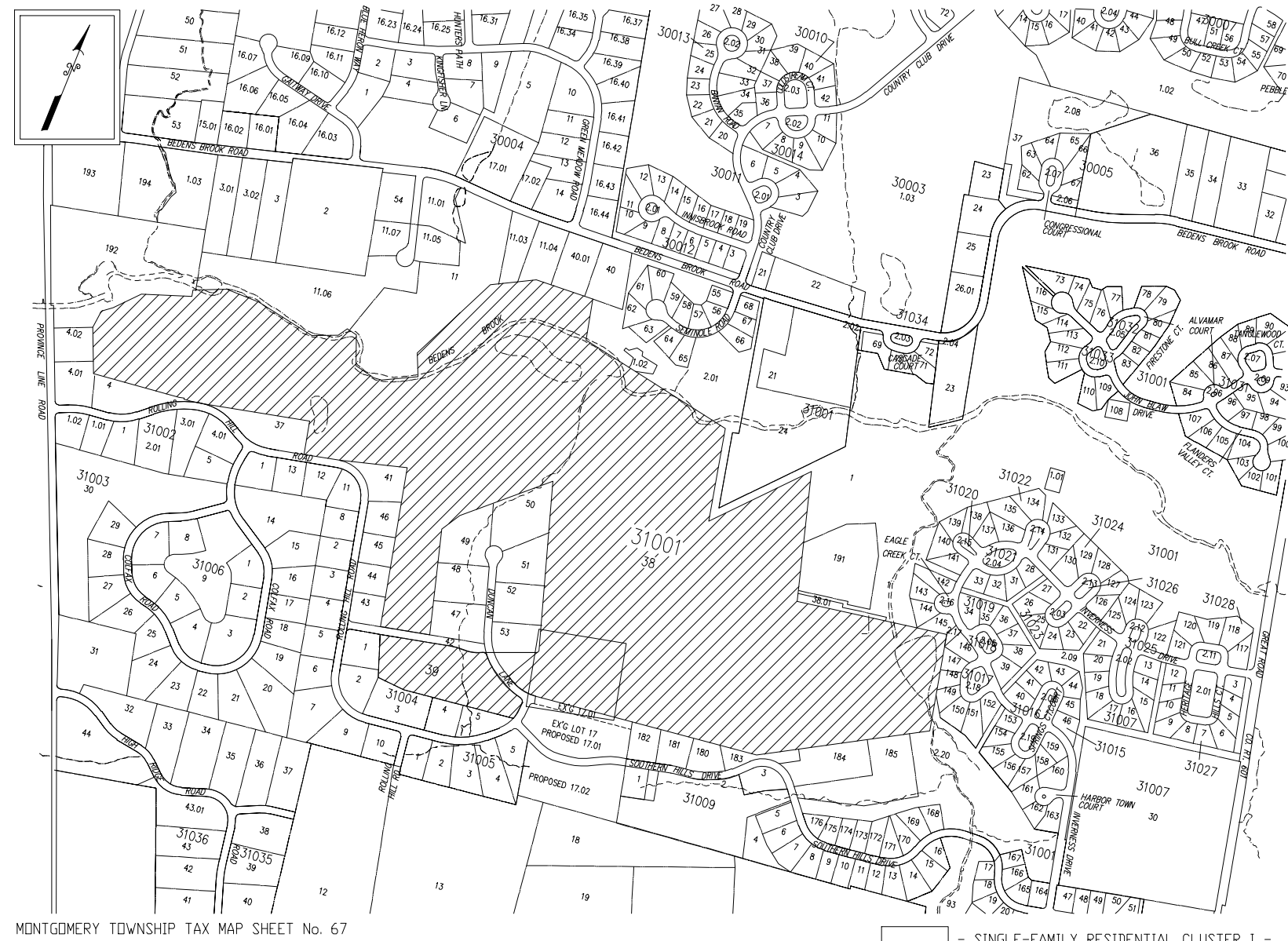
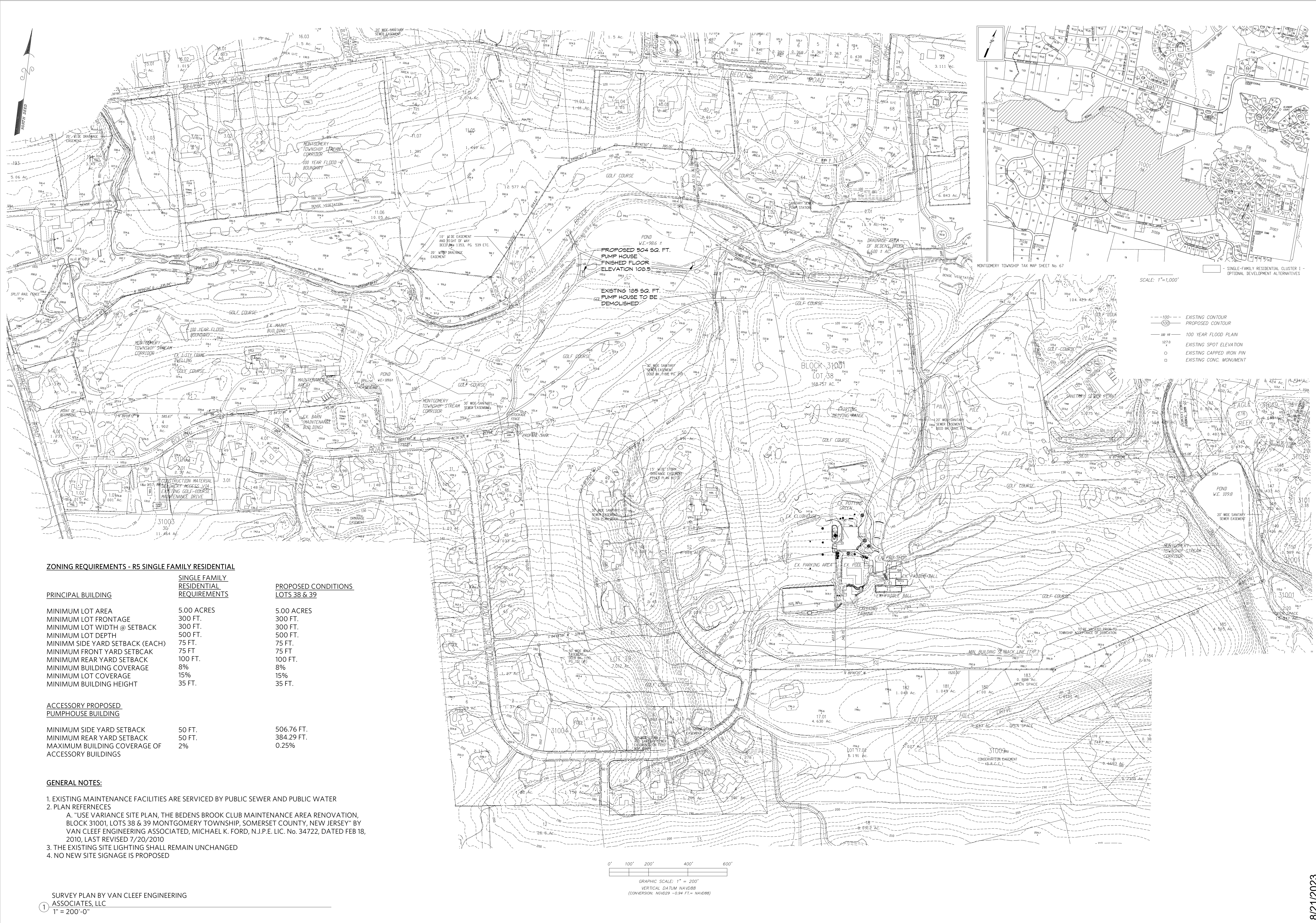
A-2



5 Section 1
1" = 1'-0"



8/21/2023



ZONING REQUIREMENTS - R5 SINGLE FAMILY RESIDENTIAL

PRINCIPAL BUILDING	SINGLE FAMILY RESIDENTIAL REQUIREMENTS	PROPOSED CONDITIONS LOTS 38 & 39
MINIMUM LOT AREA	5.00 ACRES	5.00 ACRES
MINIMUM LOT FRONTAGE	300 FT.	300 FT.
MINIMUM LOT WIDTH @ SETBACK	300 FT.	300 FT.
MINIMUM LOT DEPTH	500 FT.	500 FT.
MINIMUM SIDE YARD SETBACK (EACH)	75 FT.	75 FT.
MINIMUM FRONT YARD SETBACK	75 FT.	75 FT.
MINIMUM REAR YARD SETBACK	100 FT.	100 FT.
MINIMUM BUILDING COVERAGE	8%	8%
MINIMUM LOT COVERAGE	15%	15%
MINIMUM BUILDING HEIGHT	35 FT.	35 FT.

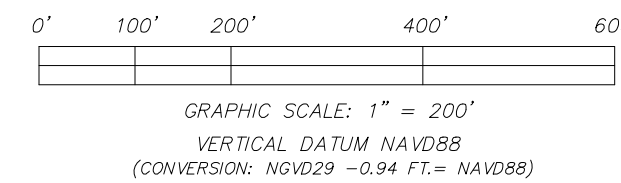
ACCESSORY PROPOSED PUMPHOUSE BUILDING

MINIMUM SIDE YARD SETBACK	50 FT.	506.76 FT.
MINIMUM REAR YARD SETBACK	50 FT.	384.29 FT.
MAXIMUM BUILDING COVERAGE OF ACCESSORY BUILDINGS	2%	0.25%

GENERAL NOTES:

- EXISTING MAINTENANCE FACILITIES ARE SERVICED BY PUBLIC SEWER AND PUBLIC WATER
- PLAN REFERENCE:
 - USE VARIANCE SITE PLAN, THE BEDENS BROOK CLUB MAINTENANCE AREA RENOVATION, BLOCK 31001, LOTS 38 & 39 MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY BY VAN CLEEF ENGINEERING ASSOCIATED, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, DATED FEB 18, 2010, LAST REVISED 7/20/2010
- THE EXISTING SITE LIGHTING SHALL REMAIN UNCHANGED
- NO NEW SITE SIGNAGE IS PROPOSED

SURVEY PLAN BY VAN CLEEF ENGINEERING ASSOCIATES, LLC
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2 SITE LOCATION 8/21/23

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SP-1

SURVEY PLAN

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