RENOVATION PROJECT

MIKE LACEY
1230 CORLIES AVE
NEPTUNE, NJ 07753
LOT 9, BLOCK 516
803-429-7223

DRAWINGS LIST

SCOPE OF WORK

- DEMOLISH AND RECONSTRUCT EXISTING FRONT PORCH IN EXISTING LOCATION. REPLACE DECKING, SUBSTRUCTURE, AND COLUMNS (RETAIN ROOF, CLG JSTS, AND RAFTERS).
- REPLACE FOUNDATION UNDER REAR OF HOUSE (PREVIOUSLY ENCLOSED PORCH)
- GUT RENOVATE ALL INTERIOR SPACES
- PROVIDE NEW INSULATION & DRYWALL IN EXISTING INTERIOR WALLS, AND NEW FLOORING THROUGHOUT
- PROVIDE NEW WINDOWS, NEW SIDING, NEW TRIM AROUND WINDOWS AND DOORS
- ALL WORK DONE WITHIN EXISTING FOOTPRINT OF HOUSE

DRAWINGS SYMBOLS

ELEVATION

ELEVATION NUMBER / A101 / SHEET NUMBER — WALL SECTION

ELEVATION NUMBER / A101 / SHEET NUMBER — ELEVATION

SYMBOLS LEGEND

DEMOLITION PARTITION WALL

EXIST. DOOR TO BE REMOVED

EXIST. DOOR TO REMAIN

NEW CMU BLOCK FOUNDATION

NEW GWB PARTITION WALL

3'-0"x6'-8" NEW DOOR REFER TO PLANS

ABBREVIATIONS

ABV.	ABOVE
ACC.	ACCESSORIES
A.F.F.	ABOVE FINISHED FLOOR
AIA	AMERICAN INSTITUTE OF ARCHITECTS
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALUM.	ALUMINUM
AMT.	AMOUNT
A.S.B.O.	AS SELECTED BY OWNER
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
BD	BOARD
BLK.	BLOCK
B.O.	BOTTOM OF
B.T.U.H.	BRITISH THERMAL UNITS (PER HOUR)
BTWN.	BETWEEN
DEG.	DEGREE
CF	CUBIC FEET
CL.	CLOSET
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONT'D	CONTINUED
CMU	CONCRETE MASONRY UNIT
DBL	DOUBLE
DEC.	DECORATIVE
DIA.	DIAMETER
DO.	DITTO
DR.	DROPPED
DTL	DETAIL
DWG.	DRAWING
DWL	DOWEL
EA.	EACH
ELEV.	ELEVATION
ENG.	ENGINEER
EXT.	EXTERIOR
EX. or EXIST.	EXISTING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.C.	FIRE CORE
FIN.	FINISHED
FL.	FLUSH
FLR.or FL	FLOOR
FT	FEET
FTG.	FOOTING
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
GDR	GIRDER
GL.	GLASS
GPI	GEORGIA PACIFIC WOOD I-BEAMS
GWB	GYPSUM WALLBOARD
GYP.	GYPSUM
HC	HOLLOW CORE
HDR	HEADER
HDWE	HARDWARE
H.M.	HOLLOW METAL
HORZ.	HORIZONTAL
HT.	HEIGHT
HVAC	HEATING - VENTILATING - AIR CONDITIONING
IN.	INCH
INSUL.	INSULATION
JTS.	JOINTS
LAV.	LAVATORY
LSL/LVL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LYR	LAYER
MATL.	MATERIAL
MANUF.	MANUFACTURER
MECH.	MECHANICAL
MEP	MECHANICAL - ELECTRICAL - PLUMBING
MOD.	MODIFICATION
MSNY	MASONRY
MTL.	METAL
N/A	NOT APPLICABLE
NEMA	NATIONAL ELECTRICAL MANUF. ASSOC.
N.J.DEP	N. J. DEPARTMENT OF ENVIRONMENTAL PROTECTION
NO.	NUMBER
O.C.	ON CENTER
OCC	OCCUPANCY
OH.DR.	OVERHEAD DOOR
PART.	PARTITION
PERF.	PERFORATED
PL	PLATE
PLMB	PLUMBING
PLYWD	PLYWOOD
POLY	POLYETHYLENE
PPM	PARTS PER MILLION
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
P.T.	PRESSURE PRESERVATIVE TREATED LUMBER
PVC	POLY VINYL CHLORIDE
R	RISER
r	RADIUS
REINF.	REINFORCEMENT
REQ'D	REQUIRED
RFG.	ROOFING
RM	ROOM
S.C./F.D.	SOLID CORE FIRE DOOR
S.F.	SQUARE FEET
SHT. RK.	SHEET ROCK
SPEC'D	SPECIFIED
SQ. FT.	SQUARE FEET
STD.	STANDARD
STOR.	STORAGE
STL.	STEEL
T&G	TONGUE AND GROOVE
TJI	I-LEVEL WOOD I-BEAM
T.O.	TOP OF
TYP.	TYPICAL
USG	UNITED STATES GYPSUM
VERT.	VERTICAL
VIF	VERIFY IN FIELD
VB	VAPOR BARRIER
W/	WITH
WC	WATER CLOSET
WD	WOOD
WEEP	WEEP HOLE
W.M.M.	WELDED WIRE MESH

APPLICABLE CODES

INTERNATIONAL RESIDENTIAL CODE NJ EDITION (IRC 2021)
NEW JERSEY REHABILITATION SUBCODE N.J.A.C. 5:23-6.32
INTERNATIONAL FIRE CODE 2015 (IFC 2015)
INTERNATIONAL MECHANICAL CODE 2021 (IMC 2021)
INTERNATIONAL FUEL GAS CODE 2021 (IFGC 2021)
INTERNATIONAL ENERGY CONSERVATION CODE 2021 (IECC 2021)
NATIONAL ELECTRICAL CODE, 2020

STRUCTURAL DATA

	LIVE LOAD	DEAD LOAD
ROOMS OTHER THAN SLEEPING ROOMS	40 psf	15 psf
SLEEPING ROOMS	30 psf	15 psf
ATTIC-STORAGE	20 psf	12 psf
HABITABLE ATTIC & ATTIC WITH FIXED STAIRS	30 psf	12 psf
ROOF LOAD	20 psf	10 psf
DECK LOAD	60 psf	15 psf
EXTERIOR BALCONY LOAD	60 psf	15 psf
GUARDS AND HANDRAILS	200 lb concentrated load	
GUARD INFILL COMPONENTS	50 psf	
ULTIMATE WIND SPEED - 120 mph (Figure R301.2(4)A)	30 psf of pressure	
DESIGN WIND SPEED - 93 mph (Figure R301.2.1.3)	19 psf of pressure	
RISK CATEGORY II	WIND EXPOSURE CATEGORY "C"	

PROJECT DATA

USE GROUP	R5	EX. NUMBER OF STORIES	2
CONSTRUCTION TYPE	VB	EX. HEIGHT OF STRUCTURE	±27'
FLOOD HAZARD ZONE	N/A	AREA OF LARGEST FLOOR	625 SF
BASE FLOOD ELEVATION	N/A	TOTAL OF LAND DISTURBED	0 SF
EX. CRAWL SPACE SQUARE FOOTAGE (UNCONDITIONED)			503 SF
NEW CRAWL SPACE SQUARE FOOTAGE (UNCONDITIONED)			94 SF
COV'D FRONT PORCH SQUARE FOOTAGE			105 SF
EX. FIRST FLOOR SQUARE FOOTAGE			625 SF
EX. SECOND FLOOR SQUARE FOOTAGE			625 SF
EX. TOTAL HABITABLE SQUARE FOOTAGE			1,250 SF
EX. TOTAL VOLUME			10,000 CF

ZONING REQUIREMENTS

C-1 ROUTE 33 EAST COMMERCIAL

	REQ.		EXISTING	PROPOSED
MIN. LOT AREA	15,000 SF	*	10,894 SF	NO CHANGE
MAX F.A.R.	0.6		0.11	NO CHANGE
MIN. LOT WIDTH	100'	*	50'	NO CHANGE
MIN. LOT FRONTAGE	100'	*	50'	NO CHANGE
MIN. LOT DEPTH	100'		213.7'	NO CHANGE
FRONT YARD SETBACK	15'		20.99'	NO CHANGE
SIDE YARD SETBACK (ONE)	10'	*	2.33'	NO CHANGE
SIDE YARD SETBACK (BOTH)	25'		33.68'	NO CHANGE
REAR YARD SETBACK	20'		154.42'	NO CHANGE
MAX. BLDG. COVG.	35%		8.1%	7%
MAX. LOT COVG.	80%		26.2%	25%
MAX. STORIES	3		2	NO CHANGE
MAX. HEIGHT	48'		±27'	NO CHANGE

* DENOTES EXISTING NON-CONFORMING CONDITION

ZONING CALCS

EXISTING BUILDING COVERAGE

EX. HOUSE	651 SF
EX. COV'D PORCH	138 SF
EX. SHED	95 SF
TOTAL	884 SF

884 SF SF / 10,894 SF = 8.1%

EXISTING LOT COVERAGE

EX. BLDG COV'G	884 SF
EX. FRONT WALK	44 SF
EX. GRAVEL DRIVE	1,867 SF
EX. SIDE STAIR/CONC.	48 SF
TOTAL	2,843 SF

2,843 SF SF / 10,894 SF = 26.2%

EXISTING F.A.R.

LEVEL 1	625 SF
LEVEL 2	625 SF
TOTAL	1,250 SF

1,250 SF / 10,894 SF = .11

PROPSED BUILDING COVERAGE

EX. HOUSE	651 SF
EX. COV'D PORCH	138 SF
TOTAL	789 SF

789 SF SF / 10,894 SF = 7%

PROPOSED LOT COVERAGE

BLDG COV'G	789 SF
EX. FRONT WALK	44 SF
EX. GRAVEL DRIVE	1,867 SF
NEW SIDE STAIR	42 SF
TOTAL	2,747 SF

2,747 SF SF / 10,894 SF = 25%

NON-CONFORMING USE

422 NONCONFORMING USES, STRUCTURES AND LOTS

The following provisions shall apply to valid non-conforming uses, structures and lots at the time of adoption of this Ordinance.

A. A use, building or structure which is lawfully in existence at the effective date of this Ordinance and shall be made non-conforming at the passage of this Ordinance or any applicable amendment thereto, may be continued as otherwise provided in this section.

B. No existing use, structure or premises devoted to a non-conforming use shall be enlarged, extended, reconstructed, substituted or structurally altered, unless it is changed to a conforming use or structure as follows:

2. Normal maintenance and repair of a structure containing a non-conforming use is permitted, provided that it does not extend the area or volume of space occupied by the non-conforming use or structure and does not increase the intensity of use. Nothing in this section shall prevent the restoring to a safe or lawful condition any part of any structure declared unsafe by the Construction Official. 3. A building containing residential non-conforming uses may be altered in any way to improve interior livability. No structural alterations shall be made which would increase the number of bedrooms or dwelling units.

3. A building containing residential non-conforming uses may be altered in any way to improve interior livability. No structural alterations shall be made which would increase the number of bedrooms or dwelling units.

D. A nonconforming structure may not be enlarged, extended, increased in height, width or depth, moved or relocated, modified in such a way so as to increase habitable or useable space, number of dwelling units or number of bedrooms; unless such structure is changed to a structure conforming to the requirements of this Chapter except that an existing one family structure may be rebuilt, enlarged, extended or added to provided:

1. The enlargement, extension or addition conforms to all zone requirements; or

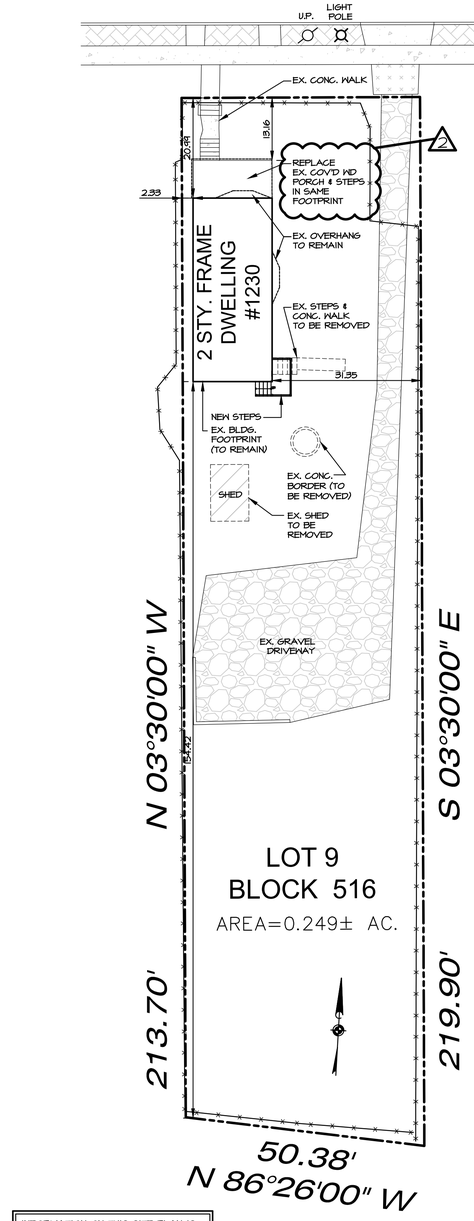
2. The portion of the enlargement, extension or addition which does not conform to zone requirements consists entirely of the enclosure of existing side or rear porches.

3. The portion of the enlargement, extension or addition that does not conform to the requirements does not increase the degree of non-conformity with setback requirements.

4. An existing one-family structure located in a residential district destroyed by fire or other natural calamity may be rebuilt provided the new structure complies with all zone requirements relating to setbacks and height; however, the existing lot need not comply with minimum lot width, depth and area requirements where the existing condition is non-conforming.

SITE PLAN

SCALE 1:15



INFORMATION ON THIS SITE PLAN IS TAKEN FROM SURVEY PREPARED BY:

DAVID J. VON STEENBURG
MORGAN ENGINEERING
P.O. BOX 5232
TOMS RIVER, NJ 08754
TEL: 732-270-6640
N.J.P.L.S. LIC. NO. 34500
DATED 1/09/2024

SPECIFICATIONS

GENERAL NOTES:

USE OF DRAWINGS: These drawings are the property of the architect and shall not be used without the consent. Drawings shall not be used for issue of building permit unless signed and sealed by the Architect. These drawings are for the intended use of a qualified N.J. licensed contractor who is familiar with the codes and standards in the State of New Jersey. These drawings are the property of the Architect & shall not be used without consent.

REGULATORY REQUIREMENTS: These contract documents were prepared in accordance with the New Jersey Edition of the 2021 International Residential Code (IRC) & the New Jersey Uniform Construction Code; Title 5:23 (UCC). The contractor & all of the sub-contractors shall conform to this & all other applicable local, county, state & federal codes, laws, regulations, ordinances & requirements.

ENERGY CONSERVATION: These contract drawings were prepared to comply with the New Jersey Edition of the 2021 International Energy Conservation Code. A Res-Check will be provided for submission for building permit in conjunction with these documents.

BARRIER FREE: These contract drawings were prepared to comply with the Barrier Free Sub-code Chapter 11 of the IBC/2021 and NJAC 5:23-7 and the ICC-A117.1-2017 building code requirements for the submission of building permit in conjunction with these documents.

REHABILITATION SUBCODE: These contract drawings were prepared to comply with the Rehabilitation sub-code, NJAC-5:23-6 provided within the N.J. Uniform Construction Code for submission for building permit in conjunction with these documents.

CHANGES: Any changes to or deviations from these drawings shall not be made without the Architects consent. Changes to the plans by the owner and/or contractors shall be the responsibility of the persons making such changes. Any drawings or framing plans submitted by others showing any changes to Architect's plans shall be the responsibility of the Contractor and/or Owner. No deviations from the work shown or reasonably implied shall be undertaken without the Architect's written consent. A copy of which will be filed with the construction official. Architectural plans shall take precedence over any shop drawings prepared by outside consultants. Architect assumes no liability for shop drawings or changes in structure.

MANUFACTURER'S SPECIFICATIONS: All materials shall be installed in strict accordance with the manufacturer's written specifications or by the material's institute. Manufacturer shall be responsible for the performance of their product and shall indemnify and save harmless the Owner, Architect and General Contractor in case of failure. Contractor shall provide manufacturer's information & shop drawings for review and design intent approval by Architect prior to installation.

DRAWINGS: Do not scale drawings, follow written dimensions. Notify Architect of any discrepancies prior to commencement of work. Construction notes on drawings are inclusive of all trades and shall be read and understood by all contractors & subcontractors before construction begins. Architectural plans shall take precedence over any shop drawings prepared by outside consultants. Architect assumes no liability for shop drawings or changes in structure without written approval by the Architect. These specifications are intended to supplement the working drawings which together are to be used for performing the work. All work shall comply with code requirements. Where the specifications disagree with the drawings, the drawings shall supersede the written specifications. The Contractor is responsible for notification of Architect for any necessary clarifications to construction documents or specifications. Details shown in any building section or drawing apply to all similar sections unless otherwise noted. Contractor to notify Architect if clarification is needed. Any details not shown on drawing or provided by manufacturer should be brought to the immediate attention of the architect before continuing construction.

SAFETY: All contractors to provide all necessary barricades, safety precautions and strictly adhere to all covering codes on safety, including State, Local and the OSHA Act. The contractor is responsible to provide safety for all person's entering the work site or work area during construction.

INDEMNITY: The Contractor shall indemnify and save the Owner, Architect & their agents and their employees harmless form all claims for the loss of or damage to property or personal injuries to, or death or any and all persons, including without limitations employees, agents, servants or contractors or subcontractors arising out of work done by the contractor, his employees, agents, servants and/or subcontractors.

FIELD VISIT: All contractors are to visit the site prior to commencement of work & familiarize themselves with the area and requirements for the job. Contractor to notify Architect prior to commencement of work of any questions or concerns.

JOB SUPERVISION: The Architect has not be retained for any construction supervision or any inspection of this job & therefore is not responsible for this phase of the contract.

LABOR & WORK: All work shall be performed in a workman like manner. The Contractor shall be solely responsible for all conduct and quality of the work.

GUARANTEES: All work shall be guaranteed for a period of one year after final payment has been made to contractor.

GENERAL REQUIREMENTS

All materials and equipment shall be approved for use as required by governing municipal, State, and/or Federal agencies and shall bear all required approvals.

CODE COMPLIANCE: Contractor to secure a copy and be familiar with the 2021 International Residential Code New Jersey Edition prior to start of construction. These drawings are in compliance with the Architect's interpretation of the 2021 New Jersey Edition of the International Residential Code. It is assumed that when a building permit is issued by the governing building department, that he has thoroughly examined the drawings and specifications according to the current adopted IEC, IBC & IRC requirements. Any changes, made by any party during construction shall be the responsibility of the person making changes. Architect will not take any responsibility for changes not approved.

FIELD CONFLICTS: It is the sole responsibility of the G.C. to notify the Professional of Record (P.O.R.) in writing, in a timely manner, of any conflicts in the field so that the P.O.R. may verify field conditions. Should the G.C. or owner proceed without written verification from the P.O.R., the G.C. shall assume all costs associated with the redesign, materials and construction costs to conclude the project.

EXISTING CONDITIONS: (if applicable) all conditions and dimensions shall be verified by the contractor prior to the start of construction. The contractor shall report, in writing, discrepancies to the architect immediately upon discovery of such conditions that are shown on drawings. Contractor shall be responsible for notifying the owner & architect of any existing surfaces that are not level or plumb. The contractor shall discuss with the owner the options of repairing these existing conditions as well as the costs for the repair for the existing unleveled surfaces. Un-level floor & walls surfaces shall be the responsibility of the owner. The Architect shall not be responsible for any existing conditions.

HIDDEN AND UNFORSEEN CONDITIONS: Contractor is to familiarize himself with the construction drawings & existing conditions prior to submission of bid for compliance with design intent of proposed work & shall notify architect of any condition hidden or unseen which is not addressed on plans. Exploratory work to be provided by contractor as required to assess the existing conditions prior to commencement of work.

SITE WORK

SUBSURFACE CONDITIONS: Soil boring testing and log shall be submitted to Architect for review prior to commencement of work. The building official shall determine whether to require a soil test to determine the soils characteristic at a particular location. The test shall be done by an approved agency using approved methods. Notify Architect of any unusual conditions. Failure of the contractor to request a soil test shall impose the burden or responsibility for adequacy of soil bearing qualities a subsequent damage upon the contractor.

Footings are designed for a minimum soil bearing capacity of 2000 psf, as stated in the current code, unless otherwise provided by a geotechnical evaluation and report by a licensed engineer. The contractor shall investigate the subsurface to ensure the soil has a safe bearing capacity of 2000 pounds per square foot. Footing elevations shall be adjusted to the actual levels accepted bearing strata found upon excavation. A soil bearing value found to be less than the assumed value shall be reported to the Architect for footing redesign.

EARTHWORK: Strip & stockpile topsoil for later redistribution when finished grade is completed. Spread soil, hand grade and seed lawn. Excess excavated materials shall be distributed to provide a smooth transition to undisturbed grade. Provide clean fill as required to bring finished grade to required level. Slope grade away from building. Finished grade shall be 8" minimum below wood framing.

EXCAVATION BACK FILLING & COMPACTING: Excavate as required to install footings, slabs, foundation walls, retaining walls, masonry piers & trench work, including mechanical and electrical trades as required by drawings for the proper completion of work. Backfill with clean soil, free of deleterious materials. Finish grade around new construction and slope grade away from building, contractor shall make the proper provisions to drain the excavated areas as required. Compact soil in areas to receive concrete floors or slabs to 95%. Contractor is responsible for all cutting filling and rough grading required to bring the project areas to finished grade. Do not allow any of the work performed or installed to be covered prior to all of the required inspections, tests and approvals. Should any of the work be covered before approvals have been obtained, the contractor shall uncover at no additional costs. Contractor shall not backfill until the foundation walls are installed and the first floor is framed and/or foundation walls have been braced.

FROST PROTECTION, SLOPE & GRADING: Bottom of exterior footings shall be a minimum of 3'-0" below finished grade for frost protection. Maximum slope between the bottoms of adjacent stepped footings shall be a ratio of one vertical to ten horizontal. (10% slope) All grading shall be done to direct all surface water away from the building with a minimum slope of 1/4" per foot. Slope all finished grade away from building.

FIELD ENGINEERING: The General Contractor shall employ a New Jersey licensed Land Surveyor to establish and maintain benchmarks to set lines and levels and to properly locate each element of the project including the corners of the property and/or the corners of the proposed work, stakes for finished grading and other site amenities.

SIDEWALKS, RAMPS & SLABS: Concrete slabs, sidewalks & ramps shall be a minimum of 3000 psi Portland Cement. Concrete curbing to be a minimum of 4000 psi. Provide 6x6 1.4/1.4 welded wire mesh in all walks, ramps and slabs to meet ASTM A-185. Provide expansion joints at intervals not to exceed 30' and broom finish all horizontal surfaces to provide barrier free accessibility.

SITE ADDRESS: Address identification must be provided in an approved location & shall be visible from the street or road fronting the property. Character shall contrast background & a minimum of 4" in height with a stroke width of not less than .5 inch. Comply with section R319 in IRC.

GENERAL DEMOLITION

A utility mark out is to be provided before the commencement of work. All Utility lines are to be terminated in an approved manner. The general contractor shall be responsible for fully anticipating the full extent of demolition work and apportioning it to the proper trade. Contractor shall be responsible for obtaining all necessary demolition permits and approvals prior to commencement of work. Contractor to field verify all work which is to be demolished prior to commencement of work as required for extent of job. No bearing partitions are to be removed before adequate temporary supports are in place. Provide protection for people and property from any structural failure, etc. with bracing, shoring, or needling.

BUILDING DEMOLITION: Demolish building to the extent indicated on drawings. Fill all excavated areas and compact soil to 95%.

SELECTIVE DEMOLITION: Selective portions of the interior and/or the exterior of the including plumbing, electrical, heating and cooling systems, are to be removed and the remaining portions are to be patched to match and aligned with remaining adjacent surfaces. Remove above and below grade construction which will interfere with the proposed addition.

DEMOLITION SITE VISIT: One (1) site visit will be provided by Architect to verify existing conditions that were hidden and/or unseen during original survey for as built drawing preparation if required. If exploratory work is requested on drawings Contractor is to have all the problem areas open & ready for inspection at time of site visit or additional fees will be the responsibility of the Contractor. Contractor to field verify all work which is to be demolished.

DEMOLITION DRAWINGS: Demolition drawings have been prepared based on the knowledge at the time of original survey and as-built investigation by Architect. It shall be the contractor's responsibilities to visit the site and examine all construction documents in order to fully determine the scope of and intent of the work involved. Remove existing work indicated by dashed lines.

DEMOLISHED MATERIALS: Demolished materials/ equipment which are to be reused are to be carefully removed and stored in a protected area unless otherwise noted all demolished materials/equipment are to become the Property of the contractor. No on-site sales of materials will be permitted. All demolished material to be disposed of at a legally approved dump site & shall be continuously hauled away and not allowed to accumulate on site.

PROTECTION OF WORK: Protect all work scheduled to remain during demolition. Patch and repair remaining construction as required to match existing work. Replace or repair all damaged work areas effected by demolition or alteration to match existing in place. Provide protection for people and property form any structural etc. with bracing, shoring, or needling. Contractor to maintain weather protection for existing structure to remain as required.

iamello ARCHITECTURAL STUDIO LLC
RESIDENTIAL / COMMERCIAL
ARCHITECTURE | DESIGN | CONSTRUCTION SERVICES

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DATE	REVISION	COMMENTS
1.16.24	1	ZONING REMOVE PORCH RECONSTRUCTION
3.15.24	2	VARIANCE / ADD IN PORCH RECONSTRUCTION

NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION

Project:
INTERIOR RENOVATION
1230 CORLIES AVE
NEPTUNE, NJ 07753
LOT 9, BLOCK 516

Owner:
MIKE LACEY
803-429-7223
mlacey@gourmetkitcheninc.com

Drawing Title:
COVER
SITE PLAN/ZONING/NOTES

Project No.
2023-126

AS SHOWN

date
11.15.23

Robert M. Iamello AIA
NJ RA 21AI00858500
Marissa A. Iamello AIA
NJ RA 21AI01943200

Dwg. No.
A101

CONCRETE

MATERIALS: All concrete materials are to comply with the standards listed in American Concrete Institute ACI 318 and ACI 332 and Section R403 in the IRC.

INSTALLATION: No concrete shall be poured in freezing weather, on frozen or wet ground, or while it is raining.

CONCRETE STRENGTH: As noted below or as indicated on drawings.

CAST IN PLACE CONCRETE FOOTINGS: Ultimate strength of concrete footings shall not be less than 3500 psi. in 28 days. Footings to be a min. 3'-0" below finished grade & rest on firm undisturbed soil (virgin soil), unless otherwise noted on drawings. Comply with Section R403 in IRC.

CAST IN PLACE CONCRETE SLABS: Ultimate strength of concrete slabs shall not be less than 4000 psi. in 28 days. Slab thickness shall be a minimum of 4" or as shown on drawings. Ultimate strength of concrete slabs on grade in garage areas and aprons shall be not less than 4000 psi. in 28 days, with 6"x6"- 1.4/1.4 welding wire mesh conforming to ASTM A185 set midway in slab and lap two meshes at splices, unless otherwise noted.

CONCRETE SLAB BASE COURSE: All concrete slabs to be poured on 4" minimum of compacted gravel or crushed stone containing not more than 10% of material that passes through a No. 4 sieve unless otherwise noted on the construction drawings. Provide a 6 mil., Class I Polyethylene Vapor Barrier under all interior concrete slabs on grade. All interior floor slabs in habitable areas shall have 2"x24" rigid insulation installed horizontally and vertically around the perimeter of the slab unless otherwise noted.

REINFORCING: All reinforcing bars shall be new billet steel meeting the requirements of ASTM A615, A706 OR A996. The minimum yield strength of reinforcing steel shall be grade 60 unless otherwise noted and shall comply with all ACI code requirements. Length of reinforcing bar splices shall conform to ACI building code requirements, but in no case less than 1 1/2 " from the top and over any pipes and conducts in slab. Contractor to provide the necessary supports for reinforcement including chairs, bolsters, spacers, etc.

CONCRETE ENCASED ELECTRODES: All reinforcing bars 1/2" more in diameter & 20 feet or more in length, the rebar are considered available for grounding. The bars are required to be bonded to the grounding electrode system in new construction. The bars must be encased in 2" of concrete minimum. See electrical notes.

GROUT: Grout shall be non-shrinkable grout conforming to ASTM C476, and shall have a specified strength at 28 days of 5000 psi. Pre-grouting of base plates will not be permitted.

CONCRETE FOUNDATION WALLS: Concrete foundation walls shall conform to the provisions in Section R404.1.3, ACI 318, ACI 322 or PCA 100. Concrete foundation walls shall be laterally supported at top and bottom with one #4 bar horizontally within 12" from the top of the wall story and one #4 bar horizontally near third points in the wall story.

PRECAST CONCRETE LINTELS: Concrete lintels are to be the sizes indicated on the drawings. Ensure all edges and surfaces are straight and true. Minimum Fc=3000 psi at 28 days and the lintel is to be fabricated with the steel reinforcement as indicated on drawings.

MASONRY

CONCRETE UNIT MASONRY: Masonry foundation walls shall conform to & be constructed in accordance with Section R404 & R606 of the IRC and/or ACI 530/ASCE 5/TMS 402.

Concrete block unit masonry are to conform to ASTM C90, Grade N, Type I. Units shall have a minimum compressive strength of (F'm) of 2000 psi on the net cross sectional area at 28 days. Units shall not be installed prior to the required 28 day strength.

METAL ACCESSORIES: Joint reinforcement, anchors, ties and wire fabric shall conform to ASTM A641 Class I for joint reinforcement in interior walls; ASTM A641 Class 3 for wire anchors & ties for completely embedded in mortar or grout; ASTM A153 class B-2 not completely embedded in grout or mortar or in walls exposed to a moist environment or for sheet metal ties or anchors exposed to weather; ASTM A653, with G60 coating for sheet metal ties or anchors completely embedded in mortar or grout: or ASTM A167 for stainless steel hardware.

HORIZONTAL LATERAL SUPPORT: Masonry walls shall be laterally supported as per Section R606.6.4 in the NJ Edition of the IRC. Lateral support shall be provided by cross walls, pilasters, buttresses or structural frame members when the limiting distance is taken horizontally. Spacing of lateral support is not to exceed the values dictated in Table R606.6.4 in the IRC.

STORAGE: All masonry materials shall be stored in a neat manner, in a dry area free of foreign material and protected from moisture.

MASONRY VENEER TIES: Masonry veneer shall be anchored to the supporting wall studs with corrosion-resistant metal ties embedded in mortar or grout & extending into the veneer a minimum of 11/2"with not less than 5/8" mortar or grout cover. Veneer ties shall conform to Section R703.8.4 in the NJ Edition of IRC. Veneer ties shall be not less than No. 9 gauge wire and have a hook embedded in the mortar joint or if sheet metal, shall not be less than No. 22 gauge x 7/8". Each tie shall not support more than 2.67 sq. ft. of wall area & shall not be spaced more than 32" o.c. horizontally & 24" o.c. vertically.

FLASHING: Provide flashing beneath first course of masonry above the finished ground level above the foundation wall or slab and at other points of support.

WEEP HOLES: Provide weep holes at in the outside wythe of masonry walls at a maximum spacing of 33" o.c. & not less than 3/16" in diameter. Weepholes shall be located directly over flashing.

GROUT: Mortar for unit masonry shall conform to ASTM C270, TYPE 'M' or 'S'. The type of mortar shall be in accordance with Section R606.2 & R606.3 &shall meet the proportion specifications of Table R606.2.7 in the NJ Edition of the IRC.
Place all units in mortar with full shoved head and bed joints.
Mortar joint thickness tolerances shall be in accordance with Section R606.3.1 in the IRC.

METALS

METAL FASTENINGS: Anchor bolts 1/2" diameter x 18" long @ 6'-0" O.C. and 12" from each corner and/or splice or an approved anchoring system as per Section R403.1.6 of the 2021 IRC, NJ Edition. The bolts shall be located in the middle 1/3 of the width of the plate. A minimum of two bolts per plate section with one bolt located not more than 12" or less than seven bolt diameters from each end of the plate section. Plate washers are to be installed between the foundation sill & the nut on all anchor bolts. Plate washer are to be 2"X2"X.229". All anchor bolts to conform to ASTM A307, Grade A, unless otherwise noted.

STEEL CONNECTIONS: All shop connections are to be welded, riveted or high strength bolted. Field connections shall be high strength bolted. Connection bolts are to meet or exceed the requirements of ASTM A325. Bolts shall be designed as bearing type except if noted otherwise on plan. Minimum weld size to be 3/16" unless otherwise noted.

STEEL SHALL CONFORM TO THE FOLLOWING:

ALL CHANNELS, ANGLES, PLATES, ETC.	ASTM A36, A572 or A992
ANCHOR BOLTS	ASTM A307
BOLTS	ASTM A325
GALVANIZED STRUCTURAL SHAPES & RODS	ASTM A123
GALVANIZED BOLTS, FASTENERS & HARDWARE	ASTM A153

FABRICATION: The fabricator is responsible for the design of all connections. Shop drawings are to be signed & sealed by the fabricator's licensed Engineer & submit to Architect and/or Structural Engineer for review & coordination. Review of shop drawings does not relieve the fabricator of responsibility for the adequacy of all connections.

PAINT: All steel shall be painted with shop standard primer unless otherwise noted. Steel angles & plates along with bolts and washers, in direct contact with exterior finish masonry & all exterior exposed structural steel, shall be painted with inorganic zinc primer equivalent to Southern Coatings Chemtec 600. Delete paint on all steel to receive sprayed-on fireproofing or concrete encasement. All dissimilar metals shall be treated or properly separated to prevent galvanic and/or corrosive effects.

STEEL LINTELS: Steel Lintels & Angles exposed to exterior conditions shall be hot dipped galvanized. Lintel sizes are to be as designated on construction drawings and shall comply with ASTM A36. Provide 8" min. bearing & provide one "L" for each 4" width of masonry. Steel Lintels for masonry support shall comply with section R703.8.

WOODS AND PLASTICS:

ROUGH CARPENTRY: For lumber, provide S4S, S - Dry, grade marked & complying with DOC PS 20 Structural lumber shall be Douglas Fir #2 and conform to standards set forth by the American Forest & Paper Association (AFPA). All lumber in contact with masonry, exposed to the weather, as indicated in Section R317 in the IRC, or as indicated on drawing shall be pressure treated to comply with AWPA U1. Sizes of lumber are indicated on drawings.

All framing lumber shall be installed true, level plumb, square, well spiked & nailed properly braced and well secured in position. Contractor shall be responsible for replacing any split, damaged or cracked framing members as required. All lumber is to be properly stored and protected against the weather & termite infestation. Store all lumber off the ground and cover when not in use.

PLYWOOD: Provide plywood with American Plywood Association grade stamp on each sheet indicating the span rating, exposure durability classification, thickness, and grade designation Plywood shall comply with the requirements of Doc PS-1 or Doc PS-2. The following min. thickness & grade designations shall be provided for the applicable locations. Where the drawings may indicate a different thickness, the larger thickness shall be installed.

Wall Sheathing	1/2" APA rated sheathing (32/16)	Exposure 1
Roof Sheathing	5/8" APA rated sheathing (40/20)	Exposure 1

ENGINEERED LUMBER: All premanufactured wood members/ engineered lumber as specified on drawings shall be manufactured by Trus Joist (Weyerhaeuser) & are to be installed as per manufacturer specifications and details.

All engineered lumber is to be manufactured by Trus Joist. Any substitutions become the liability of the contractor. Any revisions to framing must be approved by the Architect prior to the substitution & prior to purchasing any building material. Architect will assume no responsibility or liability for shop drawings provided by lumber supplier or contractor.

Contractor must submit shop drawings and/or manufacturer framing layouts for approval by Architect prior to any purchase of material and/or actual framing in the field. Any shop drawings submitted for approval after framing has begun will result in a change order and immediate field inspection by Architect to verify all framing sizes. This cost will be the liability of the contractor and/or owner. Any construction costs occurred for inadequate framing will become the liability of the contractor.

All prefabricated wood I-joists shall comply with the structural capacity & design provisions in ASTM D5505.

Engineered rim boards shall conform with Section R602.1 & ASI/APA PR410 or shall be evaluated with ASTM D7672.

All PSL, LVL & Engineered wood beams are to be solid blocked at ends to prevent rotation. If beams are parallel to floor joist, install solid blocking perpendicular to beam at 36" o.c. within adjacent bays typical. Structural capacities shall be established & monitored in accordance with ASTM D5456.

Design stresses for PSL beams	Fb=2,900 psi	E=2,000,000 psi	Fv=290 psi
Design stresses for LVL beams	Fb=2,600 psi	E=1,900,000 psi	Fv=285 psi
Design stresses for LSL beams	Fb=1,700 psi	E=1,300,000 psi	Fv=400 psi
Design stresses for PSL Columns	Fb=2,400 psi	E=1,800,000 psi	Fc=2500 psi

WOOD CONNECTORS: All clips, hangers, strapping, post bases and caps & all wood connectors are to be manufactured by Simpson Strong Tie Company. All connectors are to be installed as per manufacturer's specifications. All connectors are to be used with manufacturer's approved fasteners. All connectors exposed to the elements, used for exterior application or used with preservative treated wood are to be hot dipped zinc-coated galvanized with hot dipped zinc-galvanized fasteners complying with Section R317.3 in the IRC. Any connectors exposed to salt water spray or within a half mile of salt water, the fastener connectors are to be stainless steel to provide durability against corrosion.

HURRICANE CLIPS: Install Simpson Hurricane clips, model #H2.5A on ea. rafter typical for top plate application or model #H-3 for a plate over ceiling joist application. Install as per manufacturer's specifications. Use manufacturer approved fasteners.

COMPOSITE WOOD DECKING: Wood/plastic composites used in exterior deck boards shall comply with the provisions of Section R301 & R507.3 in the IRC and ASTM A7032. Contractor to install as per manufacturer's instructions. All composite deck boards, stair treads, guards and handrails shall exhibit a flame spread index not exceeding 200 in accordance with ASTM E84 or UL 723.

WOOD APPLICATIONS:

All headers shall be a minimum of (2)2"x10" unless noted otherwise. See header schedule.

All joists & beams shall bear on a minimum of 31/2" solid base. Contractor shall provide double joists under partitions parallel to floor framing unless otherwise noted. Provide joists 6" apart under plumbing or utility walls (typical) to allow for piping.

In bearing walls, headers shall rest on double stud, each side, unless otherwise noted on plans. Provide wood "blocking" in exterior walls where plywood seams occur. Blocking shall not be less than utility grade lumber. Provide a sill sealer & termite shield on top of foundation walls below treated wood sills. Provide solid or "x" type bridging @ 8'-0" on center maximum.

CONTINUOUS LOAD PATH: A continuous load path shall be provided to transmit the applicable uplift forces in Section R802.11.1 from the roof assembly to the foundation.

GYPSUM SHEATHING: Gypsum sheathing shall conform to ASTM C1396 and shall be installed as per GA 253. 4x8 or 4x9 sheets shall be applied vertically.

FIRE RETARDANT TREATED WOOD: Fire retardant treated wood shall comply with ASTM E84 or UL 723, a listed flame spread index of 25 or less & conform to Section R802 & R803. All wood shall be tested & labeled. Fire retardant treated wood exposed to weather or damp locations it shall be identified as "Exterior" to indicate there is not an increase in the listed flame spread index as defined in Section R802 when subjected to ASTM D2898. Fire retardant treated wood used in interior applications shall have a moisture content of not more than 28% when texted in accordance with ASTM D2898. Fire retardant treated wood shall be dried to a moisture content of 19% or less for lumber and 15% or less for wood structural panels.

FIRE BLOCKING: Install fire blocking at all concealed draft openings to form an effective fire barrier horizontally & vertically, between stories and between top story & roof space as per the requirements of Section R302.11 in IRC. Provide fire blocking in concealed spaces of stud walls and partitions vertically at ceiling & floor level as well as horizontally at intervals not exceeding 10 feet. Provide fire blocking at interconnections between concealed vertical and horizontal spaces such as soffits, drop ceilings and cove ceilings. All fireblocking material shall be nominal two inch lumber or as allowed in Section R302.11.1

FIRE PROTECTION OF FLOORS: Floor assemblies shall be provided with 1/2" gypsum wall board membrane, 5/8" wood structural panel membrane or equivalent on underside of floor framing members to comply with Section R302.13 in the IRC.

THERMAL AND MOISTURE PROTECTION:

CEMENTITOUS DAMPPROOFING: On all exterior above & below grade concrete unit masonry surfaces provide & install a two coat cementitious plaster finish prior to dampproof installation. Finish surface shall be a trowel finish, total thickness of 3/8". Install cove at intersection of foundation walls & footings.

BITUMINOUS DAMPPROOFING: Dampproofing shall consist of a bituminous material, 3 pounds per square yard of acrylic modified cement, 1/8" inch coat of surface-bonding mortar complying with ASTM C887 or any of the materials permitted for dampproofing by Section R406.2 in the IRC.

WATERPROOFING: Where groundwater investigation indicates that a hydrostatic pressure condition exists, floors shall be waterproofed with a membrane of rubberized asphalt, butyl rubber, fully adhered/fully bonded HPDE or polyvinyl chloride with lapped joints not less than 6 inches. Joints in the membrane shall be lapped and sealed in accordance with the manufacturer's installation instructions. Comply with Section R406.3. Waterproofing of walls shall be applied from the bottom of the walls to not less than 12" above the maximum elevation of the water table. Waterproofing shall consist of 2-ply hot moped felts, not less than 6 mil. polyvinyl chloride, 40 mil. polymer-modified asphalt or 6-mil polyethylene that is installed in accordance with the manufacturer's installation instructions and Section R406.3.

VAPOR RETARDERS: Per R506.2.3 provide min. 10 mil vapor retarder conforming to ASTM E1745 Class A requirements with joints lapped not less than 6" shall be placed between the concrete floors lab and the base course or the prepared subgrade where a base course does not exist. Vapor retarder not required at garages, utility, or other unheated accessory structures, unheated storages rooms less than 70 SF, carports, driveways, walks, patios, or areas not likely to be enclosed at a later date. Vapor retarders shall be classified in accordance with table R702.7(1). A vapor retarder shall be provided on the interior side of frame walls of the class indicated in table R702.7(2) including compliance with table R702.7(3) or R702.7(4) where applicable. An approved design using accepted engineering practice for hydrothermal analysis shall be permitted as an alternative.

PERIMETER & UNDER SLAB INSULATION: Provide extruded polystyrene insulation the thickness as indicated on drawings. Rigid insulation shall be a minimum of R=5 per 1" of material. Rigid insulation shall conform to ASTM C578. Install as per manufacturer's instructions.

SILL SEALER: Provide at all exterior walls between the masonry foundation & the wood sill plate a minimum 6" wide polyethylene sill sealer insulation. Sill sealer to be manufactured by Owens Corning, Dow or equal & install as per manufacturer's specifications/instructions.

AIR INFILTRATION BARRIER: Provide a 5 mil. high density polyethylene fiber air infiltration barrier "Tyvek" as manufactured by Dupont or equal on all exterior walls. All laps shall be not less than 6" and material shall be continuous to the top of wall & terminated at penetration & building appendages to comply with the requirements of Section R703.1 in the NJ Edition of the IRC.

BATT INSULATION: Provide glass fiber thermal insulation for exterior walls as indicated on construction drawings. Insulation shall conform to ASTM C665, Type III, (reflective aluminum foil facing), class 'A' for all exterior walls, ceilings & attics. Use Type I (unfaced) for interior applications. Flame spread index not to exceed 25 with a smoke developed index not to exceed 450 complying with ASTM E 84. Install vapor barrier to face of heated side.

Combustible insulation shall be separated not less than 3" from recessed luminaries, fan motors and other heat producing devices except if the devices are listed for lesser clearances.

FLOOR INSULATION: Per R402.2.7 floor framing cavity insulation shall comply with one of the following:
1) Insulation shall be installed to maintain permanent contact with the underside of the subfloor decking in accordance with the manufacture instructions to maintain required R-value or readily fill the available cavity space.
2) Floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing separating the cavity and the unconditioned space below. Insulation shall extend from the bottom to the top of all perimeter floor framing members and the framing members shall be air sealed.
3) A combination of cavity and continuous insulation hall be installed so that the cavity insulation is in contact with the top side of the continuous insulation that is installed on the underside of the floor framing separating the cavity and the unconditioned space below. The combined r value of the cavity and continuous insulation shall equal to the required R-value for the floors. Insulations shall extend from the bottom to the top of all perimeter floor framing members and the framing members shall be air sealed.

SELF ADHERED FLASHING MEMBRANE: Provide 25 mil. self-adhered flashing membrane around all window & door openings complying with AAMA 711. Install as per manufacturer's specifications.

ICE & WATER SHIELD: Provide 40 mil. self-adhered ice & water shield 2'-0 inside the exterior wall line of the building for less than an 8/12 pitch & 3'-0" for 8/12 or greater pitches as well as 3'-0" from valleys & ridges. Install as per manufactures installation instructions. Ice & water shield shall conform to ASTM D1970, D412, E96 & ASTM E108/UL790 for fire classification.

ROOF COVERING UNDERLAYMENT: Roof underlayment shall conform to Section R905 & Table R905.1.1 (1). Asphalt & slate shingles shall conform to ASTM D226 Type I; Wood shakes or shingles, Mineral roll roofing, & metal roof shingles conform to ASTM D226 Type I or 2. (See table for additional information) Install as per manufacturer's instructions & Table R905.1 (3) in the IRC.

ASPHALT FIBERGLASS SHINGLES: Provide minimum 235 lb. U.S. Class A, asphalt shingles conforming to ASTM D3462 & Section R905 in the NJ Edition of the IRC. Color, texture, & pattern as selected by owner unless otherwise indicated on drawings. Install as per manufacturer's installation instructions & fasten as per Section R905.2.5 in the IRC. All roof finish material to be installed as per manufacturer's specifications to conform to Section R905 & withstand the wind speed shown as per figure R301.2 (4) in the IRC. Wind resistance for all asphalt shingles shall be tested in accordance with ASTM 7158 and shall conform with Section R905.2.4.1 &Table R905.2.4.1 in the IRC. Roof shingles shall be class G or H per ASTM 7158 or Class A, D or F as per ASTM D3161. When the edge of the roof is less than 3 feet from a property line roof finish material shall be listed and tested in accordance with UL790 or ASTM E108.

FLASHING & SHEET METAL: Provide aluminum sheet, .032", thick C22A41 clear anodized finish for concealed & exposed flashing locations. Provide metal flashing at all wall & roof intersections, change in roof direction or slope, at all roof openings and over all windows & doors in exterior walls throughout. Provide pan flashing under all exterior doors. Flashing in salt spray areas shall be stainless steel or copper. All wall, base, cap, thru-wall, and/or counter-flashing etc. as required to prevent the entrance of moisture & water and shall be a minimum of 8". Open valley flashing shall be a minimum of 24" & shall conform to Table R905.2.8.2 in the IRC. Sidewall flashing shall be by the step flashing method. The flashing shall be a minimum of 4" high & 4" wide. At termination the flashing shall be turned out in a manner to direct water away from the wall & onto the roof.

ROOF DRAINAGE: Where expansive soils exist, a controlled method of water removal & drainage must be provided that will collect & discharge all water to the ground surface at least 5 ft. away from the foundation walls or to an approved drainage system as required by the governing codes, plumbing subcode, local authorities and/or the township. Where roof drains are required over flow drains having the same size of the roof drain shall be installed with the inlet flow line 2" above the low point of the roof. Installation & sizing shall conform to with the Plumbing Subcode (NJAC 5:23-3:15)

DRIP EDGE: Provide a drip edge at all eaves & rakes edges of all shingled roofs. Drip edges shall extend not less than 1/4" below the sheathing & extend up the roof deck not less than 2". Drip Edge to be mechanically fastened as per R905.2.5 spaced not more than 12" o.c.

GUTTERS & DOWNSPOUTS: Provide aluminum gutters & leaders as required for proper roof drainage. Gutters shall be .032" minimum thickness & style shall be as selected by owner. Downspouts shall be .023" thick 3"x4" rectangular corrugated style. Provide splash blocks at all leaders or connect to drainage system. Color as selected by owner.

ATTIC VENTILATION: One sf. of ventilation shall be provided per 300 sf of attic, provided that not less than 40% & not more than 50% of ventilation is at upper portion of roof to comply with Section R806 in the IRC. Upper ventilators cannot be lower than 3' from the ridge or highest point of the space.

LOUVERS & VENTS: Provide pre-manufactured gable vents with insect screens as indicated on drawings. Color to be as selected by owner. Install as per manufacturer's instructions. Provide invisibly-vented vinyl soffit with a thickness not less than .039 inches, complying with ASTM D3679/D4477 & ASTM E84 manufactured by Certain Teed or Equal. Provide all accessories necessary for installation. Minimum net free area shall not be less than 1.6 sq in per square foot. Provide Cobra continuous ridge vents with internal baffle & filter manufactured by GAF or equal in locations indicated on drawings. Install as per manufacturer's installation instructions. Net Free area shall not be less than 18 sq. inch per lineal foot of vent.

POWER VENTILATION: Provide electrical powered thermostatic controlled attic exhaust fan to provide 1500 cfm at 0.3 static pressure. Install as per manufacturer's specifications.

CRAWL SPACE VENTILATION: Based on IRC Section R408, 1 sq. ft. of ventilation shall be provided per 1500 sq. ft. of crawl space area when a Class I vapor retarder material is used. Provide a vent within 3 feet of each corner of building.

SEALANTS & CAULKING: Elastomeric sealant shall be 1 component polysulfide or 1 component polyurethane sealant conforming to FS TT-S-00230 Class A. Provide closed cell backer rod. Each color & class of sealant shall be of a single manufacturer & conform to all codes & standards. Caulk all joints: wood to masonry, wood to metal, wood to wood, wood to glass, etc. Exterior caulking to be Acrylic type & interior to be butyl rubber manufactured by Tremco or equal install as per manufacturer's specifications.

DOORS AND WINDOWS:

WOOD DOORS: As indicated on drawings, provide doors pre-hung wood doors manufactured by TruStile or as selected by the owner with the required U.L. Fire Resistance rating as dictated by the IRC.

EXTERIOR METAL CLAD DOORS: Exterior metal clad doors shall be 1 3/4" thick pre-hung doors manufactured by Therma-tru or as selected by owner. Sizes are to be as shown on drawings.

ACCESS HATCH AND DOORS: Per R402.2.4, access hatches and doors from conditioned to unconditioned spaces such as attics and crawl spaces shall be insulated to the same level required for the wall or ceiling R-Value in which they are installed.

Exceptions:
1) Vertical doors that comply with section N1101.7.
2) Horizontal pull down stair type access hatches in ceiling assemblies provided that the access hatch is less then aor equal to U-0.10 or have an insulation R-value of R-10 or greater or not less than 75% of the panel area shall have an insulation R-value of R-13 or greater.
3) The bet area of the framed opening shall be less than or equal to 13.5 SF
4) The perimeter of the hatch edge shall be weather stripped.

Access shall prevent damaging or compressing the insulation and shall be provided to all equipment. Where loose fill insulation is installed a wood framed or equipollent baffle or retainer or dam shall be installed to prevent loose fill insulation from spilling into living spaces from higher or lower sections of the attic. The baffle or retainer shall provided a permanent means of maintaining the installed R-value of the loose fill insulation

WINDOWS: Provide windows of types, sizes, and manufacturer as indicated on construction drawings. Windows shall be double pane high performance clear Low E insulated glass. Install & provide flashing as per manufactures written instructions.

Exterior windows & sliding doors shall meet the requirement of Section R609 of the IRC & be in compliance with AAMA/WDMA/CSA 101/I.S.2/A440. Exterior side hinged doors shall meet the requirement of Section R609 of the IRC & be in compliance with AAMA/WDMA/CSA 101/I.S.2/A440 or AMD 100.

GLAZING: All glazing to be in conformance with IRC Section R308 & contractor shall be responsible to reference this section for all glazing requirements. Temper glass if an individual pane is larger than 9 square feet, the bottom edge of the glass is less than 18" above the floor, all shower & tub enclosures and windows above the tub less than 60" from walking surface. Temper any glass adjacent to stairways, landings or ramps within 36 inches horizontally and in a straight line of a walking surface. Glazing adjacent to stairs or ramps where the bottom exposed edge of the glazing is less than 36" above the plane of the adjacent walking surface of stairways, landing between flights and ramps shall be considered a hazardous location and conform with Section R308. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36" above the landing and within 60" horizontal arc less than 180° from the bottom tread nosing shall be considered a hazardous location and conform with Section R308

WINDOW FALL PROTECTION: In dwelling units where the bottom of the clear opening of an operable window opening is less than 24" above finished floor & greater than 72" above grade the window must be provided with fall protection device that complies with ASTM F2090 or Section R312.

EXTERIOR FINISHES:

EXTERIOR COVERINGS: Exterior walls shall provide a weather-resistant exterior wall envelope that meets the minimum thickness required & complies with Section R703. Wall coverings shall be capable of withstanding wind loads in accordance with Table R301.2 (2) & R301.2 (3). Wind pressure resistance of siding & backing materials shall be determined by ASTM E330. Contractor to conform with Table R703.3 (1) in the NJ Edition of the IRC for the proper attachment requirements & minimum thickness as well as the manufacture's installation instructions.

VINYL SIDING: Vinyl siding shall be certified & labeled as conforming to the requirement of ASTM D3679 and comply to Section R703.11 in the IRC. Install siding in accordance with the manufacturer's installation instructions. Vinyl siding shall be a minimum thickness of .035 inches. Siding shall be manufactured by Certain Teed or Equal. Color as indicated on drawings or as selected by owner. Fasteners for vinyl siding shall be 0.120 shank diameter nail with a 0.313 head and shall penetrate a minimum of 11/4" into building framing. Maximum spacing for horizontal siding shall be 16" and for vertical siding 12" both horizontally and vertically. Fastening shall be installed as per manufacturer's instructions and Section R703.11 in the IRC.

SOLID CELLULAR PVC TRIM: Exterior PVC solid cellular trim to be manufactured by Azek or equal unless noted on drawings. Fasten & install as per manufacturer's installation instructions. Fasteners for exterior applications shall be hot dipped galvanized or stainless steel & shall penetrate the solid wood substrate a minimum of 11/4". Provide 2 fasteners per every framing member, not to exceed 8" on center for trim boards 12" or wider. All fasteners shall be installed within 2" of the end of each board and there must be 2 fasteners on each side of a board joint. Sheet products 3/8" and 1/2" thick are not intended to be ripped into trim pieces. These profiles must be glued to a substrate and mechanically fastened. All fastener holes are to be plugged. Azek to Azek joints are to be glued and secured with fasteners as per manufacturer's instructions. Installers are to use the appropriate & manufacturer approved adhesive at all terminations and where required. Paint all Azek trim applications unless otherwise directed by Owner or Architect.

VINYL SOFFIT: Vinyl siding shall be certified & labeled as conforming to the requirement of ASTM D3679 and comply to Section R703.11 in the IRC. Install soffit panels in accordance with the manufacturer's installation instructions. Soffit shall be manufactured by Certain Teed or Equal. Color as indicated on drawings or as selected by owner. Vinyl soffit panels less than 30psf shall be installed using fasteners specified by the manufacturer and shall be fastened to a supporting component such as a nailing strip, fascia or subfascia component at both ends in accordance with figure R704.2.1(1). Where soffit panel is greater than 16" intermediate nailing strips shall be provided. Vinyl soffit panels shall be installed per manuf. specs. Vinyl Soffit panels and their attachments greater than 30psf shall be capable of resisting wind loads specified in table R301.2.1(1) for walls using an effective wind area of 10sf and adjusted for height and exposure in accordance with table R301.2.1(2) Vinyl soffit panels shall be installed using fasteners specified by mauf. And shall be fastened at both ends to a supporting component. Where unsupported span is greater than 12" intermediate nailing strips shall be provided in accordance with figure R704.2.1(2).

FINISHES:

GYPSUM DRYWALL: Provide 1/2" thick standard taper gypsum board complying with ASTM C22, C475, C514, C1002, C1047, C1177, C1178, C1278 or C1396 & shall be installed as per Section R702.3 in the IRC unless otherwise noted. Nail or screw attach drywall as per Table R702.3.5 & Section R702.3.5. Adhesives for Gypsum board shall conform to ASTM C557. Provide manufacturers standard metal trim accessories of the bead type. Provide ready mixed vinyl joint compound and perforated joint tape. Install compound in three coats. On completion, all walls & ceilings shall be smooth, true & without noticeable irregularities. Provide water-resistant gypsum board conforming to ASTM C1396 or C1178 or C1278 & IRC Section R702.3.7 in toilet rooms & wet areas. Install as per manufacturer's instructions. Provide 1 layer of 5/8" Type X gypsum on each side of walls & 2 layers of 5/8" Type X gypsum on ceiling of garage adjacent to living space to provide not less than 1 hour fire resistance rating

FLOOR FINISHES: Provide floor finishes as indicated on construction drawing or as selected by owner. Install all flooring as per manufacturer's specifications.

TILE: Provide ceramic or porcelain tile as selected by owner. Backer boards shall comply with Table R702.4.2 in the IRC. Install as per manufacturer's specifications.

PAINT: Provide one coat of latex primer & two coats of latex semi-gloss on all interior walls & ceilings. Color as selected by owner. Manufacturer to be Benjamin Moore, Sherwin Williams or Equal. Undercoats and systems shall be of the same manufacturer as the final coat. Exterior paint shall be one coat of latex primer & two coats of acrylic latex exterior house paint. Install as per manufacturer's specifications. Color as selected by owner. Stained trim to have one coat of transparent stain & two coats of polyurethane satin finish. Contractor shall touch sanded between coats. Color as selected by owner

CABINETRY:

KITCHEN & BATH CABINETS: Where indicated on drawings, the contractor shall provide wood cabinets and/or vanities as selected by owner. Architectural drawings show preliminary layout only, final & exact layout for kitchen & bath are to be provided by contractor's manufacturer as per the direction of and approved by the owner. Cabinet style, finish & hardware as well as counter tops are to be selected by owner. Install as per manufacturer's instructions.

MECHANICAL:

These Construction Documents do not include the design of plumbing, air conditioning, or heating systems. The Architect assumes no responsibility or liability for their design. The HVAC Sub-Contractor shall design the heating & cooling system & the Plumbing Sub-contractor shall design the plumbing system to submit for permit. All systems must comply with all current & applicable codes. All utility penetrations through concrete foundation walls and slabs shall be air sealed. Ducts flue shafts and similar penetrations to exterior or unconditioned spaces shall be sealed to allow for expansion, contraction, and mechanical vibration. Utility penetrations of the air barrier shall be caulked, gasketed, or otherwise sealed and allow for expansion and contraction of materials.

HEATING VENTILATION & AIR CONDITIONING: Provide all labor, equipment materials to provide a complete heating & cooling system. Sizing for heating & cooling equipment shall be in accordance with ACCA Manual S based on building codes calculated in accordance with ACCA Manual J. System shall comply with Chapter 14, 15, 16, 17, 20, 21 & 24 in the NJ Edition of the IRC & all applicable subcodes. Mechanical ventilation shall be provided in accordance with section 403.3.2 of the International Mechanical Code as applicable.

APPLIANCE LOCATIONS: Provide appliance locations as shown on plans & in accordance with Section M1305 in the IRC. Appliances located in attics & under floors must have a minimum 22"X30" opening & large enough to remove the appliance. Appliance must be within 20' from the centerline of the passage way to the access panel & a 30"x30" level service space shall be present along all side of the appliance where service access is required. Plywood sub-fl. must be installed in attics accordance with Chapter 5 no less than 24" wide to service the appliance. Appliances located in garages shall be elevated so that the ignition source is 18" above the floor & shall be protected from vehicle damage.

VENTING OF APPLIANCES: All venting for appliances shall conform to section G2427 & Chapter 15 in the IRC. Cooling unit must be provided with a programmable thermostat as per N1103.1

METAL DUCTWORK: All ductwork shall be galvanized sheet metal of sizes indicated on shop drawings & fabricated in accordance with standards of ACCA Manual D & Chapter 16 of the IRC. All ductwork shall have a 1" duct liner. Sizes are to be measured as clear dimensions. All ducts must be sealed & installed as per Section M1604.4.

REGISTERS, GRILLES & DIFFUSERS: Provide extruded aluminum directional wall or ceiling tape with dampers as selected by owner. Color as selected by owner.

TESTING & BALANCING: Contractor shall balance system under actual load conditions making all tests necessary to demonstrate the integrity of the complete system. Ducts must be tested as per Section N1103.3.3.3. Gas piping to be tested as per Section G2417.

ELECTRICAL:

These Construction Documents do not include design of any electrical systems. Electrical plans are for lighting & outlet locations only. The Architect assumes no responsibility for their electrical engineering or design. The licensed Electrical Contractor shall design the electrical system either by using what is currently existing & upgrading to meet the minimum code standards or by providing a new system to meet the minimum code standards as required by the 2014 National Electric Code. Electrical outlet boxes installed in the building thermal envelope shall be sealed to limit air leakage.

MATERIALS & METHODS: Provide & install all required wiring for the exterior electrical service to the building. Obtain all required permits, approvals & inspections. Coordinate all work with the General Contractor and applicable utility companies. The entire installation shall comply with the requirements of the 2014 National Electrical Code, State Codes, Local ordinances and the local electric utility company and/or Telephone Company.

ELECTRICAL SERVICE: Provide service entry equipment as required. Meter stack & main circuit breaker panel to be square 'D' (rainproof) or an approved equal. Electrical service to be as determined by licensed Electrician or Electrical Engineer. Provide 20% spare circuits in panel & mark panel to indicate use of each circuit.

CONCRETE ENCASED ELECTRODES: Provide and install required bonding clamp as per Section 250.52 in the Electrical Subcode prior to concrete pour of footings. Obtain all required permits, inspections & approvals. General Contractor is to coordinate all work with the electrical sub-contractor.

LIGHTING EQUIPMENT: Per R404.1 all permanent lighting fixtures, excluding kitchen appliance lighting fixtures, shall contain only high-efficiency lighting sources. Per R404.1.1 Exterior lighting for groups R-2, R-3, and R-4 shall comply with section 9.4.2 of the ASHRAE standard 90.1

SMOKE DETECTOR SYSTEMS: Provide & install all smoke detectors with a primary power from building wiring where the wiring is served from a commercial source & shall receive power from a battery when the power source is interrupted. Smoke detectors shall be listed in accordance with UL 217. Smoke detectors are to be installed in accordance with Section R314 of the NJ Edition of the IRC & NFPA 72. The electrical requirements shall be governed by the National Electrical Code 2021 Edition.

CARBON MONOXIDE ALARMS: Provide & install all carbon monoxide alarms with a primary power from building wiring where the wiring is served from a commercial source & shall receive power from a battery when the power source is interrupted. Carbon monoxide alarms shall listed in accordance with UL 2034. Carbon Monoxide detectors are to be installed in accordance with Section R315 in the IRC and NFPA 72.

Combination alarms shall be permitted to be used in lieu of carbon monoxide alarms. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 & UL 217

TESTING: Provide testing as required by the NFPA to check the circulation resistance or the presence of the grounds & shorts in accordance with current & applicable codes. Repair & replace any defective wiring, shorts or grounds.

FASTENER SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING
FLOOR		
JOIST TO SILL, TOP PLATE OR GIRDER	3-8d COMMON 4-8d BOX 3-3"x0.131 NAILS	TOE NAIL
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE	8d BOX	4" O.C. TOE NAIL
	8d COMMON 10d BOX 3"x0.131 NAILS	6" O.C. TOE NAIL
1"X6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON 3-10d BOX 2 STAPLES, 1" CROWN, 16GA, 1¾" L	FACE NAIL
2" SUB FLOOR TO JOIST OR GIRDER	3-16d BOX 2-16d COMMON	BLIND & FACE NAIL
BAND OR RIM JOIST TO JOIST	3-16d COMMON 4-10d BOX 4-3"x0.131 NAILS	END NAIL
BUILT UP GIRDERS AND BEAMS 2" LUMBER LAYERS	16d COMMON	24" O.C. FACE NAIL
	10d BOX 3-3"x0.131 NAILS	24" O.C. FACE NAIL TOP & BOTTOM STAG. ON OPP. SIDES
	AND 2-20d COMMON 3-10d BOX 3-3"x0.131 NAILS	
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX 3-16d COMMON 4-3"x0.131 NAILS	AT EA. JOIST OR RAFTER FACE NAIL
BRIDGING TO JOIST	2-10d	EA. END TOE NAIL
WALL		
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON	24" O.C. FACE NAIL
	10d BOX 3-3"x0.131 NAILS	16" O.C. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX 3-3"x0.131 NAILS	12" O.C. FACE NAIL
	16d COMMON	16" O.C. FACE NAIL
BUILT-UP HEADER (2" TO 2" HEADER WITH ?" SPACER	16d COMMON	16" O.C. EA. EDGE FACE NAIL
	16d BOX	12" O.C. EA. EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	4-16D BOX 3-16d COMMON 4-10d BOX 4-3"X0.131 NAILS	END NAIL
TOP PLATE TO TOP PLATE	16d COMMON	16" O.C. FACE NAIL
	10d BOX 3-3"x0.131 NAILS	12" O.C. FACE NAIL
DOUBLE TOP PLATE SPLICE FOR BRACED WALLS < 25'	4-16d BOX 3-10d COMMON 4-3"x0.131 NAILS	FACE NAIL ON EA. SIDE OF END JOINT (MIN. 24" LAP SPLICE LENTH EA. SIDE OF END JOIST
DOUBLE TOP PLATE SPLICE FOR BRACED WALLS > 25'	12-16d	
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON	16" O.C. FACE NAIL
	16d BOX 3"x0.131 NAILS	12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	3-16d BOX 2-16d COMMON 4-3"x0.131 NAILS	3 EA. 16" O.C. FACE NAIL 2 EA. 16" O.C. FACE NAIL 4 EA. 16" O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD	3-16d BOX 4-8d COMMON 4-3"x0.131 NAILS	TOE NAIL
	3-16d BOX 2-16d COMMON 3-3"x0.131 NAILS	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX 2-16d COMMON 3-3"x0.131 NAILS	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	2-10d BOX 2-8d COMMON 2 STAPLES 1¾"	FACE NAIL
1"x6" SHEATHING TO EACH BEARING	2-10d BOX 2-8d COMMON 2 STAPLES, 1" CROWN, 16 GA, 1¾" L	FACE NAIL
1"x8" AND WIDER SHEATHING TO EACH BEARING	2-10d BOX 3-8d COMMON 3 STAPLES, 1" CROWN 16 GA, 1¾" L	FACE NAIL
	3-10d BOX 3-8d COMMON 4 STAPLES, 1" CROWN 16 GA, 1¾" L	WIDER THAN 1"x8" FACE NAIL
ROOF		
CEILING JOISTS TO PLATE	4-8d BOX 3-8d COMMON 3-3"x0.131 NAILS	TOE NAIL EA. JOIST
CEILING JOIST, LAPS OVER PARTITIONS	4-10d BOX 3-16d COMMON 4-3"x0.131 NAILS	FACE NAIL
CEILING JOIST TO PARALLEL RAFTER	3/12 PITCH 8-16d 4/12 PITCH 6-16d 5/12 PITCH 5-16d 7/12 PITCH 4-16d 9/12 PITCH 4-16d 12/12 PITCH 3-16d	FACE NAIL
RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX 3-10d COMMON 4-3"x0.131 NAILS	2 TOE NAILS ON ONE SIDE & 1 TOE NAIL ON OPP. SIDE EA. RAFT.
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX 3-8d COMMON 3-3"x0.131 NAILS	TOE NAIL
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS:	4-16d BOX 3-10d COMMON 4-3"x0.131 NAILS	TOE NAIL
	3-16d BOX 2-16d COMMON 3-3"x0.131 NAILS	END NAIL
COLLAR TIE TO RAFTER, FACE NAIL	4-10d BOX 3-10d COMMON 4-3"x0.131 NAILS	FACE NAIL EA. RAFTER

WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF & INTERIOR WALL SHEATHING TO FRAMING, & PARTICLE BOARD WALL SHEATHING TO FRAMING

	DESCRIPTION OF FASTENER	SPACING OF FASTENERS	
		EDGES (IN.)	INTERMEDIATE (IN.)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF & INTERIOR WALL SHEATHING TO FRAMING & PARTICLE BOARD WALL SHEATHING TO FRAMING			
3/8" - 1/2"	6d COMMON (SUB FL & WALL)	6"	6"
	8d COMMON (ROOF)	6"	12"
19/32 - 1"	8d COMMON	6"	12"
1 1/8" - 1 1/4"	10d COMMON OR 8d DEFORMED	6"	12"
WOOD STRUCTURAL PANELS, WALL SHEATHING USED TO RESIST WIND PRESSURES			
7/16" - 24/16 PANEL RATING	8d COMMON	6"	12"
OTHER WALL SHEATHING			
1/2" FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL 7/16" HEAD OR 1" CROWN STAPLE 16 GA. 1 1/4" LONG	3"	6"
25/32" FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL 7/16" HEAD OR 1" CROWN STAPLE 16 GA. 1 1/4" LONG	3"	6"
1/2" GYPSUM SHEATHING	1 1/2" GALV. ROOFING NAIL, STAPLE GALV. 1 1/2" LONG, 1 1/4" SCREWS, TYPE W OR S	7"	7"
5/8" GYPSUM SHEATHING	1 3/4" GALV. ROOFING NAIL, STAPLE GALV. 1 5/8" LONG, 1 5/8" SCREWS, TYPE W OR S	7"	7"
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
3/4" AND LESS	6d DEFORMED NAIL OR 8d COMMON NAIL	6"	12"
7/8" - 1"	8d COMMON NAIL OR 8d DEFORMED NAIL	6"	12"
1 1/8"- 1 1/4"	10d COMMON NAIL OR 8d DEFORMED NAIL	6"	12"

NOTE: NAILING SCHEDULE REFERENCES IRC TABLE R602.3(1) & TABLE R602.3(3). FOR ALTERNATE ATTACHMENTS SEE TABLE R602.3(2) IN THE IRC.

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phone: 732-233-7708
email: marissa.iamello@gmail.com

DATE	REVISION	COMMENTS
1.16.24	1	ZONING REMOVE PORCH RECONSTRUCTION
3.15.24	2	VARIANCE / ADD IN PORCH RECONSTRUCTION

NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION

Project:
INTERIOR RENOVATION
1230 CORLIES AVE
NEPTUNE, NJ 07753
LOT 9, BLOCK 516

Owner:
MIKE LACEY
803-429-7223
mlacey@gourmetkitcheninc.com

Drawing Title:
NOTES
FASTENER SCHEDULE

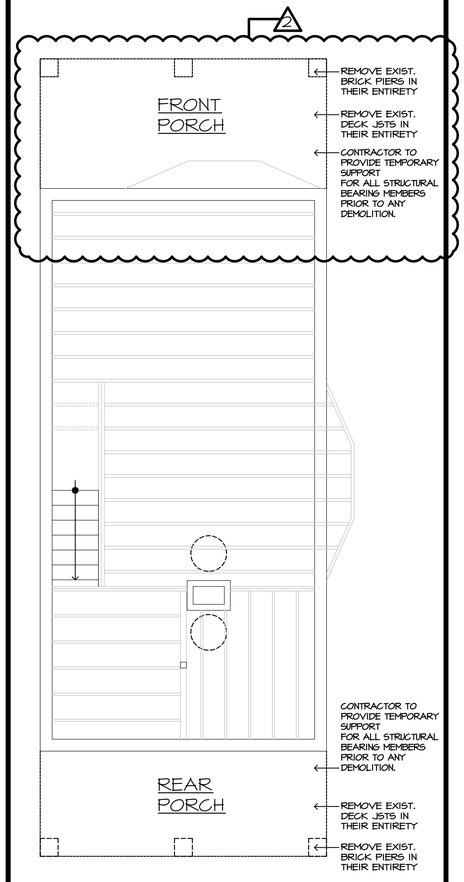
Project No.
2023-126

AS SHOWN
date 11.15.23

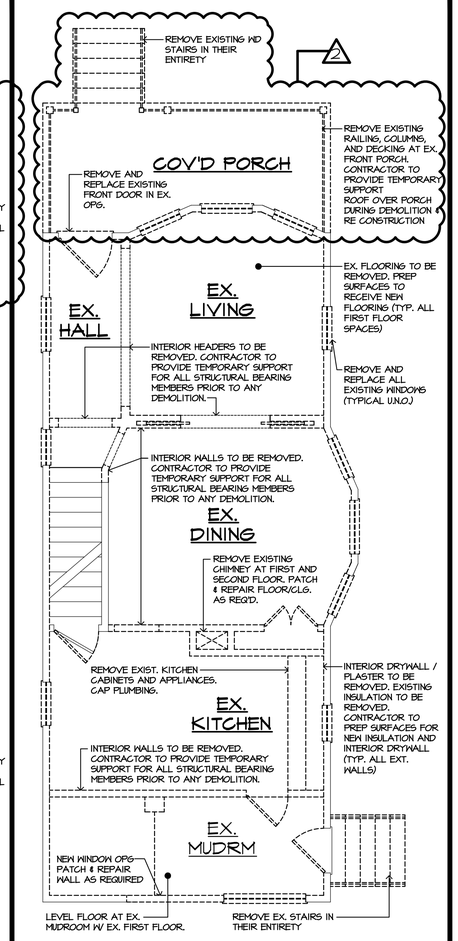
Robert M. Iamello AIA
NJ RA 21AI00858500

Marissa A. Iamello AIA
NJ RA 21AI01943200

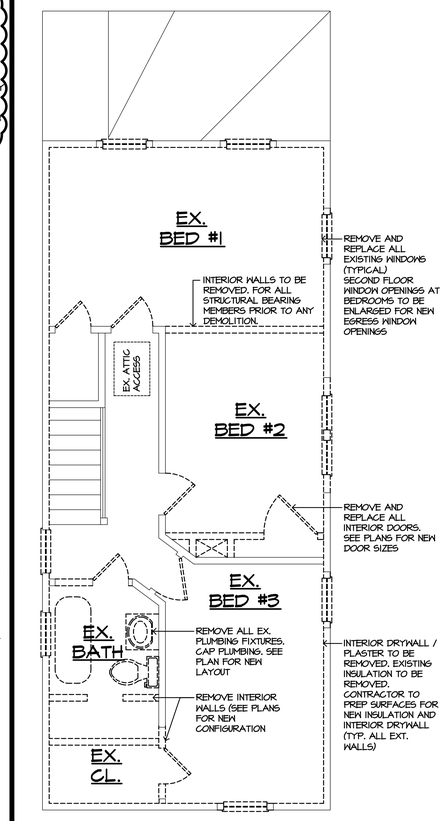
Dwg. No.
A102



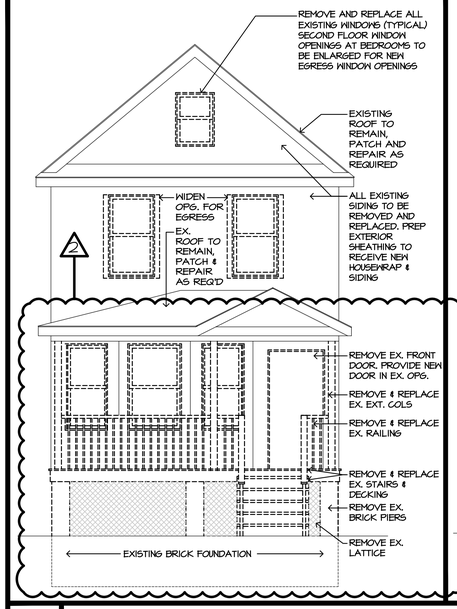
1 AB/DEMO FOUND. PLAN N 1/4" = 1'-0"



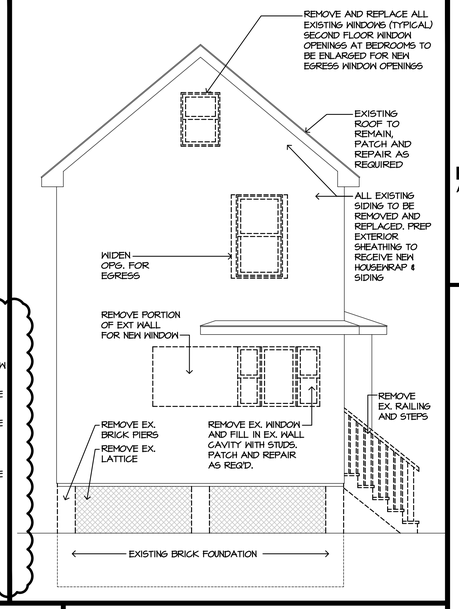
2 AB/DEMO 1ST FLR. PLAN N 1/4" = 1'-0"



3 AB/DEMO 2ND FLR. PLAN N 1/4" = 1'-0"



4 AB/DEMO FRONT ELEV. 1/4" = 1'-0"



5 AB/DEMO REAR ELEV. 1/4" = 1'-0"

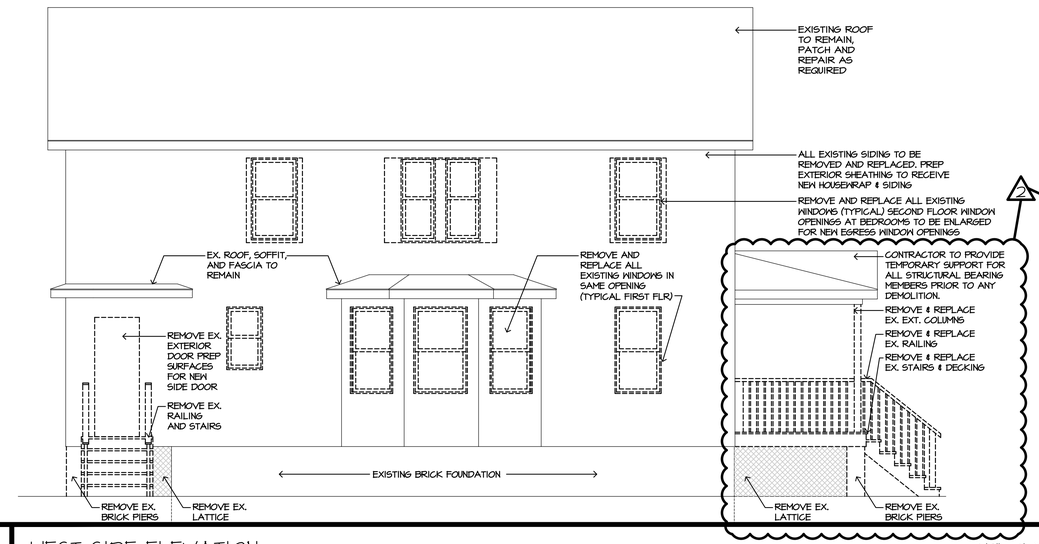
PARTITION LEGEND

EXISTING FOUNDATION

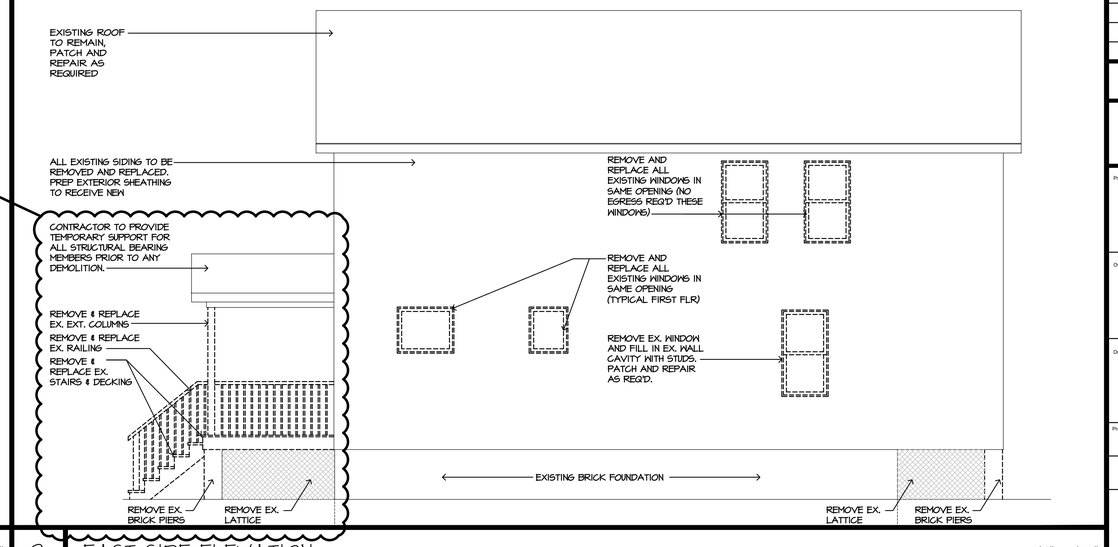
DEMOLITION WALL

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION. CONTRACTOR TO NOTIFY ARCHITECT IF EXISTING CONDITIONS VARY FROM DRAWINGS. CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR ALL STRUCTURAL BEARING MEMBERS PRIOR TO ANY DEMOLITION.
2. ALL EXISTING SIDING TO BE REMOVED AND REPLACED. PREP EXTERIOR SHEATHING TO RECEIVE NEW HOUSEWRAP AND NEW SIDING.
3. REMOVE AND DISPOSE OF EXISTING EXTERIOR WINDOWS & DOORS IN THEIR ENTIRETY. NEW WINDOWS AND DOORS WITHIN EXISTING OPENINGS EXCEPT WHERE NOTED ON SECOND FLOOR.
4. RECONSTRUCT EXISTING FRONT PORCH DECKING, SUBSTRUCTURE, AND COLUMNS. EXISTING SOFFIT AND ROOF OF PORCH TO REMAIN. CONTRACTOR TO TEMPORARILY SUPPORT ROOF STRUCTURE DURING DEMOLITION AND CONSTRUCTION.
5. REMOVE EXISTING RADIATORS.
6. REMOVE EXISTING FURNACE AND REPLACE WITH NEW 2 ZONE SYSTEM.
18. REMOVE EXISTING KITCHEN CABINETS AND APPLIANCES IN THEIR ENTIRETY. CAP ALL PLUMBING FIXTURES AS REQUIRED FOR NEW KITCHEN CONFIGURATION. SEE PROPOSED PLANS FOR NEW KITCHEN LAYOUT.

6 DEMOLITION NOTES NTS



7 WEST SIDE ELEVATION 1/4" = 1'-0"



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

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DATE	REVISION	COMMENTS
1.16.24	1	ZONING REMOVE PORCH RECONSTRUCTION
3.15.24	2	VARIANCE / ADD IN PORCH RECONSTRUCTION

Project:
INTERIOR RENOVATION
1230 CORLIES AVE
NEPTUNE, NJ 07753
LOT 9, BLOCK 516

Owner:
MIKE LACEY
803-429-7223
mlacey@gourmetkitcheninc.com

Drawing Title:
ASBUILT / DEMOLITION PLANS & ELEVATIONS

Project No.
2023-126

AS SHOWN | date 11.15.23

Robert M. Iamello AIA
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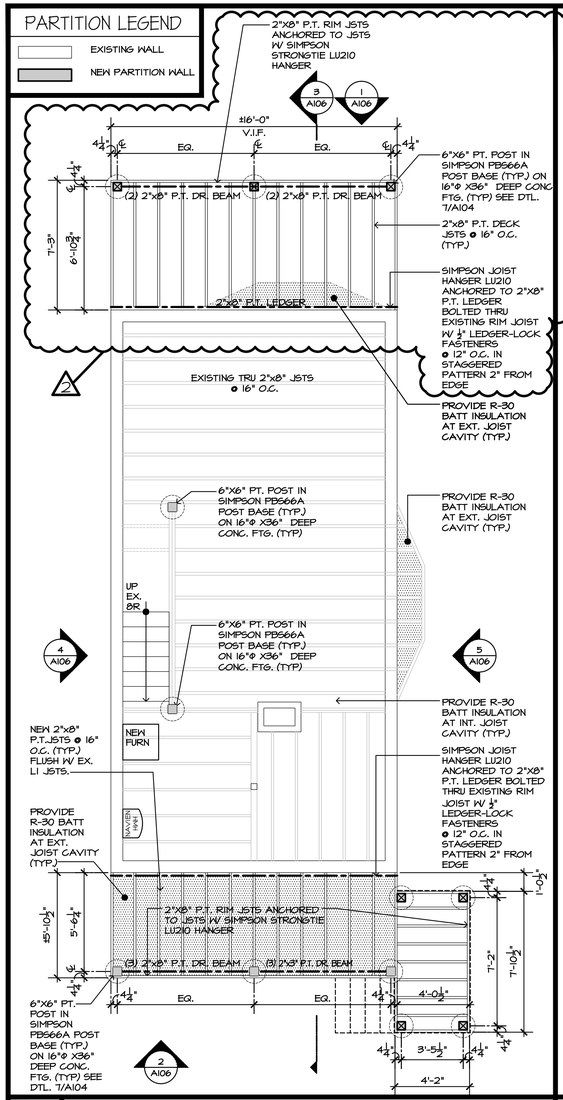
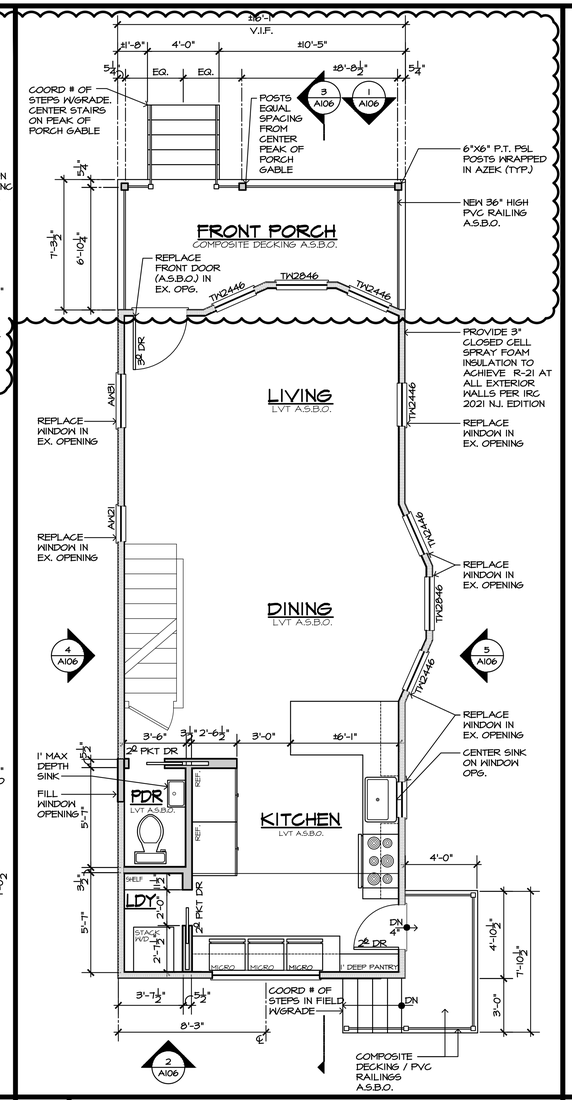
Marissa A. Iamello AIA
NJ RA 21AI01943200

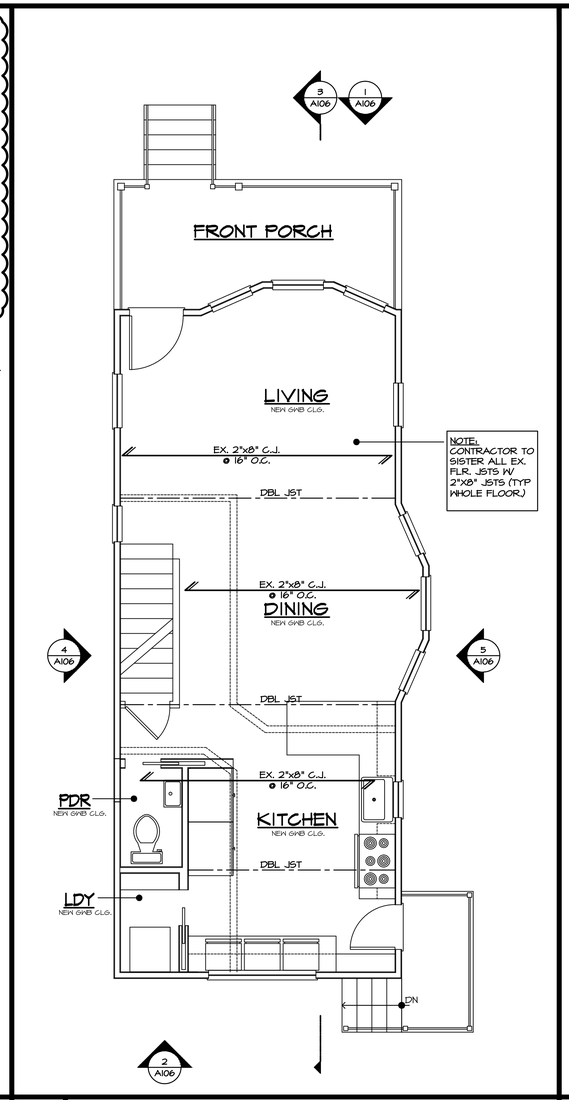
Dwg. No.
A103
3 of 6



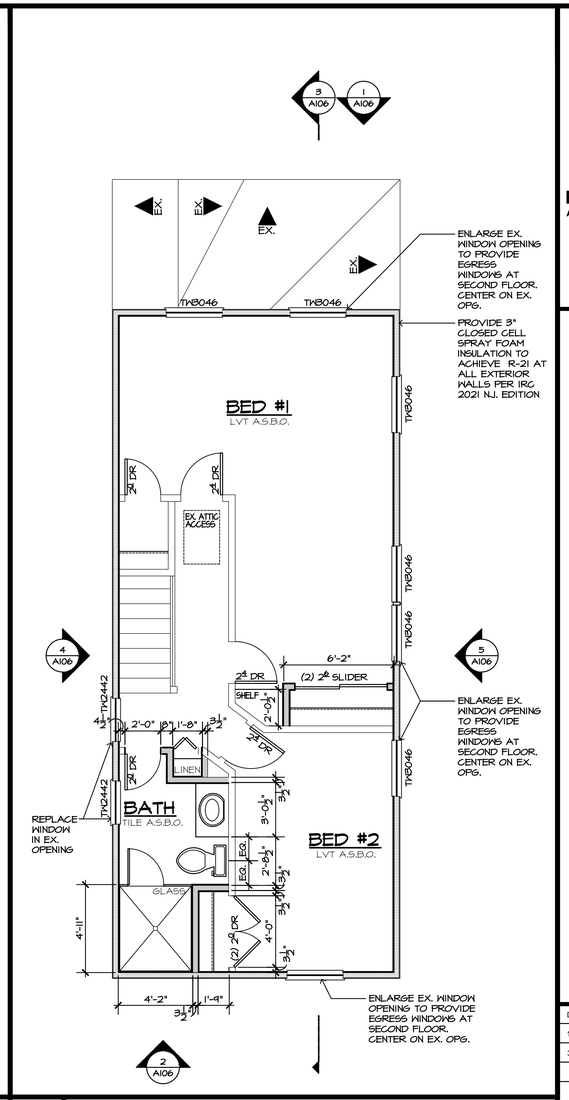
1 PROP. FOUNDATION PLAN — N 1/4" = 1'-0"



2 PROP. 1ST FLR. PLAN — N 1/4" = 1'-0"



3 PROP. 1ST FLR. FRAMING PLAN — N 1/4" = 1'-0"



4 PROP. 2ND FLR. PLAN — N 1/4" = 1'-0"

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DATE	REVISION	COMMENTS
1.16.24	1	ZONING REMOVE PORCH RECONSTRUCTION
3.15.24	2	VARIANCE / ADD IN PORCH RECONSTRUCTION

Project:
INTERIOR RENOVATION
1230 CORLIES AVE
NEPTUNE, NJ 07753
LOT 9, BLOCK 516

Owner:
MIKE LACEY
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mlacey@gourmetkitcheninc.com

Drawing Title:
PROPOSED PLANS
DECK DETAILS

Project No.
2023-126

AS SHOWN | date 11.15.23

Robert M. Iamello AIA
NJ RA 21AI00858500
Marissa A. Iamello AIA
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Dwg. No. A104
4 of 6

ALL WOOD IN CONTACT WITH THE EXTERIOR ELEMENTS IS TO BE PRESSURE PRESERVATIVE TREATED AS REQUIRED BY CODE.

ALL DECK LEDGERS SHALL BE FLASHED TO PREVENT WATER FROM CONTACTING HOUSE BAND JOIST.

ALL ENGINEERED LUMBER IS TO BE MANUFACTURED BY TRUS-JOIST. ANY SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT PRIOR TO PURCHASING MATERIAL.

DOUBLE FLOOR JOISTS SHALL BE PROVIDED UNDER PARTITIONS PARALLEL TO JOISTS UNLESS OTHERWISE NOTED ON PLANS.

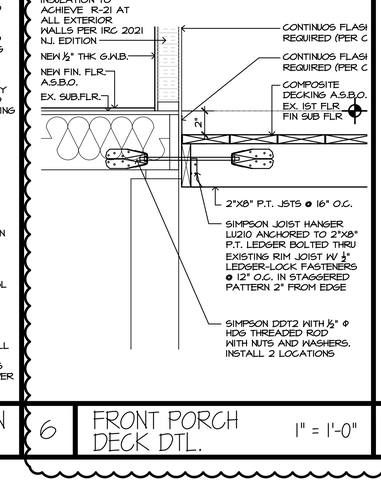
PROVIDE JOISTS 6" APART UNDER PLUMBING OR UTILITY WALLS (TYPICAL).

ALL STEEL COLUMNS SHOWN ON PLAN SHALL BE 4"ø SCHEDULE 40 PIPE COLUMN WITH 6"x6"x½" STEEL CAP UNLESS OTHERWISE NOTED.

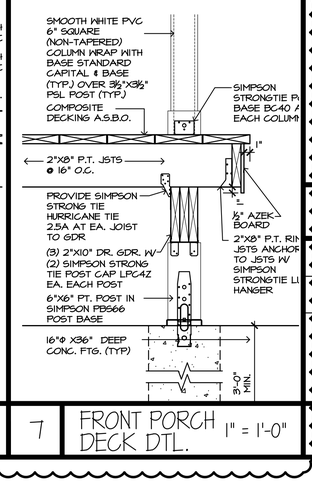
PROVIDE 1" AIR POCKET AROUND PSL OR LVL BEAM IN ALL MASONRY POCKETS. PROVIDE STL. BASE PL. OR FLASHING AS REQUIRED FOR WOOD PROTECTION.

PROVIDE SQUASH BLOCKS UNDER ALL POSTS & POINT LOADS FROM ABOVE. PROVIDE SQUASH BLOCKS AT ALL BEARING CONDITIONS AS PER MANUF. SPECIFICATIONS.

5 FOUNDATION NOTES



6 FRONT PORCH DECK DTL. 1" = 1'-0"



7 FRONT PORCH DECK DTL. 1" = 1'-0"

ALL INTERIOR DIMENSIONS SHOWN ARE TAKEN FROM THE FACE OF STUD UNLESS OTHERWISE NOTED.

CONTRACTOR IS TO NOTIFY ARCHITECT OF ANY DISCREPANCY PRIOR TO CONSTRUCTION, PURCHASING OR INSTALLATION OF MATERIALS TO PREVENT ADD'L COST INCURRING. ALL DIMENSIONS TO BE FIELD VERIFIED.

ALL FINISHES ARE TO BE AS APPROVED BY OWNER OR ARCHITECT. CONTRACTOR TO PROVIDE ALLOWANCES AS REQ'D FOR INTERIOR FINISHES.

WINDOW & DOOR OPENINGS TO BE COORDINATED W/ WINDOW MANUFACTURER PRIOR TO BEGINNING WORK. CONTRACTOR TO CONFIRM EX. DOOR OPENING SIZES BEFORE ORDERING NEW INTERIOR AND EXTERIOR DOORS. WINDOWS SPECIFIED TO BE ANDERSEN 200 SERIES BRAND. CONTRACTOR SHALL COORDINATE W/ OWNER FOR INSECT SCREENS, HARDWARE, INT. FINISH, EXTENSION JAMBS AND PROVIDE SIMULATED DIVIDED LIGHTS LAMINATED TO EXTERIOR AND INTERIOR, PATTERN AS DEPICTED ON ELEVATIONS. ALL EXIST. OPENING SIZES TO BE CONFIRMED BY CONTRACTOR.

8 FIRST FLR NOTES

UNDER 6'-0":	(2) 2"x10" DOUG FIR #2 HDR FOR 2"x4" WALLS (3) 2"x10" DOUG FIR #2 HDR FOR 2"x6" WALLS
6'-0" + :	3½" x 9½" PSL HDR FOR 2"x4" FRAMED WALLS 5¼" x 9½" PSL HDR FOR 2"x6" FRAMED WALLS

ALL HEADERS ARE TYPICAL UNLESS OTHERWISE NOTED.

ALL NOMINAL WOOD HEADERS TO RECEIVE (2)2"x4" POST EA. SIDE FOR 2"x4" FRAMED WALLS & (3)2"x6" POST EA. SIDE FOR 2"x6" FRAMED WALLS U.N.O.

ALL PSL HEADERS TO RECEIVE 3½"x3½" PSL POST EA. SIDE FOR 2"x4" FRAMED WALLS & 5¼"x3½" PSL POST EA. SIDE FOR 2"x6" FRAMED WALLS U.N.O.

9 HEADER SCHEDULE

ALL ENGINEERED LUMBER IS TO BE MANUFACTURED BY TRUS-JOIST/MEYERHAUSER. ANY SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT PRIOR TO PURCHASING MATERIAL.

DOUBLE FLOOR JOISTS SHALL BE PROVIDED UNDER PARTITIONS PARALLEL TO JOISTS UNLESS OTHERWISE NOTED ON PLANS.

PROVIDE JOISTS 6" APART UNDER PLUMBING OR UTILITY WALLS (TYPICAL).

ALL POSTS SHOWN ON PLANS TO BE 3½"X3½" PSL POSTS UNLESS OTHERWISE NOTED. SEE DTL 7, 8, & 9/A106 FOR POST CAP AND POST BASE DTLS.

PROVIDE SQUASH BLOCKS UNDER ALL POSTS & POINT LOADS FROM ABOVE.

FRAMING CONNECTIONS TO BE AS PER TRUSJOIST/MEYERHAUSER SPECS & DETAILS UNLESS OTHERWISE NOTED.

NOTCHING OF STUDS SHALL NOT BE CUT MORE THAN 25% OF THEIR WIDTH.

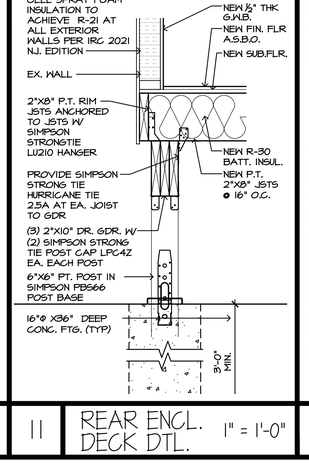
DRILLING OF STUDS SHALL NOT BE MORE THAN 60% OF THE STUD WIDTH AND THE EDGE OF THE HOLE IS NO MORE THAN ⅝" TO THE EDGE OF THE STUD. DOUBLE STUDS WHERE IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60%. NO MORE THAN TWO SUCCESSIVE STUDS ARE TO BE DOUBLED OR BORED.

BORED HOLES SHALL NOT BE LOCATED IN THE SAME CROSS SECTION OF CUT OR NOTCH IN STUD.

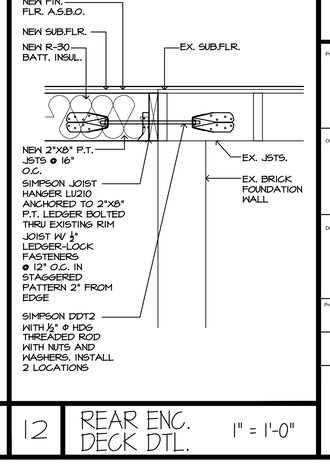
WHEN TOP PLATE IS NOTCHED MORE THAN 50% PROVIDE 16 GAUGE AND 1.5 INCH WIDE METAL TIE FASTENED ACROSS & TO THE PLATE AT EACH SIDE OF THE NOTCH WITH 3-8D NAILS WITH A MIN. LENGTH OF ½" EACH SIDE.

CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS, CROSS-LAMINATED TIMBER OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER OR LICENSED PROFESSIONAL.

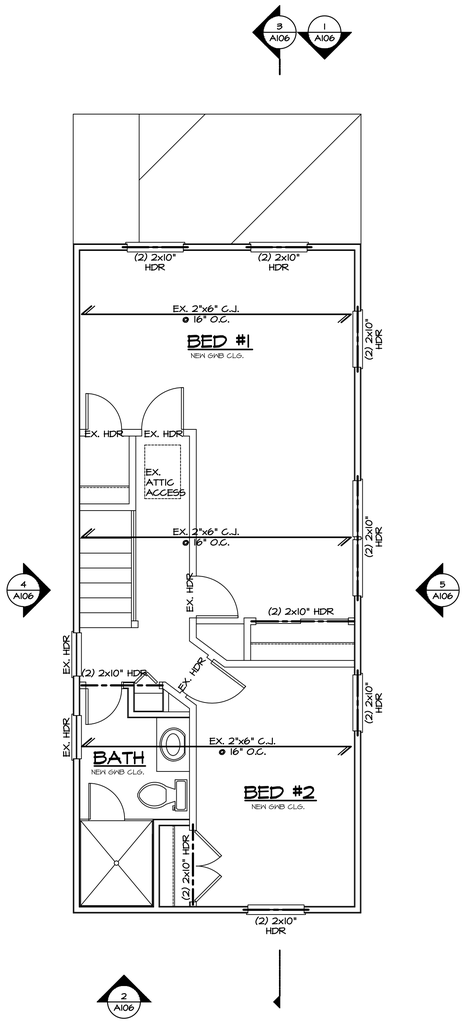
10 FRAMING NOTES



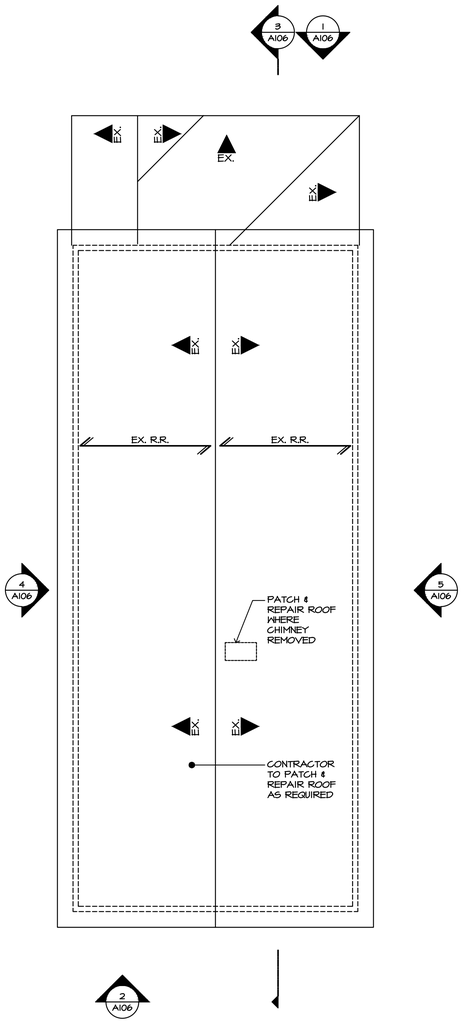
11 REAR ENCL. DECK DTL. 1" = 1'-0"



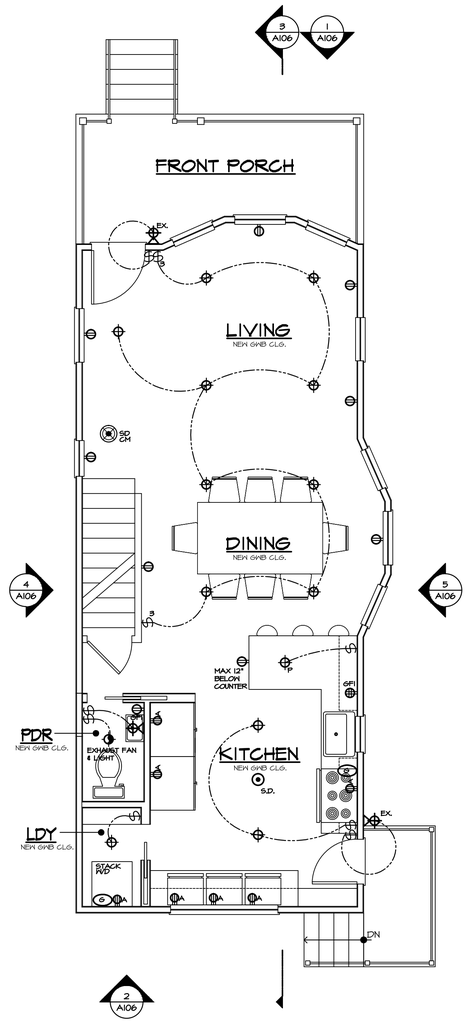
12 REAR ENC. DECK DTL. 1" = 1'-0"



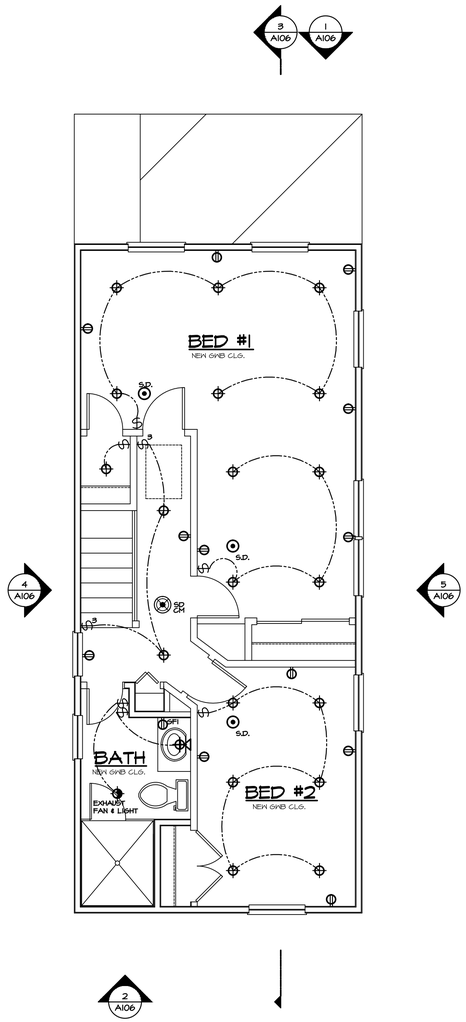
1 2ND FLR FRAMING PLAN — N 1/4" = 1'-0"



2 ROOF PLAN — N 1/4" = 1'-0"



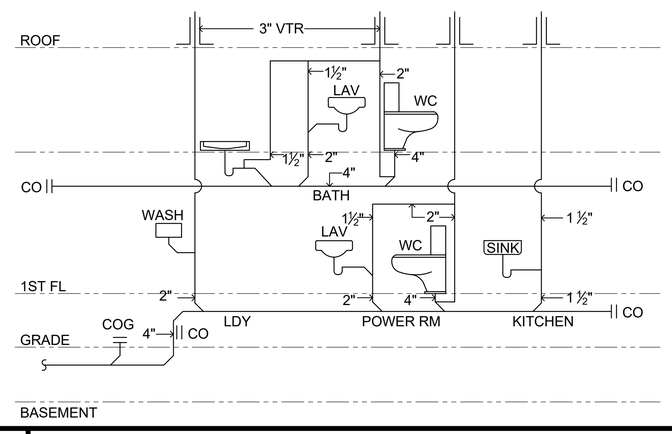
3 PROP 1ST FLR ELEC PLAN — N 1/4" = 1'-0"



4 PROP. 2ND FLR. ELEC PLAN — N 1/4" = 1'-0"

1. PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT ISSUE OF THE NATIONAL PLUMBING CODE AND IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND HEALTH CODES REQUIREMENTS.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING INVERT ELEVATIONS, SIZES AND LOCATIONS OF EXISTING PLUMBING PRIOR TO INSTALLATION. IF DISCREPANCIES ARE FOUND, NOTIFY THE ARCHITECT.
3. PLUMBING SUBCONTRACTOR SHALL COORDINATE HIS SCHEDULING WITH THE OWNER AND GENERAL CONTRACTOR.
4. CONTRACTOR SHALL CONTACT LOCAL UTILITY COMPANY TO SCHEDULE ANY UTILITY UPGRADES. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL UTILITY UPGRADES.
5. PLUMBING FIXTURES SHALL BE AS SELECTED BY OWNER.
6. PLUMBING CONTRACTOR SHALL PERFORM ALL EXCAVATION, BACKFIELD, CUTTING AND PATCHING AS REQUIRED BY THIS PLUMBING SYSTEM.
7. CONTRACTOR SHALL PROVIDE ROUGH-INS AND MAKE FINAL CONNECTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING PLUMBING CONNECTIONS, INCLUDING TAILPIECES, TRAPS, STOP VALVES, VACUUM BREAKERS, PRESSURE REDUCING VALVES, SPECIAL FITTINGS, INSULATION.
8. ALL MATERIALS, EQUIPMENT, AND APPARATUS SHALL BE NEW, EXCEPT FURNISHED BY OTHERS.
9. CONTRACTOR SHALL FURNISH AND INSTALL SHOCK ABSORBERS ON ALL PIPING SERVICING QUICK CLOSING VALVES AND EQUIPMENT/FIXTURES RECOMMENDED BY THE MANUFACTURER.
10. PIPING SHALL NOT BE RUN OVER ANY ELECTRICAL PANELS.
11. CONTRACTOR SHALL COORDINATE WITH ALL TRADES INVOLVED TO AVOID ANY PIPE ROUTING ISSUES.
12. ALL PIPING PENETRATING A BEARING WALL OR FOOTING MUST BE SLEEVED AND LOCATION APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
13. WHEN BEAM PENETRATIONS ARE NECESSARY, NOTIFY AND COORDINATE PENETRATIONS WITH ALL TRADES AND ARCHITECT PRIOR TO PENETRATING ANY BEAMS.
14. CONTRACTOR SHALL PERFORM ALL TESTS AS REQUIRED BY THE LOCAL INSPECTOR.
15. PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE SYSTEM BY THE OWNER.
16. SEE 9/A105 FOR VENT THROUGH ROOF DTL.

5 PLUMBING NOTES



6 PLUMBING RISER DIAGRAM — NTS

ELECTRICAL FIXTURES TO BE AS SELECTED BY OWNER. CONTRACTOR TO VERIFY LIGHTING / SWITCH PLACEMENT WITH OWNER PRIOR TO INSTALLATION.

ALL SMOKE ALARMS TO BE INTERCONNECTED & HARD WIRED WITH BATTERY BACK UP AS PER SECTION R314 IN THE IRC. OWNER HAS OPTION TO USE LOW VOLTAGE FIRE ALARM SYSTEM THAT COMPLIES WITH ELECTRICAL SUBCODE. CONTRACTOR TO COMPLY TO ALL CODES FOR LOW VOLTAGE SYSTEM & SHALL BE RESPONSIBLE TO PULL A LOW VOLTAGE PERMIT.

ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE & CURRENT CODES. IF OWNER INSTALLS ANY LOW VOLTAGE HOUSE LIGHTING OR ALARM SYSTEMS, ELECTRICAL CONTRACTOR IS REQUIRED TO COMPLY TO ALL CODES & SHALL BE RESPONSIBLE TO OBTAIN AN LOW VOLTAGE PERMIT.

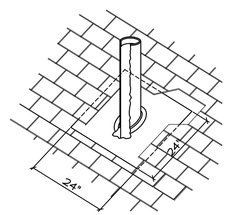
OUTLETS TO BE 3 WIRE GROUNDING TYPE, 20 AMP, 120 VOLT AC. COLOR AS SELECTED BY OWNER.

SWITCHES TO BE TOGGLE TYPE, 20 AMP, 120 VOLT AC, UNLESS OTHERWISE NOTED. COLOR AS SELECTED BY OWNER.

CONTRACTOR SHALL PROVIDE A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY TO AN APPLIANCE. A RECEPTACLE SHALL BE INSTALLED AT OR NEAR THE APPLIANCE IN ACCORDANCE WITH THE ELECTRICAL SUB-CODE.

	110 VOLT OUTLET	WP	WATERPROOF OUTLET
GFI	GROUND FAULT INTERRUPTER OUTLET	A	APPLIANCE JUNCTION BOX
	WALL FIXTURE	A	QUAD OUTLET
	CEILING FIXTURE- RECESSED		1 POLE SWITCH
P	CEILING FIXTURE- PENDANT	3	2 POLE SWITCH
	EXHAUST FAN & LIGHT	6	GAS LINE
SD CM	SMOKE DETECTOR/ CARBON MONOXIDE COMBO	SD	SMOKE DETECTOR

7 ELEC. KEY / NOTES



9 VENT THRU ROOF DTL. — NTS

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DATE	REVISION	COMMENTS
1.16.24	1	ZONING REMOVE PORCH RECONSTRUCTION
3.15.24	2	VARIANCE / ADD IN PORCH RECONSTRUCTION

Project:
INTERIOR RENOVATION
1230 GORLIES AVE
NEPTUNE, NJ 07753
LOT 9, BLOCK 516

Owner:
MIKE LACEY
803-424-7223
mlacey@gourmetkitcheninc.com

Drawing Title:
PROPOSED ROOF PLAN
PROPOSED ELECTRICAL PLANS

Project No.
2023-126

AS SHOWN | date 11.15.23

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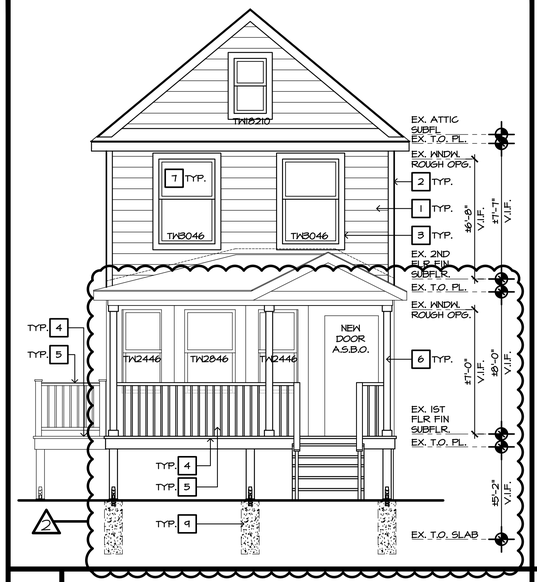
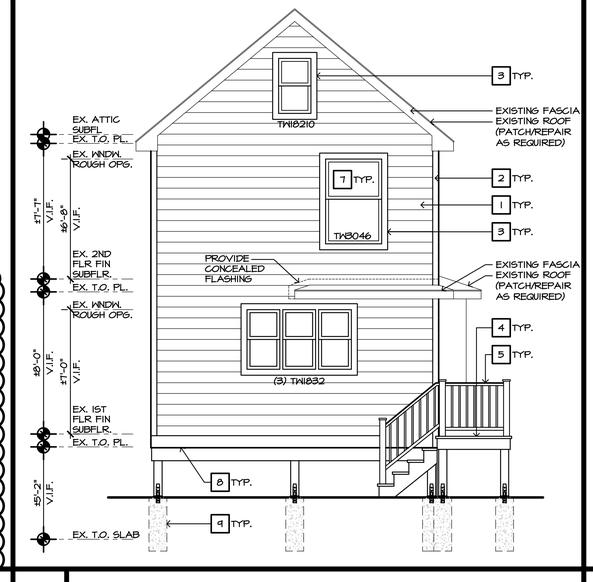
NJ RA 21AI00858500
Marissa A. Iamello AIA
NJ RA 21AI01943200

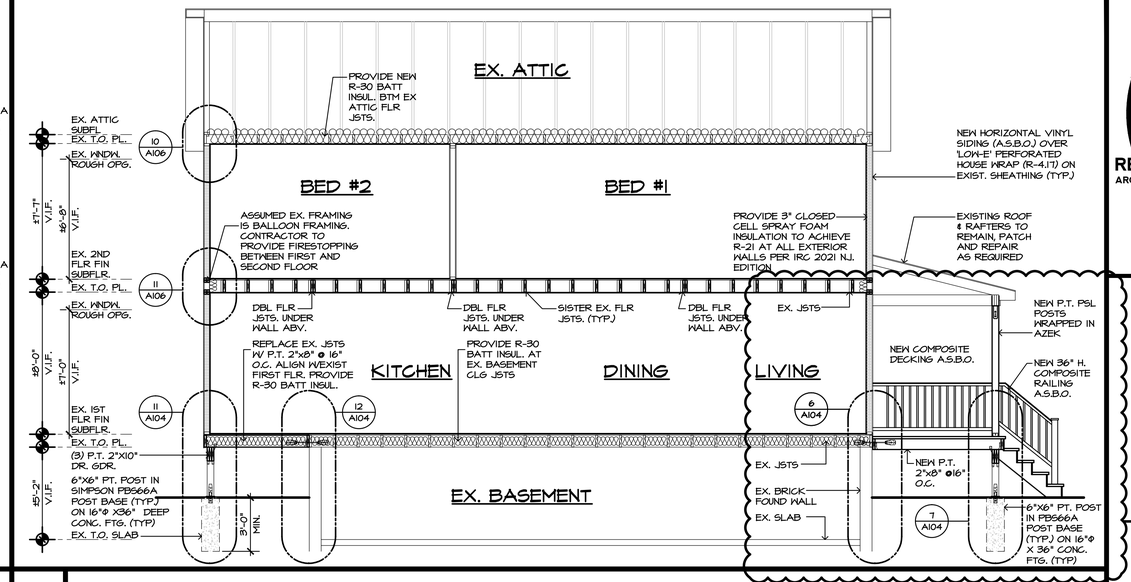
Dwg. No.
A105
5 of 6



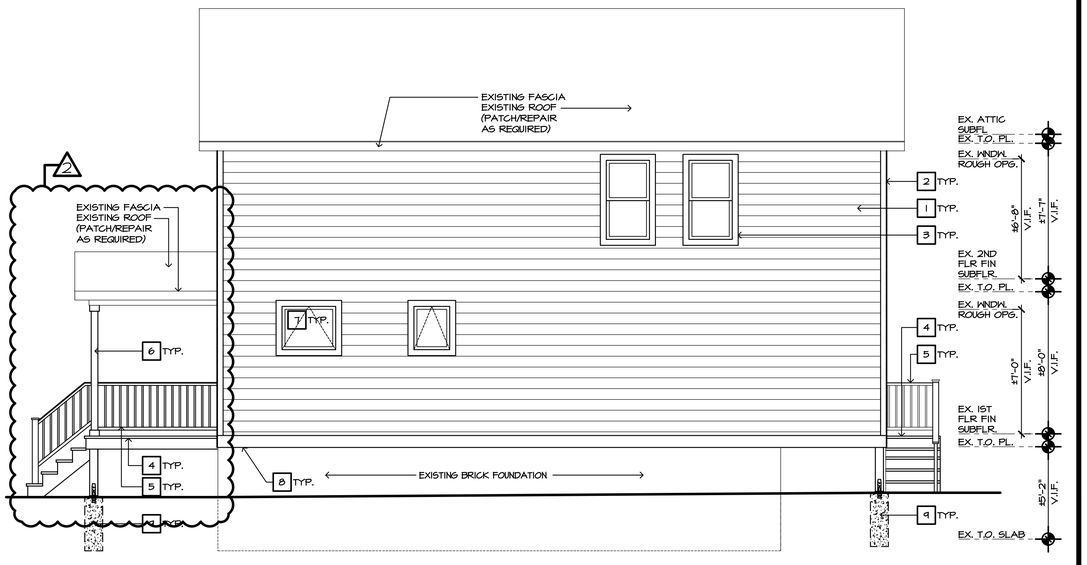
1 FRONT ELEV. 1/4" = 1'-0"



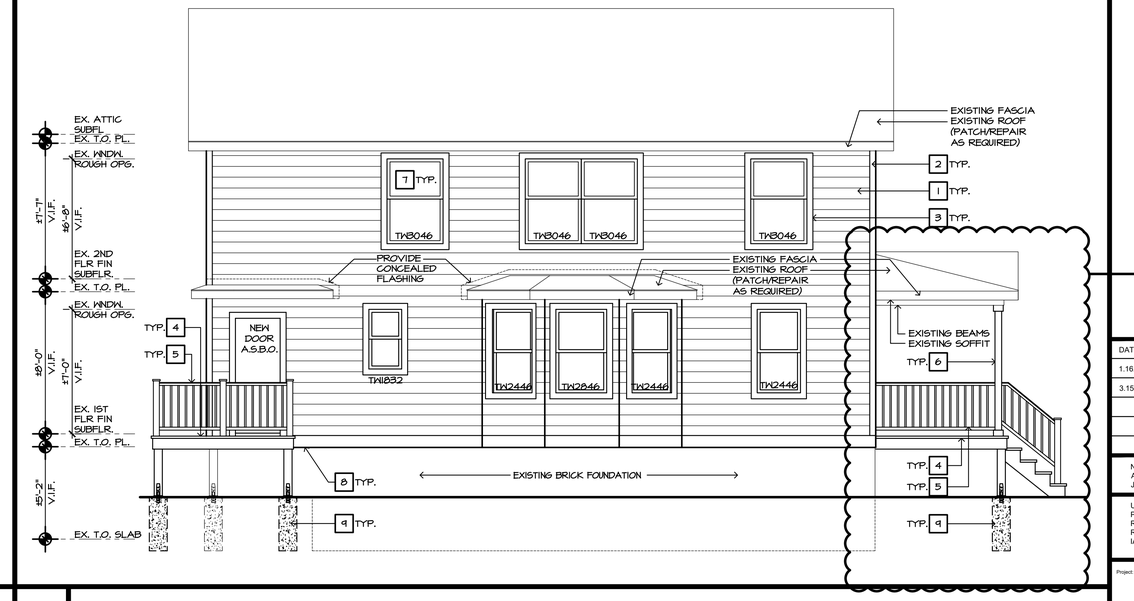
2 REAR ELEV. 1/4" = 1'-0"



3 SECTION 1/4" = 1'-0"



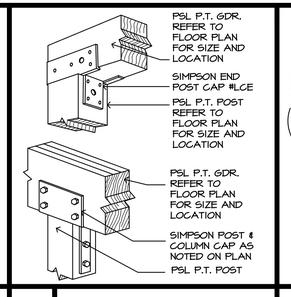
4 WEST SIDE ELEVATION 1/4" = 1'-0"



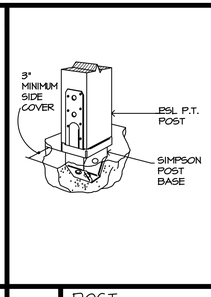
5 EAST SIDE ELEVATION 1/4" = 1'-0"

1. 8" VINYL SIDING COLOR: A.S.B.O. OVER 'LOW-E' PERFORATED HOUSE WRAP (R-4.1?) ON EXIST. SHEATHING (TYP.)
2. 4" VINYL CORNER BOARD
3. 4" WHITE TRIM (AZEK FRONT, METAL SIDES AND REAR)
4. COMPOSITE DECKING COLOR: A.S.B.O.
5. PVC RAILINGS COLOR: A.S.B.O.
6. STRUCTURAL COLUMNS WRAPPED IN AZEK
7. ANDERSEN WINDOWS 200 SERIES
8. 8" AZEK BAND (OPTIONAL)
9. SONOTUBES 16"ø X 36" CONC. FTG. (TYP)

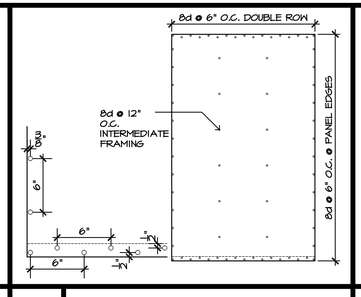
6 EXT. MATLS.



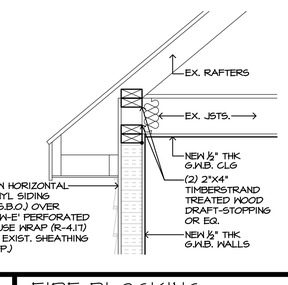
7 POST CAP DTL.



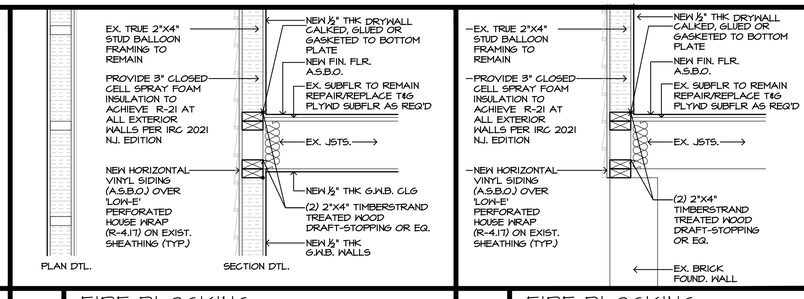
8 POST BASE DTL.



9 NAIL PANEL SPACING NTS



10 FIRE BLOCKING 2ND:ATTIC 1" = 1'-0"



11 FIRE BLOCKING 1ST:2ND 1" = 1'-0"

12 FIRE BLOCKING B1:1ST 1" = 1'-0"

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1230 CORLIES AVE
NEPTUNE, NJ 07753
LOT 9, BLOCK 516

Owner:
MIKE LACEY
803-429-7223
mlacey@gourmetkitcheninc.com

Drawing Title:
PROPOSED ELEVATIONS SECTIONS / DETAILS

Project No.
2023-126

AS SHOWN | date 11.15.23

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Dwg. No.
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