11 LAKEVIEW ROAD
DEAL, NJ

SPECIFICATIONS:

DIVISION 1 – GENERAL

A. CONTRACTOR(S) SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES AND REGULATIONS INCLUDING ALL STATE AND LOCAL MUNICIPALITIES HAVING JURISDICTION, INCLUDING THE 2018 NJ EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), THE 2018 INTERNATIONAL MECHANICAL CODE, THE 2018 NATIONAL STANDARD PLUMBING CODE & THE 2017 NATIONAL ELECTRICAL CODE (NEC).
B. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND METHODS OF CONSTRUCTION, WHETHER IT BE THEIR OWN OR THAT OF THEIR EMPLOYEES, OR SUBCONTRACTORS. FURNISH ALL LABOR AND MATERIALS WHETHER INDICATED, OR NOT, TO COMPLETE THE WORK AS SHOWN.
C. ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES MADE WHICH DEVIATE FROM THE DRAWINGS AND/OR THE SPECIFICATIONS, WHETHER INITIATED BY THE OWNER, CONTRACTOR, OR BOTH UNLESS AGREED UPON BY THE ARCHITECT IN WRITING. VERBAL RESOLUTIONS ARE NOT BINDING.
D. ANY ADDENDA OR MODIFICATIONS ISSUED BY THE ARCHITECT SHALL BECOME IMMEDIATELY INCORPORATED INTO THE WORK.
E. IF THE CONTRACTOR PROPOSES A SUBSTITUTION FOR ANY OF THE MATERIALS OR EQUIPMENT SPECIFIED HEREIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING SUFFICIENT INFORMATION TO DETERMINE IF THE SUBSTITUTE IS ACCEPTABLE AND EQUAL TO THE SPECIFIED ITEM. THE ARCHITECT SHALL DETERMINE IF AN ITEM IS ACCEPTABLE AND EQUAL, HOWEVER, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PERFORMANCE OF THE ITEM. REJECTED ITEMS SHALL NOT BE USED UNDER ANY CIRCUMSTANCES.
F. CONTRACTOR(S) SHALL NOT ALLOW RUBBISH OR DEBRIS TO ACCUMULATE ON OR NEAR THE SITE. ALL RUBBISH SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.
G. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION. THE OWNER SHALL PAY FOR ALL PERMITS.
H. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY SUBSURFACE OR UNDERGROUND CONDITIONS OR UTILITIES INCLUDING, BUT NOT LIMITED TO, SOIL BEARING CAPACITIES; DRAINS; SEPTIC, SEWER, WATER, ETC. LOCATIONS; UTILITY LOCATIONS; ETC. CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL BEARING CAPACITY AS REQUIRED THROUGH AN INDEPENDENT LICENSED TESTING LABORATORY. OWNER IS RESPONSIBLE FOR COST OF SAME. ASSUMED SOIL BEARING CAPACITY IS DESCRIBED IN DIVISION 3 BELOW.
I. CONTRACTOR(S) SHALL NOT SCALE DRAWINGS, AND SHALL NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES OR MISSING DIMENSIONS. SHOULD ANY INFORMATION BE IN CONFLICT, THE MORE RESTRICTIVE INFORMATION SHALL APPLY. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLLER SCALE.

DIVISION 2 – SITE WORK

A. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT OF THE WORK AND SHALL EMPLOY APPROPRIATE MEANS TO ACCURATELY ESTABLISH ALL WORK.
B. PERFORM EARTHWORK IN MANNER TO PREVENT SURFACE WATER FROM FLOWING INTO EXCAVATIONS, AND TO PREVENT WATER FROM FLOODING THE SITE OR SURROUNDING AREAS.
C. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS, REMOVE ALL WATER FROM EXCAVATIONS USING APPROPRIATE EQUIPMENT TO CONVEY THE WATER AWAY FROM THE SITE AND TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS AND SOIL CHANGES DETRIMENTAL TO THE STABILITY OF SUBGRADES AND FOUNDATIONS.
D. PROTECT EXCAVATION BOTTOMS AGAINST FREEZING WHEN THE ATMOSPHERIC TEMPERATURE IS LESS THAN 35 DEGREES FAHRENHEIT (F) BY COVERING WITH DRY INSULATING MATERIALS OF SUFFICIENT DEPTH TO PREVENT FROST PENETRATION.
E. CONTRACTOR IS RESPONSIBLE FOR CLEARING AND PREPARING THE SITE IN THE AREA OF CONSTRUCTION. CONTRACTOR(S) SHALL EXERCISE CARE SO AS NOT TO DESTROY AREAS OF THE SITE THAT ARE NOT IN THE IMMEDIATE PROXIMITY OF THE WORK.
F. CAREFULLY HAND EXCAVATE AROUND ALL UNDERGROUND UTILITIES.
G. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL SITE AREAS THAT ARE DISTURBED DURING CONSTRUCTION OR DEMOLITION OF EXISTING PAVED AREAS. THIS SHALL INCLUDE THE FINAL GRADING OF THE SITE AS WELL AS THE SEEDING AND HAYING OF ALL LAWN AREAS.
H. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES UPON COMPLETION OF THE WORK.

DIVISION 3 – CONCRETE

A. FOOTINGS ARE DESIGNED FOR ONE AND ONE HALF (1–1/2) TON SOIL BEARING CAPACITY. ALL SOIL BEARING CAPACITIES TO BE VERIFIED BY THE CONTRACTOR AS REQUIRED. IF TESTS ARE REQUIRED FOR NON–COMPACTED AREAS, THEY SHALL BE PAID FOR BY THE OWNER. COORDINATE WITH THE SITE SOIL REPORT PREPARED BY THE OWNERS ENGINEERS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DOUBTFUL CONDITIONS.
B. FOOTING DEPTH TO BE A MINIMUM OF THREE (3) FEET FROM SURROUNDING FINISHED GRADE TO BOTTOM OF FOOTING. FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL.
C. FOOTINGS SHALL NOT BE PLACED ON FROZEN GROUND OR IN EXCAVATIONS CONTAINING WATER.
D. ALL CONCRETE SHALL BE CONTROLLED STONE CONCRETE COMPLYING WITH ALL ACI BUILDING CODE REQUIREMENTS. CONCRETE SHALL OBTAIN A 28–DAY COMPRESSIVE STRENGTH OF 3,500 PSI AT GARAGE SLABS AND 3,000 PSI AT ALL OTHER LOCATIONS, UNLESS NOTED OTHERWISE (UNO).
E. ALL CONCRETE SHALL CONFORM TO ACI PRACTICES FOR COLD WEATHER CONCRETING. ALL CONCRETE PLACED AT TEMPERATURES BELOW 50 DEGREES F SHALL CONTAIN THE WATER REDUCING ACCELERATOR "ACCELGUARD 80" AS MANUFACTURED BY THE EUCLID CHEMICAL CO., OR APPROVED EQUAL.
F. ALL CONCRETE SHALL CONTAIN THE WATER REDUCING ADMIXTURE "EUCON WR–75" OR APPROVED EQUAL.
G. CONCRETE SLABS: CONCRETE SLABS SHALL BE A MINIMUM OF 4" IN THICKNESS, PLACED ON 6 MIL POLYETHYLENE VAPOR BARRIER, ON 6" GRAVEL FILL. SLAB TO BE REINFORCED WITH 6X6, WELDED WIRE MESH (WWM), PLACED 1–1/2" DOWN FROM THE TOP OF SLAB AND OVER ANY PIPES AND CONDUITS IN SLAB. WWM MUST LAP ONE FULL MESH AT SIDE AND END LAPS AND MUST BE WIRED TOGETHER. WIRE MESH FABRIC FOR SLABS SHALL CONFORM TO ASTM A185, LATEST EDITION.
H. BASE COARSE UNDER CONCRETE SLABS SHALL BE MIN. 4" GRAVEL OR CRUSHED STONE CONTAINING NOT MORE THAN 10% OF MATERIAL THAT PASSES THROUGH A NUMBER 4 SIEVE.
I. PROVIDE CONTROLLED COMPACTED FILL UNDER THE NEW SLAB ON GRADE, AFTER THE EXISTING PAVING HAS BEEN REMOVED. PERFORM ANY NECESSARY COMPACTION DURING CONSTRUCTION FOR COMPLIANCE WITH THE PERCENTAGE OF MAXIMUM DRY DENSITY SPECIFIED. THE MAXIMUM DRY DENSITY OF THE SOIL SHALL BE DETERMINED BY THE ASTM D 1557 TEST PROCEDURE. PROVIDE COMPACTED FILL IN LAYERS OF 12" TO 95% MAXIMUM DRY DENSITY. SOIL AND ANY FILL SHALL BE FREE FROM ROCKS AND GRAVEL LARGER THAN 4" IN ANY DIRECTION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATTER OF ANY KIND.

DIVISION 4 – MASONRY

A. FOUNDATION WALLS TO BE HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, SIZES AS INDICATED, CONFORMING TO ASTM C–90–85, FILLED SOLID WITH GROUT (3000PSI).
B. MORTAR SHALL BE TYPE S, 2000 PSI, CONFORMING TO ASTM C–270–89.
C. THE LAYING, HANDLING, PROTECTING, BONDING, CURING, AND CLEANING OF ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS OF STRUCTURAL CLAY PRODUCTS INSTITUTE.
D. ALL CONCRETE BLOCK COURSES SHALL BE LAID PLUMB AND LEVEL WITH UNIFORM JOINTS AND CONSISTENT BONDING THROUGHOUT. CONCRETE BLOCK FOUNDATION WALLS SHALL SIT SQUARELY ON AND SHALL BE CENTERED ON THE CONCRETE FOOTINGS, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
E. PROVIDE HORIZONTAL WIRE REINFORCING IN CMU WALLS, DUR–O–WALL OR EQUAL, 16" OC (EVERY OTHER COURSE). PROVIDE VERTICAL REINFORCING IN MASONRY FOUNDATIONS, MINIMUM #5 @ 48" ON CENTER.
F. PROVIDE AND INSTALL MINIMUM 1/2" DIAMETER ANCHOR BOLTS, FASTENED TO PLATE WITH NUT AND WASHER, WITH STANDARD HOOK AT BOTTOM, AT FOUNDATION WALL TOP PLATES. BOLTS TO HAVE STANDARD HOOK END AND SHALL BE LOCATED AT 6'–0" ON CENTER, MAXIMUM, WITH NOT LESS THAN TWO (2) 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. BOLTS SHALL BE SET A MINIMUM DEPTH OF 7" INTO THE CMU AND THE BLOCK SHALL BE FILLED SOLID WITH GROUT. SET ANCHOR BOLTS A MAXIMUM OF 12" IN FROM CORNERS. WHERE INSTALLED IN CONCRETE SLAB OR WALLS, CONTRACTOR HAS THE OPTION TO INSTALL SIMPSON 'TITEN HD' ANCHORS INSTEAD OF CAST–IN–PLACE ANCHORS, INSTALLED PER MANUFACTURERS SPECIFICATIONS.
G. PROVIDE SLEEVES AT FOUNDATIONS WHERE REUIRED FOR PENETRATIONS SUCH AS SEWER AND WATER LINES, ETC.
H. AT NEW FRONT ENTRY STAIR TREADS & LANDINGS SHALL BE LIMESTONE OR CAST STONE, REVIEW OPTIONS WITH OWNER BEFORE ORDERING.

DIVISION 5 – METALS

A. PROVIDE ALL ANCHORS, PLATES AND OTHER CONNECTORS AND ALL MISCELLANEOUS STEEL AND IRON AS REQUIRED TO PROVIDE A COMPLETE FINISHED INSTALLATION. SEE DETAILS FOR SIZE OF LINTELS AT OPENINGS.
B. ALL MATERIAL SHALL BE NEW AND UNUSED HERETO BEFORE. ALL MATERIAL SHALL BE CLEAN AND FREE OF OIL, GREASE, MILL SCALE OR RUST. ALL STEEL TO BE SHOP COATED EXCEPT WHEN ENCASED IN CONCRETE, AT BEARING SURFACES, OR WITHIN 2" OF FIELD WELDS.
C. ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE AISC CODES AND SPECIFICATIONS.
D. MATERIAL NOT OTHERWISE SPECIFIED OR SHOWN ON THE DRAWINGS SHALL BE APPROVED QUALITY OF THE TYPE NORMALLY USED FOR THE PURPOSE. ALL ITEMS NECESSARY FOR THE WORK, WHETHER, SPECIFIED OR NOT, SHALL BE INCLUDED IN THE WORK.
E. WHERE ALUMINUM SURFACES COME IN CONTACT WITH METAL OTHER THAN STAINLESS STEEL, ZINC, WHITE BRONZE OF SMALL AREA OR OTHER METALS COMPATIBLE WITH ALUMINUM, KEEP ALUMINUM SURFACES APART BY 1) PAINTING THE DISSIMILAR METAL WITH A PRIME COAT OF ZINC CHROMATE PRIMER OR OTHER SUITABLE PRIMER, FOLLOWED BY TWO COATS OF ALUMINUM METAL AND MASONRY PAINT, OR OTHER SUITABLE PROTECTIVE COATING, EXCLUDING THOSE CONTAINING LEAD PIGMENTATIONS, 2) PAINTING THE DISSIMILAR METAL WITH A COATING OF HEAVY BODIED BITUMINOUS PAINT, 3) A GOOD QUALITY CAULKING PLACED BETWEEN ALUMINUM AND DISSIMILAR METAL OR 4) A NON–ABSORPTIVE TAPE OR GASKET.

DIVISION 6 – WOOD AND PLASTIC

A. ALL LUMBER SHALL BE DOUGLAS FIR–LARCH #2 OR BETTER, CAPABLE OF DEVELOPING THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

SIZE	Fb (PSI) (SINGLE)	Fb (PSI) (REPETITIVE)	Ft (PSI)	Fc II (PSI)
2x4	1,312	1,508	862	1,495
2x6	1,137	1,307	747	1,430
2x8	1,050	1,207	690	1,365
2x10	962	1,106	632	1,300
2x12	875	1,006	575	1,300

Fv(HORIZONTAL SHEAR)=95 PSI Fc(PERPENDICULAR TO GRAIN)=625 PSI E(MODULUS OF ELASTICITY)=1,600,000 PSI

B. LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, UNLESS OTHERWISE NOTED.
C. PROVIDE NAILERS OR LEDGERS WHERE REQUIRED; FASTEN SECURELY. LAP AND SPIKE ENDS OF RAFTERS OR JOISTS. ANCHOR ALL FRAMING TO WALLS NOT MORE THAN 4'–0" O.C.; INCLUDING RAFTERS AND JOISTS PARALLEL TO WALLS.
D. ALL FRAMING CONNECTORS & FASTENERS SHALL BE HOT DIPPED GALVANIZED (GALV) OR TYPE 316L STAINLESS STEEL (SS), AS MANUFACTURED BY SIMPSON STRONG–TIE. CARRIAGE BOLTS ARE NOT CODE COMPLIANT & ARE NOT ACCEPTABLE
E. ALL ROOF RAFTERS SHALL BE SECURED TO BEARING POINTS AND STUDS BELOW WITH SIMPSON WIND UPLIFT (HURRICANE) CONNECTORS. ALIGN RAFTERS WITH STUDS IF POSSIBLE TO ALLOW FOR SINGLE CONNECTORS TO BE USED. ALL JOISTS SHALL BE SECURED TO BEAMS WITH APPROPRIATE HANGERS.
F. ALL WOOD STUDS TO RUN CONTINUOUS FROM FLOOR TO CEILING.
G. ALL HEADERS AND WOOD BEAMS ARE TO BEAR ON A MINIMUM OF (2)2x MEMBERS.
H. ALL JOISTS SHALL BE SECURED TO FLUSH BEAMS AND LEDGERS WITH APPROPRIATE SIMPSON METAL HANGERS. SECURE WOOD POSTS TO BEAMS WITH METAL COLUMN CAPS AND TO BASE WITH METAL COLUMN BASES.
I. UNLESS SHOWN OTHERWISE ON THE DRAWINGS:
PROVIDE (2) 2X4 POSTS AT ALL BEARING CONDITIONS THAT HAVE (2) 2X HEADERS AND (3) 2X4 POSTS THAT HAVE (3) 2X HEADERS OR BEAMS. IN NO CASE SHALL THE BEARING POST BE LESS THAN THE DIMENSION OF THE BEAM OR HEADER. WHEN NOT SHOWN ON THE DRAWINGS, THE DEFAULT HEADERS SHALL BE AS SHOWN ON THE FRAMING NOTES.
J. PLYWOOD ROOF SHEATHING: APA STRUCTURAL I RATED 5/8" MIN. THICK SHEATHING, EXTERIOR GRADE. AT FRONT ROOF MATCH EXISTING SHEATHING. INSTALL WITH THE LONG DIMENSION OR STRENGTH AXIS OF THE PANEL ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. PANELS TO HAVE TONGUE AND GROOVE EDGES. PANEL END JOINTS SHALL OCCUR OVER FRAMING. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY PANEL MANUFACTURER. PROVIDE "A" FACE AT VOLUME CEILING AREAS.
PLYWOOD WALL SHEATHING: APA RATED 1/2" THICK SQUARE EDGE SHEATHING, EXTERIOR GRADE, UNLESS OTHERWISE NOTED. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
K. BUILDING PAPER: 15 LB. FELT BITUMINOUS IMPREGNATED AT ROOFS AND TYVEK HOUSE WRAP AT WALLS.
L. ALL WOOD IN CONTACT WITH MASONRY OR THE GROUND TO BE ARSENIC AND CHROMIUM FREE PRESSURE TREATED LUMBER (PT) FOR GROUND CONTACT AS MANUFACTURED BY CHEMICAL SPECIALTIES, INC OR EQUAL.
M. 2.0E 'MICROLLAM' LAMINATED VENEER LUMBER (LVL), 2.0E 'PARALLAM' PARALLEL STRAND LUMBER (PSL) & 1.55E 'TIMBERSTRAND' LAMINATED STRAND LUMBER (LSL) & 'TJ RIMBOARD' MEMBERS, AS NOTED ON THE DRAWINGS, ARE AS MANUFACTURED BY WEYERHAEUSER. SIZES SHOWN ON PLANS ARE MINIMUM REQUIRED, LARGER BEAMS MAY BE USED.
N. ALL BEAMS AND ENGINEERED JOISTS SHALL BE INSTALLED, FASTENED, ANCHORED, ETC. IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS. PROVIDE ALL REQUIRED HANGERS, BLOCKING, CONNECTORS, ETC. IN STRICT ACCORDANCE WITH MANUFACTURERS ENGINEERED DRAWINGS. CONTRACTOR MAY USE OTHER ENGINEERED BEAMS AND JOISTS, WITH ENGINEERED DRAWINGS SUPPLIED BY MANUFACTURER TO SHOW THEY ARE COMPARABLE TO SPECIFIED PRODUCTS.
O. ALL INTERIOR WOOD TRIM TO BE AS SELECTED BY OWNER.
P. EXTERIOR TRIM, FASCIAS, PANELS & MISC. TRIM SHOWN ON ELEVATIONS & DETAILS TO BE LOW MAINTENANCE VINYL OR CELLULAR PVC TRIM AS MANUFACTURED BY AZEK BUILDING PRODUCTS, APPROVED EQUAL, OR AS SELECTED BY OWNER.
Q. UNO, WOOD POSTS SHALL BE MULTIPLE STUDS SPIKED TOGETHER WITH 10 PENNY NAILS AT 8" O.C. ALL WOOD POSTS SHALL BE SOLIDLY BLOCKED DOWN TO THE FOUNDATION WALL, GIRDER OR FOOTING WITH LIKE MATERIALS AND WITH THE GRAIN ORIENTED IN THE VERTICAL DIRECTION.
R. UNO, DOUBLE JOISTS AND RAFTERS AT ALL OPENINGS, SUCH AS SKYLIGHTS, IF WIDER THAN 1 JOIST/RAFTER SPACING. DOUBLE ALL JOIST UNDER WALLS WHICH ARE PARALLEL TO THE SPAN AND WHICH ARE GREATER THAN 50% OF THE SPAN. THESE DOUBLED JOISTS MAY BE SPARATED BY 3–1/2" TO ALLOW FOR PIPES AND DUCTS, PROVIDED THAT SOLID BLOCKING IS PROVIDED BETWEEN THEM AT A MAX. 24" O.C.
S. PROVIDE ALL NECESSARY AND REQUIRED BRACING, BRIDGING AND SHORING, TEMPORARY OR OTHERWISE.
T. THE QUANTITY AND SIZE OF FASTENERS CONNECTING BUILDING ELEMENTS AND MATERIALS TOGETHER SHALL NOT BE LESS THAN THAT AS SPECIFIED IN 2015 IRC, TABLE R602.3(1) 'FASTENER SCHEDULE'.
U. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPELLED OUT IN IRC R502.8.
V. ALL FLOOR, ATTIC AND ROOF FRAMING MEMBERS OF 2x10 OR LARGER SHALL HAVE ONE END BRACED FOR THE ENTIRE SPAN WITH PLYWOOD SHEATHING, OR SHALL HAVE BRIDGING THAT CONSISTS OF NOT LESS THAN 1x3 LUMBER, DOUBLE NAILED AT EACH END, OR OF EQUIVALENT METAL BRACING OF EQUAL RIGIDITY AT MAX. 8'–0" O.C. A LINE OF BRIDGING OR BLOCKING SHALL ALSO BE INSTALLED AT SUPPORTS OF ALL JOISTS AND RAFTERS WHERE LATERAL SUPPORT IS NOT OTHERWISE PROVIDED.

DIVISION 7– THERMAL & MOISTURE PROTECTION

A. ROOF SHINGLES TO BE CLASS A, FIBERGLASS ASPHALT SHINGLES AS MANUFACTURED BY GAF–ELK, OR EQUAL. FURNISHED WITH MANUFACTURER'S WRITTEN WARRANTY. INSTALL ALL ROOFING IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS. SHINGLES TO BE SELECTED BY OWNER.
B. PROVIDE METAL FLASHING AT ALL JUNCTURES BETWEEN PLANE CHANGES & AS SHOWN ON THE DETAILS, IN ACCORDANCE WITH SMACNA SHEET METAL MANUAL.
C. PROVIDE ALL ROOFING ACCESSORIES INCLUDING ALL COMPOSITION & METAL FLASHING, FASTENERS, CEMENTS, STARTER COURSES, ETC., AS REQUIRED TO PROVIDE A COMPLETE FINISHED INSTALLATION.
D. NEW GUTTERS & LEADERS TO MATCH EXISTING OR AS SELECTED BY OWNER.
E. PROVIDE ALL NECESSARY CAULKING AND SEALANTS TO COMPLETE THE WORK.
F. PROVIDE WATERPROOFING UNDERLAYMENT, "WINTERGUARD" AS MANUFACTURED BY CERTAINTEED, OR EQUAL UNDER ALL SHINGLED ROOF AREAS AT VALLEYS & EAVES, MINIMUM OF 24" FROM FACE OF WALL BELOW.
G. SOFFIT PANELS SHALL MATCH EXISTING OR AS SELECTED BY OWNER.
H. ROOF RIDGE VENT SHALL BE AS MANUFACTURED BY COR–A–VENT, OR EQUAL.
I. SIDING & TRIM TO MATCH EXISTING, OR AS SELECTED BY OWNER, INCLUDING MANUFACTURER, TYPE, COLOR, ETC. INSTALL SIDING, INCLUDING ALL FASTENERS, TRIM, ETC. FOR A COMPLETE INSTALLATION. PROVIDE 'J' CHANNELS AT WINDOWS & DOORS AS REQUIRED BY MANUFACTURER. INSTALL PER MANUFACTURERS PRINTED INSTRUCTIONS.
J. THE BUILDING ENVELOPE FOR THE NEW CONSTRUCTION MEETS OR EXCEEDS THE ENERGY SUB–CODE DESIGN CRITERIA IN ACCORDANCE WITH U.C.C. BULLETIN NO. 07–2, COMPLIANCE WITH RESCHECK SOFTWARE. ARCHITECT TO SUBMIT COMPLIANCE REPORT.
K. INSULATION AT THE NEW CONSTRUCTION SHALL BE UNFACED FIBERGLASS BATTS WITH A SEPARATE 'MEM–BRAIN' VAPOR RETARDER ON THE INTERIOR SIDE, OR FACED BATTS, BY OWENS CORNING, OR EQUAL. MINIMUM REQUIRED INSULATION: 3.5" THICK R–15 BATTS AT 2x4 EXTERIOR WALLS, 10.25" THICK R–38C BATTS AT ROOF/CEILING. PROVIDE CORRUGATED FOAM BAFFLES WHERE REQUIRED TO MAINTAIN AIR FLOW AT EAVES. PROVIDE MINIMUM 2" THICK, R–10 RIGID FOAM INSULATION BOARDS AT PERIMETER OF SLAB ON GRADE CONSTRUCTION. INSULATION TO EXTEND A MINIMUM OF 24" FROM FOUNDATION. FOAM BOARDS TO BE EXTRUDED POLYSTYRENE (XPS) OR POLYISOCYANURATE (ISO). INSTALL ALL MATERIALS PER MANUFACTURER'S INSTRUCTIONS.

DIVISION 8– DOORS, WINDOWS, SKYLIGHTS

A. OWNER TO SELECT ALL EXTERIOR WINDOWS & DOORS. WINDOWS SHOWN ON THE ELEVATIONS ARE AS MANUFACTURED BY ANDERSEN, BUT OWNER MAY SELECT UNITS BY OTHER MANUFACTURERS, AS LONG AS THEY HAVE LOW–E, 'U' VALUE OF .33 OR LESS, INSULATING GLASS. ALL GLASS WHICH IS REQUIRED TO BE SAFETY GLASS, SUCH AS AT BATHTUBS OR GLAZING WITHIN 18" OF FLOOR, IS THE RESPONSIBILITY OF THE WINDOW SUPPLIER AND OWNER'S AGENT ORDERING THE WINDOWS. AT LEAST ONE WINDOW IN THE GUEST ROOM SHALL BE AN EGRESS UNIT, PER CODE.
B. ALL INTERIOR DOORS & HARDWARE SHALL BE SELECTED BY OWNER.

DIVISION 9 – FINISHES

A. UNLESS OTHERWISE NOTED, ALL GYPSUM WALLBOARD (GWB) TO BE 1/2" THICK GYPSUM BOARD AS MANUFACTURED BY U.S.G., GEORGIA PACIFIC, OR EQUAL. GYPSUM BOARD TO BE SCREWED, TAPED, SPACKLED & SANDED SMOOTH TO PROVIDE A COMPLETE FINISHED INSTALLATION. FURNISH ALL WALLBOARD ACCESSORIES AS REQUIRED. GWB AT BATHROOMS SHALL BE WATER RESISTANT TYPE (WR) AS A MINIMUM, WITH 'DENSGUARD' TILE BACKER GWB AT TUBS & SHOWERS. PROVIDE 5/8" TYPE 'X' GWB AT FIRE SEPARATION BETWEEN LIVING AREAS AND GARAGE. INSTALLATION OF GYPSUM MATERIALS SHALL FOLLOW THE SPECIFICATIONS OF THE CURRENT EDITION OF THE GYPSUM HANDBOOK.
B. ALL GWB MATERIALS AND ACCESSORIES SHALL BE IDENTIFIED BY THE MANUFACTURER'S DESIGNATION TO INDICATE COMPLIANCE WITH ASTH C36, C79, C475, C514, C630, C960, C1002, C1047, C1177, C1178, C1278 AND C1395. SCREWS FOR ATTACHING GWB TO WOOD FRAMING SHALL BE TYPE S OR TYPE W, IN ACCORDANCE WITH ASTM C1002, AND SHALL PENETRATE THE WOOD NOT LESS THAN 5/8".
C. ALL INTERIOR WALL & FLOOR FINISHES SHALL BE SELECTED BY THE OWNER. GENERAL CONTRACTOR SHALL PROVIDE APPROPRIATE UNDERLAYMENTS & PREPARE SUBSTRATES FOR THE SELECTED FINISHES.
D. UNLESS OTHERWISE NOTED, ALL EXPOSED UNFINISHED SURFACES (GWB, WOOD TRIM, ETC.) SHALL BE PAINTED. PAINT SHALL BE LATEX, AS MANUFACTURED BY SHERWIN WILLIAMS OR EQUAL. PROVIDE RECOMMENDED PRIMERS, PREPARE SURFACES & APPLY PER MANUFACTURER RECOMMENDATIONS. PROVIDE ONE (1) COAT PRIMER & TWO (2) FINISH COATS PAINT. MATTE FINISH FOR WALLS & CEILINGS, SEMI–GLOSS FOR TRIM, GLOSS FOR EXTERIOR. COLORS TO BE SELECTED BY OWNER.
E. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL TILE, REVIEW EXTENT OF TILE WITH OWNER. TILE & GROUT COLORS SHALL BE SELECTED BY OWNER & INSTALLED BY CONTRACTOR. ALL TILE WORK, INCLUDING PREPARATION OF SUBSTRATE & TILE & GROUT INSTALLATION, SHALL BE PER THE RECOMMENDATIONS OF THE LATEST EDITION OF THE TILE COUNCIL OF AMERICA INC. HANDBOOK & THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, THIN SET METHOD.

DIVISIONS 10, 11, 12, 13 & 14

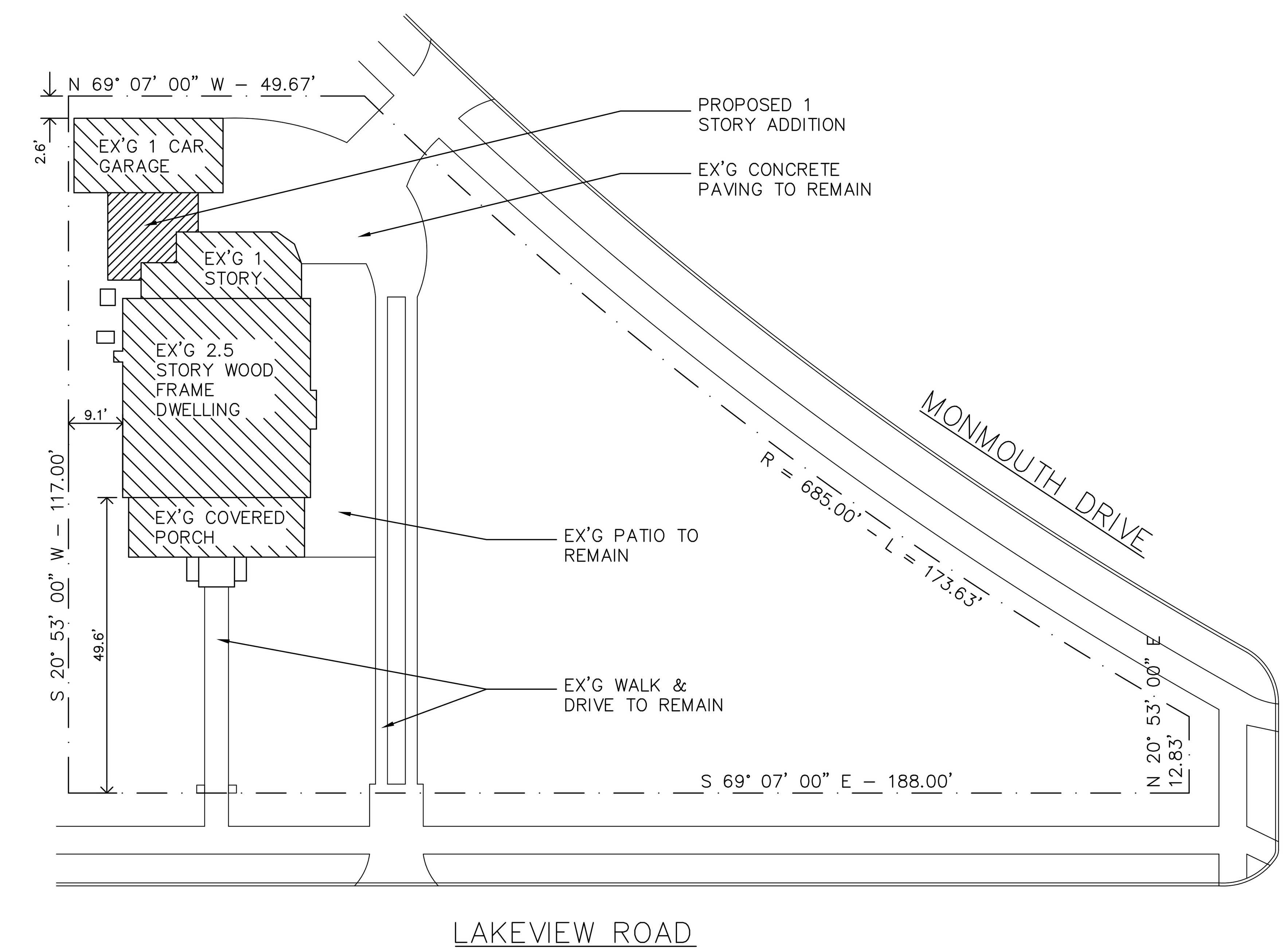
A. ACCESSORIES & SHOWER DOORS FOR NEW BATHROOM SHALL BE SELECTED BY THE OWNER.
B. ALL BATHROOM & KITCHEN CABINETS, APPLIANCES & COUNTERTOPS SHALL BE SELECTED BY THE OWNER. COORDINATE DELIVERY & INSTALLATION OF CABINETRY, COUNTERTOPS & APPLIANCES WITH SUPPLIERS, & COORDINATE ROUGH–INS FOR APPLIANCES.
C. SKYLIGHTS TO BE SELECTED BY OWNER, AS MANUFACTURED BY VELUX, OR APPROVED EQUAL. PROVIDE CURBS, FLASHING KITS, SEALANTS, FASTENERS, ETC. FOR A COMPLETE WATERTIGHT INSTALLATION. INSTALLATION SHALL BE PER MANUFACTURERS PRINTED INSTRUCTIONS. REVIEW OPTIONS WITH OWNER & PROVIDE ELECTRICAL JUNCTION BOXES IF POWERED SKYLIGHT UNITS ARE SELECTED. PROVIDE FLARED SHAFTS AT SKYLIGHT UNITS, FRAMED WITH 2x4'S @ 16" OC, WITH GWB FINISH & BATT INSULATION AROUND SHAFT.

DIVISION 15 – MECHANICAL

A. CONTRACTORS SHALL PERFORM ALL HVAC AND PLUMBING WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES & REGULATIONS.
B. CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE EXISTING HVAC SYSTEM AND RELOCATING, EXTENDING, ADDING TO OR UPGRADING SAME TO ACCOMODATE THE NEW WORK, INCLUDING RELOCATING OF EXISTING DUCTS, REGISTERS, CONTROLS, ETC.
C. HVAC DIAGRAMS, IF REQUIRED, SHALL BE FURNISHED BY HVAC CONTRACTOR. PLUMBING AND GAS RISER DIAGRAMS, IF REQUIRED, SHALL BE FURNISHED BY PLUMBING CONTRACTOR.
D. ALL PLUMBING FIXTURES, APPLIANCES, FITTINGS, ETC SHALL BE PAID FOR & SELECTED BY THE OWNER. CONTRACTOR SHALL COORDINATE DELIVERY & INSTALL UNITS. PROVIDE NEW HOT WATER HEATERS, SELECTED BY OWNER.
E. ANY HOOD OR EXHAUST THAT EXCEEDS 400 CFM REQUIRES MAKE UP AIR IN THE AFFECTED SPACE.
F. KITCHEN HOOD & BATH FANS SHALL EXHAUST TO EXTERIOR, DUCT LOCATIONS TO BE DETERMINED.
G. ANY HOOD OR EXHAUST THAT EXCEEDS 400 CFM REQUIRES MAKE UP AIR IN THE AFFECTED SPACE.

DIVISION 16 – ELECTRICAL

A. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS INCLUDING REGULATIONS OF THE LOCAL UTILITY CO. AND THE 2017 EDITION OF THE NATIONAL ELECTRIC CODE.
B. ELECTRICAL CONTRACTOR SHALL INSPECT THE EXISTING ELECTRICAL SYSTEM & ADD TO OR EXTEND SAME TO ACCOMMODATE THE NEW WORK. THE FINAL COMPLETE DESIGN AND RELATED INSTALLATION SHALL BE THE RESPONSIBILITY OF A LICENSED ELECTRICIAN AS ALLOWED AND REQUIRED BY THE NEW JERSEY UNIFORM CONSTRUCTION CODE, AND SHALL MEET ALL REQUIREMENTS AS SET FORTH THEREIN.
C. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN.
D. CONTRACTOR SHALL FURNISH ALL WIRING DEVICES REQUIRED AND LAMPS FOR LIGHT FIXTURES, UNLESS NOTED OTHERWISE.
E. ALL BUILDING WIRE SHALL BE COPPER AS REQUIRED BY LOAD AND HAVE A MINIMUM 600 VOLT TYPE THHN INSULATION. A HIGHER RATED TEMPERATURE INSULATION SHALL BE UTILIZED WHERE REQUIRED BY AMBIENT CONDITION OR CODE.
F. ALL FIXTURES TO BE UL APPROVED AND SHALL BEAR THE LABEL OF UNDERWRITER'S LABORATORIES. RECESSED LIGHT FIXTURES TO BE TYPE REQUIRED FOR THE INSTALLATION AS REQUIRED BY CODE, I.E., THERMALLY PROTECTED OR TYPE IC WHERE INSTALLED IN INSULATED JOIST OR RAFTER SPACES. FIXTURES TO BE AS MANUFACTURED BY LIGHTOLIER, HALO, PROGRESS OR EQUAL. REVIEW ALL LIGHT FIXTURE SELECTIONS WITH OWNER PRIOR TO ORDERING OR INSTALLATION OF FIXTURES.
G. SERVICE PANEL BOX TO BE LABELED BY THE ELECTRICAL CONTRACTOR SHOWING WHAT AREAS EACH BREAKER SERVES.
H. RECEPTACLES AT EXTERIOR, BATHS & KITCHENS & ANYWHERE ELSE REQUIRED BY CODE SHALL BE PROTECTED BY GROUND FAULT INTERRUPTER.
I. NEW DEVICES, SWITCHES & SWITCH PLATES SHALL BE SELECTED BY OWNER. OWNER TO SELECT FINAL LOCATIONS FOR ALL ELECTRICAL ITEMS.
J. ALL EXTERIOR, RECESSED, DECORATIVE OR EXPOSED LIGHT FIXTURES, PENDANTS, LAVATORY LIGHTING, UNDERCABINET LIGHTS & WALL SCONCES, & BATHROOM EXHAUST FAN/LIGHT UNITS, SHALL SELECTED BY OWNER.
K. SWITCH AND OUTLET LOCATIONS SHOWN ON THE PLANS ARE DIAGRAMATIC; OWNER TO SELECT FINAL LOCATIONS. ALL OUTLETS IN LIVING SPACES SHALL MEET THE REQUIREMENTS OF ARTICLE 210.52 OF THE NEC CODE, INCLUDING SPACING RECEPTACLES SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET, AND ANY SPACE THAT IS 2 FEET WIDE OR MORE SHALL HAVE AN OUTLET.
L. NOTE: VIF THE EXISTING CONDITIONS, UPGRADE WITH NEW SMOKE & CARBON MONOXIDE DETECTORS TO MEET THE FOLLOWING REQUIREMENTS:
PROVIDE SMOKE DETECTORS, MIN. 1 AT EACH LEVEL, MIN. 1 PER BEDROOM, AND MIN. 1 IN HALLWAY IN VICINITY OF BEDROOMS, UNITS MAY BE BATTERY OPERATED.
PROVIDE SINGLE STATION CARBON MONOXIDE ALARM IN THE IMMEDIATE VICINITY OF EACH SLEEPING AREA. DEVICE TO BE UL APPROVED.



SITE PLAN
SCALE: 1" = 20'–0"

NOTE: SITE INFORMATION OBTAINED FROM SURVEY PROVIDED BY THE OWNER, PREPARED BY SHARK RIVER LAND SURVEYING, LLC, NEPTUNE CITY, NJ, 07753, RODOLFO PIERR1 P.L.S., NJ LAND SURVEYOR, LICENSE 24GS03860800, DATED 11–14–19. ARCHITECT DOES NOT CERTIFY.

ZONE R–2, BLOCK 63, LOT 3

SITE INFORMATION

ITEM	PERMITTED/REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	18,750 SQ FT	14,187 SQ FT *	NO CHANGE
MIN. LOT FRONTAGE:	150 FT	188 FT	NO CHANGE
MIN. LOT DEPTH:	125 FT	117 FT *	NO CHANGE
MIN. FRONT SETBACK:	50 FT	49.6 FT *	NO CHANGE
MIN. REAR SETBACK (20% OF LOT DEPTH):	25 FT	9.1 FT *	NO CHANGE
MIN. 1 SIDE SETBACK (10% OF LOT WIDTH):	15 FT	2.6 FT *	NO CHANGE
MAX. BUILDING COVERAGE (20% OF LOT):	2,837 SQ FT	1,676 SQ FT 11.8 %	1,852 SQ FT 13.1 %
MAX. IMPERMEABLE COVERAGE (40% OF LOT):	5,675 SQ FT	3,940 SQ FT 27.8 %	⊕NO CHANGE

* EXISTING NON–CONFORMING ITEM
⊕ AREA OF PROPOSED ADDITION IS PAVED

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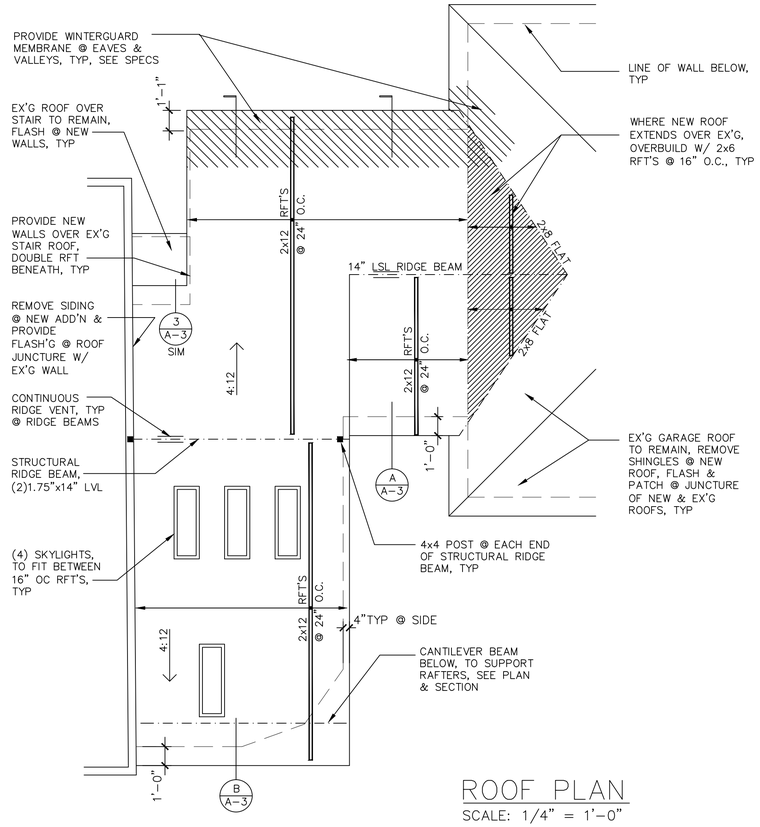
ADDITION & ALTERATIONS @
EXISTING 1 FAMILY RESIDENCE
11 LAKEVIEW ROAD
DEAL, NJ 07723
TAX BLOCK 63, LOT 3

revisions

scale:	date:
AS NOTED	25 MAR 2020
dwn:	comm. no.
TAG	2020–05

dwg. title
SPECIFICATIONS & SITE PLAN

dwg. no.
A–1



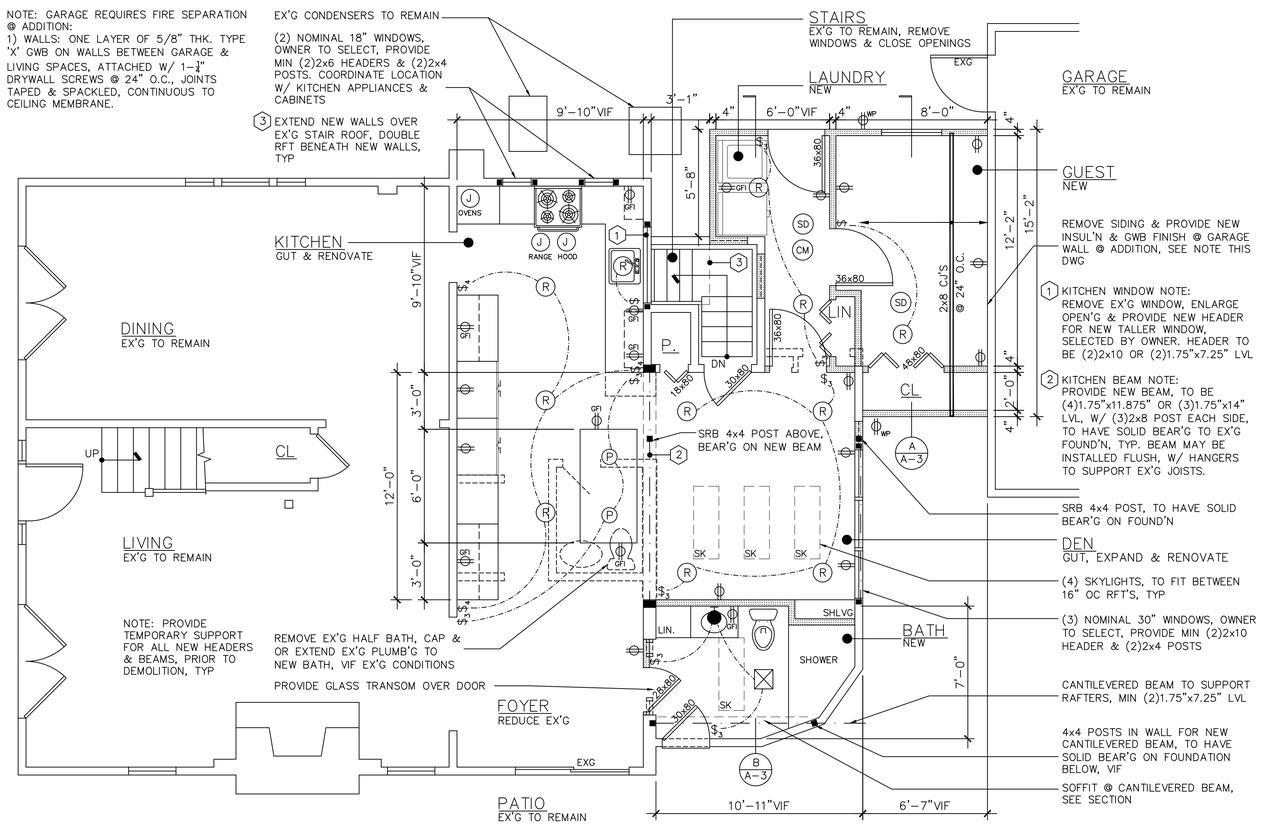
ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTE: GARAGE REQUIRES FIRE SEPARATION @ ADDITION:
1) WALLS: ONE LAYER OF 5/8" THK. TYPE 'X' GWB ON WALLS BETWEEN GARAGE & LIVING SPACES, ATTACHED W/ 1-¼" DRYWALL SCREWS @ 24" O.C., JOINTS TAPED & SPACKLED, CONTINUOUS TO CEILING MEMBRANE.

EX'G CONDENSERS TO REMAIN

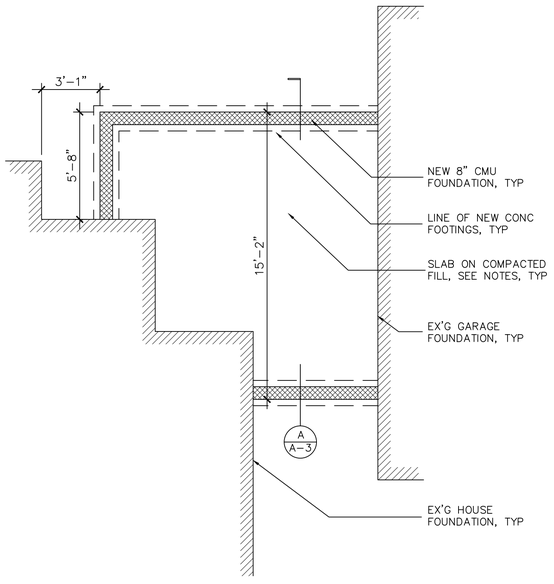
(2) NOMINAL 18" WINDOWS, OWNER TO SELECT, PROVIDE MIN (2)2x6 HEADERS & (2)2x4 POSTS. COORDINATE LOCATION W/ KITCHEN APPLIANCES & CABINETS

3 EXTEND NEW WALLS OVER EX'G STAIR ROOF, DOUBLE RFT BENEATH NEW WALLS, TYP



NOTE: ALL EXISTING LIGHT FIXTURES, SWITCHES, OUTLETS, ETC. NOT IN WAY OF OR AFFECTED BY THE NEW WORK SHALL REMAIN AS IS, UNO. RELOCATE OR CAP ALL ITEMS AS REQUIRED BY DEMOLITION. FINAL LOCATIONS FOR ALL ITEMS TO BE COORDINATED W/ OWNER, TYP

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



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

ELECTRICAL LEGEND

- DUPLEX RECEPTACLE
- GFI DUPLEX RECEPTACLE PROTECTED BY GROUND FAULT INTERRUPTER CIRCUIT
- WP WEATHER PROOF DUPLEX RECEPTACLE
- FP JUNCTION BOX FOR APPLIANCE/EQPT
- $ 1 WAY/2 POLE SWITCH
- $3 2 WAY/3 POLE SWITCH
- $4 3 WAY/4 POLE SWITCH
- EXHAUST FAN/ LIGHT, DUCT FAN TO EXTERIOR
- (R) RECESSED OR SURFACE MOUNTED FIXTURE "WP"=WATERPROOF FIXTURE
- (P) PENDANT FIXTURE
- TO LIGHT/SWITCH ABOVE/BELOW
- WALL MOUNTED LIGHT FIXTURE
- (SD) SMOKE DETECTOR
- (CM) CARBON MONOXIDE DETECTOR WITH BATTERY

LEGEND

- TYP NOMINAL 4" WALLS: 2x4 WOOD STUDS @ 16" O.C., WITH 1/2" INTERIOR GWB FINISH & EXTERIOR SHEATHING
- 30x80 TYP NEW DOOR SIZE OF DOOR IN INCHES
- BEAM, HEADER OR FRAMING MEMBER
- EX'G TO BE REMOVED
- EX'G TO REMAIN
- POST @ BEAM OR HEADER MIN. (2)2x4 UNO
- 2x8 @ 16" OC FLOOR JOIST (FJ), CEILING JOIST (CJ) OR RAFTER (RFT), SPAN & DIRECTION
- 1 A-5 DETAIL, SECTION
- 1 PLAN NOTE

ABBREVIATIONS

EX'G	EXISTING
O.C.	ON CENTER
TYP	TYPICAL THROUGHOUT
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
CMU	CONCRETE MASONRY UNITS
GWB	GYPSUM WALL BOARD
SRB	STRUCTURAL RIDGE BEAM

	DRAWING LIST
A-1	SPECIFICATIONS & SITE PLAN
A-2	FOUNDATION, FIRST & ROOF PLANS, LEGENDS, MISC INFO
A-3	ELEVATIONS, SECTIONS, DETAILS

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ADDITION & ALTERATIONS @

EXISTING 1 FAMILY RESIDENCE

11 LAKEVIEW ROAD
DEAL, NJ 07723

TAX BLOCK 63, LOT 3

revisions

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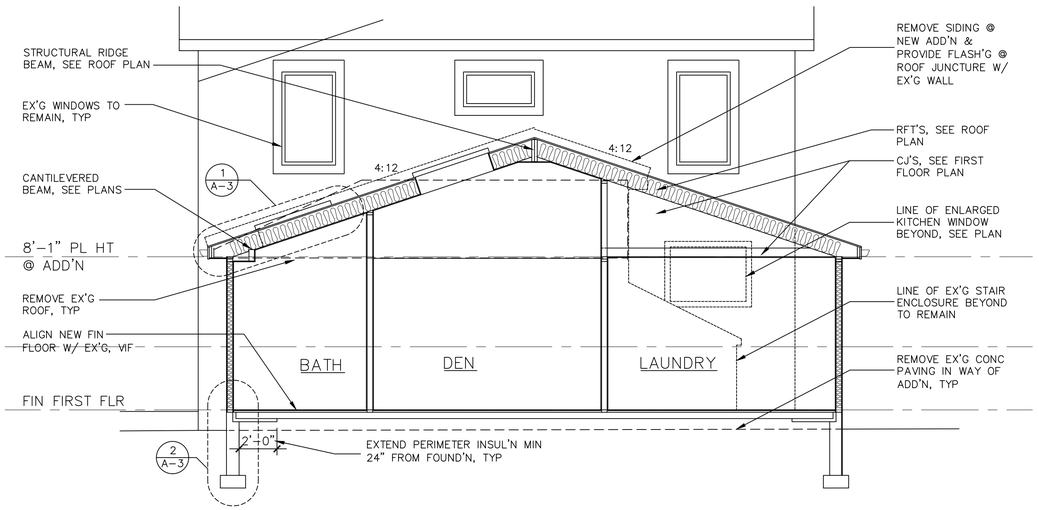
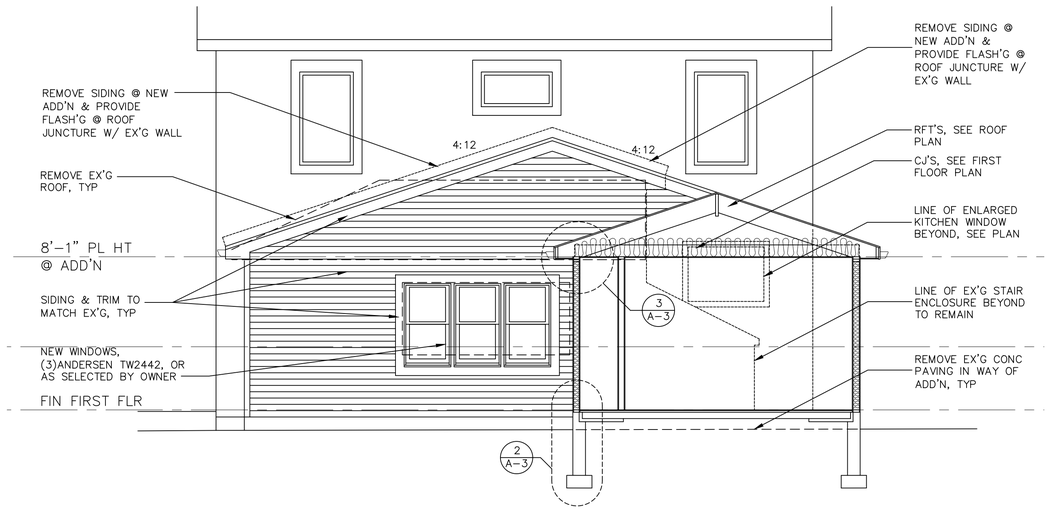
dwn: TAG	comm. no. 2020-05

dwg. title
FOUNDATION, FIRST & ROOF PLANS, LEGENDS, MISC INFO

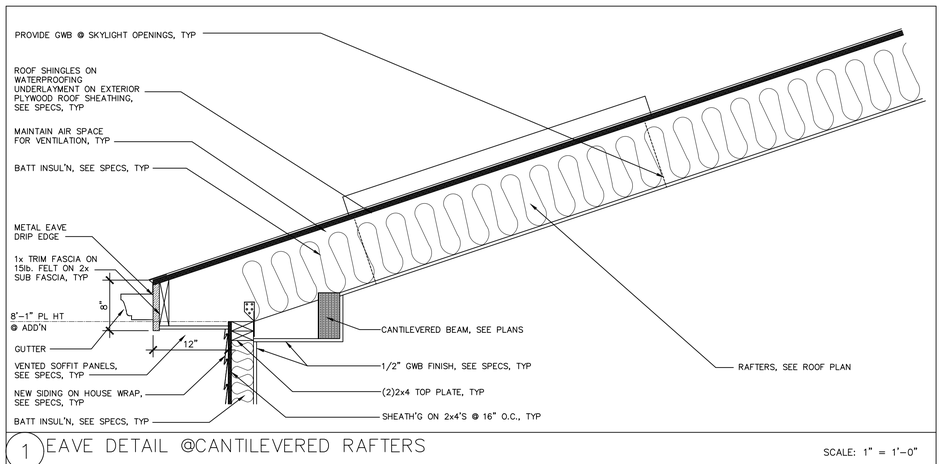
dwg. no.
A-2
OF 3



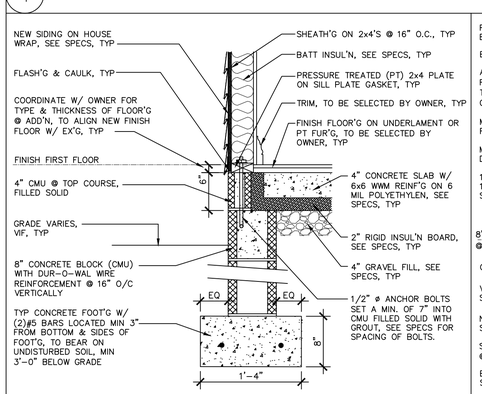
SECTION B
SCALE: 1/4" = 1'-0"



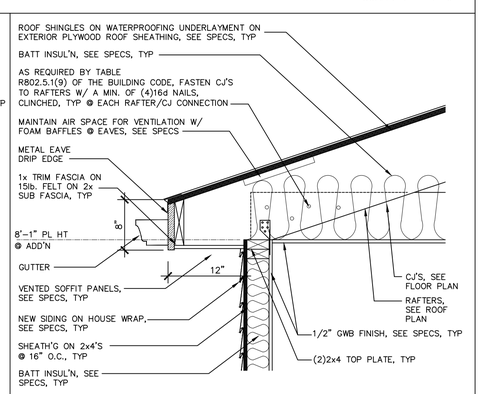
ELEVATION/SECTION A
SCALE: 1/4" = 1'-0"



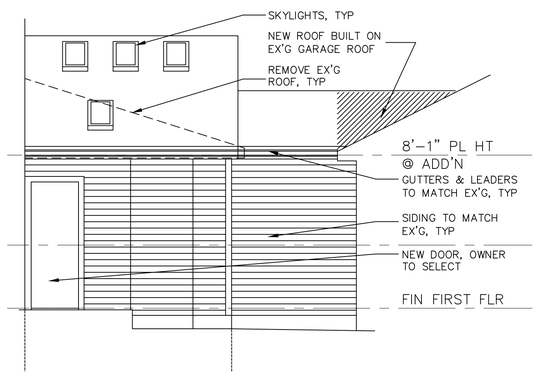
1 EAVE DETAIL @CANTILEVERED RAFTERS
SCALE: 1" = 1'-0"



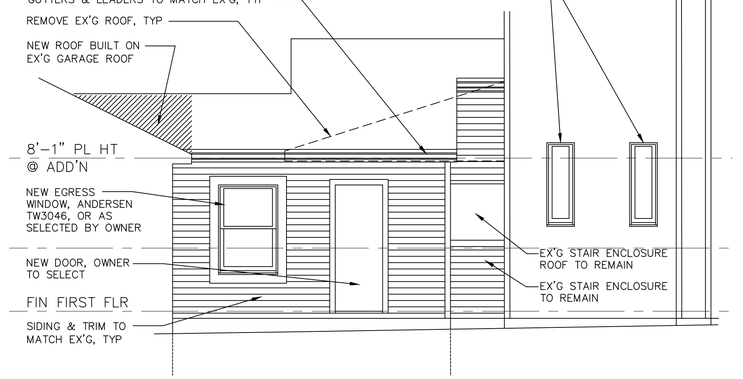
2 TYP FOOTING DETAIL
SCALE: 1" = 1'-0"



3 TYP EAVE DETAIL
SCALE: 1" = 1'-0"



EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

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ELEVATIONS, SECTIONS, DETAILS

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A-3

OF 3