THE LATEST EDITIONS OF THE CODES LISTED THE DRAWINGS AND ANY OTHER CODES HAVING JURISDICTION. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

2. DETAILS AND SECTIONS ON DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT, DETAILS NOTED "TYPICAL" IMPLY ALL CONDITIONS ARE TREATED SIMILAR. MODIFICATIONS ARE TO BE MADE BY THE CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS.

3. THE CONTRACTOR SHALL VERIFY AND PROTECT ALL SERVICE LINES AND EXISTING SITE FEATURES FROM DAMAGE.

4. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE DRAWINGS OR THE APPLICABLE CODES.

5. CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING. WRITTEN INSTRUCTIONS SHALL BE OBTAINED FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS FOR WHICH NOTIFICATION AS INDICATED ABOVE WAS NOT GIVEN.

7. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS IN THE FIELD.

8. CONTRACTORS SHALL KEEP THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS, AND SHALL PROTECT THE WORK FROM DAMAGE, SOILING, AND FTC. AND

9. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY EXISTING CONDITIONS AND REVIEW THESE CONDITIONS WITH THE PLANS BEFORE, DURING AND AFTER CONSTRUCTION, AND ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, IN WRITING IMMEDIATELY. FAILURE TO PROVIDE SUCH NOTICE SHALL OBLIGATE THE CONTRACTOR TO PERFORM ANY AND ALL REMEDIAL WORK THAT MAY BE REQUIRED AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.

10. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY IN LOCATING ANY UTILITIES AND THE STAKING OUT OF THE PROPOSED DECK, ADDITION, OR ANY OTHER SITE WORK INDICATED. THE CONTRACTOR SHOULD CHOOSE TO HIRE A LICENSED SURVEYOR TO PROPERLY LOCATE ALL STAKES. IF THERNTION OF THE ARCHITECT, IN WRITING IMMEDIATELY, FAILURE TO PROVIDE SUCH NOTICE SHALL OBLIGATE THE CONTRACTOR TO PERFORM ANY AND ALL REMEDIAL WORK THAT MAY BE REQUIRED AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.

11. THE CONTRACTOR AND CLIENT SHALL BE RESPONSIBLY IN OBTAINING ANY SOIL BORING TESTS PRIOR TO CONSTRUCTION IF NEEDED.

12. IN THE EVENT THAT THE SOIL/SITE CONDITIONS DO NOT MEET CONSTRUCTION. FAILURE TO PROVIDE SUCH NOTICE SHALL BE HALTED IMMEDIATELY. THE CONTRACTOR MUST THEN NOTICE SHALL BE HALTED ON ARCHITECT IN WRITING OF THE SITE CONDITIONS PRIOR AND DURING EXCANATION. FAILURE TO PROVIDE SUCH NOTICE SHALL OBLIGATE THE CONTRACTOR TO PERFORM ANY AND ALL REMEDIAL WORK THAT MAY BE CONTRACTOR TO PERFORM ANY AND ALL REMEDIAL WORK THAT MAY BE CONTRACTOR TO PERFORM ANY AND ALL REMEDIAL WORK THAT MAY BE CONTRACTOR TO PERFORM ANY AND ALL REMEDIAL WORK THAT MAY BE CONTRACTOR TO PERFORM ANY AND ALL REMEDIAL WORK THAT MAY BE CONTRACTOR TO PERFORM ANY AND ALL REMEDIAL WORK THAT MAY BE CONTRACTOR TO PERFORM ANY AND ALL REMEDIAL WORK THAT MAY BE CONTRACTOR. TO PERFORM ANY AND ALL REMEDIAL WORK THAT MAY BE CONTRACTOR. TO PERFORM ANY AND ALL REMEDIAL WORK THAT MAY BE CONTRACTOR. TO PERFORM ANY AND ALL REMEDIAL WORK THAT MAY BE CONTRACTOR. TO PERFORM THE CONTRACTOR. TO THE OWNER OR A

2. CONCRETE

1. ALL REINFORCED CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE CURRENT ACI—318 "BUILDING CODE REQUIREMENTS

FOR REINFORCED CONCRETE".

2. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 P.S.I..

3. REINFORCING STEEL SHALL CONFORM TO ASTM—A615 GRADE 60.

WELDED WIRE FABRIC SHALL BE 6" X 6", #10/#10 AND CONFORM TO ASTM A—185.

4. WHERE INDICATED ON — GRADE CONCRETE SLABS. THE W.W.F. WHERE INDICATED ON — GRADE CONCRETE SLABS, THE W.W.F. NFORCEMENT SHALL BE LOCATED MIDWAY IN THE SLAB THICKNESS. ALL EXTERIOR CONCRETE TO BE AIR ENTRAINED.

3. METALS, STRUCTURAL AND MISCELLANEOUS

1. STEELWORK SHALL CONFORM TO THE CURRENT SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STEEL FOR BUILDINGS AS ADOPTED BY THE A.I.S.C. CONNECTIONS SHALL BE BOLTED OR WELDED.

BOLTS SHALL CONFORM TO TO ASTM A—325 AND BE 3/4" DIAMETER UNLESS OTHERWISE NOTED.

2. ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH A.S.T.M. SPECIFICATIONS A—36. STEEL FOR PIPE COLUMNS SHALL BE OF EQUIVALENT CAPACITY AND WELD ABILITY TO A.S.T.M. SPECIFICATIONS

4. CARPENTRY

1. ALL WOOD CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS EXCEPT AS MODIFIED BY THESE SPECIFICATIONS.

- AMERICAN INSTITUTE OF TIMBER CONSTRUCTION:

STANDARD MANUAL

- NATIONAL FORESTS PRODUCTS ASSOCIATION:

NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION

- SOUTHERN PINE INSPECTION BUREAU:

STANDARD GRADING RULES FOR SOUTHERN PINE LUMBER

- AMERICAN PLYWOOD ASSOCIATION:

GUIDE TO PLYWOOD FLOORS, PLYWOOD SHEATHINGS FOR WALLS & જ્

4. ALL STUD WALLS SHALL BE FRAMED W/2 X 4 STUDS AT
16"O/C UNLESS OTHERWISE NOTED.
5. HANGERS, FRAMING ANCHORS AND FASTENERS:
PROVIDE AND INSTALL STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED AS REQUIRED. NAILS TO BE THOSE FURNISHED BY THE MANUFACTURER FOR THE SPECIFIC USE. NAILING SHALL BE FINI NACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
"TECO", "TRIMFAST", "SIMPSON" OR "ARTCOR" CONFORMING TO THE REQUIREMENTS INDICATED SHALL BE PROVIDED. ALL ANCHORS AND HANGERS SHALL BE GALVANIZED.
6. ALL HEADERS AT BEARING CONDITIONS SHALL BE AS INDICATED ON THE DRAWINGS.
7. ALL HEADERS AT NON-BEARING CONDITIONS SHALL BE AS SPANS 4'-0" TO 6'-0"
SPANS 4'-0" TO 6'-0"
SPANS 4'-0" TO 9'-0"
SPANS 6'-0" TO 9'-0"
SPANS 6'-0" TO 9'-0"
SPANS 6'-0" TO 9'-0"
10. FLOOR SHEATHING TO BE 5/8" EXT. GRADE T. AND G. PLYWOOD 1. WALL SHEATHING TO BE MIN. 1/2" EXTERIOR GRADE

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THERMAL AND MOISTURE PROTECTION

 $|\infty|$ MAT 5. / SMC APP FOR

MODIFICATIONS AS SPECIFIED HERBIN:

MODIFICATIONS AS SPECIFICATIONS OF FORMANCIA.

ACCOUNTIONS, BELLET HASHING SHALL CONFORM TO ASTIM A-528, MOCHANIA.

MINISTALL FLASHING SHALL CONFORM TO ASTIM A-528, MOCHANIA.

MODIFICATIONS AND SHEET METAL MANULLA", BY SANCINA.

ACCOUNTIONS, PROJECTIONS OF WOOD BEAMS THROUGH EXTERIOR TO PROVIDE WATELFROOR DEPEN, 26 GA. (0.0179") ASTIM A-528, DESIGNATION G-90 FRAMING.

S. PROVIDE MODIFICATIONS OF WOOD BEAMS THROUGH EXTERIOR TO PROVIDE WATELFROOR DEPEN, 26 GA. (0.0179") ASTIM A-528, DESIGNATION G-90 FRAMING.

S. PROVIDE MODIFICATIONS OF WOOD BEAMS THROUGH EXTERIOR TO PROVIDE WATELFROOR PREFORMANCE.

S. PROVIDE WATELFROOR OPENINGS AND ELISEWHERE AS REQUIRED TO PROVIDE WATELFROOR THE FLASHING SHALL HAVE AN END FAMEL SHALL HAVE THE FLASHING SHALL HAVE AN END FAMEL SHALL HAVE AN END SHALL HAVE HER FOWNED OF NOT LESS THAN 4.

1. COMPOSITE SHINGLES SHALL HAVE THE FLASHING SHALL HAVE AN END FAMEL SHALL HAVE AND SHALL HAVE AND SHALL HAVE AND SHALL HAVE AND SHALL HAVE AN END FAMEL SHALL HAVE AND SH

6. DOORS, WINDOWS AND GLASS

1. REFERENCE STANDARDS FOR DOORS AND WINDOWS SHALL BE AS FOLLOWS:

-UNDERWRITERS LABORATORIES INC.—BUILDING MATERIALS
DIRECTORY

-NATIONAL FIRE PROTECTION ASSOCIATION PAMPHLET NO.80
STANDARD FOR FIRE DOORS AND WINDOWS

-NATIONAL WOODWORK MANUFACTURER'S I.S. 1078

WOOD FLUSH DOORS

-ASTM E-283 AND E-331.

2. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FULLY
WEATHERSTRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR
INFILTRATION. ALL DOORS AND WINDOWS SHALL CONFORM TO
INFILTRATION STANDARDS OF ASTM E-287-73 WITH A PRESSURE
DIFFERENTIAL OF 1.57 PSF AND SHALL BE CERTIFIED AND
LABELLED.

7. FINISHES

1. PROVIDE AND INSTALL GYPSUM WALLBOARD IN CONFORMANCE WITH "AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD."

2. APPLICATION OF PAINTS AND OTHER COATINGS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. READY MIXED PAINTS SHALL NOT BE THINNED EXCEPT AS PERMITTED BY THE APPLICATION INSTRUCTIONS.

3. ALL EXTERIOR AND INTERIOR SURFACES AS INDICATED SHALL RECEIVE PAINT FINISH EXCEPT FACTORY PREFINISHED SURFACES AS INDICATED SHALL RECEIVE PAINT FINISH EXCEPT FACTORY PREFINISHED SURFACES AS FOLLOWS:

-EXTERIOR AND INTERIOR WOOD;
ONE COAT PRIMER AND ONE FINISH COAT.

-INTERIOR GYPSUM WALLBOARD SHALL BE CLEAN AND FREE OF FOREIGN MATERIALS. (GREASE, DIRT, RUST, ETC.)

5. APPLICATION SHALL BE PERFORMED IN A WORKMANLIKE MANNER PROVIDING A SMOOTH SURFACE. APPLICATION SHALL BE AS SPECIFIED BY THE MANUFACTURER. APPLICATION SHALL BE BY BRUSH, ROLLER, OR SPRAY IF THE PAINT IS FORMULATED FOR SPRAY APPLICATION.

6. GYPSUM WALLBOARD SHALL BE 1/2" THICK SIMILAR TO USG SHEETROCK BRAND REGULAR GYPSUM PANELS.

MECHANICAL

1. THE MECHANICAL CONTRACTORS SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL COMPLETE HEATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. MECHANICAL CONTRACTORS SHALL COORDINATE THEIR WORK WITH THE WORK OF OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP INTO UTILITIES IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.

2. H.V.A.C. DRAWINGS, AS REQUIRED, SHALL BE PREPARED BY THE OWNERS MECHANICAL ENGINEER OR H.V.A.C. CONTRACTOR.

-THE OWNERS MECHANICAL ENGINEER OR H.V.A.C. CONTRACTOR SHALL PREPARE AND SUBMIT DRAWINGS, DIAGRAMS, AND CALCULATIONS REQUIRED BY THE SUBJECT AGENCY. THESE DRAWINGS SHALL SHOW THE ENTIRE H.V.A.C. SYSTEM AND SHALL SHOW THE ENTIRE H.V.A.C. SYSTEM AND SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS SO AS TO AVOID CONFLICTS.

3. ADDITIONAL STRUCTURAL FRAMING MAY BE REQUIRED WHEN FINAL LOCATION OF ROOFTOP UNITS ARE LOCATED. THE HVAC CONTRACTOR SHALL SUBMIT LOADING AND FRAMING REQUIREMENTS WITH THE SHOP DRAWINGS.

9. ELECTRICAL

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR A COMPLETE AND FULLY OPERATIONAL ELECTRICAL SYSTEM. ALL WORK SHALL COMPLY WITH THE NATIONAL CODE AND W/ALL STATE AND LOCAL CODES AND ORDINANCES. TERMINAL HOOK—UP IS REQUIRED FOR ALL FIXTURES, APPLIANCES, MOTORS, FANS, CONTROLS, ETC.

2. THE ELECTRICAL LAYOUT IS GENERALLY DIAGRAMMATIC, LOCATION OF OUTLETS AND EQUIPMENT IS APPROXIMATE, EXACT ROUTING OF WIRING, LOCATION OF OUTLETS, SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OBSTRUCTIONS. WIRING FOR EQUIPMENT REQUIRING MAINTENANCE AND INSPECTION SHALL BE READILY ACCESSIBLE.

3. ALL ELECTRICAL EQUIPMENT AND BREAKERS SHALL BE LABELED.

4. CONTRACTOR SHALL PROVIDE PANIEL DESIGN FOR THE UPGRADED SERVICE.

5. LIGHT CIRCUITS SHALL BE 15 AMP WITH #14 AWG COPPER CONDUCTORS.

6. RECEPTACLE CIRCUITS SHALL BE 15 AMP WITH #14 AWG COPPER CONDUCTORS.

7. APPLIANCE CIRCUITS SHALL BE AS REQUIRED FOR THE APPLIANCE IN QUESTION.

8. MATERIALS AND EQUIPMENT SHALL BE NEW AND LISTED BY UNDERWRITERS LABORATORIES INC. AND BEAR THEIR LABEL WHEREVER STANDARDS HAVE BEEN ESTABLISHED AND LABEL SERVICE IS AVAILABLE.

9. VERIFY AND LOCATE ALL RECEPTACLES PRIOR TO THE INSTALLATION OF DRYWALL.

10. INSTALL LIGHT SWITCHES AT 18" CENTERLINE ABOVE FINISHED FLOOR.

11. INSTALL LIGHT SWITCHES AT 18" CENTERLINE ABOVE FINISHED FLOOR.

12. ALL SWITCHED OUTLETS TO BE ONE—HALF HOT.

13. ANY FIXTURES INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE
50%, WEATHERPROOF.

PA IS

IO. SITEWORK

IN THE SECTION IN CONFORMANCE WITH THE GEOLOGICAL REPORTS, AND APPROVED SITE GRADING PLANS AS ACCEPTED BY THE BUILDING REPORTS, AND APPROVED SITE GRADING PLANS AS ACCEPTED BY THE BUILDING DEPARTMENT. IN THE ABSENCE OF A SUBSURFACE SURVEY THE CONTRACTOR SHALL HIRE A LICENSED SOILS ENGINEER TO INVESTIGATE THE SITE. IF A DISCREPANCY ALL FROM THE PRESUMED SOIL BEARING CAPACITY EXISTS, THE CONTRACTOR SHALL NOT PLACE FOUNDATIONS WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT.

2. PRESUMPTIVE SOIL BEARING CAPACITY IS 3,000 P.S.F. ON UNDISTURBED SOIL. UND ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL.

3. BOTTOM OF FOOTINGS SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN HALF THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THAT FOOTING.

4. ALL BACKFILL AT STRUCTURES, SLABS, STEPS, AND PAVEMENTS SHALL BE CLEAN GRANULAR FILL. ALL BACKFILL MATERIAL SHALL BE WELL COMPACTED TO ELIMINATE SETTLEMENT. BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS.

RIER 5. ALL SLABS ON GRADE SHALL BEAR ON MECHANICALLY COMPACTED CRUSHED STONE CAPABLE OF SUPPORTING 1000 P.S.F.

6. BACKFILL SHALL BE BROUGHT UP EQUALLY ON EACH SIDE OF WALLS.

7. DO NOT BACKFILL UNTIL WALLS HAVE CURED.

11. MASONRY

1. ALL HOLLOW LOAD BEARING BLOCK TO CONFORM TO ASTM C-90. ALL SOLID

1. ALL HOLLOW LOAD BEARING BLOCK TO CONFORM TO ASTM C-90. ALL SOLID

BLOCK TO CONFORM TO ASTM C-145. MINIMUM NET COMPRESSIVE STRENGTH (F'm)

O SHALL BE 1000 P.S.I. USE TRUSS TYPE GALVANIZED HORIZONTAL REINFORCEMENT. 2

#9 GAUGE BARS (MIN.) IN ALTERNATE COURSES UNLESS OTHERWISE NOTED.

2. NON BEARING BRICK OR STONE VENEER WALLS SHALL BE SET IN FULL BED OF PORTLAND CEMENT. MORTAR TYPE SW COMPRESSIVE STRENGTH (F'm) 3000 P.S.I. INSTALL GALVANIZED METAL MASONRY TIES @ 16" O.C. HORIZONTALLY AND VERTICALLY.

1 AIR 3. FILL BLOCK CELLS WITH GROUT IN ALL AREAS TO RECEIVE EXPANSION ANCHORS, ANCHOR BOLTS, OR DIRECTLY BELOW BEAM OR COLUMN BEARING PLATES.

4. MORTAR AND GROUT FOR CONCRETE BLOCK WALLS SHALL CONFORM TO ASTM C-270. TYPE N MORTAR SHALL BE USED FOR ALL EXTERIOR WALLS BELOW GRADE. TYPE S MORTAR SHALL BE USED FOR ALL WALLS SHALL CONFORM TO ASTM C-270. TYPE N MORTAR SHALL BE USED FOR ALL WALLS AND PARTITIONS ABOVE GRADE. S. PORTLAND CEMENT EXTERIOR STUCCO SHALL CONFORM TO THE REQUIREMENTS OF ANSI A.42.2, A.42.3. PROVIDE 3 COAT EXTERIOR PORTLAND CEMENT STUCCO ON GALVANIZED WIRE MESH WITH GALVANIZED NAILS OR APPROVED HASTENERS. EXTERIOR PORTLAND CEMENT STUCCO SHALL HAVE A FINISHED THICKNESS OF 7/8". INSTALL GALVANIZED OR ALUMINUM CONTROL JOINT AND CAPPING AT JUNCTURE OF STUCCO WITH DISSIMILAR MATERIALS.

CODE

TO BE REMOVED

1-STORY FRAME DWELLING

(AREA=3,396 SF)

1-STORY FRAME

20.00

ALL WORK SHALL BE DESIGNED AND COMPLETED IN ACCORDANCE W/ THE LATEST EDITIONS OF THE FOLLOWING CODES:

2018 ICC INTERNATIONAL BUILDING CODE—NJ ED.

2018 INTERNATIONAL RESIDENTIAL CODE—NJ ED.

2018 ICC INTERNATIONAL MECHANICAL CODE

2018 ICC INTERNATIONAL ENERGY CONSERVATION

2018 ICC INTERNATIONAL FUEL GAS CODE

2017 NATIONAL ELECTRIC CODE

CABO ANSI 117.1 — HANDICAP ACCESSIBILITY CODE

NJ UNIFORM CONSTRUCTION CODE

BUILDING USE GROUP

R-5

CONSTRUCTION CLASSIFICATION

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* * □ * 77 ZWITHIN EXISTING LARGER Z0Z-CONFORMING CONDOMINIUM \subseteq

ZONED R 75 RESIDENTIAL SINGLE I LOT SQUARE FOOTAGE = 6,359 s HOUSE FOOTPRINT: 1,652 SF GARAGE FOOTPRINT: 440 SF DRIVEWAY FOOTPRINT: 2,367 SF

INFORMATION

FAMILY

NO	3'	NO	3'	3'	SIDE YARD	
NO	<i>5</i> 1	NO	5,	3'	REAR YARD	유
					ACCESSORY STRUCTURE	
N O	5 SPACES	N O	5 SPACES	3 SPACES	OFF - STREET PARKING SINGLE FAM DETACHED/ 2 FAMILY 4 OR MORE BEDROOMS - EXHIBIT 40-9-1	
N O	25%	NO	25%	25%	BUILDING COVERAGE(MAX)	
YES *	62%	YES	62%	50%	LOT COVERAGE (MAX)	
NO	36%	NO	22%	55%	FLOOR AREA RATIO (MAX)	1
NO O	28 FT / 2 1/2 STORYS	NO O	14' / 1 STORY	35 FT / 2 1/2 STORYS	BUILDING HEIGHT (MAX)	ν
Z >	NA	NA	NA	30 FT	LOT SHAPE (DIA)	
NO **	40 FT	YES	40 FT	40 FT	REAR YARD	
				NA	TOTAL 2 SIDES	
NO	11 FT	NO	11 FT	5 FT	SIDE YARD	
YES *	19.6 FT.	YES	19.6 FT.	20 FT	FRONT YARD SETBACK 9TH AVE	
NO	20 FT	NO	20 FT	20 FT	FRONT YARD SETBACK OCEAN AVE	R —
					PRINCIPAL BUILDING	<i>-</i> :
NO * *	57.5 FT	NO	57.5 FT	60 FT	FRONTAGE CORNER LOT	'' ''
NO **	6,359 SQ FT	NO O	6,359 SQ FT	9,000 SQ FT	AREA CORNER LOT	·
VARIANCE	PROPOSED	VARIANCE	EXISTING	REQUIRED		
				RA	R 75 ZONE CRITERIA	· '

BUILDING RMING USE.

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DRAWING

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DRAWING

NUMBER

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Belmar,

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ROJEC-

NUMBER SA 20-19

INFORMATION FOR THIS SURVEY TAKEN FROM MASER CONSULTING 331 NEWMAN SPRINGS ROAD RED BANK, NJ DATED LAST REV 8-12-16

PLOT PLAN

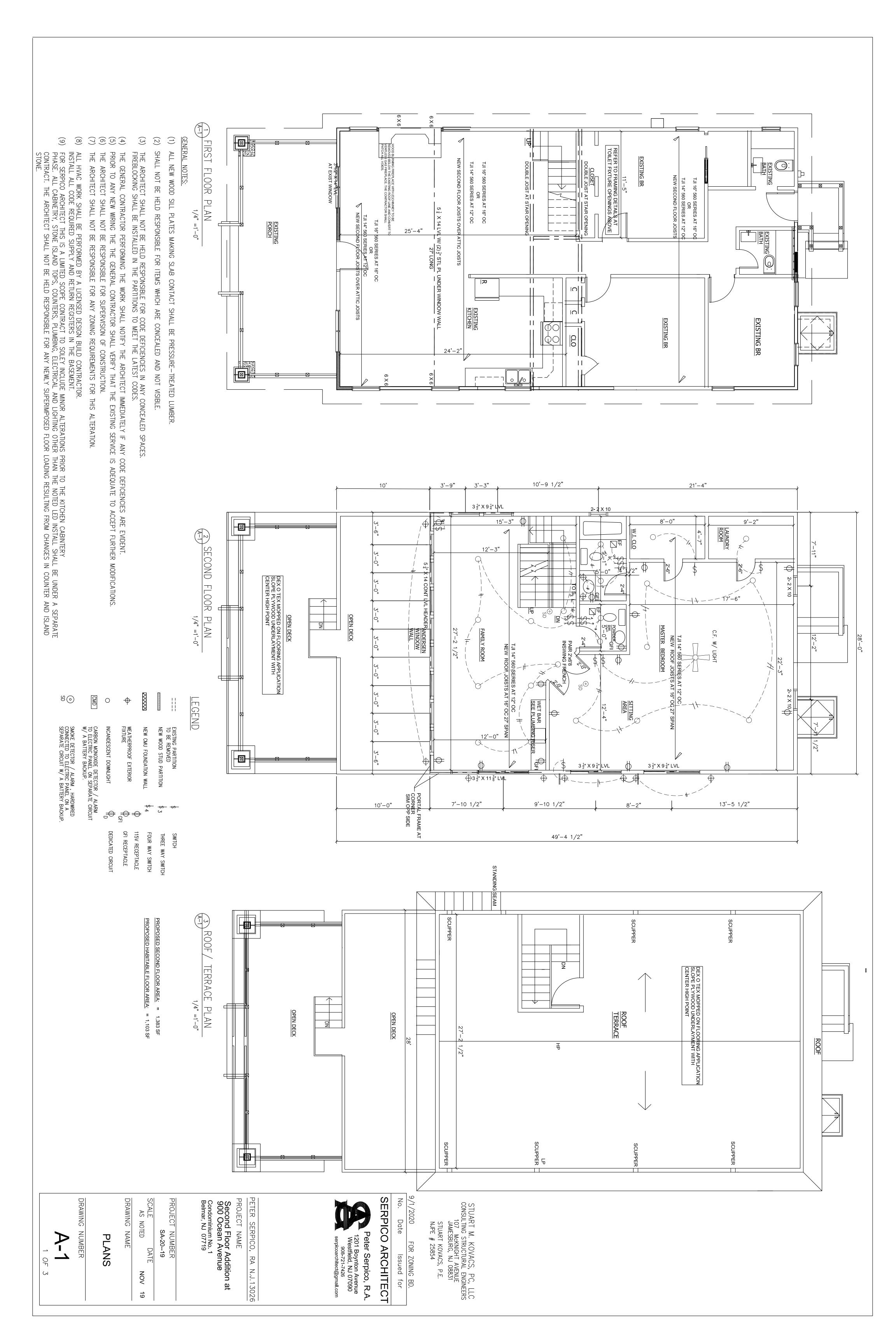
SCALE: NO SCALE R.O.W. 74.7 7 φ J ,000 PROPOSED 2ND FLOOR ADDITION > C 1-STORY FRAME DWELLING E (AREA=6,359 SF) CONDOMINIUM UNIT No. (TYP.) \$ STUART M. KOVACS, PC, LLC CONSULTING STRUCTURAL ENGINEERS 107 McKNIGHT AVENUE JAMESBURG, NJ 08831 ,00'66 STUART KOVACS, P.E. NJPE # 25854 121 VD BECINNING CONCRETE WALK POINT OF +9£#dn -0-CUY MRE O MM X08 0373 SIREET SIGN-

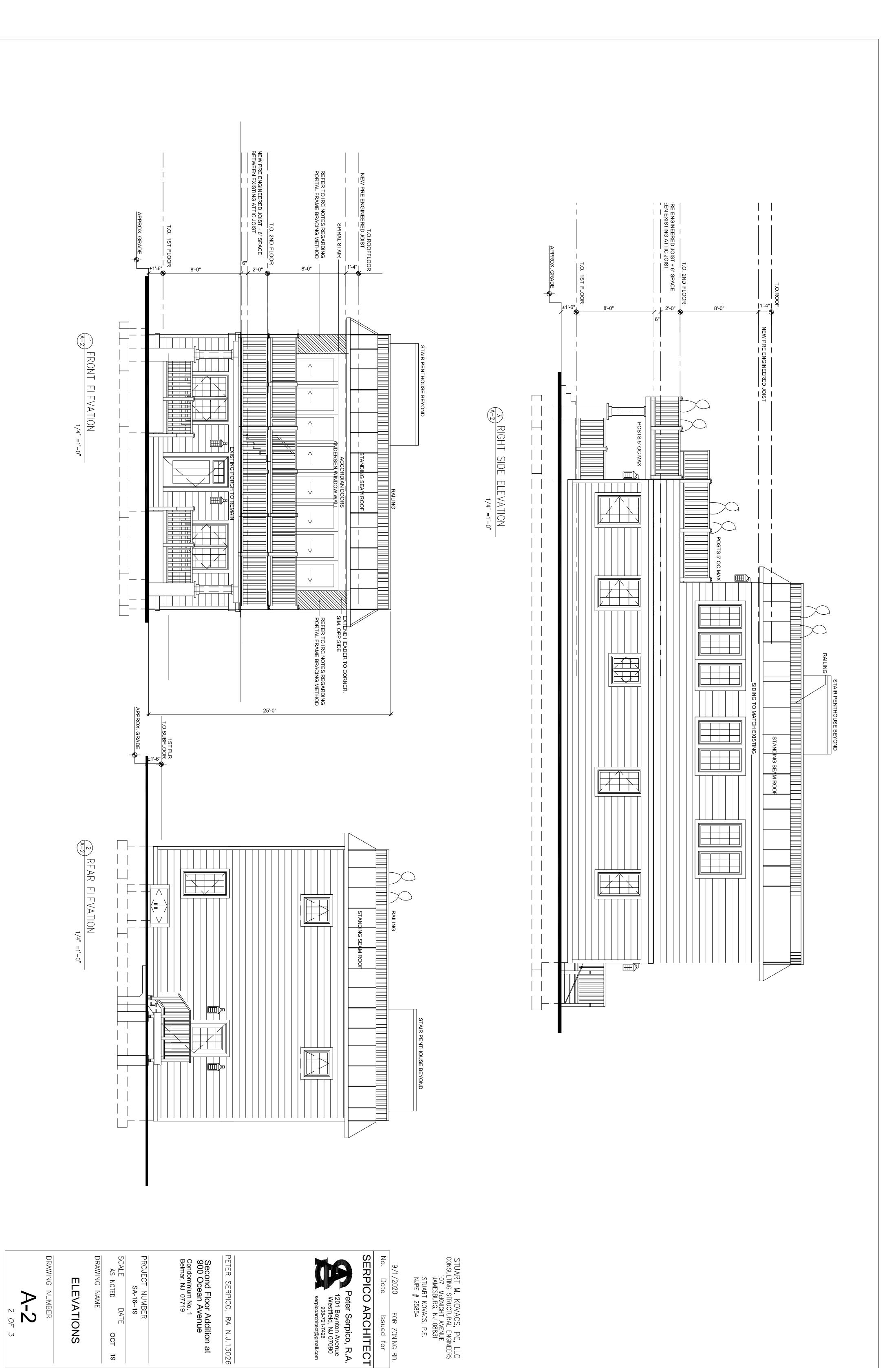
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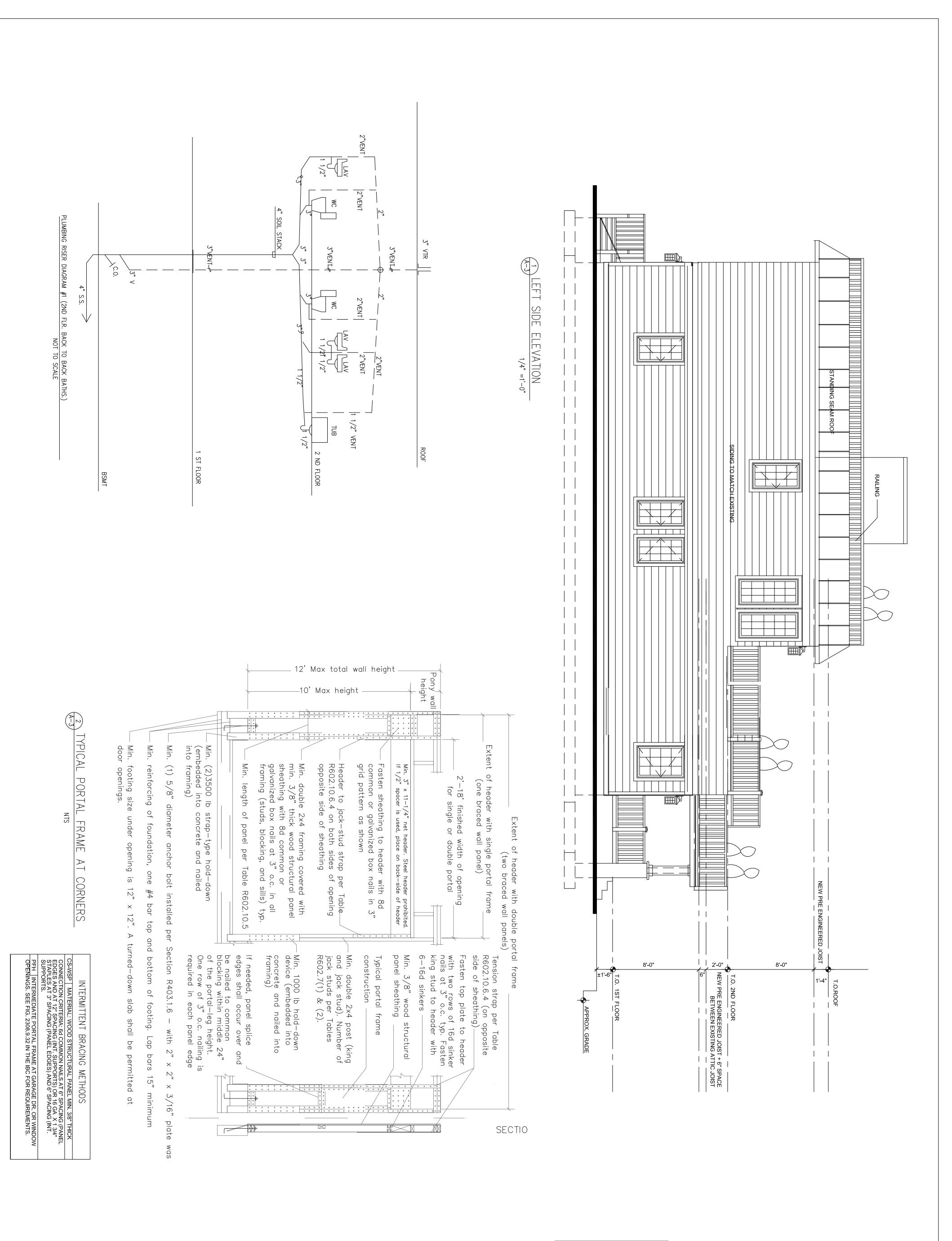
150.00

	SEF	No.	8/31/2020	10/2	
	RPIC	Date	/2020	10/23/2020	NJPE #
Peter Serpico, R.A. 1201 Boynton Avenue Westfield, NJ 07090 908-721-7426 serpicoarchitect@GMAIL.com	SERPICO ARCHITEC	Issued for	For Zoning Board	For Zoning Board	NJPE # 25854
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Second Floor A 900 Ocean Ave	PROJECT NAME	PETER SEI							SERPIC	No. Date	8/31/2020
Second Floor Addition at 900 Ocean Avenue	NAME	SERPICO, RA N.J.13026				908-721-7426 serpicoarchitect@GMAIL.com	1201 Boynton Avenue Westfield, NJ 07090	Peter Serpico, R.A.	SERPICO ARCHITECT	e Issued for	For Zoning Board







BASIC WIND SPEED - 120 MPH EXPOSURE - B LOADING SCHEDULE

TOTAL	COLLATERAL	PRE ENGINEERED JOIST	5/8" PLYWOOD SHEATHING	SHINGLES AND FELT	LIVE LOAD
50 PSF	1	4.5	2	2.5	40

MATERIAL

LOAD(PSF)

ROOF LOADS

50 PSF	TOTAL
2	COLLATERAL
ω	PRE ENGINEERED JOIST
2.5	3/4" PLYWOOD SUBFLOOR
2.5	FIN. FLOORING
40	LIVE LOAD
LOAD(PSF)	MATERIAL
	FIRST FLOOR LOADS

STUART M. KOVACS, PC, LLC CONSULTING STRUCTURAL ENGINEERS 107 McKNIGHT AVENUE JAMESBURG, NJ 08831

STUART KOVACS, P.E. NJPE # 25854

SERPICO ARCHITECT 9/1/2020 Date FOR ZONING BD.

Issued for

1201 Boynton Avenue Westfield, NJ 07090 908-721-7426 serpicoarchitect@gmail.com

Peter Serpico, R.A.

PETER SERPICO,

RA N.J.13026

PROJECT NAME

Condominium No. 1 Belmar, NJ 07719

Second Floor Addition at 900 Ocean Avenue

SCALE AS NOTED

DATE

OCT

19

PROJECT NUMBER
SA-16--19

DRAWING NAME

ELEVATIONS PLUMBING RISERS

DRAWING NUMBER

A-3

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