

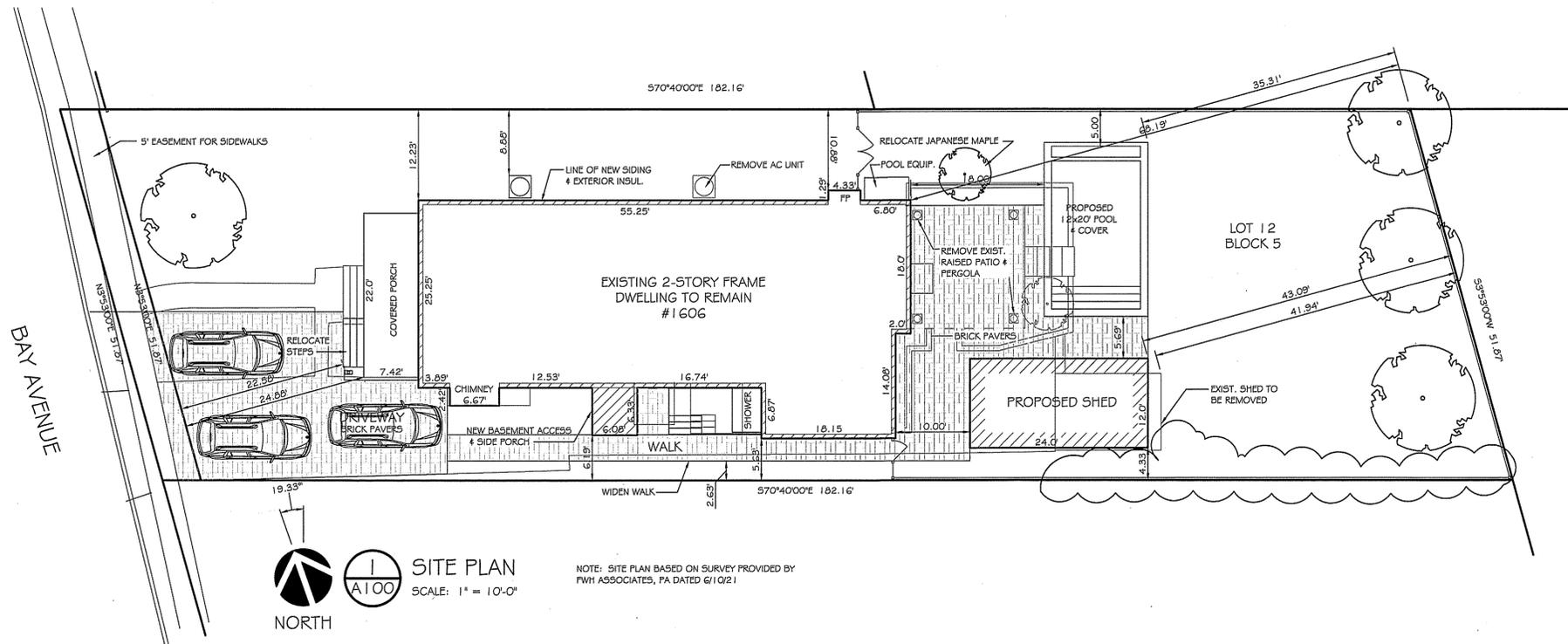
ZONING R-50

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	5,000 S.F.	9,107 S.F.	9,107 S.F.
LOT WIDTH:	50 FT.	50 FT.	50 FT.
FRONT YARD DEPTH:	20 FT.	24.9 FT.	24.9 FT.
SIDE YARD DEPTH:	6 FT.	6.0 FT.	5.6 FT.
COMBINED SIDE YARD DEPTH:	16 FT.	16.94 FT.	16.6 FT.
REAR YARD DEPTH:	10 FT.	69.1 FT.	68.2 FT.
MAXIMUM HEIGHT (STORIES):	2.5	2	2
MAXIMUM HEIGHT (FT.):	35 FT.	28.5 FT.	28.5 FT.
ACCESSORY BUILDING:			
EACH SIDE YARD DEPTH:	4 FT.	4 FT.	4 FT.
REAR YARD DEPTH:	4 FT.	41.94 FT.	43.09 FT.
MAXIMUM HEIGHT (FT.):	16 FT.	10.2 FT.	10 FT.
SWIMMING POOL:			
EACH SIDE YARD DEPTH:	4 FT.	N/A	5 FT.
REAR YARD DEPTH:	4 FT.	N/A	35.31 FT.

** NEW VARIANCE CONDITION

AREA CALCS.

	ALLOWED	EXISTING	PROPOSED
LOT AREA:		9,107 S.F.	9,107 S.F.
PRIMARY STRUCTURE:		1,702 S.F.	1,849 S.F.
COVERED PORCH:		172 S.F.	304 S.F.
OUTSIDE SHOWER:		21 S.F.	N/A
ACCESSORY STRUCTURES (SHED):		147 S.F.	288 S.F.
TOTAL BUILDING COVERAGE:	3187 S.F. (35%)	2,041 S.F. (22.4%)	2,441 S.F. (26.8%)
LOT COVERAGE:			
BRICK PAVEMENT DRIVE:		493 S.F.	733 S.F.
BRICK PAVEMENT WALKS & PATIOS:		764 S.F.	800 S.F.
CONCRETE PATIO:		268 S.F.	N/A
STONE WALLS & STEPS:		107 S.F.	N/A
SWIMMING POOL & COPING:		N/A	329 S.F.
WOOD DECK & UNCOVERED STEPS:		70 S.F.	17 S.F.
BASEMENT ACCESS:		30 S.F.	N/A
AC UNITS / POOL EQUIPMENT:		18 S.F.	27 S.F.
PUBLIC SIDEWALK:		154 S.F.	154 S.F.
TOTAL IMPERVIOUS COV.:	4,554 S.F. (50%)	3,945 S.F. (43.3%)	4,501 S.F. (49.4%)



NOTE: SITE PLAN BASED ON SURVEY PROVIDED BY FWH ASSOCIATES, PA DATED 6/10/21

DRAWING INDEX

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INSULATION SCHEDULE

- 2x4 WOOD FRAMED WALLS:
 - 3 1/2" FIBERGLASS BATT INSULATION = R-11 (EXISTING)
 - 6" COMFORTBOARD 80 MINERAL WOOL BOARDS = R-25.2
- 2x6 WOOD FRAMED WALLS:
 - 5 1/2" FIBERGLASS BATT INSULATION = R-19 (EXISTING)
 - 6" COMFORTBOARD 80 MINERAL WOOL BOARDS = R-25.2
- 2x8 WOOD RAFTERS:
 - 7 1/4" CLOSED CELL SPRAY FOAM INSULATION = R-50.75
 - 2" COMFORTBOARD 80 MINERAL WOOL BOARD = R-4.2
- 2x10 WOOD RAFTERS:
 - 2" CLOSED CELL SPRAY FOAM INSULATION = R-14
 - 7 1/4" COMFORTBOARD 80 MINERAL WOOL BATTIS = R-30
 - 2" COMFORTBOARD 80 MINERAL WOOL BOARD = R-4.2
- RIM BOARD:
 - 7 1/4" COMFORTBOARD MINERAL WOOL BATTIS = R-30
- BASEMENT WALLS:
 - 2" COMFORTBOARD 80 MINERAL WOOL BOARD = R-4.2
 - 3 1/2" COMFORTBOARD MINERAL WOOL BATTIS = R-15
- BASEMENT ENTRY WALLS:
 - 2" COMFORTBOARD 80 MINERAL BOARD = R-4.2
 - 7" COMFORTBOARD MINERAL WOOL BATTIS = R-30

MATERIALS SYMBOL LEGEND

CONCRETE	BATT INSULATION
MASONRY	RIGID INSULATION
SAND / GROUT	CLOSED CELL FOAM INSULATION
EARTH	LOOSE FILL INSULATION
GRAVEL	BLOCKING
PLYWOOD	DIMENSIONAL LUMBER
FINISH WOOD	ENGINEERED LUMBER
GYPSUM BOARD	STEEL

WALL SYMBOL LEGEND

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW 2x4 WOOD STUDS AT 16" O.C. WITH 1/2" GYP. BD.
- CONCRETE MASONRY UNIT
- EXTERIOR INSULATION

FLOOD ZONE INFORMATION

PROJECT IS LOCATED IN A ZONE X FLOOD ZONE

ATTIC VENTILATION

UNVENTED ATTIC ASSEMBLY PER IRC SECTION R806.4 PROVIDE ERV UNIT FOR MECHANICAL VENTILATION.

NAILING SCHEDULE

JOINT DESCRIPTION	CONNECTOR	# OF NAILS	NAIL SPACING
RAFTER TO TOP PLATE (TOE-NAILED)		(3) 8d COM.	PER RAFTER
OUTLOOKER TO TOP PLATE TO STUD (UPLIFT)	SIMPSON H2A	(12) 0.131x1 1/2	32" O.C.
RAFTER TO TOP PLATE TO STUD (UPLIFT)	MT930 OR H2.5	(14) 10d x1 1/2	32" O.C.
CEILING JOIST TO TOP PLATE (TOE-NAILED)		(4) 8d COM.	PER JOIST
CLG. JOIST LAPS OVER PART. (FACE-NAILED)		(4) 10d COM.	EACH LAP
COLLAR TIES TO RAFTERS (FACE-NAILED)		(6) 10d COM.	EACH LAP
RAFTER TO RIDGE (TOE-NAILED)		(3) 10d COM.	PER RAFTER
RAFTER TIE STRAP (AT RIDGE)	SIMPSON LSTA12	(10) 10d COM.	32" O.C.
BLOCKING TO RAFTER (TOE-NAILED)		(2) 8d COM.	EACH END
TOP PLATE TO TOP PLATE (FACE-NAILED)		16d	16" O.C.
MIN. SPLICE LENGTH 3'			
TOP PLTS. @ INTERSECTIONS (FACE NAILED)		(3) 10d BOX	EA. SIDE JOINT
STUD TO STUD (FACE-NAILED)		16d COM.	16" O.C.
HEADER TO HEADER (FACE-NAILED)		16d	16" OC-EDGES
TOP OR BOT. PLATE TO STUD (TOE-NAILED)		(3) 10d	PER STUD
BOTT. PLATE TO RIMEND JOIST (FACE NAILED)		(2) 16d	PER FOOT
JOIST TO SILL, TOP FL. OR BEAM (TOE-NAILED)		(4) 8d BOX	PER JOIST
JOIST HANGER AT ENGINEERED JOISTS	SIMPSON IJ5	(4) 8d BOX	PER JOIST
JOIST HANGER AT SOLID SAWN LUMBER	SIMPSON IJ5	(10) 10d	PER JOIST
DECK JOISTS TO BEAM	SIMPSON H1	(18) 10d	PER JOIST
RIM JOIST TO JOIST (END-NAILED)		(3) 16d	PER JOIST
RIM JOIST TO SILL OR TOP PLATE (TOE-NAILED)		10d BOX	6" O.C.
ROOF SHEATHING - 1/2" PLYWOOD-PERIM		8d	6" E/16" F
ROOF SHEATHING - 1/2" PLYWOOD-INT		8d	6" E/12" F
CEILING SHEATHING - GYPSUM WALLBOARD		5d COOLERS	7" E/10" F
WALL SHEATHING - 1/2" PLYWOOD (JUNO)		10d	6" E/12" F
FLOOR SHEATHING - 3/4" T&G PLYWOOD		8d	6" E/12" F
WALL TO WALL UPLIFT STRAPS	SIMPSON C522	(12) 10d 7" END LN.	64" O.C.
BOTTOM PLATE TO FOUNDATION		1/2"x1 1/2" BOLT	48" O.C.

NOTE: ALL FASTENERS IN CONTACT WITH PRESSURE PRESERVATIVE TREATED WOOD SHALL BE STAINLESS STEEL (PREFERRED) OR HOT-DIP GALVANIZED AFTER FABRICATION.

DESIGN LOADS

FLOOR: LIVING AREAS	LIVE LOAD 40 #/SF	ATTIC:	LIVE LOAD 20 #/SF
	DEAD LOAD 15 #/SF		DEAD LOAD 10 #/SF
	TOTAL LOAD 55 #/SF		TOTAL LOAD 30 #/SF
FLOOR: SLEEPING AREAS	LIVE LOAD 30 #/SF	ROOF:	LIVE LOAD 30 #/SF
	DEAD LOAD 15 #/SF		SNOW LOAD 20 #/SF
	TOTAL LOAD 45 #/SF		DEAD LOAD 12 #/SF
			TOTAL LOAD 42 #/SF

ELECTRICAL SYMBOL LEGEND

- SINGLE POLE SWITCH @ 48" A.F.F. UNO
- 3-WAY SWITCH @ 48" A.F.F. UNO
- 4-WAY SWITCH @ 48" A.F.F. UNO
- SINGLE POLE DIMMER SWITCH @ 48" A.F.F. UNO
- STANDARD DUPLEX OUTLET @ 18" A.F.F. UNO
- SWITCHED OUTLET - SWITCH ONLY ONE RECEPTACLE
- GROUND FAULT INTERRUPT CIRCUIT DUPLEX OUTLET @ 18" A.F.F. UNO
- WATERPROOF GROUND FAULT INTERRUPT CIRCUIT DUPLEX OUTLET
- WALL MOUNTED LIGHT FIXTURE SELECTED BY OWNER
- SURFACE MOUNTED LIGHT FIXTURE SELECTED BY OWNER
- 5" IC-RATED 900 LUMEN GEN 3 LED DOWNLIGHT (IC920LEDG3 SERIES BY JUNO) W/ FLAT GLASS SHOWER TRIM 210N-W/1
- 5" IC-RATED 900 LUMEN GEN 3 LED DOWNLIGHT (IC920LEDG3 SERIES BY JUNO) W/ FLAT GLASS SHOWER TRIM 210N-W/1
- LED UNDERCABINET LIGHTS
- CABLE TV OUTLET
- PHONE OUTLET
- AC WIRED INTERCONNECTED SMOKE ALARM W/ BATTERY BACK-UP
- CARBON MONOXIDE DETECTOR
- GARBAGE DISPOSAL
- CEILING FANLIGHT COMBO. W/ ELECTRONIC CONTROLLER SELECTED BY OWNER

NOTE: ALL REMAINING ELECTRICAL IN HOUSE TO BE REPLACED IN KIND AS NEEDED.

BUILDING CODE - IRC 2021 NJ

USE GROUP:	R-5	CURATURE	59,105 C.F.
CONSTRUCTION CLASS:	.V5	BUILDING FOOTPRINT:	2,123 S.F.
NUMBER OF HABITABLE STORIES:	2	1ST FLOOR LIVING AREA:	1,572 S.F.
MAX. BUILDING HEIGHT:	28'-5"	2ND FLOOR LIVING AREA:	1,404 S.F.
MEAN ROOF HEIGHT:	23'-7"	TOTAL HABITABLE AREA:	2,976 S.F.
WORK AREA:	520 SF	BASEMENT AREA:	789 S.F.
		SHED AREA:	177 S.F.

ABBREVIATIONS

A	ACOUST.	EA.	EACH	IN.	INCH	P	PARTITION	T	TELEPHONE
ACT	ACOUSTICAL CEILING TILE	EF	EXHAUST FAN	INSUL.	INSULATION/INSULATED	PBFE	PRELIMINARY BASE FLOOD ELEVATION	TEL.	TEMPERED
A. F. F.	ABOVE FINISHED FLOOR	EIFS	EXTERIOR INSULATION FINISH SYSTEM	INT.	INTERIOR	PL	PLASTIC LAMINATE	TLT.	TOILET
ADJ.	ADJACENT	IR	INTERNATIONAL RESIDENTIAL CODE	IRC	INTERNATIONAL RESIDENTIAL CODE	PL	PAINT	TOS.	TOP OF STEEL
ALT.	ALTERNATE	ELEV.	ELEVATION	JT.	JOINT	PT	PAINTED	TOW.	TOP OF WALL
ALUM.	ALUMINUM	ELEC.	ELECTRICAL	FTD.	PAINTED	PVC	POLYVINYLCHLORIDE	TYP.	TYPICAL
ANOD.	ANODIZED	EMERG.	EMERGENCY	R	RADIUS	R	RADIUS	UNF.	UNFINISHED
APPROX.	APPROXIMATELY	EQ.	EQUAL	RB	RUBBER BASE	UNO.	UNLESS NOTED OTHERWISE		
ARCH.	ARCHITECTURAL	EPS	EXPANDED POLYSTYRENE	R. D.	ROOF DRAIN	V	VINYL COMPOSITION TILE		
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	EQ.	EQUAL	REFL.	REFLECTED	VCT	VINYL COMPOSITION TILE		
BD.	BOARD	EQUIP.	EQUIPMENT	REIN.	REINFORCED	VERT.	VERTICAL		
BFE	BASE FLOOD ELEVATION	EXIST.	EXISTING	REQD.	REQUIRED	VEST.	VESTIBULE		
BLDG.	BUILDING	EXT	EXTERIOR	RESIST.	RESISTANT	VOC	VOLATILE ORGANIC COMPOUND		
BOTT.	BOTTOM	F. F.	FLOOR DRAIN	REV.	REVISED/REVISION	VTR	VENT THRU ROOF		
B.	BOARD	FIN.	FINISH	R. O.	ROOM OPENING	W	WITH		
C	CAST IN PLACE CONTROL JOINT	FL.	FLOOR	RT	RUBBER TILE	WC	WALLCOVERING		
C. I. P.	CAST IN PLACE CONTROL JOINT	FL.	FLOOR	S	SCHEDULE(D)	WD.	WOOD		
C. J.	CONTROL JOINT	FL.	FLOOR	SCHD.	SCHEDULE(D)	WO	WITHOUT		
CL.	CLEAR	FLUOR.	FLUORESCENT	SCWD.	SOLID CORE WOOD	X	EXTRUDED POLYSTYRENE		
CLR.	CLEAR	FT.	FOOT/FEET	SECT.	SECTION				
CLG.	CEILING	FTG.	FOOTING	S. F.	SQUARE FOOT/FEET				
COL.	COLUMN	G	GALVANIZED	SG.	SQUARE				
CONC.	CONCRETE	GA.	GALV.	SG. FT.	SQUARE FOOT/FEET				
CONNX.	CONNECTION	GALV.	GALVANIZED	SG. IN.	SQUARE INCH(ES)				
CONST.	CONSTRUCTION	GL.	GLASS	STD.	STANDARD				
CONT.	CONTINUOUS	GYP.	GYPSUM	STL.	STEEL				
CPT.	CARPET	H	HANDICAPPED	STNGD.	STANDING				
CT	CERAMIC TILE	HC	HOLLOW CORE WOOD	S.STL.	STAINLESS STEEL				
DET.	DETAIL	HDW.	HARDWARE	STC	SOUND TRANSMISSION CLASS				
DF	DRINKING FOUNTAIN	HM	HOLLOW METAL	STOR.	STORAGE				
DFF	DESIGN FLOOD ELEVATION	HORIZ.	HORIZONTAL	STRUC.	STRUCTURAL				
DIA.	DIAMETER	HT.	HANDRAIL	SUSP.	SUSPENDED				
DIM.	DIMENSION	HVAC	HEATING/VENTILATION AIR CONDITIONING						
DN	DOWN								
DS	DOWNSPOUT								
DWG.	DRAWING								

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STATE OF NEW JERSEY
 VERITY & ANDY FRIZZELLI ARCHITECT
 VERITY L. FRIZZELLI, R.A., P.A., C.Y.D.
 STATE OF NEW JERSEY #21A01578000

PROPOSED ALTERATION FOR:
VERITY & ANDY FRIZZELLI
 1606 BAY AVENUE
 LOT 12, BLOCK 5
 BOROUGH OF BAY HEAD, OCEAN COUNTY, NJ

DWG. TITLE:
CODE INFO.
SITE PLAN
SCHEDULES

DATE: AUG. 20, 2023
 REVISIONS:

JOB NO: DRAWER NO:
 DRAWN BY: CHECKED BY:
 VLF VLF

DWG. NO:
A100

SPECIFICATIONS:

DIVISION 1 - GENERAL CONDITIONS

- A. GENERAL CONDITIONS**
- WORK PERFORMED SHALL CONFORM TO THE LATEST EDITION OF THE UNIFORM CONSTRUCTION CODE ADOPTED BY THE STATE OF NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS, AND ALL SUBCODES AND REFERENCED STANDARDS MODIFIED AND ADOPTED THEREIN AT THE DATE OF THESE DRAWINGS, INCLUDING BUT NOT LIMITED TO THE 2021 INTERNATIONAL RESIDENTIAL CODE, THE 2021 INTERNATIONAL MECHANICAL CODE, THE 2021 NATIONAL STANDARD PLUMBING CODE, THE 2020 NATIONAL ELECTRIC CODE, THE 2021 INTERNATIONAL FUEL GAS CODE, AND THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE.
 - THESE GENERAL CONDITIONS SHALL APPLY TO ALL TRADES UNDER THIS CONTRACT. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL WORK, WHETHER HIS OWN, HIS EMPLOYEES, HIS SUBCONTRACTORS, OR THEIR EMPLOYEES.
 - CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. HE SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CORRECTION PRIOR TO BEGINNING ANY WORK. THE DISCOVERY OF DISCREPANCIES AFTER THE BEGINNING OF WORK WILL BE EVIDENCE OF FAULTY WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS.
 - THE OWNER SHALL SUPPLY A SUFFICIENT NUMBER OF COPIES OF DRAWINGS AND SPECIFICATIONS TO CARRY OUT THE WORK.
 - THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED WITHOUT HER CONSENT. DRAWINGS SHALL NOT BE USED FOR ISSUE OF BUILDING PERMIT UNLESS SEALED BY THE ARCHITECT.
 - THE SITE SHALL BE THOROUGHLY REVIEWED AND INSPECTED BY EACH CONTRACTOR. FAILURE TO DO SO WILL NOT RELIEVE HIM OF THIS RESPONSIBILITY. SHOULD A QUESTION ARISE, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
 - ALL LABOR SHALL BE PERFORMED IN THE BEST AND MOST WORKMANLIKE MANNER, IN ACCORDANCE WITH INDUSTRY ACCEPTED STANDARDS PERTAINING TO EACH TRADE.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SECURITY OF THE PREMISES. ANY DAMAGE TO WINDOWS AND DOORS OR DEFACING OF EXTERIOR OR INTERIOR SURFACES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UP UNTIL THE TIME THE KEYS TO THE BUILDING ARE TURNED OVER TO THE OWNER.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONDUCT OF THE WORK.
 - PROTECT ALL CONSTRUCTION AND/OR MATERIALS FROM INCONVENIENT WEATHER AND TAKE PRECAUTIONS TO PREVENT FIRE.
 - NO EXTRAS WILL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT AND/OR OWNER.
 - CLEANING:** IN ADDITION TO CLEAN-UP AS WORK PROGRESSES, A FINAL BROOM CLEANING SHALL BE PERFORMED AS THE WORK OF EACH SUBCONTRACTOR OR GENERAL CONTRACTOR IS COMPLETED.
 - PAYMENTS, LIENS & GUARANTEES**
 - FOR ALL WORK AND PAY FOR ALL PERMITS AND INSPECTION FEES AS REQUIRED FOR THIS PROJECT.
 - ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL PAYMENT.
 - THE OWNER SHALL MAKE PAYMENTS TO THE CONTRACTOR FROM TIME TO TIME AS VARIOUS PORTIONS OF WORK ARE COMPLETED AS PROVIDED IN THE OWNERS CONTRACT WITH THE GENERAL CONTRACTOR.
 - LIENS, CLAIMS, ETC.: THE CONTRACTOR SHALL FURNISH THE OWNER WITH SATISFACTORY EVIDENCE THAT ALL PERSONS WHO HAVE DONE WORK OR FURNISHED MATERIALS UNDER THIS CONTRACT HAVE BEEN PAID, AND THAT ALL CLAIMS FOR DAMAGES OF ANY KIND CAUSED BY THE EXECUTION OF SAID WORK HAVE BEEN FULLY AND SATISFACTORILY SECURED.
 - INSURANCE:**
 - THE CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE MADE OUT IN THE NAME OF THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK.
 - WORKMENS COMPENSATION: EACH CONTRACTOR SHALL CARRY PUBLIC LIABILITY INSURANCE IN THE AMOUNT OF \$500,000.00.
 - PROPERTY DAMAGE: EACH CONTRACTOR SHALL CARRY PROPERTY DAMAGE INSURANCE IN THE AMOUNT OF \$50,000.00 OR DOUBLE THE CONTRACT AMOUNT, WHICHEVER IS GREATER.
 - FIRE INSURANCE: EACH CONTRACTOR SHALL CARRY FIRE INSURANCE WITH EXTENDED COVERAGE.
 - INDEMNITY:** THE CONTRACTOR SHALL INDEMNIFY AND SAVE THE OWNER AND THE ARCHITECT AND THEIR AGENTS AND EMPLOYEES HARMLESS FROM ALL CLAIMS FOR LOSS OF OR DAMAGE TO PROPERTY OR PERSONAL INJURIES TO, OR DEATH OF ANY OR ALL PERSONS, INCLUDING, WITHOUT LIMITATIONS, EMPLOYEES, AGENTS, AND SERVANTS OF CONTRACTORS OR SUBCONTRACTORS ARISING OUT OF THE WORK DONE BY THE CONTRACTOR, HIS EMPLOYEES, AGENTS, SERVANTS, AND/OR SUBCONTRACTORS.
 - GENERAL DESCRIPTION AND SCOPE OF WORK:** WORK TO BE DONE CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR THE PASSIVE HOUSE RETROFIT AND ALTERATION OF THE EXISTING SINGLE FAMILY DWELLING AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

DIVISION 2 - EXISTING CONDITIONS

- A. CUTTING AND PATCHING:**
- EACH SUB-CONTRACTOR WILL DO ALL CUTTING, PATCHING, OR FITTING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS COME TOGETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY THE WORK OF OTHER SUB-CONTRACTORS.
 - ANY COSTS CAUSED BY DEFECTIVE OR ILL-TIMED WORK WILL BE THE RESPONSIBILITY OF THAT SUB-CONTRACTOR.
 - NO SUB-CONTRACTOR WILL ENDANGER ANY WORK BY CUTTING OR OTHERWISE ALTERING THE WORK AND WILL NOT CUT OR ALTER THE WORK OF ANY OTHER SUB-CONTRACTOR WITHOUT THE COORDINATION OF THOSE INVOLVED.
 - NO EXCESSIVE CUTTING IS PERMITTED.
- B. DISPOSAL OF EXCESS MATERIALS:**
- UNLESS NOTED OTHERWISE, ALL MATERIALS DEMOLISHED UNDER THIS SECTION WILL BECOME THE PROPERTY OF THE CONTRACTOR AND WILL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF WITH SUCH DILIGENCE AS TO CAUSE NO INTERFERENCE WITH SUBSEQUENT BUILDING OPERATIONS.
- C. DEMOLITION:**
- THE CONTRACTOR WILL FULLY ACQUAINT HIMSELF WITH THE EXISTING BUILDING CONDITIONS, WILL HAVE VISITED THE JOB SITE AND BE FULLY INFORMED AS TO THE NATURE OF THE EQUIPMENT AND FACILITIES NEEDED FOR THE PROPER EXECUTION OF THE WORK. COMMENCEMENT OF DEMOLITION AND REMOVAL OPERATIONS WILL BE CONSIDERED AS EVIDENCE THAT THE CONTRACTOR HAS COMPLIED WITH THESE REQUIREMENTS AND LATER CLAIMS FOR DIFFICULTIES ENCOUNTERED WHICH SHOULD HAVE BEEN FORESEEN WILL NOT BE RECOGNIZED.
 - THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION AND REMOVAL WORK WITH THE WORK OF THE OTHER TRADES SO AS NOT TO DELAY JOB PROGRESS.
 - PARTICULAR ATTENTION SHALL BE GIVEN TO THE PROTECTION OF THE EXISTING STRUCTURE SO AS TO PREVENT DAMAGE TO EXISTING AREAS NOT INTENDED FOR DEMOLITION. AFTER DEMOLITION, ALL PORTIONS OF EXISTING STRUCTURE SHALL BE SOUND, FREE OF IMPACT DAMAGE, AND ABLE TO MAINTAIN STRUCTURAL LOAD CAPACITIES.
 - CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR ALL STRUCTURAL BEARING MEMBERS PRIOR TO DEMOLITION.
 - THE METHOD OF DEMOLITION AND TEMPORARY SUPPORT WILL BE AT THE CONTRACTORS DISCRETION PROVIDING THE ABOVE REQUIREMENTS ARE MET.
 - PATCH AND REPAIR CONSTRUCTION ADJACENT TO DEMOLITION WITH MATERIALS AND FINISHES TO MATCH EXISTING AS REQUIRED.
 - CONTRACTOR TO DISCONNECT EXISTING UTILITIES PRIOR TO DEMOLITION AS REQUIRED.
 - EXTENT OF DEMOLITION WORK IS AS INDICATED ON THE DRAWINGS.

DIVISION 3 - CONCRETE

- A. CONCRETE WORK:**
- ALL CONCRETE SHALL BE PLANT MIXED AND PROVIDE A 28 DAY STRENGTH OF 3500 PSI UNLESS NOTED OTHERWISE, RANGE OF SLUMP 3" PLUS OR MINUS 1". SUPPLY MIX DESIGN CERTIFIED BY PLANT.
 - FOOTINGS AND SLABS SHALL BE PLACED ON SOIL THAT IS DRY, UNFROZEN AND FREE OF ORGANIC MATTER. THE WATER TABLE SHALL BE LOWER THAN THE BOTTOM OF THE FOOTINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THE WATER TABLE ELEVATION. NO CONCRETE SHALL BE POURED ON FROZEN OR WET GROUND, WHILE IT IS RAINING, OR IN FREEZING WEATHER.
- B. CONCRETE REINFORCING:**
- REINFORCING STEEL: ALL REINFORCING STEEL SHALL BE DEFORMED HI-BOND BARS CONFORMING TO THE LATEST ASTM SPECIFICATIONS A-G15 GRADE 60.
 - WIRE FABRIC REINFORCING: ALL SLABS 4" THICK OR GREATER TO RECEIVE 6X6 W1.4W41.4 WELDED WIRE FABRIC REINFORCING.
- C. CONCRETE FINISHING:**
- TOOLED CONCRETE FINISH:
 - ALL INTERIOR CONCRETE SLABS TO BE TROWEL FINISHED.
 - ALL EXTERIOR CONCRETE SLABS TO BE BROOM FINISHED.
- D. CONCRETE CURING:** ALL CONCRETE SLABS SHALL BE PROPERLY CURED TO PREVENT CRACKING; PROVIDE CONTROL JOINTS EVERY 15'-20' AND WHERE EVER REQUIRED TO BREAK IRREGULAR SLAB SHAPE INTO SQUARES OR RECTANGLES.
- E. BARRIERS:** VAPOR BARRIER UNDER ALL INTERIOR CONCRETE SLABS TO BE AMERICAN SISAKRAFT CORP. 6 MIL POLYETHYLENE ON 1 1/2" OF CLEAN DRY SAND.
- F. CONCRETE SLABS ON GRADE:** ALL CONCRETE SLABS TO BE 4" THICK, UNLESS NOTED OTHERWISE.

DIVISION 4 - MASONRY

- A. MASONRY ANCHORAGE AND REINFORCING:**
- ALL REINFORCING STEEL SHALL BE DEFORMED HI-BOND BARS CONFORMING TO THE LATEST ASTM SPECIFICATIONS A-G15 GRADE 60.
 - HORIZONTAL JOINT REINFORCING SHALL BE SERIES 300 TRUSS MESH FOR SINGLE WITHE WALL AS MANUFACTURED BY WIRE-BOND OR EQUAL.
 - PROVIDE 3000 psi PORTLAND CEMENT GROUT AT CMU CELLS CONTAINING ANCHOR BOLTS AND/OR REINFORCING.
- B. CONCRETE UNIT MASONRY:**
- ALL CONCRETE BLOCK WORK SHALL BE FIRST CLASS, INSTALLED TO LINE, PLUMB, TRUE, AND LEVEL. LAY BLOCK WITH FULL MORTAR COVERAGE AND FULL JOINTS ON ALL HORIZONTAL AND VERTICAL FACE SHELLS. AT COMPLETION ALL MASONRY WORK SHALL BE PROPERLY CLEANED.
 - INSTALL 1/2" DEEP CONTINUOUS BOND BEAM AT TOP OF FOUNDATION WALL AS INDICATED ON PLANS.
 - INSTALL PREFABRICATED LINTELS ABOVE OPENINGS AS MANUFACTURED BY CAST-CRETE OR EQ.
 - MORTAR SHALL BE PLANT MIXED AND COMPLY WITH ASTM C270 PROPORTIONS AND SPECIFICATIONS FOR TYPE S OR M. DO NOT LAY BLOCK IN FREEZING WEATHER OR USE CALCIUM CHLORIDE IN THE MORTAR MIX.
 - BLOCK SHALL BE LAID ON A ROUGHENED CONCRETE FOOTING THAT IS CLEAN AND FREE OF DIRT. ALL CORES CONTAINING REINFORCING SHALL BE FILLED SOLID WITH 3,000 PSI GROUT.
 - ALL FOUNDATION WALLS AND ICF FORMS SHALL RECEIVE WATERPROOFING AND 1/2" CEMENT FLASTER FINISHING.
 - AFTER FOUNDATION WORK HAS BEEN COMPLETED, THE SOIL SHALL BE TREATED FOR TERMITES AND CARPENTER ANTS BY A LICENSED EXTERMINATOR.

DIVISION 5 - METALS

NOT USED

DIVISION 6 - WOOD, PLASTICS & COMPOSITES

- A. ROUGH CARPENTRY:**
- PROVIDE AND INSTALL ALL ROUGH AND FRAMING LUMBER, ALL STRIPPING, BLOCKING, STUDS, BRACES, ETC. AS REQUIRED FOR THE PROPER COMPLETION OF THE JOB. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL CARPENTRY AND LUMBER REQUIRED.
 - CONTRACTOR SHALL REPLACE ALL CRACKED OR SPLIT FRAMING MEMBERS.
 - MAXIMUM SPACING OF ALL STUDS AND FLOOR JOISTS SHALL BE 16" ON CENTER UNLESS NOTED OTHERWISE. MINIMUM 1 1/2" BEARING POINTS IN WOOD FRAME WALLS, UNO. ALL HEADERS IN PERIMETER 2x4 LOAD BEARING WALLS SHALL BE (2) 2x10 MIN. AND ALL HEADERS IN PERIMETER 2x6 WALLS SHALL BE (3) 2x8 MIN., UNLESS NOTED OTHERWISE.
 - ALL FRAMING LUMBER SHALL BE INSTALLED TRUE, LEVEL, IN LINE, PLUMBED, SQUARE, WELL SPIKED AND NAILED, PROPERLY BRACED AND WELL SECURED IN POSITION.
 - ALL LUMBER DELIVERED TO THE JOB SHALL BE IN FIRST CLASS CONDITION AND SHALL BE PROPERLY STORED AND PROTECTED AGAINST THE WEATHER AND TERMITE INFESTATION. STORE ALL LUMBER OFF THE GROUND AND KEEP COVERED WHEN NOT IN USE. DO NOT ACCEPT ANY MATERIAL THAT IS NOT IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED HEREIN.
 - STRUCTURAL LUMBER SHALL BE STRESS GRADE FB = 1200 PSI, E = 1,600,000 PSI MIN., MOISTURE CONTENT FOR ALL FRAMING LUMBER SHALL BE 19% OR LESS.
 - ALL LUMBER IN CONTACT WITH MASONRY, CONCRETE, EARTH OR OUTSIDE AIR SHALL BE PRESURE PRESERVATIVE TREATED TO RESIST MOISTURE AND INSECTS.
 - ENGINEERED LUMBER SHALL BE AS MANUFACTURED BY WEYERHAEUSER AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - INSTALL JOISTS AND ACCESSORIES IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND APPROVED SHOP DRAWINGS.
 - SET JOISTS LEVEL, PLUMB, RIGHT SIDE UP, IN CORRECT POSITION.
 - DO NOT CUT, NOTCH, OR DRILL JOIST TOP CHORDS, BOTTOM CHORDS, OR WEBS, EXCEPT AS PERMITTED IN MANUFACTURERS LITERATURE.
 - FASTEN MINIMUM 1 - 1/2 INCHES OF BEARING AT EACH END OF JOISTS.
 - FASTEN JOISTS TO TOP PLATES, BEARING PLATES, RIM BOARDS, AND OTHER JOISTS BUTTING END TO END OR LAPPING AT ENDS.
 - PLACE TEMPORARY 2X4 LUMBER BRACING PERPENDICULAR TO JOISTS AT MAXIMUM 8 FEET ON-CENTER, SPANNING MINIMUM OF 3 JOISTS. FASTEN BRACING TO EACH JOIST.
 - PLACE TRIANGULATED 2X4 LUMBER BRACING OR 4-FOOT WIDE STRIP OF TEMPORARY OR PERMANENT SHEATHING WHERE END WALLS ARE NOT BRACED.
 - REMOVE TEMPORARY BRACING AND SHEATHING PROGRESSIVELY AS PERMANENT SUB-FLOORING IS INSTALLED.
 - FRAME OPENINGS BETWEEN JOISTS WITH ENGINEERED LUMBER AS INDICATED ON DRAWINGS AND SPECIFIED HEREIN.
 - FASTENERS: INSTALL SIMPSON STRONG-TIE CONNECTORS AS INDICATED ON DRAWINGS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. ALL HANGERS, CONNECTORS AND FASTENERS IN CONTACT WITH PRESERVATIVE TREATED WOOD OR EXPOSED TO OUTSIDE AIR SHALL BE TYPE 316L STAINLESS STEEL (PREFERRED) OR HOT-DIPPED GALVANIZED AFTER FABRICATION.
- B. DECKING:** INSTALL 5/4x6 IPE DECKING ON COVERED PORCHS, STAIRS, STOOPS & SHOWER ENCLOSURE.
- C. SHEATHING:**
- EXTERIOR WALL & ROOF SHEATHING SHALL BE APA RATED SHEATHING 32/16 SPAN RATING, EXPOSURE 1, C-C PLUGGED. ALL PANEL ENDS AND EDGES SHALL BE SPACED 1/8 INCH AND BUTTED.
 - SUB FLOOR TO BE APA RATED STURD-I-FLOOR, 24/16 SPAN RATING, 3/4" THICK WITH TONGUE & GROOVE EDGES, GLED AND NAILED TO JOISTS. PANELS SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, WITH LONG DIMENSION PERPENDICULAR TO JOISTS.
- D. FINISH CARPENTRY & MILLWORK:**
- ALL CARPENTRY WORK THROUGHOUT SHALL BE FIRST CLASS, PERFORMED BY SKILLED MECHANICS IN ACCORDANCE WITH BEST KNOWN MODERN PRACTICES. SHORT LENGTHS OR SPLICING OF TRIM WILL NOT BE PERMITTED. ALL FINISH NAILING SHALL BE SET AND FILLED.
 - EXTERIOR TRIM: ALL TRIM, FASCIAS AND RAKEBOARDS TO BE AZEK PVC TRIM BOARDS AS MANUFACTURED BY AZEK BUILDING PRODUCTS, 801 COREY ST., SCARANTON, PA 18505 (877) ASK-AZEK, WWW.AZEK.COM.
 - RAKE BOARDS SHALL BE 5/4x6 WITH 1x3 ACCENT.
 - FASCIAS SHALL BE 5/4x6
 - WINDOW & DOOR CASINGS SHALL BE 5/4x4 AZEK
 - CORNER BOARDS SHALL BE 5/4x4" ONE PIECE CORNERS RABBETED TO RECEIVE SIDING.
 - BELT BOARD TO BE 5/4x10 UNIVERSAL SKIRT BOARD.
 - PORCH CEILINGS TO BE 5/8"x3 1/2" AZEK BEADBOARD. ALL BEADBOARD TO BE PAINTED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - INTERIOR TRIM:**
 - CASINGS & BASE THROUGHOUT THE BUILDING SHALL BE PINE MATERIAL, PAINTED OR STAINED AS DIRECTED BY OWNER. PROFILE TO MATCH EXISTING.
- E. STAIRS & RAILINGS:**
- EXTERIOR:**
 - EXTERIOR RAILING TO BE DARTMOUTH EXTRUDED SYSTEM AS MANUFACTURED BY INEX MILLWORK SOLUTIONS. SYSTEM TO CONSIST OF COMPONENTS AS NOTED ON DRAWINGS.
 - EXTERIOR STAIRS TO HAVE AN OPEN STRINGER AND BE CONSTRUCTED OF PRESURE TREATED WOOD. TREAT CUT ENDS W/ PRESERVATIVE. PROVIDE IPE TREADS, RISERS, BALUSTERS AND STRINGERS SHALL BE AZEK.
 - INTERIOR:**
 - INTERIOR STAIRS FROM BASEMENT TO FIRST FLOOR, AND AT EXTERIOR BASEMENT ENTRANCE TO BE CONSTRUCTED OF PINE RISERS, TREADS, HANDRAILS, AND BALUSTERS. STRUCTURAL STRINGERS TO BE PRESURE TREATED PINE. STAIRS TO HAVE CLOSED STRINGERS.
- F. COLUMNS:**
- FRONT AND SIDE PORCH COLUMNS TO BE PRESURE TREATED POSTS WRAPPED WITH PLAIN PANEL COLUMN WRAPS OF AZEK MATERIAL.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

- A. SIDING:** EXTERIOR SIDING SHALL BE BORAL COMPOSITE SIDING IN DUTCH LAP PROFILE.
- B. SIDING ACCESSORIES:** PROVIDE & INSTALL CASCADIA FIBERGLASS OFFSET CLIPS WITH ALLUM. Z-CHANNELS TO SECURE SIDING TO WALLS. CLIPS TO BE INSTALLED AT 16" O.C. VERTICALLY AND HORIZONTALLY.
- C. METAL FLASHING:** ALL FLASHING TO BE 1/6 OZ. COPPER. WHERE DISSIMILAR METALS COME IN CONTACT WITH EACH OTHER, PROVIDE APPROPRIATE COATINGS.
- D. DRIP CAP:** 1/6 OZ. COPPER DRIP CAP SHALL BE PROVIDED OVER TRIM AT ALL DOORS AND WINDOWS.
- E. GUTTERS AND DOWNSPOUTS:** CONTRACTOR SHALL INSTALL ALUMINUM GUTTERS AND DOWNSPOUTS. COLOR IS TO BE WHITE. SPLASHBLOCKS TO BE CONCRETE. LOCATIONS OF DOWNSPOUTS AND SPLASHBLOCKS TO BE DETERMINED IN THE FIELD.
- F. CAULKING AND SEALANTS:** CAULK ALL JOINTS: WOOD TO MASONRY, WOOD TO METAL, WOOD TO WOOD, METAL TO MASONRY, ETC. EXTERIOR CAULKING SHALL BE OSI QUAD, OSI TEQ MOUNT, TEQ BOND, TRIM TEQ AS MANUFACTURED BY HENKEL CORP.
- G. INSULATION:** PROVIDE COMBINATION MINERAL WOOL, SPRAY FOAM, AND CELLULOSE AS INDICATED ON DRAWINGS. REFER TO "INSULATION SCHEDULE BOARD" FOR ADDITIONAL INFORMATION.
 - COMFORT BATT MINERAL WOOL BATT AND COMFORT BOARD MINERAL BOARDS AS MANUFACTURED BY ROCKWOOL
 - BASEMENT FURRING INSULATION: FOAMULAR INSULPUNK EXTRUDED POLYSTYRENE (XPS) RIGID FOAM INSULATION AS MANUFACTURED BY OWENS CORNING
 - CLOSED CELL FOAM TO BE JM CORBOND III BY JOHNS MANVILLE, 800-654-3103, WWW.JM.COM
 - DENSITY = 2.0 LB/FT³ (CLOSED CELL)
 - COMPRESSIVE STRENGTH: 36 PSI
 - R-VALUE: 7.0 PER INCH
 - WATER VAPOR FERM RATING: 0.61 @ 1"
 - AIR PERMEANCE AT 75Pa: 0.000055 U@in
 - SURFACE BURNING: ASTM E84 CLASS 1 APPLY NO BURN PLUS THB IN AREAS WHERE SPRAY FOAM IS EXPOSED.
 - BLOW-IN CELLULOSE: SANCTUARY LOOSE FILL BLOW-IN CELLULOSE AS MANUFACTURED BY GREENFIBER APPLIED TO ACHIEVE THE SETTLED THICKNESS SHOWN ON PLANS. APPLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- F. WEATHER BARRIERS:**
- AIR AND WEATHER BARRIER: INSTALL HYDROGAP SA SELF-ADHESIVE AIR/VAPOR BARRIER MEMBRANE AS MANUFACTURED BY BENJAMIN OBYDKE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, UNLESS NOTED OTHERWISE.
- G. METAL ROOFING:** METAL ROOF TO BE PCF150 STANDING SEAM ROOF AS MANUFACTURED BY ATAS INTERNATIONAL INC., 1" SEAM, 15 1/2" PAN WIDTH, 24 GA. STEEL, SMOOTH TEXTURE, FLUOROPOLYMER TYLAR 5000 COATING, DOVE GRAY COLOR TO MATCH EXISTING. INSTALL WITH SPACER SHIM IN AREAS WITH AIR IMPERMEABLE INSULATION ON UNDERSIDE OF SHEATHING. ALL ROOF FLASHINGS, TRIM AND ACCESSORIES TO BE PROVIDED BY ROOFING MANUFACTURER.

DIVISION 8 - OPENINGS

- A. EXTERIOR DOORS:**
- SWINGING DOORS TO BE GLOBAL 86 SERIES AS MANUFACTURED BY SEEMRAY. STYLES TO BE AS INDICATED ON PLANS
 - GLIDING DOOR TO BE SYNGO SLIDE LIFT & SLIDE DOOR AS MANUFACTURED BY SEEMRAY.
 - ALL INTERIOR DOORS TO BE KEVED ALIKE.
 - EXTENSION JAMBS TO BE FIELD APPLIED FOR VARYING WALL THICKNESSES.
- B. INTERIOR DOORS:**
- INTERIOR DOORS TO BE G-PANEL POPLAR STAINED TO MATCH EXISTING.
 - ALL INTERIOR DOORS TO BE 6'-0" HIGH (6'-10 1/2" ROUGH OPENING), UNO.
 - WINDOWS: SHALL BE GLOBAL 86 SERIES EUROPEAN STYLE TILT/TURN WINDOWS AS MANUFACTURED BY SEEMRAY.
- D. HARDWARE:**
- INTERIOR DOOR HARDWARE TO BE RESIDENTIAL GRADE SCHLAGE "A" SERIES, FINISH AND STYLE TO BE SELECTED BY OWNER.

DIVISION 9 - FINISHES

- A. GYPSUM BOARD:** PROVIDE 1/2" GYPSUM BOARD ON WALLS AND CEILING THROUGHOUT, UNLESS NOTED OTHERWISE, TO BE GLED AND SCREWED IN PLACE.
- PROVIDE MOULD-RESISTANT GYPSUM BOARD IN ALL BATHROOMS.
 - REMOVE TEMPORARY BACKER BOARD AT ALL TILED AREAS, INCLUDING FLOORS RECEIVING THIN SET TILE
- B. TILE:** CONTRACTOR TO USE AN ALLOWANCE OF \$1.50 PER SQUARE FOOT FOR CERAMIC TILE MATERIALS AND LABOR. ALL TILES TO BE SELECTED BY OWNER. ALL TILE IS TO BE THIN SET OVER WATER-RESISTANT BACKER BOARD UNDERLAYMENT.
- INSTALL CERAMIC TILE FLOORS IN ALL BATHROOMS. INSTALL CERAMIC TILE FLOORS WITH SCHLUTER DITRA UNCOUPLING MEMBRANE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 - INSTALL FULL HEIGHT CERAMIC WALL TILE AT SHOWER ENCLOSURES. INSTALL WALL TILE OVER SCHLUTER KERDI MEMBRANE.
 - ALL SHOWERS TO BE INSTALLED OVER THE SCHLUTER SHOWER SYSTEM INCLUDING DRAINAGE MAT, DRAIN, WATERPROOFING MEMBRANE AND COVE DETAILS.
- C. WOOD FLOORING:** EXISTING WOOD FLOORING THROUGHOUT BALANCE OF HOUSE TO REMAIN. PATCH AND REPAIR AS REQUIRED BY NEW WALL LOCATIONS. FLOORING SHALL BE 2 1/4" X 9 1/4" TONGUE & GROOVE WHITE OAK, NO. 2 OR BETTER.
- D. PAINTING AND COATING:**
- ALL GYP. BD. SURFACES SHALL BE PRIMED WITH REGAL CLASSIC PREMIUM INTERIOR PRIMER, 2 1/6, THEN GIVEN TWO COATS OF ACRYLIC PAINT AS MANUFACTURED BY BENJAMIN MOORE. ALL PAINT PRIMER PRODUCTS TO BE LOW ODOR AND LOW VOC. NOTE THAT ROOMS ARE TO RECEIVE DIFFERENT COLORS ON WALLS AND CEILINGS, AND THAT COLORS WILL VARY FROM ROOM TO ROOM AS SELECTED BY OWNER. FINISHES SHALL BE AS FOLLOWS:
 - CEILINGS: REGAL SELECT INTERIOR FLAT FINISH 547;
 - BATHROOM WALLS & CEILINGS: REGAL SELECT INTERIOR PEARL FINISH 550;
 - WALLS: REGAL SELECT INTERIOR EGGSHELL FINISH 559;
 - TRIM: REGAL SELECT INTERIOR SEMI-GLOSS FINISH 551.
 - ALL INTERIOR TRIM AND DOORS SHALL BE PROPERLY SANDED, PRIMED, AND GIVEN TWO COATS OF PROCLASSIC ENAMEL, SEMI-GLOSS. ALL NAILS TO BE SET AND FILLED WITH PUTTY PRIOR TO FINISHING. SURFACES TO BE LIGHTLY SANDED BETWEEN COATS.
 - INTERIOR WOOD FLOORS, STAIR TREADS AND HANDRAIL SHALL BE PROPERLY SANDED, STAINED, AND GIVEN THREE COATS OF MINWAX WATER-BASED OIL-MODIFIED POLYURETHANE, LOW LUSTER.

DIVISION 10 - SPECIALTIES

- A. TOILET ACCESSORIES:** MIRRORS, MEDICINE CABINETS, TOILET PAPER HOLDERS, TOWEL BARS, ROBE HOOKS, AND TUB AND SHOWER ENCLOSURES SHALL BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR. CONTRACTOR IS TO PROVIDE NECESSARY BLOCKING.

DIVISION 11 - EQUIPMENT

- A. APPLIANCES:** REFRIGERATOR, STOVE, DISHWASHER, WASHER, AND DRYER SHALL BE SUPPLIED AND INSTALLED BY THE OWNER. THE CONTRACTOR SHALL PROVIDE NECESSARY BLOCKING AND ALL PLUMBING AND ELECTRICAL CONNECTIONS TO APPLIANCES.
- B. CABINET WORK:**
- KITCHEN WALL AND BASE CABINETS, COUNTERTOPS, AND BATHROOM VANITY SHALL BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR. PROVIDE ALL PLUMBING AND ELECTRICAL CONNECTIONS TO APPLIANCES AND ALL NECESSARY BLOCKING.

DIVISION 12 - FURNISHINGS

- A. CLOSET SYSTEMS:**
- ALL CLOSETS TO RECEIVE WOOD SHELVES AND RODS AS INDICATED ON DRAWINGS AND DIRECTED BY OWNER.

DIVISION 13 - SPECIAL CONSTRUCTION

NOT USED

DIVISION 14 - CONVEYING EQUIPMENT

NOT USED

DIVISION 22 - PLUMBING

- A. GENERAL:** ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST NFPA AND NATIONAL STANDARD PLUMBING CODE. WHERE DIFFERENCES MAY EXIST BETWEEN THIS SPECIFICATION AND CODES, THE CODE SHALL GOVERN, AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO OWNER.
- B. SCOPE:** FURNISH ALL LABOR, MATERIALS, EQUIPMENT, PIPING, ETC. TO COMPLETE ALL THE WORK AS REQUIRED BY LOCAL CODES AND AS SHOWN ON THE DRAWINGS, INCLUDING CONNECTIONS TO ALL UTILITIES AT THE STREET.
- PERFORM ALL TRENCHING AND BACK FILLING AS REQUIRED.
 - CARRY OUT REQUIRED TESTS ON WORK COMPLETED.
- C. PIPE MATERIALS:**
- SANITARY: PVC
 - WATER SUPPLY (HOT AND COLD):
 - BELOW GRADE - TYPE K SOFT TEMPER COPPER TUBING WITH CAST BRONZE FITTINGS.
 - ABOVE GRADE - TYPE M COPPER TUBING WITH CAST BRONZE FITTINGS.
 - GAS DRYER, FURNACES, WATER HEATER, AND STOVE TO BE REMOVED. REMOVE ALL ABANDONED PIPING AND CAP LINES AS REQUIRED. GAS FIREPLACE IN DINING ROOM TO REMAIN.
- D. SHOCK ARRESTORS:**
- THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE QUIET OPERATION OF THE WATER SYSTEM.
 - PROVIDE SHOCK ARRESTORS TO ABSORB HYDROSTATIC SHOCK AND VIBRATION IN THE PIPING. SHOCK ARRESTORS SHALL BE SIZED AND LOCATED AS PER MANUFACTURERS RECOMMENDATIONS.
- E. VALVES:** ALL COLD AND HOT WATER RECIRCULATING, HOT WATER MAINS, AND SUB-MAN BRANCHES SHALL HAVE SHUT-OFF VALVES. PROVIDE SHUT OFF VALVES AT EACH BANK OF FIXTURES.
- F. CLEANOUTS:** ALL INTERIOR PIPING SHALL BE ACCESSIBLE THROUGHOUT. USE "Y" AND "T" FITTINGS FOR CLEANOUTS OF FULL SIZE OF PIPE OF LINES UP TO 4" IN DIAMETER, AND NOT LESS THAN 4" FOR LARGER SIZES.
- G. PIPE INSULATION:** APPLY INSULATION IN AREAS WHERE CONDENSATION MAY OCCUR ONLY AFTER ALL TESTS HAVE BEEN COMPLETED AND APPROVED.
- H. HOT WATER HEATER:** PROVIDE AND INSTALL ONE (1) 80-GALLON ELECTRIC HEAT PUMP WATER HEATER. RELOCATE WATER HEATER AS INDICATED ON PLANS AND ADJUST PIPING AS REQUIRED.
- I. WATER FILTER:** PROVIDE & INSTALL REVERSE OSMOSIS WHOLE HOUSE WATER FILTRATION SYSTEM BETWEEN INCOMING WATER SERVICE AND WATER HEATER.
- J. PLUMBING FIXTURES:** ALL PLUMBING FIXTURES AND FITTINGS TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

DIVISION 23 - HEATING, VENTILATING & AIR CONDITIONING

- A. GENERAL:** ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE, AND ASHRAE STANDARDS. WHERE DIFFERENCES MAY EXIST BETWEEN THIS SPECIFICATION AND CODES, THE CODE SHALL GOVERN, AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO OWNER.
- B. HEATING, VENTILATION AND AIR CONDITIONING:**
- THE PERFORMANCE OF THE HEATING SYSTEM SHALL BE GUARANTEED TO HEAT ALL ROOMS TO A TEMPERATURE OF 70 DEGREES F WITH AN OUTSIDE TEMPERATURE OF 0 DEGREES F AND AN OUTSIDE WIND OF 1 MPH. THE PERFORMANCE OF THE AIR CONDITIONING SYSTEM SHALL BE GUARANTEED TO COOL ALL ROOMS TO A TEMPERATURE OF 75 DEGREES F WITH AN OUTSIDE TEMPERATURE OF 95 DEGREES F IN 50 AIR.
 - HEATING CONTRACTOR TO SUBMIT SHOP DRAWINGS OF ALL EQUIPMENT AND DUCT INSTALLATION SHOWING BALANCING DAMPERS, REDUCERS, AND OTHER DEVICES PRIOR TO CONSTRUCTION.
 - ALL DUCTWORK TO BE LOCATED WITHIN THE THERMAL ENVELOPE AND SHALL HAVE MIN. R-9 INSULATION OR AS REQUIRED BY IECC.
 - RIGID DUCTWORK TO BE GALVANIZED SHEET METAL IN ACCORDANCE WITH SMACNA STANDARDS. DUCTS TO BE PROPERLY SIZED AND FREE OF HOLES. DUCTS TO BE SUPPORTED BY MEANS OF STRAPS TO THE FRAMING AT 24" O.C. MAX.
 - DUCTS SHALL BE CONNECTED BY MEANS OF COLLARS THAT EXTEND 2" INTO DUCT. DUCT ENDS TO BE SQUARE CUT. DUCTS TO BE ATTACHED TO SLEEVES AND COLLARS WITH DUCT CLAMPS. THERE SHALL BE NO DUCT CONTACT WITH DISSIMILAR MATERIALS.
 - EXISTING HVAC SYSTEMS TO BE REMOVED
 - INSTALL ONE (1) DUCTED HEAT PUMP HEAT & AIR CONDITIONING SYSTEM, LOCATED AS SHOWN ON THE PLANS. UNIT TO BE COULDED WITH ONE (1) EVAPORATOR AND WIRELESS CONTROLLER. THE CONDENSING UNIT IS TO BE LOCATED OUTSIDE ALONG THE NORTH ELEVATION AS SHOWN ON THE DRAWINGS.
 - AN EVAPORATOR COIL w/ ALUMINUM FINS ON COPPER TUBING. A CONDENSATE PAN AND DRAIN SHALL BE PROVIDED UNDER THE COIL.
 - A BLOWER WITH VARIABLE SPEED MOTOR.
 - A REFRIGERANT COUPLING MODULE TIES TO A CONDENSING UNIT INSTALLED OUTDOORS.
 - A HEPA FILTER ADD-ON TO UNIT.
- C. ENERGY RECOVERY VENTILATOR:** INCORPORATE AN ENERGY RECOVERY VENTILATOR INTO THE HVAC SYSTEM TO DRAW EXHAUST AIR FROM ALL BATHROOMS, KITCHEN HOOD, ATTIC, AND BASEMENT. ERV TO BE SIZED AND SPECIFIED BY A MECHANICAL ENGINEER.
- D. AIR LEAKAGE TESTING:** AS PER SECTION N1102.4.1.2, THE BUILDING WILL BE TESTED & VERIFIED BY A THIRD PARTY TO NOT EXCEED ONE (1) AIR CHANGE PER HOUR AT A PRESSURE OF 0.2" W.G. ED (BLOWER DOOR TEST).

DIVISION 26 - ELECTRICAL

- A. SCOPE:** FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC. TO COMPLETE ALL THE WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS IN ACCORDANCE WITH N.E.C. AND APPLICABLE STATE AND LOCAL CODES.
- B. PROVIDE AND PAY FOR ALL PERMITS AND INSPECTION FEES AS REQUIRED FOR THIS PROJECT.**
- C. INSTALL ALL POWER AND TEMPERATURE CONTROL WIRING AS DIRECTED BY THE HVAC CONTRACTOR.**
- D. PROVIDE BONDING AND GROUNDING IN ACCORDANCE WITH CODE STANDARDS AND REQUIREMENTS.**
- E. ELECTRICAL MATERIALS USED TO BE UL LISTED AND LABELED.**
- F. EXISTING ELECTRICAL SERVICE TO REMAIN. INSTALL SUB-PANEL AS REQUIRED FOR ADDITIONAL LOADS.**
- G. CONTRACTOR TO SUPPLY AND INSTALL SWITCHES AND OUTLETS SHOWN ON THE DRAWINGS. ADJACENT DEVICES SHALL BE GROUPED TOGETHER UNDER ONE COVER PLATE. SWITCHED DUPLEX OUTLETS ARE TO HAVE ONLY TOP OUTLET SWITCHED. ALL DEVICES SHALL BE WHITE COLOR, UNLESS SPECIFIED BY OWNER.**
- H. SUPPLY AND INSTALL SMOKE ALARMS AND C.O. DETECTORS AS REQUIRED BY CODE.**
- I. RECESSED LIGHTING SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR. DECORATIVE LIGHT FIXTURES AND CEILING FANS ARE TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR. THE CONTRACTOR IS TO COORDINATE WITH OWNER THE FINAL LOCATION OF THE FIXTURES PRIOR TO START OF THE ELECTRICAL WORK. CONTRACTOR TO INSTALL BLOCKING FOR CEILING MOUNTED LIGHT FIXTURES AND FANS. ANY EXISTING RECESSED DOWNLIGHTING TO BE REPLACED WITH LED FIXTURES.**
- J. CONTRACTOR IS TO COORDINATE THE LOCATION AND INSTALLATION OF COMPUTER NETWORKING AND CABLE TV JACKS WITH OWNER. CONTRACTOR TO ALLOW FOR 5 JACKS EACH.**
- K. DOOR CHIME: PROVIDE AND INSTALL DOOR CHIME WITH LIGHTED BUTTONS AT FRONT DOOR.**

DIVISION 31 - EARTHWORK

- A. SITE WORK:**
- LANDSCAPE PLANTINGS ARE NOT INCLUDED UNDER THIS SCOPE OF WORK.
 - GENERAL CONTRACTOR TO PROVIDE TEMPORARY PORTABLE TOILET FOR THE ENTIRE LENGTH OF THE JOB. TOILET SHALL BE MAINTAINED IN A CLEAN AND FUNCTIONING CONDITION. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE TEMPORARY ELECTRIC AND WATER TO THE SITE.
 - EROSION AND SEDIMENT CONTROL: BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES, EXCLUSIVE OF CLEARING AND GRADING, THE CONTRACTOR SHALL FIRST PROVIDE SILT FENCE, DITCHING, CONSTRUCT TEMPORARY SEDIMENT BASINS AND GRADE CONSTRUCTION AREA SO AS TO COMPLETELY PROHIBIT ANY EXCAVATED FILL SOILS, SILTS, AND OTHER MATERIALS RESULTING FROM CONSTRUCTION OPERATIONS FROM BEING CARRIED OFF INTO STREETS, SURROUNDING PROPERTIES, OR BODIES OF WATER.
- B. EXCAVATION:**
- EXCAVATE AS REQUIRED FOR FOOTINGS AND FOUNDATIONS TO UNDISTURBED VIRGIN SOIL.
 - THE CONTRACTOR SHALL DO ALL EXCAVATING AS MAY BE REQUIRED BY THE DRAWINGS. EARTH BANKS SHALL BE BRACED AGAINST CAVING.
 - MAKE PROPER PROVISIONS TO DRAIN EXCAVATED AREAS.
- C. FILL AND BACKFILL:**
- ALL EARTH AROUND AND ABOVE FOOTING AND BELOW CONCRETE SLABS SHALL BE PLACED AND COMPACTED IN 12-INCH LAYERS TO 95% MAXIMUM DRY DENSITY.
 - DO ALL COMPACTING OF BACKFILL AS REQUIRED TO MINIMIZE SETTLEMENT OF BACKFILL, AND TO AVOID DAMAGE TO FOUNDATION AND OTHER WORK IN PLACE.
 - BEFORE PLACING FILL, REMOVE ALL DEBRIS FROM EXCAVATIONS.
 - ALL FILL BELOW FOOTINGS AND SLABS SHALL BE R-LEND.
- D. THE CONTRACTOR SHALL BRING THE GRADES BELOW THE HOUSE TO THE SAME LEVEL AS THE EXTERIOR GRADE.**
- E. EARTHWORK:** AFTER FOUNDATION WORK HAS BEEN COMPLETED, THE SOIL SHALL BE TREATED FOR TERMITES AND CARPENTER ANTS BY A LICENSED EXTERMINATOR.



PROPOSED ALTERATION FOR:
VERITY & ANDY FRIZZELL
1606 BAY AVENUE
LOT 12, BLOCK 5
BOROUGH OF BAY HEAD, OCEAN COUNTY, NJ

DWG. TITLE:

SPECIFICATIONS

DATE:	AUG. 20, 2023
REVISIONS:	

JOB NO:	DRAWER NO:
DRAWN BY:	CHECKED BY:
VLF	VLF

DWG. NO:

A101



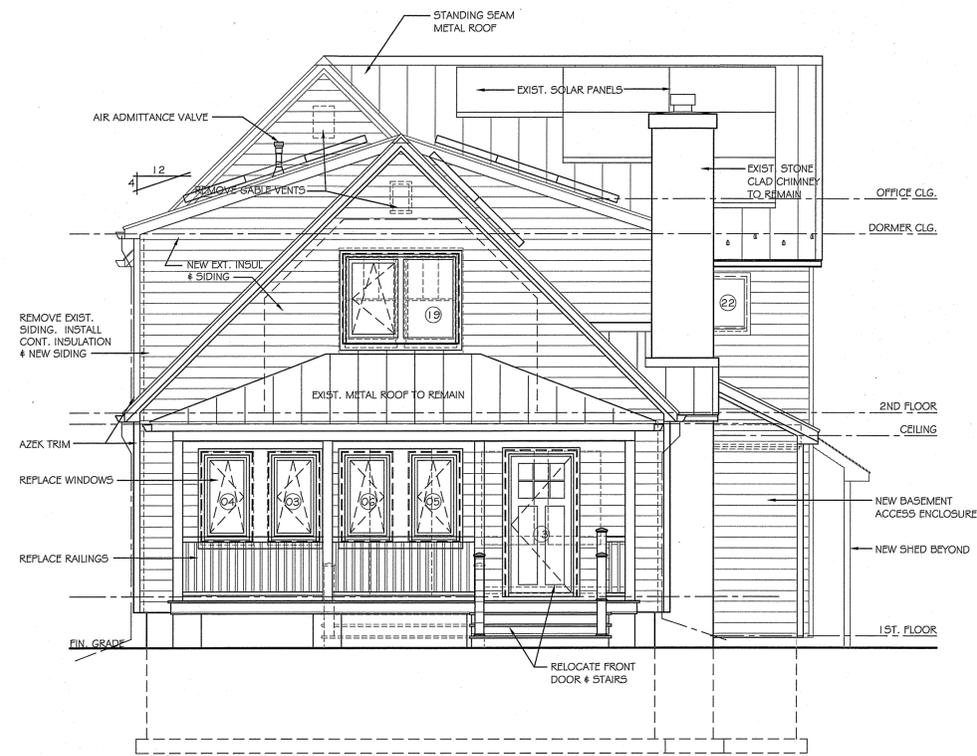
PROPOSED ALTERATION FOR:
VERITY & ANDY FRIZZELL
1606 BAY AVENUE
LOT 12, BLOCK 5
BOROUGH OF BAY HEAD, OCEAN COUNTY, NJ

DWG. TITLE:
ELEVATIONS

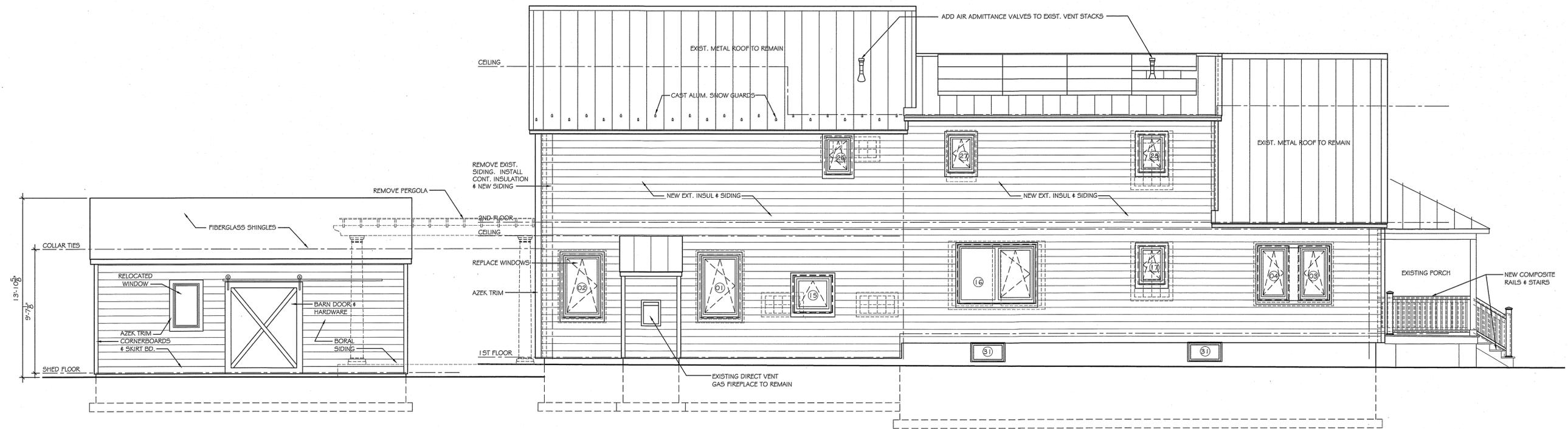
DATE: AUG. 20, 2023
REVISIONS:

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DRAWN BY: VLF CHECKED BY: VLF

DWG. NO.:
A200



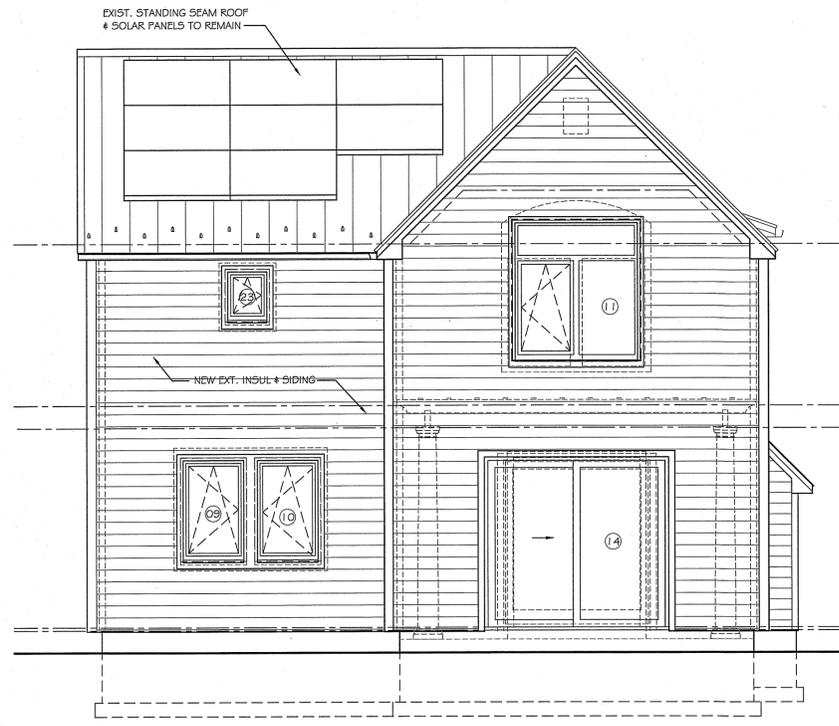
1 FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



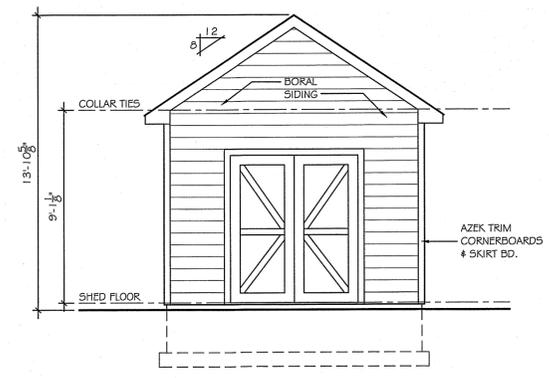
2 LEFT SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



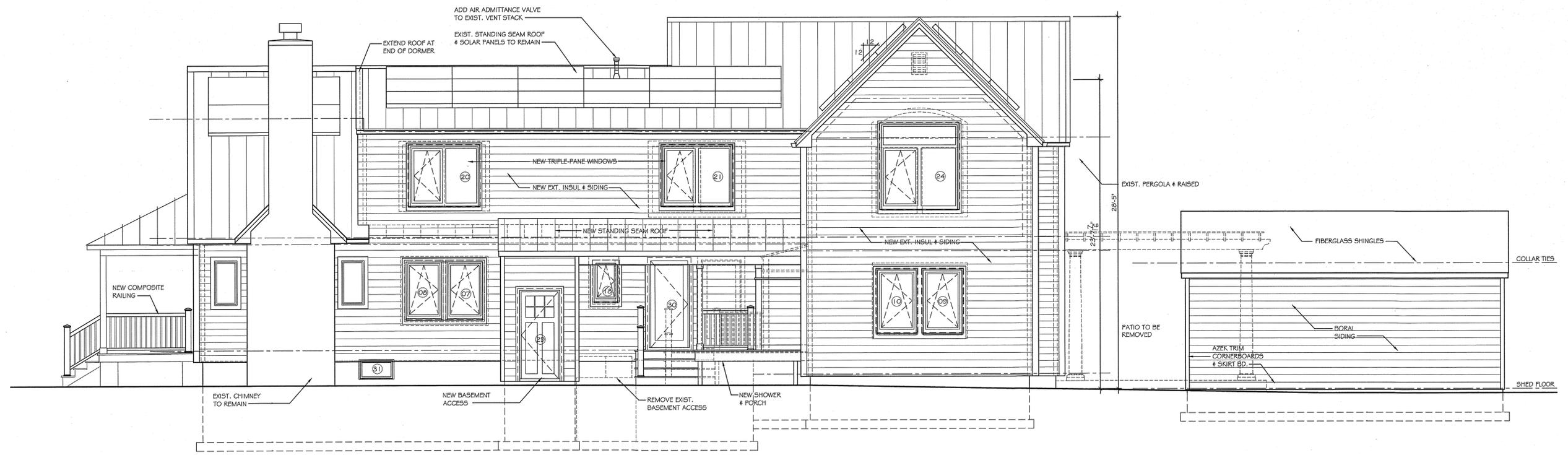
PROPOSED ALTERATION FOR:
VERITY & ANDY FRIZZELL
1606 BAY AVENUE
LOT 12, BLOCK 5
BOROUGH OF BAY HEAD, OCEAN COUNTY, NJ



1
A201 REAR (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



1
A201 REAR (EAST) SHED ELEVATION
SCALE: 1/4" = 1'-0"



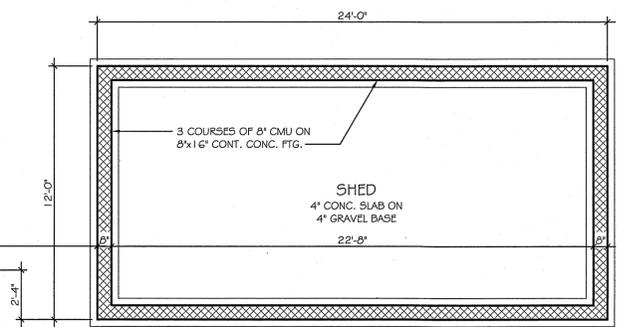
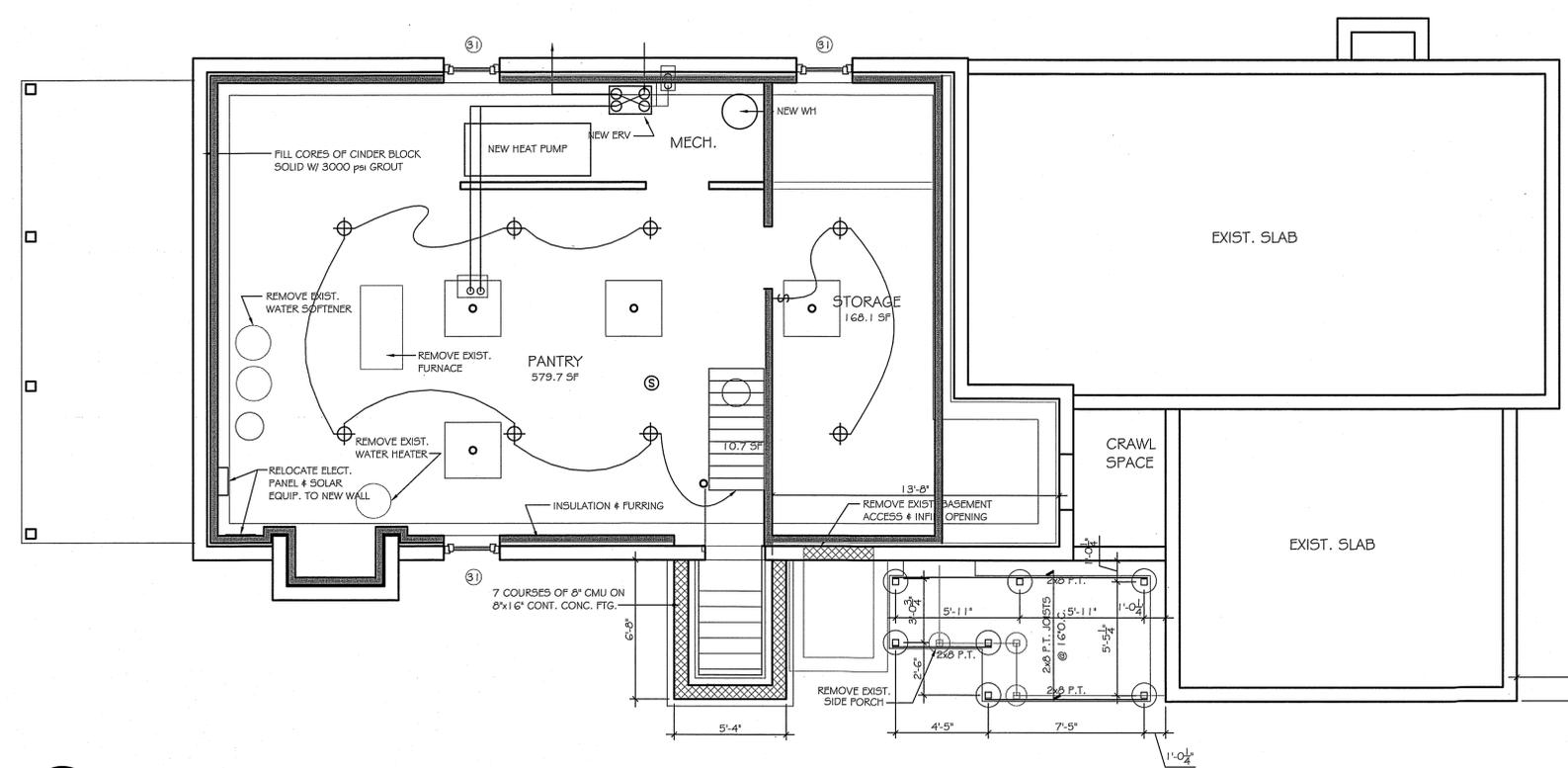
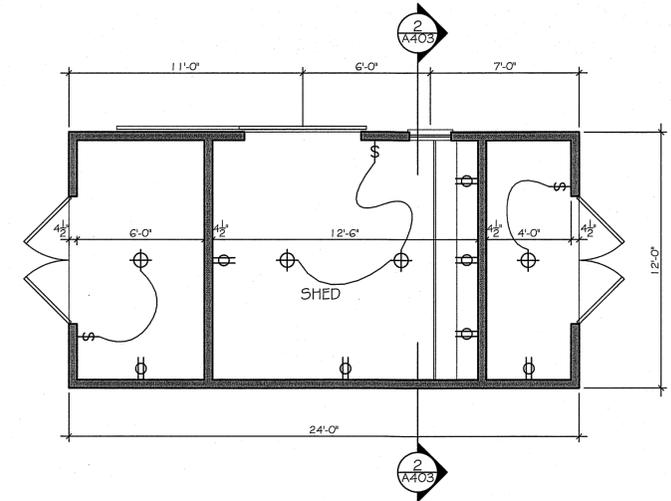
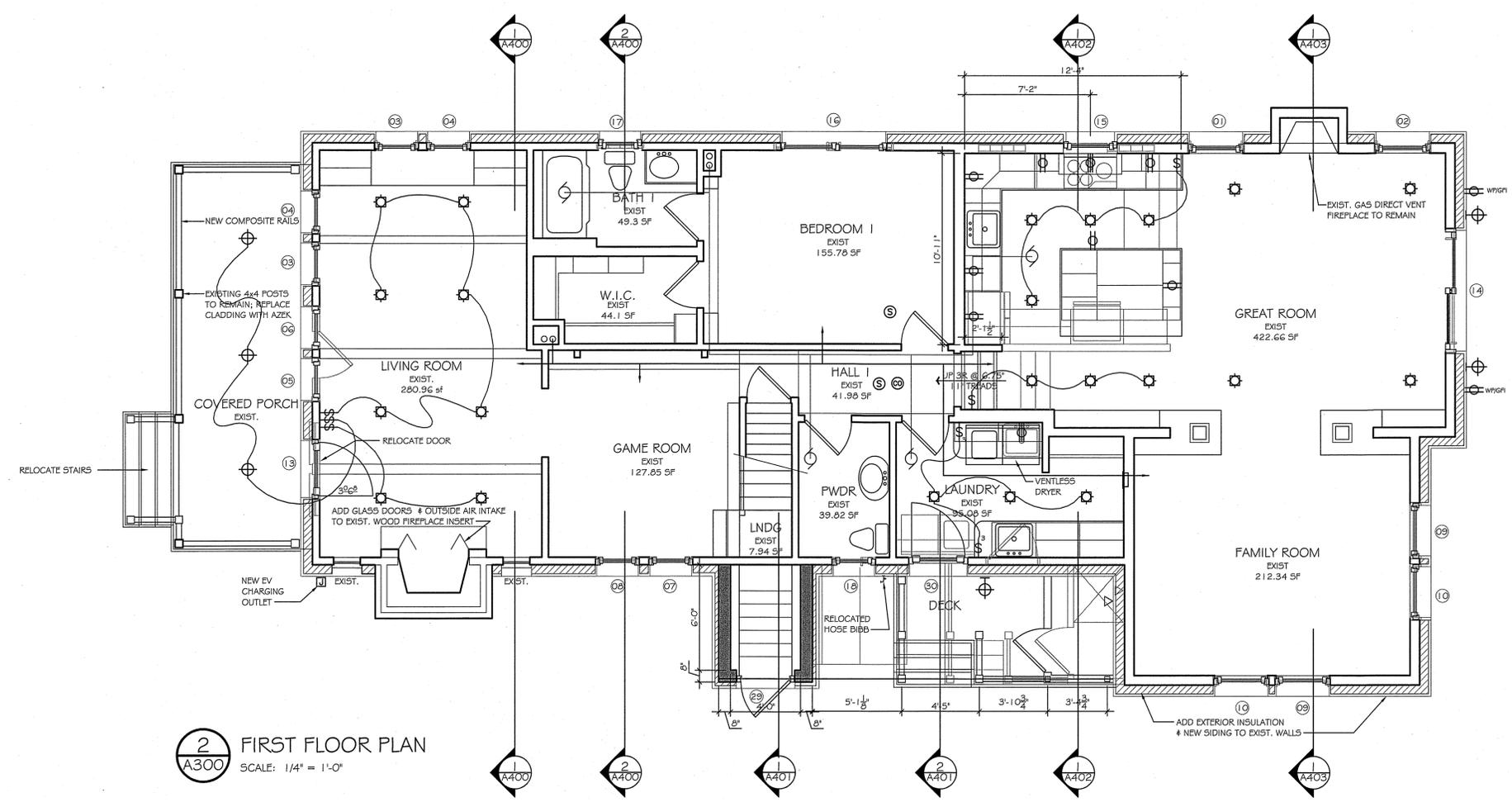
2
A201 RIGHT SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

DWG. TITLE:
ELEVATIONS

DATE: AUG. 20, 2023
REVISIONS:

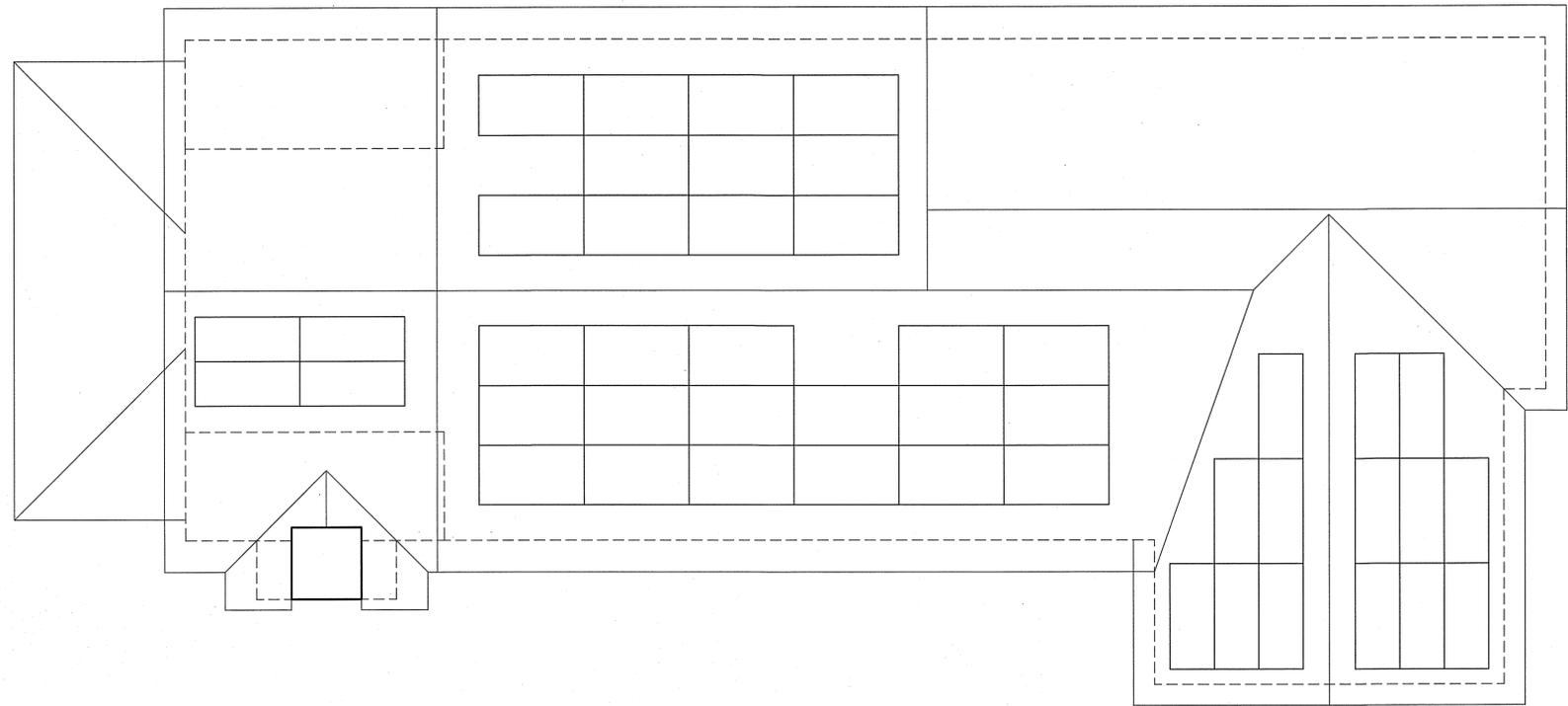
JOB NO: DRAWER NO:
DRAWN BY: VLF CHECKED BY: VLF

DWG. NO:
A201

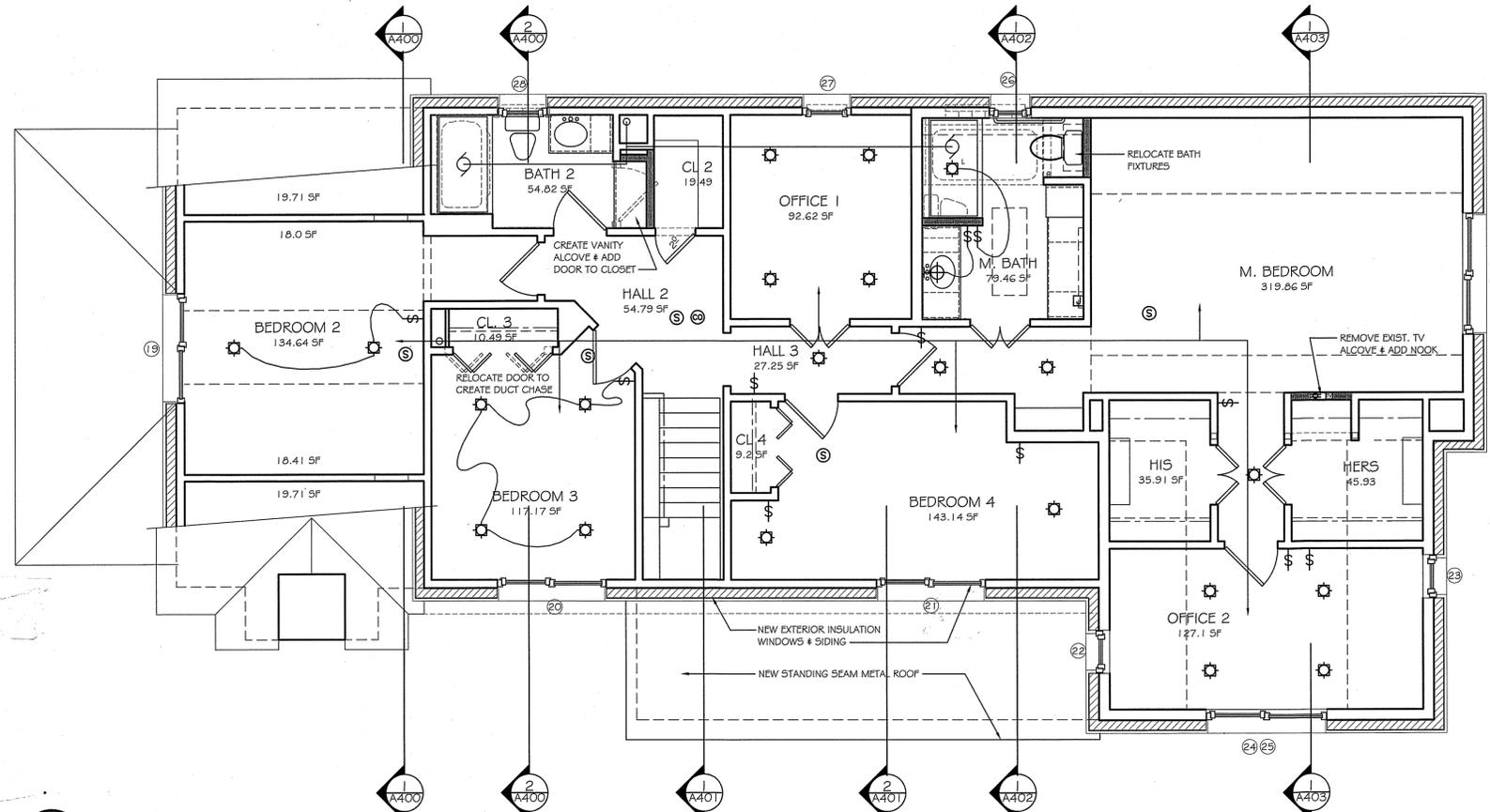


1 FOUNDATION - CELLAR PLAN
A300 SCALE: 1/4" = 1'-0"

2 FIRST FLOOR PLAN
A300 SCALE: 1/4" = 1'-0"



2 ROOF PLAN
A301 SCALE: 1/4" = 1'-0"



1 SECOND FLOOR PLAN
A301 SCALE: 1/4" = 1'-0"



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VERITY L. FRIZZELL, R.A., P.A., C.P.H.D.
STATE OF NEW JERSEY #21A01376000

PROPOSED ALTERATION FOR:
VERITY & ANDY FRIZZELL
1606 BAY AVENUE
LOT 12, BLOCK 5
BOROUGH OF BAY HEAD, OCEAN COUNTY, NJ

DWG. TITLE:
SECOND FLOOR &
ROOF PLANS

DATE: AUG. 20, 2023

REVISIONS:

JOB NO. DRAWER NO.

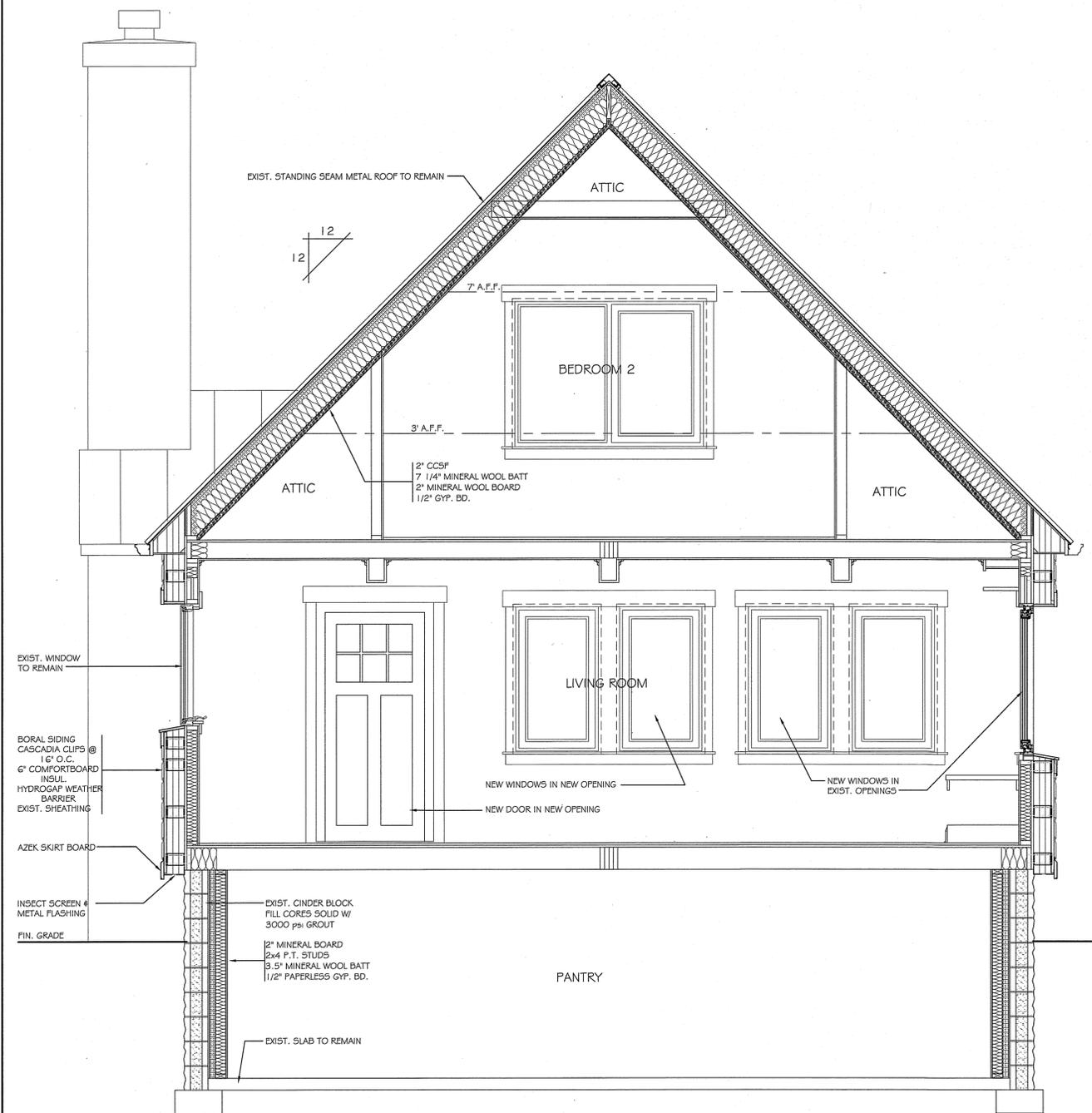
DRAWN BY: CHECKED BY:

VLF VLF

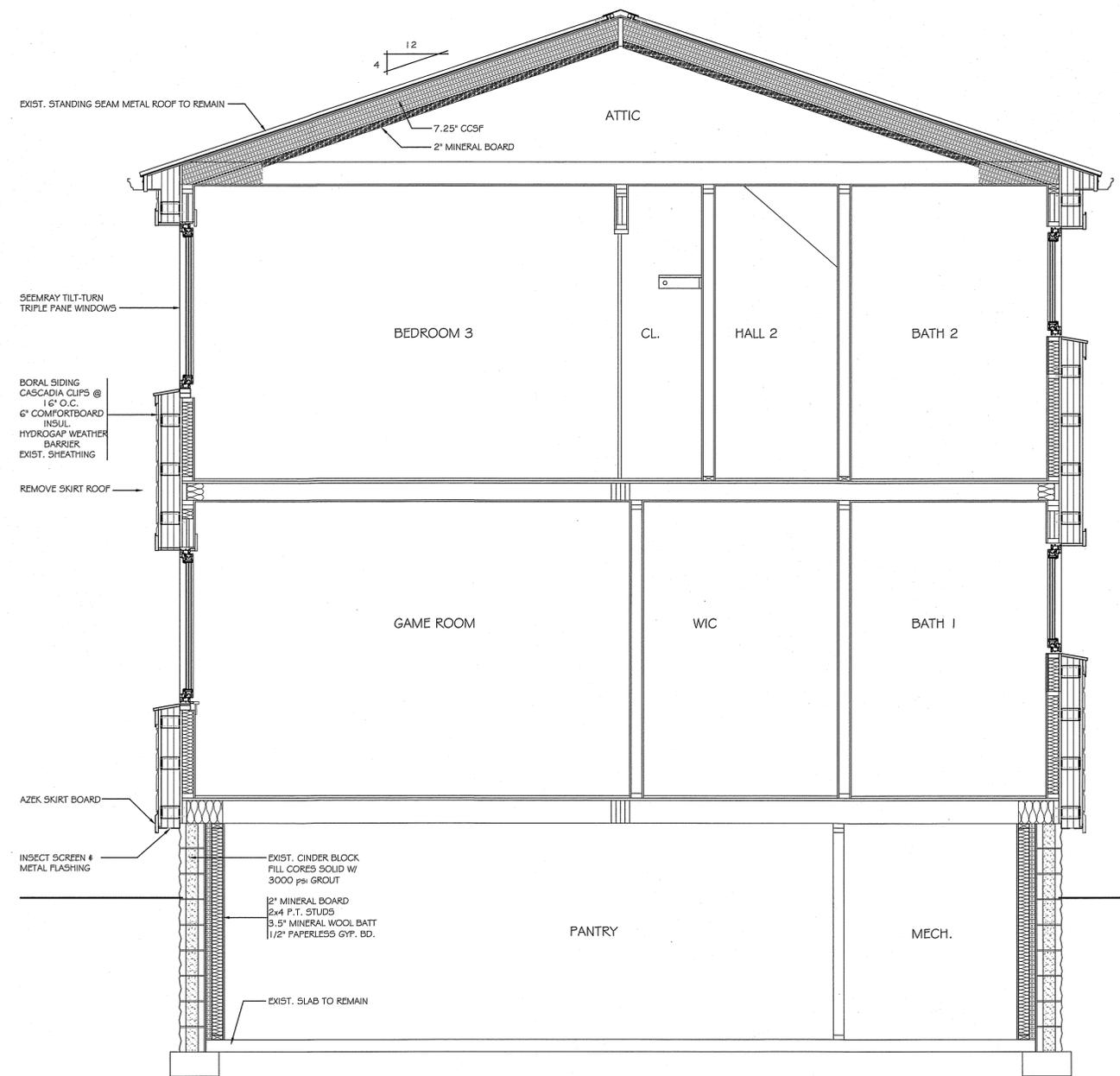
DWG. No.

A301

PROPOSED ALTERATION FOR:
VERITY & ANDY FRIZZELL
1606 BAY AVENUE
LOT 12, BLOCK 5
BOROUGH OF BAY HEAD, OCEAN COUNTY, NJ



1 SECTION AT LIVING ROOM
A400 SCALE: 1/4" = 1'-0"



2 SECTION AT LOW SLOPE ROOF
A400 SCALE: 1/4" = 1'-0"

DWG. TITLE:
SECTIONS AT
LIVING ROOM &
LOW SLOPE ROOF

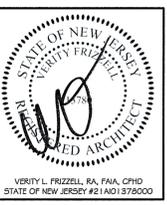
DATE: AUG. 20, 2023

REVISIONS:

JOB NO.:	DRAWER NO.:
DRAWN BY: VLF	CHECKED BY: VLF

DWG. No.:

A400



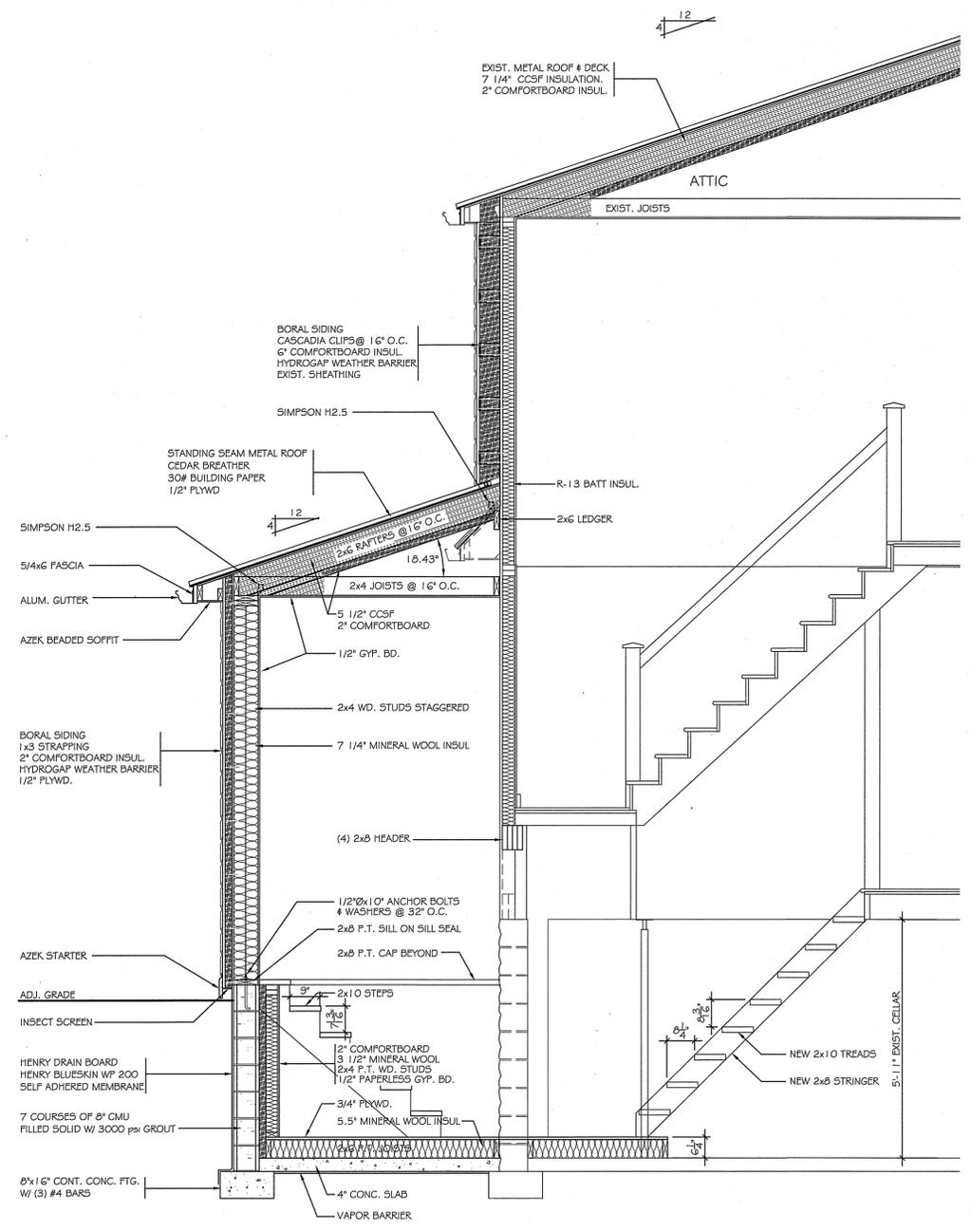
PROPOSED ALTERATION FOR:
VERITY & ANDY FRIZZELL
1606 BAY AVENUE
LOT 12, BLOCK 5
BOROUGH OF BAY HEAD, OCEAN COUNTY, NJ

DWG. TITLE:
SECTIONS AT
BASEMENT STAIRS
& SIDE PORCH

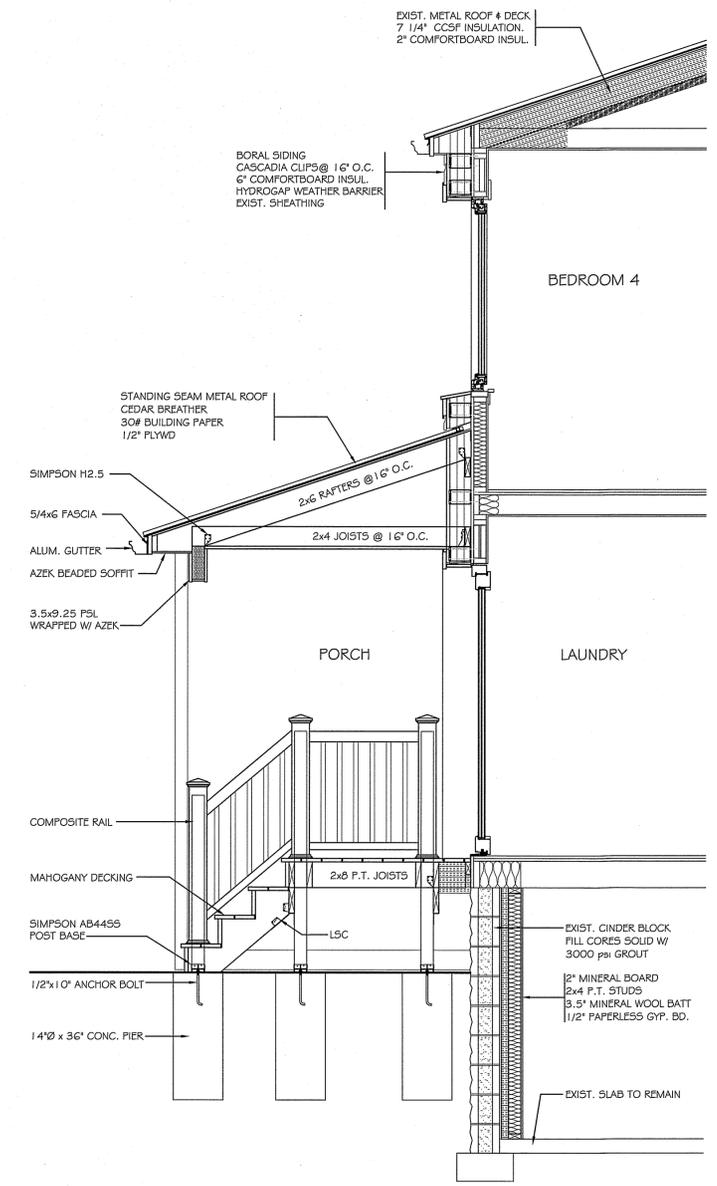
DATE:	AUG. 20, 2023
REVISIONS:	

JOB NO:	DRAWER NO:
DRAWN BY:	CHECKED BY:
VLF	VLF

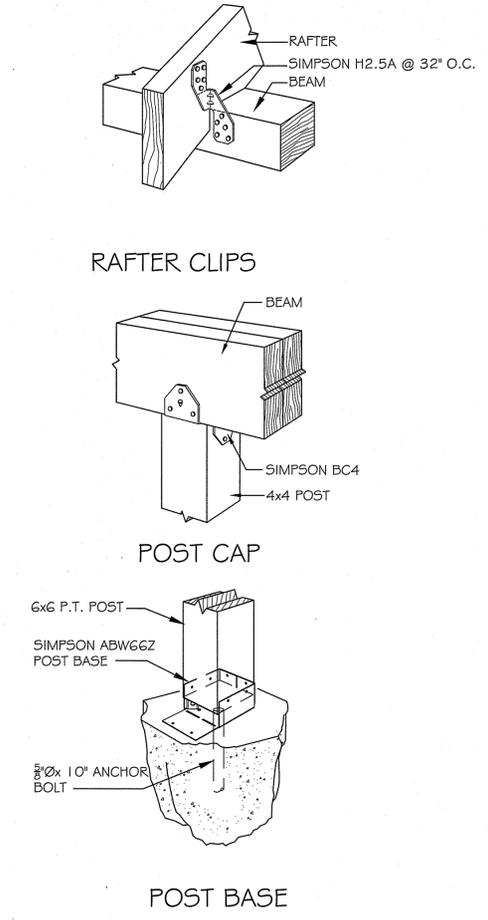
DWG. NO:
A401



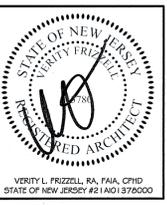
1 SECTION AT STAIRS
A401 SCALE: 1/2" = 1'-0"



2 SECTION AT SIDE PORCH
A401 SCALE: 1/2" = 1'-0"



3 SIMPSON CONNECTOR DETAILS
A401 SCALE: NOT TO SCALE



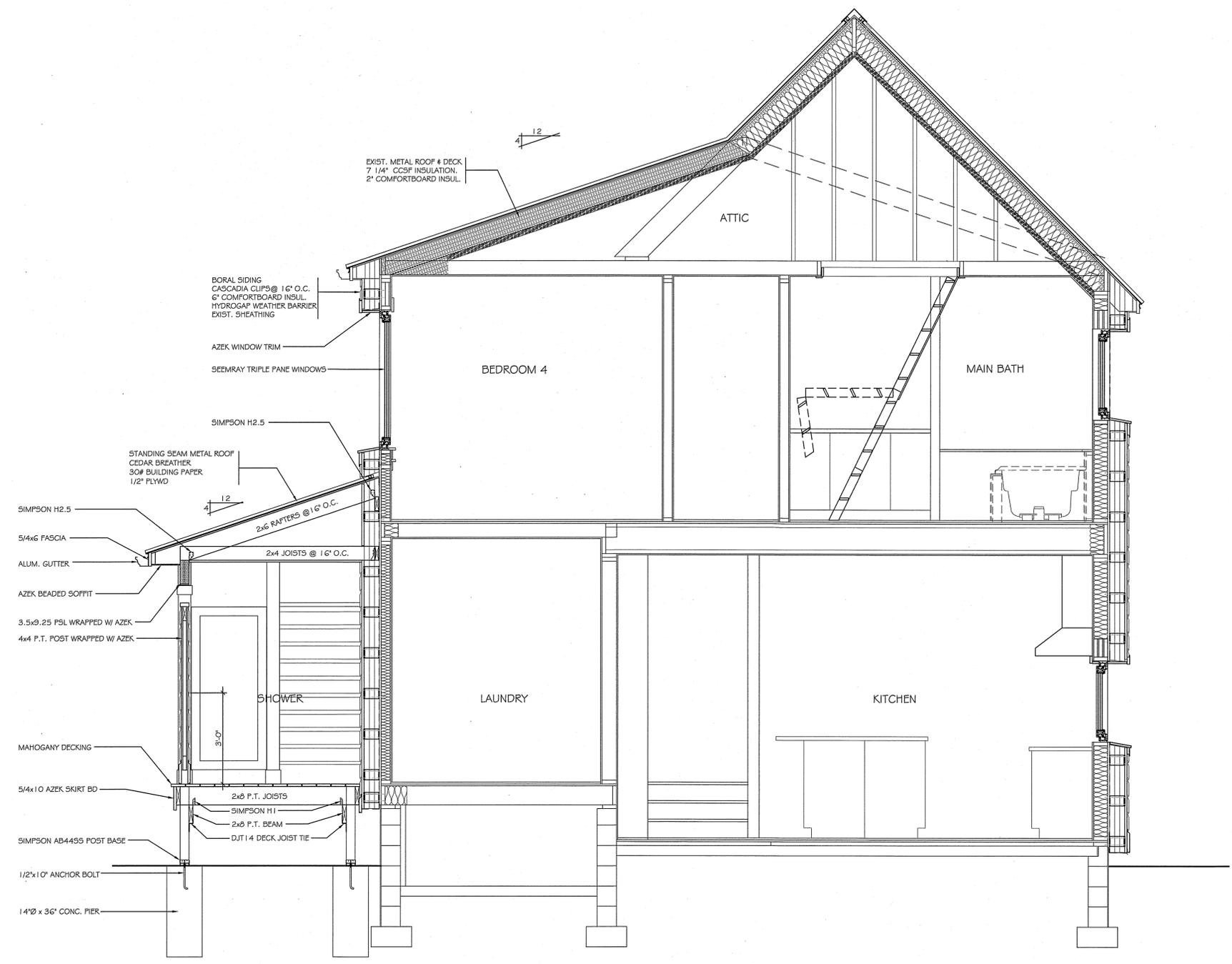
PROPOSED ALTERATION FOR:
VERITY & ANDY FRIZZELL
1606 BAY AVENUE
LOT 12, BLOCK 5
BOROUGH OF BAY HEAD, OCEAN COUNTY, NJ

DWG. TITLE:
SECTION/SECTIONEN
& WINDOW DETAILS

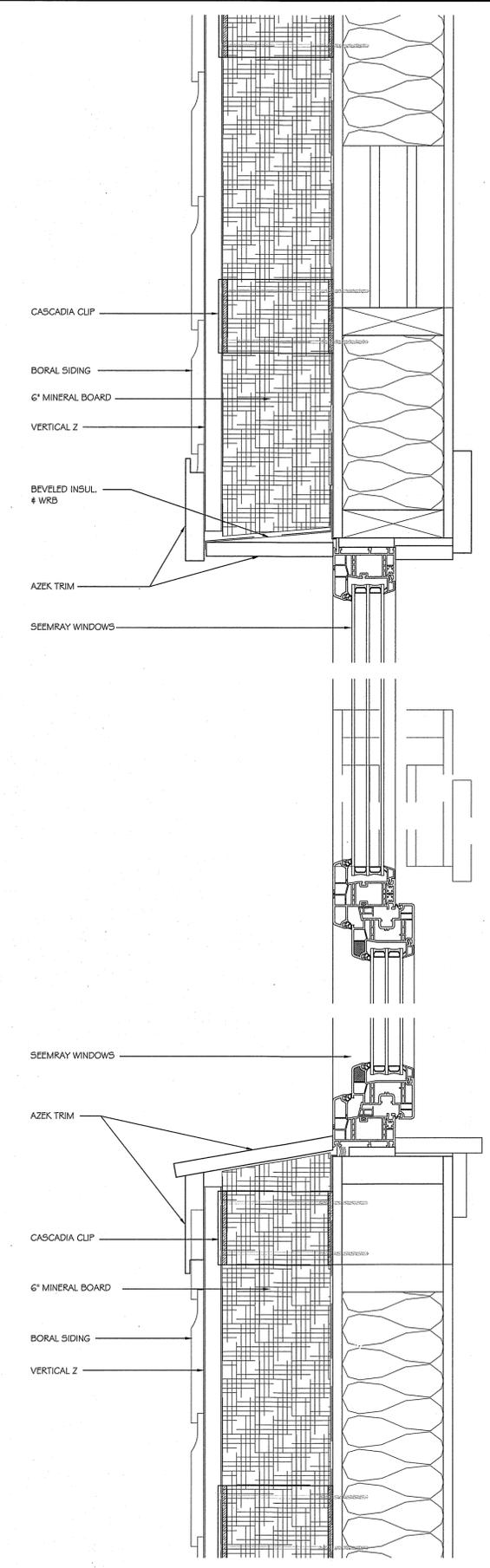
DATE: AUG. 20, 2023
REVISIONS:

JOB NO: DRAWER NO:
DRAWN BY: CHECKED BY:
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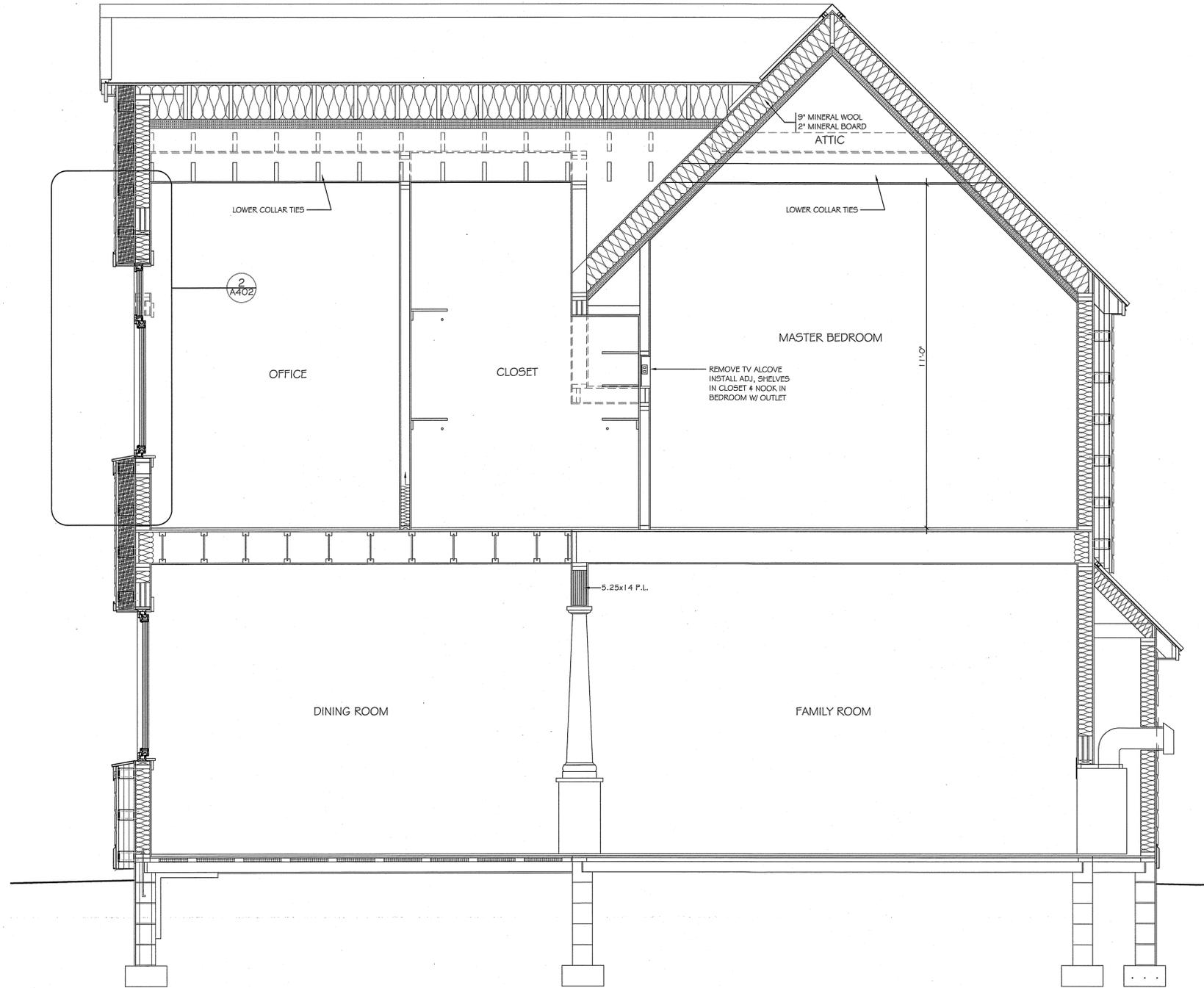
DWG. NO:
A402



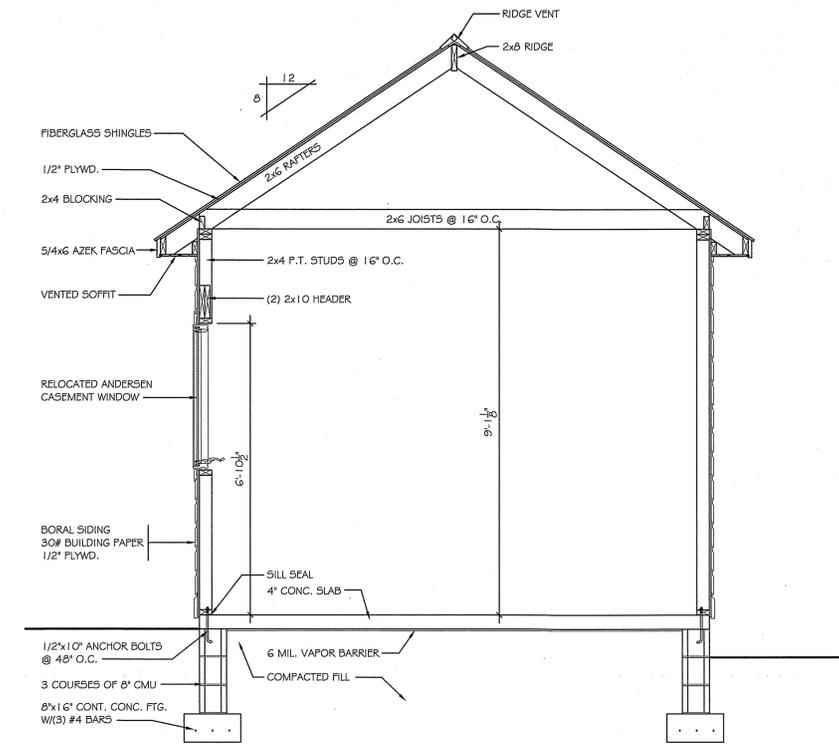
1
A402 SECTION AT KITCHEN
SCALE: 1/2" = 1'-0"



2
A402 WINDOW DETAILS
SCALE: 3" = 1'-0"



1 SECTION AT GREAT ROOM
A403 SCALE: 1/2" = 1'-0"



2 SECTION AT SHED
A403 SCALE: 1/2" = 1'-0"

PROPOSED ALTERATION FOR:
VERITY & ANDY FRIZZELL
1606 BAY AVENUE
LOT 12, BLOCK 5
BOROUGH OF BAY HEAD, OCEAN COUNTY, NJ

DWG. TITLE:
SECTION AT GREAT ROOM

DATE: AUG. 20, 2023

REVISIONS:

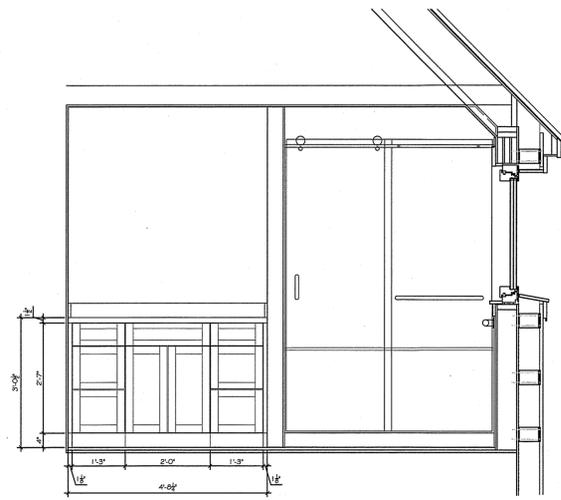
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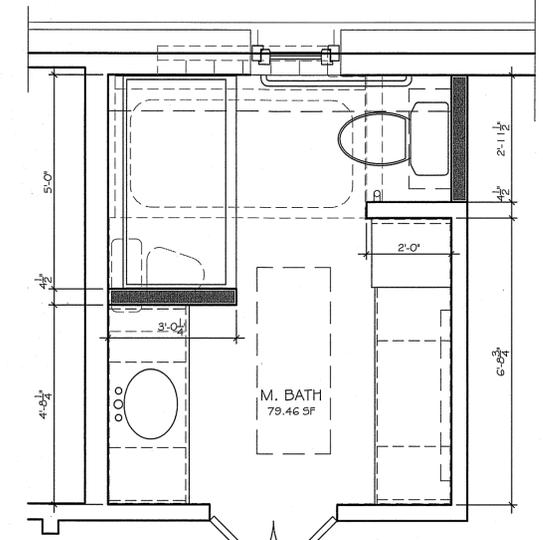
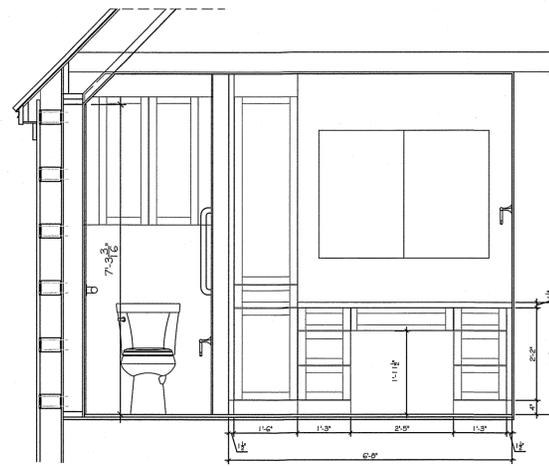
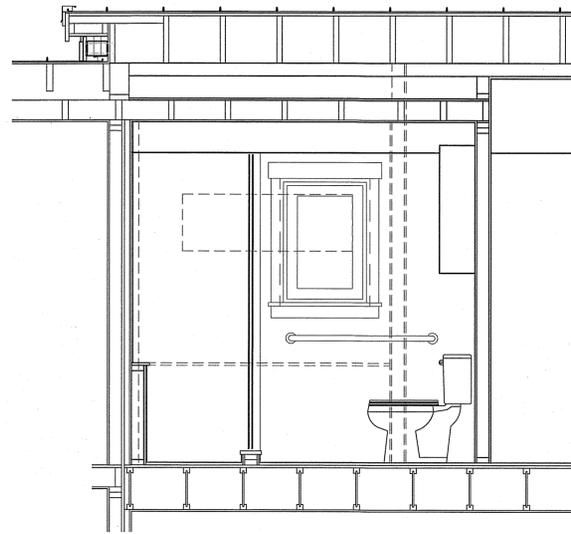
VLF VLF

DWG. NO.

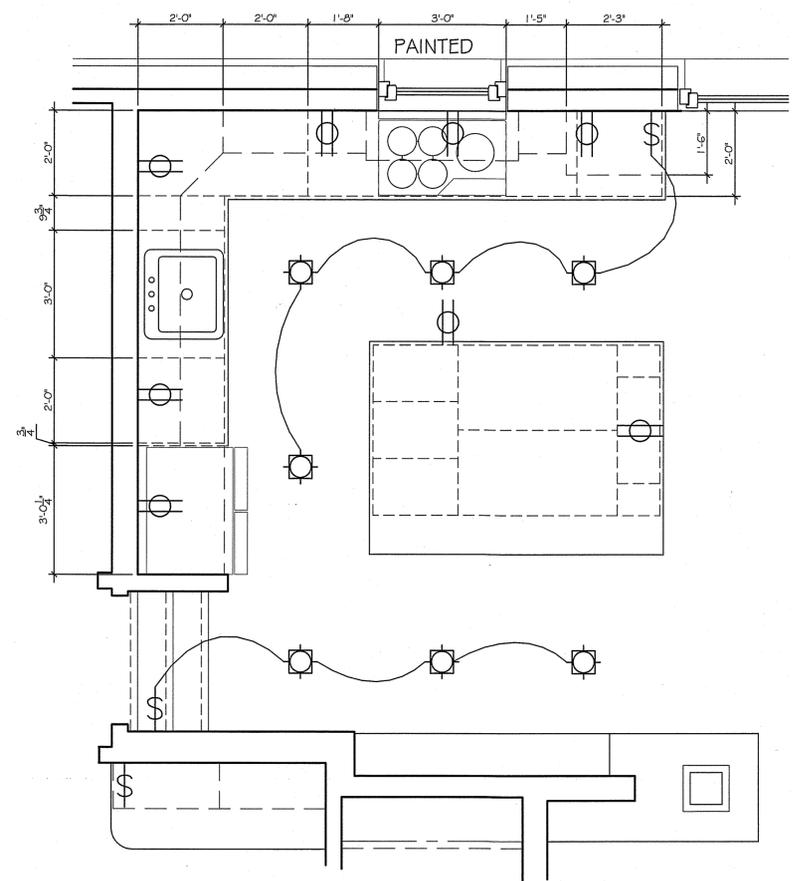
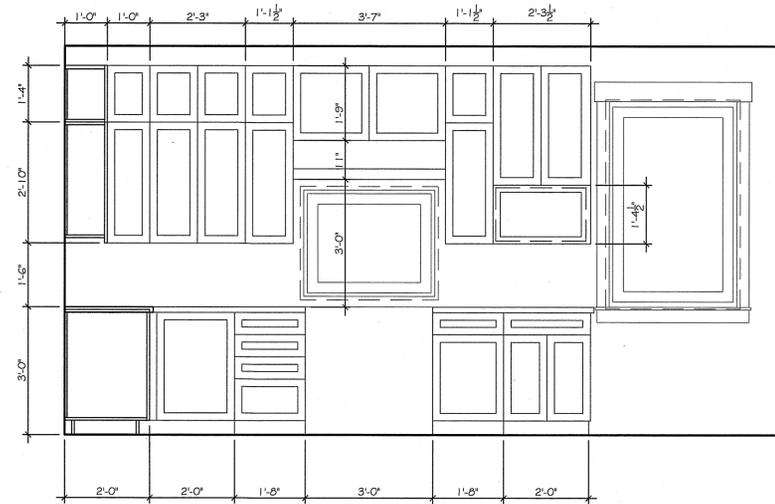
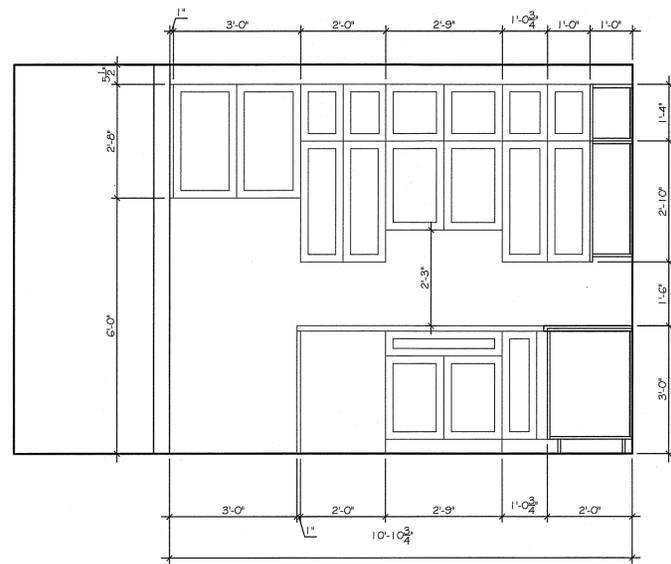
A403



1 MAIN BATH ELEVATIONS
A500 SCALE: 1/2" = 1'-0"

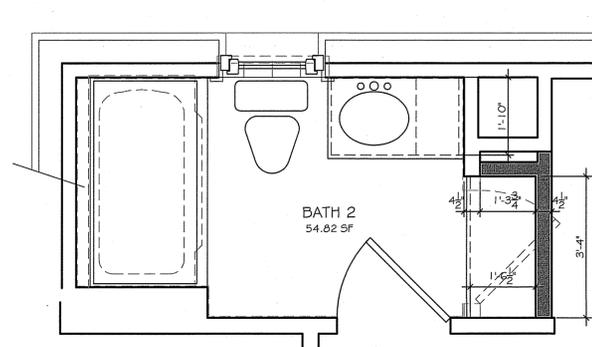


2 MAIN BATH PLAN
A500 SCALE: 1/2" = 1'-0"

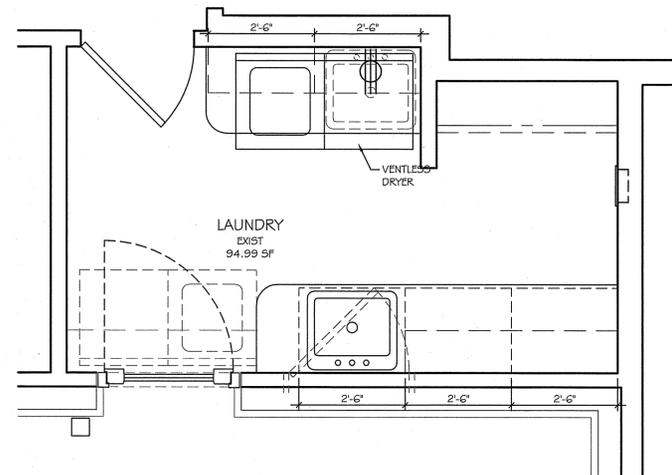


4 KITCHEN PLAN
A500 SCALE: 1/2" = 1'-0"

3 KITCHEN ELEVATIONS
A500 SCALE: 1/2" = 1'-0"



5 KIDS BATH PLAN
A500 SCALE: 1/2" = 1'-0"



6 LAUNDRY ROOM PLAN
A500 SCALE: 1/2" = 1'-0"

PROPOSED ALTERATION FOR:
VERITY & ANDY FRIZZELL
1606 BAY AVENUE
LOT 12, BLOCK 5
BOROUGH OF BAY HEAD, OCEAN COUNTY, NJ

DWG. TITLE:
ENLARGED FLOOR
PLANS &
CABINET ELEVATIONS

DATE: AUG. 20, 2023
REVISIONS:

JOB NO: DRAWER NO:
DRAWN BY: CHECKED BY:
VLF VLF

DWG. NO:
A500