

BLOCK 66 LOT 20 QUALIFICATION CODE _____ ADDRESS (SITE) 57 Maxim Road PERMIT NO. 00-1509



CONSTRUCTION PERMIT APPLICATION

Application Completes: Sections I, II, III (optional), IV, VI, and VII

I. IDENTIFICATION	
1. Proposed Work Site at:	<u>57 Maxim Road, Howell, NJ 07731</u>
2. Name of Owner in Fee:	<u>[Redacted]</u> Tel. <u>[Redacted]</u>
Address <u>57 Maxim Road, Howell, NJ 07731</u> street municipality zip code	
3. Ownership in Fee:	Public _____ Private ☒
4. Principal Contractor:	<u>Home Owner</u> Tel. (<u> </u>) _____
Address _____	
License No. OR, if new home, Builder Reg. No. _____ Exp. Date _____	
Federal Employee No. _____ FAX: (<u> </u>) _____	
5. Architect or Engineer:	<u>Christopher A. Szymczak</u> Tel. (<u>732</u>) <u>388-5257</u>
Address <u>[Redacted] Clark, NJ 07066</u>	
6. Responsible Person in Charge of Work:	<u>[Redacted]</u>
Tel. <u>[Redacted]</u> FAX (<u> </u>) _____	

V. FEE SUMMARY (for office use only)

		Update	Update
1. Building	\$		
2. Electrical			
3. Plumbing			
4. Fire Protection			
5. Elevator Devices			
6. Subtotal	\$		
7. Less 20% for State Plan Review			
8. Subtotal	\$		
9. DCA Training Fee			
10. Subtotal			
11. Cert. of Occupancy			
12. Other			
13. TOTAL	\$		

VI. BUILDING/SITE CHARACTERISTICS

1. Number of Stories	<u>2</u>	
2. Height of Structure	<u>22</u>	ft.
3. Area — Largest Floor	<u>1636</u>	sq. ft.
4. New Building Area		sq. ft.
5. Volume of New Structure	<u>4212</u>	cu. ft.
6. Construction Classification	<u>5B</u>	
7. Total Land Area Disturbed		sq. ft.
8. Flood Hazard Zone		
9. Base Flood Elevation		ft.
10. Wetlands	yes _____ no _____	
11. Max. Live Load		
12. Max. Occupancy Load		

(office use only)

Addition & Alteration

II. PROPOSED WORK	Est. Cost	OPTIONAL (for office use only)							
		Plans Rec'd by	Date Rec'd	Rejection Date	Approval Date	Re-viewer	Resubmission Dates Approval	Rejection	Re-viewer
1. ☐ Minor Work									
2. ☐ New Building									
3. ☒ Addition	<u>5,400</u>				<u>7/10/00</u>	<u>PSO</u>			
4. ☒ Alteration	<u>3000</u>				<u>7/10/00</u>				
5. ☒ Fire Protection									
6. ☐ Plumbing									
7. ☒ Electrical	<u>1600</u>				<u>6/29/00</u>	<u>CP</u>			
8. ☐ Elevator Devices									
9. ☐ Asbestos Abat. Subch. 8									
10. ☐ Lead Hazard Abatement									
11. ☐ Demolition									
TOTAL COSTS									

III. DO YOU WANT: (optional)

- 1. ☐ Partial Releases
- 2. ☐ Prototype Processing

IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

- 1. ☐ Elevators/Escalators/Lifts/ Dumbwaiters/Moving Walks
- 2. ☐ High Pressure Boilers
- 3. ☐ Pressure Vessels
- 4. ☐ Refrigeration Systems
- 5. ☐ Cross-Connections/Backflow Preventers
- 6. ☐ Hazardous Uses/Places of Assembly
- 7. ☐ Sprinklers
- 8. ☐ Smoke Control Systems in Open Wells
- 9. ☐ Underground Storage Tanks

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL

- 1. ☐ Hotels (R-1)
- 2. ☐ Multi-Family (R-2)
- 3. ☐ Two-Family (R-3) BOCA
- 4. ☐ Two-Family (R-4) CABO
- 5. ☐ One-Family (R-3) BOCA
- 6. ☒ One-Family (R-4) CABO

No. of dwelling units:

Before Construction _____

After Construction _____

Net Gain or Loss _____

B. NON-RESIDENTIAL

1. State Specific Use:

2. Use Group:

3. Change in Use Group, Indicate Former:

LDS HW-B 10107423

CERTIFICATION IN LIEU OF OATH.

I. OWNER SECTION (to be completed if the applicant is the owner in fee)

I hereby certify that I am the owner in fee of the property listed on Page 1.

Mark the following applicable boxes:

- A. ☐ I further certify that a new home (private residence) will be constructed on this property for my own use and occupancy. This dwelling is to be occupied by myself and is not to be used for any purpose other than single family residential use. I attest that all construction, plumbing, or electrical work will be done, in whole or in part, by me or by subcontractors under my supervision, in accordance with all applicable laws; and, I further acknowledge that said new home is not covered under the New Home Warranty and Builders Registration Act (N.J.S.A. 46:3B-1 et seq.) and that such fact shall be disclosed to any person purchasing this property within ten years of the date of issuance of a certificate of occupancy.

I UNDERSTAND THAT IN MARKING BOX A, I ACKNOWLEDGE THAT I AM ASSUMING RESPONSIBILITY FOR THE WORK DONE ON SAID PROPERTY, THE CONDITION OF THE PROPERTY PRIOR TO, DURING, AND AFTER ANY WORK PERFORMED, AND FOR THE PERFORMANCE OF THE SUBCONTRACTORS I HIRE, EMPLOY, OR OTHERWISE CONTRACT OR WITH WHOM I MAKE AGREEMENTS TO PERFORM WORK. I AM VOLUNTARILY AND KNOWINGLY ASSUMING THIS RESPONSIBILITY.

- B. ☒ I further certify the following as required by the New Jersey Uniform Construction Code, N.J.A.C. 5:23-2.15(e)1.vii:
I personally prepared the plans submitted for: 1) the new home referred to in A.; or, 2) an addition, alteration, renovation, or repair to an existing single family residence owned and occupied by myself and located on the property listed on Page 1; or, 3) a new structure that will be physically separate from, but that will be deemed part of, an existing single family residence that is owned and occupied by myself and located on the property listed on Page 1.

- C. ☐ I further certify that I will perform or supervise the following work:

C.1. ☐ Building C.2. ☐ Fire Protection

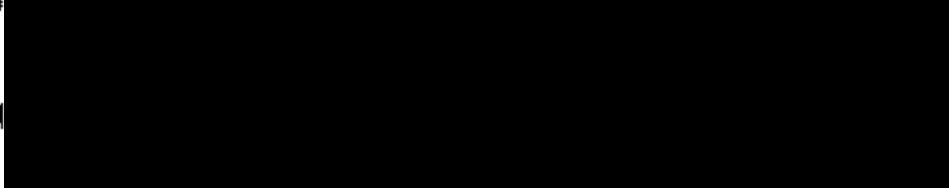
I further certify that I will perform the following work:

C.3. ☐ Electrical C.4. ☐ Plumbing

- D. ☐ I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I understand that if any of the above statements are willfully false, I am subject to punishment.

Signature  Date 6/21/00

II. AGENT SECTION (to be completed if the applicant is not the owner in fee)

I hereby certify the following as required by the Uniform Construction Code, N.J.A.C. 5:32-2.15(d): the proposed work is authorized by the owner in fee; and I have been authorized by the owner in fee to make this application as his agent.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I understand that if any of the above statements are willfully false, I am subject to punishment.

☐ Check if contractor.

Agent Name _____

Address _____

Telephone (_____) _____

Signature _____

III. ☐ LEAD HAZARD ABATEMENT: Include Homeowner or Building Owner Affidavit as per N.J.A.C. 5:17.

[illegible]

IX. SUBCODES AND SPECIAL REGULATIONS APPLICABLE (office use only—optional)		
Name of Code & Edition		
Building	_____	_____
Electrical	_____	_____
Plumbing	_____	_____
Fire Protection	_____	_____
Mechanical	_____	_____
Name of Code & Edition		
Energy	_____	_____
Barrier Free	_____	_____
Flood Hazard	_____	_____
As Built Elevation Cert.	_____	_____
Other	_____	_____

X. CERTIFICATES ISSUED (office use only)		DATE ISSUED	DATE EXPIRED	DATE REISSUED	DATE EXPIRED
☐ Temporary Certificate of Occupancy	No. _____	_____	_____	_____	_____
☐ Temporary Certificate of Compliance	No. _____	_____	_____	_____	_____
☐ Continued Certificate of Occupancy	No. _____	_____	_____	_____	_____
☐ Certificate of Compliance	No. _____	_____	_____	_____	_____
☐ Certificate of Occupancy	No. _____	_____	_____	_____	_____
☐ Certificate of Approval	No. _____	_____	_____	_____	_____
☐ Lead Abatement Clearance Certificate	No. _____	_____	_____	_____	_____



HOWELL TOWNSHIP
251 PREVENTORIUM ROAD
HOWELL NJ 07731
732-938-4500

CERTIFICATE IDENTIFICATION

Date Issued: 09/08/2004
Control #: 12405
Permit # 20001509

Block: 66 Lot: 20 Qual: _____

Work Site: 57 MAXIM ROAD

HOWELL NJ 07731

Owner in Fee: _____

Address: 57 MAXIM RD

HOWELL NJ 07731

Telephone: _____

Agent/Contractor: _____

Address: 57 MAXIM RD

HOWELL NJ 07731

Telephone: _____

Lic. No./ Bldrs. Reg.No.: _____

Social Security No.: _____

Federal Emp. No.: _____

☒ CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☐ CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance the following conditions must be met no later than _____ or the owner will be subject to fine or order to vacate.

Home Warranty No: _____

Type of Warranty Plan: _____

Use Group: _____

Maximum Live Load: _____

Construction Classification: _____

Maximum Occupancy Load: _____

Certificate Exp Date: _____

Description of Work/Use: _____

ADDITION, 404 S.F., 4242 CF.

☐ State ☐ Private

R-3

☐ CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17 to the following extent:

- ☐ Total removal of lead-based paint hazards in scope of work
☐ Partial or limited time period(____ years); see file

☐ CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____

C. Phillips

9/10/04

Chief Phillips Construction Official

U.C.C 360 (rev. 3/96)

Fees \$20.00

Paid ☒ Check No 2640

Collected by LG

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR



ATTIGATION FOR CERTIFICATE

Date Permit Issued
Control #
Permit #
Date Issued

00150.9

IDENTIFICATION

Book 66 Lot 20
 Work Site Location 57 MAXIM RD
HOWELL NJ
 Owner in Fee [REDACTED]
 Address 57 MAXIM ROAD
HOWELL NJ
 City [REDACTED]
 State [REDACTED]
 Contract [REDACTED]
 Address 57 MAXIM ROAD
HOWELL NJ
 Telephone [REDACTED]
 Lic. No. [REDACTED]
 Federal Emp. No. [REDACTED]
 Social Security No. [REDACTED]

ACTION

☒ CERTIFICATE OF OCCUPANCY
☐ CERTIFICATE OF CONTINUED OCCUPANCY ☐ CERTIFICATE OF APPROVAL
☐ CERTIFICATE OF COMPLIANCE ☐ TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE
 USE GROUP [REDACTED] Previous [REDACTED] Current [REDACTED]

* FINAL COST OF CONSTRUCTION: \$ 12,000.00

(Include value of any new structure, all on-site improvements, built in furnishings and fixtures and all integral equipment exclusive of process or manufacturing equipment.)

A set of "As-Built" or amended drawings is required if the building or structure deviates from the approved plans filed with the construction permit. Use space below to describe any deviations from approved plans:

If you are requesting a Temporary Certificate of Occupancy or Compliance, please explain why in the space below.

* DESCRIPTION OF WORK/USE:

MASTER BEDROOM

I hereby attest, that to the best of my knowledge, all work has been completed in accordance with the approved plans, permit and Regulations. Incomplete items listed on a Temporary Certificate of Occupancy or Compliance will be corrected.

SIGNED: [REDACTED]

☒ Owner
☐ Agent

AGENT



CONSTRUCTION PERMIT

Date Issued
Control #
Permit #

7-12-00
00-1509

IDENTIFICATION Block 106 Lot 20

Work Site Location 57 Maxim Road
Howell NJ 07731

Owner in Charge [REDACTED]

Address 57 Maxim Road
Howell NJ 07731

Tel. [REDACTED]

Contractor Homeowner

Address _____

Tel. (____) _____

Lic. No. or Bldrs. Reg. No. _____

Fed. Emp. No. _____

Is hereby granted permission to perform the following work:

- | | | |
|--|---|--|
| ☒ BUILDING | ☐ PLUMBING | ☐ LEAD HAZARD ABATEMENT |
| ☒ ELECTRICAL | ☒ FIRE PROTECTION | ☐ DEMOLITION |
| ☐ ELEVATOR DEVICES | ☐ ASBESTOS ABATEMENT | ☐ OTHER _____ |
- (Subchapter 8 only)

DESCRIPTION OF WORK:

Addition

409 sq'
4242 cu'

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 9,000

[Signature]
Construction Official

7-12-00
Date

PAYMENTS (Office Use Only)

Building 130.
Electrical 36
Plumbing _____
Fire Protection 82
Elevator Devices _____
Other _____
DCA Training Fee 9.
Cert. of Occupancy 20
Other _____
Total 277
Check No. 2640
Cash _____
Collected by [Signature]

U.C.C. F170
(rev. 3/96)

1 WHITE—INSPECTOR COPY 2 CANARY—OFFICE COPY 3 PINK—OFFICE COPY 4 GOLD—APPLICANT COPY (see reverse side)

Vol 4242 404507

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the approved plans and the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

☐ Required inspections for all subcodes for one and two family dwellings are the following:

1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode;
2. Foundations and all walls up to grade level prior to back filling;
3. All structural framing and connections prior to covering with finish or infill material; plumbing underground services, rough piping, water service, sewer, septic services and storm drains; electrical rough wiring, panels and service installations; insulation installations;
4. Installation of all finished materials, sealings of exterior joints; plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

☐ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. Any violations of the approved plans and/or permit will be noted and the holder of the permit notified of discrepancies.

☐ A complete copy of approved plans must be kept on the job site.

If you do not understand any of this information, please ask.



**BUILDING
SUBCODE
TECHNICAL SECTION**



Date Received 7-12-00
Date Issued
Control # 08-1509
Permit #

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 66 Lot 30
Work Site Location 57 Maxim Road, Howell

Owner in Fee

Address 57 Maxim Road

Howell NJ 07731

Tele. [REDACTED]

Contractor Homeowner

Address

Tele. () Fax ()

Lic. No. or Bldgs. Reg. No.

Federal Emp. No.

JOB SUMMARY (Office Use Only)

PLAN REVIEW	Date	Initial	INSPECTIONS	Type:	Dates (Month/Day)	Failure	Failure	Approval	Initial
☐ No Plans Required									
☒ All	7/4/00	CB		Footings	11/16/00				ECI
☐ Footings				Foundation					
☐ Foundation				Slab					
☐ Frame				Frame	10/20/00	12/12/00	2/27/01	2/27/01	CB
☐ Other				Barrier-Free					
Joint Plan Review Required:				Insulation				2/27/01	CB
☐ Elec. ☐ Plumb. ☐ Fire ☐ Elevator				Finishes				10/20/00	CB
SUBCODE APPROVAL:				Energy					
☒ CO ☐ LI ☐ CCO ☐ CA				Mechanical					
Date: <u>8/26/00</u>				TCO					
Approved by: <u>CB</u>				Other					
				Final					
				Barrier-Free				8-25-04	RM

B. BUILDING CHARACTERISTICS

Use Group Present R-4 Proposed 5B
Constr. Class Present 2 Proposed 5B
No. of Stories 2
Height of Structure 22'-00" Ft.
Area — Largest Floor 1636 Sq. Ft.
New Bldg. Area/All Floors 2693 Sq. Ft.
Volume of New Structure 4242 Cu. Ft.
Total Land Area Disturbed Sq. Ft.

Est. Cost of Bldg. Work:

1. New Bldg. \$ 6000
2. Alteration \$ 3000
3. Total (1+2) \$ 9000.00

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

ADDITION AND ALTERATION
As per Plans

404 Sq

TYPE OF WORK:

☐ New Building
☒ Addition
☒ Alteration

☐ Roofing

☐ Siding

☐ Fence

☐ Sign

☐ Pool

☐ Asbestos Abatement Subchapter 8

☐ Lead Haz. Abatement NJAC 5:17

☐ Other

☐ Demolition

FEE (Office Use Only)

Administrative Surcharge \$ 76.00
Minimum Fee \$ 54.00
DCA Training Fee \$ 2.00
TOTAL FEE \$ 132.00

U.C.C. P110

(rev. 3/96)

1 White = Inspector Copy

3 Pink = Office Copy

2 Canary = Office Copy

4 Gold = Applicant Copy

10/20/00 (OK) ① NOT WEATHER TIGHT - FRONT WINDOW NOT IN.
(OK) N.O. ② RGT Elec.
(OK) ② Fire Block Ret Line Below
(OK) ③ COUPLER T1S MISSING
N.O. ④ FRAME CLOSET - CHK @ Frame

12/18/00
CB Need Hurricane Clips on Rafter (OK)
CHK @ Insulation. also chk items # 2, 4
OK to INSULATE

2/27/01
CB CLOSET NOT FRAMED YET OK
FRONT WINDOWS LEFT OUT FOR SHEATHING OK



**BUILDING
SUBCODE
TECHNICAL SECTION**

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 6th

Lot AD

Work Site Location 57 MAXWELL ROAD, HOWELL

Owner in Fee

Address 57 MAXWELL ROAD

HOWELL NJ 07731

Tele. ()

Contractor HOMEOWNER

Address

Tele. ()

Fax ()

Lic. No. or Bldrs. Reg. No.

Federal Emp. No.

JOB SUMMARY (Office Use Only)

PLAN REVIEW	Date	Initial	INSPECTIONS	Dates (Month/Day)			
			Type:	Failure	Failure	Approval	Initial
☒ No Plans Required			Footings				
☒ All			Foundation				
☐ Footing			Slab				
☐ Foundation			Frame				
☐ Other			Barrier-Free				
Joint Plan Review Required:			Insulation				
☐ Elec. ☐ Plumb. ☐ Fire ☐ Elevator			Finishes				
SUBCODE APPROVAL:			Energy				
☐ CO ☐ CCO ☐ CA			Mechanical				
Date:			TCO				
Approved by:			Other				
			Final				
			Barrier-Free				

B. BUILDING CHARACTERISTICS

Use Group	Present	Proposed	<u>R-4</u>
Constr. Class	Present	Proposed	<u>SB</u>
No. of Stories	<u>2</u>		
Height of Structure	<u>22'-0"</u>		
Area—Largest Floor	<u>1636</u>		
New Bldg. Area/All Floors	<u>2693</u>		
Volume of New Structure	<u>4242</u>		
Total Land Area Disturbed			

Est. Cost of Bldg. Work:

1. New Bldg.	\$ <u>6000</u>
2. Alteration	\$ <u>3000</u>
3. Total (1+2)	\$ <u>9000</u>



Date Received 7-12-00
Date Issued 00-1509
Control #
Permit #

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of this application.

Signature

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK
<u>ADDITION AND ALTERATION</u>
<u>409 Sq</u>

FEE (Office Use Only)

Administrative Surcharge	\$
Minimum Fee	\$
DCA Training Fee	\$ <u>7.25</u>
TOTAL FEE	\$

U.C.C. F110
(rev. 3/96)

1 White = Inspector Copy
3 Pink = Office Copy

2 Canary = Office Copy
4 Gold = Applicant Copy



ELECTRICAL
SUBCODE
TECHNICAL SECTION



Date Received
Date Issued
Control #
Permit #

7-12-00
00-1504

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 66 Lot 2D

Work Site Location 57 Maxim Road, Howell, NJ 07731

Owner in Fee/Occupant [REDACTED]

Address 57 Maxim Road, Howell, NJ 07731

Tele. [REDACTED]

Contractor Home Devco

Address _____

Tele. () _____ Fax () _____

Lic. No. _____

Federal Emp. No. _____

B. ELECTRICAL CHARACTERISTICS

Use Group Present _____ Proposed _____

[] Pole/Pad # _____ [] Temporary [] Other _____

Building Occupied as _____ Utility Co. _____

Est. Cost of Elec. Work \$ 600

JOB SUMMARY (Office Use Only)

PLAN REVIEW Date Initial INSPECTIONS Dates (Month/Day)

[X] No Plans Required Type: _____ Failure _____ Approval _____ Initial _____

Joint Plan Review Required: _____

[] Building [] Plumbing Temp. Serv. _____

[] Fire [] Elevator Constr. Serv. _____

[] Elec. Plans Approved TCO _____

Date: 6/29/00 Other _____

Approved by: [Signature] Service _____

Final _____

SUBCODE APPROVAL Temp. Cut-in-Card Date Issued _____

[] CO [] CC [] CA Final Cut-in-Card Date Issued _____

Date: 8-30-00

Approved by: [Signature]

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application and perform the work listed on this application.

All work As Per Code NEC "1999"

Applicant's signature/contractor's seal and signature _____

[] Licensed Electrical Contractor [X] Exempt Applicant

D. TECHNICAL SITE DATA

QTY. SIZE ITEMS

4 Lighting Fixtures

19 Receptacles

6 Switches

5 Detectors

Light Poles

Motors—Fract. HP

Emergency & Exit Lights

Communications Points

Alarm Devices/F.A.C. Panel

TOTAL NUMBERS

Pool Permit/with UVW Lights

Storable Pool/Spa/Hot Tub

KW Elec. Range/Receptacle

KW Oven/Surface Unit

KW Elec. Water Heater

KW Elec. Dryer/Receptacle

KW Dishwasher

HP Garbage Disposal

KW Central A/C Unit

HP/KW Space Heater/Air Handler

KW Baseboard Heat

HP Motors 1/+ HP

KW Transformer/Generator

AMP Service

AMP Subpanels

AMP Motor Control Center

KW Elec. Sign/Outline Light

FEE (Office Use Only)

\$ 36-

Administrative Surcharge

Minimum Fee

DCA Training Fee

TOTAL FEE

\$ 36-

8/14/09

plates missing

Smoke detectors

not completed

main panel 1k o'seals need subpanel

main panel 2 wires under same

brushon terminal

2 pole breakers for sig 20A:in no good

#4/ wire on 20A brake no good



ELECTRICAL SUBCODE TECHNICAL SECTION

A. IDENTIFICATION--APPLICANT: COMPLETE ALL APPLICABLE INFORMATION WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO. 1-800-272-1000.

Block 66

Work Site Location 57 Maxim Road, Howell, NJ 07731 Lot 2D

Owner in Fee/Occupant [REDACTED]

Address 57 Maxim Road, Howell, NJ 07731

Tele. [REDACTED]

Contractor Howell Electric

Address [REDACTED]

Tele. () Fax ()

Lic. No. 25

Federal Emp. No. [REDACTED]

B. ELECTRICAL CHARACTERISTICS

Use Group Present

[] Pole/Pad # R-3 [] Temporary [] Other

Building Occupied as [REDACTED] Utility Co. [REDACTED]

Est. Cost of Elec. Work \$ 600

JOB SUMMARY (Office Use Only)

PLAN REVIEW

[X] No Plans Required

Joint Plan Review Required:

[] Building [] Plumbing

[] Fire [] Elevator

[] Elec. Plans Approved

Date: 6/29/99

Approved by: [Signature]

SUBCODE APPROVAL

[] CO [] CCO [] CA

Date: [REDACTED]

Approved by: [REDACTED]

INSPECTIONS

Type:

Rough

Temp. Serv.

Constr. Serv.

TCO

Other

Service

Final

Dates (Month/Day)

Failure

Failure

Approval

Initial

Temp. Cut-in-Card Date Issued

Final Cut-in-Card Date Issued

D. TECHNICAL SITE DATA

QTY SIZE ITEMS

25

10

6

5

Lighting Fixtures

Receptacles

Switches

Detectors

Light Poles

Motors--Fract. HP

Emergency & Exit Lights

Communications Points

Alarm Devices/F.A.C. Panel

TOTAL NUMBERS

Pool Permit/with UV Lights

Storable Pool/Spa/Hot Tub

KW Elec. Range/Receptacle

KW Oven/Surface Unit

KW Elec. Water Heater

KW Elec. Dryer/Receptacle

KW Dishwasher

HP Garbage Disposal

KW Central A/C Unit

HP/KW Space Heater/Air Handler

KW Baseboard Heat

HP Motors 1/4 HP

KW Transformer/Generator

AMP Service

AMP Subpanels

AMP Motor Control Center

KW Elec. Sign/Outline Light

FEE (Office Use Only)

\$

36-

Administrative Surcharge

Minimum Fee

DCA Training Fee

TOTAL FEE

836-

All work As Per Code NEC 1999

[] Licensed Electrical Contractor

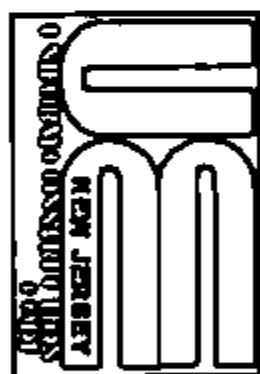
[X] Exempt Applicant

U.C.C. F120 (rev. 3/96)

1 White = Inspector Copy
3 Pink = Office Copy

2 Canary = Office Copy
4 Gold = Applicant Copy

7-12-00
00-1504



**FIRE
SUBCODE
TECHNICAL SECTION**

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 06 Lot 20

Work Site Location 57 Maxim Road, Howell, NJ 07731

Owner in Fee

Address 57 Maxim Road, Howell, NJ 07731

Tele. [REDACTED]

Contractor Home Decor

Address

Tele. () Fax ()

Lic. No.

Federal Emp. No.

B. FIRE PROTECTION CHARACTERISTICS

Use Group Present Proposed
Constr. Class Present Proposed
Heating Systems [] New [] Existing [] HVAC
Type: [] Gas [] Oil [] Electric [] Solar
[] Other
Location:
Total Cost of Fire Protection Work \$ 250

JOB SUMMARY (Office Use Only)

PLAN REVIEW		INSPECTIONS		Dates (Month/Day)	
	Type:	Failure	Failure	Approval	Initial
[] No Plans Required	Alarm System				
[] Joint Plan Review Required:	Suppression Sys.				
[] Building [] Plumbing	Standpipe				
[] Electric [] Elevator	Fire Pump				
[] Fire Plans Approved	Pre-Eng. System				
Date: <u>6-21-2004</u>	Pre-Eng. System				
Approved by: <u>[Signature]</u>	Smoke Control				
SUBCODE APPROVAL					
[] CC					
[] SC					
[] CA					
Date: <u>8/30/04</u>					
Approved by: <u>[Signature]</u>					

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Signature



Date Received 7-12-00
Date Issued
Control #
Permit # 00-1509

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK:

2nd Floor Addition
Water Supply Source
Method of Alarm/Suppression System Supervision

Storage Tanks

Type: [] Flammable Liquid [] Combustible Liquid
[] LPG [] LNG Capacity Fuel

Alarm Systems [X] 110v Interconnected NUMBER

[] System

Alarm Devices (i.e., smoke, heat, bells, water) 5

Supervisory Devices (i.e., tamper, low/high air)

Signaling Devices (i.e., horns/strobes, bells)

Other Devices

TOTAL

Suppression Systems

Fire Pump GPM Type

Dry Pipe/Alarm Valves

Pre-action Valves

Sprinkler Heads (Dry and Wet)

Standpipes

Pre-engineered Systems

Wet Chemical

Dry Chemical

CO₂ Suppression

Foam Suppression

Halon Suppression

Other

Kitchen Hood Exhaust System

Smoke Control System

Gas

Other

FEE (Office Use Only)

36.00

Administrative Surcharge

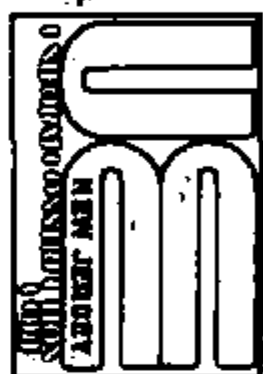
Minimum Fee

DCA Training Fee

TOTAL FEE

41.00

82



FIRE SUBCODE TECHNICAL SECTION

A. IDENTIFICATION—APPLICANT COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 66 Lot 20

Work Site Location 57 Maxim Road, Howell, NJ 07731

Owner in Fee [Redacted]

Address 57 Maxim Road, Howell, NJ 07731

Telephone [Redacted]

Contractor Home Owner

Address _____

Tele. () _____ Fax () _____

Lic. No. _____

Federal Emp. No. _____

B. FIRE PROTECTION CHARACTERISTICS

Use Group Present Proposed

Constr. Class Present Proposed

Heating Systems ☐ New ☐ Existing ☐ HVAC

Type: ☐ Gas ☐ Oil ☐ Electric ☐ Solar

Location: ☐ Other _____

Total Cost of Fire Protection Work \$ 250

JOB SUMMARY (Office Use Only)

PLAN REVIEW

☐ No Plans Required

Joint Plan Review Required:

☐ Building ☐ Plumbing

☐ Electric ☐ Elevator

☐ Fire Plans Approved

Date: 6-21-00

Approved by: [Signature]

SUBCODE APPROVAL

☐ CO ☐ CCO ☐ CA

Date: _____

Approved by: _____

INSPECTIONS

Type: _____ Dates (Month/Day) _____

Alarm System _____ Failure _____ Approval _____ Initial _____

Suppression Sys. _____ Failure _____ Approval _____ Initial _____

Standpipe _____ Failure _____ Approval _____ Initial _____

Fire Pump _____ Failure _____ Approval _____ Initial _____

Pre-Eng. System _____ Failure _____ Approval _____ Initial _____

Mechanical _____ Failure _____ Approval _____ Initial _____

Smoke Control _____ Failure _____ Approval _____ Initial _____

TCO _____ Failure _____ Approval _____ Initial _____

Final _____ Failure _____ Approval _____ Initial _____

Other _____ Failure _____ Approval _____ Initial _____

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

D. TECHNICAL SITE DATA



Date Received 7-12-00
Date Issued _____
Control # _____
Permit # 20-1509

DESCRIPTION OF WORK:

2nd Floor Addition

Water Supply Source _____

Method of Alarm/Suppression System Supervision _____

Storage Tanks

Type: ☐ Flammable Liquid ☐ Combustible Liquid

☐ LPG ☐ LNG Capacity _____ Fuel _____

Alarm Systems ☒ 110V Interconnected NUMBER _____

☐ System

Alarm Devices (i.e., smoke heat, pull stations, etc.) 5

Supervisory Devices (i.e., tamper, low/high air) _____

Signaling Devices (i.e., horns/strobes, bells) _____

Other Devices _____

TOTAL _____

Suppression Systems

Fire Pump _____ GPM Type _____

Dry Pipe/Alarm Valves _____

Pre-action Valves _____

Sprinkler Heads (Dry and Wet) _____

Standpipes _____

Pre-engineered Systems _____

Wet Chemical _____

Dry Chemical _____

CO₂ Suppression _____

Foam Suppression _____

Halon Suppression _____

Other _____

Kitchen Hood Exhaust System _____

Smoke Control System _____

Gas _____

Other _____

One _____

FEE (Office Use Only)

36.00

41.00

Administrative Surcharge \$ _____

Minimum Fee \$ _____

DCA Training Fee \$ _____

TOTAL FEE \$ 82

Township of Howell

Correction Notice

2600-1509
Permit #

Location

57 Maxim Rd

I have, on this day, inspected this structure and these premises and have found the following violations of the State Regulations governing same: R211-106 7D

Blk-616 22

- ① Main panel: #14 wire on 20A breakers need no seals
- 2 pole 20A breakers used for single 20A circuits no good. wires under same terminal of brk no good
- ② sub panel missing no seals
- ③ missing plates on outlets in addition
- ④ smoke detectors not completed or missing

You are hereby notified that no more work shall be done upon these premises until the above violations are corrected. When corrections have been made, call for reinspection, 938-4500.

DATE _____

8/16/09

SCO

10

DO NOT REMOVE THIS TAG

ALTERATIONS XROUTE 69 & CAMPBELL COURT
FREEHOLD, N.J. 07728
431-7456

NEW SEPTIC _____

No. S-944APPLICATION FOR PERMIT TO LOCATE AND CONSTRUCT
AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Location: Address 285 Main Rd. Rd #3 Block No. 66 Lot No. 20
 Owner [print] _____
 Present Address 285 Main Rd. - Howell NJ RD #3
 Name and Address of Contractor [print] Richard A. Kravchak RD #3
Box 804 Howell NJ 07731
 Type of Building to be served Dwelling Use: ☐ Yearly ☐ Summer
 Dwelling Unit: No. of Bedrooms 4 Expansion: Attic ☐ Yes ☐ No
 Other: Type of Building _____ Gals. Per Person _____
 Type of Facilities _____ Persons _____
 Size of Lot _____ Area Sq. Ft. _____
 Septic Tank: Liquid Capacity 1000 gal. Shape _____ Material _____
 Width _____ Length _____ Diameter _____
 Liquid Depth _____ Distance from liquid level to underside of top _____
 Liquid Disposal: Disposal Trenches _____ Disposal Bed _____ Seepage Pits _____
 Disposal Trenches: Width _____ Depth _____ Lin. Feet of Pipe _____
 Distance Between Lines _____ Type of Pipe _____
 Disposal Bed: Width _____ Length _____ Area in Sq. Ft. _____
 Lin. Ft. of Pipe _____ Type of Pipe _____
 Distance Between Lines _____
 Seepage Pits: Number 1 Diameter 5' x 8'
 Depth Below Inlet 28 inches Distance Between Pits _____
 Shape of Pits _____ Construction Material _____
 Depth of Permeable Material to be Penetrated _____
 Percolation Tests Results: Performed By _____ Date _____
 Witnessed By _____

HOLE NO.

TIME IN
MIN. PER IN.NUMBER OF TESTS TO
DETERMINE SATURATION

DEPTH

TYPE OF SOIL ENCOUNTERED,
DEPTH OF EACH TYPE

RECEIVED



SEPTIC SERVICE 1-800-478-2288

Certifications — Tank Cleaning — Repairs — Pumping

Sewage Disposal System Certification

Name FANNIS MAE

Date 7-26-95

Street 57 MAXIN ROAD

Phone _____

Municipality Howell

Inspection of the above property for purpose of evaluating the existing sewage disposal system has been conducted using the following procedures:

(1) DYE TEST (2) WATER VOLUME TEST (3) PROBING SEPTIC AREA

Based upon the results of the foregoing evaluation, the sewage disposal system serving the above address indicated the following:

Septic System is in good w

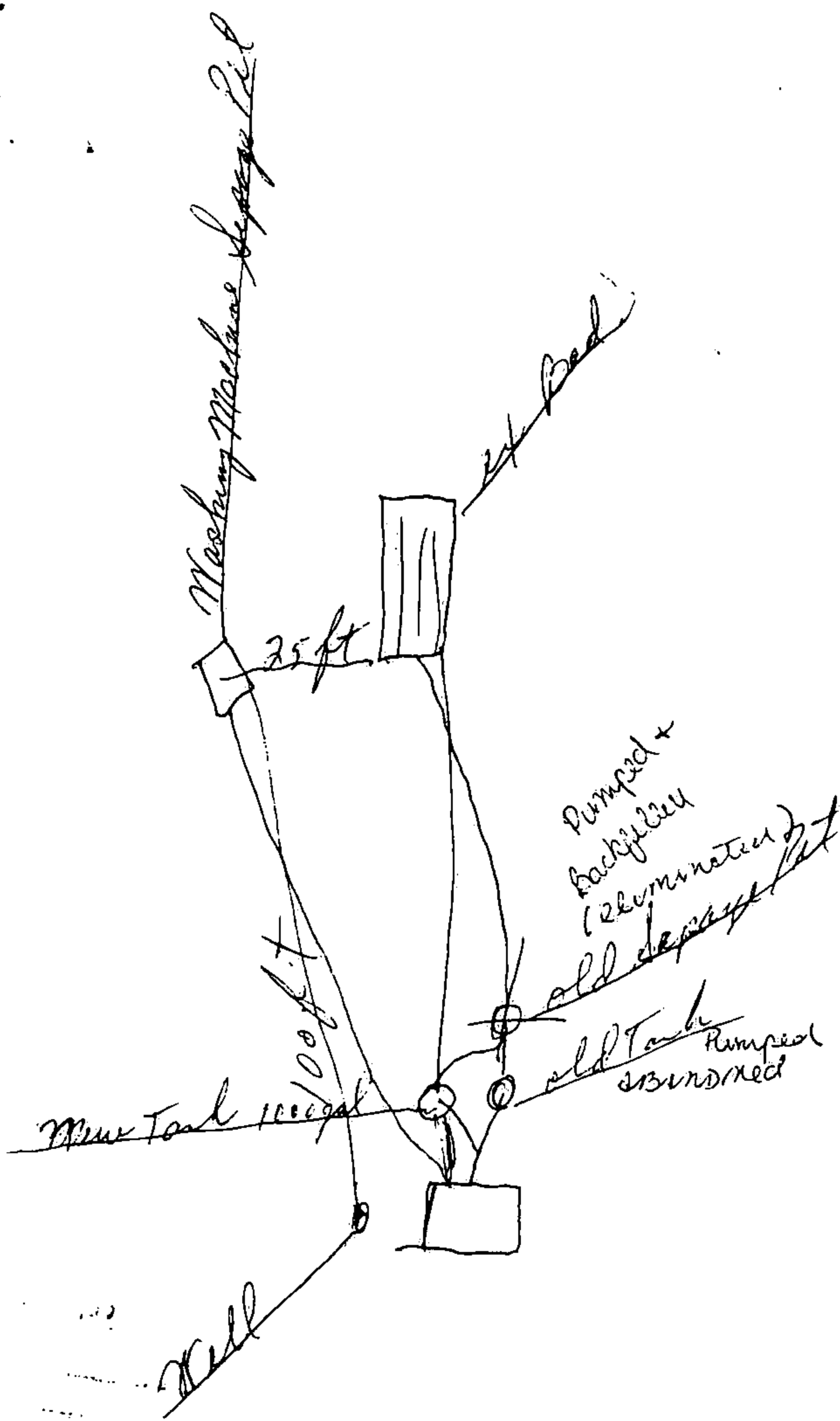
SPECIFIC LIMITATIONS

This report represents an evaluation of the septic system determined from conditions revealed at the time of inspection. No guarantee or warranty of the septic system is implied. No determination of the life expectancy of the septic system is made or represented.

The results of a dye test are only an indication that the septic system is functioning satisfactorily if certain conditions exist; never absolute proof. If the septic tank was recently pumped, if the system was not in use, if the premises were vacant, if for any reason the septic tank was not full or the discharge area normally saturated, if an oxidizing agent was discharged into the septic system, or if the septic system runs off the property, the dye test results may not be accurate.

No excavation or removal of any ground/soil or material was conducted on the premises to expose, survey, and/or precisely locate the septic system. The statements of the seller or seller's agent have been relied upon in the performance of this evaluation. ABC Septic Service cannot be responsible if the information provided to them was incorrect.

PASSED!



CHRISTOPHER A. SZYMCZAK, R.A.

[REDACTED]
CLARK, NEW JERSEY 07066
[REDACTED]

June 27, 2000

Mr. Gary Bertola
Construction Code Official
Building Department
Howell, New Jersey

This letter shall authorize the following changes to construction drawings which have been previously submitted to the aforementioned Building Department. The changes are authorized for construction of an addition to single family dwelling as described below. All other conditions shall be per the information contained on the original set of construction drawings. Changes or revisions to the plans **are not permitted** without the approval of the Architect.

**LOT: 20, BLOCK: 66
57 MAXIM ROAD
HOWELL, NEW JERSEY**

ADDENDUM:

- 1) Modify existing first floor master bedroom and convert to new family room.
 - a) Remove existing door between existing master bedroom and existing dinette and provide new 5'-6" trimmed opening. Existing header to remain **(no modifications required)**.
- 2) Relocate existing master bedroom to second floor. Location as per drawings previously submitted.
- 3) Total number of bedrooms, after addition, to remain as four.
- 4) All other additional information shall be in accordance with the drawings previously submitted.

Not valid unless signed and seal embossed. This authorization for revisions to the construction plans is valid only when it complies with the State of New Jersey Uniform Building Code.

[REDACTED]

Christopher A. Szymczak, R.A.
NJ Certification Number AI-12987

FILE COPY

CHRISTOPHER A. SZYMCAK, R.A.

CLARK, NEW JERSEY 07066

7/7/00
js

TO: PAUL ORLANDO

COMPANY: HOWELL BUILDING DEPT.

FAX NO.: (732) 938-6492

FROM: CHRISTOPHER A. SZYMCAK

NUMBER OF PAGES: 17

RE: [REDACTED] RESIDENCE
LOT 20, BLOCK 66
57 MAXIM ROAD
HOWELL, NEW JERSEY

FILE COPY

FOLLOWING IS A SPECIFICATION FOR THE ABOVE REFERENCED PROJECT.

CHRISTOPHER A. SZYMCAK, R.A.

CLARK, NEW JERSEY 07066

DATE: July 6, 2000

RE: OUTLINE SPECIFICATION FOR CONSTRUCTION

RESIDENCE
Single Family Residence

OWNER: (Owner, Client)

LOCATION: 57 Maxim Rd.
Howell, NJ
Lot # 20 Block # 66
(Tel)

FILE COPY

GENERAL NOTES:

- 1.0 **FORM OF AGREEMENT:** UNLESS NOTED OTHERWISE, THE FORM OF AGREEMENT THAT WILL BE USED FOR THIS PROJECT IS THE "ABBREVIATED FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR" (AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A107, 1987 EDITION) AS AMENDED BY OWNER. **GENERAL CONDITIONS:** INCLUDED AS PART OF THE FORM OF AGREEMENT EXCEPT WHERE SUPERSEDED HEREIN.
- 1.1 **NOT PUBLISHED; ALL RIGHTS RESERVED** DRAWINGS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE REUSED EXCEPT BY AGREEMENT IN WRITING AND WITH THE AGREED COMPENSATION TO THE ARCHITECT. IF REUSED WITHOUT PERMISSION, THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL LIABILITY, LEGAL EXPOSURE, CLAIMS, DAMAGES, LOSSES AND EXPENSES.
- 1.2 DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT. DRAWINGS SHALL NOT BE USED FOR MULTIPLE OR PROTOTYPE DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT BOTH SIGNED AND SEALED.
- 1.3 ARCHITECTS ADMINISTRATION OF THE CONSTRUCTION WORK, BY MUTUAL CONSENT, IS NOT PART OF THIS AGREEMENT. THE OWNER AND/OR GENERAL CONTRACTOR SHALL APPOINT A PERSON TO BE IN CHARGE OF THE WORK PER "NJUCC 5.23-2.21 CONSTRUCTION CONTROL" EXECUTION.
- 1.4 THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR FROM WRITTEN RECOMMENDATIONS. CHANGES TO THE PLANS BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.
- 1.5 THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES; OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK; OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK; OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 1.6 **EXAMINATION OF SITE, DRAWINGS, AND SPECIFICATIONS:** THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE, DRAWINGS, AND SPECIFICATIONS, FULLY ACQUAINT AND FAMILIARIZE HIMSELF WITH THE CONDITIONS AS THEY EXIST AND MAKE SUCH INVESTIGATIONS AS HE MAY SEE FIT SO THAT HE SHALL FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES, AND RESTRICTIONS PERTAINING TO THE WORK.
- 1.7 **PERMITS:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, INSPECTIONS, ETC. THE CONTRACTOR SHALL BE REIMBURSED FOR THE COST OF THE PERMIT.
- 1.8 **ALL WORK, MATERIALS, AND EQUIPMENT** SHALL MEET THE LATEST REQUIREMENTS OF ALL APPLICABLE

CHRISTOPHER A. SZYMOCZAK, R.A.

CLARK, NEW JERSEY 07066

- STATE & LOCAL BUILDING CODES, REGULATIONS, THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE SPECIFICATIONS OF THE NATIONAL BOARD OF UNDERWRITERS.
- 1.9 EXCEPT WHERE SPECIFIED REQUIREMENTS ARE MORE STRINGENT, INSTALL ALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND THE STANDARDS OF RECOGNIZED AGENCIES AND ASSOCIATIONS. PROVIDE ALL ANCHORS, FASTENERS, AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. ALLOW FOR THERMAL EXPANSION/CONTRACTION AND BUILDING MOVEMENT. SEPARATE INCOMPATIBLE MATERIALS WITH SUITABLE MATERIALS OR SPACING. PREVENT CATHODIC CORROSION. PROTECT ALUMINUM SURFACES FROM CONTACT WITH MASONRY OR OTHER METALS. PROVIDE CONTROL JOINTS AT MATERIALS AND ISOLATION JOINTS BETWEEN MATERIALS/STRUCTURE AS INDICATED AND AS REQUIRED BY MANUFACTURER OR RECOGNIZED INDUSTRY STANDARDS.
- 1.10 INSTALL PRODUCTS UNDER APPROPRIATE ENVIRONMENTAL CONDITIONS (AIR TEMPERATURE, SURFACE TEMPERATURE, RELATIVE HUMIDITY, ETC.) TO INSURE QUALITY AND DURABILITY. MAINTAIN PROPER PROTECTION DURING DRYING/CURING.
- 1.11 THE CONTRACTOR SHALL, WITHOUT DELAY AND PRIOR TO FABRICATION OR INSTALLATION, BRING TO THE ATTENTION OF THE ARCHITECT, ANY DISCREPANCIES BETWEEN THE MANUFACTURER'S REQUIRED SPECIFICATIONS OR RECOMMENDATIONS, APPLICABLE CODE PROVISIONS, AND THE CONTRACT DOCUMENTS. UNAUTHORIZED CHANGES TO THE PLANS BY THE OWNER AND CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.
- 1.12 PRODUCT OPTIONS: IT IS THE CONTRACTOR'S RESPONSIBILITY TO SELECT PRODUCTS WHICH COMPLY WITH THE CONTRACT DOCUMENTS AND WITH ARE COMPATIBLE WITH ONE ANOTHER, WITH EXISTING WORK, AND THE PRODUCTS SELECTED BY OTHER CONTRACTORS. PROVIDE MANUFACTURER'S INFORMATION, SAMPLES, ETC. WHEN REQUESTED.
- 1.13 SUBSTITUTIONS: SUBMISSION OF A SUBSTITUTION REQUEST BY THE CONTRACTOR (WHERE PERMITTED IN THE CONTRACT DOCUMENTS) SHALL CONSTITUTE A REPRESENTATION BY THE CONTRACTOR THAT HE HAS INVESTIGATED THE PROPOSED PRODUCT OR CONDITION AND DETERMINED THAT IT IS EQUAL TO OR BETTER THAN THE SPECIFIED PRODUCT OR CONDITION (INCLUDING WARRANTY COVERAGE) AND THAT HE WILL COORDINATE THE INSTALLATION AND MAKE OTHER CHANGES (INCLUDING MODIFICATION AND COORDINATION OF OTHER WORK AFFECTED BY THE CHANGE) WHICH MAY BE REQUIRED FOR THEIR WORK TO BE COMPLETE IN ALL ASPECTS.
- 1.14 THIS IS A "BUILDER'S PLAN". THE ARCHITECTURAL SERVICE PROVIDED IN THESE DRAWINGS IS LIMITED TO ROOM ARRANGEMENT, DIMENSIONS, STRUCTURAL DESIGN, AND CONSTRUCTION DETAILS AS INDICATED. WHERE COMPLETE SIZES OR DIMENSIONS OF MEMBERS, CONNECTIONS, OR FASTENERS OF ANY ITEM ARE NOT INDICATED, DESIGN THE ITEM TO PRODUCE STRENGTH APPROPRIATE TO THE USE INTENDED.
- 1.15 THE FOLLOWING, UNLESS PROVIDED FOR IN THESE DRAWINGS, SHALL BE FURNISHED BY THE CONTRACTOR:
- A. BUILDING LOCATION PLAN INCLUDING SITE ENGINEERING. INCLUDE VERIFICATION AND COORDINATION OF ALL ELEVATIONS, SITE GRADING, DRAINAGE, SOIL INVESTIGATIONS, SITE UTILITIES, AND OTHER IMPROVEMENTS OUTSIDE OF THE BUILDING ENVELOPE.
 - B. BUILDING LOCATION STAKE-OUT BY A LICENSED SURVEYOR.
 - C. COORDINATION OF APPROVED INTERIOR FINISH MATERIALS, CABINETRY, HARDWARE, AND OTHER SIMILAR EQUIPMENT.
 - D. SUBMITTAL OF STANDARDS OF QUALITY AND ACCEPTABLE MANUFACTURERS FOR PREFABRICATED ITEMS.
 - E. DESIGN OF HEATING, PLUMBING, AND ELECTRICAL SYSTEMS INCLUDING PREPARATION OF REQUIRED DRAWINGS AND SUBMITTALS AND COORDINATION WITH ARCHITECTURAL DRAWINGS.
- 1.16 THE DRAWINGS SHOW THE GENERAL ARRANGEMENT AND EXTENT OF THE WORK. AS THE WORK PROGRESSES, THE OWNER AND CONTRACTOR AT NO EXTRA COSTS SHALL MAKE MODIFICATIONS TO MAKE THE PARTS ALIGN.
- 1.17 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN.
- 1.18 CONTRACTOR SHALL CHECK, VERIFY, AND MAINTAIN ALL DIMENSIONS, GRADES, LEVELS AND OTHER CONDITIONS BEFORE PROCEEDING WITH FABRICATION AND CONSTRUCTION. COORDINATE EXACT LOCATIONS OF EQUIPMENT, FIXTURES AND OUTLETS WITH FINISHED ELEMENTS. WHERE NECESSARY OR SPECIFICALLY INDICATED, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND DETAILED COMPONENT DESIGN AS REQUIRED FOR PROPER FABRICATION, INSTALLATION, AND COORDINATION

CHRISTOPHER A. SZYMCAK, R.A.

CLARK, NEW JERSEY 07066

WITH OTHER TRADES.

- 1.19 **SHOP DRAWINGS:** CONTRACTOR SHALL FURNISH SHOP DRAWINGS FOR ALL SHOP FABRICATED ITEMS AND WHERE CUSTOMARILY REQUIRED AND SUBMIT FOUR SETS OF SHOP DRAWINGS FOR REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE SHOP DRAWINGS FOR ACCURACY, COORDINATION WITH OTHER TRADES, AND COMPLIANCE WITH THE CONTRACT DOCUMENTS BEFORE BEING SUBMITTED FOR APPROVAL. ARCHITECT'S OR ENGINEER'S APPROVAL OF SHOP DRAWINGS SHALL CONSTITUTE REVIEW AND APPROVAL OF THE GENERAL ARRANGEMENT OF COMPONENTS FOR COMPLIANCE WITH THE GENERAL INTENT OF THE CONSTRUCTION DOCUMENTS AND IN NO WAY RELIEVES THE CONTRACTOR FROM HIS RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, EVEN IF SUCH ITEMS ARE NOT SHOWN ON THE SHOP DRAWINGS. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS TO ENSURE A PROPER FIT UNDER FIELD CONDITIONS AND SHALL MAKE ADJUSTMENTS AS REQUIRED TO MAKE PARTS ALIGN. ALL REVISIONS TO SHOP DRAWINGS AFTER THE FIRST SUBMISSION MUST BE PROPERLY IDENTIFIED ON SUBSEQUENT SUBMISSIONS.
- 1.20 PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL EXAMINE THE APPLICABLE CONDITIONS AND SUBSTRATES AND CORRECT ANY UNSATISFACTORY CONDITIONS BEFORE PROCEEDING WITH THE WORK. VERIFY THAT SUBSTRATE AND BASE PLIES/COATS ARE COMPATIBLE WITH NEW WORK. NOTIFY THE ARCHITECT PROMPTLY OF ANY MODIFICATIONS REQUIRED. WORK PERFORMED OVER ANY SURFACE CONSTITUTES ACCEPTANCE OF THAT SURFACE FOR THE SPECIFIED QUALITY OF THE WORK BEING PERFORMED THEREON. ANY CHANGES TO THE PLANS BY THE OWNER OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.
- 1.21 **CUTTING & PATCHING:** INCLUDE ALL CUTTING AND PATCHING FOR PENETRATIONS THROUGH FLOORS, WALLS CEILINGS AND ROOFS. DO NOT CUT OR NOTCH ANY STRUCTURAL MEMBER TO REDUCE ITS LOAD CARRYING CAPACITY.
- 1.22 **UNFORESEEN CONDITIONS:** SHOULD UNFORESEEN CONDITIONS BE ENCOUNTERED THAT AFFECT DESIGN OR FUNCTION OF THE PROJECT, CONTRACTOR SHALL INVESTIGATE FULLY AND SUBMIT AN ACCURATE, DETAILED REPORT TO THE ARCHITECT WITHOUT DELAY. WHILE AWAITING A RESPONSE, CONTRACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO AVOID DELAY OF OVERALL PROJECT.
- 1.23 PROVIDE TEMPORARY FACILITIES, SERVICES UTILITIES, AND PROTECTION AS REQUIRED TO SAFELY EXECUTE ALL WORK, PROTECT ADJACENT CONSTRUCTION, AND INHABITANTS. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO, PUBLIC UTILITIES. PROVIDE 24 HOUR NOTIFICATION OF ANY DISCONTINUITY IN UTILITY SERVICES WITH THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL MATERIAL FROM THE JOB SITE.
- 1.24 **RECORD DRAWINGS:** THE CONTRACTOR SHALL PREPARE AND MAINTAIN A COMPLETE SET OF RECORD CONSTRUCTION DRAWINGS INDICATING ALL ACTUAL WORK, MODIFICATIONS AND REVISIONS TO THE WORK DELINEATED ON THE CONSTRUCTIONS DRAWINGS AS WELL AS ANY CONCEALED CONSTRUCTION WORK. INCLUDE ANY OTHER INFORMATION WHICH WOULD BE HELPFUL TO THE OWNER.
- 1.25 **INSURANCE:** ALL CONTRACTORS SHALL TAKE OUT AND MAINTAIN WORKMAN'S COMPENSATION INSURANCE, AND PUBLIC LIABILITY & PROPERTY DAMAGE INSURANCE ACCEPTABLE TO THE OWNER AND THE AUTHORITIES HAVING JURISDICTION.
- 1.26 **SUBSTANTIAL COMPLETION:** AT PROJECT CLOSEOUT, CONTRACTOR SHALL PROCURE FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THE PROJECT AND FORWARD SAME TO OWNER. CONTRACTOR SHALL CLEAN PREMISES, TEST APPLICABLE SYSTEMS, AND LEAVE READY FOR OCCUPANCY.
- 1.27 **WARRANTIES:** UNLESS OTHERWISE INDICATED, PROVIDE CONTRACTOR'S WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE WARRANTY SHALL STATE THAT ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO & NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.
- A. ROOFING & FLASHING: 2 YEAR WARRANTY BY INSTALLER.
- B. ROOFING: 25 YEAR STANDARD LIMITED WARRANTY BY MANUFACTURER FOR MATERIAL.
- C. HVAC: 2 YEAR WARRANTY BY INSTALLER - SEE MECHANICAL SPECIFICATIONS

CHRISTOPHER A. SZYMCAK, R.A.

CLARK, NEW JERSEY 07066

- 1.28 CEILING HEIGHTS PER CODE: HABITABLE ROOMS (SPACES), OTHER THAN KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES. HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, KITCHENS AND HABITABLE BASEMENTS FOR USE AS A RECREATION ROOM ONLY SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET MEASURED TO THE LOWEST PROJECTION FROM THE CEILING. IN FINISHED AREAS, CONCEAL PIPES, DUCTS, AND WIRING WITHIN THE CONSTRUCTION, UNLESS OTHERWISE INDICATED.

DIVISION 2 – SITEWORK (NOT APPLICABLE)

DIVISION 3 – CONCRETE (NOT APPLICABLE)

DIVISION 4 - MASONRY

4.1 MASONRY CONSTRUCTION - GENERAL:

- A. EXCEPT WHERE BOCA REQUIREMENTS ARE MORE STRINGENT, ALL MASONRY WORK TO CONFORM WITH AMERICAN CONCRETE INSTITUTE (ACI) 503 & 531.
- B. UNLESS NOTED OTHERWISE, LAY ALL UNITS IN RUNNING BOND. AVOID USE OF MASONRY UNITS LESS THAN 1/2 SIZE.
- C. WHERE FIRE-RATED MASONRY CONSTRUCTION IS REQUIRED, PROVIDE MATERIALS AND CONSTRUCTION METHODS IDENTICAL TO THOSE OF ASSEMBLIES TESTED IN ACCORDANCE WITH ASTM E119.
- D. PROTECT MASONRY WORK FROM DAMAGE DURING HOT AND COLD WEATHER CONSTRUCTION. DO NOT LAY MASONRY UNITS BELOW 32 DEG. F.
- E. UNLESS NOTED OTHERWISE, FILL TOP & BOTTOM COURSES SOLID AT BASEMENT OR FOUNDATION WALLS - SEE DRAWINGS.
- F. WHERE HOLLOW WALLS DECREASE IN THICKNESS, A COURSE OF SOLID MASONRY OR CONCRETE FILLED UNITS SHALL BE PROVIDED AT THE TRANSITION COURSE.
- G. AS WORK PROGRESSES, BUILD-IN ITEMS SPECIFIED UNDER THIS AND OTHER TRADES. GROUT CORES SOLID TO PROVIDE ADEQUATE ANCHORAGE.
- H. INSTALL STEEL LINTELS AT ALL OPENINGS (SEE LOOSE LINTEL SCHEDULE). UNLESS NOTED OTHERWISE, FILL CORES SOLID (3 COURSES, 24" MINIMUM) BELOW BEARING PLATES, BEAMS, LINTELS, POSTS, ETC. PROVIDE 8" MIN. BEARING BELOW LINTELS.
- I. PROVIDE CONTROL JOINTS AS RECOMMENDED BY THE BRICK INSTITUTE OF AMERICA (BIA) AND NOT TO EXCEED 30'-0" O.C. (HORIZONTAL). PROVIDE PRESSURE RELIEVING JOINTS BELOW SUPPORTS.
- J. IN CAVITY WALL CONSTRUCTION, KEEP AIR SPACE CLEAN OF MORTAR DROPPINGS AND OTHER MATERIALS. STRIKE JOINTS FACING CAVITY FLUSH.
- K. PROVIDE COPING (STONE, PRECAST CONC., PREFINISHED METAL, ETC.) AT ALL MASONRY WALLS EXPOSED TO WEATHER. SLOPE TOP TO DRAIN WATER AND PROVIDE DRIP.
- L. CORBELED MASONRY: MAXIMUM CORBELED PROJECTION BEYOND THE FACE OF THE WALL SHALL NOT BE MORE THAN 1/2 OF THE WALL (OR WYTHE) THICKNESS. THE MAXIMUM PROJECTION OF ONE UNIT SHALL NOT EXCEED 1/2 THE HEIGHT OF THE UNIT AND SHALL NOT EXCEED 1/3 THE THICKNESS OF THE UNIT.

4.2 CONCRETE MASONRY UNITS (CMU):

- A. UNLESS NOTED OTHERWISE, ALL UNITS SHALL HAVE STANDARD NOMINAL DIMENSIONS OF 16" LONG AND 8" HIGH; THICKNESS AS INDICATED ON DRAWINGS. PROVIDE SPECIAL BLOCK TYPES WHERE REQUIRED FOR CORNERS, CONTROL JOINTS, HEADERS, LINTELS, AND OTHER SPECIAL CONDITIONS, WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS AS SPECIAL.
- B. HOLLOW LOAD BEARING UNITS: ASTM C90, GRADE N-I, MOISTURE CONTROLLED. UNLESS NOTED OTHERWISE, MASONRY UNITS SHALL BE NORMAL-WEIGHT OR LIGHTWEIGHT (<105 LBS. PER CU. FT.) CONFORMING TO ASTM C-331 (SOLITE, ROTARY KILN PROCESSED SHALE OR SLATE).
- C. COLOR & TEXTURE ON ALL EXPOSED UNITS AS SELECTED.

4.3 FACING BRICK OR STONE:

- A. SPECIES, COLOR, AND TEXTURE AS SELECTED BY OWNER.

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- B. STANDARD SPECIFICATION: ASTM C216, GRADE SW, TYPE FBS OR FBX, MIN. COMPRESSIVE STRENGTH = 2500 PSI.
- C. STANDARD DIMENSIONS: DIMENSIONS: 3-5/8" THICK x 7-5/8" HIGH x 7-5/8" LONG.
- D. PROVIDE SPECIAL SHAPES AS REQUIRED TO ACCOMMODATE DESIGNS & DETAILS.
- E. INSTALL BRICK IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA).
- F. ALL BRICK VENEER SHALL BE SUPPORTED DIRECTLY ON A 4" (MINIMUM) MASONRY LEDGE AT THE FOUNDATION WALL OR STEEL LINTELS AS INDICATED. FILL FIRST BLOCK COURSE SOLID DIRECTLY UNDER THE BRICK VENEER.
- G. ALL CONSTRUCTION LOADS (BUILDING LIVE & DEAD LOADS) SHALL BE SUPPORTED ON STRUCTURAL CONCRETE MASONRY UNITS (CMU) OR STRUCTURAL WOOD FRAMING. DO NOT IMPOSE CONSTRUCTION LOADING ON BRICK VENEER.
- H. THE MAX. HEIGHT OF BRICK VENEER SHALL NOT EXCEED 25'-0".
- I. PROVIDE VERTICAL CONTROL JOINTS IN ACCORDANCE WITH THE BRICK INSTITUTE OF AMERICA (BIA) & @ 20'-0" (MAX.)

4.4 MORTAR & GROUT MIXES:

- A. COMPLY WITH ASTM C 270, TYPE M (FOR FOUNDATION WALLS); TYPE S (EXTERIOR WALLS ABOVE GRADE AND REINFORCED MASONRY); AND TYPE N (INTERIOR NON-REINFORCED WALLS). LIMIT CEMENTITIOUS MATERIALS IN MORTAR TO PORTLAND CEMENT-LIME.
- B. MORTAR COLOR AS SELECTED. USE ONLY FACTORY PRE-MIXED COLORED MASONRY CEMENT WITH FACTORY MILLED IN WATERPROOFING AGENT.
- C. PLASTER MIX FOR PARGE COAT: PORTLAND CEMENT-SAND PLASTER (1:3-1/2 MIX BY VOLUME) OR TYPE M MORTAR. APPLY 2 COATS (1/2" THICK TOTAL). FORM A WASH AT TOP & COVE AT BOTTOM. PROVIDE WATERPROOFING ADDITIVE (ANTI-HYDRO OR EQUAL) WHERE REQUIRED.
- D. GROUT: COMPLY WITH ASTM C 476, 3000 PSI. PROVIDE AT CONSISTENCY REQUIRED TO FILL ALL SPACES INDICATED.
- E. JOINTS: TOOLED CONCAVE.

4.5 MASONRY WALL REINFORCEMENT: WHERE SPECIFICALLY INDICATED ON DRAWINGS

- A. REINFORCING BARS: EXCEPT WHERE NOTED OTHERWISE, REINF. BARS SHALL BE DEFORMED STEEL, ASTM A 615, GRADE 60.
- B. PROVIDE WELDED, HOT-DIP GALVANIZED, TRUSS TYPE REINFORCEMENT (ASTM A 82); SPACING AS INDICATED ON DRAWINGS. PROVIDE REINFORCEMENT AT FIRST TWO COURSES OVER OPENINGS AND IN TOP THREE COURSES OF MASONRY. LAP REINFORCING 6", MIN. USE "DUR-O-WALL" OR EQUAL, WITH #9 SIDE & CROSS RODS.
- C. FOR CAVITY CONSTRUCTION, PROVIDE A DRIP AT CROSS RODS.

4.6 TIES AND ANCHORAGE: FOR BRICK AND STONE VENEER

- A. PROVIDE ALL MASONRY ANCHORS AND TIES AS REQUIRED FOR CONSTRUCTION AND BONDING OF MASONRY WALLS.
- B. PROVIDE 2 PIECE ADJUSTABLE OR CORRUGATED ANCHORS PERMITTING VERTICAL OR HORIZONTAL DIFFERENTIAL MOVEMENT BETWEEN MASONRY AND STRUCTURAL FRAME, BUT PREVENTING LATERAL MOVEMENT OF MASONRY OUT OF PLANE. SPACE ANCHORS AT MAX. 16" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY, 1.77 SQ. FT. PER ANCHOR, MAX. PROVIDE ADDITIONAL ANCHORS AT OPENINGS AND VENEER ENDS.
- C. ALL METAL TIES SHALL BE NON-CORRODIBLE METAL OR HOT-DIP GALVANIZED. PROVIDE DRIP AT CENTER OF CAVITY CONSTRUCTION.

4.7 THRU-WALL FLASHING:

- A. WHETHER OR NOT SPECIFICALLY INDICATED, INSTALL FLASHING AT ALL CONDITIONS SUCH AS LINTELS AND SHELF ANGLES, WHERE THE DOWNWARD FLOW OF ANY WATER WITHIN THE MASONRY WILL BE INTERRUPTED, SO THAT SUCH WATER WILL BE DIVERTED TO THE EXTERIOR VIA WEEP HOLES.
- B. EXTEND 12" HIGH ON ADJACENT WALL. LAP VAPOR BARRIER 10" OVER FLASHING. SEAL ALL LAPS, SPLICES, ETC.
- C. PROVIDE WEEP HOLES AT 32" O.C., MAX.
- D. CONCEALED FLEXIBLE FLASHING: VIRGIN POLYVINYL CHLORIDE WITH MODIFIERS, FORMED INTO UNIFORM SHEETS 20 MILS THICK (NEVASTRAL) OR EQUAL. PROVIDE MANUFACTURER'S RECOMMENDED ADHESIVE/CEMENT.

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DIVISION 6 - WOOD**6.1 FRAMING - GENERAL NOTES:**

- A. SEE THE PLANS FOR SIZES OF FLOOR JOISTS, CEILING BEAMS, RAFTERS, COLLAR TIES, ETC.
- B. UNLESS NOTES OTHERWISE, ALL 4 INCH WALLS INDICATED ON DRAWINGS ARE 4 INCH NOMINAL WOOD STUDS AT 16" O.C; ALL 6 INCH WALLS INDICATED ON DRAWINGS ARE 6 INCH NOMINAL WOOD STUDS AT 16" O.C. PROVIDE 2 x CATS AT MAXIMUM 5'-0" O.C. VERTICAL, AT 2X4 BEARING WALLS GREATER THAN 8'-0" IN HEIGHT.
- C. TJI: EXCEPT WHERE MORE STRINGENT ASSEMBLIES ARE INDICATED ON THE DRAWINGS, PROVIDE A SINGLE JOIST UNDER ALL PARTITION WALLS AND DOUBLE JOISTS BELOW ALL BATHTUBS/WHIRLPOOLS AND AS INDICATED ON THE DRAWINGS.
- D. CONVENTIONAL FRAMING ONLY: PROVIDE 5/4" x 3" CROSS BRIDGING OR SOLID BLOCKING AT ALL FLOOR JOISTS (MAX. 8'-0" O/C).
- E. ALL FRAMING LUMBER THAT IS EXPOSED TO WEATHER OR MOISTURE-PERMEABLE FLOORS OR ROOFS SHALL BE PRESSURE TREATED OR AN APPROVED NATURALLY DURABLE SPECIES.
- F. WOOD STRUCTURAL MEMBERS THAT SUPPORT MOISTURE-PERMEABLE FLOORS OR ROOFS WHICH ARE EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED OR APPROVED NATURALLY DURABLE SPECIES UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
- G. THE ENDS OF WOOD GIRDERS ENTERING MASONRY OR CONCRETE WALLS SHALL BE PROVIDED WITH A 1/2-INCH AIR SPACE ON TOP, SIDES AND END UNLESS APPROVED NATURALLY DURABLE OR PRESSURE TREATED WOOD IS USED.
- H. THE MINIMUM DISTANCE PERMITTED FROM GRADE TO UNTREATED WOOD SHALL BE EIGHT INCHES (8").
- I. IN STUDS IF BEARING WALL OR PARTITIONS, NOTCHES OR BORED HOLES SHALL NOT BE CUT OR BORED MORE THAN ONE THIRD THE DEPTH OF THE STUD.
- J. ALL MEMBERS FRAMING INTO GIRDERS SHALL BEAR NOT LESS THAN 4" OR SHALL BE SUPPORTED IN APPROVED METAL STIRRUPS, HANGERS OR ON WOOD CLIPS OR RIBBON STRIPS. BEAMS FRAMING FROM OPPOSITE SIDES SHALL EITHER LAP AT LEAST 6" AND BE BOLTED OR SPIKED TOGETHER OR, WHEN FRAMING END-TO-END, THE BEAMS SHALL BE SECURED TOGETHER BY APPROVED TIES, STRAPS, DOGS, PLATES OR SHEATHING. DO NOT SPLICE STRUCTURAL MEMBERS BETWEEN SUPPORTS.
- K. ALL RIDGES, HIPS, AND VALLEYS SHALL BE FRAMED WITH MEMBERS 2" DEEPER THAN ADJOINING RAFTERS. CONSULT DRAWINGS FOR ADDITIONAL INFORMATION.
- L. ALL 4" DIAMETER "LALLY COLUMNS" (CONCRETE FILLED STEEL PIPE COLUMNS) USED ARE TO HAVE A STEEL OUTER CASING WITH A MINIMUM WALL THICKNESS OF 0.216 INCHES UNLESS MANUFACTURER'S WRITTEN SPECIFICATIONS INDICATE THAT THE COLUMNS ARE ABLE TO SUPPORT THE IMPOSED LOADS FOR THE GIVEN LENGTH. PROVIDE MANUFACTURER'S STANDARD BASE AND CAP PLATES; CAP SHALL BE ANCHORED TO SUPPORTED FRAMING AND BASE SHALL BE EMBEDDED IN CONCRETE.
- M. WIND BRACING: PROVIDE WOOD STRUCTURAL PANEL SHEATHING AT ALL CORNERS (4' x 8' SHEETS) OR PROVIDE APPROVED DIAGONAL WIND BRACING.
- N. BOLTING/SPIKING OF MULTIPLE MEMBERS: CONSULT TJI DETAILS AND MANUFACTURER'S SPECIFICATIONS.

6.2 ROUGH CARPENTRY:

- A. PROVIDE MEMBERS OF SIZES/SPACING SHOWN. COMPLY WITH APPLICABLE RECOMMENDATIONS AND REQUIREMENTS OF "MANUAL FOR HOUSE FRAMING" AND "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" (NFPA).
- B. DIMENSIONAL LUMBER: PROVIDE NOMINAL SIZES COMPLYING WITH PS 20, EXCEPT WHERE ACTUAL SIZES ARE SPECIFIED. MOISTURE CONTENT = 19 PERCENT, MAX. (S-DRY).
- C. UNLESS NOTED OTHERWISE ON DRAWINGS (SEE SCHEDULE), ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR EQUAL OR BETTER, WITH BASE DESIGN VALUES (NATIONAL FOREST PRODUCTS ASSOCIATION) AS FOLLOWS:
 - Fb = 825 PSI (FIBER STRESS)
 - Fv = 95 (SHEAR PARALLEL TO GRAIN)
 - E = 1,600,000 PSI (MODULUS OF ELASTICITY)

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- D. **WOOD TREATMENT BY PRESSURE PROCESS: (INCLUDING PLYWOOD)**
- * **GROUND CONTACT:** PROVIDE PRESSURE PRESERVATIVE TREATMENT (AWPA LP-22) FOR WOOD IN CONTACT WITH GROUND.
 - * **ABOVE GROUND:** PROVIDE PRESSURE PRESERVATIVE TREATMENT (AWPA LP-2, WATERBORNE PRESERVATIVES). KILN DRY AFTER TREATMENT, 19% MAX. MOISTURE CONTENT) TREAT EXTERIOR EXPOSED WOOD AS INDICATED & ALL WOOD IN CONTACT WITH ROOFING, FLASHING, WATERPROOFING, MASONRY, CONCRETE, OR WOOD WITHIN 18" OF GRADE.
- E. **FASTENERS:** PROVIDE APPROVED JOIST HANGERS, POST CAPS, ANCHORS, AND OTHER SIMILAR FASTENERS AS REQUIRED TO SUIT FRAMING CONDITIONS AND DETAILS. ALL SUCH FASTENERS SHALL BE ENGINEERED (BY INSTALLER) AND INSTALLED TO DEVELOP FULL STRENGTH OF THE MEMBERS SUPPORTED. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND DETAILS FOR THE USE INTENDED. COMPLY WITH MINIMUM REQUIREMENTS OF "BOCA FASTENING SCHEDULE". PROVIDE FASTENERS WITH HOT-DIP GALVANIZED COATING (ASTM A153) FOR TREATED LUMBER AND WHERE WOOD IS EXPOSED TO WEATHER, HIGH RELATIVE HUMIDITY, OR GROUND CONTACT.
- 6.3 **STRUCTURAL PANELS - PLYWOOD AND ORIENTED STRAND BOARD (OSB):** TYPE AND THICKNESS AS INDICATED ON DRAWINGS - SEE SCHEDULE
- A. EXCEPT WHERE BOCA REQUIREMENTS ARE MORE STRINGENT, INSTALL CONSTRUCTION PANELS IN ACCORDANCE WITH "APA DESIGN/CONSTRUCTION GUIDE FOR RESIDENTIAL & COMMERCIAL".
 - B. **ROOF & EXT. WALL SHEATHING:** GRADE C-D, EXPOSURE I, APA SPAN RATED SHEATHING.
 - C. **INTERIOR SUBFLOOR (UNDER HARDWOOD OR STRUCTURAL UNDERLAYMENT):** APA SPAN RATED SHEATHING; INSTALL GLUED & NAILED.
 - D. **INTERIOR UNDERLAYMENT (OVER SUBFLOOR):** APA RATED; COORDINATE WITH FINISH FLOORING REQUIREMENTS.
 - E. **INTERIOR COMBINED SUBFLOOR-UNDERLAYMENT:** APA SPAN RATED "STURD-I-FLOOR"; T&G EDGES; FOR USE BENEATH CARPET & PAD - COORDINATE WITH FINISH FLOORING REQUIREMENTS; INSTALL GLUED & NAILED.
 - F. **EXPOSED, FIELD PAINTED:** MEDIUM DENSITY OVERLY (MDO EXT), EXT. EXPOSURE, APA SPAN RATED.
- 6.4 **PREFABRICATED WOOD GIRDERS: "MICROLAM" AND "PARALLAM"**
- A. PRODUCTS BY TRUSS JOIST CORPORATION FORM THE BASIS OF THE CONTRACT DOCUMENTS. PRODUCTS BY OTHER MANUFACTURERS SHALL BE CONSIDERED FOR SUBSTITUTION PROVIDED THEY ARE EQUAL OR BETTER TO THE SPECIFIED PRODUCT IN STRUCTURAL CHARACTERISTICS, PERFORMANCE, BASIC DESIGN CONFIGURATION, AND WARRANTY.
 - B. UNLESS NOTED OTHERWISE, ALL MICROLAMS BEAMS SHALL BE "MICROLAM 2.0ES LVL" AND PARALLAMS SHALL BE "PARALLAM 2.0ES PSL". "MICROLAM 2.0ES LVL" AND "PARALLAM 2.0ES PSL" PRODUCTS OF IDENTICAL NOMINAL DIMENSIONS MAY BE INTERCHANGED.
 - C. EXCEPT WHERE SPECIFIED CONDITIONS ARE MORE STRINGENT, INSTALL ALL PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. PROVIDE MANUFACTURER'S RECOMMENDED FASTENERS, HANGERS, AND OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
 - D. WHERE MULTIPLE MEMBERS ARE SPECIFIED, A SINGLE MEMBER OF IDENTICAL TOTAL NOMINAL DIMENSIONS MAY BE USED. MULTIPLE MEMBERS SHALL BE FASTENED (BOLTED OR SPIKED) AS RECOMMENDED BY MANUFACTURER FOR SPECIFIC LOADING CONDITION.
 - E. WHERE MULTIPLE MEMBERS ARE SPECIFIED FOR FLUSH FRAMED SIDE SUPPORTED LOADING (JOIST HANGERS), PROVIDE SINGLE MEMBERS OF IDENTICAL TOTAL NOMINAL DIMENSIONS OR FASTEN (BOLT OR SPIKE) AS REQUIRED BY MANUFACTURER FOR SPECIFIC LOADING CONDITION.
 - F. DO NOT USE PRODUCTS EXPOSED TO THE WEATHER UNLESS SPECIFICALLY APPROVED BY THE MANUFACTURER.
- 6.5 **PREFABRICATED WOOD "I" JOISTS: "TJI JOISTS" (NOT APPLICABLE)**
- 6.6 **STAIRS & RAILINGS: GENERAL INTERIOR & EXTERIOR MINIMUM REQUIREMENTS - CONSULT DWGS.**
- | | | | |
|----|-----------|-----------------------|--------|
| A. | WIDTH: | MIN. PERMITTED | 36" |
| B. | HEADROOM: | MIN. PERMITTED | 6'-8" |
| C. | RISERS: | MAX. PERMITTED HEIGHT | 8-1/4" |

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| | | MIN. PERMITTED HEIGHT | 4" |
| D. | TREADS: | MIN. PERMITTED DEPTH | 9" (PROVIDE 1" NOSING) |
| E. | RAILINGS: | MIN. PERMITTED HEIGHT | 30" |
| | | MAX. PERMITTED HEIGHT | 38" |
| F. | GUARDS: | MIN. REQUIRED HEIGHT | 36" |
| G. | PROVIDE HAND RAILINGS AT ALL STAIRS WITH 3 OR MORE RISERS. PROVIDE HAND RAILINGS ON AT LEAST ONE SIDE OF STAIRS <u>WITHIN</u> A DWELLING UNIT AND ON BOTH SIDES <u>OUTSIDE</u> A DWELLING UNIT. | | |
| H. | THE DISTANCE BETWEEN HAND RAILINGS SHALL NOT EXCEED 5'-0" (60") SO THAT A HAND RAILING IS THIRTY-INCHES (30") OR LESS FROM THE CENTERLINE OF THE STAIRWAY. | | |
| I. | PROVIDE GUARD RAILINGS AT ALL OPEN SIDE FLOOR AREAS WHICH ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. | | |
| J. | <u>HANDRAIL GRIP</u> : CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER BETWEEN 1-1/4" AND 2", OR A GRASPABLE SHAPE WITH A PERIMETER DIMENSION BETWEEN 4" AND 6-1/4" (AND CROSS SECTIONAL DIMENSION LESS THAN 2-1/4"). PROVIDE 1-1/2" CLEARANCE TO ADJACENT SURFACES. | | |
| K. | OPEN RAILINGS AND GUARDS SHALL HAVE BALUSTERS OR OTHER CONSTRUCTION SUCH THAT A SPHERE WITH A DIAMETER OF 4 INCHES CANNOT PASS THROUGH ANY OPENING. | | |
| L. | <u>STAIRS - STRUCTURAL REQUIREMENTS</u> : DESIGN TO RESIST THE FOLLOWING LOADS: | | |
| | * UNIFORM LOAD: 100 LBS. PER SQ. FT. OF HORIZONTAL PROJECTION. | | |
| | * STAIR TREADS: SPECIFIED UNIFORM LOAD OR 300 LBS. CONCENTRATED LOAD APPLIED TO 4 SQ. INCHES IN THE CENTER OF THE TREAD, WHICHEVER IS GREATER. | | |
| | * PROVIDE SOLID RISERS. | | |
| M. | <u>RAILINGS & GUARDS - STRUCTURAL REQUIREMENTS</u> : DESIGN TO RESIST THE FOLLOWING LOADS: | | |
| | * CONCENTRATED LOAD OF 300 LBS. AT ANY POINT AT THE TOP OF THE MEMBER. | | |
| | * UNIFORM LOAD OF 50 LBS. PER FOOT. | | |

6.7 PULL-DOWN DISAPPEARING STAIRS: (FOR ATTIC ACCESS: EXISTING TO REMAIN)

- A. CEILING PANEL SHALL BE TIGHT FITTING AND INSULATED.

6.8 FINISH CARPENTRY:

- A. EXTERIOR TRIM AS INDICATED ON ELEVATIONS.

- B. ALL EXTERIOR WOOD TRIM, FASCIAS, PANELS, ETC.:

1. CONTRACTOR TO SUBMIT SAMPLES AND/OR SHOP DRAWINGS OF TRIM PROFILES AND OTHER INSTALLATION DETAILS FOR APPROVAL OF OWNER/ARCHITECT.
2. FIELD PAINTING (ITEMS WHICH ARE NOT PRE-FINISHED OR CLAD IN ALUMINUM OR VINYL): SHALL BE PRIMED ALL SIDES AND FIELD PAINTED FOR A DURABLE WEATHER-RESISTANT FINISH. SEE NOTES ON ELEVATION FOR ADDITIONAL INFORMATION.

- C. INTERIOR TRIM - SUBMIT FOR APPROVAL TO OWNER.

1. CONTRACTOR TO SUBMIT SAMPLES AND/OR SHOP DRAWINGS OF TRIM PROFILES AND OTHER INSTALLATION DETAILS FOR APPROVAL OF OWNER/ARCHITECT.
2. FIELD PAINTING (ITEMS WHICH ARE NOT PRE-FINISHED): SHALL BE PRIMED ALL SIDES AND FIELD PAINTED FOR A DURABLE WEATHER-RESISTANT FINISH. SEE NOTES ON DRAWINGS FOR ADDITIONAL INFORMATION.
3. UNLESS NOTED OTHERWISE, ALL INTERIOR TRIM SHALL BE FINGER-JOINTED PINE, PAINTED.

- D.
- STANDING AND RUNNING TRIM
- : STAGGER JOINTS IN BUILT-UP MEMBERS. USE DIAGONAL (SCARFED) JOINTS OR FINGER JOINTS IN LENGTHS OF TRIM. COPE OR MITER AT INSIDE CORNERS AND MITER AT OUTSIDE CORNERS. MITER EXPOSED ENDS OF MEMBERS TO MATCH PROFILE.

DIVISION 7 - THERMAL & MOISTURE PROTECTION7.1 BUILDING INSULATION: GLASS FIBER (BATT/BLANKET) UNLESS NOTED OTHERWISE:

- A. INSULATING MATERIALS: EXPOSED, MAX. FLAME SPREAD = 25, MAX. SMOKE DEVEL. = 450.
INSULATING MATERIALS: CONCEALED, MAX. FLAME SPREAD = 75, MAX. SMOKE DEVEL. = 450.
- B. VAPOR RETARDER/BARRIER:

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- * INSTALL MANUFACTURER'S STANDARD FACED PRODUCT. INSTALL ON WARM SIDE. PERMEANCE SHALL NOT EXCEED 1 PERM.
- C. INSTALL AT THE FOLLOWING LOCATIONS: (MINIMUM REQUIREMENTS)
 - * EXTERIOR WALLS (4" NOM.) R-13 (3 1/2")
 - * INTERIOR GARAGE WALLS (4" NOM.) R-13 (3 1/2") (& exterior walls where open)
 - * EXTERIOR WALLS (6" NOM.) R-19 (6" +)
 - * CEILINGS R-30 (9" +)
 - * GARAGE CEILING R-30 (9" +)
 - * VOLUME CEILINGS R-30C (8" +) (prov. 1" air space w/ scoops)
 - * RIM JOIST R-30 (9")
 - * FLOOR (OVER UNHEATED SPACE) R-30 (9")
 - * BASEMENT (EXT. WALLS WHERE FINISHED) R-11 (3-1/2")
 - * BASEMENT (EXT. WALLS - UNFINISHED) R-11 FSK(4")
 - * CRAWL SPACE (EXT. WALLS & RIM) R-11 FSK(4")
 - * SOFFIT (OVER UNHEATED SPACE) R-30 (9")
- D. WITHIN AN EXTERIOR WALL, INSULATION SHALL BE INSTALLED BETWEEN ANY DUCT AND THE EXTERIOR WALL SHEATHING TO PROVIDE A RESISTANCE VALUE OF NOT LESS THAN R-4 (ONE INCH RIGID STYROFOAM OR EQUAL).
- E. SEAL ALL PENETRATIONS (WIRES, PIPES, ELECTRICAL DEVICES, ETC.) OF INSULATED ASSEMBLIES WITH APPROPRIATE INSULATION MATERIAL OR SEALANT. THE VOIDS IN CORNER FRAMING AND THE SHIM SPACES AROUND OPENING SHALL BE FILLED WITH INSULATION OR FOAM SEALANT.
- F. CAULK ALL EXTERIOR CORNERS, PLATES, ETC.

7.2 **FIRE BLOCKING:**

- A. PROVIDE APPROVED FIRE BLOCKING AT THE LOCATIONS LISTED BELOW:
 - * CONCEALED WALL SPACE: FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF MASONRY OR CONCRETE WALLS, AND AT THE CEILING AND FLOOR OR ROOF LEVELS. FIRE BLOCKING IS NOT REQUIRED AT THE CEILING MATERIALS AS DEFINED BY BOCA.
 - * CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES: FIRE BLOCKING SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS OVER CABINETS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
 - * STAIRWAYS: FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - * CEILINGS AND FLOOR OPENINGS: FIRE BLOCKING SHALL BE PROVIDED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. FACTORY BUILT CHIMNEYS FIREPLACES SHALL BE FIRE STOPPED IN ACCORDANCE WITH UL 103 AND UL 127 LISTED IN BOCA APPENDIX.
 - * ARCHITECTURAL TRIM: FIRE BLOCKING SHALL BE PROVIDED IN EXTERIOR CORNICES AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED OF COMBUSTIBLE CONSTRUCTION BY BOCA, OR WHERE ERECTED WITH COMBUSTIBLE FRAMES, AT MAXIMUM INTERVALS OF 20 FEET. IF NON-CONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH AT LEAST 4" OF SEPARATION BETWEEN SECTIONS.
 - * COMBUSTIBLE FINISH AND TRIM: FIRE BLOCKING SHALL BE PROVIDED IN THE SPACE BEHIND COMBUSTIBLE TRIM AND FINISH WHERE PERMITTED UNDER THIS CODE AND ALL OTHER HOLLOW SPACES WHERE PERMITTED IN FIRE RESISTANCE RATED CONSTRUCTION AT 10'-0" INTERVALS; OR THE SPACE SHALL BE SOLIDLY FILLED WITH NONCOMBUSTIBLE MATERIALS.
 - * CONCEALED SLEEPER SPACES: FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SLEEPER SPACES FORMED BY FLOOR SLEEPERS IN AREAS OR NOT MORE THAN 100 SQUARE FEET; OR SPACE SHALL BE SOLIDLY FILLED WITH NONCOMBUS. MATERIALS.
- B. FIRE BLOCKING SHALL CONSIST OF APPROVED NONCOMBUSTIBLE MATERIALS SECURELY FASTENED IN PLACE. FIRE STOPS OF APPROVED NONCOMBUSTIBLE MATERIALS OR OF MATERIALS OF TWO THICKNESSES OF 1" LUMBER WITH BROKEN LAP-JOINT, OR ONE THICKNESS

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OF 1" LUMBER WITH BROKEN LAP-JOINT, OR ONE THICKNESS OF 23/32" PLYWOOD WITH JOINTS BACKED BY 23/32" PLYWOOD, OR OF 2" LUMBER INSTALLED WITH TIGHT JOINTS, SHALL BE USED IN OPEN SPACES OF WOOD FRAMING. THE INTEGRITY OF ALL FIRE STOPPING SHALL BE CONTINUOUSLY MAINTAINED. FIRE STOPPING SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED.

7.3 FIRE STOPPING & SMOKE STOPPING (PENETRATIONS THRU FIRE RATED CONSTRUCTION):

A. NOT APPLICABLE.

7.4 VINYL SIDING & ACCESSORIES:

A. VINYL SIDING: MANUFACTURER'S STANDARD SOLID VINYL PRODUCT (RIGID PVC): SEE NOTES.

B. SOFFITS: PREMANUFACTURED VINYL SYSTEM WITH SCREENED VENTS: SEE NOTES.

C. COLOR & TEXTURE AS SELECTED.

D. ACCESSORIES: PROVIDE COORDINATED ACCESSORIES AS REQUIRED FOR A COMPLETE WEATHER-TIGHT INSTALLATION. DETAIL AND INSTALL TO ACCOMMODATE FOR THERMAL EXPANSION OF MATERIAL.

E. PROVIDE FORMABLE "J" BEAD AS REQUIRED. DO NOT CUT/BEND STANDARD "J" CHANNEL.

7.5 ASPHALT-FIBERGLASS ROOF SHINGLES:

A. COLOR AND STYLE AS SELECTED.

B. ASPHALT / FIBERGLASS SHINGLES: TIMBERLINE 25 ; GAF CORPORATION OR EQUAL; SELF SEALING ; UL CLASS A RATING. HIP AND RIDGE SPECIALTY SHINGLES SHALL BE PROVIDED.

C. REFERENCE STANDARD: RESIDENTIAL ASPHALT ROOFING MANUAL; ASPHALT ROOFING MANUFACTURER'S ASSOCIATION. MODIFY DETAILS AS REQUIRED TO ACCOMMODATE FIELD CONDITIONS.

1. INSTALL ALL SHINGLES WITH CORROSION RESISTANT ROOFING NAILS (NOT LESS THAN 4 NAILS PER 36" SHINGLE). STAPLES SHALL NOT BE USED UNLESS SPECIFICALLY APPROVED BY THE OWNER.

D. PROVIDE FLASHING, DRIP EDGE, AND OTHER ACCESSORIES AS REQUIRED FOR A COMPLETE, WEATHER-TIGHT INSTALLATION.

E. DO NOT INSTALL SHINGLES ON ROOF SLOPES BELOW 2:12. DOUBLE UNDERLAYMENT ON ROOF SLOPES BELOW 4:12 AND FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR LOW SLOPE APPLICATIONS.

F. UNDERLAYMENT: INSTALL SHINGLES OVER 15 LB. ROOFING FELT (CELLULOSE / GLASS FIBER COMPOSITION BUILDING PAPER, WATER REPELLENT BREATHER TYPE).

1. "SHINGLE MATE"; GAF CORPORATION OR EQUAL

G. ICE & WATER SHIELD: PROVIDE AN ICE SHIELD CONSISTING MANUFACTURER'S STANDARD ICE AND WATER SHIELD (ASTM D1970) AT ALL VALLEYS, EAVES, PENETRATIONS, AND AS DIRECTED BY MANUFACTURER.

1. AS RECOMMENDED BY MANUFACTURER; "WEATHER WATCH" BY GAF CORPORATION OR EQUAL.

7.6 SLATE ROOFING:

A. NOT APPLICABLE.

7.7 UNDERLAYMENT: INSTALL OVER WALL SHEATHING.

A. PROVIDE MANUFACTURER'S RECOMMENDED UNDERLAYMENT FOR SELECTED EXTERIOR FINISH SYSTEM.

B. "TYVEK" INFILTRATION BARRIER. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LAP EDGES A MINIMUM OF 4", VERTICALLY & 6" HORIZONTALLY ONTO ADJACENT PANEL. LAP A MINIMUM OF 6" OVER FLASHINGS AND SECURE WITH MASTIC.

7.8 FLASHING AND SHEET METAL:

A. PROVIDE FLASHING, COUNTER FLASHING, AND CONCEALED FLASHING AT, BUT NOT LIMITED TO, THE FOLLOWING LOCATIONS: WHERE A ROOF SURFACE MEETS A VERTICAL WALL SURFACE; AT ALL VALLEYS; WHERE A ROOF SURFACE MEETS A CHIMNEY; AT WINDOW AND DOOR HEADS; AROUND CRICKETS AND AT ALL OTHER LOCATIONS TO ACHIEVE A DURABLE, WEATHER-RESISTANT INSTALLATION. FOLLOW MANUFACTURER'S RECOMMENDATIONS AND BOCA REQUIREMENTS.

B. EXPOSED FLASHING: ALUMINUM OR AN APPROVED EQUAL: COLOR AND FINISH AS SELECTED.

C. VENT STACK FLASHING: 2-1/2 LB SOFT SHEET LEAD

D. CONCEALED FLASHINGS: ALUMINUM WHERE APPROVED BY ARCHITECT.

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- E. REFERENCE STANDARD: ARCHITECTURAL SHEET METAL MANUAL, SMACNA. MODIFY DETAILS AS REQUIRED TO ACCOMMODATE FIELD CONDITIONS.
- F. PROVIDE SLIP SHEET, UNDERLAYMENT, CLIPS, STRAPS, ANCHORING DEVICES, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION.

7.9 JOINT SEALANTS:

- A. EXTERIOR JOINTS: CHEMICALLY CURING ELASTOMERIC SEALANT (ONE-PART NON-SAG URETHANE) SELECTED FOR AND COMPATIBLE WITH SUBSTRATES, JOINT DIMENSIONS, AND ANTICIPATED JOINT MOVEMENT PER ASTM C 920.
- B. INTERIOR JOINTS: ELASTOMERIC, ONE-PART, NON-SAG, MILDEW RESISTANT, PAINTABLE, ACRYLIC-EMULSION LATEX SEALANT.
- C. JOINT FINISH: CONCAVE
- D. COLOR: CLOSELY MATCH ADJACENT FINISHES.
- E. PRIMER: AS RECOMMENDED BY SEALANT MANUFACTURER.
- F. SEALANT BACKERS: AS RECOMMENDED BY SEALANT MANUFACTURER. PREFORMED, FLEXIBLE, NON-ABSORBENT, COMPRESSIBLE POLYURETHANE FOAM (NON-GASSING) OR SELF ADHESIVE PLASTIC TAPE.

7.8 EXTERIOR INSULATION AND FINISH SYSTEM (EIFS):

- A. NOT APPLICABLE.
- B.

DIVISION 8 - DOORS & WINDOWS

- 8.1 FIRE RATED DOORS: ALL FIRE RATED DOORS AND ASSEMBLIES SHALL COMPLY WITH NFPA 80 AND SHALL BE TESTED AND BEAR THE LABEL OF UNDERWRITERS LABORATORIES OR WARNOCK HERSHEY INT. (ASTM E 152).

8.2 EXTERIOR DOORS:

- A. CONSULT DRAWINGS - SUBMIT CUT FOR APPROVAL BY OWNER, TYPICAL.
- B. EXTERIOR DOORS: AS SPECIFIED. PROVIDE WITH FULL WEATHER-STRIPPING. PROVIDE SHOP DRAWINGS FOR ALL WINDOWS.
- C. DOOR BETWEEN HOUSE & GARAGE: NOT APPLICABLE.
- D. AT EXTERIOR DOORS: ANCHOR ALL DOOR JAMBS TO FRAMING STUDS WITH MINIMUM 3" LONG SCREWS.

8.3 INTERIOR EGRESS DOORS:

- A. CONSULT DRAWINGS - UNLESS NOTED OTHERWISE, ALL SHALL BE 6'-8" (MIN.) HIGH. SUBMIT CUTS FOR APPROVAL BY OWNER, TYPICAL.
- B. NEW INTERIOR BEDROOM DOORS: 2'-8" WIDE, MINIMUM.

8.4 DOOR HARDWARE:

- A. HARDWARE: SEE "ALLOWANCES" FOR ADDITIONAL INFORMATION
- B. ALL NEW DOORS AND REPLACED DOORS SHALL RECEIVE NEW HARDWARE.
- C. MOUNT ALL HARDWARE AS RECOMMENDED BY MANUFACTURER. UNLESS SPECIFICALLY INDICATED OTHERWISE OR REQUIRED BY APPLICABLE CODES & REGULATIONS, MOUNT HARDWARE AS RECOMMENDED BY THE DOOR AND HARDWARE INSTITUTE.
- D. ADJUST DOOR HARDWARE FOR PROPER OPERATION AND COMPLIANCE WITH APPLICABLE CODES/REGULATION.
- E. ALL MEANS OF EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
- F. PROVIDE WALL BUMPERS, WEATHER SEALS, AND OTHER ITEMS REQUIRED FOR A COMPLETE INSTALLATION.

8.5 ATTIC SCUTTLE:

- A. INSULATED - SEE DRAWINGS.

8.6 ACCESS DOORS: PROVIDE FLUSH ACCESS DOORS AS INDICATED ON THE DRAWINGS AND AS REQUIRED TO SERVICE INSTALLED EQUIPMENT.

- A. ALL ACCESS DOORS IN POOL AREA SHALL BE GALVANIZED AND PAINTED TO MATCH ADJACENT FINISHES.

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- B. ALL ACCESS DOORS IN FIRE-RATED PARTITIONS SHALL BE TESTED AND LABELED BY UNDERWRITERS LABORATORIES INC.
- 8.7 WINDOWS: CONSULT DRAWINGS FOR SIZE & TYPE
- A. WINDOWS SHALL BE CONTRACTOR FURNISHED AND INSTALLED.
- B. CONTRACTOR SHALL COORDINATE ALL ROUGH OPENING AND MANUFACTURER'S INSTALLATION REQUIREMENTS PRIOR TO ORDERING WINDOWS.
- C. PROVIDE FULL INSECT SCREENS AT OPERABLE UNITS.
- D. UNLESS NOTED OTHERWISE, PROVIDE INSULATING GLASS (DOUBLE GLAZED) AT ALL LOCATIONS.
- E. AN EGRESS APPROVED WINDOW MEETING THE FOLLOWING REQUIREMENTS IS TO BE PROVIDED AT EACH AND EVERY SLEEPING ROOM. THE MAX. HEIGHT FROM THE FINISHED FLOOR TO THE BOTTOM OF THE REQUIRED OPENING SHALL NOT EXCEED 44".
- | | |
|--------------------------------|------------------|
| * MIN. NET CLR. OPENING | 5.7 SQUARE FEET. |
| * MIN. NET CLR. OPENING HEIGHT | 24 INCHES |
| * MIN. NET CLR. OPENING WIDTH | 20 INCHES |
- 8.8 SKYLIGHTS: CONSULT DRAWINGS FOR SIZE & TYPE
- A. NOT APPLICABLE.
- 8.9 SAFETY GLAZING:
- A. PROVIDE SAFETY GLASS PER BOCA AT ALL LOCATIONS INDICATED ON PLANS AND AT THE FOLLOWING SPECIFIC HAZARDOUS LOCATIONS. SAFETY GLAZING SHALL BE LABELED BY THE SAFETY GLAZING CERTIFICATION COUNCIL:
- B. GLAZING IN FIXED, SLIDING, OR SWINGING DOORS EXCEPT WHERE OPENINGS IN DOORS ARE SMALLER THAN THAT WHICH A 3 INCH SPHERE MAY PASS
- C. GLAZING IN STORM DOORS.
- D. GLAZING IN UNFRAMED SWINGING DOORS.
- E. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, STEAM ROOMS, BATHTUBS, AND SHOWERS INCLUDING ANY OTHER GLAZING ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- F. ANY FIXED OR OPERABLE GLAZING WITH A BOTTOM EDGE LESS THAN 60 INCHES ABOVE THE WALKING SURFACES AND ALSO LOCATED WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF A DOOR.
- G. ANY FIXED OR OPERABLE GLAZING NOT INCLUDED ABOVE WHICH MEET ALL OF THE FOLLOWING CONDITIONS:
- | |
|--|
| * EXPOSED AREA OF INDIVIDUAL PANE >9 SQ. FT. |
| * EXPOSED BOTTOM EDGE <18 INCHES ABOVE FLOOR. |
| * EXPOSED TOP EDGE >36 INCHES ABOVE FLOOR. |
| * WALKING SURFACE WITHIN 36 INCHES HORIZONTALLY. |
- H. ALL GLAZING IN RAILINGS INCLUDING BALUSTERS AND IN-FILL PANELS
- I. FRAMED ASSEMBLIES OF LEADED, FACETED, OR CARVED GLASS, WHEN USED FOR DECORATIVE PURPOSES ARE EXEMPTED FROM SAFETY GLASS REQUIREMENTS EXCEPT FOR USE AT SLIDING DOORS, STORM DOORS, AND GLAZING ENCLOSING A HOT TUB, BATHTUB, SHOWER, ETC.

DIVISION 9 - FINISHES

- 9.1 COORDINATE ALL BUILDER INSTALLED FINISHES WITH THE OWNER. UNLESS NOTED OTHERWISE ALL WALLS AND TRIM SHALL BE PAINTED.
- 9.2 GYPSUM BOARD SYSTEMS:
- A. EXCEPT WHERE MANUFACTURER'S STANDARDS OR SPECIFIED REQUIREMENTS ARE MORE STRINGENT, FOLLOW INSTALLATION RECOMMENDATIONS AND DETAILS IN THE USG GYPSUM CONSTRUCTION HANDBOOK.
1. ALL GYPSUM BOARD PANELS SHALL BE GLUED AND INSTALLED WITH SCREWS.
- B. AT ALL APPLICABLE PARTITION, WALLS, AND CEILINGS, WHICH ARE INDICATED OR REQUIRED TO BE FIRE-RATED, PROVIDE ASSEMBLIES WHICH ARE LISTED BY UNDERWRITERS LABORATORIES INC. OR FACTORY MUTUAL.

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- C. EXCEPT AT EXTERIOR WALLS AND AT FIRE RATED ASSEMBLIES, PROVIDE ½ INCH GYPSUM BOARD EACH SIDE. INCLUDE CORNER BEADS, EDGE TRIM, AND OTHER TRIM UNITS NECESSARY FOR PROJECT CONDITIONS.
- D. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE. PROVIDE WATER RESISTANT GYPSUM BACKING BOARD AT ALL AREAS TO RECEIVE TILE EXCEPT AS FOLLOWS: PROVIDE GLASS MESH MORTAR UNITS ("WONDER BOARD" OR EQUAL) BELOW TILE AT ALL WET AREAS INCLUDING SHOWERS AND TUBS. PROVIDE ADDITIONAL BLOCKING IN AS RECOMMENDED BY TILE/GYP BOARD MANUFACTURER FOR INTENDED APPLICATION.
- E. ALL GYPSUM BOARD WALLS SHALL BE TAPED & SPACKLED AND READY FOR APPLICATION OF INTERIOR FINISHES.

9.3 CERAMIC TILE: (NOT APPLICABLE)

9.4 PAINTING: GENERAL

- A. ALL NEW EXTERIOR AND INTERIOR SURFACES WHICH ARE NOT FACTORY PRE-FINISHED SHALL BE PAINTED; PROVIDE OWNER WITH BUILDER'S STANDARD FINISHING SCHEDULE.
- B. COLOR & TEXTURE AS SELECTED BY OWNER. PRIOR TO BEGINNING WORK, SUBMIT SPECIFICATIONS AND SAMPLES FOR OWNER'S REVIEW INCLUDING COLOR & TEXTURE MOCK-UPS.
- C. PROVIDE FINISH COATS WHICH ARE COMPATIBLE WITH PRIME COATS USED. PROVIDE MANUFACTURER APPROVED BARRIER COATS OVER INCOMPATIBLE PRIMERS, OR REMOVE AND REPRIME AS REQUIRED.
- D. NOTIFY ARCHITECT OF ANY ANTICIPATED PROBLEMS USING SPECIFIED COATING SYSTEMS WITH SUBSTRATES PREPARED BY OTHERS.
- E. LEAD CONTENT: EXCEPT WHERE APPLICABLE REGULATORY REQUIREMENTS ARE MORE STRINGENT, NOT MORE THAN 0.06 PERCENT LEAD, BASED ON TOTAL NONVOLATILE (DRY-FILM) WEIGHT.
- F. PREPARATION: PREPARE AND CLEAN EACH SUBSTRATE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMOVE ELECTRICAL PLATES, HARDWARE, LIGHT FIXTURES TRIM, AND FITTINGS PRIOR TO PREPARING OR FINISHING SURFACES. THESE ITEMS ARE TO BE CAREFULLY STORED, CLEANED, AND REPLACED ON COMPLETION OF WORK IN EACH AREA.
- G. APPLY COATING IN ACCORDANCE WITH COATING MANUFACTURE'S INSTRUCTIONS AND USING APPLICATION METHOD BEST SUITED FOR OBTAINING FULL, UNIFORM COVERAGE OF SURFACES TO BE COATED.
- H. SAND LIGHTLY BEFORE EACH SUCCEEDING ENAMEL OR VARNISH COAT.

9.5 PAINTING: SURFACE FINISH SCHEDULE

- A. PRODUCTS BY BENJAMIN MOORE & COMPANY FORM THE BASIS OF THE CONTRACT DOCUMENTS. PRODUCTS BY OTHER MANUFACTURERS SHALL BE CONSIDERED FOR SUBSTITUTION PROVIDED THEY ARE EQUAL OR BETTER TO THE SPECIFIED PRODUCT IN QUALITY, PERFORMANCE, BASIC PROPERTIES, VISUAL CHARACTERISTICS, ETC.
- B. GYPSUM BOARD: LATEX EGGSHELL OR TEXTURE AS APPROVED BY OWNER
 - * PRIMER: ONE COAT MOORE'S LATEX QUICK DRY PRIME SEAL 201.
 - * INTERMEDIATE & TOP COATS: TWO COATS REGAL AQUAVELVET 319.
- ~~C. STEEL: INTERIOR: NOT APPLICABLE~~
 - ~~* TOUCH UP WITH ORIGINAL PRIMER OR IRONCLAD RETARD X RUST INHIBITIVE LATEX PRIMER 462.~~
 - ~~* INTERMEDIATE & TOP COATS: TWO COATS REGAL AQUAGLO 333.~~
- ~~D. WOOD TRANSPARENT: NOT APPLICABLE~~
 - ~~* FILLER: BENWOOD INTERIOR PASTE WOOD FILLER 238.~~
 - ~~* STAIN: MOORE'S INTERIOR WOOD FINISHES PENETRATING STAIN 241.~~
 - ~~* BOTTOM & INTERMEDIATE COATS: BENWOOD POLYURETHANE FINISH, HIGH GLOSS 428.~~
 - ~~* TOP COAT: BENWOOD POLYURETHANE FINISH, LOW LUSTRE 435.~~
- E. WOOD: INTERIOR LATEX, SEMIGLOSS OR TEXTURE AS APPROVED BY OWNER
 - * PRIMER: ONE COAT MOORE'S LATEX ENAMEL UNDERBODY 345.

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- INTERMEDIATE & TOP COATS: TWO COATS REGAL AQUAGLO 333.
- F. WOOD: EXTERIOR LATEX, MEDIUM GLOSS OR TEXTURE AS APPROVED BY OWNER
 - PRIMER: MOOREWHITE PRIMER 100 (ALKYD)
 - INTERMEDIATE & TOP COATS: TWO COATS MOORE'S HOUSE PAINT 110 (ALKYD).
 - (ALTERNATE) INTERMEDIATE & TOP COATS: TWO COATS MOORECRAFT LATEX HOUSE & TRIM PAINT 170.
- G. GYPSUM BOARD: PRIME FOR WALL COVERING (COORDINATE WITH OWNER)
 - WALL-GRIP LATEX SEALER (TYPE AS APPROPRIATE FOR SUBSTRATE) FOR SEALING GYPSUM BOARD SURFACES TO PERMIT REMOVAL OF WALL COVERING WITHOUT DAMAGE TO WALLBOARD.
 - PRIMER/SEALER SHALL BE COMPATIBLE WITH ADHESIVE USED BY OWNER FOR WALLCOVERINGS INSTALLED BY OWNER UNDER SEPARATE CONTRACT

DIVISION 10 – SPECIALTIES (NOT APPLICABLE)

DIVISION 15 - MECHANICAL & PLUMBING

- 15.1 DESIGNS NOT BY CHRISTOPHER A. SZYMCAK, R.A.
- A. INSTALLING MECHANICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN AND INSTALLATION OF HVAC SYSTEMS AS A TURNKEY OPERATION. LICENSED PLUMBING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF PLUMBING AND RADON MITIGATION SYSTEMS, INCLUDING ALTERATION TO EXISTING SYSTEMS. HVAC AND PLUMBING SYSTEMS SHALL BE DESIGNED, COORDINATED, AND INSTALLED BY APPROPRIATELY LICENSED PROFESSIONALS (DESIGN / BUILD OR BY OTHERS) AND SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT.
 - B. WHERE REQUIRED, DESIGN OF SANITARY AND SEPTIC SYSTEMS SHALL BE PROVIDED BY APPROPRIATELY LICENSED PROFESSIONALS & SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT.
 - C. WHERE APPLICABLE AND AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION, CONTRACTOR SHALL PROVIDE AN APPROVED METHOD FOR MITIGATION OF RADON. SEE ATTACHED SCHEMATIC DRAWINGS. COMPLY WITH ADDITIONAL REQUIREMENTS BY THE AUTHORITIES HAVING JURISDICTION.
 - D. SERVICE CONNECTIONS AND METER LOCATIONS: EXISTING.
- 15.2 ALL HVAC & PLUMBING EQUIPMENT AND SYSTEMS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE MECHANICAL, BUILDING, PLUMBING CODES AND RECOGNIZED STANDARDS.
- A. ALL HVAC & PLUMBING INFORMATION SHOWN ON THE DRAWINGS IS DIAGRAMMATIC AND SHALL BE USED FOR ESTIMATING PURPOSES ONLY. OBTAIN ARCHITECT'S APPROVAL FOR MODIFICATION OF SYSTEMS FOR COORDINATION WITH STRUCTURAL AND ARCHITECTURAL SPECIFICATIONS.
 - B. INSTALLING CONTRACTOR SHALL FURNISH INFORMATION BASED ON THE ACTUAL EQUIPMENT USED. ALL MECHANICAL EQUIPMENT USED SHALL BE U.L. APPROVED.
 - C. INSTALLING CONTRACTORS SHALL NOT ALTER THE LOAD CARRYING CAPACITY OF ANY STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
 - D. RANGE HOOD SHALL BE DUCTED TO EXTERIOR. ALL FANS SHALL HAVE NON-COMBUSTIBLE FILTERS.
 - E. GENERAL CONTRACTOR SHALL PROVIDE LOUVERED DOORS OR OTHER MEANS OF PROVIDING REQUIRED COMBUSTION AIR TO APPLICABLE EQUIPMENT & APPLIANCES.
 - F. PROVIDE APPROVED VIBRATION ELIMINATORS AS RECOMMENDED BY THE MANUFACTURE OF THE EQUIPMENT AND RECOGNIZED STANDARDS. ALL INSTALLATIONS SHALL OPERATE UNDER ALL CONDITIONS OF LOAD WITHOUT ANY SOUND OR VIBRATION WHICH IS OBJECTIONABLE.
- 15.3 HEATING & AIR CONDITIONING: GENERAL SYSTEM PARAMETERS
- A. SEE MECHANICAL NOTES ON DRAWINGS FOR A GENERAL SYSTEM CONFIGURATION.

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- CONTRACTOR SHALL QUALIFY HIS BID WITH A DESCRIPTION OF THE SYSTEM MODIFICATION AND NEW EQUIPMENT PROPOSED.
- B. ALL SUPPLY & RETURN DUCTWORK SHALL BE GALVANIZED SHEET METAL. ALL SUPPLY DUCTWORK SHALL BE INSULATED. INSULATED FLEX MAY BE USED FOR EXPOSED ATTIC BRANCHES (NO LONGER THAN 10'-0"). ALL DUCTWORK SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SMACNA AND ASHRAE GUIDELINES.
 - C. SYSTEM SHALL PROVIDE HEATING TO 72 DEG F WHEN THE OUTSIDE TEMPERATURE IS 0 DEG F WITH A 15 MPH WIND.
 - D. SYSTEM SHALL PROVIDE COOLING TO 75 DEG F (DRYBULB), 50% RH, WHEN OUTSIDE AIR TEMPERATURE IS 95 DEG DRY BULB AND 76 DEG WET BULB. NEW AIR CONDITIONING UNITS SHALL HAVE A MINIMUM EFFICIENCY RATING OF 13 SEER OR BETTER.
 - E. CONTRACTOR SHALL PROVIDE MANUFACTURE'S STANDARD CUTS AND COLOR SAMPLES FOR REGISTERS AND GRILLES. LOCATION OF GRILLES AND REGISTERS SHALL BE COORDINATED WITH THE OWNER.
 - F. PROVIDE BALANCING DAMPER AT EACH OUTLET.
 - G. PROVIDE ELECTRONIC THERMOSTAT (DIGITAL TYPE) WITH PROGRAMMABLE SETBACK FOR EACH ZONE.
 - H. APPROVED MANUFACTURERS: LENNOX, CARRIER, TRANE, YORK.

15.4 PLUMBING SYSTEMS - GENERAL SYSTEMS: (NOT APPLICABLE)

DIVISION 16 - ELECTRICAL

- 16.1 DESIGNS NOT BY CHRISTOPHER A. SZYMCZAK, R.A.
- A. INSTALLING LICENSED ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN AND INSTALLATION OF ELECTRICAL AND LIGHTING SYSTEMS INCLUDING ALTERATION TO EXISTING SYSTEMS AS A TURNKEY OPERATION. ELECTRICAL AND LIGHTING SYSTEMS SHALL BE DESIGNED, COORDINATED, AND INSTALLED BY APPROPRIATELY LICENSED PROFESSIONALS (DESIGN / BUILD OR BY OTHERS) AND SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT.
- 16.2 ALL ELECTRICAL EQUIPMENT & ASSOCIATED SYSTEMS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CODES INCLUDING NFPA 70 AND THE NATIONAL ELECTRIC CODE.
- A. ALL ELECTRICAL AND LIGHTING SYSTEMS INFORMATION SHOWN ON THE DRAWINGS IS DIAGRAMMATIC AND SHALL BE USED FOR ESTIMATING PURPOSES ONLY. OBTAIN ARCHITECT'S APPROVAL FOR MODIFICATION OF SYSTEMS FOR COORDINATION WITH STRUCTURAL AND ARCHITECTURAL SPECIFICATIONS.
 - B. INSTALLING CONTRACTOR SHALL FURNISH INFORMATION BASED ON THE ACTUAL EQUIPMENT USED. ALL ELECTRICAL & LIGHTING SYSTEMS USED SHALL BE U.L. APPROVED.
 - C. INSTALLING CONTRACTORS SHALL NOT ALTER THE LOAD CARRYING CAPACITY OF ANY STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
 - D. ELECTRIC SERVICE: CONTRACTOR TO NOTIFY OWNER & ARCHITECT IF ADDITIONAL MODIFICATIONS ARE REQUIRED TO SERVICE LOADS.
- 16.3 ELECTRICAL FIXTURES:
- A. STYLES AND COLORS OF ALL ELECTRICAL EQUIPMENT AND LIGHTING FIXTURES AS SELECTED BY OWNER. PROVIDE CUTS INCLUDING COLOR SAMPLES, TRIM, ETC. FOR APPROVAL OF OWNER. THE LOCATION OF ALL THERMOSTATS, SWITCHES, OUTLETS, PHONE JACKS, AND CABLE JACKS SHALL BE APPROVED BY THE OWNER PRIOR TO INITIATING WORK.
 - B. ALL ELECTRICAL OUTLETS INSTALLED IN THE KITCHEN, BATHROOM, LAUNDRY ROOM, GARAGE, AT THE EXTERIOR, AND WITHIN 6'-0" OF A WATER SOURCE SHALL BE GROUND-FAULT INTERRUPTER TYPE.
 - C. ALL EXTERIOR FIXTURES, OUTLETS, EQUIPMENT, ETC. SHALL BE WEATHER PROTECTED (WP).
 - D. SMOKE DETECTOR NOTE: SEE NOTES ON DRAWINGS

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- E. PROVIDE AN EXHAUST FAN, DUCTED TO EXTERIOR, AT ALL BATHROOMS WHICH DO NOT HAVE PROVISIONS FOR NATURAL VENTILATION (OPERABLE WINDOW OR SKYLIGHT).
- F. UNLESS NOTED OTHERWISE, MOUNT ALL SWITCHES AT 48" A.F.F. AND ALL RECEPTACLES AT 12" A.F.F.
- G. PROVIDE PROPERLY SIZED ELECTRIC HOOKUPS FOR ALL CONTRACTOR INSTALLED APPLIANCES AND HVAC EQUIPMENT.

*** END OF SPECIFICATIONS ***



OPERATOR LIC
CLASS D AUTO

ENDR:

RESTR:

DOB

EXPIRES

08-30-2003

57 MAXIM ROAD
HOWELL NJ 07731-8738

SEX F EYES BRN HT 5-08 ISSUED 05-20-1999
RP199914002023001 REN 18.00

NAME

BLOCK

66

LOT

20

ADDRESS

57 MAXIM RD.

ZONING RELEASE

DATE SUBMITTED

6-21-00

DEVELOPMENT

ADDITION

	REVIEWED BY:	APPROVED	COMMENTS
FIRE	6/21/00	a	
BUILDING	6/23/00 7/10/00	NOT OK	① SEPTIC APPROVAL FROM HEALTH DEPT. OK ② SPEC SHEET SHOW INSULATION OK
ELECTRICAL	6/29/00	OK	③ COST OF ALTERATION WORK
PLUMBING			
MECHANICAL			
SEPTIC			
OTHER		JUL 15 2000	

Need
Sept. septic

JUN 21 2000

C1234

HOWELL TOWNSHIP
LAND USE CERTIFICATE

The undersigned hereby applies for a Land Use Certificate for the following, to be issued on the basis of the representations contained herein, all of which applicant swears to be true:

PROPERTY: BLOCK 66 LOT(S) 20 STREET Maxim Road
TELEPHONE # 751-0282

NAME [REDACTED]
ADDRESS 57 Maxim Rd.
Howell, NJ 07731
PHONE

USES Principal New Bedroom
Accessory
New Construction Existing Structure ADD TO
Interior Remodeling

FOR OFFICE USE ONLY:
ZONE
USE PERMITTED: Yes ☐
No ☐

DESCRIPTION OF LOT: Corner lot: Yes ☐ No ☒
Frontage ~~85.84~~ 111.40 feet Depth 85.84 feet
On an improved street: Yes ☐ No ☐
Total lot area square feet

LOCATION OF STRUCTURES: Principal structure
Setback from right of way: feet
(and feet if corner lot)
Sideyard clearances: 42.89 feet & 25.88 feet
Rearyard clearances: 654.54 feet

Accessory structure:
Setback from right of way: feet
(and if corner lot)
Sideyard clearances: feet & feet
Rearyard clearances: feet

DESCRIPTION OF STRUCTURES: Principal
Height 22 feet to highest point
Length feet Width feet
Useable floorspace 3,838 square feet
Number of stories 2 Basement: Yes ☒ No ☐
Number of apartments Number of Bedrooms 3

Accessory structure:
Height feet to highest point
Length feet Width feet

PARKING: Number of off-street parking spaces
Percentage of lot covered by parking areas, walkways, etc. %

SURFACE COVERAGE: Percentage of lot covered by buildings: %
Percentage of lot covered by other impervious surfaces: %

ATTACH A COPY OF SURVEY OR SKETCH OF PROPOSAL

FOR OFFICE USE:

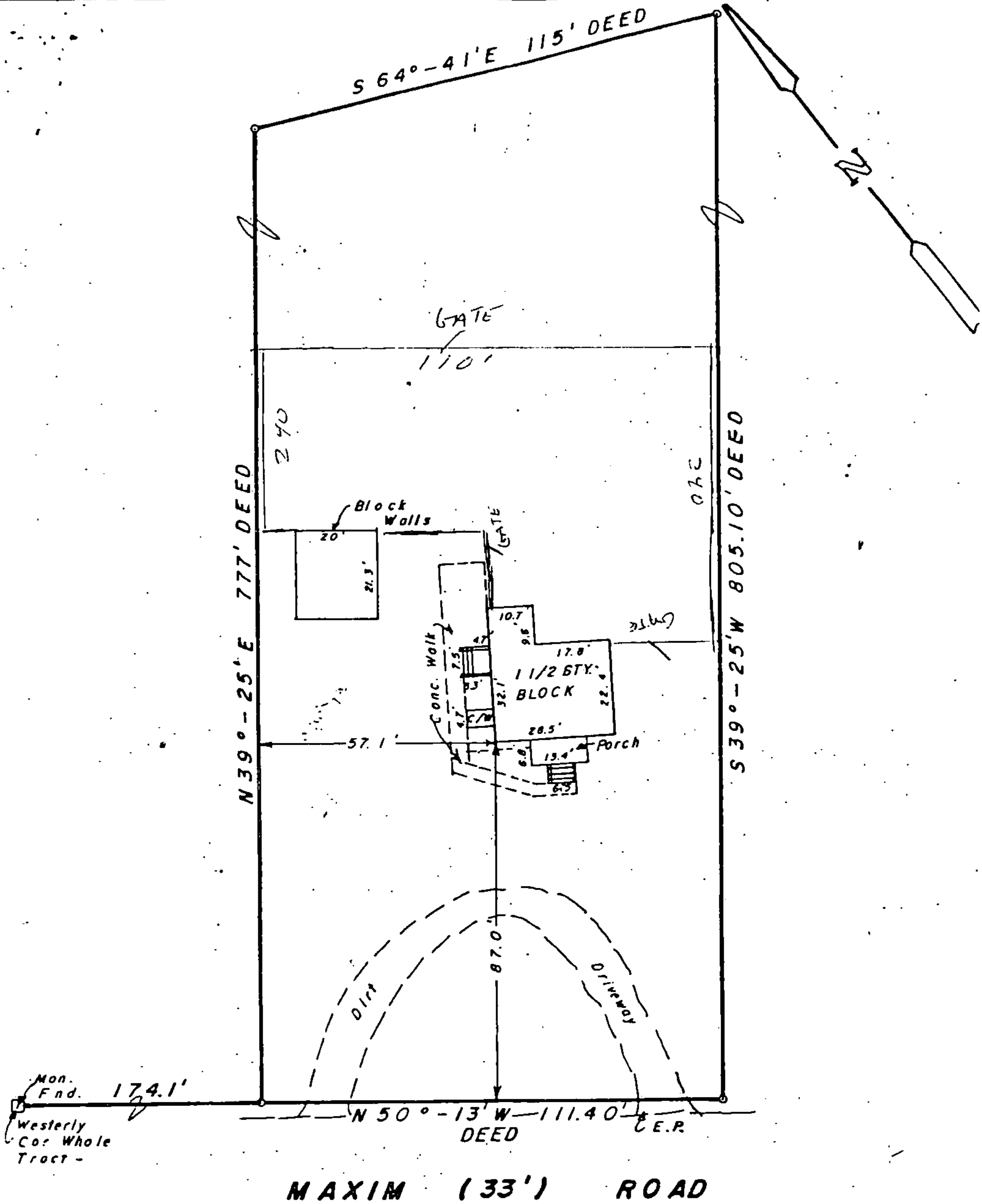
FEE: ✓ \$10.00 residential
FEE: \$20.00 non-residential
DATE FEE PAID:

[REDACTED] 6/21/00
SIGNATURE OF APPLICANT DATE

Based on the above application and the statements which are made part thereof, the proposed usage is found to be in accordance with the Land Use Ordinance of the Township of Howell and is hereby approved.

6/21/00 [Signature]
DATE HOWELL TOWNSHIP/LAND USE OFFICE
COMMENTS/EXPLANATIONS:

REFERRALS: ☐ To Building Dept. ☐ To Zoning Bd. ☐ To Engineering
☐ To Planning Bd. ☐ To Bd. of Health ☐ To



I hereby certify to:

Arthur Pronti, Trans County Title Agency Inc.,
Commonwealth Land Title Insurance Co.,
Jerrold N. Kaminsky Esq

Location
Lot 20, Block 66 Township
of Howell, Monmouth County
New Jersey
301 Maxim Rd

that this location survey was actually made on the
ground in accordance record

Daniel J. Morrow
Daniel J. Morrow L.L.S. # 11120

DRAWN T. D.
CHECK'D O.M.
DATE 7/16/82

TRIANGLE ENGINEERING ASSOC. INC.

CIVIL ENGINEERS & LAND SURVEYORS

JOB No. 2596

FLD. Bk. 105 Pg 57

Rev.

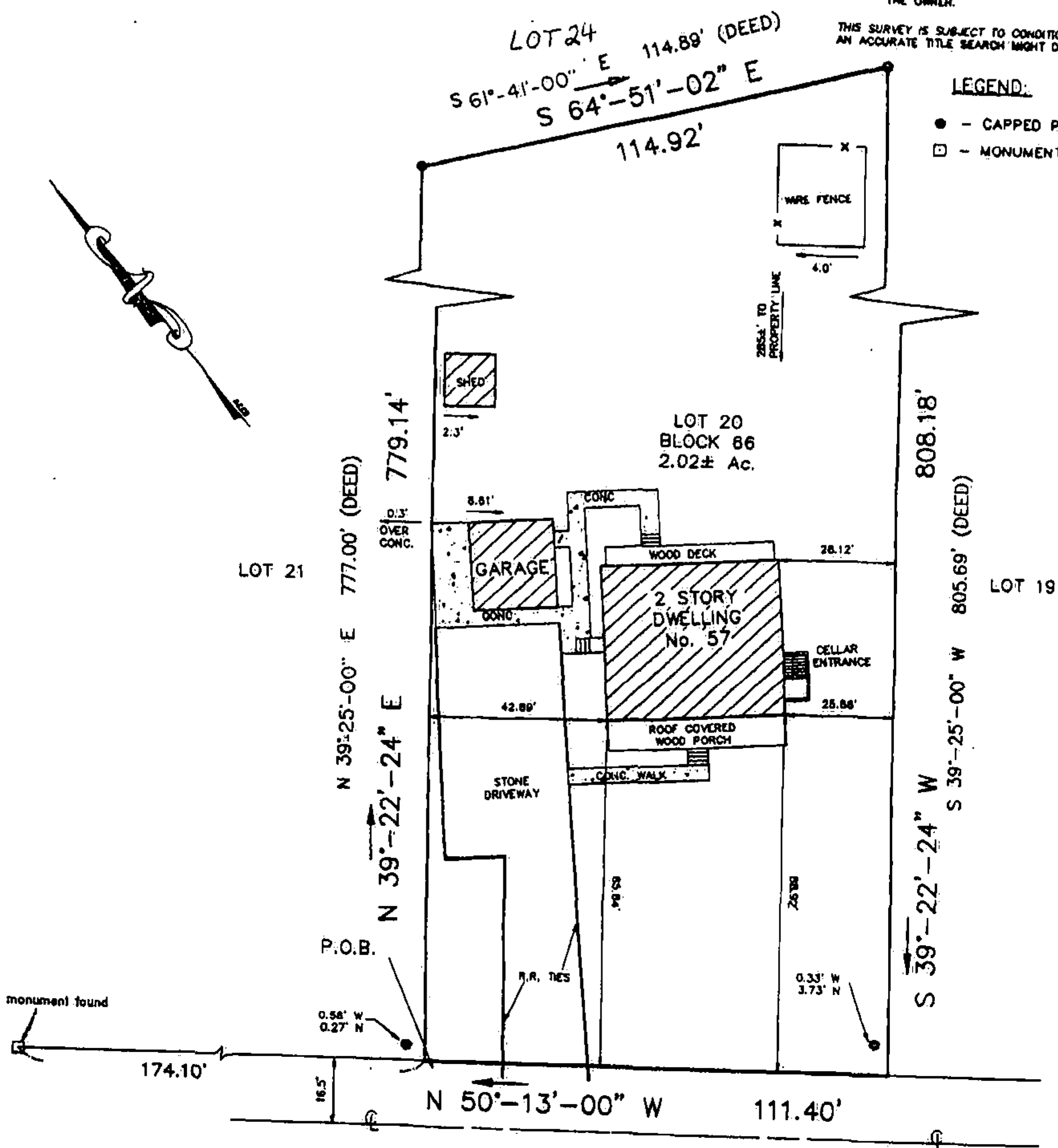
SCALE 1" = 30' 325 THIRD STREET

LAKEWOOD N.J.

NOTE: NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.

NOTE: PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT WITH THE OWNER.

THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.



MAXIM ROAD

THIS SURVEY IS CERTIFIED TO:

COUNTY LINE TITLE AGENCY, INC. (CL 8127)
FIRST AMERICAN TITLE INSURANCE COMPANY

FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS
SUCCESSORS AND/OR ASSIGNS C/O RESOURCE
BANKSHARES MORTGAGE GROUP, INC.

GLENN HARRISON, ESQUIRE

"TO ANY INSUROR OF TITLE RELYING HEREON AND ANY OTHER PARTY IN INTEREST," IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON. THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.

OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

BEING KNOWN AS LOT 20 IN BLOCK 86 ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NEW JERSEY.

DEED REFERENCE: DB 5425-245

PLAN OF SURVEY

SITUATE

HOWELL TOWNSHIP

MONMOUTH COUNTY, NEW JERSEY

BLOCK 66

LOT 20

SENECA SURVEY CO., INC.

SURVEYORS & PLANNERS

387 HERBERTSVILLE ROAD
BRICK, NEW JERSEY 08724
(908)206-0566

Date: 9/15/95

Drawn by: WFD

Scale: 1"=30'

Proj. No.: 95-6031

9/15/95
DATE

Frank J. Ernst
FRANK J. ERNST

PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 28308
PROFESSIONAL PLANNER NO. 2864