

TOWNSHIP OF NORTH BRUNSWICK

710 HERMANN ROAD NORTH BRUNSWICK, NJ 08902

Tel.: (732) 247-0922 x440

Website: WWW.NORTHBRUNSWICKNJ.GOV

DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO:

Mr. James A. Mitchell, Esq.

Hambro & Mitchell 12 Stults Road, Suite 104 Dayton, NJ 08810

FROM:

Sal Profaci, Zoning Officer

DATE:

February 21, 2024

SUBJECT:

Block: 244 Lot: 2

Street Address: 1140 South Boyd Parkway

North Brunswick, NJ 08902

Applicant: Mr. Nestor Rosero and Wendy Polanco

Dear Mr. Mitchell:

I have reviewed the land use application package submitted for the above address, and I have determined that your client must appear before the North Brunswick Zoning Board of Adjustment for land use approvals including C bulk variances.

The following application materials were reviewed:

- o 11 sheet Township of North Brunswick (Variance Application Form C)
- o 3-sheet plans entitled, Interior Renovation and Addition for Rosero Residence dated 9/30/2022, revised 11/16/2023, prepared by Daniel Fortunato, Architect. P.A.

<u>Administrative</u>

1. The applicant proposes to legitimize an existing second floor addition that was constructed without required zoning approval and construction permits. The 170 SF addition is above the existing sunroom which was also constructed without permits. The sunroom and

1

And the second second second	

second story addition encroach into the side yard setback; therefore, a variance is required. The Township has issued both Zoning and Construction Violations.

2. The subject property is a single-family dwelling located in the R-2 Residential Zoning District. The property is approximately 12,998 sq. ft or .2984 of an acre. The property is 100 square feet in width and 130 feet square feet in depth.

"C" Variances (§ 205-4.1.(A) (Table 1, R-2 Zone)

3. The variances associated with the existing sunroom and second story addition are summarized as follows:

<u>Description</u>	Minimum Required	Existing
Minimum one (1) Side Yard	Twelve (12) Feet	8.25 feet *
Both Side Yards	Twenty-Eight (28) Feet	27.35 feet *

^{*}Variances Required

Applicant should justify the setback variances and provide testimony to satisfy the C-1 (hardship) and/or C-2 variance criteria.

4. Miscellaneous:

a. The Township reserves the right to further comment based upon the testimony at the public hearing.

Completeness

1. Checklist:

The applicant must remit the following items in order for a completeness certification to be issued:

- 205-135.2 (L) Electronic copies of submitted plans, reports, applications etc.
- 200' ft list of property owners
- 3 copies of Tax and Assessment Payment Report
- W-9 form
- Required fees and escrow deposit (see below)

2

2. Fees and Escrow Deposits (§ 205-139):

The applicant must remit the following application fees and technical review escrow deposits in order for a completeness certification to be issued.

Land Use Application Fees:

Zoning Report

\$ 50.00

C Variances \$100 x 2 (Residential):

\$200.00

TOTAL:

\$250.00

Technical Review Escrow Deposit:

C Variances \$350 x 2 (Residential):

\$700.00

TOTAL:

\$950.00

Please remit two separate checks in the above total amounts. Upon submission of the above referenced item(s) and their review by this office for compliance with the Land Use Ordinance, you will be notified regarding the status of your application with respect to a Board hearing, for which proper notification will be required. If you have any questions, you may contact Kristen Olcsvay, Secretary to the Zoning Board of Adjustment, at 732-247-0922, extension 440.

Sincerely,

Sal Profaci, Zoning Officer Phone: 732-247-0922 x 207

Sal Profe

Email: Sprofaci@northbrunswicknj.gov

c: Mayor and Council

Michael Hritz, Director of Community Development

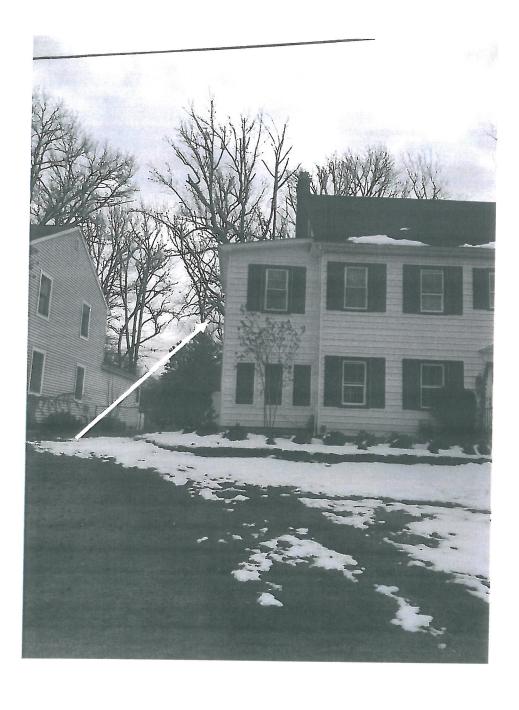
Tom Vigna, Planner

Zoning Board of Adjustment

3



Area above sunroom where addition was constructed



HAMBRO & MITCHELL

Attorneys at Law
12 Stults Road, Suite 104, Dayton, New Jersey 08810
(609) 409-0500

James A. Mitchell NJ, NY & PA Steven M. Hambro NJ & NY

Fax: (609) 409-0102 Info@HambroMitchell.com

February 15, 2024

(VIA OVERNIGHT DELIVERY)

North Brunswick Township 710 Herman Road North Brunswick, New Jersey 08902 Attn: Sal Profaci, Zoning Officer

> Re: Site Plan/Variance Application – Nestor Rosero and Wendy Polacno Property located 1140 South Boyd Parkway

at Block 244, Lots 2 Township of North Brunswick

•

Dear Mr. Profaci:

My office represents the Applicants, Nestor Rosero and Wendy Polacno, with respect to the enclosed application for bulk Variance approval. This application seeks retroactive approval for the construction of an addition that was constructed without issuance of a bulk variance for side yard setback, which additional setback relief as has now been determined to be required.

In particular, the homeowner contracted for a second-floor addition to their home and while that addition is completely over the existing footprint of the first floor of their home, the existing first floor sunroom over which it is located extends to within 8.25' of the property line where a 12' setback is required. As the new addition matches the footprint of the existing sunroom, the addition as constructed, also now extends to 8.25' from the property line (previously 16.1' setback on the 2nd floor) and accordingly has been deemed to require a bulk variance for setback.

Accordingly, please find enclosed:

One (1) original and fourteen (14) copies of Variance Application (Form C);

Fifteen (15) full sized signed and sealed sets of plans entitled, Interior Renovation/Addition For: Rosero Residence, 1140 South Boyd Parkway North Brunswick, NJ, prepared by Daniel Fortunatio, AIA of Fortunato Architecture; dated November 16, 2023 and revised February 9, 20024;

Fifteen (15) reduced- 11x17 - sized sets of plans entitled, Interior Renovation/Addition For: Rosero Residence, 1140 South Boyd Parkway North Brunswick, NJ, prepared by Daniel Fortunatio, AIA of Fortunato Architecture; dated November 16, 2023 and revised February 9, 20024;

HAMBRO & MITCHELL

Attorneys at Law

12 Stults Road, Suite 104 Dayton, New Jersey 08810

Fifteen (15) copies of a request for Tax and Assessment Payment Report;

Fifteen (15) copies of a request for certified 200' list of property owners; and

One (1) check no. 320, in the amount of \$300.00, made payable to Township of North Brunswick for application review fee.

Please feel free to contact me if you have any questions or require anything further. Thank you for your attention to this matter.

Sincerely,

James A. Mitchell, Esq.

JAM/km Enclosures Cc: Client







	For Office Use Only	W-11
Date Filed:	Appl. No.:	
Appl. Fee: \$	Escrow Deposit: \$	
	-	
	Check One:	
☐ Zoning Board of Adjustn	nent	
☐ Planning Board	e de a	a * * ;

Revision Date: 9/2020

TOWNSHIP OF NORTH BRUNSWICK

Variance Application (FORM C)

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the "waiver requested" section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, stormwater, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 × 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable. Single-family or two-family homeowners preparing variance applications on their own behalf shall not be subject to this electronic submission requirement, provided that such applications do not require site plan or subdivision approval.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.

Page 1 of 11



PART I

SUBJECT PROPERTY:

Block 244	Lot(s)2	Zone_R2
	40 South Boyd Parkway, North Bru	
Size of Property 0.29	984 acres	_
* , * ,		· · · · · · · · · · · · · · · · · · ·
Present Use:		
Proposed Use:	☑ Residential ☐ Non-Residenti	al Specify:
CONTACTS:		
Applicant:	☐ Corporation ☐ Partnership ☐ ☐ Other/Explain	
Name: Nestor Roserd	and Wendy Polanco	
Address: 1140 Sout	h Boyd Parkway, North Brunswick,	NJ 08902
Telephone:		Fax:
Owner (if different t		
Name: Same as ab	ove	
Address:		
		Fax:
Email:		_
Trechitect:		
Name: Daniel Fortuna	ato, Architect, P.A Fortunato Arch	nitecture
Address: 13 Tamarao	ck Circle, Skillman, NJ 08558	
Telephone: (609) 683	3-0180	_ Fax:
Attorney:		
Name:James A. Mito	chell, Esq Hambro & Mitchell	
Address: 12 Stults Ro	ad, Suite 104, Dayton, NJ 08810	
elephone: (609) 409	-0500	Fax: (609) 409-0102
Email: jmitchell@ham	nbromitchell.com	

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PART II

	se see attached cover letter.
	The state of the s
W- 19.	
VAR	IANCE(S) REQUESTED (Check all that apply):
র "C	"Variance(s):
	C(1) - The strict application of the provisions of Chapter 205 would result in peculiar and exceptional practical difficulties or exceptional and undue hardship.
×	C(2) - The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.
ם"D	"Variance(s):
	D(1) - Use or principal structure in a district restricted against such use or principal structure.
	D(2) - Expansion of a nonconforming use.
	D(3) - Deviation from a specification or standard pertaining solely to a conditional use.
	D(4) - Increase in the permitted floor area ratio.
	D(5) - Increase in the permitted density.
	D(6) - Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

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ASSOCIATED APPROVALS REQUESTED:

Site Plan: ☐ Site Plan	Subdivision: ☐ Minor Subdivision
☐ Amended Site Plan	☐ Preliminary Major Subdivision
☐ Conditional Use	☐ Final Major Subdivision
ry to	☐ Amended Preliminary Major Subdivision☐ Amended Final Major Subdivision
☑ Other (specify): Site plan wavier (if required))
waiver request. Such request may be considered acknowledgment by the Board that the condition requirements of Chapter 205. No site plan waive is not satisfactory in such matters as traffic, circoverage, safety, landscaping, buffer, fire safety. Is a site plan waiver requested? If a site plan waiver is sought, explain why the	■ YES □ NO e request shall be granted:
The application seek retroactive approval of a bulk v	
addition to the applicant's home. The number of restraffic, circulation, access, parking, lighting, setbacks	
Is the application proposed to be bifurcated?	☐ YES ☑ NO
If bifurcated, identify the nature of subsec	
Identify Requested Variances:	
Ordinance Section: Requirement:	
Sideyard (1) 12'	Proposed Deviation: 4' (8' sideyard proposed

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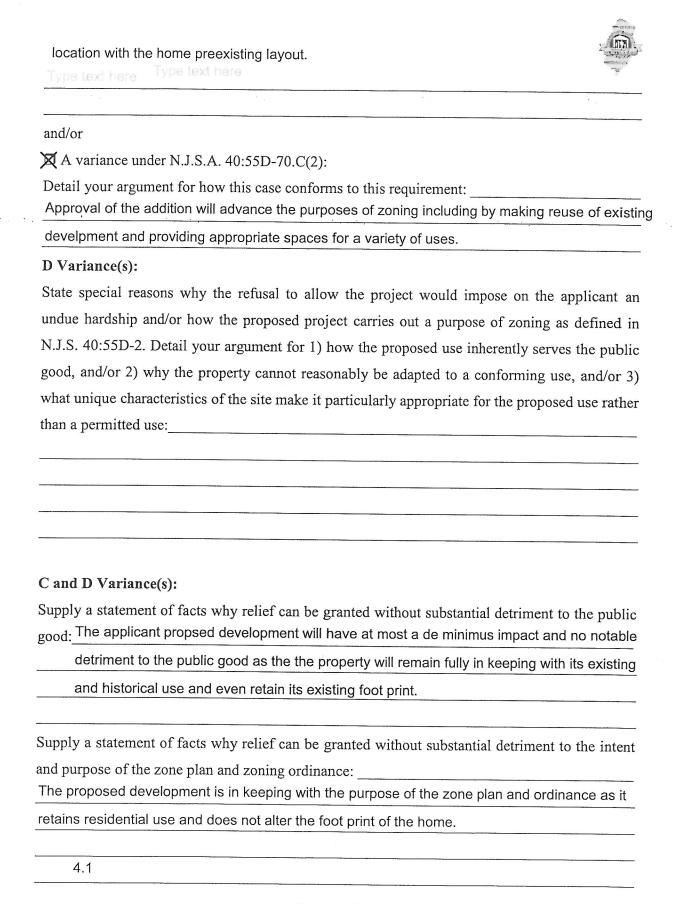
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"C" Variance(s) (Check one that applies):

☑ A variance under N.J.S.A. 40:55D-70.C(1):

Detail your argument for how this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situations uniquely affecting the property or the structures lawfully existing thereon: The loction of the exiting home only allows the proposed addition to function in the proposed

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PART III

Has there	been any previous application	to any Township B	oard involv	ing these pre	mises?
		☐ YES	⊠ NO		
If yes, pro	ovide file number(s) and state	e the nature, date	and dispos	sition of said	l mater:
Is public w	vater available?	ĭ YES	□ NO		
If no, how v	will water service be supplied? _				
Is public se	ewer available?	☒ YES	□ NO		
If no, provi	de proposed method of sewage of	disposal:		The second secon	
Are there a	any existing deed restrictions, o	easements or coven	ants?		
		☐ YES	□ NO	None Known	
If yes, are c	opies provided?	☐ YES	□ NO	110110 11101111	
Are any de	ed restrictions, easements or c	ovenants contempl	ated?		
		☐ YES	⊠ NO		
If yes, are co	opies provided?	☐ YES	□ NO		
Does the ov	vner own or have any ownersh	nip interest in any c	ontiguous p	property?	
		☐ YES	ĭ NO		
If yes, provi	ide type of ownership, address, b	olock and lot(s):			-
LIST OF P	LANS, REPORTS AND OTH	ER MATERIALS	SUBMITTI	ED:	£ -
Quantity:	Description of Item:				
15	Rosero Residence Plan date	ed 7/24.23 prepared	by Danilel F	ortunato of F	ortunato Architect
	-				
30 0000				10071011	

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			1200.00			
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DISCLOSURE OF OW						
A corporation or partner						
into six or more lots, or						
family units or for approv						
addresses of all stockhold						
or at least 10% of the in	terest in the p	oartnership,	, as the case i	nay be, as re	equired by N	J.J.S.A.
40:55D-48.1. Application	s which do	not comply	y with N.J.S.	A. 40:55D-48	8.1 et seq.	will be
deemed incomplete.	Not A	Applicable				
Name:	Address:					
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ESCROW FUNDS AGREEMENT:

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.

Applicant's Signature:	_Date:	2/15/24
Owner's Signature (if different from Applicant): 2nh me	_Date:	2/5/20

Applicant): 20/00000 Date: _
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SITE INSPECTION AUTHORIZATION

I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.

Owner's Signature: Janlo	Date: 2/18/24	
APPLICANT'S CERTIFICAT	ION:	,
I, _Nestor Rosero	, of full age, being duly sworn according to law a	nd upor
	1140 Boyd Parkway, North Brunswick	in the
County of Middlesex	and State of New Jersey	
and that the above statements cor	ntained in this application and in the papers appended the	ereto are
true. I further certify that I am t	he individual applicant, or a general partner of the part	tnership
applicant, or an officer of the cor	porate applicant, and I am authorized to sign the applica	ition for
the partnership or corporation.		
Sworn to and subscribed before me this is day of February , 20 34 Libiture Wolfold NOTARY PUBLIC	SIGNATURE SIGNATURE SIGNATURE PUBLIC W JERSE SIGNATURE	
OWNER'S CERTIFICATION	(If the owner is a corporation, this section must be	signed
by an authorized corporate of	ficer. If the owner is a partnership, this section m	ıust be
signed by a general partner):		
I,	, of full age, being duly sworn according to law an	ıd upon
_	1140 South Boyd Parkway, North Brunswick	_in the
County of Middlesex	and State of New Jersey	,
	tained in this application and in the papers appended ther	
true. I further certify that I am tl	ne owner in fee of all that certain lot, piece or parcel of	of land

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situated, lying, and being in the municipality aforesaid, and known and designated as Block(s)

244 and Lot(s) 2

and that I am either the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

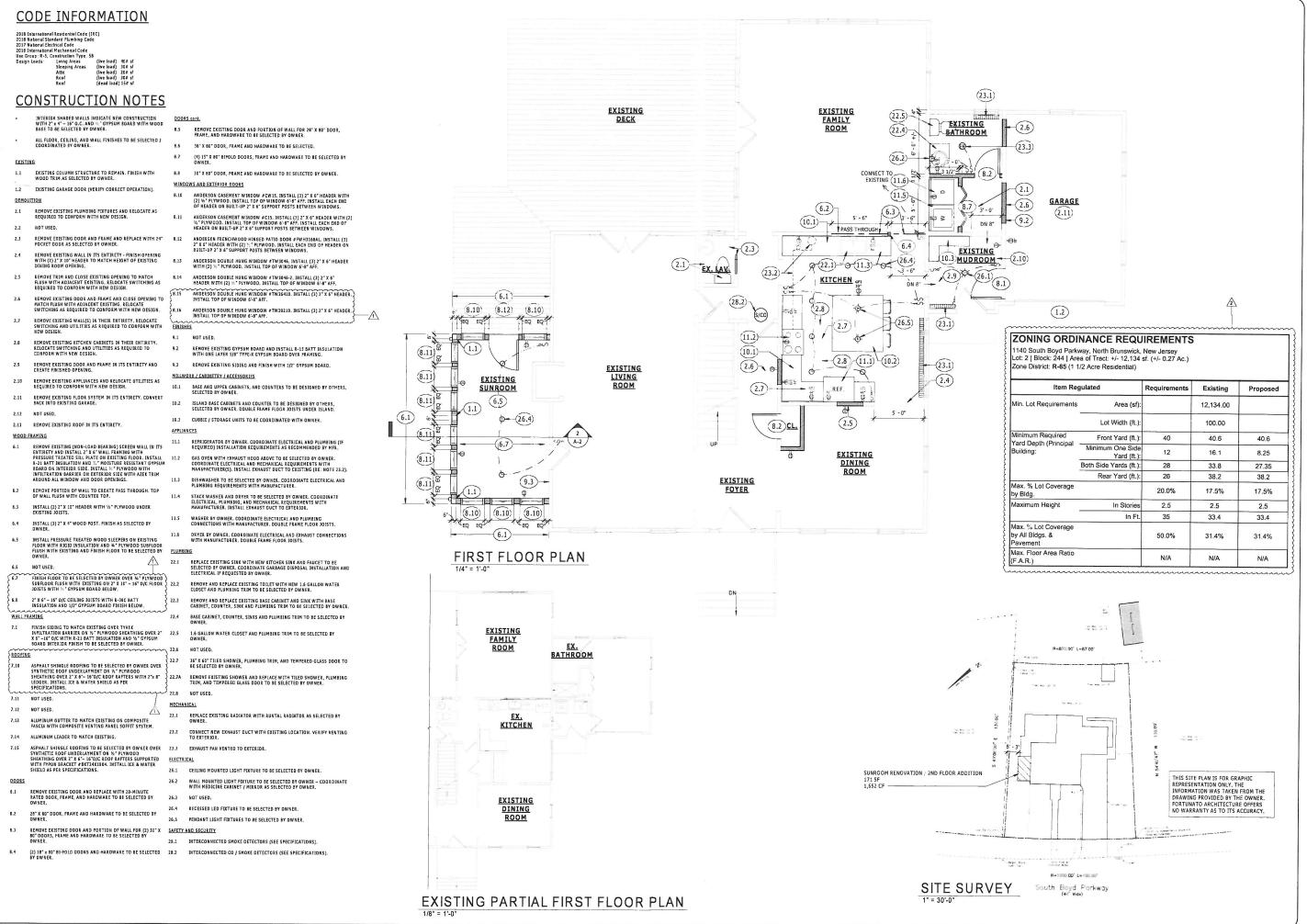
Sworn to and subscribed before me this \subscribed day of

-1b , 20 <u>24</u>

NOTARY PUBLIC



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SECOND FLOOR OVER SUNROOM ZONING 02/09/202



NEW YORK #021463-1 ENNSYLVANIA #RA-014182

ARCHITECTU

ARCHITECT, P.A.
AN, NEW JERSEY 08558
unatoarchitecture.com DANIEL FORTUNATO •

13 TAMARACK CIRCLE, SKILLM

609-683-0180 • www.fortur

FORTUNATO

PARKWAY ICK, NJ SIDENCE RENOVATION/ADDITION ICK, BOYD FUNSWI ш BR SOUTH RTH BR SERO INTERIOR I 1140

> DRAWN 09/30/2022 As indicated JOB NO. 2021-233

SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENTS

Definitions.

A. Contractor - General Contractor, Subcentractors or their agents or employees, and/or any person performing portions of the Work.

B. Owner - person(s) who own the property and/or paying for services for proposed project.

C. Work - All Information Geomemeted an designment and specifications and specifications.

All Codes having jurisdiction shall be observed strictly in the construction of the project. Contractor shall coordinate, and verify if necessary, all code requirements before commencement to construction and into any divergence between code requirements and the construction decuments to the attention of the Architect. Architect noi responsible commencement to construction and into any divergence between code requirements and the construction decuments to the attention of the Architect. Architect noi responsible commencement of the construction and one of the construction and construction of the Architect. Architect noi responsible construction shows dimensions to actual rough dimensions between overall construction and the construction and

The strikes plyward debathing.

Debatks and excitations on the dawnings are shown at a specific locations and are intended to show general requirements throughout. Details and excitations on the drawings are shown at specific locations and are intended to show general requirements throughout. Details and excitations are intended to show general requirements throughout. Details may be provided by the state of the shown on the drawings for a complete job.

De not scale crawings.

All materials and eccentuation to be incorporated into the work shall be in strict accordance with the latest edition of the ASTM specifications of the various trade institutes (ACI, AISC,

act.) Where applicable.

The Archhetts hall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, at for safety precautions and programs in connection with the Work, nor far taking any staps to achieve compliance with any rules or regulations related to construction means, methods techniques, sequences or pracedures or safety precautions and programs in connection with the Work premaignated by the deferal Occupational Safety and Health Administration (OSHA), or by any similar State agency since all of these undertakings are solely for the Contractor's responsibility.

The Owner and Architect agree the Architect has not undertake any responsibility for the maintenance of safe conditions at or around the job site during the construction of the

Project.

The Architect shall not be responsible for the Contractor's schedules or failure to carry out the Work in accordance with the Contract Documents. The Architect shall not have control over or charge or acts or omissions of the Contractor, Subcontractors or their agents or employees, or of any other person performing participations of the Work. Any damage to the existing structure or adjacent areas whall be rectified to the substaction of the Owner at the Contractor's expense.

In the performance of architectural services, the Architect's responsibility and lability for any error in design, bases, or expenses, shall be limited to the amount recoverable under insurance in Surging the Architect for sock errors, bases, and expenses, and hall not exceed the original contract cost of the work being removed. The Architect's responsibility and lability for any or any origination of the contraction of the contra

any change requested by the Owner.

Any consultant hired by the Owner and/or Architect shall hold the Architect harmless from responsibility and liability for any error in design, losses, or expenses,

ON 1 - CONTRACTOR

The Contractor shall wait the building and size of the proposed work and examine the existing conditions prior to contract signing. The Contractor shall wait the building and size of the proposed work and examine the existing conditions to the industry. The Contractor shall compare the existing conditions to the industry of the contract of contractor shall nearly the Architect of all discrepancies or qualifications, which may arise before proceeding with that portion of the work. Figure to the failure to contractor shall make all corrections required to the failure to contractor shall living errors and emissions, which may account no contractor contractor shall living errors and emissions, which may account no contractor contractor failure and the contractor failed by the contractor failed in only five Architect before construction and/or fabrication of the Architect is untiling parts and emissions in the Contractor Documents to the action of the Architect is untiling parts and emissions in the Contractor Documents to the action of the work.

The Contractor failed in only five Architect before construction and/or fabrication of the work.

The Contractor shall verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of the work, and shall verify or locate and preserve all existing items to remain and shall repair and/or replace any items damaged during the course of work to the satisfaction of the Owner at no additional case.

The Contractor shall grotest and preserve all existing items to remain and shall repair and/or replace any tems camaged ouring me course of work to use anisosecum or an additional contractor shall provide protection for the general public and construction workers in and around the construction area. Adequable barriers shall be provided to exercise control of safe ingress and egress of premises. Emergency exists shall at not time be blocked.

The Contractor shall provide and maintain lemporary facilities for protection and/or enclosure of areas of work and protection of areas where there is no further work. Remove temporary facilities for protection and/or enclosure of areas of work and protection of areas where there is no further work. Remove considerations for injusy operations, interruptions for mechanical and electrical services, etc. No filammable or too insurperations, interruptions for mechanical and electrical services, etc. No filammable or too insure practions, interruptions for mechanical and electrical services, etc. No filammable or too insure practions, interruptions for mechanical and electrical services, etc. No filammable or too insure practions, interruptions for mechanical and electrical services, etc. No filammable or too insure the source of the services of the services of the desirence of the contractor shall not district, disturb or encreased upon any adjoining properties. The contractor shall supply all labor, materials and equipment required to complete the work as indicated on the drawings.

The Contractor shall supply all labor, materials and equipment required to complete the work as indicated on the drawings.

The Contractor shall supply all labor, materials and equipment required to complete the work as indicated on the drawings.

The Contractor shall be abound to preform in sixte complaine with the maintainter's specifications and/or recommendations where required.

12.

removal, pipes, mechanical equipment elc.
The Constructs wishlim when och napies or allerations to any structural elements without written approval of the Archheet. Should unauthorized work of this nature cause any damage, the Constructs will be fully liable for all damages caused to the building or any person or property.
Constructors will mentalism the premises clean and free of all trash, debris and shally protect all daylacent work from damage, solling, paint, etc. All fatures, equipment, glazing, fliors, 13.

etc., shall be left clean and ready for occupancy upon completion of the project.
The Contractor shall maintain insurance during the progress of the work to properly protect all employees, Subcontractors, and Deliverymen, and hold the Owner and Archrect hardness by adding as additional insurances.

harmless by adding as addinated insureds.
The Contracts had literals according to the Owner grier to starting Work.
The Contracts had literals a certificate of insurance to the Owner grier to starting Work.
The Contracts shall be solvely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract.

shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other person performing Inter Lond core in the core systems or warmen or received in the contract of t

DIVISION 1 - OWNER

1. The Owner shall furnish additional surveys describing physical characteristics, legal limitations and utility locations for the site of the Project if necessary.

2. Obtaining permits is the responsibility of the Contractor, the Owner shall secure and pay for necessary permit fees, approvals, essements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in easting facilities.

3. The Owner is responsible for any additional expenses that would be required to perform and complete work due to unforeseen conditions, local building officials inspections and comments, and/or required with-party in generations or certifications.

4. The Owner is all provide the Contractor with clear and anobstructed access to the Project. All utility cost during construction shall be paid for by the Owner. All temporary adjustments to the utilities shall be provided by the Contractor.

5. The Owner is responsible for all color and finals selections unless otherwise indicated on Drawings.

DIVISION 2 - DEMOLTION

on and removal to be performed shall not be limited by the drawings or specifications but shall include any and all work that shall be required, or directed by the

The supple of decisions are received to a percentage and the control of the supplemental state o

DIVISION 6 - WOOD

Provide framing members of sizes and in spacing shown. Do not splice structural members between supports. Do not notch any beams or structural members without

consent of Architect.
Associated in Comply with IRC Fastener Schedule for Structural Members Table
ASS2.2 (1) and ASS2.2(2). All fasteners, flashing, brackets and hangers that come in contact with pressure treated wood, in any fashion, shall be stainless steel (grade 104
or 15(6), or high grade galvanized steel (G-155). All preservatives in not

permitted.
Fire stop concealed spaces of walls and partitions at each floor level and at ceiling line of top story and floor and roof levels. Use closely fitted wood blocks of 2° thick limber of same width as framing members.
Fretester materials from exposure to weather and contact with damp or wet surfaces. Stack lumber and phywood, provide air circulation within stacks and under temporary

Cover.

Set all justs and beams with natural camber up. Securely spike together joiste ends lapped over bearing.

Provide 5/f x 3" cross bridging at center span or 8-0" ofc maximum. Use sold blocking at ends unless otherwise noted.

Double frame under all kitchen islander all kitchen islander all kitchen islander.

Headers for openings as follows, unless otherwise indicated:

3-0" to 5-0" use (2) 2 x 8" (700 p.s.f. max.)

5-0" to 5-0" use (2) 2 x 8" (700 p.s.f. max.)

7-0" to 5-0" use (2) 2 x 1.2" (582 p.s.f. max.)

Provide double stud bearing post at each end wall framing thickness, unless otherwise indicated. Install fiour framing member below point load of post. Post load cannot rest on plynous subfloor only—install squash blocks where required.

Naminal sizes are indicated. Provide actual sizes as required by PS20, for moisture content specified for each use. Provide dressed lumber, S45. Provide seasoned lumber, S46, Provide seasoned lumber, S46, Provide seasoned lumber, S47, Provide dressed seasoned lumber, S47, Provide seasoned lumber, S47, Provide dressed seasoned lumber, S47, Provide dressed seasoned lumber, S47, Provide dressed lumber, S47, Provi

entry:
All work shall conform to the quality standards of the Architectural Woodwork Institute (AWI Section 300) for Premium Grade work. Finished woodwork shall be dressed
and sanded, free from machine and tool marks, abrasions, raised grain or other delects on surfaces exposed to view. Exposed wood or laminate surfaces shall be uniform

and sanded, ifee from machine and user meta, setakom, takes years to be setakom and the setako

All wood base, door and window trim Shal us espected by wwner, incusing a see samp, incu, incase and a place with a mail set. Halls and screws, where possible, shall be concealed. All nails shall be bind-nailed wherever possible, otherwise the sailing shall be located, driven and filled so as not to be visible in the finish. Countersink face screws and plug with matching wood.

All kitchen cabinets, bathroom vanities, and counter tops shall be selected by Owner.

Coordinate with electrical plumbing futures, trim and related accessories.

Caulk at all perimeter wall edges.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION 1. Rigid Insulation:

Furnish and install in thickness as indicated on the drawings by the manufacturers standard board sizes. Insulation over concrete slab shall be extruded polystyrene (XPS).

A. Furnish and install in thickness as indicated on the drawings by the manufacturers standard board sizes, Insulation over concrete slab shall be extruded polystyrene (XPS). Tasked Batt Insulation.

Krain-Faced Batt Insulation.

Insulation shall be lurnished in thickness and with A-values as indicated on the drawings, and in wid this to match frame spacing stud spacing. Insulation shall have a flame-spread index not to exceed 25 with an accompanying sinck-eveloped index not to exceed 450 when bested in accordance with ASTM EB4.

Batt insulation shall fall firming spaces including areas between joints and outside headers, behind electrical outlets and puping and other areas in such a way as to form a complete insulating blanket around the heated areas of the structure.

C. Vapor barriers shall be positioned on the heated side of the insulation shalled.

Provide and install flashing as indicated on the drawings and at all roof-te-wall conditions, exterior openings, and elsewhere as required providing watertight/weathersroof performance.

DIVISION 8 - DOORS AND WINDOWS

Annual aroun munical aroun meure, all open meganet to be 6-4" unless otherwise noted. Provide doors with minimum clearance or overload necessary for operation without bindings. Allow clearance for floor coverings and/or thresholds as indicated.

Glaring in factions which may be subject to human impact such as in faced, sliding or swinging panels of sliding or swinging panels or specific panels show that the specific panels showed that the specific panels showed with a face of specific panels showed with a face of said showed with an other of said showed with a face of said shall be tampered glass. Provide and install door hardware dema as selected by Owner.

Provide a complete wealther tight installation as follows: Namation alignment with adjacent work. Secure assembly to framed openings, plumb, and square, without distortion. Place insultion in shim spaces around unit perimeter, to maintain continuity of building thermal barrier. Install sealant and related backing materials at perimeter of assembly.

Kead Doors: All wood doors shall be 13/8" thick by size specified, rassed panel hollow core doors, unless otherwise directed by Owner.
Door between the garage and adjacent interior space shall be a minimum of 1 % inch sold cor wood or 1 % inch sold or honeycomb steel
Fit hardware prior to the application of painter's finish, converse during the finishing operation and reset after completion of the finish.

Fit hardware prior to the application of pointer's finish, remove during the finishing operation and reset after competion or use nime.

Hindows and Paor units shall be 400 Series, High Performance Low-Egliss, manufactured by Andersen Window Carporation.

Provide a complete window installation, including but note limited to Factory assembled deal windows, plass and splaning, muntin grilles, subsill, anchorages, attachments, and shim in accordance with the drawings and the best recommended practice of the window manufacturer and as follows:

1. Casement and/or awang windows to include extensions jamsb, screens, and interior wood trim.

2. Hinged patio or sliding doors to include screens, eak slid, door hardware, and interior wood trim.

3. Exterior color, interior wood finish, and window treatment to be selected by Owner.

Provide a complete weather light installation as follows:

1. Minishan alignment with adjacent work.

2. Secture assembly to framed openings, plumb, square, without distortion.

1. Place mosalition in whim species around our berimeder, it maintain continuity of building thermal barrier.

Install scalinot and related bacting materials at permeter of assembly in accordance with Division 7.

Garage Dear(s)

A. 13st insulated metal garage deers to be selected by Owner to conform to ULI25.
B. Coordinate Owner selected belt or chain driven garage door opener and electrical requirements with photoelectric sensors.

DIVISION 9 - FINISHES

soard: Provide and install gypsum wallboard of the type and thickness indicated with metal corner reinforcing. Provide all materials and accessories as required for a complete installation in accordance with the manufacturers recommendation and the "Cypsum Construction Handbook" published by United States Gypsum Co. Provide h" gypsum board complying with ASTM C16, and in maximum lengths available to minimize end-to-end butt joints, edges to be tapered. All surfaces exposed for Inish painting to be finished to Level 4.

Nevude 9: "gypsum board complying with AS IN 4.19, also in maximum engine available to minimize end-to-end but gloids, edges to be capered. All surfaces exposed for insist painting to be finished to Level 4.5TM C475, type recommended by the manufacturer for the application indicated. Tape or mesh can be used with setting-type compound. Tape only with ready-mix compound. ASTM C630 in all areas subject to moisture, and in maximum lengths available to minimize end-to-end but plants with edges to be laptered. Finish to Level 1.

Dens Sineld Tile Bacter indications to Level 1.

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All surfaces to be finished shall be clean and free of foreign materials (dirt, grease, asphalt, rust, etc.).

All exterior and interior surfaces shall be finish painted except color coordinated factory finish surfaces. Colors of factory-finished materials shall be selected by Owner from the approved manufacturer's stindard colors.

Application shall be in a workmanlite manner providing a smooth surface. Perform preparation and cleaning procedures in accordance with paint manufacturer's instructions for each particular substrate condition and where directed by Owner.

Mix and greater painting materials in accordance with manufacturer's directions.

Apply pants in accordance with annufacturer's directions and techniques best suited for substrate and type of material being applied.

1. Here was as shall receive one (1) coat of primer and two (2) coats of a high quality eggshell finish. New ceilings shall receive one (1) coat of primer and two (2) coats of a high quality eggshell finish. New ceilings shall receive one (1) coat of primer and two (2) coats of a high quality eggshell finish.

coats of a high quality flat finish.

Existing walls and ceilings affected by work shall be repaired as required, and free of cracks, and shall receive one (1) coat of primer and (2) coats of a high
quality coapself finish. quality eggshell finals.

All wood time where work occurs shall receive two (2) coats of a high quality semi-gloss paint.

Handling, storage and instillation of all coatings, as well as preparation of the surface to be coated, must be done in strict accordance with the manufacturers recommendations. Ready-maked paint shall not be thinned, except as permitted in the application instructions.

recommendations. Ready-mated paint shall not be finnined, except as promised in the property of the commendations. Ready-mated paint shall not be finned, except as promised in the property of the council of america (TCA) F12-2-30. Well till enstallation to comply with TCA F24-4-90.

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Compared to the council of the council o

Final tile and color selection to be made by Owner. For ceramic and stone tile custom shower stalls, install Schluter-Shower System

DIVISION 22 - PLUMBING

1. Plumbing Contracter shall verify all conditions on the plans and at the site prior to starting any work. Selection of features, hardware, and colors by Owner.

Contractor shall provide all labor, materials and equipment necessary to install plumbing and related features as selected by Owner. Contractors shall econdinate work with all other trades, architectural and structural conditions. No cutting and/or notching structural members shall be performed without consulting Architect first. Contractor shall install and check all pressure reducing systems, por of swakes and other stelley devices and test all installations to assure proper operation.

3. Extend existing service to meet needs of frutures as required.

4. Tolks to be a 1.6-pall in birt type and are selected by Owner.

5. All vents shall be a minimum of 10-feet horizontal and 3-feet vertically from the top of an operable window.

6. Provide shut off valve for all gas applances.

DIVISION 23 - MECHANICAL (to be designed and decumented by others).

1. Bathroom / lavatory orhaust fans to be by Broan, minimum 110 cfm, and all Kitchen exhaust equipment shall be ducted to exterior. Exhaust at exterior to be minimum 3-feet from

Subtroam (a haratery enhants has to be by Broan, minimum 110 cfm, and all Kitchen exhaust equipment shau or outcles to execute the execution of a subtroam (a haratery enhants has to be by Broan, minimum 110 cfm, and all Kitchen exhaust equipment shau or outcles to exhaust has been subtroamed to execute the execution of extension of the execution of dryer exhaust ducts may be up to a maximum of 25 feet with cleaning its spec rock.

25 feet with cleaning its spec rock.

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26 Feet with cleaning its spec rock.

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DVISION 26 - ELECTRICAL

Electrical Contractor shall verify all conditions on the plans and at the site prior to starting any work.

Contractor shall prior with a starting and equipment necessary to install wring, related features, and controls. Subcontractor shall coordinate work with all other trades. Terminal hookup is required of all features and appliances, motors, fans and controls.

Electrical system layouts are generally disposition of obusites and equipment are approximate. Exect routing of wring, locations of outlets, etc. shall be governed by structural conditions and obstructions. Wring for equipment requiring maintenance and inspection shall be readily accessible.

Solvential conditions and obstructions. Wring for equipment requiring maintenance and inspection shall be readily accessible.

All electrical equipment, therefaces, etc. shall be properly labeled able work reasons prior to beginning any work.

Materials and equipment shall be new and listed by Underwriter's Laboratories, Inc. and bear their label wherever standards have been established and their label service is regularly furnished.

furnished. Verify and locate all receptacles prior to installation of gypsum board.
Celling fin electrical box to support fan.
If, upon inspection by building official, an electric wiring system is found delective and unsafe, the Owner is responsible for all revisions until system has been made to conform to
If, upon inspection by building official, an electric wiring system is found delective and unsafe, the Owner is responsible for all revisions until system has been made to conform to code. Install receptacles at 1-8" to centerline above finish floor unless otherwise noted. Install light switches at 4-0" to centerline above finish floor unless otherwise noted. Floor plan

indicates devices required, existing receptacles and switches can remain to meet requirements.

Provide GFI outlets where shown on plans and required for complance with applicable codes and regulations.

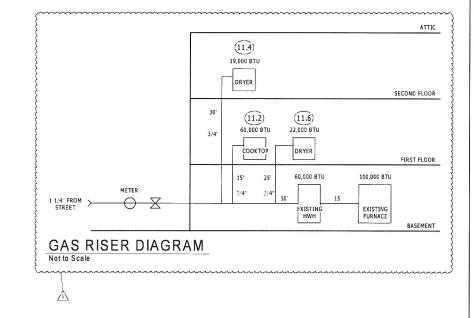
All light futures, switches, and receptacles to be selected by Owner.

An upon tractives, switches, and receptacles to be selected by Owner.

All recessed incondiscent Intruses shall be Type IC non-rated, installed inside a sealed box constructed from a minimum 1% inch thick gypsion board or constructed from a perforated polymeric vapor barrier, or other air-tight assembly manufactured for this purpose, while maintaining required clearance of not less than 1 inch from combustible material and not less than 3 inches from insulation material. Contractor shall verify all wiring requirements with Owner regarding CATV, computer and telephone jack locations.

nVTR ATTIC 2 BATHROOM EXISTING BATHROOM **EXISTING BATHROOM** (22,4) (22,5) (22,7) (22,3) (22,2) (2.7A) (11,4) (22,3) 770 ∇ SECOND FLOOR KITCHEN EX. LAV. LAUNDRY/ LAV (2.1) (11,5) (22,4) (22,5) (22,1) (11,3) \Box Ý FIRST FLOOR

PLUMBING RISER DIAGRAM



REVISION DATE GAS RISER DIAGRAM 11/07/202 SECOND FLOOR OVER SUNROOM

FORTUNATO

NEW YORK #021463-1 NNSYLVANIA #RA-0141828

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13 TAMARACK CIR
609-683-0180 2 RTU 6

ERO RESIDENCE SOUTH BOYD PARKWAY RTH BRUNSWICK, NJ SOUTH INTERIOR ROSE

CJN 09/30/2022 SCALE 1/4" = 1'-0" JOB NO. 2021-233

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A-3

3 OF 3 SHEETS