**TOWNSHIP OF NORTH BRUNSWICK**
710 HERMANN ROAD
NORTH BRUNSWICK, NJ 08902
Tel.: (732) 247-0922 x440
Fax: (732) 289-3822
Website: WWW.NORTHBRUNSWICKNJ.GOV

DEPARTMENT OF COMMUNITY DEVELOPMENT

# MEMORANDUM

**TO:** Ms. Julie Langsam
359 Tremont Avenue
North Brunswick, NJ 08902

**FROM:** Sal Profaci, Zoning Officer

**DATE:** July 1, 2025

**SUBJECT:** Block: 257 Lot(s): 10
Street Address: 359 Tremont Avenue
Applicant: Ms. Julie Langsam

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Dear Ms. Langsam:

I have reviewed the land use application for setback and principal building coverage variances at the above referenced address, and I am issuing the following report.

## Application Materials Reviewed

- 4-sheet architectural plan prepared by Brad Valerius, dated 1/3/2025.
- 11-sheet Township of North Brunswick Variance Application (Form C).
- 1-sheet plot plan prepared by Brad Valerius, dated 5/8/2025.

## Project Description

1. The applicant proposes to construct a 137 sq. ft. kitchen addition to the rear of the existing single-family dwelling. The addition is 13'.7" by 10'.

   The subject property is a single-family dwelling located in the R-2 Single Family Residential Zoning District. A single-family dwelling is a permitted use in the zone.

## Subject Property

2. The subject property is an irregular shaped lot becoming narrower in the rear of the property. The property is 8,590 sf. in area and has 64.31 ft. in lot width and 107.73 in lot depth. The subject property is surrounded by single family residences. Research of the property records revealed that the dwelling was built in or around 1964, and does not meet the required 40 ft. front yard setback, the minimum 12ft. one side yard setback or the minimum lot area of 15,000 sf. The house was built 36'.7" ft. off the front property line and 10'.6" ft. off the side property line and has a lot area 8,590 sf.

## Prior Approvals

3. In 2018 the applicant applied to the North Brunswick Township Board of Adjustment and received approval for a 13' by 20' one story addition in the front yard. (see photo)

   Bulk variances were granted for:

   Article II – Section 205-4.1. A
   Schedule of Area, Yard and Building Requirements
   Table 1-R-2 Residential Zone
   Minimum Required Yard Depth (feet)
   Principal Building-Front yard setback-Required 40 feet; 21.8 feet granted from addition to property line.

   Maximum % of Lot Coverage by Principal Building – 20% - 23.71% granted with new addition.

## Requested Variances

| Ordinance Section: | Requirement: | Proposed Deviation: |
|---|---|---|
| 205-4.1. A | Minimum one side yard 12 feet | Proposed 10.6 feet *(V) |
| 205-4.1 A | Maximum Percentage of Lot Coverage by Principal Building 20% | Proposed 25.3% *(V) |

*(V): Variance

The applicant should justify the setback and building coverage variances and provide testimony to satisfy the C-1 (hardship) and C-2 variance criteria.

## Completeness

### 1. Checklist

The application is administratively deemed incomplete since the following items from the checklist entitled "Site Plan Completeness Checklist" have not been satisfies and / or submitted, and no waiver is requested. Please provide the following information:

- 14 Copies of application forms.
- 15 copies of reduced architectural plans.
- 15 copies of plot plan.
- W-9 form.
- Required fees and escrow deposit (see below).

### 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 (Residential $100 x 2) | $ 200.00 |
| Total | $ 250.00 |

**Technical Review Escrow Deposit:**

| | |
|---|---|
| C Variances (Residential $350 x 2) | $ 700.00 |
| Total | $ 700.00 |

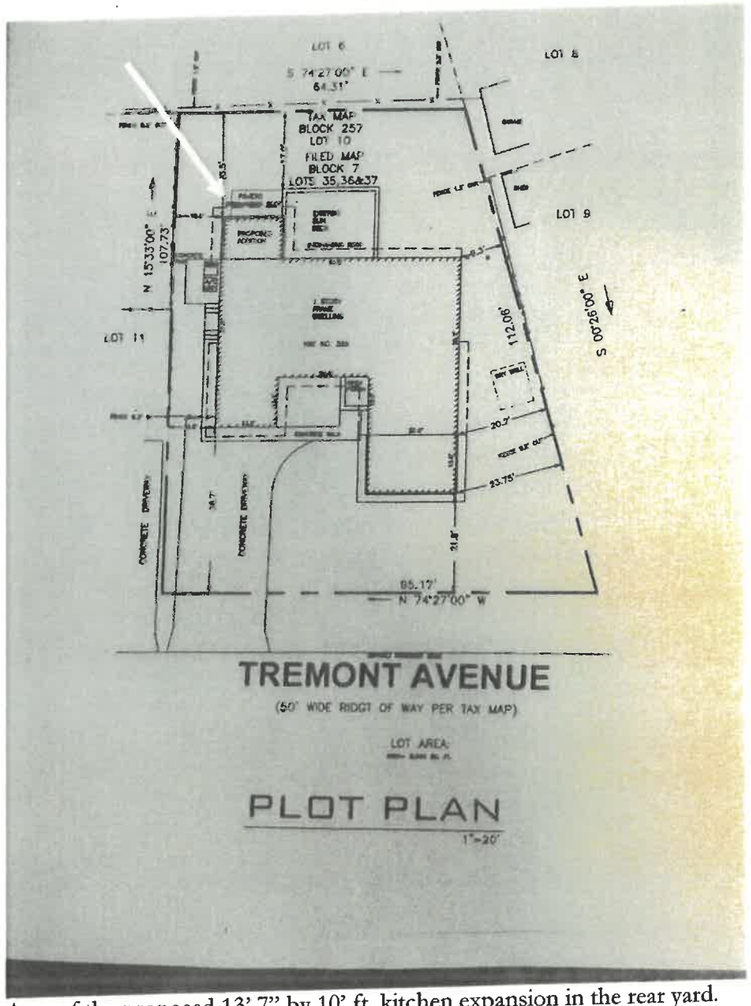
Please remit two separate checks in the above total amounts and provide items identified above. Upon receipt and review of the requested materials, you will be notified regarding the status of your application with respect to a Board hearing, for which proper notification will be required. If you have any questions, you may contact Kristen Olcsvay, Secretary to the Zoning Board of Adjustment, at 732-247-0922, extension 440.

Sincerely,

Sal Profaci

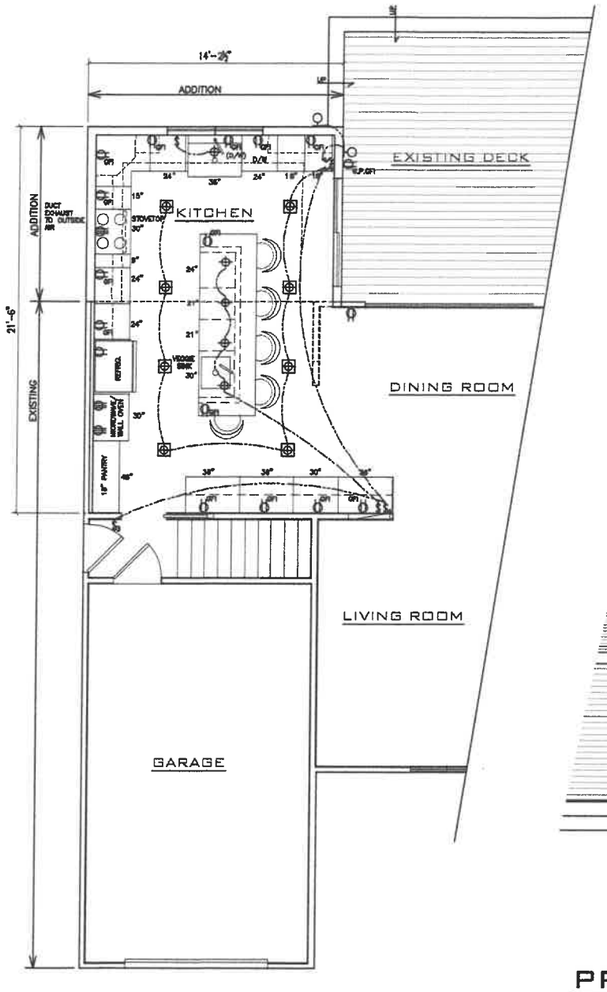
Sal Profaci, Zoning Officer

Area of the 13' by 20' (260 sf) one-story front yard addition approved by the ZBA in 2018.



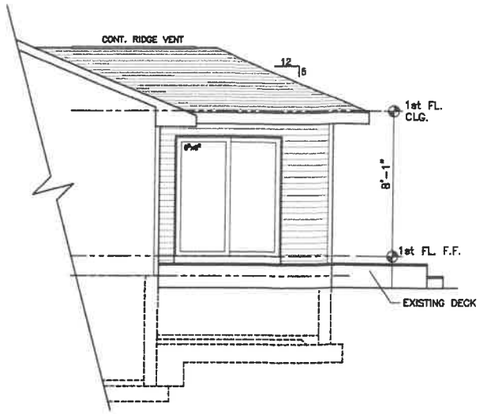

Area of the proposed 13'.7" by 10' ft. kitchen expansion in the rear yard.

cc: Mayor and Council
Michael Hritz, Director of Community Development
Tom Vigna, Planner
Planning Board

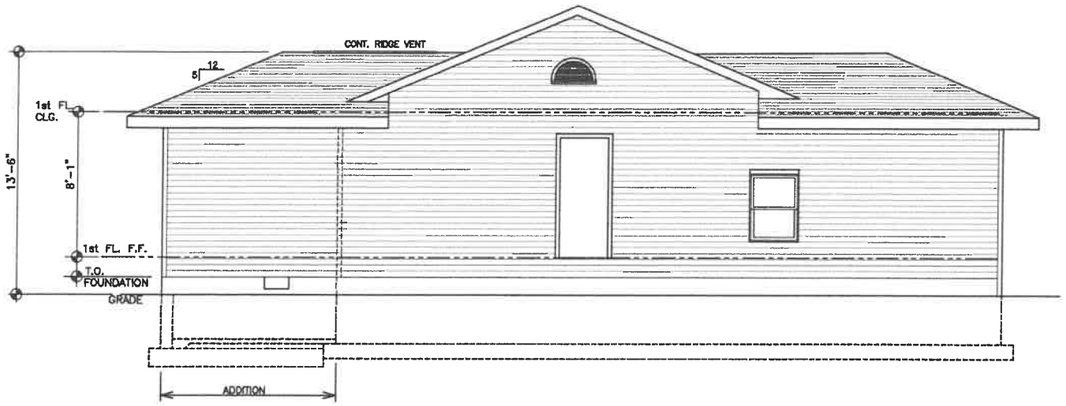



## PARTIAL FIRST FLOOR PLAN

¼"=1'-0"




## PARTIAL RIGHT SIDE ELEVATION




## PROPOSED LEFT SIDE ELEVATION

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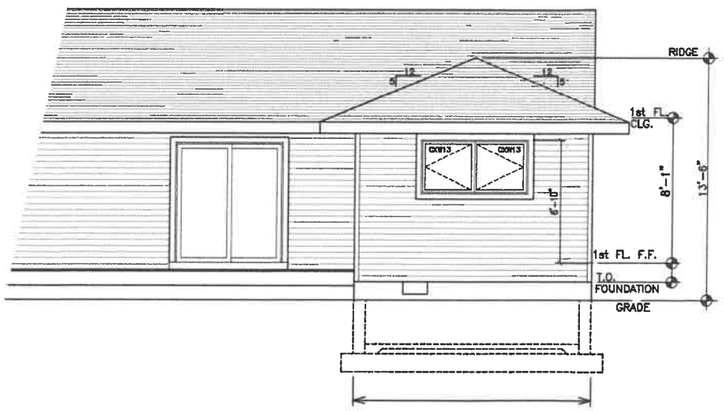


## PROPOSED REAR ELEVATION

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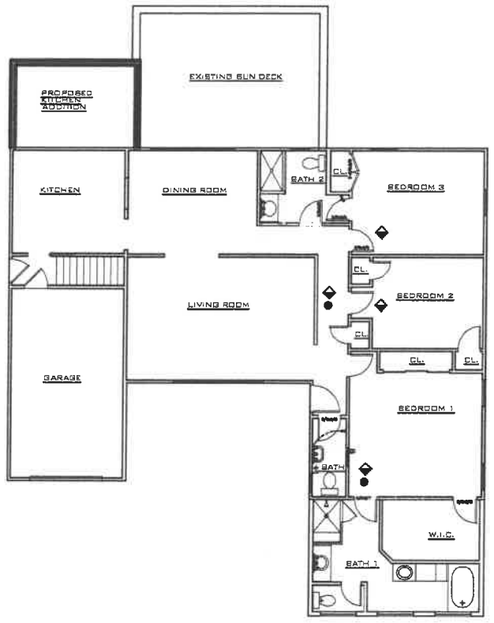
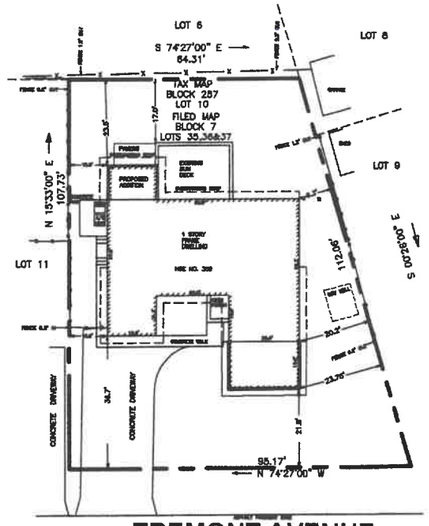



## FIRST FLOOR PLAN

¼"=1'-0"




## TREMONT AVENUE

(50' WIDE RIDGT OF WAY PER TAX MAP)

LOT AREA:

## PLOT PLAN

1"=20'

### ELECTRICAL SYMBOLS

SINGLE POLE SWITCH
THREE POLE SWITCH
FOUR POLE SWITCH
DIMMER SWITCH
DUPLEX OUTLET
DUPLEX OUTLET SPLIT WIRED TO SWITCH
220 SURFACE OUTLET
DUPLEX OUTLET WIRED TO SWITCH
DUPLEX OUTLET WEATHER PROOF GROUND FAULT
JUNCTION BOX
CEILING LIGHT FIXTURE
RECESSED CEILING LIGHT FIXTURE
WALL LIGHT FIXTURE
CEILING EXHAUST FAN
TELEPHONE & COMPUTER LINE
TELEPHONE OUTLET
TELEVISION OUTLET
THERMOSTAT
DOOR BELL BUTTON
DOOR BELL CHIME
SMOKE DETECTOR

NOTE:
ALL ELECTRICAL WIRING & SPACING SHALL CONFORM TO THE CURRENT N.E.C.

PROVIDE A CARBON MONOXIDE DETECTORS ON ALL FLOORS WITH IN THE DWELLING UNIT

ARC-FAULT CIRCUIT INTERRUPTER
ALL 120 VOLT, SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS,SUNROOMS RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER.

TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS
IN ALL AREAS SPECIFIED IN 210.52, ALL 125 VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

NOTE: SITE PLAN REPRODUCED FROM DRAWING TITLED:
SURVEY OF TAX MAP LOT 10, BLOCK 257
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NJ

BY: KTJ ASSOCIATES, LLC
1019 OLD YORK ROAD
NESHANIC STATION, NJ 08853
908-755-7750
ANDREW J. KIRTLAND, PLS
NJ LICENSE 24GS0433600
DATED 3-27-2025

ARCHITECT ADDED: PROPOSED KITCHEN ADDITION,
SET BACK DIMENSION± FOR NEW ADDITION,

### ZONING ANALYSIS

| | REQUIRED | EXISTING | PROPOSED | VARIANCE REQUIRED |
|---|---|---|---|---|
| LOT NUMBER | – | 10 | UNCHANGED | NO |
| BLOCK NUMBER | – | 257 | UNCHANGED | NO |
| ZONING DISTRICT | – | R-2 ZONE | UNCHANGED | NO |
| MINIMUM LOT AREA | 15,000 SF | 8,590 SF | UNCHANGED | NO |
| MINIMUM LOT WIDTH | 100 FEET | 84.31 FEET | UNCHANGED | NO |
| MINIMUM LOT DEPTH | 100 FEET | 107.73 FEET | UNCHANGED | NO |
| FRONT YARD SETBACK | 40 FEET | 21.8 FEET | UNCHANGED | NO |
| REAR YARD SETBACK | 20% OF DEPTH 21.6 FEET | 33.23 FEET | 23.5' BLDG. | NO |
| SIDE YARD SETBACK –MIN. 1 SIDE YARD –SIDE YARD (BOTH) | 15 FEET 35 FEET | 10.6 FEET 19.9 FEET | ADDITION 10.6' | YES |
| MAXIMUM PERCENT OF LOT COVERAGE BY PRINCIPAL BUILDINGS | 20% (1,718 SF) | 2,037 SF 23.71% | 2,174 SF 25.30% | YES 5.3% OVER |
| MAXIMUM PERCENT OF LOT IN BUILDINGS & PAVEMENT | 50% (4,295 SF) | 2,777 SF 32.32% | 3,641 SF 42.38% | NO |
| MAXIMUM HEIGHT PRINCIPAL BUILDING | 2 ½ STORIES 30' FEET | 1 STORY 16'± | UNCHANGED | NO |

| | |
|---|---|
| A. EXISTING PRINCIPAL BLDG. FOOTPRINT | 2,037 SF |
| B. SUN DECK & PAVERS | 407 SF |
| C. EXISTING DRIVEWAY & SIDEWALKS | 1,060 SF |
| D. PROPOSED KITCHEN ADDITION | 137 SF |
| TOTAL: | 3,641 SF |

### BUILDING CODE CONFORMANCE

| | |
|---|---|
| BUILDING CODE: | INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION 2021<br>NEW JERSEY REHABILITATION SUB-CODE SUB-CHAPTER 6<br>NATIONAL ELECTRICAL CODE, 2020<br>NATIONAL STANDARD PLUMBING CODE, NJ ED. 2021<br>INTERNATIONAL ENERGY CONSERVATION CODE 2018<br>INTERNATIONAL MECHANICAL CODE, 2021 |
| USE GROUP: | R-5 |
| CONSTRUCTION CLASSIFICATION: | 5-B |
| KITCHEN ADDITION: | 137 s.f<br>1,107 c.f |
| EXISTING KITCHEN RENOVATIONS: | 187 s.f<br>1,350 c.f |


ANCHORED ARCHITECTS, LLC
18 WOODBINE ROAD
KENDALL PARK, NJ 08824
(732) 821-8854
BRAD VALERIUS, ARCHITECT
LICS. NO. AI 13761 CERT. OF AUTHORIZATION NO. AC 272

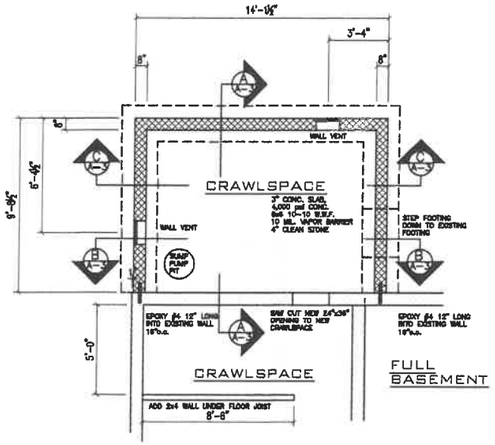

PROJECT: ADDITION/ RENOVATIONS FOR: JULIE LANGSAM
ADDRESS: 359 TREMONT AVENUE MILLTOWN NJ 08850

DATE 1-3-25 | DRAWN BY: BV

TITLE: PLANS / ELEVATION

REVISIONS:
1 REVISED SURVEY 6-23-25

A-1




## FOUNDATION PLAN

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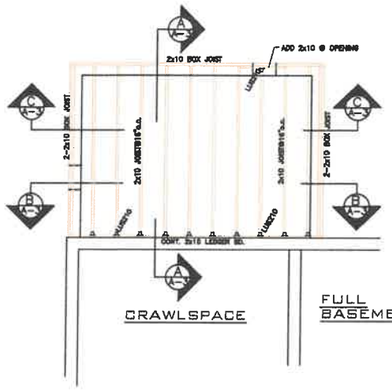
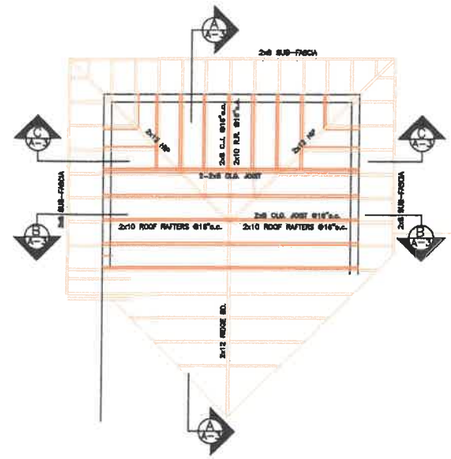



## 1ST. FL. FRAMING PLAN

¼"=1'-0"




## ROOF FRAMING PLAN

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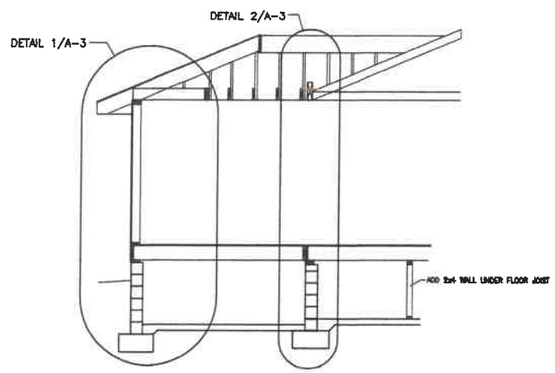


## SECTION A-A

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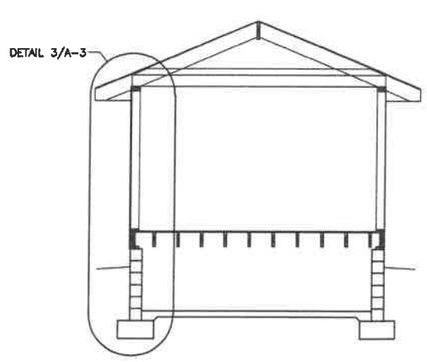


## SECTION B-B

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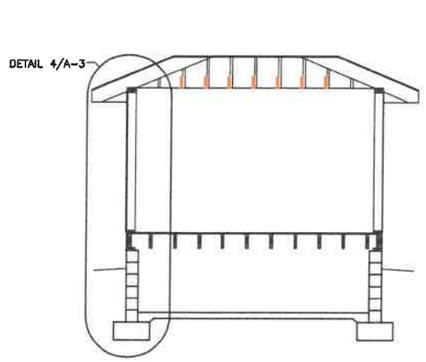
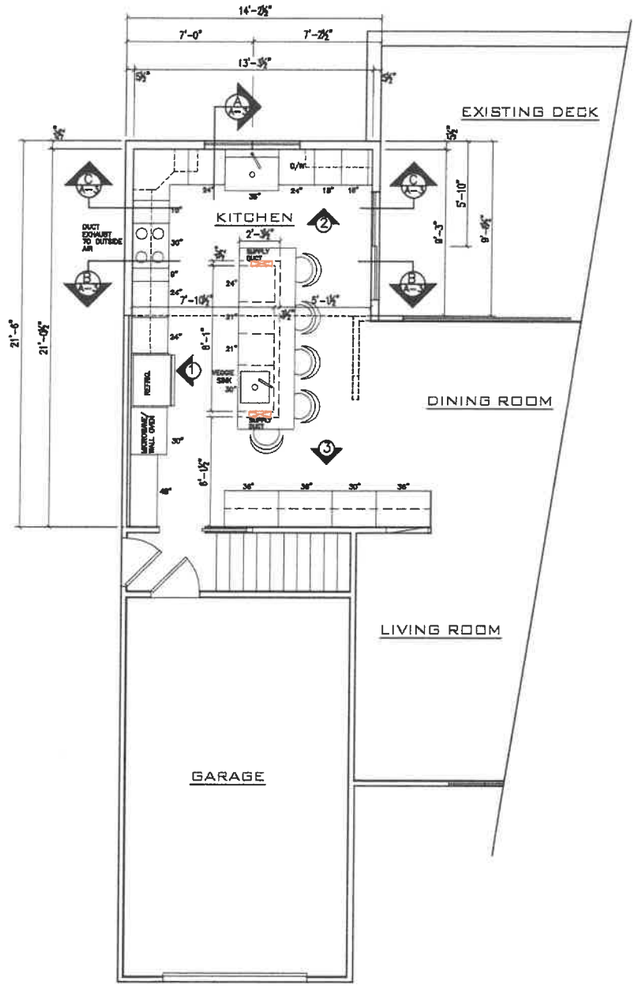


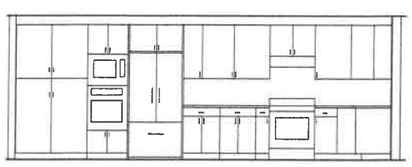

## SECTION C-C

¼"=1'-0"



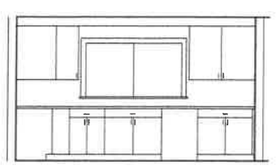

## PARTIAL FIRST FLOOR PLAN

¼"=1'-0"



## KITCHEN ELEVATION 1

¼"=1'-0"



## KITCHEN ELEVATION 2

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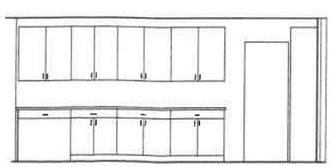


## KITCHEN ELEVATION 3

¼"=1'-0"

ANCHORED ARCHITECTS, LLC
18 WOODBINE ROAD
KENDALL PARK, NJ 08824
(732) 821 6884
BRAD VALERIUS, ARCHITECT
LICS. NO. AI 13761 CERT. OF AUTHORIZATION NO. AC 272

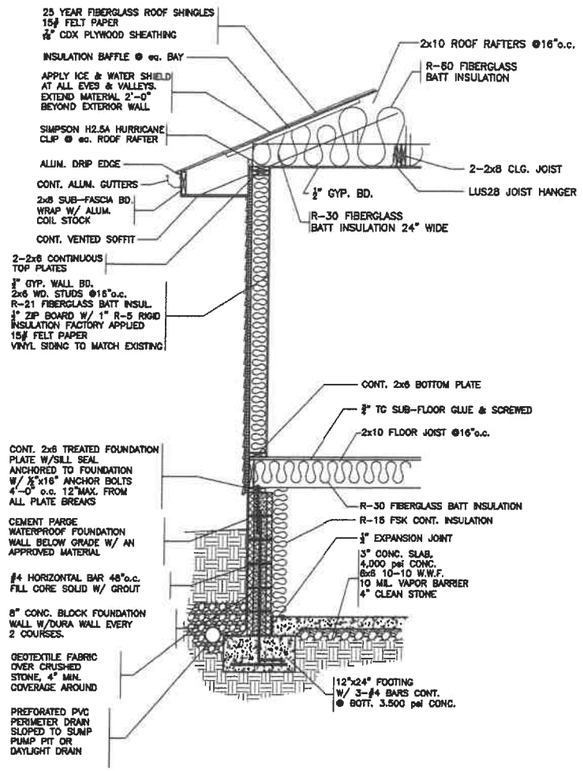
PROJECT: ADDITION/ RENOVATIONS FOR:
JULIE LANGSAM
ADDRESS: 359 TREMONT AVENUE
MILLTOWN NJ 08850

REVISIONS:
1

DATE 1-13-25 | DRAWN BY: BV

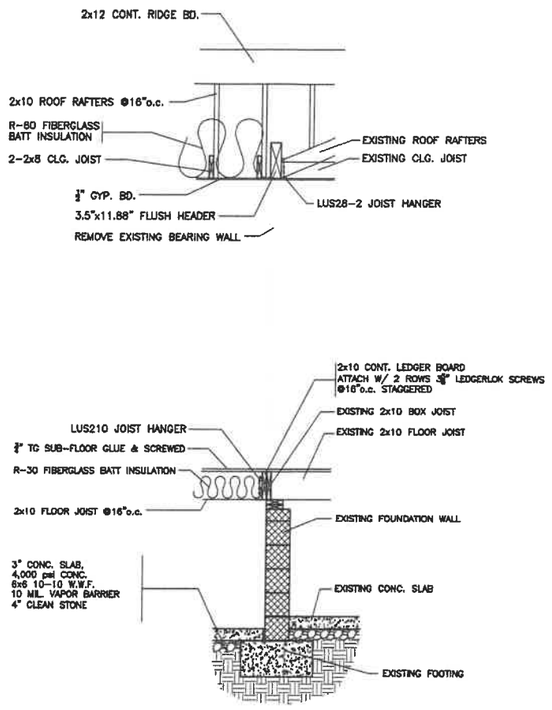
TITLE:
PLANS / BLDG. SECTIONS

A-2




DETAIL 1

1/4"=1'-0"




DETAIL 2

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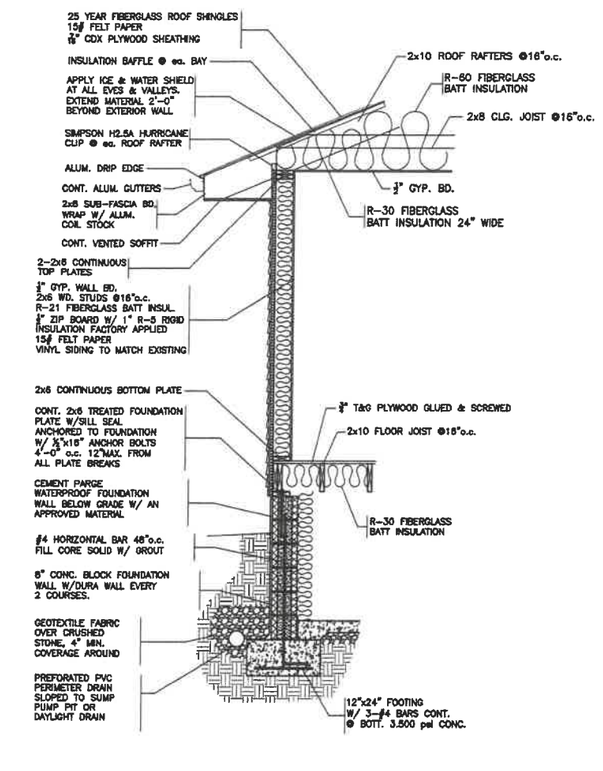
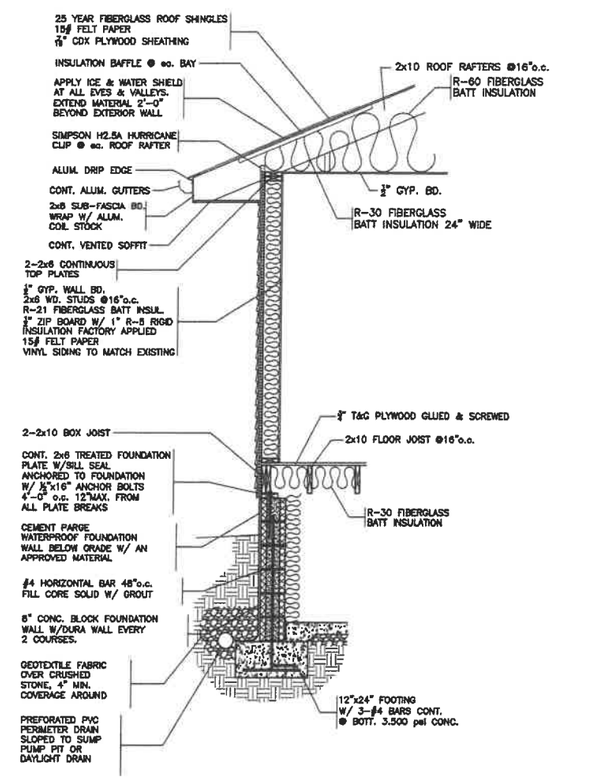


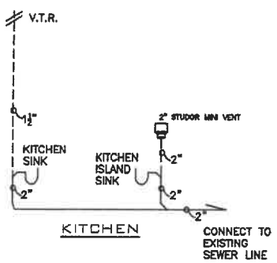

DETAIL 3

1/4"=1'-0"




DETAIL 4

1/4"=1'-0"




## PLUMBING RISER DIAGRAM

NOTE:
NEW SEWER LINES
TO BE SCHEDULE 40
PVC PIPE

TABLE R602.10.5

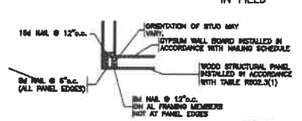
LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL

| MINIMUM LENGTH OF BRACED WALL PANEL (INCHES) | | | MAXIMUM OPENING HEIGHT NEXT TO BRACED WALL PANEL (% OF WALL OPENING) |
|---|---|---|---|
| 8-FOOT WALL | 9-FOOT WALL | 10-FOOT WALL | |
| 48 | 54 | 60 | 100 |
| 32 | 36 | 40 | 85 |
| 24 | 27 | 30 | 65 |

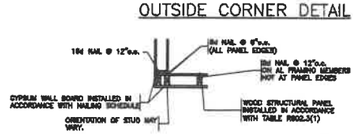
ADDITION DESIGN CRITERIA FOR EXPOSURE C
BASED ON WOOD FRAME CONSTRUCTION MANUAL

CONTINUOUS SHEATHING METHOD: WOOD STRUCTRUAL PANEL
MIN. THICKNESS 3/8"
CONNECTION CRITERIA: 6d COMMON NAILS @ 6" SPACING (PANEL EDGES) AND 12" SPACING (INTERMEDIATE SUPPORTS)

GYPSUM WALL BOARD: @ STRUCTRUAL PANEL
MIN. THICKNESS 1/2"
CONNECTION CRITERIA: 5d COOLERS @ 7" SPACING (PANEL EDGES) AND 10" SPACING IN FIELD




OUTSIDE CORNER DETAIL




INSIDE CORNER DETAIL

BRACED WALL PANEL METHOD 3

ANCHORED ARCHITECTS, LLC
18 WOODBINE ROAD
KENDALL PARK, NJ 08824
(732) 821-5884
BRAD VALERIUS, ARCHITECT
LICS. NO. AI 13761 CERT. OF AUTHORIZATION NO. AC 272

PROJECT: ADDITION/ RENOVATIONS FOR: JULIE LANGSAM
ADDRESS: 359 TREMONT AVENUE MILLTOWN NJ 08850

DATE: 1-13-25
DRAWN BY: BV

TITLE: BUILDING SECTIONS

REVISIONS: 1

A-3

## GENERAL CONDITIONS

1.1 All codes having jurisdiction shall be observed strictly in the construction of the project, including all applicable state, city and county building, zoning, electrical, mechanical, plumbing and fire codes. Contractor shall verify all code requirements before commencement of construction and bring any discrepancies between code requirements and the construction documents to the attention of the Architect.

1.2 Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted 'typical' imply all conditions treated similarly. Modifications to be made by contractor to accommodate minor variations.

1.3 All drawings shall be fully coordinated the by contractor to verify all dimensions, locate depressed slabs, slopes, drains, outlets, recesses regiets, bolt settings, sleeves, etc.

1.4 The contractor shall verify and protect all service lines and existing site area from deterioration or damage.

1.5 The Architect/Engineer shall not be responsible for the safety and construction procedures, techniques, or the failure of the builder to carry out the work in accordance with the drawings or the required codes.

1.6 Contractor shall obtain all necessary building permits.

1.7 Contractor shall bring errors and omissions, which may occur, in Contract Documents to the attention of the Architect in writing and written instructions shall be obtained before proceeding with the work. The Contractor will be held responsible for the results of any errors, discrepancies or omissions in the Contract Documents, of which the Contractor failed to notify the Architect before construction and/or fabrication of the work.

1.8 The Contractor and Subcontractor 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.

1.9 Contractors shall maintain the premises clean and free of all trash, debris and shall protect all adjacent work from damage, soiling, paint overspray, etc. All fixtures, equipment, glazing, floors, etc.., shall be left clean and ready for occupancy upon completion of the project.

1.10 Shop drawings are required for structural, mechanical and specialized construction. Shop drawings shall be submitted to the Architect for review for conformance with the design concept of the work in areas where the drawings do not address methodology. The Contractors shall be bound to perform in strict compliance with the manufacturer's specifications and/or recommendations.

1.11 All manufacturers' printed warnings for handling of products must be strictly observed. The works 'or equal' are to be assumed whenever a specific manufacturer is noted.

1.12 All codes, trade standards, and manufacturer's instructions referenced in the Contract Documents shall be the latest edition.

1.13 The Contractor shall make no structural changes without written approval of the Architect/Engineer.

1.14 The Contractor shall pay for all temporary utilities during construction (i.e. heat, elec., water, sewer, etc.).

## SITE WORK

2.1 Presumptive Soil Bearing Capacity is 2,000 psf on undisturbed soil. All concrete footings shall bear on undisturbed soil or engineered fill. Bottoms of footings shall be 3'-0' below finish grade (min.).

2.2 Deleted.

2.3 No excavations shall be made whose depth below the footing is greater than 1/2 the horizontal distance from the nearest edge of the footing.

2.4 All slabs on grade shall bear on mechanically compacted crushed stone capable of supporting 2,000 p.s.f.

2.5 Backfill shall be brought up equally on each side of walls.

2.6 Do not backfill until walls have cured or properly braced.

2.7 Remove all existing foundation walls and footings prior to construction of new foundations.

2.8 The general contractor must take measures to control soil erosion of steep bank during construction. When new construction is complete, the general contractor shall regrade disturbed bank areas back to natural state and replant suitable vegetation to prevent erosion.

## CONCRETE

3.1 All reinforced concrete shall be furnished and installed in accordance with the current ACI-318 Building Code Requirements for Reinforced Concrete.

3.2 Concrete shall have a minimum 28-day compressive strength of 3,000 p.s.i..

3.3 Reinforcing steel shall conform to ASTM-A615 Grade 60. Welded wire fabric shall be 6x6, #10/10 and conform to ASTM A-185.

3.4 In on-grade concrete slabs the W.W.F. reinforcement shall be located midway in the slab thickness.

3.5 All exterior concrete to be air-entrained.

3.6 Provide concrete reinforcing bars at footing locations where soil is engineered fill. Bars shall be (2) #4, at the bottom with a minimum of 2" concrete cover, unless noted otherwise. Concrete reinforcing bars are not required at footings bearing on undisturbed soil or engineered fill with a bearing capacity of 2,000 p.s.f. unless noted otherwise on the drawings.

3.7 Provisions must be taken to protect all concrete work from frost damage with special attention paid to footings and other on-grade construction prior to backfilling and enclosing the building.

3.8 Anchor bolts shall be galvanized 1/2" diameter (min.) - 8" imbedded for concrete walls - 15" imbedded for CMU walls. Placement of anchor bolts shall be 5'-0" O.C. (max.) intermediate spacing, minimum 2 bolts per plate section 12" (min.) from plate end. Approved galvanized strap anchors may be substituted for anchor bolt method.

3.9 Provide 10 mil polyethylene vapor barrier membrane complying with ASTM D-2103 under slabs where indicated on drawings.

## MASONRY

4.1 All hollow load-bearing block to conform to ASTM C90. All solid block to conform to C145. Minimum net compressive strength (f'm) shall be 1,000 p.s.f.. Use truss type galvanized horizontal reinforcement (2) #9 gauge bars (min.) in alternate courses where noted on plans and specified.

4.2 Fill CMU cells with grout solid at top of walls, cells to receive expansion anchors, of anchor bolts and where wall reduces in thickness.

4.3 Mortar and grout shall meet requirements of ASTM C270 and requirements specified herein. Type M mortar shall be used for exterior walls below grade +/- type S mortar shall be used for walls and partitions above grade.

## METALS

5.1 Steelwork shall conform to the current specifications for the Design Fabrication and Erection of Structural Steel for Buildings as adopted by the A.I.S.C.. Connections shall be bolted or welded. Bolts shall conform to ASTM A-325 and be 3/4" diameter unless noted otherwise.

5.2 All structural steel shall be in accordance with ASTM Specifications A-36. Steel for pipe columns shall be of equivalent capacity and weldability to ASTM Specifications A-501.

5.3 All steel shall be painted with one shop coat of Red Oxide paint, primer, or approved equal Field painting shall be as directed by the Architect.

## WOOD AND PLASTICS

6.1 All woods and wood construction shall comply with specifications and codes modifications as specified herein:

1. American Institute of Timber construction: (Standard Manual).
2. National Forest Products Association: National Design Specifications for Wood Construction.
3. Southern Pine Inspection Bureau: Standard grading rules for Southern Pine Lumber.
4. Truss Plate Institute: Design Specifications for Light Metal Plate Connected Wood Trusses (TPI-74).
5. American Plywood Association: Guide to plywood for floors, plywood sheathing for walls and roofs.
6. American Wood Preservers Association Standards.

6.2 All 2x10 lumber shall be HEM-Fir #2 (minimum) stress grade lumber unless noted otherwise. All other structural lumber to be Hem-Fir #2.

Fb = 1,150 p.s.i. Fv = 75 p.s.i. E = 1,200,000 p.s.i.

6.3 All structural lumber shall be stamped in accordance with the American Institute if Timber Construction's "Construction Manual".

6.4 All parallam beams shall conform to quality control manual for MacMillan Bloedel Limited. Parallam beams shall be Southern Pine having the following minimum properties:

Fb = 2,900 p.s.i. Fv = 290 p.s.i E = 2,000,000 p.s.i.

6.5 Hangers, framing anchors, and fasteners: Provide and install stamped and fabricated steel of the type indicated as required. Nails to be those furnished by manufacturer for this specific use. Nails shall be fully driven in all holes in the anchor. 'Teco', 'Trimfast', 'Simpson', or 'Artcor' conforming to the requirements indicated shall be provided. All hangers and anchors shall be galvanized.

6.6 Install pressure treated lumber where lumber is in contact with concrete.

6.7 All headers at bearing conditions shall be of sized as shown on plans.

6.8 Provide double floor joists under all interior partitions running parallel to framing. Provide solid blocking under all point loads and columns.

6.9 Roof sheathing shall be APA rated 1/2" exterior grade plywood.

6.10 Floor sheathing shall be APA rated 3/4" sturdi-floor T&G interior/exterior plywood, glued and nailed. Adhesives conforming to Performance Specification AFG-01 shall only be used.

6.11 Wall sheathing shall be APA rated 7/16" Oriented Strand Board sheathing or as noted on drawings.

6.12 All trim to be 1" thick #2 pine or as noted on drawings.

6.13 Soffits shall be perforated vinyl of aluminum installed as per manufacturer's recommendations.

## THERMAL AND MOISTURE PROTECTION

7.1 The following specification shall govern with modifications as specified her in: American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals.

7.2 Install flashing and sheet metal in compliance with "Architectural Sheet Metal Manual" by SMACNA

7.3 Aluminum flashing shall conform to ASTM B209 and be minimum 0.016" thick standard building sheet of plain finish.

7.4 Nonreinforced flexible black elastic sheet flashing of 50 to 65 mils thickness shall comply with the following:

Shore A hardness: ASTM D-2240
Tear resistance : ASTM D-624, die C
Low temperature brittleness: ASTM D-1149
Heat aging: ASTM D-573
Tensil strength: ASTM D-412
Ultimate elongation: ASTM D-412
Ozone aging: ASTM D-1149

7.5 Provide and install flashing at all roof to wall conditions, projections of wood beams through exterior walls, exterior openings, and elsewhere as required to provide watertight/weatherproof performance.

7.6 Shingles shall be Asphalt-Fiberglass composition three-tab, conforming to U.L. Class "A" Fire Resistance, U.L. Wind Resistance, ASTM D3462 and ASTM

7.7 Provide and install one layer No. 30 Asphalt saturated unperforated organic felt complying with ASTM D226 Type 1, 36" wide, approximate weight 30 lbs. Per square +/- under roof shingles, lapping succeeding courses 2" (min.). Provide a continuous strip of ice protection underlayment along eaves to a point 24" (min.) beyond wall line. At Lace Valleys provide two (2) Layers No. 30 organic felt under shingles.

7.8 Siding shall be horizontal vinyl with 4" Exposure. Provide one layer Asphalt saturated slaters felt underlayment lapping courses 2" (min.). Install as per manufacturer's instructions.

7.9 Enclosed attic spaces and roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain. The net free ventilating areas shall be not less than 1/150 of the area to be ventilated, except the minimum required area shall be reduced to 1/300 of the area to be ventilated. Ventilators shall be located at least three feet (3'-0") above eave or cornice vents with the balance of required ventilation provided by eave or cornice vents. Vents shall have insect screens provided, (as per dwgs.).

7.10 Provide and install 3-1/2" thick kraft faced glass fiber batt insulation with an insulation-only value of R-15 in exterior walls of 2x4 construction or as indicated on drawings.

7.11 Provide and install 5-1/2" thick kraft faced glass fiber batt insulation with an insulation-only value of R-21 in exterior walls of 2x6 construction or as indicated on drawings.

7.12 Provide and install 9-1/2" thick kraft faced glass fiber batt insulation with an insulation-only value of R-30 in roof or ceiling and crawl space floor joist as shown on drawings.

7.13 Provide and install 2" thick rigid foam plastic insulation board with cementous coating with a minimum insulation only value of R-5 in accordance with manufacture's instructions where shown on drawings.

7.14 Provide and install batt insulation at window shim spaces.

7.15 Fit insulation tight within spaces and tight to and behind mechanical and electric services within the plane of insulation. Leave no gaps or spaces being sure not to compress glass insulation.

7.16 Provide and install joint sealers to comply with manufacturer's printed instructions applicable to products and applications indicated and to the following specifications: Elastomeric Sealant: ASTM C-926
Solvent-Release-Curing Sealant: ASTM C-804
Latex Sealant: ASTM C-790
Acoustical Sealant: ASTM C-919

7.17 Provide and install a 6 mil. Polyethylene vapor barrier complying with ASTM D 2103 where shown on the drawings.

7.18 Provide and install gutters and downspouts as per SMACNA architectural sheet metal manual.

7.19 Gutter - continuos 3 3/4" x 5" wide Aluminum with bracket hangers @ 18" o/c: Gutter style to be "ogee"
Downspout - continuous 2" x4" (aluminum)
Provide one-pre-cast splash block at base of each downspout.

## DOORS & WINDOWS

8.1 Reference standards for metal doors, wood doors, and windows shall be as follows:

a. Underwriter's Laboratories, Inc.: Building Material Directory.
b. National Fire Protection Association: Pamphlet No. 80 Standard for Fire doors and Windows.
c. National Woodwork Manufacturer's Association: I.S., 1078: Wood Flush Doors.
d. Air leakage: ASTM E283
e. Water resistance: ASTM E331

8.2 Glazing in locations which may be subject to human impact such as frameless glass doors, glass entrances and exit doors, fixed glass panelees, sliding glass doors, shower doors, tub enclosures, and storm doors shall meet the requirements set forth in the Building Code and the Safety Standard for Glazing Materials 16 CFR 1201). All glazed panels located 12" of a door, which may be mistaken for openings of human passage shall be tempered glass, unless such panels are provided with a horizontal member of 1-1/2" (min.) in width and located 36" above the walking surface.

8.3 All manufactured windows and sliding glass doors shall meet the air infiltration standards of the 1972 American National Standards Institute ASTM E283-73 with a pressure differential of 1.57 pounds per square foot and shall be certified and labeled.

8.4 Windows based upon Manufacturers as specified on drawings with insulating glass and full screens.

8.5 Exterior entry doors shall be 1 3/4" thick insulated metal doors and shall meet the following requirements:
Air infiltration: ASTM E283 - Water resistance: ASTM E331 Acoustical Performance: ASTM E413-70T-STC 28 Thermal Transmission: R-15+/- (calculated). Doors shall be provided with factory baked-on prime paint finish. Sidelights shall be tempered glass and sized as indicated on drawings. Manufacturer as selected by Owner.

8.6 All interior doors shall be 1-3/8" thick hollow core. Manufacturer and finish as selected by Owner.

## FINISHES

9.1 Provide and install gypsum wall board in accordance with "American Standard Specifications for the Application and Finishing of Gypsum Wallboard, as approved by the American Standards Association, latest edition +/- applicable parts thereof are hereby made a part of this specification except where more stringent requirements are called for in this specification, in local codes, or by the manufacturer of the gypsum wall board, whose requirements shall be followed.

9.2 Application of paint or other coating shall be in strict accordance with manufacturer's directions. Ready-mixed paint shall not be thinned, except as permitted in the instructions.

9.3 All exterior and interior surfaces shall receive the painter's finish except color coordinated factory finish surfaces. Top and bottom of all doors to be sealed and painted.

9.4 All surfaces to be finished shall be clean and free of foreign materials (dirt, greases, asphalt, rust, ect.)

9.5 Application shall be in workmanlike manner providing a smooth surface. Application rate shall be that recommended by the manufacturer.
Application may be by brush or roller or by spray if paint is formulated for spray application.
Apply prime coat and (2) two finish coat of latex paint.

9.6 Interior paint shall be approved by Owner.

9.7 Exterior trim to receive prime coat and (2) finished coat of latex paint.

9.8 Provide and install moisture-resistant gypsum wall board type VII grade W or X as required, class 2, 1/2" thick, at walls and ceilings where moisture may be present, install 1/4" hardbacker under all tile areas(showers/tub enclosures,floors & walls)

9.9 Provide and install SW or regular gypsum wallboard, 1/2" thick at all walls and ceiling unless otherwise indicated on drawings or specified. Contractor shall provide all trim accessories, finish taping and spackling in accordance with American Standard Specifications.

## SPECIALTIES

10.1 Provide kitchen accessories, bath accessories, and miscellaneous items per Owner's schedule and specifications. All items shall be installed in strict accordance with the respective manufacturer's published instructions and approved installation drawings.

## MECHANICAL

11.1 Contractor shall provide all labor, materials and equipment necessary to install: plumbing, related fixtures, ventilations, roof and floor drains, heating and air conditioning. All work shall comply with state and local codes and ordinances. Subcontractors shall coordinate work with other trades. Contractors shall install and check all pressure reducing valves, pop off valves and other safety devices prior to operation.

11.2 Mechanical drawings prepared b Contractor's Engineer:
a. Plumbing Contractor shall prepare and submit plans, riser diagrams and calculations required.

b. For purposes of clarity and legibility, the drawings are essentially diagrmatic to the extent that offsets, bends, special fittings and exact locations are not indicated. Contractor shall make use of all data in all of the Contract Documents and shall verify this information. Submit one copy of shop drawings to Architect prior to construction for review for conformance with the design concept of project.

## ELECTRICAL

12.1 Contractor shall provide and install all labor, materials, and equipment necessaity to install wiring, related fixtures, electric heat elements, and control. All work shall comply with National Electrical Code, state and local codes and ordinances. Subcontractor shall coordinate work with all other trades. Terminal hookup is required of all fixtures and appliances, motors, fans, and controls.

12.2 Electrical system layouts are generally diagrammatic location of outlets and equipment is approximats. Structural conditions and obstructions shall govern exact routing of wiring and locations of outlets. Wiring for equipment requiring maintenance and inspection shall be readily accessible.

12.3 Any wiring located within planting areas shall be placed a minimum of 18 inches below finish grade.

12.4 All electrical equipment, breakers, and time clock controls shall be property labeled.

12.5 The serving utility will provide and install all primary and secondary service raceways and conductors, including transformer pads, and connections to the line side of all building main disconnects. Raceways sized as designated by the service utility shall be provided by the Electrical Contractor from each building main disconnect to the exterior building line for continuation by serving utility. Contractor shall provide panel design.

12.6 Provide one electric meter per unit.

12.7 Light circuits shall be 15 amp with #14 AWG copper conductors.

12.8 Receptacle circuits shall be separate 20 amp with #12 AWG copper conductors.

12.9 Appliance circuits shall be separate 20 amp with #12 AWG copper conductors.

12.10 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.

12.11 Verify and locate all receptacles prior to installation of drywall.

12.12 Install receptacles at 1'- 6" to centerline above finished floor unless otherwise noted.

12.13 Provide GFI outlets where shown on plans.

12.14 All equipment installed outdoors and exposed to weather shall be weatherproof.

12.15 Install receptacles in kitchen and bathrooms above work top unless otherwise noted on plans.

12.16 Provide light fixtures per owner's schedule.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REVISIONS:

DATE 1-13-2025 | DRAWN BY: BV

TITLE: GENERAL NOTES

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