

GENERAL NOTES

DIVISION 01 GENERAL REQUIREMENTS

1.01 USE OF DRAWINGS

- A. These drawings are for use solely with respect to this Project and are the property of the Architect and shall not be used without his consent.
B. These drawings shall be used only for the specific site location as indicated hereon.
C. Drawings shall not be used for issue of a building permit unless signed and sealed by the Architect.
D. It shall be understood that work may be indicated on these drawings that shall require design by others including, unless otherwise noted, railings, trusses, glazing, electrical, plumbing, and HVAC service and systems.

1.02 CHANGES

- A. Do not make changes to or deviations from these drawings without written consent from the Architect.
B. The Architect is not responsible for deviations from the Contract Documents.

1.03 CODES

- A. All work and materials shall meet the requirements of applicable Local, State and National codes.
B. Perform work in accordance with the requirements of the authority having jurisdiction over construction where the project is located.

1.04 REVIEW OF CONTRACT DOCUMENTS

- A. Compare all the Construction Contract Documents with each other and with actual field conditions and verify plan dimensions and conditions.
B. Report discrepancies in the Contract Documents to the Architect for correction prior to beginning work.

1.05 MEANS AND METHODS

- A. 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 the acts or omissions of the contractor, subcontractors, or any other person performing any of the work, or for failure of any of them to carry out the work in accordance with the Construction Documents.
B. Contractor shall be responsible to comply with all governing workplace safety regulations including but not limited to OSHA and NESC (National Electric Safety Code)

1.06 PRODUCT & MATERIAL INSTALLATION

- A. Store, protect and install products, product systems and materials in accordance with manufacturer's printed instructions, by manufacturer's qualified installer, and in full accordance with trade standards.
B. Examine substrates for compatibility and acceptability for an approved installation of assured quality.
C. Coordinate work of related trades for proper progress of work.

1.07 CLEANING & PROTECTION

- A. Maintain project clean and free of debris and trash.
B. Protect work from damage after installation.
C. Clean floors, fixtures, equipment, and glazing ready for occupancy upon project completion.

1.08 WARRANTY

- A. Contractor warrants that materials provided will be new and free of defects and that the work will conform to the Contract Documents. Warrant all work for one year from date of Substantial Completion.

1.09 FLOOD RESISTANT CONSTRUCTION

- A. Install mechanical and electrical systems and equipment above base flood elevation and freeboard + 14.00 NAVD 1988. Installation of electrical work below base flood elevation must meet NFPA 70.
B. The architect, in the absence of design and construction observation services and/or inspection by destructive demolition, takes no responsibility for existing construction.

1.10 CORROSION RESISTANT MATERIALS

- All metal components and fasteners exposed to the elements for outdoor use shall be corrosion resistant in accordance with applicable code standards and as otherwise specified herein.

1.11 PERMITS

- A. Apply for, obtain and pay for all permit fees including utilities.
B. Contractor's licensed Plumber shall prepare gas and plumbing riser diagrams.
C. Contractor's licensed Electrician shall prepare panel schedules and electrical riser diagrams.
D. Contractor's Mechanical subcontractor shall prepare HVAC plans.

DIVISION 02 EXISTING CONDITIONS

02 41 16 - STRUCTURE DEMOLITION

- 1.05 SCOPE: Demolish existing structures; remove foundations, disconnect utilities.
3.01 PREPARATION
A. Notify adjacent owners of work which may affect their property, potential noise, utility outage, or disruption. Coordinate with owner.
B. Prevent movement or settlement of adjacent structures.
C. Secure all necessary permits
3.02 DEMOLITION REQUIREMENTS
A. Conform to applicable federal, state and local codes and regulations for demolition of structure, safety of adjacent structures, dust control, service utilities, and discovered hazards.
B. Conduct demolition to minimize interference with adjacent structures
C. Conduct operations with minimum interference to public or private accesses.
D. Do not close or obstruct roadways without permits.
E. Cease operations immediately if adjacent structures appear to be in danger and notify Owner
3.03 BUILDING DEMOLITION
A. Demolish and cap and identify utilities.
B. Demolish structures in an orderly and careful manner.
C. Remove foundations to full depth.
D. Remove concrete slabs on grade.
E. Backfill areas excavated caused as a result of demolition.
F. Rough grade and compact all areas affected by demolition
G. Backfill in one foot lifts and compact each lift to minimum 95% density. Owner will retain a testing agency to verify compaction

- 3.04 CLEAN UP
A. Remove demolished materials from site as work progresses.
B. Dispose of all materials in strict accordance with all federal, state and local regulations
C. Leave areas of work in clean condition.

DIVISION 03 CONCRETE
03 30 00 - CAST-IN-PLACE CONCRETE

- 1.01 Recommended Testing: Provide slump test and 3 test cylinders for each 50 cubic yards or less placed. Test one cylinder at 7 days and one cylinder at 28 days.
2.01 Concrete: 3,500 psi at 28 days, unless noted otherwise. Conforming to ACI 301 and ACI 318. Air entrained for exterior exposed locations.
2.02 Reinforcing steel: ASTM A615 grade 60 deformed bars.
2.03 Welded wire fabric: ASTM A185, flat sheet, 6 x 6 w 1.4 x 1.4 unless noted otherwise. Overlap sheets 8" minimum.
2.04 Finishes: Steel trowel floor slabs and wood float sidewalks.
2.05 Vapor barrier: Two or three ply cross-laminated high-density polyethylene, Raven "VaporBlock 10", W.R. Grace "Florprufe" or Griffolyn "Type 65-G". Maximum 0.050 perms. ASTM Class A.

DIVISION 04 MASONRY

- 04 22 00 - CONCRETE UNIT MASONRY
2.01 Concrete block: ASTM C90, Grade N load bearing lightweight masonry units
2.02 Mortar: ASTM C270, Type S, standard gray color.
2.03 Joint Reinforcing: Minimum 9 ga. galvanized steel trussed wall reinforcing at 16" o.c. vertical, lap at corners and wall intersections.
2.04 Engineered flood vents: "SmartVENT" (Minimum 50 square inch free area for ventilation) or "FloodVENT" (insulated, non-venting) as indicated. Manufactured by Smartvent (tel. 877-441-8368).
3.01 Installation: Follow NCMA Specification for the Design and Construction of Load-Bearing Concrete Masonry.
3.02 Joints: struck smooth and tooled concave. Fill all head joints full.
3.03 Cold Weather Installation: Do not lay block when outside air is below 40 degrees F., unless means are provided to heat the masonry.

SECTION 04 23 13 - THIN VENEER BRICK

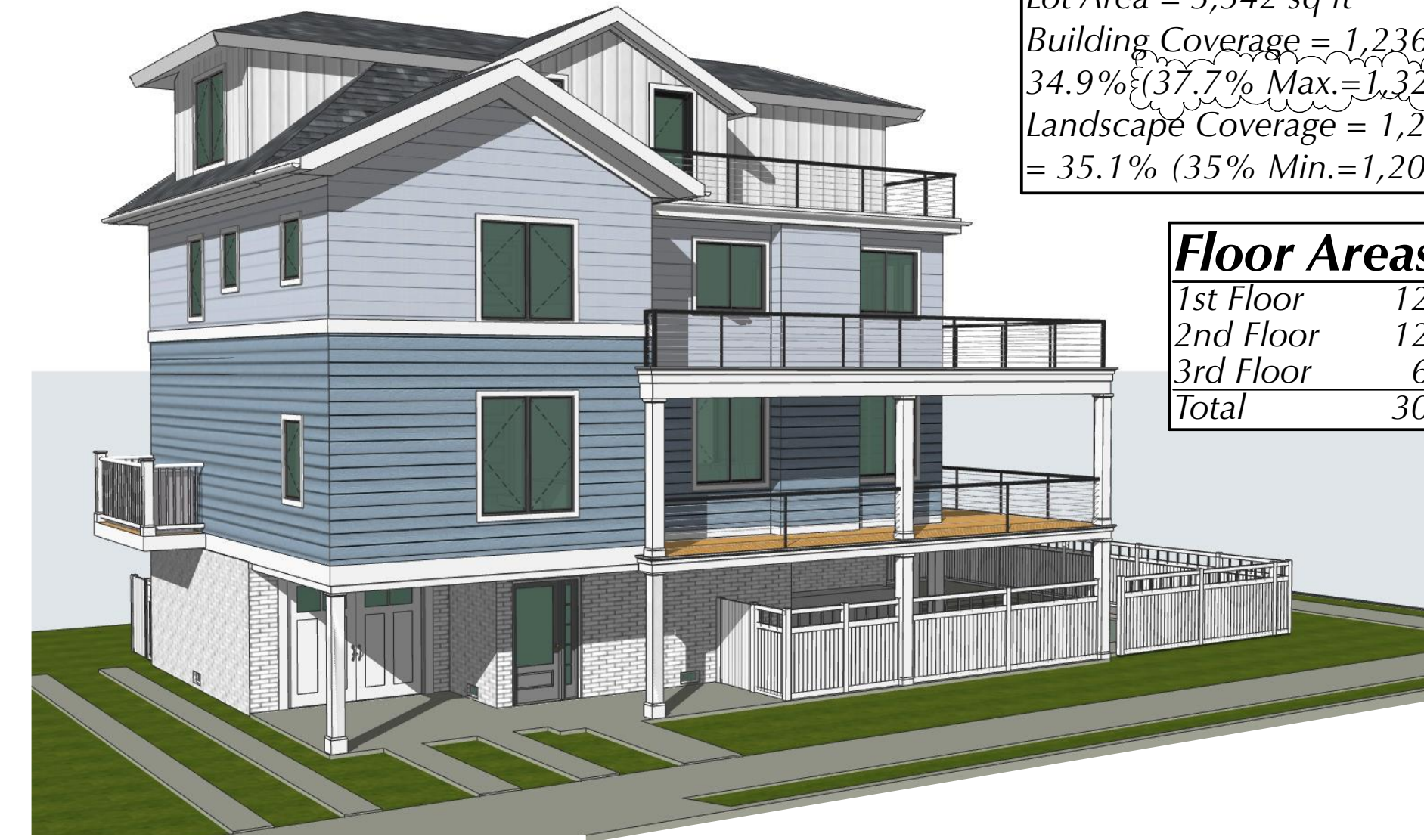
- 1.01 DELIVERY, STORAGE, AND HANDLING: Deliver and Store materials in accordance with manufacturer's instructions.
1.02 ENVIRONMENTAL REQUIREMENTS: Do not install natural thin veneer under environmental conditions outside manufacturer's limits.
2.01 Manufacturer: Robinson Thin Brick or equal.
2.02 Natural Thin Veneer Brick: Fire clay brick as selected by Owner.
2.03 Special Shapes: Provide specify special shapes as required.
2.04 Concrete Bonding Agent: Latex type.
2.05 Setting Buttons and Shims: Lead or plastic.
2.06 Pointing Mortar: Conform to ASTM C270. MVIS pointing mortar.
2.07 Bonding Agent: Acrylic additive.
2.08 Sealer: Water-based silane or siloxane masonry sealer, clear.
3.01 Examination: Examine surfaces to receive thin veneer brick. Notify Architect of conditions that would adversely affect installation.
3.02 Surface Preparation: Prepare surfaces in accordance with manufacturer's instructions.
3.03 Installation System: Laticrete MVIS Masonry Veneer Installation System with 25 year warranty. Provide MVIS air & water barrier.
3.04 Installation: Install thin veneer brick and mortar in accordance with manufacturer's instructions and ACI 530.1/ASCE 6/TMS 602. Maintain masonry courses to uniform dimensions. Form vertical and horizontal joints of uniform thickness. During progress of the work, cover top of unfinished masonry work for protection from weather. Level substrate with MVIS veneer mortar prior to application of MVIS air and water barrier.
3.05 Cleaning: Keep face of brick free of mortar as work progresses. Clean per manufacturer.
3.06 Protection: Protect installed thin veneer brick.

DIVISION 05 METALS

- 05 12 00 - STRUCTURAL STEEL
1.01 Conform to AISC Specifications for Design, Fabrication and Erection of Structural Steel for Buildings.
1.02 Design requirements: Design steel beam connections for 100% of beam capacity when uniformly loaded, unless noted otherwise. Design connections for simple spans at beam.
2.01 Structural and miscellaneous steel: ASTM A36.
2.02 Nuts, bolts and washers: High strength ASTM A325 installed by the turn-of-the-nut method or calibrated torque wrench. All bolts to be 3/4" diameter, unless noted.
2.03 Finish: One coat of red oxide or compatible primer except at faying or welding surfaces. Field paint with one coat of rust-inhibiting paint. Field coat steel below concrete slab with bituminous coating.
2.04 Bracing: Brace steel as required until construction is complete.
2.05 Welding: Performed by an AWS Certified Welder using E70 series electrodes, in accordance with the latest AWS code, unless otherwise noted. All fillet type welds shall be continuous unless noted otherwise. Where welding is used to develop the full strength of the members being jointed, only full penetration groove type welds shall be used. All welds shall be ground smooth and all sharp edges and burrs shall be removed in areas of travel or wherever there may be a hazard.
2.06 Fasteners: All metal fasteners used to connect structural steel members to building walls shall be hot dip galvanized steel, unless noted otherwise.

05 52 00 - CABLE RAILINGS

- 1.01 Submittals:
a. Submit Shop Drawings: Indicate profiles, sizes, connection attachments, anchorage, size and type of fasteners, and accessories. Prepare Shop Drawings under direct supervision of a professional engineer experienced in design of this work and licensed in the State of New Jersey.
b. Submit Design Data: Submit structural design calculations signed and sealed by professional engineer.
1.02 Design Requirements: Design handrail, guardrail, and attachments to resist forces as required by ASCE 7 and IBC Code. Apply loads non-simultaneously to produce maximum stresses.
1.03 Top Rail Concentrated Load: 200 pounds applied at any point in any direction.
1.04 Baluster Concentrated Load: 50 pounds applied to one square foot area.
2.01 Handrails: continuous without interruption by newel posts or other obstructions. Maintain 1 1/2" minimum clear space between handrail and adjacent wall. Maximum 4 1/2" projection into stair or ramp width.
2.02 Open guards: Construct so that a 4 3/8" diameter sphere cannot pass through any opening.
2.03 Manufacturer: AGS Stainless (888-842-9492), Feeney "Cable Rail" (800-888-2418), Atlantisrail (800-541-6829), or equal.



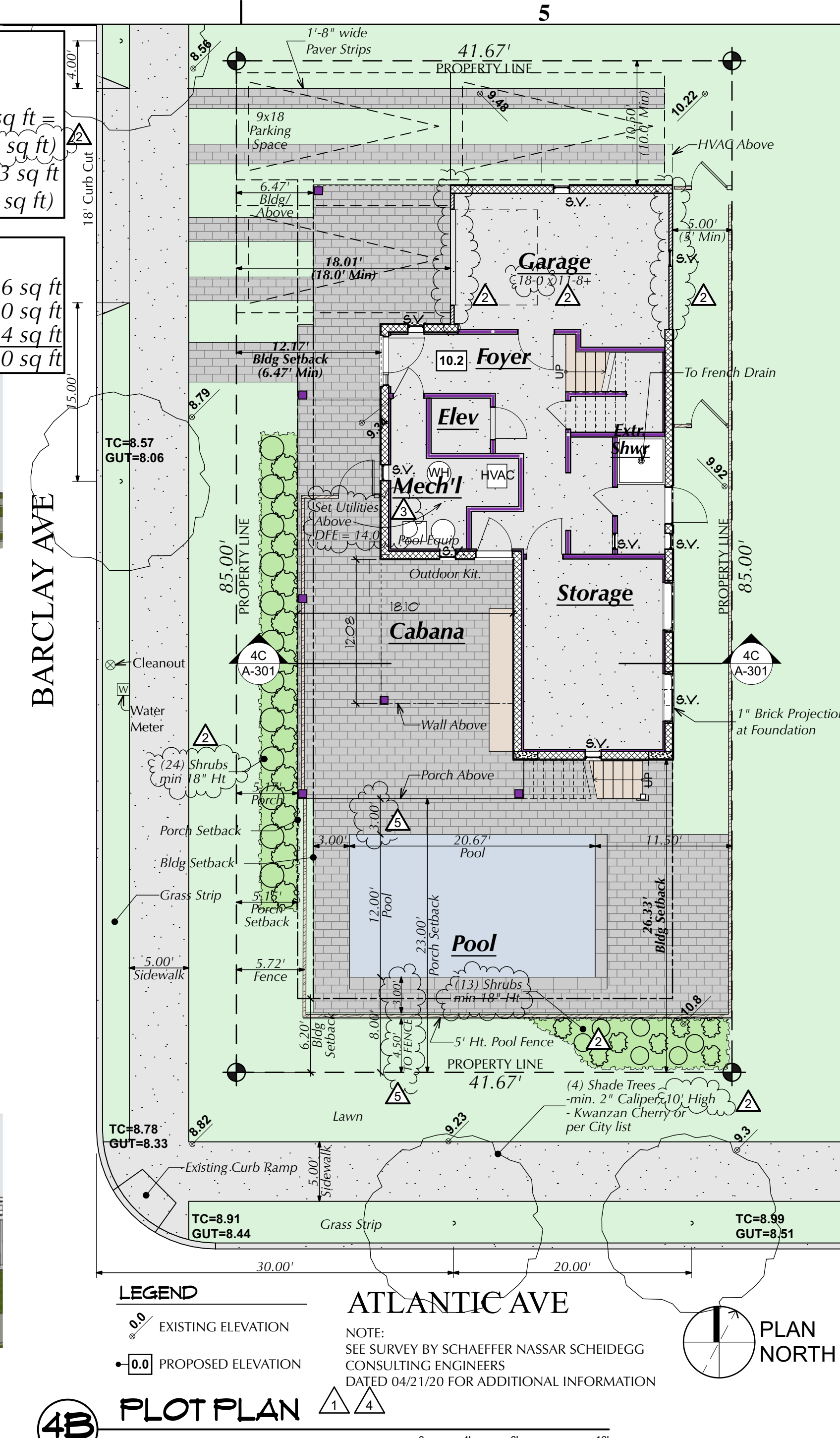
3C View from Northwest SCALE: 1:222.22



3B View from Corner (Southwest) SCALE: 1:173.61

Zoning
Lot Area = 3,542 sq ft
Building Coverage = 1,236 sq ft = 34.9% (37.7% Max. = 1,321 sq ft)
Landscape Coverage = 1,243 sq ft = 35.1% (35% Min. = 1,200 sq ft)

Floor Areas
1st Floor 1236 sq ft
2nd Floor 1230 sq ft
3rd Floor 614 sq ft
Total 3080 sq ft



LEGEND
EXISTING ELEVATION
PROPOSED ELEVATION
SCALE: 1/8" = 1'-0"
CODE (2018)



Table with project details: Project: Irons Residence, Energy Code: 2018 IECC, Location: Margate City, New Jersey, Construction Type: Single-family, New Construction, Project Value: 3,180,000, etc.

Table for Envelope Assemblies with columns: Assembly, Gross Area of Perimeter, Cavity R-Value, Cont. R-Value, U-Factor, UA. Rows include Ceiling, Wall, Door, Window, and Floor.

DIVISION 06 WOOD, PLASTICS AND COMPOSITES
06 11 00 - ROUGH CARPENTRY
1.01 Quality Assurance: All wood and structural wood shall comply with current IBC code. All framing shall carry the grade mark of the Western Wood Products Association or Southern Pine Inspection Bureau.
2.01 Framing lumber: No. 2, or better, Douglas Fir-Larch, Hem-Fir or Southern Pine unless noted otherwise.
2.02 Exterior wood: Preservative treated or cedar.
2.03 Preservative treated wood and plywood: Rated for Ground Contact by AWPA or other approved agency. Do not use ammonia-based preservatives. Provide 40-year warranty. Lumber- No. 2 or better Southern Pine. Exposed stringers, etc. - No. 1 or better Southern Pine. Wood in contact with concrete floor slabs and masonry shall be preservative treated.
2.04 Minimum allowable stresses for laminated veneer lumber (L.V.L.) or parallel strand lumber (PSL): Fb=2,800 PSI, Fv=285 PSI, E=2,000,000 PSI, Fc=500 PSI

Table for Signature and Date with columns: Name - Title, Signature, Date. Includes Project Title: Irons Residence and Report date: 07/20/20.

FENWICK ARCHITECTS
646 Ocean Heights Avenue
Linwood, NJ 08221
P. 609-653-0222
F. 609-653-1637
www.fenwickarchitects.com

STEPHEN J. IRONS, AIA, R.A., N.J.
Cert. No. 21A1000800

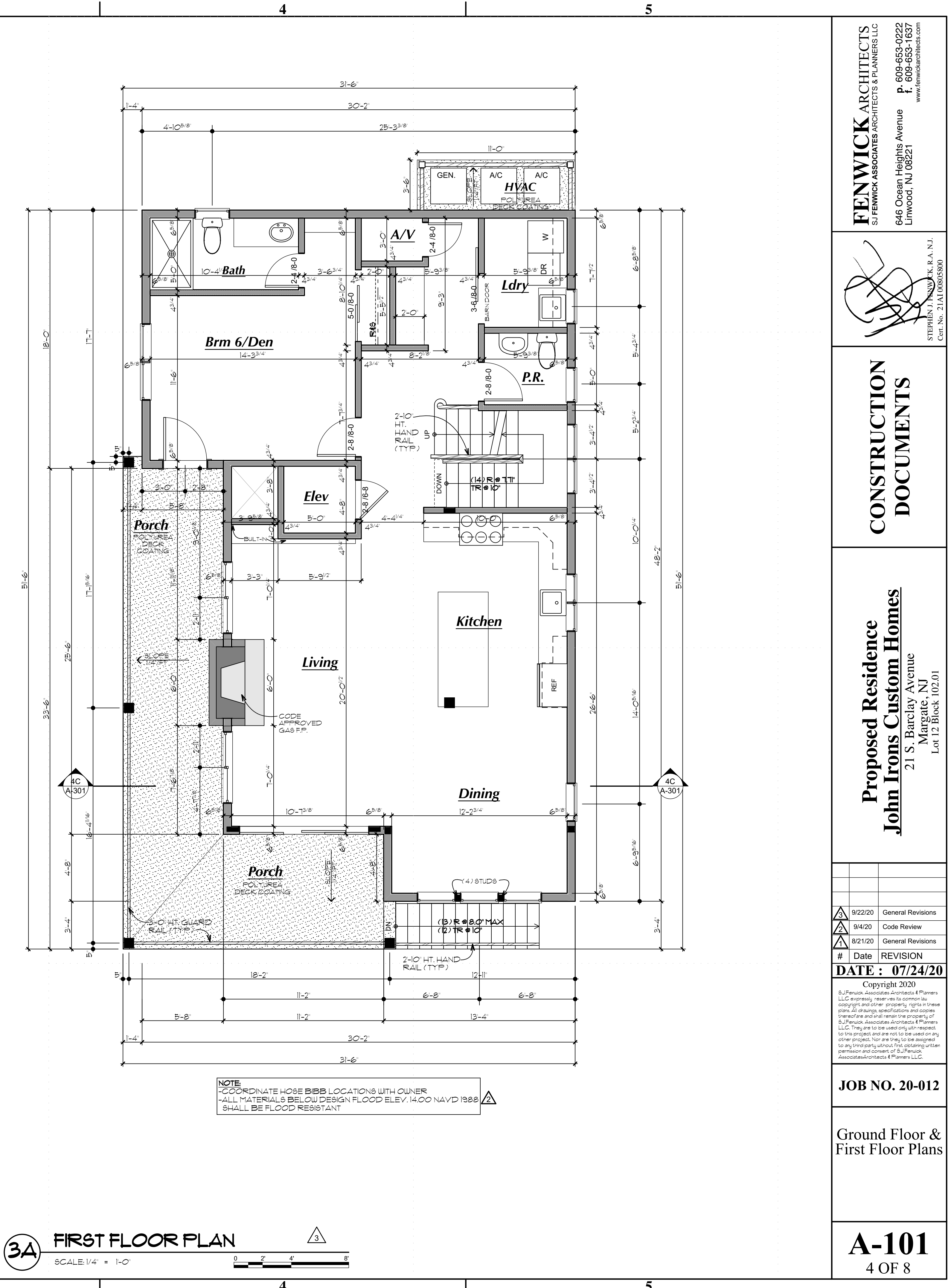
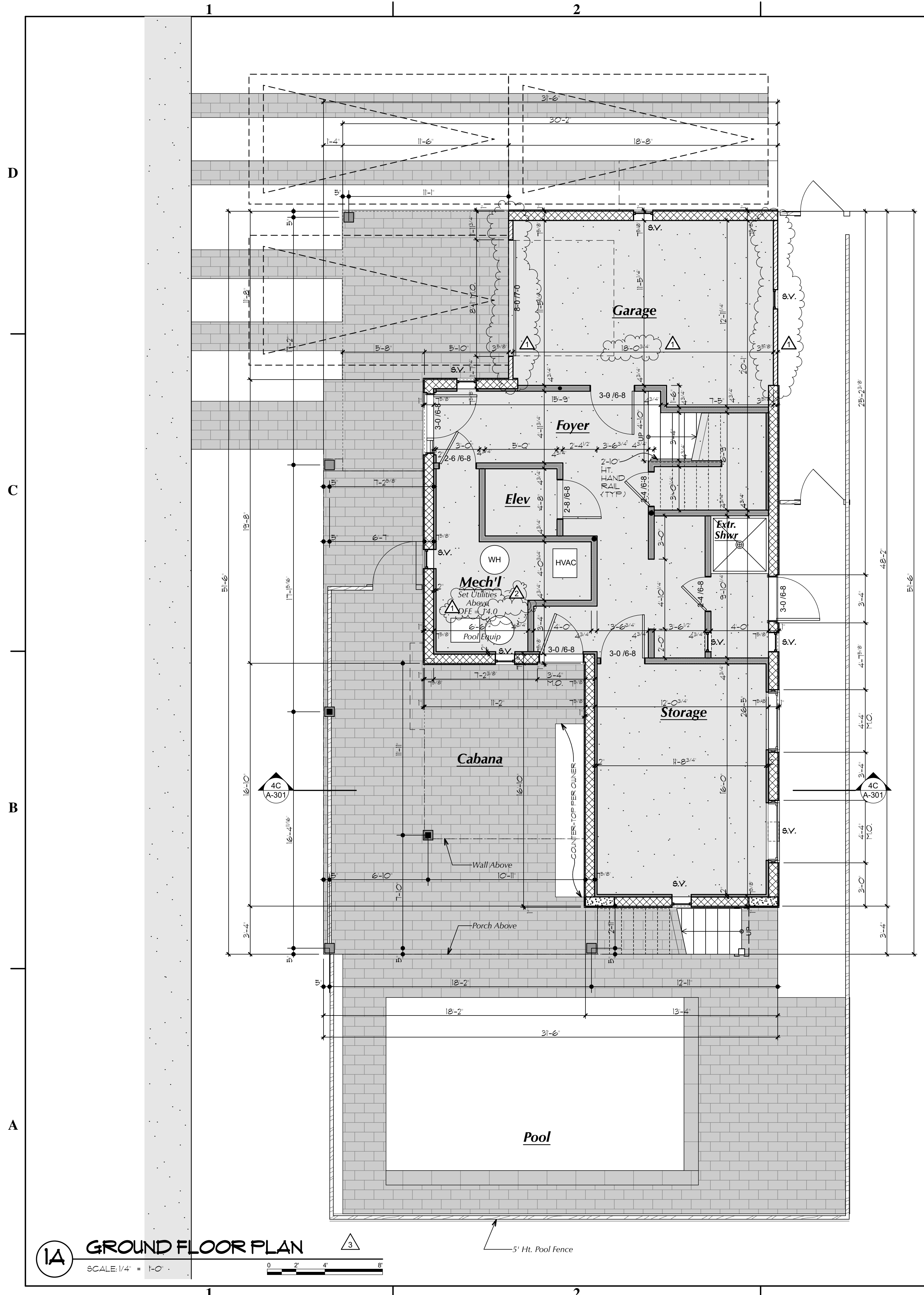
CONSTRUCTION DOCUMENTS

Proposed Residence
John Irons Custom Homes
21 S. Barclay Avenue
Margate, NJ
Lot 12 Block 102.01

Table with columns: Date, Revision. Includes entries for Pool Fence, General Revisions, Code Review, and Plot Plan.

Table for CODE SCHEDULE with columns: Construction Type, Use Group, Flood Zone, Energy Subcode, Live Load Schedule.

Table for JOB NO. 20-012 with columns: General Notes, Floor Areas, Storage, Garage. Includes a large 'G-001' stamp and '1 OF 8' page indicator.



FENWICK ARCHITECTS
S/FENWICK ASSOCIATES ARCHITECTS & PLANNERS LLC
P. 609-653-0222
F. 609-653-1637
www.fenwickarchitects.com
646 Ocean Heights Avenue
Linwood, NJ 08221

STEPHEN J. FENWICK, P.E., R.A., N.J.
Cert. No. 21A10005800

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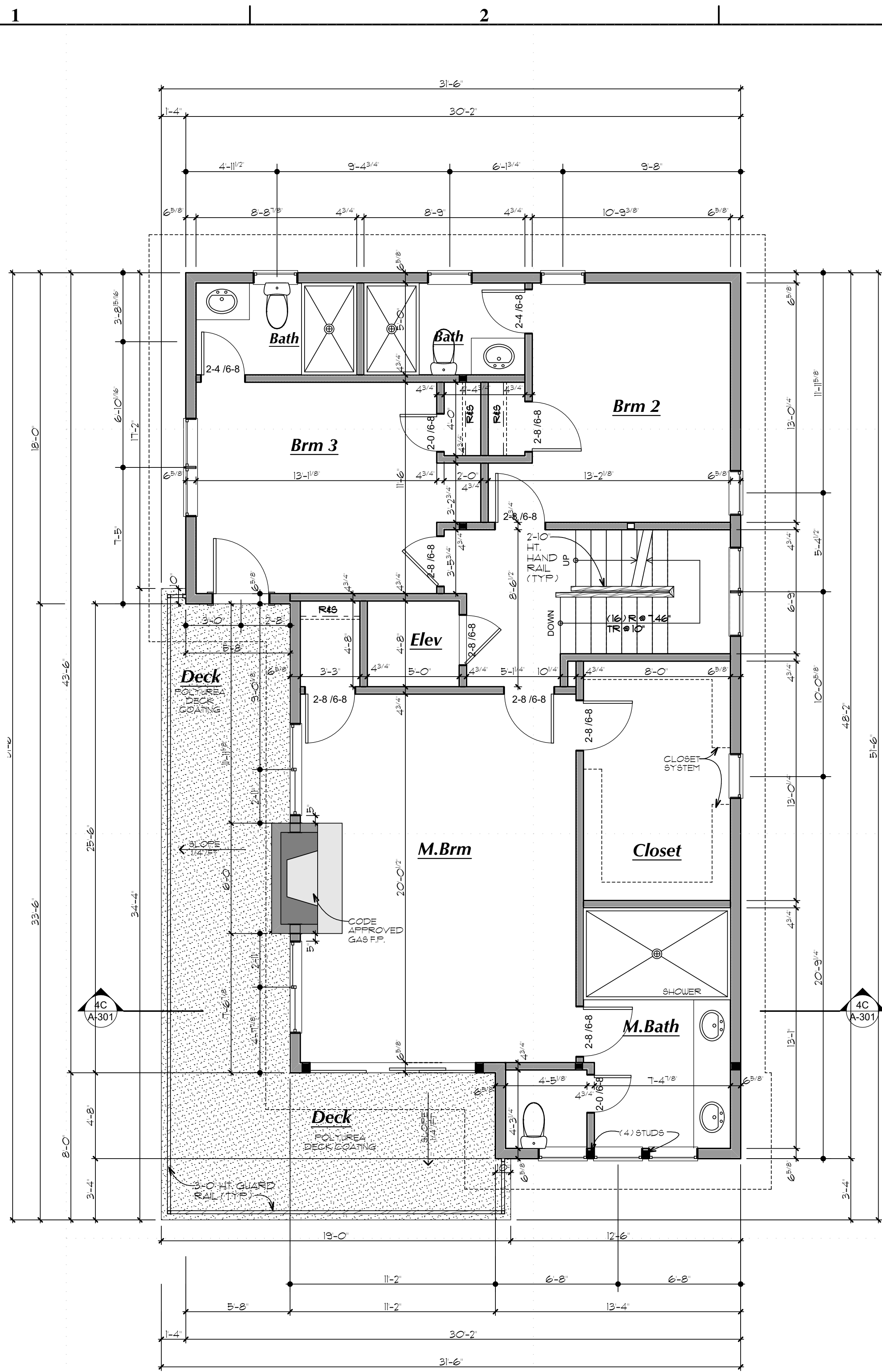
#	Date	REVISION
△	9/22/20	General Revisions
△	9/4/20	Code Review
△	8/21/20	General Revisions
DATE : 07/24/20		

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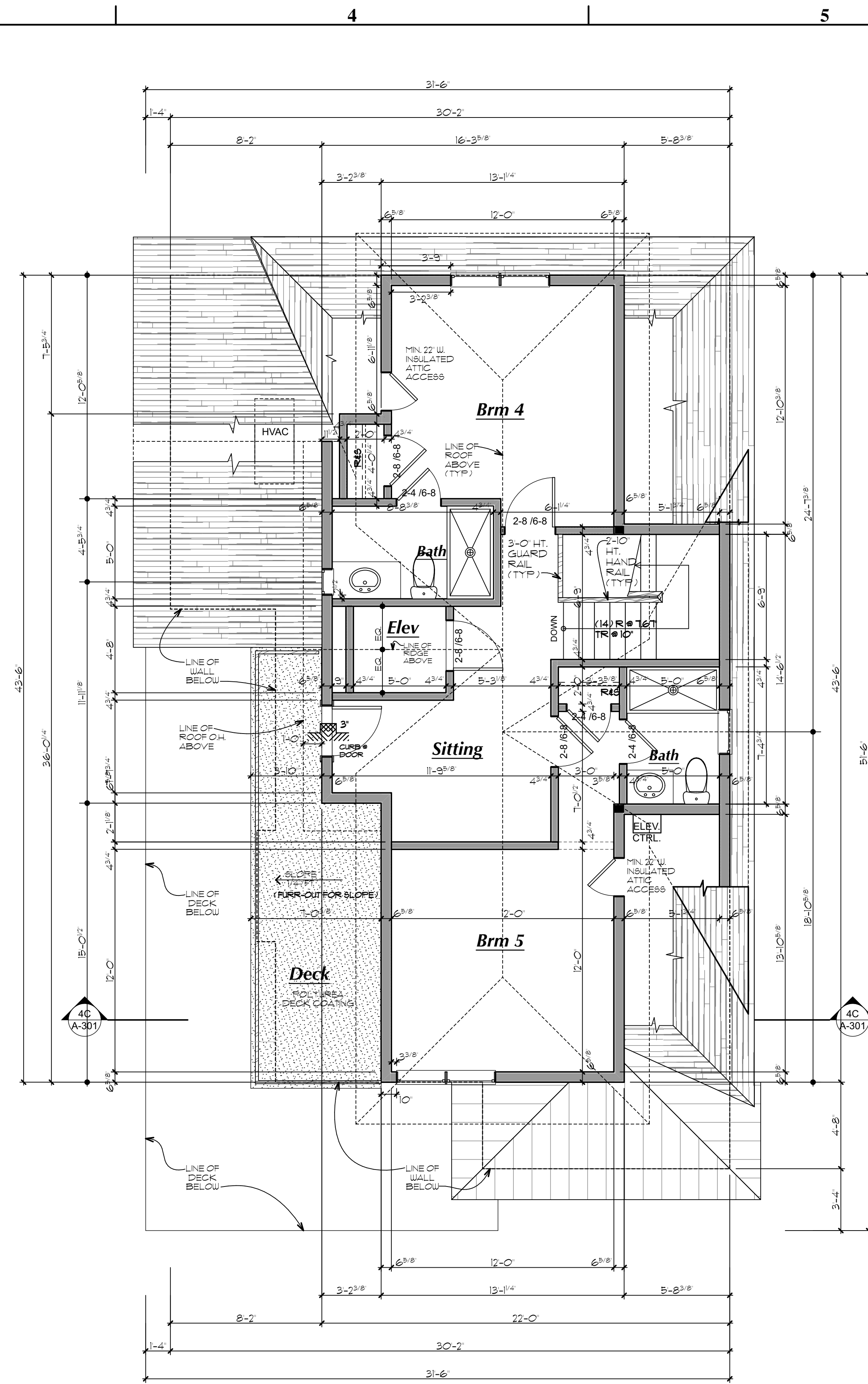
JOB NO. 20-012

Ground Floor & First Floor Plans

A-101
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1A SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3A THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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JOB NO. 20-012

Second Floor & Third Floor Plans

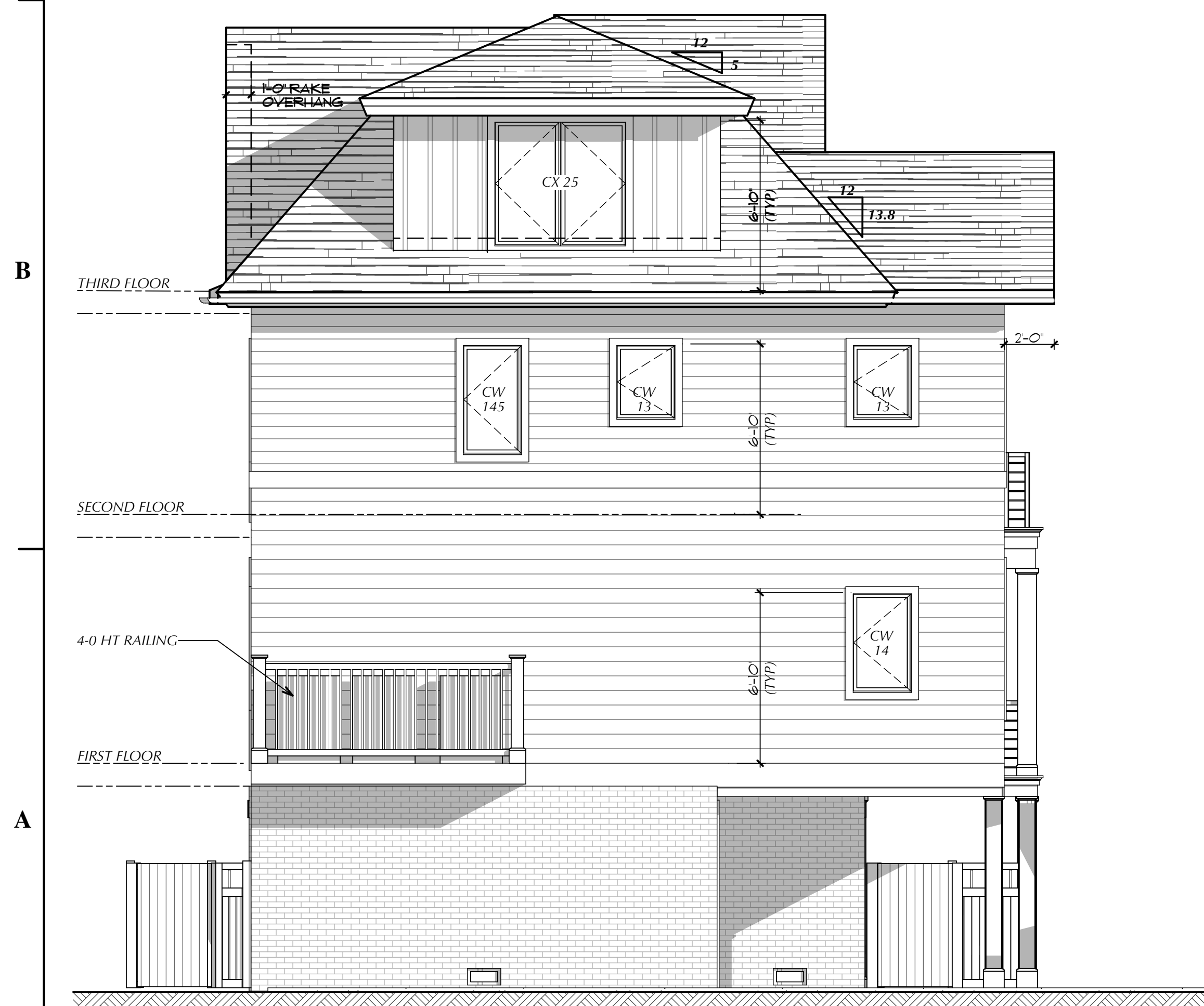
A-102
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1C FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2C RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1A REAR ELEVATION
SCALE: 1/4" = 1'-0"



2A LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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F. 609-653-1637
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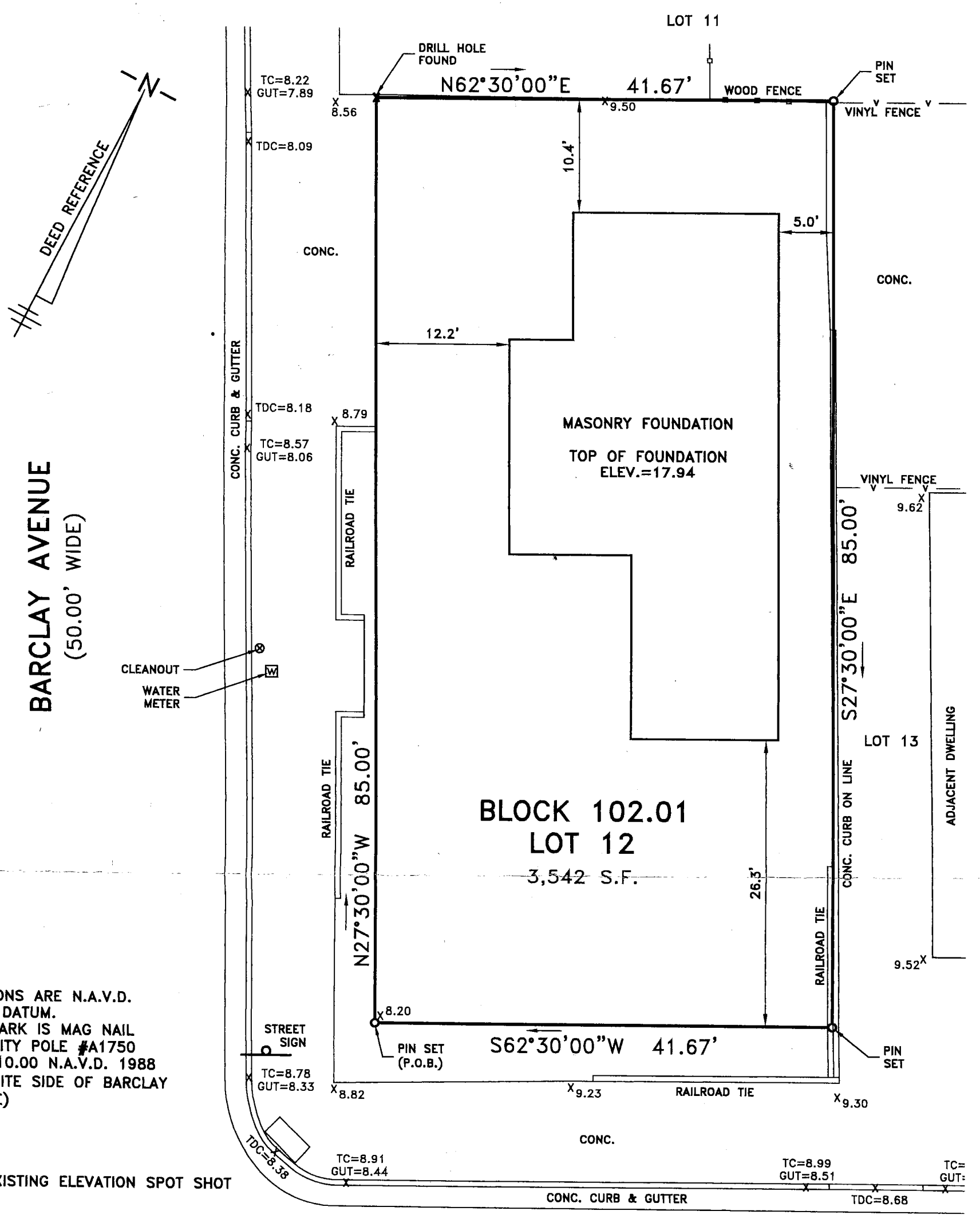
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JOB NO. 20-012

Elevations

A-201
7 OF 8



NOTES:

1. ELEVATIONS ARE N.A.V.D. 1988 DATUM.
2. BENCHMARK IS MAG NAIL IN UTILITY POLE #A1750 ELEV. 10.00 N.A.V.D. 1988 (OPPOSITE SIDE OF BARCLAY AVENUE)

LEGEND:

x 00.00 EXISTING ELEVATION SPOT SHOT

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TO: IRONS CUSTOM HOMES

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON OCTOBER 13, 2020 BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS."

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE. THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES EXCEPT AS FOLLOWS:

- A. TO THE TITLE INSURER SO THAT IT MAY INSURE TITLE TO PREMISES SHOWN HEREON
- B. TO THE MORTGAGE HOLDER, THE CERTIFICATION SHALL SURVIVE TO ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR.

Howard A. Transue
 HOWARD A. TRANSUE, PROFESSIONAL LAND SURVEYOR
 NEW JERSEY LICENSE NO. 33541

Schaeffer Nassar Scheidegg
 CONSULTING ENGINEERS, LLC
 Surveyors • Environmentalists • Planners
 1425 Cantillon Boulevard • Mays Landing • New Jersey
 Telephone: (609) 625-7400 • Fax: (609) 909-0253
 Certificate of Authorization #24GA28103800

SURVEY OF PROPERTY FOR: IRONS CUSTOM HOMES 21 S. BARCLAY AVENUE BLOCK 102.01, LOT 12 CITY OF MARGATE ATLANTIC COUNTY NEW JERSEY	DATE: 10-14-20
	SCALE: 1"=10'
	DRAWN: B.G.
	CHECKED: H.A.T.
	UPDATED: -
FILE NO. 20-160	