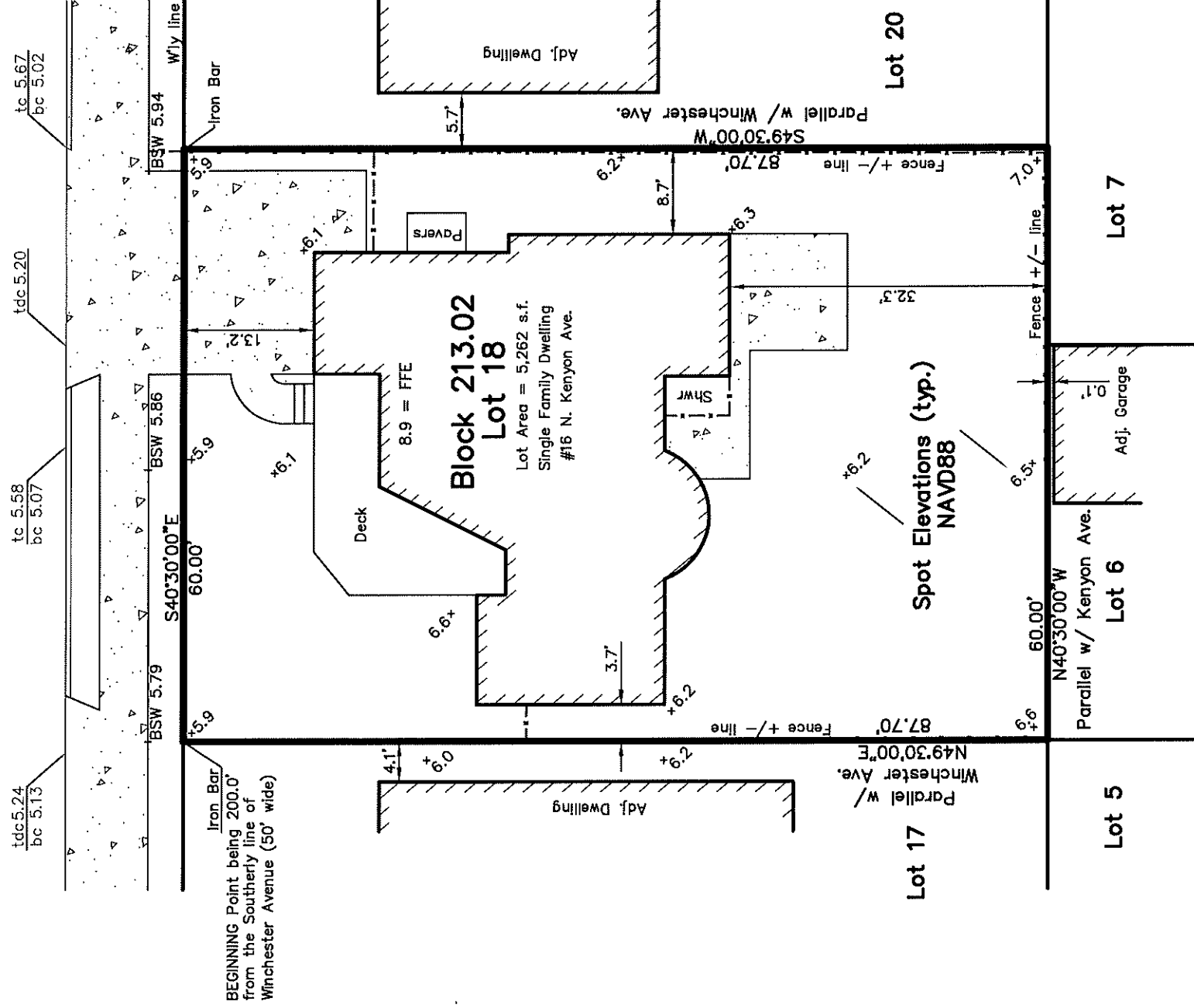
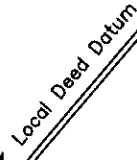


# KENYON AVENUE (50' wide)



## GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any documents of record, either recorded or unrecorded. Underground improvements, easements, property line agreements or other conditions unknown to the surveyor are not shown. Surveyor reserves the right to modify this survey should any such information become available.

Surveyor's signature and embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey affidavit, or for use by any other person or entity not specifically named, for any reasons other than as intended.

Property is located in a F.E.M.A. FIRM  
ZONE "AE"; Base Flood Elevation 9 ft. (NAVD88)

GIALLORETO, JERRY & REGINA

## SURVEY OF PREMISES

SITUATE IN  
CITY OF MARGATE  
COUNTY OF ATLANTIC, N.J.  
#16 North Kenyon Avenue  
BLOCK 213.02 LOT 18

**PAUL KOELLING  
& ASSOCIATES, LLC**

PROFESSIONAL LAND SURVEYING  
2161 SHORE ROAD  
LINWOOD, NJ 08221  
phone (609) 927-0279

CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: May 6, 2019 by: KOMIS  
Scale: 1" = 15' Project No. 10625

**PAUL M. KOELLING**  
LAND SURVEYOR  
PLS: N.J. LICENSE NO. 24GS04328800

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 05/03/2019 by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief.

a) correctly represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

# GENERAL NOTES / SPECIFICATIONS

## Division 1 General Data

The Contractor shall carefully read the General Notes prior to the commencement of work and shall be familiar with the contents of same. Failure to do so shall be evidence of faulty work and shall be the responsibility of the Contractor.

These drawings have been prepared per the "Regulations for the New Jersey Uniform Construction Code" (N.J.A.C. 17:27 et seq.) The Work of all Contractors shall comply with the requirements of the IRC 2015 N.J. ed., NEC 2014, National Standard Plumbing Code 2015, Fuel Gas Code 2015.

No Deviations from the work shown or reasonably implied shall be undertaken without the Architect's written consent, and a copy shall be filed with the Construction Official.

The contractor shall carefully study and compare the Contract Documents with each other and with actual field conditions and shall report, in writing, any discrepancies he may discover to the Architect for correction prior to commencement of work. The discovery of any discrepancies after commencement of work shall be evidence of faulty work and shall be the responsibility of the Contractor.

Architect is not responsible for any aspect of safety during construction. The Architect is not responsible for ensuring that the Contractor follows any safety regulations which may be applicable.

Reference Standards: Throughout the Contract Documents reference is made to Codes and Standards which establish minimum quality and type of workmanship and Materials, and which establish methods for testing and reporting on the pertinent characteristics of materials. In procuring all items used in the Work, it is the Contractor's responsibility to verify the detailed requirements of the specifically named Code and Standards and to verify that the items procured for use in this Work meet or exceed the specified minimum requirement. The Architect reserves the right to reject items incorporated into the Work which fail to meet the specified minimum requirements. The Architect further reserves the right, without prejudice to other recourse the Architect may take, to accept non-complying items, subject to an adjustment in the Contract Amount as approved by the Architect and the owner.

Substitutions: The Contractor is based on the standard of quality established in the Contract Documents. The Contractor shall not substitute materials, equipment or methods, unless such "or equal" occurs in the Contract Documents, do not assume that material, equipment or methods will be approved as "or equal" unless the item has been specifically approved for this work by the Architect.

Cutting and Patching: Perform all cutting and patching in strict accordance with the pertinent requirements of these Specifications and in the event to such requirements are determined, in conformance with the Architect's direction. Perform cutting by methods which will prevent damage to other portions of Work and provide proper surfaces to receive installation of repair and patching. Perform fitting and adjustment of product to provide final installation conforming with the specified tolerances and finishes.

Soil Testing: Agencies shall inspect and determine the suitability of exposed soil to support building foundations, concrete slab on grade and pavement. Determine Subcontractor methods for excavation, preparation of sub grade, dewatering and placement of fill and backfill are proper and adequate to proceed the desired result. Not applicable.

Concrete Testing: Agency shall check design of concrete mixes prepared by Concrete Plant, field inspect during concrete placing operations and provide compression test as required to ascertain that all concrete placed meets or exceeds required Design Standards.

All Materials and products used in the work shall be stored and installed per respective Manufacturer's written recommendations.

Do Not Scale Drawings. Written dimension shall govern. Dimensions are taken to face of stud or Masonry, Windows and Doors in framed walls are dimensioned to centerline of opening.

Egress Windows for Sleeping Rooms shall provide emergency escape minimum Net clear height of 24" A.F.F. and net clear width of 20", and net clear area of 5.7 S.F.

Building Data: Use Group R-5, Construction Type III Protected, 1 hr Rating, Area of Work 2,000 s.f., Volume of Work 44,600 c.f., FEMA Flood Zone Base Flood Elevation EL 9.00 NGVD, Finish Floor EL 15.5 above Garage 1988 Datum

International Building Code Council, International Building Code 2015, New Jersey Edition A

1. Dead Loads	Weight of all Building Components
2. Live Loads	Residential = 40psf Sleeping Areas = 30 psf Attic = 20 psf
3. Roof Loads	Live = 20 psf Ground Snow = 30 psf Roof Exposure Factor = 0.7 Snow Importance Factor = 1.0
4. Wind Loads	110 mph Basic Wind Speed (3 Second Gusts) Exposure Classification C Wind Importance Factor = 1.0
5. Seismic	AV = AA = 0.06 Hazard Exposure Group II Soil Profile Type S4 - Coefficient = 2.0 Performance Category B Response Modification Factor R = 4.5 Deflection Amplification Factor CD = 4.0

- Applicable Codes and Standards
- The State of New Jersey Department of Community Affairs, Construction Code Element's "Uniform Construction Code"
  - International Building Code Council, IBC 2015
  - American 9-98 Standard for Minimum Design Loads for Buildings and Other Structures
  - American Concrete Institute, Building Code Requirements for Masonry Structures (ACI 530/ASCE 5-99/TMS 602-99)
  - American Concrete Institute, Building Requirements for Structural Concrete (318-99)
  - Structural American Institute of Steel Construction, "Specification for Structural Steel Buildings - Allowable Stress Design and Plastic Design" Ninth Edition
  - American Welding Society, Structural Welding Code (D1.1-98)
  - American Institute of Timber Construction, Timber Construction Manual, 5th edition
  - Rehab. Code NYSAS 23
  - Accessibility Code ICC/ANSI A117.1-2006

Table R602.3(1) Fastener Schedule for Structural Members or As Noted on drawings.

## Division 2 Sitework

Excavation for Foundations shall be as required to reach undisturbed virgin soil.

The Presumed Load Bearing value of soil is 3000 psf, with sand as the ultimate Load Bearing State. Any other Soil Conditions encountered by Contractor shall be reported to the Architect, in writing, prior to placing concrete footings.

Fill under interior concrete shall be compacted to 99% of maximum density. Determine maximum density as per ASTM D1557. Determined density in place per ASTM D1556 or ASTM D3017. Fill material shall be a well graded gravel and/or sand which is free of organic material or clay.

Post Control: Apply EPA approved terrazo under and around all buildings and Guaranty that premises shall be free from terrazo infestation for period of 5 years After Substantial Completion

## Division 3 Concrete

Concrete Material and Construction shall conform to all requirements of the latest edition Building Code. Requirements for Reinforced Concrete ACI 318, Structural plain Concrete ACI 318, the specifications for Structural Concrete for Buildings ACI 301, published by The American Concrete Institute. Concrete shall have Minimum compression strength Y'c of 3000 psi in 28 days, U.N.O. Reinforcing Rods shall conform to the requirements to the Standard specifications for deformed and plain Billet-Steel bars for concrete reinforcement ASTM A615, Grade 60 deformed bars. Reinforcing Rods lap 30 diameters minimum. Welded Wire Fabric to be 6x6 1x4x1.4 U.N.O., plain, for concrete reinforcing. ASTM A185. Sheets shall lap 8" minimum. 3" clearance of reinforcing to soil shall be maintained with support chairs and 1 1/2" above soil minimum.

Reinforced Concrete Flatwork and Garage floor slabs shall achieve a minimum Compression strength Y'c of 3500 psi in 28 days, and shall be air entrained 6% air content.

## Division 4 Masonry

Grout shall be high slump mixture in accordance with the standard specification for Grout, for reinforced and non-reinforced Masonry, ASTM C476. Grout shall have a minimum compression strength Y'g of 3000 psi in 28 days.

Masonry Materials and Construction shall conform to all requirements of the Latest edition of the Building Code Requirements for Masonry Structures ACI 530/ASCE 5 and the Specifications for Masonry Structures ACI 530.1/ASCE 6.

Concrete Masonry Units shall conform to the Standard Specification for Hollow Load Bearing Concrete Masonry Units, ASTM C90, N-1 for Hollow and the Standard Specification for Solid Masonry Units ASTM C180, S-1. Masonry shall have Specified Compressive Strength of Masonry Y'm of 2000 psi minimum. All Solid Masonry shall be laid in full bed of mortar.

Precast Concrete Lintels and Reinforced Concrete Masonry Lintels shall have 8" Min. bearing at each end.

Mortar shall conform to the Standard Specifications for Mortar for Unit Masonry, ASTM C270, type S, with minimum compression strength of 1800 psi in 28 days.

Masonry Accessories, provide 9/16" Galvanized Steel Truss Horizontal Joint Reinforcing @ 16" O.C., conforming to ASTM A496.

Provide Flood opening by Smart Vents as per Drawing, Minimum 8" x 16" Model # 1540-510. One unit provides 200 s.f. of enclosed space, max 12" abv. grade Crawlspace and exterior grade to be same elevation.

Metal fasteners exposed to weather shall or moisture shall be stainless steel, or hot dipped galvanized steel.

Cold-Formed Metal Framing, all light gauge steel accessories shall be of the type, size, gauge and spacing as shown on drawing. Manufactured by US Gypsum Company or equal. All light gauge steel accessories shall be galvanized, install in accordance with manufacturer's requirements.

Railings handrails shall meet required uniform Load of 50#/ft in each direction. See Section R311.5.6 for applicable Code Requirements. Vinyl Railing system as Per code.

Fasteners, all nails, screws, bolts, and metal fasteners exposed to weather or moisture shall be hot dipped, Z max coated steel, or Stainless Steel.

Framing Anchors, Hurricane Straps/Ties, and Post Bases shall be by Simpson Strong-Tie Inc. or Equal, Z-Max type. Provide joint bases as per Drawings at all intersecting joints where wood ledgers are not called for.

Division 5 Wood and Plastics

Rough Carpentry Lumber 2" nom. Thickness or more, Standard Grade Light Framing No. 2 or better. Structural Joist and Plank in accordance with PS 20. Lumber shall be grade marked Douglas Fir, Hem Fir or West Coast Hemlock (WCLB or WCPA Grading rules) or Southern Pine (SPB Grading Rules) and shall be "S-dry" (19% max). All Lumber shall have unit stress of 1000 psi on extreme fiber for single member uses and minimum unit stress of 1150 psi on extreme bending for repetitive uses. Horizontal Shear shall be 75 psi and the minimum Modulus of Elasticity (E) of 1,300,000 psi.

All Pressure Treated wood shall be No 1 or better Southern Pine 40 pcf for ACQ, CCA-C, for Ground Contact, and 25 pcf ACQ, CCA-C for above ground use.

Laminated and Processed Sheet Plywood shall be PS 1 grade marked with Appropriate Grade/Trademark of the American Plywood Association. Plywood shall be Fir or OBS (as noted on drawings). Horizontal joints in wall sheathing shall not occur within 12" of any floor or ceiling line. Wall sheathing to lag the Sill Plate. Plywood Subfloor to be glued and screwed. Plywood sheathing and subfloor shall be installed in accordance with fastening schedule and recommendations Published by the American Plywood Association. Plywood shall meet the following Minimum Specifications

Roof Sheathing: 15/32" APA rated Sheathing 32/16" Exposure 1 Wall Sheathing: 15/32" APA rated Sheathing 32/16" Exposure 1 Subfloor: 23/32" APA rated Sheathing 32/16" Exposure 1 Shear Walls: 15/32" APA Structural 1 rated Sheathing 32/16 Exposure 1

LVL beams shall be Parallel PSL manufactured by Weyerhaeuser or equal. LVL shall not be notched and installed as per manufacturer's specifications.

Wood Decking shall be Timberdeck by Crane Plastics Co. Optional Wood Mahogany With eased edge.

Exterior Doors to be minimum 4" above adjacent deck or porch

Stairs shall have maximum riser height of 8" for Residential Minimum 10" Tread Residential, minimum 4" headroom when measured vertically from nosing. See Section R311.5.5 for Applicable Code requirements for Residential

Fiberglass exterior Columns to be wrapped in Azek.

Vapor Barriers shall be polyethylene film 6 mil thick, in largest practical size, Lap seams minimum 12".

Fiberglass Batt. Insulation shall be by Owens-Corning friction fit with Kraft Paper or equal.

Walls: R-19 for 2"x4" Ceilings: R-20 for 2"x6" Floors over unheated spaces: R-19 min Ceilings: R-20 U.N.O.

Spray Insulation by ICYNENE MD-C-200 6.75 per inch. No Vents Required Provide minimum 1" airspace between insulation and plywood sheathing throughout.

Roofing covering to be Class A Dimensional shingle in accordance with ASTM E108. Roofing shall be installed per written recommendation of the National Roofing Assoc. (NRA) or Roofwood II. Asphalt shingle shall comply with requirements of ASTM D3462 and ASTM D3161. Roof shingle attachment a min. 6 fasteners per shingle.

Siding shall be James Hardi Siding Product, Hardiplank. Install in accordance with required manufacturer's specifications per 120 mph wind loads.

Building Wrap to be 30 # building paper or as per mfr. required Building Wrap for applicable of siding.

Flashing Materials and installation shall conform to the recommendations and Details published by The Sheet Metal and Air Conditioning Contractors National Association Inc. (SMACNA). Provide metal flashing over all Exterior Doors and Windows. Provide Pan Flashing under all Exterior Doors. Provide metal flashing where concrete, or masonry is in contact with untreated wood. Provide .032" Aluminum Termite Shield at top of Foundation Walls. Provide Metal Flashing at All Roof Valleys and Wall/Roof Intersections. Provide all Wall, Base, Cap, Through Wall, Counter-Flashing, etc. to prevent the entrance of any moisture or water. All Aluminum Flashing to be minimum of .032". Optional copper flashing 16 oz.

Caulking and Sealants shall be "Ternox" Mono-Lastic-Merco or equal. Color to Match adjacent surface. Acrylic compound, non sagging Polyurethane compound, self leveling Butyl Rubber Type, non sagging Back-up material in wearing surfaces, solid neoprene or butyl rubber, Round extrusions Back-up material in non-wearing surfaces, closed cell polyethylene, or similar bituminous material

Fiberglass Decks with gel coat install on BC plywood. Install as per mfr. Provide Cast Strips at all vertical transitions.

Windows and Exterior Doors U.N.O. shall be WInaco Windows, 1" thick, Low-E, High Performance glazing, with Design Pressure of 50 psf. MDN. All Frames to be installed in accordance with manufacturer's specifications. Frames to be white U.N.O. Hardware to be white handles and Door Hardware, finish to be determined by Owner. Provide Screens for all operable Windows, and Doors.

Ceramic Tile shall be installed per written recommendations of The Tile Council of America. Provide allowance to furnish and install

Gypsum Wallboard shall have primer and two coats by Pratt and Lambert Accolade or equal.

Trim and Interior Doors shall have Satin Finish, primer and two coats.

Exterior Doors shall have Satin Finish, Thomas-Tru only

Division 10 Specialties

Bathroom accessories: provide allowance to furnish and install

Closets, Wardrobe Accessories: provide allowance to furnish and install

Fireplace: Wood Burning Zero Clearance by Heat-N-Glo, model EM-415, install as per Manufacturer's recommendation.

Toilet and Bath accessories: provide allowance to furnish and install

Tub and Shower enclosures: provide allowance to furnish and install

Division 11 Equipment

Residential Appliances: provide allowance to furnish and install all appliance

Kitchen and Bath Cabinets: provide allowance of

Cabinet Labor installation allowance

Misc. cabinets provide allowance of

Countertops provide allowance of

Division 13 Special Construction

Division 14 Conveying Systems

Division 15 Mechanical

Basic Mechanical Materials and Methods: all plumbing work shall be in accordance With the latest edition of the National Standard Plumbing Code, 2015. Verify locations of existing Utilities prior to commencement of construction. Make connections to each Utility in accordance with the Utility Company's specifications

Water supply system to be "Pex" Home Run manifold type system. Install As per manufacturer's specifications

Provide shock absorbers @ clothes washer, exterior Hose Bib to be Frost proof and Vacuum break.

Hot Water Tank to be Gas Tankless Units by Noritz Model NR111 or equal.

Provide a plumbing fixture allowance of

Bathroom fixtures: provide allowance of

Plumbing Fixture Schedule

Fixture	HW	CW	Waste	Remarks
Water Closet	3/8"	3/8"	1 1/2"	1.5 gals. per flush
Lavatory	3/8"	3/8"	1 1/2"	
Tub	1/2"	1/2"	1 1/2"	Shower head flow 3 GPM
Shower	1/2"	1/2"	2"	
Sink	1/2"	1/2"	2"	Tie into sink plumbing waste
Dishwasher	1/2"	1/2"	2"	
Washer	1/2"	1/2"	2"	
F.P. Hose Bib	1/2"	1/2"	2"	

All ductwork to be installed in accordance with the latest edition of the 2015 Mechanical Code

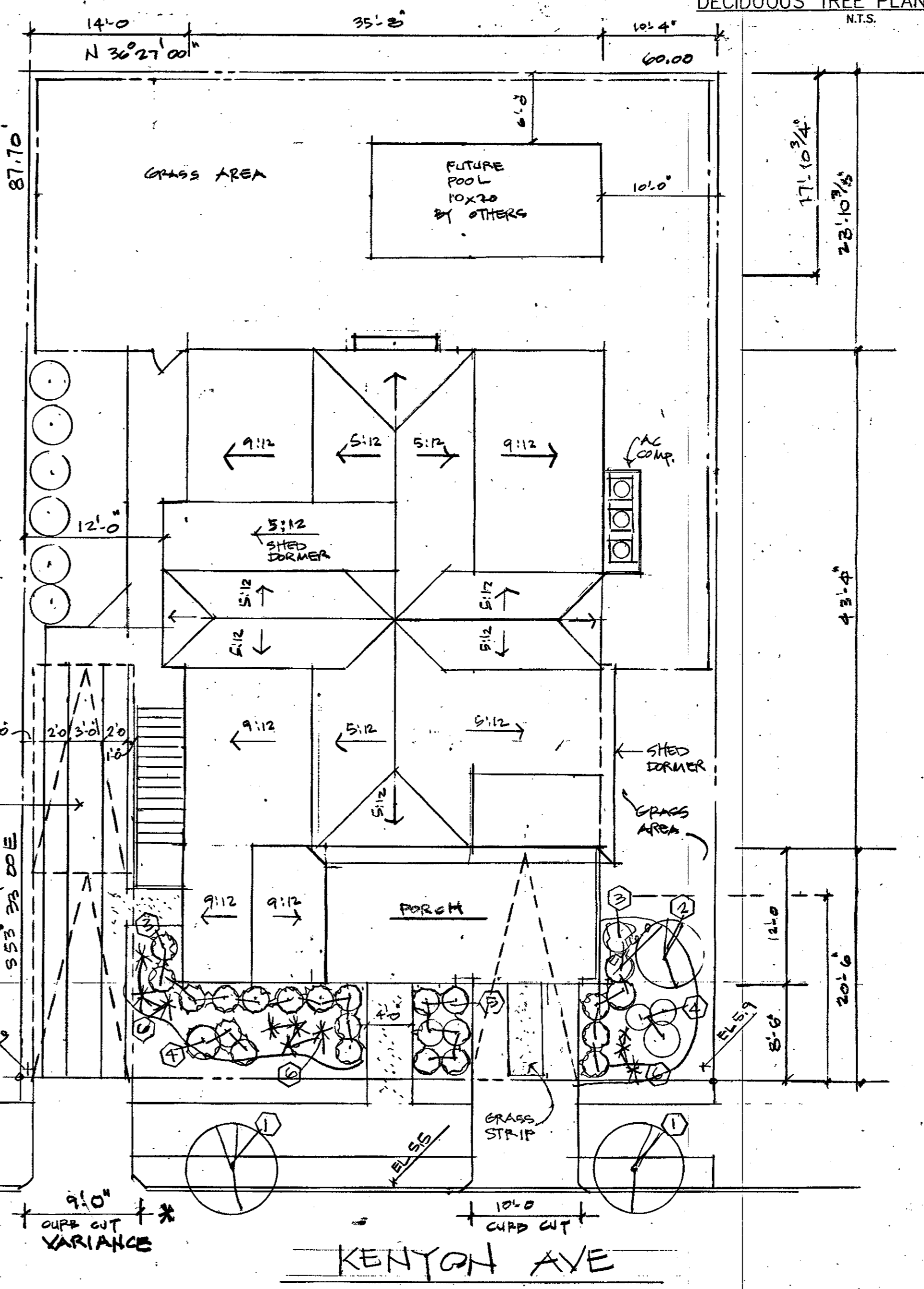
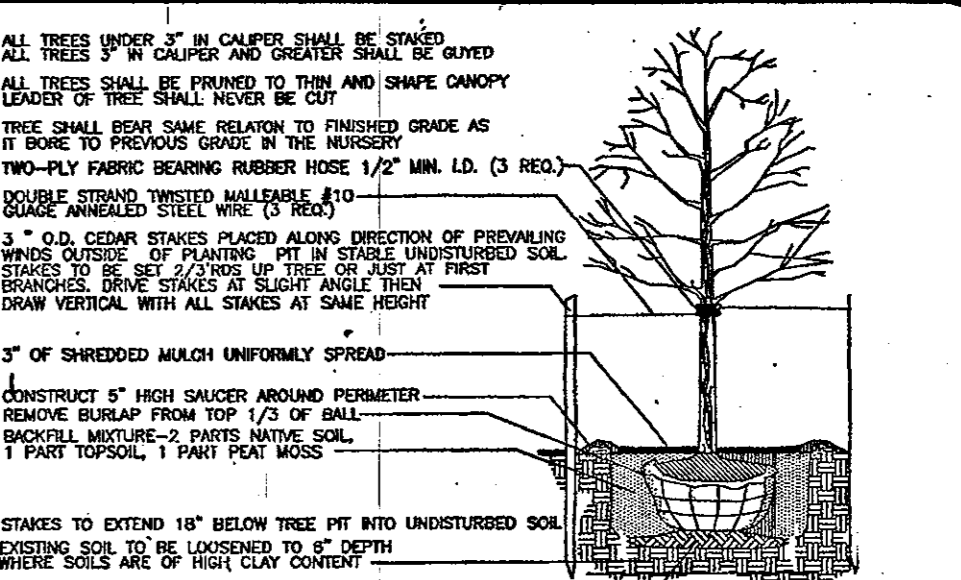
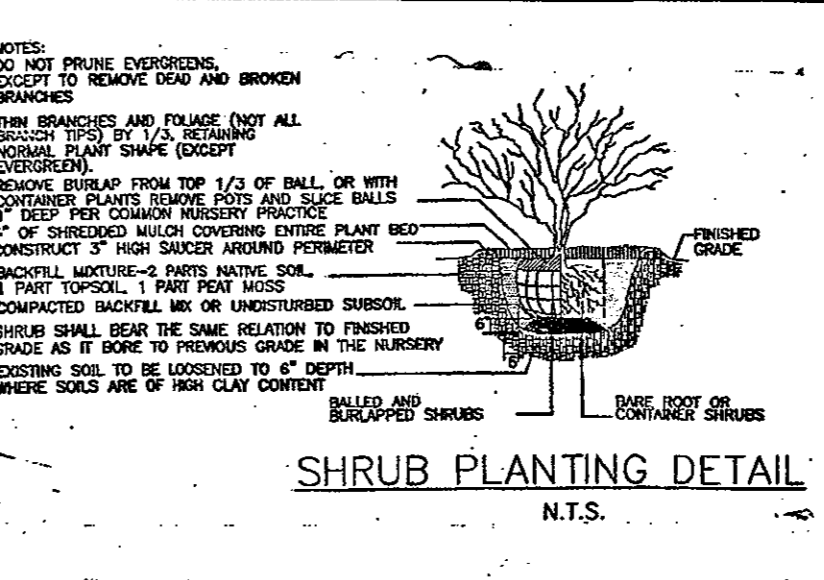
Heating and Air Conditioning: Provide Zoned system, high efficiency 90% min 14 SEER HVAC system by Bryant or equal.

5-TON UNIT  
Blower capacity: 850 cfm @ 10 sp  
Heating capacity: 48,000 input btuh  
AFUE%: 92.9 min 2550 kw 13 amp

## LANDSCAPING

1	BRADFORD PEAR	2
2	WHITE BIRCH TREE	1
3	WHITE AZALEA	10
4	RHODODENRON	0
5	PURPLE AZALEA	0
6	BULME GRASS	0
7	EVERGREEN TREE	0

34 SHRUBS PROVIDED  
7 TREES



### SITE INFORMATION

ZONE	S-2B	REQ	PROPOSED
LOT SIZE	2500 SF	5262 SF	
BLDG. COVERAGE	30% 1575 SF	30% 1575 SF	
FRONT COVERAGE	65% 3420 SF	49% 2424 SF	
FRONT PORCH	10'0\"/>		

### LOT COVERAGE

BUILDING	1572 SF
DECK/GARAGE	492 SF
DRIVEWAY/WALKS	410 SF
TOTAL	2474 SF
FUTURE POOL	200 SF

PAUL KOELLING & ASSOCIATES, LLC  
2461 Shore Road  
Linwood, NJ 08224  
phone 927-0279 fax 927-0188  
Certificate of Authorization #24AG2826300

NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ  
Block 213.02 Lot 18 #16 North Kenyon Avenue

### SETBACKS (feet)

LOT	ADDRESS	DWELLING	FRONT PORCH	NOTE
13	28 North Kenyon Avenue	4.8	4.8	Dwelling fronts Kenyon Avenue
14	26 North Kenyon Avenue	19.8	7.9	
15	22 North Kenyon Avenue	15.0	6.8	
16	20 North Kenyon Avenue	14.9	6.9	
17	18 North Kenyon Avenue	15.1	15.4	
18	16 North Kenyon Avenue	13.2	13.2	Subject Property
20	14 North Kenyon Avenue	49.6	10.7	
21	12 North Kenyon Avenue	14.9	6.9	
22	10 North Kenyon Avenue	15.5	6.9	
23	8 North Kenyon Avenue	16.9	N/A	
24	6 North Kenyon Avenue	16.0	13.7	

REVISIONS	BY

PROJECT:  
GIALOROTO  
RESIDENCE  
10 N KENTON AVE  
MARGATE, NJ  
PLK 213.02  
LOT 18

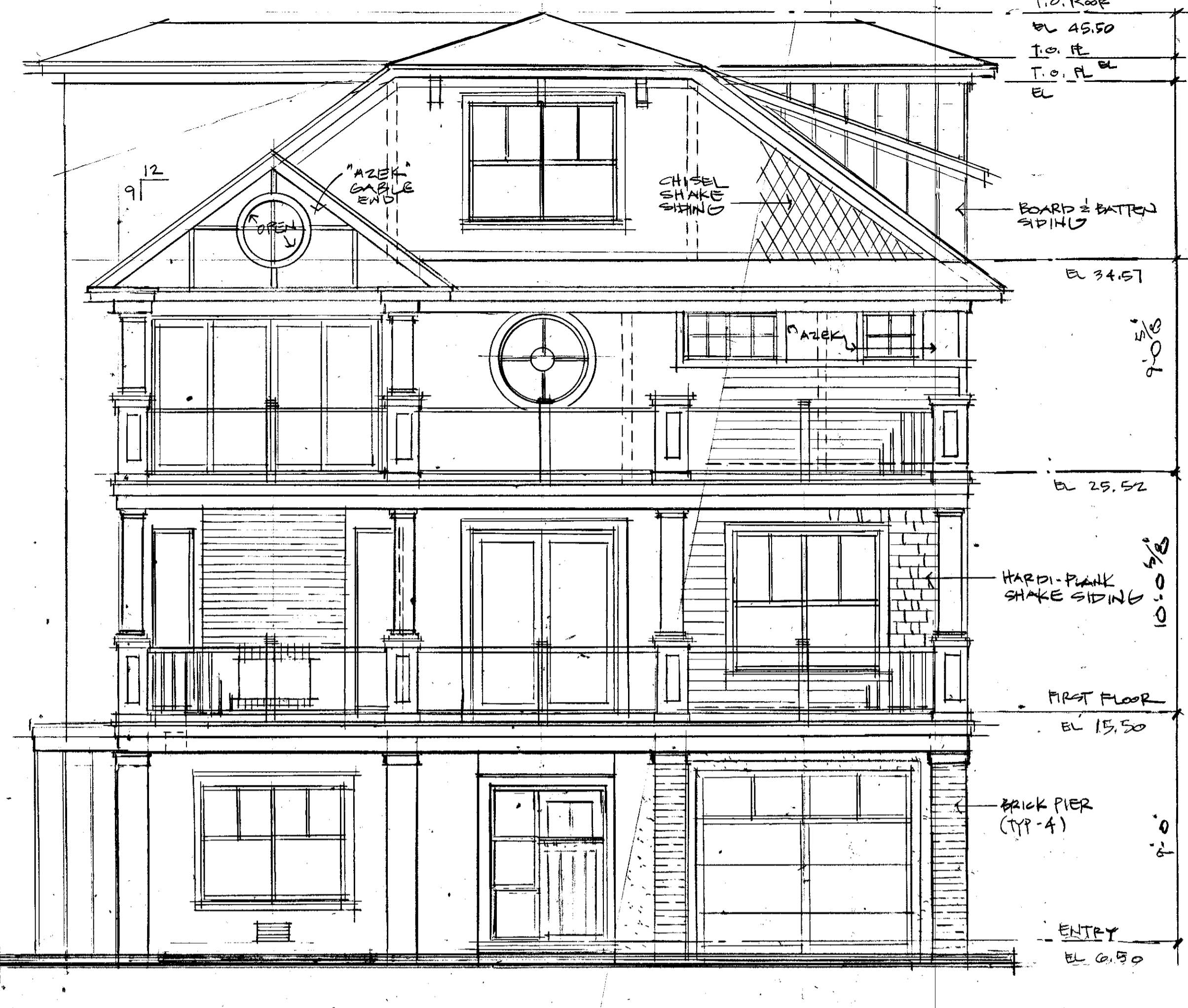
Mark A. Zawacki A.I.A.  
ARCHITECT  
1555 Zion Road  
Suite 204  
Northfield, N.J. 08225  
Ph: 609-709-3292  
Fx: 609-484-9040  
Email: mzaedesign@aol.com

LiC # 21A104338300

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-1
OF SHEETS



RIGHT SIDE ELEVATION



KENYON AVE ELEVATION

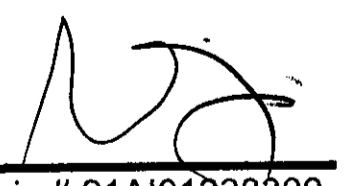


REAR ELEVATION

REVISIONS	BY

PROJECT:  
GIALLORETO  
RESIDENCE

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Lic # 21A101338300

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A-4
OF SHEETS