

# ADDITIONS & ALTERATIONS FOR: THE LUBA RESIDENCE

600 BRADLEY BLVD Block 89, Lot 5  
BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ 07720

INDEX OF DRAWINGS	
T-1	TITLESHEET & PROJECT DETAILS
Z-1	ZONING ANALYSIS
D-1	DEMOLITION PLANS
A-1	FLOOR PLANS
A-2	ROOF PLAN & SCHEDULES
A-3	ELEVATIONS
A-4	BUILDING SECTIONS & DETAILS
S-1	FOUNDATION PLAN
S-2	FRAMING PLANS
S-3	ALLOWABLE HOLE DIAGRAMS & HEADERS
MPE-1	ELECTRICAL PLANS

### PROJECT DATA

#### SCOPE OF WORK :

INTERIOR ALTERATIONS TO FIRST AND SECOND FLOOR. TWO STORY COVERED PORCH ON THE BRADLEY BLVD ELEVATION, A NEW DECK AT THE SIDE ELEVATION AND REPLACING COLUMNS OF THE FRONT STOOP ON PACIFIC AVE.

#### BUILDING INFORMATION

USE GROUP : R5  
CONSTRUCTION TYPE : 5B

SYMBOL LEGEND			
	DOOR TAG		ELEVATION CALLOUT
	WINDOW TAG		DETAIL CALLOUT
	NOTE TAG		SECTION CALLOUT
	FRAMING CONNECTION TAG		

ABBREVIATION LEGEND			
ACQ	ALKALINE COPPER QUATERNARY	FTG.	FOOTING
A.F.F.	ABOVE FINISHED FLOOR	HDR.	HEADER
B.F.E.	BASE FLOOD ELEVATION	JSTS.	JOISTS
C.J.	CEILING JOISTS	MIL.	MILLIMETER
CLG.	CEILING	MIR.	MIRRORED
CMU	CONCRETE MASONRY UNIT	M.O.	MASONRY OPENING
DIA.	DIAMETER	O.C.	ON CENTER
ELEV.	ELEVATION	RFTR.	RAFTERS
EQ.	EQUAL	SIM.	SIMILAR
ETR.	EXISTING TO REMAIN	T&G.	TONGUE & GROOVE
F.J.	FLOOR JOISTS	TYP.	TYPICAL
FLR.	FLOOR	W.W.M.	WOVEN WIRE MESH

### GENERAL NOTES

#### BASIS OF DESIGN

THE UNIFORM CONSTRUCTION CODE (NJAC 5:23) INTERNATIONAL RESIDENTIAL CODE, NJ EDITION, 2018 INTERNATIONAL BUILDING CODE, NJ EDITION, 2018 NATIONAL ELECTRICAL CODE, 2017 NATIONAL STANDARD PLUMBING CODE, 2018 INTERNATIONAL ENERGY CONSERVATION CODE, 2018 INTERNATIONAL MECHANICAL CODE, 2018 INTERNATIONAL FUEL GAS CODE, 2018 ASCE 24-05, FLOOD RESISTANT DESIGN AND CONSTRUCTION AF&PA, WOOD FRAME CONSTRUCTION MANUAL (WFCM) for ONE- and TWO-FAMILY DWELLINGS, 2018

THE WORK OF ALL CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE AFOREMENTIONED CODES AND DESIGN CRITERIA.

THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS, STANDARD FORM, AMERICAN INSTITUTE OF ARCHITECTS LATEST EDITIONS, IS HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. A COMPLETE COPY OF THIS DOCUMENT IS ON FILE IN THE ARCHITECTS OFFICE AND MAY BE REVIEWED ON REQUEST.

ALL LABOR SHALL BE PERFORMED IN THE BEST AND MOST WORKMANLIKE MANNER.

PROTECT ALL CONSTRUCTION AND / OR MATERIAL FROM INCLEMENT WEATHER AND TAKE PRECAUTIONS TO PREVENT FIRE.

NO EXTRAS WILL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT AND / OR OWNER.

WHENEVER THEY ARE NOT IN CONFLICT WITH THOSE SPECIFICATIONS, ALL MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS, WHERE THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THEIR PRODUCT AND SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER, ARCHITECT, AND GENERAL CONTRACTOR IN CASE OF FAILURE.

THE OWNER / CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING THE LEGAL FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE SUBCONTRACTORS.

THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY SUPERVISION OR INSPECTION FOR THIS JOB AND THEREFORE, IS NOT RESPONSIBLE FOR THE PHASE OF THE CONTRACT.

THE ARCHITECTS INSPECTION FOR COMPLIANCE WITH THE PLANS AND SPECIFICATIONS SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION MEANS OR METHODS EMPLOYED BY THE CONTRACTOR OR ANY SUBCONTRACTOR.

#### SPECIFICATIONS

**SOIL**  
THE PRESUMPTIVE SOIL BEARING CAPACITY IS 2,000 PSF.

**EXCAVATION**  
EXCAVATE AS REQUIRED FOR FOUNDATIONS TO UNDISTURBED VIRGIN SOIL. PERIMETER FOUNDATIONS SHALL MAINTAIN A MINIMUM DEPTH OF 36" BELOW GRADE.

**CONCRETE**  
CONCRETE SHALL BE 3,500 PSI AT 28 DAYS

**MASONRY**  
ALL REINFORCED MASONRY SHALL CONFORM TO A.N.S.I. A41.2.70. CONCRETE MASONRY UNITS A.S.T.M. C-90. ALL MORTAR TO BE TYPE S OR M. MASONRY MATERIALS SHALL BE STORED IN A NEAT MANOR HIGH AND DRY FROM FOREIGN MATTER AND PROTECTED FROM MOISTURE.

**LUMBER**  
ALL STRUCTURAL FRAMING LUMBER SHALL BE DOUGLAS FIR, NO 2 GRADE, MIN TP = 1,000 PSI AND E = 1,600,000 PSI OR BETTER. INSTALL HEADERS AS INDICATED ON PLAN. INSTALL (2) X 10 IF HEADER SIZE IS NOT SPECIFIED. INSTALL SOLID BLOCKING AT 24" O.C. TO JOIST BAY WITH PARALLEL PARTITIONS ABOVE. APPLY SHEATHING AND SUB-FLOORING AS PER MANUFACTURERS SPECIFICATIONS. ALL LUMBER IN CONTACT WITH CONCRETE AND/OR MASONRY SHALL BE TREATED. ALL INSTALLED LUMBER, EXPOSED TO WEATHER, SHALL BE TREATED. INSTALL ENGINEERED LUMBER AS PER LEVEL TRUSS JOIST SPECIFICATIONS. PROVIDE SHOP DRAWING LAYOUT FROM LEVEL TRUSS JOIST.

PROVIDE AND INSTALL ALL BLOCKING, STUDS, BRACES, ETC. AT BATHROOM ACCESSORIES AND FIXTURES, LIGHT FIXTURES, BUILT-IN AREAS, SHELVING AREAS, ETC. FOR THE PROPER COMPLETION OF THE JOB.

**THERMAL AND MOISTURE PROTECTION**  
ALL EXTERIOR FOUNDATIONS WALLS SHALL BE PARGED WITH TWO (2) COATS, 1/2" MINIMUM TOTAL THICKNESS, OF PORTLAND CEMENT PLASTER (1:2 1/2 MIX BY VOLUME) OR THE MORTAR USED IN LAYING UP A MASONRY FOUNDATION WALL. WHEN PARGING IS DRY, DAMP PROOF ALL EXTERIOR FOUNDATION WALLS FROM FOOTINGS UP TO FINISHED GRADE LINE WITH (2) HEAVY APPLICATIONS BITUMINOUS DAMP PROOFING.

**FLASHING**  
PROVIDE METAL FLASHING OVER ALL WINDOWS AND DOORS IN EXTERIOR WALLS THROUGHOUT. PROVIDE PAN FLASHING UNDER ALL EXTERIOR DOORS. PROVIDE FLASHING WHERE CONCRETE IS IN CONTACT WITH WOOD FRAMING. INSTALL WALL FLASHING, CONCEALED ROOF TO WALL, CONCEALED STEP FLASHING, BASE, AND COUNTER FLASHING AS REQUIRED TO PREVENT THE ENTRANCE OF MOISTURE AND WATER.

**GUTTERS AND LEADERS**  
CONTRACTOR SHALL INSTALL ALL NEW ALUMINUM GUTTERS AND LEADERS. GUTTERS SHALL MATCH EXISTING.

**ROOFING**  
NEW ROOF SHINGLE STYLE AND COLOR AS SELECTED BY OWNER. INSTALLATION TO MEET ENHANCED WIND COVERAGE CRITERIA TO 120 M.P.H.

**WINDOWS**  
PROVIDE SHOP DRAWINGS OF WINDOWS FOR ARCHITECT'S REVIEW.

NEW WINDOWS AS INDICATED ON THE WINDOW SCHEDULE.

WINDOW UNITS HAVE A SILL HEIGHT OF NOT LESS THAN 24" AND NOT MORE THAN 44 INCHES ABOVE THE FLOOR, A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, A MINIMUM CLEAR OPENING HEIGHT OF 24 INCHES, AND A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES.

ALL GLAZING ADJACENT TO WHIRLPOOLS, TUBS AND SHOWERS SHALL BE TESTED IN ACCORDANCE WITH CPSC 16 CFR 1201, COMPLYING WITH CATEGORY II.

**DOORS**  
PROVIDE SHOP DRAWINGS OF DOORS FOR ARCHITECT'S REVIEW.

INTERIOR DOORS AS SELECTED BY OWNER.

SIZES AS INDICATED IN THE DOOR SCHEDULE.

**SIDING**  
NEW SIDING STYLE AND COLOR AS SELECTED BY OWNER.

**TRIM**  
EXTERIOR TRIM STYLE AND COLOR AS SELECTED BY OWNER.

**HVAC**  
WORK SHALL COMPLY WITH THE INTERNATIONAL MECHANICAL CODE 2018 AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

CONTRACTOR TO PROVIDE PRICING FOR NEW TWO ZONE HVAC SYSTEM. EXACT SYSTEM SIZING, DUCT DESIGN, AND LAYOUT BY HVAC CONTRACTOR.

**ELECTRICAL**  
WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE 2017 AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

CONTRACTOR TO VERIFY EXISTING POWER SERVICE IS ADEQUATE FOR EXISTING CONDITIONS AND THE NEW ADDITION.

**PLUMBING**  
WORK SHALL COMPLY WITH THE NATIONAL STANDARD PLUMBING CODE 2018 AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

ALL PENETRATIONS OF WALLS, FLOORS, AND ROOFS SHALL BE MADE BY USE OF SLEEVES MANUFACTURED OR FABRICATED FOR THE INTENDED PURPOSE.

ALL HOT AND COLD SUPPLY LINES, EXCEPT EXPOSED CONNECTIONS TO PLUMBING FIXTURES SHALL BE INSULATED.

HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

EXTEND ALL VENT AND EXHAUST LINES UP THROUGH ROOF.

**INSULATION**  
INSTALL KRAFT FACED BATT INSULATION BY OWENS CORNING IN AREAS AS SHOWN:  
CEILING: R-38  
2 X 4 WALLS: R-15  
FLOOR: R-38

**GYPSUM WALL BOARD**  
ALL WALLBOARD, TAPE, AND JOINT COMPOUND BEADS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY U.S. GYPSUM CO. OR EQUAL. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE THE MANUFACTURERS DIRECTIONS USING 1-1/4" TYPE W SCREWS 12" O.C. AT CEILINGS, 16" O.C. AT WALLS. APPLY THREE (3) COATS TAPE AND SPACKLE. UPON COMPLETION, LEAVE ALL WALLS AND CEILINGS TRUE, SMOOTH, AND WITHOUT NOTICEABLE IRREGULARITIES, READY FOR PAINTING AND DECORATING. INSTALL GYPSUM WALL BOARD AS SHOWN:

WALLS: 1/2"  
CEILING: 1/2"  
WET AREAS, TILE BACKER: 1/2" DUROCK

#### INTERIOR FINISHES AND TRIM

CONSULT WITH OWNER FOR INTERIOR MOULDING TYPES AND COMBINATIONS FOR EACH ROOM.

FLOOR FINISHES AS SELECTED BY OWNER. APPLY CERAMIC TILE OVER 1/2" MORTAR-SET CONCRETE BOARD UNDERLAYMENT.

#### DEMOLITION

ALL DEMOLISHED MATERIAL SHALL BE DISPOSED OF AT A LEGALLY APPROVED DUMP SITE. REMOVED IN THE LEGALLY REQUIRED MANNER AS MANDATED FOR VARIOUS MATERIAL TYPES.

**PROTECTION AND PRECAUTIONS**  
MAINTAIN WEATHER PROTECTION FOR EXISTING STRUCTURE TO REMAIN.

ALL DEMOLISHED MATERIALS SHALL BE CONTINUOUSLY HAULED AWAY AND NOT BE ALLOWED TO ACCUMULATE.

PROVIDE ALL REQUIRED PROTECTIONS INCLUDING, BUT NOT LIMITED TO, SHORING, BRACING, AND SUPPORT MAINTAIN STRUCTURAL INTEGRITY OF THE WORK.

STRUCTURAL DAMAGE TO REMAINING BUILDING SHALL BE IMMEDIATELY REPORTED TO OWNER AND SHALL BE REPAIRED AT THE DEMOLITION CONTRACTORS EXPENSE.

SURFACES TO REMAIN SHALL BE PROTECTED FROM DAMAGE.

**CUTTING AND PATCHING**  
INSPECT EXISTING CONDITIONS, INCLUDING ELEMENTS SUBJECT TO MOVEMENT OR DAMAGE DURING CUTTING, AND PATCHING.

AFTER UNCOVERING THE WORK, INSPECT CONDITIONS AFFECTING THE INSTALLATION OF NEW WORK.

IF UNCOVERED CONDITIONS ARE NOT AS ANTICIPATED, IMMEDIATELY NOTIFY THE ARCHITECT AND SECURE NEEDED DIRECTIONS.

DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.

PERFORM CUTTING AND DEMOLITION BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER PORTIONS OF THE WORK AND WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION ON REPAIR AND NEW WORK. PERFORM FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE FINISHED INSTALLATION COMPLYING WITH THE SPECIFIED TOLERANCES AND FINISHES.

### STRUCTURAL DATA

ROOF :	LIVE LOAD -	35 P.S.F.
	DEAD LOAD -	10 P.S.F.
NON-HABITABLE FLRS / CLG :	LIVE LOAD -	20 P.S.F.
	DEAD LOAD -	10 P.S.F.
HABITABLE FLOORS :	LIVE LOAD -	40 P.S.F.
	DEAD LOAD -	15 P.S.F.
GROUND SNOW LOAD :		25 P.S.F.
SNOW EXPOSURE FACTOR :		D
SNOW IMPORTANCE FACTOR :		I
THERMAL FACTOR :		1.0
BASIC WIND SPEED :		120 M.P.H.
WIND EXPOSURE FACTOR :		D
WIND IMPORTANCE FACTOR :		I

	ZONE	EFFEC. WIND AREA SQ. FT.	BASIC WIND SPEED
WALL	5	10	120 / 15.5
MEAN ROOF HEIGHT		EXP. ADJ. COEFFICIENT	
24'		1.61	

WINDFORCE LOAD :		25 P.S.F.
MINIMUM DESIGN PRESSURE RATING FOR DOORS & WINDOWS :		DP 30

REVISIONS:

DATE: OCTOBER 24, 2020

**MINKLER**  
ARCHITECTURE & DESIGN

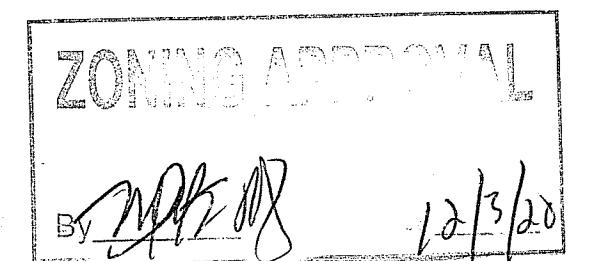
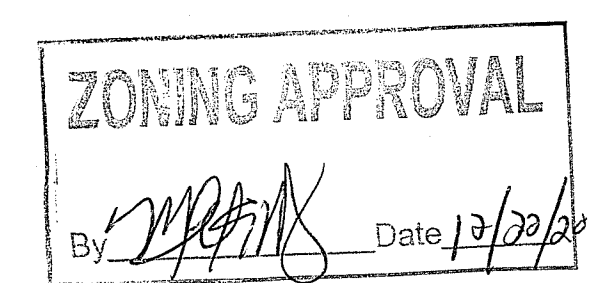
54 CHAPEL HILL RD. RED BANK, NJ 07701  
P: 908-692-8412 Email: vinminkler@gmail.com

PROJECT:  
ADDITIONS & ALTERATIONS FOR:  
THE LUBA RESIDENCE  
600 BRADLEY BLVD  
BLOCK 89, LOT 5  
BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ 07720

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

**T-1**  
SHEET 01 OF 11



Borough of Bradley Beach  
Construction Department  
FIELD COPY  
MUST BE KEPT ON SITE  
Date: \_\_\_\_\_

