

GENERAL CONSTRUCTION NOTES / OUTLINE SPECIFICATIONS:

DIVISION 01 - GENERAL REQUIREMENTS:

1. All construction shall be in accordance with all applicable national, state, and local codes and ordinances, which shall take precedence over these drawings and specifications. Comply with the NJ Uniform Construction Code.

DIVISION 02 - SITE WORK:

1. Finish grades shall direct surface water away from the building with a min. slope of 1/2" per foot.
2. Fine grade and steel all disturbed areas.
3. Soil bearing capacity assumed 1500 PSF.

DIVISION 03 - CONCRETE:

1. All concrete work shall conform to ACI Code, latest edition.
2. Concrete shall have the following minimum compressive strengths @ 28 days:
 - a. Foundations and other concrete not exposed to weather: 2,500 PSI.
 - b. Foundations and other vertical concrete work exposed to the weather: 3,000 PSI.
 - c. Exterior slabs on grade: 3,500 PSI.

DIVISION 05 - METALS:

1. All structural steel work shall comply with AISC Code, latest edition.
2. All structural steel shall comply with ASTM A36, latest edition.
3. All welding shall comply with AWS Code, latest edition.
4. Provide 12" Ø aluminum columns by Style-Rite Industries. Cap and base to be 16"x16". Install per manufacturer specifications.

DIVISION 06 - WOOD, PLASTICS & COMPOSITES:

1. Building loads per IBC requirements:
 - a. Roof: 30 PSF snow + 15 PSF dead = 45 PSF total.
2. All wood framing to be Spruce-Pine-Fir (S-P-F), No. 2 or better, minimum Fb = 1,150 PSI.
3. All steel lumber stress shown on the drawings or terminal, actual sizes may vary.
4. Provide laminated veneer lumber (LVL), wood joists, wood trusses and other engineered wood products as shown on the drawings.
5. LVL lumber to have a modulus of elasticity 2,000,000 (2.0E) and a minimum Fb = 2,900 PSI.
 - a. LVL beams shall be erected and installed in accordance with manufacturer's specifications.
 - b. All bracing, blocking, reinforcing, cutting, drilling, squab blocks, etc. shall comply with manufacturer's specifications.
5. All wood that comes in contact with concrete or masonry, or is exposed to the weather, shall be pressure treated.
 - a. Corrosion Information: follow the Simpson Strong-Tie "Guidelines for Selecting the Proper Connector" to determine the correct coating and/or metal for connectors (hangers) and fasteners (nails and screws) to be used in conjunction with pressure treated lumber. Different pressure treatments have different corrosive values. When in doubt to type of pressure treatment was used in the wood, use stainless steel connectors and fasteners.

DIVISION 07 - THERMAL & MOISTURE PROTECTION:

1. Provide all flashing and sealants as required for a weather-tight installation.

DIVISION 09 - FINISHES:

1. All exterior finishes to match existing.

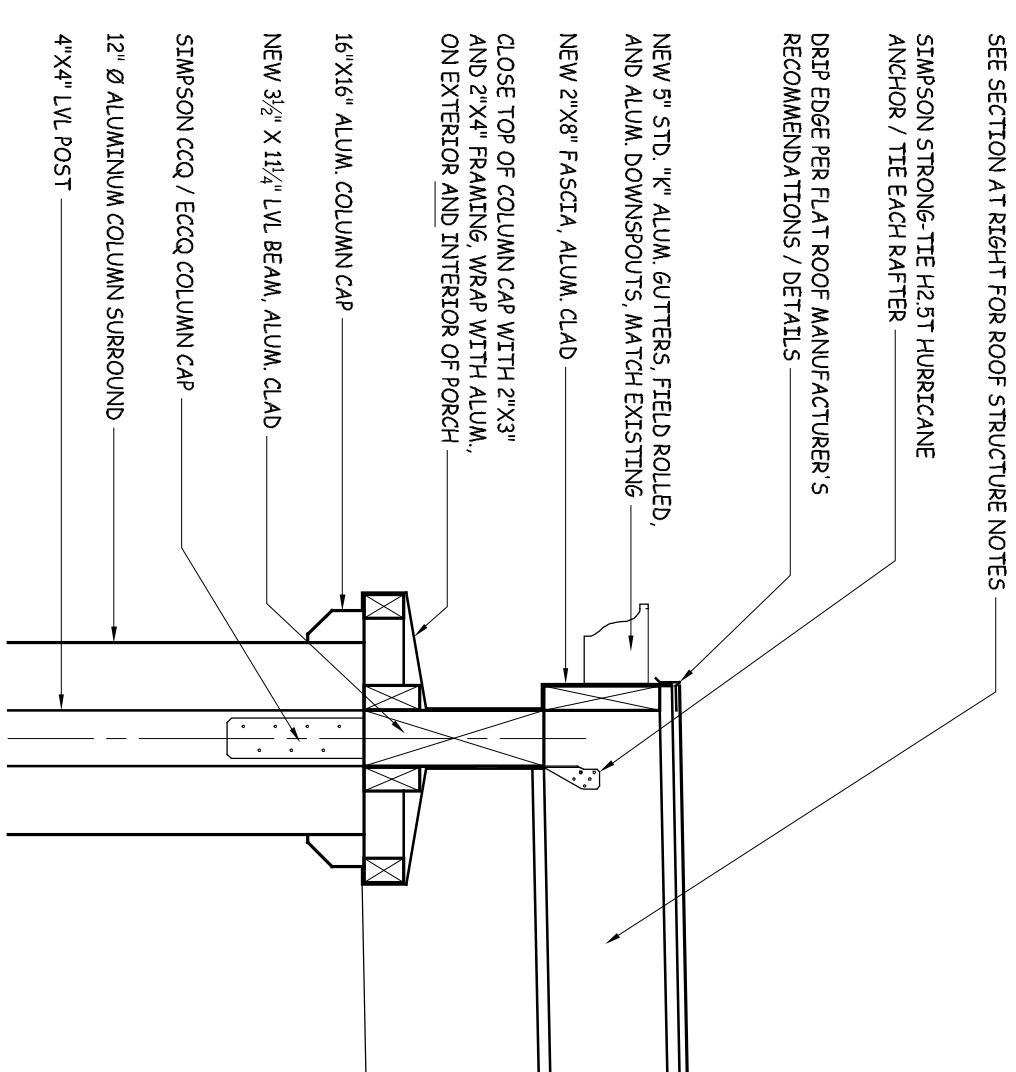
DIVISION 22 - PLUMBING:

1. All plumbing work shall conform to the Plumbing provisions of the NJ UCC.
2. Plumbing work is limited to inspection of existing rain water pipe system for the porch down spouts on buildings #3 and #4; repair / replacement as required.

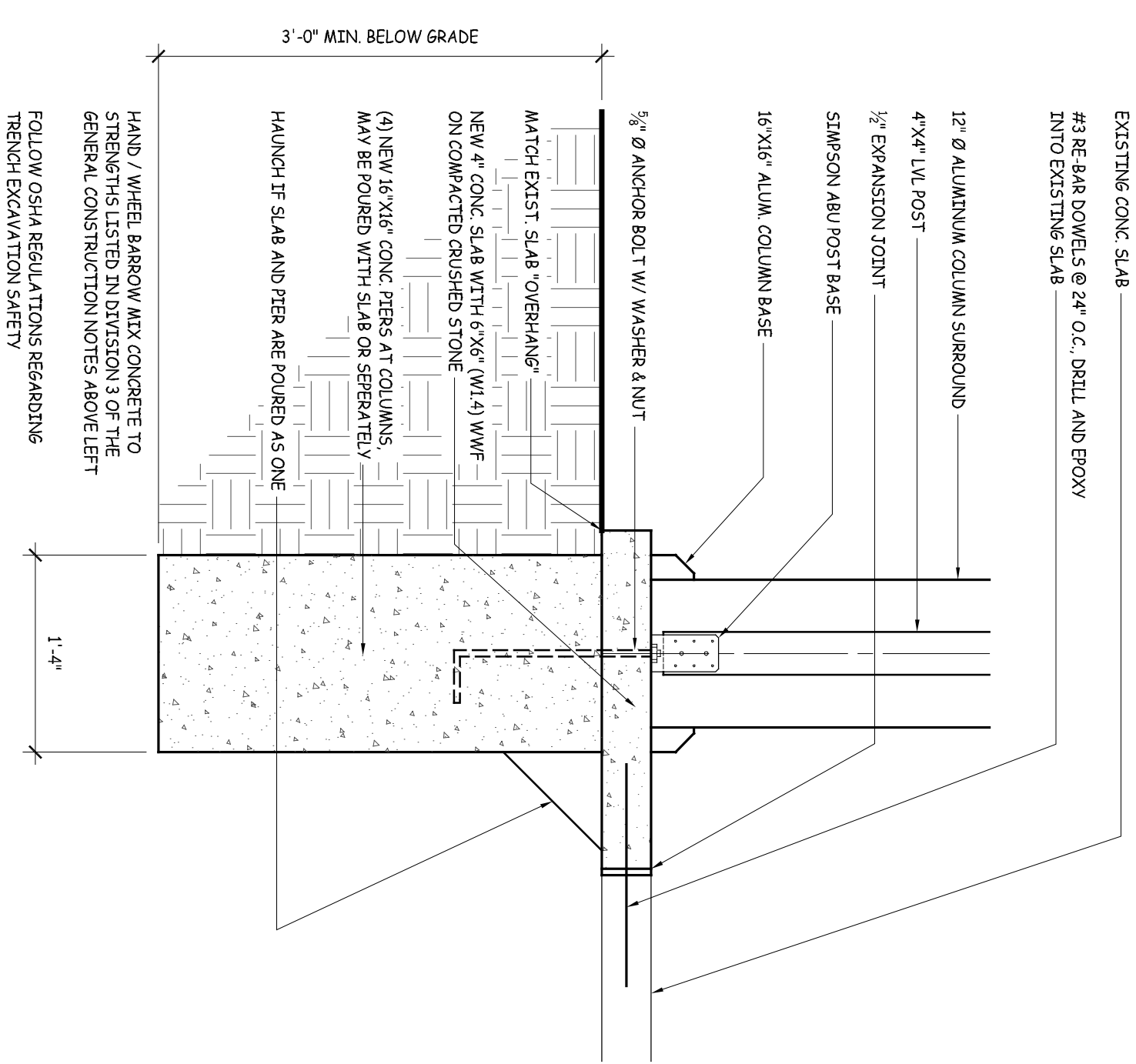
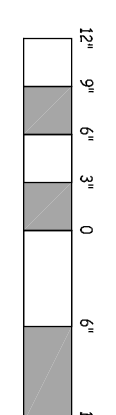
DIVISION 26 - ELECTRICAL:

1. All electrical work shall conform to the Electrical provisions of the NJ UCC.
2. Electric work is limited to removal and reinstallation of existing porch light fixture.

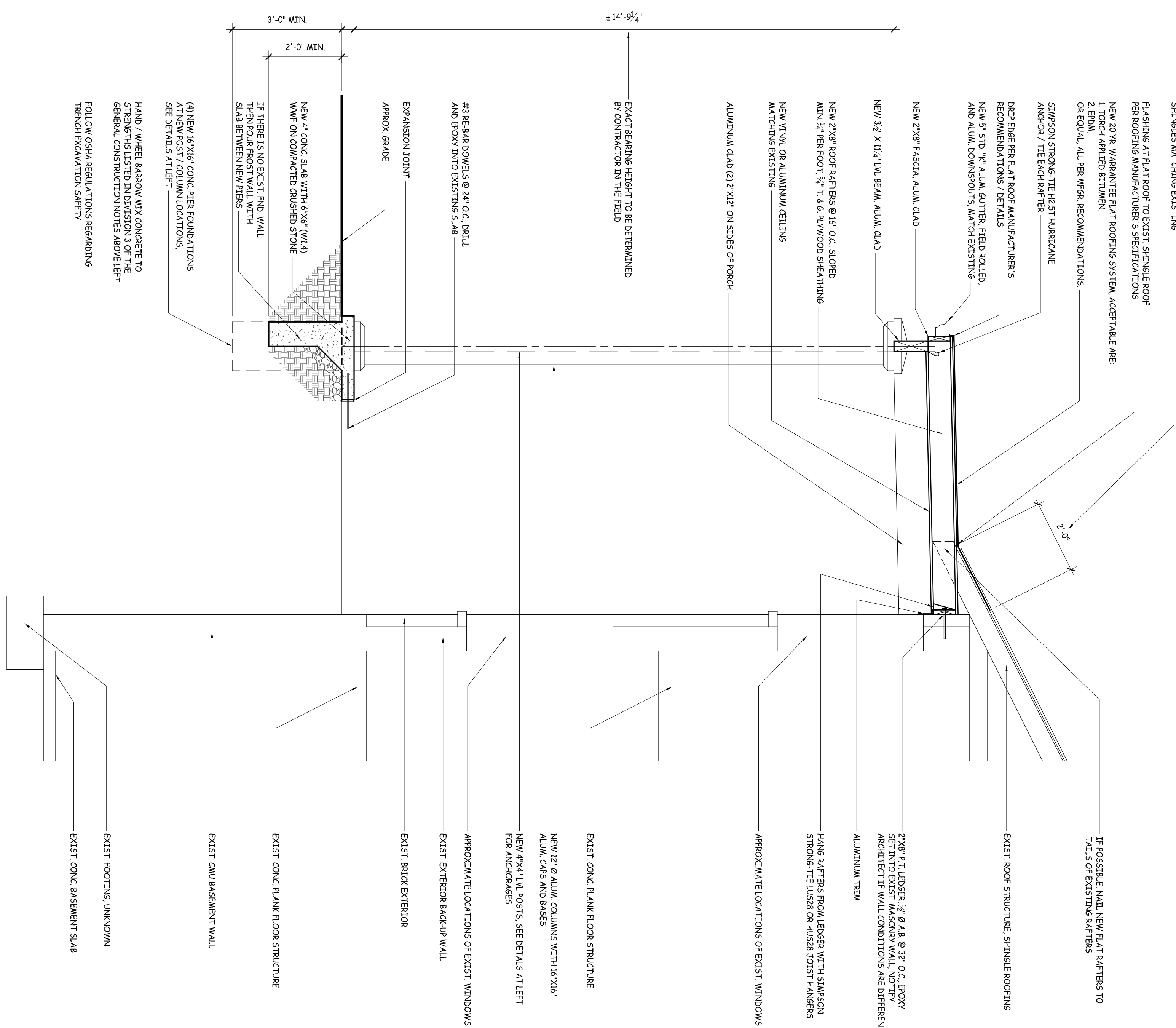
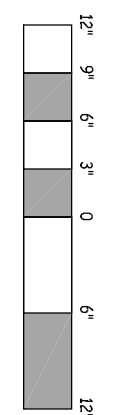
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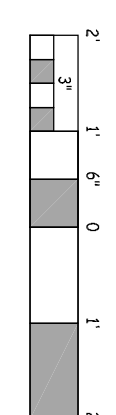
3 COLUMN CAP DETAIL SCALE: 1" = 1'-0"



2 COLUMN BASE DETAIL SCALE: 1" = 1'-0"



1 PROPOSED PORCH SECTION SCALE: 1/2" = 1'-0"



REV. #	REVISION DESCRIPTION	DATE
1	PROJECT START UP & SITE VERIFICATION	10 JULY 2013
2	DRAWINGS ISSUED FOR PERMIT APPLICATION	18 JULY 2013

VALID FOR REBIDS ONLY IF IMPRESSED WITH ORIGINAL SEAL AND ORIGINAL SIGNATURE IN RED

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SECTION & DETAILS

Proposed Exterior Porch Renovations For:
ATLANTIC MANOR APARTMENTS
 1507 West Atlantic Ave.
 Manasquan, NJ 08736
 Wall Township, Monmouth County

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