

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. Prototype permits must be accompanied by site-specific certification by this Architect. The Architect assumes no responsibility for this design in the absence of certification of the specific site location.
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.

- 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 CORROSION RESISTANT MATERIALS
A. 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.

- 1.10 PERMITS
A. Apply for, obtain and pay for all permit fees including utilities.

DIVISION 03 CONCRETE

- 03 30 00 - CAST-IN-PLACE CONCRETE
1.01 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 #6 deformed bars.
2.03 Welded wire fabric: ASTM A185, flat sheet, 6 x 6 w 1.4 x w 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 "Florpufo" or Griffolyn "Type 65-G". Maximum 0.050 perms. ASTM Class A.

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 AWWA 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. Plywood sheathing: APA performance rated panels. Exterior grade span rated for use indicated on drawings. Handle and install in accordance with the recommendations of the American Plywood Association (APA) and the IBC Code.
2.05. Nails: Common nails, ASTM A153, Class D hot dipped galvanized or Type 316 stainless steel.
2.06. Bolts: ASTM A307. ASTM A153, Class D hot dip galvanized or Type 316 stainless steel.
2.07. Connectors, hangers, etc.: Simpson Strong-Tie, Z-MAX coating (1.85 oz/ft² hot-dip zinc coating) or Type 316 stainless steel.
2.08. Sill Sealer: Provide Pactiv "GreenGuard Sill Sealer" (tel. 800-241-4402) continuous corrugated foam over termite shield. Width to match sill plate

- 3.01. Installation:
3.02. Double joists under parallel partitions above and where shown on drawings
3.03. Provide bridging between joists at max. 8' o.c.
3.04. Install framing plumb and level. Place horizontal members crown side up.
3.05. Plywood installation: Apply with face grain perpendicular to framing, end joints staggered, unless noted otherwise. Apply full sheets starting at sill plate.
3.06. Provide sheathing clips between rafters at roof sheathing joints.
3.07. Headers in bearing walls: (2) - 2"x 12" unless noted otherwise.
3.08. Posts: Triple studs at beam bearing points in wood frame walls.
3.09. Provide two rows 1/2" bolts 24" o.c. at multiple L.V.L. and fitch plate beams.
3.10. Fasten in accordance with the IBC Recommended Fastening Schedule as a minimum standard.

DIVISION 07 THERMAL & MOISTURE PROTECTION

- 07 21 00 - THERMAL INSULATION
2.01. Thermal Insulation: Fiberglass Batt, conforming to ASTM C665 with integral vapor barrier installed on warm side of assembly. Staple flanges to face of framing - do not compress by stapling to sides. Install behind and carefully trim around pipes, ducts and electrical boxes. Install full insulation behind tubs, showers and stairs.
2.02. Air Sealing: Seal framing penetrations at insulated walls, floors and ceilings. Use low expansion foam insulation around window and door frames.
2.03. Baffles: Provide premanufactured holdbacks where required to allow ventilation. Bend down at face of exterior wall and secure to prevent wind washing.
2.04. Facing: All batts exposed to habitable spaces shall be faced to the room side. Facing must comply with the interior finish classification, as noted.

07 27 27 - WEATHER RESISTIVE BARRIER

- 1.01. System Description: Vapor permeable Two-ply asphalt saturated weather barrier system.
1.02. Warranty: Manufacturer's 10-year warranty
2.01. Membrane: Fortifiber "Two-ply Jumbo-Tex" (tel 800-773-4777)
2.02. Termination Sealant: Per membrane manufacturer
3.01. Examination: Verify that surfaces and conditions are ready to accept the Work of this section.
3.02. Preparation: Prepare surfaces sound, clean and free of oil, grease, dirt, excess mortar or other contaminants.
3.03. Installation: Install all products per manufacturer's printed instructions. Seal edges and items projecting through water resistive barriers. Repair all tears, punctures or or holes in barrier with manufacturer's sealant or tape.

07 30 01 - ROOFING UNDERLAYMENT

- 2.01. Underlayment: Asphalt saturated felt conforming to ASTM D4869. Type IV (#30) felt underlayment for slopes 4:12 or greater.
2.02. Waterproofing underlayment: Conforming to ASTM D1970. Min. 40 mils thick. Provide self-adhesive waterproofing underlayment at all eaves, valleys and ridges. Acceptable brands - Certainted "Winterguard" or Grace "Ice and Watershield". Extend to 3 feet inside of exterior wall at eave conditions.
3.01. Lap all felt underlayment seams minimum 2".
3.02. Install waterproofing underlayment in strict accordance with manufacturer's printed instructions.

07 41 13 - METAL ROOFING SYSTEM

- 1.01. Submittals: Submit shop drawings: Indicate profiles, sizes, and finishes of all components. Submit product data and color sample.
1.02. Warranty: Provide 20-year finish and weather tight warranty including compatibility with its substrates.
1.03. System shall meet UL90 Uplift Rating and CEGS 07416.
2.01. NCI "Verti-Lok", Metal Sales "Vertical Seam", MBCI Lokseam, AEP Snapseam, PAC Snap-Clad or ATAS "Dutch Seam" prefinished 0.032 inch aluminum, Kynar finish. 1 3/4 inch height interlocking seam at 16 to 18 inches o.c., factory sealed.
2.02. Underlayment: one layer #30 building felt. Cleat all joints in accordance with UL90 requirements.
2.03. Accessories: Provide "Z" closure, end caps, field sealant and accessories required for complete installation.
3.01. Back paint all concealed metal surfaces in contact with masonry or dissimilar metals.
3.02. Installation: by skilled workmen, in accordance with manufacturer's printed instructions and established trade standards to provide an approved warranted job of assured quality and to comply with wind speed indicated. Install true and straight. Seal all joints.

07 46 23 - CEDAR SHINGLE SIDING

- Quality assurance: Coordinate trades and install shingles in strict accordance with the Cedar Shingle and Shake Bureau recommendations for a job of assured quality. All shingles must be bundled with official grade mark label.
- Warranty: 50 years against decay
- Shingles: Fraser (800-463-9663), or approved equal. Kiln-dried Eastern White Cedar shingles delivered in bundles bearing an official grade marked label in conformance with CSA 0118.2. CLEAR-GRADE "B" RED LABEL, 16" long. Single course installation. 5" weather exposure.
- Installation: Double or triple at foundation lines. Space apart approximately 1/4" or if closed joints, not hammered together. Hold 1" clear above roof surfaces. Offset joints of shingles in any one course not less than 1 1/2" away from joints in adjacent courses.
- Fasteners: Secure with corrosion-resistant Type 316 stainless steel nails. Apply each shingle with two (only) corrosion-resistant nails. Place nail approximately 3/4" from the side edge of the shingle and not more than 1" above the exposure line. Use 3d (1 1/4") nails. Drive nails flush but not so the head crushes the wood.

07 46 33.90 - EXTERIOR TRIM

- 1.01. Quality assurance: All work shall be by experienced tradesmen in strict accordance with manufacturer's printed instructions for an approved, warranted job of assured quality.
2.01. Cellular PVC Trimboard: size indicated, any of the following brands:
a. AZEK cellular PVC (tel. 866-549-6900)
b. Versatex Trimboard: (tel 724-857-1111), sales@versatex.com
c. Fypon Cellular PVC trim tel. 800-446-3040)
d. Kleer Trimboard by Kleer Lumber, LLC (tel. 866-553-3770)
3.01. Trimboard Installation: Install all materials in strict accordance with manufacturer's printed instructions. Use adhesive at joints. All fasteners shall be Type 316 stainless steel. FastenMaster (tel. 800-518-3569) "Cortex" brand or Starborn Industries (starbornindustries.com) "ProPlug" concealed fastening system with color-matched plugs.
3.02. Finishing: Prepare materials to conceal fasteners per manufacturer's instructions to receive finish coating. Paint all trim.

07 46 46 - CEMENT BOARD SOFFITS

- 1.01. Warranty: 50 years.
2.01. Cement Board Manufacturer: James Hardie, tel. (800) 942-7343.
2.02. Cement Board Panel: 5/16" panel, smooth texture. Size as indicated. Factory primed
2.03. Soffit Vent: Tamlyn CUV8V, AirVent SV352 or equal perforated vinyl hat vent - minimum 9 square inches free area per linear foot
3.01. Installation: Install all materials in strict accordance with manufacturer's printed instructions. All fasteners: Hot dip galvanized or stainless steel.
3.02. Finishing: Prepare material to conceal fasteners per manufacturer's instructions to receive finish coating.

07 60 00 - FLASHING & VAPOR BARRIER

- 1.01. Quality assurance: Conform to SMACNA schedule.
2.01. Provide pre-finished .026-inch aluminum (ASTM B209 Alloy 3003 ) metal flashing as required to prevent the entrance of moisture and water.
2.02. Use Lead coated copper for all flashings in contact with pressure treated wood.
2.03. Provide wall flashing, base, cap, thru-wall, and counter flashing, etc. as required to prevent the entrance of moisture and water.
2.04. Flash over exterior horizontal trims, over exterior windows and doors, at base of wall and as indicated on drawings.
2.05. Install Protecto Wrap BT25XL or Grace "Vycor" 9 inch wide self-adhered membrane flashing at perimeter of all doors and windows. Install under windowsill, over window head drip flashing and over jamb nailing flange.

07 92 00 - SEALANT

- 1.01. Quality Assurance: The system, including all its components, shall be warranted by the manufacturer & installer for the use as indicated including compatibility with its substrates.
2.01. Manufacturer: Pecora, Tremco or approved equal.
2.02. Exterior sealant: High performance polyurethane or silicone, compatible with substrate.
2.03. Interior sealant: acrylic latex.
2.04. Backer: Provide round, closed cell foam backer rod, oversized 25 percent larger than joint width.
2.05. Sealants for substrates not compatible with the above shall be as recommended by sealant manufacturer.
2.06. Primer: Prime substrates as per sealant manufacturer. Provide field adhesion test.
3.01. Installation: Install in accordance with manufacturer's recommendations. Tool joints concave.

DIVISION 08 OPENINGS

08 10 00 - DOORS AND FRAMES

- 1.01. Warranty: Provide 5-year material warranty on doors and frames.
2.01. Fiberglass entry doors: Thermatru, pre-hung 1 3/4" thick, insulated door system. ADAAG compliant threshold. Ball-bearing hinges.
2.02. Glazing: Glaze doors and sidelights with safety glass, conforming to CSPC 16 CFR, Part 1201, Category II.
3.01. Installation: Hang doors plumb and level. Exterior fiberglass and wood doors - Replace hinge screws to penetrate framing minimum one inch.

08 52 00 - WINDOWS & PATIO DOORS

- 1.01. Warranty: 20 years on glazing and weather performance.
2.01. Manufacturer: Andersen 400 Series. Unit sizes as indicated.
2.02. Exterior Color: Dark Bronze
2.03. Interior Color: White interior factory finish
2.04. Glass: "High Performance" Low-E insulating glass.
2.05. Grilles: where indicated.
a. "Full divided light"-Permanent interior and exterior with spacer bar
2.06. Screens: Provide screens for all operable sashes and doors.
2.07. Window Hardware: Corrosion resistant, Type 316 stainless steel hardware
a. Provide all manufacturers accessories required. Provide sash locks and screens for all operable window units.
2.08. Pre-manufactured sill pan: Protecto-Wrap Flexible Sill Pan System (tel 800-759-9727), or Jamsill Guard (tel 800-JAMSILL). Pre-manufactured self-draining three-piece system with molded corners. Lap and seal components per manufacturer's written instructions.
2.09. Drip Cap: Install continuous drip cap over all window assemblies. Use premade flexible drip cap at curved windows - supplied by window manufacturer or Astro Flashing (astroplastics.com) or equal.
3.01. Installation: Provide 1/4-inch sealant joint at perimeter of window and patio door units. Install in strict accordance with manufacturer's printed instructions.

08 70 00 - HARDWARE

- 1.01. Design requirements: All hardware shall comply with ADAAG.
2.01. Recommended Hardware Finish: oil rubbed bronze.
2.02. Locksets and Latchesets: Schlage Neptune style lever design, AL Series; Yale Pacific Beach, 5300 LN Series; or equal. ANSI A156.2, Series 4000, Grade 2.
2.03. Keying: Coordinate keying and lock functions with Owner. Key exterior locks alike. Incorporate Owner's existing master key system.
2.04. Weathersealing: Provide weatherstripping, threshold and sweep on all exterior doors. Maximum 1/2-inch height threshold. Set threshold in sealant.
2.05. Door stops: Provide at all doors. Concave rubber bumpers, finish to match latch set.
3.01. Installation: In strict accordance with manufacturer's printed instructions.

DIVISION 09 FINISHES

09 20 00 - GYPSUM BOARD SYSTEMS

- 1.01. Quality assurance: Conform to GA 216. Level 4 finish.
2.01. Manufacturer: Materials shall be USG, or equal.
2.02. Gypsum board: Thickness as shown. ASTM C36 regular type for all other locations. ASTM C 1658 Mold-resistant glass mat gypsum panels.
3.01. Installation:
A. Use galvanized steel corner beads on all outside corners.
B. Install control joints as shown or as recommended by manufacturer.
C. Use screw fasteners except where nails are required for fire rated assemblies in wood construction.
D. Finish joints in accordance to manufacturer's printed instructions with reinforcement tape and minimum two coats of joint compound. Spot exposed fasteners and corner beads with three coats of joint compound. Sand smooth.

09 91 00 - PAINTING

- Manufacturer: PPG Architectural Finishes, Benjamin Moore, Sherwin Williams.
- Quality Assurance: Material shall be top quality and conform to all State & Federal requirements. Paint and Primer shall be compatible with use, exposure and substrate.
- Preparation and installation: in strict accordance with manufacturer's printed instructions.
- Coordination: Coordinate colors and textures with Owner.
- Paint all rooms of new construction.
- Vinyl Trimboard: Use a 100% acrylic latex paint with a Light Reflective Value (LRV) of 55 or higher.
- Unless otherwise noted prime all substrates and provide two finish coats.

DIVISION 23 HVAC

- 23 00 00 - HVAC
1.01 Design Requirements: Conform to: ASHRAE 90.1 - 2019

DIVISION 26 ELECTRICAL

- 26 00 00 - ELECTRICAL
1.01 Comply with National and Local electric code as a minimum standard and Federal flood elevation requirements.
1.02 Quality assurance: Equipment and materials shall be listed by Underwriters Laboratories and shall bear the U.L. label.
1.03 Licensed Electrical Contractor shall verify service location & capacity requirements including provision for future additional needs as coordinated with Owner.
2.01 Provide Grounding Electrode System and Grounding Electrode Conductor in accordance with the National Electric Code (NEC Article 250, III)
2.02 Light fixtures in direct contact with insulation shall be U.L. listed and labeled in conformance with N.E.C. and shall be air-sealed in conformance with International Energy Conservation Code.
2.03 LED & Fluorescent lamps: Minimum CRI = 80 minimum. Lamp color-3500K
2.04 Provide circuit breaker panels and meters as required.
2.05 Provide photocell and timer control on all site lighting.
3.03 Label all circuits at panel box.

DIVISION 31 EARTHWORK

- 31 05 00 - SITEWORK
- Verify location of existing utilities prior to commencement of construction. Coordinate with utility providers to verify size and type of all utilities and to identify all hazards and governing safety regulations (including, but not limited to OSHA and NESC).
- Make connections to utilities in accordance with the utility company's specifications.
- See Engineer's Site Plans & Specifications.

31 05 13 - SOIL

- Presumed soil bearing capacity is 2000 psf based on IBC 2021(NJ) for sandy soils.
- Verify soil-bearing capacity exceeds assumed value before proceeding with the work. The Architect assumes no responsibility for foundation design in the absence of data adequate to determine the nature and characteristics of the subsurface soil conditions.

31 23 16 - EXCAVATION

- Excavate for foundations to undisturbed virgin soil.
- Set footings a minimum of 30" below finish grade or below frost line as per local Construction Official.

31 23 23 - FILL

- Submit soil compaction tests, minimum one test per 1,000 square feet, each lift.
- Place fill in loose lifts of 8 to 10 inches for each lift.
- Compact fill under footings, concrete slabs, parking areas and driveways to 95% of maximum density.
- Compact fill under other areas to 90% of maximum density.
- Determine maximum density by ASTM D1557. Determine density in place by ASTM D1556 or ASTM D3017.

REFER TO SITE PLAN BY GIBSON ASSOCIATES

All work and materials shall meet the requirements of applicable Local, State and National codes including but not limited to:

Table with 3 columns: #, Date, REVISION. Row 1: IBC 2021 NJ Edition, DATE: 04/05/23. Row 2: IMC 2021. Row 3: NEC 2020. Row 4: NSPC 2021. Row 5: FUEL GAS CODE 2021.

Table with 2 columns: Construction Type, Use Group, Occupant Load, Flood Zone, Live Load Schedule, Floor Areas. Construction Type: V-B. Use Group: U. Occupant Load: 1. Flood Zone: ZONE X. Live Load Schedule: Roof (Snow) 20 psf, Attic 20 psf, Floor 50 psf, Wind 122 mph - Exposure B. Floor Areas: 1st Floor 50 sq ft, Total Conditioned Space 50 sq ft.

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CERT. NO. 21A10005800

CONSTRUCTION DOCUMENTS

Ocean View Resort
Rear Guardhouse
2555 Shore Road
Ocean View, NJ
Dennis Township-Block 235, Lot 3

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