MANASQUAN PLANNING BOARD MEETING AGENDA

APRIL 04, 2023 7:00 PM - TUESDAY

Please take notice that the Manasquan Planning Board will convene an in person meeting on April 04, 2023 7:00 PM at Borough Hall, Second Floor, 201 East Main Street, Manasquan, New Jersey. As a courtesy to the public this meeting may be attended via zoom. If the zoom meeting fails or gets disconnected the in-person meeting will continue without the zoom participants. You can access the meeting through the Zoom App by following the link below for your computer or phone.

Join Zoom Meeting

https://us06web.zoom.us/j/8243299920?pwd=QUxNUjlGbkNLQS9TRVBlWHVtbUd3Zz09

OR Tel – 1-646 876 9923 US (New York) Meeting ID: 824 329 9920 Passcode: 365120

PUBLIC MEETING

Salute to the Flag Roll Call Sunshine Law Announcement

OLD/NEW BUSINESS

- 1. Vouchers Approval
- 2. Regular Meeting Minutes March 7, 2023

APPLICATION

- 3. #03-2023 Eugene & Valerie Hannafey 10 Minnesink road Block 16 Lot 5
- 4. #02-2023 Howard & JoAnn Lay 43 Rogers Avenue Block 152 Lot 1
- #04-2023 Christopher Nikolich 145 First Avenue Block 171 Lot 41 (being rescheduled)

OTHER BUSINESS

Comments from individual board members

6. Master Plan Re-Examination Discussion

ADJOURNMENT



DPW _____ CONST _____ PD _____ OTHER _____

January 27, 2023

Barbara Ilaria, Secretary Manasquan Borough Planning Board 201 East Main Street Manasquan, NJ 08736

Re: Boro File No. MSPB-R2020 Variance – Hannafey Block 16, Lot 5.02 10 Minnesink Road R-2 Single-Family Residential Zone Borough of Manasquan, Monmouth County, NJ

Dear Ms. Ilaria:

As per your request, I have reviewed the above-referenced application in accordance with the provisions of the Borough Land Development Ordinance. The documents reviewed in conjunction with this application include:

1. Pool Grading Plan prepared by Michael Cannon, PE, PLS, of the Cannon Group, P.C., dated June 10, 2022, last revised December 6, 2022.

The property is located in the R-2 Residential Zone with frontage on Minnesink Road. With this application, the applicant proposes to construct a new 14' by 22' in-ground pool, paver patio, and 6' by 18' porch in the rear yard and associated site improvements. The application is deemed <u>complete</u> on January 27, 2023.

The following are our comments and recommendations regarding this application:

- 1. The property is located in the R-2 Residential Zone, where the existing and proposed residential use is permitted.
- 2. The following variances are required as part of this application:
 - a. A maximum lot coverage of 45% permitted, whereas a lot coverage of 47.1% is proposed.
 - b. A minimum rear yard pool setback of 10 feet is required, whereas a setback of 7 feet is proposed.
 - c. A minimum side yard pool setback of 10 feet is required, whereas a setback of 7 feet is proposed.
 - d. A minimum patio setback of 5 feet is required, whereas a setback of approximately 2 feet is proposed (east side) and 3 feet (rear).



Re: Boro File No. MSPB-R2020 Variance – Hannafey Block 16, Lot 5.02 January 27, 2023 Sheet 2

- 3. The following non-conformities exist on Lot 5.02 and will not be modified as part of this application:
 - a. A maximum building coverage of 30% permitted, whereas a building coverage of 30.4% exists.
- 4. The applicant's engineer has provided soil boring information and test pit locations which demonstrate that a 1.5 feet separation from the seasonal high water table is provided. The proposed bottom of the 5.5 feet deep pool is at elevation 15.5 where the seasonal high water table is below elevation 14.0.
- 5. The pool mechanical equipment will be located in the rear yard behind the building envelope.
- 6. The proposed grading of the lot does not appear that it will alter the existing drainage patterns, however the applicant's engineer should confirm this and indicate there will be no negative effects to neighboring properties.
- 7. It does not appear that any existing trees on the property will be removed as part of the application.
- 8. Any curb and sidewalk must be replaced along Minnesink Road as necessary.

Should you have any questions or desire any additional information, please do not hesitate to contact me.

Very truly yours,

ALBERT D. YÓDAKIS, P.E., P.P. PLANNING BOARD ENGINEER BOROUGH OF MANASQUAN

ADY:jy

cc: George McGill, esq., Planning Board Attorney Michael Cannon, PE, PLS 1466 Route 88, Suite B2, Brick, NJ 08724 Eugene Hannafey 10 Minnesink Road, Manasquan, NJ 08736

EDWARD G. DONOVAN Mayor

THOMAS F. FLARITY Municipal Administrator Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

732-223-0544 Fax 732-223-1300 Item 3.

FRANK F. DiROMA Supervisor of Code Enforcement

BOROUGH OF MANASQUAN COUNTY OF MONMOUTH NEW JERSEY 08736

N STEVEN J. WINTERS Construction Official

APPLICATION TO THE PLANNING BOARD
*Applicant's Name: EVGene and Valerie Hannafey
*Applicant's Address: 10 Minnesink Road
*Telephone Number: Home: N/A Cell: 132 887-7797
* - mail Address: VALERIEHANNAFEY@ 6MAIL. COM
*Property Location: 10 MINNESINE Rd.
*Block: 16 Lot: 5.02
*Type of Application: Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major- Site Plan Approval
*Date of Zoning Officer's Denial Letter: AUG. 8, 2022 and Sept. 14, 2022 Attach Zoning Permit Application
*Plot Plan (Survey) not older than five (5) years, clearly indicating all buildings and setbacks.
*Is the Applicant the Landowner? 185
*Does the Applicant own any adjoining land? NO
*Are the property taxes paid to date? le S
*Have there been any previous applications to the Planning Board concerning this property? No (Attach copy)
**Are there any Deed Restrictions, Easements, or Covenants affecting this property?
(Attach copy)
*The applicant agrees to be responsible for and pay for the costs entailed in the review of this application by any experts retained by the Planning Board for advice in this matter.

Signature plicant or Agent

1-10-23 Date

06/2021

EDWARD G. DONOVAN Mayor

THOMAS F. FLARITY Municipal Administrator Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

732-223-05 Fax 732-223-1300

FRANK F. DiROMA Supervisor of Code Enforcement

> STEVEN J. WINTERS Construction Official

All reaction of the

BOROUGH OF MANASQUAN COUNTY OF MONMOUTH NEW JERSEY 08736

January 24, 2023

Eugene Hannafey 10 Minnesink Road Manasquan, NJ 08736

Re: Block: 16 Lot: 5.02 Zone: R-2

Dear Sir:

On this date we reviewed your revised application for the following project.

Remove the patio in the rear yard and install a 14' x 22' inground pool and a paver patio in the rear yard.

Revised plot, grading plan and soil boring prepared by Michael Cannon on December 6, 2022. Pool plans prepared by Michael Cannon on July 14, 2022.

Application denied for the following reason(s):

Section 35-9.4 – Building Coverage – 30% Permitted 30.4% Existing

> " - Lot Coverage - 45% Permitted 47.1 % Proposed

Section 35-11.6 – Swimming Pool - Rear Setback – 10ft. Required 7ft. Proposed

" - Side Setback (Left) – 10ft. Required 7ft. Proposed

Section 35-11.8j – Requires that the proposed patio must be setback a minimum of 5ft. from the side and rear property lines.

If you have any questions, please call me at 732-223-0544, ext. 256

Sincerely, Richard Furey

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Zoning/Code Enforcement Officer

EDWARD G. DONOVAN Mayor

THOMAS F. FLARITY Municipal Administrator Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN COUNTY OF MONMOUTH NEW JERSEY 08736 732-223-0544 Fax 732-223-1300

FRANK F. DIROMA Supervisor of Code Enforcement

> STEVEN J. WINTERS Construction Official

September 14, 2022

Eugene Hannafey 10 Minnesink Road Manasquan, NJ 08736

Re: Block: 16 Lot: 5.02 Zone: R-2

Dear Sir:

On this date we reviewed your revised application for the following project.

Remove the patio in the rear yard and install a 14' x 22' inground pool in the rear yard.

Revised plot, grading plan and soil boring prepared by Michael Cannon on August 19, 2022. Pool plans prepared by Michael Cannon on July 14, 2022.

Application denied for the following reason(s):

Section 35-9.4 – Building Coverage – 30% Permitted 30.4% Existing

> - Lot Coverage - 45% Permitted 47.1 % Proposed

if you have any questions, please call me at 732-223-0544, ext. 256

Sincerely,

46

Richard Furey Zoning/Code Enforcement Officer Item 3.

EDWARD G. DONOVAN Mayor

THOMAS F. FLARITY Municipal Administrator Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN COUNTY OF MONMOUTH NEW JERSEY 08736 732-223-0544 Fax 732-223-1300

FRANK F. DIROMA Supervisor of Code Enforcement

> STEVEN J. WINTERS Construction Official

August 8, 2022

Eugene Hannafey 10 Minnesink Road Manasquan, NJ 08736

Re: Block: 16 Lot: 5.02 Zone: R-2

Dear Sir:

On this date we reviewed your application for the following project.

Install a 14' x 22' inground pool and concrete patio in the rear yard.

Plot grading plan prepared by Michael Cannon on June 10, 2022. Pool plans prepared by Michael Cannon on July 14, 2022.

Application denied for the following reason(s):

Section 35-9.4 – Building Coverage – 30% Permitted 30.7% Existing

> - Lot Coverage - 45% Permitted 58.4% Proposed

Additional required documentation:

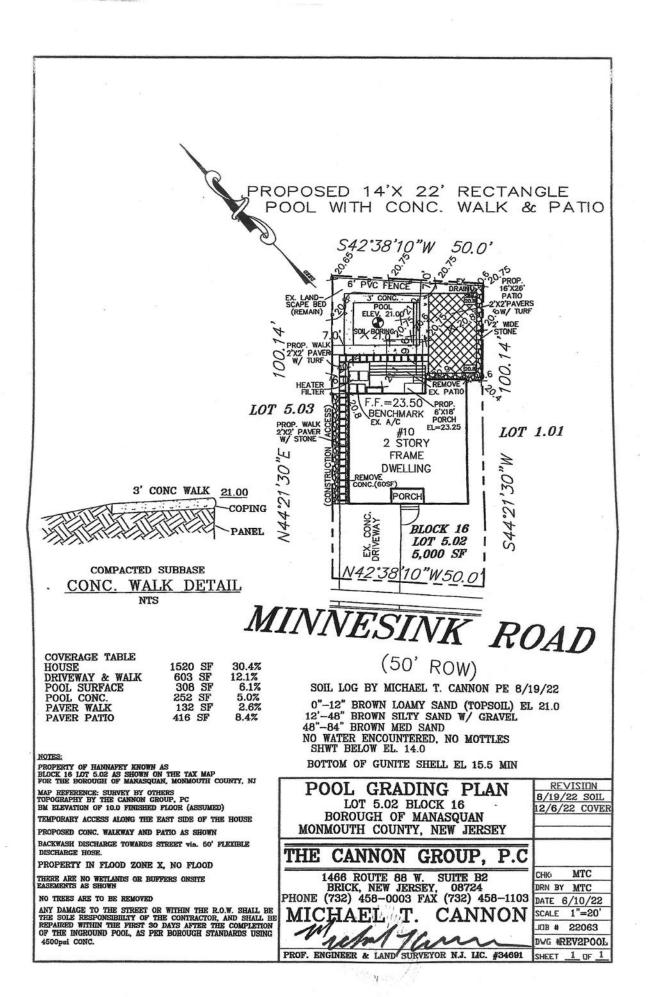
 Section 28-1.3 requires a soil boring to determine the seasonal high ground water level.

If you have any questions, please call me at 732-223-0544, ext. 256

Sincerely,

56

Richard Furey Zoning/Code Enforcement Officer



B.O.	M. RECEIVED	
M&G	ADM	
LEHK_	CF0	

JAN 3 0 2023

DPW_ CONST OTHER

January 27, 2023

Barbara Ilaria, Secretary Manasquan Borough Planning Board 201 East Main Street Manasquan, NJ 08736

Re: Boro File No. MSPB-R2000
Variance – Lay
Block 152, Lot 1
43 Rogers Avenue
R-3 Single-Family Residential Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Ilaria:

As per your request, I have reviewed the above-referenced application in accordance with the provisions of the Borough Land Development Ordinance. The documents reviewed in conjunction with this application include:

- 1. Variance Plan prepared by Joseph Kociuba, PE, PP, of KBA Engineering Servicces, LLC, dated July 8, 2022.
- 2. Architectural Floor Plans and Elevations prepared by Brian Berzinskis, RA, of the Grasso Design Group, dated February 1, 2022.

The property is located in the R-3 Single-Family Residential Zone with frontage on Rogers Avenue and Sims Avenue. With this application, the applicant proposes to construct a two-story addition which includes a covered front porch, second story balcony, and interior renovations to the existing residential dwelling. The application is deemed <u>complete</u> on January 27, 2023.

The following are our comments and recommendations regarding this application:

- 1. The property is located in the R-3 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
- 2. The following bulk ('c') variances are required as part of this application:
 - a. A minimum front yard setback of 17.16 is required due to the provided front yard averaging calculations (25 feet normally required), whereas a setback of 15.88 feet is proposed for the new addition (15.3 feet exists to the northeast corner).
- 3. The following non-conformities exist on Lot 1 and are not proposed to be modified as part of this application:



Re: Boro File No. MSPB-R2000 Variance – Lay Block 152, Lot 1 Item 4

- a. A minimum lot frontage of 50 feet is required, whereas 34.01 feet of frontage exists.
- b. A minimum side yard setback of 5 feet is required, whereas a setback of 2.5 feet exists (east).
- c. A minimum accessory side yard setback of 5 feet is required, whereas a setback of 3.5 feet exists (east).
- d. A minimum accessory rear yard setback of 5 feet is required, whereas a setback of 3.9 feet exists.
- 4. The base flood elevation for the property is 9 (Zone AE). The existing and proposed finish first floor of the dwelling is at elevation 11.81.
- 5. The applicant has provided front yard setback averaging calculations, prepared by a licensed surveyor, for properties within 200 feet as required to utilize this relief.
- 6. The location of the air conditioning unit with is to be relocated must be indicated on the plan.
- 7. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed additions do not increase the building coverage by more than 500 square feet.
- 8. It appears that no existing trees will be removed as part of the application.
- 9. The applicant should confirm that there is no regrading of the lot proposed or fill to be imported.
- 10. The existing utility connections area are proposed to be maintained and utilized for the renovated structure.
- 11. Any curb and sidewalk must be replaced along Rogers Avenue and Sims Avenue as necessary.

Should you have any questions or desire any additional information, please do not hesitate to contact me.

Very truly yours,

ALBERT D. YODAKIS, P.E., P.P. PLANNING BOARD ENGINEER BOROUGH OF MANASQUAN

ADY:jy



Re: Boro File No. MSPB-R2000 Variance – Lay Block 152, Lot 1 January 27, 2023 Sheet 3

 cc: George McGill, esq., Planning Board Attorney Joe Kociuba, PE KBA Engineering Services, 2517 Route 35, Bldg E, Suite 203, Manasquan, NJ 08736 Brian Berzinskis, AIA Grasso Design Group, 231 Highway 71, Manasquan, NJ 08736 Howard Lay 43 Rogers Avenue, Manasquan, NJ 08736

EDWARD G. DONOVAN Mayor

THOMAS F. FLARITY Municipal Administrator Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

732-223-0544 Fax 732-223-1300

FRANK F. DIROMA Supervisor of Code Enforcement

> STEVEN J. WINTERS Construction Official

BOROUGH OF MANASQUAN COUNTY OF MONMOUTH NEW JERSEY 08736

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: Howard and JoAnn Lay

*Applicant's Address: 43 Rogers Avenue, Manasquan NJ 08736

_{Cell:} 609-947-2204 *Telephone Number: Home:

*e-mail Address: rees300@msn.com

*Property Location: 43 Rogers Avenue

*Block: 152 Lot: 1

*Type of Application: Bulk Variance

Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major-Site Plan Approval

*Date of Zoning Officer's Denial Letter: September 19, 2022

Attach Zoning Permit Application

*Plot Plan (Survey) not older than five (5) years, clearly indicating all buildings and setbacks.

*Is the Applicant the Landowner? Yes

*Does the Applicant own any adjoining land? NO

*Are the property taxes paid to date? Yes

*Have there been any previous applications to the Planning Board concerning this property? No (Attach copy)

**Are there any Deed Restrictions, Easements, or Covenants affecting this

property? No

(Attach copy)

*The applicant agrees to be responsible for and pay for the costs entailed in the review of this application by any experts retained by the Planning Board for advice in this matter.

Howard Lary Signature of Applicant or Agent

12/20/22 Date

DWARD G. DONOVAN Mayor

THOMAS F. FLARITY Iunicipal Administrator Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN

COUNTY OF MONMOUTH NEW JERSEY 08736 FRANK F. DIROMA Supervisor of Code Enforcement

Item 4

STEVEN J. WINTERS Construction Official

September 19, 2022

Howard Lay 43 Rogers Avenue Manasquan, NJ 08736

Re: Block: 152 Lot: 1 Zone: R-3 Flood Zone: AE BFE: 9ft. DFE: 10ft.

Dear Sir:

On this date we reviewed your application for the following project.

Construct a covered front porch, second floor addition over the existing building footprint and other interior alterations and renovations.

Plot plan and front yard average survey prepared by Joseph Kociuba on July 8, 2022. Conceptual building plans prepared by Brian Berzinskis on February 1, 2022.

Application denied for the following reason(s):

Section 35-9.4 – Lot Frontage – 40ft. Required 34.01ft. Existing

Front Setback – 25ft. Required
 17.16ft. Front yard average
 15.3ft. Existing and proposed

" - Side Setback (Left) – 5ft. Required 2.5ft. Existing and proposed

Section 35-5.2b – Accessory Use (Garage) – Rear Setback – 5ft. Required 3.5ft. Existing

" - Side Setback (Left) - 5ft. Required 3.9ft. Existing If you have any questions, please call me at 732-223-0544, ext. 256

Sincerely,

4

Richard Furey Zoning/Code Enforcement Officer

PAUL K. LYNCH LAND SURVEYORS P.O. BOX 1453 WALL, NEW JERSEY 07719 PHONE (732) 681-4035 EMAIL- pklynchls @ gmail.com

* SURVEYORS REPORT 571121152-1 *

November 12, 2021

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Howard & Joann Lay 43 Rogers Avenue Manasquan, N.J. 08736

Dear Mr. & Mrs. Lay:

In regard to front setbacks on the south side of Rogers Avenue Manasquan Borough, N.J. within 200' of Lot 1 Block 152 the following measurements have been taken:

The following are foundation setbacks from the s'ly r.o.w. line of Rogers Ave. unless otherwise noted:

Lot 2	Block 151	13.19'	
Lot 1	Block 151	21.77'	porch base
Lot 24	Block 151	25.06'	porch base
Lot 23	Block 151	14.50'	
Lot 22	Block 151	15.43'	
Lot 2.02	Block 152	16.77'	framing corner
Lot 2.03	Block 152	16.57'	framing corner
Lot 4	Block 152	16.30'	porch base
Lot 5	Block 152	20.93'	porch base
Lot 6	Block 152	11.09'	
	Average	17.16'	

If you have any questions or clarifications please call my office.

Sincerely yours,

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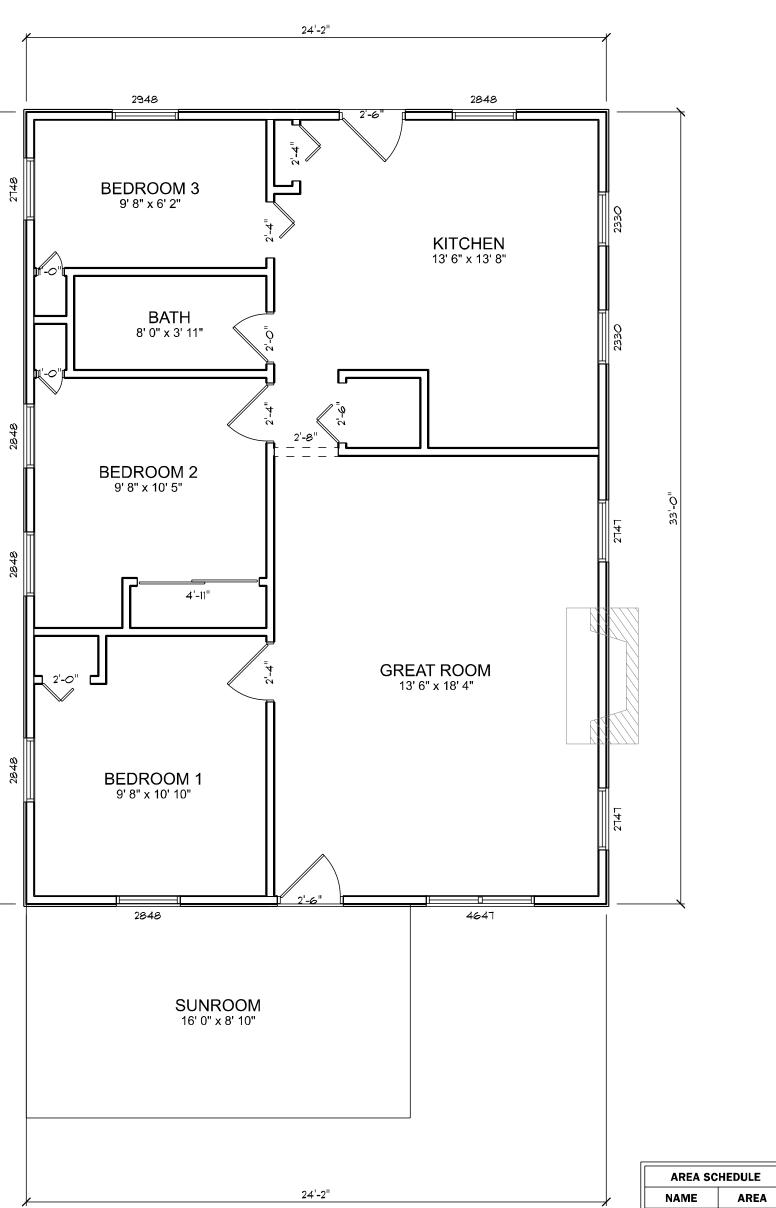
Paul K. Lynch LS

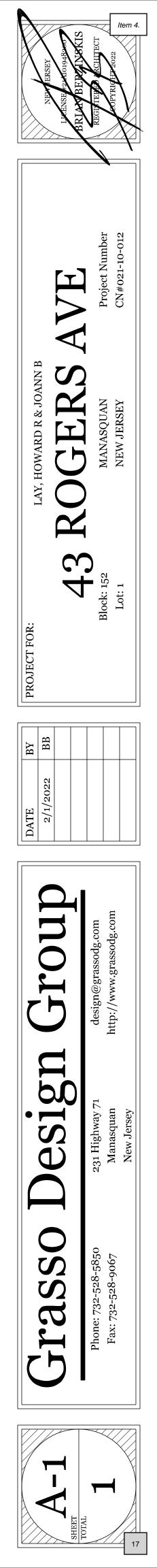






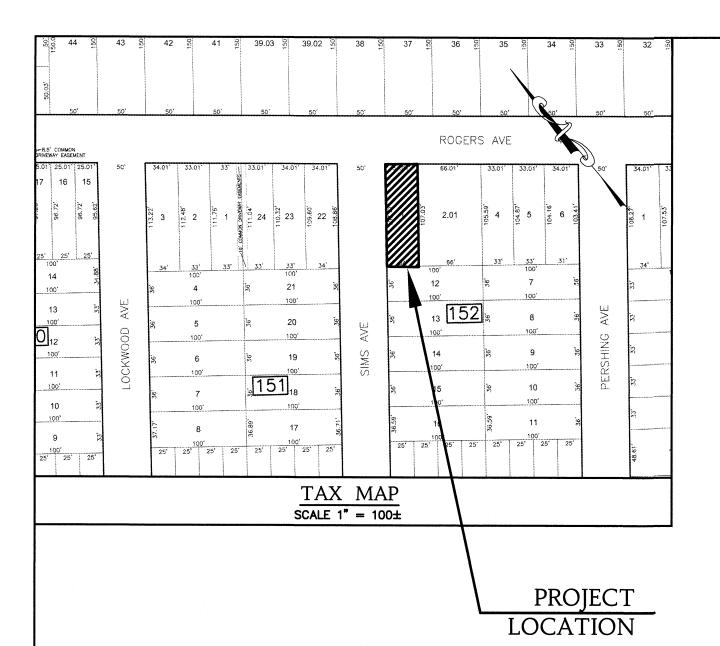
ELEVATION 6CALE: 3/16" = 1'-0"





FIRST FLOOR 797.5 sq ft.

EXISTING FIRST FLOOR



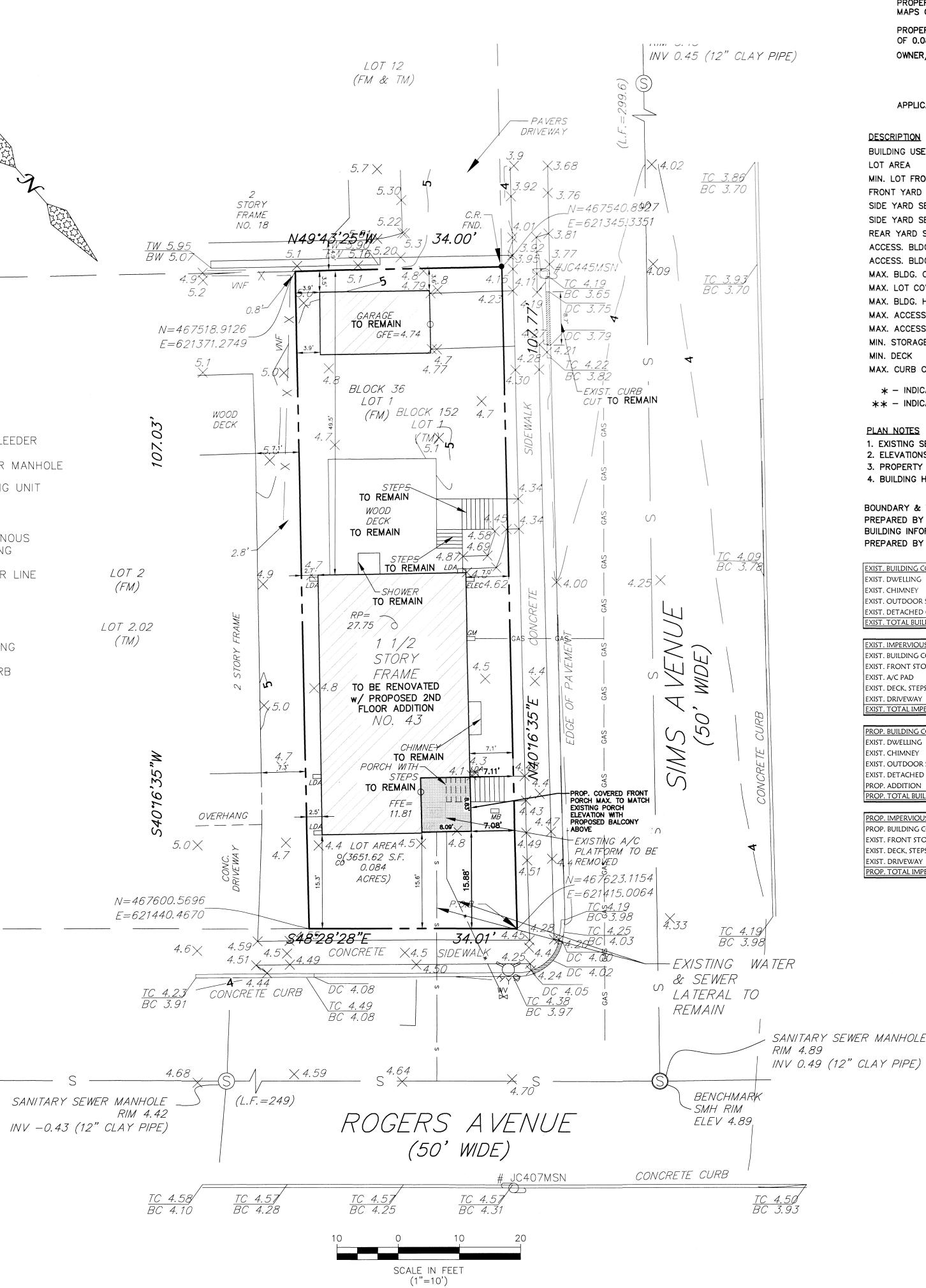
LEGEND: MR

MB	MAIL BOX
CO O	CLEAN OUT
GM	GAS METER
ELEC	ELECTRIC METER
	UTILITY POLE
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	FIRE HYDRANT
WV M	WATER VALVE
	ABOVEGROUND LEEDER
S	SANITARY SEWER MANHOLE
AC	AIR CONDITIONING UNIT
	FENCE LINE
<i>II II</i>	EDGE OF BITUMINOUS CONCRETE PAVING
· · · · · · · · · · · · · · · · · · ·	SANITARY SEWER LINE
	WALL
	BRICK PAVERS
	CONCRETE PAVING
	DEPRESSED CURB

The following are foundation setbacks from the s'ly r.o.w. line of Rogers Ave. unless otherwise noted:

Lot 2	Block 151	13.19'	
Lot 1	Block 151	21.77'	porch base
Lot 24	Block 151	25.06'	porch base
Lot 23	Block 151	14.50'	<b>*</b>
Lot 22	Block 151	15.43'	
Lot 2.02	Block 152	16.77'	framing corner
Lot 2.03	Block 152	16.57'	framing corner
Lot 4	Block 152	16.30'	porch base
Lot 5	Block 152	20.93'	porch base
Lot 6	Block 152	11.09'	
	Average	17:16'	

SETBACK INFORMATION TAKEN FROM A REPORT PREPARED BY PAUL K. LYNCH LAND SURVEYORS DATED 11/12/2021.



## GENERAL NOTES

# PROPERTY ID KNOWN AS BLOCK 152, LOT 1 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-3 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.082± ACRES (3,651.62 S.F.) OWNER/APPLICANT: HOWARD LAY

## 43 ROGERS AVENUE MANASQUAN, NJ 08736

APPLICANT PROPOSES TO CONSTRUCT A COVERED FRONT PORCH ADDITION & SECOND FLOOR ADDITION TO DWELLING.

		ZONE R-3	
DESCRIPTION	REQUIRED / PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	3,400 S.F.	3,651.62 S.F.	3,651.62 S.F.
MIN. LOT FRONTAGE	40 FT. >	k 34.00 FT.	<b>*</b> 34.00 FT.
FRONT YARD SETBACK (ROGERS AVE.)	17.16 FT. (AVERAGE SETBACK)>	k 15.3 FT.	** 15.3 FT.
SIDE YARD SETBACK (CORNER)(SIMS AVE.)	7 FT.	7.0 FT.	7.0 FT.
SIDE YARD SETBACK	5 FT. >	k 2.5 FT.	<b>* * 2.5 FT.</b>
REAR YARD SETBACK	20 FT.	49.5 FT.	49.5 FT.
ACCESS. BLDG. REAR YARD SETBACK	5 FT. >	<b>*</b> 3.5 FT.	<b>*</b> 3.5 FT.
ACCESS. BLDG. SIDE YARD SETBACK	5 FT. >	<b>*</b> 3.9 FT.	<b>*</b> 3.9 FT.
MAX. BLDG. COVERAGE	<b>35 %</b> (1,278.07 S.F.)	<b>31.90 %</b> (1,165 S.F.)	<b>33.88 %</b> (1,237 S.F.)
MAX. LOT COVERAGE	<b>50 %</b> (1,825.81 S.F.)	48.25 %(1,762 S.F.)	<b>49.35 %</b> (1,802 S.F.)
MAX. BLDG. HEIGHT	33 FT.	< 33 FT.	33.00 FT.(ARCHS)
MAX. ACCESSORY HEIGHT	10 FT.	NO CHANGE	NO CHANGE
MAX. ACCESSORY AREA	600 S.F.	184 S.F.	184 S.F.
MIN. STORAGE	80 S.F.	> 80 S.F.	> 80 S.F.
MIN. DECK	80 S.F. or 10% 1st. FLOOR	335 S.F.	335 S.F.
MAX. CURB CUT WDTH	12 FT.	8.7 FT.	8.7 FT.
W - INDICATES EXISTING NON-CONFOR			

★ - INDICATES EXISTING NON-CONFORMITY ** - INDICATES VARIANCE REQUIRED

PLAN NOTES

1. EXISTING SEWER AND WATER SERVICES TO REMAIN AND TO BE REUSED.

2. ELEVATIONS BASED ON 1988 N.A.V.D.

3. PROPERTY IS LOCATED IN FLOOD ZONE 'AE' - ELEVATION 9.0 PER FEMA PRELIMINARY WORK MAPS.

4. BUILDING HEIGHT MEASURED FROM TOP OF CURB (ELEV. 4.43) TO HIGHEST POINT OF THE ROOF.

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY CLEARPOINT SERVICES LLC DATED 5/5/2022. BUILDING INFORMATION TAKEN FROM ARCHITECTURAL PLANS PREPARED BY GRASSO DESIGN GROUP DATED 2/1/2022.

PROP. BUILDING HEIGHT CALCULATIONS EX. TOP OF CURB = 4.43 N.A.V.D. TOTAL PROP. BUILDING HEIGHT = 33.00 FT. ARCHS MAX. PEAK BUILDING HEIGHT = 37.43 N.A.V.D

EXIST. BUILDING COVERAGE			
EXIST. DWELLING	956	S.F.	
exist. Chimney	12	S.F.	
exist. Outdoor shower	13	S.F.	
EXIST. DETACHED GARAGE	184	S.F.	
EXIST. TOTAL BUILDING COVERAGE	1,165	S.F.	31.90%
EXIST. IMPERVIOUS COVERAGE			
EXIST. BUILDING COVERAGE	1,152	S.F.	
EXIST. FRONT STOOP, STEP, & WALWKAY	62	S.F.	
EXIST. A/C PAD	13	S.F.	
EXIST. DECK, STEPS, & WALKWAY	426	S.F.	
EXIST. DRIVEWAY	109	S.F.	
EXIST. TOTAL IMPERVIOUS COVERAGE	1,762	S.F.	48.25%
PROP. BUILDING COVERAGE			
EXIST. DWELLING	956	S.F.	
exist. Chimney	12	S.F.	
exist. Outdoor shower	13	S.F.	
EXIST. DETACHED GARAGE	184	S.F.	
PROP. ADDITION	72	S.F.	
PROP. TOTAL BUILDING COVERAGE	1,237	S.F.	33.88%
PROP. IMPERVIOUS COVERAGE			
PROP. BUILDING COVERAGE	1,237	S.F.	
EXIST. FRONT STOOP, STEP, & WALWKAY = 62 S.F 32 S.F. (OMITTED) =	30	\$.F.	
EXIST. DECK, STEPS, & WALKWAY	426	S.F.	
EXIST. DRIVEWAY	109	S.F.	



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REV. NO.	DATE	DESCRIPTION					
		VARIANCE PLAN					
		<b>43 ROGERS AVENUE</b>					
		BLOCK 152 - LOT 1					
		FOR HOWARD LAY					
	BOROUGH OF MANASQUAN						
	MONMOUTH COUNTY, NEW JERSEY						
		2517 Route 35, Bidg E, Ste 203	-				
		Manasquan, NJ 08736 P: (732)722.8555   F: (732)722.8557					
		<b>FRVICES IIC</b> KBAengineers.com					
		ngineering   Planning Certificate of Authority No.: 24GA28220500	DRN	СНК			
			GEA	JJK			
				CT NO.			
2022–180 SCALE							
				ale Hown			
				TE			
				<b>2022</b>			
	ØSEP	H J. KOCIUBA, P.E., P.P.		EET			
		P.E. License No.: GE45850	1 C	DF 1			

Item 4.



M&GALm
JAN 3 0 2023

DPW____CONST___

January 27, 2023

Barbara Ilaria, Secretary Manasquan Borough Planning Board 201 East Main Street Manasquan, NJ 08736

Re: Boro File No. MSPB-R2010 Variance – Nikkolich Block 171, Lot 41 145 First Avenue R-5 Single-Family Residential Zone Borough of Manasquan, Monmouth County, NJ

Dear Ms. Ilaria:

As per your request, I have reviewed the above-referenced application in accordance with the provisions of the Borough Land Development Ordinance. The documents reviewed in conjunction with this application include:

- 1. Survey of Property prepared by Steven Kelly, PLS, PP, dated September 22, 2021.
- 2. Architectural Layout, Elevation and Site Diagram, prepared by Adam Anzzolin, AIA, of Anzzolin Architectural, LLC, dated August 22, 2022.

The property is located in the R-5 Single-Family Residential Zone with frontage on First Avenue and Riddle Way. With this application, the applicant proposes to construct a raised 10' by 15'11" Trex deck with stairs in the rear yard and a new door onto the deck from the rear of the existing dwelling. The application is deemed <u>complete</u> as of January 27, 2023.

The following are our comments and recommendations regarding this application:

- 1. The property is located in the R-5 Single Family Residential Zone. The existing and proposed residential use is permitted in the zone.
- 2. The following bulk ('c') variances are required as part of this application:
  - a. A minimum rear yard setback of 20 feet is required, whereas a setback of 13 feet is proposed (23 exists).
- 3. The following non-conformities exist on Lot 41 and are not proposed to be modified as part of this application:
  - a. A minimum lot frontage of 40 feet is required, whereas a frontage of 30 feet exists.

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Re: Boro File No. MSPB-R2010 Variance – Nikkolich Block 171, Lot 41

- 4. The base flood elevation for the property is 9 (Zone AE). The existing and proposed finish first floor appears in excess of this elevation, but the actual finish floor elevation should be shown on the plans.
- 5. It appears that the proposed deck will be located at the same elevation as the existing decks and first floor.
- 6. A new sliding door is proposed to access the raised deck and the existing rear door on the ground floor is to be removed.
- 7. A drainage recharge system in accordance with the Borough's stormwater ordinance is not required as the proposed additions do not increase the building coverage by more than 500 square feet.
- 8. The existing raised air conditioning units on the first floor at to be relocated to the second floor elevation but remaining in the rear yard .
- 9. It appears that no existing trees will be removed as part of the application.
- 10. Any curb and sidewalk must be replaced along First Avenue and Riddle Way as necessary.

Should you have any questions or desire any additional information, please do not hesitate to contact me.

Very truly yours,

APBÊRT D. YODAKIS, P.E., P.P. MANASQUAN PLANNING BOARD ENGINEER

ADY:jy

cc: George McGill, esq., Planning Board Attorney Christopher Nikkolich 145 First Avenue, Manasquan, NJ 08736

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Supervisor of close Coherenauti

STEVEN J. WINTERS

Construction Official

HOROLASERAL 201 EAST MAIN STREET

PENDON DONDAR

YHOMANE E AMITY Municipal Administrator 1. C. HAMPERSON FOR ALL REPORTS OF STREET

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN COUNTY OF MONMOUTH NEW JERSEY 08736

### APPLICATION TO THE PLANNING BOARD

*Applicant's Name: Christopher Nikolich

*Applicant's Address 145 1st Ave Manasquan, NJ 08736

* Telephone Number: Home: Cell: 917-574-1745

*e-mail Address: nikolich.chris@gmail.com

*Property Location: 145 1st Ave Manasquan, NJ 08736

All Block: 171 Lot: 174 41

*Type of Application: Variance

Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major-Site Plan Approval

*Date of Zoning Officer's Denial Letter, 8/31/22 Attach Zoning Permit Application

"Plot Plan (Survey) not older than five (5) years, clearly indicating all buildings and setbacks.

*Is the Applicant the Landowner? Yes

*Does the Applicant own any adjoining land . NO

*Are the property taxes paid to date? Yes

"Have there been any previous applications to the Planning Board concerning this property? NO (Attach copy)

** Are there any Deed Restrictions, Fasements, or Covenants affecting this

property? NO

(Attach copy)

* The applicant agrees to be responsible for and pay for the costs entailed in the review of this application by any experts retained by the Planning Board for advice in this matter.

Signature of Applicant or Agent

12/6/22

Pate

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NEW JERSEY 08736

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Item 5.

August 31, 2022

Christopher Nikkolich 145 First Avenue Manasquan, NJ 08736

Re: Block: 171 Lot: 41 Zone: R-5 Flood Zone: AE BFE: 9ft. DFE: 10ft.

Dear Sir:

On this date we reviewed your application for the following project.

Construct a raised deck in the rear yard and other structural alterations.

Survey prepared by Steven Kelly on September 22, 2021. Plot plan and building plans prepared by Adam Anzzolin on August 22, 2022.

## Application denied for the following reason(s):

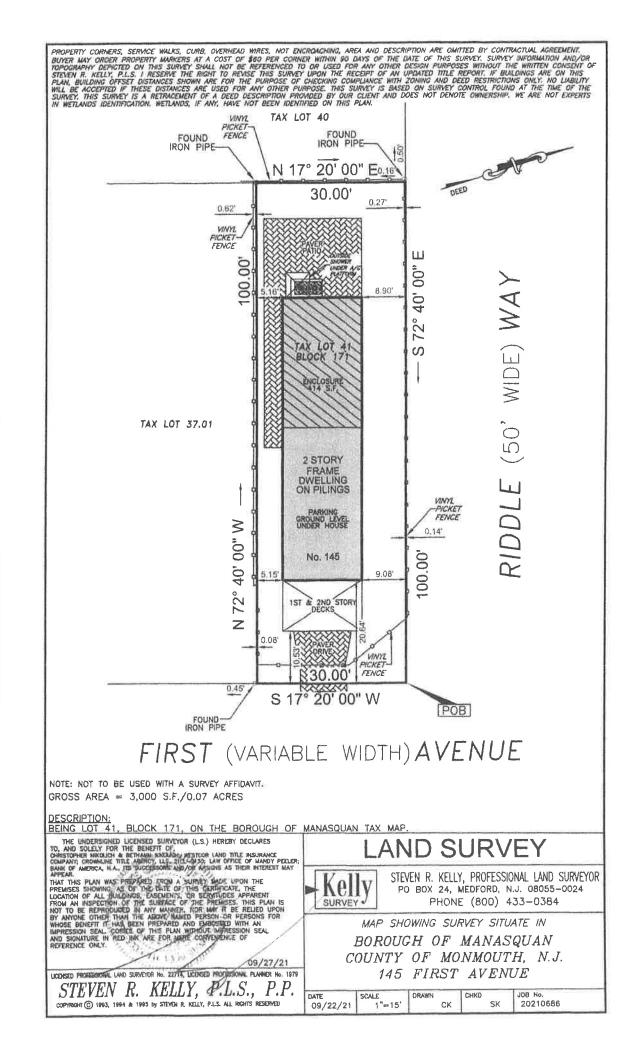
Section 35-9.4 – Rear Setback – 20ft. Required 23ft. Existing 13ft. Proposed

> Lot Frontage – 40ft. Required 30ft. Existing

If you have any questions, please call me at 732-223-0544, ext. 256

Sincerely,

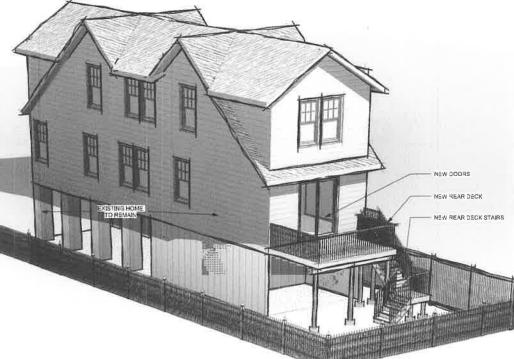
Richard Furey Zoning/Code Enforcement Officer



Item 5.

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WITH THE DELIVERY AND INSTALLATION OF ITEMS BEING PROVIDED AND INSTALLED BY OTHERS, CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY CARDERING OF MATERIALS INCLUDED IN THESE CONTRACT DOCUMENTS - SOME THEMS IN THESE DOCUVENTS MAY REQUIRE LONG LEAD TIMES OF SPECIAL COORDINATION, SUBSTITUTIONS WILL NOT BE ALLOWED FOR MATERIAL NOT ORDERED IN A TIMELY FASHION. 3. VERIEY ALL DIMENSIONS AND CONDITIONS IN FIELD, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIT AND FINISH OF ALL COMPONENTS OF THE PROJECT. 4. THE CONTRACTOR IS SOLELY RESPONSIBLE AT ALL TIMES FOR THE SAFETY CONDITIONS OF THE JOB SITE, INCLUDING SAFETY

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8. PERFORM ALL WORK SHOWN ON THESE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

12. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMVENCING CONSTRUCTION - ALL CONFLICTS AND/OR DISCREPANCIES SHALL BE NOTED AND SENT TO THE ARCHITECT WITH AT LEAST TEN CALENDAR DAYS TO REVIEW PRIOR TO TARTING THAT PORTION OF THE VORK IN O GENT 1 OF THE AMUNITED FUTH AT LEAST LEN CALENDAR DAYS TO REVIEW PRIOR TO TARTING THAT PORTION OF THE VORK IN OROBET TO AVOID PROJECT DELAYS. 13. CONTRACTOR SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT FOR REVIEW AND CLARIFICATION PRIOR TO INSTALLATION 3F CONSTRUCTION.

CONSTRUCTION. CONTRACTOR SHALL PREPARE ALL WALLS AS REQUIRED BY THE FINISH MANUFACTURER TO RECEIVE THE FINISHES SPECIFIED.

14. CONTRACTOR SHALL PREPARE ALL WALLS AS REQUISED BY THE FINISH MANUPACTORER TO RECIPCE THE FINISHES SPECIFIED 15. STRUCTURAL DESKIN IS BAGED ON THE INTERACTION OF ALL THE PARTS OF THE COLPLETED BUILDING, THE CONTRACTOR SHALL SOLELY BEAR THE RISK FOR PROVIDING ADEQUATE STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION. 16. ALL TRADES SHALL MANTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY 17. CONTRACTOR SHALL COMPLY WITH ALL SITE, CIVIL SOL EROSION WEASURES IN ACCORDANCE WITH CURRENT BUILDING AND LOCAL CODE REQUIRENENTS.

PROJECT REQUIREMENTS: 1. THE GENERAL CONTRACTOR SHALL HAVE AT LEAST SEVEN (7) YEARS EXPERIENCE IN PROJECTS OF SINLAR SCOPE. 2. THE WORK NUDCATED IN THESE DOCUMENTS SHALL CONFORM TO ALL FEDERAL. STATE AND LOCAL CODES AND STANDARDS THAT HAVE JURISDICTION IN THE STATE OF NEW JERSEY. 3. THE GENERAL CONTRACTOR SHALL CONFORMENT ALL APPLICABLE ACCESSIBILITY AND OSHA REGULATIONS IN THE PERFORMANCE OF THE WORK INDICATED IN THESE DOCUMENTS. 4. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED FEDERAL STATE. COUNTY AND LOCAL PERMITS AND APPROVALS TO 4. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED FEDERAL STATE. COUNTY AND LOCAL PERMITS AND APPROVALS TO 5. THE GENERAL CONTRACTOR AND THE CONTRACTORS SHALL BE PROPERLY LICENSED TO PERFORM WORK IN NEW JERSEY.

JERSEY. 6. THE GENERAL CONTRACTOR SHALL OBTAIN FIVAL CERTIFICATE OF OCCUPANCY PRICE TO APPLICATION FOR FIVAL PAYMENT. 7. THE CENERAL CONTRACTOR SHALL PROVIDE ALL INSURANCE AND RONDS AS REQUIRED BY THE OWNER. 8. THE GENERAL CONTRACTOR SHALL CONFUNCTIVE APPLICABLE BIOLDING CODES AND REGULATIONS ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES' CODES AND REQUIREMENTS. AND OWNER'S REQUIREMENTS.

DRAWING.

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EXTERIOR

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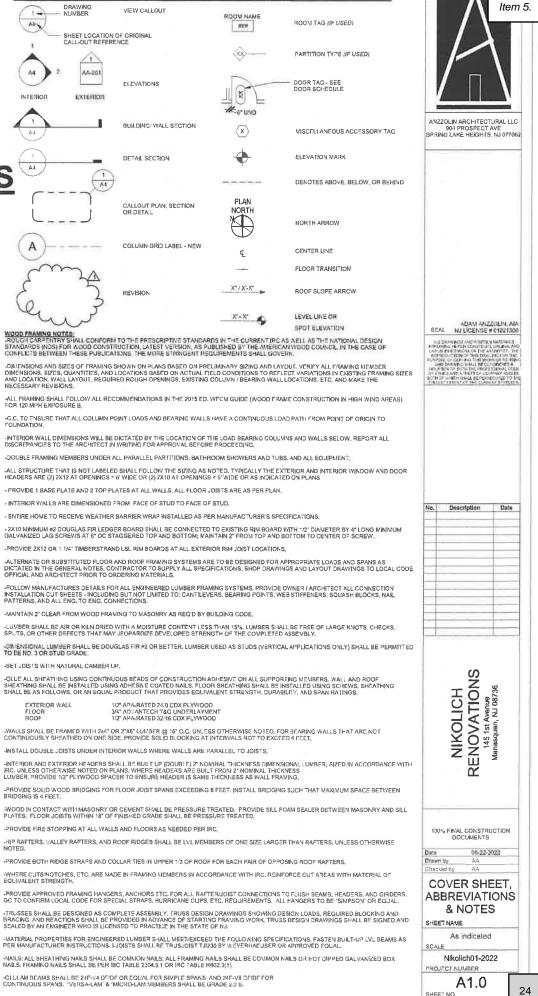
NUMBER

METHOD OR WEANS OF CONSTRUCTION - THE CONTRACTOR SHALL SUPERVISE CONSTRUCTION WEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE ALL APPLICABLE SAFETY REGULATIONS TO BE FOLLOWED STRICTLY. 11. ALL WORK RELATED TO THE NEW INSTALLATION OF COMPONENTS SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE CODES. 12. ALL WORK MATERIALS AND METHODS SHALL CONFORM TO ALL APPLICABLE CODES OR ORDINANCES - THE CONTRACTOR SHALL SECURE ALL PREVINCE REQUIRED FOR THE WORK. 13. ALL REQUESTS FOR INFORMATION PROMPTED BY THE BUILDING OFFICIALS SHALL INCLUDE A COPY OF THE BUILDING OFFICIALS COLUMNET AND THE BUIL DURA DESCREPTOR TO AND ADDATED BAY THE AND ADDATE AND THE AND THE AND THE AND THE SUPERNE THE GENERAL CONTRACTOR SHALL: 1. COORDINATE THE WORK OF ALL TRACES AND THE OWNER'S REQUIREMENTS FOR ALL THE WORK INDICATED IN THESE CONTRACT DOCUMENTS AND ASSUME FINAL RESPONSIBILITY FOR ALL CONSTRUCTION COORDINATION. 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE WORK OF THE SUBJCONTRACTORS ALONG WITH THE DELIVERY AND INSTALL ATION OF IFMS BEING PROVIDED AND INSTALLED RY OTHERS, CONTRACTOR SHALL BE

SET JOISTS WITH NATURAL CAMBER UP.

EXTERIOR WALL	1/2" AP
FLOOR	3/4" AD
ROOF	1/2" AP
ALLS SHALL BE FRAMED V/I	1H 2#4" OR 2"X

NOTED



### GENERAL NOTES:

1. THE SCOPE OF WORK FOR THIS SET OF DRAWINGS INCLUDES THE CONSTRUCTION OF A NEW REAR DECK ON AN EXSITING HOME, MINOR EXTERIOR IMPROVEMENTS TO ACCOMADATE THE NEW DECK AREA ALSO INCLUDED.

2: CONTRACTOR IS RESPONSIBLE FOR ATTAINING ALL REQUIRED BUILDING PERMITS. 3: CONTRACTOR IS RESPONSIBLE FOR ATTAINING MARKOUTS OF ALL EXISTING UTILITES PRIOR TO ANY DEMOLITION OR DIGGING. 4: CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE CONDENSION UNITS LOCATION, GAS INFER LOCATION AND GAS EXHAUST LOCATION SPER

CODE REQUIREMENTS AND WITHIN THE SETBACKS 5 CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL CURRENT BUILDING CODES AS LISTED BELOW

CODE REFERENCE: N.J.A.C. 5:23-UNIFORM CONSTRUCTION CODE, STATE OF NEW JERBEY

INTERNATIONAL RESIDENTAL CODE, NJ EDITION (2018) 5:23-3.21

5; <b>23</b> -b	NJ REHABILITATION SUBCODE
5:23-7	BARRIER FREE SUBCODE
5:23-3,18	THE NATIONAL ELECTRICAL CODE (2017)
5 23-3,20	INTERNATIONAL MECHANICAL CODE, NJ EDITION (2018)
6 22 2 22	INTERNATIONAL FUEL CAR CODE NU EDITION (1018)

- INTERNATIONAL MECHANICAL CODE, NJ EDITION (2018) INTERNATIONAL FUEL GAS CODE, NJ EDITION (2018) NATIONAL STANDARD PLUMBING CODE, NJ EDITION (2018) INTERNATIONAL ENERGY CONSERVATION CODE, NJ EDITION (2018) BARRER FREE SUBCODE
- 5 23-3,22 5 23-3,15 5:23-3,16 5:23-3,7

8. ALL PRODUCTS OR SPECIFIED PRODUCT SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS.

 
 DESIGN LOADS:
 LIVE LOAD

 DEAD LOAD
 60 P3F (FIRST FLOOR)

 0 P3F (FIRST FLOOR)
 40 P5F (SEC AND FLOOR)

 20 P3F (ATTIC FLOOR)
 40 P5F (SEC AND FLOOR)

 20 P3F (ATTIC FLOOR)
 40 P5F (ROOF)

 25 P3F (ROOF)
 15 P3F (ROOF)
 WHD LOAD SEISMIC DESIGN CATEGORY 8 SNOW LOAD 20 PSF (GROUND SNOW LOAD)

PROJECT OFMERAL SPECIFICATIONS: NOT ALL SCEPERATIONS INSTED ARE RELEVANT TO THIS PROJECT. GC TO COORDINATE GENERAL SPECIFICATIONS WITH PROJECT SCOPE OF WORK, PLEASE NOTIFY ARCHITECT OF DISCREPANCIES. - ALL MATERIAL AND FEXTURE SELECTIONS ARE TO BE PROVIDED AS LISTED UNLESS CHANGE FAS BEEN FORMALLY SUBMITTED TO ARCHITECT AND APPROVED BY BOTH ARCHITECT AND OWNER.

GRADING - SITE SURVEY TO VERITY PIN LOCATIONS AND NEW HOME LOCATION PRIOR TO EXCAVATION. CONTRACTOR TO VERIFY LOCATION OF ALL -SITE SURVEY TO SETTY FIN LOCATIONS AND REW HOME LOCATION PRIOR TO EXCAVATION. FONTACTOR TO VERIFY LOCATION OF ALL EXISTING UTLITIES, ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM. -FOLLOWING STRIPPING OF SURFACE TOP SOL, STRIPPING OR ORGANIC MATERIALS AND RELOCATION OF EXISTING UTLITIES THE SUB-GRADE SUFRACE IN AREAS WITHIN THE FOOTTRAIN OF THE ADDITION SHALL BE THOROUGHLY COMPACTED. -AFTER EXCAVATION FOR NEW FOOTINGS, THOROUGHLY COMPACT TRENCH BOTTOM WITH A VIBRATING PLATE COMPACTOR FOR SANDY OR GRAVELY SOLS. -GRADING AT PERIMETER OF NEW ADDITION SHALL BE SLOPED & MINIYUM OF 5 PERCENT AWAY FROM STRUCTURE FOR A MINIWUM OF OFFERT. - REFER TO STRE/CVIL SET OF DRAWINGS FOR ALL SOIL EROSION, FINAL GRADING, LANDSCAPING AND OTHER RELATED INFORMATION.

CONCRETE - 4033 PSICONCRETE FOR ALL FOOTINGS - FOOTINGS SHALL BE MINIMUM 3-0° BELOW FINAL GRADE, VERIFY WITH LOCAL CODES

<u>NASONRY</u> - ALL CELLS WITH REINFORCING SHALL BE GROUTED SOLID, REINFORCING PER DETAILS. - USE TYPE M MORTAR: WALL ANCHOR 1 FOOT FROM CORNERS MAXIMUM, 4 FOOT O'C, USE LOAD BEARING MASONRY BLOCK ONLY.

RODEING - 3' OF KCE GUARD AT START OF ALL OVERHANGS AND VALLEYS - 1'SH FELT FAPER ALL ROOF SURFACES - GAX-ELK TIMBERLINE 30-YEAR ASPHALT SHINGLES OR APPROVED EQUAL, INSTALLATION PER MANUFACTURERS RECOMMENDATIONS. - VENT ROOF AS INDICATED IN ROOF PLANS.

### WOOD FRAMING NOTES

STAIR NOTES - STAIR WAYS SHALL HAVE A MIN, WIDTH OF 31". - HAND RAILS MAY ENCROACH A MAX, OF 3 1/2" INTO THE REQUIRED WIDTH. - TREADS SHALL HAVE A MINILUM WIDTH OF 10", STAIR TREADS KIUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 39". - STAIRWAYS SHALL HAVE MINILES" OF HEADROOM AT THE NOBE OF THE STAR. - ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 548 TYPE "X" GYPSUM WALL SPADD

- EMCLOSED USABLE SPACE UNDER INTERIOR STARKS SHALL BE PROTECTED ON THE ENCLOSED ACE WITH 56'THE 'X GYSOM WALL BOARD. - STARWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 36' ABOVE THE NOSING OF TREADS AND LANDINGS, THE HAND GRIP PORTIDN OF HANDRAILS SHALL NOT BE LESS THAN 1:12' OF GREATER THAN 2' IN CROSS-SECTIONAL DIMENSION, - PANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STARS, THE EDDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE UPOST OR SAFETY TERMINAL. - STARWAYS HAVING LESS THAN 2'RISERS DO NOT REQUIRE A HAND RAIL. - STARWAYS HAVING LESS THAN 2'RISERS DO NOT REQUIRE A HAND RAIL. - GUARDRAILS SHALL BE PONYED FOR AT PORCHES, DECKS, BALCONIES, STARWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 2'P BELOW AND SHALL HAVE A 3'' MIN. HEIGHT. - RAILING AND GUARDRAIL BALUSTER SPACING SHALL BA' DE MO GREATER THAN 4''. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6' DIAMETER SPHERE TO PASS THROUGH.

ELECTRICAL NOTES - REFER TO SPECIFIC ELECTRICAL NOTES

HSULATION -3 '' CLOSED CELL BPRAY INSULATION WITH INTEGRAL VAPOR BARRIER @ EXISTING 3.5 EXTERIOR WALLS; MINIMUM R-21 -5 '' PATT WITH VAPOR BARRIER @ 5.5 'EXTERIOR WALLS; MINIMUM R-20 -10' DATT WITH VAPOR BARRIER @ FLOORS AS REQUIRED; MINIMUM R-30 -10' BATT WITH VAPOR BARRIER @ FLOORS AS REQUIRED; MINIMUM R-30 -0 USE VENT BAFFLES AS REQUIRED AND AS INDICATED IN THE DRAWINGS;

HECHANICAL SYSTEM - FIRST FLOOR ADDITION TO BE SUPPLIED WITH NEW HEATING AND COOLING UTILIZING EXISTING HVAC UNIT IN THE BASEMENT. THE MECHANICAL UNIT AND DURTWORK WILL BE LOCATED WITHIN THE NEW ATTIC SPACE: PROVIDE SUPPLY AND RETURN DUCTWORK AS REQUIRED PER CODE MINIUM. FINAL DESIGN OF ALL MECHANICAL SYSTEMS BY OTHERS. - INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTION IN WARINSHED AREAS, GRAVIL SPACES, ATTICS GARAGES, ETC. - ALL DUCTING SHALL BE BETWEEN FLOOR "RUSSES TYPICAL - ENCLOSED ATTICS AND STACES BETWEEN RAFTERS SHALL INVE CLEAR CROSS VENTILATION AREA TO THE OUTSIDE VENTS. - DRIVER, WAITEN HEATING TRUNK BATHROM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPERVENT DRYER VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPERVENT DRYER VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPERVENT DRYER VENTING SHALL EXCEPTIONS, SEE INT. MECHANICAL CODE, SIDE CLEARANCE, SHALL BE AS SPECIFIED BY PERMANENT MARKING ON THE UNIT, – IRC MIBDI.1

PLUMBING PLUMBING PLUMBING PLUMBING ALL PPE RUNDING TO DE IN ACCORDANCE WITH THE LOCAL PLUMBING CODE. ALL PPE ROUTHS SHALL NOT BE WITHIN ANY STRUCTURAL WALL OR FRAMMIG MEMBER. GC SHALL NSTALL THE COPPER LINE FOR REPRIGED AT OR AND HOT WATER HOOK UP FOR DISHWASHER. WATER CLOSETS TO IAVE A FLOW RATE OF 15 GALLONS OR LESS PER FLUSH - JRC P2003.2 SHOWEN HEADS TO IAVE A FLOW RATE OF 25 GALLONS OR LESS PER FLUSH - JRC P2003.2 TUBESHOWERS SHALL BE PROVIDED WITH NONDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERWOSTATIC MIXING TYPE. - INSTALL WATER PROOF GYPS UM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM SH ABOY.E SHOWER DRAINS. - EACH HOSE BAB SHALL BE EQUIPPED WITH A DACK FLOW PREVENTION DEVICE. - ALL GAS LINES SHALL BE EQUIPPED WITH A DACK FLOW PREVENTION DEVICE. - ALL GAS LINES SHALL BE EQUIPPED WITH A DACK FLOW PREVENTION DEVICE. - ALL GAS LINES SHALL BE EQUIPPED WITH A DACK FLOW PREVENTION DEVICE. - ALL GAS LINES SHALL BE SCH FOR APPLIANCE LOAD, BLACK PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE - INSTALL CHARLE WASTE LINES FOR SOUND CONTROL IF REQUESTED BY THE OWNER. - INSTALL CHARL WASTE LINES FOR SOUND CONTROL IF REQUESTED BY THE OWNER. - INSTALL CHARL WASTE LINES FOR SOUND CONTROL IF REQUESTED BY THE OWNER. - INSTALL CHARL WASTEL MED FOR SOUND CONTROL IF REQUESTED BY THE OWNER. - INSTALL CHARL VSCUM VSTEMA # PIRON; CONTRIN BRAND WITH HOMEOWNER, 16. MAJOR APPLIANCES / FIXTURES TO BE PROVIDED BY HOME OWNER; BUILDER INSTALLED

### MISCELLANEOUS

WOOD FLOORING - WOOD FLOORING TO BE UNFINISHED; STAINED AND SEALED ON FIRST FLOOR OF HOME

PARTS - ALL WALLS TO RECEIVE ONE COAT OF GLIDDEN GRIPPER PRIMER AT A MINIMUVI. - ALL WALLS TO RECEIVE TWO COATS OF FINISH PAINT: FINISH PAINT COLOR TO BE BENJAMIN MOORE AS DIRECTED BY OWNER - ALL FINAL PAIVT COLORS TO BE SELECTED BY OWNER. - PAINTS IN BATHRCOM AREA TO BE MOISTURE AND MILDEV! RESISTANT TYPE PAINTS.

WOOD BASE TRIM - WOOD BASE TRIM STYLE AS SELECTION BY OWNER.

DRYWALL - ALL DRYWALL IS TO BE: 1/2" USG. - ALL DRYWALL IN ALL BATHROOMS SHALL BE 1/2" MOLD RESISTANT. - ALL SURFACES TO RECEIVE TILE ARE TO HAVE 1/2" USG CEMENT BOARD.

RECESSED LIGHTING - ALL RECESSED LIGHTING LOCATED IN CELLING WITH INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND FIXTURE TVP STULL BE SPLICTED BY OWNER, PROVIDE WET RATED FIXTURES IN ALL BATHROONS.



PROPOSED VIEW FROM RIDOLE STREET LOOKING SOUTHEAST



NTERIOR DOORS - ALL DOORS ARE TO HAVE 1 1/2" PAIR BUTTS.

LL DOORS ARE TO FAVE 112' PARIBUTS. ASLD DORS ARE TO BE PARITE OA SPERS PROFILCATIONS. ALL DOOR HANDMARE SHALL BE SELECTED BY THY OVINER A INSTALLED BY THE GENERAL CONTRACTOR. ALL FRONT EXTERIOR AND GRAAGE ENTRY SPOOT DE PAINTE O JEAC DAS PER OWNER.

EXTERIOR WINDOWS - REFER TO WINDOW NOTES. ALL WINDOW ENERGY VALUES SHALL MEET THE VALUES AT A MINIMUM AS ESTABLISHED PER THE RESCHECK REPORT INCLUDED IN CONJUNCTION WITH THIS SET OF DRAWINGS.

EXTERIOR DOOR - EXTERIOR DOOR SHALL BE A ANDERSON DOORS AS SELECTED BY OWNER; DOOR HARDWARE SHALL BE SELECTED BY OWNER. ALL EXTERIOR DOOR ENERGY VALUES SHALL MEET THE VALUES AT A MINMUM AS ESTABLISHED PER THE RESCHECK REPORT INCLUDED IN CONJUNCTION WITH THIS BET OF DRAWINGS.

KITCHEN CABINETS AND COUNTERTOPS - GO SHALL COORDINATE THE FINAL DIMENSIONS OF SPACE AND PROVIDE TO THE OWNER PRIOR TO CABINET SELECTION, GC SHALL PJRCH-ASS AND INSTALL CABINETS AND COUNTERTOPS AS SELECTED BY OW NER.

APPLIANCES - ALL MADE APPLIANCES SUPPLIED AND SELECTED BY OWNER AND INSTALLED BY CONTRACTOR. CC SHALL COORDINATE THE FINAL DMENSIONS WITH ALL APPLIANCES SELECTED BY OWNER WITH ADJACTAT CONSTRUCTION OR CASINETRY.

