

Minutes of the Historic Preservation Commission Meeting on February 19, 2020

Call to Order: This meeting, held in conformance with the Open Public Meetings Act, was called to order by Don Eckel at 7:03 pm. It was held at Flemington Borough Hall, 38 Park Avenue, Flemington NJ. 08822.

Flag Salute

Roll Call: Don Eckel, Richard Giffen, and Emily Kelchen were present. Jennifer Williford and Adrienne Fusaro were absent. Councilwoman Kim Tilly and John Hatch, AIA were also in attendance.

1. Approval of Meeting Minutes - January 22nd, 2020

Don Eckel moved to approve the minutes. Richard Giffen seconded the motion, which passed 2-0 with Emily Kelchen abstaining.

2. Applications

2020-01 — 6 Park Ave, Contributing Property Block 34 Lot 11

Richard Giffen moved to accept the application as presented. Don Eckel seconded the motion, which passed 2-0 with Emily Kelchen abstaining.

3. Reports

A. Council

Councilwoman Tilly discussed an additional bill from Clarke Caton Hintz for work on the Historic District Map.

B. Planning Board - 2/3/2020

The Planning Board met on February 3 and 11, 2020. The next meeting is scheduled for February 25, 2020.

C. Treasurer — No report.

D. Communication

Emily Kelchen is emailing with the person who contacted the HPC about volunteer opportunities.

4. Public Comment — none

5. Chair Items

A. Historic District Map - Proposed updates are pending approval. The HPC is waiting on legal advice on the process.

B. Project Portfolio Review

- Don Eckel is working on the HPC's archive of materials.
- HPC materials have been removed from former chair Elaine Gorman's home.
- Richard Giffen is working on the Spring educational event. It is tentatively scheduled for May 9, 2020.
- Emily Kelchen is working on the Spring postcard.

C. HPC members are encouraged to register for the Rutgers training for historic commissioners.

6. Adjournment

Emily Kelchen moved to adjourn the meeting at 8:20 pm. The motion passed unanimously.

Respectfully submitted,

Emily S. Kelchen, HPC Secretary



Flemington Historic Preservation Commission

"Preserving the Past for the Future"

APPLICATION FOR REVIEW OF PROPOSED WORK

Application #: _____ Review Date: _____

Contact Information

	Property Owner	Contractor (if applicable)	Architect (if applicable)
Name			
Address			
Phone (day)			
(evening)			
Fax			
Email			
Website			

Location of Property

Block: _____ Lot: _____

Historic Designation (check one): ☐ Significant ☐ Contributing ☐ Contemporary ☐ Encroaching

Street Address (if different from above): _____

Type of Structure ☐ Commercial ☐ Residential

Is Property Owner Occupied? ☐ Yes ☐ No

Outline of Proposed Modification/Improvement

Please check all that apply:

<input type="checkbox"/> Doors visible from a public way	<input type="checkbox"/> Porch - Roof, Gutters, Downspouts
<input type="checkbox"/> Exterior Color change	<input type="checkbox"/> Porch - Trim, Detailing and Flooring
<input type="checkbox"/> Exterior Siding	<input type="checkbox"/> Roof, gutters and downspouts
<input type="checkbox"/> Exterior Trim	<input type="checkbox"/> Shutters
<input type="checkbox"/> Fencing and /or walls	<input type="checkbox"/> Signs
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Windows and Doors Not Visible from a Public Way
<input type="checkbox"/> Lighting	<input type="checkbox"/> Windows visible from a public way
<input type="checkbox"/> New Addition	

APPLICATION FOR REVIEW OF PROPOSED WORK

Application #: _____ Review Date: _____

Detailed Work Description of Each Modification or Improvement (checked above):

(add additional sheets as required)

[illegible]

APPLICATION FOR REVIEW OF PROPOSED WORK

Application #: _____ Review Date: _____

Photos and Relevant Drawings

Property Owner: _____ Block: _____ Lot: _____

Street Address: _____

Attach below and on separate pages or in a separate file relevant photos and drawings showing the existing conditions of the property and proposed plans, elevations, renderings, material samples, and color as necessary to convey the intended scope of work. Include photographs of the overall view of the property as well as details of the proposed work area so that the Commission members have a full sense of the existing condition of the property.

PHOTOGRAPHS: (check and include those applicable)

___ Overall view of property from streets ___ overall views of building

___ Existing details of property to be altered by work

___ Other (Identify) _____

Please check each item as completed and sign below:

- ☐ Complete application
- ☐ Include photos
- ☐ Include drawings
- ☐ Schedule Review

I certify that the information contained within this application is complete and correct to the best of my knowledge.

_____ Date: _____

(Property Owner - Signature)

TruExterior®

Siding & Trim





So Authentic. So Reliable. Nothing Compares.

TruExterior® Siding & Trim is in a class of its own, invented to address issues common with other exterior products on the market. It's a siding material that offers a high level of dimensional stability to help reduce expansion and contraction. Plus, TruExterior resists water, making it ideal for applications with ground or masonry contact. TruExterior gives builders the freedom to build beautiful homes with confidence.

Pictured: Shiplap, Channel Bevel
On the Cover: Nickel Gap, Channel







Phenomenal Performance. Remarkable Workability.

TruExterior® Siding & Trim offers both and a lasting look while eliminating the need for gluing, gapping and other cumbersome and costly installation techniques.

APPLICATION

- Designed for use in non-structural applications
- Suitable for ground contact
- Can be used in moisture-prone areas
- Installation is the same regardless of the season

TOOLS

- Installed using proven woodworking tools and methods
- Carbide-tipped blades and bits are recommended for a longer tool life

FASTENING

- Accepts a wide variety of high-quality exterior-grade fasteners that are suitable for the local environment
- Can be fastened close to the edge
- No need for pre-drilling
- No mushrooming

PAINTING

- TruExterior® products come pre-primed and do require paint
- No need to prime end cuts
- Can be painted with any high-grade exterior paint when following the paint manufacturer's instructions
- Can be painted any color without special precautions as it is not prone to movement caused by heat gain from dark colors*
- Paint lasts longer than on wood because TruExterior® products cycle virtually no moisture*
- Traditional exterior-grade caulks, auto-body or wood fillers are all acceptable for filling nail holes

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at TruExterior.com.



Pictured: 4/4 Trim with Batten Strips

Cedar siding that's in a class of its own.

DURABILITY

- Virtually no moisture cycling, excellent paint durability
- WUI listed
- No need to prime ends or field cuts
- Resists rot and termite attacks*
- No swelling*
- No cracking or splitting
- No cupping or checking*
- Suitable for ground contact

BEAUTY

- Tighter gaps, minimal movement—it will move less than fiber cement, wood, PVC and vinyl
- Truly historically accurate profiles—get the look of traditional, authentic wood profiles
- True look of cedar siding profiles, real architectural detail

WARRANTY

- 20 year limited warranty



Pictured: Cove/Dutch Lap

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at TruExterior.com.



Pictured: Cove/Dutch Lap

Craftsman Collection™

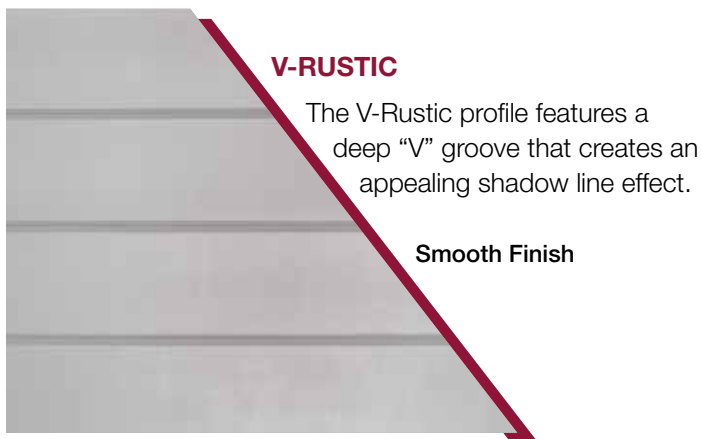
The TruExterior® Siding Craftsman Collection™ offers a variety of authentic, full-thickness profiles with bold, defined shapes and the natural aesthetic of traditional wood siding, all without the maintenance and upkeep associated with exterior wood products.

Six historically and architecturally accurate profiles—Channel, Channel Bevel, Cove/Dutch Lap, Nickel Gap, Shiplap and V-Rustic—are the ideal solution for homeowners who desire the look, feel and character of authentic wood siding while avoiding rotting, cracking, splitting and termite attacks.

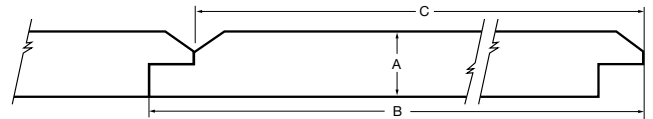


Pictured Top Left to Right: Channel Bevel, Nickel Gap

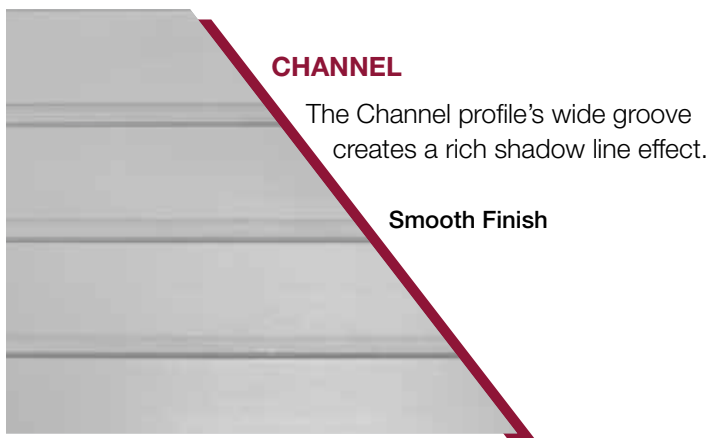
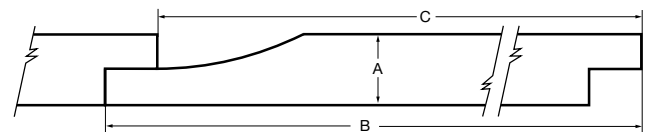
Pictured Bottom Left to Right: Nickel Gap, Channel Bevel



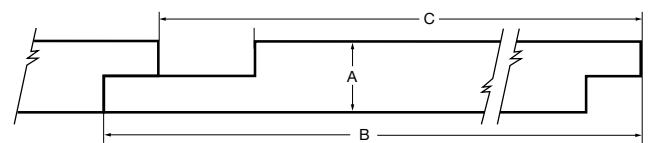
Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	5"
1 x 8	11/16"	7-1/2"	7"
1 x 10	11/16"	9-1/2"	9"



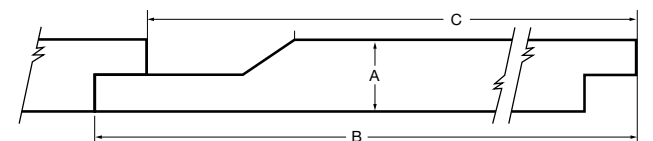
Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-15/32"



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/2"	6-31/32"
1 x 10	11/16"	9-1/2"	8-31/32"



TruExterior Siding comes pre-primed and does require paint.

NEW! REVERSIBLE SHIPLAP-NICKEL GAP

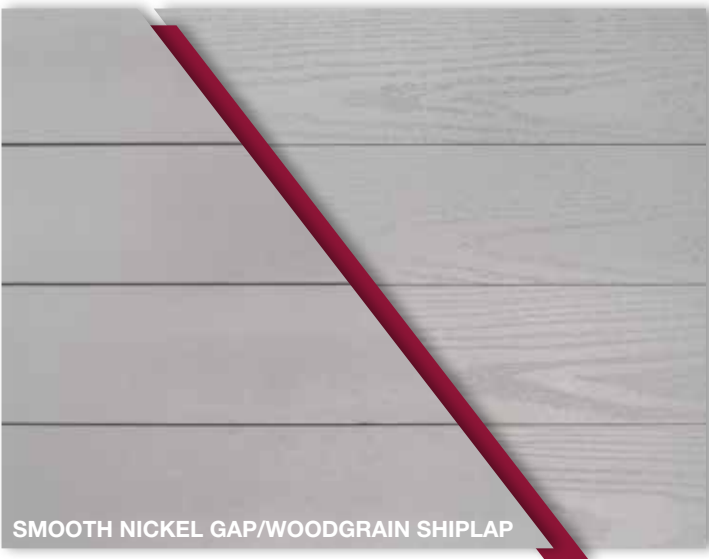
TruExterior Siding & Trim’s Reversible Shiplap/Nickel Gap siding panels offer two authentic, on-trend looks in one for increased versatility and convenience. The profile comes in two formats: one features smooth Nickel Gap on one side and wood-grain Shiplap on the other; the second combines wood-grain Nickel Gap with smooth Shiplap on the flip side. A rabbeted edge ensures panels install with authentic spacing depending on which side is installed—the tight joint appearance of Shiplap or the nickel-sized space of Nickel Gap. Four widths are available for 16 total profile combinations.

Finish Options:

- Smooth Nickel Gap with Woodgrain Shiplap
- Woodgrain Nickel Gap with Smooth Shiplap



Pictured: Smooth Nickel Gap

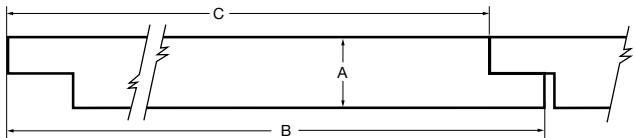
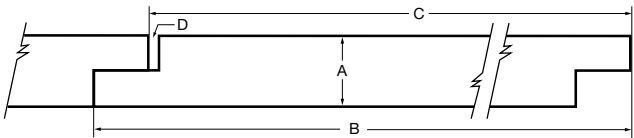


SHIPLAP SIDE

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Gap (D)
1 x 4	11/16"	3-1/2"	3-3/32"	5/64"
1 x 6	11/16"	5-1/2"	5-3/32"	5/64"
1 x 8	11/16"	7-1/4"	6-13/16"	5/64"
1 x 10	11/16"	9-1/4"	8-13/16"	5/64"

NICKEL GAP SIDE

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 4	11/16"	3-1/2"	3-3/32"
1 x 6	11/16"	5-1/2"	5-3/32"
1 x 8	11/16"	7-1/4"	6-13/16"
1 x 10	11/16"	9-1/4"	8-13/16"



TruExterior Siding comes pre-primed and does require paint.



Beadboard

Including single and double profiles, TruExterior® Beadboard is ideal for porch ceilings, soffits and decorative wall applications, and allows for a variety of installations, as it can be attached in either parallel or perpendicular directions.

Its “tongue-and-groove” design allows it to be fastened through the tongue, resulting in a clean look free from visible fasteners, or it can be reversed to offer a contemporary “V-groove” appearance.

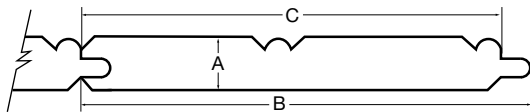


SINGLE BEADBOARD

Two distinct beaded patterns—4" and 6"—to suit the most popular design trends.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
5/8 x 4	5/8"	3-15/32"	3-5/32"
5/8 x 6	5/8"	5-5/16"	4-15/16"

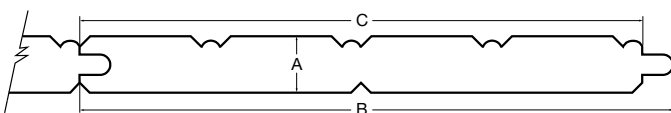


DOUBLE BEADBOARD

The same appearance as the single-profile products, but with twice the coverage.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
5/8 x 8	5/8"	6-9/16"	6-7/32"
5/8 x 12	5/8"	10-1/4"	9-29/32"




*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com.



Trim

Designed to be used in non-load-bearing applications, TruExterior® Trim is suitable for ground contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other applications. There is no need to prime ends or field cuts. Plus, it can be painted any color. TruExterior® Trim accepts a wide variety of fasteners and can be installed using standard woodworking tools and methods.





1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	2 x 2	1-1/2" x 1-1/2"
1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

TruExterior® Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in 16' and 12' lengths.

Reversible Smooth/Woodgrain Finish

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com.

Accessories

TruExterior® Siding & Trim Accessories make it easy to create polished, professional-looking siding and trim installations. Decorative yet functional, the poly-ash accessories are designed to go where other materials can't, making them the perfect complement to cedar, fiber cement and other traditional siding products, as they are suitable for ground, roofline and masonry contact.



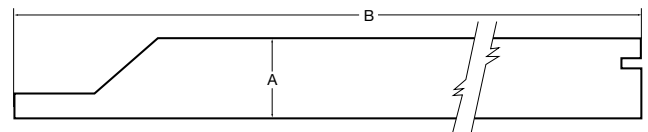
SKIRT BOARD

Provides a decorative yet functional way to create the required clearance between siding and grade.

Available Finishes:

- Smooth
- Woodgrain

Nominal Size	Actual Thickness (A)	Actual Width (B)
1 x 6	3/4"	5-1/2"
1 x 8	3/4"	7-1/4"
5/4 x 6	1"	5-1/2"
5/4 x 8	1"	7-1/4"



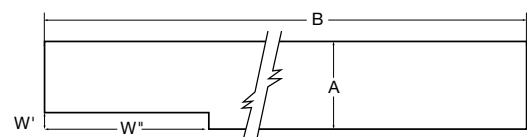
WINDOW POCKET RABBETED TRIM

The rabbeted groove helps trim to sit flush over the window's nailing flange, eliminating the need for cuts or shims.

Available Finishes:

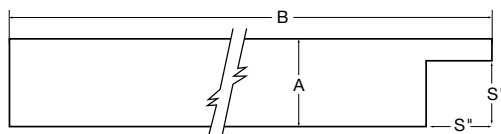
- Smooth
- Woodgrain

Nominal Size	Actual Thickness (A)	Actual Width (B)	Window Pocket (W' x W'')
5/4 x 4	1"	3-1/2"	3/16" x 1-7/8"
5/4 x 6	1"	5-1/2"	3/16" x 1-7/8"
5/4 x 8	1"	7-1/4"	3/16" x 1-7/8"





Nominal Size	Actual Thickness (A)	Actual Width (B)	Siding Pocket (S' x S'')
5/4 x 3	1"	2-1/2"	3/4" x 3/4"
5/4 x 4	1"	3-1/2"	3/4" x 3/4"
5/4 x 5	1"	4-1/2"	3/4" x 3/4"
5/4 x 6	1"	5-1/2"	3/4" x 3/4"
5/4 x 8	1"	7-1/4"	3/4" x 3/4"



SIDING POCKET RABBETED TRIM

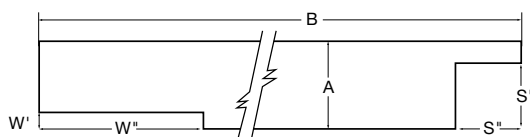
Perfect for end wall terminations, this trim with a 3/4" siding pocket accepts all TruExterior® Siding profiles.

Available Finishes:

- Smooth
- Woodgrain



Nominal Size	Actual Thickness (A)	Actual Width (B)	Window Pocket (W' x W'')	Siding Pocket (S' x S'')
5/4 x 4	1"	3-1/2"	3/16" x 1-7/8"	3/4" x 3/4"
5/4 x 6	1"	5-1/2"	3/16" x 1-7/8"	3/4" x 3/4"
5/4 x 8	1"	7-1/4"	3/16" x 1-7/8"	3/4" x 3/4"

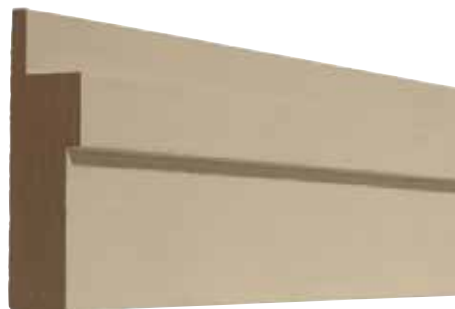


WINDOW AND SIDING POCKET RABBETED TRIM

The ultimate accessory to build a neat, professional-looking window surround.

Available Finishes:

- Smooth
- Woodgrain



TruExterior® Siding & Trim Reference Guide

SUSTAINABILITY

The sustainable properties of TruExterior® Siding & Trim are a result of a combination of proprietary polymer chemistry and highly refined, recovered coal combustion products (fly ash), which are endorsed by the U.S. Green Building Council (USGBC) for use in construction materials.

- Contains a minimum of 70% recycled content—verified by SCS Global Services







CODE LISTINGS


TruExterior® Siding & Trim have undergone rigorous internal and third-party testing to provide building officials, architects, contractors, specifiers, designers and others with reliable, high-performing products.

- PEI Evaluation Service Report ESR-14090—Trim and Beadboard
- PEI Evaluation Service Report ESR-13069—Siding
- ICC-ES Evaluation Report ESR-3597 verifies that TruExterior® Siding meets code requirements
- California's Wildland-Urban Interface (WUI) listed
- Florida Product Approval FL17285
- Texas Department of Insurance (TDI) ED-92



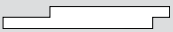
PROJECT ESTIMATOR

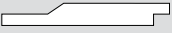
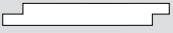
V-Rustic			Cove/Dutch Lap		
					
Nominal	Boards per square		Nominal	Boards per square	
	12' Length	16' Length		12' Length	16' Length
1 x 6	20	15	1 x 6	20	15
1 x 8	14	11	1 x 8	15	12
1 x 10	11	9	1 x 10	11	9

Channel			Channel Bevel		
					
Nominal	Boards per square		Nominal	Boards per square	
	12' Length	16' Length		12' Length	16' Length
1 x 6	20	15	1 x 6	20	15
1 x 8	15	12	1 x 8	14	11
1 x 10	11	9	1 x 10	11	9


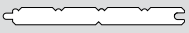
Reversible Shiplap-Nickel Gap		
		
Nominal	Boards per square	
	12' Length	16' Length
1 x 4	32	24
1 x 6	19	15
1 x 8	14	11
1 x 10	11	10

Craftsman Collection™ Siding

V-Rustic		Cove/Dutch Lap		Channel	
					
Nominal	Actual	Nominal	Actual	Nominal	Actual
1 x 6	11/16" x 5-1/2"	1 x 6	11/16" x 5-1/2"	1 x 6	11/16" x 5-1/2"
1 x 8	11/16" x 7-1/2"	1 x 8	11/16" x 7-1/4"	1 x 8	11/16" x 7-1/4"
1 x 10	11/16" x 9-1/2"	1 x 10	11/16" x 9-1/4"	1 x 10	11/16" x 9-1/4"

Channel Bevel		Reversible Shiplap-Nickel Gap	
			
Nominal	Actual	Nominal	Actual
1 x 6	11/16" x 5-1/2"	1 x 4	11/16" x 3-1/2"
1 x 8	11/16" x 7-1/2"	1 x 6	11/16" x 5-1/2"
1 x 10	11/16" x 9-1/2"	1 x 8	11/16" x 7-1/4"
		1 x 10	11/16" x 9-1/4"





Beadboard

Single		Double	
			
Nominal Size	Actual	Nominal	Actual
5/8 x 4	5/8" x 3-1/2"	5/8 x 8	5/8" x 6-11/16"
5/8 x 6	5/8" x 5-1/4"	5/8 x 12	5/8" x 10-1/4"

Trim

1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	2 x 2	1-1/2" x 1-1/2"
1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

Accessories

Skirt Board		Window Pocket Rabbeted Trim		Siding Pocket Rabbeted Trim		Window and Siding Pocket Rabbeted Trim	
							
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
1 x 6	3/4" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 3	1" x 2-1/2"	5/4 x 4	1" x 3-1/2"
1 x 8	3/4" x 7-1/4"	5/4 x 6	1" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 6	1" x 5-1/2"
5/4 x 4	1" x 3-1/2"	5/4 x 8	1" x 7-1/4"	5/4 x 5	1" x 4-1/2"	5/4 x 8	1" x 7-1/4"
5/4 x 6	1" x 5-1/2"			5/4 x 6	1" x 5-1/2"		
5/4 x 8	1" x 7-1/4"			5/4 x 8	1" x 7-1/4"		

Note: All TruExterior® Siding, Trim and Beadboard products are available in standard 16' and 12' lengths. TruExterior® Accessories are available in 16' length.



TruExterior®

Siding & Trim

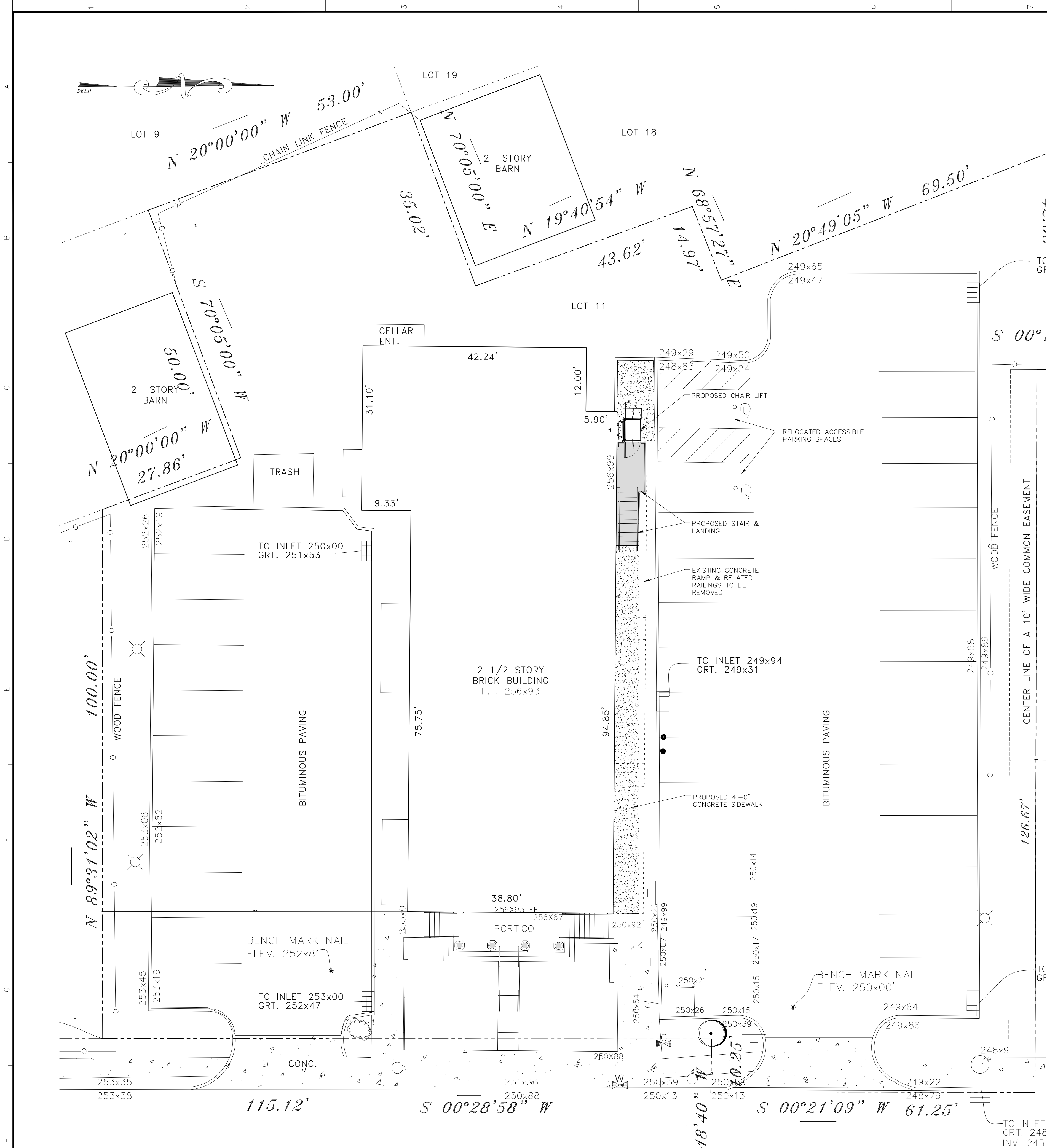
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BORAL
BUILDING PRODUCTS

Atlantic® Premium Shutters | Builders Edge® | Foundry® Specialty Siding | Grayne® Engineered Composite Shingle
Kleer® | Mid-America Siding Components® | SturdiMount® | Tapco Tools® | TruExterior® Siding & Trim
Vantage® Shutters | Versetta Stone® | Wellcraft Egress Systems®



D1 SITE PLAN
SCALE: 1" = 10'-0"

D2 EXISTING RAMP PHOTOS
N.T.S.

GENERAL NOTES - STRUCTURAL

FOUNDATION:
1. ALL FOOTINGS SHALL BEAR ON SOIL HAVING A MINIMUM SAFE BEARING CAPACITY OF 1.5 TONS PER SQUARE FOOT. CONFIRM IN FIELD PRIOR TO PLACING FOOTINGS.
2. ELEVATIONS GIVEN CORRESPOND TO THE COMPUTED BOTTOM OF FOOTINGS AND ARE MINIMUM DEPTHS WHICH ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY THE DEPTH REQUIRED TO REACH GOOD BEARING.
3. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. AFTER FOOTINGS ARE PLACED THEY SHALL BE PROTECTED AGAINST FROST.
4. FILL AND BACKFILL MATERIAL SHALL BE FREE OF DELETERIOUS ORGANIC MATTER.

CAST-IN-PLACE CONCRETE:
1. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE ACI BUILDING CODE.
2. ALL CONCRETE SHALL ATTAIN 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
3. READY MIX:
A. COMPLY WITH ACI-301, ACI-304 AND ASTM C-94.
B. MAXIMUM TIME BETWEEN INTRODUCTION OF WATER AND PLACING TO BE 1-1/2 HOURS.
C. MINIMUM CEMENT CONTENT SHALL BE 470 POUNDS PER CUBIC YARD FOR 3000 PSI CONCRETE.
D. MAXIMUM WATER CEMENT RATIO SHALL BE 0.51 FOR 3000 PSI CONCRETE; AND 0.47 FOR 3500 PSI CONCRETE; AND 0.45 FOR 4000 PSI CONCRETE.
E. MAXIMUM SLUMP OF CONCRETE SHALL BE 4 INCHES AS DETERMINED BY ASTM C-143. MAXIMUM SLUMP OF CONCRETE SHALL BE 4 INCHES.
F. ALL CONCRETE EXPOSED TO THE GROUND OR WEATHER SHALL BE AIR ENTRAINED BETWEEN 4-5% AS DETERMINED BY ASTM C-231 OR C-173.
4. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI-308.
5. THROUGHOUT CONSTRUCTION THE CONCRETE WORK SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE DUE TO EXCESSIVE LOADING, CONSTRUCTION EQUIPMENT, MATERIALS OR METHODS, ICE, RAIN, SNOW, EXCESSIVE HEAT AND FREEZING TEMPERATURES.
6. EARLY DRYING OUT OF CONCRETE, ESPECIALLY DURING THE FIRST 24 HOURS, SHALL BE CAREFULLY GUARDED AGAINST. ALL SURFACES SHALL BE MOIST CURED OR PROTECTED USING A MEMBRANE CURING AGENT APPLIED AS SOON AS FORMS ARE REMOVED. IF MEMBRANE CURING AGENT IS USED, EXERCISE CARE NOT TO DAMAGE COATING.

REINFORCING:
1. ALL REINFORCING BAR DETAILS SHALL CONFORM TO THE LATEST ACI CODE AND DETAILING MANUAL.
2. ALL BARS SHALL BE ASTM A-615, GRADE 60.
3. WELDED WIRE FABRIC SHALL BE ASTM A-185.
4. CLEARANCE OF MAIN REINFORCING FROM ADJACENT SURFACES UNLESS SHOWN OTHERWISE SHALL BE:
A. UNIFORM SURFACES IN CONTACT WITH GROUND OR EXPOSED TO THE WEATHER: 3"
B. BOTTOM SURFACES OF SLABS ON GRADE: 3"
C. FORMED SURFACES IN CONTACT WITH GROUND OR EXPOSED TO WEATHER: #5 BARS OR SMALLER, 1-1/2"
2. BARS LARGER THAN #5: 2"
D. EXTERIOR WALL SURFACES: 2"
E. IN ALL CASES NOT LESS THAN THE DIAMETER OF THE BAR.

STRUCTURAL STEEL:
1. ALL STRUCTURAL STEEL DETAILS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST ISSUE OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN".
2. ALL STRUCTURAL SHAPES TO BE ASTM A-36.

MISCELLANEOUS:
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SECTIONS AND ELEVATIONS ON THE JOB.

CODE SUMMARY

USE: B BUSINESS

CONSTRUCTION TYPE: 3B

EXISTING FIRST FLOOR AREA: 4,400 S.F.

BUILDING HEIGHT: 1 STORIES ±32'-0"

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND/OR MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS, AND GOOD PRACTICE.
- THE CONTRACTOR SHALL NOT PROCEED WITH WORK FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT PRIOR WRITTEN AUTHORIZATION. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE A CLAIM FOR EXTRA COMPENSATION.
- WORK AREAS SHALL REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE, WHERE NECESSARY, TEMPORARY LOCKABLE DOORS TO PROVIDE THE TENANT CONSTANT ACCESS TO SPACES NOT UNDER CONSTRUCTION. CONTRACTOR SHALL PROVIDE TENANT WITH KEYS FOR TEMPORARY DOORS.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR THE COORDINATION OF AND FOR THE WORK PERFORMED BY HIS SUBCONTRACTORS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ITEMS NOT EXPRESSLY SET FORTH BUT WHICH ARE REASONABLY IMPLIED OR NECESSARY FOR THE PROPER PERFORMANCE OF THIS WORK SHALL BE INCLUDED IN THE PROJECT AS IF OTHERWISE SPECIFIED.
- VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS. NOTIFY ARCHITECT OF CONDITIONS DIFFERING FROM THOSE INDICATED ON THE DRAWINGS.
- THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE COMPLETED UNDER THIS CONTRACT. IDENTICAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SYSTEMS. SUCH IDENTICAL WORK IS A PART OF THIS CONTRACT. INSPECT THOSE AREAS, AND ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORD WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST TO THE OWNER.
- REPAIR, PATCH, AND FINISH, OR REFINISH AS APPLICABLE TO MATCH ADJACENT EXISTING FINISHES. THOSE EXISTING SURFACES DAMAGED OR NEWLY EXPOSED DURING PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
- DELIVER, HANDLE, AND STORE MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- PROVIDE SUITABLE WASTE DISPOSAL UNITS AND EMPTY REGULARLY. DO NOT PERMIT ACCUMULATION OF TRASH AND WASTE MATERIALS. DAILY CLEAN UP IS REQUIRED.
- PROVIDE PRODUCTS AND MATERIALS SPECIFIED. REQUEST OWNER'S SELECTION OF COLORS AND ACCESSORIES IN SUFFICIENT TIME TO AVOID DELAYING PROGRESS OF THE WORK. SEE SPECIFICATIONS.
- REMOVE AND REPLACE WORK, WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER.
- ALL NEW CONDUITS SHALL BE CONCEALED. COORDINATE LOCATION WITH ARCHITECT/ENGINEER IN THE FIELD.

BUILDING CODES

N.J.A.C. 5:23-6 Rehabilitation Subcode N.J.A.C. 5:23-6
2015 International Building Code w/amendments N.J.A.C. 5:23-3.14
2015 National Standard Plumbing Code w/amendments N.J.A.C. 5:23-3.15
2014 National Electric Code w/amendments N.J.A.C. 5:23-3.16
2015 International Mechanical Code w/amendments N.J.A.C. 5:23-3.20
2015 International Fuel Gas Code w/amendments N.J.A.C. 5:23-3.27
N.J.A.C. 5:23-7 Barrier Free Subcode and ANSI A117.1-1998 w/amendments N.J.A.C. 5:23-7

Jeffrey A. Fleisher, AIA Architect

56 Main Street
Flemington, New Jersey 08822

Tel: 908-782-5382 Fax: 908-782-5204

Rev. No.: Date: NJ License # AI 13424

PROJECT TITLE

RAMP REMOVAL & CHAIR LIFT
INSTALLATION

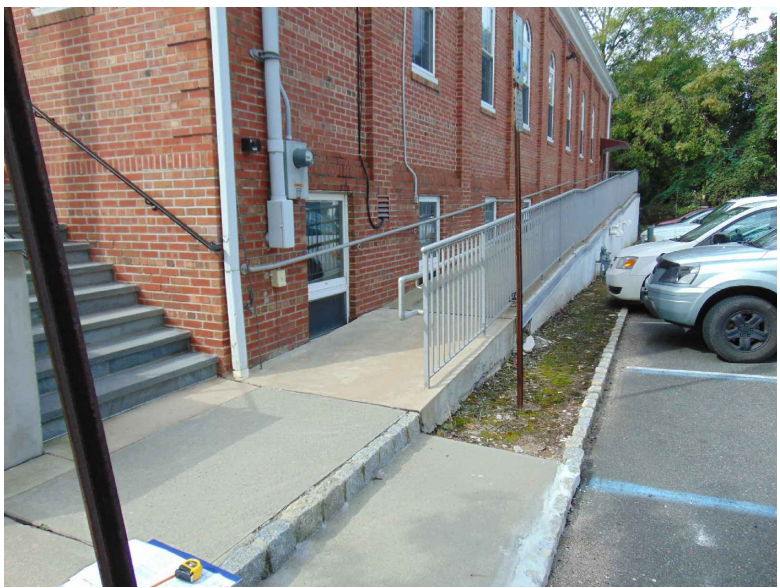
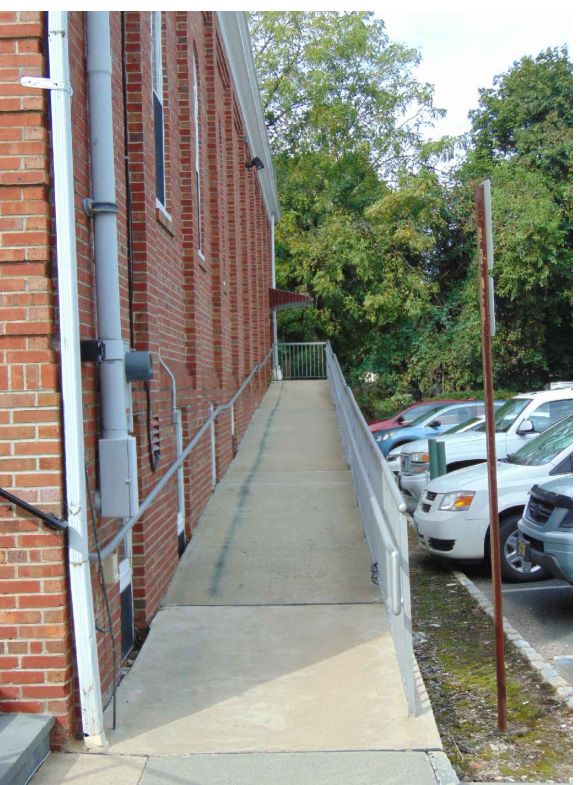
6 PARK AVENUE
FLEMINGTON, NEW JERSEY 08822

DRAWING TITLE

SITE PLAN

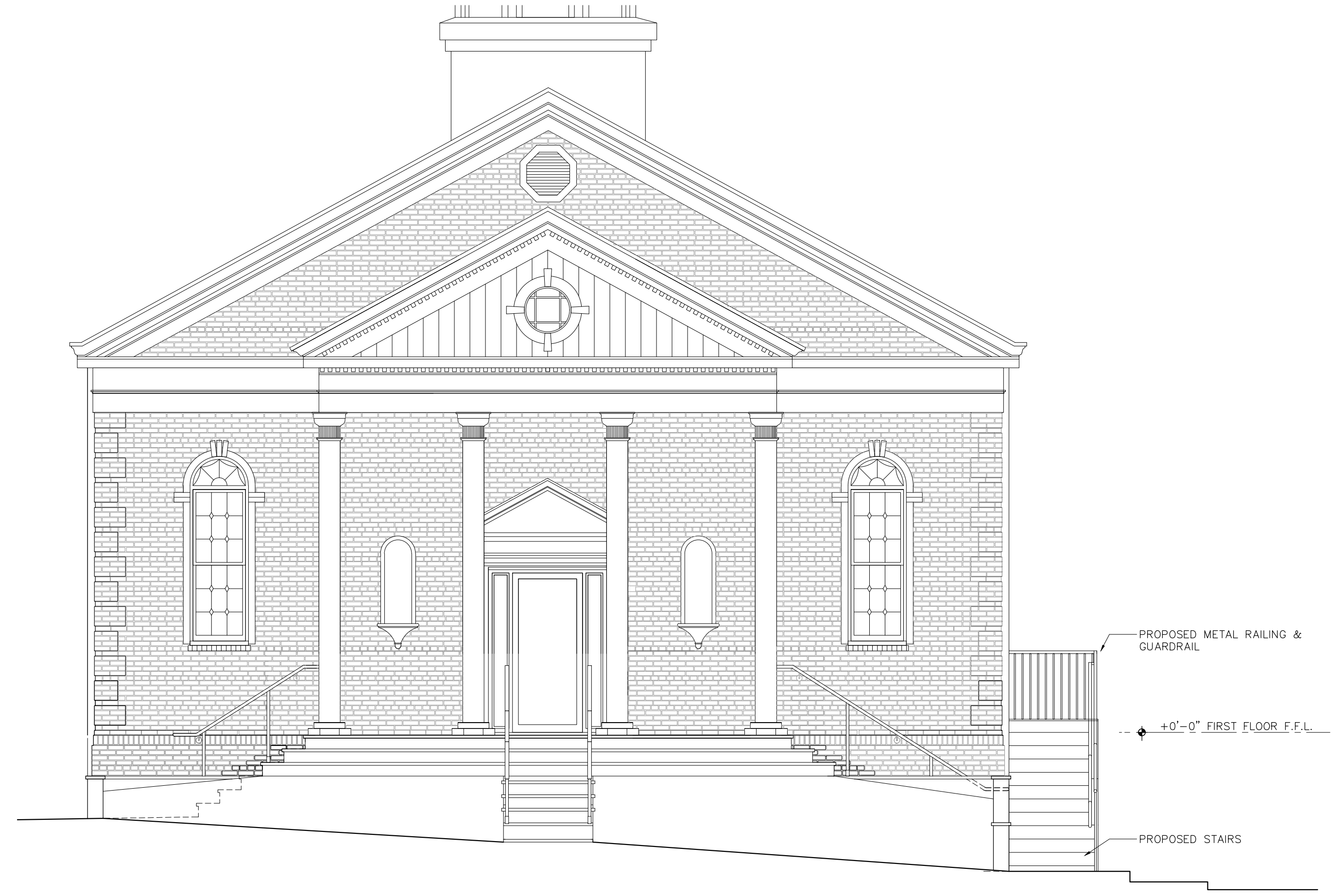
Project No. 1968
Drawn By: A.B.S.
Checked By: J.A.F.
Date: 1-24-20

A-1
Sheet No.

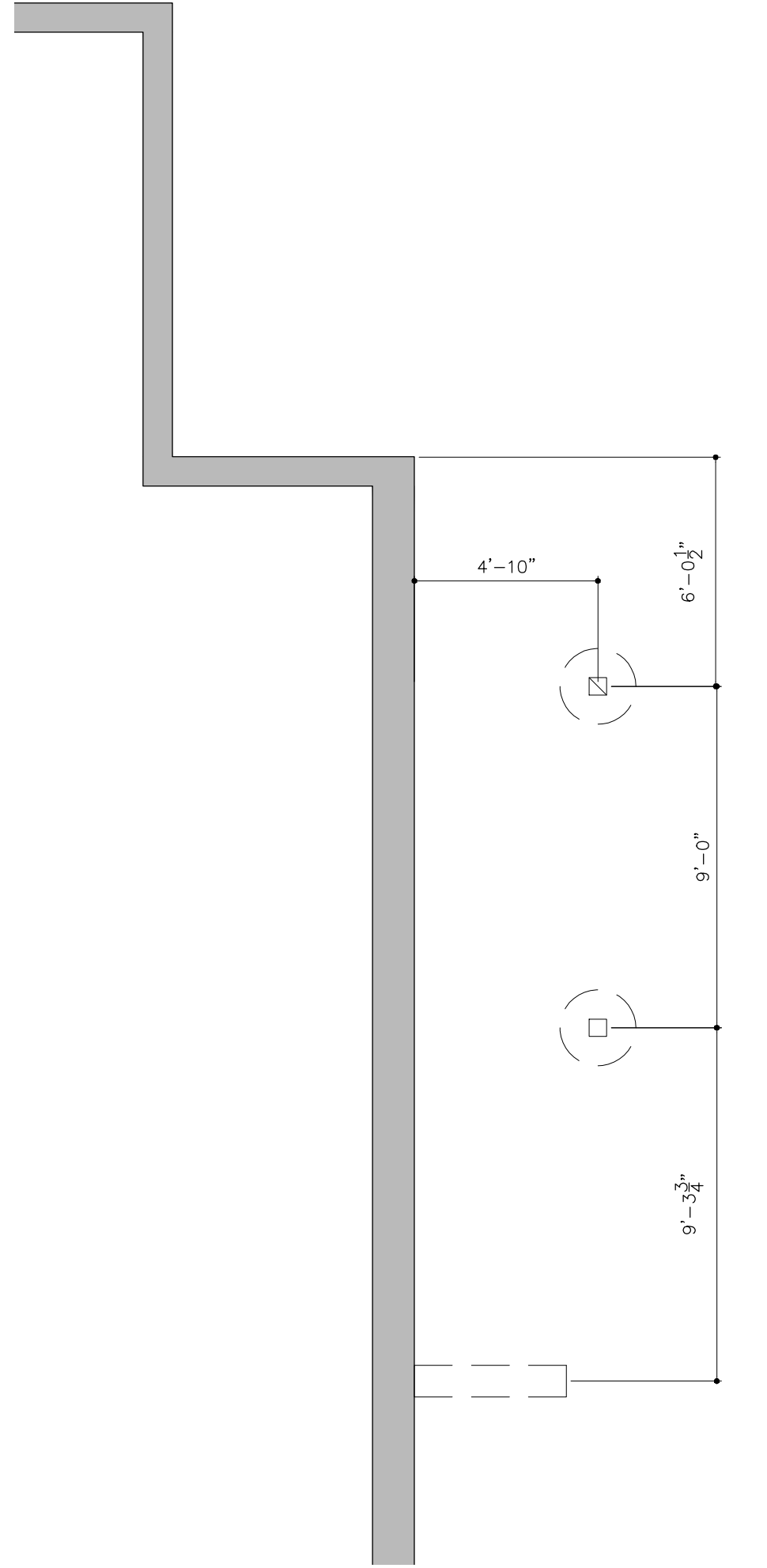


REMOVAL NOTES

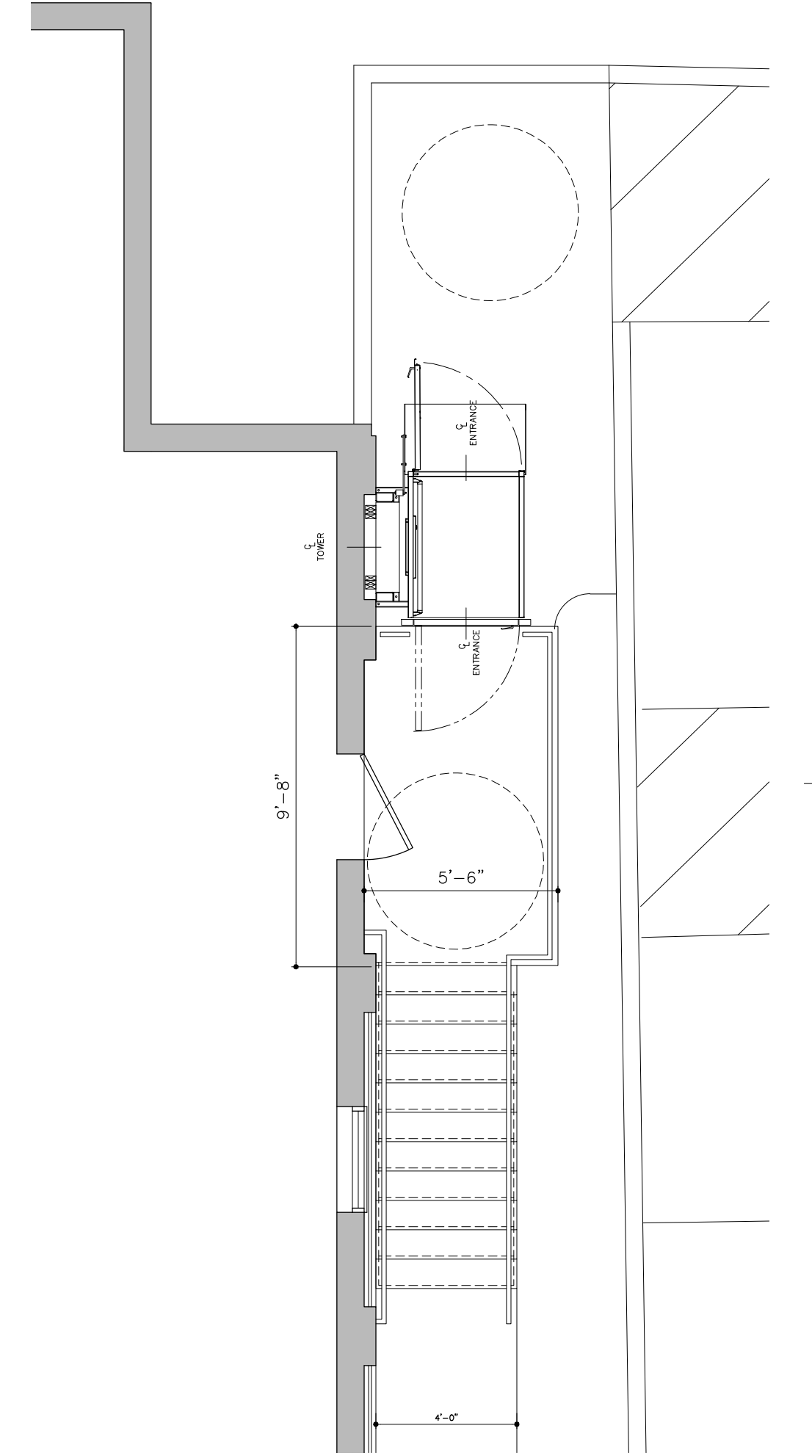
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD AND COORDINATE ALL REMOVAL ACTIVITIES WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
2. PROTECT ALL CONSTRUCTION TO REMAIN FROM DAMAGE DURING REMOVAL OF ADJACENT CONSTRUCTION.
3. WHERE WALLS, DOORS, ETC. ARE SHOWN TO BE REMOVED, REMOVAL SHALL INCLUDE ALL ASSOCIATED ELECTRICAL DEVICES (SWITCHES, OUTLETS, ETC.) WIRING, PLUMBING, HARDWARE, ETC. ALL WIRING IN REMOVAL AREAS SHALL BE REMOVED BACK TO PANEL EXCEPT WIRING THAT IS NECESSARY TO FACILITATE NEW CONSTRUCTION.
4. REVIEW RELOCATION OF EXISTING ELECTRICAL SWITCHES, OUTLETS, FIXTURES (IF ANY) WITH THE OWNER PRIOR TO REMOVAL.
5. CONTRACTOR TO DISPOSE OF DEMOLISHED MATERIALS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.



D1 SITE PLAN
SCALE: 1/4" = 1'-0"



D2 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



D3 STAIR PLAN
SCALE: 1/4" = 1'-0"

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Rev. No.:	Date:
NJ License # AI 13424	
PROJECT TITLE	
RAMP REMOVAL & CHAIR LIFT INSTALLATION	
6 PARK AVENUE FLEMINGTON, NEW JERSEY 08822	
DRAWING TITLE	
ELEVATIONS & PLAN	
Project No.	1968
Drawn By:	A.B.S.
Checked By:	J.A.F.
Date:	1-24-20

A-2
Sheet No.



Flemington Historic Preservation Commission

RESOLUTION AND AGREEMENT OF PROPOSED WORK

☒ Application ☐ Addendum# 1/2020 Review Date: 2/19/2020
Property Owner: Metuchen Community Serv. Corp Block: 34 Lot: 11
Street Address: 6 Park Avenue

The following Resolution and Agreement is being approved at a regular meeting of the Flemington Historic Preservation Commission in compliance with the Historic Preservation Ordinance of Flemington Borough, Section 1631 of the Borough's Land- Use Ordinance. This document represents the Commission's decision regarding the proposed changes to the exterior of a designated structure within the Borough of Flemington's Historic District which will then be referred to the Planning Board and/or Board of Adjustment for confirmation at their next regularly scheduled meeting. Copies of this "Resolution and Agreement" are then provided to the Building Inspector for enforcement. The applicant understands that the terms of this Agreement must be implemented unless appealed within 45 days to the Planning Board.

Resolution

The Commission voted unanimously with one
abstention, to accept the application as presented.

This application will be presented to the Planning Board at their next meeting on: N/A

Sign and Date

(Property Owner)

Jeffrey Fleisher, AIA for
the owner.

Date: 2/19/2020

(Flemington Historic Preservation Commission)

Date: 2/19/2020