



FLOOR AREA

TOTAL SITE AREA 10,000 SQFT.
BUILDING COVERAGE 2,291.4 SQFT.
(22.9%)

LIVING AREAS:

GROUND FLOOR 895.4 SQFT.
FIRST FLOOR 1,164.6 SQFT.
SECOND FLOOR 1,654.6 SQFT.

TOTAL 4,314.6 SQFT.

MISC. AREAS:

PORCH 30 SQFT.
CRAWLSPACE 895.4 SQFT.
GR. FLR. DECKS 352 SQFT.
GARAGE #1 318.7 SQFT.
GARAGE #2 509 SQFT.
1ST FLR. DECKS 440 SQFT.
2ND FLR. DECKS 514 SQFT.
ROOF DECK 397.6 SQFT.
OUTDOOR SHWR 64 SQFT.
VOLUME 43,510.9 CU.FT.

NOTE: NUMBERS INDICATED ARE IN SQUARE FEET UNO.

PROJECT CRITERIA

Building Code: IRC 2018 - N.J. EDITION
Energy Compliance Per IECC 2018-Rescheck
Use Group: R-5
Construction Type: 5A
Number of Stories: 3
Height of Structure: 33'-8 1/4"
Sprinkler Type: N/A
Preliminary Flood Zone: X
Effective Flood Zone: AE 1
Base Flood Elev. (BFE):
+8.0' + 1.0' FREE BOARD
Design Flood Elev. (DFE): +9.0'

DRAWING LIST

COV COVER SHEET
A-1 PILING PLAN
A-2 GROUND FLOOR PLAN
A-3 FIRST FLOOR PLAN
A-4 SECOND FLOOR PLAN
A-5 ROOF DECK PLAN
A-6 ELEVATIONS
A-7 STRUCTURAL PLANS
A-8 STRUCTURAL PLANS
A-9 ELECTRICAL PLANS
D-1 DETAILS
D-2 TJI DETAILS

DESIGN LOADS

SNOW LOADS:
FLAT ROOF - 10.5 PSF
GROUND SNOW LOAD - 20 PSF
SNOW EXPOSURE FACTOR - .7
SNOW LOAD IMPORTANCE FACTOR - 1.0
WIND LOADS:
BASIC WIND SPEED - 128 MPH
WIND LOAD IMPORTANCE FACTOR - 1.40
WIND EXPOSURE - C
WIND DESIGN PRESSURE:
ROOF - 14.4 X 1.40 = 19.14
WALLS - 18.4 X 1.40 = 25.16
DEAD LOAD - 10 PSF
LIVE LOADS
FLOORS - LIVING AREA - 40 PSF
SLEEPING AREA - 30 PSF
ATTIC - 20 PSF
ROOFS - 20 PSF
STAIRS - 50 PSF
BALCONIES - 60 PSF
DECKS - 50 PSF

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GLASSER-KAPNICK-1035B RESIDENCE
LOT: 2 BLOCK: 18.35
LONG BEACH TOWNSHIP - NORTH BEACH
OCEAN COUNTY, NEW JERSEY
NEW SINGLE FAMILY RESIDENCE

REVISIONS
No. Date Description

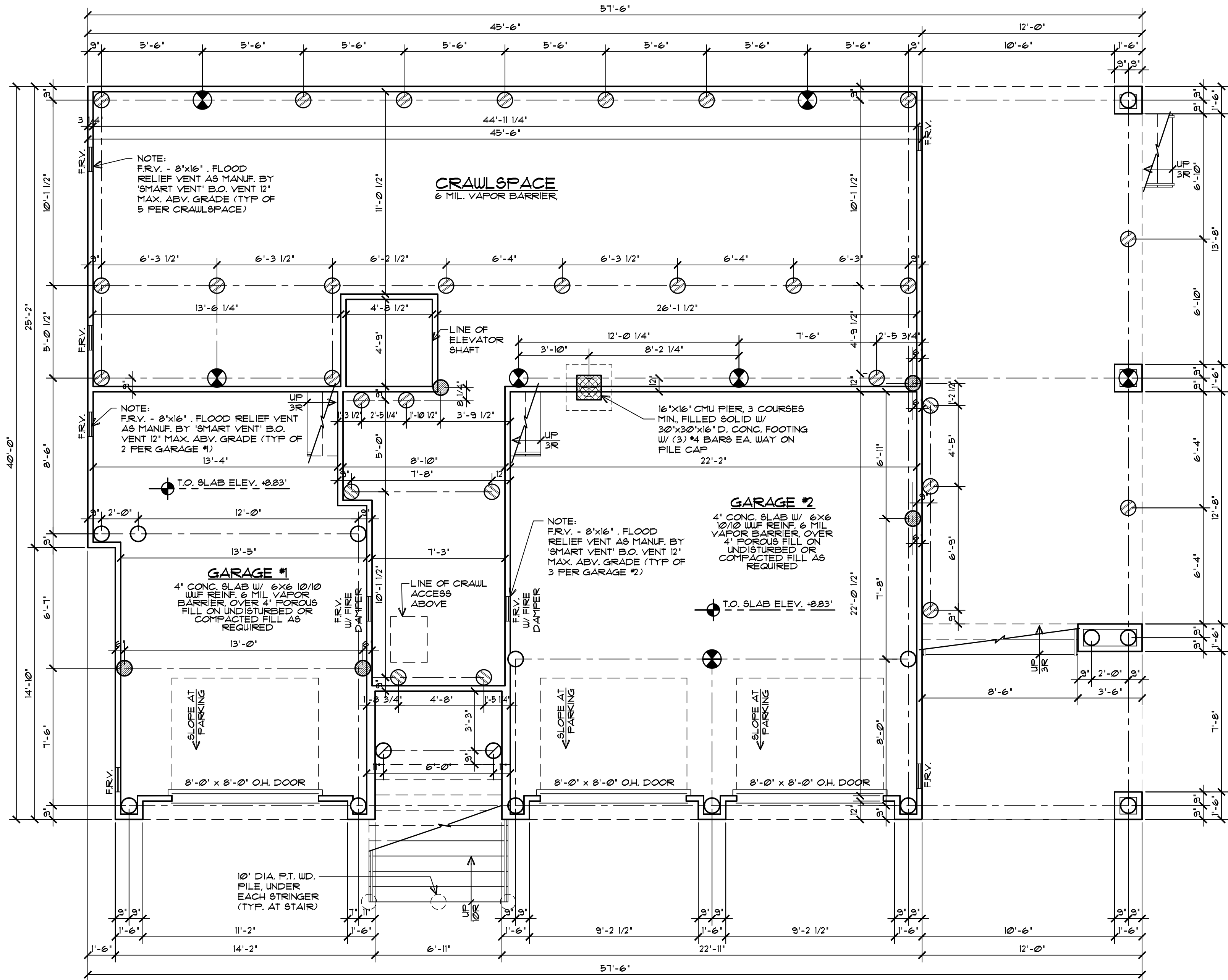
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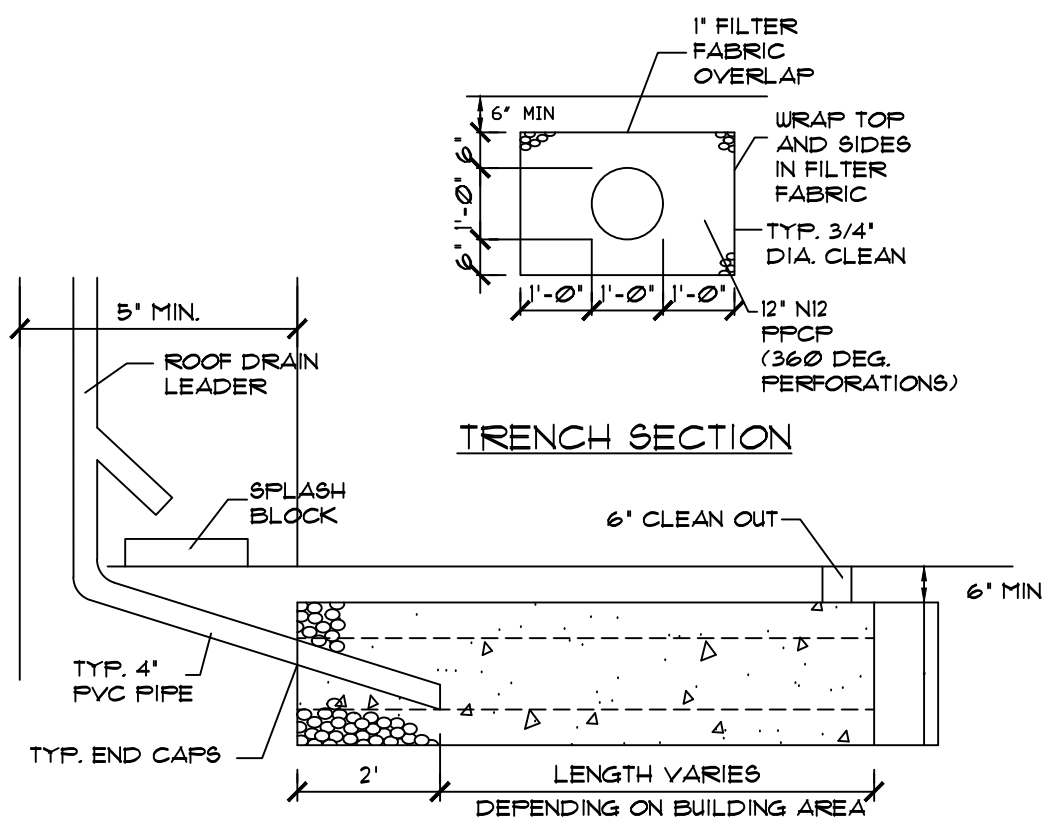
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PILING PLAN

1/4" = 1'-0"



- NOTE:
1. THE LEADER SHALL EXTEND INTO THE TRENCH A MIN OF 2'.
 2. THE TRENCH SHALL BE A MIN OF 5' FROM THE DUELLING.
 3. ALL ROOF LEADERS TO BE CONNECTED TO A TRENCH.
 4. 1 LINEAR FOOT OF RECHARGE TRENCH IS TO BE PROVIDED FOR EVERY 100 SF. OF BUILDING COVERAGE.
 5. DETAIL TO BE UTILIZED IF 9,000 SQFT. OR MORE OF THE SITE AREA IS DISTURBED.

OUTDOOR SHOWER

THE OUTDOOR SHOWER SHALL HAVE COLD WATER ONLY AND NO FLOOR DRAIN. OUTDOOR SHOWER TO BE ON P.T. WD. PLATFORM AT GRADE ON UNDISTURBED SOIL WITH 4" DIA. DRAIN TO FRENCH DRAIN TO YARD.

FLOOD RESISTANT CONSTRUCTION NOTE

- NOTES:
1. ALL MATERIALS BELOW D.F.E. SHALL BE WATER RESISTANT, INCLUDING PRESSURE TREATED STUDS.
 2. STAIRS BELOW DFE SHALL BE PRESSURE TREATED.
 3. ENCLOSURE WALLS TO BE PRESSURE TREATED 2x4 STUDS.
 4. ALL ENCLOSED AREAS BELOW DFE SHALL ONLY BE USED FOR STORAGE, PARKING, AND ACCESS TO THE HOME, AND SHALL BE UNCONDITIONED SPACE.

WALLS AND PROJECTIONS LESS THAN 5'-0" FROM PROPERTY LINE

- ALL WALLS AND PROJECTIONS PARALLEL TO THE PROPERTY LINE LESS THAN 5 FEET AND SHALL BE 1-HOUR RATED AND CONSTRUCTED PER U.L. DESIGN U309. (1) LAYER 5/8" TYPE 'X' GWB SHALL BE SUPPLIED TO BOTH SIDES OF THE WALL. (2) LAYERS 5/8" TYPE 'X' GWB SHALL BE SUPPLIED TO UNDERSIDE OF ALL PROJECTIONS.
- PROVIDE (2) LAYERS 1/2" TYPE 'X' GWB. AT UNDERSIDE OF TJ1 FLOOR AND ROOF DECK JOISTS.
- PROVIDE (1) LAYER 3/4" TYPE 'X' GWB. AT ENTIRE CEILING AT GROUND FLOOR.
- PROVIDE (2) LAYERS 5/8" TYPE 'X' GWB. AT DROPPED BEAM IN GARAGE. FIRE RATED GWB MAY BE OMITTED FOR COMMODITY OR ENGINEERED BEAMS LARGER THAN (3) 2X10 MEMBERS PER FTO-13.
- PROVIDE (2) LAYER 3/4" TYPE 'X' GWB. & DROPPED HVAC SOFFIT @ GARAGE.

5A CONST. NOTE

- PROVIDE (1) LAYER 3/4" TYPE 'X' GWB. AT ALL WALLS AND CEILINGS.
- PROVIDE (2) LAYERS 1/2" TYPE 'X' GWB. AT UNDERSIDE OF TJ1 FLOOR AND ROOF DECK JOISTS.
- PROVIDE (1) LAYER 3/4" TYPE 'X' GWB. AT ENTIRE CEILING AT GROUND FLOOR.
- PROVIDE (2) LAYERS 5/8" TYPE 'X' GWB. AT DROPPED BEAM IN GARAGE. FIRE RATED GWB MAY BE OMITTED FOR COMMODITY OR ENGINEERED BEAMS LARGER THAN (3) 2X10 MEMBERS PER FTO-13.
- PROVIDE (2) LAYER 3/4" TYPE 'X' GWB. & DROPPED HVAC SOFFIT @ GARAGE.

STAIR NOTES

- INTERIOR STAIR TREADS SHALL BE 10" MIN. PLUS 1" NOSING (TYP.) UNLESS NOTED OTHERWISE.
- EXTERIOR STAIR TREADS SHALL BE 10" MIN. PLUS 1" NOSING (TYP.) UNLESS NOTED OTHERWISE.
- STAIR RISER HEIGHT SHALL BE 8 1/4" MAXIMUM.
- ALL HANDRAILS SHALL BE 36" ABOVE NOSING (TYPICAL).
- ALL HANDRAIL GRIP SIZES SHALL BE 1 1/4" DIA. MIN. TO 2" DIA. MAX.
- ALL GUARDRAILS SHALL BE 36" MIN. ABOVE FLOOR (TYPICAL).
- ALL BALUSTERS SHALL BE CONSTRUCTED SO ALL OPENINGS ARE LESS THAN 4" (TYP.).
- ALL UP. HANDRAILS, GUARDRAILS & BALUSTERS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED.

RESIDENTIAL ELEVATOR

- 1HR SHFT. SER. ASSEM. BASED ON FMFC-112 (1) LAYERS 3/4" TYPE 'X' GWB ON INSIDE AND (1) LAYER 3/4" TYPE 'X' GWB ON EXTERIOR OF ELEV. SHFT. ABOVE DFE.
- PROVIDE (1) LAYER 3/4" FIRE SHIELD WALLBOARD BY NATIONAL GYPSUM COMPANY, OR APPROVED EQUAL ON INSIDE AND ON OUTSIDE OF ELEV. SHFT. BELOW DFE.
- ELEVATORS THAT DO NOT REQUIRE A MACHINE ROOM SHALL HAVE A SMOKE DETECTOR OR SPRINKLER HEAD LOCATED WITHIN THE ELEV. SHFT.

AIR INFILTRATION BARRIER

- PER 2019 IECC, SECTION 402.4.1, THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR THE DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:
- ALL JOINTS, SEAMS, AND PENETRATIONS
- SITE-BUILT WINDOWS, DOORS, AND SKYLIGHTS
- OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBES AND FRAMING
- UTILITY PENETRATIONS
- DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE
- KNEE WALLS
- WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES
- BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
- COMMON WALLS BETWEEN DUELLING UNITS
- ELEVATOR ACCESS OPENINGS
- RIM JOIST JUNCTION
- OTHER SOURCES OF INFILTRATION

FLOOR AREA

TOTAL SITE AREA	10,000 SQFT.
BUILDING COVERAGE	2291.4 SQFT. (22.9%)
LIVING AREAS:	
GROUND FLOOR	935.4 SQFT.
FIRST FLOOR	1764.6 SQFT.
SECOND FLOOR	1634.6 SQFT.
TOTAL	4334.6 SQFT.
MISC. AREAS:	
PORCH	30 SQFT.
CRAWLSPACE	935.4 SQFT.
GR. FLR. DECKS	352 SQFT.
GARAGE #1	509 SQFT.
1ST FLR. DECKS	440 SQFT.
2ND FLR. DECKS	514 SQFT.
ROOF DECK	391.6 SQFT.
OUTDOOR SHUR	64 SQFT.
VOLUME	43,510.9 CUFT.

NOTE: NUMBERS INDICATED ARE IN SQUARE FEET UNO.

ATTIC VENT

MAIN ROOF	320 SQ. FT.
RIDGE AREA	210 SQ. FT.
SOFFIT AREA	210 SQ. FT.

NOTE: AREAS ARE CALCULATED BY 1/200 OF THE ATTIC FLOOR AREA, 50% OF AREA AT THE RIDGE, 50% OF AREA AT THE SOFFIT.

SOFFIT NOTE

PROVIDE EXTERIOR GRADE G.W.B. AT ANY CEILING EXPOSED TO WEATHER, UNLESS NOTED OTHERWISE.

FILE KEY

- 10" DIA. P.T. STUB FILE x32" D. (MIN.)
- 10" DIA. P.T. FILE x20'-0" L. (MIN.)
- 10" DIA. P.T. FILE x25'-0" L. (MIN.)
- 10" DIA. P.T. FILE x30'-0" L. (MIN.)
- 10" DIA. P.T. FILE x30'-0" L. (MIN.)
- 10" DIA. P.T. FILE x30'-0" L. (MIN.)
- 12" DIA. P.T. FILE x20'-0" L. (MIN.) 15 TON CAPACITY
- 12" DIA. P.T. FILE x30'-0" L. (MIN.) 15 TON CAPACITY
- 12" DIA. P.T. FILE x20'-0" L. (MIN.) 15 TON CAPACITY

BEARING CAPACITY TO BE MINIMUM: 10 TON FOR HOUSE PILES
1 TON FOR DECK PILES
PILES TO BE DRIVEN TO (-10'-0") M.S.L. MIN.
-PILE TO BE NOTCHED FOR BANDS NO MORE THAN 50% OF THE PILE DIAMETER.
-COPPER NAPHTHETENATE TREATMENT SHALL BE FIELD APPLIED TO THE CUT END OF P.T. PILE, WHEN IN CONTACT WITH CONCRETE.

GENERAL NOTES

- ALL DIMENSIONS ARE TO ROUGH FRAMING.
- ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAX. UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAX. UNLESS OTHERWISE NOTED.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED.
- ALL CONCRETE USED FOR SLABS AND FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 psi @ 28 DAYS.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- WINDOW MODEL * ARE BASED ON "400 SERIES" BY "ANDERSEN WINDOW CORP." MODELS. CONTRACTOR TO VERIFY EGRESS / MIN. 24" SILL HEIGHT WHEN SUBSTITUTING MANUFACTURER.
- PROVIDE TEMPERED GLASS AT THE FOLLOWING LOCATIONS:
 - IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION
 - WHERE GLAZING IS LESS THAN 180 DEGREES FROM THE PLACE OF A DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN INSINUING DOOR
 - IN BATHTUBS, SHOWERS AND OVER WHIRLPOOLS, WHERE THE BOTTOM EDGE IF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE
- STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
- FIRE STOPPING SHALL BE INSTALLED AT ALL FLR./CLG. & CLG./ROOF LEVELS INCLUDING FLUE / FIREPLACE CHASE
- FIRE STOPPING TO BE MIN. 3/4" PLYWOOD SHEATHING.
- FILL ALL ANNUAL SPACES OF FIRE STOPPING PENETRATIONS w/ AN APPROVED FIRE STOPPING.
- PROVIDE CEMENT BOARD TILE BACKER AT ALL WET WALL AREAS (SHOWER AND TUB AREAS)
- PROVIDE PORTABLE FIRE EXTINGUISHER AT KITCHEN AREA
- PROVIDE TWO VENTS IN ANY CONDITIONED ROOM w/ A GAS APPLIANCE IF THERE IS NO DIRECT VENT. ONE VENT WITHIN 1'-0" OF THE CEILING, AND ONE VENT WITHIN 1'-0" OF THE FLOOR. EACH VENT TO BE A MIN. OF 1 SQ. IN. / 1000 BTU, PER LATEST EDITION OF THE IN. / INT. IF THE IRC, SECTION G2401.
- SAUN LUMBER - NOTCHES IN SAUN LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THEN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE END OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4" OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE END OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP, BOTTOM, OR EDGE OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER, WHERE THE MEMBER IS ALSO NOTCHED. THE HOLE SHALL NOT BE CLOSER THAN 2" TO THE NOTCH, PER NJ IRC, SECTION R502.8.1.

- ENGINEERED WOOD PRODUCTS - CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS, PER NJ IRC, SECTION R502.8.1
- DUCTWORK LOCATED BELOW FIRE RATED ASSEMBLY AT THE GARAGE SHALL BE WRAPPED w/ (2) LAYERS 3/4" TYPE 'X' GWB. OR FIRE DAMPERS SHALL BE PROVIDED AT ALL PENETRATIONS.
- PROVIDE UL LISTED RECESSED LIGHT FIXTURES IN 1 HR RATED FLOOR OR FIRE RATED LIGHT FIXTURES, UL LISTED LIGHT FIXTURES OR FIRE RATED LIGHT COVERS MAY BE OMITTED IF MEMBRANE PENETRATIONS DO NOT EXCEED 16 SQ.IN. IN AREA AND PROVIDED THAT THE OPENINGS OF MEMBRANES DO NOT EXCEED 100 SQ.IN. IN ANY 100 SQFT. OF CEILING AREA AND PROVIDED THAT SOLID FIRE BLOCKING IS INSTALLED.
- PROVIDE EXHAUST FANS W/ HARD DUCT AT CEILING/ROOF ASSEMBLIES. EXHAUST DIRECTLY TO EXTERIOR.
- PROVIDE 1 HR RATED FIRE COLLARS FOR ALL PLUMBING PENETRATIONS OVER 2 INCHES.
- ALL DUCTWORK PROVIDED IN 1 HR RATED FLOOR/CEILING ASSEMBLIES OF SECOND FLOOR TO BE HARD DUCT ONLY.
- FIRE DAMPERS REQUIRED AT CEILING LINE OF ROOF/CEILING ASSEMBLY OR BE PROVIDED w/ HARD DUCT THROUGHOUT.

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GLASSER-KAPNICK-1035B RESIDENCE
LOT: 2 BLOCK: 18.35
LONG BEACH TOWNSHIP - NORTH BEACH
OCEAN COUNTY, NEW JERSEY

REVISIONS	
No.	Date

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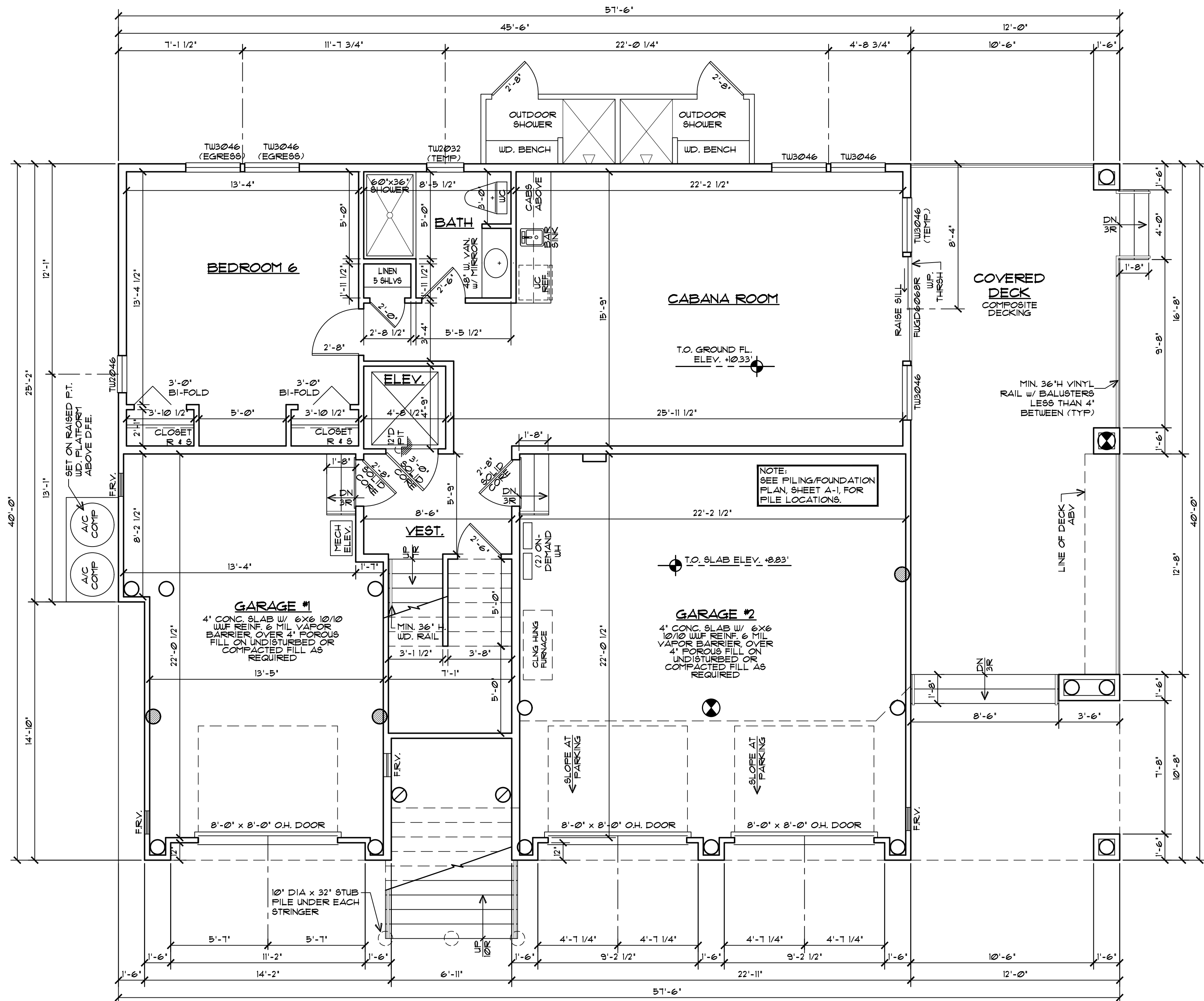
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GROUND FLOOR PLAN

1/4" = 1'-0"

OUTDOOR SHOWER

THE OUTDOOR SHOWER SHALL HAVE COLD WATER ONLY, AND NO FLOOR DRAIN. OUTDOOR SHOWER TO BE ON F.T. WD. PLATFORM AT GRADE ON UNDISTURBED SOIL WITH 4" DIA. DRAIN TO FRENCH DRAIN TO YARD.

FLOOD RESISTANT CONSTRUCTION NOTE

NOTES:
1. ALL MATERIALS BELOW D.F.E. SHALL BE WATER RESISTANT, INCLUDING PRESSURE TREATED STUDS.
2. STAIRS BELOW D.F.E. SHALL BE PRESSURE TREATED.
3. ENCLOSURE WALLS TO BE PRESSURE TREATED 2x4 STUDS.
4. ALL ENCLOSED AREAS BELOW D.F.E. SHALL ONLY BE USED FOR STORAGE, PARKING, AND ACCESS TO THE HOME, AND SHALL BE UNCONDITIONED SPACE.

WALLS AND PROJECTIONS LESS THAN 5'-0" FROM PROPERTY LINE

-ALL WALLS AND PROJECTIONS PARALLEL TO THE PROPERTY LINE LESS THAN 5 FEET AND SHALL BE 1-HOUR RATED AND CONSTRUCTED PER U.L. DESIGN U305. (1) LAYER 5/8" TYPE 'X' GWB SHALL BE SUPPLIED TO BOTH SIDES OF THE WALL. (2) LAYERS 5/8" TYPE 'X' GWB SHALL BE SUPPLIED TO UNDERSIDE OF ALL PROJECTIONS.

5A CONST. NOTE

-PROVIDE (1) LAYER 5/8" TYPE 'X' GWB. AT ALL WALLS AND CEILINGS
-PROVIDE (2) LAYERS 1/2" TYPE 'X' GWB. AT UNDERSIDE OF T/J FLOOR AND ROOF DECK JOISTS.
-PROVIDE (1) LAYER 5/8" TYPE 'X' GWB. AT ENTIRE CEILING AT GROUND FLOOR.
-PROVIDE (2) LAYERS 5/8" TYPE 'X' AT DROPPED BEAM IN GARAGE. FIRE RATED GWB MAY BE OMITTED FOR COMMODITY OR ENGINEERED BEAMS LARGER THAN (3) 2X10 MEMBERS PER FT.-13.
-PROVIDE (2) LAYER 5/8" TYPE 'X' GWB. & DROPPED HVAC SOFFIT @ GARAGE.

STAIR NOTES

-INTERIOR STAIR TREADS SHALL BE 10" MIN. PLUS 1" NOSING (TYP.) UNLESS NOTED OTHERWISE
-EXTERIOR STAIR TREADS SHALL BE 10" MIN. PLUS 1" NOSING (TYP.) UNLESS NOTED OTHERWISE
-STAIR RISER HEIGHT SHALL BE 8 1/4" MAXIMUM.
-ALL HANDRAILS SHALL BE 36" ABOVE NOSING (TYPICAL).
-ALL HANDRAIL GRIP SIZES SHALL BE 1 1/4" DIA. MIN. TO 2" DIA. MAX.
-ALL GUARDRAILS SHALL BE 36" MIN. ABOVE FLOOR (TYPICAL).
-ALL BALUSTERS SHALL BE CONSTRUCTED SO ALL OPENINGS ARE LESS THAN 4" (TYP.).
-ALL WD. HANDRAILS, GUARDRAILS & BALUSTERS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED

RESIDENTIAL ELEVATOR

1HR SHFT SEP. ASSEM. BASED ON FMFC-112 (1) LAYERS 5/8" TYPE 'X' GWB ON INSIDE AND (1) LAYER 5/8" TYPE 'X' GWB ON EXTERIOR OF ELEV. SHAFT ABOVE D.F.E.
PROVIDE (1) LAYER 5/8" 'FIRESHIELD' WALLBOARD BY NATIONAL GYPSUM COMPANY, OR APPROVED EQUAL ON INSIDE AND ON OUTSIDE OF ELEV. SHAFT. BELOW D.F.E.
-ELEVATORS THAT DO NOT REQUIRE A MACHINE ROOM SHALL HAVE A SMOKE DETECTOR OR SPRINKLER HEAD LOCATED WITHIN THE ELEV. SHAFT.

AIR INFILTRATION BARRIER

-PER 2018 IECC, SECTION 402.4.1, THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR THE DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:
-ALL JOINTS, SEAMS, AND PENETRATIONS
-SITE-BUILT WINDOWS, DOORS, AND SKYLIGHTS
-OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING
-UTILITY PENETRATIONS
-DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE
-KNEE WALLS
-WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES
-BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
-COMMON WALLS BETWEEN DWELLING UNITS
-ATTIC ACCESS OPENINGS
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-OTHER SOURCES OF INFILTRATION

FLOOR AREA

TOTAL SITE AREA 10,000 SQFT.
BUILDING COVERAGE 2,291.4 SQFT. (22.9%)

LIVING AREAS:

GROUND FLOOR 895.4 SQFT.
FIRST FLOOR 1,764.6 SQFT.
SECOND FLOOR 1,654.6 SQFT.

MISC. AREAS:

PORCH 30 SQFT.
CRAWLSPACE 895.4 SQFT.
GR. FLR DECKS 352 SQFT.
GARAGE #1 318.1 SQFT.
GARAGE #2 509 SQFT.
1ST FLR DECKS 440 SQFT.
2ND FLR DECKS 514 SQFT.
ROOF DECK 391.6 SQFT.
OUTDOOR SHAUR 64 SQFT.
VOLUME 43,510.3 CUFT.

NOTE: NUMBERS INDICATED ARE IN SQUARE FEET UNO.

ATTIC VENT

MAIN ROOF
RIDGE AREA 210 SQ. FT.
SOFFIT AREA 210 SQ. FT.
NOTE: AREAS ARE CALCULATED BY 1/200 OF THE ATTIC FLOOR AREA, 50% OF AREA AT THE RIDGE, 50% OF AREA AT THE SOFFIT.

SOFFIT NOTE

PROVIDE EXTERIOR GRADE GWB. AT ANY CEILING EXPOSED TO WEATHER, UNLESS NOTED OTHERWISE.

GENERAL NOTES

- ALL DIMENSIONS ARE TO ROUGH FRAMING.
- ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAX. UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAX. UNLESS OTHERWISE NOTED.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED.
- ALL CONCRETE USED FOR SLABS AND FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 psi @ 28 DAYS.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- WINDOW MODEL * ARE BASED ON '4000 SERIES' BY 'ANDERSEN WINDOW CORP.' MODELS. CONTRACTOR TO VERIFY EGRESS / MIN. 24" SILL HEIGHT WHEN SUBSTITUTING MANUFACTURER.
- PROVIDE TEMPERED GLASS AT THE FOLLOWING LOCATIONS:
 - IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION
 - WHERE GLAZING IS LESS THAN 180 DEGREES FROM THE PLACE OF A DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN INSINUING DOOR
 - IN BATHTUBS, SHOWERS AND OVER WHIRLPOOLS, WHERE THE BOTTOM EDGE IF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
- FIRE STOPPING SHALL BE INSTALLED AT ALL FLR./CLG. & CLG./ROOF LEVELS INCLUDING FLUE / FIREPLACE CHASE
- FIRE STOPPING TO BE MIN. 3/4" PLYWOOD SHEATHING.
- FILL ALL ANNUAL SPACES OF FIRE STOPPING PENETRATIONS W/ AN APPROVED FIRE STOPPING.
- PROVIDE CEMENT BOARD TILE BACKER AT ALL WET WALL AREAS (SHOWER AND TUB AREAS)
- PROVIDE PORTABLE FIRE EXTINGUISHER AT KITCHEN AREA
- PROVIDE TWO VENTS IN ANY CONDITIONED ROOM W/ A GAS APPLIANCE IF THERE IS NO DIRECT VENT. ONE VENT WITHIN 1'-0" OF THE CEILING, AND ONE VENT WITHIN 1'-0" OF THE FLOOR. EACH VENT TO BE A MIN. OF 1 SQ. IN. / 1000 BTU, PER LATEST EDITION OF THE NJ EDITION IF THE IRC, SECTION G2401.
- SAWN LUMBER - NOTCHES IN SAWN LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER. SHALL NOT BE LONGER THEN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE END OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4" OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE END OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP, BOTTOM, OR EDGE OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER, WHERE THE MEMBER IS ALSO NOTCHED. THE HOLE SHALL NOT BE CLOSER THAN 2" TO THE NOTCH, PER NJ IRC, SECTION R502.8.1
- ENGINEERED WOOD PRODUCTS - CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS, PER NJ IRC, SECTION R502.8.2
- DUCTWORK LOCATED BELOW FIRE RATED ASSEMBLY AT THE GARAGE SHALL BE WRAPPED W/ (2) LAYERS 5/8" TYPE 'X' GWB. OR FIRE DAMPERS SHALL BE PROVIDED AT ALL PENETRATIONS.
- PROVIDE UL LISTED RECESSED LIGHT FIXTURES IN 1 HR RATED FLOOR OR FIRE RATED LIGHT FIXTURES, UL LISTED LIGHT FIXTURES OR FIRE RATED LIGHT COVERS MAY BE OMITTED IF MEMBRANE PENETRATIONS DO NOT EXCEED 16 SQ.IN. IN AREA AND PROVIDED THAT THE OPENINGS OF MEMBRANES DO NOT EXCEED 100 SQ.IN. IN ANY 100 SQFT. OF CEILING AREA AND PROVIDED THAT SOLID FIRE BLOCKING IS INSTALLED.
- PROVIDE EXHAUST FANS W/ HARD DUCT AT CEILING/ROOF ASSEMBLIES. EXHAUST DIRECTLY TO EXTERIOR.
- PROVIDE 1 HR RATED FIRE COLLARS FOR ALL PLUMBING PENETRATIONS OVER 2 INCHES.
- ALL DUCTWORK PROVIDED IN 1 HR RATED FLOOR/CEILING ASSEMBLIES OF SECOND FLOOR TO BE HARD DUCT ONLY.
- FIRE DAMPERS REQUIRED AT CEILING LINE OF ROOF/CEILING ASSEMBLY OR BE PROVIDED W/ HARD DUCT THROUGHOUT.

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GLASSER-KAPNICK-1035B RESIDENCE
LOT: 2 BLOCK: 18.35
LONG BEACH TOWNSHIP - NORTH BEACH
OCEAN COUNTY, NEW JERSEY

FLOOR PLANS

REVISIONS	
No.	Date
Description	

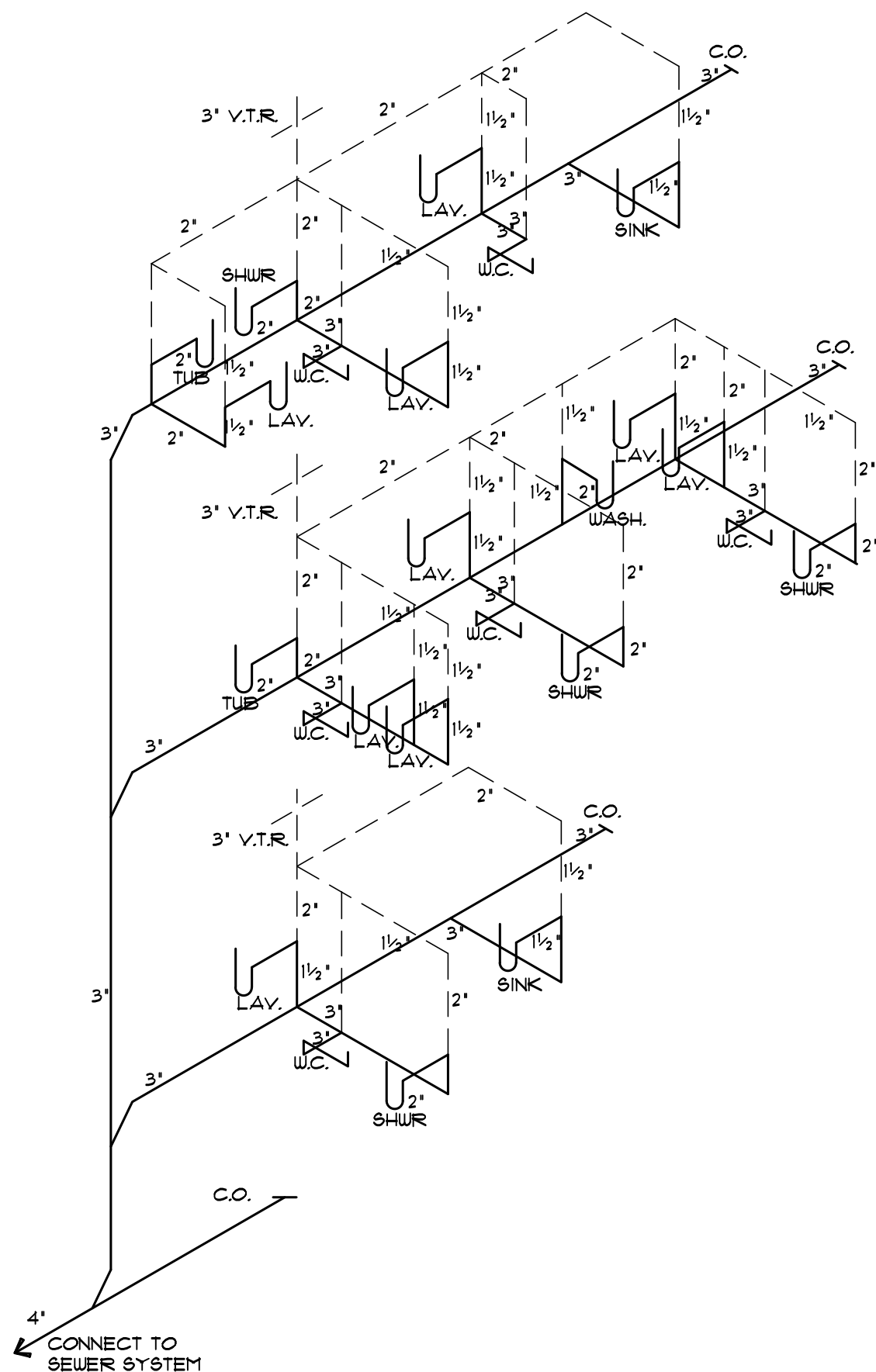
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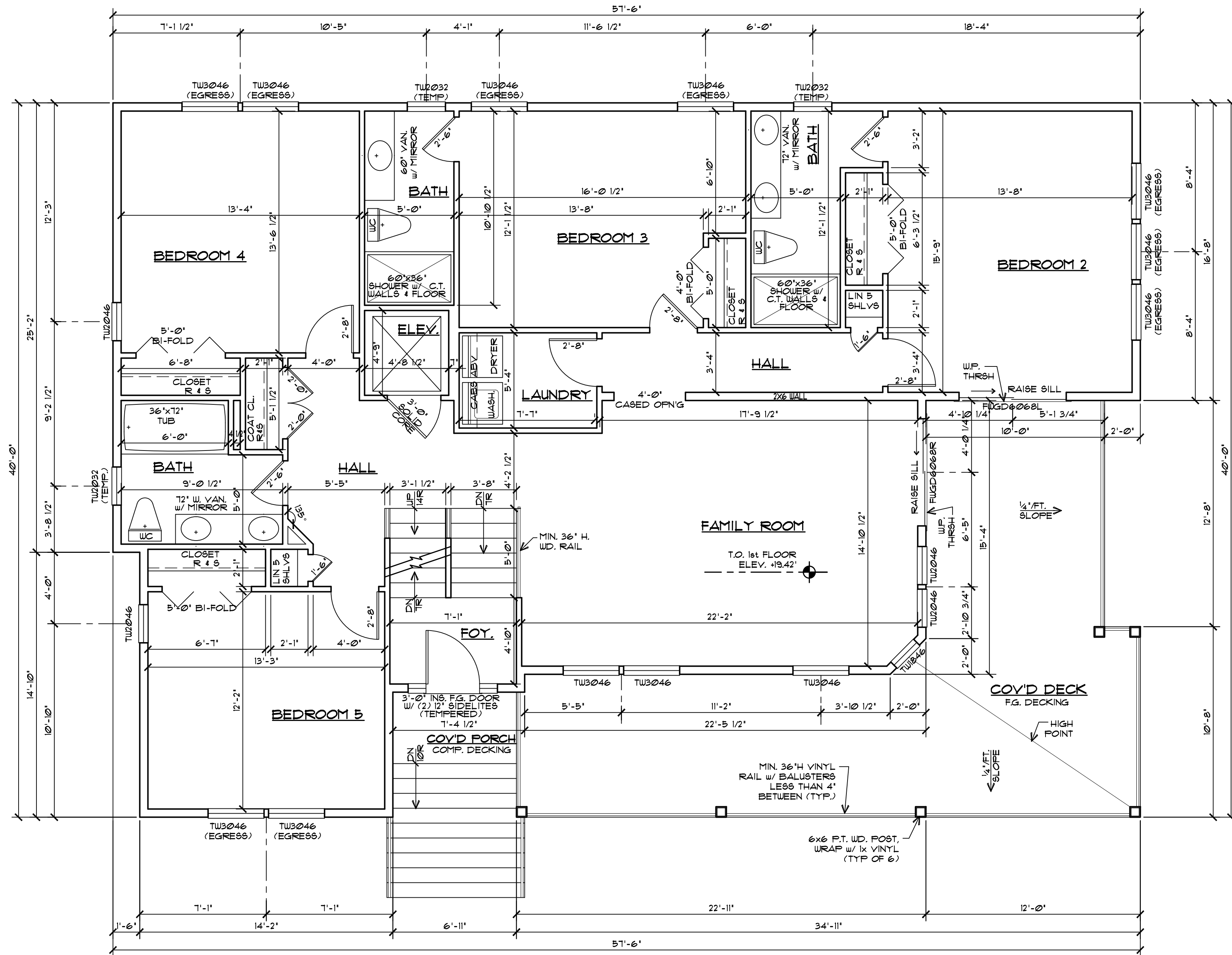
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PLUMBING RISER DIAGRAM
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FIRST FLOOR PLAN

1/4" = 1'-0"

WALLS AND PROJECTIONS
LESS THAN 5'-0" FROM
PROPERTY LINE

-ALL WALLS AND PROJECTIONS PARALLEL TO THE PROPERTY LINE LESS THAN 5 FEET AND SHALL BE 1-HOUR RATED AND CONSTRUCTED PER U.L. DESIGN U305. (1) LAYER 5/8" TYPE 'X' GWB SHALL BE SUPPLIED TO BOTH SIDES OF THE WALL. (2) LAYERS 5/8" TYPE 'X' GWB SHALL BE SUPPLIED TO UNDERSIDE OF ALL PROJECTIONS.

5A CONST. NOTE

-PROVIDE (1) LAYER 5/8" TYPE 'X' GWB. AT ALL WALLS AND CEILINGS
-PROVIDE (2) LAYERS 1/2" TYPE 'X' GWB. AT UNDERSIDE OF TUI FLOOR AND ROOF DECK JOISTS.
-PROVIDE (1) LAYER 5/8" TYPE 'X' GWB. AT ENTIRE CEILING AT GROUND FLOOR.
-PROVIDE (2) LAYERS 5/8" TYPE 'X' AT DROPPED BEAM IN GARAGE. FIRE RATED GUB MAY BE OMITTED FOR COMMODITY OR ENGINEERED BEAMS LARGER THAN (3) 2X10 MEMBERS PER FTO-13.
-PROVIDE (2) LAYER 5/8" TYPE 'X' GWB. & DROPPED HVAC SOFFIT @ GARAGE.

STAIR NOTES

-INTERIOR STAIR TREADS SHALL BE 10" MIN. PLUS 1" NOSING (TYP.) UNLESS NOTED OTHERWISE
-EXTERIOR STAIR TREADS SHALL BE 10" MIN. PLUS 1" NOSING (TYP.) UNLESS NOTED OTHERWISE
-STAIR RISER HEIGHT SHALL BE 8 1/4" MAXIMUM.
-ALL HANDRAILS SHALL BE 36" ABOVE NOSING (TYPICAL)
-ALL HANDRAIL GRIP SIZES SHALL BE 1 1/4" DIA. MIN. TO 2" DIA. MAX.
-ALL GUARDRAILS SHALL BE 36" MIN. ABOVE FLOOR (TYPICAL)
-ALL BALUSTERS SHALL BE CONSTRUCTED SO ALL OPENINGS ARE LESS THAN 4" (TYP.)
-ALL WD. HANDRAILS, GUARDRAILS & BALUSTERS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED

RESIDENTIAL ELEVATOR

1HR SHFT SEP. ASSEM. BASED ON CALLEBOARD BY NATIONAL GYPSUM COMPANY, OR APPROVED EQUAL ON INSIDE AND (1) LAYER 5/8" TYPE 'X' GUB. ON EXTERIOR OF ELEV. SHAFT ABOVE D.F.E.
PROVIDE (1) LAYER 5/8" FIRESHIELD WALLBOARD BY NATIONAL GYPSUM COMPANY, OR APPROVED EQUAL ON INSIDE AND ON OUTSIDE OF ELEV. SHAFT. BELOW D.F.E.
-ELEVATORS THAT DO NOT REQUIRE A MACHINE ROOM SHALL HAVE A SMOKE DETECTOR OR SPRINKLER HEAD LOCATED WITHIN THE ELEV. SHAFT.

AIR INFILTRATION
BARRIER

-PER 2018 IECC, SECTION 402.4.1, THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR THE DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL.
-ALL JOINTS, SEAMS, AND PENETRATIONS
-SITE-BUILT WINDOWS, DOORS, AND SKYLIGHTS
-OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING
-UTILITY PENETRATIONS
-DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE
-KNEE WALLS
-WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES
-BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
-COMMON WALLS BETWEEN DWELLING UNITS
-ATTIC ACCESS OPENINGS
-RIM JOIST JUNCTION
-OTHER SOURCES OF INFILTRATION

FLOOR AREA

TOTAL SITE AREA	10,000 SQFT.
BUILDING COVERAGE	2291.4 SQFT. (22.9%)
LIVING AREAS:	
GROUND FLOOR	895.4 SQFT.
FIRST FLOOR	1764.6 SQFT.
SECOND FLOOR	1654.6 SQFT.
TOTAL	4314.6 SQFT.
MISC. AREAS:	
PORCH	30 SQFT.
CRAWLSPACE	895.4 SQFT.
GR. FLR DECKS	352 SQFT.
GARAGE #1	3181 SQFT.
GARAGE #2	509 SQFT.
1ST FLR DECKS	440 SQFT.
2ND FLR DECKS	514 SQFT.
ROOF DECK	3916 SQFT.
OUTDOOR SHAUR	64 SQFT.
VOLUME	43,510.9 CUFT.
NOTE: NUMBERS INDICATED ARE IN SQUARE FEET UNO.	

ATTIC VENT

MAIN ROOF	
RIDGE AREA	210 SQ. FT.
SOFFIT AREA	210 SQ. FT.

NOTE: AREAS ARE CALCULATED BY 1/200 OF THE ATTIC FLOOR AREA, 50% OF AREA AT THE RIDGE, 50% OF AREA AT THE SOFFIT.

SOFFIT NOTE

PROVIDE EXTERIOR GRADE GWB. AT ANY CEILING EXPOSED TO WEATHER, UNLESS NOTED OTHERWISE.

GENERAL NOTES

- ALL DIMENSIONS ARE TO ROUGH FRAMING.
- ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAX. UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAX. UNLESS OTHERWISE NOTED.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED.
- ALL CONCRETE USED FOR SLABS AND FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 psi @ 28 DAYS.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- WINDOW MODEL * ARE BASED ON '4000 SERIES' BY 'ANDERSEN WINDOW CORP.' MODELS. CONTRACTOR TO VERIFY EGRESS / MIN. 24" SILL HEIGHT WHEN SUBSTITUTING MANUFACTURER.
- PROVIDE TEMPERED GLASS AT THE FOLLOWING LOCATIONS:
 - IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION
 - WHERE GLAZING IS LESS THAN 180 DEGREES FROM THE PLACE OF A DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN INSINUING DOOR
 - IN BATHTUBS, SHOWERS AND OVER W/IRL POOLS, WHERE THE BOTTOM EDGE IF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OR STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
- FIRE STOPPING SHALL BE INSTALLED AT ALL FLR/CLG. & CLG/ROOF LEVELS INCLUDING FLUE / FIREPLACE CHASE
- FIRE STOPPING TO BE MIN. 3/4" PLYWOOD SHEATHING.
- FILL ALL ANNUAL SPACES OF FIRE STOPPING PENETRATIONS w/ AN APPROVED FIRE STOPPING.
- PROVIDE CEMENT BOARD TILE BACKER AT ALL WET WALL AREAS (SHOWER AND TUB AREAS)
- PROVIDE PORTABLE FIRE EXTINGUISHER AT KITCHEN AREA
- PROVIDE TWO VENTS IN ANY CONDITIONED ROOM w/ A GAS APPLIANCE IF THERE IS NO DIRECT VENT. ONE VENT WITHIN 1'-0" OF THE CEILING, AND ONE VENT WITHIN 1'-0" OF THE FLOOR. EACH VENT TO BE A MIN. OF 1 SQ. IN. / 1000 BTU, PER LATEST EDITION OF THE IN. / INT. IF THE IRC, SECTION G2401.
- SAUN LUMBER - NOTCHES IN SAUN LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THEN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE END OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4" OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE END OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP, BOTTOM, OR EDGE OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER, WHERE THE MEMBER IS ALSO NOTCHED. THE HOLE SHALL NOT BE CLOSER THAN 2" TO THE NOTCH, PER NJ IRC, SECTION R502.8.1
- ENGINEERED WOOD PRODUCTS - CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS, PER NJ IRC, SECTION R502.2.2
- DUCTWORK LOCATED BELOW FIRE RATED ASSEMBLY AT THE GARAGE SHALL BE WRAPPED w/ (2) LAYERS 5/8" TYPE 'X' GUB. OR FIRE DAMPERS SHALL BE PROVIDED AT ALL PENETRATIONS.
- PROVIDE UL LISTED RECESSED LIGHT FIXTURES IN 1 HR RATED FLOOR OR FIRE RATED LIGHT FIXTURES, UL LISTED LIGHT FIXTURES OR FIRE RATED LIGHT COVERS MAY BE OMITTED IF MEMBRANE PENETRATIONS DO NOT EXCEED 16 SQ.IN. IN AREA AND PROVIDED THAT THE OPENINGS OF MEMBRANES DO NOT EXCEED 100 SQ.IN. IN ANY 100 SQ.FT. OF CEILING AREA AND PROVIDED THAT SOLID FIRE BLOCKING IS INSTALLED.
- PROVIDE EXHAUST FANS w/ HARD DUCT AT CEILING/ROOF ASSEMBLIES. EXHAUST DIRECTLY TO EXTERIOR.
- PROVIDE 1 HR RATED FIRE COLLARS FOR ALL PLUMBING PENETRATIONS OVER 2 INCHES.
- ALL DUCTWORK PROVIDED IN 1 HR RATED FLOOR/CEILING ASSEMBLIES OF SECOND FLOOR TO BE HARD DUCT ONLY.
- FIRE DAMPERS REQUIRED AT CEILING LINE OF ROOF/CEILING ASSEMBLY OR BE PROVIDED w/ HARD DUCT THROUGHOUT.

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GLASSER-KAPNICK-1035B RESIDENCE
LOT: 2 BLOCK: 18.35
LONG BEACH TOWNSHIP - NORTH BEACH
OCEAN COUNTY, NEW JERSEY
ARCHITECT
FLOOR PLANS

REVISIONS	No.	Date	Description

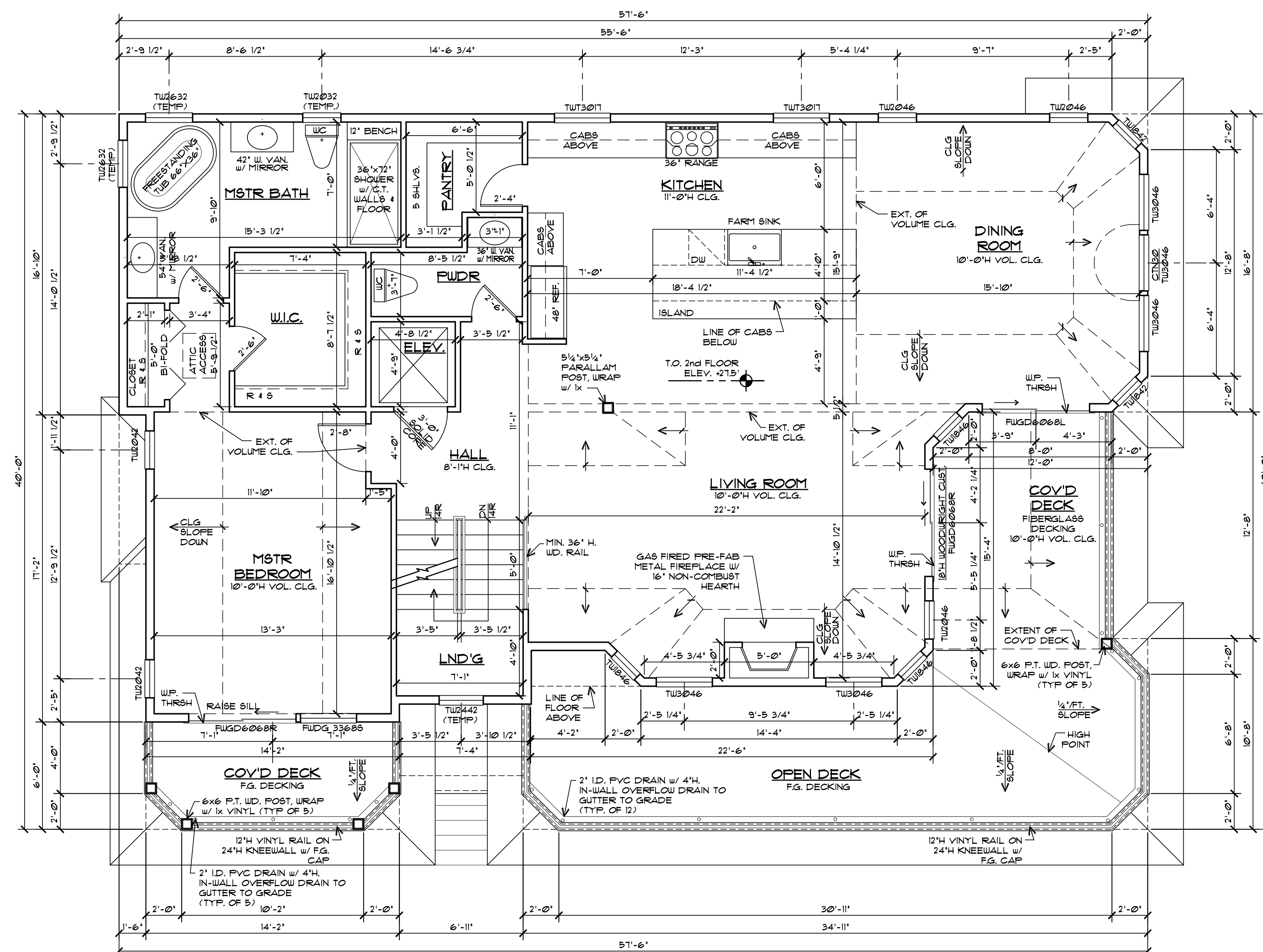
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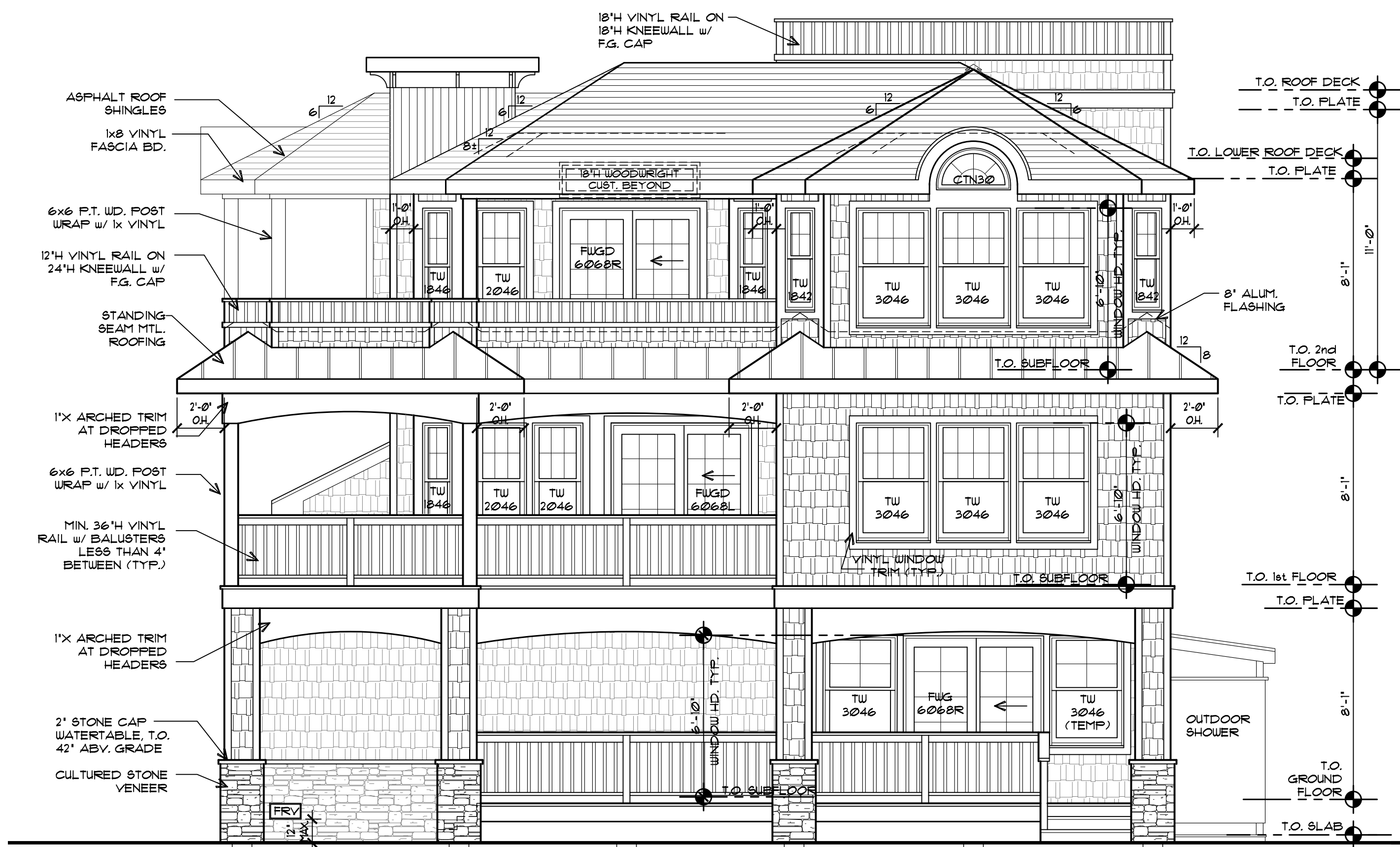
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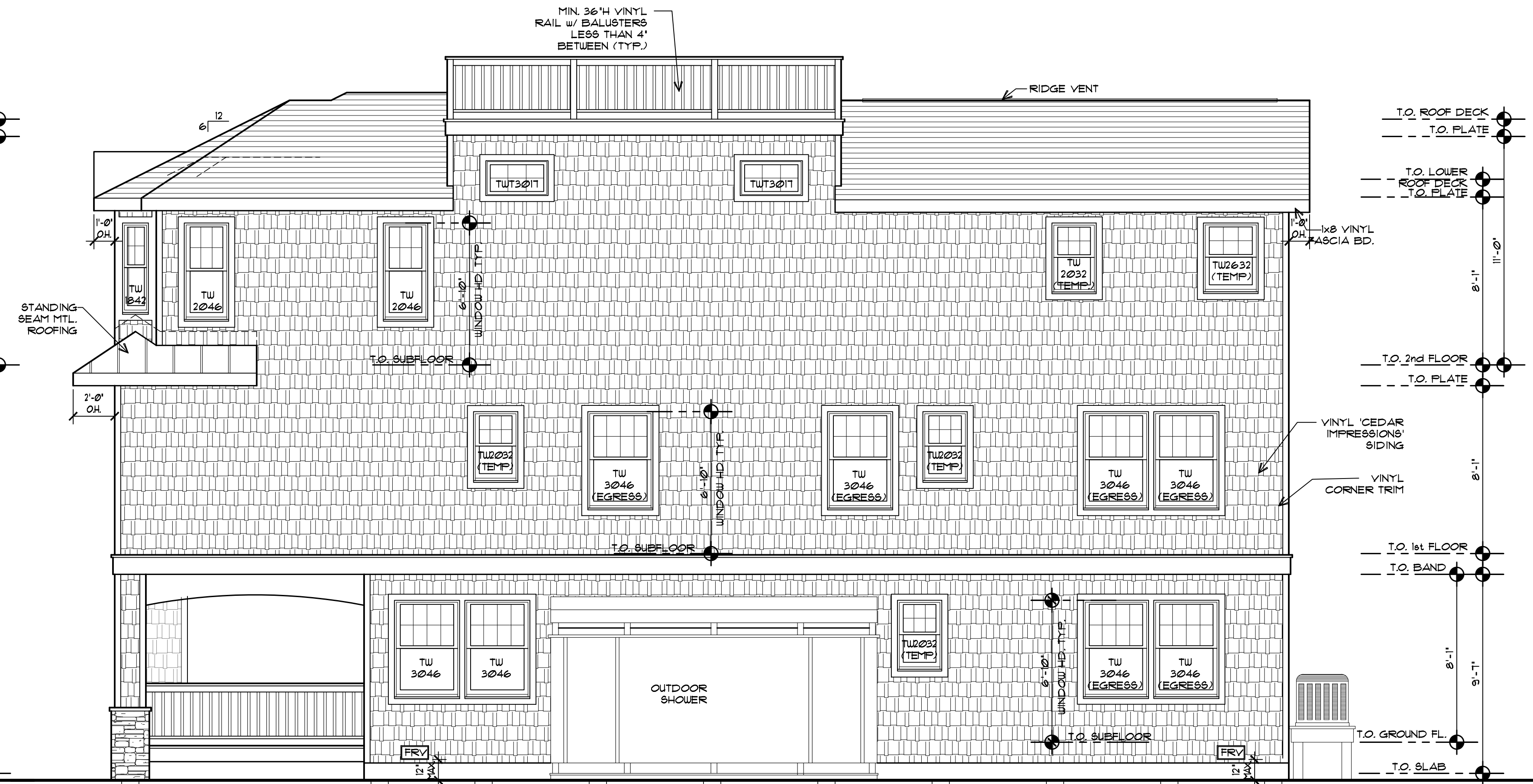
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FLOOR PLANS



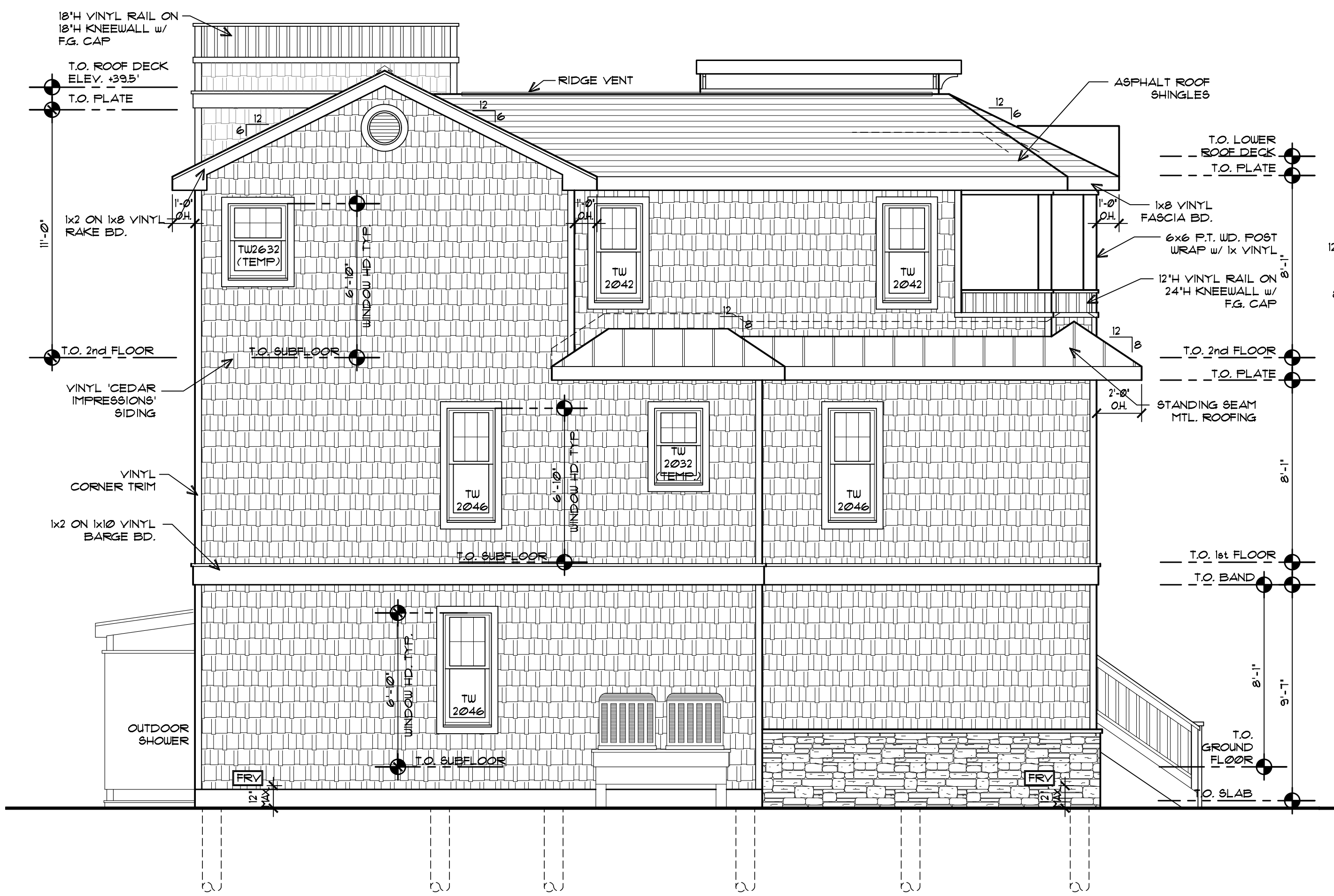
RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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OCEAN COUNTY, NEW JERSEY

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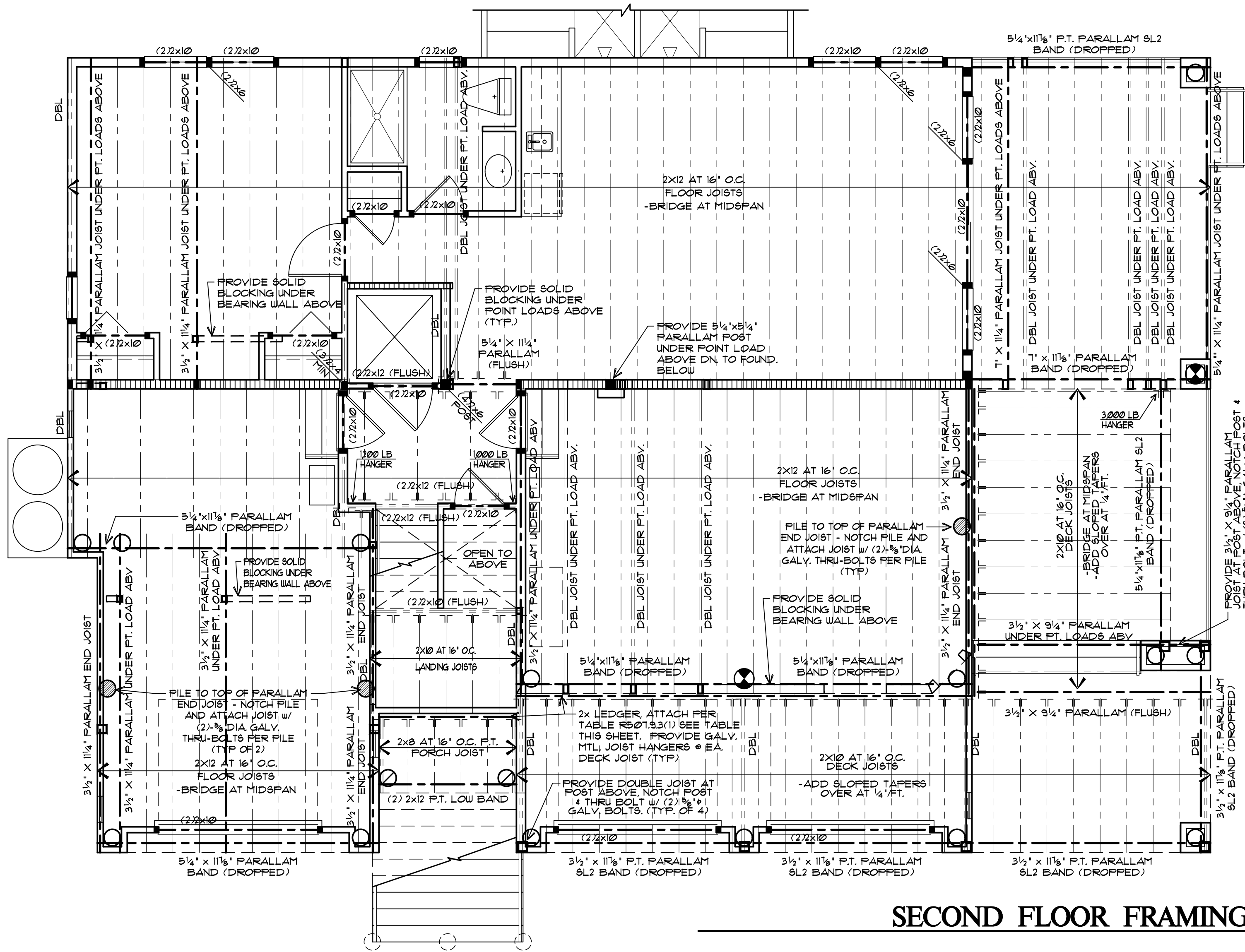
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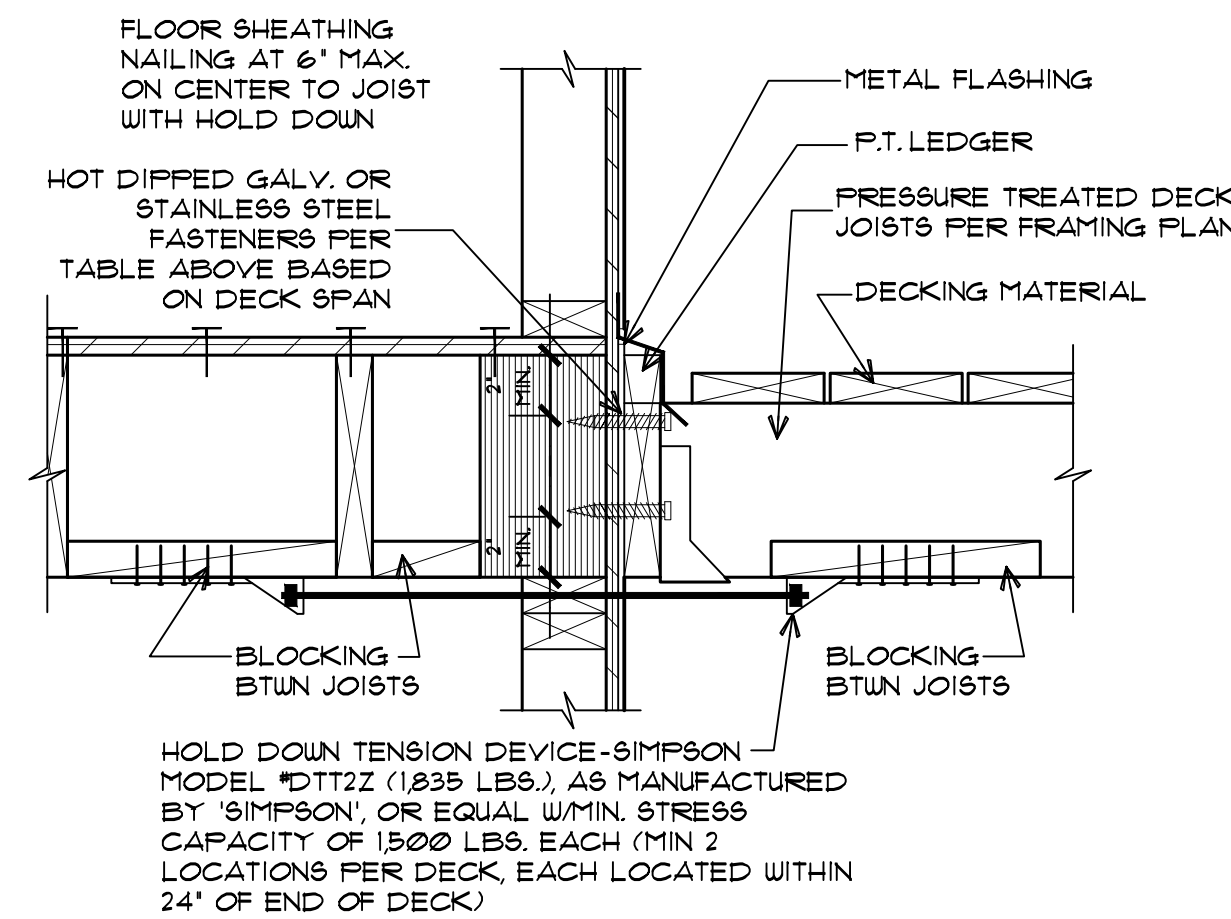
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ELEVATIONS

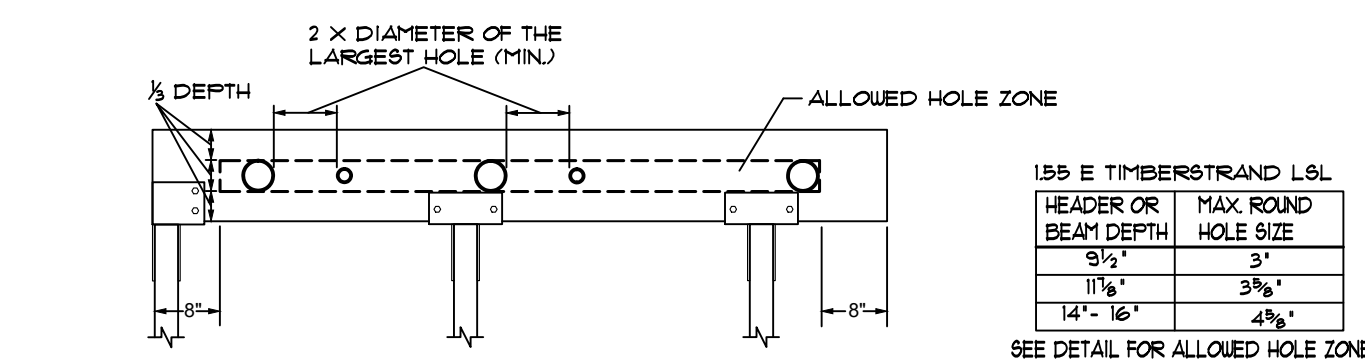


SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



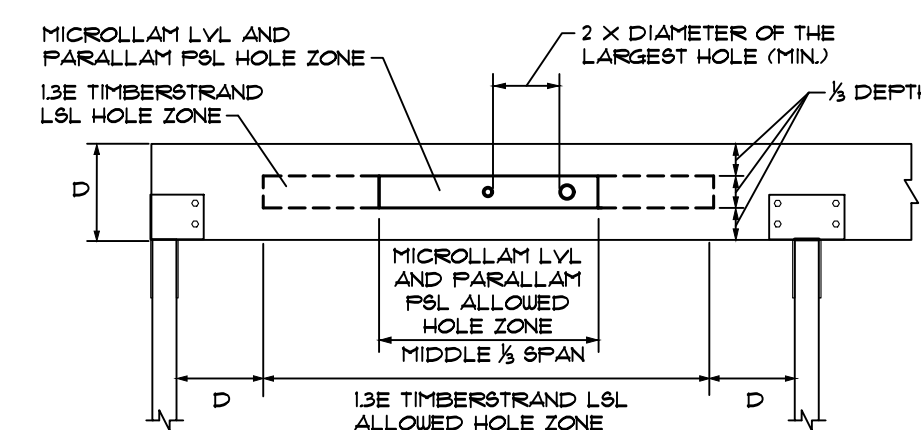
DECK HOLD DOWN DETAIL
N.T.S.

ALLOWABLE HOLES-HEADERS AND BEAMS
155E TIMBERSTRAND LSL HEADERS AND BEAMS



GENERAL NOTES:
- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM AND/OR CONCENTRATED LOADS ANYWHERE ALONG THE MEMBER
- ROUND HOLES ONLY
- NO HOLES IN HEADERS OR BEAMS IN PLANK POSITION

OTHER TRUS JOIST HEADERS AND BEAMS



GENERAL NOTES:
- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY
- ROUND HOLES ONLY
- NO HOLES IN CANTILEVERS
- NO HOLES IN HEADERS OR BEAMS IN PLANK POSITION

TYPICAL DECK LEDGER DETAIL / FASTENER SCHEDULE

TABLE R501.9.3(1)
FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER AND A 2\"/>

JOIST SPAN	6'-0\"/>
------------	----------

DECK LEDGER / FASTENER NOTES

1. THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE BAND JOIST
2. LAG SCREWS OR BOLTS SHALL BE PLACED 2\"/>

FASTENING SCHEDULE PER TABLE R602.3(1)						MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS TABLE R 602.13			
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF, AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING) NOTE: PROVIDE BLOCKING AT ALL WALL PANEL EDGES AS REQUIRED.						HEADER SPAN	MAXIMUM STUD SPACING		
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS		≤ 3'-0"	16'	24"		
			EDGES (inches)	INTERMEDIATE SUPPORTS (inches)	1		1		
30	3/8" - 1/2"	6d common (2' x @113") nail (subfloor, wall)	6	12	4'-0"	2	1		
		8d common (2' x @131") nail (roof) OR R605-01 (2 3/4" x @113") nail (roof)			6'-0"	1	1		
31	3/8" - 1"	8d common (2 1/2" x @131") OR R605-01 (2 3/4" x @113") nail (roof)	6	12	8'-0"	3	2		
					10'-0"	3	2		
32	1 1/8" - 1 1/4"	10d common (3" x @148") nail; or 8d (2 1/2" x @131") deformed nail	6	12	12'-0"	3	2		
					16'-0"	4	2		
TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES									
MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM STUD SPACING (inches o.c.)	PANEL NAIL SPACING (inches o.c.)	ULTIMATE DESIGN WIND SPEED (mph)			
SIZE	PENETRATION (inches)					WIND EXPOSURE CATEGORY	B	C	D
6d common (2' x @113")	1.5	24/0	3/8	16	6	12	140	115	110
8d common (2 1/2" x @131")	1.75	24/16	7/8	16	6	12	170	140	135
				24	24	12	140	115	110

TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED (mph)		
SIZE	PENETRATION (inches)				EDGE ^B (inches o.c.)	FIELD (inches o.c.)	WIND EXPOSURE CATEGORY		
							B	C	D
6d common (2" x Ø11 ³ / ₄)	1 ⁵ / ₈	24/0	3 ⁸ / ₁₆	16	6	12	140	115	110
8d common (2½" x Ø13 ¹ / ₄)	1 ⁷ / ₈	24/6	¾	16	6	12	170	140	135
				24	24	12	140	115	110

STRUCTURAL NOTES

- [Symbol] INDICATES LOAD BEARING WALL.
- ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16\"/>

ROOFING NOTES

- ROOFING FASTENING METHOD SHALL BE IN ACCORDANCE WITH ASTM 3161, CLASS F AND ASPHALT SHINGLES SHALL BEAR A LABEL INDICATING COMPLIANCE WITH ASTM 3061, CLASS F.
- ROOFS WITH A SLOPE OF 2:12 TO 4:12 SHALL BE PROVIDED WITH (2) LAYERS OF 1/2\"/>

SHEATHING NOTE:

ALL PLYWOOD ROOF AND WALL SHEATHING WITHIN 4 FT. OF GABLE END SHALL BE CONNECTED W/ 8d DEFORMED OR RING NAILS @ 6\"/>

NARROW WALL SHEATHING NOTE

PER NEW JERSEY EDITION OF THE 2018 IRC - SECTION R602.12.6 - NARROW PANELS WHERE NOTED

NARROW WALL SECTIONS UTILIZING WOOD STRUCTURAL PANELS SHALL BE CONNECTED USING TABLE R602.3(3). SEE TABLE THIS SHEET.

WHERE NOTED NARROW WALL SECTIONS UTILIZING MIN. 1/2\"/>

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GLASSER-KAPNICK-1035B RESIDENCE
LOT: 2 BLOCK: 18.35
LONG BEACH TOWNSHIP - NORTH BEACH
OCEAN COUNTY, NEW JERSEY
STRUCTURAL FLOOR PLANS

REVISIONS	No.	Date	Description

DATE
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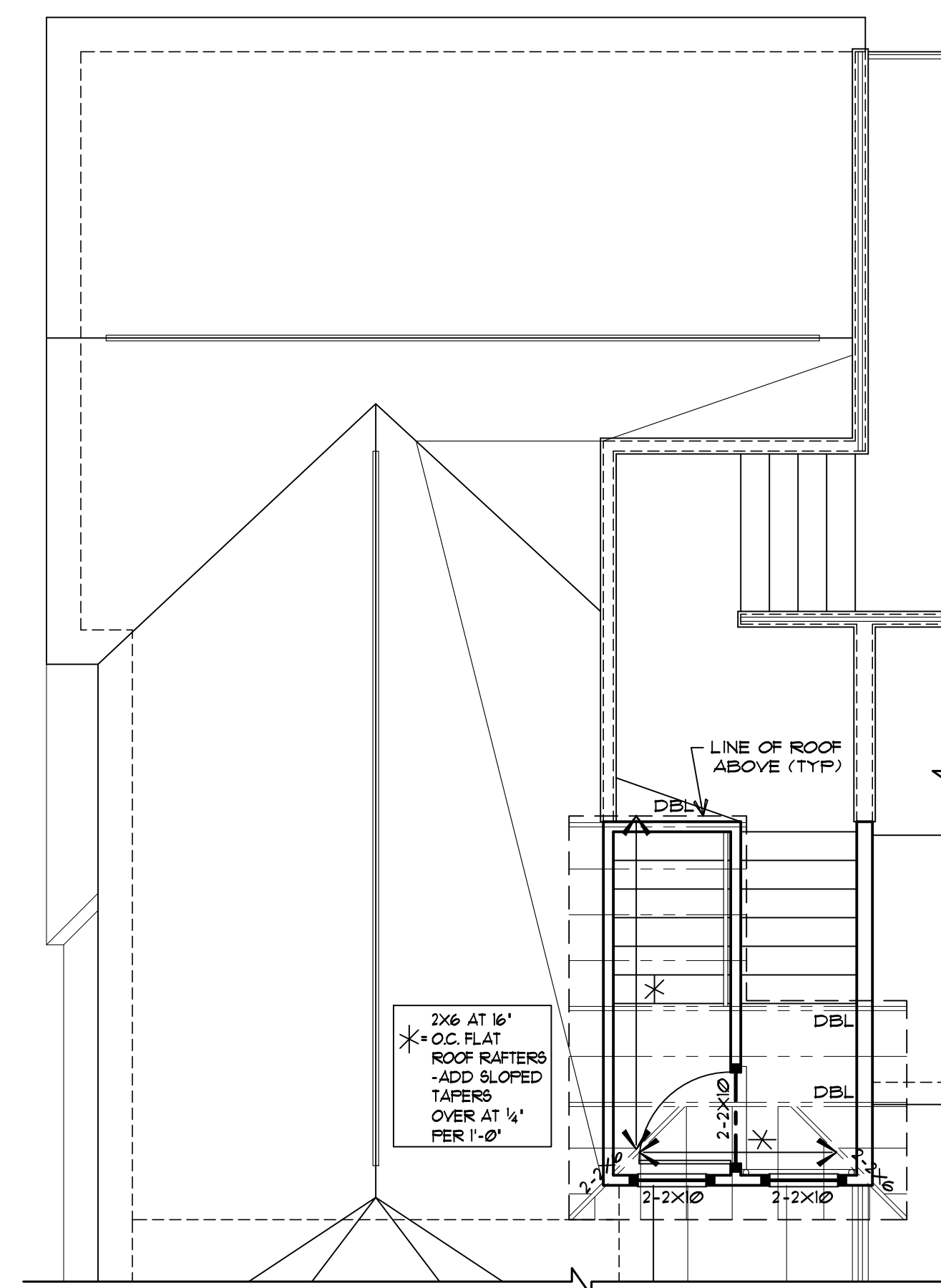
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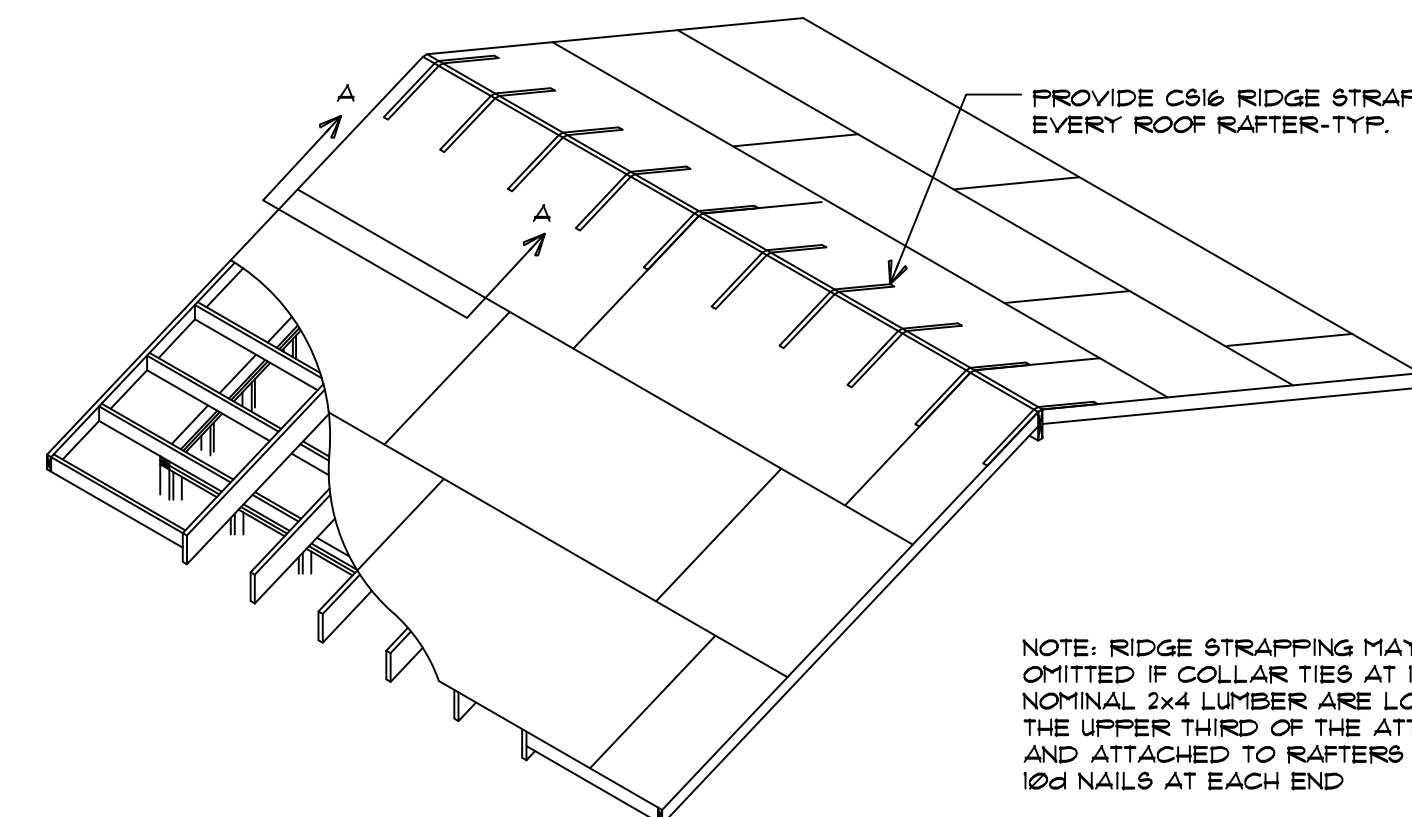
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FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



ROOF FRAMING PLAN



SECOND FLOOR FRAMING PLAN

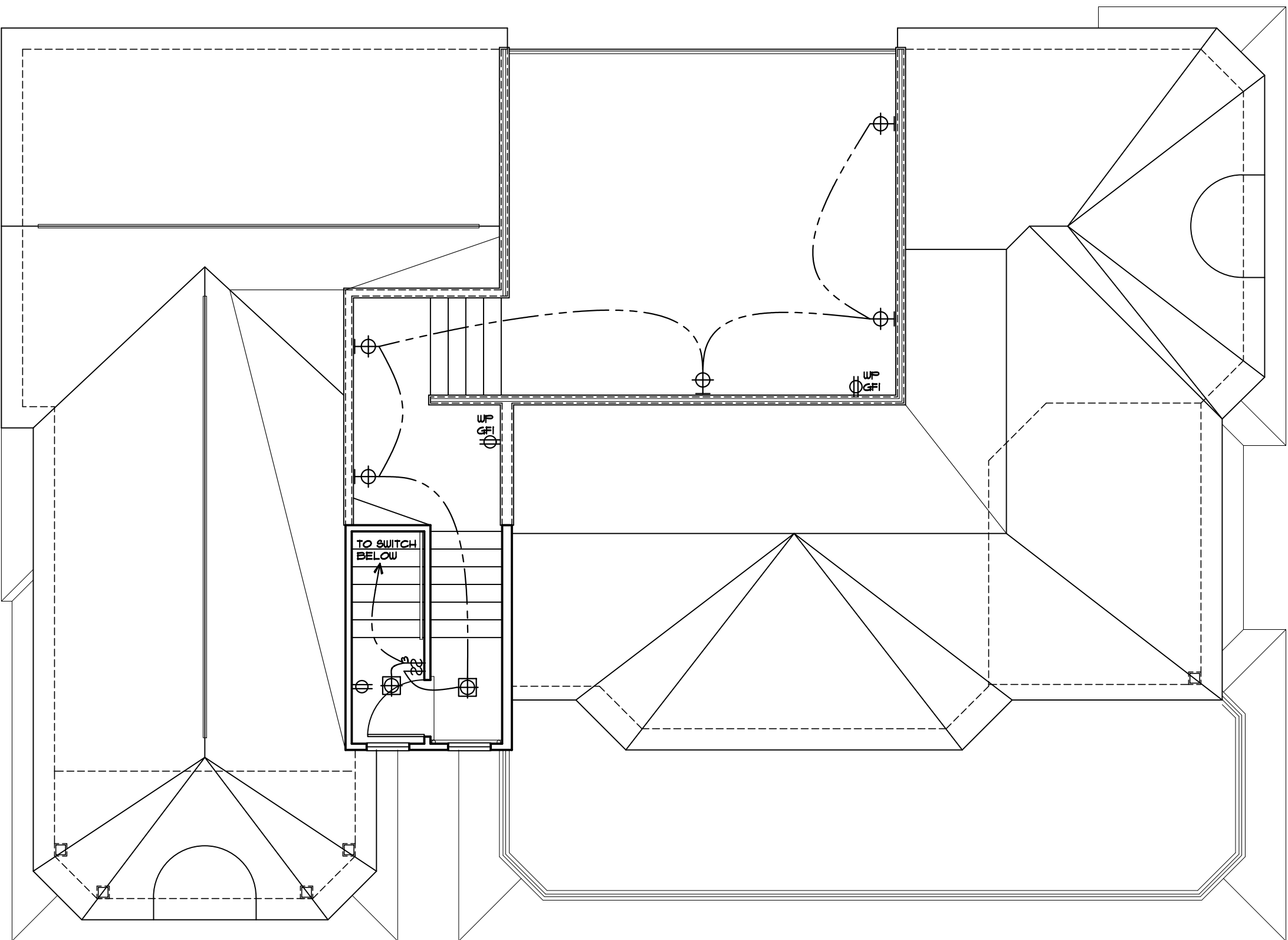
NARROW WALL SECTIONS
UTILIZING WOOD STRUCTURAL
PANELS SHALL BE CONNECTED
USING TABLE R6-02.3(3). SEE
TABLE THIS SHEET.
SECTION NOTED NARROW WALL
SECTIONS UTILIZING MIN. 1/2"
STRUCTURAL FIBERBOARD
SHEATHING SHALL BE
CONNECTED w/ (2) 2x8s @ 8d
COMMON NAILS @ 3' o.c. & PANEL
EDGES @ 6' o.c. & FIELD. FASTEN
SHEATHING TO HEADERS w/ 8d
COMMON NAILS @ 12" o.c.
PATTERN. PANEL SPLICES, IF
NEEDED, TO OCCUR WITHIN 24"
OF MID-HEIGHT. (TYP.)

PROVIDE NARROW WALL
SHEATHING/NAILING AT
EXTREMES WALLS LESS THAN
10'-0" & w/ PANELS LESS THAN
3'-2" WIDE.

FASTENING SCHEDULE PER TABLE R6-023(3)						MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS TABLE R 6-021.5		
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF, AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (SEE TABLE R6-023(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING) NOTE: PROVIDE BLOCKING AT ALL WALL PANEL EDGES AS REQUIRED.						HEADER SPAN	MAXIMUM STUD SPACING	
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS		$\leq 3'-0"$	16'		24'
			EDGES (inches)	INTERMEDIATE SUPPORTS (inches)		16'	24'	
30	$\frac{3}{8}" \times \frac{1}{2}"$	6d common ($2' \times \odot 13'$) nail (subfloor, wall) 8d common ($2' \times \odot 13'$) nail (roof) OR RSR5-01 ($2\frac{3}{8}" \times \odot 13'$) nail (roof)	6	12	4'-0"	2	1	
31	$\frac{3}{8}" \times 1"$	8d common ($2\frac{1}{2}" \times \odot 13'$) OR RSR5-01 ($2\frac{3}{8}" \times \odot 13'$) nail (roof)	6	12	6'-0"	2	1	
					8'-0"	3	2	
32	$1\frac{1}{8}" \times 1\frac{1}{4}"$	10d common ($3' \times \odot 14\text{B}$) nail; or 8d ($2\frac{1}{2}" \times \odot 13'$) deformed nail	6	12	10'-0"	3	2	
					16'-0"	4	2	

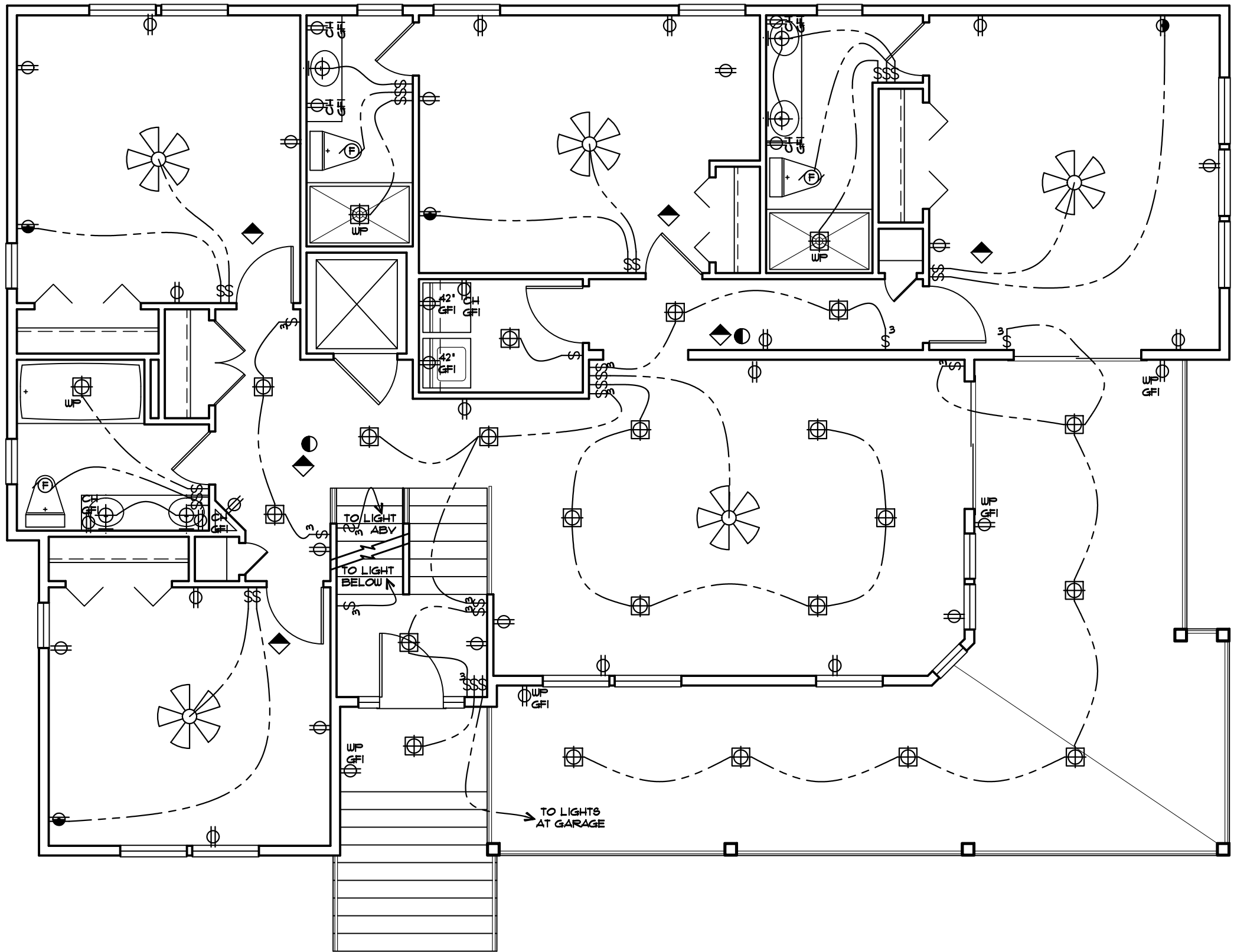
TABLE R6-023(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED (mph) WITH EXPOSURE CATEGORY		
SIZE	PENETRATION (inches)				EDGES (inches o.c.)	FIELD (inches o.c.)	B	C	D
6d common ($2' \times \odot 13'$)	15	24/0	$\frac{3}{8}$	16	6	12	140	115	110
8d common ($2\frac{1}{2}" \times \odot 13'$)	17.5	24/16	$\frac{1}{2}$	16	6	12	140	140	135
							140	145	140



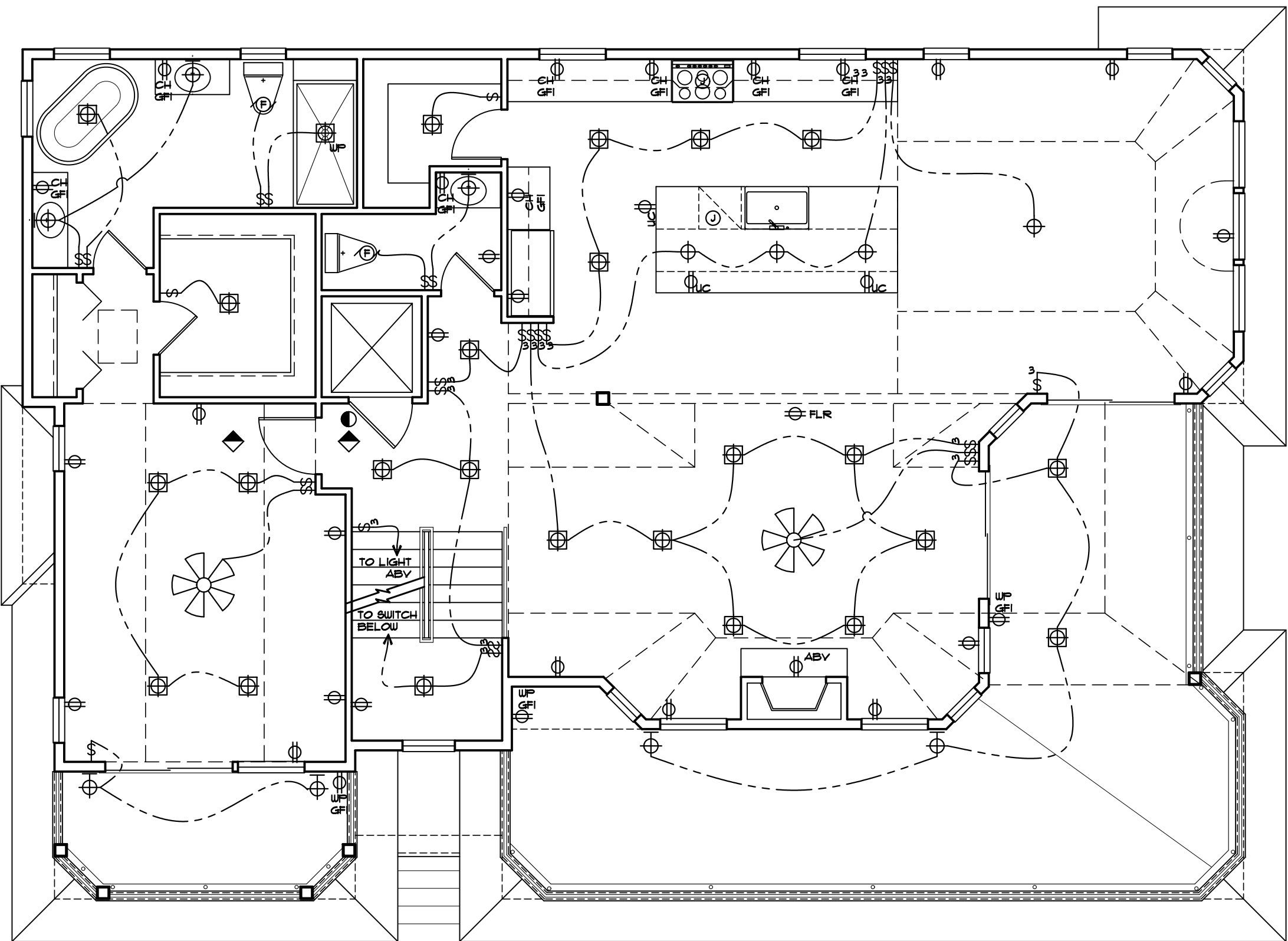
ROOF DECK ELECTRICAL PLAN

3/16" = 1'-0"



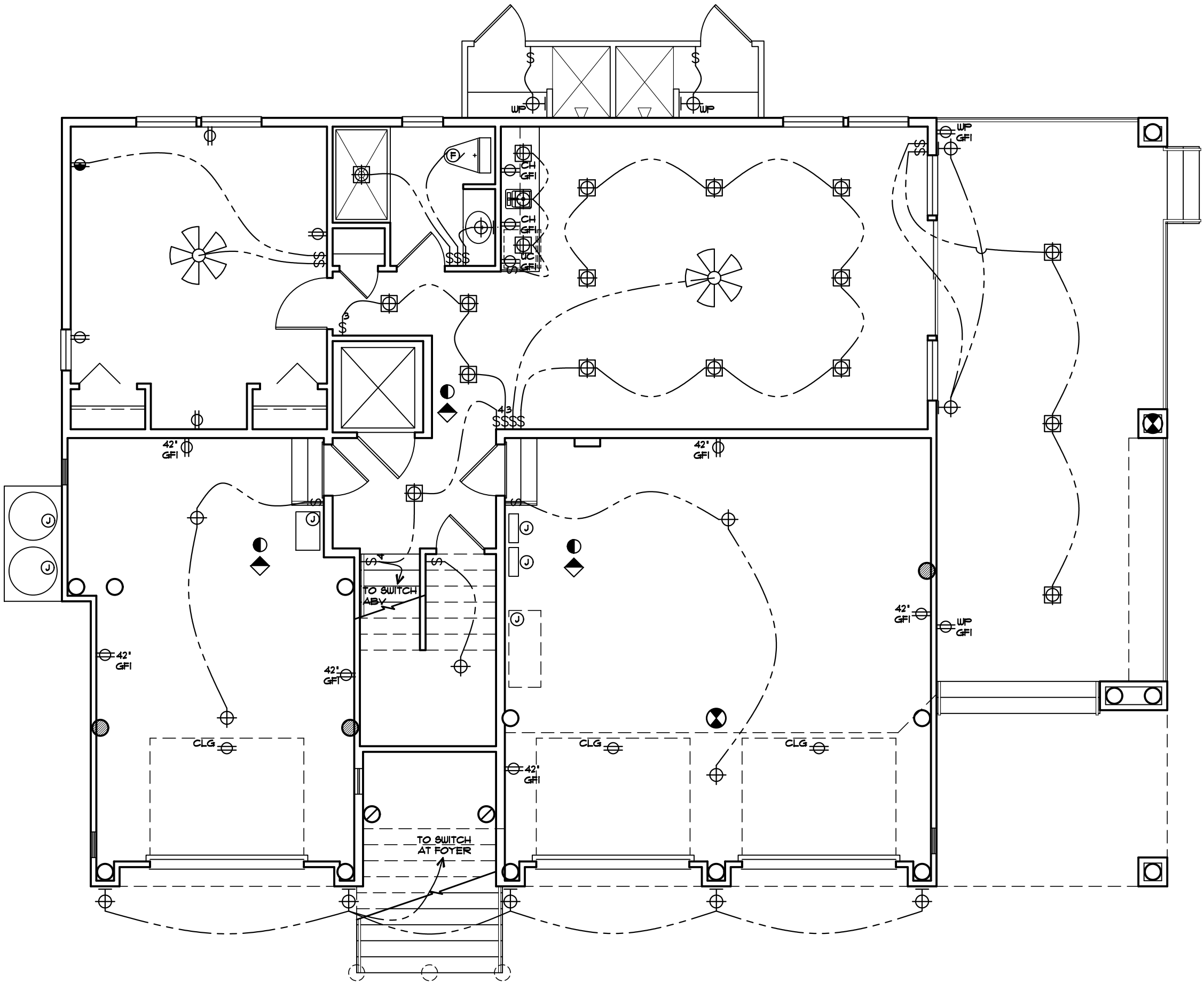
FIRST FLOOR ELECTRICAL PLAN

3/16" = 1'-0"



SECOND FLOOR ELECTRICAL PLAN

3/16" = 1'-0"



GROUND FLOOR ELECTRICAL PLAN

3/16" = 1'-0"

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- THREE (3) POLE SWITCH
- FOUR (4) POLE SWITCH
- DIMMER SWITCH
- 3 SPEED FAN SWITCH
- DUPLEX OUTLET
- QUAD OUTLET
- DUPLEX OUTLET
- GROUND FAULT INTERRUPTED
- DUPLEX OUTLET
- SPLIT WIRED TO SWITCH
- DUPLEX OUTLET
- WATER PROOF GROUND FAULT
- DUPLEX OUTLET w/SWITCH
- 220 SERVICE OUTLET
- JUNCTION BOX
- CEILING LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- GARBAGE DISPOSAL
- CEILING EXHAUST FAN
- WALL EXHAUST FAN
- EXHAUST FAN w/LIGHT
- EXTERIOR FLOOD LIGHT
- TELEPHONE OUTLET
- CABLE TELEVISION OUTLET
- THERMOSTAT
- DOOR BELL BUTTON
- DOOR BELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- SPRINKLER ALARM BELL
- ELECTRIC PANEL
- ELECTRIC METER
- FLUORESCENT LIGHT FIXTURE
- FLUORESCENT STRIP FIXTURE
- UNDER CABINET FIXTURE
- CEILING FAN

NOTE:
CH INDICATES COUNTER HEIGHT
DIMENSIONS ADJACENT TO SYMBOL
INDICATE HEIGHT ABOVE FINISH FLOOR
SMOKE DETECTOR NOTE:
-ALL SMOKE AND CARBON MONOXIDE
DETECTORS TO BE WIRED TOGETHER TO
PROVIDE A SIMULTANEOUS ALARM
-SMOKE AND CARBON MONOXIDE
DETECTORS SHALL BE 110 VOLT, WITH A
BATTERY BACK-UP.

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE w/ AMENDMENTS PER NUCC, AND / OR LOCAL CODES.
2. PROVIDE CONVENIENCE OUTLETS AS REQUIRED BY CODE.
3. BRANCH CIRCUIT WIRING IN DAMP, WET, OR EXPOSED AREAS SHALL BE INSTALLED IN CONDUIT.
4. PROVIDE ALL FIXTURES WITH LAMPS
5. ALL SMOKE & CARBON MONOXIDE DETECTORS SHALL BE WIRED TOGETHER TO PROVIDE A SIMULTANEOUS ALARM.
6. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE 110 VOLTS WITH A BATTERY BACK-UP.
7. PER NEC ARTICLE 406.12, ALL 125 VOLT RATED, 15 AND 20 AMP RECEPTACLE OUTLETS WILL BE REQUIRED TO BE TAMPER RESISTANT.
8. PER NEC ARTICLE 210.12, THE AFCI PROTECTION SHALL BE REQUIRED IN 120 VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS THROUGHOUT, EXCLUDING BATHROOMS, KITCHENS, GARAGES, UNFINISHED BASEMENTS, OR EXTERIOR LOCATIONS.
9. AN EXTERIOR RECEPTACLE OUTLET WILL BE REQUIRED WITHIN THE PERIMETER OF BALCONIES, DECKS, AND PORCHES THAT ARE ACCESSIBLE FROM INSIDE THE DWELLING. THE RECEPTACLE MUST BE PLACED WITHIN 6'-6" ABOVE THE SURFACE BELOW, TAMPER RESISTANT, AND GFCI PROTECTED.
10. 15% OF ALL LIGHT BULBS TO BE COMPACT FLUORESCENT AND/OR HIGH-EFFICIENCY
11. ALL UTILITIES INCLUDING ELECTRIC METER, ELECTRICAL PANEL, PUMPS, AND PLUMBING, TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION, AND CANNOT BE ATTACHED TO A BREAK-AWAY WALL IN A 'V' ZONE' OR 'COASTAL A' ZONE'.
12. ELECTRICAL WIRING, RECEPTABLES, SWITCHES, AND LIGHTS BELOW DESIGN FLOOD ELEVATION (DFE) SHALL BE GROUPED TOGETHER ON ISOLATED CIRCUITS WITH GFCI BREAKERS.
13. ELECTRICAL WIRING BELOW DFE SHALL BE PROTECTED USING ELECTRICAL METALLIC TUBING (EMT) PER NEC ARTICLE 358.
14. ELECTRICAL RECEPTABLES LOCATED BELOW DFE SHALL BE IN A WEATHER PROOF ENCLOSURE, SUITABLE FOR A WET LOCATION, PER NEC ARTICLE 406B.

HYVAC NOTES

1. THE ENTIRE SYSTEM SHALL BE DESIGNED BY A LICENSED TECHNICIAN AND INSTALLED BY HYVAC CONTRACTOR WITH WARRANTIES.
2. HEATING SYSTEM SHALL BE GAS-FIRED FORCED HOT AIR, TWO ZONE, WITH A/C SHARING DISTRIBUTION DUCTWORK. 2ND UNIT TO BE LOCATED IN ATTIC.
3. DUCTWORK SHALL BE DESIGNED TO SUPPLY CONDITIONED AIR UNIFORMLY TO ALL SPACES.
4. UNITS SELECTED SHALL BE 90% EFFICIENT OR BETTER.
5. ALL DUCTWORK INSTALLED IN AN UNCONDITIONED SPACE SHALL HAVE R-8 INSULATION ON ALL SUPPLY DUCTS AND R-6 ON ALL RETURN DUCTS
6. BLOWER SEAL TEST WILL NEED TO BE COMPLETED PRIOR TO FINAL INSPECTION

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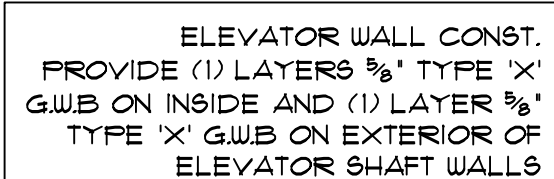
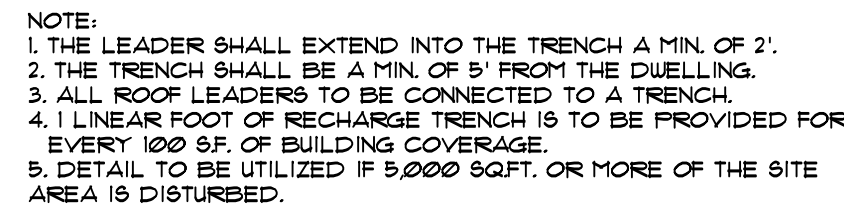


GLASSER-KAPNICK-1035B RESIDENCE
LOT: 2 BLOCK: 18.35
LONG BEACH TOWNSHIP - NORTH BEACH
OCEAN COUNTY, NEW JERSEY
ELECTRICAL PLANS

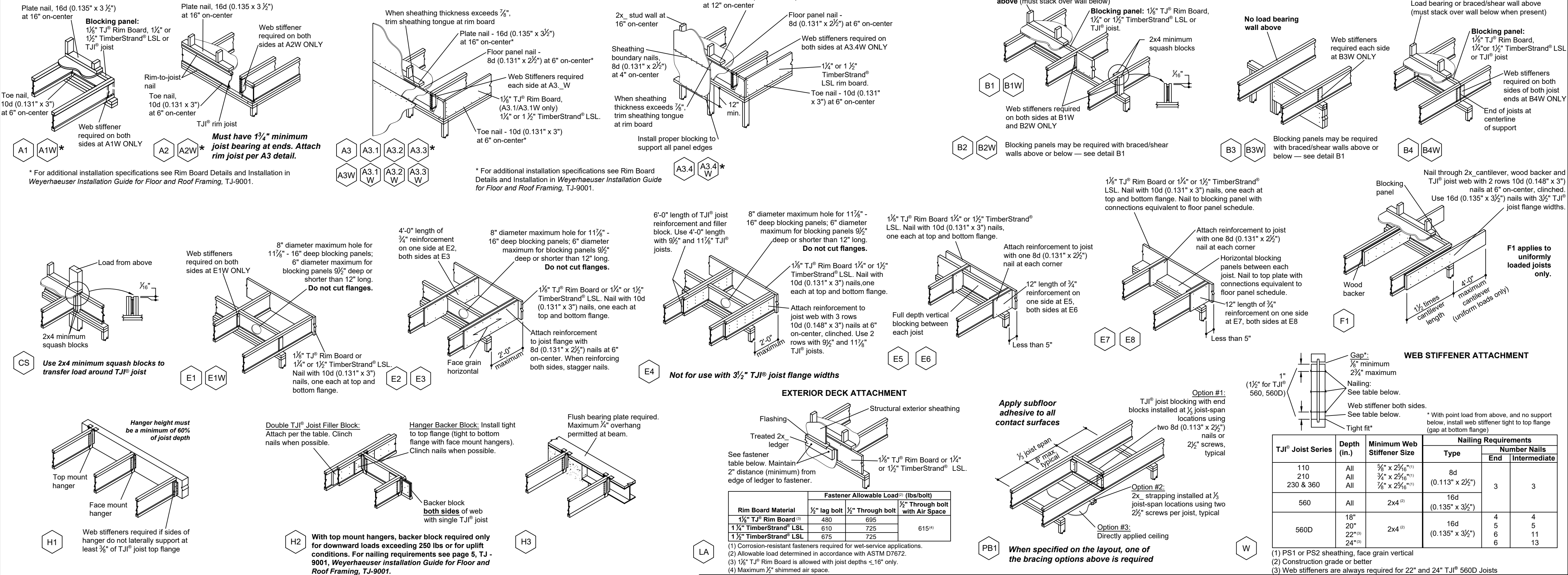
REVISIONS	
No.	Description

DATE
07/6/2021
COMM. No.
21046
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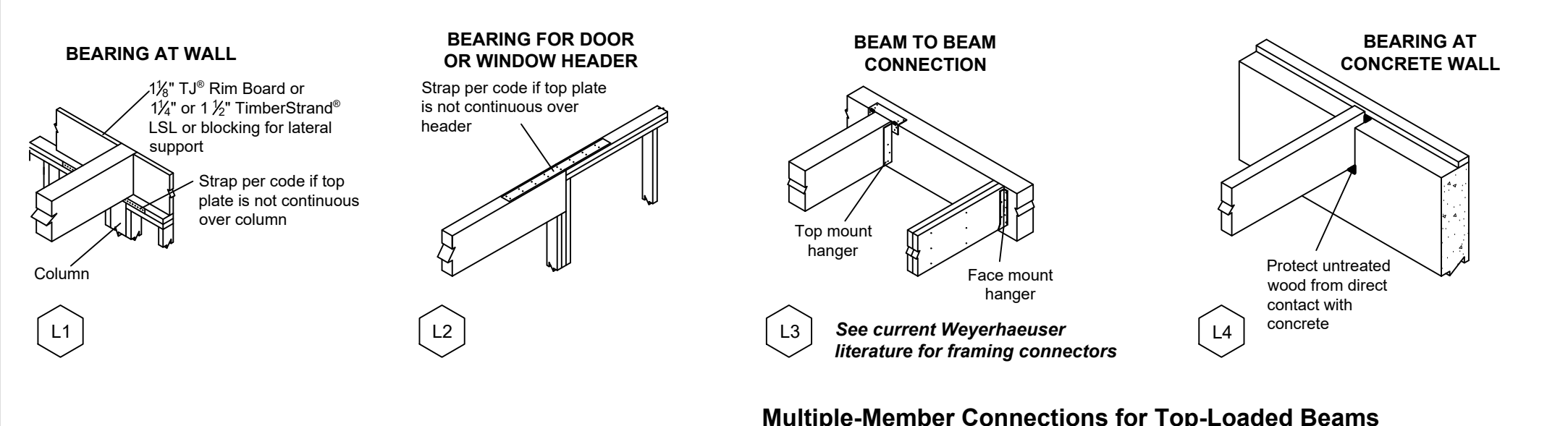
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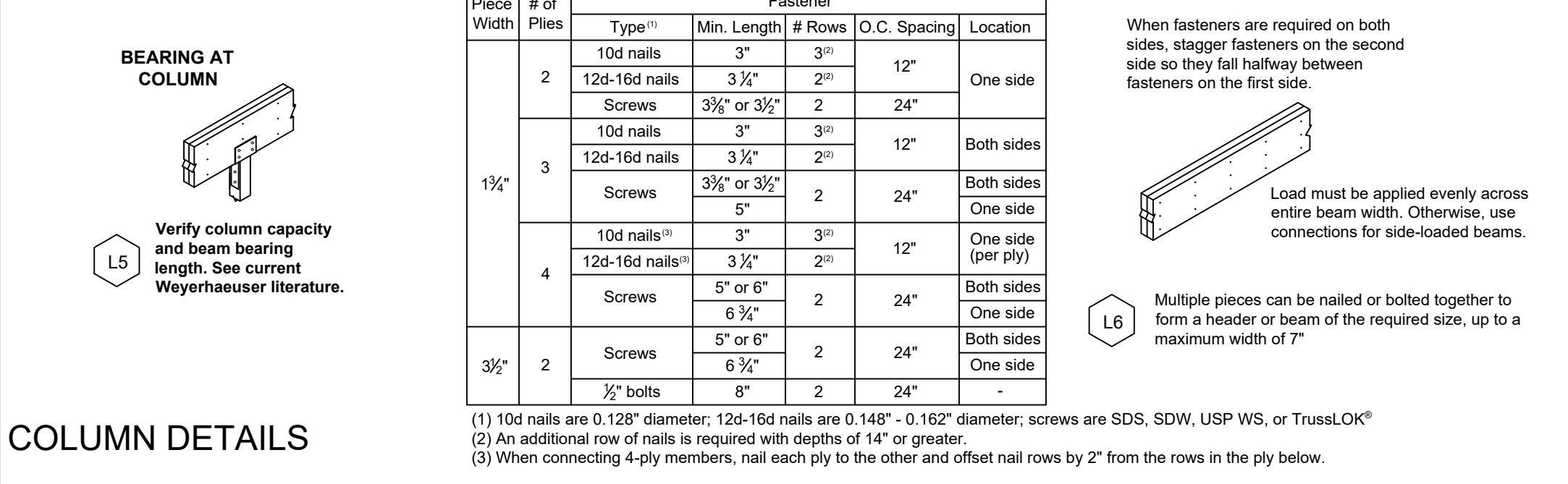
JOIST DETAILS



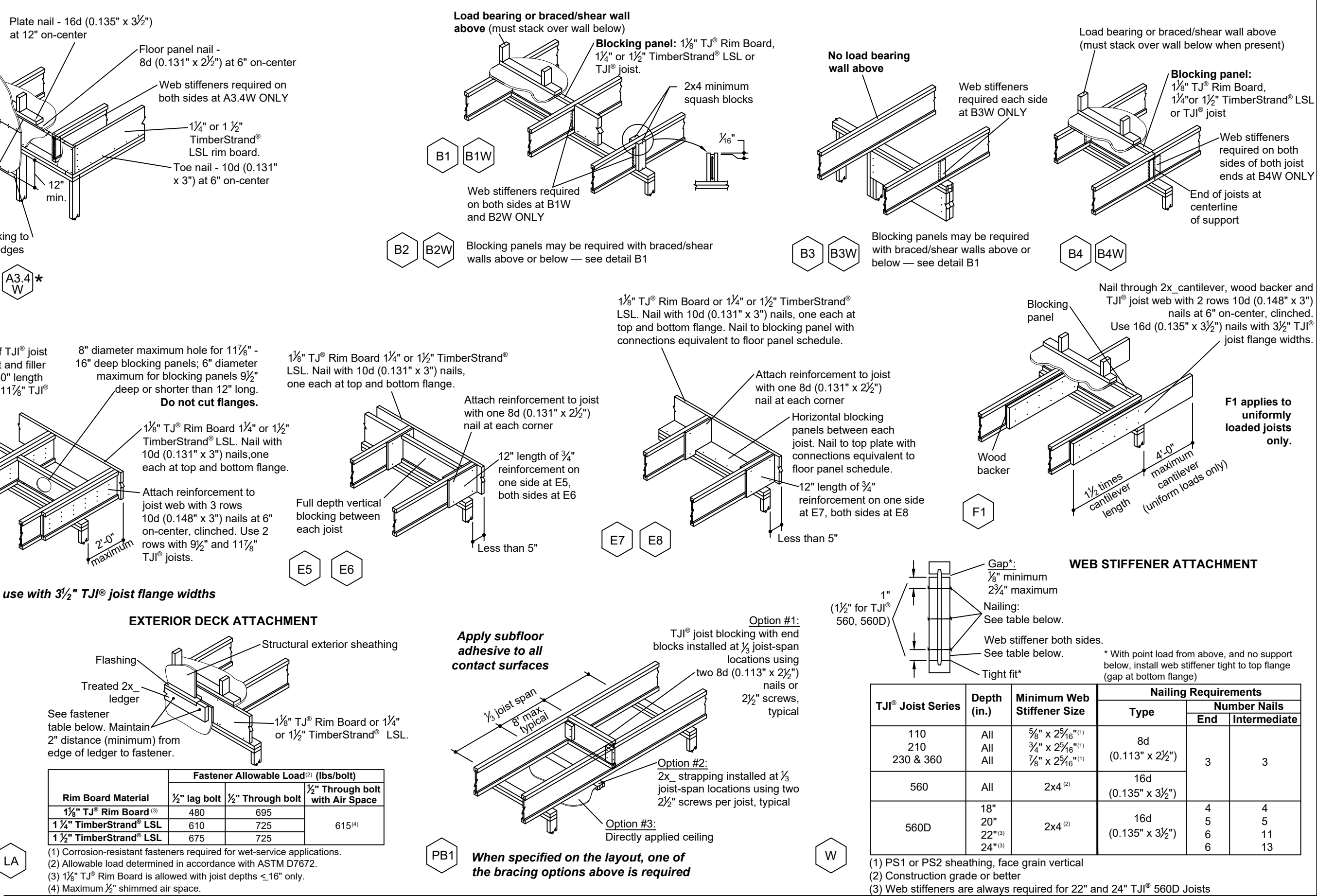
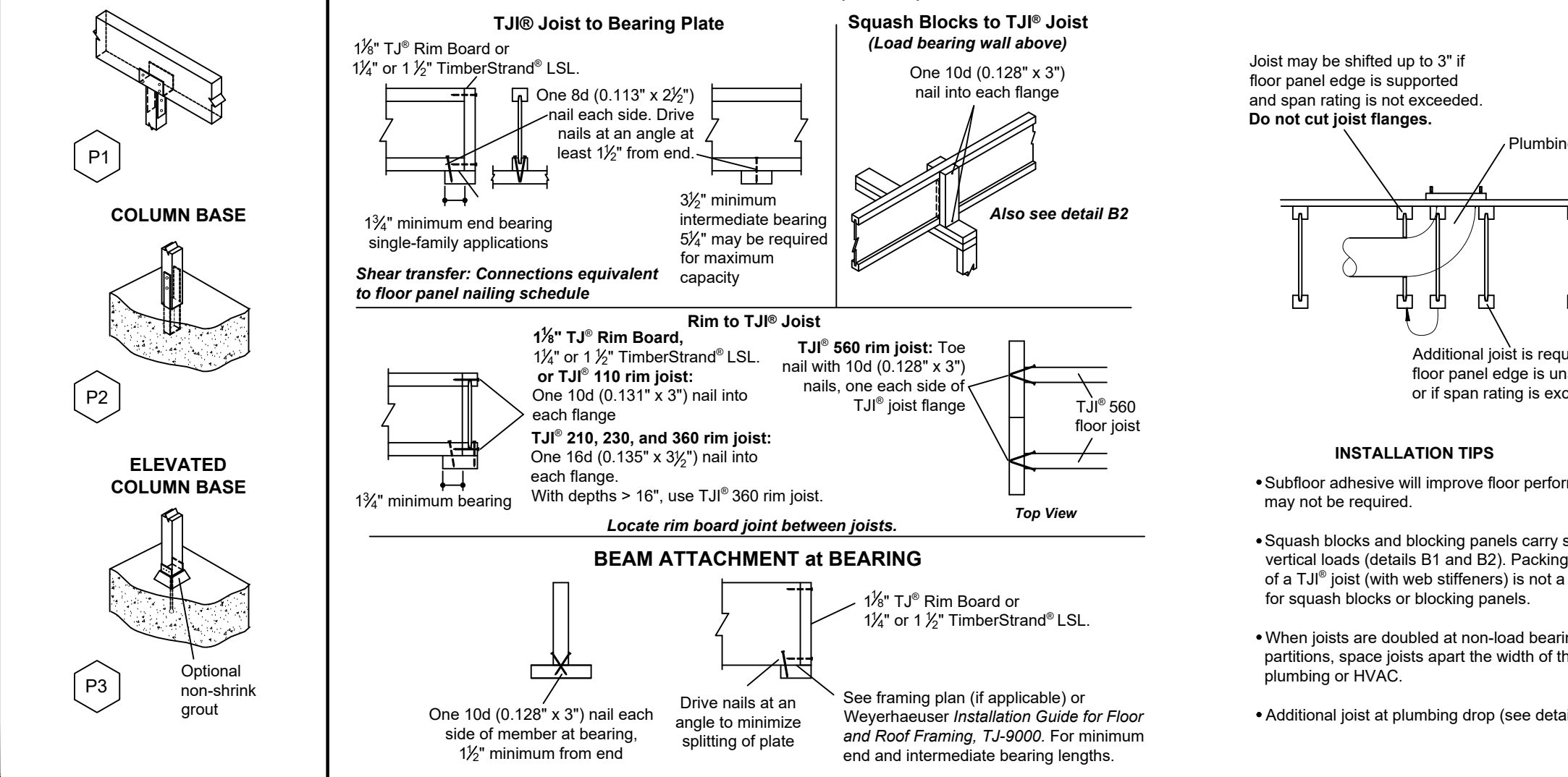
BEAM DETAILS



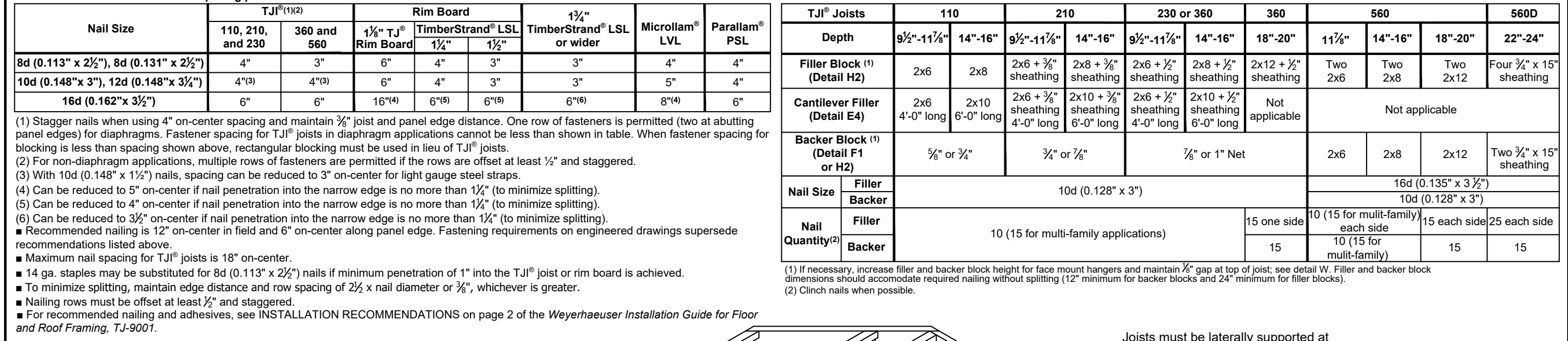
COLUMN DETAILS



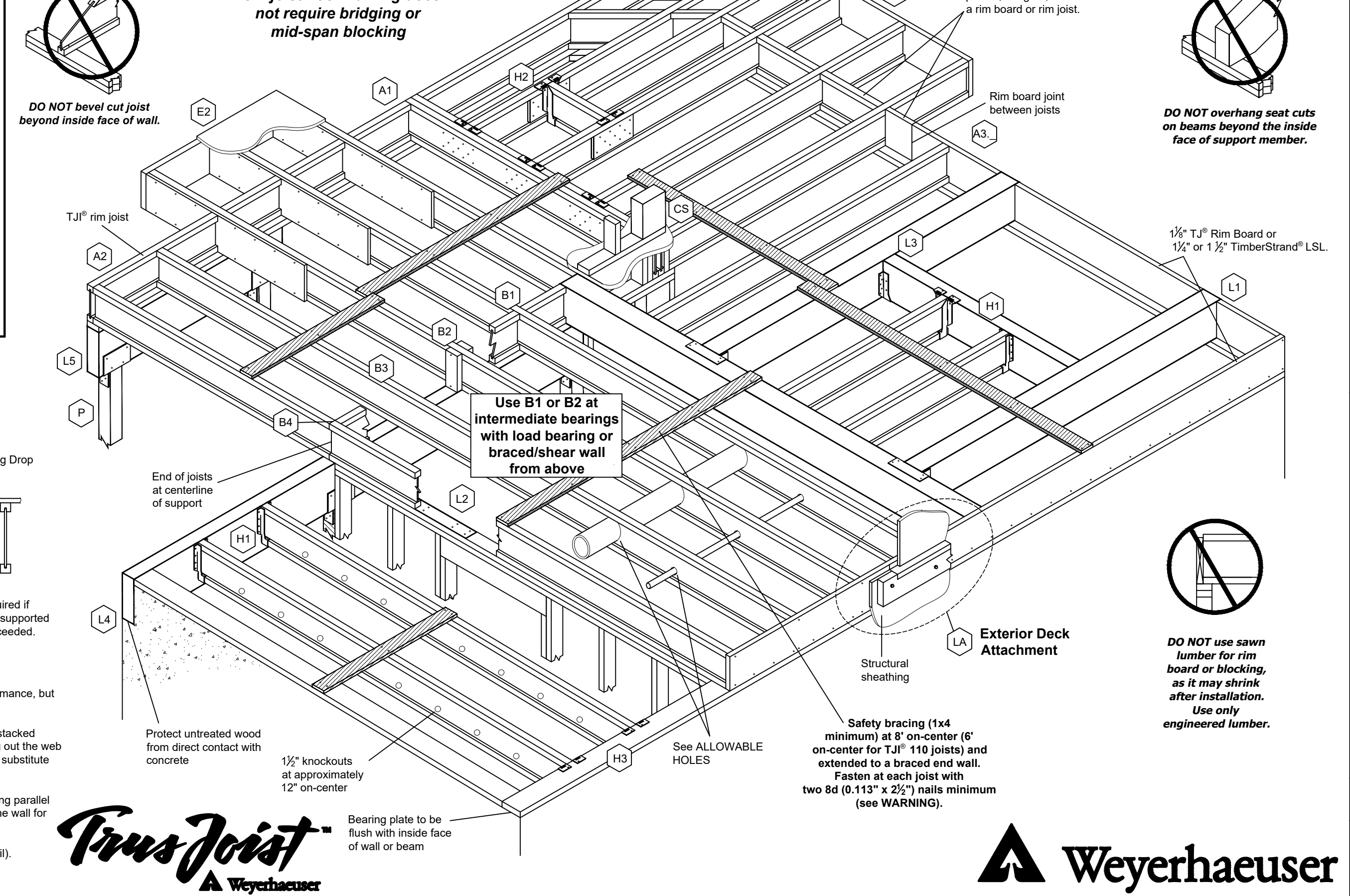
FASTENING OF FLOOR PANELS



ALLOWABLE HOLES - TJJ® Joists



WARNING



DO NOT
cut or notch flange.

DO NOT
cut holes in cantilever
reinforced zones

ALLOWABLE HOLES - TJJ® Joists

Min. distance from Table A

Min. distance from Table B

1/2" hole may be cut
anywhere in web cut
outside of hatched zone

No field cut
holes in
hatched zones

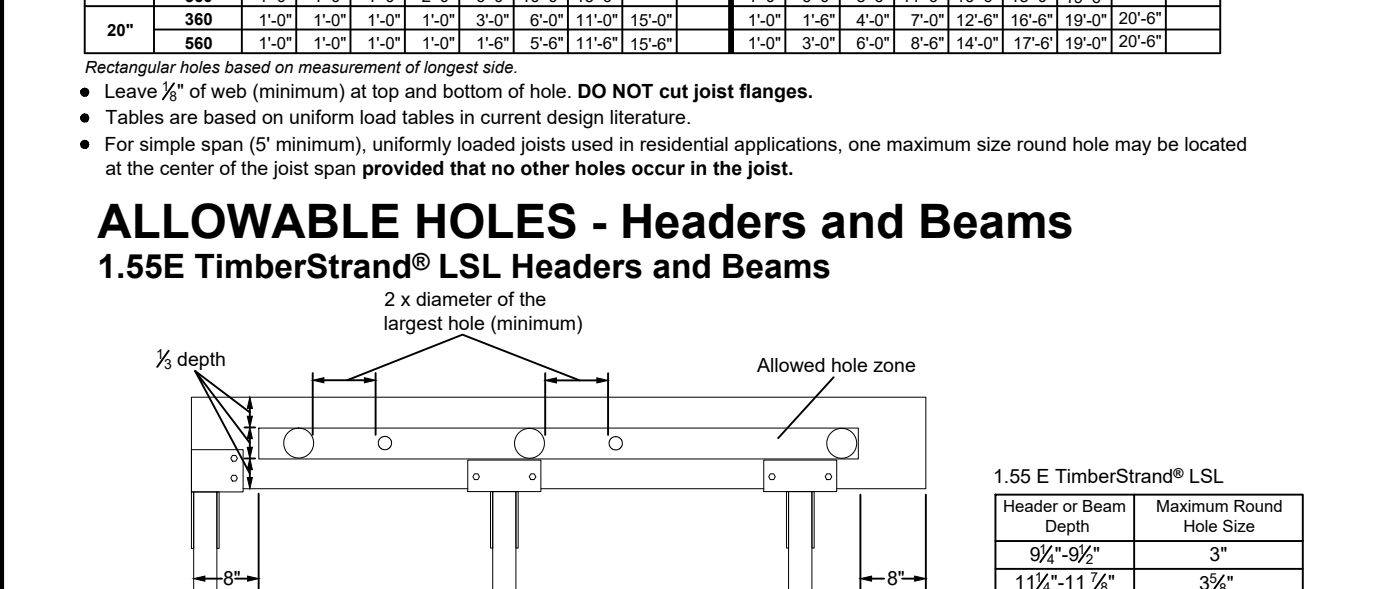
Do not cut
holes larger
than 1/2" in
cantilever

Table A - End Support

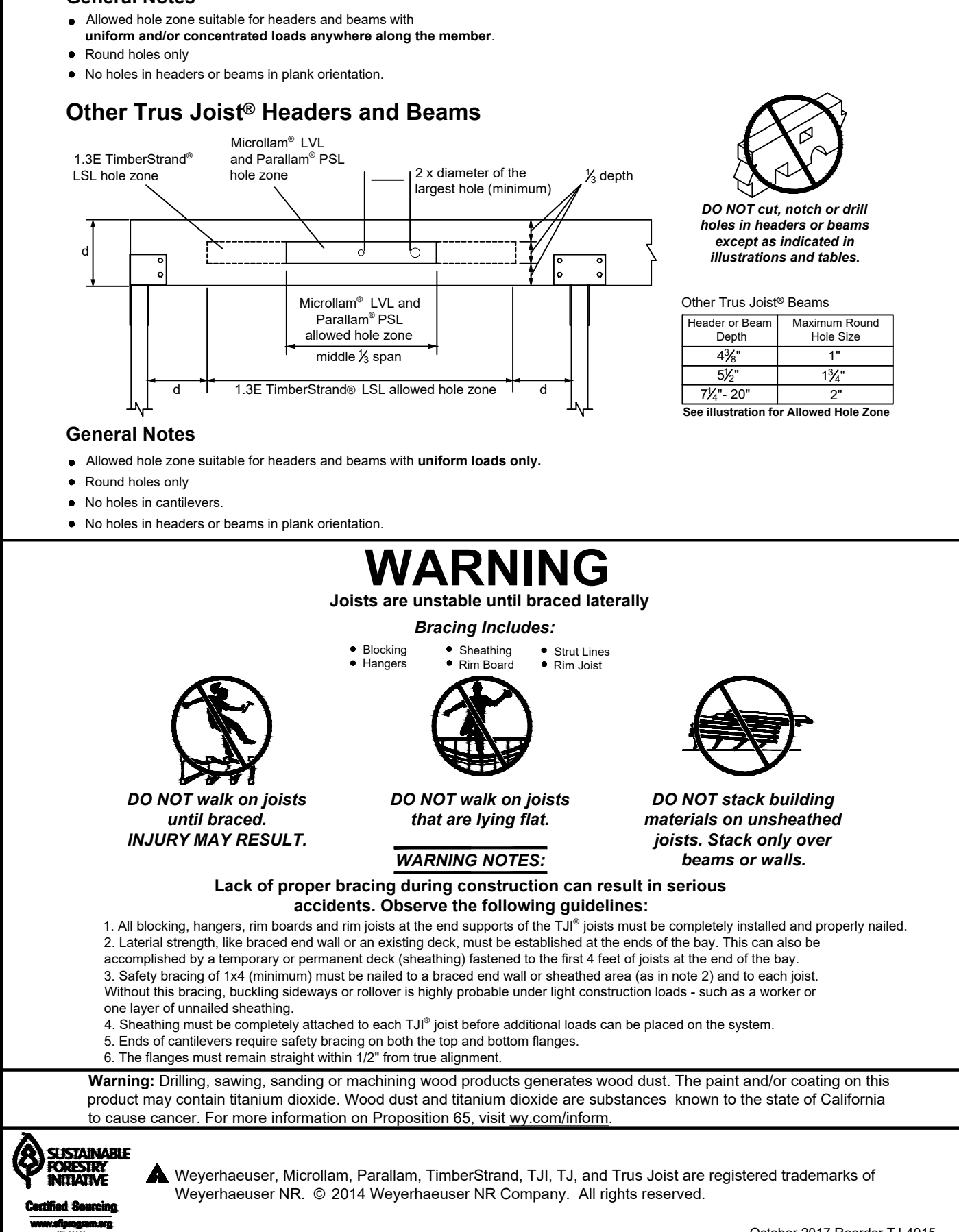
Minimum distance from edge of hole to inside face of nearest end support

JOIST DEPTH	TJJ®	ROUND HOLE SIZE										SQUARE OR RECTANGULAR HOLE SIZE									
		2"	3"	4"	5"	6 1/2"	7"	8 1/4"	11"	13"	2"	3"	4"	5"	6 1/2"	7"	8 1/4"	11"	13"		
9 1/2"	110	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"		
	210	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"		
	230	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"		
	360	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"		
	560	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"</														

ALLOWABLE HOLES - Headers and Beams



WARNING



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GLASSER-KAPNICK-1035B RESIDENCE
LOT: 2 BLOCK: 18.35
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Trus Joist
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