



Craig W. Brearley, A.I.A.  
 #N.J. A111126  
 Sarah D. Jennings, A.I.A.  
 #N.J. A121771

799 Route 72, Manahawkin  
 New Jersey 08050  
 www.cwbrearley.com  
 (Phone) 609-597-8880  
 (Fax) 609-597-5289

**CWB**  
 CRAIG W. BREARLEY  
 A.I.A.  
 ARCHITECT

GLASSER-KAPNICK 1093C LONG BEACH BLVD.  
 LOT: 3-02 BLOCK: 18-93  
 LONG BEACH TOWNSHIP  
 OCEAN COUNTY, NEW JERSEY

NEW SINGLE FAMILY RESIDENCE

No.	Date	Description

DATE  
11/01/2022

COMM. No.  
22045

DRAWN BY:  
EMR

SHEET

**COV**  
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### FLOOR AREA

TOTAL SITE AREA	37,495 SQ.FT.
BUILDING COVERAGE	3,849.7 SQ.FT. (10.27%)
<b>LIVING AREAS:</b>	
GROUND FLOOR	1,578.9 SQ.FT.
FIRST FLOOR	2,216.4 SQ.FT.
SECOND FLOOR	2,316.6 SQ.FT.
<b>TOTAL</b>	<b>6,111.4 SQ.FT.</b>

<b>MISC. AREAS:</b>	
GAR / STORAGE	663.7 SQ.FT.
CRAWL SPCE	1,578.9 SQ.FT.
OPEN PORCH	29.8 SQ.FT.
GROUND FLR DECK	675 SQ.FT.
1ST FLR DECKS	1,545.1 SQ.FT.
2ND FLR DECK	607.2 SQ.FT.
ROOF DECK	1,083.8 SQ.FT.
OUTDOOR SHWR	62.8 SQ.FT.
VOLUME	77,601.3 CU.FT.

NOTE: NUMBERS INDICATED ARE IN SQUARE FEET U.N.O.

### PROJECT CRITERIA

Building Code: IRC 2018 - NJ. EDITION  
 Energy Compliance Per IECC 2018-Rescheck  
 Use Group: R-5  
 Construction Type: 5A  
 Number of Stories: 3  
 Height of Structure: 36'-0"  
 Sprinkler Type: N/A  
 Preliminary Flood Zone: VE  
 Effective Flood Zone: AE  
 Base Flood Elev. (BFE):  
 +14.0' + 10' FREE BOARD  
 Design Flood Elev. (DFE): +15.0'

### DRAWING LIST

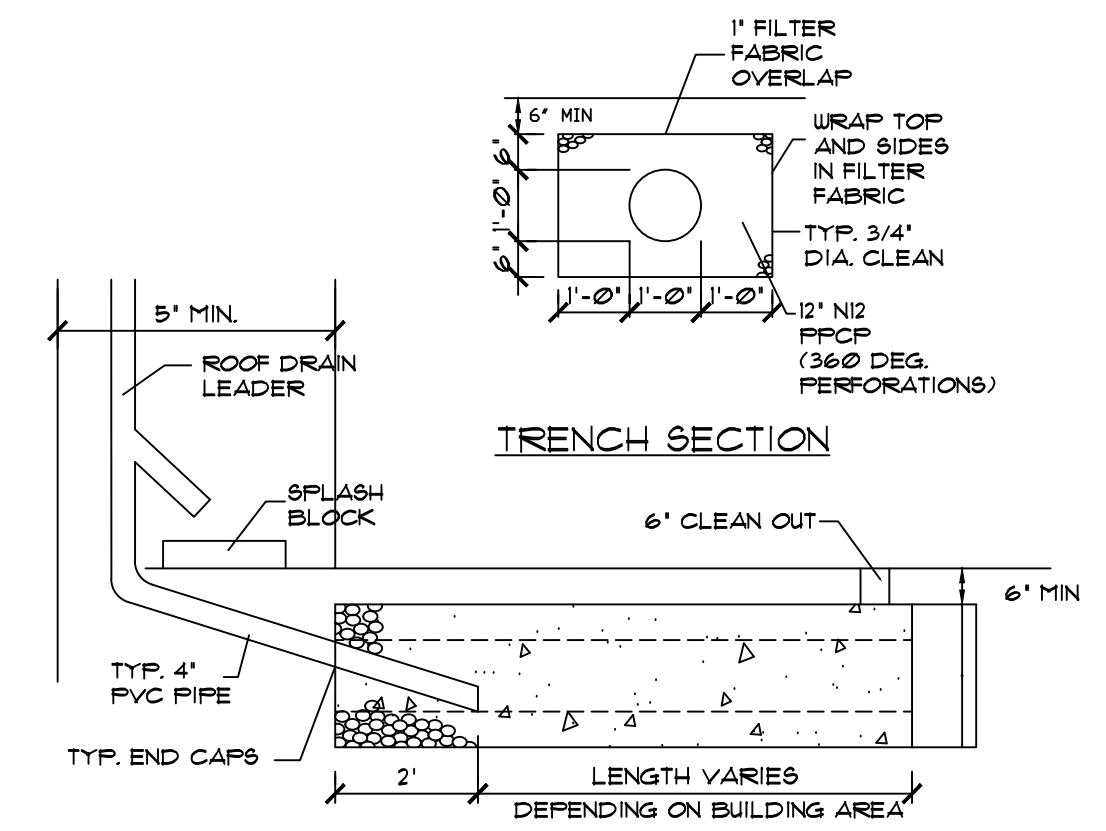
COV	COVER SHEET
A-1	PILING PLAN
A-2	GROUND FLOOR PLAN
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	ROOF DECK PLAN
A-6	FRONT & LEFT SIDE ELEVATIONS
A-7	REAR & RIGHT SIDE ELEVATIONS
A-8	GROUND FLOOR FRAMING PLAN
A-9	FIRST FLOOR FRAMING PLAN
A-10	SECOND FLOOR FRAMING PLAN
A-11	ROOF FRAMING PLAN
A-12	GROUND FLOOR & FIRST FLOOR ELECTRICAL PLANS
A-13	SECOND FLOOR & ROOF DECK ELECTRICAL PLANS
D-1	DETAILS
D-2	TJI DETAILS

### DESIGN LOADS

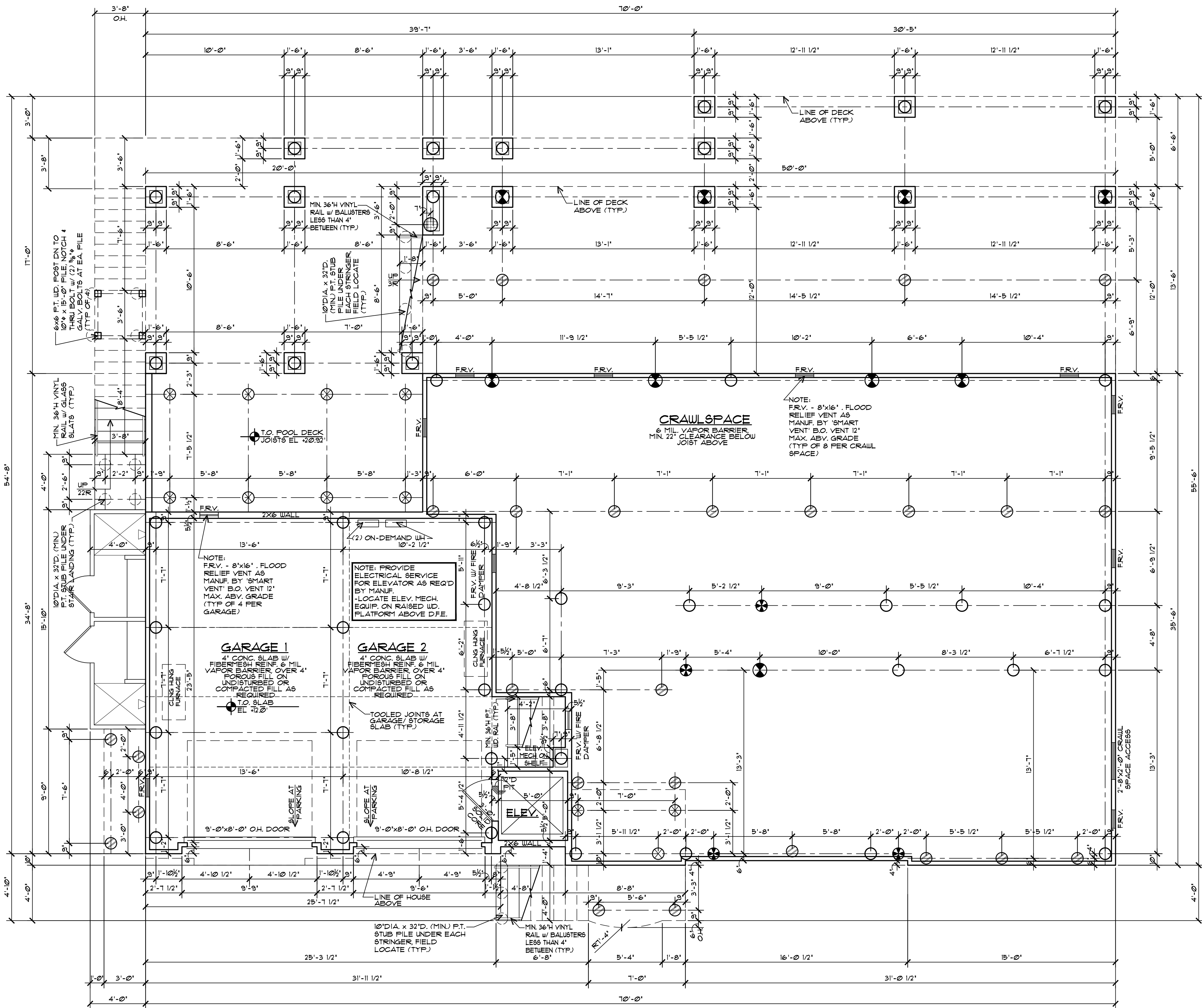
**SNOW LOADS:**  
 FLAT ROOF - 10.5 PSF  
 GROUND SNOW LOAD - 20 PSF  
 SNOW EXPOSURE FACTOR - .7  
 SNOW LOAD IMPORTANCE FACTOR - 1.0

**WIND LOADS:**  
 BASIC WIND SPEED - 128 MPH  
 WIND LOAD IMPORTANCE FACTOR - 1.45  
 WIND EXPOSURE - C  
 WIND DESIGN PRESSURE:  
 ROOF - 14.4 X 1.45 = 20.88  
 WALLS - 18.4 X 1.45 = 26.68

**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  
 DECKS WHERE HOT TUB IS INSTALLED - 100 PSF



NOTE:  
 1. THE LEADER SHALL EXTEND INTO THE TRENCH A MIN. OF 2'.  
 2. THE TRENCH SHALL BE A MIN. OF 5' FROM THE DWELLING.  
 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 5,000 SQ.FT. OR MORE OF THE SITE AREA IS DISTURBED.



**PILING PLAN**  
1/4" = 1'-0"

**PILE KEY**

- 10" DIA. P.T. PILE x35'-0" L. (MIN.)
- ⊕ 12" DIA. P.T. PILE x35'-0" L. (MIN.) EXTEND TO UNDERSIDE OF FLOOR SHEATHING
- ⊗ 10" DIA. P.T. STUB PILE x32" D. (MIN.)
- ⊙ 10" DIA. P.T. PILE x30'-0" L. (MIN.)
- ⊕ 10" DIA. P.T. PILE x25'-0" L. (MIN.)
- ⊗ 10" DIA. P.T. PILE x35'-0" L. (MIN.) 15 TON CAPACITY
- ⊙ 12" DIA. P.T. PILE x35'-0" L. (MIN.) 22 TON CAPACITY

BEARING CAPACITY TO BE MINIMUM:  
10 TON FOR HOUSE PILES  
1 TON FOR DECK PILES  
FILES TO BE DRIVEN TO (-10'-0") M.S.L. MIN.

FILES TO BE NOTCHED FOR BANDS NO MORE THAN 50% OF THE PILE DIAMETER.  
-COPPER NAPHTHENATE TREATMENT SHALL BE FIELD APPLIED TO THE CUT END OF P.T. PILE, WHEN IN CONTACT WITH CONCRETE.

**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 CEILING OR CHASES ADJACENT TO THE THERMAL ENVELOPE
- KNEE WALLS
- WALLS AND CEILING
- 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 37,495 SQ.FT.  
BUILDING COVERAGE 3,849.1 SQ.FT. (10.27%)

**LIVING AREAS:**

GROUND FLOOR 18,189 SQ.FT.  
FIRST FLOOR 2,216.4 SQ.FT.  
SECOND FLOOR 2,316.6 SQ.FT.

TOTAL 6,101.4 SQ.FT.

**MISC. AREAS:**

GAR / STORAGE 663.7 SQ.FT.  
CRAWL SPACE 15,189 SQ.FT.  
OPEN PORCH 23.9 SQ.FT.  
GROUND FLR. DECK 675 SQ.FT.  
1ST FLR. DECKS 1,545.1 SQ.FT.  
2ND FLR. DECK 6,072 SQ.FT.  
ROOF DECK 1,029.9 SQ.FT.  
OUTDOOR SHUR 62.8 SQ.FT.  
VOLUME 11,601.3 CU.FT.

NOTE: NUMBERS INDICATED ARE IN SQUARE FEET UNO.

**ATTIC VENT**

MAIN ROOF 3.86 SQ. FT. SOFFIT AREA 3.86 SQ. FT.

NOTE: AREAS ARE CALCULATED BY 1/300 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.

**5A CONST. NOTE**

- PROVIDE (1) LAYER 3/8" TYPE 'X' G.W.B. AT ALL WALLS
- PROVIDE (2) LAYERS 1/2" TYPE 'X' G.W.B. AT ALL CEILING
- PROVIDE (2) LAYERS 3/8" TYPE 'X' AT ALL ROOF/CEILING ASSEMBLIES PER FMF.C.-112.
- PROVIDE (2) LAYERS 1/2" LABEL 'C' G.W.B. AT ENTIRE CEILING AT GROUND FLOOR.
- PROVIDE (2) LAYERS 5/8" TYPE 'X' AT DROPPED BEAM IN GARAGE. FIRE RATED G.W.B. MAY BE OMITTED FOR COMMODITY OR ENGINEERED BEAMS LARGER THAN (3) 2X10 MEMBERS PER IRC-103.
- PROVIDE (2) LAYER 3/8" TYPE 'X' G.W.B. @ DROPPED HVAC SOFFIT @ GARAGE.

**STAIR NOTES**

- INTERIOR STAIR TREADS SHALL BE 10" MIN. 1" NOSING (TYP.) UNLESS NOTED OTHERWISE.
- EXTERIOR STAIR TREADS SHALL BE 10" MIN. 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 UD. HANDRAILS, GUARDRAILS, & BALUSTERS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED

**RESIDENTIAL ELEVATOR**

1HR SHFT SEP. ASSEM. BASED ON FMF.C.-112 (1) LAYERS 3/8" TYPE 'X' G.W.B. ON INSIDE AND (1) LAYER 3/8" TYPE 'X' G.W.B. ON EXTERIOR OF ELEV. SHFT ABOVE D.F.E.

**OUTDOOR SHOWER**

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

**FLOOD RESISTANT CONSTRUCTION NOTE**

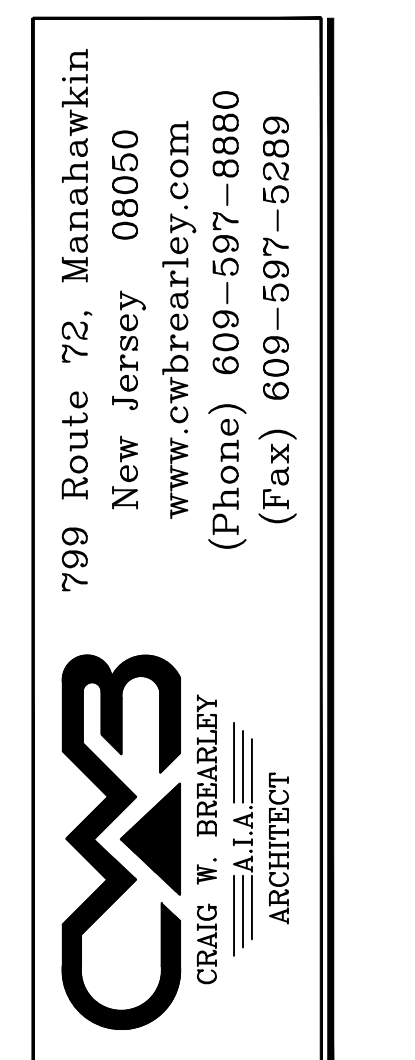
NOTES:

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 WALLS BELOW D.F.E. SHALL BE CONSTRUCTED PER THE TYPICAL WALL SECTION THIS SHEET (BREAKAWAY WALL CONSTRUCTION)
5. ALL ENCLOSED AREAS BELOW D.F.E. SHALL ONLY BE USED FOR STORAGE, PARKING, AND ACCESS TO THE HOME, AND SHALL BE UNCONDITIONED SPACE.

**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 PLANE OF A DOOR IN A CLOSED POSITION AND WITHIN 18" OF THE HINGE SIDE OF AN INSULATING DOOR
  - IN BATHUBS, SHOWERS AND OVER WHIRLPOOLS, WHERE THE BOTTOM EDGE OF 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 RAMPERS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
- FIRE STOPPING SHALL BE INSTALLED AT ALL FLR./CLG. & CLG./ROOF LEVELS, INCLUDING FLUE / FIREPLAGE 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 UET WALL AREAS (SHOWER AND TUB AREAS)
- PROVIDE PORTABLE FIRE EXTINGUISHER AT KITCHEN AREA
- PROVIDE TWO VENTS IN ANY CONDITIONED ROOM AS 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. FT. / 1000 BTU PER LATEST EDITION OF THE NJ EDITION 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 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 JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS, PER NJ IRC, SECTION R502.2.2
- ELEVATORS THAT DO NOT REQUIRE A MACHINE ROOM SHALL HAVE A SMOKE DETECTOR OR SPRINKLER HEAD LOCATED WITHIN THE ELEV. SHFT.
- DUCTWORK LOCATED BELOW FIRE RATED ASSEMBLY AT THE GARAGE SHALL BE WRAPPED w/ (2) LAYERS 3/8" TYPE 'X' G.W.B. OR FIRE DAMPERS SHALL BE PROVIDED AT ALL PENETRATIONS.
- PROVIDE UL LISTED RECESSED LIGHT FIXTURES IN 1 HR RATED FLOOR/CEILING OR FIRE RATED LIGHT COVERS. 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 PILING 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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LOT: 302 BLOCK: 18.99  
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OCEAN COUNTY, NEW JERSEY

**REVISIONS**

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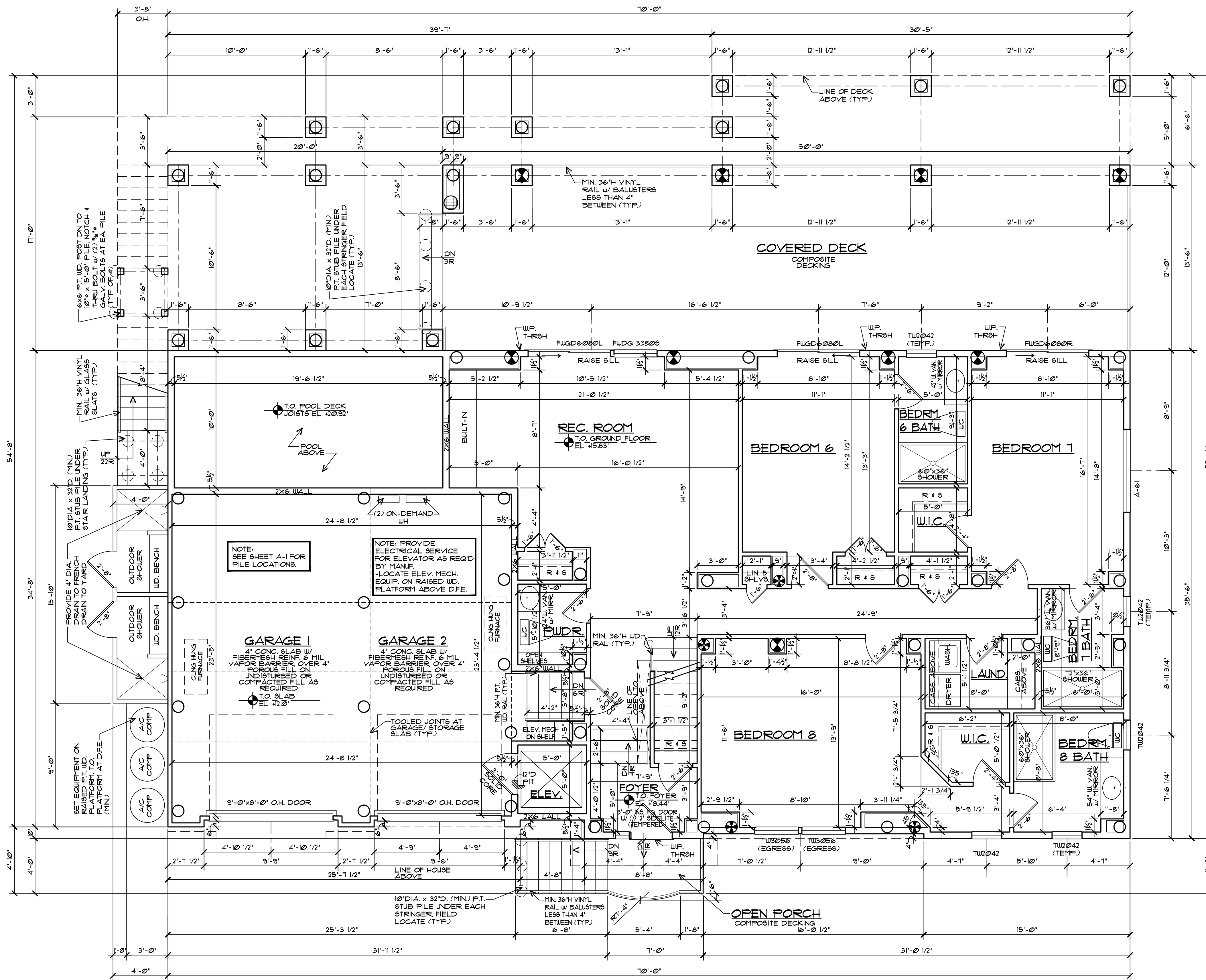
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**A-1**  
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**GROUND FLOOR PLAN**  
1/4" = 1'-0"

**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.  
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 -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 INSULATING DOOR  
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 -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

**FLOOR AREA**

TOTAL SITE AREA 37,495 SQFT.  
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 GROUND FLR DECK 675 SQFT.  
 1ST FLR DECKS 1545.1 SQFT.  
 2ND FLR DECK 607.2 SQFT.  
 ROOF DECK 1029.9 SQFT.  
 OUTDOOR SHUR 67.8 SQFT.  
 VOLUME 11,601.3 CUFT.  
 NOTE: NUMBERS INDICATED ARE IN SQUARE FEET UNO.

**ATTIC VENT**

MAIN ROOF RIDGE AREA 3.86 SQ. FT.  
 SOFFIT AREA 3.86 SQ. FT.  
 NOTE: AREAS ARE CALCULATED BY 1/300 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.

**5A CONST. NOTE**

-PROVIDE (1) LAYER 5/8" TYPE 'X' G.W.B. AT ALL WALLS  
 -PROVIDE (2) LAYERS 1/2" TYPE 'X' G.W.B. AT ALL CEILING  
 -PROVIDE (2) LAYERS 5/8" TYPE 'X' AT ALL ROOF/CEILING ASSEMBLIES PER FMF.C.-172.  
 -PROVIDE (2) LAYERS 1/2" LABEL 'C' G.W.B. AT ENTIRE CEILING AT GROUND FLOOR  
 -PROVIDE (2) LAYERS 5/8" TYPE 'X' AT DROPPED BEAM IN GARAGE. FIRE RATED G.W.B. MAY BE OMITTED FOR COMMODITY OR ENGINEERED BEAMS LARGER THAN (3) 2X10 MEMBERS PER FT.O.-13.  
 -PROVIDE (2) LAYER 5/8" TYPE 'X' G.W.B. @ 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 1/2" 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 W.D. HANDRAILS, GUARDRAILS & BALUSTERS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED

**RESIDENTIAL ELEVATOR**

1HR SHAF. SEP. ASSEM. BASED ON FMF.C.-172 (1) LAYERS 5/8" TYPE 'X' G.W.B. ON INSIDE AND (1) LAYER 5/8" TYPE 'X' G.W.B. ON EXTERIOR OF ELEV. SHAF. ABOVE D.F.E.  
 -ENGINEERED WOOD PRODUCTS - CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR 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' G.W.B. OR FIRE DAMPERS SHALL BE PROVIDED AT ALL PENETRATIONS.  
 -PROVIDE UL LISTED RECESSED LIGHT FIXTURES IN 1 HR RATED FLOOR/CEILING OR FIRE RATED LIGHT COVERS. 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.

**OUTDOOR SHOWER**

THE OUTDOOR SHOWER SHALL HAVE COLD WATER ONLY AND NO FLOOR DRAIN. OUTDOOR SHOWER TO BE ON P.T. W.D. 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 WALLS BELOW D.F.E. SHALL BE CONSTRUCTED PER THE TYPICAL WALL SECTION THIS SHEET (BREAKAWAY WALL CONSTRUCTION)  
 5. ALL ENCLOSED AREAS BELOW D.F.E. SHALL ONLY BE USED FOR STORAGE, PARKING, AND ACCESS TO THE HOME, AND SHALL BE UNCONDITIONED SPACE.

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 (Fax) 609-597-5289



GLASSER-KAPNICK 1093C LONG BEACH BLVD.  
 LOT: 302 BLOCK: 1893  
 LONG BEACH TOWNSHIP  
 OCEAN COUNTY, NEW JERSEY

No.	Date	Description

DATE  
11/01/2022

COMM. No.  
22045

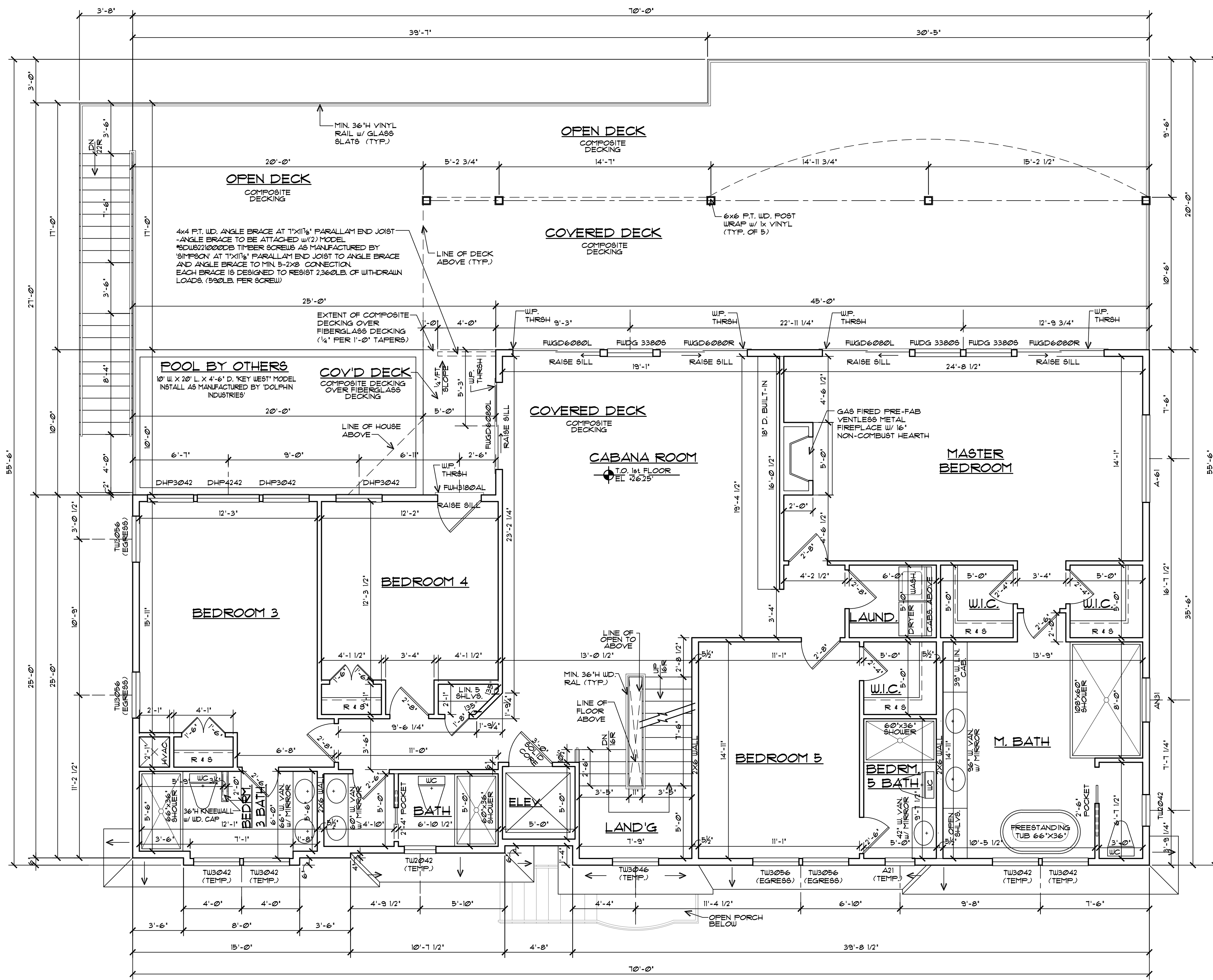
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**FIRST FLOOR PLAN**

1/4" = 1'-0"

**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 2' OF THE HINGE SIDE OF AN INSULATING DOOR
  - IN BATHTUBS, SHOWERS AND OVER WHIRLPOOLS WHERE THE BOTTOM EDGE OF 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

**FLOOR AREA**

TOTAL SITE AREA	37,495 SQFT.
BUILDING COVERAGE	3,849.1 SQFT. (10.27%)
<b>LIVING AREAS:</b>	
GROUND FLOOR	15,189 SQFT.
FIRST FLOOR	2,216.4 SQFT.
SECOND FLOOR	2,316.6 SQFT.
TOTAL	6,101.4 SQFT.

**MISC. AREAS:**

GAR / STORAGE	663.7 SQFT.
CRAWL SPACE	15,189 SQFT.
OPEN PORCH	23.9 SQFT.
GROUND FLR. DECK	615 SQFT.
1ST FLR. DECKS	1,545.1 SQFT.
2ND FLR. DECK	607.2 SQFT.
ROOF DECK	1,093.9 SQFT.
OUTDOOR SHUR	62.8 SQFT.
VOLUME	11,601.3 CUFT.

NOTE: NUMBERS INDICATED ARE IN SQUARE FEET UNO.

**ATTIC VENT**

MAIN ROOF	
RIDGE AREA	3.86 SQ. FT.
OPEN AREA	9.36 SQ. FT.

NOTE: AREAS ARE CALCULATED BY 1/300 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.

**5A CONST. NOTE**

- PROVIDE (1) LAYER 3/8" TYPE 'X' G.W.B. AT ALL WALLS
- PROVIDE (2) LAYERS 1/2" TYPE 'X' G.W.B. AT ALL CEILING
- PROVIDE (2) LAYERS 3/8" TYPE 'X' AT ALL ROOF/CEILING ASSEMBLIES PER FMF.C.-172.
- PROVIDE (2) LAYERS 1/2" LABEL 'C' G.W.B. 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 3/8" TYPE 'X' G.W.B. @ 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 1/2" 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 W.D. HANDRAILS, GUARDRAILS & BALUSTERS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED

**RESIDENTIAL ELEVATOR**

1HR SHFT SEP. ASSEM. BASED ON FMF.C.-172 (1) LAYERS 3/8" TYPE 'X' GUB ON INSIDE AND (1) LAYER 3/8" TYPE 'X' GUB ON EXTERIOR OF ELEV. SHFT ABOVE D.F.E.

PROVIDE (1) LAYER 3/8" FIRESHIELD WALLBOARD BY NATIONAL GYPSUM COMPANY, OR APPROVED EQUAL ON INSIDE AND ON OUTSIDE OF ELEV. SHFT. BELOW D.F.E.

- ELEVATORS THAT DO NOT REQUIRE A MACHINE ROOM SHALL HAVE A SMOKE DETECTOR OR SPRINKLER HEAD LOCATED WITHIN THE ELEV. SHFT.

**OUTDOOR SHOWER**

THE OUTDOOR SHOWER SHALL HAVE COLD WATER ONLY AND NO FLOOR DRAIN. OUTDOOR SHOWER TO BE ON P.T. W.D. 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 WALLS BELOW D.F.E. SHALL BE CONSTRUCTED PER THE TYPICAL WALL SECTION THIS SHEET (BREAKAWAY WALL CONSTRUCTION)
  5. ALL ENCLOSED AREAS BELOW D.F.E. SHALL ONLY BE USED FOR STORAGE, PARKING, AND ACCESS TO THE HOME, AND SHALL BE UNCONDITIONED SPACE.

ENGINEERED WOOD PRODUCTS - CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY 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 3/8" TYPE 'X' G.W.B. OR FIRE DAMPERS SHALL BE PROVIDED AT ALL PENETRATIONS.

- PROVIDE UL LISTED RECESSED LIGHT FIXTURES IN 1 HR RATED FLOOR/CEILING OR FIRE RATED LIGHT COVERS. UL LISTED LIGHT FIXTURES OR FIRE RATED LIGHT COVERS MAY BE OMITTED IF MEMBRANE PENETRATIONS DO NOT EXCEED 16 SQ. 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.

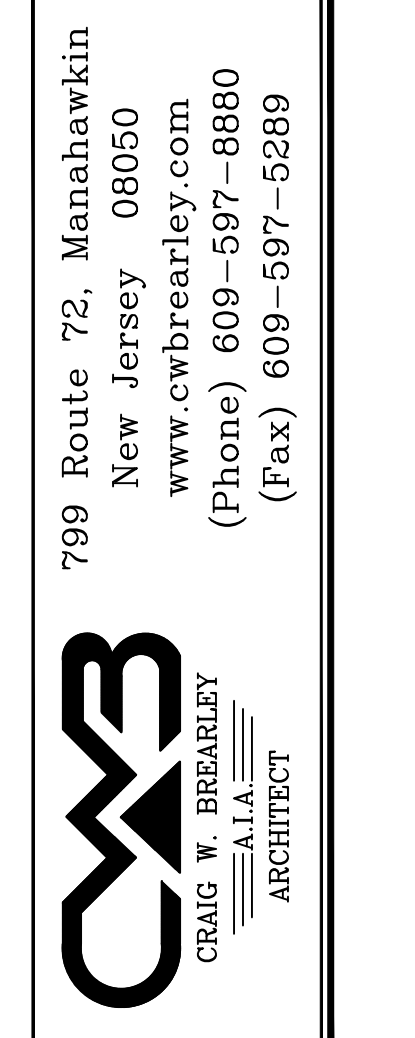
- PROVIDE EXHAUST FANS w/ HARD DUCT AT CEILING/ROOF ASSEMBLIES. EXHAUST DIRECTLY TO EXTERIOR.

- 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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New Jersey 08050  
www.cwbearley.com  
Craig W. Bearley, A.I.A.  
#N.J. A111126  
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#N.J. A121771  
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GLASSER-KAPNICK 1093C LONG BEACH BLVD.  
LOT: 302 BLOCK: 16.93  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY  
FIRST FLOOR PLAN

No.	Date	Description

DATE  
11/01/2022

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22045

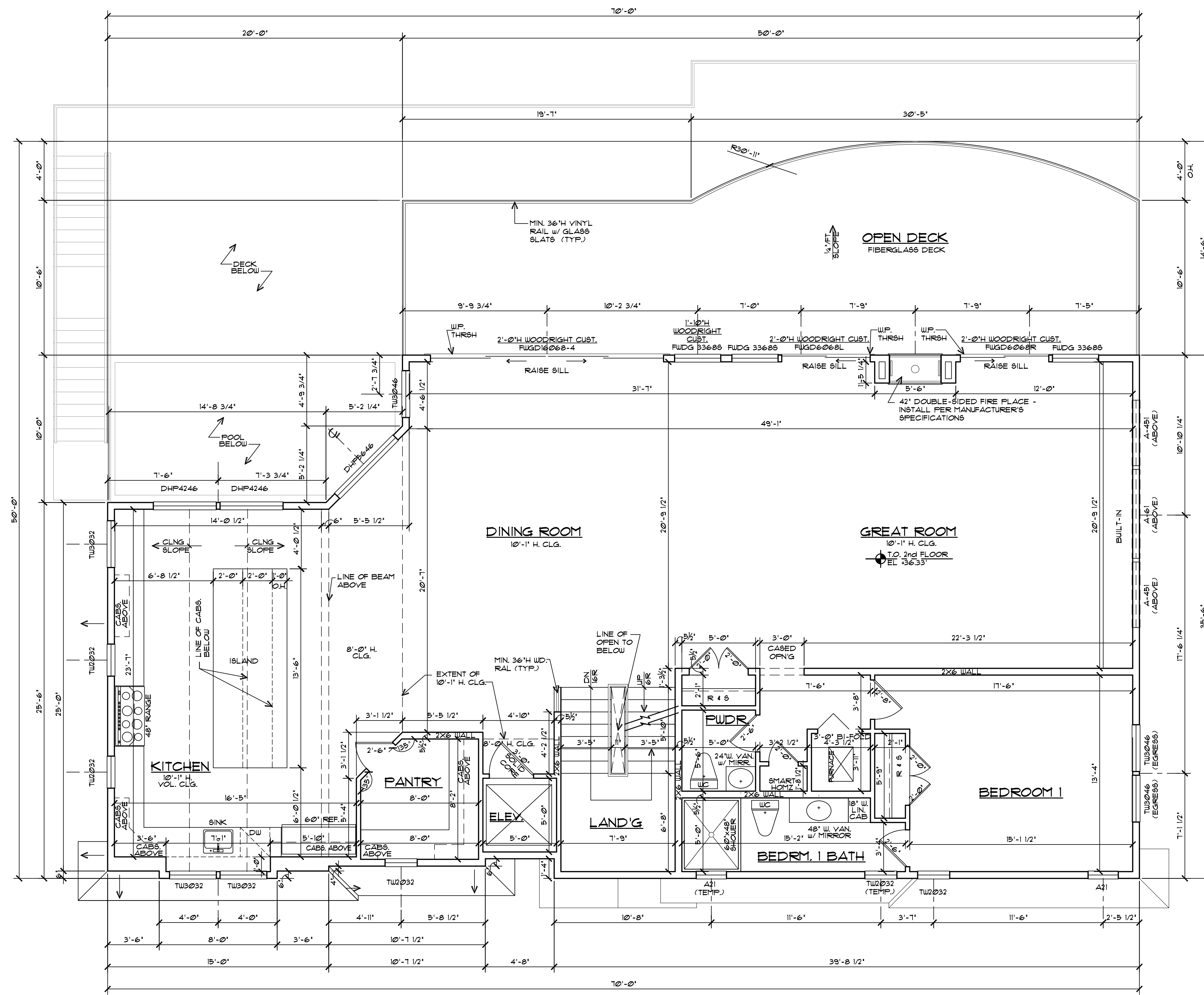
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**SECOND FLOOR PLAN**

1/4" = 1'-0"

**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 RIDGE, 50% OF AREA AT THE SOFFIT.

**FLOOR AREA**

TOTAL SITE AREA	37,495 SQFT.
BUILDING COVERAGE	3,849.1 SQFT. (10.27%)
<b>LIVING AREAS:</b>	
GROUND FLOOR	15,189 SQFT.
FIRST FLOOR	2,216.4 SQFT.
SECOND FLOOR	2,316.6 SQFT.
TOTAL	6,101.4 SQFT.

<b>MISC. AREAS:</b>	
GAR / STORAGE	663.7 SQFT.
CRAWL SPACE	1578.9 SQFT.
OPEN PORCH	23.9 SQFT.
GROUND FLR. DECK	675 SQFT.
1ST FLR. DECK	1545.1 SQFT.
2ND FLR. DECK	607.2 SQFT.
ROOF DECK	1263.9 SQFT.
OUTDOOR SHUR	62.8 SQFT.
VOLUME	11,601.3 CUFT.

NOTE: NUMBERS INDICATED ARE IN SQUARE FEET UNO.

**ATTIC VENT**

MAIN ROOF RIDGE AREA	3.86 SQ. FT.
SOFFIT AREA	3.86 SQ. FT.

NOTE: AREAS ARE CALCULATED BY 1/300 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.

**5A CONST. NOTE**

- PROVIDE (1) LAYER 3/8" TYPE 'X' G.W.B. AT ALL WALLS
- PROVIDE (2) LAYERS 1/2" TYPE 'X' G.W.B. AT ALL CEILINGS
- PROVIDE (2) LAYERS 3/8" TYPE 'X' AT ALL ROOF/CEILING ASSEMBLIES PER FMF.C.-172.
- PROVIDE (2) LAYERS 1/2" LABEL 'C' G.W.B. 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 FMF.C.-172.
- PROVIDE (2) LAYER 3/8" TYPE 'X' G.W.B. @ 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 1/2" 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 FMF.C.-172 (1) LAYERS 3/8" TYPE 'X' G.W.B. ON INSIDE AND (1) LAYER 3/8" TYPE 'X' G.W.B. ON EXTERIOR OF ELEV. SHFT ABOVE D.F.E.

PROVIDE (1) LAYER 3/8" FIRESHIELD WALLBOARD BY NATIONAL GYPSUM COMPANY, OR APPROVED EQUAL ON INSIDE AND ON OUTSIDE OF ELEV. SHFT. BELOW D.F.E.

-ELEVATORS THAT DO NOT REQUIRE A MACHINE ROOM SHALL HAVE A SMOKE DETECTOR OR SPRINKLER HEAD LOCATED WITHIN THE ELEV. SHFT.

**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 WALLS BELOW DFE SHALL BE CONSTRUCTED PER THE TYPICAL WALL SECTION THIS SHEET (BREAKAWAY WALL CONSTRUCTION)
  5. ALL ENCLOSED AREAS BELOW DFE SHALL ONLY BE USED FOR STORAGE, PARKING, AND ACCESS TO THE HOME, AND SHALL BE UNCONDITIONED SPACE.

-IN BATHUBS, SHOWERS AND OVER WHIRLPOOLS, WHERE THE BOTTOM EDGE OF 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 ANNULAR 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/ 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 OF THE IRC, SECTION G2402.1

-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 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 3/8" TYPE 'X' G.W.B. OR FIRE DAMPERS SHALL BE PROVIDED AT ALL PENETRATIONS.

-PROVIDE UL LISTED RECESSED LIGHT FIXTURES IN 1 HR RATED FLOOR/CEILING OR FIRE RATED LIGHT COVERS. 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.

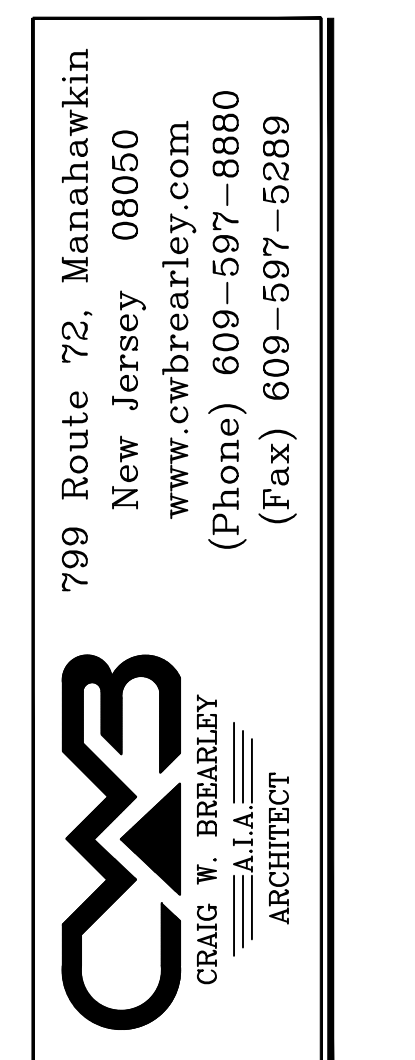
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-PROVIDE 1 HR RATED FIRE COLLARS FOR ALL PLUMBING PENETRATIONS OVER 2 INCHES.

-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.

799 Route 72, Manahawkin  
New Jersey 08050  
www.cwbearley.com  
(Phone) 609-597-8880  
(Fax) 609-597-5289



GLASSER-KAPNICK 1093C LONG BEACH BLVD.  
LOT: 302 BLOCK: 16.93  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

No.	Date	Description

DATE  
11/01/2022

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22045

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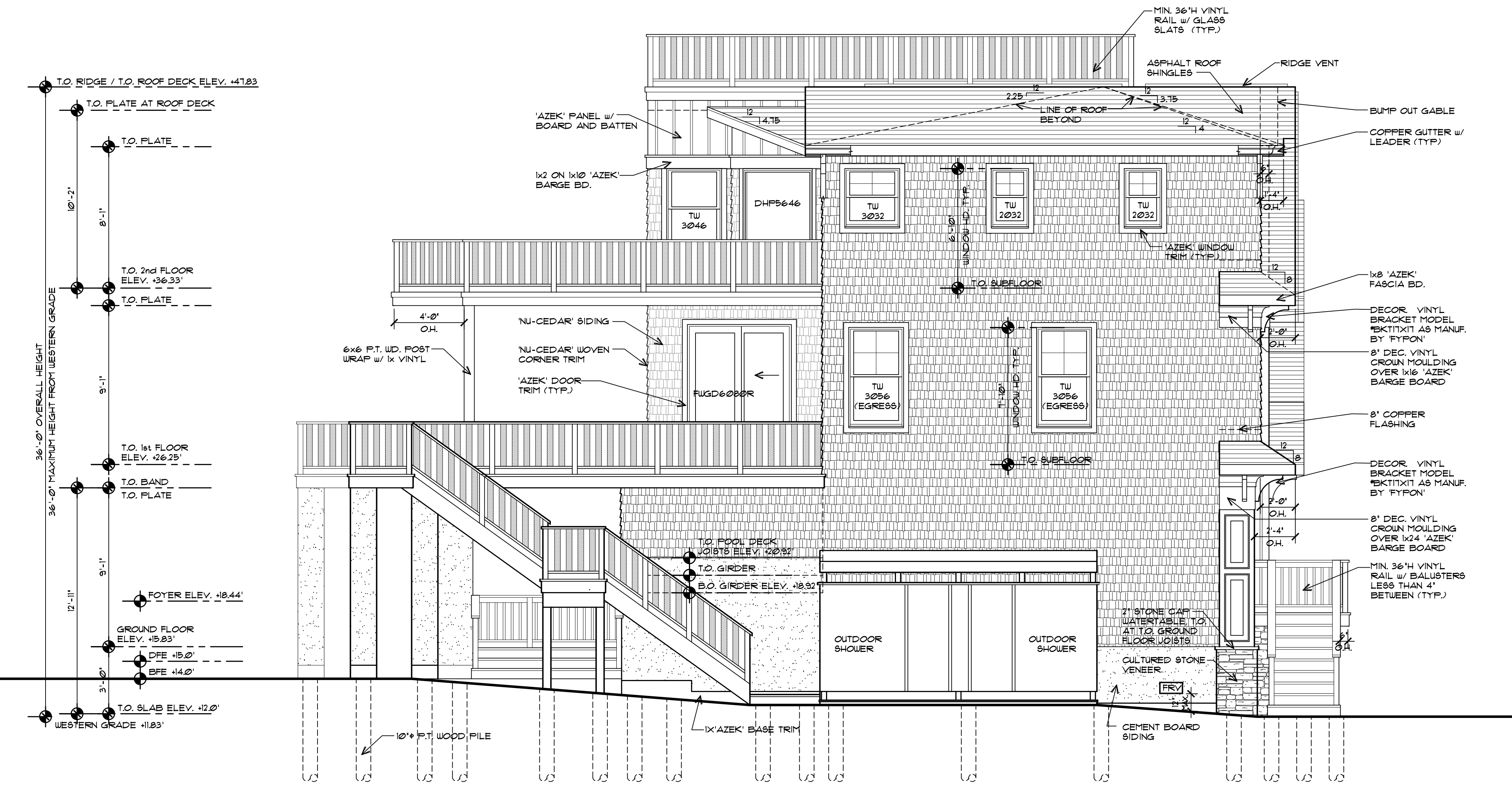
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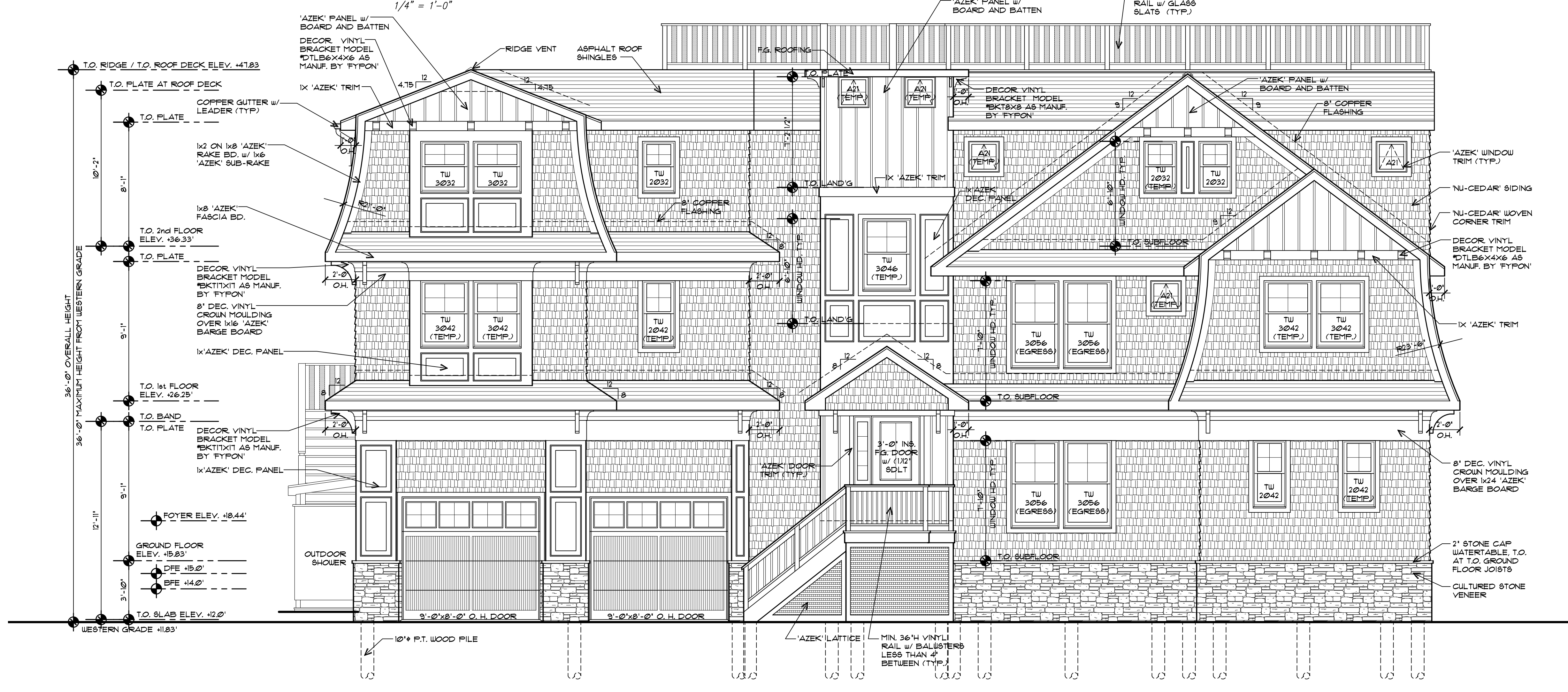
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**LEFT SIDE ELEVATION**



**FRONT ELEVATION**

Craig W. Brearley, A.I.A.  
 #N.J. A111126  
 Sarah D. Jennings, A.I.A.  
 #N.J. A121771

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 New Jersey 08050  
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 (Fax) 609-597-5289



GLASSER-KAPNICK 1093C LONG BEACH BLVD.  
 LOT: 3.02 BLOCK: 18.93  
 LONG BEACH TOWNSHIP  
 OCEAN COUNTY, NEW JERSEY

REVISIONS	No.	Date	Description

DATE  
11/01/2022

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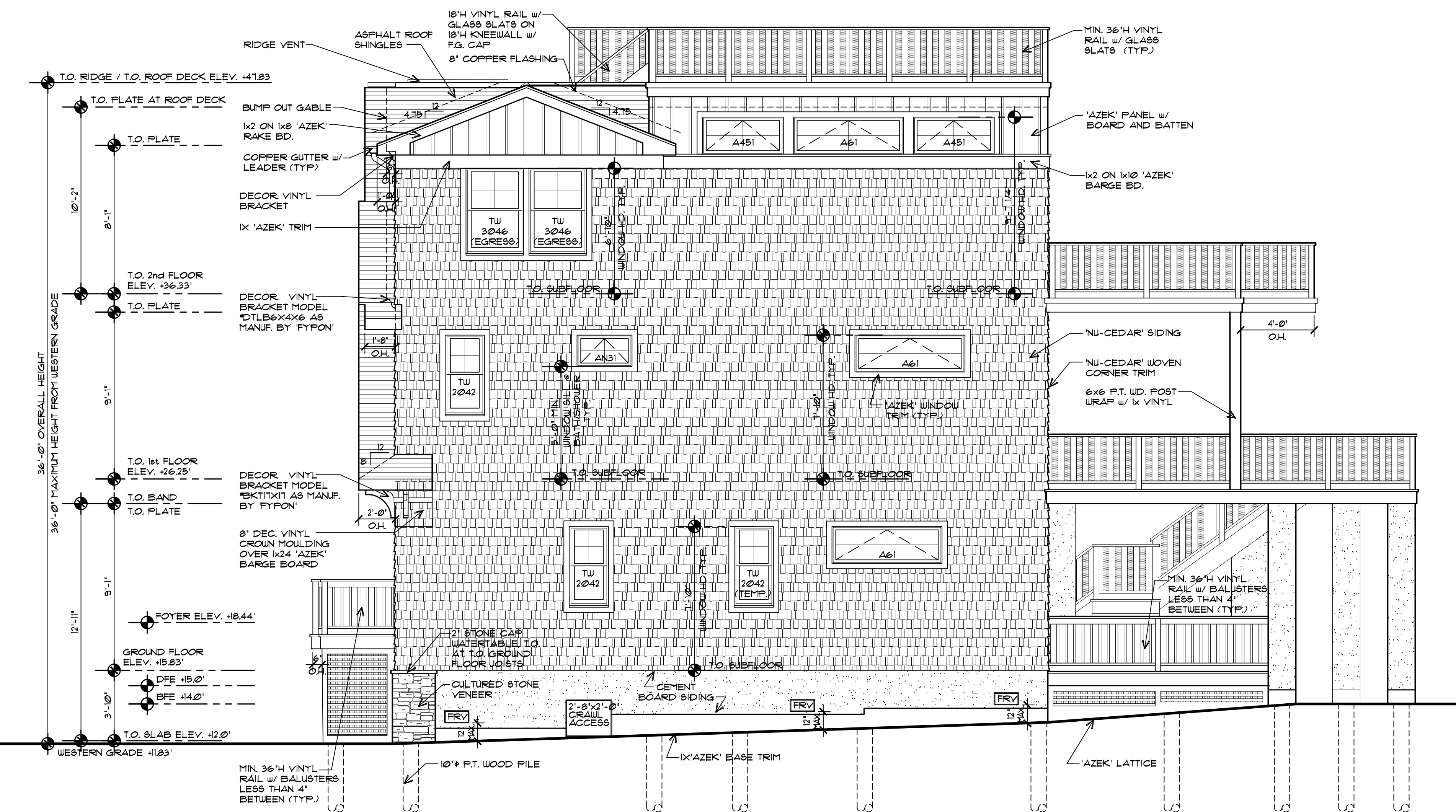
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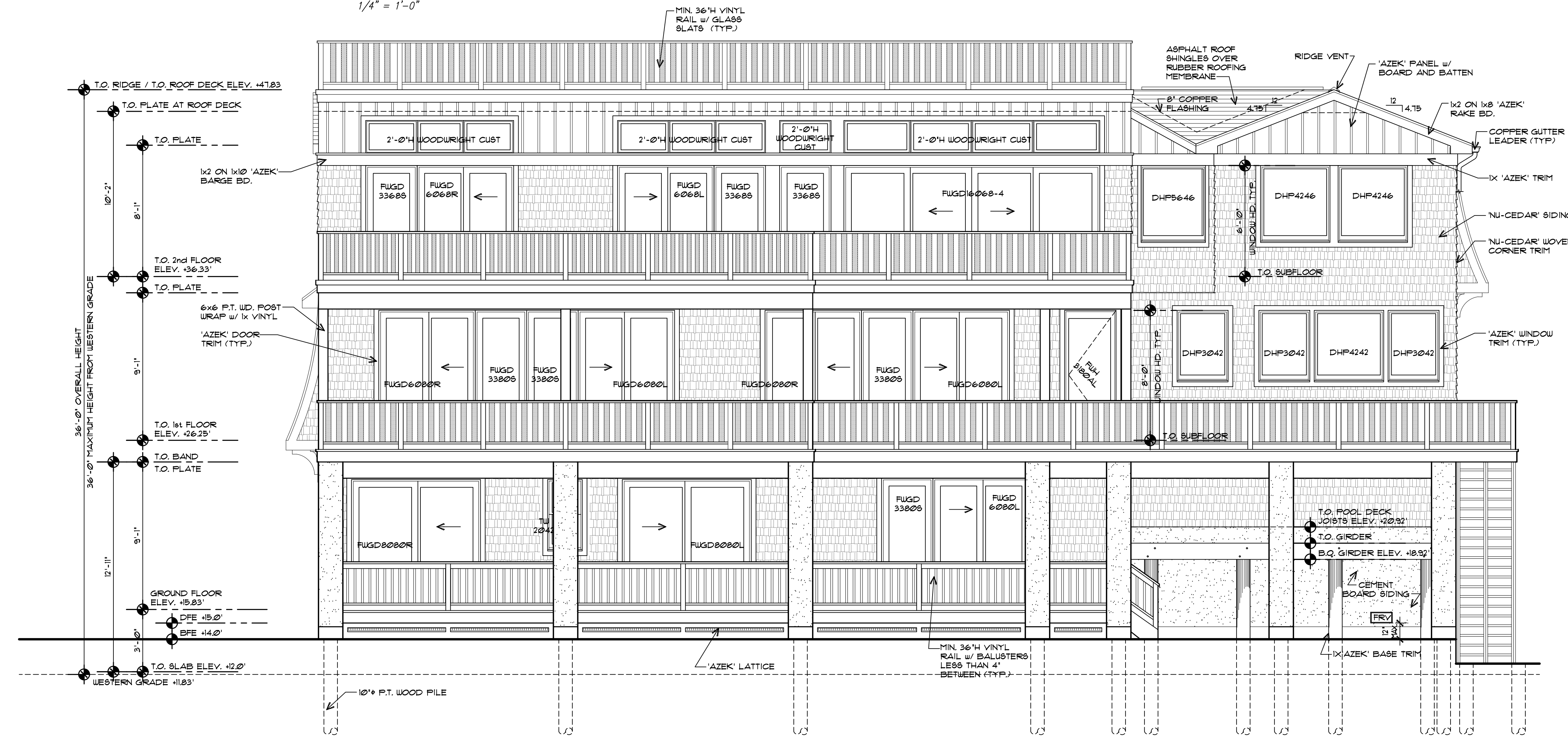
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**RIGHT SIDE ELEVATION**  
1/4" = 1'-0"



**REAR ELEVATION**  
1/4" = 1'-0"

Craig W. Brearley, A.I.A.  
#N.J. A111126  
Sarah D. Jennings, A.I.A.  
#N.J. A121771

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**STRUCTURAL NOTES**

- [Symbol] INDICATES LOAD BEARING WALL.
- 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 FRAMING LUMBER TO BE HEM-FIR #2 F<sub>550</sub> PSI OR BETTER.
- ALL PRESSURE TREATED LUMBER TO BE SOUTHERN YELLOW PINE #2 OR BETTER.
- \* PROVIDE SOLID WOOD BLOCKING BELOW ALL POINT LOADS ABOVE.
- ALL DIMENSIONS ARE TO ROUGH FRAMING.
- ALL CONCRETE USED FOR SLABS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.
- ALL CONCRETE FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI @ 28 DAYS.
- ALL CONCRETE USED FOR WALLS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI @ 28 DAYS.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- ALL STAPLES IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL.
- ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED.
- WHERE 'AZEK' DECKING IS USED, JOIST SPACING SHOULD BE 12" O.C. MINIMUM.
- DECK FLASHING TAPE SHALL BE APPLIED TO THE TOP EDGE OF ANY 'PARALLAM' PLUS FSL OR 'ANTHONY' POWER PRESERVED GLULAM, USED IN EXPOSED DECK APPLICATIONS.
- INSTALLATION OF FRAMING SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- ALL PARALLAMS TO BE MANUFACTURED BY 'TRUSS JOIST' OR EQUIVALENT SIZE LVL OR LAMINATED WOOD BEAM, MINIMUM F<sub>550</sub> PSI.
- ALL LAMINATED WOOD BEAMS TO BE MINIMUM F<sub>550</sub> PSI.
- PROVIDE GALVANIZED METAL JOIST/BEAM HANGERS AT ALL JOISTS/BEAM TO BEAM CONNECTIONS AS MANUFACTURED BY 'SIMPSON' OR APPROVED EQUAL.
- ALL STRUCTURAL MEMBERS TO BE FASTENED AS PER TABLE R602.3(1) OF THE 2018 EDITION OF THE IRC.
- PROVIDE BRIDGING AT ALL FLOOR JOISTS W/ SPAN GREATER THAN 8'-0" TYP. (WHERE ENGINEERED LUMBER IS PROVIDED, BLOCK ONLY AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS).
- FILE TO BE NOTCHED FOR BANDS NO MORE THAN 50% OF THE FILE DIAMETER.
- COPPER NAPHTHENATE TREATMENT SHALL BE FIELD APPLIED TO THE CUT END OF P.T. FILE, WHEN IN CONTACT WITH CONCRETE.
- 'COP-GUARD' TREATMENT SHALL BE FIELD APPLIED TO THE CUT END OF 'ANTHONY' POWER PRESERVED GLULAM BEAMS.

**SHEATHING NOTE:**

ALL PLYWOOD ROOF AND WALL SHEATHING WITHIN 4 FT. OF GABLE END SHALL BE CONNECTED W/ 8d DEFORMED OR RING NAILS @ 6" O.C. PERIMETER AND INFIELD. ALL OTHER SHEATHING TO BE INSTALLED W/ 8d DEFORMED OR RING NAILS @ 6" O.C. PERIMETER AND 12" O.C. INFIELD.

**NARROW WALL SHEATHING NOTE**

PER NEW JERSEY EDITION OF THE 2018 IRC - SECTION R602.2.6 - NARROW PANELS WHERE NOTED

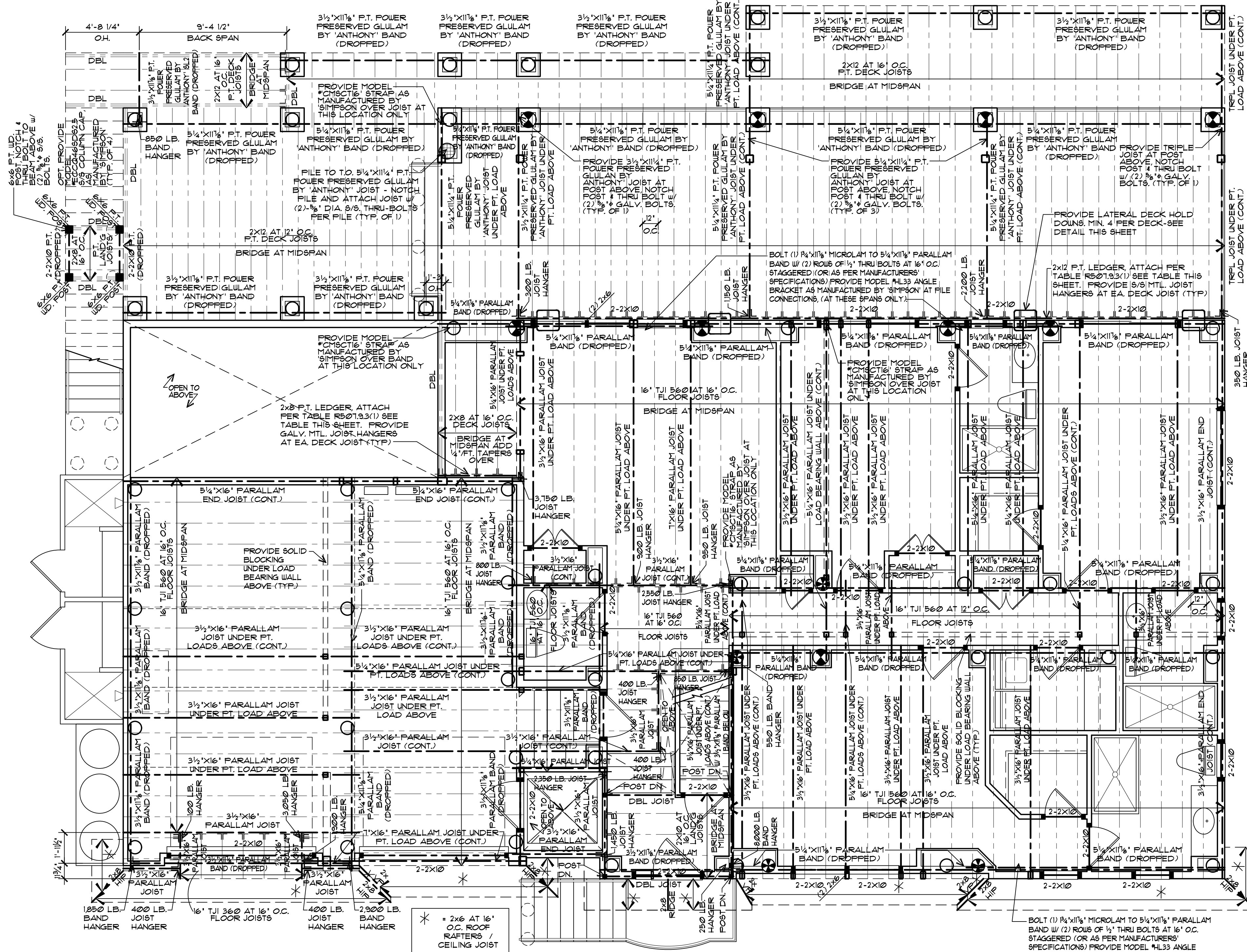
NARROW WALL SECTIONS UTILIZING WOOD STRUCTURAL PANELS SHALL BE CONNECTED USING TABLE R602.3(3), SEE TABLE THIS SHEET. WHERE NOTED NARROW WALL SECTIONS UTILIZING MIN. 1/2" STRUCTURAL FIBERGLASS SHEATHING SHALL BE CONNECTED W/ (2)-ROWS 8d COMMON NAILS @ 3" O.C. PANEL EDGES & 6" O.C. FIELD. FASTEN SHEATHING TO HEADERS W/ 8d COMMON NAILS IN 3" GRID PATTERN. PANEL SPLICES, IF NEEDED, TO OCCUR WITHIN 24" OF MID-HEIGHT. (TYP.)

PROVIDE NARROW WALL SHEATHING/NAILING AT EXTERIOR WALLS LESS THAN 10'-0" H W/ PANELS LESS THAN 3'-0" WIDE.

**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 15# FELT UNDERLAYMENT OR SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET COMPLYING WITH ASTM D 1910.



**FIRST FLOOR FRAMING PLAN**

1/4" = 1'-0"

**TYPICAL DECK LEDGER DETAIL / FASTENER SCHEDULE**

TABLE R507.9.3(1) FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER AND A 2" NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST

JOIST SPAN	6'-0" AND LESS	6'-1" TO 8'-0"	8'-1" TO 10'-0"	10'-1" TO 12'-0"	12'-1" TO 14'-0"	14'-1" TO 16'-0"	16'-1" TO 18'-0"
CONNECTION DETAILS							
1/2" DIAMETER LAG SCREW WITH 15/32" INCH MAXIMUM SHEATHING	30"	23"	18"	15"	13"	11"	10"
1/2" DIAMETER BOLT WITH 15/32" INCH MAXIMUM SHEATHING	36"	36"	34"	29"	24"	21"	19"
LEDGER LOK BY FASTEN MASTER W/ 15/32" OR 7/16" SHEATHING	14"	11"	8"	7"	6"	5"	4"
SCWS2240DB SCREW BY SIMPSON W/ 15/32" OR 7/16" SHEATHING	15"	12"	9"	8"	7"	6"	5"

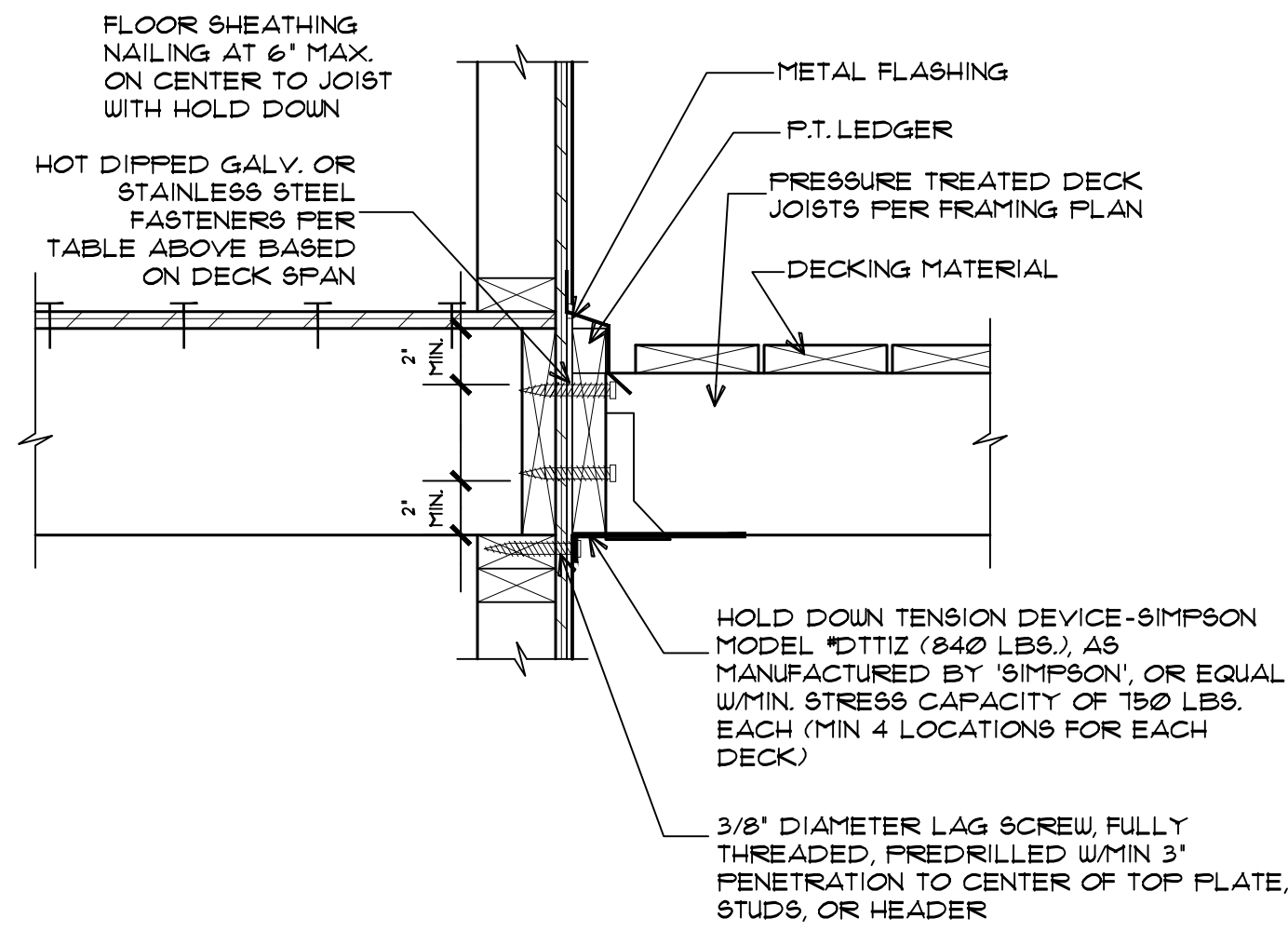
**DECK LEDGER / FASTENER NOTES**

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" IN FROM THE BOTTOM OR TOP OF THE DECK LEDGERS AND BETWEEN 2" AND 3" IN FROM THE ENDS. THE LAG SCREWS OR BOLTS SHALL BE STAGGERED FROM THE TOP TO THE BOTTOM ALONG THE HORIZONTAL RUN OR THE DECK LEDGER.
3. EXPOSED FASTENERS AND CONNECTORS, EXPOSED TO SALT WATER OR LOCATED WITHIN 300 FEET OF A SALT WATER SHORELINE, SHALL BE STAINLESS STEEL.

FASTENING SCHEDULE PER TABLE R602.3(1)		MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS AT EXTERIOR WALLS TABLE R 602.15			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS	HEADER SPAN	MAXIMUM STUD SPACING
30	3/8" - 1/2"	6d common (2" x 0.131") nail (subfloor, wall) OR 8d common (2" x 0.131") nail (roof) OR R602.01 (2 1/2" x 0.131") nail (roof)	6	12	24"
31	3/8" - 1"	8d common (2 1/2" x 0.131") OR R602.01 (2 1/2" x 0.131") nail (roof)	6	12	24"
32	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail; or 8d (2 1/2" x 0.131") deformed nail	6	12	24"

TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES									
MINIMUM NAIL SIZE	PENETRATION (inches)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED (mph)		
					EDGES (inches o.c.)	FIELD (inches o.c.)		B	C
6d common (2" x 0.131")	15	24/0	3/8	16	6	12	140	15	110
8d common (2 1/2" x 0.131")	17 1/2	24/6	7/8	16	6	12	110	140	135
				24	6	12	140	15	110



**DECK HOLD DOWN DETAIL**

N.T.S.

**TYP. DECK LEDGER DETAIL/FASTNER SCHEDULE**

Craig W. Brearley, A.I.A.  
#N.J. A111126  
Sarah D. Jennings, A.I.A.  
#N.J. A121771  
Plans Not Valid Unless Seal Embossed

799 Route 72, Manahawkin  
New Jersey 08050  
www.cwbrearley.com  
(Phone) 609-597-8880  
(Fax) 609-597-5289



GLASSER-KAPNICK 1093C LONG BEACH BLVD.  
LOT: 302 BLOCK: 1893  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY  
FIRST FLOOR FRAMING PLAN

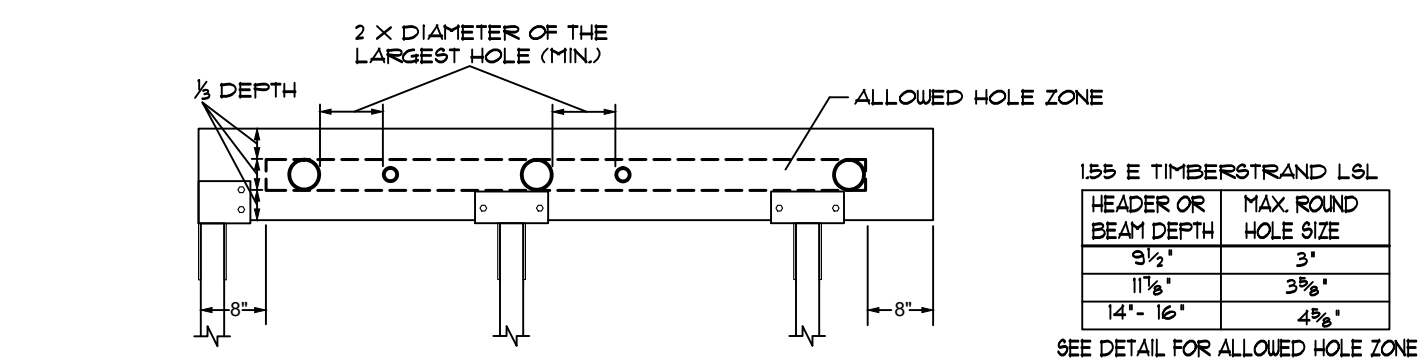
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DATE: 11/01/2022  
COMM. No.: 22045  
DRAWN BY: EMR

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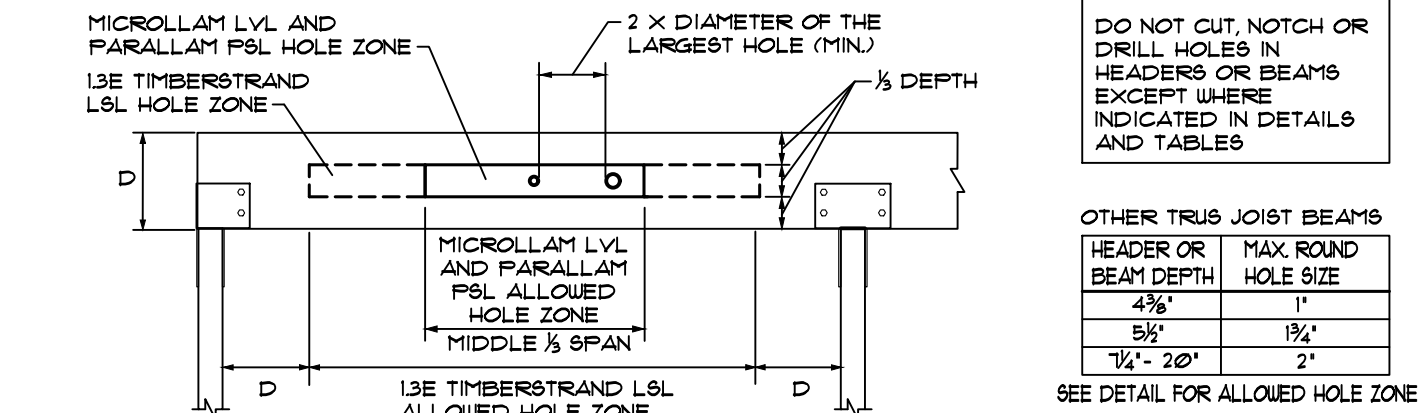


**ALLOWABLE HOLES-HEADERS AND BEAMS**  
 155E TIMBERSTRAND LSL HEADERS AND BEAMS



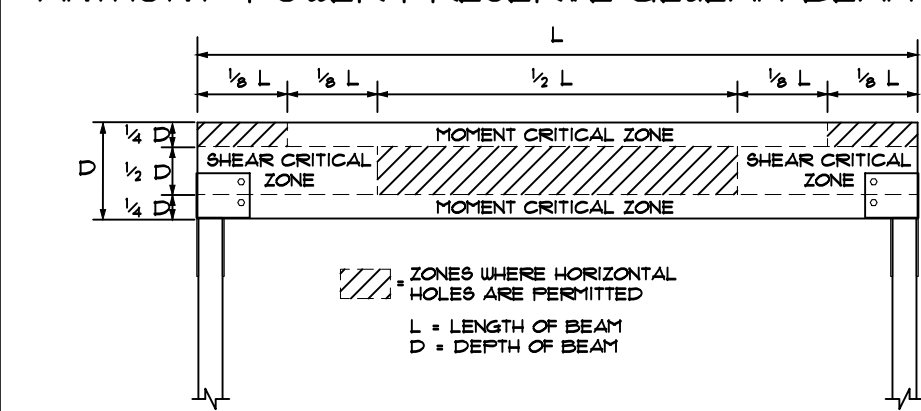
**GENERAL NOTES:**  
 - ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM AND/OR CONCENTRATED LOADS ANYWHERE ALONG THE MEMBER - ROUND HOLES ONLY  
 - NO HOLES IN HEADERS OR BEAMS IN FLANK POSITION

**OTHER TRUSS 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 FLANK POSITION

**'ANTHONY' POWER PRESERVE GLULAM BEAM**

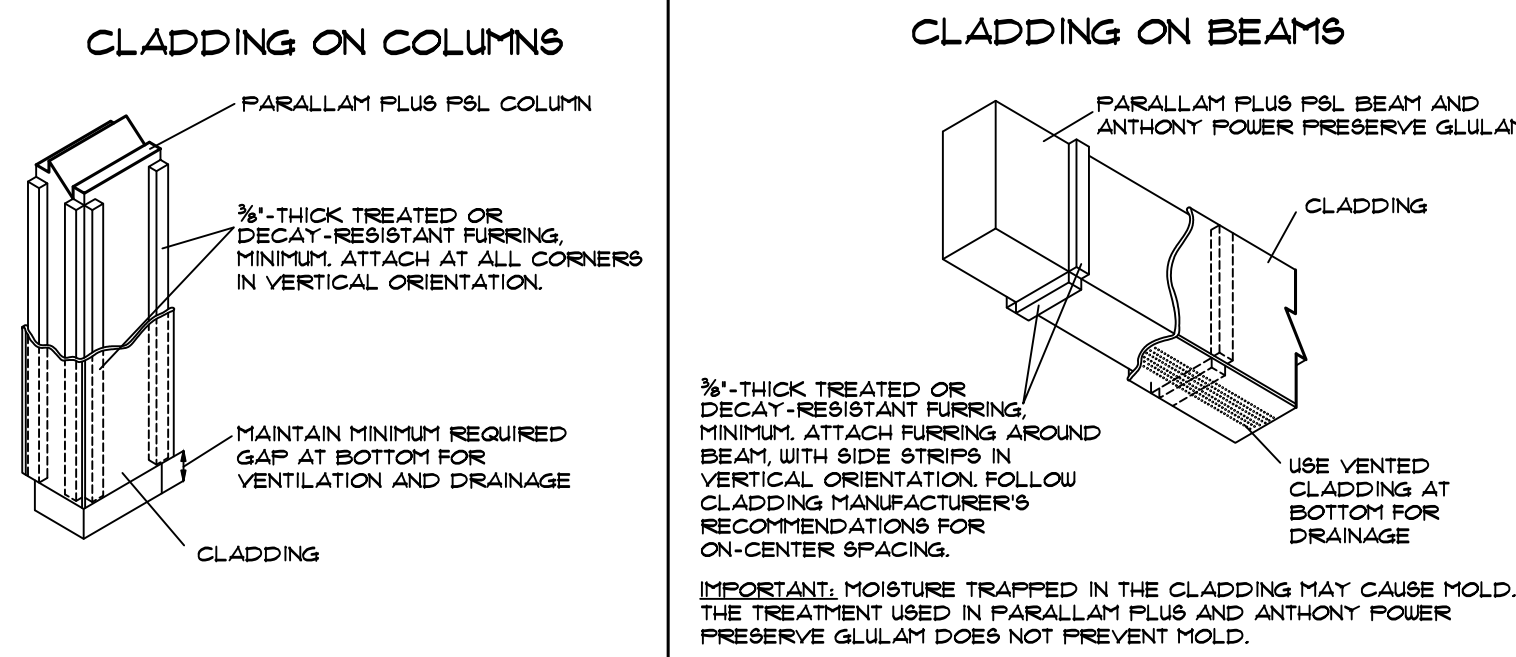


**GENERAL NOTES:**  
 - ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY  
 - FIELD-DRILLED HOLES SHOULD BE USED FOR ACCESS ONLY AND SHOULD NOT BE USED AS ATTACHMENT POINTS FOR BRACKETS OR OTHER LOAD BEARING HARDWARE UNLESS SPECIFICALLY DESIGNED AS SUCH BY THE ENGINEER OR DESIGNER  
 - THE HOLE DIAMETER SHOULD NOT EXCEED 1-1/2 INCHES OR 1/2 THE BEAM DEPTH, WHICHEVER IS SMALLEST, WITH THE EXCEPTION OF 1-INCH DIAMETER OR SMALLER HOLES AS NOTED IN ITEM 4 BELOW  
 - THE HOLE SHOULD HAVE A MINIMUM CLEAR DISTANCE, AS MEASURED FROM THE EDGE OF THE HOLE TO THE NEAREST OF THE BEAM, OF 4 HOLE DIAMETERS TO THE TOP OR BOTTOM FACE OF THE BEAM AND 8 HOLE DIAMETERS FROM THE END OF THE BEAM. NOTE THAT THE HORIZONTAL HOLE SHOULD NOT BE DRILLED IN THE MOMENT CRITICAL ZONE, AS DEFINED IN THE FIGURE ABOVE.

**ALLOWABLE HOLES, HEADERS, & BEAMS**

1/4" = 1'-0"

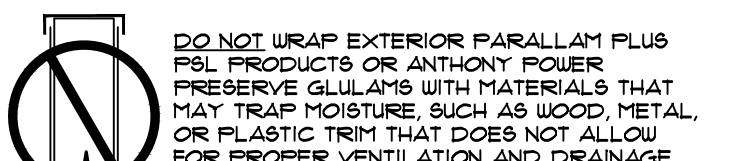
**REQUIRED CLADDING FOR EXPOSED BEAMS & COLUMNS**



- METAL CLADDING MATERIALS SHOULD NOT BE USED AS THE PRESERVATIVE TREATMENT CAN REACT WITH THE METAL AND LEAD TO CORROSION OF THE CLADDING AND FASTENERS.  
 - ALL FASTENERS, FURRING STRIPS, AND OTHER MATERIALS USED IN THE CLADDING ASSEMBLY MUST BE CORROSION-RESISTANT, TREATED, OR OTHERWISE RESISTANT TO DECAY.

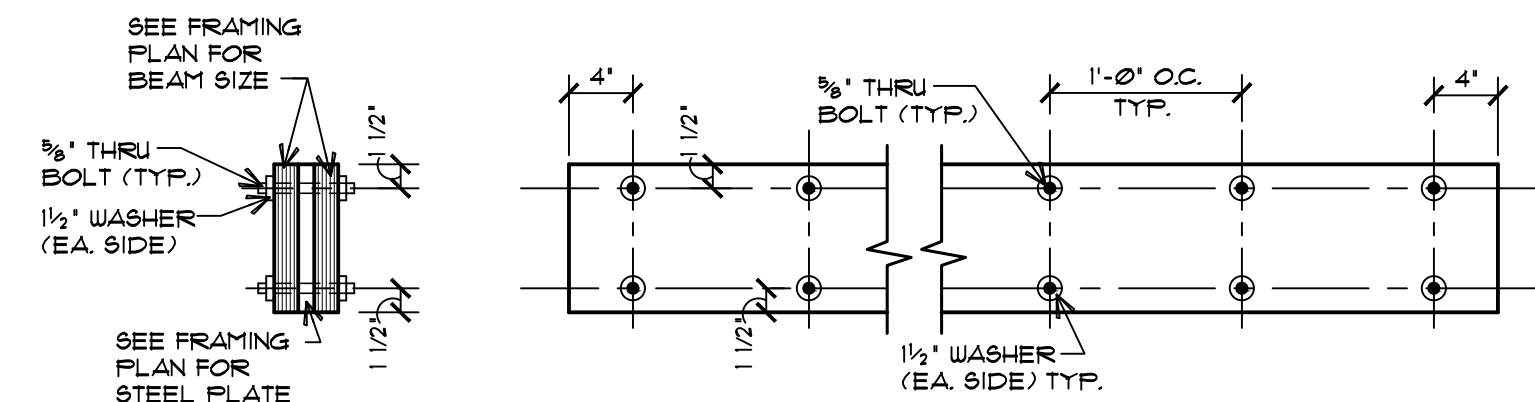
- VENTED CLADDING, SUCH AS SOFFIT OR DRILLED CLADDING MATERIAL, SHOULD BE USED TO ALLOW PROPER DRAINAGE. ROUTINE MAINTENANCE IS ALSO REQUIRED TO ENSURE THAT VENT HOLES REMAIN OPEN AND FREE OF DEBRIS.  
 - FOR COLUMN BASES WITH GROUND CONTACT MAINTAIN A 3" (MINIMUM) GAP BETWEEN CLADDING AND FINISH GRADE FOR DRAINAGE. FOR BASES WITH PATIO OR DECK SURFACE CONTACT, MAINTAIN A 1" (MINIMUM) GAP BETWEEN CLADDING AND SURFACE.

CLADDING DETAILS SHOWN ARE INTENDED FOR USE WITH PARALLAM PLUS PSL AND ANTHONY POWER PRESERVE GLULAM ONLY AND SHOULD NOT BE USED WITH UNTREATED PRODUCTS.



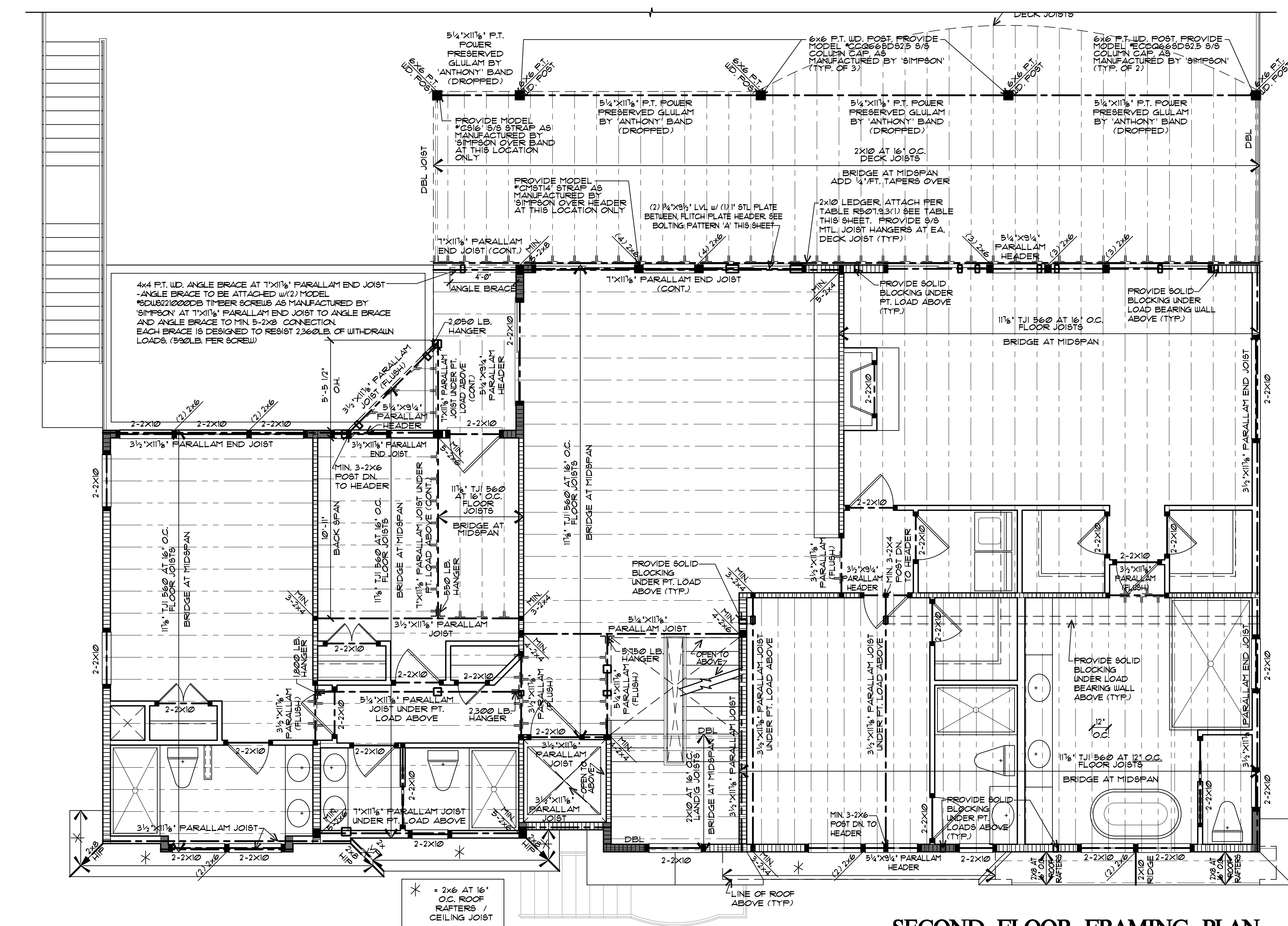
**EXPOSED COLUMN/BEAM CLADDING DETAIL**

N.T.S.



**FLITCH BEAM BOLTING DETAIL 'A'**

1" = 1'-0"



**SECOND FLOOR FRAMING PLAN**

1/4" = 1'-0"

**TYPICAL DECK LEDGER DETAIL / FASTENER SCHEDULE**

TABLE R507.9.3(1)  
 FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER AND A 2" NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST

JOIST SPAN	6'-0" AND LESS	6'-1" TO 8'-0"	8'-1" TO 10'-0"	10'-1" TO 12'-0"	12'-1" TO 14'-0"	14'-1" TO 16'-0"	16'-1" TO 18'-0"
CONNECTION DETAILS							
1/2" DIAMETER LAG SCREW WITH 15/32" INCH MAXIMUM SHEATHING	30"	23"	18"	15"	13"	11"	10"
1/2" DIAMETER BOLT WITH 15/32" INCH MAXIMUM SHEATHING	36"	36"	34"	29"	24"	21"	19"
LEDGER LOK BY FASTEN MASTER W/ 15/32" OR 7/16" SHEATHING	14"	11"	8"	7"	6"	5"	4"
SCWS22402DB SCREW BY SIMPSON W/ 15/32" OR 7/16" SHEATHING	15"	12"	9"	8"	7"	6"	5"

**DECK LEDGER / FASTENER NOTES**

- THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE BAND JOIST
- LAG SCREWS OR BOLTS SHALL BE PLACED 2" IN FROM THE BOTTOM OR TOP OF THE DECK LEDGERS AND BETWEEN 2" AND 3" IN FROM THE ENDS. THE LAG SCREWS OR BOLTS SHALL BE STAGGERED FROM THE TOP TO THE BOTTOM ALONG THE HORIZONTAL RUN OR THE DECK LEDGER.
- EXPOSED FASTENERS AND CONNECTORS, EXPOSED TO SALT WATER OR LOCATED WITHIN 300 FEET OF A SALT WATER SHORELINE, SHALL BE STAINLESS STEEL.

**TYP. DECK LEDGER DETAIL/FASTNER SCHEDULE**

FASTENING SCHEDULE PER TABLE R602.3(1)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS		MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS TABLE R 602.15																
			EDGES (inches)	INTERMEDIATE SUPPORTS (inches)																	
30	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.	6d common (2" x 0.131") nail (subfloor, wall) 8d common (2" x 0.131") nail (roof) OR R6RS-01 (2 1/2" x 0.131") nail (roof)	6	12	<table border="1"> <thead> <tr> <th>HEADER SPAN</th> <th>MAXIMUM STUD SPACING</th> </tr> </thead> <tbody> <tr> <td>≤ 3'-0"</td> <td>1</td> </tr> <tr> <td>4'-0"</td> <td>2</td> </tr> <tr> <td>6'-0"</td> <td>2</td> </tr> <tr> <td>8'-0"</td> <td>3</td> </tr> <tr> <td>10'-0"</td> <td>3</td> </tr> <tr> <td>12'-0"</td> <td>3</td> </tr> <tr> <td>16'-0"</td> <td>4</td> </tr> </tbody> </table>	HEADER SPAN	MAXIMUM STUD SPACING	≤ 3'-0"	1	4'-0"	2	6'-0"	2	8'-0"	3	10'-0"	3	12'-0"	3	16'-0"	4
HEADER SPAN	MAXIMUM STUD SPACING																				
≤ 3'-0"	1																				
4'-0"	2																				
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31		8d common (2 1/2" x 0.131") OR R6RS-01 (2 1/2" x 0.131") nail (roof)	6	12	<table border="1"> <thead> <tr> <th>HEADER SPAN</th> <th>MAXIMUM STUD SPACING</th> </tr> </thead> <tbody> <tr> <td>≤ 3'-0"</td> <td>1</td> </tr> <tr> <td>4'-0"</td> <td>2</td> </tr> <tr> <td>6'-0"</td> <td>2</td> </tr> <tr> <td>8'-0"</td> <td>3</td> </tr> <tr> <td>10'-0"</td> <td>3</td> </tr> <tr> <td>12'-0"</td> <td>3</td> </tr> <tr> <td>16'-0"</td> <td>4</td> </tr> </tbody> </table>	HEADER SPAN	MAXIMUM STUD SPACING	≤ 3'-0"	1	4'-0"	2	6'-0"	2	8'-0"	3	10'-0"	3	12'-0"	3	16'-0"	4
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32		10d common (3" x 0.148") nail; or 8d (2 1/2" x 0.131") deformed nail	6	12	<table border="1"> <thead> <tr> <th>HEADER SPAN</th> <th>MAXIMUM STUD SPACING</th> </tr> </thead> <tbody> <tr> <td>≤ 3'-0"</td> <td>1</td> </tr> <tr> <td>4'-0"</td> <td>2</td> </tr> <tr> <td>6'-0"</td> <td>2</td> </tr> <tr> <td>8'-0"</td> <td>3</td> </tr> <tr> <td>10'-0"</td> <td>3</td> </tr> <tr> <td>12'-0"</td> <td>3</td> </tr> <tr> <td>16'-0"</td> <td>4</td> </tr> </tbody> </table>	HEADER SPAN	MAXIMUM STUD SPACING	≤ 3'-0"	1	4'-0"	2	6'-0"	2	8'-0"	3	10'-0"	3	12'-0"	3	16'-0"	4
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16'-0"	4																				

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

MINIMUM NAIL SIZE	PENETRATION (inches)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM WOOD PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED (mph)				
					EDGES (inches o.c.)	FIELD (inches o.c.)	WIND EXPOSURE CATEGORY				
6d common (2" x 0.131")	15	24/0	3/8	16	6	12	140	15	110		
8d common (2 1/2" x 0.131")	17 1/2	24/6	7/8	16	6	12	110	140	135		
				24	24	12	140	15	110		

**STRUCTURAL NOTES**

- INDICATES LOAD BEARING WALL.
- 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 FRAMING LUMBER TO BE HEM-FIR #2 Fb=850 FSI OR BETTER
- ALL PRESSURE TREATED LUMBER TO BE SOUTHERN YELLOW PINE #1 OR BETTER
- PROVIDE SOLID WOOD BLOCKING BELOW ALL POINT LOADS ABOVE.
- ALL DIMENSIONS ARE TO ROUGH FRAMING.
- ALL CONCRETE USED FOR SLABS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.
- ALL CONCRETE FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI @ 28 DAYS.
- ALL CONCRETE USED FOR WALLS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI @ 28 DAYS.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- ALL STAPLES IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL.
- ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED.
- WHERE 'AZEK' DECKING IS USED, JOIST SPACING SHOULD BE 12" O.C. MINIMUM.
- DECK FLASHING TAPE SHALL BE APPLIED TO THE TOP EDGE OF ANY 'PARALLAM PLUS PSL' OR 'ANTHONY POWER PRESERVE GLULAM' USED IN EXPOSED DECK APPLICATIONS.
- INSTALLATION OF FRAMING SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- ALL PARALLAMS TO BE MANUFACTURED BY TRUSS JOIST OR EQUIVALENT SIZE LVL OR LAMINATED WOOD BEAM, MINIMUM Fb=2,400 FSI
- ALL LAMINATED WOOD BEAMS TO BE MINIMUM Fb=2,400 FSI
- PROVIDE GALVANIZED METAL JOIST/BEAM HANGERS AT ALL JOISTS/BEAM TO BEAM CONNECTIONS AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL.
- ALL STRUCTURAL MEMBERS TO BE FASTENED AS PER TABLE R602.3(1) OF THE 2018 EDITION OF THE IRC.
- PROVIDE BRIDGING AT ALL FLOOR JOISTS W/ SPAN GREATER THAN 8'-0"
- WHERE ENGINEERED LUMBER IS PROVIDED, BLOCK ONLY AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS.
- FILE TO BE NOTCHED FOR BANDS NO MORE THAN 50% OF THE FILE DIAMETER.
- COPPER NAPHTHENE TREATMENT SHALL BE FIELD APPLIED TO THE CUT END OF P.T. FILE WHEN IN CONTACT WITH CONCRETE.
- 'COF-GUARD' TREATMENT SHALL BE FIELD APPLIED TO THE CUT END OF 'ANTHONY' POWER PRESERVE GLULAM BEAMS.

**SHEATHING NOTE:**

ALL PLYWOOD ROOF AND WALL SHEATHING WITHIN 4 FT. OF GABLE END SHALL BE CONNECTED W/ 8d DEFORMED OR RING NAILS @ 6" O.C. PERIMETER AND INFIELD. ALL OTHER SHEATHING TO BE INSTALLED W/ 8d DEFORMED OR RING NAILS @ 6" O.C. PERIMETER AND 12" O.C. INFIELD.

**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" STRUCTURAL FIBERGLASS SHEATHING SHALL BE CONNECTED W/ (2)-ROWS 8d COMMON NAILS @ 3" O.C. & PANEL EDGES @ 6" O.C. FIELD. FASTEN SHEATHING TO HEADERS W/ 8d COMMON NAILS IN 3" GRID PATTERN. PANEL SPLICES, IF NEEDED, TO OCCUR WITHIN 24" OF MID-HEIGHT. (TYP.)

PROVIDE NARROW WALL SHEATHING NAILING AT EXTERIOR WALLS LESS THAN 10'-0" H/W PANELS LESS THAN 3'-0" WIDE.

**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 15' FELT UNDERLAYMENT OR SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET COMPLYING WITH ASTM D 1910.

Craig W. Brearley, A.I.A.  
 #N.J. A111126  
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799 Route 72, Manahawkin  
 New Jersey 08050  
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 (Phone) 609-597-8880  
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GLASSER-KAPNICK 1093C LONG BEACH BLVD.  
 LOT: 302 BLOCK: 1693  
 LONG BEACH TOWNSHIP  
 OCEAN COUNTY, NEW JERSEY

SECOND FLOOR FRAMING PLAN

REVISIONS

No.	Date	Description

DATE  
 11/01/2022

COMM. No.  
 22045

DRAWN BY:  
 EMR

SHEET

A-10  
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**STRUCTURAL NOTES**

- [Symbol] INDICATES LOAD BEARING WALL.
- ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAX. UNLESS OTHERWISE NOTED.
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- ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED.
- WHERE 'AZEK' DECKING IS USED, JOIST SPACING SHOULD BE 12" O.C. MINIMUM.
- DECK FLASHING TAPE SHALL BE APPLIED TO THE TOP EDGE OF ANY 'PARALLAM' PLUS FSL OR 'ANTHONY' FOUER PRESERVED GLULAM, USED IN EXPOSED DECK APPLICATIONS.
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- ALL PARALLAMS TO BE MANUFACTURED BY TRUSS JOIST OR EQUIVALENT SIZE LVL OR LAMINATED WOOD BEAM, MINIMUM Fb=2,500 PSI
- ALL LAMINATED WOOD BEAMS TO BE MINIMUM Fb=2,400 PSI
- PROVIDE GALVANIZED METAL JOIST/BEAM HANGERS AT ALL JOISTS/ BEAM TO BEAM CONNECTIONS AS PER MANUFACTURER'S INSTRUCTIONS OR APPROVED EQUAL.
- ALL STRUCTURAL MEMBERS TO BE FASTENED AS PER TABLE R602.3(1) OF THE 2018 EDITION OF THE IRC.
- PROVIDE BRIDGING AT ALL FLOOR JOISTS W/ SPAN GREATER THAN 8'-0" TYP (WHERE ENGINEERED LUMBER IS PROVIDED, BLOCK ONLY AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS).
- FILE TO BE NOTCHED FOR BANDS NO MORE THAN 50% OF THE FILE DIAMETER.
- COPPER NAPHTHENATE TREATMENT SHALL BE FIELD APPLIED TO THE CUT END OF P.T. FILE, WHEN IN CONTACT WITH CONCRETE.
- 'COP-GUARD' TREATMENT SHALL BE FIELD APPLIED TO THE CUT END OF 'ANTHONY' FOUER PRESERVED GLULAM BEAMS.

**SHEATHING NOTE:**

ALL PLYWOOD ROOF AND WALL SHEATHING WITHIN 4 FT. OF GABLE END SHALL BE CONNECTED W/ 8d DEFORMED OR RING NAILS @ 6" O.C. PERIMETER AND INFIELD. ALL OTHER SHEATHING TO BE INSTALLED W/ 8d DEFORMED OR RING NAILS @ 6" O.C. PERIMETER AND 12" O.C. INFIELD.

**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" STRUCTURAL FIBERGLASS SHEATHING SHALL BE CONNECTED W/ (2)-ROWS 8d COMMON NAILS @ 3" O.C. @ PANEL EDGES & 6" O.C. @ FIELD. FASTENING TO HEADERS W/ 8d COMMON NAILS IN 3" GRID PATTERN. PANEL SPLICES, IF NEEDED, TO OCCUR WITHIN 24" OF MID-HEIGHT. (TYP.)

PROVIDE NARROW WALL SHEATHING/NAILING AT EXTERIOR WALLS LESS THAN 10'-0" H W/ PANELS LESS THAN 3'-0" WIDE.

**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 30861, CLASS F.

- ROOFS WITH A SLOPE OF 2:12 TO 4:12 SHALL BE PROVIDED WITH (2)-LAYERS OF 15# FELT UNDERLAYMENT OR SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET COMPLYING WITH ASTM D 1910.

Craig W. Brearley, A.I.A.  
#N.J. AI11126  
Sarah D. Jennings, A.I.A.  
#N.J. AI21771

799 Route 72, Manahawkin  
New Jersey 08050  
www.cwbearley.com  
(Phone) 609-597-8880  
(Fax) 609-597-5289



GLASSER-KAPNICK 1093C LONG BEACH BLVD.  
LOT: 3-02 BLOCK: 16-93  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

REVISIONS

No.	Date	Description

DATE  
11/01/2022

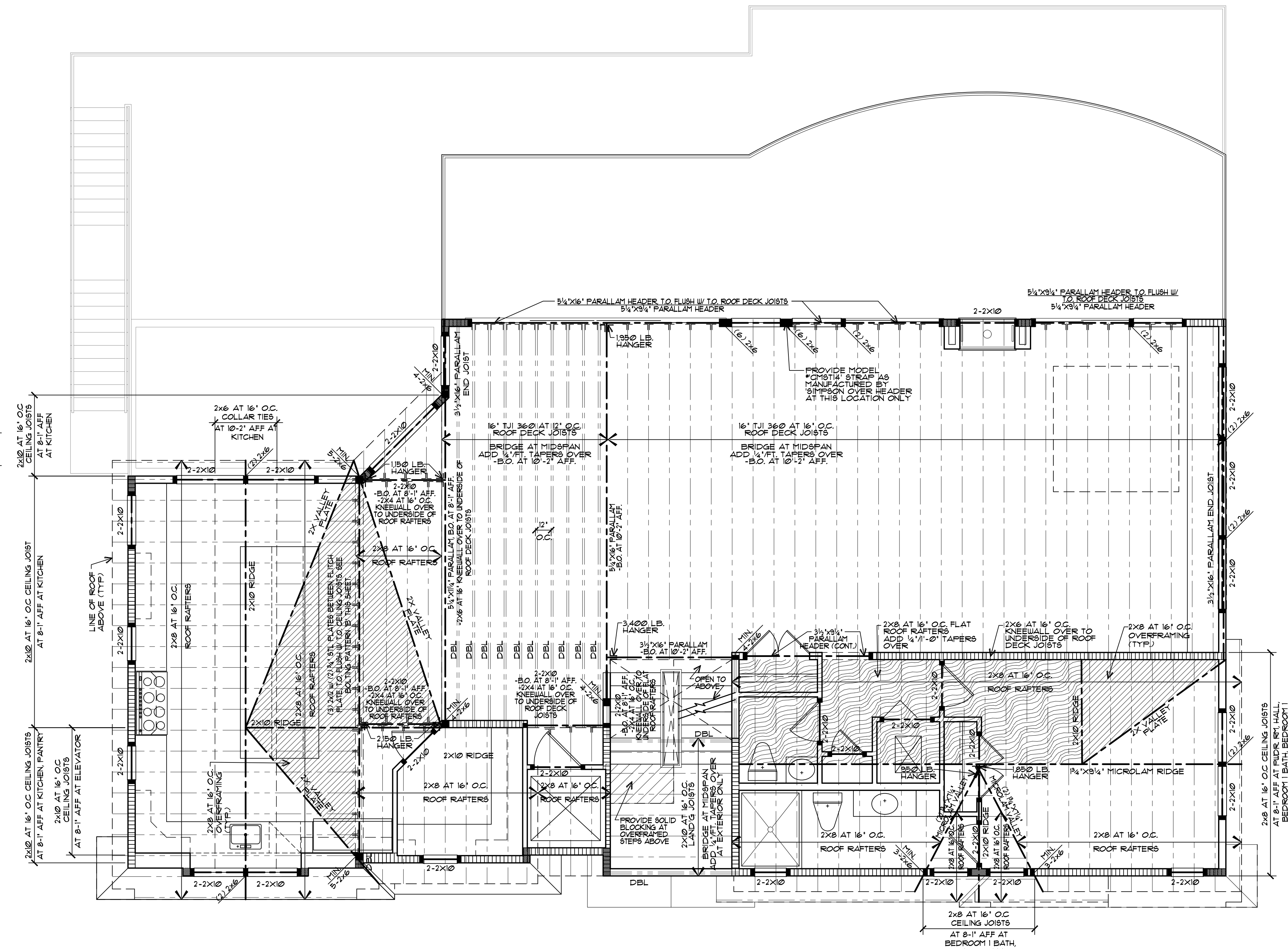
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**ROOF FRAMING PLAN**  
1/4" = 1'-0"

**TYPICAL DECK LEDGER DETAIL / FASTENER SCHEDULE**

TABLE R507.9.3(1)  
FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER AND A 2" NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST

JOIST SPAN	6'-0" AND LESS	6'-1" TO 8'-0"	8'-1" TO 10'-0"	10'-1" TO 12'-0"	12'-1" TO 14'-0"	14'-1" TO 16'-0"	16'-1" TO 18'-0"
CONNECTION DETAILS							
1/2" DIAMETER LAG SCREW WITH 15/32" INCH MAXIMUM SHEATHING	30'	23'	18'	15'	13'	11'	10'
1/2" DIAMETER BOLT WITH 15/32" INCH MAXIMUM SHEATHING	36'	36'	34'	29'	24'	21'	19'
LEDGER LOK BY FASTEN MASTER W/ 15/32" OR 7/16" SHEATHING	14'	11'	8'	7'	6'	5'	4'
SCWS2240@DB SCREW BY SIMPSON W/ 15/32" OR 7/16" SHEATHING	15'	12'	9'	8'	7'	6'	5'

**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" IN FROM THE BOTTOM OR TOP OF THE DECK LEDGERS AND BETWEEN 2" AND 3" IN FROM THE ENDS. THE LAG SCREWS OR BOLTS SHALL BE STAGGERED FROM THE TOP TO THE BOTTOM ALONG THE HORIZONTAL RUN OR THE DECK LEDGER.
3. EXPOSED FASTENERS AND CONNECTORS, EXPOSED TO SALT WATER OR LOCATED WITHIN 300 FEET OF A SALT WATER SHORELINE, SHALL BE STAINLESS STEEL.

**TYP. DECK LEDGER DETAIL/FASTNER SCHEDULE**

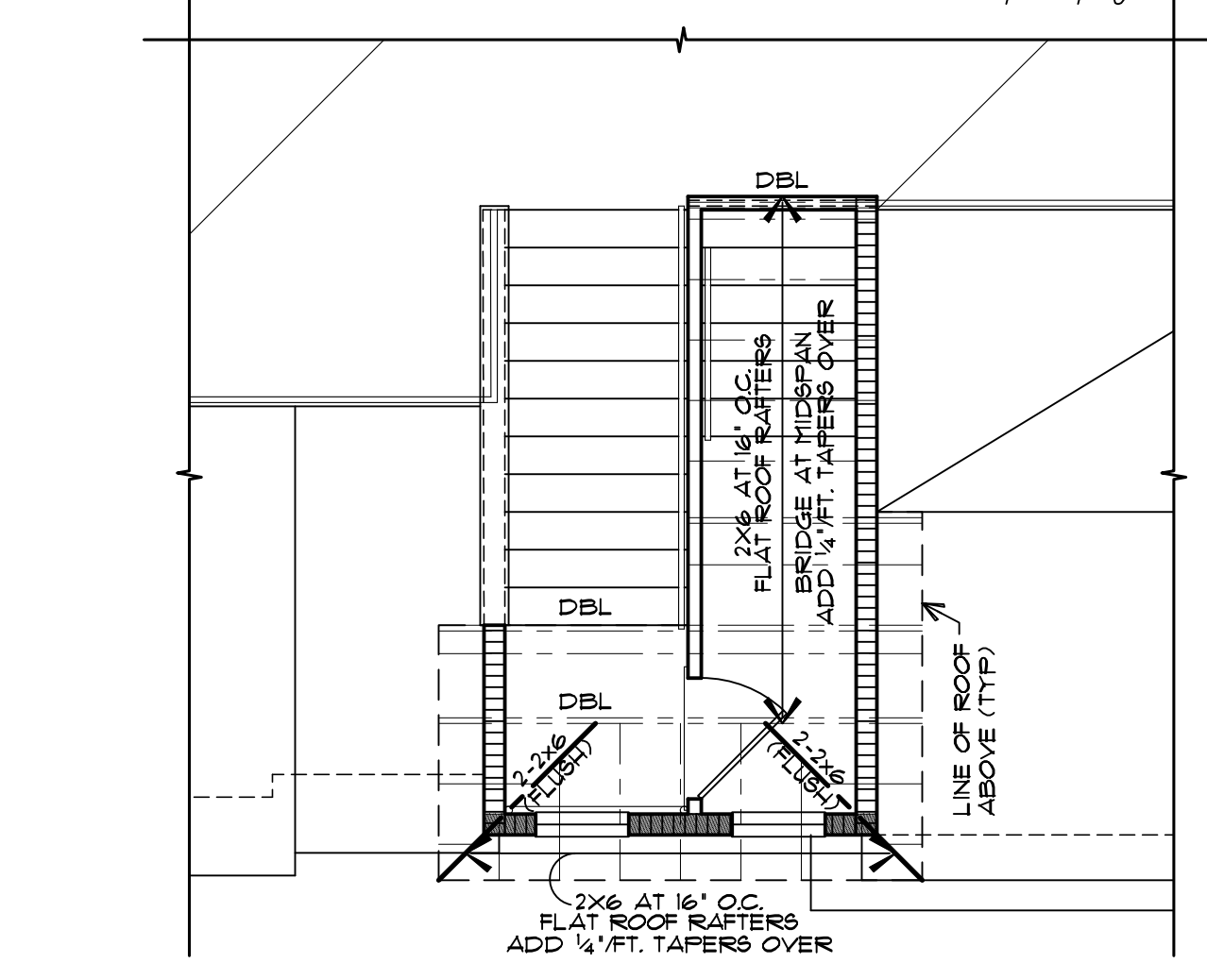
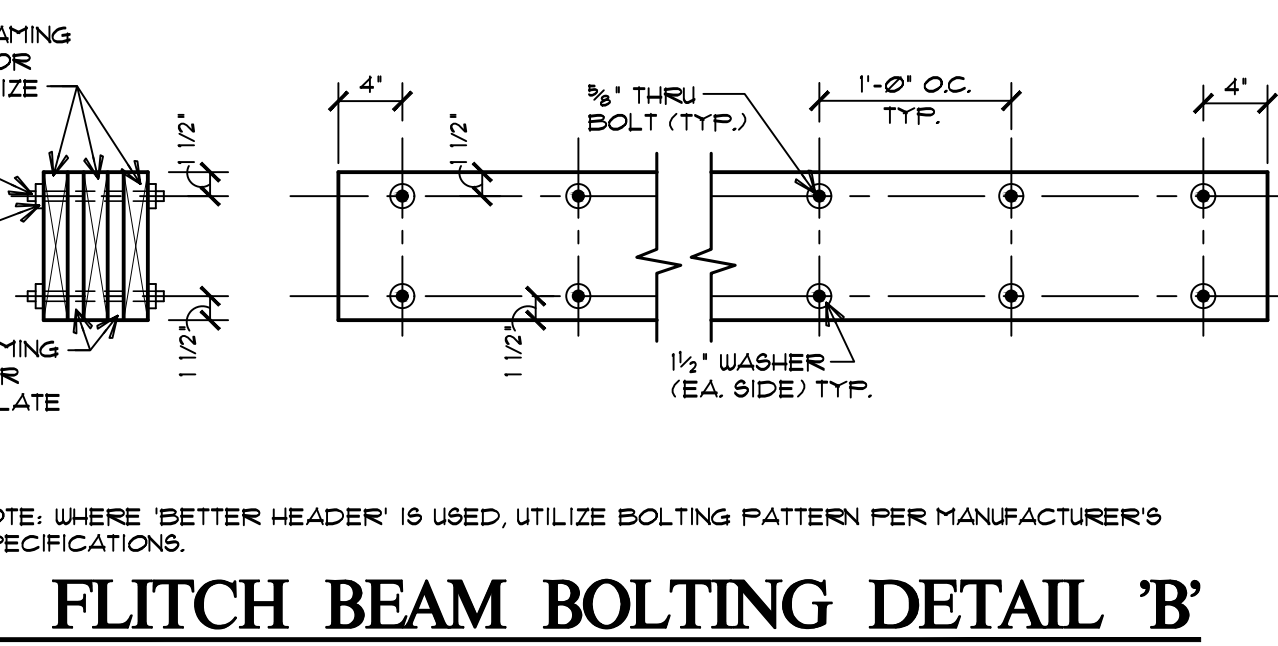
FASTENING SCHEDULE PER TABLE R602.3(1)

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.

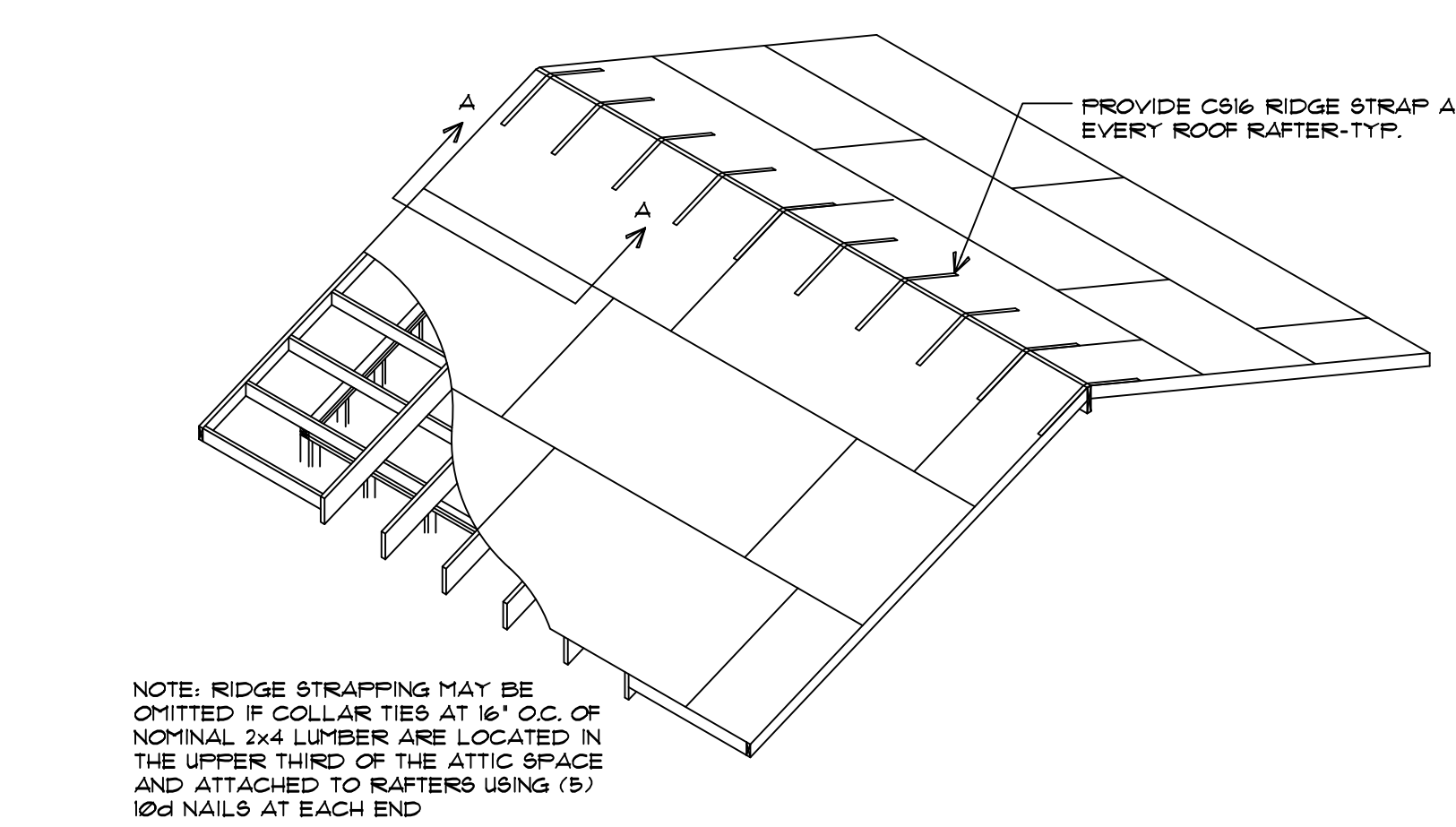
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS (inches)		MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS TABLE R 602.15		
			EDGES (inches o.c.)	INTERMEDIATE SUPPORTS (inches)	HEADER SPAN	16" O.C. STUD SPACING	24"
30	3/8" - 1/2"	6d common (2" x @13") nail (subfloor, wall) 8d common (2" x @13") nail (roof) OR R8RS-01 (2 3/8" x @13") nail (roof)	6	12	≤ 3'-0"	1	1
31	7/8" - 1"	8d common (2 1/2" x @13") OR R8RS-01 (2 3/8" x @13") nail (roof)	6	12	4'-0"	2	1
32	1 1/8" - 1 1/4"	10d common (3" x @148") nail; or 8d (2 1/2" x @13") deformed nail	6	12	6'-0"	3	2
					10'-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 SIZE	PENETRATION (inches)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING (inches o.c.)		ULTIMATE DESIGN WIND SPEED (mph) WIND EXPOSURE CATEGORY		
					EDGES (inches o.c.)	FIELD (inches o.c.)	B	C	D
6d common (2" x @13")	15	24/0	3/8	16	6	12	140	115	110
8d common (2 1/2" x @13")	17 1/2	24/6	7/8	16	6	12	170	140	135
					24	12	140	115	110

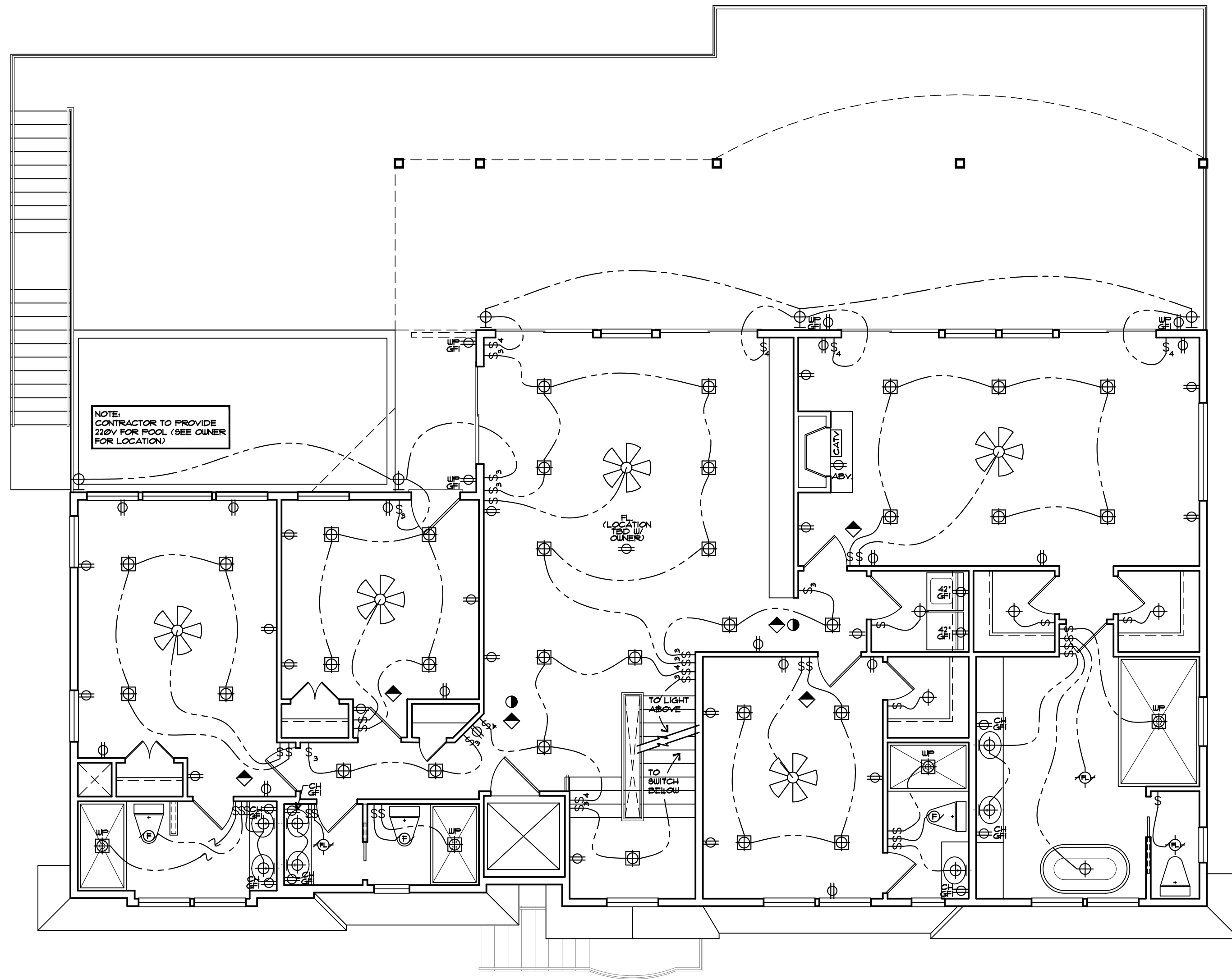


**UPPER ROOF FRAMING PLAN**  
1/4" = 1'-0"



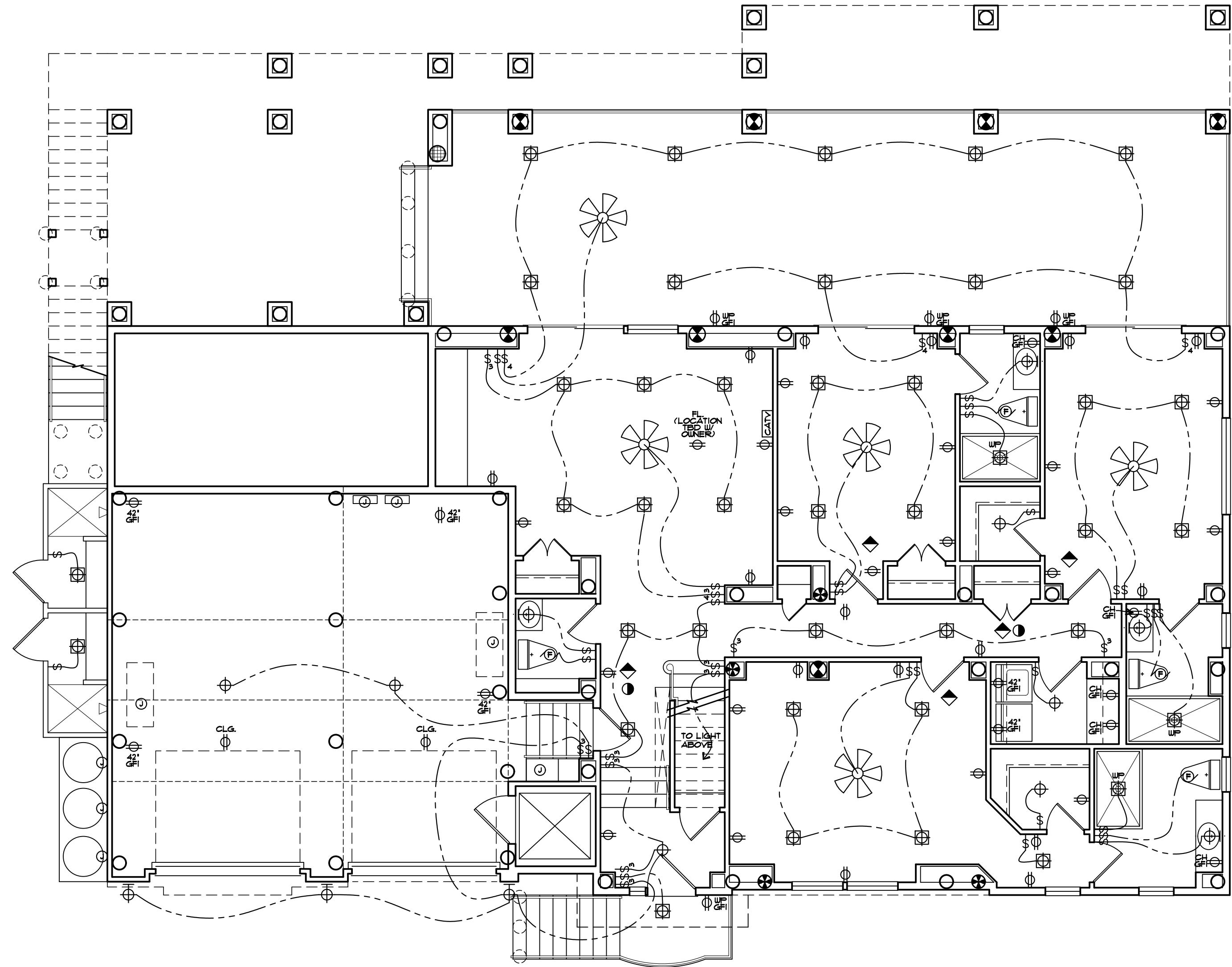
**TYPICAL RIDGE STRAPPING DETAIL**  
N.T.S.





**FIRST FLOOR ELECTRICAL PLAN**

3/16" = 1'-0"



**GROUND FLOOR ELECTRICAL PLAN**

3/16" = 1'-0"

**ELECTRICAL NOTES**

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE w/ AMENDMENTS PER NJUCC, 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. 75% OF ALL LIGHT BULBS TO BE COMPACT FLUORESCENT AND/OR HIGH-EFFICIENCY.
11. ALL UTILITIES INCLUDING ELECTRIC METER, PUMPS, AND PUMPING, TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION, AND CANNOT BE ATTACHED TO A BREAK-AWAY WALL IN A 'V ZONE' OR 'COASTAL A' ZONE. CONTRACTOR SHALL SUPPLY MAX. OF 4'-0" SECTION OF GROUND FLOOR ENCLOSURE TO BE NON-BREAKAWAY CONSTRUCTION FOR THE INSTALLATION OF EQUIPMENT LISTED ABOVE.
12. ALL ELECTRICAL WIRING SHALL BE INSTALLED WITH VERTICAL CONDUITS FROM THE FLOOR SYSTEM DOWN TO FINISH. NO HORIZONTAL CONDUIT, OUTLETS, OR SWITCHES SHALL BE ATTACHED TO BREAK AWAY WALLS.
13. ELECTRICAL WIRING, RECEPTABLES, SWITCHES, AND LIGHTS BELOW DESIGN FLOOD ELEVATION (DFE) SHALL BE GROUPED TOGETHER ON ISOLATED CIRCUITS WITH GFCI BREAKERS.
14. EXTERIOR ELECTRICAL WIRING BELOW DFE SHALL BE PROTECTED USING ELECTRICAL METALLIC TUBING (EMT) PER NEC ARTICLE 358.
15. EXTERIOR ELECTRICAL RECEPTABLES LOCATED BELOW DFE SHALL BE IN A WEATHER PROOF ENCLOSURE, SUITABLE FOR A WET LOCATION, PER NEC ARTICLE 406B.

**HVAC NOTES**

1. THE ENTIRE SYSTEM SHALL BE DESIGNED BY A LICENSED TECHNICIAN AND INSTALLED BY HVAC CONTRACTOR WITH WARRANTIES.
2. HEATING SYSTEM SHALL BE GAS-FIRED FORCED HOT AIR, THREE ZONE, WITH A/C SHARING DISTRIBUTION DUCTWORK.
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.

**ELECTRICAL SYMBOLS**

⊖	SINGLE POLE SWITCH	☎	TELEPHONE OUTLET
⊖⊖⊖	THREE (3) POLE SWITCH	⊖ CATV	CABLE TELEVISION OUTLET
⊖⊖⊖⊖	FOUR (4) POLE SWITCH	⊖ T	THERMOSTAT
⊖⊖⊖⊖⊖	DIMMER SWITCH	⊖ B	DOOR BELL BUTTON
⊖⊖⊖⊖⊖⊖	3 SPEED FAN SWITCH	⊖ C	DOOR BELL CHIMES
⊖⊖⊖⊖⊖⊖⊖	DUPLEX OUTLET	⊖ S	SMOKE DETECTOR
⊖⊖⊖⊖⊖⊖⊖⊖	QUAD OUTLET	⊖ CD	CARBON MONOXIDE DETECTOR
⊖⊖⊖⊖⊖⊖⊖⊖⊖	DUPLEX OUTLET INTERRUPTED	⊖ S	SPRINKLER ALARM BELL
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	DUPLEX OUTLET w/ GFI	⊖ P	ELECTRIC PANEL
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	DUPLEX OUTLET w/ GFI INTERRUPTED	⊖ M	ELECTRIC METER
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	DUPLEX OUTLET w/ GFI w/ SWITCH	⊖ F	FLUORESCENT LIGHT FIXTURE
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	220 SERVICE OUTLET	⊖ S	FLUORESCENT STRIP FIXTURE
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	JUNCTION BOX	⊖ S	UNDER CABINET FIXTURE
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	CEILING LIGHT FIXTURE	⊖ S	CEILING FAN
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	WALL LIGHT FIXTURE		
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	GARBAGE DISPOSAL		
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	CEILING EXHAUST FAN		
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	WALL EXHAUST FAN		
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	EXHAUST FAN w/LIGHT		
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	EXTERIOR FLOOD LIGHT		

**NOTE:**  
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 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.

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 #N.J. AI11126  
 Sarah D. Jennings, A.I.A.  
 #N.J. AI21771

799 Route 72, Manahawkin  
 New Jersey 08050  
 www.cwbearley.com  
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GLASSER-KAPNICK 1093C LONG BEACH BLVD.  
 LOT: 3.02 BLOCK: 16.93  
 LONG BEACH TOWNSHIP  
 OCEAN COUNTY, NEW JERSEY  
 GROUND & FIRST FLOOR ELECTRICAL PLANS

No.	Date	Description

DATE  
11/01/2022

COMM. No.  
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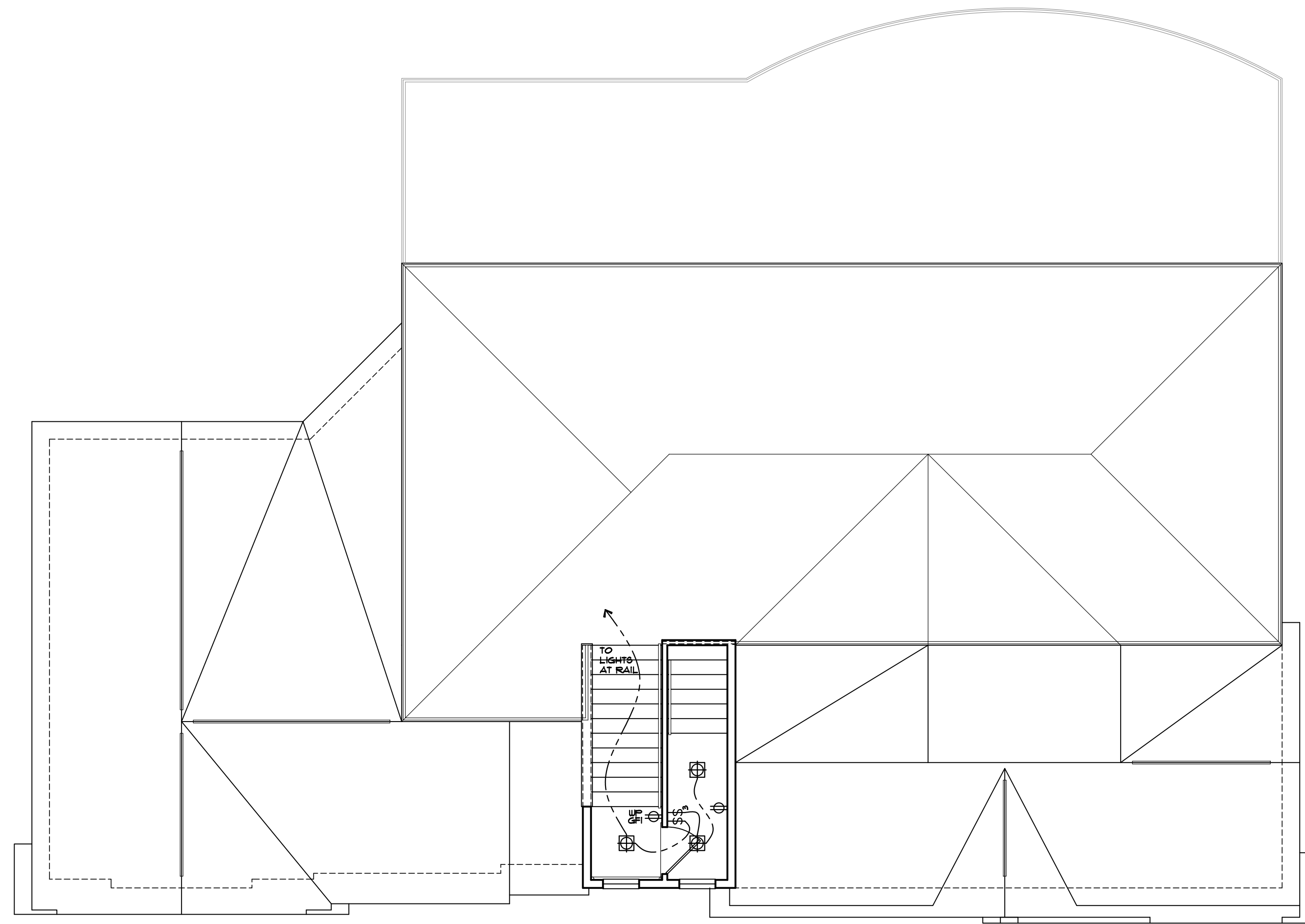
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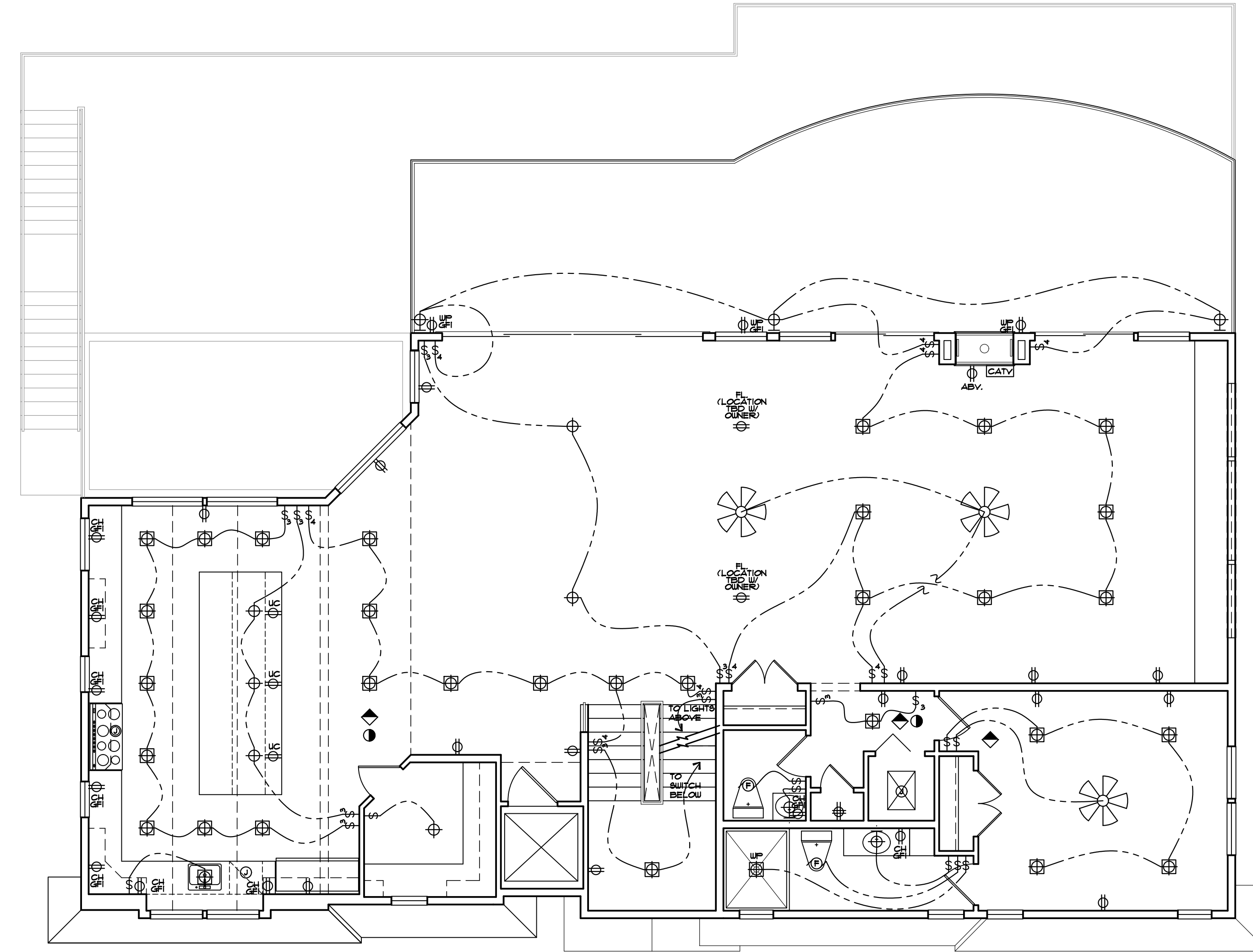
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**ROOF DECK ELECTRICAL PLAN**

3/16" = 1'-0"



**SECOND FLOOR ELECTRICAL PLAN**

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⊖⊖⊖⊖⊖⊖⊖⊖	QUAD OUTLET	⊖	CARBON MONOXIDE DETECTOR
⊖⊖⊖⊖⊖⊖⊖⊖⊖	DUPLEX OUTLET INTERRUPTED	⊖	SPRINKLER ALARM BELL
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	DUPLEX OUTLET w/ GFI	⊖	ELECTRIC PANEL
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	DUPLEX OUTLET w/ GFI	⊖	ELECTRIC METER
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	DUPLEX OUTLET w/ GFI	⊖	FLUORESCENT LIGHT FIXTURE
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	220 SERVICE OUTLET	⊖	FLUORESCENT STRIP FIXTURE
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	JUNCTION BOX	⊖	UNDER CABINET FIXTURE
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	CEILING LIGHT FIXTURE	⊖	RECESSED CEILING LIGHT FIXTURE
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	WALL LIGHT FIXTURE	⊖	CEILING FAN
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	GARBAGE DISPOSAL		
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	CEILING EXHAUST FAN		
⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	WALL EXHAUST FAN		
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⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖⊖	EXTERIOR FLOOD LIGHT		

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 OCEAN COUNTY, NEW JERSEY  
 SECOND FLOOR & ROOF DECK ELECTRICAL PLANS

No.	Date	Description

DATE  
 11/01/2022  
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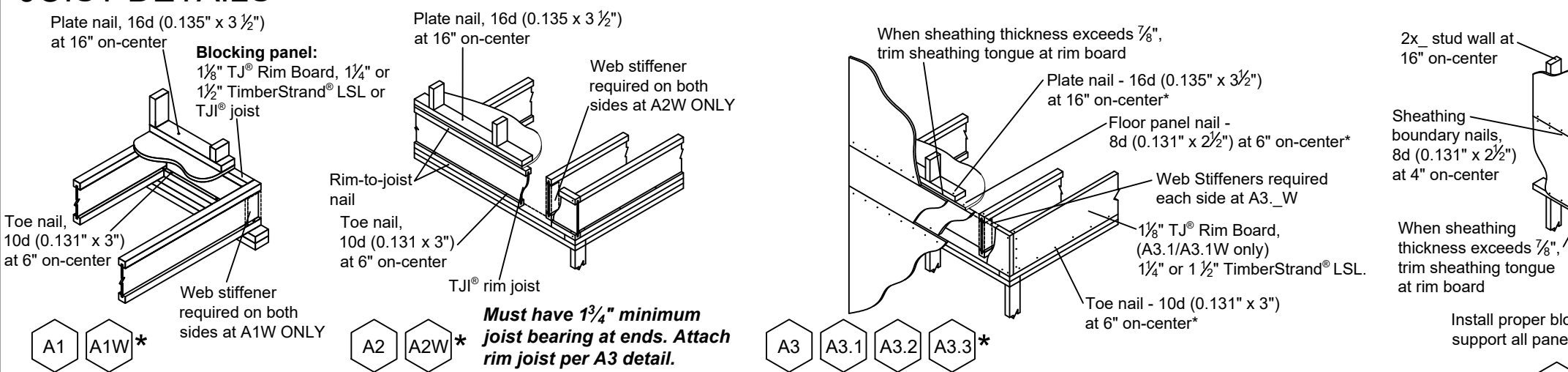
Plans Not Valid Unless Seal Embossed



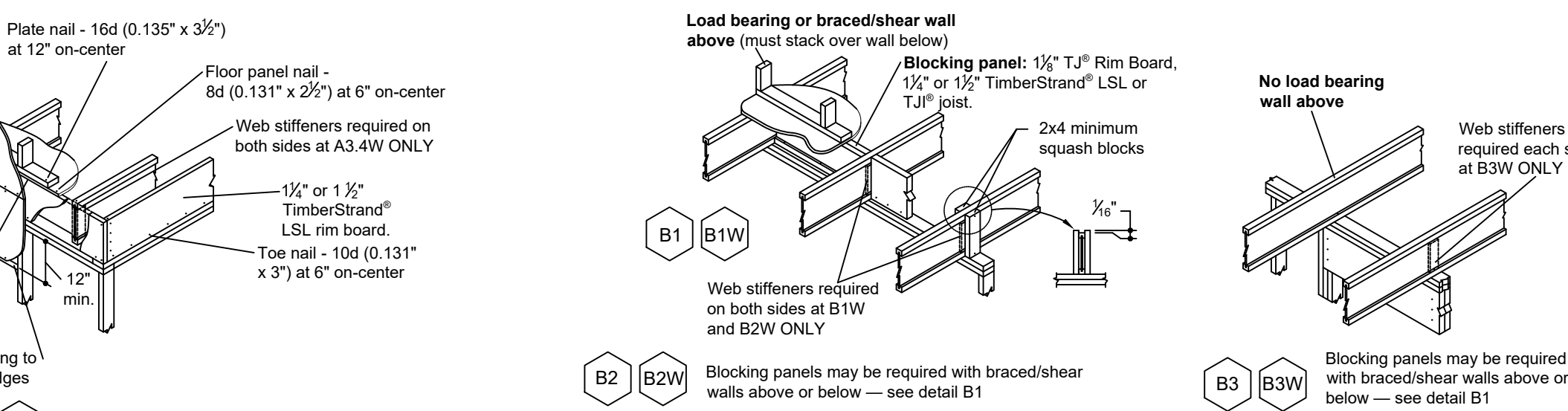




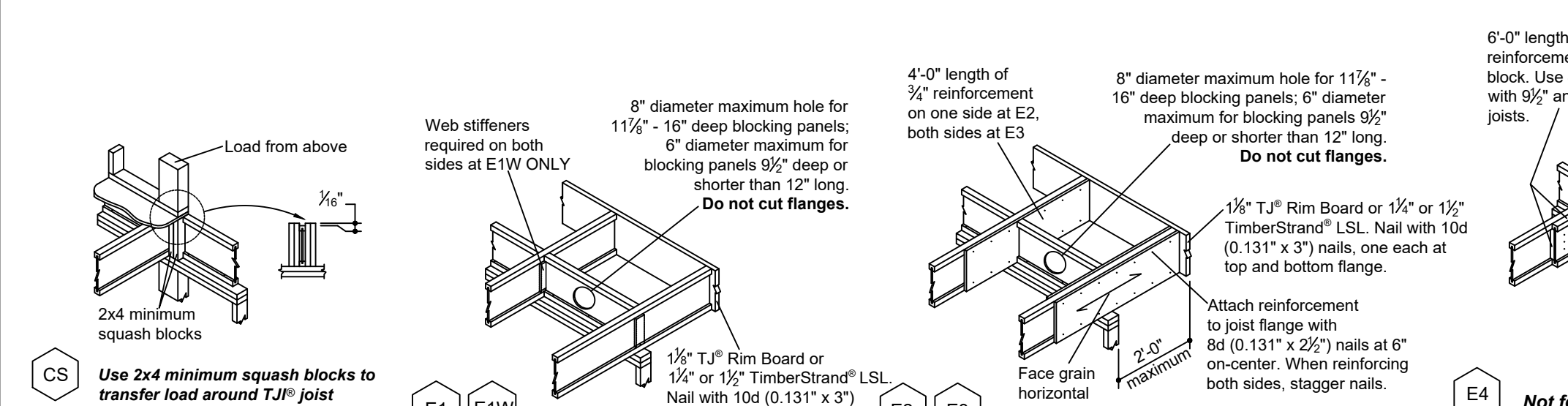
**JOIST DETAILS**



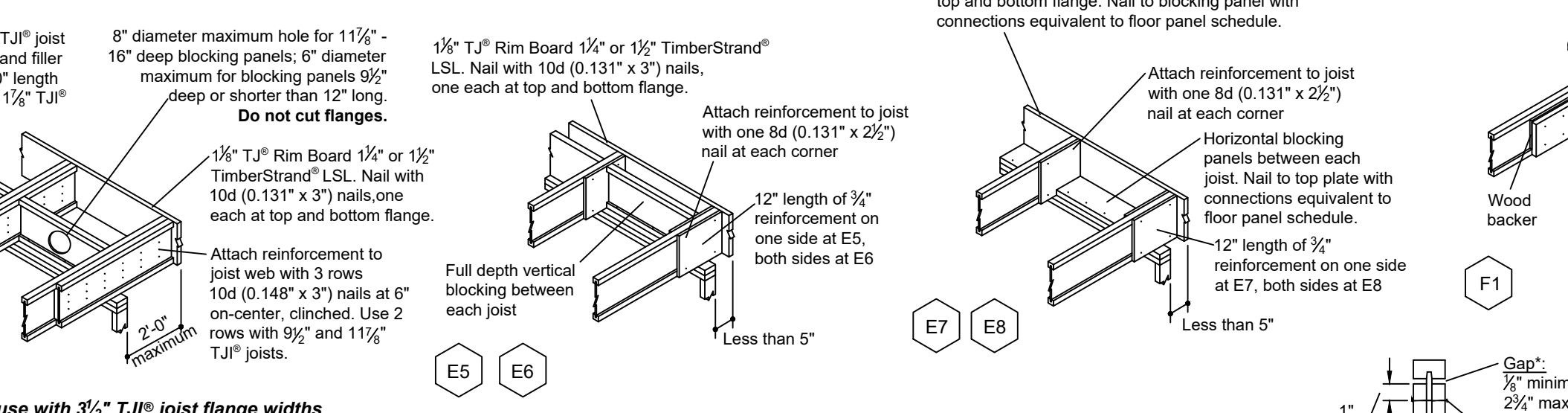
\* For additional installation specifications see Rim Board Details and Installation in Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.



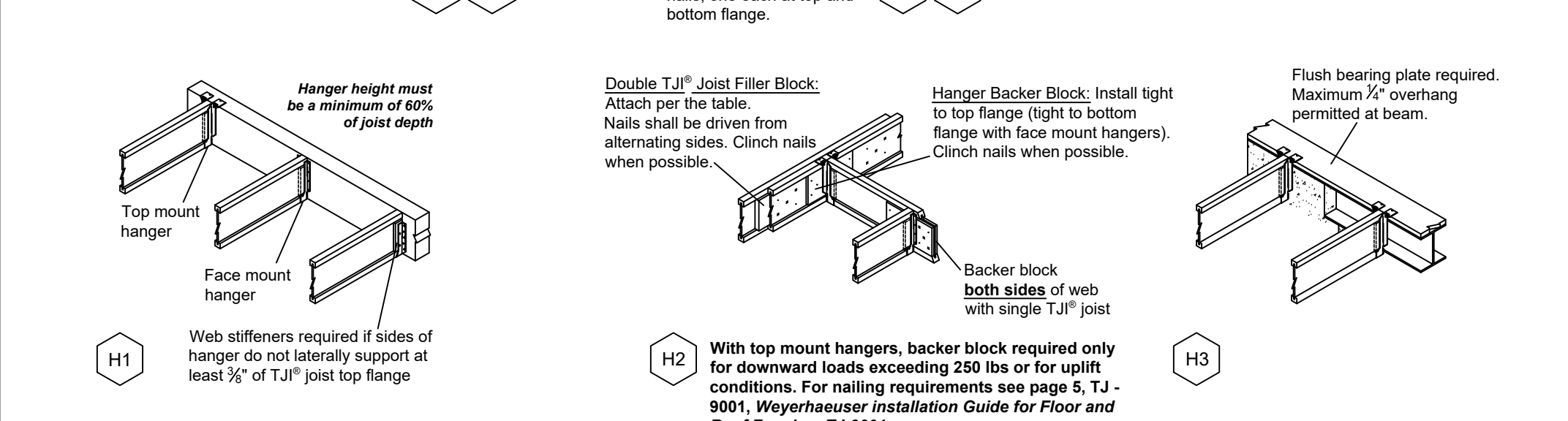
\* For additional installation specifications see Rim Board Details and Installation in Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.



Not for use with 3/2" TJI joist flange widths



When specified on the layout, one of the bracing options above is required

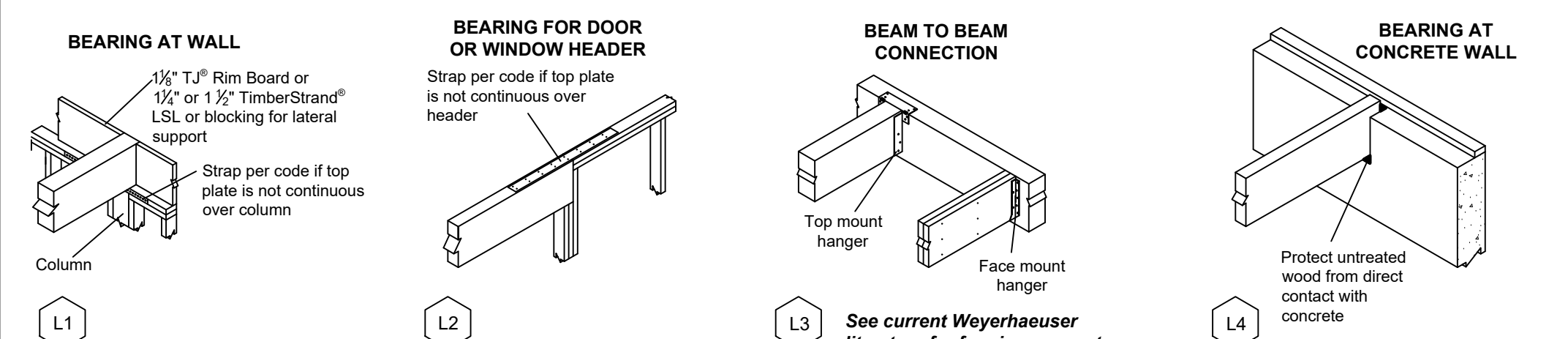


With top mount hangers, backer block required only for downward loads exceeding 250 lbs or for uplift conditions. For nailing requirements see page 5, TJ-9001, Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.

Fastener Allowable Load <sup>(1)</sup> (lb/ft)	
Rim Board Material	1/2" TJI Rim Board <sup>(2)</sup>
1/2" TJI Rim Board <sup>(2)</sup>	480
1/2" TimberStrand® LSL	615
1 1/2" TimberStrand® LSL	675

(1) Consistent fasteners required for nail-to-wood applications.  
 (2) Allowable load determined in accordance with ASTM D7672.  
 (3) 1/2" TJI Rim Board is allowed with joist depths < 16".  
 (4) Maximum 1/2" sherrred air space.

**BEAM DETAILS**



See current Weyerhaeuser literature for framing connectors

**FASTENING OF FLOOR PANELS**

Nail Size	110, 210, and 230	360 and 560	1 1/2" TJI Rim Board	1 1/2" TimberStrand® LSL	1 1/2" TimberStrand® LSL or wider	MicroLam® LVL	Parallam® PSL
8d (0.131" x 2 1/2")	4"	6"	4"	4"	4"	4"	4"
10d (0.148" x 3")	4"	6"	4"	4"	4"	4"	4"
16d (0.162" x 3 1/2")	6"	8"	6"	6"	6"	6"	6"

(1) Stagger nails when using 4" on-center spacing and maintain 3/2" joist and panel edge distance. One row of fasteners is permitted (two abutting panel edges) for diaphragms. Fastener spacing for TJI joists in diaphragms cannot be less than shown in table. When fastener spacing for blocking is less than spacing shown above, rectangular blocking must be used in lieu of TJI joists.  
 (2) For non-diaphragm applications, multiple rows of fasteners are permitted if the rows are offset at least 1/2" and staggered.  
 (3) With 10d (0.148" x 3") nails, spacing can be reduced to 3" on-center for light gauge steel straps.  
 (4) Can be reduced to 5" on-center if nail penetration into the narrow edge is no more than 1/2" (to minimize splitting).  
 (5) Can be reduced to 4" on-center if nail penetration into the narrow edge is no more than 1/2" (to minimize splitting).  
 (6) Can be reduced to 3/2" on-center if nail penetration into the narrow edge is no more than 1/2" (to minimize splitting).  
 (7) Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.  
 (8) Maximum nail spacing for TJI joists is 18" on-center.  
 (9) 14 ga. staples may be substituted for 8d (0.131" x 2 1/2") nails if minimum penetration of 1" into the TJI joist or rim board is achieved.  
 (10) To minimize splitting, maintain edge distance and row spacing of 2 1/2" x nail diameter or 3/2", whichever is greater.  
 (11) Nailing rows must be offset at least 1/2" and staggered.  
 (12) For recommended nailing and adhesives, see INSTALLATION RECOMMENDATIONS on page 2 of the Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.

**FILLER AND BACKER BLOCK SIZES**

TJI Joists	110	210	230 or 360	360	560	560D
Depth	9 1/2"-11 1/2"	14"-16"	9 1/2"-11 1/2"	14"-16"	18"-20"	22"-24"
Filler Block <sup>(1)</sup> (Detail H2)	2x6	2x8	2x6 + 3/4" sheathing	2x6 + 3/4" sheathing	2x6 + 3/4" sheathing	2x12 + 3/4" sheathing
Backer Block <sup>(1)</sup> (Detail E4)	2x6	2x10	2x6 + 3/4" sheathing	2x6 + 3/4" sheathing	2x10 + 3/4" sheathing	2x12 + 3/4" sheathing
Filler Quantity <sup>(2)</sup>	15	15	15	15	15	15

(1) If necessary, increase filler and backer block height for face mount hangers and maintain 3/4" gap at top of joist. See detail W. Filler and backer block dimensions should accommodate required nailing without splitting (12" minimum for backer blocks and 24" minimum for filler blocks).  
 (2) Clinch nails when possible.

**Multiple-Member Connections for Top-Loaded Beams**

Pieces	# of Piles	Type <sup>(1)</sup>	Min. Length	# Rows	O.C. Spacing	Location
1 1/2"	2	10d nails	3"	3"	12"	One side
		12d-16d nails	3 1/2"	2"	12"	One side
	3	10d nails	3"	3"	24"	Both sides
		12d-16d nails	3 1/2"	2"	24"	Both sides
3/2"	2	10d nails	3"	3"	12"	One side (OR PV)
		12d-16d nails	3 1/2"	2"	12"	One side
	4	Screws	5" or 6"	2	24"	Both sides
		Screws	5" or 6"	2	24"	Both sides
3/2"	2	Screws	5" or 6"	2	24"	One side
		1/2" bolts	8"	2	24"	One side

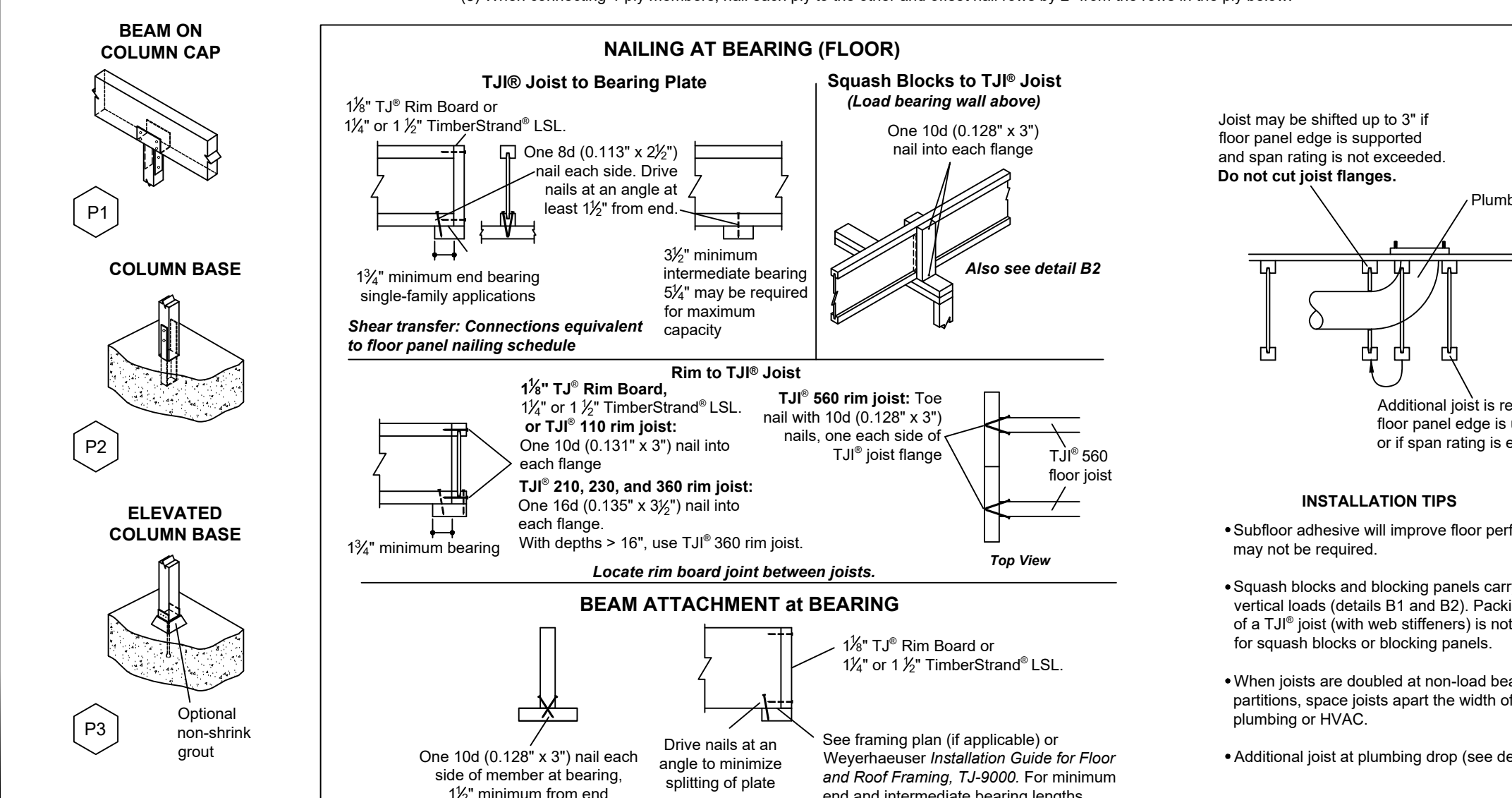
When fasteners are required on both sides, stagger fasteners on the second side so they fall halfway between fasteners on the first side.

Load must be applied evenly across entire beam width. Otherwise, use connections for side-loaded beams.

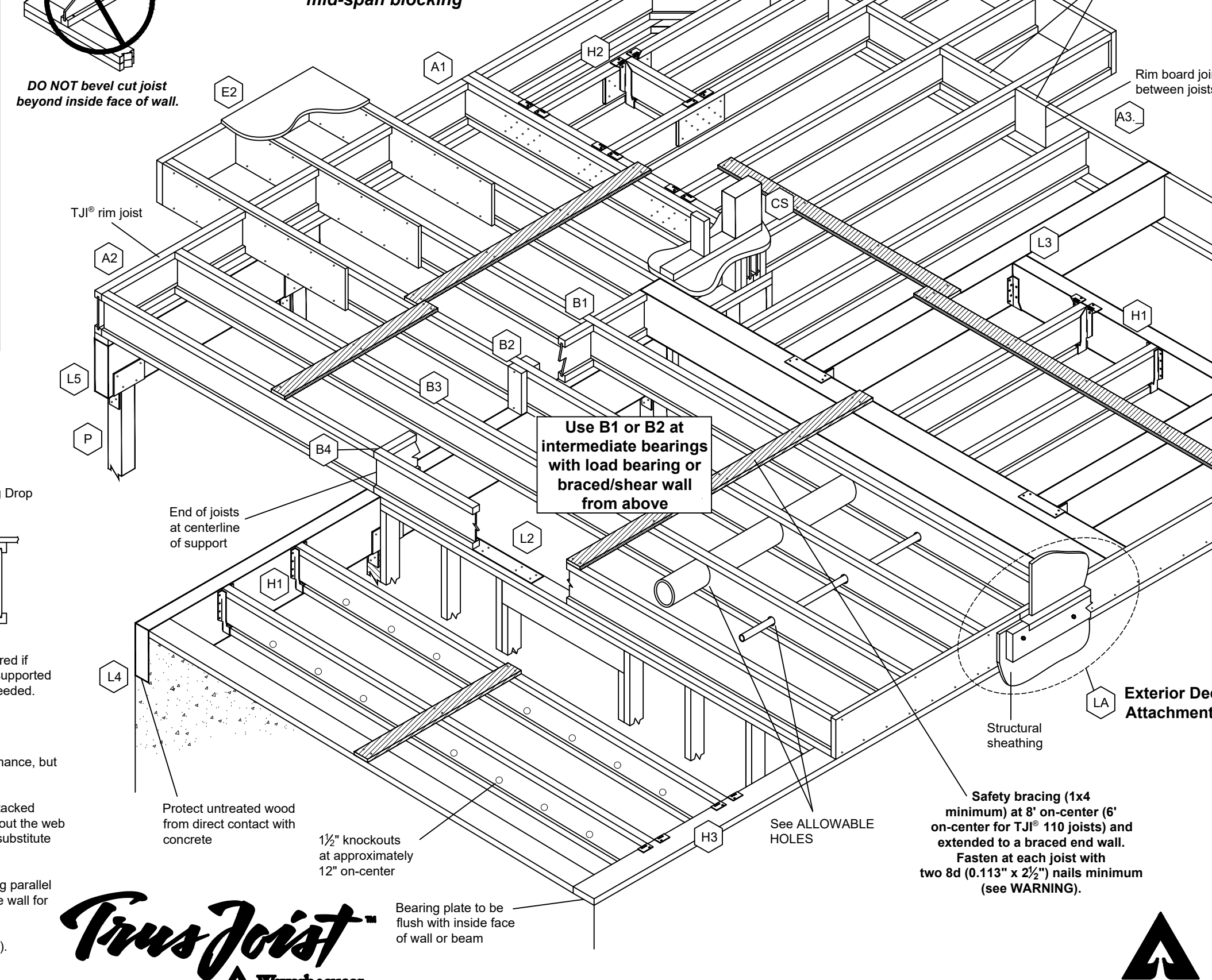
Multiple pieces can be nailed or bolted together to form a header or beam of the required size, up to a maximum width of 7".

(1) 10d nails are 0.128" diameter; 12d-16d nails are 0.148" - 0.162" diameter; screws are SDS, SDW, USP, WSP, or TrussLOK®  
 (2) An additional row of nails is required with depths of 14" or greater.  
 (3) When connecting 4-ply members, nail each ply to the other and offset nail rows by 2" from the rows in the ply below.

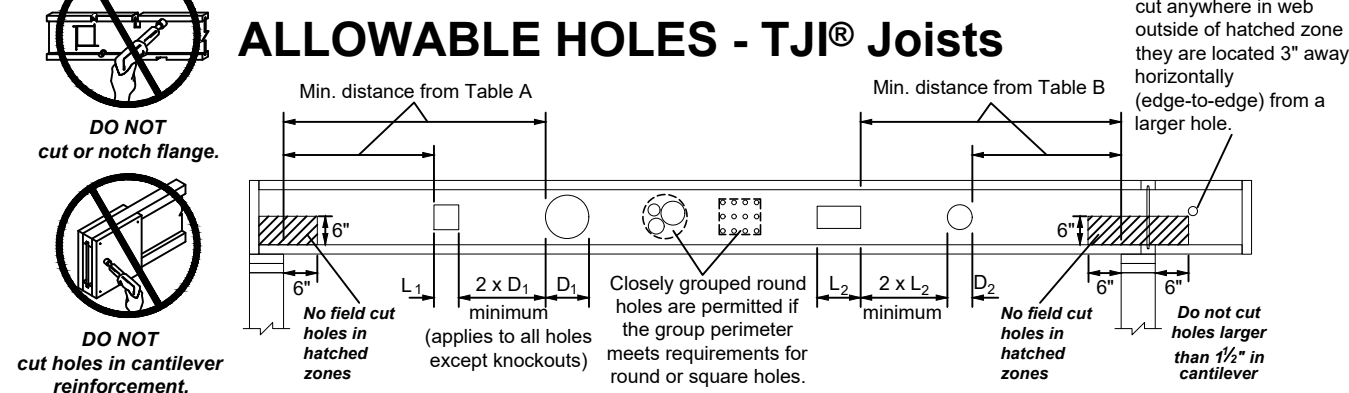
**COLUMN DETAILS**



**TJI® joist floor framing does not require bridging or mid-span blocking**



**ALLOWABLE HOLES - TJI® Joists**



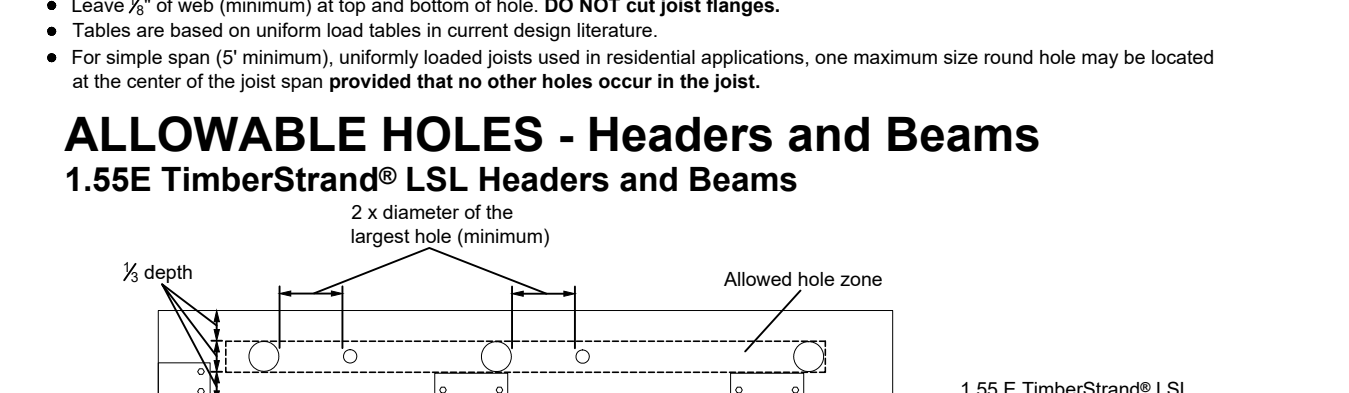
**Table A - End Support**

JOIST DEPTH	TJI®	ROUND HOLE SIZE										SQUARE OR RECTANGULAR HOLE SIZE									
		2"	3"	4"	6"	7"	8"	11"	13"	2"	3"	4"	6"	7"	8"	11"	13"				
9 1/2"	110	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*				
	210	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*				
	230	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*				
	360	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*				
	560	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*				

**Table B - Intermediate or Cantilever Support**

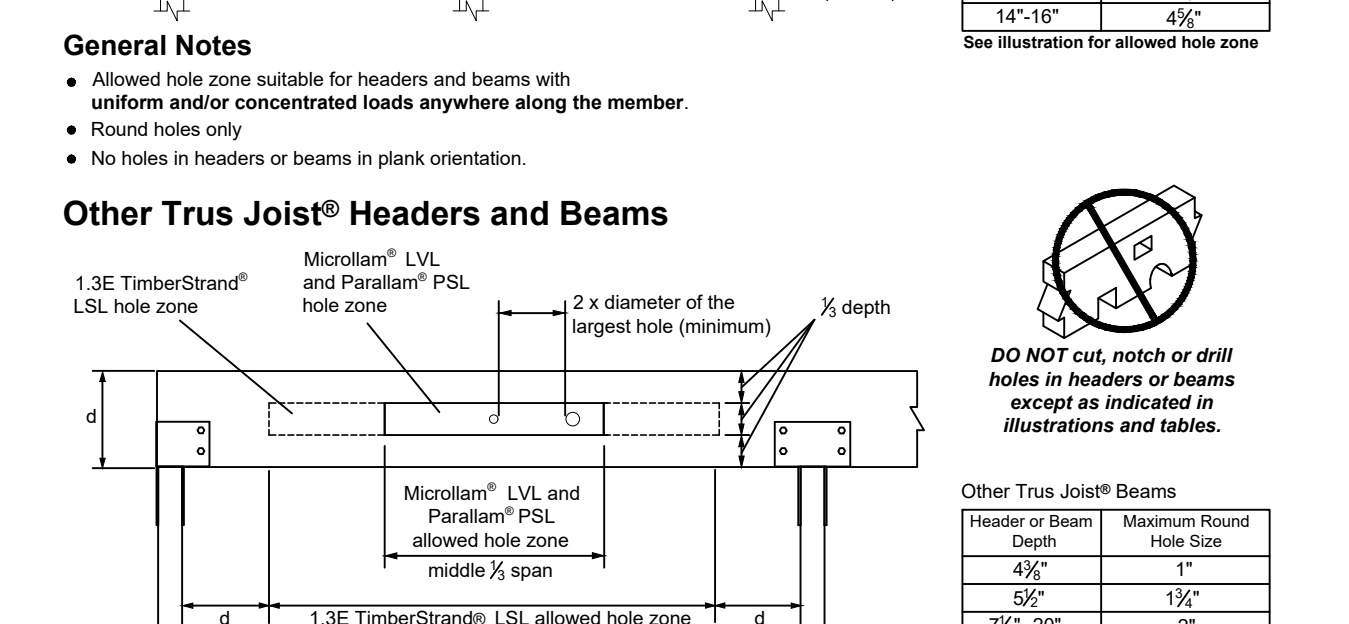
JOIST DEPTH	TJI®	ROUND HOLE SIZE										SQUARE OR RECTANGULAR HOLE SIZE									
		2"	3"	4"	6"	7"	8"	11"	13"	2"	3"	4"	6"	7"	8"	11"	13"				
9 1/2"	110	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*				
	210	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*				
	230	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*				
	360	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*				
	560	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*	1.0*				

**ALLOWABLE HOLES - 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 orientation.

**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 orientation.

**WARNING**

**Joists are unstable until braced laterally**

**Bracing Includes:**

- Blocking
- Hangers
- Sheathing
- Rim Board
- Strut Lines
- Rim Joist

**DO NOT walk on joists until braced. INJURY MAY RESULT.**

**DO NOT walk on joists that are lying flat.**

**DO NOT stack building materials on unbraced joists. Stack only over beams or walls.**

**Lack of proper bracing during construction can result in serious accidents. Observe the following guidelines:**

- All blocking, hangers, rim boards and rim joists at the ends supports of the TJI joists must be completely installed and properly nailed.
- Lateral strength, like braced end wall or an existing deck, must be established at the ends of the bay. This can also be accomplished by a temporary or permanent deck (sheathing) fastened to the first 4 feet of joists at the end of the bay.
- Safety bracing of 1x4 (minimum) must be nailed to a braced end wall or sheathed area (as in note 2) and to each joist. Install bracing with 2 - 8d (0.131" x 2 1/2") nails each joist and end support at 8 ft on center (6 ft for TJI 110 joists). Without this bracing, buckling sideways or rollover is highly probable under light construction loads - such as a worker or one layer of unnailed sheathing.
- Sheathing must be completely attached to each TJI joist before additional loads can be placed on the system.
- Ends of cantilevers require safety bracing on both the top and bottom flanges.
- The flanges must remain straight within 1/2" from true alignment.
- See www.wy.com/bsafe for additional installation information.

**Warning:** Drilling, sawing, sanding or machining wood products generates wood dust. The paint and/or coating on this product may contain titanium dioxide. Wood dust and titanium dioxide are substances known to the state of California to cause cancer. For more information on Proposition 65, visit www.coinform.com.

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GLASSER-KAPNICK 1093C LONG BEACH BLVD.  
 LOT: 302 BLOCK: 16.93  
 LONG BEACH TOWNSHIP  
 OCEAN COUNTY, NEW JERSEY

REVISIONS

No.	Date	Description

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