

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

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:**
- ALL MATERIALS BELOW D.F.E. SHALL BE WATER RESISTANT, INCLUDING PRESSURE TREATED STUDS.
 - STAIRS BELOW DFE SHALL BE PRESSURE TREATED
 - ENCLOSURE WALLS TO BE PRESSURE TREATED
 - ALL WALLS BELOW D.F.E. SHALL BE CONSTRUCTED PER THE TYPICAL WALL SECTION THIS SHEET (BREAKAWAY WALL CONSTRUCTION)
 - ALL ENCLOSED AREAS BELOW DFE SHALL ONLY BE USED FOR STORAGE, PARKING, AND ACCESS TO THE HOME, AND SHALL BE UNCONDITIONED SPACE.

PILE KEY	
○	10" DIA. P.T. STUB PILE x32" D. (MIN.)
⊗	8" DIA. P.T. PILE x25'-0" L. (MIN.)
⊘	10" DIA. P.T. PILE x30'-0" L. (MIN.)
⊙	10" DIA. P.T. PILE x35'-0" L. (MIN.)
⊚	10" DIA. P.T. PILE x40'-0" L. (MIN.)
⊛	10" DIA. P.T. PILE x40'-0" L. (MIN.)
⊜	10" DIA. P.T. PILE x40'-0" L. (MIN.)
⊝	12" DIA. P.T. PILE x40'-0" L. (MIN.)

BEARING CAPACITY TO BE MINIMUM:
10 TON FOR HOUSE PILES
7 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 NAPHTHENATE TREATMENT SHALL BE FIELD APPLIED TO THE CUT END OF P.T. PILE. WHEN IN CONTACT WITH CONCRETE.

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
-STAR 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 SHAFT SEP. ASSEM. BASED ON F.M.FC-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. 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. ABOVE D.F.E.

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

FLOOR AREA	
TOTAL SITE AREA	38,809 SQ. FT.
BUILDING COVERAGE	1,961.8 SQ. FT. (5.05%)
LIVING AREAS:	
GROUND FLOOR	1,246.6 SQ. FT.
FIRST FLOOR	1,501.4 SQ. FT.
SECOND FLOOR	1,489.4 SQ. FT.
TOTAL	4,237.4 SQ. FT.
MISC. AREAS:	
PORCH	32 SQ. FT.
GAR / STORAGE	378 SQ. FT.
CRAWLSPACE	1,246.6 SQ. FT.
GROUND LEVEL PATIO	690 SQ. FT.
1ST FLR. DECKS	275 SQ. FT.
2ND FLR. DECKS	275 SQ. FT.
ROOF DECK	485 SQ. FT.
OUTDOOR SHWR	32 SQ. FT.
VOLUME	51,911.8 CU. FT.

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

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.

-THE BOTTOM OF EACH FLOOD VENT OPENING MUST BE NOT MORE THAN 1 FOOT ABOVE THE HIGHER OF THE FINAL INTERIOR GRADE (OR FLOOR) AND THE FINISHED EXTERIOR GRADE IMMEDIATELY UNDER EACH OPENING.

-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 INSWINGING 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 ANNULAR SPACES OF FIRE STOPPING PENETRATIONS w/ AN APPROVED FIRE STOPPING AREA

ATTIC VENT

MAIN ROOF RIDGE AREA 172 SQ. FT.
SOFFIT AREA 172 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.

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' G.W.B. SHALL BE SUPPLIED TO BOTH SIDES OF THE WALL. (2) LAYERS 5/8" TYPE 'X' G.W.B. SHALL BE SUPPLIED TO UNDERSIDE OF ALL PROJECTIONS.

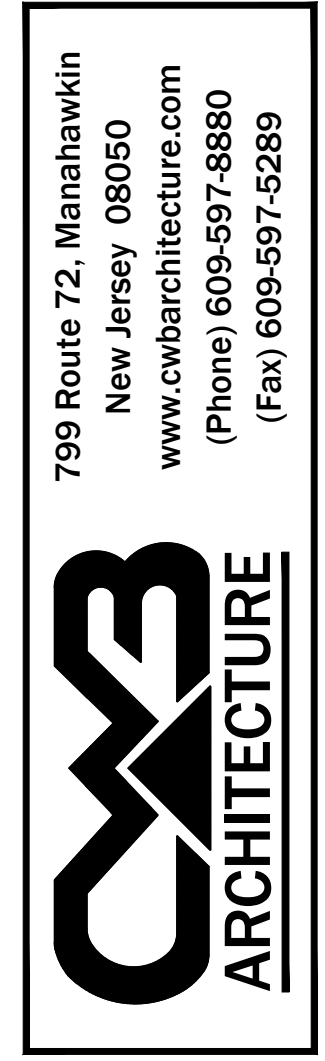
5A CONST. NOTE

-PROVIDE (1) LAYER 5/8" TYPE 'X' G.W.B. AT ALL WALLS AND FLOOR/CEILING ASSEMBLIES (UNLESS NOTED OTHERWISE BELOW)
-PROVIDE (2) LAYERS 5/8" TYPE 'X' AT ALL ROOF/CEILING ASSEMBLIES PER F.M.F.C.-172.
-PROVIDE (1) LAYER 5/8" TYPE 'X' G.W.B. 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 FTO-13.
-PROVIDE (2) LAYER 5/8" TYPE 'X' G.W.B. @ DROPPED HVAC SOFFIT @ GARAGE.

AIR INFILTRATION BARRIER

-PER 2021 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 CALKED, 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

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GLASSER-KAPNICK | 123 E. WYOMING
LOT: 5 BLOCK: 10-18
LONG BEACH TOWNSHIP
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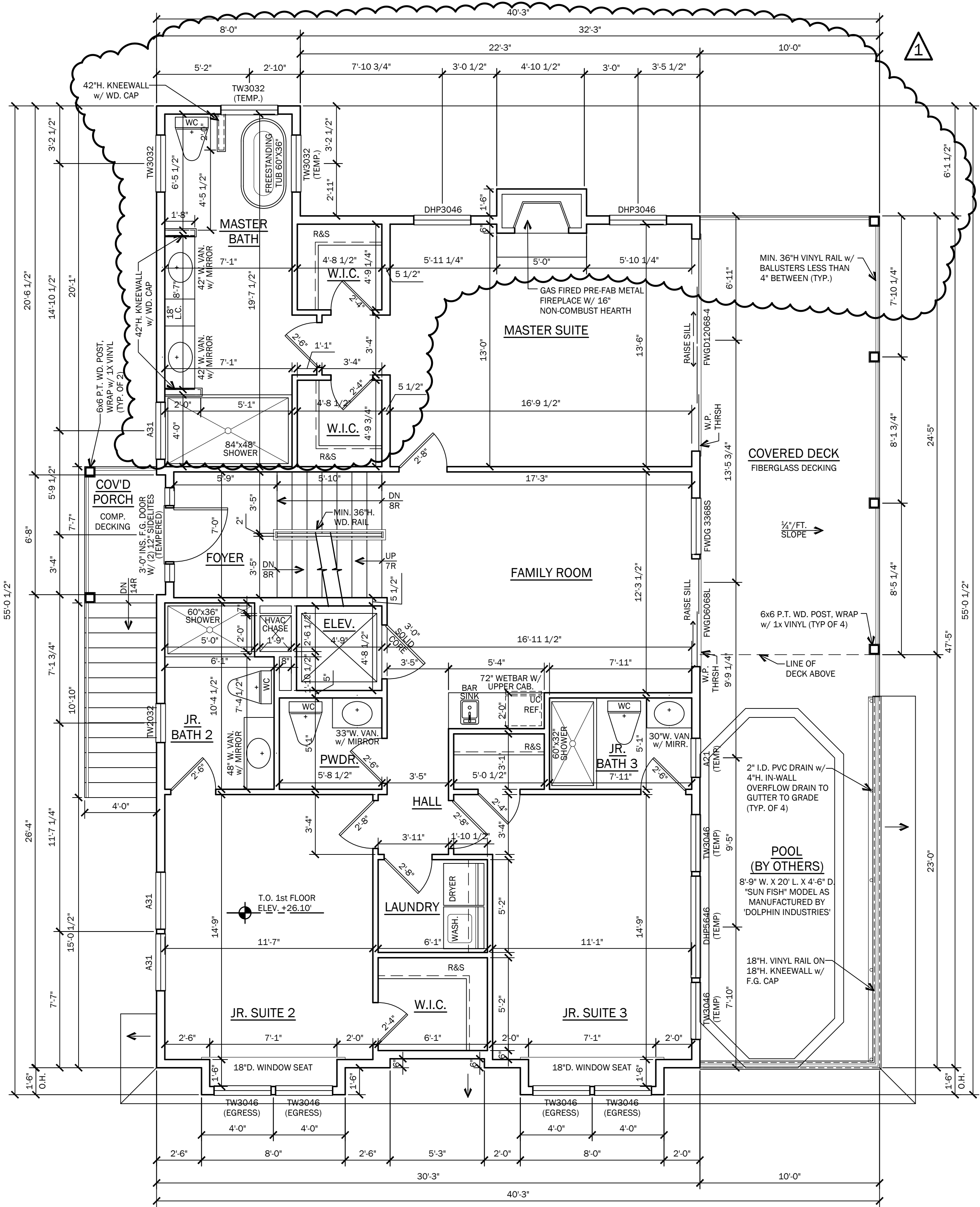
REVISIONS	
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1	AS PER REVISED FRAMING

DATE
05/22/2023

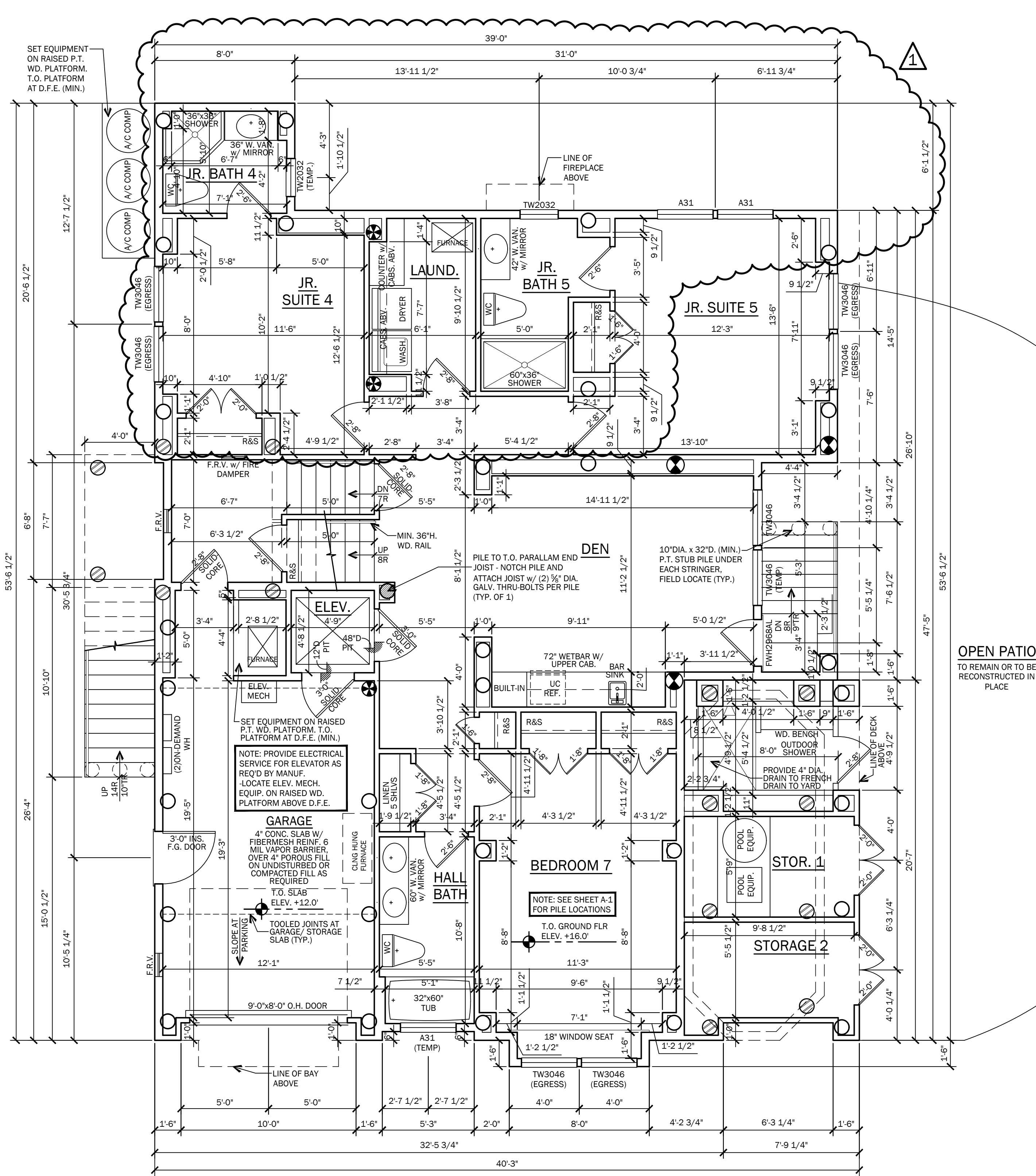
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FIRST FLOOR PLAN
1/4" = 1'-0"



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

FLOOR AREA	
TOTAL SITE AREA	38,809 SQ. FT.
BUILDING COVERAGE	1,961.8 SQ. FT. (5.05%)
LIVING AREAS:	
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GAR / STORAGE	378 SQ. FT.
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1ST FLR. DECKS	275 SQ. FT.
2ND FLR. DECKS	275 SQ. FT.
ROOF DECK	485 SQ. FT.
OUTDOOR SHWR	32 SQ. FT.
VOLUME	51,911.5 CU. FT.
NOTE: NUMBERS INDICATED ARE IN SQUARE FEET U.N.O.	

GENERAL NOTES

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- 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.
- THE BOTTOM OF EACH FLOOR VENT OPENING MUST BE NOT MORE THAN 1 FOOT ABOVE THE HIGHER OF THE FINAL INTERIOR GRADE (OR FLOOR) AND THE FINISHED EXTERIOR GRADE IMMEDIATELY UNDER EACH OPENING.
- 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 INSWINGING 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 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/ 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. 1" SQ. IN. / 1,000 BTU. PER LATEST EDITION OF THE IBC SECTION 903.2.1
- 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 THAN 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 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' 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.

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Please Referenced

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GLASSER-KAPNICK | 123 E. WYOMING
LOT: 5 BLOCK: 10.18
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY
FLOOR PLANS

REVISIONS	
No.	Description
1	AS PER REVISED FRAMING

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

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ATTIC VENT

MAIN ROOF RIDGE AREA 1.72 SQ. FT.
SOFFIT AREA 1.72 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.

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.
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AIR INFILTRATION BARRIER

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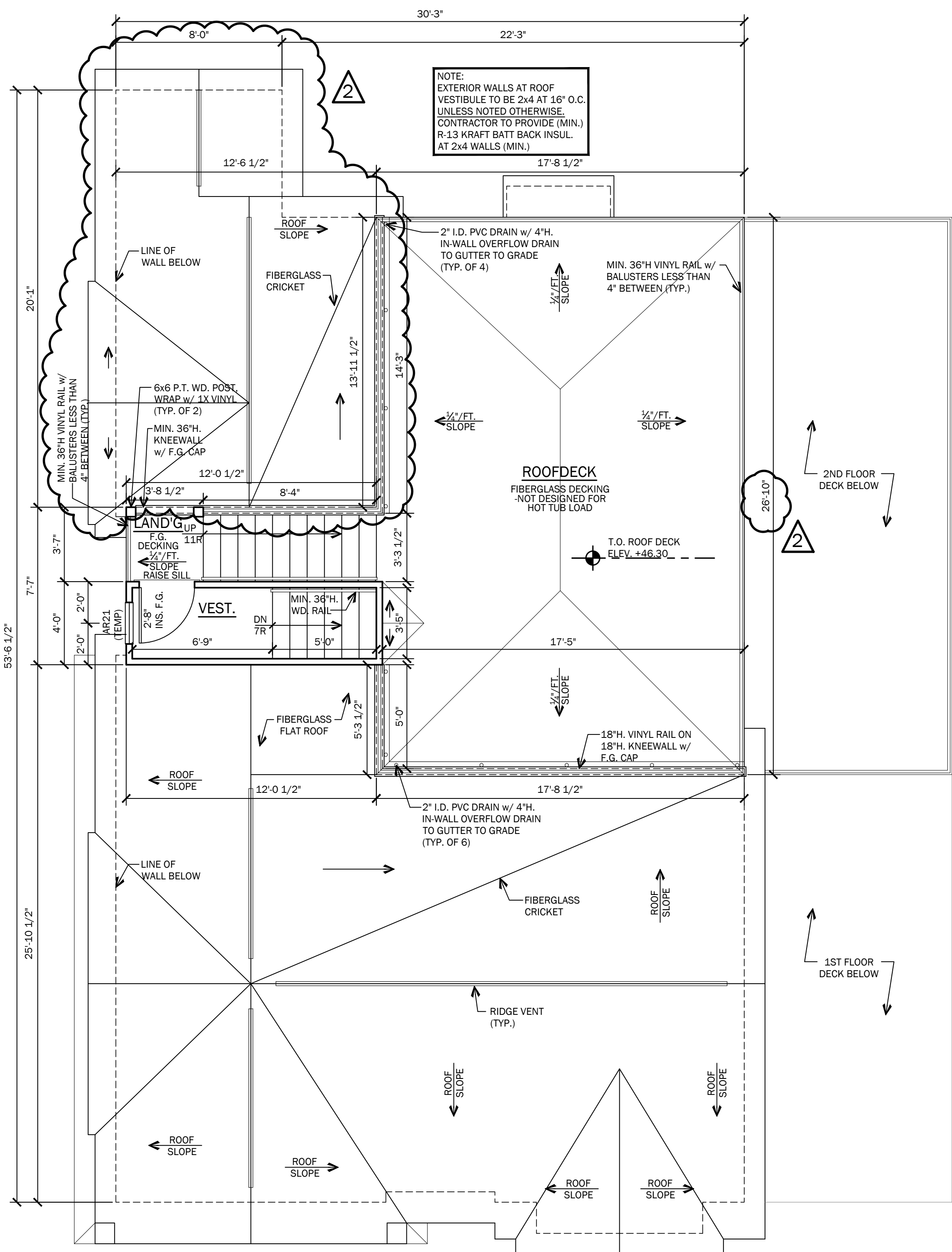
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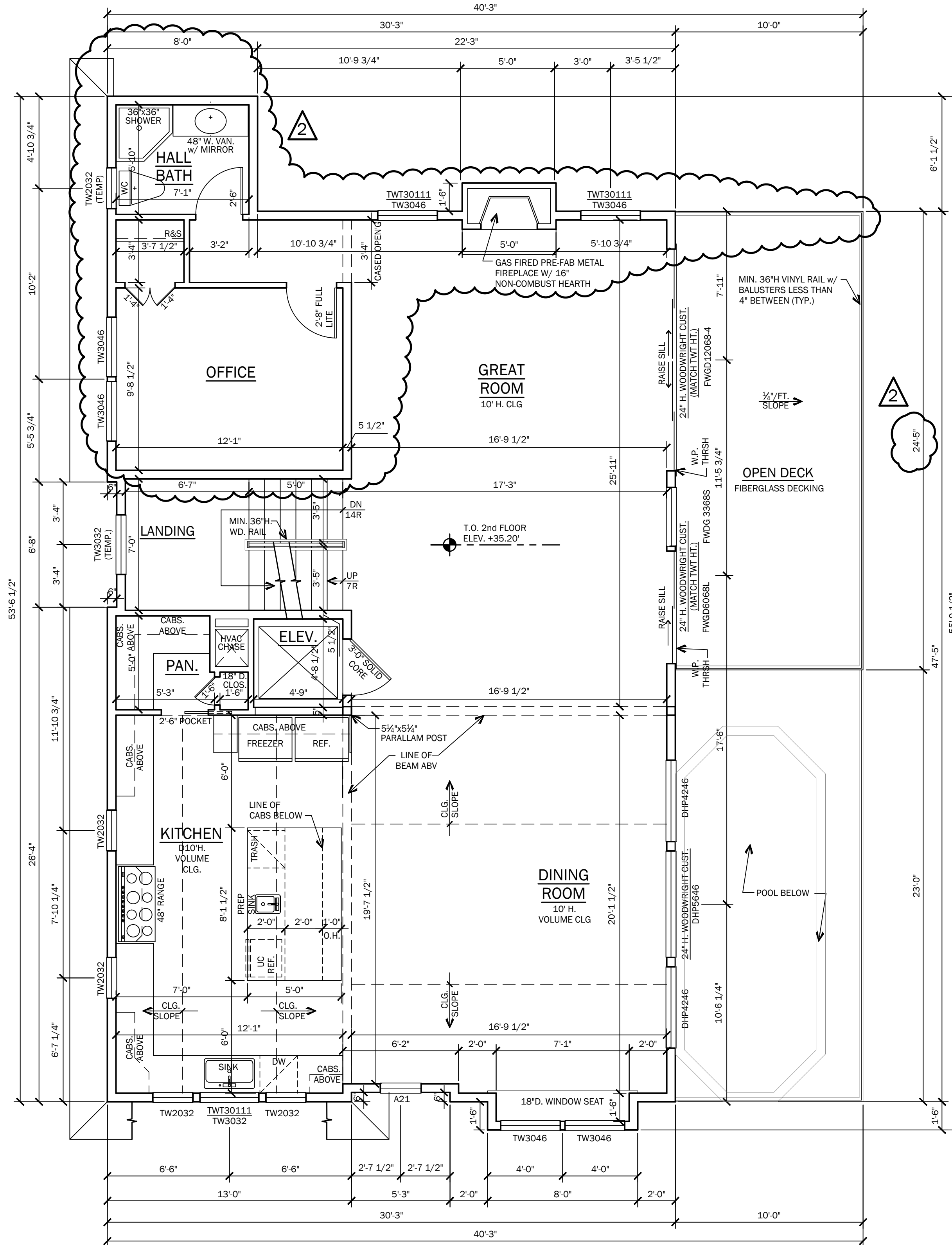
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 - PROVIDE PORTABLE FIRE EXTINGUISHER AT KITCHEN AREA
 - PROVIDE TWO VENTS IN ANY CONDITIONED ROOM W/ A GAS APPLIANCE IF THERE IS NO DIRECT VENT. ONE VENT WITHIN 1'-0" OF THE CEILING, AND ONE VENT WITHIN 1'-0" OF THE FLOOR. EACH VENT TO BE A MIN. OF 1 SQ. IN. / 1000 BTU. PER LATEST EDITION OF THE NJ EDITION IF THE IRC, SECTION 62407.
 - 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 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' 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.

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CW ARCHITECTURE

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LOT: 5 BLOCK: 10.18
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

FLOOR PLANS

REVISIONS	
No.	Description
1	6/27/23 AS PER BUILDING DEPT. REQUEST
2	8/2/23 AS PER REVISED FRAMING

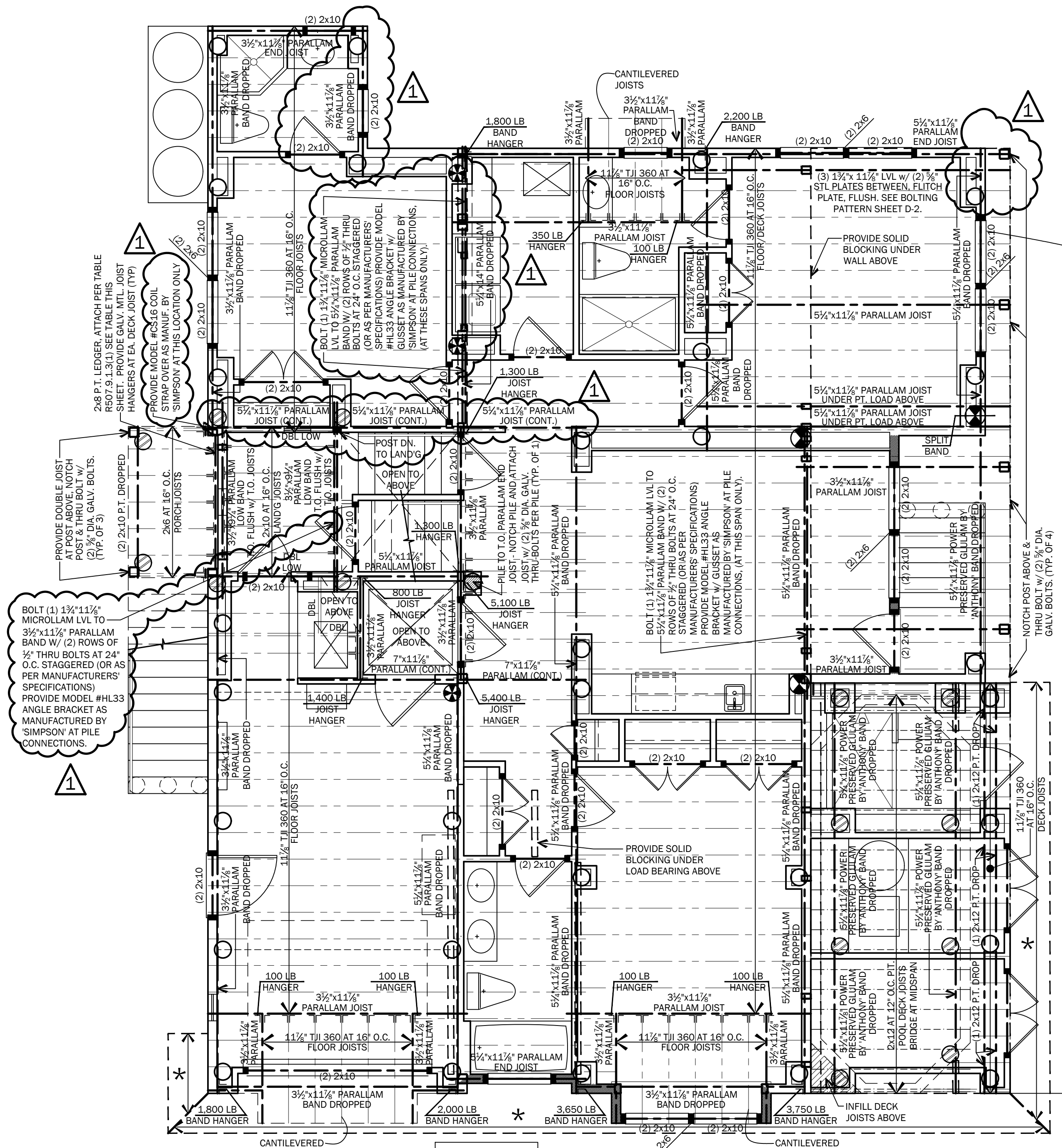
DATE
05/22/2023

COMM. No.
22135

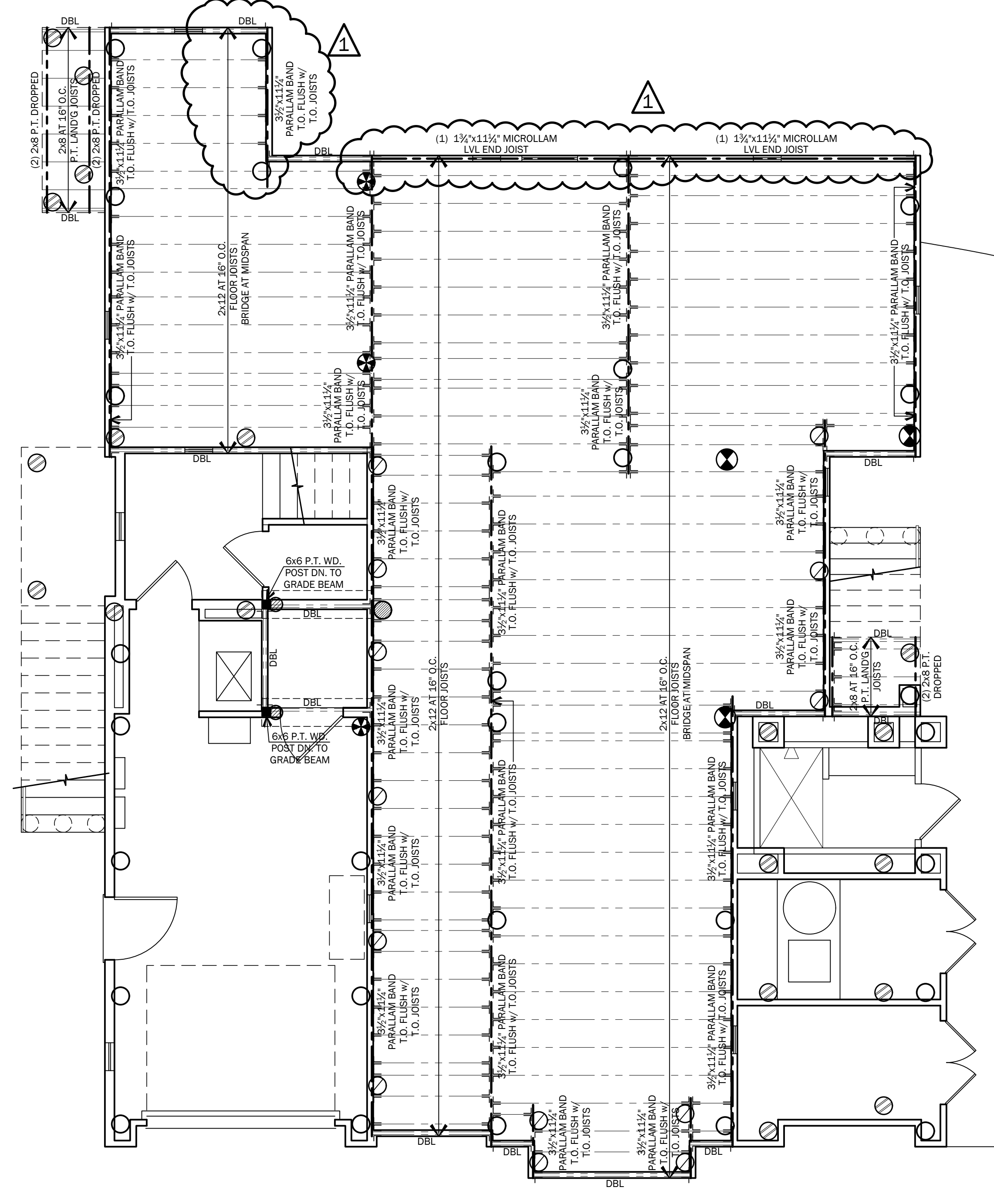
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RESIDENTIAL ELEVATOR 1HR SHAF. SEP. ASSEM. BASED ON F.M.F.C.172 (1) LAYERS 5/8" TYPE 'X' G.W.B. ON INSIDE AND (1) LAYER 3/4" TYPE 'X' G.W.B. ON EXTERIOR OF ELEV. SHAF. ABOVE D.F.E. PROVIDE (1) LAYER 3/4" FIRESHIELD WALLBOARD BY "NATIONAL GYPSUM COMPANY, OR APPROVED EQUAL ON INSIDE AND ON OUTSIDE OF ELEV. SHAF. BELOW D.F.E. -ELEVATORS THAT DO NOT REQUIRE A MACHINE ROOM SHALL HAVE A SMOKE DETECTOR OR SPRINKLER HEAD LOCATED WITHIN THE ELEV. SHAF.	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' G.W.B. SHALL BE SUPPLIED TO BOTH SIDES OF THE WALL. (2) LAYERS 5/8" TYPE 'X' G.W.B. SHALL BE SUPPLIED TO UNDERSIDE OF ALL PROJECTIONS. -PROVIDE (1) LAYER 5/8" TYPE 'X' G.W.B. AT ALL WALLS AND FLOOR/CEILING ASSEMBLIES (UNLESS NOTED OTHERWISE BELOW) -PROVIDE (2) LAYERS 3/4" TYPE 'X' AT ALL ROOF/CEILING ASSEMBLIES PER F.M.F.C.-172. -PROVIDE (1) LAYER 3/4" TYPE 'X' G.W.B. AT ENTIRE CEILING AT GROUND FLOOR -PROVIDE (2) LAYERS 3/4" 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 FTO-13. -PROVIDE (2) LAYER 3/4" TYPE 'X' G.W.B. @ DROPPED HVAC SOFFIT @ GARAGE.	ATTIC VENT MAIN ROOF RIDGE AREA 1.72 SQ. FT. SOFFIT AREA 1.72 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.	AIR INFILTRATION BARRIER -PER 2021 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 CALKED, 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 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
	5A CONST. NOTE -PROVIDE (1) LAYER 5/8" TYPE 'X' G.W.B. AT ALL WALLS AND FLOOR/CEILING ASSEMBLIES (UNLESS NOTED OTHERWISE BELOW) -PROVIDE (2) LAYERS 3/4" TYPE 'X' AT ALL ROOF/CEILING ASSEMBLIES PER F.M.F.C.-172. -PROVIDE (1) LAYER 3/4" TYPE 'X' G.W.B. AT ENTIRE CEILING AT GROUND FLOOR -PROVIDE (2) LAYERS 3/4" 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 FTO-13. -PROVIDE (2) LAYER 3/4" 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	



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



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

RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS
PER TABLE R802.5.2(1)

RAFTER SLOPE	RAFTER SPACING (INCHES)	GROUND SNOW LOAD (PSF)		
		ROOF SPAN (FEET)		
		12	24	36
3:12	12	3	5	8
	16	4	7	10
	19.2	4	8	12
	24	5	10	15
4:12	12	3	4	6
	16	3	5	8
	19.2	3	6	9
	24	4	8	11
5:12	12	3	3	5
	16	3	4	6
	19.2	3	5	7
	24	3	6	9
7:12	12	3	3	4
	16	3	3	4
	19.2	3	4	5
	24	3	5	7
9:12	12	3	3	3
	16	3	3	4
	19.2	3	3	4
	24	3	4	5
12:12	12	3	3	3
	16	3	3	3
	19.2	3	3	3
	24	3	3	4

FASTENING SCHEDULE PER TABLE R602.3(1)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
			EDGES (inches)
31	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF, AND INTERIOR WALL SHEATHING TO FRAMING (SEE TABLE R602.3(2) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING). NOTE: PROVIDE BLOCKING AT ALL WALL PANEL EDGES AS REQUIRED.	6d common or deformed (2" x 0.113" x 0.266" head) OR 2" x 0.113" x 0.266" head nail (subfloor, wall)	6
32		8d common (2 1/2" x 0.131" nail) OR RRS-01 (2 1/2" x 0.113" nail) (roof)	6
33		8d common (2 1/2" x 0.131" nail) (subfloor, wall)	6
		8d common (2 1/2" x 0.131" nail) (roof) OR RRS-01 OR (2 1/2" x 0.113" nail) (roof)	6
		Deformed 2 1/2" x 0.113" x 0.266" head (wall or subfloor)	6
		10d common (3" x 0.148" nail) OR (2 1/2" x 0.131" x 0.281" head) deformed nail	6

TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES						
MINIMUM NAIL SIZE	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.)	
6d common (2" x 0.113")	24/0	3/8	16	6	12	140
8d common (2 1/2" x 0.131")	24/16	1/2	16	6	12	170
			16	6	12	140
			24	6	12	110

TYPICAL DECK LEDGER DETAIL / FASTENER SCHEDULE

TABLE R507.9.1.3(1) FASTENER SCHEDULE 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 1/2" INCH MAXIMUM SHEATHING	30"	23"	18"	15"	13"	10"
	1/2" DIAMETER BOLT WITH 1/2" INCH MAXIMUM SHEATHING	36"	36"	34"	29"	24"	19"
LEDGER LOK BY FASTEN MASTER w/ 15/32" OR 7/16" SHEATHING	14"	11"	8"	6"	5"	4"	
SDWS224000B 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 LEDGER AND BETWEEN 2" AND 5" 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.

STRUCTURAL NOTES

- [Dashed line 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 Fb=850 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 4,000 PSI @ 28 DAYS
- ALL CONCRETE FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI @ 28 DAYS.
- ALL CONCRETE USED FOR WALLS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 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 'DEK' 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 PSI OR ANTHONY POWER PRESERVED GULLAM, 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=2,900 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 MANUFACTURED BY SIMPSON OR APPROVED EQUAL.
- ALL STRUCTURAL MEMBERS TO BE FASTENED AS PER TABLE R602.3(1) OF THE 2021 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 MANUFACTURERS SPECIFICATIONS).
- PILE 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.
- COP-GUARD TREATMENT SHALL BE FIELD APPLIED TO THE CUT END OF ANTHONY POWER PRESERVED GULLAM BEAMS.

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 UNDERLAMENT OR SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET COMPLYING WITH ASTM D 1970.

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 2021 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 FIBERBOARD 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.

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STRUCTURAL FLOOR PLANS

REVISIONS

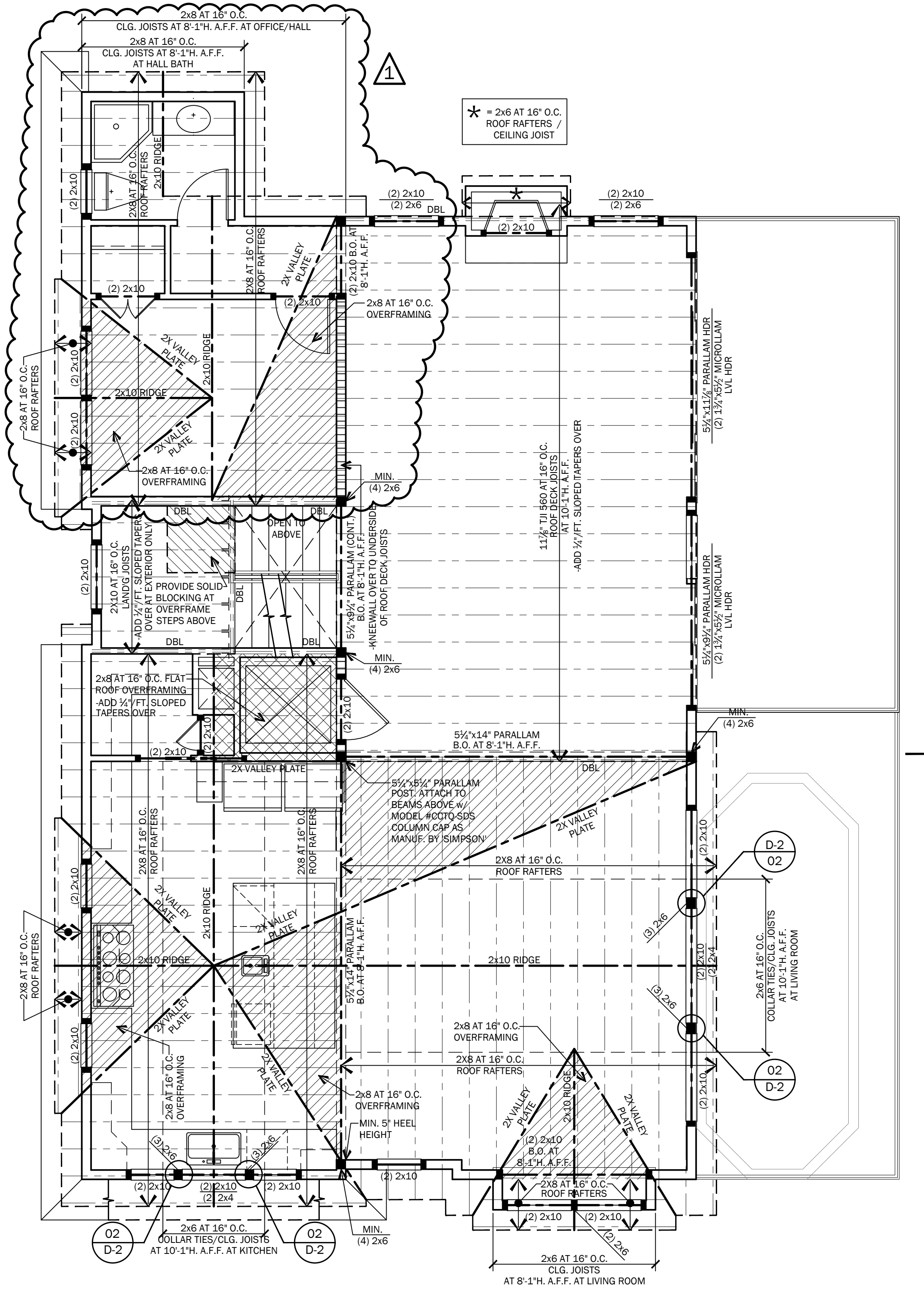
No.	Date	Description
1	8/2/23	AS PER REVISED FRAMING

DATE
05/22/2023

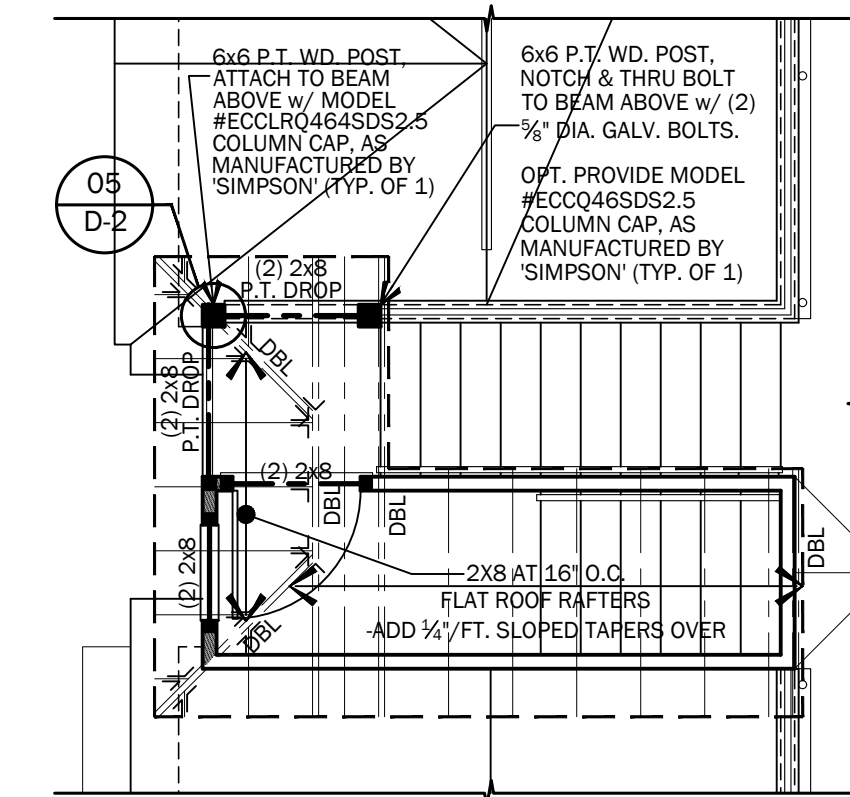
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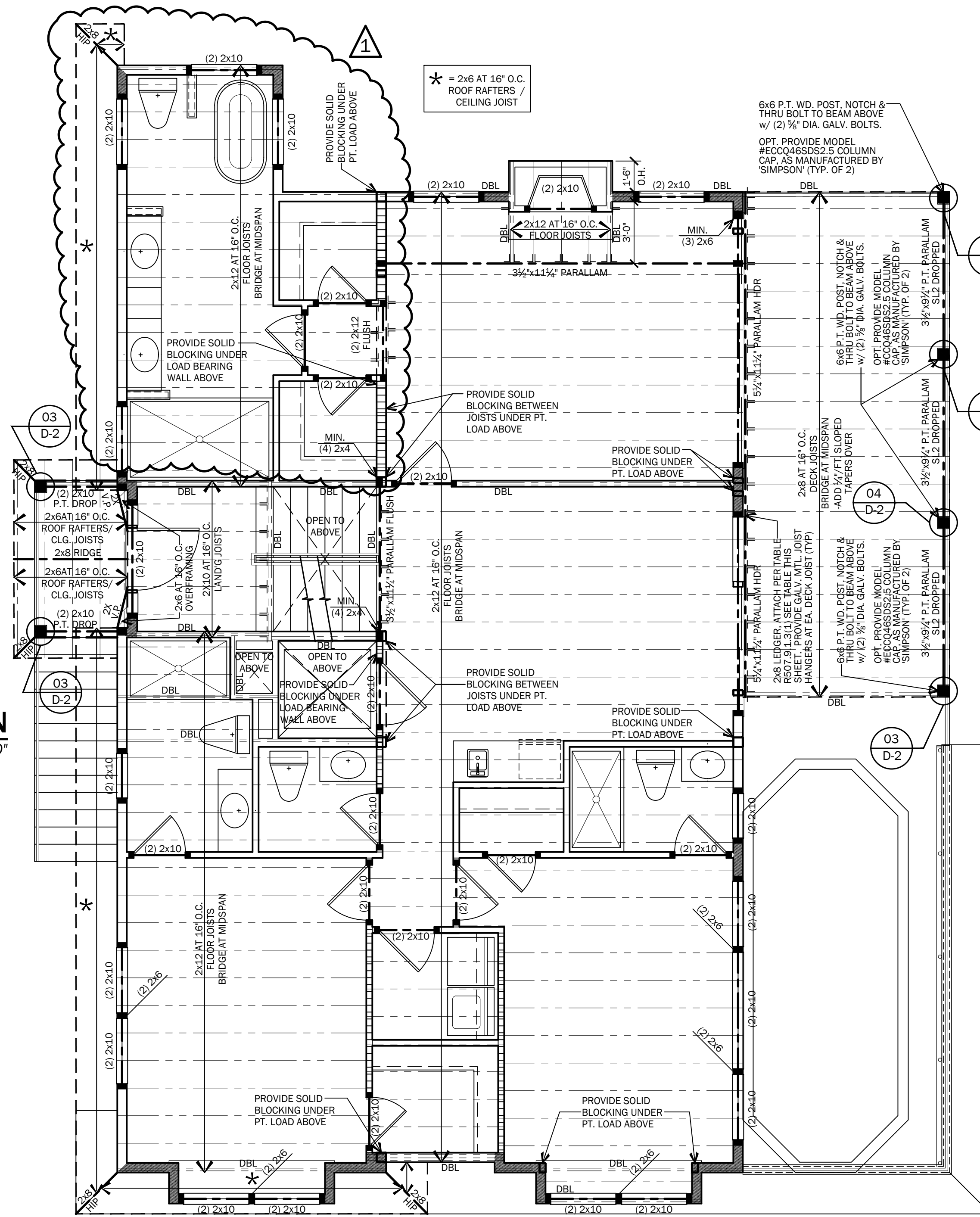
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ROOF FRAMING PLAN
1/4" = 1'-0"



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



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

RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS
PER TABLE R802.5.2(1)

RAFTER SLOPE	RAFTER SPACING (INCHES)	GROUND SNOW LOAD (PSF)		
		ROOF SPAN (FEET)		
		12	24	36
3:12	12	3	5	8
	16	4	7	10
	19.2	4	8	12
	24	5	10	15
4:12	12	3	4	6
	16	3	5	8
	19.2	3	6	9
	24	4	8	11
5:12	12	3	3	5
	16	3	4	6
	19.2	3	5	7
	24	3	6	9
7:12	12	3	3	4
	16	3	3	5
	19.2	3	4	5
	24	3	5	7
9:12	12	3	3	3
	16	3	3	4
	19.2	3	3	4
	24	3	4	5
12:12	12	3	3	3
	16	3	3	3
	19.2	3	3	3
	24	3	3	4

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(2) 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	
			EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
31	3/4" - 1/2"	6d common or deformed (2" x 0.113" x 0.266" head) OR 2" x 0.113" x 0.266" head nail (subfloor, wall)	6	6
32	1 1/2" - 3/4"	8d common (2 1/2" x 0.131" nail) OR RRS-01 (2 1/2" x 0.113" nail) (roof)	6	6
33	7/8" - 1 1/4"	10d common (3" x 0.148" nail) OR (2 1/2" x 0.131" x 0.266" head) deformed nail	6	12

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

MINIMUM NAIL SIZE	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.)	WIND EXPOSURE CATEGORY	B	C
6d common (2" x 0.113")	1.5	24/0	16	6	12	140	115	110
8d common (2 1/2" x 0.131")	1.75	24/16	16	6	12	170	140	135
			24	6	12	140	115	110

TYPICAL DECK LEDGER DETAIL / FASTENER SCHEDULE
TABLE R507.9.1.3(1)
FASTENER SCHEDULE FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER AND A 2" NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST

CONNECTION DETAILS	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"
1/2" DIAMETER LAG SCREW WITH 1/2" INCH MAXIMUM SHEATHING	30"	23"	18"	15"	13"	11"	10"
1/2" DIAMETER BOLT WITH 1/2" 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"
SDWS22400DB 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 LEDGER AND BETWEEN 2" AND 5" 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.

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 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 4,000 PSI @ 28 DAYS
- ALL CONCRETE FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI @ 28 DAYS.
- ALL CONCRETE USED FOR WALLS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 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 'X'EK' 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 PSI 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 Fb=2,900 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 MANUFACTURED BY SIMPSON OR APPROVED EQUAL.
- ALL STRUCTURAL MEMBERS TO BE FASTENED AS PER TABLE R602.3(1) OF THE 2021 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 MANUFACTURERS SPECIFICATIONS.
- PILE 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.
- COP-GUARD TREATMENT SHALL BE FIELD APPLIED TO THE CUT END OF 'ANTHONY' POWER PRESERVED GLULAM BEAMS.

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 UNDERLAMENT OR SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET COMPLYING WITH ASTM D 1970.

SHEATHING NOTE:

ALL PLYWOOD ROOF AND WALL SHEATHING WITHIN 4 FT. OF GABLE END SHALL BE CONNECTED W/ 8d UNDERLAMENT 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 2021 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. 3/2" STRUCTURAL FIBERBOARD 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.

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LOT: 5 BLOCK: 10.18
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

REVISIONS

No.	Date	Description
1	8/2/23	AS PER REVISED FRAMING

DATE
05/22/2023

COMM. No.
22135

DRAWN BY:
ZH/DHT

SHEET
A-6
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