



### FLOOR AREA

TOTAL SITE AREA	15,439.0 SQ.FT.
BUILDING COVERAGE	4,055.0 SQ.FT. (26.3%)
<b>LIVING AREAS:</b>	
GROUND FLOOR	1,721.0 SQ.FT.
FIRST FLOOR	2,127.0 SQ.FT.
SECOND FLOOR	2,252.0 SQ.FT.
<b>TOTAL</b>	<b>6,100.0 SQ.FT.</b>
<b>MISC. AREAS:</b>	
PORCH	423.0 SQ.FT.
GAR / STORAGE	509.0 SQ.FT.
GRND. FLR. DECK	370.5 SQ.FT.
1ST FLR. DECKS	1,804.0 SQ.FT.
2ND FLR. DECKS	668.6 SQ.FT.
ROOF DECK	1,384.4 SQ.FT.
OUTDOOR SHOWERS	56.5 SQ.FT.
CRAWL SPACE	1,721 SQ.FT.
DECK CRAWL SP.	294 SQ.FT.
<b>VOLUME</b>	<b>72,910.0 CUFT.</b>
NOTE: NUMBERS INDICATED ARE IN SQUARE FEET UNO.	

### PROJECT CRITERIA

Building Code: IRC 2018 - N.J. EDITION  
 Energy Compliance Per IECC 2018-Rescheck  
 Use Group: R-5  
 Construction Type: 5A  
 Number of Stories: 3  
 Height of Structure: 36'-0"  
 Sprinkler Type: N/A  
 Preliminary Flood Zone: VE12  
 Effective Flood Zone: VE14  
 Base Flood Elev. (BFE): +14.0' + 1.0' 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 ELEVATIONS- FRONT & LEFT SIDE
- A-7 ELEVATIONS- REAR & RIGHT SIDE
- A-8 STRUCTURAL FLOOR PLANS
- A-9 STRUCTURAL FLOOR PLANS
- A-10 STRUCTURAL FLOOR PLANS
- A-11 ROOF FRAMING PLANS
- A-12 ELECTRICAL PLANS
- A-13 ELECTRICAL PLANS
- D-1 DETAILS
- D-2 TJI DETAILS

### DESIGN LOADS

**SNOW LOADS:**  
 FLAT ROOF - 10.5 PSF  
 GROUND SNOW LOAD - 20 PSF  
 SNOW EXPOSURE FACTOR - .7  
 SNOW LOAD IMPORTANCE FACTOR - 1.0  
**WIND LOADS:**  
 BASIC WIND SPEED - 128 MPH  
 WIND LOAD IMPORTANCE FACTOR - 1.40  
 WIND EXPOSURE - C  
 WIND DESIGN PRESSURE:  
 ROOF - 14.4 X 1.45 = 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

Plans Not Valid Unless Seal Embossed  
 Craig W. Brearley, A.I.A.  
 #N.J. A11126

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 New Jersey 08050  
 www.cwbrearley.com  
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 (Fax) 609-597-5289



GLASSER-KAPNICK RESIDENCE  
 LOT: 8, 9 & 11 BLOCK: 11.06  
 LONG BEACH TOWNSHIP  
 OCEAN COUNTY, NEW JERSEY  
 NEW SINGLE FAMILY RESIDENCE

No.	Date	Description

DATE  
12/11/2020

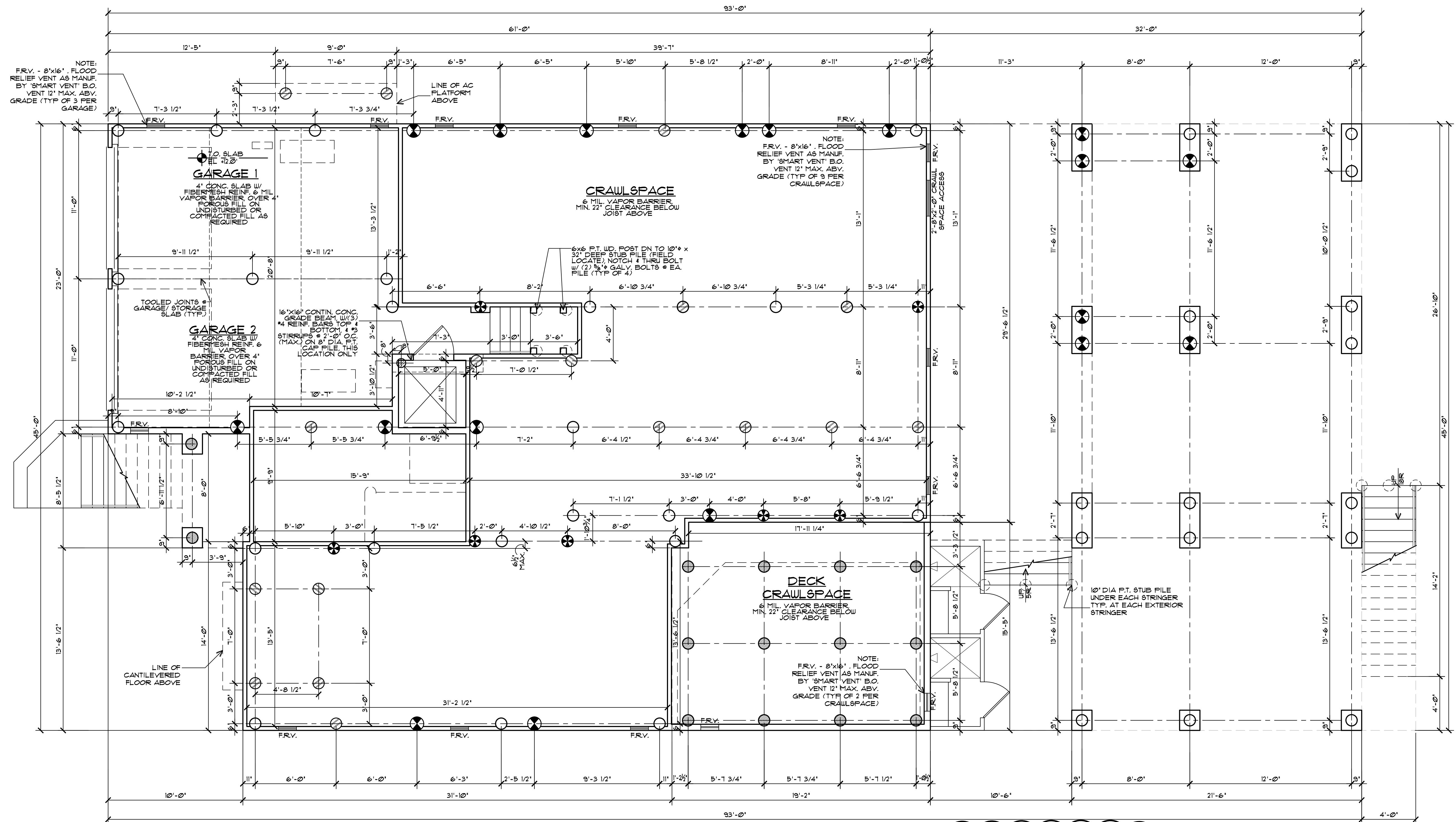
COMM. No.  
20097

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S.D.J.

SHEET

COV

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

PILE KEY	
○	10" DIA. P.T. PILE X35'-0" L. (MIN)
⊗	10" DIA. P.T. PILE X35'-0" L. (MIN) 20 TON CAPACITY
⊙	12" DIA. P.T. PILE X35'-0" L. (MIN) 20 TON CAPACITY
⊘	10" DIA. P.T. PILE X30'-0" L. (MIN)
⊚	10" DIA. P.T. PILE X25'-0" L. (MIN)
⊛	10" DIA. P.T. PILE X25'-0" L. (MIN)
⊜	10" DIA. P.T. STUB PILE X32" D.

BEARING CAPACITY TO BE MINIMUM:  
10 TON FOR HOUSE PILES  
FILES TO BE DRIVEN TO (-10'-0")  
M.S.L. MIN.  
-PILE TO BE NOTCHED FOR BANDS  
NO MORE THAN 50% OF THE PILE  
DIAMETER.  
-COFFER NAPHTHENATE TREATMENT  
SHALL BE FIELD APPLIED TO THE  
CUT END OF PILE WHEN IN  
CONTACT WITH CONCRETE.

AIR INFILTRATION BARRIER	
-PER 2010 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

GENERAL NOTES	
-ALL DIMENSIONS ARE TO ROUGH FRAMING.	-FIRE STOPPING SHALL BE INSTALLED AT ALL FLR/CLG. & CLG./ROOF LEVELS, INCLUDING FLUE / FIREPLACE CHASE
-ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAX. UNLESS OTHERWISE NOTED.	-FIRE STOPPING TO BE MIN. 3/4" PLYWOOD SHEATHING.
-ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAX. UNLESS OTHERWISE NOTED.	-FILL ALL ANNULAR SPACES OF FIRE STOPPING PENETRATIONS w/ AN APPROVED FIRE STOPPING.
-ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.	-PROVIDE CEMENT BOARD TILE BACKER AT ALL WET WALL AREAS (SHOWER AND TUB AREAS)
-ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED.	-PROVIDE PORTABLE FIRE EXTINGUISHER AT KITCHEN AREA
-ALL CONCRETE USED FOR SLABS AND FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS.	-PROVIDE TWO VENTS IN ANY CONDITIONED ROOM w/ A GAS APPLIANCE IF THERE IS NO DIRECT VENT. ONE VENT WITHIN 1'-0" OF THE CEILING, AND ONE VENT WITHIN 1'-0" OF THE FLOOR. EACH VENT TO BE A MIN. OF 1 SQ. IN. / 1000 BTU PER LATEST EDITION OF THE NJ EDITION IF THE IRC, SECTION G2401.
-WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.	-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.
-WINDOW MODEL * ARE BASED ON '4000 SERIES' BY 'ANDERSEN WINDOW CORP.' MODELS. CONTRACTOR TO VERIFY EGRESS / MIN. 24" SILL HEIGHT WHEN SUBSTITUTING MANUFACTURER.	-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.
-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 FLANGE OF A DOOR IN A CLOSED POSITION AND WITHIN 24" 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.	-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	

STAIR NOTES	
-INTERIOR STAIR TREADS SHALL BE 10" MIN. PLUS 1" NOSING (TYP.) UNLESS NOTED OTHERWISE	-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.
-EXTERIOR STAIR TREADS SHALL BE 10" MIN. PLUS 1" NOSING (TYP.) UNLESS NOTED OTHERWISE	-PROVIDE UL LISTED RECESSED LIGHT FIXTURES IN 1 HR RATED FLOOR OR FIRE RATED LIGHT FIXTURES OR FIRE RATED LIGHT FIXTURES 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.
-STAIR RISER HEIGHT SHALL BE 8 1/4" MAXIMUM	-PROVIDE EXHAUST FANS W/ HARD DUCT AT CEILING/ROOF ASSEMBLIES. EXHAUST DIRECTLY TO EXTERIOR.
-ALL HANDRAILS SHALL BE 36" ABOVE NOSING (TYPICAL)	-PROVIDE 1 HR RATED FIRE COLLARS FOR ALL PLUMBING PENETRATIONS OVER 2 INCHES.
-ALL HANDRAIL GRIP SIZES SHALL BE 1 1/4" DIA. MIN. TO 2" DIA. MAX.	-ALL DUCTWORK PROVIDED IN 1 HR RATED FLOOR/CEILING ASSEMBLIES OF SECOND FLOOR TO BE HARD DUCT ONLY.
-ALL GUARDRAILS SHALL BE 36" MIN. ABOVE FLOOR (TYPICAL)	-FIRE DAMPERS REQUIRED AT CEILING LINE OF ROOF/CEILING ASSEMBLY OR BE PROVIDED W/ HARD DUCT THROUGHOUT.
-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	

5A CONST. NOTE	
-PROVIDE (1) LAYER 5/8" TYPE 'X' G.W.B. AT ALL WALLS	-PROVIDE (1) LAYER 5/8" TYPE 'X' G.W.B. AT ALL CEILINGS
-PROVIDE (2) LAYERS 1/2" TYPE 'X' G.W.B. AT ENTIRE CEILING AT GROUND FLOOR	-PROVIDE (2) LAYERS 5/8" TYPE 'X' G.W.B. 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) LAYERS 5/8" TYPE 'X' G.W.B. 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 3/8" TYPE 'X' G.W.B. @ DROPPED HVAC SOFFIT @ GARAGE.

RESIDENTIAL ELEVATOR	
1 HR SHFT SEP. ASSEM. BASED ON FMJFC-12 (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 DFE.	PROVIDE (1) LAYER 3/8" 'FIRESHIELD' WALLBOARD BY NATIONAL GYPSUM COMPANY, OR APPROVED EQUAL ON INSIDE AND ON OUTSIDE OF ELEV. SHFT. BELOW DFE.
-ELEVATORS THAT DO NOT REQUIRE A MACHINE ROOM SHALL HAVE A SMOKE DETECTOR OR SPRINKLER HEAD LOCATED WITHIN THE ELEV. SHFT.	

FLOOR AREA	
TOTAL SITE AREA	15,430.0 SQFT.
BUILDING COVERAGE	4,055.0 SQFT. (26.3%)
<b>LIVING AREAS:</b>	
GROUND FLOOR	1,710.0 SQFT.
FIRST FLOOR	2,121.0 SQFT.
SECOND FLOOR	2,252.0 SQFT.
TOTAL	6,100.0 SQFT.
<b>MISC. AREAS:</b>	
PORCH	423.0 SQFT.
GAR / STORAGE	503.0 SQFT.
GRND. FLR DECK	3,105.0 SQFT.
1ST FLR DECK	1,804.0 SQFT.
2ND FLR DECKS	668.6 SQFT.
ROOF DECK	138.4 SQFT.
OUTDOOR SHOWERS	56.5 SQFT.
CRAWL SPACE	171.0 SQFT.
DECK CRAWL SP.	294.0 SQFT.
VOLUME	12,910.0 CUFT.
NOTE: NUMBERS INDICATED ARE IN SQUARE FEET UNO.	

ATTIC VENT	
MAIN ROOF	15 SQ. FT.
RIDGE AREA	15 SQ. FT.
SOFFIT AREA	15 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.	

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 UL LISTED US09: (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.	

REVISIONS	
No.	Date
1	1/11/21
Description	
AS PER ZONING DEPT. REQ.	

DATE	
12/11/2020	

COMM. No.	
20097	

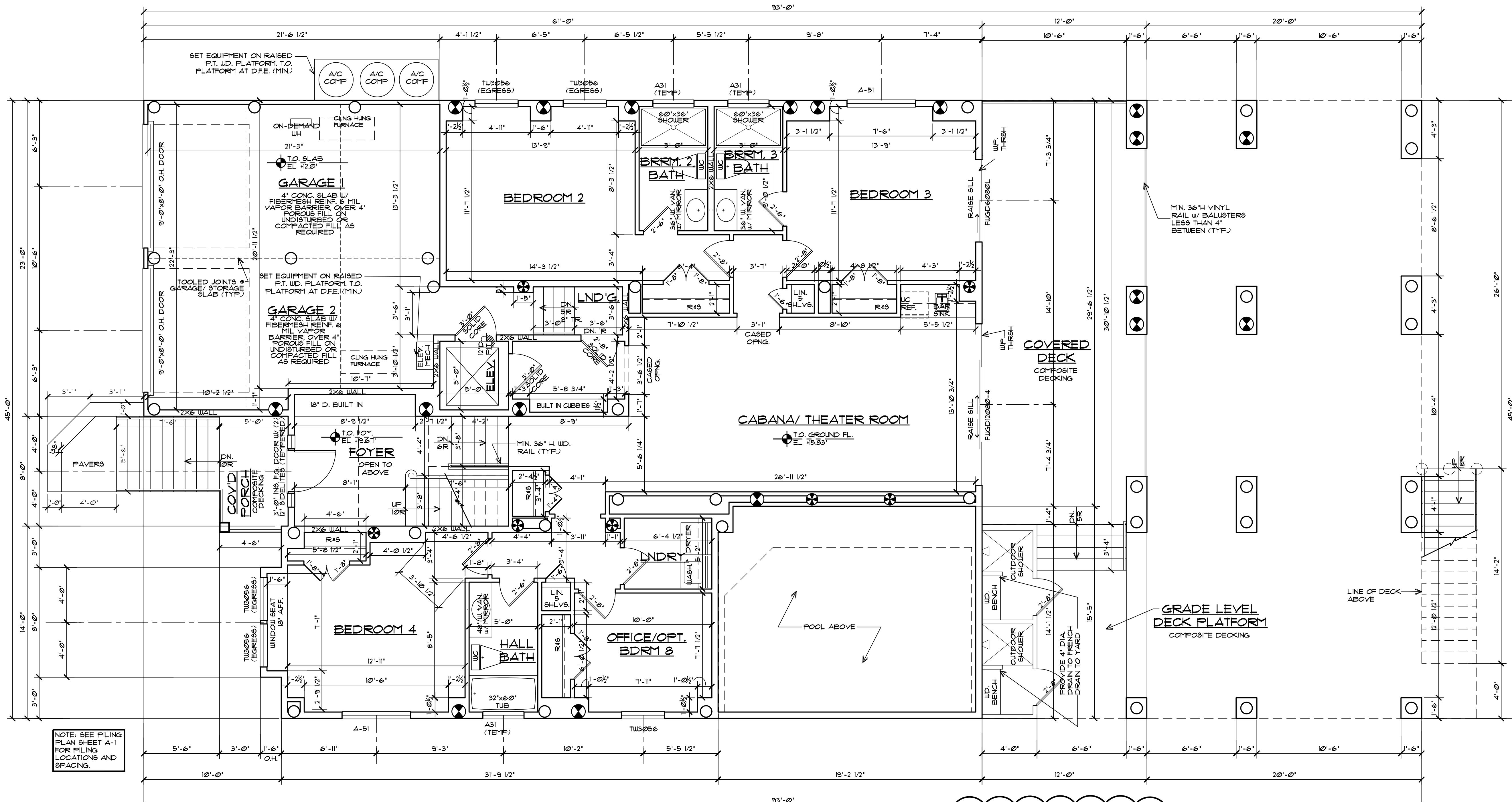
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SHEET	
A-1	
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**GLASSER-KAPNICK RESIDENCE**  
LOT: 8, 9 & 11 BLOCK: 11.06  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

**CRIG W. BREARLEY ARCHITECT**  
799 Route 72, Manahawkin  
New Jersey 08050  
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(Phone) 609-597-8880  
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Craig W. Brearley, A.I.A.  
#A.J. A11126



**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.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED.
- ALL CONCRETE USED FOR SLABS AND FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- WINDOW MODEL \* ARE BASED ON '4000 SERIES' BY 'ANDERSEN WINDOW CORP.' MODELS. CONTRACTOR TO VERIFY EGRESS / MIN. 24" SILL HEIGHT WHEN SUBSTITUTING MANUFACTURER.
- PROVIDE TEMPERED GLASS AT THE FOLLOWING LOCATIONS:
  - IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION
  - WHERE GLAZING IS LESS THAN 180 DEGREES FROM THE FLANGE 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. OF 1 SQ. IN. / 10000 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 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 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

**STAIR NOTES**

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

**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.

**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 CEILINGS
- 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 FTO-13.
- PROVIDE (2) LAYER 5/8" TYPE 'X' G.W.B. @ DROPPED HVAC SOFFIT @ GARAGE.

**RESIDENTIAL ELEVATOR**

- 1 1/2" SHAF. SEP. ASSEM. BASED ON FMJFC-112 (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.
- PROVIDE (1) LAYER 5/8" FIRE SHIELD G.W.B. @ 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.
- SOFFIT NOTE**
- PROVIDE EXTERIOR GRADE G.W.B. AT ANY CEILING EXPOSED TO WEATHER, UNLESS NOTED OTHERWISE.

**FLOOR AREA**

TOTAL SITE AREA	15,430.0 SQFT.
BUILDING COVERAGE	4,055.0 SQFT. (26.3%)
<b>LIVING AREAS:</b>	
GROUND FLOOR	17110 SQFT.
FIRST FLOOR	21210 SQFT.
SECOND FLOOR	22520 SQFT.
TOTAL	6,1000 SQFT.
<b>MISC. AREAS:</b>	
PORCH	4230 SQFT.
GAR / STORAGE	5090 SQFT.
GRND. FLR DECK	3105 SQFT.
ST. FLR DECKS	18040 SQFT.
GRD. FLR DECKS	6686 SQFT.
ROOF DECK	13844 SQFT.
OUTDOOR SHOWERS	563 SQFT.
CRAWL SPACE	1711 SQFT.
DECK CRAWL SP.	294 SQFT.
VOLUME	72,9100 CUFT.

NOTE: NUMBERS INDICATED ARE IN SQUARE FEET UNO.

**ATTIC VENT**

MAIN ROOF	15 SQ. FT.
RIDGE AREA	15 SQ. FT.
SOFFIT AREA	15 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.

**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 UL DESIGN U309. (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.

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#A.J. A111126

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LOT: 8, 9 & 11 BLOCK: 11.06  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY  
GROUND FLOOR PLAN

No.	Date	Description
1	1/11/21	AS PER ZONING DEPT. REQ.

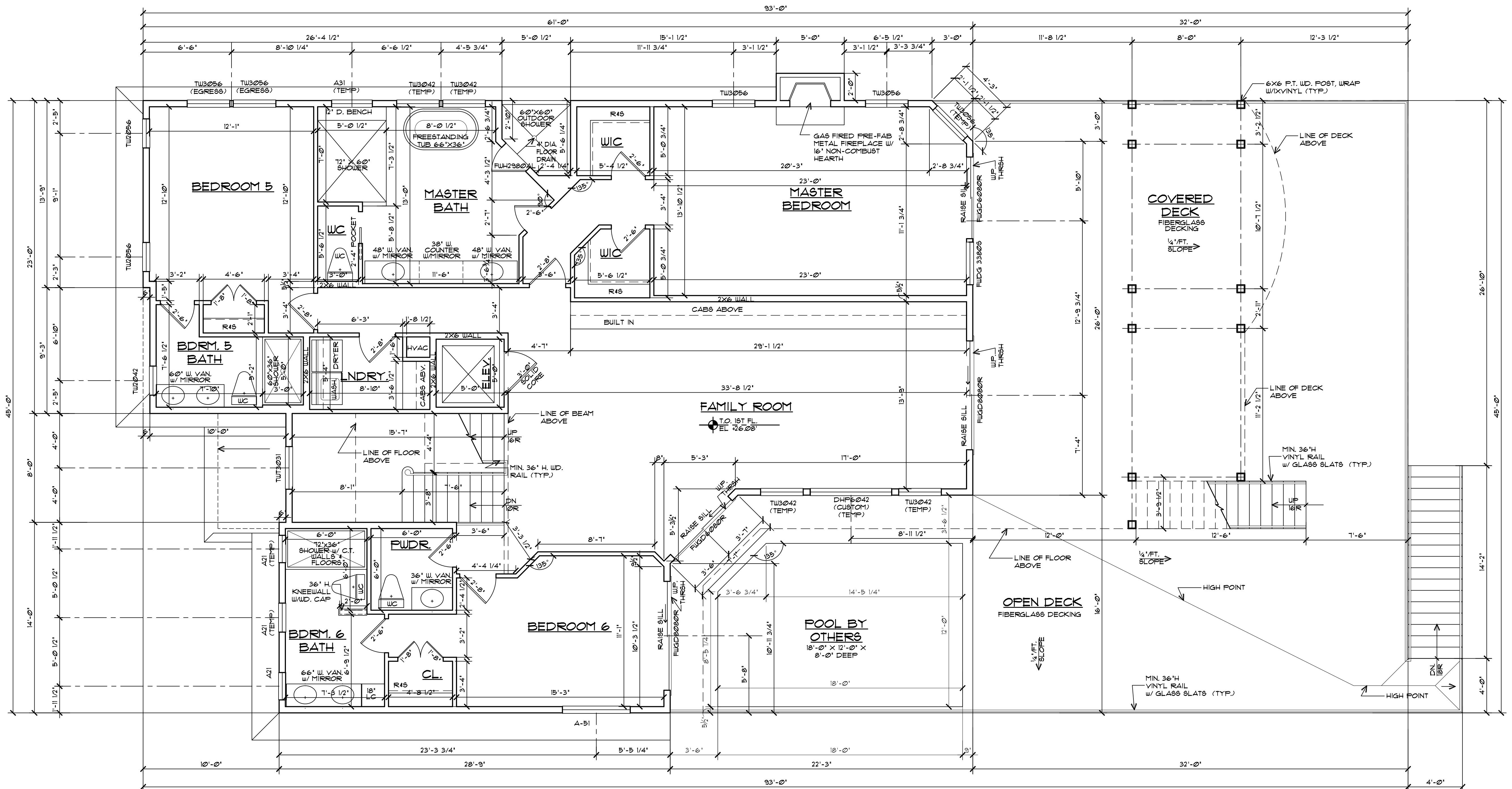
DATE  
12/11/2020

COMM. No.  
20097

DRAWN BY:  
S.D.J.

SHEET  
A-2

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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 '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 FACE OF A DOOR IN A CLOSED POSITION AND WITHIN 24" 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" FLYWOOD 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. OF 1 SQ. IN. / 1000 BTU. PER LATEST EDITION OF THE NJ EDITION IF THE IRC, SECTION 904.1.
- 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 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 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. 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 UNLESS 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 OR FIRE RATED 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.

**STAIR NOTES**

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

**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.

**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 CEILINGS.
- 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 FTO-13.
- PROVIDE (2) LAYER 5/8" TYPE 'X' G.W.B. @ DROPPED HVAC SOFFIT @ GARAGE.

**RESIDENTIAL ELEVATOR**

- 1HR SHAFT SEP. ASSEM. BASED ON FMFC-112 (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" FIRE SHIELD WALL BOARD BY NATIONAL GYPSUM COMPANY, OR APPROVED EQUAL ON INSIDE AND ON OUTSIDE OF ELEV. SHAFT. BELOW D.F.E.
- ELEVATORS THAT DO NOT REQUIRE A MACHINE ROOM SHALL HAVE A SMOKE DETECTOR OR SPRINKLER HEAD LOCATED WITHIN THE ELEV. SHAFT.

**SOFFIT NOTE**

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

**FLOOR AREA**

TOTAL SITE AREA	15,430.0 SQ.FT.
BUILDING COVERAGE	4,055.0 SQ.FT. (26.3%)
<b>LIVING AREAS:</b>	
GROUND FLOOR	11,710.0 SQ.FT.
FIRST FLOOR	2,170.0 SQ.FT.
SECOND FLOOR	2,252.0 SQ.FT.
TOTAL	6,100.0 SQ.FT.
<b>MISC. AREAS:</b>	
PORCH	423.0 SQ.FT.
GAR / STORAGE	509.0 SQ.FT.
GRND. FLR DECK	3,105.0 SQ.FT.
OT. FLR DECKS	1,804.0 SQ.FT.
AND FLR DECKS	668.6 SQ.FT.
ROOF DECK	138.4 SQ.FT.
OUTDOOR SHOWERS	26.5 SQ.FT.
CRAILL SPACE	131.0 SQ.FT.
DECK CRAILL SP.	294.0 SQ.FT.
VOLUME	72,910.0 CU.FT.
NOTE: NUMBERS INDICATED ARE IN SQUARE FEET UNL.	

**ATTIC VENT**

MAIN ROOF	15 SQ. FT.
RIDGE AREA	15 SQ. FT.
SOFFIT AREA	15 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.

**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 UL DESIGN U309. (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.

Plans Not Valid Unless Seal Embossed  
Craig W. Brearley, A.I.A.  
#NJ-A11126

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New Jersey 08050  
www.cwbearley.com  
(Phone) 609-597-8880  
(Fax) 609-597-5289



**GLASSER-KAPNICK RESIDENCE**  
LOT: 8, 9 & 11 BLOCK: 11.06  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

**REVISIONS**

No.	Date	Description
1	1/11/21	AS PER ZONING DEPT. REQ.

DATE  
12/11/2020

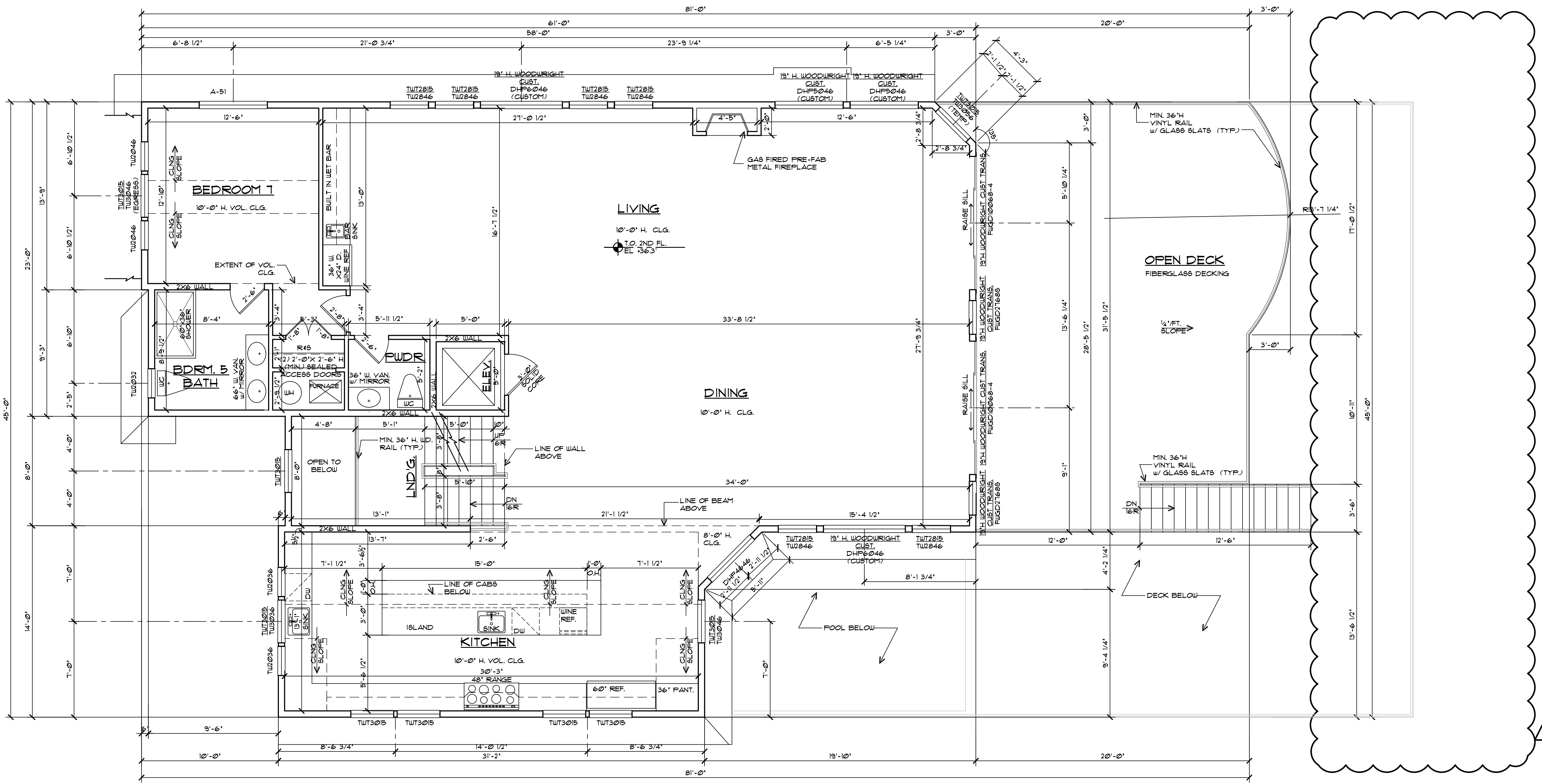
COMM. No.  
20097

DRAWN BY:  
S.D.J.

SHEET

**A-3**

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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 4000 PSI @ 28 DAYS.
- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- WINDOW MODEL \* ARE BASED ON '4000 SERIES' BY 'ANDERSEN WINDOW CORP.' MODELS. CONTRACTOR TO VERIFY EGRESS / MIN. 24" SILL HEIGHT WHEN SUBSTITUTING MANUFACTURER.
- PROVIDE TEMPERED GLASS AT THE FOLLOWING LOCATIONS:
  - IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION.
  - WHERE GLAZING IS LESS THAN 180 DEGREES FROM THE PLANE 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" FLYWOOD 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. OF 1 SQ. IN. / 1000 BTU. PER LATEST EDITION OF THE NJ EDITION IF THE IRC, SECTION 904.0.
- 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 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. NOTCHES IN THE MEMBER WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2" TO THE NOTCH, PER NJ IRC, SECTION R502.8.1
- ENGINEERED WOOD PRODUCTS - CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS, PER NJ IRC, SECTION R502.2.2
- DUCTWORK LOCATED BELOW FIRE RATED ASSEMBLY AT THE GARAGE SHALL BE WRAPPED w/ (2) LAYERS 5/8" TYPE 'X' G.W.B. OR FIRE DAMPERS SHALL BE PROVIDED AT ALL PENETRATIONS.
- PROVIDE UL LISTED RECESSED LIGHT FIXTURES IN 1 HR RATED FLOOR 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.

**STAIR NOTES**

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

**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 CEILINGS
- 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 FTO-13.
- PROVIDE (2) LAYER 5/8" TYPE 'X' G.W.B. @ DROPPED HVAC SOFFIT @ GARAGE.

**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 D.F.E. 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.

**FLOOR AREA**

TOTAL SITE AREA	15,438.0 SQ.FT.
BUILDING COVERAGE	4,055.0 SQ.FT. (26.3%)
<b>LIVING AREAS:</b>	
GROUND FLOOR	1,171.0 SQ.FT.
FIRST FLOOR	2,171.0 SQ.FT.
SECOND FLOOR	2,252.0 SQ.FT.
<b>TOTAL</b>	<b>6,100.0 SQ.FT.</b>

**MISC. AREAS:**

PORCH	423.0 SQ.FT.
GAR / STORAGE	509.0 SQ.FT.
GRND. FLR DECK	3,105.0 SQ.FT.
1ST FLR DECKS	1,804.0 SQ.FT.
2ND FLR DECKS	668.6 SQ.FT.
ROOF DECK	138.4 SQ.FT.
OUTDOOR SHOWERS	26.5 SQ.FT.
CRAWL SPACE	131.0 SQ.FT.
DECK CRAWL SP.	294.0 SQ.FT.
<b>VOLUME</b>	<b>72,910.0 CU.FT.</b>

NOTE: NUMBERS INDICATED ARE IN SQUARE FEET UNL.

**ATTIC VENT**

MAIN ROOF	15 SQ. FT.
RIDGE AREA	15 SQ. FT.
SOFFIT AREA	15 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.

**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 UL DESIGN U309. (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.

**RESIDENTIAL ELEVATOR**

1HR SHAFT SEP. ASSEM. BASED ON FMFC-112 (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.

**SOFFIT NOTE**

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

Plans Not Valid Unless Seal Embossed

Craig W. Brearley, A.I.A.  
#N.J. AIT1126

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(Fax) 609-597-5289

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

**GLASSER-KAPNICK RESIDENCE**  
LOT: 8, 9 & 11 BLOCK: 11.06  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

**SECOND FLOOR PLAN**

**REVISIONS**

No.	Date	Description	AS PER ZONING DEPT. REQ.
1	1/21/21		

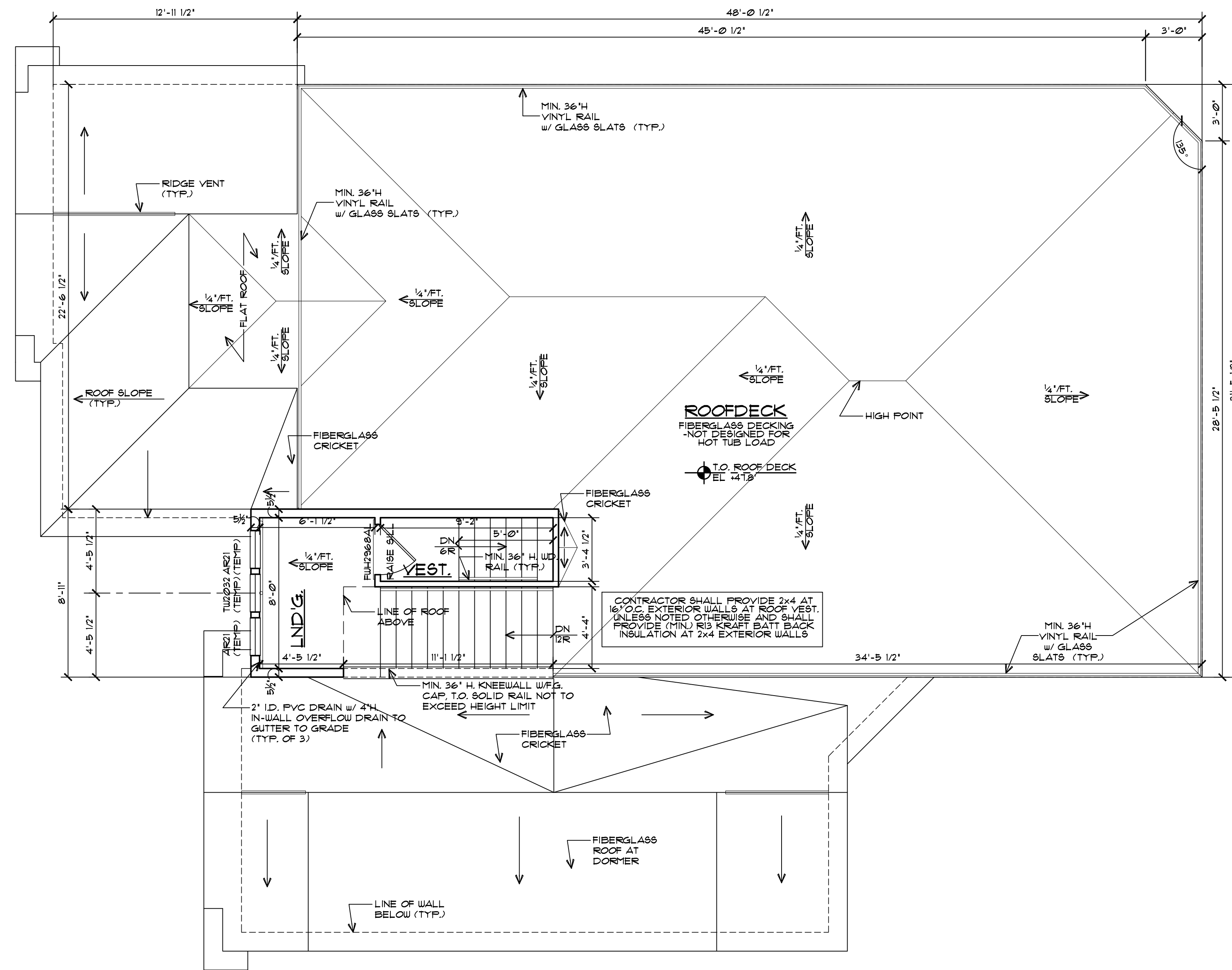
**DATE**  
12/11/2020

**COMM. No.**  
20097

**DRAWN BY:**  
S.D.J.

**SHEET**  
A-4

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**ROOF DECK 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 HINGE SIDE OF AN INSURING 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 OR STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
- FIRE STOPPING SHALL BE INSTALLED AT ALL FLR./CLG. & CLG./ROOF LEVELS, INCLUDING FLUE / FIREPLACE CHASE
- FIRE STOPPING TO BE MIN. 3/4" PLYWOOD SHEATHING.
- FILL ALL 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. OF 1 SQ. IN. / 1000 BTU, PER LATEST EDITION OF THE NJ EDITION IF THE IRC, SECTION G2401.
- 2x4 LUMBER - NOTCHES IN 2x4 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. THE TENSION SIDE OF MEMBERS 4" OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE END OF THE MEMBER. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP, BOTTOM, OR EDGE OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2" TO THE NOTCH, PER NJ IRC, SECTION R502.8.1
- ENGINEERED WOOD PRODUCTS - CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS, PER NJ IRC, SECTION R502.2.2
- DUCTWORK LOCATED BELOW FIRE RATED ASSEMBLY AT THE GARAGE SHALL BE WRAPPED w/ (2) LAYERS 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 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 CUT AT CEILING/ROOF ASSEMBLIES. EXHAUST DIRECTLY TO EXTERIOR.
- PROVIDE 1 HR RATED FIRE COLLARS FOR ALL PLUMBING PENETRATIONS OVER 2 INCHES.
- ONE 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.

**STAIR NOTES**

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

**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 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 FTO-13.
- PROVIDE (2) LAYER 3/8" TYPE 'X' G.W.B. @ DROPPED HVAC SOFFIT @ GARAGE.

**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.

**RESIDENTIAL ELEVATOR**

- 1HR SHAFT SEP. ASSEM. BASED ON FMFC-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. SHAFT ABOVE D.F.E.
- PROVIDE (1) LAYER 3/8" FIRE SHIELD WALLBOARD BY NATIONAL GYPSUM COMPANY, OR APPROVED EQUAL ON INSIDE AND ON OUTSIDE OF ELEV. SHAFT, BELOW D.F.E.
- ELEVATORS THAT DO NOT REQUIRE A MACHINE ROOM SHALL HAVE A SMOKE DETECTOR OR SPRINKLER HEAD LOCATED WITHIN THE ELEV. SHAFT.
- PROVIDE EXTERIOR GRADE G.W.B. AT ANY CEILING EXPOSED TO WEATHER, UNLESS NOTED OTHERWISE.

**SOFFIT NOTE**

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

**FLOOR AREA**

TOTAL SITE AREA	15,439.0 SQFT.
BUILDING COVERAGE	4,055.0 SQFT. (26.3%)
<b>LIVING AREAS:</b>	
GROUND FLOOR	1,721.0 SQFT.
FIRST FLOOR	2,121.0 SQFT.
SECOND FLOOR	2,252.0 SQFT.
TOTAL	6,100.0 SQFT.

**MISC. AREAS:**

PORCH	42.3 SQFT.
GAR / STORAGE	509.0 SQFT.
GRND. FLR. DECK	310.5 SQFT.
1ST FLR. DECKS	1804.0 SQFT.
2ND FLR. DECKS	668.6 SQFT.
ROOF DECK	1384.4 SQFT.
OUTDOOR SHOWERS	56.5 SQFT.
CRAILL. SPACE	171 SQFT.
DECK CRAILL. SP.	234 SQFT.
VOLUME	12,310.0 CUFT.

NOTE: NUMBERS INDICATED ARE IN SQUARE FEET UNO.

**ATTIC VENT**

MAIN ROOF	15 SQ. FT.
RIDGE AREA	15 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.

**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.

Plans Not Valid Unless Seal Embossed  
Craig W. Brearley, A.I.A.  
#N.J. AIT1126

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(Fax) 609-597-5289  
**CWB**  
CRAIG W. BEARLEY  
A.I.A.  
ARCHITECT

**GLASSER-KAPNICK RESIDENCE**  
LOT: 8, 9 & 11 BLOCK: 11.06  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY  
ARCHITECT  
**ROOF DECK PLAN**

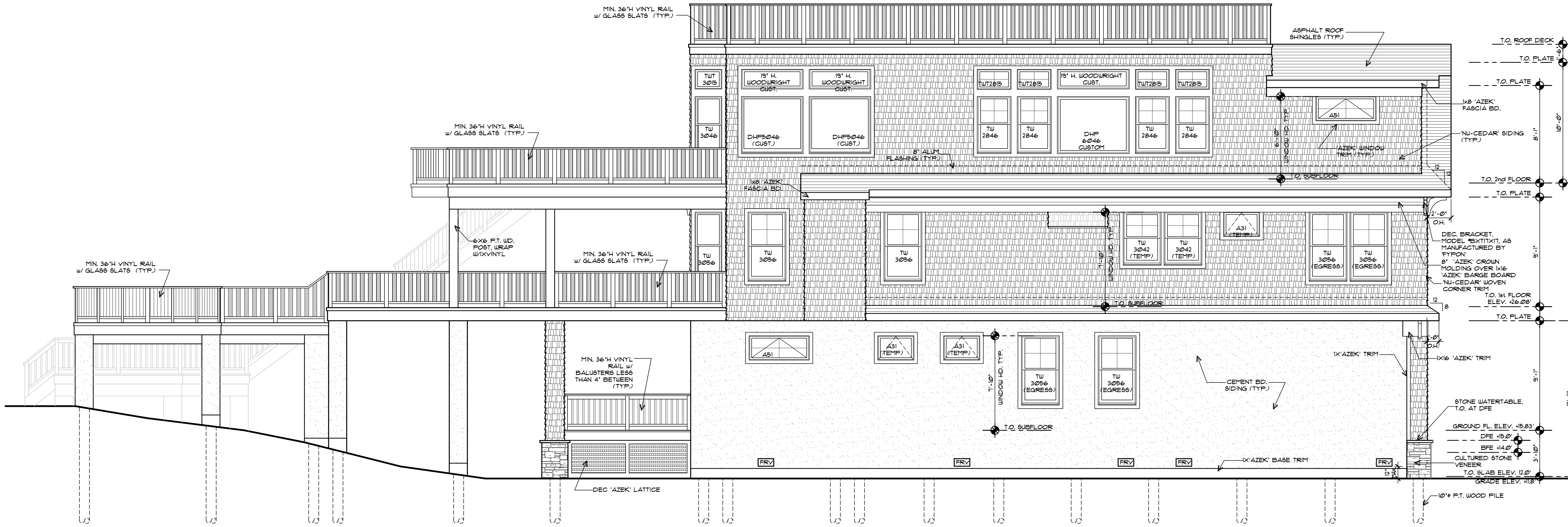
No.	Date	Description

DATE  
12/11/2020

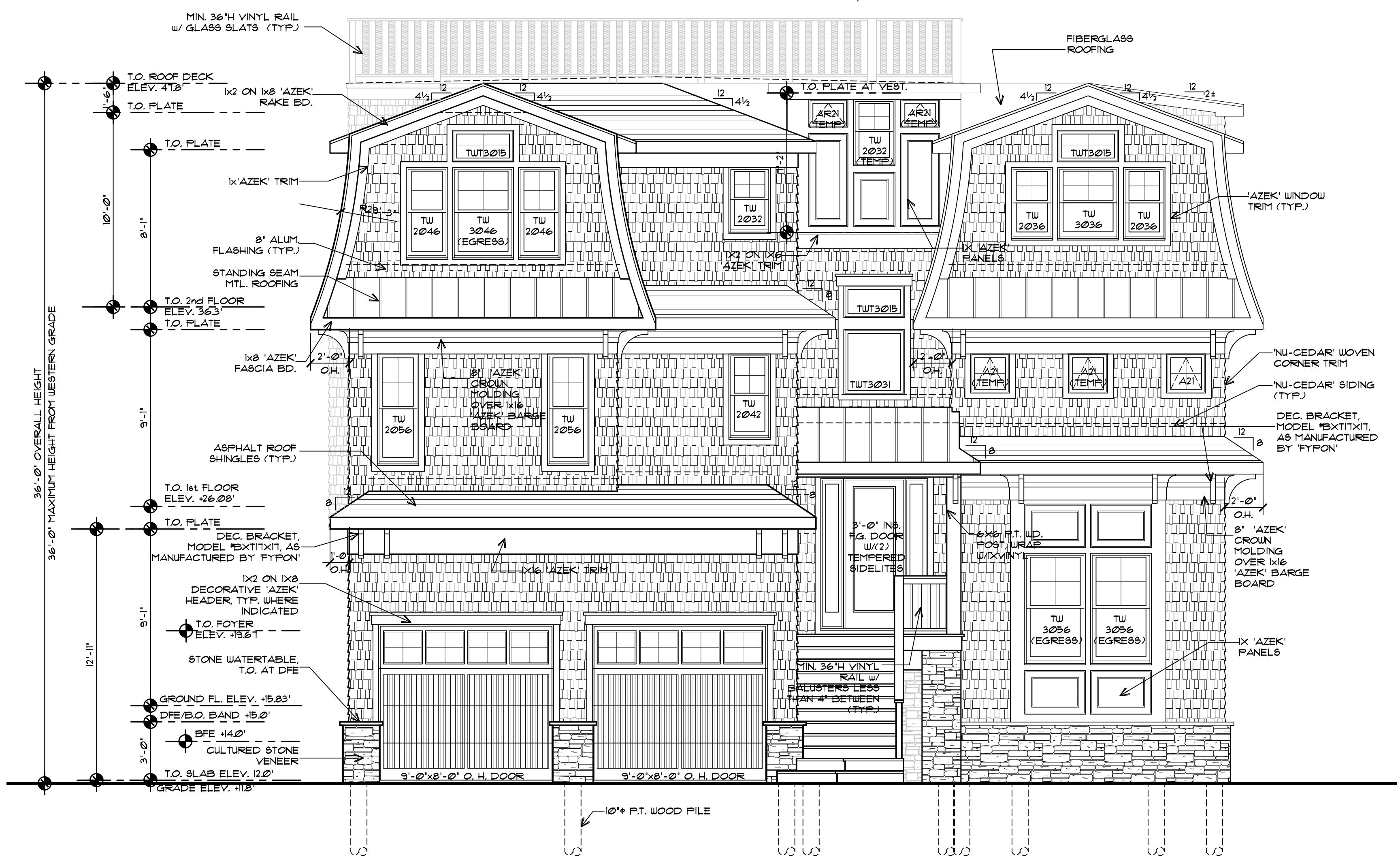
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S.D.J.

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**A-5**  
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LEFT (NORTH SIDE) ELEVATION  
1/4" = 1'-0"



FRONT (WEST SIDE) ELEVATION  
1/4" = 1'-0"

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GLASSER-KAPNICK RESIDENCE  
LOT: 8, 9 & 11 BLOCK: 11.06  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

ELEVATIONS - FRONT & LEFT SIDE

No.	Date	Description

DATE  
12/11/2020

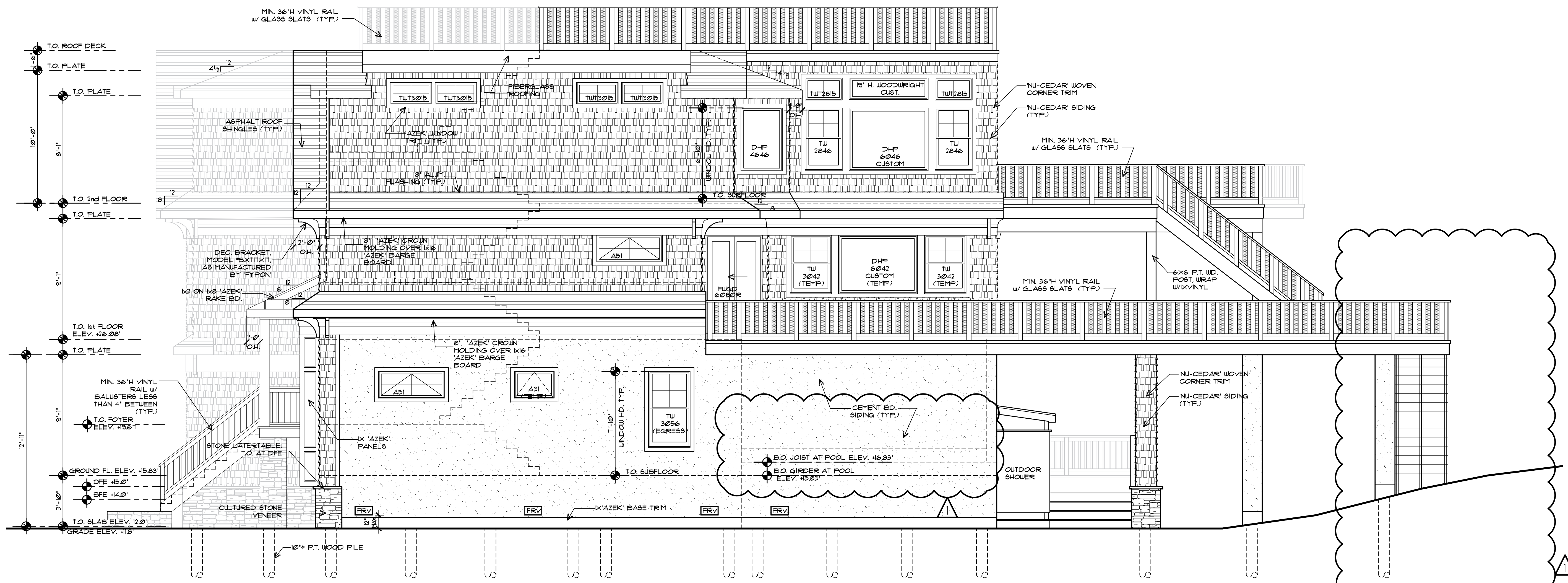
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S.D.J.

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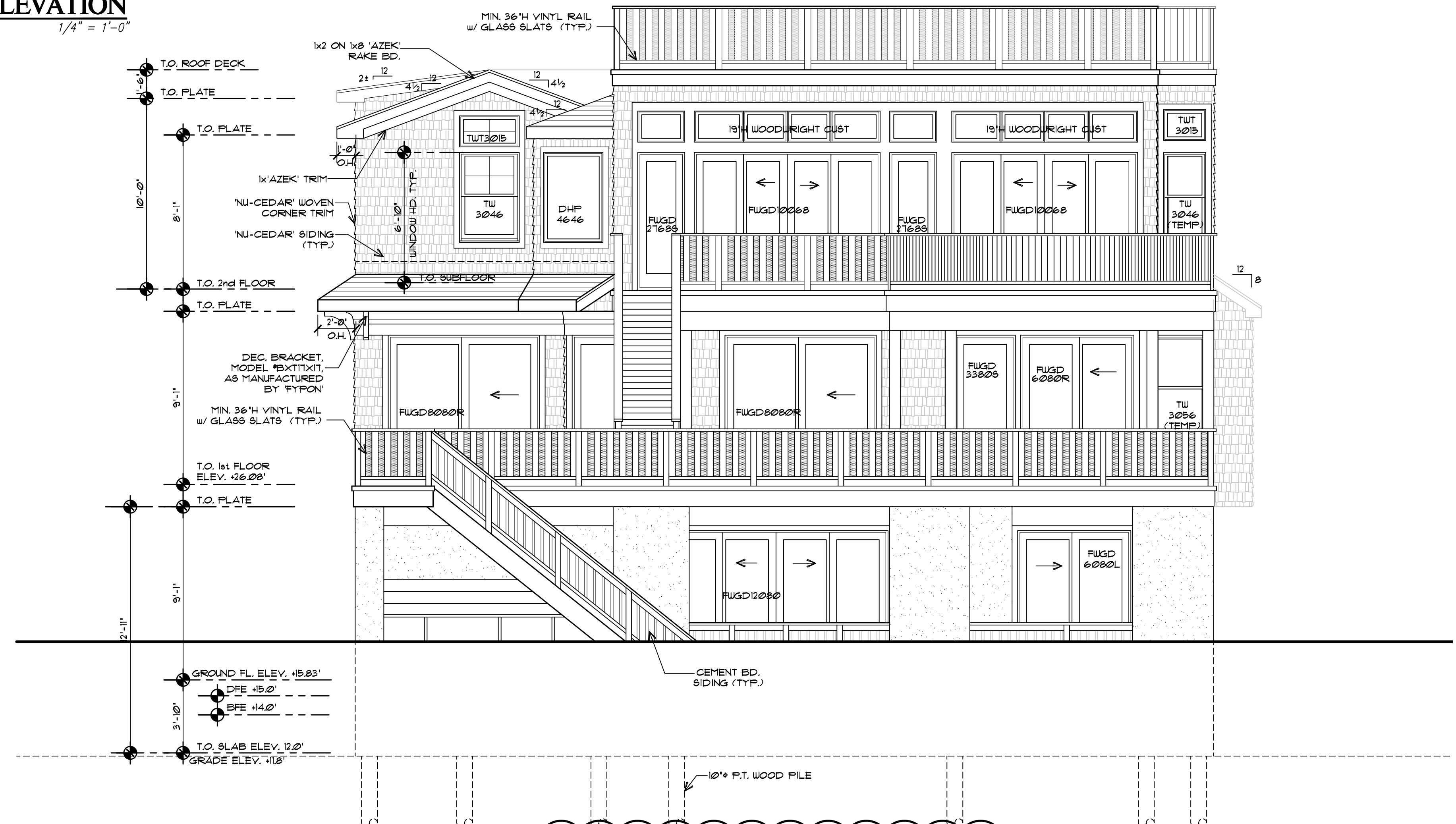
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**RIGHT (SOUTH SIDE) ELEVATION**

1/4" = 1'-0"



**REAR (OCEANFRONT) ELEVATION**

1/4" = 1'-0"

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Seal Embossed  
Craig W. Brearley, A.I.A.  
#N.J. A11126

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**GLASSER-KAPNICK RESIDENCE**  
LOT: 8, 9 & 11 BLOCK: 11.06  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY  
ELEVATIONS - REAR & RIGHT SIDE

No.	Date	Description
1	1/11/21	AS PER ZONING DEPT. REG.

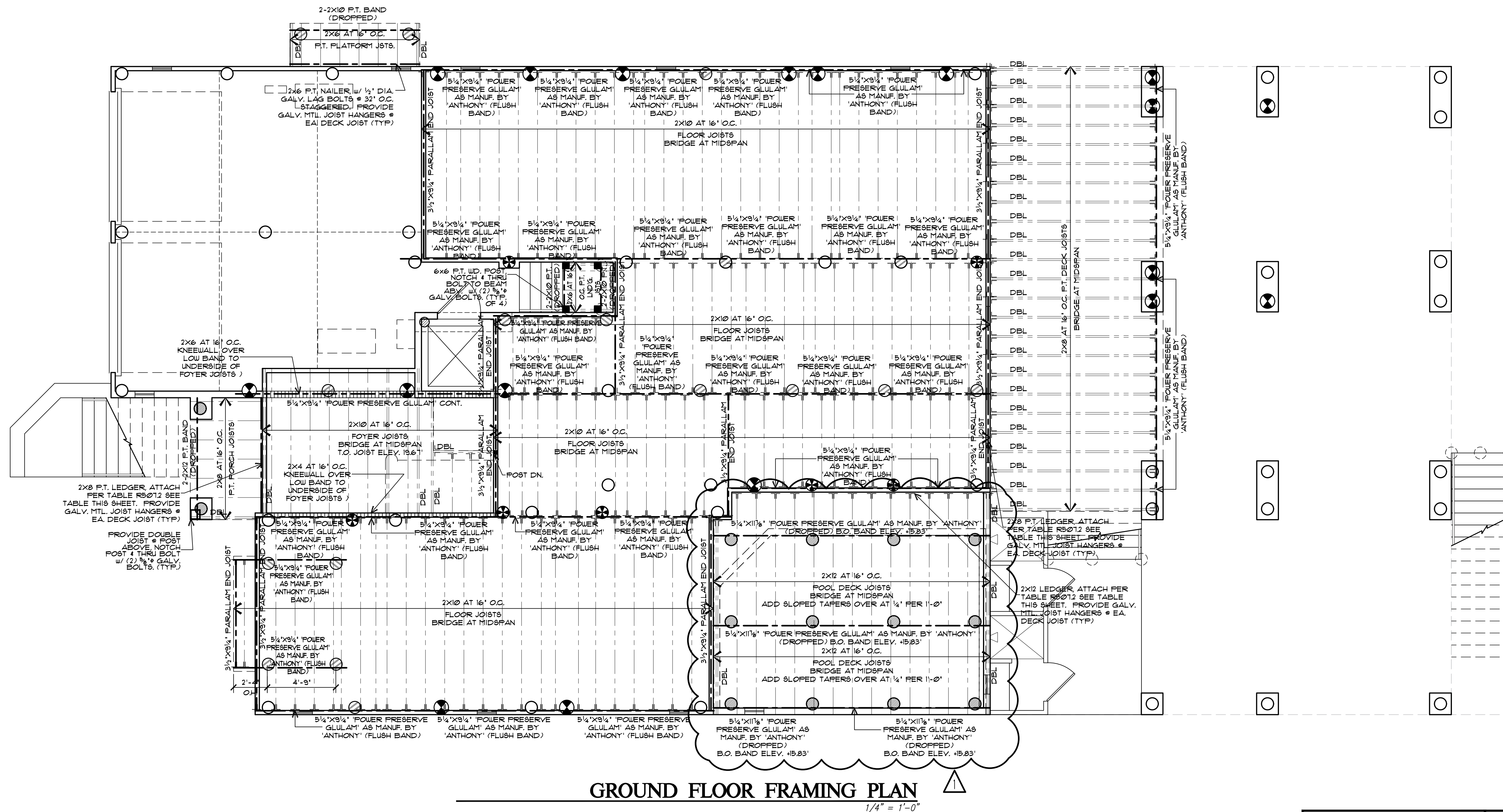
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12/11/2020

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20097

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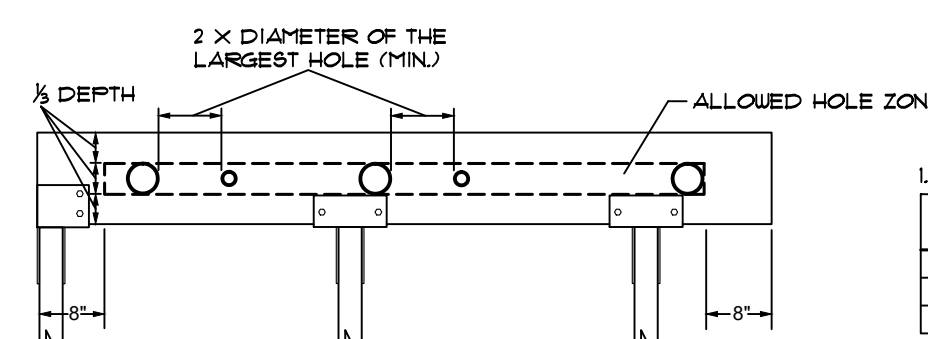




**GROUND FLOOR FRAMING PLAN**  
1/4" = 1'-0"

**ALLOWABLE HOLES-HEADERS AND BEAMS**

**155E TIMBERSTRAND LSL HEADERS AND BEAMS**

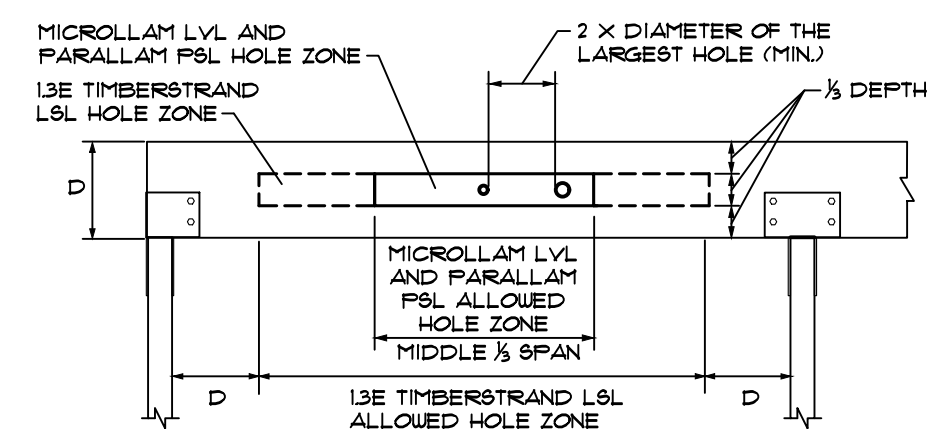


155E TIMBERSTRAND LSL HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
9 1/2"	3"
11 1/2"	3 3/8"
14"-16"	4 1/8"

SEE DETAIL FOR ALLOWED HOLE ZONE

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

**OTHER TRUS JOIST HEADERS AND BEAMS**



OTHER TRUS JOIST BEAMS HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
4 1/2"	1 1/2"
5 1/2"	1 7/8"
7 1/2"-20"	2 1/8"

SEE DETAIL FOR ALLOWED HOLE ZONE

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

**TYPICAL DECK LEDGER DETAIL / FASTNER SCHEDULE**

TABLE R607.3(1)  
FASTNER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER AND A 2" NOMINAL SOLID-SAUN 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	30'	23'	18'	15'	13'	11'	10'						
1/2" DIAMETER LAG SCREW WITH 1/32" INCH MAXIMUM SHEATHING	30'	23'	18'	15'	13'	11'	10'							
1/2" DIAMETER BOLT WITH 1/32" INCH MAXIMUM SHEATHING	36'	36'	34'	29'	24'	21'	19'							
LEDGER LOK BY FASTEN MASTER w/ 1/32" OR 1/16" SHEATHING	14'	11'	8'	7'	6'	5'	4'							
SDWS22400DB SCREW BY SIMPSON w/ 1/32" OR 1/16" SHEATHING	15'	12'	9'	8'	7'	6'	5'							

NOTE: THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE BAND JOIST  
NOTE: LAG SCREWS OR BOLTS SHALL BE PLACED 2" IN FROM THE BOTTOM OR TOP OF THE DECK LEDGERS 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.

**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		MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS TABLE R 602.15										
			EDGES (inches)	INTERMEDIATE SUPPORTS (inches)											
30	3/8" - 1/2"	6d common (2" x @13") nail (subfloor, wall) OR 8d common (2" x @13") nail (roof) OR RRS8-01 (2 1/2" x @13") 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>3'-0" - 4'-0"</td> <td>2</td> </tr> <tr> <td>4'-0" - 6'-0"</td> <td>3</td> </tr> <tr> <td>6'-0" - 8'-0"</td> <td>4</td> </tr> </tbody> </table>	HEADER SPAN	MAXIMUM STUD SPACING	≤ 3'-0"	1	3'-0" - 4'-0"	2	4'-0" - 6'-0"	3	6'-0" - 8'-0"	4
HEADER SPAN	MAXIMUM STUD SPACING														
≤ 3'-0"	1														
3'-0" - 4'-0"	2														
4'-0" - 6'-0"	3														
6'-0" - 8'-0"	4														
31	3/8" - 1"	8d common (2 1/2" x @13") OR RRS8-01 (2 1/2" x @13") 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>3'-0" - 4'-0"</td> <td>2</td> </tr> <tr> <td>4'-0" - 6'-0"</td> <td>3</td> </tr> <tr> <td>6'-0" - 8'-0"</td> <td>4</td> </tr> </tbody> </table>	HEADER SPAN	MAXIMUM STUD SPACING	≤ 3'-0"	1	3'-0" - 4'-0"	2	4'-0" - 6'-0"	3	6'-0" - 8'-0"	4
HEADER SPAN	MAXIMUM STUD SPACING														
≤ 3'-0"	1														
3'-0" - 4'-0"	2														
4'-0" - 6'-0"	3														
6'-0" - 8'-0"	4														
32	1 1/8" - 1 1/4"	10d common (3" x @14 1/2") nail; or 8d (2 1/2" x @13") 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>3'-0" - 4'-0"</td> <td>2</td> </tr> <tr> <td>4'-0" - 6'-0"</td> <td>3</td> </tr> <tr> <td>6'-0" - 8'-0"</td> <td>4</td> </tr> </tbody> </table>	HEADER SPAN	MAXIMUM STUD SPACING	≤ 3'-0"	1	3'-0" - 4'-0"	2	4'-0" - 6'-0"	3	6'-0" - 8'-0"	4
HEADER SPAN	MAXIMUM STUD SPACING														
≤ 3'-0"	1														
3'-0" - 4'-0"	2														
4'-0" - 6'-0"	3														
6'-0" - 8'-0"	4														

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

MINIMUM NAIL SIZE	MINIMUM 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.)	15	20	30
6d common (2" x @13")	1.5	24/0	3/8	16	6	12	140	115	110
8d common (2 1/2" x @13")	1.75	24/6	3/8	16	6	12	140	140	135
8d common (2 1/2" x @13")	1.75	24/6	3/8	16	24	12	140	115	110

**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.

**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 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 SPICES IF NEEDED TO OCCUR WITHIN 24" OF MID-HEIGHT. (TYP.)
- PROVIDE NARROW WALL SHEATHING NAILS AT EXTERIOR WALLS LESS THAN 10'-0" H/W PANELS LESS THAN 3'-0" WIDE.

**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 Fb+250 P51 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 AND FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 psi @ 28 DAYS.
- ALL CONCRETE USED FOR WALLS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 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.
- 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+2,200 P51
- ALL LAMINATED WOOD BEAMS TO BE MINIMUM Fb+2,400 P51
- 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.
- 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.

Plans Not Valid Unless Seal Embossed  
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**GLASSER-KAPNICK RESIDENCE**  
LOT: 8, 9 & 11 BLOCK: 11.06  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY  
STRUCTURAL FLOOR PLANS

**REVISIONS**

No.	Date	Description
1	1/11/21	AS PER ZONING DEPT. REQ.

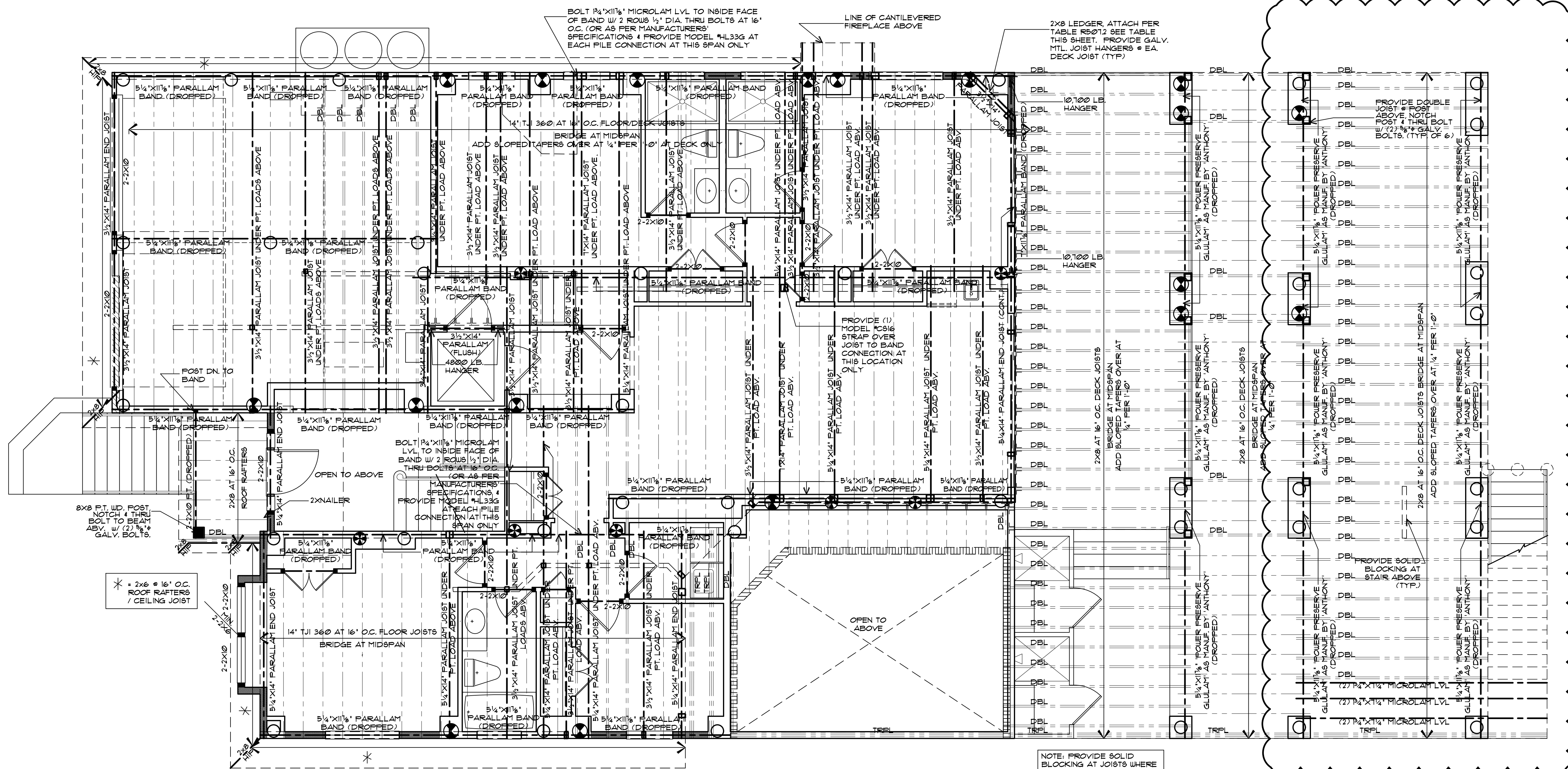
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20097

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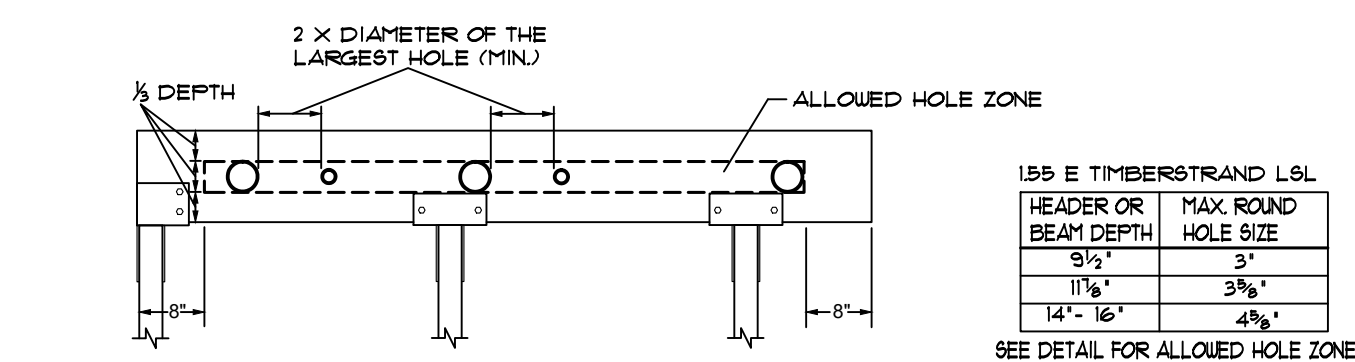
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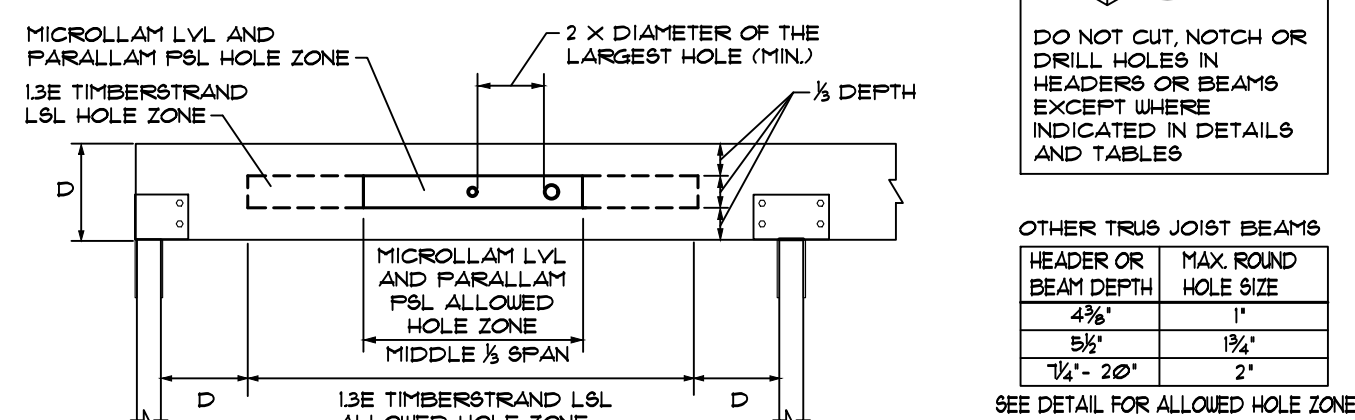
**FIRST FLOOR FRAMING PLAN**  
1/4" = 1'-0"

**ALLOWABLE HOLES-HEADERS AND BEAMS**  
1.55E TIMBERSTRAND L6L HEADERS AND BEAMS



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

**OTHER 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 PLANK POSITION

**TYPICAL DECK LEDGER DETAIL / FASTENER SCHEDULE**

TABLE R507.3(3)1  
FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER AND A 2" NOMINAL SOLID-SAUN 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"
<b>CONNECTION DETAILS</b>							
1/2" DIAMETER LAG SCREW WITH 1/32" INCH MAXIMUM SHEATHING	30"	23"	18"	15"	13"	11"	10"
1/2" DIAMETER BOLT WITH 1/32" INCH MAXIMUM SHEATHING	36"	36"	34"	29"	24"	21"	19"
LEDGER LOK BY FASTEN MASTER w/ 1/32" OR 1/16" SHEATHING	14"	11"	8"	7"	6"	5"	4"
SDWS22400DB SCREW BY SIMPSON w/ 1/32" OR 1/16" SHEATHING	15"	12"	9"	8"	7"	6"	5"

**NOTE: THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE BAND JOIST**  
NOTE: LAG SCREWS OR BOLTS SHALL BE PLACED 2" IN FROM THE BOTTOM OR TOP OF THE DECK LEDGERS 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.

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)	HEADER SPAN ≤ 3'-0"	MAXIMUM STUD SPACING 16'
30	3/8" - 1/2"	6d common (2" x Ø13 1/2" nail (subfloor wall)) 8d common (2" x Ø13 1/2" nail (roof)) OR RSRS-Ø1 (2 1/2" x Ø13 1/2" nail (roof))	6	12	4'-0"	2
31	5/8" - 1"	8d common (2 1/2" x Ø13 1/2" OR RSRS-Ø1 (2 1/2" x Ø13 1/2" nail (roof))	6	12	8'-0"	3
32	1 1/8" - 1 1/4"	10d common (3" x Ø14 1/2" nail) or 8d (2 1/2" x Ø13 1/2" deformed nail)	6	12	10'-0"	3

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

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)	
					EDGES	FIELD	B	C
6d common (2" x Ø13 1/2")	1.5	24/0	3/8	16	6	12	140	115
8d common (2 1/2" x Ø13 1/2")	1.75	24/6	7/8	16	6	12	140	135

**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.

**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 R602.1.6 - 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 SPICES IF NEEDED, TO OCCUR WITHIN 24" OF MID-HEIGHT. (TYP.)  
PROVIDE NARROW WALL SHEATHING NAILS AT EXTERIOR WALLS LESS THAN 10'-0" H/W PANELS LESS THAN 3'-0" WIDE.

**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 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 AND FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.  
- ALL CONCRETE USED FOR WALLS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 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.  
- 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=2,800 PSI  
- ALL LAMINATED WOOD BEAMS TO BE MINIMUM Fb=2,400 PSI  
- WHERE NOTED NARROW WALL SECTIONS UTILIZING 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.

Plans Not Void Unless Seal Embossed  
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A.I.A.  
ARCHITECT

**GLASSER-KAPNICK RESIDENCE**  
LOT: 8, 9 & 11 BLOCK: 11.06  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY  
STRUCTURAL FLOOR PLANS

No.	Date	Description
1	1/11/21	AS PER ZONING DEPT. REQ.

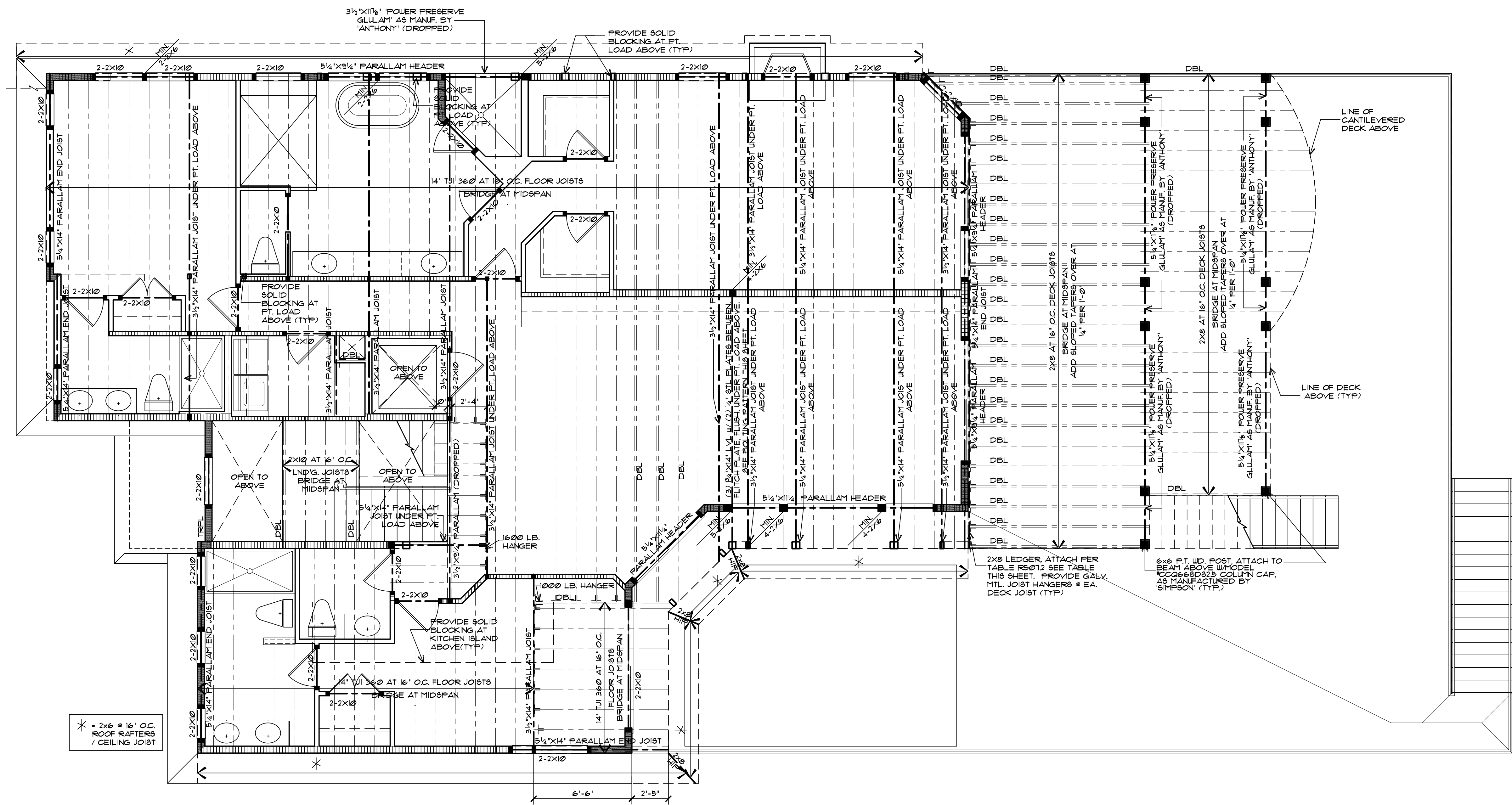
DATE  
12/11/2020

COMM. No.  
20097

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S.D.J.

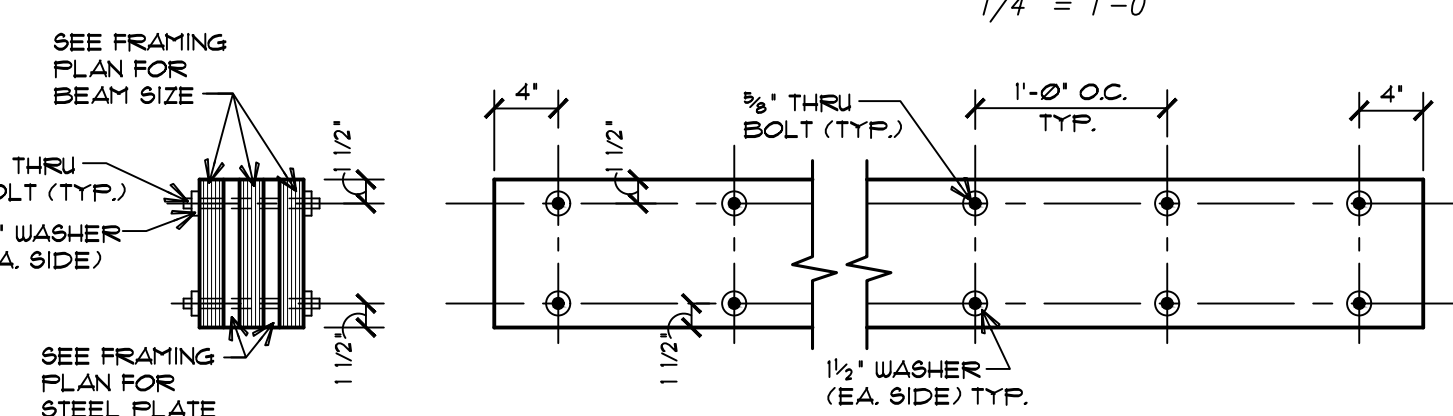
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**SECOND FLOOR FRAMING PLAN**

1/4" = 1'-0"

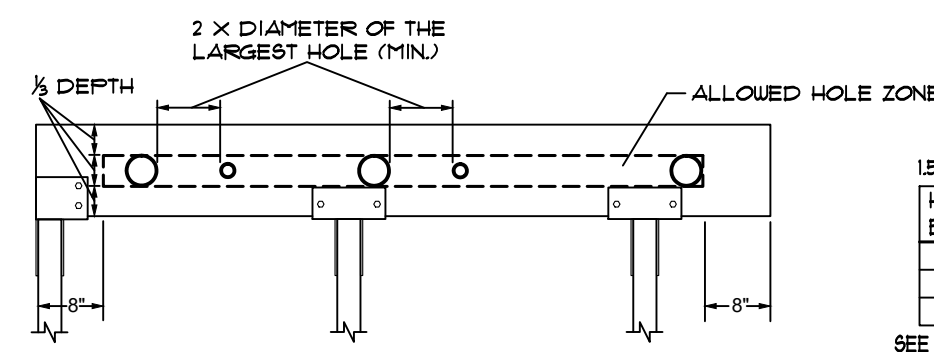


**FLITCH BEAM BOLTING DETAIL**

1" = 1'-0"

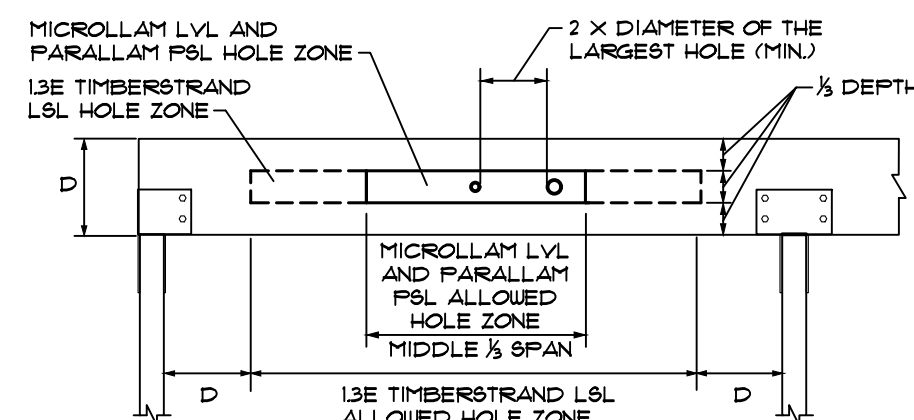
**ALLOWABLE HOLES-HEADERS AND BEAMS**

155E TIMBERSTRAND LSL HEADERS AND BEAMS



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

**OTHER TRUS JOIST HEADERS AND BEAMS**



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

**TYPICAL DECK LEDGER DETAIL / FASTNER SCHEDULE**

TABLE R507.9.3(1) FASTNER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER AND A 2" NOMINAL SOLID-SAWN SPRUCE-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 1/16" SHEATHING	14"	11"	8"	7"	6"	5"	4"
SDUS27400DB SCREW BY SIMPSON w/ 15/32" OR 1/16" SHEATHING	15"	12"	9"	8"	7"	6"	5"

NOTE: THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE BAND JOIST  
 NOTE: LAG SCREWS OR BOLTS SHALL BE PLACED 2" IN FROM THE BOTTOM OR TOP OF THE DECK LEDGERS 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

**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 33061, 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.

**SHEATHING NOTE:**

ALL FLYWOOD 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 FIBERBOARD SHEATHING SHALL BE CONNECTED W/ (2) ROUNDS 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.

**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 P81 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 AND FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 psi @ 28 DAYS.  
 - ALL CONCRETE USED FOR WALLS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 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.  
 - 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=2,300 P81  
 - ALL LAMINATED WOOD BEAMS TO BE MINIMUM Fb=2,400 P81  
 - PROVIDE GALVANIZED METAL JOIST/ BEAM HANGERS AT ALL JOISTS/ BEAM TO BEAM CONNECTIONS AS MANUFACTURED BY 'SIMPSON' OR APPROVED EQUIVALENT.  
 - 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 SPECIFICATIONS).  
 - FILE TO BE NOTCHED FOR BANDS NO MORE THAN 50% OF THE FILE DIAMETER.  
 - COPPER NAPHTHATE TREATMENT SHALL BE FIELD APPLIED TO THE CUT END OF P.T. FILE WHEN IN CONTACT WITH CONCRETE.

**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)	HEADER SPAN	MAXIMUM STUD SPACING
30	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2" x 0.131") nail (roof) OR R8RS-01 (2 3/8" x 0.13) nail (roof)	6	12	4'-0"	2
31	3/8" - 1"	8d common (2 1/4" x 0.131") OR R8RS-01 (2 3/8" x 0.13) nail (roof)	6	12	8'-0"	3
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	12'-0"	3
					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 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.)	MIN.	B	C	D
6d common (2" x 0.113")	1.5	24/0	3/8	16	6	12	140	115	110	
8d common (2 1/4" x 0.131")	1.75	24/16	7/8	16	6	12	170	140	135	
				24	24	12	140	115	110	

Plans Not Valid Unless Seal Embossed  
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GLASSER-KAPNICK RESIDENCE  
 LOT: 8, 9 & 11 BLOCK: 11.06  
 LONG BEACH TOWNSHIP  
 OCEAN COUNTY, NEW JERSEY  
 STRUCTURAL FLOOR PLANS

REVISIONS

No.	Date	Description

DATE  
 12/11/2020

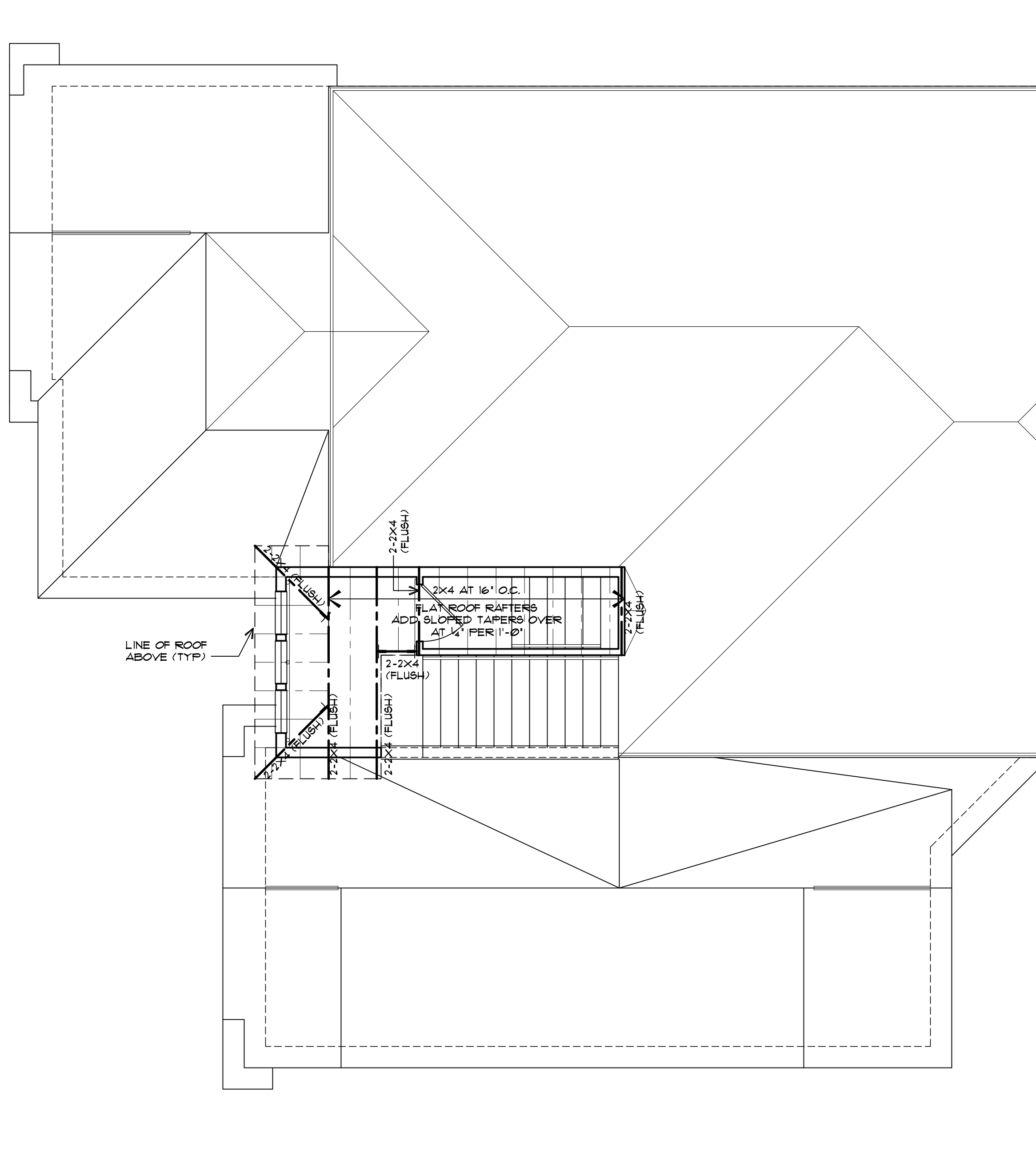
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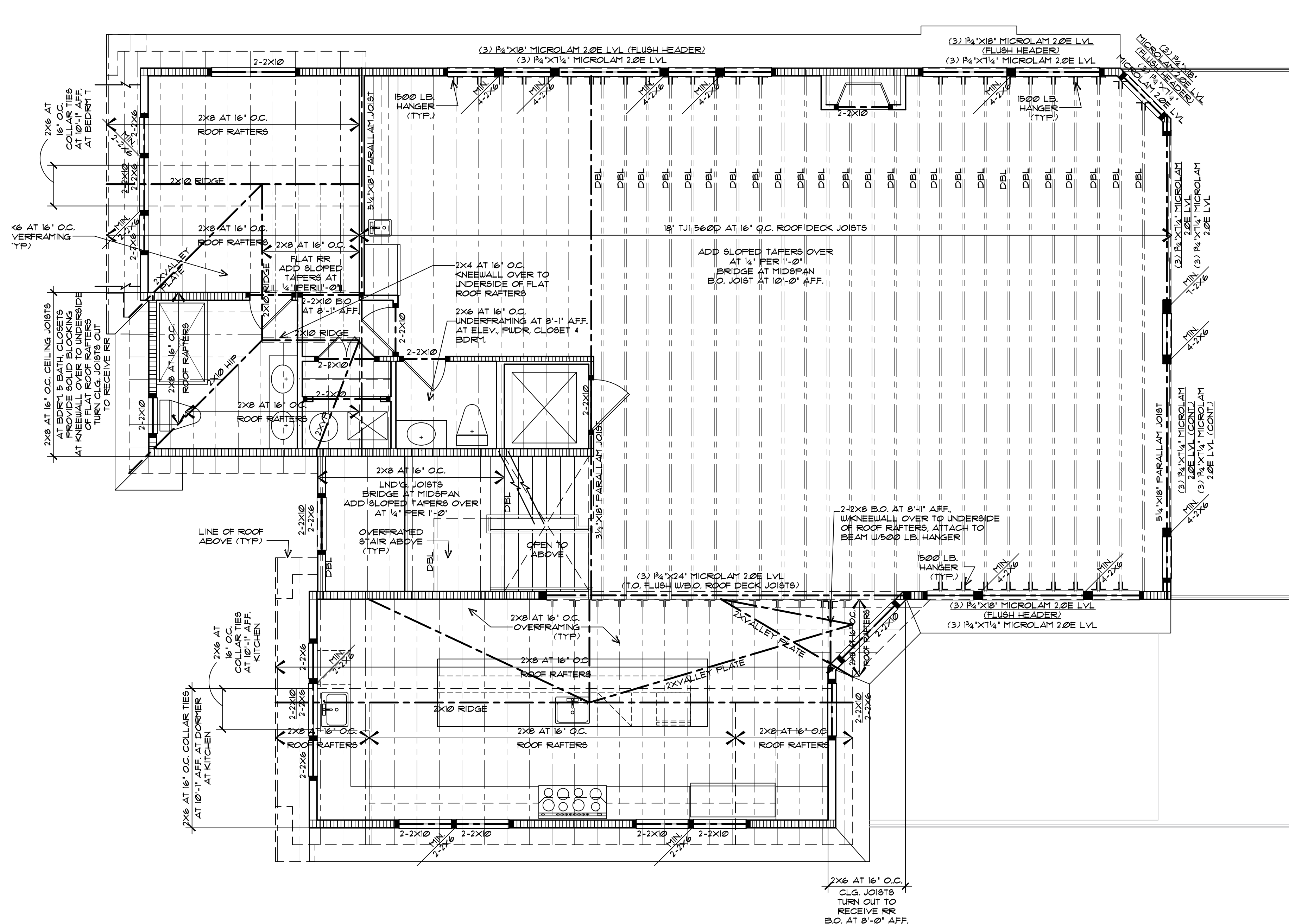
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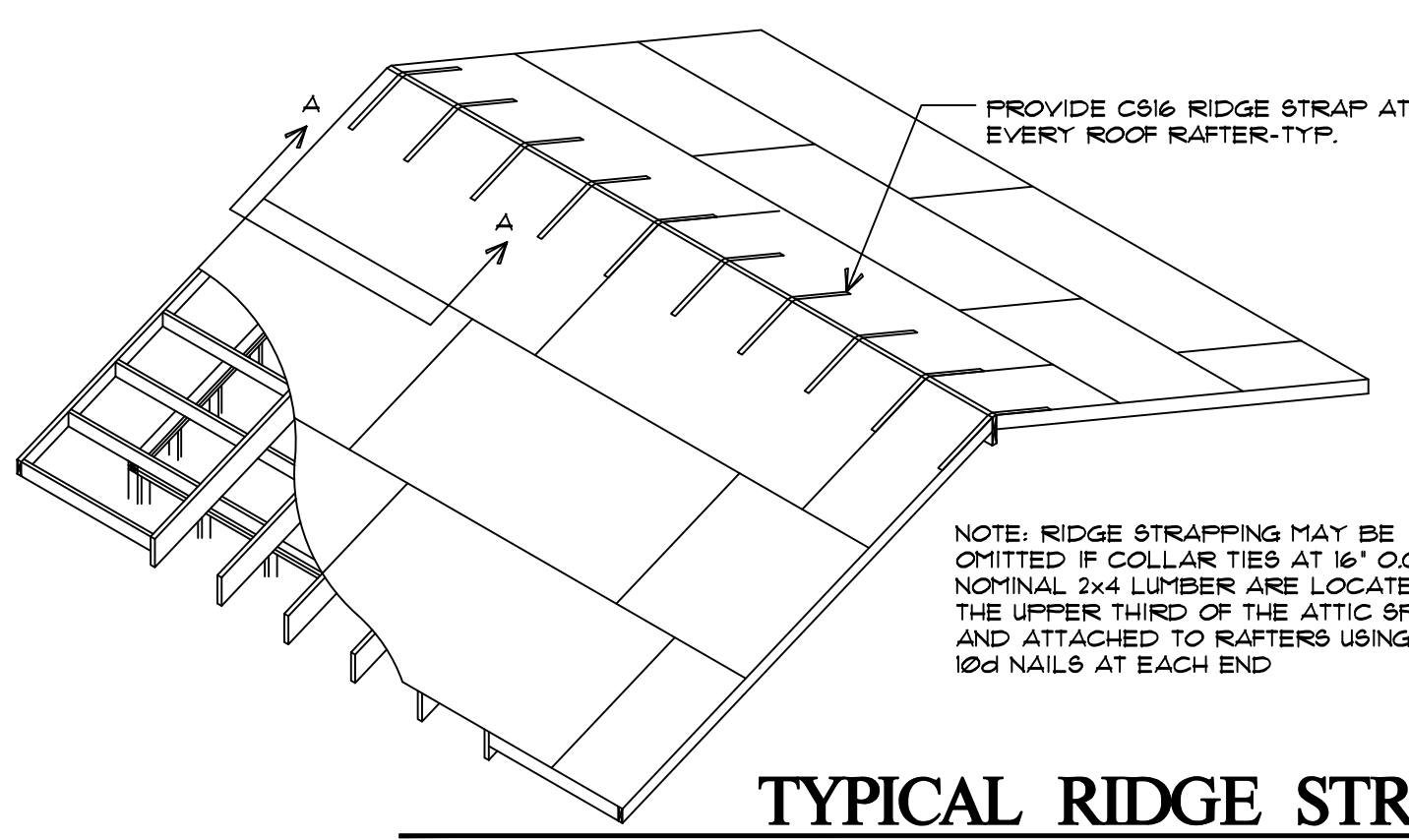
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**UPPER ROOF FRAMING PLAN**  
1/4" = 1'-0"



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



**TYPICAL RIDGE STRAPPING DETAIL**  
NOT TO SCALE

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	INTERMEDIATE SUPPORTS																	
30	3/8" - 1/2"	6d common (2" x @13") nail (subfloor, wall) 8d common (2" x @13") nail (roof) OR R6R5-01 (2 3/8" x @13) nail (roof)	6	12	<table border="1"> <tr> <th>HEADER SPAN</th> <th>MAXIMUM STUD SPACING</th> </tr> <tr> <td>≤ 3'-0"</td> <td>24"</td> </tr> <tr> <td>4'-0"</td> <td>1</td> </tr> <tr> <td>6'-0"</td> <td>2</td> </tr> <tr> <td>8'-0"</td> <td>2</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> </table>	HEADER SPAN	MAXIMUM STUD SPACING	≤ 3'-0"	24"	4'-0"	1	6'-0"	2	8'-0"	2	10'-0"	3	12'-0"	3	16'-0"	4
HEADER SPAN	MAXIMUM STUD SPACING																				
≤ 3'-0"	24"																				
4'-0"	1																				
6'-0"	2																				
8'-0"	2																				
10'-0"	3																				
12'-0"	3																				
16'-0"	4																				
31	3/8" - 1"	8d common (2 1/2" x @13") OR R6R5-01 (2 3/8" x @13) nail (roof)	6	12																	
32	1 1/8" - 1 1/4"	10d common (3" x @148") nail; or 8d (2 1/2" x @13") 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 (inches o.c.)		ULTIMATE DESIGN WIND SPEED (mph) WIND EXPOSURE CATEGORY
				EDGES	FIELD	
6d common (2" x @13")	24/0	3/8"	16	6	12	140 115 110
8d common (2 1/2" x @13")	24/16	3/8"	16	6	12	170 140 135
8d common (2 1/2" x @13")	24/16	3/8"	24	6	12	140 115 110

**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 1912.

**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 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 @ 12" 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.

**STRUCTURAL NOTES**

-INDICATES LOAD BEARING WALL.  
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-ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAX. UNLESS OTHERWISE NOTED.  
-ALL FRAMING LUMBER TO BE HEM-FIR #1 F0+050 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 AND FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 psi @ 28 DAYS.  
-ALL CONCRETE USED FOR WALLS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 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.  
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-WHERE 'AZEK' DECKING IS USED, JOIST SPACING SHOULD BE 12" O.C. MINIMUM.  
-INSTALLATION OF FRAMING SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.  
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-ALL PARALLAMS TO BE MANUFACTURED BY 'TRUSS JOIST' OR EQUIVALENT SIZE LVL OR LAMINATED WOOD BEAM, MINIMUM F0+2,000 PSI  
-ALL LAMINATED WOOD BEAMS TO BE MINIMUM F0+2,400 PSI  
-PROVIDE GALVANIZED METAL JOIST/ BEAM HANGERS AT ALL JOISTS/ 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.

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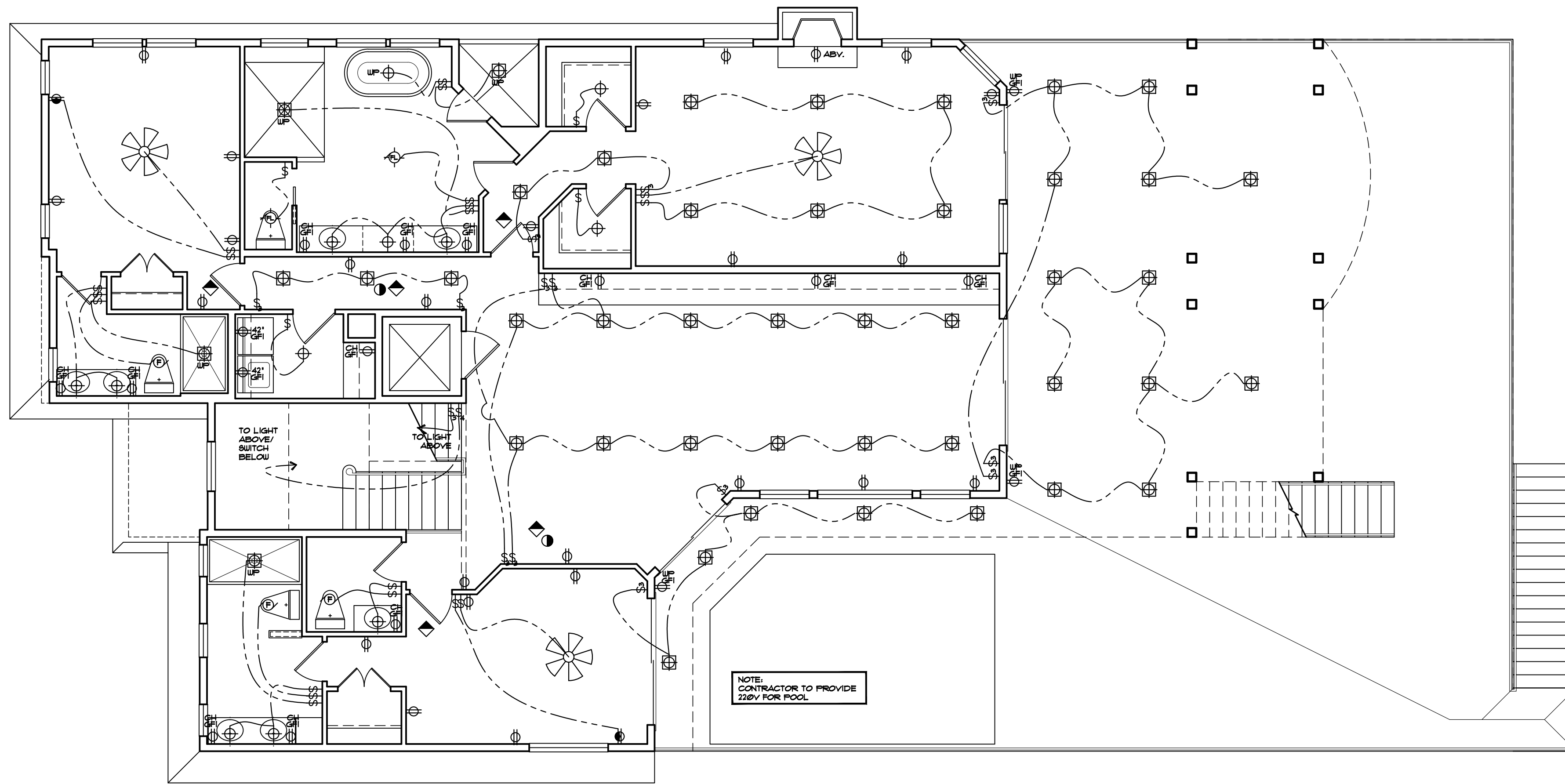


**GLASSER-KAPNICK RESIDENCE**  
LOT: 8, 9 & 11 BLOCK: 11.06  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY  
ROOF FRAMING PLANS

REVISIONS	
No.	Description

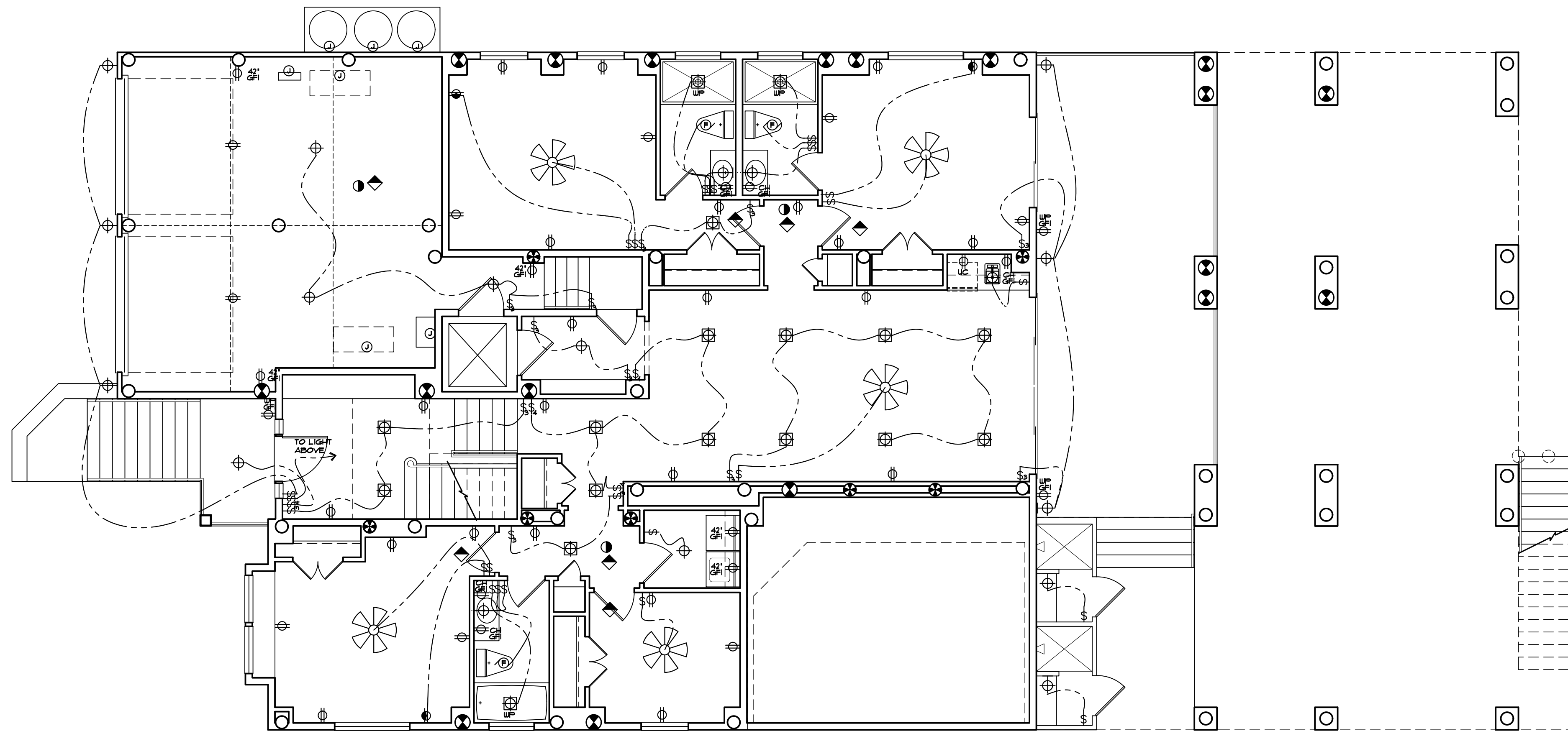
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12/11/2020  
COMM. No.  
20097  
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S.D.J.

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**A-11**  
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**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 NJCC, 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 PLUMBING, TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION, AND CANNOT BE ATTACHED TO A BREAK-AWAY WALL IN A 'Y 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 FINISHES. 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.

Plans Not Valid Unless  
Seal Embossed  
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(Fax) 609-597-5289



GLASSER-KAPNICK RESIDENCE  
LOT: 8, 9 & 11 BLOCK: 11.06  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY  
ELECTRICAL PLANS

No.	Date	Description

DATE  
12/11/2020

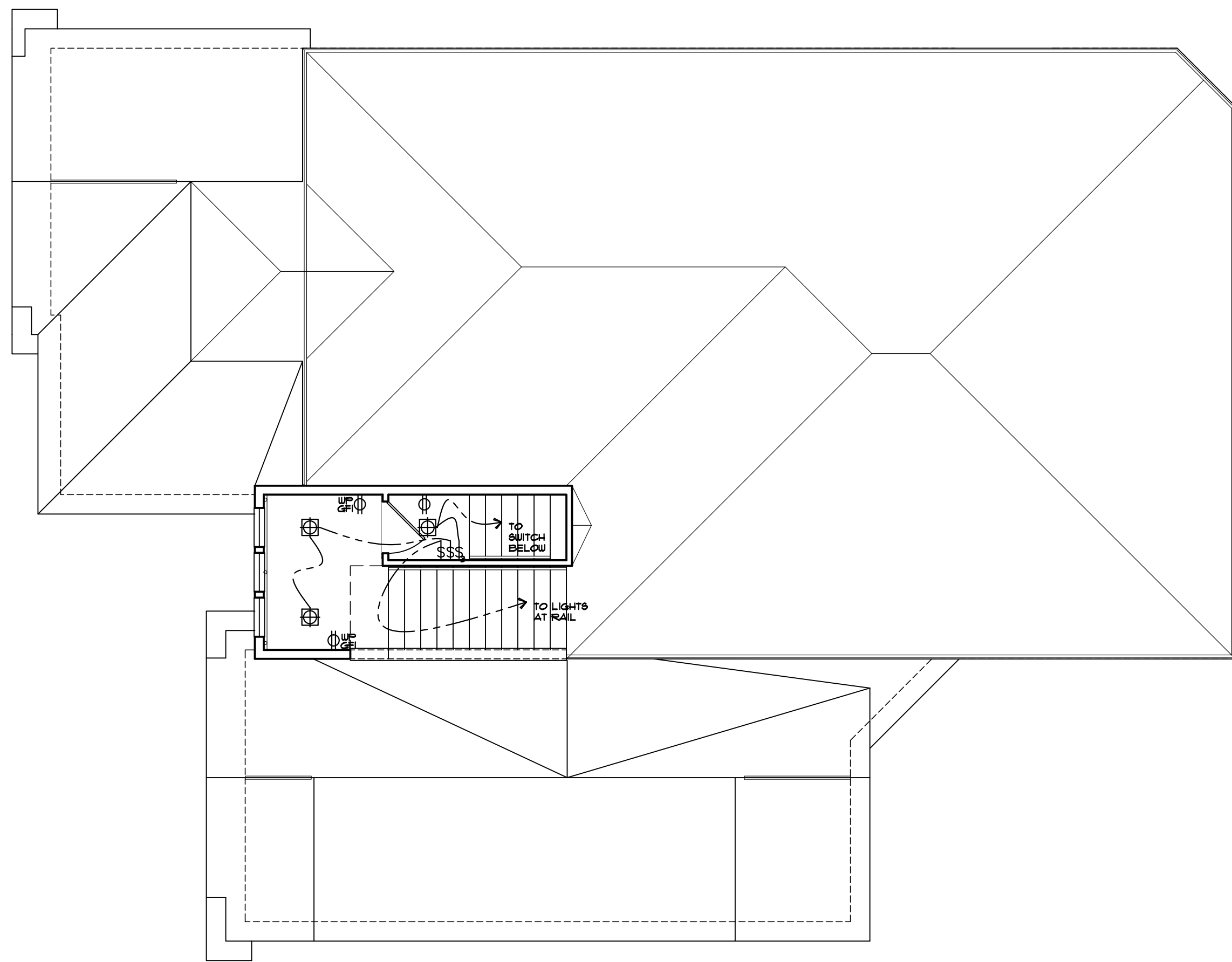
COMM. No.  
20097

DRAWN BY:  
S.D.J.

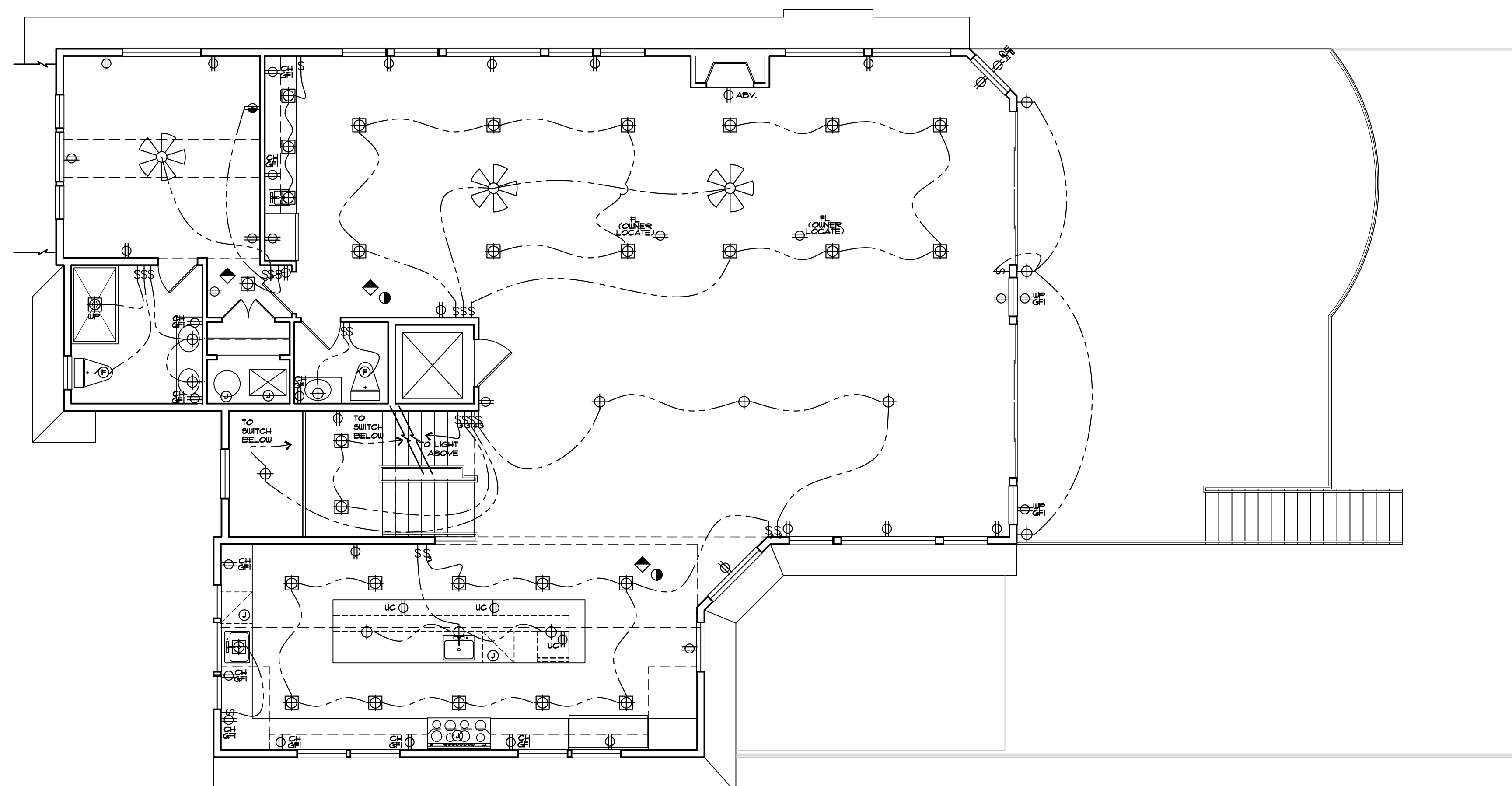
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**A-12**

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**ROOF DECK ELECTRICAL PLAN**  
3/16 = 1'-0"



**SECOND 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 NJCC, 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 120 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.
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12. ALL ELECTRICAL WIRING SHALL BE INSTALLED WITH VERTICAL CONDUITS FROM THE FLOOR SYSTEM DOWN TO FINISHES. 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.
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6. BLOWER SEAL TEST WILL NEED TO BE COMPLETED PRIOR TO FINAL INSPECTION.

**GLASSER-KAPNICK RESIDENCE**  
LOT: 8, 9 & 11 BLOCK: 11.06  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

**ELECTRICAL PLANS**

No.	Date	Description

DATE  
12/11/2020

COMM. No.  
20097

DRAWN BY:  
S.D.J.

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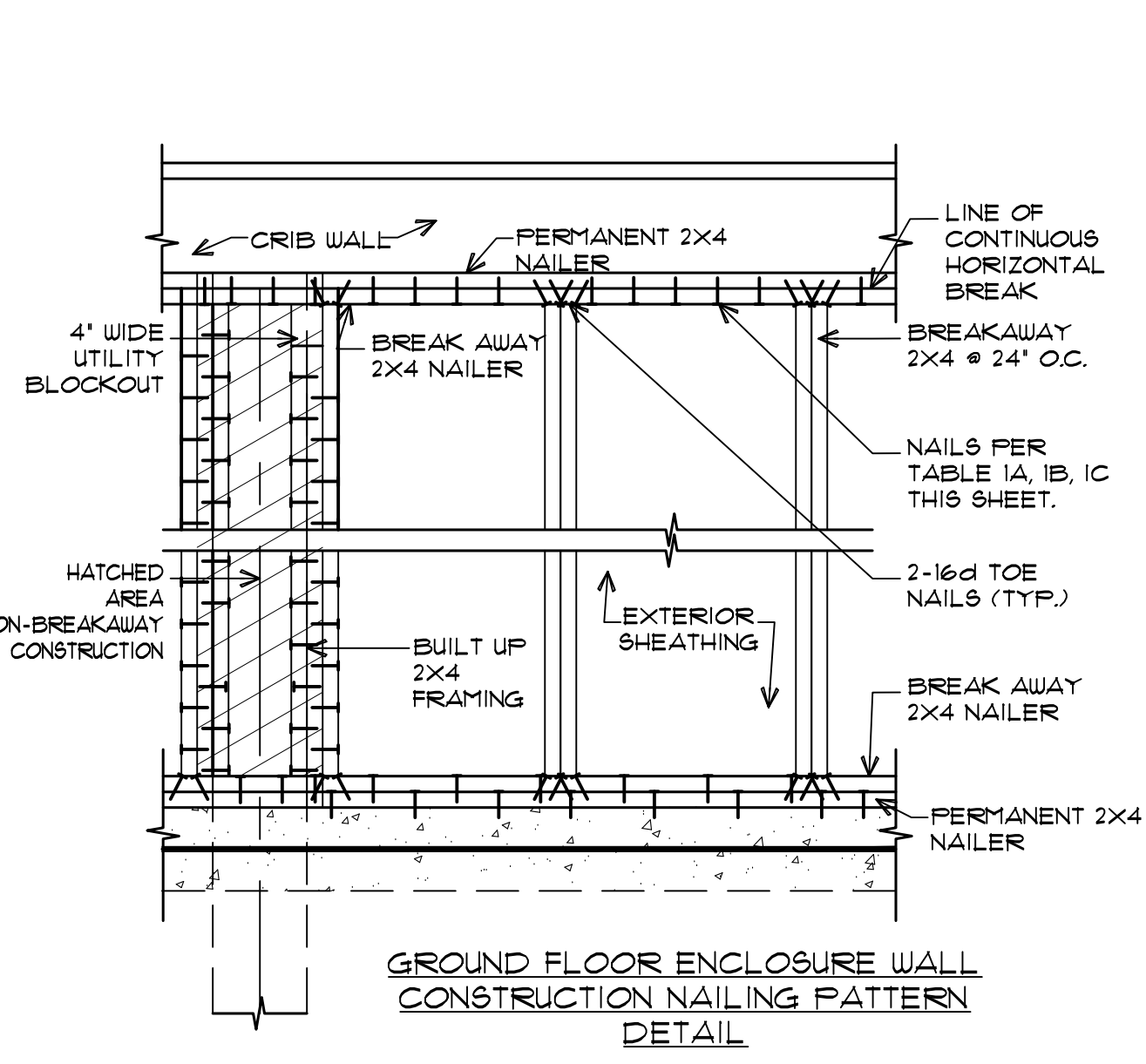
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**TABLE 1A: TOTAL REQUIRED NUMBER OF GALVANIZED NAILS (DIVIDED EQUALLY BETWEEN TOP AND BOTTOM) FOR WOOD-FRAMED BREAKAWAY WALL CONFIGURATIONS WITH ≤ 8-FOOT FILE SPACING.**

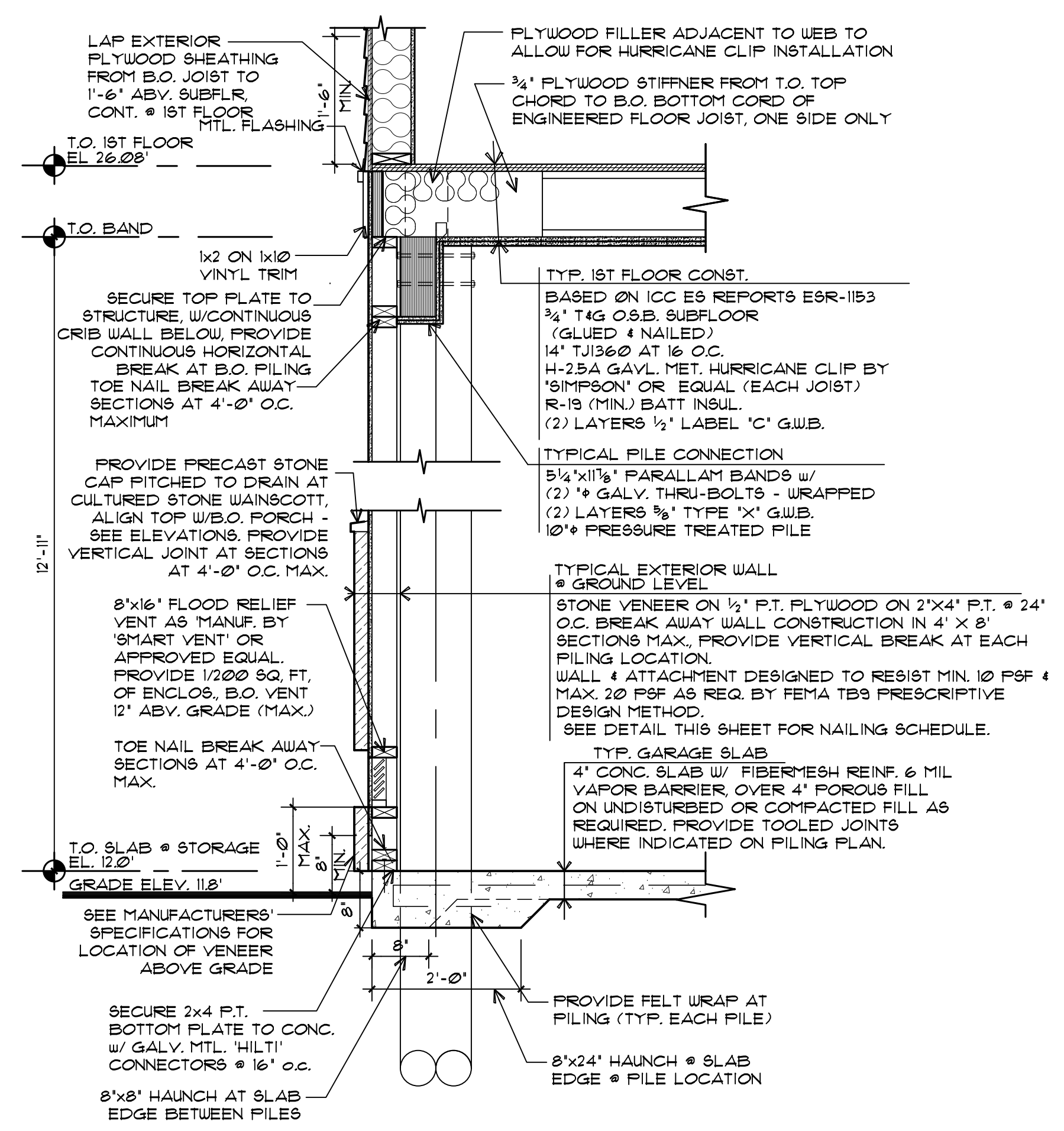
BREAKAWAY WALL HEIGHT (FT)	6		7		8		9	
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d
NAILS REQUIRED	18	12	22	14	24	16	28	18

**TABLE 1B: TOTAL REQUIRED NUMBER OF GALVANIZED NAILS (DIVIDED EQUALLY BETWEEN TOP AND BOTTOM) FOR WOOD-FRAMED BREAKAWAY WALL CONFIGURATIONS WITH ≤ 10-FOOT FILE SPACING.**

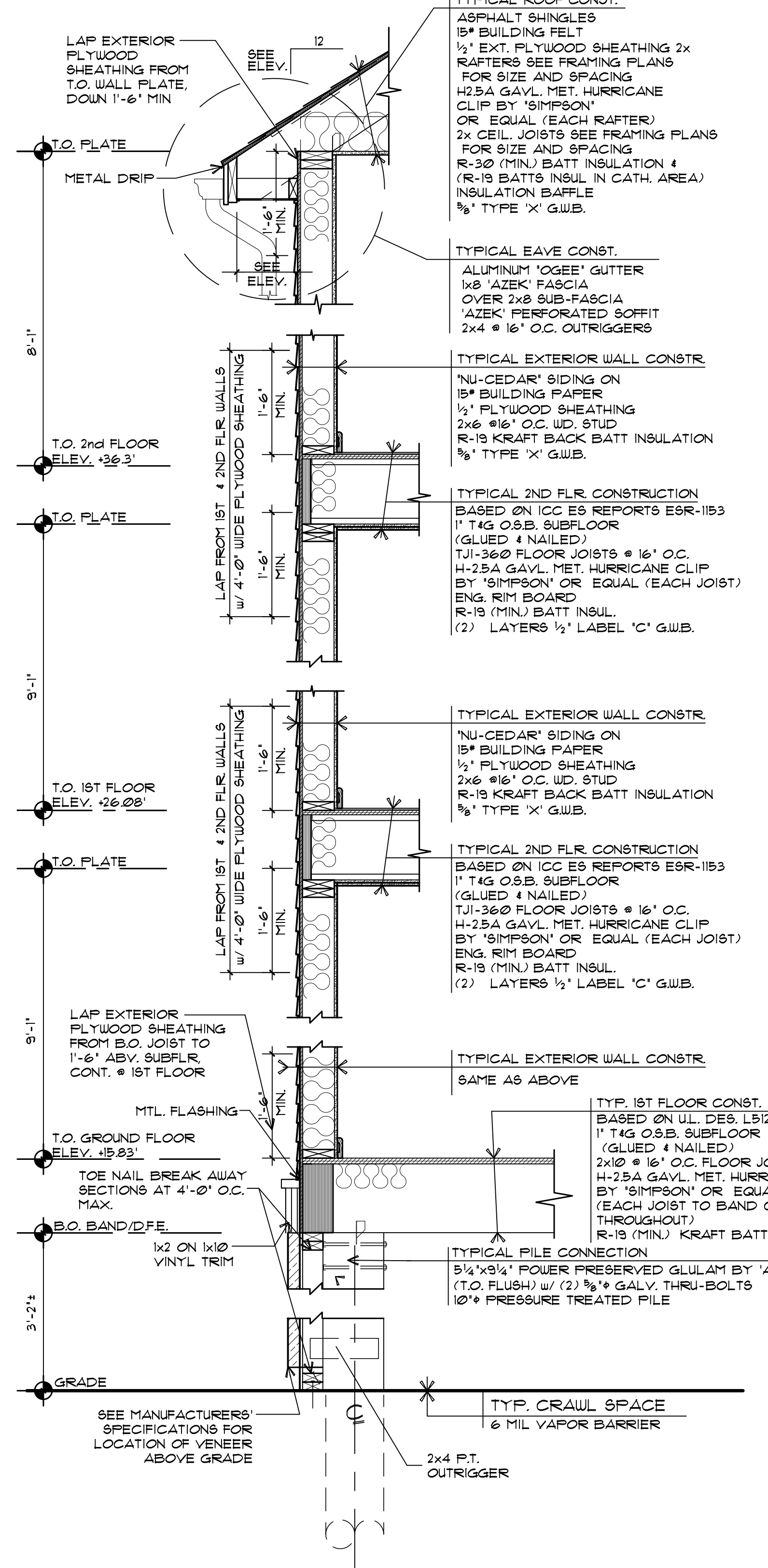
BREAKAWAY WALL HEIGHT (FT)	6		7		8		9	
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d
NAILS REQUIRED	24	16	28	18	32	20	34	24

**TABLE 1C: TOTAL REQUIRED NUMBER OF GALVANIZED NAILS (DIVIDED EQUALLY BETWEEN TOP AND BOTTOM) FOR WOOD-FRAMED BREAKAWAY WALL CONFIGURATIONS WITH ≤ 12-FOOT FILE SPACING.**

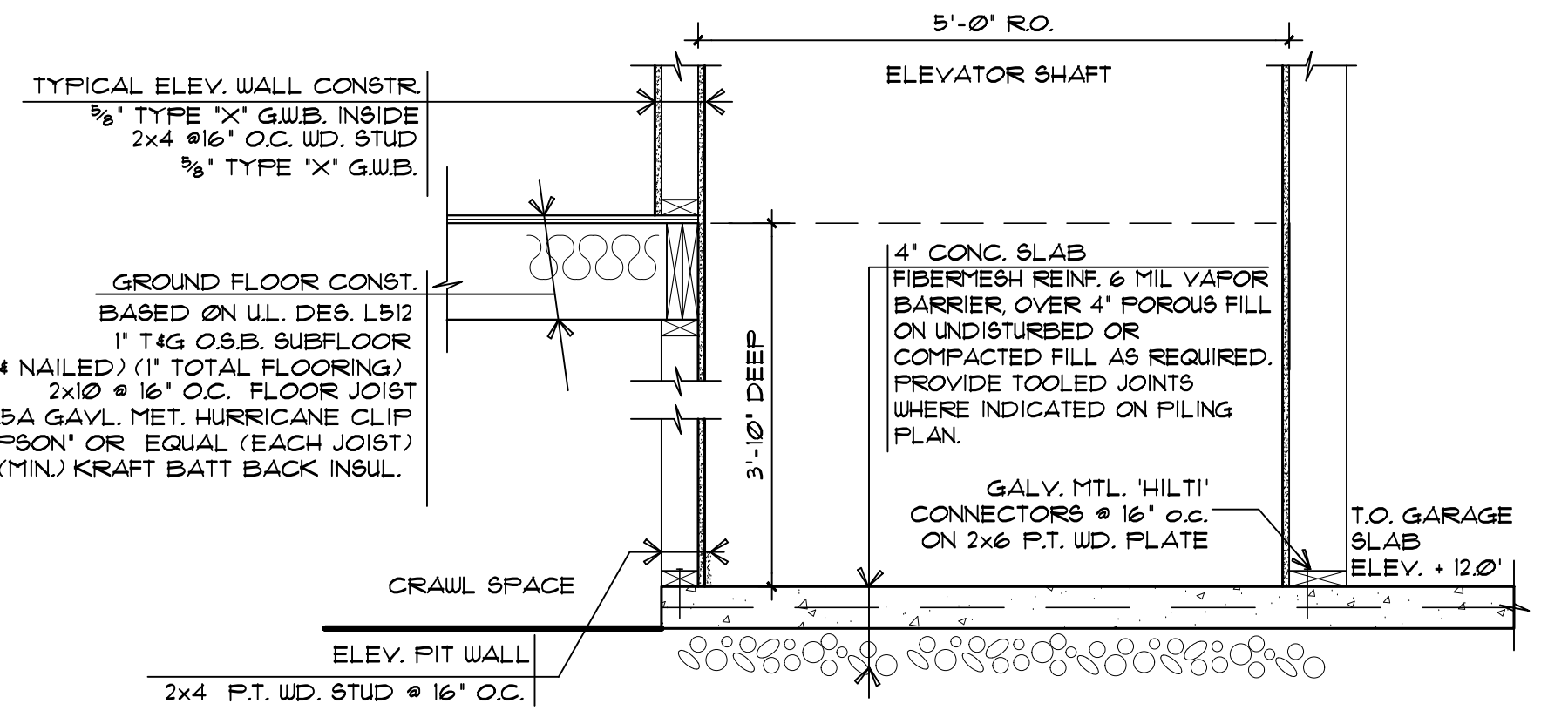
BREAKAWAY WALL HEIGHT (FT)	6		7		8		9	
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d
NAILS REQUIRED	28	18	32	22	38	24	42	28



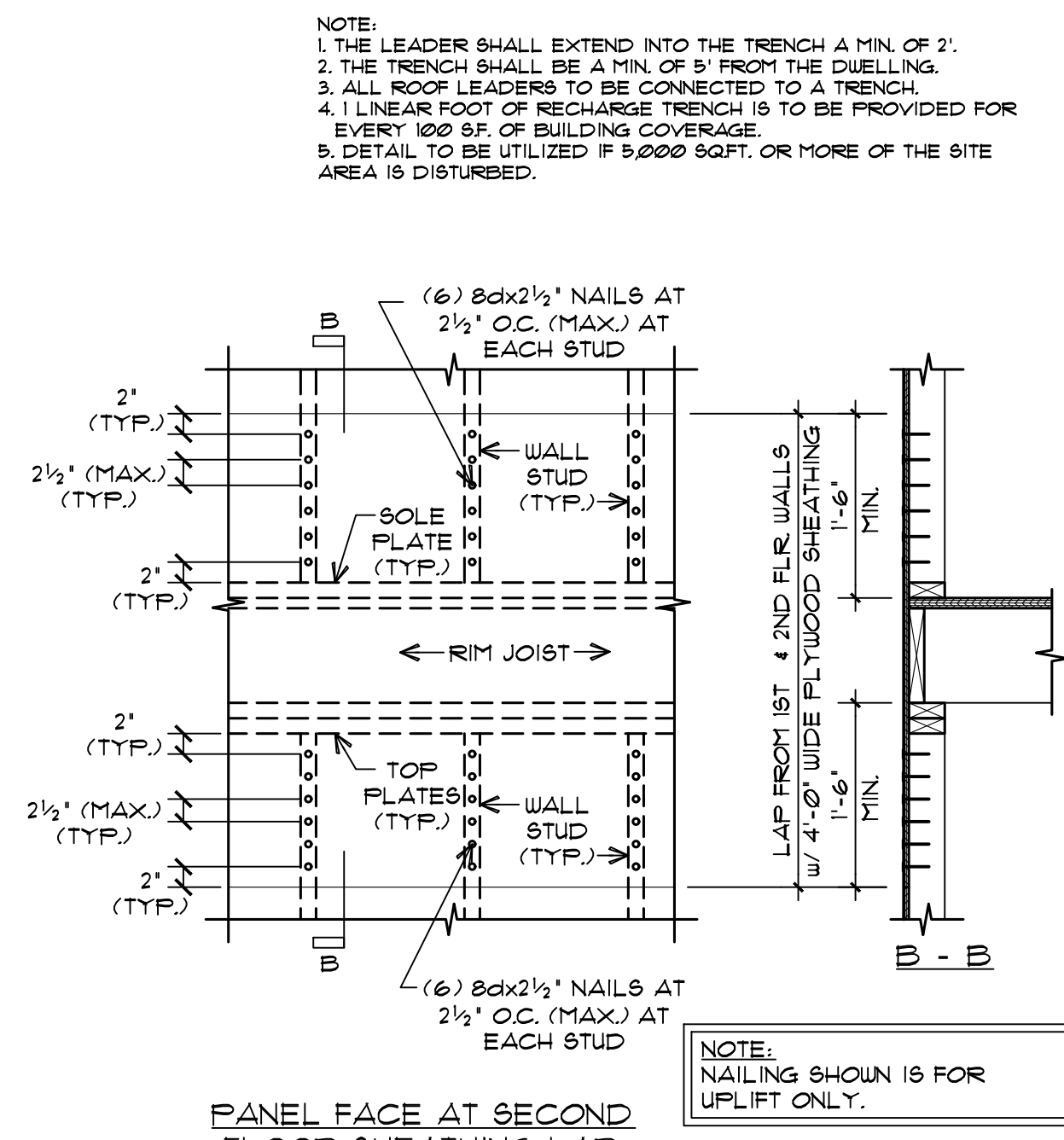
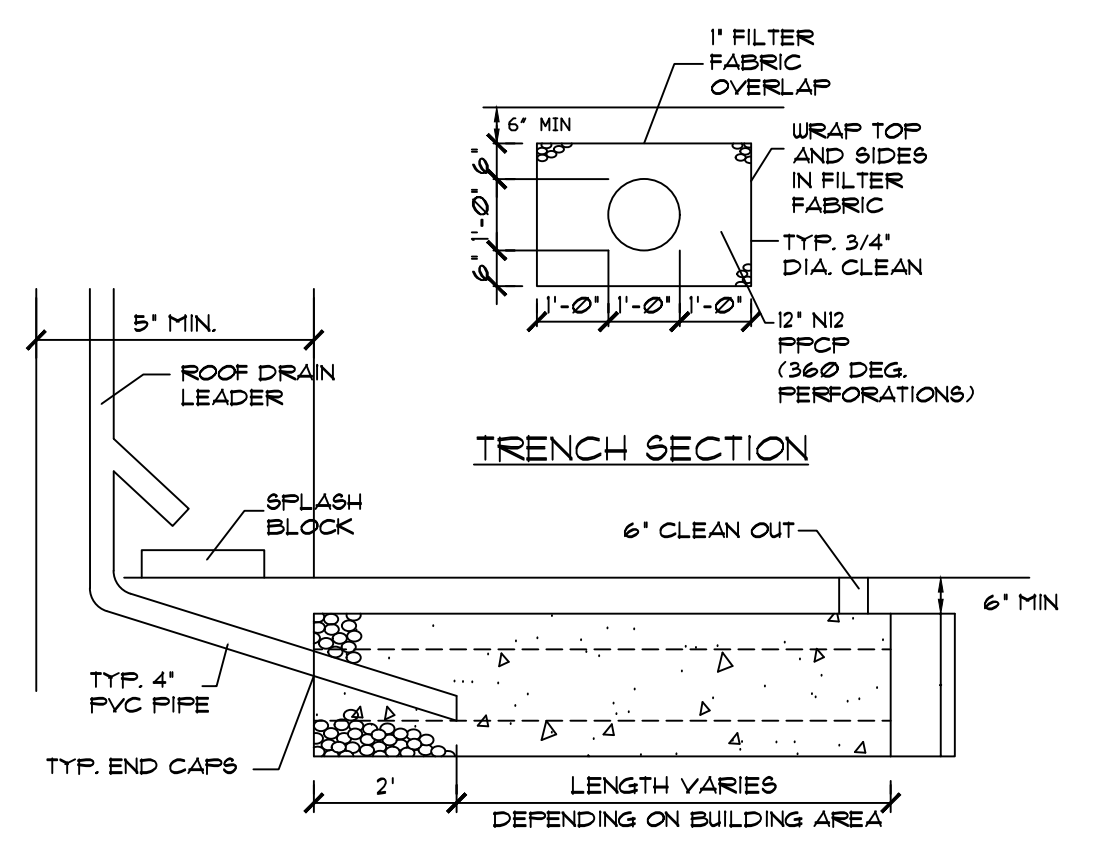
**WALL SECTION AT GARAGE**  
3/4" = 1'-0"



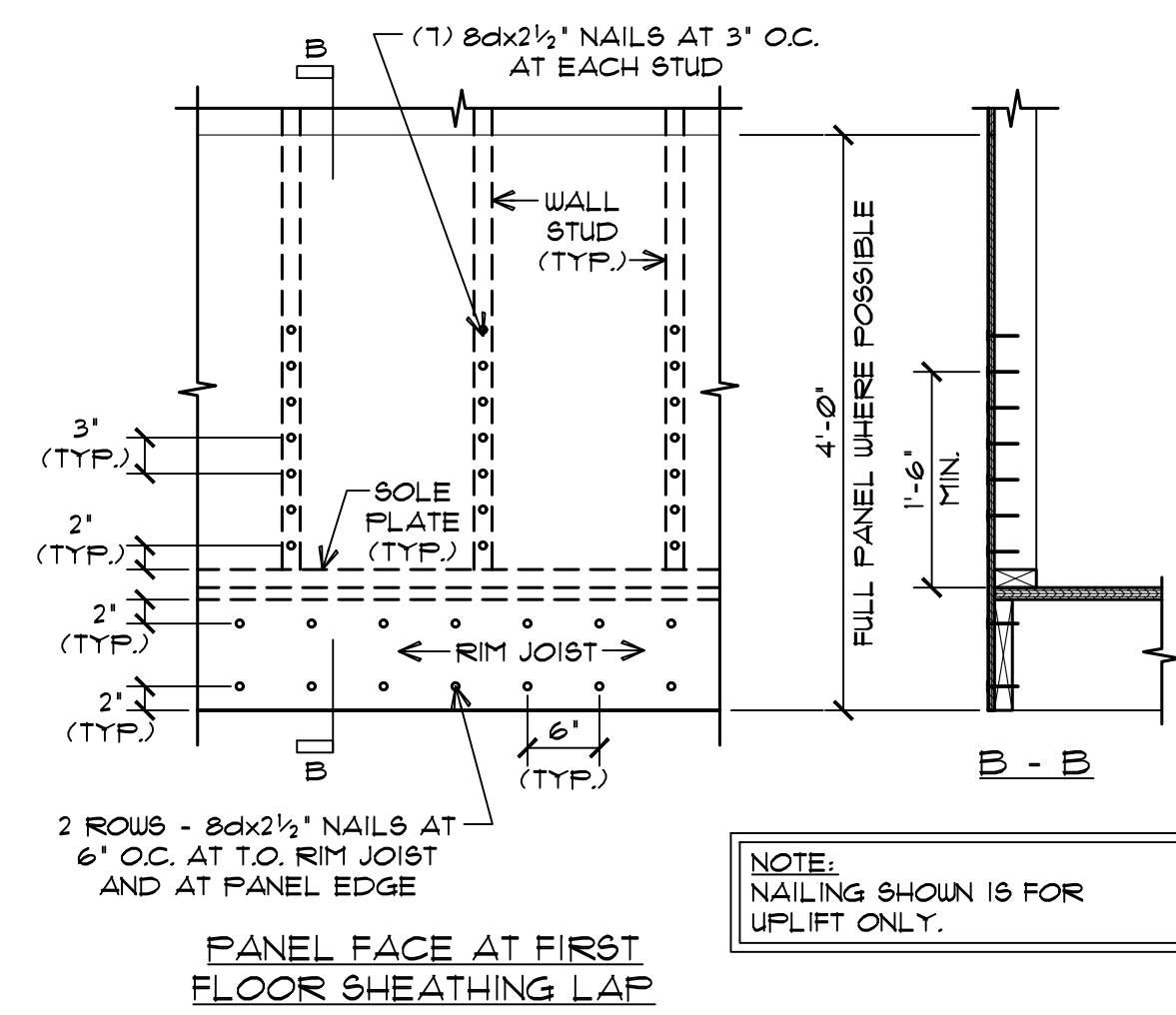
**TYPICAL WALL SECTION**  
3/4" = 1'-0"



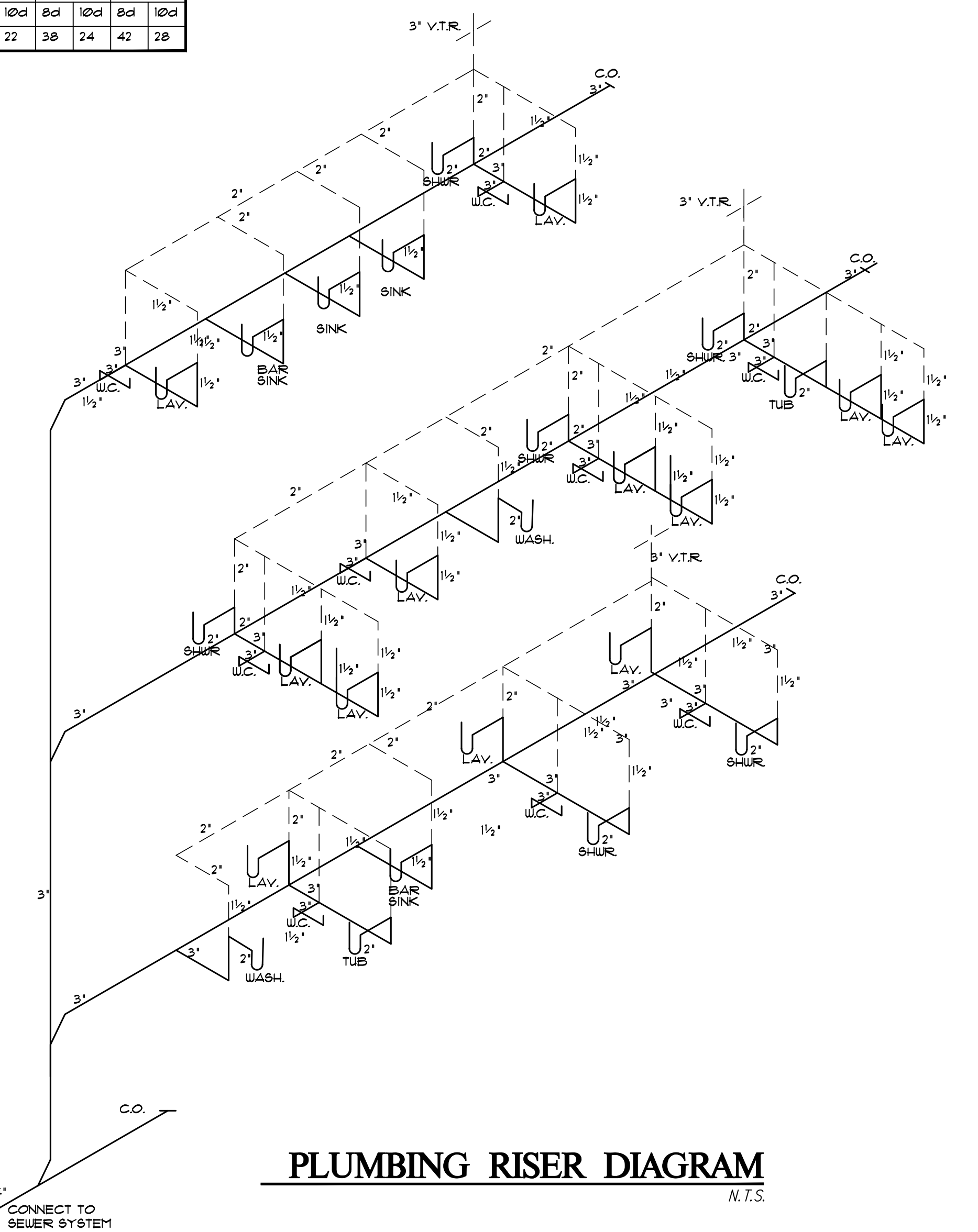
**ELEV. PIT DETAIL**  
3/4" = 1'-0"



**PANEL FACE AT SECOND FLOOR SHEATHING LAP**



**PANEL FACE AT FIRST FLOOR SHEATHING LAP**



**PLUMBING RISER DIAGRAM**  
N.T.S.

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**GLASSER-KAPNICK RESIDENCE**  
LOT: 8, 9 & 11 BLOCK: 11.06  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

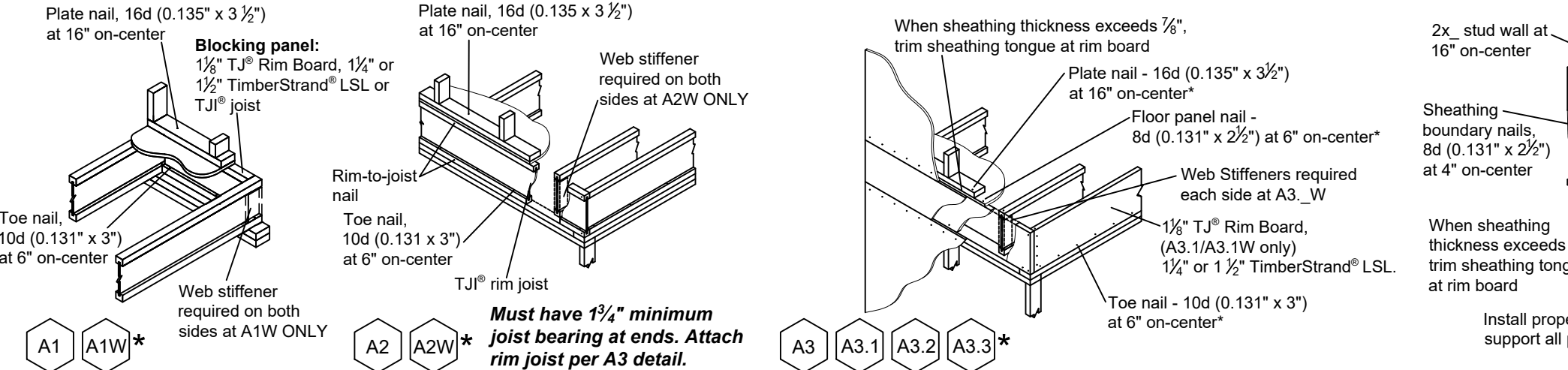
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No.	Date	Description

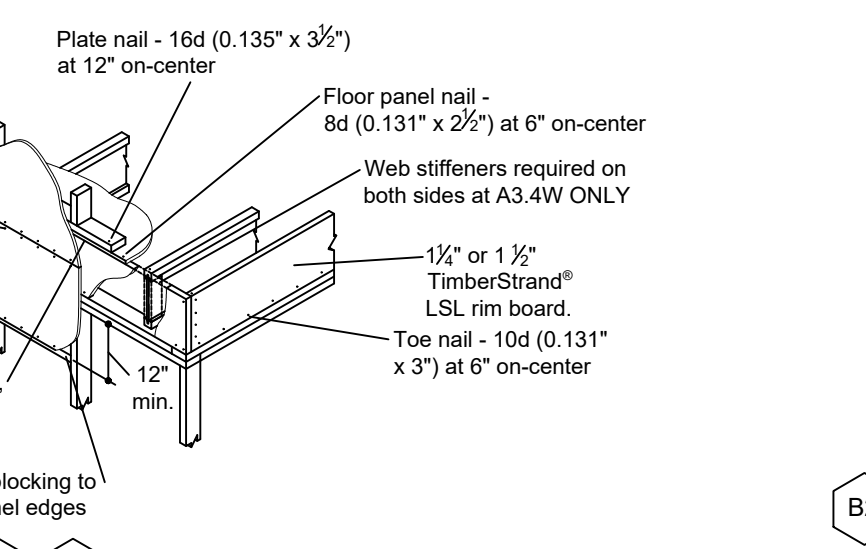
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COMM. No.  
20097  
DRAWN BY:  
S.D.J.

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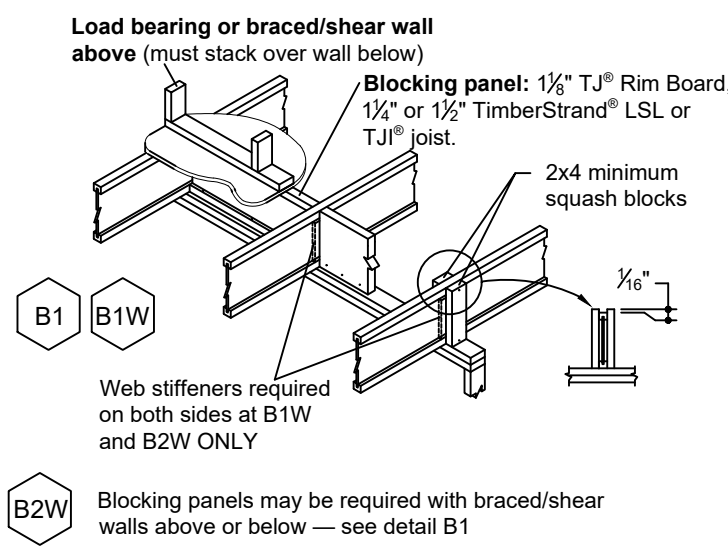
JOIST DETAILS



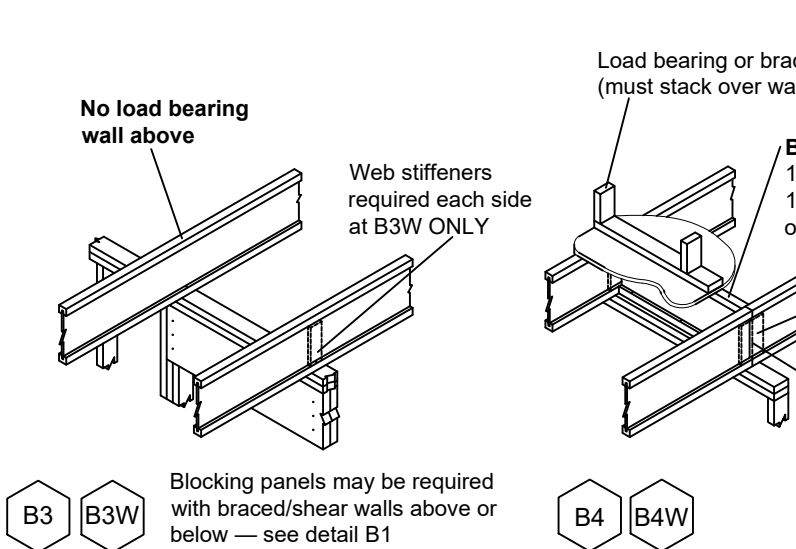
\* For additional installation specifications see Rim Board Details and Installation in Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.



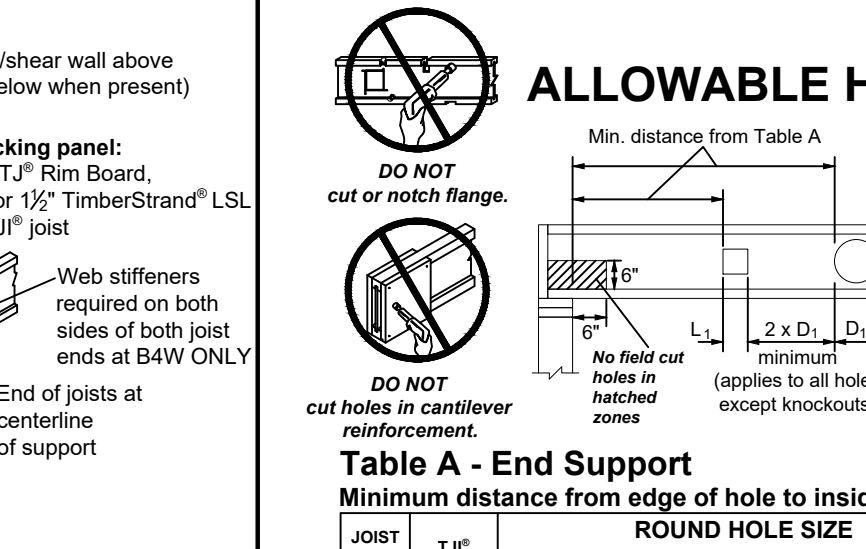
\* For additional installation specifications see Rim Board Details and Installation in Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.



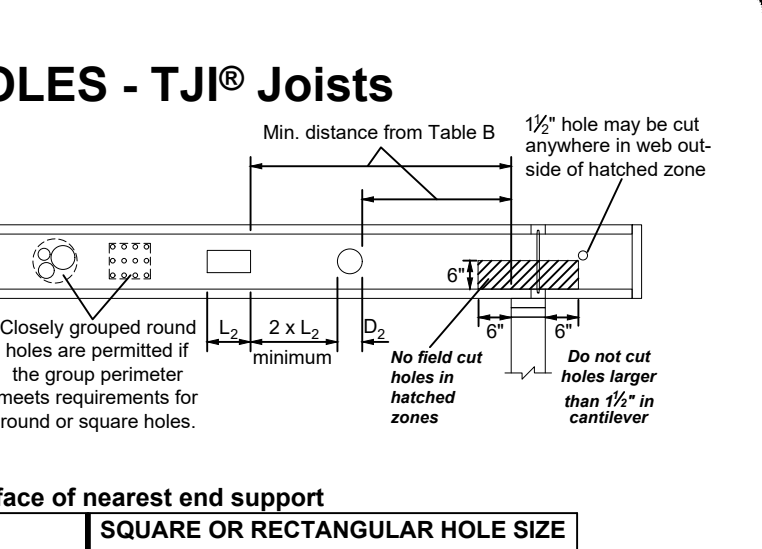
Blocking panels may be required with braced/shear walls above or below — see detail B1



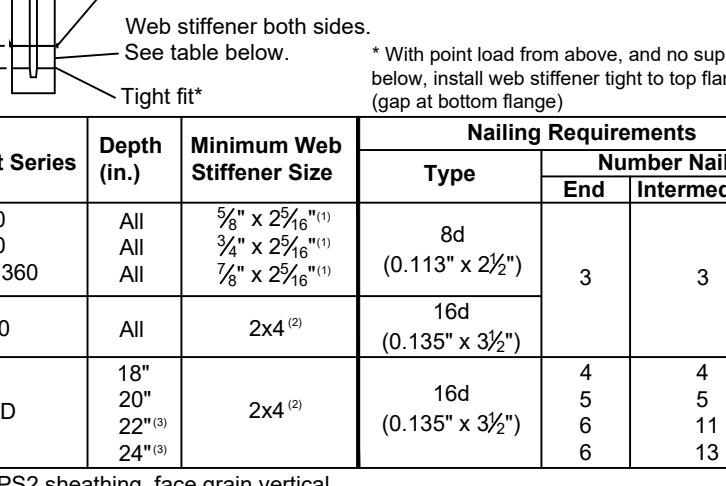
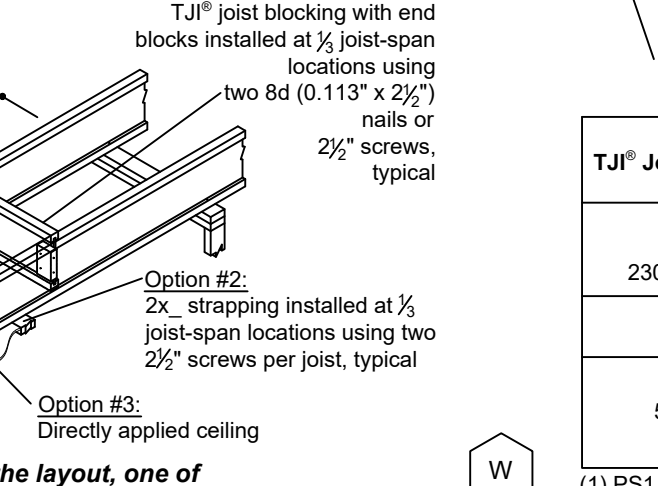
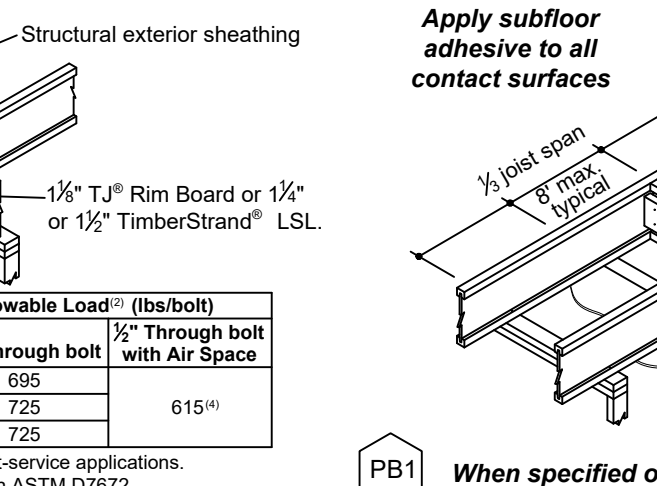
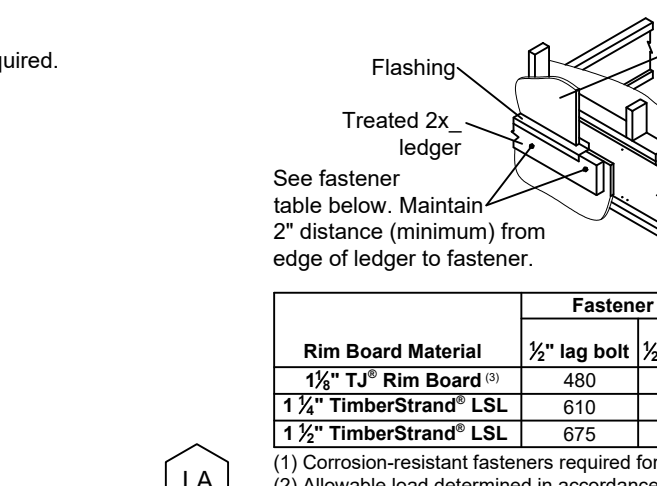
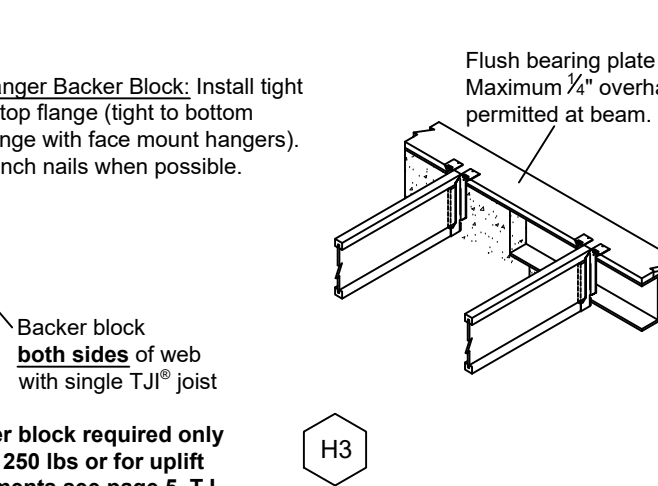
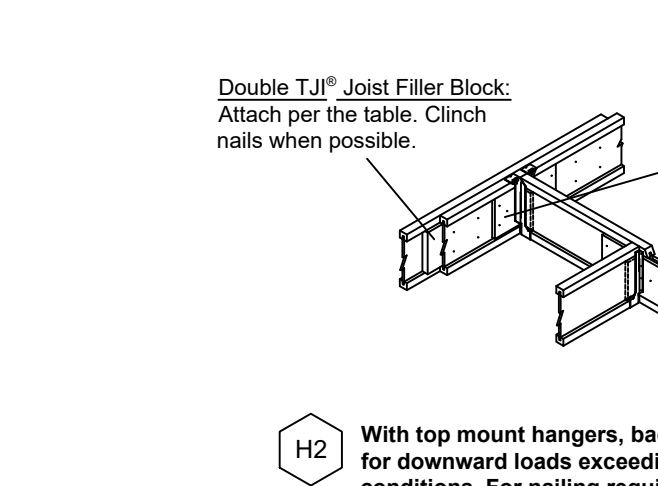
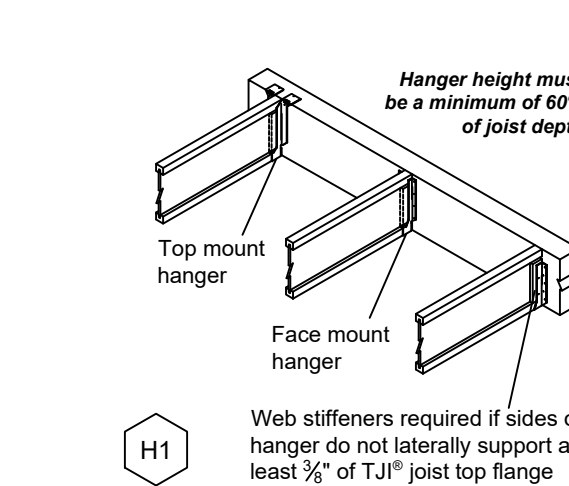
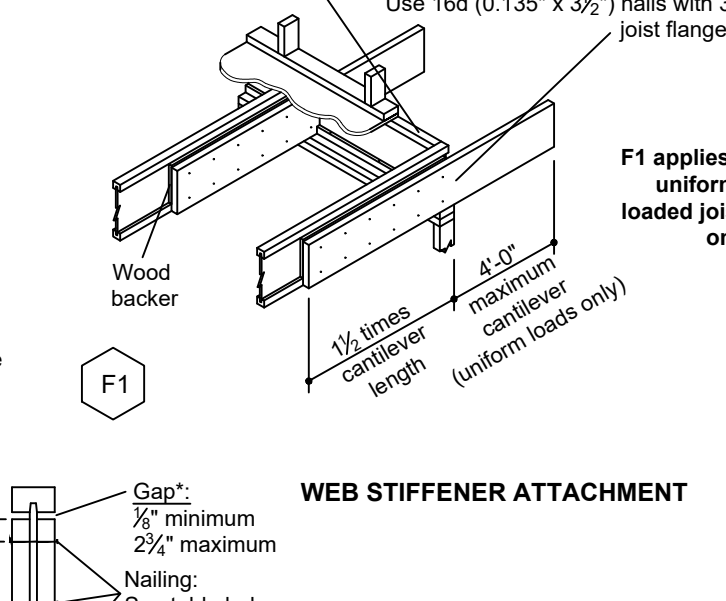
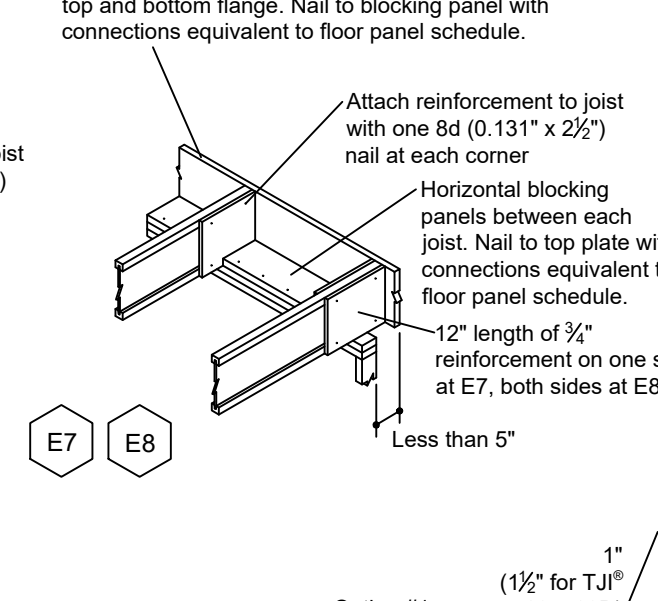
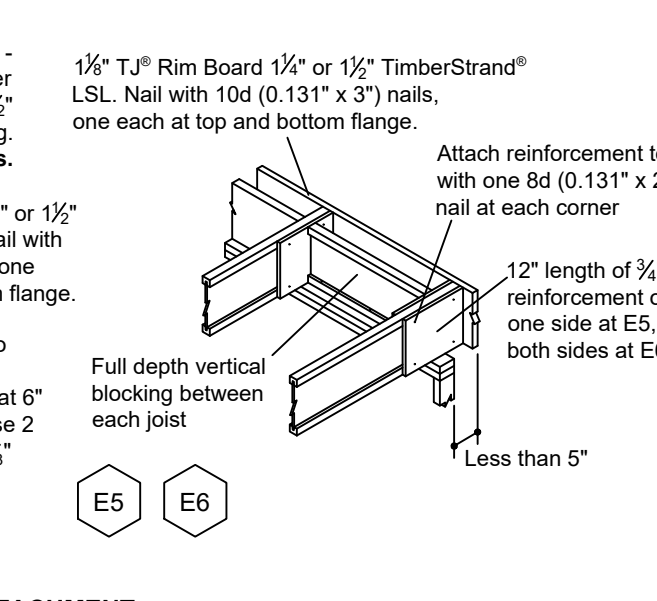
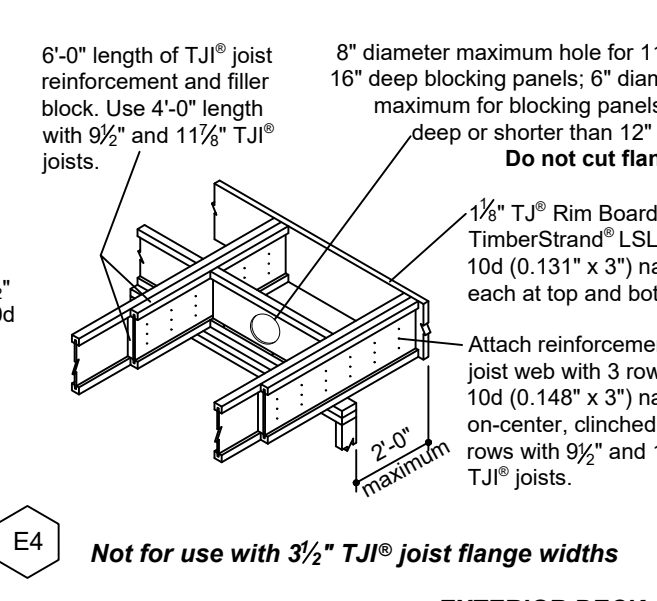
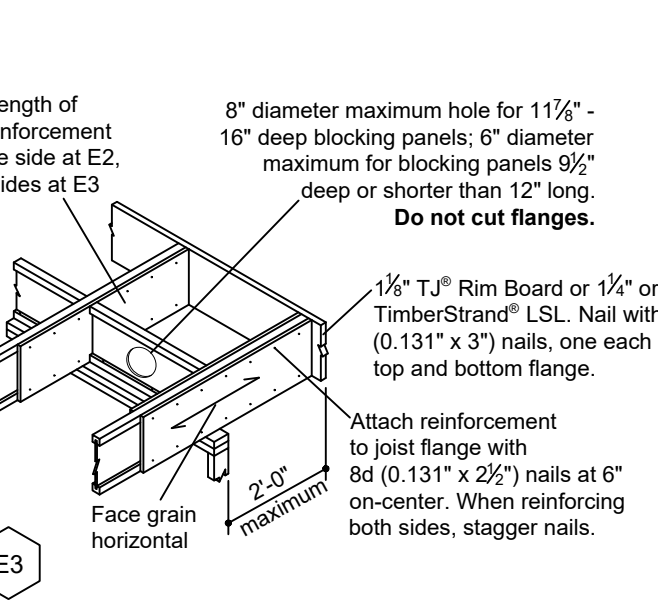
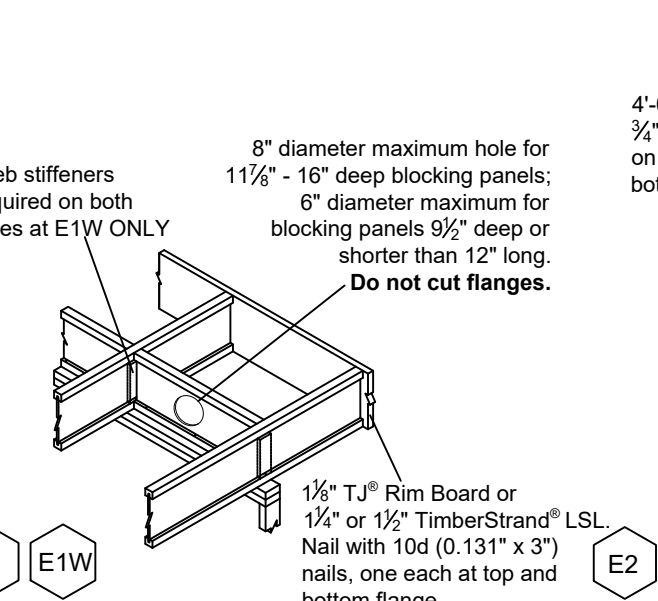
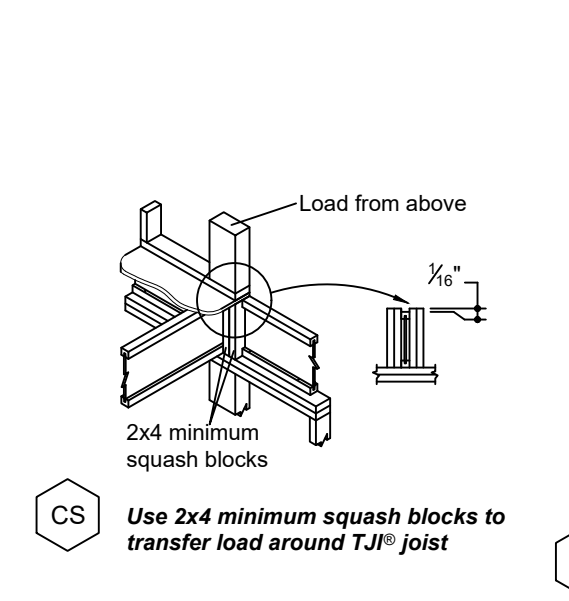
Blocking panels may be required with braced/shear walls above or below — see detail B1



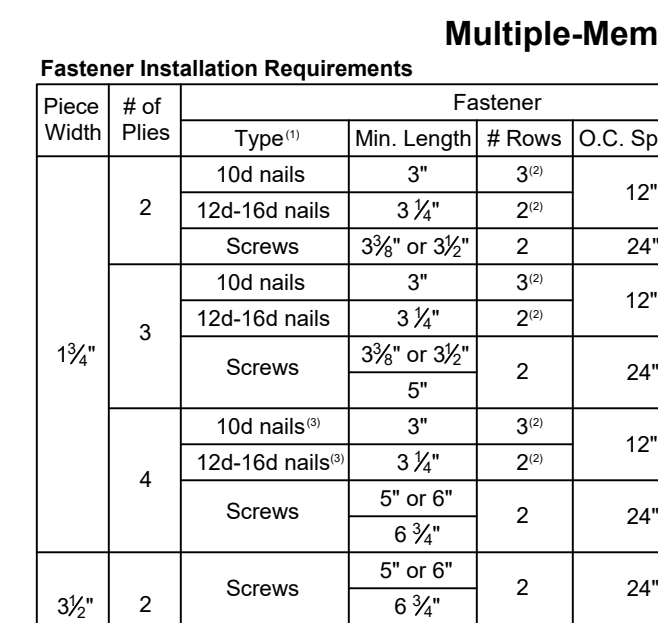
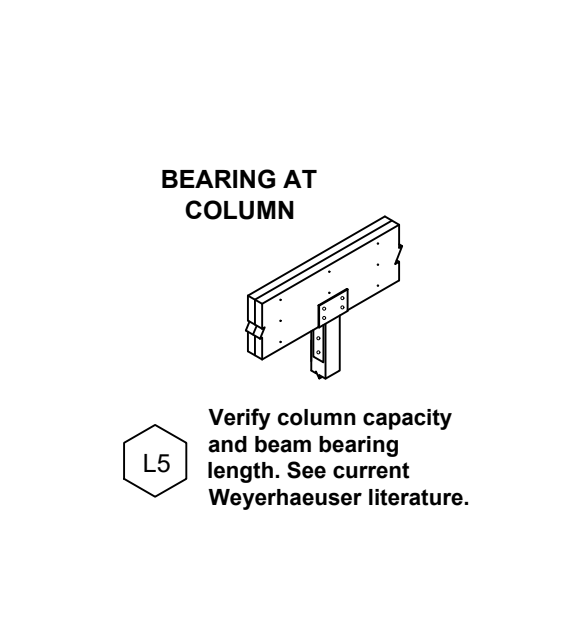
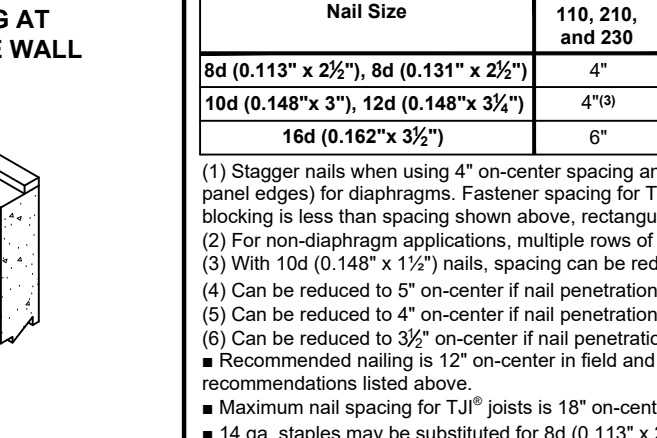
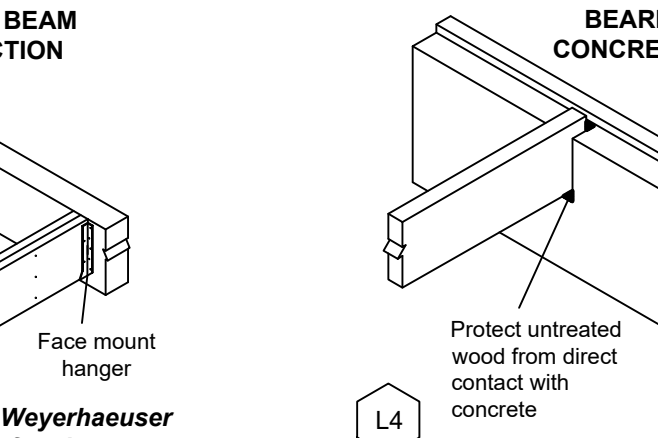
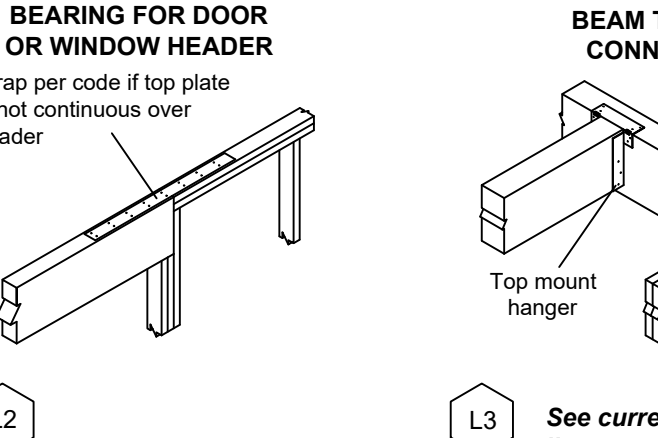
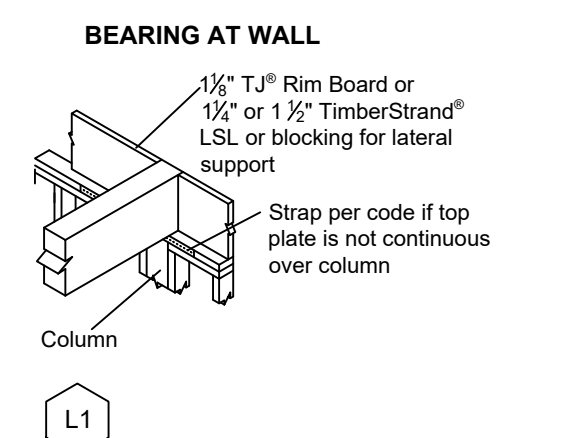
Blocking panels may be required with braced/shear walls above or below — see detail B1



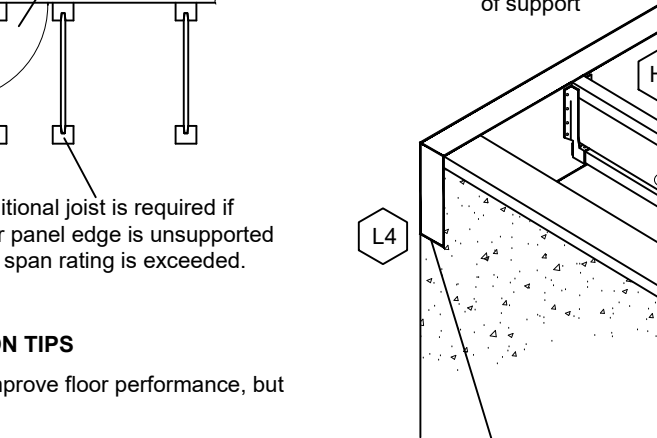
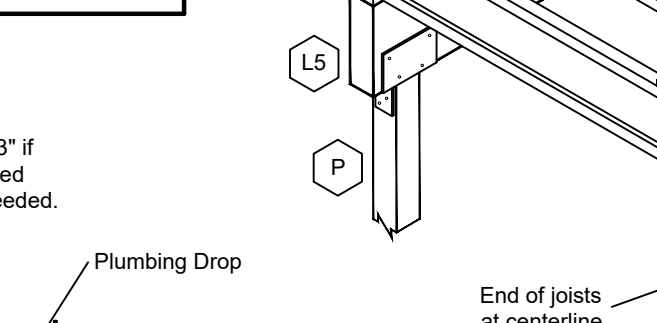
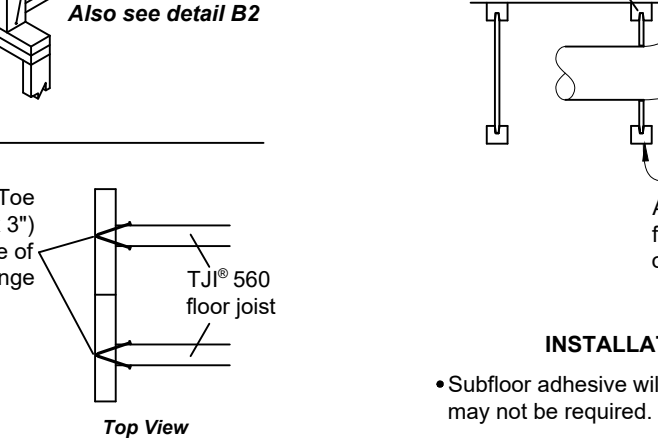
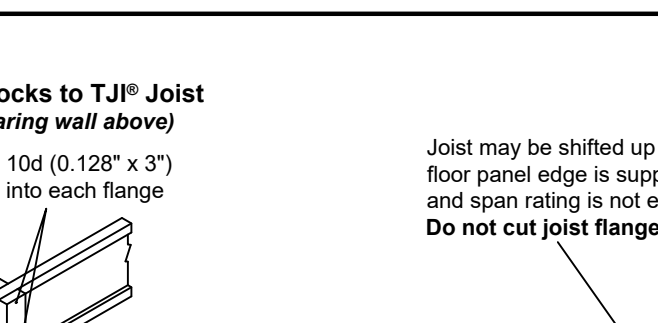
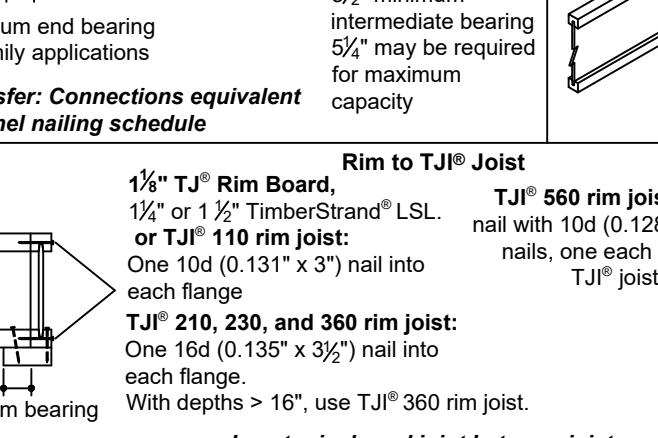
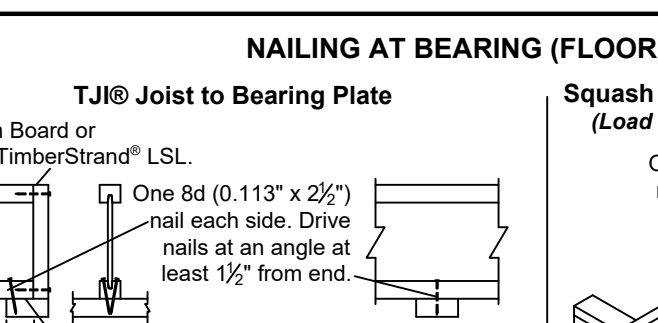
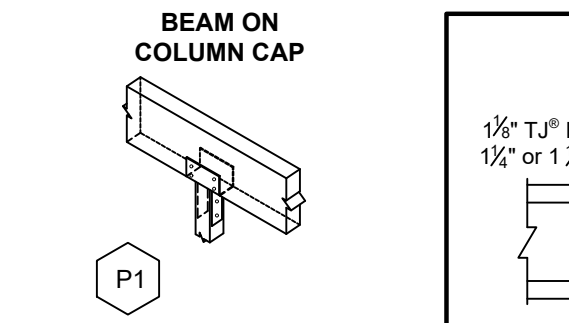
Blocking panels may be required with braced/shear walls above or below — see detail B1



BEAM DETAILS



COLUMN DETAILS



FASTENING OF FLOOR PANELS

Table with 4 columns: Fastener Type, Rim Board Material, 1/2" lag bolt, 1/2" Through bolt with Air Spacing. Rows include 1 1/2" TJI Rim Board, 1 1/2" TimberStrand LSL, 1 1/2" TimberStrand LSL.

Guidelines for Closest On-Center Spacing per Row. (1) Stagger nails when using 4" on-center spacing and maintain 3/4" joist and panel edge distance.

FILLER AND BACKER BLOCK SIZES

Table with 4 columns: TJI Joists, 110, 210, 230 or 360, 360, 560, 560D. Rows include Depth, Filler Block, Cantilever Filler, Backer Block.

(1) If necessary, increase filler and backer block height for face mount hangers and maintain 1/8" gap at top of joint.

ALLOWABLE HOLES - TJI® Joists

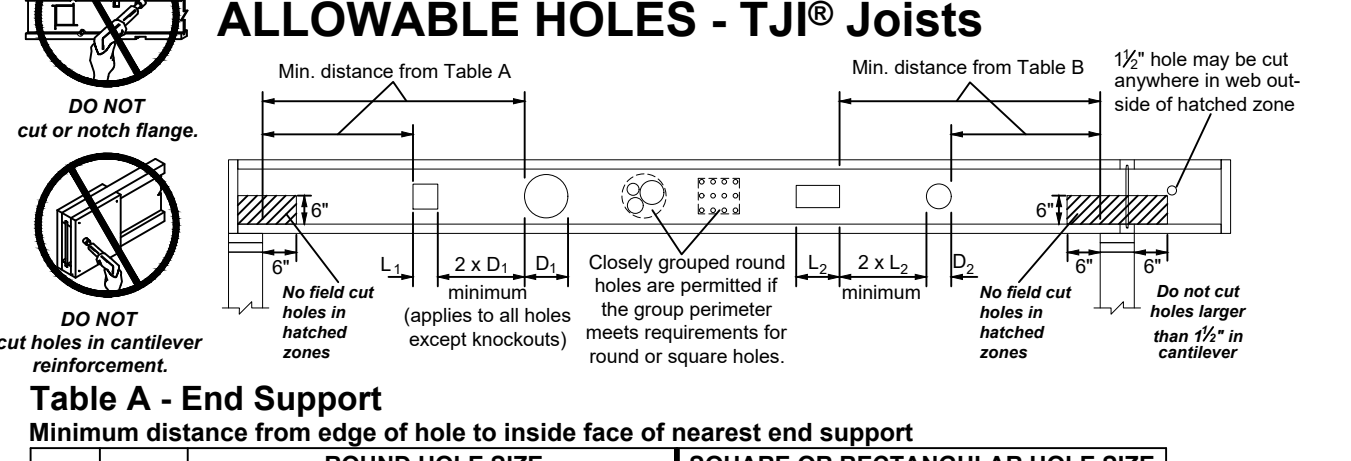


Table A - End Support. Minimum distance from edge of hole to inside face of nearest end support. Columns include JOIST DEPTH, ROUND HOLE SIZE, SQUARE OR RECTANGULAR HOLE SIZE.

Table B - Intermediate or Cantilever Support. Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support. Columns include JOIST DEPTH, ROUND HOLE SIZE, SQUARE OR RECTANGULAR HOLE SIZE.

Table with 4 columns: TJI Joist Series, Depth (in.), Minimum Web Stiffener Size, Nailing Requirements. Rows include 110, 210, 230 & 360, 560, 560D.

ALLOWABLE HOLES - Headers and Beams

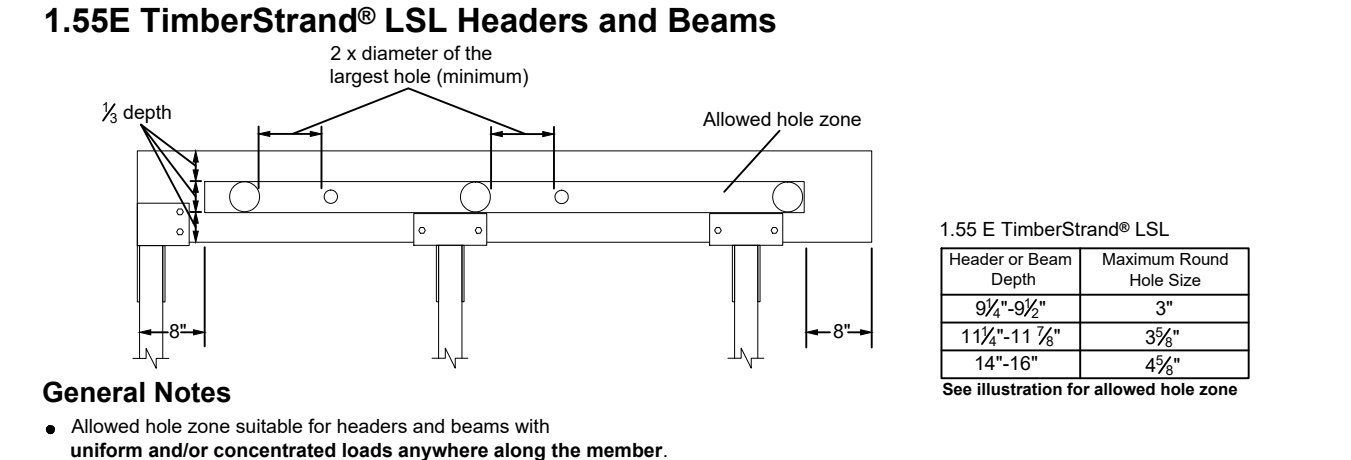


Table with 4 columns: Header or Beam Depth, Maximum Round Hole Size, Maximum Round Hole Size. Rows include 2", 3", 4", 6", 8", 10", 12", 14", 16", 18", 20".

WARNING

Joists are unstable until braced laterally. Bracing Includes: Blocking, Hangers, Sheathing, Ply Shear, Strut Lines, Rim Joist.

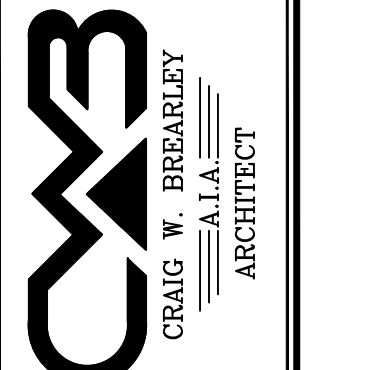
DO NOT walk on joists until braced. INJURY MAY RESULT. DO NOT walk on joists that are lying flat. DO NOT stack building materials on unshathed joists.

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.



Plans Not Valid Unless Sealed/Embossed. Craig W. Brearley, A.I.A. #N.J. A11126

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GLASSER-KAPNICK RESIDENCE LOT: 8, 9 & 11 BLOCK: 11.06 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY

Table with 2 columns: No., Description. Rows include 12/11/2020, 20097, S.D.J.

DATE 12/11/2020 COMM. No. 20097 DRAWN BY: S.D.J.

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