



PROJECT CRITERIA

Building Code: IRC 2021 - N.J. EDITION
Energy Compliance Per IECC 2021-Rescheck
Use Group: R-5
Construction Type: 5A
Number of Stories: 3
Height of Structure: 36'-0"
Sprinkler Type: N/A
Preliminary Flood Zone: VE 12 / A03
Effective Flood Zone: AE7
Base Flood Elev. (BFE):
+12.0' + 3.0' FREE BOARD
Design Flood Elev. (DFE): 15.0'

DRAWING LIST

COV	COVER SHEET
A-1	PILING PLAN
A-2	FLOOR PLANS
A-3	FLOOR PLANS
A-4	ELEVATIONS
A-5	STRUCTURAL PLANS
A-6	ROOF & ROOF FRAMING PLANS
A-7	ELECTRICAL PLANS
D-1	DETAILS
D-2	TJI DETAILS

DESIGN LOADS

SNOW LOADS:
FLAT ROOF - 10.5 PSF
GROUND SNOW LOAD - 20 PSF
SNOW EXPOSURE FACTOR - .7
SNOW LOAD IMPORTANCE FACTOR - 1.0
WIND LOADS:
BASIC WIND SPEED - 128 MPH
WIND LOAD IMPORTANCE FACTOR - 1.45
WIND EXPOSURE - C
WIND DESIGN PRESSURE:
ROOF - 14.4 X 1.45 = 20.88
WALLS - 18.4 X 1.45 = 26.68
DEAD LOAD - 10 PSF
LIVE LOADS
FLOORS - LIVING AREA - 40 PSF
SLEEPING AREA - 30 PSF
ATTIC - 20 PSF
ROOFS - 20 PSF
STAIRS - 50 PSF
BALCONIES - 60 PSF
DECKS - 50 PSF

FLOOR AREA

TOTAL SITE AREA	23,350 SQ.FT.
BUILDING COVERAGE	1,907.3 SQ.FT. (8.17%)

LIVING AREAS:

FIRST FLOOR	1,216.6 SQ.FT.
SECOND FLOOR	1,518.1 SQ.FT.
THIRD FLOOR	1,398 SQ.FT.

TOTAL	4,132.7 SQ.FT.
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MISC. AREAS:

PORCH	36 SQ.FT.
GAR / STORAGE	333 SQ.FT.
2ND FLR. DECK	405.2 SQ.FT.
3RD FLR. DECK	283.5 SQ.FT.
ROOF DECK	478.5 SQ.FT.
OUTDOOR SHWR	32 SQ.FT.
VOLUME	43,086.9 CU.FT.

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

REVISIONS

No.	Date	Description

DATE
1/28/2025

COMM. No.
24082

DRAWN BY:
DHT

SHEET

COV

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GLASSER - KAPNICK | 1123C RESIDENCE

LOT: 3 BLOCK: 18.123
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY
NEW SINGLE FAMILY RESIDENCE

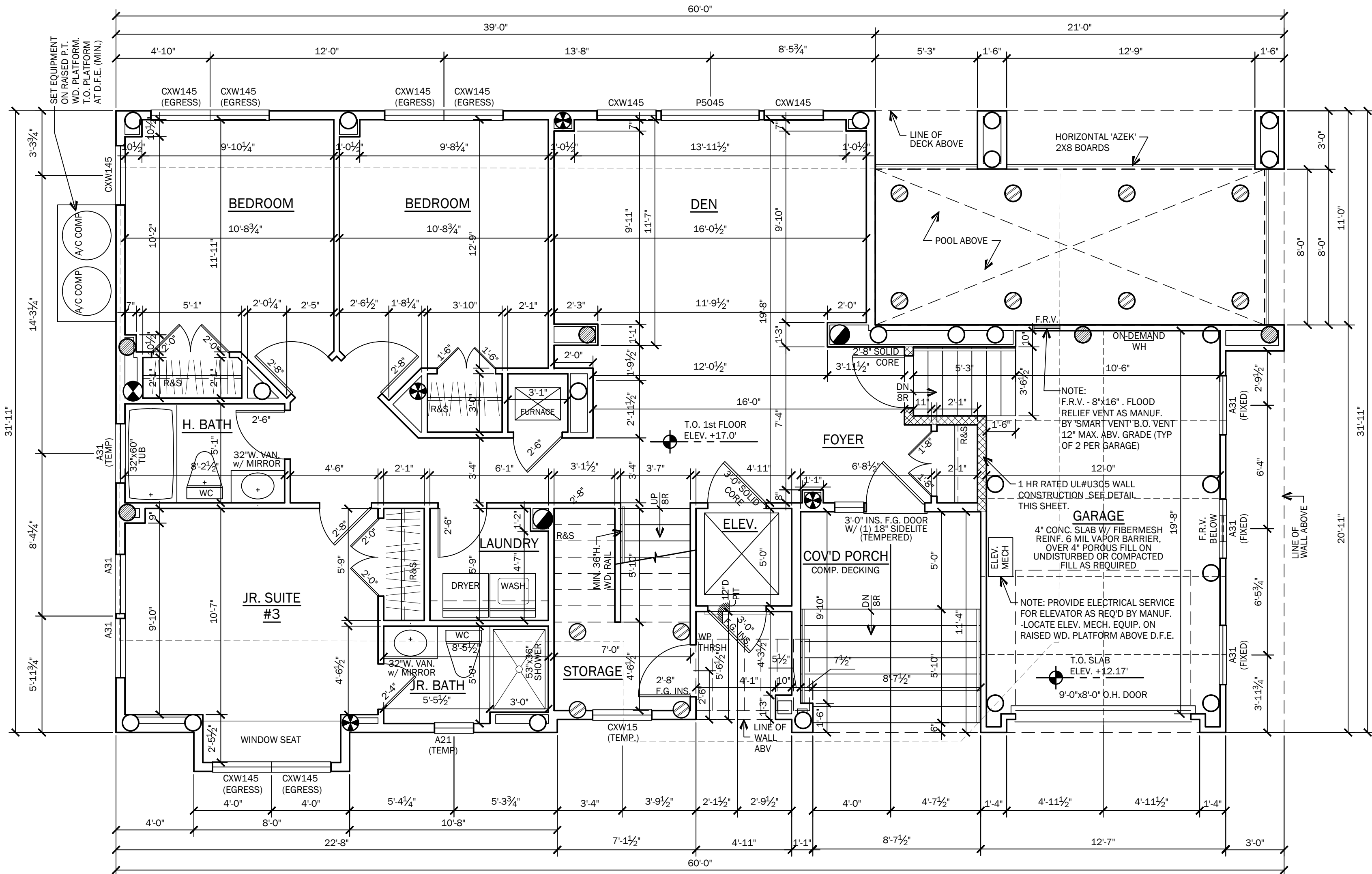
799 Route 72, Manahawkin
New Jersey 08050

www.cwbarchitecture.com
(Phone) 609-597-8880
(Fax) 609-597-5289

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ARCHITECTURE

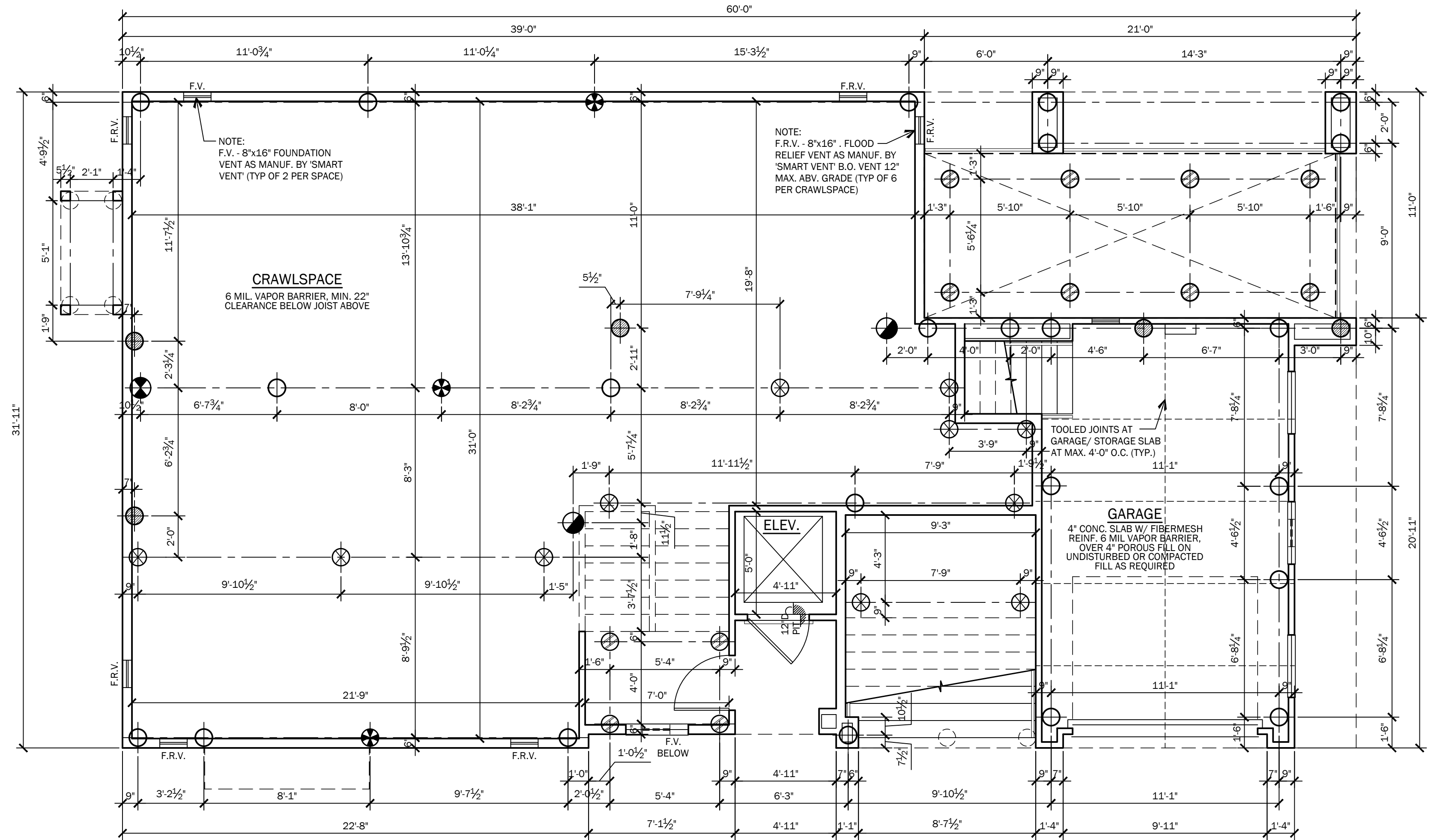
Sarah D. Jennings, A.I.A.
#NJ-A21771

Professional Seal
Please Do Not Remove



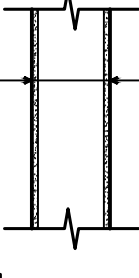
FIRST FLOOR PLAN

1/4" = 1'-0"



PILING PLAN

1/4" = 1'-0"

U.L. #U305  1 HR RATED UL#U305 WALL CONSTRUCTION		PILE KEY 10" 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.) 12" 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.)	
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 MAY BE CONDITIONED SPACE WITH AIR VENTS LOCATED ABOVE DFE.		RESIDENTIAL ELEVATOR 1HR SHAFT SEP. ASSEM. BASED ON F.M.FC-172 (1) LAYERS 5/8" TYPE 'X' GWB ON INSIDE AND (1) LAYER 5/8" TYPE 'X' GWB ON EXTERIOR OF ELEVATOR. SHAFT ABOVE D.F.E. PROVIDE (1) LAYER 5/8" TYPE 'X' GWB ON INSIDE AND (1) LAYER 5/8" TYPE 'X' GWB ON EXTERIOR OF ELEVATOR. SHAFT, BELOW D.F.E. -ELEVATORS THAT DO NOT REQUIRE A MACHINE ROOM SHALL HAVE A SMOKE DETECTOR OR SPRINKLER HEAD LOCATED WITHIN THE ELEVATOR. SHAFT.	
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 CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL: -ALL JOINTS, SEAMS, AND PENETRATIONS -SITE-BUILT WINDOWS, DOORS, AND SKYLIGHTS -OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING -UTILITY PENETRATIONS -DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE -KNEE WALLS -WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES -BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS -COMMON WALLS BETWEEN DWELLING UNITS -ATTIC ACCESS OPENINGS -RIM JOIST JUNCTION -OTHER SOURCES OF INFILTRATION		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 1/2" MAXIMUM -INTERIOR GUARDRAILS/HANDRAILS SHALL BE WOOD w/WOOD BALUSTERS AS REQUIRED. -EXTERIOR GUARDRAILS/HANDRAILS SHALL BE VINYL w/VINYL BALUSTERS AS REQUIRED. -ALL HANDRAILS SHALL BE 36" ABOVE NOSING (TYPICAL) -ALL HANDRAIL GRIP SIZES SHALL BE 1 1/2" DIA. MIN. TO 2" DIA. MAX. -GUARDRAILS SHALL BE 36" MIN. ABOVE FLOOR (TYPICAL) -ALL BALUSTERS SHALL BE CONSTRUCTED SO ALL OPENINGS ARE LESS THAN 4" (TYP.) -PILE TO BE NOTCHED FOR BANDS NO MORE THAN 50% OF THE PILE DIAMETER -COPPER NAPHTHATE TREATMENT SHALL BE FIELD APPLIED TO THE CUT END OF P.T. PILE, WHEN IN CONTACT WITH CONCRETE.	
FLOOR AREA TOTAL SITE AREA 23,350 SQ.FT. BUILDING COVERAGE 1,907.3 SQ.FT. (8.17%) LIVING AREAS: FIRST FLOOR 1,216.6 SQ.FT. SECOND FLOOR 1,518.1 SQ.FT. THIRD FLOOR 1,398 SQ.FT. TOTAL 4,132.7 SQ.FT. MISC. AREAS: PORCH 36 SQ.FT. GAR / STORAGE 333 SQ.FT. 2ND FLR. DECK 405.2 SQ.FT. 3RD FLR. DECK 283.5 SQ.FT. ROOF DECK 478.5 SQ.FT. OUTDOOR SHWR 32 SQ.FT. VOLUME 43,086.9 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.'S MODELS. CONTRACTOR TO VERIFY EGRESS / MIN. 24" SILL HEIGHT WHEN SUBSTITUTING MANUFACTURER. WINDOWS TO BE PROVIDED w/ 'HEATLOCK' GLAZING. -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 PROVIDE WEATHERSTRIP AT ELEVATOR DOORS -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 4'-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.	

Sarah D. Jennings, A.I.A.
#NJ-A21771
Please Referenced
Seal Embossed

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

GLASSER - KAPNICK | 1123C RESIDENCE
LOT: 3 BLOCK: 18.123
LONG BEACH TOWNSHIP
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PILING PLAN

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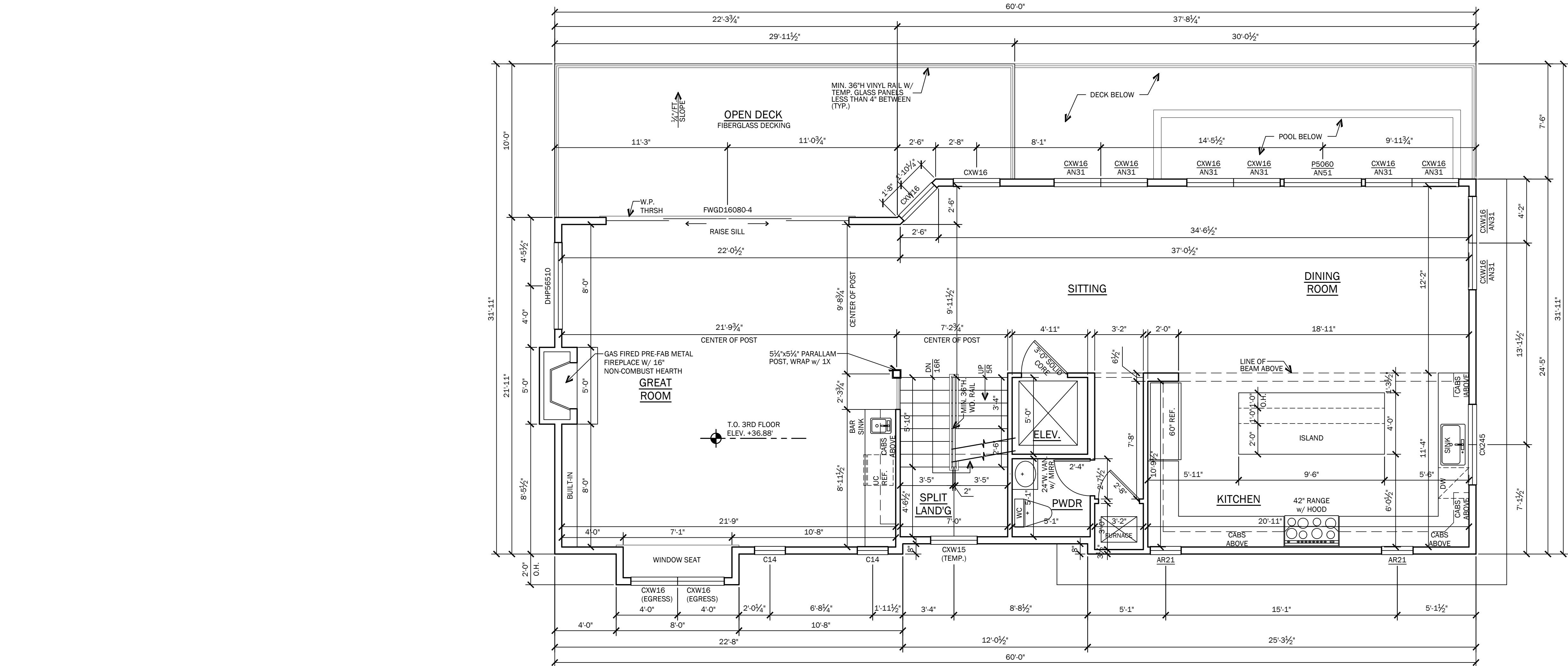
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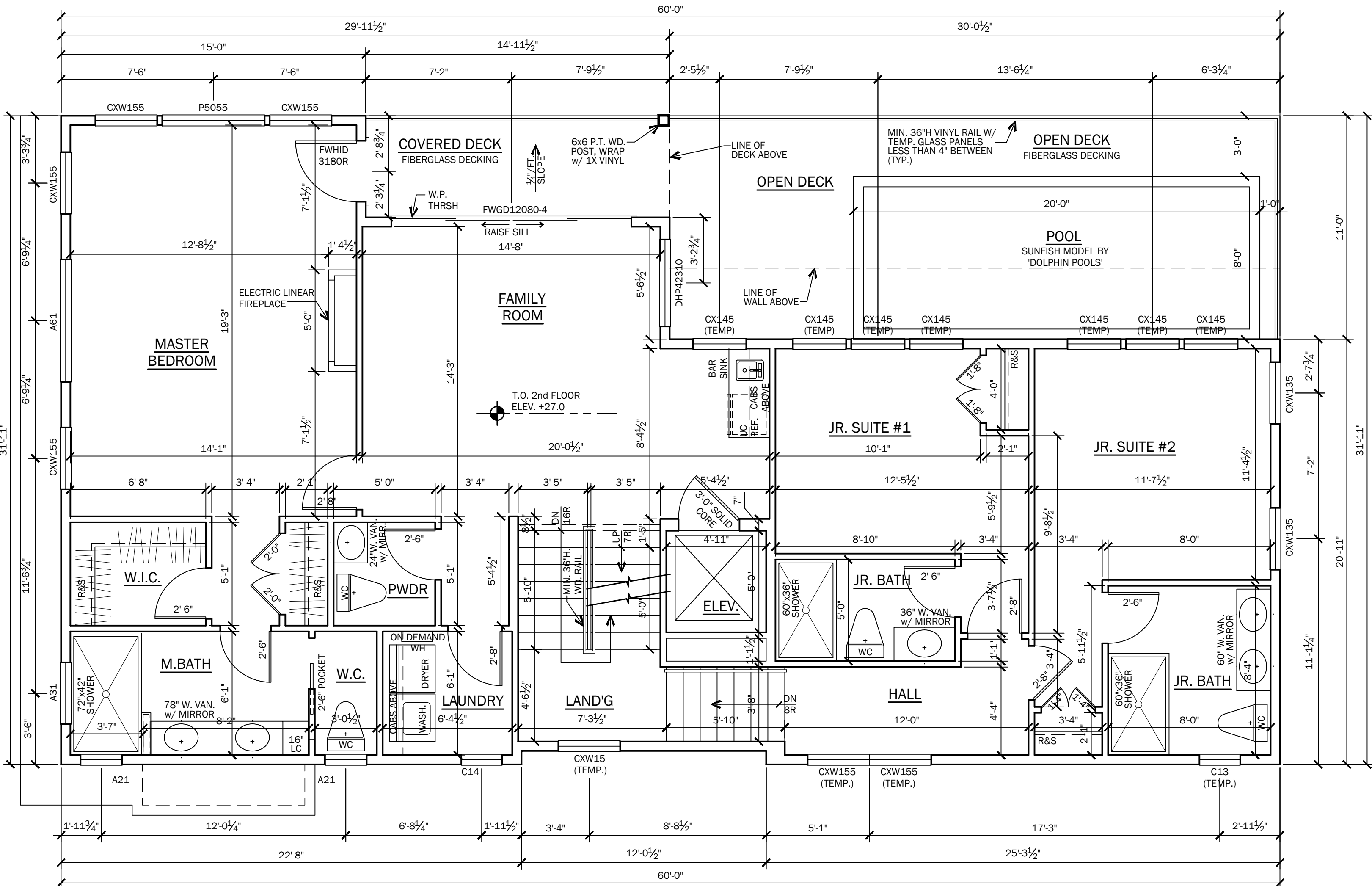
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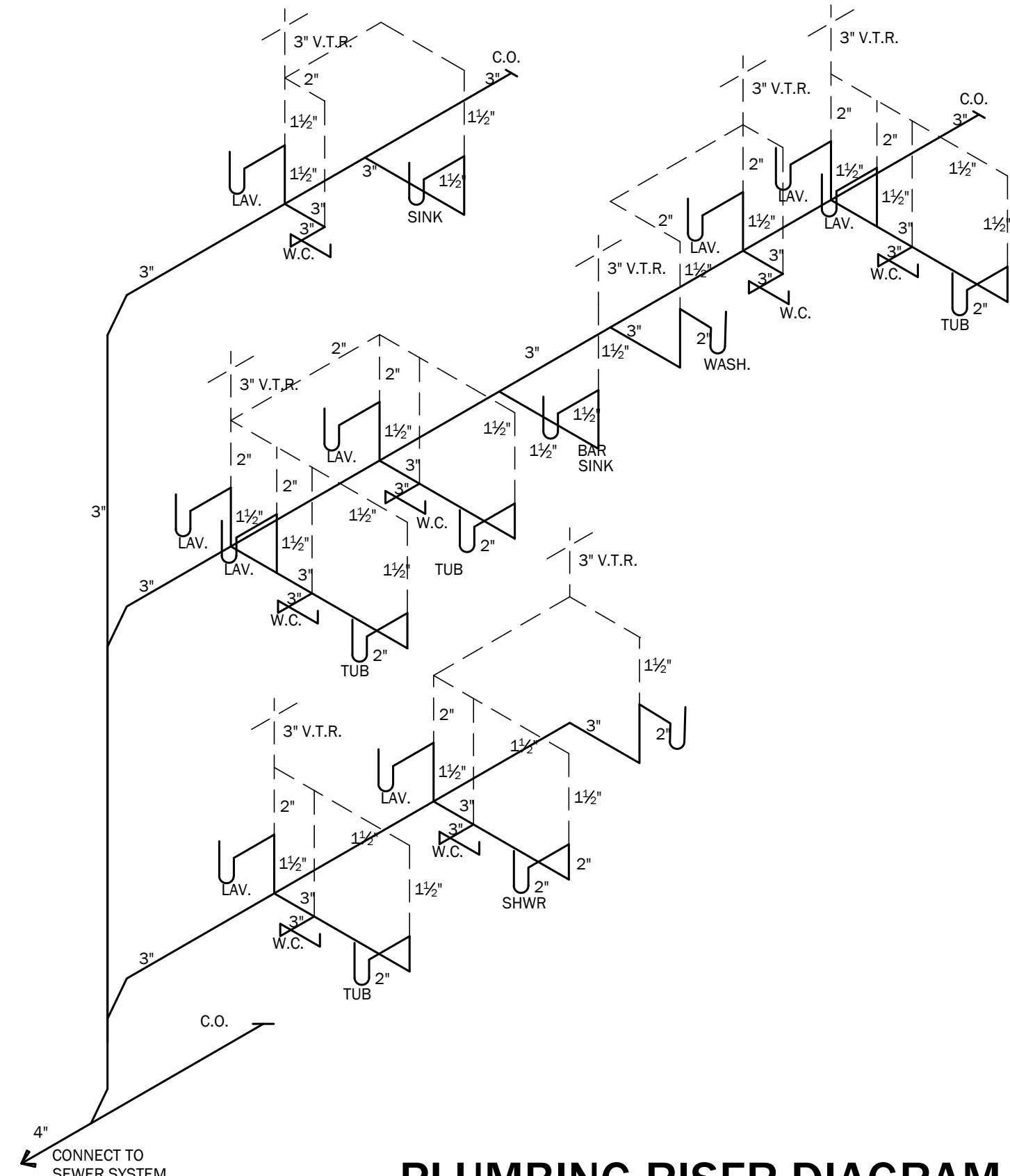
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THIRD FLOOR PLAN
1/4" = 1'-0"



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



PLUMBING RISER DIAGRAM
N.T.S.

FLOOR AREA	
TOTAL SITE AREA	23,350 SQ.FT.
BUILDING COVERAGE	1,907.3 SQ.FT. (8.17%)
LIVING AREAS:	
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OUTDOOR SHWR	32 SQ.FT.
VOLUME	43,086.9 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.'S MODELS. CONTRACTOR TO VERIFY EGRESS / MIN. 24" SILL HEIGHT WHEN SUBSTITUTING MANUFACTURER. WINDOWS TO BE PROVIDED W/ "HEATLOCK" GLAZING.	
- 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 IF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE. - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS. - LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.	
- FIRE STOPPING SHALL BE INSTALLED AT ALL FLR./CLG. & CLG./ROOF LEVELS, INCLUDING FLUE / FIREPLACE CHASE	
- PROVIDE WEATHERSTRIP AT ELEVATOR DOORS	
- 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 62407.	
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- DUCTWORK LOCATED BELOW FIRE RATED ASSEMBLY AT THE GARAGE SHALL BE WRAPPED W/ (2) LAYERS 3/4" TYPE 'X' G.W.B. OR FIRE DAMPERS SHALL BE PROVIDED AT ALL PENETRATIONS.	
- PROVIDE UL LISTED RECESSED LIGHT FIXTURES IN 1 HR RATED FLOOR/CEILING OR FIRE RATED LIGHT COVERS. UL LISTED LIGHT FIXTURES OR FIRE RATED LIGHT COVERS MAY BE OMITTED IF MEMBRANE PENETRATIONS DO NOT EXCEED 16 SQ. IN. AREA AND PROVIDED THAT THE OPENINGS OF MEMBRANES DO NOT EXCEED 100 SQ. IN. IN ANY 100 SQ. FT. OF CEILING AREA AND PROVIDED THAT SOLID FIRE BLOCKING IS INSTALLED.	
- PROVIDE EXHAUST FANS W/ HARD DUCT AT CEILING/ROOF ASSEMBLIES. EXHAUST DIRECTLY TO EXTERIOR.	
- PROVIDE 1 HR RATED FIRE COLLARS FOR ALL PLUMBING PENETRATIONS OVER 2 INCHES.	
- ALL DUCTWORK PROVIDED IN 1 HR RATED FLOOR/CEILING ASSEMBLIES OF SECOND FLOOR TO BE HARD DUCT ONLY.	
- FIRE DAMPERS REQUIRED AT CEILING LINE OF ROOF/CEILING ASSEMBLY OR BE PROVIDED W/ HARD DUCT THROUGHOUT.	

ATTIC VENT	
SOFFIT AREA	4.72 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.	

WALLS AND PROJECTIONS LESS THAN 5'-0" FROM PROPERTY LINE	
- ALL WALLS AND PROJECTIONS PARALLEL TO THE PROPERTY LINE LESS THAN 5 FEET AND SHALL BE 1-HOUR RATED AND CONSTRUCTED PER U.L. DESIGN U305. (1) LAYER 5/8" TYPE 'X' GWB SHALL BE SUPPLIED TO BOTH SIDES OF THE WALL. (2) LAYERS 5/8" TYPE 'X' GWB SHALL BE SUPPLIED TO UNDERSIDE OF ALL PROJECTIONS.	

5A CONST. NOTE	
- PROVIDE (1) LAYER 3/4" TYPE 'X' G.W.B. AT ALL WALLS - PROVIDE (2) LAYERS 1/2" TYPE 'X' G.W.B. AT ALL CEILINGS - PROVIDE (2) LAYERS 3/4" TYPE 'X' AT ALL ROOF/CEILING ASSEMBLIES PER F.M.F.C.-172. - PROVIDE (2) LAYERS 1/2" LABEL 'C' G.W.B. AT ENTIRE CEILING AT GROUND FLOOR - PROVIDE (2) LAYERS 3/4" TYPE 'X' AT DROPPED BEAM IN GARAGE. FIRE RATED GWB MAY BE OMITTED FOR COMMODITY OR ENGINEERED BEAMS LARGER THAN (3) 2x10 MEMBERS PER FTD-13. - PROVIDE (2) LAYER 3/4" 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 CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL: - ALL JOINTS, SEAMS, AND PENETRATIONS - SITE-BUILT WINDOWS, DOORS, AND SKYLIGHTS - OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING - UTILITY PENETRATIONS - DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE - KNEE WALLS - WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES - BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS - COMMON WALLS BETWEEN DWELLING UNITS - ATTIC ACCESS OPENINGS - RIM JOIST JUNCTION - OTHER SOURCES OF INFILTRATION	

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 - INTERIOR GUARDRAILS/HANDRAILS SHALL BE WOOD W/ WOOD BALUSTERS AS REQUIRED. - EXTERIOR GUARDRAILS/HANDRAILS SHALL BE VINYL W/ VINYL BALUSTERS AS REQUIRED. - 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 - INTERIOR WD. HANDRAILS LOCATED BELOW DFE SHALL BE PRESSURE TREATED	

RESIDENTIAL ELEVATOR	
1HR SHAFT SEP. ASSEM. BASED ON F.M.F.C-172 (1) LAYERS 3/4" TYPE 'X' GWB ON INSIDE AND (1) LAYER 3/4" TYPE 'X' GWB ON EXTERIOR OF ELEVATOR. SHAFT ABOVE D.F.E. PROVIDE (1) LAYER 3/4" FRESHIELD® WALLBOARD BY NATIONAL GYPSUM COMPANY, OR APPROVED EQUAL ON INSIDE AND ON OUTSIDE OF ELEVATOR. SHAFT, BELOW D.F.E. - ELEVATORS THAT DO NOT REQUIRE A MACHINE ROOM SHALL HAVE A SMOKE DETECTOR OR SPRINKLER HEAD LOCATED WITHIN THE ELEVATOR. SHAFT.	

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Please refer to all sheets
Scale Indicated

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OCEAN COUNTY, NEW JERSEY
FLOOR PLANS

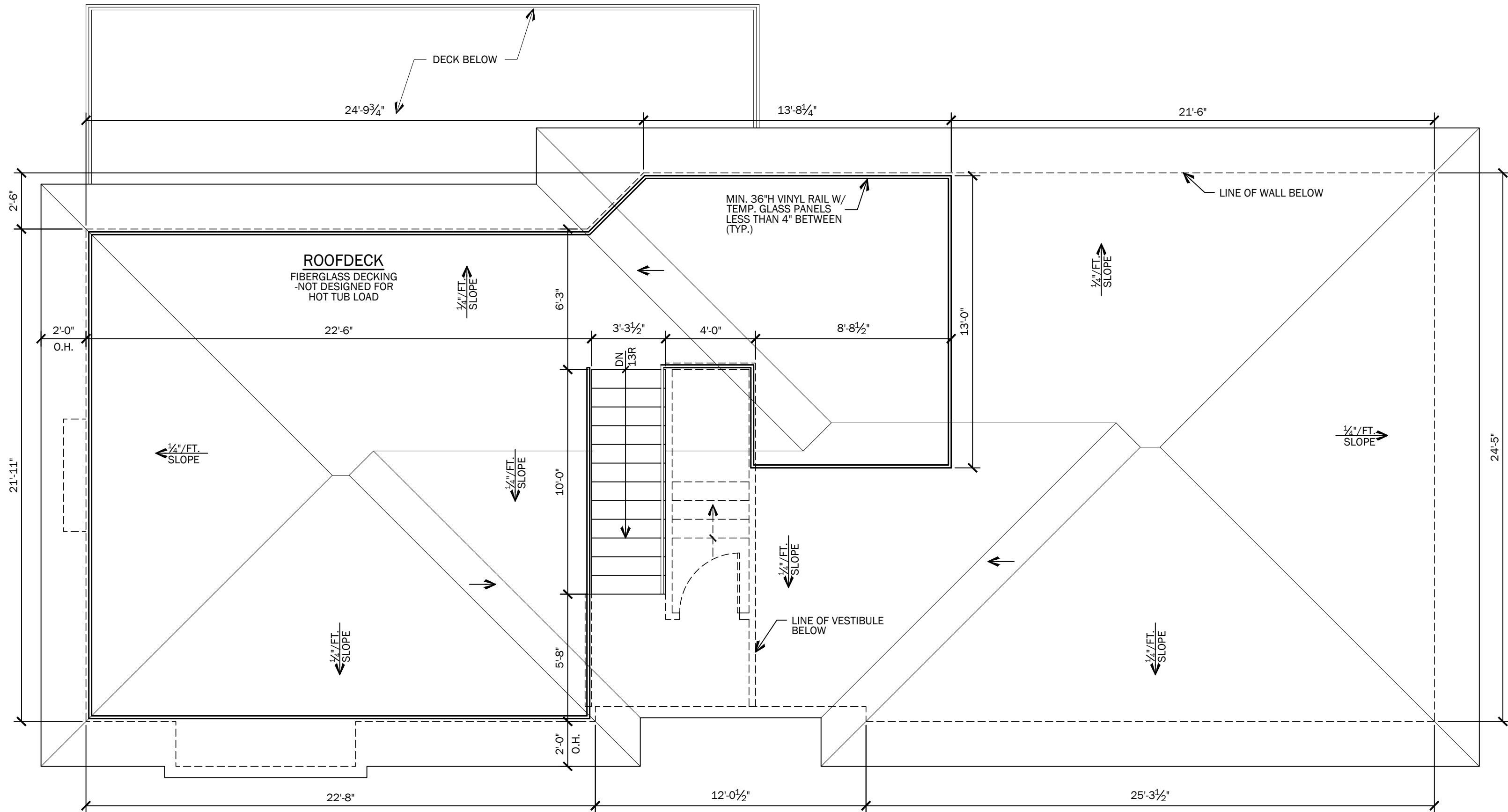
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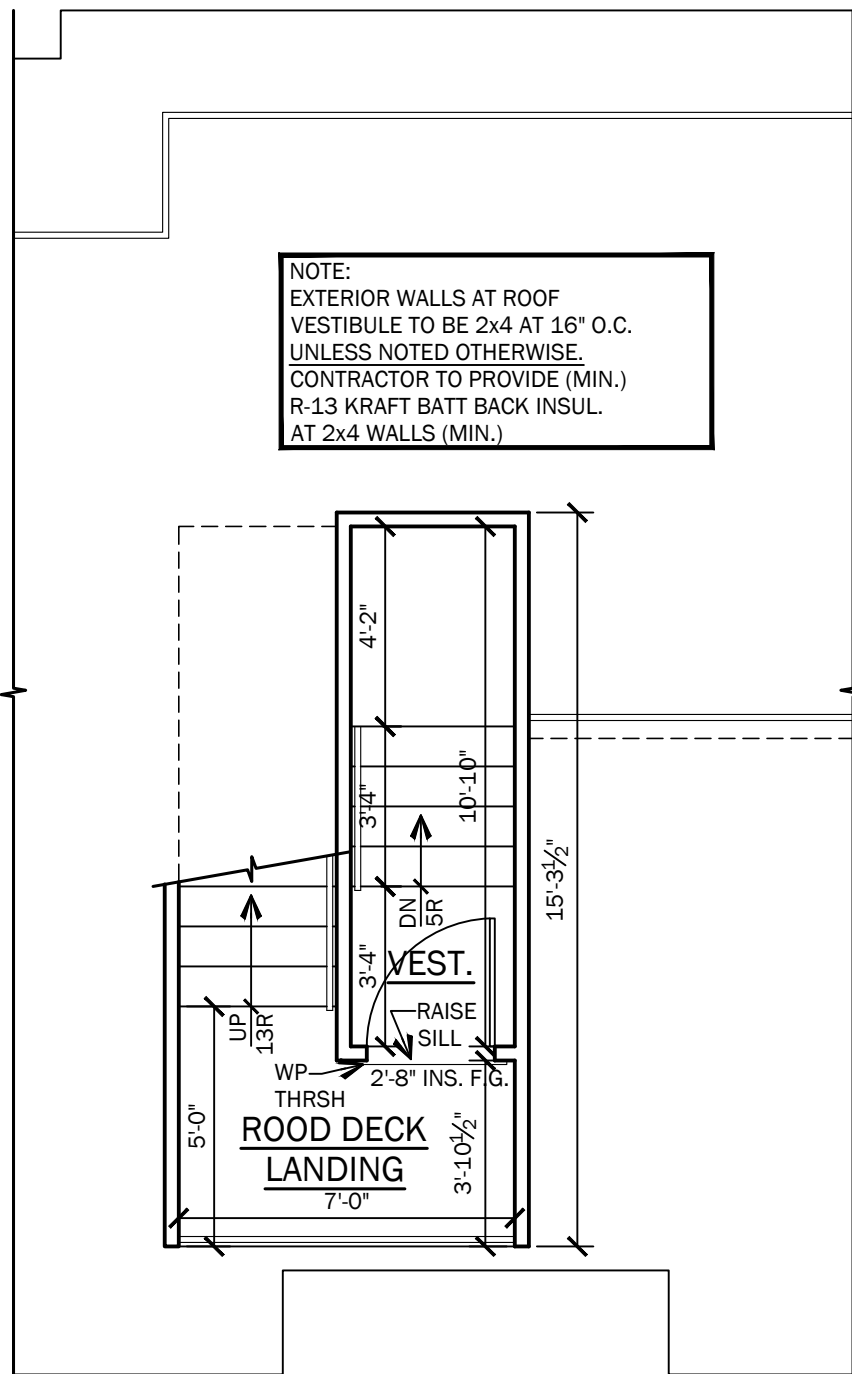
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THIRD FLOOR PLAN

1/4" = 1'-0"



ROOF VESTIBULE PLAN

1/4" = 1'-0"

ATTIC VENT

MAIN ROOF
SOFFIT AREA 4.72 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.

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

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

5A CONST. NOTE

-PROVIDE (1) LAYER 5/8" TYPE 'X' G.W.B. AT ALL WALLS
-PROVIDE (2) LAYERS 1/2" TYPE 'X' G.W.B. AT ALL CEILINGS
-PROVIDE (2) LAYERS 5/8" TYPE 'X' AT ALL ROOF/CEILING ASSEMBLIES PER F.M.F.C.-172.
-PROVIDE (2) LAYERS 1/2" LABEL 'C' G.W.B. AT ENTIRE CEILING AT GROUND FLOOR
-PROVIDE (2) LAYERS 5/8" TYPE 'X' AT DROPPED BEAM IN GARAGE. FIRE RATED GWB MAY BE OMITTED FOR COMMODITY OR ENGINEERED BEAMS LARGER THAN (3) 2X10 MEMBERS PER FTD-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 CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:
-ALL JOINTS, SEAMS, AND PENETRATIONS
-SITE-BUILT WINDOWS, DOORS, AND SKYLIGHTS
-OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING
-UTILITY PENETRATIONS
-DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE
-KNEE WALLS
-WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES
-BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
-COMMON WALLS BETWEEN DWELLING UNITS
-ATTIC ACCESS OPENINGS
-RIM JOIST JUNCTION
-OTHER SOURCES OF INFILTRATION

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
-INTERIOR GUARDRAILS/HANDRAILS SHALL BE WOOD w/WOOD BALUSTERS AS REQUIRED.
-EXTERIOR GUARDRAILS/HANDRAILS SHALL BE VINYL w/VINYL BALUSTERS AS REQUIRED.
-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
-INTERIOR WD. HANDRAILS LOCATED BELOW DFE SHALL BE PRESSURE TREATED

RESIDENTIAL ELEVATOR

1HR SHAFT SEP. ASSEM. BASED ON F.M.FC-172 (1) LAYERS 5/8" TYPE 'X' GWB ON INSIDE AND (1) LAYER 3/4" TYPE 'X' GWB ON EXTERIOR OF ELEVATOR. 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 ELEVATOR. SHAFT, BELOW D.F.E.
-ELEVATORS THAT DO NOT REQUIRE A MACHINE ROOM SHALL HAVE A SMOKE DETECTOR OR SPRINKLER HEAD LOCATED WITHIN THE ELEVATOR. SHAFT.

FLOOR AREA	
TOTAL SITE AREA	23,350 SQ.FT.
BUILDING COVERAGE	1,907.3 SQ.FT. (8.17%)
LIVING AREAS:	
FIRST FLOOR	1,216.6 SQ.FT.
SECOND FLOOR	1,518.1 SQ.FT.
THIRD FLOOR	1,398 SQ.FT.
TOTAL	4,132.7 SQ.FT.
MISC. AREAS:	
PORCH	36 SQ.FT.
GAR / STORAGE	333 SQ.FT.
2ND FLR. DECK	405.2 SQ.FT.
3RD FLR. DECK	283.5 SQ.FT.
ROOF DECK	478.5 SQ.FT.
OUTDOOR SHWR	32 SQ.FT.
VOLUME	43,086.9 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. WINDOWS TO BE PROVIDED w/ 'HEATLOCK' GLAZING.
-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 IF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE.
-GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
-FIRE STOPPING SHALL BE INSTALLED AT ALL FLR./CLG. & CLG./ROOF LEVELS, INCLUDING FLUE / FIREPLACE CHASE
-PROVIDE WEATHERSTRIP AT ELEVATOR DOORS
-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 G2407.
-SAWN LUMBER - NOTCHES IN SAWN LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER. SHALL NOT BE LONGER THEN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE END OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4" OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE END OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP, BOTTOM, OR EDGE OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2" TO THE NOTCH, PER NJ IRC, SECTION R502.8.1
-ENGINEERED WOOD PRODUCTS - CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS., PER NJ IRC, SECTION R502.8.2
-DUCTWORK LOCATED BELOW FIRE RATED ASSEMBLY AT THE GARAGE SHALL BE WRAPPED w/ (2) LAYERS 5/8" TYPE 'X' 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.

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

Sarah D. Jennings, A.I.A.
#NJ-1421771
Please Refer to Plans
Seal Embossed

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

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GLASSER - KAPNICK | 1123C RESIDENCE
LOT: 3 BLOCK: 18.123
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

FLOOR PLANS

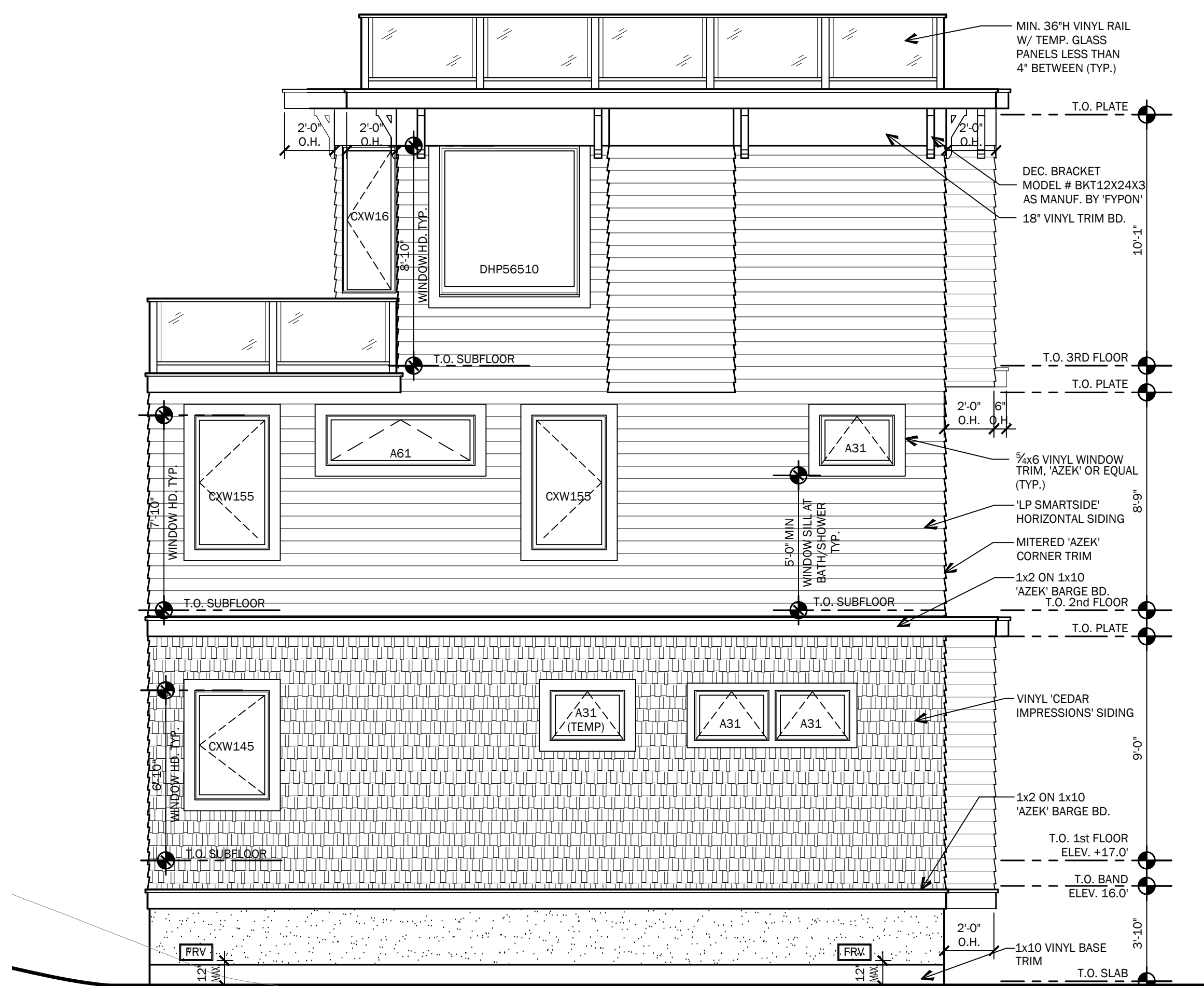
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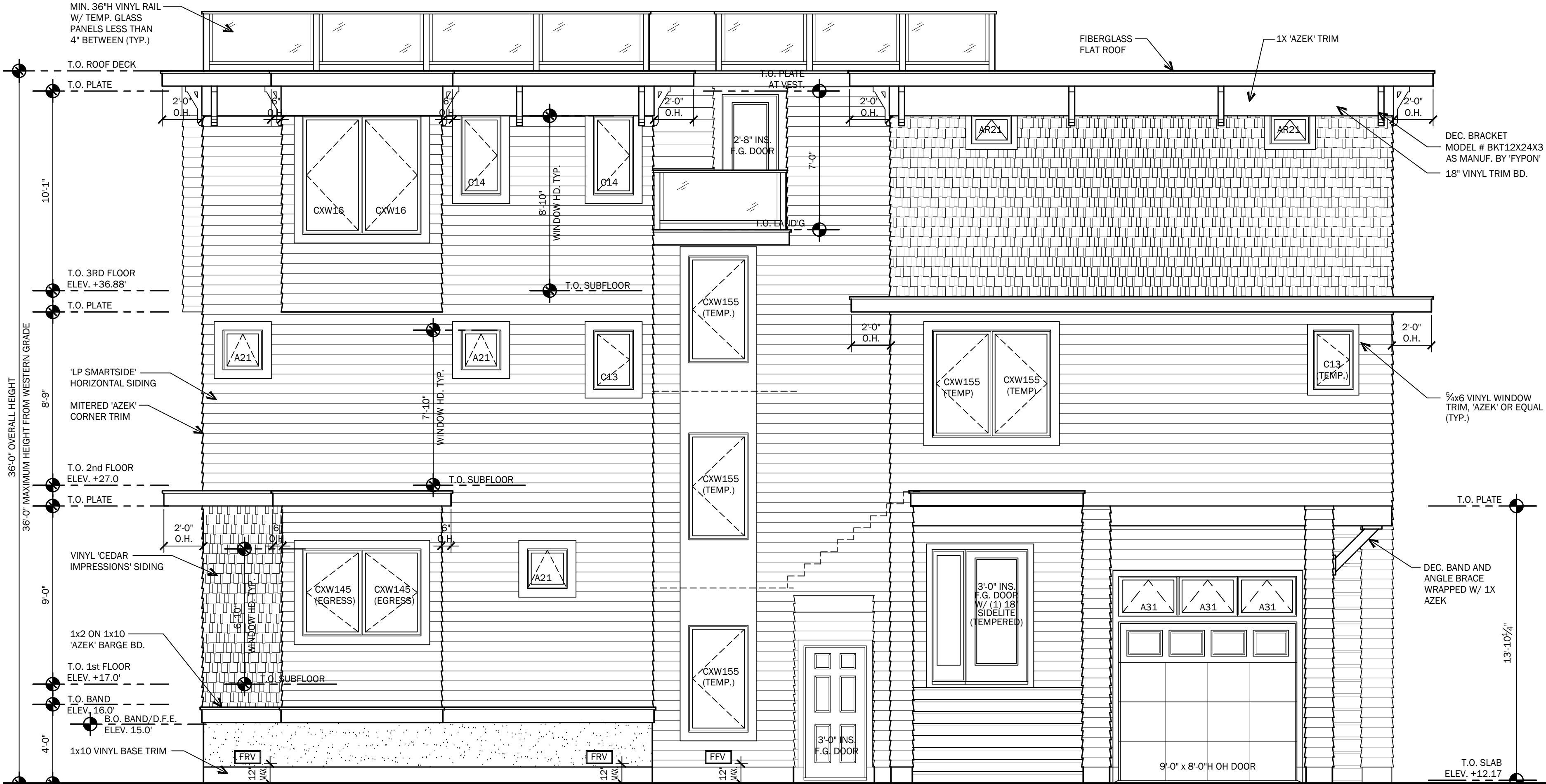
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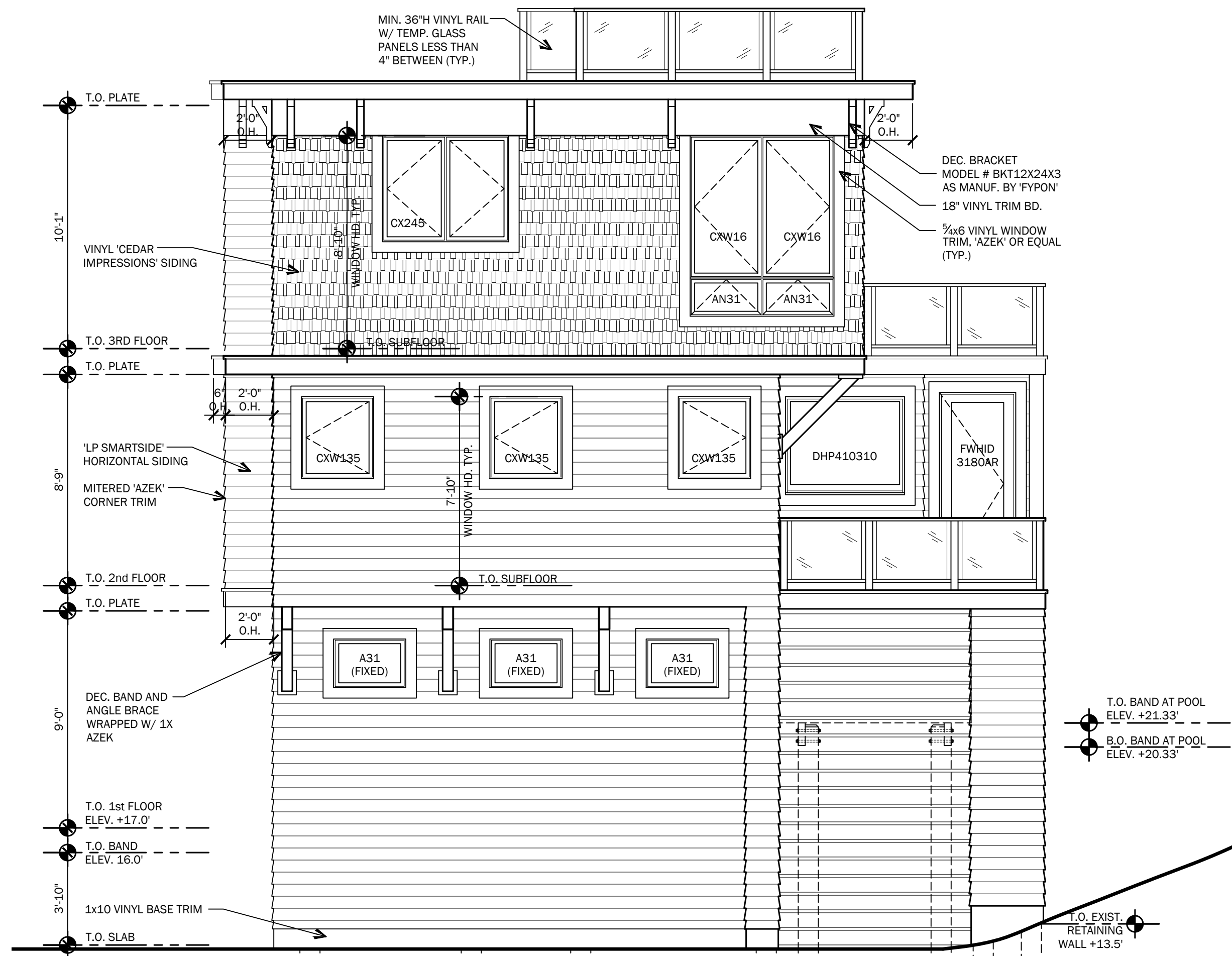
RIGHT SIDE ELEVATION

1/4" = 1'-0"



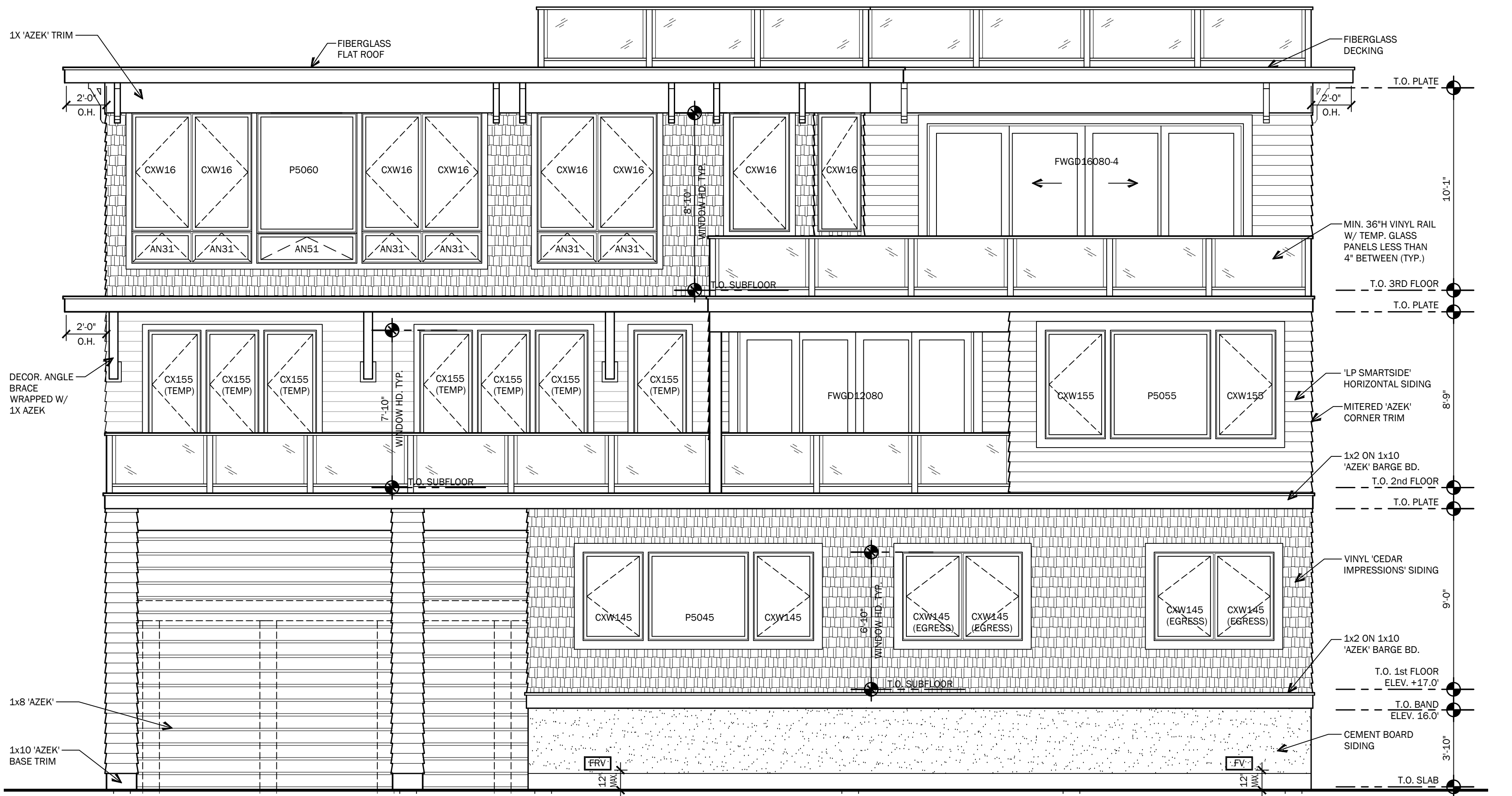
REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

Sarah D. Jennings, A.I.A.
#NJ-A21771
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799 Route 72, Manahawkin
New Jersey 08050
www.cwarchitecture.com
(Phone) 609-597-8880
(Fax) 609-597-5289

GLASSER - KAPNICK | 1123C RESIDENCE
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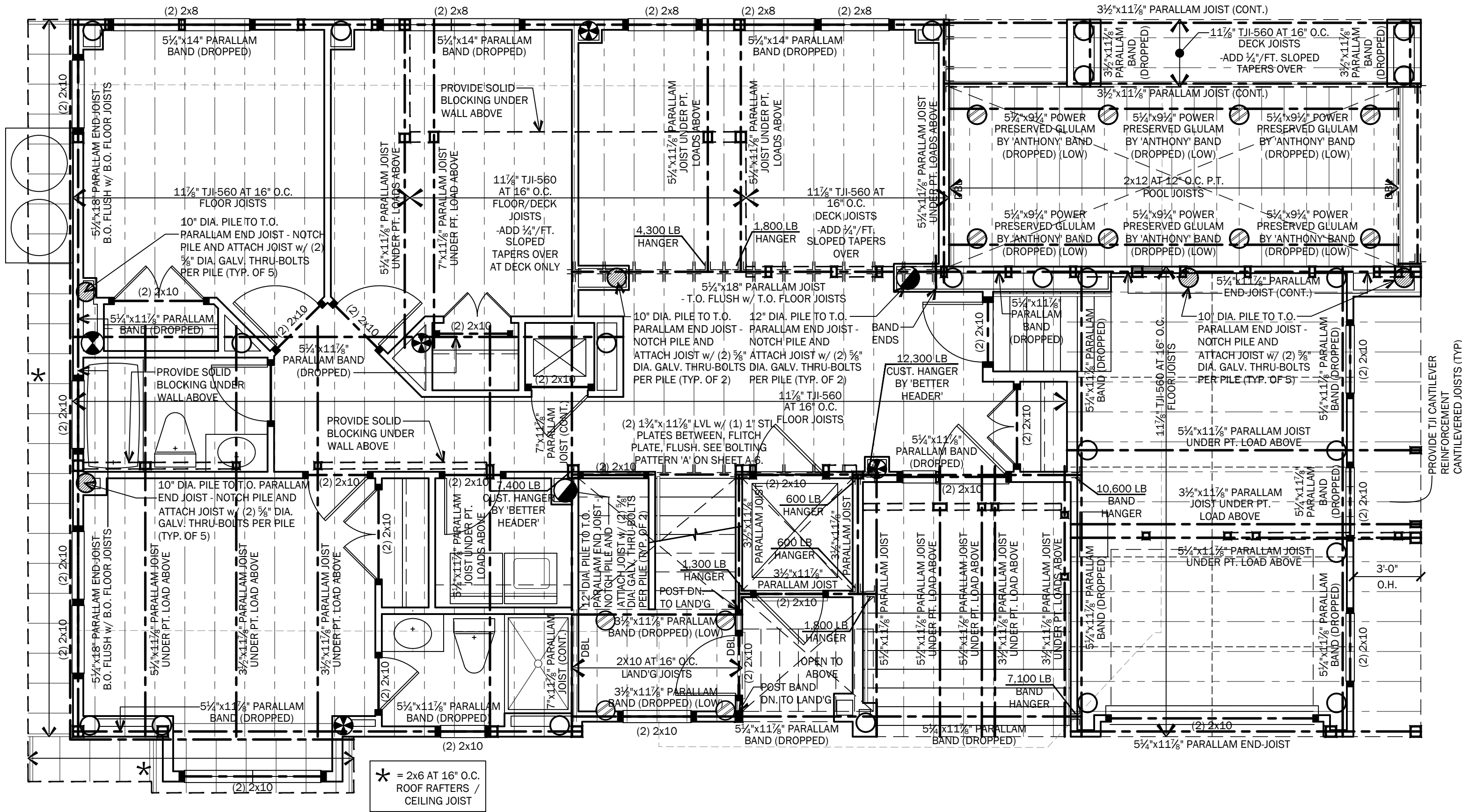
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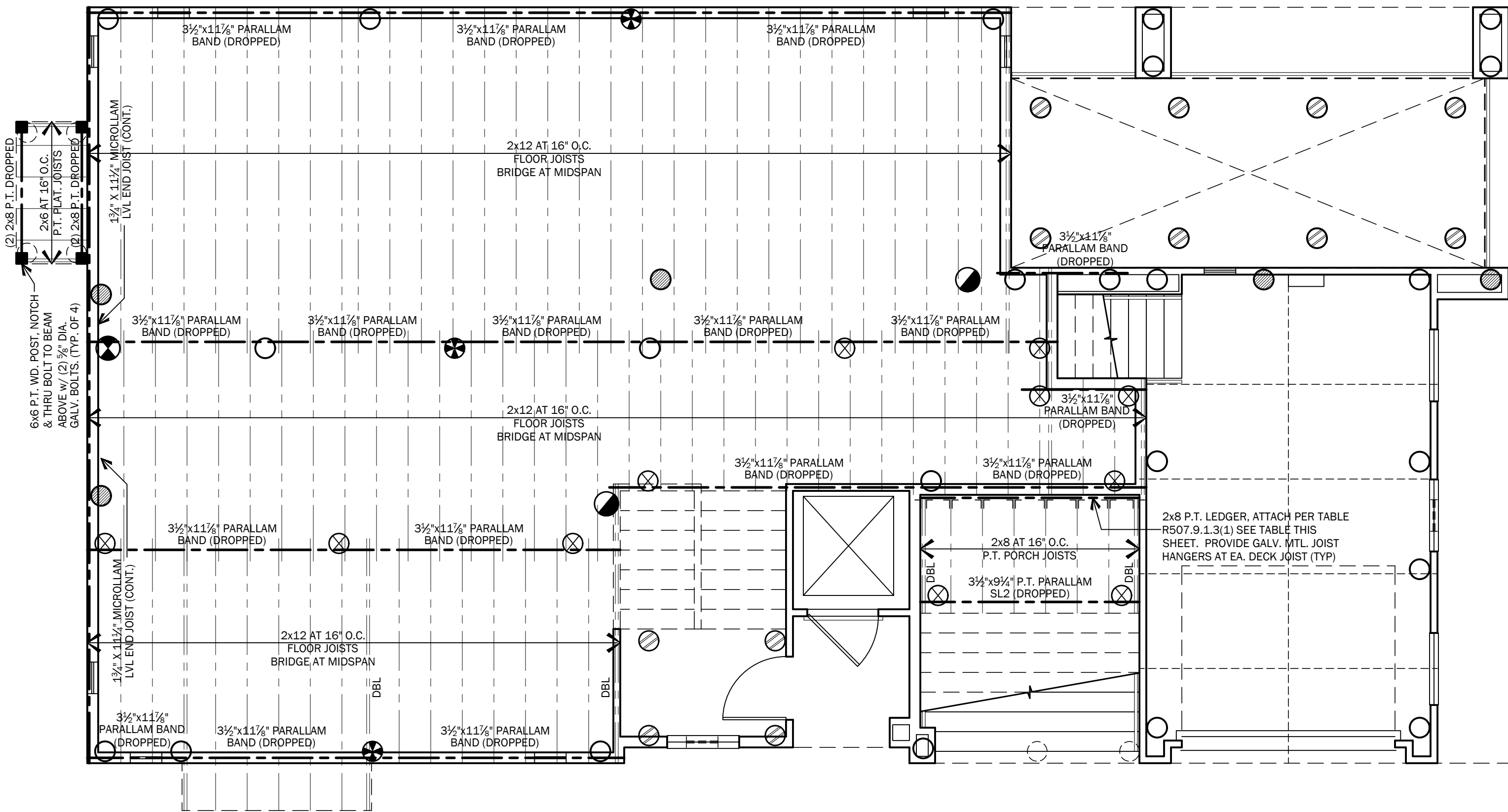
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ELEVATIONS



SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"



FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

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 A/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 PSL 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 MANUFACTURES 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 UNDERLAYMENT 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 INFELD. ALL OTHER SHEATHING TO BE INSTALLED W/ 8d DEFORMED OR RING NAILS @ 6" O.C. @ PERIMETER AND 12" O.C. INFELD.

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.

TYPICAL DECK LEDGER DETAIL / FASTENER SCHEDULE

TABLE R507.9.1.3(1)
FASTNER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER AND A 2" NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST

JOIST SPAN	6'-0" AND LESS	6'-1" TO 8'-0"	8'-1" TO 10'-0"	10'-1" TO 12'-0"	12'-1" TO 14'-0"	14'-1" TO 16'-0"	16'-1" TO 18'-0"
CONNECTION DETAILS							
1/2" DIAMETER LAG SCREW WITH 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

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

FASTENING SCHEDULE PER TABLE R602.3(1)						MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS TABLE R602.7.5		
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		HEADERS	MAXIMUM STUD SPACING		
			EDGES (inches)	INTERMEDIATE SUPPORTS (inches)			16"	24"
31	3/8" - 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) 8d common (2 1/2" x 0.131") nail OR RSRS-01 (2 1/2" x 0.113" nail (roof)	6	6	4'-0"	1	1	1
32	1/2" - 3/4"	8d common (2 1/2" x 0.131") nail (subfloor, wall) 8d common (2 1/2" x 0.131") nail (roof) OR RSRS-01 OR (2 1/2" x 0.113") nail (roof) Deformed 2 1/2" x 0.113" x 0.266" head (wall or subfloor)	6	12	6'-0"	2	1	1
33	7/8" - 1 1/4"	10d common (3" x 0.148") nail OR (2 1/2" x 0.131" x 0.281" head) deformed nail	6	12	10'-0"	3	2	2
			6	12	12'-0"	3	2	2
			6	12	14'-0"	3	2	2
			6	12	16'-0"	4	2	2
			6	12	18'-0"	4	2	2

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

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED (mph)		
SIZE	PENETRATION (inches)				EDGES (inches o.c.)	FIELD (inches o.c.)	WIND EXPOSURE CATEGORY		
6d common (2" x 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d common (2 1/2" x 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

GLASSER - KAPNICK I 1123C RESIDENCE

LOT: 3 BLOCK: 18.123
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

STRUCTURAL FLOOR PLANS

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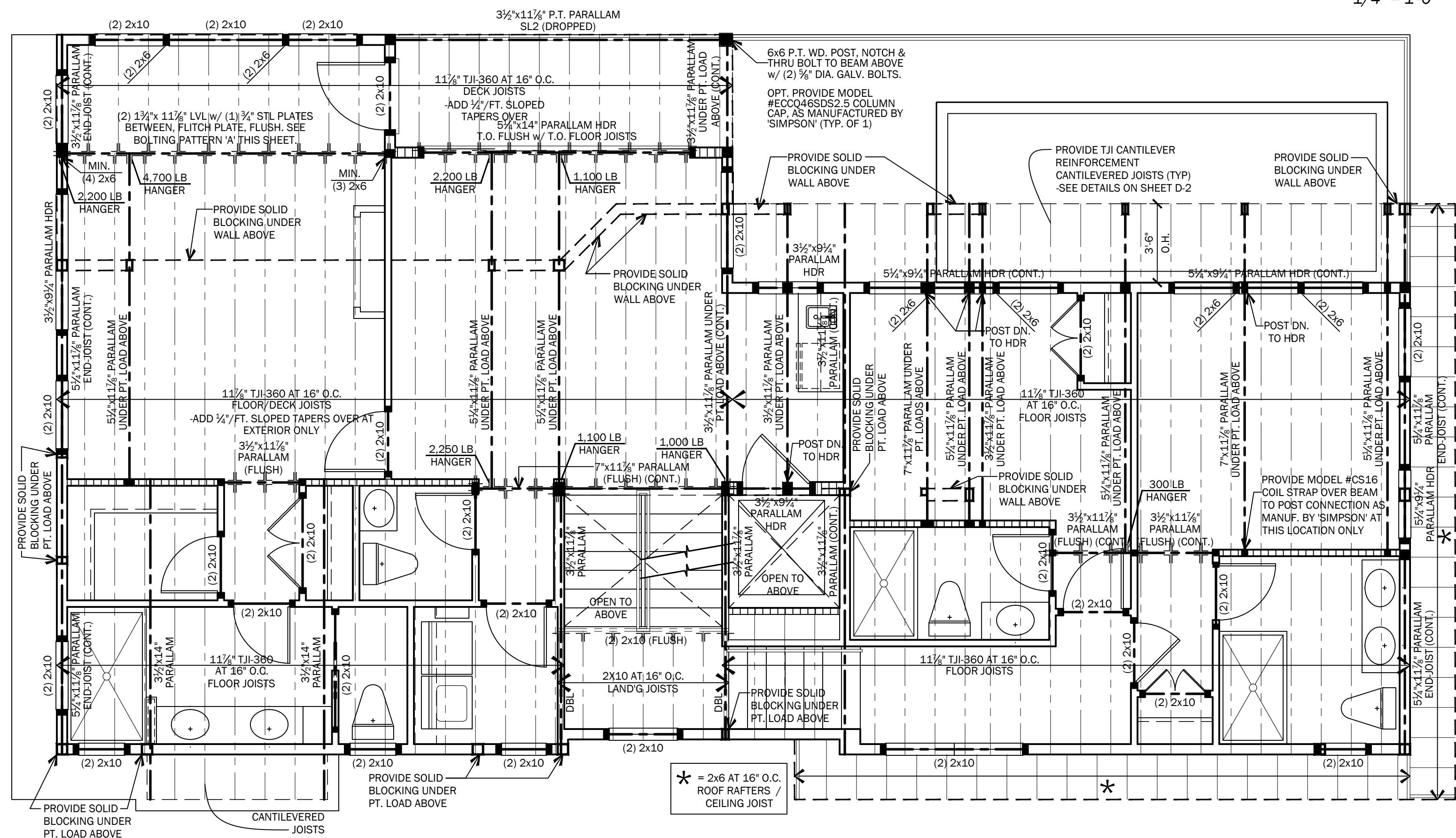
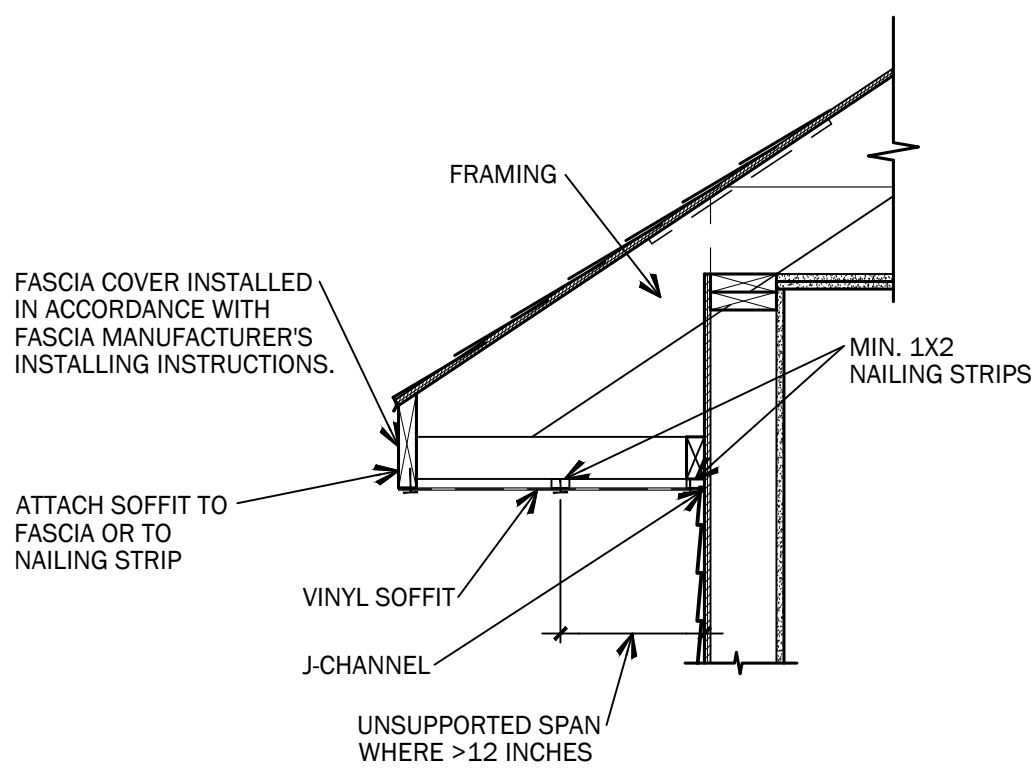
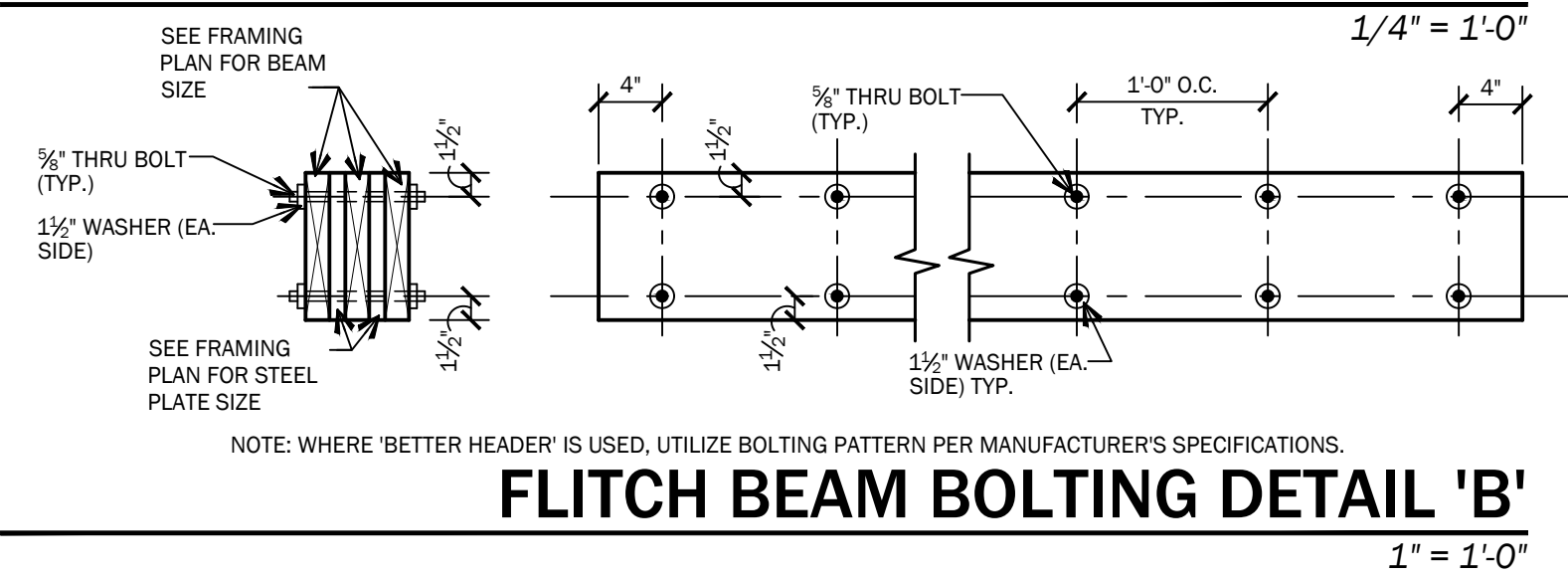
799 Route 72, Manahawkin

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



Sarah D. Jennings, A.I.A.

#NJ-1421771
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$$\underline{1/4'' = 1'-0''}$$


N.T.S

DECK LEDGER / FASTENER NOTES

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

FASTENING SCHEDULE PER TABLE R602.3(1)						MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS TABLE R602.7.5			
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		HEADER SPAN	MAXIMUM STUD SPACING			
			EDGES (inches)	INTERMEDIATE SUPPORTS (inches)		16"	24"		
31	3/8" - 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	4'-0"	1	1	1	
		8d common (2 3/8" x 0.131") nail OR RRSR-01 (2 3/8" x 0.113") nail (roof)	6	6	6'-0"	2	1		
		8d common (2 3/8" x 0.131") nail (subfloor, wall)	6	12	8'-0"	2	1		
32	1 3/8" - 3/4"	8d common (2 3/8" x 0.131") nail (subfloor, wall)	6	12	10'-0"	3	2		
		8d common (2 3/8" x 0.131") nail (roof) OR RRSR-01 OR (2 3/8" x 0.113") nail (roof)	6	6	12'-0"	3	2		
		Deformed 2 3/8" x 0.113" x 0.266" head (wall or subfloor)	6	12	14'-0"	3	2		
33	7/8" - 1 1/4"	10d common (3" x 0.148") nail OR (2 3/8" x 0.131" x 0.281") deformed nail	6	12	16'-0"	4	2		
			6	12	18'-0"	4	2		

TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES									
MINIMUM NAIL		MINIMUM WOOD PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED (mph)		
SIZE	PENETRATION (inches)				EDGES (inches o.c.)	FIELD (inches o.c.)	WIND EXPOSURE CATEGORY		
							B	C	D
6d common (2" x 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d common (2 3/8" x 0.131")	1.75	24/16	7/8	24	6	12	170	140	135
				16	6	12	140	115	110

===== 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 A/ZEK/ DECKING IS USED, JOIST SPACING SHOULD BE 12" O.C. MINIMUM.

-DECK FLASHING TAPE SHALL BE APPLIED TO THE TOP EDGE OF ANY PARALLEL PLUS PSI/ OR ANTHONY POWER PRESERVED GULUM, 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 JOIST/ BEAM TO BEAM CONNECTIONS AS MANUFACTURED BY "SIMPSON" OR APPROVED ALIKE.

-ALL STRUCTURAL MEMBERS TO BE FASTENED AS PER TABLE 602.3(1) OF THE 2021 EDITION OF THE IRC.

-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 1970.

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.

PER NEW JERSEY EDITION OF THE 2021 IRC
- SECTION R602.12.6 - NARROW PANELS
WHERE NOTED

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

ELECTRIC NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE w/ AMENDMENTS PER NJUCC, AND / OR LOCAL CODES.
2. PROVIDE CONVENIENCE OUTLETS AS REQUIRED BY CODE.
3. BRANCH CIRCUIT WIRING IN DAMP, WET, OR EXPOSED AREAS SHALL BE INSTALLED IN CONDUIT.
4. PROVIDE ALL FIXTURES WITH LAMP.
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, EXCEPT 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 GROUND PROTECTED.
10. PERMANENTLY INSTALLED FIXTURES, EXCLUDING KITCHEN APPLIANCE FIXTURES, SHALL BE LOW-EFFICIENCY.
11. PERMANENTLY INSTALLED FIXTURES SHALL HAVE A DIMMER, OCCUPANCY SENSOR, OR ANOTHER CONTROL, BUILT INTO THE FIXTURE
EXCEPTIONS: BATHROOMS, HALLWAYS, EXTERIOR LIGHTING, OR SECURITY LIGHTING
12. PER NJUCC, EXTERIOR LIGHTING, EXCEEDS 30 WATTS. DAYLIGHT SENSORS ARE REQUIRED FOR EXTERIOR LIGHTING
13. ALL UTILITIES INCLUDING ELECTRIC METER, PUMPS, AND PLUMBING, TO BE INSTALLED ABOVE DESIGN FLOOR ELEVATION, AND CANNOT BE ATTACHED TO A BREAK-AWAY WALL IN A V-ZONE/ OR COASTAL A' ZONE. CONTRACTOR SHALL SUPPLY MAX. OF 4'-0" SECTION OF GROUND FLOOR ENCLOSURE TO BE NON-BREAKAWAY CONSTRUCTION, FOR THE INSTALLATION OF EQUIPMENT LISTED ABOVE.
14. ALL EXTERIOR WALLS SHALL BE NON-BREAKAWAY CONSTRUCTION. VERTICAL JOINTS MUST BE FROM THE FLOOR SYSTEM DOWN TO PLUMBING. NO HORIZONTAL CONDUIT, OUTLETS, OR SWITCHES SHALL BE ATTACHED TO BREAK AWAY WALLS.
15. ELECTRICAL WIRING, RECEPTABLES, SWITCHES, AND LIGHTS BELOW DESIGN FLOOR ELEVATION (DFE) SHALL BE GROUPED TOGETHER ON ISOLATED CIRCUITS WITH GFCI BREAKERS.
16. EXTERIOR ELECTRICAL WIRING BELOW DFE SHALL BE PROTECTED USING ELECTRICAL METALLIC TUBING (EMT) PER NEC ARTICLE 358.
17. EXTERIOR ELECTRICAL RECEPTACLES 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, TWO ZONE, WITH A/C SHARING DISTRIBUTION DUCTWORK.
3. DUCTWORK SHALL BE DESIGNED TO SUPPLY CONDITIONED AIR UNIFORMLY TO ALL SPACES.
4. UNITS SELECTED SHALL BE 90% EFFICIENT OR BETTER.
5. ALL DUCTWORK INSTALLED IN AN UNCONDITIONED SPACE SHALL HAVE R-8 INSULATION ON ALL SUPPLY DUCTS AND R-6 ON ALL RETURN DUCTS
6. BLOWER SEAL TEST WILL NEED TO BE COMPLETED PRIOR TO FINAL INSPECTION

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


$$1/4'' = 1'-0''$$

$$1/4^n = 1 \cdot 0^n$$

$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$

CMB
ARCHITECTURE

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

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OCEAN COUNTY, NEW JERSEY
ELECTRICAL PLANS

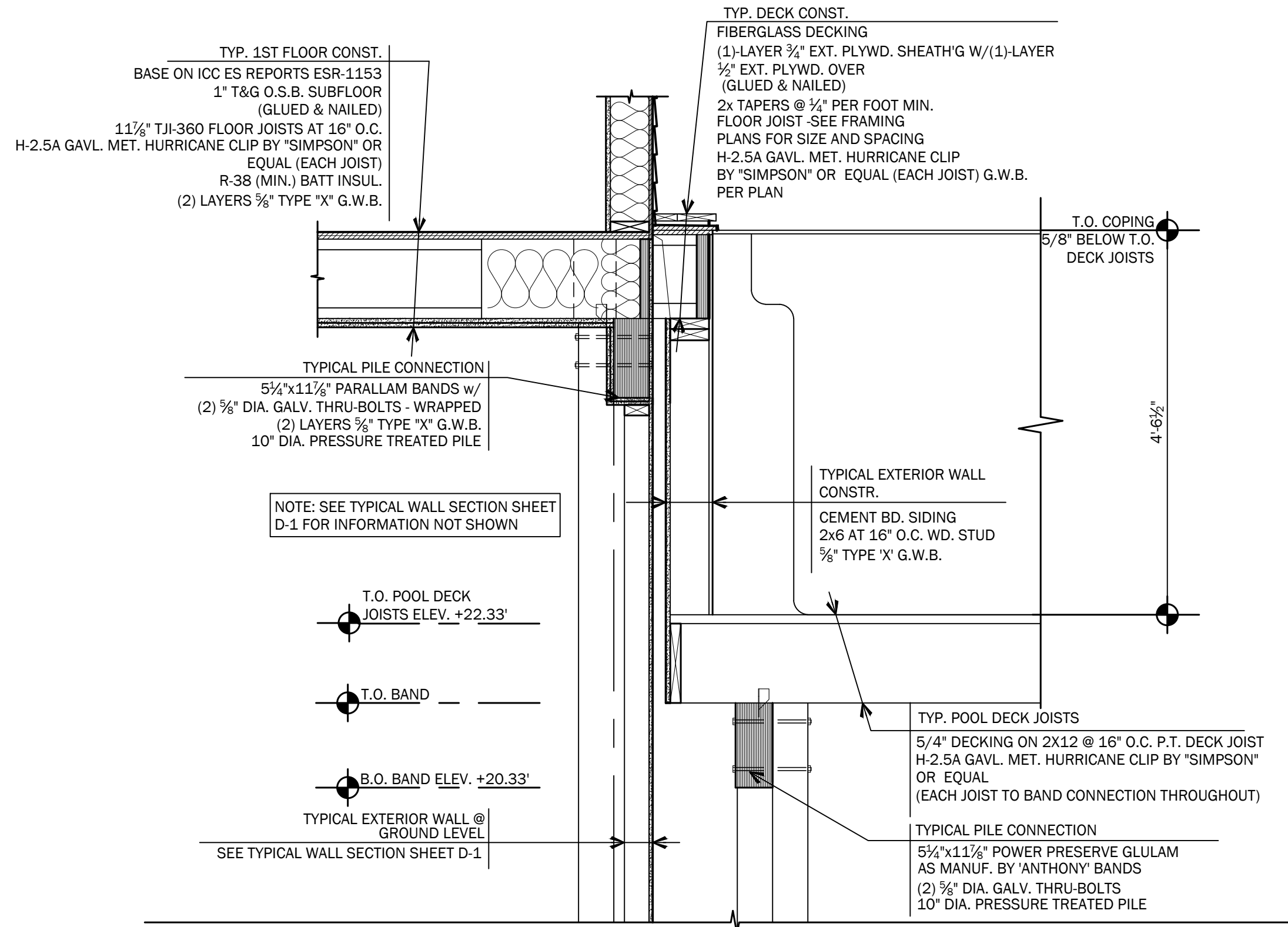
REVISIONS	
No.	Date Description

DATE 1/28/2025
COMM. No. 24082
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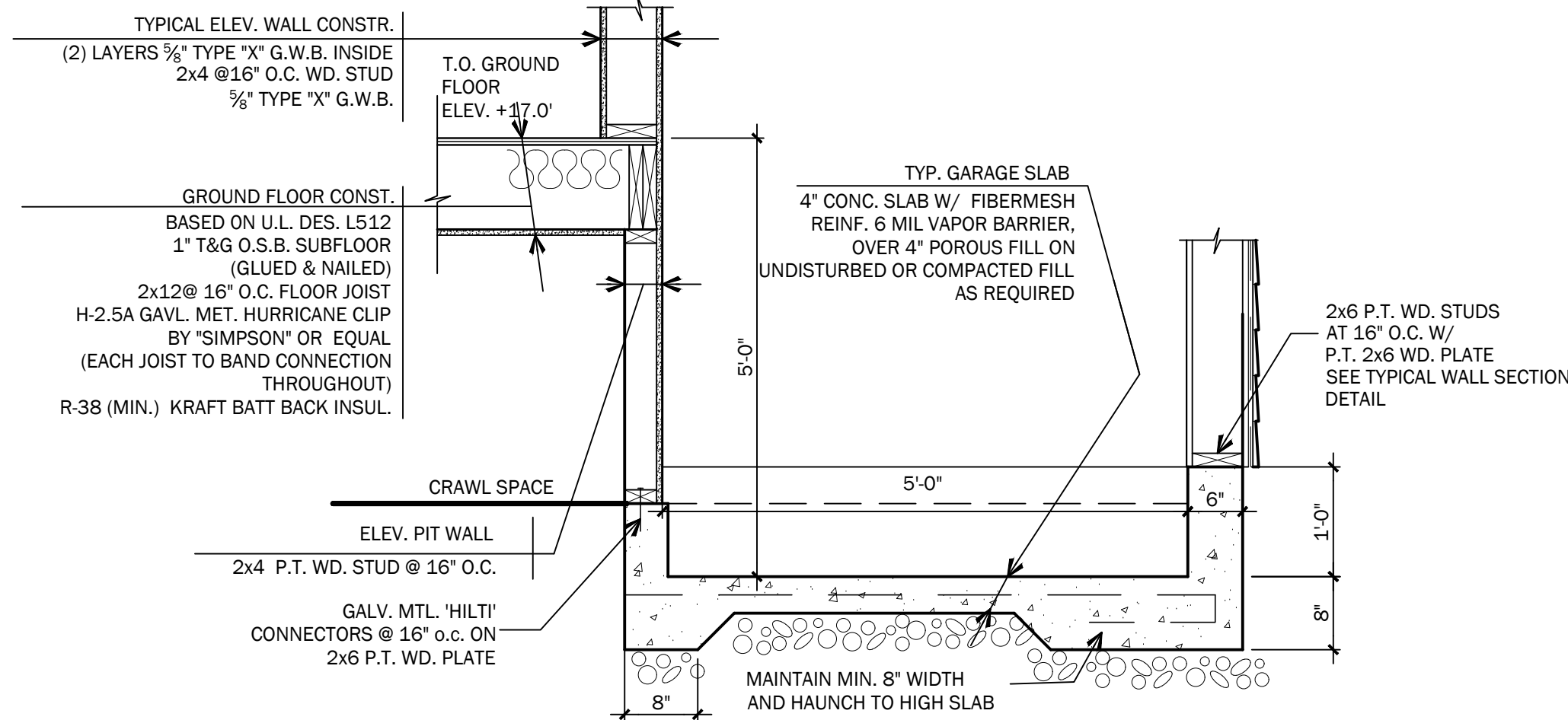
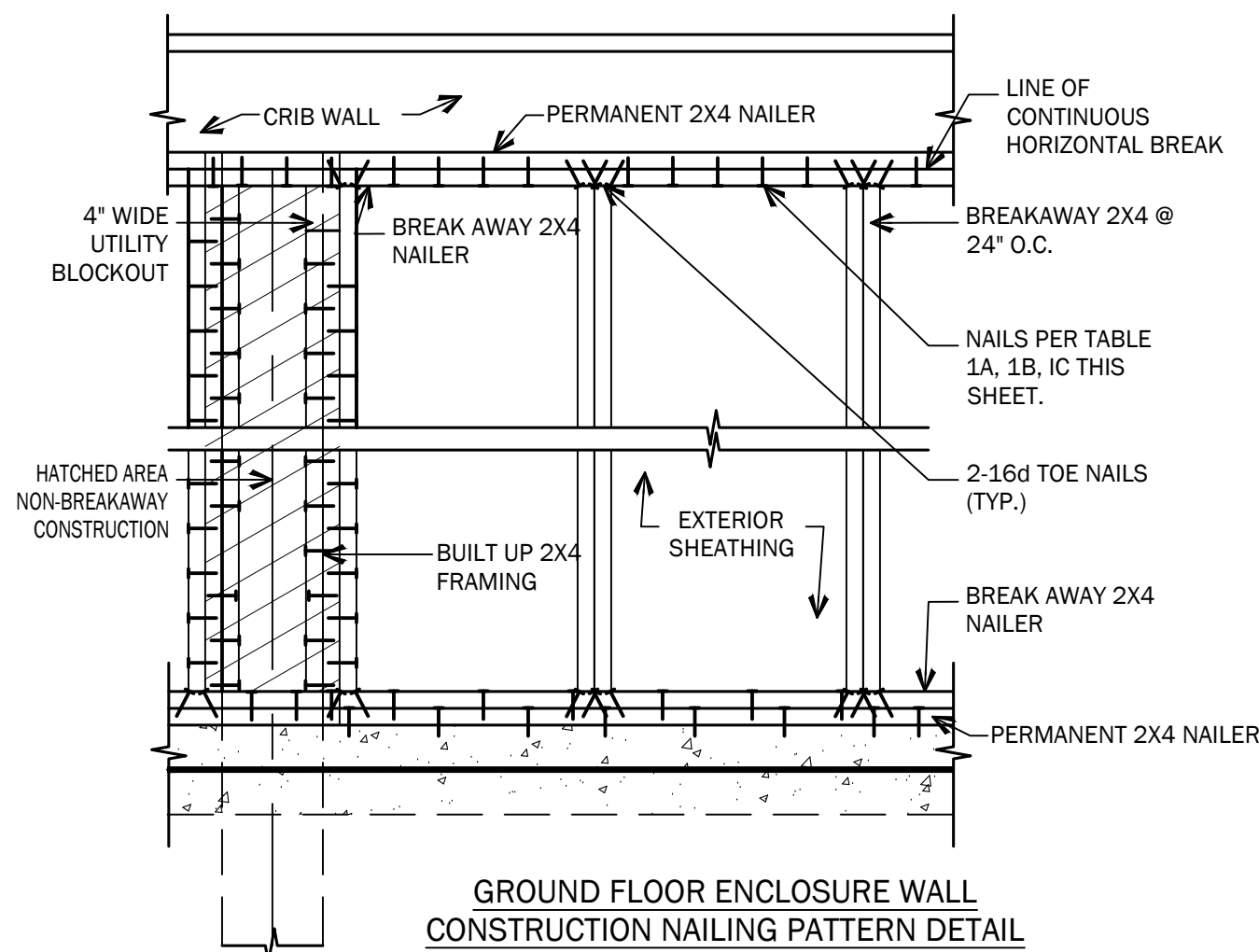
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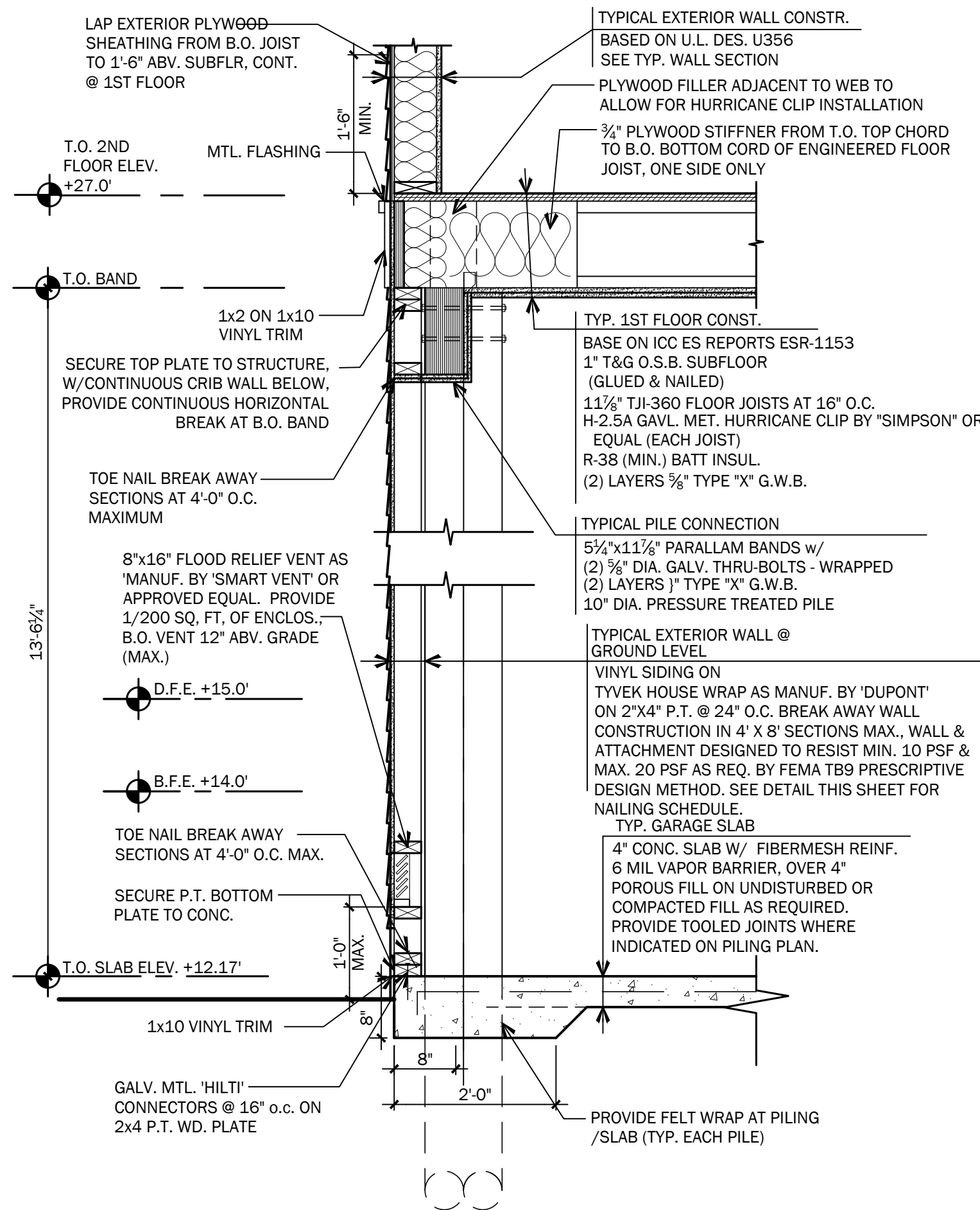
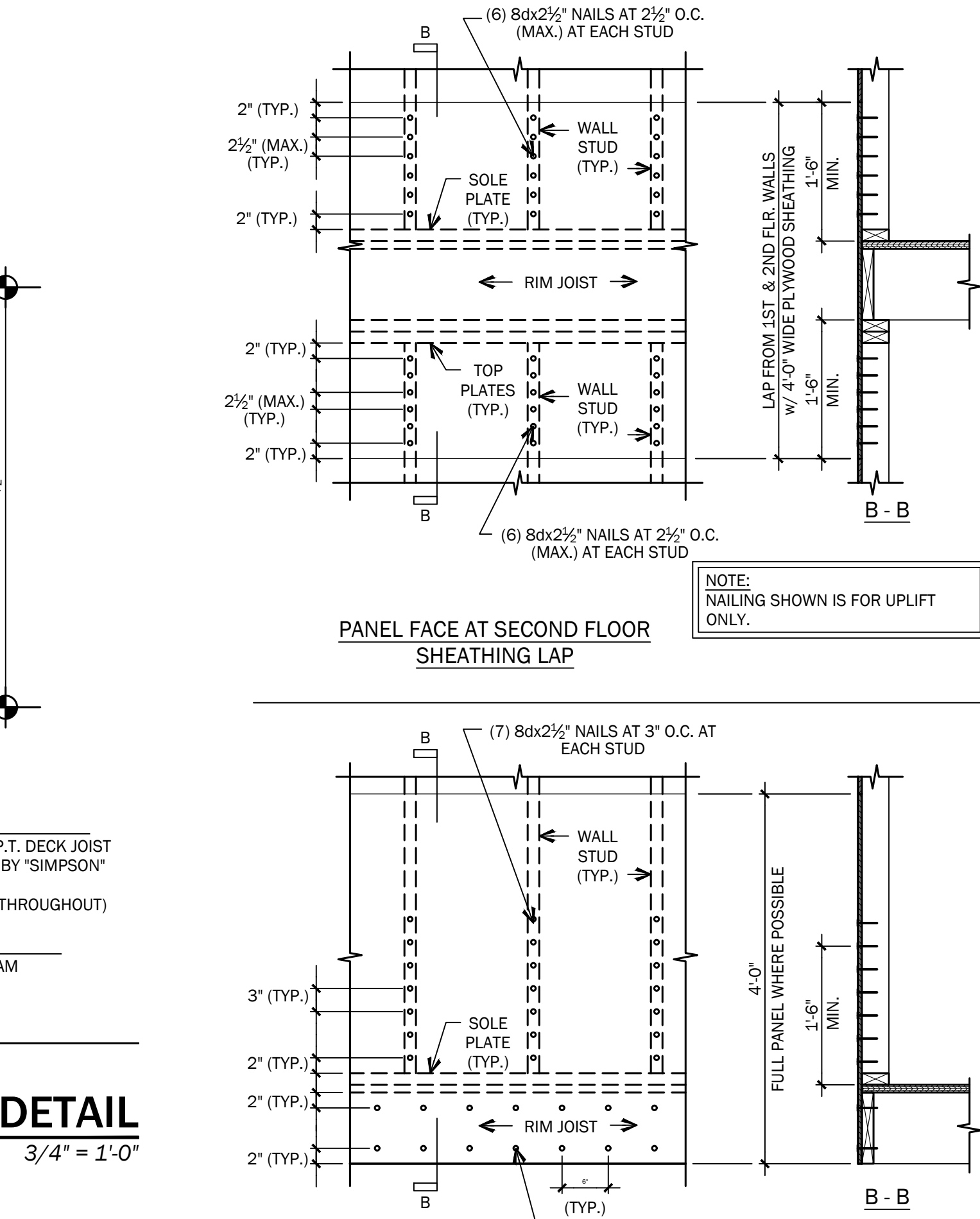
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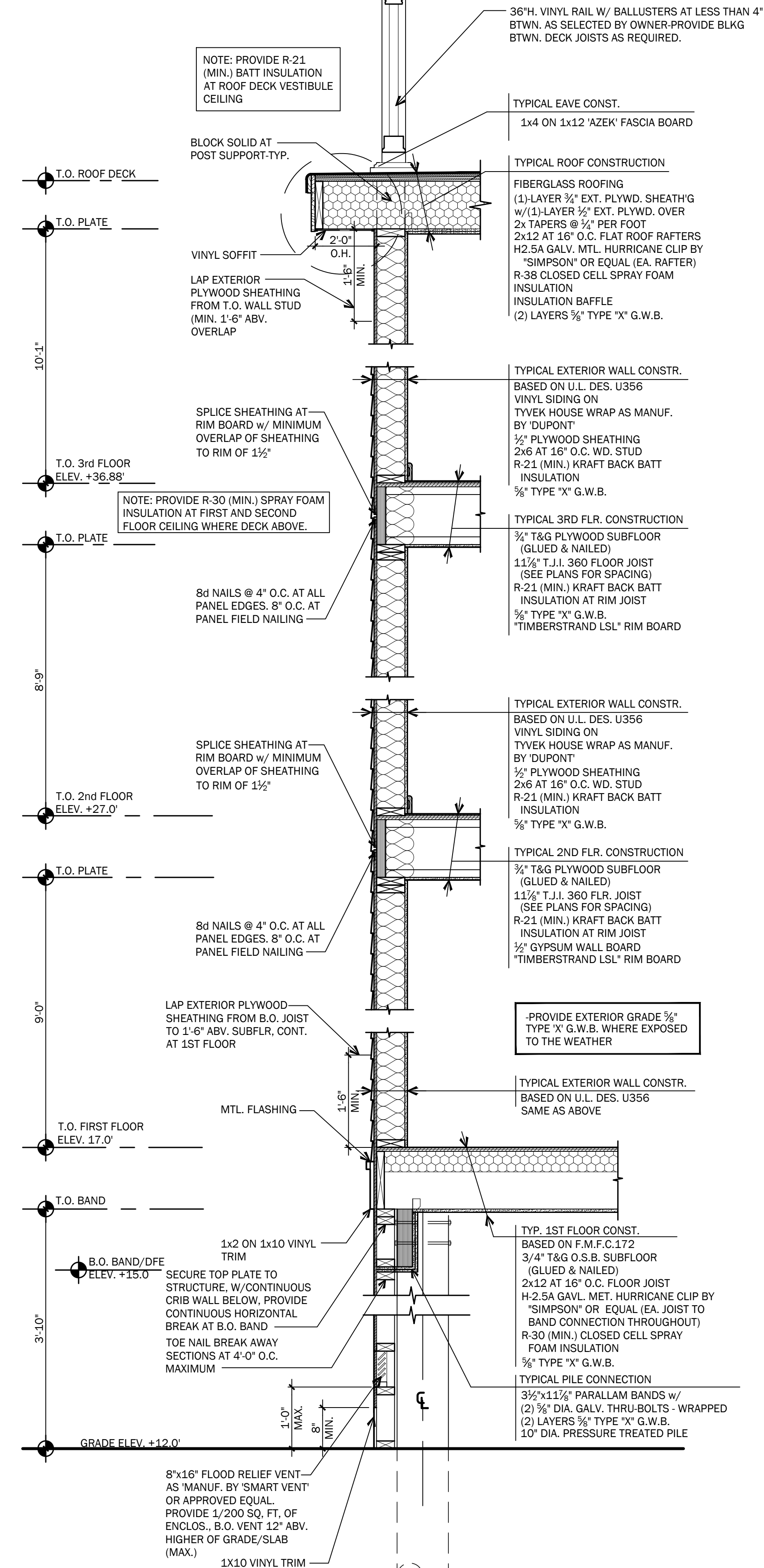
POOL SECTION DETAIL
3/4" = 1'-0"



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



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



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

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

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