

FLOOR AREA

TOTAL SITE AREA	5,000.0 SQ.FT.
BUILDING COVERAGE	1,665.0 SQ.FT. (33.33%)

LIVING AREAS:

FIRST FLOOR	760.5 SQ.FT.
FIRST FLOOR	1,703.8 SQ.FT.
SECOND FLOOR	1,487.2 SQ.FT.
TOTAL	3,951.5 SQ.FT.

MISC. AREAS:

PORCH	60.0 SQ.FT.
GARAGE	615.7 SQ.FT.
CRAWL SPACE	733.2 SQ.FT.
ELEVATOR	27.3 SQ.FT.
1ST FLR. DECKS	142.3 SQ.FT.
3RD FLR. DECK	252.0 SQ.FT.
ROOF DECK	627.0 SQ.FT.
VOLUME	46,377 CU.FT.
FIN. COND. VOLUME	38,829 CU.FT.

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

PROJECT CRITERIA

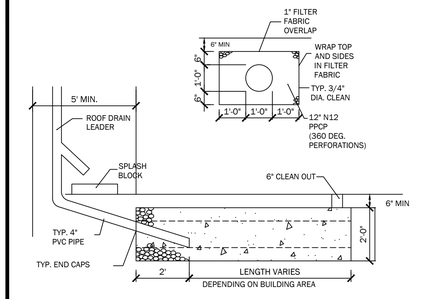
Building Code: IRC 2021 - N.J. EDITION
Energy Compliance Per IECC 2021-Rescheck
Use Group: R-5
Construction Type: 5A
Number of Stories: 2
Height of Structure: 34'-0"
Sprinkler Type: N/A
Preliminary Flood Zone: AE 8
Effective Flood Zone: AE 8
Base Flood Elev. (BFE): +8.0' + 1.0' FREE BOARD
Design Flood Elev. (DFE): +9.0'

DRAWING LIST

COV	COVER SHEET
A-1	PILING PLAN
A-2	FLOOR PLANS
A-3	FRONT & LEFT SIDE ELEVATIONS
A-4	REAR & RIGHT SIDE EELVATIONS
A-5	STRUCTURAL NOTES
A-6	STRUCTURAL PLANS
A-7	ROOF & ROOF FRAMING PLANS
A-8	ELECTRICAL PLANS & PLUMBING RISER DETAIL
A-9	TYPICAL WALL SECTIONS

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 - 1.70
WIND EXPOSURE - D
WIND DESIGN PRESSURE:
ROOF - 29.7 X 1.70 = 50.5
WALLS - 23.7 X 1.70 = 40.3
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



SURFACE INFILTRATION TRENCH SECTION

NOTE:
1. THE LEADER SHALL EXTEND INTO THE TRENCH A MIN. OF 2'.
2. THE TRENCH SHALL BE A MIN. OF 5' FROM THE DWELLING.
3. ALL ROOF LEADERS TO BE CONNECTED TO A TRENCH.
4. 1 LINEAR FOOT OF RECHARGE TRENCH IS TO BE PROVIDED FOR EVERY 100 S.F. OF BUILDING COVERAGE.

CWB ARCHITECTURE
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. AI21771
Kevin Svarczkopf, NCARB
#NJ. AI23236

Plans Not Valid Unless Seal Embossed

GLASSER | 200 E SELFRIDGE RESIDENCE
LOT: 12 BLOCK: 15.5
LONG BEACH TOWNSHIP - BRANT BEACH
OCEAN COUNTY, NEW JERSEY
NEW SINGLE FAMILY RESIDENCE

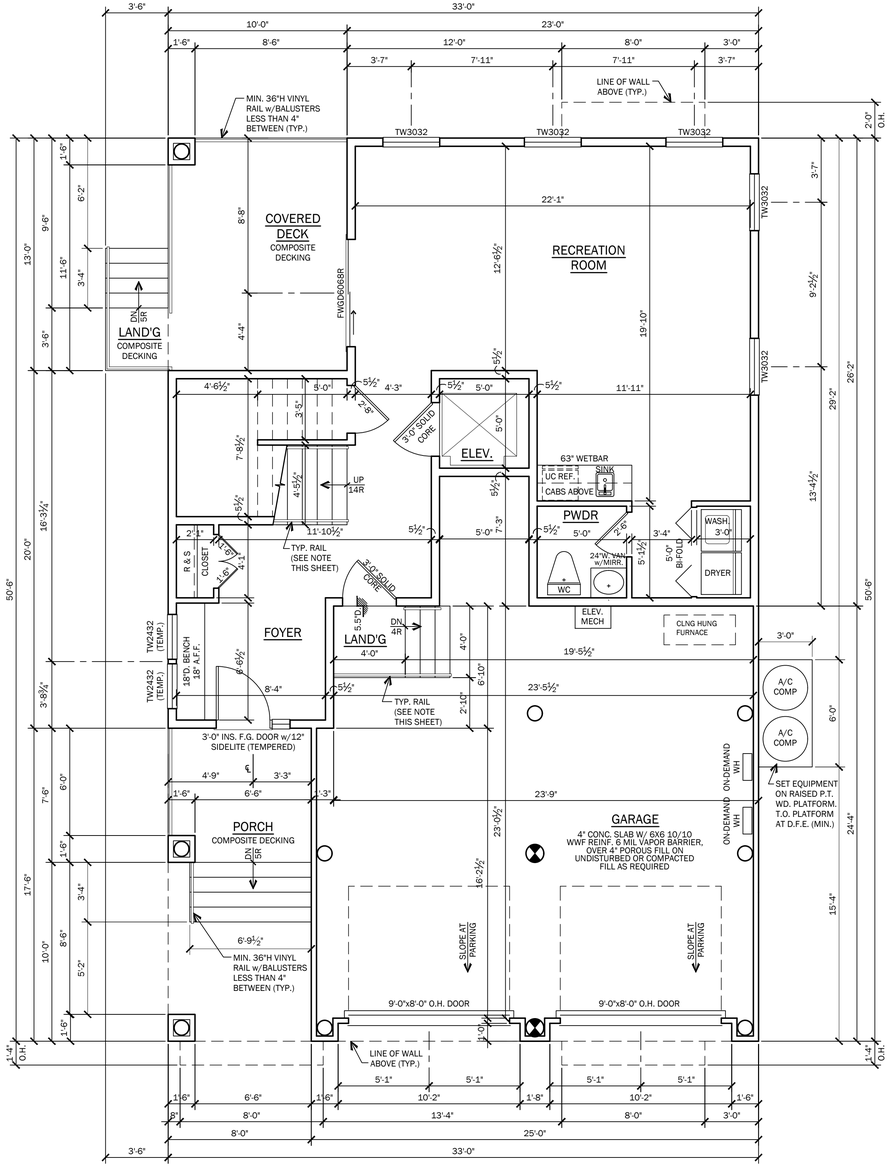
REVISIONS

No.	Date	Description

DATE 10/13/2026
COMM. No. 26058
DRAWN BY: KJS

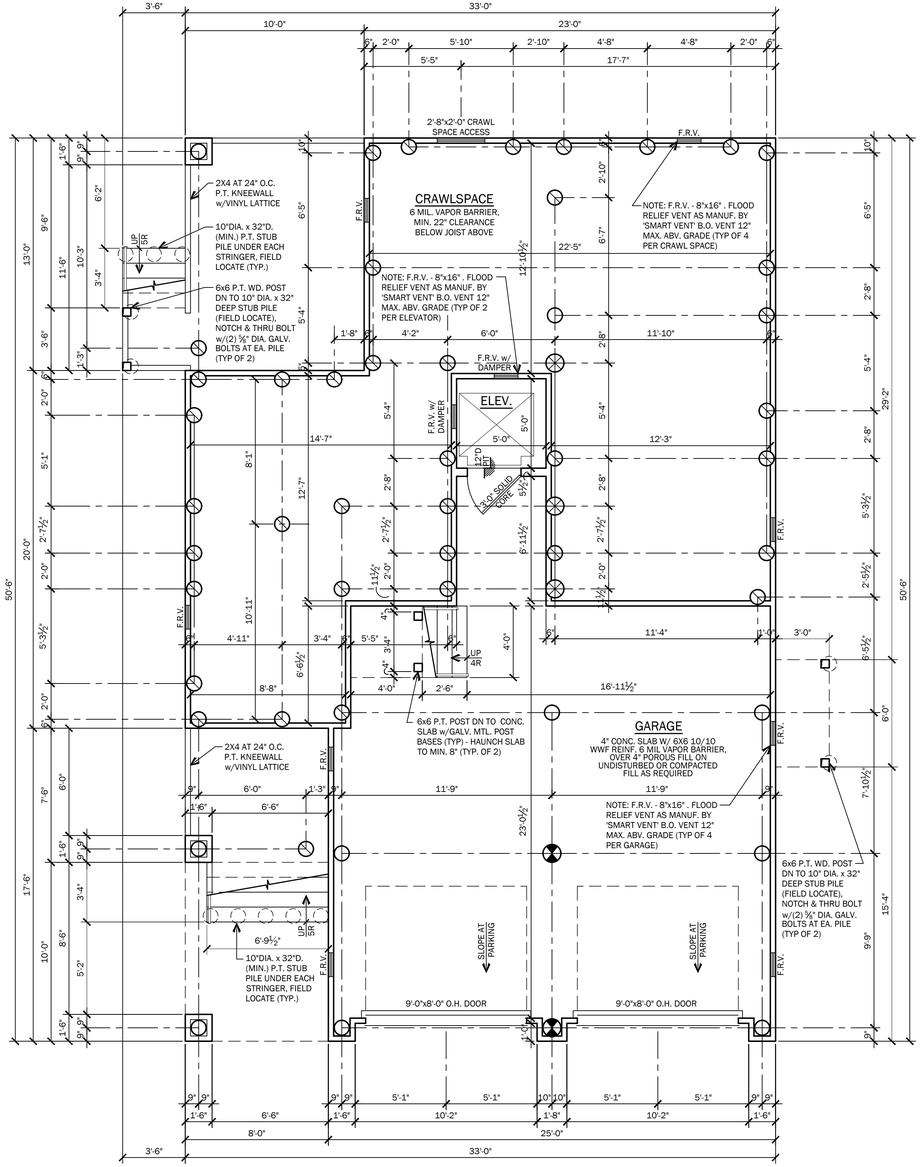
SHEET
COV

COPYRIGHT 2026



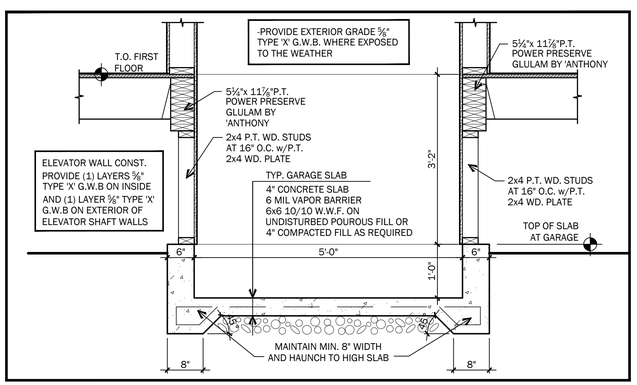
FIRST FLOOR PLAN

1/4" = 1'-0"



PILING/FOUNDATION PLAN

1/4" = 1'-0"



ELEV. PIT DETAIL

3/4" = 1'-0"

FLOOR AREA

TOTAL SITE AREA	5,000.0 SQ.FT.
BUILDING COVERAGE	1,665.0 SQ.FT. (33.33%)

LIVING AREAS:

FIRST FLOOR	760.5 SQ.FT.
FIRST FLOOR	1,703.8 SQ.FT.
SECOND FLOOR	1,487.2 SQ.FT.
TOTAL	3,951.5 SQ.FT.

MISC. AREAS:

PORCH	60.0 SQ.FT.
GARAGE	615.7 SQ.FT.
CRAWL SPACE	733.2 SQ.FT.
ELEVATOR	27.3 SQ.FT.
1ST FLR. DECKS	142.3 SQ.FT.
3RD FLR. DECK	252.0 SQ.FT.
ROOF DECK	627.0 SQ.FT.
VOLUME	46,377 CU.FT.
FIN. COND. VOLUME	38,829 CU.FT.

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

ATTIC VENT

MAIN ROOF

RIDGE AREA	2.48 SQ. FT.
SOFFIT AREA	2.48 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.

PILE KEY

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

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

STAIR/RAILING 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 8¼" 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 1¼" 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

FLOOD RESISTANT CONSTRUCTION NOTE

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

RESIDENTIAL ELEVATOR

1HR SHAFT SEP. ASSEM. BASED ON F.M.FC-172 (1) LAYERS ⅝" TYPE 'X' GWB ON INSIDE AND (1) LAYER ⅝"TYPE 'X' GWB ON EXTERIOR OF ELEVATOR. SHAFT ABOVE D.F.E.

PROVIDE (1) LAYER ⅝" '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.

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 ⅝" TYPE 'X' G.W.B. AT ALL WALLS AND FLOOR/CEILING ASSEMBLIES (UNLESS NOTED OTHERWISE BELOW)
-PROVIDE (2) LAYERS ⅝"TYPE 'X' AT ALL ROOF/CEILING ASSEMBLIES PER F.M.F.C.-172.
-PROVIDE (1) LAYER ⅝" TYPE 'X' G.W.B. AT ENTIRE CEILING AT GROUND FLOOR
-PROVIDE (2) LAYERS ⅝" TYPE 'X' AT DROPPED BEAM IN GARAGE. FIRE RATED GWB MAY BE OMITTED FOR COMMODITY OR ENGINEERED BEAMS LARGER THAN (3) 2X10 MEMBERS PER FTO-13.
-PROVIDE (2) LAYER ⅝" TYPE 'X' G.W.B. @ DROPPED HVAC SOFFIT @ GARAGE.

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 PRODUCTS AND MATERIALS TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS.

-ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.

-ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED.

-ALL CONCRETE USED FOR SLABS AND FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 psi @ 28 DAYS.

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

-WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.

-WINDOW MODEL # ARE BASED ON '400 SERIES' BY "ANDERSEN WINDOW CORP." MODELS. CONTRACTOR TO VERIFY EGRESS / MIN. 24" SILL HEIGHT WHEN SUBSTITUTING MANUFACTURER.

- PROVIDE TEMPERED GLASS AT THE FOLLOWING LOCATIONS:
-IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION
-WHERE GLAZING IS LESS THAN 180 DEGREES FROM THE PLACE OF A DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN INSWINGING DOOR
-IN BATHTUBS, SHOWERS AND OVER WHIRLPOOLS, WHERE THE BOTTOM EDGE 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.¾" 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 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 ⅝" 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.

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

Sarah D. Jennings, A.I.A.
#NJ.AI21771
Kevin Svarczkopf, NCARB
#NJ.AI23236

Plans Not Valid Unless Seal Embossed

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

CWB ARCHITECTURE

GLASSER | 200 E SELFRIDGE RESIDENCE

LOT: 12 BLOCK: 15.5
LONG BEACH TOWNSHIP . BRANT BEACH
OCEAN COUNTY, NEW JERSEY

PILING PLAN

REVISIONS

No.	Date	Description

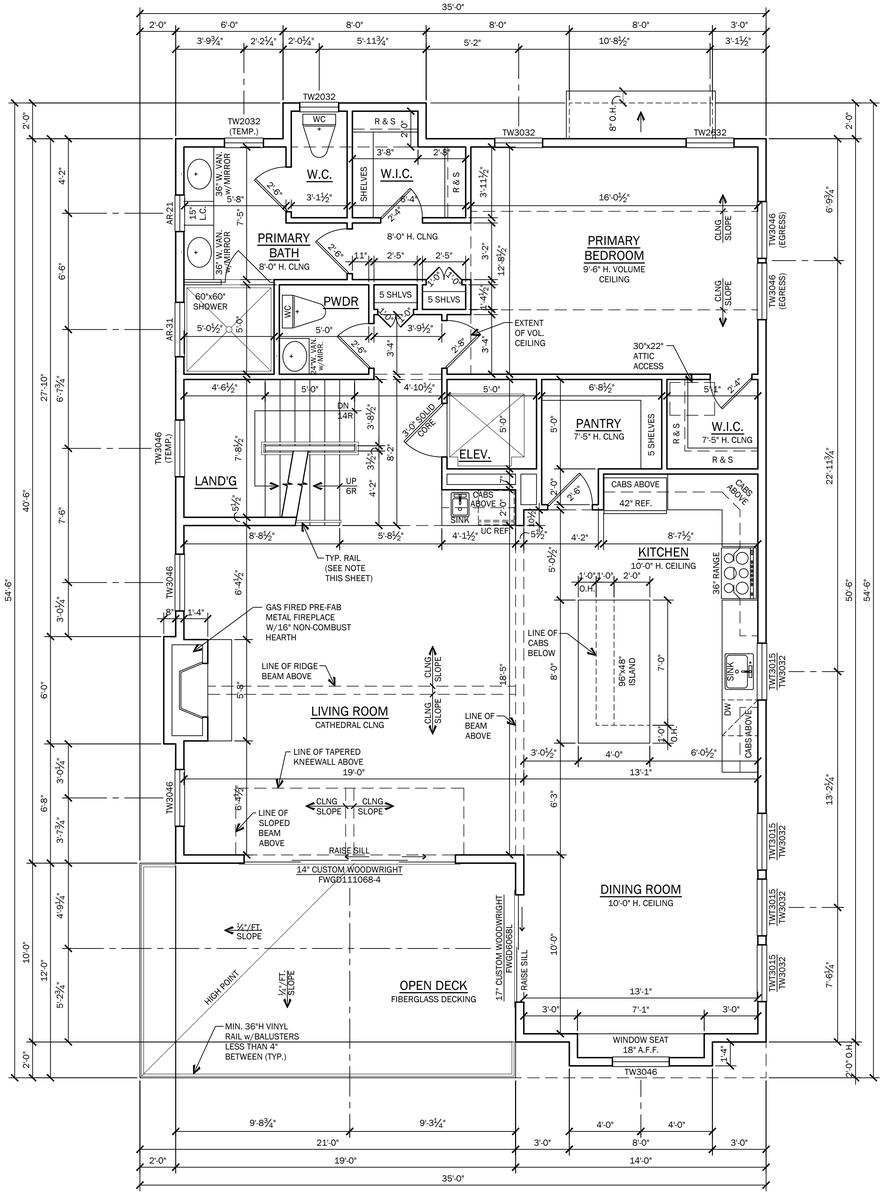
DATE 10/13/2026

COMM. No. 26058

DRAWN BY: KJS

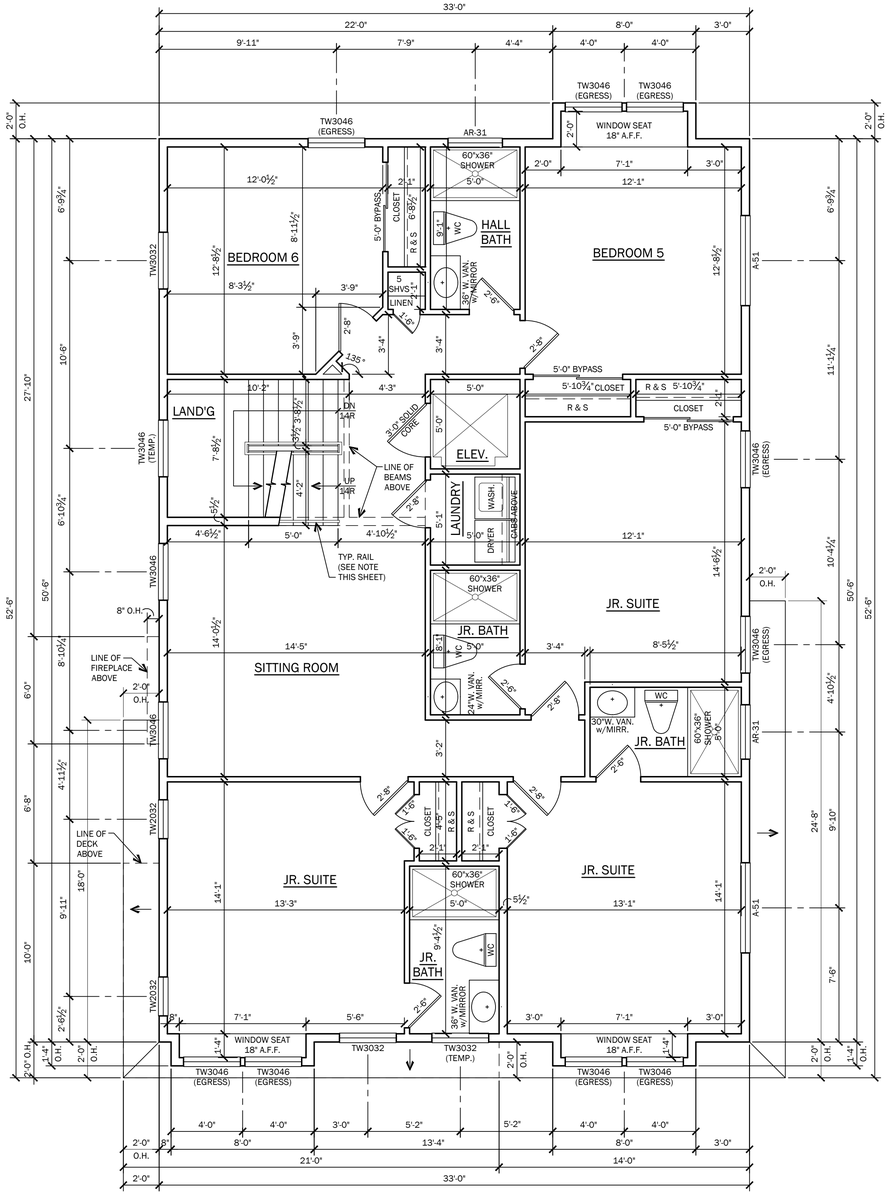
SHEET A-1

COPYRIGHT 2026



THIRD FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"

FLOOR AREA

TOTAL SITE AREA	5,000.0 SQ.FT.
BUILDING COVERAGE	1,665.0 SQ.FT. (33.33%)

LIVING AREAS:

FIRST FLOOR	760.5 SQ.FT.
FIRST FLOOR	1,703.8 SQ.FT.
SECOND FLOOR	1,487.2 SQ.FT.
TOTAL	3,951.5 SQ.FT.

MISC. AREAS:

PORCH	60.0 SQ.FT.
GARAGE	615.7 SQ.FT.
CRAWL SPACE	733.2 SQ.FT.
ELEVATOR	27.3 SQ.FT.
1ST FLR. DECKS	142.3 SQ.FT.
3RD FLR. DECK	252.0 SQ.FT.
ROOF DECK	627.0 SQ.FT.
VOLUME	46,377 CU.FT.
FIN. COND. VOLUME	38,829 CU.FT.

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

ATTIC VENT

MAIN ROOF

RIDGE AREA	2.48 SQ. FT.
SOFFIT AREA	2.48 SQ. FT.

NOTE: AREAS ARE CALCULATED BY 1/300 OF THE ATTIC FLOOR AREA. 50% OF AREA AT THE RIDGE, 50% OF AREA AT THE SOFFIT.

SOFFIT NOTE

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

STAIR/RAILING 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 8¼" 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 1¼" 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

FLOOD RESISTANT CONSTRUCTION NOTE

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

RESIDENTIAL ELEVATOR

1HR SHAFT SEP. ASSEM. BASED ON F.M.FC-172 (1) LAYERS ⅝" TYPE 'X' GWB ON INSIDE AND (1) LAYER ⅝"TYPE 'X' GWB ON EXTERIOR OF ELEVATOR. SHAFT ABOVE D.F.E.

PROVIDE (1) LAYER ⅝" '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.

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

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 PRODUCTS AND MATERIALS TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS.

-ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.

-ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED.

-ALL CONCRETE USED FOR SLABS AND FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 psi @ 28 DAYS.

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

-WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.

-WINDOW MODEL # ARE BASED ON '400 SERIES' BY "ANDERSEN WINDOW CORP." MODELS. CONTRACTOR TO VERIFY EGRESS / MIN. 24" SILL HEIGHT WHEN SUBSTITUTING MANUFACTURER.

- PROVIDE TEMPERED GLASS AT THE FOLLOWING LOCATIONS:
-IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION
-WHERE GLAZING IS LESS THAN 180 DEGREES FROM THE PLACE OF A DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN INSWINGING DOOR
-IN BATHTUBS, SHOWERS AND OVER WHIRLPOOLS, WHERE THE BOTTOM EDGE 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.¾" 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 ⅝" 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.

5A CONST. NOTE

-PROVIDE (1) LAYER ⅝" TYPE 'X' G.W.B. AT ALL WALLS AND FLOOR/CEILING ASSEMBLIES (UNLESS NOTED OTHERWISE BELOW)
-PROVIDE (2) LAYERS ⅝"TYPE 'X' AT ALL ROOF/CEILING ASSEMBLIES PER F.M.F.C.-172.
-PROVIDE (1) LAYER ⅝" TYPE 'X' G.W.B. AT ENTIRE CEILING AT GROUND FLOOR
-PROVIDE (2) LAYERS ⅝" TYPE 'X' AT DROPPED BEAM IN GARAGE. FIRE RATED GWB MAY BE OMITTED FOR COMMODITY OR ENGINEERED BEAMS LARGER THAN (3) 2X10 MEMBERS PER FTO-13.
-PROVIDE (2) LAYER ⅝" TYPE 'X' G.W.B. @ DROPPED HVAC SOFFIT @ GARAGE.

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.

Sarah D. Jennings, A.I.A.
#NJ. AI21771
Kevin Svarczkopf, NCARB
#N.J. AI23236

Plans Not Valid Unless Seal Embossed

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

CWB ARCHITECTURE

GLASSER I 200 E SELFRIDGE RESIDENCE

LOT: 12 BLOCK: 15.5
LONG BEACH TOWNSHIP - BRANT BEACH
OCEAN COUNTY, NEW JERSEY

FLOOR PLANS

REVISIONS

No.	Date	Description

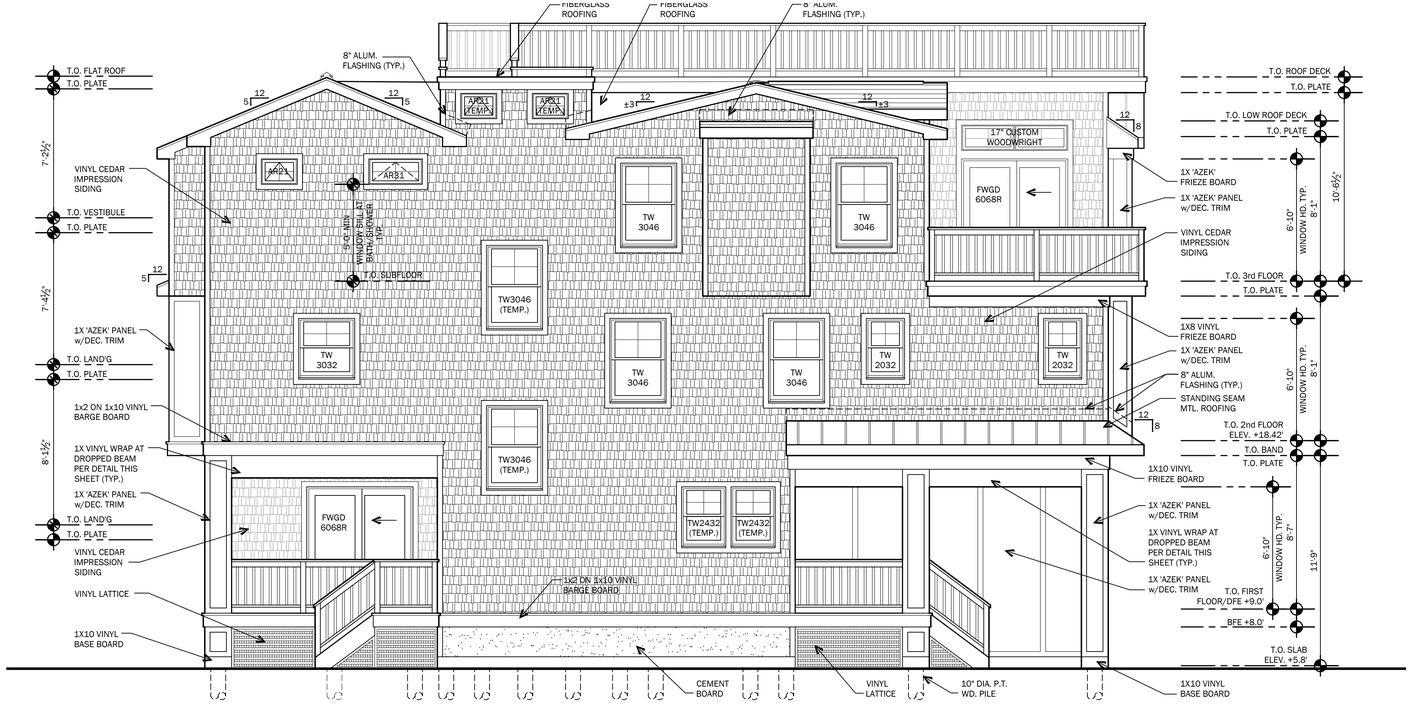
DATE 10/13/2026

COMM. No. 26058

DRAWN BY: KJS

SHEET A-2

COPYRIGHT 2026



LEFT SIDE ELEVATION

1/4" = 1'-0"

FRONT ELEVATION

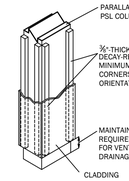
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

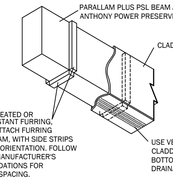
ROOFING	ROOFING SHALL BE ASPHALT SHINGLE ROOFING UNLESS NOTED OTHERWISE ON ELEVATIONS
FASCIA	ALL FASCIA SHALL BE 1x8 VINYL FASCIA BOARD
RAKE	ALL RAKES SHALL BE 1x2 ON 1x8 VINYL RAKE BOARD
GUTTERS	ALL GUTTERS SHALL BE ALUMINUM w/ALUMINUM LEADERS - SEE OWNER/ENGINEER FOR LOCATIONS
SIDING	SIDING SHALL BE VINYL CEDAR IMPRESSION SIDING OR 'AZEK' SIDING OR VINYL BOARD AND BATTEN (TYP.) UNLESS NOTED OTHERWISE ON ELEVATIONS
FLASHING	CONTRACTOR SHALL INSTALL 8" ALUMINUM FLASHING AS NOTE ON ELEVATIONS
WINDOW TRIM	VINYL WINDOW TRIM AT ALL WINDOWS AS SHOWN ON ELEVATIONS
DOOR TRIM	VINYL DOOR TRIM AT ALL DOORS AS SHOWN ON ELEVATIONS
CORNER TRIM	VINYL CORNER TRIM AT ALL LOCATIONS AS SHOWN ON ELEVATIONS
RAILINGS	ALL EXTERIOR RAILINGS SHALL BE MIN. 36"H VINYL RAIL w/BALUSTERS LESS THAN 4" BETWEEN
POST WRAP	WRAP ALL EXTERIOR POSTS w/1X VINYL - SEE REQUIRED CLADDING FOR EXPOSED COLUMNS THIS SHEET
BEAM WRAP	WRAP ALL EXTERIOR BEAMS w/1X VINYL - SEE REQUIRED CLADDING FOR EXPOSED BEAMS THIS SHEET
ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS	

REQUIRED CLADDING FOR EXPOSED BEAMS & COLUMNS

CLADDING ON COLUMNS



CLADDING ON BEAMS



IMPORTANT: MOISTURE TRAPPED IN THE CLADDING MAY CAUSE MOLD. THE TREATMENT USED IN PARALLAM PLUS AND ANTHONY POWER PRESERVE GLULAM DOES NOT PREVENT MOLD.

- METAL CLADDING MATERIALS SHOULD NOT BE USED AS THE PRESERVATIVE TREATMENT CAN REACT WITH THE METAL AND LEAD TO CORROSION OF THE CLADDING AND FASTENERS.
- ALL FASTENERS, FURRING STRIPS, AND OTHER MATERIALS USED IN THE CLADDING ASSEMBLY MUST BE CORROSION-RESISTANT, TREATED, OR OTHERWISE RESISTANT TO DECAY.
- VENTED CLADDING, SUCH AS SOFFIT OR DRILLED CLADDING MATERIAL, SHOULD BE USED TO ALLOW PROPER DRAINAGE. ROUTINE MAINTENANCE IS ALSO REQUIRED TO ENSURE THAT VENT HOLES REMAIN OPEN AND FREE OF DEBRIS.
- FOR COLUMN BASES WITH GROUND CONTACT MAINTAIN A 3" (MINIMUM) GAP BETWEEN CLADDING AND FINISH GRADE FOR DRAINAGE. FOR BASES WITH PATIO OR DECK SURFACE CONTACT, MAINTAIN A 1" (MINIMUM) GAP BETWEEN CLADDING AND SURFACE.

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



DO NOT WRAP EXTERIOR PARALLAM PLUS PSL PRODUCTS OR ANTHONY POWER PRESERVE GLULAMS WITH MATERIALS THAT MAY TRAP MOISTURE, SUCH AS WOOD, METAL, OR PLASTIC TRIM THAT DOES NOT ALLOW FOR PROPER VENTILATION AND DRAINAGE

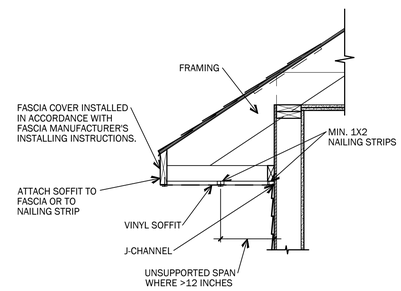
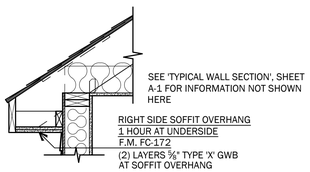


FIGURE R704.2.1(2)
TYPICAL DOUBLE-SPAN VINYL SOFFIT PANEL SUPPORT



SEE 'TYPICAL WALL SECTION', SHEET A-1 FOR INFORMATION NOT SHOWN HERE

RIGHT SIDE SOFFIT OVERHANG
1 HOUR AT UNDERSIDE
F.M. FC-172
(2) LAYERS ⅝" TYPE 'X' GWB AT SOFFIT OVERHANG

PROJECTION FIRE RATING WHERE LESS THAN 5'-0" TO THE PROPERTY LINE

Sarah D. Jennings, A.I.A.
#NJ. AI21771
Kevin Svarczkopf, NCARB
#NJ. AI23236

Plans Not Valid Unless Seal Embossed

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

CWB ARCHITECTURE

GLASSER | 200 E SELFRIDGE RESIDENCE
LOT: 12 BLOCK: 15.5
LONG BEACH TOWNSHIP - BRANT BEACH
OCEAN COUNTY, NEW JERSEY

ELEVATIONS

REVISIONS

No.	Date	Description

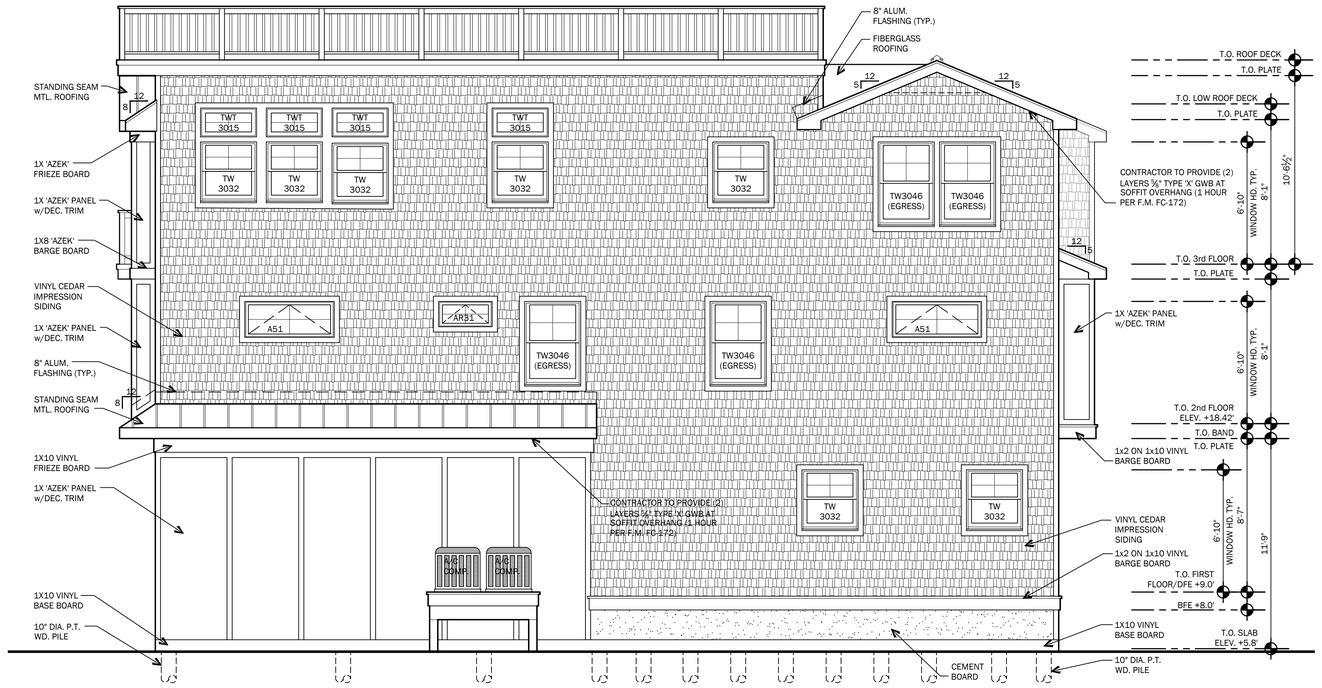
DATE
10/13/2026

COMM. No.
26058

DRAWN BY:
KJS

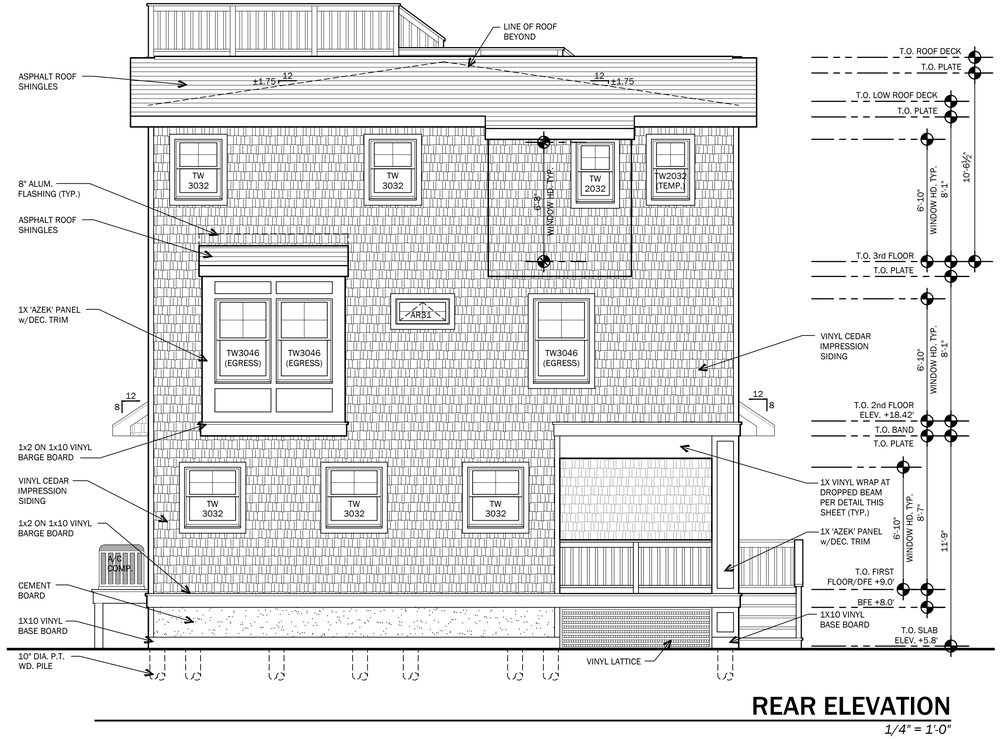
SHEET
A-3

COPYRIGHT 2026



RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

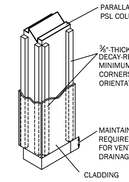
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

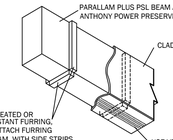
ROOFING	ROOFING SHALL BE ASPHALT SHINGLE ROOFING UNLESS NOTED OTHERWISE ON ELEVATIONS
FASCIA	ALL FASCIA SHALL BE 1x8 VINYL FASCIA BOARD
RAKE	ALL RAKES SHALL BE 1x2 ON 1x8 VINYL RAKE BOARD
GUTTERS	ALL GUTTERS SHALL BE ALUMINUM w/ALUMINUM LEADERS - SEE OWNER/ENGINEER FOR LOCATIONS
SIDING	SIDING SHALL BE VINYL CEDAR IMPRESSION SIDING OR 'AZEK' SIDING OR VINYL BOARD AND BATTEN (TYP.) UNLESS NOTED OTHERWISE ON ELEVATIONS
FLASHING	CONTRACTOR SHALL INSTALL 8" ALUMINUM FLASHING AS NOTE ON ELEVATIONS
WINDOW TRIM	VINYL WINDOW TRIM AT ALL WINDOWS AS SHOWN ON ELEVATIONS
DOOR TRIM	VINYL DOOR TRIM AT ALL DOORS AS SHOWN ON ELEVATIONS
CORNER TRIM	VINYL CORNER TRIM AT ALL LOCATIONS AS SHOWN ON ELEVATIONS
RAILINGS	ALL EXTERIOR RAILINGS SHALL BE MIN. 36"H VINYL RAIL w/BALUSTERS LESS THAN 4" BETWEEN
POST WRAP	WRAP ALL EXTERIOR POSTS w/1X VINYL - SEE REQUIRED CLADDING FOR EXPOSED COLUMNS THIS SHEET
BEAM WRAP	WRAP ALL EXTERIOR BEAMS w/1X VINYL - SEE REQUIRED CLADDING FOR EXPOSED BEAMS THIS SHEET
ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS	

REQUIRED CLADDING FOR EXPOSED BEAMS & COLUMNS

CLADDING ON COLUMNS



CLADDING ON BEAMS



IMPORTANT: MOISTURE TRAPPED IN THE CLADDING MAY CAUSE MOLD. THE TREATMENT USED IN PARALLAM PLUS AND ANTHONY POWER PRESERVE GLULAM DOES NOT PREVENT MOLD.

- METAL CLADDING MATERIALS SHOULD NOT BE USED AS THE PRESERVATIVE TREATMENT CAN REACT WITH THE METAL AND LEAD TO CORROSION OF THE CLADDING AND FASTENERS.
- ALL FASTENERS, FURRING STRIPS, AND OTHER MATERIALS USED IN THE CLADDING ASSEMBLY MUST BE CORROSION-RESISTANT, TREATED, OR OTHERWISE RESISTANT TO DECAY.
- VENTED CLADDING, SUCH AS SOFFIT OR DRILLED CLADDING MATERIAL, SHOULD BE USED TO ALLOW PROPER DRAINAGE. ROUTINE MAINTENANCE IS ALSO REQUIRED TO ENSURE THAT VENT HOLES REMAIN OPEN AND FREE OF DEBRIS.
- FOR COLUMN BASES WITH GROUND CONTACT MAINTAIN A 3" (MINIMUM) GAP BETWEEN CLADDING AND FINISH GRADE FOR DRAINAGE. FOR BASES WITH PATIO OR DECK SURFACE CONTACT, MAINTAIN A 1" (MINIMUM) GAP BETWEEN CLADDING AND SURFACE.

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



DO NOT WRAP EXTERIOR PARALLAM PLUS PSL PRODUCTS OR ANTHONY POWER PRESERVE GLULAMS WITH MATERIALS THAT MAY TRAP MOISTURE, SUCH AS WOOD, METAL, OR PLASTIC TRIM THAT DOES NOT ALLOW FOR PROPER VENTILATION AND DRAINAGE

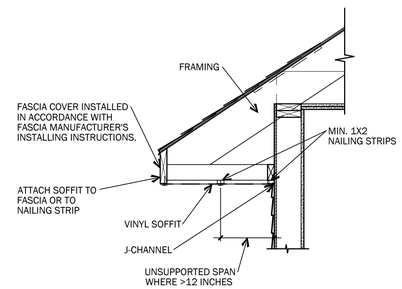
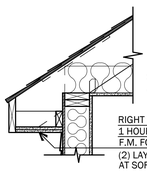


FIGURE R704.2.1(2)
TYPICAL DOUBLE-SPAN VINYL SOFFIT PANEL SUPPORT



SEE 'TYPICAL WALL SECTION', SHEET A-1 FOR INFORMATION NOT SHOWN HERE

RIGHT SIDE SOFFIT OVERHANG
1 HOUR AT UNDERSIDE
F.M. FC-172
(2) LAYERS ⅝" TYPE 'X' GWB AT SOFFIT OVERHANG

PROJECTION FIRE RATING WHERE LESS THAN 5'-0" TO THE PROPERTY LINE

Sarah D. Jennings, A.I.A.
#N.J. AI21771
Kevin Svarczkopf, NCARB
#N.J. AI23236
Plans Not Valid Unless Seal Embossed

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

CWB ARCHITECTURE

GLASSER | 200 E SELFRIDGE RESIDENCE
LOT: 12 BLOCK: 15.5
LONG BEACH TOWNSHIP - BRANT BEACH
OCEAN COUNTY, NEW JERSEY

ELEVATIONS

REVISIONS

No.	Date	Description

DATE
10/13/2026

COMM. No.
26058

DRAWN BY:
KJS

SHEET
A-4

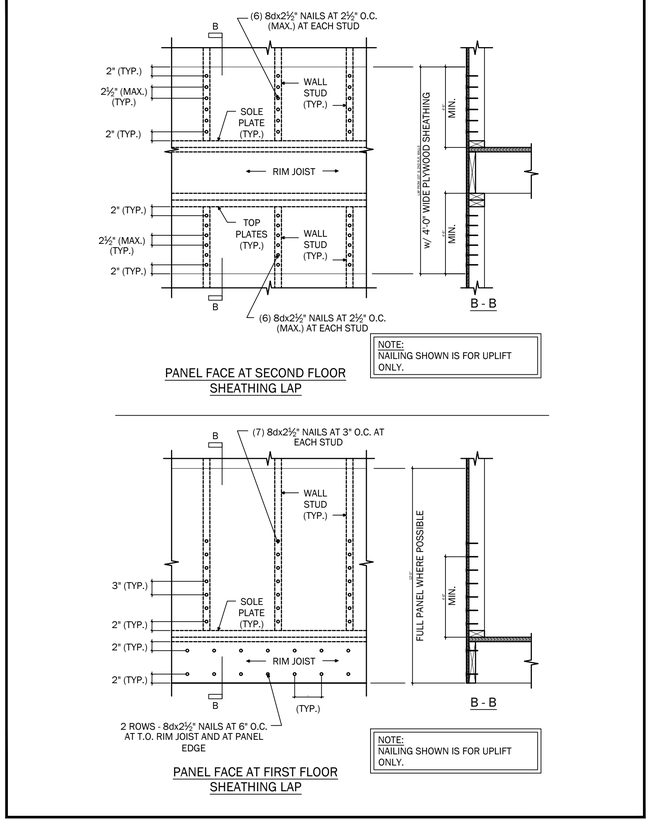
COPYRIGHT 2026

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	
			EDGES (inches)	INTERMEDIATE SUPPORTS (inches)
31	⅜" - ½"	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
		8d common (2½" x 0.131") nail OR RSRS-01 (2⅜" x 0.113) nail (roof)	6	6
32	⁵⁄₁₆" - ¾"	8d common (2½" x 0.131") nail (subfloor, wall)	6	12
		8d common (2½" x 0.131") nail (roof) OR RSRS-01 OR (2⅜" x 0.113") nail (roof)	6	6
		Deformed 2⅜" x 0.113" x 0.266" head (wall or subfloor)	6	12
33	⅞" - 1¼"	10d common (3" x 0.148") nail OR (2½" X 0.131" x 0.281" head) deformed nail	6	12

MINUMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS TABLE R602.7.5		
HEADER SPAN	MAXIMUM STUD SPACING 16"	24"
4'-0"	1	1
6'-0"	2	1
8'-0"	2	1
10'-0"	3	2
12'-0"	3	2
14'-0"	3	2
16'-0"	4	2
18'-0"	4	2

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

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED (mph) WIND EXPOSURE CATEGORY		
SIZE	PENETRATION (inches)				EDGES (inches o.c.)	FIELD (inches o.c.)	B	C	D
6d common (2" x 0.113")	1.5	24/0	⅜	16	6	12	140	115	110
8d common (2½" x 0.131")	1.75	24/16	⁷⁄₁₆	16	6	12	170	140	135
				24	6	12	140	115	110



RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS

PER TABLE R802.5.2(1)

RAFTER SLOPE	RAFTER SPACING (INCHES)	GROUND SNOW LOAD (PSF) 20 ROOF SPAN (FEET) 12	24	36	RAFTER SLOPE	RAFTER SPACING (INCHES)	GROUND SNOW LOAD (PSF) 20 ROOF SPAN (FEET) 12	24	36
		REQ. NUMBER OF 16d COMMON NAILS PER HEEL JOINT SPLICES					REQ. NUMBER OF 16d COMMON NAILS PER HEEL JOINT SPLICES		
3:12	12	3	5	8	7:12	12	3	3	4
	16	4	7	10		16	3	3	5
	19.2	4	8	12		19.2	3	4	5
	24	5	10	15		24	3	5	7
4:12	12	3	4	6	9:12	12	3	3	3
	16	3	5	8		16	3	3	4
	19.2	3	6	9		19.2	3	3	4
	24	4	8	11		24	3	4	5
5:12	12	3	3	5	12:12	12	3	3	3
	16	3	4	6		16	3	3	3
	19.2	3	5	7		19.2	3	3	3
	24	3	6	9		24	3	3	4

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 'AZEK' DECKING IS USED, JOIST SPACING SHOULD BE 12" O.C. MINIMUM.

- DECK FLASHING TAPE SHALL BE APPLIED TO THE TOP EDGE OF ANY 'PARALLAM PLUS PSL' OR 'ANTHONY POWER 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.

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. ½" 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.

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.

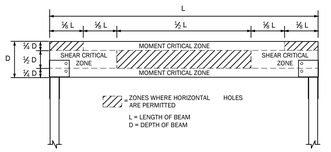
-ROOFS WITH A SLOPE OF 2:12 TO 4:12 SHALL BE PROVIDED WITH (2)-LAYERS OF 15# FELT UNDERLAYMENT OR SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET COMPLYING WITH ASTM D 1970.

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 INFIELD. ALL OTHER SHEATHING TO BE INSTALLED W/ 8d DEFORMED OR RING NAILS @ 6" O.C. @ PERIMETER AND 12" O.C. INFIELD.

ALLOWABLE HOLES-HEADERS AND BEAMS

'ANTHONY' POWER PRESERVE GLULAM BEAM



GENERAL NOTES:
- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY
-FIELD-DRILLED HOLES SHOULD BE USED FOR ACCESS ONLY AND SHOULD NOT BE USED AS ATTACHMENT POINTS FOR BRACKETS OR OTHER LOAD BEARING HARDWARE UNLESS SPECIFICALLY DESIGNED
AS SUCH BY THE ENGINEER OR DESIGNER
-THE HOLE DIAMETER SHOULD NOT EXCEED 1-1/2 INCHES OR 1/10 THE BEAM DEPTH, WHICHEVER IS SMALLEST, WITH THE EXCEPTION OF 1-INCH-DIAMETER OR SMALLER
HOLES AS NOTED IN ITEM 4 BELOW.
- THE HOLE SHOULD HAVE A MINIMUM CLEAR DISTANCE, AS MEASURED FROM THE EDGE OF THE HOLE TO THE NEAREST OF THE BEAM, OF 4 HOLE DIAMETERS TO THE TOP OR BOTTOM FACE OF THE BEAM AND 8 HOLE DIAMETERS FROM THE END OF THE BEAM. NOTE THAT THE HORIZONTAL HOLE SHOULD NOT BE DRILLED IN THE MOMENT CRITICAL ZONE, AS
DEFINED IN THE FIGURE ABOVE.

TYPICAL DECK LEDGER DETAIL / FASTENER SCHEDULE

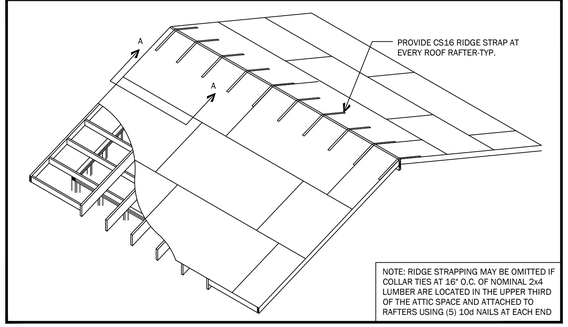
TABLE R507.9.1.3(1)
FASTNER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER AND A 2" NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST

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

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.

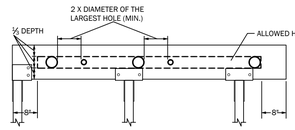
TYPICAL RIDGE STRAPPING DETAIL



NOTE: RIDGE STRAPPING MAY BE OMITTED IF COLLAR TIES AT 16" O.C. OF NOMINAL 2x4 LUMBER ARE LOCATED IN THE UPPER THIRD OF THE ATTIC SPACE AND ATTACHED TO RAFTERS USING (5) 10d NAILS AT EACH END

ALLOWABLE HOLES-HEADERS AND BEAMS

1.55E TIMBERSTRAND LSL HEADERS AND BEAMS



1.55 E TIMBERSTRAND LSL	
HEADER OR BEAM DEPTH	MAX. ROUND HOLE SIZE
9½"	3"
11⅞"	3½"
14", 16"	4½"

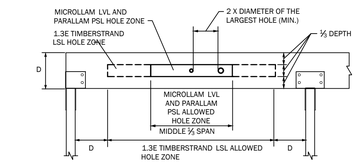
SEE DETAIL FOR ALLOWED HOLE ZONE



DO NOT CUT, NOTCH OR DRILL HOLES IN HEADERS OR BEAMS EXCEPT WHERE INDICATED IN DETAILS AND TABLES

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
4⅞"	1"
9½"	1½"
7¼"- 20"	2"

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

Sarah D. Jennings, A.I.A.
#N.J. AI21771
Kevin Svarczkopf, NCARB
#N.J. AI23236

Plans Not Valid Unless Seal Embossed

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

CWB ARCHITECTURE

GLASSER | 200 E SELFRIDGE RESIDENCE
LOT: 12 BLOCK: 15.5
LONG BEACH TOWNSHIP - BRANT BEACH
OCEAN COUNTY, NEW JERSEY

ELEVATIONS

REVISIONS

No.	Date	Description

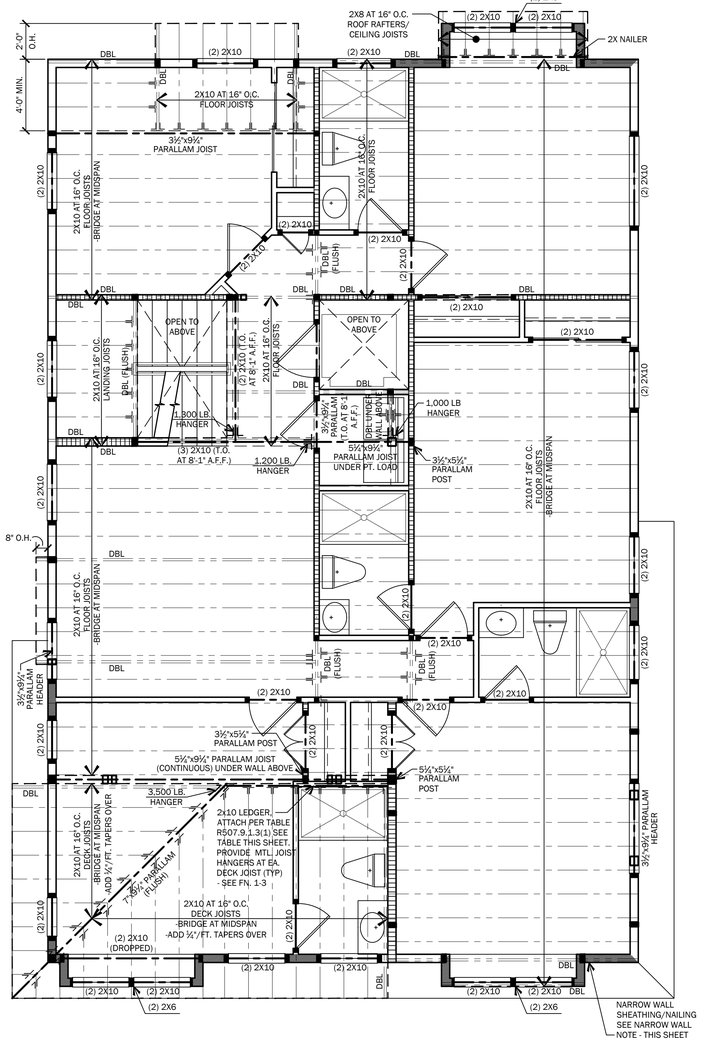
DATE 10/13/2026

COMM. No. 26058

DRAWN BY: KJS

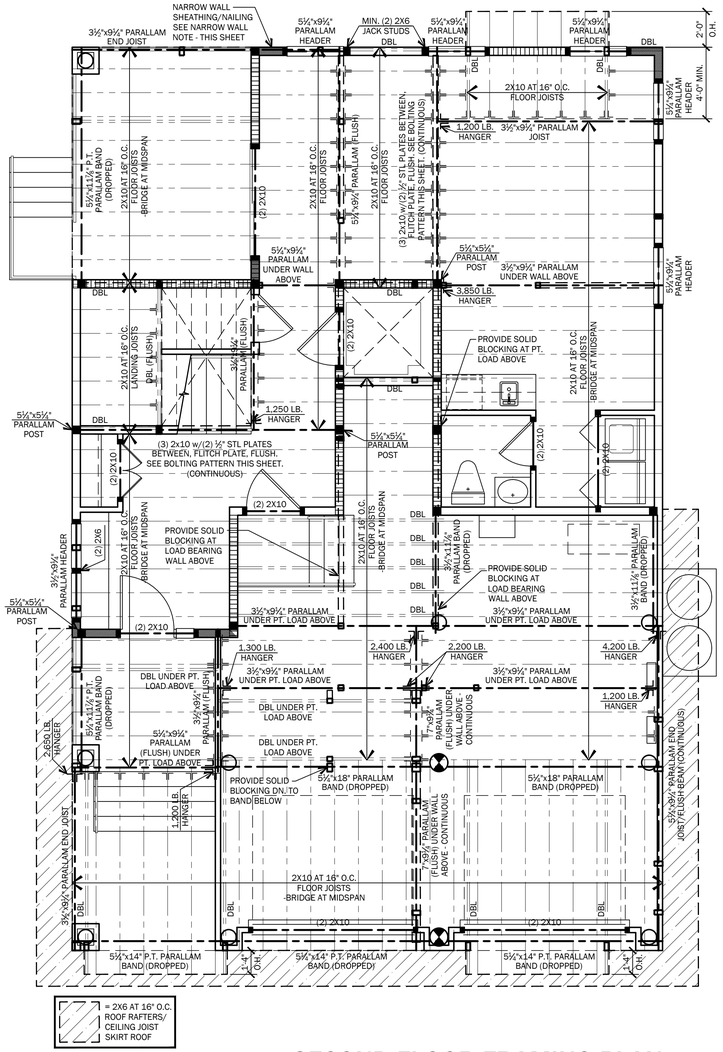
SHEET A-5

COPYRIGHT 2026



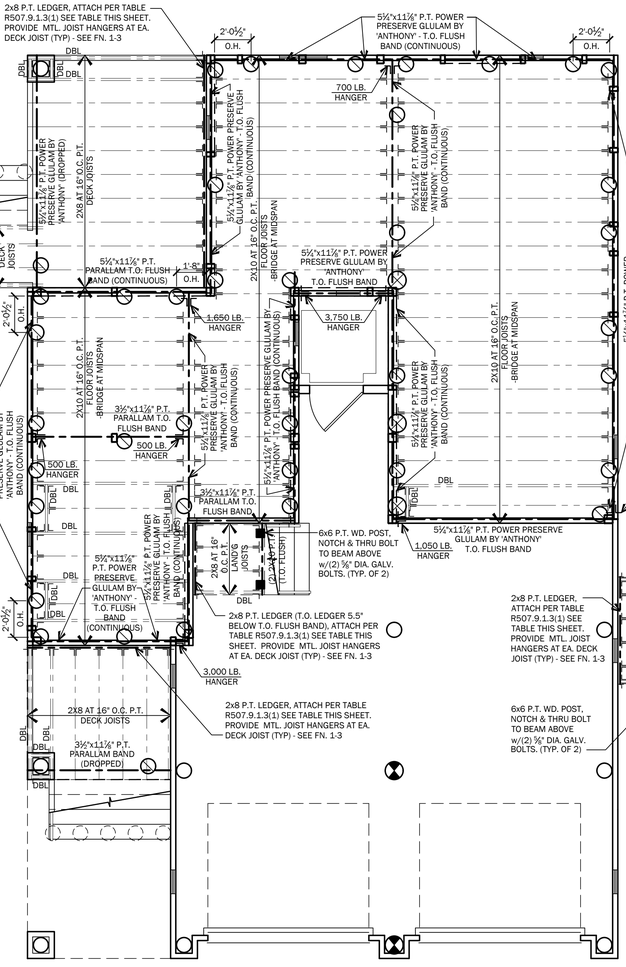
THIRD FLOOR FRAMING PLAN

1/4" = 1'-0"



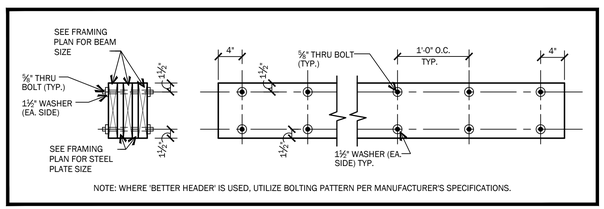
SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"



FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"



NOTE: WHERE 'BETTER HEADER' IS USED, UTILIZE BOLTING PATTERN PER MANUFACTURER'S SPECIFICATIONS.

FLITCH BEAM BOLTING DETAIL

1" = 1'-0"

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 INFIELD. ALL OTHER SHEATHING TO BE INSTALLED W/ 8d DEFORMED OR RING NAILS @ 6" O.C. @ PERIMETER AND 12" O.C. INFIELD.

NARROW WALL SHEATHING NOTE

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

NARROW WALL SECTIONS UTILIZING WOOD STRUCTURAL PANELS SHALL BE CONNECTED USING TABLE R602.3(3), SEE TABLE THIS SHEET.
WHERE NOTED NARROW WALL SECTIONS UTILIZING MIN. ½" 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.

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 'AZEK' DECKING IS USED, JOIST SPACING SHOULD BE 12" O.C. MINIMUM.

- DECK FLASHING TAPE SHALL BE APPLIED TO THE TOP EDGE OF ANY 'PARALLAM PLUS PSL' OR 'ANTHONY POWER 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.

Sarah D. Jennings, A.I.A.
#N.J. AI21771
Kevin Svarczkopf, NCARB
#N.J. AI23236

Plans Not Valid Unless Seal Embossed

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

CWB ARCHITECTURE

GLASSER | 200 E SELFRIDGE RESIDENCE
LOT: 12 BLOCK: 15.5
LONG BEACH TOWNSHIP - BRANT BEACH
OCEAN COUNTY, NEW JERSEY

STRUCTURAL FLOOR PLANS

REVISIONS

No.	Date	Description

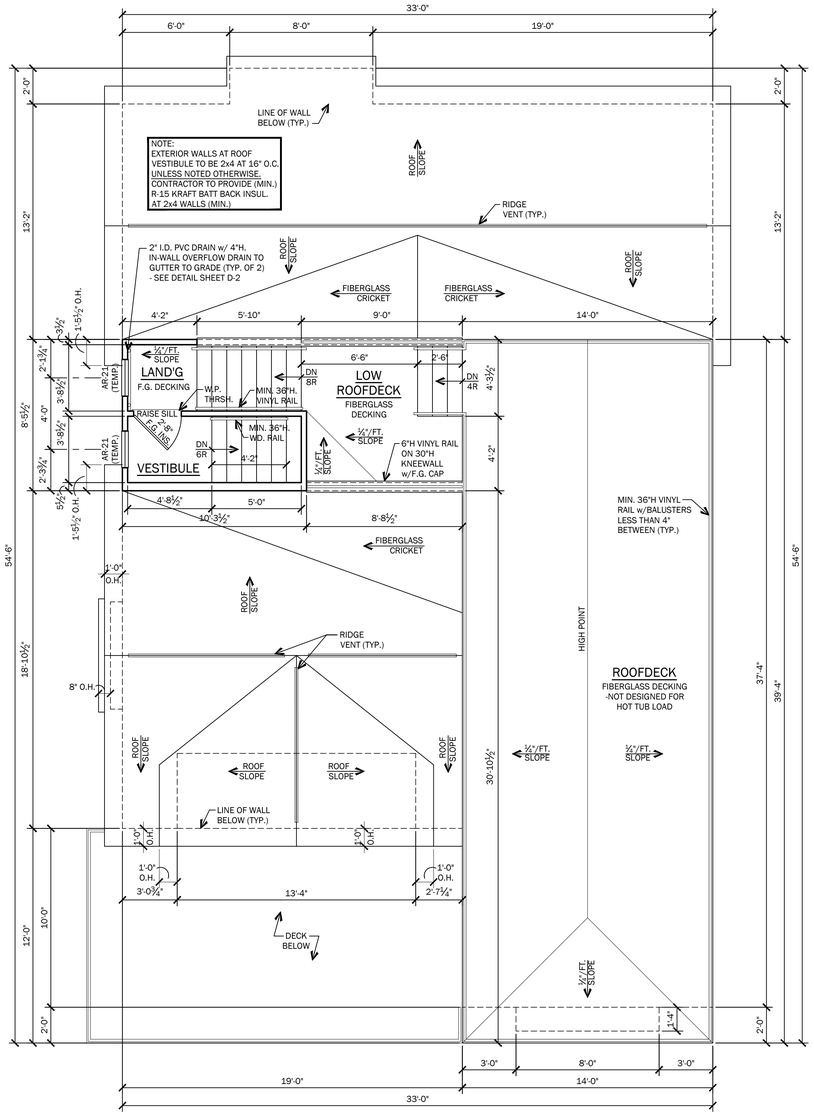
DATE
10/13/2026

COMM. No.
26058

DRAWN BY:
KJS

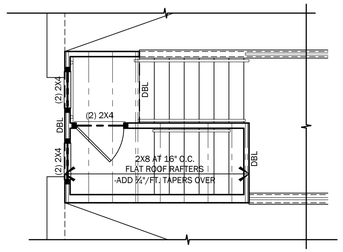
SHEET
A-6

COPYRIGHT 2026



ROOF DECK PLAN

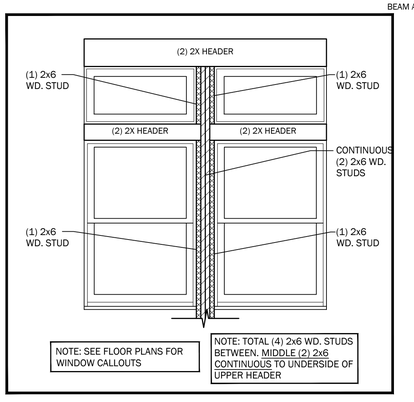
1/4" = 1'-0"



UPPER ROOF FRAMING

SCALE: 1/4"=1'-0"

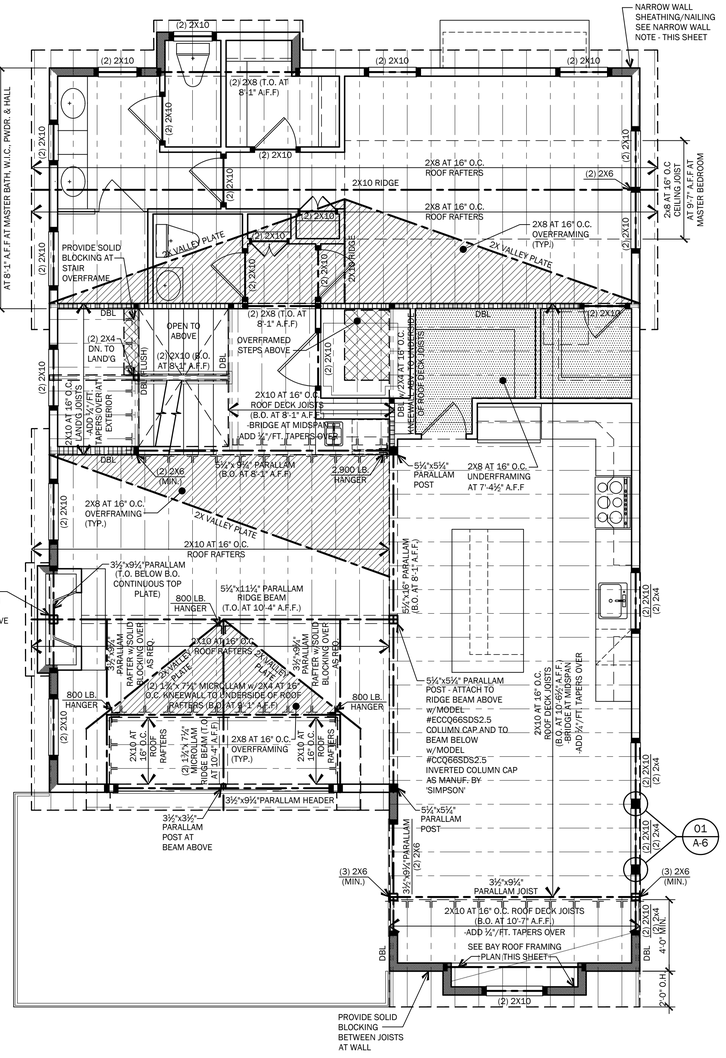
AT ROOF DECK VESTIBULE



SCALE: 1/2"=1'-0"

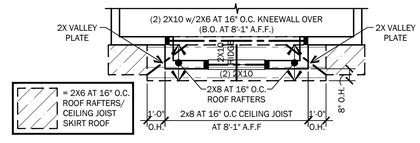
01

TYP. HEADER DETAIL AT TRANSOMS



ROOF FRAMING PLAN

1/4" = 1'-0"



SCALE: 1/4"=1'-0"

ROOF FRAMING

AT BAY WINDOW BELOW ROOF DECK

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 'AZEK' DECKING IS USED, JOIST SPACING SHOULD BE 12" O.C. MINIMUM.

- DECK FLASHING TAPE SHALL BE APPLIED TO THE TOP EDGE OF ANY 'PARALLAM PLUS PSL' OR 'ANTHONY POWER 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 INFIELD. ALL OTHER SHEATHING TO BE INSTALLED W/ 8d DEFORMED OR RING NAILS @ 6" O.C. @ PERIMETER AND 12" O.C. INFIELD.

NARROW WALL SHEATHING NOTE

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

NARROW WALL SECTIONS UTILIZING WOOD STRUCTURAL PANELS SHALL BE CONNECTED USING TABLE R602.3(3), SEE TABLE THIS SHEET.
WHERE NOTED NARROW WALL SECTIONS UTILIZING MIN. ½" 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.

Sarah D. Jennings, A.I.A.
#NJ. AI21771
Kevin Svarczkopf, NCARB
#NJ. AI23236

Plans Not Valid Unless Seal Embossed

799 Route 72, Manahawkin
New Jersey 08050
www.cwbarchitecture.com
(Phone) 609-597-8880
(Fax) 609-597-5299

CWB ARCHITECTURE

GLASSER I 200 E SELFRIDGE RESIDENCE
LOT: 12 BLOCK: 15.5
LONG BEACH TOWNSHIP - BRANT BEACH
OCEAN COUNTY, NEW JERSEY

ROOF AND ROOF FRAMING PLANS

REVISIONS

No.	Date	Description

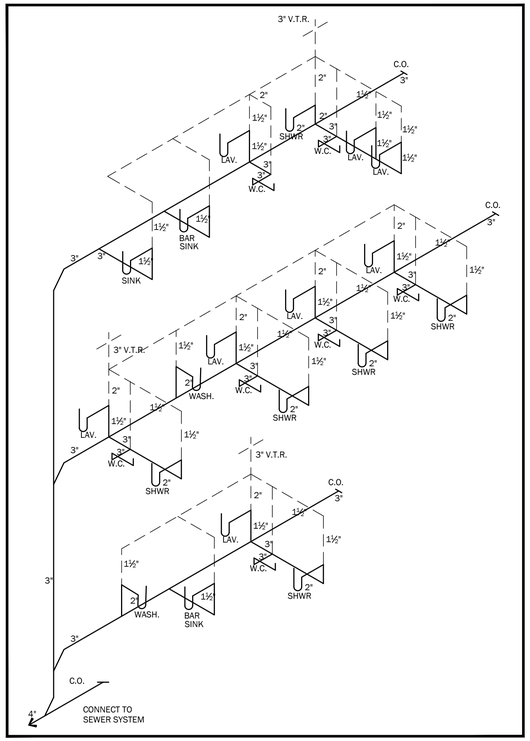
DATE 10/13/2026

COMM. No. 26058

DRAWN BY: KJS

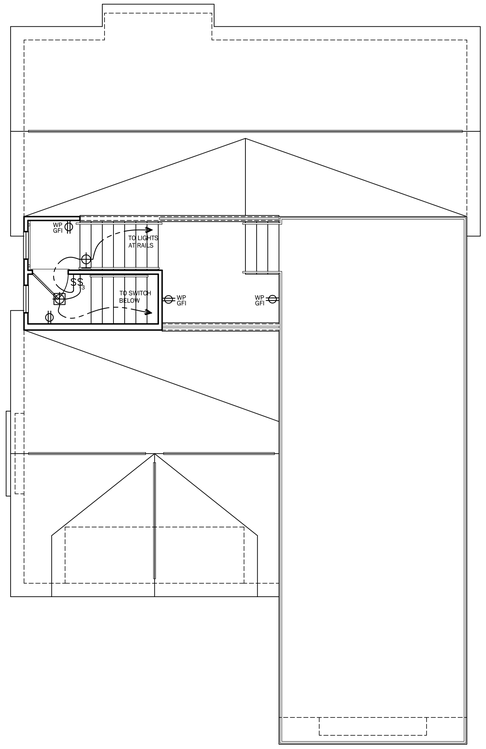
SHEET A-7

COPYRIGHT 2026



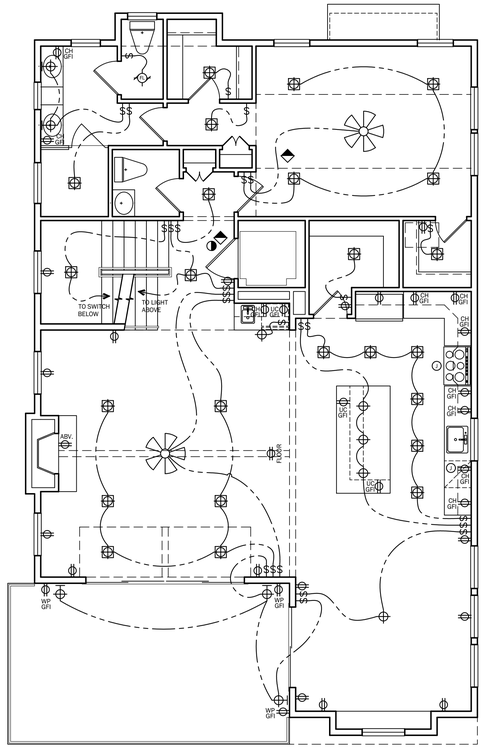
PLUMBING RISER DIAGRAM

N.T.S.



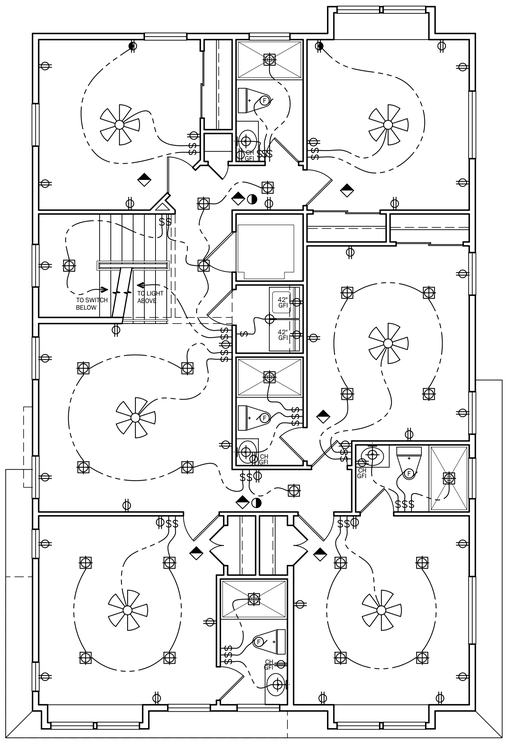
ROOF DECK ELECTRICAL PLAN

3/16" = 1'-0"



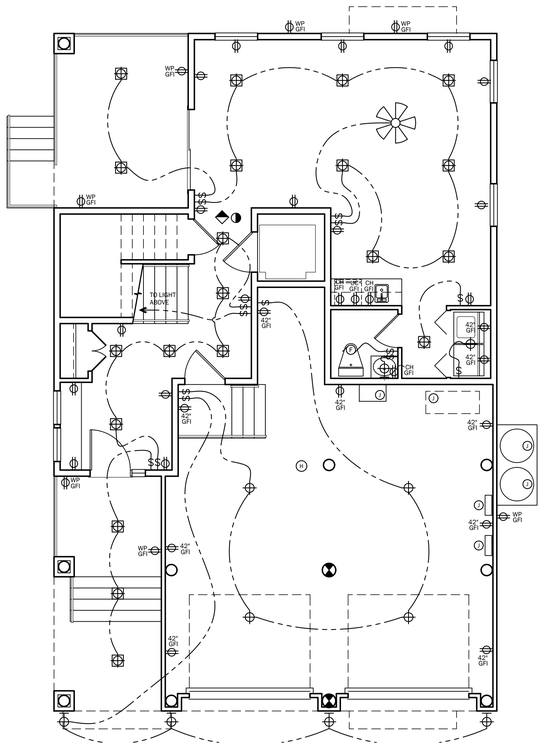
THIRD FLOOR ELECTRICAL PLAN

3/16" = 1'-0"



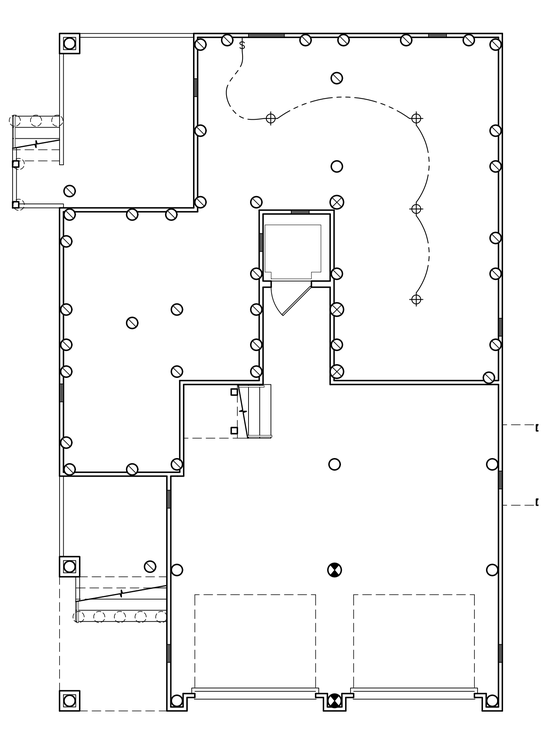
SECOND FLOOR ELECTRICAL PLAN

3/16" = 1'-0"



FIRST FLOOR ELECTRICAL PLAN

3/16" = 1'-0"



GROUND LEVEL ELECTRICAL PLAN

3/16" = 1'-0"

ELECTRICAL SYMBOLS

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

NOTE:
– CH INDICATES COUNTER HEIGHT
– DIMENSIONS ADJACENT TO SYMBOL INDICATE HEIGHT ABOVE FINISH FLOOR.

SMOKE DETECTOR NOTE:
– ALL SMOKE AND CARBON MONOXIDE DETECTORS TO BE WIRED TOGETHER TO PROVIDE A SIMULTANEOUS ALARM.
– SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE 110 VOLT, WITH A BATTERY BACK-UP.

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE w/ AMENDMENTS PER NJUCC, AND / OR LOCAL CODES.
2. PROVIDE CONVENIENCE OUTLETS AS REQUIRED BY CODE.
3. BRANCH CIRCUIT WIRING IN DAMP, WET, OR EXPOSED AREAS SHALL BE INSTALLED IN CONDUIT.
4. PROVIDE ALL FIXTURES WITH LAMPS.
5. ALL SMOKE & CARBON MONOXIDE DETECTORS SHALL BE WIRED TOGETHER TO PROVIDE A SIMULTANEOUS ALARM.
6. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE 110 VOLTS WITH A BATTERY BACK-UP.
7. PER NEC ARTICLE 406.12, ALL 125 VOLT RATED, 15 AND 20 AMP RECEPTACLE OUTLETS WILL BE REQUIRED TO BE TAMPER RESISTANT.
8. PER NEC ARTICLE 210.12, THE AFCI PROTECTION SHALL BE REQUIRED IN 120 VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS THROUGHOUT, EXCLUDING BATHROOMS, KITCHENS, GARAGES, UNFINISHED BASEMENTS, OR EXTERIOR LOCATIONS.
9. AN EXTERIOR RECEPTACLE OUTLET WILL BE REQUIRED WITHIN THE PERIMETER OF BALCONIES, DECKS, AND PORCHES THAT ARE ACCESSIBLE FROM INSIDE THE DWELLING. THE RECEPTACLE MUST BE PLACED WITHIN 6'-6" ABOVE THE SURFACE BELOW, TAMPER RESISTANT, AND GFCI PROTECTED.
10. ALL PERMANENTLY INSTALLED FIXTURES, EXCLUDING KITCHEN APPLIANCE FIXTURES, SHALL BE LOW-EFFICACY
11. PERMANENTLY INSTALLED FIXTURES SHALL HAVE A DIMMER, OCCUPANT SENSOR, OR ANOTHER CONTROL BUILT INTO THE FIXTURE
EXCEPTIONS: BATHROOMS, HALLWAYS, EXTERIOR LIGHTING, OR SECURITY LIGHTING
12. WHERE THE POWER FOR EXTERIOR LIGHTING EXCEEDS 30 WATTS, DAYLIGHT SENSORS ARE REQUIRED FOR EXTERIOR LIGHTING
13. ALL UTILITIES INCLUDING ELECTRIC METER, ELECTRICAL PANEL, PUMPS, AND PLUMBING, TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION, AND CANNOT BE ATTACHED TO A BREAK-AWAY WALL IN A 'V ZONE' OR 'COASTAL A ZONE'.
14. ELECTRICAL WIRING, RECEPTACLES , SWITCHES, AND LIGHTS BELOW DESIGN FLOOD ELEVATION (DFE) SHALL BE GROUPED TOGETHER ON ISOLATED CIRCUITS WITH GFIC BREAKERS.
15. ELECTRICAL WIRING BELOW DFE SHALL BE PROTECTED USING ELECTRICAL METALLIC TUBING (EMT) PER NEC ARTICLE 358.
16. 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. 2ND UNIT TO BE LOCATED IN ATTIC.
3. DUCTWORK SHALL BE DESIGNED TO SUPPLY CONDITIONED AIR UNIFORMLY TO ALL SPACES.
4. UNITS SELECTED SHALL BE 90% EFFICIENT OR BETTER.
5. ALL DUCTWORK INSTALLED IN AN UNCONDITIONED SPACE SHALL HAVE R-8 INSULATION ON ALL SUPPLY DUCTS AND R-6 ON ALL RETURN DUCTS
6. BLOWER SEAL TEST WILL NEED TO BE COMPLETED PRIOR TO FINAL INSPECTION

Sarah D. Jennings, A.I.A.
#N.J. AI21771
Kevin Svarczkopf, NCARB
#N.J. AI23236
Plans Not Valid Unless Seal Embossed

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

CWB ARCHITECTURE

GLASSER I 200 E SELFRIDGE RESIDENCE
LOT: 12 BLOCK: 15.5
LONG BEACH TOWNSHIP - BRANT BEACH
OCEAN COUNTY, NEW JERSEY

ELECTRICAL PLANS AND PLUMBING RISER DIAGRAM

REVISIONS

No.	Date	Description

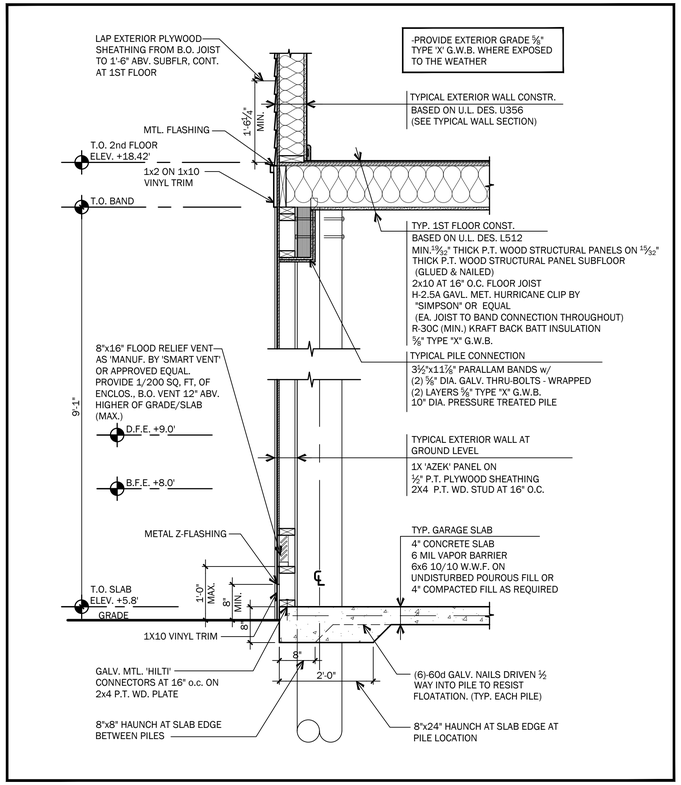
DATE
10/13/2026

COMM. No.
26058

DRAWN BY:
KJS

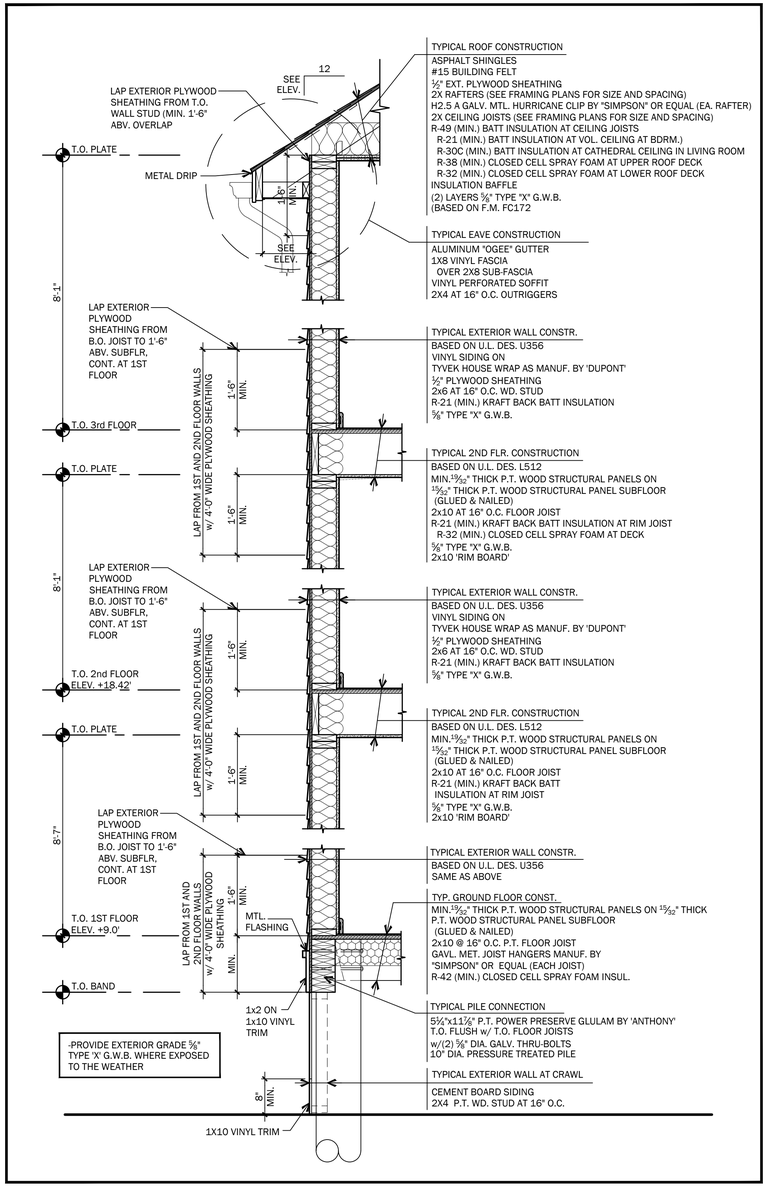
SHEET
A-8

COPYRIGHT 2026



TYPICAL WALL SECTION AT GARAGE

3/4" = 1'-0"



TYPICAL WALL SECTION

3/4" = 1'-0"

Sarah D. Jennings, A.I.A.
#N.J. AI21771
Kevin Svarczkopf, NCARB
#N.J. AI23236
Plans Not Valid Unless Seal Embossed

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

CWB ARCHITECTURE

GLASSER | 200 E SELFRIDGE RESIDENCE
LOT: 12 BLOCK: 15.5
LONG BEACH TOWNSHIP - BRANT BEACH
OCEAN COUNTY, NEW JERSEY

TYPICAL WALL SECTIONS

REVISIONS

No.	Date	Description

DATE
10/13/2026

COMM. No.
26058

DRAWN BY:
KJS

SHEET
A-9

COPYRIGHT 2026