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NO.	DATE	DESCRIPTION:
12/22/25		ISSUED FOR PERMIT

PROJECT: PROPOSED DWELLING FOR CLAM COVE LLC
 131 WEST MARYLAND AVENUE
 BEACH HAVEN TERRACE, NEW JERSEY 08008
 LONG BEACH TOWNSHIP, OCEAN COUNTY
 PROJECT NO. 250776

TITLE:
SECOND FLOOR PLAN

DRAWING:
A2.2

DMG. BY: REM CHKD. BY: SCL
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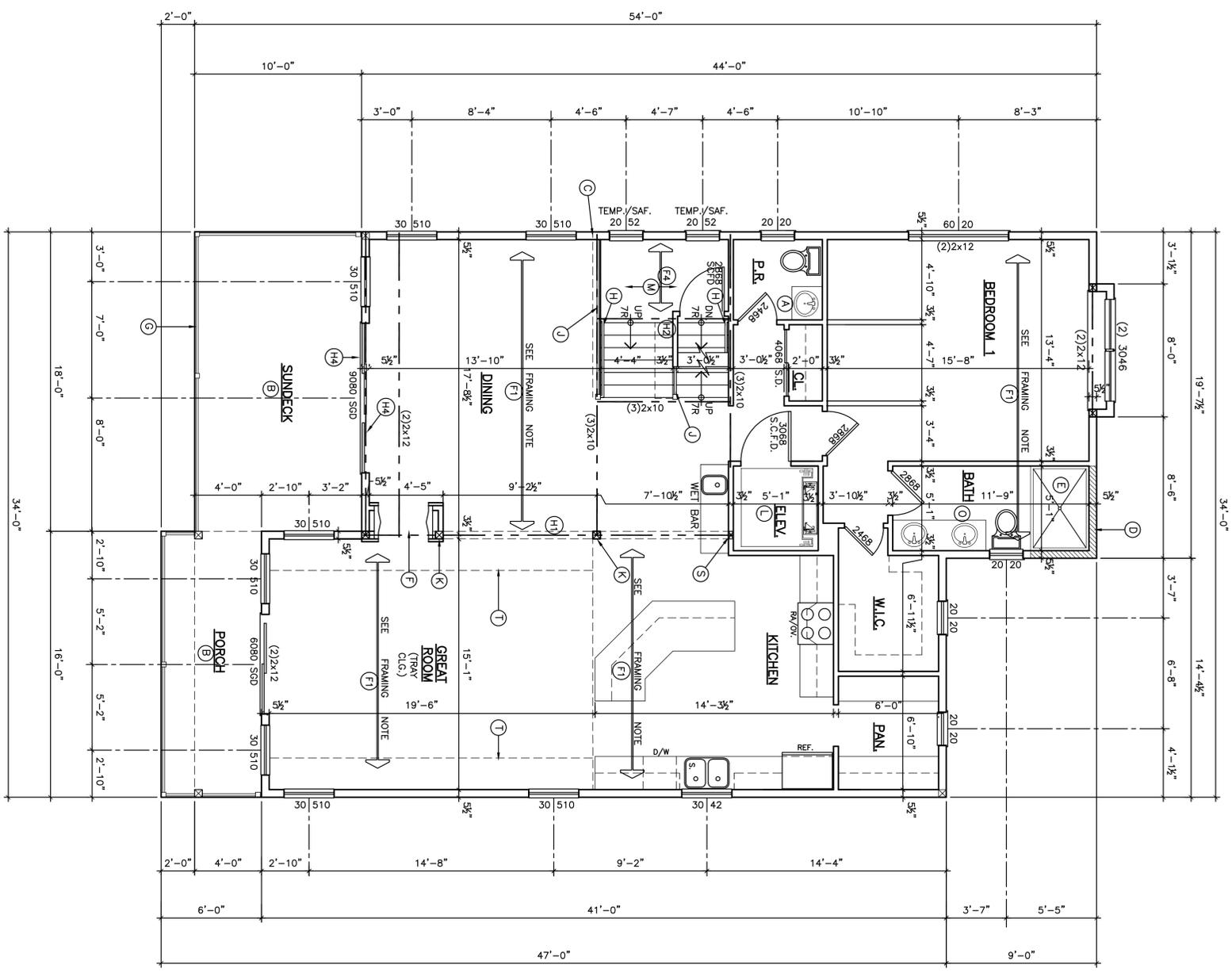
- ② (2) 2x12 FLUSH GRDBR, RIP TO DEPTH OF ROOF DECK JOISTS
- ③ (3) 2x12 FLUSH GRDBR, RIP TO 1/2" DEPTH AT EXTERIOR LANDING
- F4 2x8 TAPERED JOISTS @ 16" O.C., TAPER 1" FOR DRAINAGE TO LEFT SIDE
- F3 2x12 JOISTS @ 16" O.C.
- F2 2x12 TAPERED JOISTS @ 16" O.C., TAPER 2", SEE DETAIL 04 ON SHEET A2.3
- F1 2x8 JOISTS @ 16" O/C W/ BRD'G. @ MID-SPAN, 2x8 RAFTERS @ 16" O.C., 2x8 COLLARS @ 16" O.C.

FRAMING NOTES

- A 24" VANITY
- B FIBERGLASS DECKING ON 3/4" AC PLYWOOD ON 3/4" T&G PLYWOOD ON TAPERED JOISTS
- C LINE OF WALL ABOVE
- D PROVIDE 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BAR INSTALLATION, CENTERED 36" ABOVE FLOOR
- E 60" x42" TILED SHOWER, DEPRESS FLOOR FOR NO SILL ACCESS
- F MONESSEN ARTISAN DOUBLE SIDED GAS FIREPLACE BY FIRESIDE HEARTH & HOME, VENT TO EXTERIOR PER MANUFACTURER'S SPECIFICATIONS.
- G 36" HIGH VINYL RAILING WITH BALUSTERS MAXIMUM 3/8" APART, ALL STAIR RAILS TO BE OF RESISTING A 200 POUND VERTICAL LOAD BE CAPABLE OF RESISTING A 200 POUND VERTICAL LOAD CONFIGURATION
- H 36" HIGH CONT. HANDRAILING, STAIR HANDRAIL TO BE OF GRASPABLE CONFIGURATION
- I 36" HIGH RAILING WITH BALUSTERS MAXIMUM 3/8" APART, ALL STAIR RAILS TO BE OF GRASPABLE CONFIGURATION
- K 5/8" SQ. PARALLAM POST
- L RESIDENTIAL ELEVATOR BY ACCREDITED ELEVATOR CO. (OR EQUAL), INSTALL PER MANUFACTURER'S SPECS. NOTE: VERIFY DOOR LOCATION AS REQUIRED BY ELEVATOR MANUFACTURER.
- M SET LANDING 4'-8" BELOW R.F.1
- N 6x6 ACO. POST W/ STAINLESS STEEL BASE & CAP
- O 66" VANITY
- P COMPOSITE STEPS DN. TO GRADE AS REQD. PROVIDE 36" HIGH VINYL GRAB BARS WITH 3/8" APART RAILS TO BE OF GRASPABLE CONFIGURATION
- Q CONTINUOUS 3/4" SQ. ACO. TREATED PARALLAM POST. PROVIDE STAINLESS STEEL POST BASE AND CAP
- R PROVIDE (2) HOLDOWN TENSION DEVICES CONNECTING DECK JOISTS TO EXISTING CRAWLSPACE JOISTS. CONNECTORS SHALL BE SIMPSON GALV. DITZZ (OR EQ.) FASTENED TO JOISTS W/ INCLUDED SCREWS & CONNECTED TO EACH OTHER W/ 1/2" # THREADED ROD. SEE SIMILAR DETAIL 01 ON SHEET A1.2
- S 5/8" x3/8" PARALLAM POST
- T SPLAY

KEYED NOTES

ANY SECOND FLOOR WINDOW WITH A SILL HEIGHT LESS THAN 24" ABOVE THE FLOOR & GREATER THAN 6'-0" ABOVE THE EXTERIOR WALKING SURFACE SHALL HAVE A CHILD GUARD INSTALLED TO A MIN. HEIGHT OF 24" ABOVE THE FLOOR. THE GUARD SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND BE REMOVABLE BY AN ADULT WITHOUT THE USE OF TOOLS. GUARDS SHALL HAVE MAX. 3/8" CLEAR SPACE.



NOTE: ALL WINDOWS & DOORS SHALL BE ANDERSEN 400 SERIES.

SECOND FLOOR PLAN

1/4"=1'-0"

05

KEYED NOTES

01