GENERAL SPECIFICATIONS

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STATE OF NEW JERSEY UNIFORM CONSTRUCTION CODE (ANY REFERENCED CODES) AND ALL LOCAL ORDINANCES AND CODES.

MINIMUM BEARING CAPACITY HAS BEEN DESIGNED TO LESS THAN 1,000 POUNDS PER SQUARE FOOT. OWNER AND CONTRACTOR SHALL OBTAIN SOIL BEARING DATA/CONDITIONS AND ANY UNUSUAL CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT. THE ACCURACY OR COMPLETENESS OF THE TEST BORINGS AND PROBES AND/OR THE SUBSURFACE INVESTIGATION AND RECOMMENDATIONS ARE NOT GUARANTEED BY THE ARCHITECT, AND IN NO EVENT ARE THEY TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS PROVIDED BY THE ARCHITECT.

SLABS ON GROUND SHALL BE POURED IN ALTERNATE PANELS NOT EXCEEDING 600 SQUARE FEET IN AREA. 3/4" SAW CUT JOINTS MAY BE MADE IN LIEU OF CONSTRUCTION JOINTS. CUTTING MUST BE DONE WITHIN TWELVE (12) HOURS FROM THE TIME OF POUR AND JOINTS SHALL NOT BE FURTHER THAN TWENTY (20) FEET APART. SLABS ON GROUND SHALL BE REINFORCED WITH WELDED WIRE MESH (SIZES AS SHOWN ON PLANS), PLACED ONE (I) INCH FROM THE TOP OF THE SLAB, UNLESS OTHERWISE NOTED.

SLABS ON GROUND SHALL BE PLACED ON NONCOMPRESSABLE BEARING MATERIAL. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO REMOVE ALL SOFT BEARING MATERIAL AND REPLACE IT WITH COMPACTED FILL OF SAND AND GRAVEL UNDER SLABS ON GRADE. FILL SHALL BE DEPOSITED IN LAYERS NOT THE EXCEED SIX (6) INCHES AND INDIVIDUALLY COMPACTED NOT LESS THAN 95% OF ASTM D-1557-70 DENSITY.

ALL CONCRETE WORK SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAL CONCRETE INSTITUTE AND THE REQUIREMENTS OF IBC/IRC AND LOCAL BUILDING CODES. ALL CAST IN PLACE CONCRETE SHALL CONFORM TO ASTM 694.69 AND HAVE A COMPRESSIVE STRENGTH OF THREE THOUSAND (3000) POUNDS PER SQUARE INCH AT 28 DAYS. MINIMUM CEMENT CONTENT SHALL BE 5-3/4 BAGS PER CUBIC YARD. MINIMUM SLUMP SHALL BE 4".

WELDED WIRE FABRIC SHALL CONFORM TO ASTM SPECIFICATION A-185. MINIMUM LAP BETWEEN SHEETS SHALL BE TWELVE (12) INCHES. PROVIDE MINIMUM CONCRETE COVER OF 3" FOR REINFORCING BARS.

ALL REINFORCING BAR DETAILS SHALL CONFORM TO THE LATEST ACI CODE AND DETAILING MANUAL. ALL BARS SHALL BE ASTM A-615, GRADE 60. PROVIDE AND SCHEDULE WITH THE SHOP DRAWINGS ALL NECESSARY ACCESSORIES TO HOLD REINFORCING SECURELY IN POSITION. CLEARANCE OF MAIN REINFORCING FORM ADJACENT SURFACES UNLESS SHOWN OTHERWISE SHALL BE:

- A. UNIFORMED SURFACES IN CONTACT WITH GROUND OR EXPOSED TO THE WEATHER: 3" B. BOTTOM SURFACES OF SLABS ON GRADE : 3"
- C. FORMED SURFACES IN CONTACT WITH GROUND OR EXPOSED TO WEATHER: I. #5 BARS OR SMALLER: I-I/2"
- 2. BARS LARGER THAN #5: 2"

. EXTERIOR WALL SURFACES: 2" E. IN ALL CASES NOT LESS THAN THE DIAMETER OF THE BAR.

TOLERANCES FOR PLACING REINFORCING SHALL BE:

A. +OR- I/4 INCH FOR MEMBERS WITH AN EFFECTIVE DEPTH OF 24 INCHES OR LESS. B. +OR- I/4 INCH FOR MEMBERS WITH AN EFFECTIVE DEPTH OF MORE THAN 24 INCHES.

ALL UNIT MASONRY WORK SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) AND THE REQUIREMENTS OF IBC/IRC AND LOCAL BUILDING CODES. ALL CONCRETE MASONRY UNITS SHALL CONFIRM TO ASTM C90 (Hollow Load Bearing), C129 (Hollow Non-Load Bearing) OR C145 (Solid Load Bearing). ALL MORTAR SHALL BE GRADE "M" AND COMPLY WITH ASTM SPECIFICATION C-270. FILL ALL CELLS SOLID, AS NOTED ON PLANS, FOR CONCRETE BLOCK AS PER THE IBC/IRC NATIONAL BUILDING CODES. WHERE A POINT LOAD IS PRESENT AND THE CELLS ARE NOTED NOT TO BE FILLED, ENSURE THE CONCRETE BLOCK CELLS ARE FILLED SOLID I'-4" WIDE AT THAT LOCATION.

ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE "SPECIFICATIONS FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION AND TO THE REQUIREMENTS OF IBC/IRC AND LOCAL CODES, AND SHALL BE ASTM A-500 FOR STRUCTURAL TUBES AND ASTM A-36 STEEL FOR ALL OTHERS, INCLUDING ANCHOR BOLTS, UNLESS OTHERWISE INDICATED ON THE DRAWINGS

HELICAL PILES SHALL BE MANUFACTURED BY THE A.B. CHANCE CO., CENTRALIA, MO OR EQUIVALENT. HELICAL SCREW ANCHORS ARE TO BE INSTALLED TO SUPPORT A 10 TON LOAD. HELICAL ANCHORS SHALL BE INSTALLED TO THE MINIMUM TORQUE VALUE REQUIRED TO PROVIDE THE LOAD CAPACITY INDICATED ABOVE. INSTALLATION TORQUE SHALL BE MONITORED THROUGHOUT THE INSTALLATION PROCESS. THE HELICAL LEAD SECTIONS & EXTENSION SECTIONS SHALL BE SOLID STEEL, ROUND CORNERED SQUARE SHAFT, ROUND STEEL PIPE SHAFT, OR COMPOSITE STEEL & GROUT SHAFT CONFIGURED WITH NEW CONSTRUCTION CAP BOLTED OR WELDED TO THE SHAFT (PER MANUFACTURE'S SPECIFICATIONS). ALL PILES MUST BE CORROSION PROTECTED BY HOT DIP GALVANIZATION CONFORMING TO ASCE 24-05.

ALL STRUCTURAL LUMBER SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE "AMERICAN INSTITUTE OF TIMBER CONSTRUCTION", THE "AMERICAN WOOD PRESERVERS INSTITUTE", THE "AMERICAN PLYWOOD ASSOCIATION" AND THE REQUIREMENTS OF IBC/IRC AND LOCAL BUILDING CODES.

TIMBER PILES SHALL BE OF SOUTHERN YELLOW PINE OR DOUGLAS FIR AND CONFORM TO THE ASTM SPECIFICATIONS D25. PILES SHALL BE TREATED AND CONFORM TO ASCE 24-05. PILES SHALL BE FULL LENGTH, UNSPLICED AND HAVE A MINIMUM 10" DIAMETER. PILES SHALL BE DRIVEN TO DEVELOP A 10 TON CAPACITY. PILES SHALL BE DRIVEN THROUGH ALL FILLS AND ORGANIC LAYERS UNTIL THE DESIGN BEARING CAPACITY IS REACHED AS DETERMINED BY THE ENGINEERING NEWS FORMULA. ALL PILE SHALL BE A MINIMUM OF 25 FT LONG AND DRIVEN TO A MINIMUM OF 10 FEET BELOW MEAN SEA LEVEL.

BOLT ALL GIRDERS TO PILINGS WITH (2) 3/4"Ø HOT-DIPPED GALVANIZED BOLTS. PROVIDE GALVANIZED NUTS AND WASHERS ALL BOLTS IN PILING STRINGER CONNECTIONS, AFTER TIGHTENING BOLTS OVER WASHERS, TO BE PEENED WITH A

STRUCTURAL LUMBER, SPECIFIED ON THE DRAWINGS AND USED AS LOAD CARRYING MEMBERS, SHALL BE GRADE STAMPED FRAMING LUMBER, AND SHALL HAVE MINIMUM ALLOWABLE STRESSES IN ACCORDANCE WITH "METHODS FOR ESTABLISHING STRUCTURAL GRADES FOR USUALLY GRADED LUMBER" ASTM D-245, IN DRY CONDITION (S-DRY) AS FOLLOWS

SPECIES OF DOUGLAS FIR NO. 2, OR BETTER, FOR FLOOR JOISTS, ROOF JOISTS, STUDS AND GENERAL FRAMING (UP TO MAXIMUM THICKNESS OF 2" NOMINAL) WITH 19% MAXIMUM MOISTURE CONTENT

EXTREME FIBER IN BENDING	FB	850 PS
TENSION PARALLEL TO GRAIN	FT	525 PS
COMPRESSION PARALLEL TO GRAIN	FC	1,200 PS
COMPRESSION PERPENDICULAR TO GRAIN	FC	625 PS
HORIZONTAL SHEAR	FV	75 PS
MODULUS OF ELASTICITY	E	I,300 KS

CHISEL IN A MANNER NOT TO ALLOW REMOVAL OR LOOSENING OF NUTS.

INSTALL CROSS BRIDGING BETWEEN WOOD JOISTS AT MID-SPAN. INSTALL DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO FRAMING. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS PERPENDICULAR TO FLOOR JOISTS

ALL PLYWOOD USED FOR FRAMING SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PSI AND SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE - TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ALL PLYWOOD WHICH HAS ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE EXTERIOR TYPE (100% WATERPROOF GLUELINE) GRADE CDX FOR SHEATHING AND ADX FOR FINISHED SURFACES.

UNLESS OTHERWISE INDICATED ON DRAWINGS, PLYWOOD FOR SHEATHING SHALL BE I/2" THICK FOR ROOFS, I/2" THICK FOR WALLS, AND 3/4" THICK (GLUED AND SCREWED) FOR FLOOR DECKING (ALL PLYWOOD CONTINUOUS OVER AT LEAST TWO SPANS). NO BUTT JOISTS SHALL BE ALLOWED CONSECUTIVELY ON THE SAME BEARING.

ALL CUTTING, NOTCHING, AND PIERCING OF WOOD STUDS, JOISTS AND RAFTERS SHALL CONFORM TO IBC/IRC REQUIREMENTS (CONSULT WITH ARCHITECT). ALL FIRE STOPPING SHALL CONFORM TO IBC/IRC REQUIREMENTS (CONSULT WITH ARCHITECT AS NEEDED).

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY OR CLOSER THAN EIGHT (8) INCHES TO GRADE, AND ALL DECKS AND EXTERIOR RAILINGS, SHALL BE SOUTHERN PINE, PRESSURE TREATED LUMBER UNLESS NOTED OTHERWISE. ALL PROTECTION AGAINST DECAY AND TERMITES SHALL CONFORM TO IBC/IRC REQUIREMENTS (CONSULT WITH ARCHITECT AS NEEDED).

ALL MATERIALS IN FLOOD ZONES SHALL CONFORM TO ASCE 24-05.

AT LEAST ONE BEDROOM WINDOW SHALL EXCEED 5.7 SF NET AT EGRESS AREA PER CODE WITH MAXIMUM HEIGHT OF 44" ABOVE FINISHED FLOOR, NET CLEAR HEIGHT OPENING OF 24" AND NET CLEAR WIDTH OPENING OF 20".

PROVIDE SAFETY GLAZING AS PER THE FOLLOWING: A. ALL GLAZING IN FIXED AND OPERABLE PANELS OF SWING, SLIDING AND BI-FOLD DOORS.

- B. GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE AND MEETS EITHER OF THE FOLLOWING CONDITIONS: - THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION. - THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN IN-SWING DOOR.
- EXCEPTION GLAZING ADJACENT TO A FIXED PANEL OF A SLIDING DOOR. C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS <u>ALL</u> THE FOLLOWING CONDITIONS:
- EXPOSED AREA OF AN INDIVIDUAL PANE LARGER THAN 9 SQUARE FEET; - BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR;
- TOP EDGE MORE THAN 36" ABOVE THE FLOOR;
- ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING. D. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE.

SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.

E. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND

SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. THIS SHALL APPLY TO EACH INDIVIDUAL PANE. F. WERE THE BOTTOM EDGE OF THE GLAZING IS LESS THEN 36" ABOVE THE PLANE OF THE ADJACENT WALKING

G. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THEM 36" ABOVE THE LANDING AND WITHIN A 60" ARC LESS THEN 180 DEGREES FROM THE BOTTOM TREAD NOSING

THE CONTRACTOR SHALL VERIFY ALL WINDOW/DOOR ROUGH OPENING REQUIREMENTS WITH WINDOW MANUFACTURER(S). NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK. VERIFY REINFORCING REQUIREMENTS (FOR ALL MULTIPLE WINDOW/DOOR UNITS) WITH WINDOW/DOOR MANUFACTURER. THERMAL INSULATION SHALL BE FIBERGLASS BATT, WITH KRAFT FACE (ON WARM SIDE OF INSULATION) IN MINIMUM

SIZE AND RESISTANCE RATING AS FOLLOWS:

- -2 X 6 WALLS: R-19 MIN. -CEILING JOISTS WITH ATTIC ABOVE: R-38c (REDUCED HEIGHT) MIN. PROVIDE I" MINIMUM AIR SPACE BETWEEN INSULATION AND PLYWOOD SHEATHING. MUST EXTEND TO EXTERIOR FACE OF WALLS. -ROOF RAFTERS IN CATHEDRAL CEILINGS: R-30c (REDUCED HEIGHT) MIN. (MAXIMUM OF 500 SQUARE FEET)
- TO EXTERIOR FACE OF WALLS. -AT FLAT ROOF AREAS - R-30c (REDUCED HEIGHT) MIN. PROVIDE I" MINIMUM AIR SPACE BETWEEN INSULATION AND PLYWOOD SHEATHING. MUST EXTEND TO EXTERIOR FACE OF WALLS. R-38c (REDUCED HEIGHT) MIN. PROVIDE I" MINIMUM AIR SPACE
- BETWEEN INSULATION AND PLYWOOD SHEATHING. MUST EXTEND TO EXTERIOR FACE OF WALLS. -FLOOR JOISTS OVER UNCONDITIONED SPACE: R-19 MIN.

SPRAY FOAM INSULATION SHALL BE TYPE #2 CLOSED CELL. SPRAY FOAM IN OPEN ATTICS SHALL BE APPROVED BY ICC-ES TESTING TO BE INSTALLED WITHOUT AN IGNITION BARRIER OR AN APPROVED INTUMESCENT COATING SHALL BE APPI IFD.

FURNISH AND INSTALL JOINT SEALERS AT ALL HOLES IN ALL PLATES TO PREVENT DRAFTS AS PER CODE. INSTALL BATT INSULATION AT ALL WINDOW AND DOOR SHIM SPACES.

FLASHING:(WHERE REQUIRED) PLUMBING VENT FLASHING: INSTALL PER MANUFACTURE'S WRITTEN INSTRUCTIONS. PROVIDE PAN FLASHING UNDER ALL EXTERIOR DOORS. PROVIDE ALL WALL, STEP, BASE, THRU-WALL AND/OR COUNTER FLASHING ETC. AS REQUIRED TO PREVENT ENTRANCE OF WATER. BASE FLASHING SHOULD EXTEND A MINIMUM OF 18" ABOVE ADJACENT DECK, TERRACE, LANDING AND TRAFFIC SURFACES. ALL SHEET METAL WORK SHALL CONFORM TO STANDARDS SET FORTH IN THE FOLLOWING PUBLICATIONS: C.D.A. COPPER BRASS BRONZE DESIGN HANDBOOK - COPPER APPLICATIONS: REVERE COPPER PRODUCTS, INC. COPPER AND COMMON SENSE: AND SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL". ALLOW FOR THERMAL EXPANSION: SET TRUE TO LINE AND LEVEL, INSTALL WORK WITH LAPS, JOINTS, AND SEAMS PERMANENTLY WATERTIGHT AND WEATHERPROOF. CONCEAL FASTENERS WHERE POSSIBLE. LAP ALL VERTICAL JOINTS A MINIMUM OF 4 INCHES.

FURNISH AND INSTALL 5" STANDARD OGEE STYLE GUTTERS WITH 3 X 4 RECTANGULAR CORRUGATED DOWNSPOUTS OF ALUMINUM WITH SHOP FINISH, I.0 MILL DRY FILM THICKNESS, COLOR AS SELECTED BY OWNER.

ALL NAILS AND FASTENERS SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, OR COPPER, IN SIZE AND TYPE RECOMMENDED FOR THE TYPE OF CONNECTION AND MATERIALS USED, IN ACCORDANCE WITH GOOD STANDARD PRACTICE AND THE INTERNATIONAL RESIDENTIAL CODE.

ALL FRAMING CLIPS, STRAPS AND HOLDOWNS BY "SIMPSON" WITH "Z-MAX" CORROSION PROTECTION.

30# FELT BUILDING PAPER OR "TYVEK HOMEWRAP" (OR EQUAL) AT ALL LOCATIONS. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDELINES AND INSTRUCTION. PROVIDE ALL RELATED ACCESSORIES AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION.

PROVIDE JOINT SEALANTS, JOINT FILLERS, AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES UNDER SERVICE AND APPLICATION CONDITIONS. ELASTOMERIC SEALANTS: COMPLY WITH ASTM C 920.

- I. SINGLE-COMPONENT, NON-SAG POLYSULFIDE SEALANT, TYPE S: GRADE NS: CLASS 12-R 1/2: USES NT, M, G, A, AND O. FOR GENERAL EXTERIOR USE.
- 2. SINGLE-COMPONENT, NEUTRAL-CURING SILICONE SEALANT, TYPE S, GRADE NS: CLASS 25:
- USES T, NT, M, G, A, AND O. FOR GENERAL EXTERIOR USE. 3. SINGLE-COMPONENT, NON-SAG URETHANE SEALANT, TYPE S, GRADE NS, CLASS 25,
- AND USES NT, M, A, AND O. FOR GENERAL EXTERIOR USE. 4. SINGLE-COMPONENT, NON-SAG URETHANE SEALANT, TYPE S, GRADE NS, CLASS 25, USES T, NT, M, G, A, AND O. USE FOR EXTERIOR TRAFFIC-BEARING JOINTS,
- WHERE SLOPE PRECLUDES USE OF POURABLE SEALANT. 5. SINGLE-COMPONENT, POURABLE URETHANE SEALANT, TYPE S. GRADE P. CLASS 25.
- USES T, M, G, A, AND O. USE FOR EXTERIOR TRAFFIC-BEARING JOINTS. 6. SINGLE-COMPONENT, MILDEW-RESISTANT SILICONE SEALANT, TYPE S, GRADE NS, CLASS 25, USES NT, G, A, AND O: FORMULATED WITH FUNGICIDE. USE FOR INTERIOR SEALANT JOINTS IN CERAMIC TILE, STONE, AND OTHER HARD SURFACES IN KITCHENS, TOILET ROOMS,

AND AROUND PLUMBING FIXTURES. LATEX SEALANT: SINGLE-COMPONENT, NON-SAG, MILDEW-RESISTANT, PAINTABLE, ACRYLIC-EMULSION SEALANT COMPLYING WITH ASTM C 834. FOR INTERIOR USE ONLY

AT PERIMETERS OF DOOR AND WINDOW FRAMES. D. INSTALLATION: COMPLY WITH ASTM C 1193.

GYPSUM DRYWALL SHALL BE I/2" THICK (U.N.O.). PROVIDE EXTERIOR GRADE GYPSUM BOARD WHERE EXPOSED TO WEATHER. ALL GYPSUM WALL BOARD TO BE SCREWED AND GLUED. PROVIDE GALVANIZED CORNER BEAD. "J" MOLDING. AND ALL ACCESSORIES AS MAY BE REQUIRED TO MAKE THE WORK COMPLETE. JOINT COMPOUND AND TAPE SHALL BE INSTALLED IN A 3-COAT PROCESS WITH A FINAL SANDING AFTER THE FINAL COAT. IN ACCORDANCE WITH THE BEST STANDARD PRACTICE. INSTALL GREENBOARD AT ALL 'DAMP' AREAS (INCLUDING BATHROOMS, LAUNDRY ROOM). ALL GYPSUM BOARD SHALL BE PRIMED WITH LATEX PRIMER/SEALER. FINISH WITH TWO COATS MINIMUM OF MATTE FINISH LATEX PAINT FOR WALLS AND TWO COATS MINIMUM OF FLAT FINISH LATEX PAINT FOR CEILINGS. PROVIDE ADDITIONAL FINISH COATS AS REQUIRED TO GUARANTEE COVERAGE.

FINISHES BELOW BASE FLOOD ELEVATION. EXTERIOR WALL FINISHES SHALL BE STUCCO OR FINISHED CEMENT BOARD AS SELECTED BY OWNER. INTERIOR FIRE RATED WALLS SHALL BE 5/8" TYPE "X" FIRE CORE GYPSUM BOARD (AS PERMITTED BY THE BUILDING DEPARTMENT) OR DUROCK OR HARDIEBOARD. INTERIOR NON-RATED FIRE WALLS SHALL BE PLASTER, WONDER BOARD, DUROCK OR HARDIEBOARD.

ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH NATIONAL STANDARD PLUMBING CODE. ALL PLUMBING SHALL BE INSTALLED BY A NEW JERSEY LICENSED PLUMBER. PROTECT ALL PIPING, DUCTS AND EQUIPMENT AGAINST CONSTRUCTION HAZARDS IMMEDIATELY UPON INSTALLATION. AT COMPLETION OF WORK, ALL EQUIPMENT SHALL BE LEFT CLEAN, UNDAMAGED CONDITION, READY FOR OPERATION ..

PROVIDE PLUMBING HANGERS AND SUPPORTS AS REQUIRED TO MAINTAIN REQUIRED PITCH, PREVENT VIBRATION, AND SECURE PIPING IN PLACE. PROVIDE SUPPORTS AT INTERVALS REQUIRED TO MEET DESIRED RESULTS OR AS DEFINED BY APPLICABLE CODE.

ALL PLUMBING FIXTURES SHALL BE AS SELECTED BY THE OWNER IN LOCATIONS SHOWN ON DRAWINGS. ALL TOILETS TO BE WATER SAVER TYPE I.6 GAL PER FLUSH, AS REQUIRED BY CODE. PROVIDE FIXTURE FITTINGS (AS REQUIRED FOR A COMPLETE WORKING SYSTEM) IN STYLES AND FINISHES SELECTED BY THE OWNER. PROVIDE INDIVIDUAL SHUT-OFF VALVES AT ALL SINK AND TOILET FIXTURES, AND WASHING MACHINE. ALL OTHER SHUT OFF VALVES SHALL BE LOCATED IN THE MECHANICAL ROOM LABELED WITH OWNER APPROVED LABELING SYSTEM. ALL EXPOSED PIPING SHALL HAVE POLISHED CHROME PLATED FINISH. PROVIDE ALLOWANCE FOR PURCHASE OF PLUMBING FIXTURES AND FITTINGS. INSTALLATION TO BE INCLUDED IN THE BASE BID. G.C. SHALL FURNISH UNIT MANUFACTURER - MODEL NUMBER AND ADDITIONAL DATA TO FIX AND DESCRIBE THE WORK AS REQUIRED FOR PERMIT.

ALL HVAC SHALL BE INSTALLED BY A NEW JERSEY LICENSED MECHANICAL CONTRACTOR. SIZE HVAC PER CODE USING ASHRAE STANDARDS. CONTRACTOR TO REVIEW LOCATION OF AIR REGISTERS AND THERMOSTATS WITH OWNER PRIOR TO DUCT MANUFACTURING AND INSTALLATION. CONTRACTOR SHALL PROVIDE PRODUCT LITERATURE ON ALL MECHANICAL EQUIPMENT INCLUDING THERMOSTATS FOR OWNERS APPROVAL. MAIN DUCT SHALL HAVE EXPANSION JOINT BETWEEN UNIT AND DUCT. PROVIDE UNIFORM INSIDE DESIGN TEMPERATURE OF 70 DEGREES F, WITH OUTSIDE EMPERATURE OF 0 DEGREES F, FOR HEATING AND AN INSIDE DESIGN TEMPERATURE OF 75 DEGREES F AND 50 % RELATIVE HUMIDITY, WITH AN OUTSIDE TEMPERATURE OF 95 DEGREES F FOR COOLING. PROVIDE A MINIMUM SEER OF 13. PROVIDE ELECTROSTATIC AIR CLEANERS BY HONEYWELL OR APPROVED EQUAL.

ALL DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ASHRAE GUIDE AND SMACNA MANUAL " INSTALLATION GUIDE FOR RESIDENTIAL SYSTEMS". ALL RETURN AIR DUCTS SHALL BE HARD DUCTED. G.C. SHALL FURNISH UNIT MANUFACTURER - MODEL NUMBER AND ADDITIONAL DATA TO FIX AND DESCRIBE THE WORK AS REQUIRED FOR PERMIT.

SUPPLY AND RETURN AIR DUCTS (DESIGNED BY OTHERS) LOCATED WITHIN CRAWL SPACES, UNINSULATED ATTICS AND UNINSULATED FRAMED WALL CAVITIES TO BE INSULATED TO R-8 MIN, AND AS REQUIRED BY THE ENERGY CODE. ALL ELECTRICAL WORK SHALL BE INSTALLED BY A NEW JERSEY LICENSED ELECTRICIAN. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES. MEET ALL STATE AND LOCAL CODES INCLUDING THE NATIONAL STANDARD ELECTRIC CODE AND ANY UTILITY COMPANY REGULATIONS. WORK IS TO INCLUDE: LIGHTING, POWER, PHONE, AND CABLE WIRING, SWITCHES, RECEPTACLES, AND FIXTURE INSTALLATION. G.C. SHALL COORDINATE INSTALLATION OF OWNER SUPPLIED SECURITY SYSTEM, FIRE ALARM AND STEREO SYSTEM IF APPLICABLE. THE ELECTRICAL CONTRACTOR SHALL DO ALL NECESSARY CUTTING AND PATCHING FOR THE EXECUTION OF HIS WORK.

LIGHTING FIXTURES SHALL BE AS SELECTED BY OWNER AND INSTALLED BY THE CONTRACTOR. CONTRACTORS TO PROVIDE AND INSTALL ALL OUTLETS, PLUGS, COVERS, AND LIGHT SWITCHES.

A MINIMUM OF 75% OF ALL LIGHT BULBS SHALE BE COMPACT FLUORESCENT OR L.E.D.

ELECTRIC SYSTEM LAYOUT IS DIAGRAMMATIC AND LOCATIONS OF OUTLETS AND EQUIPMENT ARE APPROXIMATE. EXACT ROUTING AND LOCATION TO BE GOVERNED BY STRUCTURAL CONDITIONS AND THE OWNERS REQUIREMENTS. JUNCTION BOXES TO BE LOCATED FOR ACCESSIBILITY. COORDINATE, TYPE, AND LOCATION OF ALL ELECTRICAL ITEMS WITH OWNER DURING A "WALK-THROUGH" PRIOR TO PROCEEDING WITH THE WORK.

GENERAL CONTRACTOR TO COORDINATE THE FORMATION OF A GROUNDING ELECTRODE SYSTEM BY BONDING CONNECTIONS TO REBARS AT FOOTING AS REQUIRED BY NEC/2011 SECTION 250-50.

PROVIDE I" MINIMUM AIR SPACE BETWEEN INSULATION AND PLYWOOD SHEATHING. MUST EXTEND

KAPNICK GLASSER RESIDENCE

PROPOSED NEW RESIDENCE

27 EAST 37TH STREET LONG BEACH TOWNSHIP, NJ 08008 Вьоск: 15.130 LOT: 5.02



BUILDER'S NOTES

THESE PLANS HAVE BEEN PREPARED TO BE IMPLEMENTED BY A PROFESSIONAL BUILDER WITH A MINIMUM OF TEN (10) YEARS EXPERIENCE (NOT SUBCONTRACTORS ACTING INDIVIDUALLY). ANY AND ALL CONFLICTS OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO START OF CONSTRUCTION FOR HIS REVIEW AND EVALUATION.

ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR TO BE FREE FROM ALL INHERENT DEFECTS AND DEFECTS OF WORKMANSHIP FOR A PERIOD OF (I) YEAR FROM DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER - FINAL CERTIFICATE OF OCCUPANCY.

THE GENERAL CONTRACTOR SHOULD EXAMINE THE MECHANICAL AND PLUMBING PLANS (BY OTHERS) TO SEE THE EXTENT OF THE ENGINEERING CHANGES TO BE MADE TO THE BUILDING.

THE G.C. SHALL HAVE AND MAINTAIN CONTRACTOR LIABILITY INSURANCE.

THE G.C. SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, COUNTY, STATE, FEDERAL CODES AND ORDINANCES AND SHALL OBTAIN PERMITS REQUIRED, INCLUDING LOCAL BUILDING PFRMIT

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.

THE G.C. SHALL ADVISE THE ARCHITECT IN WRITING IMMEDIATELY OF ANY INCONSISTENCIES BETWEEN THE DRAWINGS, SPECIFICATIONS AND THE EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.

MINOR ITEMS OR WORK SUCH AS PATCHING, BLOCKING, TRIM ETC. SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE, WHETHER SHOWN OR NOTED ON THE CONTRACT DOCUMENTS OR NOT.

THE CONTRACTOR SHALL VISIT THE JOB SITE TO FULLY ACQUAINT HIMSELF WITH THE EXISTING SITE CONDITIONS AND REQUIRED EXTENT OF DEMOLITION. SUBMISSION OF A BID PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH A SITE EXAMINATION HAS TAKEN PLACE AND THAT LATER REQUEST WILL NOT BE RECOGNIZED FOR EXTRA MATERIAL, EQUIPMENT OR LABOR REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN AVOIDED IF SUCH VISIT HAD BEEN UNDERTAKEN. THE CONTRACTOR SHALL PERFORM ALL DEMOLITION, CLEARING AND GRUBBING REQUIRED FOR THE EXECUTION OF ALL THE WORK.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT AND SERVICES FOR COMPLETE ERECTION, FABRICATION, INSTALLATION, TESTING AND PROPER OPERATION AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS OR REASONABLY IMPLIED BY THE SAME. PROVIDE ALL ITEMS, LABOR AND MATERIALS NOT SPECIFICALLY INDICATED BUT REQUIRED TO COMPLETE THE INSTALLATION.

ALL ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTALLATION DETAILS OR THE REFERENCED MATERIAL INSTITUTE'S REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF ALL PRODUCTS, AND SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER AND THE ARCHITECT IN CASE OF FAILURE.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS OR METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK UNTIL ITS COMPLETION AND FINAL ACCEPTANCE AND SHALL REPLACE ANY OF THE SAME WHICH MAY BE DAMAGED, LOST, OR STOLEN WITHOUT ADDITIONAL COST TO THE OWNER.

ANY BONDING AND INSURANCE REQUIREMENTS SHALL BE COORDINATED BETWEEN THE OWNER AND THE GENERAL CONTRACTOR DURING CONSTRUCTION CONTRACT NEGOTIATIONS.

ALL GUARANTEES AND WARRANTIES FURNISHED BY MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER UPON SUBSTANTIAL COMPLETION. THE GENERAL CONTRACTOR SHALL ADVISE OWNER OF ALL NON - STANDARD WARRANTY OPTIONS WHICH MAY BE AVAILABLE.

USE GROUP: FLOOD ZONE: DESIGN FLOOD:

THE CONTRACTOR.

APPLICABLE CODES AND STANDARDS

UNIFORM CONSTRUCTION CODE STATE OF NEW JERSEY, LATEST EDITION AND ALL OF ITS SUBCODES AND AMENDMENTS (N.J REHAB SUB CODE) INTERNATIONAL RESIDENTIAL CODE / 2018 (NEW JERSEY EDITION) FLOOD RESISTANT DESIGN AND CONSTRUCTION STANDARD - ASCE 24-14 INTERNATIONAL ENERGY CONSERVATION CODE / 2018 NATIONAL STANDARD PLUMBING CODE / 2018 NATIONAL ELECTRIC CODE / 2017 INTERNATIONAL MECHANICAL CODE / 2018

BUILDING CHARACTERISITCS

NUMBER OF STORIES HEIGHT OF STRUCTURE AREA-LARGEST FLOOR BUILDING AREA - ALL FLOORS VOLUME OF STRUCTURE

 	-	
3 [PLI	JS	ST
32 FT	. [N	1EA
1,182 \$	S.F	
3,018	S.F	-
60,165	бC	.F.

DESIGN LOADS

GROUND SNOW LOADS BASIC WIND SPEED WIND EXPOSURE

FLOORS



ADDITIONAL NOTES

ANY ELEMENTS ON THESE DRAWINGS WHICH REQUIRES FURTHER CLARIFICATION OR INTERPRETATION SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT. ANY IMPLEMENTATION OF ALTERATIONS TO THIS DESIGN WITHOUT INVOLVEMENT FROM THE ARCHITECT SHALL CONSTITUTE A TRANSFERENCE OF LIABILITY FOR THAT ELEMENT TO

REFERENCED PROFESSIONALS

<u>SURVEYOR</u> EAST COAST ENGINEERING INC 508 MAIN STREET TOMS RIVER NJ 08753 732-244-3030

R5 IBC/IRC 2018 NJ CONSTRUCTION TYPE: 5B IBC 2018 NJ AE-8 (+1 FT FREEBOARD) 9'-0"

STORAGE AREA (R322.15 OF 2018 IRC)] [MEAN ROOF HEIGHT]

40 PSF LL (LIVING AREA) 30 PSF LL (SLEEPING AREA) 20 PSF LL (ATTICS WITH STORAGE) 10 PSF LL MIN / 10 PSF DL 125 MPH ULTIMATE WIND SPEED

INDEX

SHEET C-I	COVER SHEET
SHEET A-I	EXTERIOR ELEVATIONS
SHEET A-2	PILE PLAN
SHEET A-3	FIRST FLOOR FRAMING / FOUNDATION PLAN
SHEET A-4	SECOND FLOOR PLANS
SHEET A-5	THIRD FLOOR PLANS
SHEET A-6	ROOF TOP DECK PLAN
SHEET D-I	DETAILS SHEET
SHEET D-2	DETAILS SHEET
SHEET E-I	FOUNDATION AND FIRST FLOOR ELECTRICAL PLANS
SHEET E-2	SECOND FLOOR AND ROOF TOP DECK

KAPNICK GLASSER RESIDENCE	27 EAST 37TH STREET LONG BEACH TOWNSHIP, NJ 08008 BLOCK: 15.130 LOT: 5.02
PROPOSED NEW RESIDENCE	COVER SHEET
TEN 10 ARCHITECTURE LLC.	TI4 N. MAIN STREET MANAHAWKIN NJ, 08050 609.549.0502 INFO@TENIOARCH.COM WWW.TENIOARCH.COM WWW.TENIOARCH.COM NGR ARCHITECTURE CERT.OF AUTH.# AC-959
REVISION	AB SCALE: PW SCALE: PW PW PM PM PM PM PM PM PM PM PM PM





		PR			
		TEN 10 ARCHITECTURE LLC.	714 N. Main Street Manahawkin NJ, 08050	609.549.0502 INFO@TENIOARCH.COM WWW.TENIOARCH.COM	RE CERT.OF AUTH.# AC-959
	ELEVATION NOTES:		Z	-	CTU
	CEDER IMPRESSIONS SIDING AS SELECTED BY OWNER. INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.		ш(⊢,	\underline{S}	CHITE
IB	HORIZONTAL SIDING AS SELECTED BY OWNER. INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.				AR
	FLATSTACKED STONE VENEER AS SELECTED BY OWNER. INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.				r
2	CONTINUOUS VENTED VINYL SOFFIT BOARD AT ALL EAVES AND OVERHANGS, TYP.	1		IEA TON	ANNEP
3	ANDERSEN 400 SERIES OR EQUAL WINDOWS. SIZE AND GRILLS AS INDICATED. PROVIDE MINIMUM +25/- 30 DESIGN PRESSURE. 3 I/2" LINEALS AT ALL WINDOWS.		J.	PAUL WH	1 8 9 4 1 8 9 4 2 1006445(
4	INSULATED EXTERIOR DOOR AS SELECTED BY OWNER, SIZE AS INDICATED.		~		
5A)	30 YEAR COMPOSITION FIBERGLASS ASPHALT SHINGLES. SHINGLES SHALL BE CLASS "F" AND CONFORM TO ASTM 3061. FASTENERS SHALL CONFORM TO ASTM 3161, CLASS "F".				
(5B)	METAL ROOF AS SELECTED BY OWNER. INSTALL PER MANUFACTUERERS WRITTEN INSTRUCTIONS.	REVISIO	NS:		
6	CONTINUOUS RIDGE VENT.				
7	RESIDENTIAL GRADE ALUM. GUTTERS & LEADERS. NOT SHOWN FOR CLARITY				
8	WRAP ALL FASCIA AND RAKE TRIM WITH PRE- COATED WHITE ALUMINUM, TYP.				
9	36" HIGH GUARDRAIL WITH LESS THAN 4" CLEAR BETWEEN BALUSTERS, TYP. INSTALL PER MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS.				
(0)	36" HIGH GRASPABLE HANDRAIL.				
	STEPS TO GRADE, 8" MAX RISE, 10" MIN. TREAD, VERIFY GRADE & NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES, TYP.				
(12)	CONCEALED FLASHING, TYP.				
3	PT 6x6 POST W/ PVC TRIM. SEE PLANS FOR MORE INFORMATION.	DRAWN:	:	DATE:	
(14)	SMART VENT FLOOD VENT. LOCATE BOTTOM OF VENT 12" MAX. ABOVE GRADE.	K.	AP	12-17-	2021
(15)	SLOPE FINISH GRADE AWAY FROM BUILDING, TYP.	Снеске	D:	SCALE:	
(16)	EKENA MILLWORK 3" x 8" x 16" STANDARD OLYMPIC ARCHITEUTRAL GRADE PVC BRACKET WITH TRADITIONAL ENDS	DI	PW	/4"= '	-0"
(17)	'AZEK' DECORATIVE TRIM AS SELECTED BY OWNER.	DWG.	No.	FILE NO):
(18) (19)	MAXIMUM BUILDING HEIGHT 35 FEET. FIELD VERIFY RIDGE HEIGHT PRIOR TO FRAMING. 6" 'AZEK' TRIM BOARD OR EQUAL AS SHOWN.		-1	21-0)85

DOCUMENTS PREPARED BY TEN10 ARCHITECTURE ARE INSTRUMENTS OF SERVICE FOR USE SOLELY ON THIS PROJECT ADDRESS. UNLESS PROVIDED IN WRITING & SIGNED BY BOTH PARTIES, TEN10 ARCHITECTURE SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND DESIGNS ARE NOT SUITABLE FOR REUSE BY OWNER OR OTHERS FOR ADDITIONS TO THIS PROJECT OR ANY OTHER PROJECT.	ANY REUSE WITHOUT WRITTEN RELEASE IS STRICTLY PROHIBITED.	© 20

	KAPNICK GLASSER RESIDENCE	27 EAST 37TH STREET LONG BEACH TOWNSHIP, NJ 08008 BLOCK: I5.I30 LOT: 5.02
	PROPOSED NEW RESIDENCE	EXTERIOR ELEVATIONS
34	TEN 10 ARCHITECTURE LLC.	Fight714 N. Main StreetManahawkin NJ, 08050609.549.0502Info@TenI0Arch.comwww.TenI0Arch.comCert.of Auth.# Ac-959ITECTURE
AT ALL AT ALL SIZE UM +25/- AT ALL TALL PER ADERS.	REVISION	T Daniel Paul Wheaton Registered Architect NJ 18946 Professional Planner 33L100644500 ARCHI
E-AD, DIATELY R MORE DM OF , TYP. DLYMPIC OWNER. D VERIFY N.	DRAWN: KA CHECKED DP DWG. N A-	DATE: 12-17-2021 D: W SCALE: 1/4"=1'-0" NO. FILE NO: 21-085





GARAGE ENCLOSED AREA = 247 S.F. FIELD COORDINATE LOCATION OF UTILITIES PROVIDE MIN 2 FLOOD VENTS ENTERING BUILDING. PROTECT WATER MAIN WITHIN INSULATED, FLOOD RESISTANT CRAWL SPACE = 922 S.F. ENCLOSURE TO PREVENT FREEZING PROVIDE MIN 5 FLOOD VENTS

PROVIDE 2 LAYERS OF 5/8" TYPE "X" FIRE CORE GYPSUM BOARD AT GARAGE CEILINGS PER FTO-I3

- 2x6 WOOD STUD WALL
- 2x4 WOOD STUD WALL
- 5/8" GYP. EACH SIDE OF ELEVATOR SHAFT PER I HR UL-U305 SHAFT WALL CONSTRUCTION BRACED WALL, SEE DETAIL SHEET FOR NAILING PATTERN





(1) First Floor Framing Plan / 1/4" = 1'-0"



GARAGE ENCLOSED AREA = 247 S.F. PROVIDE MIN 2 FLOOD VENTS CRAWL SPACE = 922 S.F. PROVIDE MIN 5 FLOOD VENTS

ENCLOSURE TO PREVENT FREEZING PROVIDE 2 LAYERS OF 5/8" TYPE "X" FIRE CORE GYPSUM BOARD AT GARAGE CEILINGS PER FTO-I3

FIELD COORDINATE LOCATION OF UTILITIES

ENTERING BUILDING. PROTECT WATER MAIN WITHIN INSULATED, FLOOD RESISTANT

- 2x6 WOOD STUD WALL
- 2x4 WOOD STUD WALL
 - 5/8" GYP. EACH SIDE OF ELEVATOR SHAFT PER I HR UL-U305 SHAFT WALL CONSTRUCTION
- BRACED WALL, SEE DETAIL SHEET FOR NAILING PATTERN
- PILE LEGEND: PILES SHALL BE DRIVEN TO DEVELOP A 10 TON CAPACITY. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. Ш $\overline{\mathbf{O}}$ ∞ - I0" Ø <u>PT</u> TIMBER PILE I5'-0" MIN. Z Ш EMBEDMENT. 0 ω SID EET NJ 08 5.02 IO" Ø <u>PT</u> TIMBER PILE, I5'-0" MIN. EMBEDMENT. CUT LOW FOR LOW F EMBEDMENT. CUT LOW FOR LOW FLOOR PLATFORM Ш I IO" Ø <u>PT</u> TIMBER PILE IO'-0" MIN. EMBEDMENT, SUPPORTINGPILE CAP. SEE SHEET D-I FOR MORE INFORMATION \mathcal{L} 37TH ST OWNSHII 130 Lo⁻ SHEET D-I FOR MORE INFORMATION \mathbf{C} SSE — I0" Ø <u>PT</u> FULL HEIGHT TO SECOND FLOOR TIMBER PILE 15'-0" MIN. EMBEDMENT, ${f G}$ 6" OFF FACE OF WALL μĔ 4 <u></u> CH SCH HOLDDOWN KEYNOTES: _ С Ш∢ HD PROVIDE 'SIMPSON' CMSTCI6 COIL STRAP WRAP 6" UNDER GIRDER & MIN. 24" UP STUD. 27 BE СK SEE SHEET D-I G FLOOR PLAN KEYNOTES: PNI ō 4" MIN. CONC. SLAB ON COMPACTED SOIL W/ 6x6 I0/I0 W.W.F. & 6 MIL VAPOR BARRIER LAPPED 12" TYP. \triangleleft 2 PT 2XI2 STRINGERS @ I2" O.C. W/ SST LSC ATTACH TO DECK. \leq 3 I2" WIDE x I2" DEEP CONCRETE PAD. PROVIDE "SIMPSON" CSI6 STRAP AT EACH STRINGER. 4 STEPS TO GRADE, 8" MAX RISE, 10" MIN. TREAD. ADJUST FINAL GRADE AS REQUIRED. I2" DIAMETER CONCRETE FOOTING.
 (SONOTUBE FORM OPTIONAL) 30" DEEP MIN. WITH PT 6x6. PROVIDE "SIMPSON" ABU66 BASE. ш 6 <u>PT</u> 2x LEDGER. SEE SHEET D-I. \mathbf{O} SMART VENT FLOOD VENT. LOCATEDOTTOM OF VENT 12" MAX. ABOVE GRADE. Ζ Ш PT 6x6 POST WITH PVC TRIM. PROVIDE SID *SIMPSON* CSI6 STRAP AT TWO FACES TOP AND BOTTOM, ATTACH TO FRAME. S 36" HIGH GUARDRAIL WITH LESS THAN 4" CLEAR BETWEEN BALUSTERS, TYP. STYLE AS SELECTED BY OWNER. GUARD RAILS Ш \mathcal{C} 9 SHALL BE CAPABLE OF RESISTING A CONCENTRATED LOAD OF 300 LBS/FT ALONG THE TOP RAILING AND A UNIFORM ATION \geq LOAD OF 100 LBS/ FT. INTERMEDIATE RAILS SHALL BE CAPABLE OF A HORIZONTAL CONCENTRATED LOAD OF 200 ш LBS/SQ. FT. Ζ ND/ 36" HIGH GRASPABLE HANDRAIL (10) \Box CLOTHES ROD & SHELF AT CLOSET, TYP. (\square) б Ш 5 SHELVES AT LINEN CLOSET & PANTRY, (12) TYP S LL ELECTRIC CLOTHES WASHER AND GAS DRYER. VENT DRYER TO EXTERIOR. PROVIDE PAN WITH DRAIN UNDER WASHER. Ο ОР TANKLESS GAS HOT WATER HEATER. VENT TO EXTERIOR. \mathbf{C} ቢ (15) ATTIC ACCESS. MIN. 22"x30" OPENING W/ MIN. 30" OF HEADROOM. (16) HVAC FIBERGLASS DECK OVER 1/2" AC PLYWOOD OVER 3/4" CDX T&G PLYWOOD. SLOPE TO DRAIN. (18) ELEVATOR EQUIPMENT PLATFORM. INSTALL EQUIPMENT MIN. BFE +2 FEET. SEE ELEVATIONS FOR MORE INFORMATION. STUD WALL: VA RATED CONSTRUCTION т # EXTERIOR WALL: 2x6 WOOD STUDS @ 16" O.C. WITH 1/2" AND SIDING AS SELECTED BY OWNER AT EXTERIOR; (I) LAYER 5/8" TYPE X" FIRE CORE GYPSUM BOARD, R-19 BATT INSULATION W/ VAPOR BARRIER. °− INTERIOR WALL: 2x4/2x6 WOOD STUDS @ 16" O.C. W/ (I) LAYER OF 5/8" TYPE "X" FIRE CORE GYPSUM BOARD EACH SIDE PER U-305 ASSEMBLY. Z Z GARAGE EXTERIOR: 2x4/2x6 PT WOOD STUDS @ 16" O.C., WITH 1/2" PLYWOOD SHEATHING (PT BELOW DFE), "TYVEK HOMEWRAP" (OR EQUAL) AND SIDING AS SELECTED BY OWNER AT EXTERIOR; FINISH AS SELECTED BY OWNER AT EXTERIOR. GARAGE INTERIOR: 2x4/2x6 WOOD STUDS (PT BELOW DFE) @ 16" O.C., "TYVEK HOMEWRAP" (OR EQUAL), WATER RESISTANT FINISH PER SPECS. ABOVE D.F.E. PROVIDE R-19 BATT INSULATION W/ VAPOR BARRIER AND (I) LAYER 5/8" TYPE "X" FIRE CORE GYPSUM BOAPD FACH SIDE шС BOARD EACH SIDE. FRAMING NOTES: A. SEE SPECIFICATIONS FOR ADDITIONAL FRAMING NOTES AND INFORMATION B. ALL PRE ENGINEERED LUMBER SHALL BE BY NORDIC, I-LEVEL BY WEYERHAUSER OR APPROVED. ALL BEAMS TO BE 2.0E OR BETTER. . PROVIDE MIN (2) 2x4 WOOD STUDS TO SOLID BEARING BENEATH ALL BEAMS UNLESS NOTED OTHERWISE IN THE DRAWINGS D. DOUBLE UP ALL FLOOR JOISTS UNDER WALLS, TUBS, ISLANDS AND APPLIANCES. E. ALL DIMENSIONS ARE TO ROUGH FRAMING. F. BLOCK ALL FLOOR JOISTS AT MID SPAN. G. ALL FRAMING BELOW DESIGN FLOOD ELEVATION SHALL BE PRESERVATIVE TREATED & CONFORM TO ASCE 24-05. REVISIONS: H. ALL STRUCTURE IS FOR THE FLOOR/ ROOF/ CEILING FRAMING ABOVE. HEADER SCHEDULE: 0' - 0" TO 4' - 6" = (2) 2" X 8" 4' - 6" TO 6' - 8" = (2) 2" X 10" 6' - 8" TO 10' - 0" = (2) 2" X 12" OR 3 1/2" X 9 1/4" LVL EXCEPT AS NOTED ON PLANS FOR SPECIAL CONDITIONS CONDITIONS. STAIR NOTES: A. STAIR SHALL BE MINIMUM 36" WIDE. STAIR LANDINGS SHALL BE MINIMUM 36" DEEP. B. ALL RISERS SHALL BE MAXIMUM 8 1/4". ALL TREADS SHALL BE 10" WITH I" NOSING UNLESS OTHERWISE NOTED. C. ADJACENT TREADS AND RISERS SHALL NOT VARY DATE: DRAWN: MORE THAN 3/16". TREADS AND RISERS SHALL NOT VARY MORE THAN 3/8" OVER THE ENTIRE STAIR. KAP 12-17-2021 D. 36" HIGH GUARDRAIL WITH LESS THAN 4" CLEAR BETWEEN BALUSTERS, TYP. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF AN OUTSIDE SCALE: CHECKED: DIAMETER OF AT LEAST I I/4" AND NOT GREATER |/4"=|'-0" DPW THAN 2" AND SHALL BE MOUNTED AT 34" TO 38" ABOVE TREAD NOSING. E. MIN. HEAD ROOM CLEARANCE SHALL BE 6'-8". Dwg. No. FILE NO: F. EXTERIOR STAIRS SHALL BE PRESSURE TREATED. G. ALL STAIRS TO HAVE CLOSED RISERS. 21-085 A-3





		2x6 WOOD STUD WALL
EZZ	77777	2x4 WOOD STUD WALL
		5/8" GYP. EACH SIDE OF ELEVATOR SHAFT PER I HR UL-U305 SHAFT WALL CONSTRUCTION
		BRACED WALL, SEE DETAIL SHEET FOR NAILING PATTERN



1 Third Floor Plan - Structure 1/4" = 1'-0"

COLLAR TIE NOTE: MINIMUM (6) IOD NAILS AT EACH ROOF RAFTER TO CEILING JOIST CONNECTION TYP.





	2x6 WOOD STUD WALL
	2x4 WOOD STUD WALL
	5/8" GYP. EACH SIDE OF ELEVATOR SHAFT PER I HR UL-U305 SHAFT WALL CONSTRUCTION
	BRACED WALL, SEE DETAIL SHEET FOR NAILING PATTERN





1 Roof Top Deck Plan └ 1/4" = 1'-0" · ROOF TOP DECK AREA : 878 SF

2x6 WOOD STUD WALL
2x4 WOOD STUD WALL
5/8" GYP. EACH SIDE OF ELEVATOR SHAFT PER I HR UL-U305 SHAFT WALL CONSTRUCTION
BRACED WALL, SEE DETAIL SHEET FOR NAILING PATTERN



PLUMBING NOTES

Clothes Washer

Utility Sink

- A. PLUMBING CONTRACTOR TO PROVIDE WASTE & SUPPLY WATER LINES TO BUILDING
- DEPARTMENT FOR APPROVAL. B. ALL WATER SUPPLY LINES TO BE "PEX" OR APPROVED.
- C. ALL WASTE AND VENT LINES TO BE ABS OR PVC TYPE PLASTICS
- D. INSULATE ALL WALLS AROUND TOILET (OPTIONAL)

- E. SEE SPECIFICATIONS FOR ADDITIONAL PLUMBING NOTES AND INFORMATION

- Plumbing Schedule Description H.W. C.W. S.S. VENT QTY. D.F.U. Comments Water Closet -- 1/2" 3" 2" 5 15 $\frac{1}{2}$ " $\frac{1}{2}$ Lavatory Tub / Shower $\frac{1}{2}$ " $\frac{1}{2}$ " 2" $1\frac{1}{2}$ " 4 8 Kitchen Sink 1/2" 1/2" 1/2" 1/2" 1/2" 1 3 Dish Washer

| ½" | ½" | 2" | 2" | 1 | 2

<u><u>1</u>/₂" <u>1</u>/₂" <u>1</u>/₂" <u>1</u> <u>1</u> <u>1</u></u>

PLUMBING SCHEDULE

HEADER STUD REQUIREMENTS AT EACH SIDE PER TABLES 602.7(1) & 602.7.5

HEADER STUD REQUIREMNTS

SCALE : N.T.S.

HEADER SPAN # FULL HT. STUDS # JACK STUDS

SCALE : N.T.S.

UNLESS OTHERWISE NOTED ON PLANS

WALL SHEATHING - BUILDING WIDTH

ALONG EACH WALL LINE

FRONT / REAR WALLS

WALL SHEATHING - BUILDING DEPTH

METHOD; WIND LOAD ANALYSIS

MIN. TOTAL LENGTH OF BRACED WALL

MIN. TOTAL LENGTH OF BRACED WALL

35 Total

3RD FL.: 12 FT TOTAL LENGTH REQUIRED

18 FT WALL PROVIDED

2ND FL.: 24 FT TOTAL LENGTH REQUIRED

29 FT WALL PROVIDED

IST FL.: 38 FT TOTAL LENGTH REQUIRED

INCLUDING INTERIOR BRACED WALLS

38 FT WALL PROVIDED

3RD FL .: 15 FT TOTAL LENGTH REQUIRED

18 FT WALL PROVIDED

- - ROOF ASSEMBLY:
 - 30 YEAR COMPOSITION FIBERGLASS ASPHALT SHINGLE
 - 30# FELT BUILDING PAPER - 1/2" EXT. GRADE PLYWOOD SHEATHING - PROVIDE A FIBERGLASS DRIP EDGE & FLASHING AT ROOF/DECK CONNECTION

 - EAVE ASSEMBLY
 - ALUMINUM GUTTER - CONT. ALUM. DRIP EDGE
 - 2x FASCIA BOARD W/ ALUMINUM WRAP
 - 2x4 SOFFIT OUTLOOKER @ 16"O.C. - VENTED VINYL SOFFIT VENT W/ INSECT SCREEN
 - EXTERIOR WALL ASSEMBLY:
 - | hr U326 - SIDING AS SELECTED BY OWNER
 - 30# FELT (OR EQUAL)

 - TAPE ALL JOINTS AND WINDOWS - 1/2" EXT. GRADE PLYWOOD SHEATHING
 - 2x6 WOOD STUDS @ 16" O.C.
 - R-19 KRAFT FACED BATT INSULATION - ⁵/₈" TYPE "X" RATED GYPSUM BOARD

 - LAP PLYWOOD OVER RIM, UP & DOWN -STUDS MINIMUM 18". PROVIDE 8D @ 3" O.C. AT ALL EDGES & FEILD. PROVIDE 8D COMMON NAILS @ 6" 0.C. UPPER & LOWER $\frac{1}{3}$ OF RIM.
 - EXTERIOR WALL ASSEMBLY
 - I HR U326 - SIDING AS SELECTED BY OWNER
 - 30# FELT (OR EQUAL) TAPE ALL JOINTS AND WINDOWS
 - 1/2" EXT. GRADE PLYWOOD SHEATHING
 - 2x6 WOOD STUDS @ 16" O.C. - R-19 KRAFT FACED BATT INSULATION
 - 5/8" TYPE "X" RATED GYPSUM BOARD

LAP PLYWOOD OVER RIM, UP & DOWN -STUDS MINIMUM 18". PROVIDE 8D @ 3" O.C. AT ALL EDGES & FEILD. PROVIDE 8D COMMON NAILS @ 6" O.C. UPPER & LOWER 1/3 OF RIM.

EXTERIOR WALL ASSEMBLY: I HR U326

- SIDING AS SELECTED BY OWNER - 30# FELT (OR EQUAL)
- TAPE ALL JOINTS AND WINDOWS
- 1/2" EXT. GRADE PLYWOOD SHEATHING - 2x6 WOOD STUDS @ 16" O.C.
- R-19 KRAFT FACED BATT INSULATION - 5/8" TYPE "X" RATED GYPSUM BOARD

LAP PLYWOOD OVER RIM AND UP -STUDS MINIMUM 18". PROVIDE 8D NAILS @ 3" O.C. AT ALL EDGES & UP EACH STUD. PROVIDE 8D COMMON NAILS @ 6" O.C. UPPER & LOWER ½ OF RIM.

(2) 3/4" Ø GALV. THRU -BOLTS AT EACH BEAM TO PILE CONNECTION.

- DO NOT NOTCH PILE GREATER THAN 50%.
- SKIRT WALL ASSEMBLY: - APPLIED STONE SIDING AS SELECTED BY OWNER - 1/2" CEMENT BOARD PANEL
- 30# FELT (OR EQUAL) - 2x4 PT WOOD STUDS @ 16" O.C.

APPROXIMATE GRADE

ALL OTHER FASTENING IN ACCORDANCE WITH IRC TABLE R 602.3(I) "FASTENING SCHEDULE" EXTERIOR WALL SHEATHING NAILING SCHEDULE SCALE : N.T.S.

FASTEN SHEATHING TO HEADER W/ 8D COMMON NAILS IN 3" GRID PATTERN. PANEL SPLICES

- ALONG EACH WALL LINE 2ND FL.: 27 FT TOTAL LENGTH REQUIRED 33 FT WALL PROVIDED METHOD; WIND LOAD ANALYSIS IST FL.: 40 FT TOTAL LENGTH REQUIRED 42 FT WALL PROVIDED SIDE WALLS WIND BRACING ANALYSIS JSCALE : N.T.S. <mark>┤╸╺├╼╶╾┤╸╺├╼╶╾┤╸╺├╼╶╾┤╸┥╸┲┤╸<mark>┥╸</mark>┥╸<mark>┥╸╶┤╸</mark>┥╸╺╎╼╶╾┤╸╸╎╼╶╴╴╸┥╸╺╎╼╶╶┤╸╺╎╴╸╎╸╺╎╴ ┥╸╺┝═╴╾┥┫┍╒╸┶┑╸┍═╺┑╸╺╒═╶┱┥╺┍═╶┱╴╸┍╪╺┿┥╸╵╒═╺┱╸╺╒╸┱┥┫┍═╶┱╸╸┍</mark> • • • • • • • • • | • | ____ • | • • • • ¦ **•** <mark>↓ ↓</mark> | • |**•**|•| ● NOTES • . • • • • • **'**●|●' • • • • • • . .
- TYPICAL PANEL EDGE 2x WOOD BLOCKING @____ BRACED & NARROW WALL SECTIONS - I/2" STRUCTURAL SHEATHING 2x WOOD STUD
- WALL SHEATHING NAILING PATTERN:
- PROVIDE 8D COMMON NAILS: 6" O.C. EDGE NAILING & 12" O.C. FIELD NAILING 2. SHEATHING SHALL BE NAILED DIRECTLY TO WALL STUDS.
- 3. PANEL EDGES INCLUDE AROUND WINDOW AND DOOR OPENINGS 4. MINIMUM PENETRATION OF I $\frac{3}{4}$ " INTO LUMBER SUB-STRAIGHT.
- SPECIAL NAILING PATTERN AT WALL/FLOOR & WALL/CEILING/ROOF CONNECTIONS. SEE TYPICAL WALL SECTION FOR MORE INFORMATION.
- BRACED WALL NAILING PATTERN:
- PROVIDE 8D COMMON NAILS: 3" O.C. EDGE NAILING & 3" O.C. FIELD NAILING 2. SHEATHING SHALL BE NAILED DIRECTLY TO WALL STUDS AND BLOCKING.
- 3. PANEL EDGES INCLUDE BLOCKING & AROUND WINDOW AND DOOR OPENINGS. 4. MINIMUM PENETRATION OF I $\frac{3}{4}$ " INTO LUMBER SUB-STRAIGHT.

STUDS @ PERIMETER OF NARROW WALL SECTION AS NOTED:

A. 8' HIGH WALLS 26" WIDE OR LESS

B. 9' HIGH WALLS 27" WIDE OR LESS

SHALL OCCUR WITHIN 24" OF MID-HEIGHT.

NOTE:

NARROW WALL SHEATHING NAILING PATTERN: PROVIDE (2) ROWS OF 8D COMMON NAILS @ 3" O.C. STAGGERED W/ MINIMUM (2) FULL HEIGHT



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KAPNICK GLASSER RESIDENCE	27 EAST 37TH STREET LONG BEACH TOWNSHIP, NJ, 08008 BLOCK: 15.130 LOT: 5.02
PROPOSED NEW RESIDENCE	DETAILS SHEET
TEN 10 ARCHITECTURE LLC.	DANIEL PAUL WHEATON REGISTERED ARCHITECT NJ 18946 DR 609.549.0502 INFO@TENIOARCH.COM WWW.TENIOARCH.COM CERT.OF AUTH.# AC-959
REVISION DRAWN: DP1 CHECKED DP1 Dwg. N D-	S: W DATE: 12-23-2021 SCALE: W SCALE: AS NOTED IO. FILE NO: 21-085





1 First Floor Plan - Electrical 1/4" = 1'-0"



2 Second Floor Plan - Electrical 1/4" = 1'-0"





1 Third Floor Plan - Electrical 1/4" = 1'-0"





2 Roof Top Deck Plan - Electrical 1/4" = 1'-0"



