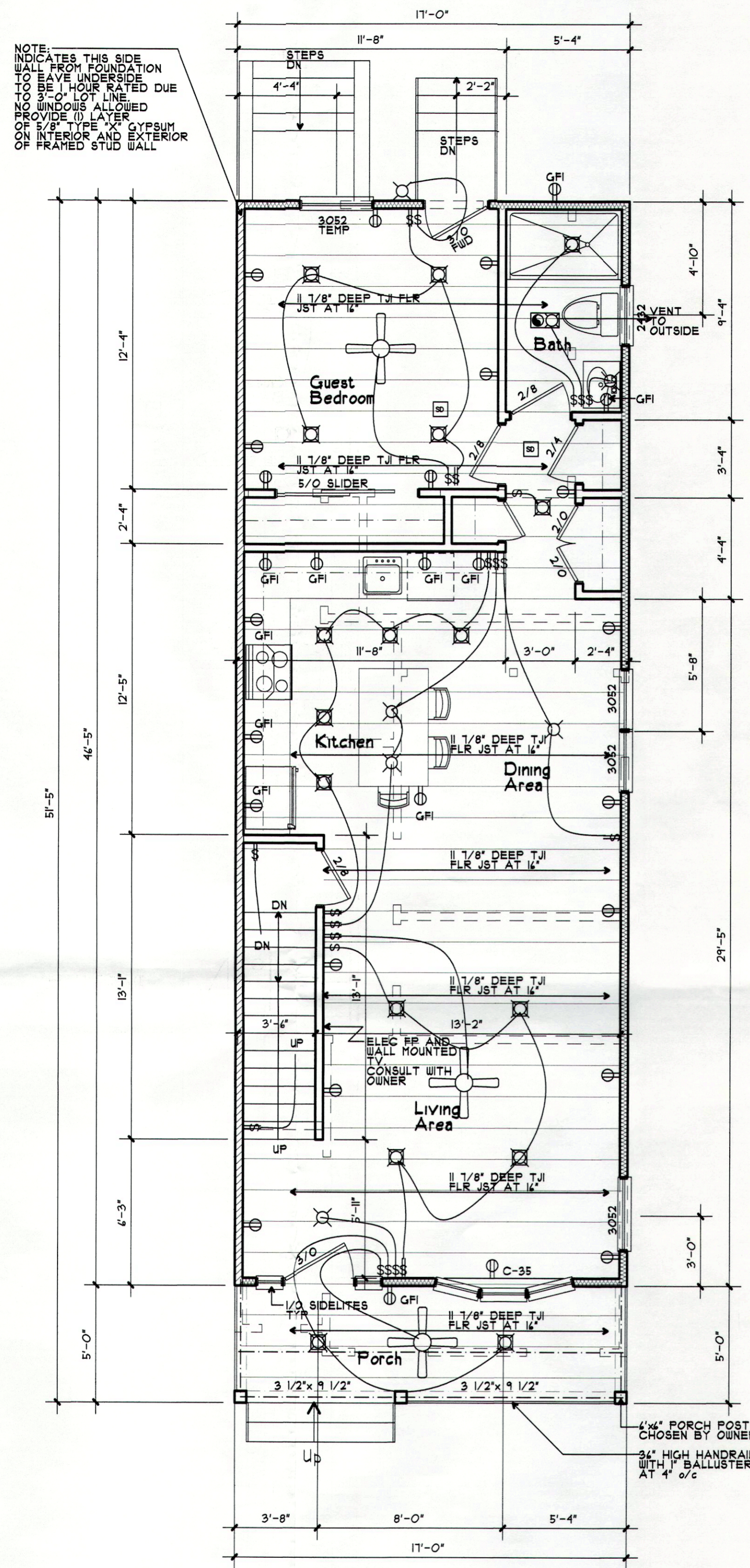


FOUNDATION/BASEMENT & MAIN LEVEL FRAMING PLAN

- NOTES:
- STEP FOOTINGS AS REQUIRED TO MAINTAIN A MINIMUM DEPTH OF FOUNDATION OF 3'-0" BELOW FINISH GRADE.
 - FURNISH AND INSTALL FOUNDATIONS FOR ALL EXTERIOR STEPS SHOWN ON THE DRAWINGS, TO A MINIMUM DEPTH OF 3'-0" BELOW FINISH GRADE.
 - FILL CMU VOIDS SOLID WITH MORTAR BENEATH ALL BEARING POINTS, TO A MINIMUM WIDTH OF ONE FOOT (1'-0") TO EITHER SIDE OF THE BEARING POINT.
 - PROVIDE BEAM POCKETS IN THE FOUNDATION WALL WHEREVER REQUIRED. MAINTAIN A MINIMUM TWO-INCH (2") CLEARANCE BETWEEN WOOD AND MASONRY. ALL BEAMS SHALL REST ON A TREATED WOOD BLOCK, LEVELED AND GROUTED INTO PLACE, WITH THE GRAIN PERPENDICULAR TO THE LOAD, AND HAVING A MINIMUM CROSS-SECTIONAL AREA OF 4" X 4" OR 4" X THE WIDTH OF THE BEAM SUPPORTED, WHICHEVER IS GREATER.
 - ALL INTERIOR BEARING WALLS OVER 8'-0" TALL SHALL BE CONSTRUCTED OF 2 X 4 @ 16" O.C., OR OF 2 X 4 @ 14" O.C. WITH TWO ROWS OF SOLID CATS EQUALLY SPACED.
 - ALL BEAMS SHALL BE (2) 1 3/4" X 1 1/4" M.L. UNLESS OTHERWISE NOTED.
 - ALL FLOOR JOIST SHALL BE 1 1/8" DEEP TJI SERIES 540 AT 16" O.C. U.N.O.
 - FURNISH AND INSTALL BRIDGING OR SOLID BLOCKING @ 8'-0" O.C. MAX. SPACING.
 - HVAC EQUIPMENT AND HOT WATER HEATER SHALL BE LOCATED IN THE FIELD. INSTALLATION SHALL BE COORDINATED BY THE CONTRACTOR.



MAIN LEVEL FLOOR PLAN

- NOTES:
- ROOM SIZES SHOWN ARE APPROXIMATE. REFER TO DIMENSION STRINGS FOR ACTUAL CONSTRUCTION DIMENSIONS.
 - ALL FLOOR JOIST SHALL BE 1 1/8" TJI SERIES 540 AT 16" O/C
 - FURNISH AND INSTALL BRIDGING AT CENTERLINE OF ALL JOIST SPANS.
 - ALL LOAD-BEARING HEADERS SHALL BE (2) 2 X 10 UNLESS OTHERWISE NOTED.
 - WINDOW SIZES SHOWN INDICATE NOMINAL UNIT SIZES. A UNIT LABELED 2449 INDICATES A UNIT SIZE OF 2'-4" WIDTH BY 4'-9" HEIGHT.
 - DOOR SIZES SHOWN INDICATE NOMINAL DOOR SIZE (NOT INCLUDING FRAME) A DOOR LABELED 2848 INDICATES A DOOR SIZE OF 2'-8" WIDTH BY 4'-8" HEIGHT.

BUILDING DATA

THESE DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE N.J. EDITION, USE GROUP R-5 CONSTRUCTION TYPE 5B.

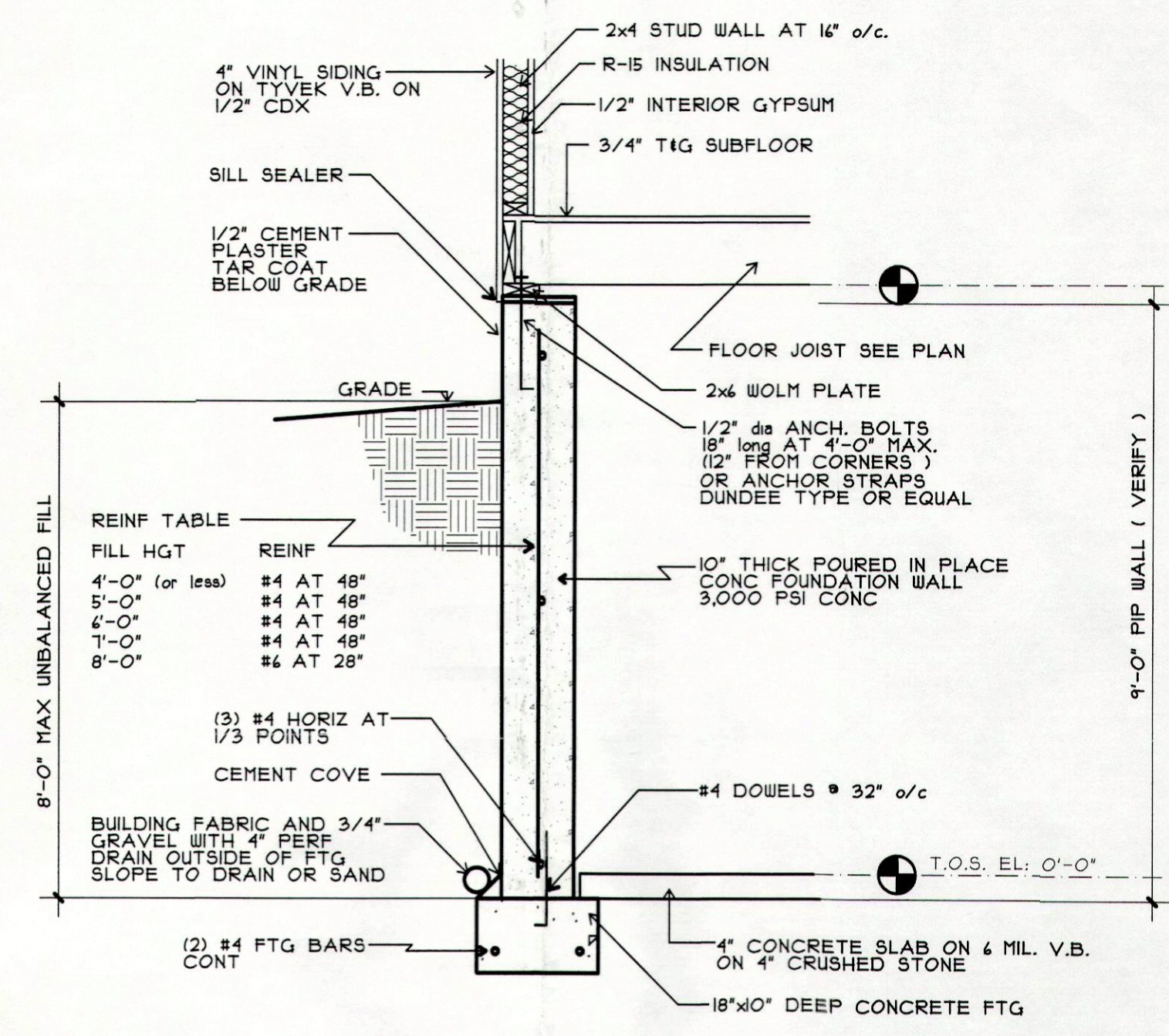
DESIGN LOADS:
 MAIN LEVEL: 40 PSF
 UPPER LEVEL: 30 PSF
 ATTIC: 20 PSF
 PARTITION: 10 PSF
 ROOF: 30 PSF

BUILDING AREA:
 MAIN LEVEL: 789 sq.ft.
 UPPER LEVEL: 836 sq.ft.
 TOTAL LIVING AREA: 1,625 sq.ft.

TOTAL VOL.: 40,411 cu.ft.

KITCHEN EXHAUST HOOD NOTE:
 IF MICROWAVE OR EXHAUST HOOD IS ABOVE THE RANGE AND IF THE MICROWAVE OR EXHAUST HOOD IS MORE THAN 400 CFMS A MAKE-UP AIR SYSTEM IS REQUIRED AND TWO COPIES OF MANUFACTURERS INSTALLATION INSTRUCTIONS MUST BE PROVIDED TO TOWNSHIP

TYP. BASEMENT SECTION



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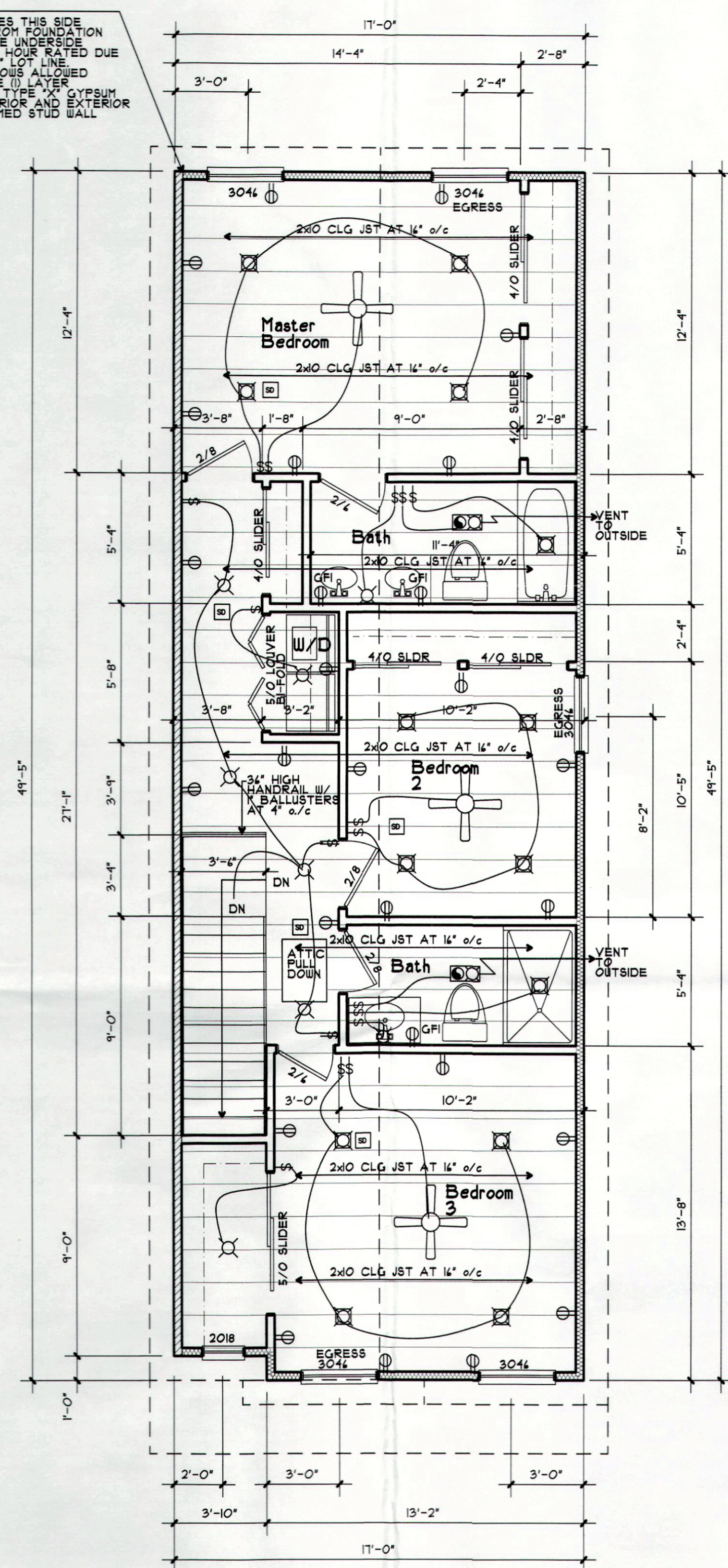
ELECTRICAL KEY	
⊞	SINGLE POLE SWITCH
⊞	3-WAY SWITCH
⊞	DUPLEX OUTLET
⊞	1/2 SWITCHED OUTLET
⊞	WEATHER-PROOF OUTLET
⊞	GROUND FAULT INTERRUPT
⊞	FLOOR OUTLET
⊞	PULL CHAIN FIXTURE
⊞	RECESSED CEILING FIXTURE
⊞	EXHAUST FAN/LIGHT
⊞	SMOKE DETECTOR (SEE NOTE)
⊞	CARBON MONOXIDE DETECTOR
⊞	WALL MOUNTED FIXTURE
⊞	CEILING MOUNTED FIXTURE
⊞	CEILING FAN

FRAMING KEY	
—	NEW PARTITION
—	EXISTING PARTITION
----	WALL ABOVE
----	WALL TO BE DEMOLISHED
----	HEADER OR BEAM
←→	FLOOR OR CEILING JOIST
→	ROOF RAFTER
□	POINT LOAD ABOVE
■	LOAD BEARING POST
○	LALLY COLUMN & FOOTING

FRAMING PLANS	
PROJECT :	NEW RESIDENCE FOR: PESCE
508 1/2 MCCABE AVE	
BRADLEY BEACH NEW JERSEY	
SUBMISSION :	
DATE	10-18-22
SCALE	AS NOTED
DRWN BY	C.C.P.
CHKD BY	P.J.R.
JOB NO	222-899
DRWG NO	1 of 3

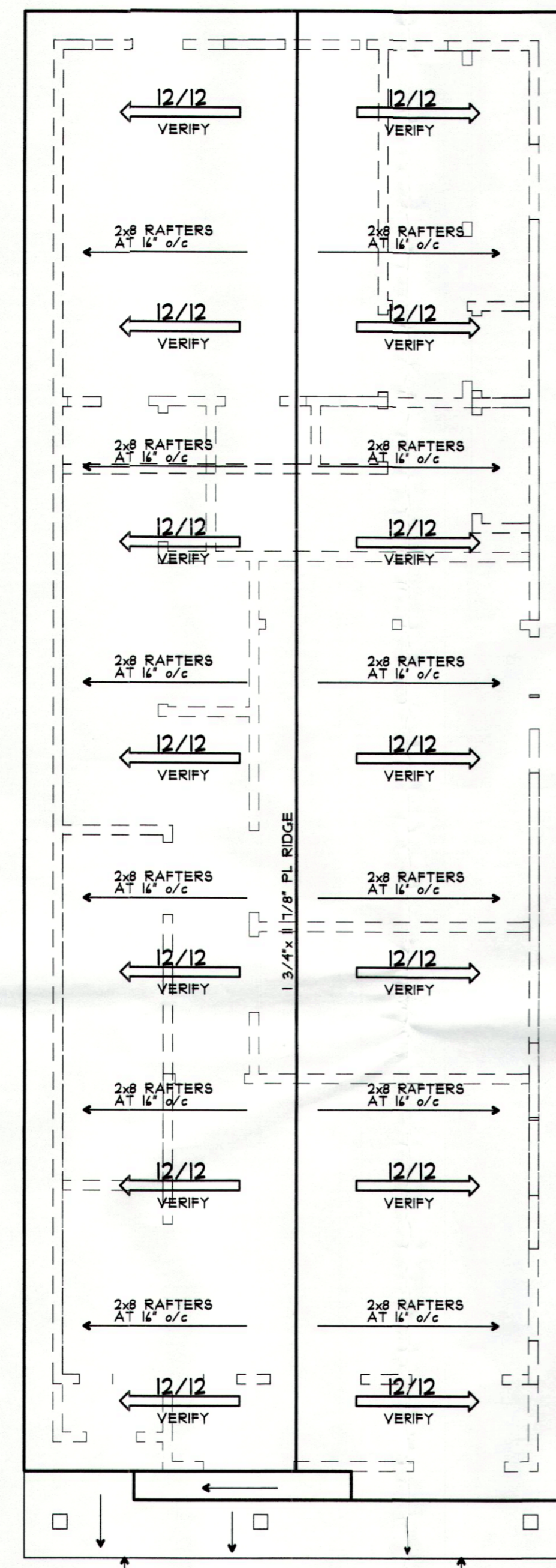
A-1

NOTE:
INDICATES THIS SIDE
WALL FROM FOUNDATION
TO HAVE INCREASED
TO BE 1 HOUR RATED DUE
TO 3'-0" LOT LINE
NO WINDOWS ALLOWED
PROVIDE 10 LATER
ON 5/8" TYPE GYPSUM
INTERIOR AND EXTERIOR
FRAMED STUD WALL



UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

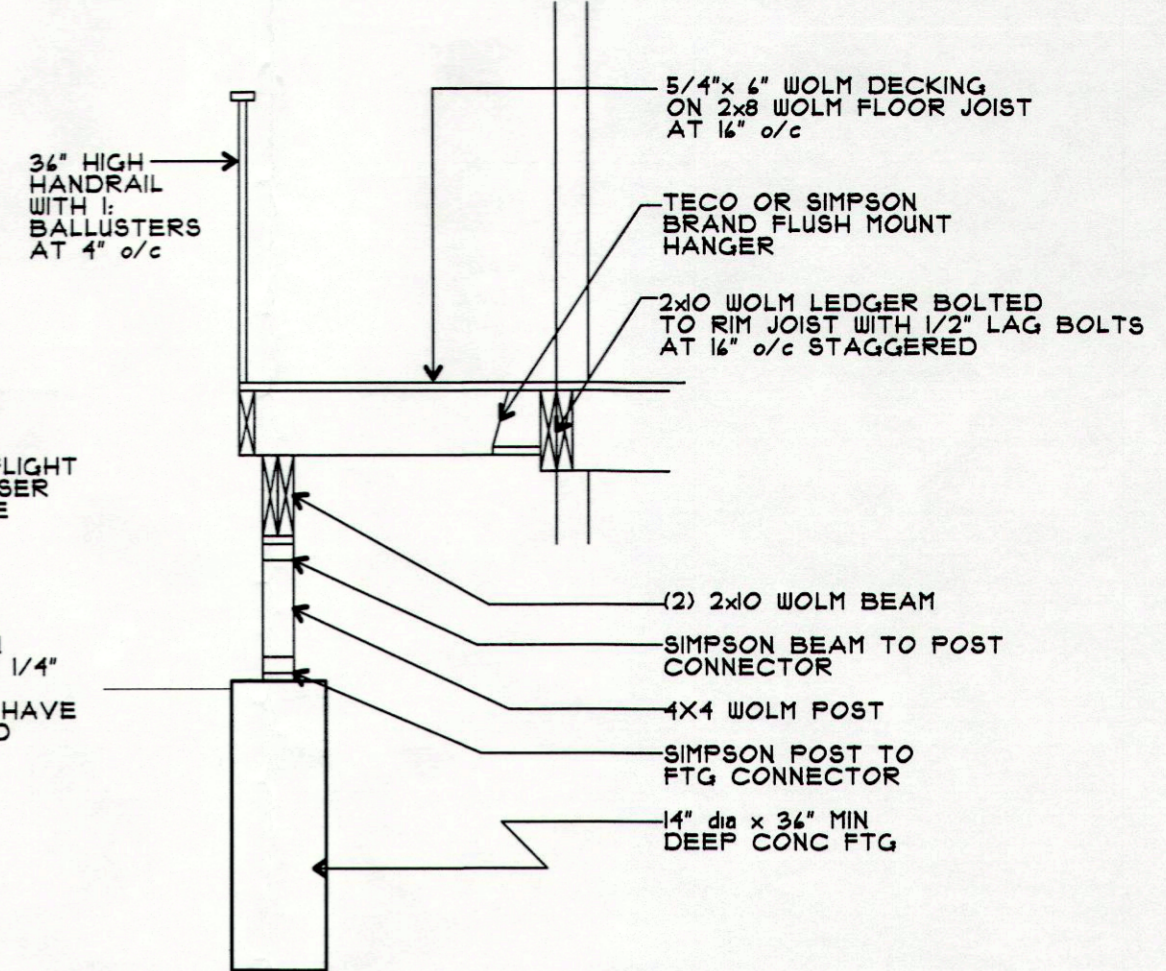
- NOTES:
- ROOM SIZES SHOWN ARE APPROXIMATE. REFER TO DIMENSION STRINGS FOR ACTUAL ROOM DIMENSIONS.
 - ALL CEILING JOISTS SHALL BE 2 X 10 @ 16" O.C. UNLESS OTHERWISE NOTED.
 - FURNISH AND INSTALL BRIDGING AT CENTERLINE OF ALL JOIST SPANS.
 - ALL LOAD-BEARING HEADERS SHALL BE (2) 2 X 10 UNLESS OTHERWISE NOTED.
 - ALL ROOF RAFTERS SHALL BE 2 X 8 @ 16" O.C. UNLESS OTHERWISE NOTED. ALL ROOF RAFTERS AT INSULATED CATHEDRAL CEILINGS SHALL BE 2 X 10 @ 16" O.C. UNLESS OTHERWISE NOTED.
 - WINDOW SIZES SHOWN INDICATE NOMINAL UNIT SIZES. A UNIT LABELED 2449 INDICATES A UNIT SIZE OF 2'-4" WIDTH BY 4'-9" HEIGHT.
 - ALL WINDOWS LABELED "EGRESS WINDOW" SHALL HAVE A NET CLEAR OPENING HEIGHT, WIDTH AND AREA AS REQUIRED BY CODE FOR EMERGENCY EGRESS.
 - DOOR SIZES SHOWN INDICATE NOMINAL DOOR SIZE (NOT INCLUDING FRAME) A DOOR LABELED 2848 INDICATES A DOOR SIZE OF 2'-8" WIDTH BY 4'-8" HEIGHT.



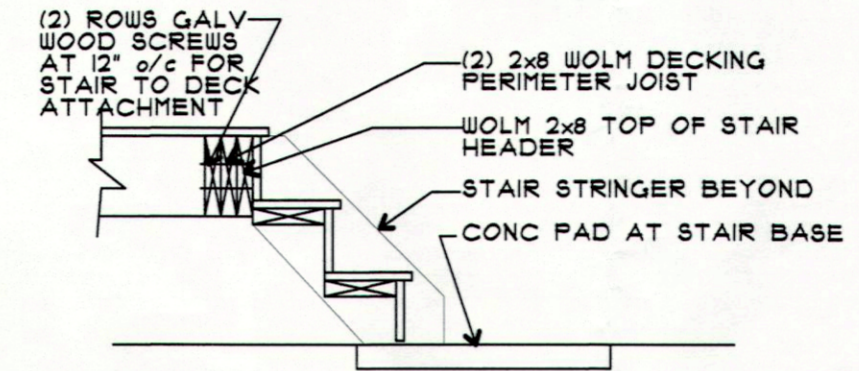
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
- ALL ROOF RAFTERS SHALL BE 2 X 8 @ 16" O.C. UNLESS OTHERWISE NOTED. ALL ROOF RAFTERS AT INSULATED CATHEDRAL CEILINGS SHALL BE 2 X 10 @ 16" O.C. UNLESS OTHERWISE NOTED.
 - SEE ELEVATIONS FOR GUTTER AND LEADER LOCATIONS.
 - ALL ROOF PITCHES TO BE 4:12 UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROOF FITCH PRIOR TO CONSTRUCTION.

HANDRAIL NOTES:
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR TERMINATE AT NEUEL POST OR SAFETY REMINALS.
HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIA OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 4 1/4" WITH A MAXIMUM

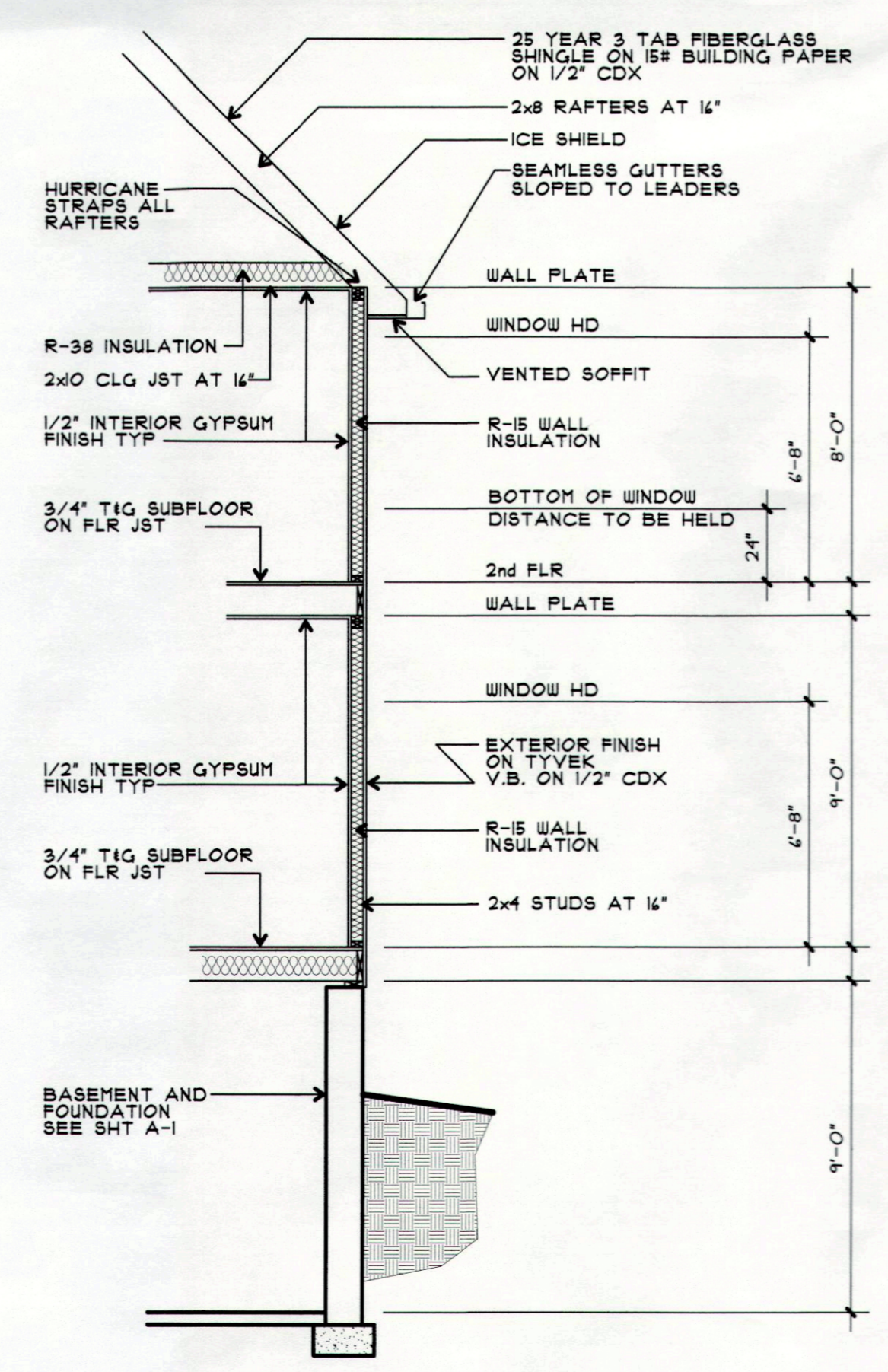


REAR LANDING SECTION



DECK STAIR ATTACHMENT

NOTE:
PROVIDE 2x4 COLLAR TIES AT 16" o/c ALL RAFTERS ALONG WITH ATTIC CLG JST STRONG-BACKS AT 1/3 CLG JST SPAN LOCATIONS



TYP. WALL SECTION

ELECTRICAL KEY

- ⊞ SINGLE POLE SWITCH
- ⊞ 3-WAY SWITCH
- ⊞ DUPLEX OUTLET
- ⊞ 1/2 SWITCHED OUTLET
- ⊞ WP WEATHER-PROOF OUTLET
- ⊞ GFI GROUND FAULT INTERRUPT
- ⊞ FLOOR OUTLET
- ⊞ PC PULL CHAIN FIXTURE
- ⊞ RC RECESSED CEILING FIXTURE
- ⊞ EF EXHAUST FAN/LIGHT
- ⊞ SD SMOKE DETECTOR (SEE NOTE)
- ⊞ CD CARBON MONOXIDE DETECTOR
- ⊞ MF WALL MOUNTED FIXTURE
- ⊞ CF CEILING MOUNTED FIXTURE
- ⊞ CF CEILING FAN

NOTE: ALL SMOKE DETECTORS SHALL BE INTERWIRED SUCH THAT ACTUATION OF ONE ALARM SHALL ACTUATE ALL ALARMS, AND SHALL BE INSTALLED WITH FULL BATTERY BACKUP.

FRAMING KEY

- ▬ NEW PARTITION
- ▬ EXISTING PARTITION
- ⋯ WALL ABOVE
- ⋯ WALL TO BE DEMOLISHED
- ⋯ HEADER OR BEAM
- ← FLOOR OR CEILING JOIST
- ROOF RAFTER
- PL POINT LOAD ABOVE
- LOAD BEARING POST
- ⊞ LALLY COLUMN & FOOTING

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FRAMING PLANS

PROJECT :
NEW RESIDENCE
FOR:
PESCE

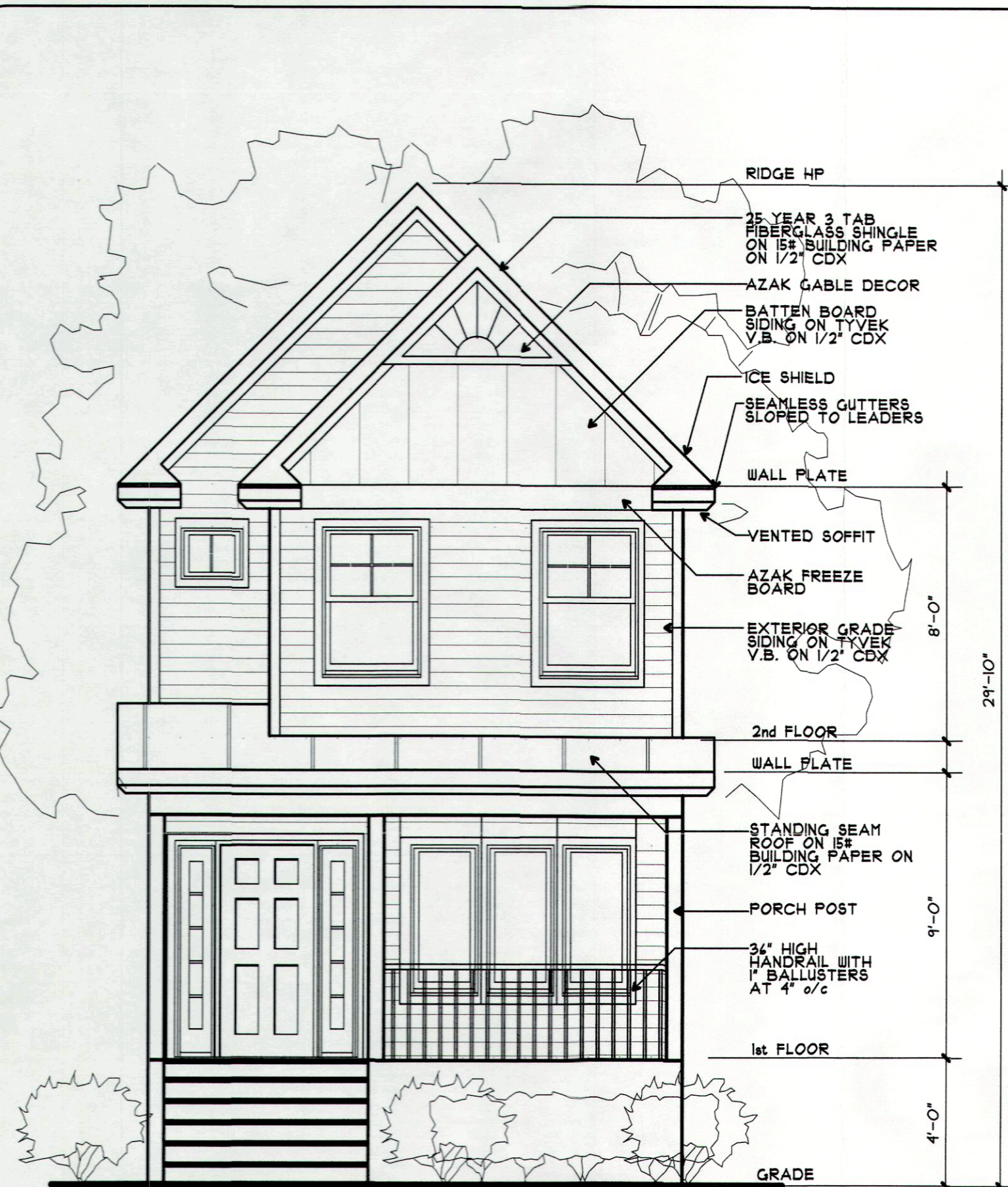
508 1/2
MCCABE AVE

BRADLEY BEACH
NEW JERSEY

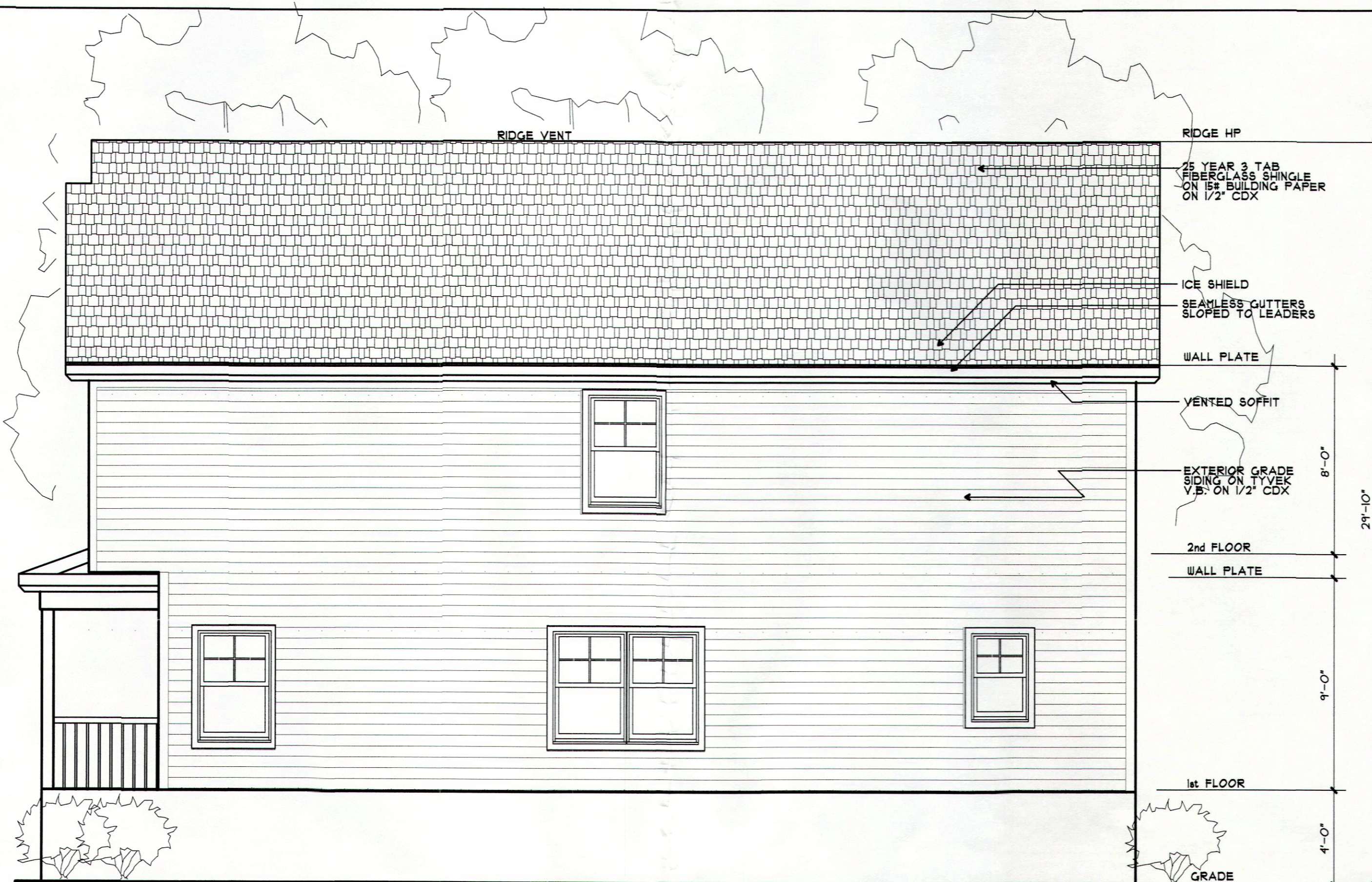
SUBMISSION :

DATE	REVISIONS	BY	CHKD
DATE	10-18-22		
SCALE	AS NOTED		
DRWN BY	C.C.P.		
CHKD BY	P.J.R.		
JOB NO	222-899		
DRWG NO	2 of 3		

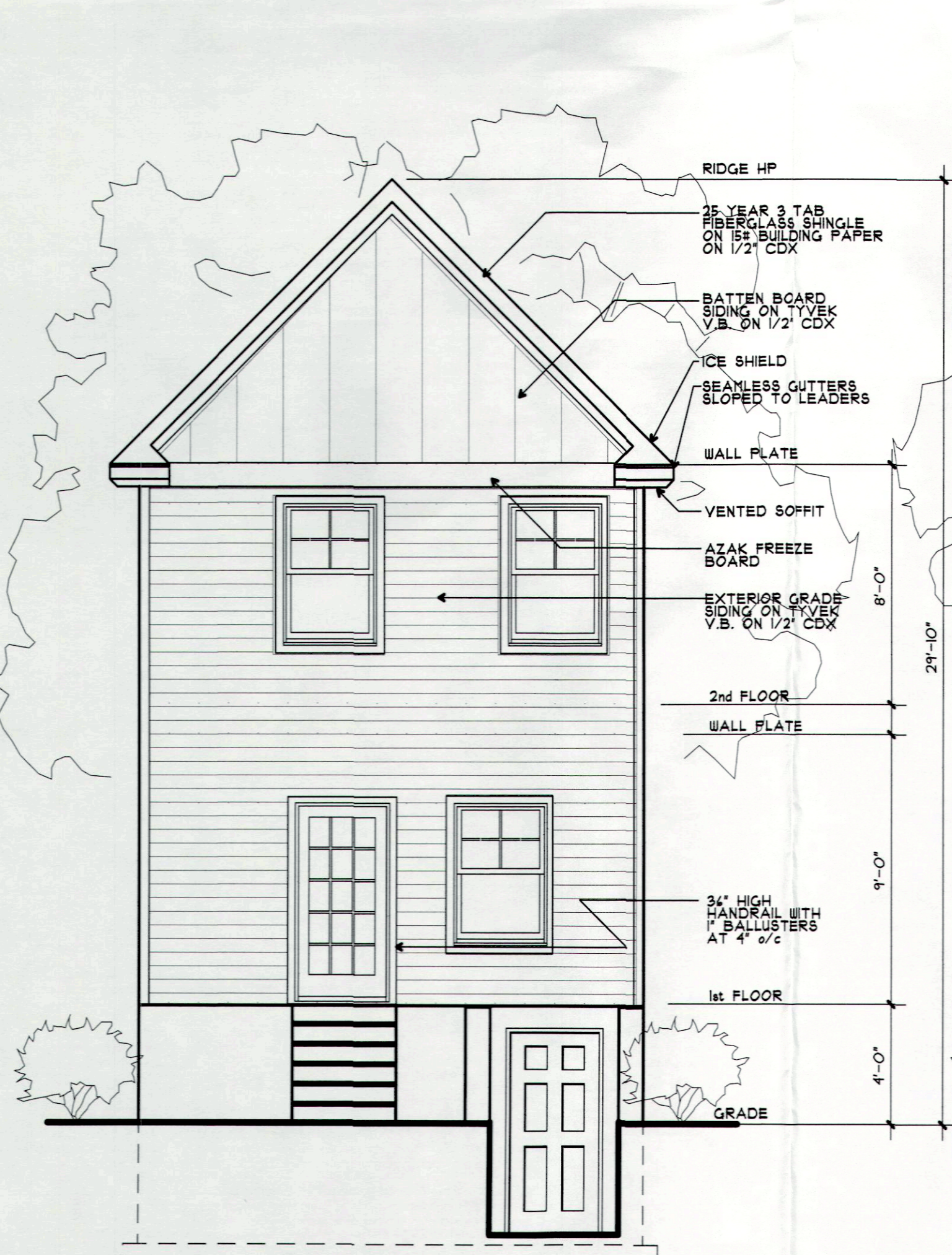
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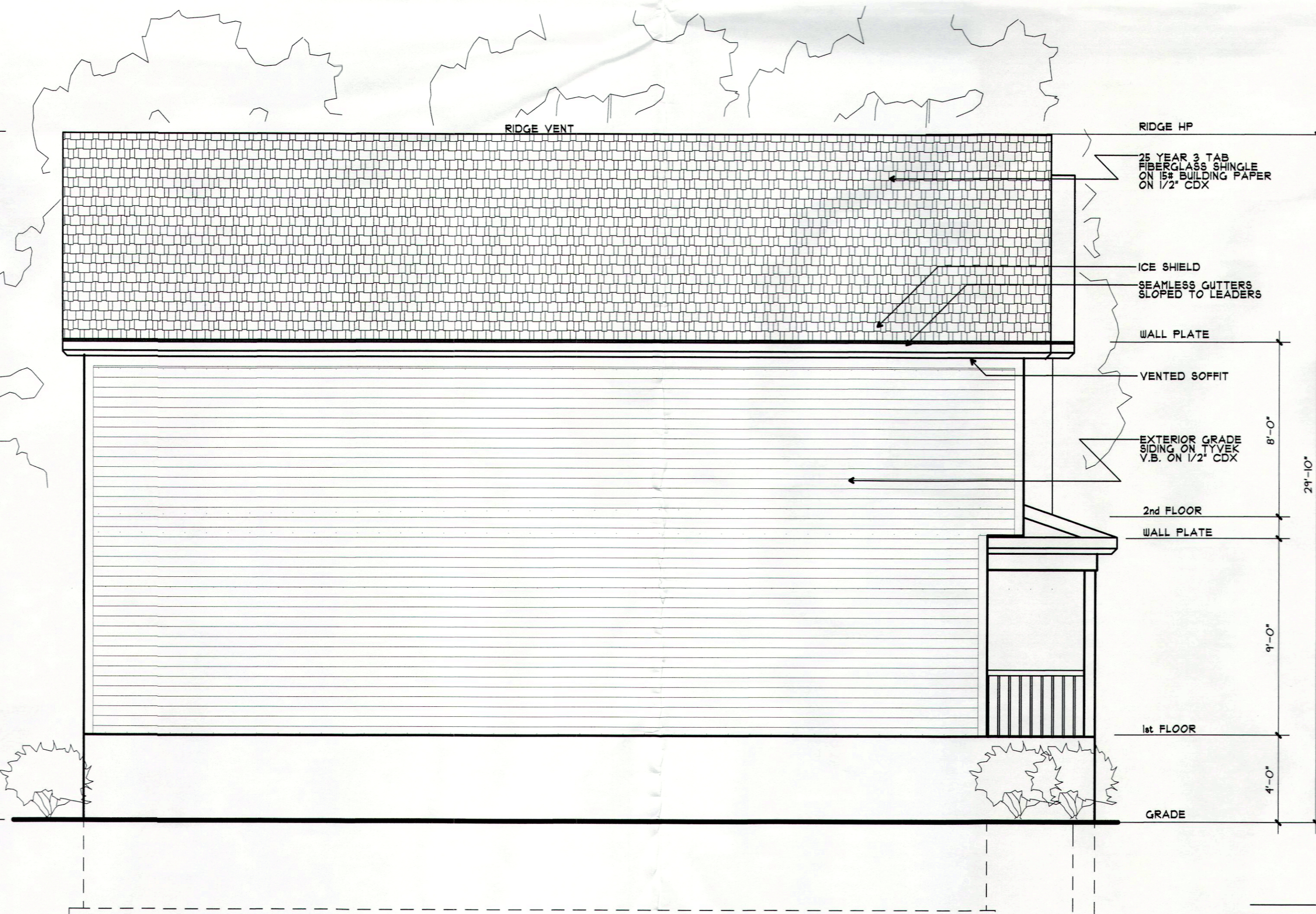
FRONT ELEVATION



SIDE ELEVATION



REAR ELEV



SIDE ELEVATION

DIVISION 3 CONCRETE

3.1 GENERAL:
ALL CONCRETE WORK SHALL CONFORM TO THE LATEST ACI -318 AND ACI-301 STANDARDS

3.2 MATERIAL
PORTLAND CEMENT
GRADED AGGREGATE
NATURAL CLEAN SAND

3.3 FOOTINGS
FOOTING SHALL REST ON UNDISTURBED SOIL ALLOWABLE SOIL BEARING PRESSURE SHALL BE 3.0 KSF
CONCRETE SHALL BE 2500 PSI REGULAR STONE AGGREGATE
ALL FOOTINGS SHALL BE SET 3'-0" MIN BELOW GRADE

3.4 SLAB ON GRADE
CONCRETE SHALL BE 3500 PSI REGULAR STONE AGGREGATE

DIVISION 4 MASONRY

4.1 FOUNDATION WALLS
PROVIDE NOMINAL 8"Hx4"Lx2"W AND 8" WIDE CONCRETE LOAD BEARING MASONRY UNITS AS SHOWN ON DRAWINGS
MORTAR SHALL BE TYPE "S"
ALL JOINTS SHALL BE 3/8" TOOLED CONCAVE
CEMENT FINISH ON EXTERIOR SIDE OF WALL

DIVISION 4 WOOD

4.1 ROUGH CARPENTRY
ALL FRAMING SHALL BE DOUGLAS FIR No. 2 OR BETTER WITH THE FOLLOWING DESIGN VALUES:

HORIZ SHEAR	Fu = 95 PSI
COMP PERR TO GRAIN	Fc = 425 PSI
COMP PARR TO GRAIN	Fc = 1050 PSI
MODULUS OF ELASTICITY	E = 1,600,000 PSI

MICROLAM OR PARRALAM BEAMS SHALL BE DOUGLAS FIR VENEER GLUE LUMBER BY TRUSS JOIST CORP. OR EQUAL WITH THE FOLLOWING DESIGN VALUES.

STRESS IN BENDING	Fb = 2800 PSI
TENSION PARR TO GRAIN	Ft = 1850 PSI
COMP PARR TO GRAIN	Fc = 500 PSI
COMP PERR TO GRAIN	Fc = 2100 PSI
HORIZ SHEAR	Fv = 285 PSI
MODULUS OF ELASTICITY	E = 2,000,000 PSI

2x4 AND 2x6 STUDS SHALL BE CONSTRUCTION GRADE
DECKS AND RAILINGS SHALL BE CONSTRUCTED OF GALVANIZED LUMBER AS INDICATED ON DRAWINGS
SUBFLOORING SHALL BE 3/4" TIG O.S.B. OR EQUAL
FRAMING CONNECTORS AND SUPPORTS SHALL BE TECO OR EQUAL
ALL STUDS JOISTS AND RAFTERS SHALL BE 16" o/c U.N.O.
ALL TRUSSES SHALL BE 24" o/c U.N.O.
PROVIDE BLOCKING AND BRIDGING WHERE REQUIRED BY GOOD PRACTICE AND CODE
INSTALL ALL TJI PRODUCTS AS PER MANUFACTURERS SPEC'S
INSTALL SOLID BLOCKING ABOVE ALL GIRDERS.

4.2 FINISH
INTERIOR TRIM TO BE PINE
INTERIOR STAIRS TO BE PINE RISERS AND TREADS
PROVIDE 1" WOOD SHELF AND 1" CLOTHES POLE IN EAL CLOSET
ALL FIXTURES ARE TO BE INSTALLED AS PER MANUF. SPEC'S AND PER CODE.
VERIFY LOCATION OF FLOORING FINISHES PRIOR TO INSTALLING
NOTE: ALL AREAS THAT WILL RECEIVE TILE FINISH SHALL HAVE 1 LAYER TILE MUD COAT INSTALLED ALONG WITH TILE MASTIC

4.4 WINDOWS AND DOORS
WINDOWS SHOWN ARE ANDERSEN DESIGNATED (ALTERNATE MAY BE USED)
WINDOW AND DOOR SIZES AS PER SHEETS A-1, A-2, A-3.

4.5 EXTERIOR FINISH
VINYL TYPE SIDING (STYLE AND COLOR DETERMINED BY BUILDER)
ROOFING SHINGLES TO BE 25 YEAR 3 TAB FIBERGLASS OR ASPHALTIC.
EXTERIOR FRIEZE BOARD, FYPON, SHUTTERS TO BE INSTALLED AS PER MANUF. SPEC'S

DIVISION 1 THERMAL AND MOISTURE PROTECTION

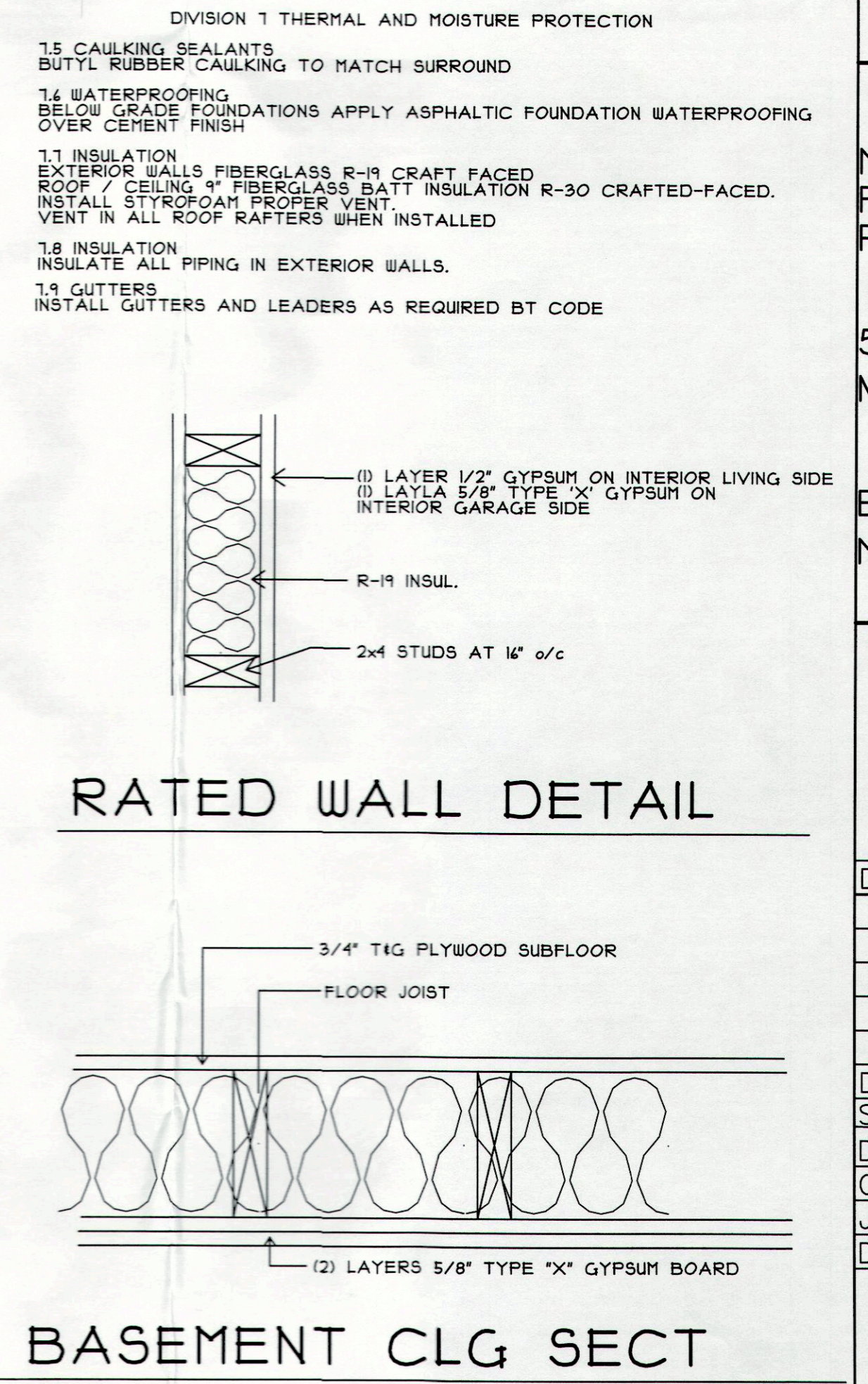
1.5 CAULKING SEALANTS
BUTYL RUBBER CAULKING TO MATCH SURROUND

1.4 WATERPROOFING
BELOW GRADE FOUNDATIONS APPLY ASPHALTIC FOUNDATION WATERPROOFING OVER CEMENT FINISH

1.1 INSULATION
EXTERIOR WALLS FIBERGLASS R-19 CRAFT FACED
ROOF / CEILING 4" FIBERGLASS BATT INSULATION R-30 CRAFTED-FACED.
INSTALL STYROFOAM PROPER VENT
VENT IN ALL ROOF RAFTERS WHEN INSTALLED

1.8 INSULATION
INSULATE ALL PIPING IN EXTERIOR WALLS.

1.9 GUTTERS
INSTALL GUTTERS AND LEADERS AS REQUIRED BY CODE



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EXTERIOR ELEV'S
PROJECT :
NEW RESIDENCE FOR:
PESCE
508 1/2 MCCABE AVE
BRADLEY BEACH NEW JERSEY

SUBMISSION :

DATE	REVISIONS	BY	CHKD

DATE	10-18-22
SCALE	AS NOTED
DRWN BY	C.C.P.
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JOB NO	222-899
DRWG NO	3 of 3