

electrical general notes:

1. All electrical work to be installed in accordance with the latest edition of the National Electrical Code and any other governing parties having jurisdiction.
2. All electrical materials and equipment for this project shall be new and approved by Underwriters Laboratory (UL) or any other nationally recognized testing agency unless noted otherwise on drawings.
3. All necessary permits, inspections and licenses shall be produced and all fees paid by the contractor. Submit to the owner duplicate certificates of inspection from the approved inspection agency.
4. Upon completion of the work, the entire wiring system shall be free from grounds, short circuits, opens, overloads and improper voltages.
5. Prior to final acceptance of the work, a written statement shall be submitted to the owner guaranteeing all equipment and systems against defective material and workmanship for one (1) year from the date of acceptance. Upon notice all defective equipment, materials and systems shall be promptly repaired at no expense to the owner.
6. This set of drawings is diagrammatic in nature and indicates the general arrangement of the various systems and approximate locations of the equipment. It shall be the responsibility of the contractor to determine that there is adequate space at the locations indicated for all equipment prior to installation of same. The contractor shall be responsible to verify all dimensions in the field, prior to the commencement of construction.
7. The electrical contractor shall secure shop drawings from other contractors and verify exact electrical characteristics of equipment to be wired prior to rough-in. If discrepancies are noted between the electrical contract drawings and other contractor shop drawings, the electrical contractor is to notify the architect/ designer at once. Failure to perform this duty will not relieve the electrical contractor of the responsibility to correct wiring deficiencies at no expense to the owner.
8. All devices or equipment shown in symbol form shall be wired to its respective panel.
9. Feeder and branch circuit wiring shall be copper, 600 volt conductor insulation type THHN. The minimum size 600 volt conductor shall be #12 AWG for power and lighting branch circuit wiring. The minimum size conduit shall be 3/ 4" dia. All circuit wiring sizes larger than #10 AWG shall be stranded and smaller conductors shall be solid. Branch circuits 100 to 200 feet in length utilizing #12 AWG wire shall be increased to #10 AWG to the center of the circuit load and #12 wire remaining devices beyond the load center.
10. All interior wiring shall be installed in electrical metallic tubing or metal clad cable and concealed in walls or in hung ceiling space. Where wiring cannot be concealed in finished areas, it shall be run exposed in a neat manner via surface raceway. Minimum conduit size shall be 3/ 4" U.N.D..
11. All wiring, connections and devices shall be provided to comply with the grounding requirements of the National Electrical Code and the drawings unless noted otherwise. All exposed non-current carrying electrical equipment metallic parts, raceway systems and wiring system grounding conductors system shall be grounded.
12. Provide a separate, green-colored, insulated equipment grounding conductor within each feeder and branch circuit raceway. This conductor shall be separate from the electrical system neutral conductor. Terminate each end of this grounding conductor on a U.L. listed lug, bus or bushing. The grounding conductor size shall be in accordance with NEC, Table 250-95.
13. Thermal overload protection shall be in compliance with motor manufacturer's specifications.
14. All cutting and patching required for the electrical work shall be the responsibility of the electrical contractor.
15. Panel board directories shall be typed, and updated indicating new circuiting and device description as shown on drawings.
16. All demolished materials and trash shall be carefully removed from the premises by the most direct path. Any damage incurred by the removal process shall be repaired to match the surrounding work and left in satisfactory condition. All areas shall be cleaned of all dirt and debris resulting from proposed work.
17. All holes or voids created to route conduit or metal clad cable through fire rated floors and walls shall be sealed with an intumescent material capable of expanding up to 8 to 10 times when exposed to a temperature of 250 degrees Fahrenheit and above. Acceptable sealing material such as 3M Fire Barrier Caulk, Putty, strip and sheet from shall have I.C.B.O. approved rating of 3 hours per ASTM E-814 (UL-1479) .
18. A set of "As-Built" drawings on reproducible sepia mylars shall be supplied to the owner at the project completion.
19. The electrical work relating to the project is shown. Other existing electrical and systems components have been left off the drawing for clarity.
20. All Equipment, devices and circuits shall be labeled according to the owners requirements.
21. Two or three pole circuit breakers shall be common trip type. Single pole breakers with upked handle will NOT be permitted.
22. The electrical contractor shall NOT utilize a "COMMON NEUTRAL" on multiple branch circuits. Each such circuit shall be run with its "OWN DEDICATED NEUTRAL WIRE".
23. System cable located above accessible ceilings shall be independently supported from the structure. Cables shall not be laid on ceiling panels.
24. All low voltage system cable shall be plenum rated or run in conduit, to conform to National Electrical Code, Article 300-22.
26. Where conduit runs cross structural expansion joints, liquid-tight flexible metal conduit shall be used to transitional conduit system from one structural section to the other.
27. The electrical contractor shall label with permanent marker all junction boxes and receptacle outlet boxes with circuit number and panel identification.
28. Where circuit breakers or fuses are applied in compliance with the series combination ratings marked on the equipment by the manufacturer, the equipment enclosure(s) shall be legibly marked in the field to indicate the equipment has been applied with a series combination device rating. The marking shall be readily visible and conform to Article 110-22 of the latest adopted edition of the National Electrical Code.
29. The placement of lighting fixtures, receptacles, Etc. in mechanical and plumbing equipment rooms shall be coordinated with the mechanical and plumbing equipment.
30. Provide necessary common grounds between the electrical and telephone service and underground metallic piping, conduit and water pipes where more than one source is used.
31. Contractor to provide receptacles to match plugs furnished with equipment.
32. Lighting and power branch circuit panel boards for 120/ 208 volts service shall be bolt-on circuit breaker type equipped with quick-make, quick-break, trip indicating, molded case, thermal-magnetic circuit breakers.
33. All lighting and power panels shall have their tops at 6'-6" above finished floor.
34. Panel boards shall be dead-front, safety-type and shall contain main lug ratings, branch circuit breakers, spaces and buses as indicated on the drawings.
35. Panel boards shall be suitable for flush mounting or surface mounted installation as required.
36. Electrical contractor shall locate lighting fixtures to suit structural and architectural conditions in those rooms where beams, dropped soffits, access panels or similar obstructions require a change in the lighting fixture layout.
37. Electrical contractor to install crawl space lighting w/ switch located at access door in basement. Provide a duplex outlet on dedicated circuit.

General Notes

all construction shall be in accordance with the 2021 IRC, and shall comply with all applicable codes, regulations and ordinances. all dimensions and conditions at the job site shall be verified prior to beginning the project or related work. report any discrepancies immediately to the architect; do not proceed with the work without a resolution to the discrepancy.

all contractors shall be qualified to undertake the work for which they are contracted. licenses shall be required for all trades where appropriate.

all materials and equipment shall be installed in conformance with the manufacturers' recommendations and in a quality workmanship manner.

all substitutions and/ or changes affecting the design of this project shall be made subject to architect's and owner's approvals. architect is not responsible for changes made without approval, or work performed that is not in accordance with these drawings.

a.i.a. document a201 (1987 edition) "general conditions of the contract for construction" will serve as a reference guideline for the general contractor. the scope of work is limited to those areas and limits as delineated on the drawings. a complete project is the intent of these documents. supply all appropriate accessories, equipment, labor, etc., as may be required to accomplish a complete project as documented or as may reasonably be inferred as a part of a complete project whether or not such components are specifically shown on these documents.

shop drawings and/ or samples shall be submitted to the architect for approval as required, substitutions are not allowed unless approved by the owner and architect and subject to other provisions of these notes and drawings.

S.

HVAC Notes: Dual Zone

hvac work shall conform with national mechanical code, local code, latest edition.

hvac contractor shall provide all component parts as required to balance the completed system (dampers, scoops, splitters, turning vanes, shut off and balance dampers, valves and access panels.

equipment that can move or vibrate shall be supported by vibration pad so as to negate transmission and vibration of any part of the structure.

hvac contractor shall provide complete ac system including wiring, transformers, required for controls, motors, starters, wiring, etc.

hvac contractor shall provide all access panels, cutting and patching as required.

hvac contractor shall provide, install and extend condensate drain lines from hvac units to drains as required or spill on grade where directed by owner.

Plumbing Notes

all plumbing work shall be installed to conform with national plumbing code, local code, latest edition.

domestic piping shall be "c" copper above grade, type "k" copper below grade. all optional abs (pvc pipe) to conform with code. vent pipe to be cast iron where located near living areas.

plumbing contractor shall obtain and pay all plumbing permits and commitments.

plumbing contractor shall do all required excavating, backfill and patching for complete plumbing system.

access panels for plumbing, valves, and cleanouts, shall be provided and installed by the plumbing contractor.

the drawings show scope only and must be considered diagrammatic as to the general requirements. it shall be the contractor's responsibility to visit the site and incorporate all site conditions into his bid proposal to accomplish the intent of the contract drawings.

cleanouts shall be easily accessible and installed at the base of each vertical stack 50 ft on center and at each change of direction greater than 45 feet.

Drawing Notes

dimensions are to rough face of masonry and structural lumber unless indicated otherwise.

details and sections on the drawing are shown at specific locations, but are intended to be "typical" where like conditions occur. the contractor must make adjustments to accommodate minor variations.

all components of construction not specifically called for or detailed on the drawings (such as blocking, fire stopping, sills, plates, sleepers, bulkheads, anchors, ties, fasteners, flashing, misc. trim, etc.,) but are required, necessary, and considered good practice for construction

Construction Notes

contractor shall be responsible for the integrity of the existing structure during the construction period and shall take all necessary measures to prevent any damage to the structure, its occupants and its contents.

leave the construction site in a safe and secure condition at the end of each work day. remove all debris and rubbish from the site at finish of project or when it becomes excessive. protect all stored equipment and materials from weather and vandalism. provide security fencing at contractor's option.

contractor shall be responsible for restoration of all damaged piping, equipment, wiring, walks, lawns, etc., caused by his workers or subcontractors during execution of this contract.

provide temporary stabilization of soil on site and adjacent to the work area. provide clean fill, topsoil, fertilizer, seeding and mulching for the regraded areas.

protect all service lines, utilities, trees, shrubs, etc., scheduled to remain on the site. coordinate changes to utilities with utility companies.

excavate to depth required. avoid over-excavation. no loose backfill is allowed at foundations and slabs.

all framing lumber to be minimum #2 structural grade hem - fir with a repetitive value of fb - 1150 psi and e= 1.4x10⁶. plates, blocking, nailers, etc shall be utility grade. rough carpentry shall comply with american lumber standards for softwood framing. moisture content shall be 19% or less at time of installation. do not use wet or warped lumber. structural wood exposed to weather shall be preservative-treated. provide simpson or teco tube hangers to support all superimposed loads.

double wall studs at all headers and beam bearing points. a minimum of 3-1/ 2" support shall be provided for all items to be anchored or hung on stud walls.

paint grade running trim: sup clear c or better grade with a minimum of knots, cupping and warp. knots are to be sealed with a mixture of zinc oxide and linseed oil.

all exterior joints at doors, utility penetrations, at meeting walls, floors, roofs and sill plates to be caulked or sealed. all areas of air infiltration to be sealed and insulated, except where ventilation is desired.

all building insulation shall comply with u.l. 25 specifications.

provide flashing where concrete comes in contact with wood framing, wall flashing, base, cap, thru-wall and/ or counter flashing, etc., to be provided as required to prevent the entrance of water or moisture.

provide ventilation as indicated using continuous soffit vents on two sides. install insect screening at all vents. all interior finishes shall have an approved flame spread rating of 25 or less and smoke generation factor of 450 or less.

paint all exterior woodwork with primer and two coats finish semi-gloss exterior alkylid paint. backprime exterior woodwork.

finish interior wood trim with primer and two coats latex paint. tape, spackle and sand qwb walls and ceiling.

finish with sealer and primer and two coats latex flat paint.

electrical information is diagrammatic; builder is to provide additional design information for those subcode permits.

all piping and conduits shall be concealed within walls and/ or ceilings in all finished areas, where applicable.

provide electrical power rough-in and lighting control wiring and devices as required.

Stair Notes

minimum treads = 9"

maximum riser = 8-1/ 4"

all stairs minimum width = 36"

minimum headroom clearance = 6'-8"

stair handrails to be 34" to 36" in height

measured above nosing of treads. install in stairs or steps w/ 3 or more risers.

quadrails = minimum height to be 36" above finish floor of porches, balconies or raised surfaces located above finished floor or grade intermediate rails shall not pass an object 4" or more in diameter

stair stringers to be 3- 2x10 unless noted otherwise

R311.7.8.2 Continuity

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 shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 11/ 2 inches (38 mm) between the wall and the handrails

Exceptions:

Handrails shall be permitted to be interrupted by a newel post at the turn.

The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

Glazing

All glazing shall be protected as per the International Residential Building Code 2018 Section R308. DP 50 or better.

Andersen windows or equal.

All windows flashed top and bottom and caulked.

At least one bedroom window shall exceed 5.7 sq ft net egress area with a clear width of 20" and clear height of 24" per code with max sill height of 44" above finished floor.

All windows with a window sill height of 60" above grade must be 24" above finished floor, unless a window guard is provided.

Tempered Safety Glazing

Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.

All windows in stairwells to be tempered glazing

Lin

New Duplex Residence

Block 53 Lot 1
5201 Atlantic Avenue
Ventnor City, New Jersey

CODE SUMMARY

2021 IRC CODE NJ EDITION
2021 NATIONAL STANDARD PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
USE: GROUP R-5 RESIDENTIAL USE
CONSTRUCTION TYPE 5a

LIST OF DRAWINGS

A1- COVER SHEET,
A2- SITE LOCATION PLAN
A3- FOUNDATION PLAN
A4- GROUND FLOOR PLAN
A5- FIRST FLOOR PLAN, SECOND FLOOR PLAN
A6- THIRD FLOOR PLAN, ROOF PLAN
A7- EXTERIOR ELEVATIONS
A8- EXTERIOR ELEVATIONS
A9- FRAMING PLANS
A10-FRAMING PLANS
A11- WALL SECTION, NOTES
M1- MECHANICAL PLANS
P1- PLUMBING DIAGRAMS

PARTITION LEGEND

 NEW CONSTRUCTION

Building Characteristics

FLOOR	AREA	VOLUME
First Floor	1,663	14,967
Second Floor	1,663	14,967
Third Floor	685	5,480
Total Area	4,011	
Total Volume		35,414



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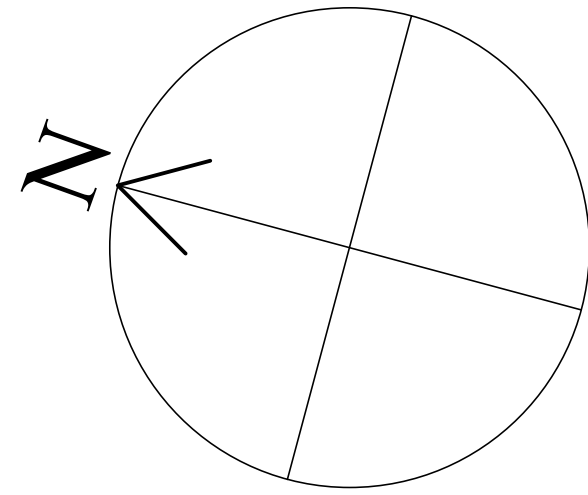
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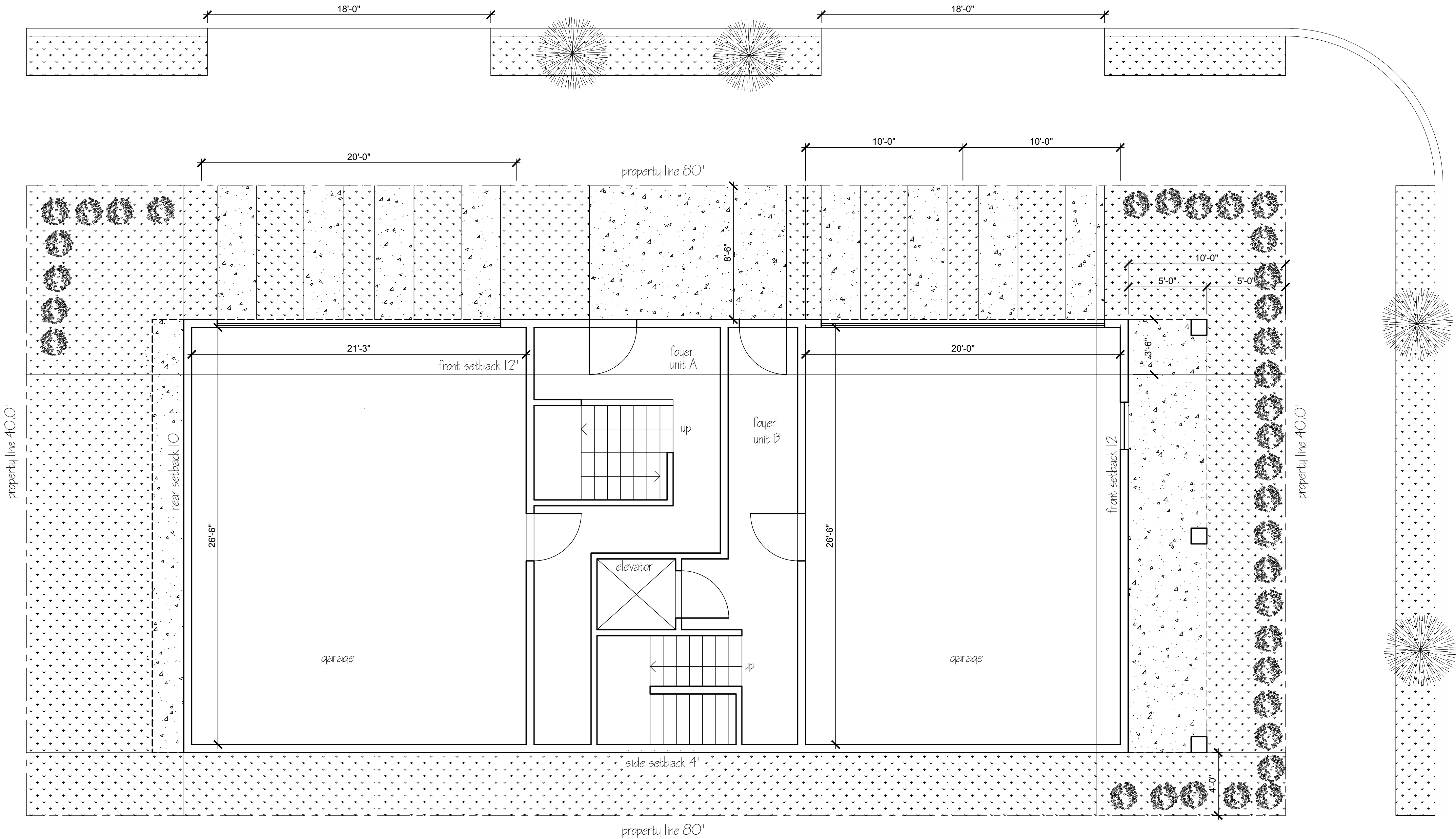
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-  day lilies: 2 gals
-  arborvitae: 3 1/2 ft
-  pfitzer junipers: 18 - 24 inches (3 gal)
-  blue girl holly: 18 - 24 inches
-  Cleveland select pear 3 1/2" caliper
2 trees

Survey by
Arthur Ponzio Co.
Engineers Surveyors Planners
400 N. Dover Avenue
Atlantic City, New Jersey
02/ 28/ 2024

5201 Atlantic Avenue	RR-2 Residential Zone	Block 53 Lot 1		
min lot area	3,600 SF	3,200 SF	3,200 SF	Variance-ENC
min lot width	50'	40.0'	40.0'	Variance-ENC
min lot depth	62.5'	80.0'	80.0'	
building coverage	50% (1,600 SF)	----	53.2% (1,705 SF)	Variance
lot coverage	75% (2,400 SF)	----	66.0% (2,114 SF)	
front yard setback: Atlantic Ave	12'	----	10.0'	Variance
front yard setback decks: Atlantic Ave	7'	----	5.0'	Variance
front yard setback: Frankfort Ave	12'	----	8.5'	Variance
side yard setback	4'	----	4'	
rear yard setback	10'	----	8' first, second floors	Variance
max building height	35'	----	32'	
min roof pitch	5 on 12 min	----	5 on 12	
parking	4 bedrooms 2 cars		2 cars	2 cars each unit



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



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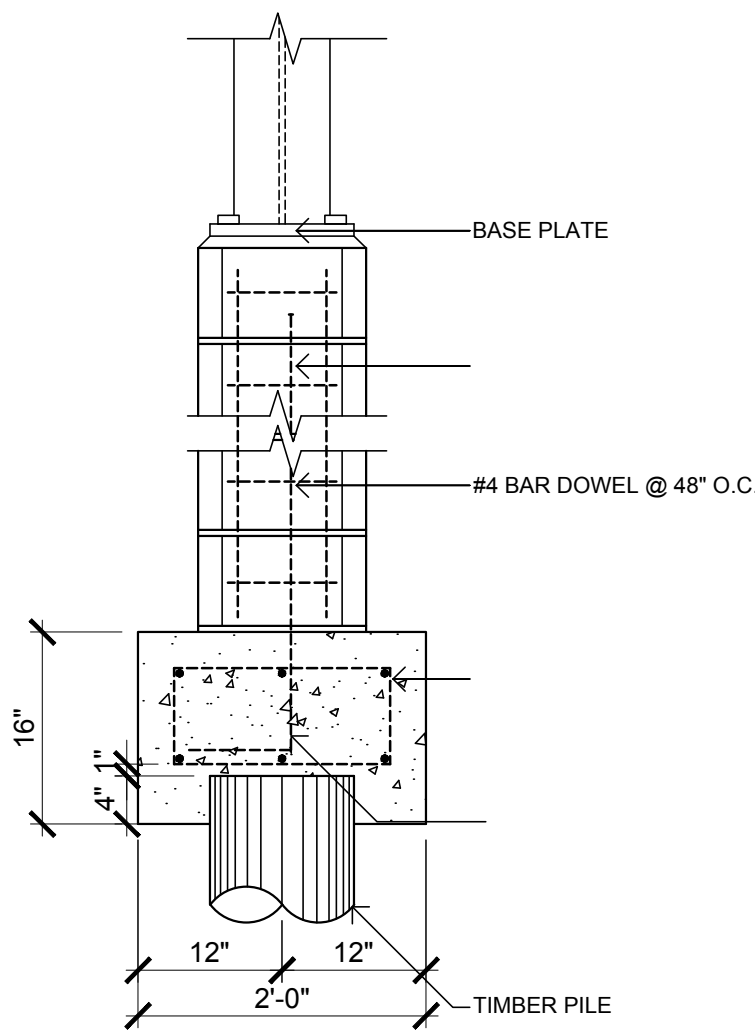
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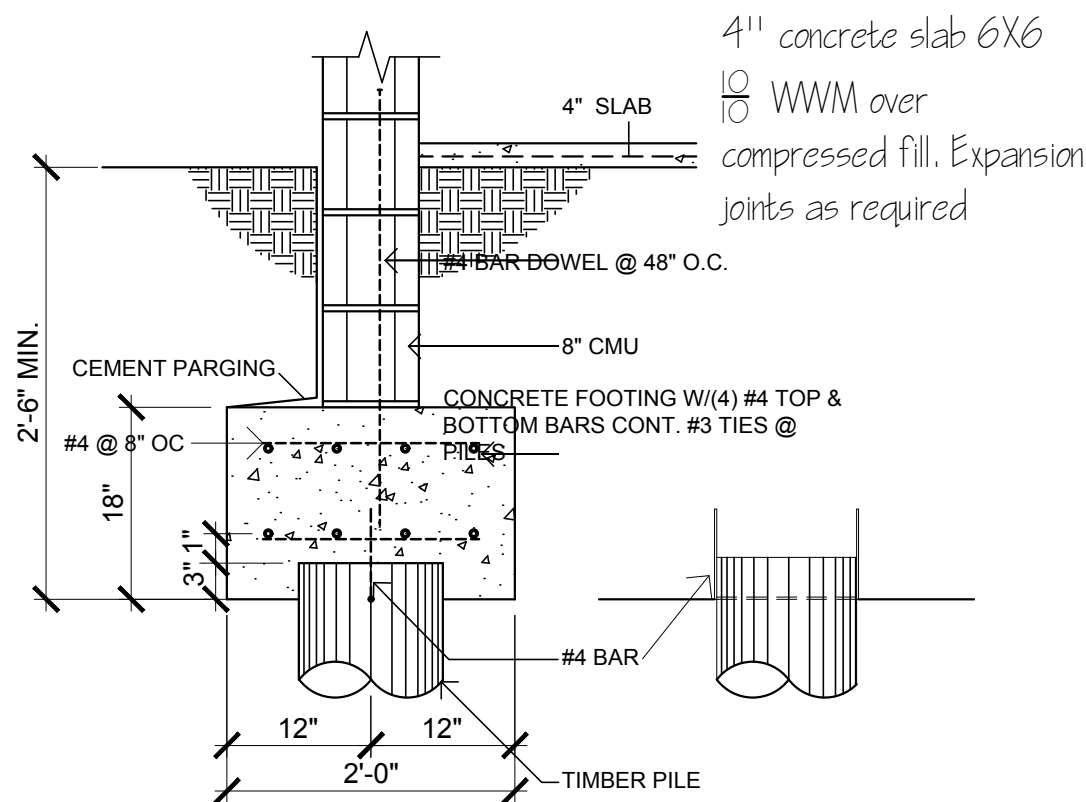
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PILING/FOUNDATION

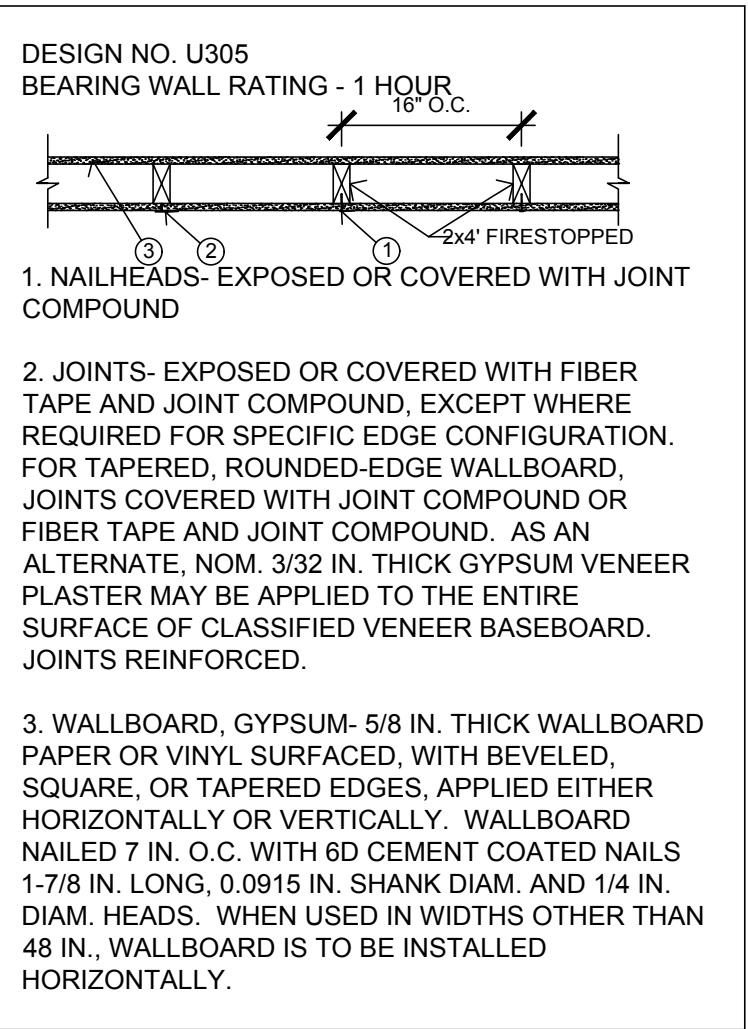
1. Piles shall support a safe load of 12 tons per pile as determined by the Engineering News Record Formula for piling capacity.
2. Contractor shall confirm the required capacity by a minimum of (2) 35 ft. long test piles, certified by a professional Engineer licensed in the state of New Jersey. Test pile data shall dictate the final length and dimensions of the piling as required to obtain the stated capacity, but in no case less than the following:
- a. 8" minimum tip diameter
 - b. Embedment: 30' minimum
3. Contractor shall record the jetting depth, blow counts, and total embedment lengths for each piling. Log must be submitted to the Engineer for approval.
4. All piling shall be pressure treated with a net retention of 12 lbs. per cubic foot of timber in accordance with AWPB Specification MP2 or, alternately, pressure treated with Chromated Copper Arsenate, Type C (CCA-C) rated for severe exposure to a minimum net retention of 1.0 pcf in accordance with AWPB Specification MP4.
5. Where piling are cut off, shaped or trimmed, the surfaces shall be treated with coat of roofing asphalt.
6. Minimum allowable fiber bending stress of the timber shall be 1200 psi.



P1 COLUMN PEDESTAL FOOTING
SCALE: 3/4" = 1"



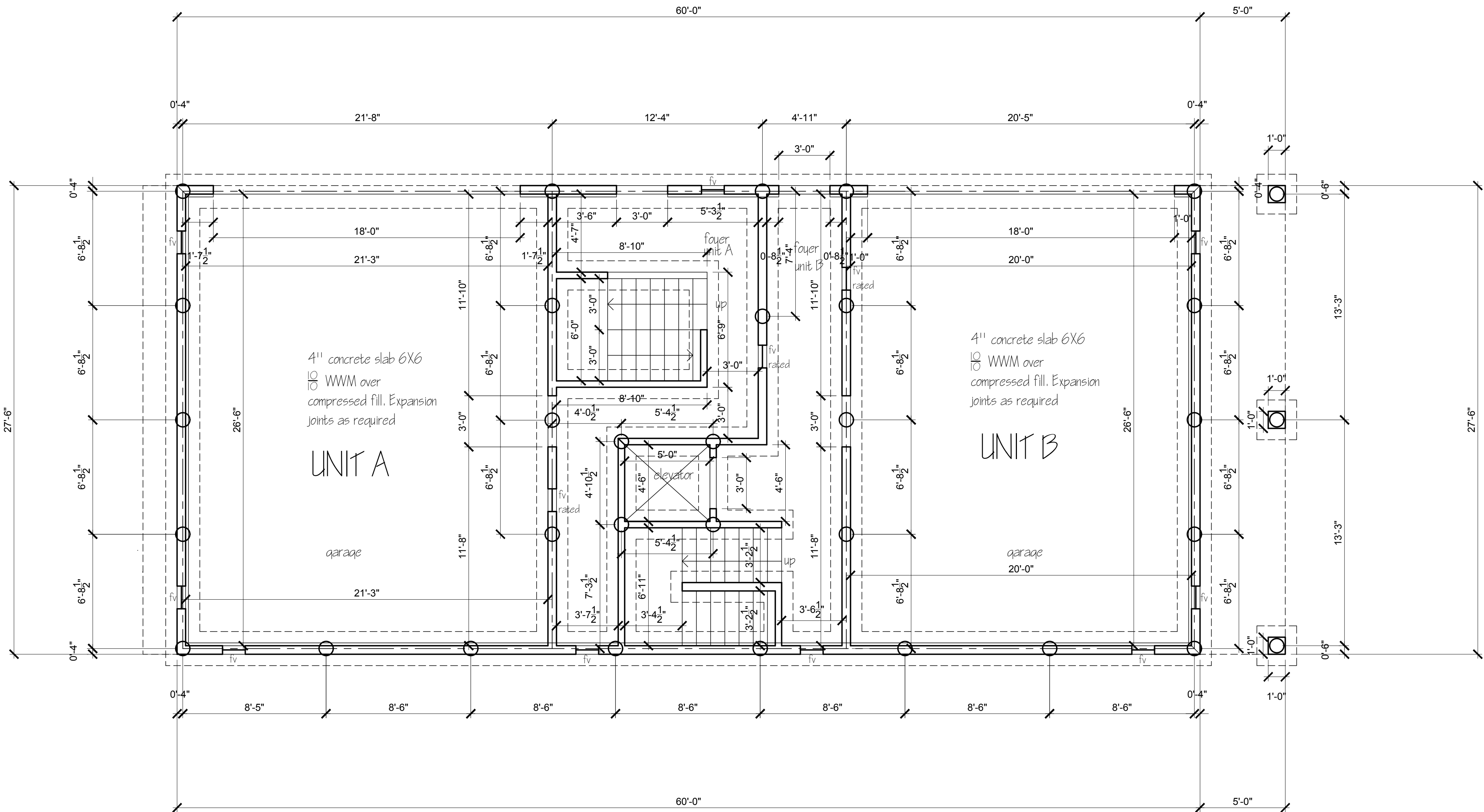
1 EXTERIOR WALL SECTION
SCALE: 3/4" = 1"



FLOOD VENT SPECIFICATION

(FV) FLOOD VENT BY "SMART VENT"
200 SQ. IN. FREE AIR
LEADING BOTTOM EDGE LOCATED
NOT HIGHER THAN 12" ABOVE GRADE
AND INTERIOR SLAB.

1,650 SF GROUND FLOOR SPACE
9 VENTS REQUIRED MIN



1 Foundation Plan
Scale: 1/4" = 1'-0"



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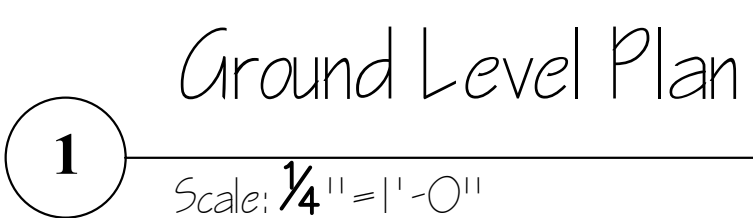
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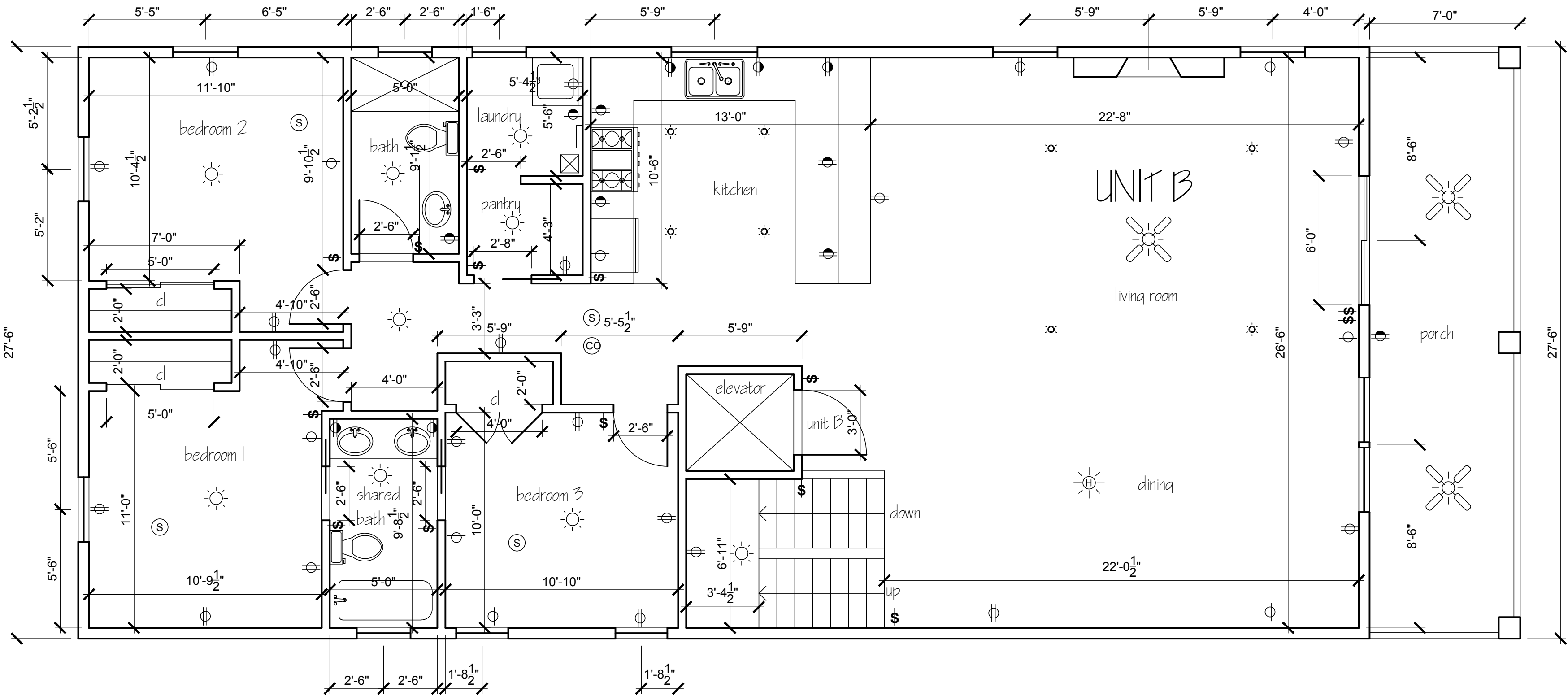
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ELECTRICAL PANEL		200 AMP MAIN SIZE SINGLE PHASE		BREAKER		DESCRIPTION		amperage	
	amps	DESCRIPTION	NUMBER		DESCRIPTION		amps		
	30	1st floor	1	2	oven		40		
	30	a/c comp first floor	3	4	first floor heater		15		
	30	a/c comp second floor	5	6	smoke detectors		15		
	20	kitchen outlets	7	8	master bedroom		15		
	20	kitchen outlets	9	10	master bedroom		15		
	20	refrigerator	11	12	bedroom #2		15		
	20	laundry circuit	13	14	bedroom #3		15		
	20	laundry circuit	15	16	master bath and hall lights		15		
	20	dish washer	17	18	kitchen lights		15		
	20	dining room outlets	19	20	living room lights		15		
	20	Bathroom GFCI outlets	21	22	outside WP outlets		15		
			23	24	second floor heater		15		
			25	26	surge suppression 2 pole		20		
			27	28					
			29	30					
			31	32					
			33	34					
			35	36					
			37	38					
			39	40					
			41	42					

Electric Load Calculations

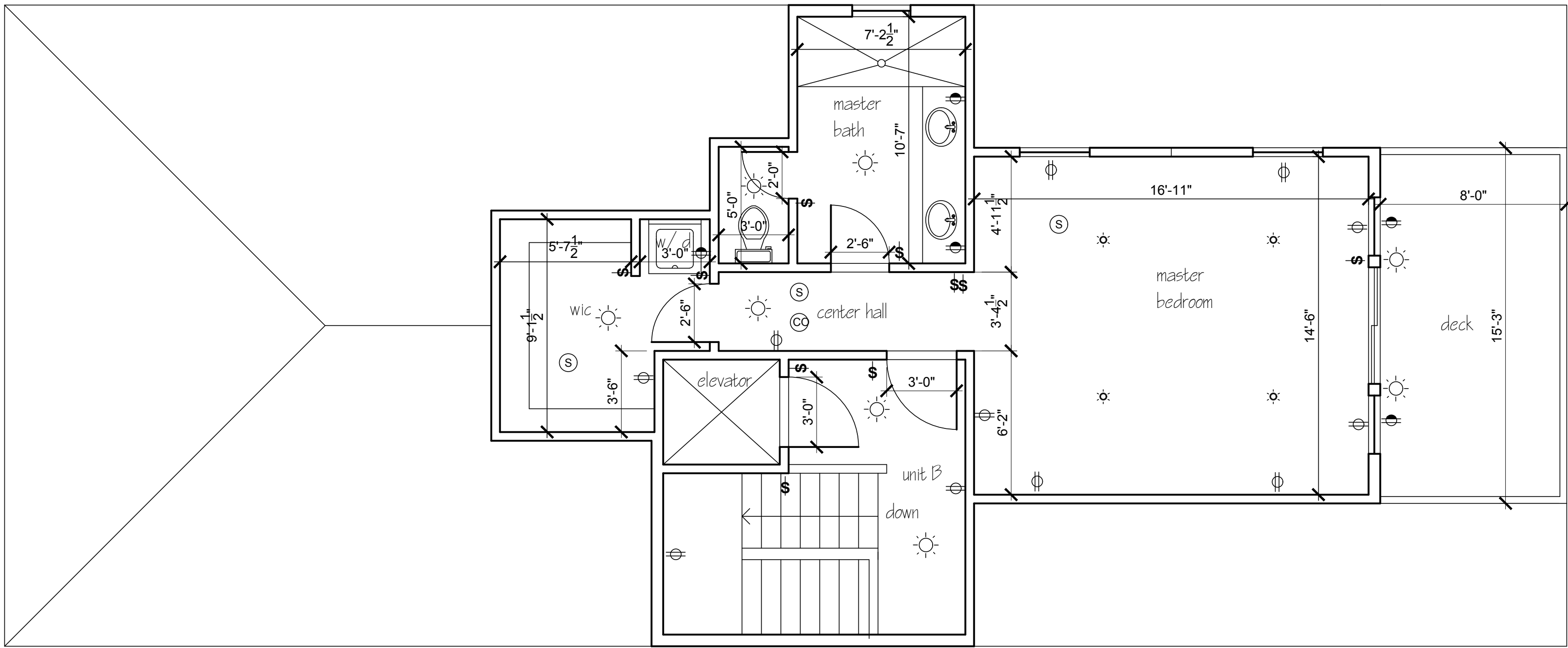




1

Second Floor Plan: 1,663 SF

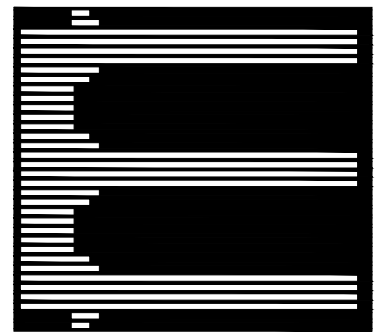
Scale: 1/4" = 1' - 0"



2

Third Floor Plan: 685 SF

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



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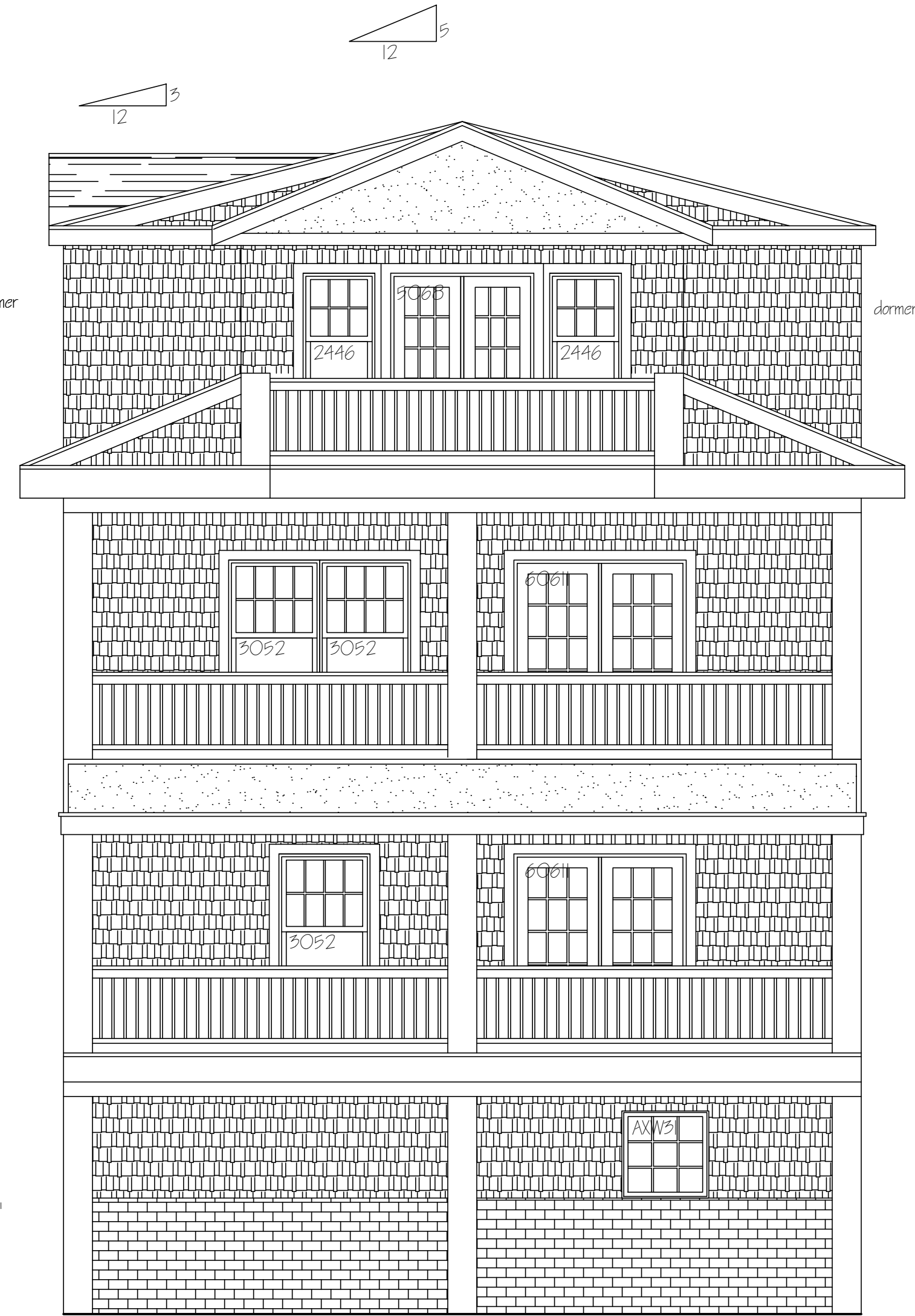
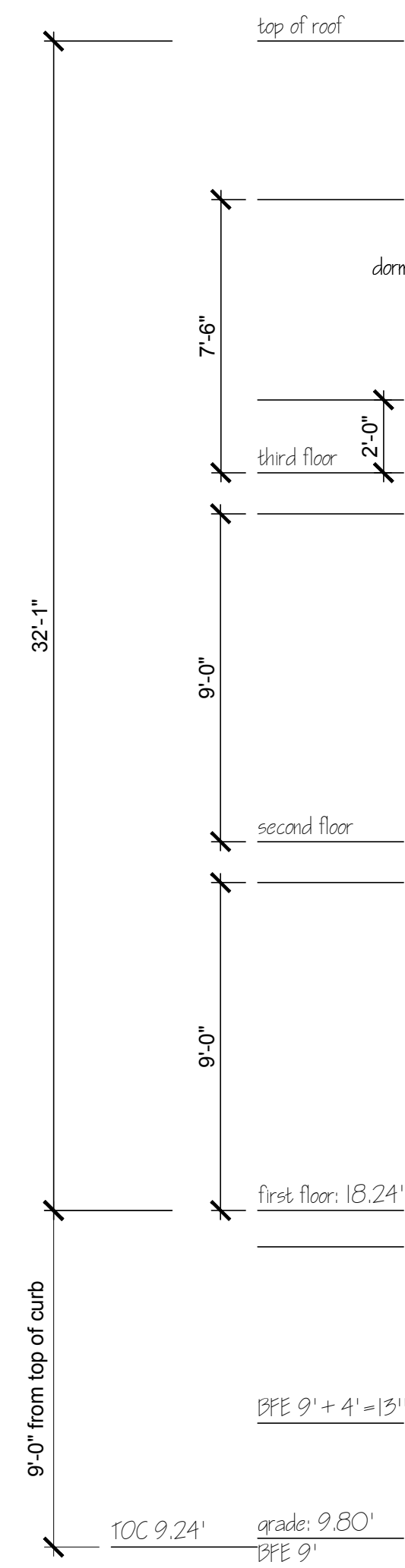
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1 Frankfort Avenue Elevation
Scale: 1/4" = 1' - 0"



1 Atlantic Avenue Elevation
Scale: 1/4" = 1' - 0"

Note soffits this side only to have
fire rated plywood and rated soffit
vents "Brandgard" or equal



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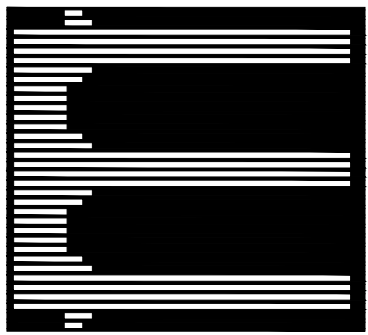
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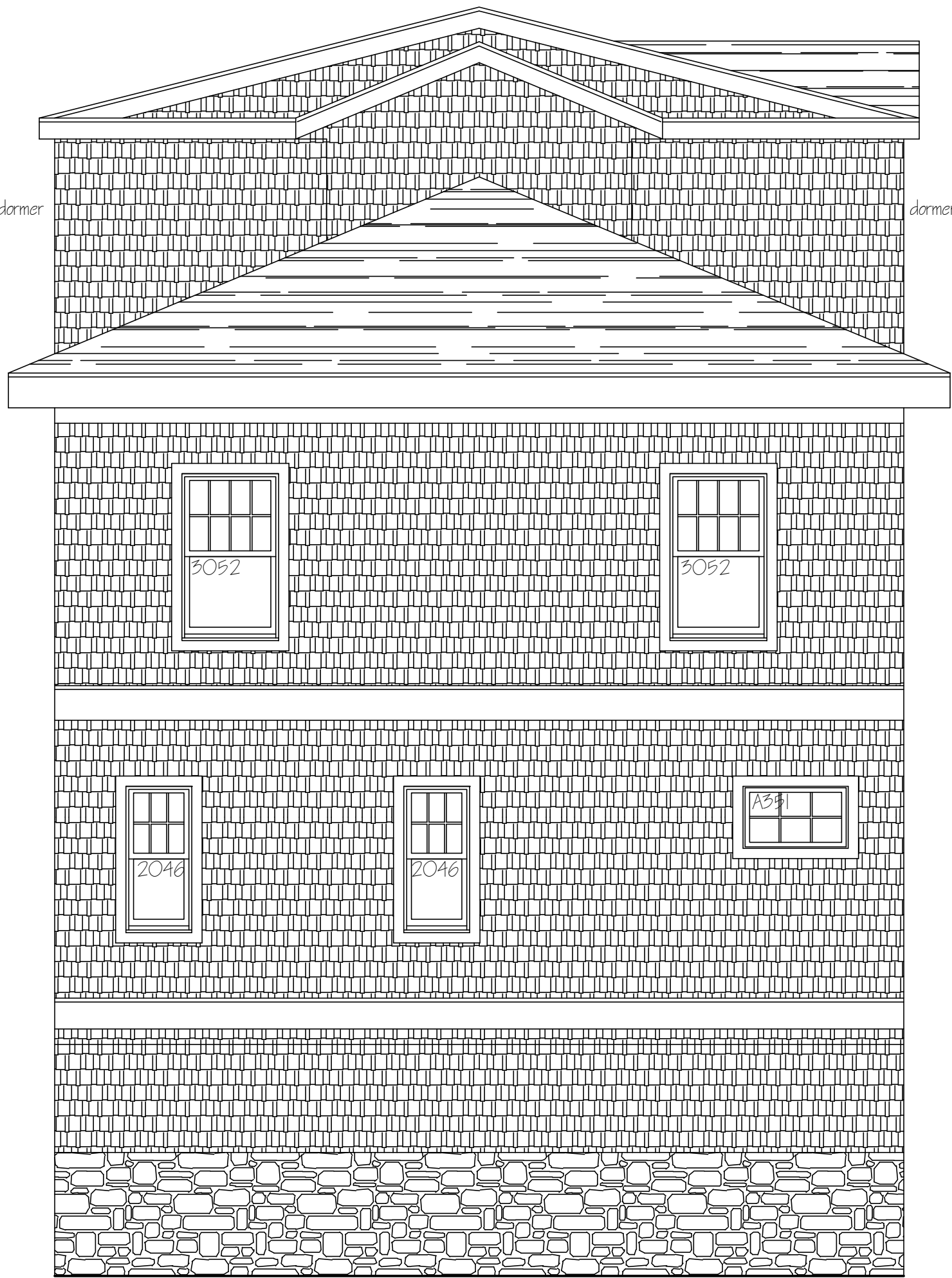
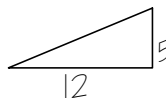
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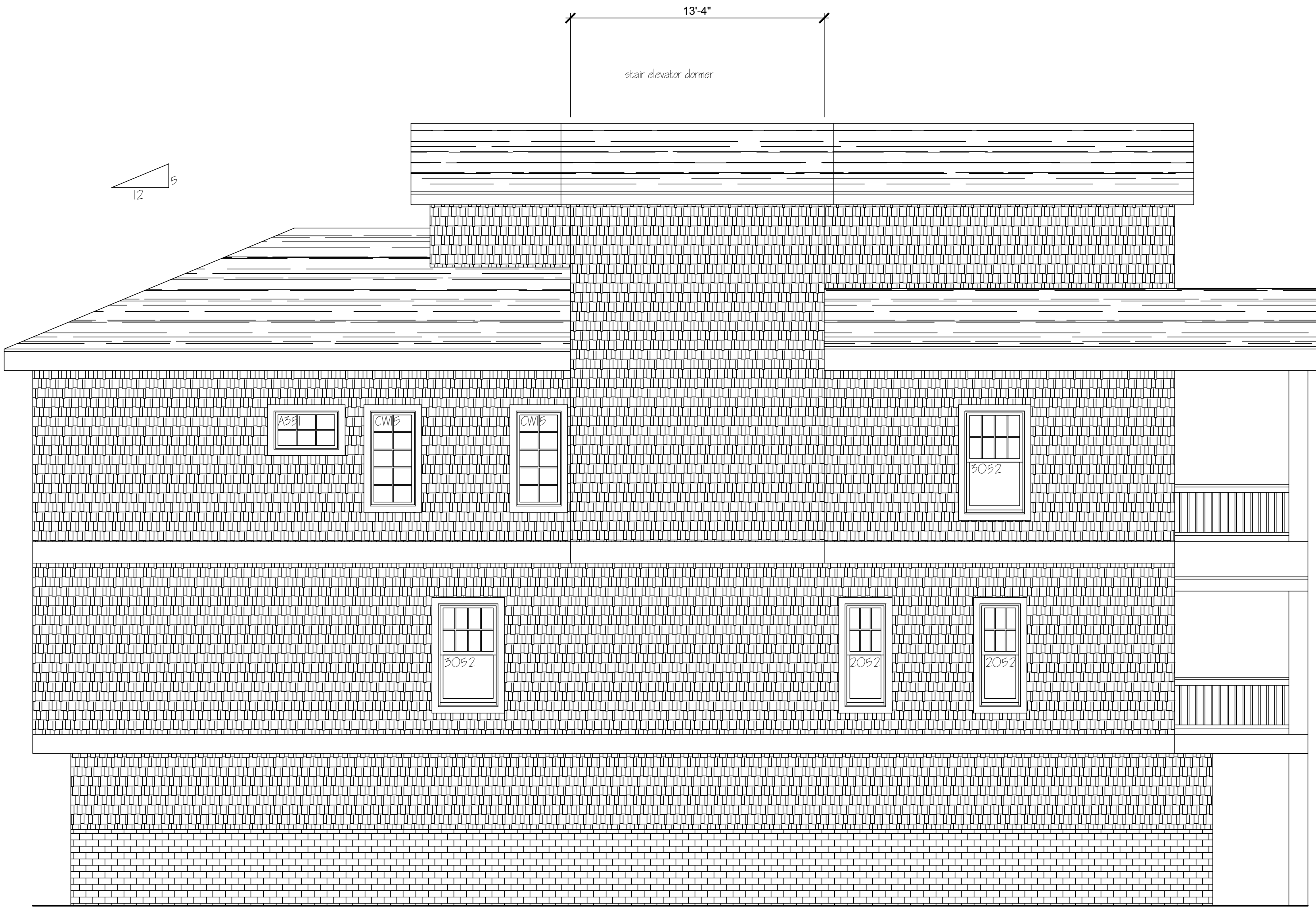
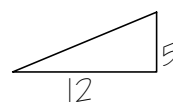
TABLE R302.1(1) EXTERIOR WALLS
>5' O HR

4'; 1HR = $\frac{5}{8}$ " RATED GYP BD INTERIOR,
FIRE RATED PLYWOOD ON EXTERIOR

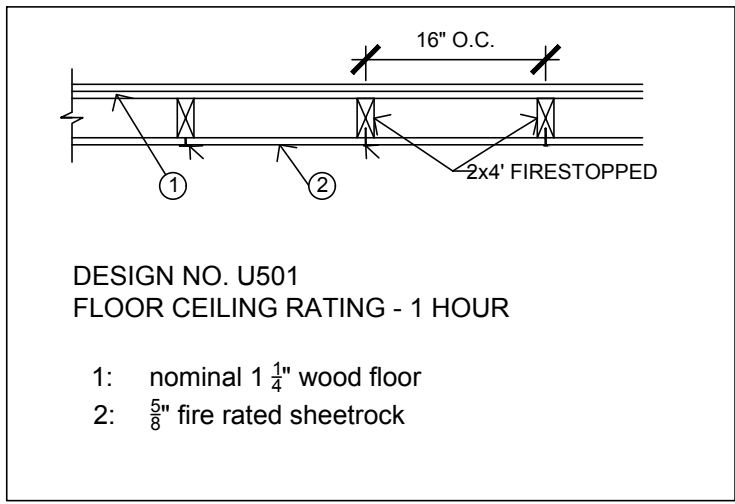
OPENINGS IN WALLS: 25% OF WALL
AREA: PROPOSED: 11.3% OF WALL
AREA



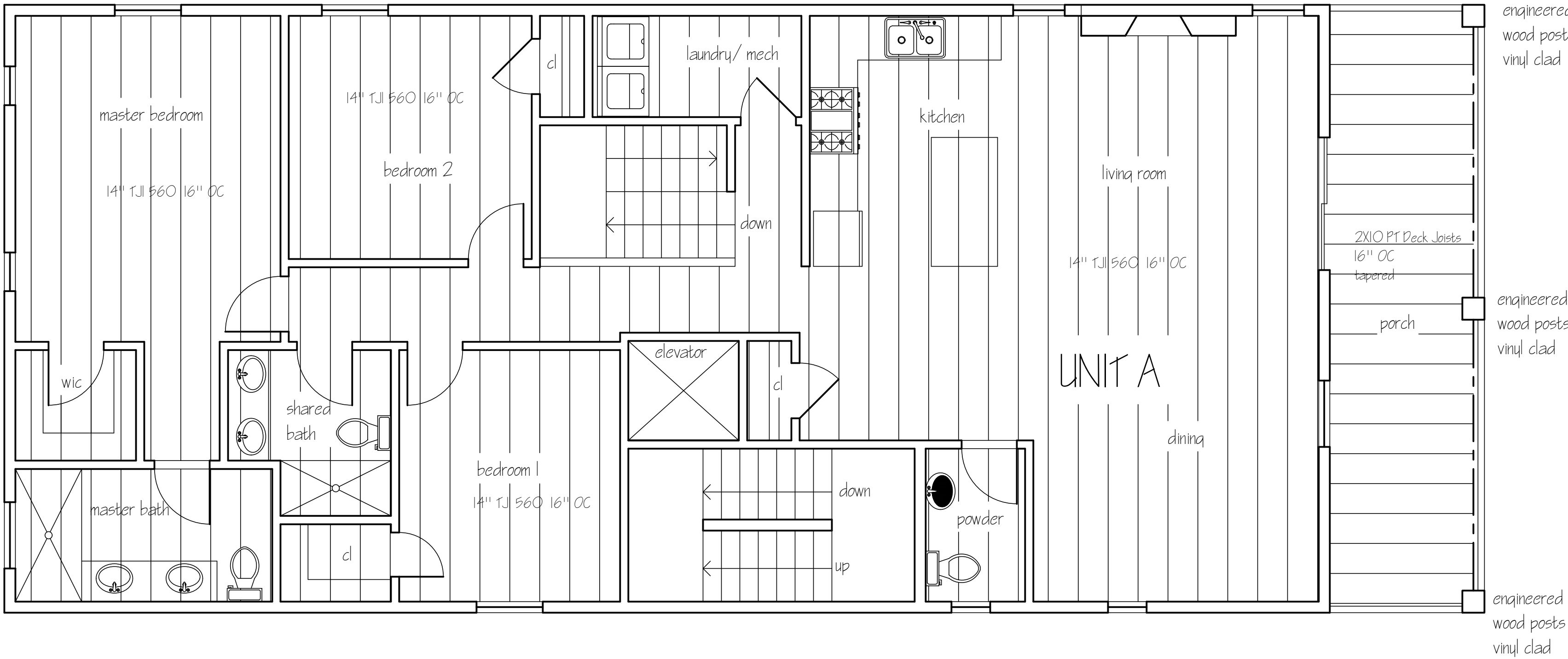
1 Rear Elevation
Scale: 1/4" = 1' - 0"



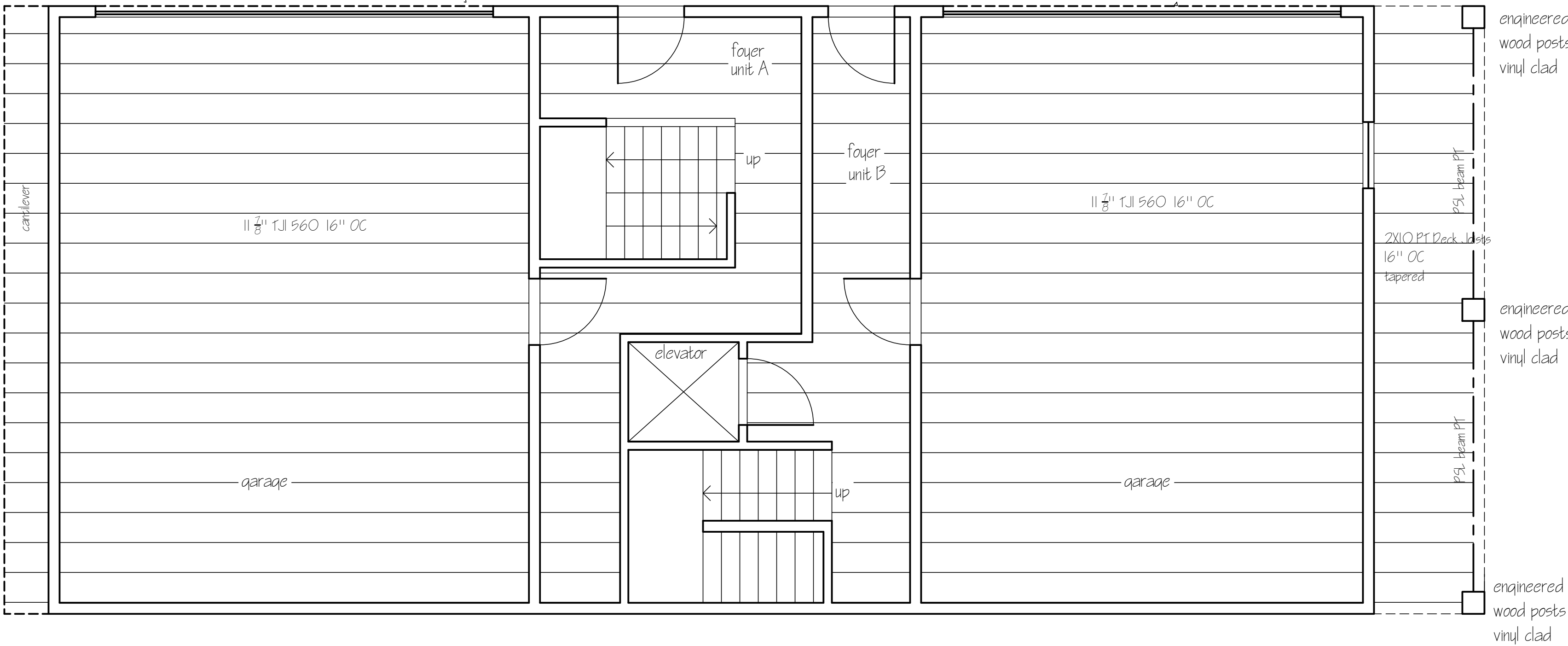
2 Side Elevation
Scale: 1/4" = 1' - 0"



R302.3 Two Family Dwellings
Dwelling units in two family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire resistance rating...



1 First Floor Plan: 1,663 SF
Scale: 1/4" = 1'-0"



1 Ground Level Plan
Scale: 1/4" = 1'-0"



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5201 Atlantic Avenue
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Block 53 Lot 1

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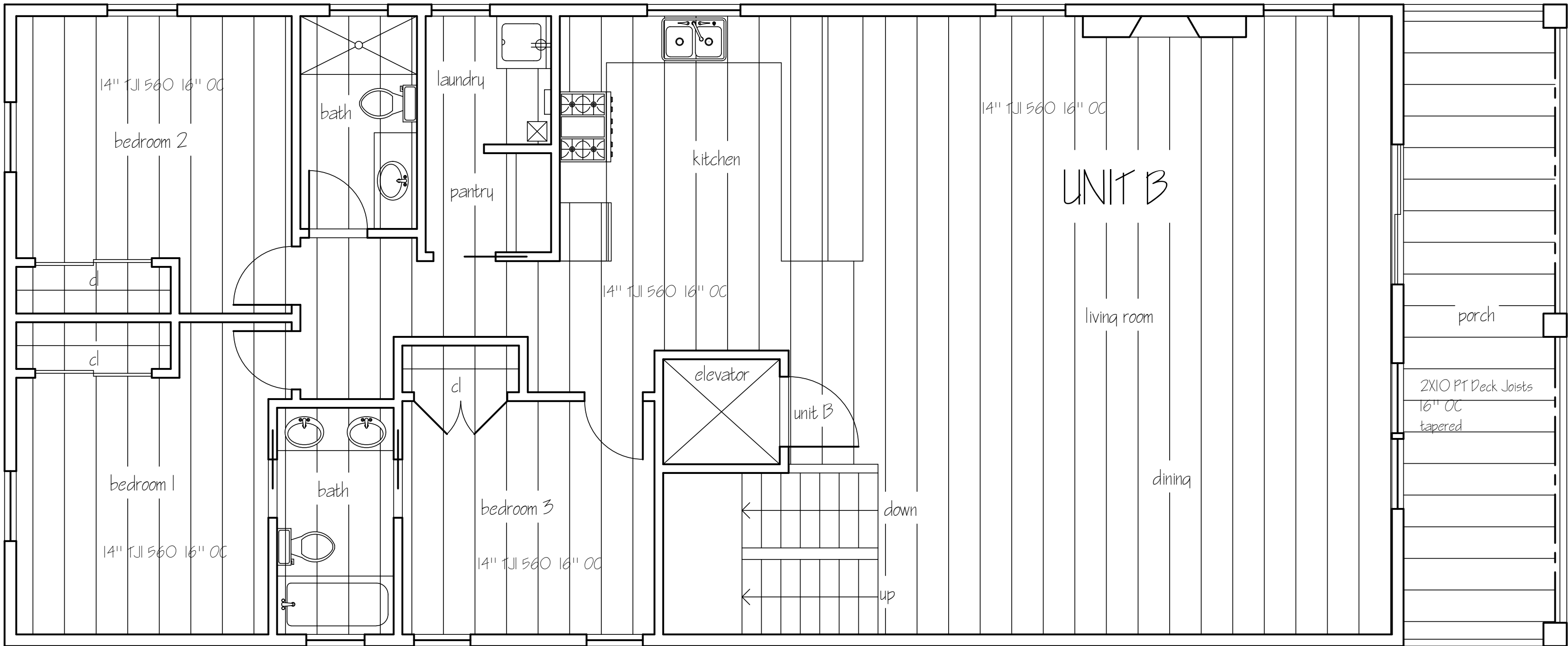
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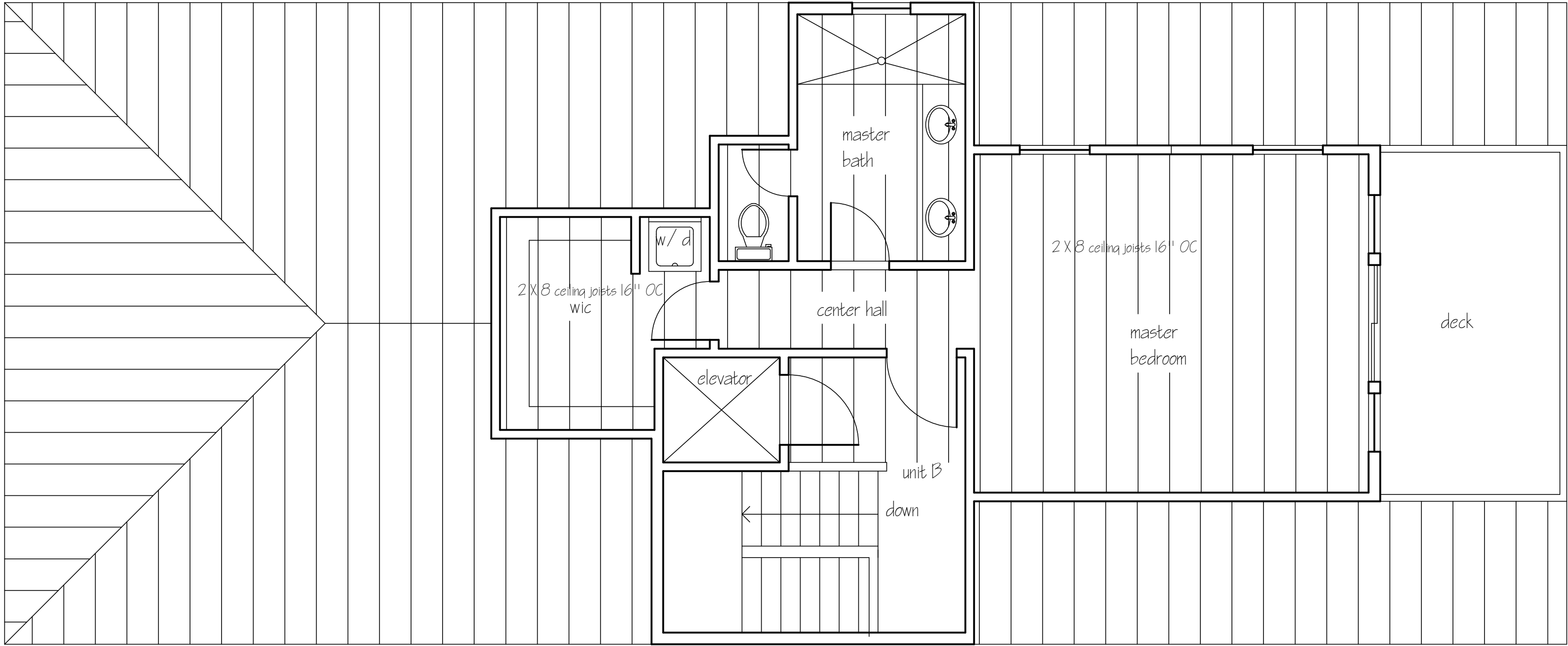
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DATE: 17 January 2025

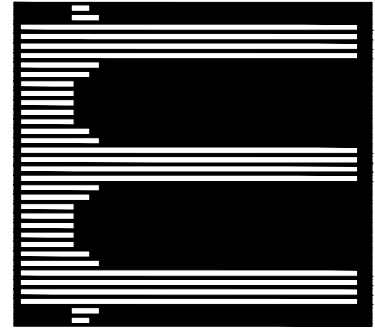
PROJECT NUMBER:



1 Second Floor Plan: 1,663 SF
Scale: 1/4" = 1'-0"



2 Third Floor Plan: 685 SF
Scale: 1/4" = 1'-0"



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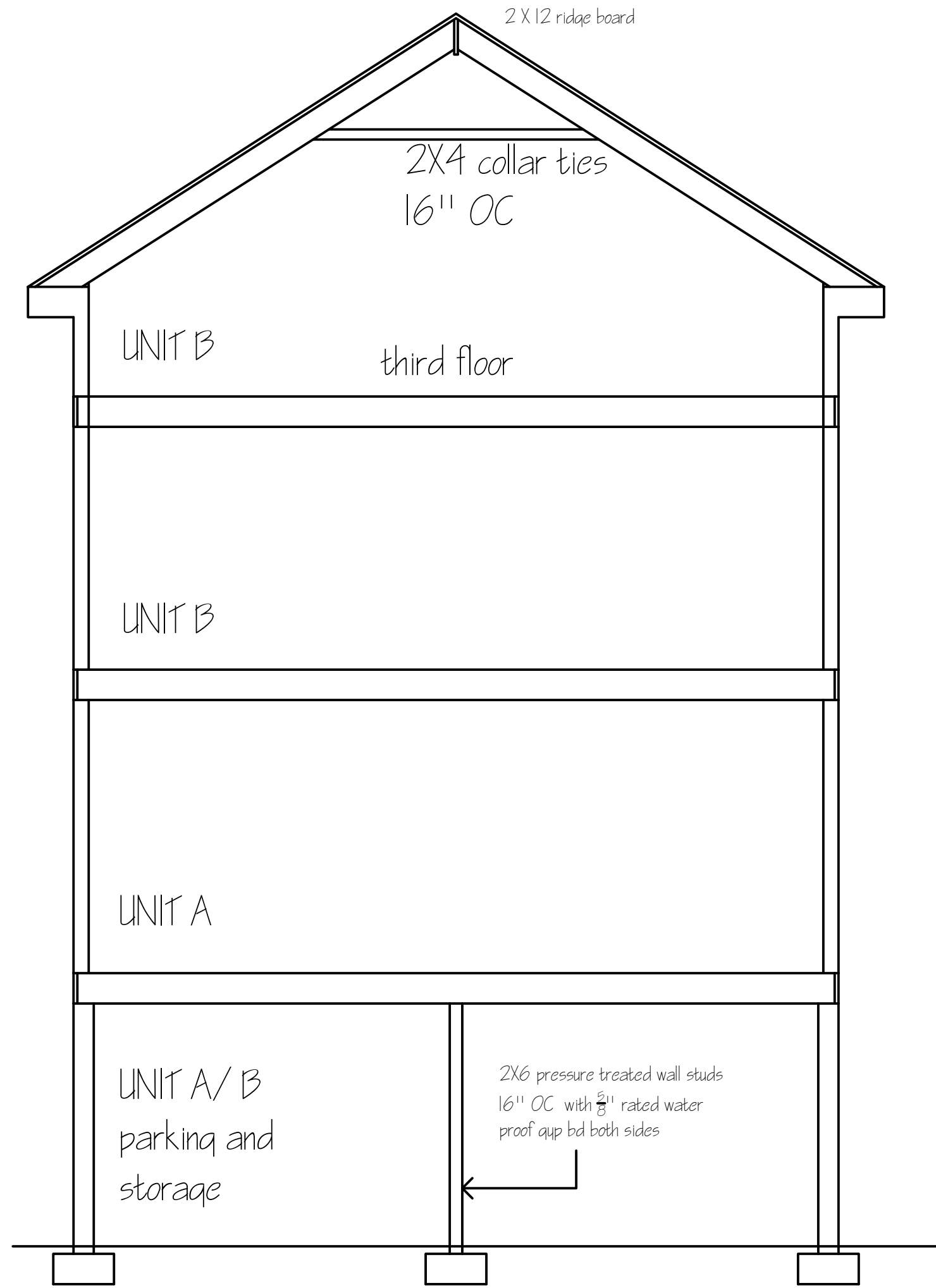
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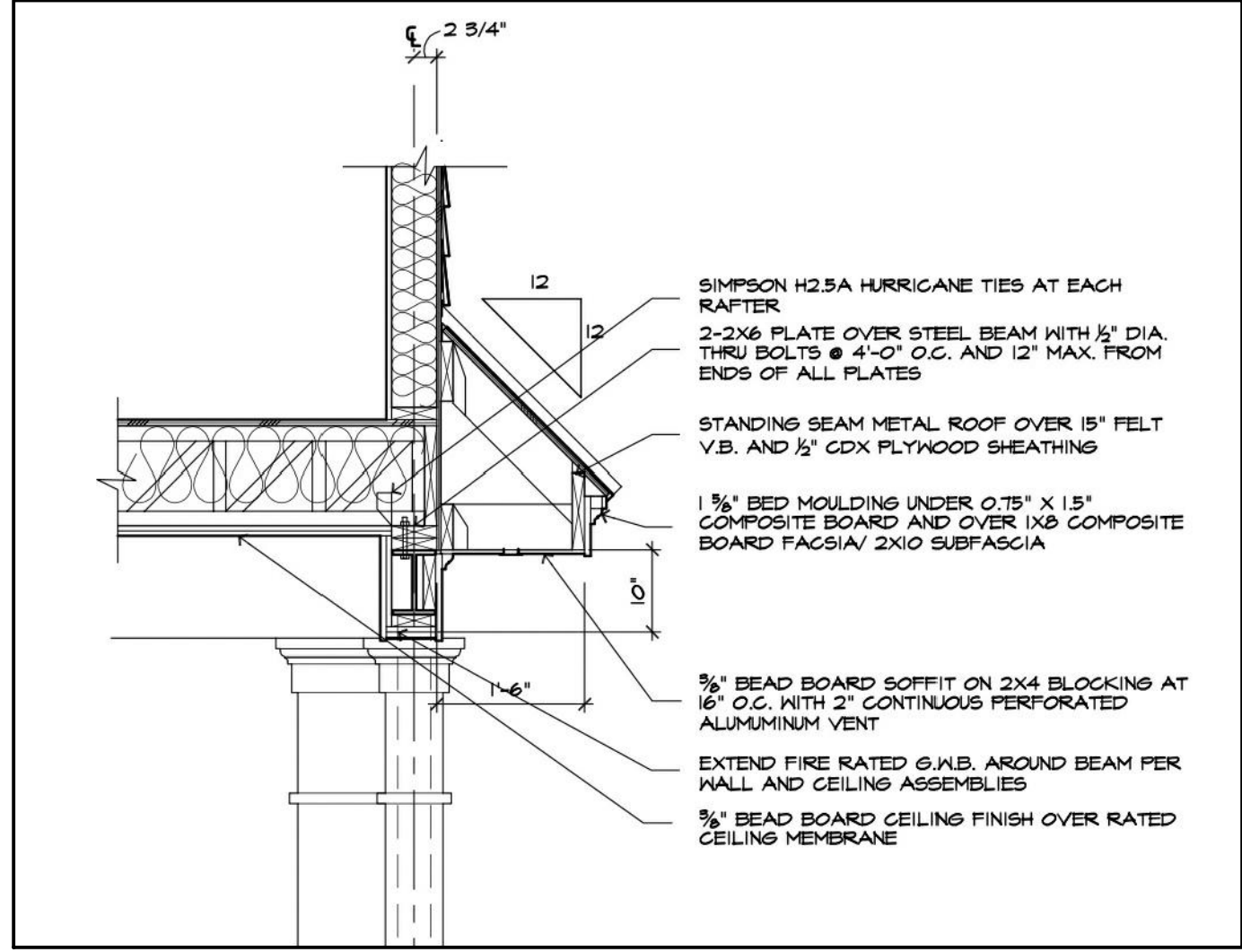
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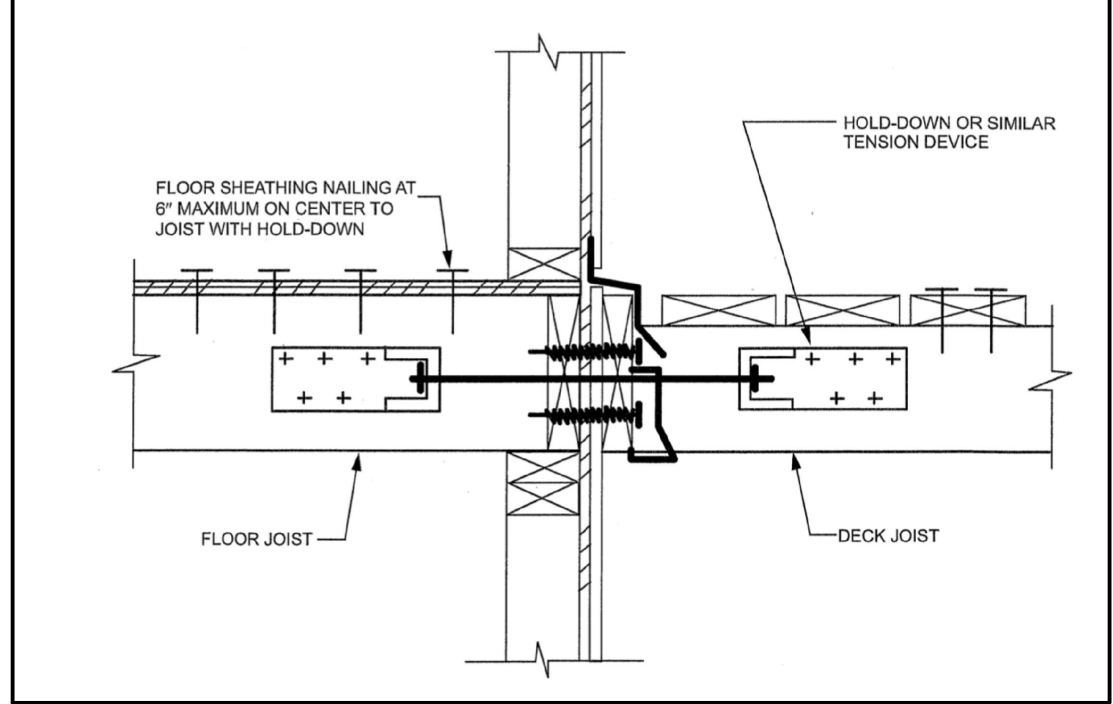
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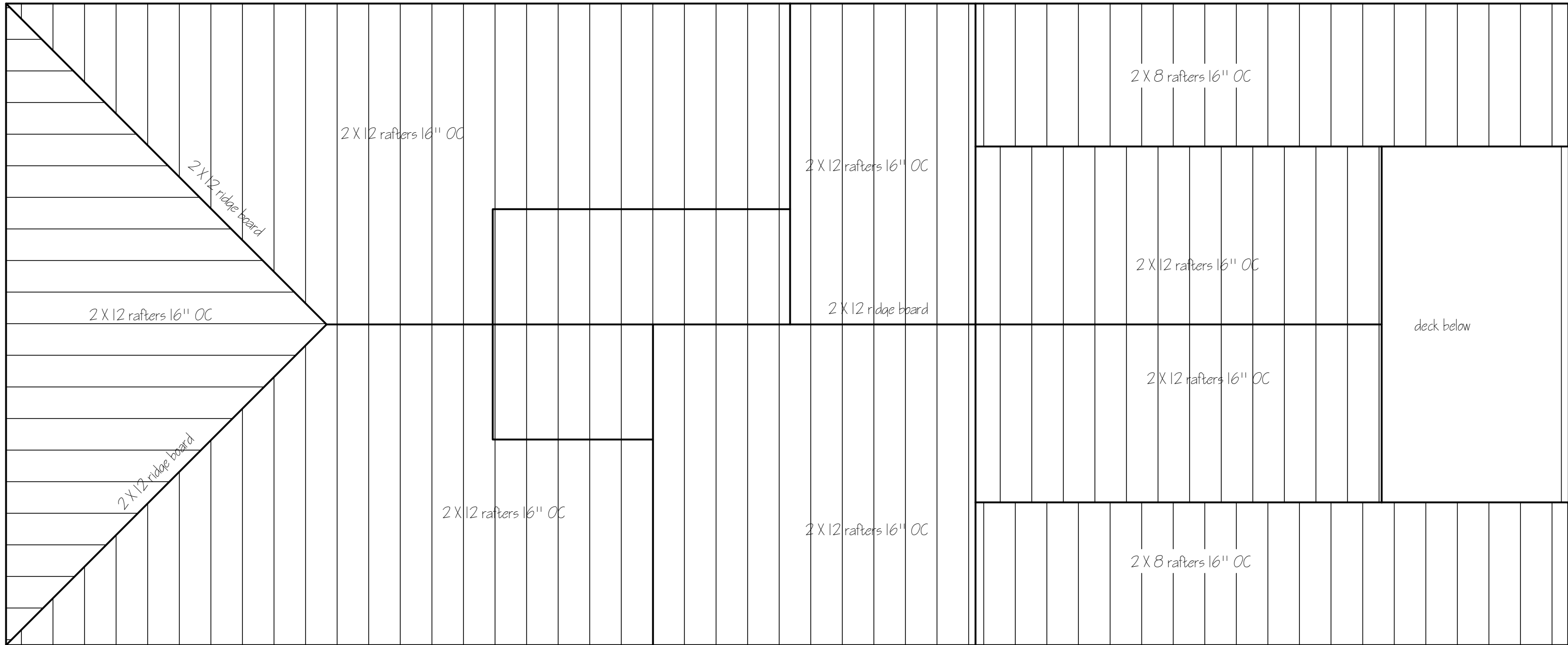
2 Building Section
Scale: 1/4" = 1'-0"



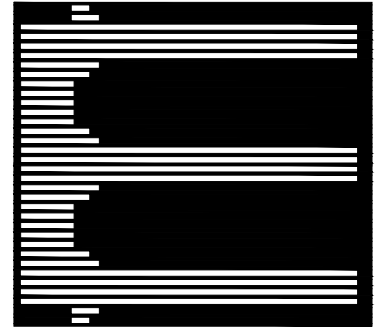
4 Deck Rafter



3 Deck Connection



1 Roof Plan
Scale: 1/4" = 1'-0"



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PROJECT NUMBER:

TABLE 2304.9.1- FASTENING SCHEDULE		
CONNECTION	FASTENING ^{a,m}	LOCATION
1. Joist to sill or girder	3- 8d common (2 ½" x 0.131") 3- 3"x 0.131" nails 3- 3" 14 gage staples	to s/nail
2. Bridging to joist	2- 8d common (2 ½" x 0.131") 2- 3"x 0.131" nails 2- 3" 14 gage staples	to s/nail each end
3. 1" x 6" subfloor to each joist	2- 8d common (2 ½" x 0.131")	face nail
4. Wider than 1" x 6" subfloor to each joist	3- 8d common (2 ½" x 0.131")	face nail
5. 2" subfloor to joist or girder	2- 16d common (3 ½" x 0.162") 3" 14 gage staples at 12" o.c.	blind and face nail
6. Sole plate to joist or blocking	16d common (3 ½" x 0.162") at 16" o.c. 3" x 0.131" nails at 8" o.c. 3" 14 gage staples at 12" o.c.	typical face nail
Sole plate to joist or blocking at braced wall panel	3- 16d common (3 ½" x 0.162") at 16" o.c. 4- 3" x 0.131" nails at 16" o.c. 4- 3" 14 gage staples per 16"	braced wall panels
7. Top plate to stud	2- 16d common (3 ½" x 0.162") 3- 3" x 0.131" nails 3- 3" 14 gage staples	end nail
8. Stud to sole plate	4- 8d common (2 ½" x 0.131") 3- 3" x 0.131" nails 3- 3" 14 gage staples	to s/nail
	2- 16d common (3 ½" x 0.162") 3- 3" x 0.131" nails 3- 3" 14 gage staples	end nail
9. Double studs	4- 16d common (3 ½" x 0.135") at 24" o.c. 3- 3" x 0.131" nails at 8" o.c.	face nail
10. Double top plates	16d common (3 ½" x 0.135") at 16" o.c. 3" x 0.131" nails at 12" o.c. 3" 14 gage staples at 12" o.c.	typical face nail
Double top plates	6- 16d common (3 ½" x 0.135") 12- 3" x 0.131" nails at 12" o.c. 12- 3" 14 gage staples at 12" o.c.	lap splice
11. Blocking between joists and rafters to top plate	3- 8d common (2 ½" x 0.131") 3- 3" x 0.131" nails 3- 3" 14 gage staples	to s/nail
12. Rim joist to top plate	8d common (2 ½" x 0.131") at 6" o.c. 3" x 0.131" at 6" o.c. 3" 14 gage staples at 6" o.c.	to s/nail
13. Top plates, laps and intersections	2- 16d common (2 ½" x 0.162") 3- 3" x 0.131" nails 3- 3" 14 gage staples	face nail
14. Continuous header, two pieces	16d common (2 ½" x 0.162")	16" o.c. along edge
15. Ceiling joists to plate	3- 8d common (2 ½" x 0.131") 5- 3" x 0.131" nails 5- 3" 14 gage staples	to s/nail
16. Continuous header to stud	4- 8d common (2 ½" x 0.131")	to s/nail
17. Ceiling joists, laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1)	3- 16d common (3 ½" x 0.162") minimum Table 2308.10.4.1 4- 3" x 0.131" nails 4- 3" 14 gage staples	face nail
18. Ceiling joists to parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1)	3- 16d common (3 ½" x 0.162") minimum Table 2308.10.4.1 4- 3" x 0.131" nails 4- 3" 14 gage staples	face nail
19. Rafters to plate (see Section 2308.10.1, Table 2308.10.1)	3- 8d common (2 ½" x 0.131") 3- 3" x 0.131" nails 3- 3" 14 gage staples	to s/nail
20. 1" diagonal brace to each stud and plate	2- 8d common (2 ½" x 0.131") 2- 3" x 0.131" nails 2- 3" 14 gage staples	face nail
21. 1" x 8" sheathing to each bearing	3- 8d common (2 ½" x 0.131")	face nail
22. Wider than 1" x 8" sheathing to each bearing	3- 8d common (2 ½" x 0.131")	face nail
23. Built-up corner studs	16d common (3 ½" x 0.162") 3" x 0.131" nails 3" 14 gage staples	24" o.c. 16" o.c. 16" o.c.
24. Built-up girder and beams	20d common (4" x 0.192") 32" o.c. 3" x 0.131" nail at 24" o.c. 3" 14 gage staples at 24" o.c. 2- 20d common (4" x 0.192") 3- 3" x 0.131" nails 3- 3" 14 gage staples	face nail at top and bottom staggered on opposite sides face nail at ends and at each splice
25. 2" planks	16d common (3 ½" x 0.162")	at each bearing
26. Collar tie to rafter	3- 10d common (3" x 0.148") 4- 3" x 0.131" nails 4- 3" 14 gage staples	face nail
27. Jack rafter to hip	3- 10d common (3" x 0.148") 4- 3" x 0.131" nails 4- 3" 14 gage staples	to s/nail
	2- 16d common (3 ½" x 0.162") 3- 3" x 0.131" nails 3- 3" 14 gage staples	face nail
28. Roof rafter to 2-by ridge beam	2- 16d common (3" x 0.162") 3- 3" x 0.131" nails 3- 3" 14 gage staples	to s/nail
	2- 16d common (3" x 0.162") 3- 3" x 0.131" nails 3- 3" 14 gage staples	face nail
29. Joist to band joist	3- 16d common (3" x 0.162") 4- 3" x 0.131" nails 4- 3" 14 gage staples	face nail
30. Ledger strip	3- 16d common (3" x 0.162") 4- 3" x 0.131" nails 4- 3" 14 gage staples	face nail
31. Wood structural panels and particleboard/roofs, roof ans wall sheathing (to framing)	2" and less 10" to 2" 10" to 1" 1 ½" to 1 ½"	6d ¹ 2 ½" x 0.113" nail ¹ 1 ½" 16 gage ¹ 8d ¹ or 6d ¹ 2 ½" x 0.113" nail ¹ 2" 16 gage ¹ 8d ¹ 10d ¹ or 8d ¹
Single floor (combination subfloor- underlayment to framing)	2" and less 10" to 1" 1 ½" to 1 ½"	6d ¹ 8d ¹ 10d ¹ or 8d ¹
32. Panel siding (to framing)	2" or less 10"	6d ¹ 8d ¹
TABLE 2304.9.1- FASTENING SCHEDULE (Continued)		
CONNECTION	FASTENING ^{a,m}	LOCATION
33. Fiberboard sheathing ¹	2" 10"	No. 11 gage roofing nail ¹ 16d common nail (2" x 0.113") No. 16 gage staple ¹ No. 11 gage roofing nail ¹ 8d common nail (2 ½" x 0.113") No. 16 gage staple ¹
34. Interior paneling	2" 10"	4d ¹ 6d ¹
For SI: 1 inch= 25.4 mm		
a. Common or box nails are permitted to be used except where otherwise stated.		
b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to section 2305. Nails for wall sheathing are permitted to be common, box or casing.		
c. Common or deformed shank (6d - 2" x 0.113"; 8d - 2 ½" x 0.131"; 10d - 3" x 0.148").		
d. Common 6d - 2" x 0.113"; 8d - 2 ½" x 0.131"; 10d - 3" x 0.148").		
e. Deformed shank (6d - 2" x 0.113"; 8d - 2 ½" x 0.131"; 10d - 3" x 0.148").		
f. Corrosion-resistant siding (6d - 1 ½" x 0.109"; 8d - 2 ½" x 0.128") or casing (6d - 2" x 0.099"; 8d - 2 ½" x 0.113") nail.		
g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.		
h. Corrosion-resistant roofing nails with ½ inch diameter head and 1 ½ inch length for ½ inch sheathing and 1 ½ inch length for 10 inch sheathing.		
i. Corrosion-resistant staples with nominal ¼ inch crown and 1 ½ inch length for ½ inch sheathing and 1 ½ inch length for 10 inch sheathing. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise noted.		
j. Casing (1 ½" x 0.080") or finish (1 ½" x 0.072") nails spaced 6 inch on panel edges, 12 inches at intermediate supports.		
k. Panel supports are 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.		
l. For roof sheathing applications, 8d nails (2 ½" x 0.113") are the minimum required for wood structural panels.		
m. Staples shall have a minimum crown width of ½ inch.		
n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.		
o. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 6 inches on center at edges, 6 inches at intermediate supports for roof sheathing.		
p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.		

GENERAL NOTES

1. Contractor to verify existing conditions and dimensions and shall review the drawings prior to bidding. Work shall be performed in accordance with these plans, including but not limited to the following notes:

2. The owner and Contractor shall indemnify, insure, and hold harmless the Engineer and each of his Directors, Offices, Employees, Attorneys, Agents, Subcontractors, heirs and Assigns, against, and hold each of them harmless from, any loss, liabilities, damages, claims, cause of action, costs and expenses, including reasonable attorney's fees and disbursements, suffered or incurred by and of them arising out of, resulting from, attributable to, or in any other manner connected with the Contractor's performance, non-performance, or breach of the contract awarded.

3. Contractor must notify the owner and engineer of any omissions, contradictions, or conflicts seven days before the bid date. Engineer will provide the necessary corrections or additions to the plans. If he does not notify the Owner and Engineer of any such condition, it will be assumed he has included the necessary items in his bid.

4. All construction shall be in accordance with applicable local and state regulations, building codes, ordinances and good construction practices. If the Contractor feel a conflict exists between what is considered good construction practice and these plans, he shall state in writing all objections prior to submitting quotations.

5. Contractor shall be responsible for maintaining the stability and integrity of existing structures and the protection of adjacent property and public until completion of the work.

6. It is the Contractor's responsibility during the course of the work, to bring to the attention of the Owner and Engineer any deleterious conditions discovered where not previously identified.

7. Contractor shall submit all alternate materials, methods of construction details to the Owner and Engineer for approval, prior to submitting quotations.

8. Contractor shall have SOLE responsibility for the accuracy of all measurements, estimates of material quantities and sizes, and site conditions that will affect work.

9. Refer to the Home Manufacturer Architectural drawings for information not shown here.

CONCRETE AND REINFORCING NOTES

1. All concrete shall attain a minimum compressive strength of 4000 psi in 28 days unless otherwise noted.

2. All concrete shall be reinforced and erected in accordance with the Building Regulations for Reinforced Concrete as adopted by ACI 301 and local codes.

3. This work shall conform to ACI 301 standard specifications for reinforced concrete.

4. All reinforcing shall be deformed bars intermediate grade ASTM A615 grade 60. Details of reinforcement and accessories shall be fabricated and provided in accordance with the Manual of Standard Practice for Detailing Reinforced Concrete Structures. Bars shall be lapped a minimum of 36 bar diameters at splices unless noted otherwise. Welded wire fabric (ASTM A185) sheets shall lap 8" minimum.

MASONRY

1. All structural masonry shall have a minimum compressive strength of 1800 psi and shall be manufactured using lightweight aggregates.

2. Mortar shall be type "S" minimum.

3. All masonry walls shall be reinforced with minimum 9 gage trussed wall reinforcing at 16" O.C. vertical, lap at all corners and wall intersections.

4. All block masonry in bearing walls shall be manufactured, tested and installed in accordance with the "Specification for the Design and Construction of Load-Bearing Concrete Masonry", published by the National Concrete Masonry Assoc.

5. Masonry Contractor shall be responsible for bracing of all masonry work until building is closed in and complete.

LUMBER

1. All structural framing lumber shall be Finger Jointed Hem Fir #2, Douglas Fir-Larch #2 or Southern Pine #2 or better.

2. Lumber design is based on the following:
Extreme Fiber Bending 1000 psi (Single Member uses)
. 1150 psi (Repetitive Member uses)
Modulus of Elasticity 1,400,000 psi
Horizontal Shear 75 psi
Compression Perpendicular to the Grain 405 psi

3. Parallel Strand Lumber Beams (PSL) design is based on the following:

Extreme Fiber Bending 2800 psi
Modulus of Elasticity 2,000,000 psi
Horizontal Shear 285 psi
Compression Perpendicular to the Grain 500 psi

4. Prefabricated wood "I" beam joists, composed of laminated top and bottom chords and plywood webs, manufactured by Trus-Joist or an approved equal. Joists shall be designed and manufactured in accordance with the applicable B.O.C.A. and A.I.T.C. standards to support the loadings as specified on the drawings and certified by the Manufacturer's Engineer, licensed in the state of New Jersey. Certified shop drawings will be submitted to the Architect for approval.

5. All timber specified as such shall be pressure treated with Chromated Copper Arsenate, Type C (CCA-C) rated for severe exposure to a minimum net retention of 0.4 pcf.

6. All plywood sheathing shall be APA performance rated panels. Panels shall be Exposure 1 classified and span rated for use indicated on drawings. Handling and installation shall be in accordance with the recommendations of the American Plywood Association (APA) and the B.O.C.A. National Building Code/1999. Face grain of plywood must run at right angles to its support.

FRAMING NOTES

1. All beams shall be flush framed unless noted "DROP".

2. Use 3-1/2" x 9-1/2" PSL headers unless noted otherwise.

3. Provide a (3)2x studs (Minimum) at each beam/header bearing location and (2)2x studs at each window mullion unless noted otherwise. All posts must run continuous to either beam supports or the foundation.

4. Install double Joists under each partition running parallel to the joist span.

5. Nailing of all framing shall be accordance with table 2305.2 of the IRC Building Code.

6. Stud size and corresponding maximum exterior wall height shall be as follows:
2x4 @16" o.c. = 8'-6"
2x6 @16" o.c. = 13'-6"
2x8 @16" o.c. = 17'-6"

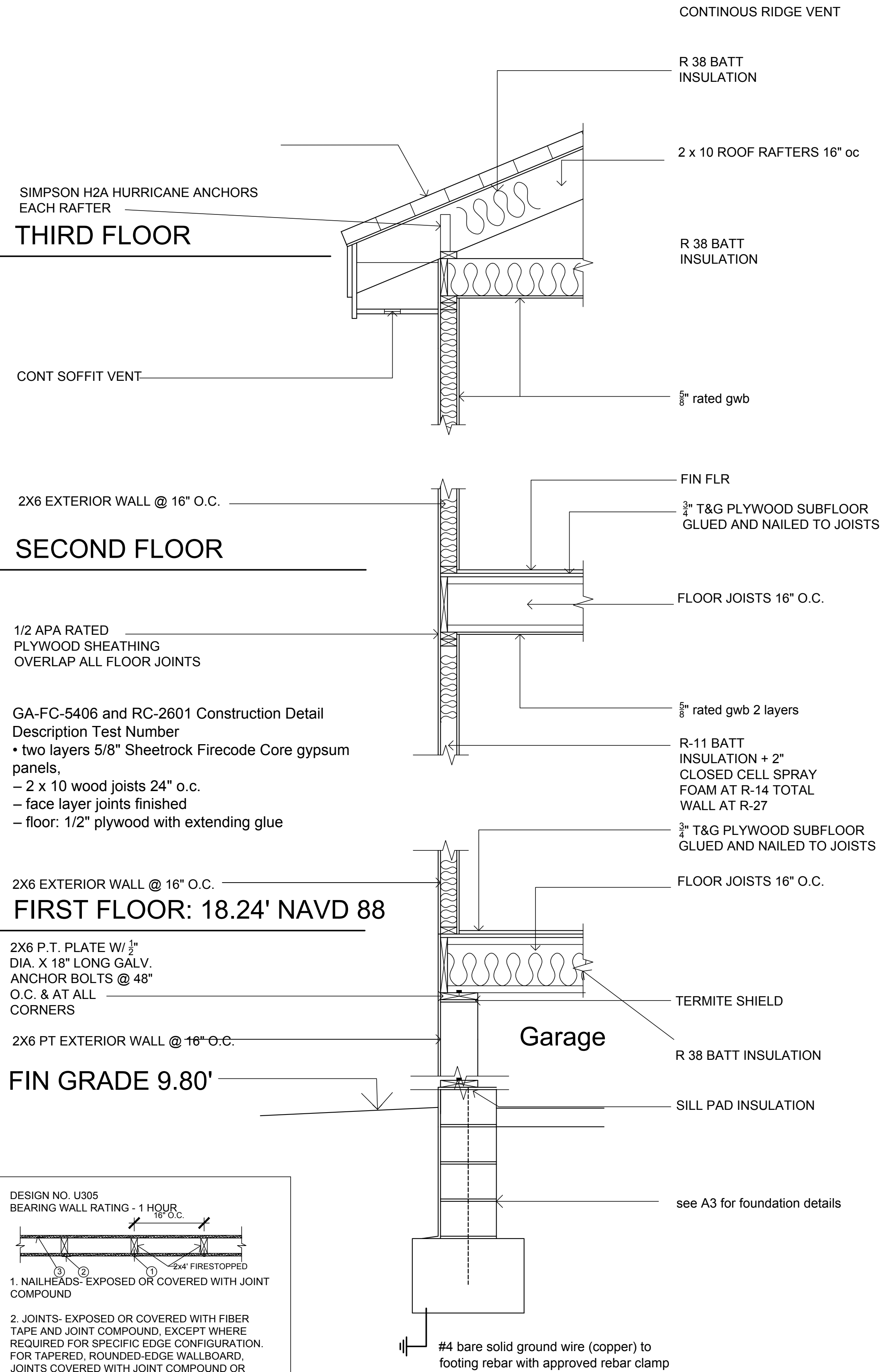
DESIGN LOAD SCHEDULE

1. Dead Load: Weight of all building components.

2. Live Loads: (In pounds per square foot)
Exterior Balconies: 60
Decks: 40
Fire Escapes: 40
Attics without storage: 10
Attics with storage: 20
Rooms other than sleeping rooms: 40
Sleeping rooms: 30
Stairs: 40
Guardrails and handrails: 200
Roof = 20 psf

3. Wind Loads: 125 mph Basic Wind Speed
IRC Exposure Classification D
Wind Importance Factor = 1.0

4. Seismic Zone 1



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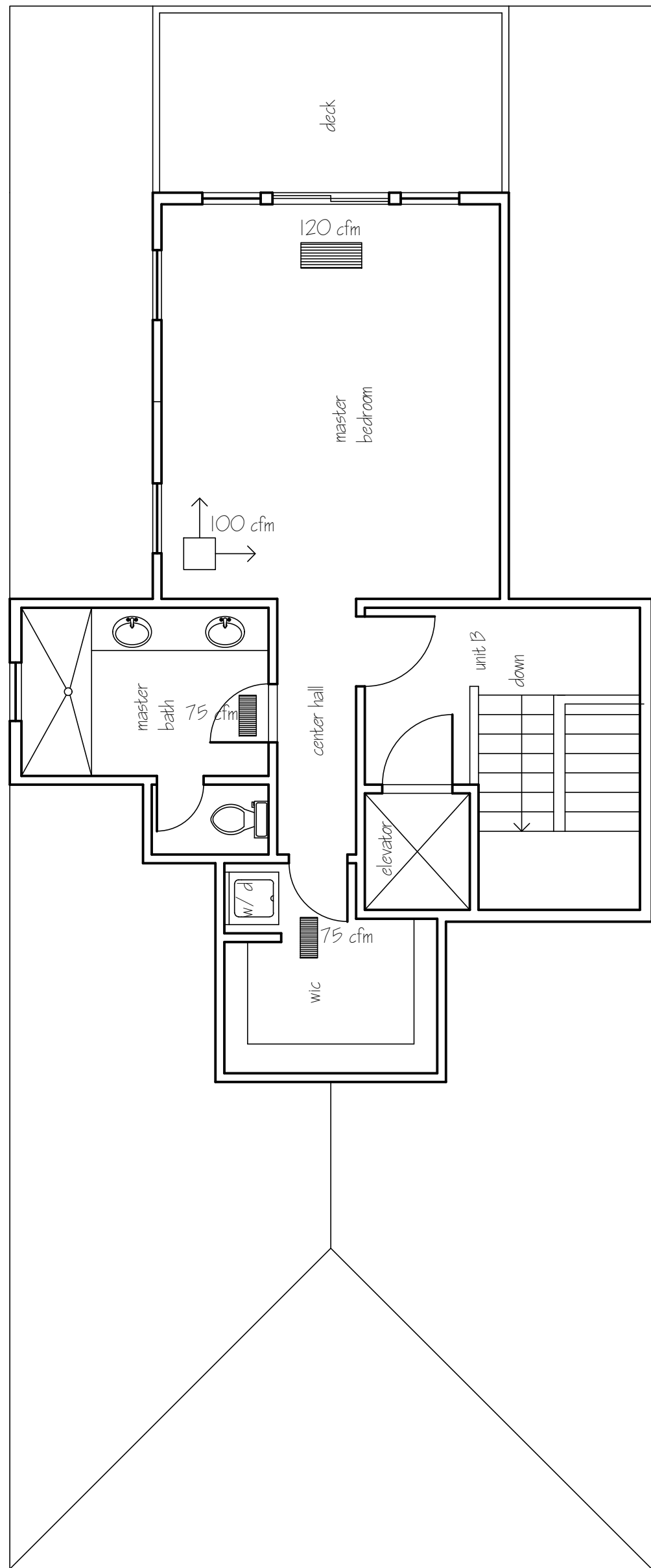
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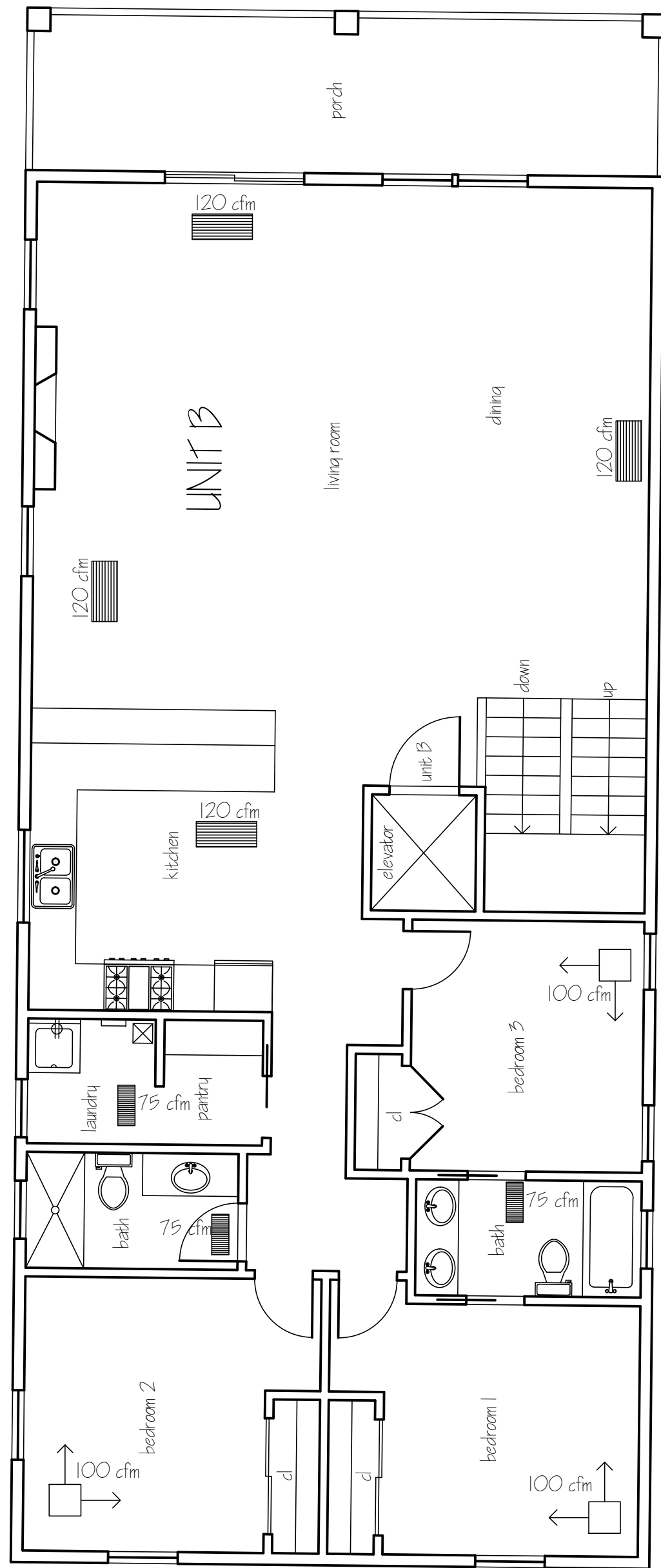
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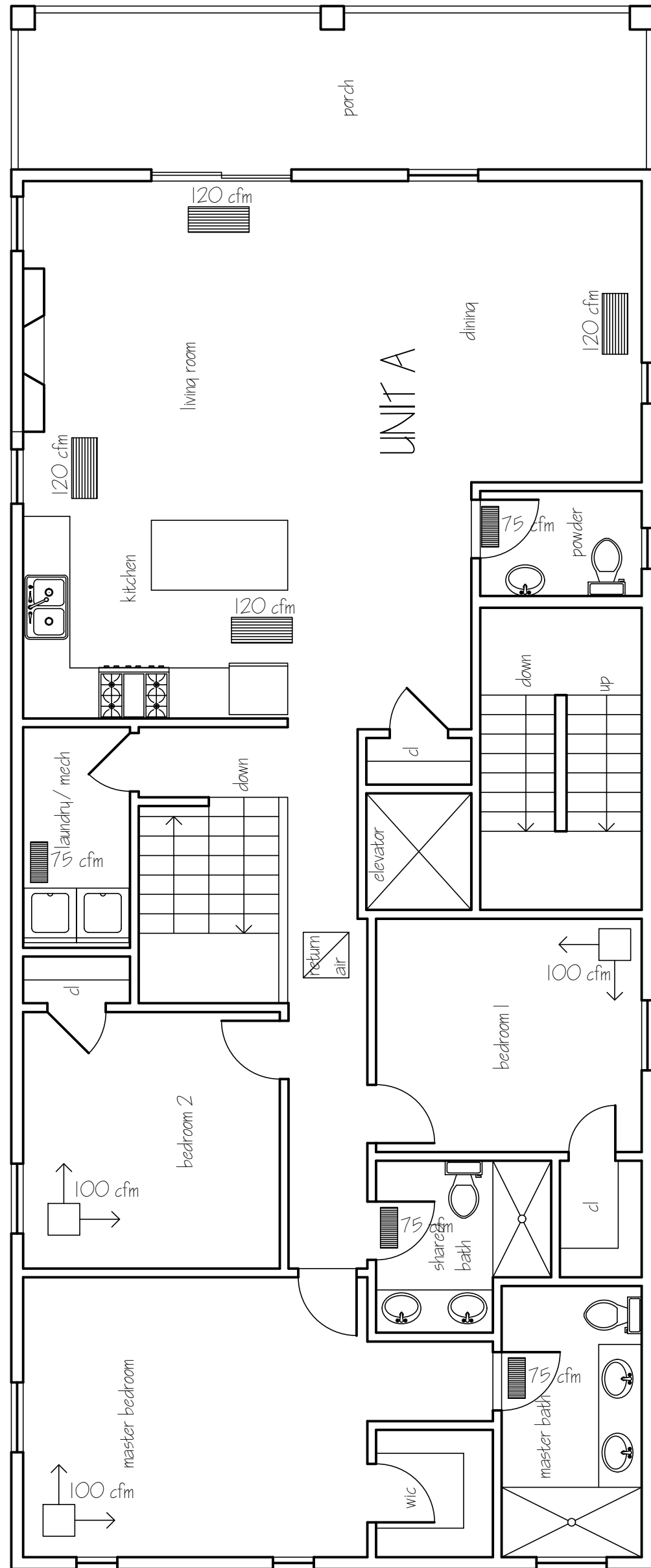
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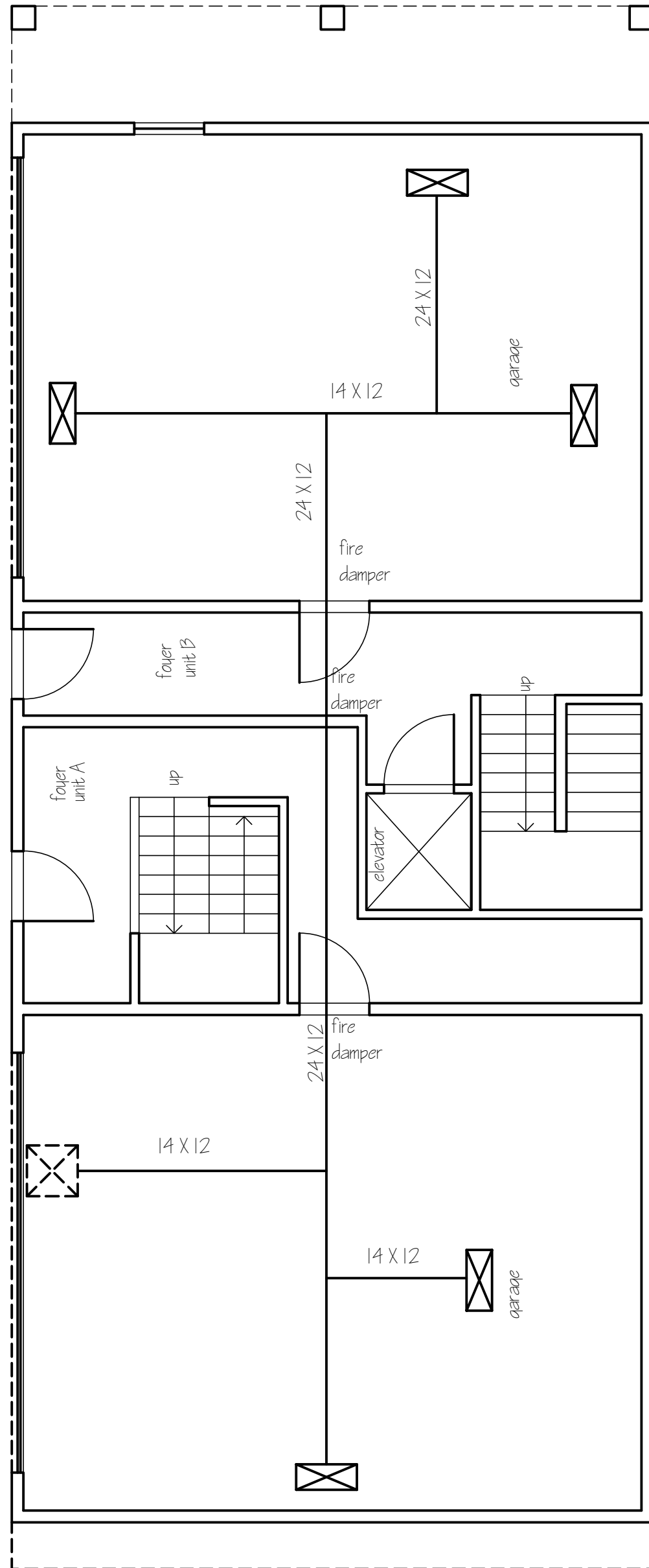
4 Third Floor Plan



3 Second Floor Plan



2 First Floor Plan



1 Ground Level Plan

Note: All exhaust fans including dryer vents must be hard-piped and seams taped

Note: All mechanicals and ductwork to be installed above elevation 13' NAVD 88
For reference only; actual mechanical design by mechanical sub-contractor



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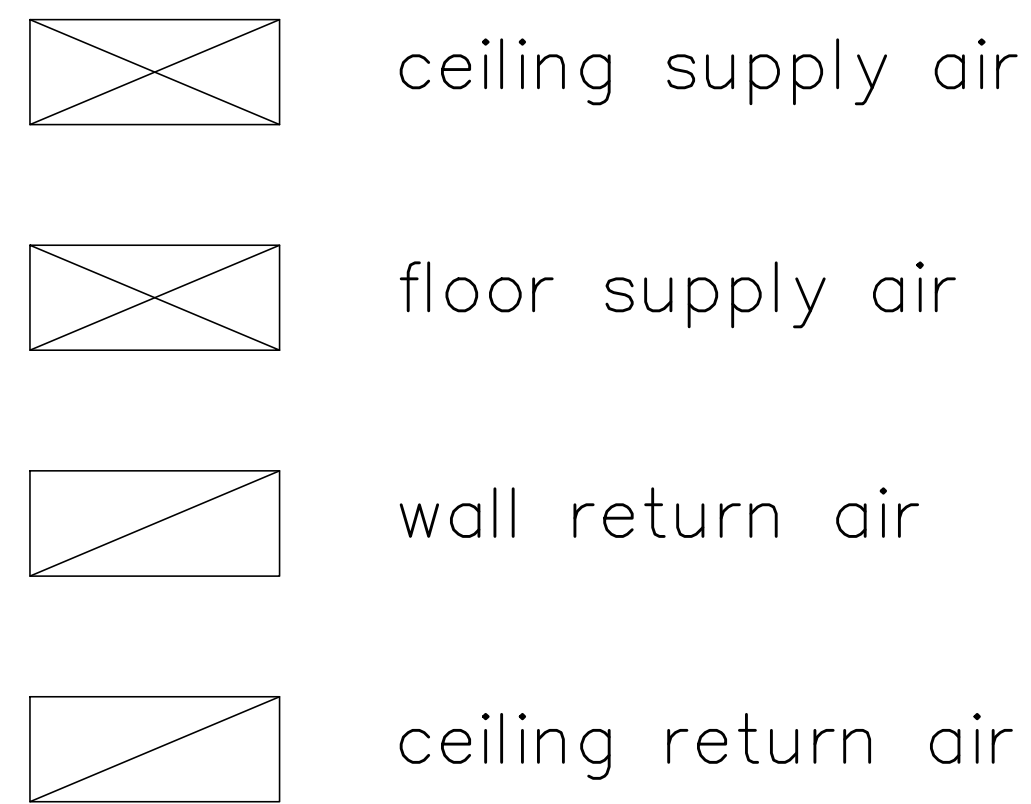
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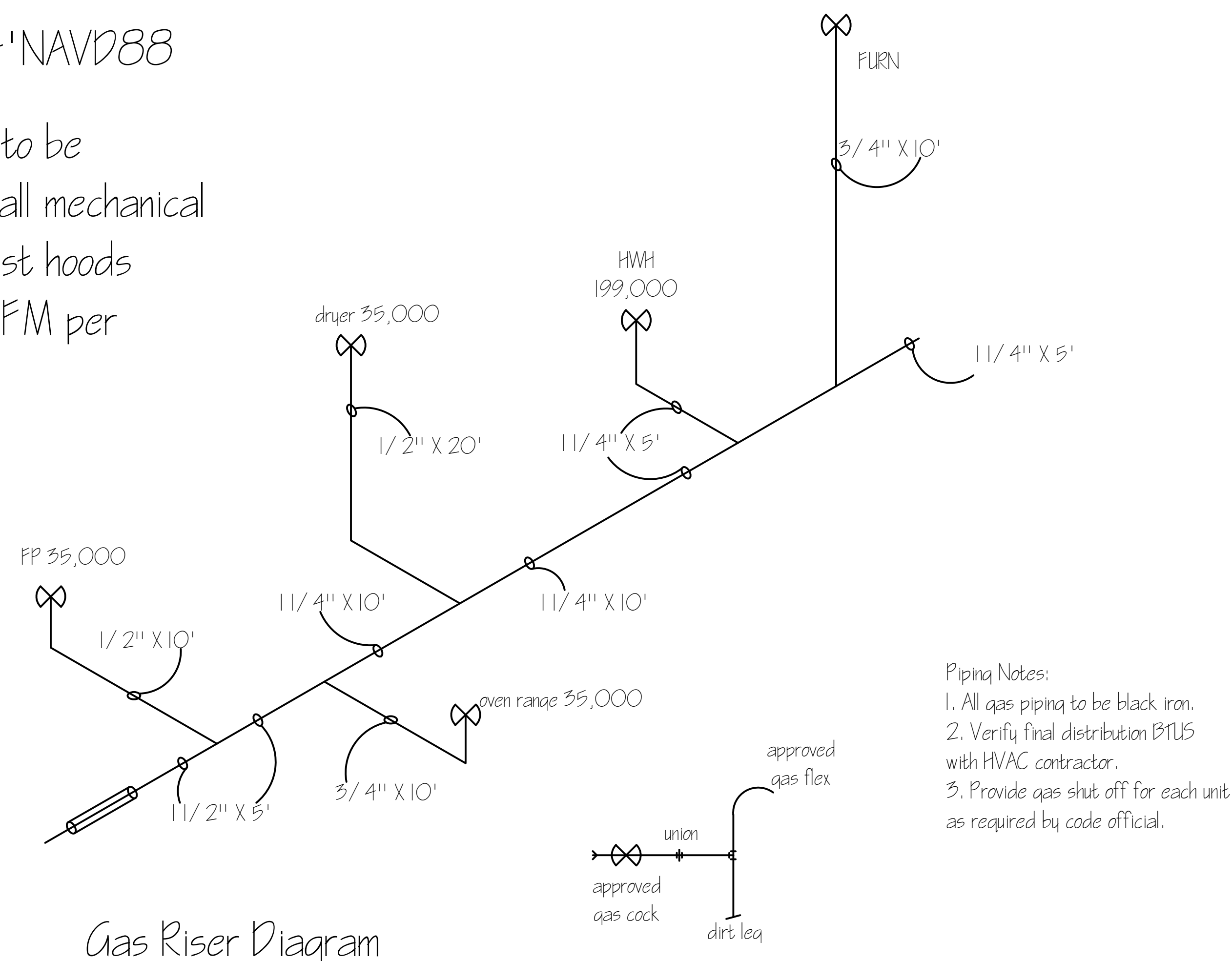


NOTE: Insulate all HVAC areas at ducts and soffits between exterior walls

HVAC equipment
generator (if added)
hot water heater
All to be located a
minimum
of BFE

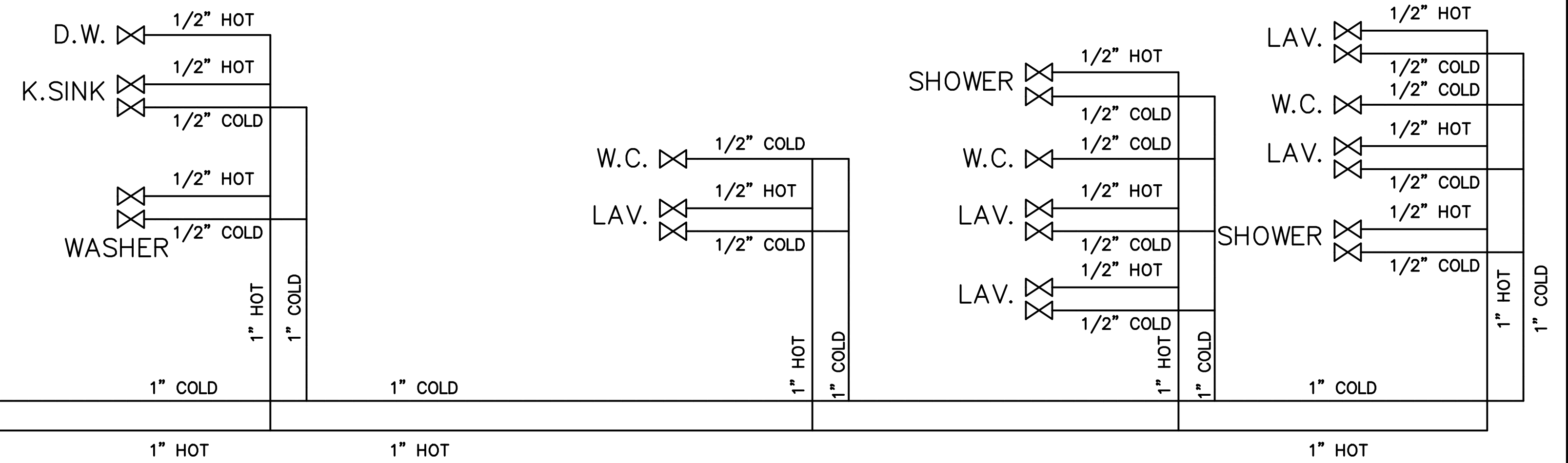
$$10' + 4' = 14' \text{ NAVD88}$$

Make-up air to be provided for all mechanical kitchen exhaust hoods over 400 CFM per minute



Piping Notes:

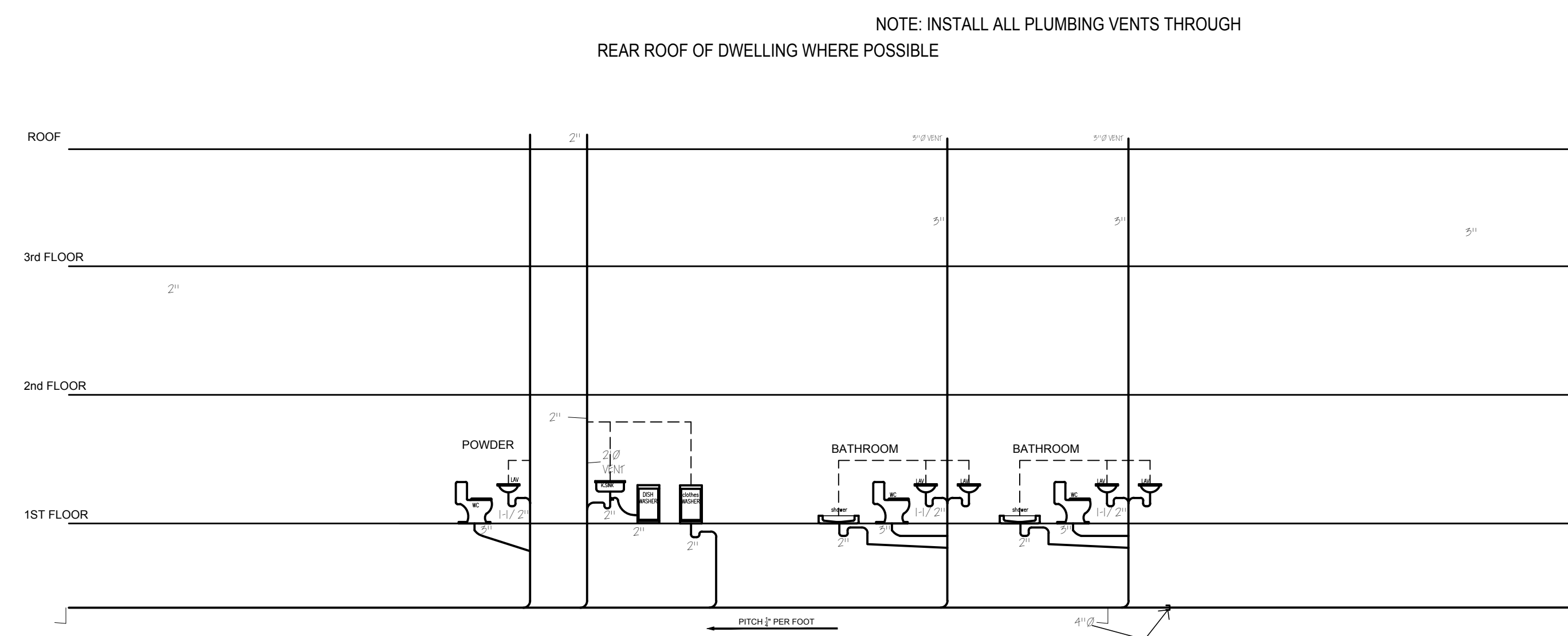
1. All gas piping to be black iron.
2. Verify final distribution BTUS with HVAC contractor.
3. Provide gas shut off for each unit as required by code official.



TANKLESS HOT WATER HEATER

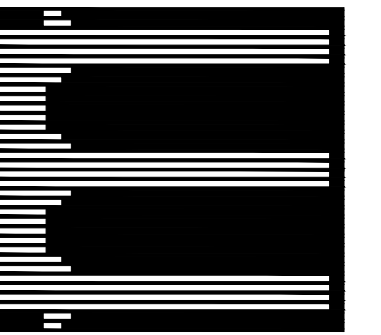
Plumbing Diagram or equal

Note: All exhaust fans including dryer vents must be hard-piped and seams taped




Sanitary Riser Diagram

Unit A



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**Lin
New Duplex Residence
5201 Atlantic Avenue
Ventnor, New Jersey
Block 53 Lot 1**

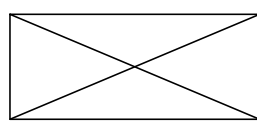
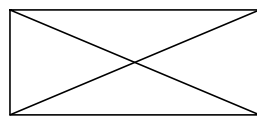
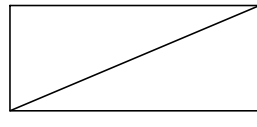
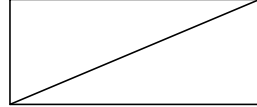
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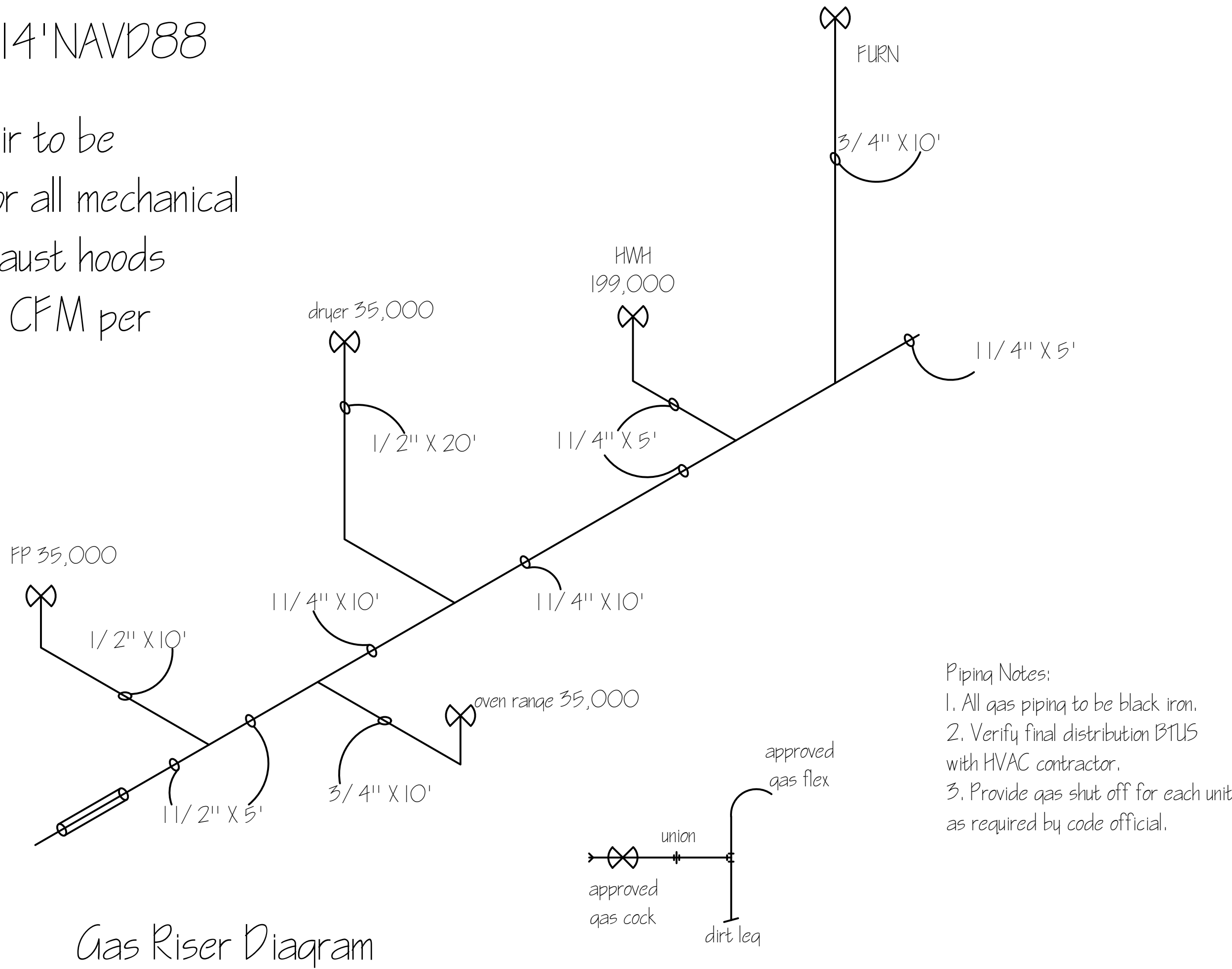
Unit B

-  ceiling supply air
-  floor supply air
-  wall return air
-  ceiling return air

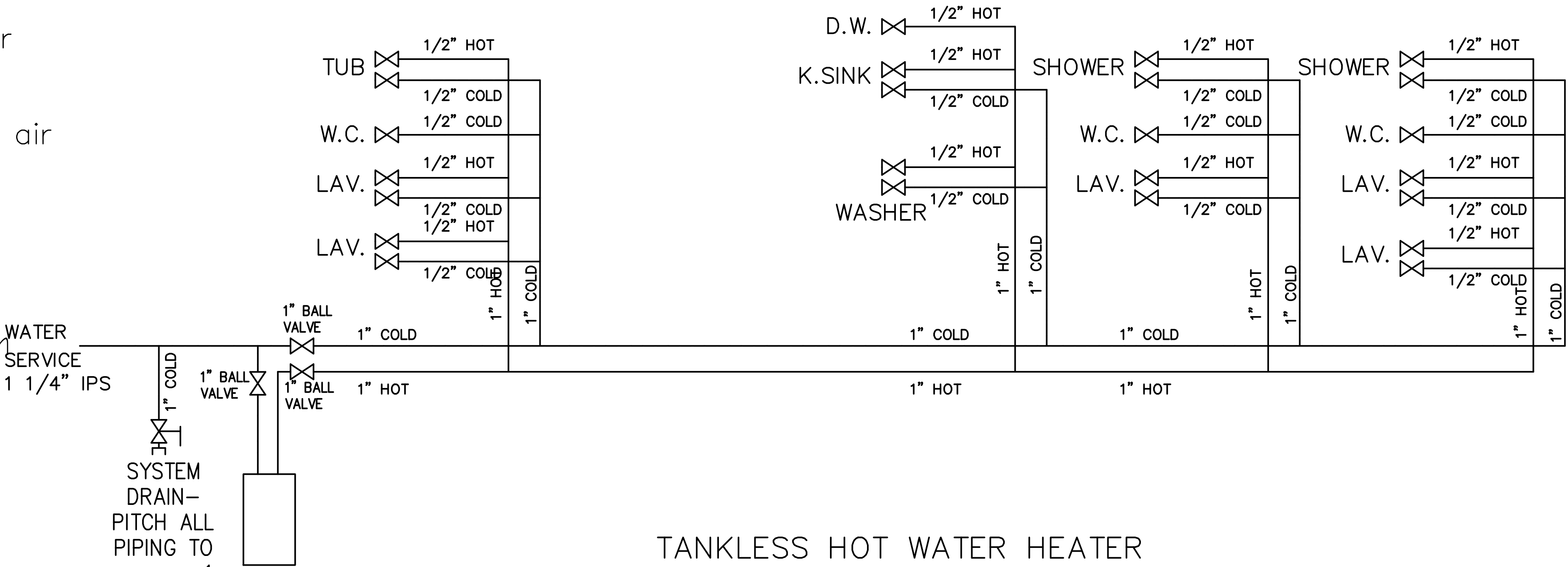
NOTE: Insulate all HVAC areas at ducts and soffits between exterior walls

HVAC equipment generator (if added) hot water heater All to be located a minimum of BFE 10' + 4' = 14' NAVD88

Make-up air to be provided for all mechanical kitchen exhaust hoods over 400 CFM per minute

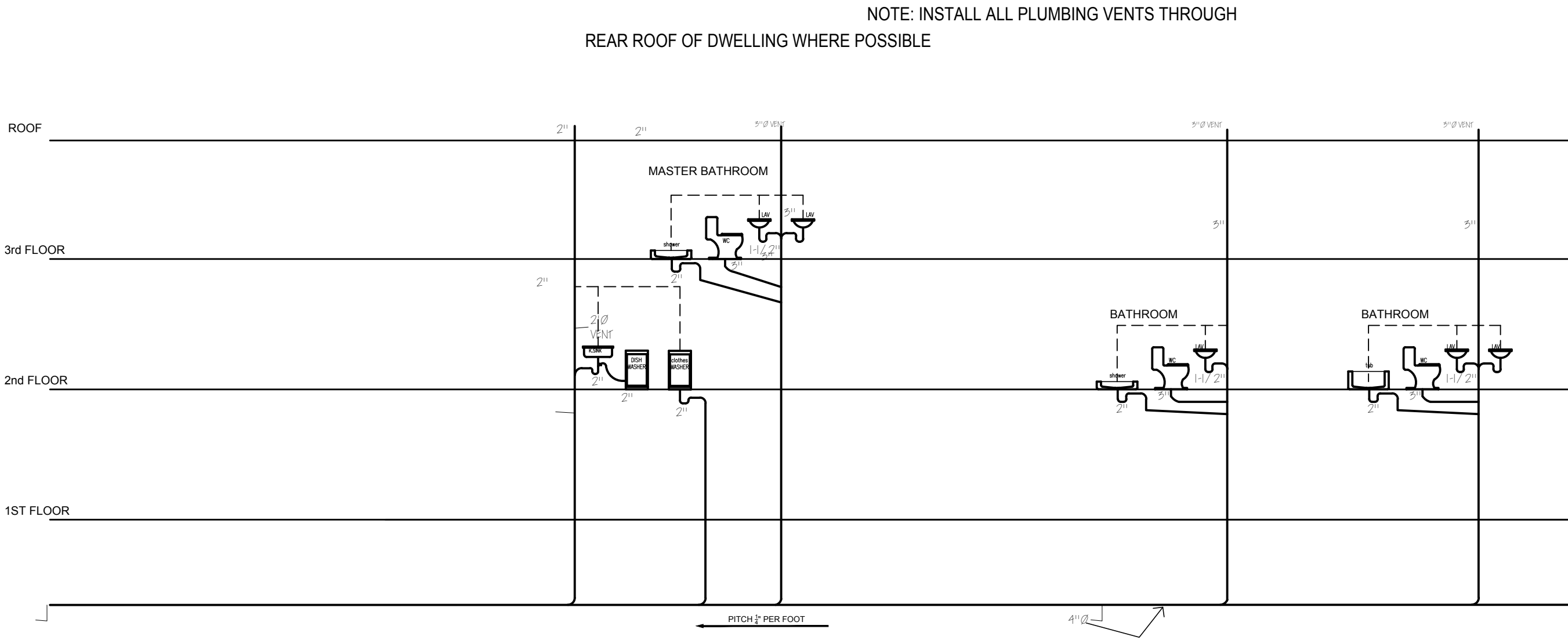


- Piping Notes:
- 1. All gas piping to be black iron.
 - 2. Verify final distribution BTUS with HVAC contractor.
 - 3. Provide gas shut off for each unit as required by code official.



Plumbing Diagram or equal

Note: All exhaust fans including dryer vents must be hard-piped and seams taped



Sanitary Riser Diagram



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