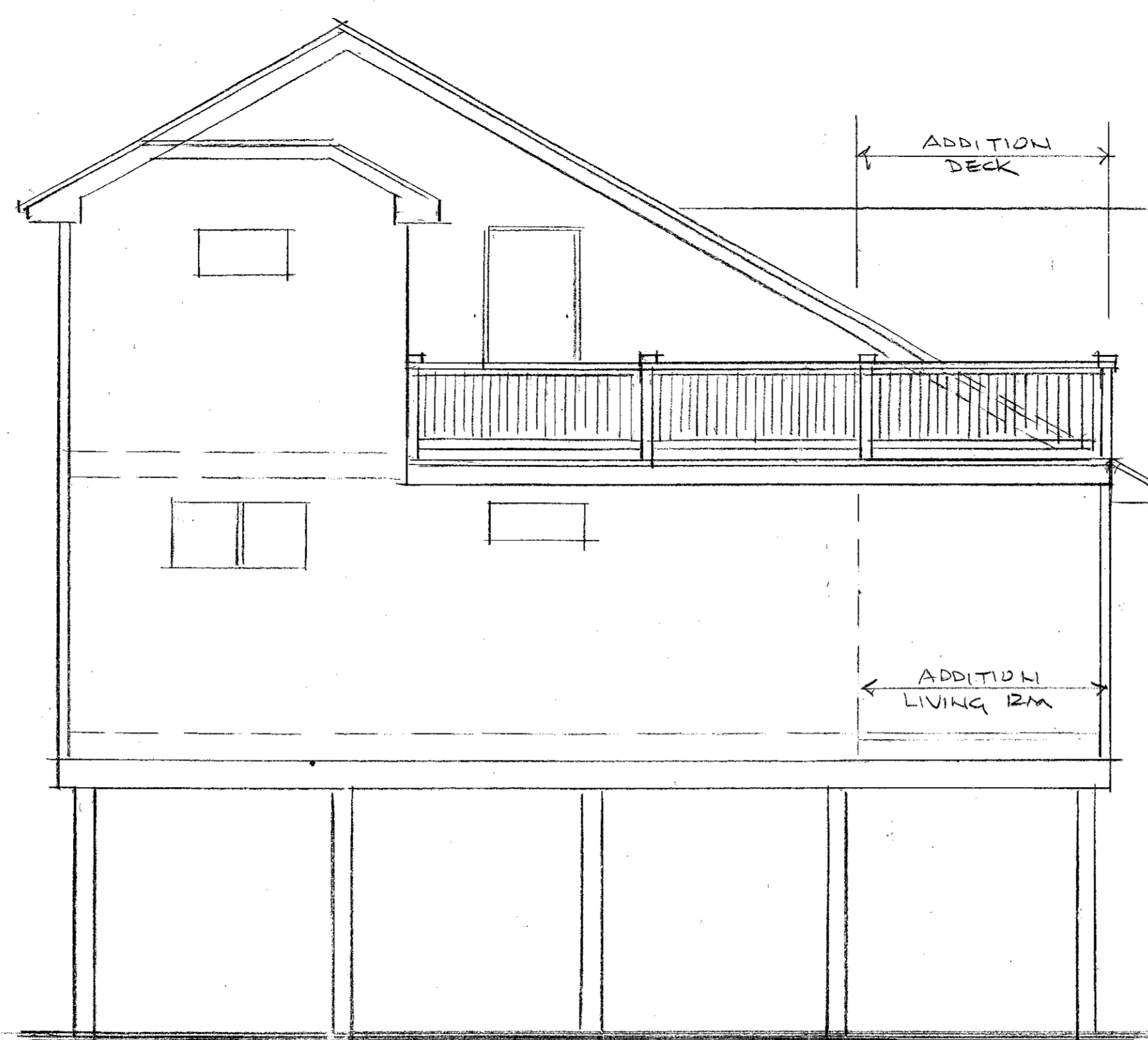
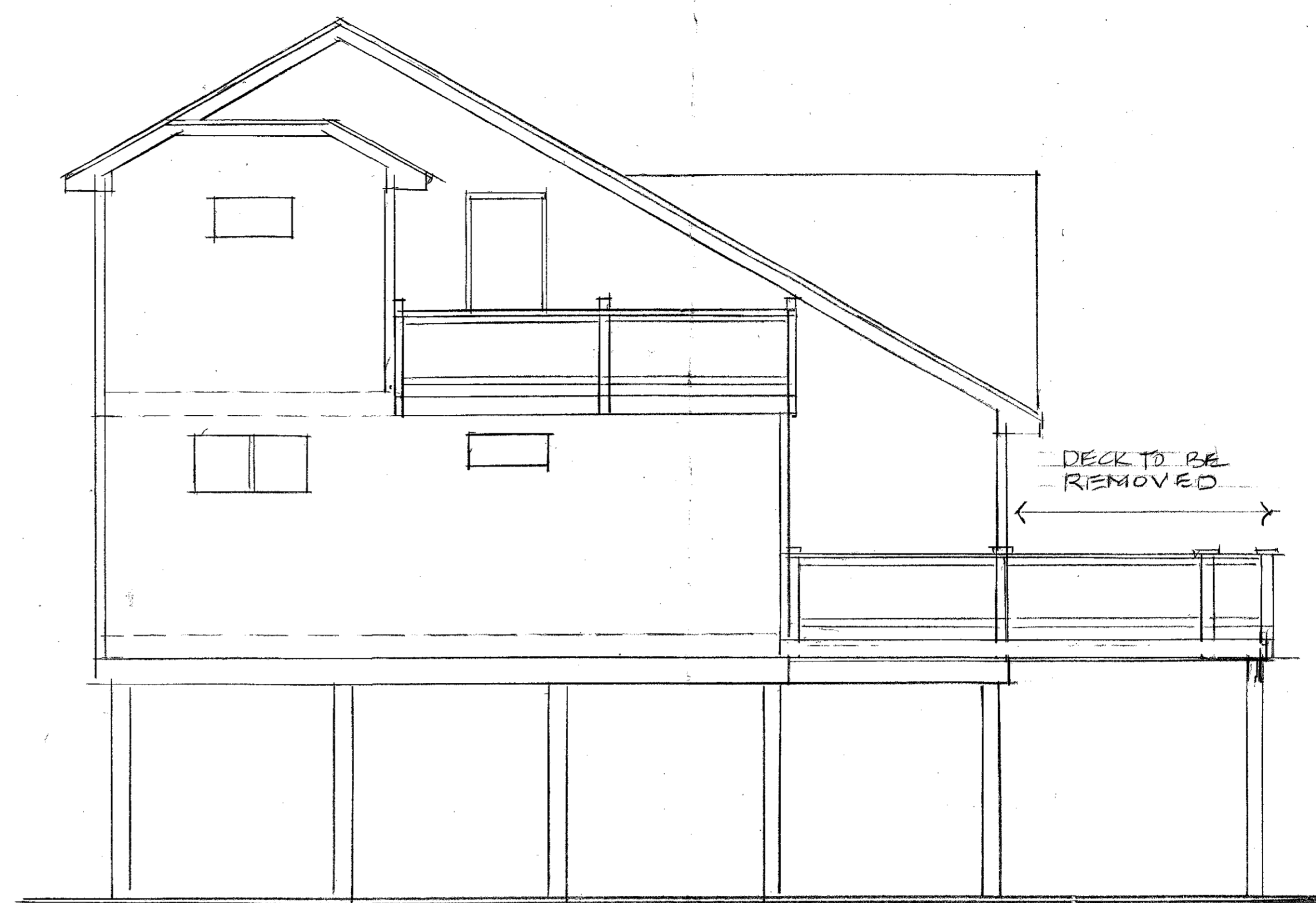


PROPOSED REAR ELEVATION

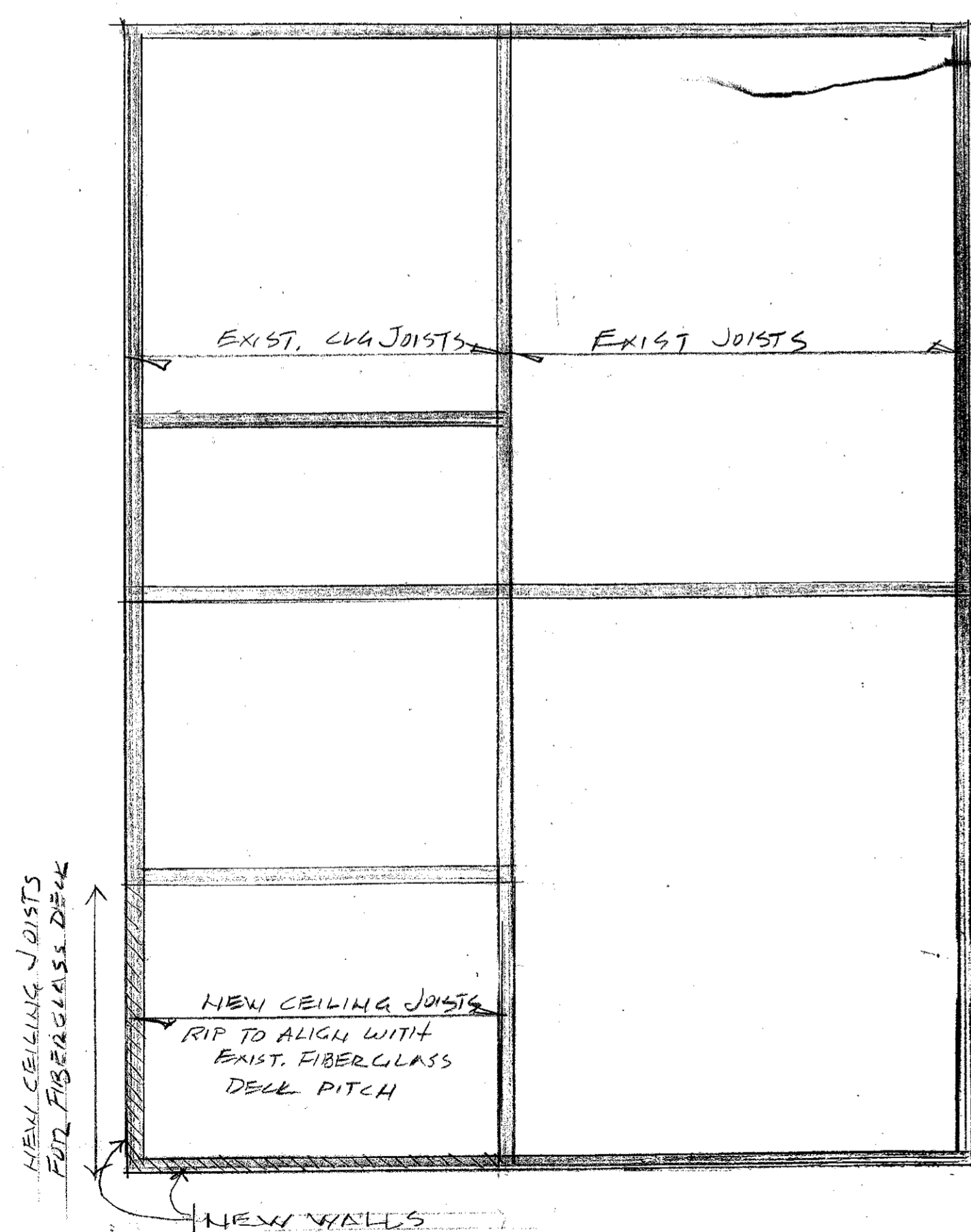


PROPOSED RIGHT SIDE ELEVATION

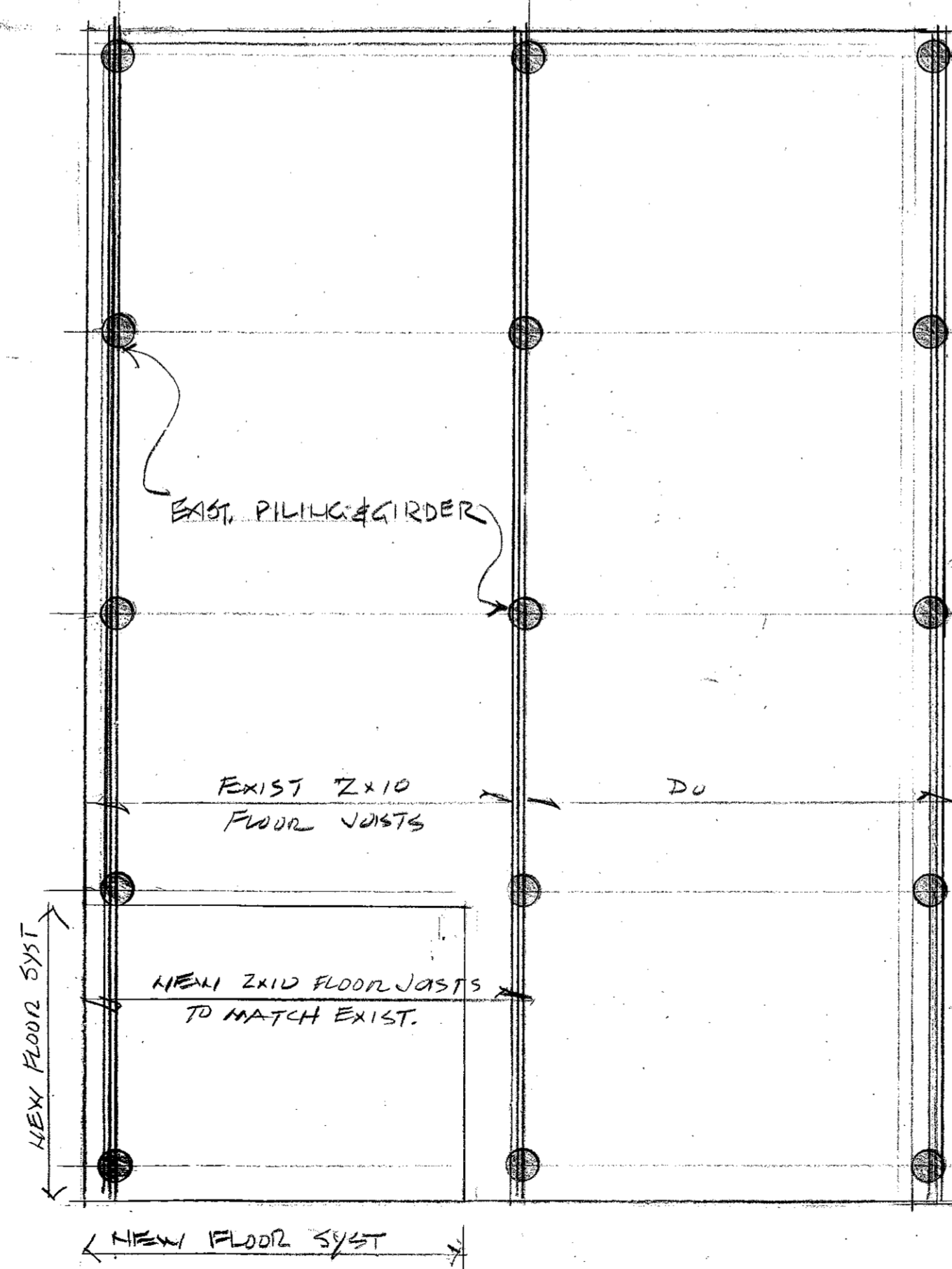


EXISTING RIGHT SIDE ELEVATION

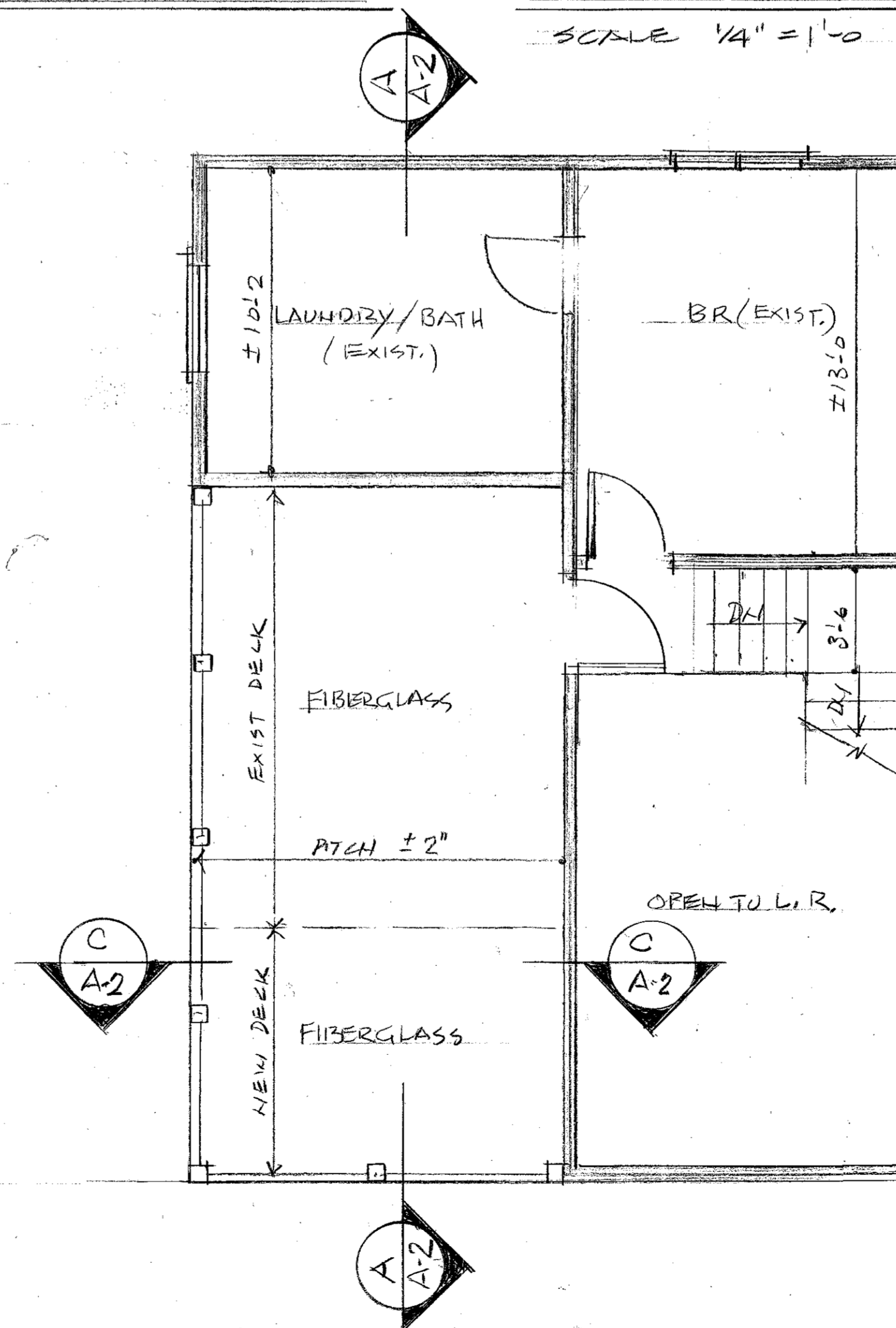
SCALE 1/4" = 1'-0"



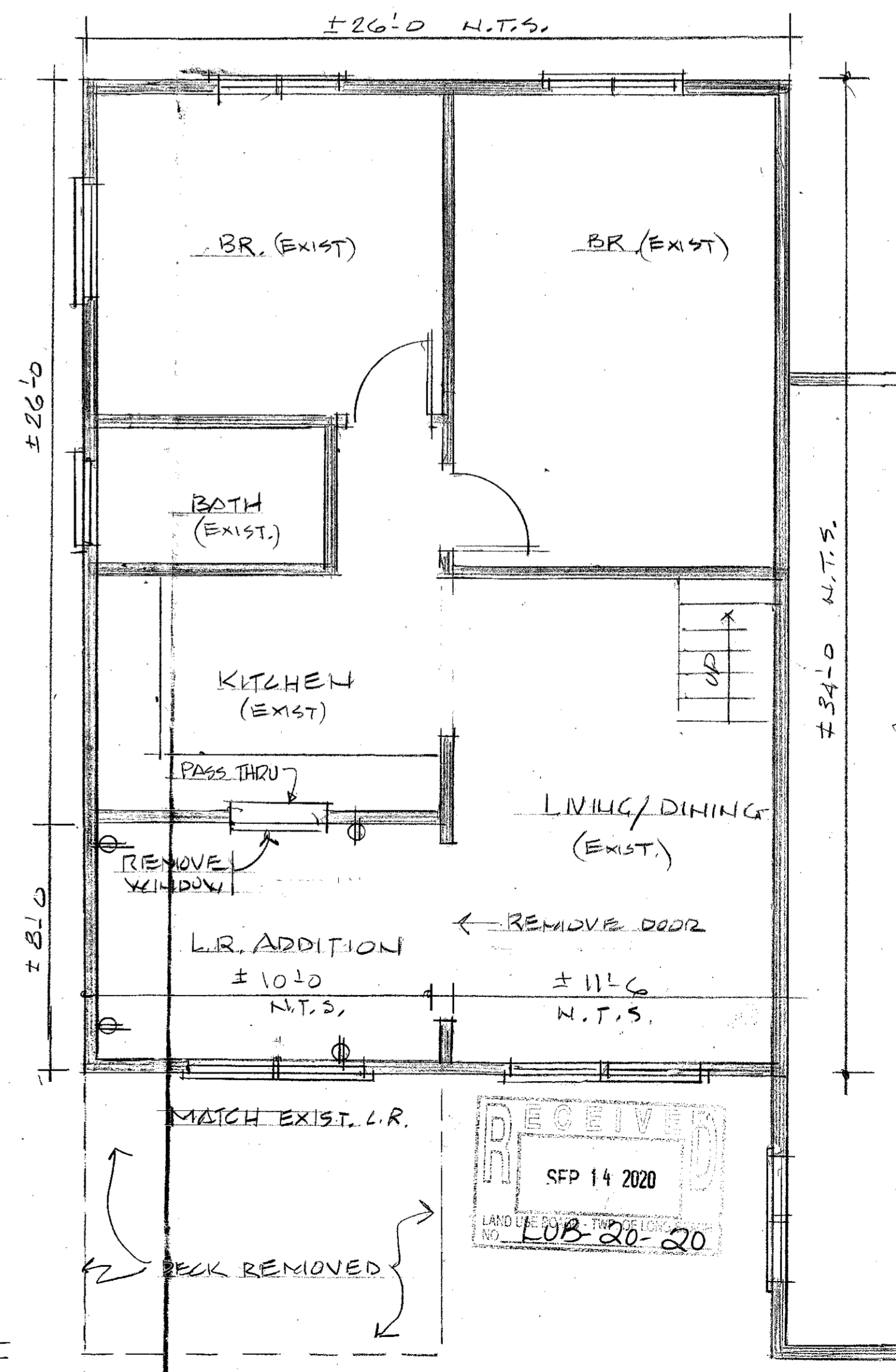
FIRST FLOOR CEILING FRAMING



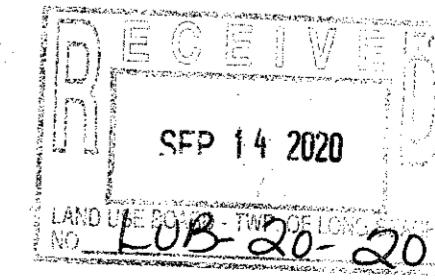
FIRST FLOOR FLOOR FRAMING



PROPOSED 2ND FLOOR PLAN



PROPOSED 1ST FLOOR PLAN



A3

SHEET **A.1** OF 2

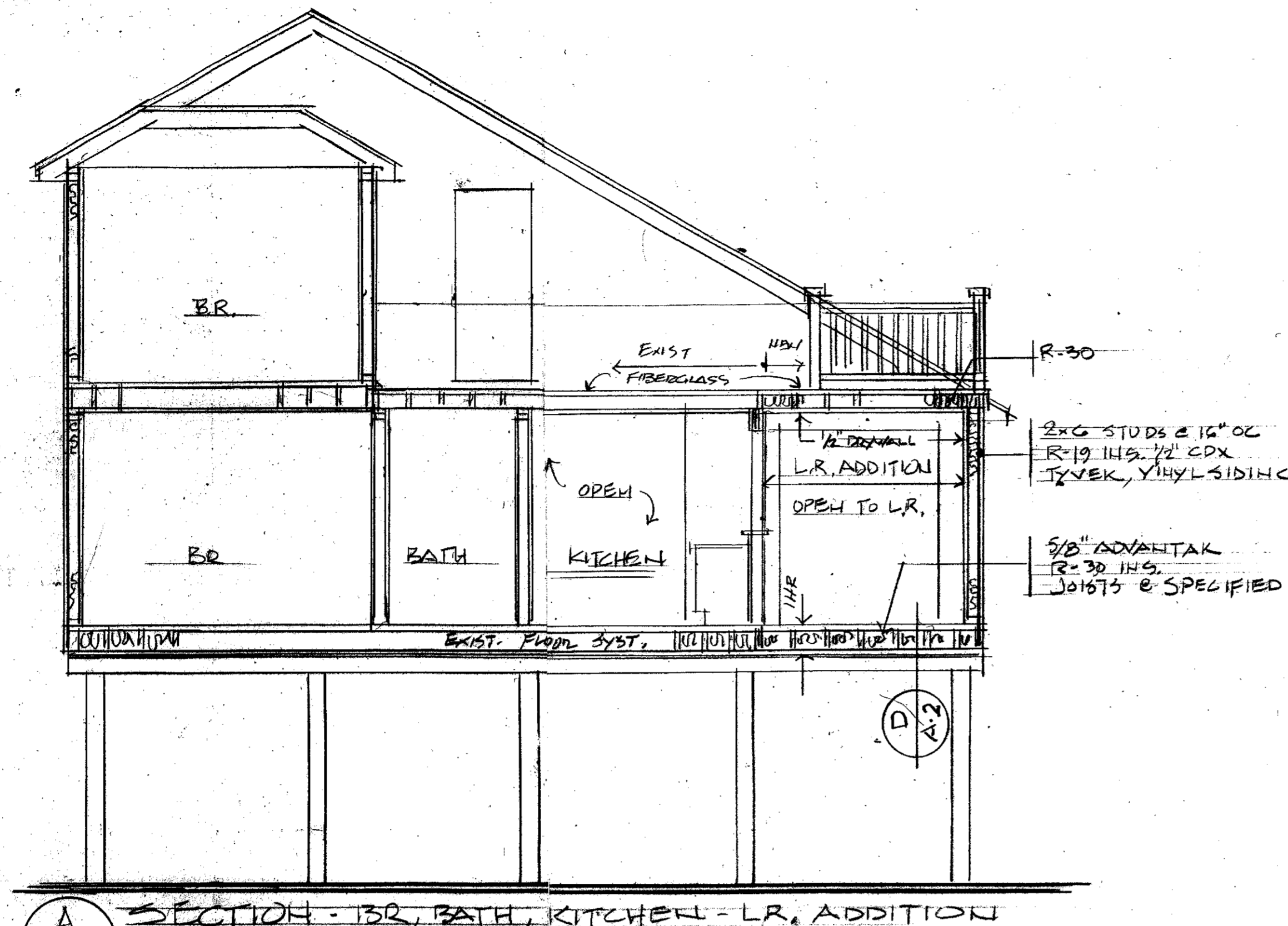
DRAWN BY JAC
DATE 10-20-19
CHECKED BY
DATE

440 GREAT HAY BLVD.
TUCKERTON
NEW JERSEY 08077

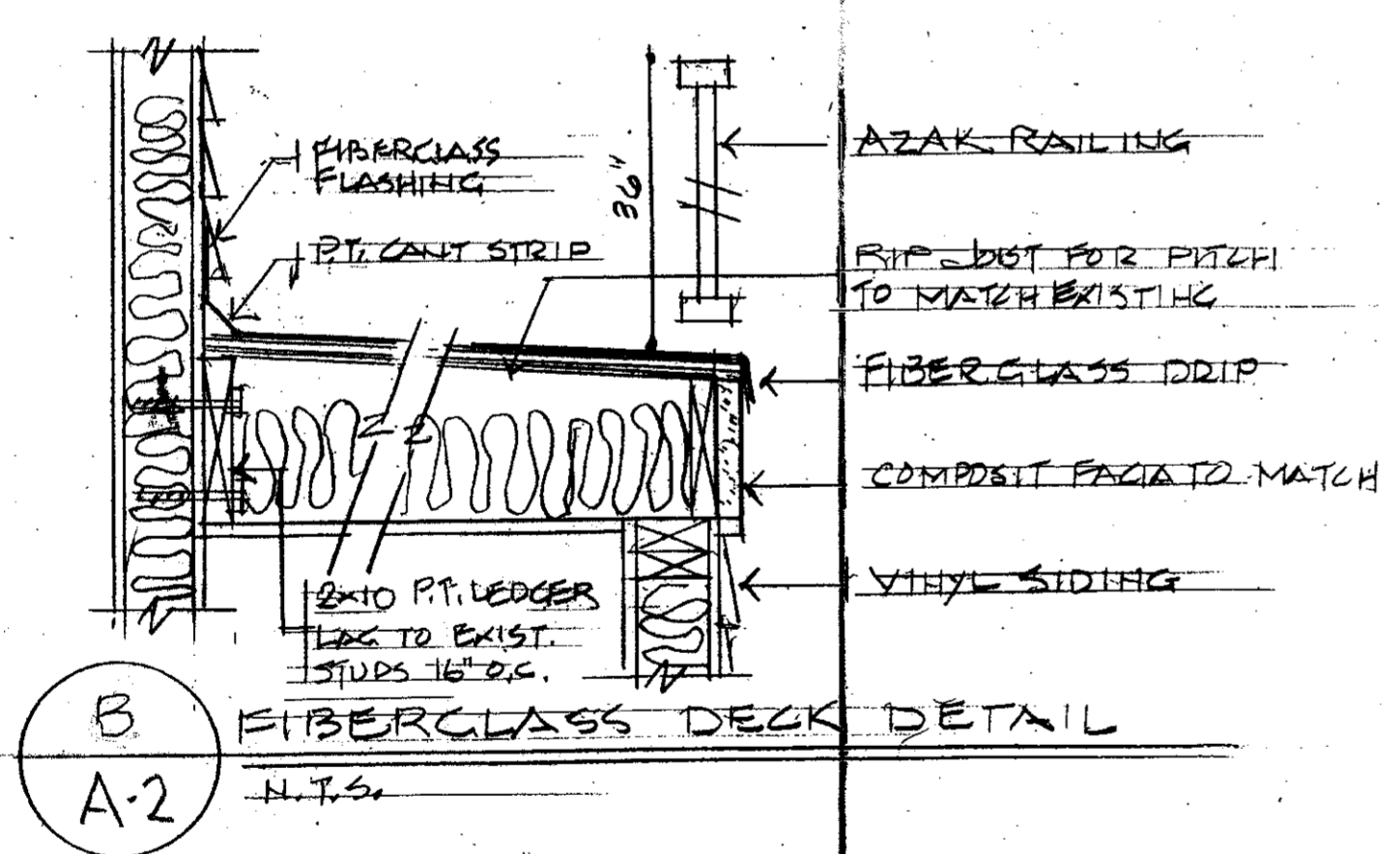
ARCHITECT
N.J. C. 3602
N.J. P.C. 01031
PLANNER
N.J. 12724

JOSEPH A. COURTER JR. AIA
ARCHITECT - PLANNER

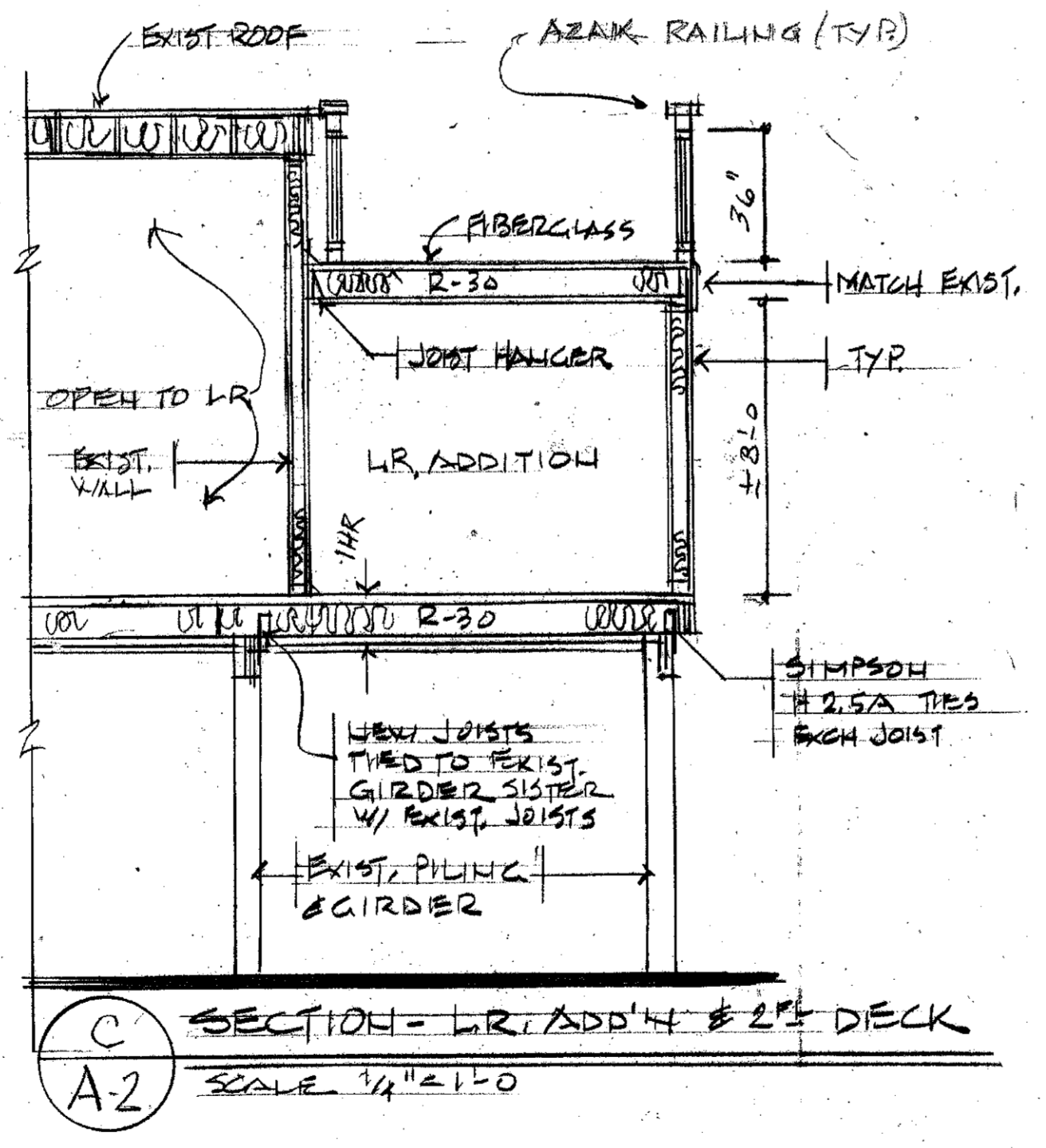
ADDITION & RENOVATION
JOHNSON RESIDENCE
L. B. 1700 BAYVIEW AVE
LONG BEACH TOWNSHIP, OCEAN COUNTY, NJ



A SECTION - BR, BATH, KITCHEN - L.R. ADDITION
A-2



B FIBERGLASS DECK DETAIL
A-2



C SECTION - L.R. ADDITION & 2\"/>

GENERAL SPECIFICATIONS
 ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:
 INTERNATIONAL BUILDING CODE 2015 I.B.C.
 INTERNATIONAL RESIDENTIAL CODE N.J. ED. 2015
 INTERNATIONAL FIRE & GAS CODE 2015
 INTERNATIONAL MECHANICAL CODE 2015
 INTERNATIONAL ENERGY CONSERVATION CODE 2015
 NATIONAL STANDARD PLUMBING CODE 2015
 NATIONAL ELECTRICAL CODE 2014

FILL - ALL FILL UNDER CONCRETE SLABS SHALL BE 95% COMPACTED EARTH, WELL TAMPED.

SLAB FLOORS - WHERE INSTALLED BENEATH THE SLAB, DAMPROOFING SHALL CONSIST OF NOT LESS THAN 4-MIL (0.106 MM) (0.152 MM) POLY-ETHYLENE WITH JOINTS LAPPED NOT LESS THAN 6 INCHES (152 MM), OR OTHER APPROVED METHODS OR MATERIALS. WHERE PERMITTED TO BE INSTALLED ON TOP OF THE SLAB, DAMPROOFING SHALL CONSIST OF MOPPED-ON BITUMEN, NOT LESS THAN 4-MIL (0.104 MM) (0.102 MM) POLYETHYLENE OR OTHER APPROVED METHODS OR MATERIALS. JOINTS IN THE MEMBRANE SHALL BE LAPPED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ALL FRAMING LUMBER - SHALL BE #2 & BETTER HEM-PIR, SOUTHERN PINE, SPRUCE-FINE-PINE WITH A MIN. UNIT STRESS OF 1200 PSI ON EXTREME FIBER IN BENDING F_b .

WOOD HEADERS OVER BEARING PARTITIONS - SHALL BE MIN. (2) 2 x 4 @ 16" O.C. AND 2" x 4" @ 6" x 10" @ 6" x 20" @ 8" SPANS MIN. 2 STUDS AT END OF ALL HEADERS.

JOISTS - PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS AND UNDER ALL APPLIANCES, FIXTURES AND CABINETS. PROVIDE FRAMING RANGERS AT MEETING OF ALL INTERSECTING JOISTS WHERE WOOD LEADERS ARE NOT SPECIFIED. INSTALL 1" x 3" WOOD CROSS BRIDGINGS, MAX. 6' O.C., (OR METAL BRIDGING) AT ALL JOIST AREAS.

FURNACE & FLUE CLEARANCES - FURNACES AND FLUES, GAS, OIL OR ELECTRIC APPLIANCES, SHALL HAVE CLEARINGS FROM COMBUSTIBLES AS PER MANUFACTURER'S LISTING, OR A MIN. OF 6 INCHES. THIS CAN BE REDUCED TO 2 INCHES WITH 28 GAGE SHEET METAL ON 1/2" INSULATING MILLBOARD.

ELECTRICAL - SHALL CONFORM TO NEC 2014

SMOKE ALARMS - PROVIDE SMOKE ALARMS IN ACCORDANCE WITH SECTION R317. ALL SMOKE DETECTORS SHALL BE PROVIDED WITH BATTERY BACKUP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED.

FLASHING - PROVIDE METAL FLASHING OVER ALL WINDOWS AND EXTERIOR DOORS. PROVIDE FLASHING WHERE CONCRETE IS IN CONTACT WITH WOOD FRAMING. PROVIDE TERRAZZO SHIELD ON TOP OF ALL FOUNDATION WALLS.

HEATING SYSTEM - DESIGNED TO MAINTAIN AN INTERIOR TEMP. OF 70°F WITH OUTSIDE TEMP. AT 0°F AND WIND AT 15 MPH.

M.V.A.C. DUCT SPECIFICATIONS - MINIMUM GALVANIZED SHEET METAL FINCHERS FOR DUCT CONSTRUCTION.

INSULATION REQUIRED - DUCTS EXPOSED TO NONCONDITION SPACES SHALL BE INSULATED TO PROVIDE A THERMAL RESISTANCE EQUAL TO R-6.

SEWERS - PLUMBING FIXTURES AND DRAINAGE PIPING SHALL BE CONNECTED TO A PUBLIC SEWER OR APPROVED PRIVATE OR INDIVIDUAL SEWAGE DISPOSAL SYSTEM. MIN. SLOPE 1" PER FT. OR 1/4" PER FT. 1/2" OR LARGER PIPING.

WATER SUPPLY - APPROVED CURB VALVE SHALL BE INSTALLED NEAR CURB LINE AND APPROVED FULCRUM BUILDING VALVE SHALL BE LOCATED INSIDE BUILDING NEAR POINT OF WATER SERVICE.

ATTIC VENTILATION - 1 S.F./100 S.F. ATTIC AREA 50% EAVE OR CORNICE OR RIDGE VENTS.

ALL PRODUCTS, MATERIALS AND EQUIPMENT SPECIFIED IS SUBJECT TO MANUFACTURER'S WARRANTY AND INSTALLATION ACCORDING TO MANUFACTURER SPECIFICATIONS AND PROVISIONS OF THE APPLICABLE CODE.

IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL WITHIN TEN (10) DAYS AFTER RECEIPT OF THESE PLANS AND PRIOR TO CONSTRUCTION, NOTIFY THE ARCHITECT IN WRITING OF SUCH ERRORS OR OMISSIONS, OR BE HELD RESPONSIBLE FOR THE RESULTS AND COST OF RECTIFYING THE SAME.

ARCHITECT DOES NOT ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION ADMINISTRATION OR SUPERVISION. CONTRACTOR SHALL FOLLOW ALL APPLICABLE BUILDING CODES.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
⊕	DUPLEX OUTLET, GROUNDING
⊕	DUPLEX OUTLET, GROUND FAULT INTERRUPT
⊕	DUPLEX OUTLET, WEATHER PROOF, G.F.I.
⊕	DUPLEX OUTLET, WALL SWITCH CONTROLLED
⊕	220VOLT OUTLET OR CONNECTION
⊕	DORBELL
⊕	TELEPHONE RECEPT.
⊕	TELEVISION ANTENNA OR JACK
⊕	DOOR CHIME
⊕	SINGLE POLE WALL SWITCH
⊕	3-WAY WALL SWITCH
⊕	DIMMER SWITCH
⊕	CEILING MOUNTED LIGHT FIXT.
⊕	WALL MOUNTED LIGHT FIXT.
⊕	RECESSED H-HAT LIGHT FIXT.
⊕	2'x2' 2 BULB FLUORESCENT PARABOLIC
⊕	2'x4' 3 BULB FLUORESCENT PARABOLIC
⊕	EMERGENCY LIGHT W/ BATTERY PACK
⊕	EXIT LIGHT
⊕	SMOKE & CO2 DETECTOR INTERCONNECTED
⊕	EXTERIOR FLOOD LIGHTS
⊕	RECESSED DIRECTIONAL LIGHT FIXT.
⊕	PENDENT
⊕	RECESSED HEAT LAMP
⊕	RECESSED LIGHT & EXHAUST FAN
⊕	SLIMLINE FLUORESCENT (UNDERCOUNTER)
⊕	HEAT & CO2 DETECTOR INTERCONNECTED
⊕	PULL STATION
⊕	2 HEADED EMERGENCY EXIT LIGHT

INTERNATIONAL RESIDENTIAL CODE N.J. ED. 2015

USE GROUP R-3 - SINGLE FAMILY - 2 UNITS

CONSTRUCTION TYPE 5-B COMBUSTIBLE UNPROTECTED

HEIGHT AREA LIMITATIONS	CODE	PROVIDED
STORIES	2	2
HEIGHT	40'	32'
AREA	-	-

FIRE RESISTANCE OF STRUCTURE

	0	0
PRIMARY STRUCTURAL FRAME	0	0
EXTERIOR BEARING WALLS	0	0
INTERIOR	0	0
NON-BEARING WALLS	0	0
FLOOR CONSTRUCTION	0	0
ROOF	0	0
WALLS > 3 FT SEPARATION DIST.	2 HR	NA
WALLS < 3 FT > 5 FT SEPAR. DIST.	1 HR	NA

BUILDING DATA *

SPACE	SF	GF
FIRST FLOOR	80	640
SECOND FLOOR	0	-
THIRD FLOOR	0	-
TOTAL	80	640

HABITABLE ATTIC TOTAL

SPACE	SF	GF
GARAGE (UNPROT.)	-	-
BASEMENT	-	-
DECK & PORCHES	80	-

* ADDITION ONLY

BUILDING LOADS (P.S.F.)

SPACE	DL	PL	TL	WIND
ROOF	20	10	30	✓
EXTERIOR BALCONY	60	10	70	✓
DECKS	40	10	50	✓
FIRE ESCAPES	40	10	50	✓
PERGOLA W/ WOOD DECK	30	10	40	✓
ATTICS - NO STORAGE	10	10	20	✓
ATTIC - STORAGE	20	10	30	✓
ATTIC - EXPOSED FLOOR	40	10	50	✓
ROOFING - GENERAL	40	10	50	✓
ROOFING - SLEEPING	30	10	40	✓
STAIRS	40	10	50	✓
GUARDRAILS & HANDRAILS	200	-	200	✓

WINDS EXPOSURE "C" 30 FT. ROOF H.T. B.E.H. 2 1/2
 HORIZONTAL WIND CASE 125 MPH 38
 VERTICAL WIND CASE 125 MPH 33.5
 ✓ MEMBERS OR EXPOSURES MUST REQ.

EXIST. WIRE INST. MAIN SIZE 200 AMP 3 PHASE

SIZE	DESCRIPTION	BREAKER NUMBERS	DESCRIPTION	SIZE
20 12	RECEPTACLES	1 2		
		3 4		
		5 6		
		7 8		
		9 10		
		11 12		
		13 14		
		15 16		
		17 18		
		19 20		

FLOOR/CEILING SYSTEMS, WOOD-FRAMED

SYSTEM DESCRIPTION	SKETCH AND DESIGN DATA
GA FILE NO. FC 6406	1 HOUR FIRE 35 to 39 STC
WOOD JOISTS, GYPSUM WALLBOARD	

Base layer: Type X gypsum wallboard applied at right angles to 2 x 10 wood joists @ 16" o.c. w/ 1 1/2" Type W or D drywall screws @ 6" o.c. Face layer: 1/2" Type X gypsum wallboard veneer base applied at right angles to joists through base layer w/ 1 1/2" Type S drywall screws 12" o.c. all joints and intermediate joints. Face layer joints offset 24" from base layer joints. 1 1/2" Type Q drywall screws placed 2" back on either side of face layer and joints. 12" o.c. 1/2" plywood with exterior glue applied at right angles to top of joists with 8d nails. Ceiling provides one hour fire resistance protection for wood framing, including trusses.

Approx. Ceiling Weight: 8 psf
 Fire Test: FM 172, 2-25-72
 Sound Test: Estimated

D 1 HR FLOOR/CEILING
A-2

SHEET **A-2** OF 2
 DRAWN BY: JAL
 DATE: 10-28-19
 CHECKED BY: [Signature]
 DATE: [Blank]
 240 GREAT BAY BLVD.
 COCKSCROFT
 NEW JERSEY 08007
 ARCHITECT
 22 N. C. 8802
 1111 N. ARCADE ST.
 PLANNING
 N. 10774
JOSEPH A. COURTER JR. AIA
ARCHITECT - PLANNER
 ADDITION & RENOVATION
 L. JOHNSON RESIDENCE
 1. B. 700 BAYVIEW AVE.
 LONG BEACH TOWNSHIP, OCEAN SD., N.J.