GENERAL PLAN NOTES

1. GENERAL NOTES

A. BUILDING DATA: INTERNATIONAL RESIDENTIAL CODE 2021, NJ EDITION
AF&PA WFCM 2001
USE GROUP: R-5, RESIDENTIAL, SINGLE FAMILY DWELLING
CONSTRUCTION TYPE: V B

B. THE ARCHITECT HAS NOT BEEN RETAINED TO PROVIDE CONSTRUCTION ADMINISTRATION. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DEVIATION AND/OR MODIFICATIONS TO WORK INDICATED, DETAILED, OR SPECIFIED ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY PROPOSED MODIFICATIONS AND/OR SUBSTITUTIONS IN WRITING FOR HIS REVIEW AND OWNER APPROVAL.

C. MATERIALS AND EQUIPMENT SPECIFIED HEREIN ARE OF A CERTAIN BRAND OR MANUFACTURER. IT IS INTENDED THAT THESE ITEMS SHALL REPRESENT A CERTAIN HIGH LEVEL OF QUALITY AND ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. THE OWNER MAY USE MATERIALS OR EQUIPMENT OTHER THAN THAT SPECIFIED IF THE SUBSTITUTION MEETS OR EXCEEDS IN ALL RESPECTS THE REQUIREMENTS OF THE SPECIFICATION.

D. PROVIDE ALL TEMPORARY CONSTRUCTION BARRIERS AS REQUIRED DURING CONSTRUCTION TO PROTECT THE PUBLIC AND WORKERS. COMPLY WITH ALL LOCAL ORDINANCES AND REGULATIONS AFFECTING THE WORK.

E. ALL SUB-CONTRACTORS SHALL SUBMIT COMPLETE SHOP DRAWINGS, MANUFACTURER'S BROCHURES, AND SAMPLES OF ALL WORK TO THE OWNER FOR REVIEW AND APPROVAL BEFORE FABRICATION OR ORDERING OF EQUIPMENT.

F. ALL WORK SHALL CONFORM TO THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND ITS REGULATIONS, WHICH SHALL TAKE PRECEDENCE OVER ANYTHING NOTED ON THESE DRAWINGS.

G. THE CONTRACTOR SHALL CHECK BY ALL CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH WORK. ANY ERRORS, OMISSIONS, OR INCONSISTENCIES ON THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING, AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING WITH THE WORK IN QUESTION.

H. BEDROOM EGRESS WINDOWS ARE TO HAVE A CLEAR OPENING OF 5.7 SQUARE FEET WITH MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR WIDTH OF 20" AND A MAXIMUM SILL HEIGHT OF 44".

I. ALL GLAZING IN DOORS, TUB OR SHOWER ENCLOSURES, AND OTHER HAZARDOUS LOCATIONS TO BE APPROVED SAFETY GLASS.

J. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

K. ALL SITE WORK, UNLESS NOTED AND DETAILED ON DRAWINGS, IS TO BE ESTABLISHED AND DESIGNED BY OTHERS (THAN THE ARCHITECT), INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, LANDSCAPING, SITE RETAINING WALLS, AND SITE DRAINAGE.

L. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED BUILDING PERMITS. IF REQUIRED, HE SHALL SUBMIT ADDITIONAL MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND/OR SPECIFICATIONS THAT MAY BE REQUIRED BY THE BUILDING INSPECTOR. THE ARCHITECT HAS NOT BEEN RETAINED TO DESIGN MECHANICAL OR ELECTRICAL SYSTEMS FOR THIS PROJECT. THESE SERVICES WILL BE PROVIDED AS REQUIRED BY THE OWNER. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR SUPERVISING THE INSTALLATION OF THESE SYSTEMS.

M. ANY EXISTING OR NEW FINISHES AND/OR EQUIPMENT SOILED OR DAMAGED, INDICATED TO REMAIN, SHALL BE CLEANED, REPAIRED, AND/OR REPLACED TO MATCH EXISTING ADJACENT FINISHES.

N. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE LOCATION OF ALL UTILITIES, EQUIPMENT, AND AFFECTED DEVICES NECESSARY TO BE REMOVED, RELOCATED OR REPLACED.

O. THE GENERAL CONTRACTOR SHALL USE ONLY PORTIONS OF THE SITE FOR STAGING WORK AS APPROVED BY THE OWNER, AND THE GENERAL CONTRACTOR SHALL RESTORE ANY/ALL LANDSCAPING DAMAGED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.

P. THE GENERAL CONTRACTOR SHALL SUBMIT BIDS TO THE OWNER FOR WORK WITH SEPARATE COSTS FOR "ALTERNATES" NOTED ON DRAWINGS AND A TOTAL CONSTRUCTION COST WITH AND WITHOUT ALTERNATES. ALL BIDS SHALL INDICATE THEY MUST BE HONORED FOR A MINIMUM OF 90 DAYS FROM THE DATE OF SUBMISSION TO OWNER.

Q. THE BUILDING SHALL MEET OR EXCEED THE NEW JERSEY ENERGY CODE.

2. FOUNDATIONS

A. EXCAVATE ALL FOOTINGS AND FOUNDATION WALLS TO ELEVATIONS INDICATED ON DRAWINGS. ALL FOUNDATIONS ARE TO BEAR ON SOIL CAPABLE OF SAFELY SUSTAINING A BEARING PRESSURE OF 2000 PSF WITHOUT EXCESSIVE DEFORMATON. A QUALIFIED SOILS ENGINEER MUST VERIFY THE ALLOWABLE BEARING PRESSURE.

B. ALL EXTERIOR FOOTINGS ARE TO BE A MINIMUM OF 3'-0" BELOW GRADE. ALL FOOTINGS IN CRAWL SPACES ARE TO BE A MINIMUM OF 1'-6" BELOW CRAWL SPACE SLAB.

3. CONCRETE

A. ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3500 PSI UNLESS OTHERWISE INDICATED ON DRAWINGS. ALL EXTERIOR CONCRETE SHALL HAVE 4% AIR-ENTRAINMENT.

4. MASONRY

A. CONCRETE BLOCK SHALL CONFORM TO ASTM-C-90, FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS. USE SOLID UNITS, ASTM-C-145, WHERE REQUIRED. ALL MASONRY SHALL CONFORM TO ANSI/NBS 211 "BUILDING CODE REQUIREMENTS FOR MASONRY" AND THE "CONCRETE MASONRY HANDBOOK" AS PUBLISHED BY THE PORTLAND CEMENT ASSOCIATION.

B. OPENINGS IN BLOCK WALLS TO HAVE 4" x 8" BLOCK LINTELS, ONE FOR EACH 4" OF THICKNESS. USE ONE 3" x 3 " x 5/16" ANGLE FOR EACH 4" OF BRICK OR STONE THICKNESS, UNLESS NOTED OTHERWISE.

5. METALS

A. MISCELLANEOUS STEEL SHALL BE FABRICATED OF ASTM A-36 STEEL TO LENGTHS AND PROFILES DETAILED AND VERIFIED IN FIELD. ALL STEEL SHALL RECEIVE A SHOP COAT OF RED LEAD PRIMER.

B. REINFORCING BARS SHALL CONFORM TO ASTM-A-615, GRADE 60. WELDED WIRE FABRIC TO CONFORM TO ASTM-A-185, UNLESS OTHERWISE NOTED.

6. WOOD AND PLASTICS

A. ALL ROUGH FRAMING LUMBER, JOISTS, BEAMS, STUDS, ETC., SHALL BE CONSTRUCTION GRADE HEM-FIR OR DOUGLAS FIR, WITH A MINIMUM FINER STRESS IN BENDING "Fb" OF 1150 PSI AND A MODULUS OF ELASTICITY "E" OF 1,400,000 PSI UNLESS NOTED OTHERWISE.

B. WHERE REQUIRED, MICRO-LAM LVL, PARALLAM PSL, AND TIMBERSTRAND LSL BEAMS OR HEADERS, AND T.J.I. WOOD I-JOISTS, SHALL BE AS MANUFACTURED BY TRUS JOIST MACMILLAN OF BOISE, IDAHO. THESE JOSTS AND/OR BEAMS SHALL BE PROVIDED AND INSTALLED WITH SERIES AND SPACING INDICATED ON THE PLANS, IN STRICT ACCORDANCE WITH TRUS JOIST MACMILLAN "DESIGN MANUAL" AND "INSTALLATION GUIDE". THE CONTRACTOR MAY SUBSTITUTE I-JOISTS AND/OR BEAMS OF EQUAL OR GREATER CAPACITY FROM OTHER MANUFACTURERS BY SUBMITTING PRODUCT SPECIFICATIONS FOR REVIEW AND APPROVAL OF THE ARCHITECT.

C. DESIGN LOADS (UNLESS NOTED OTHERWISE ON DRAWINGS):
ROOF: LL 30 PSF
FLOORS: LL 40 PSF LIVING AREA, LL 30 PSF SLEEPING AREA
DECKS: LL 60 PSF
WIND: 115 MPH 3-SEC GUST

D. ALL HEADERS OVER WINDOWS TO BE TWO (2) 2x10 UNLESS OTHERWISE NOTED.

7. MECHANICAL AND ELECTRICAL NOTES

A. ALL MECHANICAL WORK AND SYSTEMS SHALL COMPLY WITH ALL STATE, CITY, AND LOCAL CODES AND ORDINANCES GOVERNING WORK OF THIS CHARACTER. ALL WORK SHALL COMPLY WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS, DEPARTMENT OF LABOR AND INDUSTRY, NATIONAL ELECTRICAL CODE, INTERN'L MECHANICAL, AND OTHER REGULATING BODIES.

B. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL STANDARD PLUMBING CODE 2021 NEW JERSEY EDITION. CONTRACTOR SHALL VERIFY ALL CONDITIONS, EQUIPMENT, AND FIXTURE INSTALLATION PRIOR TO PROCEEDING WITH THE WORK. NO CUTTING OR NOTCHING OF WOOD JOISTS SHALL BE PERMITTED. PLUMBING WORK SHALL BE COORDINATED WITH ALL OTHER TRADES.

C. ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE NATIONAL ELECTRICAL CODE 2021 OR CURRENT EDITION, OR LATEST REVISIONS, AND ANY OTHER AUTHORITIES THAT MAY HAVE JURISDICTION THEREOF.

GENERAL SYMBOL LEGEND

SYMBOL:	DEFINATION:
A:	AREA
AB:	ANCHOR BOLT
ABV:	ABOVE
AC:	AIR CONDITIONING
ACC:	ACCESS
ADDL:	ADDITIONAL
AFF:	ABOVE FINISHED FLOOR
AIA:	AMERICAN INSTITUTE OF ARCHITECTS
ALM:	ALARM
ALT:	ALTERNATE, ALTERATION
AP:	ACCESS PANEL
APPROX:	APPROXIMATE
ASPH:	ASPHALT
ARCH:	ARCHITECT, ARCHITECTURAL
ASL:	ABOVE SEA LEVEL
AVG:	AVERAGE
BDRM:	BEDROOM
BFE:	BASE FLOOD ELEVATION
BLDG:	BUILDING
BLK:	BLOCK
BLKG:	BLOCKING
BLT	BUILT-IN
BOT:	BOTTOM
BR:	BEDROOM, BRICK
BRG:	BEARING
BSMT:	BASEMENT
CAR:	CARPET
CER:	CERAMIC
CF:	CUBIC FOOT
CLG:	CEILING
CMU:	CONCRETE MASONRY UNIT
C.O.:	CASED OPENING
COL:	COLUMN
CONC:	CONCRETE
CONT:	CONTINUOUS, CONTINUE
CONTR:	CONTRACTOR
CPT:	CARPET
CSMT:	CASEMENT
CT:	CERAMIC TILE
CTR:	CENTER, COUNTER
CU. FT.:	CUBIC FEET
DBL:	DOUBLE
DEMO:	DEMOLITION
DET:	DETAIL
DH:	DOUBLE HUNG
DIA:	DIAMETER
DIAM:	DIAMETER
DIM:	DIMENSION
DL:	DEAD LOAD
DN:	DOWN
DR:	DOOR, DRAIN, DINING ROOM
DS:	DOWNSPOUT
DWG:	DRAWING
EA:	EACH
EJ:	EXPANSION JOINT
ELEC:	ELECTRICAL
ELEV:	ELEVATOR, ELEVATION
EQUIP:	EQUIPMENT
EXIST:	EXISTING
FDTN:	FOUNDATION
FF:	FINISHED FLOOR
FFE:	FINISHED FLOOR ELEVATION
FG	FIBERGLASS
FIN:	FINISH, FINISHED
FIX:	FIXTURE
FIXT:	FIXTURE
FL:	FLOOR, FIRE LINE
FLR:	FLOOR
FLUOR:	FLUORESCENT
FT:	FOOT, FEET
FTG:	FOOTING, FITTING

SYMBOL:	DEFINATION:
GALV:	GALVANIZED
GC:	GENERAL CONTRACTOR
GEN:	GENERAL CONTRACTOR
GL BLK:	GLASS BLOCK
GND:	GROUND
GRND:	GROUND
GYP BD:	GYPSUM BOARD
HB:	HOSE BIB
HC:	HOLLOW CORE
HDR:	HEADER
HDW:	HARDWARE
HGR:	HANGER
HGT:	HEIGHT
HOR:	HORIZONTAL
HR:	HOUR
HT:	HEIGHT, HEAT
HTG:	HEATING
HTR:	HEATER
HVAC:	HEATING, VENTILATING & AIR CONDITIONING
HW:	HOT WATER
HWH:	HOT WATER HEATER
IN:	INCH
INFO:	INFORMATION
INSUL:	INSULATION
INT:	INTERIOR, INTERNAL
JST:	JOIST
KIT:	KITCHEN
LIN:	LINEAR
LL:	LIVE LOAD
LVL:	LAMINATED VENEER LUMBER
LNDG:	LANDING
LNTL:	LINTEL
LR:	LIVING ROOM
LSL:	LAMINATED STRAND LUMBER
LVR:	LOUVER
MAINT:	MAINTENANCE
MAS:	MASONRY
MAT:	MATERIAL
MATL:	MATERIAL
MAX:	MAXIMUM
MC:	MEDICINE CABINET
MECH:	MECHANICAL
MIN:	MINIMUM
MISC:	MISCELLANEOUS
MTL:	MATERIAL, METAL
N:	NORTH
NIC:	NOT IN CONTRACT
NOM:	NOMINAL
NTS:	NOT TO SCALE
OC:	ON CENTER
OH:	OVERHEAD, OVERHEAD DOOR
OPNG:	OPENING
PAR:	PARALLEL
PCF:	POUNDS PER CUBIC FOOT
PERIM:	PERIMETER
PLF:	POUNDS PER LINEAL FOOT
PLYWD:	PLYWOOD
PLUMB:	PLUMBING
PREFAB:	PREFABRICATED
PSF:	POUNDS PER SQUARE FOOT
PSI:	POUNDS PER SQUARE INCH
PSL:	PARALLEL STRAND LUMBER
P.T.	PRESSURE TREATED
PVC:	POLYVINYL CHLORIDE
QTY:	QUANTITY

SYMBOL:	DEFINATION:
R & S:	ROD AND SHELF
RA:	RETURN AIR
RAD:	RADIUS, RADIATOR
REBAR:	REINFORCING BAR
RECEP:	RECEPTACLE
REF:	REFERENCE, REFRIGERATOR
REINF:	REINFORCEMENT, REINFORCE
REQD:	REQUIRED
REV:	REVERSE, REVISE, REVISION
RF:	ROOF
RFG:	ROOFING
RM:	ROOM
RO:	ROUGH OPENING
SC:	SOLID CORE
SCHED:	SCHEDULE
SERV:	SERVICE
SF:	SQUARE FOOT
SFGL:	SAFETY GLASS
SHR:	SHOWER
SHTH:	SHEATHING
SHWR:	SHOWER
SPEC:	SPECIFICATION, SPECIFICATIONS
SPECS:	SPECIFICATIONS
SQ:	SQUARE
SS:	STAINLESS STEEL
STD:	STANDARD
STOR:	STORAGE
STRUC:	STRUCTURAL
STRUCT:	STRUCTURAL
STWY:	STAIRWAY
SW:	SWITCH
T&G:	TONGUE & GROOVE
TEL:	TELEPHONE
TEMP:	TEMPORARY, TEMPERED
TH:	THERMOSTAT
TRD:	TREAD
TV:	TELEVISION
TYP:	TYPICAL
UNFIN:	UNFINISHED
UNO:	UNLESS NOTED OTHERWISE
VENT:	VENTILATE, VENTILATOR
VERT:	VERTICAL
VIF:	VERIFY IN THE FIELD
VIN:	VINYL
VOL:	VOLUME
W/:	WITH
W/O:	WITHOUT
WOLM:	WOLMANIZED
WD:	WOOD
WH:	WATER HEATER
WIN:	WINDOW
WM:	WIRE MESH, WATER METER
WP:	WATERPROOF,WEATHERPROOF
WT:	WEIGHT

PRINT/REVISION LOG

DATE:	PRINT/REVISION INFORMATION	DATE:	PRINT/REVISION INFORMATION

Tip Holdings LLC

CS 1 Front Elevation
SCALE: 1/4" = 1'-0"

STATISTICAL AND ZONING DATA

LOCATION: 13302 LONG BEACH BLVD.
LONG BEACH TWP, NJ 08008
LOT: 2 BLOCK: 6.46
COUNTY: OCEAN
STATE: NEW JERSEY BFE: AE13

SQUARE FOOTAGE:
COMMERCIAL:
GROUND FLOOR: 1078 s.f.
RESIDENTIAL:
GROUND FLOOR: 121 s.f.
FIRST FLOOR: 1077 s.f.
SECOND FLOOR: 1007 s.f.
TOTAL HEATED: 2205 s.f.
GARAGE: N/A s.f.
DECKS/PORCHES: 202 s.f.
VOLUME 54,196 c.f.

USE GROUP: R-2 / M (IBC 2021, NJ EDTN.)

CONSTRUCTION CLASS: 5B
WIND EXPOSURE CATEGORY: (IRCR301.2.1.4) C
DESIGN WIND SPEED:
90 MPH FASTEST MILE WIND SPEED
115 MPH 3-SECOND GUST (BASIC WIND SPEED)
BUILDING HEIGHT: 34' ABV C.O.R
MAX. BUILDING HEIGHT: 34' ABV C.O.R

WATER: CITY
SEWAGE: CITY
SERVICE: NATURAL GAS

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MICHAEL Pagnotta
ARCHITECTURE + CONSTRUCTION
~New Jerseys' #1 Design/ Build Firm Since 1990~

PROJECT NO:	25_035
SCALE:	1/4" = 1'-0"
DRAWN BY:	MRB
REVIEWED:	JGB
CHECKED:	MP
START DATE:	XX
PRINT DATE:	5/8/2026
LAST FILE SAVE:	4/14/2026

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