

**GENERAL NOTES:**  
 NOTE: SOME NOTES REFERENCED BELOW MAY NOT BE APPLICABLE TO THIS PLAN.

**CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS / DIMENSIONS OF FOUNDATION PLAN / DETAILS AND PRE-ENGINEERED STRUCTURE PRIOR TO CONSTRUCTION. FOUNDATION DIMENSIONS WERE TAKEN FROM THE PRE-ENGINEERED ARCHITECTURAL SET PREPARED BY OTHERS. ARCHITECT SHALL BE NOTIFIED OF ALL CHANGES. THE ARCHITECT WILL NOT TAKE RESPONSIBILITY FOR ANY CHANGES MADE BY THE CONTRACTOR. DO NOT SCALE DRAWINGS. CONSTRUCTION MANAGEMENT IS THE RESPONSIBILITY OF THE OWNER.**

ALL WORK SHALL COMPLY TO THE 2015 INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY, NEW JERSEY UNIFORM CONSTRUCTION CODE AND ALL ADOPTED SUBCODES, INCLUDING THE CURRENT ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.

ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.

ALL WORK IS TO BE PERFORMED TO THE HIGHEST STANDARDS OF THE TRADES.

CONTRACTOR IS TO COMPLY TO ALL STATE AND LOCAL ORDINANCES.

ALL DIMENSIONS SHALL BE APPROVED BY THE OWNER PRIOR TO COMMENCEMENT OF WORK.

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO THE START OF ANY WORK.

THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY OF ALL JOB RELATED PERSONNEL AS WELL AS THE GENERAL PUBLIC.

**STAR TREADS AND RISERS:** THE MAXIMUM RISER HEIGHT SHALL BE 4 1/2" AND SHALL BE SOLID. THE MINIMUM TREAD DEPTH SHALL BE 9" (MEASURED BETWEEN TREAD NOSINGS.) TREADS SHALL HAVE 1" NOSINGS. TREADS AND RISERS SHALL BE DIMENSIONALLY UNIFORM TO A TOLERANCE OF 3/16" BETWEEN ANY ADJACENT TREADS OR RISERS OR 3/8" BETWEEN ANY TWO TREADS OR RISERS IN A FLIGHT OF STAIRS. TO BE PROVIDED BY OTHERS.

**HANDRAILS:** ALL STAIRS WITH MORE THAN TWO RISERS SHALL HAVE AT LEAST ONE HANDRAIL. HANDRAILS SHALL BE LOCATED 34" TO 38" ABOVE STAR NOSINGS. HANDRAILS SHALL HAVE A MINIMUM 1" CLEARANCE FROM ADJACENT WALL OR OTHER SURFACES AND SHALL NOT PROJECT MORE THAN 4 1/2" INTO REQUIRED STAIR WIDTH. TO BE PROVIDED BY OTHERS.

**GUARD RAILS:** ALL OPEN SIZED WALKING SURFACES OVER 30" ABOVE ADJACENT WALKING SURFACES SHALL HAVE A MINIMUM 36" HIGH GUARD RAIL. ALL STAIRS SHALL HAVE GUARD RAILS AT A MINIMUM ABOVE STAR NOSINGS. GUARD RAILS SHALL NOT ALLOW A SPHERE OF 4" TO PASS THROUGH EXCEPT THAT THE TRIANGULAR AREA BETWEEN THE BOTTOM OF A GUARD RAIL AND STAR TREADS AND RISERS SHALL NOT ALLOW A SPHERE OF 6" TO PASS THROUGH. TO BE PROVIDED BY OTHERS.

**BALUSTERS:** ARE REQUIRED TO RESIST A 200 POUND POINT LOAD IN AN DIRECTION APPLIED TO THE TOP RAIL. INTERMEDIATE RAILS, BALUSTERS, ETC. ARE REQUIRED TO RESIST A 50 POUND LOAD OVER A 1 SQUARE FOOT AREA.

CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AROUND BUILDING WITH THE GRADES ON THE PLAN SET PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THERE IS A DISCREPANCY WITH THE GRADES, CONTACT THE ARCHITECT.

CONTRACTOR SHALL PROVIDE SURVEYOR'S SERVICES IN ORDER TO SET FLOOR LINES AND ESTABLISH GRADES FOR PROPER DRAINAGE. ALL SURVEY GRADE ELEVATION INDICATORS ON PLAN WERE PROVIDED BY OWNER AND/OR CONTRACTOR.

CONTRACTOR AND/OR OWNER SHALL OBTAIN ALL REQUIRED PERMITS AND PAY ALL REQUIRED FEES.

GRADING SHALL BE DONE TO DRECT ALL SURFACE WATER AWAY FROM THE STRUCTURE WITH A MIN. SLOPE OF 1/8" PER FT.

UNLESS SPECIFICALLY CONTRACTED FOR, THE ARCHITECT IS NOT RESPONSIBLE FOR SITE INSPECTIONS AND/OR DEVIATIONS FROM THESE DOCUMENTS OR SPECIFICATIONS.

CONTRACTOR TO USE GREEN BOARD AT ALL WET LOCATIONS.

DO NOT SUPPORT DECK PIERS ON BACKFILL SOIL. EXTEND PIERS DOWN AS NECESSARY TO OBTAIN FIRM SUPPORT FROM NATIVE SOIL.

PLACE BACKFILL AND FILL IN LAYERS NOT MORE THAN 6" IN LOOSE DEPTH AT OPTIMUM MOISTURE CONTENT. COMPACT EACH LAYER UNDER STRUCTURES, BUILDING SLABS, PAVEMENTS, AND WALKWAYS TO SOIL OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698, ELSEWHERE TO 90% MINIMUM.

ALL LUMBER EXPOSED TO WEATHERING, ALL FOUNDATION SILL PLATES AND ALL WOOD IN CONTACT WITH CONCRETE, BLOCK AND CONCRETE SLABS ON GRADE SHALL BE PRESERVATIVE TREATED. ALL FASTENERS IN TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.

ALL NEW SMOKE/ CARBON MONOXIDE DETECTORS TO BE HARD WIRED WITH BATTERY BACK UP. ALL FIXTURES TO BE CHOSEN BY THE OWNER.

LIVE LOAD DEFLECTION LIMIT OF SPAN / 480 HAS BEEN USED FOR DESIGN OF FLOOR FRAMING. IF TILE FLOORING IS TO BE INSTALLED, GREATER FRAMING STIFFNESS MAY BE REQUIRED. CONTACT ARCHITECT PRIOR TO TILE INSTALLATION.

ALL HEADER BEAMS MUST HAVE WOOD BLOCKING SUPPORT UNDER ANY TYPE OF COLUMNS OR STUDS USED.

CONTRACTOR SHALL FLASH ALL VALLEYS, HIPS, ROOF INTERSECTIONS AND MASONRY TO WOOD CONSTRUCTION.

CONTRACTOR SHALL FLASH ALL EXTERIOR DOORS, WINDOW HEADS, JAMBS AND SILLS.

HOSE BIBS AND WIPER OUTLETS ON PLAN ARE APPROXIMATE. OWNER TO DETERMINE EXACT LOCATION IN FIELD DURING CONSTRUCTION.

ALL EXTERIOR JOINTS AROUND DOORS, WINDOWS, UTILITY PENETRATIONS, AT MEETINGS OF WALLS, FLOORS AND ROOFS MUST BE CALKED, CASKED OR OTHERWISE SEALED.

ALL GLAZING IN DOORS SHALL BE TINTED GLASS OR AN APPROVED SAFETY GLAZING MATERIAL CONFORMING TO STATE REQUIREMENTS.

ALL CONSTRUCTION INCLUDING PLUMBING, HEATING, AND ELECTRICAL WORK SHALL COMPLY WITH ALL OTHER APPLICABLE CODES AND ORDINANCES.

PROVIDE UNDER DRAINS AND SLUMP PIT & PUMP WHERE WATER CONDITIONS REQUIRE FOR A DRY BASEMENT OR AS DIRECTED BY OWNER.

SILL STRAPS ARE NOT PERMITTED IN FLOOD ZONES.

SILL PLATE BOLTS MUST BE INSTALLED INTO HOLLOW CORES OF BLOCK FILLED SOLID WITH GROUT PER ASTM C476 (NOT MORTAR) OR PEA-GRAVEL CONCRETE.

PORCH DECKING: WHEN NON-WOOD, COMPOSITE DECKING IS USED, JOISTS SHALL BE AT 12 INCHES ON CENTER OR AS DIRECTED BY THE MATERIAL MANUFACTURER.

**TIMBER PILE NOTES (BY OTHERS - FOR INFORMATION ONLY)**

PILE DESIGN IS BASED UPON AN ALLOWABLE PILE CAPACITY OF 12 TONS. PILE CAPACITY AND REQUIRED PILE LENGTHS ARE TO BE DETERMINED BY THE INSTALLATION OF PROBE PILES.

PROBE PILES SHALL BE DRIVEN TO DETERMINE EMBEDEDMENT DEPTH REQUIRED TO ACHIEVE STATED CAPACITY. INSTALL PILES IN ACCORDANCE WITH ENGINEERING NEWS RECORD FORMULA.

PILE INSTALLATION SHALL BE PERFORMED UNDER THE SUPERVISION OF A FULL TIME GEOTECHNICAL ENGINEER, REGISTERED IN THE STATE OF NEW JERSEY. GEOTECHNICAL ENGINEER SHALL ESTABLISH AN ACCURATE DRAWING RECORD TO VERIFY THAT SUFFICIENT PILES ARE BEING DRIVEN, AND THAT THE REQUIRED PILE LOAD CAPACITIES ARE BEING OBTAINED.

PILE DRIVING RECORDS SHALL INCLUDE PROJECT NAME AND NUMBER, NAME OF CONTRACTOR, PILE LOCATION AND NUMBER, COMPUTED PILE CAPACITY, TYPE AND SIZE OF HAMMER USED, TYPE OF PILE DRIVING CAP USED, DATE OF OPERATION OF PILE DRIVING EQUIPMENT, PILE DIMENSIONS, ELEVATION OF POINT, ELEVATION OF BUTT BEFORE AND AFTER CUT-OFF, GROUND ELEVATION, CONTINUOUS RECORD OF NUMBER OF BLOWS FOR EACH FOOT OF PENETRATION, PILE DEVIATION, PILE UPLIFT AND REACTION AND ANY UNUSUAL OCCURRENCES DURING PILE DRIVING.

PILES SHALL BE DRIVEN IN THE LOCATION SHOWN ON THE PLANS WITHIN THE FOLLOWING TOLERANCES. DEVIATION OF THE LOCATION OF THE TOP OF A PILE FROM THAT SHOWN ON PLANS SHALL NOT EXCEED 3 INCHES. PILES SHALL BE DRIVEN WITH A MAXIMUM DEVIATION FROM VERTICAL OF 1 INCH IN 10 FEET OF PILE LENGTH.

THE PILES SHOULD BE SPACED A MINIMUM OF 3 1/2" PILE DIAMETERS APART FROM CENTER TO CENTER. THE INSTALLATION OF ALL PILES SHOULD BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE REQUIREMENTS.

CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE FOR PILE LOCATIONS, UTILITY LOCATIONS, BUILDING LOCATIONS, AND ANY INTERFERENCES ENCOUNTERED.

WOOD PILES: SOUTHERN PINE OR DOUGLAS FIR MEETING REQUIREMENTS OF ASTM D20. PRESERVE IMPREGNATE WITH CHROMATED COPPER ARSENATE (CCA) IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD C1. DRIVE PILES TO 12 TONS SAFE BEARING CAPACITY. PILES SHALL HAVE A MINIMUM TIP DIAMETER OF 8".

MECHANICAL FASTENERS SHALL BE AS SUPPLIED BY SIMPSON STRONG TIE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY SUBSTITUTION SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER. THE FOLLOWING FASTENERS SHALL BE USED:

SEE WALLS 12.5 AT EVERY OTHER BAND TO JOIST CONNECTION  
 WIDE WALLS: 12.5 AT EVERY OTHER BAND TO JOIST CONNECTION  
 HOUSE CORNERS: METEORED AT EACH BAND TO DOUBLE JOIST CONNECTION  
 DECK JOIST 12.5 AT EACH BAND TO JOIST CONNECTION  
 DECK JOIST LUS 28 AT EACH JOIST TO RIM JOIST CONNECTION

**STRUCTURAL NOTES:**

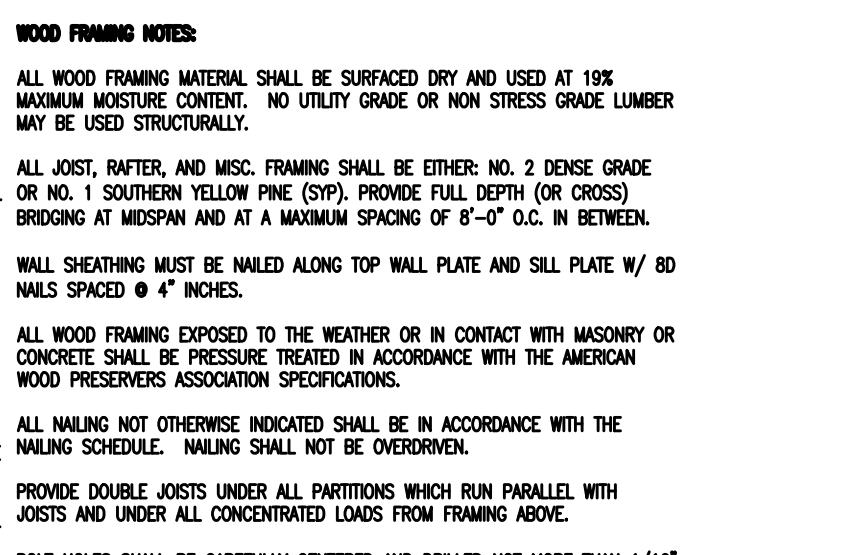
ALL MULTIPLE MEMBER BEAMS TO BE FASTENED TOGETHER W/ 1/2" DIA. CARBAGE BOLTS @ 24" O.C. STAGGERED TOP AND BOTTOM.

CONTRACTOR IS TO INSTALL ALL PSL MEMBERS PER LEVEL WEYERHAEUSER INSTRUCTIONS, SPECIFICATIONS, AND DETAILS (TYPICAL).

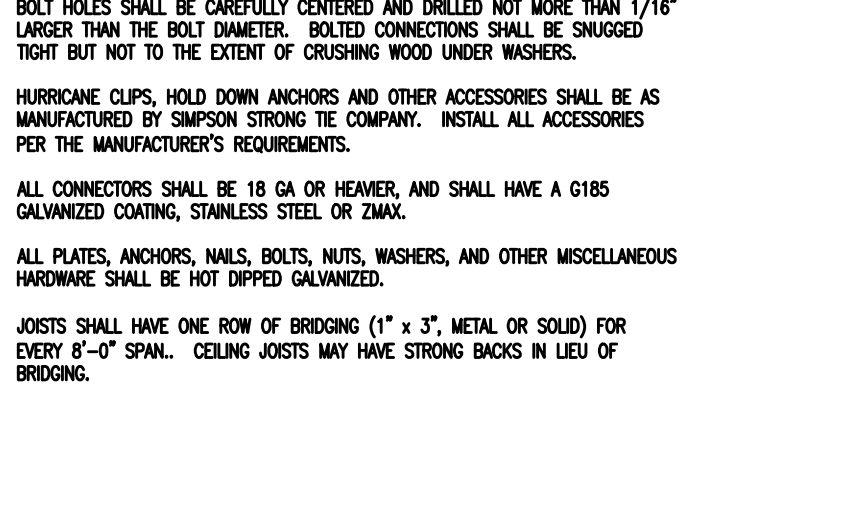
ALL HARDWARE AND FASTENERS ARE TO BE STAINLESS STEEL UNLESS NOTED OTHERWISE.

BOTTOM OF FLOOR JOISTS OR ANY MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE ABOVE PARALLEL NAIL:

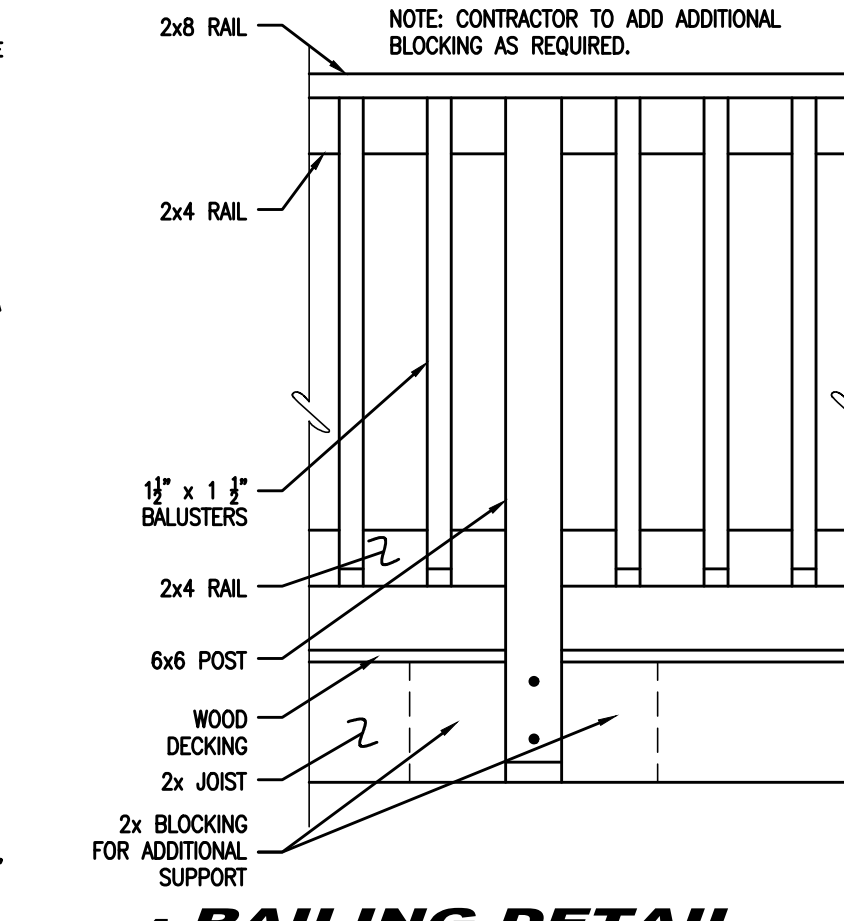
2.0E PARALLEL PSL BY TRUS JOIST OR OTHER MANUFACTURED WOOD, APPROVED BY ARCHITECT. ALTERNATE WOOD PRODUCT MUST HAVE EQUAL OR GREATER DESIGN CAPACITY FOR STRENGTH AND STIFFNESS. SCHEDULED BEAM THICKNESS IS BUILT-UP USING MULTIPLE PIECES, CONNECT PIECES TOGETHER AS SPECIFIED PER MANUFACTURER'S WRITTEN SPECIFICATIONS/SEE FLOOD ELEVATION IF REQUIRED.



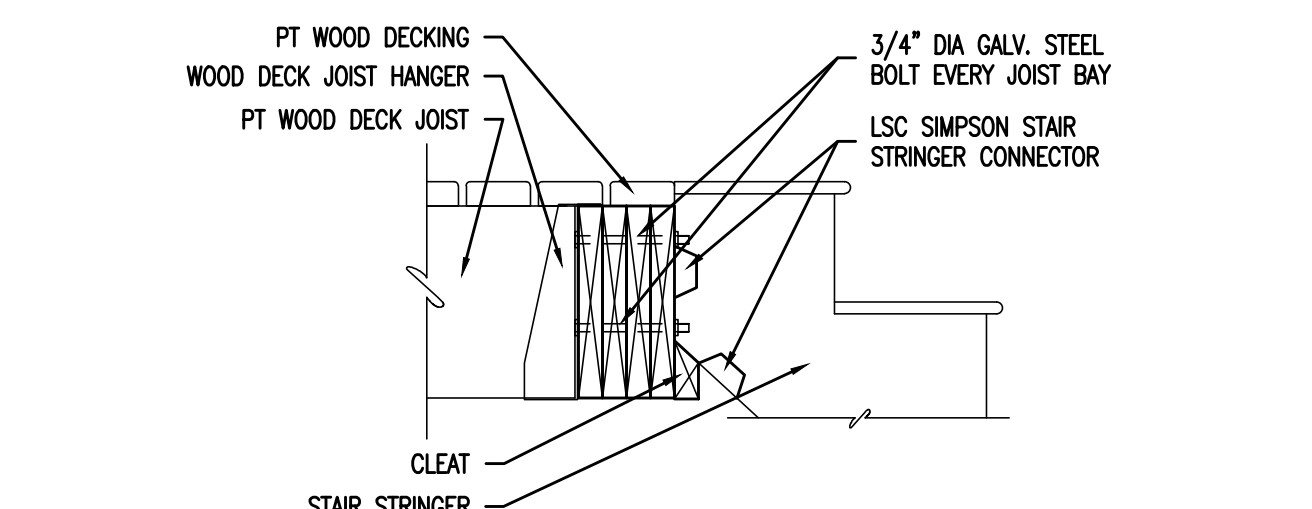
**2 LATERAL LOAD DECK CONNECTION**  
 SCALE: 1" = 1'-0"



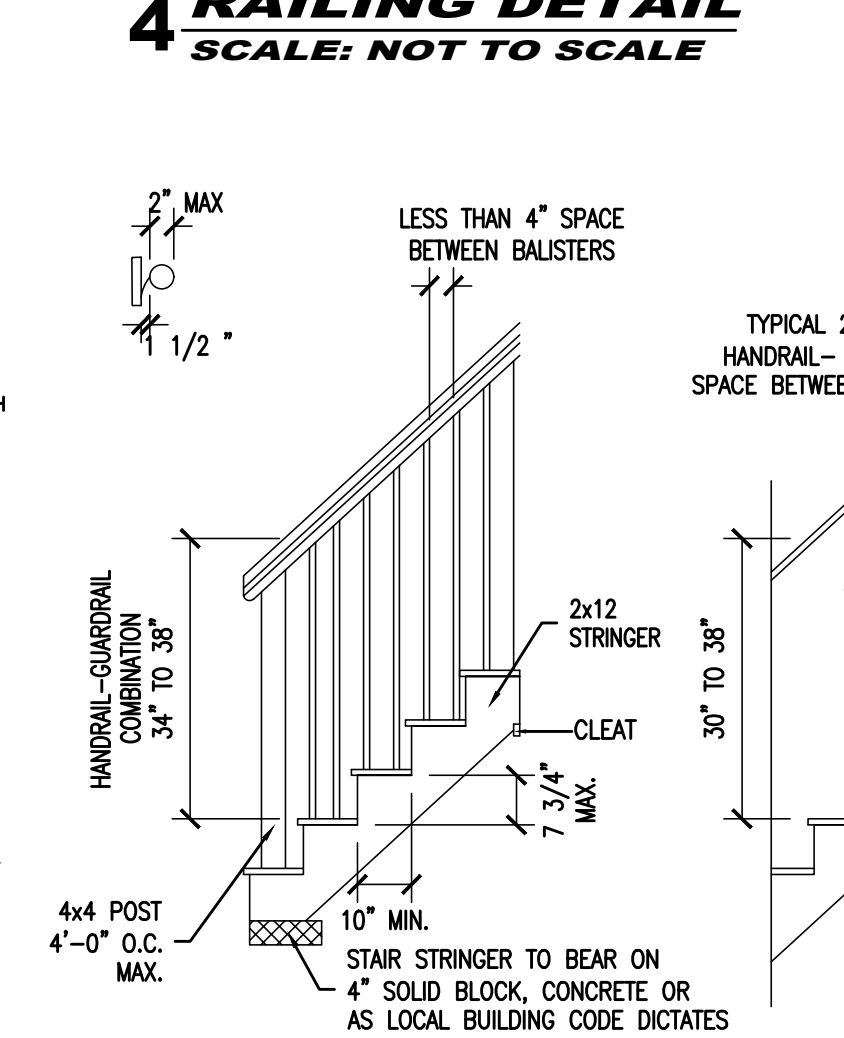
**3 DETAIL - DECK STAIR STRINGER CONNECTION**  
 SCALE: 1" = 1'-0"



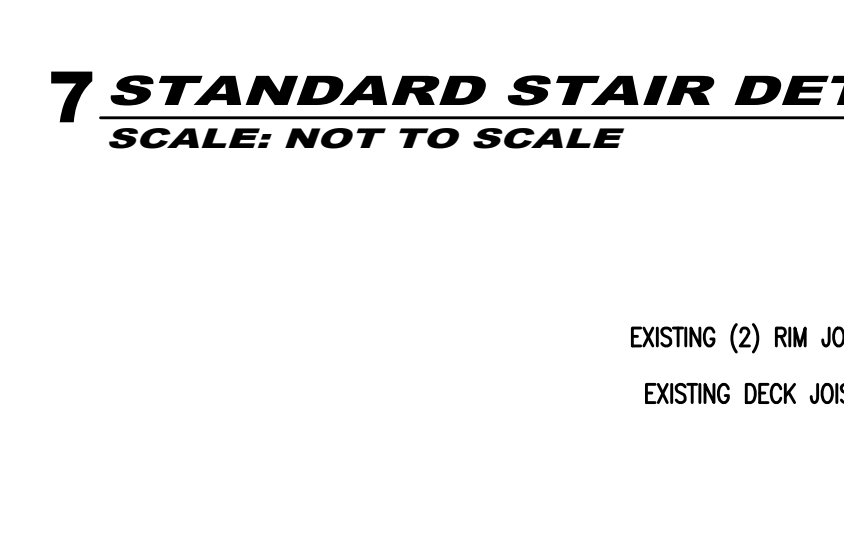
**4 RAILING DETAIL**  
 SCALE: NOT TO SCALE



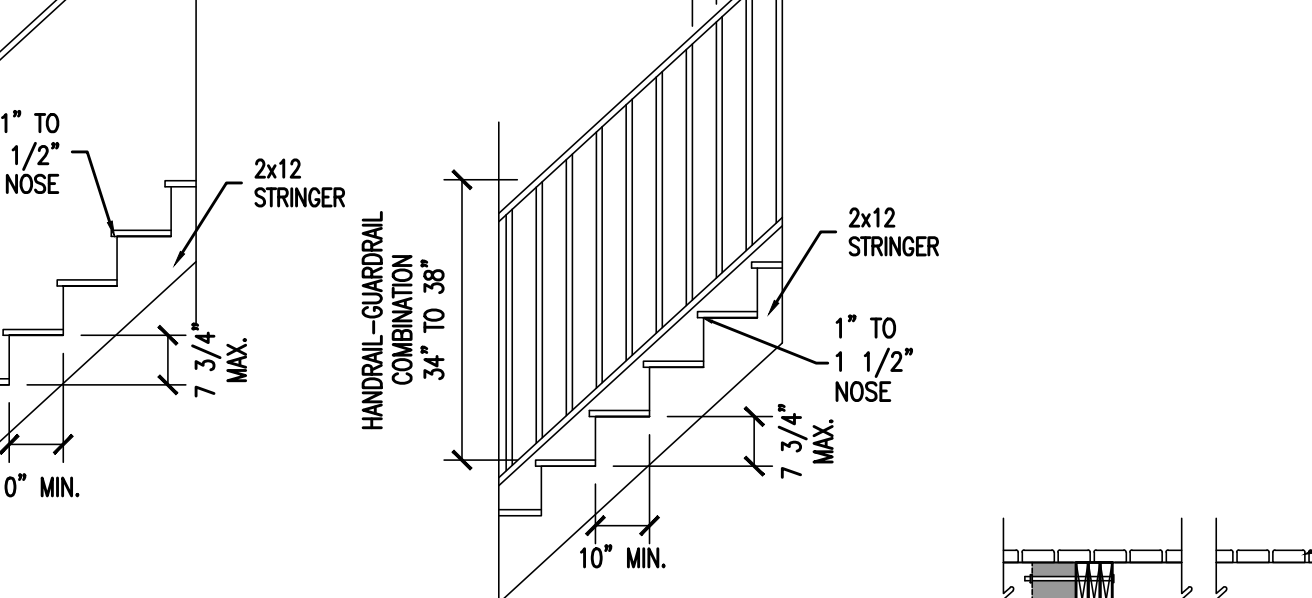
**5 DETAIL - HAND RAIL**  
 SCALE: NOT TO SCALE



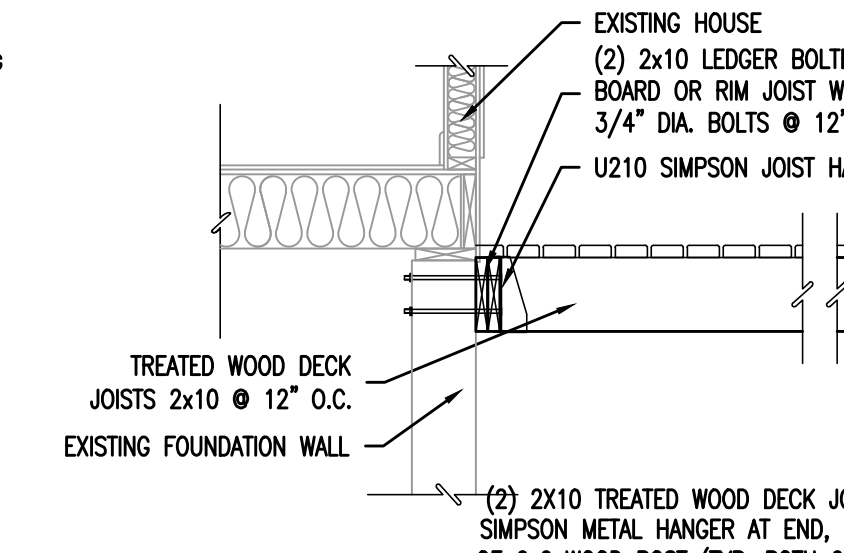
**6 STAIR CONSTRUCTION**  
 SCALE: 1 1/2" = 1'-0"



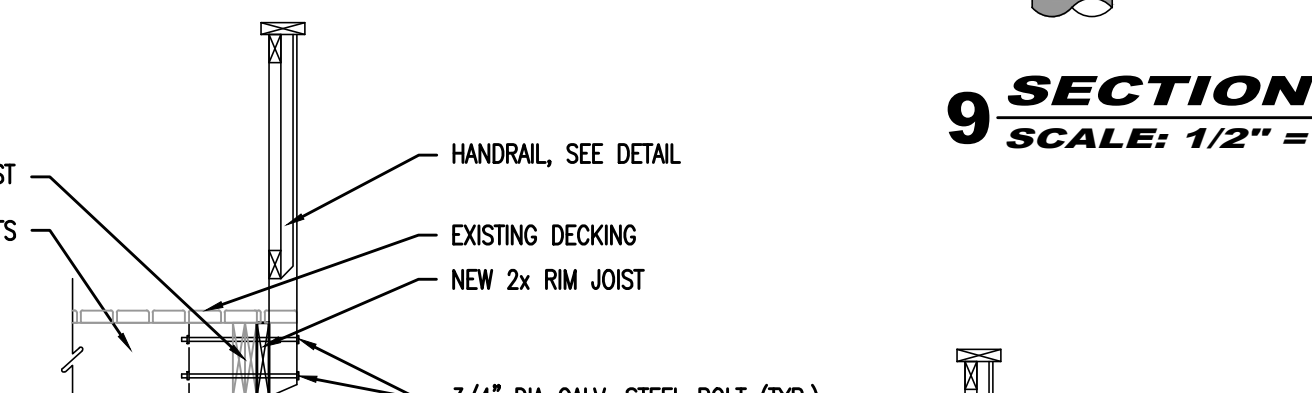
**7 STANDARD STAIR DETAILS**  
 SCALE: NOT TO SCALE



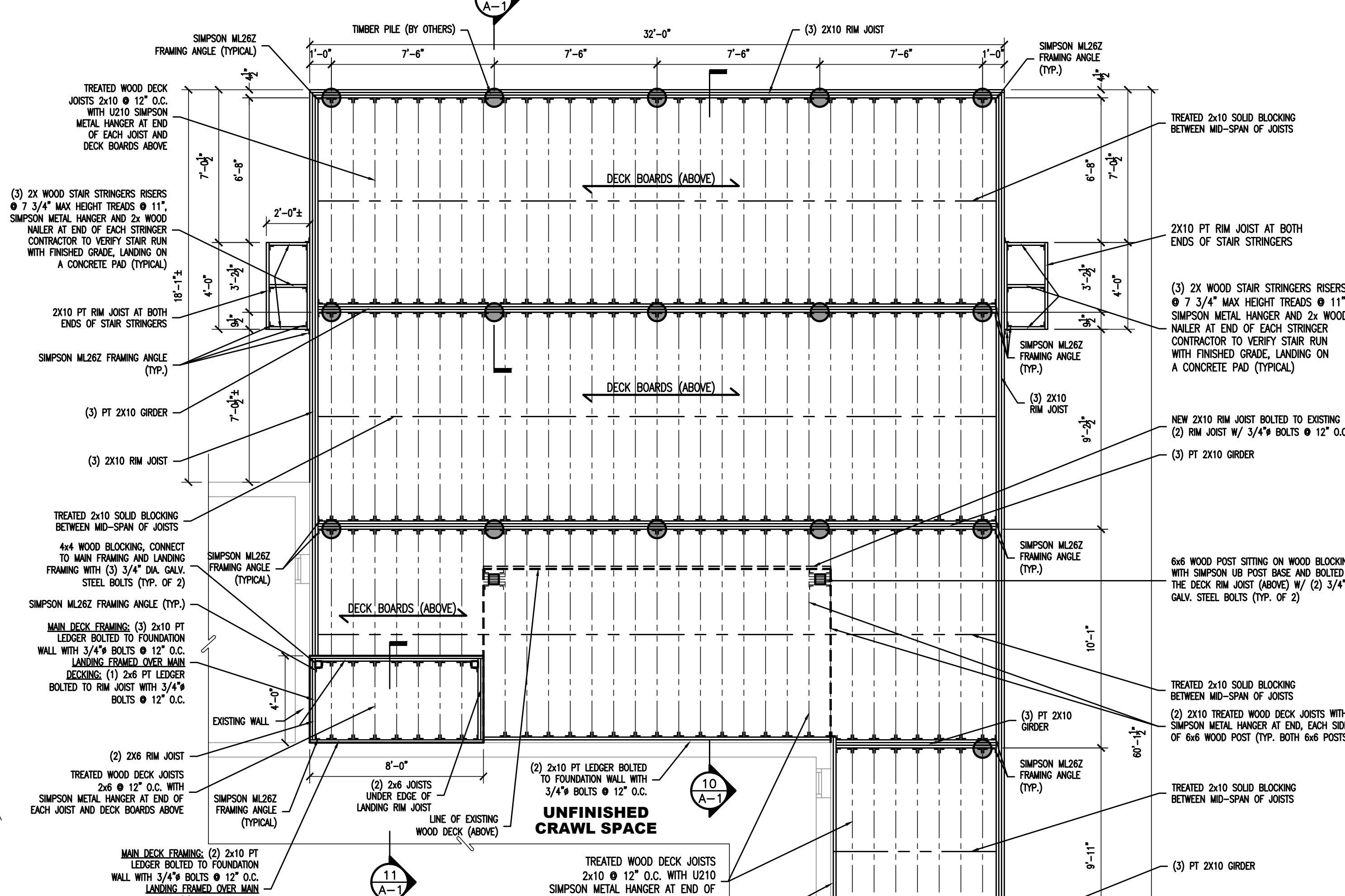
**8 DETAIL - RAILING CONNECTION**  
 SCALE: NOT TO SCALE



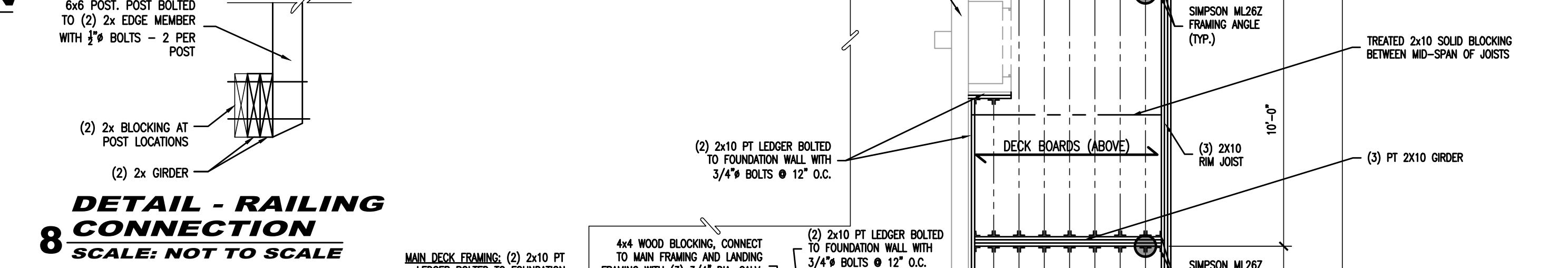
**9 SECTION - DECK**  
 SCALE: 1/2" = 1'-0"



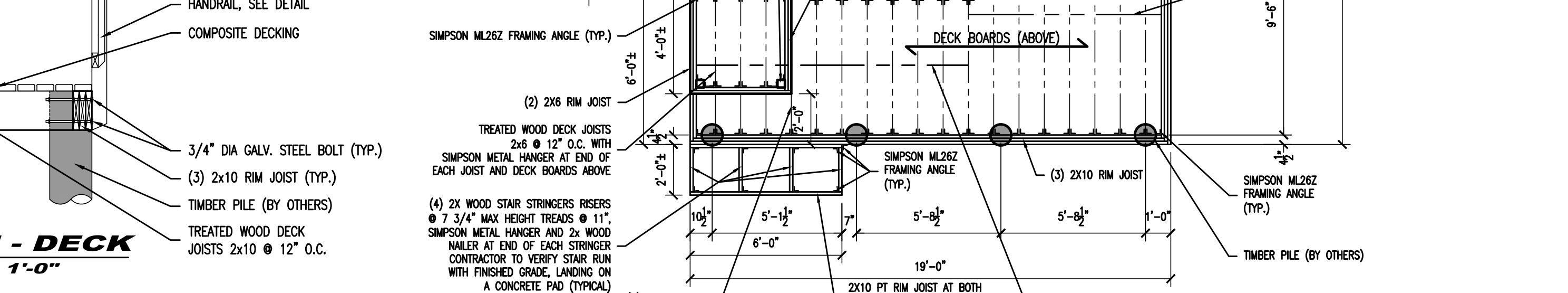
**10 SECTION - DECK**  
 SCALE: 1/2" = 1'-0"



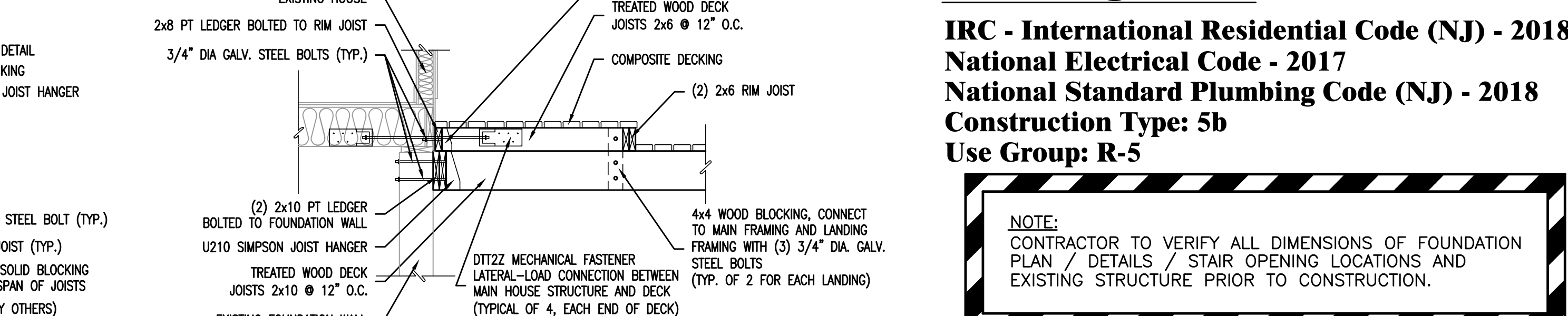
**11 SECTION - DECK**  
 SCALE: 1/2" = 1'-0"



**12 SECTION - DECK**  
 SCALE: 1/2" = 1'-0"



**13 SECTION - DECK**  
 SCALE: 1/2" = 1'-0"



**14 SECTION - DECK**  
 SCALE: 1/2" = 1'-0"

**Building Data:**

**IRC - International Residential Code (NJ) - 2018**  
**National Electrical Code - 2017**  
**National Standard Plumbing Code (NJ) - 2018**  
**Construction Type: 5b**  
**Use Group: R-5**

**NOTE:**  
 CONTRACTOR TO VERIFY ALL DIMENSIONS OF FOUNDATION PLAN / DETAILS / STAIR OPENING LOCATIONS AND EXISTING STRUCTURE PRIOR TO CONSTRUCTION.

**DM3 ARCHITECTURE AND DESIGN**  
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 609-226-3689

**DIRK MUIITS III, AIA**  
 NJ REGISTERED ARCHITECT No. AI 15840  
 PA REGISTERED ARCHITECT No. 402435  
 DE REGISTERED ARCHITECT No. SS-0007528  
 NY REGISTERED ARCHITECT No. 029608-1  
 CT REGISTERED ARCHITECT No. ARI.104033  
 MD REGISTERED ARCHITECT No. 14068  
 DC REGISTERED ARCHITECT No. ARC102373

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

**HOMEOWNER: ROSEANITA AND KEVIN IEPSON**  
**DECK PLAN**  
 347 WEST 12TH STREET  
 SHIP BOTTOM, NEW JERSEY 08008  
 OCEAN COUNTY, NEW JERSEY  
 BLOCK 83, LOT 27

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REVISIONS		
NO.	DESCRIPTION	DATE

**FOUNDATION PLAN, NOTES AND DETAILS**

JOB NO: DM3 19-15	DESIGNED BY: DM3
DATE: NOVEMBER XXXXXXXXXX, 20 9 DM3	DRAWN BY: DM3
SCALE: AS SHOWN	CHECKED BY: DM3
DRAWING NUMBER:	

**A-1**