

HVAC DRAWING TO BE PERFORMED BY HVAC CONTRACTOR & SUBMITTED BY THE GENERAL CONTRACTOR

**WIND PRESSURE CODES**

1. WIND SPEED - DESIGNED FOR 120 M.P.H.
2. ALL WINDOW TO BE 'ANDERSEN' D.P.-50 RATED
3. WIND SPEED ZONE - 120 M.P.H. 3 SECOND WIND GUST SPEED = 140 M.P.H.
4. EXPOSURE = D
5. HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT = 1.66

**MAIN WINDFORCE-RESISTING LOADS FOR EXPOSURE B (psf)**

BASIC WIND SPEED V (M.P.H. 3-SECOND GUSTS)	LOAD DIRECTION	ROOF ANGLE	HORIZONTAL LOADS				VERTICAL LOADS				MAX. HORIZ. WALL LOADS					
			END ZONE		INTERIOR ZONE		END ZONE		INTERIOR ZONE		END ZONE		INTERIOR ZONE			
			WALL	ROOF	WALL	ROOF	WINDWARD ROOF	LEEWARD ROOF	WINDWARD ROOF	LEEWARD ROOF	END ZONE	INTERIOR ZONE	1E	4E	1	4
140	Transverse	0 to 5°	31.1	-16.1	20.6	-9.6	-37.3	-21.2	-26.0	-16.4	-52.3	-40.9	23.6	-18.2	17.3	-14.0
		20°	43.0	-11.4	28.7	-6.3	-37.3	-26.0	-26.0	-19.7	-52.3	-40.9	29.3	-24.5	21.2	-18.2
	30° < angle < 45°	35.0	23.9	27.8	19.1	13.4	-21.2	11.7	-18.2	-12.3	-14.0	26.0	-19.7	22.1	-16.4	
	Longitudinal	all angles	31.1	-16.1	20.6	-9.6	-37.3	-21.2	-26.0	-16.4	-52.3	-40.9	23.6	-18.2	17.3	-14.0

\*MUST MULTIPLY BY 1.66

**COMPONENT AND CLADDING LOADS FOR EXPOSURE B**

Roof 30° < angle < 45°	EFFECTIVE WIND AREA (sq. ft.)	Basic Wind Speed V (mph - 3 second gusts)	
		140	
	10	32.3	-41.2
	20	31.4	-39.4
	50	30.2	-37.1
	100	20.3	-35.3

\*MUST MULTIPLY BY 1.66

**ROOF OVERHANG COMPONENT AND CLADDING DESIGN WIND PRESSURES FOR EXPOSURE B**

Roof 30° < angle < 45°	EFFECTIVE WIND AREA (sq. ft.)	Basic Wind Speed V (mph - 3 second gusts)	
		140	
	10	-59.8	
	20	-58.0	
	50	-55.6	
	100	-53.8	

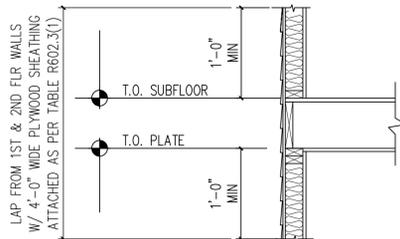
\*MUST MULTIPLY BY 1.66

**DESIGN CODES**

INTERNATIONAL RESIDENTIAL CODE (IRC): 2015 NEW JERSEY EDITION  
INTERNATIONAL BUILDING CODE (IBC): 2015 NEW JERSEY EDITION

AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELINGS (WFCM)

NATIONAL ELECTRICAL CODE/ 2014  
NATIONAL STANDARD PLUMBING CODE/ 2015  
INTERNATIONAL MECHANICAL CODE/ 2015  
INTERNATIONAL FUEL CODE/ 2015

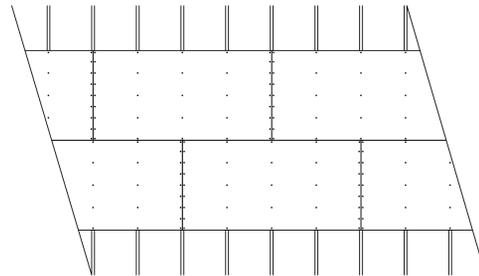


**NAILING REQUIREMENTS**

ATTACH 1/2" EXTERIOR GRADE SHEATHING TO WALL FRAMING WITH 6d NAILS @ MIN. 6" O.C. WHEN BASIC WIND SPEED IS GREATER THAN 100 mph, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6" O.C. FOR MIN. 48" DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4" O.C. TO GABLE END WALL FRAMING, AS PER R602.3(1)

**ROOF NAILING REQUIREMENTS**

ATTACH 1/2" EXTERIOR GRADE SHEATHING TO ROOF FRAMING WITH 8d NAILS @ MIN. 6" O.C. ON ALL BUTT JOINTS AND IN THE FIELD. WITHIN 4' OF ROOF EDGE OR RIDGE SPACE 8d @ 4" O.C. WITHIN 5' OF GABLE USE 8d RING SHANK NAILS @ 6" O.C. USE 8d RING SHANK NAILS @ 4" O.C. AT GABLE END WALL OR GABLE TRUSS, AS PER R602.3(1)



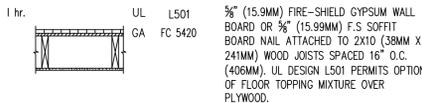
**GENERAL NOTES**

1. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND AGENCIES HAVING JURISDICTION.
2. ANY CONFLICT OR DISCREPANCY WHATSOEVER BETWEEN DRAWINGS, SPECIFICATIONS AND/OR EXISTING CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. THE DRAWINGS ARE AND REMAIN THE PROPERTY OF THE ARCHITECT AND ARE INTENDED FOR USE ON THIS SITE ONLY AND MY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
4. ALL SHORING, SCAFFOLDING, ETC. SHALL BE PERFORMED IN AN ORDERLY AND CAREFUL MATTER IN STRICT ACCORDANCE WITH OSHA REGULATIONS AND ACCEPTED SAFE CONSTRUCTION PRACTICES.
5. VERIFY ALL DIMENSIONS AT THE BUILDING. DO NOT SCALE DRAWINGS.
6. ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST NATIONAL ELECTRICAL CODE, LATEST EDITION.
7. ALL PLUMBING WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE, LATEST EDITION.

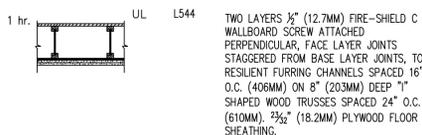
**ONE-HOUR FIRE RATED DETAIL**

Gypsum Wallboard Floor/Ceiling - Wood Framing (wood joists with rough and finished floor)

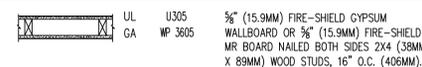
No.	Fire Rating	Ref.	Design No.	Description
SINGLE LAYER				



**DOUBLE LAYER (FLOOR TRUSS)**



**Wood Framed Wall Assembly**



THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS AT THE PROJECT LOCATION INCLUDING THE EXISTING STRUCTURE(S), AND SHALL BE RESPONSIBLE TO INFORM ALL OF HIS SUBCONTRACTORS OF THE SAME. ANY VIOLATION OF EXISTING CONDITIONS SHOWN ON THE PLANS SHALL BE REPORTED TO THE ARCHITECT IN WRITING A MINIMUM OF SEVEN DAYS PRIOR TO SUBMISSION OF CONTRACT PROPOSAL. FAILURE OF THE GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT OF EXISTING CONDITIONS THAT DEVIATE FROM THE PLANS SHALL INDICATE TO THE OWNER AND ARCHITECT THAT ALL EXISTING COMPONENTS OF THE PROJECT ARE ACCEPTED AND AGREED TO BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ALL EXPENSES THAT MAY BE INCURRED TO ACCOMPLISH THE INTENT OF THE CONTRACT DOCUMENTS.

FOOTING DESIGN IS BASED ON ASSUMED SOIL BEARING OF 3,000 P.S.F.  
ALL FOOTINGS SHALL BE SET FORTH BY FROST ZONE.

CONCRETE: 3,000 P.S.I. IN 28 DAYS IN ACCORDANCE WITH A.C.I. PUBLICATION 318-71 & 315-71. REINFORCING RODS: IN ACCORDANCE W/ A.S.T.M. DESIGNATION A-615, GRADE 60.

BLOCK MASONRY: TO CONFORM TO A.S.T.M. 69-44, GRADE "A" FOR HOLLOW UNITS AND A.S.T.M. C-145 FOR SOLID UNITS. TYPE "M" MORTAR TO BE USED FOR ALL MASONRY IN CONTACT W/ EARTH, AND TYPE "S" ELSEWHERE.

ALL INTERIOR FRAME WALL DIMENSIONS ARE TO FACE OF 2"x4" WOOD STUDS; EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE FACE OF PLYWOOD WALL SHEATHING IN LINE WITH OUTSIDE FACE OF MASONRY FOUNDATION WALL.

ALL FRAMING LUMBER SHALL HAVE A MINIMUM UNIT STRESS OF 1,200 P.S.I. ON EXTREME FIBER IN BENDING (F) FOR SINGLE MEMBER USES. HORIZONTAL SHEAR SHALL BE 75 P.S.I. AND THE MINIMUM MODULES OF ELASTICITY (E) SHALL BE 1,500,000 POUNDS.

WOOD LINTELS OVER ALL INTERIOR OPENINGS AT NONBEARING PARTITIONS SHALL BE (2) 2X6'S. PROVIDE (2) 2X8'S OVER OPENINGS IN BEARING PARTITIONS UNLESS OTHERWISE NOTED OR SHOWN. PROVIDE STUDS AT THE ENDS OF ALL LINTELS AND DOUBLE JOISTS.  
ALL NOTCHES AND HOLES WHEN BORED INTO JOISTS, HEADERS, AND WALLS WILL COMPLY WITH NJ IRC 2015 EDITION.

PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS, BASE CABINETS AND BATHROOM FIXTURES. INSTALL 3/4" CROSS BRIDGING, MAX. 7'-0" O.C. AT ALL JOIST AREAS.

ASPHALT SHINGLES TO BE 40 YEAR, SELF SEALING OR BETTER. SIX NAILS PER SHINGLE, NO STAPLES.

NO BACK FILLING SHALL BE PERMITTED WITHIN SEVEN DAYS OF COMPLETION OF BLOCK WORK AND FLOOR DECK IS IN PLACE AND ANCHORED TO MASONRY.

THE ENTIRE MECHANICAL SYSTEM SHALL CONFORM WITH ALL LOCAL AND STATES CODES, N.B.F.U., A.S.M.E. N.F.P.A., AND ALL OTHER GOVERNING AUTHORITIES.

ALL ELECTRICAL INSTALLATIONS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE NATIONS ELECTRICAL CODE AS AMENDED (N.F.P.A. NO.70), OR THE STANDARD BUILDING CODE OF NEW JERSEY, PARTS C.D&F. ELECTRICAL AS AMENDED.

**MECHANICAL NOTES:**

THESE CONSTRUCTION DOCUMENTS DO NOT INCLUDE THE SPECIFIC DESIGN OF PLUMBING OR HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR ACTUAL DESIGN. THE HVAC SUBCONTRACTOR SHALL DESIGN THE HEATING AND COOLING SYSTEM AND THE PLUMBING SUBCONTRACTOR SHALL DESIGN THE PLUMBING AND GAS PIPING SYSTEM.

**PLUMBING**

PROVIDE AND INSTALL ALL REQUIRED PIPING FOR THE SANITARY DRAINAGE, COLD AND HOT WATER SUPPLY. THE ENTIRE INSTALLATION SHALL COMPLY WITH THE NATIONAL STANDARD PLUMBING CODE, STATE CODES AND LOCAL ORDINANCES. ALL LINES TO BE PROPERLY PITCHED TO DRAIN PLUMBING SYSTEM. BUT, IT IS STILL RECOMMENDED THAT OWNER CONTRACT LICENSED PLUMBER TO WINTERIZE THE PLUMBING SYSTEM. THE ABOVE DOES NOT GUARANTEE THAT PIPES WILL NOT FREEZE UNDER EXTREME WEATHER CONDITIONS. PROVIDE GALVANIZED METAL OR FIBERGLASS PAN BELOW ALL WATER HEATERS.

ABOVE GROUND PIPING SHALL BE TYPE "L" COPPER. UNDERGROUND WATER SUPPLY LINE SHALL BE 200 psi POLY OR SCHEDULE-40 PVC AND SHALL BE INSTALLED MINIMUM 42" BELOW FINISHED GRADE. INSULATE ALL HOT AND COLD WATER SUPPLY LINES LOCATED OUTSIDE THE BUILDING, AS IN ANY ENCLOSED AREAS BELOW FIRST INSULATED FLOOR.

**HEATING, VENTILATION SYSTEM (HVAC)**

PROVIDE SYSTEM OF ADEQUATE CAPACITY TO INSURE 70° FAHRENHEIT INSIDE TEMPERATURE AT 9° FAHRENHEIT OUTSIDE TEMPERATURE WITH WIND AT 25 m.p.h. FOR HEATING AND 75° FAHRENHEIT INSIDE TEMPERATURE AT 95° FAHRENHEIT OUTSIDE FOR AIR CONDITIONING. CONTRACTOR TO SUPPLY SHOP DRAWINGS TO OWNER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

NOTE: FURNACES MUST BE A MINIMUM OF 18" ABOVE SLAB OF GARAGE. NO PART OF THE FURNACE MAY BE BELOW THE BASE FLOOD ELEVATION.

**VENTILATION NOTES**

1. MAINTAIN 1" MIN. AIR SPACE W/ FOAM BAFFLE OR EQUIVALENT AND VENTED SOFFIT AT ALL VAULTED CEILINGS.
2. DRYER VENT TO TERMINATE DIRECTLY TO OUTSIDE; METAL DUCT.
3. VENTS AND CHIMNEYS TO TERMINATE 2' MIN. ABOVE HIGHEST POINT OF BUILDING WITHIN 10 FEET.

**FIRE STOPPING NOTES**

1. PROVIDE 1 HOUR FIRE RATED "TYPE X" GYPSUM BOARDS AS INDICATED
2. PROVIDE NFPA APPROVED SMOKE DETECTORS AS INDICATED ON PLANS; NUMBER AND PLACEMENT TO MEET NJ 2009 EDITION IRC CODE.
  - A. DETECTORS SHALL BE A.C. PRIMARY POWER WITH BATTERY BACKUP
  - B. CARBON MONOXIDE DETECTORS MUST BE PROVIDED WITHIN 10' OF BEDROOMS
3. FIRE STOPPING SHALL BE PROVIDED AT ALL FLOORS AND CEILINGS, OVER CABINETRY, TUBS, AND OTHER COMBUSTIBLE FEATURES. APPROVED FIRE STOPPING MATERIAL SHALL BE PROVIDED AT ALL PENETRATIONS THROUGH BOTTOM AND TOP PLATES. FIRE STOPPING MAY NOT BE CONCEALED PRIOR TO INSPECTION.

**STATISTICAL AND ZONING DATA:**

LOCATION: SHIP BOTTOM BOROUGH  
LOT: 20 BLOCK: 99  
STREET: 253 W. 10TH STREET  
COUNTY: OCEAN COUNTY  
STATE: NEW JERSEY

OWNER: GALVANO  
ACTUAL LOT SIZE: 60'x 95'  
REQUIRED STREET FRONTAGE: 60.0'  
ACTUAL STREET FRONTAGE: 60'  
FLOOD ZONE: SEE SURVEY  
BASE FLOOD ELEVATION: SEE SURVEY  
ACTUAL LOT AREA: 5,700 S.F.  
ALLOWABLE LOT COVERAGE: 1,995 s.f. TOTAL (35%)  
PROPOSED LOT COVERAGE: 2,390 s.f. (42%) EXISTING

USE GROUP: RESIDENTIAL  
CONSTRUCTION CLASS: 5-B  
MAXIMUM LIVE LOAD: 40 p.s.f.  
MAXIMUM DEAD LOAD: 10 p.s.f.  
ACTUAL HEIGHT ABOVE GRADE: 23.5'

**REQUIRED SETBACKS:**

FRONT YARD: EXISTING - SEE SURVEY  
REAR YARD: EXISTING - SEE SURVEY  
SIDE YARD: EXISTING - SEE SURVEY  
SIDE YARD: EXISTING - SEE SURVEY

**EXISTING SQUARE FOOTAGES: PROPOSED SQUARE FOOTAGES:**

FIRST FLOOR:	1,217 s.f.	FIRST FLOOR:	1,217 s.f.
SECOND FLOOR:	0 s.f.	SECOND FLOOR:	337 s.f.
TOTAL:	1,217 s.f.	TOTAL:	1,554 s.f.
GARAGE / STORAGE:	616 s.f.	GARAGE / STORAGE:	616 s.f.

**PLUMBING:**

EXISTING FIXTURES: 6  
NEW FIXTURES: 4  
TOTAL FIXTURES: 10  
HOT WATER SYSTEM: GAS  
WATER: PUBLIC (EXISTING)  
SEWER: PUBLIC (EXISTING)

**DRAWING LEGEND**

SHEET. #	DRAWINGS/ SHEET CONTENTS
A-1	STATISTICAL & ZONING DATA, GENERAL NOTES, MECHANICAL, VENTILATION, FIRESTOPPING, FIRE RATING DETAILS.
A-2	FRONT, REAR, LEFT SIDE & RIGHT SIDE ELEVATIONS
A-3	FIRST & SECOND FLOOR PLANS
S-1	FIRST & SECOND FLOOR STRUCTURAL PLANS, STRUCTURAL NOTES.
S-2	ROOF FRAMING PLANS, STRUCTURAL NOTES, HURRICANE STRAPPING DETAILS, BUILDING SECTIONS
E-1	GROUND & FIRST FLOOR ELECTRICAL PLANS, ELECTRICAL NOTES & LEGEND..

THE GALVANO RESIDENCE - ADDITION  
253 W. 10TH ST, LOT-20, BLOCK-99  
BOROUGH OF SHIP BOTTOM  
OCEAN COUNTY, N.J.

**MICHAEL H. STRUNK, ARCHITECT L.L.C.**

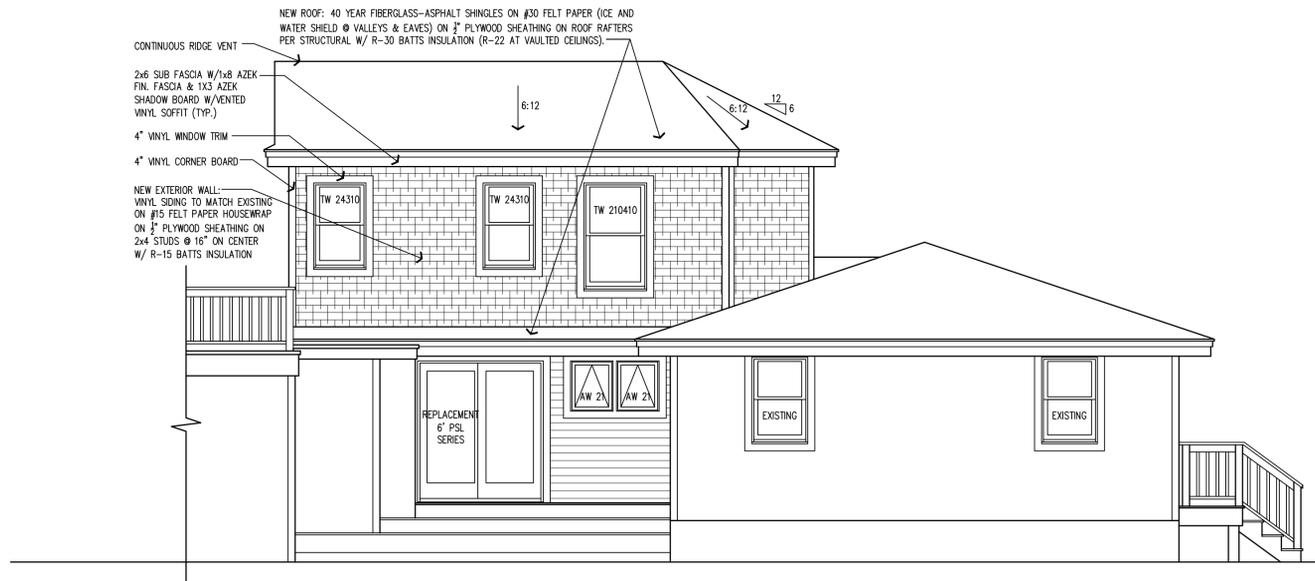
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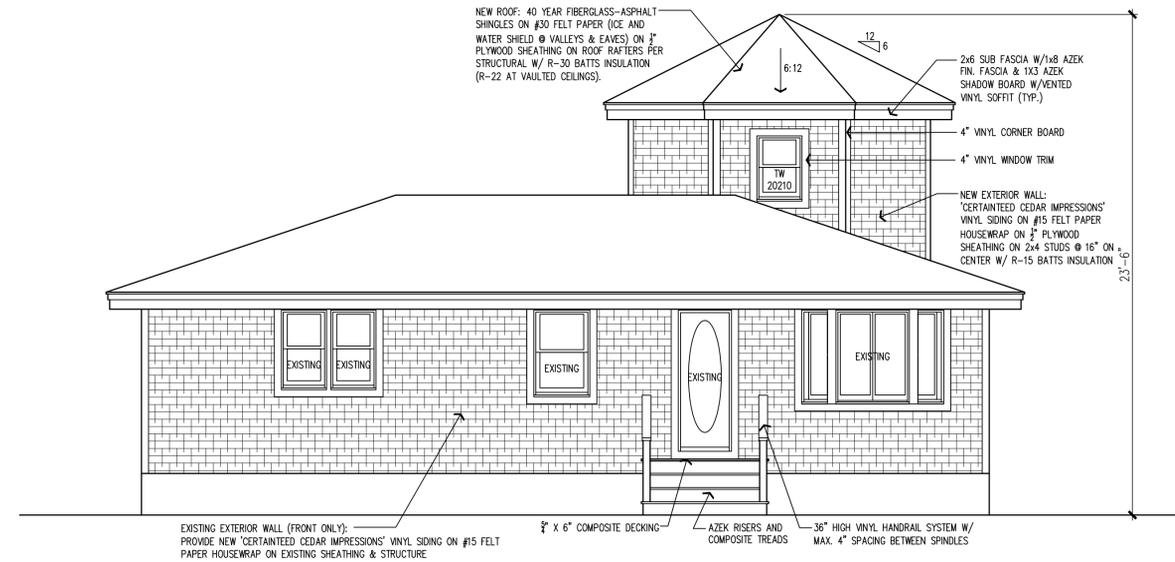
4707 Long Beach Blvd.  
Brant Beach, New Jersey 08008

Date: 9-17-2018

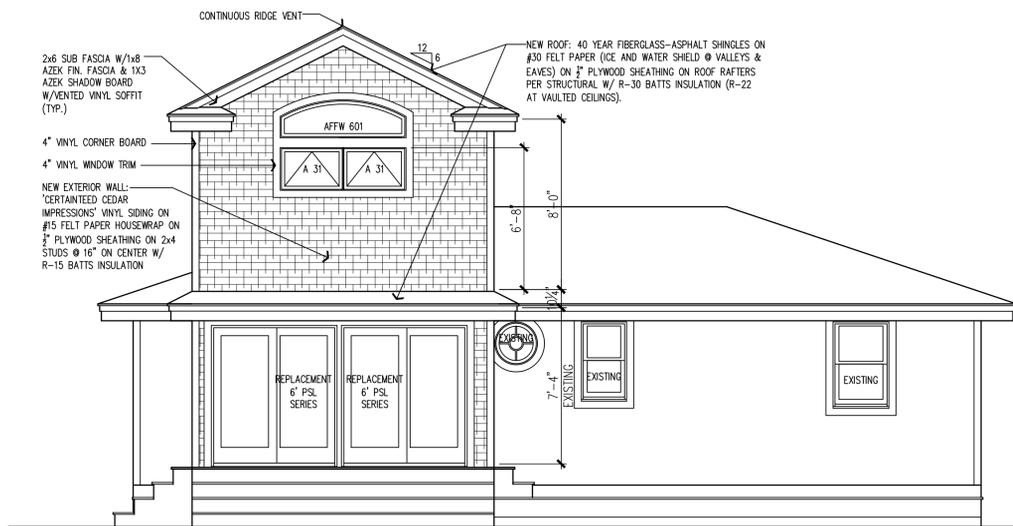
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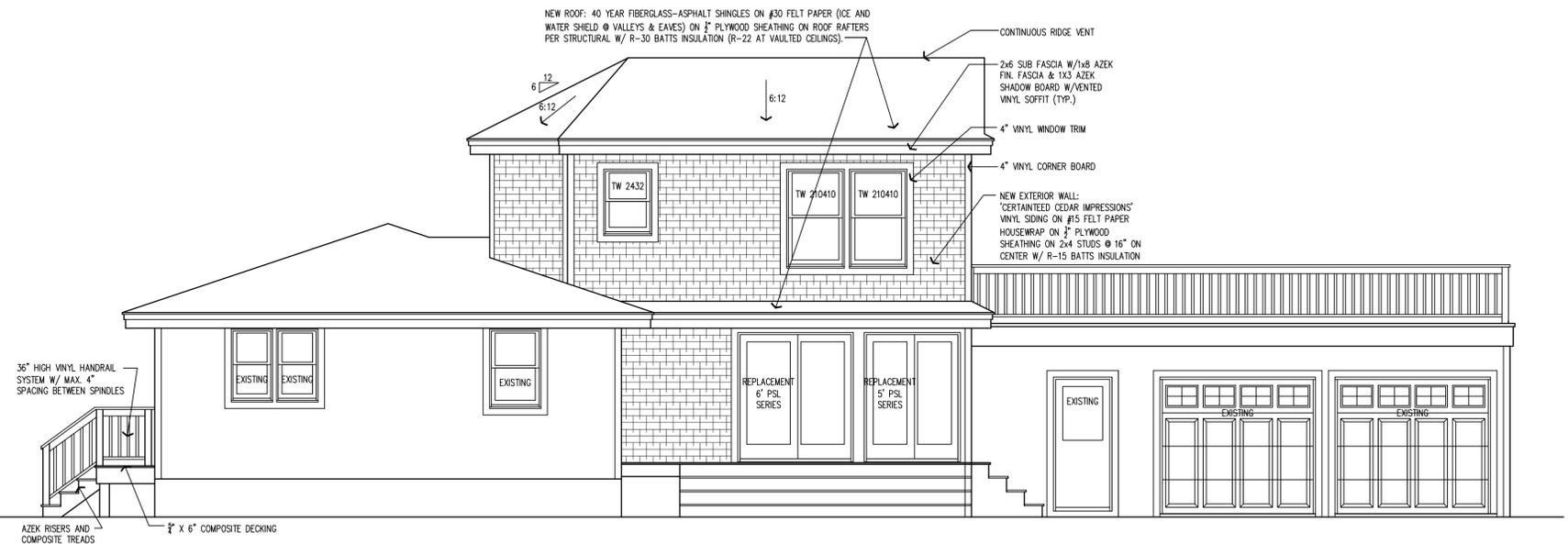
3 SIDE ELEVATION  
A2 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION  
A2 SCALE: 1/4" = 1'-0"



4 REAR ELEVATION  
A2 SCALE: 1/4" = 1'-0"



1 SIDE ELEVATION  
A2 SCALE: 1/4" = 1'-0"

