

1. GENERAL NOTES

A. BUILDING DATA: INTERNATIONAL RESIDENTIAL CODE 2018, NJ EDITION
AF&PA WFCM 2001
USE GROUP: R-5, RESIDENTIAL, SINGLE FAMILY DWELLING
CONSTRUCTION TYPE: I 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 CONSTRUCTION. ANY ERRORS OR OMISSIONS ON THE DRAWINGS OR 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 METHODS, 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, ELECTRICAL, AND PLUMBING 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 WERE PROVIDED BY OTHERS. THE GENERAL CONTRACTOR 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 ALTS. 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 ONE OR MORE CAPABLE OF SUSTAINING A BEARING PRESSURE OF 2000 PSF WITHOUT EXCESSIVE DEFORMATION. 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 AWS/ANSI 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 SHAPES 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 H&M-FIR OR DOUGLAS FIR, WITH A MINIMUM FIBER 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.L WOOD I-JOISTS, SHALL BE AS MANUFACTURED BY TRUS JOIST MANUFACTURING COMPANY, BOISE, IDAHO. THESE JOISTS AND 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 GENERAL CONTRACTOR MAY SUBSTITUTE I-JOISTS 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 60 PSF
LIVE LOADS: LL 40 PSF LIVING AREA, LL 30 PSF SLEEPING AREA
WIND: IES 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 MECHANICAL 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 2018 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 2017 OR LATEST EDITION, AND LATEST REVISIONS, AND ANY OTHER AUTHORITIES THAT MAY HAVE JURISDICTION THEREOF.

	SYMBOL:	DEFINITION:	SYMBOL:	DEFINITION:	
A:	AREA	GALV:	GALVANIZED	R & S:	ROD AND SHELF
AB:	ANCHOR BOLT	GC:	GENERAL CONTRACTOR	RA:	RETURN AIR
ABV:	ABOVE	GEN:	GENERAL CONTRACTOR	RAD:	RADIUS, RADIATOR
AC:	AIR CONDITIONING	GL BUK:	GLASS BLOCK	REBAR:	REINFORCING BAR
ACC:	ACCESS	QND:	GROUND	RECEP:	RECEPTACLE
ADDL:	ADDITIONAL	GRND:	GROUND	REF:	REFERENCE, REFRIGERATOR
AF:	ABOVE FINISHED FLOOR	GYP BD:	GYPSUM BOARD	REINF:	REINFORCEMENT, REINFORCE
AIA:	AMERICAN INSTITUTE OF ARCHITECTS			REQD:	REQUIRED
ALM:	ALARMA	HB:	HOSE BIB	REV:	REVERSE, REVISE, REVISION
ALT:	ALTERNATE, ALTERATION	HC:	HOLLOW CORE	RF:	ROOF
AP:	ACCESS PANEL	HDR:	HEADER	RFG:	ROOFING
APPROX:	APPROXIMATE	HOW:	HARDWARE	RM:	ROOM
ASPH:	ASPHALT	HGR:	HANGER	RO:	ROUGH OPENING
ARCH:	ARCHITECT, ARCHITECTURAL	HGT:	HEIGHT		
ASB:	ABOVE SEA LEVEL	HÖR:	HORIZONTAL	SC:	SOLID CORE
AVL:	AVERAGE	HR:	HOUR	SCHED:	SCHEDULE
		HT:	HEIGHT, HEAT	SERV:	SERVICE
BDM:	BEDROOM	HTG:	HEATING	SF:	SQUARE FOOT
BFE:	BASE FLOOD ELEVATION	HTR:	HEATER	SFGL:	SAFETY GLASS
BLDG:	BUILDING	HVAC:	HEATING, VENTILATING & AIR CONDITIONING	SHR:	SHOWER
BLK:	BLOCK	HW:	HOT WATER	SHTH:	SHEATHING
BLKG:	BLOCKING	HWH:	HOT WATER HEATER	SHWR:	SHOWER
BLT:	BUILT-IN			SPEC:	SPECIFICATION, SPECIFICATIONS
BOT:	BOTTOM			SPECS:	SPECIFICATIONS
BR:	BEDROOM, BRICK	IN:	INCH	SQ:	SQUARE
BRS:	BEARING	INFO:	INFORMATION	SS:	STAINLESS STEEL
BSMT:	BASEMENT	INSUL:	INSULATION	STD:	STANDARD
		INT:	INTERIOR, INTERNAL	STOR:	STORAGE
CAR:	CARPET	JST:	JOIST	STRU:	STRUCTURAL
CER:	CERAMIC			STRUC:	STRUCTURAL
CF:	CUBIC FOOT	KIT:	KITCHEN	STWY:	STAIRWAY
CLG:	CEILING			SW:	SWITCH
CMU:	CONCRETE MASONRY UNIT				
C.O.:	CASED OPENING	LIN:	LINEAR	T&G:	TONGUE & GROOVE
COL:	COLUMN	LL:	LIVE LOAD	TEL:	TELEPHONE
CONC:	CONCRETE	LVL:	LAMINATED VENEER LUMBER	TEMP:	TEMPORARY, TEMPERED
CONT:	CONTINUOUS, CONTINUE	LNOD:	LANDING	TH:	THERMOSTAT
CONTR:	CONTRACTOR	LNTL:	LINTEL	TRD:	TREAD
CPT:	CARPET	LR:	LIVING ROOM	TV:	TELEVISION
CSMT:	CASEMENT	LSL:	LAMINATED STRAND LUMBER	TYP:	TYPICAL
CT:	CERAMIC TILE	LVR:	LOUVER	UNFIN:	UNFINISHED
CTR:	CENTER, COUNTER			UNO:	UNLESS NOTED OTHERWISE
CU. FT.:	CUBIC FEET	MAINT:	MAINTENANCE		
		MAS:	MASONRY	VENT:	VENTILATE, VENTILATOR
DBL:	DOUBLE	MAT:	MATERIAL	VERT:	VERTICAL
DEMO:	DEMOLITION	MATL:	MATERIAL	VIF:	VERIFY IN THE FIELD
DET:	DETAIL	MAX:	MAXIMUM	VIN:	VINYL
DH:	DOUBLE HUNG	MC:	MEDICINE CABINET	VOL:	VOLUME
DIA:	DIAMETER	MECH:	MECHANICAL		
DIAM:	DIAMETER	MIN:	MINIMUM	W/:	WITH
DIM:	DIMENSION	MISC:	MISCELLANEOUS	W/O:	WITHOUT
DL:	DEAD LOAD	MTL:	MATERIAL, METAL	WOLM:	WOLMANIZED
DN:	DOWN	N:	NORTH	WD:	WOOD
DR:	DOOR, DRAIN, DINING ROOM	NIC:	NOT IN CONTRACT	WH:	WATER HEATER
DS:	DOWNSPOUT	NOM:	NOMINAL	WN:	WINDOW
DWG:	DRAWING	NTS:	NOT TO SCALE	WM:	WIRE MESH, WATER METER
EJ:	EACH			WP:	WATERPROOF, WEATHERPROOF
EA:	EXPANSION JOINT	OC:	ON CENTER	WT:	WEIGHT
ELEC:	ELECTRICAL	OH:	OVERHEAD, OVERHEAD DOOR		
ELEV:	ELEVATOR, ELEVATION	OPNG:	OPENING		
EQUIP:	EQUIPMENT	PAR:	PARALLEL		
EXIST:	EXISTING	PCF:	POUNDS PER CUBIC FOOT		
FDTN:	FOUNDATION	PERIM:	PERIMETER		
FF:	FINISHED FLOOR	PLF:	POUNDS PER LINEAL FOOT		
FFE:	FINISHED FLOOR ELEVATION	PLYWD:	PLYWOOD		
FG:	FIBERGLASS	PLUMB:	PLUMBING		
FIN:	FINISH, FINISHED	PREFAB:	PREFABRICATED		
FIX:	FIXTURE	PSF:	POUNDS PER SQUARE FOOT		
FL:	FLOOR, FIRE LINE	PSI:	POUNDS PER SQUARE INCH		
FLR:	FLOOR	PSL:	PARALLEL STRAND LUMBER		
FLUOR:	FLUORESCENT	P.T.	PRESSURE TREATED		
FT:	FOOT, FEET	PVC:	POLYVINYL CHLORIDE		
FTG:	FOOTING, FITTING	QTY:	QUANTITY		

This architectural elevation drawing depicts a two-story residential building with a gabled roof. The roof is covered in shingles and features a central dormer with a double window. A small, round, arched window is positioned on the right side of the roofline. The main body of the house has a textured, shingled exterior. On the left side, there is a small balcony with a decorative railing and a window. Below the balcony is a larger window with a decorative frame. The ground floor features a two-car garage with large, multi-paned doors. To the left of the garage is a side entrance with a small porch and a window. The drawing is a black and white line art, showing the structural details and window placements.

LOCATION: X
X
LOT: X BLOCK: X
COUNTY: OCEAN
STATE: NEW JERSEY BFE: X

SQUARE FOOTAGE:

GROUND FLOOR:	100	s.f.
FIRST FLOOR:	1512	s.f.
SECOND FLOOR:	1449	s.f.
TOTAL HEATED:	3061	s.f.
GARAGE:	670	s.f.
DECK/ PORCHES:	416	s.f.
ROOF DECK:	573	s.f.
VOLUME	53567	c.f.

USE GROUP: R-5 RESIDENTIAL (IRC 2021, NJ EDTN.)

CONSTRUCTION CLASS: 5B
WIND EXPOSURE CATEGORY: (IRC R301.2.1.4) C
DESIGN WIND SPEED:
90 MPH FASTEST MILE WIND SPEED
115 MPH 3-SECOND GUST (BASIC WIND SPEED)

BUILDING HEIGHT:	32' ABV. SLAB
MAX. BUILDING HEIGHT:	32' ABV. SLAB

WATER:	CITY
SEWAGE:	CITY
SERVICE:	NATURAL GAS

PROJECT NO:	24_00
SCALE:	1/4" = 1'-0"
DRAWN BY:	JMB
REVIEWED:	ARB
CHECKED:	MP
START DATE:	XX
PRINT DATE:	11/22/2024
LAST FILE SAVE:	11/22/2024

Fortuna Model

Lot xx, Block xx,

Lot xx, Block xx,

Ocean County, New Jersey

1 OF 9 SHEETS

SHEET

