

**GENERAL NOTES:**

- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO PERFORMING THE WORK. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK AND OF ALL TRADES.
- THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY IN THE SPECIFICATIONS AND/OR DRAWINGS PRIOR TO COMMENCING WORK IN QUESTION.
- ALL WORK MUST COMPLY WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND ALL SUBCODES. ALL ONE AND TWO FAMILY RESIDENCES SHALL BE DOCUMENTED ACCORDING TO THE 2015 INTERNATIONAL RESIDENTIAL CODE - NJ EDITION, AND THE INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION AS ADOPTED BY THE NAJCC.
- DESIGN LOADS TO BE AS FOLLOWS:  
ROOF: LIVE LOAD: 25 PSF; DEAD LOAD: 15 PSF; 40 PSF TOTAL  
FLOORS: LIVE LOAD: 40 PSF; DEAD LOAD: 10PSF; 50 PSF TOTAL  
DECKS: LIVE LOAD: 50 PSF; DEAD LOAD: 10PSF; 60 PSF TOTAL  
SNOW LOAD: 20 PSF (PER FIGURE R301.2(5) NJ IRC 2015  
WIND LOAD: STRUCTURE DESIGNED FOR WIND EXPOSURE OF 125 MPH  
ATTIC (WITH STORAGE): 20 PSF; DEAD LOAD: 10 PSF; 30 PSF TOTAL
- CONTRACTORS MUST COMPLY WITH ALL STATE AND FEDERAL OSHA SAFETY REGULATIONS.
- CONTRACTOR RESPONSIBLE FOR ALL BUILDING PERMITS.
- CONTRACTOR RESPONSIBLE FOR FULL FINAL CLEANING SO THAT HOUSE IS IN MOVE-IN CONDITION, INCLUDING: DUSTING, VACUUMING, WINDOW WASHING, NEW FILTERS IN ALL HVAC EQUIPMENT, ETC.
- ARCHITECT IS NOT RESPONSIBLE FOR EXISTING CONDITIONS.
- ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 3,000 PSF.
- OWNER SHALL RETAIN THE SERVICES OF A QUALIFIED SOILS TESTING ENGINEER TO DETERMINE THE ACTUAL BEARING CAPACITY OF THE SOILS AT THE JOB SITE.
- PROVIDE FULL TERMITE TREATMENT.
- FINISH GRADING MUST DIRECT ALL SURFACE WATER AWAY FROM THE BUILDING WITH A MINIMUM SLOPE OF 1/4 PER FOOT.
- ALL CONCRETE MUST BE 3,000 PSI AT 28 DAYS MINIMUM.
- MASONRY UNITS SHALL BE TYPE N, ASTM-C-145 BELOW GRADE AND /OR ASTM-C-90 ABOVE GRADE WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI FOR ASTM-C-145, AND 1,000 PSI FOR ASTM-C-90. PROVIDE GALVANIZED TRUSS TYPE HORIZONTAL JOINT REINFORCEMENT (MIN. 9 GA.) AT 16" O.C. VERTICAL IN ALL MASONRY WALLS, DUR-O-WALL OR EQUIV.
- ALL MORTAR SHALL BE TYPE "S" WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS. OR TYPE M FOR FOUNDATION IN CONTACT WITH EARTH
- FOR ALL LUMBER, INCLUDING BUT NOT LIMITED TO #20 & 21 THE FOLLOWING SHALL APPLY:  
FOREST CERTIFICATION: FOR THE FOLLOWING WOOD PRODUCTS, PROVIDE MATERIALS PRODUCED FROM WOOD OBTAINED FROM FORESTS CERTIFIED BY AN FSC-ACCREDITED CERTIFICATION BODY TO COMPLY WITH FSC STD-01-001, "FSC PRINCIPLES AND CRITERIA FOR FOREST STEWARDSHIP," OR "FSC 2000-2009 STANDARD LABELED OR CERTIFIED PRODUCTS APPROVED BY THE SUSTAINABLE FORESTRY INITIATIVE.
- ALL STRUCTURAL TIMBER TO BE HEM FIR #2 (MINIMUM) STRESS GRADE LUMBER OR ARCHITECT APPROVED EQUAL, HAVING A MINIMUM ALLOWABLE BONDING STRESS OF 850 PSI, MINIMUM ALLOWABLE SHEAR STRESS OF 75 PSI, AND MINIMUM MODULUS OF ELASTICITY OF 1,300,000 PSI.
- ALL LUMBER TO BE KILN-DRIED.
- WOOD "T" JOISTS TO BE AS ENGINEERED AND MANUFACTURED BY LEVEL BY WETTERHEUSER CORPORATION OR ARCHITECT APPROVED EQUAL. ALL WOOD "T" JOISTS TO BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ASTM-1050S. CONTRACTOR TO SUBMIT SEALED ENGINEERED SHOP DRAWINGS OF WOOD "T" JOIST SYSTEM TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION OF MATERIALS. INSTALL PER MANUFACTURERS DETAILS, INSTRUCTIONS & RECOMMENDATIONS.
- PARALLEL PSL BEAMS TO BE AS ENGINEERED AND MANUFACTURED BY LEVEL BY WETTERHEUSER CORPORATION OR ARCHITECT APPROVED EQUAL WITH THE FOLLOWING PROPERTIES:  
MINIMUM ALLOWABLE BENDING STRESS: 2,900 PSI  
MINIMUM ALLOWABLE SHEAR STRESS: 285 PSI  
MINIMUM MODULUS OF ELASTICITY: 2,000,000 PSI.
- DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS AND AT EDGES OF KITCHEN CABINETS AND BATH TUBS.
- ALL DOOR AND WINDOW OPENINGS SHALL HAVE (2) 2 X 10 WOOD HEADERS UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING AT ALL AREAS SUCH THAT DRYWALL PANELS CAN BE PROPERLY SECURED. PROVIDE AT LEAST ONE ROW OF FASTENERS VERTICALLY AND/OR HORIZONTALLY BETWEEN EDGE ROWS. (PROVIDE AT LEAST (3) ROWS OF VERTICAL FASTENERS AT ALL DRYWALL PANELS.)
- PROVIDE FIRESTOPPING AROUND PIPES, ELECTRICAL WIRES, CEILING AND FLOOR PENETRATIONS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, ETC. ALL STUD CAVITIES TALLER THAN 8'-0" ARE TO RECEIVE HORIZONTAL SOLID BLOCKING AT MIDPOINT.
- USE HEAVY DUTY HOT DIPPED GALVANIZED HANGERS BY SIMPSON STRONG TIE CO., OR ARCHITECT APPROVED EQUAL AT ALL JOIST TO BEAM CONNECTIONS AND BEAM TO BEAM CONNECTIONS. ALL EXTERIOR CONNECTORS TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- ALL HARDWOOD FLOORING TO BE 3/4" THICK SELECT AND BETTER GRADE, 1ST FLOOR, 2ND FLOOR AND HALF STORY TO BE 3-1/4" WIDE SELECT RED OR WHITE OAK STAINED W/ 2 COATS SATIN POLYURETHANE. COLOR TO BE SELECTED BY OWNER.
- 1PE LUMBER (WHEN USED): ALL DECKING AND EXPOSED WOOD TO BE AIR DRIED 1PE LUMBER. ALL 1PE IS TO BE CERTIFIED PLANTATION GROWN. STORE 1PE OUT OF DIRECT SUNLIGHT. ALLOW 1PE TO ACCLIMATE TO ITS INTENDED INSTALLATION ENVIRONMENT PRIOR TO INSTALLATION. USE ONLY STAINLESS STEEL SCREWS WITH PRE-DRILLED HOLES. 1PE IS TO BE FINISHED WITH SIKKENS TRANSLUCENT SOR TO ALL SIDES PRIOR TO INSTALLATION.
- ROOFING TO BE CLASS A, B, OR C MATERIALS AS REQUIRED.
- VENTILATION (NATURAL) SHALL BE 4X MINIMUM OF FLOOR AREA.
- ATTIC VENTILATION IS TO BE 1/300 MIN. OF THE AREA VENTILATED. EACH RAFTER BAY IS TO HAVE COMPLETE VENTILATION FROM SOFFIT TO RIDGE. NOTCH OR DRILL THROUGH FRAMING MEMBERS TO ALLOW CONTINUOUS NATURAL AIR FLOW.
- INSULATION:  
A. ALL FIBERGLASS BATT INSULATION IS TO BE FORMALDEHYDE FREE.  
B. SPRAY FOAM INSULATION, WHEN USED, IS TO BE CLOSED CELL (POLYURETHANE), UNLESS NOTED OTHERWISE.  
C. INSULATE ALL WALLS AND CEILINGS AT GARAGE W/ R-19 BATTS.
- CAULKING AND SEALANTS: CAULK ALL JOISTS, WOOD TO MASONRY, WOOD TO WOOD, WOOD TO GLASS, ETC. EXTERIOR CAULKING SHALL BE ACRYLIC TYPE, TREMCO, "MONO-LASTOMERIC" OR APPROVED EQUAL. INTERIOR CAULKING SHALL BE BUTYL RUBBER SIMILAR TO REMCO #400 BUTYL OR EQUAL.
- ALL GLAZING IN DOORS MUST BE TEMPERED SAFETY GLASS. ALL GLAZING WITHIN 18" OF ANY FINISHED FLOOR MUST BE TEMPERED SAFETY GLASS. ALL GLAZING WITHIN ANY WALL PLANE OF A DOOR AND WITHIN A 24" ARC OF THAT DOOR MUST BE TEMPERED SAFETY GLASS. ALL GLAZING WITHIN 60" ABOVE A STAIR LANDING MUST BE TEMPERED SAFETY GLASS.
- ONE WINDOW IN EACH BEDROOM MUST HAVE A CLEAR SASH OPENING OF 5.7 S.F. WITH A MINIMUM CLEAR HEIGHT OF 24" AND WIDTH OF 20" AND A MAXIMUM SILL HEIGHT OF 44".

- PAINT ALL EXPOSED SURFACES WITH SHERWIN WILLIAMS PAINT APPLIED AS SPECIFIED BY MANUFACTURER. PROVIDE ONE COAT OF APPROVED PRIMER AND TWO FINISH COATS. ALL TRIM IS TO BE SEMI-GLOSS, FULLY PRIMED W/ TWO FINISH COATS. INTERIOR TO BE FLAT FINISH.
- GYPSUM WALLBOARD:  
A. PROVIDE 1/2" WATERPROOF (W/R) GYPSUM WALL BOARD (GREENBOARD) AT THE BATHROOM AND THE KITCHEN COUNTER BACKSPLASH.  
B. APPLY GUE TO WALL STUDS PRIOR TO INSTALLATION OF DRYWALL PANELS. PERMETER OF DRYWALL PANELS TO BE SEALED WITH CAULK AT ALL EXTERIOR WALLS.  
C. INTERIOR WALLS TO BE 1/2" THICK, TAPERED EDGE  
D. INTERIOR CEILINGS TO BE 1/2" THICK TAPERED EDGE
- SHOP DRAWINGS ARE TO BE PROVIDED TO ARCHITECT FOR ALL SPECIALIZED CONSTRUCTION INCLUDING, BUT NOT LIMITED TO STEEL, HVAC, TRUSS-JOIST SYSTEMS, ETC.
- THE FOLLOWING THERMAL BYPASS CHECKLIST SHALL BE FOLLOWED:  
**PLUMBING NOTES:**  
1. PLUMBING WORK SHALL CONFORM TO THE NATIONAL STANDARD PLUMBING CODE, 2015 EDITION, AS ADOPTED UNDER THE NJ UNIFORM CONSTRUCTIONS CODE, AND LOCAL AUTHORITIES HAVING JURISDICTION.  
2. PIPING INSULATION: PIPING INSULATION, EXCEPT WHEN NEEDED TO PREVENT CONDENSATION, IS NOT REQUIRED FOR PIPING INSTALLED IN RECIRCULATION SYSTEMS, UNLESS SUCH PIPING IS INSTALLED BETWEEN THE INSULATION AND SHEATHING IN EXTERIOR WALLS.  
3. STANDARD WATER HEATER TO BE TANKLESS ON DEMAND CONDENSING GAS WATER HEATER, WITH ENERGY FACTOR OF .94 MIN, ENERGY STAR RATED, SIZE AND NUMBER OF UNITS TO SATISFY FULL PEAK DEMAND.  
4. PROVIDE SEPARATE ON DEMAND GAS FIRED WATER HEATER FOR BATHROOM ADJACENT TO GARAGE.  
5. TEMPERATURE CONTROLS: ALL HOT WATER SUPPLY SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF ADJUSTMENTS FROM THE LOWEST TO THE HIGHEST ACCEPTABLE TEMPERATURE SETTINGS FOR THE INTENDED USE.  
6. SHUT DOWN: A SEPARATE SWITCH SHALL BE PROVIDED TO TERMINATE THE ENERGY SUPPLIED TO ELECTRIC HOT WATER SUPPLY SYSTEMS. A SEPARATE VALVE SHALL BE PROVIDED TO TURN OFF THE ENERGY SUPPLIED TO THE MAIN BURNER OF ALL OTHER TYPES OF HOT WATER SUPPLY SYSTEMS.  
7. PROVIDE SHUT OFF VALVES FOR EACH BATHROOM AND OTHER PERTINENT FIXTURES. PROVIDE WHOLE HOUSE WATER SHUT OFF UNDER LAUNDRY SINK.  
8. CONTRACTOR TO PROVIDE AND INSTALL SUMP PUMP AND PIT AS LOCATED ON FOUNDATION PLAN. PROVIDE WATER RESISTANT OUTLETS AT UNIT CONTROLLED ON SEPARATE GFI CIRCUIT IN ELECTRICAL PANEL.  
9. ALL STUD CAVITIES, FLOOR JOIST CAVITIES AND SOFFITS WITH PVC PIPING OR WASTE LINES TO BE PACKED SOLID WITH SOUND INSULATION.  
10. PROVIDE A PAN WITH DRAIN TO SANITARY SEWER BENEATH ALL CLOTHES WASHERS AND WATER HEATERS. PROVIDE DRAIN TO OUTSIDE FOR ALL CONDENSATE LINES.
- MECHANICAL:**  
1. ALL MECHANICAL WORK SHALL CONFORM TO THE INTERNATIONAL MECHANICAL CODE AND INTERNATIONAL FUEL & GAS CODE, 2015 EDITION, AS ADOPTED UNDER THE NJ UNIFORM CONSTRUCTION CODE, AS WELL AS THE NEW JERSEY CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.  
2. THE PROPOSED HVAC SYSTEM IS TO BE A RUID HVAC SYSTEM, 2 UNIT W/ ZONE DAMPER FOR BASEMENT AND THIRD FLOOR. PROVIDE MIN. 96% EFFICIENT FURNACES AND 16 SEER HIGH EFFICIENCY VARIABLE SPEED CONDENSERS W/ R-410A REFRIGERANT  
3. PROVIDE A SEPARATE FUJITSU 120,000 BTU WALL MOUNTED HEATING AND COOLING UNIT FOR POOL BATH ADJACENT TO GARAGE.  
4. HVAC CONTRACTOR TO SUBMIT SIZES, LAYOUT AND EQUIPMENT CUTS TO LOCAL BUILDING INSPECTOR FOR APPROVAL PRIOR TO PERFORMING WORK. ALL RETURN AIR SUPPLIES ARE TO BE HARD DUCTED FROM THE ZONE BEING SUPPLIED. ALL BEDROOMS ARE TO HAVE DUCTED RETURN AIR GRILLES.  
5. TEMPERATURE: EACH HEATING, VENTILATING AND AIR CONDITIONING SYSTEM SHALL BE PROVIDED WITH A "FOCUS PRO 800" TOUCH SCREEN PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE. THE THERMOSTAT, OR ALTERNATE MEANS, SUCH AS A SWITCH OR A CLOCK, SHALL PROVIDE A READILY ACCESSIBLE, MANUAL OR AUTOMATIC MEANS FOR REDUCING THE ENERGY REQUIRED FOR HEATING AND COOLING DURING PERIODS OF NON-USE OR REDUCED NEED.  
6. INSULATION: ALL DUCT SYSTEMS, IN UNCONDITIONED SPACES, SHALL HAVE MINIMUM R-8 RIGID INSULATION AND ARE TO BE SEALED WITH MASTIC SEALER. ALL SUPPLY AND RETURN AIR DUCTS ARE TO BE SUFFICIENTLY INSULATED ON THE EXTERIOR TO PREVENT NOISE.  
7. ALL MECHANICAL UNITS, FURNACES, AIR HANDLERS, ETC. TO HAVE DRAIN PAN BENEATH, PIPED TO OUTSIDE OF THE HOUSE WITH FLOAT SENSOR AND ALARM.
- METALS, STRUCTURAL AND MISCELLANEOUS SPECIFICATION:**  
1. NAILS - NUMBER AND TYPE FOR EACH APPLICATION AS CALLED FOR IN THE INTERNATIONAL BUILDING CODE, PER MANUFACTURER'S RECOMMENDED STANDARD. ALL FRAMING NAILS TO BE GALVANIZED AND ALL EXTERIOR NAILS TO BE STAINLESS STEEL.  
2. GALVANIZED ANCHOR BOLTS SHALL BE 1/2" DIAMETER EMBEDDED IN POURED CONCRETE AND GROUTED IN UNIT MASONRY. MIN. TWO (2) ANCHOR BOLTS PER SECTION OF PLATE 12" FROM EACH END WITH INTERMEDIATE BOLTS AT 4'-0" O.C. MAX. ANCHOR BOLTS SHALL BE CONNECTED DIRECTLY, VIA HOOKED ENDS, TO GRADE BEAM REINFORCING.  
3. ALL FLASHINGS TO CONFORM TO THE FOLLOWING SCHEDULE:  
MATERIAL THICKNESS  
ALUMINUM - .032"  
PLAIN COPPER - 160Z (.0216")  
ZINC OR LEAD COATED COPPER - 160Z (.0216")  
TERRAZO COATED STAINLESS STEEL - 28 GA. (.018")  
4. ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATIONS A-36 AND ALL STEEL SHALL BE PAINTED WITH ONE SHOP COAT OF RED OXIDE PAINT.  
5. STEEL FOR PIPE COLUMNS SHALL BE OF EQUIVALENT CAPACITY AND WELDABILITY TO ASTM SPECIFICATIONS A-501.  
6. STEEL FABRICATOR TO PROVIDE SHOP DRAWINGS FOR ALL STEEL AND CONNECTIONS TO ARCHITECT FOR APPROVAL.  
7. STEELWORK SHALL CONFORM TO THE CURRENT SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AS ADOPTED BY THE A.I.S.C. CONNECTIONS SHALL BE BOLTED OR WELDED. BOLTS SHALL CONFORM TO ASTM A-325 AND BE 3/4" DIAMETER UNLESS NOTED OTHERWISE.  
8. AFTER ERECTION, COLUMNS AND BEAMS SHALL BE PAINTED WITH 2 COATS RUST INHIBITIVE PRIMER AND PAINT. ALL STEEL USED IN EXTERIOR APPLICATIONS TO BE GALVANIZED, INCLUDING FASTENERS, CONNECTORS, ETC. WELDS AND CUTS ARE TO BE PAINTED WITH RUST INHIBITIVE COATINGS PER MANUFACTURERS INSTRUCTIONS.  
9. ERECTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING FOR LATERAL STABILITY UNTIL STUD WALLS, PLYWOOD, ROOF TRUSSES AND SHEATHING ARE IN PLACE.  
10. PROVIDE BASE PLATE FOR ALL STRUCTURAL STEEL BEAMS BEARING ON MASONRY. PROVIDE STANDARD ANCHORS, INSERTS, TIES, CLIPS, ANCHOR STRAPS, HANGERS, BOLTS, AND OTHER HARDWARE AND FASTENING DEVICES AS MAY BE REQUIRED. ALL STEEL LISTED ABOVE TO BE HOT-DIPPED GALVANIZED, WHEN ATTACHING MEMBERS THAT ARE GALVANIZED.

MUNICIPALITY:	TOWNSHIP OF NEPTUNE		
COUNTY:	MONMOUTH COUNTY, NJ		
LOT:	416		
BLOCK:	6		
ZONING DISTRICT:	R-4 RESIDENTIAL		
ZONING DISTRICT REGULATIONS	REQUIRED	EXISTING	
USE GROUP	R-5	R-5	
CONSTRUCTION CLASSIFICATION	5B	5B	
MIN. LOT FRONTAGE (FT.)	50'	50'	
MIN. LOT AREA (S.F.)	5,000 SF	7,500 SF	
MIN. LOT WIDTH	50'	50'	
MIN. LOT DEPTH	100'	150'	
MIN. LOT CIRCLE (DIAM.)	23'	50'	
HEIGHT OF MAIN STRUCTURE (FT.)	35'	26.0'	26.0'
NUMBER OF STORIES	2.5 STORIES	2 STORIES	2 STORIES
MAX. BUILDING COVERAGE	50% = 3,750 SF	±30% = 2,252 SF	±30% = 2,252 SF
MAX. LOT COVERAGE	65% = 4,875 SF	SEE ENGINEERS PLAN	SEE ENGINEERS PLAN
VOLUME OF STRUCTURE	N/A	8,762 CU. FT.	8,764 CU. FT.
SQ. FT. - FIRST FLOOR	N/A	573 SF	573 SF
SQ. FT. - SECOND FLOOR	N/A	314 SF	553 SF
SQ. FT. - TOTAL	N/A	887 SF	1,126 SF
MAIN BUILDING SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT (FT.)	20'	24.44'	24.44'
SIDE YARD MIN. (FT.)	5'	(*) 2.46'	(*) 2.46'
SIDE YARD COMBINED (FT.)	15' COMBINED	26.9' COMBINED	26.9' COMBINED
REAR (FT.)	30' (NOTE 1)	±81.5'	±81.5'
SIDE YARD MIN. @ ADDITION (FT.)	5'	N/A	5'
SIDE YARD COMBINED @ ADDITION (FT.)	15' COMBINED	N/A	26.9' COMBINED

NOTE 1:  
-A DECK MAY EXTEND FIFTEEN FEET INTO A REQUIRED REAR YARD SETBACK PROVIDED THE PRINCIPLE STRUCTURE CONFORM TO REQUIRED REAR YARD SETBACK. IN NO INSTANCE SHALL A DECK BE CLOSER THAN TEN FEET TO A REAR OR SIDE LOT LINE  
-A PORCH MAY EXTEND NO MORE THAN EIGHT FEET INTO A REQUIRED FRONT AND/OR REAR SETBACK AREA

**APPLICABLE CODES**

- INTERNATIONAL BUILDING CODE (IBC) 2015
- INTERNATIONAL RESIDENTIAL CODE (IRC) 2015, NJ EDITION
- NATIONAL STANDARD PLUMBING CODE 2015
- NATIONAL ELECTRICAL CODE (NFPA 70) 2014
- INTERNATIONAL ENERGY CONSERVATION CODE 2015
- INTERNATIONAL MECHANICAL CODE 2015
- INTERNATIONAL FUEL GAS CODE 2015

**NOTE:**

- DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST FIVE FEET FROM THE FOUNDATION WALL IN ACCORDANCE W/ SECTION R801.3 OF THE INTERNATIONAL RESIDENTIAL CODE 2015, NJ EDITION
- THIS STRUCTURE HAS BEEN DESIGNED IN CONFORMANCE WITH ALL APPLICABLE SECTION OF THE I.R.C. 2015, NJ EDITION BUILDING CODE AS PER N.J.A.C. 5:23 (U.C.C.)
- SMOKE/CARBON MONOXIDE DETECTORS ARE TO BE LOCATED IN ALL SLEEPING AREAS AND ON EACH FLOOR LEVEL. IN ADDITION THEY ARE TO BE HARD-WIRED W/ BATTERY BACK-UP, INTERCONNECTED AND ALARMED. REFER TO PLANS FOR LOCATIONS
- THESE PLANS ARE DEVELOPED BASED ON A 3-SECOND WIND GUST OF 125 MPH. REFER TO TABLE 802.11 OF THE I.R.C. 2015 N.J. EDITION FOR RESISTANCE TO UPLIFT FORCES.
- PROVIDE ADEQUATE PROTECTION TO ADJACENT PROPERTIES IN CLOSE PROXIMITY TO NEW CONSTRUCTION IN ACCORDANCE W/ SECTION 5-23: 2.15(F)(1) WHERE ANY CONDITIONS IN (f)(1)A THROUGH (C) ARE MET.

Township of Neptune  
Construction Department  
**FIELD COPY**  
MUST BE KEPT ON SITE!

Township of Neptune Plan Review  
Building \_\_\_\_\_  
Plumbing \_\_\_\_\_  
Electrical \_\_\_\_\_  
Fire \_\_\_\_\_

JAN 22 2020

Township of Neptune  
Construction Department  
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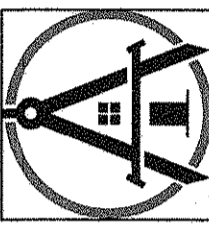
Township of Neptune Plan Review  
Building \_\_\_\_\_  
Plumbing \_\_\_\_\_  
Electrical PROPOSED \_\_\_\_\_  
Fire R-5 \_\_\_\_\_

JAN 22 2020

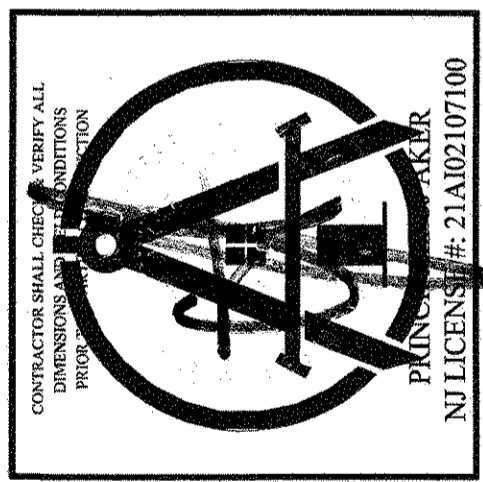
PROPOSED RENOVATION FOR:

**THOMAS PALMISANO**  
1312 SEVENTH AVENUE  
TOWNSHIP OF NEPTUNE, NEW JERSEY  
BLOCK: 416 | LOT: 6

**AKERTECT DESIGN**



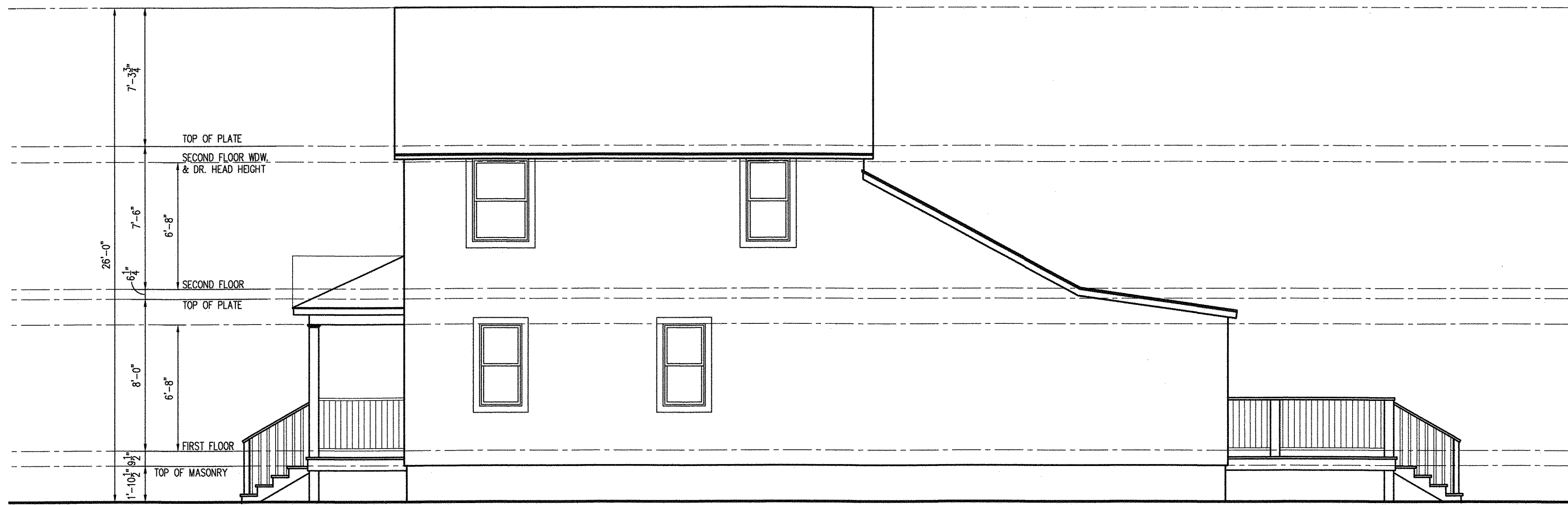
1705 Bay Avenue, Unit 3, Point Pleasant, NJ 08742  
office: (732) 451-2100  
email: akertectdesign@gmail.com  
web: http://www.akertectdesign.com



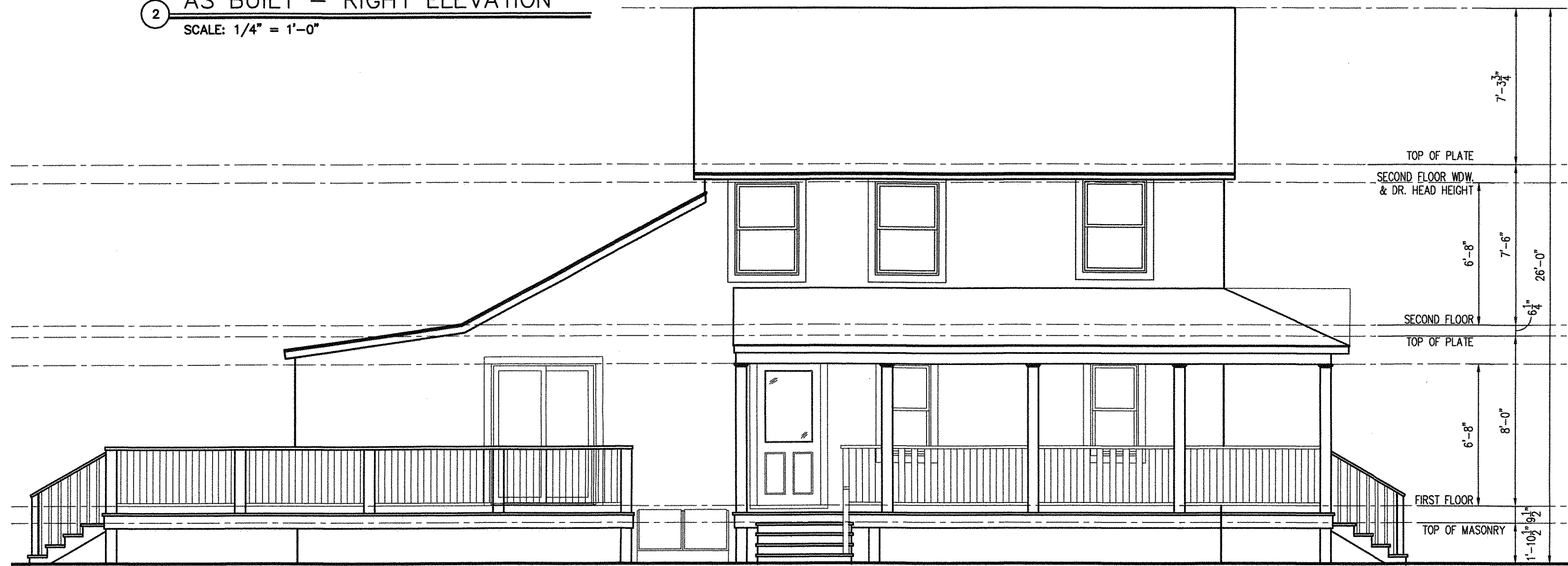
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PROJECT NO. AD19.125  
**COVER SHEET**  
SHEET  
**A1**  
OF 8 TOTAL

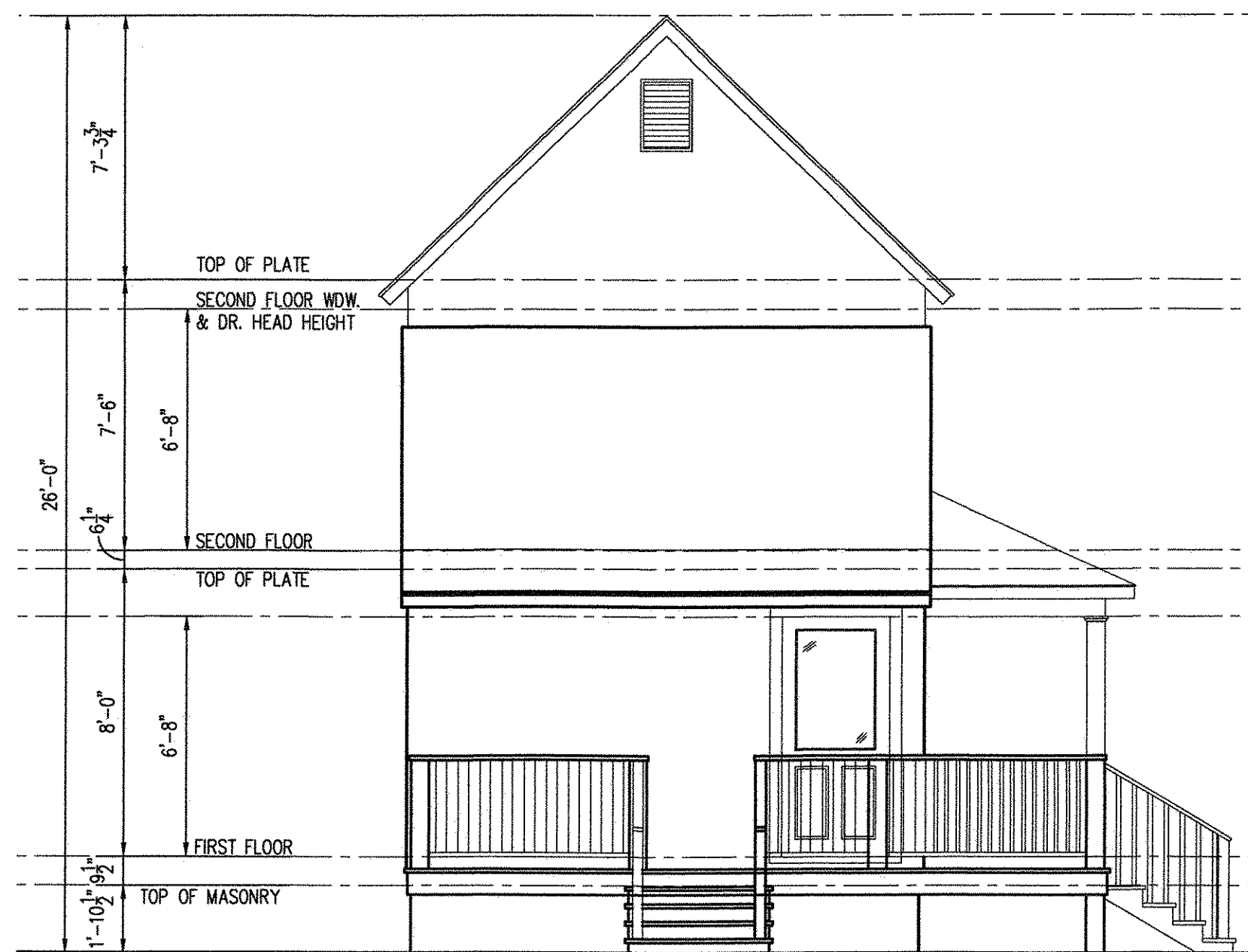
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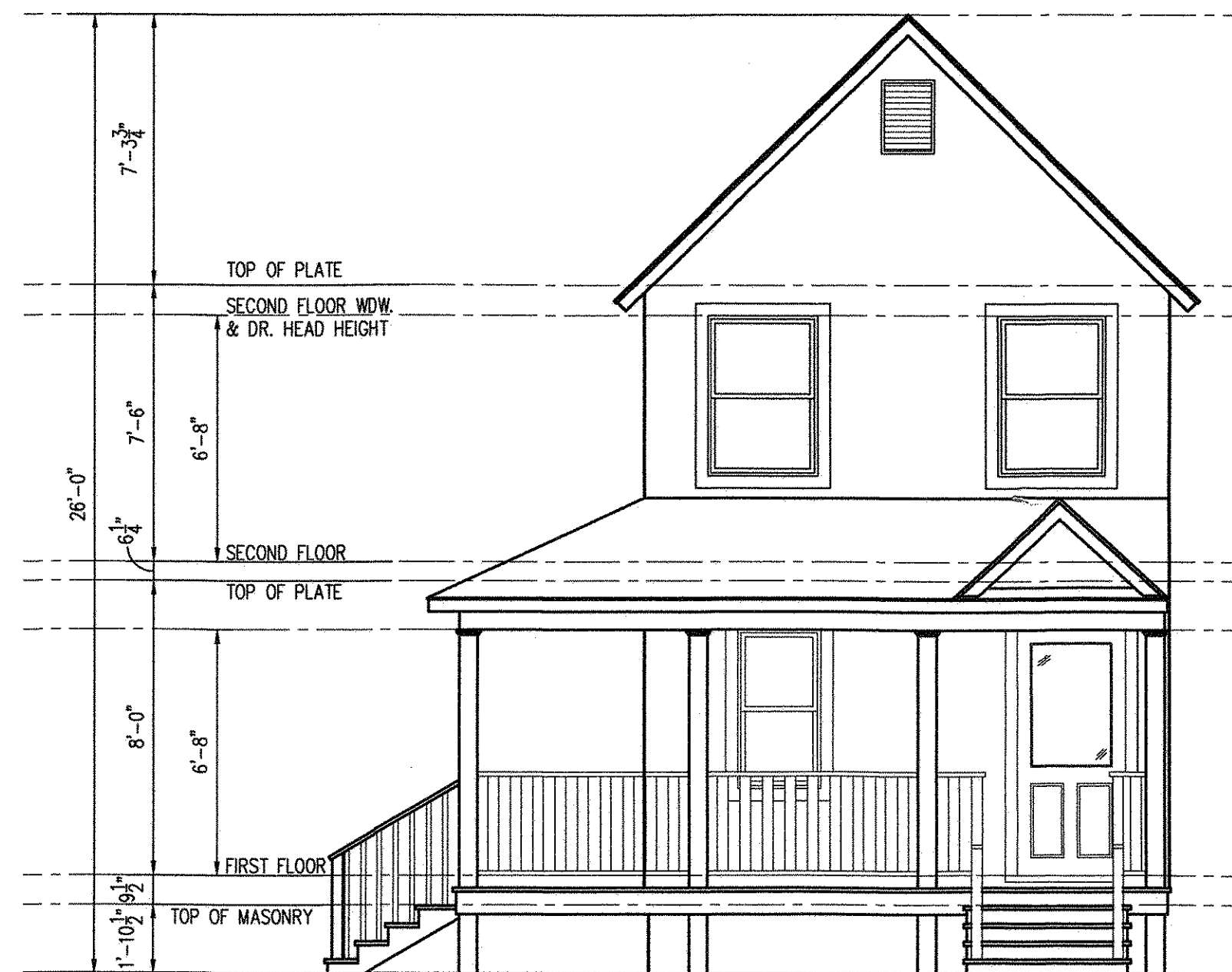
2 AS BUILT - RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



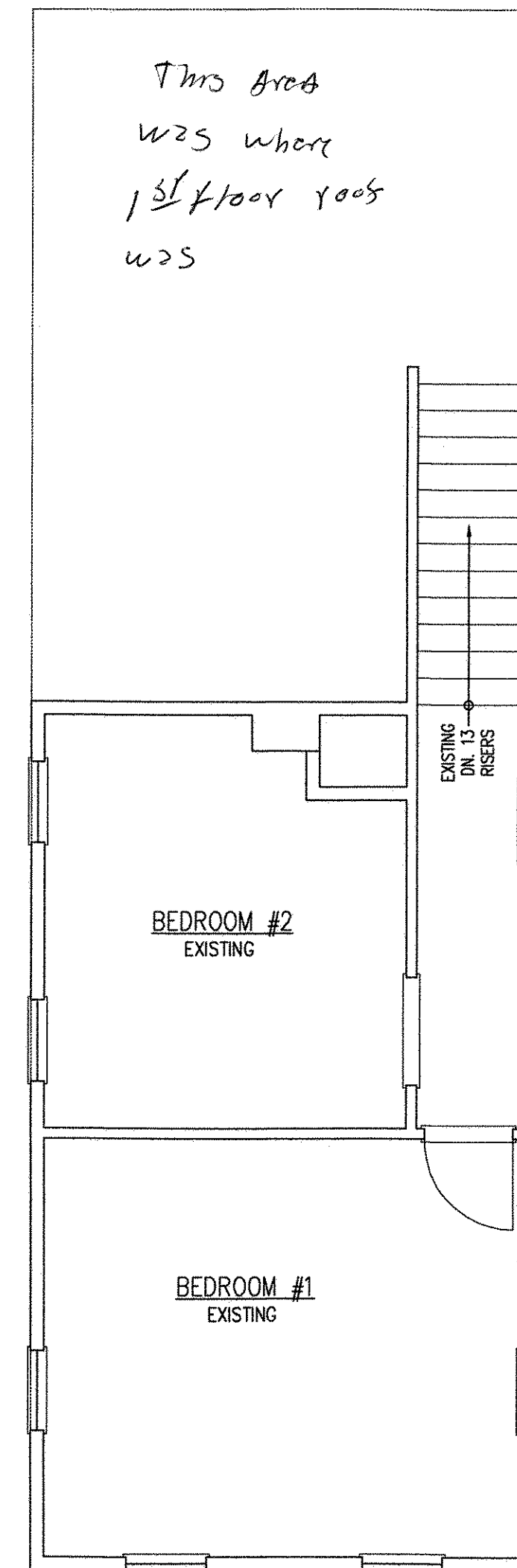
2 AS BUILT - LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



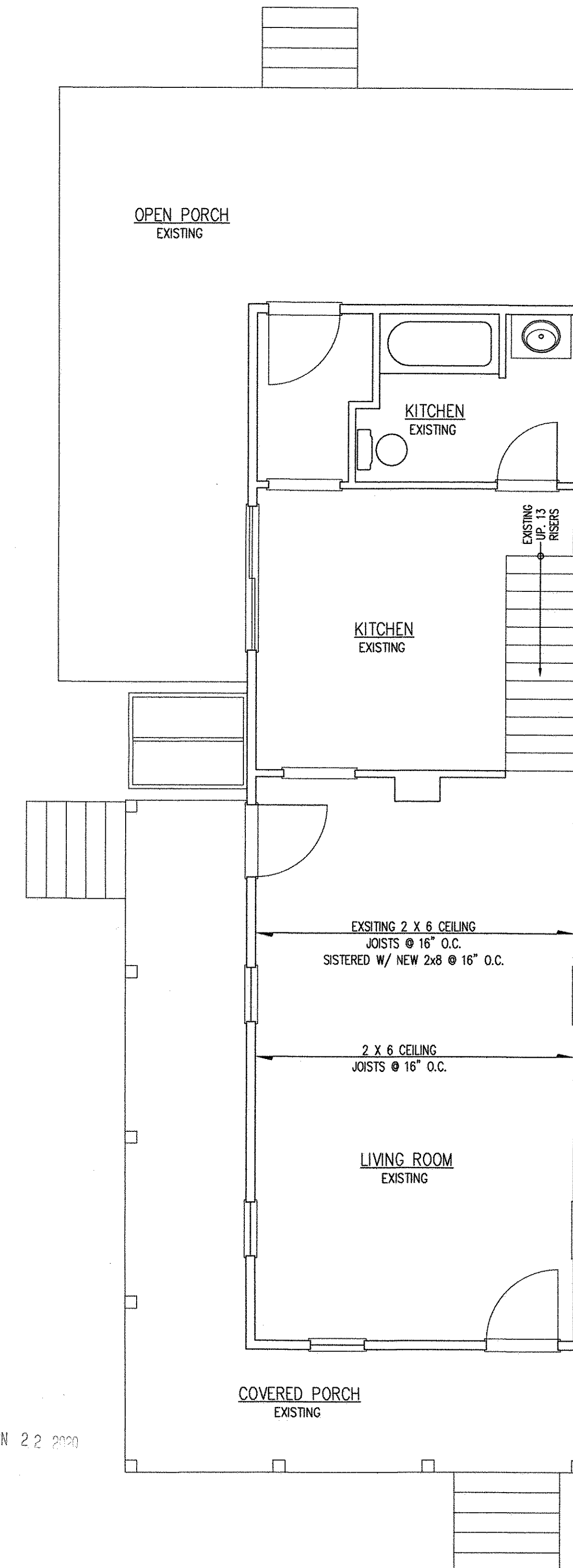
2 AS BUILT - REAR ELEVATION  
SCALE: 1/4" = 1'-0"



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

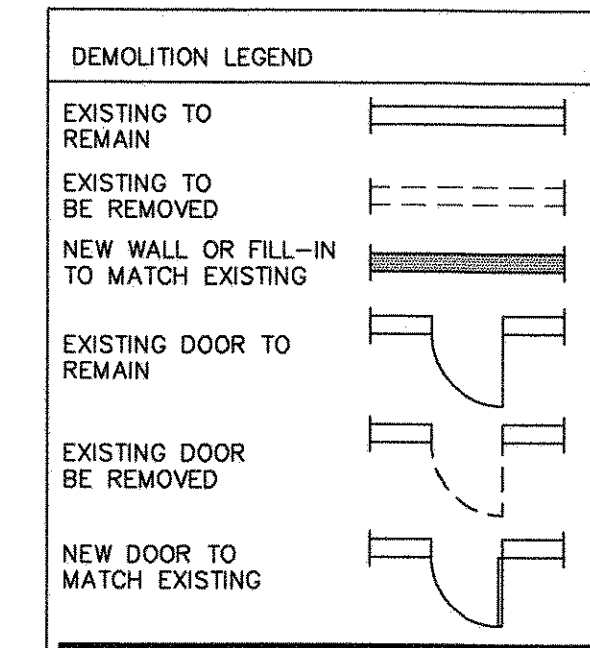


2 AS BUILT - SECOND FLOOR  
SCALE: 1/4" = 1'-0"



2 AS BUILT - FIRST FLOOR  
SCALE: 1/4" = 1'-0"

NOTE:  
USE ONLY HEAVY DUTY GALVANIZED JOIST / BEAM HANGERS AT ALL JOIST TO BEAM & BEAM TO BEAM CONNECTION.  
(\*) INDICATES TEMPERED SAFETY GLASS.  
ALL EXTERIOR WALLS & INTERIOR HATCHED PARTITIONS TO BE 2 X 6 STUDS.  
INDICATES BEARING WALLS  
INDICATES SHEAR WALL. PROVIDE 1/2" PLYWOOD UNDER GWB BOTH SIDES. FULL SHEET HORIZONTAL.  
-B- INDICATES POINT LOAD ABOVE



Township of Neptune Plan Review  
Building  
Plumbing  
Electrical  
Fire

Township of Neptune Construction Department

JAN 22 2020

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PROPOSED RENOVATION FOR:

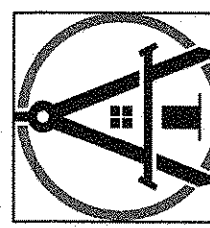
THOMAS PALMISANO

1312 SEVENTH AVENUE

TOWNSHIP OF NEPTUNE, NEW JERSEY

BLOCK: 416 | LOT: 6

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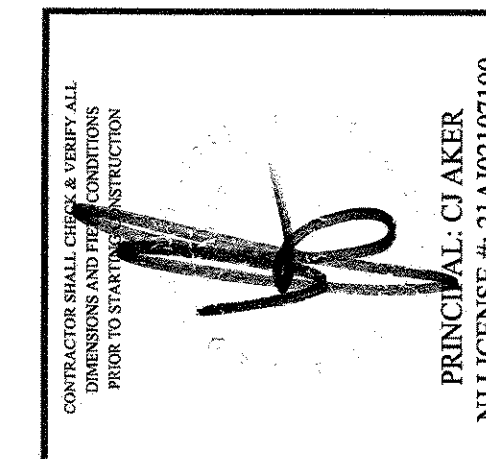


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JANUARY 6, 2020	CJA
REVISION No. / DATE	BY
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PROJECT NO.	AD19.125
AS-BUILTS	
SHEET	
<b>A2</b>	
OF 8 TOTAL	

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**COLUMN SCHEDULE (HEM-FIR #2)**  
MAX. LOAD ALLOWED ON COLUMN

EFFECTIVE LENGTH	8 FT	9 FT	10 FT
2-2X4	3051	2559	2173
3-2X4	4577	3839	3259
4-2X4	6103	5119	4346
2-2X6	4576	3840	2643
3-2X6	6864	5760	3964
4-2X6	9153	7680	5285

PROVIDE MIN. DOUBLE STUDS IF LOADING IS NOT SHOWN

**STRUCTURAL SYMBOL LEGEND**

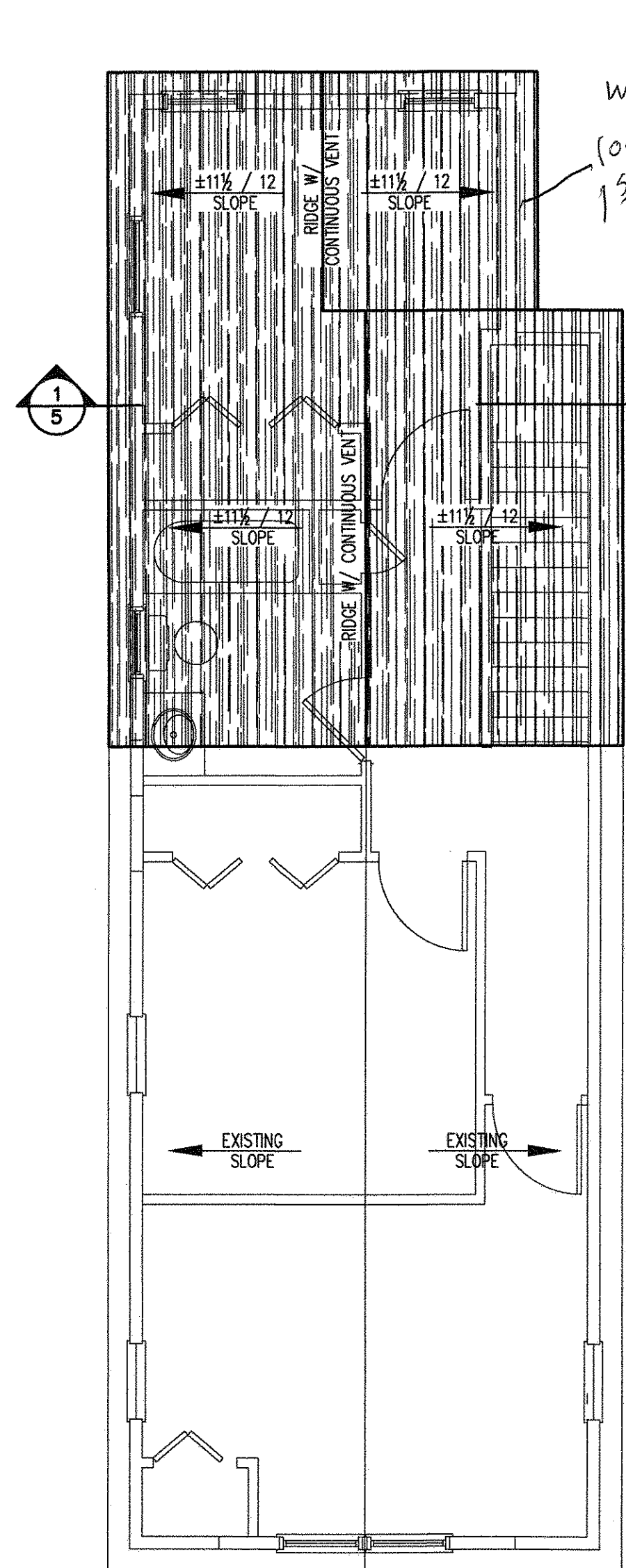
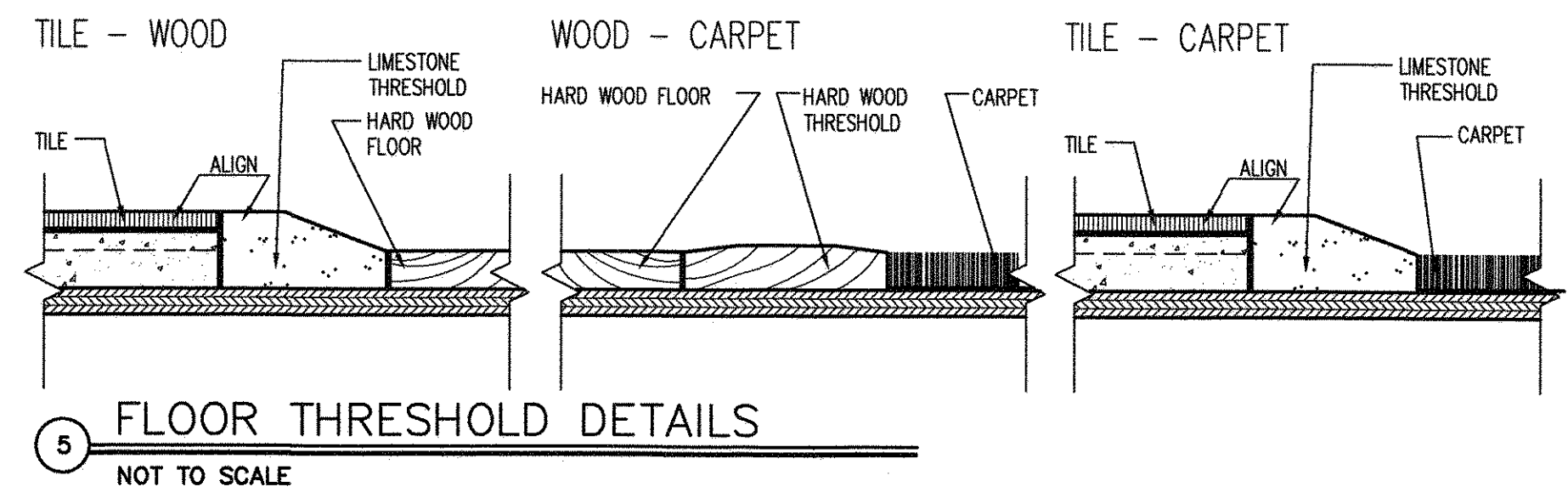
WOOD BEAM	
STEEL BEAM	
WOOD POST IN WALL	
FREE STANDING POST	
POINT LOAD ON BEAM	
STEEL POINT LOAD ON STEEL BEAM	
STEEL COLUMN	
FLUSH BEAM CONNECTION w/ HEAVY DUTY HANGER	

IN ALL CASES SEE PLAN FOR SIZE.

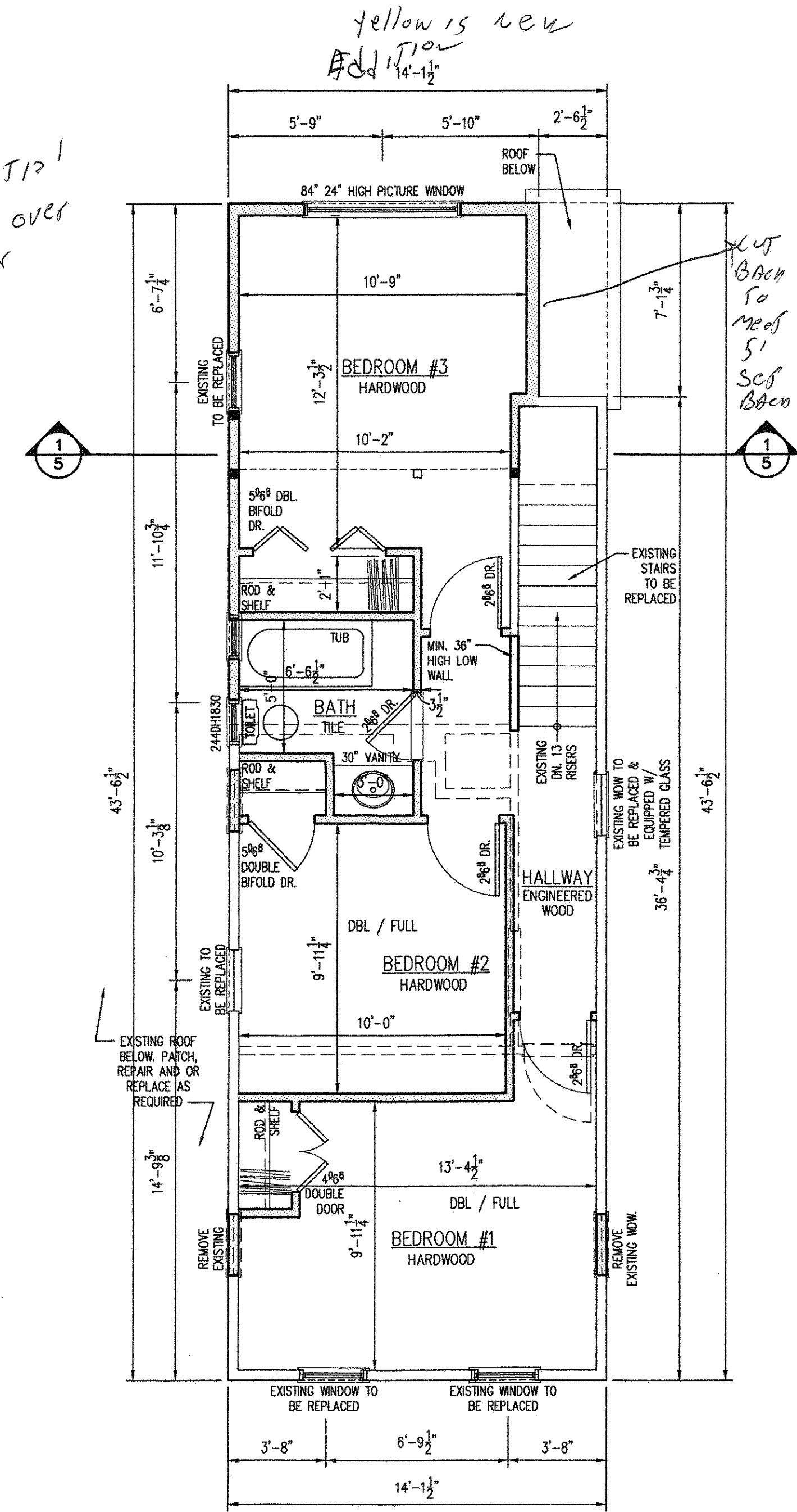
**NOTE:**  
USE ONLY HEAVY DUTY GALVANIZED JOIST / BEAM HANGERS AT ALL JOIST TO BEAM & BEAM TO BEAM CONNECTION.  
(\*) INDICATES TEMPERED SAFETY GLASS.  
ALL EXTERIOR WALLS & INTERIOR HATCHED PARTITIONS TO BE 2 X 6 STUDS.  
INDICATES BEARING WALLS.  
WALL PROVIDE 1/2" PLYWOOD UNDER GWB BOTH SIDES. FULL SHEET HORIZONTAL.  
INDICATES POINT LOAD ABOVE.

**DEMOLITION LEGEND**

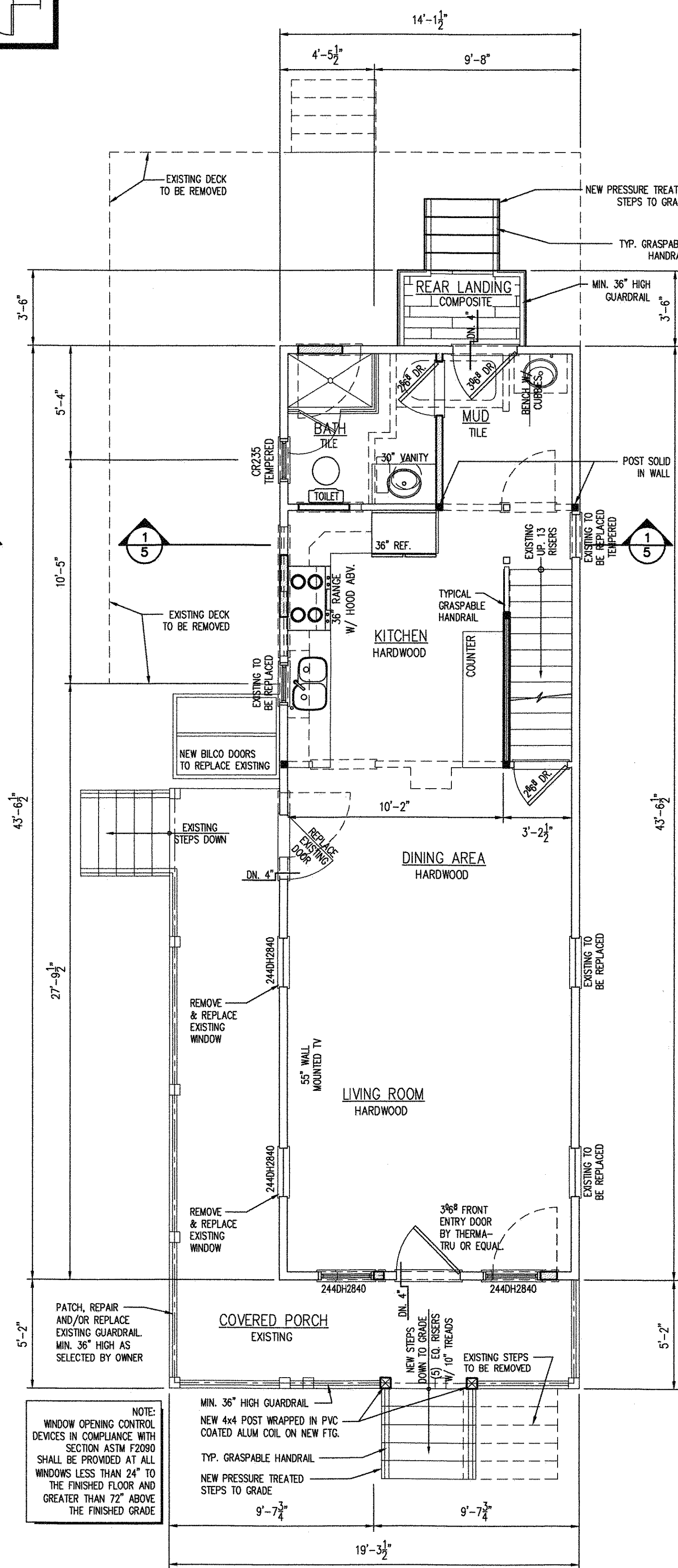
EXISTING TO REMAIN	
EXISTING TO BE REMOVED	
NEW WALL OR FILL-IN TO MATCH EXISTING	
EXISTING DOOR TO REMAIN	
EXISTING DOOR TO BE REMOVED	
NEW DOOR TO MATCH EXISTING	



**3 PROPOSED - ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**3 PROPOSED - SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

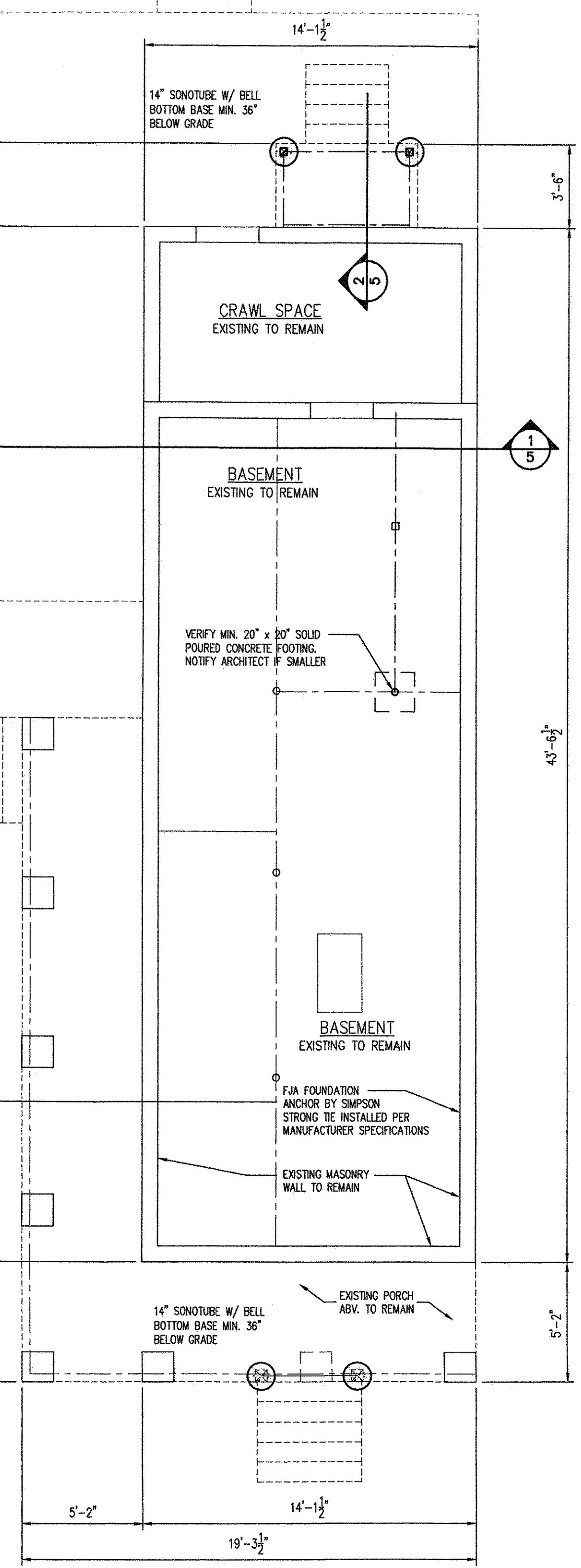
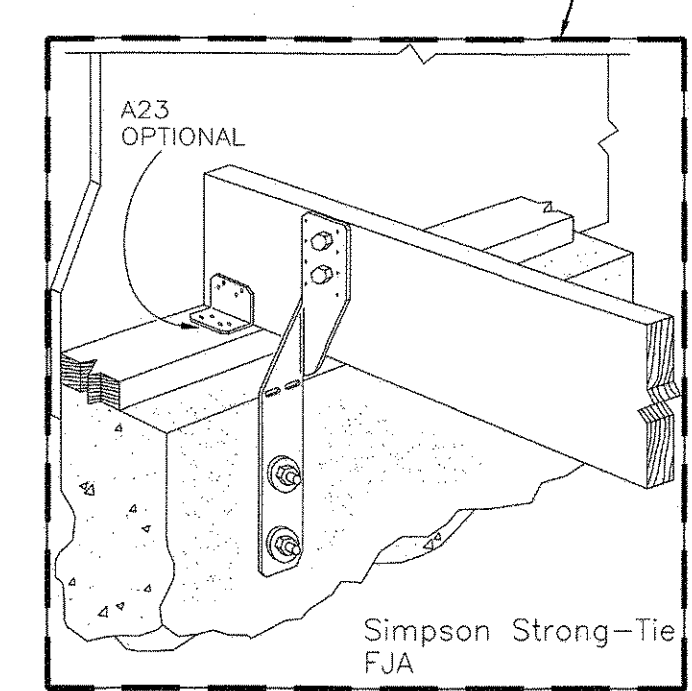


**2 PROPOSED - FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

Township of Neptune  
Building  
Plumbing  
Electrical  
Fire

Township of Neptune  
Construction Department  
**FIELD COPY**  
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JAN 22 2020



**1 PROPOSED - FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

PROPOSED RENOVATION FOR:

**THOMAS PALMISANO**  
1312 SEVENTH AVENUE  
TOWNSHIP OF NEPTUNE, NEW JERSEY  
BLOCK: 416 | LOT: 6

**AKERTECT DESIGN**

1705 Bay Avenue, Unit 3, Point Pleasant, NJ 08742  
office: (732) 451-2100  
email: akertectdesign@gmail.com  
web: http://www.akertectdesign.com

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO INSTALLATION.

**AKERTECT DESIGN**

PRINCIPAL: CJ AKER  
NJ LICENSE #: 21A02107100

ISSUE DATE	BY
JANUARY 6, 2020	CJA
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AKERTECT DESIGN LLC  
PROJECT NO. AD19.125  
**PROPOSED PLANS**

SHEET  
**A3**  
OF 8 TOTAL

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COLUMN SCHEDULE (HEM-FIR #2)  
MAX. LOAD ALLOWED ON COLUMN

EFFECTIVE LENGTH	8 FT	9 FT	10 FT
2-2X4	3051	2559	2173
3-2X4	4577	3839	3259
4-2X4	6103	5119	4346
2-2X6	4576	3840	2643
3-2X6	6864	5760	3964
4-2X6	9153	7680	5285

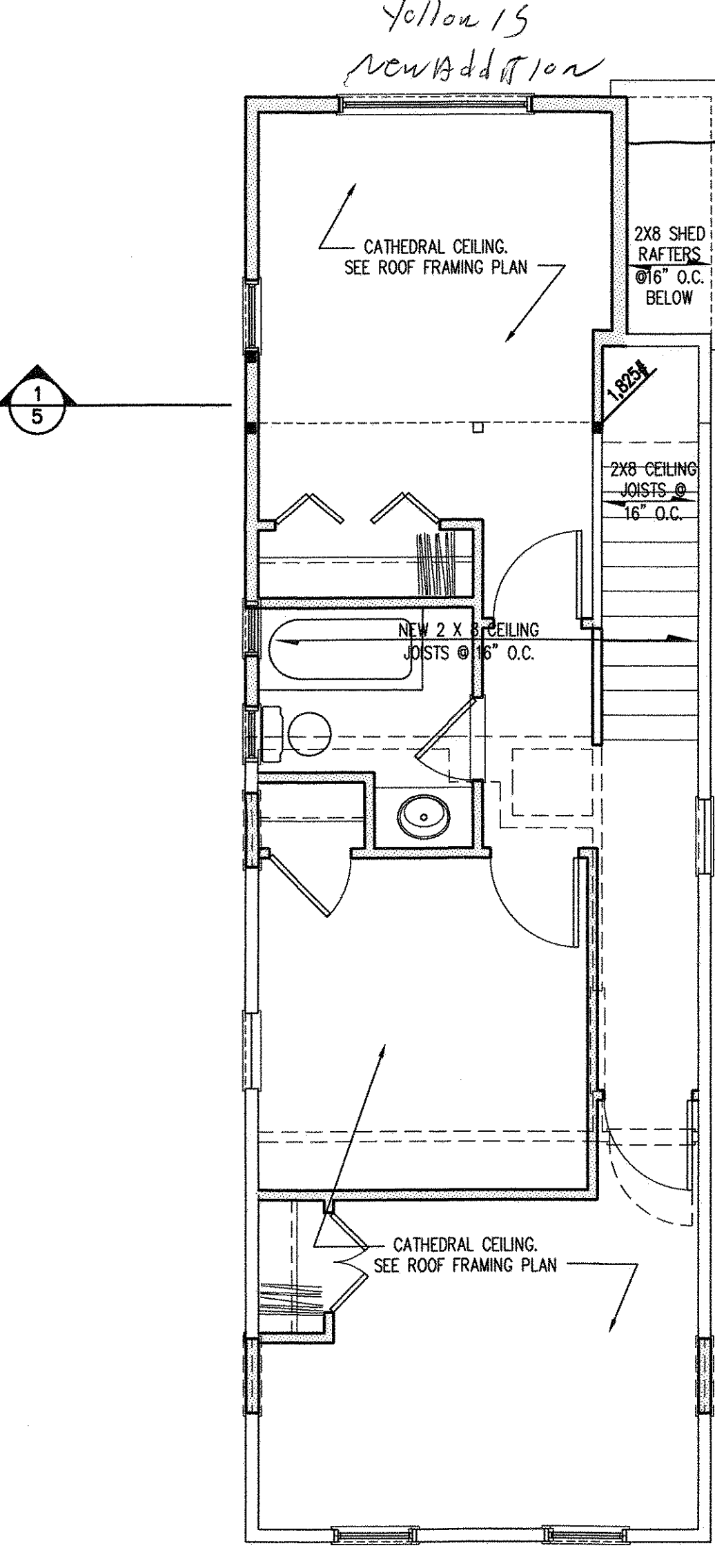
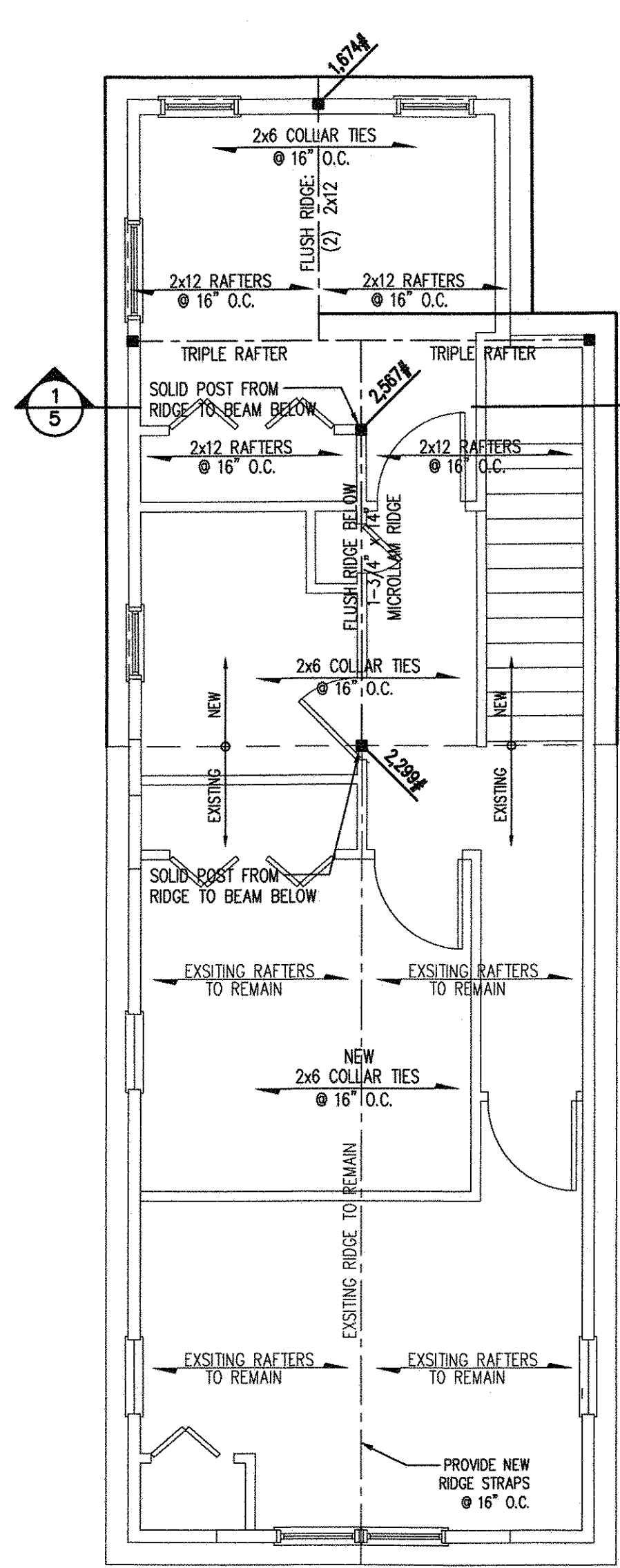
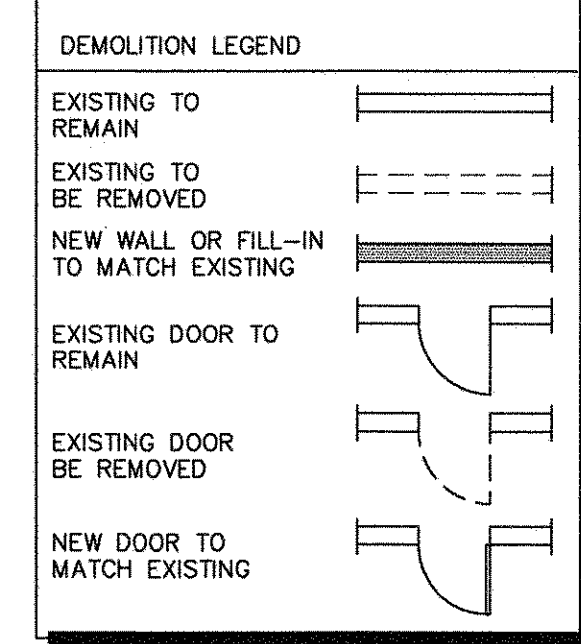
PROVIDE MIN. DOUBLE STUDS IF LOADING IS NOT SHOWN

STRUCTURAL SYMBOL LEGEND

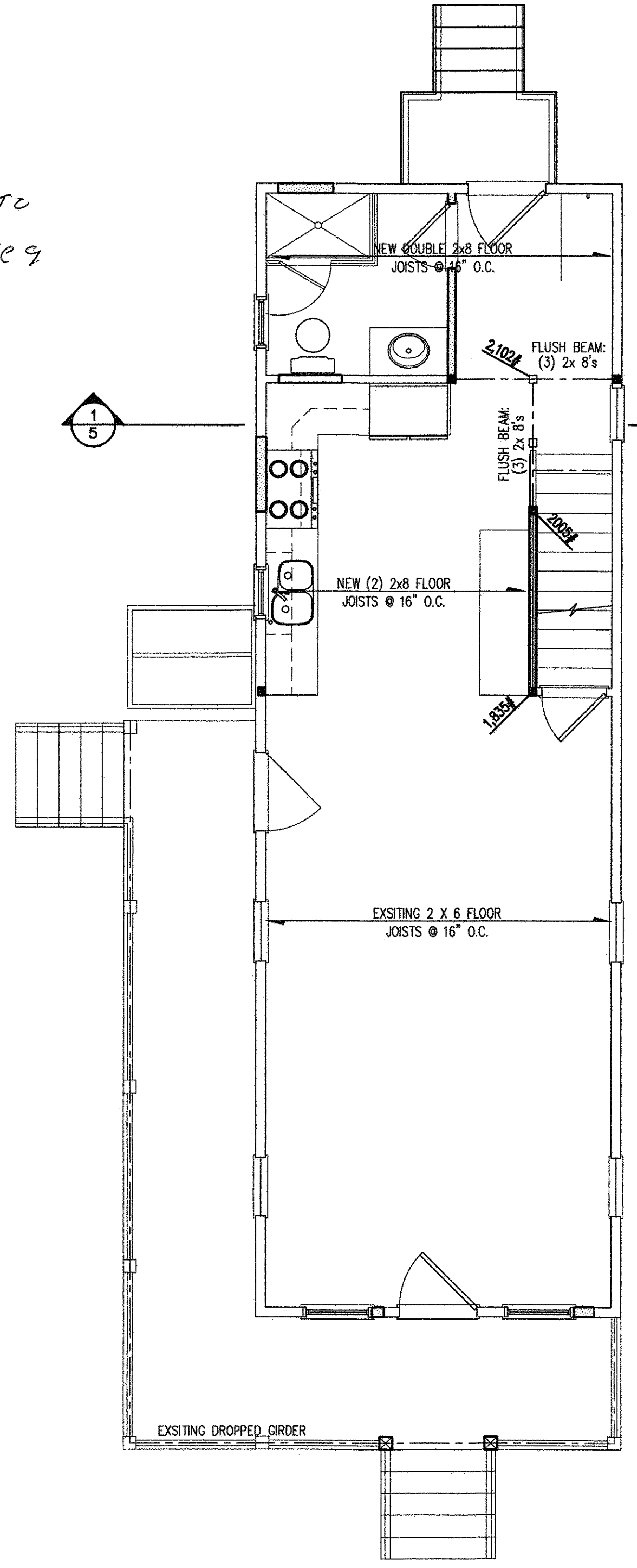
- WOOD BEAM
- STEEL BEAM
- WOOD POST IN WALL
- FREE STANDING POST
- POINT LOAD ON BEAM
- STEEL POINT LOAD ON STEEL BEAM
- STEEL COLUMN
- FLUSH BEAM CONNECTION w/ HEAVY DUTY HANGER

IN ALL CASES SEE PLAN FOR SIZE.

NOTE:  
USE ONLY HEAVY DUTY GALVANIZED JOIST / BEAM HANGERS AT ALL JOIST TO BEAM & BEAM TO BEAM CONNECTION.  
(\*) INDICATES TEMPERED SAFETY GLASS.  
ALL EXTERIOR WALLS & INTERIOR HATCHED PARTITIONS TO BE 2 X 6 STUDS.  
INDICATES BEARING WALLS  
INDICATES SHEAR WALL. PROVIDE 1/2" PLYWOOD UNDER GWB BOTH SIDES. FULL SHEET HORIZONTAL.  
INDICATES POINT LOAD ABOVE



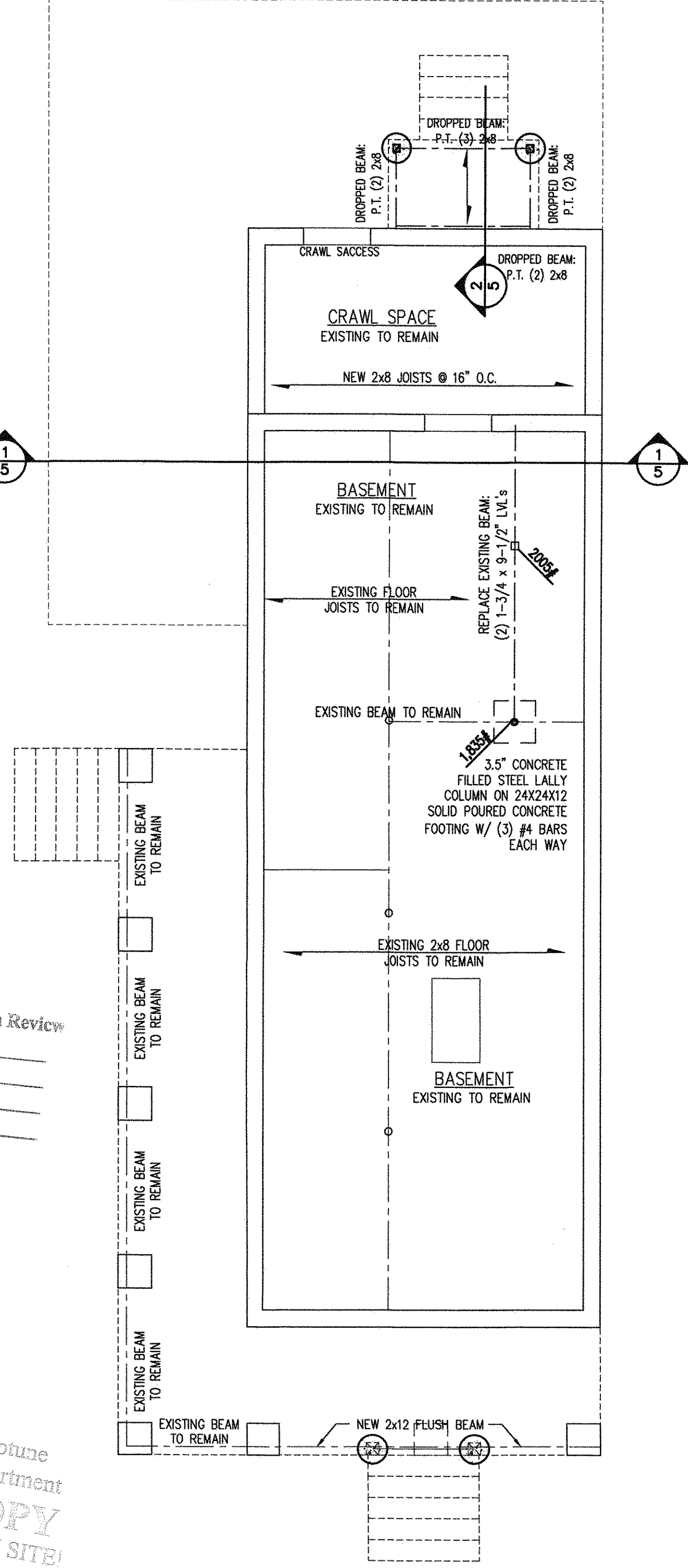
CJT BACK TO meet 5' req SETBACK



Township of Neptune Plan Review  
Building \_\_\_\_\_  
Plumbing \_\_\_\_\_  
Electrical \_\_\_\_\_  
Fire \_\_\_\_\_

JAN 22 2020

Township of Neptune Construction Department  
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3 PROPOSED - ROOF PLAN  
SCALE: 1/4" = 1'-0"

3 PROPOSED - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

2 PROPOSED - FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

1 PROPOSED - FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

PROPOSED RENOVATION FOR:  
**THOMAS PALMISANO**  
1312 SEVENTH AVENUE  
TOWNSHIP OF NEPTUNE, NEW JERSEY  
BLOCK: 416 | LOT: 6

**AKERTECT DESIGN**

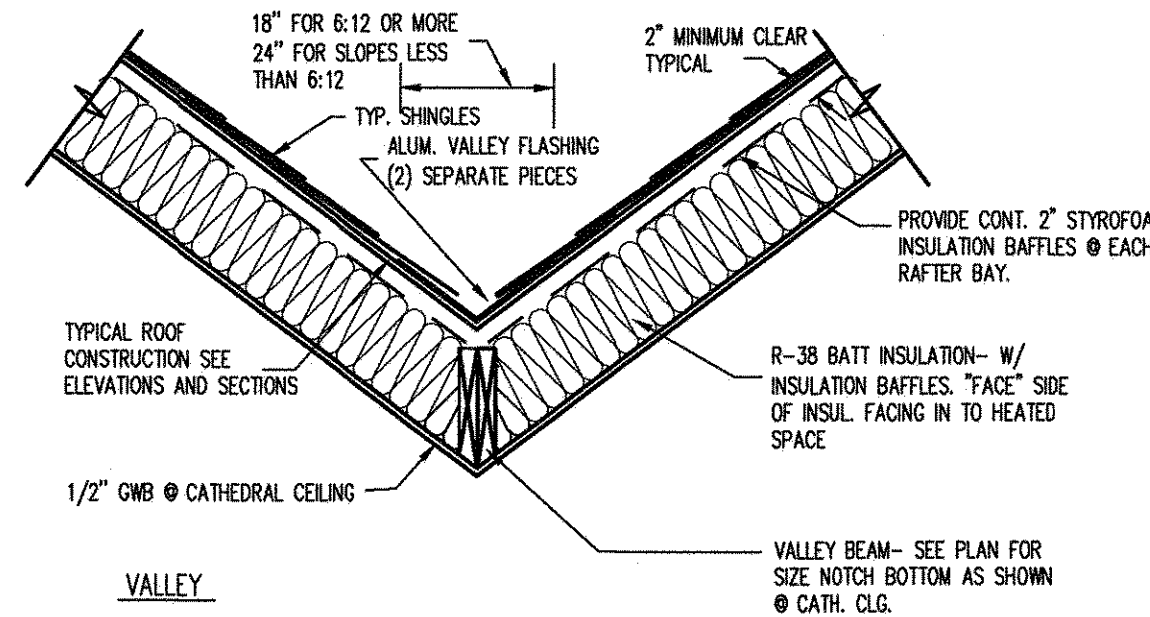
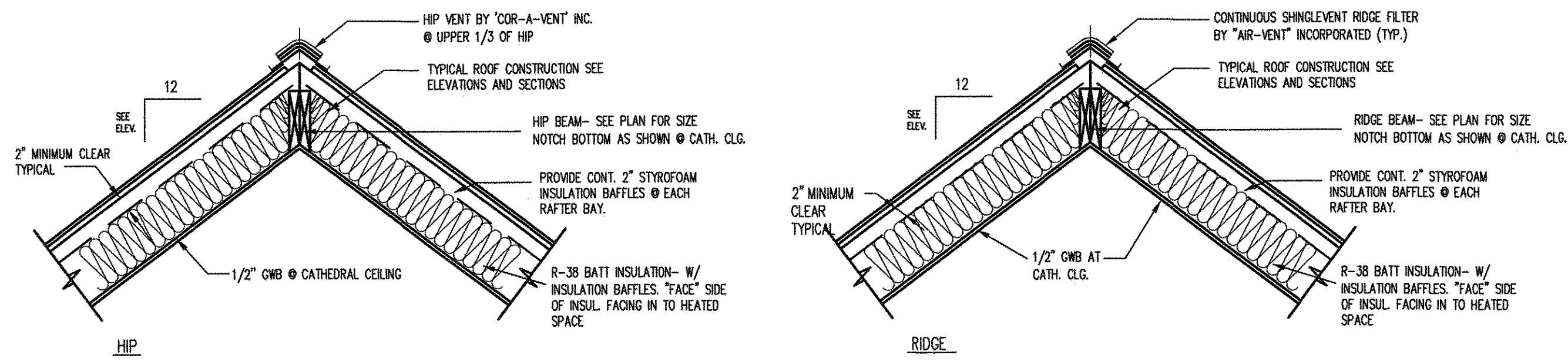
1705 Bay Avenue, Unit 3, Point Pleasant, NJ 08742  
office: (732) 451 - 2100  
email: akertectdesign@gmail.com  
web: http://www.akerectdesign.com

CONTRACTOR SHALL CHECK DIMENSIONS AND FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION

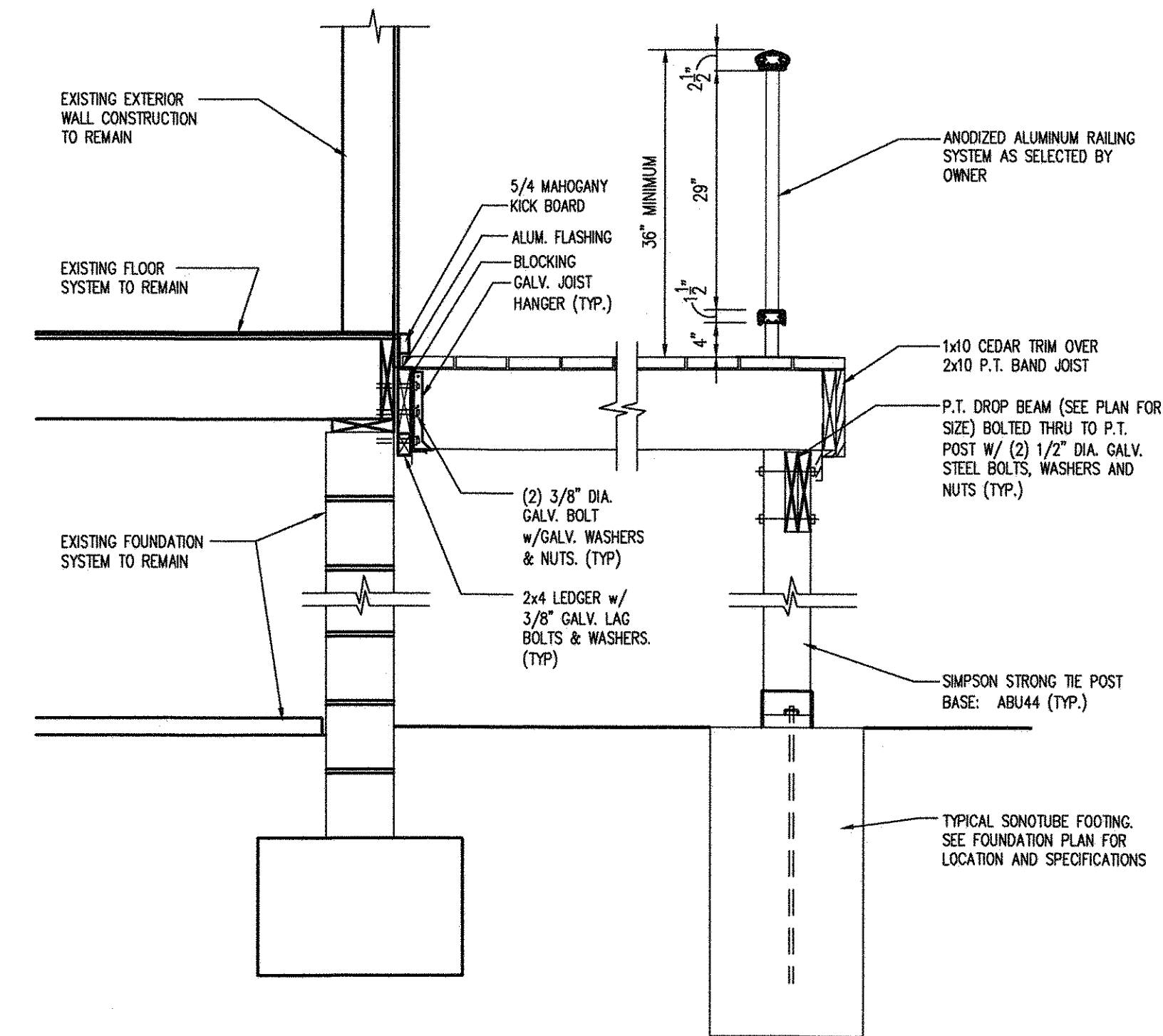
PRINCIPAL: CJ AKER  
NJ LICENSE # 21A02107100

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AKERTECT DESIGN LLC  
PROJECT NO. AD19.125  
**FRAMING PLANS**  
SHEET  
**A4**  
OF 8 TOTAL



5 ROOF FRAMING DETAILS  
SCALE: 3/4" = 1'-0"

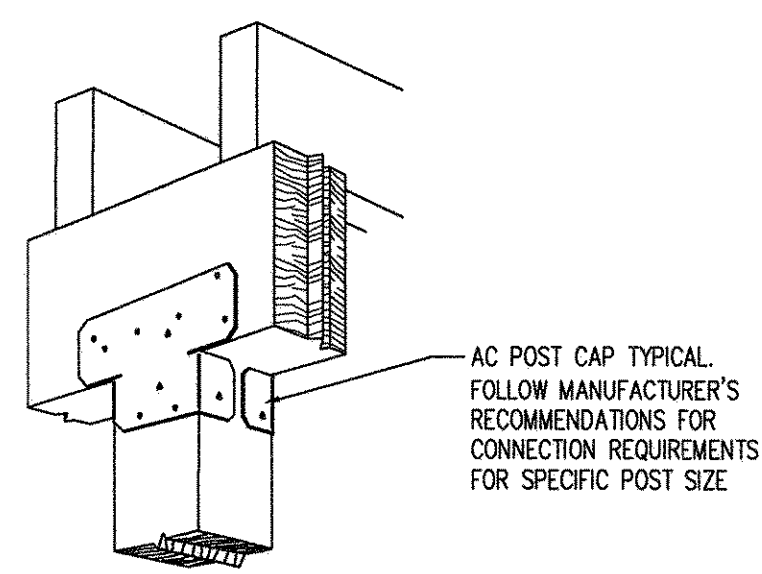


2 PORCH FRAMING DETAIL  
SCALE: 3/4" = 1'-0"

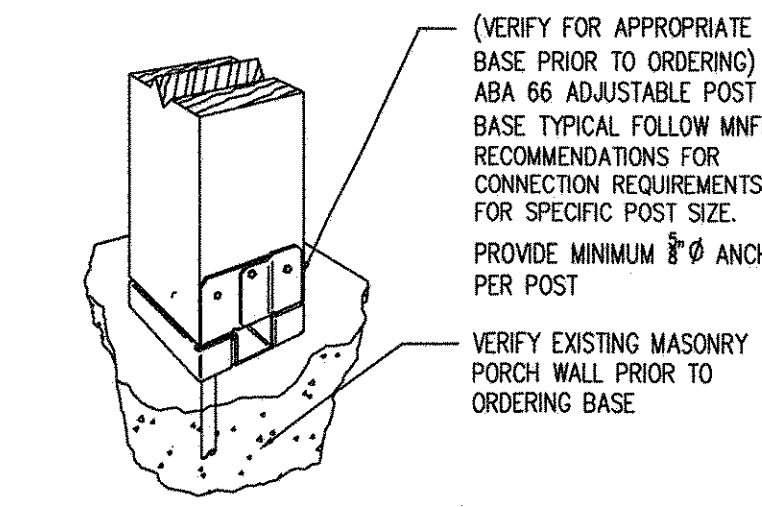
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
<b>ROOF FRAMING</b>			
BLOCKING TO RAFTER (TOE-NAILED)	2- 8d	2- 10d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2- 8d	3- 16d	EACH END
<b>WALL FRAMING</b>			
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4- 16d	5- 16d	AT JOINTS
STUD TO STUD (FACE-NAILED)	2- 16d	2- 16d	24 O.C.
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" O.C. ALONG EDGES
<b>FLOOR FRAMING</b>			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4- 8d	4- 10d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2- 8d	2- 10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3- 16d	4- 16d	EACH BLOCK
LEDGER STRIP TO BEAM OR GIRDER (FACE-NAILED)	3- 16d	4- 16d	EACH JOISTS
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3- 8d	3- 10d	EACH END
BAND JOIST TO JOIST (END-NAILED)	3- 16d	4- 16d	EACH END
BAND JOIST TO SILL OR TO PLATE (TOE-NAILED)	2- 16d	3- 16d	PER FOOT
<b>ROOF SHEATHING</b>			
WOOD STRUCTURAL PANELS			
RAFTERS OR TRUSSES SPACED UP TO 16" O.C.	8d	10d	6" EDGE / 6" FIELD
RAFTERS OR TRUSSES SPACED OVER 16" O.C.	8d	10d	4" EDGE / 4" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/O GABLE OVERHANG	8d	10d	6" EDGE / 6" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/ STRUCTURAL OUTLOOKERS	8d	10d	6" EDGE / 6" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/ LOOKOUT BLOCKS	8d	10d	4" EDGE / 4" FIELD
<b>CEILING SHEATHING</b>			
GYPSUM WALLBOARD	5d coolers	-	7" EDGE / 10" FIELD
<b>WALL SHEATHING</b>			
WOOD STRUCTURAL PANELS			
STUDS SPACED UP TO 24" O.C.	8d	10d	6" EDGE / 12" FIELD
1/2" AND 5/8" FIBERBOARD PANELS	8d (NOTE 1)	-	3" EDGE / 6" FIELD
1/2" GYPSUM WALLBOARD	5d coolers	-	7" EDGE / 10" FIELD
<b>FLOOR SHEATHING</b>			
WOOD STRUCTURAL PANELS			
1" OR LESS	8d	10d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE / 6" FIELD

NOTE 1: CORROSION RESISTANT 11 GAUGE ROOFING NAILS AND 16 GAUGE STAPLES ARE PERMITTED.  
NOTE 2: INFORMATION SHOWN ABOVE BASED ON SCHEDULE BY AMERICAN WOOD COUNCIL, WFCM.

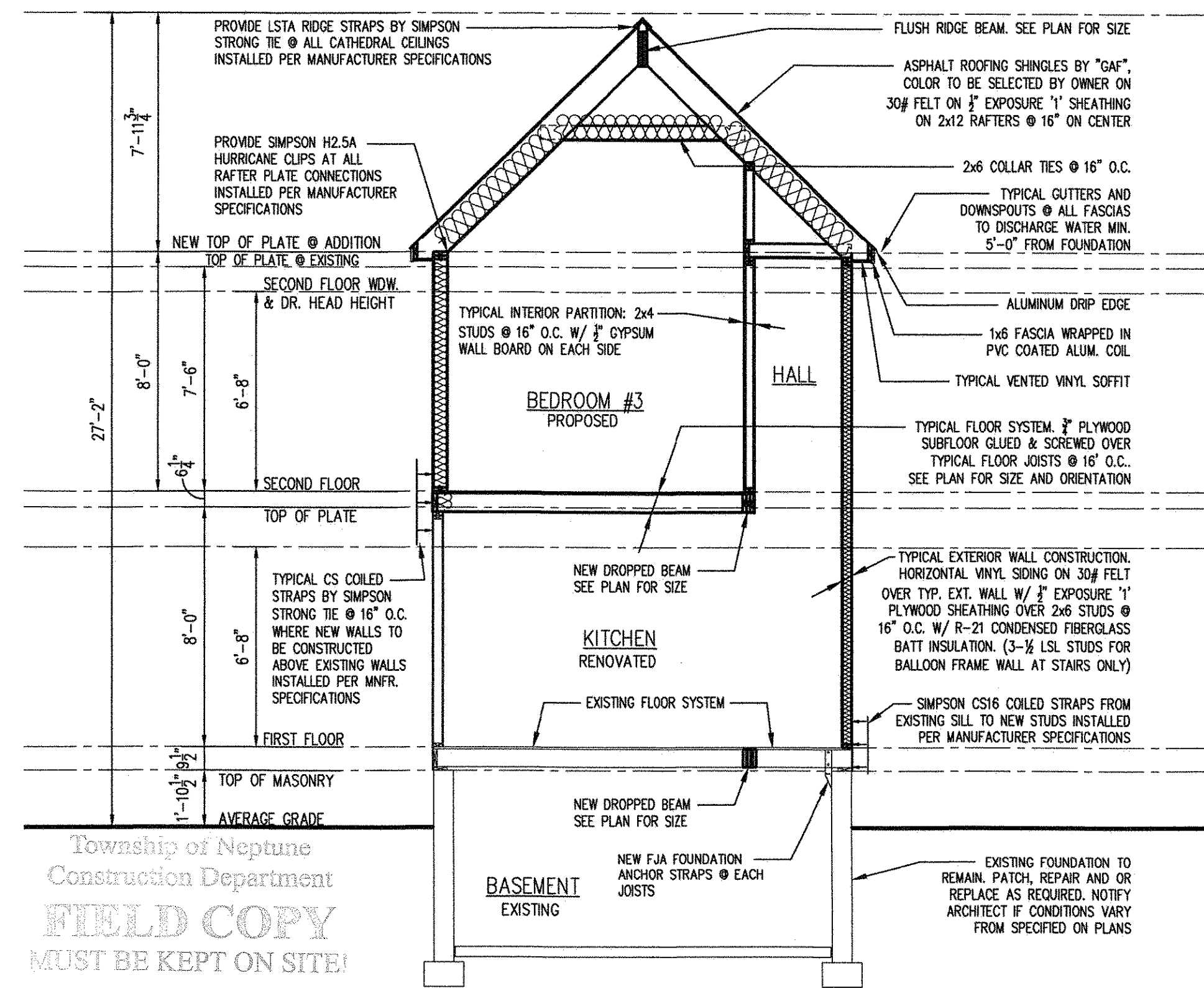
**FASTENING SCHEDULE**



4 TYPICAL POST CAP DETAIL  
NOT TO SCALE



3 TYPICAL POST BASE DETAIL  
NOT TO SCALE



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

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Township of Neptune Plan Review  
Building \_\_\_\_\_  
Plumbing \_\_\_\_\_  
Electrical \_\_\_\_\_  
Fire \_\_\_\_\_

JAN 2 2 2020

PROPOSED RENOVATION FOR:  
**THOMAS PALMISANO**  
1312 SEVENTH AVENUE  
TOWNSHIP OF NEPTUNE, NEW JERSEY  
BLOCK: 416 | LOT: 6

**AKERTECT DESIGN**  
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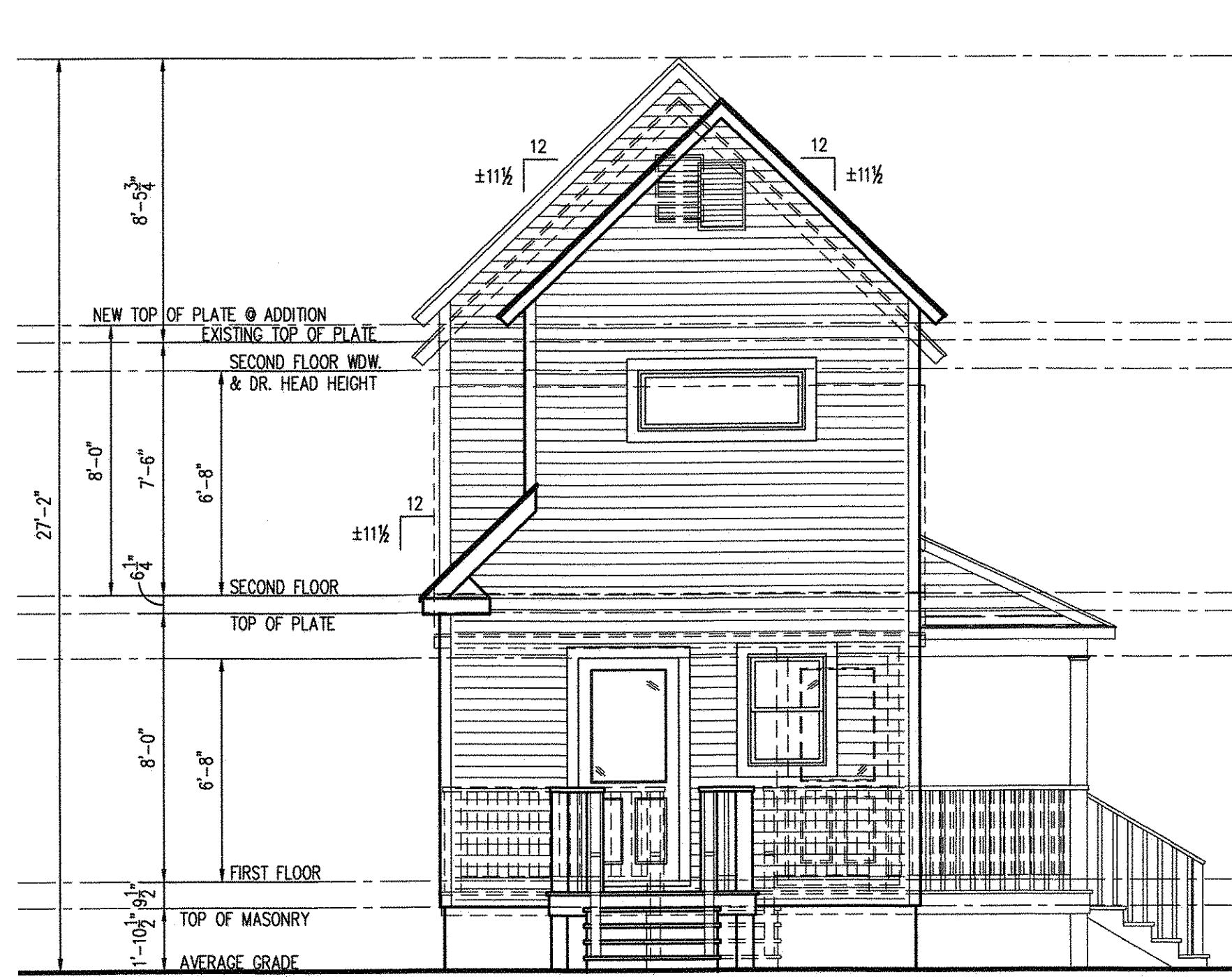
CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.  
PRINCIPAL: CJ AKER  
NJ LICENSE #: 21A02107100

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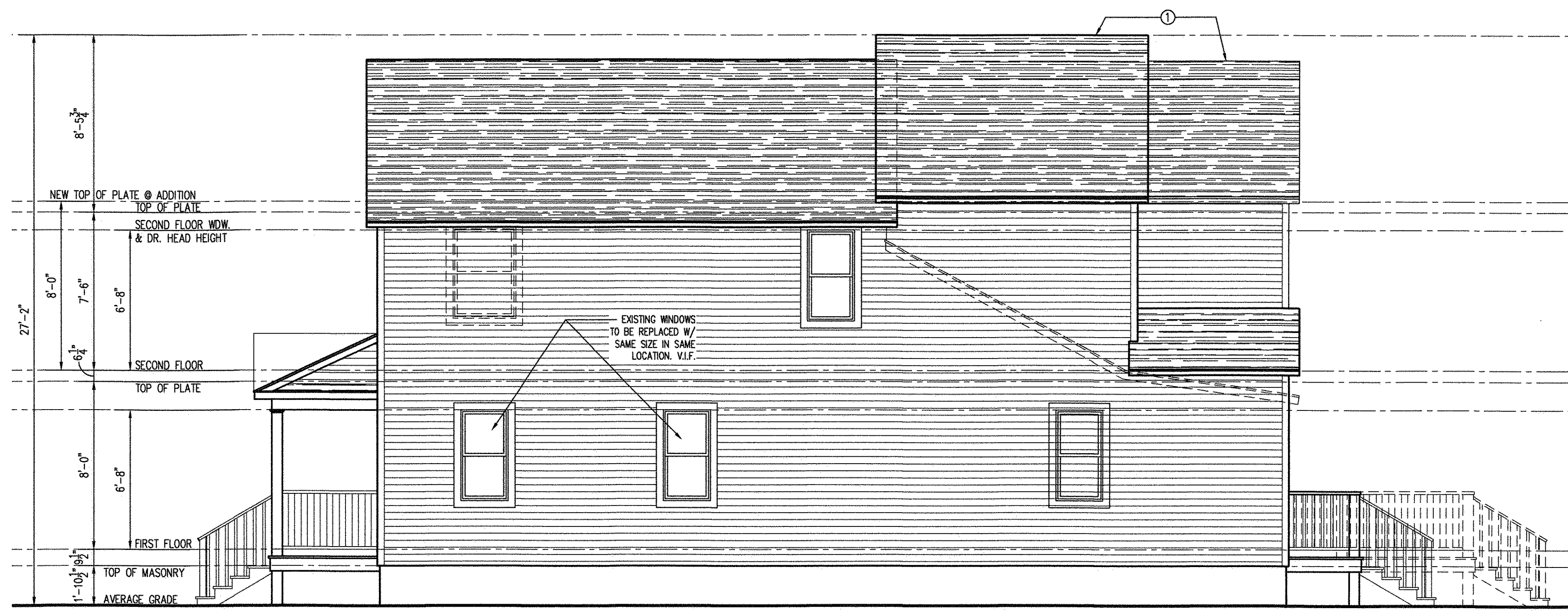
PROJECT NO. AD19.125  
**SECTIONS & DTLS.**  
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**A5**  
OF 8 TOTAL

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Yellow Area is Addition



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



2 PROPOSED - RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

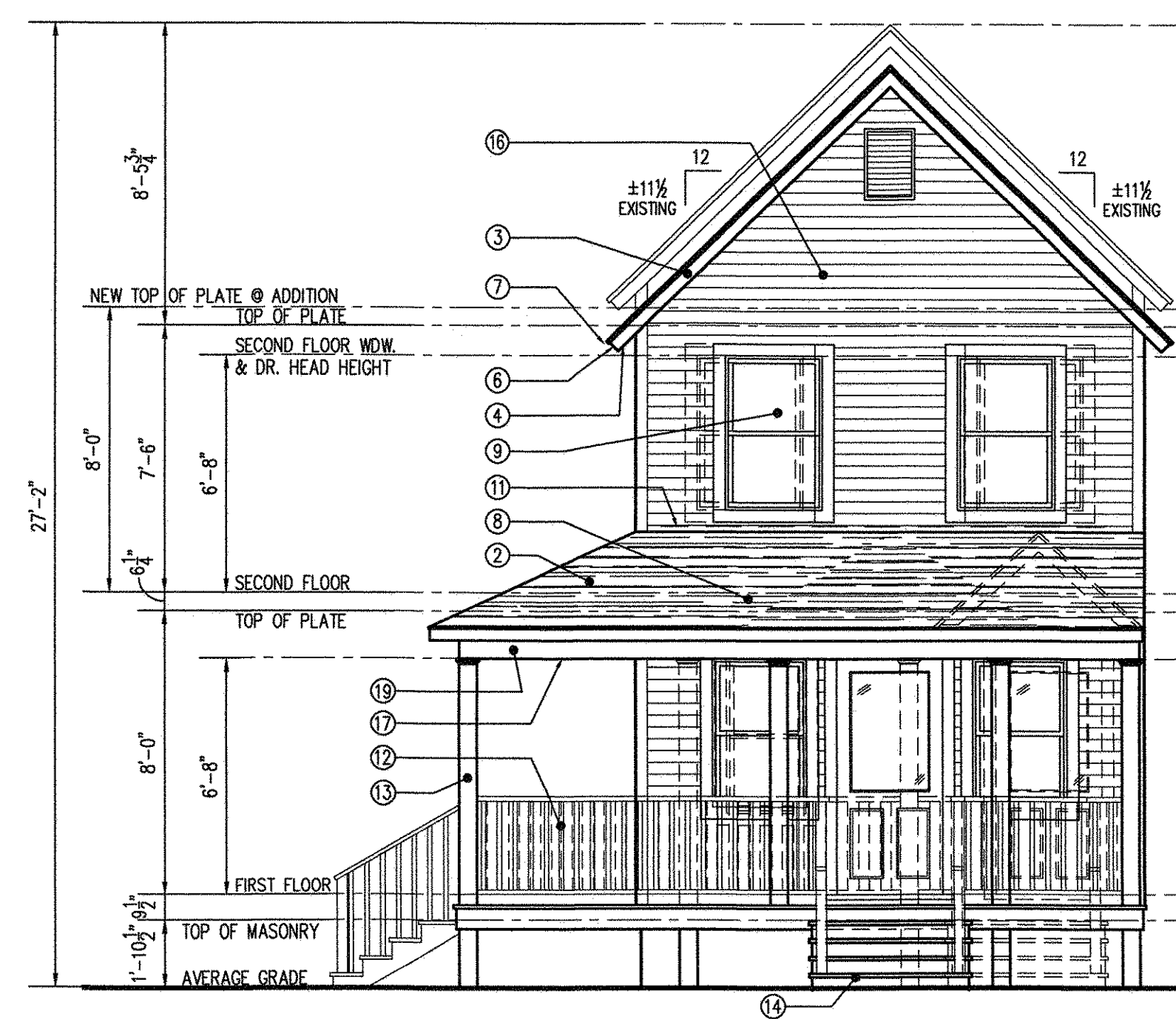
NOTE:  
PROVIDE TYPICAL GUTTERS AT ALL FASCIAS TO DISCHARGE WATER MIN. 5'-0" FROM FOUNDATION WALL. VERIFY STYLE AND LOCATION W/ OWNER

NOTE:  
SEE FRONT ELEVATION AND SECTIONS FOR TYPICAL CONSTRUCTION NOTES AND DETAILS (TYP.)

- ELEVATION NOTE LEGEND
- 1 CONTINUOUS RIDGE VENT
  - 2 ASPHALT ROOFING SHINGLES BY "CAF", COLOR TO BE SELECTED BY OWNER ON 30# FELT ON 2" EXPOSURE 1" SHEATHING ON TYP. RAFTERS
  - 3 1x6 RAKE BOARD WRAPPED W/ PVC COATED ALUMINUM COIL
  - 4 TYPICAL VENTED VINYL SOFFIT
  - 5 PROVIDE TYPICAL ICE AND WATER SHIELD @ ALL EAVES AND VALLEY AND LEADING ROOF EDGES
  - 6 TYPICAL FASCIA & EAVE TO MATCH EXISTING
  - 7 TYPICAL "K" GUTTERS & DOWNSPOUTS @ ALL FASCIAS
  - 8 RECESSED AZEK PANELS AS SHOWN ON ELEVATIONS
  - 9 TYP. EXTERIOR WINDOW TRIM. SEE DETAILS 3-5 OF SHEET 8
  - 10 OMITTED
  - 11 TYPICAL FLASHING & COUNTER FLASHING AS REQUIRED AND INDICATED ON PLANS
  - 12 MIN. 36" HIGH GUARDRAIL AS SELECTED BY OWNER
  - 13 EXISTING WOOD POST. PATCH, REPAIR AND OR REPLACE AS REQUIRED
  - 14 PRESSURE TREATED STEPS TO GRADE
  - 15 OMITTED
  - 16 TYPICAL SIDING: HORIZONTAL VINYL SIDING BY CERTAINTED OR EQUAL AS SELECTED BY OWNER
  - 17 PVC BEADED BOARD PANEL CEILING, TYPICAL AT ALL COVERED PORCHES
  - 18 2" THICK, DECORATIVE THIN STONE VENEER BY 'CENTURION', COLOR AND STYLE AS SELECTED BY OWNER
  - 19 TYP. DROPPED BEAM CLAD IN AZEK



2 PROPOSED - LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



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

Township of Neptune Plan Review  
Building \_\_\_\_\_  
Plumbing \_\_\_\_\_  
Electrical \_\_\_\_\_  
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Township of Neptune  
Construction Department  
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PROPOSED RENOVATION FOR:

**THOMAS PALMISANO**  
1312 SEVENTH AVENUE  
TOWNSHIP OF NEPTUNE, NEW JERSEY  
BLOCK: 416 | LOT: 6

**AKERTECT DESIGN**

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION

*[Signature]*

PRINT NAME: CJ AKER  
NJ LICENSE #: 21A02107100

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PROJECT NO.	AD19.125
PROPOSED ELEV.	
SHEET	
<b>A6</b>	
OF 8 TOTAL	

**ELECTRICAL SYMBOLS**

- DUPLEX RECEPTACLE (1'-6" A.F.F. TO CENTER LINE)
- GROUND FAULT PROTECTED DUPLEX RECEPTACLE
- TOP HALF SWITCHED DUPLEX RECEPTACLE
- WATERPROOF DUPLEX RECEPTACLE
- DEDICATED CIRCUIT FOR APPLIANCE
- QUAD. OUTLET
- 240 VOLT RECEPTACLE ON DEDICATED CIRCUIT
- SINGLE POLE SWITCH (4'-6" A.F.F. TO CENTER LINE)
- TRIPLE POLE (TWO-WAY) SWITCH (4'-6" A.F.F. TO CENTER LINE)
- DIMMING SWITCH
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- CEILING HUNG SUSPENDED LIGHT FIXTURE
- SEE SPECIFICATIONS CHART FOR RECESSED LIGHTS
- RECESSED ADJUSTABLE "EYEBALL" LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE

- FAN/LIGHT COMBINATION (50 C.F.M. MIN.) VENT TO EXTERIOR
- 50 C.F.M. MIN. FAN VENT TO EXTERIOR
- SMOKE DETECTOR - HARD WIRED & INTERCONNECTED - INSTALL AS PER IRC REQUIREMENTS WITH BATTERY BACKUP
- CARBON MONOXIDE DETECTOR AS PER IRC REQUIREMENTS
- CEILING FAN WITH WIRING FOR LIGHT
- MAKE UP LIGHTING
- DOOR BELL AND CHIME (FIELD LOCATE)
- BUNDLED CABLE - (2) RG-6, (2) CAT-5, (1) FIBER, HOME RUN TO CENTRAL PANEL
- TELEPHONE OUTLET (CAT -5 CABLE)
- CABLE TV OUTLET (RG-6 CABLE)
- CENTRAL VACUUM OUTLET
- POOL ALARM DEACTIVATOR SWITCH, SEE NOTE ON ELECTRIC SPECS.
- RECESSED, CEILING MOUNTED SPEAKER
- EXTERIOR FLOOD LIGHTING
- EXTERIOR DECK LIGHT CDLICB BY CAST LIGHTING

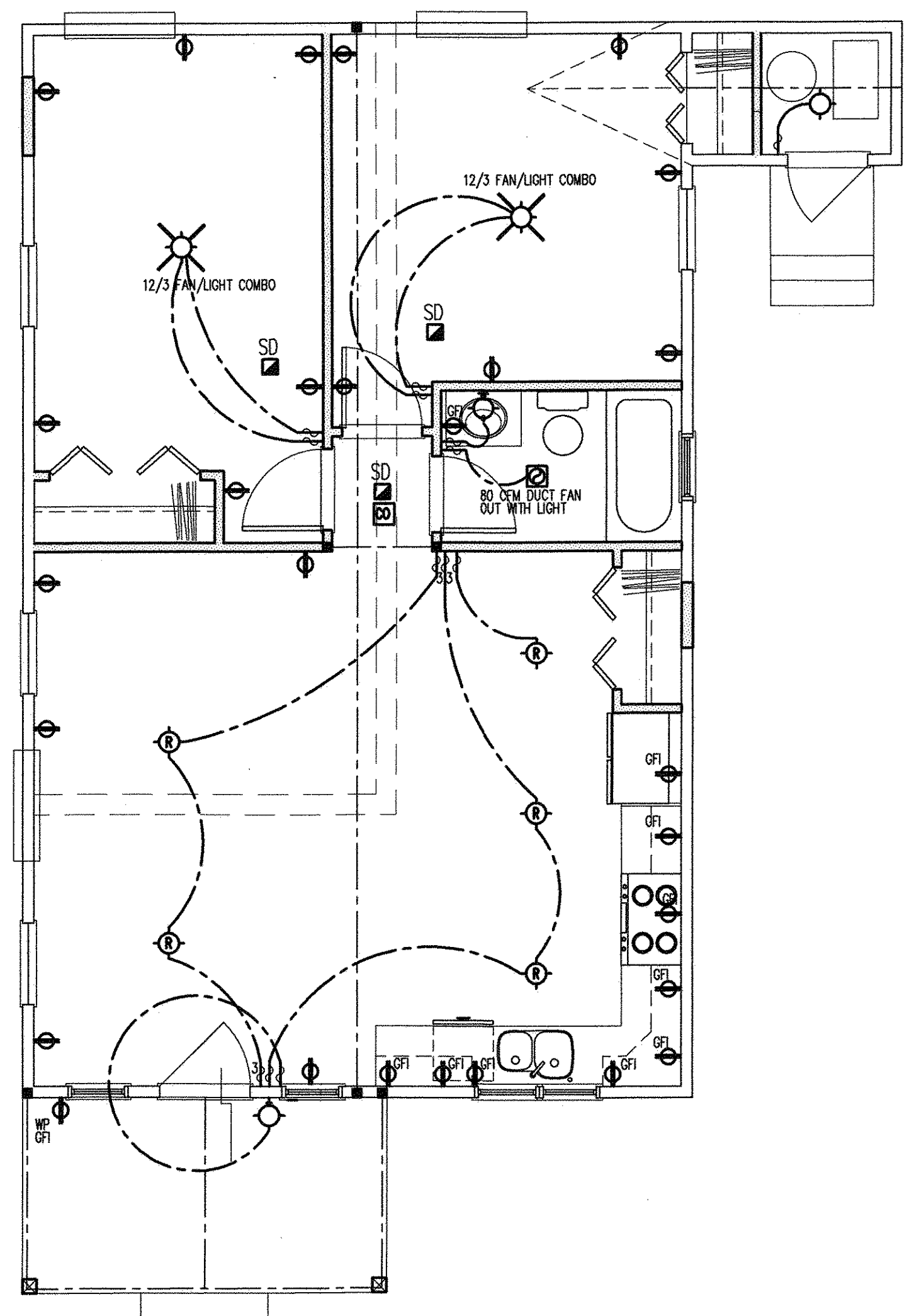
**ELECTRICAL NOTES FOR RENOVATION:**

1. USE EXISTING SWITCHES, OUTLETS, AND BOXES WHERE POSSIBLE.
1. ALL WORK SHALL COMPLY WITH NATIONAL ELECTRICAL CODE 2014 EDITION, AS ADOPTED BY THE NJ UNIFORM CONSTRUCTION CODE, AND LOCAL CODES AND ORDINANCES. ELECTRICIAN SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP IS REQUIRED OF ALL FIXTURES, APPLIANCES, MOTORS, FANS, HVAC EQUIPMENT, POOL EQUIPMENT AND CONTROLS, AND IS TO BE INCLUDED IN ELECTRICIAN'S BASE BID PRICE.
2. ELECTRICAL SYSTEM LAYOUTS ARE GENERALLY DIAGRAMMATIC. LOCATIONS OF OUTLETS AND EQUIPMENT IS APPROXIMATE. EXACT ROUTING OF WIRING LOCATIONS OF SWITCHES AND LOCATIONS OF OUTLETS SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OBSTRUCTIONS. WIRING FOR EQUIPMENT REQUIRING MAINTENANCE AND INSPECTION SHALL BE READILY ACCESSIBLE.
4. ALL ELECTRICAL EQUIPMENT, BREAKERS, AND TIME CLOCK CONTROLS SHALL BE PROPERLY LABELED.
5. PROVIDE ONE ELECTRIC METER WITH MAIN SERVICE TO BE 400 AMP MINIMUM. SIZE OF SERVICE TO BE DETERMINED BY ELECTRICIAN.
6. LIGHT CIRCUITS SHALL BE 15 AMP WITH #14 AWG COPPER CONDUCTORS. RECEPTACLE CIRCUITS SHALL BE 20 AMP WITH #12 AWG COPPER CONDUCTORS. APPLIANCE CIRCUITS SHALL BE SEPARATE 20 AMP WITH #12 AWG COPPER CONDUCTORS.
7. VERIFY AND LOCATE ALL RECEPTACLES PRIOR TO INSTALLATION OF DRYWALL.
8. INSTALL RECEPTACLES AT 1'-6" TO CENTER LINE ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED, AND ALL SWITCHES AT 4'-6" TO CENTER LINE ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED.
9. PROVIDE GFI RECEPTACLES WITHIN 6' OF ANY WATER SOURCES, OUTSIDE, IN GARAGES, IN BASEMENTS, AND WHERE SHOWN ON PLANS.
10. ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WEATHER-PROOF.

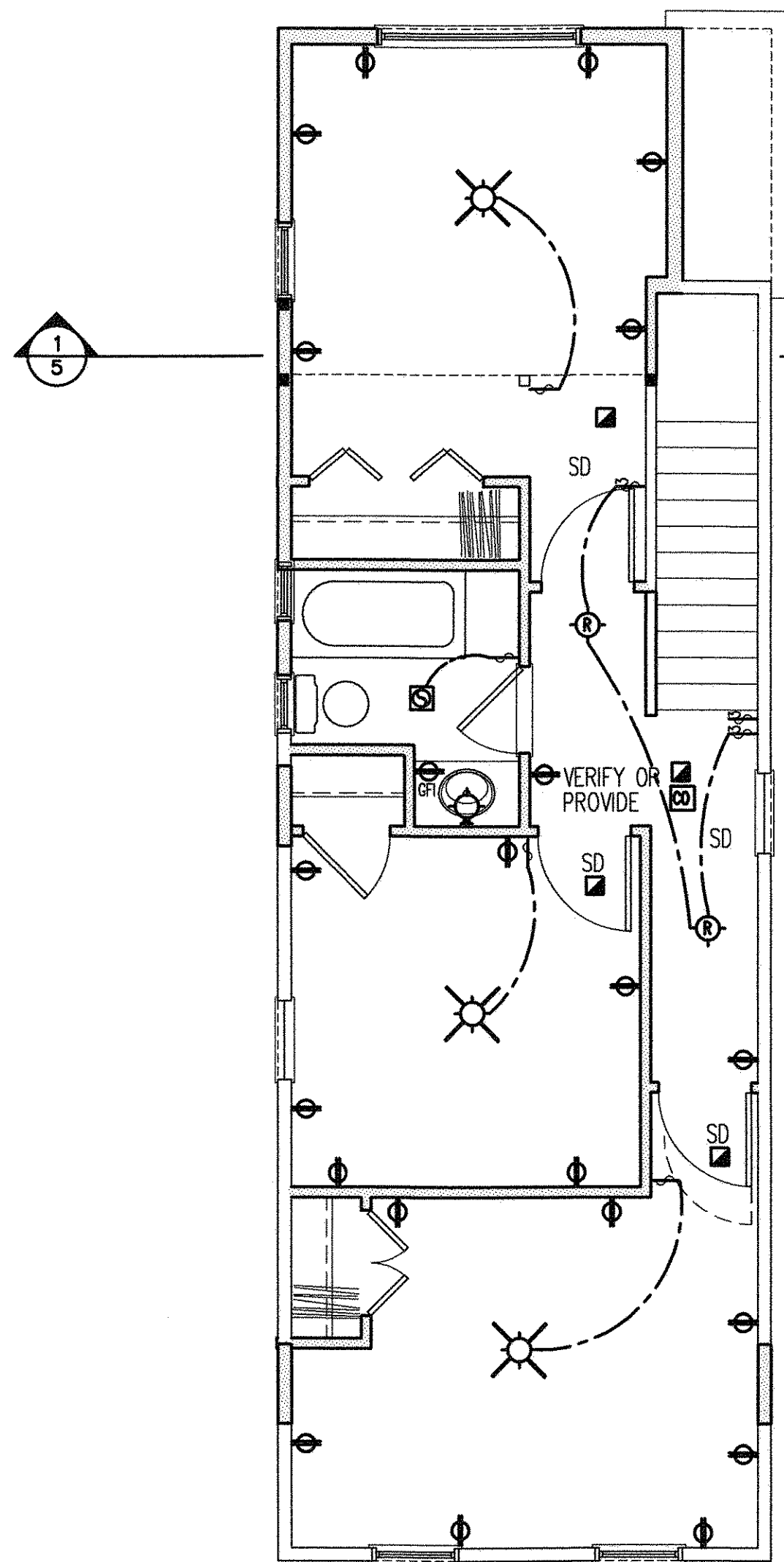
**WEATHER SHALL BE WEATHER-PROOF.**

11. INSTALL RECEPTACLES IN KITCHEN AND BATHROOMS ABOVE WORK TOP UNLESS OTHERWISE NOTED ON PLANS. OUTLETS SHALL BE GFI EQUIPMENT WHEN NOTED ON PLANS.
17. PROVIDE SMOKE DETECTORS PER IRC REQUIREMENTS, HARDWIRED AND INTERCONNECTED, WITH BATTERY BACKUP. IF ALARM SYSTEM IS INSTALLED, ALARM SYSTEM SMOKE DETECTORS ARE TO BE IN ADDITION TO THOSE SHOWN ON DRAWINGS AND AS REQUIRED BY REFERENCED CODE.
18. PROVIDE BATTERY OPERATED CARBON MONOXIDE DETECTOR AT UPPERMOST FLOOR LEVEL ADJACENT TO STAIRS AND IN BEDROOMS WITH FIREPLACES. ALL FLOORS WITH A BEDROOM TO RECEIVE A CARBON MONOXIDE DETECTOR IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
19. ILLUMINATION LEVEL CRITERIA:
  - A. SPACES IN PRIVATE RESIDENCE, OTHER THAN KITCHENS, BATHROOMS, AND LAUNDRY AREAS ARE EXEMPT FROM ANY CRITERIA.
  - B. FOR KITCHENS, BATHROOMS, AND LAUNDRY AREAS, THE ALLOWABLE POWER BUDGET IS DETERMINED IN ACCORDANCE WITH ATTACHMENT 'A' IN SMALL DWELLING ENERGY SUBCODE COMPLIANCE MANUAL.
  - C. LAUNDRIES IN PRIVATE RESIDENCE OCCUPYING A SPACES SEPARATE FROM THE BATHROOM OR KITCHEN - ALLOW A POWER BUDGET OF 100W.
20. MINIMUM 50% OF ALL LIGHTING TO MEET OR EXCEED THE 2009 IECC REGULATIONS REQUIRING THAT A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES CAN BE CATEGORIZED AS ONE OF THE FOLLOWING:
  - (a) 40 LUMENS PER WATT FOR LAMP WATTAGE LESS THAN OR EQUAL TO 15.
  - (b) 50 LUMENS PER WATT FOR LAMP WATTAGE GREATER THAN 15 AND LESS THAN OR EQUAL TO 40.
  - (c) 60 LUMENS PER WATT FOR LAMP WATTAGE GREATER THAN 40.

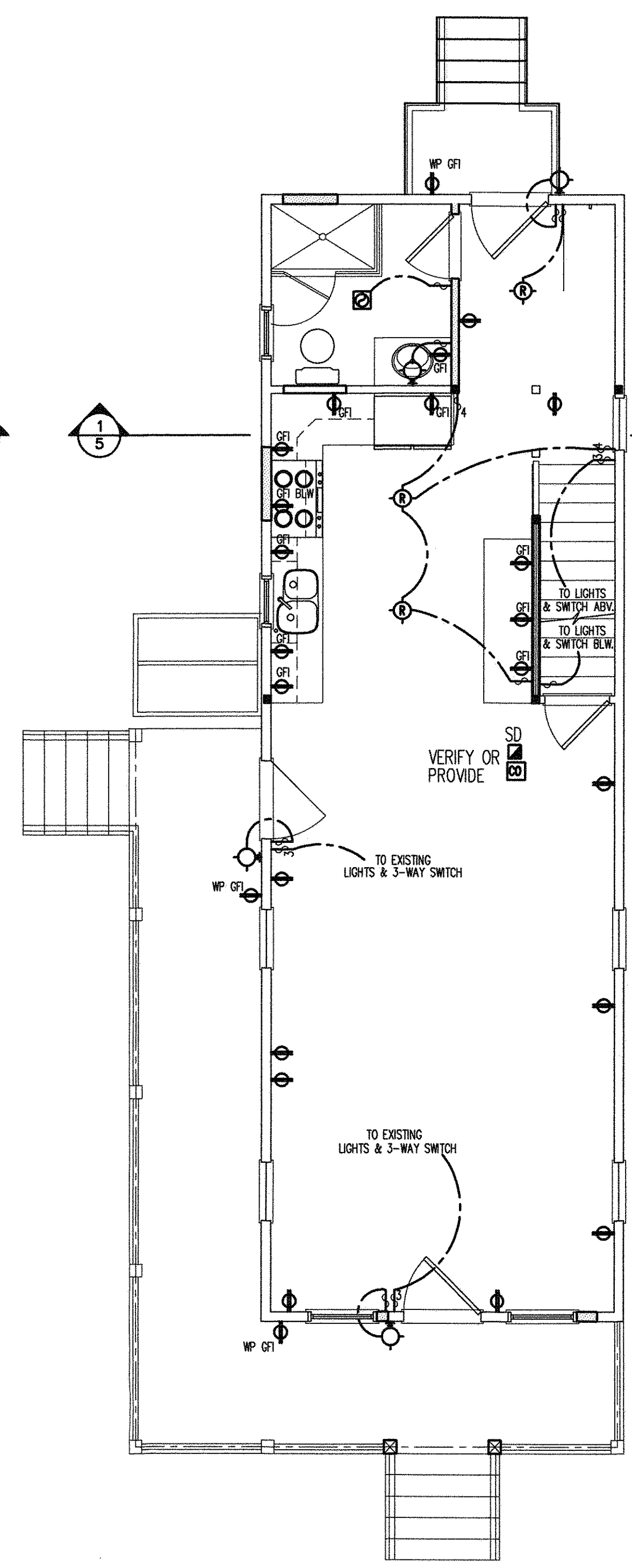
ATTACHMENT 'A' IN SMALL DWELLING ENERGY SUBCODE COMPLIANCE MANUAL.  
 C. LAUNDRIES IN PRIVATE RESIDENCE OCCUPYING A SPACES SEPARATE FROM THE BATHROOM OR KITCHEN - ALLOW A POWER BUDGET OF 100W.  
 20. MINIMUM 50% OF ALL LIGHTING TO MEET OR EXCEED THE 2009 IECC REGULATIONS REQUIRING THAT A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES CAN BE CATEGORIZED AS ONE OF THE FOLLOWING:  
 (a) 40 LUMENS PER WATT FOR LAMP WATTAGE LESS THAN OR EQUAL TO 15.  
 (b) 50 LUMENS PER WATT FOR LAMP WATTAGE GREATER THAN 15 AND LESS THAN OR EQUAL TO 40.  
 (c) 60 LUMENS PER WATT FOR LAMP WATTAGE GREATER THAN 40.



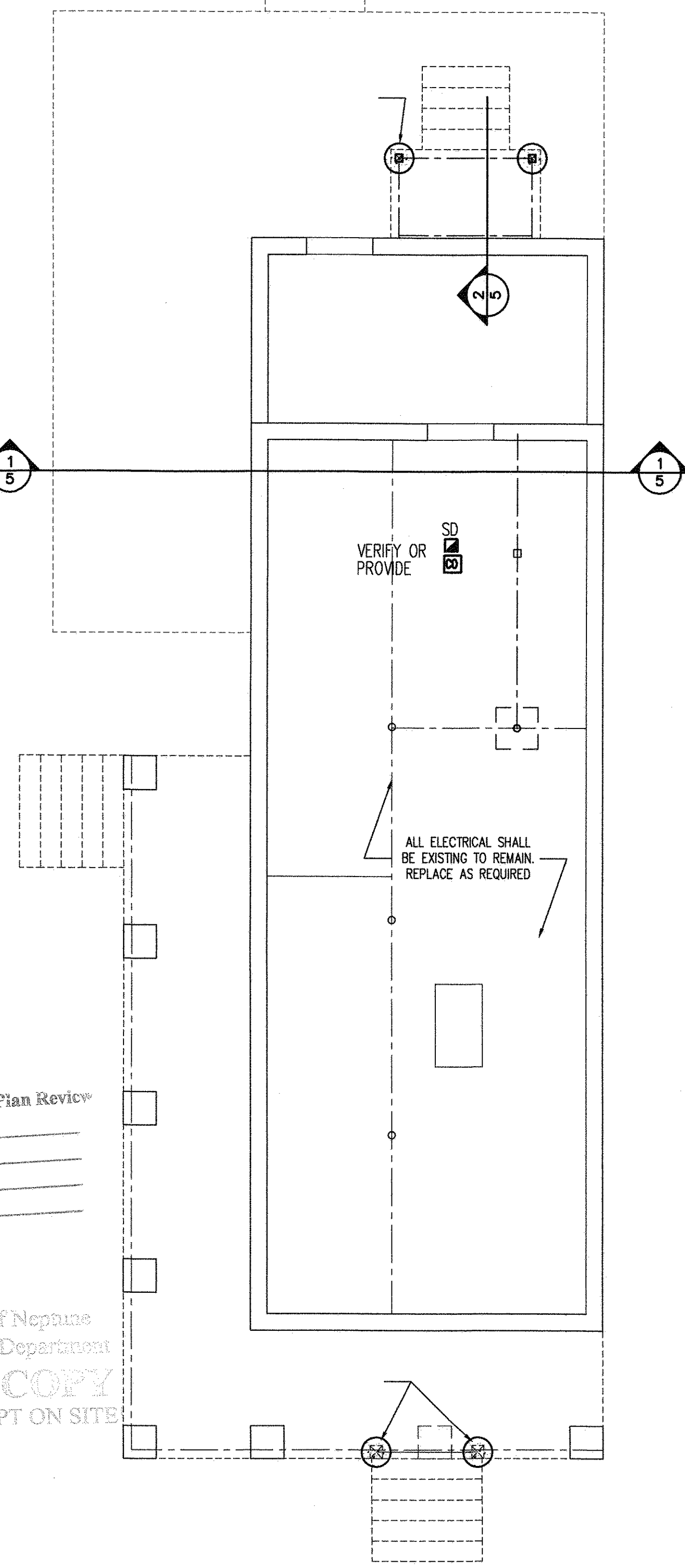
**4 ACC. DWELLING ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"



**3 SECOND FLOOR ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"



**2 FIRST FLOOR ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"



**1 FOUNDATION ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"

Township of Neptune Plan Review  
 Building \_\_\_\_\_  
 Plumbing \_\_\_\_\_  
 Electrical \_\_\_\_\_  
 Fire \_\_\_\_\_

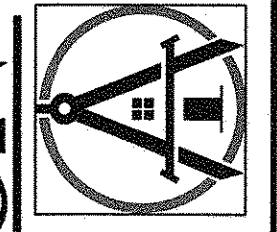
Township of Neptune  
 Construction Department  
**FIELD COPY**  
 MUST BE KEPT ON SITE

JAN 22 2020

PROPOSED RENOVATION FOR:

**THOMAS PALMISANO**  
 1312 SEVENTH AVENUE  
 TOWNSHIP OF NEPTUNE, NEW JERSEY  
 BLOCK: 416 | LOT: 6

**AKERTECT DESIGN**  
 1705 Bay Avenue, Unit 3, Point Pleasant, NJ 08742  
 office: (732) 451 - 2100  
 email: akertectdesign@gmail.com  
 web: http://www.akertectdesign.com

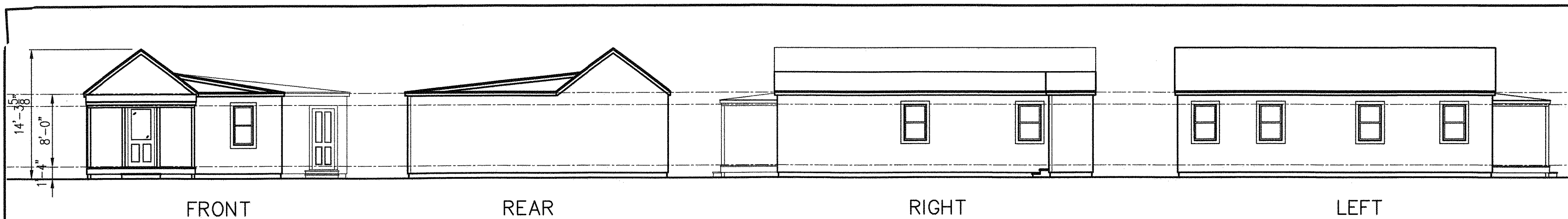


CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK  
  
 CONTRACTOR: CJ AKER  
 NJ LICENSE #: 21A02107100

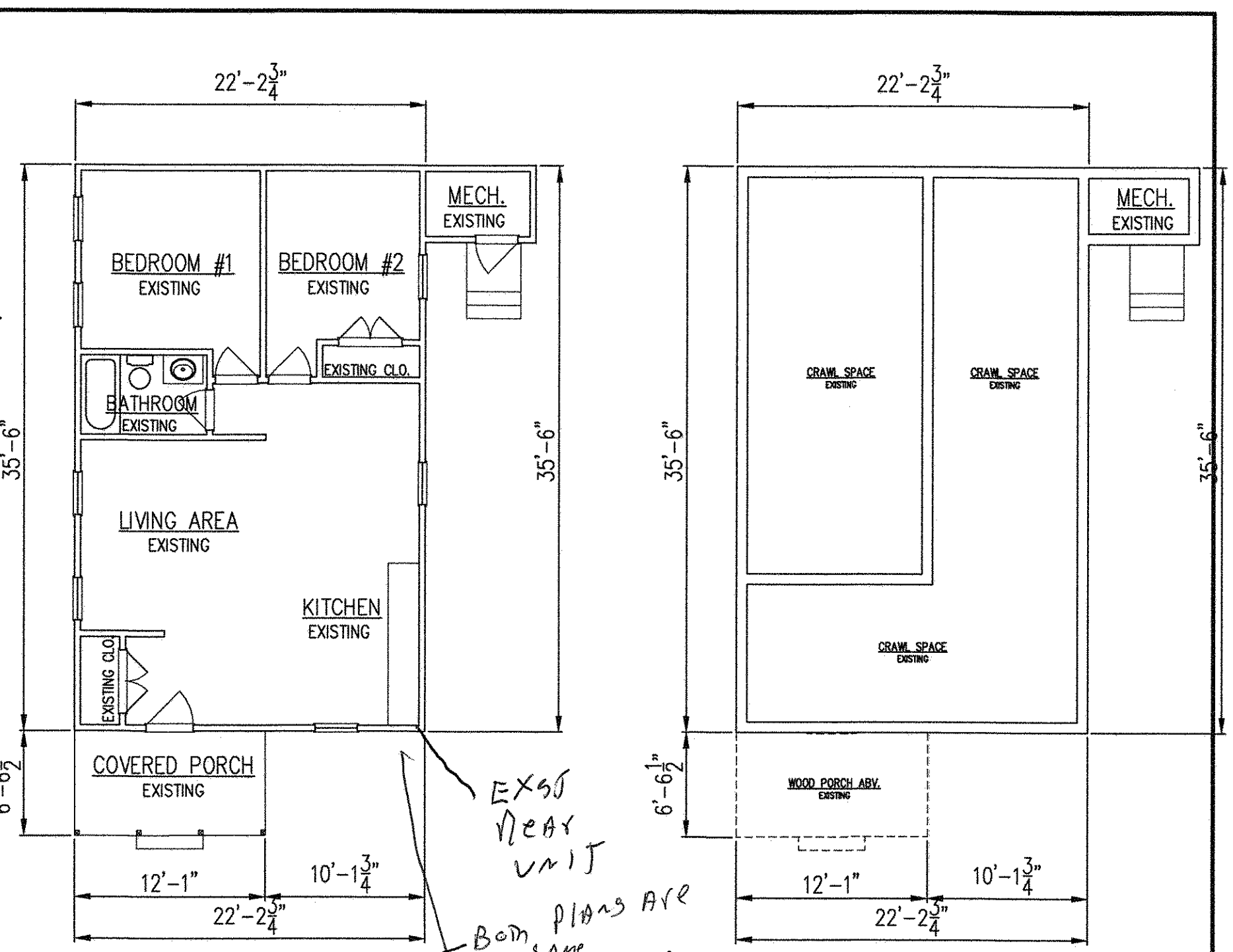
ISSUE DATE	BY
JANUARY 6, 2020	CJA
REVISION No. / DATE	BY
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PROJECT NO. AD19.125  
**ELECTRICAL PLANS**  
 SHEET  
**A7**  
 OF 8 TOTAL

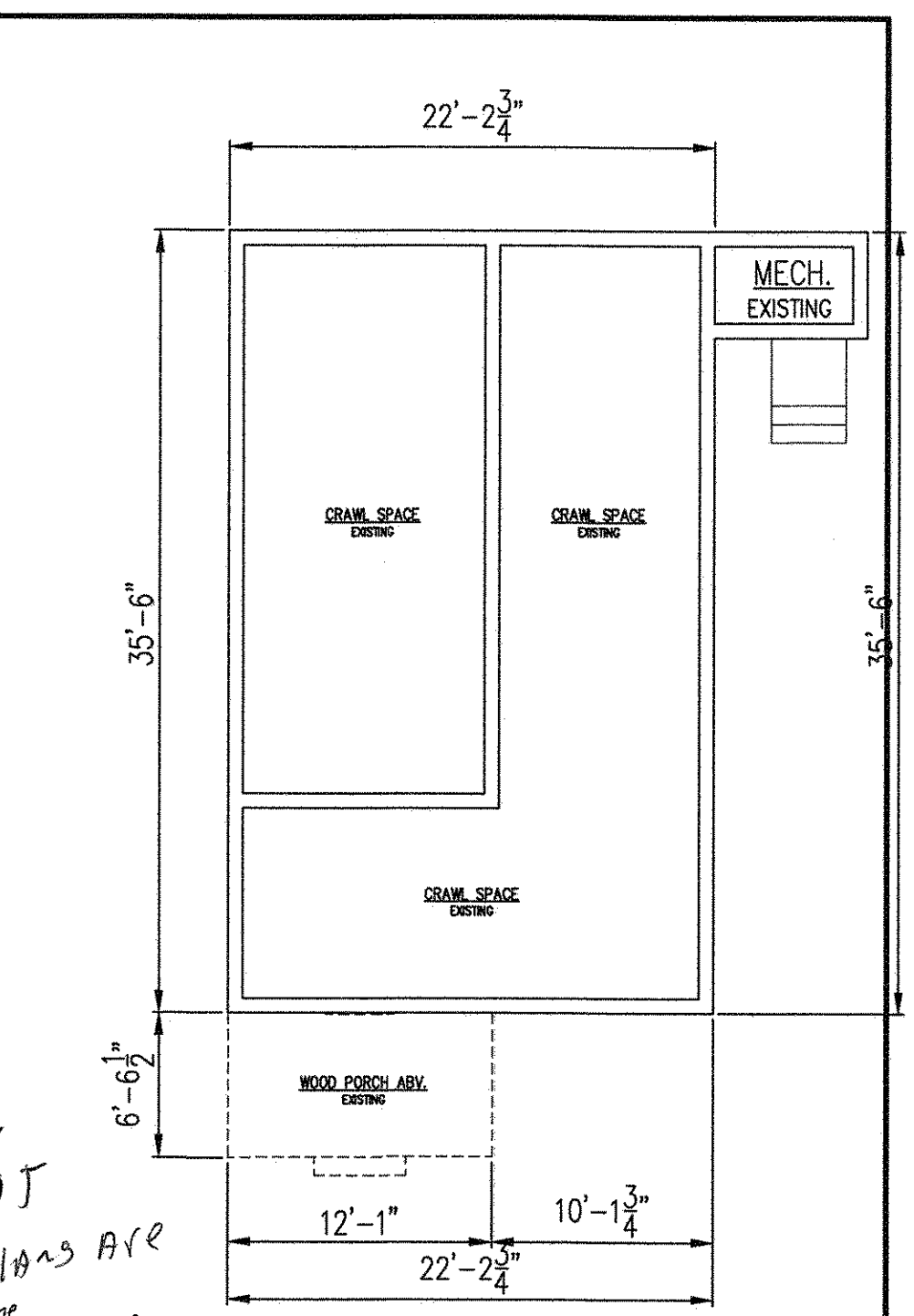
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2 AS BUILT - ELEVATIONS  
SCALE: 1/8" = 1'-0"

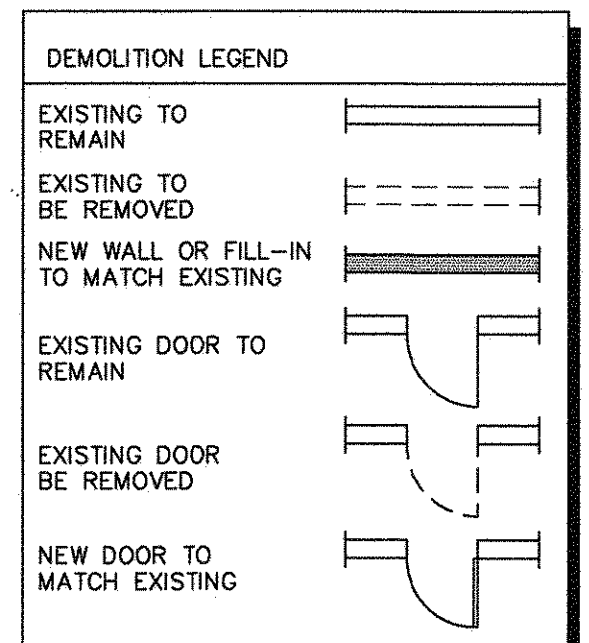


2 AS BUILT - FIRST FLOOR  
SCALE: 1/8" = 1'-0"

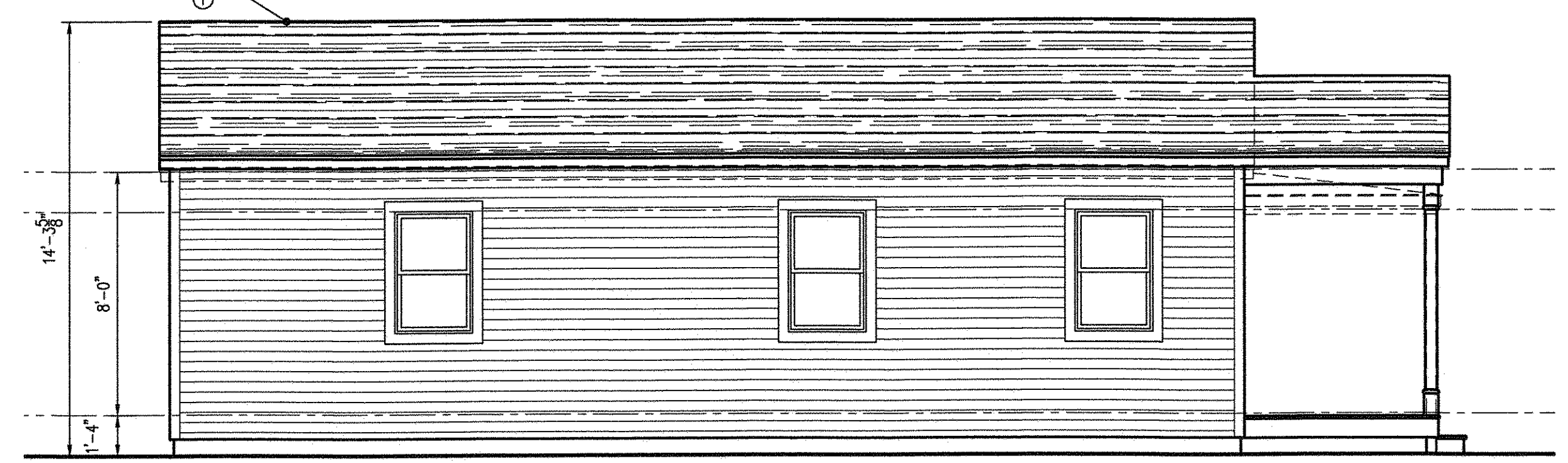


1 AS BUILT - FOUNDATION  
SCALE: 1/8" = 1'-0"

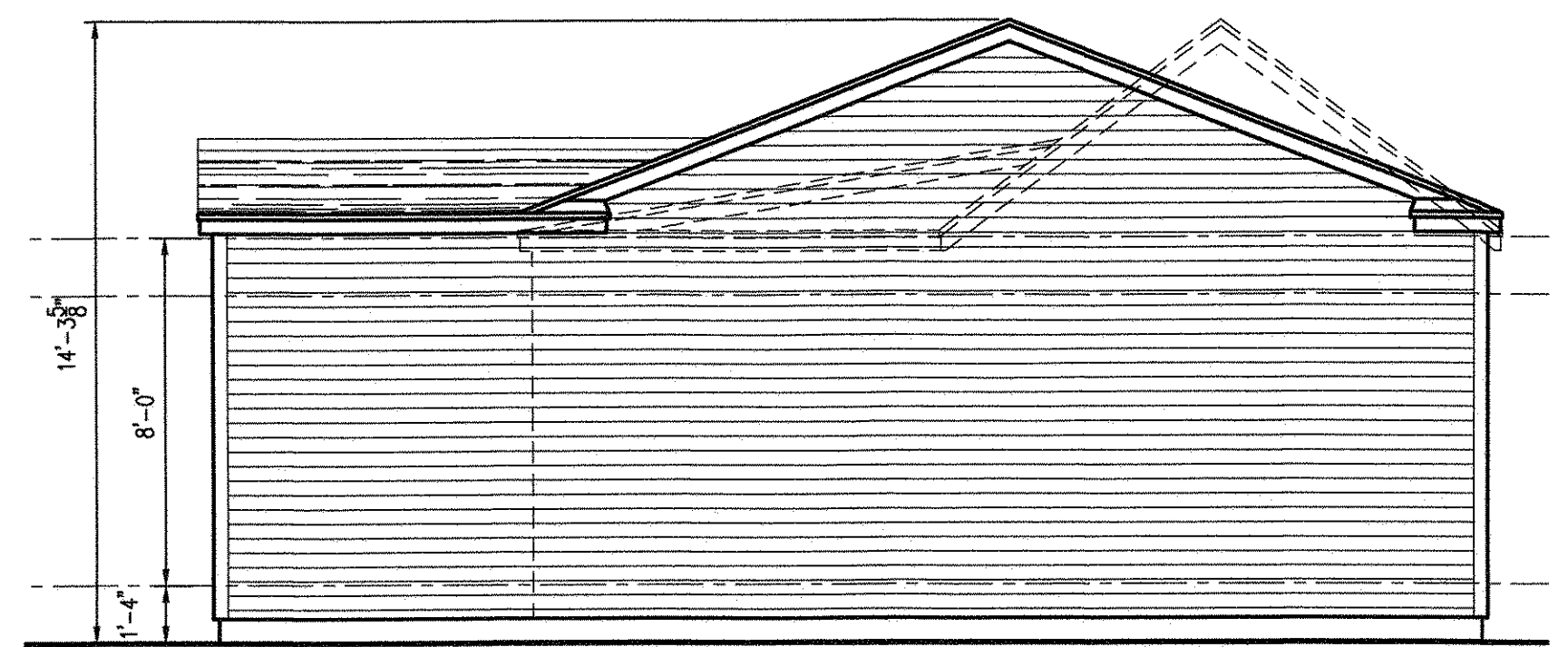
NOTE:  
USE ONLY HEAVY DUTY GALVANIZED JOIST / BEAM HANGERS AT ALL JOIST TO BEAM & BEAM TO BEAM CONNECTION.  
(\*) INDICATES TEMPERED SAFETY GLASS.  
ALL EXTERIOR WALLS & INTERIOR HATCHED PARTITIONS TO BE 2 X 6 STUDS.  
INDICATES BEARING WALLS  
INDICATES SHEAR WALL. PROVIDE 1/2" PLYWOOD UNDER CWB BOTH SIDES. FULL SHEET HORIZONTAL.  
INDICATES POINT LOAD ABOVE



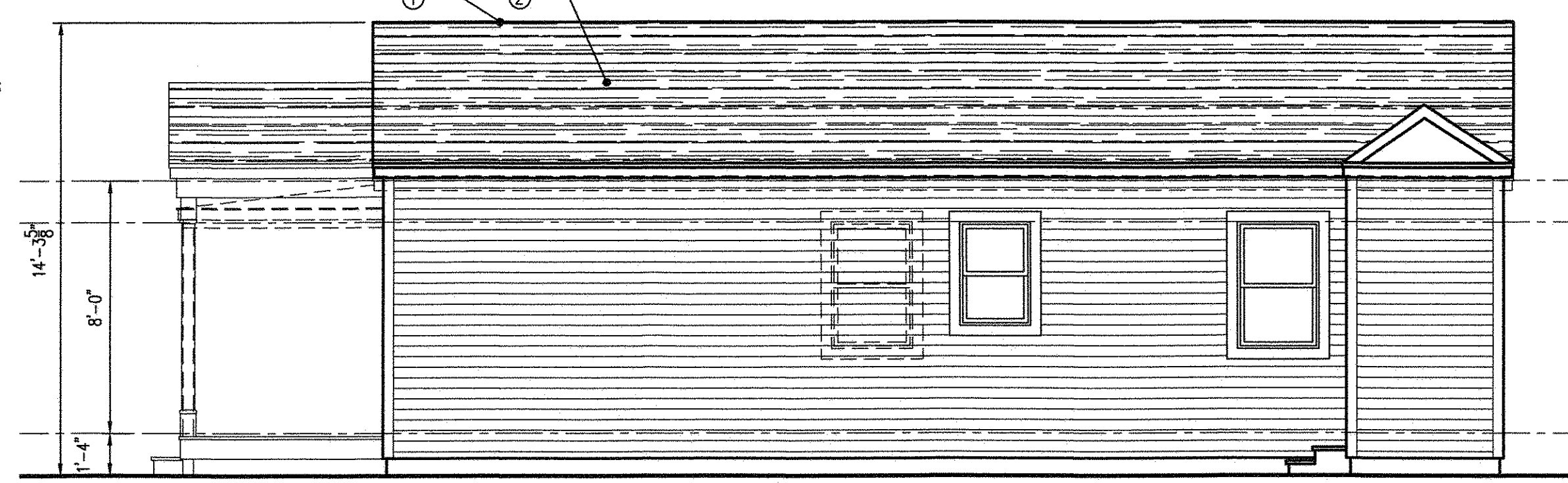
NOTE:  
DETACHED ACCESSORY DWELLING STRUCTURE TO REMAIN. PATCH, REPAIR AND OR REPLACE AS REQUIRED



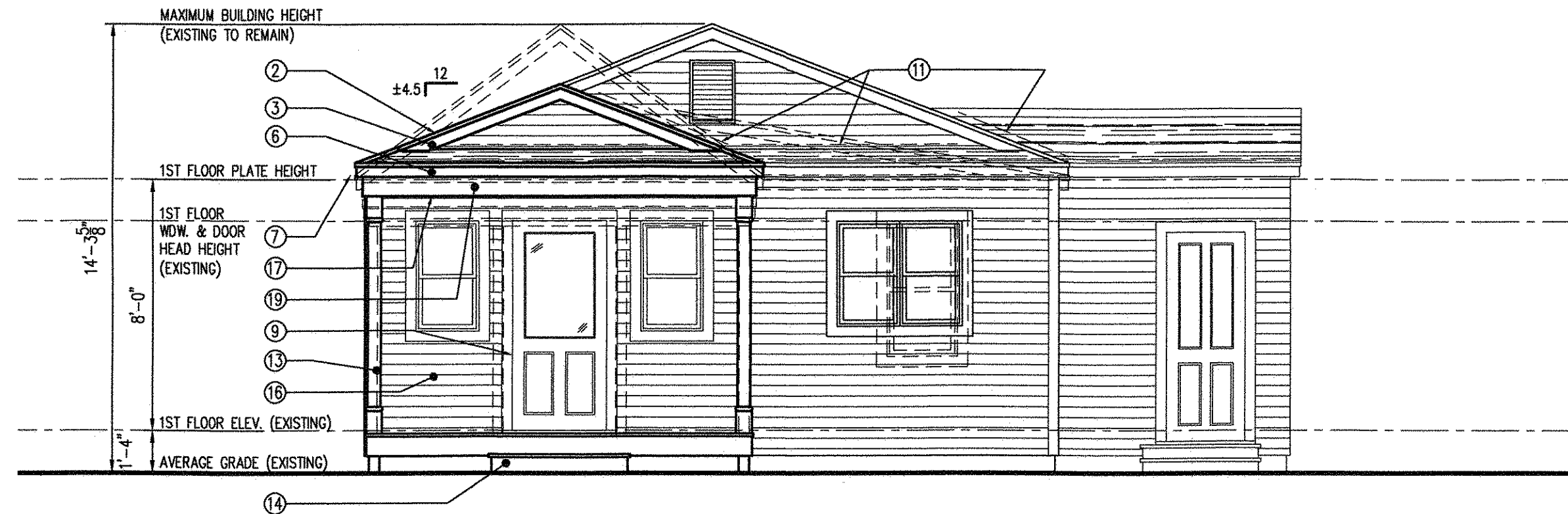
9 PROPOSED - RIGHT ELEVATION



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



7 PROPOSED - RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

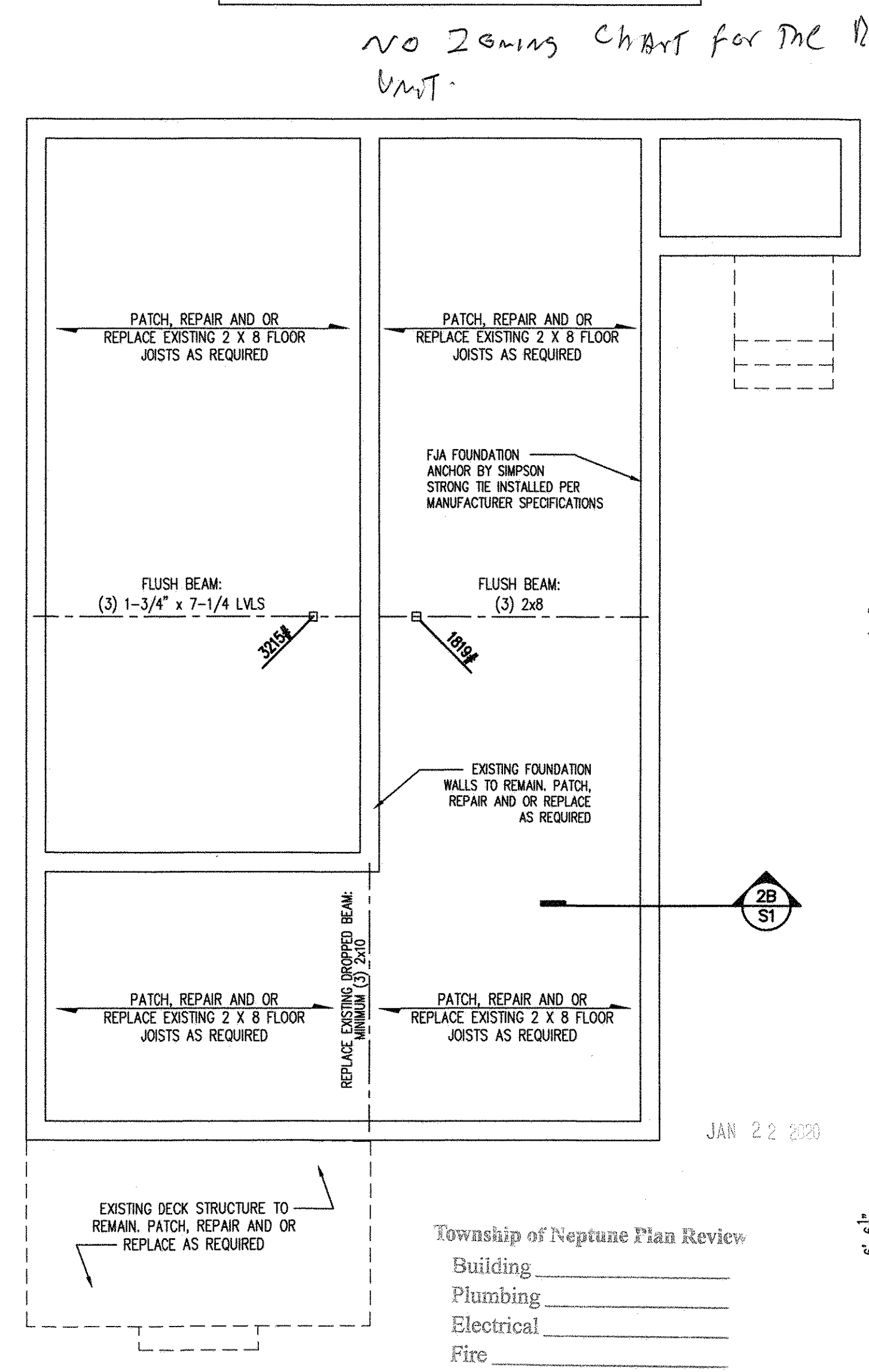


6 PROPOSED - FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

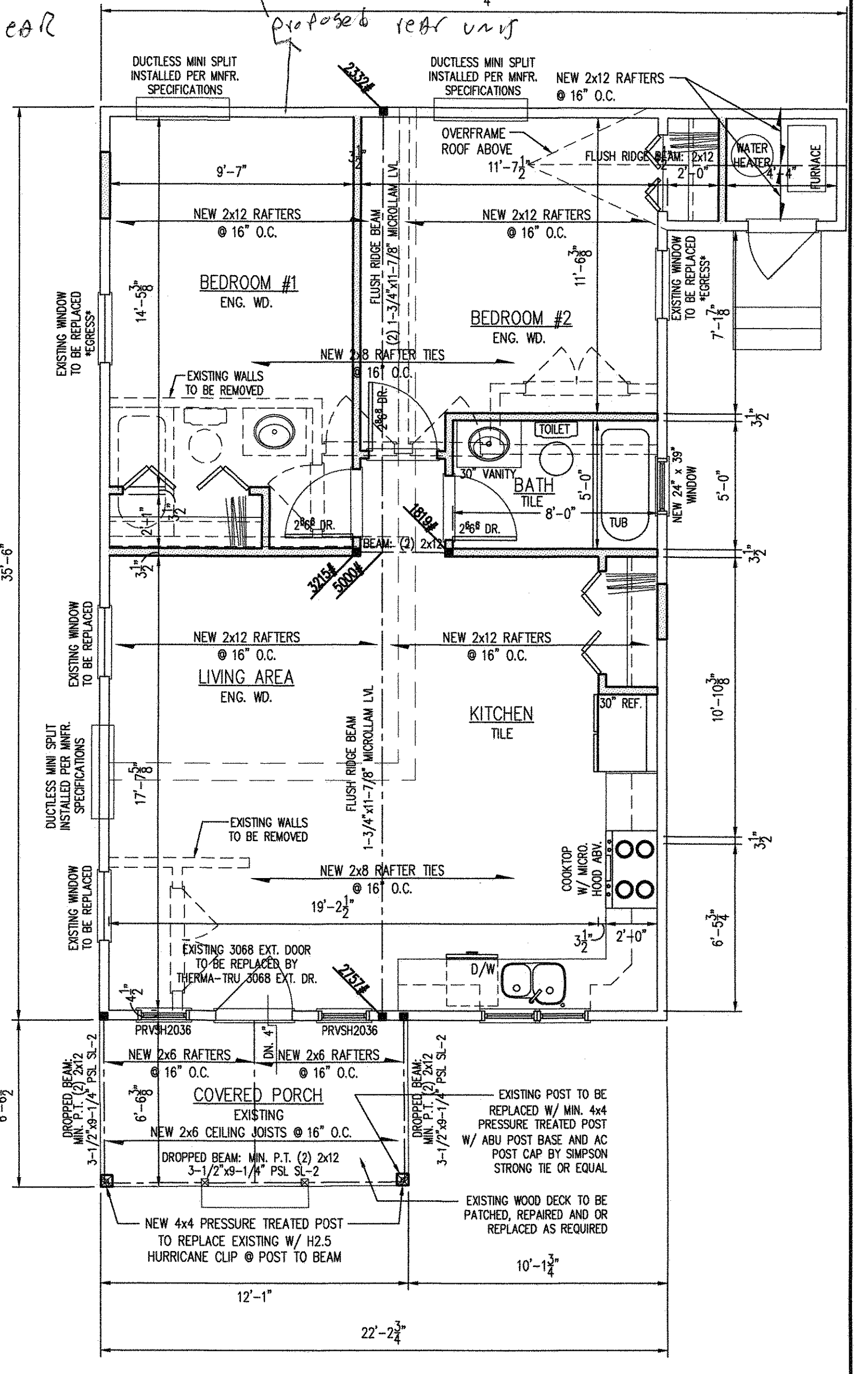
- ELEVATION NOTE LEGEND
- CONTINUOUS RIDGE VENT
  - ASPHALT ROOFING SHINGLES BY "GAF", COLOR TO BE SELECTED BY OWNER ON 30# FELT ON 1" EXPOSURE 1" SHEATHING ON TYP. RAFTERS
  - 1x6 RAKE BOARD WRAPPED W/ PVC COATED ALUMINUM COIL
  - TYPICAL VENTED VINYL SOFFIT
  - PROVIDE TYPICAL ICE AND WATER SHIELD @ ALL EAVES AND VALLEY AND LEADING ROOF EDGES
  - TYPICAL FASCIA & EAVE TO MATCH EXISTING
  - TYPICAL "X" GUTTERS & DOWNSPOUTS @ ALL FASCIAS
  - OMITTED
  - TYP. EXTERIOR WINDOW TRIM. SEE DETAILS 3-5 OF SHEET 8
  - OMITTED
  - TYPICAL FLASHING & COUNTER FLASHING AS REQUIRED AND INDICATED ON PLANS
  - OMITTED
  - EXISTING WOOD POST. PATCH, REPAIR AND OR REPLACE AS REQUIRED
  - PRESSURE TREATED STEPS TO GRADE
  - OMITTED
  - TYPICAL SIDING: HORIZONTAL VINYL SIDING BY CERTAINTED OR EQUAL AS SELECTED BY OWNER
  - PVC BEADED BOARD PANEL CEILING, TYPICAL AT ALL COVERED PORCHES
  - OMITTED
  - TYP. DROPPED BEAM CLAD IN AZEK

NOTE:  
PROVIDE TYPICAL GUTTERS AT ALL FASCIAS TO DISCHARGE WATER MIN. 5'-0" FROM FOUNDATION WALL. VERIFY STYLE AND LOCATION W/ OWNER

NOTE:  
SEE FRONT ELEVATION AND SECTIONS FOR TYPICAL CONSTRUCTION NOTES AND DETAILS (TYP.)



5 PROPOSED - FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



4 PROPOSED - FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

Township of Neptune Plan Review

Building \_\_\_\_\_  
Plumbing \_\_\_\_\_  
Electrical \_\_\_\_\_  
Fire \_\_\_\_\_

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1705 Bay Avenue, Unit 3, Point Pleasant, NJ 08742  
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web: http://www.akertectdesign.com

CONTRACTOR SHALL CHECK ALL VARIATIONS FROM THE ORIGINAL PLANS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION

PRINCIPAL: CJ AKER  
NJ LICENSE # 21A02107100

ISSUE DATE	BY
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PROJECT NO. AD19.125  
**ACC. BLDG.**

SHEET  
**A8**  
OF 8 TOTAL