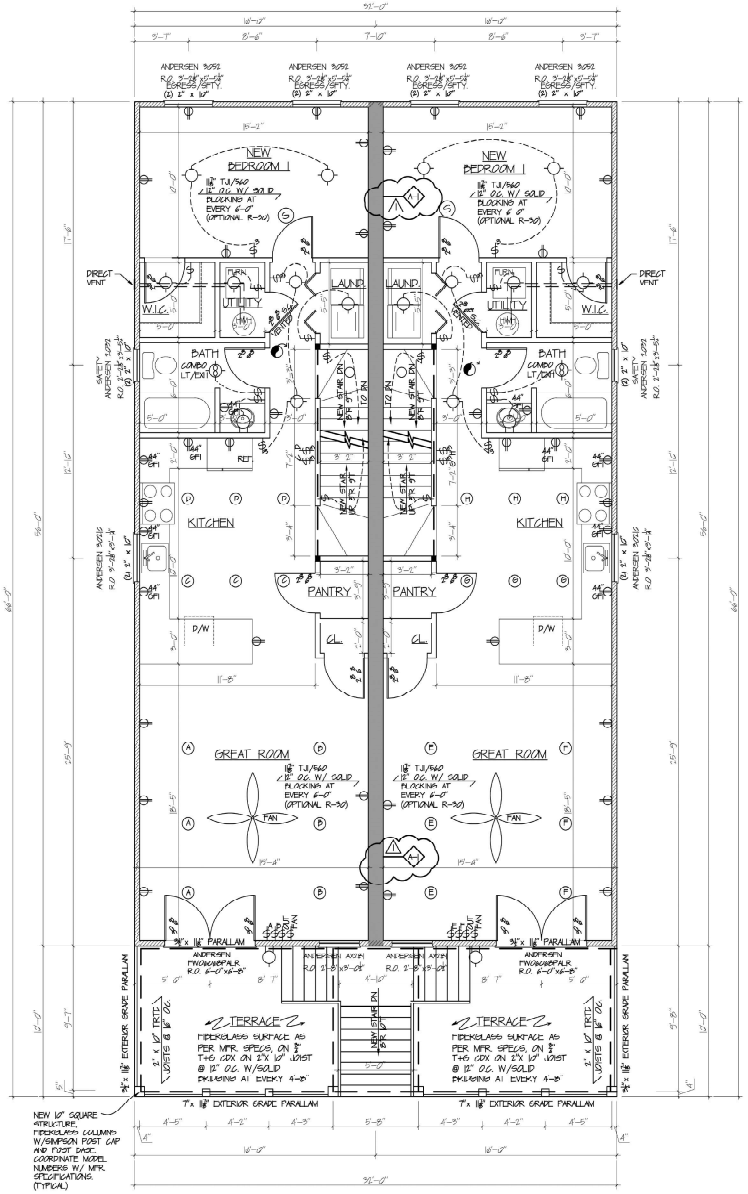
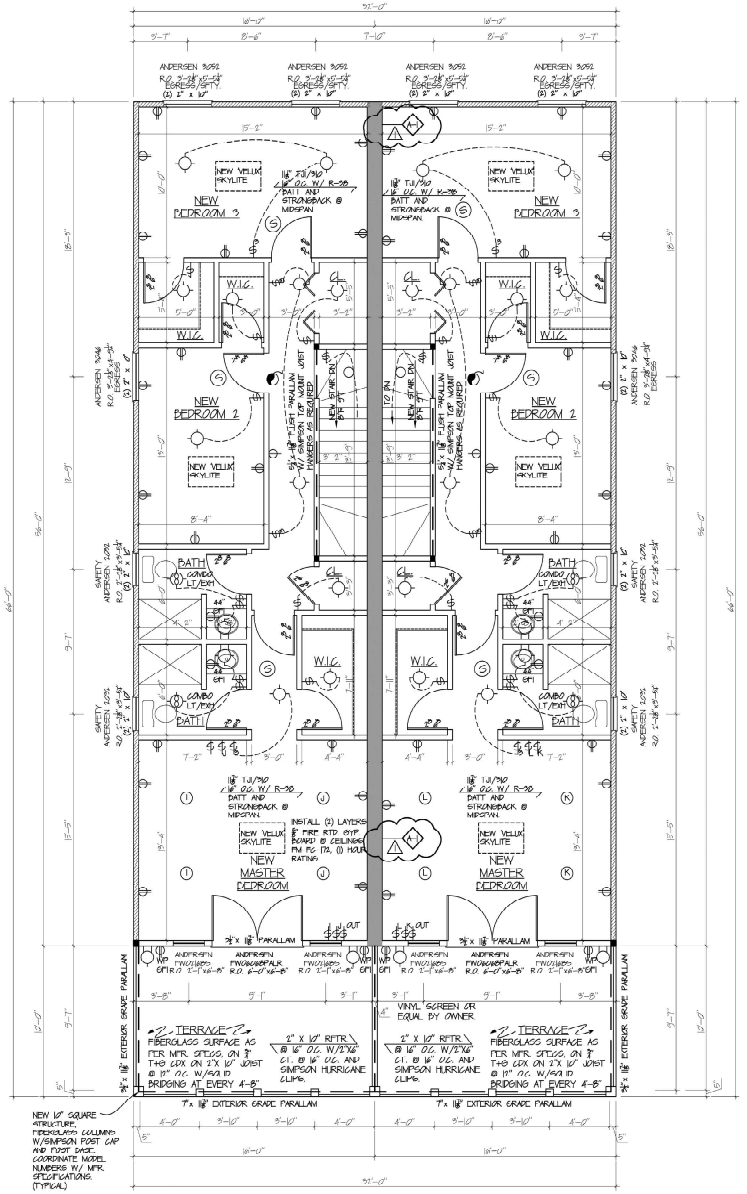


PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

INSTALL 5/8" TYPE 'X' FIRE RATED GYP. BD. AT ALL WALLS AND CEILINGS ADJACENT TO LIVING AREAS INSULATE W/R 19 AND R 13	-DOUBLE FRAME AT PERIMETER OF ALL SKYLITE, AS PER MFR. SPECS.	-INSTALL SIMPSON MODEL H2A HURRICANE CLIP AS REQUIRED.	-ALL HANGERS TO BE (2) 2"X 10" UNLESS NOTED OTHERWISE



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

INSTALL 5/8" TYPE 'X' FIRE RATED GYP. BD. AT ALL WALLS AND CEILINGS ADJACENT TO LIVING AREAS INSULATE W/R 19 AND R 13	-DOUBLE FRAME AT PERIMETER OF ALL SKYLITE, AS PER MFR. SPECS.	-INSTALL SIMPSON MODEL H2A HURRICANE CLIP AS REQUIRED.	-ALL HANGERS TO BE (2) 2"X 10" UNLESS NOTED OTHERWISE

WALL LEGEND

WALL #1 (NON-RATED)

INTERIOR WALLS- U.L.# U309-(1) HR (1) LAYERS 5/8" FIRE RTD. TYPE 'X' GYP. BD. EACH SIDE 2"X6" @ 16" O.C. W/ R 19 BATT INSULATION 1/2" FIRE RATED TYPE 'X' GYP. BD. EACH SIDE 2"X6" NO. STUDS @ 16" O.C. W/R- 19 BATT INSULATION CONTINUOUS TO UNDERSIDE OF RIDGE.

WALL #2 (1 HOUR FIRE RATED)

EXTERIOR WALLS- U.L.# U419 RIGHT TO LEFT SIDES (1)PER EXTERIOR SIDING ON #15 FELT ON 1/2" CDX ON 2"X4" W/ 15 1/2" @ 16" O.C. W/ R-13 BATT. WITH (2) LAYERS 1/2" GYP. BD. @ INTERIOR FACE.

WALL #3 (1 HOUR FIRE RATED)

WAGA ENTERPRISES

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CONSTRUCTION SERVICES.

2109 ST. GEORGES AVENUE
RAHWAY, NEW JERSEY 07065
TEL - 732-382-2000
E-FAX - 732-903-2095

PROPOSED DUPLEX RESIDENCE

MR. MICHAEL ROSS

20-22 CHURCH STREET

SEA BRIGHT, NEW JERSEY

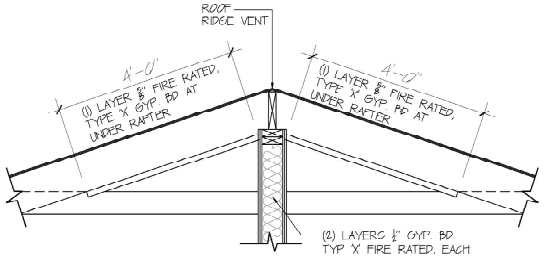
PROJECT NO.:	13-094
DATE:	24 MAY 2013
SCALE:	AS SHOWN
DRAWN BY:	MAV/SAG

REVISION:

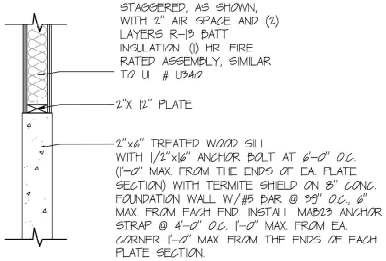
CONCEPT A	
CONCEPT B	1 AUG 2013
ISSUE CD'S	23 OCT 2013
REISSUE PER B.D.	08 APR 2014
1 PER OWNR. REQST.	29 MAY 2014
2 PER OWNR. REQST.	08 AUG 2014
3 PER OWNR. REQST.	20 OCT 2014
PER OWNER	16 MAY 2016

DRAWING DESCRIPTION:
PROPOSED FIRST FLOOR PLAN
PROPOSED SECOND FLOOR PLAN

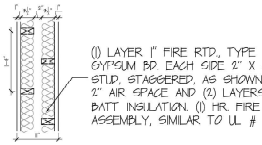
DRAWING NO.:
A-1



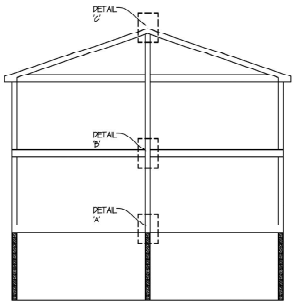
DETAIL 'C'
SCALE: 3/4"= 1'-0"



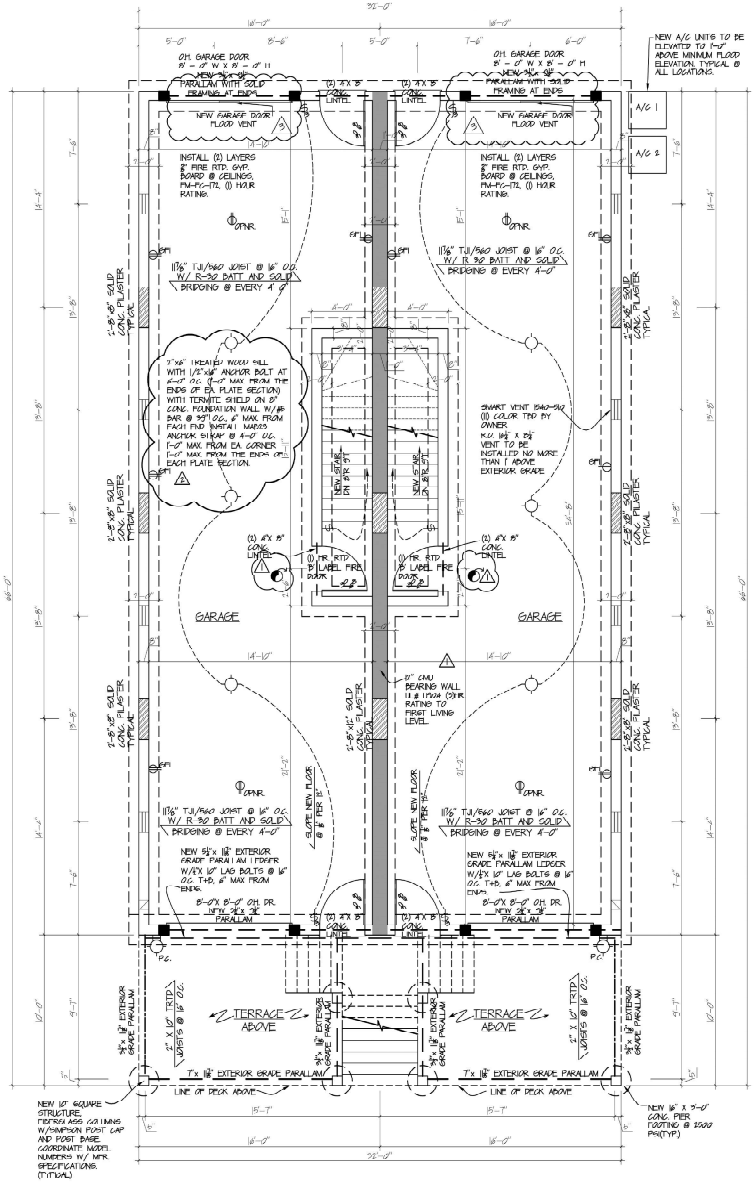
DETAIL 'A'
SCALE: NTS



DETAIL 'A-1'
SCALE: 3/4"= 1'-0"



SECTION DETAIL
SCALE 1/8"= 1'-0"



PROPOSED GROUND LEVEL PLAN
SCALE: ¼"=1'-0"

WALL LEGEND

WALL #1 (NON-RATED)

INTERIOR WALLS- UL# U305-(1)HR (2) LAYERS 5/8" FIRE RTD. TYPE 'X' GYP. BD. EACH SIDE 2"X6" WD. STUD @ 16" O.C. W/ R-19 BATT INSULATION 1/2" FIRE RATED TYPE 'X' GYP. BD. EACH WALL 2"X6" MAX. STUD @ 16" O.C. W/R-19 BATT INSULATION CONTINUOUS TO UNDERSIDE OF ROOF.

WALL #2 (1 HOUR FIRE RATED)

EXTERIOR WALLS- UL# U305 RIGHT TO LEFT SIDES (1)HR EXTERIOR SIDING ON #15 FELT ON 1/2" EXT. GYP ON 2"X4" WD. STUD @ 16" O.C. W/ R-13 BATT. WITH (2) LAYERS 1/2" GYP. BD @ INTERIOR FACE.

WALL #3 (1 HOUR FIRE RATED)

WAGA ENTERPRISES
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RAHWAY, NEW JERSEY 07065
TEL - 732-382-2000
E-FAX - 732-903-2095

PROPOSED DUPLEX RESIDENCE

MR. MICHAEL ROSS

20-22 CHURCH STREET

SEA BRIGHT, NEW JERSEY

PROJECT NO.:	13-094
DATE:	24 MAY 2013
SCALE:	AS SHOWN
DRAWN BY:	MAV/SAG

REVISION:

CONCEPT A	
CONCEPT B	1 AUG 2013
ISSUE CD'S	23 OCT 2013
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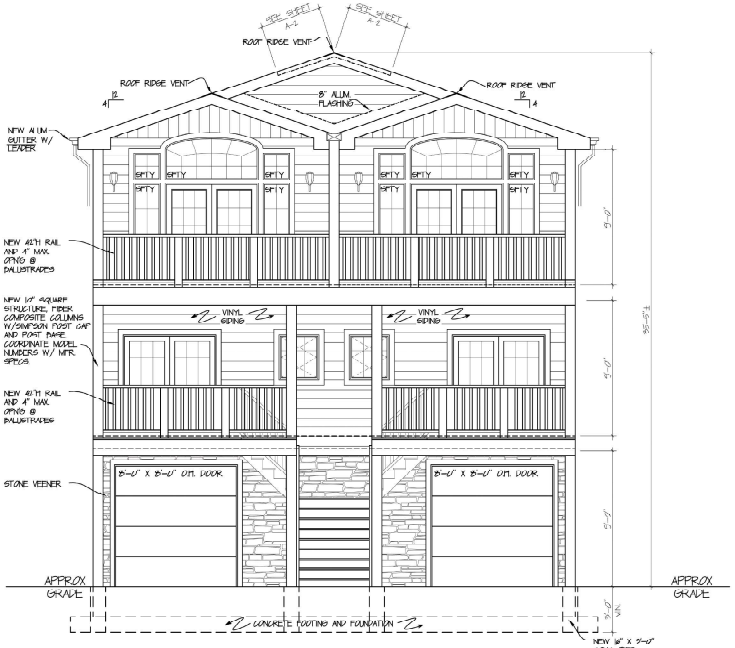
PER OWNR. REQST.	08 AUG 2014
PER OWNR. REQST.	20 OCT 2014
PER OWNER	16 MAY 2016

1
2
3

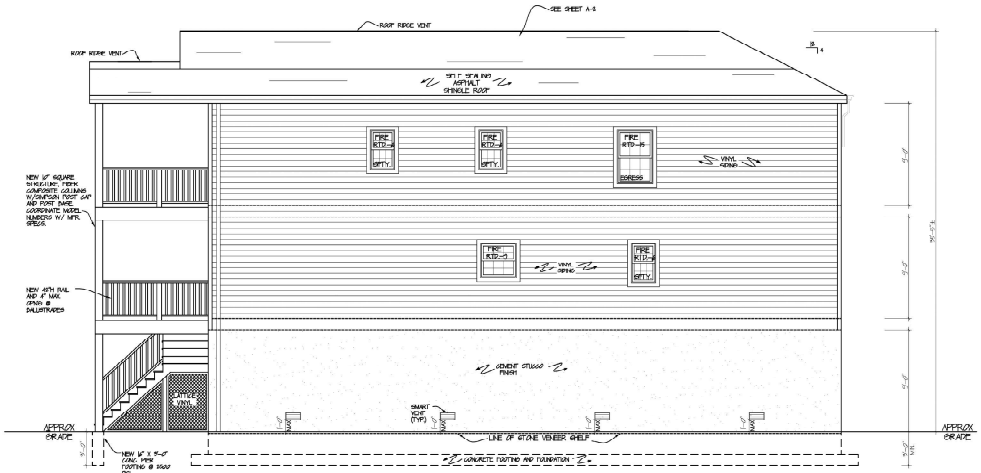
DRAWING DESCRIPTION:
PROPOSED GROUND FLOOR PLAN
SECTION DETAILS

DRAWING NO.: A-2



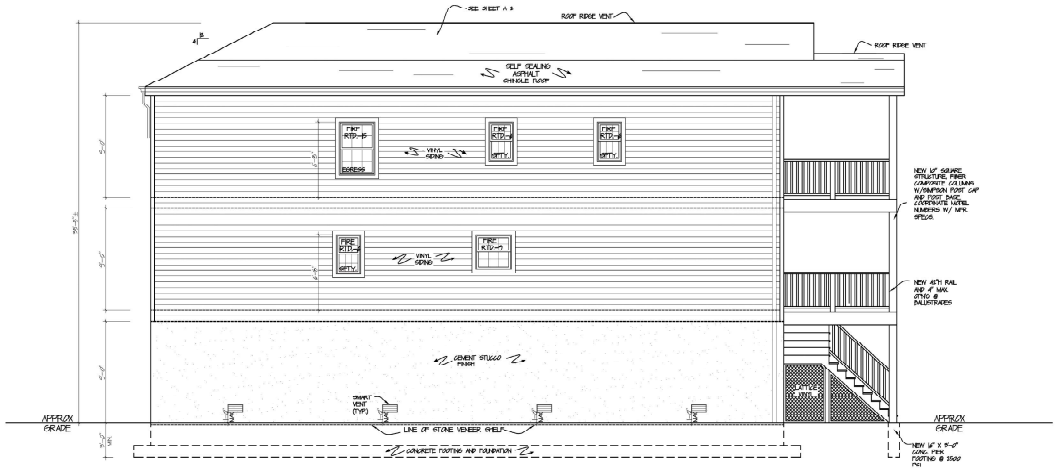
PROPOSED FRONT ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"

PROPOSED REAR ELEVATION

SCALE: 3/16"=1'-0"

WAGA ENTERPRISES

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PROPOSED DUPLEX RESIDENCE

MR. MICHAEL ROSS

20-22 CHURCH STREET

SEA BRIGHT, NEW JERSEY

PROJECT NO.:	13 094
DATE:	24 MAY 2013
SCALE:	AS SHOWN
DRAWN BY:	MAV/SAG

REVISION:

CONCEPT A	
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PER OWNR. REQST.	29 MAY 2014
PER OWNR. REQST.	08 AUG 2014
PER OWNR. REQST.	20 OCT 2014
PER OWNER	16 MAY 2016

1
2
3

DRAWING DESCRIPTION:
PROPOSED FRONT ELEVATION
PROPOSED RIGHT SIDE ELEVATION
PROPOSED REAR ELEVATION
PROPOSED LEFT SIDE ELEVATION

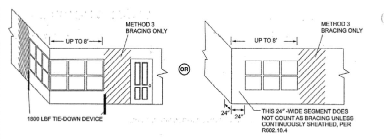
DRAWING NO.:

A-3

TABLE R602.10.1.2(1)—continued
BRACING REQUIREMENTS BASED ON WIND SPEED
(as a function of braced wall line spacing)

EXPOSURE CATEGORY B, 30 FT MEAN ROOF HEIGHT, 10 FT EAVE TO RIDGE HEIGHT, 10 FT WALL HEIGHT, 2 BRACED WALL LINES			MINIMUM TOTAL LENGTH (feet) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE			
Basic Wind Speed (mph)	Story Location	Braced wall Line Spacing (feet)	Method LIB[f, h]	Method GB (doubled sided)[g]	Method DWB, WSP, SFB, PCP, HPS[f, i]	Continuous Sheathing
≤ 100 (mph)		10	4.5	4.5	2.5	2.5
		20	8.5	8.5	5.0	4.0
		30	12.0	12.0	7.0	6.0
		40	15.5	15.5	9.0	7.5
		50	19.0	19.0	11.0	9.5
		60	22.5	22.5	13.0	11.0
		10	8.5	8.5	5.0	4.5
		20	16.0	16.0	9.0	8.0
		30	23.0	23.0	13.0	11.0
		40	29.5	29.5	17.0	14.5
		50	36.5	36.5	21.0	18.0
		60	43.5	43.5	25.0	21.0
		10	NP	12.5	7.5	6.0
		20	NP	23.5	13.5	11.5
		30	NP	34.0	19.5	16.5
		40	NP	44.0	25.0	21.5
		50	NP	54.0	31.0	26.5
		60	NP	64.0	36.5	31.0
≤ 110 (mph)		10	5.5	5.5	3.0	3.0
		20	10.0	10.0	6.0	5.0
		30	14.5	14.5	8.5	7.0
		40	18.5	18.5	11.0	9.0
		50	23.0	23.0	13.0	11.5
		60	27.5	27.5	15.5	13.5
		10	10.5	10.5	6.0	5.0
		20	19.0	19.0	11.0	9.5
		30	27.5	27.5	16.0	13.5
		40	36.0	36.0	20.5	17.5
		50	44.0	44.0	25.5	21.5
		60	52.5	52.5	30.0	25.5
		10	NP	15.5	9.0	7.5
		20	NP	28.5	16.5	14.0
		30	NP	41.0	23.5	20.0
		40	NP	53.0	30.5	26.0
		50	NP	65.5	37.5	32.0
		60	NP	77.5	44.5	37.5

(continued)



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

FIGURE R602.10.1.4.1
BRACED WALL PANELS AT ENDS OF BRACED WALL LINES IN SEISMIC DESIGN CATEGORIES D_0, D_1 AND D_2

TABLE R602.10.1.5
ADJUSTMENTS OF BRACING LENGTH FOR BRACED WALL LINE SPACING GREATER THAN 35 FEET[a,b]

BRACED WALL LINE SPACING (feet)	MULTIPLY BRACING LENGTH IN TABLE R602.10.1.2(2) BY:
25	1.0
30	1.2
35	1.4

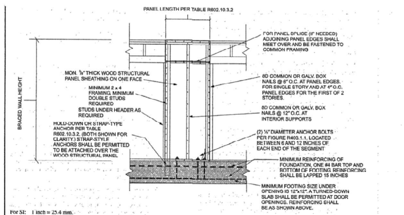
For SI: 1 foot = 304.8 mm.
a. Linear interpolation is permitted.
b. When a braced wall line has a parallel braced wall line on both sides, the larger adjustment factor shall be used.

R602.10.2.2 Adhesive attachment of sheathing in Seismic Design Categories C, D_0, D_1 and D_2. Adhesive attachment of wall sheathing shall not be permitted in Seismic Design Categories C, D_0, D_1 and D_2.

R602.10.3 Minimum length of braced panels. For Methods DWB, WSP, SFB, PBS, PCP and HPS, each *braced wall panel* shall be at least 48 inches (1219 mm) in length, covering a minimum of three stud spaces where studs are spaced 16 inches (406 mm) on center and covering a minimum of two stud spaces where studs are spaced 24 inches (610 mm) on center. For Method GB, each *braced wall panel* and shall be at least 96 inches (2438 mm) in length where applied to one face of a *braced wall panel* and at least 48 inches (1219 mm) where applied to both faces. For Methods DWB, WSP, SFB, PBS, PCP and HPS, for purposes of computing the length of panel bracing required in Tables R602.10.1.2(1) and R602.10.1.2(2), the effective length of the *braced wall panel* shall be equal to the actual length of the panel. When Method GB panels are applied to only one face of a *braced wall panel*, bracing lengths required in Tables R602.10.1.2(1) and R602.10.1.2(2) for Method GB shall be doubled.

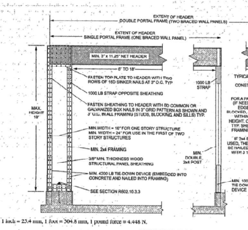
Exceptions:

1. Lengths of *braced wall panels* for continuous sheathing methods shall be in accordance with Table R602.10.4.2.
2. Lengths of Method ABW panels shall be in accordance with Sections R602.10.3.2.
3. Length of Methods PFH and PFG panels shall be in accordance with Section R602.10.3.3 and R602.10.3.4 respectively.
4. For Methods DWB, WSP, SFB, PBS, PCP and HPS in Seismic Design Categories A, B, and C: Panels between 36 inches (914 mm)and 48 inches (1219 mm) in length shall be permitted to count towards the required length of bracing in Tables R602.10.1.2(1) and R602.10.1.2(2), and the effective contribution shall comply with Table R602.10.3.



For SI: 1 inch = 25.4 mm.

FIGURE R602.10.3.2
ALTERNATE BRACED WALL PANEL



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

FIGURE R602.10.3.3
METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS

TABLE R602.10.4.1
CONTINUOUS SHEATHING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA
CS-WSP	Wood structural panel	$^3/_8$"		6d common (2" × 0.113") nails at 6" spacing (panel edges) and at 12" spacing (intermediate supports) or 16 ga. × $1^3/_4$ staples at 3" spacing (panel edges) and 6" spacing (intermediate supports)
CS-G	Wood structural panel adjacent to garage openings and supporting roof load only[a,b]	$^3/_8$"		See Method CS-WSP
CS-PF	Continuous portal frame	See Section R602.10.4.1.1		See Section R602.10.4.1.1

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 47.89 Pa.
a. Applies to one wall of a garage only.
b. Roof covering dead loads shall be 3 psf or less.

R602.10.4.3 Length of bracing for continuous sheathing. *Braced wall lines* with continuous sheathing shall be provided with *braced wall panels* in the length required in Tables R602.10.1.2(1) and R602.10.1.2(2). Only those full-height *braced wall panels* complying with the length requirements of Table R602.10.4.2 shall be permitted to contribute to the minimum required length of bracing.

R602.10.4.4 Continuously sheathed braced wall panel location and corner construction. For all continuous sheathing methods, full-height *braced wall panels* complying with the length requirements of Table R602.10.4.2 shall be located at each end of a *braced wall line* with continuous sheathing and at least every 25 feet (7620 mm) on center. A minimum 24 inch (610 mm) wood structural panel corner return shall be provided at both ends of a *braced wall line* with continuous sheathing in accordance with Figures R602.10.4.4(1) and R602.10.4.4(2). In lieu of the corner return, a hold-down device with a minimum uplift design value of 800 pounds (3560 N) shall be fastened to the corner stud and to the foundation or framing below in accordance with Figure R602.10.4.4(3).

Exception: The first *braced wall panel* shall be permitted to begin 12.5 feet (3810 mm) from each end of the *braced wall line* in Seismic Design Categories A, B and C and 8 feet (2438 mm) in Seismic Design Categories D_0, D_1 and D_2 provided one of the following is satisfied:

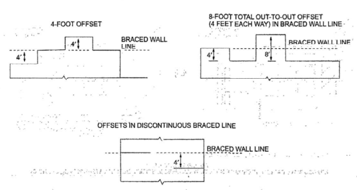
1. A minimum 24 inch (610 mm) long, full-height wood structural panel is provided at both sides of a corner constructed in accordance with Figure R602.10.4.4(1) at the *braced wall line* ends in accordance with Figure R602.10.4.4(4), or
2. The *braced wall panel* closest to the corner shall have a hold-down device with a minimum uplift design value of 800 pounds (3560 N) fastened to the stud at the edge of the *braced wall panel* closest to the corner and to the foundation or framing below in accordance with Figure R602.10.4.4(5).

R602.10.5 Continuously-sheathed braced wall line using Method CS-SFB (structural fiberboard sheathing). Continuously sheathed *braced wall lines* using structural fiberboard sheathing shall comply with this section. Different bracing methods shall not be permitted within a continuously sheathed *braced wall line*. Other bracing methods prescribed by this code shall be permitted on other *braced wall lines* on the same *story* level or on different *story* levels of the building.

R602.10.5.1 Continuously sheathed braced wall line requirements. Continuously-sheathed *braced wall lines* shall be in accordance with Figure R602.10.4.2 and shall comply with all of the following requirements:

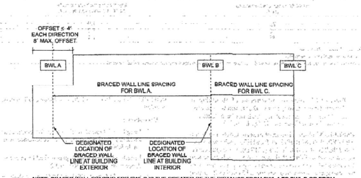
1. Structural fiberboard sheathing shall be applied to all exterior sheathable surfaces of a *braced wall line* including areas above and below openings.
2. Only full-height or blocked *braced wall panels* shall be used for calculating the braced wall length in accordance with Tables R602.10.1.2(1) and R602.10.1.2(2).

R602.10.5.2 Braced wall panel length. In a continuously-sheathed structural fiberboard *braced wall line*, the minimum *braced wall panel* length shall be in accordance with Table R602.10.5.2.



For SI: 1 foot = 304.8 mm.

FIGURE R602.10.1.4(3)
OFFSETS PERMITTED FOR BRACED WALL LINES

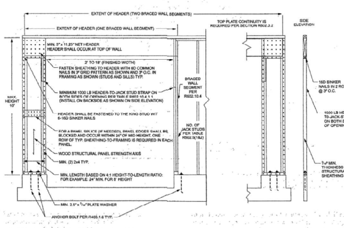


For SI: 1 foot = 304.8 mm.

FIGURE R602.10.1.4(4)
BRACED WALL LINE SPACING

TABLE R602.10.2
INTERMITTENT BRACING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA
LIB	Let-in-bracing	1 × 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing		Wood: 2-8d nails per stud including top and bottom plate metal: per manufacturer
DWB	Diagonal wood boards	$^3/_4$" (1" nominal) for maximum 24" stud spacing		2-8d ($2^1/_2$" × 0.113") nails or 2 staples, $1^3/_4$" per stud
WSP	Wood structural panel (see Section R604)	$^3/_8$"		For exterior sheathing see Table R602.3(3) For interior sheathing see Table R602.3(1)
SFB	Structural fiberboard sheathing	$^1/_2$" or $^{25}/_{32}$" for maximum 16" stud spacing		$1^1/_2$" galvanized roofing nails or 8d common ($2^1/_2$" × 0.131) nails at 3" spacing (panel edges) at 6" spacing (intermediate supports)
GB	Gypsum board	$^1/_2$"		Nails or screws at 7" spacing at panel edges including top and bottom plates; for all braced wall panel locations for exterior sheathing nail or screw size, see Table R602.3(1); for interior gypsum board nail or screw size, see Table R702.3.5
PBS	Particleboard sheathing (see Section R605)	$^3/_8$" or $^1/_2$" for maximum 16" stud spacing		$1^1/_2$" galvanized roofing nails or 8d common ($2^1/_2$" × 0.131) nails at 3" spacing (panel edges) at 6 spacing (intermediate supports)
PCP	Portland cement plaster	See Section R703.6 For maximum 16" stud spacing		$1^1/_2$", 11 gage, $^7/_{16}$" head nails at 6" spacing or $^7/_8$", 16 gage staples at 6" spacing
HPS	Hardboard panel siding	$^7/_{16}$" for maximum 16" stud spacing		0.092" dia., 0.225" head nails with length to accommodate $1^1/_2$" penetration into studs at 4" spacing (panel edges), at 8" spacing (intermediate supports)
ABW	Alternate braced wall	See Section R602.10.3.2		See Section R602.10.3.2
PFH	Intermittent portal frame	See Section R602.10.3.3		See Section R602.10.3.3
PFG	Intermittent portal frame at garage	See Section R602.10.3.4		See Section R602.10.3.4



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

FIGURE R602.10.3.4
METHOD PFG PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

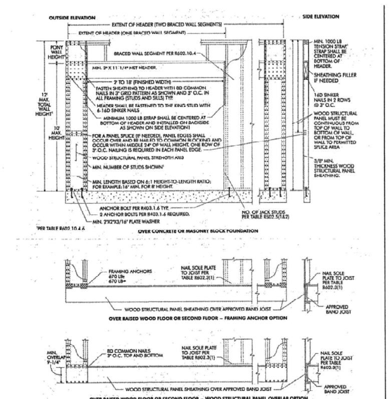
R602.10.4 Continuous sheathing. *Braced wall lines* with continuous sheathing shall be constructed in accordance with this section. All *braced wall lines* along exterior walls on the same *story* shall be continuously sheathed.

Exception: Within Seismic Design Categories A, B and C or in regions where the basic wind speed is less than or equal to 100 mph (45 m/s), other bracing methods prescribed by this code shall be permitted on other *braced wall lines* on the same *story* level or on any *braced wall line* on different *story* levels of the building.

R602.10.4.1 Continuous sheathing braced wall panels. Continuous sheathing methods require structural panel sheathing to be used on all sheathable surfaces on one side of a *braced wall line* including areas above and below openings and gable end walls. *Braced wall panels* shall be constructed in accordance with one of the methods listed in Table R602.10.4.1. Different bracing methods, other than those listed in Table R602.10.4.1, shall not be permitted along a *braced wall line* with continuous sheathing.

R602.10.4.1.1 Continuous portal frame. Continuous portal frame *braced wall panels* shall be constructed in accordance with Figure R602.10.4.1.1. The number of continuous portal frame panels in a single *braced wall line* shall not exceed four. For purposes of resisting wind pressures acting perpendicular to the wall, the requirements of Figure R602.10.4.1.1 and Table R602.10.4.1.1 shall be met. There shall be a maximum of two braced wall segments per header and header length shall not exceed 22 feet (6706 mm). Tension straps shall be installed in accordance with the manufacturer's recommendations.

R602.10.4.2 Length of braced wall panels with continuous sheathing. *Braced wall panels* along a *braced wall line* with continuous sheathing shall be full-height with a length based on the adjacent clear opening height in accordance with Table R602.10.4.2 and Figure R602.10.4.2. Within a *braced wall line* when a panel has an opening on either side of differing heights, the taller opening height shall be used to determine the panel length from Table R602.10.4.2. For Method CS-PF, wall height shall be measured from the top of the header to the bottom of the bottom plate as shown in Figure R602.10.4.1.1.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

FIGURE R602.10.4.1.1
METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION

WAGA ENTERPRISES
ARCHITECTS, LLC

ARCHITECTURE.
SPACE PLANNING.
INTERIOR DESIGN.
CONSTRUCTION SERVICES.

2109 ST. GEORGES AVENUE
RAHWAY, NEW JERSEY 07065
TEL - 732-382-2000
E-FAX - 732-903-2095

PROPOSED DUPLEX RESIDENCE

MR. MICHAEL ROSS
20-22 CHURCH STREET
SEA BRIGHT, NEW JERSEY

PROJECT NO.:	13-094
DATE:	24 MAY 2013
SCALE:	AS SHOWN
DRAWN BY:	MAV/SAG

REVISION:

CONCEPT A	
CONCEPT B	1 AUG 2013
ISSUE CD'S	23 OCT 2013
REISSUE PER B.D.	08 APR 2014
PER OWNR. REQST.	29 MAY 2014
PER OWNR. REQST.	08 AUG 2014
PER OWNR. REQST.	20 OCT 2014
PER OWNER	16 MAY 2016

9

DRAWING DESCRIPTION:
IRC REQUIREMENTS

DRAWING NO.:
C-1

TABLE R603.10.4.1.1
TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES PERPENDICULAR TO 0.1 ASPECT RATIO WALLS[a,b]

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM POINT WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	BASIC WIND SPEED (mph)					
				85	90	100	85	90	100
				Exposure B			Exposure C		
				Tension strap capacity required (lbf)[a]					
2 × 4 No. 3 Grade	8	10	18	1000	1000	1000	1000	1000	1000
			9	1000	1000	1000	1000	1000	1275
	1	10	16	1000	1000	1750	1900	2375	3500
			18	1000	1000	2100	2175	2725	DR
			9	1000	1000	1025	1075	1350	2300
	2	10	16	1525	2025	3125	3200	3900	DR
			18	1875	2400	3575	3700	DR	DR
			9	1000	1000	1000	2075	2125	2750	4000
	2	12	16	2600	3200	DR	DR	DR	DR
			18	3175	3850	DR	DR	DR	DR
	4	12	9	1725	2350	3500	3575	DR	DR
			16	4175	DR	DR	DR	DR	DR
2 × 6 Stud Grade	8	10	0	1000	1000	1000	1225	1575	2550
	2	12	16	1650	2050	2925	3000	3550	DR
			18	2025	2450	3425	3500	4100	DR
	4	12	9	1175	1500	2225	2275	2775	3800
			16	2650	3150	DR	DR	DR	DR
			18	3125	3675	DR	DR	DR	DR

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.
a. DR = design required.
b. Strap shall be installed in accordance with manufacturer's recommendations.

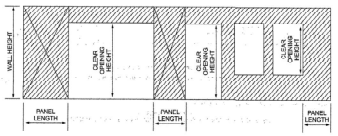
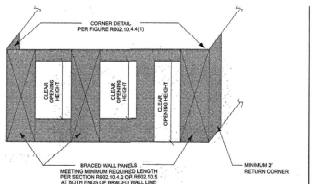
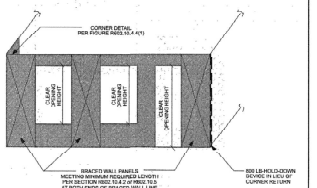


FIGURE R602.10.4.2
BRACED WALL PANELS WITH CONTINUOUS SHEATHING



For SI: 1 foot = 304.8 mm.

FIGURE R602.10.4.4(2)
BRACED WALL LINE WITH CONTINUOUS SHEATHING WITH CORNER RETURN PANEL



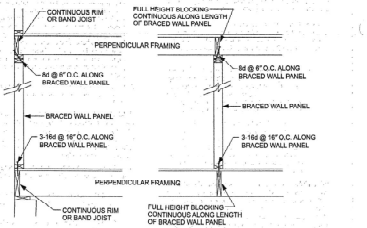
For SI: 1 inch = 25.4 mm, 1 pound = 4.448 N.

FIGURE R602.10.4.4(3)
BRACED WALL LINE WITH CONTINUOUS SHEATHING WITHOUT CORNER RETURN PANEL

of the rafters and perpendicular top plates is between 9½ inches (235 mm) and 15½ inches (387 mm) the rafters shall be connected to the top plates of *braced wall panels* with blocking in accordance with Figure R602.10.6.2(1) and attached in accordance with Table R602.3(1). Where the distance from the top of the roof trusses and perpendicular top plates is between 9½ inches (235 mm) and 15½ inches (387 mm) the roof trusses shall be connected to the top plates of *braced wall panels* with blocking in accordance with Table R602.3(1).

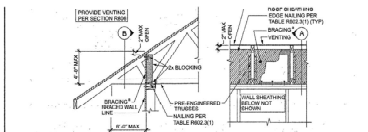
3. For SDC D_1, D_2 and D_3 or wind speeds of 100 miles per hour (45 m/s) or greater, where the distance between the top of rafters or roof trusses and perpendicular top plates is 15¾ inches (387 mm) or less, rafters or roof trusses shall be connected to the top plates of *braced wall panels* with blocking in accordance with Figure R602.10.6.2(1) and attached in accordance with Table R602.3(1).
4. For all seismic design categories and wind speeds, where the distance between the top of rafters or roof trusses and perpendicular top plates exceeds 15½ inches (387 mm), perpendicular rafters or roof trusses shall be connected to the top plates of *braced wall panels* in accordance with one of the following methods.
   4.1. In accordance with Figure R602.10.6.2(2),
   4.2. In accordance with Figure R602.10.6.2(3),
   4.3. With full height engineered blocking panels designed for values listed in American Forest and Paper Association (AF&PA) Wood Frame Construction Manual for One- and Two-Family *Dwellings* (WFCM). Both the roof and floor sheathing shall be attached to the blocking panels in accordance with Table R602.3(1).
   4.4. Designed in accordance with accepted engineering methods.

Lateral support for the rafters and ceiling joists shall be provided in accordance with Section R802.8. Lateral support for trusses shall be provided in accordance with Section R802.10.3. Bottom chord bracing shall be provided in accordance with Section R806.1.



For SI: 1 inch = 25.4 mm.

FIGURE R602.10.4(1)
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



a. METHODS OF BRACING SHALL BE AS DESCRIBED IN SECTION R602.10.3 METHOD DWB, SFB, PBS, PCP OR HPS

FIGURE R602.10.6.2(3)
BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

R602.10.7 Braced wall panel support. *Braced wall panel* support shall be provided as follows:

1. Cantilevered floor joists, supporting *braced wall lines*, shall comply with Section R502.3.3. Solid blocking shall be provided at the nearest bearing wall location. In Seismic Design Categories A, B and C, where the cantilever is not more than 24 inches (610 mm), a full height rim joist instead of solid blocking shall be provided.
2. Elevated post or pier foundations supporting *braced wall panels* shall be designed in accordance with accepted engineering practice.
3. Masonry stem walls with a length of 48 inches (1220 mm) or less supporting *braced wall panels* shall be reinforced in accordance with Figure R602.10.7. Masonry stem walls with a length greater than 48 inches (1220 mm) supporting *braced wall panels* shall be constructed in accordance with Section R403.1 *Braced wall panels* constructed in accordance with Sections R602.10.3.5 and R602.10.5.5 shall not be attached to masonry stem walls.

R602.10.7.1 Braced wall panel support for Seismic Design Category D_0. In one story buildings located in Seismic Design Category D_0, *braced wall panels* shall be supported on continuous foundations at intervals not exceeding 50 feet (15 240 mm). In two-story buildings located in Seismic Design Category D_0, all *braced wall panels* shall be supported on continuous foundations.

Exception: Two-story buildings shall be permitted to have interior *braced wall panels* supported on continuous foundations at intervals not exceeding 50 feet (15 240 mm) provided that:

1. The height of cripple walls does not exceed 4 feet (1219 mm).
2. Foot-floor *braced wall panels* are supported on doubled floor joists, continuous blocking or floor beams.
3. The distance between bracing lines does not exceed twice the building width measured parallel to the *braced wall line*.

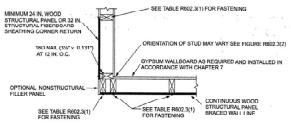
R602.10.8 Panel joints. All vertical joints of panel sheathing shall occur over, and be fastened to common studs. Horizontal joints in *braced wall panels* shall occur over, and be fastened to common blocking of a minimum 1½ inch (38 mm) thickness.

Exceptions:

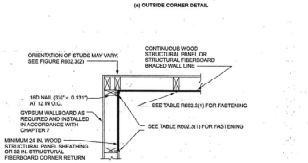
1. Blocking at horizontal joints shall not be required in wall segments that are not counted as *braced wall panels*.
2. Where the bracing length provided is at least twice the minimum length required by Tables R602.10.1.2(1) and R602.10.1.2(2) blocking at horizontal joints shall not be required in *braced wall panels* constructed using Methods WSP, SFB, GB, PBS or HPS.
3. Where Method CS panels are installed horizontally, blocking of horizontal joints is not required.

R602.10.9 Cripple wall bracing. In Seismic Design Categories other than D_0, cripple walls shall be braced with a length and type of bracing as required for the wall above in accordance with Tables R602.10.1.2(1) and R602.10.1.2(2) with the following modifications for cripple wall bracing:

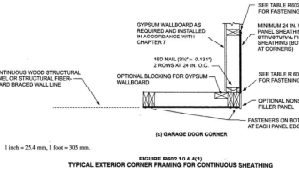
1. The length of bracing as determined from Tables R602.10.1.2(1) and R602.10.1.2(2) shall be multiplied by a factor of 1.15, and
2. The wall panel spacing shall be decreased to 18 feet (5486 mm) instead of 25 feet (7620 mm).



(a) OUTSIDE CORNER DETAIL



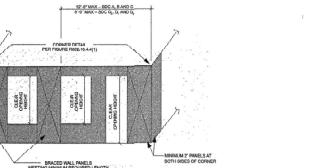
(b) INSIDE CORNER DETAIL



(c) GARAGE DOOR CORNER

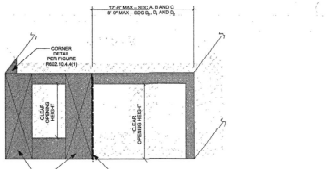
For SI: 1 inch = 25.4 mm, 1 foot = 305 mm.

EXCERPT FROM R602.10.4.4(1)
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING



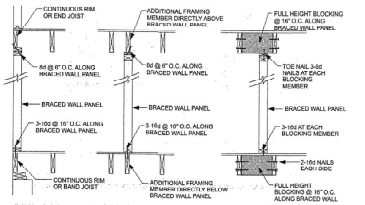
For SI: 1 inch = 25.4 mm.

FIGURE R602.10.4.4(4)
BRACED WALL LINE WITH CONTINUOUS SHEATHING FIRST BRACED WALL PANEL AWAY FROM END OF WALL LINE WITHOUT TIE DOWN



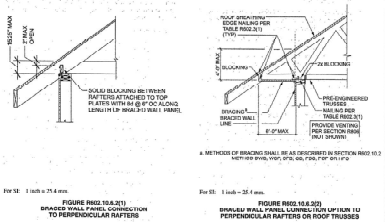
For SI: 1 foot = 305 mm, 1 pound = 4.448 N.

FIGURE R602.10.4.4(5)
BRACED WALL LINE WITH CONTINUOUS SHEATHING—FIRST BRACED WALL PANEL AWAY FROM END OF WALL LINE WITH HOLD-DOWN



For SI: 1 inch = 25.4 mm.

FIGURE R602.10.6(2)
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



a. METHODS OF BRACING SHALL BE AS DESCRIBED IN SECTION R602.10.3 METHOD DWB, WSP, SFB, GB, PBS, PCP OR HPS

For SI: 1 inch = 25.4 mm.

FIGURE R602.10.6.2(1)
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

For SI: 1 inch = 25.4 mm.

FIGURE R602.10.6.2(2)
BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

R602.12.1.4 Minimum length of braced panel. Each *braced wall panel* shall be at least 48 inches (1219 mm) in length, covering a minimum of 3 stud spaces where studs are spaced 16 inches (406 mm) on center and covering a minimum of 2 stud spaced where studs are spaced 24 inches on center.

R602.12.1.5 Alternate braced wall panel. Alternate *braced wall panels* described in Section R602.10.5.7 shall not replace the *braced wall panel* specification of this section.

R602.12.1.6 Continuously sheathed wall bracing. Continuously sheathed provisions of Section R602.10.4 shall not be used in conjunction with the wall bracing provisions of this section.

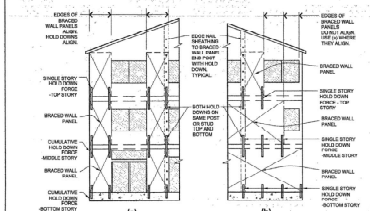
SECTION R603
STEEL WALL FRAMING

R603.1 General. Elements shall be straight and free of any defects that would significantly affect structural performance. Cold-formed steel wall framing members shall comply with the requirements of this section.

R603.1.1 Applicability limits. The provisions of this section shall control the construction of exterior cold-formed steel wall framing and interior load-bearing cold-formed steel wall framing for buildings not more than 60 feet (18 288 mm) long perpendicular to the joist or truss span, not more than 40 feet (12 192 mm) wide parallel to the joist or truss span, and less than or equal to three stories above *grade plane*. All exterior walls installed in accordance with the provisions of this section shall be considered as load-bearing walls. Cold-formed steel walls constructed in accordance with the provisions of this section shall be limited to sites subjected to a maximum design wind speed of 110 miles per hour (49 m/s) Exposure B or C and a maximum ground snow load of 70 pounds per square foot (3.35 kPa).

R603.1.2 In-line framing. Load-bearing cold-formed steel studs constructed in accordance with Section R603 shall be located in-line with joists, trusses and rafters in accordance with Figure R603.1.2 and the tolerances specified as follows:

1. The maximum tolerance shall be ½ inch (19 mm) between the centerline of the horizontal framing member and the centerline of the vertical framing members.
2. Where the centerline of the horizontal framing member and bearing stiffener are located to one side of the centerline of the vertical framing member, the maximum tolerance shall be ¾ inch (5 mm) between the web of the horizontal framing member and the edge of the vertical framing member.



(a) (b)

(a) Braced wall panels stacked (aligned story to story). Use cumulative hold down force.
(b) Braced wall panels not stacked. Use single story hold down force.

FIGURE R602.12
HOLD DOWNS AT EXTERIOR AND INTERIOR BRACED WALL PANELS

WAGA ENTERPRISES
ARCHITECTS, LLC

ARCHITECTURE.
SPACE PLANNING.
INTERIOR DESIGN.
CONSTRUCTION SERVICES.

2109 ST. GEORGES AVENUE
RAHWAY, NEW JERSEY 07065
TEL - 732-382-2000
E-FAX - 732-903-2095

PROPOSED DUPLEX RESIDENCE
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PER OWNER 16 MAY 2016

DRAWING DESCRIPTION:
IRC REQUIREMENTS

DRAWING NO.: C-2

BUILDING DEPARTMENT

CONTRACTOR SHALL HAVE FULL KNOWLEDGE OF AND RESPONSIBILITY FOR ALL CODES, REGULATIONS, LAWS AND ORDINANCES BEARING ON THE CONDUCT OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY VARIANCES FROM THE ABOVE IN DRAWINGS AND SHALL BE RESPONSIBLE IF HE FAILS TO DO SO.

GENERAL CONTRACTOR SHALL FILE DRAWINGS AS REQUIRED WITH LOCAL AUTHORITIES HAVING JURISDICTION AND OBTAIN ALL NECESSARY APPROVALS AND PERMITS.

DEMOLITION

THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF BUILDING OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, FLOOR AND CEILING TILE, PUBLIC TOILETS, ELEVATORS, DOORS, BUCKS, ELECTRICAL SYSTEMS, AIR CONDITIONING EQUIPMENT, PERIPHERAL ENCLOSURES, ETC. (A TEMPORARY FILTER SHALL BE INSTALLED ON THE RETURN AIR DUCT(S) ABOVE THE HUNG CEILING DURING DEMOLITION PHASE)

THE GENERAL CONTRACTOR SHALL INSPECT ALL EXISTING SURFACES AND WHERE, AS A RESULT OF, DEMOLITION, FINISHED SURFACES DO NOT ALIGN, THE EXISTING SURFACES SHALL BE CHOPPED AWAY, NEW CORNER BEADS AND STOPS SHALL BE INSTALLED AND RESURFACED AS A SMOOTH, FLUSH ALIGNED SURFACE.

ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURN TO THE CLIENT OR AS OTHERWISE DIRECTED.

IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, CARPETING, TACKLES, PARTITIONS, ETC.) CAUSES AN UNEVENNESS IN SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.

THE GENERAL CONTRACTOR SHALL CAP AND FLUSH OFF BEHIND FINISH SURFACES ALL PROJECTING PLUMBING, FLOOR MOUNTED ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.

GENERAL CONSTRUCTION

ADDITIONAL WORK, CHANGES AND EXTRA COSTS
IF ANY ADDITIONAL WORK OR CHANGES WILL ADVERSELY AFFECT THE COMPLETION SCHEDULE, THE CONTRACTOR SHALL ADVISE THE ARCHITECT IN WRITING OF SUCH DELAY.

THE OWNER'S WRITTEN AUTHORIZATION MUST BE OBTAINED PRIOR TO THE ORDERING OF ANY MATERIAL, AWARDING OF ANY CONTRACTS, OR THE EXECUTION OF ANY WORK INVOLVING EXTRA COST TO THE CONTRACT SUM.

CLARIFICATIONS, DISCREPANCIES, FIELD VERIFICATION
THE CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO INSURE FULL UNDERSTANDING OF EXACT SCOPE OF WORK. THE ARCHITECT WILL BE AVAILABLE TO REVIEW AND CLARIFY ALL WORK ON SITE AND RESOLVE ANY UNCLEAR ITEMS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE CANNOT COMPLY WITH ANY NOTES CALLED FOR ON THE DRAWINGS OR THE SPECIFICATIONS.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING ANY WORK AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION.

BEFORE WALL CONSTRUCTION BEGINS:
A. ALL PARTITION LINES ARE TO BE CHALKED ON THE FLOOR.
B. ALL DOOR SWING TO BE INDICATED.
C. ELECTRICAL AND TELEPHONE OUTLETS TO BE INDICATED.
D. A REPRESENTATIVE OF THE ARCHITECT IS TO BE PRESENT FOR APPROVAL OF ALL ITEMS LISTED ABOVE.

GENERAL CONTRACTOR COORDINATION WITH SEPARATE CONTRACTORS AND SUBCONTRACTORS

GENERAL CONTRACTOR SHALL COORDINATE AIR CONDITIONING DUCTWORK ELEVATIONS, BEAM DROPS, PIPING AND ANY OTHER OBSTRUCTIONS WITH LIGHTING FIXTURE LOCATIONS AND DEPTHS TO ASCERTAIN THAT PROPER CLEARANCES CAN BE MAINTAINED IN ACCORDANCE WITH REQUIRED FINISHED HUNG CEILING HEIGHTS. THIS COORDINATION SHALL BE BEFORE HUNG CEILING CONSTRUCTION BEGINS AND BEFORE LIGHTING FIXTURES ARE ORDERED. CONTRACTOR SHALL REPORT ANY CONFLICTS OR DISCREPANCIES TO ARCHITECT.

THE CONTRACTOR SHALL COORDINATE ALL WOOD GROUNDS, STEEL SUPPORTS AND ANY OTHER ITEMS WHICH ARE IMBEDDED IN DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATE TO HIS WORK OR THE WORK OF ANY SEPARATE CONTRACTORS. ALL WOOD GROUNDS, BRIDGING, BRACING, FRAMING, ETC., SHALL BE FIRE RETARDED AS CALLED FOR BY BUILDING CODE, AND THE CONTRACTOR MUST SUBMIT AFFIDAVITS OF SUCH FIRE RETARDATION TO THE

THE OWNER OR TENANT RESERVES THE RIGHT TO AWARD OTHER (I.E, SEPARATE) CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THE WORK OF ALL SEPARATE CONTRACTORS TO ASSURE THAT ALL SCHEDULE ARE MET AND THAT THE SEVERAL PARTS COME TOGETHER PROPERLY. IF ANY PART OF THE GENERAL CONTRACTOR'S WORK DEPENDS UPON THE WORK OF ALL SEPARATE CONTRACTOR, THE GENERAL CONTRACTOR SHALL INSPECT AND PROMPTLY REPORT TO THE ARCHITECT ANY DEFECTS IN SUCH WORK THAT RENDER IT UNSUITABLE FOR PROPER EXECUTION AND RESULTS. THE GENERAL CONTRACTOR SHALL AFFORD SEPARATE CONTRACTORS REASONABLE ACCESS AND OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIAL AND THE EXECUTION OF THEIR WORK.

MISCELLANEOUS

WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AT COLUMNS OR BEAMS NEW FIREPROOFING SHALL BE INSTALLED TO COMPLY WITH THE REQUIRED FIRE RATING. GENERAL CONTRACTOR TO VERIFY IN THE FILED.

CONTRACTOR'S RESPONSIBILITY PRIOR TO SUBMISSION OF BIDS.

THE GENERAL CONTRACTOR AND ALL HIS SUBCONTRACTORS SHALL CAREFULLY INSPECT THE PREMISES AND THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS BEARING ON THEIR BIDS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND BID DOCUMENTS PRIOR TO BID SUBMISSION.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY OF THE ABOVE CAN NOT BE ACHIEVED IN WHOLE OR IN THE PART PRIOR TO BID. SUBMISSION NO EXTRA CHARGES ACCEPTED DUE TO AN INCOMPLETE FIELD OBSERVATION.

SITEWORK/EARTHWORK

SITE WORK INCLUDES ALL ASPECTS OF SOIL MOVEMENT, PREPARATION SOIL CONDITIONING, PAVING, AND GRASS SEEDING ASSOCIATED WITH PROJECT.

SITE WORK INCLUDES ALL REGULATORY ASPECTS OF THE WORK INCLUDING SOIL RETENTION PROCEDURES. EXCAVATION APPROVALS AND PERMITS AS MAY BE REQUIRED.

SITE WORK INCLUDES ALL SOIL WORK RELATED TO FOUNDATIONS, SLABS AND UTILITIES, PROVIDE ALL NECESSARY TRENCHING, GRADING, BACKFILLING AND COMPACTION.

TREAT SOIL WITH APPROVED INSECTICIDES AT FOUNDATION AND CRAWL SPACE AREAS. USE MANUFACTURES DISTRIBUTION RECOMMENDATIONS.

STRIP OFF AND CONSERVE ALL TOP SOIL IN AREAS TO BE DISTURBED.

PROVIDE A STABILIZED STONE SUB-BASE FOR CONSTRUCTION ACCESS IN THE LOCATION OF THE PROPOSED DRIVEWAY.

SEED WITH QUALITY MIX. GRASS SEED AND MAINTAIN ALL DISTURBED AREAS TO PROMOTE NEW LAWNS FOR A PERIOD NOT LESS THEN 30 DAYS.

MASONRY AND CONCRETE NOTES:

MASONRY AND CONCRETE WORK INCLUDES ALL CONSTRUCTION EMPLOYING STONE, BRICK, CONCRETE MASONRY UNITS, AND POURED CONCRETE, AND INCLUDES ALL ASSOCIATED MATERIALS, LABOR AND EQUIPMENT FOR THE WORK.

CONCRETE AND MASONRY WORK INCLUDES ALL GARAGE, CRAWL SPACE AND BASEMENT SLABS, PARTIAL FOUNDATION AND BUILDING WALLS, RETAINING WALLS, OR OTHER WORK AS APPROPRIATE TO THE TRADE, INCLUDING ALL COORDINATION WITH OTHER TRADES AS TO EXCAVATION, GRADING, UTILITIES, ETC.

MASONRY AND CONCRETE WORK INCLUDES ALL REINFORCING CALLED FOR OR AS NORMALLY PROVIDED INCLUDING ALL REBAR, STEEL LINTELS AND WIRE MESH.

ALL CONCRETE SHALL BE MIN. 3000 PSI. UNLESS OTHERWISE INDICATED.

ALL CONCRETE MASONRY UNITS AND BRICK ARE TO BE RUNNING BOND UNLESS OTHERWISE INDICATED.

PROVIDE FOUNDATION DAMP ROOFING (2) HOT ASPHALTIC COATING OR OTHER APPROVED SYSTEMS.

PROVIDE RADON MITIGATION MEASURES AS REQUIRED BY LOCAL CODE OFFICIAL AND AS CALLED FOR IN THE DRAWINGS.

PROVIDE # 4 VERT. REBAR AT 8'-0" O.C. AT ALL CORNERS, AND ON BOTH SIDES OF ALL MASONRY WALL OPENINGS, POUR SOLID AT ALL REBAR LOCATIONS FOR MIN. 16"

PROVIDE HORIZ. TRUSS TYPE REINFORCING EVERY OTHER BLOCK COURSE.

PARTITIONS

DRYWALLS, FURRING AND SOFFITS SHALL BE ERECTED PER THE INSTALLATION INSTRUCTION AND METHODS PUBLISHED BY THE MANUFACTURES AND AS SHOWN IN THE DRAWINGS, AND /OR AS REQUIRED BY BUILDING CODE.

THE PARTITION CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER TRADES. WHERE PARTITIONS ARE IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC., THIS CONTRACTOR SHALL PROVIDE ALL NECESSARY BRIDGING AND BRACING REQUIRED TO SECURE DRY WALL AND TO MAINTAIN FIRE AND OR SOUND RATING WHERE REQUIRED.

UNLESS OTHERWISE NOTED, ALL DIMENSIONS FOR PARTITIONS ARE FROM FINISH TO FINISH.

WALLS SHOWN ALIGNED WITH BASE BUILDING STRUCTURE SHALL BE FLUSH AND SMOOTH WITH BASE BUILDING STRUCTURE UNLESS OTHERWISE INSTRUCTED.

THE GENERAL CONTRACTOR SHALL COORDINATE WITH MILLWORK CONTRACTOR TO PROVIDE ALL LINE AND GRADE MARKING ON FINISHED FLOOR FOR PARTITIONS AND APPROVE PRIOR TO PROCEEDING WITH ANY WORK.

FINISH NOTES

DO NOT START THE APPLICATION OR INSTALLATION OF ANY FINISH MATERIAL WITHOUT ENSURING THE SUBSTRATE IS ACCEPTABLE AND PROPERLY PREPARED.

ALL FINISH FLOORING WORK INCLUDES LEVELING BETWEEN FLOORS WITH SMALL VARIATION IN FINISH FLOOR HEIGHTS. FINISH FLOORING WORK INCLUDES PROVIDING AND INSTALLING UP TO 5/8" THICKNESS PLYWOOD AS MAY BE REQUIRED THROUGHOUT ROOMS FOR FLUSH FINISH FLOORS.

INSTALLATION OF FINISHES, INTERIOR AND EXTERIOR, SHALL BE IN STRICK ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

GYPSUM BOARD INSTALLATION INCLUDES TAPING AND SPARKLING, CORNER BEAD AT ALL CORNERS, J-CHANNEL OR OTHER METAL TRIM WHERE GYP. BD. ABUTS A DIFFERENT MATERIAL.

DOORS AND HARDWARE

ALL DOORS SHALL HAVE A 1 1/4" UNDERCUT AT CARPET AND 3/4" UNDERCUT AT V.C.T., UNLESS OTHERWISE NOTED.

PROVIDE ALL NEW HARDWARE AS REQUIRED FOR A COMPLETE JOB AS SHOWN OR CALLED FOR ON THESE DRAWINGS OR WHICH MAY BE REASONABLY INFERRED THEREFROM.

ALL LOCK SETS SHALL BE CODED AND /OR KEYED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENANT AND LANDLORD. CODES AND/OR KEYS ARE TO BE DELIVERED TO THE TENANT PROPERLY TESTED AND/OR TAGGED.

INSTALLATION OF ALL HARDWARE NECESSARY TO COMPLETE THE JOB IN EVERY RESPECT SHALL BE INCLUDED. INCLUDE THE INSTALLATION OF LATCH SETS, LOCK SETS, HINGES, KNOBS, ROSETTES, PULLS, CLOSERS, DOOR STOPS, CLOSET DOOR HARDWARE AND ALL OTHER ITEMS NOT SPECIFICALLY MENTIONED BUT NECESSARY TO COMPLETE THE JOB IN EVERY RESPECT.

THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL DOORS AND BUCKS TO PREVENT DENTING, SCRATCHING OR MARRING OF THE FINISHED SURFACES DURING THE CONSTRUCTION PERIOD. SHOULD SUCH DAMAGE OCCUR, THE GENERAL CONTRACTOR SHALL BE REQUIRED TO REPLACE AT HIS SOLE COST AND EXPENSE AND ANY DAMAGED DOORS AND BUCKS.

WOODWORKING

CONTRACTOR TO CONFORM TO BUILDING REGULATIONS, AND ALL APPLICABLE CITY CODES AND ORDINANCES ALL WOOD TO BE FIREPROOFED.

FINISHING AND INSTALLATION SHALL BE INCLUDED IN THE WORK.

ALL WORK SHALL BE DONE BY SKILLED CRAFTSMEN IN THE FIRST CLASS, CLEAN AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE BEST TRADE PRACTICE

ALL JOINTS SHALL BE TIGHT AND STRONG, AND FORMED TO CONCEAL SHRINKAGE.

ALL WORK SHALL BE ERECTED PLUMB AND LEVEL.

ALL WOOD SHALL BE FINISHED SMOOTH AND FREE FROM MARKS WHICH WILL SHOW THROUGH FINISH.

ALL EXPOSED PLYWOOD EDGES SHALL HAVE EDGE OF HARD WOOD CORRESPONDING TO ADJACENT VENEER.

ALL PAINTING IF ANY SHALL BE LACQUER APPLIED BY SPRAYING IN SHOP, IN ACCORDANCE WITH BEST PRACTICE, UNLESS OTHERWISE NOTED.

PROVIDE BLOCKING AND ANCHORS AS REQUIRED FOR SECURING WORK INCLUDE THE SUPPLY AND INSTALLATION OF ALL CABINETS HARDWARE. PLACE.

ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL BEFORE STARTING WORK.

SAMPLES OF ALL FINISHES TO BE SUBMITTED FOR APPROVAL.

CONTRACTOR IS RESPONSIBLE TO SEE THAT ALL WOODWORK, MATERIALS AND CABINETS ARE DELIVERED TO JOB SITE.

CONTRACTORS TO HAVE ALL FIREPROOF WOOD LABORATORY TESTED AND APPROVED BY THE BUILDING DEPARTMENT.

CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB, AND TO REPORT ALL DISCREPANCIES TO ARCHITECT.

THE GENERAL CONTRACTOR SHALL REVIEW ALL WOODWORK DETAILS TO DETERMINE WHAT ITEMS RELATED TO WOODWORK ARE HIS RESPONSIBILITY TO PROVIDE. (E.G. WOOD HEADERS ABOVE HUNG CEILING FOR SPECIAL PARTITIONS, CORNER BEADS AND MOLDING FOR ACOUSTICAL PLASTER, BASE, ETC.,)

MATERIALS AND WORKMANSHIP OF ALL CABINETWORK AND FINISHED WOODWORK SHALL COMPLY WITH ARCHITECTURAL WOODWORK INSTITUTE CUSTOM GRADE STANDARD OR BETTER.

PAINT AND WALL COVERING

ALL SURFACES TO BE PAINTED OR TO RECEIVE WALL COVERING SHALL PRESENT A TRUE, SMOOTH, LEVEL FINISH AND SHALL BE CLEANED FREE FROM ALL GRIT GREASE, DIRT AND LOOSE MATERIAL AND ALL SCRATCHES, CRACKS, OPEN JOINTS, HOLES AND OTHER DEFECTS, SHALL BE PROPERLY CUT OUT, SPARKLED, BROUGHT TO A SMOOTH, EVEN FINISH AND GIVEN A PRIME COAT AS SPECIFIED FOR THE AFFECTED WORK. PLASTER WORK SHALL BE CLEANED WITH STEEL WOOL AND PRIME. RUSTED SURFACES SHALL BE CLEANED DOWN TO BARE MATERIAL WITH STEEL WOOL OR EMERY CLOTH AND PRIME.

ALL WORK SHALL HAVE ONE (1) PRIME COAT AND MINIMUM OF TWO (2) FINISH COATS OF PAINT UNLESS OTHERWISE NOTED.

COMPLETE LENGTH OF WALL COVERING SHALL BE INSPECTED IMMEDIATELY UPON RECEIPT AND BEFORE INSTALLATION BY CONTRACTOR TO MAKE CERTAIN THAT IT IS FREE OF DEFECTS OF ANY KIND AND IN THE CORRECT QUANTITY, WIDTHS, PATTERN AND COLOR, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT BY PHONE AND IN WRITING OF ANY DEVIATION NOTED.

ALL VINYL BASE IS TO BE BUILDING STANDARD UNLESS OTHERWISE NOTED. PROVIDE STRAIGHT BASE IN CARPETED AREAS AND COVE INSTALL TILE AREAS.

ALL CARPET SHALL BE BY OTHERS EXCEPT AS OTHERWISE NOTED.

CONCRETE SUBFLOOR TO BE LEVELED AND PREPARED AS REQUIRED FOR PROPER INSTALLATION OF FINISHED FLOORING IN ACCORDANCE WITH BEST TRADE PRACTICES.

UPON COMPLETION, ALL WORK SHALL BE CLEANED BY CONTRACTOR, REMOVING ALL SPOTS OF ADHESIVE AND SURFACE STAINS AND ALL SCRAPS. CARTON AND CONTAINERS SHALL BE REMOVED FROM THE BUILDING.

LIGHTING AND ELECTRICAL

ALL ELECTRICAL WORK SHALL BE BY A LICENSED ELECTRICIAN.

THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LIGHTING FIXTURES AND ELECTRICAL WORK AS SHOWN OR IMPLIED ON ALL DRAWINGS AND NOTES. THE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER, NATIONAL BOARD OF FIRE UNDERWRITERS, PUBLIC UTILITIES COMPANY, TELEPHONE COMPANY, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

ALL MATERIALS REQUIRED SHALL CONFORM WITH THE STANDARDS OF UNDERWRITERS LABORATORIES, INC., IN EVERY CASE WHERE SUCH A STANDARD HAS BEEN ESTABLISHED FOR THE PARTICULAR TYPE OF MATERIAL IN QUESTION, UNLESS OTHERWISE NOTED.

THE ELECTRICAL CONTRACTOR SHALL SUBMIT CUTS OF ALL FIXTURES BEFORE PROCEEDING WITH WORK.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY LIGHTING FOR ALL TRADES, AS REQUIRED.

INSTALL EXIT SIGNS AND EMERGENCY LIGHT AS REQUIRED.

OFFSET WALL RECEPTACLES LOCATED BACK TO BACK A MIN. OF 3". ALL SWITCHES AND/OR DIMMERS LOCATED SIDE BY SIDE TO BE GANGED WITHIN A SINGLE PLATE UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL CONFIRM TELEPHONE /DATA INSTALLATION REQUIREMENTS AS REQUIRED BY LOCAL TELEPHONE COMPANY AND OWNER'S/TENANT'S TELEPHONE/DATA CONSULTANT OR INSTALLER

ELECTRICAL CONTRACTOR SHALL PROVIDE NEW CONDUIT AND RISER AS REQUIRED BY TELEPHONE COMPANY.

THE ELECTRICAL LAYOUT IS SCHEMATIC ONLY AND SHALL BE INSTALLED AS PER ALL APPLICABLE CODE REQUIREMENTS OR AS OTHER REQUIRED BY THE CONSTRUCTION DOCUMENTS, NORMAL TRADE PRACTICE OR OTHER AGREEMENT.

ALL ELECTRICAL WORK IS THROUGH TO COMPLETE INSTALLATION INCLUDING ALL LABOR, EQUIPMENT, AND MATERIALS FOR DISTRIBUTION SYSTEM AND PANEL BOARDS, WIRING, HARD WIRE CONNECTIONS, FIXTURES, BULBS, PLATES, ETC.

PROVIDE GROUND FAULT INTERRUPT OUTLETS WITHIN SIX FEET OF ANY WATER SOURCE IN GARAGES, IN BASEMENTS. AND AS INDICATED ON PLAN (GFI)

PLUMBING NOTES

ALL PLUMBING WORK SHALL BE BY A LICENSED PLUMBER.

ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.

PLUMBING WORK INCLUDES ALL SUPPLY, WASTE AND VENT PIPING, PROVISION AND COMPLETE INSTALLATION OF FIXTURES, SHUTOFF VALVES FOR EACH FIXTURE GROUP, PROVISION AND COMPLETE INSTALLATION OF ANY REQUIRED HOT WATER HEATER.

PLUMBING WORK INCLUDES ALL NATURAL GAS AND PROPANE PIPING, INCLUDING SERVICE CONNECTION TO ALL GAS APPLIANCES AND FURNACES.

WASTE PIPING SHALL BE APPROVED PVC, SUPPLY PIPING SHALL BE TYPE "K" OR "L" COPPER PIPE.

WOOD, FRAMING AND CARPENTRY

ALL STRUCTURAL WOOD MEMBERS SHALL BE NO. 2 DOUGLAS FIR OR EQUAL

ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED UNLESS OTHERWISE NOTED ON THE DRAWINGS.

ALL INTERIOR TRIM SHALL BE PAINT GRADE PINE, CONSULT OWNER FOR UPGRADE TO CLEAR, STAIN-GRADE WOOD. CONSULT MATERIAL QUALITY NOTES FOR ADDITIONAL REQUIREMENTS.

PROVIDE DOUBLE MEMBERS AROUND ALL FRAMED OPENING.

PROVIDE SOLID BLOCKING AT ALL CANTILEVERS, PERPENDICULAR WALLS ABOVE AND OTHER CONCENTRATED LOADS.

DOUBLE BRIDGING AT 8'-0" O.C. MAXIMUM.

PROVIDE ALL WORK INDICATED AS CABINETRY, BUILT-IN CABINETRY, VANITIES, SHELVES OR MANTELS, AND/OR COORDINATE CARPENTRY WITH TILE OR GRANITE WORK AS APPROPRIATE.

HVAC MECHANICAL NOTES

ALL HEATING, COOLING AND VENTILATION WORK SHALL BE BY A QUALIFIED SUBCONTRACTOR WITH AT LEAST 3 YEARS OF EXPERIENCE IN SIMILAR WORK PROJECTS.

WORK OF THE CONTRACT INCLUDES ALL WORK REQUIRED FOR A COMPLETELY INSTALLED, FUNCTIONING, BALANCED AND TESTED HVAC SYSTEM. WORK OF THIS CONTRACT ALSO INCLUDES PROVIDING ALL HEATERS, RADIATORS, REGISTERS, DUCTWORK AND ANY OTHER ACCESSORIES MADE NECESSARY BY THE WORK OF THIS CONTRACT.

SUBCONTRACTOR SHALL CHECK AND VERIFY UNIT CAPACITIES AND DEMAND LOADS FOR BOTH NEW AND EXISTING UNITS.

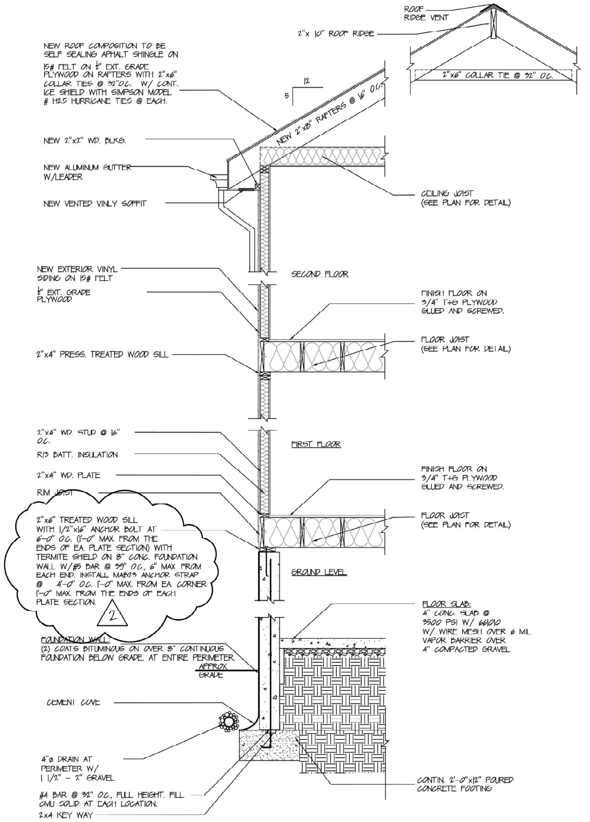
ALL EXHAUST FANS SHALL VENT DIRECTLY TO THE EXTERIOR.

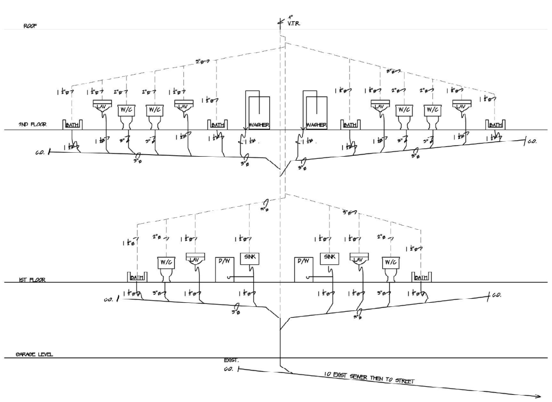
MATERIAL COSTS AND QUALITY

WHERE MATERIALS ARE NOT VISIBLE THEIR QUALITY OR GRADE SHALL BE BASED ON CODE COMPLIANCE, PERFORMANCE STANDARDS, OR AS INDICATED IN THE DRAWINGS OR NOTES.

FOR ELECTRICAL COMPONENTS AND FIXTURES ASSUME QUALITY STANDARD GRADE PLASTIC QUIET SWITCHES, OUTLETS AND COVERPLATES, PROVIDE MANUFACTURER'S QUALITY STANDARD LINE AND CONFORMANCE WITH ALL APPLICABLE CODES.

FOR PLUMBING COMPONENTS AND FIXTURES ASSUME QUALITY STANDARD GRADE FIXTURES AND FAUCETS. PROVIDE MANUFACTURER'S QUALITY STANDARD LINE AND CONFORMANCE WITH ALL APPLICABLE CODES





2009 NEW JERSEY IRC CODE REQUIREMENTS

NJUCC REQUIREMENTS	
USE GROUP	R-5
CONSTRUCTION TYPE	5A
DESIGN LOADS - LIVE	
LIVING	40 PSF
BEDROOM	30 PSF
ROOF	30 PSF
DECK/TERRACE	60 PSF
WIND	120 MPH
SNOW	20 PSF
SEISMIC	1.0
AREA	
GROUND FLOOR	2,016 SF
FIRST FLOOR	2,016 SF
SECOND FLOOR	2,016 SF
VOLUME - NEW	54,432 CF

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
$ 'x'	SINGLE POLE SWITCH WITH CIRCUITING DESIGNATION
(C)	CARBON MONOXIDE DETECTOR TO BE HARDWIRED WITH BATTERY BACKUP
	COMBO SMOKE/CARBON DETECTOR TO BE HARDWIRED WITH BATTERY BACKUP
(S)	SMOKE DETECTOR TO BE HARDWIRED WITH BATTERY BACKUP
('x')	RECESSED LIGHT WITH SWITCH DESIGNATION
	CEILING MOUNTED LIGHT FIXTURE ON A SINGLE POLE (PHOTOCELL @ CORRIDORS)
	CEILING MOUNTED COMBINATION LIGHT FIXTURE/EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	ELECTRICAL OUTLET
GFI	ELECTRICAL OUTLET - GROUND FAULT INTERRUPTER
	CEILING FAN

1 2 3

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2109 ST. GEORGES AVENUE
RAHWAY, NEW JERSEY 07065
TEL - 732-382-2000
E-FAX - 732-903-2095

PROPOSED DUPLEX RESIDENCE

MR. MICHAEL ROSS

20-22 CHURCH STREET

SEA BRIGHT, NEW JERSEY

PROJECT NO.:	13-094
DATE:	24 MAY 2013
SCALE:	AS SHOWN
DRAWN BY:	MAV/SAG

REVISION:	
CONCEPT A	
CONCEPT B	1 AUG 2013
ISSUE CD'S	23 OCT 2013
REISSUE PER B.D.	08 APR 2014
PER OWNR. REQST.	29 MAY 2014
PER OWNR. REQST.	08 AUG 2014
PER OWNR. REQST.	20 OCT 2014
PER OWNER	16 MAY 2016

DRAWING DESCRIPTION:
GENERAL NOTES
ELECTRICAL LEGEND
NJUCC REQUIREMENTS
TYP. WALL SECTION
PLUMBING RISER DIAGRAM

DRAWING NO.:
GN