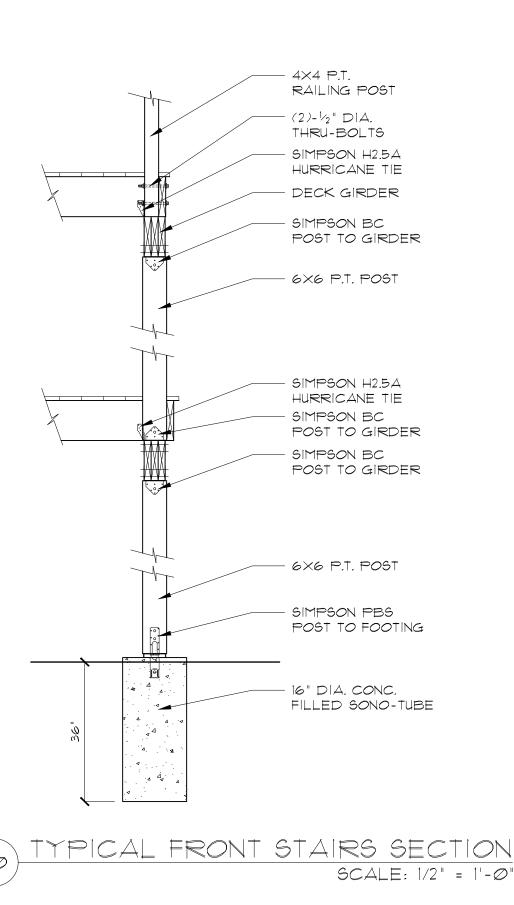
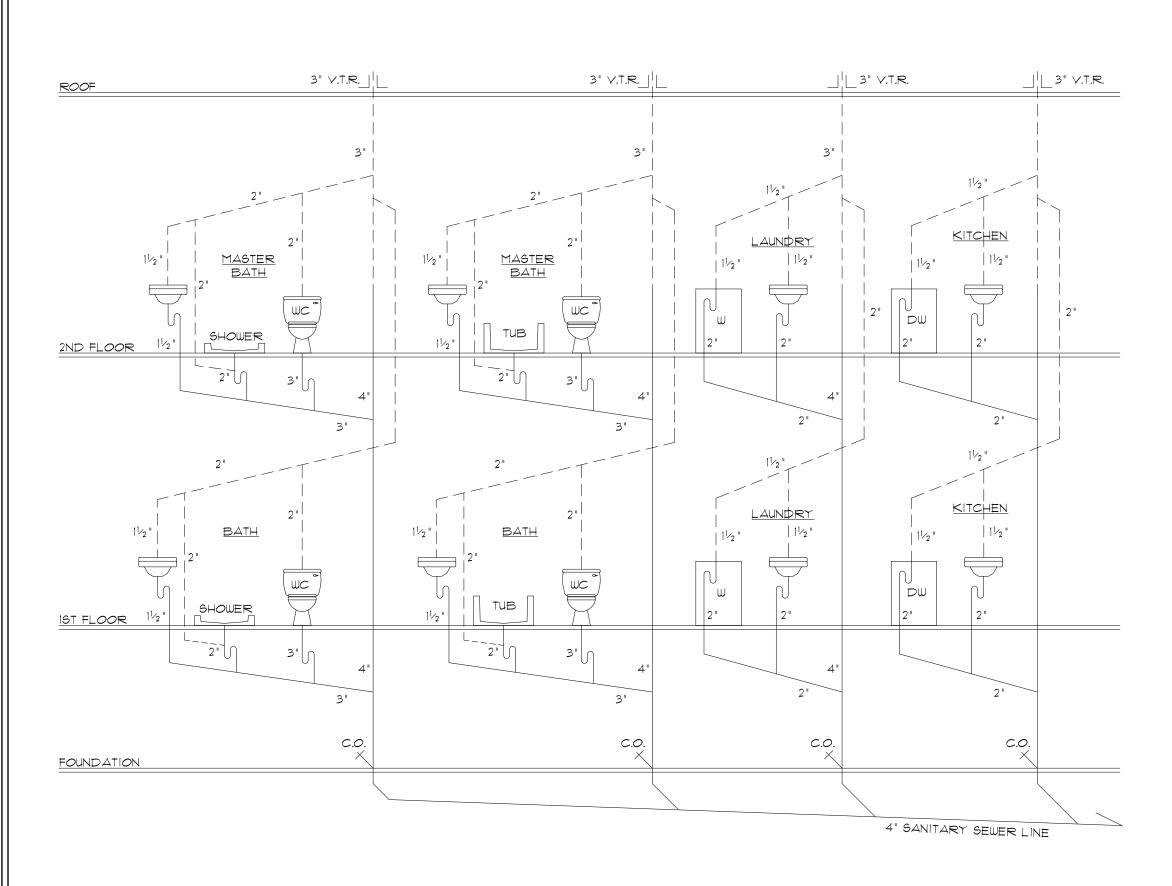
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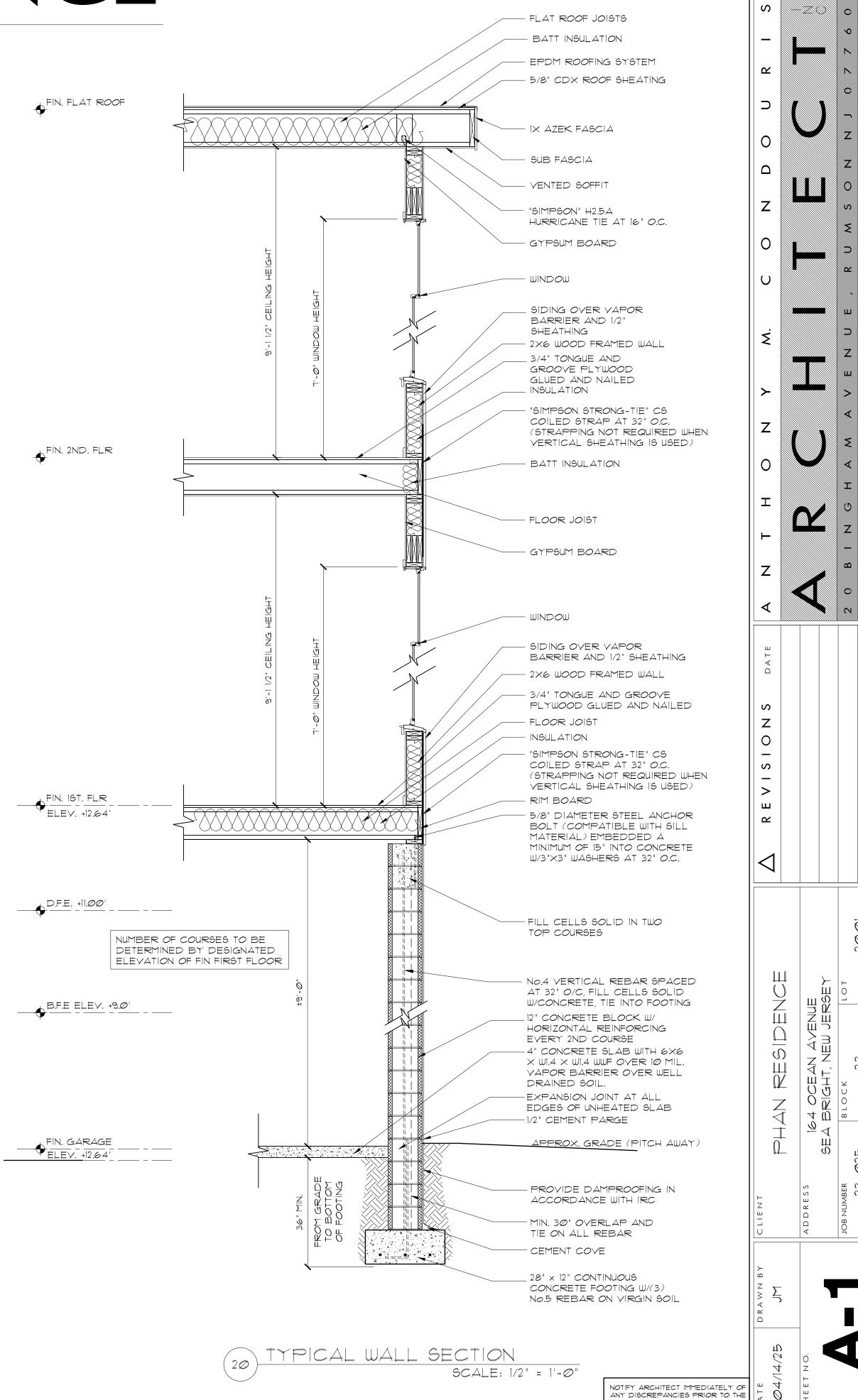
164 OCEAN AVENUE SEA BRIGHT, NEW JERSEY BLOCK 33 ~ LOT 20.01





BUILDING DEPARTMENT DATA						
	COMBINED					
HABITABLE SPACES						
FIRST FLOOR	1,806 SQ. FT.					
SECOND FLOOR	1,806 SQ. FT.					
TOTAL	3,612 SQ. FT.					
VOLUME	55,685 CU. FT.					
CONSTRUCTION CLASS	5B					
USE GROUP	R-5					

CALCULATING CONSTRUCTION COSTS



START AND COMPLETION OF WORK.

PLUMBING RISER DIAGRAM

N.T.S.

INSTRUCTIONS TO CONTRACTORS:

EACH CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED WORK AND FULLY ACQUAINT THEMSELVES WITH THE CONDITIONS AS THEY EXIST. ALL AREAS AND DIMENSIONS ARE INDICATED ON THE DRAWINGS AS ACCURATELY AS POSSIBLE, HOWEVER ALL CONDITIONS SHALL BE VERIFIED BY EACH CONTRACTOR AND/OR SUBCONTRACTOR ON SITE. THE SUBMISSION OF A BID SHALL ACKNOWLEDGE THAT THE CONTRACTOR HAS PROVISIONS FOR OPERATING UNDER THE CONDITIONS AS THEY EXIST AT THE SITE. (NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS.) THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD, AND NOTIFY THE ARCHITECT, ANTHONY M. CONDOURIS ARCHITECT, INC., OF ANY DISCREPANCIES, CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SUPPORTS FOR WALLS AND FLOORS PRIOR TO THE COMPLETION OF LATERAL AND VERTICAL LOAD SYSTEMS. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ALL DISCREPANCIES, ERRORS OR OMISSIONS INDICATED ON THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCEMENT OF ANY SUCH WORK. ALL RECONSTRUCTION COSTS, RESULTING FROM THE CONTRACTORS FAILURE TO PROVIDE SUCH NOTIFICATION, SHALL BE AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITING OF THE RESIDENCE UPON THE PROPERTY IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS AND TO FURTHER COMPLY WITH ALL REGULATIONS CONCERNING SUCH SITING. THE CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT AND OWNER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY FEES, ARISING OUT OF THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.

THESE DRAWINGS ARE THE PROPERTY OF ANTHONY M. CONDOURIS ARCHITECT, INC. THEY ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

PROJECT DATA:

USE GROUP: R-5 CONSTRUCTION CLASSIFICATION: 5B (OR REFER TO COVER SHEET)

TOTAL LOAD 55

APPLICABLE CODES: NJ IRC 2021, REHABILITATION SUBCODE NJUCC NJAC 5:23-6 AND ALL LOCAL CODES

STRUCTURAL DA	TA: (LOAD	S INDICATED IN POUR	NDS PER S	QUARE FOOT AND US	ED TO DES	IGN STRUCTURAL MEN	1BERS)
TYPICAL FLOOR-		BEDROOM FLOOR-		ATTIC W/STORAGE-		ATTIC W/NO STORAGE-	
LIVE LOAD	4Ø	LIVE LOAD	3Ø	LIVE LOAD	20	LIVE LOAD	10
DEAD LOAD	15	DEAD LOAD	15	DEAD LOAD	10	DEAD LOAD	10
TOTAL LOAD	55	TOTAL LOAD	45	TOTAL LOAD	30	TOTAL LOAD	20
ROOF-		DECKS-		BALCONIES-			
LIVE LOAD	20	LIVE LOAD	40	LIVE LOAD	60		
DEAD LOAD	15	DEAD LOAD	15	DEAD LOAD	15		

MEANS OF EGRESS:

TOTAL LOAD 35

DOORS, STAIRS, LANDINGS, HANDRAILS, PASSAGEWAYS ARE DESIGNED AND SPECIFIED TO COMPLY WITH NJ IRC 2021

1. HALLWAYS SHALL NOT BE LESS THAN 36" WIDE.

2. STAIRWAYS SHALL NOT BE LESS THAN 36' IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HEADROOM HEIGHT IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8'.
RISER HEIGHT SHALL BE NOT MORE THAN 8-1/4". TREAD DEPTH SHALL BE NOT LESS THAN 9".

TOTAL LOAD 75

- 3. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT IS MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 30" AND NOT MORE THAN 38". CONTINUITY, HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAILS. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
- 4. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE REQUIRED AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.
- 5. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36" MEASURED IN THE DIRECTION OF TRAVEL. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD, WITH THE EXCEPTION THAT THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 8-1/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. FLOOR ELEVATIONS FOR DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 8-1/4" BELOW THE TOP OF THE THRESHOLD, WITH THE EXCEPTION THAT A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY.

SPECIFICATION SECTIONS

DIVISION 1 - GENERAL REQUIREMENTS

SUMMARY OF WORK

- IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES FOR COMPLETE ERECTION, FABRICATION, INSTALLATION, TESTING AND PROPER OPERATION OF THE PROJECT AS DESCRIBED BY THE FOLLOWING CONTRACT DOCUMENTS.
- 2. PROVIDE ALL ITEMS OF LABOR OR MATERIALS NOT SPECIFICALLY INDICATED, BUT REQUIRED TO COMPLETE THE INTENDED INSTALLATIONS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK UNTIL ITS COMPLETION AND FINAL ACCEPTANCE, AND IN THE EVENT OF ANY DAMAGE, SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT TO THE APPROVAL OF THE CLIENT AND IN A TIMELY FASHION.

SUMMARY OF DRAWING AND CONTRACT INTERPRETATION

- 1. THESE CONTRACT DRAWINGS HAVE BEEN DESIGNED TO BE INTERPRETED BY A QUALIFIED CONTRACTOR.
- DIMENSIONS ARE FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
 DO NOT SCALE PRINTS FOR DIMENSIONS.
- 4. DETAILS DRAWN OF A PARTICULAR ASSEMBLY ARE INTENDED TO REPRESENT ALL SIMILAR CONDITIONS THROUGHOUT THE BUILDING.
- 5. LARGE SCALE DRAWINGS SHALL GOVERN SMALL SCALE DRAWINGS, WHICH THEY ARE INTENDED TO AMPLIFY.
- 6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS. NO DEVIATION, OMISSION, SUBSTITUTION, OR ADDITIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL AND OR /AUTHORIZATION BY THE ARCHITECT OR OWNER. ALL QUESTIONS AND DIRECTIONS SHALL BE THROUGH THE ARCHITECT. ALL DISCREPANCIES AND/OR FIELD CONDITIONS, WHICH ARE IN CONFLICT WITH THE DIRECTIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- 1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY PRIOR TO THE START AND COMPLETION OF WORK.
- 8. THE CONTRACT DOCUMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND ARE INTENDED FOR THE USE IN THIS PROJECT ONLY. THE EXCLUSIVE CLIENTSHIP AND USE OF THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS INCLUDING "ARCHITECTURAL WORKS COPYRIGHT ACT OF 1990."

PROJECT COORDINATION

1. GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SUBCONTRACTORS INCLUDING THOSE CONTRACTED DIRECTLY BY THE OWNER.

REGULATORY REQUIREMENTS

- 1. THESE CONTRACT DOCUMENTS WERE PREPARED IN ACCORDANCE WITH THE NJ IRC 2021.
- CONTRACTOR SHALL APPLY FOR THE CONSTRUCTION PERMITS, CERTIFICATE OF OCCUPANCY/AUTHORIZATION AND ALL
 OTHER PERMITS OR INSPECTIONS REQUIRED. IN ADDITION, ALL OTHER UTILITY HOOK-UPS AND INSPECTION FEES ARE
 THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 3. THE GENERAL CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, KEEP THE SITE CLEAN AND MINIMIZE THE ACCUMULATION OF DEBRIS AND TRASH. ALL DEBRIS SHALL BE KEPT IN A DUMPSTER OR OTHER CONTAINMENT WITH SIDES AND BOTTOM ON THE PROPERTY. AT NO TIME SHALL DEBRIS BE ALLOWED TO ENCROACH ONTO NEIGHBORING PROPERTIES OR STREETS. IN THE CASE OF STORM OR HIGH WINDS, IT IS THE CONTRACTORS RESPONSIBILITY TO COVER AND PROTECT ALL EXPOSED STRUCTURES AND PREVENT ANY DEBRIS OR BUILDING MATERIAL FROM ENTERING THE SURROUNDING COMMUNITY. ALL CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE LIMITED TO THE CONSTRUCTION SITE.
- 4. SUBMISSION OF BID AND CHANGE ORDERS. THE CONTRACTOR AGREES THAT THE SUBMITTED BID ALONG WITH ALLOWANCE AND ALTERNATE PRICES FOR THIS PROJECT IS THE TOTAL PRICE AS PER THE DATED PLANS AND SPECIFICATION ALONG WITH ANY ADDENDUMS WHICH SHALL BE NOTED AND RECEIVED IN THE SUBMISSIONS. ANY REQUESTS FOR CHANGE ORDERS THAT WOULD INCREASE OR DECREASE THE CONTRACT PRICE MUST BE ISSUED BY THE ARCHITECT WITHIN (1) DAYS. THE CHANGE ORDER, IF ACCEPTED, WILL BE ISSUED TO THE CONTRACTOR IN WRITING AND SIGNED BY THE CLIENT WITHIN (5) DAYS. IF THE CLIENT DOES NOT ACCEPT THE CHANGE ORDER AS QUOTED BY THE CONTRACTOR, THE CLIENT WILL NOTIFY THE CONTRACTOR WITHIN (5) DAYS. NO CHANGES TO THE CONTRACT PRICE, EITHER INCREASED OR DECREASED, WILL BE ACCEPTED WITHOUT A WRITTEN AND ACCEPTED CHANGE ORDER AS DESCRIBED BELOW.

TEMPORARY FACILITIES

- 1. GENERAL CONTRACTOR SHALL PROVIDE APPROPRIATE FACILITIES INCLUDING TEMPORARY FENCING, TARPAULINS, TEMPORARY UTILITIES, TELEPHONE AND SANITARY FACILITIES IN ACCORDANCE WITH LOCAL ORDINANCES AS NEEDED
- PREMISES SHALL BE MAINTAINED IN A REASONABLE NEAT AND ORDERLY CONDITION AND KEPT FREE FROM ACCUMULATION OF RUBBISH DURING THE CONSTRUCTION PERIOD. REMOVE CRATES, CARTONS, AND OTHER FLAMMABLE WASTE MATERIALS OR TRASH FROM THE WORK AREA AT THE END OF EACH WORKING DAY.

 CONTRACTOR SHALL SCHEDULE AND PROVIDE FINAL CLEANING UPON COMPLETION OF THE PROPOSED WORK INCLUDED IN THE CONTRACT DOCUMENTS TO ENABLE THE OWNER TO ACCEPT THE PROJECT AT THE LEVEL OF CLEANLINESS GENERALLY PROVIDED BY SKILLED CLEANERS USING COMMERCIAL QUALITY MAINTENANCE EQUIPMENT.

REMOVE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, DEBRIS AND WASTE FROM THE SITE. EXTERIOR DECKS SHALL

BE BROOM CLEAN. PROJECT CLOSE OUT

- CONTRACTOR SHALL PROVIDE AT TIME OF REQUEST FOR FINAL PAYMENT, ALL MANUFACTURERS BULLETINS, CUTS, ALL GUARANTEES AND WARRANTIES ISSUED FOR ALL EQUIPMENT AND SYSTEMS INCORPORATED IN THE WORK.
- 2. WARRANTIES AND BONDS, THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIALS USED IN THIS PROJECT FOR A PERIOD OF (1) YEAR COMMENCING FROM THE DATE OF THE ISSUANCE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION OR THE OWNERS FINAL PAYMENT FOR CONSTRUCTION, ANY DEFICIENCIES THAT BECOME EVIDENT DURING
- 3. HOME OWNER WARRANTY. AT THE TIME OF CLOSING, CONTRACTOR SHALL PROVIDE THE OWNER A NEW HOME WARRANTEE AND BUILDERS REGISTRATION ACT (NJAC 5:25).

THIS (1) YEAR PERIOD SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.

4. RELEASE OF LIENS: CONTRACTOR TO PROVIDE AT TIME OF REQUEST FOR FINAL PAYMENT, A RELEASE OF LIENS.

DIVISION 2 - SITE WORK

- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING SITE AS REQUIRED FOR THE INTENDED WORK. ALL TREES, STUMPS, AND PLANT MATERIALS SHALL BE REMOVED. TOPSOIL REMOVED SHALL BE STORED AND PROTECTED FROM EXCESSIVE EROSION.

 PRIOR TO CONSTRUCTION, A SILT FENCE SHALL BE ERECTED AROUND THE PERIMETER OF SITE DISTURBANCE. FENCE MUST
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY AND ALL DEMOLITION DEBRIS
 RESULTING FROM THE ADDITIONS AND ALTERATIONS AS OUTLINED IN THESE SPECIFICATIONS AND ON THE CONTRACT
 DRAWINGS. ALL DEMOLITION DEBRIS AND CONSTRUCTION DEBRIS SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE AS
 PER THE TOWNSHIP'S REQUIREMENTS.
- 4. THE CONTRACTOR SHALL PROVIDE FOR FINISH GRADING ON LOT PRIOR TO ISSUANCE OF CO AS REQUIRED, AS WELL AS THE RESTORATION OF THE PROPERTY TO THE CONDITION FOUND PRIOR TO CONSTRUCTION UNLESS SPECIFICALLY NOTED OR REQUESTED BY THESE SPECIFICATIONS OR ADDENDUM. ALL GRADING SHALL BE INCLUDED IN THE BASE BID. ALSO INCLUDED SHALL BE THE RE-SEEDING OF ALL GRADED AREA AND THE PLACEMENT OF SALT HAY OVER THE SEED TO PREVENT EPOSION
- 5. ALL EXISTING UTILITIES SHALL BE LOCATED, INCLUDING ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION DURING THE CONSTRUCTION PROCESS INCLUDING EARTHWORK OPERATIONS. ANY DISTURBANCES OR BREAKAGE OF UNCHARTED UTILITIES SHALL BE REPORTED TO THE PROPER AUTHORITIES FOR REPAIR. ANY DAMAGE ASSOCIATED WITH STOPPAGE OF ANY UTILITY IS THE RESPONSIBILITY OF THE CONTRACTOR.

DIVISION 3 - CONCRETE

- 1. ALL CONCRETE FOR GARAGE FLOORS OR PORCHES EXPOSED TO THE WEATHER SHALL BE A MINIMUM 3,500 PSI. ALL CONCRETE FOR FOUNDATION WALLS SHALL BE A MINIMUM 3,000 PSI. (ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS), MADE WITH NORMAL WEIGHT STONE AGGREGATE UNLESS OTHERWISE NOTED.
- 2. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
- 3. ALL GROUT SHALL BE NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.

REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.

4. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM AGIS GRADE 60 AND OF THE SIZE INDICATED IN THE DRAWINGS.

5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 70,000 PSI.

28 DAYS, UNITS SHALL NOT BE INSTALLED PRIOR TO ATTAINING THE REQUIRED 28 DAY STRENGTH.

- DIVISION 4 MASONRY
- 1. CONCRETE MASONRY UNIT. FOUNDATION SHALL BE AS PER DRAWINGS. ALL CMU SHALL BE PLACED AS PER APPLICABLE CODES AND REGULATIONS WITH REINFORCING AS PER DETAILS AND MANUFACTURERS SPECIFICATIONS. PROVIDE HORIZONTAL REINFORCEMENT EVERY OTHER COURSE AND VERTICAL REBAR AS NOTED ON DRAWINGS.
- 2. DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE NATIONAL CONCRETE MASONRY ASSOCIATION AND THE AMERICAN CONCRETE INSTITUTE (ACI 530-08) AS WELL AS THE "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY CONSTRUCTION AND COMMENTARY" LATEST EDITION.
- 3. MASONRY UNITS SHALL BE GRADE N, TYPE I, MEDIUM WEIGHT HOLLOW CONCRETE UNITS CONFORMING TO THE REQUIREMENTS OF ASTM C90. UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F/m) OF 1500 PSI ON THE NET CROSS SECTIONAL AREA AT
- 5. MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S. ALL PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE LIME SHALL CONFORM TO ASTM C201 AND MASONRY CEMENT SHALL CONFORM TO ASTM C91.
- 6. REINFORCEMENT BARS SHALL CONFORM TO ASTM A615-08, GRADE 60. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY THE STRUCTURAL ENGINEER.

<u> DIVISION 5 - METALS</u>

- 1. ALL STEEL SHALL BE A992-50 AND CONFORM TO ASTM STANDARDS. ALL PIECES SHALL BE MANUFACTURED AS PER DETAILS. ALL STEEL SHALL BE INSTALLED AS PER DETAILS ON THE FRAMING PLANS. THERE SHALL BE NO DEVIATION FROM THE SUPPORT TYPES, OR SUBSTITUTIONS FOR ANY STEEL WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
- 2. STRUCTURAL STEEL USED FOR, BUT NOT LIMITED TO LINTELS, BEAMS, TRANSFER BEAMS, FLITCH PLATES, AND COLUMNS SHALL CONFORM TO ASTM STANDARDS.
- 3. STRUCTURAL PIPE SHALL CONFORM TO ASTM A500 TYPE S GRADE B.
- 4. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500.

ANCHOR BOLTS

I. ANCHOR BOLTS SHALL BE CORROSION RESISTANT AND COMPATIBLE WITH SILL MATERIAL, A3ØT STEEL, UNLESS OTHERWISE INDICATED. ANCHOR BOLTS SHALL BE NOT LESS THAN 1/2" DIAMETER AND SPACED AS NOTED IN THE FOLLOWING CONSTRUCTION DOCUMENTS. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES FROM EACH END, AND NOT LESS THAN 1 INCHES FROM THE END OF THE PLATE SECTION. BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. BOLTS SHALL BE EMBEDDED AT LEAST 1 INCHES INTO CONCRETE OR MASONRY.

FASTENERS AND CONNECTIONS

- 1. REFERENCE TABLE R602.3(1) FASTENING SCHEDULE OF NJ IRC 2021.
- 2. ALL COMMON FINISH NAILS AND HANGERS THAT COME IN CONTACT WITH COPPER PRESERVATIVES SUCH AS, BUT NOT LIMITED TO, PRESSURE TREATED., SHALL BE "HOT DIPPED GALVANIZED," "Z-MAX," OR "STAINLESS STEEL" IN ACCORDANCE WITH ASTM A123 AND ASTM A153. ALL OTHER FASTENERS SHALL BE "HOT DIPPED GALVANIZED. ZINC COATED NAILS MAY BE SUBSTITUTED FOR USE WITH PNEUMATIC NAILS BUT MUST BE APPROVED FOR THIS AREA AND APPROVED BY THE BUILDING INSPECTORS OF THE AREA. SIDING NAILS SHALL BE NO.7 MAZE OR APPROVED EQUAL. PROVIDE "SIMPSON HOT DIPPED GALVANIZED" METAL JOIST, BEAM HANGERS AND HURRICANE CLIPS AND TIES AS INDICATED ON FRAMING PLANS. CONTRACTOR SHALL INSTALL "SIMPSON" HURRICANE CLIPS AND TIES ON ALL RAFTERS OR FLAT ROOF JOISTS, AND IF PILINGS ARE USED, ON ALL FIRST FLOOR JOIST TO GIRDER BAND CONNECTIONS. FOR 2"X6" STUD WALLS, PROVIDE "SIMPSON" STRONG-TIE WALL BRACING. ALL FASTENERS AND CONNECTIONS WITHIN 300 FEET OF SALT WATER SHORELINE SHALL

DIVISION 6 - WOOD, PLASTICS AND COMPOSITES

REFERENCE STANDARD: WOOD FRAME CONSTRUCTION MANUAL (LATEST EDITION), NATIONAL FOREST PRODUCTION ASSOCIATION, TIMBER CONSTRUCTION MANUAL (LATEST EDITION), AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.

- FRAMING LUMBER: ALL FLOOR JOISTS, CEILING JOISTS, ROOF RAFTERS, WINDOW AND DOOR HEADERS, AND GIRDERS THAT ARE NOT EXPOSED SHALL BE <u>DOUGLAS FIR GRADE No.2</u> OR BETTER. ALL LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL HAVE A FIBER STRESS OF 2,900 PSI AND PARALLEL STRAND LUMBER (PSL) MEMBERS SHALL HAVE A FIBER STRESS OF 2,900 PSI AND SHALL BE MANUFACTURED BY "TRUS JOIST" OR BY AN APPROVED EQUAL AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. ALL GLUE LAMINATED WOOD BEAMS SHALL BE ARCHITECTURAL GRADE WITH A MINIMUM FIBER STRESS OF 2,200 PSI AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. ALL FLOOR "I" BEAMS SHALL BE MANUFACTURED BY "TRUS JOIST" OR APPROVED EQUAL AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- 3. PRESSURE TREATED LUMBER: ALL EXPOSED LUMBER SHALL BE <u>DOUGLAS FIR GRADE No.2</u> PRESSURE TREATED. ALL EXTERIOR FLASHING AND CONNECTORS SHALL BE COPPER, STAINLESS STEEL, HOT-DIP ZINC COATED OR NON-METALLIC TO PREVENT GALVANIC CORROSION FROM OCCURRING. ALL INSTALLATIONS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS. <u>ALL FASTENERS AND CONNECTORS WITHIN 300 FEET OF SALT WATER SHORELINE SHALL BE STAINLESS STEEL.</u>
- 4. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS, BASE CABINETS, VANITIES AND BATHROOM FIXTURES.
- 5. BRIDGING: ALL BRIDGING SHALL BE FULL AND PLACED AT MID-SPAN OF JOIST SPAN WITH THE MAXIMUM DISTANCE BETWEEN BRIDGING AT 8'-0", AND AS PER "I-LEVEL" SPECIFICATIONS.
- 6. COLLAR TIES: INSTALL COLLAR TIES WHEN NOT NOTED ON PLANS, IN ATTIC AREAS A MINIMUM 2X4 SPACED AT 32" O.C.
 1. FIRE STOPPING: INSTALL FIRE STOPS OR BLOCKS TO PREVENT THE FREE PASSAGE OF FLAME THROUGH CONCEALED SPACES AS OUTLINED IN THE LATEST EDITION BUILDING CODE.
- 8. SHEATHING: ALL WALL SHEATHING SHALL BE 1/2" EXPOSURE 1. ALL ROOF SHEATHING SHALL BE 5/8" EXPOSURE 1 (CDX) APA RATED. NO SUBSTITUTIONS ACCEPTED.

RING SHANK NAILS AT 6" ON CENTER AT EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS. ALLOW 1/8" SPACING AT

- 9. SUBFLOORING: ALL SUBFLOORING SHALL BE 3/4" T&G EXPOSURE I (CDX) APA RATED, GLUED AND NAILED.
- 10. SHEATHING AND SUBFLOOR NAILING: ALL PLYWOOD SHEATHING AND SUB-FLOORING SHALL BE NAILED WITH 8D GALVANIZED
- 11. GABLE WALLS: ALL GABLE WALLS WITH CATHEDRAL CEILINGS NEED TO CONSTRUCTED WITH BALLOON FRAMED STUDDING.
- 12. ALL BALLOON FRAMED WALLS OVER 10' IN HEIGHT SHALL BE CONSTRUCTED OF 2"X6" STUDDING SPACED 16" O.C.
- 13. HEADERS: (UNLESS OTHERWISE NOTED) $2'-\mathcal{O}^*$ 3'-11" SPAN: (2) 2×8

PANEL ENDS AND EDGES AS RECOMMENDED BY THE APA.

4'-0" - 5'-11" \$PAN: (2) 2XIØ 6'-0" - 7'-11" \$PAN: 3 1/2 X 9 1/2 2.ØE PARALLAM P\$L 8'-0" - 10'-0" \$PAN: 3 1/2 X 11 7/8 2.ØE PARALLAM P\$L

- 14. DECK POSTS AND COLUMNS SHALL BE ATTACHED TO DECK BEAMS AND FOOTINGS BY MEANS OF A MANUFACTURED CONNECTION TO RESIST LATERAL DISPLACEMENT. DECK POST HEIGHTS SHALL BE AS FOLLOWS: 4X4 MAXIMUM 8 FEET TALL AND 6X6 MAXIMUM 14 FEET. (THIS IS MEASURED TO THE UNDERSIDE OF BEAM)
- 15. MINIMUM 2X8 P.T. NAILER, THRU-BOLTED TO BUILDING BOX WITH 1/2" & GALVANIZED BOLTS AT 16" ON CENTER STAGGERED. LEDGER LOCK SCREWS MAY BE USED WHEN INSTALLED AS PER MANUFACTURE SPECIFICATIONS. LEDGER LOCK SCREWS CANNOT BE USED WITHIN 1,000 FEET OF SALT WATER SHORELINE.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

- 1. FOUNDATIONS: PROVIDE A MINIMUM OF 10 MIL. VAPOR BARRIER WITH JOINTS NOT LAPPED LESS THAN 6 INCHES UNDER ALL CONCRETE SLABS IN BASEMENTS AND UNDER ALL CONCRETE SLAB-ON-GRADE CONDITIONS BELOW LIVING SPACES. PROVIDE DAMPPROOFING ON THE EXTERIOR SURFACE OF ALL MASONRY FOUNDATION WALLS FROM TOP OF FOOTING TO ABOVE GROUND LEVEL. WHERE GROUNDWATER INVESTIGATION INDICATES THAT A HYDROSTATIC PRESSURE CONDITION EXISTS, PROVIDE A GROUNDWATER CONTROL SYSTEM IN ACCORDANCE WITH IRC, OR WATERPROOF ALL WALLS AND FLOORS IN ACCORDANCE WITH
- FOUNDATION DRAINS: A DRAIN SHALL BE PLACED AROUND THE PERIMETER OF A FOUNDATION THAT CONSISTS OF GRAVEL OR CRUSHED STONE CONTAINING NOT MORE THAN 10 PERCENT MATERIAL THAT PASSES THROUGH A NO. 4 SIEVE. THE DRAIN SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE THICKNESS SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE UNDER THE FLOOR, AND THAT THE TOP OF THE DRAIN IS NOT LESS THAN 6 INCHES ABOVE THE TOP OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. WHERE A DRAIN TILE OR PERFORATED PIPE IS USED, THE INVERT OF THE PIPE OR TILE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE TOP OF JOINTS OR THE TOP OF PERFORATIONS SHALL BE PROTECTED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE PIPE OR TILE SHALL BE PLACED ON NOT LESS THAN 2 INCHES OF GRAVEL OR CRUSHED STONE COMPLYING WITH SECTION R406.4.1 AND SHALL BE COVERED WITH NOT LESS THAN 2 INCHES OF THE SAME MATERIAL. THE PERIMETER DRAIN SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.
- B. WATER-RESISTIVE BARRIER: ALL EXTERIOR WALLS SHALL RECEIVE A COVERING OF 30 LBS, BUILDERS FELT PAPER PRIOR TO THE INSTALLATION OF ALL SIDING. BUILDERS FELT SHALL BE LAID UP ON THE EXTERIOR SHEATHING STARTING FROM THE LOWEST PART OF THE BUILDINGS. THERE SHALL BE A MINIMUM OF A 6" OVERLAP OF EACH LAYER OF FELT OR IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. "TYVEK WEATHERIZATION SYSTEM" MAY BE SUBSTITUTED FOR THE FELT PAPER IF INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. THE USE OF "TYVEK" TAPE FOR JOINTS MUST BE UTILIZED. ARCHITECT RESERVES THE RIGHT TO REJECT ANY INSTALLATION NOT IN ACCORDANCE WITH "TYVEK" SPECIFICATIONS.
- 4. SEALANTS AND CAULKING: THROUGHOUT ALL WORK, SEAL AND CAULK ALL JOINTS AS REQUIRED TO PROVIDE AND MAINTAIN A POSITIVE BARRIER AGAINST THE PASSAGE OF MOISTURE AND AIR. TOOL ALL JOINTS TO A NEAT AND SMOOTH CONSISTENT PROFILE. SEAL ALL DOORS AND WINDOWS WITH A HIGH QUALITY CLEAR SILICONE SEALER AFTER THE SIDING HAS BEEN STAINED AND TOUCHED-UP. BACK CAULKING IS OPTIONAL. CAULK INTERIOR JOINTS AS REQUIRED WITH HIGH QUALITY PAINTABLE LATEX CAULK.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION (CONT.)

- 5. FLASHING AND SHEET METAL: REFERENCE STANDARD ARCHITECTURAL SHEET METAL MANUAL (LATEST EDITION.)
 PROVIDE FLASHING AND SHEET METAL NOT SPECIFICALLY DESCRIBED IN OTHER SECTIONS OF THESE SPECIFICATIONS BUT
 REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING. STANDARD
 COMMERCIAL ITEMS MAY BE USED FOR FLASHING, TRIM REGLETS, AND SIMILAR PURPOSES PROVIDED SUCH ITEMS MEET
 OR EXCEED THE QUALITY OF STANDARDS SPECIFIED. ALL FLASHING AND SHEET METAL MATERIALS SHALL BE LEAD
 COATED COPPER OF A GAUGE SUITABLE FOR THE INTENDED INSTALLATION. ALL ROUGH HARDWARE INCLUDING NAILS,
 SCREWS, CLIPS, HANGERS, ETC. SHALL BE STAINLESS STEEL TYPE 302/304.
- 6. ROOF SHINGLES: TO CONFORM TO NJ IRC 2021 REQUIREMENTS FOR ROOF COVERINGS. ALL SLOPED ROOFS 2:12 PITCH AND GREATER SHALL RECEIVE ASPHALT SHINGLE HEAVYWEIGHT. ROOFS PITCHED WITH 2:12 AND UP TO 4:12 SHALL HAVE A COMPLETE LAYER OF ICE DAM PROTECTION INSTALLED. FOR ROOFS EAST OF THE 110 MPH WIND SPEED LINE, THE ROOF SHINGLES MUST CONFORM TO CLASS F OF ASTM D 3161 TEST METHOD FOR WIND RESISTANCE OF ASPHALT SHINGLES AS PER IRC R905.26.
- 1. ICE DAM PROTECTION: AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE EAVES EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- 8. ALL SLOPED RAFTERS SHALL BE VENTED AS PER PLANS. PROVIDE APPROVED HIGH WIND DRIVEN RAIN RESISTANT
- SHINGLE OVER RIDGE VENTS.

 9. PROVIDE SEAMLESS ALUMINUM GUTTERS AND DOWNSPOUTS. PROVIDE CONCRETE SPLASH BLOCKS AT ALL LEADERS.
- 10. INSULATION: IF A RESCHECK IS SUBMITTED WITH THESE CONSTRUCTION DOCUMENTS, THEN IT SUPERSEDES ALL THE FOLLOWING ITEMS. THE FOLLOWING ITEMS ARE IN COMPLIANCE WITH THE PRESCRIPTIVE PACKAGE: ALL EXTERIOR WALLS SHALL RECEIVE A MINIMUM OF R-30 CRAFT FACE FIBERGLASS BATT INSULATION OR R-13 CAVITY CRAFT FACE FIBERGLASS BATT INSULATION WITH R-10 RIGID CONTINUOUS INSULATION ON THE EXTERIOR. ALL FLOORS BUILT OVER UNCONDITIONED SPACE SHALL RECEIVE A MINIMUM OF R-19 CRAFT FACE FIBERGLASS BATT INSULATION. ALL FLOOR SLABS BUILT ON GRADE SHALL RECEIVE A MINIMUM OF R-10 RIGID PERIMETER INSULATION, 24' IN BOTH DIRECTIONS. ALL CEILINGS SHALL RECEIVE A MINIMUM OF R-60 CRAFT FACE FIBERGLASS BATT INSULATION. WITH THESE ITEMS, THE WINDOWS SHALL HAVE A MINIMUM U-FACTOR OF 0.30 AND A MINIMUM SHGC OF 0.40. (INSULATION SHALL ALWAYS BE INSTALLED UNCOMPRESSED.)
- II. NJ IBC CHAPTER II ENERGY EFFICIENCY REQUIREMENTS: (R-VALUES SHALL FOLLOW RESCHECK)
- ATTIC ACCESS HATCHES AND DOORS FROM CONDITIONED TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE INSULATED TO THE SAME R-VALUE OF THE WALL OR CEILING IN WHICH THEY ARE INSTALLED.
 BASEMENT WALLS SHALL BE INSULATED. WHERE BASEMENT WALLS ARE INSULATED, THE INSULATION SHALL BE INSTALLED FROM THE TOP OF THE BASEMENT WALL DOWN TO THE BASEMENT FLOOR.
- •• THE EXCEPTION WOULD BE FOR UNCONDITIONED BASEMENTS, THE FLOOR OVERHEAD, INCLUDING THE UNDERSIDE OF THE STAIR LEADING THE BASEMENT, IS TO BE INSULATED.
 •• ALL DUCTS BELOW THE FLOOR SHALL BE INSULATED.
- SUPPLY AND RETURN DUCTS LOCATED OUTSIDE OF CONDITIONED SPACES SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-8.
 DUCTS IN FLOOR CAVITIES OVER UNCONDITIONED SPACE SHALL HAVE A CONTINUOUS AIR BARRIER (SHEATHING)
- INSTALLED BETWEEN UNCONDITIONED SPACE AND THE DUCT. DUCTS SHALL HAVE A MINIMUM R-19 INSULATION INSTALLED IN THE CAVITY WIDTH SEPARATING THE DUCT FROM UNCONDITIONED SPACE.

 DUCTS LOCATED WITHIN EXTERIOR WALLS OF THE BUILDING THERMAL ENVELOPE SHALL HAVE A CONTINUOUS AIR BARRIER (SHEATHING) INSTALLED BETWEEN UNCONDITIONED SPACE AND THE DUCT. DUCTS SHALL HAVE A MINIMUM R-10

INSULATION INSTALLED IN THE CAVITY WIDTH SEPARATING THE DUCT FROM THE OUTSIDE SHEATHING. THE REMAINDER OF

THE CAVITY INSULATION SHALL BE FULLY INSULATED TO THE DRYWALL SIDE.

• DUCTS PARTIALLY OR COMPLETELY BURIED IN CEILING INSULATION SHALL HAVE AN INSULATION VALUE OF NOT LESS THAN R-8. AT ALL POINTS ALONG EACH DUCT, THE SUM OF THE CEILING INSULATION R-VALUES AGAINST AND ABOVE THE TOP OF THE DUCT, AND AGAINST AND BELOW THE BOTTOM OF THE DUCT SHALL BE NOT LESS THAN R-19, EXCLUDING THE R-VALUE OF THE DUCT INSULATION.

DIVISION 8 - OPENINGS

1. ALL WINDOWS AND DOORS TO HAVE A MINIMUM U-FACTOR OF 0.30 SKYLIGHTS TO HAVE A MINIMUM U-FACTOR OF 0.55

VERIFY ALL DOOR STYLES WITH OWNER BEFORE CONSTRUCTION.

WALLS SHALL HAVE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD.

WITH JURISDICTION ON ALL CODES BEFORE CONSTRUCTION AND INSTALLATION.

BE STATIONARY WITH A LAYER OF PLEXIGLAS INSTALLED ON THE INTERIOR.

WALL xxxx S.F. x 25% = xxxxx S.F. (OPENINGS PERMITTED)

PROPOSED OPENINGS = xx S.F.

- ALL WINDOWS AND DOORS TO HAVE A MINIMUM SHGC OF 0.40
- 2. ALL WINDOWS SPECIFIED AS ANDERSEN SERIES 400. ALL SUBSTITUTIONS TO BE VERIFIED BY BOTH ARCHITECT AND OWNER. WHERE FIRE-RATED WINDOWS ARE REQUIRED AS NOTED ON OUR DRAWINGS, FIRE-RATED WINDOWS SHOULD BE 'FYRE-TEC' STEEL WINDOWS, SIZED TO MATCH ANDERSEN.

4. ALL DOOR WIDTHS AS NOTED ON CONTRACT DRAWINGS. ASSUME 6'-8" HEIGHT UNLESS NOTED ON CONTRACT DRAWINGS.

- 3. WINDOWS ARE REQUIRED TO BE TEMPERED IF WINDOW GLAZING MEETS ANY OF THE CONDITIONS SPECIFIED IN IRC SECTION R308.4 (HAZARDOUS LOCATIONS).
- 5. R310.4 AREA 'WINDOW' WELLS:
- R310.4.1 MINIMUM SIZE, THE HORIZONTAL AREA OF THE AREA WELL SHALL BE NOT LESS THAN 9 SQUARE FEET, WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES. THE SIZE OF THE AREA WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
- ENCROACH NOT MORE THAN 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE AREA WELL.

•• EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.4.2 SHALL BE PERMITTED TO

- R310.4.2 LADDER AND STEPS. AREA WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE
 EQUIPPED WITH AN APPROVED, PERMANENTLY AFFIXED LADDER OR STEPS. THE LADDER OR STEPS SHALL NOT
 BE OBSTRUCTED BY THE EMERGENCY ESCAPE AND RESCUE OPENING WHERE THE WINDOW OR DOOR IS
 IN
 THE OPEN POSITION, LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY
 WITH SECTION R311.7.
- R310.4.2.1 LADDERS, LADDERS AND RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES, SHALL PROJECT NOT LESS THAN 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE AREA WELL.
- R31Ø.4.2.2 STEPS. STEPS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES, A MINIMUM TREAD DEPTH OF 5 INCHES (127 MM) AND A MAXIMUM RISER HEIGHT OF 18 INCHES FOR THE FULL HEIGHT OF THE AREA WELL.
 R31Ø.4.3 DRAINAGE. AREA WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE
- BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R406.1.

 •• EXCEPTION: A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL
- CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R406.1.

 6. R312.2 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.
- R312.2.1 WINDOW OPENING HEIGHT. IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE
 WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE
 THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL
 COMPLY WITH ONE OF THE FOLLOWING:
- •• OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
- •• OPERABLE WINDOWS ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICE OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
- R312.2.2. EMERGENCY ESCAPE AND RESCUE OPENINGS, WHERE AN OPERABLE WINDOW SERVES AS AN EMERGENCY ESCAPE AND RESUCE OPENING, A WINDOW OPENING CONTROL DEVICE OR FALL PREVENTION DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE OR FALL PREVENTION DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTIONS R310.2.1 AND R310.2.2.

DIVISION 9 - FINISHES

- I. GYPSUM WALL BOARD: (REFERENCE STANDARD-GYPSUM CONSTRUCTION HANDBOOK, UNITED STATES GYPSUM, LATEST EDITION). ALL WALLS SHALL RECEIVE 1/2" THICK GYPSUM BOARD FOR CONSTRUCTION CLASS 5B AND 5/8" THICK GYPSUM BOARD FOR CONSTRUCTION CLASS 5B AND 5/8" THICK GYPSUM BOARD FOR CONSTRUCTION OLASS 5A, SCREWED (SEE FASTENER SCHEDULE). TAPED AND SPACKLED WITH 3 COATS, DUST SANDING BETWEEN COATS, AND SMOOTH SANDED (SEE FASTENER SCHEDULE). TAPED AND OP PAINT OR OTHER FINISHES. USE METAL CORNER BEAD AT ALL EXPOSED CORNERS AND CASING BEADS WHERE GYPSUM BOARD ABUTS OTHER MATERIAL OR HAS NO WOOD CASTING. USE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS. FOR ONE-STORY GARAGES, ALL COMMON WALLS TO ANY LIVING AREA SHALL RECEIVE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD. FOR GARAGES WITH LIVING AREA ABOVE, THE GARAGE CEILING SHALL RECEIVE (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD AND ALL
- 2. IRC TABLE R302.1(1) MAXIMUM AREA OF EXTERIOR WALL OPENINGS, FIRE SEPARATION DISTANCE: PROVIDE 5/8" TYPE "X" GYPSUM BOARD OVER EXTERIOR SHEATHING OR FIRE-RATED SHEATHING FOR ANY DWELLING LESS THAN 5" TO THE
- 3. NJ FTO-13 FIRE SEPARATION BETWEEN DWELLING UNITS ABOVE ATTACHED PRIVATE GARAGES PROVIDE (2)-LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ALL CEILINGS AND (1)-LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON ALL WALLS.
- 4. THE FLOORS OVERHEAD IN A BASEMENT THAT ARE CONSTRUCTED OF ENGINEERED WOOD PRODUCTS, IN BUILDINGS NOT PROVIDED WITH FIRE SPRINKLERS, ARE REQUIRED TO BE PROTECTED WITH A MIN. 1/2" GYPSUM BOARD OR 5/8" WOOD STRUCTURAL PANELS AS PER SECTION R302.13 OF THE NJ IRC

DIVISION II - EQUIPMENT

SPECIAL CONDITIONS

- PROVIDE AND INSTALL AS PER MANUFACTURER'S SPECIFICATIONS ALL EQUIPMENT INCLUDING: KITCHEN APPLIANCES, LAUNDRY, CENTRAL VACUUM, FANS, PREFABRICATED FIREPLACE, GARAGE DOOR OPENER AS INDICATED ON DRAWINGS.
- 2. <u>EXHAUST DUCTS:</u> DUCT TO EXTERIOR TO BE PROVIDED FOR RANGE HOOD, DRYER, AND BATH EXHAUST. <u>DIVISION 14 CONVEYING SYSTEMS</u>

1. ELEVATORS SHALL BE INSTALLED AS PER ALL LOCAL AND STATE CODE AND REGULATIONS. CONTRACTOR TO VERIFY

- WHERE ELEVATOR GLASS DOORS ARE INSTALLED THEY SHALL BE RATED AND MARKED AS Z97.1 CFRIG.1. GLASS DOORS
 ARE NOT PERMITTED AT AN ENTRY INTO A GARAGE.
 WHERE WINDOWS ARE INSTALLED IN AN ELEVATOR HOISTWAY, THEY MUST BE INSTALLED ON EXTERIOR WALLS AND SHALL
- 4. ELEVATOR HOISTWAY SHALL HAVE A LAYER OF 5/8" TYPE 'X' GYPSUM BOARD INSTALLED ON THE INTERIOR AND EXTERIOR OF THE HOISTWAY WALLS.
- 1. WALLS WHICH ARE LESS THAN 5' TO THE PROPERTY LINE SHALL HAVE FIRE RATED GYPSUM BOARD OVER SHEATHING OR I HOUR FIRE RATED SHEATHING ON THE EXTERIOR. EXPOSURE IS FROM BOTH SIDES. (IRC TABLE R302.((1))
- (OPENINGS ARE NOT PERMITTED IN WALLS WHICH ARE LESS THAN 3' TO THE PROPERTY LINE UNLESS THE OPENINGS ARE FIRE-RATED. (IRC TABLE R302.1(1))

2. 25% MAXIMUM OPENINGS ON WALLS WITH DISTANCE FROM 3' TO LESS THAN 5' TO PROPERTY LINE.

3. POLYPROPLENE (PP) SIDING SHALL NOT BE INSTALLED ON WALLS WITH A FIRE SEPARATION DISTANCE LESS THAN 5' TO PROPERTY LINE. RIGID POLYVINYL CHLORIDE (PVC) SIDING MAY BE USED.

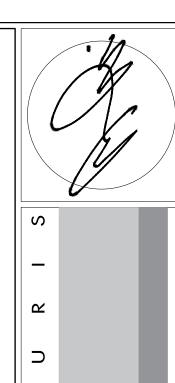
TEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a.b. c	SPACING A	ND LOCATION
1	BLOCKING BETWEEN CEILING JOIST OR RAFTERS TO TOP PLATE	4-8D BOX (2 ½"XØ. 3") OR 3-8D COMMON (2 ½"XØ. 3 ") OR	TOE NAIL	
2	CEILING JOIST TO TOP PLATE	3-10D BOX (3"X0,128") OR 3-3"X0,131" NAILS 4-8D BOX (2 ½"X0,113") OR 3-8D COMMON (2 ½"X0,131") OR	PER JOIST, TOE NAIL	
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTIONS RSØ2.3.),	3-10D BOX (3'X0.128') OR 3-3'X0.131' NAIL9 4-10D BOX (3'X0.128') OR 3-16D COMMON (3 \\ 'X0.162') OR	FACE NAIL	
4	R802.3.2 AND TABLE R802.5.(9)) CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTIONS R802.3.1, R802.3.2 AND TABLE	4-3"XØ.131" NAILS TABLE R8Ø2.5.I(9))	FACE NAIL	
5	R802.5.I(9)) COLLAR TIE TO RAFTER, FACE NAIL OR 1 $^{1}_{4}$ Y 20 ga RIDGE STRAP TO RAFTER	4-10D BOX (3"X0,128") OR 3-10D COMMON (3"X0,148") OR 3-3"X0,131" NA(L)5	FACE NAIL E	EACH RAFTER
5	RAFTER OR ROOF TRUSS TO PLATE	3-16D BOX NAILS (3 ½'XØ.135") OR 3-10D COMMON NAILS (3'XØ.148") OR 4-10D BOX (3'XØ.128") OR	I TOE NAIL C	ON ONE SIDE AND ON OPPOSITE SIDE AFTER OR TRUSS
	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-3"x0.131" NAILS 4-16D (3 ½"x0.135") OR 3-10D COMMON (3 1/2"x0.148") OR 4-10D BOX (3"x0.128") OR 4-3"x0.131" NAILS	TOE NAIL	
		3-16D BOX (3 ½ × 0.135) OR 2-16D COMMON (3 1/2 × 0.162) OR 3-10D BOX (3 × 0.128) OR 3-3 × 0.131 NAILS	END NAIL	
5	WA STUD TO STUD (NOT A BRACED WALL PANELS)	L	24" O.C. FACE NAIL	
	STUD TO STUD AND ABUTTING STUD AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	3'X0.131' NAIL5 IED BOX (3 \(\frac{1}{2}\)'X0.135') OR 3'X0.131' NAIL5	16" O.C. FACE NAIL	
9	BUILT-UP HEADER (2" TO 2" HEADER WITH ½" SPACER)	IGD COMMON (3 1/2"X0.162") IGD COMMON (3 1/2"X0.162")	16" O.C. FACE NAIL 16" O.C. EACH EDGE FACE NAIL	
	CONTINUOUS HEADER TO STUD	6D BOX (3 ½"XØ.135") 5-8D BOX (2 1/2"XØ.113") OR 4-8D COMMON (2 1/2"XØ.131") OR 4-10D BOX (3"XØ.128")	12" O.C. EACH	HEDGE FACE NAIL
2	TOP PLATE TO TOP PLATE	16D COMMON (3 1/2"XØ.162") 16D BOX (3"XØ.128") OR	16" O.C. FACE NAIL	
	DOUBLE TOP PLATE SPLICE FOR SDCs A-D WITH SEISMIC BRACED WALL LINE SPACING < 25'	3"XØ.131" NAILS 8-16D COMMON (3 \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	12" O.C. FACE NAIL FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF	
	DOUBLE TOP PLATE SPLICE SDCs DØ,DI OR D2 AND BRACED WALL LINE SPACING >25'	12-16D BOX (3 X61,28) OR 12-3"X61,31" NAILS 12-16D (3 1/2"X61,35")	END JOINT)	ATH EACH SIDE OF
	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	I6D COMMON (3 1/2"XØ.I62") I6D BOX (3 1/2"XØ.I35") OR	16" O.C. FACE	
	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3"XØ.131" NAILS 3-16D BOX (3 1/2"XØ.135") OR 2-16D COMMON (3 ½"XØ.162")	2 EACH 16"	O.C. FACE NAIL
5	TOP OR BOTTOM PLATE TO STUD	4-3'*\@.131" NAILS 4-8D BOX (2 \frac{1}{2}'*\@.113") OR 3-16D BOX (3 1/2"\@.135") OR 4-8D COMMON (2 \frac{1}{2}'\\@.131")	TOE NAIL	Ø.C. FACE NAIL
		4-IØD BOX (3'XØ.128') OR 4-3'XØ.131' NAILS 3-I6D BOX (3 \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	END NAIL	
_	TOD DUATES LADS AT CODUCES AND INTERSECTIONS	2-16D COMMON (3 1/2'xØ.162") OR 3-10D BOX (3"XØ.128") OR 3-3"XØ.131" NAIL5 3-10D BOX (3"XØ.128") OR		
-	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS I' BRACE TO EACH STUD AND PLATE	2-16D COMMON (3 1/2'ר.162') OR 3-3"ר.131" NAILS 3-8D BOX (2 ½'ר.113') OR	FACE NAIL	
		2-8D COMMON (2 1/2*x0.131*) OR 2-10D BOX (3*x0.128*) OR 2 STAPLES 1 2/4*	PACE NAIL	
3	1'X 6" SHEATHING TO EACH BEARING	3-8D BOX (2 ½"XØ.113") OR 2-8D COMMON (2 1/2"XØ.131") OR 2-1ØD BOX (3"XØ.128") OR 2 STAPLES, 1"CROWN, 16ga, 1 ¾" LONG	FACE NAIL	
20	1'X 8' AND WIDER SHEATHING TO EACH BEARING	3-8D BOX (2 ½'XØ.113') OR 3-8D COMMON (2 1/2'XØ.131') OR 3-10D BOX (3'XØ.128') OR	FACE NAIL	
		3 STAPLES, 1'CROWN, 16ga, 1 \(\frac{1}{4}\) LONG WIDER THAN 1'X8' 4-8D BOX (2 \(\frac{1}{2}\) XØ,113') OR	_	
	FL <i>00</i> R	3-8D COMMON (2 1/2"X0.131") OR 3-10D BOX (3"X0.128") OR 4 STAPLES, 1"CROWN, 16ga, 1 3" LONG		
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (2 ½ XØ.113") OR 3-8D COMMON (2 1/2" XØ.131") OR 3-10D BOX (3" XØ.128") OR	TOE NAIL	
2	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP	3-3"ר.131" NAILS 8D BOX (2 ½"ר.113")	4" O.C. TOE 1	NAIL
	PLATE (ROOF APPLICATIONS ALSO)	8D COMMON (2 1/2"XØ.131") OR 10D BOX (3"XØ.128") OR 3"XØ.131" NAILS	6" O.C. TOE	NAIL
3	1'X6' SUBFLOOR OR LESS EACH JOIST	3-8D BOX (2 ½"XØ.113") OR 2-8D COMMON (2 1/2"XØ.131") OR 3-10D BOX (3"XØ.128") OR 2 STAPLES, 1"CROUN, 169a, 1 ¾" LONG	FACE NAIL	
4	2" SUBFLOOR TO JOIST OR GIRDER	3-16D BOX (3 ½'XØ.135") OR 2-16D COMMON (3 1/2'XØ.1621")	BLIND AND FACE NAIL	
5	2" PLANKS (PLANK & BEAM-FLOOR & ROOF) BAND OR RIM JOIST TO JOIST	3-16D BOX (3 ½'XØ.135') OR 2-16D COMMON (3 1/2'XØ.162') 3-16D COMMON (3 ½'XØ.162') OR	AT EACH BI	EARING, FACE NAIL
	BAILD CICIAIT TO	4-10 BOX (3"XØ,128") OR 4-3"XØ,131" NAILS OR 4-3"XI4ga, STAPLES, 7/16"CROWN	NAU EACH	LAYER AS FOLLOWS
Π	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20D COMMON (4"XØ.192") OR 10D BOX (3"XØ.128") OR	32" O.C. AT 1 AND STAGG 24" O.C. FAC	E NAIL AT TOP AND
		3"XØ.131" NAILS AND: 2-2ØD COMMON (4"XØ.192") OR	OPPOSITE S	AT ENDS AND AT
+	LEDGER CERTS CHOROLOGICAL LOCAL CONTROL CONTRO	3-10D BOX (3'X0.128') OR 3-3'X0.131' NAILS 4-16D BOX (3 ½' X 0.135') OR		DIST OR RAFTER,
8	LEDGER STRIP SUPPORTING JOIST OR RAFTERS	3-16D COMMON (3 1/2'ר.162') OR 4-10D BOX (3'ר.128') OR 4-3'ר.131" NAILS	FACE NAIL	
9	BRIDGING TO JOIST	2-IØD BOX (3'XØ.128')	EACH END,	TOE NAIL
	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER .b.c	EDGES (INCHES) h	INTERMEDIATE "." SUPPORTS (INCHE
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTER SHEATHING TO FRAMING (SEE TABLE R602.3(3) FOR WOOD 3/8"-1/2"	STRUCTURAL PANEL EXTERIOR WALL 6D COMMON(2"XØ.113") SUBFL., WALL		
31	19/32"-1"	8D COMMON(2 ½"XØ.131") NAIL(ROOF) 8D COMMON NAIL (2 ½"XØ.131")	6	12
-2	/8"- /4" OTHER WALL SHEATHING 9	IØD COMMON (3'XØ,148") NAIL OR 8D(2 1/2"XØ,131") DEFORMED NAIL	6	12
33	1/2' STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	$1\frac{1}{2}$ GALVANIZED ROOFING NAIL, $\frac{1}{6}$ HEAD DIAMETER, OR 1" CROWN	3	6
34	25/32' STRUCTURAL CELLULOSIC	STAPLE 16 ga, 1 ¼" LONG 1 ¾" GALVANIZED ROOFING NAIL, ¼" HEAD DIAMETER, OR 1" CROWN	3	6
	FIBERBOARD SHEATHING	STAPLE 16 ga, 1 ½" LONG 1 ½" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 ½" LONG, 1 ½"	7	7
5		SCREWS, TYPE W OR S		·
	5/8' GYPSUM SHEATHING	1 3 GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 3 LONG, 1 3	7	٦
	5/8' GYPSUM SHEATHING WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR U	STAPLE GALVANIZED, \$" LONG, \$" SCREWS, TYPE W OR S	7	7
35 36 37		STAPLE GALVANIZED, \$" LONG, \$" SCREWS, TYPE W OR S	6	12

3. GYPSUM SHEATHING SHALL CONFORM TO ASTM C1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C206.

SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

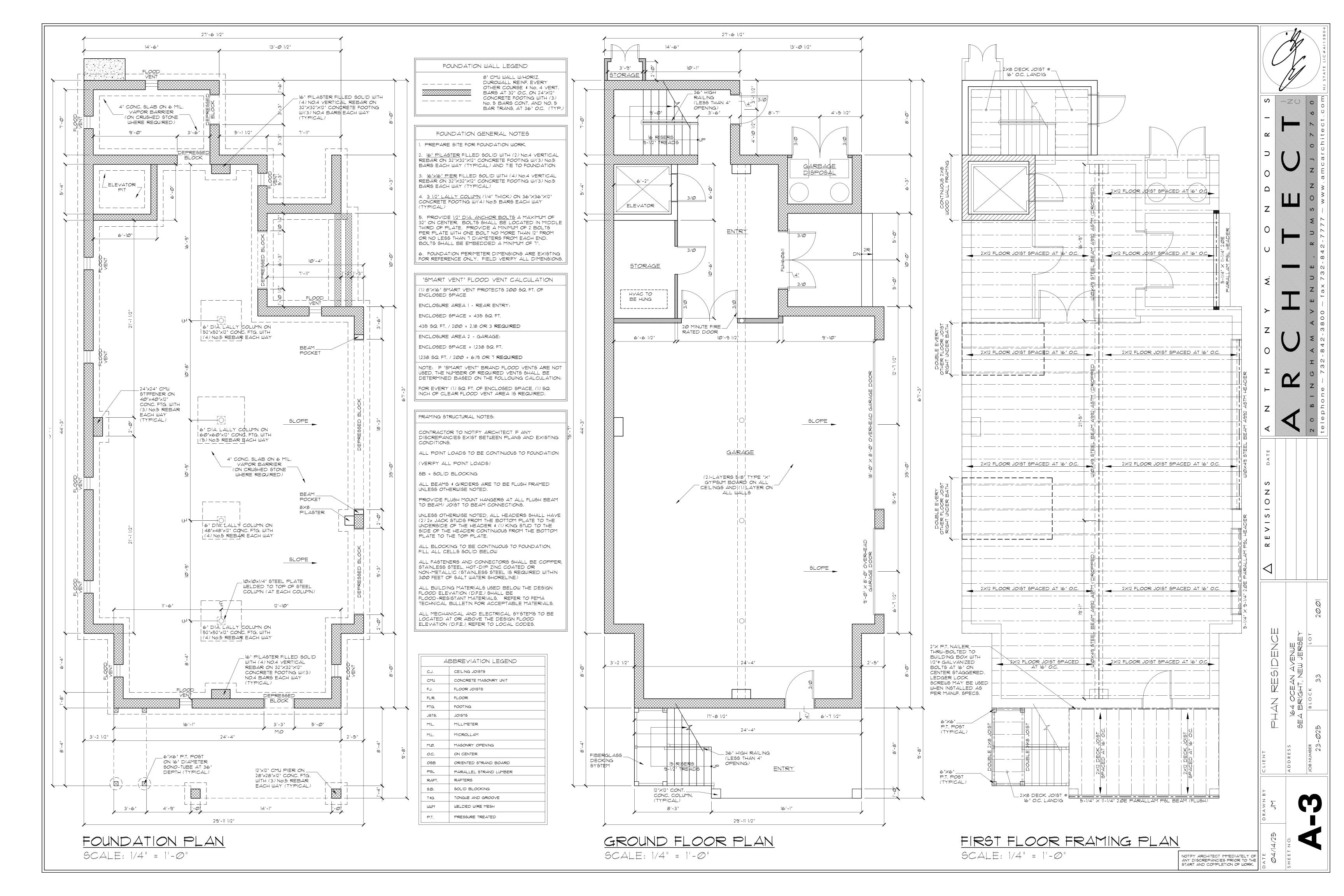
WHERE A RAFTER 16 FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAIL ON ONE SIDE OF THE RAFTER AND TOE VAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

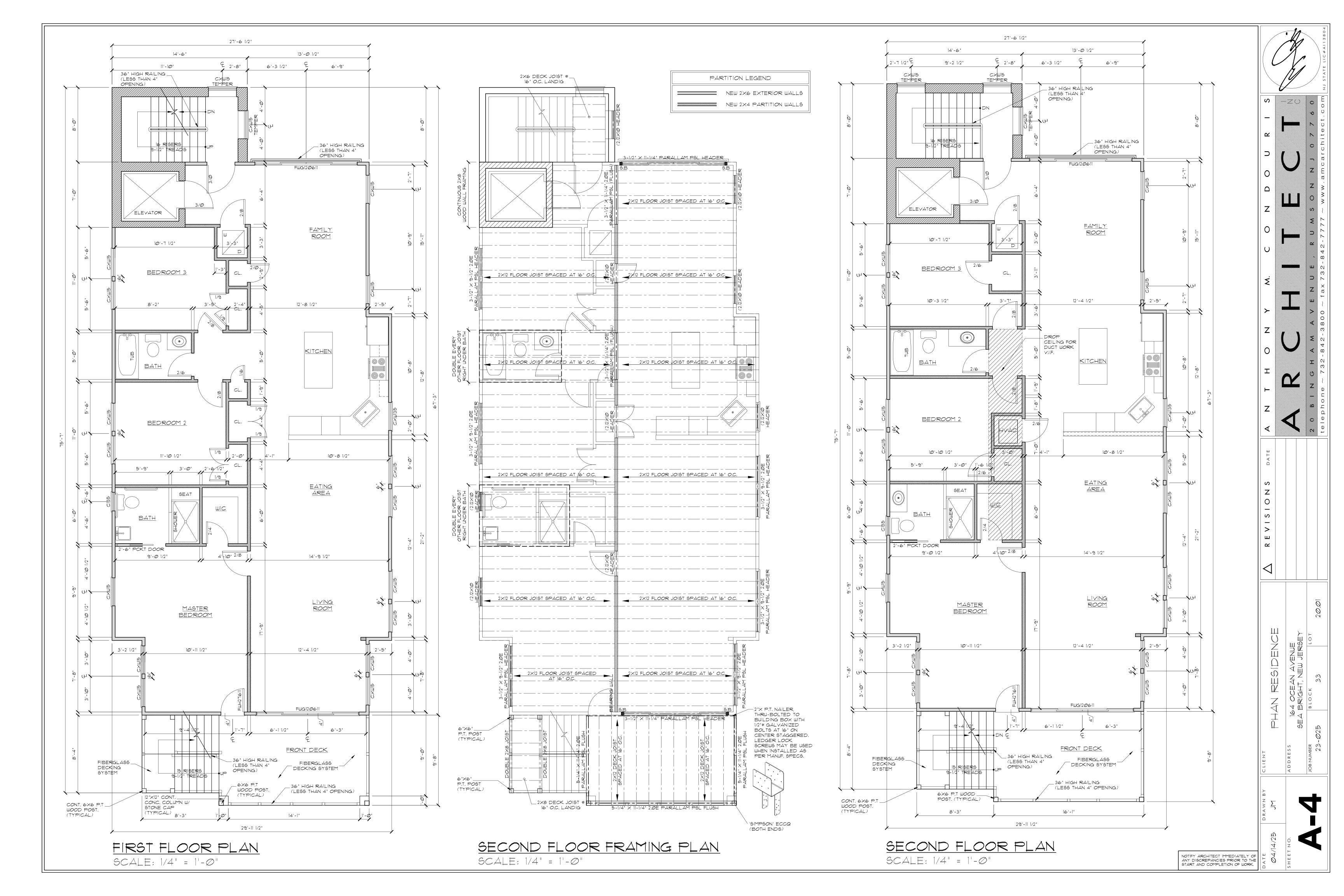
TABLE R602.3(1) FASTENING SCHEDULE

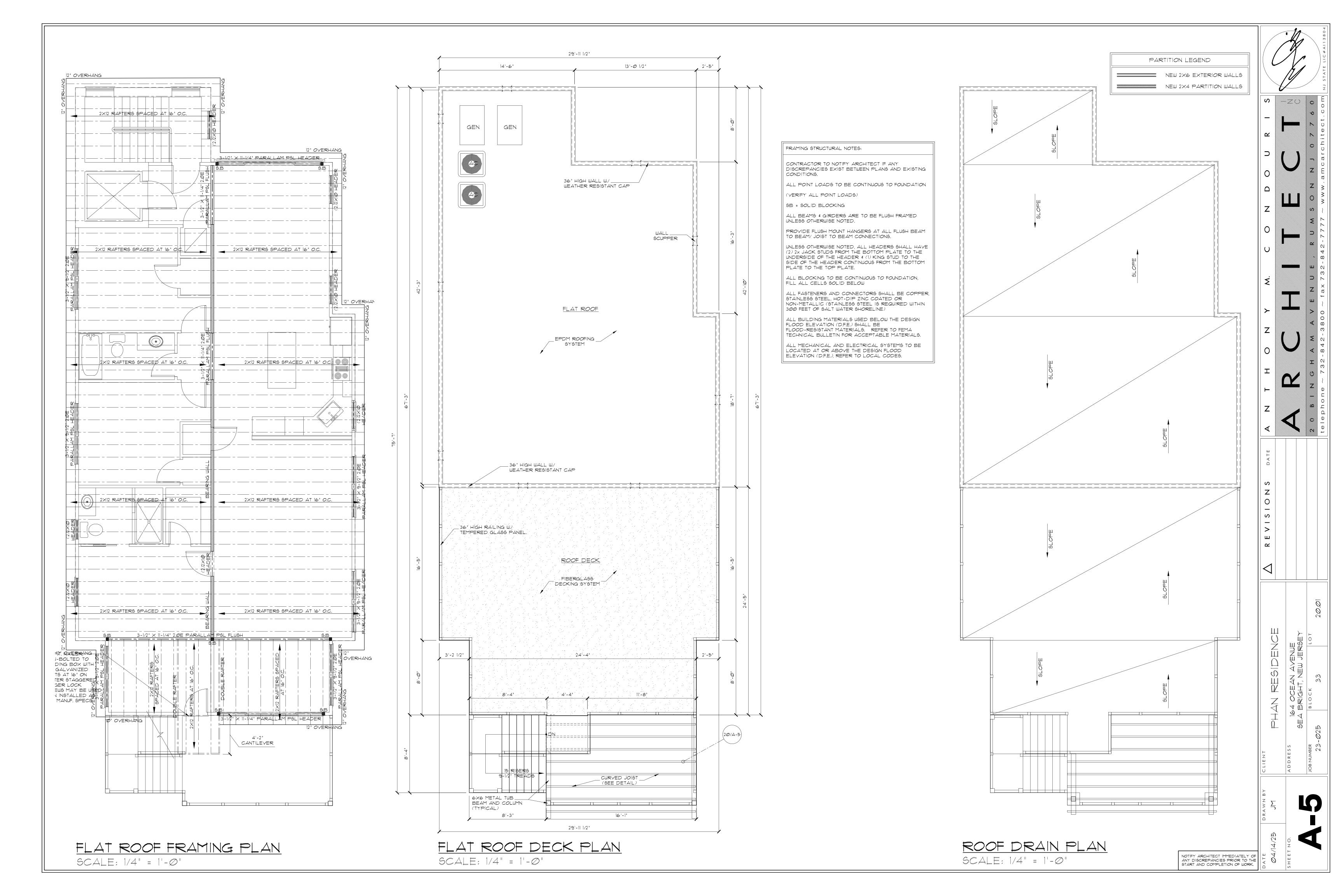


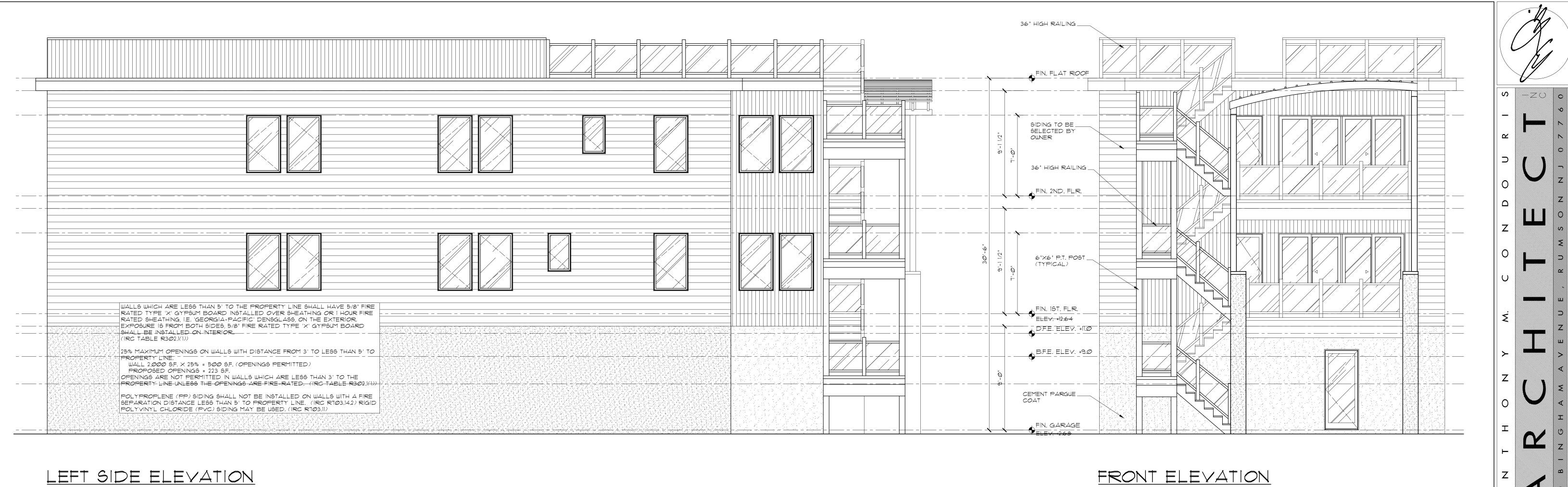
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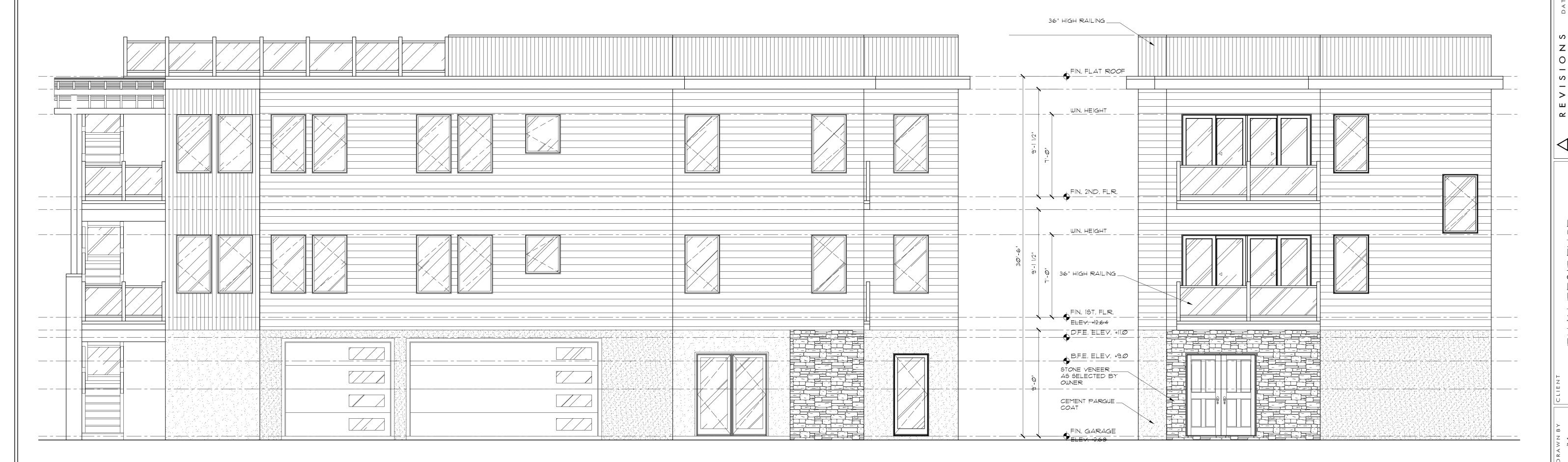








FRONT ELEVATION
SCALE: 1/4" = 1'-0" SCALE: 1/4" = 1'-0"



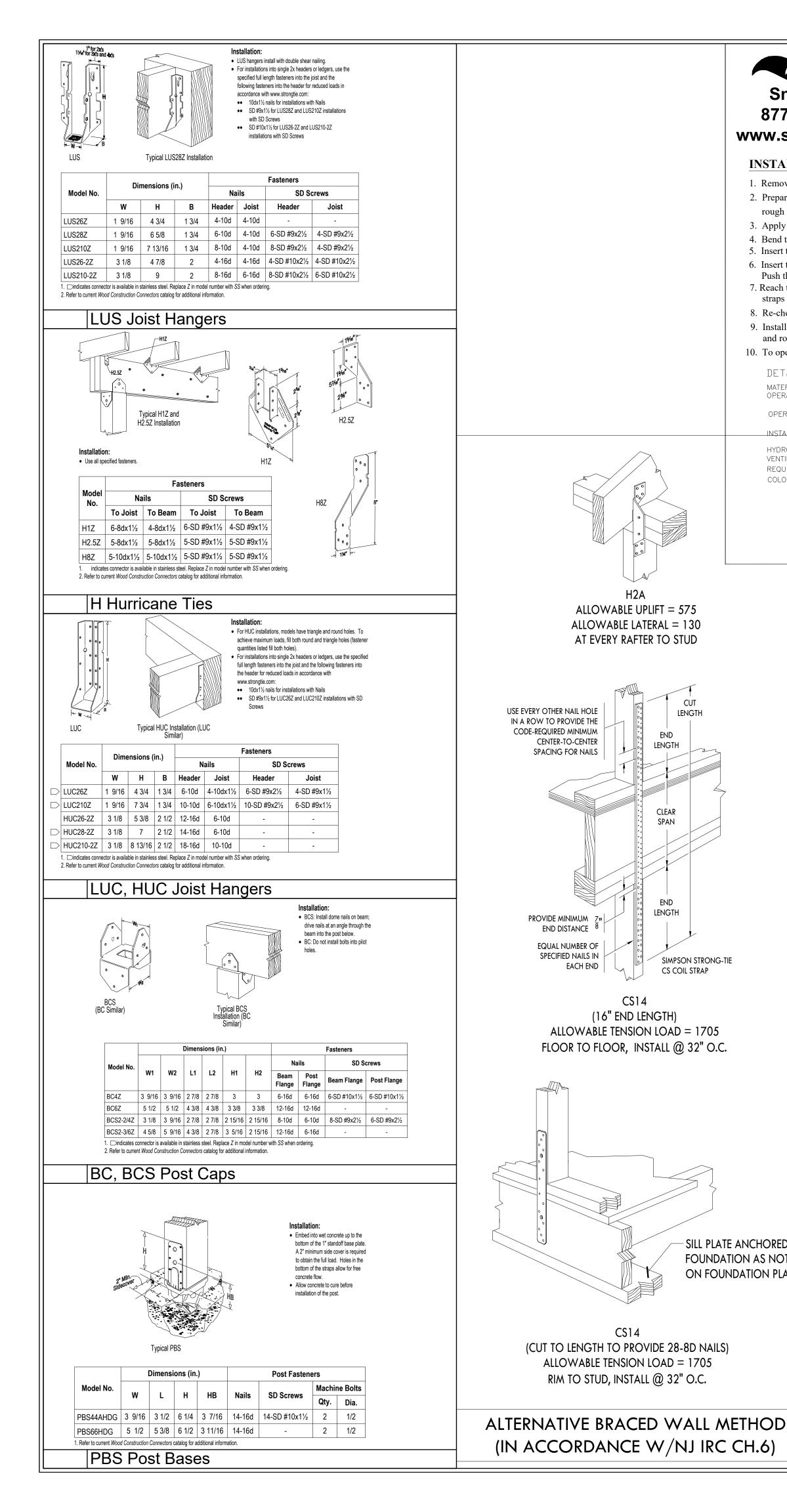
RIGHT SIDE ELEVATION

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

REAR ELEVATION

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

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.





ALLOWABLE UPLIFT = 575

END

LENGTH

SPAN

LENGTH

CS14

(16" END LENGTH)

CS COIL STRAP

SILL PLATE ANCHORED TO

FOUNDATION AS NOTED

ON FOUNDATION PLANS

INSTALLATION INSTRUCTIONS & DETAILS

MODEL 1540-510 DUAL FUNCTION FLOOD AND VENTILATION VENT REV. 5-15-09

INSTALLATION INSTRUCTIONS

- 1. Remove vent door from vent frame. (Turn upside down, rotate bottom of door outward and slide out)
- 2. Prepare a CLEAN 16.25" wide by 8.25" high rough opening (approx. 1 block wide X 1 block high) for each vent. Ensure the bottom of the
- 3. Apply a bead of silicone or polyurethane adhesive around the back of the flange on the vent frame. (FIG. 2)
- 4. Bend the 4 steel straps to the thickness of the wall measuring from the end with the teeth (see STRAP DETAIL)
- 5. Insert the top straps into the top two strap slots about two clicks.
- 6. Insert the vent frame in the cut opening. The bent strap ends go in then up behind the inside of the wall.
- Push the frame tight against the face of the wall. Ensure the frame is flush and square in the opening. (FIG. 3) 7. Reach through the vent opening and click the two straps in while holding the front of the vent against the wall face. The sharp point of the straps should not extend past the front of the vent face. Install the two remaining bottom straps.
- 8. Re-check that frame is square and slots are clear of debris, and caulk.
- 9. Install the door into frame by grasping the bottom of door (with float pins down) and front (small screen in front). Slide door into frame and rotate until it is latched.
- 10. To open the door insert two credit cards into the float slots as shown in the diagram. This will unlatch the door for removal and cleaning.
- DETAILED SPECIFICATIONS:
- MATERIAL: STAINLESS STEEL
 OPERATION FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION VENT REMAINS CLOSED AND LOCKED UNTIL ACTIVATED
- OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED
- SECURED W/ 4 STAINLESS STEEL STRAPS SUPPLIED HYDROSTATIC RELIEF: 200 Sq. Ft per Vent

FOUNDATION WALL

CONCRETE FOOTING -

COPPER GROUNDING CABLE

SHALL BE GROUNDED AT

ELECTRICAL PANEL

GROUNDING CLAMP

CONT. REBAR @ BOTTOM

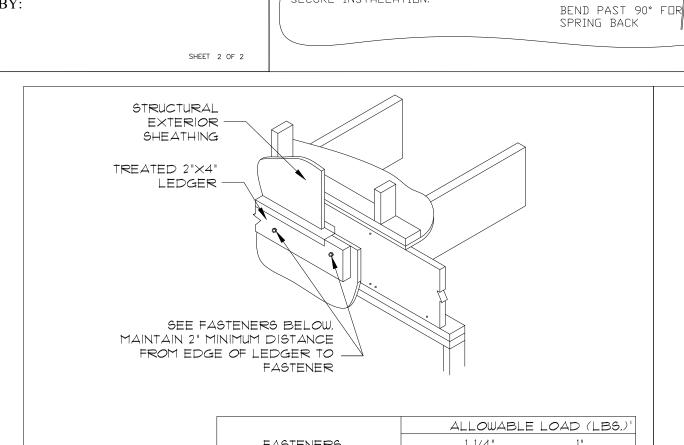
CONNECTOR

OF FOOTING

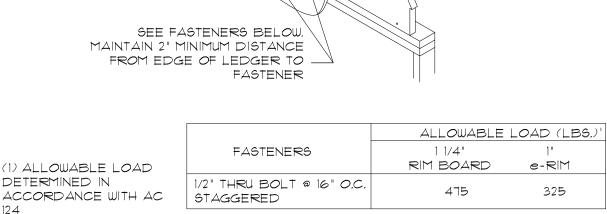
- VENTILATION: 51 Sq. In. per Vent NOTE: VAPOR BARRIER ALLOWS FOR REDUCED VENTILATION
- REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS
- COLORS: STAINLESS (STANDARD)

 EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY: FEMA, NFIP, ICC, & ASCE SUPPORTIVE DOCUMENTS, TB 1-08, 44CFR 60.3(C)(5), ASCE 24-05 ICC EVALUATION # ESR-2074



VENT DOOR



Smart VENT

877-441-8368

www.smartvent.com

_ SILICONE/POLYURETHANE

STRAPS INSTALLED: TWO ON TOP TWO ON

BOTTOM

ADHESIVE LOCATION

FLANGE)

FIGURE 2

Side View

TEETH MUST CLICK IN TIGHT TO INSURE

STRAP DETAIL.

SECURE INSTALLATION.

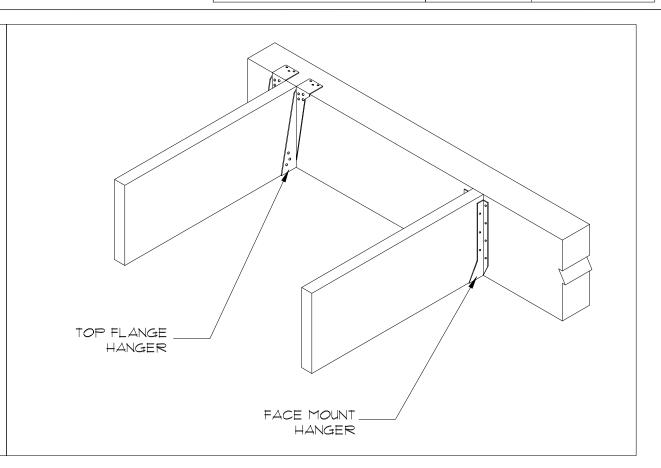


FIGURE 3 12" MAX FROM GRADE

WWW.SMARTVENT.COM

Side View

DETAIL DIAGRAM

MODEL 1540-510

DUAL FUNCTION FLOOD AND VENTILATION VENT

——16 1/4" R/🗆 —

FIGURE 1

Front View

-STRAP SLOTS USE TWO TOP AND TWO BOTTOM

BEHIND THE RODENT SCREEN, LOUVERS AUTOMATICALLY OPEN AND CLOSE WITH TEMPERATURE. NO ELECTRICITY IS

450 AndBro Dr. Suite 2B Pitman NJ 08071

DUAL FUNTION FLOOD

AND VENTILATION VENT

MODEL 1540-510

1540-510

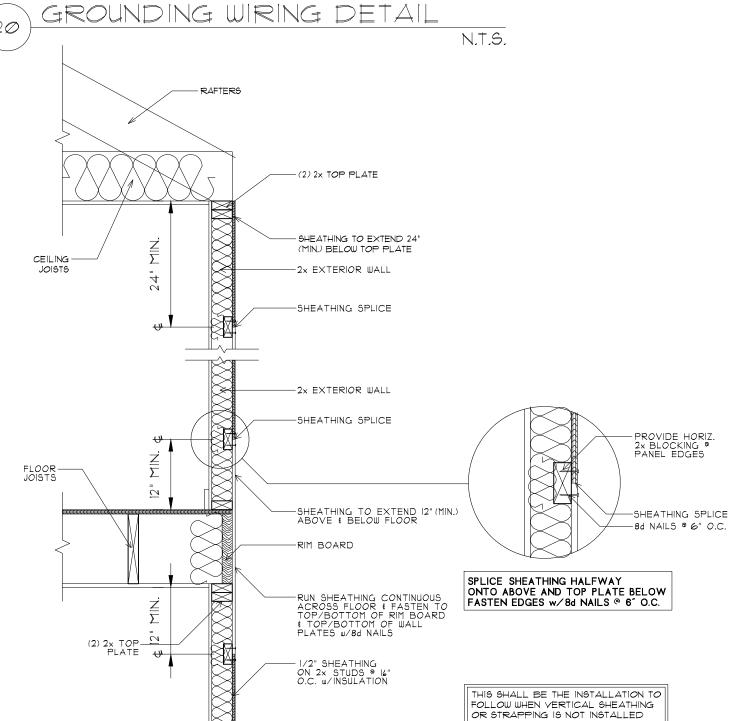
DATE. 5-15-09

SHEET 1 OF 2

EXTERIOR DECK ATTACHMENT TO RIM BOARD

DETERMINED IN

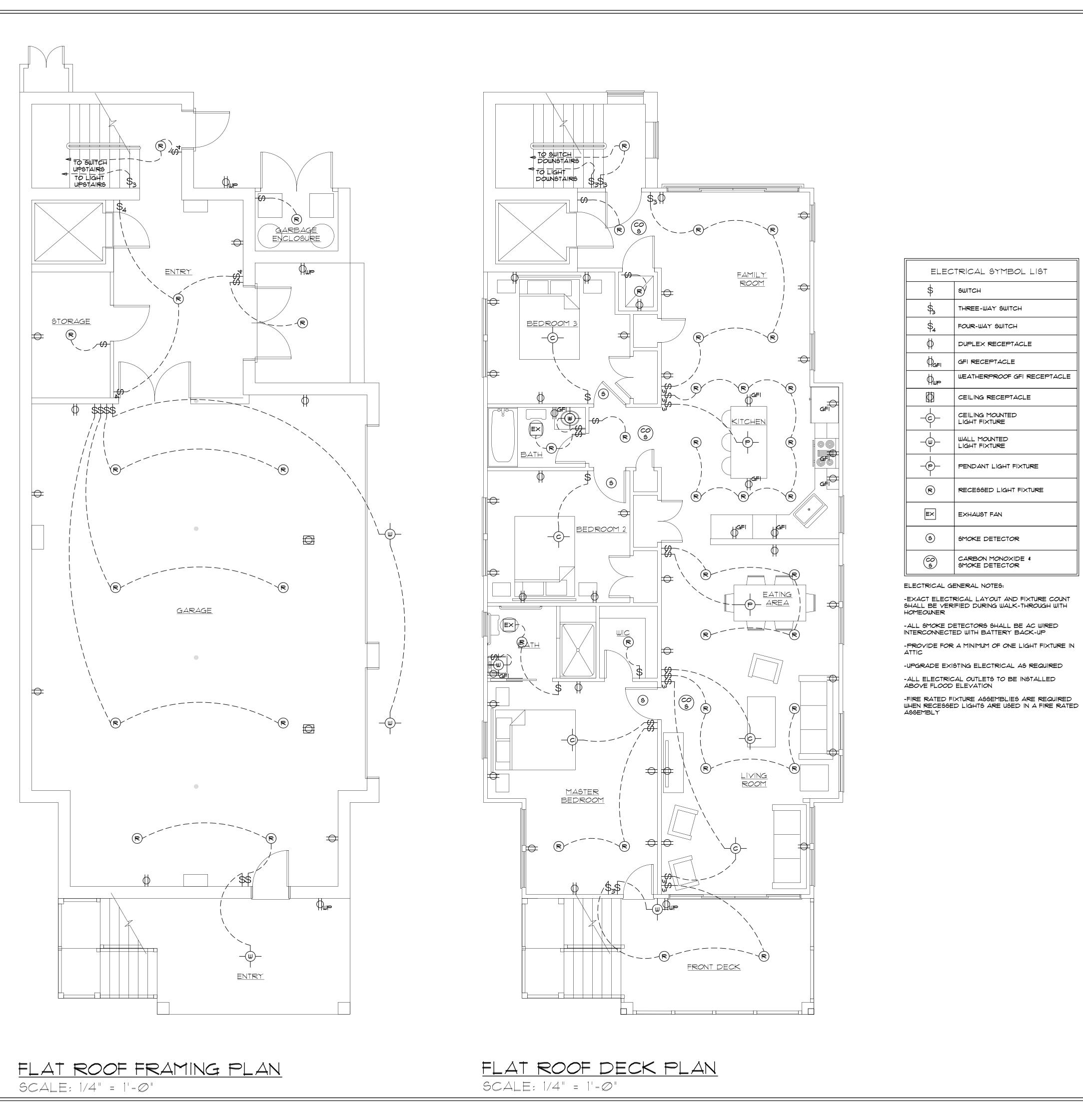
END BEARING IN HANGER SUPPORTED BY A BEAM

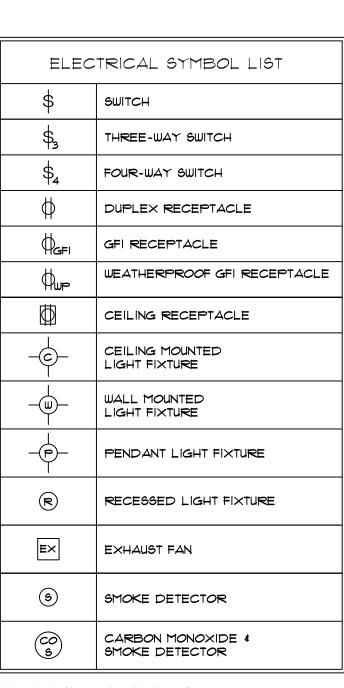


TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL PARALLEL FRAMING

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



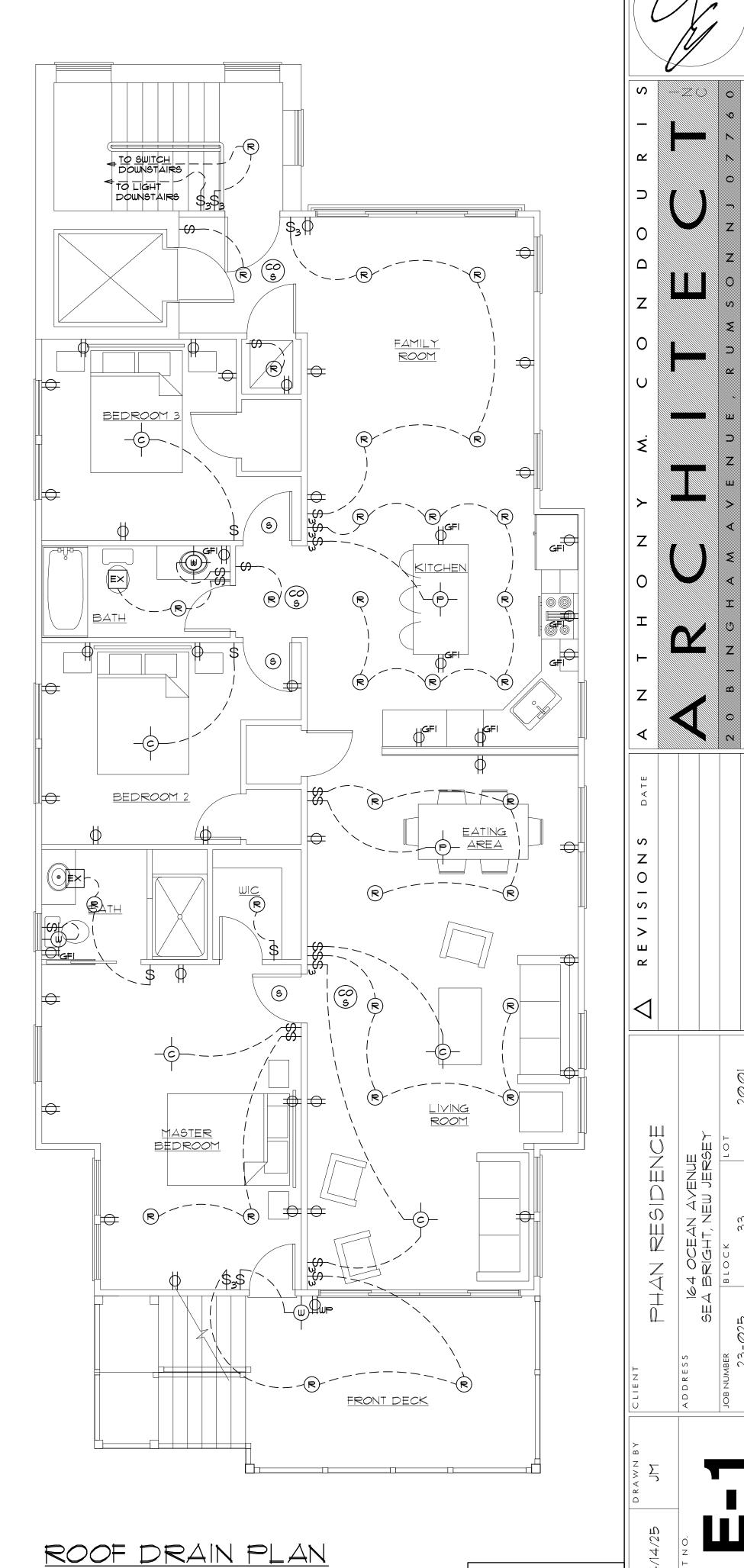




ELECTRICAL GENERAL NOTES: -EXACT ELECTRICAL LAYOUT AND FIXTURE COUNT SHALL BE VERIFIED DURING WALK-THROUGH WITH HOMEOWNER

-ALL SMOKE DETECTORS SHALL BE AC WIRED INTERCONNECTED WITH BATTERY BACK-UP -PROVIDE FOR A MINIMUM OF ONE LIGHT FIXTURE IN ATTIC

-UPGRADE EXISTING ELECTRICAL AS REQUIRED -ALL ELECTRICAL OUTLETS TO BE INSTALLED ABOVE FLOOD ELEVATION



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

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.