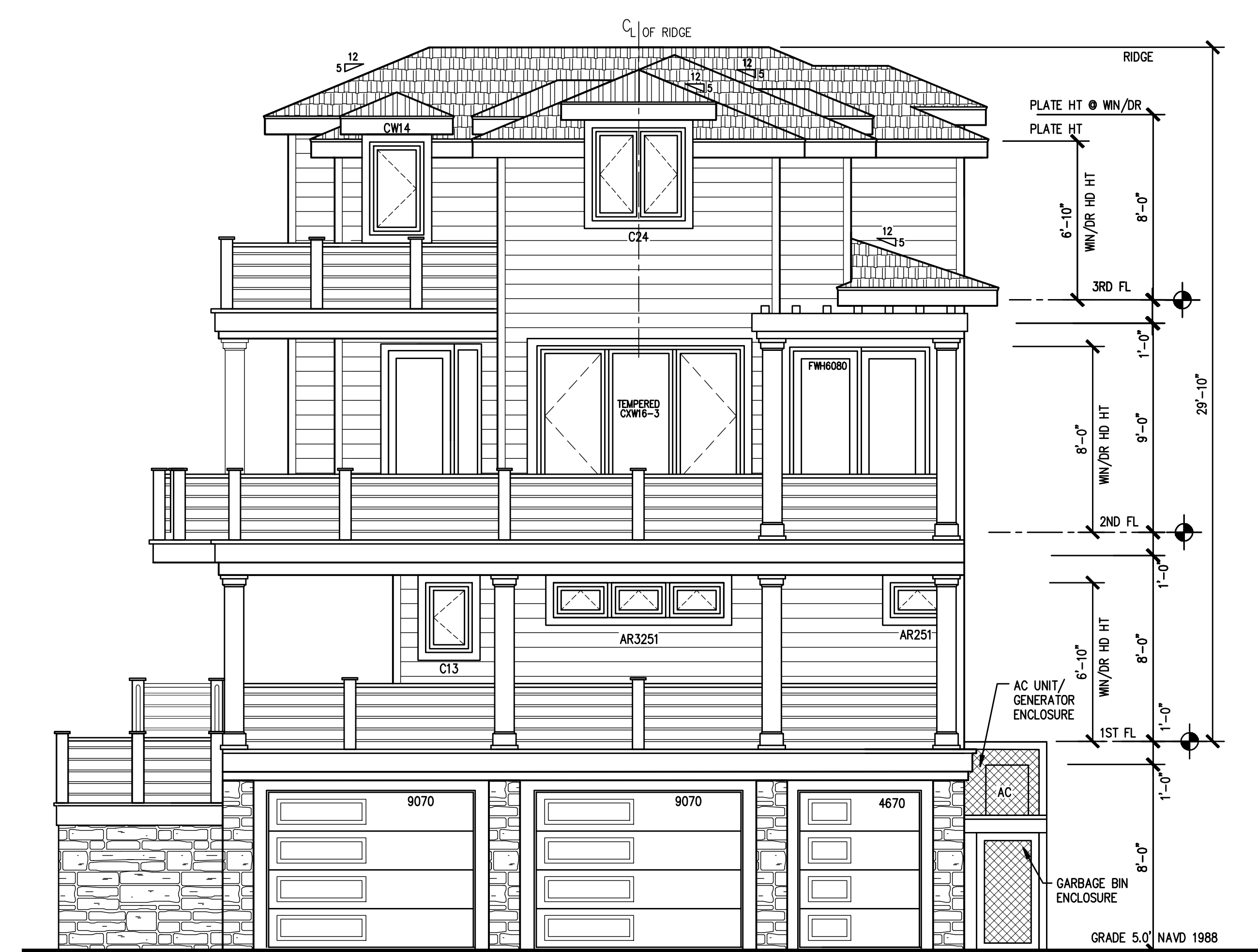




FRONT ELEVATION
SCALE: 1/4"=1'-0"



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

STRUCTURE DESIGNED TO WITHSTAND 125 MPH WIND SPEED

STRUCTURE DESIGNED TO 2018 IRC REQUIREMENTS

WINDOWS AND PATIO DOORS

WINDOWS AND PATIO DOORS TO BE MANUFACTURED BY ANDERSEN. WINDOWS TO BE DOUBLEHUNG, CASEMENT, TRANSOM, OR SPECIALTY WINDOWS AS SHOWN ON PLANS. WINDOW/DOOR COLOR TO BE BLACK. WINDOWS/DOORS TO HAVE INSECT SCREENS. WINDOW HARDWARE STYLE AND COLOR BY OWNER.

WINDOW/PATIO DOOR COLOR TO BE BLACK

CONSTRUCTION NOTE

CONTRACTOR TO VERIFY ALL STRUCTURAL ELEMENTS, THEIR SIZE AND LOCATION, AND ALL ROOF SLOPES PRIOR TO COMMENCEMENT OF WORK.

STRUCTURAL NOTE

ALL BEAM ENDS TO BE SUPPORTED BY A SOLID 4"x4" COLUMN. SUPPORT ALL BEAMS AND COLUMNS SOLID THROUGH FLOOR CAVITY TO BEARING ON FOUNDATION.

TRIM NOTES

ALL TRIM BOARDS, CORNER BOARDS AND WINDOW TRIM SHALL BE "AZEK" CELLULAR PVC TRIM, IN NATURAL SEMI MATTIE WHITE AND/OR SELECT PVC TRIM W/KYNAR AQUATEC COATING.

BUILDING DATA

USE GROUP	R-5
CONSTRUCTION CLASS	5A
FINISHED AREA:	
1ST FL:	1072 SF
2ND FL:	1136 SF
FIN ATTIC:	568 SF
TOTAL FINISHED:	2776 SF
FOOTPRINT:	1470 SF
GARAGE:	1534 SF
PORCHES/DECKS:	1578 SF
MAX HT FROM 1ST FL:	29'-10"

SITE DATA

ALL ELEVATIONS IN 1988 DATUM
BASE FLOOD ELEVATION = 9.0'
FINISHED FIRST FLOOR = 15.0'

SCHEME E

STRUCTURE IS 5A, 1 HOUR RATING

ZUMOFF RESIDENCE

8602 FULTON AVE.
MARGATE CITY ZONING REQUIREMENTS
BLOCK 614 LOT 1 ZONING DISTRICT S-40

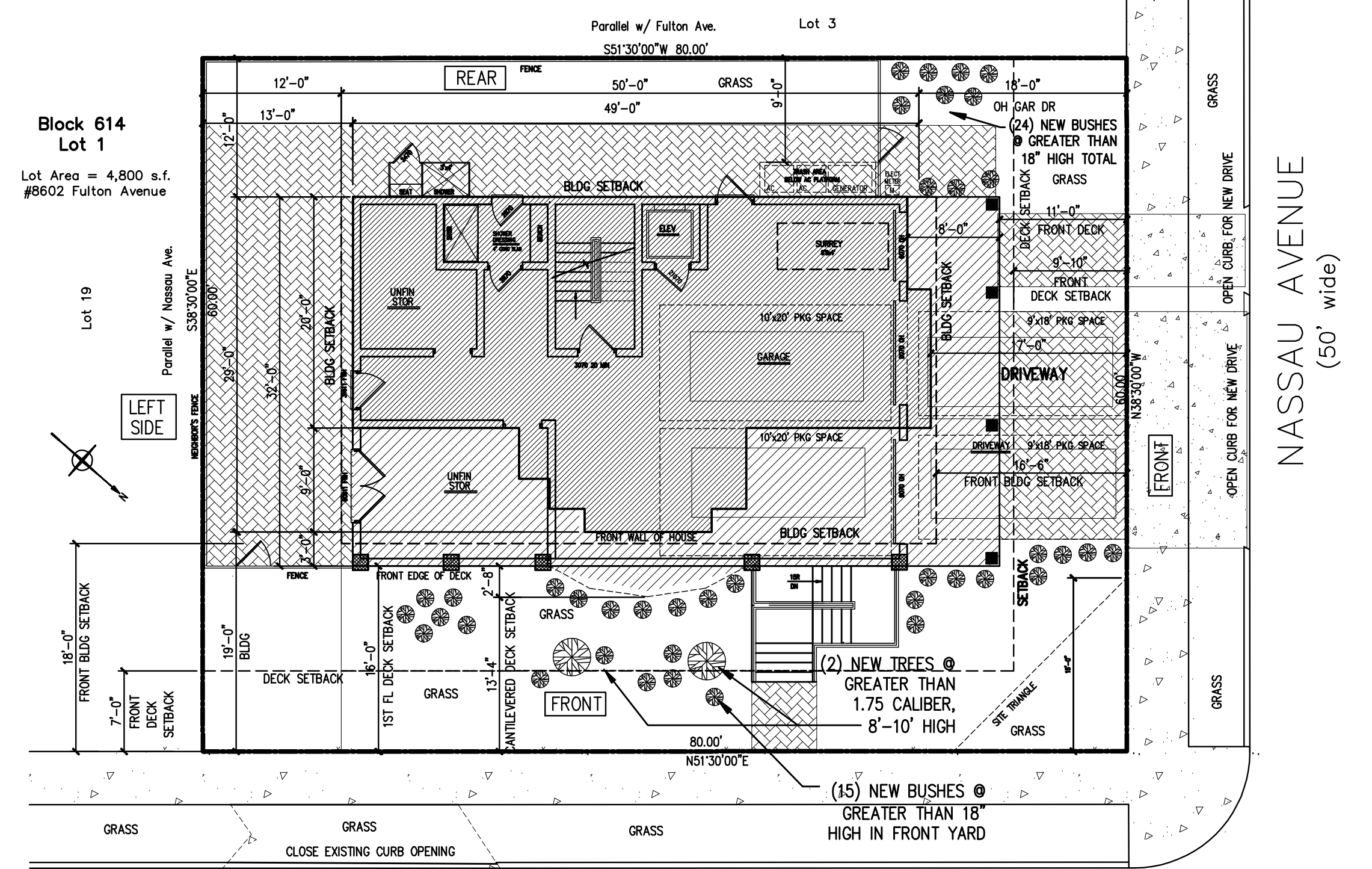
	REQUIRED	PROPOSED	VARIANCE REQ'D
LOT AREA	4000 SF	4800 SF	N
LOT WIDTH	50 FT	60 FT	N
SETBACKS			
FRONT YARD FULTON			
BUILDING	18.0 FT**	19.0 FT	N
DECK	7.0 FT**	13.4 FT	N
FRONT YARD NASSAU			
BUILDING	16.5 FT	17.0 FT	N
DECK	9.8 FT	11.0 FT	N
REAR YARD			
20% DEPTH/10' MIN	12.0 FT	12.0 FT	N
SIDE YARDS			
37%(80')=29.6'/22'MAX	22.0 FT	30.0 FT	N
LEFT SIDE YARD	10 FT MIN	13.0 FT	N
BUILDING HEIGHT	30' ABV 1ST	29'-10" ABV 1ST	N
HABITABLE STORIES	2.5	2.5	N
BUILDING COVERAGE	35% MAX 1680 SF	31.9% 1534 SF	N
LOT COVERAGE	65% MAX 3120 SF	64.5% 3098 SF	N
LANDSCAPING TOTAL	35% MIN 1680 SF	41.0% 1968 SF	N
FRONT LANDSCAPING	60% MIN 1244 SF	71.8% MIN 1490 SF	N
PARKING	3	4	N
3RD FLOOR DECK	--	268 SF	YES
CURB CUTS	18'/1	26'/2	YES

**ONLY OTHER HOUSE/DECK ON THE BLOCK - SETBACK VARIANCES GRANTED FEBRUARY 2020

SITE INFORMATION
TAKEN FROM SURVEY
BY PAUL KOELLING
NJ LIC #24GS04328800
DATED 11-02-2017

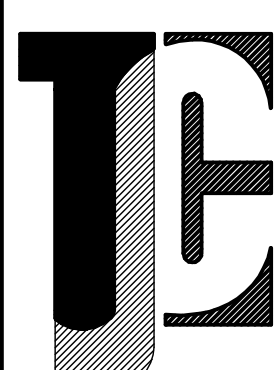
FINISHED SPACE Sch D
1ST FL FIN: 996 SF
2ND FL FIN: 1058 SF
3RD FL FIN: 514 SF
TOTAL 2568 SF

DECK AREAS SCH D
1ST FL FIN: 720 SF
2ND FL FIN: 670 SF
3RD FL FIN: 268 SF
TOTAL 1658 SF



FULTON AVENUE (50' wide)
NASSAU AVENUE (50' wide)
SITE PLAN
SCALE: 1"=10'-0"

Terri J. Cunningham AIA
Date: 07-08-2020
102 ARBOR COURT WEST
LIMWOOD, NJ 08221



SITE PLAN
ZONING CHART
FRONT ELEVATION - NASSAU
FRONT ELEVATION - FULTON

PROJECT NO.
1903

PROJECT NAME
ZUMOFF RESIDENCE
8602 FULTON AVE
MARGATE, NJ 08402

SHEET NO.
A-1
OF 7 SHEETS

GENERAL NOTES

- CONTRACTOR SHALL CHECK ALL DIMENSIONS AND VERIFY ALL EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE THE COMMENCEMENT OF WORK.
- ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE SUBCODES. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR DEMOLITION AND CONSTRUCTION PRIOR TO BEGINNING WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF EXISTING CONDITIONS. ALL LOCATIONS OF EXISTING CONDITIONS ARE APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STABILITY AND INTEGRITY OF EXISTING STRUCTURES AND THE PROTECTION OF ADJACENT PROPERTY.
- ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK; SUCH RESPONSIBILITY LIES STRICTLY WITH THE CONTRACTOR.
- CHANGES TO THE PLANS BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SAID CHANGES. CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH ANY SUCH CHANGES.
- DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS SHALL GOVERN.
- DESIGN LOADS PER SQUARE FOOT:

LOCATION	LIVE LOAD	DEAD LOAD	DEFLECTION
LIVING AREA	40	10	L/360
SLEEPING AREA	30	10	L/360
ATTIC	20	10	L/240
CATHEDRAL CEILING	20	15	L/240
ROOF	20	10	L/180
DECK	60	10	L/180
- SOIL BEARING CAPACITY IS ASSUMED AT 2000 PSF. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS TO SUPPORT THIS LOAD.
- FOOTINGS SHALL REST ON UNDISTURBED OR MECHANICALLY COMPACTED SOIL. BASEMENT SLABS SHALL REST ON 4" MIN. OF CLEAN SAND OR GRAVEL, WHICH SHALL BE SOLIDLY COMPACTED AND TAMPED TO 95% DENSITY. PROVIDE A MIN. 6 MIL POLYETHYLENE VAPOR BARRIER UNDER ALL LIVING AREAS.
- ALL FOUNDATION WALLS SHALL BE DAMPROOFED IN ACCORDANCE WITH THE IRC. DAMPROOF BY PARING WITH 2 COATS OF 1/4" PORTLAND CEMENT MORTAR (TOTAL THICKNESS OF 1/2" MIN.) FROM TOP OF BLOCK TO TOP OF FOOTING. COVE PARING AT FOOTING. WALL DAMPROOFING SHALL CONSIST OF 2 COATS OF BITUMINOUS MATERIAL.
- CONCRETE SHALL CONFORM TO ACI 301 WITH A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- ALL CONCRETE WORK SHALL CONFORM TO ACI 301 STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE. ALL REINFORCING SHALL BE DEFORMED BARS INTERMEDIATE GRADE ASTM A615 GRADE 60. BARS SHALL BE LAPPED A MIN. OF 36 BAR DIAMETERS AT SPLICES.
- WELDED WIRE FABRIC (ASTM A185) SHEETS SHALL LAP 8" MIN.
- ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 (HOLLOW LOAD BEARING), C129 (HOLLOW NON-LOAD BEARING), OR C145 (SOLID LOAD BEARING). ALL MORTAR TO BE GRADE "M". TOP COURSE OF ALL FOUNDATION WALLS TO BE SOLID MASONRY. ALL FOUNDATION WALLS TO BE REINFORCED WITH MINIMUM 9 GA. HORIZONTAL TRUSS REINFORCING AT 16" O.C. VERTICAL SPACING. ANCHOR BOLTS TO BE 1/2" DIA., 18" LONG, 12" FROM CORNERS AND 4'-0" OC.
- ALL LUMBER TO BE HEM-FIR #2 OR BETTER. THE MINIMUM ALLOWABLE BENDING STRESS (FB) SHALL BE 1000 PSI (SINGLE MEMBER USE), 1150 PSI (REPETITIVE MEMBER USE). THE MINIMUM MODULES OF ELASTICITY (E) SHALL BE 1.4 PSI.
- DOUBLE FLOOR JOISTS UNDER ALL PARTITIONS, BATHTUBS, AND CABINERY RUNNING PARALLEL TO JOISTS.
- HEADERS SHALL BE (2) 2" X 12" IN BEARING WALLS AND (2) 2" X 10" IN NON-BEARING WALLS, OR AS NOTED ON DRAWINGS. PROVIDE A (3) 2 X 4 POST (MIN.) AT EACH BEAM/HEADER BEARING LOCATION AND A (2) 2 X 4 POST (MIN.) AT EACH WINDOW MULLION UNLESS OTHERWISE NOTED.
- NAILING OF ALL FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE IRC TABLE R602.3(1) "FASTENER SCHEDULE".
- PROVIDE SOLID WOOD OR METAL STRAP "X" BRIDGING FOR ALL FLOOR JOISTS AT 8'-0" O.C. MAX.
- ALL EXTERIOR LUMBER EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- SUBFLOOR SHALL BE 3/4" TONGUE AND GROOVE CD PLYWOOD, GLUED AND NAILED IN ACCORDANCE WITH APA PUBLICATION 114.
- EXTERIOR WALL AND ROOF SHEATHING SHALL BE 1/2" CD PLYWOOD WITH EXTERIOR GLUE.
- PROVIDE HEAVY DUTY GALVANIZED HANGERS BY SIMPSON STRONG TIE OR ARCHITECT APPROVED EQUAL, AS REQUIRED, AT ALL JOIST TO BEAM AND BEAM TO BEAM CONNECTIONS.
- ALL ROOF RAFTERS SHALL BE ATTACHED TO TOP PLATE WITH APPROVED HURRICANE CLIPS.
- PRE-ENGINEERED WOOD JOISTS AND MICRO LAM BEAMS TO BE MANUFACTURED BY TRUST JOIST MACMILLAN OR ARCHITECT APPROVED EQUAL, AS PER SIZE AND SPACING INDICATED ON PLANS. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- GYPSON WALLBOARD SHALL BE A MINIMUM OF 1/2" THICKNESS. ALL WALLBOARD IN BATHROOMS AND WET AREAS SHALL BE WATER-RESISTANT. WALLS AND CEILINGS IN ATTACHED GARAGES AND MECHANICAL ROOMS SHALL BE 5/8" TYPE "X" FIRE-RATED.
- PROVIDE SAFETY GLAZING IN ALL HAZARDOUS LOCATIONS AS PER IRC SECTION R308. THESE LOCATIONS INCLUDE BUT ARE NOT LIMITED TO: GLAZING IN SLIDING AND SWINGING DOORS, TUB AND SHOWER ENCLOSURES, GLAZING ADJACENT TO OPERABLE DOORS, GLAZING IN HAND AND GUARD RAILS, AND GLAZING WITHIN 18" OF FLOOR AS REQUIRED.
- AS PER IRC, SECTION R310, EMERGENCY ESCAPE, ANY SLEEPING ROOM BELOW THE FOURTH FLOOR SHALL HAVE AT LEAST ONE EMERGENCY EGRESS WINDOW WITH A CLEAR SASH OPENING OF 5.7 SF, A MINIMUM CLEAR HEIGHT OF 24", A WIDTH OF 22", AND A MAXIMUM SILL HEIGHT OF 44".
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES.
- ELECTRICAL SERVICE TO BE 200 AMP, 42 BREAKER U/L APPROVED PANEL UNLESS OTHERWISE SPECIFIED.
- ALL BATH AND GARAGE RECEPTACLES SHALL BE GFI. EXTERIOR RECEPTACLES TO BE WATERPROOF GFI.
- SMOKE/CARBON MONOXIDE DETECTORS TO BE LOCATED ON EACH LEVEL AND IN EACH SLEEPING ROOM. THEY SHALL BE HARD WIRED (110 VOLT) WITH BATTERY BACKUP AS PER IRC R317.1 AND NJAC 5:23-3.20.
- ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR AND CONFORM TO ALL APPLICABLE CODES. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING OF UNITS AND DESIGN OF HVAC SYSTEM. MECHANICAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR WHO SHALL PROVIDE POWER WIRING TO ALL MECHANICAL EQUIPMENT. MECHANICAL CONTRACTOR SHALL PROVIDE DRAWINGS IF REQUIRED.
- ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSE PLUMBING CONTRACTOR AND ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES.

BUILDING DATA

USE GROUP R-5
CONSTRUCTION CLASS 5A

FINISHED AREA:
1ST FL: 1072 SF
2ND FL: 1136 SF
FIN ATTIC: 568 SF
TOTAL FINISHED: 2776 SF

FOOTPRINT: 1470 SF
GARAGE: 1534 SF
PORCHES/DECKS: 1578 SF
MAX HT FROM 1ST FL: 29'-10"

SITE DATA

ALL ELEVATIONS IN 1988 DATUM
BASE FLOOD ELEVATION = 9.0'
FINISHED FIRST FLOOR = 15.0'

SCHEME E

STRUCTURE IS 5A, 1 HOUR RATING

WINDOWS AND PATIO DOORS

WINDOWS AND PATIO DOORS TO BE MANUFACTURED BY ANDERSEN.
WINDOWS TO BE DOUBLEHUNG, CASEMENT, TRANSOM, OR SPECIALTY WINDOWS AS SHOWN ON PLANS.
WINDOW/DOOR COLOR TO BE BLACK.
WINDOWS/DOORS TO HAVE INSECT SCREENS.
WINDOW HARDWARE STYLE AND COLOR BY OWNER.

CONSTRUCTION NOTE

CONTRACTOR TO VERIFY ALL STRUCTURAL ELEMENTS, THEIR SIZE AND LOCATION, AND ALL ROOF SLOPES PRIOR TO COMMENCEMENT OF WORK.

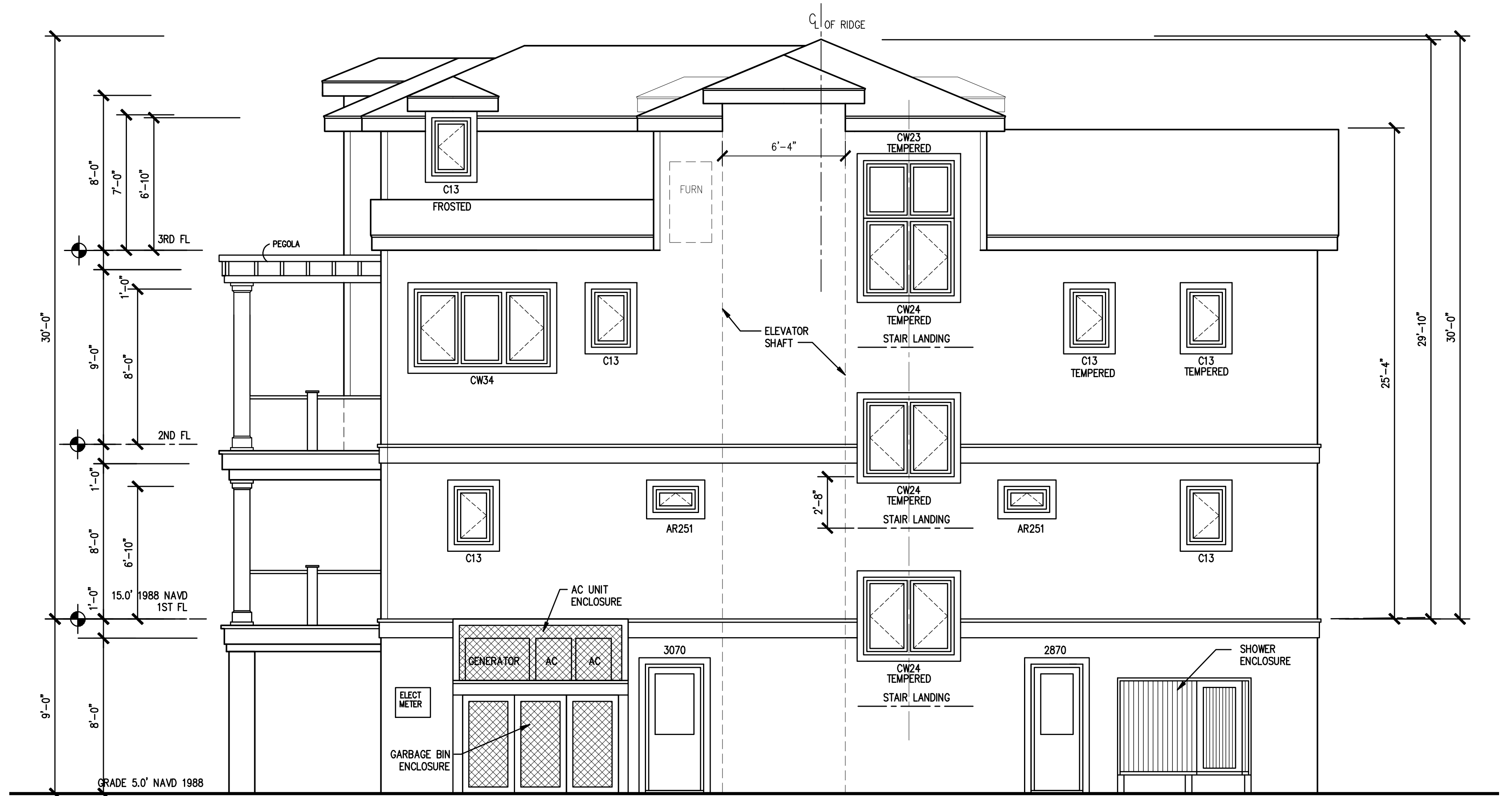
STRUCTURAL NOTE

ALL BEAM ENDS TO BE SUPPORTED BY A SOLID 6"x6" COLUMN. SUPPORT ALL BEAMS AND COLUMNS SOLID THROUGH FLOOR CAVITY TO BEARING ON FOUNDATION.

DO NOT SCALE DRAWINGS

TRIM NOTES

ALL TRIM BOARDS, CORNER BOARDS AND WINDOW TRIM SHALL BE "AZEK" CELLULAR PVC TRIM, IN NATURAL SEMI MATTE WHITE AND/OR CELEST PVC TRIM W/KYNAR AQUATEC COATING.



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

Terri J. Cunningham AIA
Terri J. Cunningham, AIA, N.J. Lic. No. 10858
Date: 07-08-2020
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SHEET TITLE:
LEFT SIDE ELEVATION
REAR ELEVATION
GENERAL NOTES

PROJECT NO.
1903

PROJECT NAME:
ZUMOFF RESIDENCE
8602 FULTON AVE.
MARGATE, NJ 08402

SHEET NO.
A-2
OF 7 SHEETS

PILE NOTES

- TIMBER PILES SHALL HAVE THE CAPACITY TO SUPPORT A MIN OF 12 TONS OR AS NOTED ON DRWS.
- TIMBER PILES SHALL BE SOUTHERN PINE AND CONFORM TO ASTM-D25 (LATEST REVISION).
- TIMBER PILES SHALL BE PRESSURE TREATED WITH CREOSOTE (12.0 LB. RETENTION), OR WOLMAN SALTS CCA (1.0 LB. RETENTION), AND CONFORM TO AWPI STANDARD C-3 (LATEST REVISION).
- PILE INSTALLATION SHALL BE SUPERVISED BY A SOILS ENGINEER OR HIS REPRESENTATIVE. A RECORD SHALL BE MAINTAINED DESCRIBING EACH DRIVEN PILE, ITS LOCATION, PILE DIMENSION, SIZE, WEIGHT, AND DROP OF HAMMER, AND BLOW COUNT, FOR REVIEW BY THE LOCAL CODE ENFORCEMENT.

FLOOD VENT CALCULATIONS

FLOOD VENTS SHALL BE MANUFACTURED BY "SMARTVENT", MODEL # 1540-510, 8"x16" SIZE. STAINLESS STEEL CONSTRUCTION, WITH RIGID FRAME, PIVOTING DOOR ASSEMBLY, AND VERMIN RESISTANT SCREENING.

NET FREE VENT AREA=75 SQUARE INCHES
 1 UNIT RELIEVES 200 SF OF FLOOD AREA
 FLOOD VENT AREA REQUIRED: (1) SQUARE INCH PER (1) SQUARE FOOT OF GROUND FLOOR AREA BELOW BASE FLOOD ELEVATION.
 AREA BELOW BASE FLOOD ELEVATION= _____SF
 _____SF / 200 SF = _____ VENTS REQUIRED

_____FLOOD VENTS PROVIDED

BUILDING DATA

USE GROUP R-5
 CONSTRUCTION CLASS 5A

FINISHED AREA:
 1ST FL: 1072 SF
 2ND FL: 1136 SF
 FIN ATTIC: 568 SF
 TOTAL FINISHED: 2776 SF

FOOTPRINT: 1470 SF
 GARAGE: 1534 SF
 PORCHES/DECKS: 1578 SF
 MAX HT FROM 1ST FL: 29'-10"

SITE DATA

ALL ELEVATIONS IN 1988 DATUM
 BASE FLOOD ELEVATION = 9.0'
 FINISHED FIRST FLOOR = 15.0'

SCHEME E

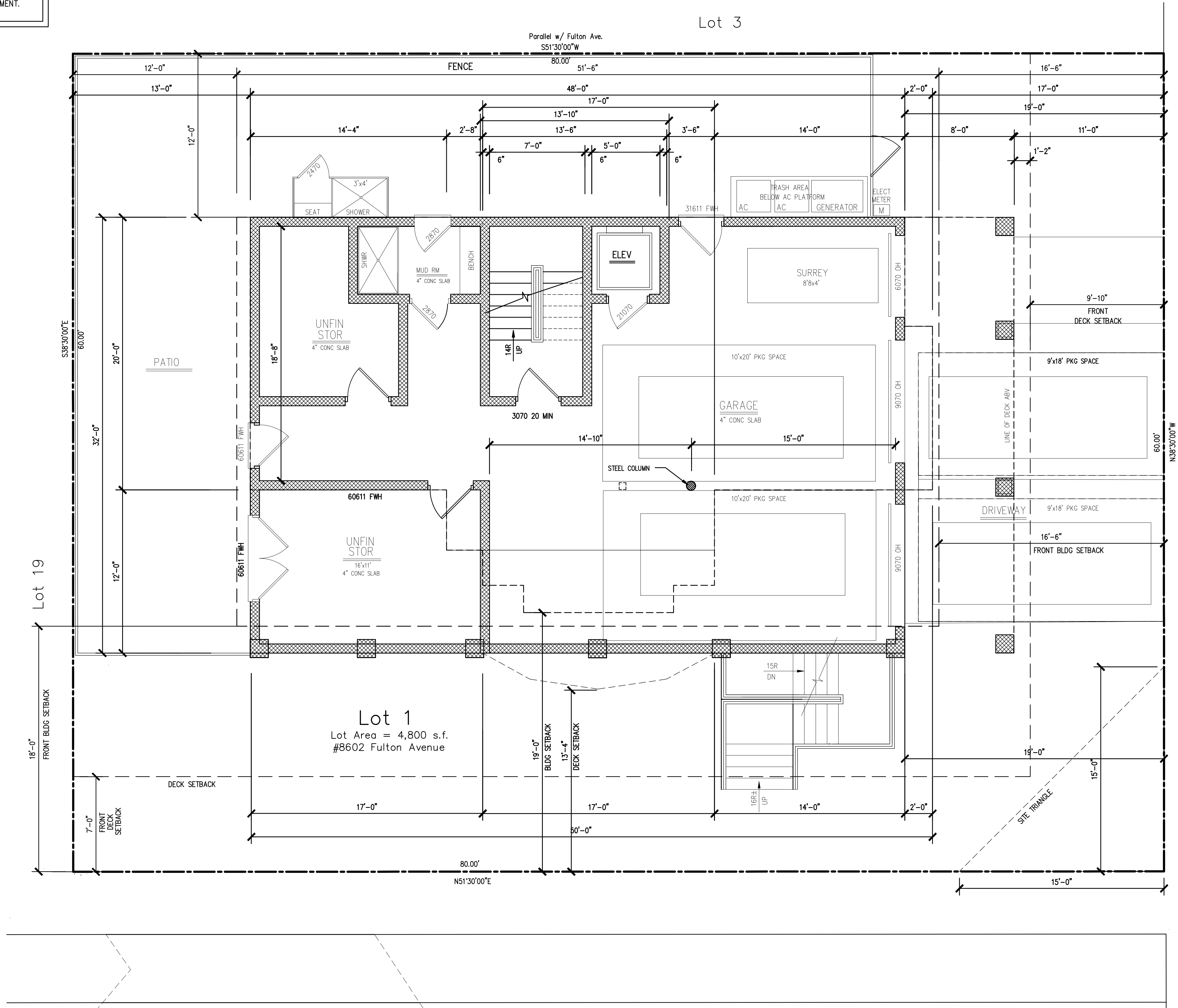
STRUCTURE IS 5A, 1 HOUR RATING

WALL KEY

- REMOVE EXIST WALL
- EXISTING STUD WALL
- NEW STUD WALL
- EXIST CMU WALL
- NEW CMU WALL
- NEW CONCRETE WALL

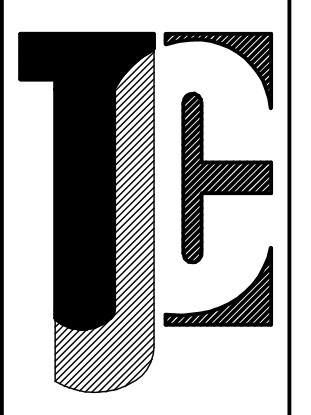
FLOOR FRAMING NOTE

TJI FLOOR JOISTS MAY BE SUBSTITUTED WITH 14" HIGH FLOOR TRUSSES FOR THE INCLUSION OF HVAC DUCTS. DESIGN AND STRUCTURAL CAPACITY OF TRUSSES SHALL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. RIDGE HEIGHT WILL RISE 2" ABOVE WHAT IS SHOWN ON SHOWN ON DRWS TO ALLOW FOR THE DEEPER FLOOR



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

Terri J. Cummings AIA
 Terri J. Cummings, AIA, N.J. Lic. No. 10858
 Date: 07-08-2020
 102 ARBOR COURT, WEST LINDWOOD, NJ 08221
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SHEET TITLE: FOUNDATION/PILING PLAN
 PILING NOTES
 FLOOD VENT CALCULATIONS

PROJECT NO.
1903

PROJECT NAME:
ZUMOFF RESIDENCE
 8602 FULTON AVE.
 MARGATE, NJ 08402

SHEET NO.
A-3
 OF 7 SHEETS

FLOOR FRAMING NOTE

TJI FLOOR JOISTS MAY BE SUBSTITUTED WITH 14" HIGH FLOOR TRUSSES FOR THE INCLUSION OF HVAC DUCTS. DESIGN AND STRUCTURAL CAPACITY OF TRUSSES SHALL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. RIDGE HEIGHT WILL RISE 2" ABOVE WHAT IS SHOWN ON SHOWN ON DRWS TO ALLOW FOR THE DEEPER FLOOR

WALL KEY

REMOVE EXIST WALL	----
EXISTING STUD WALL	=====
NEW STUD WALL	=====
EXIST CMU WALL	=====
NEW CMU WALL	=====
NEW CONCRETE WALL	=====

BUILDING DATA

USE GROUP R-5
 CONSTRUCTION CLASS 5A

FINISHED AREA:
 1ST FL: 1072 SF
 2ND FL: 1136 SF
 FIN ATTIC: 568 SF
 TOTAL FINISHED: 2776 SF

FOOTPRINT: 1470 SF
 GARAGE: 1534 SF
 PORCHES/DECKS: 1578 SF
 MAX HT FROM 1ST FL: 29'-10"

SITE DATA

ALL ELEVATIONS IN 1988 DATUM
 BASE FLOOD ELEVATION = 9.0'
 FINISHED FIRST FLOOR = 15.0'

SCHEME E

STRUCTURE IS 5A, 1 HOUR RATING

STRUCTURAL NOTES

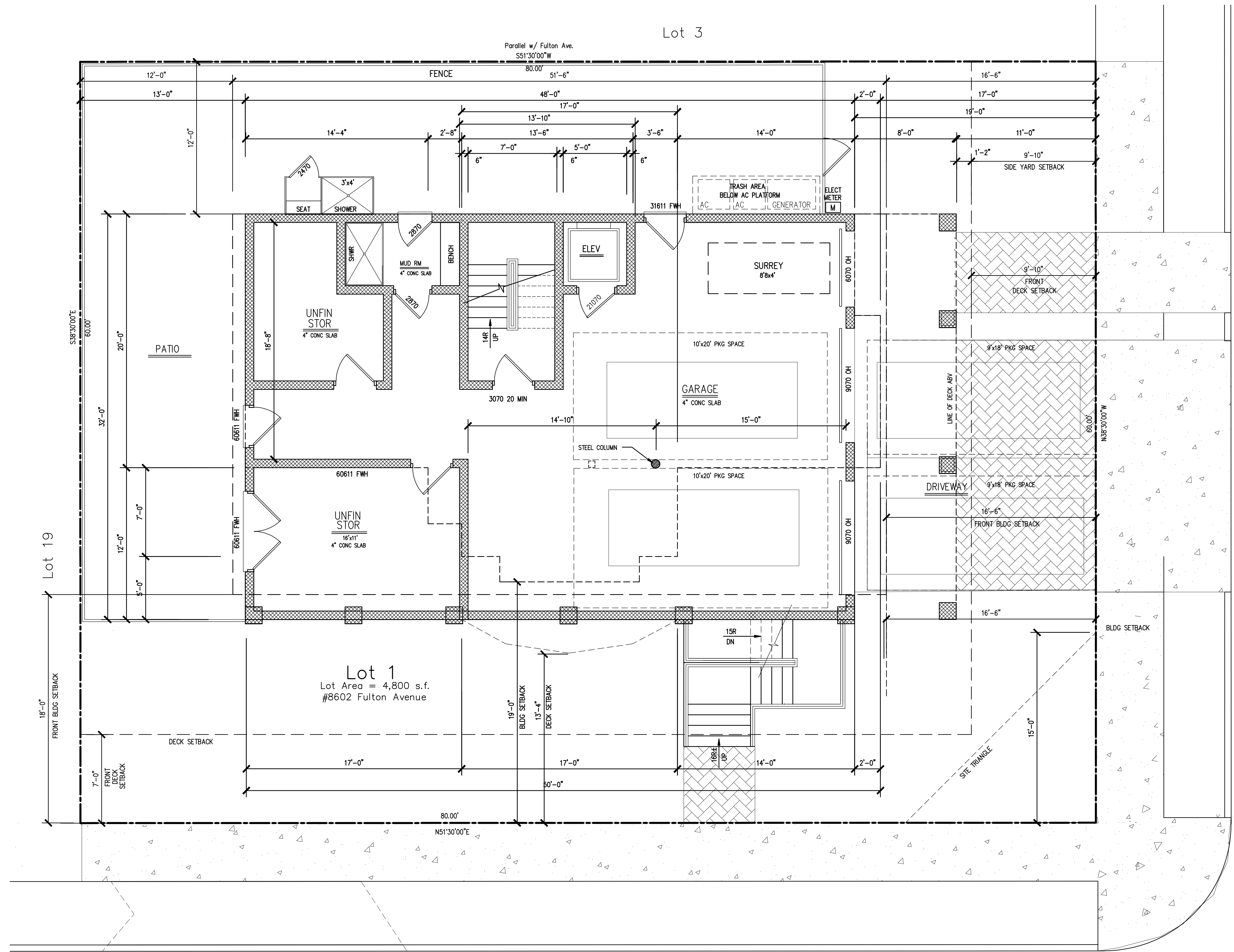
LOCATION	LIVE LOAD	DEAD LOAD	DEFLECTION
LIVING AREA	40	10	L/360
SLEEPING	30	10	L/360
ATTIC	20	10	L/240
CATH CLG	20	15	L/240
ROOF	20	10	L/180
DECK	60	10	L/180

FOUNDATION

1. FOUNDATION TO BE TIMBER PILINGS WITH AN 18"x24" CONC GRADE BEAM WITH (6) #5 REBARS

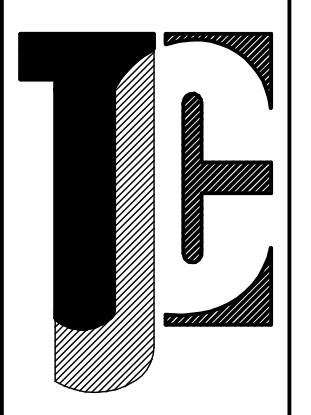
FRAMING

- ALL LUMBER TO BE HEM-FIR #2 OR BETTER. THE MINIMUM ALLOWABLE BENDING STRESS (FB) SHALL BE 1000 PSI (SINGLE MEMBER USE) AND 1150 PSI (REPETITIVE MEMBER USE). THE MINIMUM MODULUS OF ELASTICITY (E) SHALL BE 1.4 PSI. ALL PRE-ENGINEERED WOOD BEAMS AND JOISTS SHALL BE BY TRUS JOIST MACMILLON AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- ALL EXTERIOR LUMBER, INCLUDING STRINGERS, STAIR CARRIAGES, DECKS, SILL PLATES, AND WALL SYSTEMS BELOW BASE FLOOD ELEVATION 11.00' SLD SHALL BE PRESSURE TREATED WOOD.
- CONTRACTOR SHALL SUPPLY DOUBLE JOISTS UNDER ALL PARTITION WALLS, BUILT-IN CABINETS, ZERO CLEARANCE FIREPLACES, LAUNDRY AND TOILET ROOM FIXTURES WHEN PARALLEL TO JOIST SPAN. CONTRACTOR SHALL PROVIDE WOOD OR METAL CROSS BRIDGING @ CENTERPOINT OF SPAN, MAXIMUM SPACING @ 8'-0" OC.
- HEADERS SHALL BE (2) 2"x12" IN ALL BEARING WALLS AND (2) 2"x10" IN NON-BEARING WALLS, OR AS NOTED ON DRAWINGS.
- ALL SUBFLOORS SHALL BE 3/4" TONGUE AND GROOVE CD PLYWOOD GLUED AND NAILED IN ACCORDANCE WITH APA PUBLICATION 114.
- ALL WALL AND ROOF SHEATHING SHALL BE 1/2" T & G CD PLYWOOD WITH EXTERIOR GLUE.
- NAILING OF ALL FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH TABLE R602.3(1), "FASTENING SCHEDULE" OF THE IRC 2000.
- ALL RAFTERS TO BE TIED TO TOP PLATE WITH HURRICANE CLIPS MANUFACTURED BY SIMPSON STRONG-TIE, MODEL # H4.
- ALL JOIST HANGERS TO BE MANUFACTURED BY SIMPSON STRONG TIE, TOP NAILED DESIGN, OR AS NOTED.



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

Terri J. Cummings, AIA
 Date: 07-08-2020
 102 ARBOR COURT, WEST
 LINWOOD, NJ 08221



SHEET TITLE: **GRADE FLOOR PLAN**

PROJECT NO. **1903**

PROJECT NAME: **ZUMOFF RESIDENCE**
 8602 FULTON AVE.
 MARGATE, NJ 08402

SHEET NO. **A-4**
 OF 7 SHEETS

BUILDING DATA

USE GROUP R-5
 CONSTRUCTION CLASS 5A
 FINISHED AREA:
 1ST FL: 1072 SF
 2ND FL: 1136 SF
 FIN ATTIC: 568 SF
 TOTAL FINISHED: 2776 SF
 FOOTPRINT: 1470 SF
 GARAGE: 1534 SF
 PORCHES/DECKS: 1578 SF
 MAX HT FROM 1ST FL: 29'-10"

SITE DATA

ALL ELEVATIONS IN 1988 DATUM
 BASE FLOOD ELEVATION = 9.0'
 FINISHED FIRST FLOOR = 15.0'

SCHEME E

STRUCTURE IS 5A, 1 HOUR RATING

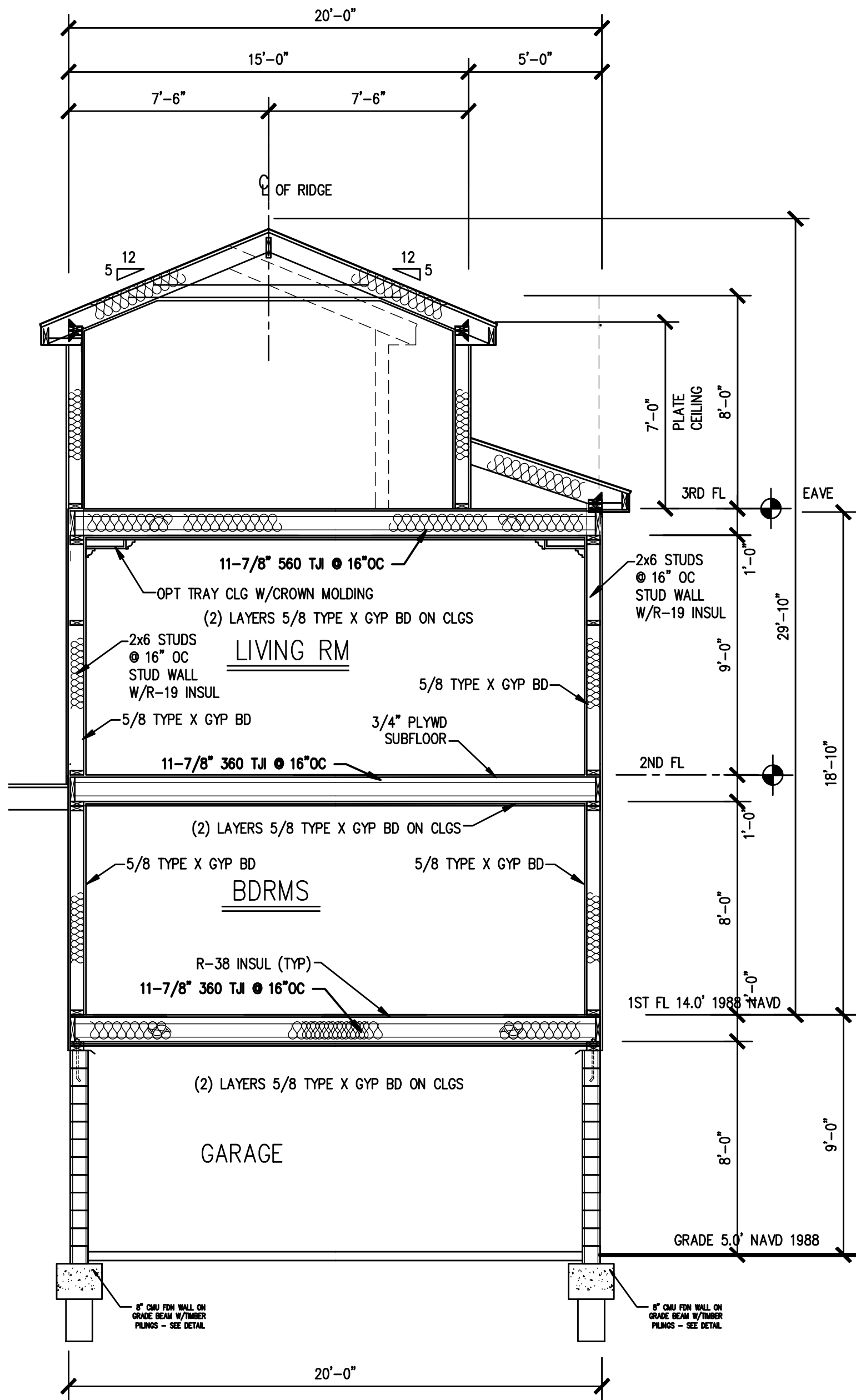
FLOOR FRAMING NOTE

TJI FLOOR JOISTS MAY BE SUBSTITUTED WITH 14" HIGH FLOOR TRUSSES FOR THE INCLUSION OF HVAC DUCTS. DESIGN AND STRUCTURAL CAPACITY OF TRUSSES SHALL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. RIDGE HEIGHT WILL RISE 2" ABOVE WHAT IS SHOWN ON SHOWN ON DRWS TO ALLOW FOR THE DEEPER FLOOR

WALL KEY

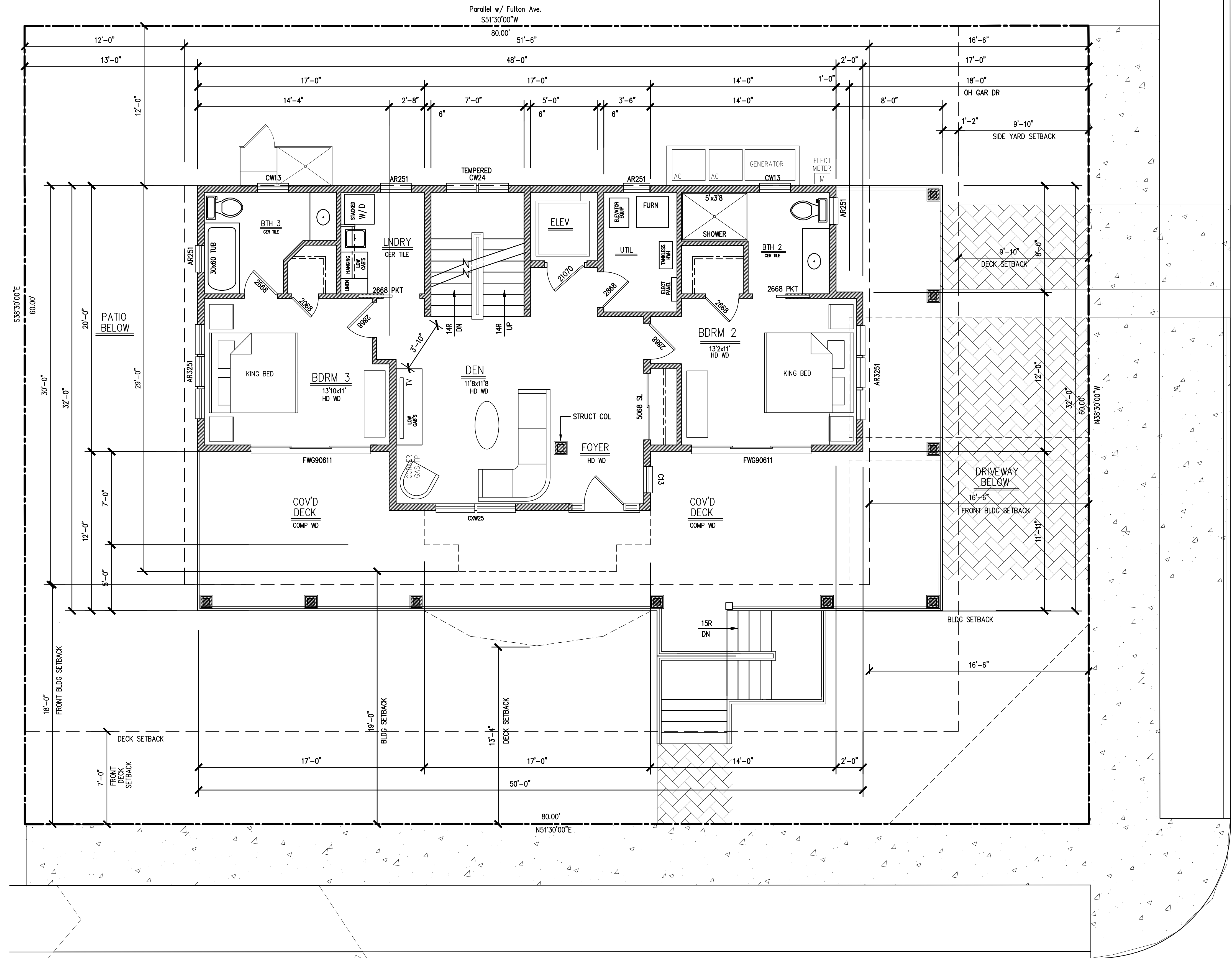
- REMOVE EXIST WALL
- EXISTING STUD WALL
- NEW STUD WALL
- EXIST CMU WALL
- NEW CMU WALL
- NEW CONCRETE WALL

Lot 3



SECTION A-A

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



FIRST FLOOR PLAN

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

Terri J. Cunningham, AIA
 NJ Lic. No. 10858
 Date: 07-08-2020
 102 ARBOR COURT, WEST
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SHEET TITLE: FIRST FLOOR PLAN
 SECTION A-A

PROJECT NO.
 1903

PROJECT NAME:
 ZUMOFF RESIDENCE
 8602 FULTON AVE.
 MARGATE, NJ 08402

SHEET NO.
 A-5
 OF 7 SHEETS

STRUCTURAL NOTES

LOCATION	LIVE LOAD	DEAD LOAD	DEFLECTION
LIVING AREA	40	10	L/360
SLEEPING	30	10	L/360
ATTIC	20	10	L/240
CATH CLG	20	15	L/240
ROOF	20	10	L/180
DECK	60	10	L/180

FOUNDATION
 1. FOUNDATION TO BE TIMBER PILING WITH AN 18"x24" CONC GRADE BEAM WITH (6) #5 REBARS

FRAMING
 2. ALL LUMBER TO BE HEM-FIR #2 OR BETTER. THE MINIMUM ALLOWABLE BENDING STRESS (FB) SHALL BE 1000 PSI (SINGLE MEMBER USE) AND 1150 PSI (REPETITIVE MEMBER USE). THE MINIMUM MODULUS OF ELASTICITY (E) SHALL BE 1.4 PSI. ALL PRE-ENGINEERED WOOD BEAMS AND JOISTS SHALL BE BY TRUS JOIST MACMILLON AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 3. ALL EXTERIOR LUMBER, INCLUDING STRINGERS, STAIR CARRIAGES, DECKS, SILL PLATES, AND WALL SYSTEMS BELOW BASE FLOOD ELEVATION 11.00' SLD SHALL BE PRESSURE TREATED WOOD.
 4. CONTRACTOR SHALL SUPPLY DOUBLE JOISTS UNDER ALL PARTITION WALLS, BUILT-IN CABINETRY, ZERO CLEARANCE FIREPLACES, LAUNDRY AND TOILET ROOM FIXTURES WHEN PARALLEL TO JOIST SPAN.
 5. CONTRACTOR SHALL PROVIDE WOOD OR METAL CROSS BRIDGING @ CENTERPOINT OF SPAN, MAXIMUM SPACING @ 8'-0" OC.
 6. HEADERS SHALL BE (2) 2"x12" IN ALL BEARING WALLS AND (2) 2"x10" IN NON-BEARING WALLS, OR AS NOTED ON DRAWINGS.
 7. ALL SUBFLOORS SHALL BE 3/4" TONGUE AND GROOVE CD PLYWOOD GLUED AND NAILED IN ACCORDANCE WITH APA PUBLICATION 114.
 8. ALL WALL AND ROOF SHEATHING SHALL BE 1/2" T & G CD PLYWOOD WITH EXTERIOR GLUE.
 9. NAILING OF ALL FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH TABLE R602.3(1), "FASTENING SCHEDULE" OF THE IRC 2000.
 10. ALL RAFTERS TO BE TIED TO TOP PLATE WITH HURRICANE CLIPS MANUFACTURED BY SIMPSON STRONG-TIE, MODEL # H4.
 11. ALL JOIST HANGERS TO BE MANUFACTURED BY SIMPSON STRONG TIE, TOP NAILED DESIGN, OR AS NOTED.

BUILDING DATA

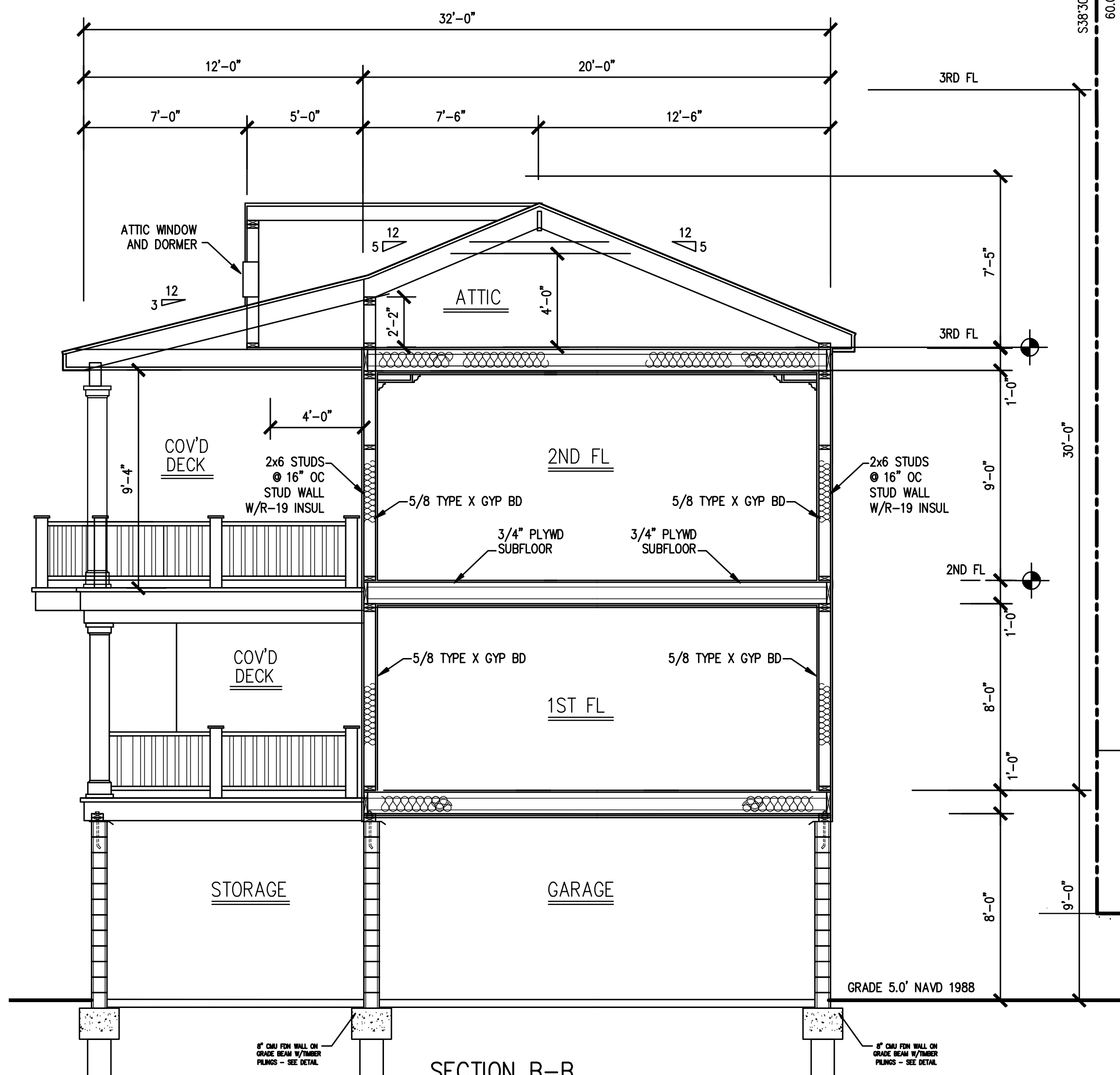
USE GROUP R-5
 CONSTRUCTION CLASS 5A
 FINISHED AREA:
 1ST FL: 1072 SF
 2ND FL: 1136 SF
 FIN ATTIC: 568 SF
 TOTAL FINISHED: 2776 SF
 FOOTPRINT: 1470 SF
 GARAGE: 1534 SF
 PORCHES/DECKS: 1578 SF
 MAX HT FROM 1ST FL: 29'-10"

SITE DATA

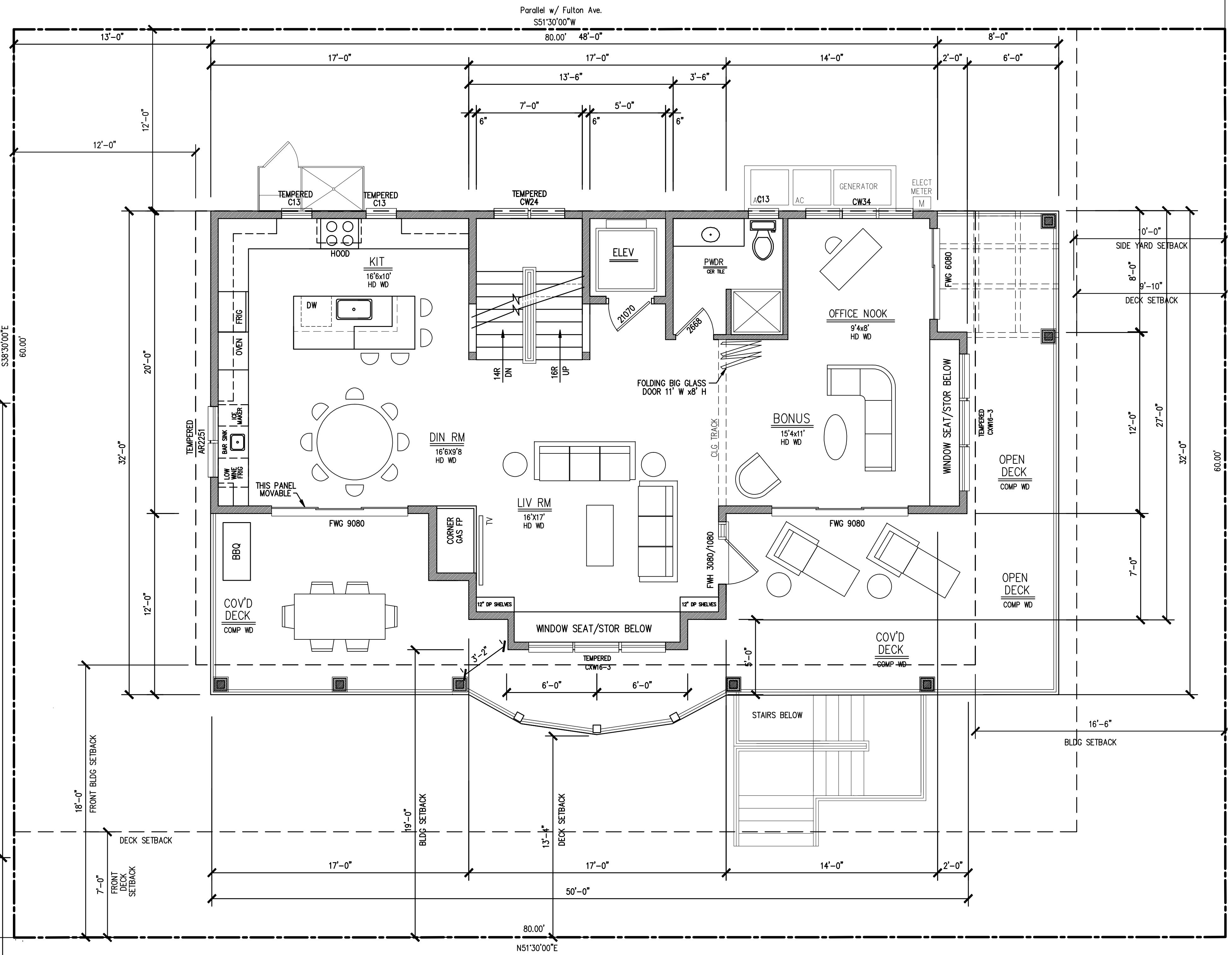
ALL ELEVATIONS IN 1988 DATUM
 BASE FLOOD ELEVATION = 9.0'
 FINISHED FIRST FLOOR = 15.0'

SCHEME E

STRUCTURE IS 5A, 1 HOUR RATING

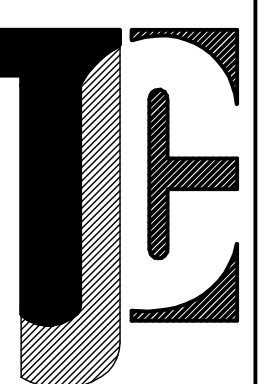


SECTION B-B
 SCALE: 1/4"=1'-0"



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

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SHEET TITLE: **SECOND FLOOR PLAN SECTION B-B**

PROJECT NO. **1903**

PROJECT NAME: **ZUMOFF RESIDENCE**
 8602 FULTON AVE.
 MARGATE, NJ 08402

SHEET NO. **A-6**
 OF 7 SHEETS

GENERAL NOTES

- CONTRACTOR SHALL CHECK ALL DIMENSIONS AND VERIFY ALL EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE THE COMMENCEMENT OF WORK.
- ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE SUBCODES. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR DEMOLITION AND CONSTRUCTION PRIOR TO BEGINNING WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF EXISTING CONDITIONS. ALL LOCATIONS OF EXISTING CONDITIONS ARE APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STABILITY AND INTEGRITY OF EXISTING STRUCTURES AND THE PROTECTION OF ADJACENT PROPERTY.
- ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK; SUCH RESPONSIBILITY LIES STRICTLY WITH THE CONTRACTOR.
- CHANGES TO THE PLANS BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SAID CHANGES. CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH ANY SUCH CHANGES.
- DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS SHALL GOVERN.
- DESIGN LOADS PER SQUARE FOOT:

LOCATION	LIVE LOAD	DEAD LOAD	DEFLECTION
LIVING AREA	40	10	L/360
SLEEPING AREA	30	10	L/360
ATTIC	20	10	L/240
CATHEDRAL CEILING	20	15	L/240
ROOF	20	10	L/180
DECK	60	10	L/180
- SOIL BEARING CAPACITY IS ASSUMED AT 2000 PSF. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS TO SUPPORT THIS LOAD.
- FOOTINGS SHALL REST ON UNDISTURBED OR MECHANICALLY COMPACTED SOIL. BASEMENT SLABS SHALL REST ON 4" MIN. OF CLEAN SAND OR GRAVEL, WHICH SHALL BE SOLIDLY COMPACTED AND TAMPED TO 95% DENSITY. PROVIDE A MIN. 6 MIL POLYETHYLENE VAPOR BARRIER UNDER ALL LIVING AREAS.
- ALL FOUNDATION WALLS SHALL BE DAMPPROOFED IN ACCORDANCE WITH THE IRC. DAMPPROOF BY PARING WITH 2 COATS OF 1/4" PORTLAND CEMENT MORTAR (TOTAL THICKNESS OF 1/2" MIN.) FROM TOP OF BLOCK TO TOP OF FOOTING. COVE PARING AT FOOTING. WALL DAMPPROOFING SHALL CONSIST OF 2 COATS OF BITUMINOUS MATERIAL.
- CONCRETE SHALL CONFORM TO ACI 301 WITH A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- ALL CONCRETE WORK SHALL CONFORM TO ACI 301 STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE. ALL REINFORCING SHALL BE DEFORMED BARS INTERMEDIATE GRADE ASTM A615 GRADE 60. BARS SHALL BE LAPPED A MIN. OF 36 BAR DIAMETERS AT SPLICES.
- WELDED WIRE FABRIC (ASTM A185) SHEETS SHALL LAP 8" MIN.
- ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 (HOLLOW LOAD BEARING), C129 (HOLLOW NON-LOAD BEARING), OR C145 (SOLID LOAD BEARING). ALL MORTAR TO BE GRADE "M". TOP COURSE OF ALL FOUNDATION WALLS TO BE SOLID MASONRY. ALL FOUNDATION WALLS TO BE REINFORCED WITH MINIMUM 9 GA. HORIZONTAL TRUSS REINFORCING AT 16" O.C. VERTICAL SPACING. ANCHOR BOLTS TO BE 1/2" DIA., 18" LONG, 12" FROM CORNERS AND 4'-0" OC.
- ALL LUMBER TO BE HEM-FIR #2 OR BETTER. THE MINIMUM ALLOWABLE BENDING STRESS (FB) SHALL BE 1000 PSI (SINGLE MEMBER USE), 1150 PSI (REPETITIVE MEMBER USE). THE MINIMUM MODULUS OF ELASTICITY (E) SHALL BE 1.4 PSI.
- DOUBLE FLOOR JOISTS UNDER ALL PARTITIONS, BATHTUBS, AND CABINETS RUNNING PARALLEL TO JOISTS.
- HEADERS SHALL BE (2) 2" X 12" IN BEARING WALLS AND (2) 2" X 10" IN NON-BEARING WALLS, OR AS NOTED ON DRAWINGS. PROVIDE A (3) 2 X 4 POST (MIN.) AT EACH BEAM/HEADER BEARING LOCATION AND A (2) 2 X 4 POST (MIN.) AT EACH WINDOW MULLION UNLESS OTHERWISE NOTED.
- NAILING OF ALL FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE IRC TABLE R602.3(1) "FASTENER SCHEDULE".
- PROVIDE SOLID WOOD OR METAL STRAP "X" BRIDGING FOR ALL FLOOR JOISTS AT 8'-0" O.C. MAX.
- ALL EXTERIOR LUMBER EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- SUBFLOOR SHALL BE 3/4" TONGUE AND GROOVE CD PLYWOOD, GLUED AND NAILED IN ACCORDANCE WITH APA PUBLICATION 114.
- EXTERIOR WALL AND ROOF SHEATHING SHALL BE 1/2" CD PLYWOOD WITH EXTERIOR GLUE.
- PROVIDE HEAVY DUTY GALVANIZED HANGERS BY SIMPSON STRONG TIE OR ARCHITECT APPROVED EQUAL, AS REQUIRED, AT ALL JOIST TO BEAM AND BEAM TO BEAM CONNECTIONS.
- ALL ROOF RAFTERS SHALL BE ATTACHED TO TOP PLATE WITH APPROVED HURRICANE CLIPS.
- PRE-ENGINEERED WOOD JOISTS AND MICRO LAM BEAMS TO BE MANUFACTURED BY TRUSS JOIST MACMILLAN OR ARCHITECT APPROVED EQUAL, AS PER SIZE AND SPACING INDICATED ON PLANS. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- GYPSUM WALLBOARD SHALL BE A MINIMUM OF 1/2" THICKNESS. ALL WALLBOARD IN BATHROOMS AND WET AREAS SHALL BE WATER-RESISTANT. WALLS AND CEILINGS IN ATTACHED GARAGES AND MECHANICAL ROOMS SHALL BE 5/8" TYPE "X" FIRE-RATED.
- PROVIDE SAFETY GLAZING IN ALL HAZARDOUS LOCATIONS AS PER IRC SECTION R308. THESE LOCATIONS INCLUDE BUT ARE NOT LIMITED TO: GLAZING IN SLIDING AND SWINGING DOORS, TUB AND SHOWER ENCLOSURES, GLAZING ADJACENT TO OPERABLE DOORS, GLAZING IN HAND AND GUARD RAILS, AND GLAZING WITHIN 18" OF FLOOR AS REQUIRED.
- AS PER IRC, SECTION R310, EMERGENCY ESCAPE. ANY SLEEPING ROOM BELOW THE FOURTH FLOOR SHALL HAVE AT LEAST ONE EMERGENCY EGRESS WINDOW WITH A CLEAR SASH OPENING OF 5.7 SF, A MINIMUM CLEAR HEIGHT OF 24", A WIDTH OF 22", AND A MAXIMUM SILL HEIGHT OF 44".
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES.
- ELECTRICAL SERVICE TO BE 200 AMP, 42 BREAKER U/L APPROVED PANEL UNLESS OTHERWISE SPECIFIED.
- ALL BATH AND GARAGE RECEPTACLES SHALL BE GFI. EXTERIOR RECEPTACLES TO BE WATERPROOF GFI.
- SMOKE/CARBON MONOXIDE DETECTORS TO BE LOCATED ON EACH LEVEL AND IN EACH SLEEPING ROOM. THEY SHALL BE HARD WIRED (110 VOLT) WITH BATTERY BACKUP AS PER IRC R317.1 AND NJAC 5:23-3.20.
- ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR AND CONFORM TO ALL APPLICABLE CODES. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING OF UNITS AND DESIGN OF HVAC SYSTEM. MECHANICAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR WHO SHALL PROVIDE POWER WIRING TO ALL MECHANICAL EQUIPMENT. MECHANICAL CONTRACTOR SHALL PROVIDE DRAWINGS IF REQUIRED.
- ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSE PLUMBING CONTRACTOR AND ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES.

STRUCTURAL NOTES

LOCATION	LIVE LOAD	DEAD LOAD	DEFLECTION
LIVING AREA	40	10	L/360
SLEEPING	30	10	L/360
ATTIC	20	10	L/240
CATH CLG	20	15	L/240
ROOF	20	10	L/180
DECK	60	10	L/180

FOUNDATION

- FOUNDATION TO BE TIMBER PILING WITH AN 18"X24" CONC GRADE BEAM WITH (6) #5 REBARS

FRAMING

- ALL LUMBER TO BE HEM-FIR #2 OR BETTER. THE MINIMUM ALLOWABLE BENDING STRESS (FB) SHALL BE 1000 PSI (SINGLE MEMBER USE) AND 1150 PSI (REPETITIVE MEMBER USE). THE MINIMUM MODULUS OF ELASTICITY (E) SHALL BE 1.4 PSI. ALL PRE-ENGINEERED WOOD BEAMS AND JOISTS SHALL BE BY TRUSS JOIST MACMILLAN AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- ALL EXTERIOR LUMBER, INCLUDING STRINGERS, STAIR CARRIAGES, DECKS, SILL PLATES, AND WALL SYSTEMS BELOW BASE FLOOD ELEVATION 11.00' SLD SHALL BE PRESSURE TREATED WOOD.
- CONTRACTOR SHALL SUPPLY DOUBLE JOISTS UNDER ALL PARTITION WALLS, BUILT-IN CABINETS, ZERO CLEARANCE FIREPLACES, LAUNDRY AND TOILET ROOM FIXTURES WHEN PARALLEL TO JOIST SPAN.
- CONTRACTOR SHALL PROVIDE WOOD OR METAL CROSS BRIDGING @ CENTERPOINT OF SPAN, MAXIMUM SPACING @ 8'-0" OC.
- HEADERS SHALL BE (2) 2" X 12" IN ALL BEARING WALLS AND (2) 2" X 10" IN NON-BEARING WALLS, OR AS NOTED ON DRAWINGS.
- ALL SUBFLOORS SHALL BE 3/4" TONGUE AND GROOVE CD PLYWOOD GLUED AND NAILED IN ACCORDANCE WITH APA PUBLICATION 114.
- ALL WALL AND ROOF SHEATHING SHALL BE 1/2" T & G CD PLYWOOD WITH EXTERIOR GLUE.
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- ALL RAFTERS TO BE TIED TO TOP PLATE WITH HURRICANE CLIPS MANUFACTURED BY SIMPSON STRONG-TIE, MODEL # H4.
- ALL JOIST HANGERS TO BE MANUFACTURED BY SIMPSON STRONG TIE, TOP NAILED DESIGN, OR AS NOTED.

BUILDING DATA

USE GROUP	R-5
CONSTRUCTION CLASS	5A
FINISHED AREA:	
1ST FL:	1072 SF
2ND FL:	1136 SF
FIN ATTIC:	568 SF
TOTAL FINISHED:	2776 SF
FOOTPRINT:	1470 SF
GARAGE:	1534 SF
PORCHES/DECKS:	1578 SF
MAX HT FROM 1ST FL:	29'-10"

SITE DATA

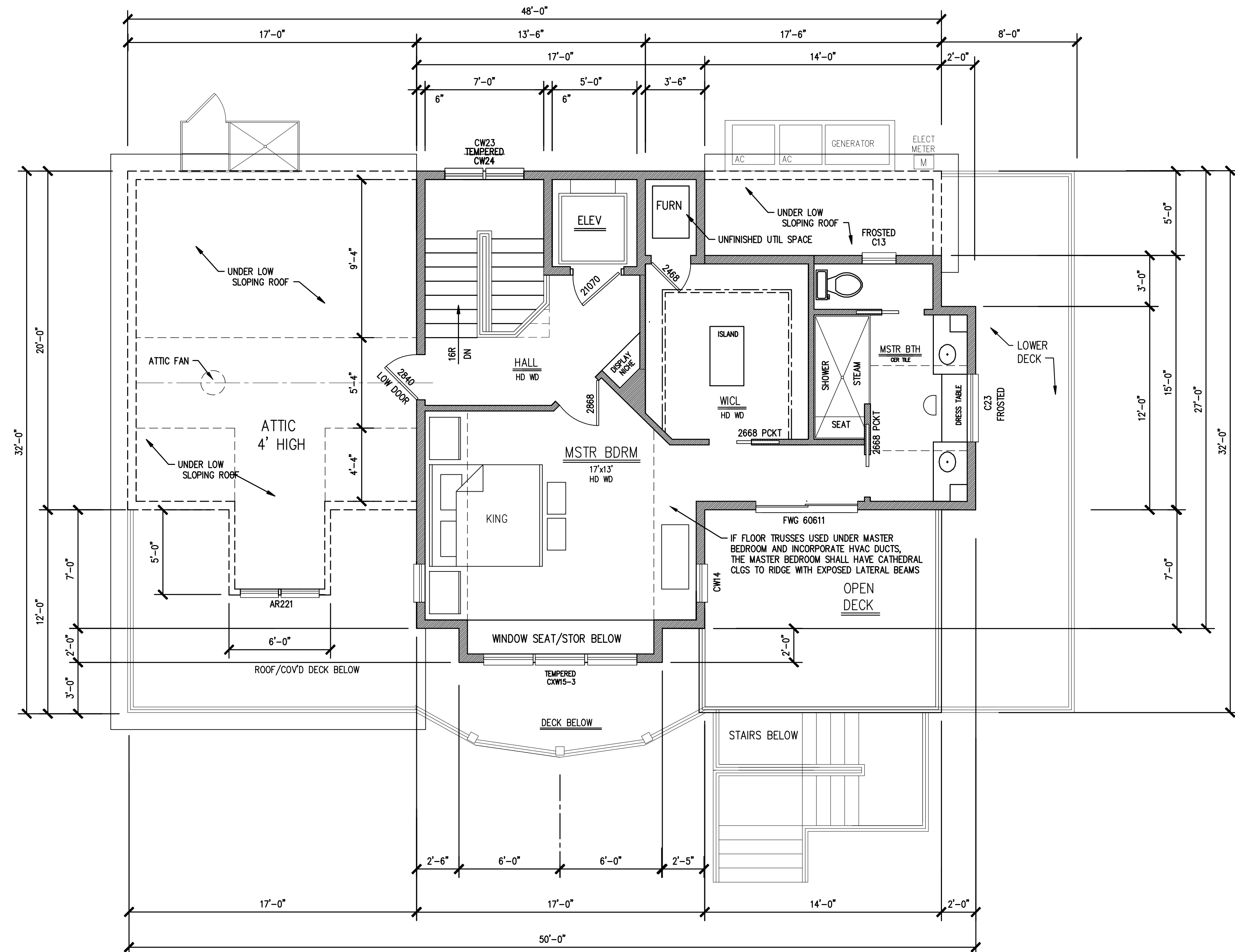
ALL ELEVATIONS IN 1988 DATUM
BASE FLOOD ELEVATION = 9.0'
FINISHED FIRST FLOOR = 15.0'

SCHEME E

STRUCTURE IS 5A, 1 HOUR RATING

FLOOR FRAMING NOTE

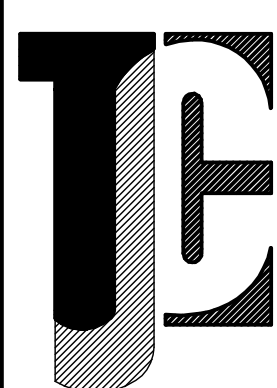
TJI FLOOR JOISTS MAY BE SUBSTITUTED WITH 14" HIGH FLOOR TRUSSES FOR THE INCLUSION OF HVAC DUCTS. DESIGN AND STRUCTURAL CAPACITY OF TRUSSES SHALL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. RIDGE HEIGHT WILL RISE 2" ABOVE WHAT IS SHOWN ON SHOWN ON DRWGS TO ALLOW FOR THE DEEPER FLOOR



FINISHED ATTIC PLAN

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

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SHEET TITLE: FINISHED ATTIC PLAN
 GENERAL NOTES

PROJECT NO.
 1903

PROJECT NAME:
 ZUMOFF RESIDENCE
 8602 FULTON AVE.
 MARGATE, NJ 08402

SHEET NO.
 A-7
 OF 7 SHEETS