

Kurt J. Ludwig, AIA Architect

NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE (IRC 2018 NJ EDITION) INTERNATIONAL RESIDENTIAL CODE 2018.
- ALL FOOTINGS TO BEAR ON VIRGIN SOIL ONLY.
- SOIL BEARING CAPACITY ASSUMED TO BE 3000 PSF. IF ACTUAL SOIL BEARING IS DIFFERENT THAN ASSUMED, NOTIFY ARCHITECT BEFORE PROCEEDING. ARCHITECT NOT RESPONSIBLE FOR VERIFICATION OF SUBSURFACE CONDITIONS OR BEARING CAPACITIES.
- STEPPED FOOTINGS (WHERE REQ'D.) TO BE AT A RATIO OF ONE FOOT VERTICAL TO TWO FOOT HORIZONTAL.
- ALL BELOW GRADE BLOCK TO BE HOLLOW LOAD BEARING TYPE.
- ALL CONCRETE TO BE MIN. 3,000 PSI @ 28 DAY STRENGTH. (GARAGE & DRIVEWAY SLAB REQUIRED TO BE 3,500 PSI AIR ENTRAINED CONCRETE).
- ALL MORTAR & GROUT TO BE TYPE "M".
- ALL FRAMING LUMBER TO BE DOUGLAS FIR OR SOUTHERN YELLOW PINE NO. 2. MIN. fb=1,300 PSI. ALL LUMBER IN CONTACT WITH MASONRY TO BE TREATED LUMBER (NOTE: INCLUDE GALVANIZED OR STAINLESS STEEL ANCHOR BOLTS, OR USE LSL STRAND GUARD - TREATED SILL.) (NOTE: ALL PILE CONNECTIONS TO BE STAINLESS STEEL.)
- ALL DIMENSIONS ON PLAN ARE FINISHED DIMENSIONS. CONSULT ARCHITECT FOR FRAMING QUESTIONS OR DESCRIPTIONS PRIOR TO FRAMING. DO NOT NOTCH OR CUT LUMBER IN ANY NON TYPICAL MANNER. DISCREPANCIES AND SOLUTIONS SHALL BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO FRAMING.
- TREATED LUMBER TO BE ACO WITH REQUIRED FASTENERS, NAILS, ETC.
- MICROLLAM OR PARALLAM LUMBER TO BE EQUAL TO TRUS-JOIST CORP. MICROLLAM OR PARALLAM LUMBER WITH MIN. (fb=2,900 PSI) (NOTE: MICROLLAMS INDICATED ON PLANS CAN BE SUBSTITUTED WITH PARALLAMS. COMBINATION OF MICROLLAMS CAN BE SUBSTITUTED WITH (1) SOLID MICROLLAM OR PARALLAM WITH EQUAL TOTAL WIDTH AND HEIGHT AS SPECIFIED).
- ALL NAILING TO BE DONE IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE 2018.
- ROOM SIZES INDICATED ON PLAN MAY VARY DEPENDING ON EXISTING FIELD CONDITIONS, ETC.
- EXTERIOR SIDING TO BE PATCH AS REQUIRED.
- INCLUDE ALL NECESSARY STEP FLASHING, VENT STACK FLASHING, ETC. FOR A COMPLETE INSTALLATION. INCLUDE WEATHERWATCH (OR EQUAL) ICE AND WATER SHIELD AT ALL EAVES, VALLEYS, ETC. INCLUDE ALUMINUM FLASHING AT ALL DECK, PORCH, ETC. CONNECTIONS. INSTALL ALL WINDOWS AND DOORS WITH REQUIRED WEATHER SEALS AS SPECIFIED BY MANUFACTURER.
- ELECTRIC LAYOUT IS SCHEMATIC, ALL ELECTRIC WORK TO COMPLY WITH CURRENT NATIONAL ELECTRIC CODE 2017. CONFIRM ALL ELECTRIC / LIGHTING WITH HOMEOWNER.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. OWNER RESPONSIBLE FOR COST AND PAYMENT OF PERMITS.
- CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD AND BE RESPONSIBLE FOR SAME. CONTRACTOR SHALL INSPECT EXISTING CONDITIONS AND PLAN / COORDINATE ANY REQUIRED CHANGES DUE TO THE PROPOSED CONSTRUCTION AS NECESSARY. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARCHITECT WITH ANY QUESTIONS, CLARIFICATION, FIELD DISCREPANCIES, CHANGES, ETC.
- ARCHITECT NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, COORDINATION, AND SCHEDULING OF GENERAL CONTRACTORS AND SUBCONTRACTORS OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- THE CONSTRUCTION DOCUMENTS SHALL BE VALID FOR A PERIOD OF (1) YEAR (BASED ON THE COMPLETION DATE OF THE INITIAL WORKING DRAWINGS). EXPIRED CONSTRUCTION DOCUMENTS SHALL BE REVIEWED BY ARCHITECT FOR NECESSARY REVISIONS DUE TO UPDATED CODES, ORDINANCES, CONSTRUCTION TECHNIQUES, ETC.
- THESE PLANS SHALL NOT BECOME FINAL UNTIL APPROVED BY ALL LOCAL (AND OTHER RELEVANT) DEPARTMENTS, AGENCIES, ETC.; THEREFORE, NO WORK SHALL COMMENCE UNTIL ISSUANCE OF ALL REQUIRED PERMITS.

ALLOWABLE HOLES - Beams and Headers

ROUND HOLE CHART

BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
4 1/2"	1"
5 1/2"	1 1/2"
7 1/2" to 20"	2"

See illustration for Allowed Hole Zone

- For uniformly loaded beams only.
- Rectangular holes are not allowed.
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

DESIGN LOADS

DESIGN LOADS	1ST FL	2ND FL	ATTIC	ROOF
LIVE LOAD:	40 PSF	40 PSF*	20 PSF	30 PSF
DEAD LOAD:	15 PSF	15 PSF	10 PSF	10 PSF

(*EXCEPT 30 PSF FOR SLEEPING AREAS)

WIND SPEED: 125 MPH
GROUND SNOW LOAD: 30 PSF
EXPOSURE: B

PARTITION LEGEND

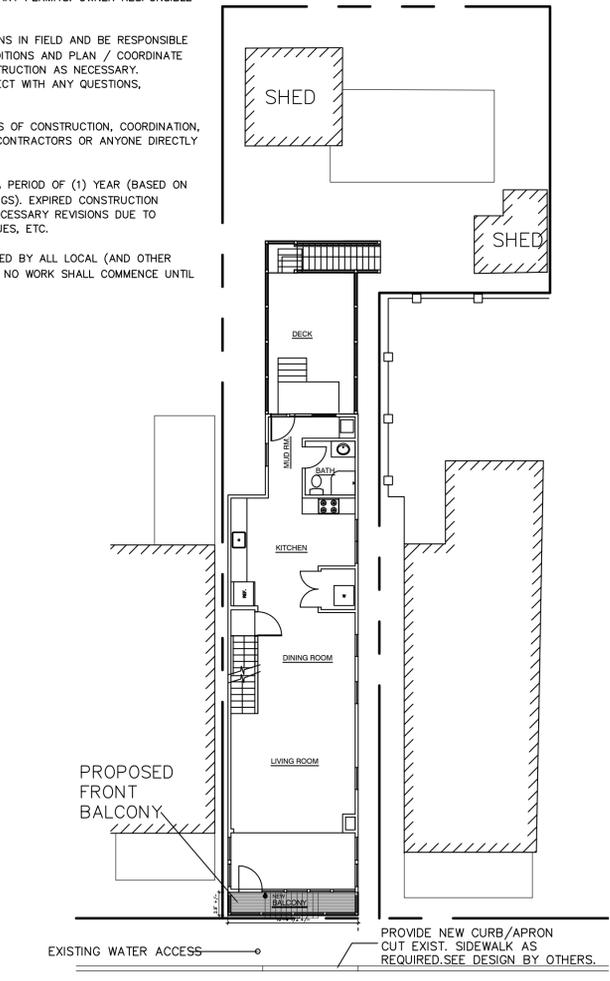
	= EXISTING TO REMAIN
	= EXISTING TO BE REMOVED

ELECTRICAL LEGEND

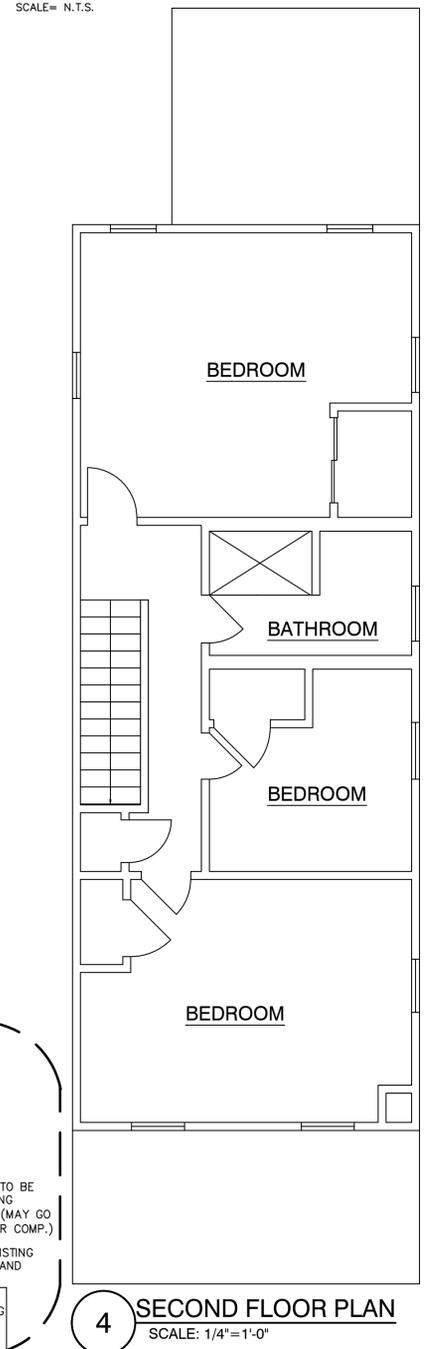
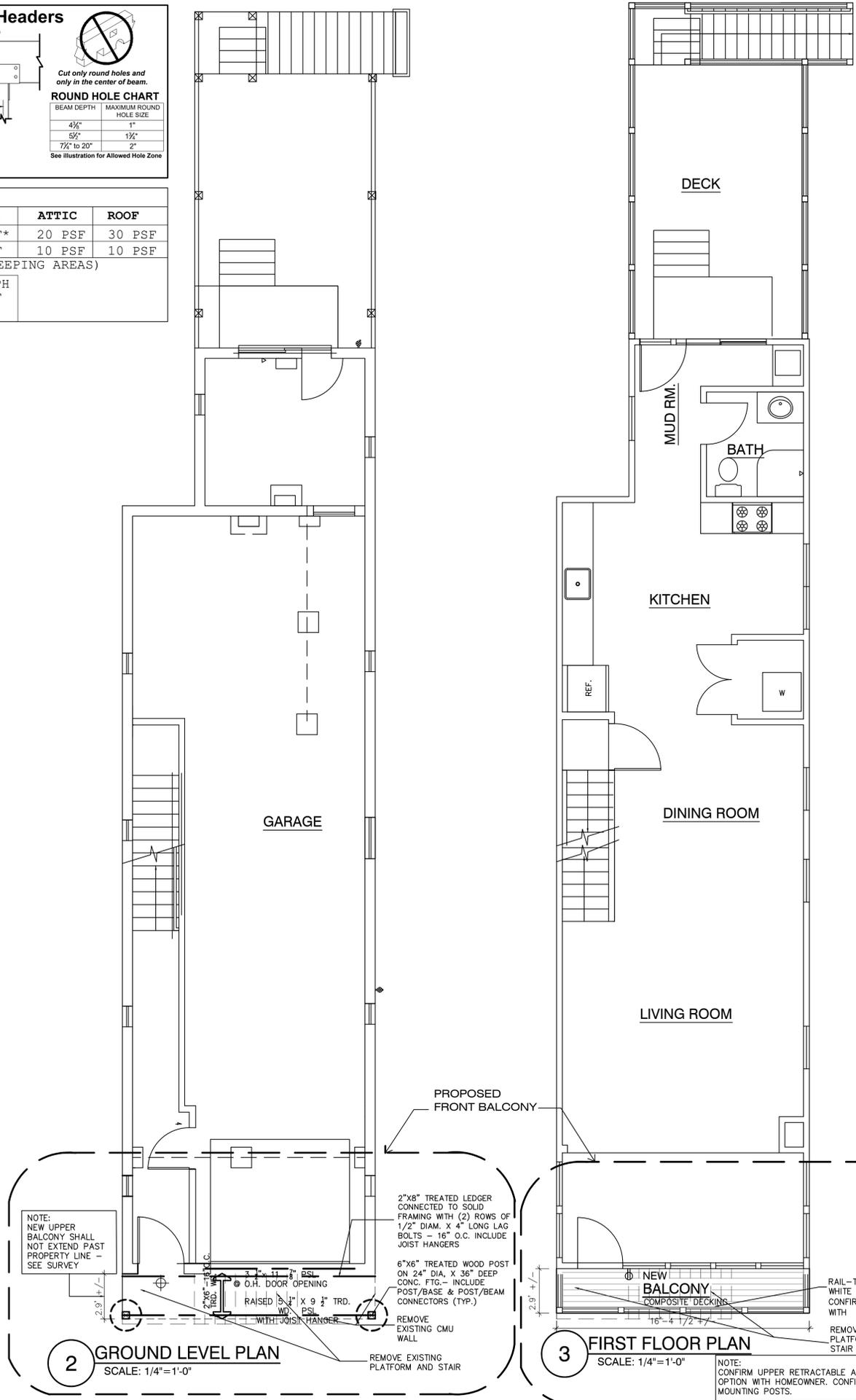
TYPE:	DESCRIPTION:
	= INCANDESCENT LIGHT FIXTURE
	= INCANDESCENT RECESSED LIGHT FIXTURE
	= WATER PROOF GFI RECESSED LIGHT
	= FIXTURE WITH FIXED LENS
	= DUPLEX OUTLET
	= GROUND FAULT INTERRUPT OUTLET
	= GROUND FAULT CIRCUIT INTERRUPT OUTLET (WEATHER-RESISTANT)
	= SINGLE POLE SWITCH
	= THREE WAY SWITCH
	= FOUR WAY SWITCH
	= SMOKE DETECTOR
	= CARBON MONOXIDE DETECTOR
	= EXHAUST FAN (VENTED TO EXTERIOR)
	= CEILING FAN WITH LIGHT
	= OVERHEAD DOOR OPERATOR

* ALL THE ITEMS INDICATED IN THE LEGEND MAY NOT BE INCLUDED IN THIS PROJECT *

NOTE: ALL RECEPTACLES SHALL BE TAMPER-RESISTANT ELECTRICAL RECEPTACLES PER ART. 406.11 IN NEC 2017.
NOTE: INCLUDE "ARC-FAULT" CIRCUIT BREAKERS PER ART. 210.12 IN NEC 2017.
NOTE: REMOVE AND REUSE (2) EXISTING EXTERIOR SPOT LIGHT AND FIXTURES



1 KEY PLAN
SCALE: 3/32"=1'-0"



Kurt J. Ludwig, AIA
Architect

(732) 846-1141
Fax: (732) 846-1143
www.kjludwig.com

Kurt J. Ludwig, AIA, Incorporated
77 North Main Street
Milltown, NJ 08850

NO. CERT. NO. #AI-11708
NY LIC. NO. 034741-1
REGISTERED ARCHITECT

PROJECT NAME AND ADDRESS:

**PROPOSED FRONT BALCONY
JERRY RESIDENCE
15 CHURCH STREET**

SEA BRIGHT, NEW JERSEY

BUILDING DATA

CONSTRUCTION CLASSIFICATION: SB

USE GROUP: R-5

DATE:	REV:	DESCRIPTION:	BY:
09/30/21		ISSUE FOR VARIANCE	HH

DRAWING NAME:

NOTES, KEY PLAN, PLANS & DETAILS

DRAWING NUMBER

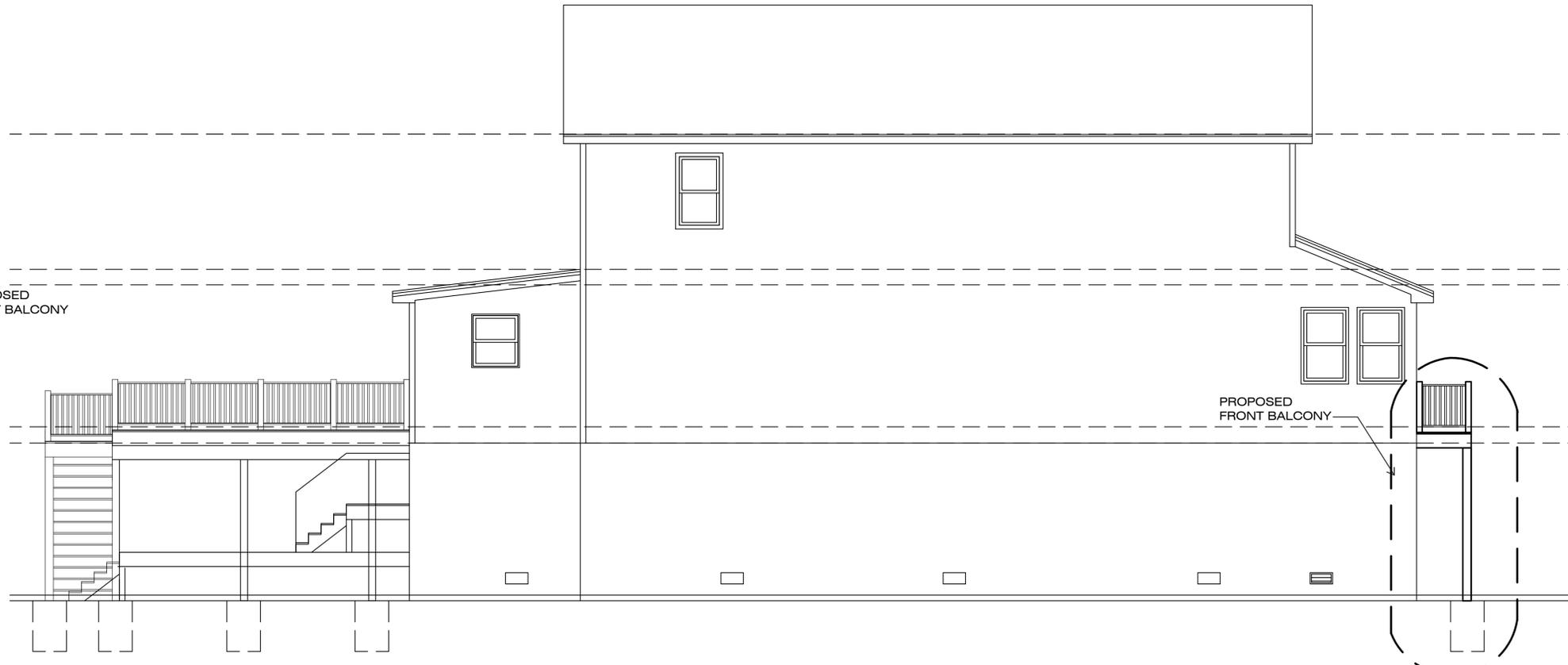
A-1

1 OF 2
JOB NO.
21-160K

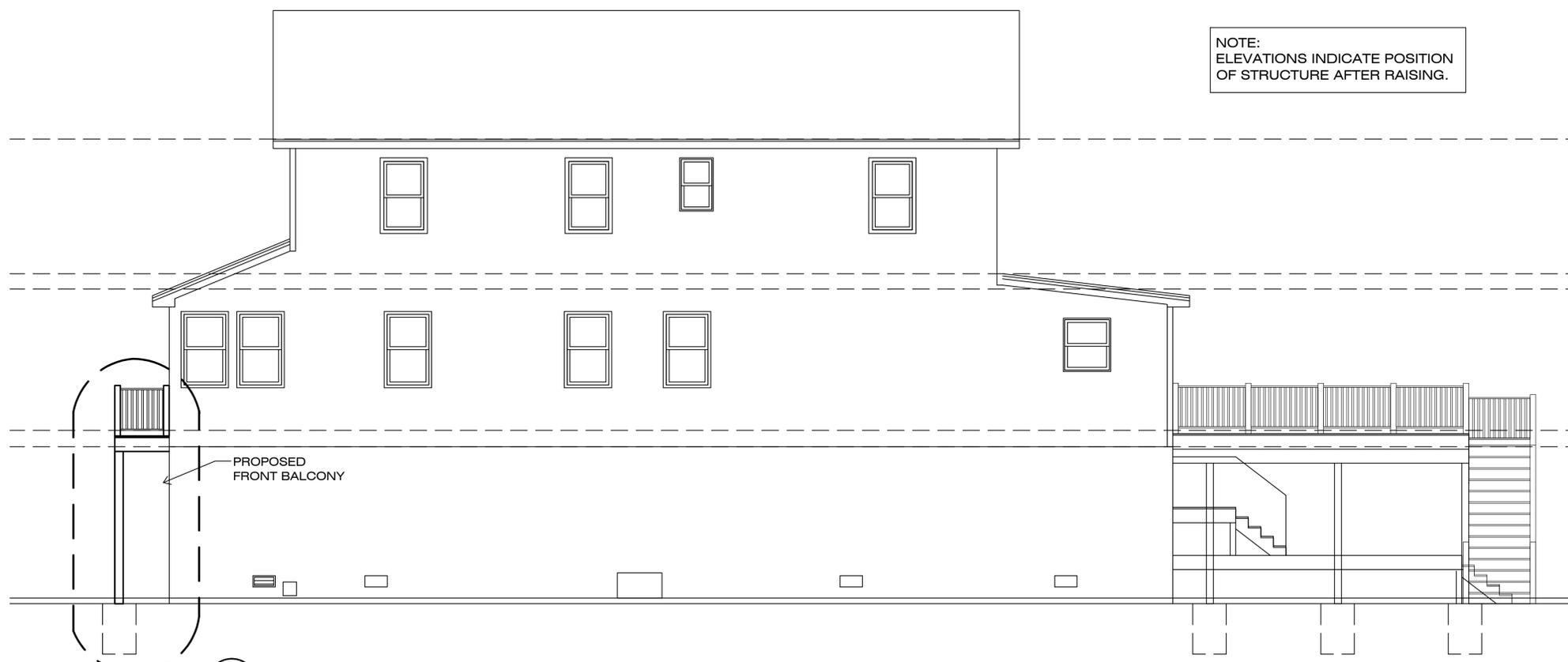
Kurt J. Ludwig, AIA
Architect



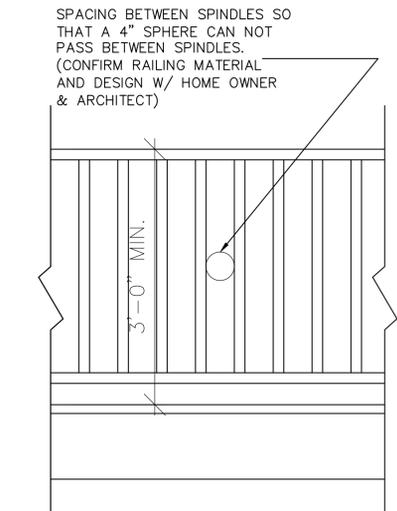
1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



3 RIGHT-SIDE ELEVATION
SCALE: 1/4"=1'-0"



4 GUARDRAIL DETAIL- TYP.
SCALE: 1"=1'-0"

Kurt J. Ludwig, AIA
Architect
(732) 846-1141
Fax: (732) 846-1143
www.kjludwig.com

KJL
NO. CERT. NO. #AI-11708
NY LIC. NO. 034741-1
REGISTERED ARCHITECT

PROJECT NAME AND ADDRESS:
**PROPOSED FRONT BALCONY
JERRY RESIDENCE
15 CHURCH STREET**
SEA BRIGHT, NEW JERSEY

BUILDING DATA

CONSTRUCTION CLASSIFICATION: 5B

USE GROUP: R-5

DATE:	REV.	DESCRIPTION:	BY:
09/30/21		ISSUE FOR VARIANCE	HH

DRAWING NAME:
**ELEVATIONS
& DETAILS**

DRAWING NUMBER
A-2
2 OF 2
JOB NO.
21-160K