

ALTERATIONS TO 214 N. DELSEA DRIVE VINELAND, NJ

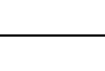

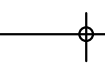
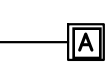


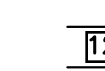
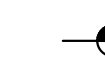

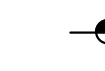

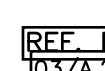





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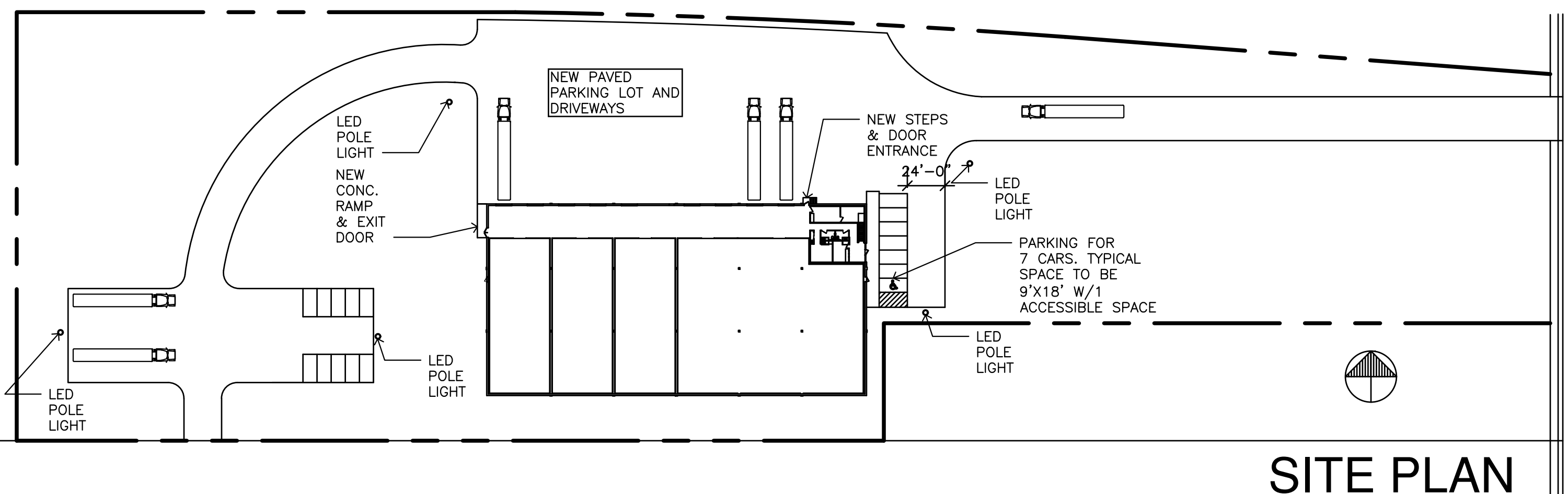
SEAL

ABBREVIATIONS

A.C.T. ACOUSTICAL CEILING TILE	INSUL. INSULATION	LAV. LAVATORY
ADJ. ADJUSTABLE	L.H. LONG LEG HORIZONTAL	L.L.V. LONG LEG VERTICAL
A.F.F. ABOVE FINISHED FLOOR	L.V. LIGHT (ING)	MASONRY MASONRY
ALUM. ALUMINUM	M.A.S. MAXIMUM	M.B.S. METAL BUILDING SUPPLIER
ALTN. ALTERNATE	MECH. MECHANICAL	MIN. MINIMUM
ANOD. ANODIZED	MISC. MISCELLANEOUS	M.O. MASONRY OPENING
BOARD BOARD	M.D. MOUNTED	MTL. METAL
BLDG. BUILDING	M.T. ON CENTER	O.C. OPPOSITE HAND
BM. BEAM	OPP. HND. OPPOSITE HAND	PCP. PORTLAND CEMENT PLASTER
BTM. BOTTOM	PLYWD. PLYWOOD	PT (D) PAINT (ED)
CFMF COLD FORMED METAL FRAMING	REF. REFER, REFERENCE	REINF. REINFORCING
CL. CENTER LINE	RM. ROOM	ROT. ROTATED
CLG. CEILING	R.S. ROUGH SAW	S.C. SOLID CORE
CLR. CLEAR	S.C. SOLID CORE	SCHED. SCHEDULE (ED)
C.J. CONTROL JOINT	SHT. SHEET	SIM. SIMILAR
C.M.U. CONCRETE MASONRY UNIT	SIM. SIMILAR	SPEC. SPECIFICATION (S)
COL. COLUMN	STD. STANDARD	STL. STEEL
CONC. CONCRETE	STRUC. STRUCTURE (AL)	TEMP. TEMPERED
CONT. CONTINUE (OUS)	THK. THICK	TYP. TYPICAL
DOUB. DOUBLE	T.S. TUBULAR STEEL	U.N.O. UNLESS NOTED OTHERWISE
DET. DETAIL	U.N.O. UNLESS NOTED OTHERWISE	V.C.T. VINYL COMPOSITION TILE
DR. DOOR	VERT. VERTICAL	W.C. WATER CLOSET
D.S. DOWNSPOUT	W.C. WATER CLOSET	WD. WOOD
DWG. DRAWING	W.H. WATER HEATER	W. WITH
E.J. EXPANSION JOINT	W. WITH	BY METAL BLDG. SUPPLIER
ELEV. ELEVATION	W/ W/	
ELEC. ELECTRICAL	W/ W/	
EQ. EQUAL	W/ W/	
E.W.C. ELECTRIC WATER COOLER	W/ W/	
EXI. EXISTING	W/ W/	
EXIST. EXISTING	W/ W/	
EXP. EXPANSION	W/ W/	
EXT. EXTERIOR	W/ W/	
F.F. FINISH FLOOR	W/ W/	
FIN. FINISH (ED)	W/ W/	
FLR. FLOOR	W/ W/	
F.O.C. FACE OF CONCRETE	W/ W/	
F.O.G.B. FACE OF GRADE BEAM	W/ W/	
F.O.M. FACE OF MASONRY	W/ W/	
F.R.P. FIBERGLASS REINFORCED PANEL	W/ W/	
GA. GAUGE, OR GAGE	W/ W/	
GDW. GYPSUM DRYWALL	W/ W/	
GL. GLASS	W/ W/	
GYP. BD. GYPSUM BOARD	W/ W/	
H.B. HOSE BIB	W/ W/	
H.C. HOLLOW CORE	W/ W/	
HDWR. HARDWARE	W/ W/	
HT. HEIGHT	W/ W/	
H.V.A.C. HEATING/VENTILATING/ AIR CONDITIONING	W/ W/	

LEGEND

 COLUMN CENTERLINE	 WALL SECTION
 DIMENSION TO CENTERLINE	 WALL TYPE
 DIMENSION TO FACE OF MATERIAL	 BUILDING SECTION
 ROOM NUMBER	 ELEVATION IN SECTION
 DOOR NUMBER	 ELEVATION IN PLAN
 WINDOW NUMBER	 REF. DETAIL
 INTERIOR ELEVATION	 03 - SECTION
	 03 - DETAIL
	 REVISION AND REVISION NUMBER
	 EXTERIOR ELEVATION

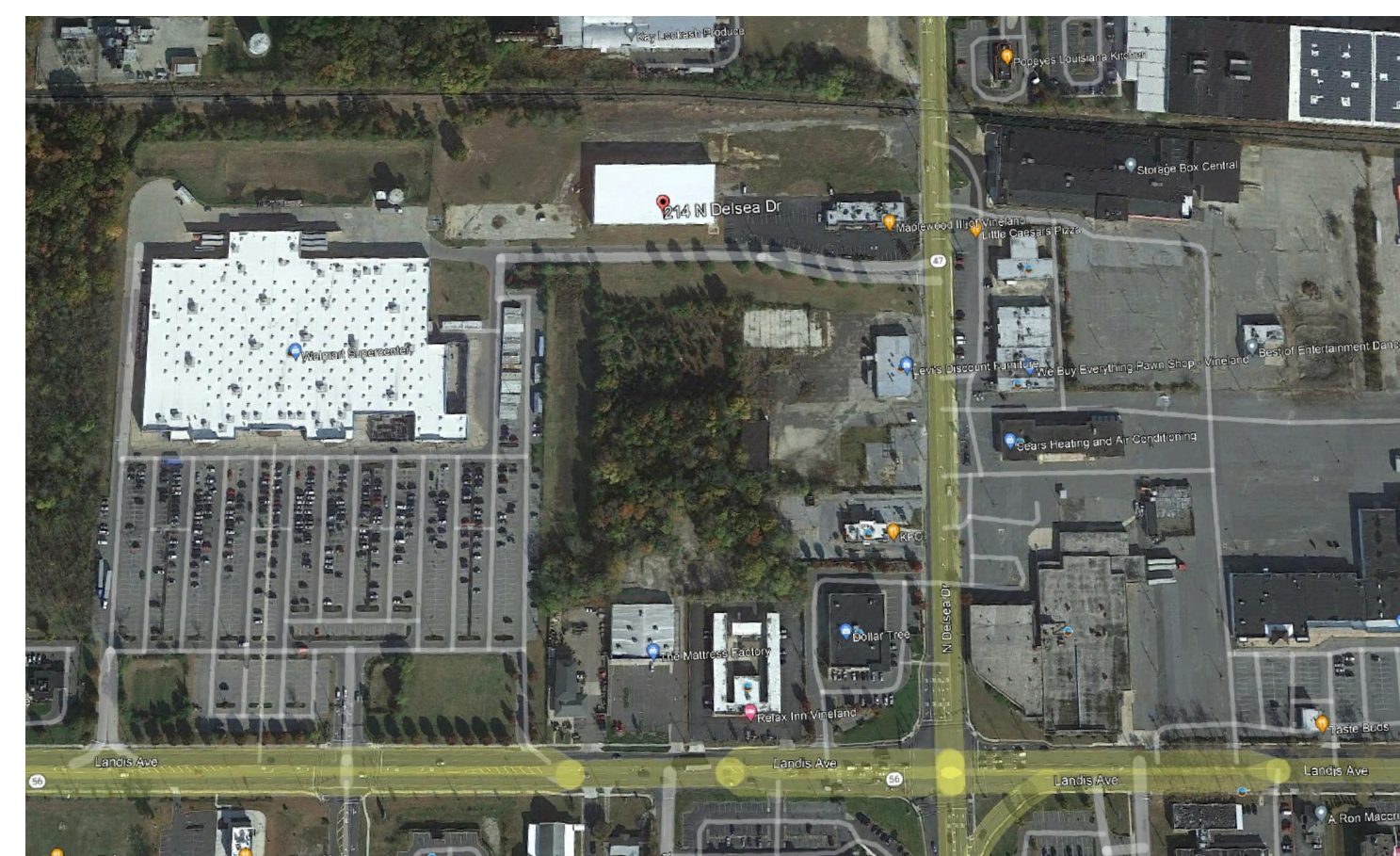


SITE PLAN

CODE ANALYSIS

3	USE AND OCCUPANCY CLASSIFICATION	304.1 B BUSINESS & S-2 LOW HAZARD STORAGE
4	NOT APPLICABLE	
5	GENERAL BUILDING HEIGHTS AND AREAS	EXISTING BUILDING AREA = 29,615 SF EXISTING BUILDING HEIGHT = 20'-0"
	TABLE 503 ALLOWABLE AREA W/SPRINKLERS ALLOWABLE STORIES W/SPRINKLERS	B-BUSINESS 92,000 4
	TABLE 508.4 OCCUPANCY SEPARATION BETWEEN B OCCUPANCIES - NONE REQUIRED	
	505.2.1 AREA LIMITATIONS	THE AGGREGATE AREA OF A MEZZANINE WITHIN A ROOM SHALL BE NOT GREATER THAN 1/3 OF THE FLOOR AREA OF THAT ROOM OR SPACE IN WHICH THEY ARE LOCATED.
6	TYPE OF CONSTRUCTION	TABLE 601 - TYPE III B
7	FIRE AND SMOKE PROTECTION FEATURES	FIRE SEPARATION IS GREATER THAN 30'
8	INTERIOR FINISHES	SECTION 803 WALL AND CEILING FINISHES CLASS A FLAME SPREAD: 0-25 SMOKE DEVELOPED: 0-450 CLASS B FLAME SPREAD: 26-75 SMOKE DEVELOPED: 0-450 CLASS C FLAME SPREAD: 76-200 SMOKE DEVELOPED: 0-450
9	FIRE PROTECTION SYSTEMS	AUTOMATIC SPRINKLER SYSTEM EXISTS THROUGHOUT THE ENTIRE BUILDING.
10	MEANS OF EGRESS	MAXIMUM OCCUPANT LOAD PER TABLE 1004.1.1
		USE GROUP OCCUPANCY FACTOR SQ. FT. OCCUPANCY
		B 150 SF GROSS 1770 12
		S-2 500 SF GROSS 27,845 56
		S-2 (MEZZ) 500 SF GROSS 1291 3
		TOTAL OCCUPANTS = 71
	SECTION 1005 EGRESS WIDTH - FULLY SPRINKLERED BUILDING	
		WIDTH/OCCUPANT DOOR WIDTH DOOR CAPACITY
		DOORS 0.2 34" 170 OCCUPANTS
	TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY	
		S OCCUPANCY - 29 MAX OCCUPANTS MAXIMUM COMMON PATH OF EGRESS TRAVEL W/ SPRINKLERS - 100 FEET
	SECTION 1008.1.1 DOORS, MINIMUM DOOR WIDTH IS 32" CLEAR OPENING	
	TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE, FULLY SPRINKLERED	
		OCCUPANCY FEET
		B 300
	SECTION 1018 CORRIDOR FIRE RESISTANCE RATING W/SPRINKLERS	
	TABLE 1018.1 OCCUPANT LOAD REQUIRED FIRE RATING W/SPRINKLERS	
		OCCUPANT LOAD REQUIRED FIRE RATING W/SPRINKLERS
		B >30 0
	SECTION 1021 NUMBER OF EXITS AND CONTINUITY	
	TABLE 1021.1 MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD	
		OCCUPANT LOAD MINIMUM NUMBER OF EXITS
		1-500 2
11	ACCESSIBILITY	WHERE REQUIRED, SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES, TEMPORARY OR PERMANENT SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES.

AREA MAP



LIST OF DRAWINGS

C1 COVER SHEET
A100 FIRST FLOOR PLAN
A101 MEZZANINE FLOOR PLAN
A102 REFLECTED CEILING PLAN
A103 ROOF PLAN
A200 ELEVATIONS
A300 ELEVATIONS / SECTIONS
A301 SECTIONS
A400 ENLARGED FLOOR PLAN/ REFLECTED CLG PLAN
A401 INTERIOR ELEVATIONS
A402 TOILET ROOM PLANS
A500 WALL TYPES AND SCHEDULES
S100 STRUCTURAL PLANS

OWNER

214 N. DELSEA DR., LLC
16 AARON COURT,
CHERRY HILL, NJ 08002

BUILDING DATA

BUILDING FOOTPRINT = 29,615 S.F.
MEZZANINE SQ.FT. = 1,291 S.F.

EXISTING BUILDING IN STORIES = 1
PROPOSED BUILDING IN STORIES = 1

BUILDING HEIGHT = 20'
PROPOSED BUILDING HEIGHT = 20'

CONSTRUCTION TYPE - II-B
OCCUPANCY TYPE - S,B

NUMBER OF OCCUPANTS = 25
SPRINKLERED BUILDING - YES

APPLICABLE BUILDING CODES

INTERNATIONAL BUILDING CODE 2021 N.J. EDITION
(IBC W/ NJ EDITS FROM 3.14)
CORRECTED PAGES (NJ ERRATA)
CORRECTED SECTIONS (ICC ERRATA)
IFC 2021, ISFSC/2021
ICC/ANSI A117 1-2017; ICC 300-2017

NATIONAL STANDARD PLUMBING CODE 2021 NJ EDITION
NATIONAL ELECTRICAL CODE (NFPA 70) 2020
ASHRAE 90 1-2019
INTERNATIONAL FIRE CODE 2021
INTERNATIONAL FUEL GAS CODE 2021
INTERNATIONAL MECHANICAL CODE 2021
INTERNATIONAL ENERGY CONSERVATION CODE 2021
REHABILITATION SUBCODE NUCC SUBCHAPTER 6

DEFERRED SUBMISSION

SPRINKLER DESIGN

ALTERATIONS TO 214 DELSEA DR.

PROJECT LOCATION

214 DELSEA DRIVE
VINELAND, NJ

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

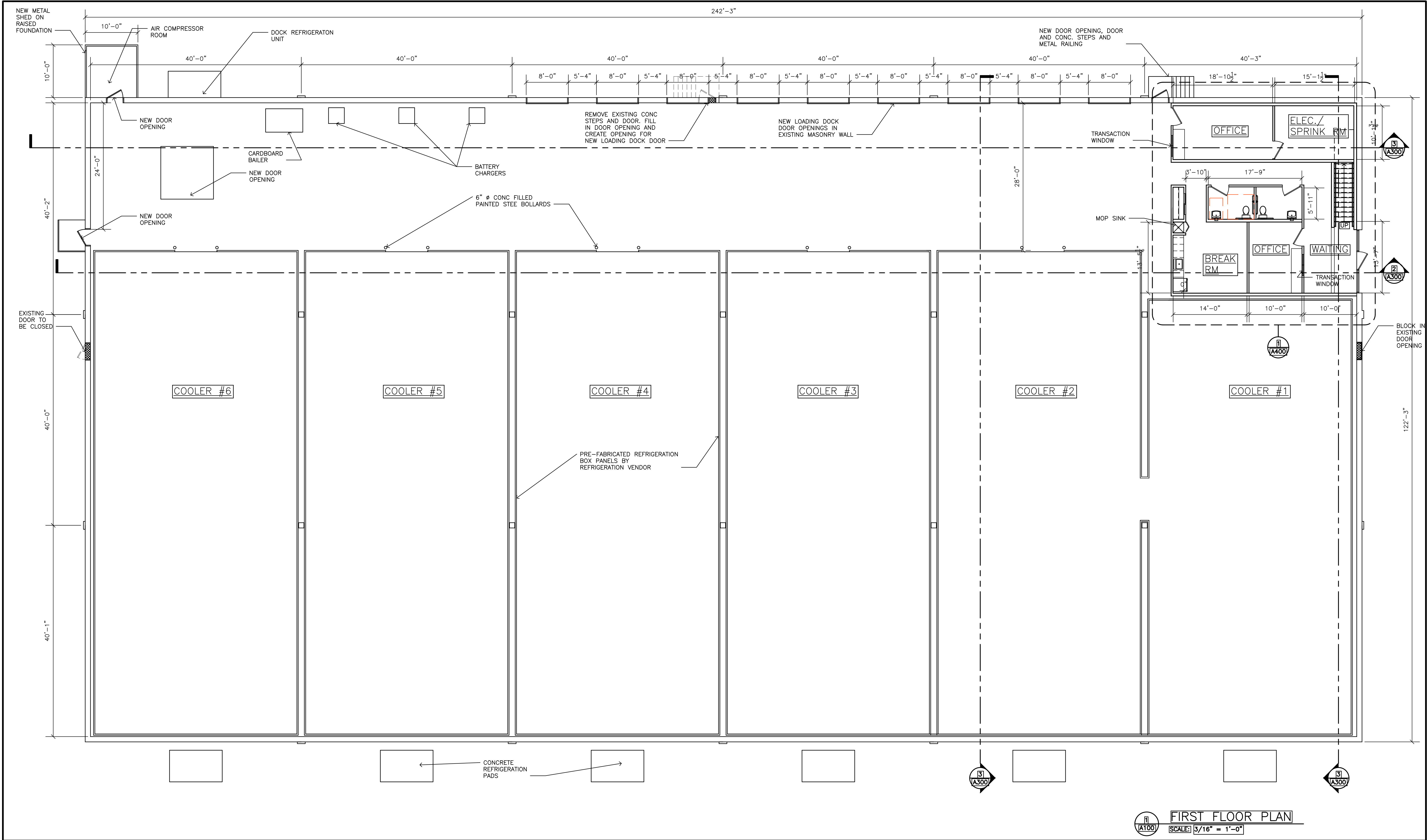
DATE: 2024

DRAWN BY: RR

REVIEWED BY: RR

SHEET NO.

CS-1



FIRST FLOOR PLAN
 SCALE: 5/16" = 1'-0"

PROJECT NO. 00000
 SCALE : AS NOTED
 DATE : 2017
 DRAWN BY : RR
 REVIEWED BY : RR

BLOCK: -
 LOT: -
 SHEET TITLE :

△	DATE	DESCRIPTION
	10/9/23	PERMIT SET
	1/18/24	REVISE OFFICE SIZE
	4/29/24	PERMIT SET
	6/12/24	REV PERMIT SET
	8/16/24	REV PERMIT SET

OWNER
214 N. DELSEA DRIVE, LLC
16 AARON COURT, CHERRY HILL, NJ 08002
 PROJECT LOCATION
214 DELSEA DRIVE
VINELAND, NJ

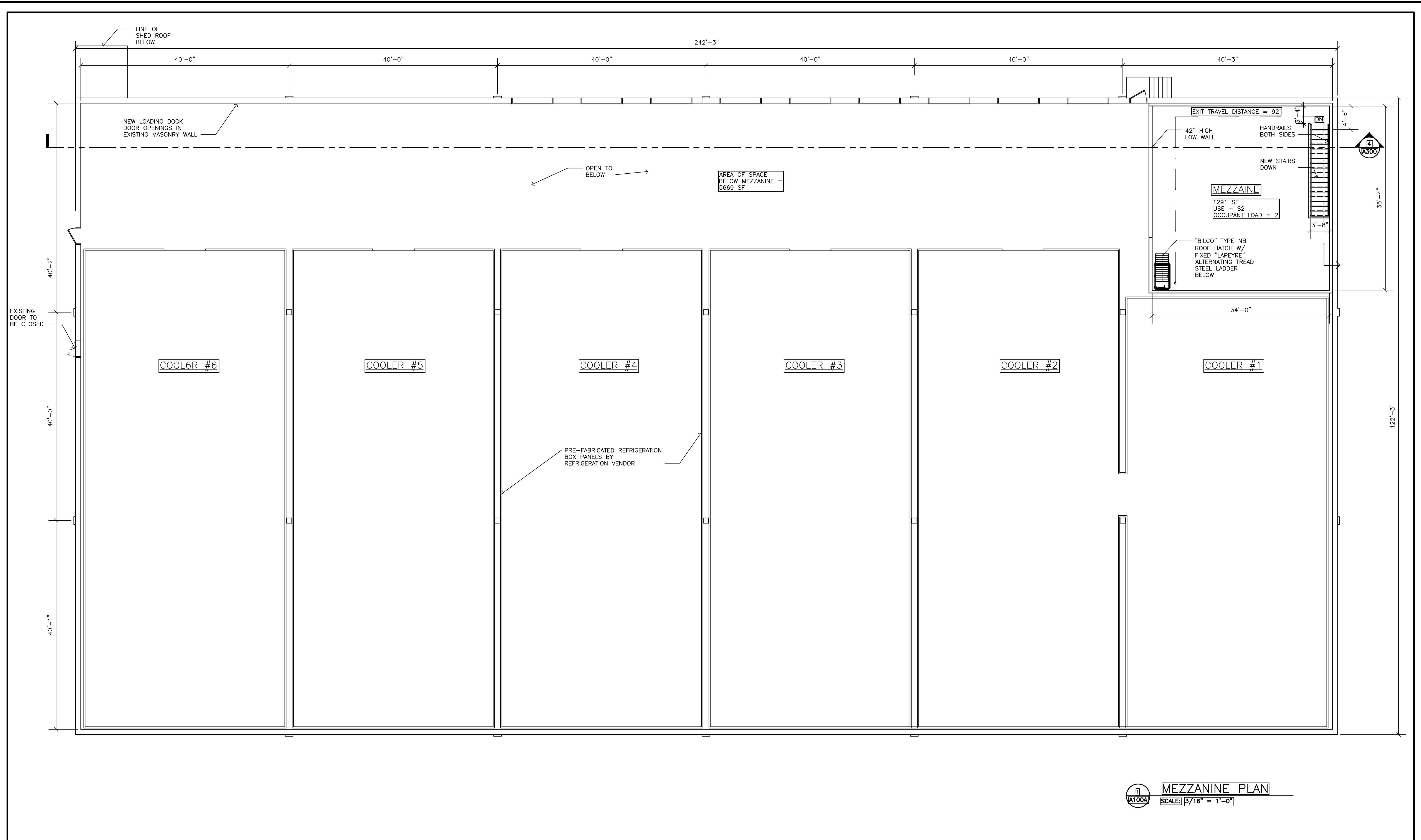
ALTERATIONS TO 214 DELSEA DRIVE

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SHEET NO.
A100



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

PROJECT NO. 00000

SCALE : AS NOTED

DATE : 2017

DRAWN BY : RR

REVIEWED BY : RR

BLOCK: -

LOT: -

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16 AARON COURT, CHERRY HILL, NJ 08002

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214 DELSEA DRIVE
VINELAND, NJ

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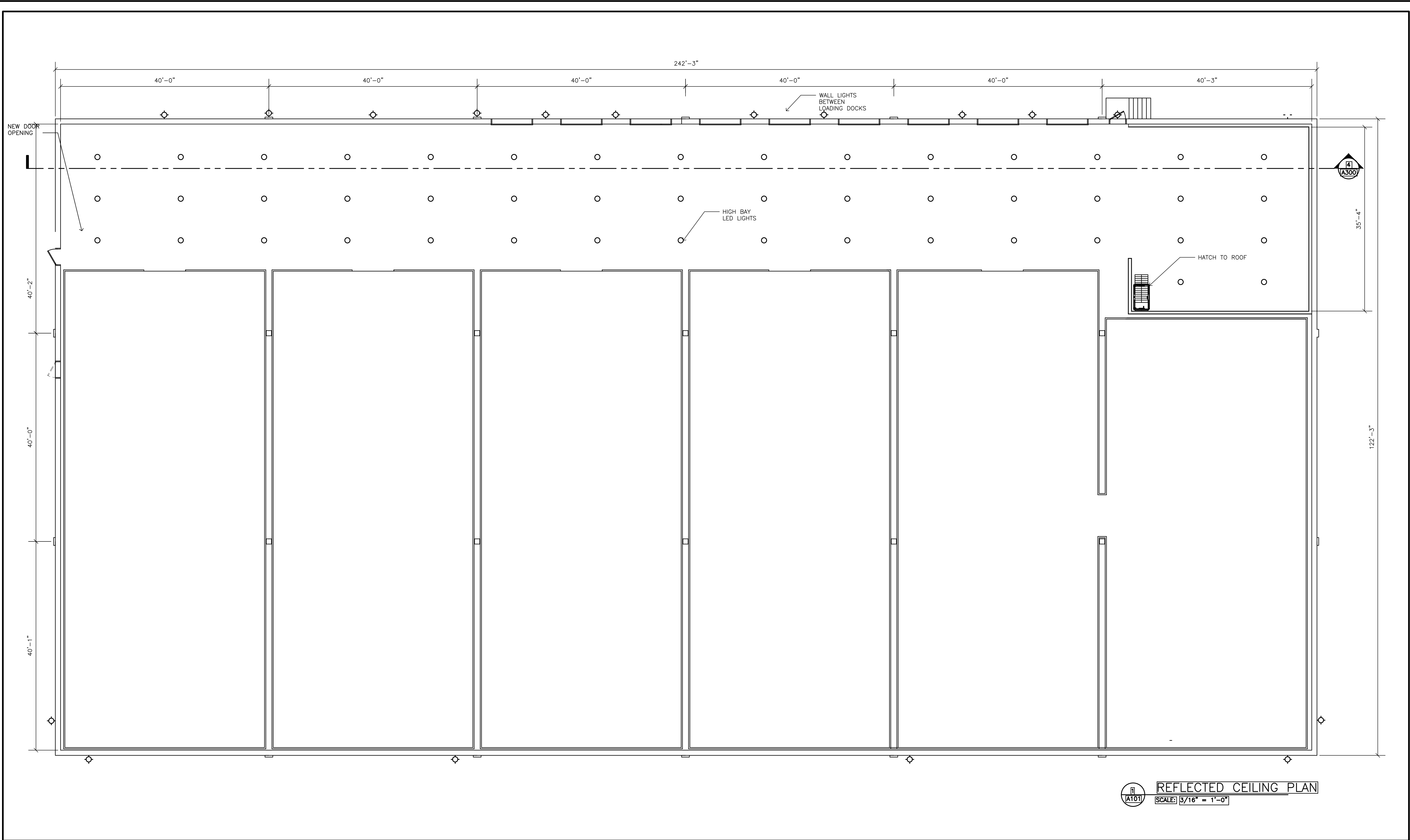
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SHEET NO.

A101



REFLECTED CEILING PLAN
 SCALE: 3/16" = 1'-0"

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 REVIEWED BY : RR

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 LOT: -
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	8/6/24	REV PERMIT SET

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16 AARON COURT, CHERRY HILL, NJ 08002

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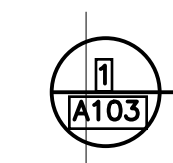
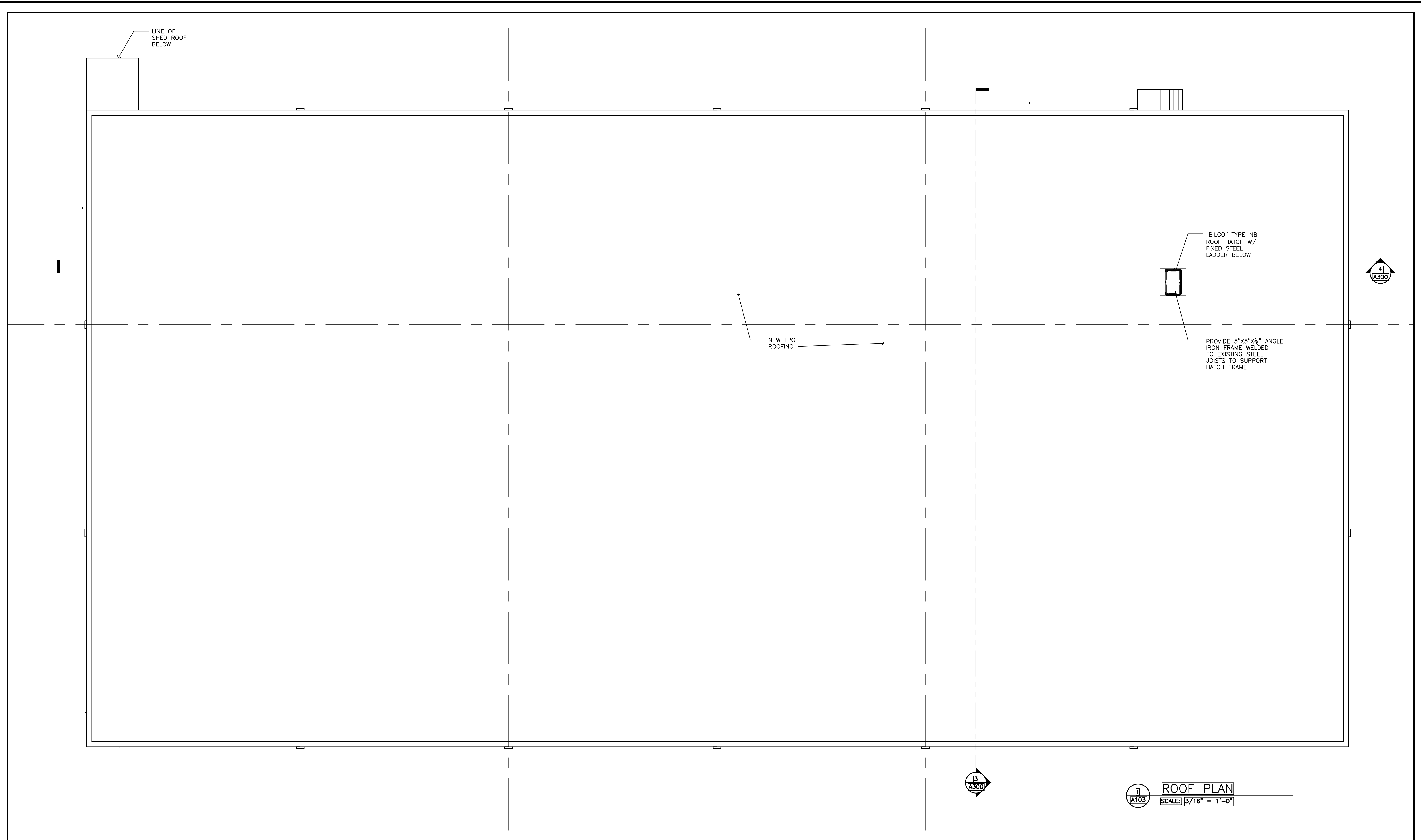
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SHEET NO.
A102



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

PROJECT NO. 00000
SCALE : AS NOTED
DATE : 2017
DRAWN BY : RR
REVIEWED BY : RR

BLOCK: -
LOT: -
SHEET TITLE :

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	8/6/24	REV PERMIT SET

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214 N. DELSEA DRIVE, LLC
16 AARON COURT, CHERRY HILL, NJ 08002

PROJECT LOCATION
214 DELSEA DRIVE
VINELAND, NJ

ALTERATIONS TO
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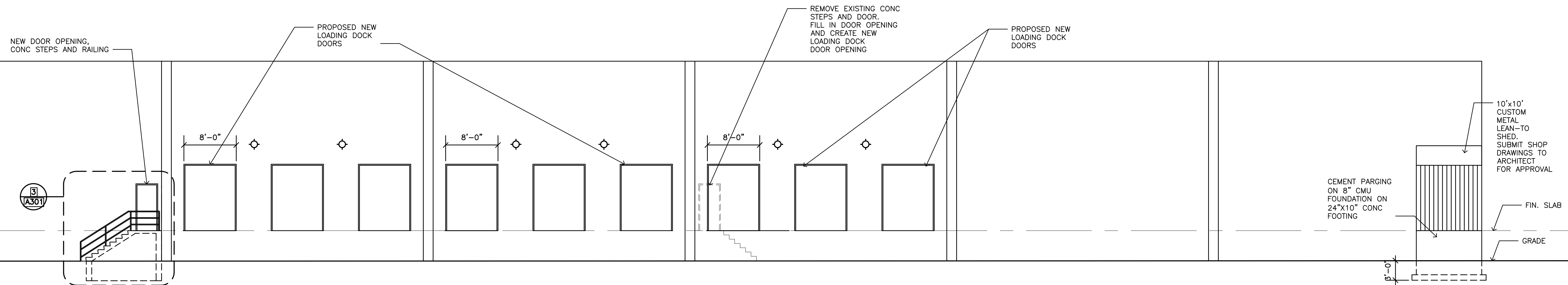
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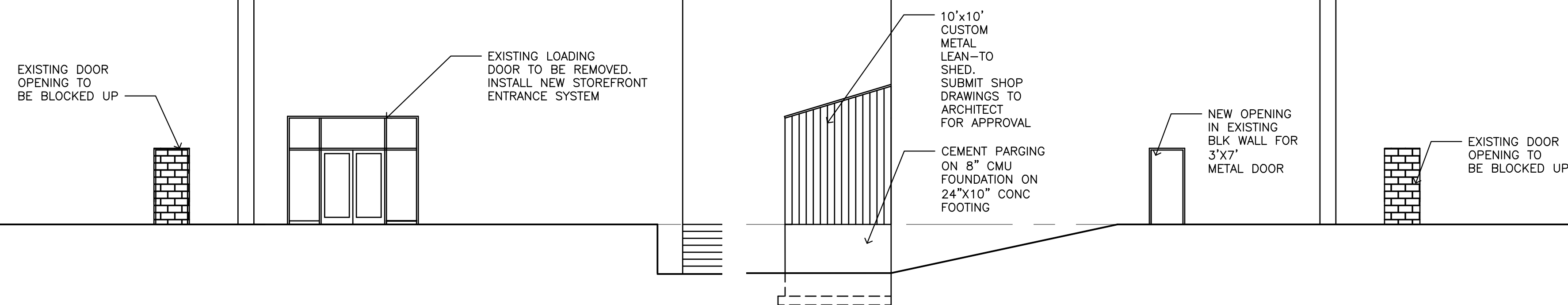


SHEET NO.
A103

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



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



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

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

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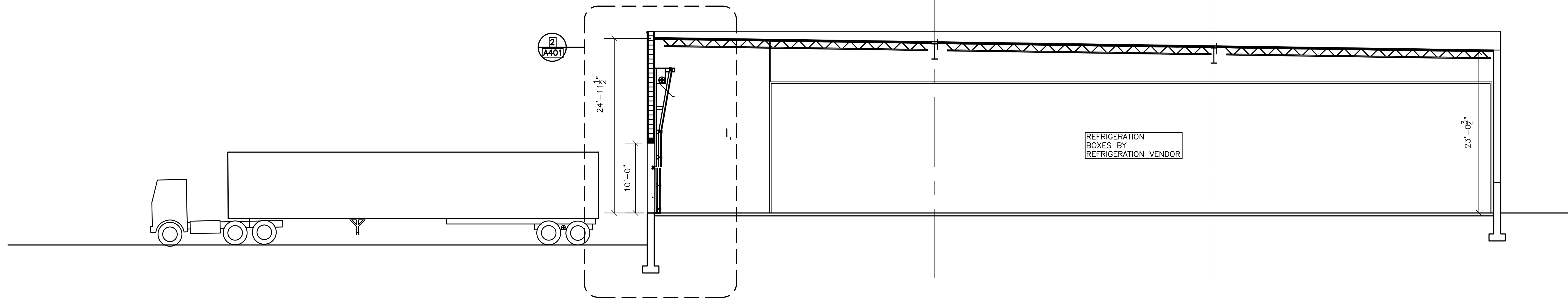
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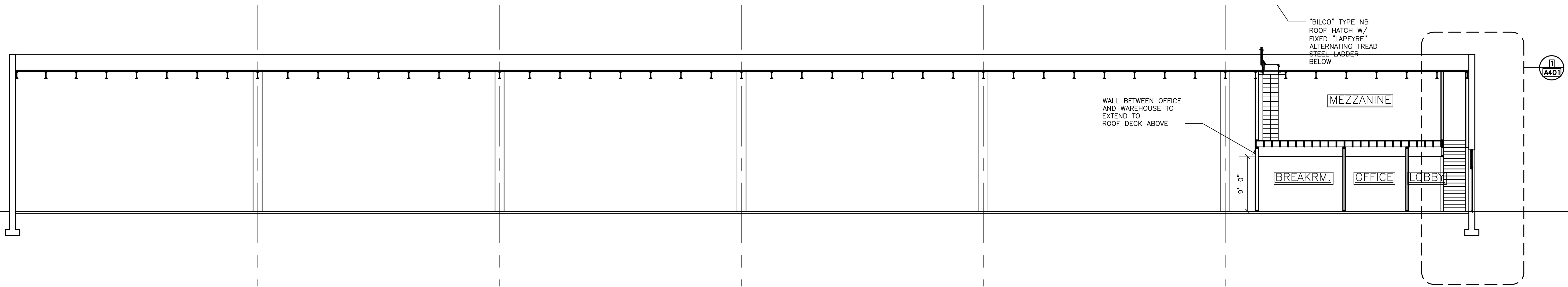
ARCHITECT
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architect

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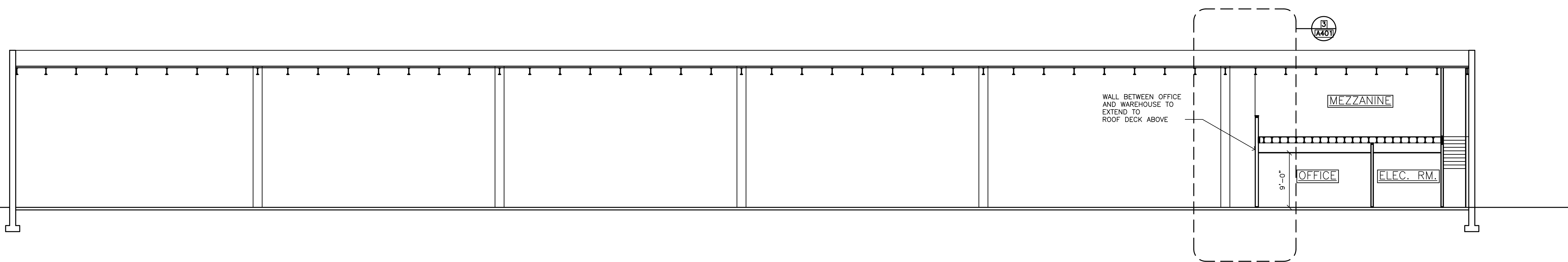
A200



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



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



BUILDING SECTION
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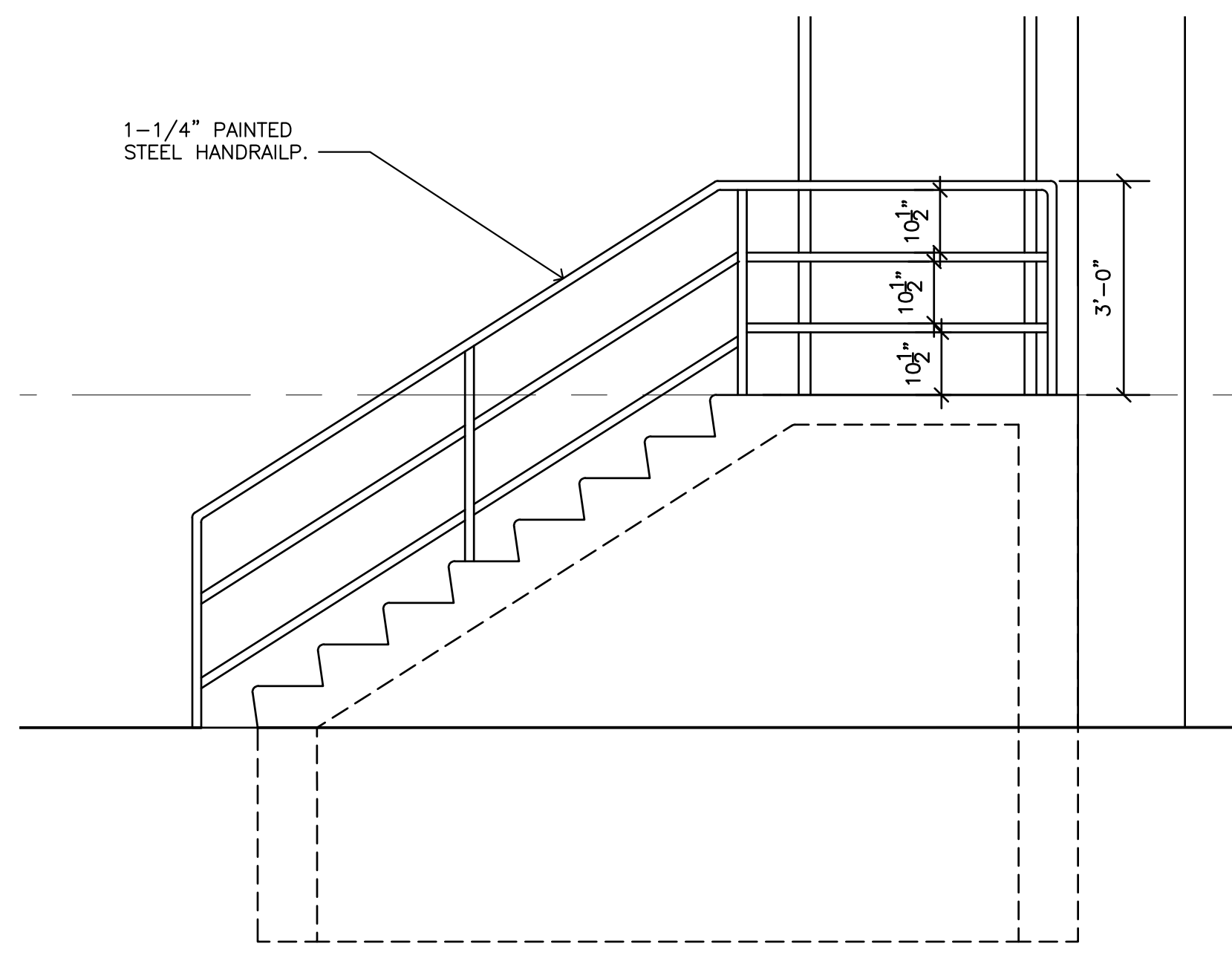
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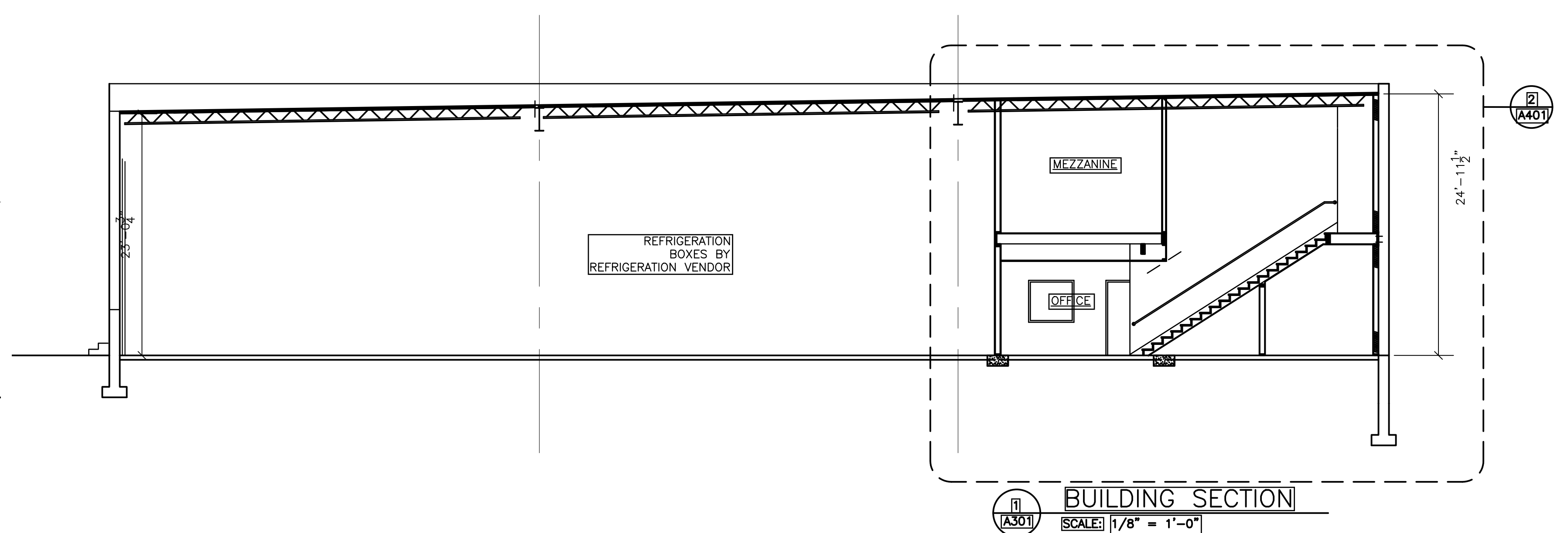
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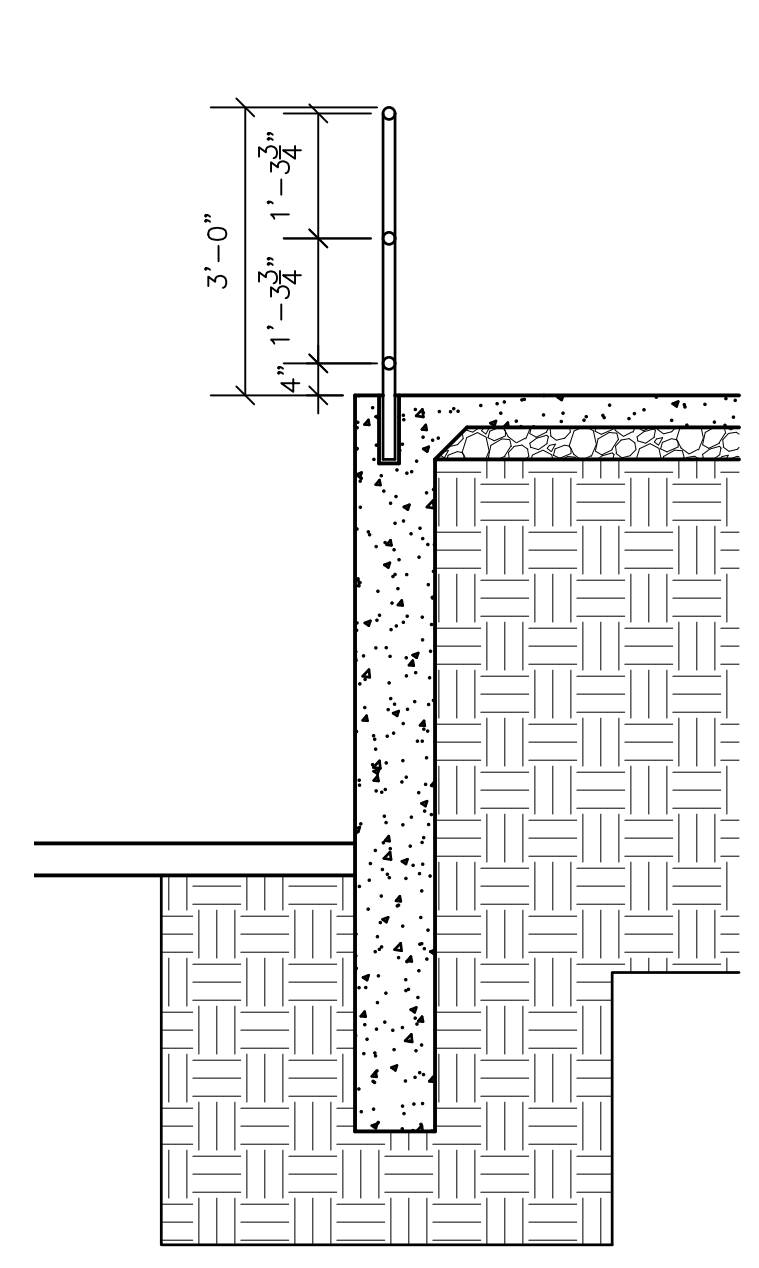
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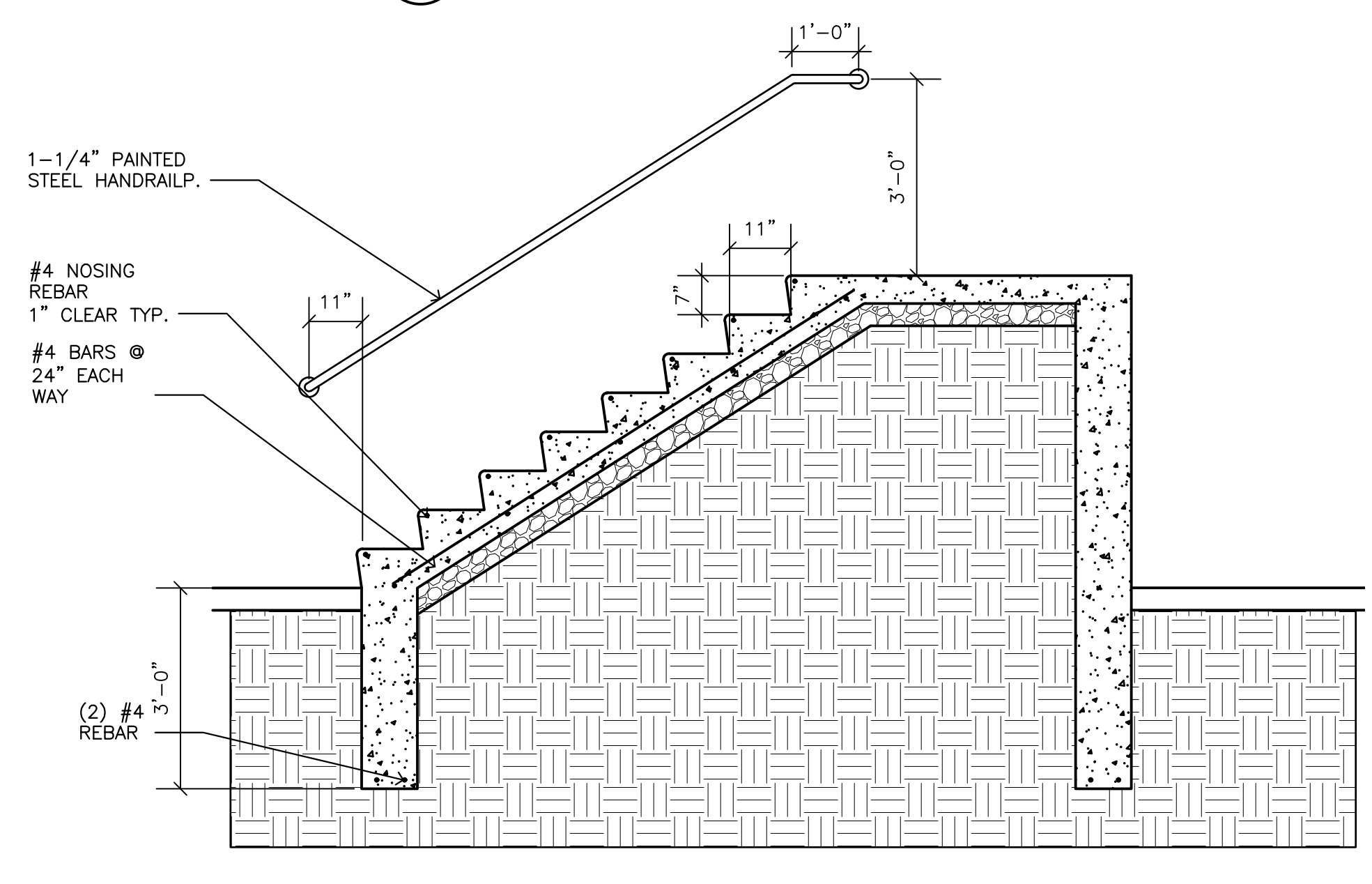
3 NEW STEPS ELEVATION
SCALE: 1/2" = 1'-0"



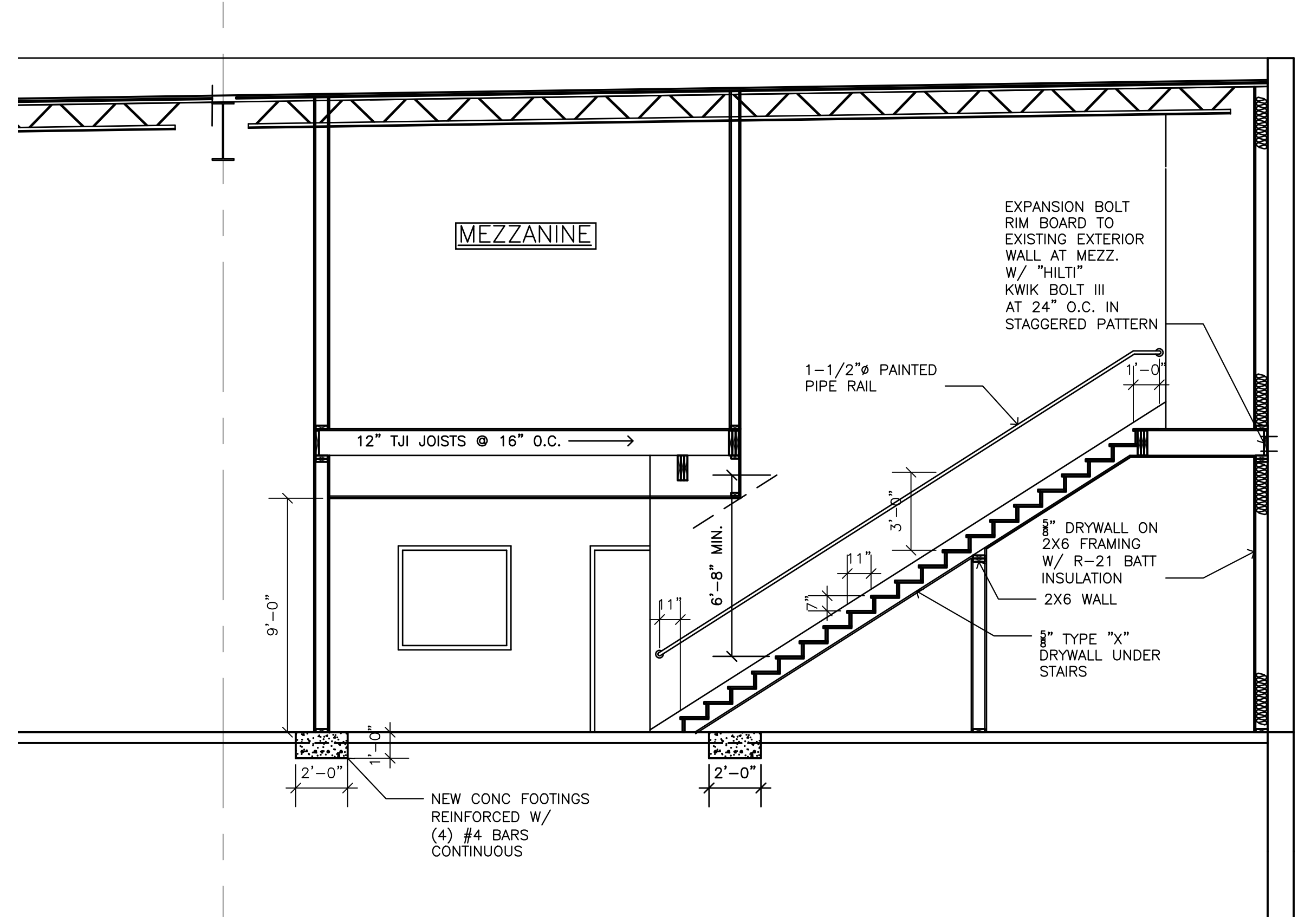
1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



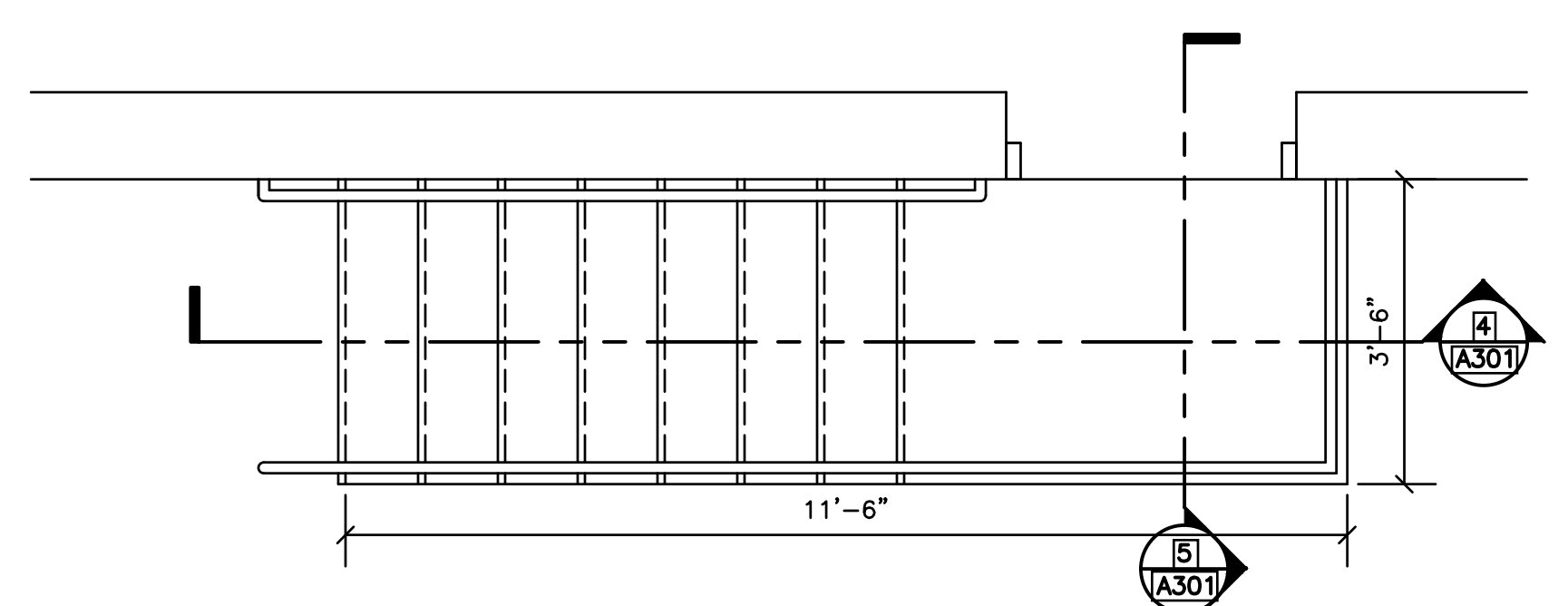
5 NEW STEPS SECTION
SCALE: 1/2" = 1'-0"



4 NEW STEPS SECTION
SCALE: 1/2" = 1'-0"



2 SECTION @ STAIRS TO MEZZANINE
SCALE: 1/4" = 1'-0"



6 NEW STEPS PLAN
SCALE: 1/2" = 1'-0"

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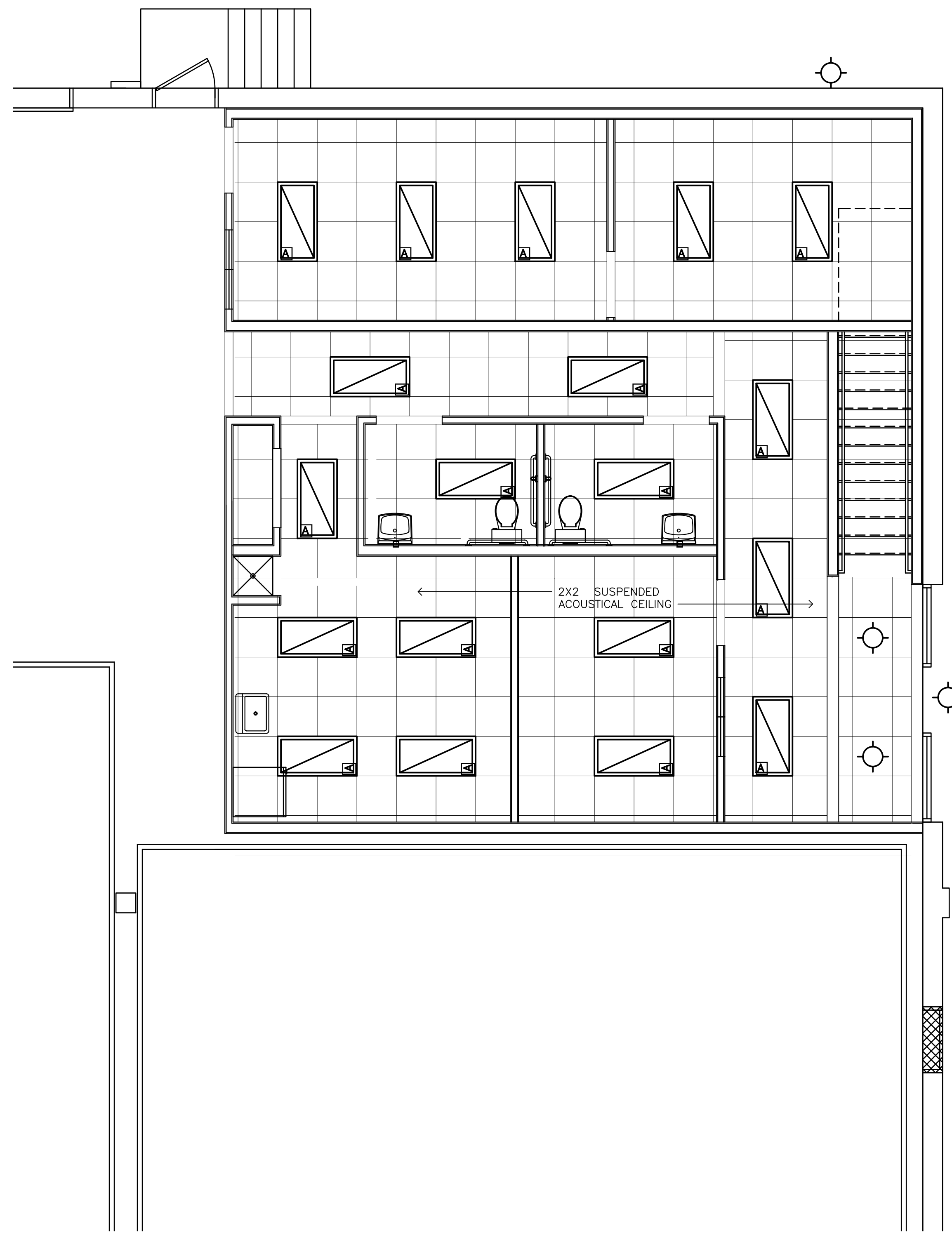
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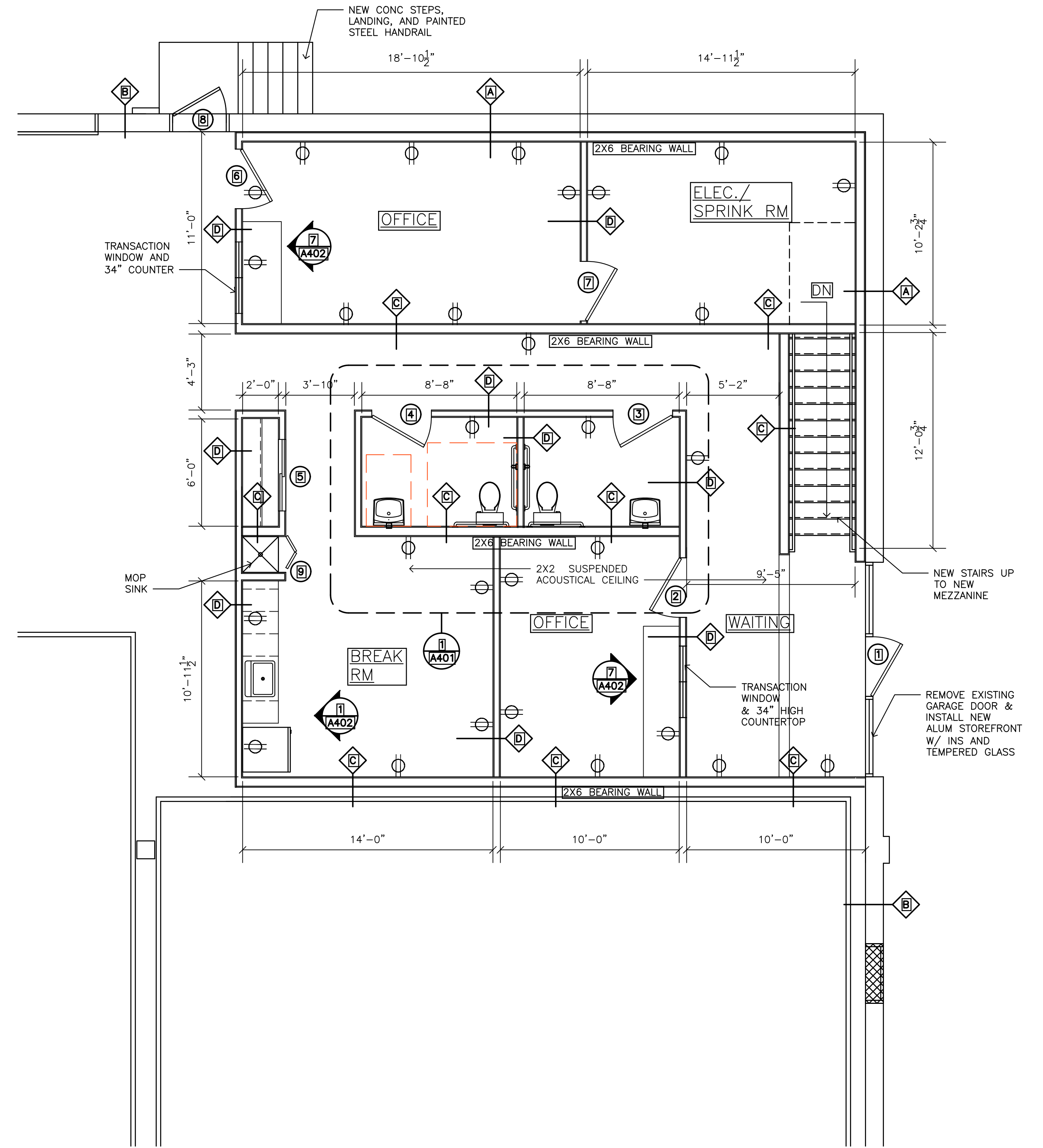
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SHEET NO.
A301



(12) OFFICE REFLECTED CLG PLAN
 (A400) SCALE: 1/4" = 1'-0"



(11) OFFICE FLOOR PLAN
 (A400) SCALE: 1/4" = 1'-0"

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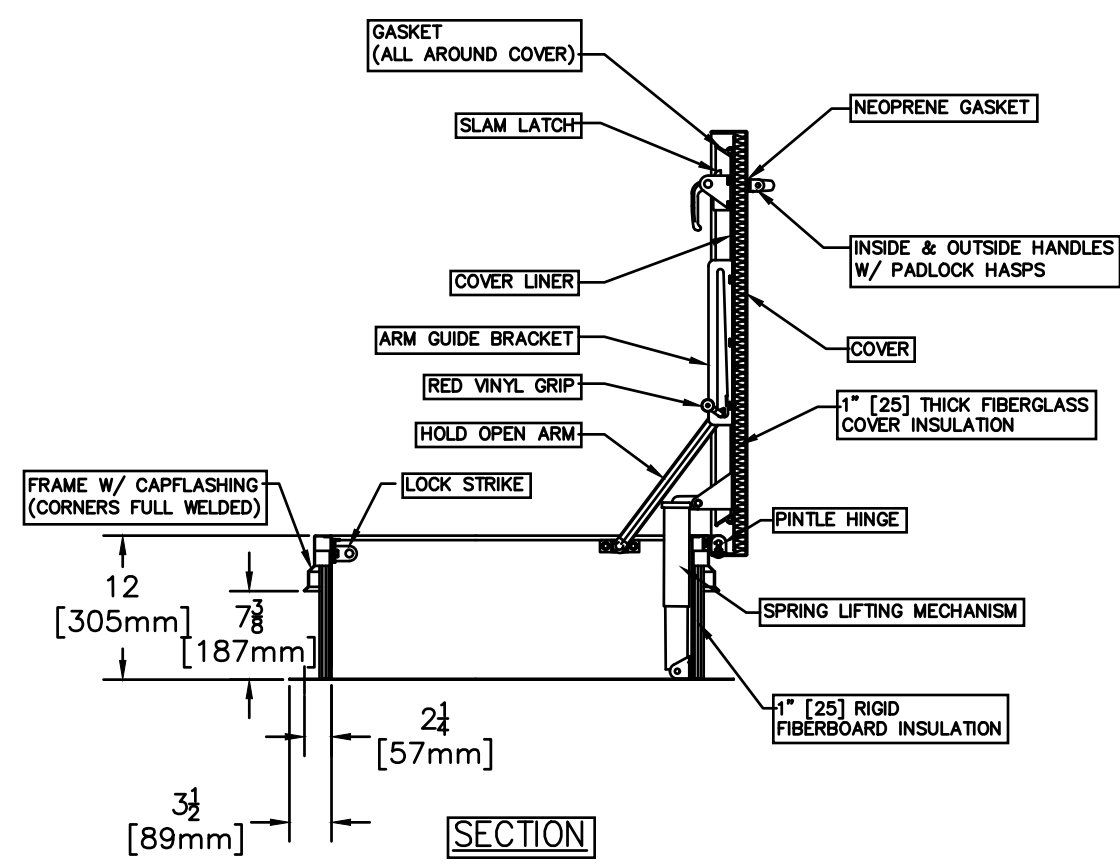
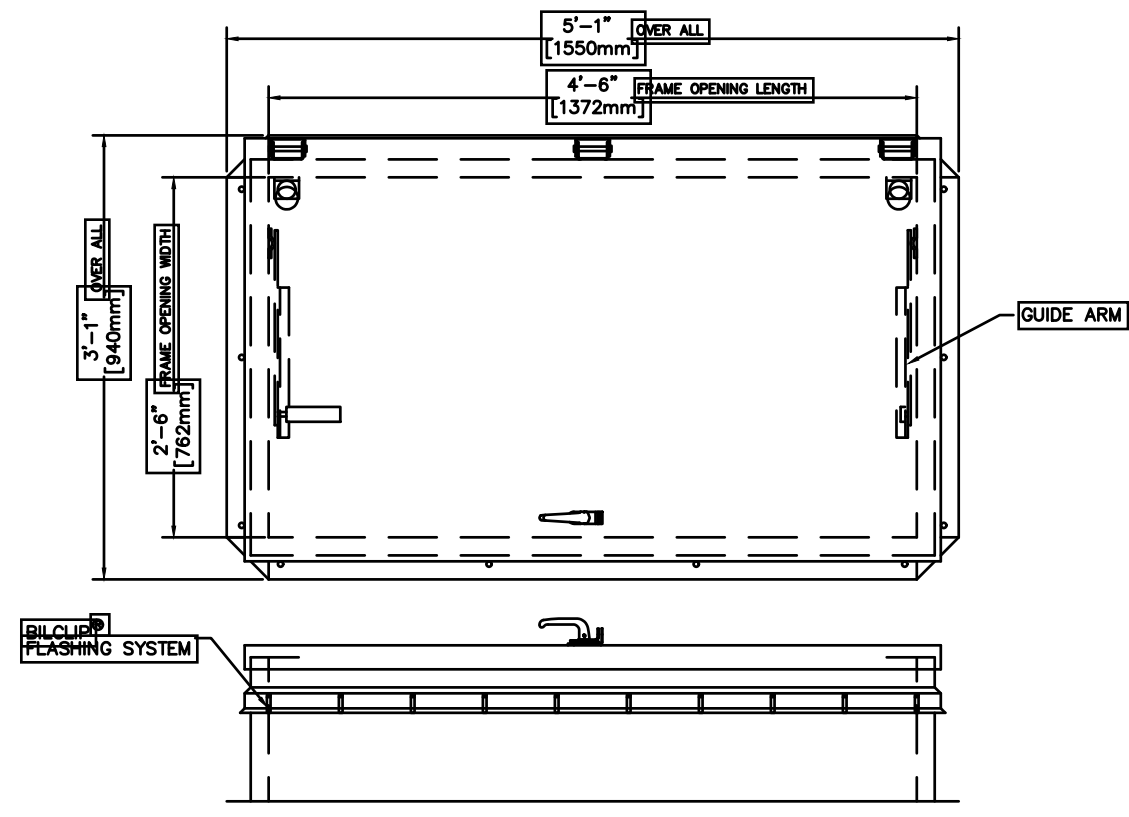
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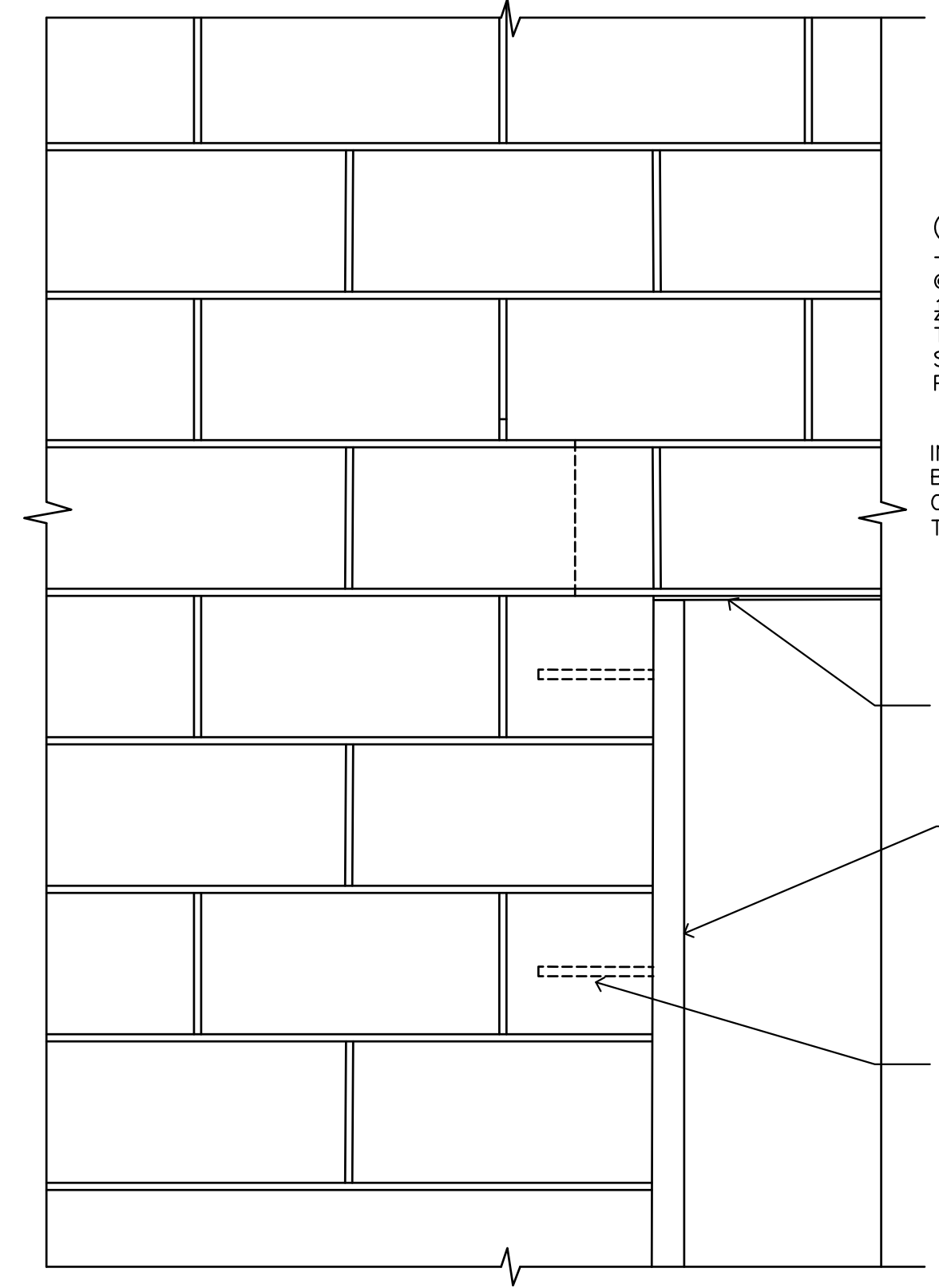
SHEET NO.

A400

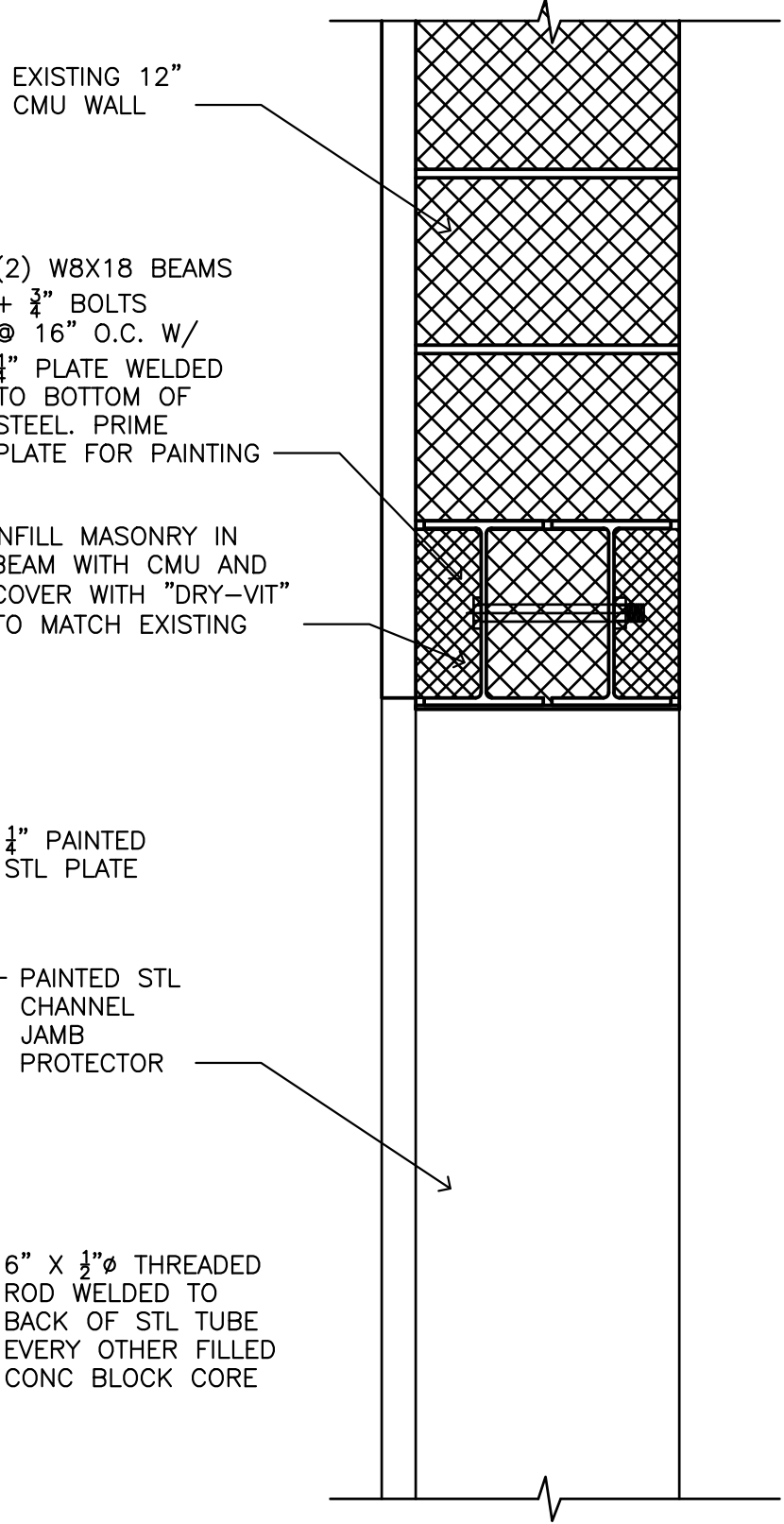
BILCO
TYPE NB
ROOF SCUTTLE



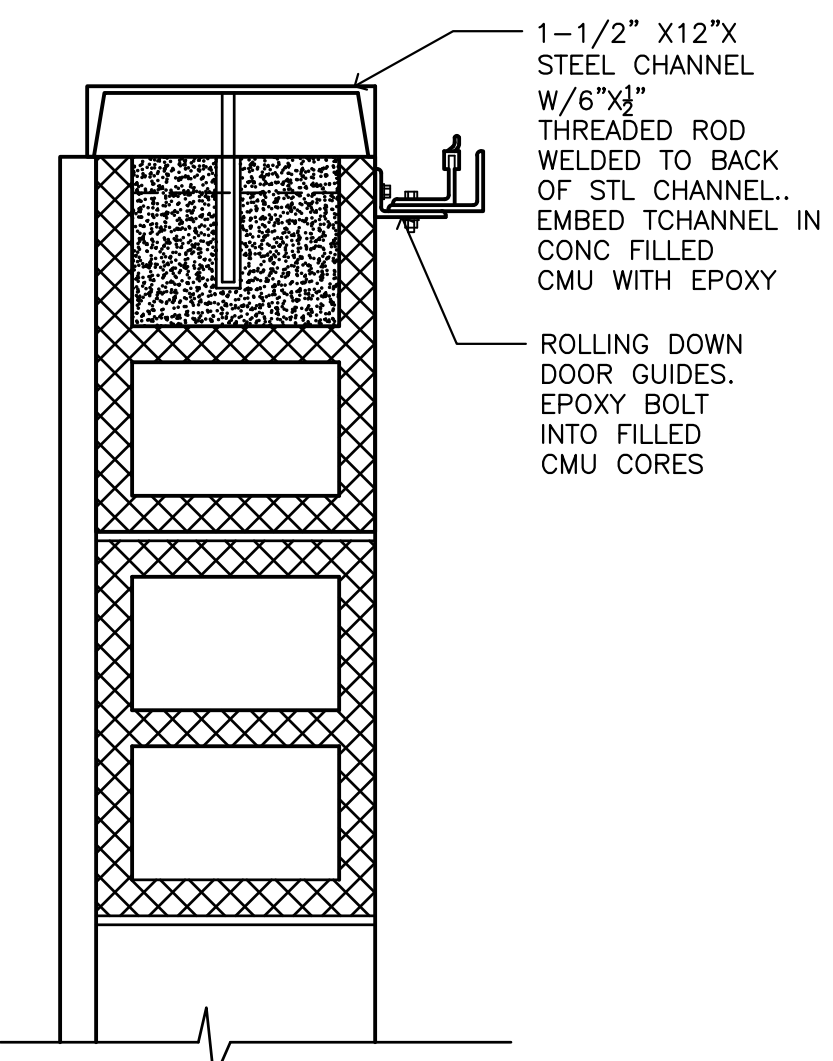
6] ROOF HATCH DETAILS
SCALE: NO SCALE



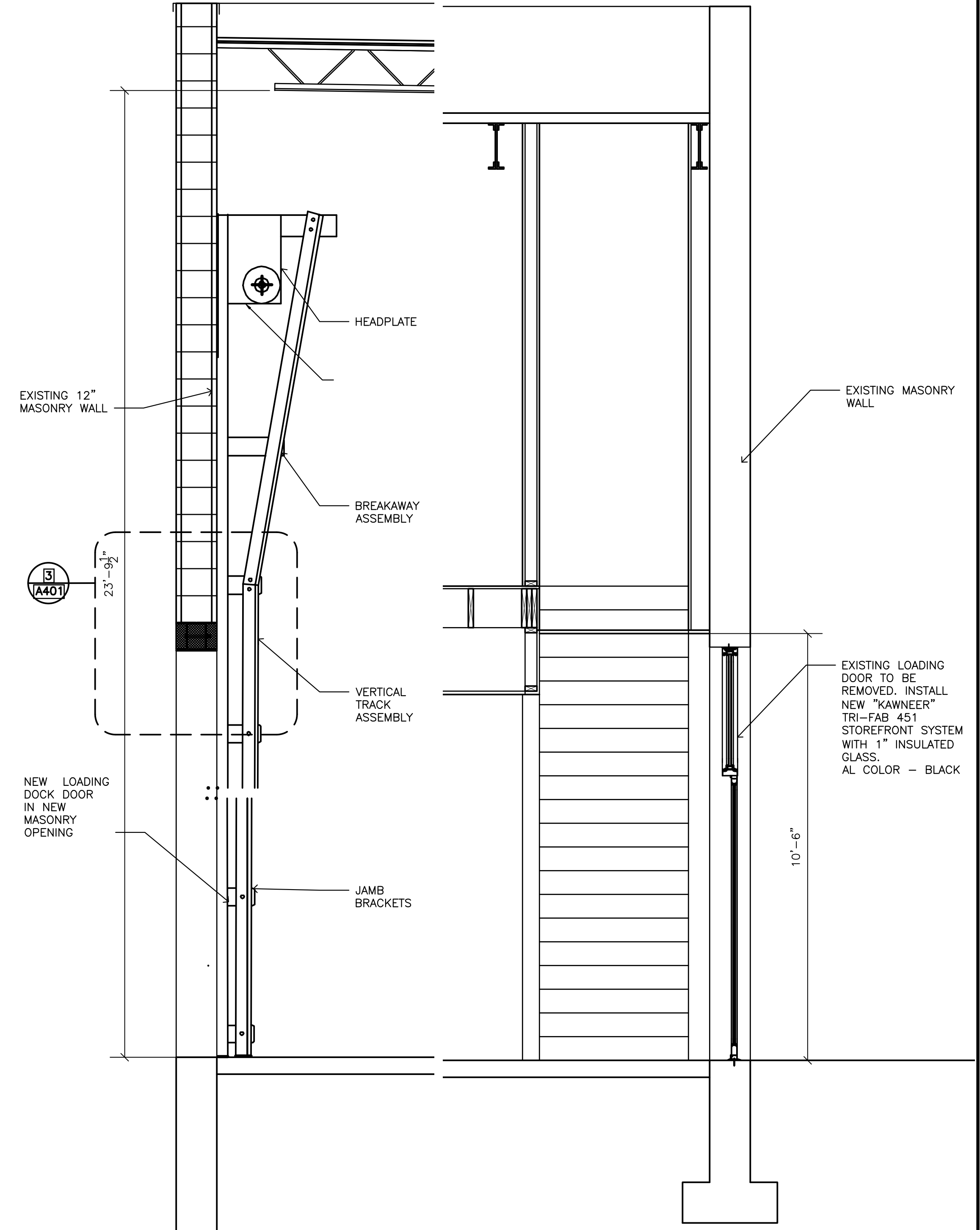
4] SECTIONAL DOOR HEAD DETAIL
SCALE: 1-1/2" = 1'-0"



3] SECTIONAL DOOR HEAD DETAIL
SCALE: 1-1/2" = 1'-0"

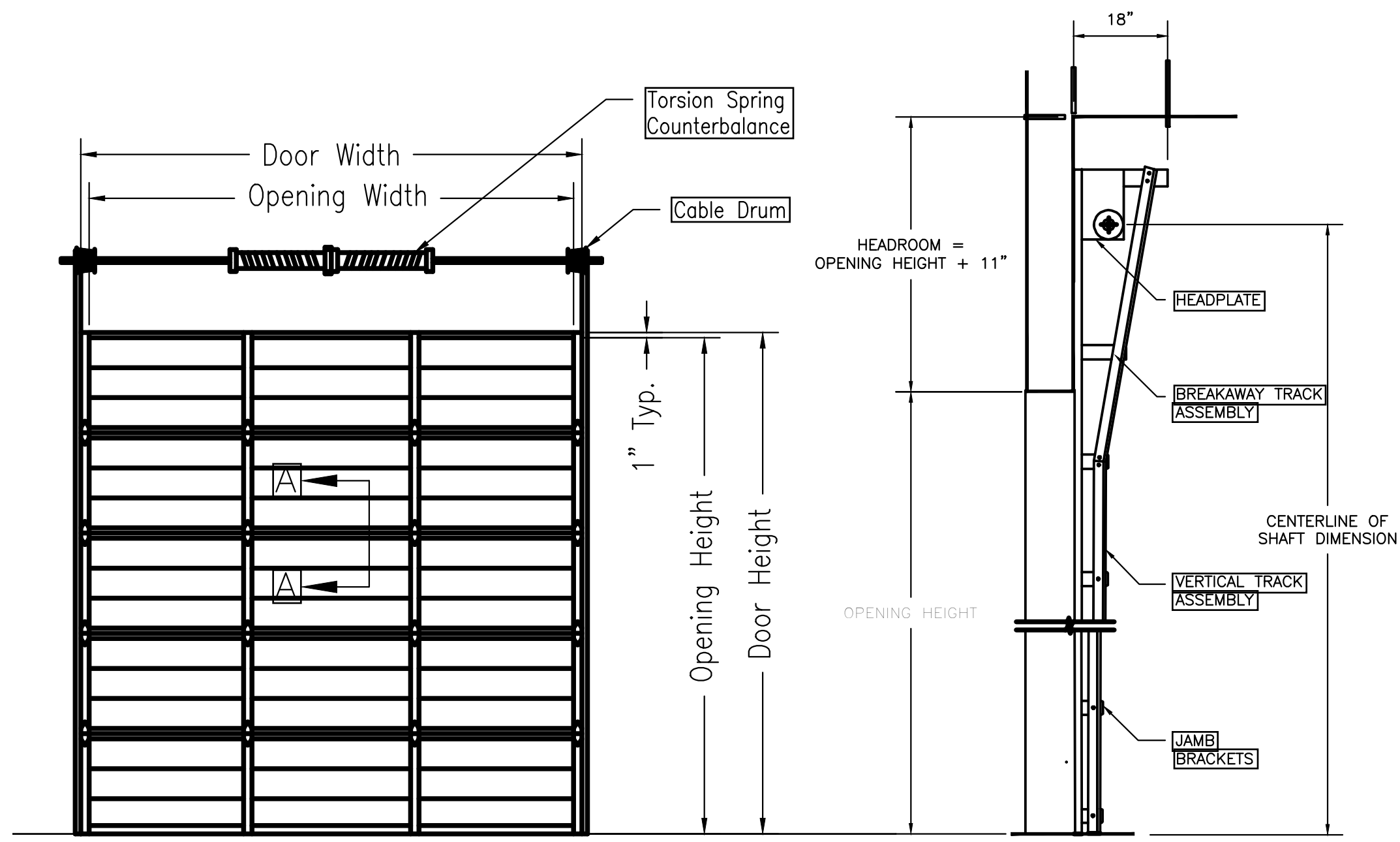


5] SECTIONAL DOOR JAMB DETAIL
SCALE: 1-1/2" = 1'-0"



2] WALL SECT. @ NEW OPENINGS
SCALE: 1/2" = 1'-0"

1] WALL SECT. @ ENTRY
SCALE: 1/2" = 1'-0"



7] SECTIONAL DOOR DETAILS
SCALE: NO SCALE

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LOT: -
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1/18/24	REVISE OFFICE SIZE
4/29/24	PERMIT SET
6/12/24	REV PERMIT SET
8/6/24	REV PERMIT SET

OWNER
214 N. DELSEA DRIVE, LLC
16 AARON COURT, CHERRY HILL, NJ 08002
PROJECT LOCATION
214 DELSEA DRIVE
VINELAND, NJ

ALTERATIONS TO
214 DELSEA DRIVE

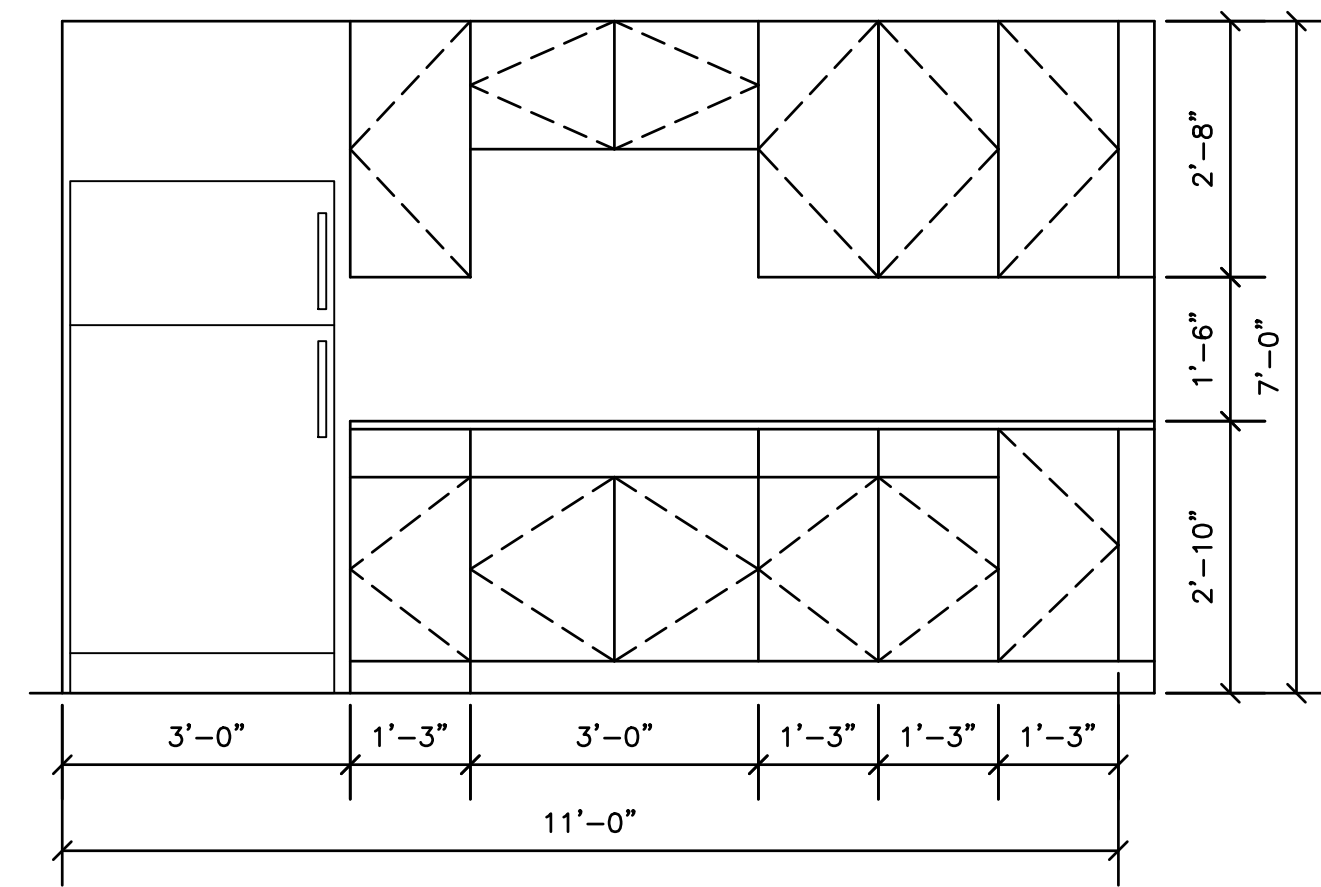
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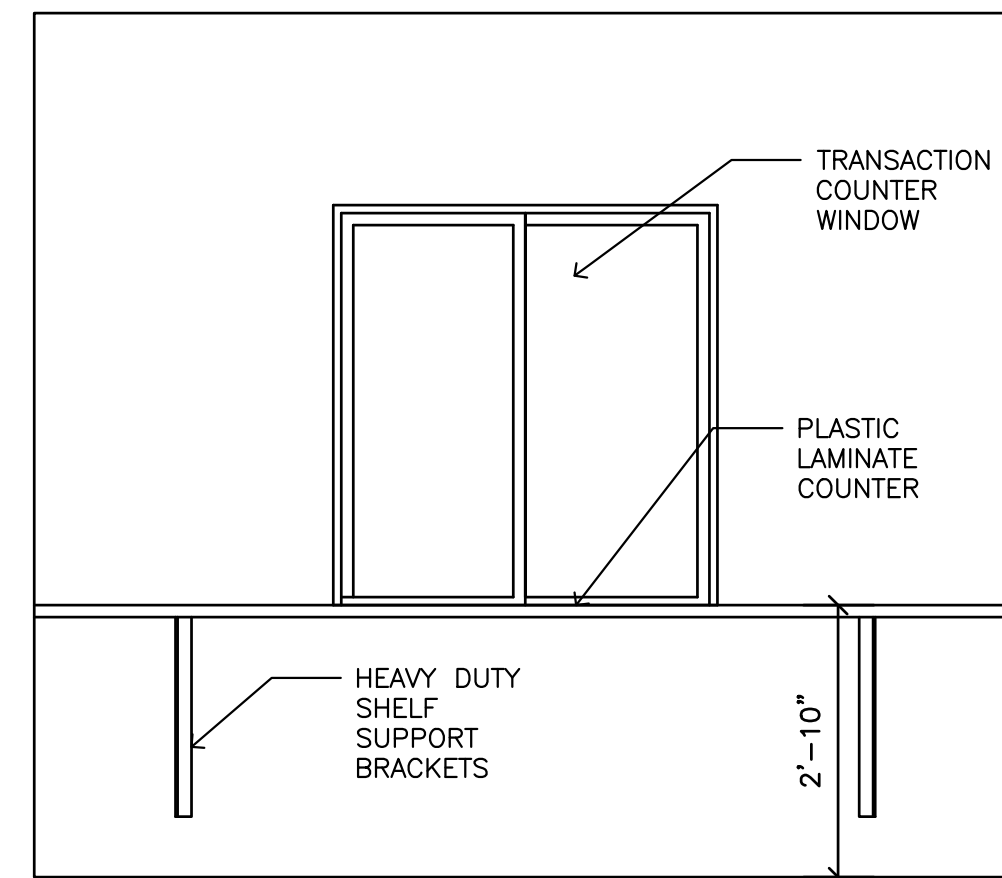


A401

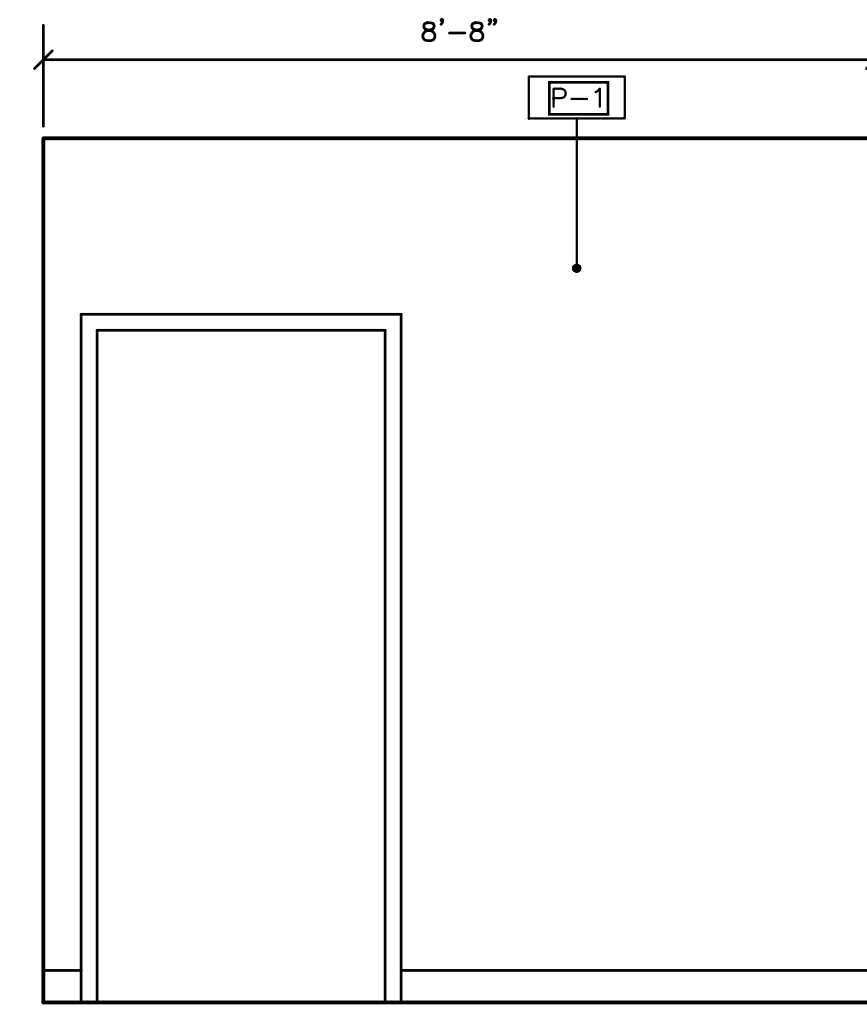
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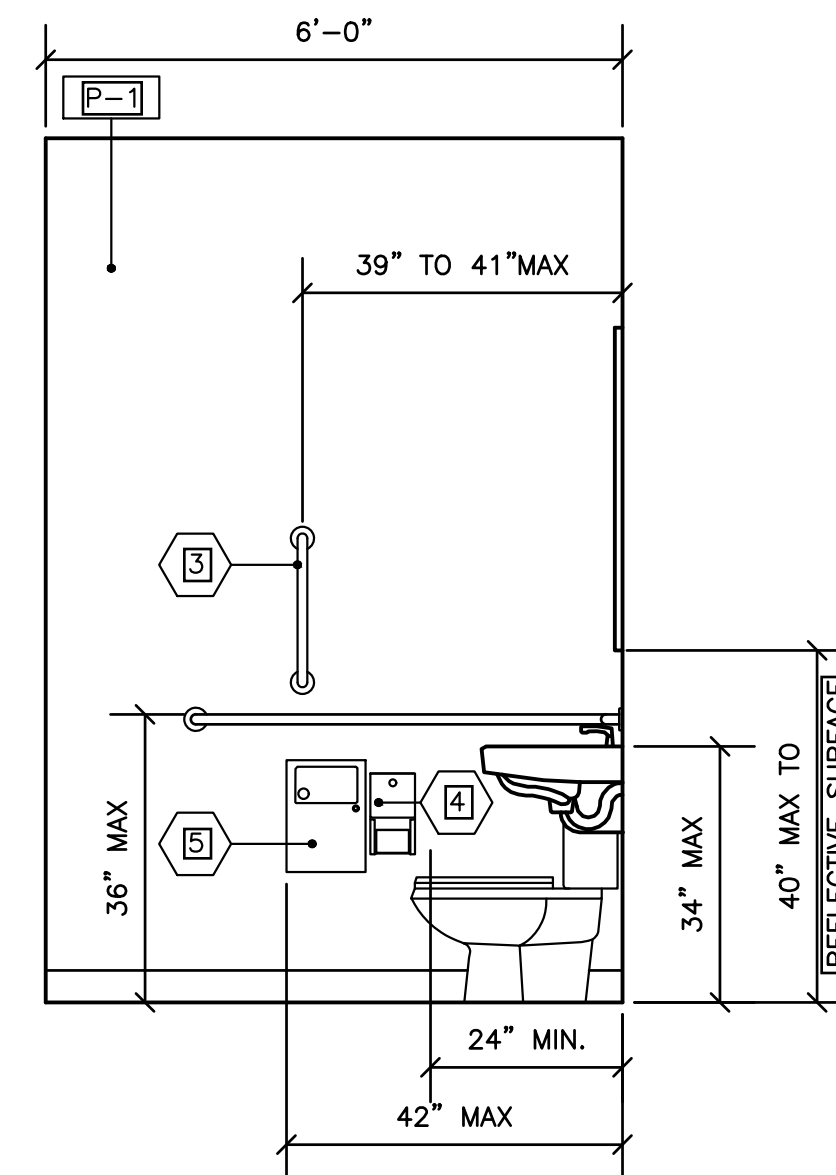
11 KITCHENETTE ELEVATION
SCALE: 1/2" = 1'-0"



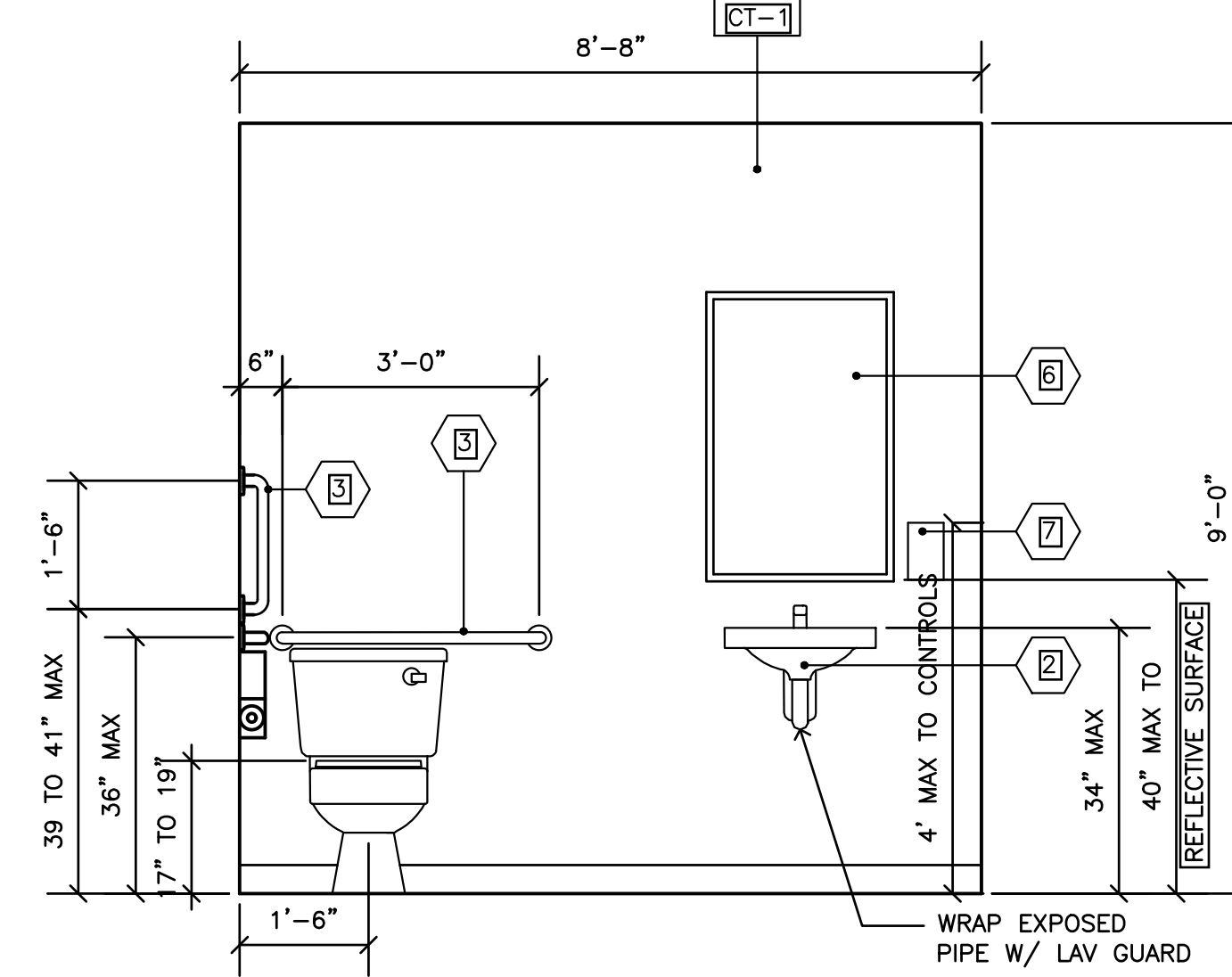
17 TRANSACTION COUNTER ELEV.
SCALE: 1/2" = 1'-0"



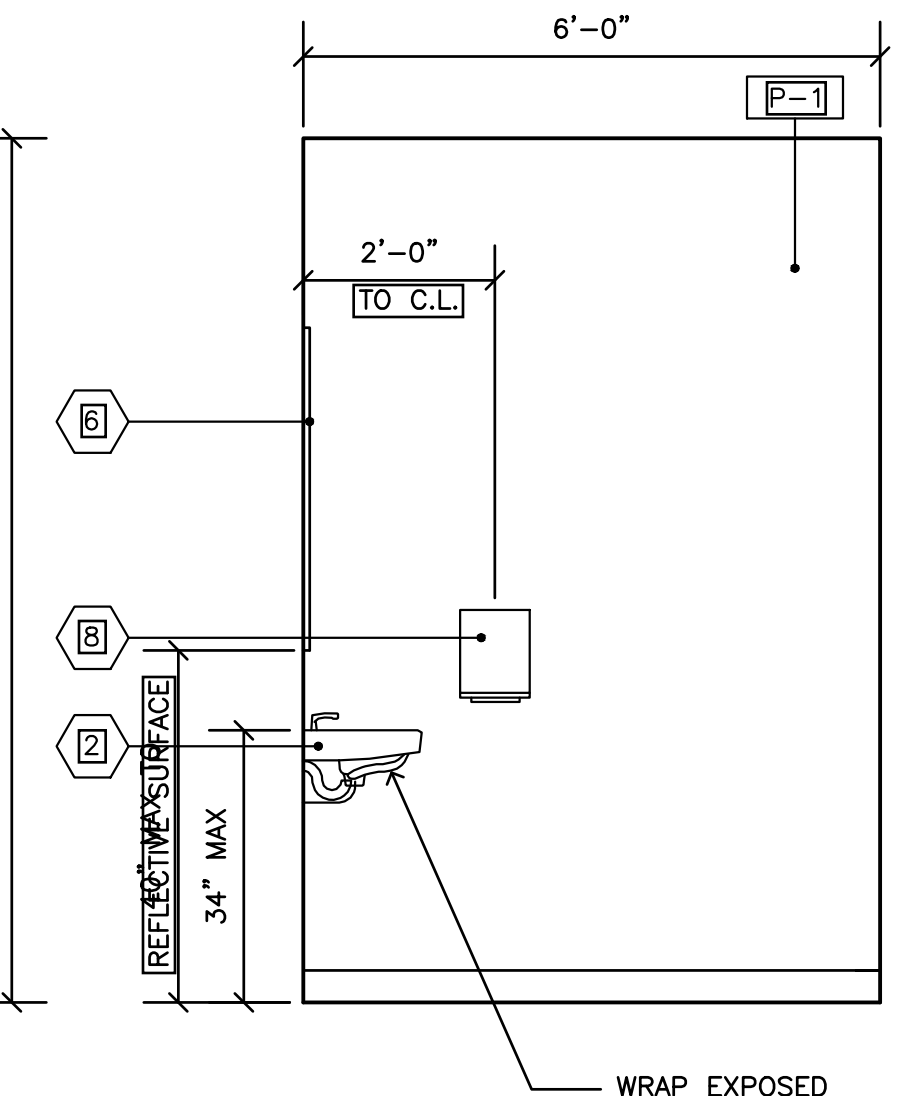
2 TOILET ROOM ELEVATIONS
SCALE: 1/2" = 1'-0"



3 TOILET ROOM ELEVATIONS
SCALE: 1/2" = 1'-0"



4 TOILET ROOM ELEVATIONS
SCALE: 1/2" = 1'-0"



5 TOILET ROOM ELEVATIONS
SCALE: 1/2" = 1'-0"

- NOTES:
- ADA-COMPLIANT FLOOR MOUNTED WATER CLOSET
SEE PLUMBING DRAWINGS.
MANUF: AMERICAN STANDARD
MODEL: CADET RIGHT HEIGHT ELONGATED 2467.016.020
COLOR: WHITE
ACCESSORIES: AMERICAN STANDARD
WHITE RISE AND SHINE TOILET SEAT 5324.019
 - WALL MOUNTED ADA LAVATORY W/ ADA COMPLIANT FAUCET
SEE PLUMBING DRAWINGS
MANUF: AMERICAN STANDARD
MODEL: LUCERNE 0356.028.020
COLOR: WHITE
ACCESSORIES: AMERICAN STANDARD
MONTEREY 6500.174
 - SURFACE MOUNTED TOILET PAPER DISPENSER
MANUF: "BOBRICK" OR APPROVED EQUAL
CLASSIC SERIES B-2888
 - ADA GRAB BARS (2)
MANUF: "BOBRICK" OR APPROVED EQUAL
MODEL:
 - SURFACE MOUNTED SANITARY NAPKIN DISPOSAL
MANUF: "BOBRICK" OR APPROVED EQUAL
CLASSIC SERIES B-254
 - ADA COMPLIANT FIXED TILT WALL MOUNTED MIRROR
MANUF: "BOBRICK" OR APPROVED EQUAL
MODEL: B-29324.36
 - WALL MOUNTED SOAP DISPENSER
MOUNT CONTROLS MAX. 44" A.F.F.
MANUF: "BOBRICK" OR APPROVED EQUAL
CLASSIC SERIES B-155
 - SURFACE MOUNTED PAPER TOWEL DISPENSER
MANUF: "BOBRICK" OR APPROVED EQUAL
CLASSIC SERIES B-262
 - 5' WHEELCHAIR TURNING RADIUS

6 TOILET ROOM PLANS
SCALE: 1/2" = 1'-0"

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OWNER
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PROJECT LOCATION
214 DELSEA DRIVE
VINELAND, NJ

ALTERATIONS TO
214 DELSEA DRIVE

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ARCHITECT
raymond f. rola
architect

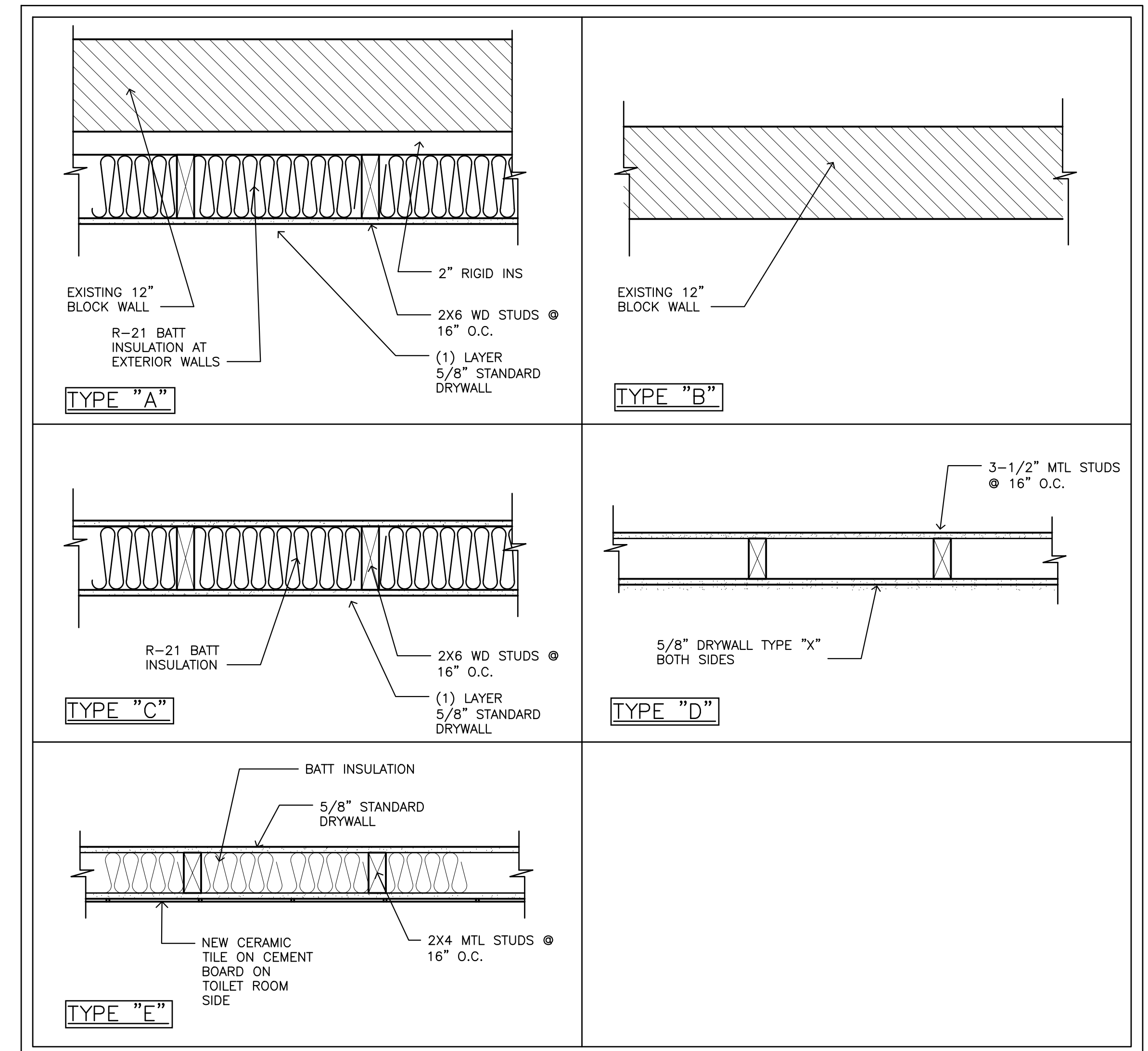
SHEET NO.

A402

DOOR SCHEDULE

NO.	DOOR			STYLE	MATL	FINISH	FRAME		TYPE	HARDWARE SET	NOTES
	SIZE	HT	THICK				MATL	FINISH			
1	3'-0"	7'-0"	1-3/4"	FLUSH	AL & GL	CLR ANOD	AL	CLR ANOD		TBD	NEW AL ENTRY DOOR W/ 1" INS TEMPERED GLASS
2	3'-0"	7'-0"	1-3/4"	FLUSH	WDSC	PNT	HM	PNT		TBD	OFFICE DOOR
3	3'-0"	7'-0"	1-3/4"	FLUSH	WDSC	PNT	HM	PNT		TBD	ADA DOOR HANDLES
4	3'-0"	7'-0"	1-3/4"	FLUSH	WDSC	PNT	HM	PNT		TBD	ADA DOOR HANDLES
5	4'-0"	7'-0"	1-3/8"	FLUSH	WDHC	PNT	WD	PNT		TBD	SLIDING CLOSET DOOR
6	3'-0"	7'-0"	1-3/4"	FLUSH	WDSC	PNT	HM	PNT		TBD	OFFICE DOOR
7	3'-0"	7'-0"	1-3/4"	FLUSH	WDSC	PNT	HM	PNT		TBD	ELEC./SPRINKLER ROOM
8	3'-0"	7'-0"	1-3/4"	FLUSH	HM	PNT	HM	PNT		TBD	EXTERIOR DOOR
9	3'-0"	7'-0"	1-3/8"	FLUSH	WDSC	PNT	HM	PNT		TBD	BI-FOLD DOOR @ MOP SINK
10	(2) 3'-0"	7'-0"	1-3/4"	FLUSH	HM	PNT	HM	PNT		TBD	EXTERIOR EXIT DOOR

WALL TYPES



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	8/16/24	REV PERMIT SET

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ARCHITECT

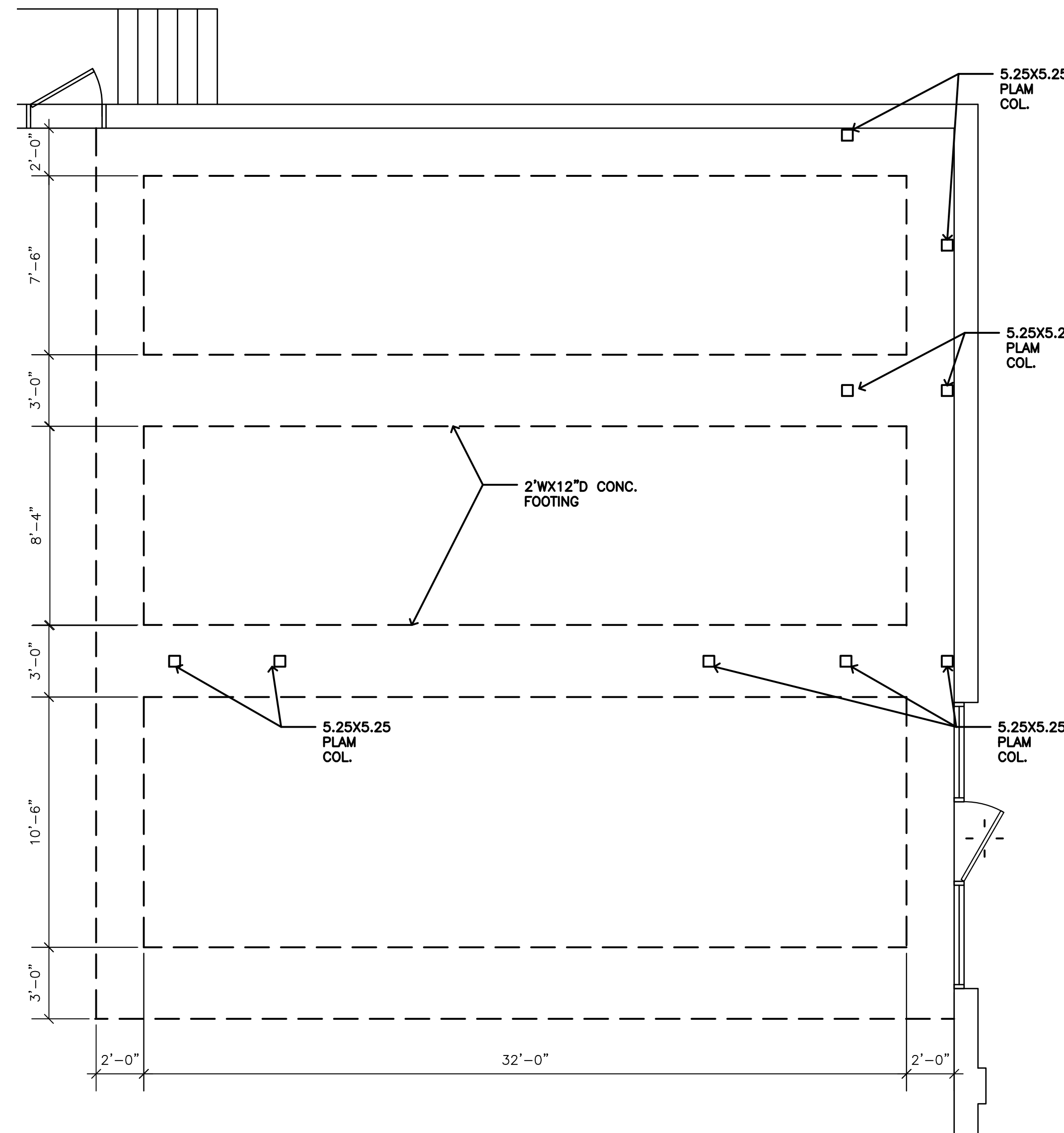
 raymond f. rola
 architect

SHEET NO.

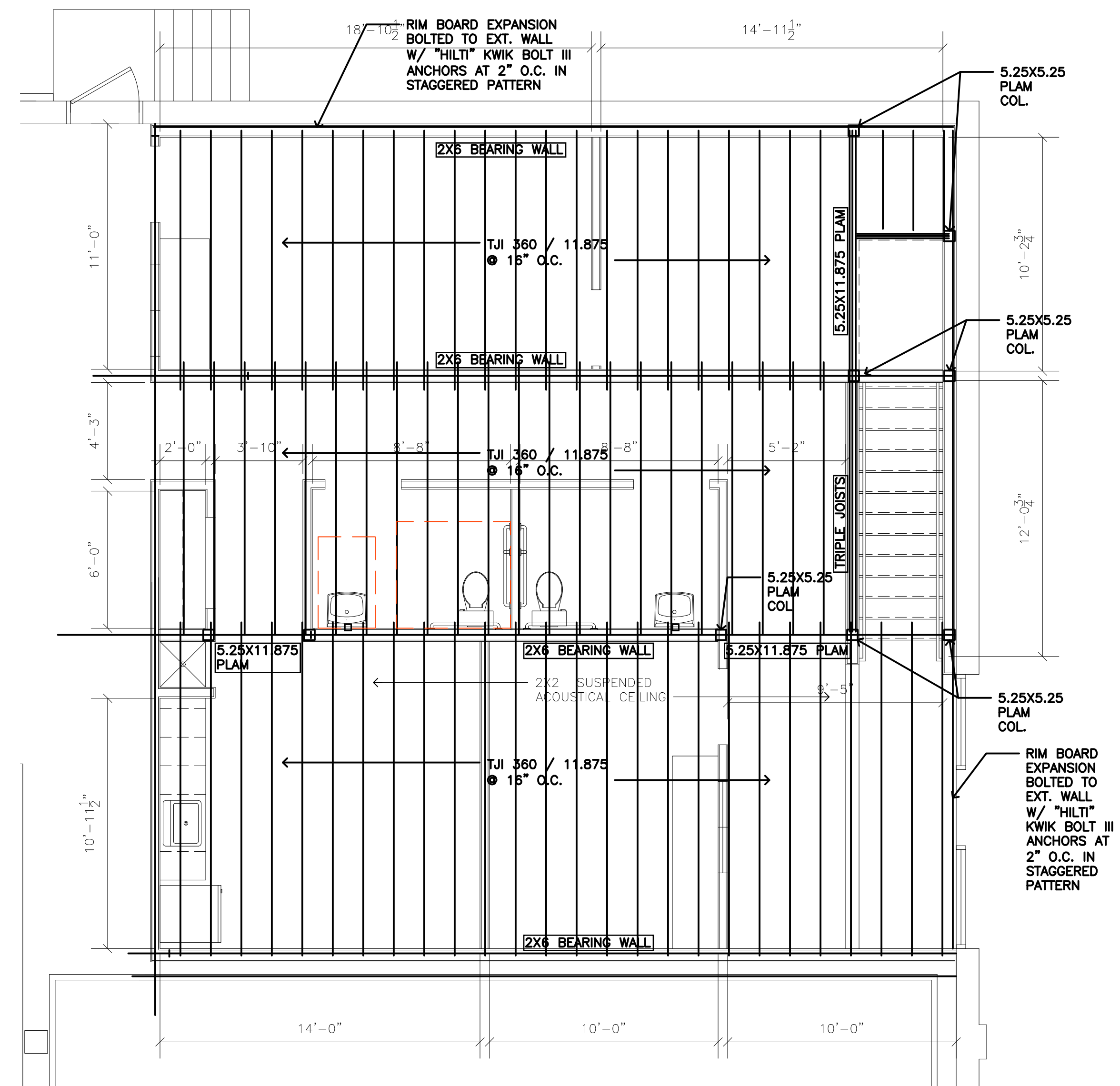
A500

TJI / FRAMING NOTES

1. ALL FLOOR FRAMING SHALL BE 12" "WOOD JOIST" (W.I.J.) SERIES 560 BY "TRUSS JOIST"
2. PROVIDE 2 X 4 FLAT BLOCKING @ 24" O.C. TIGHT TO SUB FLOOR UNDER ALL PARALLEL NONBEARING WALLS AS PER DET. #4/A19
3. FOR WINDOW AND DOOR HEADER SIZES, REFER TO FRAMING PLANS.
4. USE JOIST HANGERS AT ALL FLUSH, W.I.J. & BEAM LOCATIONS.
5. USE TRIPLE STUDS (MIN.) UNDER ENDS OF ALL BEAMS, (U.N.O.)
6. ALL JOISTS SHALL BEAR A MINIMUM OF 2" ON ALL BEAMS OR WALL PILATES. ALL TOP PLATES MUST BE LAPPED THE CODE REQUIRED MINIMUM. WHERE PANELS, ABUT, FASTENERS SHALL BE INSTALLED AT 16" O.C.
7. PROVIDE W.I.J. BLOCKING BETWEEN FLOOR JOISTS UNDER ALL POINTS LOADS AND AT BEARING WALLS
8. INSTALL SOLID BLOCKING WHERE THE (5FT) TUB FRONT EDGE FALLS PARALLEL BETWEEN FLOOR JOISTS, 3 LOCATIONS ALONG EDGE MIN.
9. O.S.B. RIM BOARD SHALL BE INSTALLED AS PER DET. #3/A-19 AT ENTIRE EXTERIOR PERIMETER OF EACH FLOOR DECK, (U.N.O.)
10. PLUMBING/ MECHANICAL/ELECTRICAL: FOR W.I.J. HOLD CUTTING INFORMATION REFER TO MANUFACTURER'S LITERATURE
11. FOR MECHANICAL TRUNK DUCTS, REFER TO MANUFACTURER'S LITERATURE.
12. FIRE STOP ALL SOFFITS, DROP CEILING, ABOVE HVAC PENETRATIONS THROUGH FLOOR LEVELS AND STUD BAYS OF BALLOON FRAMED WALLS.



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



2 MEZZANINE FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTES

GENERAL NOTES:

1. THE BUILDING SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE CURRENT EDITION OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE.
2. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL MECHANICAL LINES BEFORE EXCAVATION
3. ALL FILL UNDER SLABS AND FOUNDATIONS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY (MODIFIED PROCTOR TEST) AT OPTIMUM MOISTURE CONTENT.

FOUNDATION DESIGN BASIS:

1. CONTINUOUS STRIP FOOTINGS AND SPREAD FOOTINGS ARE DESIGNED WITH AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. IF CAPACITY OF THE SOIL IS NOT AVAILABLE, NOTIFY THE ARCHITECT FOR CORRECTIVE ACTION.

DESIGN LOADING:

1. ROOF LIVE LOAD	30 PSF LL 10 PSF DL 40 PSF TOTAL LOAD
2. FLOOR LOAD	100 PSF LL 10 PSF DL 150 PSF TOTAL LOAD

CAST IN PLACE CONCRETE:

1. ALL REINFORCED CONCRETE SHALL BE NORMAL WEIGHT 2500 PSI.
2. CONCRETE REINFORCING STEEL SHALL BE GRADE 60 ASTM A615.
3. WELDED WIRE FABRIC SHALL BE 6 X 6 10/10.

MASONRY

1. MINIMUM COMPRESSIVE STRENGTH OF BLOCK SHALL BE 2000 PSI (NET AREA).
2. MINIMUM PRISM STRENGTH SHALL BE 1500 PSI.
3. MORTAR FOR MASONRY SHALL BE TYPE S OR M.
4. GROUT FOR BLOCK CELL FILL SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

LUMBER:

1. STRUCTURAL FRAMING MEMBERS INCLUDING RAFTERS, JOISTS, BEAMS, GIRDERS, COLUMNS, ETC. SHALL HAVE A MINIMUM RATED AFFORDABLE BENDING STRESS EQUAL TO 1250 PSI AND MODULUS OF ELASTICITY EQUAL TO 1,760,000
2. PROVIDE DOUBLE HEADERS BETWEEN TRUSSES AND ROOF OPENINGS.
3. NON-STRUCTURAL GRADE LUMBER SHALL BE #2 GRADE SP. OR EQUAL.
4. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. NON PRESSURE TREATED LUMBER SHALL BE SEPARATED FROM MASONRY OR CONCRETE BY ASPHALT IMPREGNATED FILT OR GALVANIZED METAL.
5. PROVIDE DOUBLE JAMBS AT ALL WINDOWS AND DOORS.
6. PROVIDE CROSS BRIDGING BETWEEN JOISTS AT QUARTER POINTS

(MAXIMUM 11'-0" O.C.)

FOUNDATION NOTES:

1. EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW GRADE. NO CONCRETE SHALL BE PLACED IN FREEZING TEMPERATURES AND CARE SHALL BE TAKEN TO PROTECT FOUNDATION FROM FROST ACTION.
2. FOOTINGS SHALL BE POURED ON THE SAME DAY IN WHICH EXCAVATION FOR THEM IS COMPLETED. IF PLACING OF CONCRETE IS DELAYED, FOOTING BOTTOM SHALL BE TRIMMED TO FIRM MATERIAL BEFORE POURING CONCRETE.
3. WHERE PIPES PASS UNDER WALL FOOTINGS, EXCAVATION BELOW BOTTOM OF FOOTING SHALL BE BACKFILLED WITH CONCRETE WHEN FOOTING IS POURED. ADD (4) #5 BARS X 4'-0" LONG IN FOOTINGS OVER PIPES TO CLEAR PIPES BY 4" MINIMUM.
4. WHEN TRENCH BOTTOMS ARE DUG BELOW ADJACENT FOOTING BOTTOMS ON A SLOPE STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL, THE TRENCH SHALL BE BACKFILLED WITH LEAN CONCRETE TO A POINT WHERE STATED SLOPE CROSSES THE TRENCH.
5. FOOTINGS MAY BE POURED WITHOUT FORMS IF EARTH BANKS ARE STABLE.
6. FOOTINGS SHALL BE POURED IN DRY EXCAVATIONS.

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SHEET NO.

S100