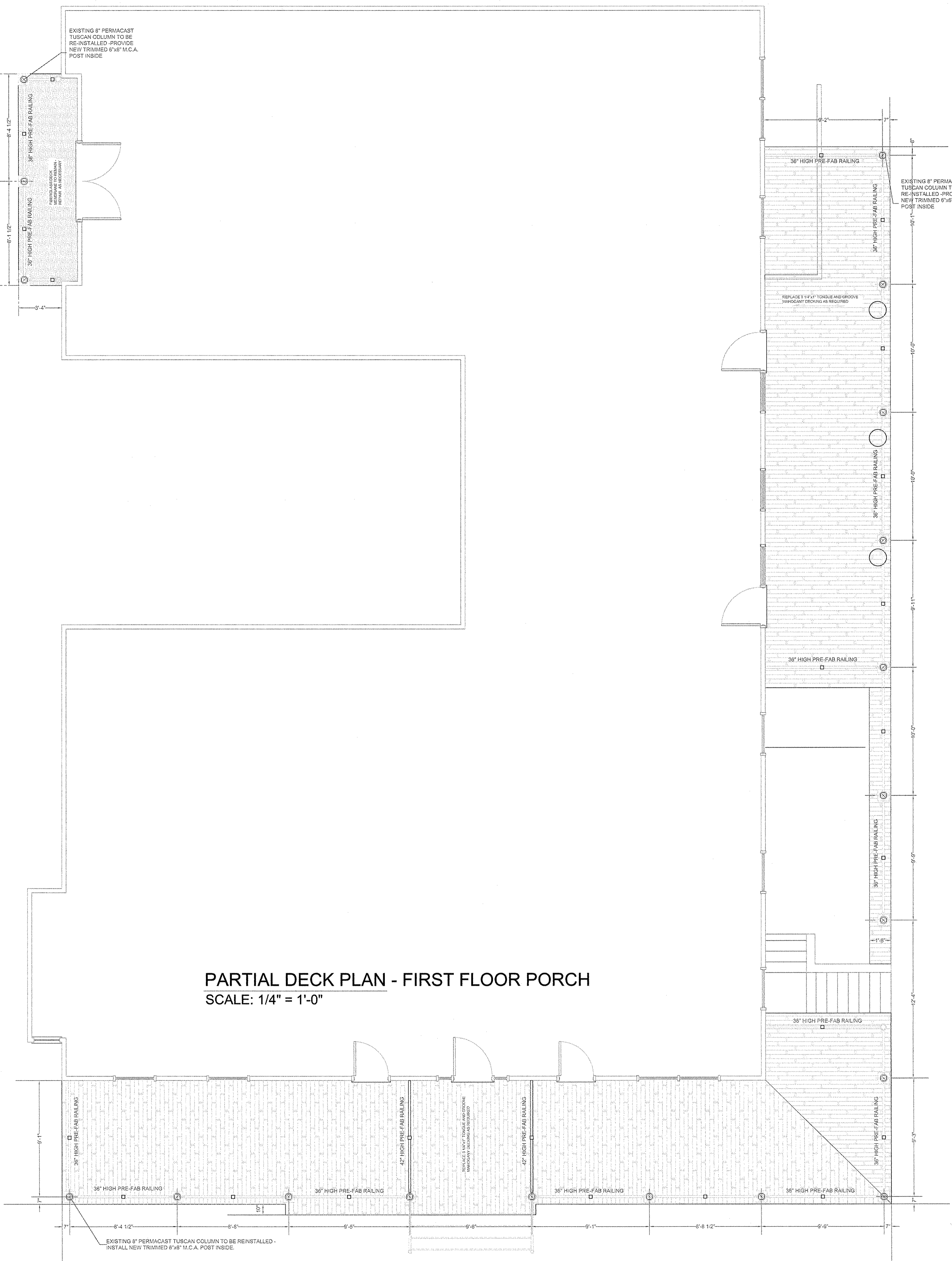


PARTIAL DECK PLAN - CRAWLSPACE
SCALE: 1/4" = 1'-0"



PARTIAL DECK PLAN - FIRST FLOOR PORCH
SCALE: 1/4" = 1'-0"

NOTE: 36\"/>

DATE: 06/15/16
SCALE: 1/4" = 1'-0"
DRAWN BY: CAD
DESIGNED BY: J.M.A.
CHECKED BY: J.M.A.
RELEASED BY: J.M.A.
SHEET NO.: 4

PLANS
BALCONY REPAIR PLAN
1 OCEAN AVENUE
SITUATED IN:
TOWNSHIP OF NEPTUNE, MONMOUTH CO., N. J.

DATE: 06/15/16
SCALE: 1/4" = 1'-0"
DRAWN BY: CAD
DESIGNED BY: J.M.A.
CHECKED BY: J.M.A.
RELEASED BY: J.M.A.
SHEET NO.: 4

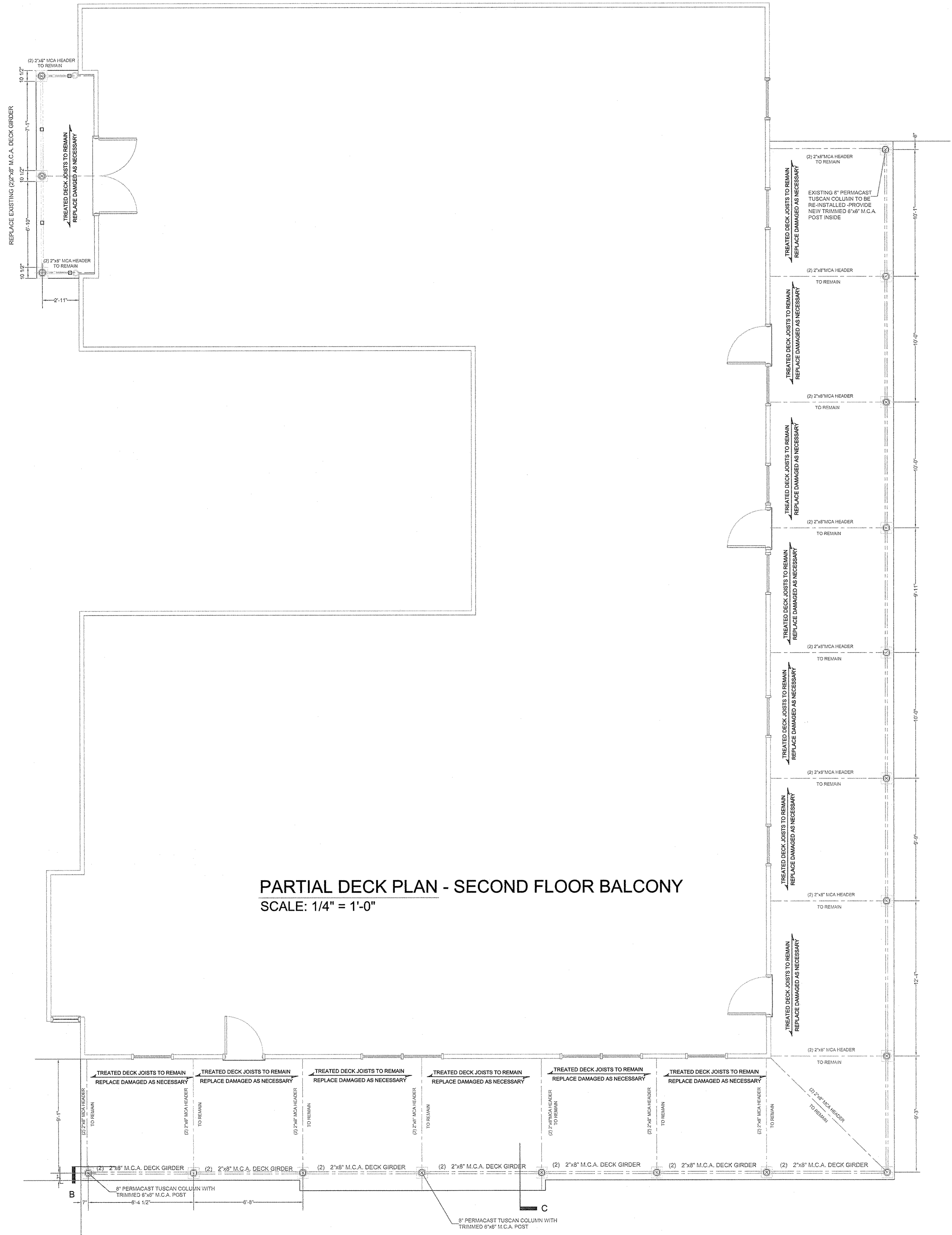
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Patrick J. Mc Alary, AIA
Registered Architect
New Jersey License No.: 15697

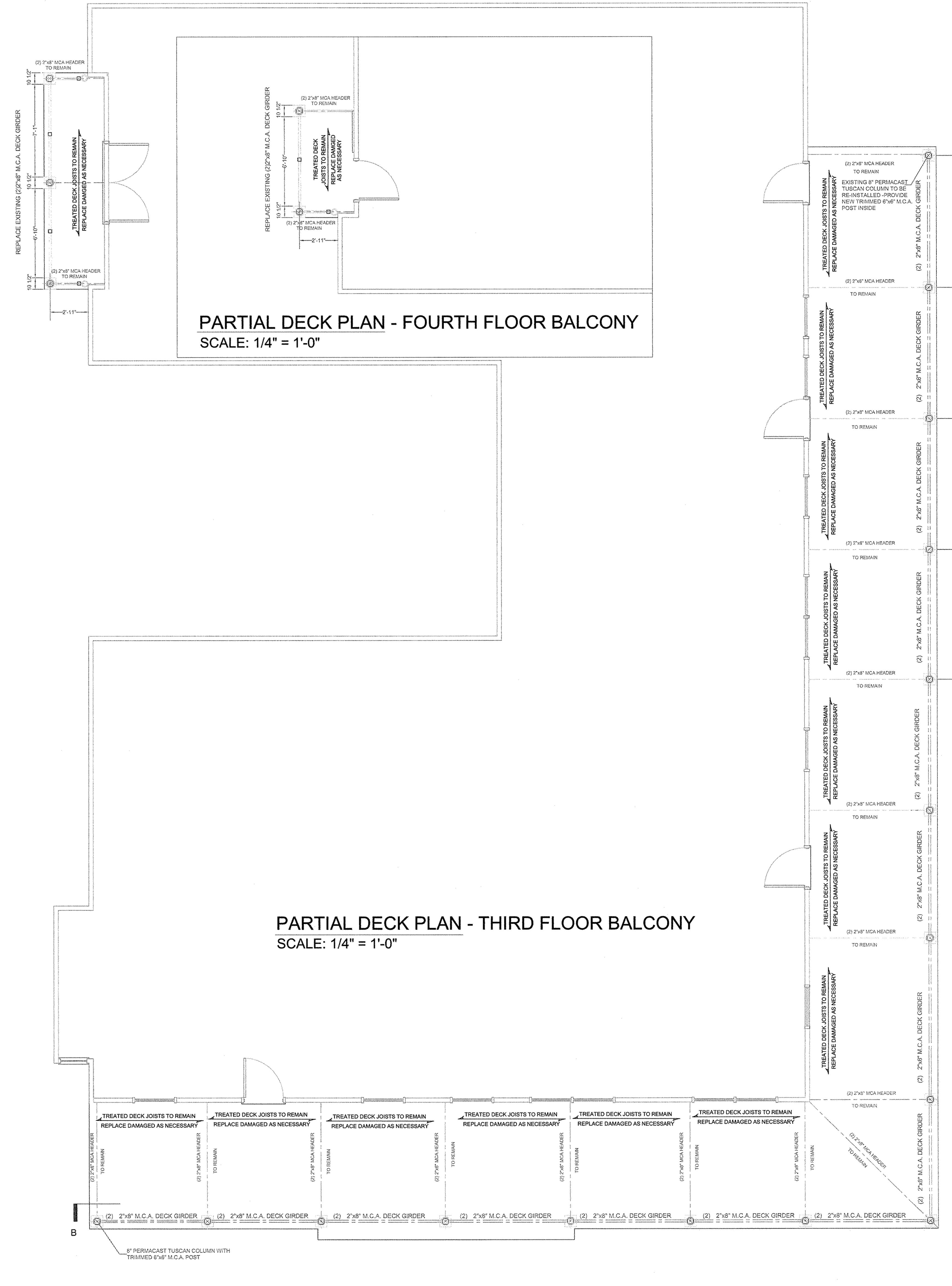
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PARTIAL DECK PLAN - SECOND FLOOR BALCONY
SCALE: 1/4" = 1'-0"



PARTIAL DECK PLAN - THIRD FLOOR BALCONY
SCALE: 1/4" = 1'-0"

PARTIAL DECK PLAN - FOURTH FLOOR BALCONY
SCALE: 1/4" = 1'-0"

PLAN
SCALE
DATE
DRAWN BY
CHECKED BY
RELEASED BY
SHEET NO.

PLANS
BALCONY REPAIR PLAN
1 OCEAN AVENUE
SITUATED IN:
TOWNSHIP OF NEPTUNE, MONMOUTH CO., N. J.

DATE	07/16/18
SCALE	AS SHOWN
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

ELEVATIONS

BALCONY REPAIR PLAN
1 OCEAN AVENUE
SITUATED IN:
TOWNSHIP OF NEPTUNE, MONMOUTH CO., N. J.

DATE	07/15/18
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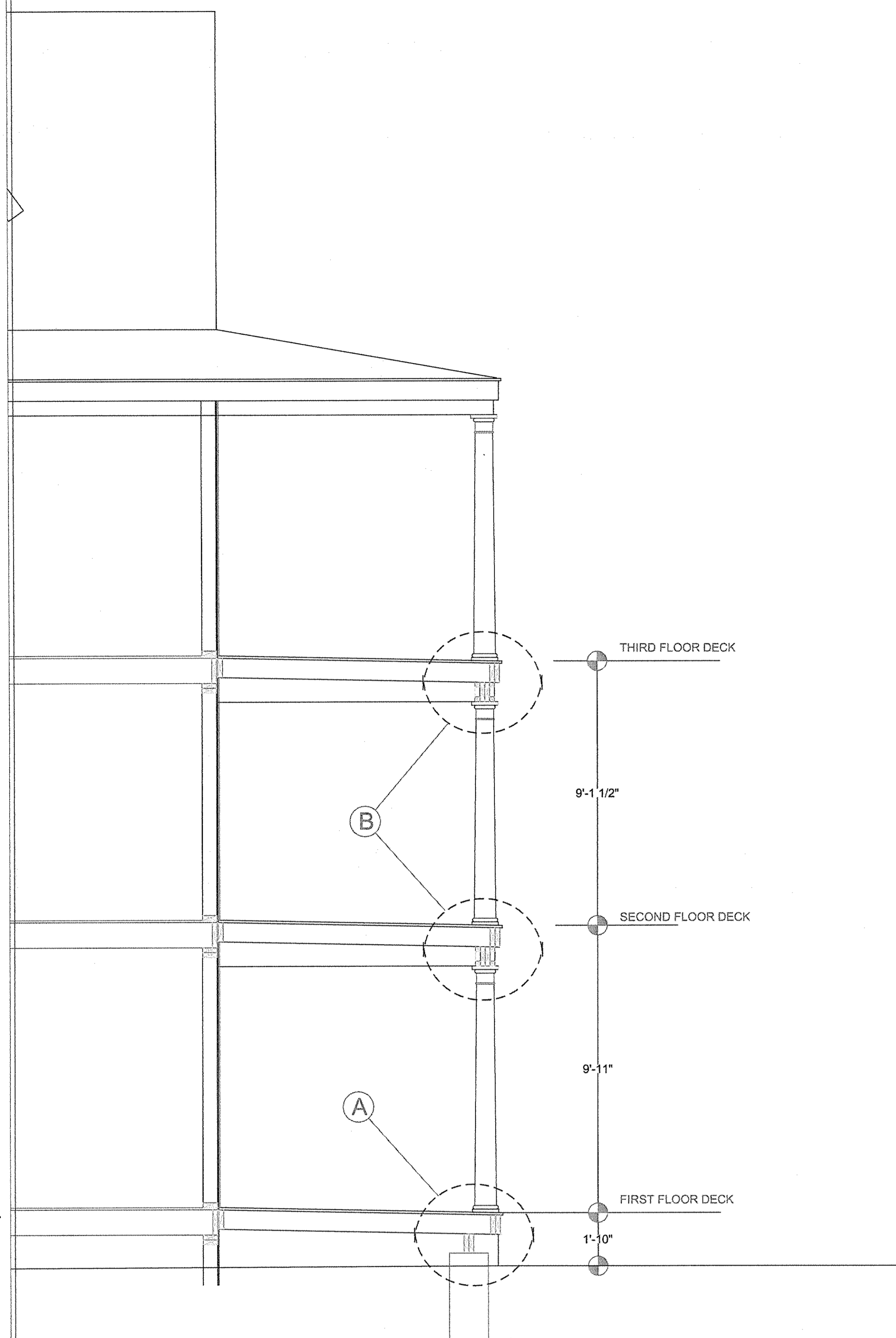
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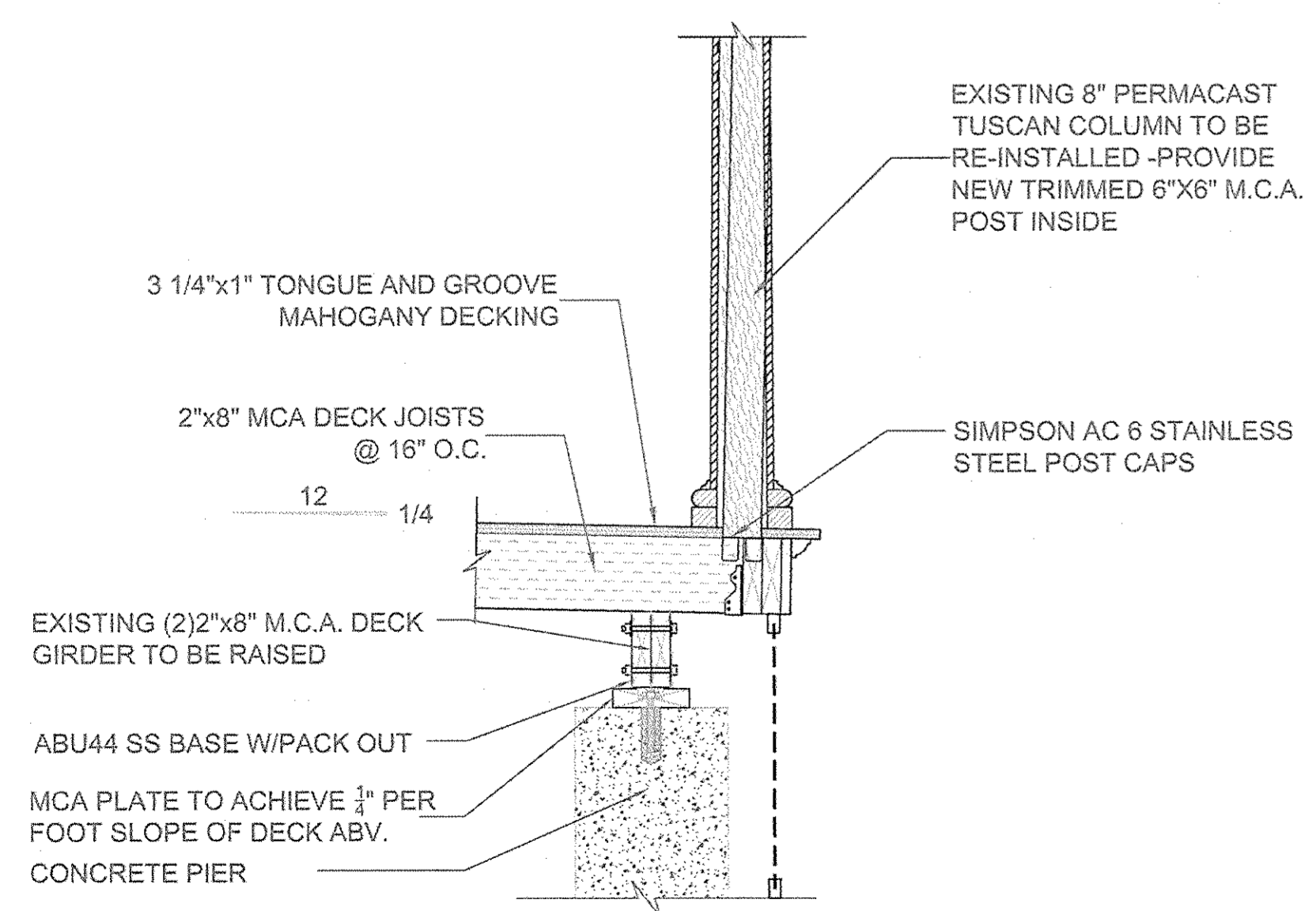
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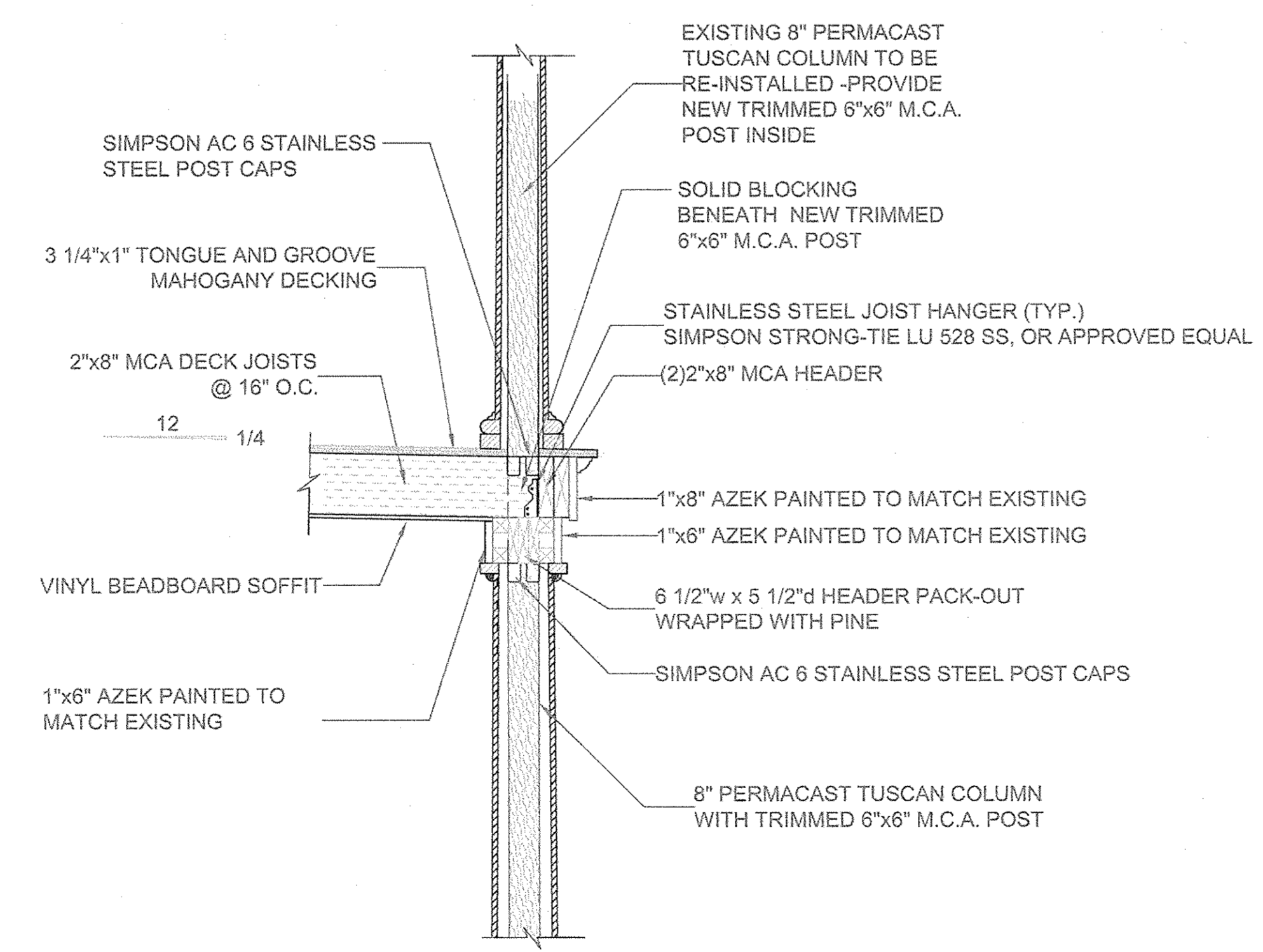
- GENERAL NOTES**
- BALCONIES TO BE REBUILT AS REQUIRED IN THESE DRAWINGS TO ORIGINAL CONFIGURATION AND DIMENSIONS.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE. THE CONTRACTOR SHALL INSURE THAT THE CONSTRUCTION ADHERES WITH ALL NATIONAL, STATE AND LOCAL STATUTES, ORDINANCES AND REGULATIONS.
 - ALL LAYOUT DIMENSIONS AS INDICATED SHALL BE ADJUSTED WHERE REQUIRED. ROUGH OPENINGS REQUIRED BY SPECIFIC BUILDING COMPONENTS SHALL TAKE PRECEDENCE FOR PROPER FIT OF COMPLETED COMPONENT.
 - DO NOT SCALE FROM DRAWINGS. CONTRACTOR SHALL REFER ONLY TO WRITTEN DIMENSIONS. ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION, AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT.
 - DEVIATIONS FROM THE PLANS ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEPARTURE FROM THESE DRAWINGS DURING THE CONSTRUCTION PROCESS.
 - DESIGN LOADS:
 - DECKS 60PSF LIVE LOAD
 - WIND LOAD 31WSF | 120 MPH
 - HANDRAILS 200#F CONCENTRATED LOAD AND 50#LF UNIFORM LOAD ALL DIRECTIONS

- WOOD DECKENTRY NOTES**
- CONNECTIONS: ALL CONNECTORS TO BE STAINLESS STEEL PER ASTM A303, CLASS Q-185 FASTENERS PER ASTM A15. ALL NAILED CONNECTIONS TO COMPLY WITH THE RECOMMENDED NAILING SCHEDULE TABLE 2304.9.1 FASTENING SCHEDULE OF THE INTERNATIONAL BUILDING CODE.
 - LUMBER:
 - A. ALL EXPOSED LUMBER FOR BALCONIES TO BE MICRONIZED COPPER AZOLE (M.C.A. PRESSURE-TREATED) WOOD, UNLESS OTHERWISE NOTED.
 - B. ALL REPETITIVE LUMBER/DECK JOISTS TO BE SOUTHERN YELLOW PINE #2, OR BETTER. LUMBER TO HAVE A MINIMUM FIBER STRESS OF 1,300 PSI, AND A MIN. MODULUS OF ELASTICITY OF 1,400,000 P.S.I.
 - C. ALL MICROLAM AND/OR PARALLAMS CALLED OUT FOR ON THESE PLANS TO BE WOLMANIZE PRESSURE-TREATED; AND TO HAVE A MIN. FIBER STRESS OF 2,800 PSI AND A MIN. MOD. OF ELASTICITY OF 2,000,000.
 - CUTTING AND NOTCHING: THE NOTCHING OF BEAMS, JOISTS, GIRDERS AND RAFTERS SHALL NOT BE ALLOWED UNLESS THE CUTTING AND NOTCHING IS PERFORMED IN STRICT COMPLIANCE WITH SECTION 2308 OF THE 2015 INTERNATIONAL BUILDING CODE.
 - ALL RAILINGS, HANDRAIL ASSEMBLIES AND GUARDS TO RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT UNIFORM LOAD APPLIED IN ANY DIRECTION, AND A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION.
 - ALL DECK, RAILINGS AND HANDRAIL ASSEMBLIES TO RESIST WIND LOAD OF 112 MPH, 3-SECOND GUST.
 - ALL POSTS TO HAVE SOLID BLOCKING TO BEARING POINT BELOW TO ENSURE CONTINUOUS LOAD PATH.
 - REPLACE DETERIORATED AND DAMAGED LUMBER AS NECESSARY.
 - ALL LEDGERS BOARDS TO BE SECURED TO EXISTING BUILDING WITH LEDGER LOK 9" COARSE STEEL, HEX-HEAD FASTENER, OR APPROVED EQUAL.
 - ALL EXISTING CONNECTORS TO BE REPLACED WITH STAINLESS STEEL CONNECTORS OR SAME NOMINAL SIZE.
 - RAILING OPTIONS TO BE APPROVED BY OCEAN GROVE HISTORICAL SOCIETY.

- FIBERGLASS NOTES**
- FIBERGLASS MATS: FIBERGLASS OC MAT, 1600 SERIES - CHOPPED STRAND MAT - 2.0 OUNCE. OVERLAP EDGES 2" MIN.
 - POLYESTER RESIN: UNSATURATED POLYESTER LAMINATING RESIN - APPLY IN 5 OUNCES PER SQUARE FOOT OF MAT. APPLY TO CLEAN AND DRY SURFACE. DO NOT APPLY IN DIRECT SUNLIGHT.
 - GEL COAT: WHITE VINYL ESTER FIRE RETARDANT GEL COAT - TINT TO MATCH EXISTING.
 - FIBERGLASS WORK TO BE PERFORMED BETWEEN 60°F AND 90°F.
 - NEW FIBERGLASS SURFACE TO BE INSTALLED IN A WEATHERPROOFING FASHION UP THE SIDE VERTICAL CURBS AND OVER EDGE BULLDOGING, RAIL POSTS (DO NOT APPLY SIDE CURB FIBERGLASS WITH SEPARATE MAT SECTION SO THAT SEAM FOLLOWS FULL LENGTH OF DECK/CURB CONNECTION AS TO CREATE A WEAK JOINT).
 - DECKING: DECK SHEATHING TO BE 3/4" FIR, CDX TONGUE AND GROOVE PLYWOOD, GLUED AND GALV. SCREWED TO FRAMING.
 - CANT STRIP: PROVIDE 2" PERLITE CANT STRIP AT DECK / VERTICAL WALL TRANSITION.
 - TERMINATION BAR: PROVIDE ALUMINUM TERMINATION BAR AT FASCIAS, ETC.



SECTION A - CRAWLSACE GIRDER THROUGH-BOLT DETAIL
SCALE: 3/4" = 1'-0"



SECTION B - BALCONY HEADER DETAIL
SCALE: 3/4" = 1'-0"

DATE	07/01/18
DRAWN BY	CAD
DESIGNED BY	PK
CHECKED BY	PK
RELEASED BY	PK
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