DRAWING SYMBOLS

DRAWING TAGS

X / XXX	ELEVATION REFERENCE DRAWING NUMBER
X / XXX	SECTION REFERENCE DRAWING NUMBER
X / XXX	DETAIL REFERENCE DRAWING NUMBER

WALL TYPES

- EXIST. STUD WALL TO REMAIN
- EXIST. STUD WALL TO BE REMOVED
- NEW STUD WALL
- EXIST. BLOCK TO REMAIN
- EXIST. BLOCK TO BE REMOVED
- NEW BLOCK WALL
- NEW BRICK VENEER

PLAN SYMBOLS

- (3) 2X4 UNLESS OTHERWISE NOTED
- (3) 2X6 UNLESS OTHERWISE NOTED
- 3.5" STEEL COLUMN UNLESS OTHERWISE NOTED
- POINT LOAD ABOVE
- BEAM
- REVISION TAG
- CMU FILLED SOLID
- HTT-5 BY "SIMPSON"

ELECTRICAL SYMBOLS

- DUPLEX RECEPTACLE
- 3 - WIRE 220V RECEPTACLE
- QUADRAPLEX RECEPTACLE
- FLOOR OUTLET
- OVERHEAD GARAGE DOOR OPENER
- TELEPHONE RECEPTACLE
- COMPUTER/DATA RECEPTACLE
- S.D./C.O. SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
- S.D. HARDWIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- H.D. HARDWIRED HEAT DETECTOR W/ BATTERY BACK-UP
- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT FIXTURE
- FLOOD LIGHT
- CEILING MOUNTED EXIT SIGN-ARROWS INDICATE DIRECTION OF EGRESS WITH BATTERY BACK UP
- FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED EMERGENCY LIGHT WITH BATTERY BACK UP
- GFCI GROUND FAULT INTERRUPT
- WP WATER PROOF RECEPTACLE
- SWITCH
- 3 SWITCH - 3 WAY
- 4 SWITCH - 4 WAY
- T SWITCH - TIMER
- P SWITCH - PILOT LIGHT
- D SWITCH - DIMMER
- F SWITCH (SPD CONTROL)
- CABLE TV RECEPTACLE
- XX CFM EXHAUST FAN
- RECESSED WALL WASHER
- CEILING MOUNTED LIGHT FIXTURE
- UNDER CABINET LIGHT FIXTURE
- FAN LIGHT WITH FAN
- CEILING MOUNTED EXIT SIGN-
- 200 AMP ELEC. SERVICE PANEL
- CEILING FAN
- FLUORESCENT CLOSET LIGHT
- IN CAB MOUNT IN CABINET
- CH COUNTER HEIGHT
- PC PULL CHAIN

USE GROUP R-5
TYPE OF CONSTRUCTION 5-B

SQUARE FOOTAGE CALCULATIONS	
FIRST FLOOR AREA	1,077 SF
SECOND FLOOR AREA	721 SF
GARAGE AREA	231 SF
FINISHED BASEMENT AREA	465 SF
TOTAL LIVING AREA	1,798 SF
TOTAL VOLUME AREA	38,677 CF
TOTAL ATTIC AREA	1,308 SF
VENTILLATION REQUIRED	8.72 SF

LIST OF DRAWINGS

A1 COVER SHEET,NOTES, FRAMING CHECKLIST, & SYMBOLS
A2 WALL SECTION, FOUNDATION PLAN & DETAILS
A3 FIRST FLOOR PLAN,SECOND FLOOR PLAN, ROOF PLAN & DETAILS
A4 ELEVATIONS & DETAILS

NEW CONSTRUCTION FOR

PADUCH RESIDENCE

MANCHESTER, NEW JERSEY

GENERAL CONCRETE NOTES

1. CONCRETE HAS BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI 318) BUILDING CODE FOR REINFORCED CONCRETE, LATEST AMENDMENTS.

2. THE MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS AND REQUIREMENTS:

PORTLAND CEMENT	ASTM C150
READY MIX CONCRETE	ASTM C34
CONCRETE AGGREGATE	ASTM C33
DEFORMED BILLET STEEL BARS	ASTM A615
WELDED WIRE MESH	ASTM A185

3. PORTLAND CEMENT SHALL BE TYPE 1A; MAXIMUM AGGREGATE SIZE SHALL BE 3/4". DEFORMED BILLET BARS FOR CONCRETE REINFORCEMENT SHALL BE GRADE 60. ADD MIXTURES SHALL NOT BE PERMITTED.

4. CONCRETE SHALL DEVELOP A COMPREHENSIVE STRENGTH OF 3000 PSI AFTER 28 DAYS AND HAVE A MAXIMUM SLUMP OF 3".

5. PROPORTIONING OF THE CONCRETE MIX SHALL BE BY THE SPECIFIC GRAVITY METHOD.

6. ALL FOOTING DESIGNS ARE BASED ON A MINIMUM SOIL BEARING CAPACITY OF 3000 PSF. IF CONDITIONS ARE FOUND TO BE DIFFERENT, THE ARCHITECT IS TO BE NOTIFIED IN WRITING PRIOR TO CONSTRUCTION FOR NEW FOOTING DESIGN.

-ENERGY CODE COMPLIANCE

1. WALL SECTION (U REQUIRED - .18 MAX)

OUTSIDE AIR FILM	.17
SIDING	.92
BATT INSULATION	13.00
BUILDING PAPER	.12
1/2" GYPSUM BOARD	.45
INSIDE AIR FILM	.68
1/2" PLYWOOD EXTERIOR SHEATHING	.67
TOTAL R	16.01
TOTAL U = 1/16.01	.062

2. ROOF ASSEMBLY (R REQUIRED - MIN. 19 @ CATHEDRALS ONLY)

OUTSIDE AIR FILM	.69
BATT INSULATION	30.00
1/2" GYPSUM BOARD	.45
INSIDE AIR FILM	.68
TOTAL R	31.81
TOTAL U - 1/31.81	.031

3. FLOORS OVER UNHEATED SPACES (R REQUIRED - 11 MIN.)

PLYWOOD FLOOR	.93
BATT INSULATION	19.00
CARPET AND PAD	1.23
TOTAL R	21.16
TOTAL U - 1/21.16	.047

4. WINDOWS TO HAVE U-FACTOR NO GREATER THAN 0.5 (BTU / (HR FT °F))

5. DOORS TO HAVE U-FACTOR NO GREATER THAN 0.6 (BTU / (HR FT °F))

6. ALL CONSTRUCTION TO CONFORM WITH ICC MODEL ENERGY CODE 2009.

7. ALL EXTERIOR JOINTS AROUND WINDOWS, DOORS, UTILITY PENETRATIONS AND INTERSECTIONS OF WALLS, ROOFS AND FLOORS SHALL BE CAULKED & SEALED W/ AN APPROVED ELASTIC CAULKING COMPOUND.

8. RECESSED LIGHTING FIXTURES MUST BE IC RATED WHERE INSULATION IS NEARER THAN 3" TO THE LIGHT FIXTURE. ALL RECESSED LIGHTS MUST BE TIGHTLY SEALED OR GASKETED TO PREVENT AIR LEAKAGE THROUGH THE FIXTURE INTO THE CEILING CAVITY OR ATTIC AREA.

9. IN ALL FRAMED WALLS, FLOORS, AND ROOF/CEILINGS COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, A VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION IN ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS.

10. INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.

11. ALL EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER.

12. EXTERIOR WINDOWS AND GLASS DOOR SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS SET FORTH,

13. THE INSTALLER SHALL PROVIDE SIGNED AND DATED STATEMENTS CERTIFYING THE PRODUCTS INSTALLED. FOR BLOWN OR SPRAYED INSULATION, THE INITIAL INSTALLED THICKNESS, THE SETTLED THICKNESS, COVERAGE AREA, AND THE NUMBER OF BAGS MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE JOB SITE. IN ATTICS, THICKNESS MARKERS FACING THE ATTIC ACCESS MUST BE PLACED AT LEAST ONCE EVERY 300 SQUARE FEET.

14. JOINTS OF DUCT SYSTEMS SHALL BE MADE SUBSTANTIALLY AIRTIGHT BY MEANS OF TAPES, MASTICS, GASKETING OR OTHER APPROVED CLOSURE SYSTEMS AS REQUIRED.

15. MANUFACTURER MANUALS FOR ALL INSTALLED HEATING AND COOLING EQUIPMENT MUST BE LEFT WITH THE HOME UPON COMPLETION OF CONSTRUCTION.

WIND LOAD

1. BASIC WIND SPEED (3 SECOND GUST) M/H
WIND SPEED - 115 M.P.H. @ 33FT. ABOVE GRADE

2. WIND IMPORTANCE FACTOR, I, AND BUILDING CATEGORY
Iw = 1.00 BUILDING CATEGORY I

3. WIND EXPOSURE:
EXPOSURE B

SNOW LOAD

GROUND SNOW LOAD: 25lbs/ft2

BUILDING CATEGORY: 1

IMPORTANCE FACTOR (SNOW LOAD) = 1.0

EXPOSURE FACTOR = .9 (EXPOSURE CATEGORY C)

THERMAL FACTOR: Ct = 1.0 (AS PER ASCE 7.95 TABLE 7-3)

-GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NJ STATE EDITION OF THE INTERNATIONAL RESIDENTIAL CODE/2009, NATIONAL STANDARD PLUMBING CODE/2009, NATIONAL ELECTRIC CODE/2011, INTERNATIONAL ENERGY CONSERVATION CODE/2009, INTERNATIONAL MECHANICAL CODE/2009, INTERNATIONAL FUEL GAS CODE/2009, AMERICAN FOREST AND PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS AND ALL RELATED NJ U.C.C. CODES AND ADOPTED AMENDMENTS. WORK SHALL ALSO COMPLY WITH ALL STATE, FEDERAL AND LOCAL CODES, REGULATIONS, REQUIREMENTS, CONDITIONS, VARIANCES, AND ORDINANCES APPLICABLE, AND THE MINIMUM STANDARDS SET WITHIN THESE SPECIFICATIONS.

2. THE GENERAL CONTRACTOR/OWNER SHALL VERIFY ALL DRAWING AND FIELD DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR QUESTIONS.

3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DEVIATIONS, SUBSTITUTIONS, OR CHANGES FROM THIS DRAWING OR SPECIFICATION UNLESS THE ARCHITECT FORMALLY APPROVES CHANGES IN WRITING.

4. THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL METHODS OF CONSTRUCTION AND SHALL ADHERE TO ALL SAFETY STANDARDS AS DICTATED BY O.S.H.A. AND FIELD CONDITIONS. OWNER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ENFORCING OF ANY REQUIREMENTS.

5. ALL PRODUCTS SHALL BE SIZED, INSTALLED, AND FINISHED IN STRICT ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS OF THE MANUFACTURER AND APPROVING TEST LABORATORIES. ALL RECOMMENDED ACCESSORIES AND TECHNIQUES SHALL BE UTILIZED, AS REQUIRED, SO AS TO INSURE COMPLETE PERFORMANCE OF THE PRODUCT. ALL PRODUCTS SHALL BE INSTALLED TO CARRY MAXIMUM AVAILABLE MANUFACTURER'S WARRANTY FOR THE INSTALLATION.

6.ALL CONTRACTORS SHALL PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS HEREIN. ALL WORK SHALL BE COMPLETED TO THE FULL INTENT OF THESE DESIGN DOCUMENTS. SHOULD ANY QUESTION AS TO COMPLETION REQUIREMENTS ARISE, THEY SHALL BE BROUGHT FORTH IN WRITING TO THE OWNER OR ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

7. ALL WORK SHALL BE PERFORMED BY LICENSED BUILDING TRADES WHERE APPLICABLE. ALL CONTRACTORS, AND SUBCONTRACTORS, SHALL PROVIDE A CERTIFICATE OF INSURANCE FOR THE PROJECT.

GENERAL TIMBER NOTES

1. TIMBER SHALL BE DOUGLAS FIR LARCH #2 GRADE OR APPROVED EQUAL. MINIMUM ALLOWABLE STRESSES:

		PARALLAMS
FB = 1200 psi	FC = 385 psi	FB = 2800 psi
FT = 850 psi	FC⊥ 1150 ps	FV = 285 psi
FV = 95 psi	E = 1600 ks	E = 2000 ksi

2. LUMBER SHALL CONFORM TO THE AMERICAN LUMBER STANDARDS SIMPLIFIED RECOMMENDATIONS 16-33 OF THE US DEPARTMENT OF COMMERCE BUREAU OF STANDARDS AND SHALL BE GRADE MARKED.

3. GRADES OF ALL LUMBER SHALL CONFORM TO THE GRADING RULES OF THE MANUFACTURER'S ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED AND EACH PIECE SHALL BEAR THE GRADE AND TRADEMARK OF THAT ASSOCIATION.

4. MOISTURE CONTENT SHALL OF ALL STRUCTURAL LUMBER SHALL BE 19% OR LESS AVERAGE WITH NO PIECE CONTAINING OVER 21% EXPRESSED AS A WEIGHT PERCENT OF OVEN-DRIED WOOD.

5. ROOF AND FLOOR DECKING SHALL BE IN ACCORDANCE WITH PS-1-83 STRUCTURAL GRADE II, STANDARD BUILDING CODE SUPPLEMENT OF CHAPTER XVII AND SHALL BEAR APA MARKING.

6. DESIGN LOAD CRITERIA:

ROOF LOADS: 25 PSF LL	FLOOR LOADS: 40 PSF LL	SLEEPING LOADS: 30 PSF LL
15 PSF DL	15 PSF DL	15 PSF DL
40 PSF TL	55 PSF TL	45 PSF TL

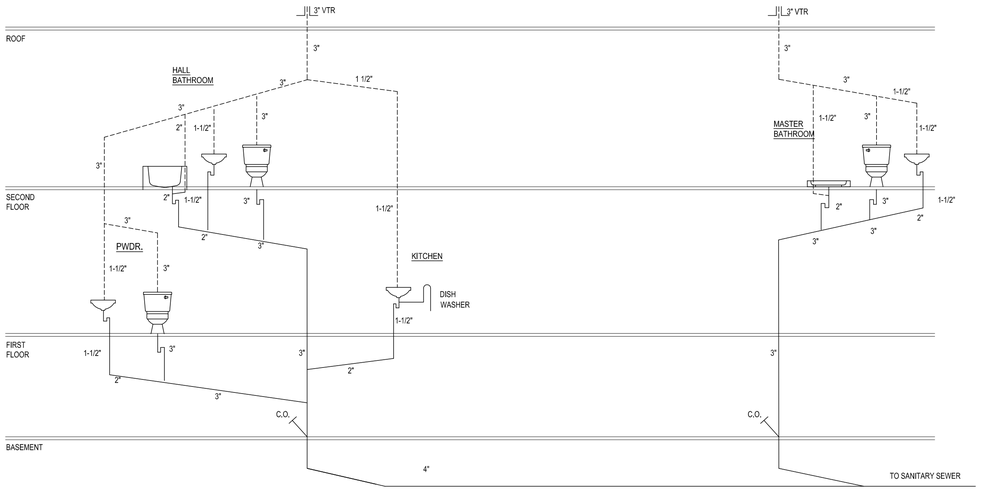
-REFER TO TABLE 301.5 OF THE IRC 2006 FOR MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS.

7. SOLID BRIDGING SHALL BE PROVIDED AT ALL BEARING POINTS, BEARING WALLS AND OVER ALL GIRDERS. CROSS BRIDGING SHALL BE PROVIDED AT 8'-0" O.C. MAX.

8. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO FRAMING DIRECTION.

9. ALL FRAMING IS TO BE DOUBLED UP SKYLIGHT OPENINGS.

10. ALL HEADERS AT DOORS AND WINDOWS ARE TO BE (2) 2X8 UNLESS OTHERWISE INDICATED.



1 / A1 PLUMBING RISER DIAGRAM
SCALE: N.T.S.

ALL HORIZONTAL PIPE RUNS, WASTES OR VENTS SHALL PITCH A MINIMUM OF 1/4" PER FOOT
ALL VTR'S TO BE LOCATED IN REAR ROOFS IF POSSIBLE VTR'S SHALL NOT BE LOCATED WITHIN 10 FEET OF A WINDOW CONTRACTORS LICENSED PLUMBER TO REVIEW DIAGRAM AND CORRECT AS REQUIRED.
ALL WORK TO CONFIRM WITH ALL APPLICABLE CODES

-GENERAL STAIR REQUIREMENTS (RESIDENTIAL)

1. RISER HEIGHT SHALL BE A MAX OF 8-1/4 INCHES. MINIMUM TREAD DEPTH SHALL BE 9 INCHES. THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL BE SLOPED NO STEEPER THAN 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL.

2. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN WIDTH, (HANDRAIL TO HANDRAIL NO LESS THAN 27 INCHES & HANDRAIL TO WALL NO LESS THAN 31.5 INCHES)

3. LANDINGS: SHALL NOT BE LESS THAN 36 INCHES IN EITHER DIRECTION.

4. MINIMUM HEADROOM SHALL BE NO LESS THAN 80 INCHES AT ANY PART OF THE STAIRWAY.

5. THERE SHALL NOT BE VARIATION EXCEEDING 3/8" IN THE DEPTH OF ADJACENT TREADS OR IN THE HEIGHT OF ADJACENT RISERS. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER OR BETWEEN THE LARGEST AND SMALLEST TREAD SHALL NOT EXCEED 3/8".

6. STAIRWAYS SHALL HAVE CONTINUOUS HANDRAIL ON A MINIMUM OF ONE SIDE. HANDRAILS SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS, OTHER STRUCTURAL ELEMENTS OR OBSTRUCTIONS. A HANDRAIL AND ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

7. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE ADJACENT WALL OR SURFACE SHALL NOT BE LESS THAN 1/2".

8. HANDRAILS SHALL NOT BE LESS THAN 36" NOR MORE THAN 38", MEASURED VERTICALLY, ABOVE THE LEADING EDGE OF THE TREADS OR ABOVE THE FINISHED FLOOR OF THE LANDING OR WALKING SURFACES.

9. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2".

-ELECTRICAL NOTES

1. SYMBOLS SHOWN ARE TO SUGGEST THE TYPE OF FIXTURES TO BE INSTALLED.

2. ALL LIGHT FIXTURES SHALL BE AS SELECTED AND/OR APPROVED BY THE OWNER.

3. VERIFY EXACT LOCATION OF ELECTRICAL DEVICES PRIOR TO INSTALLATION.

4. PROVIDE WIRING FOR ITEMS NOT SHOWN, SPECIFICALLY - AIR CONDITIONING UNITS, APPLIANCES, PLUMBING FIXTURES (WHIRLPOOLS, ETC.)

5. ALL WIRING AT THE LEVEL OF RESIDENCE TO - NONMETALLIC-SHEATHED CABLE (TYPES NM, NMC, AND NMS) INSTALLED AS FOLLOWS:

A. THE CABLE SHALL BE PROTECTED FROM PHYSICAL DAMAGE WHERE NECESSARY BY CONDUIT, ELECTRICAL METALLIC TUBING, SCHEDULE 80 PVC RIGID NONMETALLIC CONDUIT, PIPE, GUARD STRIPS, LISTED SURFACE METAL OR NONMETALLIC RACEWAY.

B. BORED HOLES - WHERE CABLE IS INSTALLED THROUGH BORED HOLES IN JOISTS, RAFTERS, OR WOOD MEMBERS, HOLES SHALL BE BORED SO THAT THE EDGE OF THE HOLE IS NOT LESS THAN 1 1/4" FROM THE NEAREST EDGE OF THE WOOD MEMBER. WHERE THIS DISTANCE CANNOT BE MAINTAINED, THE CABLE SHALL BE PROTECTED FROM PENETRATION BY SCREWS OR NAILS BY A STEEL PLATE OR BUSHING, AT LEAST 1/16" THICK, AND OF APPROPRIATE LENGTH AND WIDTH INSTALLED TO COVER THE AREA OF THE WIRING.

C. BENDS IN CABLE SHALL BE MADE SO THAT THE CABLE WILL NOT BE DAMAGED AND THE RADIUS OF THE CURVE OF THE INNER EDGE OF ANY BEND SHALL NOT BE LESS THAN FIVE TIMES THE DIAMETER OF THE CABLE.

THE FOLLOWING PLANS CONFORM TO THE REQUIREMENTS OUTLINED IN THE PRESCRIPTIVE METHOD OF THE AMERICAN FOREST AND PAPER ASSOCIATIONS WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS LOCATED IN A 115 MPH EXPOSURE B WIND ZONE.

FASTENING SCHEDULE: WFCM 115 MPH EXPOSURE B WIND ZONE
GENERAL NAILING SCHEDULE

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	SPACING OF FASTENERS
ROOF FRAMING:			
BLOCKING TO RAFTER (TOE NAILED)	2-8d	2-10d	EACH END
RIM BOARD TO RAFTER (END NAILED)	2-16d	3-16d	EACH END
WALL FRAMING:			
TOP PLATES @ INTERSECTIONS (FACE NAILED)	4-16d	5-16d	AT JOINTS
STUD TO STUD (FACE NAILED)	2-16d	2-16d	24" O.C.
HEADER TO HEADER (FACE NAILED)	16d	16d	16" O.C. ALONG EDGES
FLOOR FRAMING:			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE NAILED)	4-8d	4-10d	PER JOIST
BLOCKING TO JOIST (TOE NAILED)	2-8d	2-10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE NAILED)	3-16d	4-16d	EACH BLOCK
LEDGER STRIP TO BEAM OR GIRDER (FACE NAILED)	3-16d	4-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE NAILED)	3-8d	3-10d	PER JOIST
BAND JOIST TO JOIST (END NAILED)	3-16d	4-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)	2-16d	3-16d	PER FOOT
ROOF SHEATHING:			
-WOOD STRUCTURAL PANELS-			
RAFTERS OR TRUSSES SPACED UP TO 16" O.C.	8d	10d	6" EDGE / 6" FIELD
RAFTERS OR TRUSSES SPACED OVER 16" O.C.	8d	10d	4" EDGE / 4" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/O OVERHANG	8d	10d	6" EDGE / 6" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/ STRUCT. OUTLOOKERS	8d	10d	6" EDGE / 6" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/ LOOKOUT BLOCKS	8d	10d	4" EDGE / 4" FIELD
CEILING SHEATHING:			
GYPSUM WALLBOARD	5d COOLERS	-	7" EDGE / 10" FIELD
WALL SHEATHING:			
-WOOD STRUCTURAL PANELS-			
STUDS SPACED UP TO 24" O.C.	8d	10d	6" EDGE / 12" FIELD
1/2" AND 25/32" FIBERBOARD PANELS	8d *	-	3" EDGE / 6" FIELD
1/2" GYPSUM WALLBOARD	5d COOLERS	-	7" EDGE / 10" FIELD
FLOOR SHEATHING			
-WOOD STRUCTURAL PANELS-			
1" OR LESS	8d	10d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE / 6" FIELD

* CORROSION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED, CHECK IBC FOR ADDITIONAL REQUIREMENTS.

FRAMING CHECKLIST

INSTRUCTIONS: THE FOLLOWING IS A FRAMING CHECKLIST AS REQUIRED BY THE UNIFORM CONSTRUCTION CODE. BUILDER OR BUILDER'S REPRESENTATIVE CHECKS BOXES MARKED 'B'. BUILDING INSPECTOR CHECKS BOXES MARKED 'I'. ORIGINAL DOCUMENTS SHALL BE OBTAINED FROM THE LOCAL BUILDING DEPARTMENT AND EXECUTED ACCORDINGLY. (THIS IS FOR REFERENCE ONLY.)

A. BASEMENT OR CRAWL SPACE

1. ANCHORAGE:
BOLTS
- B I SPACING
- B I SIZE

STRAPS
- B I SPACING (PER MANUF. SPECS)
- B I SIZE

2. SILL PLATES:
- B I SIZE
- B I GRADE, SPECIES
- B I TREATMENT
- B I LAPS
- B I SILL SEALER
- B I PROPER TREATMENTOVER FOUNDATION OPENINGS (BEARING OF JOISTS)
- B I TERMITE PROTECTION

3. BEAM POCKETS:
- B I BEARING/SHIMS
- B I TERMITE PROTECTION OR CLEARANCE

4. COLUMNS:
- B I SIZED PER PLAN
- B I ATTACHMENT/PLATES
- B I SPACING/LOCATION
- B I PAINT/COATING

B. FLOOR FRAMING AND FLOORING

1. BOX OR RIM JOIST, OR PERIMETER BAND JOIST:

IST	2ND	3RD	
B I	B I	B I	SIZE
B I	B I	B I	GRADE, SPECIES
B I	B I	B I	SINGLE OR DOUBLE
B I	B I	B I	PRE-ENGINEERED PER MAUNF. SPECS
B I	B I	B I	CANTILEVERS AS PER DESIGN

2. GIRDERS AND BEAMS:
- B I SIZED PER PLAN
- B I TYPE
- B I GRADE, SPECIES
- B I LOCATION/RELATION TO PLAN
- B I NAILING
- B I ATTACHMENT SCHEDULE
- B I BEARING
- B I LAPPING

3. FLOOR JOISTS:

IST	2ND	3RD	
B I	B I	B I	SIZED PER PLAN
B I	B I	B I	GRADE, SPECIES
B I	B I	B I	PRE-ENGINEERED PER MAUNF. SPECS
B I	B I	B I	BEARING
B I	B I	B I	NAILING
B I	B I	B I	BRIDGING
B I	B I	B I	CUTTING AND NOTCHING (PER CODE)
B I	B I	B I	POINT LOADS - SUPPORTED AS PER PLAN
B I	B I	B I	SPAN HANGERS
B I	B I	B I	HEADERS
B I	B I	B I	FRAMED OPENINGS

4. FLOORING,SHEATHING, OR DECKING:

IST	2ND	3RD	
MATERIAL			
B I	B I	B I	PANEL SPAN, THICKNESS
SPECIAL REQUIREMENTS			
B I	B I	B I	EDGE BLOCKING
B I	B I	B I	GAPPING
B I	B I	B I	LAYOUT

5. STAIR ATTACHMENT:

IST	2ND	3RD	
B I	B I	B I	BEARING
B I	B I	B I	NAILING

C. WALL FRAMING

1. EXTERIOR WALL FRAME:

IST	2ND	3RD	
B I	B I	B I	SIZE
B I	B I	B I	SPACE
B I	B I	B I	SPECIES AND GRADE
B I	B I	B I	CUTTING, NOTCHING AND BORING
B I	B I	B I	HEADER SIZES
B I	B I	B I	JACK STUD BEARING
TOP PLATES			
B I	B I	B I	NAILING
B I	B I	B I	LAPS
B I	B I	B I	RAFTER TIES
B I	B I	B I	HURRICANE STRAPS (IF REQUIRED)

2. INTERIOR LOAD-BEARING WALLS:

IST	2ND	3RD	
B I	B I	B I	SIZE
B I	B I	B I	SPACE
B I	B I	B I	LAYOUT SUPPORT BELOW
B I	B I	B I	SPECIES AND GRADE
B I	B I	B I	CUTTING, NOTCHING AND BORING
B I	B I	B I	FIRE BLOCKING
B I	B I	B I	HEADER SIZES
B I	B I	B I	JACK STUD BEARING
TOP PLATES			
B I	B I	B I	NAILING
B I	B I	B I	LAPS
B I	B I	B I	STRAPPING

3. INTERIOR NON LOAD-BEARING WALLS:

IST	2ND	3RD	
B I	B I	B I	SIZE
B I	B I	B I	SPACE
B I	B I	B I	SPECIES AND GRADE
B I	B I	B I	CUTTING, NOTCHING AND BORING
B I	B I	B I	FIRE BLOCKING
B I	B I	B I	HEADER SIZES
B I	B I	B I	TOP PLATE NAILING

D. ROOF FRAMING

1. TRUSS ROOF FRAMING (AS PER DESIGN):
APPROVED DOCUMENTS WHICH SHOW:
- B I LAYOUT PLANS
- B I TRUSS MEMBERS
- B I CONNECTION SCHEDULE
- B I PERMANENT BRACING DETAILS
- B I DORMERS/ROOF STRUCTURES
- B I EQUIPMENT/APPLIANCES
- B I LOCATION AS PER LAYOUT
- B I ALIGNMENT
- B I BEARING
- B I SPACING
- B I CONNECTIONS TO BEARING POINT
- B I NO CONNECTION TO NON BEARING POINT
- B I DAMAGE AND DEFECTS
- B I ENGINEERED METHOD OF REPAIR

2. PERMANENT TRUSS-TO-TRUSS BRACING:
(AS PER DESIGN)
- B I LAYOUT
- B I SIZE
- B I TYPE
- B I NAILING
- B I OVERLAP
- B I TERMINATION
- B I TRANSITION BRACING

3. GABLE END BRACING (AS PER DESIGN):
- B I LAYOUT
- B I SIZE
- B I TYPE
- B I NAILING
- B I OVERLAP
- B I TERMINATION

3. SOLID SAWN ROOF FRAMING:
- B I SIZE
- B I GRADE, SPECIES

LAYOUT
- B I SPACING
- B I SPAN
- B I BEARING
- B I FASTENING
- B I DAMAGE CAUSED BY FASTENERS
- B I CUTTING, NOTCHING AND BORING
- B I BRIDGING
- B I RIDGE SIZE
- B I HURRICANE TIES (IF REQUIRED)

E. SHEATHING

1. SHEATHING - EXTERIOR WALLS:
MATERIAL
- B I PANEL SPAN, THICKNESS

SPECIAL REQUIREMENTS
- B I GAPPING
- B I LAYOUT
- B I CORNER BRACING, IF REQ.

2. SHEATHING - ROOF:
MATERIAL
- B I PANEL SPAN, THICKNESS

SPECIAL REQUIREMENTS
- B I BLOCKING EDGE, IF REQ.
- B I CLIPS, IF REQ.
- B I GAPPING
- B I LAYOUT

SHEATHING, FRT - ROOF
- B I FOUR FEET FROM FIRE WALL
- B I NONCORROSIVE FASTENERS

REVISIONS:

NO.	DATE	DESCRIPTION
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DARIO
ARCHITECTURE | DESIGN
709 ATLANTIC CITY BOULEVARD UNIT D
BEACHWOOD, NEW JERSEY 08722
T:(732)-608-6838
F:(732)-358-0236
DARIO L. PASQUARIELLO, R.A., A.I.A.
NJ LICENSE NO. AI 17852
NY LICENSE NO. 033696
PA LICENSE NO. RA405008
EMAIL: DARIOPASQUARIELLO@GMAIL.COM

SIGNATURE & SEAL:

PROJECT INFORMATION:

NEW CONSTRUCTION FOR:
PADUCH RESIDENCE
BLOCK: 1.304 LOT: 22
NORTHAMPTON BOULEVARD
MANCHESTER, NEW JERSEY

CONTENT:
- COVERSHEET
- NOTES/ SYMBOLS
- FRAMING CHECKLIST
- PLUMBING RISER DIAGRAM

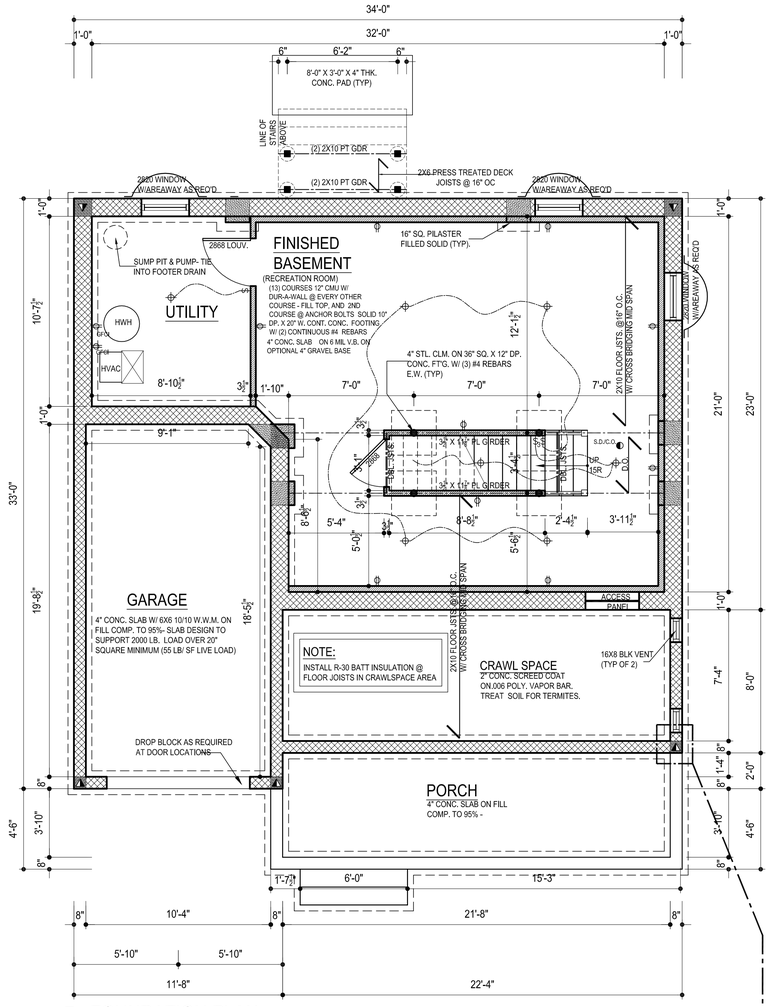
JOB NUMBER: 15195

DATE: 9-16-15

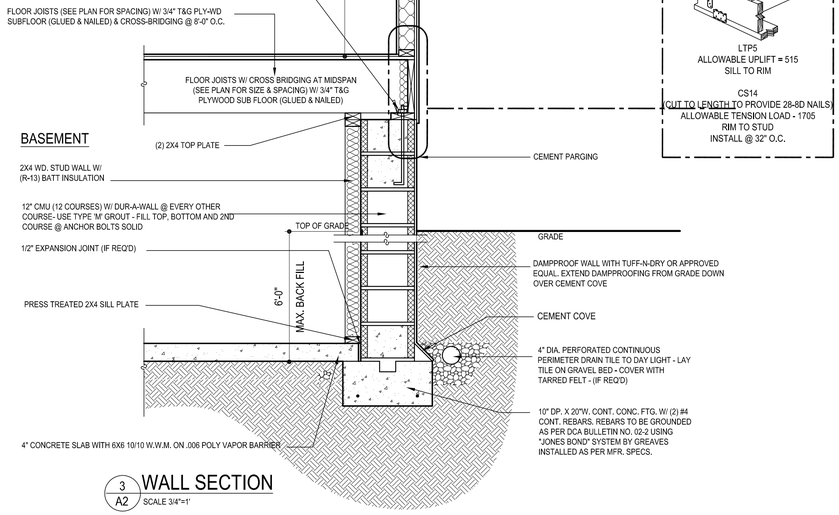
DRAWN BY: D.P.

A1

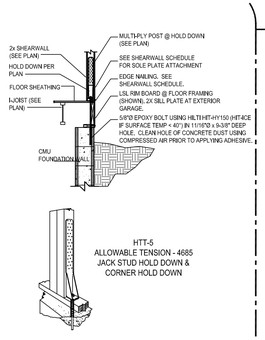
SHEET NUMBER: 1 OF 4



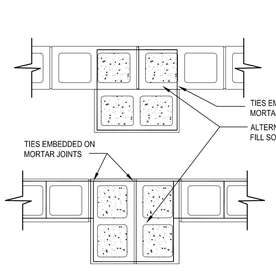
1 A2 FOUNDATION PLAN
SCALE 1/4"=1'



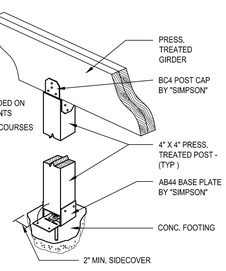
3 A2 WALL SECTION
SCALE 3/4"=1'



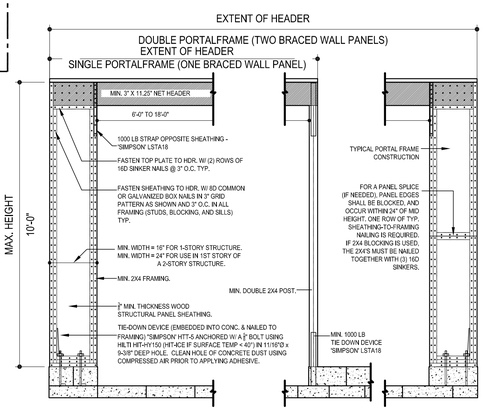
2 A2 TYP. ANCHOR DETAIL
SCALE: N.T.S.



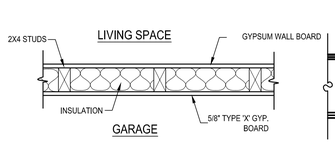
3 A2 PILASTER SECTION
SCALE N.T.S.



4 A2 REAR DECK POST CONNECTION
SCALE: N.T.S.

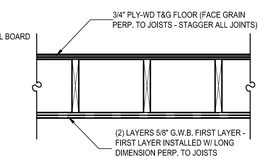


5 A2 GARAGE PORTAL DETAIL
SCALE: N.T.S.



6 A2 GARAGE CEILING/WALLS
SCALE 1/2"=1'

AS PER FTO 13 OF THE UNIFORM BUILDING CODE



NOTES:
1. INSTALL 5/8" TYPE 'X' GYPSUM BOARD AT RIGHT ANGLES TO STUD FASTENED WITH 1-1/4" DRYWALL SCREWS OR NAILS AT 12" ON CENTER, THE JOINTS OF THE GYPSUM WALL BOARD SHALL BE SEPARATED BY AT LEAST ONE STUD BAY OR OPPOSITE SIDES OF THE WALL.

2. GYPSUM WALLBOARD SHALL BE INSTALLED AT RIGHT ANGLES TO STUDS AND FASTENED WITH A MIN. 1-1/4" DRYWALL SCREWS AT 12" ON CENTER. FIRE RESISTANT WALL DESIGN IS BASED ON NEW JERSEY, DIVISION OF CODES AND STANDARDS, FORMAL TECHNICAL OPINION (FTO-13), DATED JUNE 1999.

'UFER' GROUNDING:

CODE REQUIRES ALL 'AVAILABLE' GROUNDING ELECTRODES BE BONDED TOGETHER TO FORM A GROUNDING ELECTRODE SYSTEM [250-81]; UNDERGROUND METAL WATER PIPE, METAL FRAMES OF BUILDINGS, CONCRETE-ENCASED ELECTRODES, GROUND RINGS, AND 'MADE' ELECTRODES. THE ELECTRODES ARE TO BE CONNECTED TOGETHER WITH A CONTINUOUS BONDING JUMPER OR VIA THE ELECTRODES THEMSELVES. CONCRETE-ENCASED REINFORCING RODS MUST ALWAYS BE USED WHEN AVAILABLE.

A CONCRETE-ENCASED ELECTRODE, OR "UFER GROUND" [250-81 (C)], IS A ½ INCH SIZE REBAR OR #4 BARE COPPER CONDUCTOR AT LEAST 20 FEET LONG, LOCATED WITHIN OR NEAR THE BOTTOM OF THE FOUNDATION OR FOOTING ENCASED BY AT LEAST 2 INCHES OF CONCRETE. REBAR MUST BE BARE, GALVANIZED, OR OTHERWISE CONDUCTIVITY COATED STEEL; REBAR MUST NOT BE COATED WITH EPOXY OR OTHER INSULATION. LENGTHS OF REBAR MAY BE CONNECTED TOGETHER TO FORM AN EXCELLENT LOW-RESISTANCE GROUNDING ELECTRODE.
CONNECTIONS TO BURIED, DRIVEN, OR CONCRETE-ENCASED ELECTRODES NEED NOT BE "ACCESSIBLE" [250-112]. COPPER, NOT ALUMINUM, MUST BE EMPLOYED AS GROUNDING CONDUCTOR WHERE IN EARTH OR SUBJECT TO CORROSIVE CONDITIONS [250-92(A)]. WHERE THE GROUNDING ELECTRODE IS A METAL UNDERGROUND WATER PIPE, A SUPPLEMENTAL ELECTRODE MUST BE USED [250-81(A)].

REVISIONS:

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DARIO
ARCHITECTURE | DESIGN
709 ATLANTIC CITY BOULEVARD UNIT D
BEACHWOOD, NEW JERSEY 08722
T:(732)-608-6838
F:(732)-358-0236
DARIO L. PASQUARIELLO, R.A., A.I.A.
NJ LICENSE NO. AI 17852
NY LICENSE NO. 033696
PA LICENSE NO. RA405008
EMAIL: DARIOPASQUARIELLO@GMAIL.COM

SIGNATURE & SEAL:

PROJECT INFORMATION:

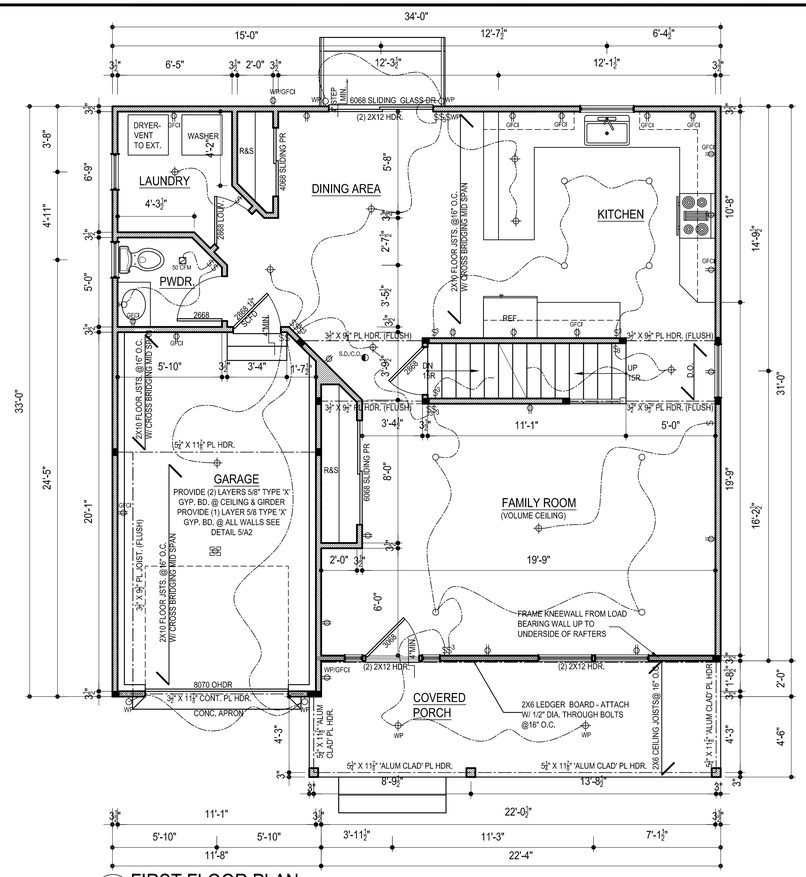
NEW CONSTRUCTION FOR:
PADUCH RESIDENCE
BLOCK: 1:304 LOT: 22
NORTHAMPTON BOULEVARD
MANCHESTER, NEW JERSEY

CONTENT:
- FOUNDATION PLAN
- HIGH WIND DETAILS
- WALL SECTION
- DETAILS

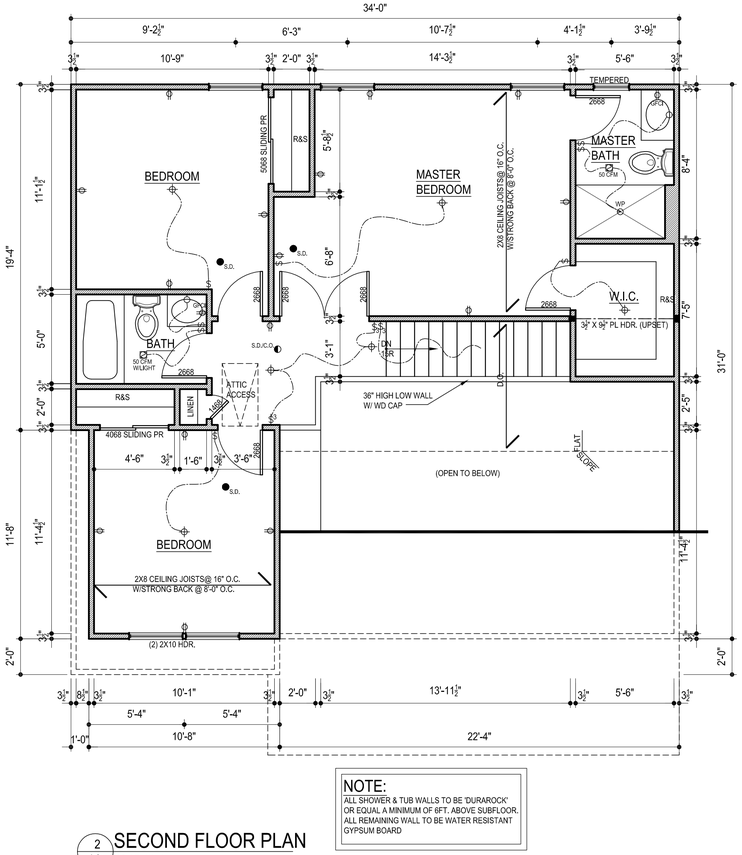
JOB NUMBER: 15195
DATE: 9-16-15
DRAWN BY: D.P.

A2

SHEET NUMBER: 2 OF 4



1 A3 FIRST FLOOR PLAN
SCALE 1/4"=1'

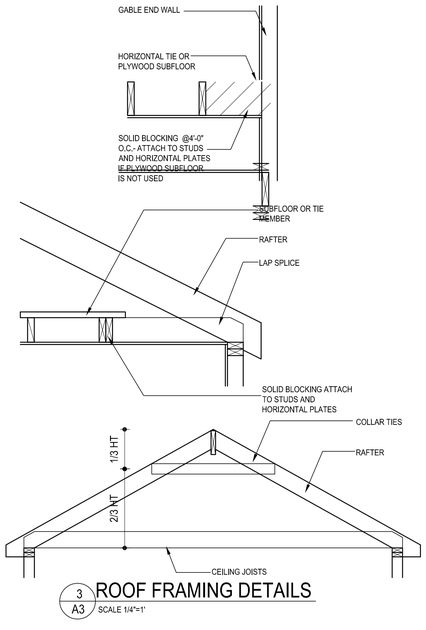


2 A3 SECOND FLOOR PLAN
SCALE 1/4"=1'

NOTE:
ALL SHOWER & TUB WALLS TO BE 'DURAROCK' OR EQUAL A MINIMUM OF 6FT. ABOVE SUBFLOOR. ALL REMAINING WALL TO BE WATER RESISTANT GYPSUM BOARD

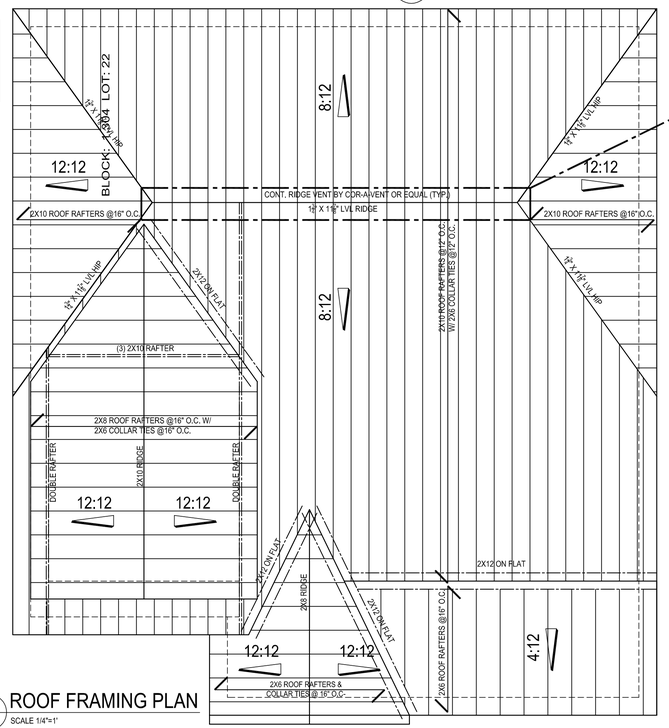
NOTE:
AT ALL END WALLS CONTRACTOR TO BLOCK PANEL EDGES PERPENDICULAR TO FLOOR FRAMING MEMBERS IN THE FIRST TWO BAYS OF FRAMING AND SHALL BE SPACED AT 4'-0" MAX.

NOTE:
ALL COLUMNS ARE TO BE A MIN. OF (3) 2X4'S UNLESS OTHERWISE NOTED

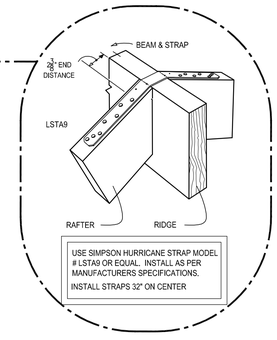


3 A3 ROOF FRAMING DETAILS
SCALE 1/4"=1'

NOTE:
PROVIDE SEAMLESS ALUMINUM GUTTERS & LEADERS - COORDINATE W/ ENGINEER'S GRADING PLAN & SPECS



4 A3 ROOF FRAMING PLAN
SCALE 1/4"=1'



USE SIMPSON HURRICANE STRAP MODEL # LSTA9 OR EQUAL. INSTALL AS PER MANUFACTURERS SPECIFICATIONS.
INSTALL STRAPS 32" ON CENTER

REVISIONS:

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DARIO
ARCHITECTURE | DESIGN

709 ATLANTIC CITY BOULEVARD UNIT D
BEACHWOOD, NEW JERSEY 08722
T:(732)-608-6838
F:(732)-358-0236

DARIO L. PASQUARIELLO, R.A., A.I.A.
NJ LICENSE NO. AI 17852
NY LICENSE NO. 033696
PA LICENSE NO. RA405008
EMAIL: DARIOPASQUARIELLO@GMAIL.COM

SIGNATURE & SEAL:

PROJECT INFORMATION:

NEW CONSTRUCTION FOR:

PADUCH RESIDENCE

BLOCK: 1.304 LOT: 22
NORTHAMPTON BOULEVARD
MANCHESTER, NEW JERSEY

CONTENT:

- FIRST FLOOR PLAN
- SECOND FLOOR PLAN
- ROOF FRAMING PLAN
- DETAILS

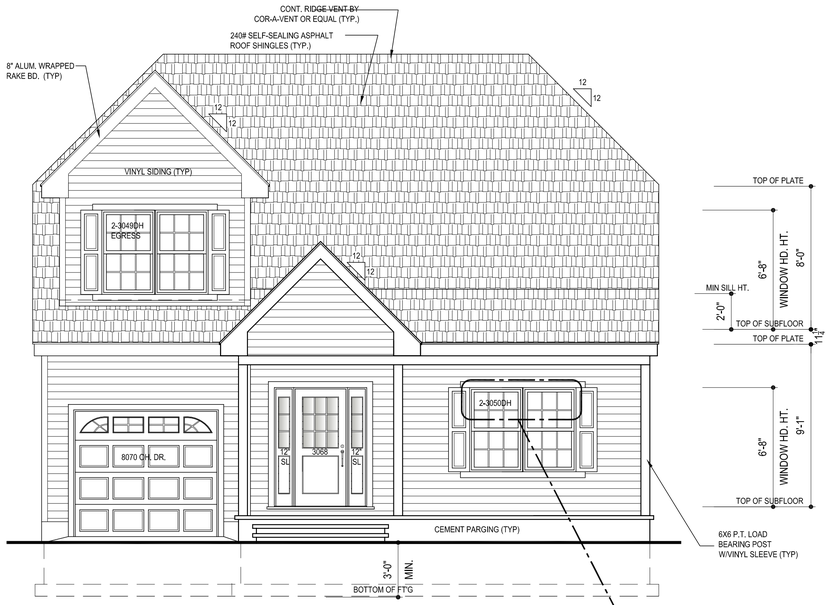
JOB NUMBER: 15195

DATE: 9-16-15

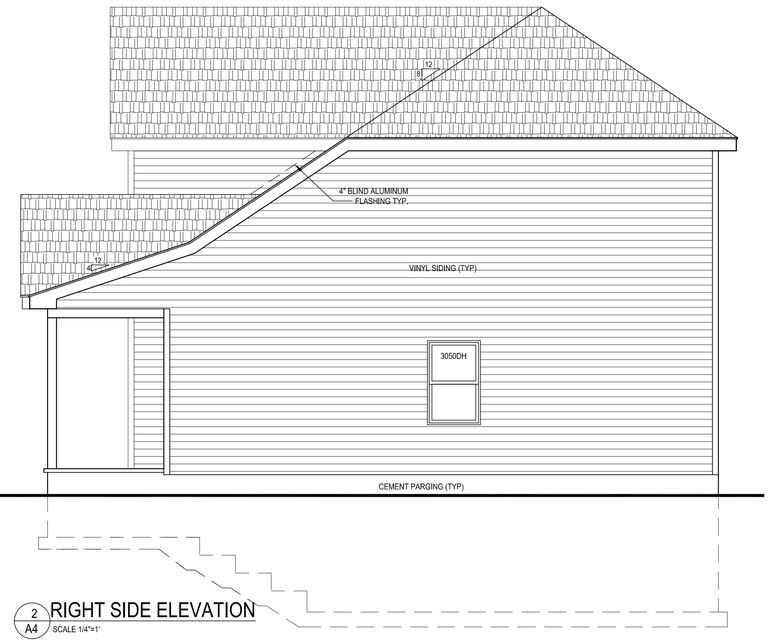
DRAWN BY: D.P.

A3

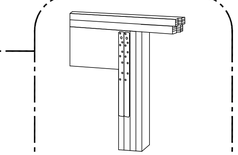
SHEET NUMBER: 3 OF 4

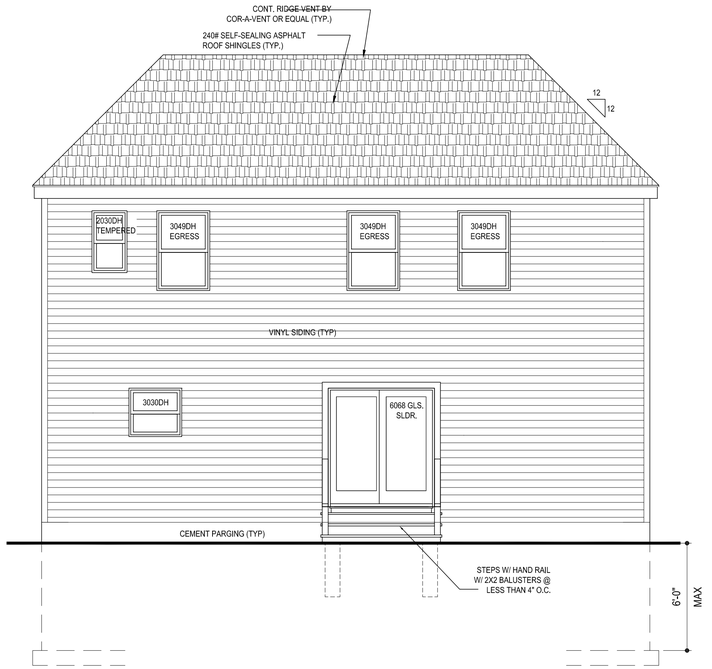


1 A4 FRONT ELEVATION
SCALE 1/4"=1'

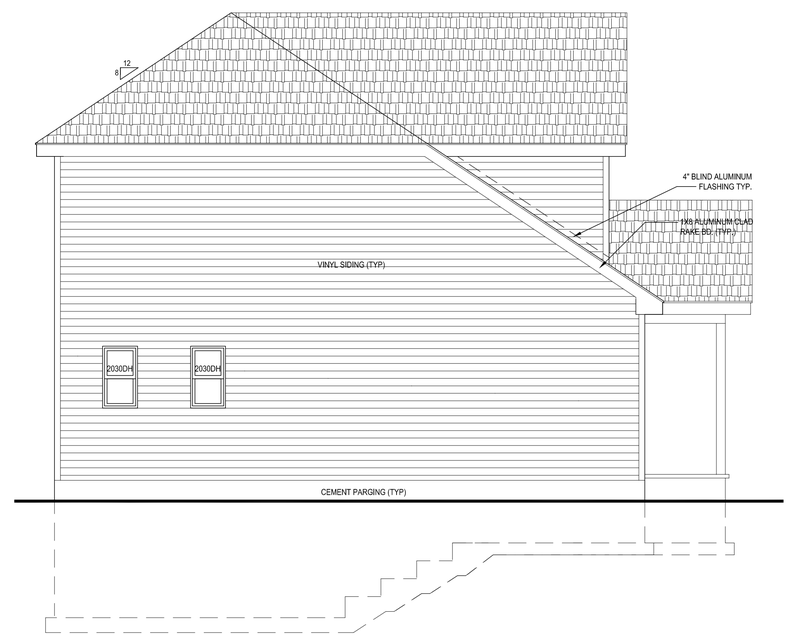


2 A4 RIGHT SIDE ELEVATION
SCALE 1/4"=1'

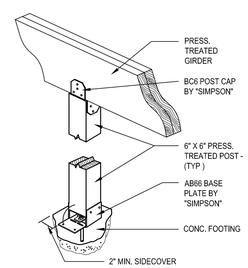




3 A4 REAR ELEVATION
SCALE 1/4"=1'



4 A4 LEFT SIDE ELEVATION
SCALE 1/4"=1'



5 A4 PORCH POST CONNECTION
SCALE: N.T.S.

HEADER END REQUIREMENTS	
HEARDERS IN LOAD BEARING WALL:	
HEADER SPAN:	NUMBER OF FULL HEIGHT STUDS:
2'-0"	1
3'-0"	2
4'-0"	2
5'-0"	3
6'-0"	3
7'-0"	3
8'-0"	3
9'-0"	3
10'-0"	4
11'-0"	4
HEARDERS IN NON-LOAD BEARING WALL:	
HEADER SPAN:	NUMBER OF FULL HEIGHT STUDS:
2'-0"	1
3'-0"	2
4'-0"	2
5'-0"	3
6'-0"	3
7'-0"	3
8'-0"	3
9'-0"	3
10'-0"	4
11'-0"	4
12'-0"	5

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PADUCH RESIDENCE

BLOCK: 1.304 LOT: 22
NORTHAMPTON BOULEVARD
MANCHESTER, NEW JERSEY

CONTENT:

- ELEVATIONS
- HIGH WIND DETAILS

JOB NUMBER: 15195

DATE: 9-16-15

DRAWN BY: D.P.

A4

SHEET NUMBER: 4 OF 4