

LEGEND

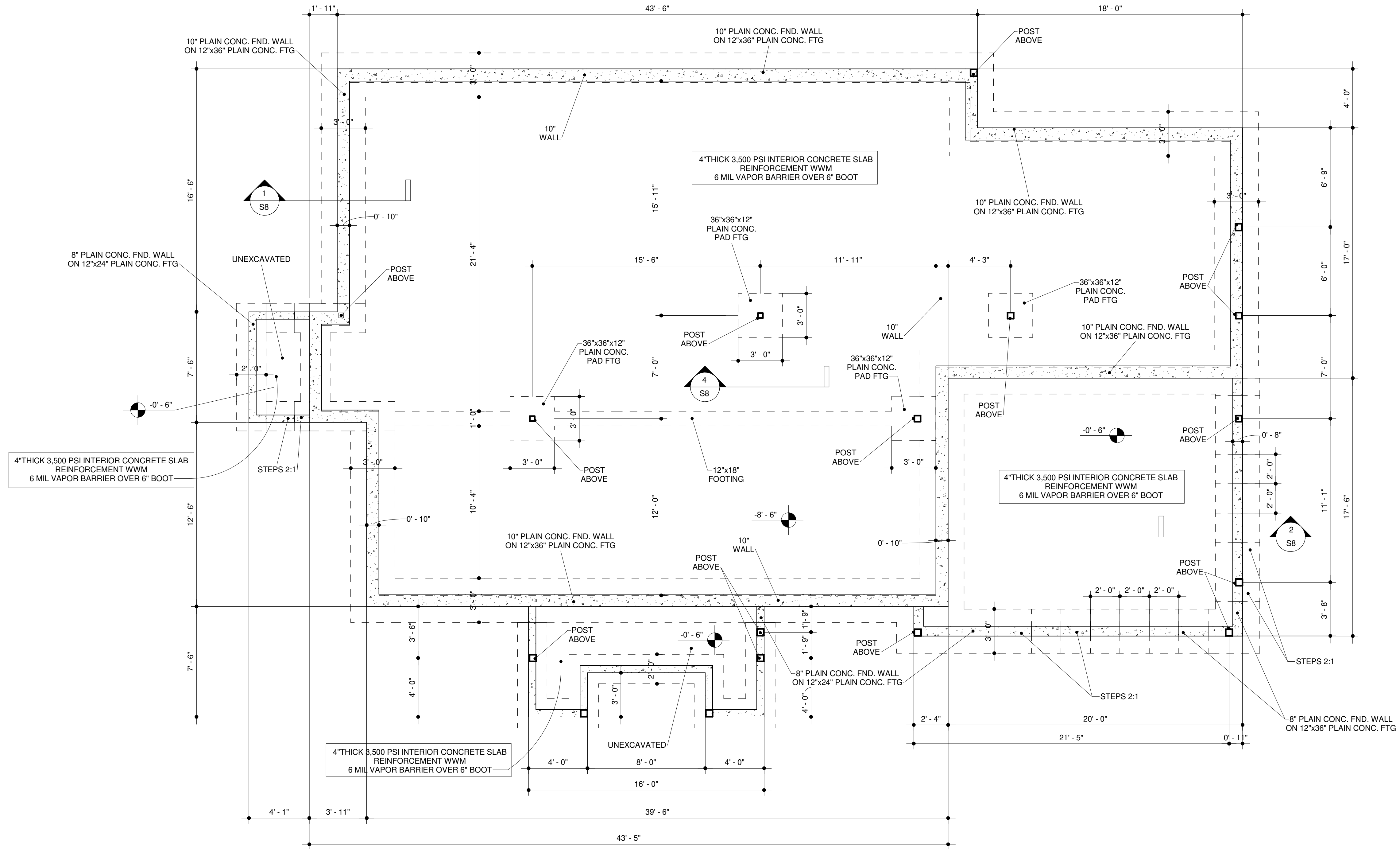
- FOUNDATION
- CONCRETE WALL
- WOOD STUDS BEARING WALL
- WOOD STUDS NON-BEARING WALL
- STEEL BEAM
- WOOD BEAM
- WOOD BEAM
- WOOD COLUMN
- STEEL COLUMN

PLAN NOTES

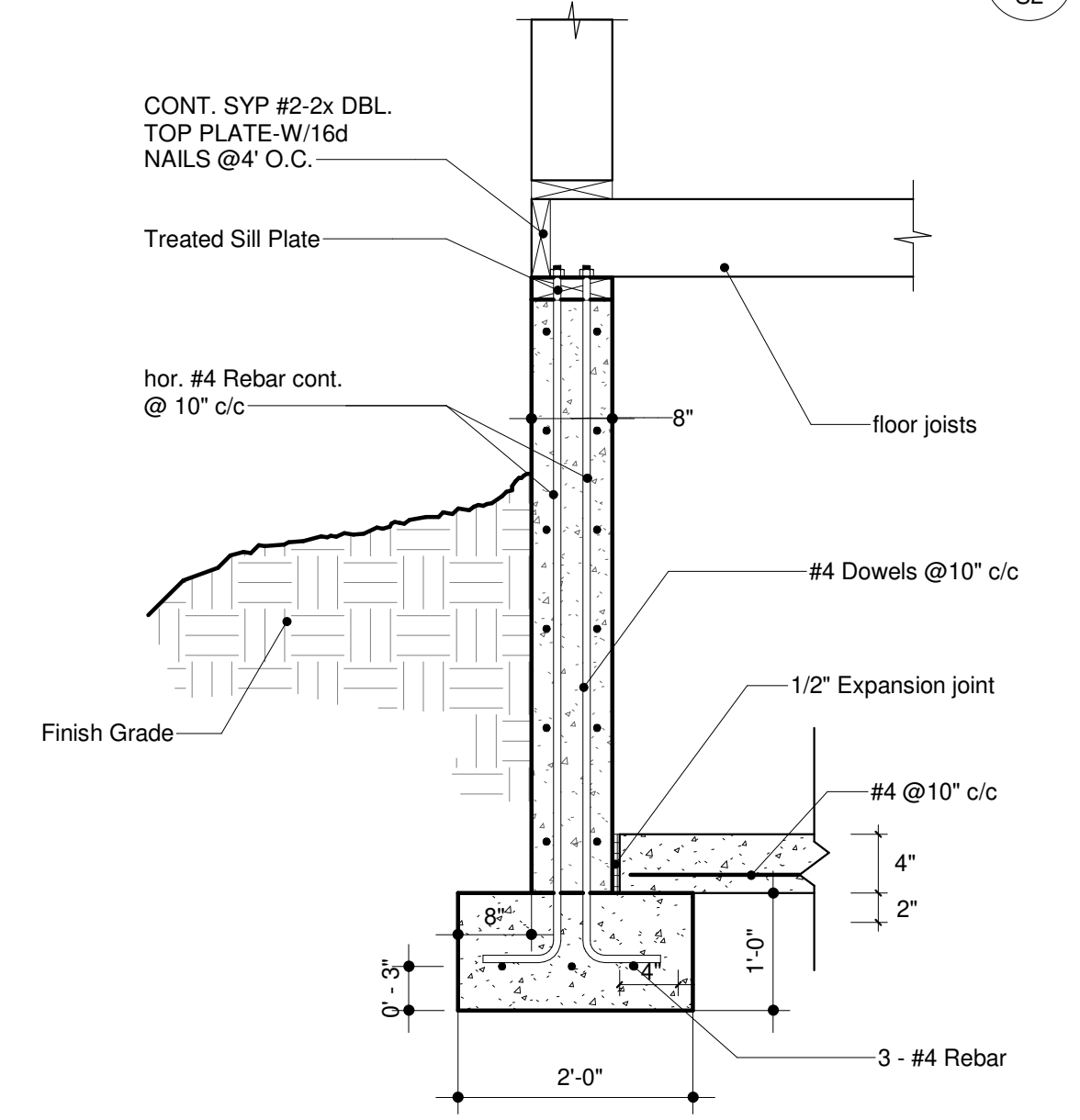
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3. A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH CONCRETE FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION.
4. ALL SHEAR WALL AND HOLD DOWNS WILL BE NEW, IF THERE'RE EXISTINGS, UPDATE OR VERIFY PER PLAN.

FOUNDATION NOTES

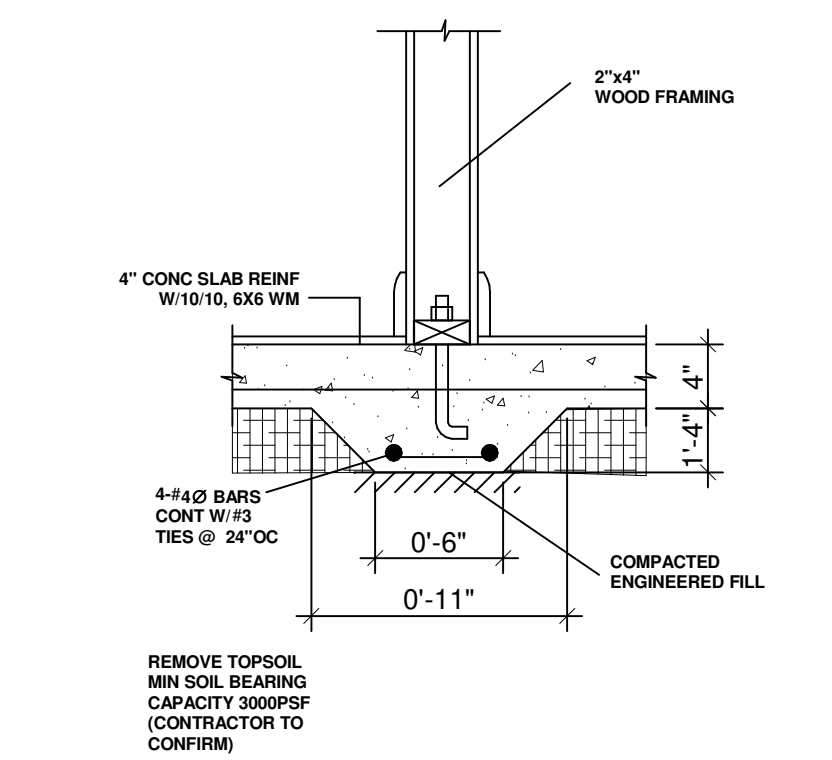
CONTRACTOR TO CONFIRM SOIL PRESSURE CAPACITY WHICH SHALL BE OF MIN. 2,000 PSF. AT THE TIME OF CONSTRUCTION, THE ENGINEER OF RECORD SHALL SUBMIT TO THE BUILDING OFFICIAL A SIGNED AND SEALED LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATIONS CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.



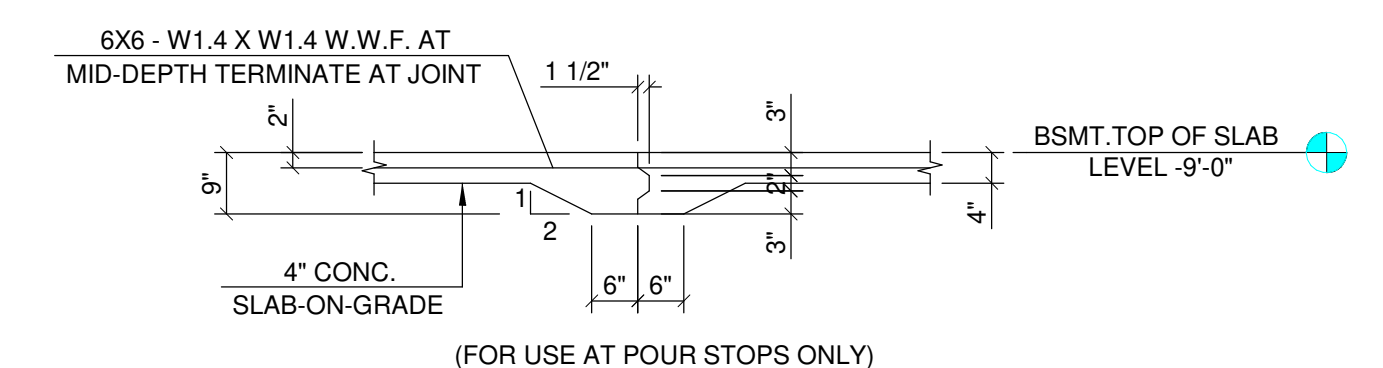
1 FOUNDATION PLAN
1/4" = 1'-0"



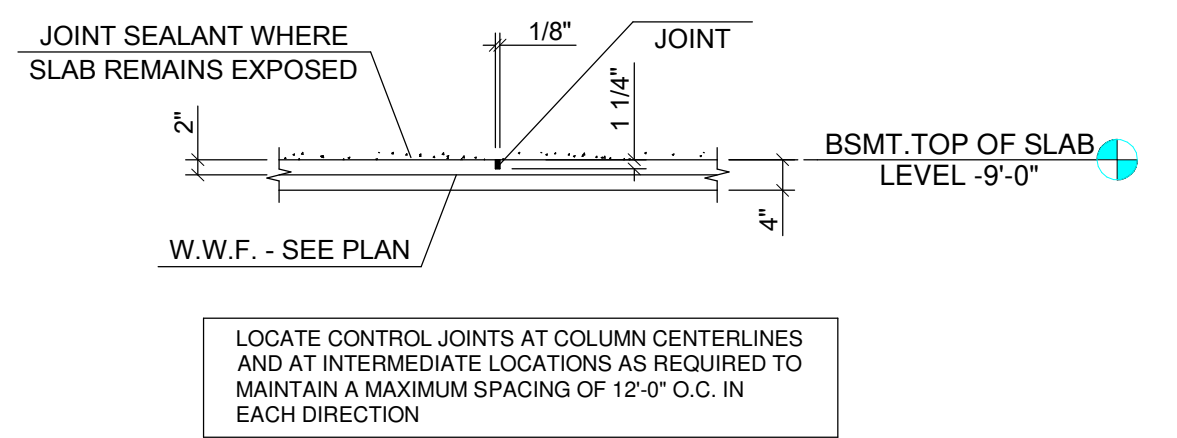
2 Exterior Footing and Stem Wall
1" = 1'-0"



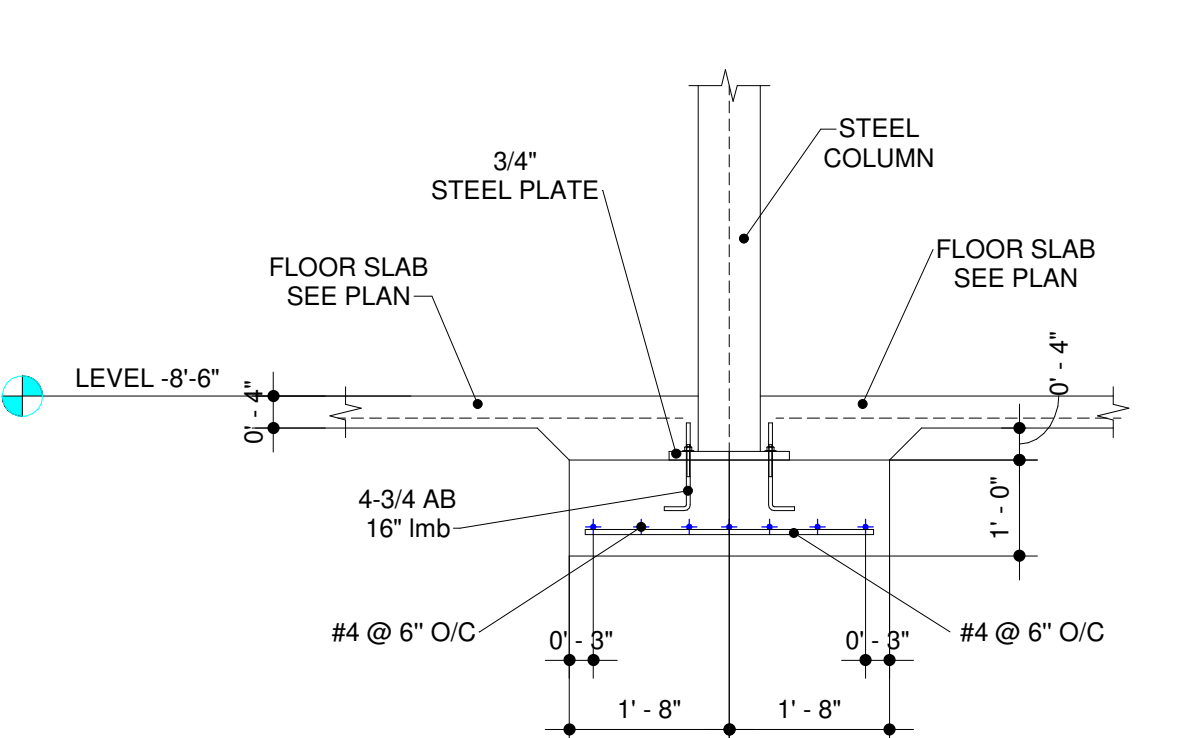
3 DETAIL
1/4" = 1'-0"



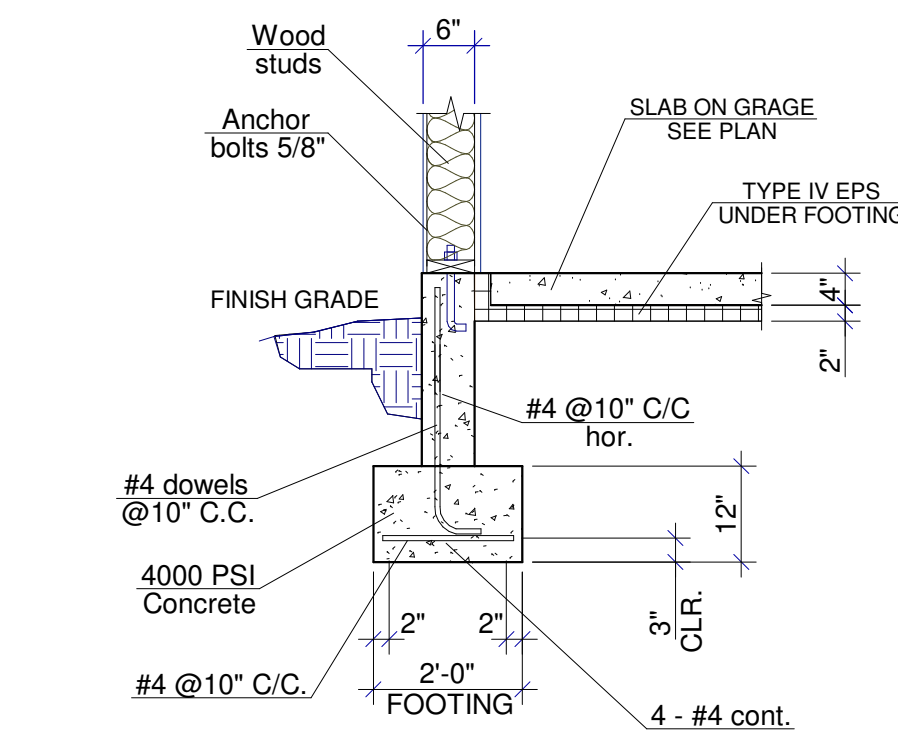
4 TYP. FLOOR CONTROL JOINT
1/8" = 1'-0"



5 FLOOR CONTROL JOINT
1/8" = 1'-0"



6 FOOTING COLUMN DETAIL
1/2" = 1'-0"



7 Typ. Pier Footing
1/2" = 1'-0"

PROJECT
OWNER: TINA BRAN
PROPERTY ADDRESS: 985 River Road, Lot 52, Block 3164
Norrough of New Millford, Bergen County, New Jersey

SHEET NAME
SHEET NAME: FOUNDATION PLAN
SCALE: Как указано

SCALE: Как указано
DATE: MAY 18 - 2022
SHEET TITLE: FOUNDATION PLAN

S2

ALL PLANS ARE DIAGRAMMATIC AND MAY NOT SHOW COMPLETE SCOPE OF WORK REQUIRED FOR ALL NEW INSTALLATIONS OR FINISHES. INFORMATION CONTAINED ON THESE SHEETS ARE SUGGESTIONS ONLY. REFER TO SPEC SHEET FOR EXACT TYPE & LOCATION OF FIXTURES. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY DESIGNER OF ANY CONFLICTS. INFORMATION ON THESE SHEETS MAY HAVE BEEN GATHERED AND COMPILED FOR DESIGNER FROM OTHER SOURCES. EVERY EFFORT WAS MADE TO ENSURE ACCURACY OF THIS DRAWING AND DATA HOWEVER NO GUARANTEE IS GIVEN OR IMPLIED AS TO ACCURACY OF SAID DATA.

LEGEND

- FOUNDATION
- CONCRETE WALL
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- WOOD STUDS NON-BEARING WALL
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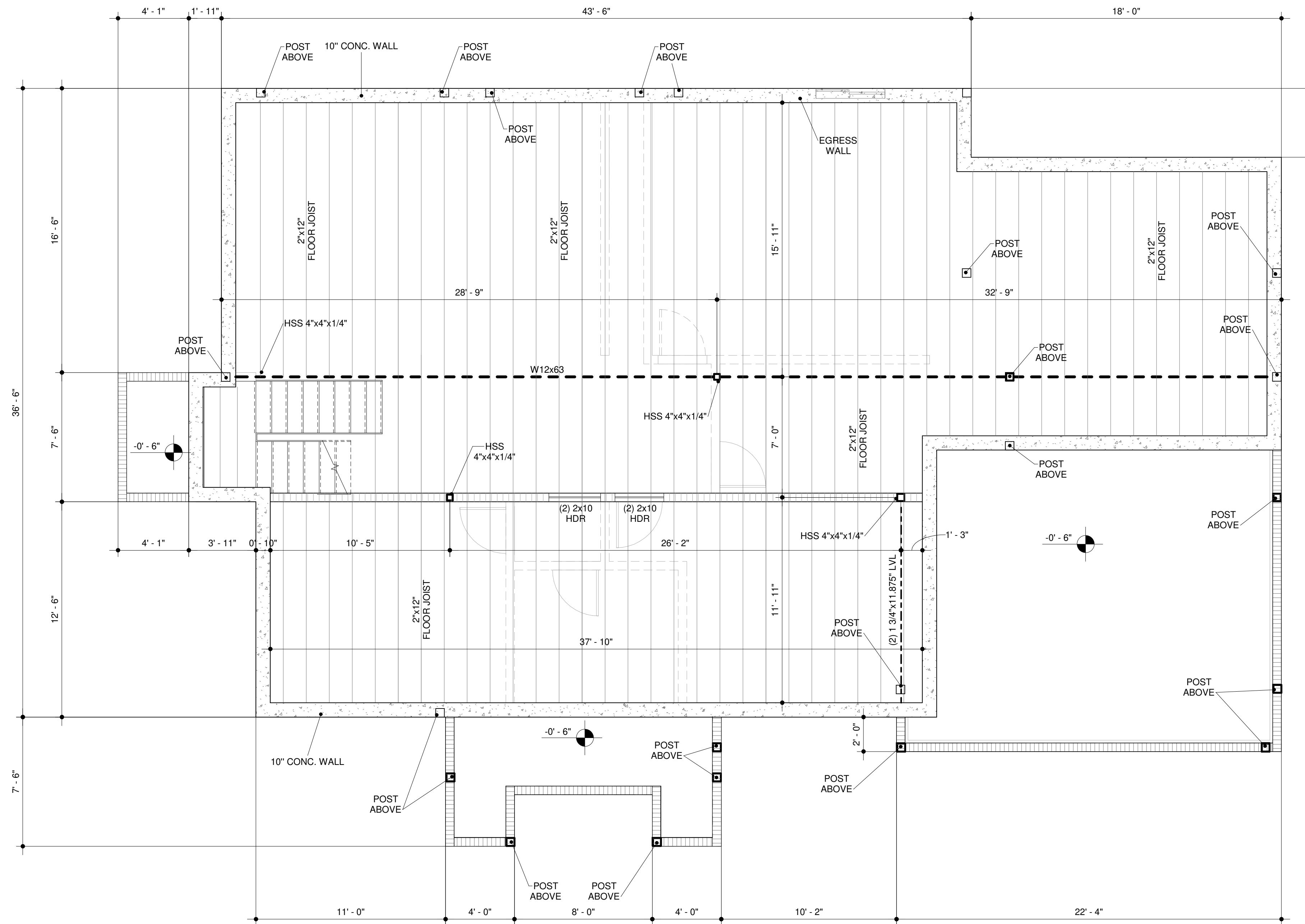
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PLAN NOTES

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5. TOP OF FOOTING ELEVATION -2'-0" FROM ± 0'-0" (GROUND FLOOR) U.O.N.
6. FOR INTERIOR NON BEARING HEADERS NOT SHOWN IN PLAN PROVIDE 2"x6" POST.
7. PROVIDE MIN. (2) STUDS AT ALL CORNERS, JAMBS AND WALL END U.N.O.

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1 **BASEMENT PLAN**
1/4" = 1'-0"

PROJECT

OWNER
TINA BRAN
PROPERTY ADDRESS
985 River Road, Lot 52, Block 3164
Norrough of New Millford, Bergen County, New Jersey

SHEET NAME

SHEET NAME
BASEMENT PLAN
SCALE
1/4" = 1'-0"

SCALE
1/4" = 1'-0"
DATE
MAY 18 - 2022
SHEET TITLE
BASEMENT PLAN

S3

LEGEND

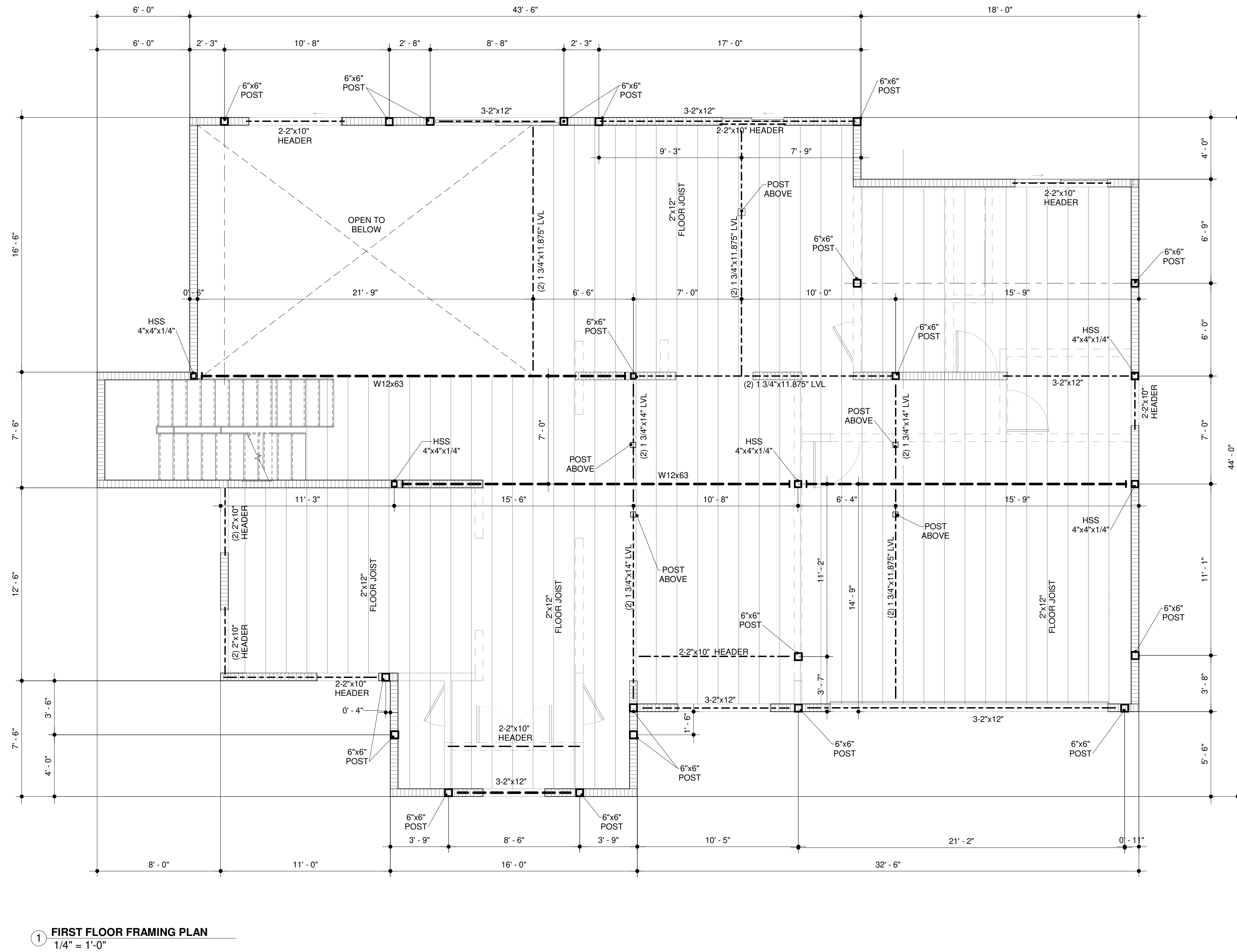
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NOTES

1. 2"x6" @ 16" O.C. WOOD STUDS, U.O.N.
2. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND SCREWS SHALL BE STAGGERED.
3. WHERE PLYWOOD IS APPLIED ON BOTH FACES OF WALL AND SCREWS SPACING IS LESS THAN 6" O.C., PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
4. CAST-IN-PLACE ANCHOR BOLTS MAY BE REPLACED WITH 1/2" DIA EXPANSION BOLTS AT SAME SPACING AT INTERIOR WALLS ONLY. EXPANSION BOLTS SHALL BE ITW RAMSET/RED HEAD TRUBOLT WEDGE ANCHOR WITH 6" EMBED - ICC # 3772.
5. STAGGER NAILS IN SILL PLATE.
6. CONTRACTOR TO PROVIDE THE MAX ANCHOR SYSTEM (OR EQUIVALENT) TO TIE DOWN SHEAR



1 FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

PROJECT
OWNER: TINA BRAN
PROPERTY ADDRESS: 985 River Road, Lot 52, Block 3164
Norrough of New Millford, Bergen County, New Jersey

SHEET NAME
SHEET NAME: FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
DATE: MAY 18 - 2022
SHEET TITLE: FIRST FLOOR FRAMING PLAN

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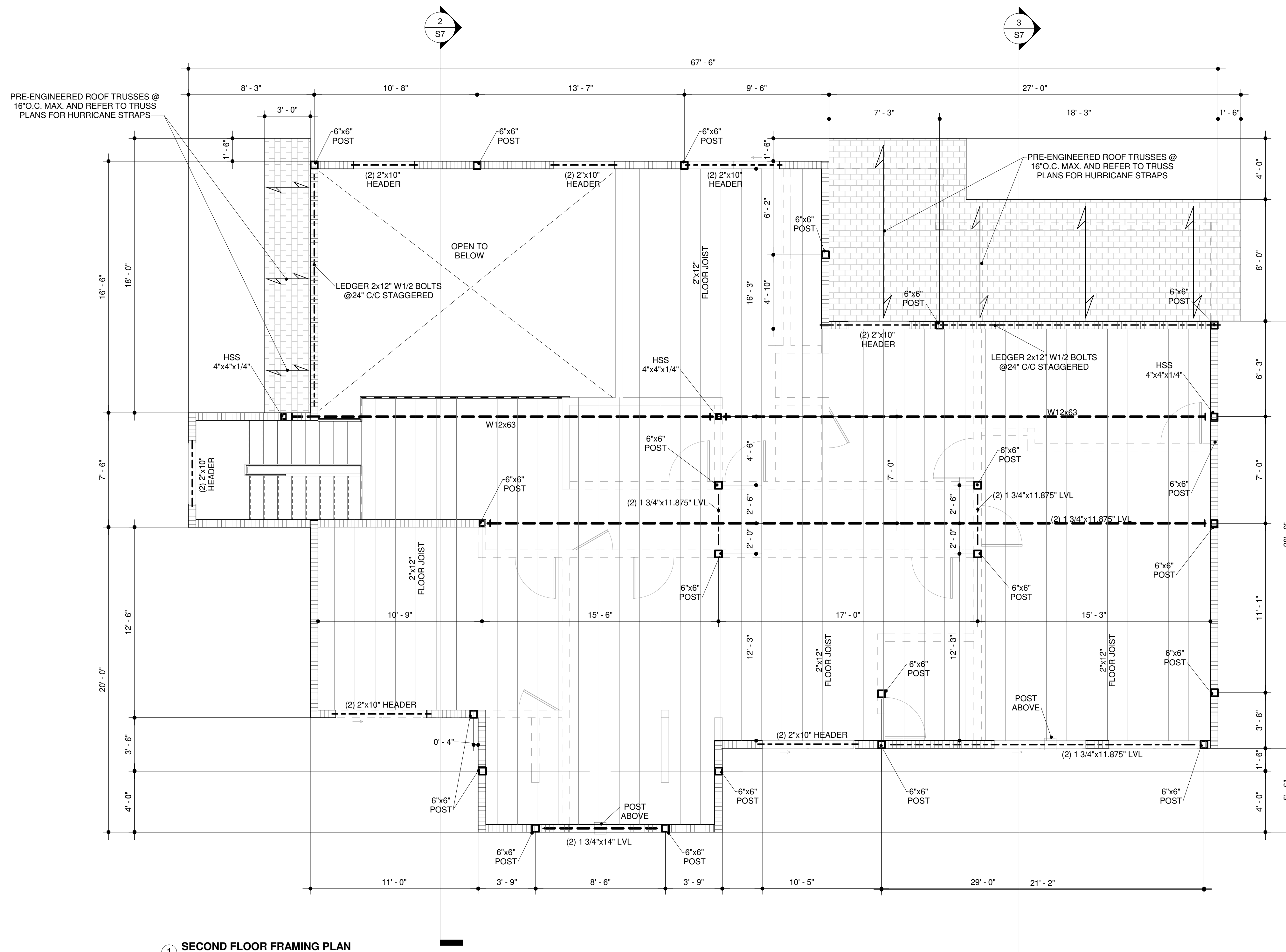
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1 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

PROJECT

OWNER
TINA BRAN
PROPERTY ADDRESS
985 River Road, Lot 52, Block 3164
Norrough of New Millford, Bergen County, New Jersey

SHEET NAME

SHEET NAME
SECOND FLOOR FRAMING PLAN
SCALE
1/4" = 1'-0"

SCALE
1/4" = 1'-0"
DATE
MAY 18 - 2022
SHEET TITLE
SECOND FLOOR FRAMING PLAN

S5

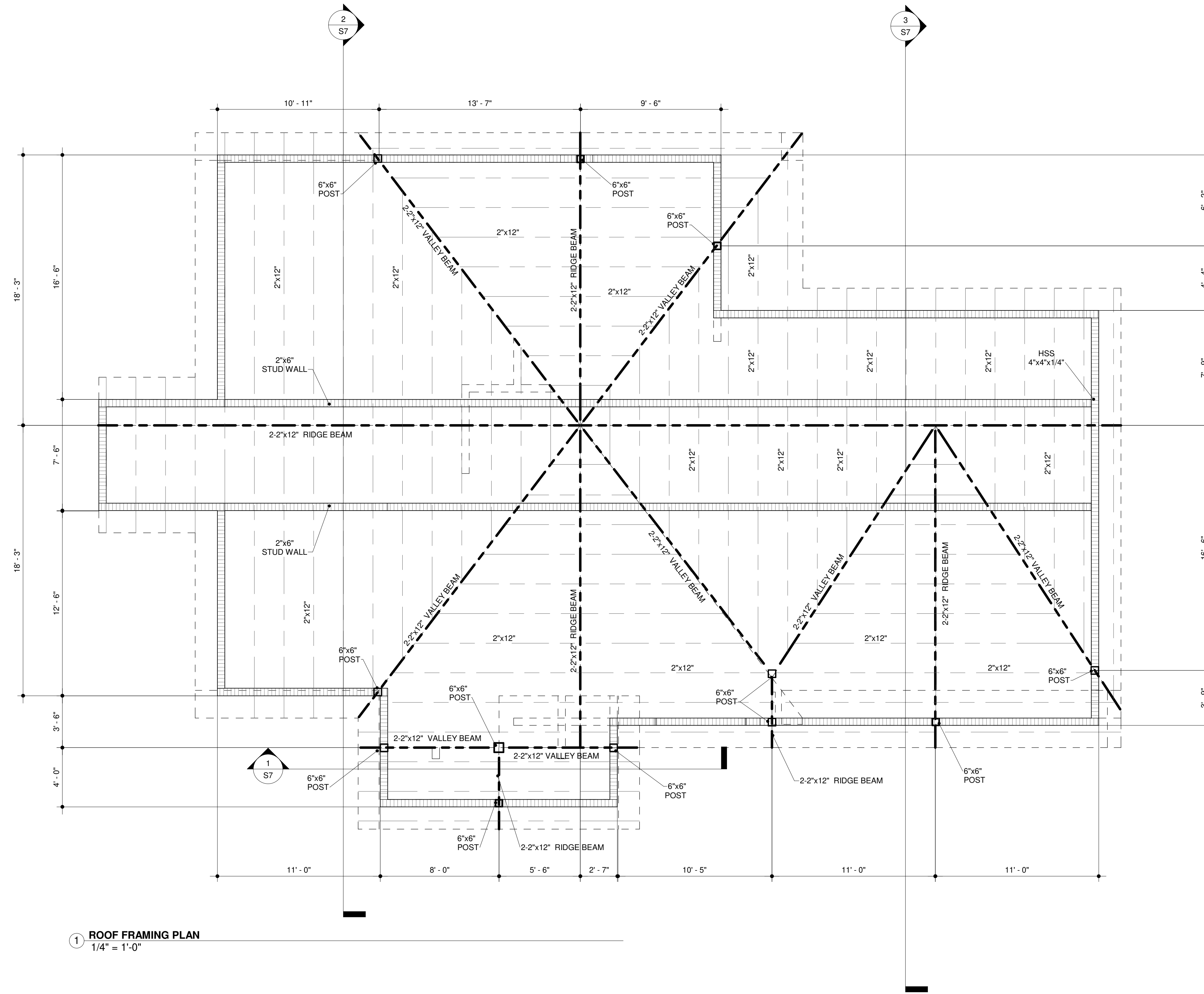
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1 ROOF FRAMING PLAN
1/4" = 1'-0"

PROJECT

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PROPERTY ADDRESS
985 River Road, Lot 52, Block 3164
Norrough of New Millford, Bergen County, New Jersey

SHEET NAME

SHEET NAME
ROOF FRAMING PLAN
SCALE
1/4" = 1'-0"

SCALE
1/4" = 1'-0"
DATE
MAY 18 - 2022
SHEET TITLE
ROOF FRAMING PLAN

S6

LEGEND

- FOUNDATION
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- WOOD STUDS BEARING WALL
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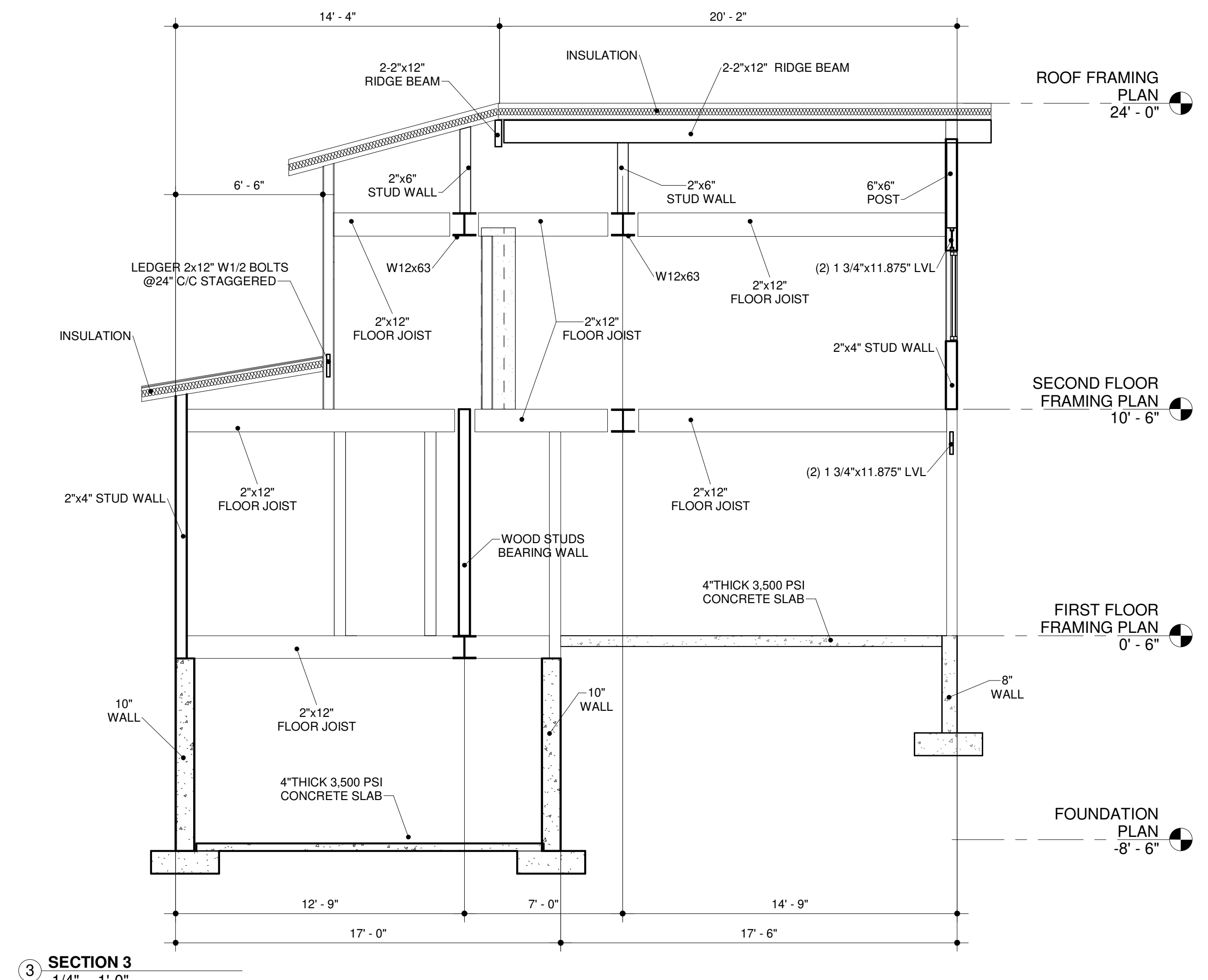
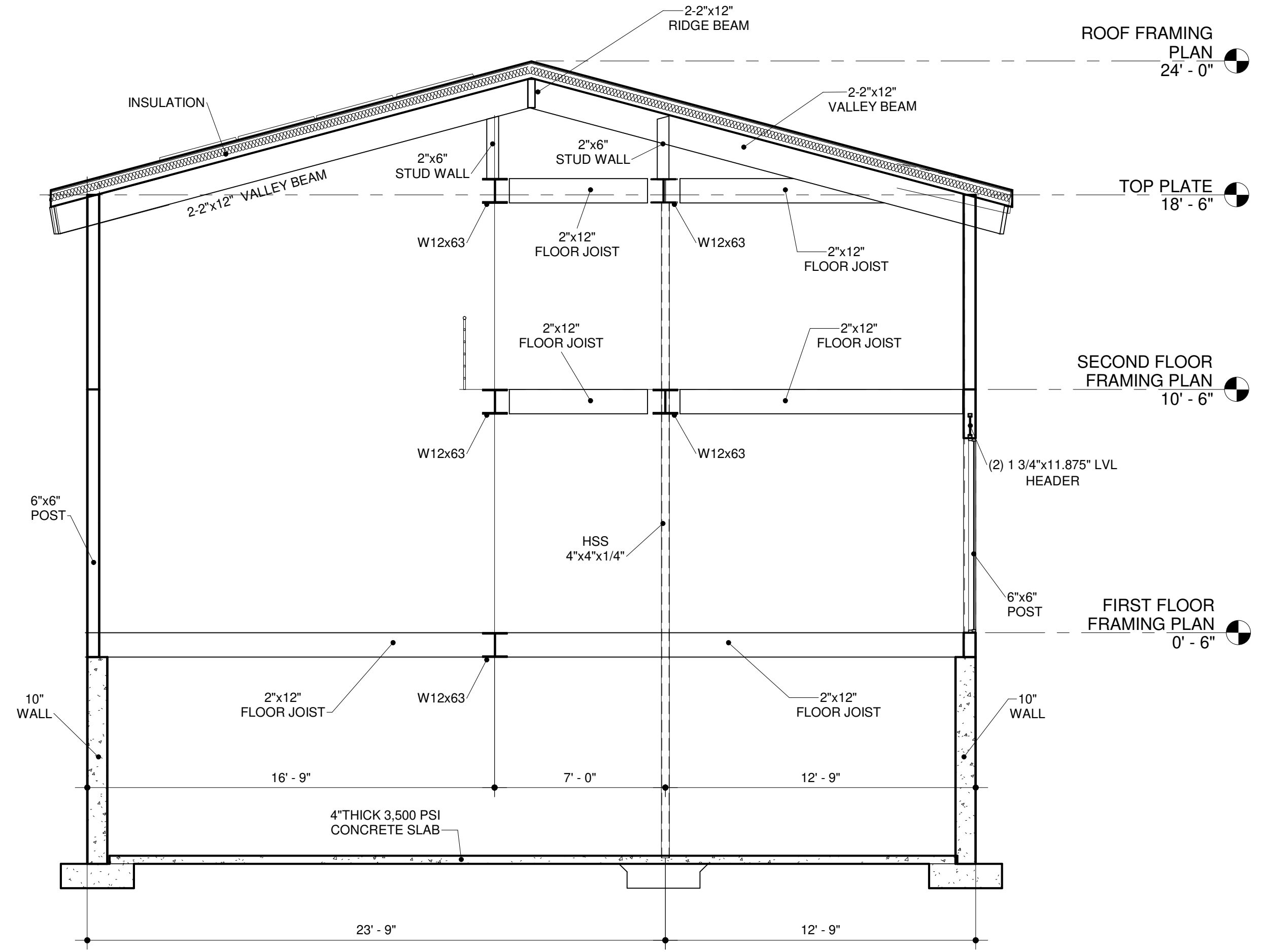
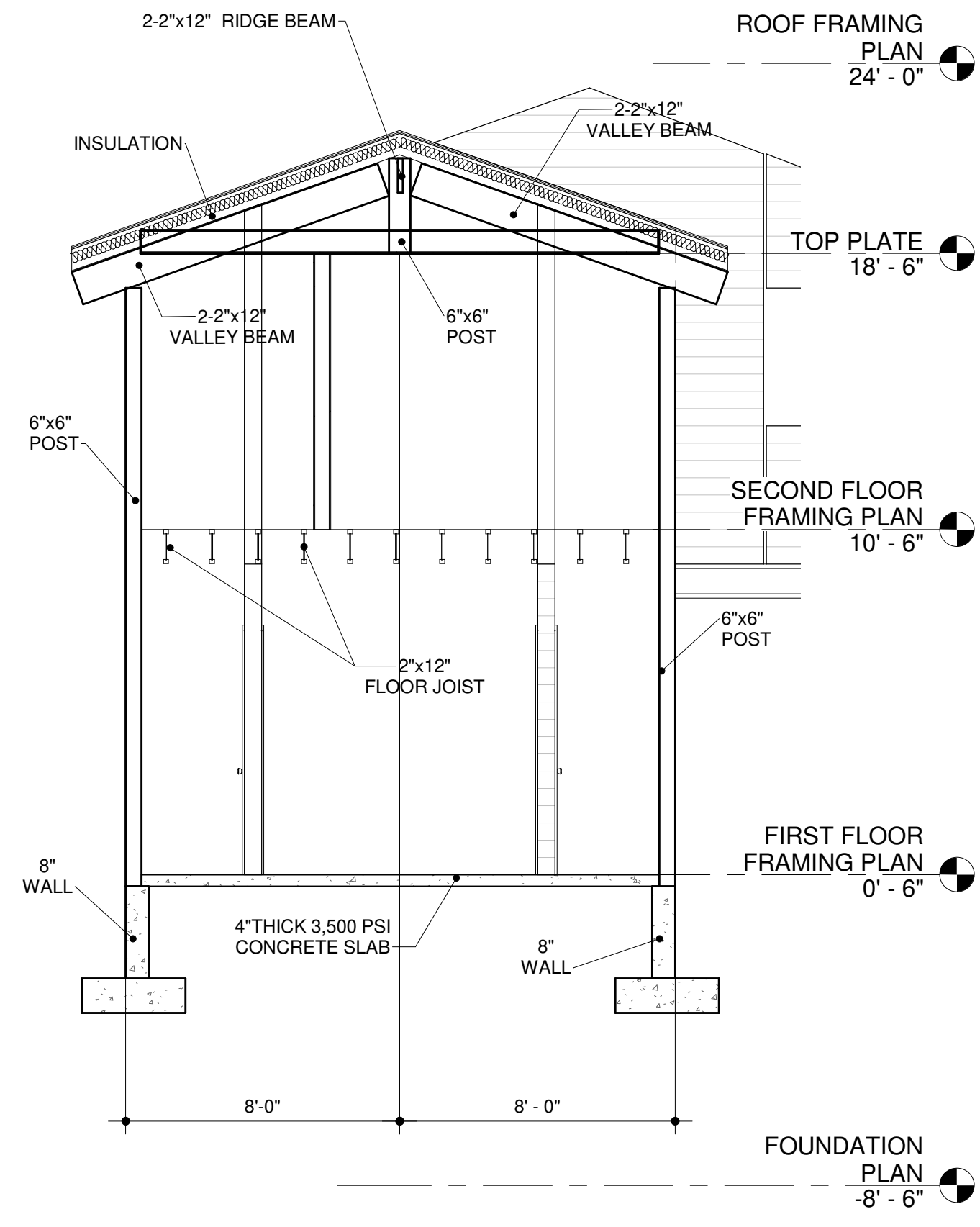
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PROJECT

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 PROPERTY ADDRESS: 985 River Road, Lot 52, Block 3164
 Norrough of New Milliford, Bergen County, New Jersey

SHEET NAME

SHEET NAME: SECTION
 SCALE: 1/4" = 1'-0"

SCALE
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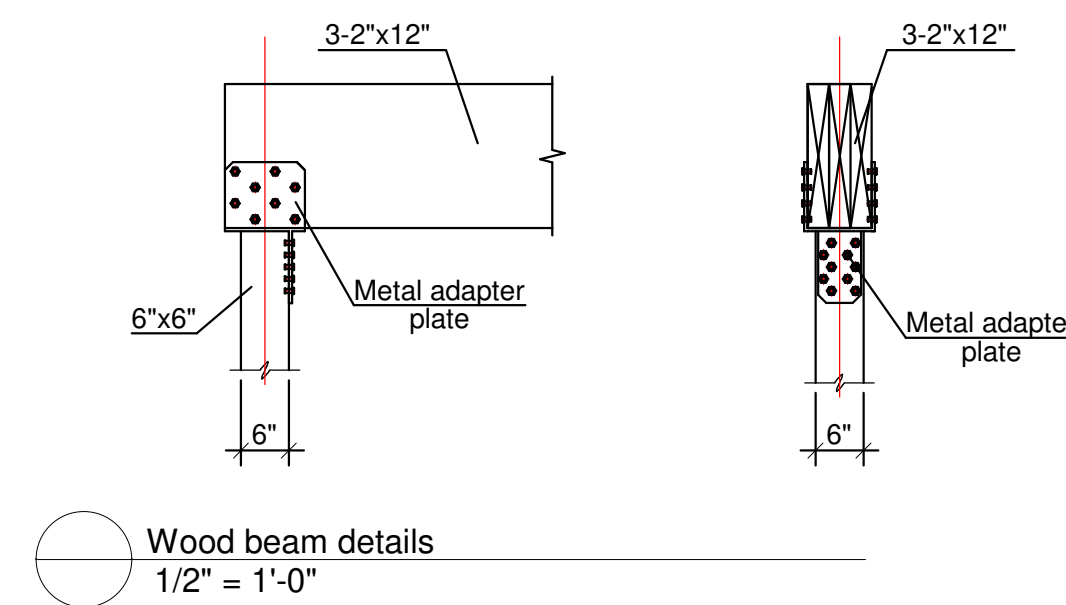
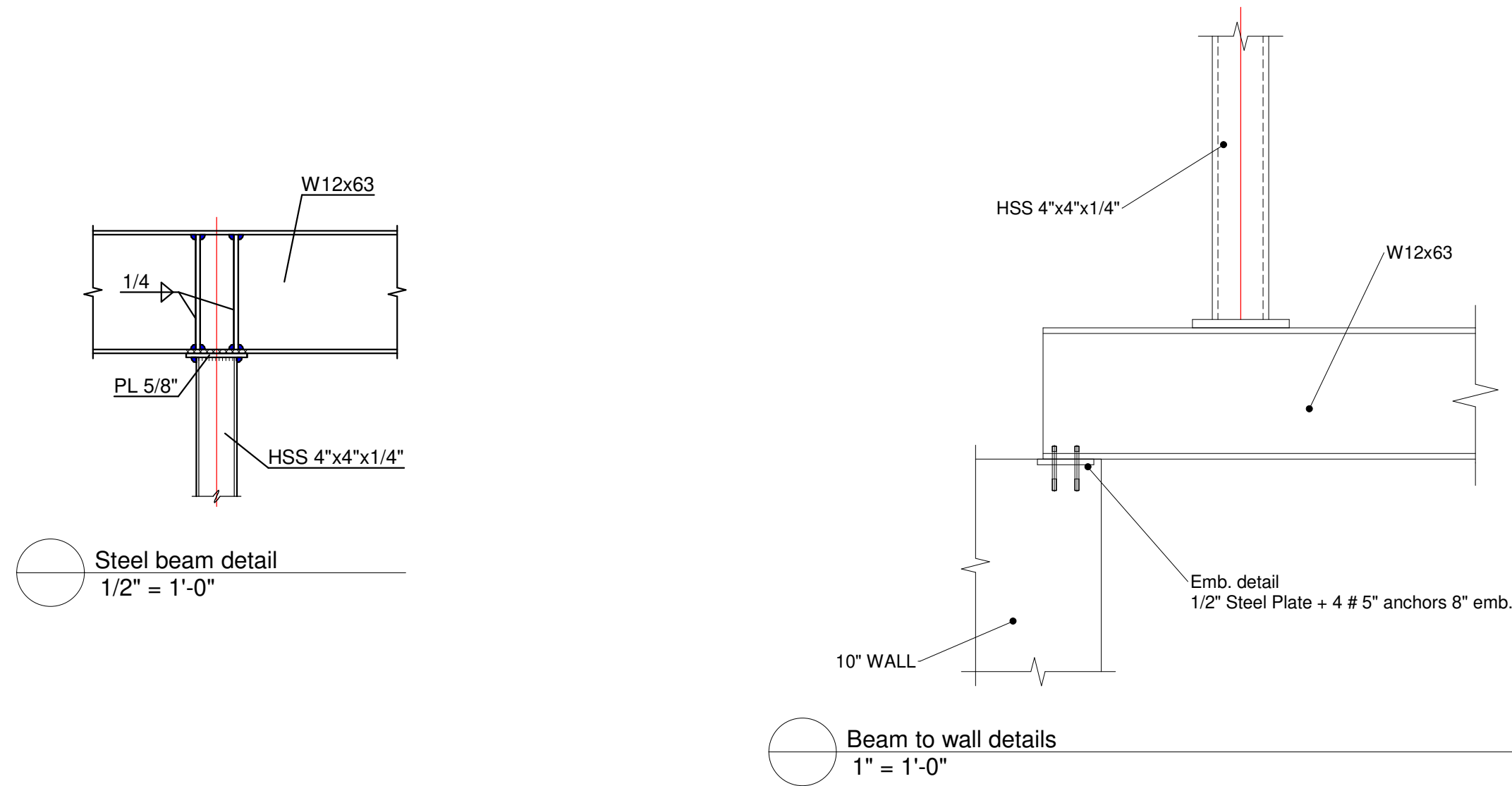
DATE
 MAY 18 - 2022

SHEET TITLE
 SECTION

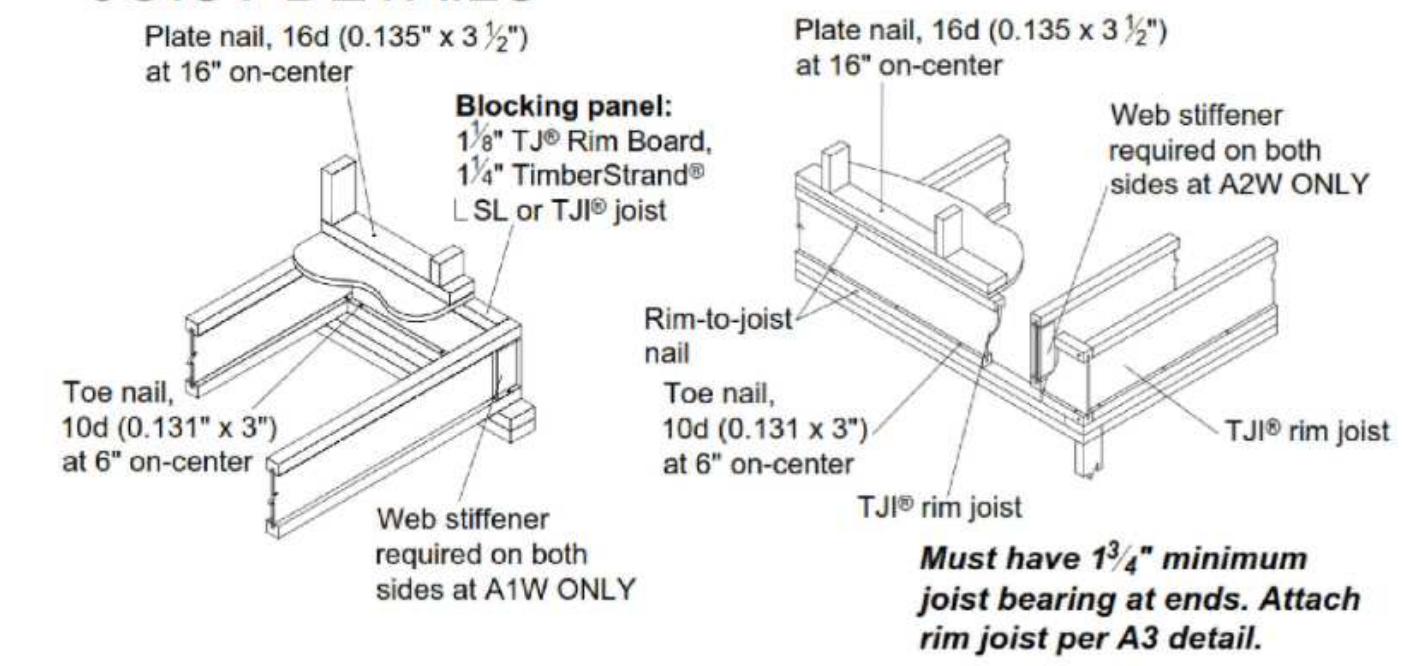
SCALE
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S7

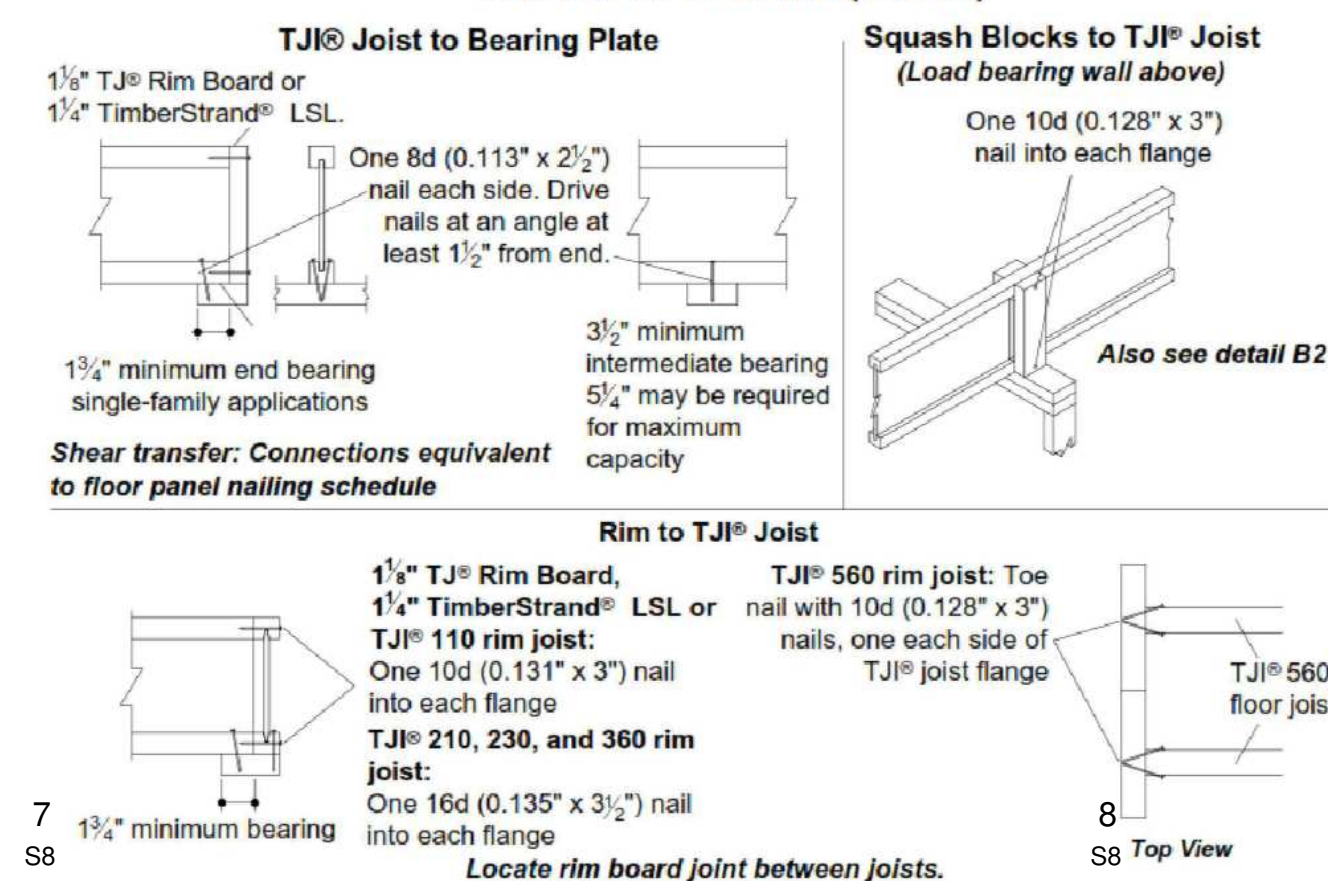
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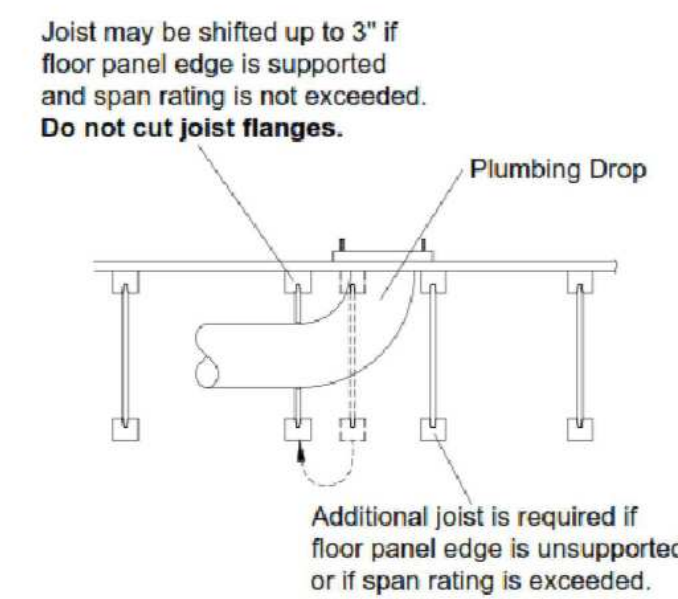
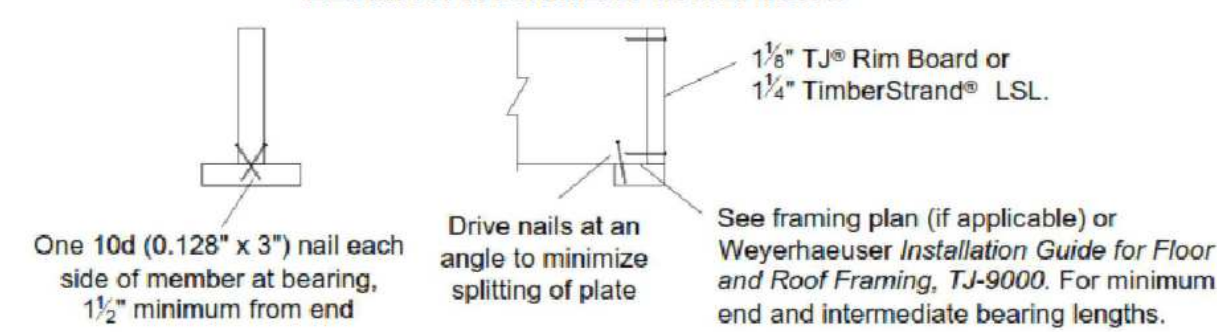
JOIST DETAILS



NAILING AT BEARING (FLOOR)

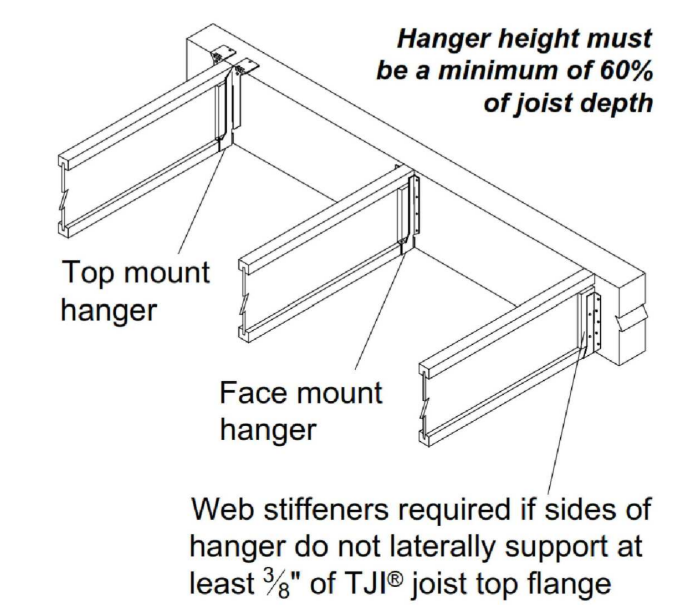
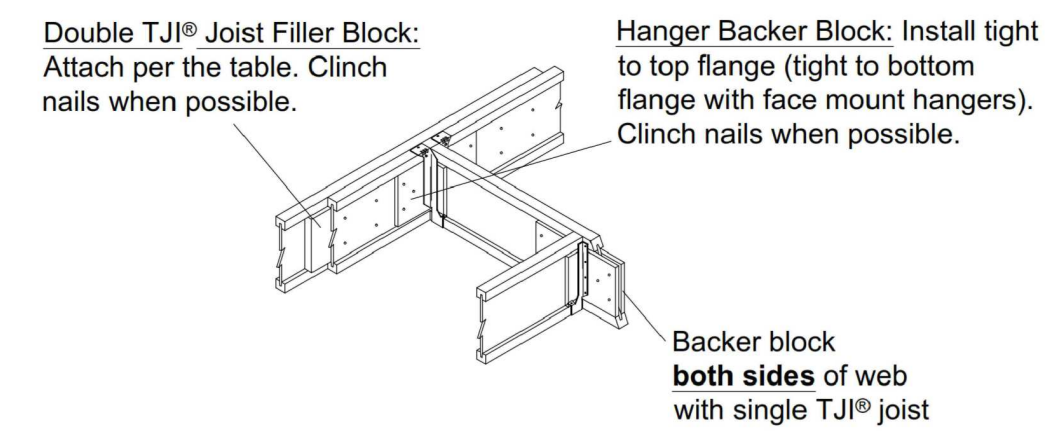


BEAM ATTACHMENT at BEARING

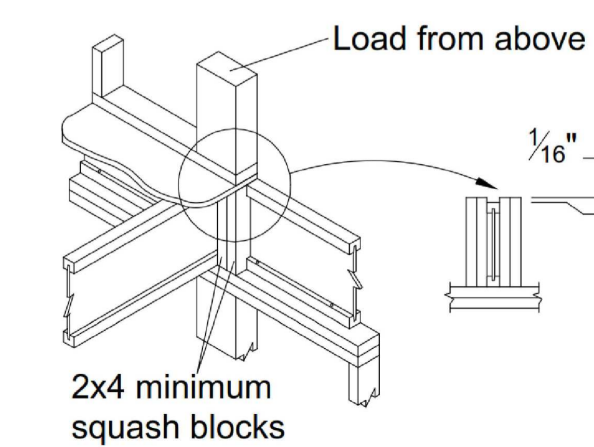
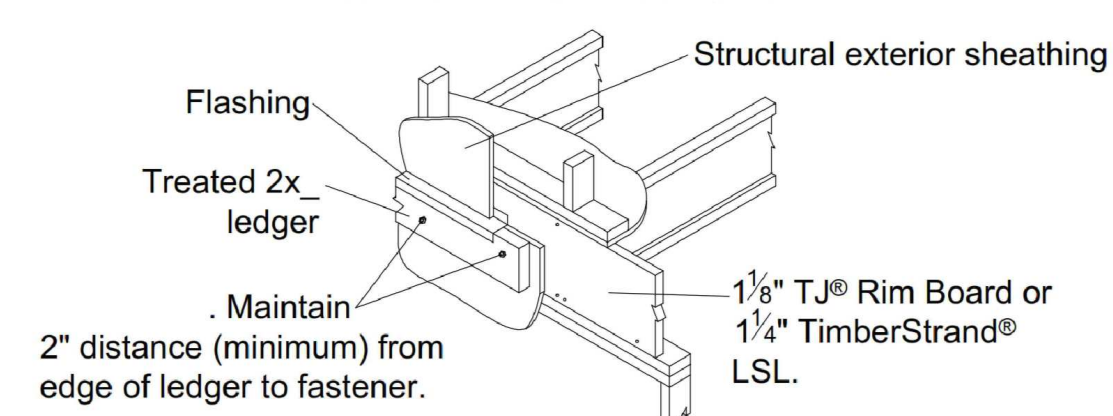


INSTALLATION TIPS

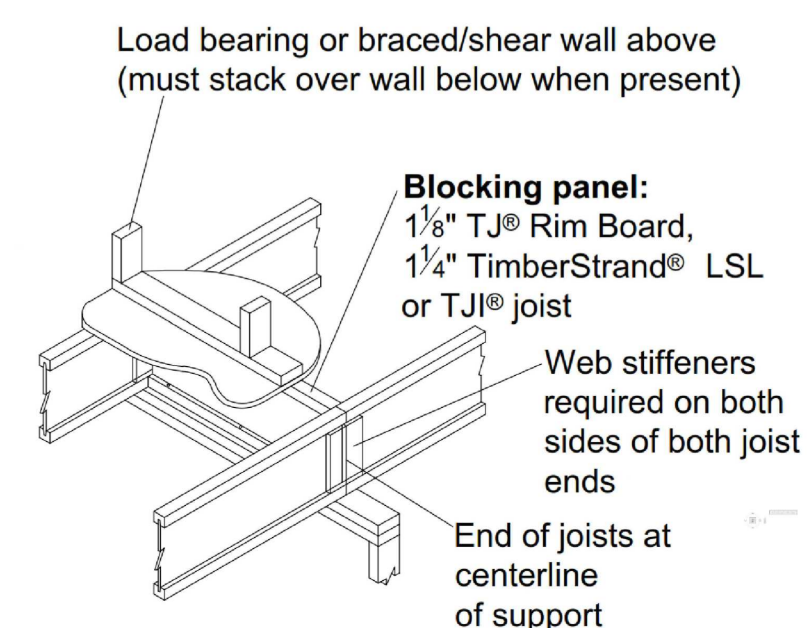
- Subfloor adhesive will improve floor performance, but may not be required.
- Squash blocks and blocking panels carry stacked vertical loads (details B1 and B2). Packing out the web of a TJI® joist (with web stiffeners) is not a substitute for squash blocks or blocking panels.
- When joists are doubled at non-load bearing parallel partitions, space joists apart the width of the wall for plumbing or HVAC.
- Additional joist at plumbing drop (see detail).



EXTERIOR DECK ATTACHMENT



Use 2x4 minimum squash blocks to transfer load around TJI® joist



PROJECT

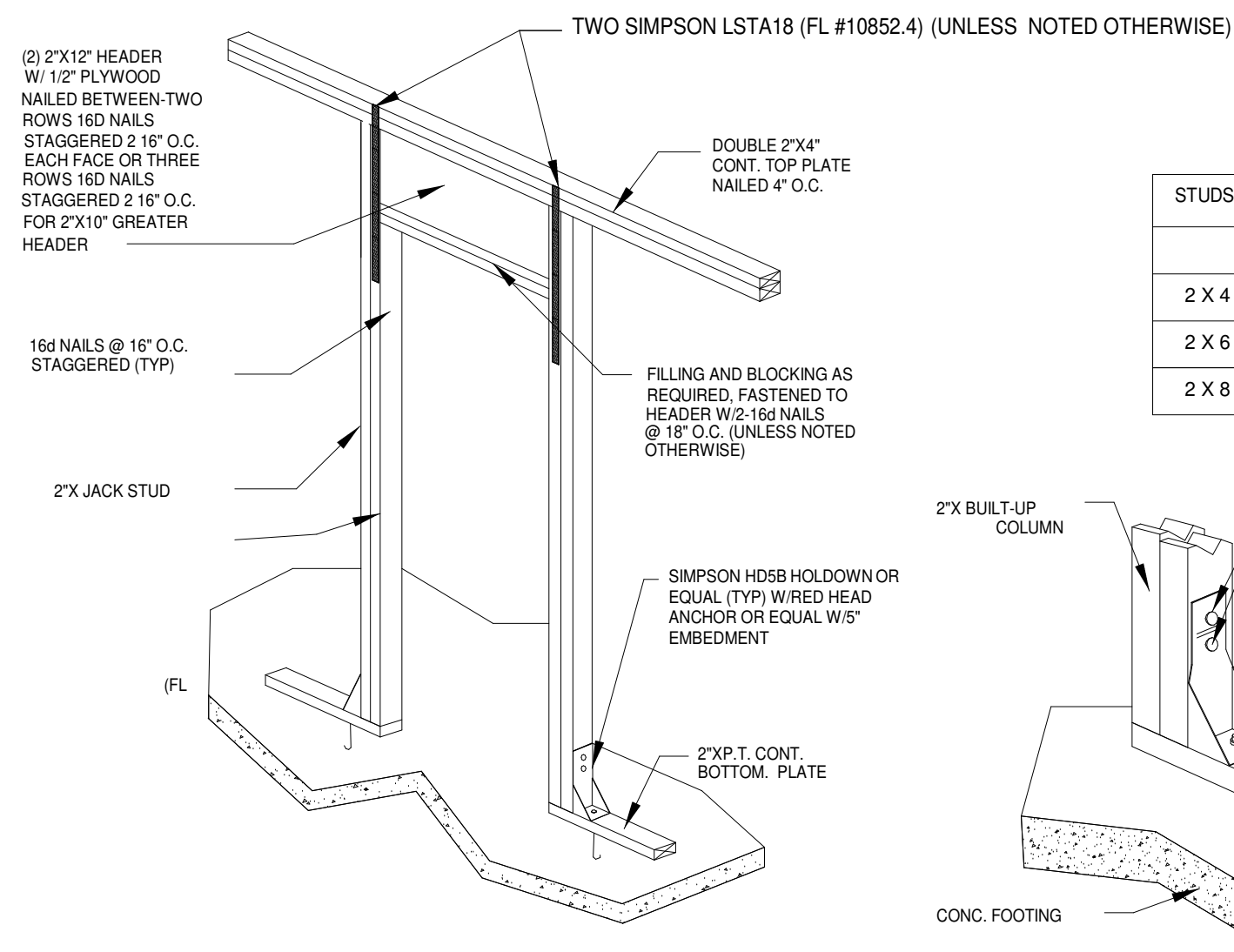
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DETAILS
SCALE
Как указано

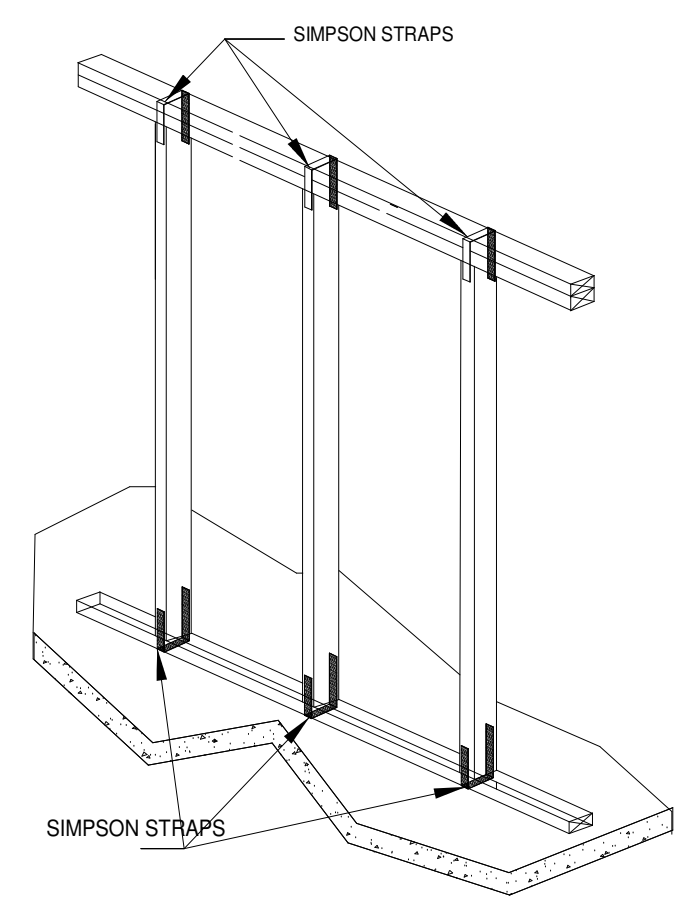
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SHEET TITLE
DETAILS

S8

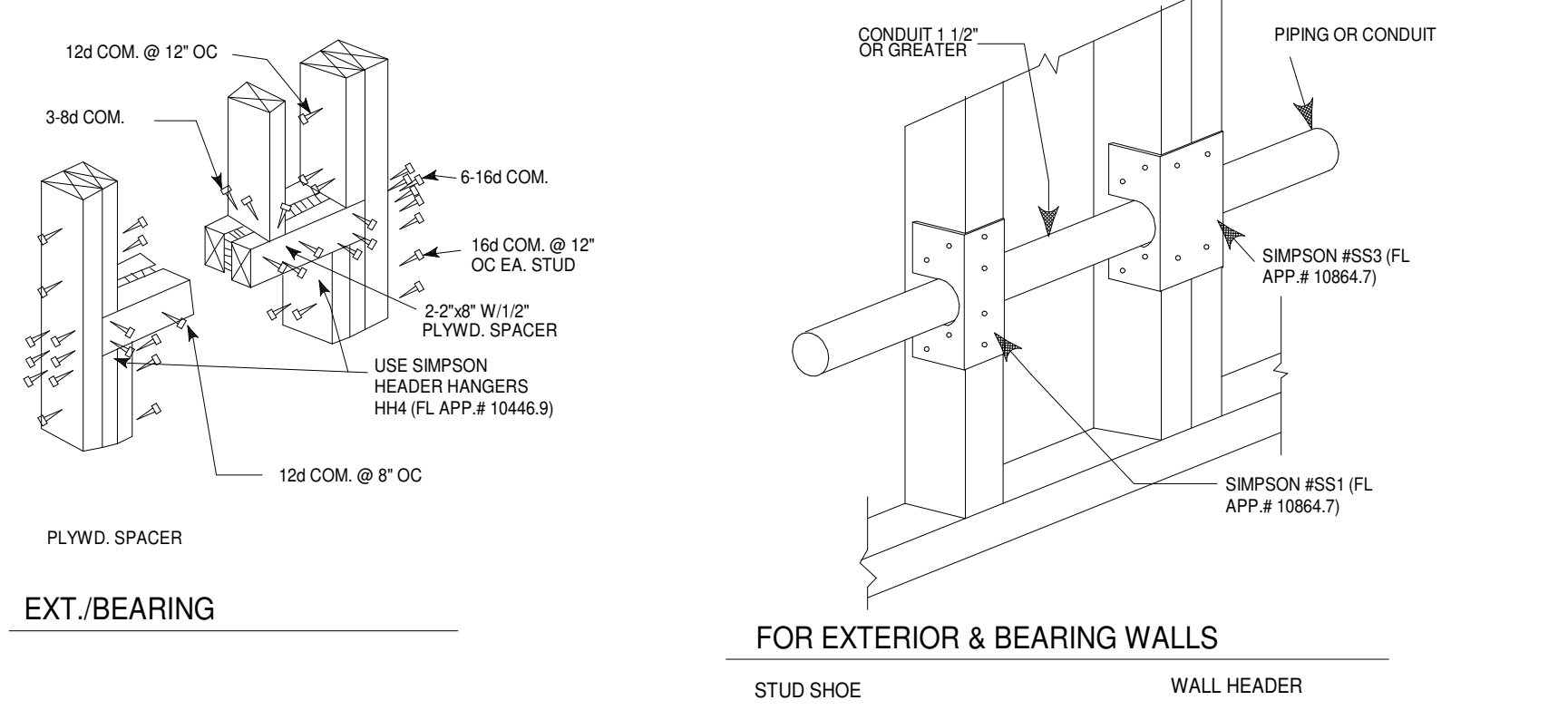
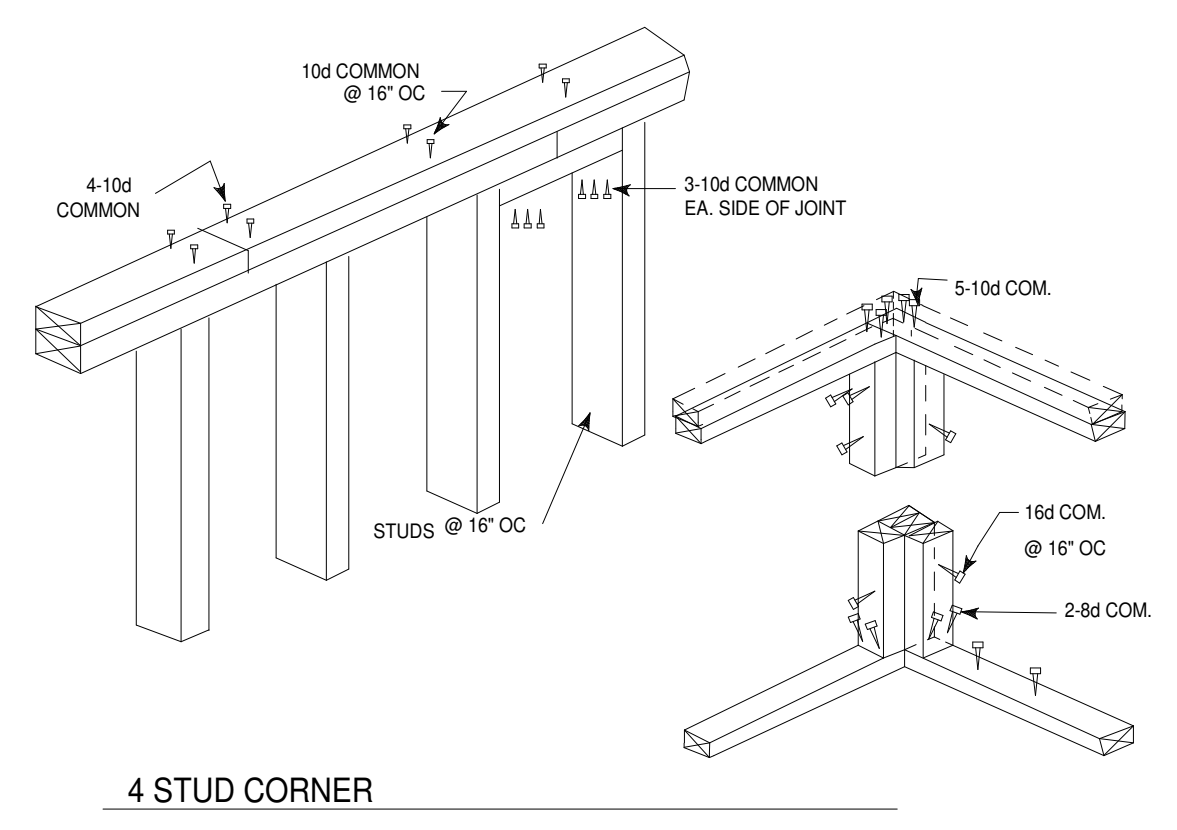
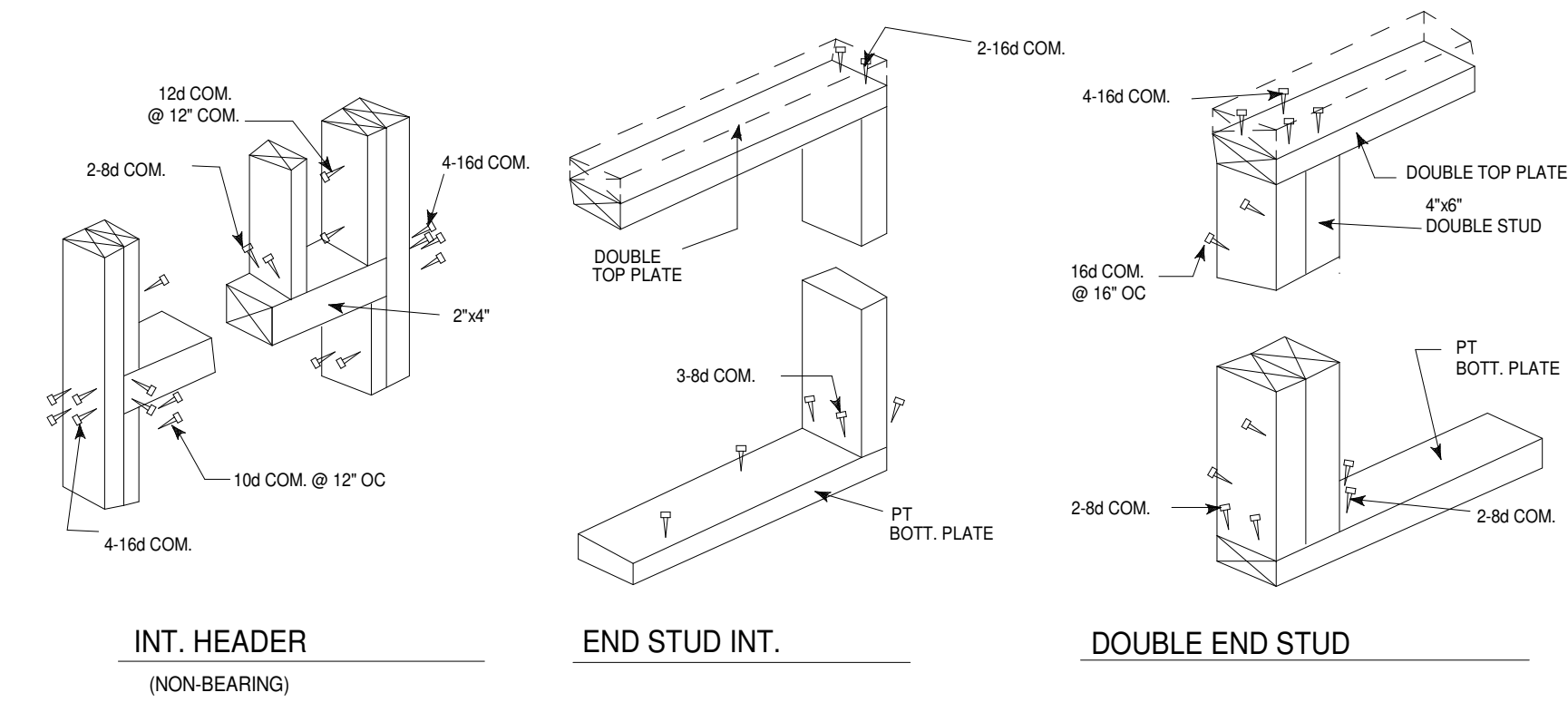


STUDS	SIMPSON STRAPS	FLORIDA APP. #
	SP2	10456.42
2 X 4	SP4	10456.43
2 X 6	SP6	10456.44
2 X 8	SP8	10456.45

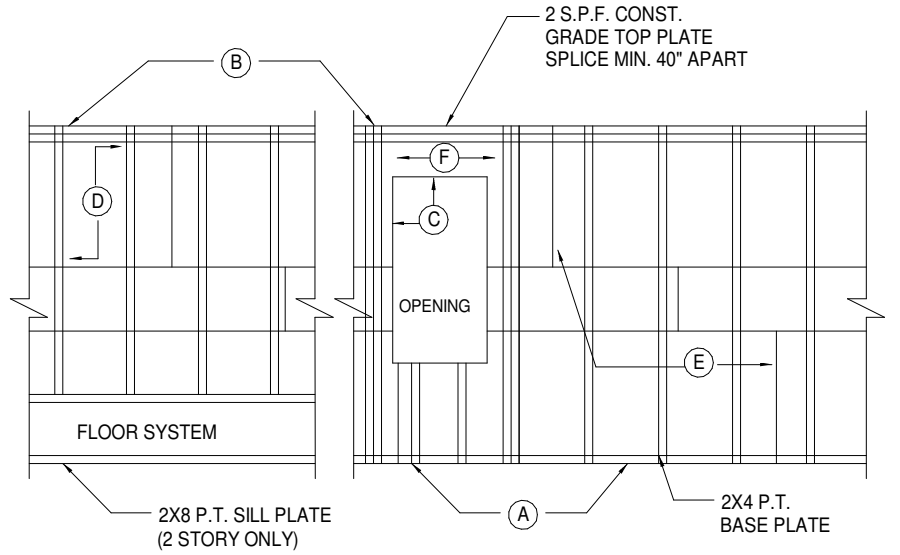
INTERIOR BEARING WALL HEADER DETAIL
N.T.S.



TYP. BEARING WALL
N.T.S.

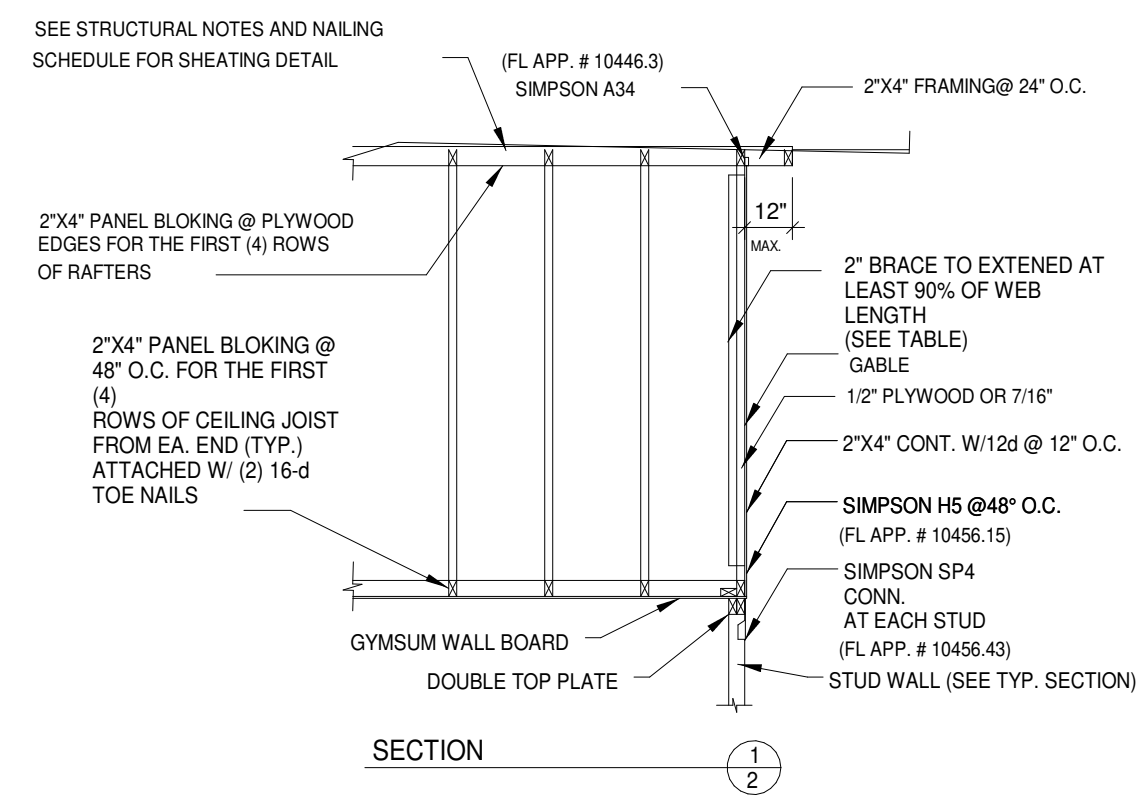


TYPICAL WOOD FRAMING DETAILS



- A NAIL AT BASE 3" O.C. W/8d COMM.
- B NAIL AT TOP PLATE 3" O.C. W/8d COMM.
- C NAIL OPENING PERIMETER @ 3" O.C. W/8d NAILS
- D NAIL AT 6" O.C. W/8d NAILS
- E STAGGER ALL VERT. JOINTS & NAIL @ 4" O.C. W/8d
- F NO PLYWOOD SPLICE @ HEADER-NAIL PLYWOOD TO HEADER W/8d @ 4" O.C. OPENINGS OVER 6'-0" USE SIMPSON LSTA 30 (FL # 10852.4) W/22-10d @ EA. END OF HEADER TO JACK @ STUD

WOOD COLUMN TO WOOD FLOOR ANCHOR

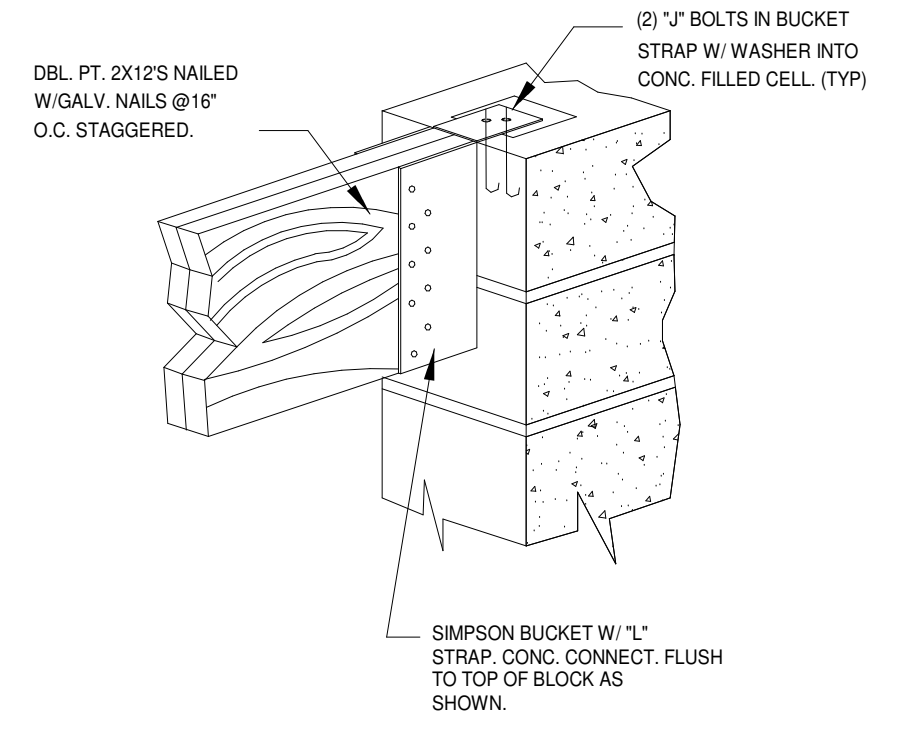


"L" BRACING REQUIREMENTS					
STUD SPACING	NO	(1) 2"x4" "L" BRACE	(2) 2"x4" "L" BRACE	(3) 2"x6" "L" BRACE	SPACING
16"	0'-0" - 4'-5"	4'-5" - 8'-0"	8'-0" - 12'-0"	12'-0" - 16'-0"	6" O.C. EDGES 8" O.C. FIELD
24"	0'-0" - 4'-0"	4'-0" - 7'-0"	7'-0" - 10'-0"	10'-0" - 14'-0"	4" O.C. EDGES 12" O.C. FIELD 6" O.C. EDGES 8" O.C. FIELD ** 4" O.C.

NOTE: "L" BRACE MUST EXTEND AT LEAST 90% OF WEB LENGTH

SHEATHING AND NAILING SCHEDULE			
AREA	SHEATHING	NAIL SIZE	SPACING
FLOOR	23/32 3/4" STURD T & G GLUED EXP-1	10d SPIRAL OR RING SHANK	6" O.C. EDGES 8" O.C. FIELD
* WALLS	15/32 (1/2" EXP-1 MINIMUM 4 PLY	8d COMMON	4" O.C. EDGES 12" O.C. FIELD
ROOF	15/32 (1/2" EXP-1 MINIMUM 4 PLY	8d COMMON	6" O.C. EDGES 8" O.C. FIELD ** 4" O.C.

NOTE: ** NAIL ROOF @ 4 O.C. WITHIN 48" OF ALL ROOFEDES AND HIPS.
* WALLS AREA TO HAVE BLOCKING AT ALL PANEL EDGES
* WALL SHEATHING IS TO BE NAILED INTO BOTH TOP PLATES (2 ROWS @ 4 O.C.)
OPTIONAL OSB STRUCTURAL

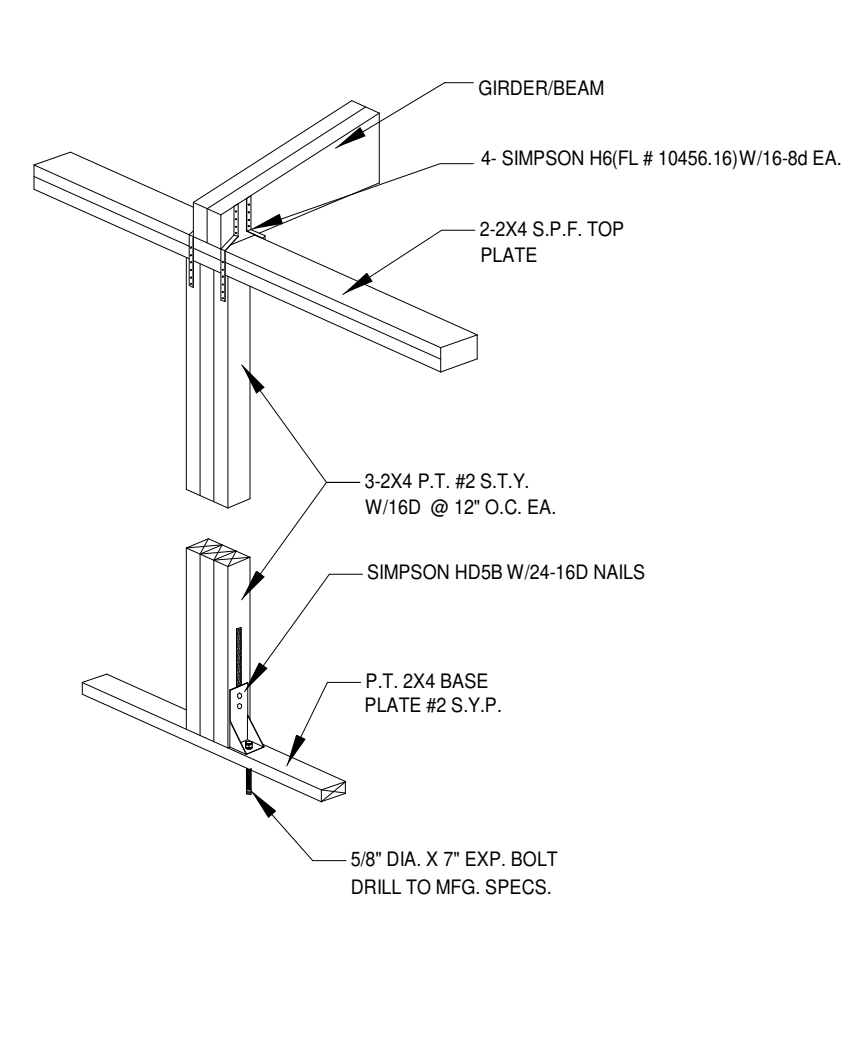


UPLIFT CONNECTION AT LOAD BEARING WALL

OPENING	HEADER
UP TO 3'-4"	2-2"x8"
3'-5" TO 5'-4"	2-2"x8"
5'-5" TO 8'-6"	2-2"x10"
8'-7" TO 12'-6"	2-2"x12"

SUPPORT BEAM/HEADER DETAIL
N.T.S. (USE TRIPLE 2X12 FOR SPANS LONGER THAN 12' ON CENTER)

EXTERIOR WALL HEADER DETAIL
N.T.S.



FRAME WALL GIRDER/BEAM DETAIL
N.T.S.

CARPENTRY: FRAMING

- DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
- ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
- LUMBER GRADES OR BETTER, WITH SINGLE MEMBER (UNFACTORED) STRESSES AS FOLLOWS:
F_v = 90 PSI
F_c = 1,450 PSI
E = 1,600,000 PSI
19% MAXIMUM MOISTURE CONTENT
- ALL FRAMING LUMBER SHALL BE #2 SPRUCE-PINE-FIR OR BETTER U.N.O.
- INTERIOR LOAD BEARING (IF APPLICABLE) WALLS SPACED AT 16" O.C. AND LESS THAN 8'-0" IN HEIGHT SHALL BE STUD GRADE, SPRUCE-PINE-FIR OR BETTER.
- INTERIOR NON-LOAD BEARING WALLS SHALL BE UTILITY GRADE
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH A COA SALT TREATMENT IN ACCORDANCE WITH F.S. 11-W-571 AND BEAR THE AMERICAN WOOD PRESERVES INSTITUTE EQUALITY MARK LP-2.
- PLYWOOD FOR ROOF AND WALLS SHALL BE 7/16" (MIN.) APA RATED SHEATHING EXTERIOR GLUE. ALL ROOF SHEATHING TO INSTALLED WITH PLY CLIPS (MAXIMUM 24" O/C). (SEE PLANS FOR SHEATHING THICKNESS.)
- ROOF SHEETING SHALL BE NAILED WITH 8d COMMONS @ 4" O.C. AT EDGE AND 6" O.C. INTERMEDIATE
- WALL SHEETING SHALL BE NAILED WITH 8d COMMONS @ 4" O.C. AT EDGE AND 6" O.C. INTERMEDIATE HARDBOARD LAP SIDING OVER SHEETING NAILED SHALL BE 10d GALV. WITH MIN. HEAD OVER SHEETING NAILED SHALL BE 10d GALV. WITH MIN. HEAD
- INSTALL BLOCKING IN ALL WALL STUDS OVER 8'-0" @ MID-HEIGHT, AND SHEATHING JOINT. BRACE GABLE END WALLS AT 4'-0" O.C. WHERE WALL FRAMING IS NOT CONTINUOUS FROM FOUNDATION TO ROOF, OR AS SHOWN ON DRAWINGS.
- ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS. ALL NAILS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
- ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONG TIE CO., OR EQUIVALENT. SUBMIT CUT SHEETS FOR ALL CONNECTION HARDWARE TO ENGINEER FOR APPROVAL. ALL NAIL HOLES SHALL BE FILLED OR AS PRESCRIBED BY THE MANUFACTURER

WOOD WALL FRAMING
(REF. 2017 FBC (6TH EDITION) RESIDENTIAL SEC. R 602)

R602.1.1 IDENTIFICATION.
LOAD-BEARING DIMENSION LUMBER FOR STUDS, PLATES AND HEADERS SHALL BE IDENTIFIED BY A GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20. IN LIEU OF A GRADE MARK, A CERTIFICATION OF INSPECTION ISSUED BY A LUMBER GRADING OR INSPECTION AGENCY MEETING THE REQUIREMENTS OF THE SECTION SHALL BE ACCEPTED.

R602.1.1.1 END-JOINTED LUMBER.
APPROVED END-JOINTED LUMBER IDENTIFIED BY A GRADE MARK CONFORMING TO SECTION R602.1 MAY BE USED INTERCHANGEABLY WITH SOLID-SAWN MEMBERS OF THE SAME SPECIES AND GRADE.

R602.1.1.2 STRUCTURAL GLUED LAMINATED TIMBERS
GLUED LAMINATED TIMBERS SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN AITC A190.1 AND ASTM D 3737.

R602.1.1.3 STRUCTURAL LOG MEMBERS
STRESS GRADING OF STRUCTURAL LOG MEMBERS OF NONRECTANGULAR SHAPE, AS TYPICALLY USED IN LOG BUILDINGS, SHALL BE IN ACCORDANCE WITH ASTM D 3957. SUCH STRUCTURAL LOG MEMBERS SHALL BE IDENTIFIED BY THE GRADE MARK OF AN APPROVED LUMBER GRADING OR INSPECTION AGENCY. IN LIEU OF A GRADE MARK ON THE MATERIAL, A CERTIFICATE OF INSPECTION AS TO SPECIES AND GRADE ISSUED BY A LUMBER GRADING OR INSPECTION SHALL BE PERMITTED TO BE ACCEPTED.

PROJECT
OWNER: TINA BRAN
PROPERTY ADDRESS: 985 River Road, Lot 52, Block 3164
Norrough of New Millford, Bergen County, New Jersey

SHEET NAME
SHEET NAME: DETAILS
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
DATE: MAY 18 - 2022
SHEET TITLE: DETAILS

ALL PLANS ARE DIAGRAMATIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SCOPE OF WORK REQUIRED FOR ALL NEW INSTALLATIONS OR FINISHES. INFORMATION CONTAINED ON THESE SHEETS ARE SUGGESTIONS ONLY. REFER TO SPEC SHEET FOR EXACT TYPE & LOCATION OF FIXTURES. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY DESIGNER OF ANY CONFLICTS. INFORMATION ON THESE SHEETS MAY HAVE BEEN GATHERED AND COMPILED FOR DESIGNER FROM OTHER SOURCES. EVERY EFFORT WAS MADE TO ENSURE ACCURACY OF THIS DRAWING AND DATA HOWEVER NO GUARANTEE IS GIVEN OR IMPLIED AS TO ACCURACY OF SAID DATA.