



FLOOR AREA

TOTAL SITE AREA	4,800.0 SQ.FT.
BUILDING COVERAGE	1,597.3 SQ.FT. (33.3%)
LIVING AREAS:	
FIRST FLOOR	1,555.3 SQ.FT.
SECOND FLOOR	1,308.4 SQ.FT.
TOTAL	2,863.7 SQ.FT.
MISC. AREAS:	
PORCH	34.0 SQ.FT.
STORAGE	739.8 SQ.FT.
GARAGE	430.6 SQ.FT.
1ST FLR. DECK	82.7 SQ.FT.
2ND FLR. DECKS	344.3 SQ.FT.
ROOF DECK	941.2 SQ.FT.
OUTDOOR SHWR	32 SQ.FT.
VOLUME	36,565 CU.FT.
NOTE: NUMBERS INDICATED ARE IN SQUARE FEET U.N.O.	

PROJECT CRITERIA

Building Code: IRC 2021 - N.J. EDITION
Energy Compliance Per IECC 2021-Rescheck
Use Group: R-5
Construction Type: 5B
Number of Stories: 2
Height of Structure: 33'-11 1/4"
Sprinkler Type: N/A
Preliminary Flood Zone: AE 8
Effective Flood Zone: VE/AE COASTAL 9
Base Flood Elev. (BFE): +9.0' + 1.0' FREE BOARD
Design Flood Elev. (DFE): +10.0'

DRAWING LIST

COV	COVER SHEET
A-1	PILING PLAN
A-2	FLOOR PLANS
A-3	ELEVATIONS
A-4	STRUCTURAL PLANS
A-5	ROOF & ROOF FRAMING PLANS
A-6	ELECTRICAL PLANS
D-1	TJI DETAILS

DESIGN LOADS

SNOW LOADS:
FLAT ROOF - 10.5 PSF
GROUND SNOW LOAD - 20 PSF
SNOW EXPOSURE FACTOR - .7
SNOW LOAD IMPORTANCE FACTOR - 1.0
WIND LOADS:
BASIC WIND SPEED - 127 MPH
WIND LOAD IMPORTANCE FACTOR - 1.40
WIND EXPOSURE - C
WIND DESIGN PRESSURE:
ROOF - 14.1 X 1.4 = 19.7
WALLS - 18.9 X 1.4 = 26.4
DEAD LOAD - 10 PSF
LIVE LOADS
FLOORS - LIVING AREA - 40 PSF
SLEEPING AREA - 30 PSF
ATTIC - 20 PSF
ROOFS - 20 PSF
STAIRS - 50 PSF
BALCONIES - 60 PSF
DECKS - 50 PSF

KAPNICK | 132 W JEANETTE RESIDENCE
LOT: 24 BLOCK: 14.07
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY
NEW SINGLE FAMILY RESIDENCE

REVISIONS

No.	Date	Description

DATE
06/09/2025

COMM. No.
25025

DRAWN BY:
BNR/KJS

SHEET

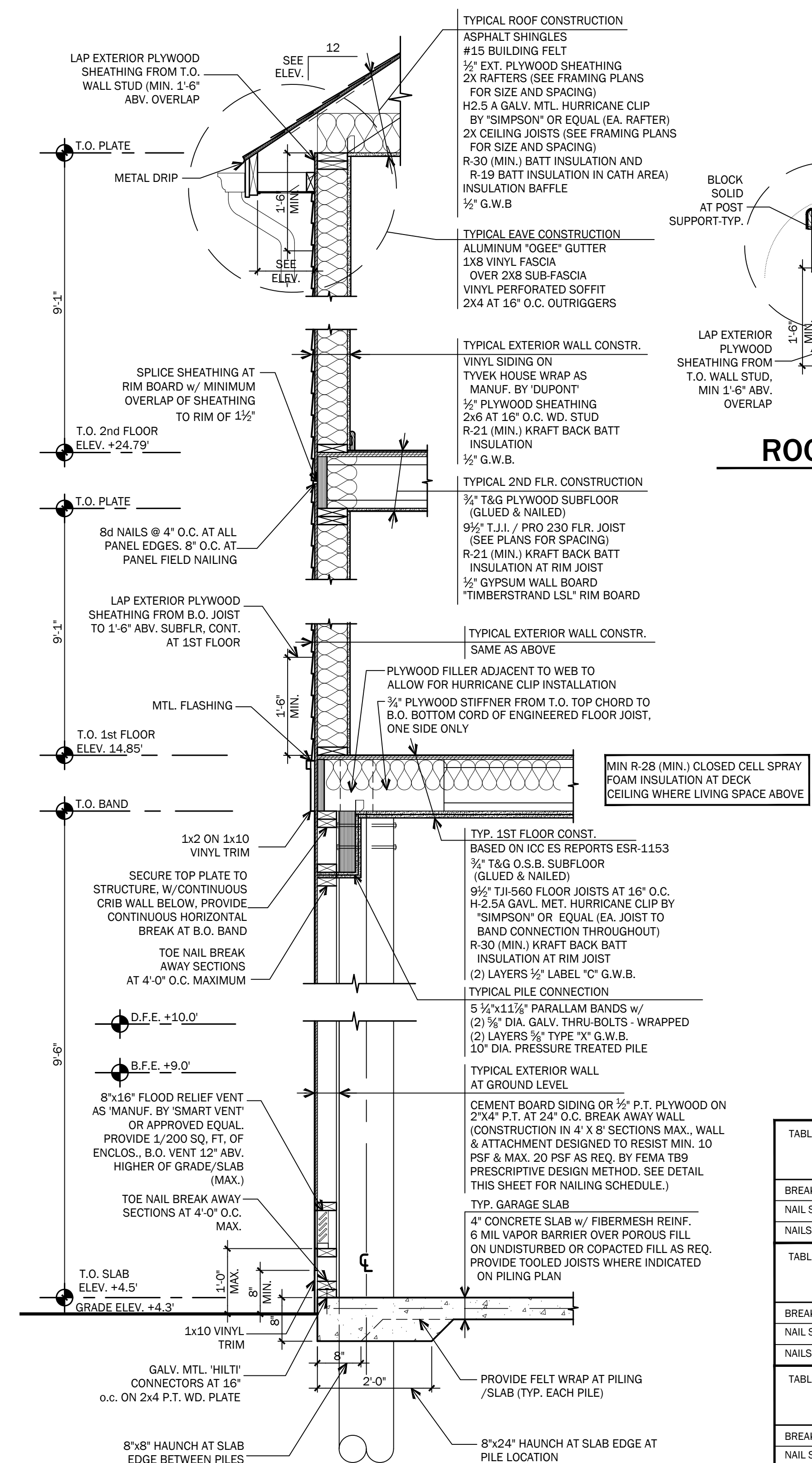
COV

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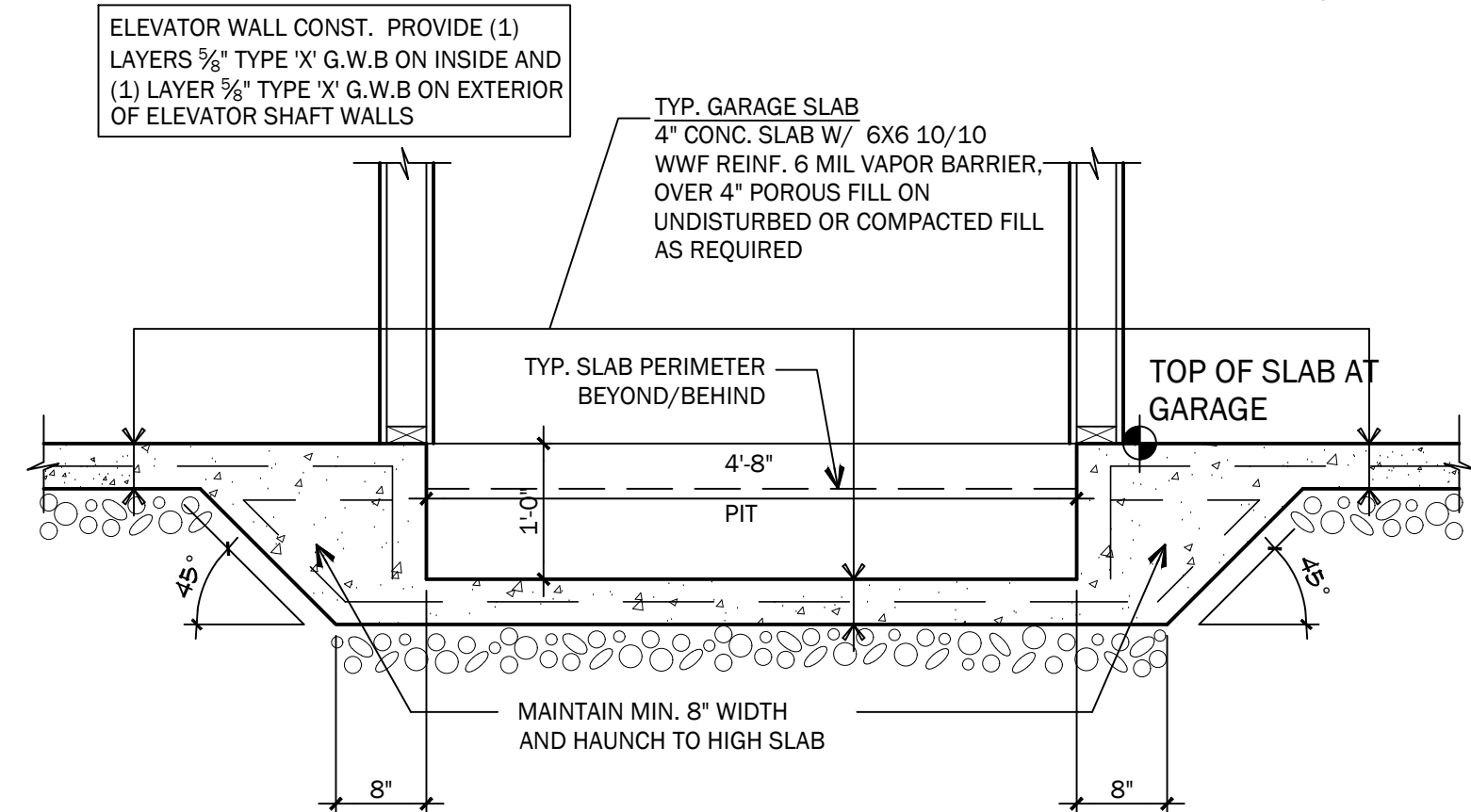


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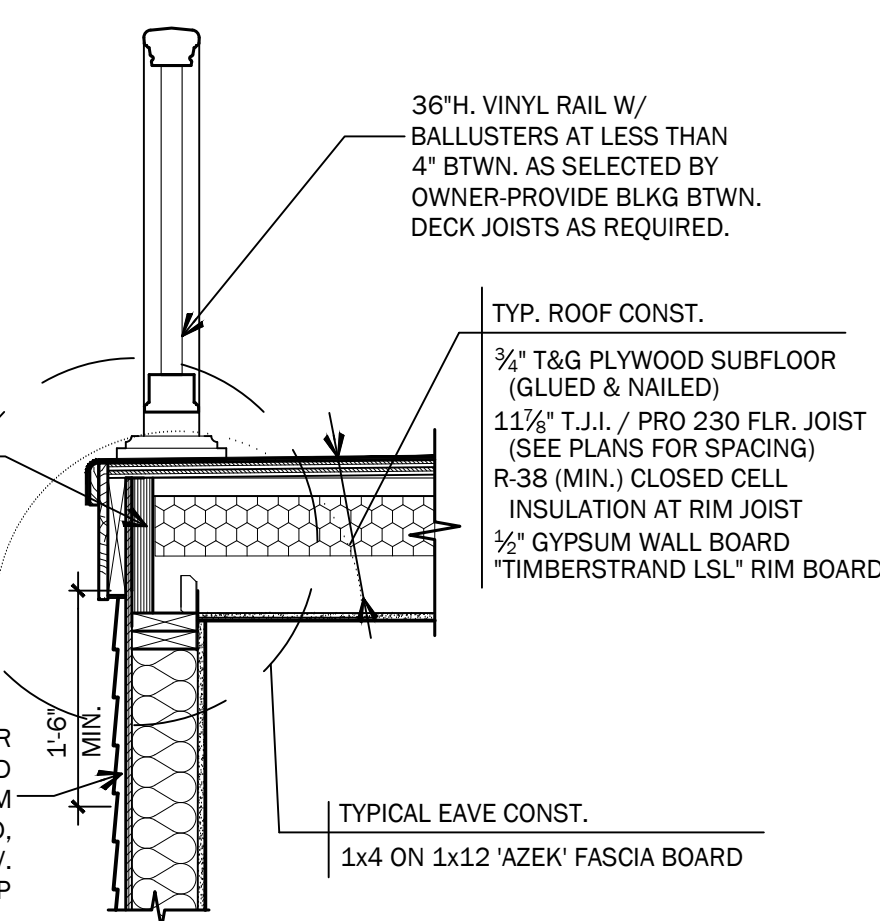
TYPICAL WALL SECTION

3/4" = 1'-0"



ELEV. PIT DETAIL

3/4" = 1'-0"



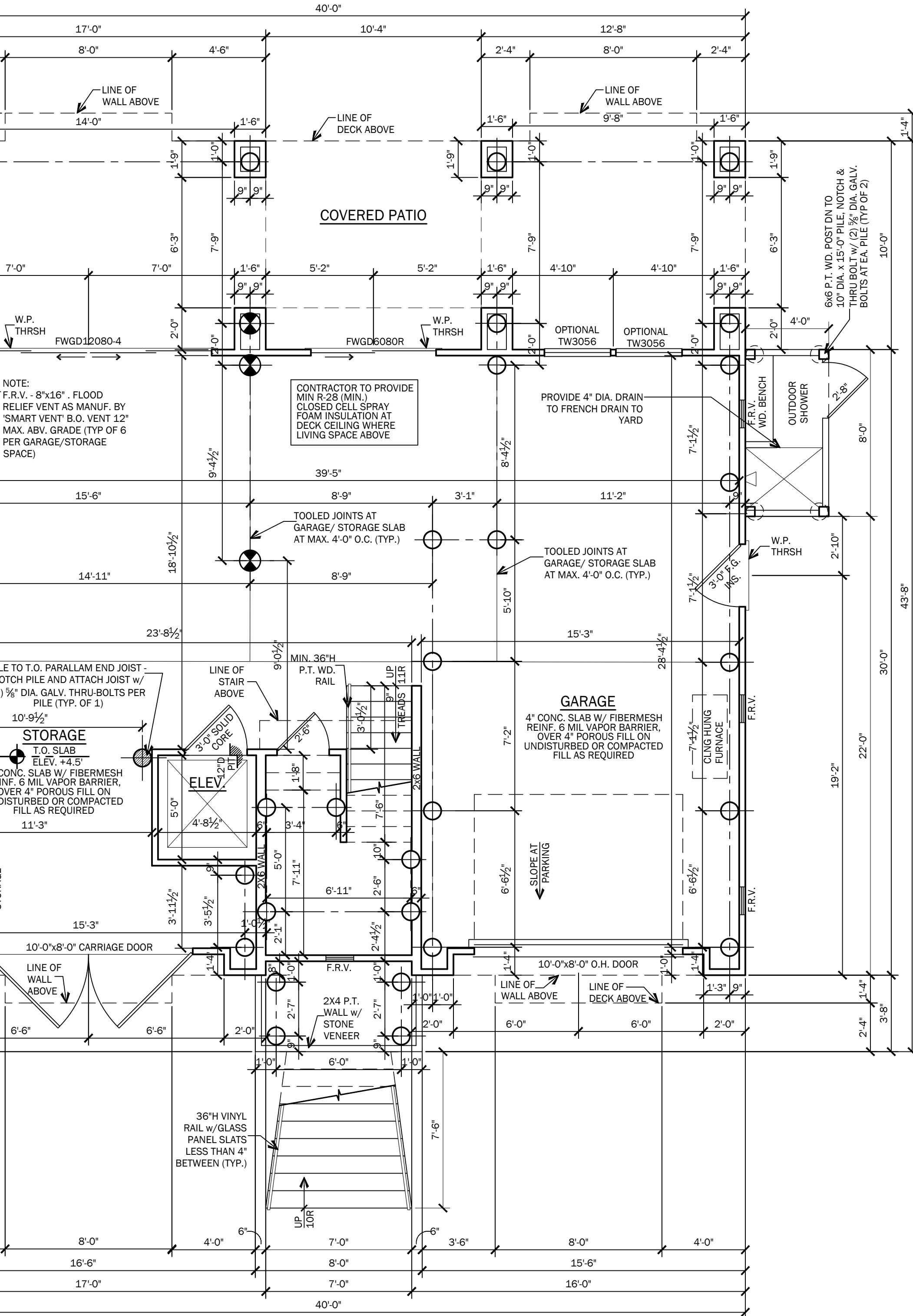
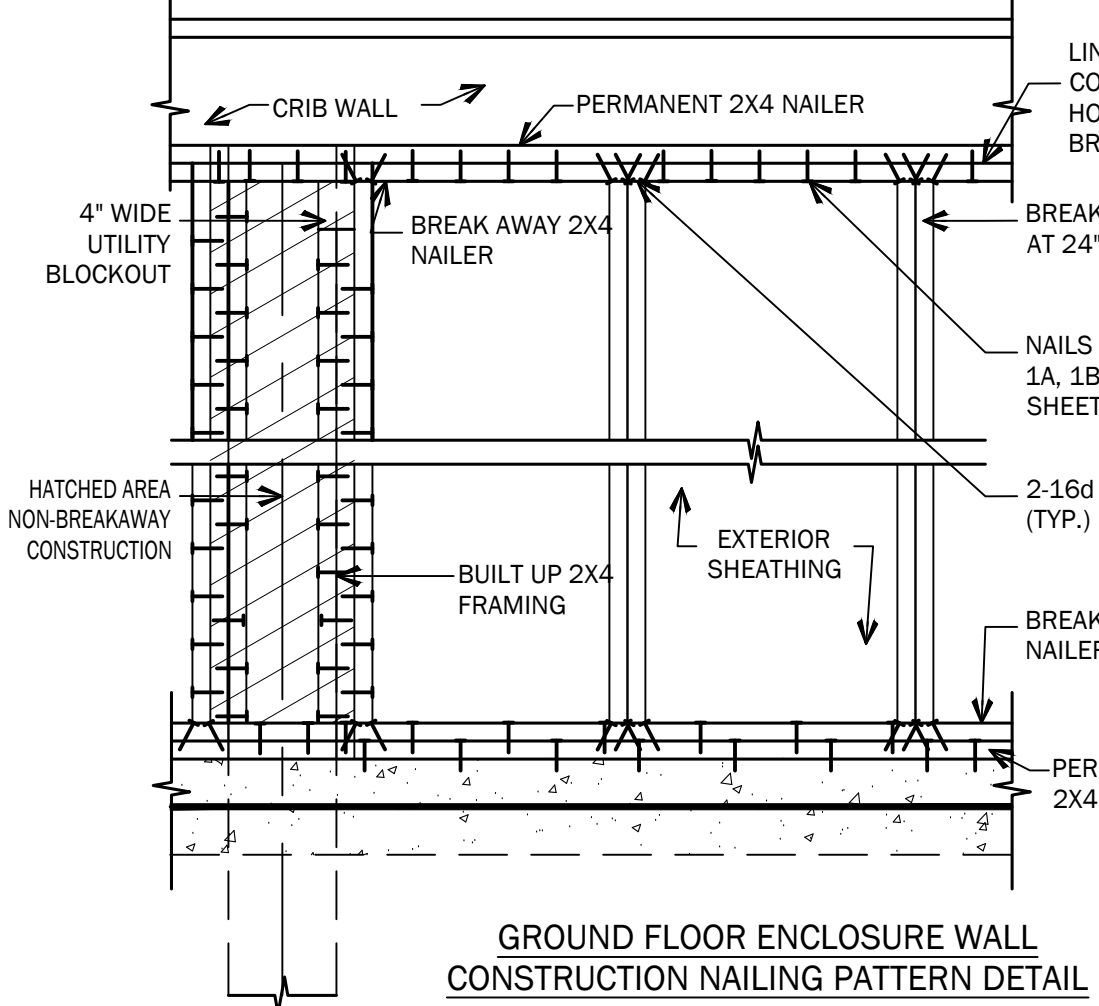
ROOF DECK SECTION DETAIL

3/4" = 1'-0"

TABLE 1A: TOTAL REQUIRED NUMBER OF GALVANIZED NAILS (DIVIDED EQUALLY BETWEEN TOP AND BOTTOM) FOR WOOD-FRAMED BREAKAWAY WALL CONFIGURATIONS WITH ≤ 8-FOOT PILE SPACING.									
BREAKAWAY WALL HEIGHT (FT)	6	7	8	9					
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d	
NAILS REQUIRED	18	12	22	14	24	16	28	18	

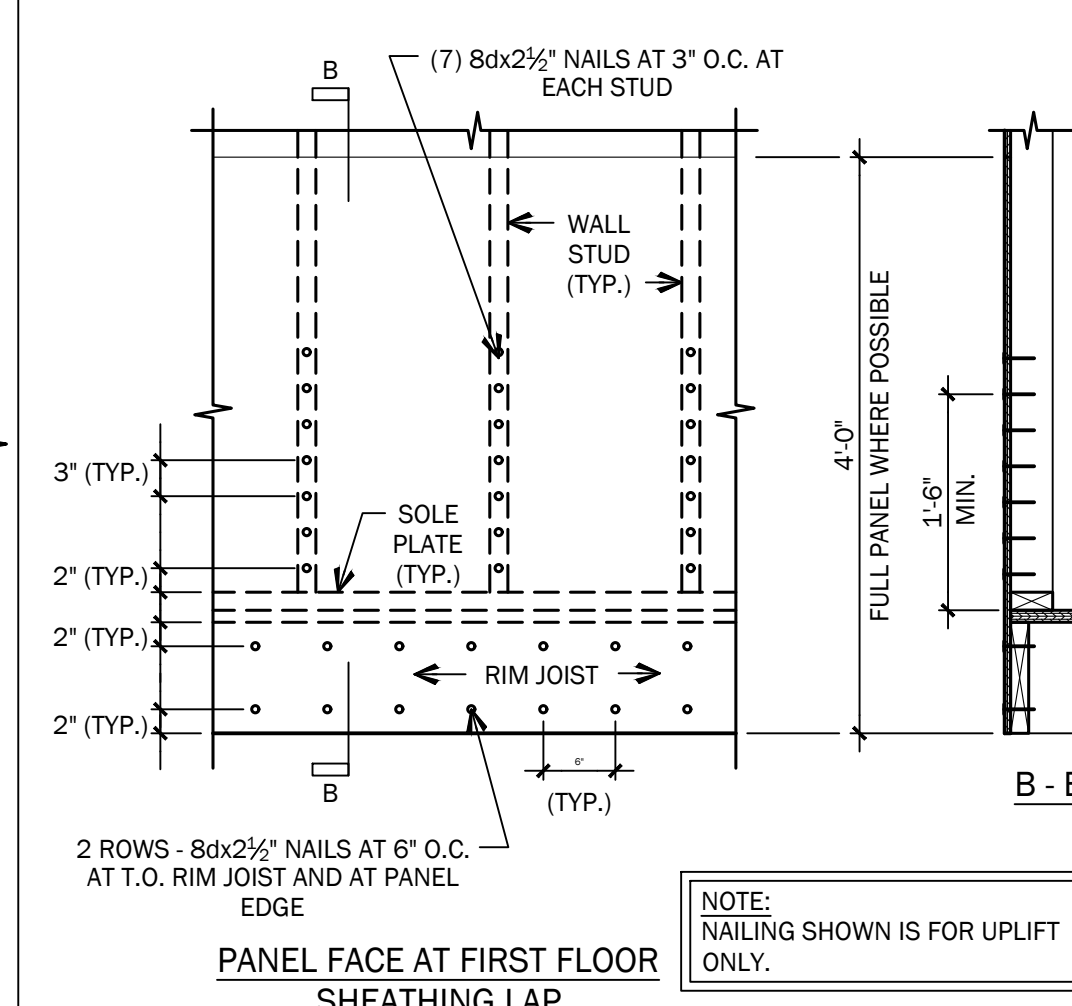
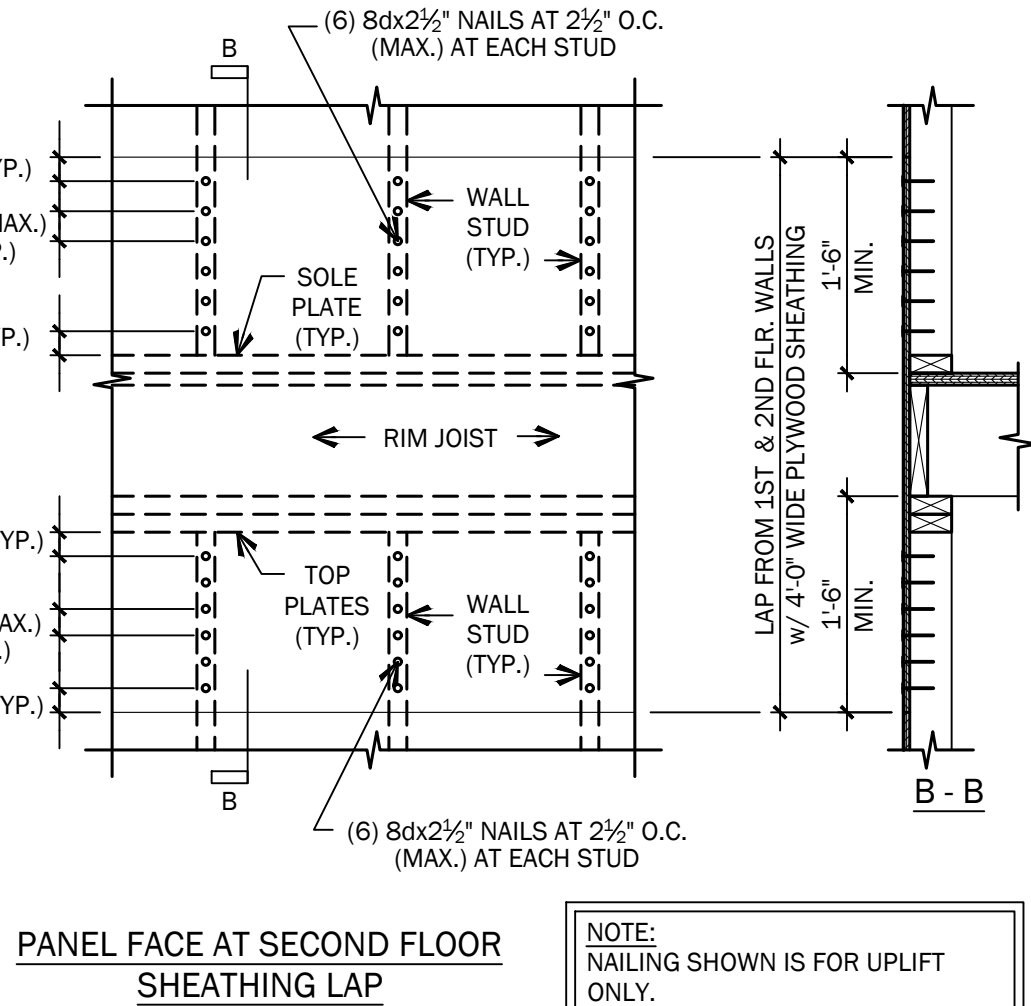
TABLE 1B: TOTAL REQUIRED NUMBER OF GALVANIZED NAILS (DIVIDED EQUALLY BETWEEN TOP AND BOTTOM) FOR WOOD-FRAMED BREAKAWAY WALL CONFIGURATIONS WITH ≤ 10-FOOT PILE SPACING.									
BREAKAWAY WALL HEIGHT (FT)	6	7	8	9					
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d	
NAILS REQUIRED	24	16	28	18	32	20	34	24	

TABLE 1C: TOTAL REQUIRED NUMBER OF GALVANIZED NAILS (DIVIDED EQUALLY BETWEEN TOP AND BOTTOM) FOR WOOD-FRAMED BREAKAWAY WALL CONFIGURATIONS WITH ≤ 12-FOOT PILE SPACING.									
BREAKAWAY WALL HEIGHT (FT)	6	7	8	9					
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d	
NAILS REQUIRED	28	18	32	22	38	24	42	28	



PILING PLAN

1/4" = 1'-0"



WALLS AND PROJECTIONS LESS THAN 5'-0" FROM PROPERTY LINE

-ALL WALLS AND PROJECTIONS PARALLEL TO THE PROPERTY LINE LESS THAN 5 FEET AND SHALL BE 1-HOUR RATED AND CONSTRUCTED PER I.L.I. DESIGN U205. (1) LAYER 5/8" TYPE "X" GWB SHALL BE SUPPLIED TO BOTH SIDES OF THE WALL. (2) LAYERS 5/8" TYPE "X" GWB SHALL BE SUPPLIED TO UNDERSIDE OF ALL PROJECTIONS.

5B CONST. NOTE

PROVIDE (1) LAYER 3/4" TYPE "X" G.W.B. ON ALL WALLS ADJ. TO LIVING AREAS AND SUPPORTING 2ND. FLR. @ GARAGE.
 PROVIDE (1) LAYER 3/4" TYPE "X" G.W.B. ON INTERIOR SIDE OF ALL EXTERIOR LOAD BEARING WALLS @ GARAGE.
 THERE SHALL BE NO GWB INSTALLED ON THE GROUND FLOOR ENCLOSURE WALLS BEYOND WHAT IS PERMISSIBLE FOR THE ELEVATOR AND ENTRYWAY.
 PROVIDE (2) LAYERS 3/4" LABEL "C" G.W.B. ON ENTIRE CEILING @ GARAGE
 PROVIDE (2) LAYERS 3/4" TYPE "X" AT DROPPED BEAM IN GARAGE. FIRE RATED GWB MAY BE OMITTED FOR COMMUNITY OR ENGINEERED BEAMS LARGER THAN (3) 2X10 MEMBERS PER FTO-13.

AIR INFILTRATION BARRIER

-PER 2021 IECC, SECTION 402.4.1. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR THE DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:
 -ALL JOINTS, SEAMS, AND PENETRATIONS
 -SITE-BUILT WINDOWS, DOORS, AND SKYLIGHTS
 -OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING
 -UTILITY PENETRATIONS
 -DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE
 -KNEE WALLS
 -WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES
 -BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
 -COMMON WALLS BETWEEN DWELLING UNITS
 -ATTIC ACCESS OPENINGS
 -RIM JOIST JUNCTION
 -OTHER SOURCES OF INFILTRATION

STAIR/RAILING NOTES

-INTERIOR STAIR TREADS SHALL BE 10" MIN. PLUS 1" NOSING (TYP.) UNLESS NOTED OTHERWISE
 -EXTERIOR STAIR TREADS SHALL BE 10" MIN. PLUS 1" NOSING (TYP.) UNLESS NOTED OTHERWISE
 -STAIR RISER HEIGHT SHALL BE 8 1/2" MAXIMUM.
 -INTERIOR GUARDRAILS/HANDRAILS SHALL BE WOOD w/ WOOD BALUSTERS AS REQUIRED.
 -EXTERIOR GUARDRAILS/HANDRAILS SHALL BE VINYL w/ VINYL BALUSTERS AS REQUIRED.
 -ALL HANDRAILS SHALL BE 36" ABOVE NOSING (TYPICAL)
 -ALL HANDRAIL GRIP SIZES SHALL BE 1 1/2" DIA. MIN. TO 2" DIA. MAX.
 -ALL GUARDRAILS SHALL BE 36" MIN. ABOVE FLOOR (TYPICAL)
 -ALL BALUSTERS SHALL BE CONSTRUCTED SO ALL OPENINGS ARE LESS THAN 4" (TYP.)
 -ALL WD. HANDRAILS, GUARDRAILS & BALUSTERS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED
 -INTERIOR WD. HANDRAILS LOCATED BELOW DFE SHALL BE PRESSURE TREATED

RESIDENTIAL ELEVATOR

1HR SHAFT SEP. ASSEM. BASED ON F.M.FC-172 (1) LAYERS 3/4" TYPE "X" GWB ON INSIDE AND (1) LAYER 3/4" TYPE "X" GWB ON EXTERIOR OF ELEVATOR. SHAFT ABOVE D.F.E.
 PROVIDE (1) LAYER 3/4" "FIRESHIELD" WALLBOARD BY NATIONAL GYPSUM COMPANY, OR APPROVED EQUAL.
 ELEVATORS THAT DO NOT REQUIRE A MACHINE ROOM SHALL HAVE A SMOKE DETECTOR OR SPRINKLER HEAD LOCATED WITHIN THE ELEVATOR.
 PROVIDE (1) LAYER 3/4" "FIRESHIELD" WALLBOARD BY NATIONAL GYPSUM COMPANY, OR APPROVED EQUAL.
 ELEVATORS THAT DO NOT REQUIRE A MACHINE ROOM SHALL HAVE A SMOKE DETECTOR OR SPRINKLER HEAD LOCATED WITHIN THE ELEVATOR.

OUTDOOR SHOWER

THE OUTDOOR SHOWER SHALL HAVE COLD WATER ONLY AND NO FLOOR DRAIN. OUTDOOR SHOWER TO BE ON P.T. WD. PLATFORM AT GRADE ON UNDISTURBED SOIL WITH 4" DIA. DRAIN TO FRENCH DRAIN TO YARD.

FLOOD RESISTANT CONSTRUCTION NOTE

NOTES:
 1. ALL MATERIALS BELOW D.F.E. SHALL BE WATER RESISTANT, INCLUDING PRESSURE TREATED STUDS.
 2. STAIRS BELOW DFE SHALL BE PRESSURE TREATED
 3. ENCLOSURE WALLS TO BE PRESSURE TREATED 2x4 STUDS
 4. ALL WALLS BELOW D.F.E. SHALL BE CONSTRUCTED PER THE TYPICAL WALL SECTION THIS SHEET (BREAKAWAY WALL CONSTRUCTION)
 5. ALL ENCLOSED AREAS BELOW DFE SHALL ONLY BE USED FOR STORAGE, PARKING, AND ACCESS TO THE HOME AND MAY BE CONDITIONED SPACE WITH AIR VENTS LOCATED ABOVE DFE.

PILE KEY

10" DIA. P.T. STUB PILE 15'-0" L. (MIN.)
 10" DIA. P.T. PILE 25'-0" L. (MIN.)
 10" DIA. P.T. PILE 25'-0" L. (MIN.) EXTEND TO UNDERSIDE OF FLOOR SHEATHING
 12" DIA. P.T. PILE 25'-0" L. (MIN.) 15 TON CAPACITY

BEARING CAPACITY TO BE MINIMUM:
 10 TON FOR HOUSE PILES
 7 TON FOR DECK PILES
 PILES TO BE DRIVEN TO (-10'-0") M.S.L. MIN.
 PILE TO BE NOTCHED FOR BANDS NO MORE THAN 50% OF THE PILE DIAMETER.
 COPPER NAPHTHATE TREATMENT SHALL BE FIELD APPLIED TO THE CUT END OF P.T. PILE, WHEN IN CONTACT WITH CONCRETE.

SAWN LUMBER - NOTCHES IN SAWN LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE END OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4" OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE END OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP, BOTTOM, OR EDGE OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER, WHERE THE MEMBER IS ALSO NOTCHED. THE HOLE SHALL NOT BE CLOSER THAN 2" TO THE NOTCH, PER NJ IRC, SECTION R502.8.1

ENGINEERED WOOD PRODUCTS - CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS. PER NJ IRC, SECTION R502.8.2

FLOOR AREA

TOTAL SITE AREA 4,800.0 SQ.FT.
 BUILDING COVERAGE 1,597.3 SQ.FT. (33.3%)

LIVING AREAS:
 FIRST FLOOR 1,555.3 SQ.FT.
 SECOND FLOOR 1,308.4 SQ.FT.
 TOTAL 2,863.7 SQ.FT.

MISC. AREAS:
 PORCH 34.0 SQ.FT.
 STORAGE 739.8 SQ.FT.
 GARAGE 430.6 SQ.FT.
 1ST FLR. DECK 82.7 SQ.FT.
 2ND FLR. DECK 344.3 SQ.FT.
 ROOF DECK 941.2 SQ.FT.
 OUTDOOR SHWR 32 SQ.FT.

VOLUME 36,565 CU.FT.
 NOTE: NUMBERS INDICATED ARE IN SQUARE FEET U.N.O.

ATTIC VENT

MAIN ROOF RIDGE AREA 2.59 SQ. FT.
 SOFFIT AREA 2.59 SQ. FT.

NOTE: AREAS ARE CALCULATED BY 1/300 OF THE ATTIC FLOOR AREA. 50% OF AREA AT THE RIDGE, 50% OF AREA AT THE SOFFIT.

SOFFIT NOTE

PROVIDE EXTERIOR GRADE G.W.B. AT ANY CEILING EXPOSED TO WEATHER, UNLESS NOTED OTHERWISE.

GENERAL NOTES

ALL DIMENSIONS ARE TO ROUGH FRAMING.
 -ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAX. UNLESS OTHERWISE NOTED.
 -ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAX. UNLESS OTHERWISE NOTED.
 -ALL PRODUCTS AND MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 -ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
 -ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED.
 -ALL CONCRETE USED FOR SLABS AND FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 psi @ 28 DAYS.
 -THE BOTTOM OF EACH FLOOR VENT OPENING MUST BE NOT MORE THAN 1 FOOT ABOVE THE HIGHER OF THE FINAL INTERIOR GRADE (OR FLOOR) AND THE FINISHED EXTERIOR GRADE IMMEDIATELY UNDER EACH OPENING.
 -WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
 -WINDOW MODEL # ARE BASED ON "400 SERIES" BY "ANDERSEN WINDOW CORP." MODELS. CONTRACTOR TO VERIFY EGRESS / MIN. 24" SILL HEIGHT WHEN SUBSTITUTING MANUFACTURER.

-PROVIDE TEMPERED GLASS AT THE FOLLOWING LOCATIONS:
 -IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION
 -WHERE GLAZING IS LESS THAN 180 DEGREES FROM THE PLACE OF A DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN INSWINGING DOOR
 -IN BATHTUBS, SHOWERS AND OVER WHIRLPOOLS, WHERE THE BOTTOM EDGE IF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE.
 -GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS.

-FIRE STOPPING SHALL BE INSTALLED AT ALL FLR./CLG. & CLG./ROOF LEVELS, INCLUDING FLUE / FIREPLACE CHASE
 -PROVIDE WEATHERSTRIP AT ELEVATOR DOORS
 -FIRE STOPPING TO BE MIN. 3/4" PLYWOOD SHEATHING.
 -FILL ALL ANNULAR SPACES OF FIRE STOPPING PENETRATIONS w/ AN APPROVED FIRE STOPPING.

PROVIDE CEMENT BOARD TILE BACKER AT ALL WET WALL AREAS (SHOWER AND TUB AREAS)
 -PROVIDE PORTABLE FIRE EXTINGUISHER AT KITCHEN AREA
 -PROVIDE TWO VENTS IN ANY CONDITIONED ROOM w/ A GAS APPLIANCE IF THERE IS NO DIRECT VENT. ONE VENT WITHIN 1'-0" OF THE CEILING. AND ONE VENT WITHIN 1'-0" OF THE FLOOR. EACH VENT TO BE A MIN. OF 1 SQ. IN. / 1000 BTU, PER LATEST EDITION OF THE NJ EDITION IF THE IRC, SECTION G2407.

SAWN LUMBER - NOTCHES IN SAWN LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE END OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4" OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE END OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP, BOTTOM, OR EDGE OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER, WHERE THE MEMBER IS ALSO NOTCHED. THE HOLE SHALL NOT BE CLOSER THAN 2" TO THE NOTCH, PER NJ IRC, SECTION R502.8.2

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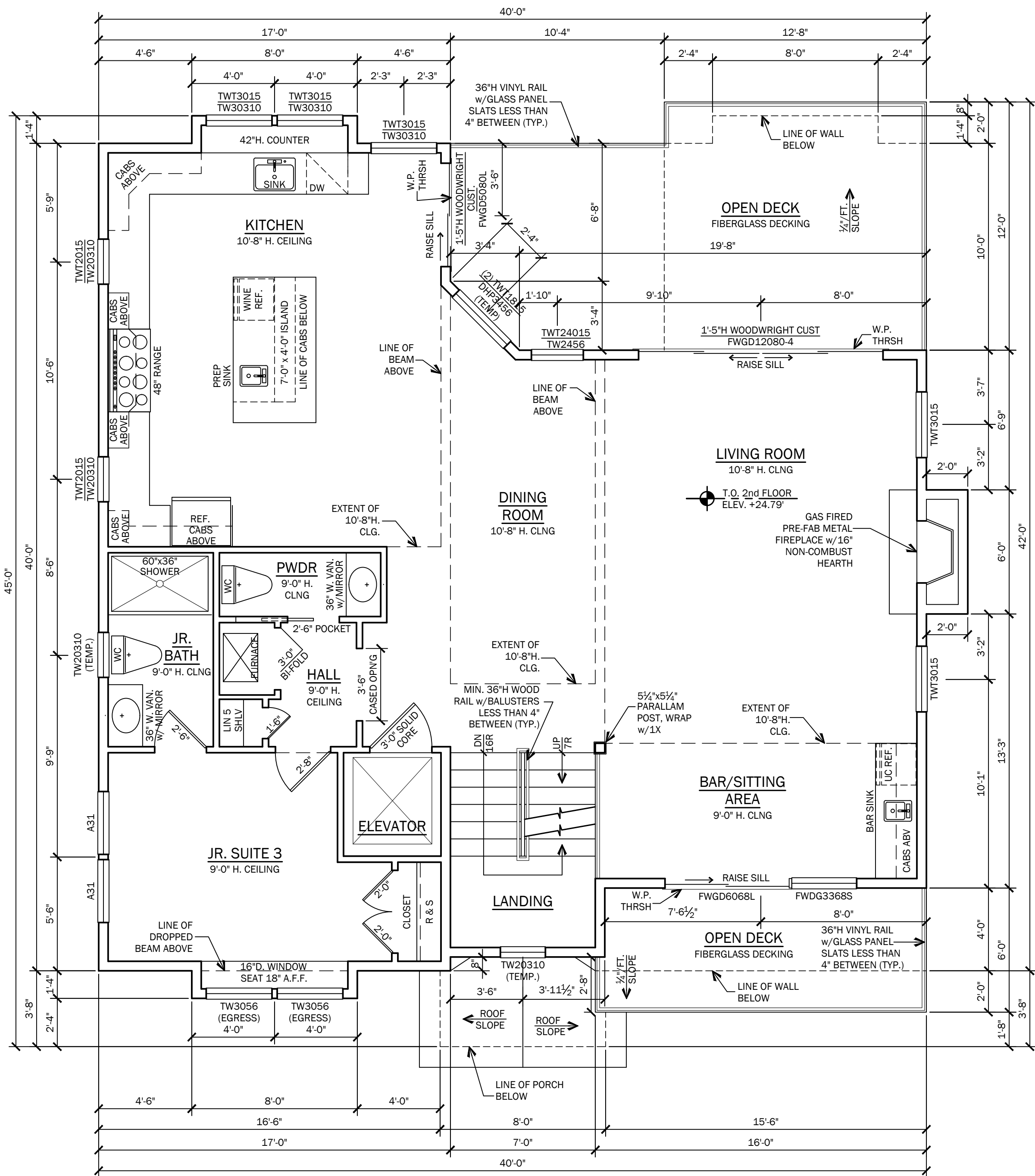
CWB ARCHITECTURE

KAPNICK I 132 W JEANETTE RESIDENCE
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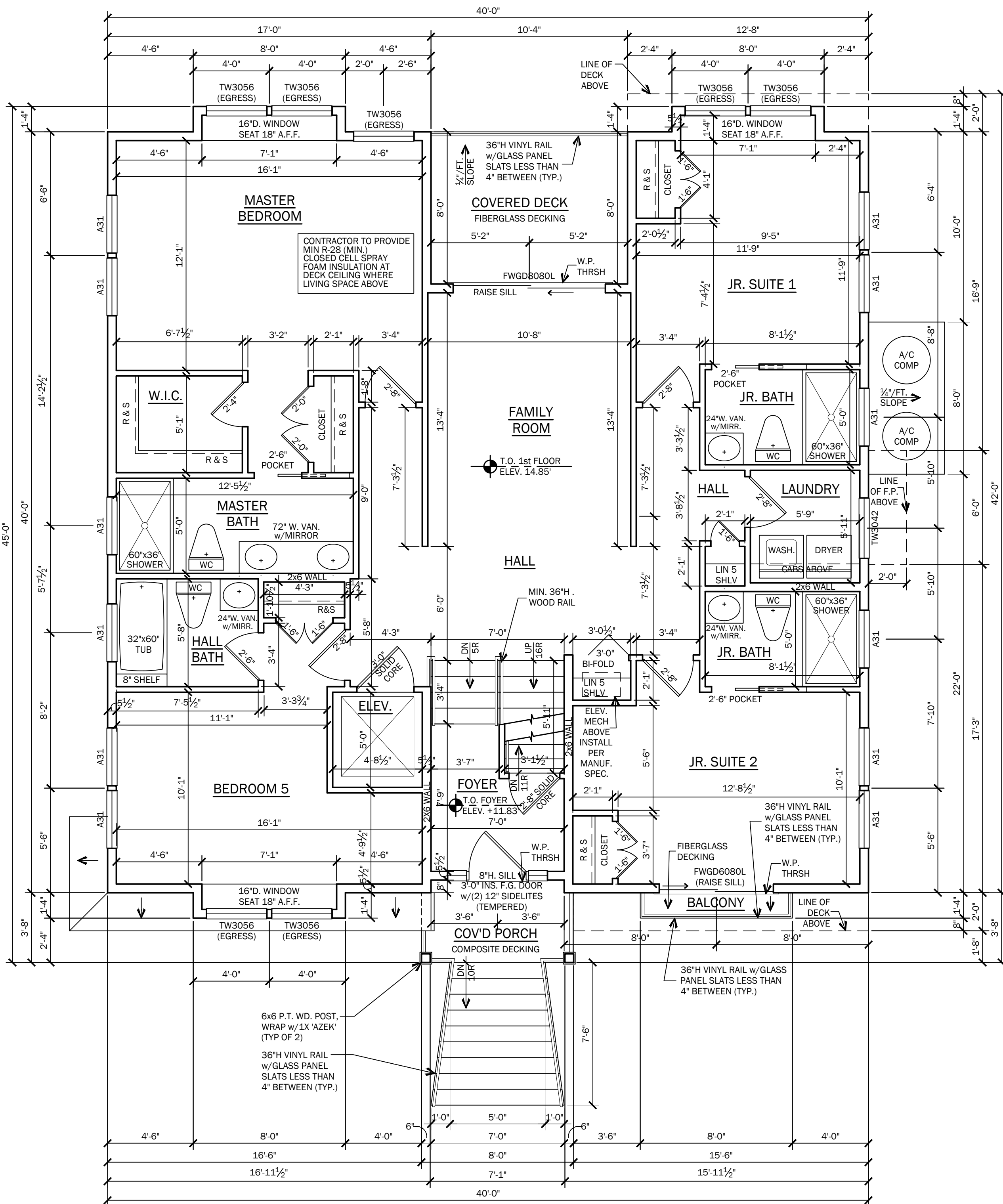
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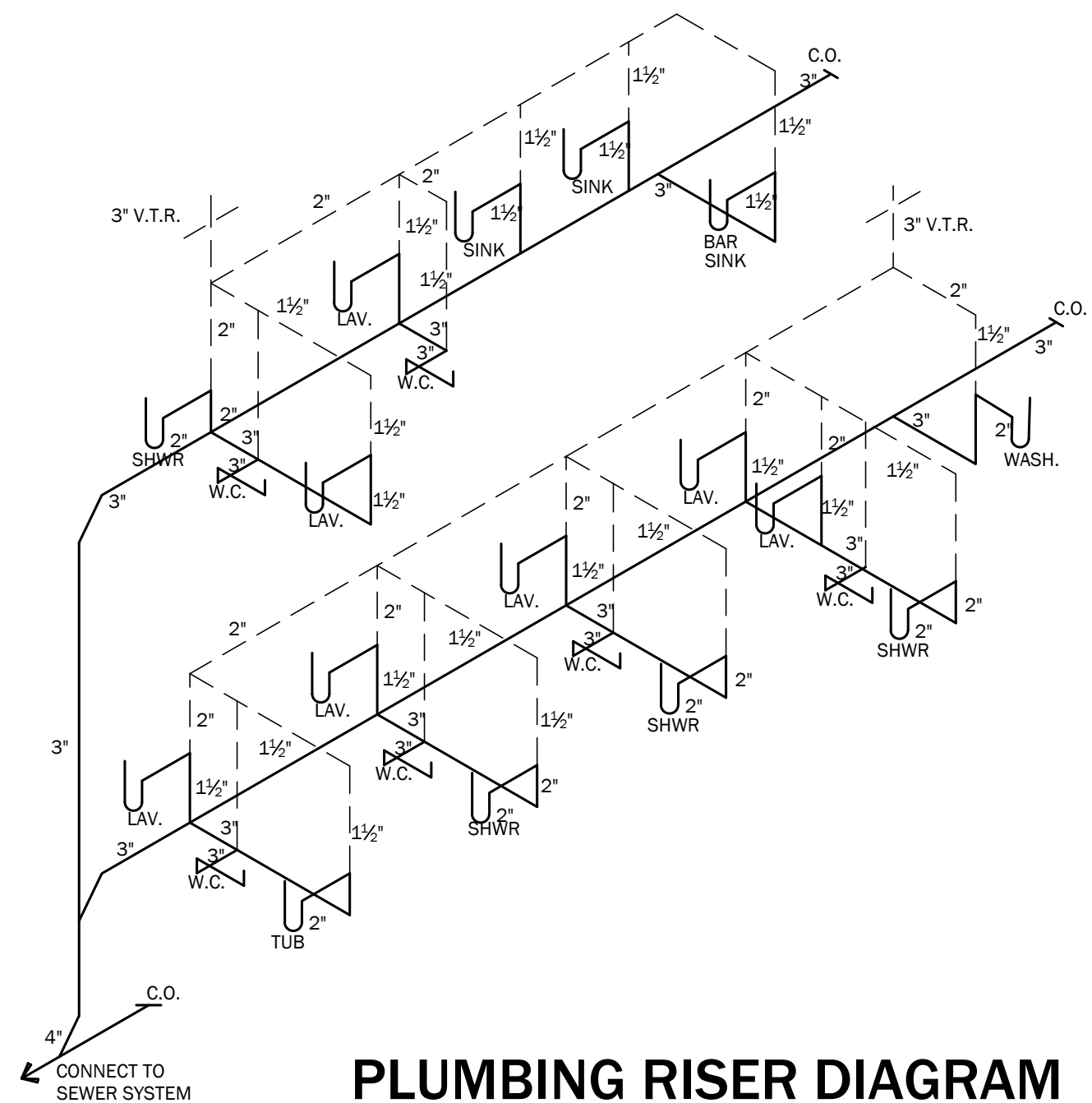
SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"



PLUMBING RISER DIAGRAM

1/4" = 1'-0"

WALLS AND PROJECTIONS LESS THAN 5'-0" FROM PROPERTY LINE	FLOOR AREA
-ALL WALLS AND PROJECTIONS PARALLEL TO THE PROPERTY LINE LESS THAN 5 FEET AND SHALL BE 1-HOUR RATED AND CONSTRUCTED PER U.L. DESIGN U305. (1) LAYER 5/8" TYPE 'X' GWB SHALL BE SUPPLIED TO BOTH SIDES OF THE WALL. (2) LAYERS 5/8" TYPE 'X' GWB SHALL BE SUPPLIED TO UNDERSIDE OF ALL PROJECTIONS.	TOTAL SITE AREA BUILDING COVERAGE 4,800.0 SQ.FT. 1,597.3 SQ.FT. (33.3%)
5B CONST. NOTE	LIVING AREAS:
-PROVIDE (1) LAYER 1/2" TYPE 'X' G.W.B. ON ALL WALLS ADJ. TO LIVING AREAS AND SUPPORTING 2ND. FLR. @ GARAGE. -PROVIDE (1) LAYER 1/2" TYPE 'X' G.W.B. ON INTERIOR SIDE OF ALL EXTERIOR LOAD BEARING WALLS @ GARAGE -THERE SHALL BE NO GWB INSTALLED ON THE GROUND FLOOR ENCLOSURE WALLS BEYOND WHAT IS PERMISSIBLE FOR THE ELEVATOR AND ENTRYWAY. -PROVIDE (2) LAYERS 1/2" LABEL 'C' G.W.B. ON ENTIRE CEILING @ GARAGE -PROVIDE (2) LAYERS 3/4" TYPE 'X' AT DROPPED BEAM IN GARAGE. FIRE RATED GWB MAY BE OMITTED FOR COMMODITY OR ENGINEERED BEAMS LARGER THAN (3) 2X10 MEMBERS PER FTO-13.	FIRST FLOOR SECOND FLOOR TOTAL 1,555.3 SQ.FT. 1,308.4 SQ.FT. 2,863.7 SQ.FT.
	MISC. AREAS:
	PORCH STORAGE GARAGE 1ST FLR. DECK 2ND FLR. DECKS ROOF DECK OUTDOOR SHWR 34.0 SQ.FT. 739.8 SQ.FT. 430.6 SQ.FT. 151 FLR. DECK 344.3 SQ.FT. 941.2 SQ.FT. 32 SQ.FT.
	VOLUME NOTE: NUMBERS INDICATED ARE IN SQUARE FEET U.N.O.
	36,565 CU.FT.
AIR INFILTRATION BARRIER	ATTIC VENT
-PER 2021 IECC, SECTION 402.4.1. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR THE DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL: -ALL JOINTS, SEAMS, AND PENETRATIONS SITE-BUILT WINDOWS, DOORS, AND SKYLIGHTS OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING UTILITY PENETRATIONS -DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE -KNEE WALLS FROM CONDITIONED SPACES -BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS COMMON WALLS BETWEEN DWELLING UNITS -ATTIC ACCESS OPENINGS -RIM JOIST JUNCTION -OTHER SOURCES OF INFILTRATION	MAIN ROOF RIDGE AREA SOFFIT AREA 2.59 SQ. FT. 2.59 SQ. FT.
STAIR/RAILING NOTES	SOFFIT NOTE
-INTERIOR STAIR TREADS SHALL BE 10" MIN. PLUS 1" NOSING (TYP.) UNLESS NOTED OTHERWISE -EXTERIOR STAIR TREADS SHALL BE 10" MIN. PLUS 1" NOSING (TYP.) UNLESS NOTED OTHERWISE -STAIR RISER HEIGHT SHALL BE 8 1/4" MAXIMUM. -INTERIOR GUARDRAILS/HANDRAILS SHALL BE WOOD w/WOOD BALUSTERS AS REQUIRED. -EXTERIOR GUARDRAILS/HANDRAILS SHALL BE VINYL w/VINYL BALUSTERS AS REQUIRED. -ALL HANDRAILS SHALL BE 36" ABOVE NOSING (TYPICAL) -ALL HANDRAIL GRIP SIZES SHALL BE 1 1/2" DIA. MIN. TO 2" DIA. MAX. -ALL GUARDRAILS SHALL BE 36" MIN. ABOVE FLOOR (TYPICAL) -ALL BALUSTERS SHALL BE CONSTRUCTED SO ALL OPENINGS ARE LESS THAN 4" (TYP.) -ALL WD. HANDRAILS, GUARDRAILS & BALUSTERS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED -INTERIOR WD. HANDRAILS LOCATED BELOW DFE SHALL BE PRESSURE TREATED	NOTE: AREAS ARE CALCULATED BY 1/300 OF THE ATTIC FLOOR AREA. 50% OF AREA AT THE RIDGE, 50% OF AREA AT THE SOFFIT.
RESIDENTIAL ELEVATOR	GENERAL NOTES
1HR SHAFT SEP. ASSEM. BASED ON F.M.FC-172 (1) LAYERS 3/4" TYPE 'X' GWB ON INSIDE AND (1) LAYER 1/2" TYPE 'X' GWB ON EXTERIOR OF ELEVATOR. SHAFT ABOVE D.F.E. PROVIDE (1) LAYER 3/4" FIRE-RESISTED WALLBOARD BY 'NATIONAL GYPSUM COMPANY', OR APPROVED EQUAL ON INSIDE AND ON OUTSIDE OF ELEVATOR. SHAFT, BELOW D.F.E. ELEVATORS THAT DO NOT REQUIRE A MACHINE ROOM SHALL HAVE A SMOKE DETECTOR OR SPRINKLER HEAD LOCATED WITHIN THE ELEVATOR. SHAFT.	-ALL DIMENSIONS ARE TO ROUGH FRAMING. -ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAX. UNLESS OTHERWISE NOTED. -ALL INTERIOR WALLS SHALL BE 2x4 STUDS AT 16" O.C. MAX. UNLESS OTHERWISE NOTED. -ALL PRODUCTS AND MATERIALS TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS. -ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. -ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED. -ALL CONCRETE USED FOR SLABS AND FOOTINGS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 psi @ 28 DAYS. -THE BOTTOM OF EACH FLOOD VENT OPENING MUST BE NOT MORE THAN 1 FOOT ABOVE THE HIGHER OF THE FINAL INTERIOR GRADE (OR FLOOR) AND THE FINISHED EXTERIOR GRADE IMMEDIATELY UNDER EACH OPENING. -WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE ARCHITECT. -WINDOW MODEL # ARE BASED ON "400 SERIES" BY "ANDERSEN WINDOW CORP." MODELS. CONTRACTOR TO VERIFY EGRESS / MIN. 24" SILL HEIGHT WHEN SUBSTITUTING MANUFACTURER. -PROVIDE TEMPERED GLASS AT THE FOLLOWING LOCATIONS: -IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION -WHERE GLAZING IS LESS THAN 180 DEGREES FROM THE PLACE OF A DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN INSWINGING DOOR -IN BATHTUBS, SHOWERS AND OVER WHIRLPOOLS, WHERE THE BOTTOM EDGE IF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE. -GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS. -LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. -FIRE STOPPING SHALL BE INSTALLED AT ALL FLR./CLG. & CLG./ROOF LEVELS, INCLUDING FLUE / FIREPLACE CHASE -PROVIDE WEATHERSTRIP AT ELEVATOR DOORS FIRE STOPPING TO BE MIN. 3/2" PLYWOOD SHEATHING. -FILL ALL ANNULAR SPACES OF FIRE STOPPING PENETRATIONS w/ AN APPROVED FIRE STOPPING. -PROVIDE CEMENT BOARD TILE BACKER AT ALL WET WALL AREAS (SHOWER AND TUB AREAS) -PROVIDE PORTABLE FIRE EXTINGUISHER AT KITCHEN AREA -PROVIDE TWO VENTS IN ANY CONDITIONED ROOM w/ A GAS APPLIANCE IF THERE IS NO DIRECT VENT. ONE VENT WITHIN 1'-0" OF THE CEILING, AND ONE VENT WITHIN 1'-0" OF THE FLOOR. EACH VENT TO BE A MIN. OF 1 SQ. IN. / 1000 BTU, PER LATEST EDITION OF THE NJ EDITION IF THE IRC, SECTION G2407. -SAWN LUMBER - NOTCHES IN SAWN LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THEN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE END OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4" OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE END OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP, BOTTOM, OR EDGE OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2" TO THE NOTCH, PER NJ IRC, SECTION R502.8.1 -ENGINEERED WOOD PRODUCTS - CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE LAMINATED MEMBERS OR JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURERS RECOMMENDATIONS., PER NJ IRC, SECTION R502.8.2

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LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

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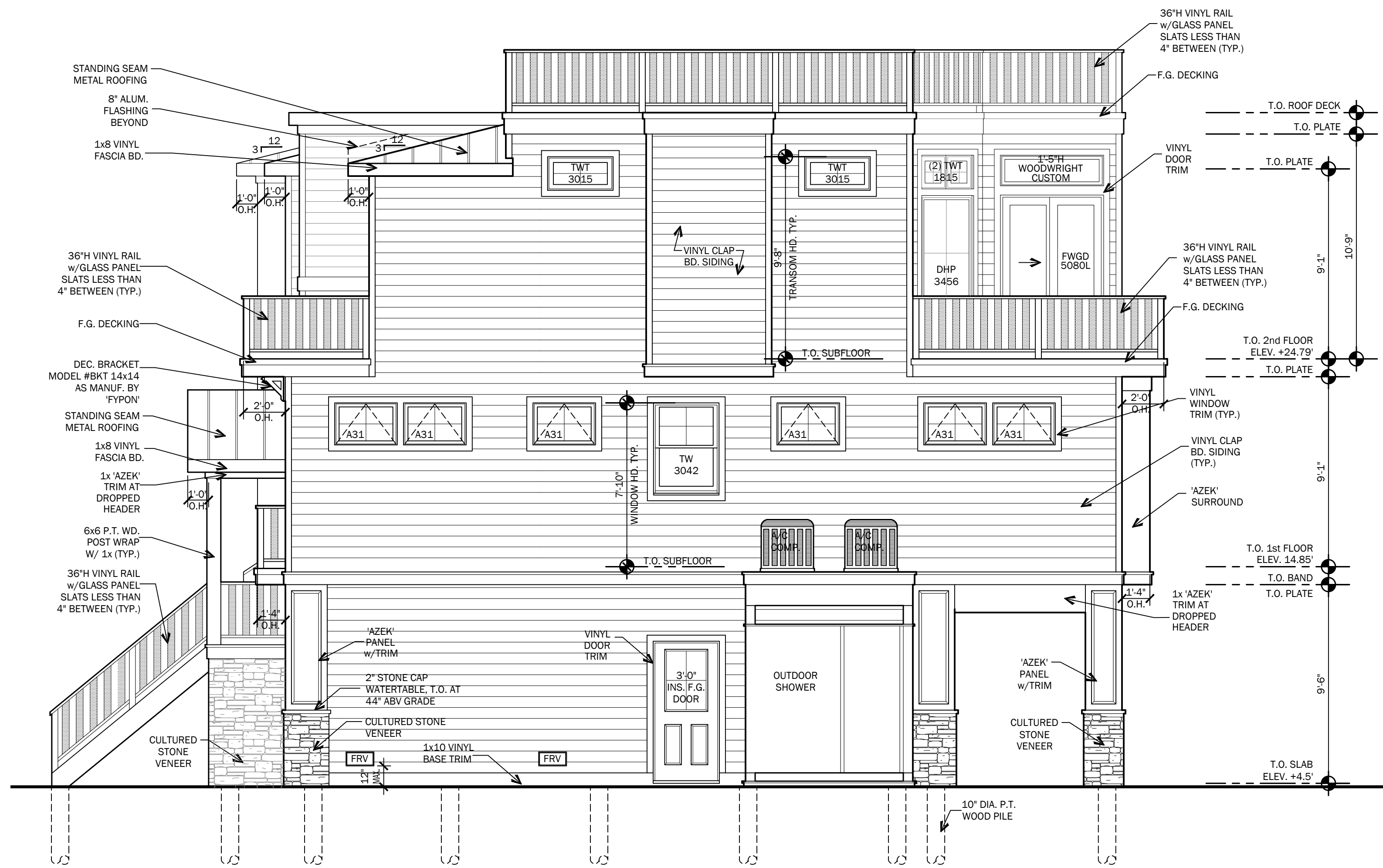
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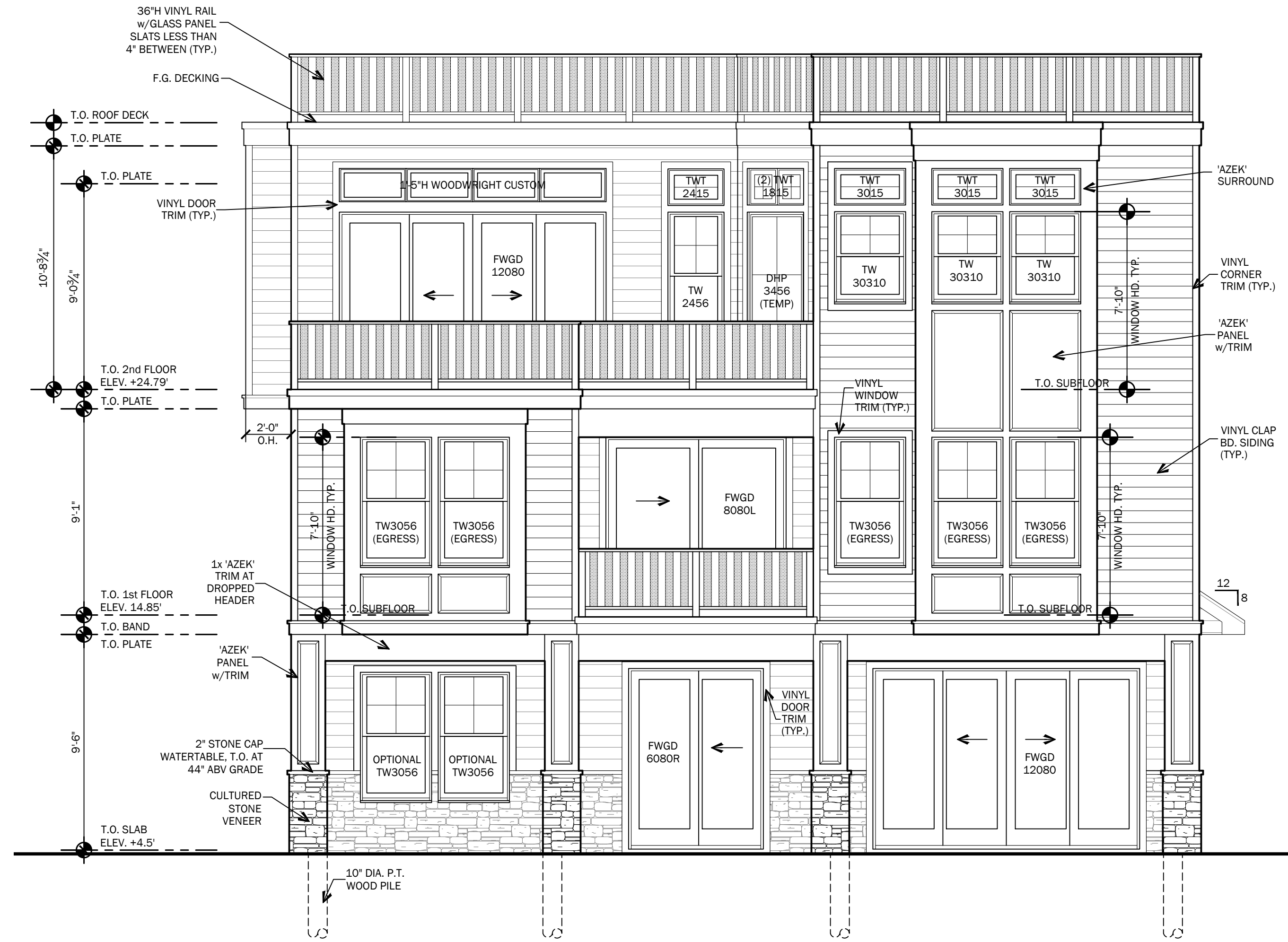
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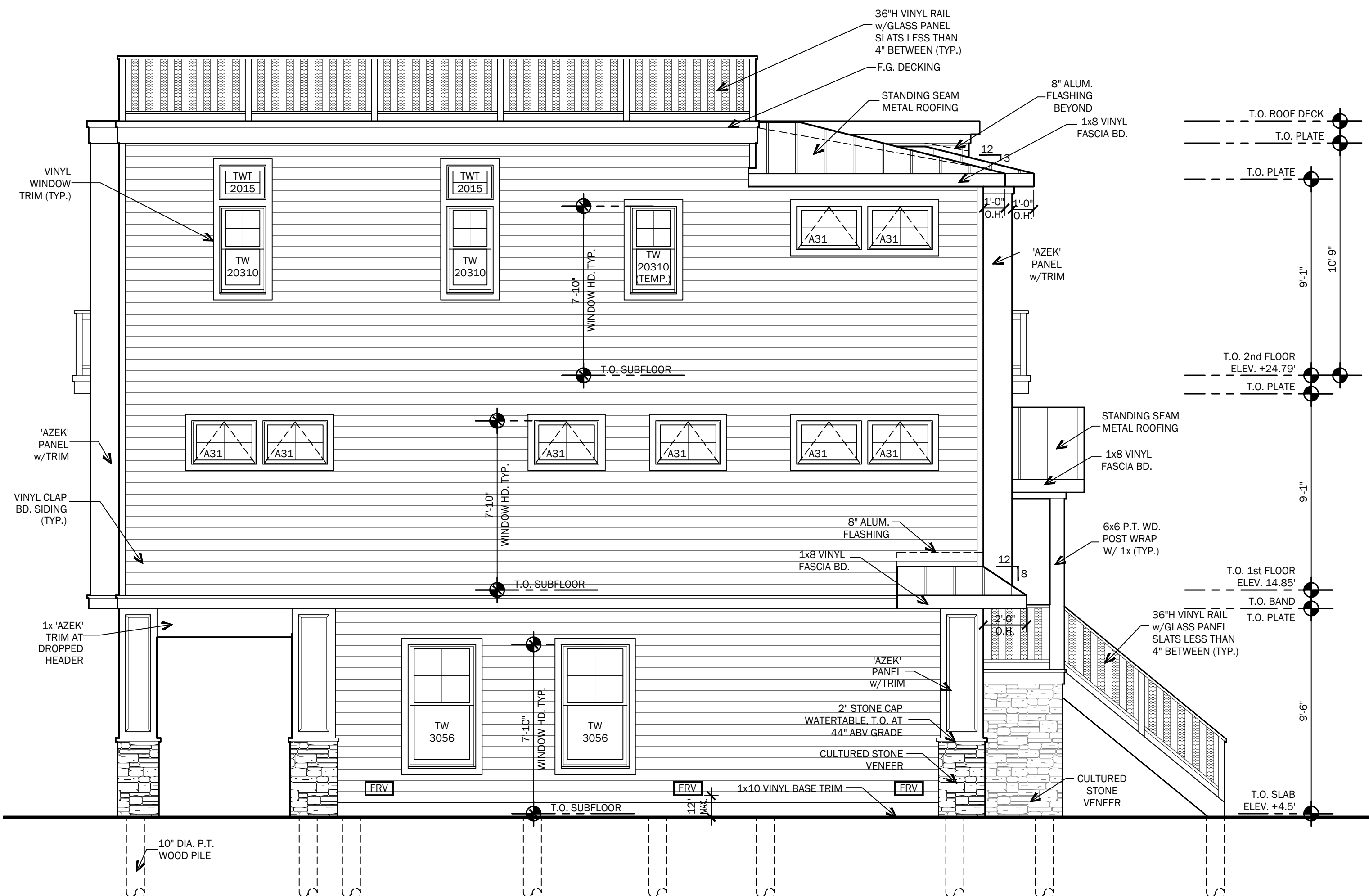
RIGHT SIDE ELEVATION

1/4" = 1'-0"



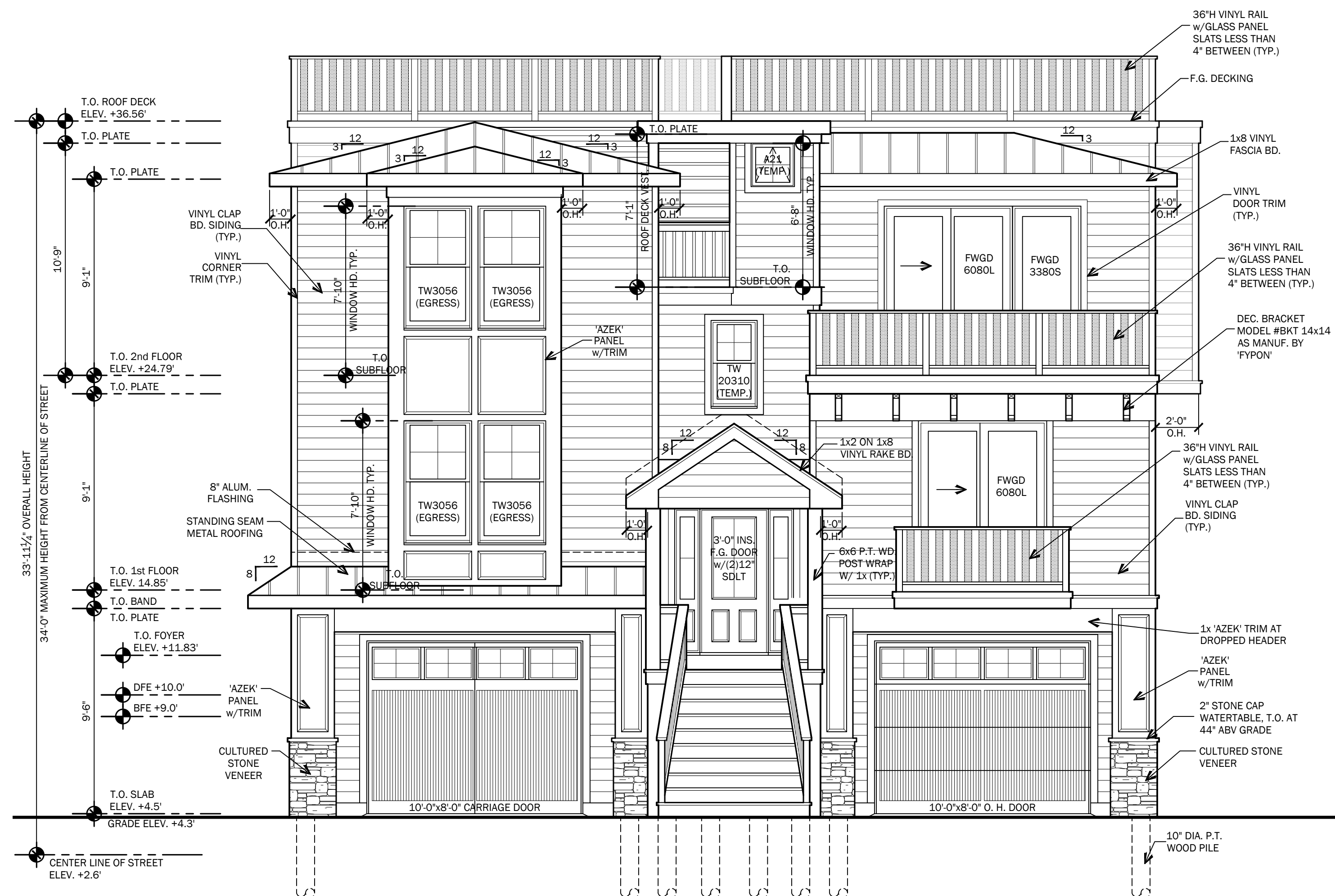
REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

KAPNICK I 132 W JEANETTE RESIDENCE
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ELEVATIONS

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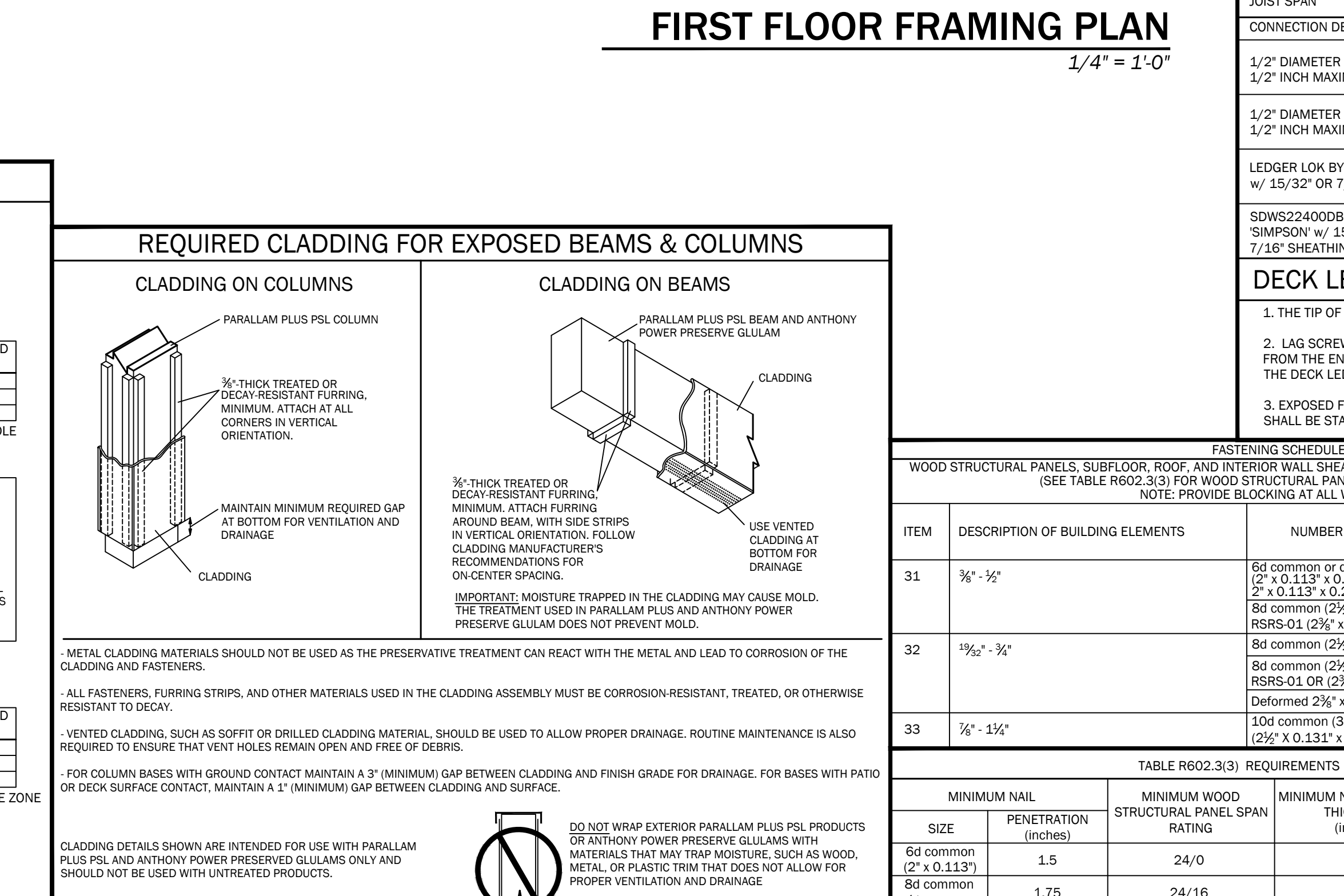
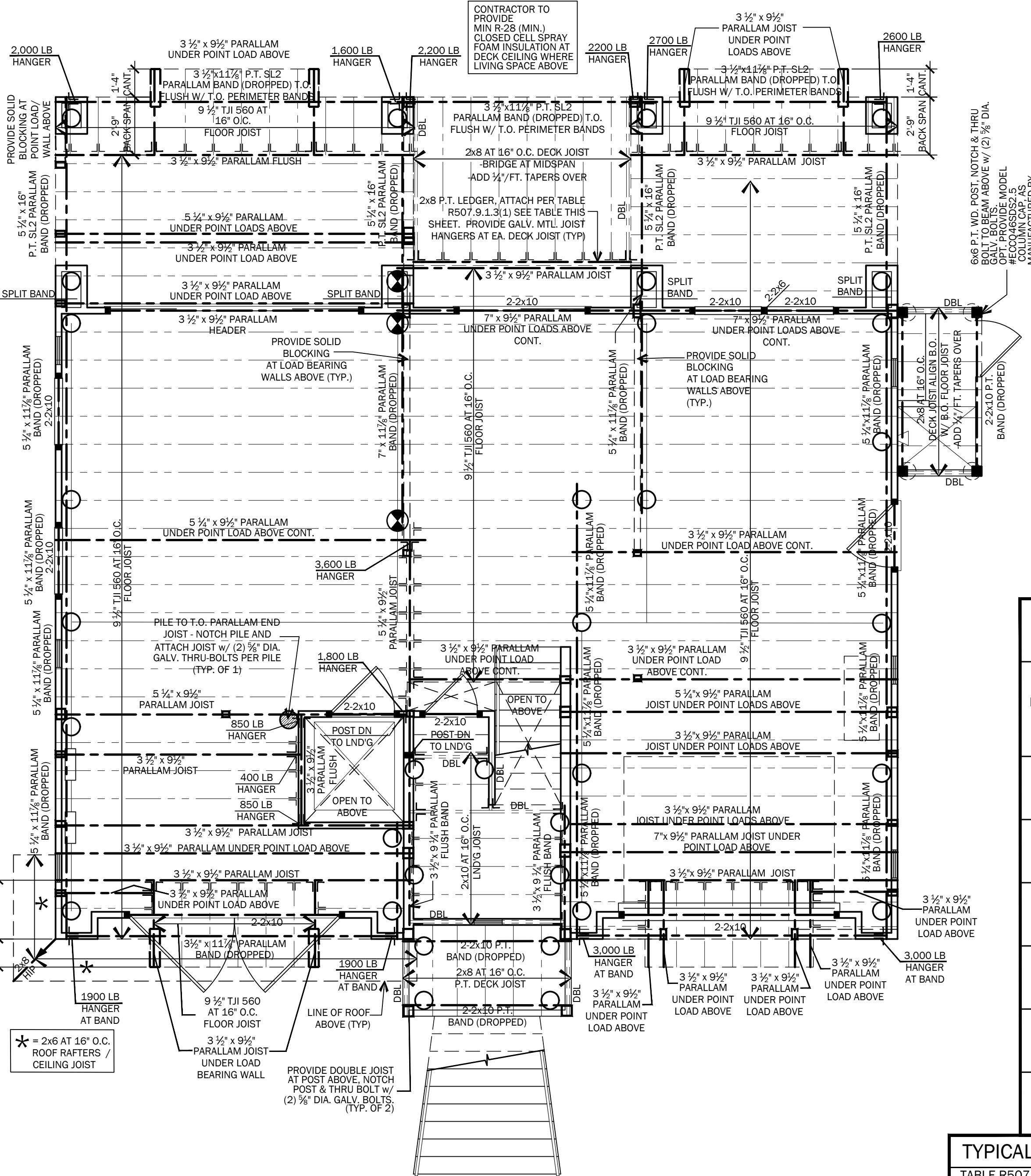
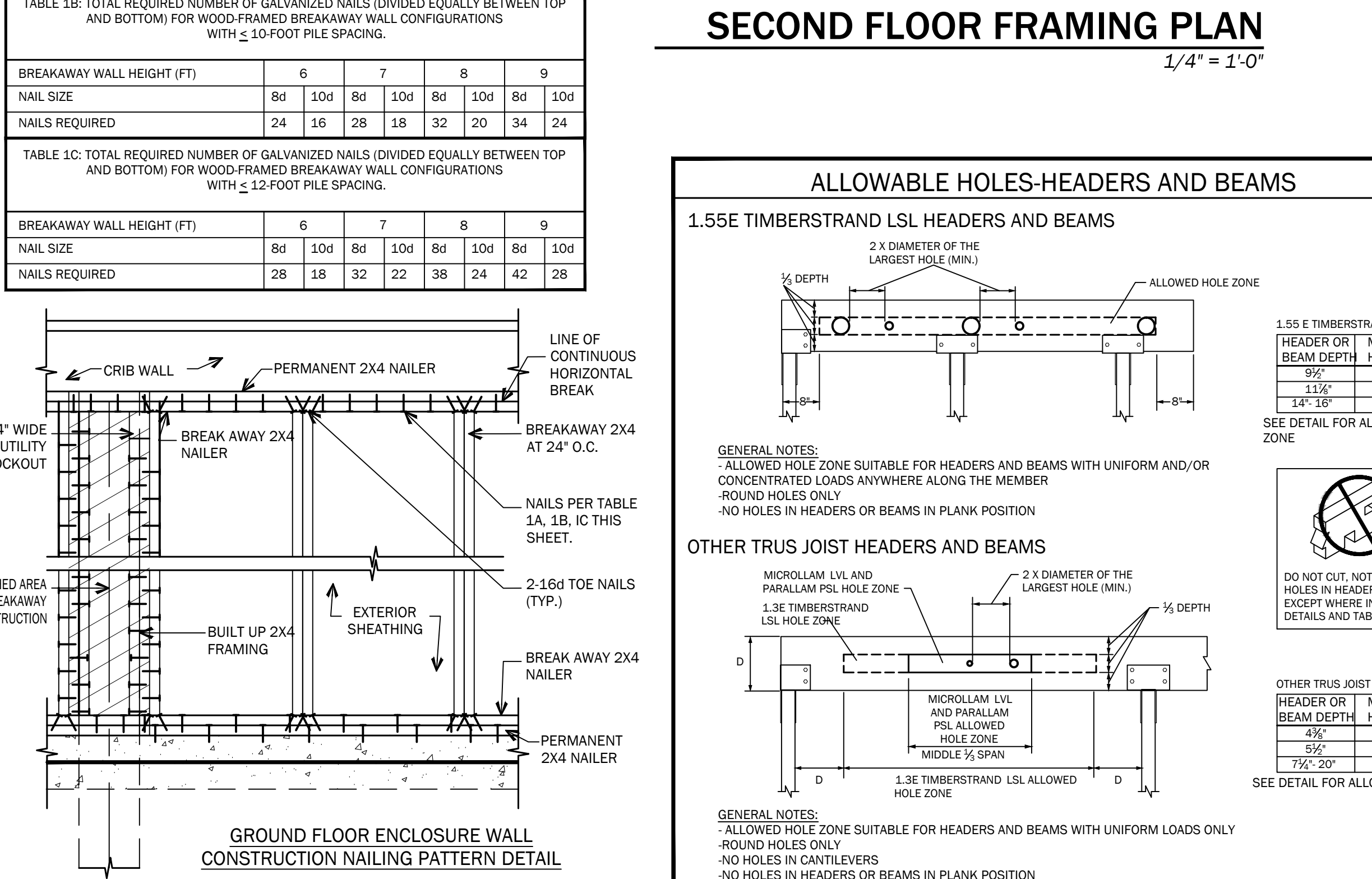
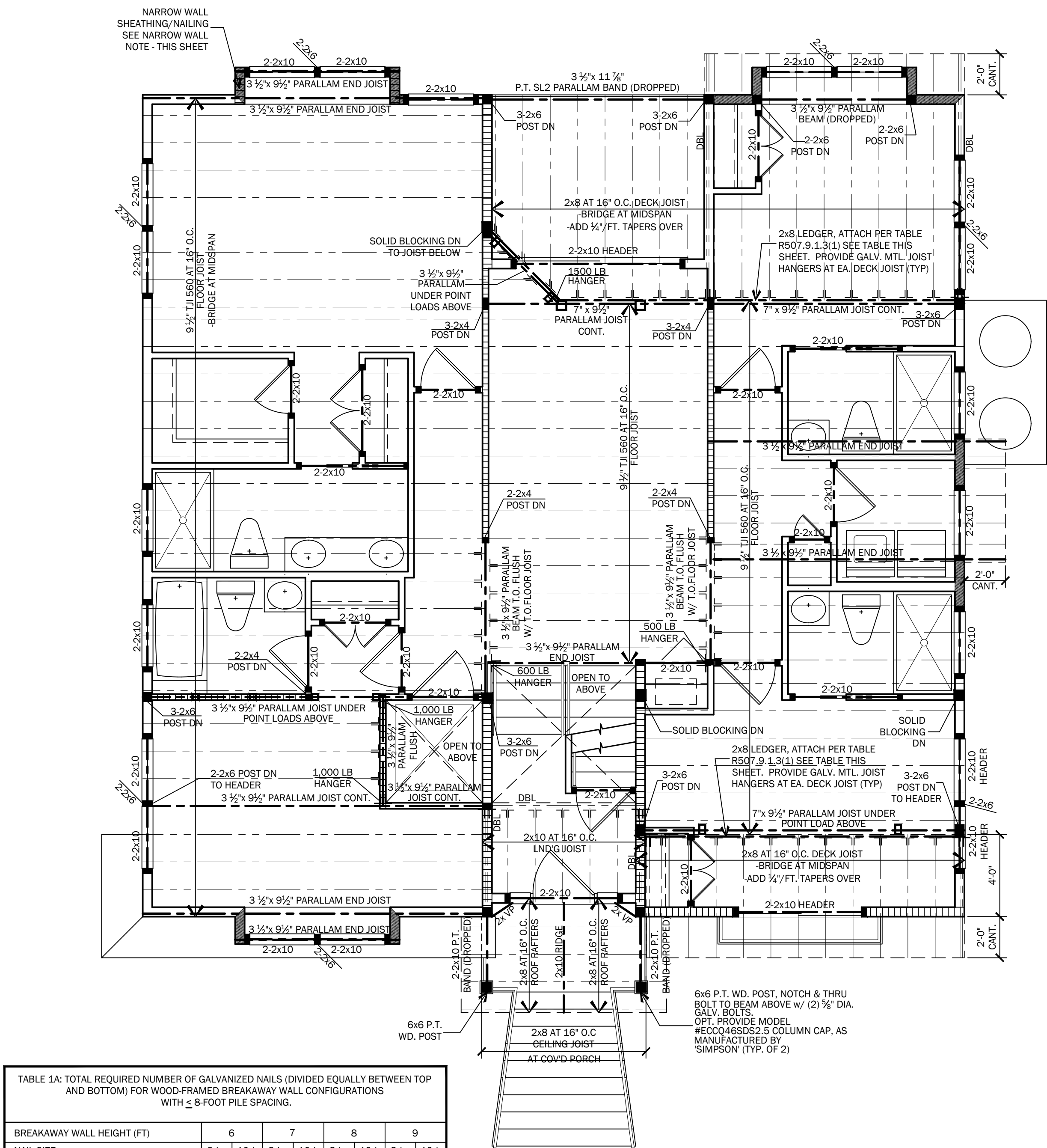
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ROOFING NOTES

ROOFING FASTENING METHOD SHALL BE IN ACCORDANCE WITH ASTM 3161, CLASS F AND ASPHALT SHINGLES SHALL BEAR A LABEL INDICATING COMPLIANCE WITH ASTM 3061, CLASS F.

ROOFS WITH A SLOPE OF 2:12 TO 4:12 SHALL BE PROVIDED WITH (2) LAYERS OF 15# FIBERGLASS UNDERLAYMENT OR SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET COMPLYING WITH ASTM D 1970.

NARROW WALL SHEATHING NOTE

PER NEW JERSEY EDITION OF THE 2021 IRC SECTION R602.12.6 - NARROW PANELS WHERE NOTED.

NARROW WALL SECTIONS UTILIZING WOOD STRUCTURAL PANELS SHALL BE CONNECTED USING TABLE R602.3(3), SEE TABLE THIS SHEET.

WHERE NOTED NARROW WALL SECTIONS UTILIZING MIN. 5/8" STRUCTURAL FIBERBOARD SHEATHING SHALL BE CONNECTED W/ (2) ROWS 8d COMMON NAILS @ 3" O.C. @ PANEL EDGES & 6" O.C. @ FIELD. FASTEN SHEATHING TO HEADERS W/ 8d COMMON NAILS IN 3" GRID PATTERN. PANEL SPLICES, IF NEEDED, TO OCCUR WITHIN 24" OF MID-HEIGHT. (TYP.)

PROVIDE NARROW WALL SHEATHING/NAILING AT EXTERIOR WALLS LESS THAN 10'-0" H W/ PANELS LESS THAN 3'-0" WIDE.

Rafter/Ceiling Joist Heel Joint Connections

PER TABLE R802.5.2(1)

RAFTER SLOPE	RAFTER SPACING (INCHES)	GROUND SNOW LOAD (PSF)		
		20	30	40
3:12	12	3	5	8
	16	4	7	10
	19.2	4	8	12
	24	5	10	15
4:12	12	3	4	6
	16	3	5	8
	19.2	3	6	9
	24	4	8	11
5:12	12	3	3	5
	16	3	4	6
	19.2	3	5	7
	24	3	6	9
7:12	12	3	3	4
	16	3	3	5
	19.2	3	4	5
	24	3	5	7
9:12	12	3	3	3
	16	3	3	4
	19.2	3	3	4
	24	3	4	5
12:12	12	3	3	3
	16	3	3	3
	19.2	3	3	3
	24	3	3	4

TYPICAL DECK LEDGER DETAIL / FASTENER SCHEDULE

TABLE R507.9.1.3(1)

FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER AND A 2" NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST

JOIST SPAN	6'-0" AND LESS	6'-1" TO 8'-0"	8'-1" TO 10'-0"	10'-1" TO 12'-0"	12'-1" TO 14'-0"	14'-1" TO 16'-0"	16'-1" TO 18'-0"
CONNECTION DETAILS							
1/2" DIAMETER LAG SCREW WITH 1/2" INCH MAXIMUM SHEATHING	30"	23"	18"	15"	13"	11"	10"
1/2" DIAMETER BOLT WITH 1/2" INCH MAXIMUM SHEATHING	36"	36"	34"	29"	24"	21"	19"
LEDGER LOK BY FASTEN MASTER w/ 15/32" OR 7/16" SHEATHING	14"	11"	8"	7"	6"	5"	4"
SDWS22400DB SCREW BY SIMPSON w/ 15/32" OR 7/16" SHEATHING	15"	12"	9"	8"	7"	6"	5"

DECK LEDGER / FASTENER NOTES

- THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE BAND JOIST
- LAG SCREWS OR BOLTS SHALL BE PLACED 2" IN FROM THE BOTTOM OR TOP OF THE DECK LEDGERS AND BETWEEN 2" AND 5" IN FROM THE ENDS. THE LAG SCREWS OR BOLTS SHALL BE STAGGERED FROM THE TOP TO THE BOTTOM ALONG THE HORIZONTAL RUN OR THE DECK LEDGER.
- EXPOSED FASTENERS AND CONNECTORS, EXPOSED TO SALT WATER OR LOCATED WITHIN 300 FEET OF A SALT WATER SHORELINE, SHALL BE STAINLESS STEEL.

FASTENING SCHEDULE PER TABLE R602.3(1)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS		MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS TABLE R602.7.5
			EDGES (inches)	INTERMEDIATE SUPPORTS (inches)	
31	6d common or deformed (2" x 0.113" x 0.266" head) OR (2" x 0.113" x 0.266" head nail (subfloor, wall)	6d common (2 1/2" x 0.131") nail OR RSR-01 (2 1/2" x 0.113") nail (roof)	6	6	4'-0"
32	8d common (2 1/2" x 0.131") nail (subfloor, wall)	8d common (2 1/2" x 0.131") nail (roof) OR RSR-01 (2 1/2" x 0.113") nail (roof)	6	12	6'-0"
33	Deformed 2 1/2" x 0.113" x 0.266" head (wall or subfloor)	10d common (3" x 0.148") nail OR (2 1/2" x 0.131" x 0.281" head) deformed nail	6	12	10'-0"

TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES

MINIMUM NAIL SIZE	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED (mph)		
				EDGES (inches o.c.)	FIELD (inches o.c.)	WIND EXPOSURE CATEGORY		
6d common (2" x 0.113")	1.5	24/0	16	6	12	140	115	110
8d common (2 1/2" x 0.131")	1.75	24/16	16	6	12	170	140	135
			24	6	12	140	115	110

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STRUCTURAL FLOOR PLANS

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JOIST SPAN	6'-0" AND LESS	6'-1" TO 8'-0"	8'-1" TO 10'-0"	10'-1" TO 12'-0"	12'-1" TO 14'-0"	14'-1" TO 16'-0"	16'-1" TO 18'-0"
CONNECTION DETAILS							
1/2" DIAMETER LAG SCREW WITH 1/2" INCH MAXIMUM SHEATHING	30"	23"	18"	15"	13"	11"	10"
1/2" DIAMETER BOLT WITH 1/2" INCH MAXIMUM SHEATHING	36"	36"	34"	29"	24"	21"	19"
LEDGER LOK BY "FASTEN MASTER" w/ 15/32" OR 7/16" SHEATHING	14"	11"	8"	7"	6"	5"	4"
SDWS22400DB SCREW BY "SIMPSON" w/ 15/32" OR 7/16" SHEATHING	15"	12"	9"	8"	7"	6"	5"

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ROOF AND ROOF FRAMING PLANS

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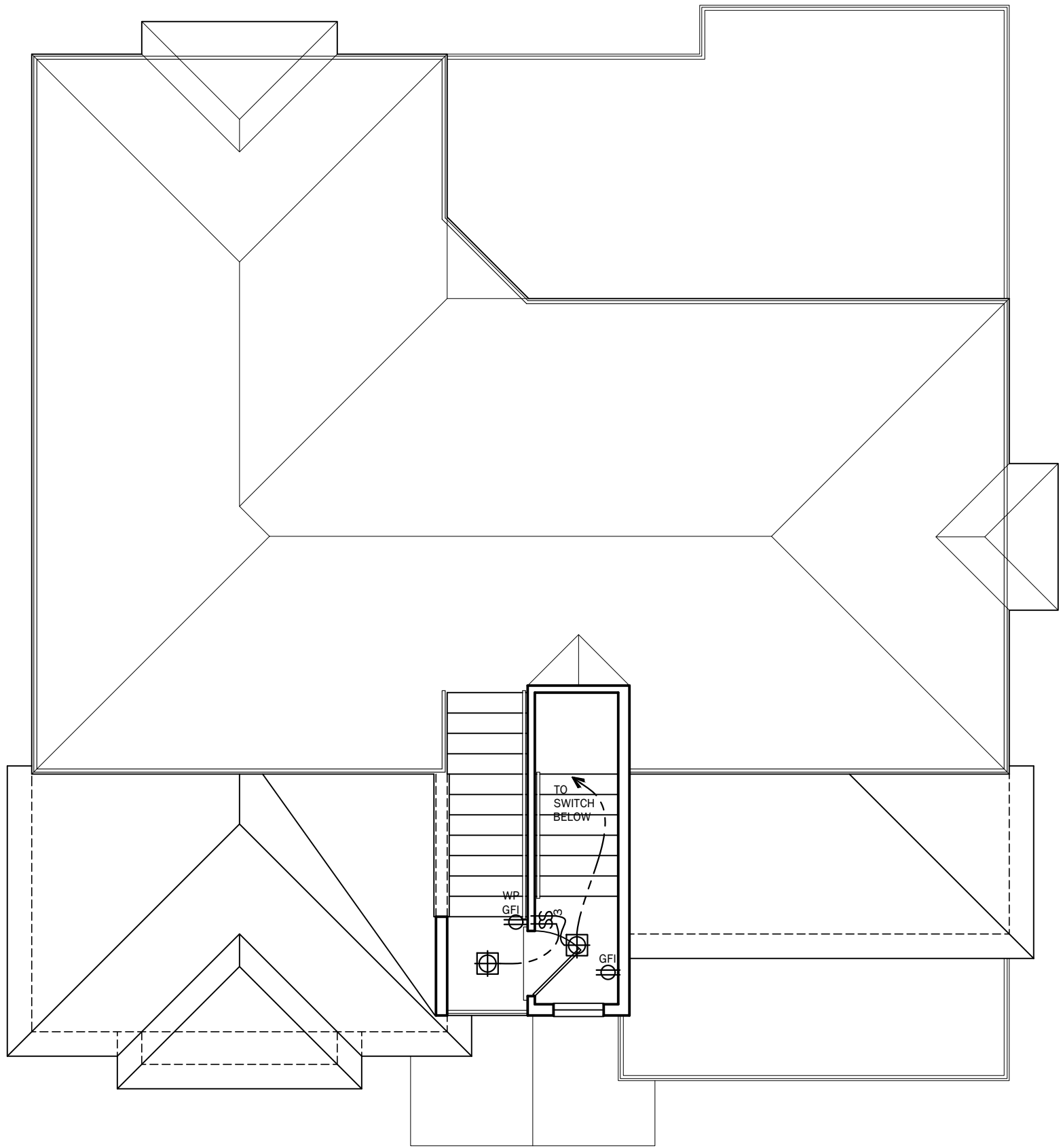
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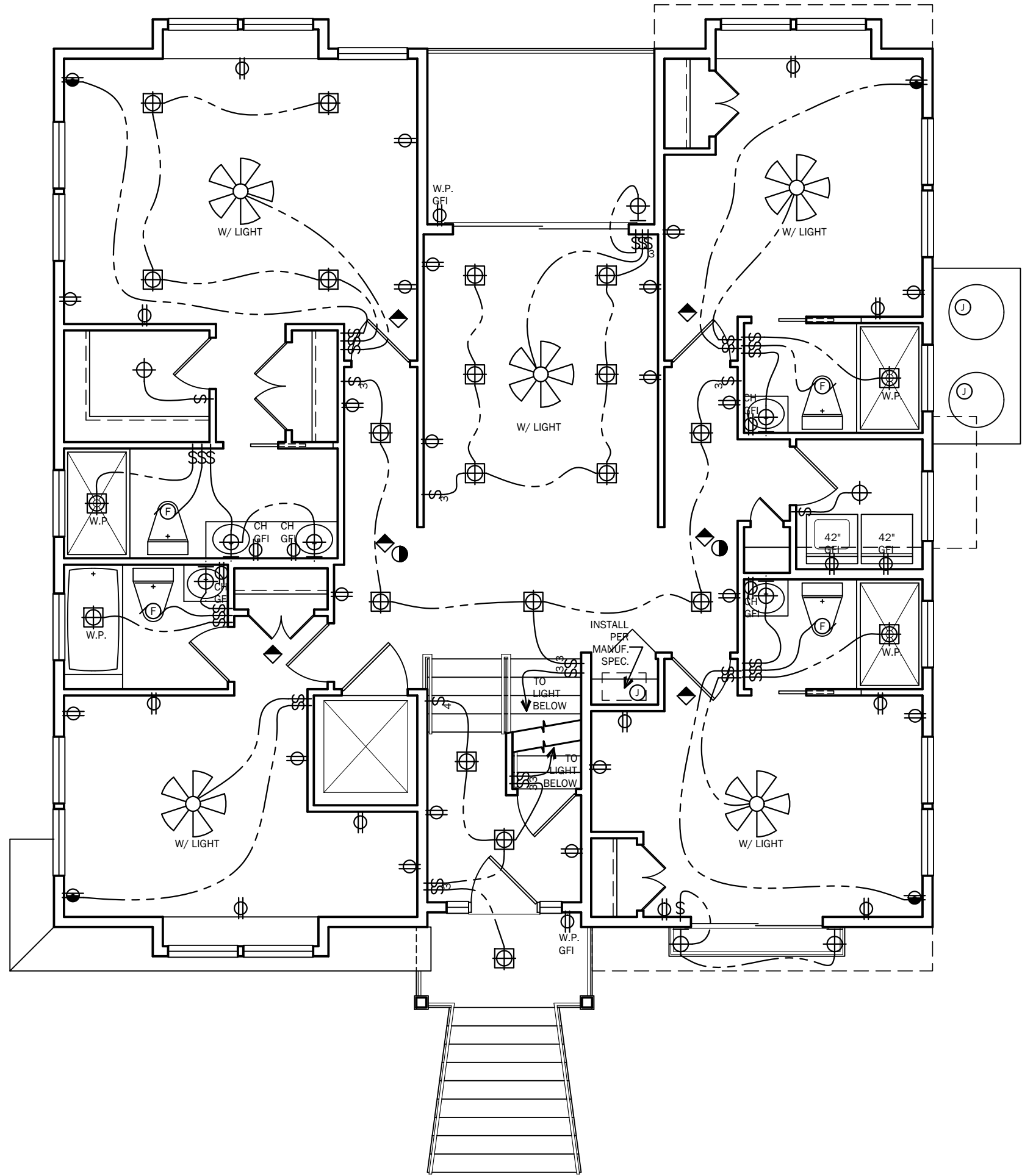
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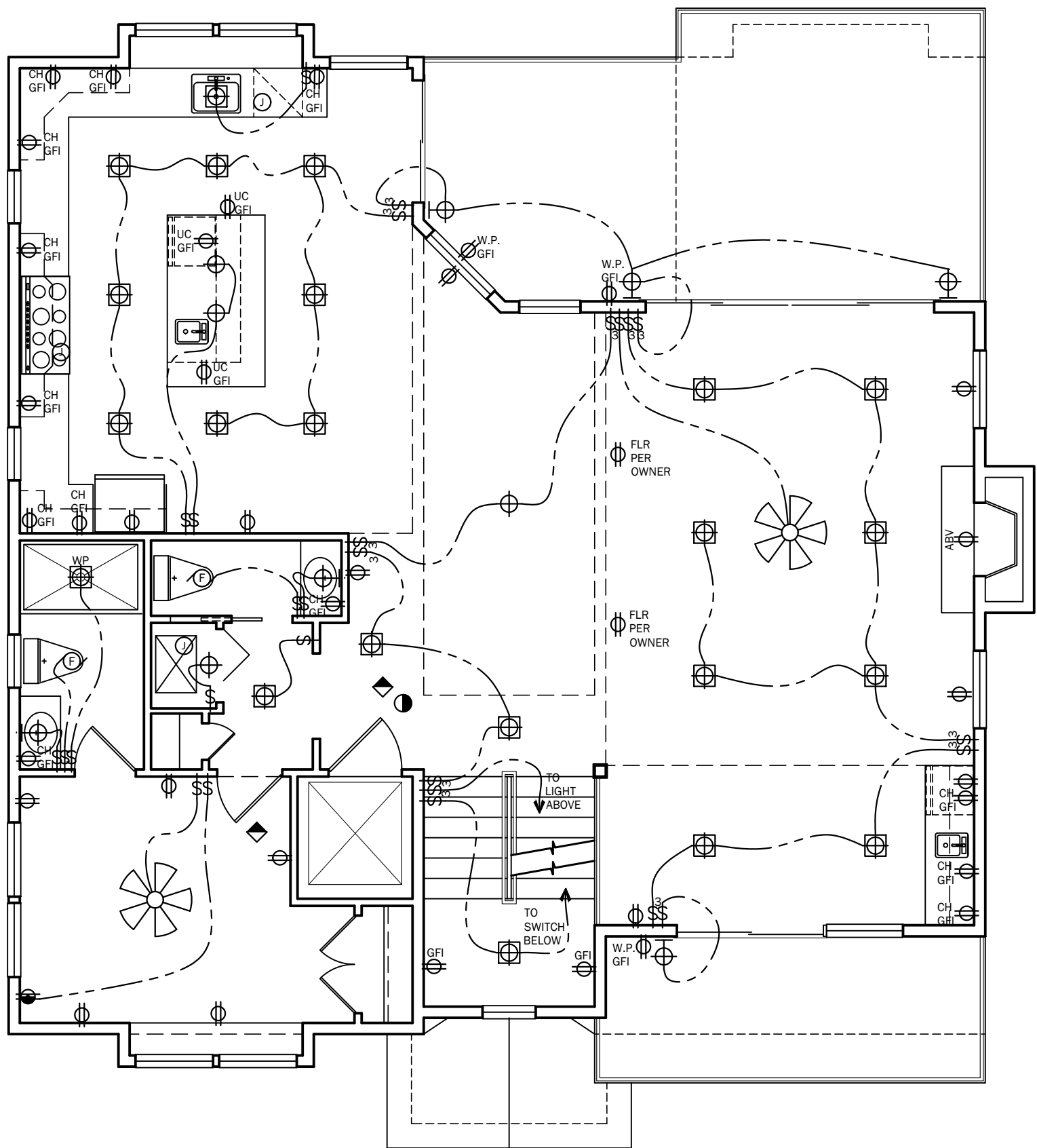
ROOF DECK ELECTRICAL PLAN

3/16" = 1'-0"



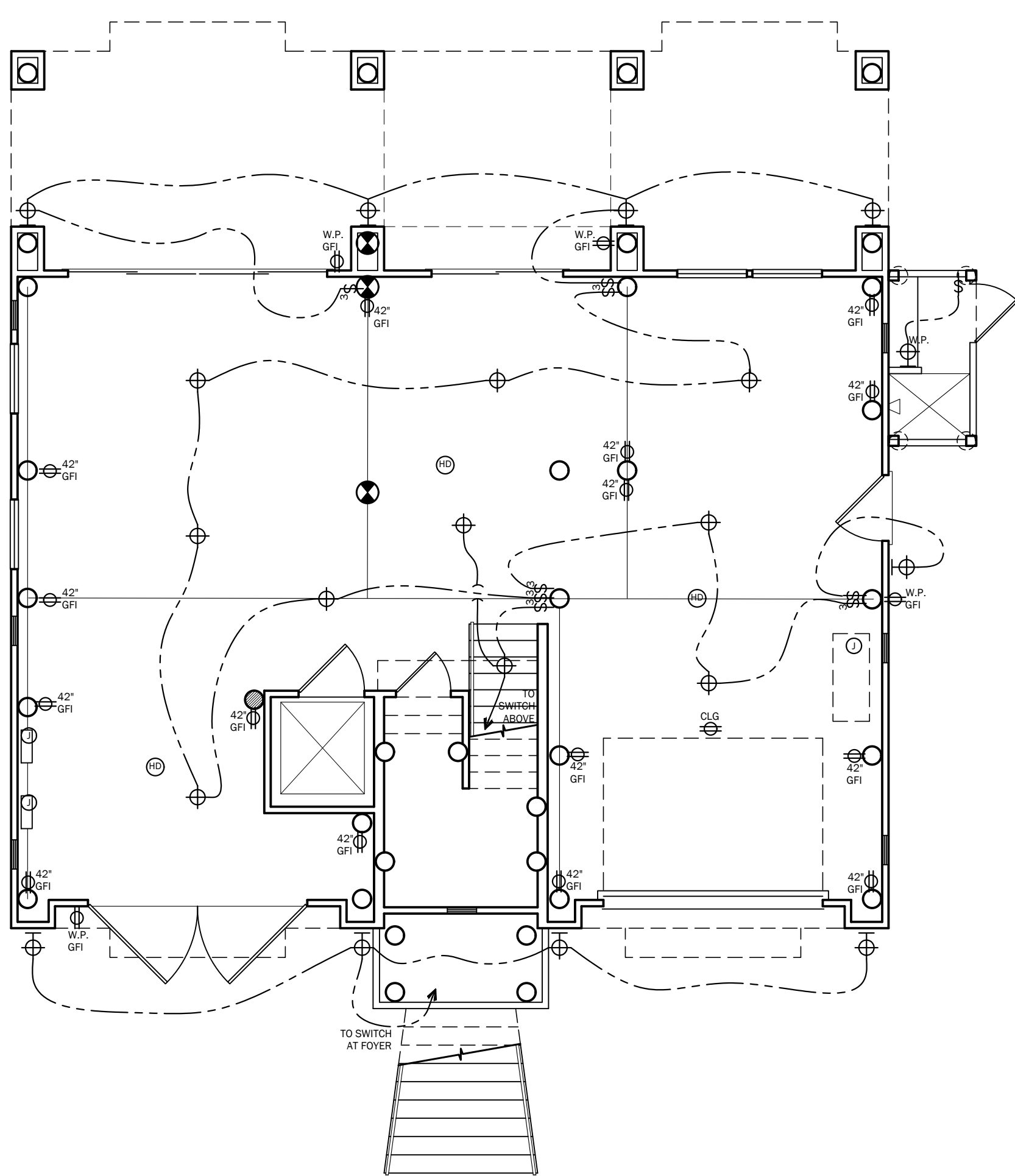
FIRST FLOOR ELECTRICAL PLAN

3/16" = 1'-0"



SECOND FLOOR ELECTRICAL PLAN

3/16" = 1'-0"



GROUND FLOOR ELECTRICAL PLAN

3/16" = 1'-0"

ELECTRICAL SYMBOLS

	SINGLE POLE SWITCH		TELEPHONE OUTLET
	THREE (3) POLE SWITCH		CABLE TELEVISION OUTLET
	FOUR (4) POLE SWITCH		THERMOSTAT
	DIMMER SWITCH		DOOR BELL BUTTON
	3 SPEED FAN SWITCH		DOOR BELL CHIMES
	DUPLEX OUTLET		SMOKE DETECTOR
	QUAD OUTLET		HEAT DETECTOR
	DUPLEX OUTLET GROUND FAULT INTERRUPTED		CARBON MONOXIDE DETECTOR
	DUPLEX OUTLET SPLIT WIRED TO SWITCH		SPRINKLER ALARM BELL
	DUPLEX OUTLET WATER PROOF GROUND FAULT		ELECTRIC PANEL
	220 SERVICE OUTLET		ELECTRIC METER
	DUPLEX OUTLET w/SWITCH		FLUORESCENT LIGHT FIXTURE
	JUNCTION BOX		FLUORESCENT STRIP FIXTURE
	CEILING LIGHT FIXTURE		UNDER CABINET FIXTURE
	RECESSED CEILING LIGHT FIXTURE		CEILING FAN
	WALL LIGHT FIXTURE		
	GARBAGE DISPOSAL		
	CEILING EXHAUST FAN		
	WALL EXHAUST FAN		
	EXHAUST FAN w/LIGHT		
	EXTERIOR FLOOD LIGHT		

NOTE:
- CH INDICATES COUNTER HEIGHT
- DIMENSIONS ADJACENT TO SYMBOL
INDICATE HEIGHT ABOVE FINISH FLOOR.
SMOKE DETECTOR NOTE:
- ALL SMOKE AND CARBON MONOXIDE
DETECTORS TO BE WIRED TOGETHER TO
PROVIDE A SIMULTANEOUS ALARM.
- SMOKE AND CARBON MONOXIDE
DETECTORS SHALL BE 110 VOLT, WITH A
BATTERY BACK-UP.

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE w/ AMENDMENTS PER NUCC, AND / OR LOCAL CODES.
2. PROVIDE CONVENIENCE OUTLETS AS REQUIRED BY CODE.
3. BRANCH CIRCUIT WIRING IN DAMP, WET, OR EXPOSED AREAS SHALL BE INSTALLED IN CONDUIT.
4. PROVIDE ALL FIXTURES WITH LAMPS.
5. ALL SMOKE & CARBON MONOXIDE DETECTORS SHALL BE WIRED TOGETHER TO PROVIDE A SIMULTANEOUS ALARM.
6. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE 110 VOLTS WITH A BATTERY BACK-UP.
7. PER NEC ARTICLE 406.12, ALL 125 VOLT RATED, 15 AND 20 AMP RECEPTACLE OUTLETS WILL BE REQUIRED TO BE TAMPER RESISTANT.
8. PER NEC ARTICLE 210.12, THE AFCI PROTECTION SHALL BE REQUIRED IN 120 VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS THROUGHOUT, EXCLUDING BATHROOMS, KITCHENS, GARAGES, UNFINISHED BASEMENTS, OR EXTERIOR LOCATIONS.
9. AN EXTERIOR RECEPTACLE OUTLET WILL BE REQUIRED WITHIN THE PERIMETER OF BALCONIES, DECKS, AND PORCHES THAT ARE ACCESSIBLE FROM INSIDE THE DWELLING. THE RECEPTACLE MUST BE PLACED WITHIN 6'-6" ABOVE THE SURFACE BELOW, TAMPER RESISTANT, AND GFCI PROTECTED.
10. ALL PERMANENTLY INSTALLED FIXTURES, EXCLUDING KITCHEN APPLIANCE FIXTURES, SHALL BE LOW-EFFICACY
EXCEPTIONS: BATHROOMS, HALLWAYS, EXTERIOR LIGHTING, OR SECURITY LIGHTING
11. PERMANENTLY INSTALLED FIXTURES SHALL HAVE A DIMMER, OCCUPANT SENSOR, OR ANOTHER CONTROL BUILT INTO THE FIXTURE
12. WHERE THE POWER FOR EXTERIOR LIGHTING EXCEEDS 30 WATTS, DAYLIGHT SENSORS ARE REQUIRED FOR EXTERIOR LIGHTING
13. ALL UTILITIES INCLUDING ELECTRIC METER, PUMPS, AND PLUMBING, TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION, AND CANNOT BE ATTACHED TO A BREAK-AWAY WALL IN A 'V ZONE' OR 'COASTAL A' ZONE. CONTRACTOR SHALL SUPPLY MAX. OF 4'-0" SECTION OF GROUND FLOOR ENCLOSURE TO BE NON-BREAKAWAY CONSTRUCTION, FOR THE INSTALLATION OF EQUIPMENT LISTED ABOVE.
14. ALL ELECTRICAL WIRING SHALL BE INSTALLED WITH VERTICAL CONDUITS FROM THE FLOOR SYSTEM DOWN TO PILING. NO HORIZONTAL CONDUIT, OUTLETS, OR SWITCHES SHALL BE ATTACHED TO BREAK AWAY WALLS.
15. ELECTRICAL WIRING, RECEPTACLES, SWITCHES, AND LIGHTS BELOW DESIGN FLOOD ELEVATION (DFE) SHALL BE GROUPED TOGETHER ON ISOLATED CIRCUITS WITH GFCI BREAKERS.
16. EXTERIOR ELECTRICAL WIRING BELOW DFE SHALL BE PROTECTED USING ELECTRICAL METALLIC TUBING (EMT) PER NEC ARTICLE 358.
17. EXTERIOR ELECTRICAL RECEPTACLES LOCATED BELOW DFE SHALL BE IN A WEATHER PROOF ENCLOSURE, SUITABLE FOR A WET LOCATION, PER NEC ARTICLE 406B.

HVAC NOTES

1. THE ENTIRE SYSTEM SHALL BE DESIGNED BY A LICENSED TECHNICIAN AND INSTALLED BY HVAC CONTRACTOR WITH WARRANTIES
2. HEATING SYSTEM SHALL BE GAS-FIRED FORCED HOT AIR, TWO ZONE, WITH A/C SHARING DISTRIBUTION DUCTWORK. 2ND UNIT TO BE LOCATED ON SECOND FLOOR.
3. DUCTWORK SHALL BE DESIGNED TO SUPPLY CONDITIONED AIR UNIFORMLY TO ALL SPACES.
4. UNITS SELECTED SHALL BE 90% EFFICIENT OR BETTER.
5. ALL DUCTWORK INSTALLED IN AN UNCONDITIONED SPACE SHALL HAVE R-8 INSULATION ON ALL SUPPLY DUCTS AND R-6 ON ALL RETURN DUCTS
6. BLOWER SEAL TEST WILL NEED TO BE COMPLETED PRIOR TO FINAL INSPECTION

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ELECTRICAL PLANS

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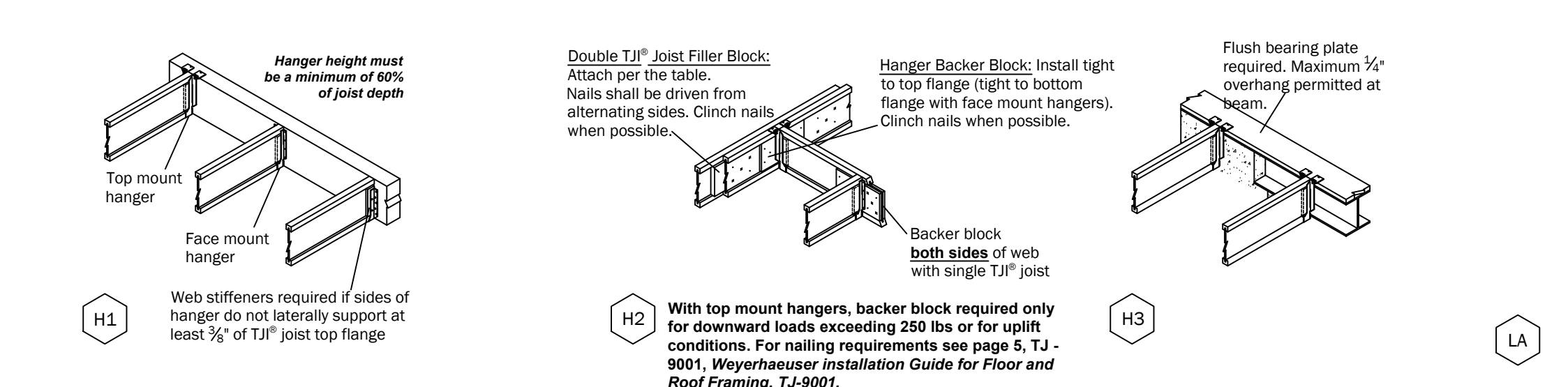
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* For additional installation specifications see Rim Board Details and Installation in *Weyerhaeuser Installation Guide for Floors and Roof Framing*, T-10001



BEARING AT COLUMN



Multiple-Member Connections for Top-Loaded Beams

Fastener Installation Requirements

Piece Width	# of Piles	Fastener				
		Type ⁽¹⁾	Min. Length	# Rows	O.C. Spacing	Location
1 3/4"	2	10d nails	3"	3 ⁽²⁾	12"	One side
		12d-16d nails	3 1/4"	2 ⁽²⁾		
	3	Screws	3 3/4" or 3 1/2"	2	24"	Both sides
		10d nails	3"	3 ⁽²⁾	12"	
		12d-16d nails	3 1/4"	2 ⁽²⁾		
		Screws	3 3/4" or 3 1/2"	2	24"	
4	10d nails ⁽³⁾	3"	3 ⁽²⁾	12"	Both sides (per ply)	
	12d-16d nails ⁽³⁾	3 1/4"	2 ⁽²⁾			
	Screws	5" or 6"	2	24"	Both sides	
		6 3/4"				
3 1/2"	2	Screws	5" or 6"	2	24"	Both sides
		6 3/4"			24"	One side

When fasteners are required on both sides, stagger fasteners on the second side so they fall halfway between fasteners on the first side.



Load must be applied evenly across entire beam width. Otherwise, use connections for side-loaded beams.

 TJI® joist floor framing does not require bridging or mid-span blocking

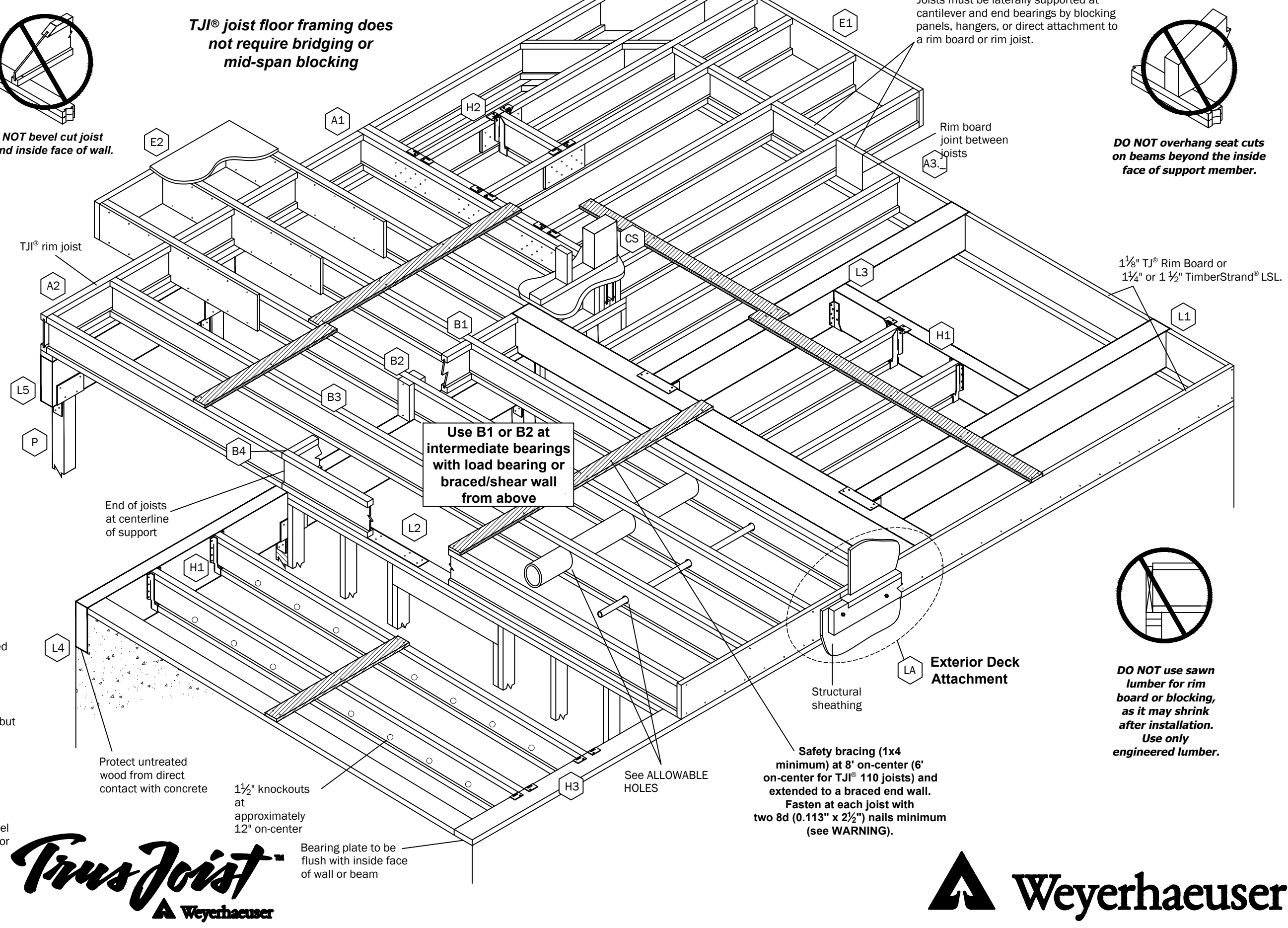
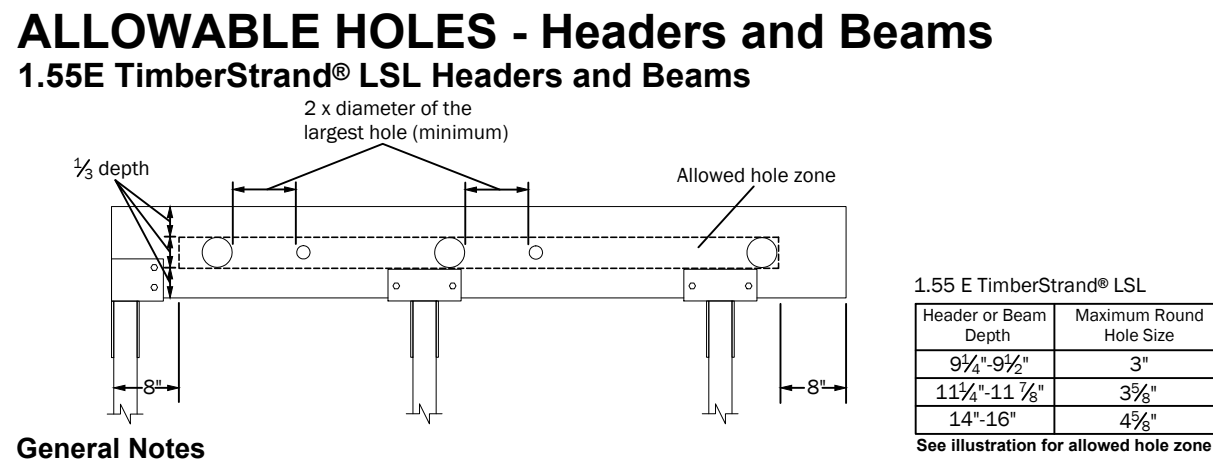


Table A - End Support

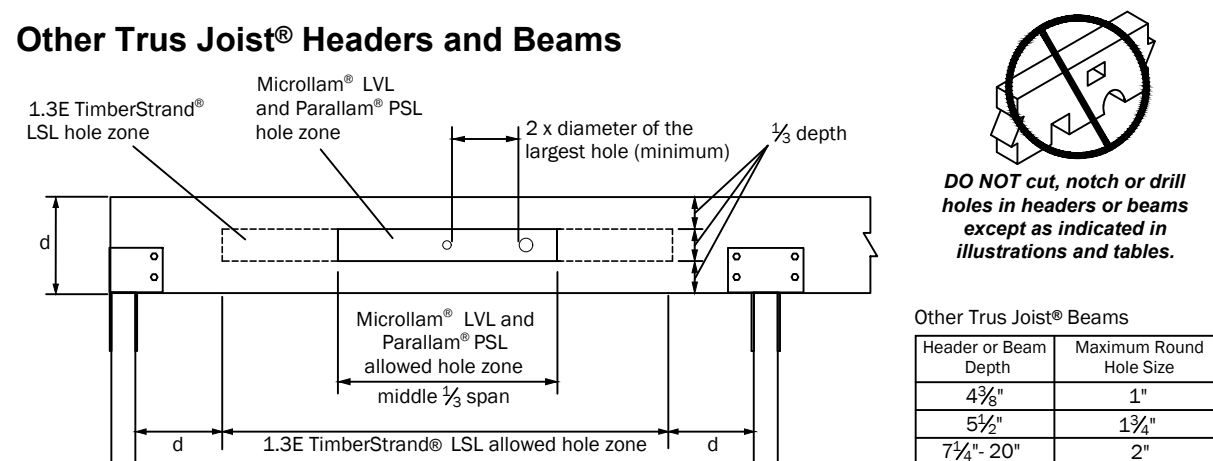
Table B - Intermediate or Cantilever Support

4"	6"	7"	8"	10"	12"	14 $\frac{3}{4}$ "	16 $\frac{3}{4}$ "		4"	6"	7"	8"	10"	12"	14 $\frac{3}{4}$ "	16 $\frac{3}{4}$ "
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- Leave $\frac{1}{8}$ " of web (minimum) at top and bottom of hole. **DO NOT cut joist flanges.**
- Tables are based on uniform load tables in current design literature.
- For simple span (5' minimum), uniformly loaded joists used in residential applications, one maximum size round hole may be located at the center of the joist span **provided that no other holes occur in the joist.**



- No holes in headers or beams in plank orientation.



- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

WARNING
Joists are unstable until braced laterally

DO NOT walk on joists until braced. **DO NOT walk on joists that are lying flat.** **DO NOT stack building materials on unsheathed**

WARNING NOTES: beams or walls.

Lack of proper bracing during construction can result in serious

1. All blocking, hangers, rim boards and rim joists at the end supports of the (1) joists must be completely installed and p
2. Lateral strength, like braced end wall or an existing deck, must be established at the ends of the bay. This can also be

with 2 - 8d(.0113" x 2.5") nails each joist and end support at 8 ft on center (6 ft for TJI 110 joists). Without this bracing, buckling or rollover is highly probable under light construction loads - such as a worker or one layer of unnailed sheathing.

7. See www.wy.com/besafe for additional installation information.

California to cause cancer. For more information on Proposition 65, visit wy.com/inform.

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September 20

KAPNICK | 132 W JEANETTE RESIDENCE

REVISIONS	
Nº.	Date Description

DATE 06/09/2025
COMM. No. 25025
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