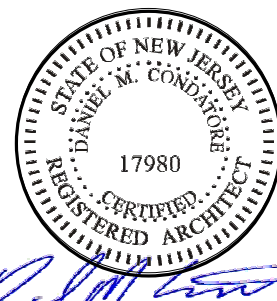


JCR MANAGEMENT
RESIDENTIAL FIRE DAMAGE RECONSTRUCTION



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ARCHITECTURAL ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	MIN.	MINIMUM
B.O	BOTTOM OF	NO.	NUMBER
CONC.	CONCRETE	N.T.S.	NOT TO SCALE
CTR.	COUNTERTOP	O.C.	ON CENTER
DEG.	DEGREES	REQ'D.	REQUIRED
DTL.	DETAIL	R.	RADIUS
DWG.	DRAWING	T&G	TONGUE AND GROOVE
EL.	ELEVATION	T.O.	TOP OF
EQ.	EQUAL	TYP.	TYPICAL
EXIST.	EXISTING	U.N.O.	UNLESS NOTED OTHERWISE
FL.	FLOOR	V.C.T.	VINYL COMPOSITION TILE
F.R.	FIRE RATED	V.I.F.	VERIFY IN FIELD
GA.	GAUGE	V.T.R.	VENT THROUGH ROOF
GYP. BD.	GYPSUM BOARD	W/	WITH
H.M.	HOLLOW METAL	&	AND
MAX.	MAXIMUM	+/-	APPROXIMATE DIMENSION
MTL.	METAL	@	AT

INDEX OF DRAWINGS

DWG. #	DRAWING TITLE
.C-1.0	COVER SHEET
.SP-1.0	SPECIFICATIONS
.ST-1.0	SITE PLAN
A-1.0	FLOOR PLANS
A-1.1	FLOOR PLANS
A-2.0	ELEVATIONS
A-2.1	ELEVATIONS
A-3.0	SECTIONS
A-4.0	WALL SECTIONS
D-1.0	DEMO PLANS
D-1.1	DEMO PLANS
E-1.0	ELECTRICAL PLANS
S-1.0	STRUCTURAL SPECIFICATIONS
S-1.1	STRUCTURAL PLANS
S-1.2	DETAILS
S-1.3	DETAILS & CONNECTIONS
S-1.4	ENGINEERED WOOD FRAME DETAILS

BUILDING CODES & GUIDELINES

INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION 2018	
NATIONAL STANDARD PLUMBING CODE (NSPC), 2018	
INTERNATIONAL MECHANICAL CODE, 2018	
NATIONAL ELECTRIC CODE (NEC), 2017 W/ AMMENDMENTS 5:23-3.16	
BUILDING CLASSIFICATION	
BUILDING USE GROUP: R-5	
CONSTRUCTION CLASSIFICATION: VB	
WIND SPEED: 120 MPH	
DESIGN LOADS:	
ROOF LOAD (SNOW LOAD):	20 PSF LIVE, 15 PSF DEAD
ATTIC FLOOR LOAD:	20 PSF LIVE, 10 PSF DEAD
FIRST & SECOND FLOOR LOAD:	40 PSF LIVE, 20 PSF DEAD

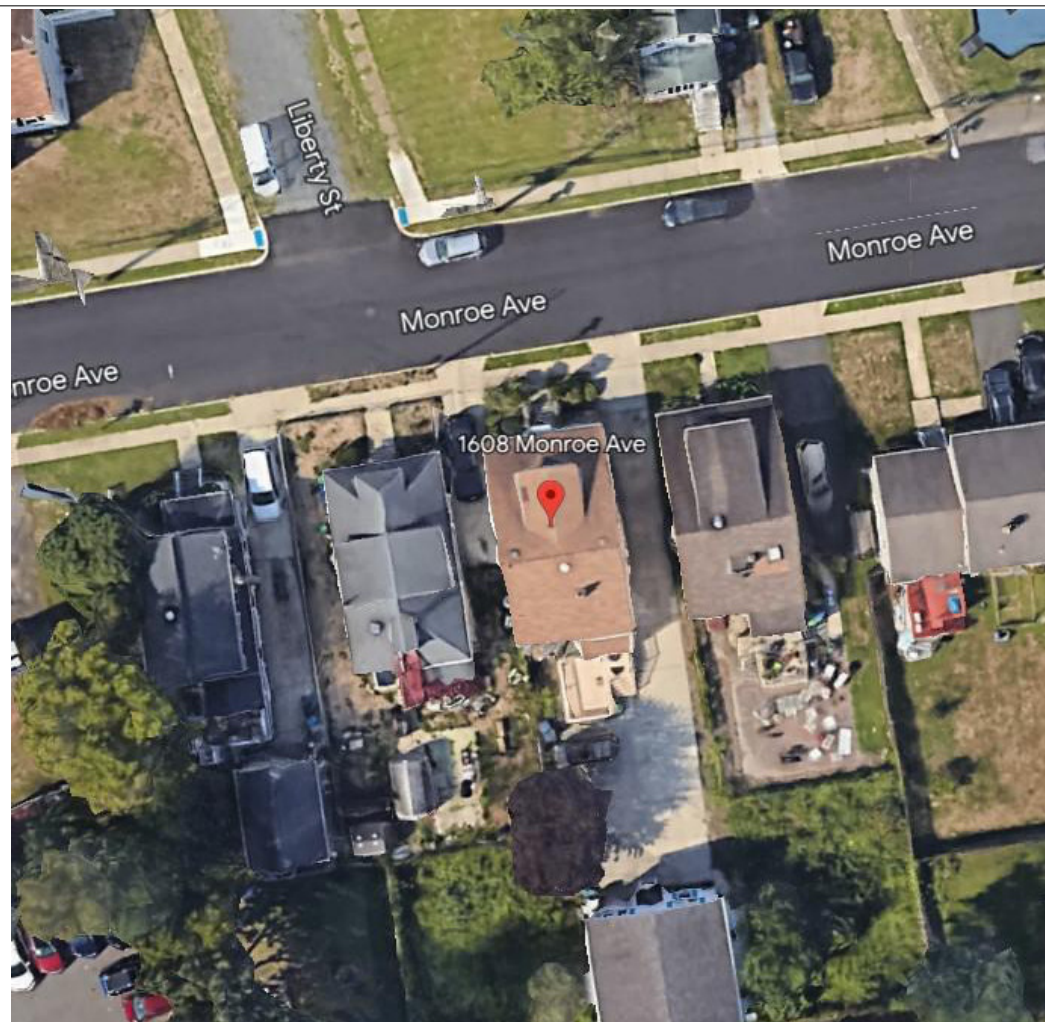
SYMBOLS LEGEND

	SECTION
	DATUM
	ELEVATION
	DETAIL

MATERIALS LEGEND

	CONCRETE PAVERS
	CONCRETE
	STEEL (SECTION)
	CONT. WOOD BLOCKING
	WOOD BLOCKING
	BATT INSULATION
	CLOSED CELL INSULATION

VICINITY MAP



REVISIONS / ISSUES

No.	Description	Date
	ISSUED FOR PERMIT	07.31.23

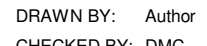
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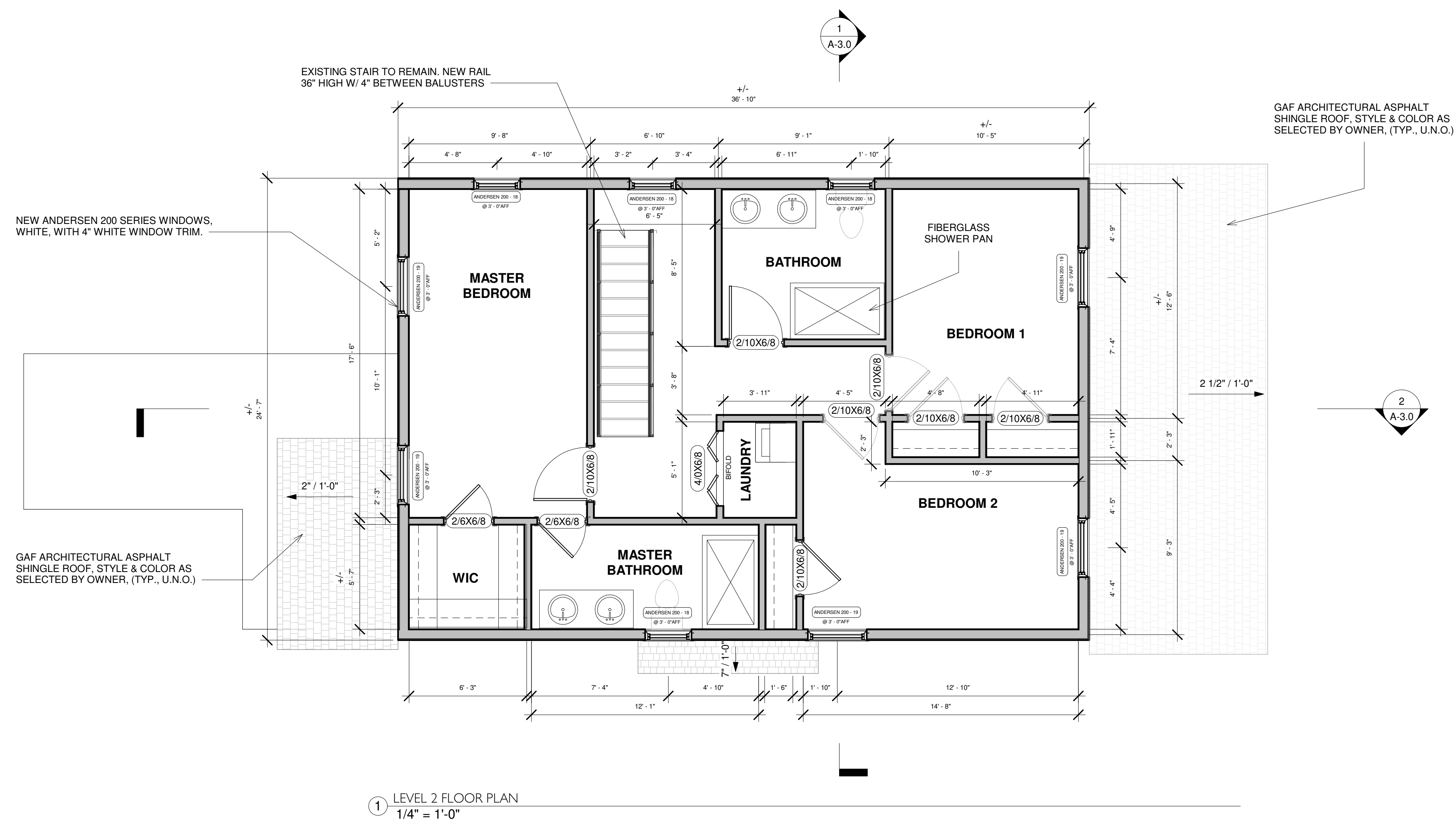
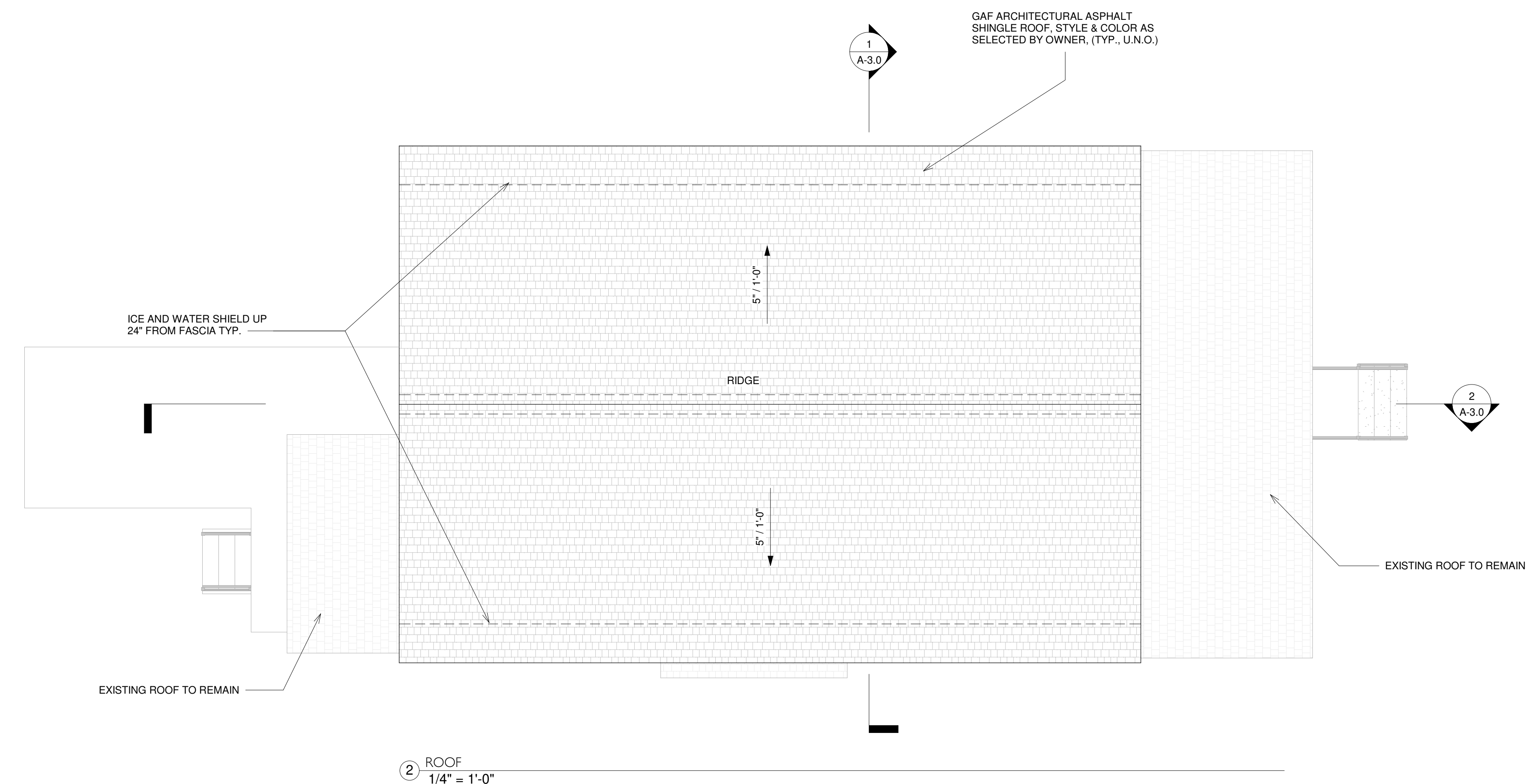
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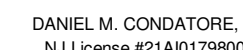
<div> <div>GENERAL CONDITIONS</div> <div> <div>1. GENERAL DESCRIPTION OF THE WORK</div> <p>THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, TRANSPORTATION, TEMPORARY HEAT, LIGHT, EQUIPMENT, SCAFFOLDING AND TOOLS AND SERVICES REQUIRED FOR THE COMPLETE AND PROPER SHAPING OF THE WORK IN STRICT CONFORMITY WITH DRAWINGS AND SPECIFICATIONS. ALL WORK OF ALL TRADES INCLUDED IN THE SPECIFICATIONS SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER, EQUAL TO THE BEST IN CURRENT SHOP AND FIELD PRACTICE. THE CONTRACTOR SHALL ERECT AND MAINTAIN ALL BETTER BOARDS OR REFERENCE POINTS AT THE JOB. THE CONTRACTOR SHALL ALSO ERECT AND MAINTAIN A TEMPORARY SANITARY FACILITIES FOR THE USE OF ALL WORKMEN AND VISITORS TO THE JOB, AND SHALL REMOVE SAME AT THE COMPLETION OF THE PROJECT.</p> <p>NOTE: THE WORD "CONTRACTOR" AS IT APPEARS IN THESE SPECIFICATIONS SHALL APPLY EQUALLY TO ANY SUBCONTRACTOR ENGAGED IN ANY PART OF THE BUILDING OPERATIONS.</p> </div> <div> <div>2. CONTRACT DOCUMENTS</div> <p>THE CONTRACT DOCUMENTS CONSIST OF THE DRAWINGS, SPECIFICATIONS AND AGREEMENT. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ONE SHALL BE AS BINDING AS IF CALLED BY ALL. THE INTENT AND PURPOSE OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION AND HANDLING NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK.</p> </div> <div> <div>3. PERMITS AND INSPECTIONS</div> <p>THE CONTRACTOR SHALL APPLY FOR BUILDING, FIRE ALARM, SEWER, WATER AND DRIVEWAY PERMITS AND ALL OTHER PERMITS REQUIRED, GIVE NOTICES FOR ALL INSPECTIONS AND PAY FOR SAME. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS GOVERNING THE CONDUCT OF THE WORK. PERMITS AND CERTIFICATE OF OCCUPANCY ARE TO BE PAID FOR BY OWNER.</p> </div> <div> <div>4. INSURANCE</div> <p>CONTRACTOR'S LIABILITY INSURANCE: THE CONTRACTOR SHALL INSURE HIMSELF AGAINST CLAIMS UNDER WORKERS' COMPENSATION ACTS AND FROM ALL OTHER CLAIMS FOR DAMAGE FOR PERSONAL INJURY, INCLUDING DEATH, WHICH MAY ARISE FROM OPERATING UNDER THIS CONTRACT, WHETHER SUCH OPERATIONS BE BY HIMSELF OR BY ANY SUB CONTRACTOR OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY EITHER OF THEM. CERTIFICATES OF SUCH INSURANCE SHALL BE FURNISHED AND SHALL BE SUBJECT TO THE OWNER'S APPROVAL FOR ADEQUACY OF PROTECTION.</p> </div> <div> <div>5. CUTTING AND PATCHING</div> <p>THE CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCHING THAT MAY BE REQUIRED IN HIS WORK OR BY ANY CONTRACTORS AND SHALL ALSO MAKE GOOD AFTER THEM, DOING ALL PATCHING AND REPAIRING NECESSARY.</p> </div> <div> <div>6. CLEANING</div> <p>THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH AND AT THE COMPLETION OF THE WORK ALL ROOMS AND SPACES SHALL BE LEFT BROOM CLEAN, ALL PLUMBING FIXTURES SHALL BE CLEANED AND ALL WINDOWS WASHED AT THE END OF ALL WORK ON THE PROJECT.</p> </div> <div> <div>7. GUARANTEE</div> <p>THE CONTRACTOR GUARANTEES THAT ALL LABOR AND MATERIALS ON THIS CONTRACT SHALL BE FREE FROM DEFECTS AND AGREES TO MAKE GOOD AND REPAIR AT HIS EXPENSE UPON RECEIPT OF REQUEST FROM THE OWNER AND TO HIS SATISFACTION ALL DEFECTS MANIFEST IN THE WORK WITHIN ONE YEAR AFTER COMPLETION OF THE CONTRACT.</p> </div> <div> <div>8. SUBCONTRACTORS</div> <p>WHERE APPLICABLE, ALL SUBCONTRACTORS ENGAGED ON THE PROJECT SHALL BE LICENSED AS REQUIRED BY STATE AND LOCAL AUTHORITIES.</p> </div> </div>	<div> <div>EXCAVATION</div> <div> <div>1. WORK INCLUDED</div> <p>THE WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHINGS, ALL EQUIPMENT AND PERFORMING ALL NECESSARY LABOR TO DO ALL EXCAVATING WORK SHOWN OR REQUIRED. ANY DRAWINGS OR DETAILS PROVIDED BY CIVIL ENGINEER WILL SUPERCEDE BELOW.</p> </div> <div> <div>2. SOFT GROUND</div> <p>IF GROUND INCAPABLE OF SUPPORTING THE STRUCTURAL FOUNDATION SHOWN IS ENCOUNTERED, THE EXTRA WORK INVOLVED SHALL BE CHARGED TO THE OWNER AT THE CONTRACTOR'S COST.</p> </div> <div> <div>3. ROCK</div> <p>ANY BOULDERS LESS THAN THREE CUBIC YARDS ENCOUNTERED IN EXCAVATING SHALL BE REMOVED BY THE CONTRACTOR WITHOUT COST TO THE OWNER. ROCK EXCAVATION WILL BE ALLOWED FOR AT A SEPARATE FIGURE PER CUBIC YARD INCLUDING REMOVAL.</p> </div> <div> <div>4. THE CONTRACTOR SHALL PAY FOR ALL SERVICE FROM THE NEAREST UNDERGROUND UTILITIES/POLE TO THE HOUSE FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL CONNECT ALL NEW FIXTURES AND LINES WITH EXISTING PUBLIC SERVICES, AND COORDINATE ALL SUCH WORK WITH THE RELEVANT UTILITY COMPANIES AS REQUIRED.</div> </div> <div> <div>5. BACKFILLING</div> <p>DO ALL REFILLING AGAINST WALLS, USING DIRT FROM THE EXCAVATION, AFTER WATERPROOFING, (SPECIFIED UNDER MASONRY) HAS BEEN APPLIED. NO BACKFILLING UNTIL THE WALLS ARE BRACED OR FIRST FLOOR DECK IS ON. ADDITIONAL FILL REQUIRED SHALL BE CARRIED AS AN EXTRA TO THE CONTRACT. NO WASTE MATERIAL OR RUBBISH IS TO BE DISPOSED OF IN BACKFILL AREAS. IF EXISTING MATERIAL IS NOT SATISFACTORY FOR BACKFILL, THE CONTRACTOR SHALL PROVIDE NEW MATERIAL AS AN EXTRA TO THE CONTRACT. THE CONTRACTOR WILL INCLUDE A COST PER YARD IN HIS ESTIMATE.</p> </div> <div> <div>6. GRADING</div> <p>THE CONTRACTOR WILL PROVIDE ROUGH GRADING. THE OWNER WILL TAKE CARE OF LANDSCAPING, DRIVEWAYS, WALKS AND RETAINING WALLS UNDER A SEPARATE CONTRACT.</p> </div> </div> <div> <div>MASONRY AND CONCRETE</div> <div> <div>1. WORK INCLUDED</div> <p>THE WORK INCLUDED UNDER THIS SECTION SHALL CONSIST OF FURNISHING AND INSTALLING ALL MATERIALS AND EQUIPMENT AND PERFORMING ALL NECESSARY LABOR TO DO ALL MASONRY AND CONCRETE WORK SHOWN OR SPECIFIED. THE CONTRACTOR SHALL ALSO DO ALL CUTTING AND PATCHING THAT MAY BE REQUIRED IN HIS WORK OR BY OTHER CONTRACTORS. ANY DRAWINGS OR DETAILS PROVIDED BY CIVIL ENGINEER WILL SUPERCEDE BELOW.</p> </div> <div> <div>2. FOOTINGS/CONCRETE</div> <p>FOOTINGS SHALL BE OF CONCRETE, OF SIZES AS SHOWN OR REQUIRED AND MIXTURE SHALL BE OF POURED CONCRETE, MIXED IN THE PROPORTION OF ONE PART PORTLAND CEMENT, TWO PARTS CLEAN, COARSE, SHARP SAND AND FOUND PARTS 3/4" GRAVEL. MIX SHALL TEST TO 3000 PSI.</p> </div> <div> <div>3. MASONRY/MORTAR</div> <p>CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 FOR LOAD BEARING CONCRETE MASONRY UNITS. ALL MORTAR USED IN MASONRY CONSTRUCTION SHALL CONFORM TO ASTM C270.</p> </div> <div> <div>4. CULTURED STONE</div> <p>PROVIDEDE CULTURED STONE BY ELDOORADO STONE OR APPROVED EQUAL, COLOR AND STYLE AS INDICATED ON PLANS. INSTALL ALL STONE IN ACCORDANCE WITH C1780 FOR ADHERED MANUFACTURED STONE VENEER (AMSV).</p> </div> </div>	<div> <div>CARPENTRY</div> <div> <div>1. QUALITY AND TYPE OF WOOD</div> <p>ALL TIMBER, UNLESS OTHERWISE SPECIFIED, SHALL BE NUMBER ONE OR TWO SPRUCE, KILN DRIED. ALL FINISH EXTERIOR WOODWORK, UNLESS OTHERWISE SPECIFIED, SHALL BE CLEAR CEDAR. ALL TIMBER SHALL BE OF THE BEST MERCHANTABLE QUALITY, SAWN DUE SQUARE, SOUND, CLEAR AND FREE FROM SAP, SHALE, LARGE AND LOOSE KNOTS, WET AND DRY ROT AND ALL IMPERFECTIONS INJURING THE QUALITY AND STRENGTH. WHERE SPECIFIED ON DRAWINGS, FRAMING LUMBER SHALL BE PRESERVATIVE WITH WOOD PRESERVATIVE (PRESSURE TREATMENT); AWPA TREATMENT 1 USING WATER BORNE PRESERVATIVE WITH 0.25 PERCENT RETAINAGE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION.</p> </div> <div> <div>2. ROUGH CARPENTRY</div> <p>ALL FRAMING, PARTITIONS, ROOFS, FLOORS AND SO FORTH, MUST BY PLUMB AND SQUARE, TRUE AND OUT OF WIND, WELL BRACED AND PINNED TOGETHER WITH GOOD JOINTS AND TRUE BEARINGS AND WITHOUT THE USE OF SHIMS. IF DRAWINGS ARE PROVIDED BY A STRUCTURAL ENGINEER, THE INFORMATION INDICATED ABOVE SHALL BE SUPERCEDED BY ENGINEER'S DOCUMENTS.</p> </div> <div> <div>A. CORNER POSTS</div> <p>CORNER POSTS SHALL BE RUN THROUGH AND FINISH AGAINST (2) 2 X 6 PLATES, STUDS, 2 X 6 AT 16" O.C. IN EXTERIOR WALLS SHALL BE ONE-STORY LENGTHS, CAPPED WITH A COMMON OR RASIED PLATE, AS THE CASE MAY BE, UNLESS NOTED OTHERWISE.</p> </div> <div> <div>B. STUDS</div> <p>STUDS SHALL BE DOUBLED AROUND ALL OPENINGS.</p> </div> <div> <div>C. INTERIOR PARTITIONS</div> <p>NTERIOR PARTITIONS SHALL BE 2 X 4 STUDS AT 16" O.C., UNLESS NOTED OTHERWISE. INTERIOR PARTITIONS SHALL BE SPIKED TO SOLES, PLACED ON THE ROUGH FLOORS.</p> </div> <div> <div>D. GLUE-LAMINATED BEAMS</div> <p>GLUE-LAMINATED BEAMS SHALL BE GEORGIA-PACIFIC 2.0E OR 1.8E LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAIN LUMBER (PSL) BEAMS. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.</p> </div> <div> <div>E. ROOF RAFTERS</div> <p>ROOF RAFTERS SHALL BE NOTCHED OVER BEARINGS, PLACED AND BUTTED AGAINST RIDGES AND WELL SPIKED TOGETHER.</p> </div> <div> <div>F. FLOOR JOISTS</div> <p>FLOOR JOISTS MUST BE DOUBLED FOR HEADER AND TRIMMERS. HEADERS OVER 3' LONG ARE TO BE HUNG WITH METAL HANGERS. FLOOR JOISTS TO BE DOUBLED UNDER ALL PARTITIONS RUNNING PARALLEL TO FLOOR BEAMS. BEAMS MUST BE BROUGHT TO A TRUE UPPER SURFACE BY NOTCHING THEM DOWN OVER THE BEARINGS.</p> </div> <div> <div>G. CEILING JOISTS</div> <p>CEILING JOISTS MUST BE WELL SPIKED TO RAFTERS, LAPPED OVER BEARING AND WELL SPIKED TOGETHER.</p> </div> <div> <div>H. BRIDGING</div> <p>CROSS BRIDGE ALL FLOOR BEAMS AT 8'-0" INTERVALS, UNLESS NOTED OTHERWISE, FITTED AND HEAVILY SPIKED TO JOISTS. JOISTS TO BE LEVELED UP BEFORE BRIDGING IS FINALLY NAILED FAST.</p> </div> <div> <div>I. BLOCKING</div> <p>DO ALL BLOCKING REQUIRED.</p> </div> <div> <div>J. FIRE-STOPPING</div> <p>IF THE LOCAL CODE DOES NOT REQUIRE MASONRY FIRE-STOPPING, THE CONTRACTOR IS TO INSTALL WOOD FIRE-STOPPS AS APPROVED BY THE LOCAL CODE.</p> </div> <div> <div>K. BOARDING</div> <p>BOARDING ON WALLS SHALL BE 1/2" EXTERIOR GRADE WITH EXTERIOR GLUE PLYWOOD. NAILING TO BE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.</p> </div> <div> <div>L. UNDER FLOORING</div> <p>ALL SUBFLOOR SHALL BE 1/2" CDX PLYWOOD, GLUED AND NAILED THOROUGHLY TO STRUCTURE.</p> </div> <div> <div>M. BUILDING ENVELOPE</div> <p>INSTALL TYVEK HOUSE WRAP WATER RESISTANT AIR BARRIER IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. TAPE ALL VERTICAL AND HORIZONTAL JOINTS.</p> </div> <div> <div>N. TIES AND STRAPS</div> <p>INSTALL SIMPSON STRONG TIE CONNECTIONS AS INDICATED ON PLANS PER MANUFACTURER'S REQUIREMENTS.</p> </div> </div> <div> <div>3. INSULATION</div> <p>INSULATION TO BE INSTALLED AS DETAILED AND IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.</p> <div> <div>A. SILLS</div> <p>INSULATE UNDER ALL SILLS WITH DOW/CORNING FOAM SILL SEALER.</p> </div> <div> <div>B. BATT INSULATION</div> <p>INSULATE ALL WALLS, FLOORS AND CEILINGS AS INDICATED ON PLANS WITH OWENS CORNING ECOTOUCH PINK FIBERGLASS INSULATION, OR APPROVED EQUAL.</p> </div> <div> <div>C. CAULKING</div> <p>CAULK AROUND ALL OPENINGS WITH BUTYL-FLEX CAULKING COMPOUND, OR EQUAL AND UNDER ALL WINDOW SILLS.</p> </div> </div> <div> <div>4. EXTERIOR FINISH</div> <div> <div>A. EXTERIOR ENTRY DOORS</div> <p>THEMA-TRU FIBERGLASS ENTRANCE DOOR DESIGN AS SELECTED BY OWNER.</p> </div> <div> <div>B. WINDOWS AND PATIO DOORS</div> <p>ALL WINDOWS TO BE ANDERSEN 400 SERIES WITH DUAL-PANE LOW-E GLAZING. WINDOWS TO BE AS SHOWN ON ELEVATIONS WITH FINELIGHT GRILLS. PREFINISHED WITH WHITE INTERIOR AND EXTERIOR UNLESS OTHERWISE NOTED. ALL GLASS WITHIN 18" OF FLOOR TO BE TEMPERED.</p> </div> <div> <div>C. WINDOW FLASHING</div> <p>INSTALL 4" SELF-ADHERED BLUESKIN BY HENRY OR EQUAL AT WINDOW FLASHING AT HEADS, SILLS AND JAMBS PER MANUFACTURER'S RECOMMENDATIONS.</p> </div> <div> <div>D. THRESHOLDS</div> <p>MOULDED OAK SADDLES SHALL BE PROVIDED FOR ALL EXTERIOR DOORS.</p> </div> <div> <div>E. WALL SIDING AND SOFFITS</div> <p>INSTALL VINYL SIDING BY CERTAINTED OR EQUAL OF A MIN. THICKNESS .046". PROVIDE STYLES AND SHAPES AS INDICATED ON DRAWINGS. ALL SOFFITS TO BE VENTED.</p> </div> <div> <div>F. TRIM BOARDS AND CORNICES</div> <p>ALL TRIM BOARDS AND CORNICES TO BE SOLID PVC BY AZEK. SHAPES AND SIZES AS INDICATED ON DRAWINGS.</p> </div> <div> <div>G. COLUMN WRAPS</div> <p>PROVIDE HB&G PERMA WRAP COLUMN COVERS WITH STANDARD CAPS AND BASES, UNLESS NOTED OTHERWISE ON PLANS.</p> </div> <div> <div>H. ALUMINUM GUTTERS</div> <p>PROVIDE K STYLE ALUMINUM GUTTER INCLUDING ASSOCIATED DOWN SPOUTS AND LEAF GUARDS.</p> </div> <div> <div>I. EXTERIOR STAIRS AND DECKING</div> <p>ALL DECKING, GUARDS, AND HANDRAILS TO BE PREFABRICATED TREX SELECT SYSTEMS. WRAP ALL EXPOSED DECK STRUCTURE WITH PVC TRIM.</p> </div> </div>
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 INTERIOR FINISH A. MATERIALS ALL STOCK MUST BE OF THE BEST QUALITY, KILN-DRIED |





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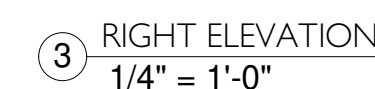
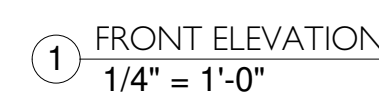


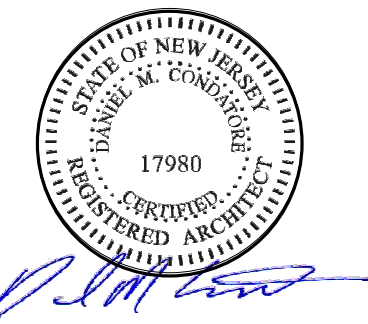
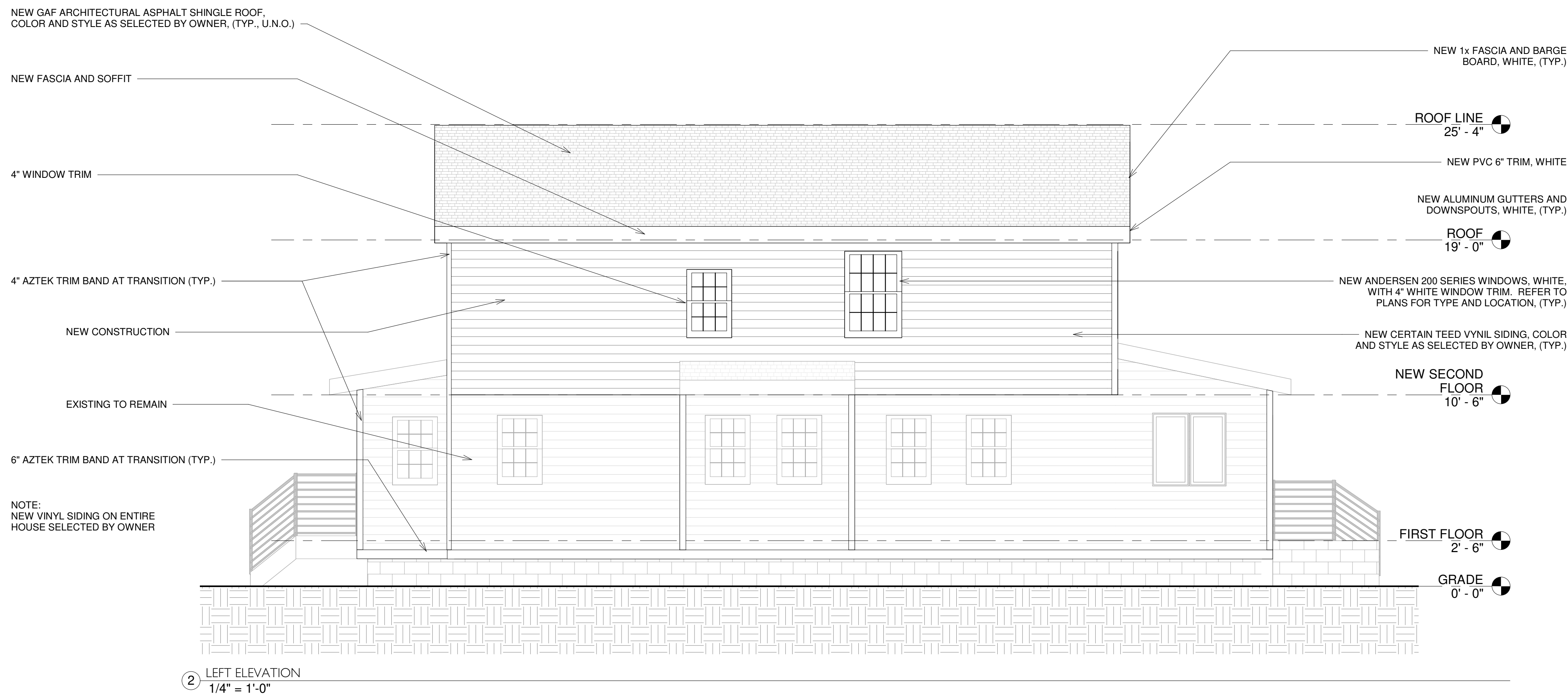
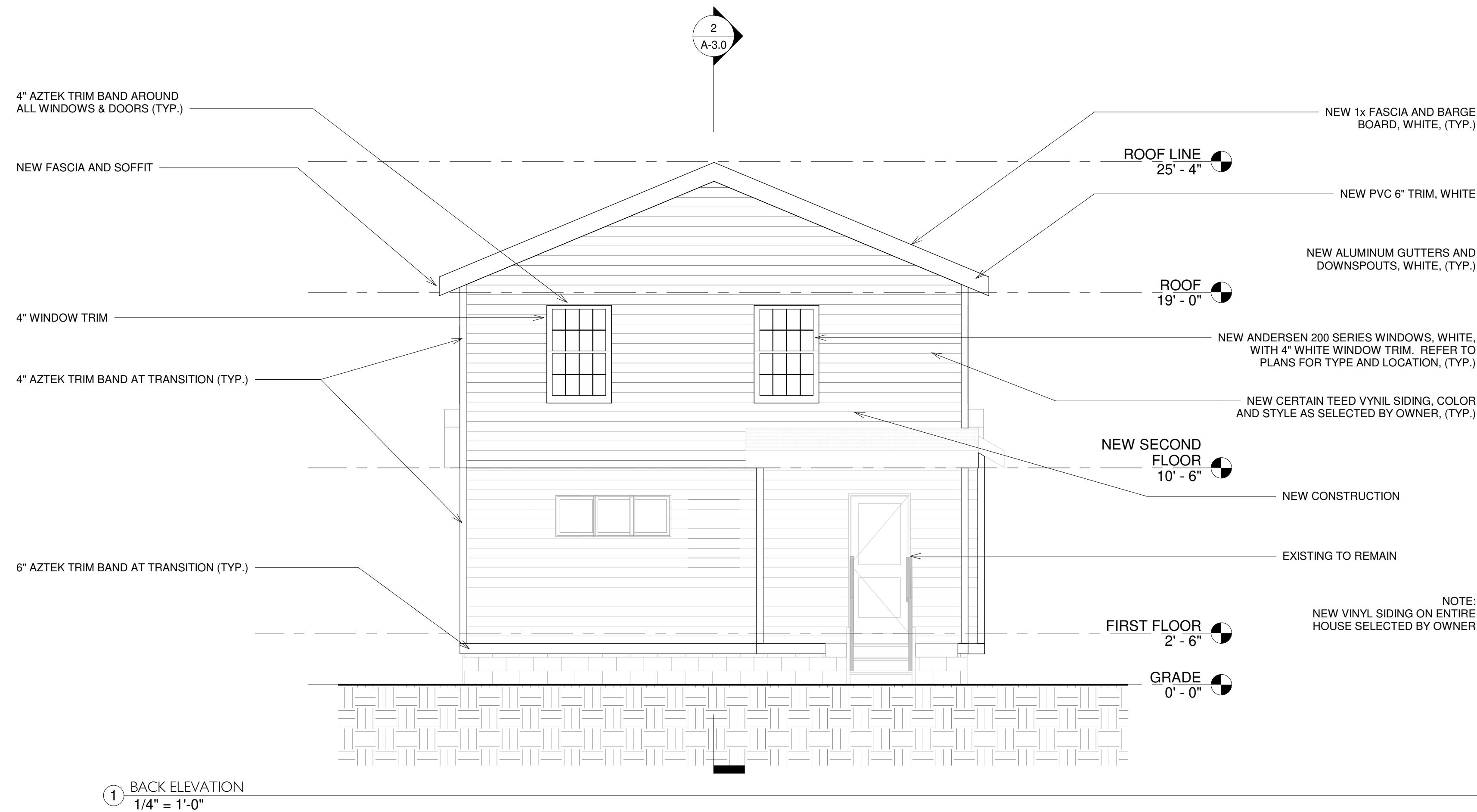
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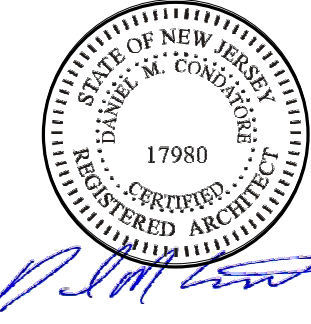




JCR MANAGEMENT
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REVISIONS / ISSUES		
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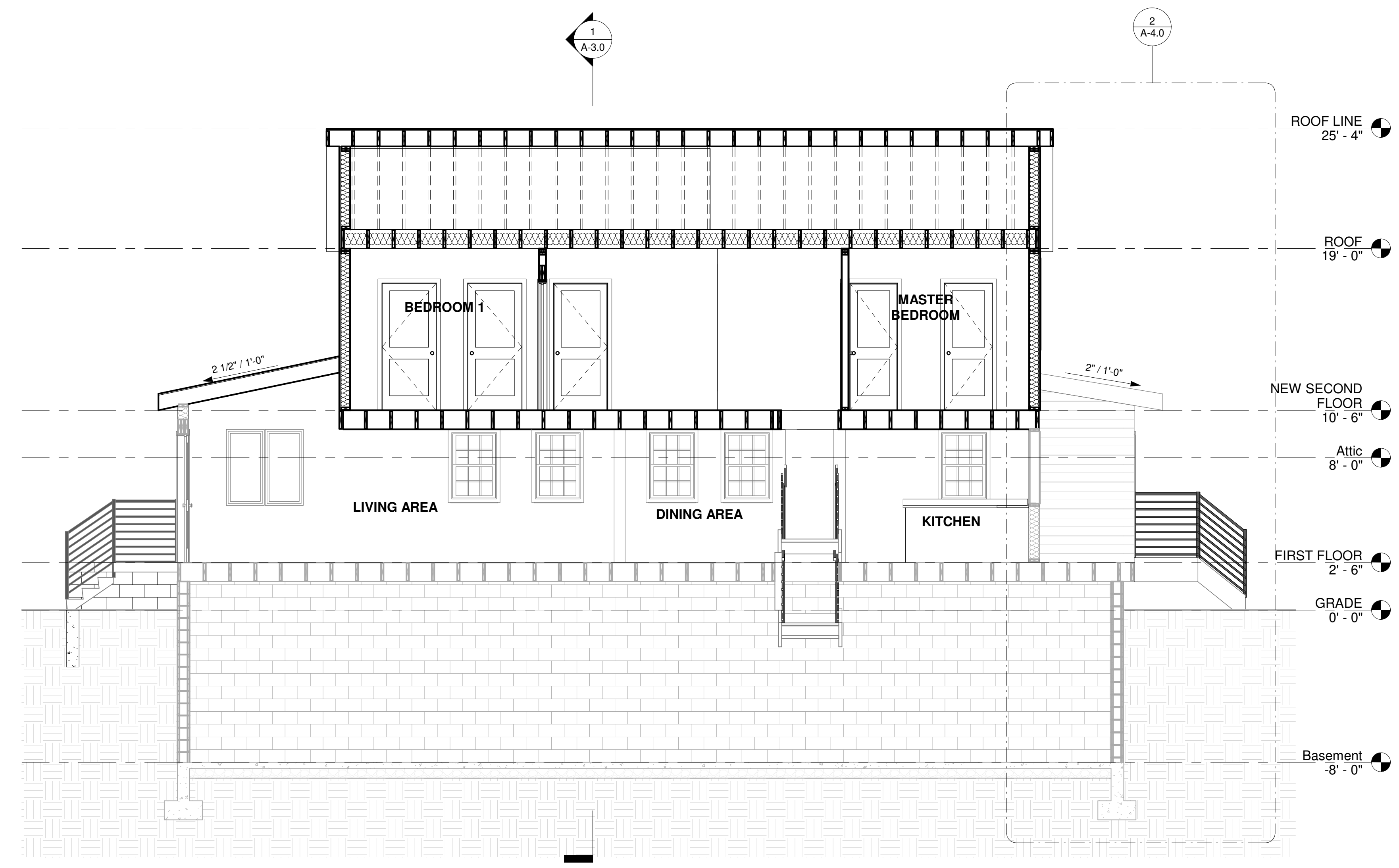
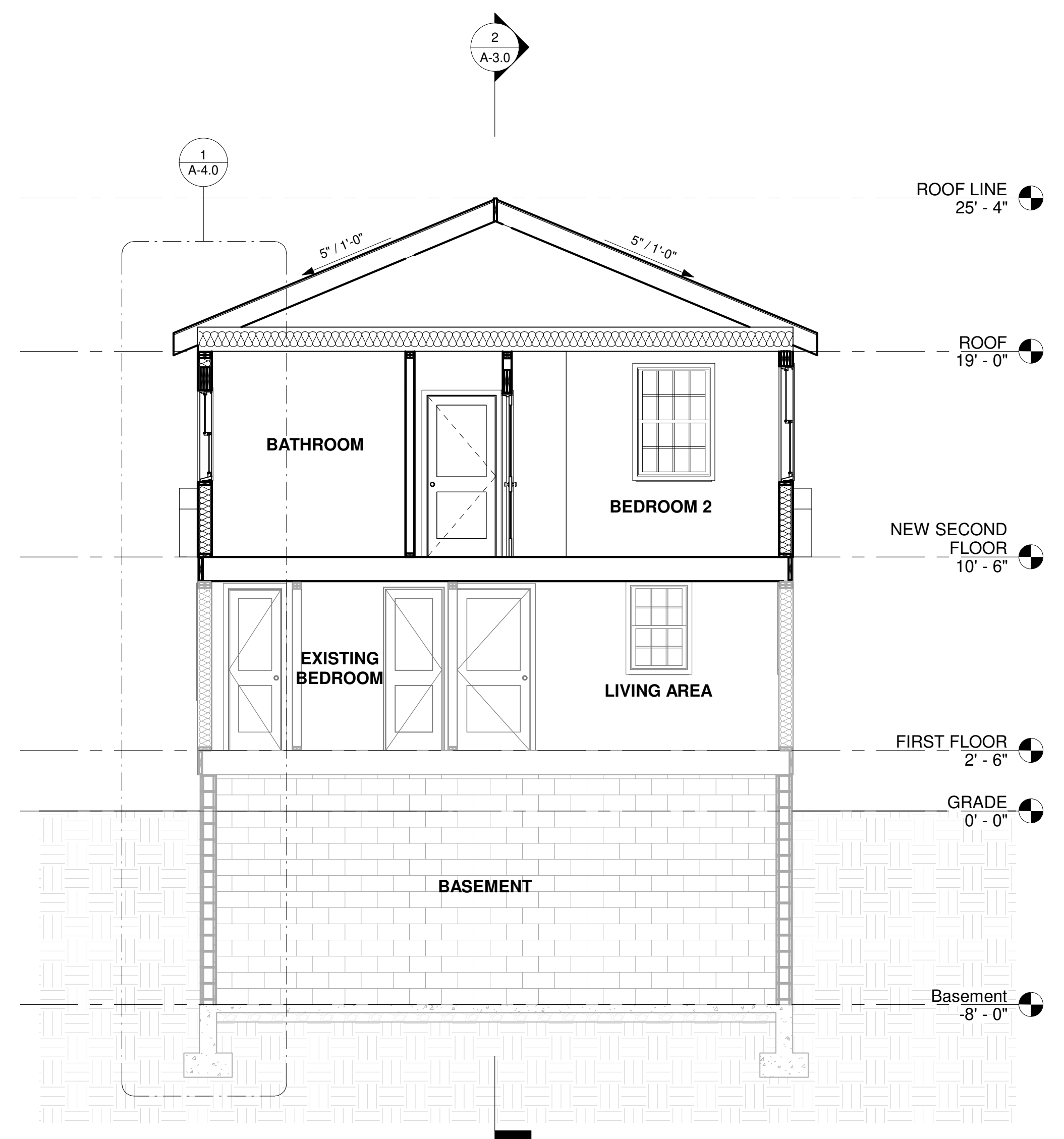
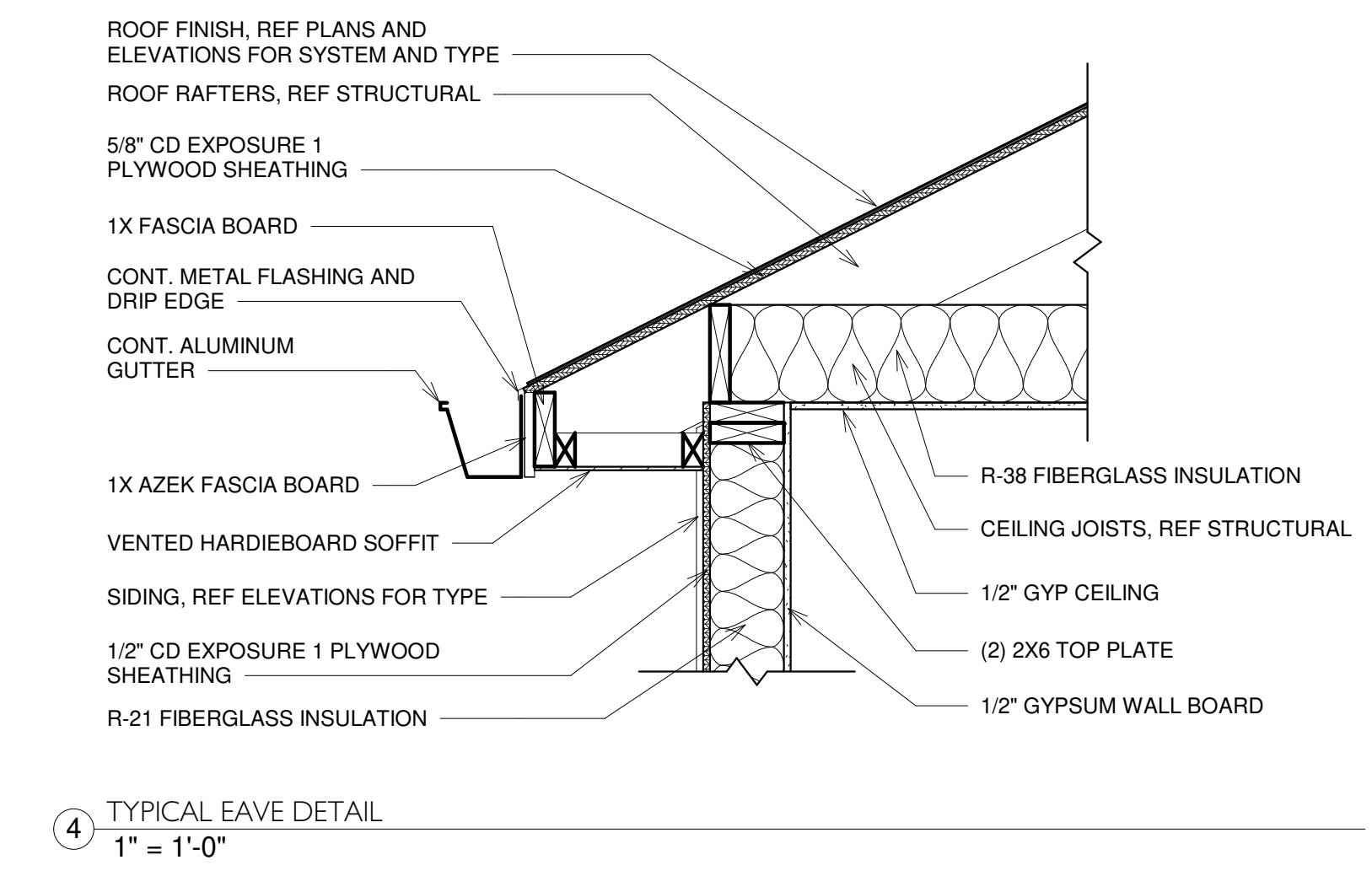
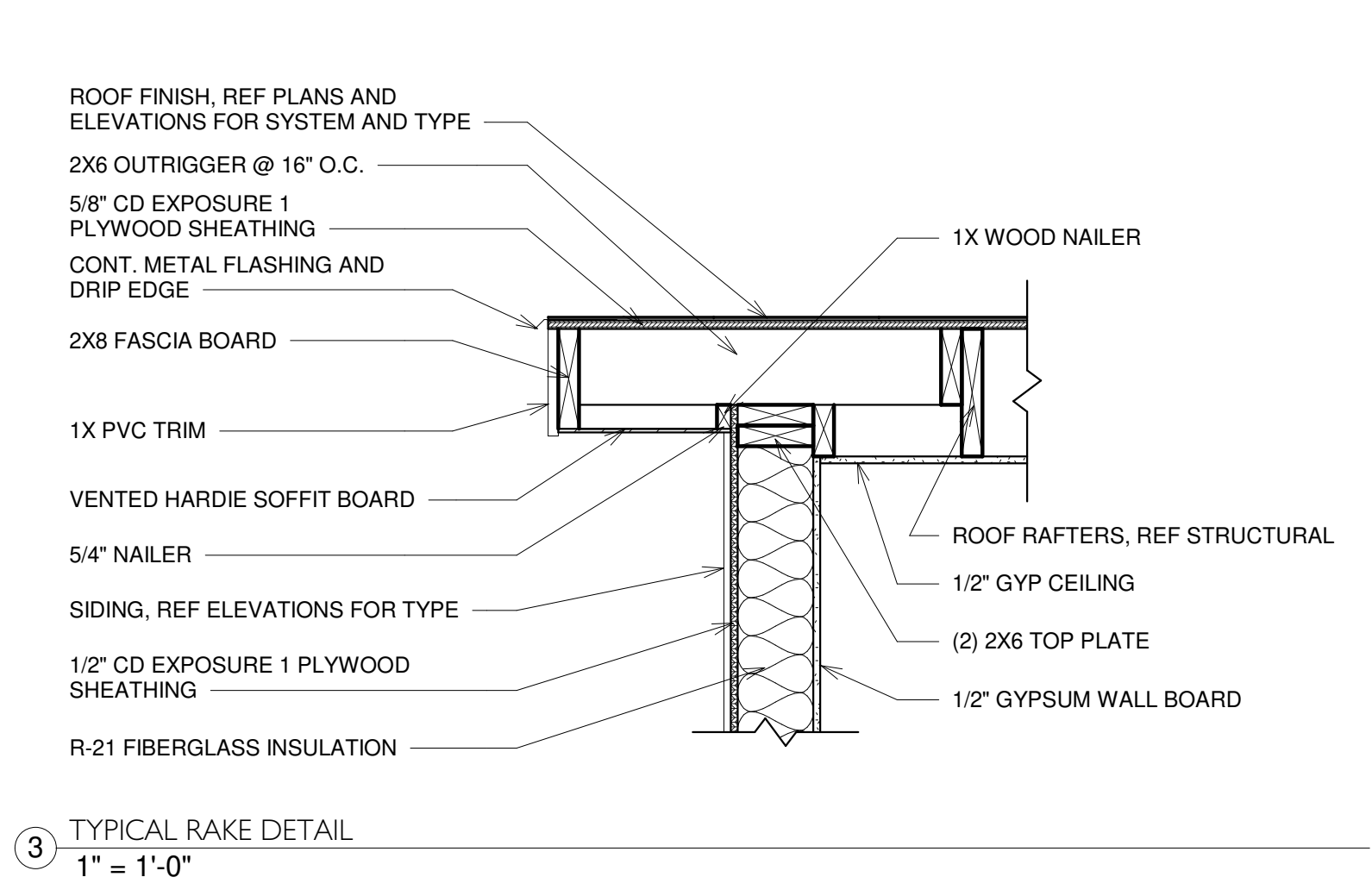
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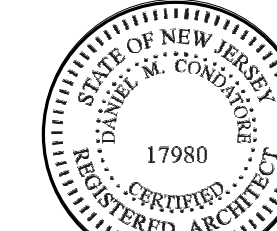
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SECTIONS

A-3.0

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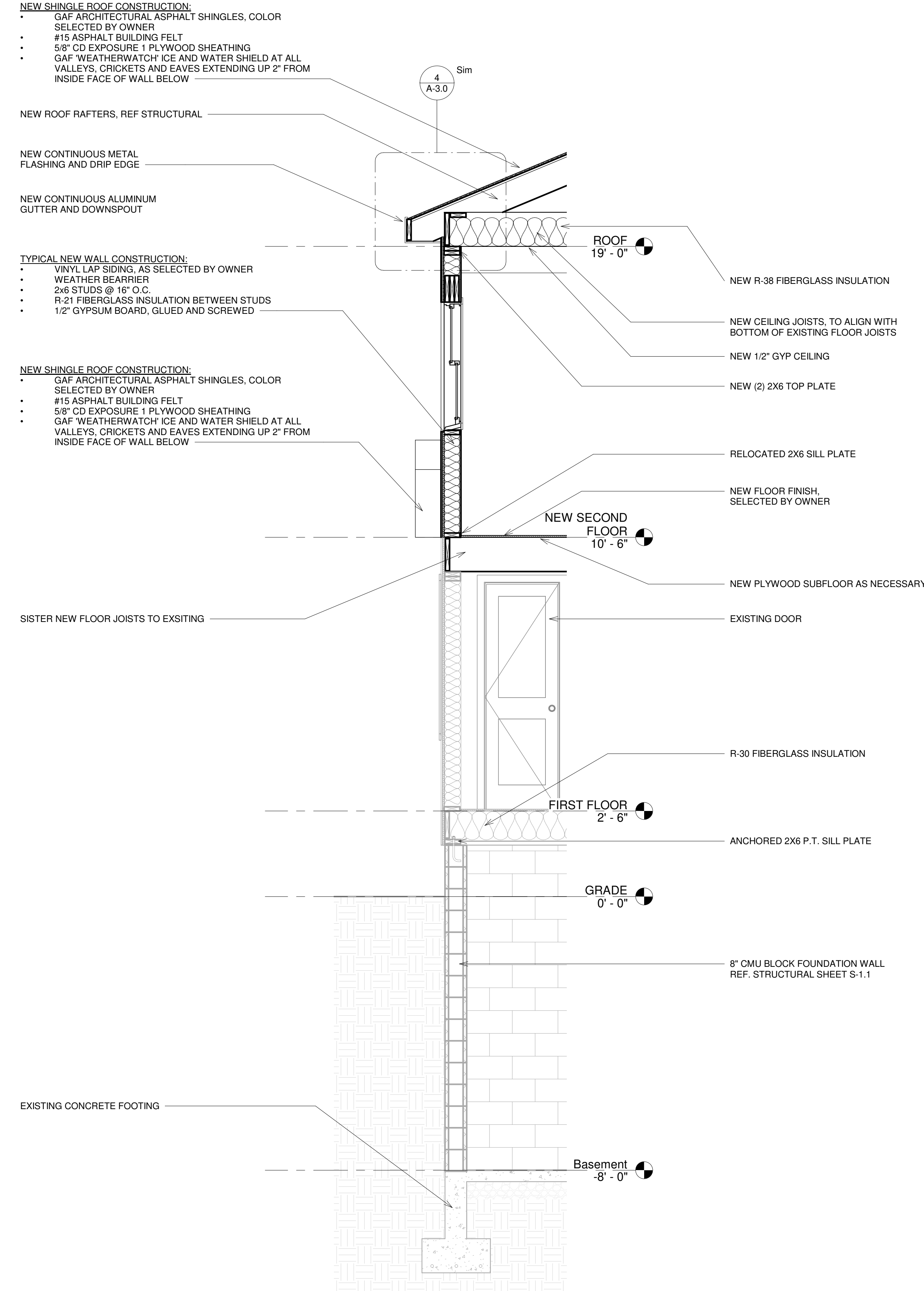
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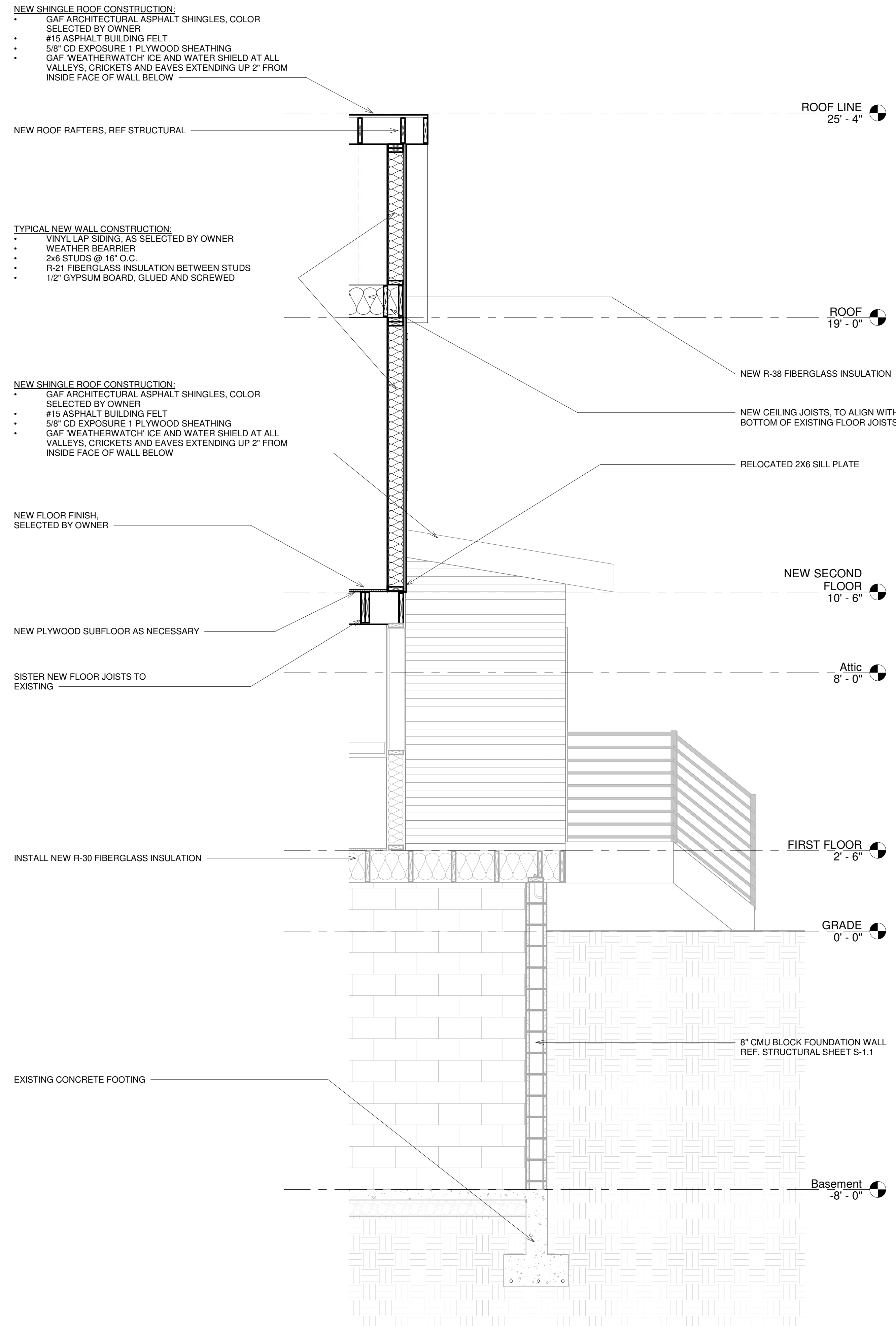
WALL SECTIONS

A-4.0

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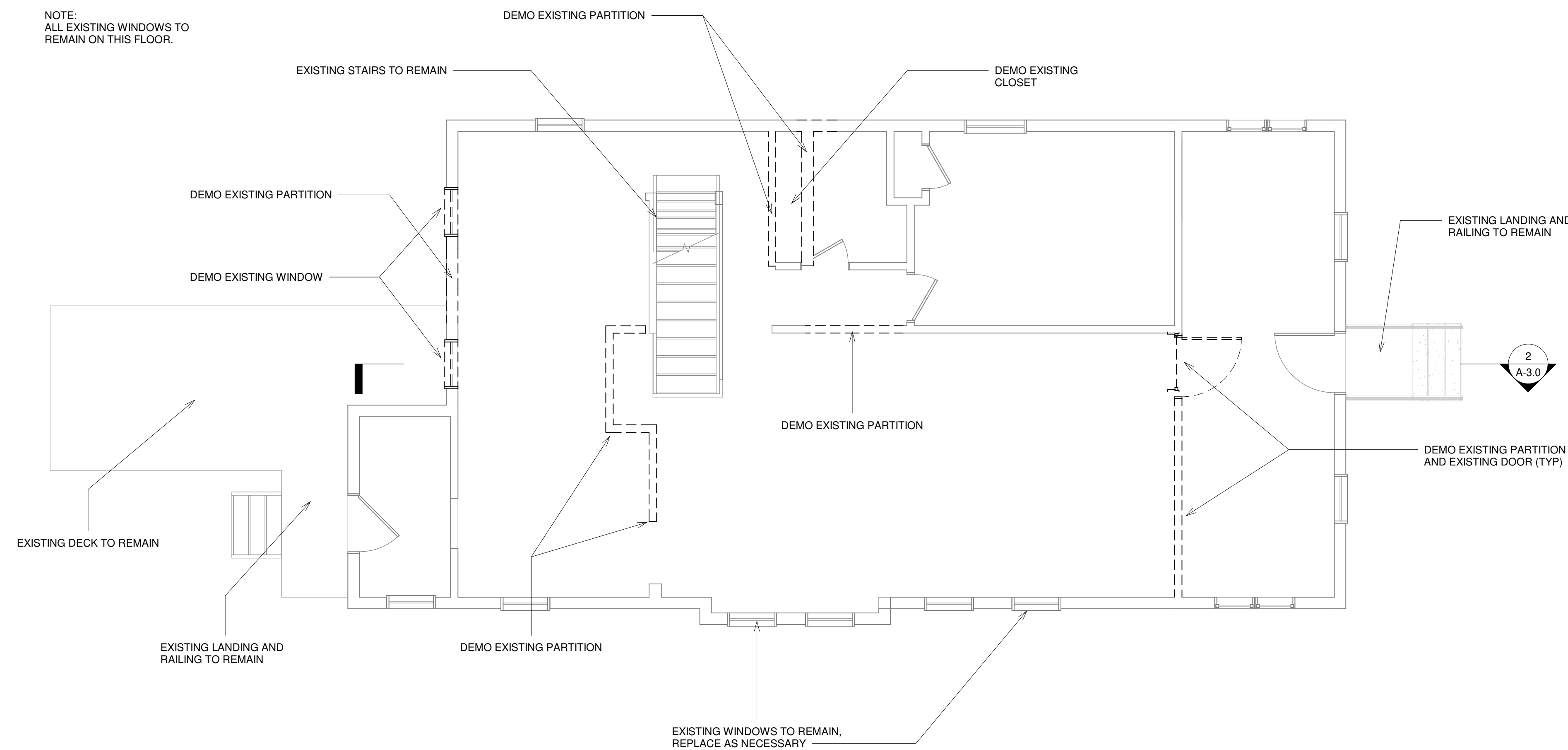


1 WALL SECTION 1
1/2" = 1'-0"

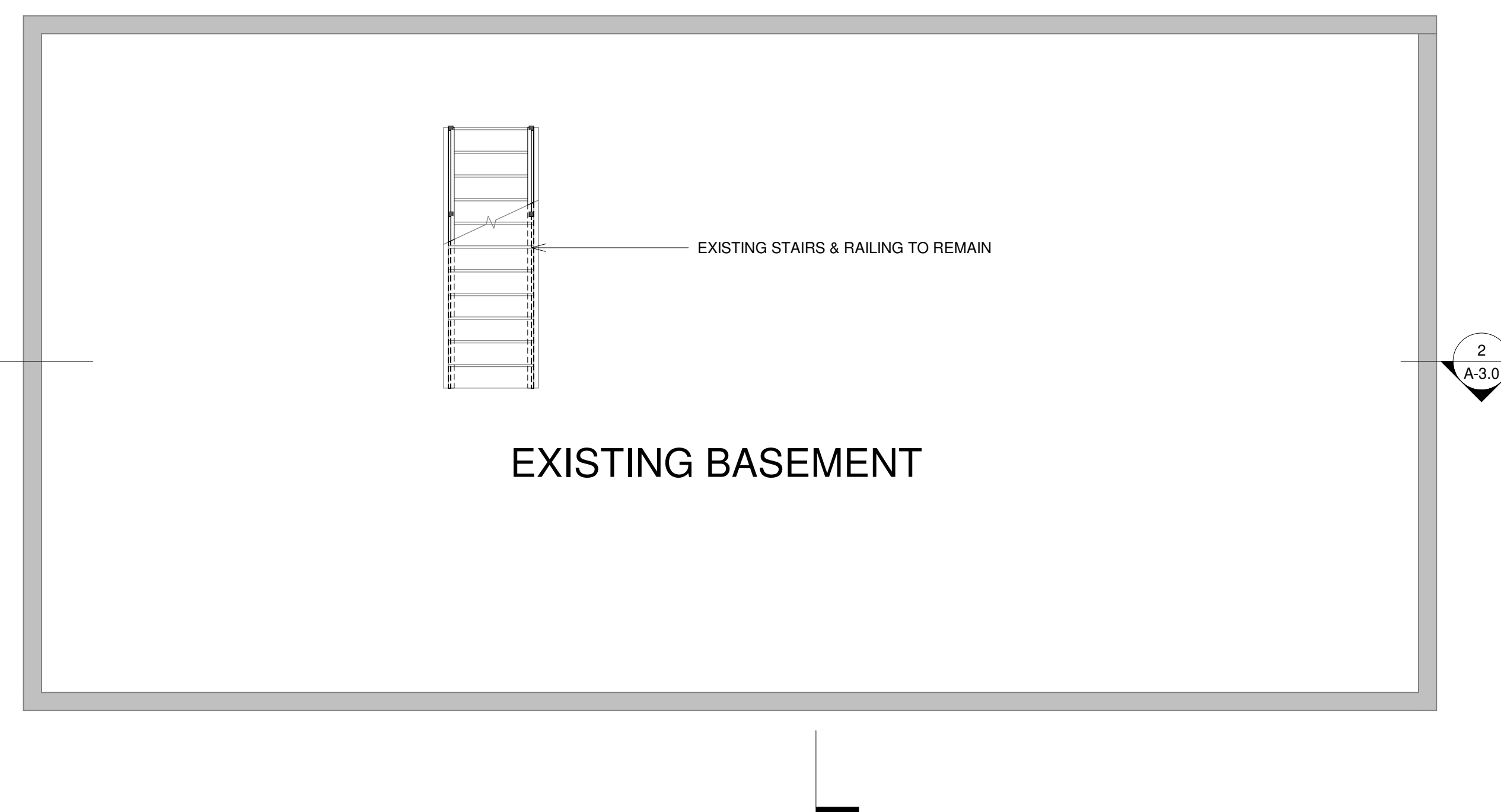


2 WALL SECTION 2
1/2" = 1'-0"

NOTE:
ALL EXISTING WINDOWS TO
REMAIN ON THIS FLOOR.





① LEVEL 1 DEMO PLAN
1/4" = 1'-0"



② BASEMENT DEMO PLAN
1/4" = 1'-0"

DEMO LEGEND

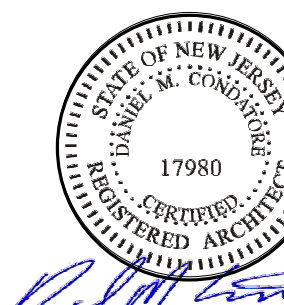
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED

GENERAL DEMOLITION NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE TO MAINTAIN STRUCTURAL STABILITY OF EXISTING HOUSE DURING DEMOLITION WORK. PROVIDE TEMPORARY SHORING AS REQUIRED.
2. GENERAL CONTRACTOR SHALL MARK OUT ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION REQUIRED.
3. ALL NON-BEARING PARTITIONS TO BE REMOVED FROM UNDERSIDE OF CEILING INCLUDING TOP AND BASE PLATE.
4. MAINTAIN WEATHER PROOF COVER THROUGH CONSTRUCTION WHERE EXTERIOR WALLS ARE BEING REMOVED.
5. NEW EXTERIOR SIDING NEEDED AT NEW WINDOW LOCATIONS TO MATCH EXISTING.
6. REMOVE ALL EXISTING FLOORING AS NOTED. PREP FOR NEW FLOORING AS NEEDED.

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JCR MANAGEMENT
RESIDENTIAL FIRE DAMAGE RECONSTRUCTION

1608 MONROE AVENUE
NEPTUNE, NJ 07753

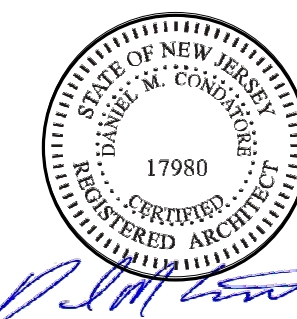
REVISIONS / ISSUES

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DEMO PLANS

D-1.0

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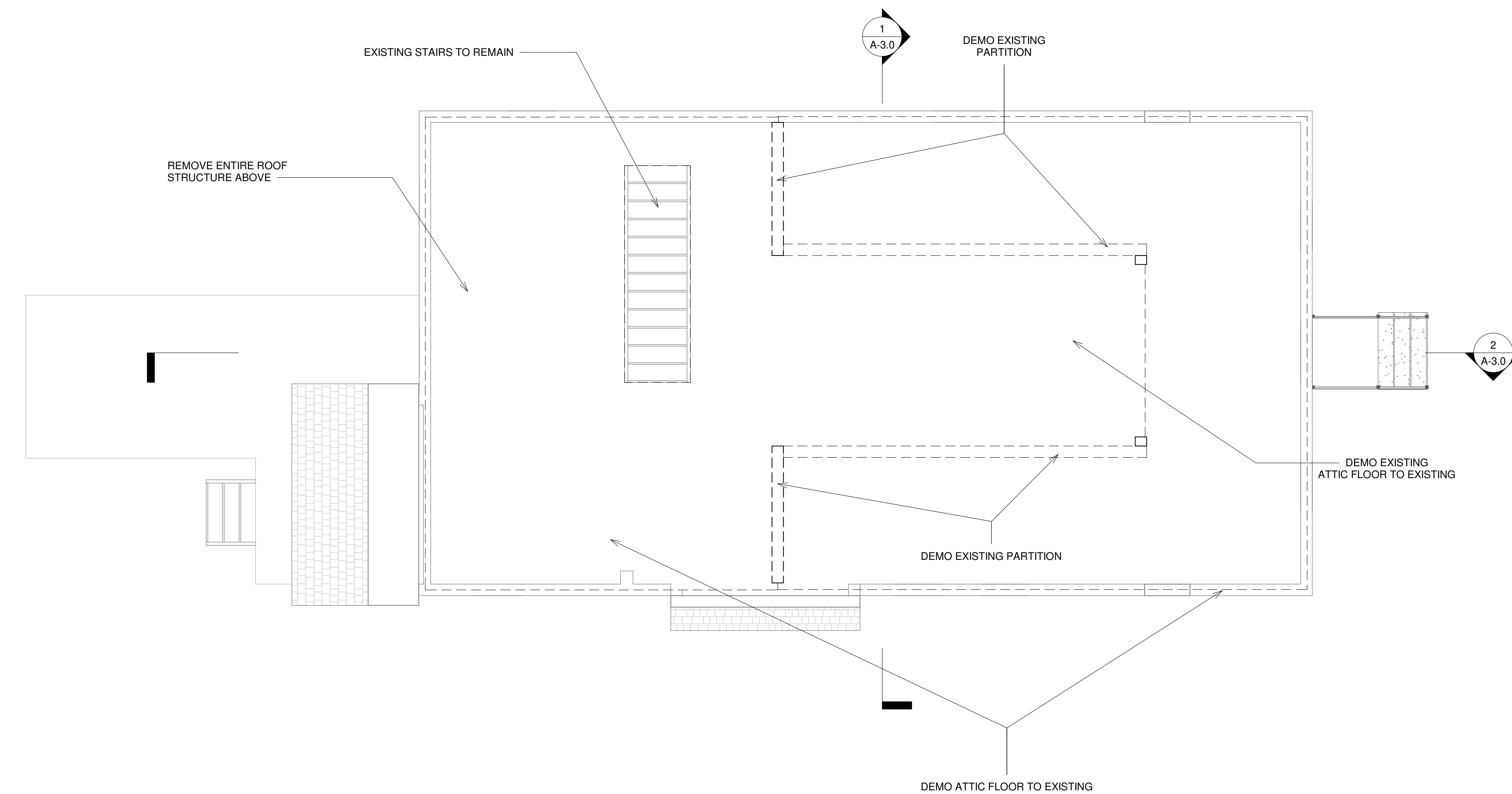
REVISIONS / ISSUES

No.	Description	Date
1	ISSUED FOR PERMIT	07.31.23

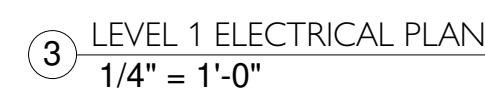
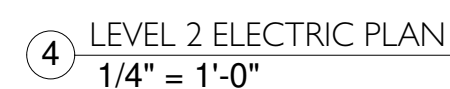
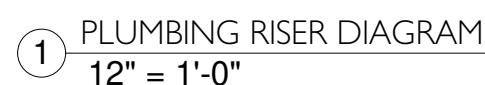
DEMO PLANS

D-1.1

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1 ATTIC DEMO PLAN
1/4" = 1'-0"



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TABLE R602.5(1) FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING AND LOCATION
Roof			
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2½" × 0.113") or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" × 0.128"); or 3-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1¼" × 20 ga. ridge strap to rafter	4-10d box (3" × 0.128"); or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3½" × 0.135"); or 3-10d common nails (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss ^d
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3½" × 0.135"); or 3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box 3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
Wall			
8	Stud to stud (not at braced wall panels)	16d common (3½" × 0.162")	24" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
		16d common (3½" × 0.162")	16" o.c. face nail
10	Built-up header (2" to 2" header with ½" spacer)	16d common (3½" × 0.162")	16" o.c. each edge face nail
		16d box (3½" × 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2½" × 0.113"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128")	Toe nail
12	Top plate to top plate	16d common (3½" × 0.162")	16" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	12" o.c. face nail
13	Double top plate splice	8-16d common (3½" × 0.162"); or 12-16d box (3½" × 0.135"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING AND LOCATION
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3½" × 0.162"); 16d box (3½" × 0.135"); or 3" × 0.131" nails	16" o.c. face nail 12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2½" × 0.113"); or 3-16d box (3½" × 0.135"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail End nail
17	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common (3½" × 0.162"); or 3-3" × 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples 1¾"	Face nail
19	1" × 6" sheathing to each bearing	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail
20	1" × 8" and wider sheathing to each bearing	3-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1¾" long	Face nail
		Wider than 1" × 8" 4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 4 staples, 1" crown, 16 ga., 1¾" long	
Floor			
21	Joist to sill, top plate or girder	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2½" × 0.113") 8d common (2½" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	4" o.c. toe nail 6" o.c. toe nail
23	1" × 6" subfloor or less to each joist	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AND LOCATION		
		Floor			
24	2" subfloor to joist or girder	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	Blind and face nail		
25	2" planks (plank & beam—floor & roof)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	At each bearing, face nail		
26	Band or rim joist to joist	3-16d common (3½" × 0.162") 4-10 box (3" × 0.128"), or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples, 7/16" crown	End nail		
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.		
		10d box (3" × 0.128"); or 3" × 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides		
		And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice		
28	Ledger strip supporting joists or rafters	4-16d box (3½" × 0.135"); or 3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail		
29	Bridging or blocking to joist	2-10d box (3" × 0.128"), or 2-8d common (2½" × 0.131"); or 2-3" × 0.131" nails	Each end, toe nail		
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING OF FASTENERS		
			Edges (inches) ^b	Intermediate supports ^{c, d} (inches)	
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table F602.3(3) for wood structural panel exterior wall sheathing to wall framing]					
30	3/8"–1/2"	6d common (2" × 0.113") nail (subfloor, wall) ^f 8d common (2½" × 0.131") nail (roof); or RSR-01 (2½" × 0.113") nail (roof) ^g	6		12 ^f
31	19/32"–1"	8d common nail (2½" × 0.131"); or RSR-01; (2½" × 0.113") nail (roof) ^g	6		12 ^f
32	1 1/8"–1 1/4"	10d common (3" × 0.148") nail; or 8d (2½" × 0.131") deformed nail	6		12
Other wall sheathing ^g					
33	1/2" structural cellulosic fiberboard sheathing	1½" galvanized roofing nail, 7/16" head diameter, or 1¼" long 16 ga. staple with 7/16" or 1" crown	3		6
34	25/32" structural cellulosic fiberboard sheathing	1¾" galvanized roofing nail, 7/16" head diameter, or 1½" long 16 ga. staple with 7/16" or 1" crown	3		6
35	1/2" gypsum sheathing ^d	1½" galvanized roofing nail; staple galvanized, 1½" long; 1¼" screws, Type W or S	7		7
36	5/8" gypsum sheathing ^d	1¾" galvanized roofing nail; staple galvanized, 1½" long; 1½" screws, Type W or S	7		7
Wood structural panels, combination subfloor underlayment to framing					
37	3/4" and less	6d deformed (2" × 0.120") nail; or 8d common (2½" × 0.131") nail	6		12
38	7/8"–1"	8d common (2½" × 0.131") nail; or 8d deformed (2½" × 0.120") nail	6		12
39	1 1/8"–1 1/4"	10d common (3" × 0.148") nail; or 8d deformed (2½" × 0.120") nail	6		12

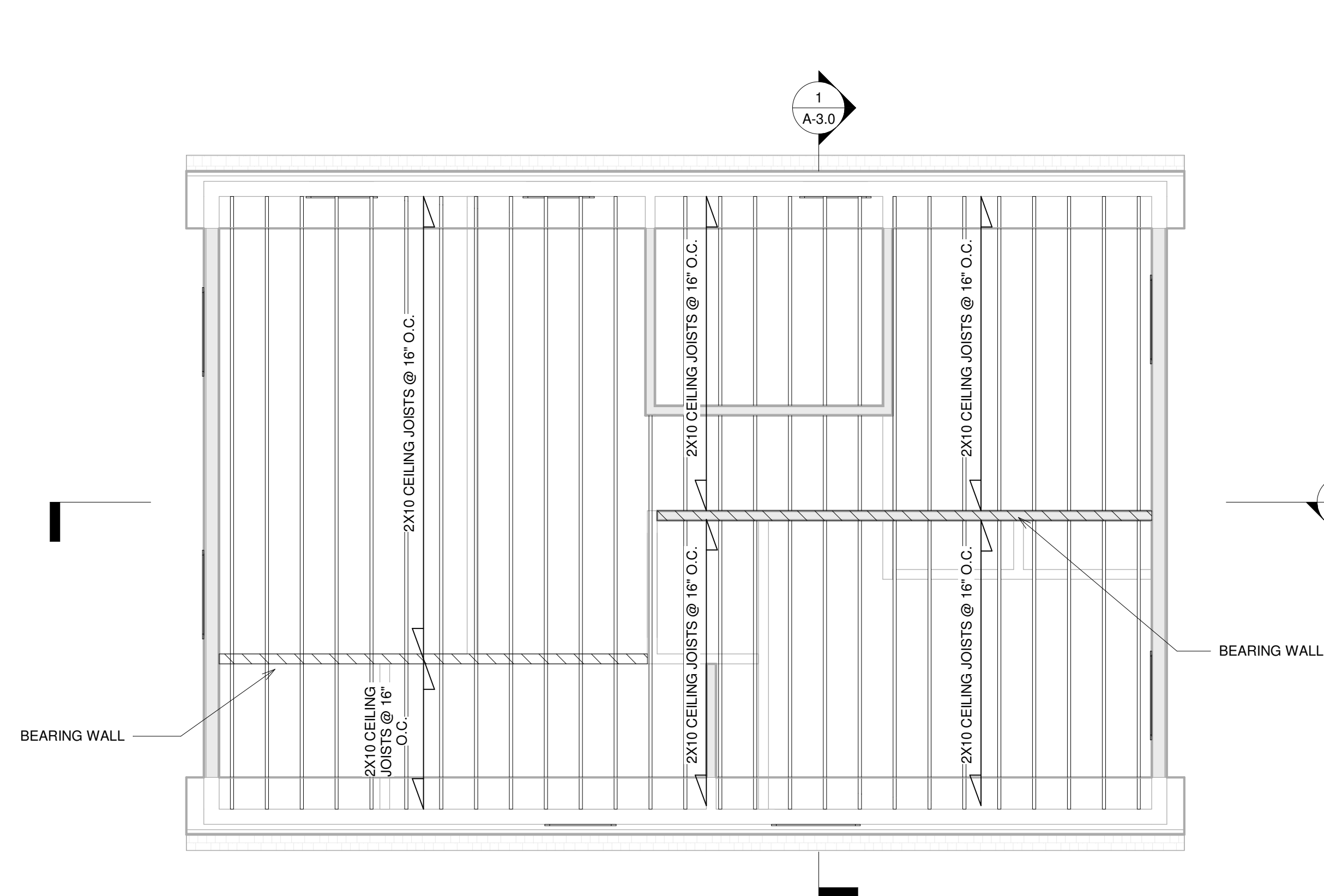
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

STRUCTURAL NOTES

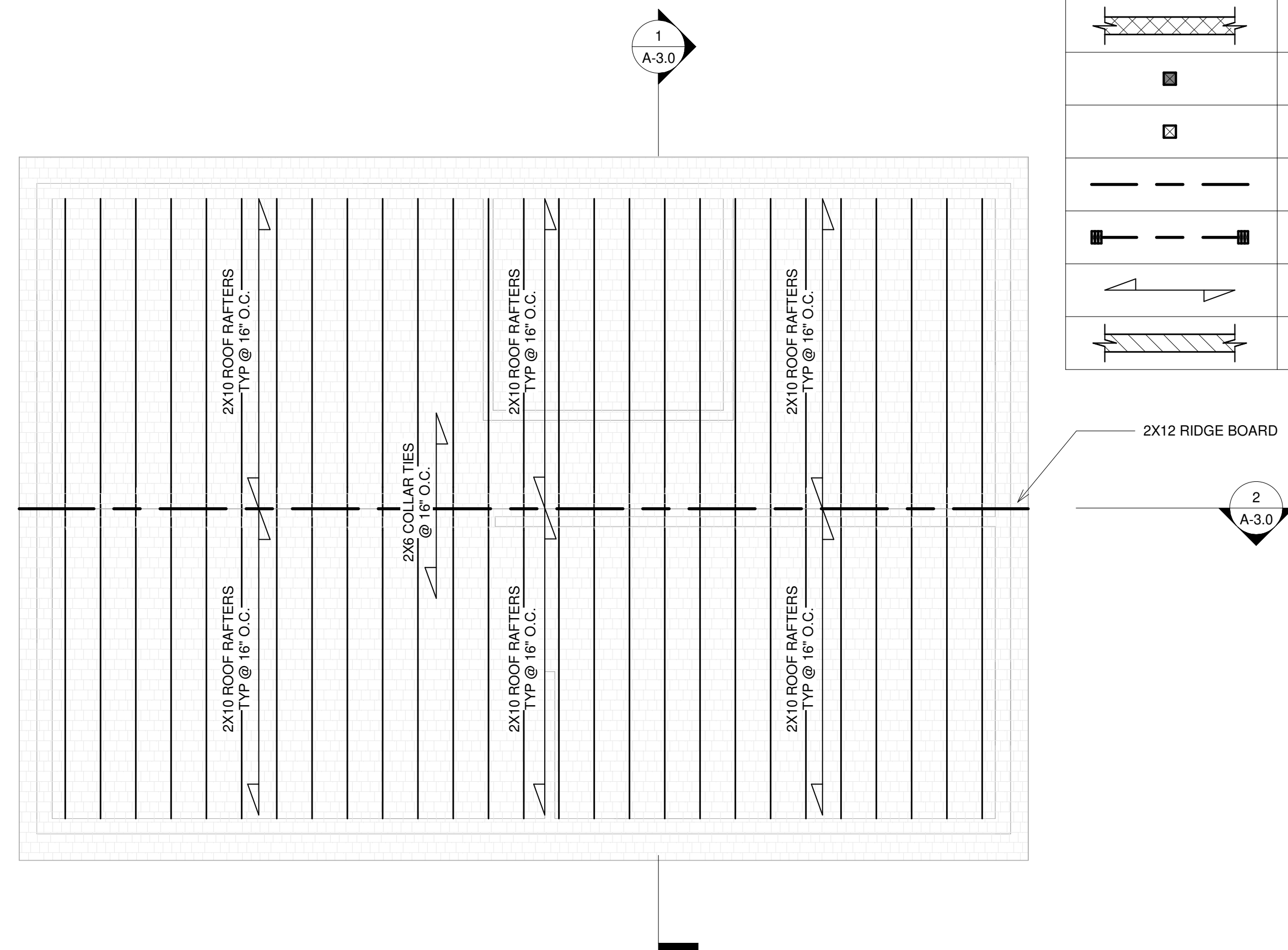
2.	ALL EXTERIOR ROOF AND WALL SHEATHING SHALL BE GRADE B-B VENEER PLYWOOD, EXPOSURE 1, RATED TO MEET SPACING REQUIREMENTS INDICATED ON DOCUMENTS.	7.	CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 FOR LOAD BEARING CONCRETE MASONRY UNITS. ALL MORTAR USED IN MASONRY CONSTRUCTION SHALL CONFORM TO ASTM C270. IF DRAWINGS ARE PROVIDED BY A STRUCTURAL ENGINEER, THE INFORMATION INDICATED ABOVE SHALL BE SUPERCEDED BY ENGINEER'S DOCUMENTS.	BUILDING USE GROUP: R-5
3.	GLUE-LAMINATED BEAMS SHALL BE GEORGIA-PACIFIC 2.0E OR 1.8E LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) BEAMS. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.	8.	BASE PLATE OF WOOD-FRAMED EXTERIOR WALLS (AT EACH LEVEL) SHALL BE CONNECTED TO EDGE JOIST OR RIM JOIST WITH 3-16D NAILS EVERY 16 INCHES.	CONSTRUCTION CLASSIFICATION: VB
4.	ALL CONCRETE SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH STANDARD PROVIDED ASTM C34. EXTERIOR SLABS ON GRADE SHALL MEET A COMPRESSIVE STRENGTH OF 4500 PSI WITH A MAXIMUM WATER-CEMENTITIOUS RATIO OF .45 AND 6% AIR ENTRAINMENT. INTERIOR SLABS ON GRADE AND STRUCTURAL CONCRETE SHALL MEET A COMPRESSIVE STRENGTH OF 3000 PSI WITH A MAXIMUM WATER-CEMENTITIOUS RATIO OF .55 AND 6% AIR ENTRAINMENT.	9.	ROOF JOISTS AND RAFTERS (OR ATTIC FLOOR JOISTS NAILED TO RAFTERS) MUST BE CONNECTED TO WALL TOP PLATES WITH H2.5A TIEDOWNS.	WIND SPEED: 120 MPH
5.	WOOD FRAMING AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH METHODS OUTLINED IN THE WOOD FRAMED CONSTRUCTION MANUAL.	10.	AT BASE OF UPPER WALL, STEEL STRAPS (AT 32 INCHES MAXIMUM) MUST BE INSTALLED (FROM WALL STUD ABOVE FLOOR TO WALL STUD BELOW FLOOR) OR STRIP OF PLYWOOD WALL SHEATHING INSTALLED ACROSS RIM JOIST (TO AVOID JOINT AT FLOOR LEVEL). SUCH WALL SHEATHING MUST OVERLAP STUDS ABOVE AND BELOW BY 18 INCHES MINIMUM AND BE NAILED TO EACH STUD WITH 8D NAILS AT 3 INCHES MAXIMUM.	GRAVITY LOADS:
6.	ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL BELOW FROST DEPTH.	11.	REFER TO NAILING SCHEDULE TABLE R602.3(1).	ROOF LIVE LOAD (SNOW LOAD): 20 PSF ROOF DEAD LOAD: 15 PSF 15 PSF Roof Deck
		12.	SOLID BLOCKING TO BE PROVIDED UNDER ALL POST/COLUMN LOCATIONS.	ATTIC FLOOR LIVE LOAD: 20 PSF ATTIC FLOOR DEAD LOAD: 10 PSF
		13.	TOP OF WALL COLUMNS TO HAVE LATERAL BRACING: INSTALL (2) 2X4 OR LVL BLOCKING BETWEEN COLUMN AND ADJACENT WALL STUDS.	FIRST & SECOND LIVE LOAD: 40 PSF 30 PSF Sleeping Rooms FIRST & SECOND DEAD LOAD: 20 PSF Ceramic Floors
		14.	ALL NEW OPENINGS IN BEARING WALLS OR EXTERIOR WALLS SHALL RECEIVE A (2) 2X10 HEADER AT FIRST FLOOR AND (2) 2X8 HEADER AT SECOND FLOOR.	WALL DEAD LOAD: 11 PSF FROST DEPTH: 2'-6"

CONNECTOR SCHEDULE (Simpson Strong Tie)			
LOCATION	CONNECTOR	SPACING	COMMENTS
RIM BOARD TO STUD CONNECTOR	CS16	32" O.C.	
COLUMN TO BASE	CBSQ44 CBSQ66	N/A	
COLUMN CAP TO BEAM	CCQ44 CCQ66	N/A	
JOIST HANGERS	LU28		UNLESS NOTED OTHERWISE.
JOIST TO BEAM			
RAFTER TO PLATE	H2.5A		
ATTIC FLOOR TO TOP OF WALL PLATE	MTS30 14 10d nails		

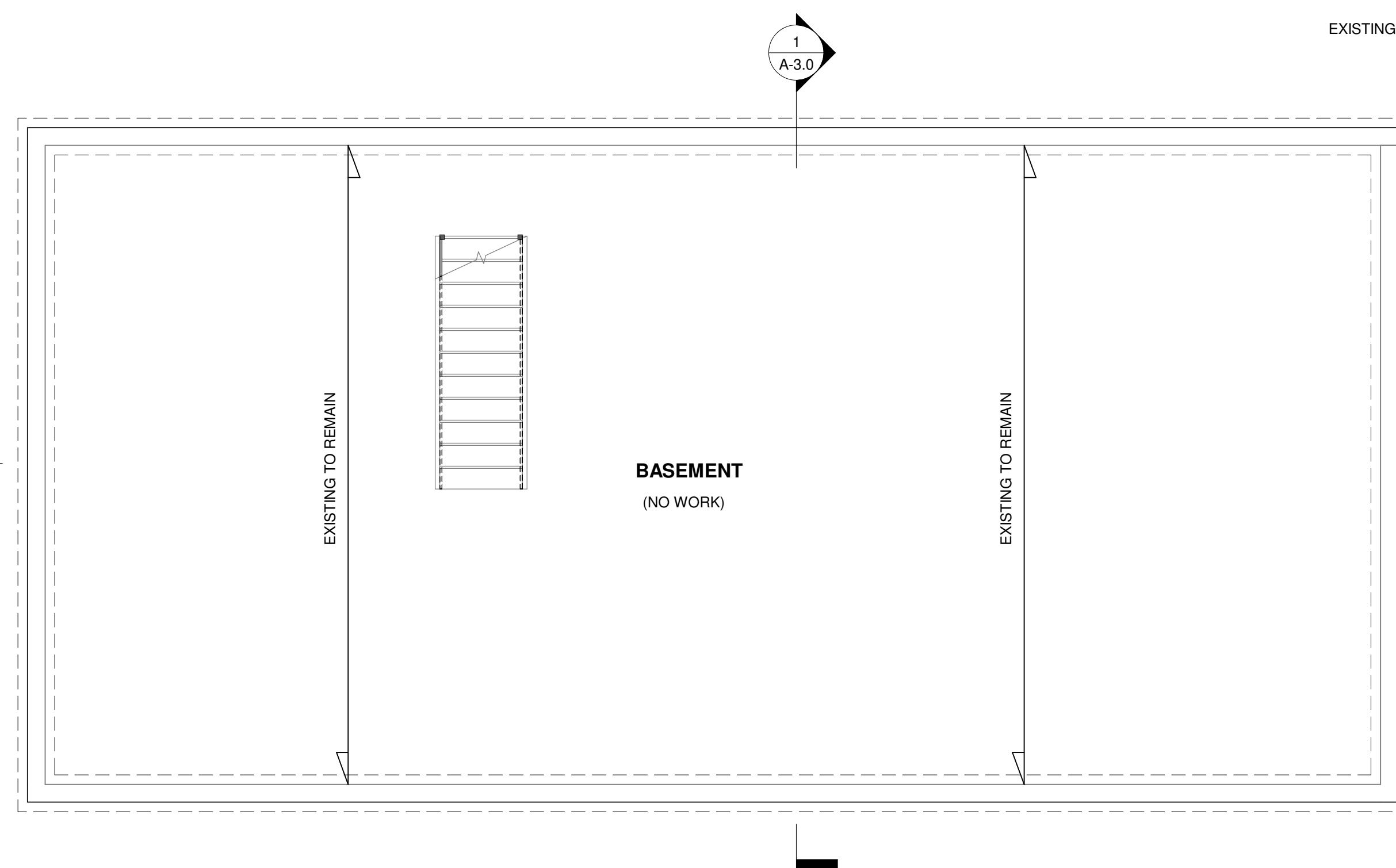
mode ARCHITECTS		
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	1608 MONROE AVENUE NEPTUNE, NJ 07753	
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STRUCTURAL SPECIFICATIONS		
S-1.0		
DRAWN BY: Author CHECKED BY: DMC		



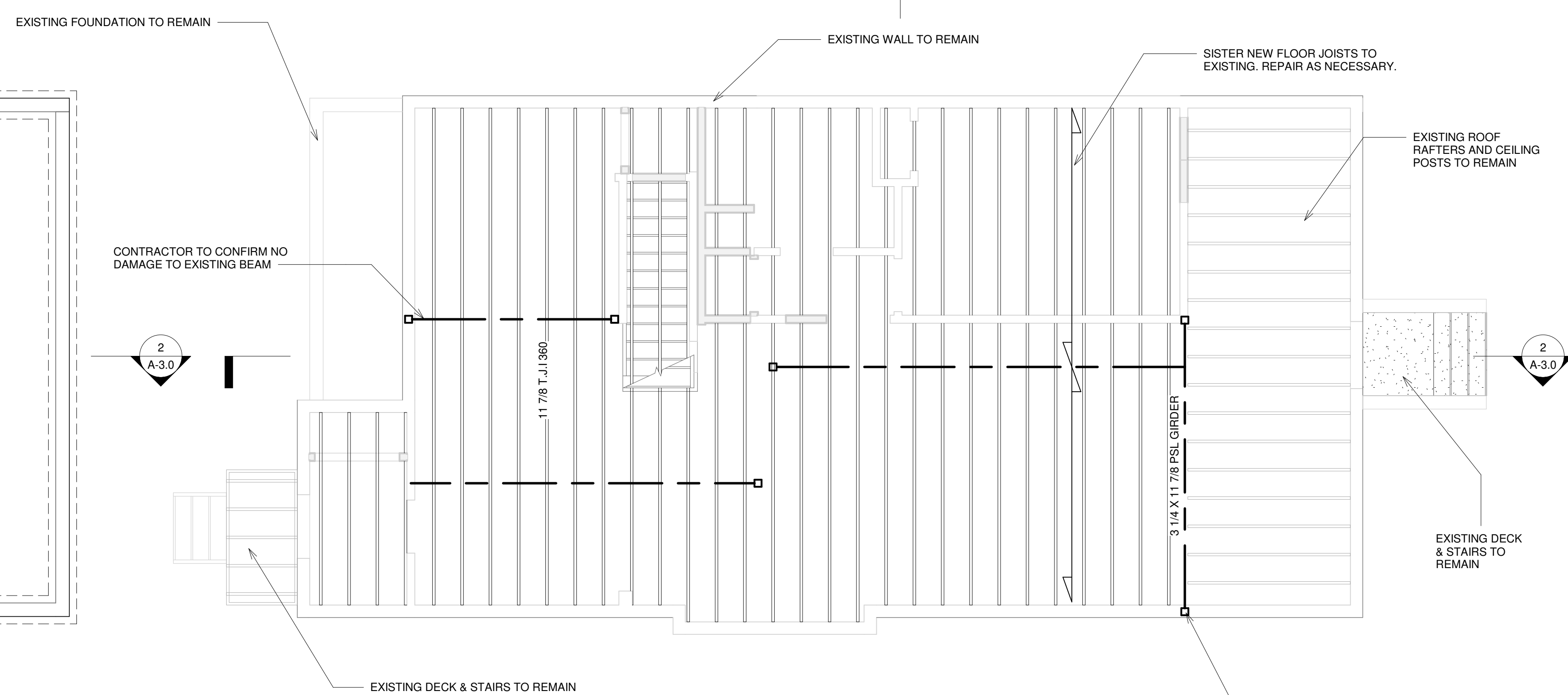
3 LEVEL 2 FRAMING PLAN
1/4" = 1'-0"



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

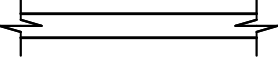





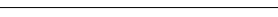



1 FOUNDATION PLAN
1/4" = 1'-0"



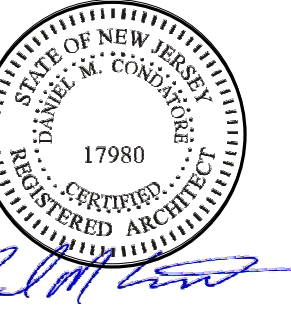
2 LEVEL 1 FRAMING PLAN
1/4" = 1'-0"

STRUCTURAL FRAMING LEGEND

	ARCHITECTURAL STUD WALL, SIZE & TYPE PER ARCHITECTURAL PLANS
	STRUCTURAL FOUNDATION WALL, REINFORCEMENT AND DIMENSIONS PER PLAN
	STRUCTURAL COLUMN, DIMENSIONS PER PLAN
	STRUCTURAL COLUMN ABOVE, DIMENSIONS PER PLAN
	STRUCTURAL BEAM, SPAN, SIZE & TYPE PER PLAN
	STRUCTURAL HEADER, SPAN, SIZE, & TYPE PER PLAN. TRIMMERS & KING STUD PER TYP. DETAILS
	STRUCTURAL JOISTS, INDICATES SPAN, SIZE & TYPE PER PLAN
	STRUCTURAL 2x BEARING WALL, SIZE PER PLAN

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JCR MANAGEMENT
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[illegible]STRUCTURAL
PLANS

S-1.1

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NOTE:
SIMPSON STRONG-TIE
MODEL * DSPZ

NOTE:
SPACING AS PER
CONNECTOR SCHEDULE



**INSTALLATION
SIMILAR FOR
LSTA21
CS20 _____**

**CONNECTOR STRAP, LENGTH & SPACING
PER CONNECTOR SCHEDULE**

Simpson
Strong-Tie
CSXX
STXXX
MSTCXX
LSTAXX



Simpson COLUMN CAP
*CCQ44
*CCQ66



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(S2)

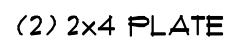
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H25A "SEISMIC AND
HURRICANE TIE" BY
SIMPSON AT EACH RAFTER

(S-

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NEPTUNE, NJ 07753

DETAILS & CONNECTIONS

S-1.2

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