HISTORIC PRESERVATION PHONE 732-897-4162 Ext.200

Application #: HPC 2073/-/3/

Application Date: _____

Historic Preservation Commission Certificate of Appropriateness Application

☑ AC UNIT	☐ GATE	☑ RAILINGS
☐ ADDITION	☐ GENERATOR	☐ RETAINING WALL
☐ ARBOR	☐ GUTTERS & LEADERS	ROOF
☐ AWNING	□ HOT TUB	□ SATELLITE DISH
☐ BALCONY	☑ LATTICE	□ SHED
□ CHIMNEY	LIGHT FIXTURE	SHUTTERS
© COLUMNS	M NEW CONSTRUCTION	SIDINGEGEIVE
□ DECK	☐ ORNAMENTATION	U SIGN
☐ DOOR REPLACEMENT	OUTDOOR SHOWER	□ SKYLIGHT)
□ DRIVEWAY	PAINT	SOLAR AUG 9 2022
□ EXTERIOR ALTERATIONS	□ PATIO	□ STAIR\$
□ FENCE	PIERS	O VENT U B
□ FLAGS / BANNERS	⊌ PORCH	☑ WALKWAY
™ FOUNDATION	□ PORCH FAN	WINDOWS
OTHER	•	-
Design Guidelines for Residential Structu	applicant is encouraged to review the Oce res or Commercial Buildings and read the eptunetownship.org. Please type or print l	entire attached Information Sheet. The
depending on the scope of work propose or any other useful references for review.	n application, you are required to submed, architectural plans or sketches, materia Once your application is scheduled for a replication and other submitted documents.	I samples, color samples, catalog cuts, neeting, you may be required to submit
ADDRESS: 127 Insk	P Aue.	
		ALIFIER:
OWNED INCODE ATION		
NAME(S): Drost Inve	estments uc	••
ADDRESS: 57 Colum	nbug Au. Edison	NJ 08817
PHONE: 232 336 078	O EMAIL: Scottaro	st 57@ gmail. com.
APPLICANT INFORMATION ———		
☐ Check if same as Owner		
NAME(S): 10m Merseles	COMPANY: Mers-	eles Const uc
ADDRESS: 124 Cla	v/e Ave. ocean	Grove.
PHONE: 732 322 277	O EMAIL: <u>merseles</u>	constQ as l.com
APPLICANT CAPACITY - IF OTHER T	HAN OWNER (Check one):	
☐ Lessee ☐ Agent ☐ Architect 1 Co	ontractor 🛘 Attorney 🗘 Other:	
HPC APPLICATION (Revised January 2022)		Page 1 of 2

PROPERTY TYPE (Check one):
Single Family Multifamily: Units Commercial Condo Mixed Use
ARCHITECTURAL PERIOD / YEAR BUILT: 2022 ARCHITECTURAL STYLE: 1/1ctorian - Seaside
Does your project include demolition of 15% or more of exterior of existing structure? YES NO If YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness.
Do you have Zoning Department approval for this project? TYES DO NO N/A ZONING PERMIT ID# (from Zoning Permit): 558211132 DATE APPROVED: 7-20-22 Please Note: If Zoning approval is required for the work described on your application, your application will remain incomplete until Zoning approval is received. Incomplete applications will not be accepted.
Describe all proposed work to be conducted on subject property below. Be sure to include all colors and materials to be used. Attach additional pages if necessary.
NEW CONSTRUCTION OF Single Family Dwelling.
SEE ATTACHED DETAILED NOTES OF
PICTURES CUT SHEETS COLORS, MATERIASS,
STREET SCAPES. CTC.
By signing this application, the Applicant and Owner agree to the following:
 Property site visits by Neptune Township Staff, HPC Members and HPC Professionals until the
project has been deemed to be complete.
 The information herein is correct and complete to the best of your knowledge.
 The HPC or HPC Application Review Team may require additional information for your application to
be considered complete.
Dy cigning this application the Owner outhorizes the listed Applicant to application to application the owner outhorizes the listed Applicant to application
By signing this application, the Owner authorizes the listed Applicant to appear as their representative at a public hearing before the Commission.
Scott Doost
OWNER NAME + Please PRINT APPLICANT NAME - Please PRINT
and had
OWNER SIGNATURE APPLICANT SIGNATURE
9-7-27
DATE DATE

Tech Review Notes for 127 Inskip Ave.

- New Single Family Residence

Windows - Anderson/400 series with no grills/white with screens

Exterior Window Trim - 1' X 4' Azek Trim Boards; Head shall extend past legs by 3/4" on both sides. Head shall have crown molding. Trim to be painted low luster white.

Siding - Hardie Plank Smooth

- -First and Second Floor to be Mountain Sage
- -Third Floor Gable and Dormer to be Cream

Trim - To be Azek in White / low luster

Roof - GAF Timberline Williamsburg Slate (Color)

Porch Posts - 4" X 4" wrapped in Azek (white)

Porch Railings - First Floor / all cedar spindles are 1.5" X 1.5", 4" on center, railing is 30" high Top Rail to be painted to match Mountain Sage Hardie Board (low luster finish)

- Railings to be the same, except for the height which is to be 36"
- First Floor Porch and back door landing to be 5/4 " X 3.5" mahogany, to be finished in Spar (Marine) Varnish, Gloss Finish
- Second Floor to be Fiber Glass Coated in Color, Sand



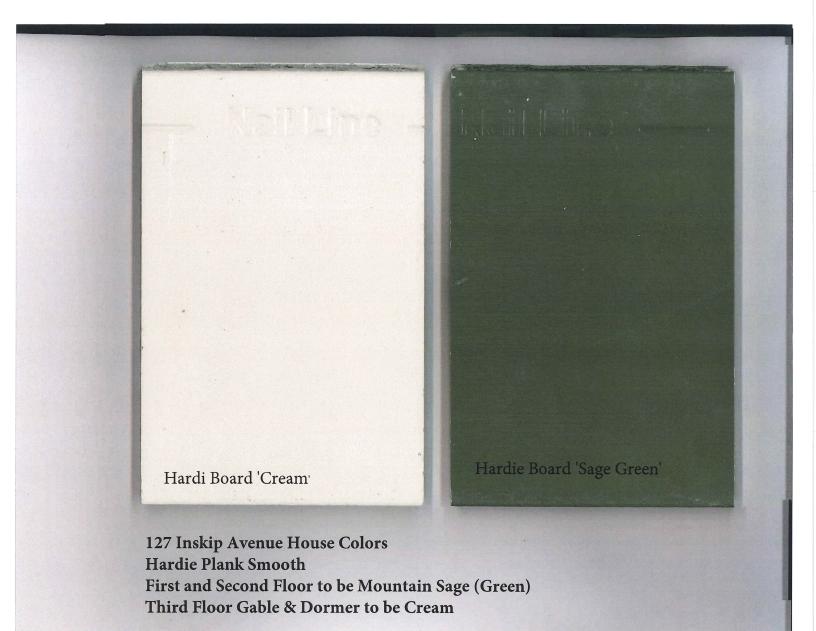
Lighting - Maxim Lighting; Portside Oil Rubbed Bronze Outdoor Ceiling Light for porches

Addendum to Application for 127 Inskip Ave., Ocean Grove Zoning Permit ID # 558211132 Date of Approval 7/20/2022

Drost Investments, LLC Don Merseles, Contractor

Changes after a concept and 3 tech reviews with the HPC team are as follows:

- 1. The back deck has been eliminated and a 4' X 2' shed roof has been added over the rear door as per advice by the HPC team.
- 2. The front gable roof over the second floor porch has been lowered.
- 3. Several window sizes have been changed as per plans on the second floor and attic.
- 4. Gingerbread moldings on all floors has been removed and column, stick style brackets have been added as per suggestions by the HPC tech review team.
- 5. Lighting fixtures have been changed as per advice by the HPC tech review team.
- 6. Third floor (attic) dormers have been made smaller as per advice by the HPC tech review team.



127 Inskip Streetscape



Lot and house across the street of both open lots. 180 Whitefield



119 Inskip Ave. which is right next door.



120 & 122 Inskip, across the street.



Lots (2) 127 and 129 Inskip Ave. Above and below





109 Inskip

NI WOOZ +







Feiss Shepherd 13"W Weathered Zinc Outdoor Ceiling Light - Style # 8N698

More Like This | View All







\$289.00



\$136.00



\$161.24

Related Items



\$359.97





\$289.97



\$594.98

Questions & Answers

Have a question about this? Ask people who own it.

⚠ Start typing and see existing answers. <u>Learn More</u>

1 Question

Sort by: Most Helpful -

₾

How do you access bulbs to replace them?

A Shopper Sep 24, 2020

Best Answer: You can remove bottom of light to change bulb.

Justin Z. STAFF Sep 25, 2020

Customer Reviews

Review For a Chance to Win \$500.00! view rules

1 Rating



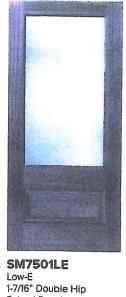
0%

Doors

Front Door, Second Story Porch Doors (2) and Back Door

Reeb Fir Wood Door - See Photo SM7501LE

Glass Profile

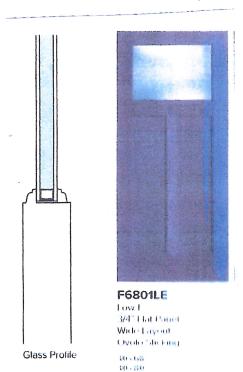


1-7/16" Double Hip Raised Panel Wide Layout Ovolo Sticking

2/6 x 6/8 2/6 x 8/0 2/8 x 6/8 2/8 x 8/0 3/0 x 6/8 3/0 x 8/0

Alley Door

Reeb Fir Wood Door - See Photo F6801LE





ZONING REVIEW

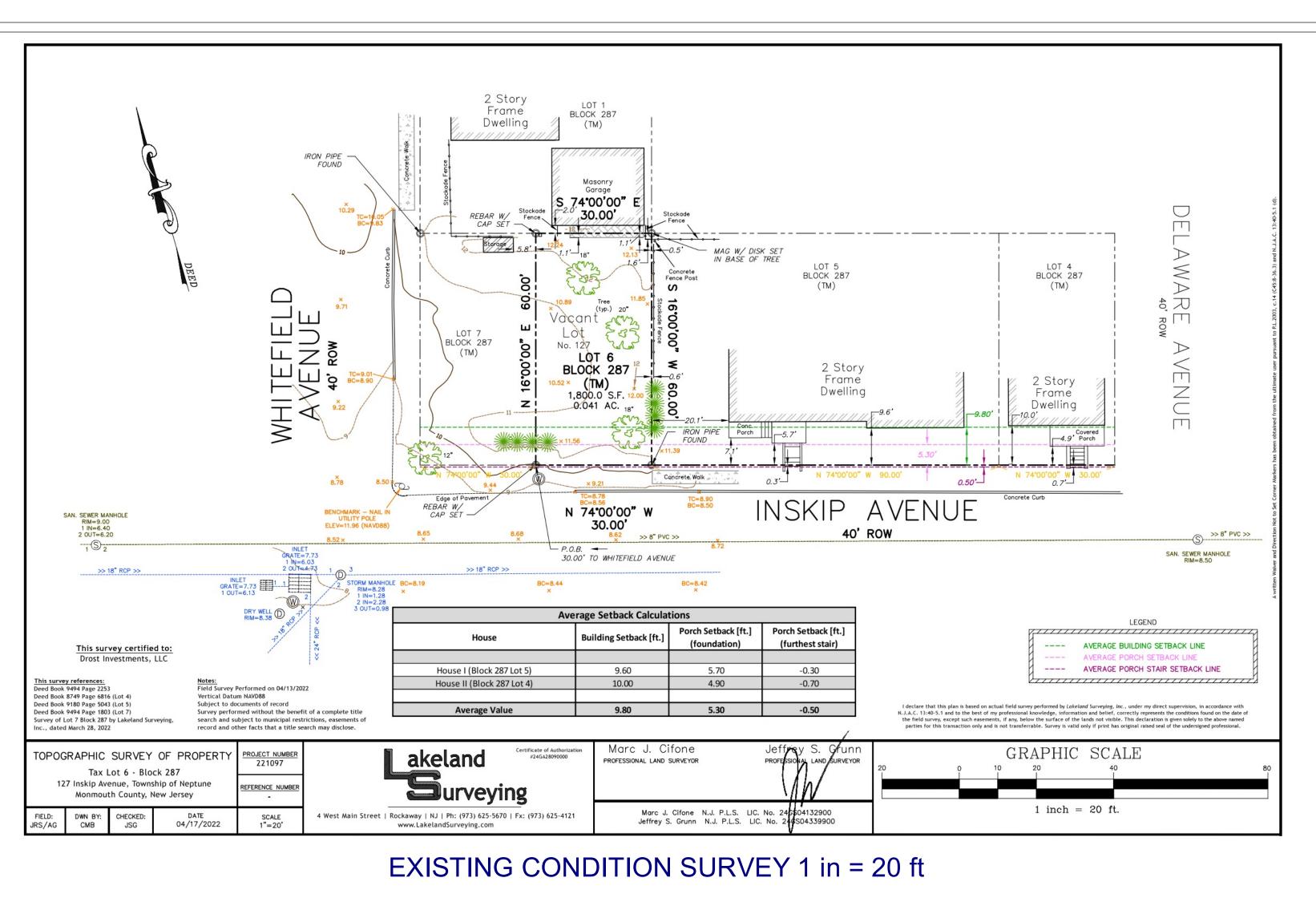
ID: 558211132	Date: 07/20/2022	Fee: \$ 35.00	
PROPOSED WORK			
Adding a New Use to a Prop	perty Home Occupation	Priv	/ate Garage
Air Condensor Unit(s)	Interior Remodel - Comm /	Res Res	sidential Addition
Commercial Addition	New Accessory Structure	□ Sign	ns
Continuing/Changing Use	New Commercial Business	Sola Sola	ar
Deck/Balcony	New Ownership of Propert	y/Business Stor	age Shed
Driveway / Sidewalk / Apron			imming Pool/Hot Tub
Fence/Retaining Wall	Porch	Zon	ning Determination
Other:			
www.neptunetownship.or	oning Map, Land Development Ordina g/departments/land-use ICATIONS WITHIN THE HISTORIC DIS		
-			
IF ANY	OF THE REQUESTED INFORMATION OF THIS APPLICATION SHALL BE RE	I IS SUBMITTED INCOMP ETURNED UNPROCESSE	<u>LETE,</u> <u>D.</u>
1. Location of propert	y for which zoning permit is desired:		
Street Address: 127	INSKIP AVE Block: 287 Lot: 6 Zone	e HDR1	
2. Applicant Name: DO	ON MERSELES CONST Phone No. (73	32)322-2770 Fax No.	
Applicant's Address	s: 124 Clark Ave Ocean Grove, NJ 0775	56	
Email: merselescons	_		
	me: MORGAN, STACIE Phone No. (73	•	
Property Owner's A	ddress: 112 LAWRENCE ROAD MAHV	VAH, NJ 07430	
Email: scottdrost57@	gmail.com		
4. Present Approved 2	Zoning Use of the Property: Detached	Single Family Residence	
5. Proposed Zoning U	se of the Property: Detached Single Fa	amily Residence	
	ne activity or activities you are propos ne dimension and setbacks. If you are		

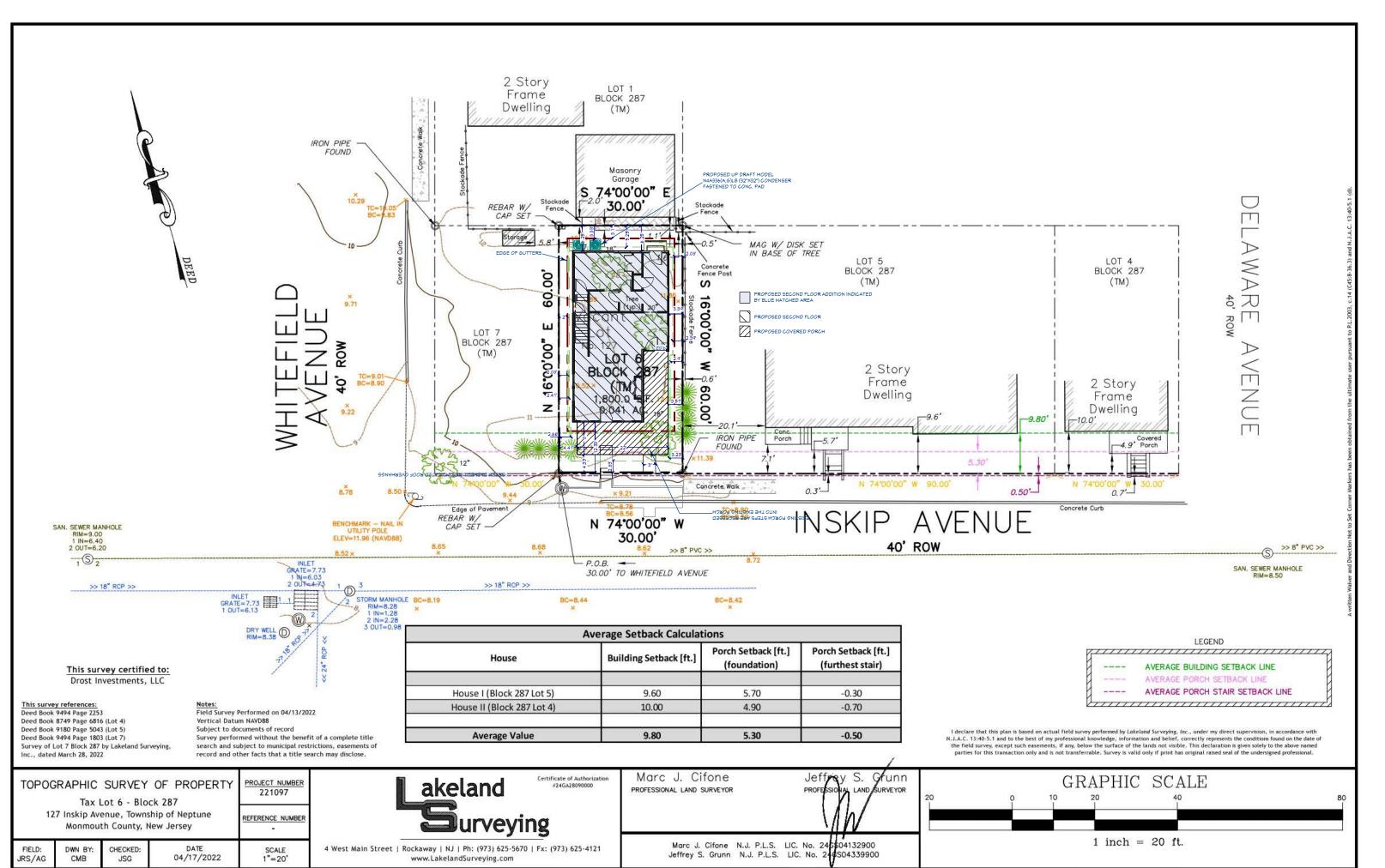
Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?

7.

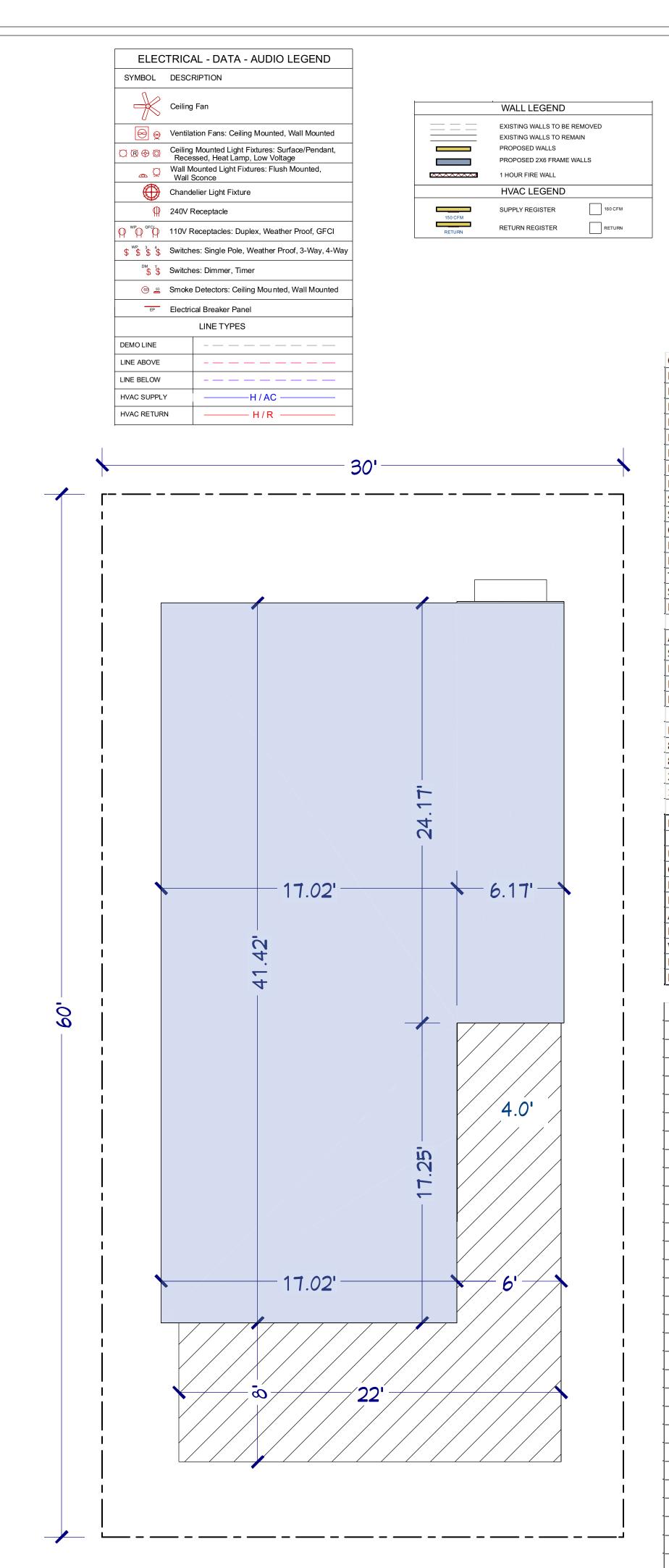
		100 in 100, state date.
	i	oard: Resolution # (if any): (submit a copy of the Resolution)
	8. 1	or all exterior work pertaining to additions and accessory structures, excluding fences, please provide:
	Buildir	g Coverage: 66.61 % Lot Coverage: 68.50 % (Please include calculations)
	a a	68.3.Penalty for false filing. Any person who knowingly files false information under this act shall be liable to a alty not to exceed \$1,000 for each filing, any penalty imposed under this section may be recovered with costs in the costs
	summa	y proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.
	toward desparature to	FOR OFFICE USE
	Zoning	Review Notes:
07/	20/2022	The applicant/property owner does not clearly identify all proposed structures as defined in the Land Development Ordinance.
		Detached Single Family Residence 2.5 stories, 28.5' mean height Front Porch 2.5 stories Rear Entry Platform Projections (eaves with NO GUTTERS) (2) Upward ventilating condenser units (models N4A318(A,G)KF & N4A324(A,G)KG) Walkways 2.5' high, 50% open, fence in the front side and rear yard areas.
		The applicant is approved zoning for the above indicated structures only. They are to be constructed as indicated on the stamped approved zoning plans. Any deviations shall void this zoning approval.
		HPC, Engineering, and Construction Department approvals are required.
	Status	
	Approved	Denied -
	Referra	
	Construct	

a in





SITE PLAN 1 in = 20 ft



BUILDING COVERAGE DIAGRAM 1/4 in = 1 ft

SCOPE OF WORK PROPOSAL FOR A NEW SINGLE FAMILY HOME AS INDICATED

WITHIN THESE CONSTRUCTION DRAWINGS.

-ALL LUMBER SHALL BE DOUGLAS FIR #2 -ALL NON-STRUCTURAL METAL STUDS SHALL BE 25 GAUGE THESE PLANS REFERENCE: DESIGN LOADS 40 LIVE 10 DEAD - FIRST FLOOR -NJ IRC 2018 BUILDING CODE 30 LIVE 10 DEAD - SECOND FLOO -NSPC 2018 PLUMBING CODE 20 LIVE 10 DEAD - ROOF

-NJ IRC 2018 BL -NSPC 2018 PLL -NEC 2017 COD	JMBING C		30 LIVE 10 DE 20 LIVE 10 DE 125 MPH (38 L		FLOO
-INEC 2017 COD -IECC 2018 ENE -IMC 2018 MECF	RGY COD		30 LBS - Grou		
-IFGC 2018 FUE SMOKE DETEC					
DETECTOR WIT	TH BATTE	RY BA	ONNECTED SMO	E INSTALLED	
	N EACH BE	EDRO	LING UNIT INCL OM, AND IN THE		
			XIDE DETECTOI	RS WITHIN	
10'-0" OF ALL B					
Ocean Grove	Single F		A Company of the Section of the Sect	222222	VARIANCE
HD-R-1 MIN LOT AREA	REQUIR 1,80		1,800.00	PROPOSED N.C.	VARIANCE NO
F.A.R.	NA		NA	NA	NO
MIN LOT WIDTH LOT FRONTAGE	30 30	7	30 30	N.C.	NO NO
MIN LOT DEPTH	60	ÿ.	60	N.C.	NO
FRONT YARD FRONT PORCH	10		NA NA	12.33 4.33	NO NO
SIDE YARD SETBACK	2	8	NA	2.08	NO
SIDE YARD SETBACK	2	8	NA	2.08	NO
COMB. SIDE YARDS REAR YARD	3.1		NA NA	4.16 6.25	NO NO
BUILD COV.	85%		NA	62.97%	NO
TOTAL LOT COVERAGE	90%		NA NA	64.86%	NO
STORIES HEIGHT	2.5 35	16	NA NA	2.5 32.7	NO NO
ACCESSORY BUILDING SIDE YARD	3		NA	NA	NA
REAR YARD	3		NA NA	NA NA	NA NA
HEIGHT	15		NA	NA	NA
FRONT YARD	25		NA	NA	NA
PROPOSED BUILDING A					
854 854	FIRST F		R HEATED		
280	ATTIC A				
1988	TOTAL	HEA	TED AREA		
BUILDING CHARACTERI	STICS				_
					PROPOSED
USE GROUP: Construction Class					R-5 5B
No. of Stories					2
Height of Structure		22			32.7
Area- Largest Floor New Build. Area/All Flo	ors				0
Volume of New Structu	re				0
Max. Live Load Max. Occupancy Load					40 N.A.
man coapano, 2000					
Property Descrit	pion:			127 Inski	o Ave
Lot Dimension		l c	ot Area sf		
30'x60'	-	LC	1,800		
			_,		
Building Coverag	е				
Structure			nension ft 02 x 41.42		otage
House			U2 X 41.42 L7 X 24.17	705 149	
		0.1	., ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,	143	
Front Porch			22 X 8	176	
		6	X 17.25	103.5	5
Total				1133.	5
0/ af p.:!				62.07	0/
% of Building Cov	erage			62.97	70
Lot Coverage					
Building Coverag	е			1133.	5
Front Conc. Walk		;	3 x 4.33	13	
			7 0	21	
Concenser Slab			7 x 3	21	_
Total			/ X 3	1167.	5

% of Lot Coverage

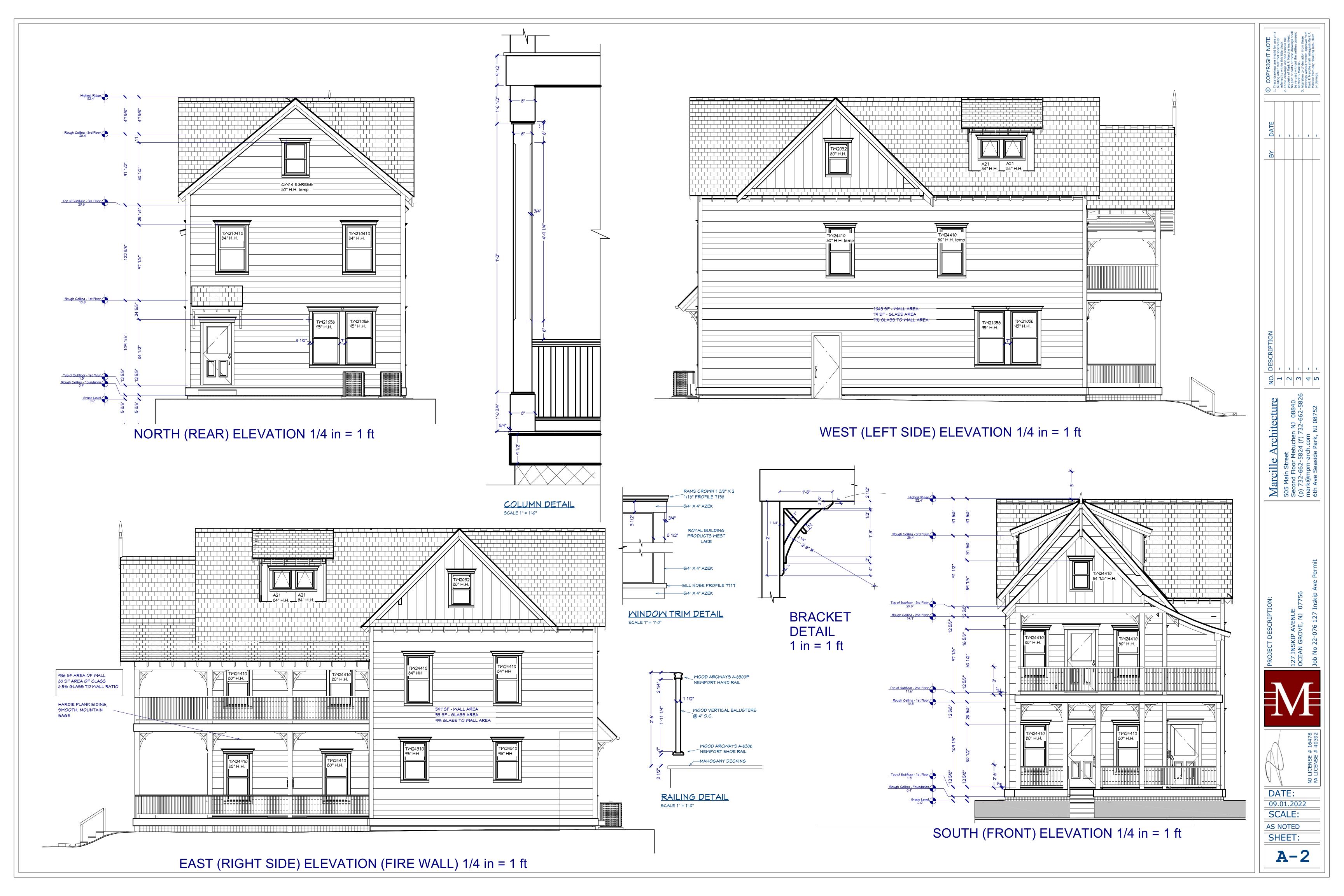
The Proc

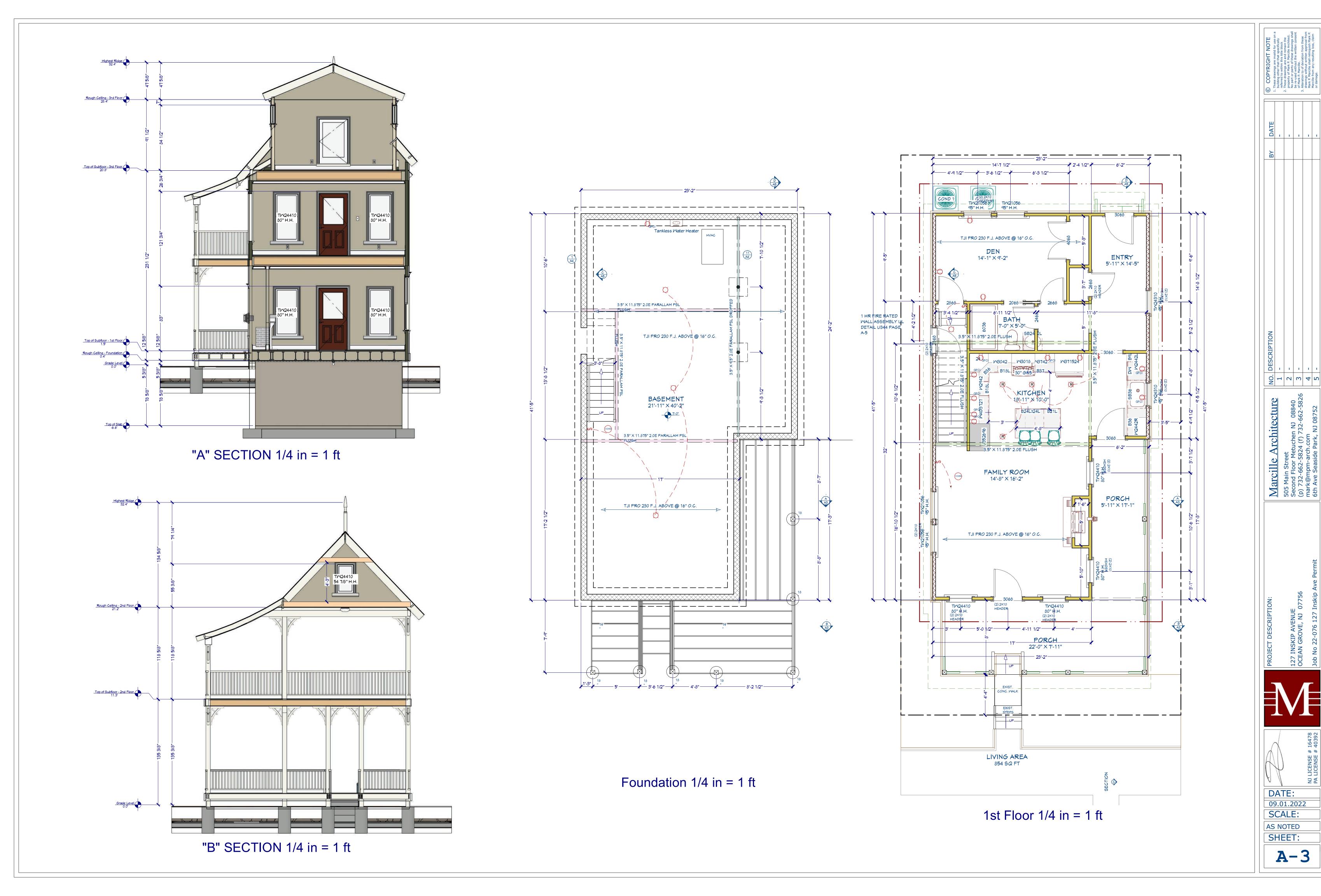
DATE:

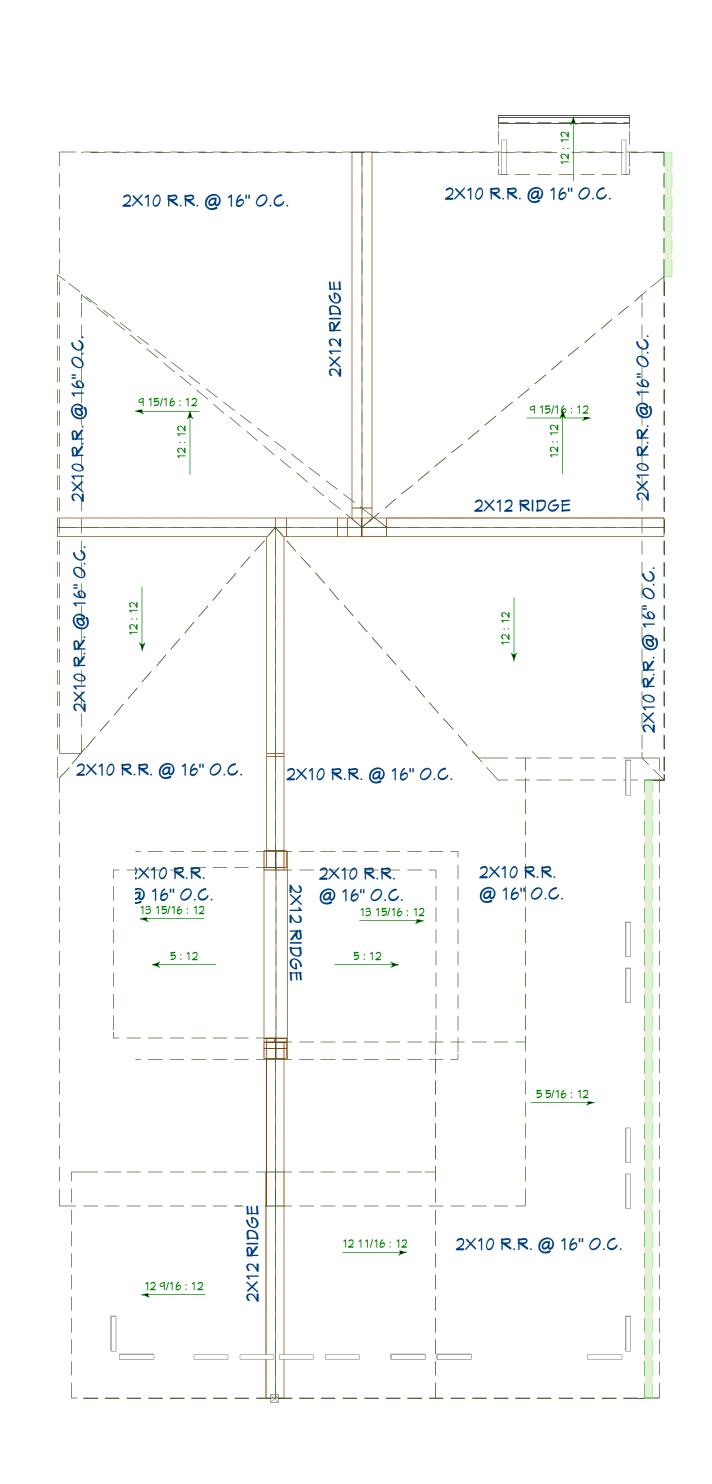
09.01.2022 SCALE: AS NOTED SHEET:

A-1

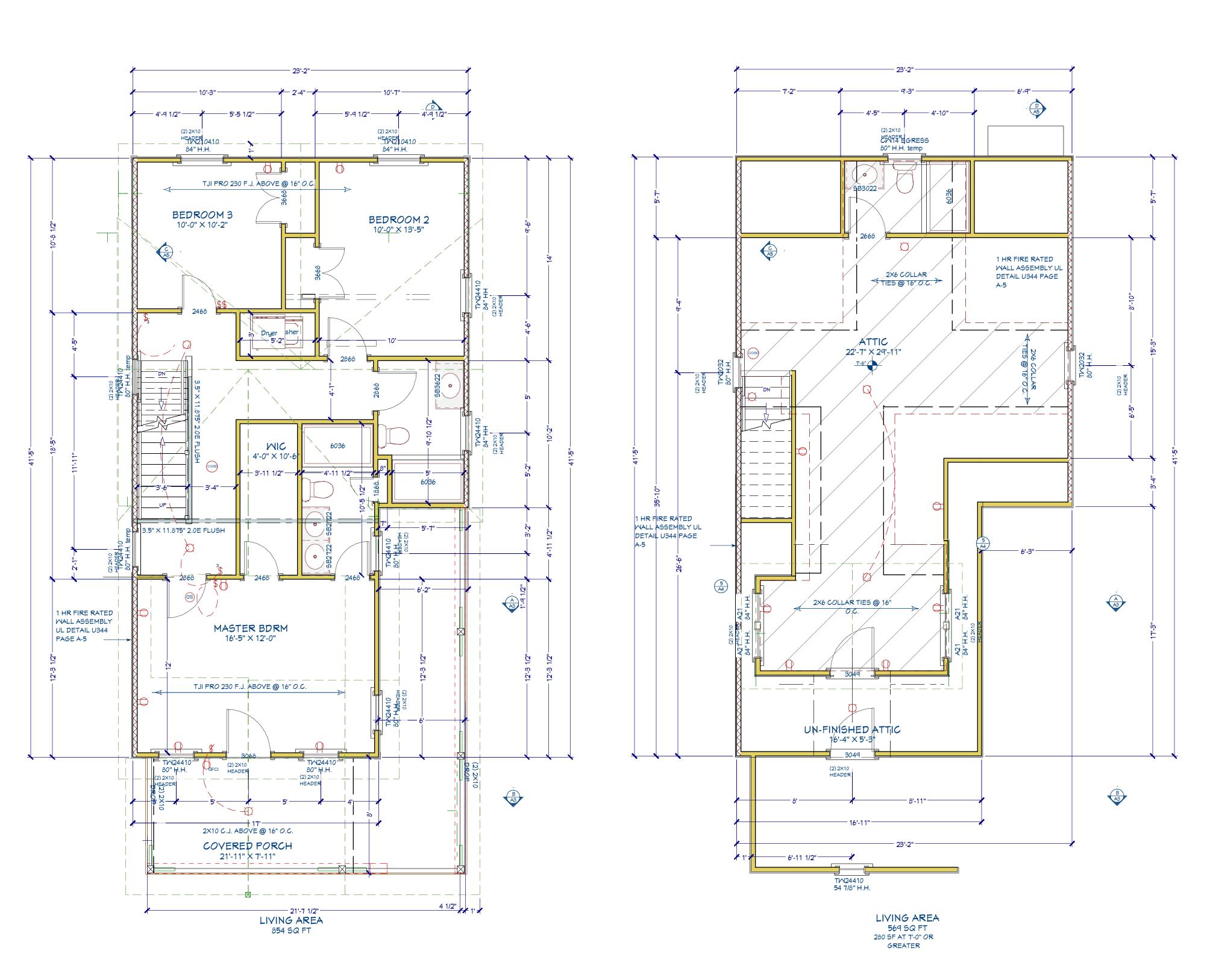
64.86%





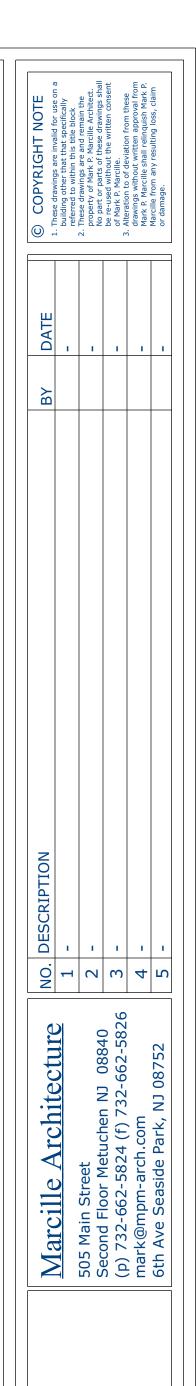


ROOF PLAN 1/4 in = 1 ft

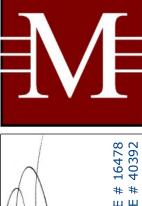


2nd Floor 1/4 in = 1 ft

FINISHED ATTIC 1/4 in = 1 ft



27 INSKIP AVENUE CEAN GROVE, NJ 07756 b No 22-076 127 Inskip Ave Permit





09.01.2022
SCALE:
AS NOTED
SHEET:

A-4



Project 127 Inskip Ave

Energy Code:

Location:

Construction Type:

Project Type:

Conditioned Floor Area:

Glazing Area

Climate Zone:

Project Type:

Conditioned Floor Area:

Glazing Area

Climate Zone:

Permit Date:

2018 IECC

Ocean Grove, New Jersey

Single-family

New Construction

2,123 ft2

17%

4 (5253 HDD)

Permit Number:

Construction Site: Owner/Agent: 127 Inskip Ave

Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: 3.0% Better Than Code Maximum UA: 328 Your UA: 318 Maximum SHGC: 0.40 Your SHGC: 0.30
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling 1: Flat Ceiling or Scissor Truss	470	30.0	0.0	0.035	0.026	16	12
Ceiling: Cathedral Ceiling	450	30.0	0.0	0.034	0.026	15	12
Wall: Wood Frame, 16" o.c.	2,523	18.0	0.0	0.062	0.060	130	126
Window: Wood Frame SHGC: 0.30	423			0.300	0.320	127	135
Floor: All-Wood Joist/Truss	919	30.0	0.0	0.033	0.047	30	43
Compliance Statement: The proposed building	ng design described he	re is consist	tent with th	e building p	olans, specif	ications, a	nd other

calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version: REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title Signature Date

Project Title: 127 Inskip Ave Report date: 05/05/22

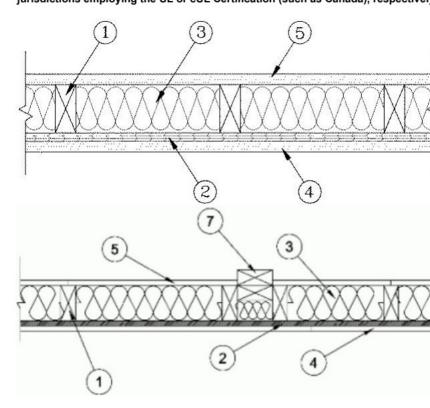
Design No. U344 September 21, 2015

Bearing Wall Rating — 1 Hr.

Finish Rating — 26 Min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. **Wood Studs** — Nom 2 by 4 in. spaced 24 in. OC, laterally braced, and effectively fire stopped at top and bottom.

2. Wood Structural Panel Sheathing — Nom 15/32 in. thick, 4 ft wide APA Rated Sheathing 32/16. Exposure 1, plywood or oriented strand board (OSB) per PS1, PS2 or APA Standard PRP-108. Installed with long dimension of sheet (strength axis) or face grain of plywood, parallel with studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Horizontal joints backed with nom 2 by 4 in. wood backing. Attached to studs on exterior side of wall with 6d cement coated steel box nails spaced 12 in. OC along interior studs and 6 in. OC at perimeter of panels.

Batts and Blankets* — 3-1/2 in. thick foil-faced glass fiber batts.
 Supplied in rolls 23 in. wide. Density to be nom 0.70 pcf. Friction-fitted to completely fill the stud cavity.
 See Batts and Blankets* (BZJZ) category for names of Classified

3A. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 3) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product.

U S GREENFIBER L L C — INS735 & INS745 for use with wet or dry application. INS510LD, INS515LD, INS541LD, INS735, INS745, INS765LD, and INS770LD are to be used for dry application only.

3B. **Fiber, Sprayed*** — As an alternate to Item 3 and 3A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft³. **NU-WOOL CO INC** — Cellulose Insulation

3C. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 3) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft³. **INTERNATIONAL CELLULOSE CORP** — Celbar-RL

4. **Gypsum Board*** — 5/8 in. thick, 4 ft wide, applied horizontally or vertically. Attached to studs through plywood sheathing with 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam head nails spaced 7 in. OC along studs and at perimeter of panels. When used in widths other than 48 in., wallboard is to be installed horizontally. Joints exposed or covered with tape and compound. When Item 6, **Steel Framing Members***, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

ACADIA DRYWALL SUPPLIES LTD — 5/8 Type X, Type Blueglass Exterior Sheathing

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C.

5. **Gypsum Board*** — 5/8 in. thick, 4 ft wide applied horizontally or vertically. Attached to studs or blocking at 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads. When used in widths other than 48 in., wallboard to be installed horizontally. Joints exposed or covered with tape and compound. When Item 6-6B, **Steel Framing Members***, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

ACADIA DRYWALL SUPPLIES LTD — 5/8 Type X, Type Blueglass Exterior Sheathing

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C.

CGC INC — Type AR, C, IP-X1, IP-X2, IPC-AR, SCX, ULX, USGX, WRX.

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Types LGFC6, LGFC6A, LGFC-C, LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Type TG-C, GreenGlass Type X, Type DGG

NATIONAL GYPSUM CO — Types FSK, FSK-G, FSW, FSW-3, FSW-5, FSW-G, FSK-C, FSW-C, FSMR-C, FSW-6, FSL, FSW-8



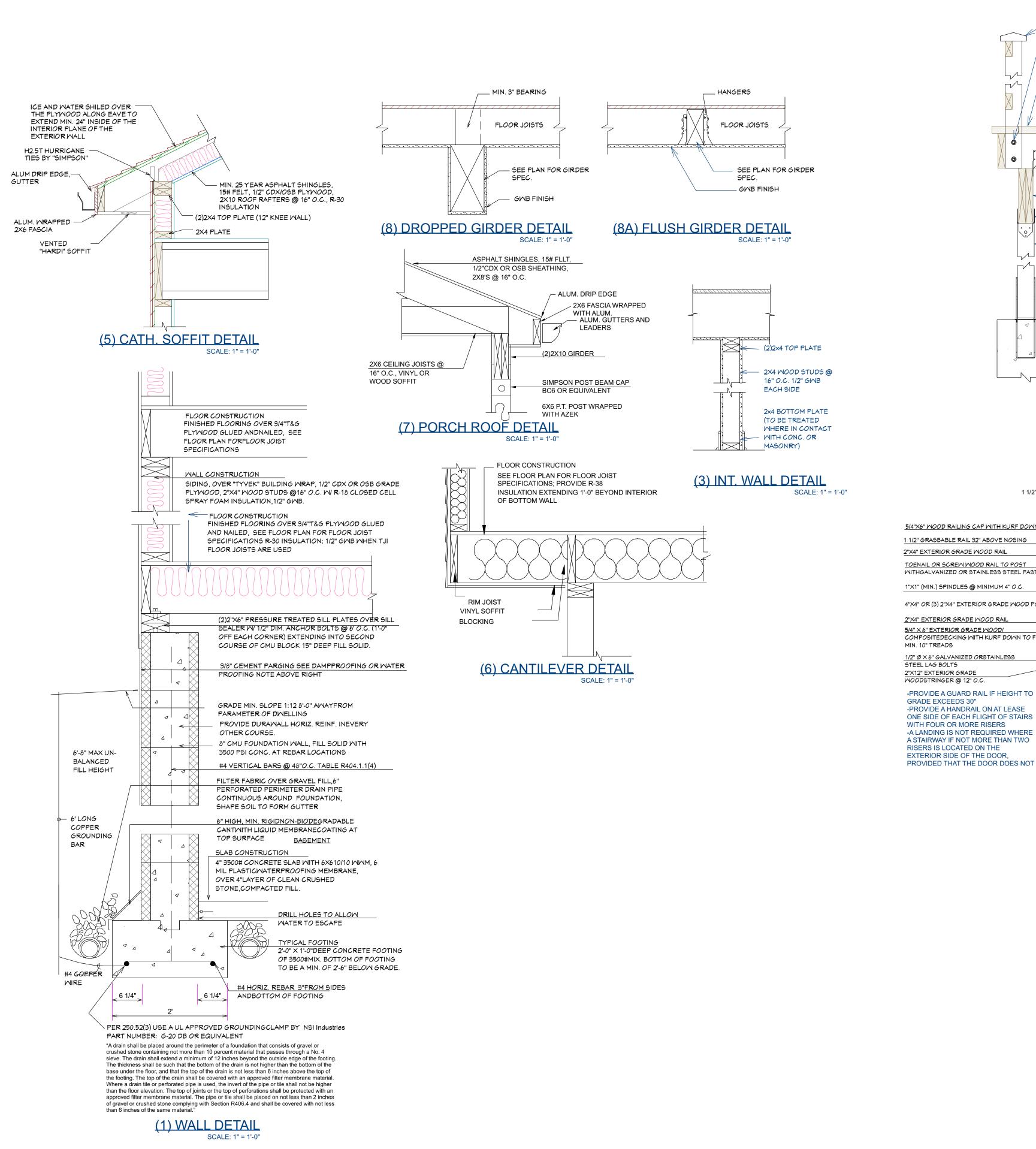


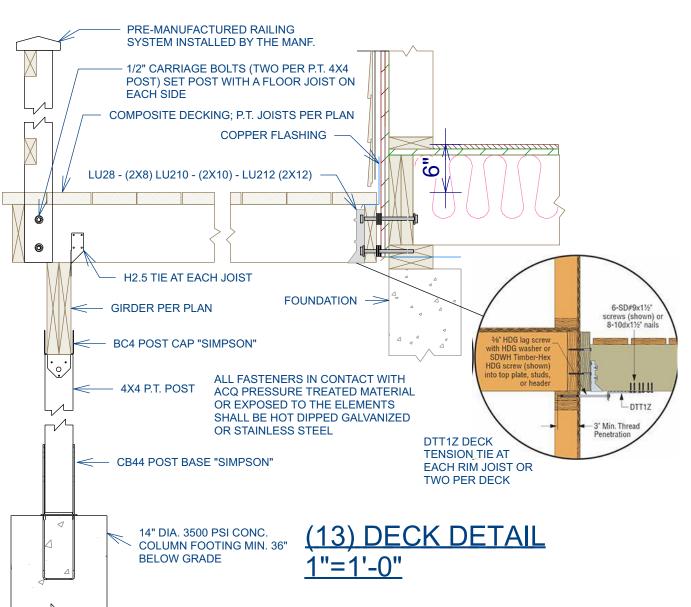
"C" SECTION 1/4 in = 1 ft

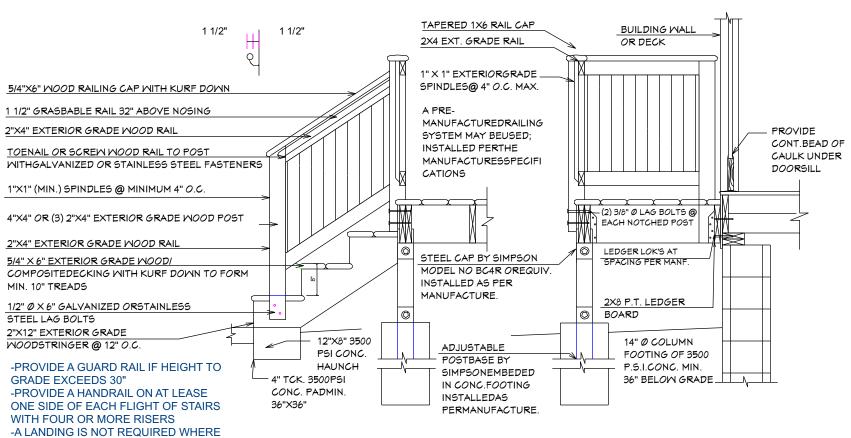
DATE: 09.01.2022 SCALE:

AS NOTED

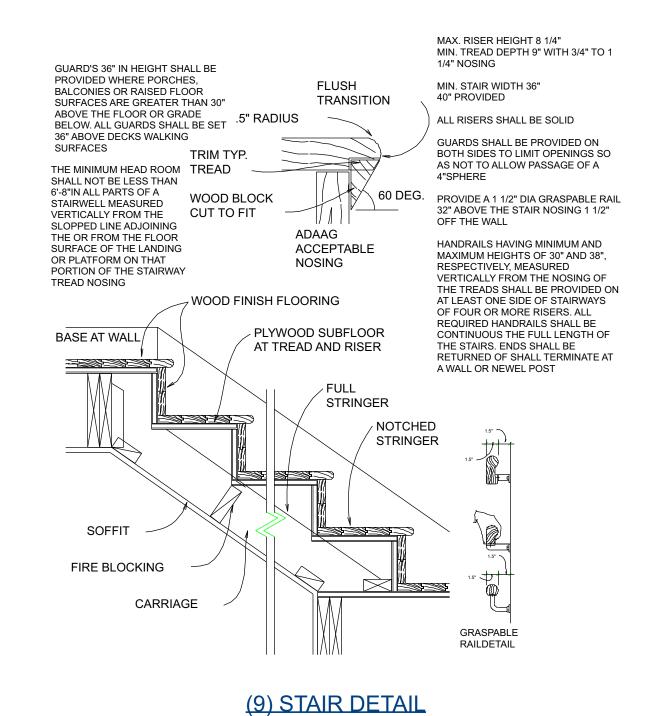
SHEET:

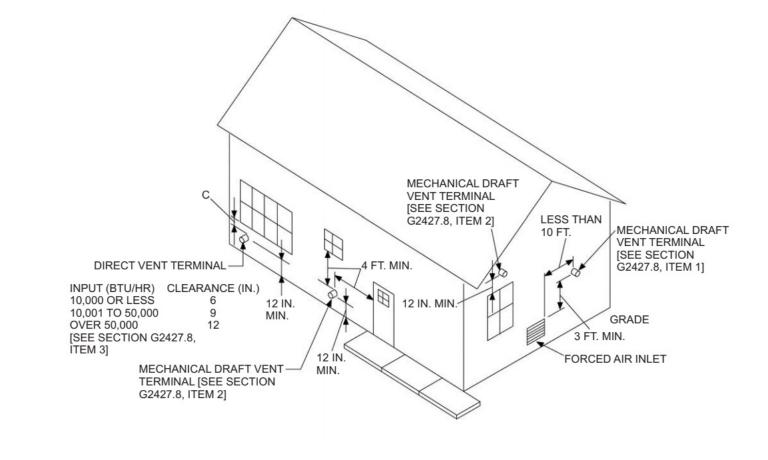






(11) WOOD STAIR DETAIL





M1506.2 Duct Length

The length of exhaust and supply ducts used with ventilating equipment shall not exceed the lengths determined in accordance with Table M1506.2.

Exception: Duct length shall not be limited where the duct system complies with the manufacturer?s design criteria or where the flow rate of the installed ventilating equipment is verified by the installer or approved third party using a flow hood, flow grid or other airflow measuring device.

TABLE M1506.2 DUCT LENGTH

DUCT TYPE	FL	EX	DUC	T					SM	<i>00</i> T	H-M	IALL	DU	ST		
Fan airflow rating (CFM @ 0.25 inch wca)	50	80	100	125	150	200	250	300	50	80	100	125	150	200	250	300
Diameterb	Ma	xirr	num	lengi	hc,	d, e		•	•				•			
(inches)	(fe	et)														
3	×	X	×	×	×	×	×	×	5	X	×	×	×	×	×	X
4	56	4	×	×	×	×	×	×	114	31	10	×	×	×	×	X
5	NL	81	42	16	2	×	×	×	NL	152	91	51	28	4	×	X
6	NL	NL	158	91	55	18	1	×	NL	NL	ΝL	168	112	5 3	25	9
7	NL	NL	NL	NL	161	78	40	19	NL	NL	ΝL	NL	ΝL	148	88	54
8 and above	NL	NL	NL	NL	NL	189	111	69	NL	NL	NL	NL	NL	NL	198	133

For SI: 1 foot = 304.8 mm.

a. Fan airflow rating shall be in acordance with ANSI/AMCA 210-ANSI/ASHRAE 51

o. For noncircular ducts, calculate the diameter as four times the cross-sectional area divided by the perimeter.

This table assumes that elbows are not used. Fifteen feet of allowable duct length shall be deducted for each elbow installed in the

FRAMING CONNECTORS

Top Mount	Hangers—S	Simpson	Strong-Tie®

טטואו ק	ilit Hallg	cro—onnih	3011 31101	ig-11c					6533
pported	Supported		Mail	T	Allowable	Load (lbs)—	100%(1)		
ember	Member	Hanger	Nail	туре		Member Mat			r ay
Width	Depth		Header	Joist	LSL, LVL, PSL	DF/SP	SPF		11 111
	01/11	WPU1.81/9.25	16d	10d x 1½"	3,650	4,165	4,165		J. [1]
	91/4"	LBV1.81/9.25	16d	10d x 1½"	2,885	2,590	2,060		QLAP
	91/2"	MIT9.5	16d	10d x 1½"	2,115	2,305	1,665	WPU 💜	MIT 🖤
	972	LBV1.81/9.5	16d	10d x 1½"	2,885	2,590	2,060		
13/4"	111/4"	WPU1.81/11.25	16d	10d x 1½"	3,650	4,165	4,165		
	1174	LBV1.81/11.25	16d	10d x 1½"	2,885	2,590	2,060		71/8
	117/8"	MIT11.88	16d	10d x 1½"	2,115	2,305	1,665		7½"
	1178	BA1.81/11.88	16d	10d x 1½"	3,705	3,435	2,665		mini
	14"	B1.81/14	16d	10d x 1½"	3,355	3,640	2,650	April 1	supp
	91/4"	HB3.56/9.25	16d	16d	5,640	5,650	3,820		· · i mem
	91/2"	HB3.56/9.5	16d	16d	5,640	5,650	3,820	[.] .]	requ
	111/4"	HB3.56/11.25	16d	16d	5,640	5,650	3,820		(HGL
31/2"	117/8"	HB3.56/11.88	16d	16d	5,640	5,650	3,820	GLTV	HGLTV only)
372	14"	GLTV3.514	16d	16d	5,750	7,000	5,145		
	16"	GLTV3.516	16d	16d	5,750	7,000	5,145		_
	18"	HGLTV3.518	16d	16d	9,000	8,665	6,770	n n	
	20"	HGLTV3.520	16d	16d	9,000	8,665	6,770		/// N:: {
	91/4"	GLTV5.50/9.25	16d	16d	5,750	7,000	5,145		V V V V V V V V V V
	91/2"	GLTV5.59	16d	16d	5,750	7,000	5,145	<u> </u>	/:_ /•\/
	111/4"	GLTV5.50/11.25	16d	16d	5,750	7,000	5,145	J. J.J.J	1/ 79
51/4"	117/8"	HGLTV5.511	16d	16d	9,000	8,665	6,770		
374	14"	EGQ5.50-SDS3	SDS ¼" x 3"	SDS ¼" x 3"	18,680	-	-	HU	HGUS
	16"	EGQ5.50-SDS3	SDS ¼" x 3"	SDS ¼" x 3"	18,680	_	_		
	18"	EGQ5.50-SDS3	SDS ¼" x 3"	SDS 1/4" x 3"	18,680	-			
	20"	EGQ5.50-SDS3	SDS 1/4" x 3"	SDS 1/4" x 3"	18,680	-	_		
	117/8"	EGQ7.25-SDS3	SDS 1/4" x 3"	SDS ¼" x 3"	18,680	-	-		
7"	14"	EGQ7.25-SDS3	SDS ¼" x 3"	SDS ¼" x 3"	18,680	-	_		
,	16"	EGQ7.25-SDS3	SDS 1/4" x 3"	SDS 1/4" x 3"	18,680	-	-		
	18"	EGQ7.25-SDS3	SDS ¼" x 3"	SDS 1/4" x 3"	18,680	-	_		

(1) Maximum load for top mount hangers may not be increased for duration of load. Face Mount Hangers—Simpson Strong-Tie®

Supported Supporte			Noil	Туре	Allowable Load (lbs)—100%					
Member	Member	Hanger	Naii	туре	Support Member Material					
Width	Depth		Header	Joist	LSL, LVL, PSL	DF/SP	SPF			
	71/4"-91/2"	HU7	16d	10d x 1½"	1,610(1)	1,610(1)	1,390(1)			
13/4"	111/4"-14"	HU11	16d	10d x 1½"	2,950(1)	2,950(1)	2,550(1)			
	1174 -14	HUS1.81/10	16d	16d	4,900	4,900	4,355			
71/4"-111/		HHUS48	16d	16d	3,885	3,885	3,275			
31/2"	91/2"-18"	HHUS410	16d	16d	5,190	5,190	4,385			
372		HGUS410	16d	16d	8,780	8,780	7,365			
	14"-20"	HGUS414	16d	16d	10,015	10,015	7,890			
	91/4"-117/8"	HHUS5.50/10	16d	16d	5,190	5,190	4,385			
51/4"	111/4"-14"	HGUS5.50/12	16d	16d	9,155	9,155	7,690			
374	14"-20"	HGUS5.50/14	16d	16d	10,015	10,015	8,415			
		HGU5.50	SDS 1/4" x 21/2"	SDS 1/4" x 21/2"	14,145	14,145	10,185			
	91/4"-117/8"	HGUS7.25/10	16d	16d	8,780	8,780	7,595			
7"	111/4"-16"	HGUS7.25/12	16d	16d	9,835	9,835	8,260			
	1174 -10	HGU7.25	SDS 1/4" x 21/2"	SDS 1/4" x 21/2"	14,145	14,145	10,185			
	14"-20"	HGUS7.25/14	16d	16d	11,110	11,110	9,330			
	14 -20	HHGU7.25	SDS 1/4" x 21/2"	SDS 1/4" x 21/2"	17,845	17,845	12,850			

General Notes

Value may be increased for duration of load.

- Hanger capacity may be more or less than that of the supported member; therefore, check both the hanger and the beam capacities.
- Leave ½16" clearance (½8" maximum) between the end of the beam or header and its support member or hanger.
- **Header Assumptions** Hangers to be supported by headers of TimberStrand® LSL, Microllam® LVL, Parallam® PSL, Douglas fir, southern pine, or spruce-pine-fir.
- When using top mount hangers in back-to-back applications, ensure that the supporting beam width is adequate to prevent hanger interference. Face mount hangers to be supported by 1¾" width headers, minimum.
- **Nailing Requirements** Fill all round and positive-angle nail holes with the proper nails.
- $-10 d \times 1\frac{1}{2}$ " nails are 0.148" dia. by $1\frac{1}{2}$ " long. - 10d nails are 0.148" dia. by 3" long. 16d nails are 0.162" dia. by 3½" long. For USP: 16d R.S. nails are (9 gauge) 0.148" dia. by 3½" long ring-shank nails.

Hanger information on these two

pages was provided by either

Simpson Strong-Tie® or

USP Structural Connectors

For additional information,

please refer to their literature.

iLevel Trus Joist® Beam, Header, and Column Specifier's Guide TJ-9000 April 2009

DATE:

09.01.2022 SCALE: AS NOTED SHEET:

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-NJ IRC 2015 BUILDING CODE

REQUIREMENTS. -UNIFORM CONSTRUCTION CODE NJ Rehabilitation Sub-code – NJAC 5:23-6

-NEC 2014 CODE Barrier-Free Sub-code - NJAC 5:23-7 ANSI A117.1-2003 SHALL BE USED.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND THE LATEST EDITION OF THE NEC. THIS CONTRACTOR FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SHALL PAY ALL INSPECTION AND PERMIT FEES. SUCH LAWS, ORDINANCES, OR REGULATIONS, THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH 2) IN ADDITION / ALTERATION PROPOSALS, THE ALL UTILITIES AND STATE SERVICE AUTHORITIES.

PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL RESIDENTIAL NEW CONSTRUCTION WORK, THE CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL CONTRACTOR SHALL PROVIDE A 200 AMP. THREE PHASE DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF AS CLOSE TO THE INCOMING SERVICE POLE AS POSSIBLE. ANY VARIATIONS FROM THESE DRAWINGS.

DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND APPEAR ON THE UNDERWRITERS LABORATORIES LIST OF ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL APPROVED ITEMS AND SHALL MEET REQUIREMENTS OF NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED NEC, NEMA, AND OTHER RECOGNIZED STANDARDS AND FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS PERPENDICULAR TO STRUCTURES. FURTHERMORE ALL OF THE CONTRACTOR OR SUBCONTRACTOR. OR FAILURE OF HOLES THROUGH STRUCTURE SHALL BE DRILLED AS ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH CLOSE TO THE CENTERLINE OF THE RESPECTIVE THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE SPAN OF THE MEMBER AS POSSIBLE. BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE 5) PROVIDE AND INSTALL CONDUITS, PULL WIRED BOXES TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT. COVER PLATES, AND DEVICES, ETC. FOR ALL OUTLETS AS SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM INDICATED. RECEPTACLES & WALL PLATES TO BE IVORY

I) NEW DOORS SHALL BE SELECTED BY THE OWNER IN CENTERLINE UNLESS OTHERWISE NOTED. SIZES INDICATED ON ARCHITECTURAL DOCUMENTS. UNLESS OTHERWISE NOTED ALL DOORS ARE HOLLOW-CORE PANEL 7) ALL OUTLETS OTHER THAN THOSE CALLED FOR AT

SUCH DEFECT UPON THE CONTRACTOR.

2) NEW INTERIOR DOORS SHALL BE PRE-HUNG WITH WOODINSTALLATIONS BEHIND FIXED APPLIANCES OR JAMBS, DOOR STYLE SELECTED BY OWNER. ALL NEW DOOR HARDWARE SHALL MATCH EXISTING AS CENTER UNLESS OTHERWISE NOTED. CLOSELY AS POSSIBLE IN ADDITION/ ALTERATION WORK, OR BE SELECTED BY OWNER IN THE CASE OF NEW CONSTRUCTION WORK. COMMERCIAL & PUBLIC WORK DOORS & HARDWARE SHALL BE ADA APPROVED LEVER HANDLES LOCK SETS SELECTED BY OWNER. DOORS

CROSSING ANY RATED PARTITION SHALL RECEIVE FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER CARPENTRY THE REQUIRED BLOCKING FOR EXACT STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH LOCATION OF DEVICE. OPENING CAVITIES.

METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 COORDINATE CIRCUITING BASED ON THE NATIONAL AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / ELECTRIC CODE. OR SHOWER AND IN LAUNDRY ROOMS.

1) WHERE EXISTING WORK IS TO BE CUT, CONTRACTOR WORK WITHIN THESE PLANS. SHALL PROVIDE ALL SHORING NEEDLING.BRACING. WEDGING AND DRY -PACKING PRIOR TO COMMENCEMENT CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES / OF PLANNED TELEPHONE OR ELECTRICAL OUTLETS FOR PROPERTY DURING THE COURSE OF CONSTRUCTION FROM ANY REASON, THAN THE CONTRACTOR SHALL NOTIFY THE THE ELEMENTS AND SHALL REPAIR/REPLACE ALL ITEMS ARCHITECT AND/ OR OWNER FOR APPROVAL BEFORE DAMAGED DUE TO HIS NEGLECT OR FAILURE TO PROPERLY RELOCATING THE SERVICES. PROTECT SAID STRUCTURE / PROPERTY DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION. GENERAL CONTRACTOR SHALL MAINTAIN STRUCTURAL INTEGRITY OF SIZING, ROUTING AND CIRCUITING OF NEW ELECTRICAL STRUCTURES TO BE DEMOLISHED AND ANY ADJACENT FACILITIES TO REMAIN WITH INTERIOR OR EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, 14) ALL TELEPHONE WORK SHALL BE COORDINATED SETTLEMENT OR COLLAPSE OF STRUCTURES.

3) VERIFY ALL DIMENSIONS AT SITE PRIOR TO START OF CONSTRUCTION. SHOULD CONTRACTOR CONSTRUCTION 15) IF OUTLET DIMENSIONS CALL FOR A MOUNTING PRIOR TO FIELD DIMENSION VERIFICATION VERIFICATION AND SUCH DIMENSIONS IT APPEARS ON THE ARCHITECTURAL DRAWING IS WRONG. THEN THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE CORRECTION AND / OR REPAIR

4) THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OFSUPPLY SHALL BE G.F.I. OUTLETS. ALL 125 VOLT, SINGLE THE STRUCTURE DURING THIS OPERATION THE COORDINATION OF THE DEMOLITION WORK WITH OTHER

5) CONTRACTOR SHALL BE REQUIRED TO REPAIR AND PATCH ANY AREAS THAT ARE ALTERED OR DAMAGED DURING THE PROCESS OF THE ALTERATION.

6) DISCONNECT ALL ELECTRICAL, MECHANICAL, AND PLUMBING AS REQUIRED FOR DEMOLITION WORK.

1) ALL INTERIOR WALL CAVITIES BETWEEN FLOORS SHALL 18) THE CONTRACTOR SHALL RECEIVE, HANDLE, BE FIRE STOPPED. ALL WOOD FIRESTOPPING SHALL BE FIRE ASSEMBLE, INSTALL ALL ELECTRICAL FIXTURES AND TREATED LUMBER. 1a) CERAMIC TILE BACKER BOARD: BACKER BOARD

MATERIALS SHALL BE GLASS MATT GYPSUM BACKING PANEL PLUMBING OR OTHER MATERIAL LISTED IN TABLE R702.4.2; INSTALL TO MINIMUM 70" ABOVE SHOWER DRAINS.

2) ALL GYPSUM WALL BOARD UNLESS OTHERWISE NOTED INSPECTION AND PERMIT FEES. SHALL BE 1/2" THICKNESS. 2) ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE 3) ALL METAL STUD WORK SIZES FOR NON-LOAD BEARING WITH MANUFACTURER'S RECOMMENDATION.ALL LABOR WALLS, UNLESS OTHERWISE NOTED SHALL BE 25 GAUGE MATERIAL AND EQUIPMENT SHALL BE GUARANTEED TO "ST25" STUDS OR BETTER. AND "CR25" RUNNERS FOR TOP THE OWNER FOR A PERIOD OF ONE (1)YEAR FROM THE AND BOTTOM PLATES OR BETTER. ALL METAL STUD WORK DATE OF INSTALLATION

SIZES FOR LOAD BEARING WALLS, MUST BE NOTED ON THE PLANS.IF SPECIFIC REFERENCE REMAINS ON-SPECIFIC WITHIN THESE PLANS PLEASE NOTIFY ARCHITECT 4) ALL WOOD STUD WALL ASSEMBLIES, UNLESS OTHERWISE NOTED, SHALL BE CONSTRUCTED OF 2"x 4"

WOOD STUDS AT 16" o.c. WITH A 2" x 4" WOOD TOP AND BOTTOM PLATE TOE-NAILED BETWEEN STUD & PLATE.

MATCHING TILES SHALL BE PROVIDED.

 ALL GYPSUM WALL & CEILING BOARD SHALL BE BY "U.S GYPSUM COMPANY" OR APPROVED EQUAL. ALL SIZES AND 6) ALL PIPING EXPOSED TO POSSIBLE FREEZING WITHIN

LOCATIONS SHALL BE REFERENCED FROM THE ARCHITECTS WALL CAVITIES SHALL BE PROTECTED FROM FREEZING. 2) ALL DRYWALL SHALL BE INSTALLED WITH DRYWALL

SCREWS. SIZES SHALL BE AS RECOMMENDED BY THE

3) ALL EXISTING CEILING TILES SHALL REMAIN UNLESS AS WATER HEATERS SUPPLYING FIXTURES BELOW REQUIRED TO FULFILL THE INTENT OF THE ARCHITECTS ELEVATIONS OF BASE OF WATER HEATERS. DRAWINGS. IN THE EVENT THAT TILES MUST BE REMOVED

4) TAPE, SPACKLE, SAND AND PRIME ALL GYPSUM WORK OF THE EXISTING SANITARY SYSTEM. READY FOR PAINT FINISH. ALL PAINTING SHALL BE PERFORMED BY THE CONTRACTOR UNLESS UNDER SEPARATE AGREEMENT.

5) SCREW AND GLUE ALL FLOORING PLYWOOD.

6) PROTECT ALL WORK BEFORE, DURING AND AFTER DEMOLITION AND INSTALLATION.

PIPE TYPE K. ALL WATER PIPING MAINS SHALL BE 3/4" 7) PROVIDE A MINIMUM OF TWO (2) COATS OF JOINT COPPER PIPING. ALL FIXTURE RUNS SHALL BE 1/2". COMPOUND OVER SCREWS HEADS AT JOINT. APPLY JOINT PROVIDE 1/2" AIR POCKETS AT TOP OF WATER LINES. COMPOUND THEN TAPE AND COVER WITH JOINT COMPOUND. ALLOW TO DRY THEN APPLY JOINT COMPOUND 12) WATER PIPES OVER UNHEATED AREAS SHALL BE RUN AGAIN. SAND ALL JOINT COMPOUND AREAS SMOOTH (IF WITHIN INSULATED SPACES. NECESSARY). TAKE CARE NOT TO "ROUGH UP" GYPSUM 13) EACH FIXTURE GROUP SHALL HAVE SEPARATE TURN-

14) VENT TO ROOFS (VTR'S) SHALL BE TIED INTO EXISTING VENTS WHERE POSSIBLE UP TO MAXIMUM OF 8) ALL GYPSUM SURFACES SHALL RECEIVE A HEAVY BONDED PRIMER SEALER COAT SIMILAR OR EQUAL TO "U.S. THREE (3) FIXTURES FOR 3" VENTS. 15) HORIZONTAL PIPING RUNS SHALL PITCH 1/4" OVER

SHALL BE SELECTED BY THE OWNER UNLESS OTHERWISE APPLICATIONS.

9) ALL PAINT SHALL BE THOROUGHLY MIXED. THE MIXTURE16) UNLESS OTHERWISE NOTED THE WATER HEATER

SHALL BE ONE COAT COLOR AND CONSISTENCY.ALL COLORS SHALL BE 40 GALLON MINIMUM FOR RESIDENTIAL

THE 2015 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE JOINTS AND POINTS OF INTERSECTIONS AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF MOISTURE AND AIR AT THESE OPENINGS CAULK SHALL BE LATEX "SONNEBORN" "OFF WHITE".

MOISTURE PROTECTION

1) INSTALLATION SHALL COMPLY WITH ALL LOCAL STATE

CONTRACTOR SHALL VERIFY THAT EXISTING CIRCUIT BREAKERS & POWER AVAILABLE IS ADEQUATE TO FULFILI 120/208 VOLT PANEL IN A NON SLEEPING ROOM LOCATED

 MATERIALS PRODUCTS AND FOUIPMENT INCLUDING THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS SHALL BE SIZED IN CONFORMITY WITH REQUIREMENTS OF THE LATEST EDITION OF THE NEC.

> 4) ELECTRIC WIRES SHALL RUN PARALLEL AND STRUCTURAL MEMBER AND AS NEAR TO THE CENTER

COLOR OR AS SELECTED BY OWNER. FOR BIDDING PURPOSES ASSUME PHENOL WALL PLATES.

6) ALL THERMOSTATS SHALL BE MOUNTED 4'-0" A.F.F. TO

INSTALLATIONS ABOVE A SINK OR COUNTER OR AT MECHANICAL FOLIPMENT SHALL BE LOCATED 1'-0"A F.F. TO

8) ALL SWITCHES SHALL BE 4'-0" A.F.F. TO CENTER UNLESS OTHERWISE NOTED

9) THE LOCATION OF NEW OUTLETS SHOWN ON DRAWINGS ARE SCHEMATIC UNLESS EXPLICITLY DIMENSIONED. THE FINAL LOCATION TO BE COORDINATED INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT WITH OWNER PRIOR TO INSTALLATION COORDINATE WITH

10) NO FLOOR OR WALL OUTLETS SHALL BE CONNECTED EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA TO LIGHTING CIRCUITS. THE ELECTRICIAN SHALL

> 11) ALL ELECTRIC EQUIPMENT SHALL BE INSTALLED BY A NJ LICENSED ELECTRICIAN. NO OTHER INDIVIDUAL HOWEVER QUALIFIED SHALL PERFORM ANY ELECTRICAL

12) SHOULD JOB CONDITIONS REQUIRE THE RELOCATION

13) THE ELECTRICIAN SHALL BE RESPONSIBLE FOR WIRE SERVICE, IF NEW ELECTRIC SERVICE IS CALLED FOR.

WITH A TELEPHONE COMPANY REPRESENTATIVE

HEIGHT GREATER THAN 24" ABOVE THE FINISHED FLOOR THEN THE OUTLETS SHALL BE MOUNTED HORIZONTALLY UNLESS OTHERWISE NOTED.

16) ALL 125 VOLT SINGLE PHASE 15 & 20 AMP OUTLETS ABOVE A COUNTERTOP AND WITHIN6'-0" OF A WATER PHASE, 15 &20 AMP OUTLETS WITHIN THE GARAGE, CRAWL SPACE, BATHROOM, UNFINISHED BASEMENT AND ANY OUTDOOR OUTLETS SHALL BE GROUND FAULT INTERRUP UNLESS OTHERWISE NOTED WITHIN THE ARCHITECTURAL DRAWINGS. ALL OTHER OUTLETS UNLESS OTHERWISE

17) ALL EXISTING WALL OUTLETS. WHICH DO NOT INTERFERE WITH NEW CONSTRUCTION SHALL REMAIN ANY EXISTING ELECTRICAL DEVICE WHICH INTERFERES WITH THE NEW PARTITION WORK SHALL BE RELOCATED TO

INSTALLATION SHALL COMPLY WITH ALL LOCAL AND STATE CODES. THE CONTRACTOR SHALL PAY ALL

3) THE CONTRACTOR SHALL COORDINATE ALL WORK

WITH OTHER TRADES ESPECIALLY ROUGH CARPENTRY. 4) THE CONTRACTOR SHALL CONNECT AND INSULATE

5) COORDINATE ROUTES OF PLUMBING WITH EXISTING

PLUMBING COORDINATE ROUTING WITH CARPENTRY PRIOR TO FRAMING OF WALLS NOTCHED STUDS FOR WASTE AND WATER LINES SHALL BE REINFORCED BY THIS CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.

7) ALL PLUMBING SYSTEMS SHALL BE TESTED AS

8) VACUUM BREAKERS SHALL BE INSTALLED ON ALL

9) PLUMBER SHALL OBTAIN INFORMATION FROM THE OWNER AND VERIFY AS TO THE EXACT LOCATION THE SIZE

10) UNDERGROUND DRAINAGE PIPE AND ALL PIPES 2'-0"

ABOVE CONCRETE FLOOR OR LESS SHALL BE CAST IRON. OTHER DRAINAGE PIPES SHALL BE PLASTIC UNLESS

11) WATER PIPES SHALL BE COPPER TUBING TYPE L.

UNDER GROUND COPPER TUBING SHALL BE JOINT-LESS

CHAPTER 15 PARAGRAPH 15:1 THROUGH 15:6.

SPECIFIED IN THE NATIONAL STANDARD PLUMBING CODE

ALL WATER FEED LINES WITH 1/2" COPPER PIPING.

NOTED SHALL BE STANDARD DUPLEX OUTLETS.

A LOCATION APPROVED BY THE OWNER. known to the State of California to cause cancer. For more informatio

CONNECT LIGHT FIXTURES, INCLUDING INITIAL LAMPS. ALL LIGHT FIXTURES TO BE SELECTED BY OWNER.

4. Maintain the required minimum distance from the end and the WARNING: Drilling, sawing, sanding or machining wood products generates wood dust. The paint and/or coatings on this product may ntain titanium dioxide. Wood dust and titanium dioxide are substances

1'-0" 1'-0" 1'-0" 2'-6" 3'-0" 5'-6" 9'-6" 1'-0" 1'-0" 2'-0" 3'-6" 6'-0" 7'-0" 10'-0" 13'-0"

1'-0" 2'-0" 3'-6" 5'-6" 6'-0" 8'-6" 12'-6" 1'-0" 2'-0" 4'-0" 5'-6" 9'-0" 10'-0" 12'-0" 14'-0"

1'-0" 1'-0" 1'-0" 1'-0" 1'-0" 1'-0" 3'-6" 6'-0" 10'-0" 1'-0" 1'-0" 1'-0" 1'-6" 4'-6" 5'-6" 10'-0" 12'-6" 16'-0"

CONTINUOUS SHEATHING METHOD: "CS METHOD

APPLY THE FOLLOWING SHEATHING METHOD THI

PROVIDE 1/2" CDX PLYWOOD (3/8" REQUIRED)

PANEL EDGES AND @ 12" O.C. AT INTERMEDIATE

MAX. PER TABLE R602.3(3)

PROVIDE 2X4 BLOCKING AT ALL .

AS BRACED WALLS

Minimum distance from Table A

No field cut holes

Table A—End Support

HORIZONTAL SEAMS IN AREAS INDICATED

CS METHOD WALL BRACKING

ALLOWABLE HOLES

(applies to all holes group perimeter meets

Ainimum distance from edge of hole to inside face of nearest intermediate or cantilever support

except knockouts)

-0" 1'-6" 2'-0" 2'-6" 3'-0" 3'-6" 6'-6"

Table B—Intermediate or Cantilever Support

1. Using Table A, Table B, or both if required, determine the hole shape/

2. Scan horizontally until you intersect the correct hole size column.

How to Use These Tables

size and select the TJI® joist and depth

2'-6" 3'-6" 5'-0" 8'-0"

1'-0" 2'-0" 2'-6" 3'-6" 5'-0" 5'-6" 10'-0"

Minimum distance from edge of hole to inside face of nearest end support

SUPPORTS

FIRST 4' AT EVERY CORNER AND AT 25' ON CENTER

FASTEN WITH 8D COMMON NAILS @ 6" O.C. AROUND

cut or notch flang ■ Holes may be located vertically anywhere within the web. Leave 1/8" of web (minimum) at top and bottom of hole

1'-0" 2'-0" 2'-6" 4'-0" 5'-0"

1'-0" 2'-0" 2'-6" 3'-6" 5'-6" 5'-6" 7'-0"

1'-0" 2'-6" 3'-6" 5'-0" 8'-6" 9'-0" 10'-6"

1'-0" 1'-0" 2'-0" 2'-6" 4'-0" 4'-6" 6'-6" 8'-6"

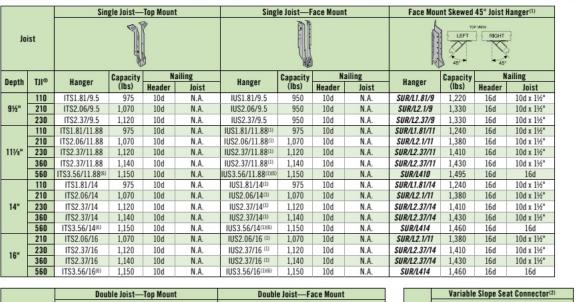
 Knockouts are located in web at approximately 12" on-center; they For simple span (5' minimum) uniformly loaded joists meeting the requirements of this guide, one maximum size round hole may cut holes in cantilever be located at the center of the joist span provided that no other

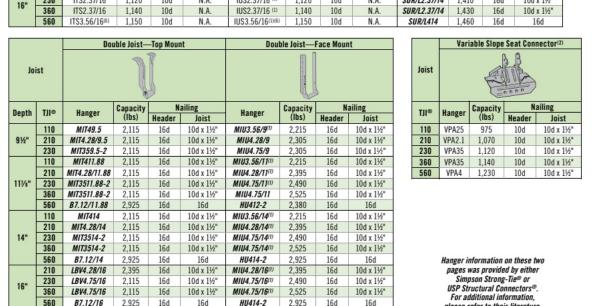
 Distances are based on the maximum uniform loads shown in this guide. For other load conditions or hole configurations, use Forte®

software or contact your Weyerhaeuser representative.

1½" hole may be cut

FRAMING CONNECTORS (SIMPSON STRONG-TIE®)







General Notes Bold italic hangers require web stiffeners.

apacities will vary with different nailing criteria or other support conditions; contact your

Veyerhaeuser representative for assistance. Hanger capacities shown are either joist bearing capacity or hanger capacity—whichever is less. Joist end reaction must be checked to ensure it does not exceed the capacity shown

 All capacities are for downward loads at 100% duration of load Fill all round, dimple, and positive-angle nail holes.

■ Leave 1/16" clearance (1/8" maximum) between the end of the supported joist and the header or ■ Nails: 16d = 0.162" x 3½", 10d = 0.148" x 3", and 10d x 1½" = 0.148" x 1½".

■ Use sloped seat hangers and beveled web stiffeners when TJI® joist slope exceeds ¼:12

THE CONTRACTOR SHOULD VERIFY ALL SPECIFIED BTU OUTPUTS AND PIPE RUNS PRIOR TO INSTALLATION TO INSURE PROPER PIPE GAS RANGE 65,000 24'-0" RUN 3/4" Ø MOISTURE VENT GAS OVEN 30,000 BTU 23'-0" RUN 3/4" Ø / **PRESSURE** — REGULATING VALVE STREET 1 1/4"Ø ⁻ 1 1/4"Ø METER BUILDING WALL SHUT OFF VALVE

GAS RISER DIAGRAM

Nomin O.D. I.D. Wall Threa

thickne d 1/4" 0.540" 0.364" 0.088" 18 3/8" 0.675" 0.493" 0.091" 18 1/2" 0.840" 0.622" 0.109" 14 3/4" 1.050" 0.824" 0.113" 14 1.315" 1.049" 0.133" 11.5 1-1/4" 1.660" 1.380" 0.140" 11.5 1-1/2" 1.900" 1.610" 0.145" 11.5

2" 2.375" 2.067" 0.154" 11.5

2-1/2" 2.875" 2.468" 0.204" 8

g = natural gas flow capacity (cfh) h = pressure drop (in Water Column) I = length of pipe (ft)k = [d5/(1 + 3.6/d + 0.03 d)]1/2SG = specific gravity 1 Cubic Foot (CF) = approx 1,000 BTUs

R302.11 Fireblocking. In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top *story* and the roof

Fireblocking shall be provided in wood-framed construction in the following locations:

1. In concealed spaces of stud walls and partitions, includ-

ing furred spaces and parallel rows of studs or staggered studs, as follows: 1.1. Vertically at the ceiling and floor levels.

1.2. Horizontally at intervals not exceeding 10 feet (3048 mm). 2. At interconnections between concealed vertical and

horizontal spaces such as occur at soffits, drop ceilings and cove ceilings. 3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs

shall comply with Section R302.7. 4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 require-

5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.

required at the line of *dwelling unit* separation. R302.11.1 Fireblocking materials. Except as provided in Section R302.11, Item 4, fireblocking shall consist of the following materials.

6. Fireblocking of cornices of a two-family dwelling is

1. Two-inch (51 mm) nominal lumber.

2. Two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints.

WATER METER ——

WATERTIGHT SLEEVE

CUT OFFVALVE 3

One thickness of ²³/₃₂-inch (18.3 mm) wood structural panels with joints backed by $^{23}/_{32}$ -inch (18.3) mm) wood structural panels.

FURNACE 80.000 BTU

DRYER 35.000 BTU

FIREPLACE 35,000

98'-0" RUN

18'-0" RUN

28'-0" RUN

-SHUT OFF VALVE

FURNACE

80.000 btu

14'-0" RUN

13'-0" RUN

HOT WATER HEATER

∑ 3/4" Ø

GAS LINE TOTAL LENGTH OF RUN / = 98"0"

GAS LINE SIZING CALCULATIONS:

 $a = 3550 \ 0.117 \ ((0.5 \ in) \ / \ (98 \ ft) \ 0.60 \)1/2$

= 383 (cfh) OR 383,000 BTU

Specific gravity of natural gas is set to 0.60.

q = 3550 k (h/ISG)1/2 (1)

380,000 BTU REQUIRED - OK

k = [((1.380 in))5/(1 + 3.6 / (1.380 in) + 0.03 (1.380)]

4. One thickness of $\frac{3}{4}$ -inch (19.1 mm) particleboard with joints backed by ³/₄-inch (19.1 mm) particle-

5. One-half-inch (12.7 mm) gypsum board.

One-quarter-inch (6.4 mm) cement-based millboard. 7. Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place.

8. Cellulose insulation installed as tested in accordance with ASTM E119 or UL 263, for the specific appli-

R302.11.1.1 Batts or blankets of mineral or glass fiber. Batts or blankets of mineral or glass fiber or other approved nonrigid materials shall be permitted for compliance with the 10-foot (3048 mm) horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs.

R302.11.1.2 Unfaced fiberglass. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a height of not less than 16 inches (406 mm) measured vertically. Where piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the

R302.11.1.3 Loose-fill insulation material. Loose-fill insulation material shall not be used as a fireblock unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.

R302.11.2 Fireblocking integrity. The integrity of fireblocks shall be maintained.

1.55E TimberStrand® LSL Headers and Beams **General Notes** 2 x diameter of the

ALLOWABLE HOLES

 Allowed hole zone suitable for headers and beams with uniform and/or concentrated loads. Round holes only. · No holes in headers or beams in plank orientation. 1.55E TimberStrand® LSL Header or Beam Depth Maximum Round Hole Size 14"-16" 45/8" See illustration for allowed hole zone

General Notes Other iLevel® Trus Joist® Headers and Beams 1.3E TimberStrand® LSL Microllam® LVL and hole zone Parallam® PSL hole zone largest hole (minimum)

Allowed hole zone suitable for headers and beams with uniform loads only. Round holes only.

No holes in cantilevers

· See illustration for allowed hole zon



BEARING LENGTH REQUIREMENTS

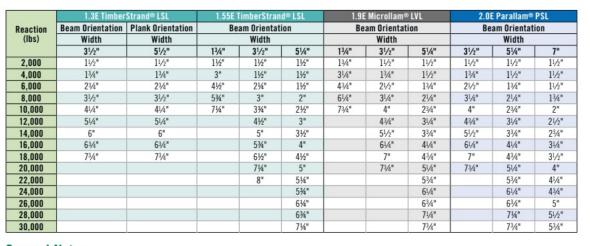
allowed hole zone middle ½ span

1.3E TimberStrand® LSL allowed hole zone

DO NOT cut, notch, or drill holes in

in the illustrations and tables

headers or beams except as indicated



General Notes

 Minimum bearing length: 1½" at ends, 3½" at intermediate supports. Bearing across full beam width required.

Interpolation between reaction loads is permitted for determining bearing

Bearing lengths based on the following bearing stresses: - 1.3E TimberStrand® LSL: 680 psi; 435 psi for plank orientation. 1.55E TimberStrand® LSL: 800 psi. 1.9E Microllam® LVL: 750 psi. 2.0E Parallam® PSL: 750 psi.

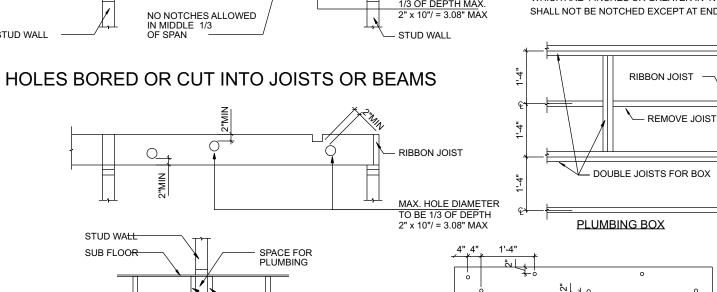
NOTCHES IN JOISTS, RAFTERS & BEAMS **EXCEPTIONS:** 1 A NOTCH OVER THE SUPPORT IS PERMITTED AT END OF MEMBER - RIBBON JOIST IN MIDDLE 1/3 — STUD WALL

. NOTCHES ON CANTILEVERED PORTIONS OF THE MEMBER ARE PERMITTED TO EXTEND THE FULL LENGTH OF THE CANT. IF THE STRENGTH AND DEFLECTION OF THE CANTILEVER IS CALCULATED BASED ON REDUCED MEMBER SECTION. 3. THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS

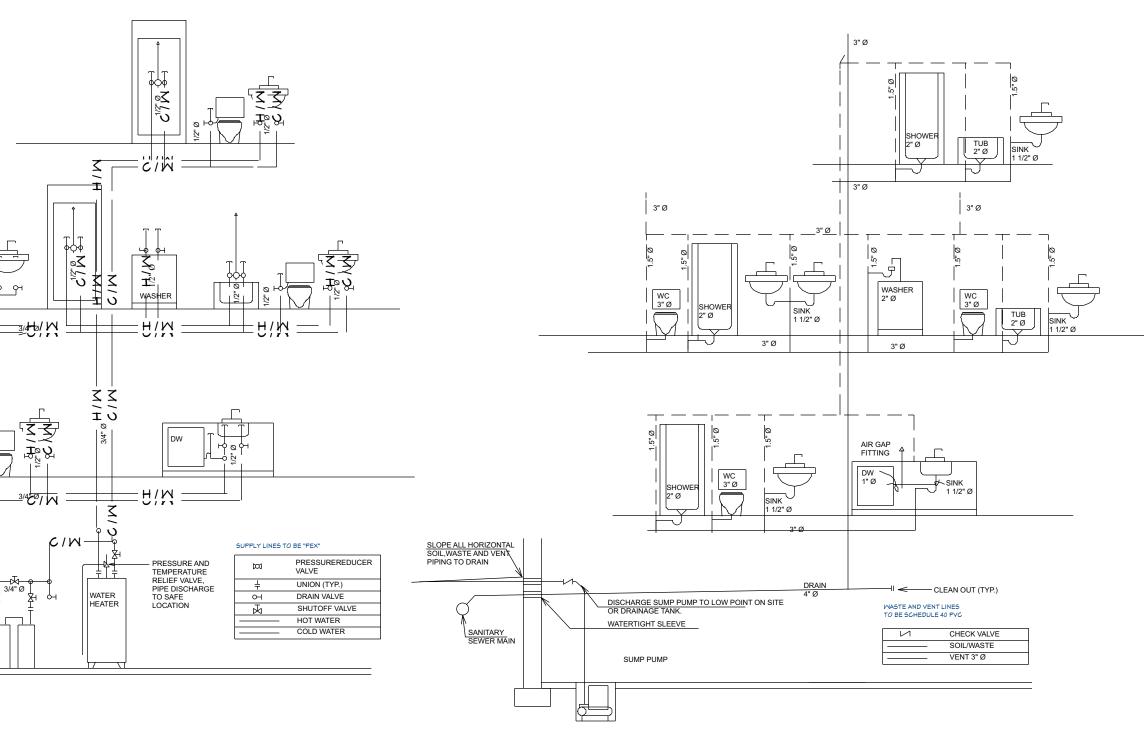
TO EXTEND THE FULL WIDTH OF THE SUPPORT.

WHICH ARE 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT ENDS OF MEMBERS.

BOLTING DIAGRAM



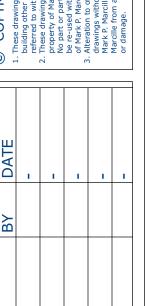
TYP. FLOOR JOIST DETAILS

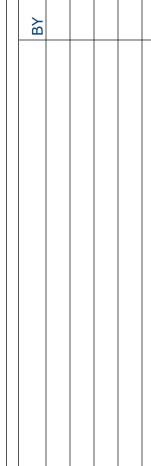


PLUMBING RISER DIAGRAMS (N.T.S.)









 $0 + |0| \times |0| \times |0|$





09.01.2022 SCALE:

AS NOTED SHEET:

A-

10) ALL FLOORING UNLESS OTHERWISE NOTED SHALL BE