

CUSTOM RESIDENCE for MR. & MRS. FIFIS

BLOCK-524.05, LOT-3
CHERRY HILL, N.J. CAMDEN COUNTY

INDEX of SHEETS

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2021 INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION

CONST. TYPE :	5-B
USE GROUP :	R-5
CU. FT.	142,234
SQ. FT. 1st FLOOR	3,048
SQ. FT. 2nd FLOOR	970
SQ. FT. FINISHED BASEMENT	2,222
SQ. FT. GARAGE	1,158
SQ. FT. PORCHES/PATIOS	119
SQ. FT. COVERED PATIO	450
SQ. FT. TOTAL LIVING SPACE	6,240

WINDOW MANUFACTURER INFORMATION

ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS SHOWN ON PLAN BLDR./OWNER AND WINDOW SUPPLIER TO VERIFY EGRESS SIZES AND ADJUST AS REQ'D. PLEASE REVIEW HAZARDOUS WINDOW LOCATIONS ON GN-1 SHEET FOR TEMP. GLASS REQUIREMENTS AND MINIMUM SILL HEIGHT REQUIREMENTS BEFORE ORDERING WINDOWS

- WINDOW MFG. TO VERIFY THAT WINDOWS W/TRANSOMS OR ARCH WINDOWS WILL MATCH.
- WINDOW MFG. TO VERIFY ALL WINDOWS FOR HAZARDOUS LOCATIONS AND TEMPERED WINDOWS AS REQUIRED.

HVAC ON EXTERIOR WALLS

PLEASE NOTE:
BLDR. TO VERIFY ALL FEED AND RETURN LOCATIONS W/ HVAC CONTRACTOR PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY TRUNKS LOCATED IN EXTERIOR WALLS.
PLEASE NOTE: IF HVAC DUCTS ARE TO BE INSTALLED IN EXTERIOR WALLS, THE USE OF THE 2018 IECC PRESCRIPTIVE PACKAGE IS VOIDED AND A RESCHECK WILL BE REQUIRED TO DETERMINE FEASIBILITY OF THE STRUCTURES INSULATION METHODS.
THIS REVIEW IS TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.

ROOF ASSEMBLY TIE-DOWN & BEARING INFORMATION

PLEASE NOTE:
ROOF ASSEMBLIES SUBJECT TO WIND UPLIFT ARE REQUIRED TO HAVE ROOF TIE-DOWNS INSTALLED AT BEARING LOCATIONS AS PER SECTION R602.11 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE N.J. EDITION. THESE ATTACHMENTS AND ANY ADDITIONAL BEARING REQUIREMENTS WILL BE DETERMINED WHEN A FULL SET OF ENGINEERED TRUSS DOCUMENTS ARE PROVIDED AND REVIEWED BY THE ARCHITECT AS PER NJAC 5:23-2.15(f) x1 (1). AFTER THIS REVIEW, A LETTER OF APPROVAL WILL BE PROVIDED INDICATING ALL REQUIRED ROOF ASSEMBLY TIE-DOWNS AND ADDITIONAL BEARING REQUIREMENTS.
THIS REVIEW IS TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.

GRADE & BACKFILL CONDITIONS

THE GRADE HEIGHT SHOWN ON PLANS MAY NOTE NECESSARY REPRESENT FINAL HEIGHTS. FINAL GRADE HEIGHTS & BACKFILL ARE BASED ON SOIL TYPES, FOUNDATION CONSTRUCTION AND CODE ALLOWABLE HEIGHTS. WHEN THE FOLLOWING SOIL TYPES ARE ENCOUNTERED: SC, MH, ML-CL AND INORGANIC CL (SEE DEFINITIONS ON GN-1) BUILDER/OWNER IS TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION BEGINS. ALL STEPS TO GRADE AND TO GARAGES WILL BE AFFECTED AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
SEE BACKFILL DETAIL FOR TYPICAL INFORMATION.

ENGINEERED WOOD PRODUCTS

PLEASE NOTE:
WHEN ENGINEERED FLOOR AND/OR ROOF TRUSSES ARE USED, THE BUILDER IS TO OBTAIN FROM THE MANUFACTURER OR REPRESENTATIVE ALL ENGINEERING AND LAYOUTS. WHICH ARE TO PROVIDE ALL PRODUCT POSITION, SUPPORTS, AND ANY ADDITIONAL BRACING. A COPY OF THIS INFORMATION IS TO BE PROVIDED TO THE ARCHITECT PRIOR TO CONSTRUCTION FOR REVIEW. A LETTER OF APPROVAL WILL BE PROVIDED. IF THE ENGINEERED PRODUCTS REQUIRE ANY STRUCTURE OR DESIGN CHANGE, IT WILL BE INCLUDED IN THE LETTER.

INSULATION R-VALUE AND WINDOW / DOOR U-VALUE CHART

PLAT CEILING INSULATION VALUE	2 LAYERS OF R-21 INSUL
CATHEDRAL CEILING INSULATION VALUE	R-38C
EXT. WALL INSULATION AND SHARED GARAGE WALLS	R-21
WINDOW U-FACTOR	.30
FRONT DOOR U-FACTOR	.28
DOOR TO GARAGE U-FACTOR	.21
REAR SLIDER U-FACTOR	.30
DOOR TO UNFINISHED ATTIC	.21
SUPERIOR WALL INSULATION	R-12.5 CONTINUOUS + R-13
BASEMENT SWINGING DOOR U-FACTOR	.29
BASEMENT SLIDING DOOR U-FACTOR	.30

THE BUILDER IS TO INSTALL ONE OF THE THREE FOLLOWING ADDITIONAL EFFICIENCY PACKAGE OPTIONS FOR RESCHECK COMPLIANCE PER SECTION N1108

- N1108.2.2 MORE EFFICIENT HVAC EQUIPMENT PERFORMANCE OPTION**
- GREATER THAN OR EQUAL TO 95 AFUE NATURAL GAS FURNACE AND 16 SEER AIR CONDITIONER.
 - GREATER THAN OR EQUAL TO 10 HSPF/16 SEER AIR SOURCE HEAT PUMP.
- N1108.2.3 REDUCED ENERGY USE IN SERVICE WATER-HEATING OPTION.**
- GREATER THAN OR EQUAL TO 0.81 EF FOSSIL FUEL SERVICE WATER HEATER.
 - GREATER THAN OR EQUAL TO 2.0 EF ELECTRIC SERVICE WATER HEATING SYSTEM.
- N1108.2.4 MORE EFFICIENT DUCT THERMAL DISTRIBUTION SYSTEM OPTION**
- 100 PERCENT OF DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.
 - 100 PERCENT OF DUCTLESS THERMAL DISTRIBUTION SYSTEM OR HYDRONIC THERMAL DISTRIBUTION SYSTEM LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

SHI-REV
DATE

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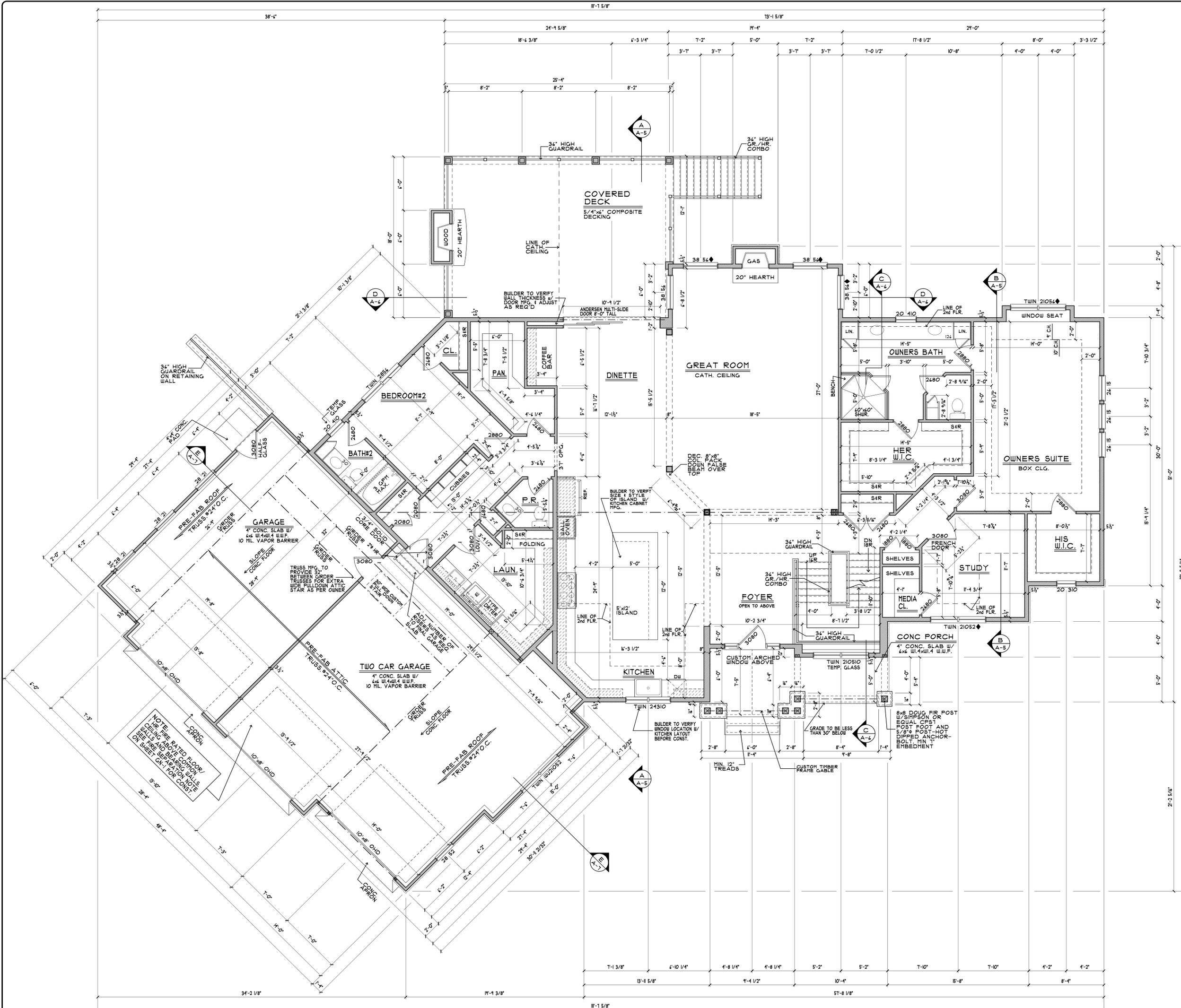
PROJECT CUSTOM RESIDENCE
LOCATION BLOCK - 524.05 LOT - 3
CHERRY HILL, N.J.
CAMDEN COUNTY
OWNER MR. & MRS. FIFIS

CAD FILE # 24-232

DRAWING NO.

TITLE

REVISED 5/7/25



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0" 9'-1" CEILING HEIGHT

* ALL INTERIOR WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED
 * ALL EXTERIOR WALLS TO BE 5 1/2" UNLESS OTHERWISE NOTED

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PROJECT CUSTOM RESIDENCE	LOCATION 	OWNER MR. & MRS. FIFIS	CAD FILE # 24-232	DRAWING NO. A-109
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STRUCTURAL LEGEND

- R.T. INDICATES PRE-FAB ROOF TRUSSES @ 24" o.c. MAX.
- F.J. INDICATES 14" TJI 210 I-JOISTS @ 16" o.c. MAX.

LEGEND

- B.W.A. - BEARING WALL ABOVE
- B.S. - BOTH SIDES
- E.E.- EACH END
- U.N.O.- UNLESS OTHERWISE NOTED
- ⊙ - POINT LOAD
- - 2x4 @ 16" o.c. OR 2x6 @ 16" o.c. BEARING WALL (AS SHOWN)

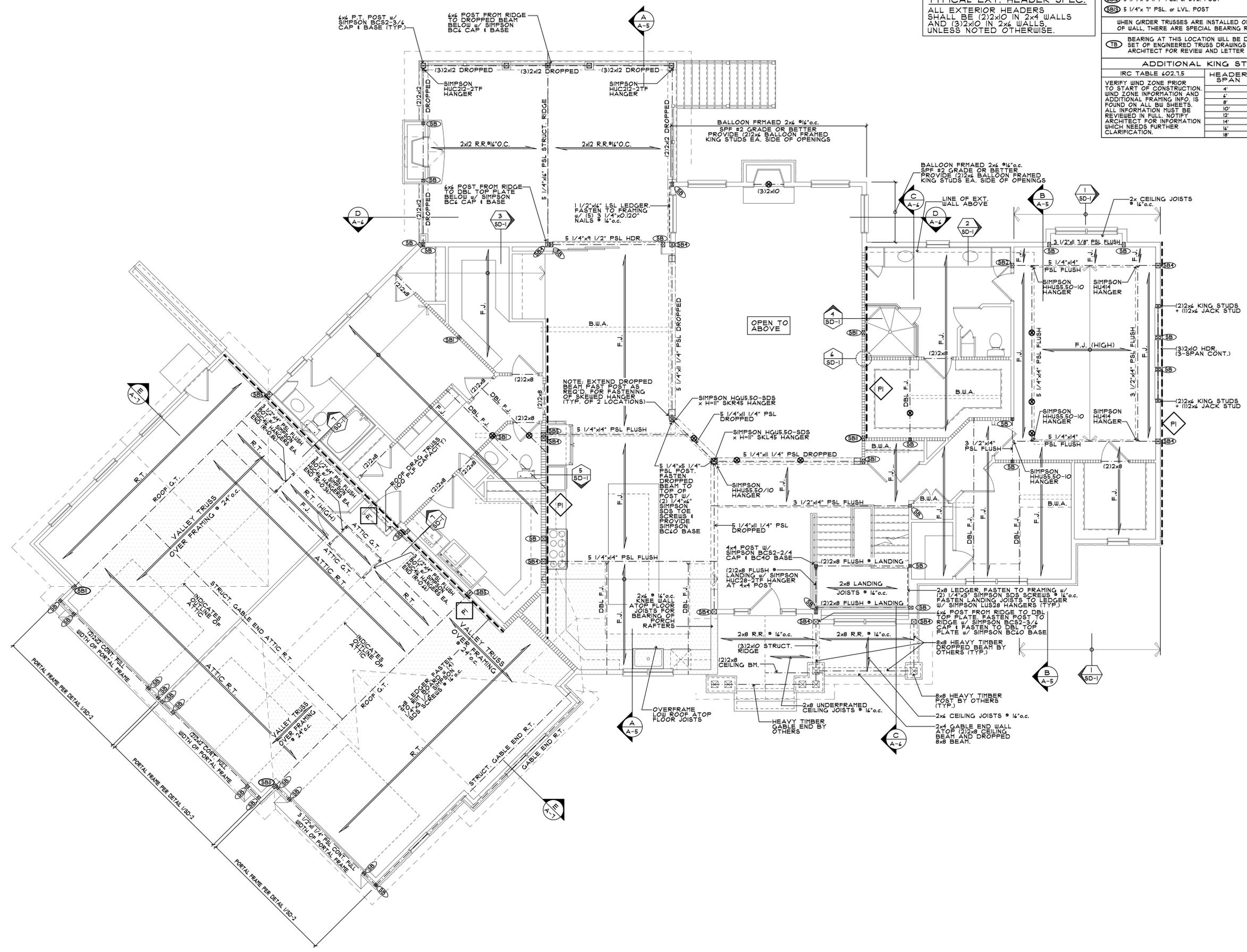
TYPICAL EXT. HEADER SPEC.
 ALL EXTERIOR HEADERS SHALL BE (2)2"x10" IN 2"x4" WALLS AND (3)2"x10" IN 2"x6" WALLS UNLESS NOTED OTHERWISE.

SOLID BEARING LEGEND

- NOTE: MINIMUM REQUIRED BEARING FOR ALL HEADERS TO BE A SINGLE JACK STUD UNDER EACH END FOR OPENINGS 3'-0" OR LESS AND A DOUBLE JACK STUD UNDER EACH END FOR OPENINGS 4'-0" OR LESS UNLESS OTHERWISE NOTED.
- (SB) DOUBLE STUD
 - (SB1) 3-2x4 STUDS
 - (SB2) 4-2x4 STUDS
 - (SB3) 5-2x4 STUDS
 - (SB4) 3-2x4 STUDS
 - (SB5) 4-2x4 STUDS
 - (SB6) 5-2x4 STUDS
 - (SB7) 3 1/2" x 3 1/2" PSL. or LVL. POST
 - (SB8) 3 1/2" x 5 1/4" PSL. or LVL. POST
 - (SB9) 3 1/2" x 7" PSL. or LVL. POST
 - (SB10) 5 1/4" x 5 1/4" PSL. or LVL. POST
 - (SB11) 5 1/4" x 7" PSL. or LVL. POST
- WHEN GIRDER TRUSSES ARE INSTALLED ON DOUBLE TOP PLATE OF WALL, THERE ARE SPECIAL BEARING REQUIREMENTS.
- BEARING AT THIS LOCATION WILL BE DETERMINED WHEN A FULL SET OF ENGINEERED TRUSS DRAWINGS ARE PROVIDED TO THE ARCHITECT FOR REVIEW AND LETTER OF APPROVAL.

ADDITIONAL KING STUD TABLE

IRC TABLE L02.1.5	HEADER SPAN	WIND ZONE
VERIFY WIND ZONE PRIOR TO START OF CONSTRUCTION. WIND ZONE INFORMATION AND ADDITIONAL FRAMING INFO. IS FOUND ON ALL BW SHEETS. ALL INFORMATION MUST BE REVIEWED IN FULL. NOTIFY ARCHITECT FOR INFORMATION WHICH NEEDS FURTHER CLARIFICATION.	4'	1
	4'	2
	4'	3
	4'	4
	4'	5
	4'	6
	4'	7
	4'	8
	4'	9
	4'	10



2ND FLOOR FRAMING PLAN
 SCALE: 1/4"=1'-0"

SHT.-REV
 DATE

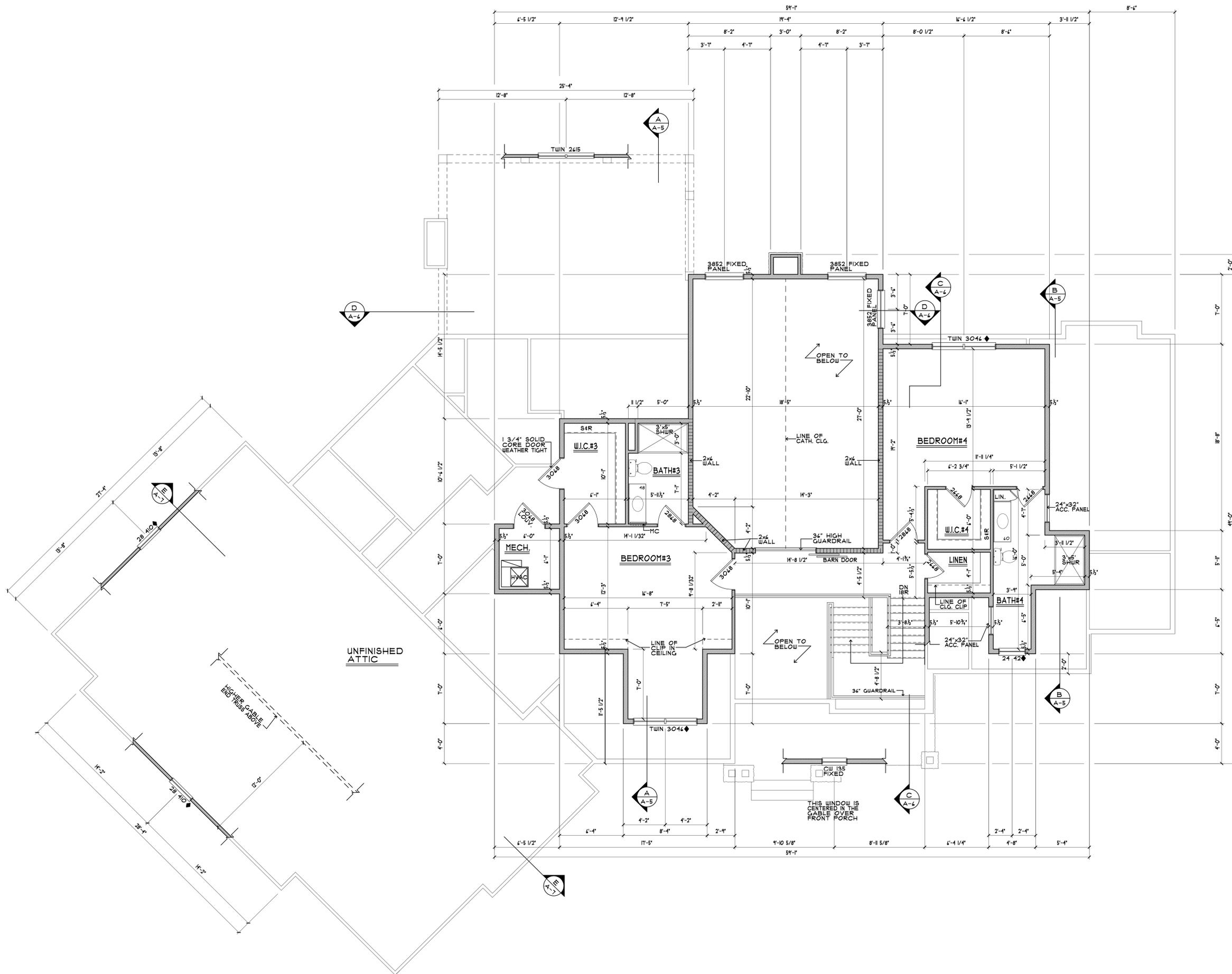
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 OH. LICENSE RA100000000
 RI. LICENSE RA100000000
 TN. LICENSE RA100000000
 TX. LICENSE RA100000000
 UT. LICENSE RA100000000
 VT. LICENSE RA100000000
 WA. LICENSE RA100000000
 WI. LICENSE RA100000000
 WY. LICENSE RA100000000
 AZ. LICENSE RA100000000
 CA. LICENSE RA100000000
 CO. LICENSE RA100000000
 CT. LICENSE RA100000000
 FL. LICENSE RA100000000
 GA. LICENSE RA100000000
 HI. LICENSE RA100000000
 IA. LICENSE RA100000000
 KS. LICENSE RA100000000
 KY. LICENSE RA100000000
 LA. LICENSE RA100000000
 MA. LICENSE RA100000000
 ME. LICENSE RA100000000
 MI. LICENSE RA100000000
 MN. LICENSE RA100000000
 MO. LICENSE RA100000000
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 MT. LICENSE RA100000000
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 OR. LICENSE RA100000000
 OK. LICENSE RA100000000
 RI. LICENSE RA100000000
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 SD. LICENSE RA100000000
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 UT. LICENSE RA100000000
 VT. LICENSE RA100000000
 WA. LICENSE RA100000000
 WI. LICENSE RA100000000
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PROJECT: CUSTOM RESIDENCE
 LOCATION: [BLANK]
 OWNER: MR. & MRS. FIFIS

CAD FILE # 24-232
 DRAWING NO. 5-1 of 2



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 8'-1" CEILING HEIGHT

- * ALL INTERIOR WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED
- * ALL EXTERIOR WALLS TO BE 5 1/2" UNLESS OTHERWISE NOTED

SHIT-REV	DATE

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12/20/24		SS JTS

PROJECT: CUSTOM RESIDENCE
 LOCATION:
 OWNER: MR. & MRS. FIFIS

CAD FILE # 24-232

DRAWING NO. A-2 of 9

FRAMING PLAN NOTES

- NOTE 1:**
4x4 POST FROM RIDGE TO DBL TOP PLATE BELOW W/ SIMPSON BC4 CAP I BASE.
- NOTE 2:**
4x4 POST FROM RIDGE TO DBL TOP PLATE BELOW W/ SIMPSON BC4 CAP I BASE.
- NOTE 3:**
4x4 POST FROM RIDGE TO DBL TOP PLATE BELOW, FASTEN RIDGE TO TOP OF POST W/ (2) 1/4"x4" SIMPSON SDS TOE SCREWS I FASTEN BOTTOM OF POST TO DBL TOP PLATE W/ SIMPSON BC4 BASE.
- NOTE 4:**
FASTEN PSL RAFTER BEAM TO RIDGE W/ (2) SIMPSON L590 CLIPS, (1) EA. SIDE OF RAFTER BEAM TO RIDGE
- NOTE 5:**
PROVIDE 2x KNEEWALL W/ STUDS @ 16"o.c. ATOP CEILING JOISTS FOR GREAT ROOM RAFTER BEARING
- NOTE 6:**
4x4 POST FROM HIP TO DBL TOP PLATE BELOW, FASTEN HIP TO TOP OF POST W/ (2) 1/4"x4" SIMPSON SDS TOE SCREWS I FASTEN BOTTOM OF POST TO DBL TOP PLATE W/ SIMPSON BC4 BASE.
- NOTE 7:**
4x4 POST FROM VALLEY TO DBL TOP PLATE BELOW, FASTEN VALLEY TO TOP OF POST W/ (2) 1/4"x4" SIMPSON SDS TOE SCREWS I FASTEN BOTTOM OF POST TO DBL TOP PLATE W/ SIMPSON BC4 BASE.
- NOTE 8:**
4x4 POST FROM RIDGE TO CEILING BEAM BELOW, FASTEN RIDGE TO TOP OF POST W/ (2) 1/4"x4" SIMPSON SDS TOE SCREWS I FASTEN BOTTOM OF POST TO CEILING BEAM W/ SIMPSON BC4 BASE.

LEGEND

- B.W.A. - BEARING WALL ABOVE
B.S. - BOTH SIDES
E.E.- EACH END
U.N.O.- UNLESS OTHERWISE NOTED
⊗ - POINT LOAD
□ - 2x4 @ 16"o.c. OR 2x6 @ 16"o.c. BEARING WALL (AS SHOWN)

TYPICAL EXT. HEADER SPEC.
ALL EXTERIOR HEADERS SHALL BE (2)2x10 IN 2x4 WALLS AND (3)2x10 IN 2x6 WALLS, UNLESS NOTED OTHERWISE.

SOLID BEARING LEGEND

NOTE: MINIMUM REQUIRED BEARING FOR ALL HEADERS TO BE A SINGLE JACK STUD UNDER EACH END FOR OPENINGS 3'-0" OR LESS AND A DOUBLE JACK STUD UNDER EACH END FOR OPENINGS 4'-0" OR LESS UNLESS OTHERWISE NOTED.

⊗	DOUBLE STUD	⊗	3-2x4 STUDS	⊗	4-2x4 STUDS	⊗	5-2x4 STUDS
⊗	3-2x4 STUDS	⊗	4-2x4 STUDS	⊗	5-2x4 STUDS	⊗	5-2x4 STUDS
⊗	3 1/2"x 3 1/2" PSL. OR LVL. POST	⊗	3 1/2"x 5 1/4" PSL. OR LVL. POST	⊗	3 1/2"x 7" PSL. OR LVL. POST	⊗	5 1/4"x 5 1/4" PSL. OR LVL. POST
⊗	3 1/2"x 5 1/4" PSL. OR LVL. POST	⊗	3 1/2"x 7" PSL. OR LVL. POST	⊗	5 1/4"x 5 1/4" PSL. OR LVL. POST	⊗	5 1/4"x 7" PSL. OR LVL. POST

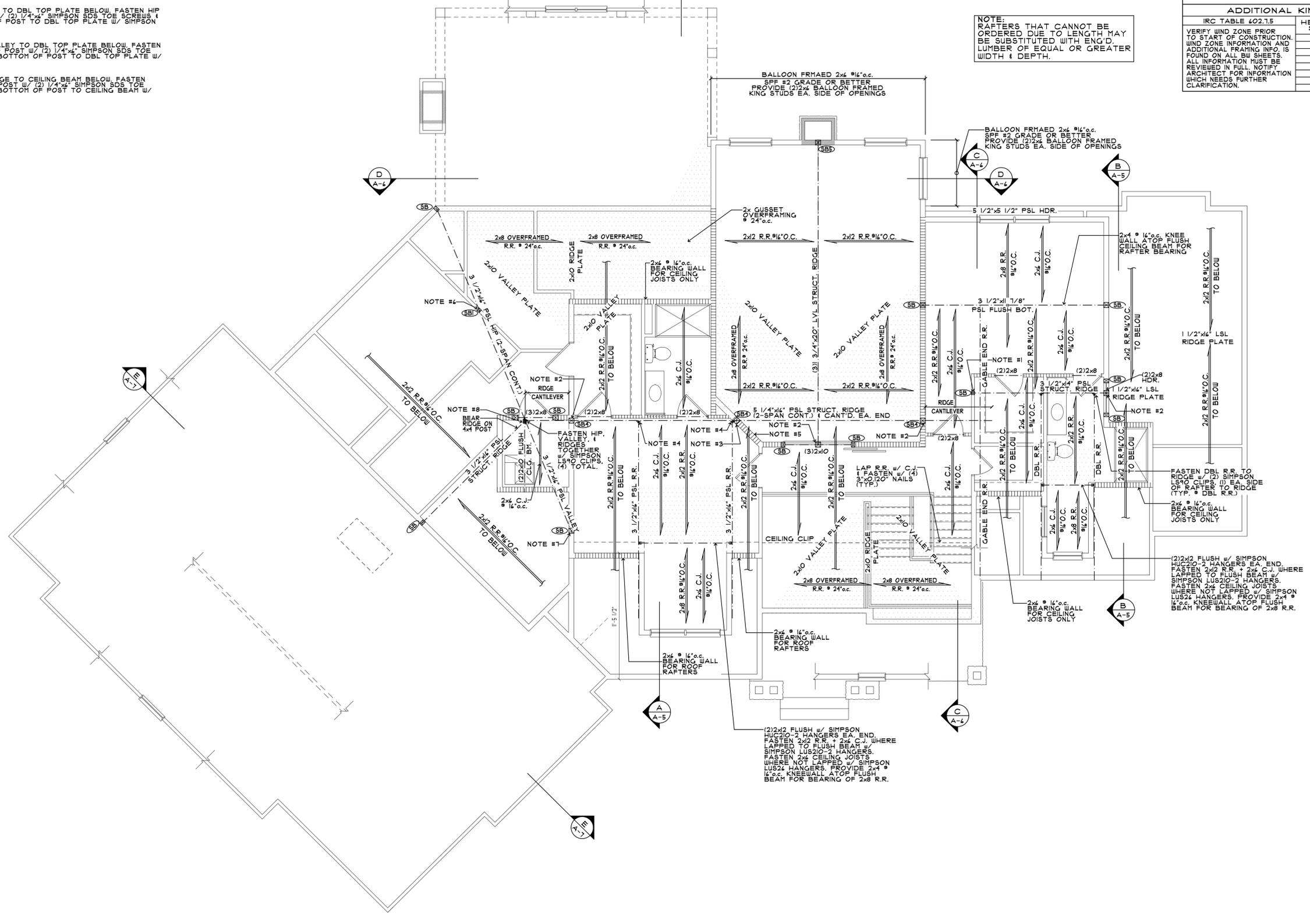
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(TB) BEARING AT THIS LOCATION WILL BE DETERMINED WHEN A FULL SET OF ENGINEERED TRUSS DRAWINGS ARE PROVIDED TO THE ARCHITECT FOR REVIEW AND LETTER OF APPROVAL.

ADDITIONAL KING STUD TABLE

IRC TABLE L02.1.5	HEADER SPAN	WIND ZONE
VERIFY WIND ZONE PRIOR TO START OF CONSTRUCTION. WIND ZONE INFORMATION AND ADDITIONAL FRAMING INFO. IS FOUND ON ALL BU SHEETS. ALL INFORMATION MUST BE REVIEWED IN FULL. NOTIFY ARCHITECT FOR INFORMATION WHICH NEEDS FURTHER CLARIFICATION.	≤13'0"	≤115
	4'	1
	8'	2
	12'	3
	16'	4
	18'	4

NOTE:
RAFTERS THAT CANNOT BE ORDERED DUE TO LENGTH MAY BE SUBSTITUTED WITH ENG'D LUMBER OF EQUAL OR GREATER WIDTH & DEPTH.



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

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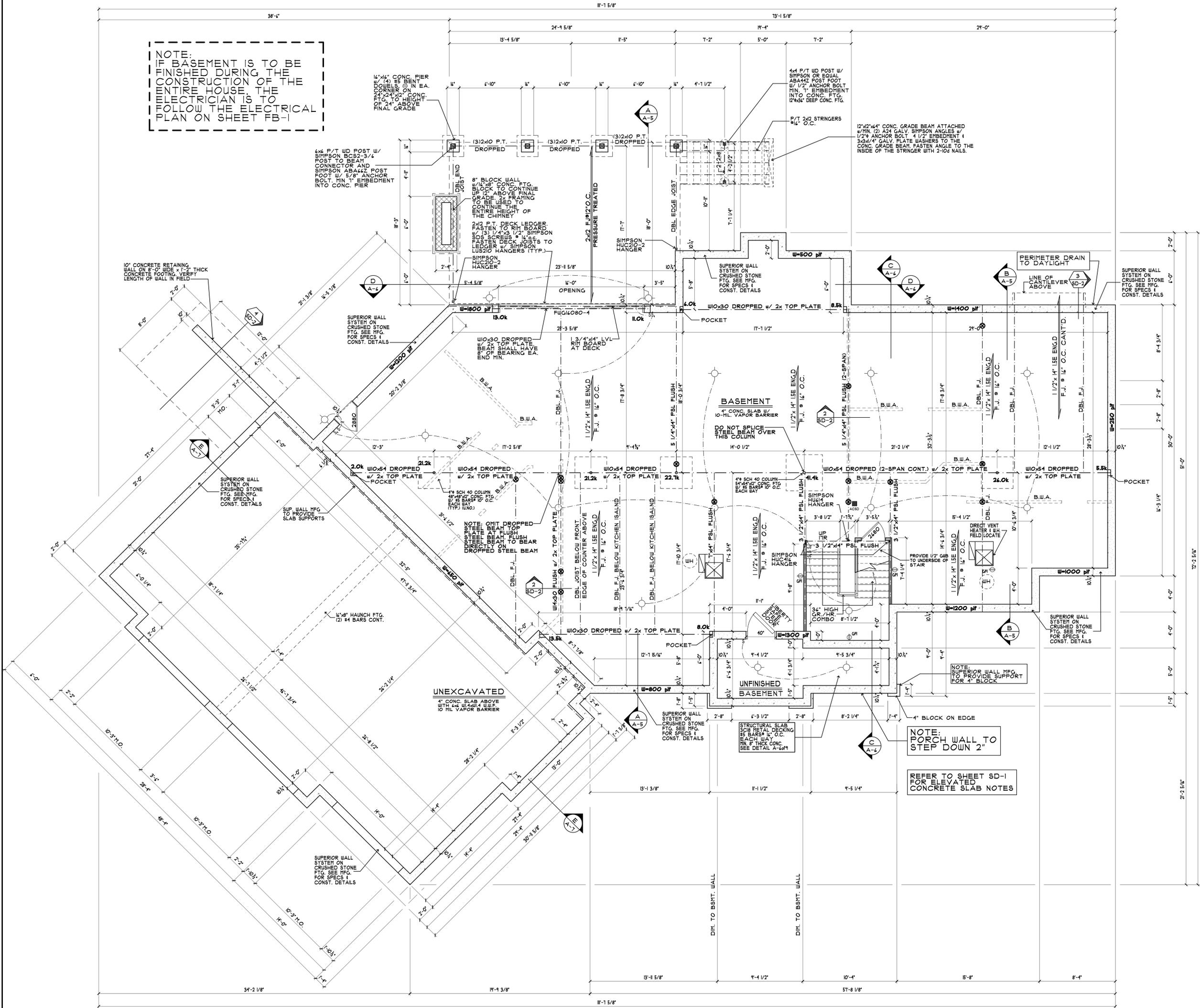
PROJECT CUSTOM RESIDENCE
LOCATION
OWNER MR. & MRS. FIFIS

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DRAWING NO.

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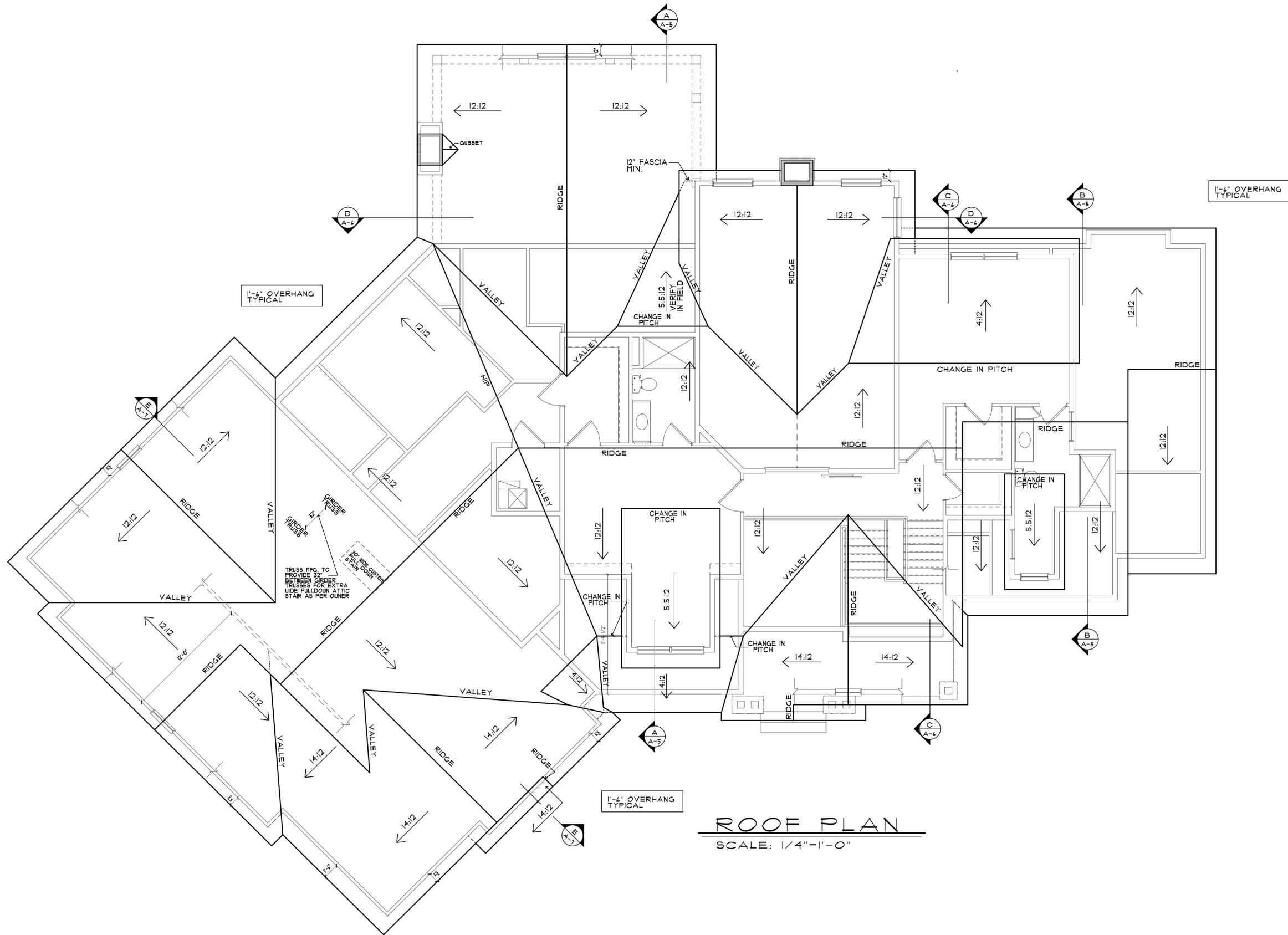
NOTE:
IF BASEMENT IS TO BE
FINISHED DURING THE
CONSTRUCTION OF THE
ENTIRE HOUSE, THE
ELECTRICIAN IS TO
FOLLOW THE ELECTRICAL
PLAN ON SHEET FB-1



FOUNDATION PLAN
SCALE: 1/4"=1'-0" 10'-2" HIGH SUPERIOR WALLS

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PROJECT	CUSTOM RESIDENCE
LOCATION	
OWNER	MR. & MRS. FIFIS
CAD FILE #	24-232
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ROOF PLAN
SCALE: 1/4"=1'-0"

1'-4" OVERHANG
TYPICAL

1'-4" OVERHANG
TYPICAL

1'-4" OVERHANG
TYPICAL

TRUSS MFG. TO PROVIDE 3" BETWEEN GIRDER TRUSSES FOR EXTRA WIDE PULLDOWN ATTIC STAIR AS PER OWNER
SEE SECTION 5.5:12 FOR MORE DETAIL

SHIT-REV	DATE

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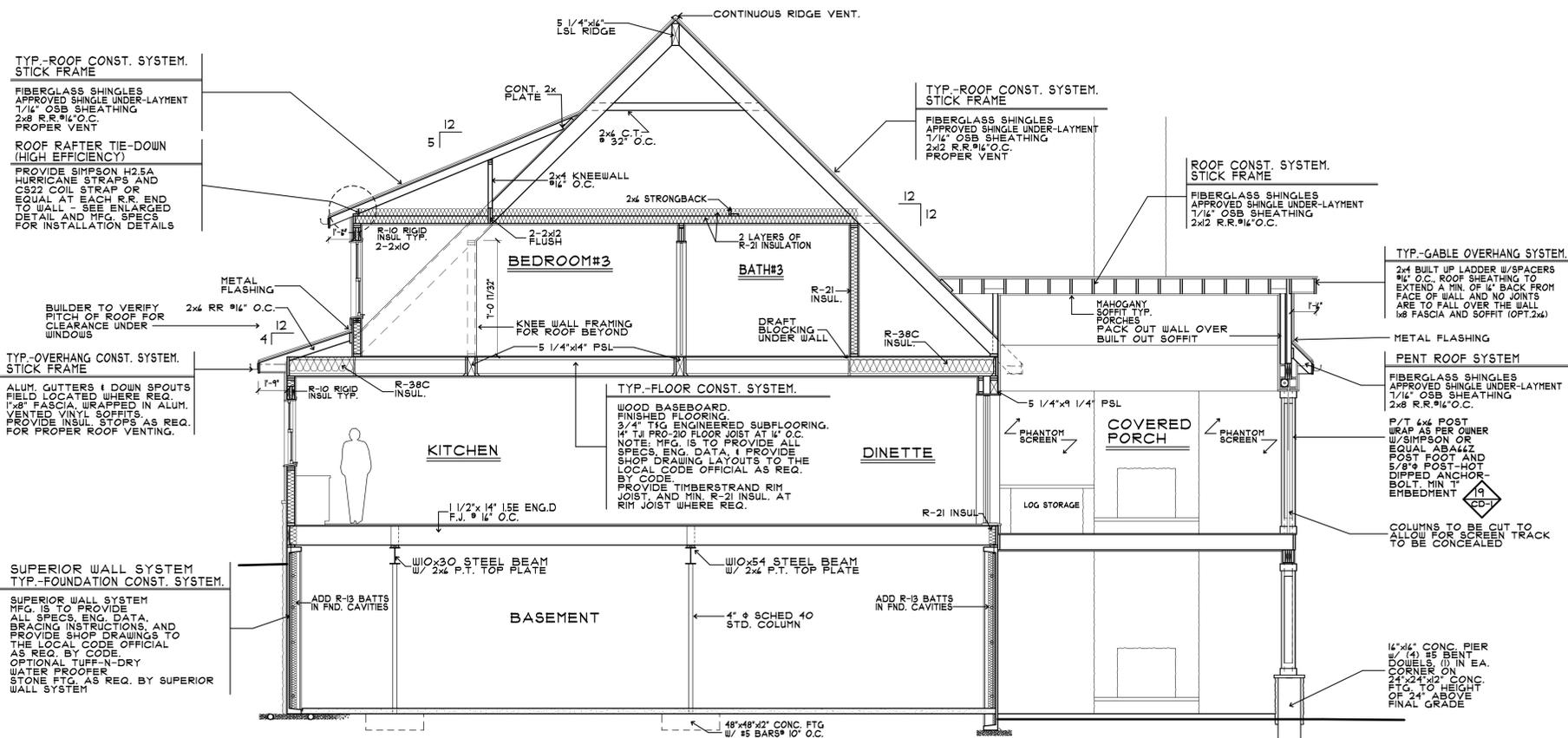
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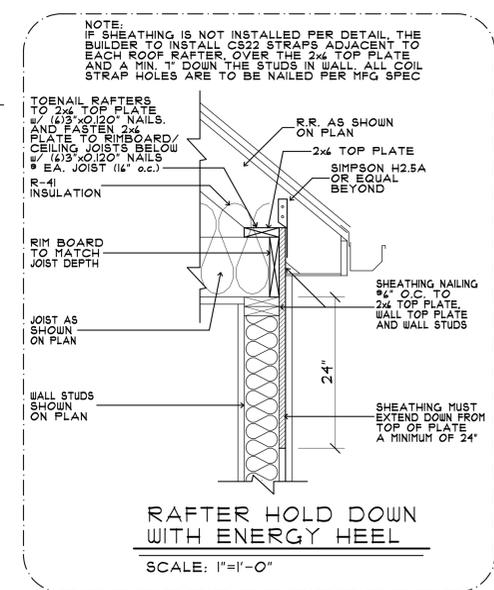
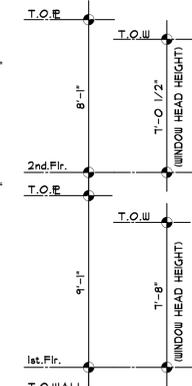
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OWNER MR. & MRS. FIFIS

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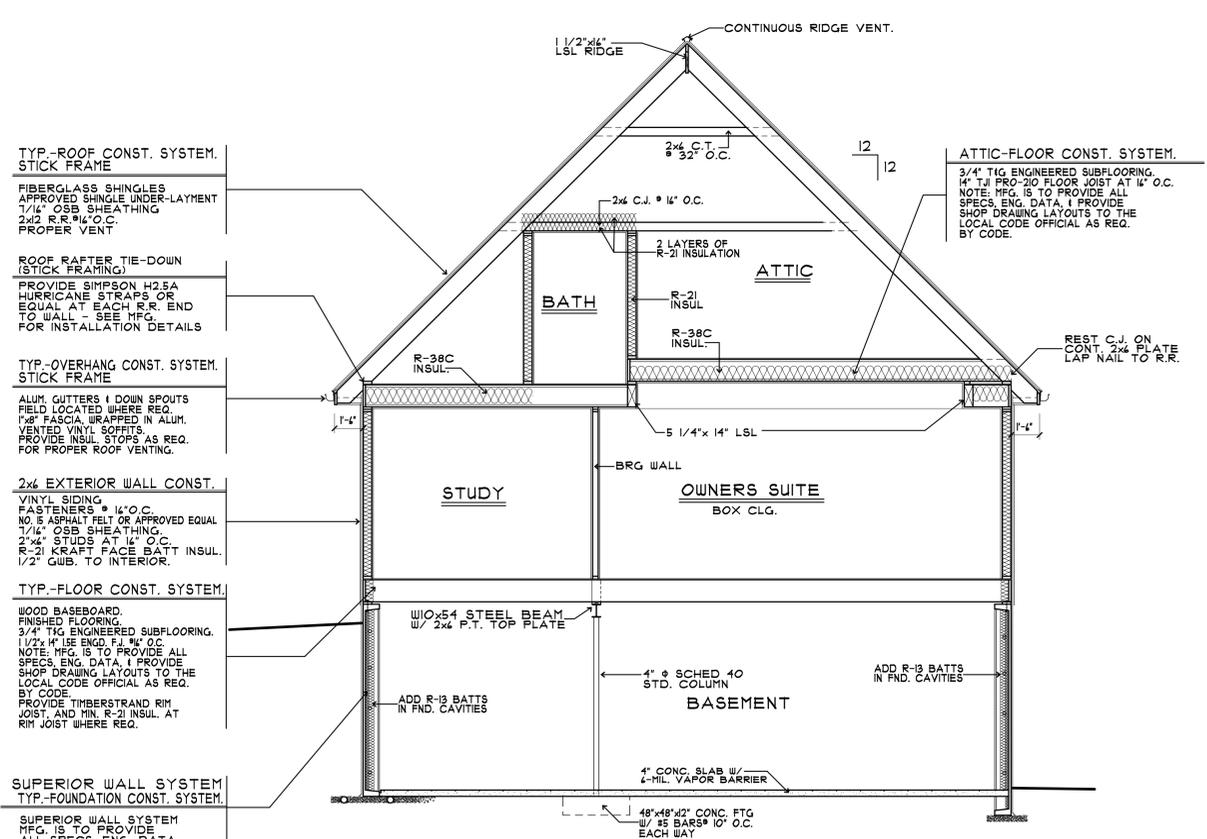
DRAWING NO. A-4 of 9



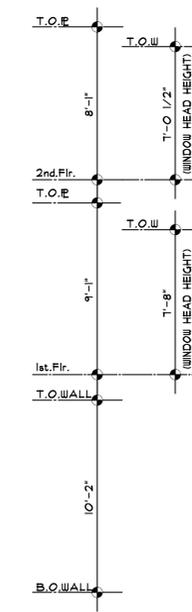
CROSS SECTION 'A'
SCALE: 1/4"=1'-0"



RAFTER HOLD DOWN WITH ENERGY HEEL
SCALE: 1"=1'-0"



CROSS SECTION 'B'
SCALE: 1/4"=1'-0"



TYP.-ROOF CONST. SYSTEM. STICK FRAME
FIBERGLASS SHINGLES APPROVED SHINGLE UNDER-LAYMENT 7/16" OSB SHEATHING 2x8 R.R. 16" O.C. PROPER VENT
ROOF RAFTER TIE-DOWN (HIGH EFFICIENCY)
PROVIDE SIMPSON H2.5A HURRICANE STRAPS AND CS22 COIL STRAP OR EQUAL AT EACH R.R. END TO WALL - SEE ENLARGED DETAIL AND MFG. SPECS FOR INSTALLATION DETAILS
METAL FLASHING
BUILDER TO VERIFY FITCH OF ROOF FOR CLEARANCE UNDER WINDOWS
TYP.-OVERHANG CONST. SYSTEM. STICK FRAME
ALUM. GUTTERS & DOWN SPOUTS FIELD LOCATED WHERE REQ. 1"x8" FASCIA, WRAPPED IN ALUM. VENTED VINYL SOFFITS. PROVIDE INSUL. STOPS AS REQ. FOR PROPER ROOF VENTING.
SUPERIOR WALL SYSTEM TYP.-FOUNDATION CONST. SYSTEM.
SUPERIOR WALL SYSTEM MFG. IS TO PROVIDE ALL SPECS. ENG. DATA, BRACING INSTRUCTIONS, AND PROVIDE SHOP DRAWINGS TO THE LOCAL CODE OFFICIAL AS REQ. BY CODE. OPTIONAL TUFF-N-DRY WATER PROOFER STONE F.T.G. AS REQ. BY SUPERIOR WALL SYSTEM

TYP.-ROOF CONST. SYSTEM. STICK FRAME
FIBERGLASS SHINGLES APPROVED SHINGLE UNDER-LAYMENT 7/16" OSB SHEATHING 2x8 R.R. 16" O.C. PROPER VENT

ROOF CONST. SYSTEM. STICK FRAME
FIBERGLASS SHINGLES APPROVED SHINGLE UNDER-LAYMENT 7/16" OSB SHEATHING 2x8 R.R. 16" O.C.

TYP.-GABLE OVERHANG SYSTEM.
2x4 BUILT UP LADDER W/SPACERS 9/16" O.C. ROOF SHEATHING TO EXTEND A MIN. OF 1/4" BACK FROM FACE OF WALL AND NO JOINTS ARE TO FALL OVER THE WALL 1x8 FASCIA AND SOFFIT 10FT.2x4

PENT ROOF SYSTEM
FIBERGLASS SHINGLES APPROVED SHINGLE UNDER-LAYMENT 7/16" OSB SHEATHING 2x8 R.R. 16" O.C.

P/T 4x4 POST WRAP AS PER OWNER W/SIMPSON OR EQUAL AS444Z POST FOOT AND 5/8" POST-HOT DIPPED ANCHOR-BOLT. MIN. 1" EMBEDMENT

COLUMNS TO BE CUT TO ALLOW FOR SCREEN TRACK TO BE CONCEALED

14"x14" CONC. PIER W/ (4) #5 BENT DOUELS @ 12" IN EA. CORNER ON 24"x24"x12" CONC. FTG. TO HEIGHT OF 24" ABOVE FINAL GRADE

TYP.-ROOF CONST. SYSTEM. STICK FRAME
FIBERGLASS SHINGLES APPROVED SHINGLE UNDER-LAYMENT 7/16" OSB SHEATHING 2x8 R.R. 16" O.C. PROPER VENT
ROOF RAFTER TIE-DOWN (STICK FRAMING)
PROVIDE SIMPSON H2.5A HURRICANE STRAPS OR EQUAL AT EACH R.R. END TO WALL - SEE MFG. FOR INSTALLATION DETAILS

TYP.-OVERHANG CONST. SYSTEM. STICK FRAME
ALUM. GUTTERS & DOWN SPOUTS FIELD LOCATED WHERE REQ. 1"x8" FASCIA, WRAPPED IN ALUM. VENTED VINYL SOFFITS. PROVIDE INSUL. STOPS AS REQ. FOR PROPER ROOF VENTING.

2x4 EXTERIOR WALL CONST.
VINYL SIDING FASTENERS 8" 1/2" O.C. NO. 8 ASPHALT FELT OR APPROVED EQUAL 7/16" OSB SHEATHING 2x4 STUDS @ 16" O.C. R-21 KRAFT FACE BATT INSUL. 1/2" GUB. TO INTERIOR.

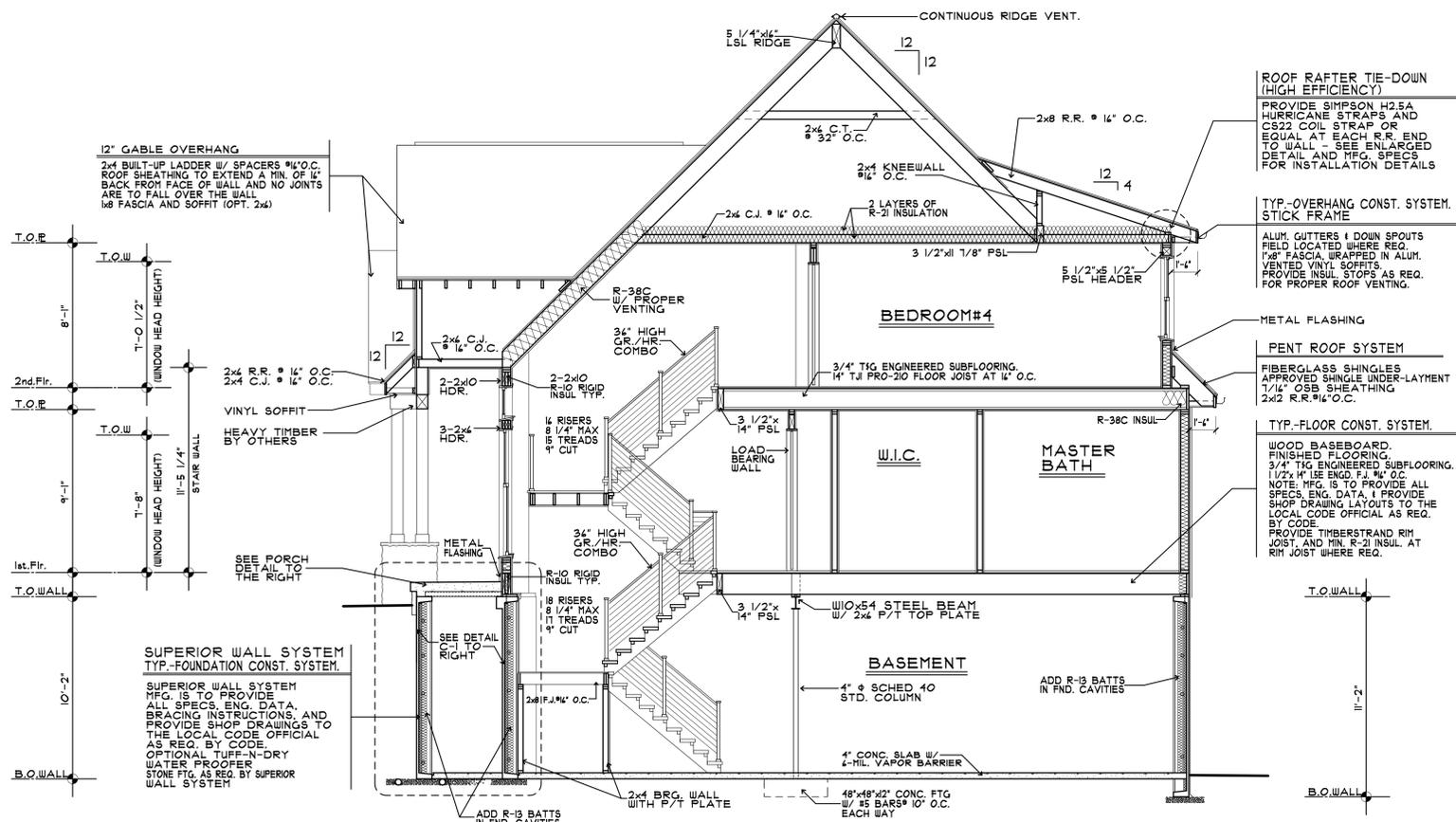
TYP.-FLOOR CONST. SYSTEM.
WOOD BASEBOARD. FINISHED FLOORING. 3/4" TIG ENGINEERED SUBFLOORING. 1/2"x1/2" 1/2" 1/2" ENGD. F.J. 16" O.C. NOTE: MFG. IS TO PROVIDE ALL SPECS. ENG. DATA, I PROVIDE SHOP DRAWING LAYOUTS TO THE LOCAL CODE OFFICIAL AS REQ. BY CODE. PROVIDE TIMBERSTRAND RIM JOIST AND MIN. R-21 INSUL. AT RIM JOIST WHERE REQ.

SUPERIOR WALL SYSTEM TYP.-FOUNDATION CONST. SYSTEM.
SUPERIOR WALL SYSTEM MFG. IS TO PROVIDE ALL SPECS. ENG. DATA, BRACING INSTRUCTIONS, AND PROVIDE SHOP DRAWINGS TO THE LOCAL CODE OFFICIAL AS REQ. BY CODE. OPTIONAL TUFF-N-DRY WATER PROOFER STONE F.T.G. AS REQ. BY SUPERIOR WALL SYSTEM

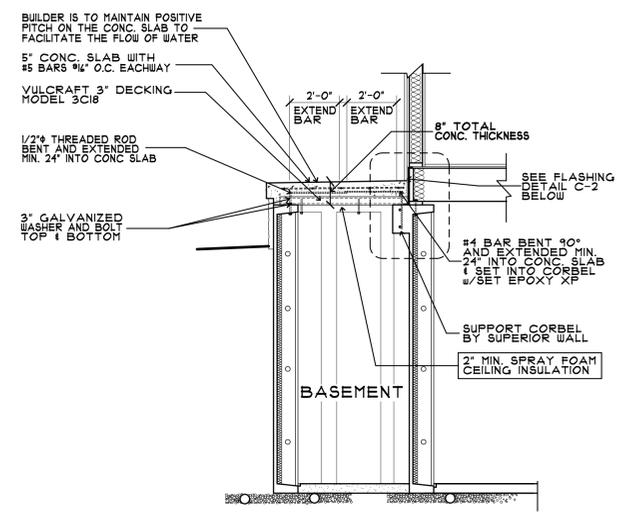
ATTIC-FLOOR CONST. SYSTEM.
3/4" TIG ENGINEERED SUBFLOORING. 1" TJI PRO-20 FLOOR JOIST AT 16" O.C. NOTE: MFG. IS TO PROVIDE ALL SPECS. ENG. DATA, I PROVIDE SHOP DRAWING LAYOUTS TO THE LOCAL CODE OFFICIAL AS REQ. BY CODE.

REST C.J. ON CONT. 2x4 PLATE LAP NAIL TO R.R.

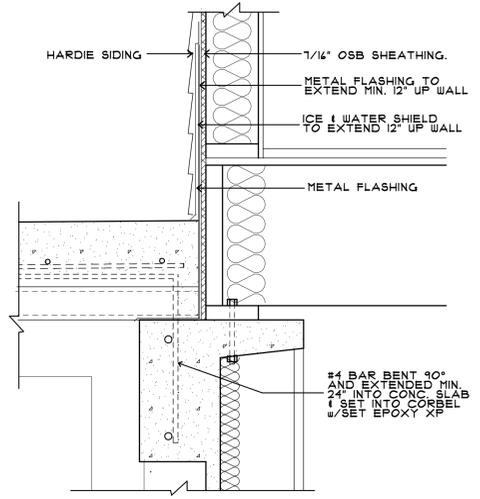
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DRAWING NO.	A-5 of 9



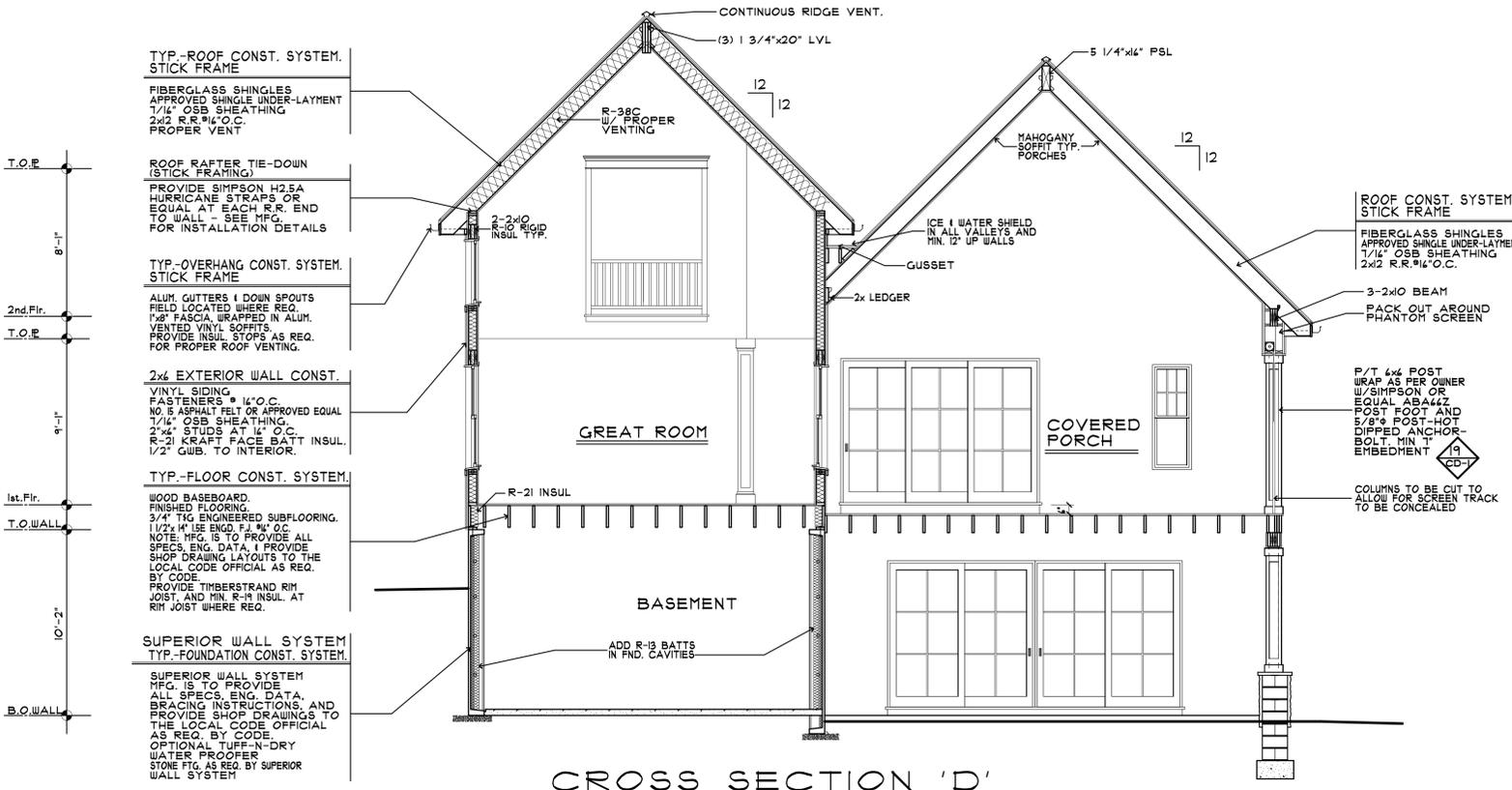
CROSS SECTION 'C'
SCALE: 1/4"=1'-0"



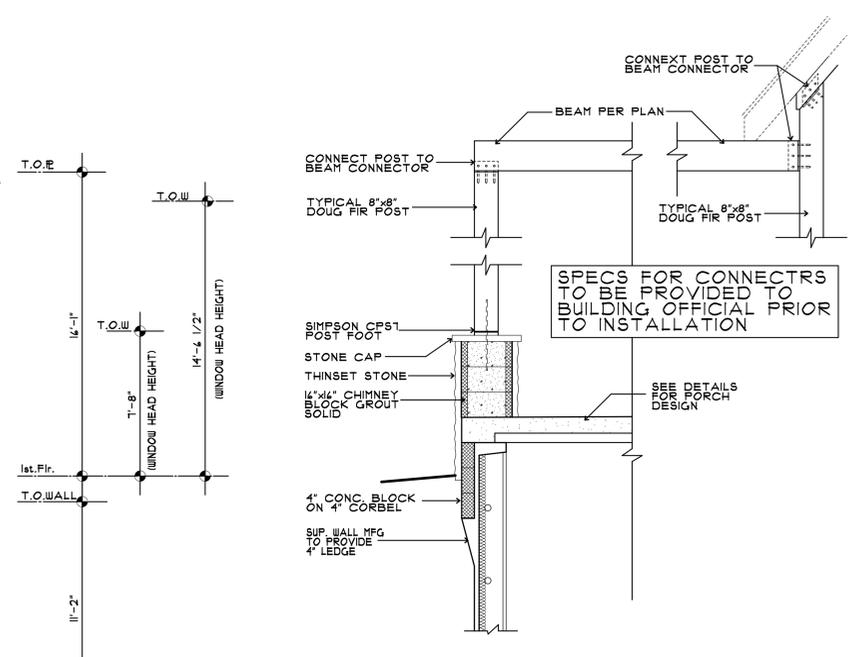
SECTION 'C-1'
SCALE: 3/8"=1'-0"



FLASHING DETAIL 'C-2'
SCALE: 1 1/2"=1'-0"



CROSS SECTION 'D'
SCALE: 1/4"=1'-0"



PORCH POST & BEAM DETAILS
SCALE: 1/2"=1'-0"

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LOCATION
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CAD FILE # 24-232

DRAWING NO. A-6 of 9

TYP.-ROOF CONST. SYSTEM.

FIBERGLASS SHINGLES
APPROVED SHINGLE UNDER-LAYMENT
7/16" OSB SHEATHING W/CLIPS
PRE-ENG. ROOF TRUSSES AT
24" O.C. MFG. IS TO PROVIDE
ALL SPECS, ENG. DATA,
BRACING INSTRUCTIONS, AND
PROVIDE SHOP DRAWINGS TO
THE LOCAL CODE OFFICIAL
AS REQ. BY CODE.
TRUSS MFG TO VERIFY ALL
OVERHANGS PER PLAN

TYP.-GABLE OVERHANG SYSTEM.

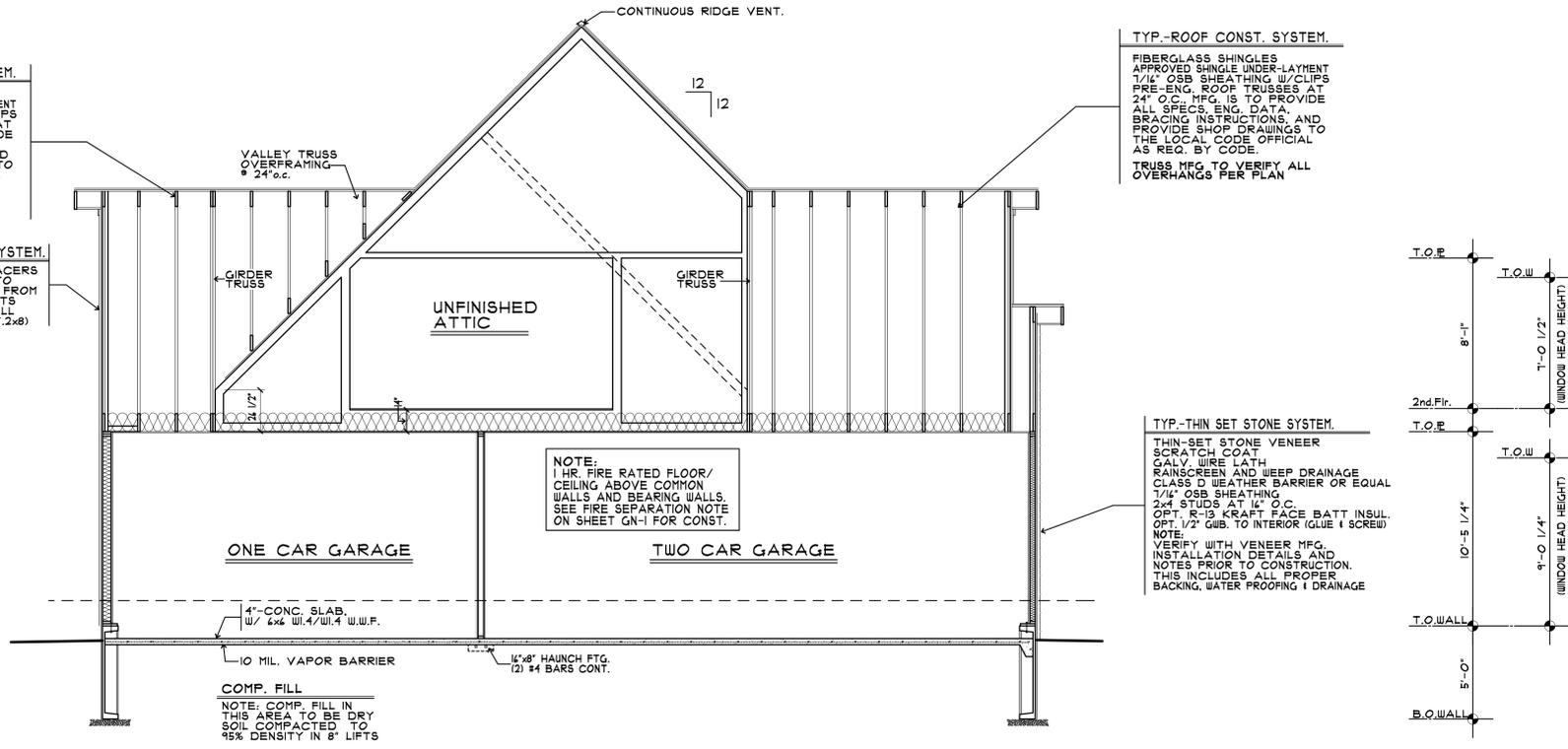
2x4 BUILT UP LADDER W/SPACERS
3/4" O.C. ROOF SHEATHING TO
EXTEND A MIN. OF 14" BACK FROM
FACE OF WALL AND NO JOINTS
ARE TO FALL OVER THE WALL
1x8 FASCIA AND SOFFIT (OPT.2x8)

TYP.-ROOF CONST. SYSTEM.

FIBERGLASS SHINGLES
APPROVED SHINGLE UNDER-LAYMENT
7/16" OSB SHEATHING W/CLIPS
PRE-ENG. ROOF TRUSSES AT
24" O.C. MFG. IS TO PROVIDE
ALL SPECS, ENG. DATA,
BRACING INSTRUCTIONS, AND
PROVIDE SHOP DRAWINGS TO
THE LOCAL CODE OFFICIAL
AS REQ. BY CODE.
TRUSS MFG TO VERIFY ALL
OVERHANGS PER PLAN

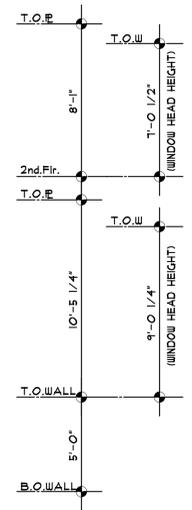
TYP.-THIN SET STONE SYSTEM.

THIN-SET STONE VENEER
SCRATCH COAT
GALV WIRE LATH
RAINSCREEN AND WEEP DRAINAGE
CLASS D WEATHER BARRIER OR EQUAL
7/16" OSB SHEATHING
2x4 STUDS AT 16" O.C.
OPT. R-13 KRAFT FACE BATT INSUL.
OPT. 1/2" GUB. TO INTERIOR (GLUE + SCREW)
NOTE:
VERIFY WITH VENEER MFG.
INSTALLATION DETAILS AND
NOTES PRIOR TO CONSTRUCTION.
THIS INCLUDES ALL PROPER
BACKING, WATER PROOFING + DRAINAGE

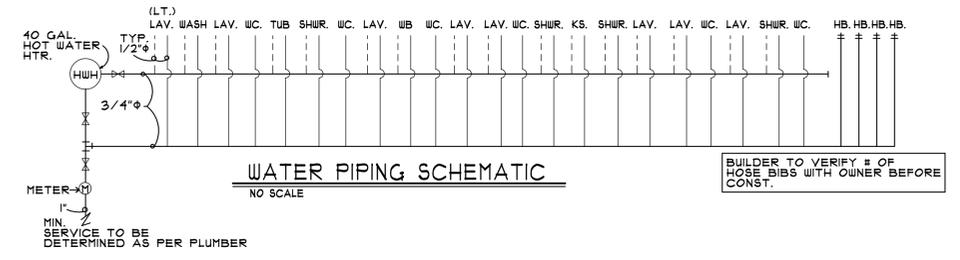


NOTE:
1 HR FIRE RATED FLOOR/
CEILING ABOVE COMMON
WALLS AND BEARING WALLS.
SEE FIRE SEPARATION NOTE
ON SHEET GN-1 FOR CONST.

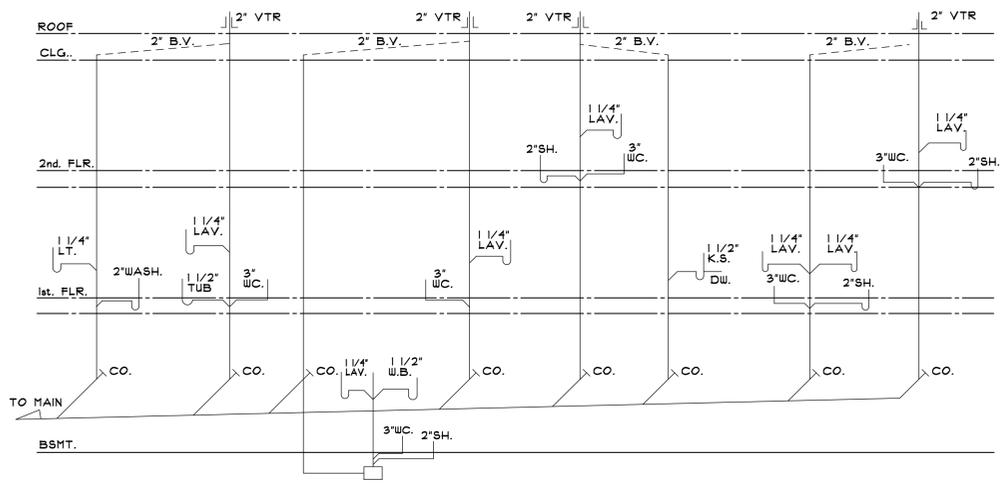
COMP. FILL
NOTE, COMP. FILL IN
THIS AREA TO BE DRY
SOIL COMPACTED TO
95% DENSITY IN 8" LIFTS



CROSS SECTION 'E'
SCALE: 1/4"=1'-0"



WATER PIPING SCHEMATIC
NO SCALE



SANITARY PLUMBING SCHEMATIC
NO SCALE

SHI-REV	DATE

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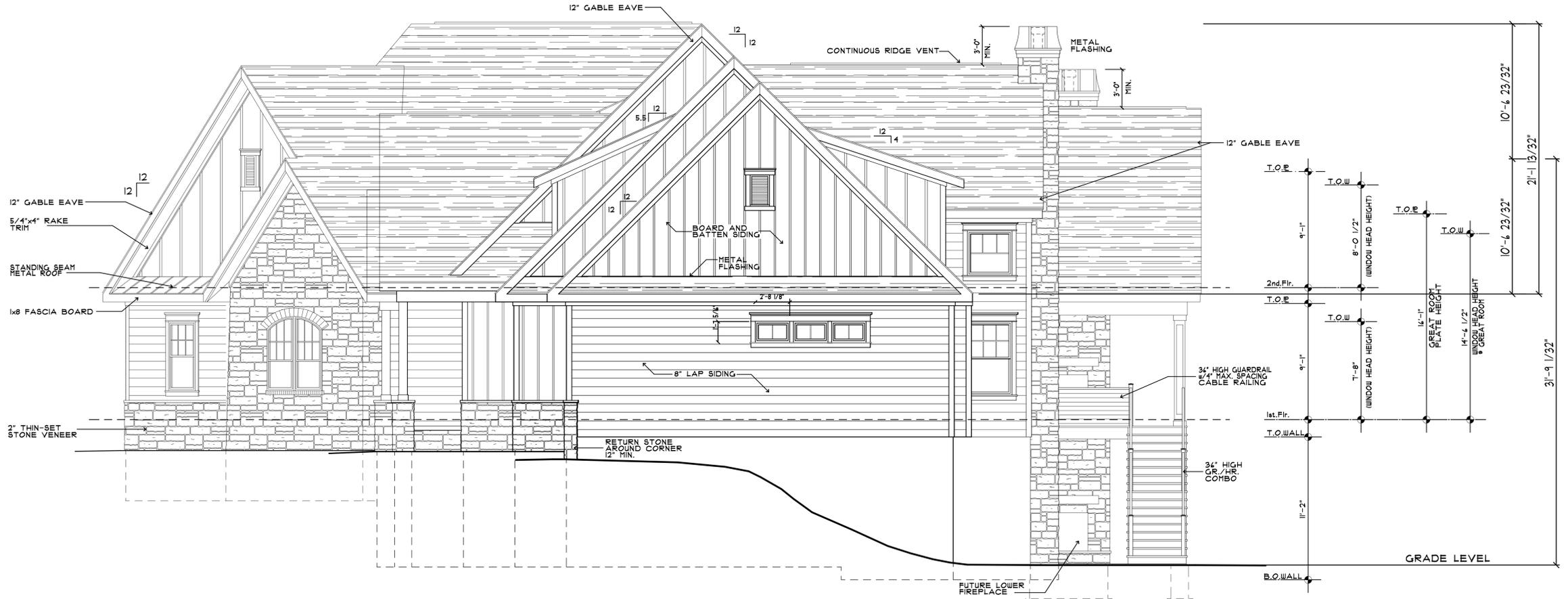
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DRAWING NO.

A-7 of 9



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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LOCATION
OWNER MR. & MRS. FIFIS

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DRAWING NO. A-8 of 9

REVISED 5/7/25



REAR ELEVATION

SCALE: 1/4"=1'-0"

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PROJECT CUSTOM RESIDENCE
 LOCATION
 OWNER MR. & MRS. FIFIS

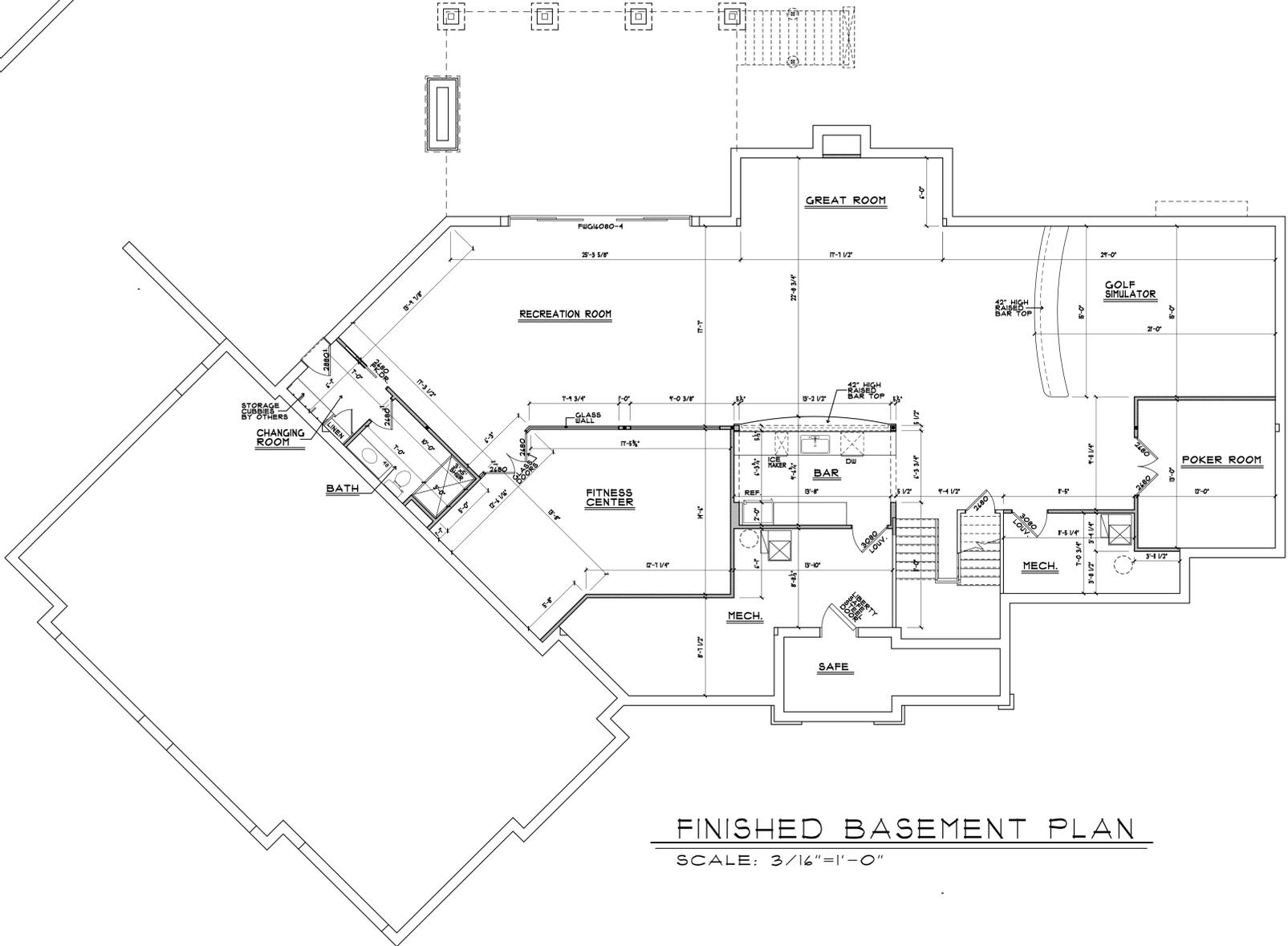
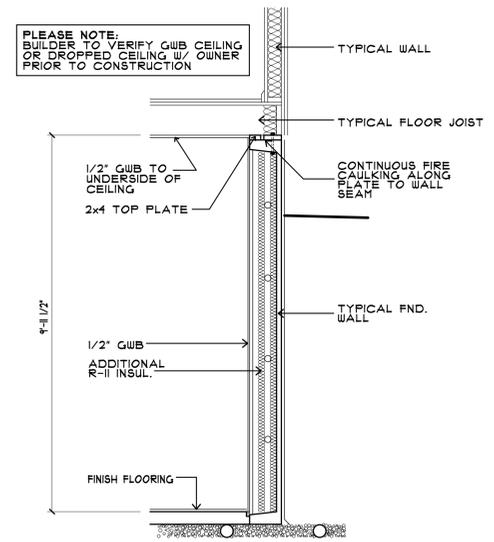
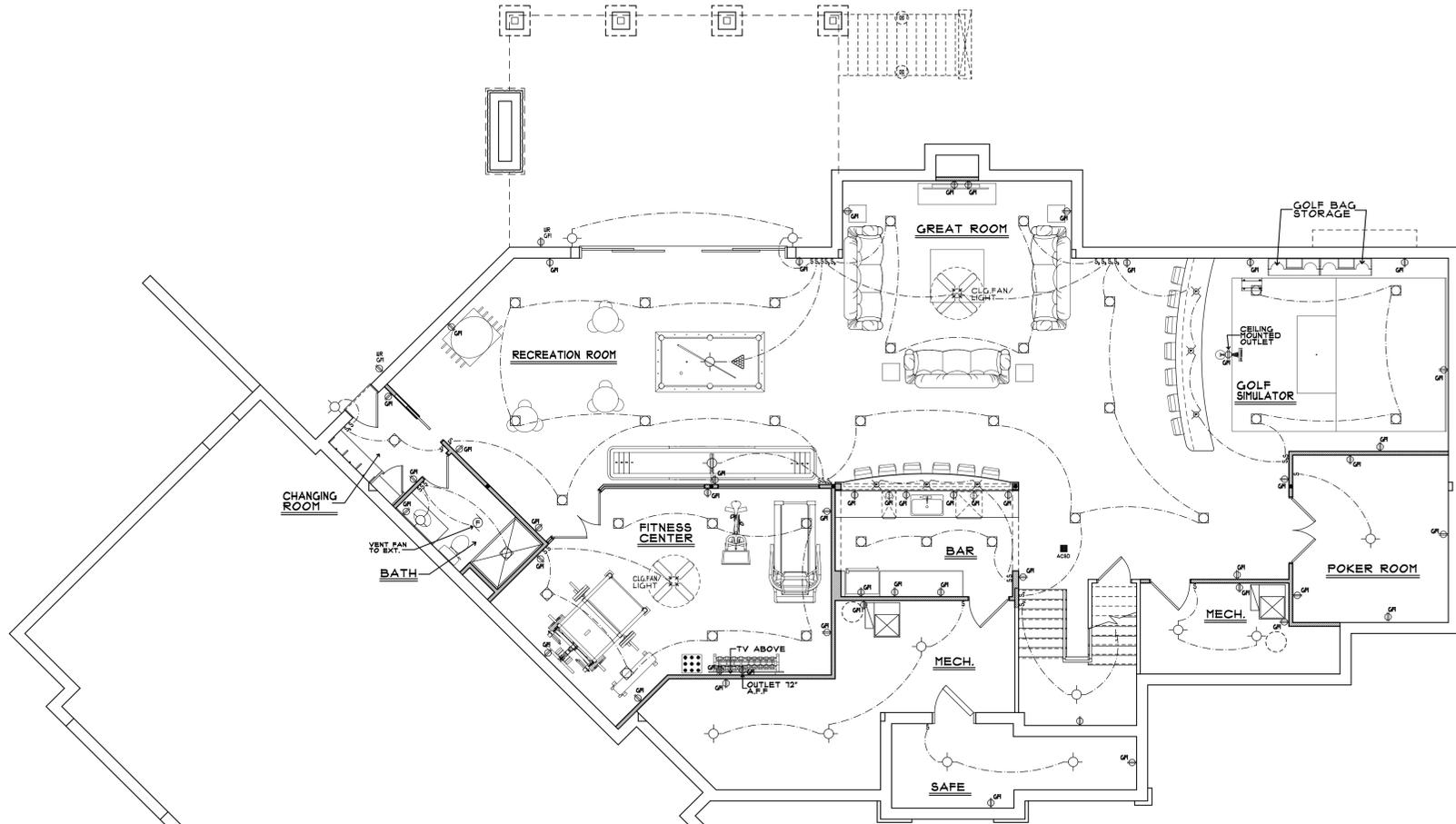
CAD FILE # 24-232

DRAWING NO. A-90f9



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



SH1-REV	DATE

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PROJECT: CUSTOM RESIDENCE
 LOCATION:
 OWNER: MR. & MRS. FIFIS

CAD FILE # 24-232

DRAWING NO. **FB-1**

DESIGN CRITERIA & PARAMETERS:

BUILDING CODE: 2021 INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION
DESIGN LOADS PER: ASCE 1-16

GRAVITY LOADS:
ROOF: - DEAD = 10 PSF (ROOF TRUSSES)
- DEAD = 10 PSF (STICK FRAME)
- LIVE = 20 PSF
- GROUND SNOW = 25 PSF
FLOOR: - DEAD = 10 PSF (1-JOIST 1 SOLID SAWN)
- DEAD = 10 PSF ADDL. FOR THINSET CERAMIC TILE (ASSUMED 4" KITCHENS, BATHS, LAUNDRY, 1 HUD ROOM)
- LIVE = 30 PSF (SLEEPING AREAS)
- LIVE = 40 PSF (RESIDENTIAL LIVING)

LATERAL LOADS:
WIND: - WIND SPEED = 15 MPH
- EXPOSURE CATEGORY = B
SEISMIC: - DESIGN CATEGORY = A/B
- SITE CLASS = D

SOIL BEARING CAPACITY: 2,000 PSF

FRAMING NOTES:

GENERAL:
- ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 2x4 @ 16" o.c. OR 2x6 @ 16" o.c. SEE PLANS FOR WALL SIZE.
- ALL HEADERS, BEAMS, AND STRUCTURAL MEMBERS SHALL BE HEM-FIR #2 GRADE (OR BETTER), HEM-FIR #2 - F_b = 850 PSI, F_v = 180 PSI, E = 1,300 KSI
- ALL HEADERS IN EXTERIOR WALLS SHALL BE (3)2x4 IN 2x4 WALLS AND (2)2x4 IN 2x4 WALLS (TYP.) (W.N.O.)
- ALL HEADERS SHALL HAVE A MINIMUM OF (1) JACK STUD (1) KING STUD, UNLESS NOTED OTHERWISE ON PLAN.
- ENGINEERED LUMBER BEAMS SHALL HAVE THE MINIMUM STRUCTURAL DEFLECTIONS LISTED BELOW:
- L₁/L - F_b = 2400 PSI, F_v = 285 PSI, E = 2,000 KSI
- F_b = 2300 PSI, F_v = 230 PSI, E = 2,000 KSI
- L₁/L - F_b = 2325 PSI, F_v = 310 PSI, E = 1,550 KSI
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS ABOVE. BLOCKING SHALL MATCH WIDTH OF POST ABOVE AND RUN CONTINUOUS TO FOUNDATION/BEARING.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH FOUNDATION SHALL BE PRESERVATIVE TREATED.
MULTI-PLY BEAM FASTENING:
- (2) 3-PLY BEAMS @ 3/4" MAX. WIDTH OF EACH PLY
- (3) ROUS OF 3"x12" NAILS @ 8" o.c. OR (2) ROUS OF 1/4"x3" 1/2" SIMPSON 305 SCREWS @ 14" o.c. BEAMS GREATER THAN 4" DEEP MUST USE (4) ROUS FASTENING SHALL BE APPLIED FROM EACH FACE. SOLID 1" BEAMS ARE ACCEPTABLE ALTERNATIVES.
- (4) 3-PLY BEAMS @ 3/4" MAX. WIDTH OF EACH PLY
- (3) ROUS OF 1/4"x3" 1/2" SIMPSON 305 SCREWS @ 8" o.c. BEAMS GREATER THAN 4" DEEP MUST USE (4) ROUS FASTENING SHALL BE APPLIED FROM EACH FACE. SOLID 1" BEAMS ARE ACCEPTABLE ALTERNATIVES.
- TRIPLE SCREWS OF EQUAL DIAMETER LENGTH ARE ACCEPTABLE ALTERNATIVES TO SOL SCREWS FOR MULTI-PLY BEAM FASTENING.
FLOOR FRAMING:
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED "STURD-FLOOR" 24" o.c. EXPOSURE 1 (OR APPROVED EQUAL WITH TONGUE AND GROOVE EDGES). FASTEN SHEATHING TO FRAMING MEMBERS WITH GLUE AND FASTENERS AS FOLLOWS:
- 2 1/2"x12" NAILS @ 4" o.c. AT PANEL EDGES 12" o.c. IN PANEL FIELD.
- 3/8"x12" NAILS @ 4" o.c. AT PANEL EDGES 12" o.c. IN PANEL FIELD.
- 2 3/8"x12" NAILS @ 3" o.c. AT PANEL EDGES 12" o.c. IN PANEL FIELD.
- FASTEN 2x PLATES TO TOP FLANGE OF STEEL BEAMS w/ P.A.F.'s (HILTI XU PINS OR EQUAL) @ 16" o.c. STAGGERED OR 1/2" DIA. BOLTS @ 48" o.c. STAGGERED
DEFLECTION CRITERIA:
- I-JOISTS - 1/480 LIVE LOAD DEFLECTION, L/340 TOTAL LOAD DEFLECTION
- DESIGN ASSUMES THIN-SET CERAMIC TILE AT ALL KITCHENS, BATHS, MUDROOMS, AND LAUNDRY UNLESS NOTED OTHERWISE ON PLAN. DESIGNER FOR EXCEED ADDITIONAL LIVE LOAD DEFLECTION SHALL BE NOTED ON PLAN. FLOORS HAVE NOT BEEN DESIGNED FOR NET BED CONSTRUCTION, NATURAL STONE OR MARBLE. DESIGNER MUST NOTE DEFLECTIONS ON PLAN. THE FLOOR INSTALLER IS RESPONSIBLE FOR NOTIFYING BISHOP I SMITH IF FINISHES DIFFER PRIOR TO INSTALLATION.
- I-JOIST LAYOUTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. LAYOUTS MUST BE SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF CONSTRUCTION.
- I-JOIST SUPPLIERS ARE RESPONSIBLE FOR SPECIFYING METAL HANGERS FOR ALL JOIST TO JOIST TO FLUSH BEAM CONNECTIONS.
ROOF FRAMING:
- ROOF SHEATHING SHALL BE 1/4" A.P.A. RATED SHEATHING 24" o.c. EXPOSURE 1 (OR APPROVED EQUAL). FASTEN SHEATHING TO FRAMING MEMBERS AS FOLLOWS:
- 2 1/2"x12" NAILS @ 4" o.c. AT PANEL EDGES 12" o.c. IN PANEL FIELD.
- 3/8"x12" NAILS @ 4" o.c. AT PANEL EDGES 12" o.c. IN PANEL FIELD.
- 2 3/8"x12" NAILS @ 3" o.c. AT PANEL EDGES 12" o.c. IN PANEL FIELD.
- ROOF SHEATHING WITHIN 48" OF ALL EDGES, RIDGES, I HIPS SHALL BE FASTENED PER THE EDGE NAILING SPEC.
- FASTEN EACH ROOF TRUSS TO TOP PLATE WITH (1) SIMPSON H25T CLIP. PROVIDE (2) H25T CLIPS AT GIRDER TRUSSES.
- FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON H25T CLIP. PROVIDE (2) H25T CLIPS AT FLUSH BEAMS IN THE ROOF.
- ROOF TRUSS LAYOUTS I SHOP CARDS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. LAYOUTS AND SHOP CARDS MUST BE SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF CONSTRUCTION.
- ROOF TRUSS MANUFACTURER IS RESPONSIBLE FOR SPECIFYING METAL HANGERS FOR ALL TRUSS TO TRUSS AND TRUSS TO FLUSH BEAM CONNECTIONS.

LATERAL NOTES & SHEATHING SPECS.:

GENERAL:
- THE STRUCTURE HAS BEEN DESIGNED USING AN ENGINEERED DESIGN ANALYSIS AS PERMITTED BY SECTION R301.3 OF THE IRC. THE ENGINEER DESIGN WAS COMPLETED USING THE 2021 IRC, ASCE 1-16.
- DESIGN ASSUMES 16" o.c. STUD SPACING AT ALL EXTERIOR WALLS AND INTERIOR WALLS NOTED ON PLAN AS SHEAR WALLS.
- ALL SHEATHING SHALL BE DIRECTLY APPLIED TO STUDS.
TYPICAL EXTERIOR WALL SHEATHING SPECIFICATION:
- ALL EXTERIOR WALLS ARE CONSIDERED SHEAR WALLS AND SHALL BE SHEATHED AS FOLLOWS:
- 1/4" OSB OR 15/32" PLYWOOD, FASTEN SHEATHING TO FRAMING w/ 2 3/8"x12" NAILS @ 4" o.c. AT PANEL EDGES 12" o.c. IN PANEL FIELD.
BLOCKED PANEL EDGE SHEARWALL SHEATHING SPECIFICATION:
- WALLS REQUIRING ADDITIONAL LATERAL CAPACITY WILL BE NOTED ON PLAN AND SHALL BE SHEATHED AS FOLLOWS:
- 1/4" OSB OR 15/32" PLYWOOD, FASTEN SHEATHING TO FRAMING w/ 2 3/8"x12" NAILS @ 4" o.c. AT PANEL EDGES 12" o.c. IN PANEL FIELD.
- SHEATHING SHALL BE INSTALLED FULL HEIGHT OF THE SHEARWALL WITH ALL PANEL EDGES OCCURRING OVER FRAMING OR 2X HORIZONTAL BLOCKING IS TO BE INSTALLED AT ALL UNSUPPORTED PANEL EDGES.
SHEARWALL LEGEND:
[Symbol] INDICATES SHEATHING I NAILING PER THE BLOCKED PANEL EDGE SHEARWALL SHEATHING SPECIFICATION. SEE NOTES ABOVE.

ELEVATED CONCRETE SLAB NOTES:

CONCRETE DECK SPECS:
- 3" VULCRAFT 3C18 (OR APPROVED EQUAL) FORM DECK WITH 5" CONCRETE TOPPING (8" TOTAL SLAB DEPTH).
- REINFORCE 5" TOPPING w/ #5 BARS @ 16" o.c. MID-DEPTH OF SLAB EA. WAY.
- METAL DECKING MUST BE SLOPED TO CREATE PITCH. DO NOT VARY CONCRETE THICKNESS.
- IF CONTROL JOINTS ARE INSTALLED, JOINTS MUST BE LOCATED BETWEEN SLAB REINFORCEMENT IN DIRECTION OF DECK SPAN.
CONCRETE MIX SPECS:
- 4,000 PSI
- 0.45 W/C RATIO
- 6% AIR ENTRAINMENT
- 3/4" NORMAL WEIGHT COURSE STONE AGGREGATE
- DO NOT USE ANY CHLORIDE ADMIXTURES
DECK FASTENING SPECS:
- FASTEN METAL DECK TO STEEL BEAMS WITH PUDDLE WELDS AND WELDING WASHERS @ 12" o.c.
- OR 1/4" P.A.F.'s (HILTI XU PINS OR EQUAL) @ 16" o.c.
- FASTEN METAL DECK TO CONCRETE/MASONRY WALLS w/ 1/4"x2" TAPCON MASONRY SCREWS @ 24" o.c. AROUND ENTIRE PERIMETER.

FOUNDATION:

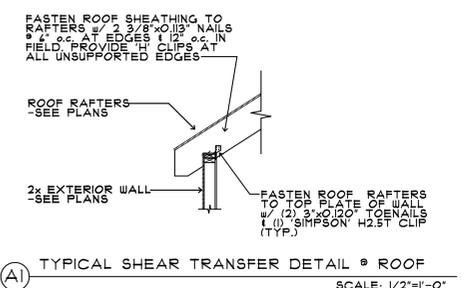
- DESIGN ASSUMES A MINIMUM SOIL BEARING CAPACITY OF 2,000 PSF. BUILDER/CONTRACTOR TO VERIFY.
- FASTEN ALL SILL PLATES TO FOUNDATION w/ 1/2" DIA. ANCHOR BOLTS @ 4" o.c. AT EDGES 12" o.c. IN FIELD. PROVIDE 1" CLIPS @ ALL UNSUPPORTED EDGES.
- ALTERNATE SILL PLATE CONNECTIONS MUST BE APPROVED BY BISHOP I SMITH PRIOR TO USE.
MINIMUM COMPRESSIVE STRENGTH OF CONCRETE:
- SPECIFIED COMPRESSIVE STRENGTHS ARE AT 28 DAYS.
- CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED. TOTAL AIR CONTENT SHALL NOT BE LESS THAN 5% OR MORE THAN 1%.
- BASEMENT WALLS, FOUNDATIONS, 1 CONCRETE NOT EXPOSED TO WEATHER - 2,500 PSI
- BASEMENT SLABS AND INTERIOR SLABS (EXCEPT GARAGE SLABS) - 3,500 PSI
- BASEMENT WALLS, FOUNDATION WALLS, AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER - 3,500 PSI
- PORCHES, CARPORT SLABS, STEPS EXPOSED TO WEATHER, AND GARAGE SLABS - 3,500 PSI
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE, 34" MIN. OR AS REQUIRED BY A SOILS REPORT OF BUILDING DEPARTMENT.
- ALL FOOTINGS AND SLABS SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
BASEMENT NOTES:
- BASEMENT HAS BEEN DESIGNED FOR A MAX. 10' HEIGHT AS NOTED ON PLAN.
- WALLS BELOW GRADE HAVE BEEN DESIGNED FOR AN ACTIVE SOIL. PRESSURE OF 30 OR 45 PCF CONTACT BISHOP I SMITH FOR RE-EVALUATION IF 10 PCF SOIL IS ENCOUNTERED.
- DO NOT BACKFILL FOUNDATION UNTIL FIRST FLOOR DECK HAS BEEN INSTALLED.

BASEMENT NOTES:

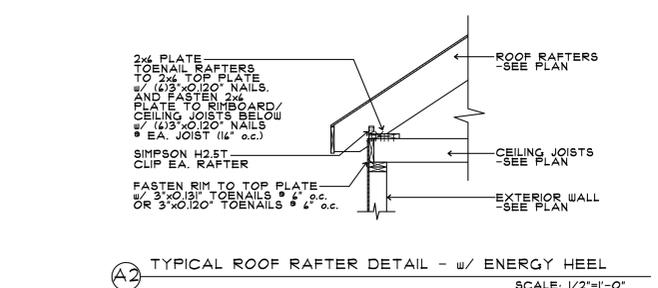
- DESIGN ASSUMES 45 PCF MAXIMUM LATERAL EARTH PRESSURE. LATERAL EARTH PRESSURE SHALL BE VERIFIED. CONTACT BISHOP I SMITH IF GREATER LATERAL EARTH PRESSURE IS ENCOUNTERED.
- WHERE THE DISTANCE FROM GRADE TO TOP OF FOUNDATION WALL IS 24" OR GREATER, ANCHOR BOLTS SPACING MAY BE INCREASED TO 4'-0" o.c. AND SIMPSON A34 CLIPS/BLOCKING MAY BE OMITTED.

NOTES:

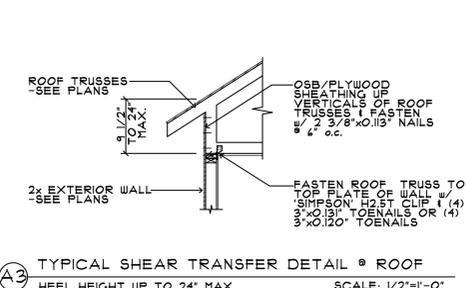
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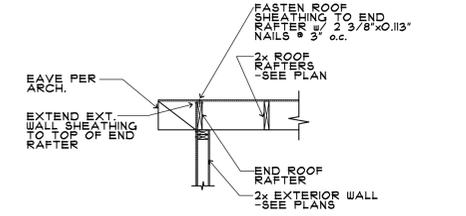
A1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF SCALE: 1/2"=1'-0"



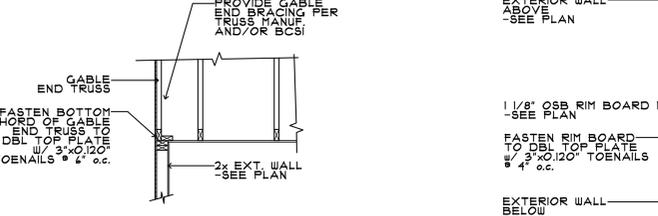
A2 TYPICAL ROOF RAFTER DETAIL - w/ ENERGY HEEL SCALE: 1/2"=1'-0"



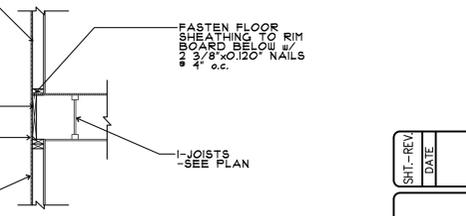
A3 TYPICAL SHEAR TRANSFER DETAIL @ ROOF SCALE: 1/2"=1'-0"



B1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF SCALE: 1/2"=1'-0"



B2 TYPICAL GABLE END DETAIL SCALE: 1/2"=1'-0"



C1 SHEAR TRANSFER DETAIL BTWN FLOORS - I-JOIST SCALE: 1/2"=1'-0"

NOTES:

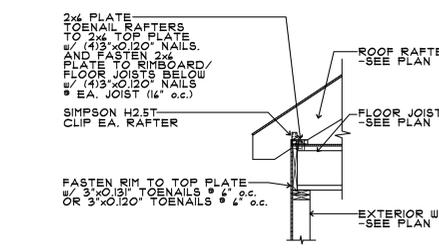
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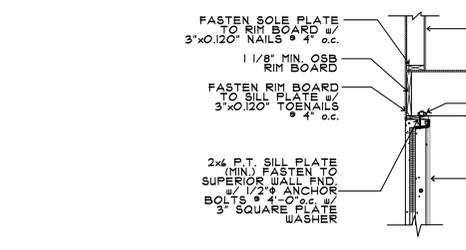
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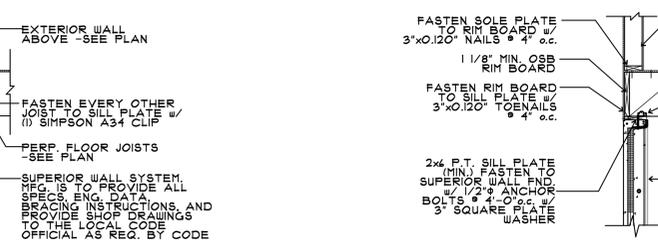
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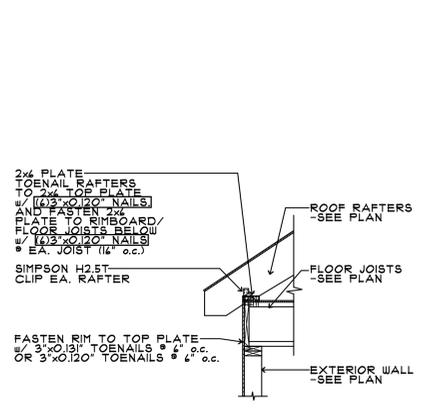
C2 TYPICAL SHEAR TRANSFER DETAIL AT FLOOR/ROOF SCALE: 1/2"=1'-0"



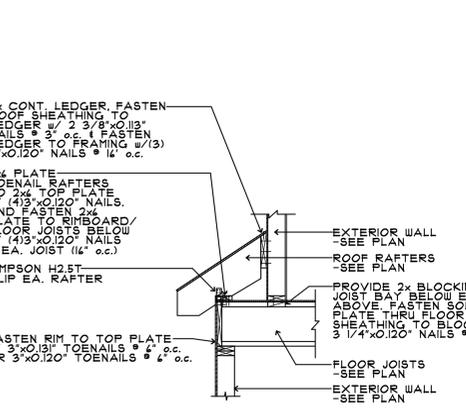
D1 10' BASEMENT FOUNDATION DETAIL - PERPENDICULAR FRAMING SCALE: 1/2"=1'-0"



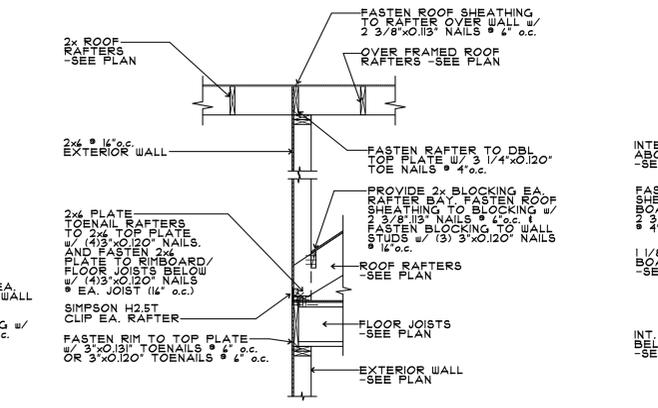
D2 10' BASEMENT FOUNDATION DETAIL - PARALLEL FRAMING SCALE: 1/2"=1'-0"



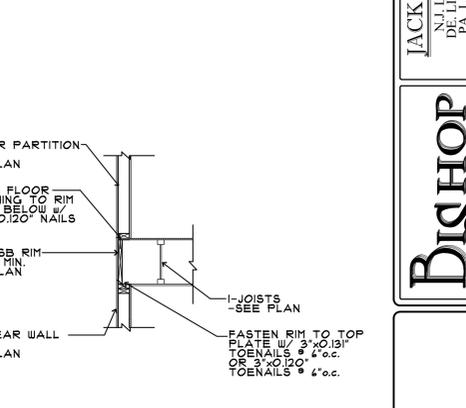
1 SHEAR TRANSFER DETAIL AT TIED ROOF SCALE: 1/2"=1'-0"



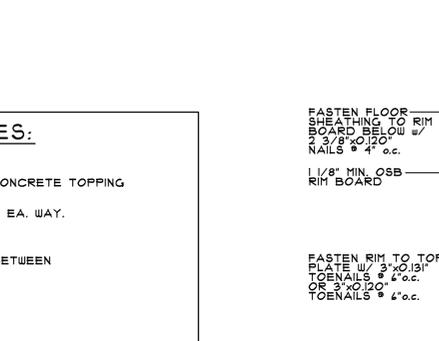
2 TYPICAL SHEAR TRANSFER DETAIL AT FLOOR/ROOF SCALE: 1/2"=1'-0"



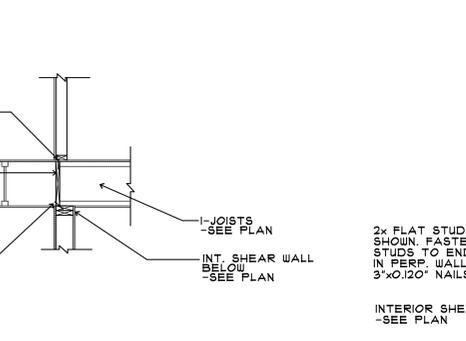
3 TYPICAL SHEAR TRANSFER DETAIL AT FLOOR/ROOF SCALE: 1/2"=1'-0"



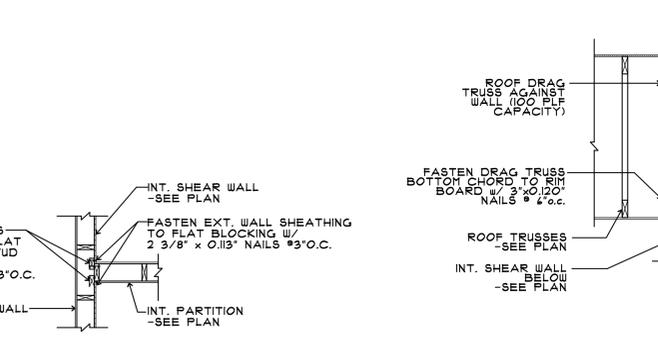
4 SHEAR TRANSFER DETAIL @ STAIR SHEARWALL BELOW SCALE: 1/2"=1'-0"



5 SHEAR TRANSFER DETAIL @ INT. SHEARWALL BELOW SCALE: 1/2"=1'-0"



6 TYPICAL SHEAR WALL INTERSECTING DETAIL SCALE: 1/2"=1'-0"



7 SHEAR TRANSFER DETAIL @ EXT. SHEAR WALL ABOVE & BELOW SCALE: 1/2"=1'-0"

NOTE:
LETTERED DETAILS ARE TYPICAL AND NOT CUT ON PLAN. LETTERED DETAILS SHALL BE APPLIED AT ALL APPLICABLE AREAS. NUMBER DETAILS ARE CUT ON PLAN AND ONLY TO BE IMPLEMENTED WHERE DETAILS ARE CUT.

SHI-REV	DATE

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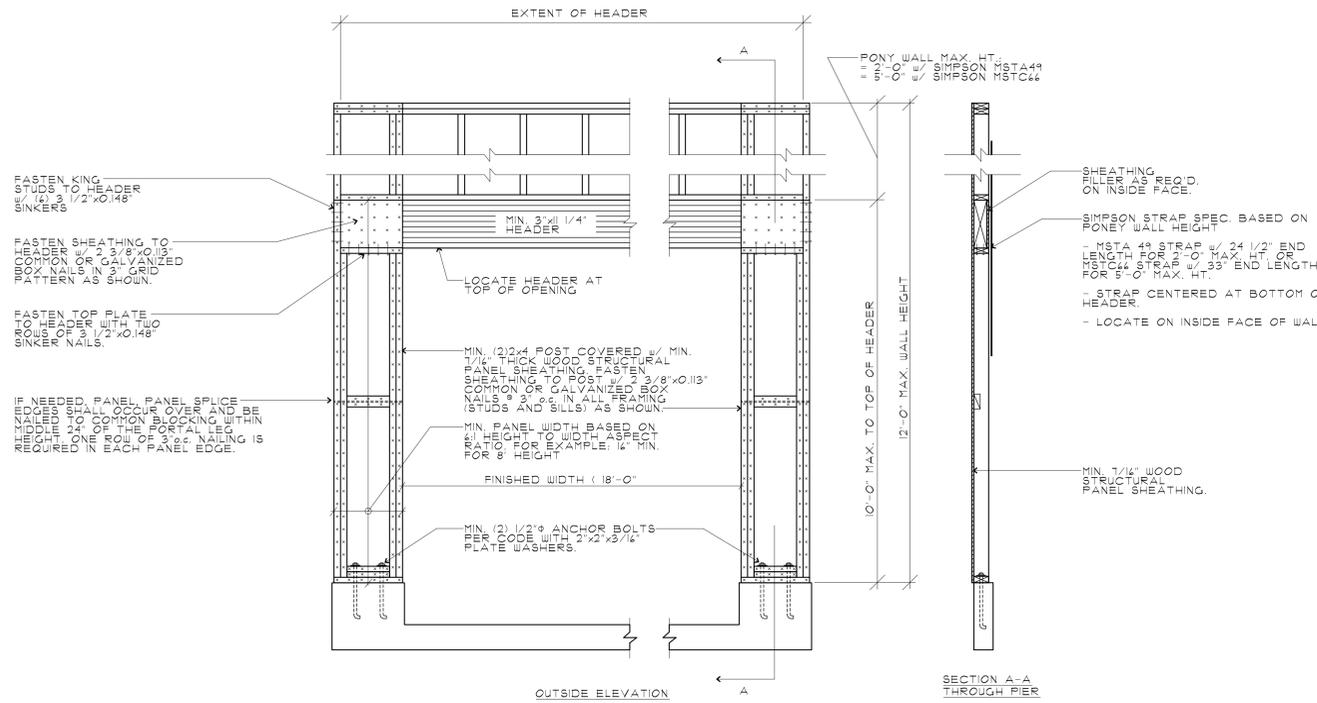
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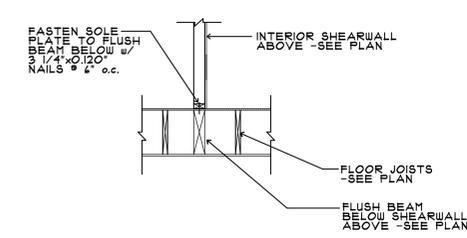
PROJECT: CUSTOM RESIDENCE
LOCATION: [Blank]
OWNER: MR. & MRS. FIFIS

DATE AS NOTED: 12/20/24
DRAWN BY: SS
CHECKED BY: JTS

CAD FILE # 24-232
DRAWING NO. SD-1



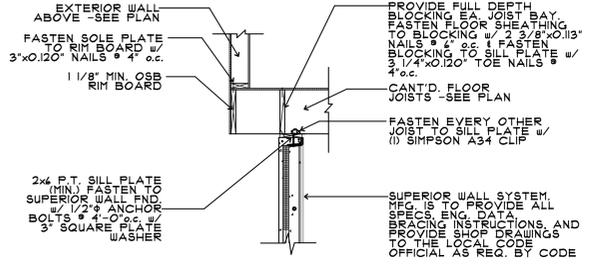
1 TWO SIDED GARAGE PORTAL FRAME BRACING ELEVATION ON CONCRETE STEM SCALE: N.T.S.



2 SHEAR TRANSFER DETAIL @ SHEARWALL ABOVE SCALE: 1/2"=1'-0"

NOTES:

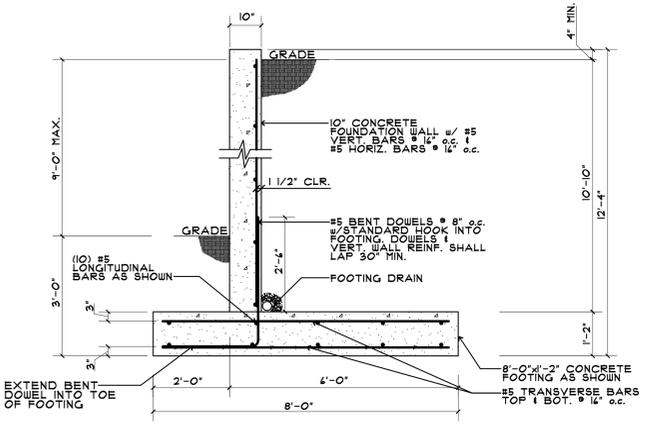
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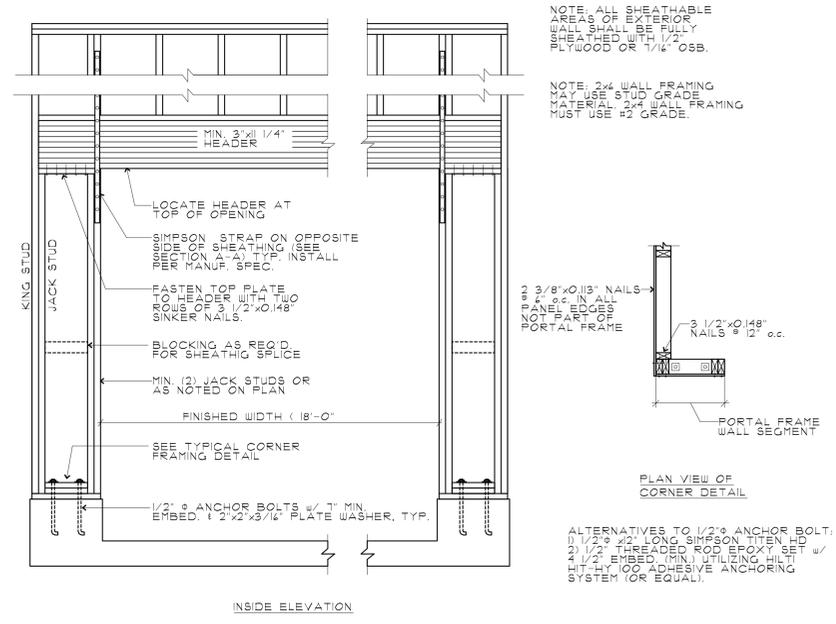
3 10' BASEMENT FOUNDATION DETAIL - CANTILEVERED FRAMING SCALE: 1/2"=1'-0"

DESIGN PARAMETERS:

- $F'_c = 3,000 \text{ PSI}$
- $F_y = 40,000 \text{ PSI}$
- SOIL DENSITY = 110 PCF
- LATERAL EARTH PRESSURE = 45 PCF
- FRICTION FACTOR = 0.4
- ALLOWABLE SOIL BEARING PRESSURE = 2,000 PSF



4 CONCRETE RETAINING WALL DETAIL SCALE: 1/2"=1'-0"



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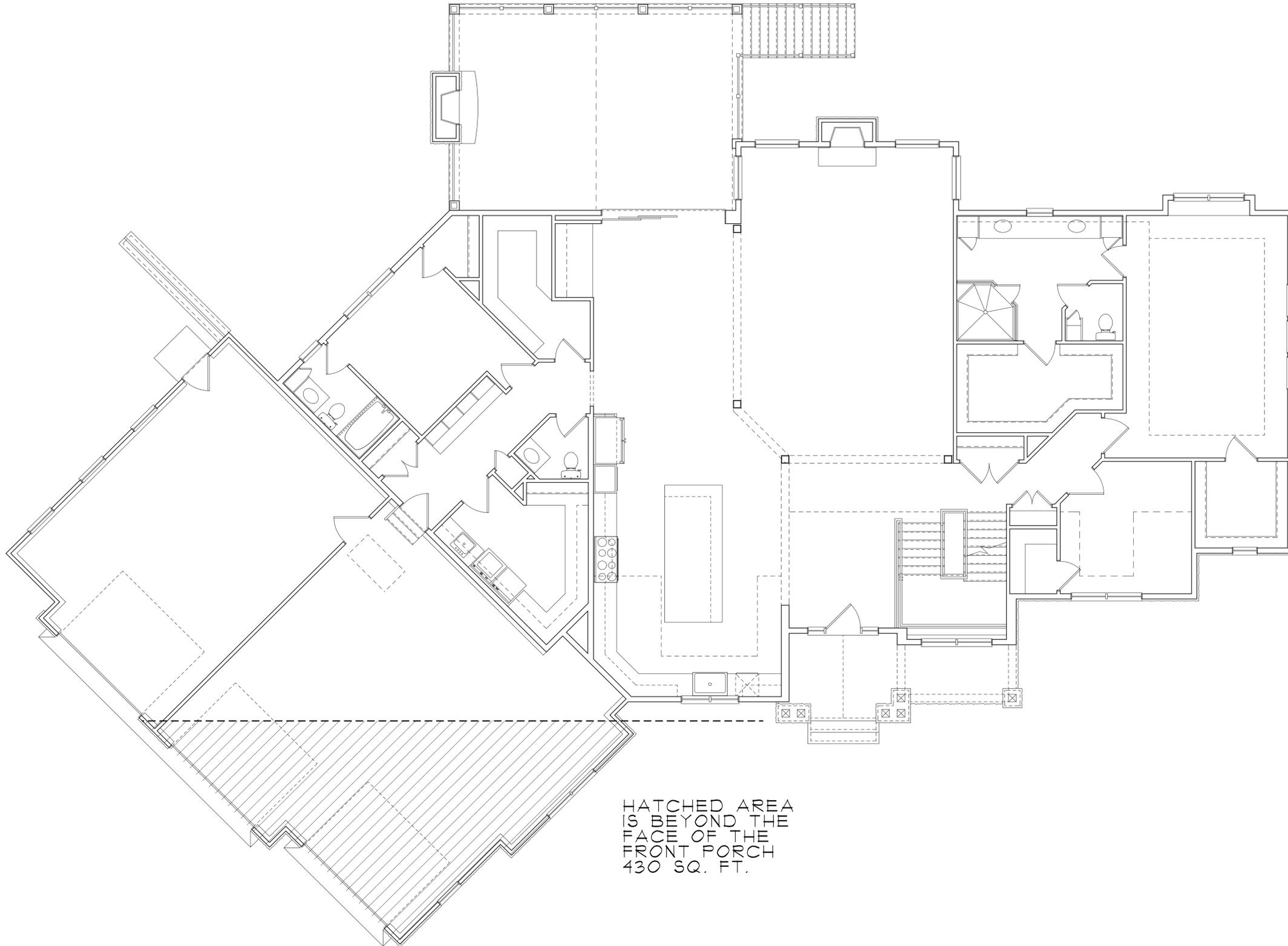
SIGNATURE

DATE AS NOTED 12/20/24
 DRAWN BY SS
 JTS

PROJECT CUSTOM RESIDENCE
 LOCATION
 OWNER MR. & MRS. FIFIS

CAD FILE # 24-232

DRAWING NO. SD-2



HATCHED AREA
IS BEYOND THE
FACE OF THE
FRONT PORCH
430 SQ. FT.

VARIANCE APPROVAL PLAN
SCALE: 1/4"=1'-0"

SH1-REV	DATE
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