

1. ALL WORK TO BE DONE IN ACCORDANCE WITH NEW JERSEY UNIFORM CONSTRUCTION CODE.
2. CONTRACTOR TO INSPECT AND VERIFY ALL SITE CONDITIONS.
3. ALL FOOTINGS TO BEAR ON VIRGIN SOIL.
4. SOIL BEARING CAPACITY ASSUMED TO BE TWO (2) TONS. IF SOIL ENCOUNTERED IS LESS, NOTIFY ARCHITECT.
5. ALL BELOW GRADE BLOCK IS TO BE HOLLOW CORE LOAD BEARING TYPE FOR BELOW GRADE CONSTRUCTION.
6. STEPPED FOOTINGS, WHERE NECESSARY, SHALL BE STEPPED AT A RATIO OF ONE VERTICAL BLOCK FOR EVERY TWO HORIZONTAL BLOCKS (MINIMUM).
7. CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED.
8. DUR-O-WALL TRUSS-TYPE REINFORCING TO BE USED EVERY OTHER BLOCK COURSE (BELOW GRADE).
9. ALL FRAMING LUMBER TO BE NO. 2 DOUGLAS FIR OR SOUTHERN PINE MINIMUM F#400 PSI.
10. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS. ALL FLOOR AND ROOF OPENINGS TO BE BOXED WITH DOUBLE JOISTS HEADERS.
11. ALL NAILING TO BE DONE IN ACCORDANCE WITH IRC TABLE R602.3C(1).
12. ELECTRICAL LAYOUT IS SCHEMATIC AND SHALL BE INSTALLED AS PER N.J.A.C. 52:3-3.16.
13. PLUMBING TO BE INSTALLED AS PER N.J.A.C. 52:3-3.15.
14. THESE PLANS COMPLY WITH NEW JERSEY'S ENERGY SUB-CODE.
15. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS.
16. PROVIDE STEEL LINTELS OVER ALL BRICK OPENINGS (WHERE REQUIRED) LINTELS TO BE 3 1/2" X 3 1/2" X 1/4" UNLESS OTHERWISE NOTED.
17. ALL WOOD TO BE USED FOR EXTERIOR DECKING TO BE PRESSURE-TREATED.
18. CONTRACTOR IS TO BE RESPONSIBLE FOR GETTING ALL REQUIRED BUILDING PERMITS, FEES, AND INSPECTIONS.
19. ALL SMOKE DETECTORS TO BE HARDWIRED SO THAT IF ONE DETECTOR SIGNALS, ALL WILL SIGNAL. DETECTORS TO HAVE BATTERY BACK-UP SYSTEM.
20. IF FUEL-BURNING APPLIANCES ARE INSTALLED, CARBON MONOXIDE DETECTORS TO BE LOCATED IN ALL ROOMS IN THE VICINITY OF BEDROOMS. IF MORE THAN ONE DETECTOR IS REQUIRED, HARDWARE SO ALL WILL SIGNAL. PROVIDE BATTERY BACK-UP SYSTEM.
21. ALL HEADERS ABOVE OPENINGS ARE TO BE (2) 2" X 10" UNLESS OTHERWISE NOTED.
22. PROVIDE CEMENT, FIBER-CEMENT, OR GLASS MAT CYPRESS BACKERS IN TUB/SHOWER AREAS.
23. ALL METAL HANGERS AND ANCHOR BOLTS ATTACHED TO PRESSURE-TREATED LUMBER TO BE HOT-DIPPED GALVANIZED (G-185 MINIMUM).
24. FIREPLACES TO DRAW COMBUSTION AIR FROM EXTERIOR. FIREPLACES IN SLEEPING AREAS TO BE SEALED / DIRECT VENT GAS FIREPLACES FOR BEDROOM USE, WHERE A FUEL-BURNING FIREPLACE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATH, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
25. NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL HIGH-EFFICACY LAMPS OR NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

PLANNING DIVISION

DETAILS

Proposed Dwelling For:
MARK DAROVICHI
707-709 RICHMOND STREET
PLAINFIELD, NEW JERSEY

11/10/21

JOB#: 2021/135

1 OF 5

DRAWN BY: D.T.

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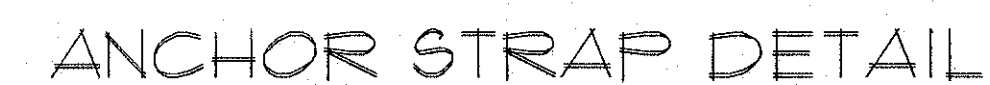
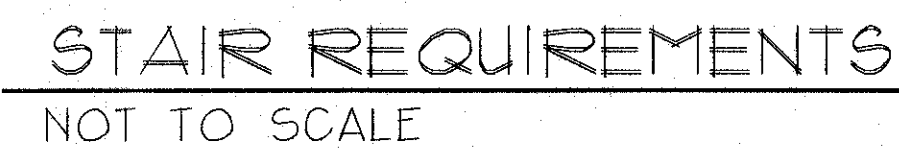
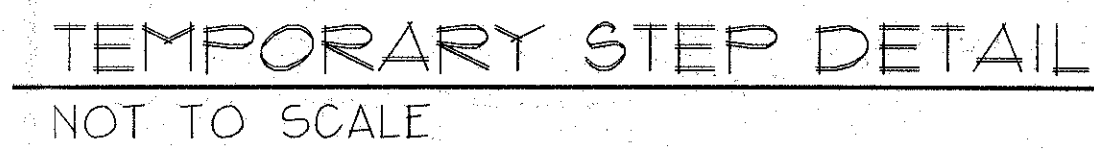
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N.Y. LIC# 019856 • PENN. LIC# RA-011695-B

Genl. Wm. Kile

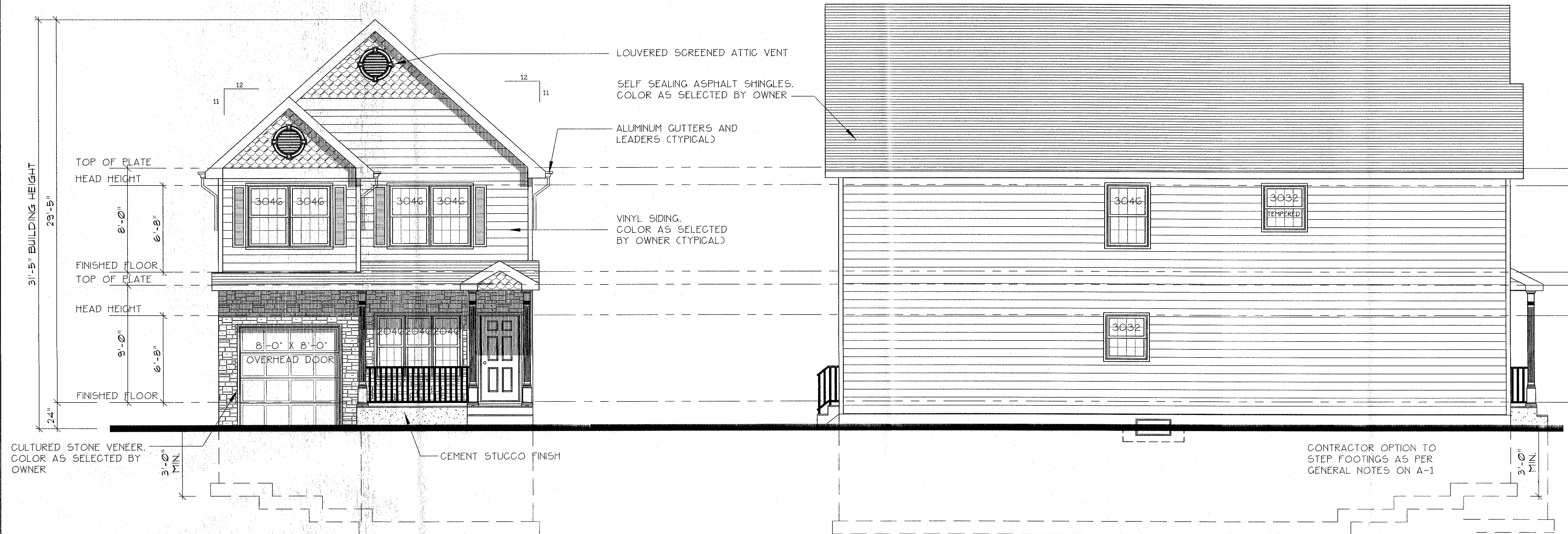


SCALE: $1/4" = 1'-0"$



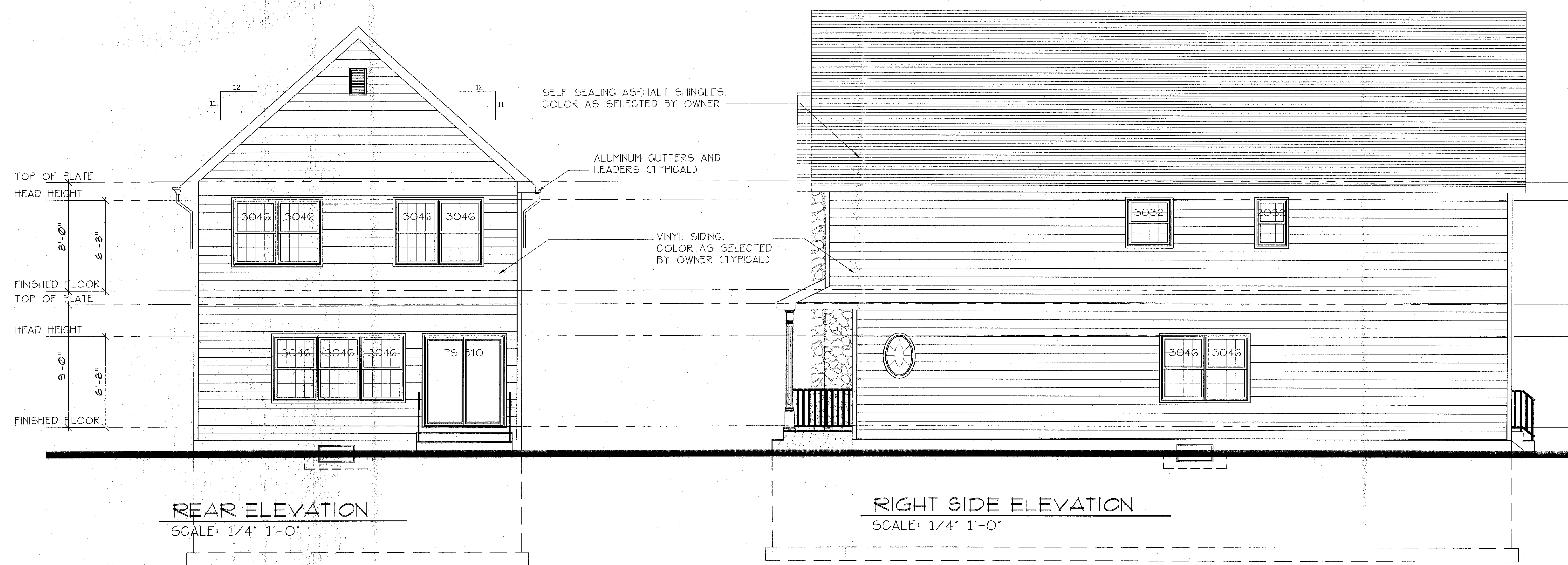
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ADOPTED CODES AND STANDARDS - 2018 NEW JERSEY UNIFORM CONSTRUCTION CODE - NJAC 5:23	
NJAC 5:23-3.14 - BUILDING SUBCODE - INTERNATIONAL BUILDING CODE/2018 NJ EDITION NJAC 5:23-3.15 - PLUMBING SUBCODE - NATIONAL STANDARD PLUMBING CODE/2018 NJAC 5:23-3.16 - ELECTRICAL SUBCODE - NATIONAL ELECTRICAL CODE (NFPA 70)/2017 NJAC 5:23-3.17 - FIRE PROTECTION SUBCODE - INTERNATIONAL BUILDING CODE/2018 NJ EDITION-CHAPTER 9 NJAC 5:23-3.18 - ENERGY SUBCODE - INTERNATIONAL ENERGY CONSERVATION CODE/2018 NJAC 5:23-3.20 - MECHANICAL SUBCODE - INTERNATIONAL MECHANICAL CODE/2018 NJAC 5:23-3.21 - ONE AND TWO FAMILY DWELLING SUBCODE INTERNATIONAL RESIDENTIAL CODE/2018 NJ EDITION NJAC 5:23-3.22 - FUEL GAS SUBCODE - INTERNATIONAL FUEL GAS CODE/2018 NJAC 5:23-6 - REHABILITATION SUBCODE - NUJCC, SUBCHAPTER 6	
THIS PLAN MEETS NEW JERSEY ENERGY CODE PER BULLETIN '19-2'. COMPLIANCE WITH RESCHECK SOFTWARE.	
N.J.U.C.C. REQUIREMENTS 2018 INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION	
USE GROUP CONSTRUCTION TYPE	R-5 5B
WIND SPEED	115 MPH
EXPOSURE CATAGORY	B
LIVE LOADS	
FLOORS	40 PSF
BEDROOM FLOORS	30 PSF
ATTIC (ACCESSED BY FIXED STAIR ONLY)	30 PSF
CEILINGS	20 PSF
ROOF	30 PSF
DECK	60 PSF
AREA 1st FL 2nd FL (INCLUDING OPEN AREAS) TOTAL OPEN AREAS	992 SF 1219 SF 2211 SF 45 SF
VOLUME (IN CUBIC FEET)	38,823 CF



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

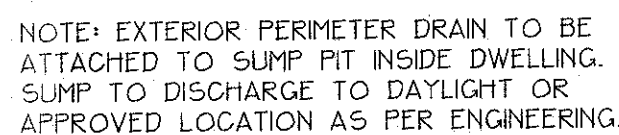
LEFT SIDE ELEVATION
SCALE: 1/4" 1'-0"



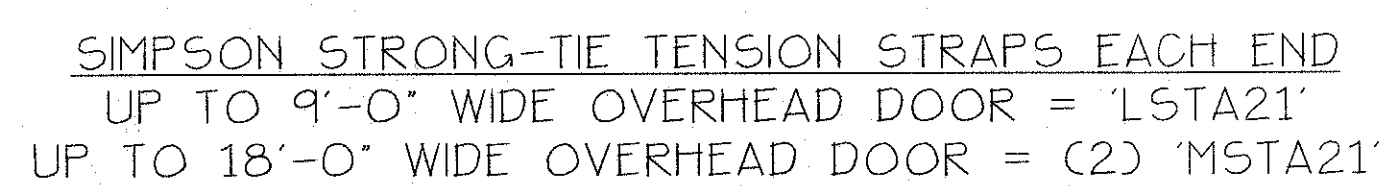
REAR ELEVATION
SCALE: 1/4" 1'-0"

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

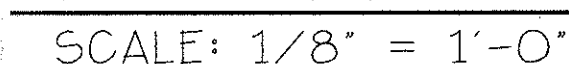
ELEVATIONS	
A-3	
Proposed Dwelling For: MARK DAROVICHI 707-709 RICHMOND STREET PLAINFIELD, NEW JERSEY	
11/10/21	JOB#: 2021/135
3 OF 5	DRAWN BY: D.T.
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<i>R. C. Winkle</i>	



SCALE: $3/8" = 1'-0"$



NOT TO SCALE



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N.Y. LIC# 019856 • PENN. LIC# RA-011695-B

TABLE R802.3(1)
FASTENING SCHEDULE

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

(continued)

TABLE R802.3(1)—continued
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AND LOCATION
14	Bottom plate to joist, stud joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162") or 16d box (3 1/2" x 0.135") or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
15	Bottom plate to joist, stud joist, band joist or blocking (at braced wall panels)	3-16d box (3 1/2" x 0.135") or 2-16d common (3 1/2" x 0.162") or 4-3" x 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 1/2" x 0.113") or 3-8d box (2 1/2" x 0.148") or 4-8d common (2 1/2" x 0.131") or 4-10d box (3" x 0.128") or 4-3" x 0.131" nails	Toe nail
		3-16d box (3" x 0.128") or 2-16d common (3" x 0.162") or 3-10d box (3" x 0.128") or 3-3" x 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" x 0.128") or 2-16d common (3" x 0.162") or 3-3" x 0.131" nails	Face nail
18	1" brace to each end and plate	3-8d box (2 1/2" x 0.113") or 2-8d common (2 1/2" x 0.131") or 2-10d box (3" x 0.128") or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
19	1" x 6" sheathing to joist or heading	3-8d box (2 1/2" x 0.113") or 2-8d common (2 1/2" x 0.131") or 2-10d box (3" x 0.128") or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
20	1" x 8" and wider sheathing to each bearing	3-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 4 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
		Wider than 1" x 8" 4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 4 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
21	Joist to sill, top plate or girder	4-8d box (2 1/2" x 0.113") or 3-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 3-3" x 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d common (2 1/2" x 0.131") or 10d box (3" x 0.128") or 3" x 0.131" nails	4" o.c. toe nail 6" o.c. toe nail
23	1" x 6" subfloor or joist on each joist	3-8d box (2 1/2" x 0.113") or 2-8d common (2 1/2" x 0.131") or 3-10d box (3" x 0.128") or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail

(continued)

TABLE R802.3(1)—continued
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AND LOCATION	
Floor				
24	2" subfloor to joist or girder	3-16d box (3 1/2" x 0.135") or 2-16d common (3 1/2" x 0.162")	Blind and face nail	
25	3" planks (s plank & beam—floor & roof)	3-16d box (3 1/2" x 0.135") or 2-16d common (3 1/2" x 0.162")	At each bearing, face nail	
26	Band or rim joist to joist	3-16d common (3 1/2" x 0.162") or 4-10 box (3" x 0.128") or 4-3" x 0.131" nails, or 4-3" x 14 ga. staples, 7" crown	End nail	
27	Build-up girders and beams, 2-inch header layers	20d common (4" x 0.192") or 10d box (3" x 0.128") or 3" x 0.131" nails	Nail each layer as follows: 32" o.c. at top and bottom and staggered.	
	And	4-16d box (3" x 0.135") or 3-16d common (3" x 0.148") or 4-10d box (3" x 0.128") or 4-3" x 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides	
28	Ledge strip supporting joists or rafters	4-16d box (3" x 0.135") or 3-16d common (3" x 0.148") or 4-10d box (3" x 0.128") or 4-3" x 0.131" nails	Face nail at ends and in each splice	
29	Bridging or blocking to joist	2-10d box (3" x 0.128") or 2-8d common (2 1/2" x 0.131") or 2-3" x 0.131" nails	At each joist or rafter, face nail	
29	Bridging or blocking to joist	2-10d box (3" x 0.128") or 2-8d common (2 1/2" x 0.131") or 2-3" x 0.131" nails	Flush end, toe nail	
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING OF FASTENERS Edges (ft/min) ^d Intermediate support ^e (ft/min)	
Wood structural panels, subfloor, roof and interior wall sheathing in framing and partition/curtain wall sheathing to framing (see Table R602.3(3) for wood structural panel exterior wall sheathing to framing)				
30	1/2" x 1/2"	16d common (2" x 0.113") nail (subfloor, wall); 8d common (2" x 0.131") nail (roof); or RSRS-01 (2 1/2" x 0.113") nail (roof)	n n	12"
31	1/2" x 1"	8d common nail (2" x 0.131") or RSRS-01 (2 1/2" x 0.113") nail (roof)	n	12"
32	1/2" x 1 1/4"	16d common (3" x 0.148") nail or 8d (3 1/2" x 0.131") deformed nail	n	12"
Other wall sheathing ^f				
33	1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 1 1/2" head diameter, or 1 1/4" long 16 ga. staple with 1 1/2" crown	3	6"
34	1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 1 1/2" head diameter, or 1 1/4" long 16 ga. staple with 1 1/2" crown	3	6"
35	1/2" gypsum sheathing ^g	1 1/2" galvanized roofing nail, staple galvanized, 1 1/2" long, 1 1/4" screws, Type W or S	3	6"
36	1/2" gypsum sheathing ^g	1 1/2" galvanized roofing nail, staple galvanized, 1 1/2" long, 1 1/4" screws, Type W or S	3	7"
Wood structural panels, combination wall/curtain sheathing to framing				
37	1/2" and less	16d deformed (2" x 0.120") nail or 8d common (2 1/2" x 0.131") nail	n	12"
38	1/2" to 1"	8d common (2 1/2" x 0.131") nail or 8d deformed (2 1/2" x 0.120") nail	n	12"
39	1 1/4" to 1 1/2"	16d common (3" x 0.148") nail or 8d deformed (2 1/2" x 0.120") nail	n	12"

For S1: 1 inch = 25.4 mm; 1 foot = 304.8 mm; 1 mile per hour = 0.447 m/s; 1 ksi = 6 895 MPa.

(continued)

TABLE R802.3(1)—continued
FASTENING SCHEDULE

- a. Nails are smooth common, box or deformed shapes except where otherwise stated. Nails used for framing and sheathing applications shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.132 inch (10d common nail), 90 ksi for shank diameter larger than 0.142 inch (16 nail larger than 0.177 inch, and 100 ksi for shank diameter of 0.142 inch or less.
- b. Staples are 16 gauge wire and have a minimum 7" length on dimensions across width.
- c. Nails shall be spaced at not more than 6 inches on center at all supports where spacing is 18 inches or greater.
- d. Four-foot by 8-foot or 4-foot by 8-foot panels shall be applied vertically.
- e. Spacing of fasteners not included in this table shall be based on Table R802.3(2).
- f. For wood structural panel roof sheathing attached to gable roof roof framing and to intermediate supports within 48 inches of each edge on 1-bay, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced at 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
- g. Gypsum sheathing shall conform to ASTM C1366 and shall be installed in accordance with IA 254, fire-rated sheathing shall conform to ASTM C290.
- h. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and requires blocking and/or fire retardant sheathing panel edges perpendicular to the framing members used and be provided except as required by other provisions of this code. These fasteners shall be supported by framing members or solid blocking.
- i. Where a rafter is framed to an adjacent parallel ceiling joist in accordance with this schedule, provide two nails on each side of the rafter and one nail from the ceiling joist to top plate in accordance with this schedule. The nail on the opposite side of the rafter shall not be required.
- j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1467.

NAILING SCHEDULE

N-1

Proposed Dwelling For:
MARK DAROVICHI
707-709 RICHMOND STREET
PLAINFIELD, NEW JERSEY

11/10/21

JOB#: 2021/135

5 of 5

DRAWN BY: D.T.

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