

WOOD LINTEL SCHEDULE	
ROUGH OPENING	LINTEL SIZE
UP TO 3'-0"	2 x 6's
3'-1" TO 4'-0"	2 x 8's
4'-1" TO 7'-0"	2 x 10's
7'-1" TO 10'-0"	2 x 12's
OVER 10'-0"	MICRO - LAM

NOTES:

1. PROVIDE (2) MEMBERS IN 2x4 STUD WALLS AND (3) MEMBERS IN 2x6 STUD WALLS.
2. PROVIDE (1) JACK STUD FOR SPANS LESS THAN 4 ft., AND (2) FOR SPANS GREATER THAN 4 ft.

GENERAL HANGAR SCHEDULE	
WHERE APPLIES	TYPE OF SIMPSON STRONG TIE HANGAR
ROOF FRAMING TO TOP OF WALLS	H 2.5 A
2X6 JOISTS TO BEAM OR LEDGER	LU 26
2X8 JOISTS TO BEAM OR LEDGER	LUS 28
2X10 JOISTS TO BEAM OR LEDGER	LUS 210
DOUBLE 2X10 JOISTS TO BEAM / WALL	LUS 210-2
4X4 POST TO CONCRETE	ABA 44Z
4X4 POST TO BEAM	4X AC ZMAX (BOTH SIDES)

LOADING CRITERIA: (2018 & IRC)

ROOF - L.L. = 25, D.L. = 20, T.L. = 45
 1ST FLOOR - L.L. = 40, D.L. = 20, T.L. = 60
 WALLS AND ROOF WIND, 120 MPH, 3 SECOND GUST - 28
 PSF, HORIZONTAL LOAD, UPLIFT = 11 PSF

APPLICABLE CODES

BUILDING SUBCODE - INTERNATIONAL RESIDENTIAL CODE 2018
 PLUMBING SUBCODE - NATIONAL STANDARD PLUMBING CODE 2018
 MECHANICAL SUBCODE - INTERNATIONAL MECHANICAL CODE 2018
 ELECTRICAL SUBCODE - NATIONAL ELECTRICAL CODE (NFPA 70) 2017

PROJECT SUMMARY

THIS PROJECT INVOLVES THE CONSTRUCTION OF A NEW 2ND STORY AND ALTERATIONS TO THE 1ST FLOOR.

BUILDING ANALYSIS

USE GROUP : 'R-5' RESIDENTIAL
 CONSTRUCTION TYPE : 5B
 1ST FLOOR AREA: NO CHANGE
 2ND FLOOR AREA: NEW FINISHED AREA = 665 SF
 STORIES: 2 ABOVE GRADE, 25'-0"

GENERAL PROJECT NOTES:

1. ALL CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS BEFORE SUBMITTING DRAWINGS TO THE BUILDING DEPARTMENT FOR PERMITTING. DISCREPANCIES OR OMISSIONS MUST BE REPORTED TO THE ARCHITECT IN WRITING (7) DAYS PRIOR SUBMISSION. IF HE OR SHE DOES NOT, CONTRACTOR SHALL CORRECT SAME AT NO CHANGE IN CONTRACT PRICE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ALL REQUIRED SAFETY PROTECTION DURING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE A SUFFICIENT WORK FORCE TO MEET COMPLETION DATES OUTLINED IN AGREEMENT WITH OWNER, ONLY IF SUCH A COMPLETION DATE IS AGREED TO IN THE CONTRACT.
4. DETAILS NOTED TYPICAL "TYP" IMPLY ALL SUCH CONDITIONS BE TREATED SIMILARLY.
5. ALL WORK PERTAINING TO THESE DRAWINGS SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND IN AGREEMENT WITH ALL AGENCIES HAVING JURISDICTION.
6. THE CONTRACTOR IS RESPONSIBLE TO SECURE ALL PERMITS, TO OBTAIN APPROVALS AS REQUIRED AND COORDINATE INSPECTION WITH LOCAL BUILDING INSPECTOR.
7. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL GOOD BUILDING PRACTICES, INCLUDING THE LATEST CONSTRUCTION INDUSTRY STANDARDS AND ALL ITEMS RELATED TO I.C.C., THE INTERNATIONAL AL CODE COUNCIL.
8. ARCHITECT CONTRACTED TO FURNISH CONSTRUCTION "PERMIT DRAWINGS" THAT MEET THE APPROVAL OF THE BUILDING DEPARTMENT FOR ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT ONLY. ARCHITECT NOT CONTRACTED TO PERFORM ADDITIONAL SERVICES AFTER THE ISSUANCE OF THE BUILDING PERMIT, OR CONSTRUCTION ADMINISTRATION.
9. FAILED INSPECTIONS DUE TO UN-APPROVED CHANGES IN THE FIELD BY THE "CONSTRUCTOR" ARE THE RESPONSIBILITY OF THE "CONSTRUCTOR" TO CORRECT. IF ADDITIONAL DRAWINGS (FOR AS-BUILTS) OR SERVICES BY THE ARCHITECT ARE REQUESTED BECAUSE OF A CHANGE FROM THE DOCUMENTS, IT WILL BE AT THE CONSTRUCTORS EXPENSE.
10. ALL WIRING SHALL BE NM.
11. ELECTRIC LAYOUT, LIGHTING LAYOUT, AND PANEL SCHEDULE TO BE PROVIDED BY LICENSED ELECTRICIAN.
12. GC SHOULD FIELD VERIFY ALL ROUGH FRAMED DIMENSIONS PRIOR TO ORDERING ALL NEW KITCHEN CABINETS. TYPICAL.
13. LICENSED PLUMBING CONTRACTOR SHALL PROVIDE PLUMBING SANITARY AND WATER RISER DIAGRAM.
14. NEW WINDOWS ARE TO BE ANDERSON 400 SERIES, EQUAL OR BETTER, WINDOWS AS SUPPLIED BY GC AND TO HAVE INSECT SCREENS AS WELL AS HIGH PERFORMANCE LOW-E GLASS. EXISTING OPENINGS AND WINDOWS ARE TO BE FIELD VERIFIED FOR REPLACEMENT IN LIKE SIZE IF REQUESTED TO BE REPLACED BY THE OWNER (TYP.)
15. ALL NEW DOORWAYS AND WINDOWS TO BE TRIMMED W/ TRIM SELECTED BY THE OWNER.
16. ALL NEW SHOWERS OR BATH ENCLOSURES TO HAVE CEMENT BOARD ON ALL SIDES. ALL OTHER SURFACES AT BATHROOMS TO BE MOISTURE RESISTANT DRYWALL.
17. ALL NEW CLOSETS ARE TO RECEIVE NEW SHELVE AND GARMENT ROD. PANTRY TO RECEIVE FULL WALL SHELVING AS REQUESTED BY THE OWNER.
17. ALL EXISTING INTERIOR WALLS ARE TO RECEIVE NEW ½" DRYWALL, PAINTED. TYPICAL.
18. ALL PLUMBING TO BE INSTALLED ON INTERIOR SIDE OF WALLS WHERE FIXTURES ARE IN AN EXTERIOR WALL TO PREVENT FROM FREEZING. TYPICAL.
19. AT NEW BEAM INSTALLATIONS, SUPPORT EXISTING CONSTRUCTION AS NEEDED. ADDITIONALLY WHERE POSSIBLE, TIE BEAMS INTO EXISTING, ADJACENT CONSTRUCTION

ELECTRICAL BONDING OF FOUNDATION: GROUNDING ELECTRODES:

CONCRETE-ENCASED ELECTRODE. A CONCRETE-ENCASED ELECTRODE SHALL CONSIST OF AT LEAST (20 FT) OF EITHER (1) OR (2):

(1) ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN (1/2 IN.) IN DIAMETER, INSTALLED IN ONE CONTINUOUS (20 FT) LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING, OR OTHER EFFECTIVE MEANS TO CREATE A (20 FT) OR GREATER LENGTH;

OR

(2) BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST (2 IN.) OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH OR WITHIN VERTICAL FOUNDATIONS OR STRUCTURAL COMPONENTS OR MEMBERS THAT ARE IN DIRECT CONTACT WITH THE EARTH. IF MULTIPLE CONCRETE-ENCASED ELECTRODES ARE PRESENT AT A BUILDING OR STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE GROUNDING ELECTRODE SYSTEM. INFORMATIONAL

NOTE: CONCRETE INSTALLED WITH INSULATION, VAPOR BARRIERS, FILMS OR SIMILAR ITEMS SEPARATING THE CONCRETE FROM THE EARTH IS NOT CONSIDERED TO BE IN "DIRECT CONTACT" WITH THE EARTH.

PLYWOOD SHEATHING:

1. ALL PLYWOOD SHEATHING SHALL COMPLY WITH APA. PLYWOOD SHALL MEET C-D INTERIOR APA, STRUCTURAL I AND II C-D INTERIOR APA, OR STRUCTURAL I AND II C-D EXTERIOR APA.
2. ROOF SHEATHING: 1/2" THICK.
3. WALL SHEATHING: 1/2" THICK.
5. ATTACHMENT TO BE IN ACCORDANCE WITH IBC 2015 W/ NJ MODIFICATION REQUIREMENTS.
6. ALL PLYWOOD TO HAVE EXTERIOR GLUE.

PREFABRICATED WOOD FRAMING (IF USED)

1. ALL 1.9E MICROLAM (LVL) LUMBER, 1.8E PARALLAM (PSL), AND 2.0E PARALLAM (PSL) SHALL CONFORM TO THE LATEST SPECIFICATIONS AS PREPARED BY ILEVEL, A WEYERHAEUSER BUSINESS, OR APPROVED ALTERNATE.
2. INSTALLATION TO BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. ALL PENETRATIONS TO BE LOCATED AS PER MANUFACTURER'S RECOMMENDATIONS.
4. PROVIDE TEMPORARY BRACING AS PER MANUFACTURER'S RECOMMENDATIONS.

FRAMING LUMBER:

1. JOISTS AND RAFTERS SHALL BE DOUGLAS FIR NO. 2 GRADE OR BETTER AS GRADED BY WCLIB OR WUPA.
2. STUDS SHALL BE EQUAL TO HEM FIR CONSTRUCTION GRADE OR BETTER AS GRADED BY WCLIB OR WUPA.
3. ALL CONNECTORS, NAILS, LAG BOLTS, THRU-BOLTS BEING USED IN CONTACT WITH ALKALINE COPPER QUATERNARY (ACQ) TREATED LUMBER ARE TO BE HOT-DIPPED ZINC GALVANIZED, TRIPLE ZINC-COATED (ELECTROPLATED) OR STAINLESS STEEL.
4. PARALAM, LVL, GLULAM, ETC. SHALL BE Fb=2300 PSI (MIN.), E=20X10 PSI (MIN.). TYPICAL.
5. DEFLECTION FOR FLOOR JOIST SHALL BE DELTA=L/480, FOR LIVE LOADS, AND L/360 FOR TOTAL LOADS. TYPICAL.

A-1

DRAWING TITLE
 CODE INFORMATION,
 GENERAL NOTES

PROJECT NO.
 29

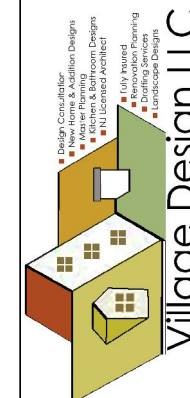
DATE
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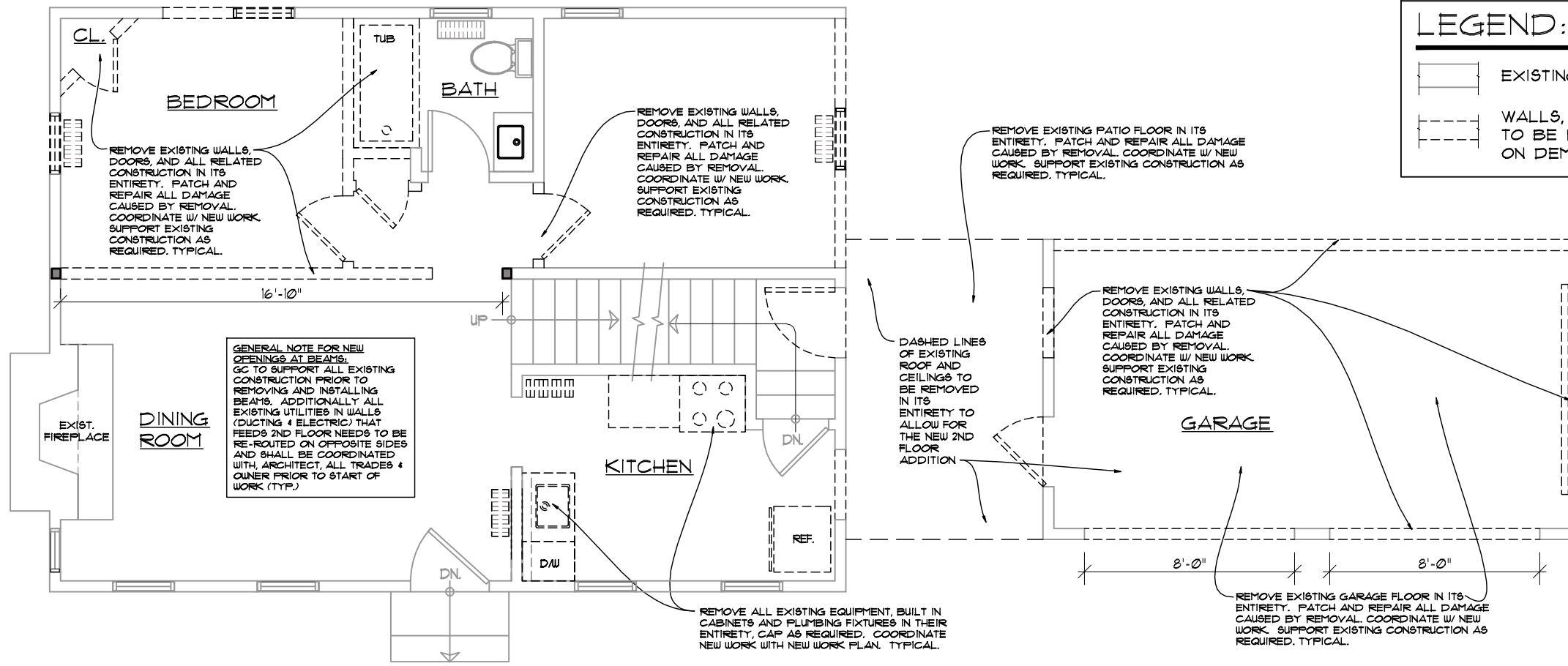
DRAWN BY
 JVC

PROJECT
 2nd Floor
 Addition & 1st
 Floor Alterations
 at 210 Fisher Pl.,
 Princeton,
 NJ 08540

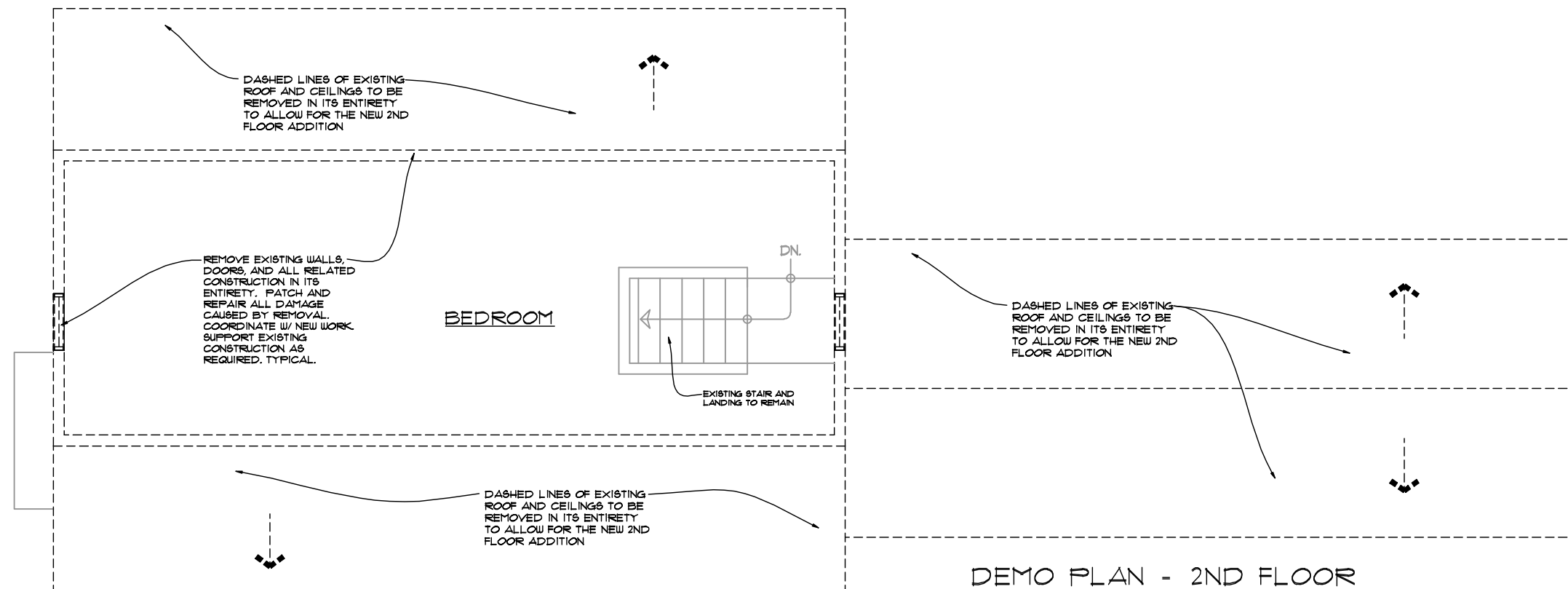
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DEMO PLAN - 1ST FLOOR
SCALE: 3/16" = 1'-0"



DEMO PLAN - 2ND FLOOR
SCALE: 3/16" = 1'-0"

A-2

DRAWING TITLE
EXISTING PLAN

PROJECT NO.
29

DATE
5/27/2022

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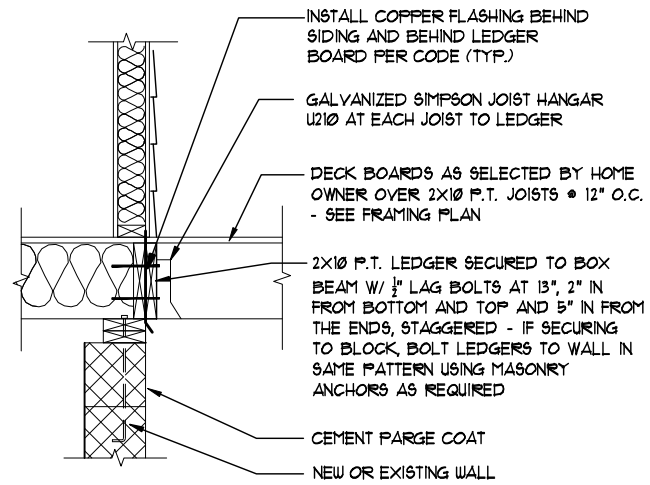
PROJECT
2nd Floor
Addition & 1st
Floor Alterations
at 210 Fisher Pl.,
Princeton,
NJ 08540

Date: 5/27/22

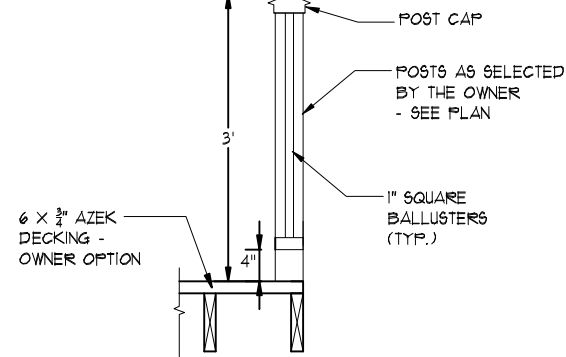
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 ■ New Home & Addition Design
 ■ Kitchen & Bathroom Design
 ■ Licensed Architect
 ■ Licensed Surveyor
 ■ Drafting Services
 ■ Landscape Design

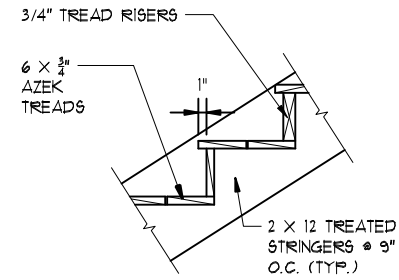
Village Design LLC



STAIR / DECK SECUREMENT DETAIL
NOT TO SCALE



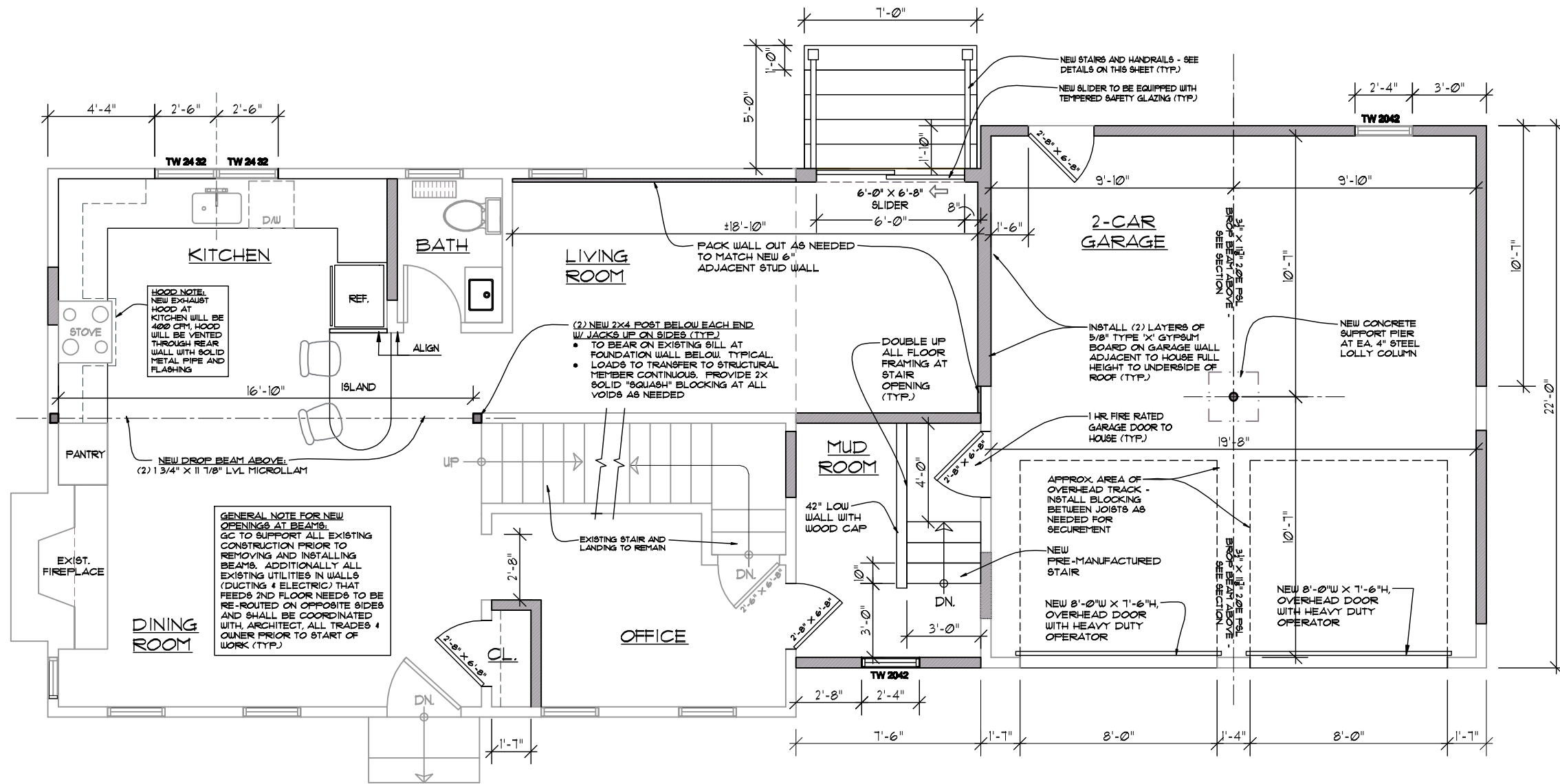
TYPICAL STAIR RAILING DETAIL
SCALE: 1/2" = 1'-0"



TYPICAL TREAD AND RISER DETAIL
SCALE: 1/2" = 1'-0"

LEGEND:

- EXISTING WALLS TO REMAIN
- NEW INTERIOR WALLS, 2X4 WOOD STUDS AT 16" O.C. WITH 1/2" GYP. BD. ON BOTH SIDES (TYP.)
- NEW EXTERIOR WALL CONSTRUCTION: VINYL SIDING TO MATCH EXISTING, OVER AIR BARRIER, ON 1/2" EXT. SHEATHING, ON 2X6 STUD WALL W/ BATT INSULATION (R-21) AND 1/2" GYP. BD. WALL FINISH



PROPOSED 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

A-3

DRAWING TITLE
PROPOSED PLAN

PROJECT NO.
29

DATE
5/27/2022

DRAWN BY
JVC

PROJECT
2nd Floor
Addition & 1st
Floor Alterations
at 210 Fisher Pl.,
Princeton,
NJ 08540

Date: 5/27/22

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- Kitchen & Bathroom Design
- Full Licensed Architect
- Site Planning
- Drinking Services
- Landscape Design

TYPICAL STAIR NOTES:

1. STAIR TREADS SHALL BE 9" MIN. WITH 1" NOSING
2. STAIR RISERS SHALL BE 7 3/4" MAX.
3. HAND RAILS SHALL BE 34" ABOVE THE STAIR NOSING.
HAVE A MIN. OF 1 1/2" SPACE BETWEEN RAIL AND WALL/ POST.
5. GUARD RAIL SHALL BE 36" ABOVE LEVEL SURFACE AND TO BE A MINIMUM 34" HIGH MEASURED VERTICALLY FROM THE LEADING EDGE OF THE STAIR NOSING.
6. ALL BALUSTERS AT ALL GUARDRAILS SHALL BE VERTICAL, AND SHALL NOT ALLOW A 4" SPHERE TO PASS THROUGH AN OPENING.
7. MINIMUM OF 36" CLEAR WIDTH FOR STAIR

WOOD LOOSE LINTEL SCHEDULE

ROUGH OPENING	LINTEL SIZE
UP TO 3'-0"	(2 OR 3) 2 x 6's
3'-1" TO 4'-0"	(2 OR 3) 2 x 8's
4'-1" TO 6'-0"	(2) 2 x 10's OR (3) 2x8's
6'-1" TO 8'-0"	(2 OR 3) 2 x 12's
OVER 8'-0"	MICRO - LAM

NOTES:
1. PROVIDE (1) JACK STUD FOR SPANS LESS THAN 4 ft., AND (2) FOR SPANS GREATER THAN 4 ft.

LEGEND:

- EXISTING WALLS TO REMAIN
- NEW INTERIOR WALLS, 2X4 WOOD STUDS AT 16" O.C. WITH 1/2" GYP. BD. ON BOTH SIDES (TYP.)
- NEW EXTERIOR WALL CONSTRUCTION: VINYL SIDING TO MATCH EXISTING, OVER AIR BARRIER, ON 1/2" EXT. SHEATHING, ON 2X6 STUD WALL W/ BATT INSULATION (R-21) AND 1/2" GYP. BD. WALL FINISH

A-4

DRAWING TITLE
PROPOSED PLAN

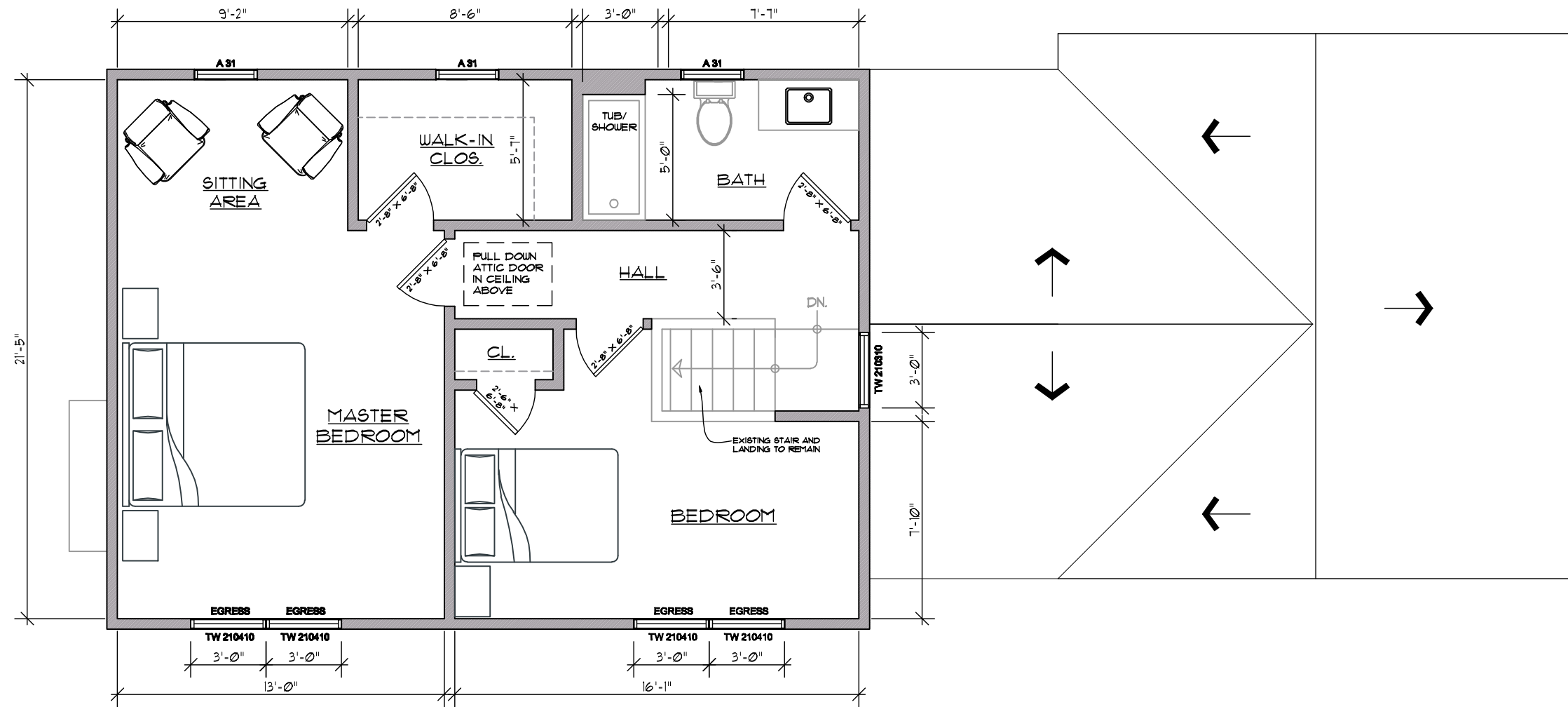
PROJECT NO.
29

DATE
5/27/2022

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PROJECT
2nd Floor Addition & 1st Floor Alterations at 210 Fisher Pl., Princeton, NJ 08540

Date: 5/27/22



PROPOSED 2nd FLOOR PLAN

SCALE: 3/16" = 1'-0"

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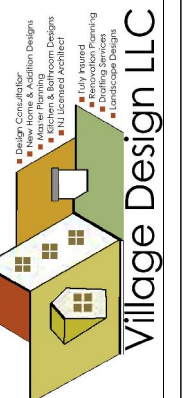


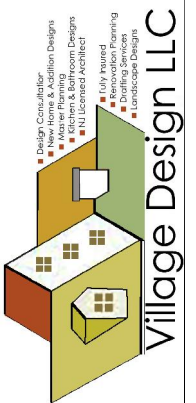
TABLE R602.3(1)—continued
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AND LOCATION
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162")	16" o.c. face nail
		16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	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 3-16d box (3 1/2" x 0.135"); 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 1/2" x 0.135"); or 2-16d common (3 1/2" 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 1/2" x 0.162"); or 3-3" x 0.131" nails	Face nail
18	1" brace to each stud 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 3/4"	Face nail
19	1" x 6" sheathing to each bearing	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 3/4" 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 3 staples, 1" crown, 16 ga., 1 3/4" 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 3/4" long	
Floor			
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 box (2 1/2" x 0.113")	4" o.c. toe nail
23	1" x 6" subfloor or less to each joist	8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	6" o.c. toe nail
		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 3/4" long	Face nail

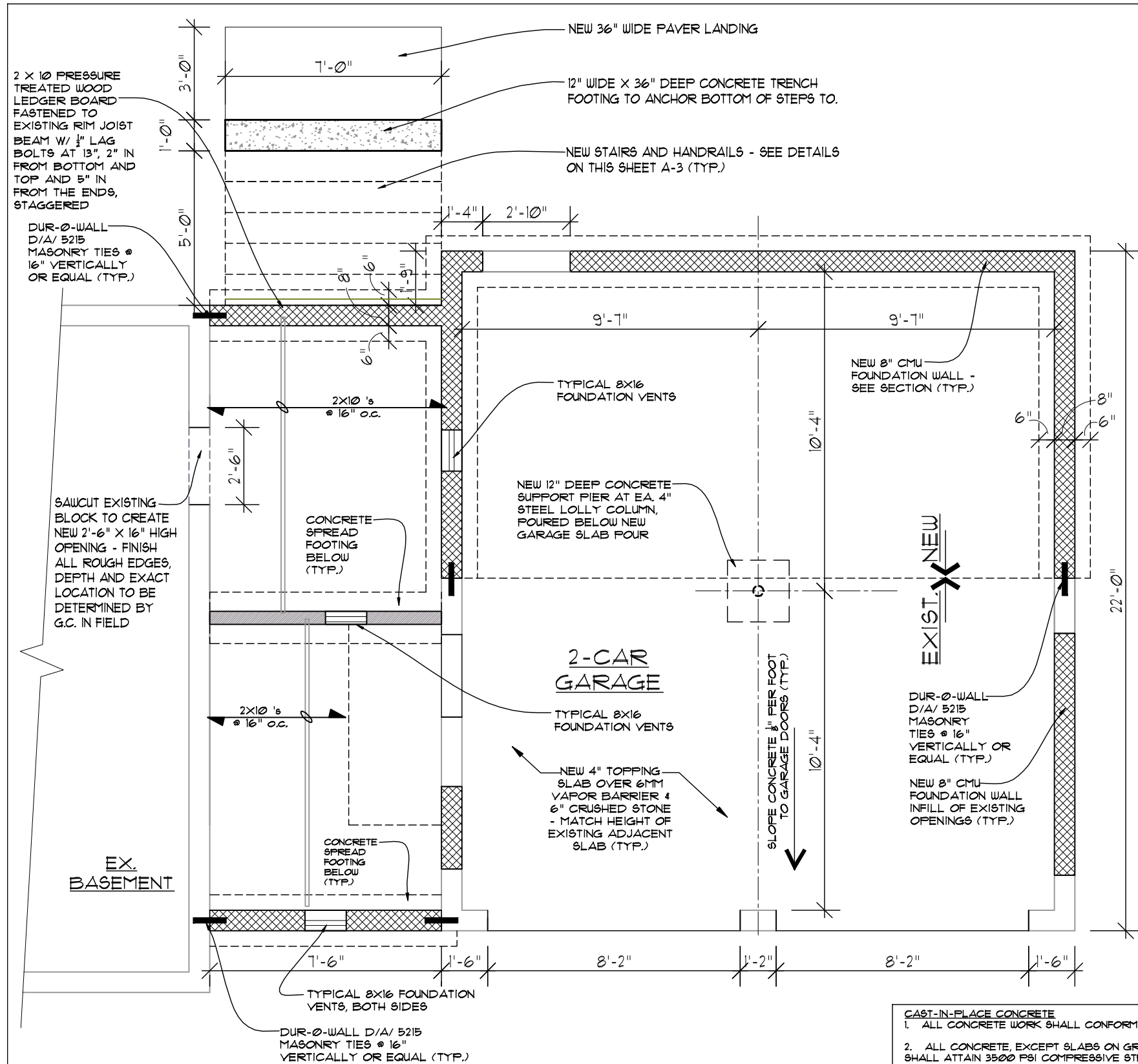
TABLE 602.3(1)
FASTENING SCHEDULE—continued

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	2" planks (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"); 4-10 box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 14 ga. staples, 7/16" crown	End nail	
27	Built-up girders and beams, 2-inch lumber 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: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides	
28	Ledger strip supporting joists or rafters	4-16d box (3 1/2" x 0.135"); or 3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Face nail at ends and at each splice	
		4-16d box (3 1/2" x 0.135"); or 3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	At each joist or rafter, face nail	
29	Bridging to joist	2-10d (3" x 0.128")	Each end, toe nail	
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	Edges (inches) ^h	Intermediate supports ^{c, e} (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]				
30	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall) ⁱ 8d common (2 1/2" x 0.131") nail (roof)	6	12 ^f
31	19/32" - 1"	8d common nail (2 1/2" x 0.131")	6	12 ^f
32	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail; or 8d (2 1/2" x 0.131") deformed nail	6	12
Other wall sheathing^g				
33	1/2" structural cellululosic fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" head diameter, or 1" crown staple 16 ga., 1 1/4" long	3	6
34	25/32" structural cellululosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" head diameter, or 1" crown staple 16 ga., 1 1/4" long	3	6
35	1/2" gypsum sheathing ^d	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7	7
36	5/8" gypsum sheathing ^d	1 3/4" galvanized roofing nail; staple galvanized, 1 7/8" long; 1 1/8" screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
37	3/4" and less	6d deformed (2" x 0.120") nail; or 8d common (2 1/2" x 0.131") nail	6	12
38	7/8" - 1"	8d common (2 1/2" x 0.131") nail; or 8d deformed (2 1/2" x 0.120") nail	6	12
39	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail; or 8d deformed (2 1/2" x 0.120") nail	6	12

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 • July trained
 • Residential Planning
 • Landscape Design



**TABLE R602.3(1)
FASTENING SCHEDULE**

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING AND LOCATION
Roof			
1	Blocking between ceiling joists or rafters to top plate	4-8d box (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
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	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions [see Sections R802.3.1, R802.3.2 and Table R802.5.1(9)]	4-10d box (3" x 0.128"); or 3-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) [see Sections R802.3.1 and R802.3.2 and Table R802.5.1(9)]	Table R802.5.1(9)	Face nail
5	Collar tie to rafter, face nail or 1/4" 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 1/2" 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 1/2" x 0.135"); or 3-10d common (3 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 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
Wall			
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162"); 10d box (3" x 0.128"); or 3" x 0.131" nails	24" o.c. face nail 16" 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 16d common (3 1/2" x 0.162")	12" o.c. face nail 16" o.c. face nail
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" x 0.162") 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") 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 for SDCs A-D ₂ with seismic braced wall line spacing < 25'	8-16d common (3 1/2" x 0.162"); or 12-16d box (3 1/2" 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)
	Double top plate splice SDCs D ₁ , D ₃ , or D ₂ ; and braced wall line spacing ≥ 25'	12-16d (3 1/2" x 0.135")	

FOUNDATION AND FRAMING PLAN

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

- FOUNDATION**
- ALL FOOTINGS SHALL BEAR ON VIRGIN SOIL, FREE OF DELETERIOUS ORGANIC MATTER.
 - ELEVATIONS GIVEN CORRESPOND TO THE COMPUTED BOTTOM OF FOOTINGS AND ARE MINIMUM DEPTHS WHICH ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY THE DEPTH REQUIRED TO REACH GOOD BEARING.
 - NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. AFTER FOOTINGS ARE PLACED THEY SHALL BE PROTECTED AGAINST FROST.
 - FILL AND BACKFILL MATERIAL SHALL BE FREE OF DELETERIOUS ORGANIC MATTER.

- CAST-IN-PLACE CONCRETE**
- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE ACI BUILDING CODE.
 - ALL CONCRETE, EXCEPT SLABS ON GRADE, SHALL ATTAIN 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. ALL CONCRETE FOR SLABS ON GRADE SHALL ATTAIN 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 - READY MIX:**
 - COMPLY WITH ACI-301, ACI-304 AND ASTM C-94.
 - MAXIMUM TIME BETWEEN INTRODUCTION OF WATER AND PLACING TO BE 1-1/2 HOURS.
 - MINIMUM CEMENT CONTENT SHALL BE 410 POUNDS PER CUBIC YARD FOR 3000 PSI CONCRETE, AND 520 POUNDS PER CUBIC YARD FOR 3500 PSI CONCRETE.
 - MAXIMUM WATER CEMENT RATIO SHALL BE 0.51 FOR 3000 PSI CONCRETE, AND 0.41 FOR 3500 PSI CONCRETE.
 - MAXIMUM SLUMP OF CONCRETE SHALL BE 4 INCHES AS DETERMINED BY ASTM C-143. MAXIMUM SLUMP OF CONCRETE SHALL BE 3 INCHES, AND 8" AFTER ADDITION OF HRWR TO SITE VERIFIED 3" SLUMP FOR CONCRETE CONTAINING HRWR ADMIXTURE AS DETERMINED BY ASTM C-143.
 - ALL CONCRETE EXPOSED TO THE GROUND OR WEATHER SHALL BE AIR ENTRAINED BETWEEN 4-5% AS DETERMINED BY ASTM C-231 OR C-173.
 - DO NOT LOAD TRUCKS ABOVE RATED CAPACITY.
 - HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPER PLASTICIZER) SHALL CONFORM TO ASTM C-494, TYPE F OR G AND CONTAIN NOT MORE THAN 0.1 PERCENT CHLORIDE IONS.
 - COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI-306.
 - THROUGHOUT CONSTRUCTION THE CONCRETE WORK SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE DUE TO EXCESSIVE LOADING, CONSTRUCTION EQUIPMENT, MATERIALS OR METHODS, ICE, RAIN, SNOW, EXCESSIVE HEAT AND FREEZING TEMPERATURES.
 - ALL MATERIALS SHALL BE STORED TO PROTECT THEM AGAINST THE ELEMENTS.

A-5

DRAWING TITLE
FOUNDATION PLAN, FRAMING PLAN, FASTENING SCHEDULE, NOTES AND DETAILS

PROJECT NO.
29

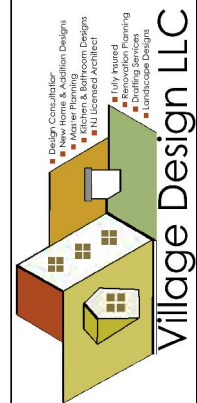
DATE
5/27/2022

DRAWN BY
JVC

PROJECT
2nd Floor Addition & 1st Floor Alterations at 210 Fisher Pl., Princeton, NJ 08540

Date: 5/27/22

Joseph Como, RA
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A-6

DRAWING TITLE

PROPOSED ELEVATIONS AND BEAM FASTENING DETAILS

PROJECT NO.

29

DATE

5/27/2022

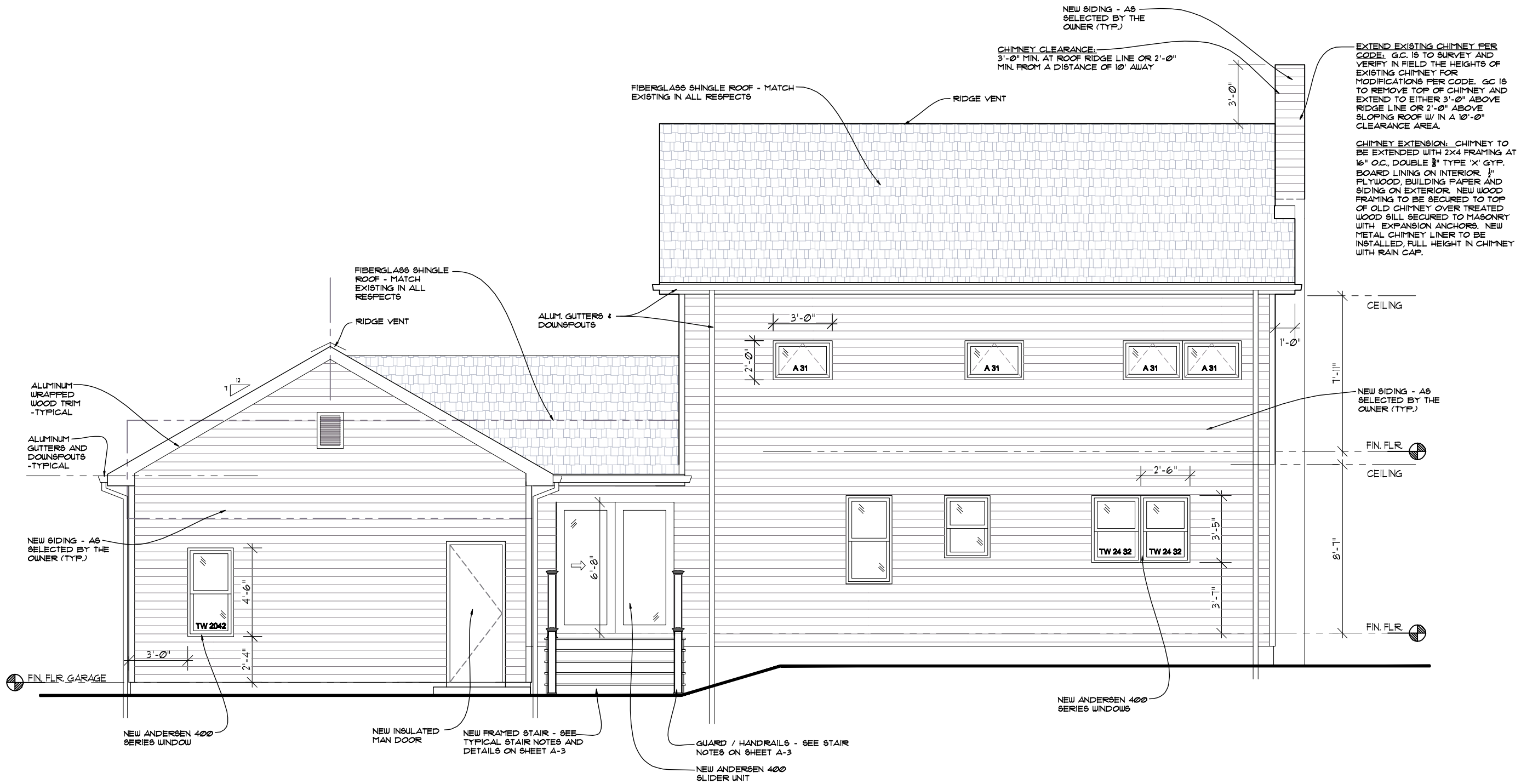
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2nd Floor Addition & 1st Floor Alterations at 210 Fisher Pl., Princeton, NJ 08540

Date: 5/27/22



REAR ELEVATION

SCALE: 3/16" = 1'-0"

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A-7

DRAWING TITLE

PROPOSED ELEVATIONS AND BEAM FASTENING DETAILS

PROJECT NO.

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DATE

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PROJECT

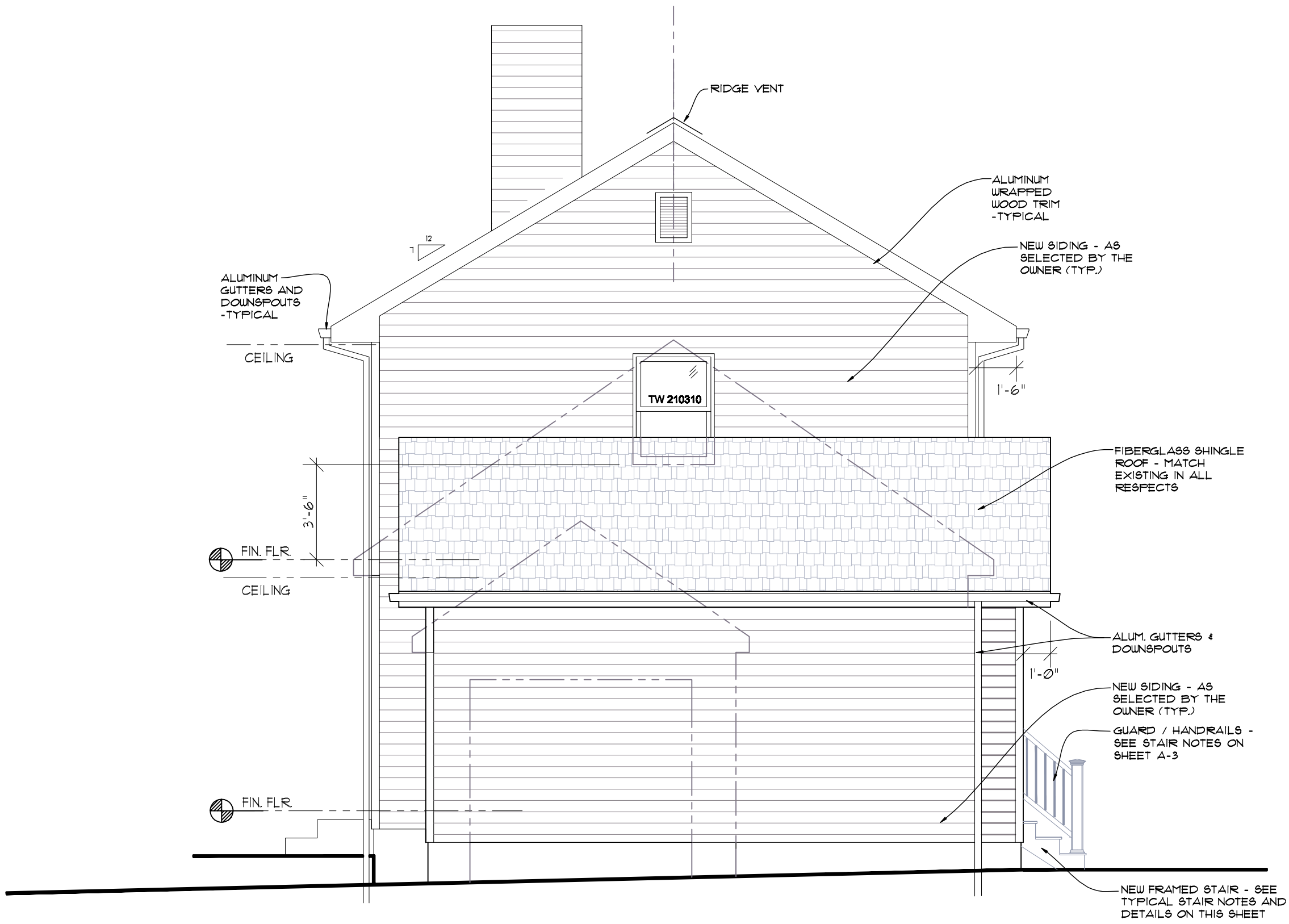
2nd Floor Addition & 1st Floor Alterations at 210 Fisher Pl., Princeton, NJ 08540

Date: 5/27/22

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Design Consultant
New Home & Addition Design
Kitchen & Bathroom Design
NJ Licensed Architect
Landscape Design
Drinking Services
Interior Design



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

DRAWING TITLE

PROPOSED ELEVATIONS AND BEAM FASTENING DETAILS

PROJECT NO.

29

DATE

5/27/2022

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PROJECT

2nd Floor Addition & 1st Floor Alterations at 210 Fisher Pl., Princeton, NJ 08540

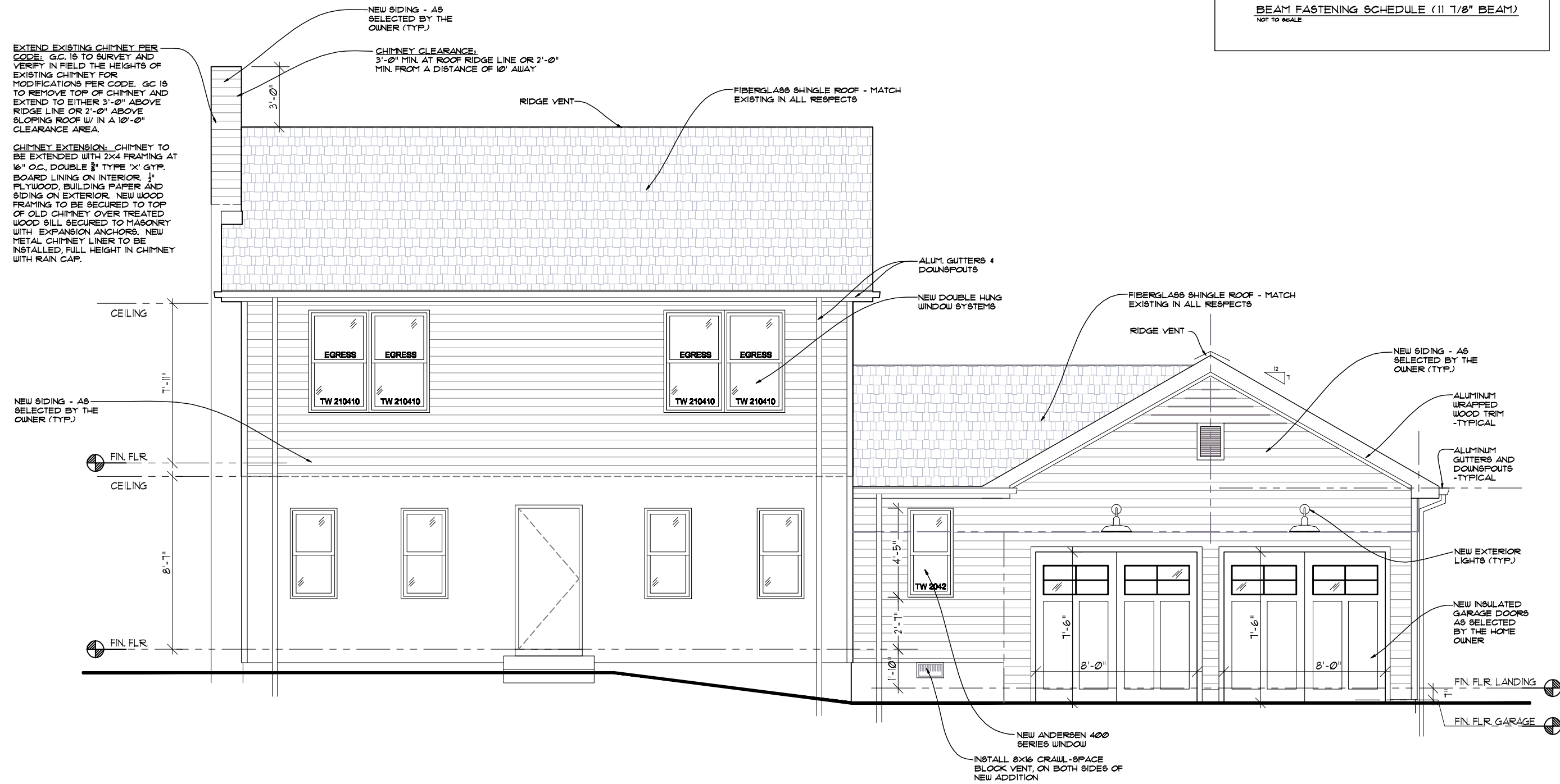
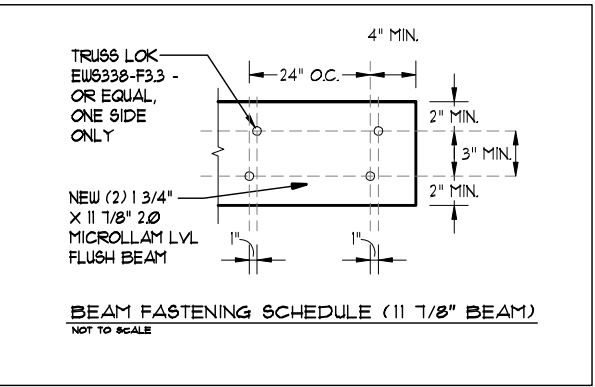
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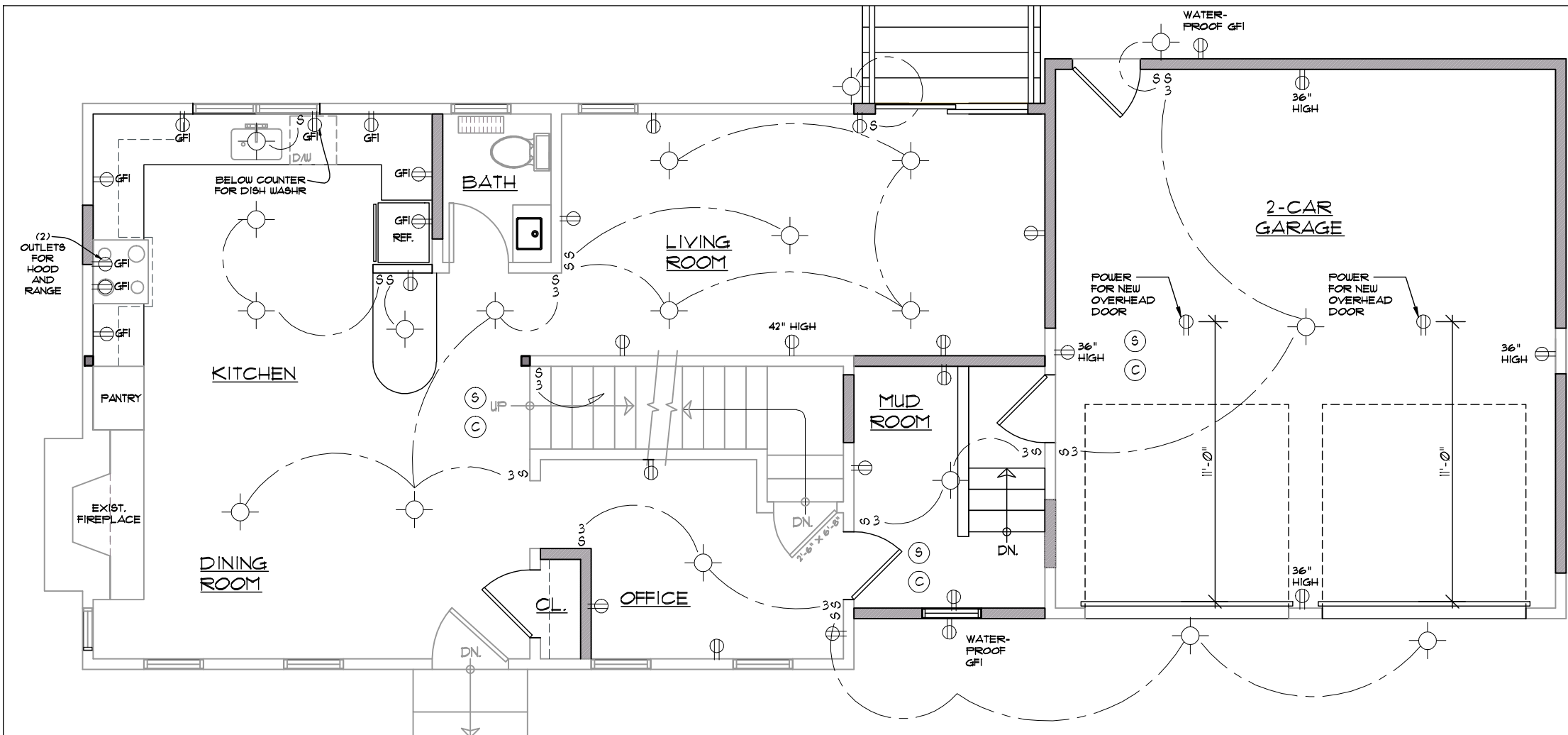
■ Design Consultant
 ■ New Home & Addition Design
 ■ Kitchen & Bathroom Design
 ■ Licensed Architect
 ■ Licensed Engineer
 ■ Drafting Services
 ■ Landscape Design



Village Design LLC



FRONT ELEVATION
 SCALE: 3/16" = 1'-0"

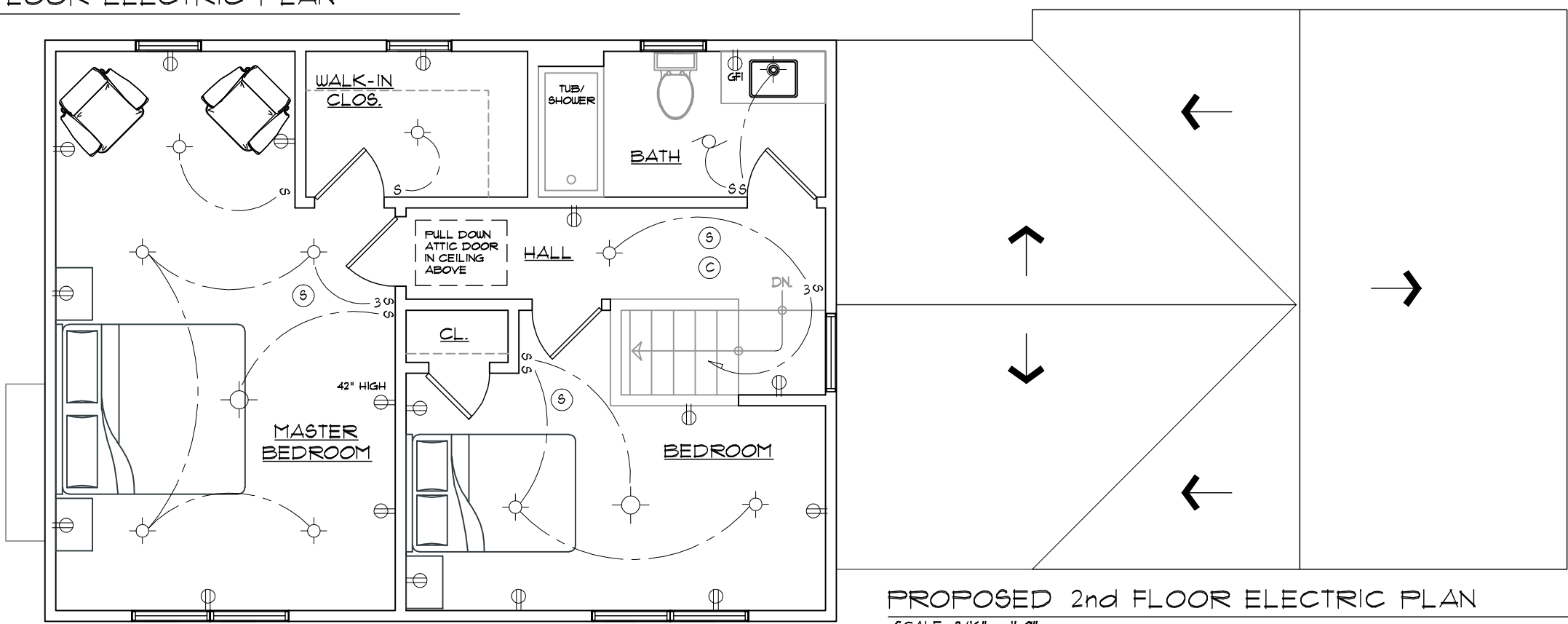


ELECTRIC LEGEND:

- (S) HARD WIRED WITH BATTERY BACK-UP SMOKE DETECTORS INTERCONNECTED
- (C) HARD WIRED WITH BATTERY BACK-UP CARBON MONOXIDE DETECTOR INTERCONNECTED
- LIGHT FIXTURE, WALL OR CEILING
- GFI ○ GFI DUPLEX OUTLET
- DUPLEX OUTLET
- EXHAUST FAN WITH LIGHT - VENTED TO EXTERIOR (TYP.)
- S SWITCH, 3-WAY SWITCHES AS NOTED

ELECTRICAL NOTE:
EXISTING HOUSE FIRE ALARM DEVICES TO ALL BE UPGRADED TO BE HARD WIRED, WITH BATTERY BACK UP IF NOT CURRENTLY BECAUSE OF NEW ADDITION AND CURRENT BUILDING CODES.

PROPOSED 1ST FLOOR ELECTRIC PLAN
SCALE: 3/16" = 1'-0"



PROPOSED 2nd FLOOR ELECTRIC PLAN
SCALE: 3/16" = 1'-0"

A-9

DRAWING TITLE
PROPOSED ELECTRICAL FLOOR PLANS

PROJECT NO.
29

DATE
5/27/2022

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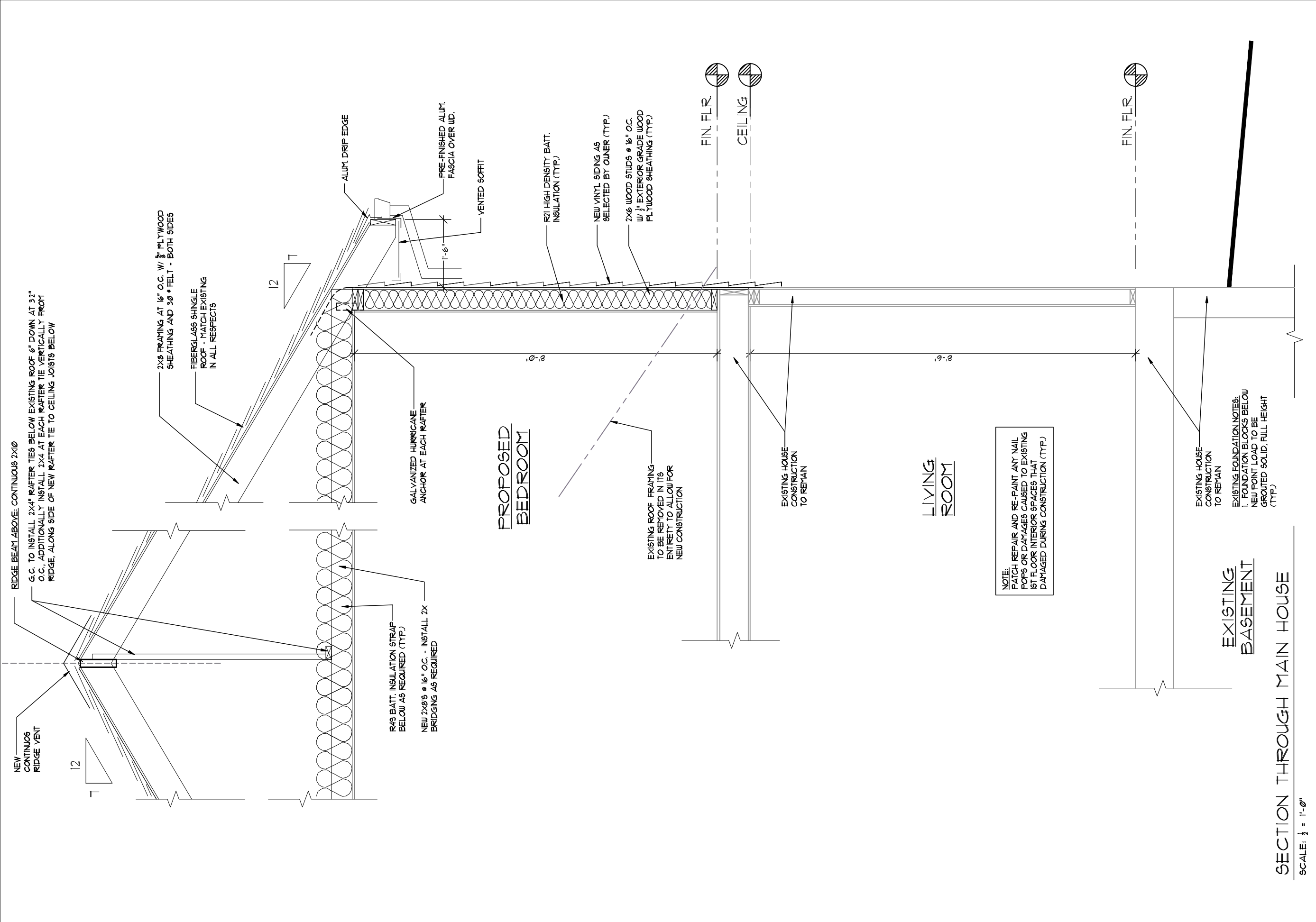
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Date: 5/27/22

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Design Consultant
 New Home & Addition Design
 Kitchen & Bathroom Design
 Licensed Architect
 Licensed Electrician
 Licensed Plumber
 Licensed HVAC Technician
 Licensed Landscaper
 Licensed Landscape Designer

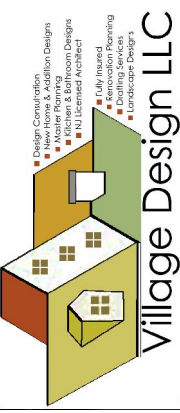
Village Design LLC



NOTE:
 PATCH REPAIR AND RE-PAINT ANY NAIL
 POPS OR DAMAGES CAUSED TO EXISTING
 1ST FLOOR INTERIOR SPACES THAT
 DAMAGED DURING CONSTRUCTION (TYP.)

EXISTING
 BASEMENT

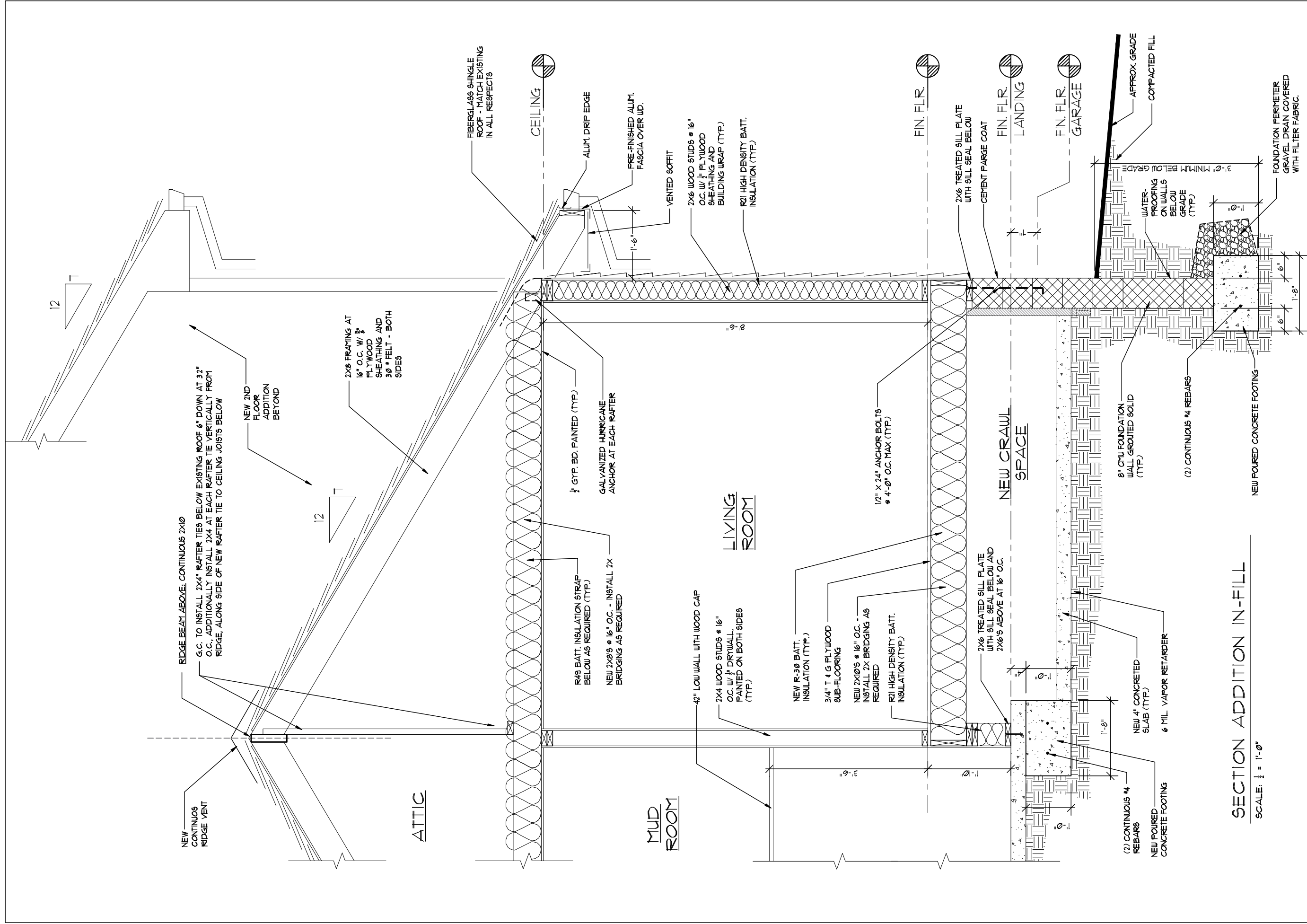
SECTION THROUGH MAIN HOUSE
 SCALE: 1/4" = 1'-0"



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A-10
DRAWING TITLE SECTION AND NOTES
PROJECT NO. 29
DATE 5/27/2022
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PROJECT 2nd Floor Addition & 1st Floor Alterations at 210 Fisher Pl., Princeton, NJ 08540



SECTION ADDITION IN-FILL
SCALE: 1/4" = 1'-0"

A-11

DRAWING TITLE
SECTION AND NOTES

PROJECT NO.
29

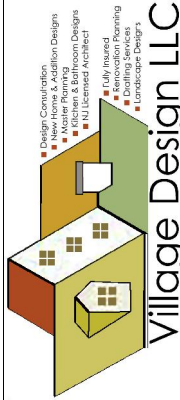
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5/27/2022

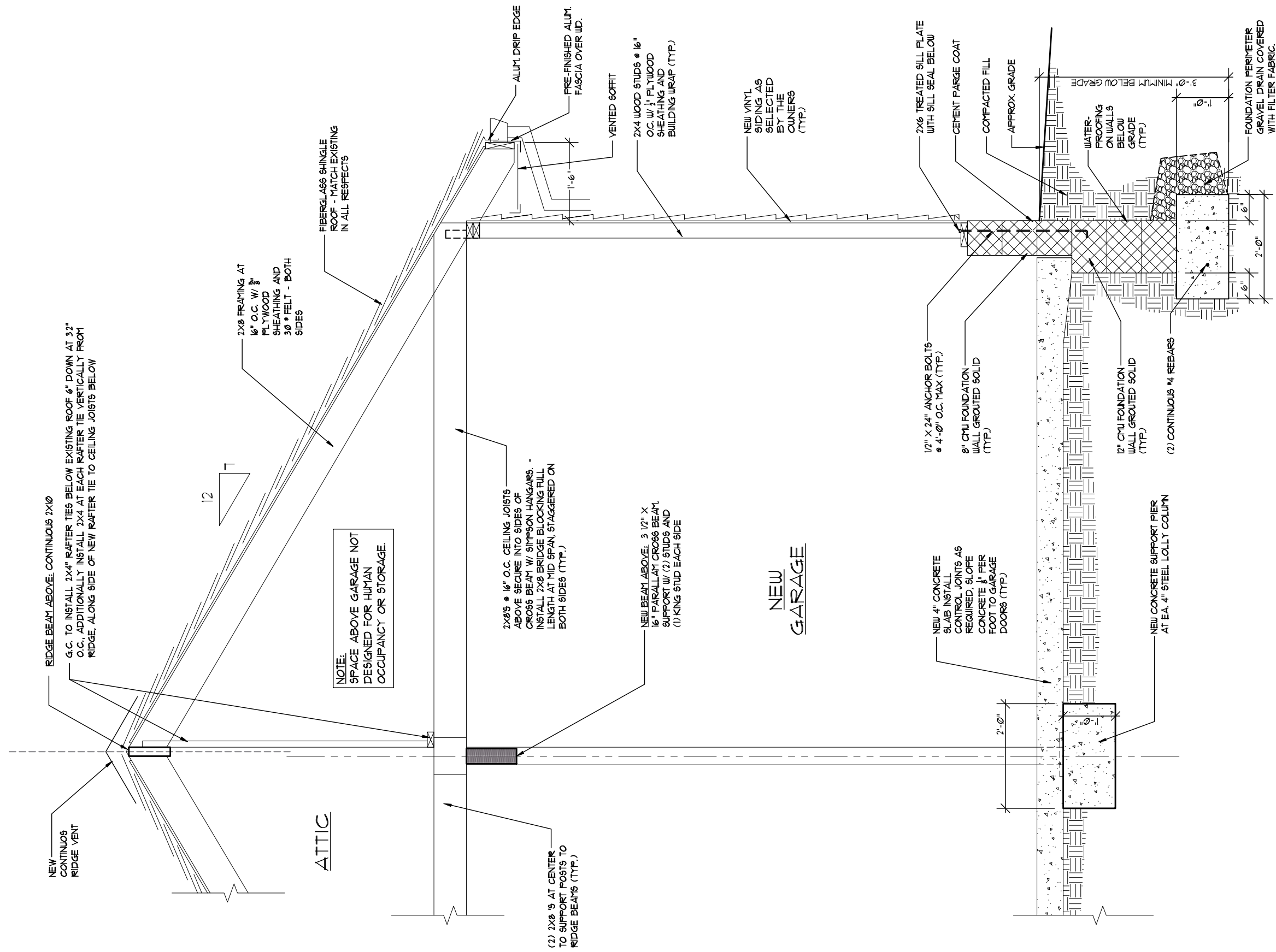
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PROJECT
2nd Floor
Addition & 1st
Floor Alterations
at 210 Fisher Pl.,
Princeton,
NJ 08540

Date: 5/27/22

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RIDGE BEAM ABOVE: CONTINUOUS 2X10
 G.C. TO INSTALL 2X4" RAFTER TIES BELOW EXISTING ROOF 6" DOWN AT 32"
 O.C., ADDITIONALLY INSTALL 2X4 AT EACH RAFTER TIE VERTICALLY FROM
 RIDGE, ALONG SIDE OF NEW RAFTER TIE TO CEILING JOISTS BELOW

2X8 FRAMING AT
 16" O.C. W/ 5/8"
 PLYWOOD
 SHEATHING AND
 30# FELT - BOTH
 SIDES

FIBERGLASS SHINGLE
 ROOF - MATCH EXISTING
 IN ALL RESPECTS

NOTE:
 SPACE ABOVE GARAGE NOT
 DESIGNED FOR HUMAN
 OCCUPANCY OR STORAGE.

2X8S @ 16" O.C. CEILING JOISTS
 ABOVE SECURE INTO SIDES OF
 CROSS BEAM W/ SIMPSON HANGARS -
 INSTALL 2X8 BRIDGE BLOCKING FULL
 LENGTH AT MID SPAN, STAGGERED ON
 BOTH SIDES (TYP.)

NEW BEAM ABOVE: 3 1/2" X
 1/2" PARALLEL CROSS BEAM
 SUPPORT W/ (2) STUDS AND
 (1) KING STUD EACH SIDE

(2) 2X8 'S AT CENTER
 TO SUPPORT POSTS TO
 RIDGE BEAMS (TYP.)

NEW
 GARAGE

NEW 4" CONCRETE
 SLAB INSTALL
 CONTROL JOINTS AS
 REQUIRED SLOPE
 CONCRETE 1" PER
 FOOT TO GARAGE
 DOORS (TYP.)

NEW CONCRETE SUPPORT PIER
 AT EA. 4" STEEL LULLY COLUMN

1/2" X 24" ANCHOR BOLTS
 @ 4'-0" O.C. MAX (TYP.)

8" CMU FOUNDATION
 WALL GROUTED SOLID
 (TYP.)

12" CMU FOUNDATION
 WALL GROUTED SOLID
 (TYP.)

(2) CONTINUOUS #4 REBARS

2X6 TREATED SILL PLATE
 WITH SILL SEAL BELOW

CEMENT FARGE COAT

COMPACTED FILL

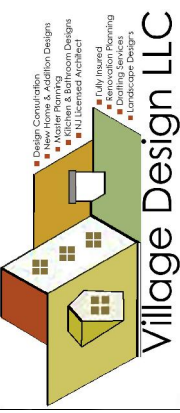
APPROX. GRADE

WATER-
 PROOFING
 ON WALLS
 BELOW
 GRADE
 (TYP.)

FOUNDATION PERIMETER
 GRAVEL DRAIN COVERED
 WITH FILTER FABRIC.

SECTION THROUGH NEW GARAGE

SCALE: 1/2" = 1'-0"



Design Consultation
 New Home & Addition Design
 Kitchen & Bathroom Design
 NJ Licensed Architect
 Fully Insured
 Drafting Services
 Landscape Design

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Date: 5/27/22

A-12
DRAWING TITLE SECTION AND NOTES
PROJECT NO. 29
DATE 5/27/2022
DRAWN BY JVC
PROJECT 2nd Floor Addition & 1st Floor Alterations at 210 Fisher Pl., Princeton, NJ 08540

R-20			
Use Requirements	Required	Existing	Proposed
Use Requirements	Single Family	Single Family	Single Family
Lot Area (sf)	20,000	6,682	6,682
Lot Width (ft)	100	82.25	82.25
Front Yard (ft)	40	37	37
Rear Yard (ft)	30	23	14 (Variance)
Side Yards (ft)	15	22	25
Max. Imper. Coverage (%) *	20	33	33 (Variance)
Max FAR (%) **	13	12	22 (Variance)
Max Bldg. Height (ft)	2 1/2 stories (35')	18'	25'
Driveway Side Setback (ft)*	10	0	13

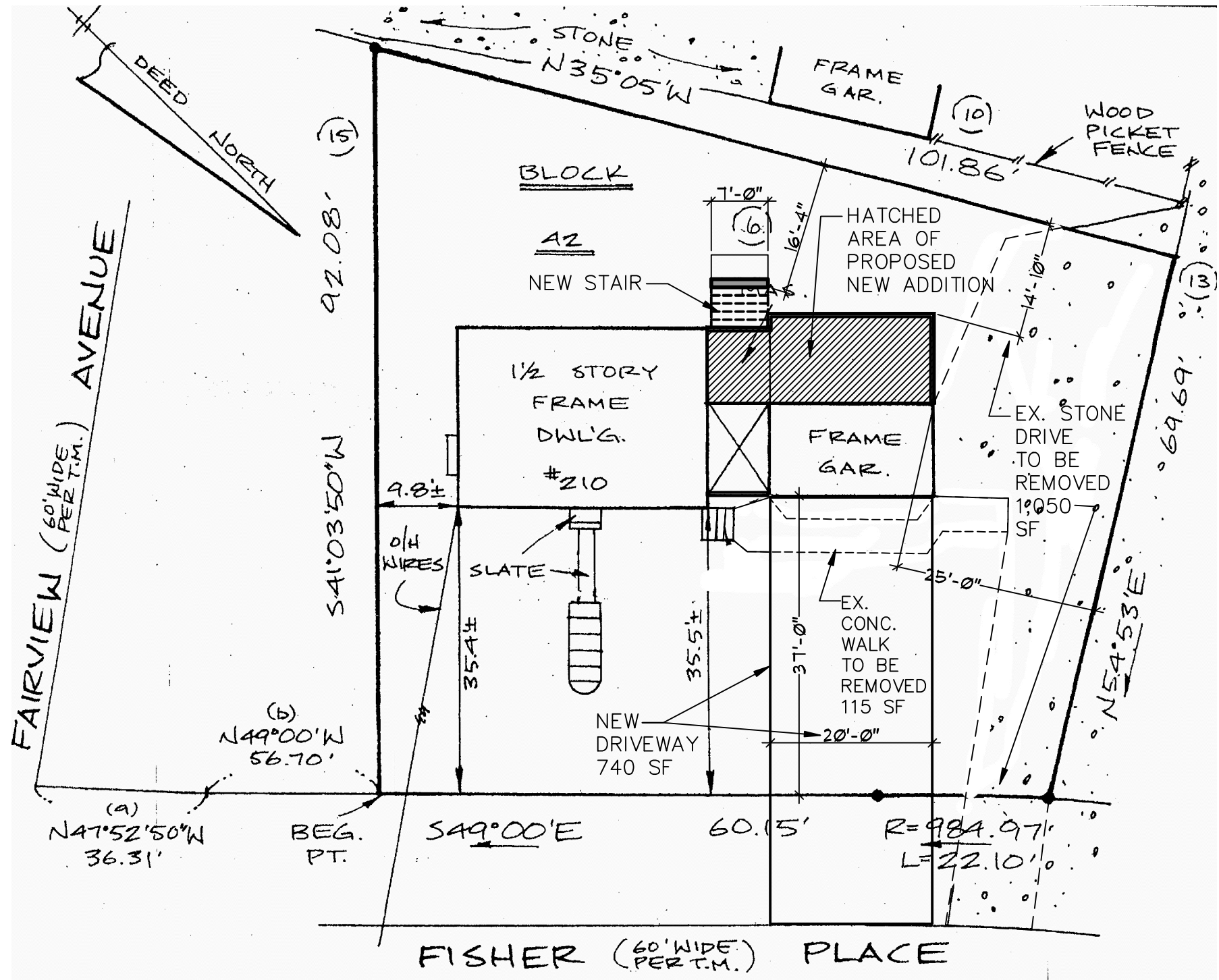
*MIC calculation

Existing property includes house (630 sf), breezeway (168 sf), garage (200 sf), driveway (1,050 sf), walkway (140 sf) = 2,188 sf

Proposed plan includes removing existing side entry drive (-1,050 sf), new addition and garage at rear (+ 270 sf), new stair at rear (+35 sf), new front driveway (+740 sf) = Net -5

**FAR calculation

Existing floor space for 1.5 story house with dormered 2nd floor = Approx 830 sf
New Additional floor area = 665 sf



SITE PLAN (existing survey by others)

SCALE : 1/16" = 1'-0"

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