## GENERAL NOTES

1. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE 2021 IRC.
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION HIRED BY THE CONTRACTOR.
3. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER OF RECORD FOR HIS EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.

## POST INSTALLED ADHESIVE AND MECHANICAL ANCHORS

1. POST INSTALLED ANCHORAGE SHALL BE INSTALLED PER MANUFACTURER TECHNICAL DATA TO INTACT BASE MATERIAL. NOTIFY ENGINEER OF RECORD PRIOR TO INSTALLATION IF BASE MATERIAL CONDITION DEVIATES FROM STRUCTURAL DRAWINGS OR MANUFACTURER TECHNICAL DATA.
2. MANUFACTURER DATA FOR ALTERNATE ANCHORAGE PROPOSED BY CONTRACTOR SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL. SUBMITTAL SHALL INCLUDE THE ICC EVALUATION SERVICE REPORT WITH ICC TESTED CAPACITY MEETING OR EXCEEDING CAPACITY OF ANCHORAGE SPECIFIED IN CONTRACT DOCUMENTS.
3. UNLESS OTHERWISE INDICATED, POST INSTALLED ANCHORAGE SHALL BE ADHESIVE TYPE HILTI HIT-HY500 MAX INTO CONCRETE OR STONE BASE MATERIAL OR HY-70 INTO BRICK MASONRY BASE MATERIAL.

## ENGINEERED WOOD PRODUCTS

1. WOOD I-JOISTS: PROVIDE ENGINEERED WOOD I-JOISTS, SIZES AND SERIES AS SHOWN, AS MANUFACTURED BY ILEVEL BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS, INCLUDING CONSTRUCTION BRACING, MINIMUM BEARING LENGTHS, WEB STIFFENERS, SQUASH BLOCKS, BLOCKING, KNOCK-OUTS AND HOLES, ETC.
2. RIM BOARDS: PROVIDE CONTINUOUS 1 ¼" THICK RIM BOARDS, TIMBERSTRAND LSL AS MANUFACTURED BY ILEVEL BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AT THE PERIMETER OF ALL FLOOR PLATFORMS.
3. MICRO-LAM BEAMS: PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, MICROLLAM LVL OR PARALLAM PSL AS MANUFACTURED BY ILEVEL BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS.
4. GLUED LAMINATED TIMBER (SOFTWOOD): PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, IN ACCORDANCE WITH AITC 117-84 DESIGN STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES. UNLESS NOTED OTHERWISE, ALL LAMINATIONS SHALL BE SOUTHERN PINE.

## WOOD STRUCTURAL PANEL SHEATHING

1. PROVIDE STRUCTURAL I PLYWOOD SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE: "EXTERIOR" (PERMANENT EXPOSURE), OR "EXPOSURE I" (CONSTRUCTION EXPOSURE ONLY)
2. FLOOR SHEATHING: NOM. ¾" THICK T&G PLYWOOD (48/24 SPAN RATING), APA STURD-I-FLOOR, OR ADVANTECH SUBFLOOR.
3. ROOF SHEATHING (STANDARD): NOM. ⅜" THICK T&G PLYWOOD (48/24 SPAN RATING).
4. WALL SHEATHING (STANDARD: NOM. ½" THICK PLYWOOD (32/16 SPAN RATING).
5. WALL SHEATHING (BEHIND SLATE, CLAY TILE, OR MASONRY VENEER): NOM. ¾" THICK PLYWOOD (48/24 SPAN RATING).
6. USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR PLYWOOD SHEATHING.
7. LEAVE 1/16" SPACE AT ALL PLYWOOD PANEL END JOINTS AND ⅛" SPACE AT ALL PANEL EDGE JOINTS.
8. UNLESS NOTED OTHERWISE, WALL SHEATHING SHALL BE FASTENED TO FRAMING WITH 6d COMMON NAILS (SUBFLOOR AND WALL) AND 8d COMMON NAILS (ROOF) @ 6" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE. PROVIDE 2x6 BLOCKING AT ALL FREE EDGES.
9. UNLESS NOTED OTHERWISE, ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE.
10. ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE AND #8 SCREWS @ 6" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE, UNLESS NOTED OTHERWISE.

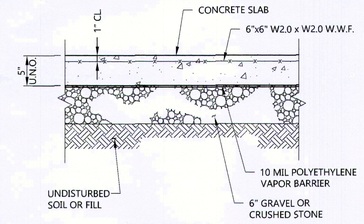
## FRAMING LUMBER

1. ALL FRAMING LUMBER WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, "TIMBER CONSTRUCTION MANUAL" LATEST EDITION.
   B. NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION," LATEST EDITION.
2. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
   RAFTERS AND JOISTS: DOUGLAS FIR-LARCH #2 OR HEM FIR #2
   BEAMS, GIRDERS AND HEADERS: DOUGLAS FIR-LARCH #1 OR HEM FIR #1
   STUDS AND PLATES: DOUGLAS FIR-LARCH STUD GRADE OR HEM FIR STUD GRADE
3. PRESERVATIVE-TREATED WOOD: PROVIDE TREATED DOUG-FIR #2 LUMBER COMPLYING WITH ACQ-D (CARBONATE), COPPER AZOLE (CA-B), OR SODIUM BORATE (SBX (DOT) WITH NaS10/2) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL DRAWINGS. ACZA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPTHENATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.
4. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA "MANUAL FOR HOUSE FRAMING" OR THE GOVERNING LOCAL/STATE BUILDING CODE.
5. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE GOVERNING LOCAL/STATE BUILDING CODE, (LATEST EDITION), OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES.
6. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICROLLAM, STEEL OR FLITCH-PLATE GIRDER, SET THESE GIRDERS 1/2" CLEAR (MIN.) BELOW TOP OF FRAMING LUMBER, TO ALLOW FOR SHRINKAGE.
8. STUD BEARING WALLS ARE TO BE 2 X 6 AT EXTERIOR NEW WALLS AND 2 x 4 @ 16"o/c. AT THE INTERIOR, UNLESS NOTED OTHERWISE ON PLAN.
9. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW, WHERE REQUIRED INSTALL ADDITIONAL STUDS.
10. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.
11. STAGGER ALL TOP AND BOTTOM PLATE SPLICES A MINIMUM OF 32 INCHES.
12. USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF WALL OPENINGS.
13. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" (NOM.) AT INTERIOR WALLS AND 6" (NOM.) AT EXTERIOR WALLS.
14. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
15. PROVIDE CROSS BRIDGING AT A MAXIMUM OF 8' o/c.
16. BUILT UP BEAMS LESS THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH 2 - 16D NAILS @16"o/c. BUILT UP BEAMS GREATER THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH 3 - 16D NAILS @16"o/c.
17. WHERE THERE IS NO PLYWOOD WALL SHEATHING, PROVIDE DIAGONALS AT ALL EXTERIOR CORNERS OF STUD WALLS AT EACH FLOOR. (1" x 4" BRACES LET INTO STUDS AND NAILED AT EACH STUD CROSSING WITH 2 - 10D NAILS.)
18. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.
19. WOOD HEADER SCHEDULE

| ROUGH OPENING WIDTH | HEADER 2 x 4 WALL | 2 x 6 WALL |
|---|---|---|
| LESS THAN 3'-0" | (2) 2 x 6 | (3) 2 x 8 |
| 3'-1 TO 4'-0" | (2) 2 x 8 | (3) 2 x 8 |
| 4'-1" TO 6'-0" | (2) 2 x 10 | (3) 2 x 10 |
| 6'-1" TO 8'-0" | (2) 2 x 12 | (3) 2 x 12 |
| OVER 8'-0" | SEE PLANS | SEE PLANS |

NOTE:PROVIDE (1) JACK STUD FOR SPANS LESS THAN 4'-0' WIDE.
(2) JACK STUDS FOR SPANS LESS THAN 8'-0" WIDE,
(3) JACK STUDS FOR SPANS OVER 8'-0" WIDE.

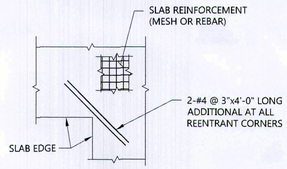
20. ALL LIGHT-GAUGE HANGERS SUPPORTING PRESERVATIVE TREATED WOOD SHALL MEET OR EXCEED G185 (1.85 OZ OF ZINC PER SQUARE FOOT). ALTERNATIVELY, STAINLESS STEEL CONNECTIONS MAY BE USED. FASTENERS SHALL MATCH THE HANGER FINISH AND MATERIAL.
21. WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOCKING FOR 3 BAYS @ 4'-0" O.C. MAX. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OR BOTTOM OF JOIST. PROVIDE 18 GA x 1-1/2" x 1'-0" (MIN.) FLAT TENSION STRAP BETWEEN ALIGNED BLOCKING MEMBERS.
22. ALL SILL PLATES SHALL BE PRESSURE TREATED AND ANCHORED TO FOUNDATION WALLS WITH ½" DIA. HEADED ANCHOR BOLTS (ASTM F1554) @ 4'-0" O.C. AND WITHIN 12" OF ALL SILL PLATES SPLICES. (MIN. 7" EMBED.)




SLAB ON GRADE

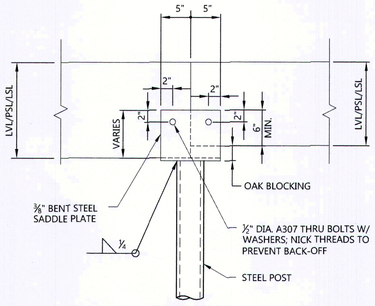
NOTES:

1. SLAB ON GRADE SHALL BE PLACED IN ALTERNATING STRIPS WHERE EACH SINGLE STRIP DOES NOT EXCEED 36 TIMES SLAB THICKNESS WIDTH IN INCHES.
2. SAWED CONTRACTION JOINTS SHALL BE LOCATED AT A MAXIMUM SPACING IN INCHES OF 36 TIMES THE SLAB THICKNESS. JOINTS SHALL BE SAWED NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED.
3. GRAVEL OR CRUSHED STONE BASE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.



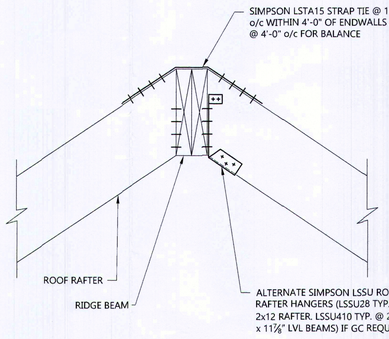

ADDITIONAL REINFORCEMENT AT ALL RE-ENTRANT CORNERS

## TYPICAL DETAILS SLAB ON GRADE



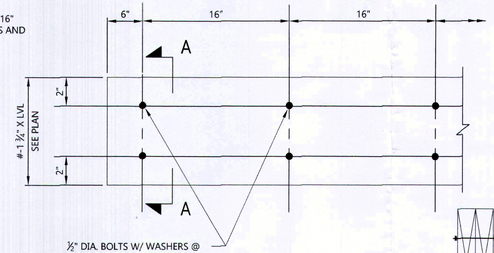

TYPICAL LVL/PSL/LSL GIRDER CONNECTION TO SINGLE-LIFT STEEL POST

SCALE: 1"=1'-0"




TYPICAL RIDGE BEAM CONNECTION

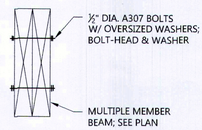
SCALE: 1 ½"=1'-0"




NOTES:

1. USE 1 ¾" x LVL BY ILEVEL BY WEYERHAEUSER.
2. MAXIMUM BOLT HOLE SIZE SHALL BE 9/16".
3. BOLTS SHALL NOT BE COUNTER-SUNK.

TYPICAL MULTIPLE MEMBER CONNECTION DETAIL (FOR LVL BEAMS)




SECTION A-A

LEGEND:

- ● INDICATES STEEL TUBE POST - 4" DIA. STANDARD PIPE, UNLESS OTHERWISE NOTED ON PLAN
- ■ INDICATES WOOD POST - 6x6 AT 2x6 WALLS AND 4x4 AT 2x4 WALLS, UNLESS OTHERWISE NOTED ON PLAN. (ALL POSTS SHALL MATCH SUPPORTED BEAM WIDTH
- INDICATES CHANGE IN ELEVATION

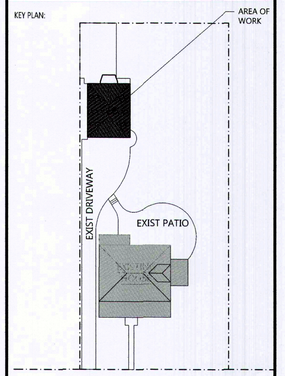
NOTES

1. TOP OF SLAB SHALL BE AS NOTED ON PLAN AS THUS: [??'-??"]
2. APPROXIMATE BOTTOM OF FOOTING ELEVATION SHALL BE AS NOTED ON PLAN AS THUS: [+?'-??"]
3. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-6" BELOW FINAL GRADE.
4. ALL NEW FOUNDATIONS SHALL BEAR ON 2500 POUND PER SQUARE FOOT COMPACTED OR UNDISTURBED SOIL OR BETTER. REFER TO GENERAL NOTES FOUNDATION SECTION FOR BEARING CRITERIA.
5. NO BACKFILLING OF FOUNDATION WALLS MAY OCCUR WITHOUT THE INSTALLATION OF FIRST FLOOR FRAMING OR TEMPORARY BRACING.
6. CONTRACTOR IS RESPONSIBLE TO COORDINATE FRAMING WITH MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS. PROVIDE A MINIMUM OF 6" CLEAR BETWEEN PENETRATIONS.
7. SEE A-07 FOR GENERAL NOTES.


ESCOTT ARCHITECTS

EScott Architects, LLC
28 Arlington Avenue
Caldwell, NJ 07006
P. 973.552.8886 | info@escottarchitects.com


KEY PLAN:




| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 07/02/25 | ISSUED FOR ZONING |

PROJECT:

SAMPERS RESIDENCE

24 SOUTH PROSPECT STREET
VERONA, NJ 07044

DRAWING TITLE:

DETAILS & NOTES

| DRAWN BY: | CHECKED BY: |
|---|---|
| ES | ES |
| DATE: | PROJECT NO: |
| JUNE 2025 | ES-2536 |

DRAWING NO:

A-03

SHEET: 3 OF 3