GOVERNING CODE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE DEAD LOADS (MAIN BUILDING ROOF) TYP. ROOF = 15 PSF ROOF TERRACE/DECK #3 = 25 PSF TYP. FLOORS = 15 PSF MAIN FLOOR BATHS/KITCHEN = 25 PSF

LIVE LOADS TYP. ROOF ROOF TERRACE

SLEEPING AREAS

LIVING AREAS

MIND LOADS

= 40 PSF SNOW LOADS A. GROUND SNOW LOAD = 20.0 PSF FLAT - ROOF SNOW HEIGHT Hr = 10 INCHES

SNOW EXPOSURE FACTOR CE = 1.0THERMAL FACTOR CT = 1.0G. SNOW LOAD IMPORTANCE FACTOR, IS = 1.0 ALL APPLICABLE EFFECTS DUE TO SNOW DRIFTING

A. BASIC WIND SPEED - 120 mph (ULTIMATE) WIND LOAD IMPORTANCE FACTOR = 1.0 RISK CATEGORY = II MIND EXPOSURE CATEGORY B FOR MAIN WINDFORCE-RESISTING SYSTEM WIND EXPOSURE CATEGORY B FOR COMPONENTS AND CLADDING

= 30 PSF

F. WIND DESIGN PRESSURES - MWFRS DESIGN LOAD COMBINATIONS

B. D+L . D + (Lr OR S OR R) D. D + 0.75 (L) + 0.75 (Lr OR 5 OR R) D + (0.6W OR 0.7E) F. D + 0.75L + 0.75 (0.6W) + 0.75 (Lr OR S OR R)

GENERAL NOTES

WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE "2015 INTERNATIONAL RESIDENTIAL CODE - NJ EDITION" AND ALL FEDERAL, STATE AND CITY LAWS, BYLAWS, ORDINANCES AND REGULATIONS IN ANY MANNER AFFECTING THE CONDUCT OF THIS MORK AS WELL AS ALL ORDERS OR DECREES WHICH HAVE BEEN PROMULGATED OR ENACTED BY ANY LEGAL BODIES OR TRIBUNALS HAVING AUTHORITY OR JURISDICTION OVER THE WORK, MATERIALS, EMPLOYEES OR CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PERSONNEL SAFETY ON THE JOBSITE. GUIDELINES FOR CONSTRUCTION SAFETY SHALL BE IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE CONSTRUCTION INDUSTRY OSHA SAFETY AND HEALTH STANDARDS (1926 STANDARDS), AND ANY LOCAL ORDINANCES OR CODES WHICH MAY BE APPLICABLE.

2. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, SPECIFICATIONS AND DETAILS, THE MOST RIGID REQUIREMENTS SHALL

3. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MASONRY AND DRYWALL NON-LOAD BEARING PARTITIONS. PROVIDE SLIP ONNECTIONS THAT ALLOW VERTICAL MOVEMENT THE HEADS OF ALL SUCH PARTITIONS. CONNECTIONS SHALL BE DESIGNED TO SUPPORT THE TOP OF THE WALLS LATERALLY FOR THE CODE-REQUIRED LOAD

4. ALL COSTS OF INVESTIGATION AND/OR REDESIGN DUE TO THE CONTRACTOR IMPROPER INSTALLATION OF STRUCTURAL ELEMENTS OR OTHER ITEMS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS SHALL BE AT THE CONTRACTORS EXPENSE 5. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS, ARCHITECTURAL AND MECHANICAL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING THE WORK.

6. IF THE EXISTING FIFLD CONDITIONS DO NOT PERMIT THE INSTALL ATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY AND PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS. DO NOT COMMENCE WORK UNTIL CONDITION IS RESOLVED AND MODIFICATION IS APPROVED BY THE ARCHITECT.

7. SHOP DRAWINGS FOR ALL STRUCTURAL MATERIALS TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO THE START OF FABRICATION OR COMMENCEMENT OF WORK, REVIEW PERIOD SHALL BE A MINIMUM OF TWO (2) WEEKS, REPRODUCTION OF ANY PORTION OF THE STRUCTURAL CONTRACT DRAWINGS FOR RESUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED. SHOP DRAWINGS SUBMITTED FOR STRUCTURAL REVIEW SHALL CONSIST OF TWO (2) SETS OF PRINTS AND ONE (1) SET OF REPRODUCIBLES. ONLY ONE (1) MARKED UP SET OF REPRODUCIBLE WITH THE STRUCTURAL ENGINEER'S COMMENTS WILL BE RETURNED TO THE CONTRACTOR

8. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL WHICH SHALL CONSTITUTE CERTIFICATION THAT THE ONTRACTOR HAS VERIFIED ALL CONSTRUCTION CRITERIA, MATERIALS, AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION, AND COMPLIANCE WITH THE CONTRACT DOCUMENTS.

9. THE CONTRACTOR SHALL COORDINATE PRINCIPAL OPENINGS IN THE STRUCTURE AS INDICATED ON THE CONTRACT DOCUMENTS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSETS, ETC. NOT INDICATED. THE LOCATION OF SLEEVES OR OPENINGS IN STRUCTURAL MEMBERS SHALL BE APPROVED BY THE STRUCTURAL

IO. THE INSPECTION AND TESTING OF ALL SUBGRADE AND COMPACTED EARTHWORK SHALL BE CONDUCTED LINDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL CONSULTANT. CONTRACTOR SHALL NOTIFY THE ARCHITECT OR STRUCTURAL ENGINEER 24 HOURS PRIOR TO PLACEMENT OF CONCRETE IN THE FOOTINGS. IF UNSUITABLE SUBGRADE SOILS ARE ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS PREPARED BY A GEOTECHNICAL CONSULTANT TO THE STRUCTURAL ENGINEER FOR APPROVAL.

II. THE CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE SHORING TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE. 12. THE SLAB-ON-GRADE SHALL BE UNDERLAIN BY A MINIMUM OF SIX INCHES OF STABLE GRANULAR MATERIAL

13. THE SUBGRADE AND EACH LAYER OF FILL OR BACKFILL SHALL BE COMPACTED TO A DRY DENSITY AT LEAST EQUAL TO 95% OF THE MAXIMUM DRY DENSITY ATTAINED BY THE MODIFIED PROCTOR TEST ASTM DI557-70.

14. METHODS, PROCEDURES AND THE SEQUENCES (OTHER THAN THAT NOTED ON THE DRAWINGS) OF CONSTRUCTION ARE THE ESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTION TO MAINTAIN AND INSURE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION AND COORDINATION OF WORK WITH MECHANICAL AND

15. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.

16. MINOR DETAILS OR INCIDENTAL ITEMS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR A PROPER AND COMPLETE INSTALLATION

IT. MISCELLANEOUS WOOD OR COLD FORMED STEEL BLOCKING, FRAMING MEMBERS, ANCHORS, FASTENERS, ETC.. SHALL BE PROVIDED AS REQUIRED WHETHER OR NOT SPECIFICALLY INDICATED ON DRAWINGS.

PILE FOUNDATIONS

TIMBER PILE FOUNDATIONS HAVE BEEN DESIGNED ON THE BASIS OF A SUBSURFACE INVESTIGATION REPORT AN RECOMMENDATIONS PREPARED BY SIMON ENGINEERING DATED MAY 28, 2015. SEE THE REPORT FOR ADDITIONAL REQUIREMENTS, HE REQUIREMENTS CONTAINED IN THE GEOTECHNICAL REPORT ARE PART OF THE CONSTRUCTION DOCUMENTS.

2. TIMBER PILES SHALL BE MINIMUM BUTT DIAMETER OF 12 INCHES.

3. PILES SHALL BE INSTALLED TO SUPPORT A MINIMUM SERVICE LOAD CAPACITY OF 15 TONS AND ULTIMATE CAPACITY OF 30

4. PILES SHALL BE CCA TREATED TO A 1.5 POUND RETENTION PER CUBIC FOOT OF WOOD. 5. PILES SHALL BE SOUTHERN YELLOW PINE, DOUGLAS FIR, OR NORWAY PINE, FREE OF KNOTS, EXCEEDING 1/4 PILE DIAMETER, WIND

SHAKES AND REVERSED OR SHORT BENDS EXCEEDING I/4 PILE DIAMETER IN ANY 6 FOOT OF LENGTH. 6. PILES SHALL BE PRE-AUGURED WHEN SPECIFIED OR RECOMMENDED BY THE GEOTECHNICAL ENGINEER TO REDUCE VIBRATIONS

PILES SHALL BE DRIVEN TO COMPLETION IMMEDIATELY AFTER PRE-AUGURING EACH PILE LOCATION AND PRIOR TO ANY FURTHER 7. SPLIT OR BROKEN PILES SHALL BE PULLED. IF ANY PORTION OF A PULLED PILE REMAINS UNDERGROUND, THE ENTIRE CLUSTER

SHALL BE REARRANGED AND A NEW $\,$ DESIGN AS REQUIRED BY THE STRUCTURAL ENGINEER OF RECORD 8. PILE INSTALLATION SHALL BE CONTINUOUSLY INSPECTED BY A GEOTECHNICAL ENGINEER. FINAL INSTALLED PILE CAPACITY SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT JURISDICTION.

9. ANY DEVIATION IN PILE LOCATIONS OR ELEVATIONS SHALL BE REPORTED IMMEDIATELY TO THE STRUCTURAL ENGINEER OF

IO. PILES SHALL BE DRIVEN PLUMB WITH AN ALLOWABLE OFFSET FROM CENTERLINE NOT TO EXCEED 2 INCHES.

II. PILE CAPACITY SHALL BE DETERMINED BY THE ENGINEERING NEWS RECORD FORMULA DESIGNATED FOR THE EQUIPMENT USED PILE CONTRACTOR SHALL SUBMIT EQUIPMENT SPECIFICATIONS AND NUMBER OF BLOWS PER INCH REQUIRED TO OBTAIN LOAD CAPACITY REQUIRED.

12. DRIVE BEARING PILES TO ABSOLUTE REFUSAL INTO THE STRATUM DEFINED BY TIP ELEVATION PREDETERMINED BY TEST PILES THE ACCEPTABILITY OF THE BEARING PILES WHICH ATTAIN ABSOLUTE REFUSAL ABOVE THE PREDETERMINED TIP ELEVATIONS WILL BE DECIDED BY THE ENGINEER. THE ENGINEER WILL DETERMINE THE CAPACITY OF THE PILE HAMMER SELECTED BY THE

13. PILE LOAD TESTS SHALL BE PERFORMED ACCORDING TO THE CONTRACT SPECIFICATIONS AND ASTM DI143.

CONTRACTOR, FROM THE TEST PILE DRIVING RESULTS. (WAVE EQUATION OR DYNAMIC FORMULA).

14. A PILE EMBEDMENT DEPTH OF 20 FEET SHALL BE USED FOR BIDDING PURPOSES ONLY. FINAL BEARING ELEVATION AND LENGTH 20. HORIZONTAL JOINTING WILL NOT BE PERMITTED IN CONCRETE CONSTRUCTION EXCEPT AS SHOWN ON THE CONTRACT DOCUMENT.

15. EXCAVATION SHALL BE PERFORMED SO AS NOT TO DISTURB EXISTING ADJACENT BUILDINGS, STREETS, AND UTILITY LINES ERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE AROUND UTILITIES AS REQUIRED. 16. REMOVE EXISTING VEGETATION, TOPSOIL, AND UNSATISFACTORY SOILS MATERIALS. PROOF ROLL SUBGRADE TO OBTAIN

17. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEER'S APPROVAL.

18. PROVIDE A CONTINUOUS WATERSTOP AT ALL HORIZONTAL AND VERTICAL CONSTRUCTION JOINTS IN THE ELEVATOR PIT AND ALL OTHER PIT WALLS.

19. THE CONTRACTOR SHALL OBSERVE WATER CONDITIONS AT THE SITE AND TAKE THE NECESSARY PRECAUTIONS TO ENSURE THAT THE FOUNDATION EXCAVATIONS REMAIN DRY DURING CONSTRUCTION. ANY SHEETING OR SHORING REQUIRED FOR DEWATERING

SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

20. BACKFILL SHALL BE BROUGHT UP SIMULTANEOUSLY ON EACH SIDE OF WALLS AND GRADE BEAMS WITH A GRADE DIFFERENCE

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE NEED TO USE FOUNDATION REBAR AS A GROUNDING LECTRODE SYSTEM AND SHALL BE RESPONSIBLE FOR INSTALLING THE BONDING CLAMP PRIOR TO PLACEMENT OF THE CONCRETE AS PER NJUCC BULLETIN NO. 02-2.

I. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ACI 530-08 AND ACI 530.1-08, "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY CONSTRUCTION AND COMMENTARY" LATEST EDITION.

2. CONCRETE MASONRY UNITS SHALL BE LAID IN RUNNING BOND UNLESS INDICATED BY THE ARCHITECTURAL DRAWINGS, PROVIDE

3. MASONRY UNITS SHALL BE GRADE N. TYPE I. NORMAL WEIGHT HOLLOW CONCRETE UNITS CONFORMING TO THE REQUIREMENTS OF ASTM C90. UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F'm) OF 1500 PSI ON THE NET CROSS SECTIONAL AREA AT 28 DAYS. UNITS SHALL NOT BE INSTALLED PRIOR TO ATTAINING THE REQUIRED 28 DAY STRENGTH.

4. BOND BEAMS SHALL BE PROVIDED AT THE TOPS OF ALL CMU WALLS AND AT HORIZONTAL INTERVALS NOT TO EXCEED EIGHTEEN (18) TIMES THE WALL (CMU) THICKNESS. UNLESS INDICATED ON DRAWINGS, REINFORCE ALL BOND BEAMS WITH A MINIMUM 2 CONTINUOUS #5 BARS WITH MINIMUM 3000 PSI SMALL AGGREGATE CONCRETE (NOTE: MORTAR MIX DOES NOT CONSTITUTE GROUT). PROVIDE WALL ANCHORS TO ALL BUILDING COLUMNS AT MAXIMUM 48" VERTICAL AND AT ALL BOND BEAMS.

5. MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S. ALL PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I. LIME SHALL CONFORM TO ASTM C207 AND MASONRY CEMENT SHALL CONFORM TO ASTM C91.

6 GROUT SHALL CONFORM TO ASTM C476 AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSL SLUMP OF GROUT SHALL BE 8 TO 10 INCHES AND THE MAXIMUM AGGREGATE SIZE SHALL BE 3/8" (AGGREGATE GRADED TO PRODUCE FINE GROUT IN CONFORMANCE WITH ASTM C476 AND C404) 7. HORIZONTAL JOINT REINFORCING: ASTM A82; 9-GAGE TRUSS-TYPE, GALVANIZED.

8. DEFORMED BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60 AND SHALL BE FULL HEIGHT OF WALLS UNLESS OTHERWISE NOTED. PROVIDE BAR SPACERS AND POSITIONERS AS REQUIRED TO PROPERLY LOCATE AND STABILIZE REINFORCING DURING GROUTING OPERATIONS. GROUT ALL REINFORCED CELLS SOLID WITH GROUT. PROVIDE AND INSTALL TEMPORARY BRACING REQUIRED INSURING STABILITY OF ALL WALLS DURING CONSTRUCTION AND UNTIL

ERECTION OF ATTACHED STRUCTURAL FRAMING IS COMPLETED IO. PROVIDE GALVANIZED HORIZONTAL JOINT REINFORCEMENT IN ALL WALLS AND PARTITIONS AT 16" O.C. UNLESS OTHERWISE

SHOWN OR NOTED. PROVIDE ONE (1) PIECE PREFABRICATED UNITS AT 8" O.C. AT ALL WALL CORNERS AND INTERSECTIONS.

II. LAP SPLICES FOR DEFORMED REINFORCING BARS USED IN MASONRY CONSTRUCTION SHALL BE 50 BAR DIAMETERS. 12. GROUT PLACEMENT SHALL NOT START UNTIL THE PLACEMENT OF REINFORCING HAS BEEN APPROVED BY THE INSPECTION

13. ALLOW GROUT IN REINFORCED CMU WALLS TO CURE A MINIMUM OF 48 HOURS BEFORE IMPOSING CONCENTRATED OR OTHER

14. ALL MASONRY PIERS AND PARTITIONS SHALL BE TOOTHED TO ADJACENT MASONRY WALLS. PROVIDE TIES TO ADJACENT

FLOOR AND ROOF CONSTRUCTION IN ACCORDANCE WITH DETAILS ON DRAWINGS. 15. THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTELS INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS, ETC.. AS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND STRUCTURAL

16. ALL MASONRY WORK TO BE EXECUTED IN COLD WEATHER SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS FOR COLD WEATHER CONSTRUCTION FOUND IN THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACL 530-45/ASCE 5-45) AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-05/ASCE 6-05) WITH THE FOLLOWING ADDITIONS: FOR ALL CONDITIONS WHEN TEMPERATURES FALL BELOW 40 DEGREES F. THE TEMPERATURE OF HE NEWLY LAID MASONRY OR NEWLY GROUTED MASONRY SHALL BE MAINTAINED ABOVE 32 DEGREES F FOR A MINIMUM OF 24 HOURS USING THE METHODS DESCRIBED IN ACI 530.1.

17. THE TESTING AND INSPECTION AGENCY SHALL MONITOR THE PROPORTIONING, MIXING, AND CONSISTENCY OF MORTAR AND GROUT HE PLACEMENT OF MORTAR, GROUT, AND MASONRY UNITS; AND THE PLACEMENT OF REINFORCING STEEL FOR COMPLIANCE WITH

18. ALL WALL SECTIONS AND PIERS LESS THAN TWO SQUARE FEET IN CROSS-SECTIONAL AREA SHALL BE FULLY GROUTED. 19. PROVIDE VERTICAL MASONRY CONTROL JOINTS AT MAXIMUM 25'-O" ON CENTER UNLESS DETAILED ON ARCHITECTURAL

SLABS ON GRADE.....4000 PSI

CONCRETE SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI-318-08), AND CONSTRUCTED IN ACCORDANCE WITH THE CRSI MANUAL OF STANDARD PRACTICE. 2. CONCRETE IN THE FOLLOWING AREAS SHALL HAVE NATURAL SAND FINE AGGREGATE AND NORMAL WEIGHT COARSE AGGREGATES CONFORMING TO ASTM C33, TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150, AND SHALL HAVE THE FOLLOWING COMPRESSIVE STRENGTH (FC') AT 28 DAYS:

AIR ENTRAINMENT 4% TO 6% IN ALL EXPOSED CONCRETE. MAXIMUM AGGREGATE SIZE SHALL BE I-I/2" FOR FOOTINGS AND 3/4" FOR WALLS AND SLABS

ENGINEER OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION.

DRAWINGS, COORDINATE LOCATIONS WITH ARCHITECT.

THE CONCRETE SUPPLIER SHALL SUBMIT MIX DESIGNS FOR REVIEW. COMPRESSIVE STRENGTH MUST BE SUBSTANTIATED BY A SUITABLE EXPERIENCE RECORD OR BY THE METHOD OF LABORATORY TRIAL BATCHES. THE PERTINENT CRITERIA OF CHAPTER 4 318-08 SHALL APPLY TO THE PROPORTIONING OF MIX DESIGNS AND TO THE ACCEPTANCE OF CONCRETE PRODUCED FOR THE JOB. IF DURING CONSTRUCTION ANY CLASS CONCRETE FAILS TO MEET THE ACCEPTANCE CRITERIA. THE CONTRACTOR SHALL TAKE SUCH STEPS AS ARE DEEMED NECESSARY BY THE STRUCTURAL ENGINEER TO IMPROVE SUBSEQUENT TEST RESULTS AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL ALSO BEAR THE COST OF SPECIAL INVESTIGATION. TESTING, OR REMEDIAL WORK NECESSARY BECAUSE OF EVIDENCE OF LOW STRENGTH OR NON-CONFORMING CONCRETE OR WORKMANSHIF

MAXIMUM WATER/CEMENT RATIOS:

A. FOUNDATIONS B. INTERIOR SLABS

ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (144 PCF +) WITH ALL CEMENT CONFORMING TO ASTM CI5O, TYPE I. MAXIMUM AGGREGATE SIZE SHALL BE 1-1/2" FOR FOOTINGS AND 3/4" FOR WALLS AND SLABS, CONFORMING TO ASTM C33.

CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A615/A-O4a, GRADE 60. NO. 3 BARS MAY CONFORM TO ASTM A615/A-O4a, GRADE 40, UNLESS NOTED OTHERWISE. THE "N" DESIGNATION SHALL BE ACCEPTED IN LIFU OF THE "S" DESIGNATION REQUIREMENT, HOWEVER, OTHER REQUIREMENTS SHALL BE MET. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY THE STRUCTURAL ENGINEER.

WELDED WIRE FABRIC WHEN USED SHALL CONFORM TO ASTM AI85. FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. FABRIC SHALL

GROUT SHALL BE NONSHRINKABLE GROUT CONFORMING TO ASTM C827, AND SHALL HAVE SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 5000 PSI. PREGROUTING OF BASE PLATES WILL NOT BE PERMITTED.

9. MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS; (SEE ACI 318-05 SECTION 7.7 FOR CONDITIONS NOT NOTED)

A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3". B. CONCRETE EXPOSED TO EARTH OR WEATHER #6 BARS AND LARGER

C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND SLABS, WALLS, JOISTS **#II BARS AND SMALLER**

PRIMARY REINFORCEMENT, TIES, STIRRUPS, OR SPIRALS 1-1/2"

IO. ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS, STIRRUPS OR CHAIRS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS. II. PLACING OF CONCRETE SHALL NOT START UNTIL THE PLACEMENT OF REINFORCING HAS BEEN APPROVED BY THE INSPECTION

12. BONDING AGENT SHALL BE USED WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE.

13. PIPES OR CONDUITS PLACED IN SLABS SHALL NOT HAVE AN OUTSIDE DIAMETER LARGER THAN 1/3 THE SLAB THICKNESS AND SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS ON CENTER. ALUMINUM CONDUITS SHALL NOT BE PLACED IN CONCRETE. NO CONDUITS SHALL BE PLACED IN SLABS WITHIN 12 INCHES OF COLUMN FACE OR FACE OF BEARING WALL. NO CONDUITS MAY BE PLACED IN EXTERIOR SLABS OR SLABS SUBJECTED TO FLUIDS.

I4. ALL INSERTS AND SLEEVES SHALL BE CAST-IN-PLACE WHENEVER FEASIBLE. DRILLED OR POWDER DRIVEN FASTENERS WILL BE PERMITTED WHEN PROVEN TO THE SATISFACTION OF THE STRUCTURAL ENGINEER THAT THE FASTENERS WILL NOT SPALL THE CONCRETE AND HAVE THE SAME CAPACITY AS CAST-IN-PLACE INSERTS. WHEN INSTALLING EXPANSION BOLTS OR ADHESIVE ANCHORS THE CONTRACTOR SHALL TAKE MEASURES TO AVOID DRILLING OR CUTTING OF ANY EXISTING REINFORCING AND

DESTRUCTION OF CONCRETE. HOLES SHALL BE BLOWN CLEAN PRIOR TO PLACING BOLTS OR ADHESIVE ANCHORS. 5. THE CONCRETE SLABS SHALL BE FINISHED FLAT AND LEVEL WITHIN TOLERANCE, TO THE ELEVATION INDICATED ON THE DRAMINGS. THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONCRETE REQUIRED DUE TO FORMWORK, METAL DECK, AND FRAMING DEFLECTION TO ACHIEVE THIS FINISHED TOP OF SLAB ELEVATION. THE CONTRACTOR SHALL PROVIDE FOR A MINIMUM OF 5/8" AVERAGE THICKNESS FOR ADDITIONAL CONCRETE DURING PLACEMENT FOR ALL SLABS SUPPORTED AND FORMED ON STEEL DECK OVER THE ENTIRE FLOOR AREA. THE CONTRACTOR SHALL PROVIDE THE MEANS BY WHICH THE MAXIMUM AND

MINIMUM CONCRETE SLAB THICKNESS CAN BE MONITORED AND VERIFIED DURING AND AFTER THE PLACING AND FINISHING

16. PREPARE CONCRETE TEST CYLINDERS FROM EACH DAY'S POUR. CYLINDERS SHALL BE PROPERLY CURED AND STORED. SAMPLE FRESH CONCRETE IN ACCORDANCE WITH ASTM CI72.

. RETAIN LABORATORY TO PROVIDE TESTING SERVICE. SLUMP PER ASTM C143L AIR CONTENT PER ASTM C231 OR C173, CYLINDER TESTS PER ASTM C3I AND C39. ONE SET OF SIX (6) CYLINDERS FOR EACH 50 CUBIC YARDS FOR EACH MIX USED. REPORTS OF

8. MIXING, TRANSPORTING AND PLACING OF CONCRETE SHALL CONFORM TO ACI 301-89. I9. WELDING OF REINFORCEMENT BARS, WHEN APPROVED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD DI.I-94. ELECTRODES FOR SHOP AND FIELD WELDING OF REINFORCEMENT BARS SHALL CONFORM

VERTICAL JOINTS SHALL OCCUR AT CENTER OF SPANS AT LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER

21. SLABS SHALL HAVE CONSTRUCTION JOINTS OR CRACK CONTROLLJOINTS AT EACH COLUMN LINE IN EACH DIRECTION (REFER TO PLAN) ADDITIONAL CRACK CONTROL JOINTS SHALL BE PROVIDED, SUCH THAT THE MAXIMUM SPACING BETWEEN CONSTRUCTION AND/OR CRACK CONTROL JOINTS DOES NOT EXCEED 30X SLAB THICKNESS IN INCHES AND LENGTH TO WIDTH RATIO 1.5.1.

UNIFORMLY DENSIFIED SUBSTRATA PRIOR TO PLACING FILL MATERIAL EVENLY IN 8" THICK (MAXIMUM) LAYERS AND COMPACTING 22. REPAIR CONCRETE EXHIBITING VOIDS DUE TO SNAP TIES, "HONEYCOMBS," ROCK POCKETS, AND RUNS, SPALLS OR OTHERWISE DAMAGED SURFACES WITH DRY PACK OR CEMENT GROUT, AND FINISH FLUSH WITH ADJOINING SURFACES. AT THE DISCRETION OF THE STRUCTURAL ENGINEER OR AS QUALIFIED BY LAB TESTING, EXCESSIVE HONEYCOMBS OR EXPOSED REINFORCEMENT THAT JEOPARDIZE THE DESIGN, SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.

> 23, PROVIDE TWO (2) #3 X 4'0" AT ALL RE-ENTRANT CORNERS, PLACED ON THE DIAGONAL WITH I I/2" CLEARANCE FROM THE CORNER AND TOP OF SLAB. REFER TO DETAIL.

24. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE INDICATED. 25. CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT FINISHED SURFACES FROM STAINS OR ABRASIONS. NO FIRE SHALL BE ALLOWED IN DIRECT CONTACT WITH CONCRETE. PROVIDE ADEQUATE PROTECTION AGAINST INJURIOUS ACTION BY SUN OR WIND. FRESH CONCRETE SHALL BE THOROUGHLY PROTECTED FROM HEAVY RAIN, FLOWING WATER, AND MECHANICAL INJURY.

26. SLUMP TESTS SHALL BE MADE PRIOR TO THE ADDITION OF PLASTICIZERS. CONCRETE FOR THE PREPARATION OF TEST CYLINDERS SHALL BE TAKEN FROM THE HOSE END FOR CONCRETE PLACED BY PUMP. 27. WATER SHALL NOT BE ADDED TO THE CONCRETE AT THE JOBSITE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE REQUIREMENTS OF THE CONCRETE SUPPLIER AND PUMPER TO ENSURE PUMPABLE AND WORKABLE MIX WITHOUT

THE MANUFACTURER FOR PROPER USE OF RETARDANTS AND OTHER ADDITIVES. USE OF CALCIUM E CHLORIDE OR OTHER CHLORIDE BEARING SALTS SHALL NOT BE PERMITTEI 28, PLACE CONCRETE IN A MANNER SO AS TO PREVENT SEGREGATION OF THE MIX. DELAY FLOATING AND TROWELING OPERATIONS UNTIL THE CONCRETE HAS LOST SURFACE WATER SHEEN OR ALL FREE SLAB SURFACE. FINISHING OF SLAB SURFACES SHALL COMPLY WITH ACI RECOMMENDATIONS 302-05 AND 304-05 FOR GARAGES.

THE ADDITION OF WATER AT THE JOBSITE. THE USE OF PLASTICIZERS, RETARDANTS AND OTHER ADDITIVES SHALL BE AT THE OPTION OF THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER. FOLLOW THE RECOMMENDATIONS OF

29. PROVIDE 7 DAY CURING IMMEDIATELY AFTER FINISHING USING ONE OF THE FOLLOWING METHODS: A. CONTINUOUSLY WATERED BURLAP B. WATERPROOF MEMBRANES

FOLLOWED UNLESS OTHERWISE NOTED IN CONSTRUCTION SPECIFICATIONS.

C. SPRAYED-ON LIQUID MEMBRANE 30. REFER TO THE MANUFACTURER'S SPECIFICATIONS FOR REQUIREMENTS. PROTECT THE CONCRETE SURFACE BETWEEN FINISHING OPERATIONS ON HOT, DRY DAYS OR ANY TIME PLASTIC SHRINKAGE CRACKS DEVELOP USING WET BURLAP, PLASTIC MEMBRANES OR FOGGING. PROTECT CONCRETE DECK AT ALL TIMES FROM RAIN, HAIL OR OTHER INJURIOUS EFFECTS.

31. HOT WEATHER CONCRETING: WHEN CONCRETING IS TO BE DONE IN HOT WEATHER CONDITIONS THAT COULD ADVERSELY AFFECT THE PROPERTIES AND SERVICEABILITY OF CONCRETE, PREPARATIONS AND PROCEDURES OUTLINED IN ACI 305R-05 SHOULD BE

32. COLD WEATHER CONCRETING: WHEN CONCRETING IS TO BE DONE IN COLD WEATHER CONDITIONS THAT COULD ADVERSELY AFFECT THE PROPERTIES AND SERVICEABILITY OF CONCRETE, PREPARATIONS AND PROCEDURES OUTLINED IN ACI 306R-05 SHOULD BE FOLLOWED UNLESS OTHERWISE NOTED IN CONSTRUCTION SPECIFICATIONS.

STRUCTURAL STEEL

3. STRUCTURAL SHAPES & PLATES:

RANGE OF CONNECTIONS TO BE USED.

FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO "THE STEEL CONSTRUCTION MANUAL", THIRTEENTH EDITION, 2005, AMERICAN INSTITUTE OF STEEL CONSTRUCTION INCLUDING SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, AND AISC CODE OF STANDARD PRACTICE.

ASTM A36, A572 OR A992

2. WIDE FLANGE SHAPES: ASTM A992 OR A572, GRADE 50.

ASTM A53, GRADE B.

5. STEEL TUBING (SQUARE, RECT., OR ROUND): ASTM A500, GRADE B. 6. GALVANIZED STRUCTURAL STEEL A. STRUCTURAL SHAPES AND RODS ASTM AI23.

B. BOLTS, FASTENERS AND HARDWAREASTM AI53. 7. ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 55, OR ASTM A307 UNLESS NOTED OTHERWISE.

8. CONNECTION BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM A325. BOLTS SHALL BE DESIGNED AS BEARING TYPE BOLTS, EXCEPT AS NOTED HEREIN OR ON PLAN. BEARING BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SNUG TIGHT" CONDITION AS OUTLINED IN THE AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. BOLTS IN BRACING CONNECTIONS, MOMENT CONNECTIONS OR OTHER CONNECTIONS NOTED ON THE DRAWINGS ARE CONSIDERED TO BE SLIP-CRITICAL BOLTS AND SHALL BE TIGHTENED BY THE TURN-OF-NUT METHOD OR SHALL UTILIZE LOAD INDICATOR TYPE BOLTS, INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER. CONNECTION BOLTS SHALL HAVE HARDENED WASHER PLACED UNDER THE ELEMENT TO BE TIGHTENED.

9. THE FABRICATOR IS RESPONSIBLE FOR THE SELECTION, DESIGN AND DETAILING OF ALL CONNECTIONS NOT FULLY DETAILED IN THE CONTRACT DOCUMENTS. TYPICAL CONNECTION DETAILS ARE INDICATED ON THE DRAWINGS FOR DESIGN INTENT ONLY. THE FABRICATOR SHALL HAVE A REGISTERED PROFESSIONAL ENGINEER PREPARE THE CONNECTION DESIGNS, AND SUCH DESIGNS SHALL BE SUBMITTED FOR REVIEW WITH THE SHOP DRAWINGS. CONNECTIONS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC "MANUAL OF STEEL CONSTRUCTION" THIRTEENTH EDITION. THE END REACTION OF THE BEAM CONNECTION SHALL BE DETERMINED FROM TABLES 3-6 TO 3-9 FOR THE MEMBER SIZE & SPAN INDICATED. PROVIDE DOUBLE ANGLE CONNECTIONS OR KNIFE PLATE CONNECTIONS FULL DEPTH OF THE SUPPORTING BEAM UNLESS NOTED OTHERWISE. MINIMUM (2) BOLTS PER BEAM. UNLESS NOTED OTHERWISE, COMPOSITE BEAMS TO BE DESIGNED FOR 80% OF THE "TOTAL" LOAD CAPACITY. ALL CONNECTIONS SHALL BE DESIGNED AND DETAILED TO DEVELOP A MINIMUM END REACTION OF 12.0 KIPS. ALL BEAM TO COLUMN CONNECTIONS SHALL BE DESIGNED FOR THE MINIMUM SHEAR REACTION INDICATED ABOVE IN COMBINATION WITH A IO KIP AXIAL FORCE (ACTING IN BOTH TENSION AND COMPRESSION)

IO. ALL CONNECTIONS SHALL BE SYMMETRICAL ABOUT THE AXIS OF THE MEMBER CONNECTED. PROVIDE ONLY ONE GRADE OF BOLT FOR EACH BOLT DIAMETER TO BE USED IN THE

CONNECTIONS. DO NOT MIX GRADE OF BOLTS. PRIOR TO DETAILING CONNECTIONS FOR STRUCTURAL STEEL, THE STEEL FABRICATOR SHALL SUBMIT FOR REVIEW REPRESENTATIVE DETAILS AND CALCULATIONS FOR EACH TYPE OF STRUCTURAL STEEL CONNECTION TO BE UTILIZED. AFTER REVIEW, THE CONNECTIONS MAY BE INCORPORATED INTO SHOP DRAWINGS, ALONG WITH A TABLE OF DESIGN CAPACITIES FOR THE

12. WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD DI.I-99. I-80 ELECTRODES FOR SHOP AND FIELD WELDS SHALL CONFORM TO AWS A5.1 OR AWS A5.5 CLASS E70XX, LOW HYDROGEN. MINIMUM WELD SIZE SHALL BE 3/16 "UNLESS NOTED OTHERWISE.

13. CUTS, HOLES, COPING, ETC. REQUIRED FOR OTHER TRADES OR FIELD CONDITIONS SHALL BE SHOWN ON THE SHOP DRAWINGS AND MADE IN THE SHOP. CUTTING OR BURNING OF MAIN

STRUCTURAL MEMBERS IN THE FIELD WILL NOT BE PERMITTED. 14. STEEL MEMBERS SHOWN ON PLAN SHALL BE EQUALLY SPACED UNLESS NOTED OTHERWISE.

15. THE GENERAL CONTRACTOR AND STEEL ERECTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY FABRICATION OR ERECTION ERRORS OR DEVIATIONS AND RECEIVE WRITTEN APPROVAL BEFORE ANY FIELD CORRECTIONS ARE MADE.

16. ALL STEEL SHALL BE PAINTED WITH SHOP STANDARD PRIMER UNLESS NOTED OTHERWISE.

STEEL ANGLES AND PLATES ALONG WITH BOLTS AND WASHERS, IN DIRECT CONTACT WITH EXTERIOR FINISH MASONRY, AND ALL EXTERIOR EXPOSED STRUCTURAL STEEL, SHALL BE PAINTED WITH INORGANIC ZINC PRIMER EQUIVALENT TO SOUTHERN COATINGS CHEMTEC 600.

IB. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.

19. FIELD WELDED SURFACES WITHIN FOUR (4) INCHES OF WELD SHALL BE CLEANED AND GROUND SMOOTH. AFTER WELDING COAT THE EXPOSED AREA WITH APPROPRIATE PRIMER/PAINTS AS

20. IF STEEL IS GALVANIZED, COAT THE EXPOSED AREA WITH GALVANIZING REPAIR PAINT. GALVANIZING REPAIR PAINT SHALL BE A HIGH ZING DUST CONTENT PAINT COMPLYING WITH FEDERAL SPECIFICATIONS DOD-P-21035A OR SSPC-PAINT-20, COLD GALVANIZING COMPOUND BY ZRC PRODUCTS CO. OR EQUAL

21. VISUALLY INSPECT ALL FILLET WELDS. 10% OF ALL FIELD FILLET WELDS IN PRIMARY CONNECTIONS AND MULTI-PASS WELDS SHALL BE TESTED BY THE MAGNETIC PARTICLE METHOD, COMPLYING WITH EIO9, PERFORMED ON THE ROOT PASS AND ON THE FINISHED WELD.

22. ALL DISSIMILAR METALS SHALL BE TREATED OR PROPERLY SEPARATED TO PREVENT GALVANIC AND/OR CORROSIVE EFFECTS.

23. ALL CONNECTIONS SHALL BE SYMMETRICAL ABOUT THE AXIS OF THE MEMBER CONNECTED.

PROVIDE ONLY ONE GRADE OF BOLT FOR EACH BOLT DIAMETER TO BE USED IN THE

MOOD CONSTRUCTION

PROPERTIES SHALL APPLY:

E = 2,000,000 PSI

 $Fc^{-} = 650 PS$

I. EXTENT OF WOOD FRAMING IS SHOWN ON DRAWINGS.

CONNECTIONS. DO NOT MIX GRADE OF BOLTS.

2. EXCEPT AS OTHERWISE INDICATED, COMPLY WITH "GUIDE SPECIFICATIONS FOR STRUCTURAL TIMBER FRAMING" ALTO IOT, AS APPLICABLE TO WORK

3. PROVIDE TIMBER GRADED BY A RECOGNIZED AGENCY, WITH RULES AND SERVICE COMPLYING WITH REQUIREMENTS OF AMERICAN LUMBER STANDARDS COMMITTEE AND

4. TIME DELIVERY AND INSTALLATION OF WORK TO AVOID EXTENDED ON-SITE STORAGE, AND TO AVOID DELAYING WORK OF OTHERS.

5. KEEP STRUCTURAL TIMBER PROTECTED DURING DELIVERY, STORAGE, HANDLING AND ERECTION. DO NOT STORE IN AREAS EITHER EXCESSIVELY HIGH OR EXCESSIVELY

6. COMPLY WITH GRADING RULES OF GRADING AGENCY FOR SPECIES OF TIMBER USED. SPIB - SOUTHERN PINE INSPECTION BUREAU WCLIB - WEST COAST LUMBER INSPECTION BUREAU

WWPA - WESTERN WOOD PRODUCTS ASSOCIATION 7. ALL GRADES OF TIMBER MUST FULFILL THESE REQUIREMENTS FOR SPECIES, STRESS

RATINGS, MOISTURE CONTENT AND OTHER PROVISIONS AS SHOWN AND SPECIFIED. 8. MINIMUM STRESS RATING: EXCEPT WHERE INDICATED AS "NON-STRESS RATED", PROVIDE TIMBER WHICH HAS BEEN EITHER GRADED OR TESTED AND CERTIFIED WITH ALLOWABLE STRESS RATINGS (PSI) OF: Fb = 850, Ft = 550, Fc = 1450, Fc PERPENDICULAR = 370, Fv = 75, and E = 1,300,000.

9. MOISTURE CONTENT: EXCEPT AS OTHERWISE INDICATED, PROVIDE TIMBER DRIED TO MAXIMUM MOISTURE CONTENT OF 19%, AND INCLUDE "S-DRY" OR SIMILAR INDICATION IN GRADE MARKING OR CERTIFICATION OF GRADE.

IO. DRESSING: PROVIDE TIMBER WHICH HAS BEEN DRESSED ON 4 SIDES (\$45) AT MILL, PRIOR TO GRADING. COMPLY WITH GRADE SIZES.

II. PSL (PARALLAM) SHALL BE OF WIDTH AND DEPTH AS SPECIFIED ON DRAWINGS. MULTIPLE PLY MEMBERS SHALL BE ASSEMBLED IN ACCORDANCE WITH THE MANUFACTURERS ASSEMBLY DETAILS. THE FOLLOWING MINIMUM STRUCTURAL

Fb = 2,900 PSI FOR 12" DEPTH FOR OTHER MULTIPLY BY [12/d]0.111 Fv = 290 PSI

MICHAEL GRAVES ARCHITECTURE & DESIGN

DESIGN ARCHITECT

PRINCETON, NJ 08540 T: 609.924.6409 F: 609.924.1795 STRUCTURAL ENGINEER

341 NASSAU STREET

KSI PROFESSIONAL ENGINEERS, LLC

149 YELLOWBROOK ROAD

FARMINGDALE, NJ 07727

T: 732.938.2661 F: 732.938.2661

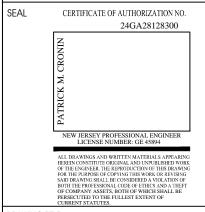
KEYPLAN REVISIONS: NO DESCRIPTION:

PROJECT NUMBER 2507-00

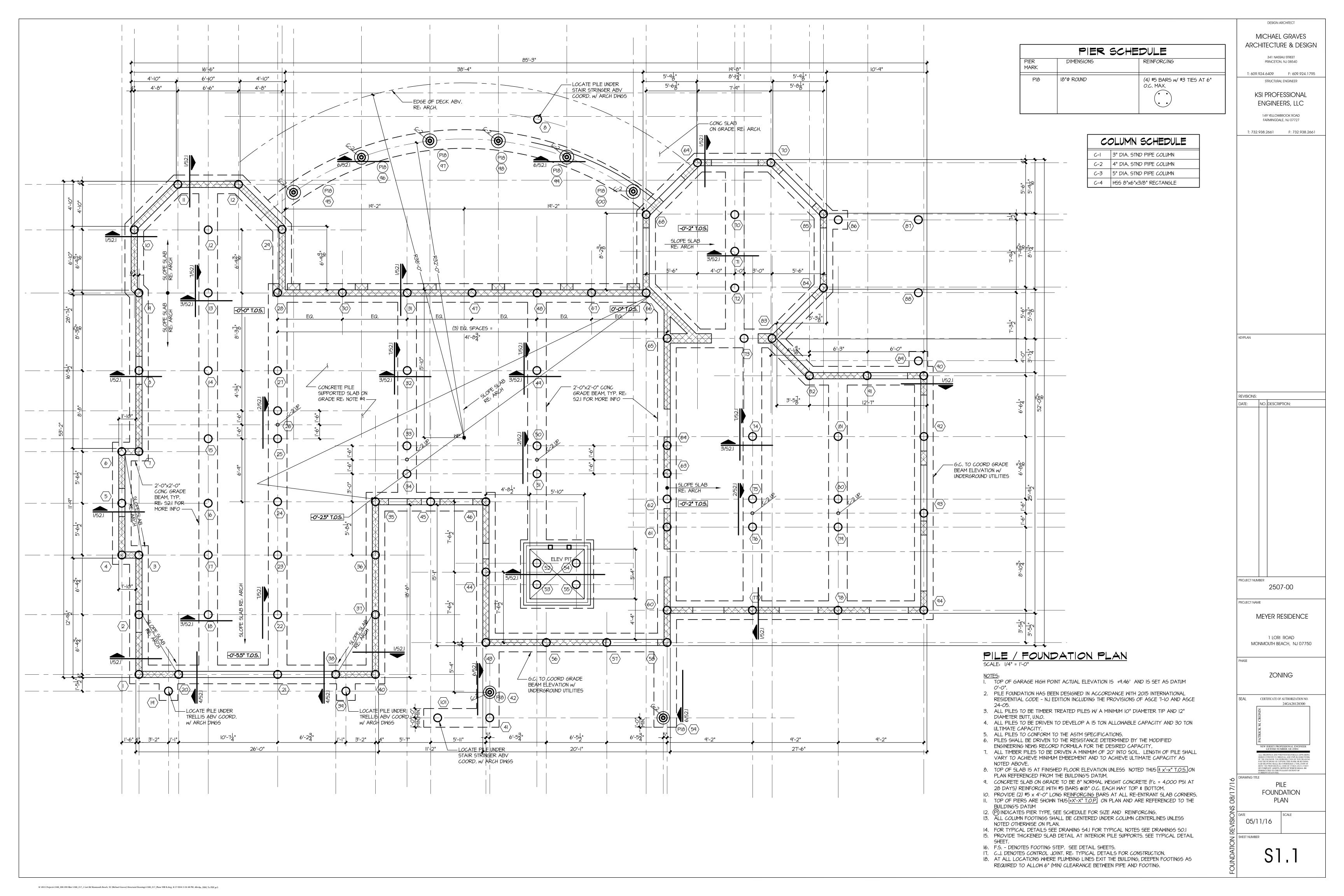
PROJECT NAME

MEYER RESIDENCE 1 LORI ROAD MONMOUTH BEACH, NJ 07750

ZONING



RAWING TITLE **GENERAL** NOTES



HE	HEADER SCHEDULE		FLITCH BEAM		
H-I	(2) 2x8'5	FB-I	(2) 1-3/4xII-7/8 w/ I/2"xII.5" STL		
H-2	(2) 2xIO'5		FB-2	PLATE BOLT w/ 1/2" DIA. BOLTS AT 12" O.C. STAGGERED.	
H-3	(2) 2xl2'5			(3) I-3/4xII-7/8 w/ (2) 3/8"xII.5" 5	
H-4	(3) 2x8'5			PLATE BOLT w/ I/2" DIA. BOLTS AT 12" O.C. STAGGERED.	
H-5	(3) 2xIO'5			AT 12 U.U. STAGOLKLU.	
H-6	(3) 2xl2'5				
				ianced cluedii e	

		HANG
C	OLUMN SCHEDULE	DIMENS
C-I	3" DIA. STND PIPE COLUMN	2x8
C-2	4" DIA. STND PIPE COLUMN	(2) 2x8'5
C-3	5" DIA. STND PIPE COLUMN	2xI0
C-4	HSS 8"x6"x3/8" RECTANGLE	(2) 2x10'5
		2xl2

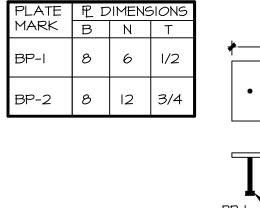
POST SCHEDULE				
(2) 2x4'5				
(2) 2x6'5				
(3) 2x4'5				
(3) 2x6'5				
4x4				
6×6				
3-I/2x3-I/2 PSL POST				
3-I/2x5-I/4 PSL POST				
5-I/4x5-I/4 PSL POST				

E	BEAM SCHEDULE
B-I	I-3/4x9-I/2 LVL
B-2	3-1/2x9-1/2 PSL
B-3	5-1/4x9-1/2 PSL
B-4	7x9-1/2 PSL
B-5	I-3/4xII-7/8 LVL
B-6	3-1/2x11-7/8 PSL
B-7	5-I/4xII-7/8 PSL
B-8	7xII-7/8 PSL
B-9	I-3/4xI4 LVL
B-10	3-1/2x14 PSL
B-II	5-1/4x14 PSL
B-I2	7xI4 PSL
B-I3	I-3/4xI6 LVL
B-I4	3-1/2x16 PSL
B-15	5-1/4x16 PSL
B-16	7x16 PSL

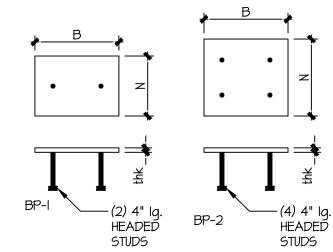
POST BASE SCHED.				
PB-44	ABA44 SIMPSON - 4x4 POST			
PB-66	ABA66 SIMPSON - 6x6 POST			

	JSI CAP SCHED.
PC-44	CC44 SIMPSON - 4x4 POST
PC-66	CC66 SIMPSON - 6x6 POST

- 2. PROVIDE I/2" PLYWOOD SHIM BETWEEN EACH PLY. MATCH DEPTH OF HEADER
- 4. FOR 2xIO AND 2xI2 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY W/ (4) ROWS
- REQUIREMENTS. 6. PRE-ENGINEERED WOOD HEADERS MAY BE SUBSTITUTED FOR THE 2x WOOD
- HEADERS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.



K:\2015 Projects\1500_200-299 Misc\1500_217_1 Lori Rd Monmouth Beach, NJ (Michael Graves)\Structural Drawings\1500_217_Plans VER K.dwg, 8/17/2016 3:34:50 PM, ddevlin, DWG To PDF.pc3



FB-2	(3) I-3/4xII-7/8 w/ (2) 3/8"xII.5" STL PLATE BOLT w/ I/2" DIA. BOLTS AT I2" O.C. STAGGERED.				
H	HANGER SCHEDULE				
DIMENSIONAL LUMBER					
2x8		LU526			
(2) 2x8	'S	LU526-2			
2xIO		LUS28			

(2) 2xl2'5

LUS228-2 LUs210

LUS210-2

HANGER SCHEDULE					
MOOD I-JOISTS					
JOIST	TTL FLANGE WIDTH	HANGER			
(1) 9-1/2 110	I 3/4"	ITSI.81/9.5			
(1) 9-1/2 230	2 5/16"	ITS2.37/9.5			
(1) 11-7/8 110	I 3/4"	ITSI.8I/II.88			
(1) 11-7/8 230/360	2 5/16"	ITS2.37/II.88			
(1) 11-7/8 560	3 1/2"	ITS3.56/II.88			
(I) 14 230/360	2 5/16"	ITS2.37/I4			
(I) I4 56O	3 1/2"	ITS3.56/I4			
(2) 9-1/2 110	3 1/2"	MIT49.5			
(2) 9-1/2 230	4 5/8"	MIT359.5-2			
(2) 11-7/8 110	3 1/2"	MIT4II.88			
(2) 11-7/8 230/360	4 5/8"	MIT35II.88-2			
(2) 11-7/8 560	7"	MP1411.88-2*			
(2) 14 230/360	4 5/8"	MIT3514-2			
(2) 14 560	7"	MP1414.88-2*			

* REQUIRES WEB STIFFENE	RS
HANGER SC	HEDULE
PRE-ENGINEER	RED BEAMS
I-3/4x9-I/2 LVL	MIT9.5
3-1/2x9-1/2 PSL	GLTV3.59
5-1/4x9-1/2 PSL	GLTV5.59
1-3/4x11-7/8 LVL	MITII.88
3-1/2x11-7/8 PSL	GLTV3.511
5-1/4x11-7/8 PSL	HGLTV5.5II
1-3/4x14 LVL	MITI.81/14
3-1/2x14 PSL	GLTV3.514
5-1/4x14 PSL	HGLTV5.514

* LAST REVISED 05/19/15

P	OST CAP SCHED.
PC-44	CC44 SIMPSON - 4x4 POST
PC-66	CC66 SIMPSON - 6x6 POST
1000	0000 31111 3011 000 1 031

- I. SEE STRUCTURAL NOTES FOR REQUIRED WOOD SPECIES AND GRADE.
- 3. FOR 2x8 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY W/ (3) ROWS OF 16d NAILS AT 8" O.C.
- *O*F 16d NAILS AT 8" *O.C.* 5. NAIL OR BOLT MULTIPLE LVL BEAMS AND HEADERS PER MANUFACTURERS

CONT. CURVED HSSIO"x6"x5/I6" MICHAEL GRAVES - STAIRS OPEN ARCHITECTURE & DESIGN 341 NASSAU STREET CURVED HSS TUBE STRINGER PRINCETON, NJ 08540 BY STAIR MANUF T: 609.924.6409 F: 609.924.1795 STL 4 TO RECEIVE STRUCTURAL ENGINEER MTL DECK ---- STL 4 TO RECEIVE MTL DECK KSI PROFESSIONAL CURVED C8xII.5 STRUCTURAL STEEL ENGINEERS, LLC BRACKET W/ DIAG. BRACE TO PICK UP 149 YELLOWBROOK ROAD EDGE CHANNEL. FARMINGDALE, NJ 07727 T: 732.938.2661 F: 732.938.2661 FD-I P.T. (2) 2xIO— || || 7/8" TJ|| 360 FLR || STS || DBL ||| 7/8" || TJ| 360 FLR JSTS -PROVIDE SOLID PROVIDE DBL BLOCKING UNDER JSTS UNDER BRG BRG WALLS ABV WALL ABY -<u>NOTE:</u> JOIST SIZE CHANGE AT RE: SILL FOR WORKING BATHROOMS TO POINT LOCATION _ACCOMMODATE_ TILE FLOOR -11 7/8" TJ 360 FLR USTS REVISIONS: WI0x22 DATE: NO. DESCRIPTION: (FLUSH) MIOx30 (FLUSH) BRG WALL ABV -PROVIDE BOLID 2x BLOCKING BTWN ||FLR ||JOISTS AT BRG ||WALL ABV || —BRG WALL AB MIOX26 (FLUSH) (FDUSH) HBRG WALL ABY BRG WALL ABV PROVIDE P-9 POST AT EACH RAIL CONN'X LOCATION FOR TOTAL OF - Brg Wall 💆 (2) POSTS. COORD. LOCATION OF POSTS W/ ELEV MANUF & ARCH JOIST SIZE DW\$S. PROVIDE SOLID BLOCKING CHANGE AT AS REQ'D BTWN POST & WALL 9 1/2" TJI 230 FLR JSTS AT 16" O.C. BATHROOMS TO STUDS & FULLY SHEATH INSIDE ACCOMMODATE FACE W/ ¾" PLY, TYP. FULL HT. ——— PROVIDE DBL JSTS UNDER TUB, TILE FLOOR COORD LOCATION -<u>NOTE</u>: PROVIDE MIN 8"x16" w/ ARCH — PIER AND FILL SOLID W/ 3,000 PSI CONC, TYP. ALL -PROVIDE DBL 9 1/2" TJI 360 FLR USTS AT 16" O.C. STEEL BEAM BEARING PLATES JSTS UNDER TUB, COORD LOCATION -PROVIDE SOLID 2x BLOCKING w/ ARCH BTWN FLR JOISTS AT BRG WALLS ABV PROJECT NUMBER 2507-00 PROJECT NAME MEYER RESIDENCE FIRST FLOOR FRAMING PLAN -- INDICATES BEAM TO BEAM STL 4 TO RECĖIVE MOMENT CONN'X RE: TYP. MTL DECK-DETAILS S4.I FOR MORE INFO. 1 LORI ROAD PROVIDE DBL MONMOUTH BEACH, NJ 07750 W8x48 (DROP) I. TYPICAL FLOOR CONSTRUCTION 3/4" PLYWOOD SHEATHING ON WOOD JSTS UNDER TUB, FRAMED STRUCTURE. TOP OF SHEATHING ELEVATION SHOWN THUS +x'-x" COORD LOCATION ON PLAN AND IS REFERENCED FROM THE BUILDING'S DATUM. w/ ARGH — 2. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE. STAIR ALL JOISTS SHALL HAVE ONE ROW OF BRIDGING AT THE MIDSPAN. HSS TUBE BY ZONING 4. ALL OPENINGS IN THE EXTERIOR WALL 6'-O" AND GREATER SHALL HAVE STAIR MNFR A DOUBLE JACK STUD AND KING STUD. 5. REFER TO ARCH SECTIONS AND ELEVATIONS FOR PLATE HEIGHTS. W8x15 6. FOR TYPICAL DETAILS SEE DRAWING S4.1 7. FOR TYPICAL NOTES SEE DRAWINGS SO.I CERTIFICATE OF AUTHORIZATION NO. (DROP) 8. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY 24GA28128300 FLOOR JOIST FRAMING IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR ALL FLOOR AND ROOF FRAMING THAT IS PRE-ENGINEERED LUMBER. 9. INSTALL PROPER JOIST HANGERS AT ALL JOIST MEMBERS. THE INSTALLATION OF THE JOIST HANGERS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS. IO. PLACE DOUBLE JOISTS UNDER WALLS ABOVE OR PROVIDE SOLID BLOCKING AT 24" O.C. UNDER WALLS ABOVE WHERE NOT ALREADY INSTALLED. II. H-X/P-X DENOTES HEADER/BEAM AND END POST DESIGNATION, RE: SCHEDULE FOR SIZE. POSTS SIZES INDICATED ON PLAN AT POST LOCATIONS ARE SPECIFIC TO HEADER/BEAM END ONLY. 12. STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50 (UNO). 13. BEAMS SHOWN ON PLAN ARE EQUALLY SPACED BETWEEN COLUMN FIRST FLOOR CENTERLINES UNO ON PLAN. FRAMING PLAN II. L-I DENOTES (2)4"x8" 4000 PSI PRECAST CONC LINTELS REINF w/ (I)#4 TOP & BOTT. 12. FD-I = FLOOR DECK SHALL BE 2½" 4,000PSI N.W. CONCRETE TOPPING ON 3" 20GA GALVANIZED COMPOSITE METAL FLOOR DECK. TOTAL 05/11/16 THICKNESS = 5 ½". REINFORCE WITH WMF 6x6-WI.4xWI.4 AT -I" FROM TOP OF SLAB. 13. DIRECTION OF METAL DECK SHOWN THUS -ON PLAN. S1

DESIGN ARCHITECT

BEARING PLATE SCHEDULE

HEADER SCHEDULE					
H-I	(2) 2x8'5				
H-2	(2) 2xIO'S				
H-3	(2) 2xl2'5				
H-4	(3) 2x8'5				
H-5	(3) 2xIO'5				

HEADER SCHEDULE			FLITCH BEAM		
H-I	(2) 2x8'5		FB-I	(2) 1-3/4x11-7/8 w/ 1/2"x11.5" STL	
H-2	(2) 2x10'5			PLATE BOLT w/ I/2" DIA. BOLTS AT I2" O.C. STAGGERED.	
H-3	(2) 2x12'5		FB-2	(3) I-3/4xII-7/8 w/ (2) 3/8"xII.5" STI PLATE BOLT w/ I/2" DIA. BOLTS AT I2" O.C. STAGGERED.	
H-4	(3) 2x8'5				
H-5	(3) 2xIO'5			AT 12 U.U. STAGUERED.	
H-6	(3) 2x12'5				

C-I	3" DIA. STND PIPE COLUMN
C-2	4" DIA. STND PIPE COLUMN
C-3	5" DIA. STND PIPE COLUMN
C-4	HSS 8"x6"x3/8" RECTANGLE

_	HANGER SCHEDULE		
	DIMENSIONAL	LUMBER	
	2x8	LUS26	
	(2) 2x8'5	LU526-2	
	2xIO	LUS28	
	(2) 2x10'5	LU5228-2	
	2xl2	LUs2IO	
	(2) 2xl2'5	LUS210-2	

HANGER SCHEDULE

WOOD I-JOISTS

ļ	POST SCHEDULE
P-I	(2) 2x4'5
P-2	(2) 2x6'5
P-3	(3) 2x4'5
P-4	(3) 2x6'5
P-5	4x4
P-6	6x6
P-7	3-1/2x3-1/2 PSL POST
P-8	3-1/2x5-1/4 PSL POST
P-9	5-1/4x5-1/4 PSL POST

BEAM SCHEDULE

B-I | I-3/4x9-I/2 LVL

B-2 | 3-1/2x9-1/2 PSL

B-3 | 5-1/4x9-1/2 PSL

JOIST	TTL FLANGE WIDTH	HANGER
(1) 9-1/2 110	I 3/4"	ITSI.8I/9.5
(1) 9-1/2 230	2 5/16"	ITS2.37/9.5
(1) 11-7/8 110	I 3/4"	ITSI.8I/II.88
(1) 11-7/8 230/360	2 5/16"	ITS2.37/II.88
(1) 11-7/8 560	3 1/2"	ITS3.56/II.88
(1) 14 230/360	2 5/16"	ITS2.37/I4
(I) 14 56O	3 1/2"	ITS3.56/I4
(2) 9-1/2 110	3 1/2"	MIT49.5
(2) 9-1/2 230	4 5/8"	MIT359.5-2
(2) 11-7/8 110	3 1/2"	MIT4II.88
(2) 11-7/8 230/360	4 5/8"	MIT3511.88-2
(2) 11-7/8 560	7"	MP1411.88-2*
(2) 14 230/360	4 5/8"	MIT3514-2
(2) 14 560	7"	MP1414.88-2*
* REQUIRES WEB ST	TIFFENERS	

7x9-1/2 PSL
I-3/4xII-7/8 LVL
3-1/2x11-7/8 PSL
5-1/4x11-7/8 PSL
7x11-7/8 PSL
I-3/4xI4 LVL
3-1/2x14 PSL
5-1/4x14 PSL
7xI4 PSL
I-3/4xI6 LVL
3-1/2x16 PSL
5-1/4x16 PSL
7xI6 PSL
•
OST BASE SCHED.

HANGE	R SCHEDULE
PRE-ENGIN	NEERED BEAM
I-3/4×9-I/2 LVL	MIT9.5
3-1/2×9-1/2 PSL	GLTV3.59
5-1/4x9-1/2 PSL	GLTV5.59
1-3/4x11-7/8 LVL	MITII.88
3-1/2x11-7/8 PSL	GLTV3.5II
5-1/4x11-7/8 PSL	HGLTV5.511
1-3/4×14 LVL	MITI.81/14
3-1/2x14 PSL	GLTV3.514
5-1/4x14 PSL	HGLTV5.514

P	OST CAP SCHED.
PC-44	CC44 SIMPSON - 4x4 POST
DC 66	CC66 CIMPGON 6V6 POGT

PB-44 ABA44 SIMPSON - 4x4 POST

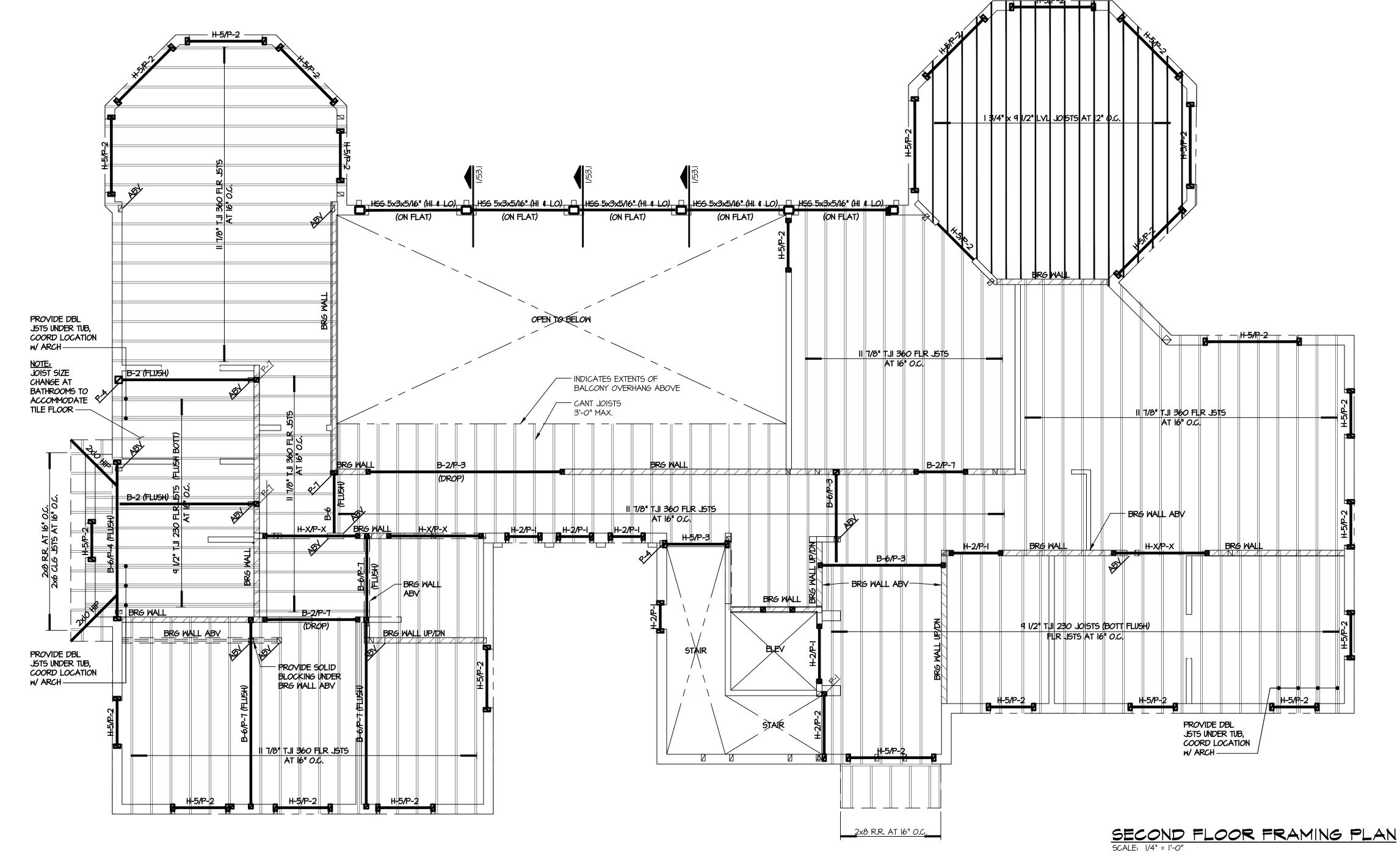
PB-66 ABA66 SIMPSON - 6x6 POST

PC-66 | CC66 SIMPSON - 6x6 POST

I. SEE STRUCTURAL NOTES FOR REQUIRED WOOD SPECIES AND GRADE. 2. PROVIDE I/2" PLYWOOD SHIM BETWEEN EACH PLY. MATCH DEPTH OF HEADER

3. FOR 2x8 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY w/ (3) ROWS OF 16d NAILS AT 8" O.C. 4. FOR 2xIO AND 2xI2 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY W/ (4) ROWS OF 16d NAILS AT 8" O.C.

5. NAIL OR BOLT MULTIPLE LVL BEAMS AND HEADERS PER MANUFACTURERS REQUIREMENTS. 6. PRE-ENGINEERED WOOD HEADERS MAY BE SUBSTITUTED FOR THE 2x WOOD HEADERS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.



NOTES:
I. TYPICAL FLOOR CONSTRUCTION 3/4" PLYWOOD SHEATHING ON WOOD FRAMED STRUCTURE. TOP OF SHEATHING ELEVATION SHOWN THUS +x'-x" T.O.S ON PLAN AND IS REFERENCED FROM THE BUILDING'S DATUM.

2. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE. 3. ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER.

4. ALL JOISTS SHALL HAVE ONE ROW OF BRIDGING AT THE MIDSPAN. 5. ALL RIM JOIST SHALL BE 1-1/4" LSL RIM JOIST OR EQUAL TO SUPPORT A MINIMUM OF 3400 LB/FT TYPICAL ALL FLOORS.

6. ALL HEADERS TO BE MIN. (2) 2x10'S IN 2x4 EXTERIOR WALL AND (3)2xIO'S IN 2X6 EXTERIOR WALL UNLESS NOTED OTHERWISE ON PLAN. 7. ALL OPENINGS IN THE EXTERIOR WALL 6'-O" AND GREATER SHALL HAVE A DOUBLE JACK STUD AND KING STUD.

8. REFER TO ARCH SECTIONS AND ELEVATIONS FOR PLATE HEIGHTS.

9. FOR TYPICAL DETAILS SEE DRAWING S4.1 IO. FOR TYPICAL NOTES SEE DRAWINGS SO.I

II. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY FLOOR JOIST FRAMING IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR ALL FLOOR AND ROOF FRAMING THAT IS PRE-ENGINEERED LUMBER.

1 LORI ROAD MONMOUTH BEACH, NJ 07750 ZONING

2507-00

MEYER RESIDENCE

PROJECT NUMBER

PROJECT NAME

REVISIONS:

DATE: NO DESCRIPTION:

MICHAEL GRAVES

ARCHITECTURE & DESIGN

341 NASSAU STREET PRINCETON, NJ 08540

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SEAL CERTIFICATE OF AUTHORIZATION NO. 24GA28128300

> SECOND FLOOR FRAMING PLAN

05/11/16

12. INSTALL PROPER JOIST HANGERS AT ALL JOIST MEMBERS. THE INSTALLATION OF THE JOIST HANGERS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS. 13. PLACE DOUBLE JOISTS UNDER WALLS ABOVE OR PROVIDE SOLID BLOCKING AT 24" O.C. UNDER WALLS ABOVE WHERE NOT ALREADY 14. H-X/P-X DENOTES HEADER/BEAM AND END POST DESIGNATION, RE: SCHEDULE FOR SIZE. POSTS SIZES INDICATED ON PLAN AT POST LOCATIONS ARE SPECIFIC TO HEADER/BEAM END ONLY.

K:\2015 Projects\1500_200-299 Misc\1500_217_1 Lori Rd Monmouth Beach, NJ (Michael Graves)\Structural Drawings\1500_217_Plans VER K.dwg. 8/17/2016 3:34:51 PM, ddevlin, DWG To PDF.pc3

HEADER SCHEDULE	
H-I	(2) 2x8'5
H-2	(2) 2xIO'5
H-3	(2) 2xl2'5
H-4	(3) 2x8'5
H-5	(3) 2xIO'5
H-6	(3) 2xl2'5

	FLITCH BEAM	
FB-I	(2) I-3/4xII-7/8 w/ I/2"xII.5" STL PLATE BOLT w/ I/2" DIA. BOLTS AT I2" O.C. STAGGERED.	
FB-2	(3) I-3/4xII-7/8 w/ (2) 3/8"xII.5" STL PLATE BOLT w/ I/2" DIA. BOLTS AT I2" O.C. STAGGERED.	

COLUMN SCHEDULE			
C-I	3" DIA. STND PIPE COLUMN		
C-2	4" DIA. STND PIPE COLUMN		
C-3	5" DIA. STND PIPE COLUMN		
C-4	HSS 8"x6"x3/8" RECTANGLE		

HANGER SCHEDULE		
	DIMENSIONAL	LUMBER
	2x8	LUS26
	(2) 2x8'S	LUS26-2
	2xIO	LUS28
	(2) 2x10'5	LUS228-2
	2xl2	LUs2IO
	(2) 2xl2'5	LUS210-2

HANGER SCHEDULE

F	POST SCHEDULE
P-I	(2) 2x4'5
P-2	(2) 2x6'5
P-3	(3) 2x4'5
P-4	(3) 2x6'5
P-5	4x4
P-6	6x6
P-7	3-1/2x3-1/2 PSL POST
P-8	3-1/2x5-1/4 PSL POST
P-9	5-1/4x5-1/4 PSL POST

MOOL	210L-1	TS
JOIST	TTL FLANGE WIDTH	HANGER
(1) 9-1/2 110	I 3/4"	ITSI.81/9.5
(1) 9-1/2 230	2 5/16"	ITS2.37/9.5
(1) 11-7/8 110	1 3/4"	ITSI.8I/II.88
(1) 11-7/8 230/360	2 5/16"	ITS2.37/II.88
(1) 11-7/8 560	3 1/2"	ITS3.56/II.88
(1) 14 230/360	2 5/16"	ITS2.37/I4
(I) 14 56 <i>0</i>	3 1/2"	ITS3.56/I4
(2) 9-1/2 110	3 1/2"	MIT49.5
(2) 9-1/2 230	4 5/8"	MIT359.5-2
(2) 11-7/8 110	3 1/2"	MIT411.88
(2) 11-7/8 230/360	4 5/8"	MIT3511.88-
(2) 11-7/8 560	7"	WP1411.88-2
(2) 14 230/360	4 5/8"	MIT3514-2
(2) 14 560	7"	WP1414.88-2
* REQUIRES WEB 5	TIFFENERS	
HANGER	R SCHEI	DULE

E	BEAM SCHEDULE
B-I	I-3/4x9-I/2 LVL
B-2	3-1/2x9-1/2 PSL
B-3	5-I/4x9-I/2 PSL
B-4	7x9-1/2 PSL
B-5	I-3/4×II-7/8 LVL
B-6	3-1/2x11-7/8 PSL
B-7	5-1/4xII-7/8 PSL
В-8	7xII-7/8 PSL
B-9	I-3/4xI4 LVL
B-10	3-1/2x14 PSL
B-II	5-1/4x14 PSL
B-I2	7xI4 PSL
B-13	I-3/4xI6 LVL
B-14	3-1/2x16 PSL
B-15	5-1/4x16 PSL
B-16	7xI6 PSL
B-16	TxI6 PSL

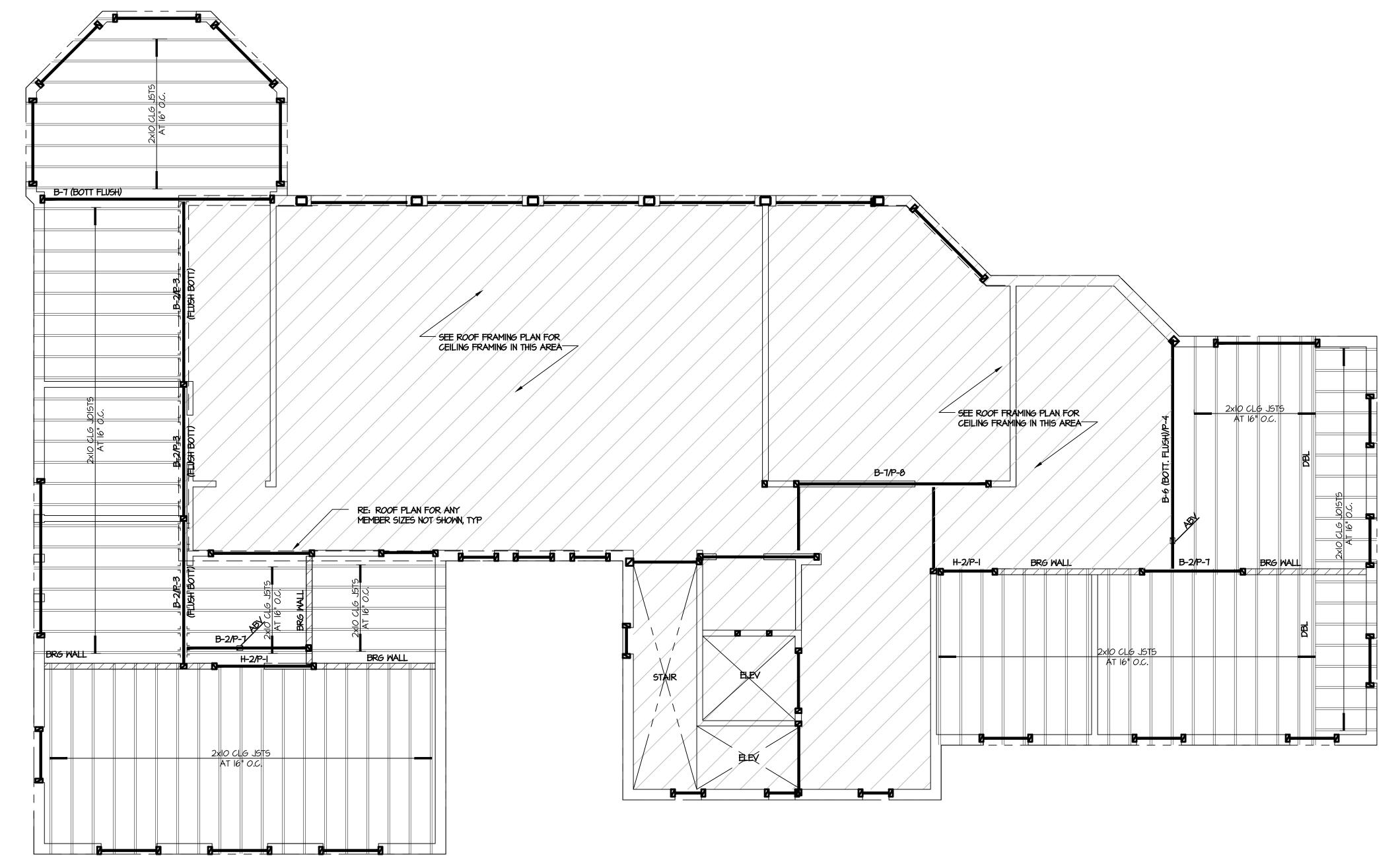
PRE-ENGIN	NEERED BEAMS
1-3/4×9-1/2 LVL	MIT9.5
3-1/2×9-1/2 PSL	GLTV3.59
5-1/4x9-1/2 PSL	GLTV5.59
1-3/4x11-7/8 LVL	MITII.88
3-1/2x11-7/8 PSL	GLTV3.511
5-1/4x11-7/8 PSL	HGLTV5.511
1-3/4x14 LVL	MITI.81/14
3-1/2x14 PSL	GLTV3.514
5-1/4x14 PSL	HGLTV5.514

PO	OST CAP SCHED.
PC-44	CC44 SIMPSON - 4x4 POST
PC-66	CC66 SIMPSON - 6x6 POST

POST BASE SCHED.

PB-44 | ABA44 SIMPSON - 4x4 POST PB-66 ABA66 SIMPSON - 6x6 POST

- I. SEE STRUCTURAL NOTES FOR REQUIRED WOOD SPECIES AND GRADE.
- 2. PROVIDE I/2" PLYWOOD SHIM BETWEEN EACH PLY. MATCH DEPTH OF HEADER 3. FOR 2x8 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY W/ (3) ROWS OF
- 16d NAILS AT 8" O.C. 4. FOR 2xIO AND 2xI2 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY w/ (4) ROWS
- OF 16d NAILS AT 8" O.C. 5. NAIL OR BOLT MULTIPLE LVL BEAMS AND HEADERS PER MANUFACTURERS
- REQUIREMENTS.
- 6. PRE-ENGINEERED WOOD HEADERS MAY BE SUBSTITUTED FOR THE 2x WOOD HEADERS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.



CEILING FRAMING PLAN SCALE: 1/4" = 1'-0"

- I. TYPICAL FLOOR CONSTRUCTION 3/4" PLYWOOD SHEATHING ON WOOD FRAMED STRUCTURE. TOP OF SHEATHING ELEVATION SHOWN THUS +x'-x" T.O.S ON PLAN AND IS REFERENCED FROM THE BUILDING'S DATUM. 2. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE.
- 3. ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER. 4. ALL JOISTS SHALL HAVE ONE ROW OF BRIDGING AT THE MIDSPAN.
- 5. ALL RIM JOIST SHALL BE I-1/4" LSL RIM JOIST OR EQUAL TO SUPPORT A
- MINIMUM OF 3400 LB/FT TYPICAL ALL FLOORS. 6. ALL HEADERS TO BE MIN. (2) 2x10'S IN 2x4 EXTERIOR WALL AND (3)2xIO'S IN 2X6 EXTERIOR WALL UNLESS NOTED OTHERWISE ON PLAN.
- 7. ALL OPENINGS IN THE EXTERIOR WALL 6'-O" AND GREATER SHALL HAVE A DOUBLE JACK STUD AND KING STUD.
- 8. REFER TO ARCH SECTIONS AND ELEVATIONS FOR PLATE HEIGHTS. 9. FOR TYPICAL DETAILS SEE DRAWING S4.1
- 10. FOR TYPICAL NOTES SEE DRAWINGS SO.I II. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY FLOOR JOIST FRAMING IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR ALL FLOOR AND ROOF FRAMING THAT IS
- PRE-ENGINEERED LUMBER. 12. INSTALL PROPER JOIST HANGERS AT ALL JOIST MEMBERS. THE INSTALLATION OF THE JOIST HANGERS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS.
- 13. PLACE DOUBLE JOISTS UNDER WALLS ABOVE OR PROVIDE SOLID BLOCKING AT 24" O.C. UNDER WALLS ABOVE WHERE NOT ALREADY
- INSTALLED. 14. H-X/P-X DENOTES HEADER/BEAM AND END POST DESIGNATION, RE: SCHEDULE FOR SIZE. POSTS SIZES INDICATED ON PLAN AT POST
- LOCATIONS ARE SPECIFIC TO HEADER/BEAM END ONLY. 15. REFER TO ROOF PLAN FOR ANY MEMBER SIZES NOT INDICATED ON THIS

ARCHITECTURE & DESIGN 341 NASSAU STREET PRINCETON, NJ 08540 T: 609.924.6409 F: 609.924.1795 KSI PROFESSIONAL ENGINEERS, LLC 149 YELLOWBROOK ROAD FARMINGDALE, NJ 07727 T: 732.938.2661 F: 732.938.2661 REVISIONS: DATE: NO DESCRIPTION: PROJECT NUMBER 2507-00 PROJECT NAME MEYER RESIDENCE 1 LORI ROAD MONMOUTH BEACH, NJ 07750 ZONING SEAL CERTIFICATE OF AUTHORIZATION NO. 24GA28128300 CEILING FRAMING PLAN

05/11/16

DESIGN ARCHITECT

MICHAEL GRAVES

K:\2015 Projects\1500_200-299 Misc\1500_217_1 Lori Rd Monmouth Beach, NJ (Michael Graves)\Structural Drawings\1500_217_Plans VER K.dwg. 8/17/2016 3:34:52 PM, ddevlin, DWG To PDF.pc3

H	HEADER SCHEDULE		FLITCH BEAM	
H-I	(2) 2x8'5		FB-I	(2) I-3/4xII-7/8 w/ I/2"xII.5" STL
H-2	(2) 2xIO'5			PLATE BOLT w/ I/2" DIA. BOLTS AT I2" O.C. STAGGERED.
H-3	(2) 2xl2'5		FB-2	(3) I-3/4xII-7/8 w/ (2) 3/8"xII.5" STL PLATE BOLT w/ I/2" DIA. BOLTS AT I2" O.C. STAGGERED.
H-4	(3) 2x8'5			
H-5	(3) 2xIO'5] L		AT 12 U.C. STAGGERED.
H-6	(3) 2xl2'5	Г	•	

		HANGE
C	DLUMN SCHEDULE	DIMENSI
C-I	3" DIA. STND PIPE COLUMN	2x8
C-2	4" DIA. STND PIPE COLUMN	(2) 2x8'5
C-3	5" DIA. STND PIPE COLUMN	2xI <i>O</i>
C-4	H55 8"x6"x3/8" RECTANGLE	(2) 2x10'5
		つべつ

P-I	(2) 2x4'5
P-2	(2) 2x6'5
P-3	(3) 2x4'5
P-4	(3) 2x6'5
P-5	4×4
P-6	6x6
P-7	3-1/2x3-1/2 PSL POST
P-8	3-1/2x5-1/4 PSL POST
P-9	5-I/4x5-I/4 PSL POST

E	BEAM SCHEDULE
B-I	I-3/4x9-I/2 LVL
B-2	3-1/2x9-1/2 PSL
B-3	5-I/4x9-I/2 PSL
B-4	7x9-1/2 PSL
B-5	I-3/4×II-7/8 LVL
B-6	3-1/2x11-7/8 PSL
B-7	5-1/4x11-7/8 PSL
B-8	7xII-7/8 PSL
B-9	I-3/4xI4 LVL
B-10	3-1/2x14 PSL
B-II	5-1/4x14 PSL
B-I2	7xI4 PSL
B-13	I-3/4xI6 LVL
B-I4	3-1/2x16 PSL

PC	ST BASE SCHED.
PB-44	ABA44 SIMPSON - 4x4 POST
PB-66	ABA66 SIMPSON - 6x6 POST

B-15 | 5-1/4x16 PSL B-16 | 7x16 PSL

P	OST CAP SCHED.
PC-44	CC44 SIMPSON - 4x4 POST
PC-66	CC66 SIMPSON - 6x6 POST

I. SEE STRUCTURAL NOTES FOR REQUIRED WOOD SPECIES AND GRADE.

- 2. PROVIDE I/2" PLYWOOD SHIM BETWEEN EACH PLY. MATCH DEPTH OF HEADER 3. FOR 2x8 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY W/ (3) ROWS OF 16d NAILS AT 8" O.C.
- 4. FOR 2xIO AND 2xI2 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY W/ (4) ROWS OF 16d NAILS AT 8" O.C.
- 5. NAIL OR BOLT MULTIPLE LVL BEAMS AND HEADERS PER MANUFACTURERS REQUIREMENTS.
- 6. PRE-ENGINEERED WOOD HEADERS MAY BE SUBSTITUTED FOR THE 2x WOOD HEADERS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

PLATE BOLT w/ I/2" DIA. BOLTS AT 12" O.C. STAGGERED. HANGER SCHEDULE IONAL LUMBER LUS26 LUS26-2 LUS28

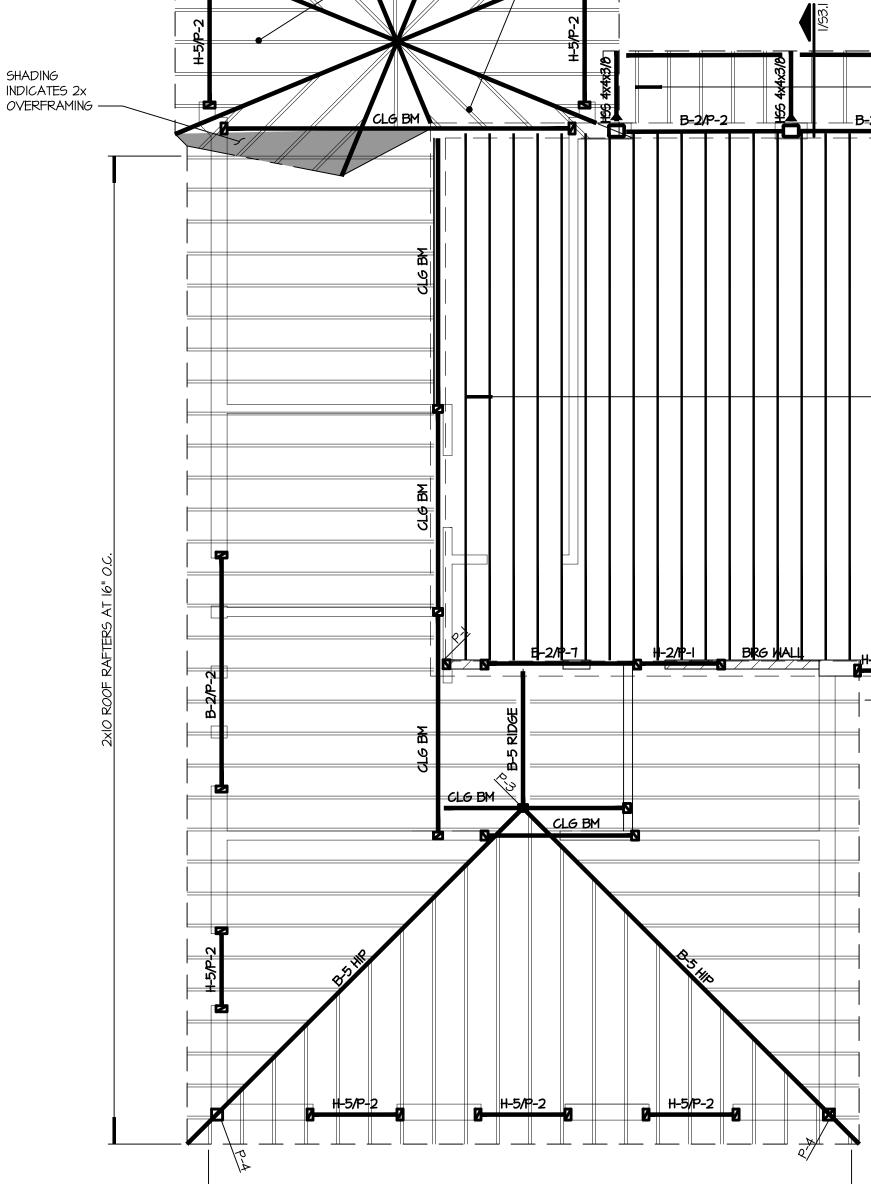
(2) 2xl2'5

LUS228-2 LUs210

LUS210-2

HANGER SCHEDULE			
MOOD I-JOISTS			
JOIST	TTL FLANGE WIDTH	HANGER	
(1) 9-1/2 110	I 3/4"	ITSI.81/9.5	
(1) 9-1/2 230	2 5/16"	ITS2.37/9.5	
(1) 11-7/8 110	I 3/4"	ITSI.8I/II.88	
(1) 11-7/8 230/360	2 5/16"	ITS2.37/II.88	
(1) 11-7/8 560	3 1/2"	ITS3.56/II.88	
(1) 14 230/360	2 5/16"	ITS2.37/I4	
(1) 14 560	3 1/2"	ITS3.56/I4	
(2) 9-1/2 110	3 1/2"	MIT49.5	
(2) 9-1/2 230	4 5/8"	MIT359.5-2	
(2) 11-7/8 110	3 1/2"	MIT4II.88	
(2) 11-7/8 230/360	4 5/8"	MIT35II.88-2	
(2) 11-7/8 560	7"	WP1411.88-2*	
(2) 14 230/360	4 5/8"	MIT3514-2	
(2) 14 560	7"	WP1414.88-2*	

* REQUIRES WEB STIFFENERS		
HANGER S	CHEDULE	
PRE-ENGINEE	RED BEAMS	
I-3/4x9-I/2 LVL	MIT9.5	
3-1/2x9-1/2 PSL	GLTV3.59	
5-1/4x9-1/2 PSL	GLTV5.59	
I-3/4xII-7/8 LVL	MITII.88	
3-1/2x11-7/8 PSL	GLTV3.511	
5-1/4x11-7/8 PSL	HGLTV5.5II	
I-3/4xI4 LVL	MITI.81/14	
3-1/2x14 PSL	GLTV3.514	
5-1/4x14 PSL	HGLTV5.514	
* L	AST REVISED 05/19/15	



HIGH ROOF FRAMING PLAN SCALE: 1/4" = 1'-0"

- 2x10 R.R. AT 16"

- BUILT UP CURVED PLYWOOD

3/4"XII-11/8" LVI ROOF TERRACE JOISTS

STAIR

_B-6/P-3 \(\)

- INDICATES BEAM TO COL

FULL PEN MOMENT CONN'X

TYP OF (6) LOCATIONS.

BEAM 3 I/2" WIDE; 5 I/2"

DEEP (MIN)

OPEN

I. TYPICAL ROOF CONSTRUCTION 3/4" PLYWOOD SHEATHING ON WOOD FRAMED STRUCTURE. TOP OF SHEATHING ELEVATION SHOWN THUS +x'-x" T.O.S ON PLAN AND IS REFERENCED FROM THE BUILDING'S DATUM.

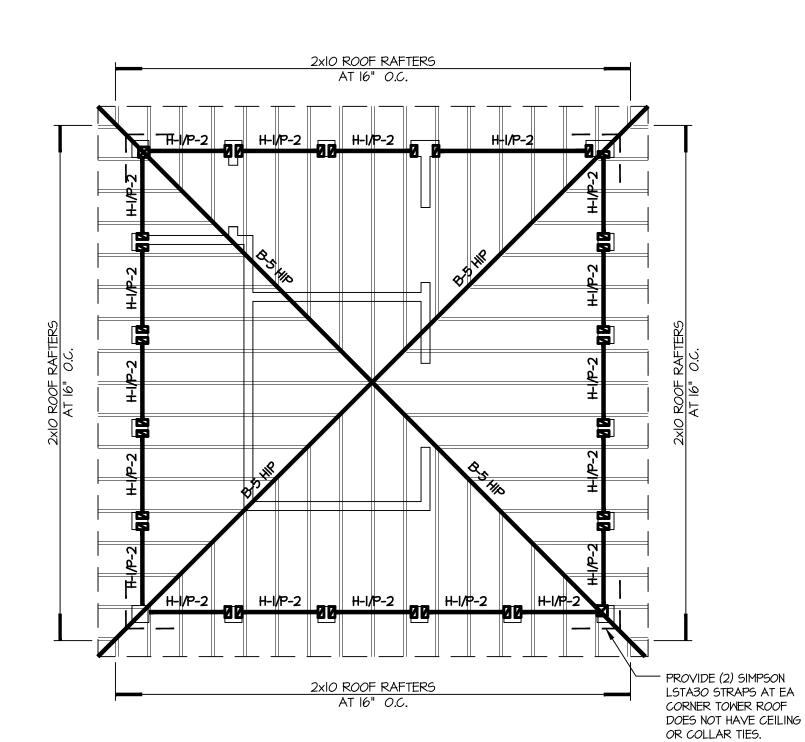
3. ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER. 4. ALL HEADERS TO BE MIN. (2) 2xIO'S IN 2x4 EXTERIOR WALL AND (3)2xIO'S IN 2X6 EXTERIOR WALL UNLESS NOTED OTHERWISE ON

2. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE.

- 5. ALL OPENINGS IN THE EXTERIOR WALL 6'-O" AND GREATER SHALL HAVE A DOUBLE JACK STUD AND KING STUD.
- 6. REFER TO ARCH SECTIONS AND ELEVATIONS FOR PLATE HEIGHTS. 7. FOR TYPICAL DETAILS SEE DRAWING S4.1
- 8. FOR TYPICAL NOTES SEE DRAWINGS SO.I

2xIO ROOF RAFTERS AT I6" O.C

- 9. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY FRAMING IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR ALL ROOF FRAMING THAT IS PRE-ENGINEERED LUMBER OR ROOF TRUSS CONSTRUCTION.
- 10. INSTALL PROPER HANGERS AT ALL ROOF RAFTERS. THE INSTALLATION OF THE HANGERS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS.
- II. PROVIDE SIMPSON H2.5A HURRICANE CLIPS AT ALL ROOF RAFTER CONNECTION TO WALL TOP PLATE OR BEAM.
- 12. H-X/P-X DENOTES HEADER/BEAM AND END POST DESIGNATION, RE: SCHEDULE FOR SIZE. POSTS SIZES INDICATED ON PLAN AT POST LOCATIONS ARE SPECIFIC TO HEADER/BEAM END ONLY.



ROOF FRAMING PLAN

INDICATES PARAPET STUD WALL ABY. PROVIDE SOLID 2x|BLOCKING|BTWN LVL

| ROOF JOISTS UNDER WALL

2xIO ROOF RAFTERS AT I6" O.C.

I. TYPICAL ROOF CONSTRUCTION 3/4" PLYWOOD SHEATHING ON WOOD FRAMED STRUCTURE. TOP OF SHEATHING ELEVATION SHOWN THUS +x'-x" T.O.S ON PLAN AND IS REFERENCED FROM THE BUILDING'S

2xIO ROOF RAFTERS AT I6" O.C.

H-5/P-2

INDICATES PARAPET STUD | WALL ABV. RE! ARCH PLANS FOR MORE INFO

2. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE. 3. ALL 2x STRUCTURAL FRAMING TO BE #2 DOUG FIR OR BETTER. 4. ALL HEADERS TO BE MIN. (2) 2x10'S IN 2x4 EXTERIOR WALL AND (3)2xIO'S IN 2X6 EXTERIOR WALL UNLESS NOTED OTHERWISE ON

5. ALL OPENINGS IN THE EXTERIOR WALL 6'-O" AND GREATER SHALL HAVE A DOUBLE JACK STUD AND KING STUD.

6. REFER TO ARCH SECTIONS AND ELEVATIONS FOR PLATE HEIGHTS. 7. FOR TYPICAL DETAILS SEE DRAWING S4.1

8. FOR TYPICAL NOTES SEE DRAWINGS SO.I 9. GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL PROPRIETARY FRAMING IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS. TYPICAL FOR ALL ROOF FRAMING THAT IS

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MANUFACTURER'S RECOMMENDED DETAILS. II. PROVIDE SIMPSON H2.5A HURRICANE CLIPS AT ALL ROOF RAFTER CONNECTION TO WALL TOP PLATE OR BEAM.

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T: 609.924.6409 F: 609.924.1795 STRUCTURAL ENGINEER KSI PROFESSIONAL ENGINEERS, LLC 149 YELLOWBROOK ROAD

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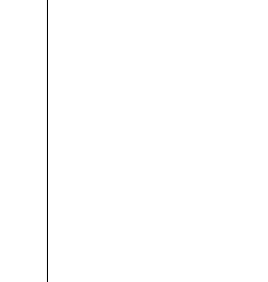
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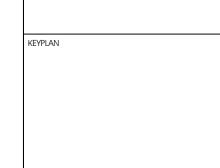
MICHAEL GRAVES

ARCHITECTURE & DESIGN

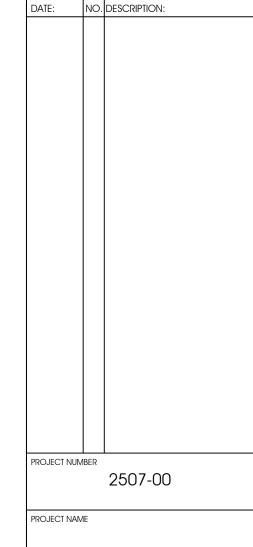
341 NASSAU STREET

PRINCETON, NJ 08540





REVISIONS:



MEYER RESIDENCE

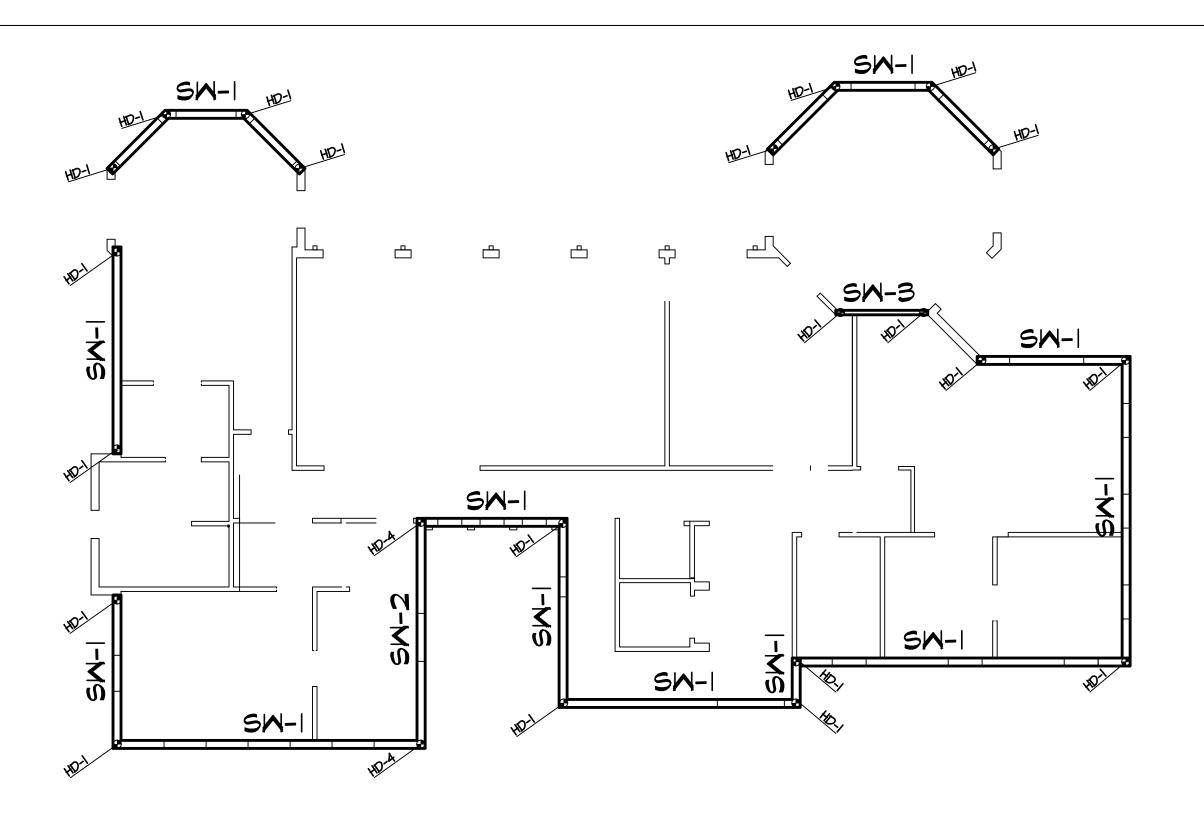
1 LORI ROAD MONMOUTH BEACH, NJ 07750

ZONING

SEAL CERTIFICATE OF AUTHORIZATION NO. 24GA28128300

ROOF FRAMING PLAN

05/11/16



FIRST FLOOR SHEAR WALL PLAN

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

NOTES:

I. SM-X INDICATES WOOD SHEAR WALL. RE: SCHEDULE FOR INFO.

2. HD-X INDICATES HOLD DOWN. RE: SCHEDULE FOR INFO.

	SHEAR WALL SCEDULE								
SHEAR WALL NUMBER	SIDE ONE			SIDE TWO			TOTAL SHEAR (LB/FT)		
	SHEATHING TYPE	BLOCKED	FASTENERS	SHEAR VALUE (LB/FT)	SHEATHING TYPE	BLOCKED	FASTENERS	SHEAR VALUE (LB/FT)	
SM-I	7/16" OSB	YES	8D COMMON NAILS AT 6" AT SHEET EDGES	335					335
SM-2	7/16" OSB	YE5	8D COMMON NAILS AT 4" AT SHEET EDGES	645	1/2" GYPSUM BOARD	YES	5D COOLER NAILS AT 7" O.C.	l25	770
SM-3	I/2" GYPSUM BOARD	YES	5D COOLER NAILS AT 4" O.C.	125	1/2" GYPSUM BOARD	YES	5D COOLER NAILS AT 7" O.C.	125	250
SM-4	I/2" GYPSUM BOARD	NO	5D COOLER NAILS AT 7" O.C.		1/2" GYPSUM BOARD	NO	5D COOLER NAILS AT 7" O.C.	100	490 200
SM-5	7/16" <i>O</i> SB	YES	8D COMMON NAILS AT 4" AT SHEET EDGES	490	7/16" OSB	YES	8D COMMON NAILS AT 4" AT SHEET EDGES	490	980
SM-6	15/32" <i>0</i> 9B	YES	8D COMMON NAILS AT 4" AT SHEET EDGES	532					532
SW-7	15/32" <i>O</i> SB	YES	IOD COMMON NAILS AT 4" AT SHEET EDGES	645					645

NOTES:

- I. ALL PLYWOOD OR OSB SHEAR WALLS TO HAVE 12" o.c. FIELD SPACING.
- 2. ALL PLYWOOD OR OSB SHEAR WALLS STUDS TO BE SPACED AT 16" o.c. MAX.
- 3. ALL PLYWOOD OR OSB SHEAR WALLS TO HAVE I 1/2" MINIMUM NAIL PENETRATION IN FRAMING.
- 4. ALL WIND RESISTANT ANCHORS SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE SHEATHING.
- 5. ALL SIZES AND LOADS BASED ON THE IRC 2009 NJ EDITION.
- 6. ALL PLYWOOD SHEATHING IS TO OVERLAP BAND JOIST/PLATE BETWEEN FLOORS.
- 7. ALL WOOD SHEATHING TO BE C-D OR C-C GRADE OR BETTER.
- 8. PLYWOOD MAY BE SUBSTITUTED FOR OSB TYPICALLY. THICKER SHEATHING MATERIALS MAY ALSO BE USED WITH NO REDUCTION IN LOAD CAPACITY INDICATED.

SM-I HD-I HD-I HD-I		
	SM-I	SM-I
SM-I		SM-I

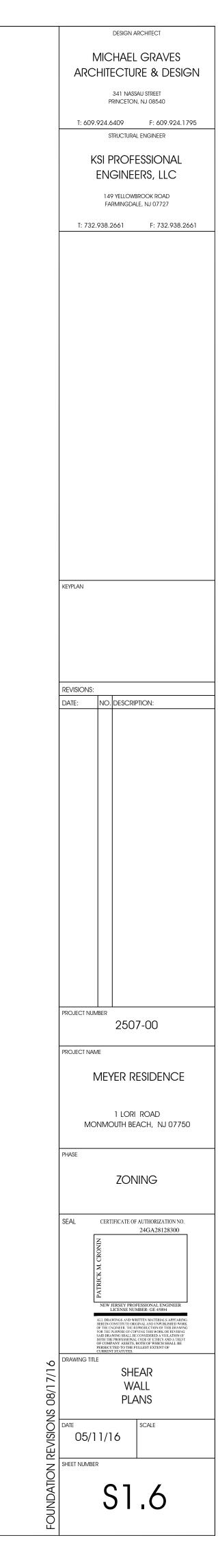
SECOND FLOOR SHEAR WALL PLAN SCALE: 1/8" = 1'-0"

NOTES:

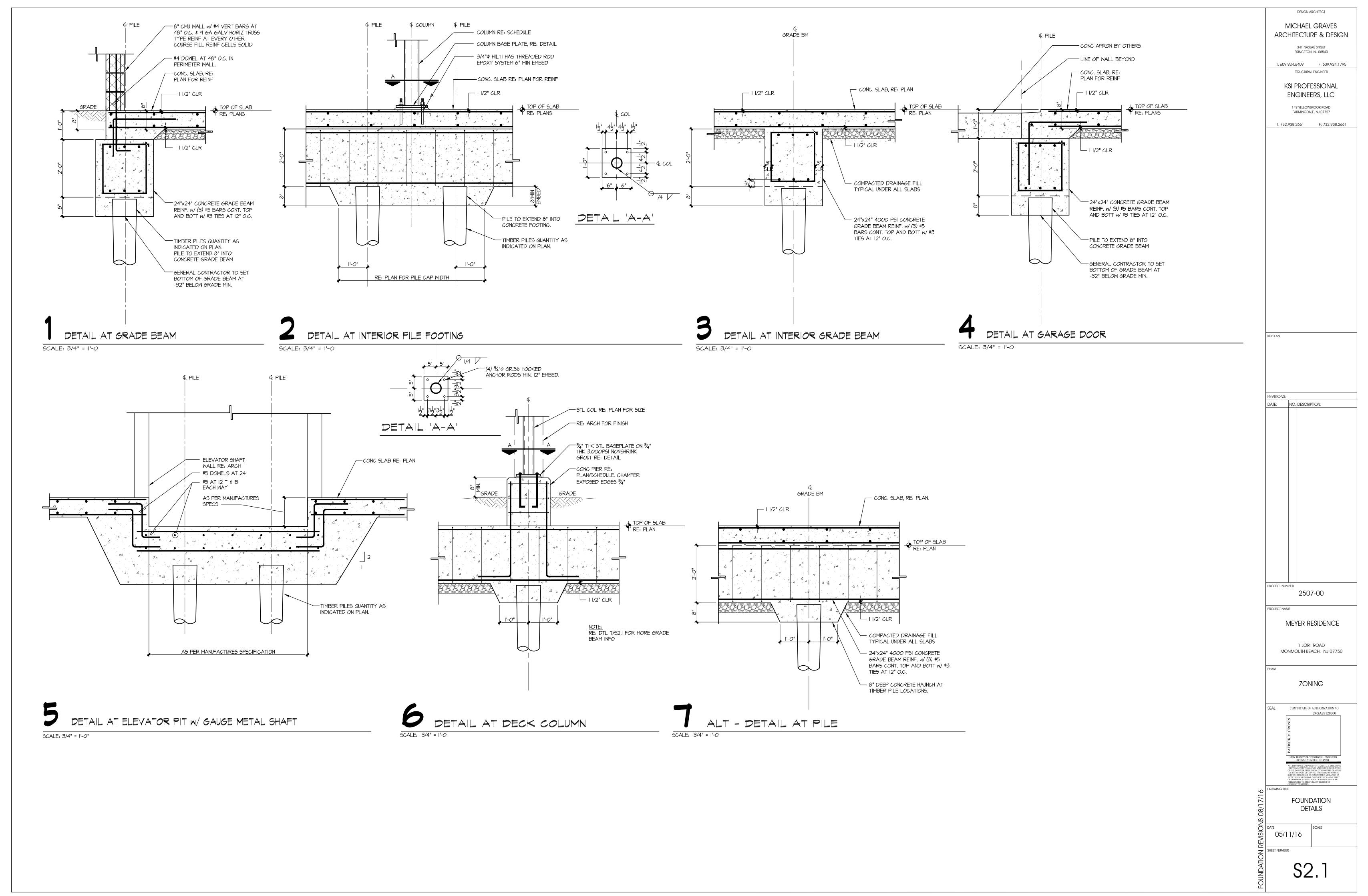
I. SW-X INDICATES WOOD SHEAR WALL. RE: SCHEDULE FOR INFO.

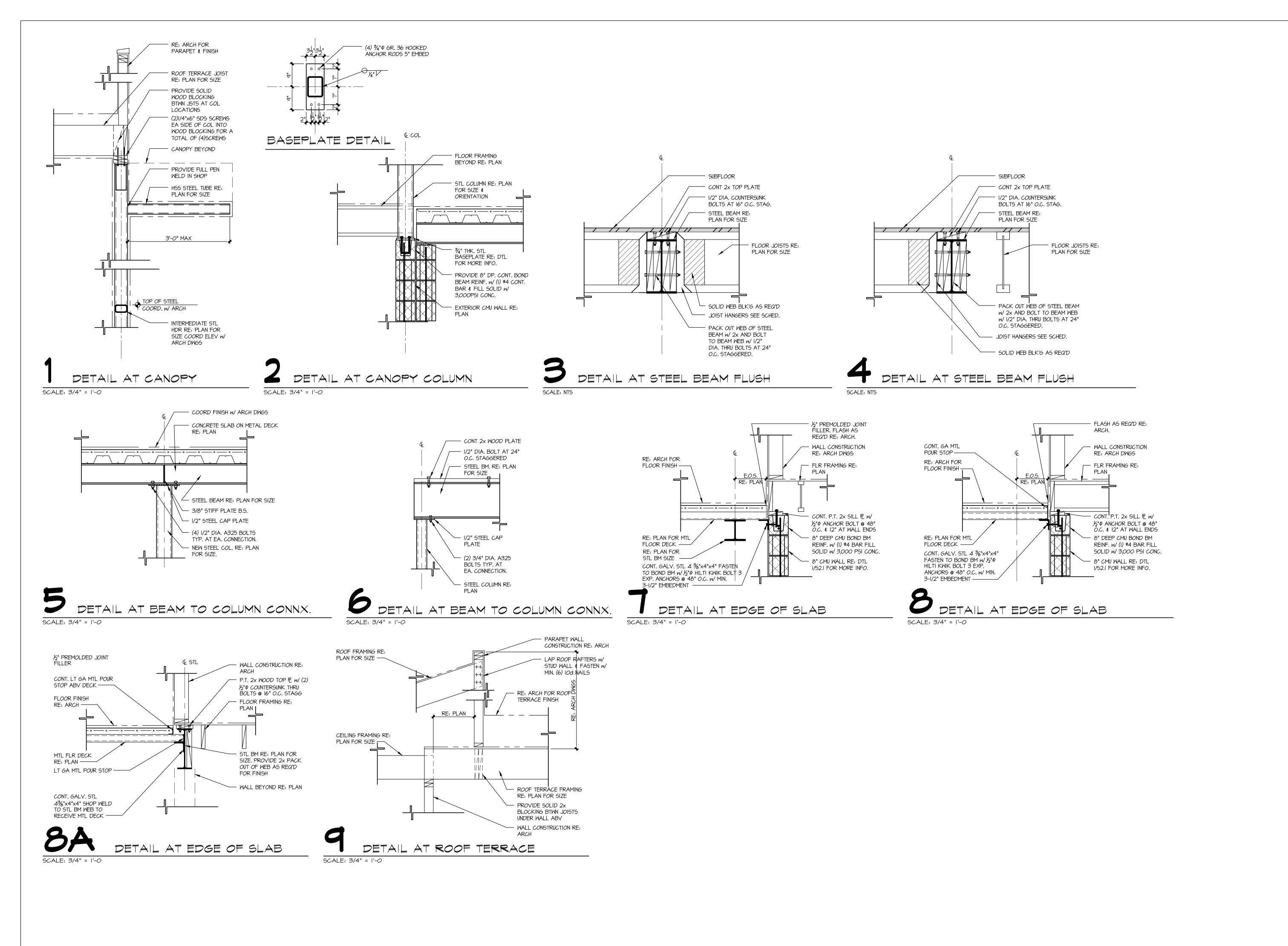
2. HD-X INDICATES HOLD DOWN. RE: SCHEDULE FOR INFO.

HOLD DOWN SCHEDULE					
HOLD DOWN NUMBER	HOLD DOWN DESCRIPTION	HOLD DOWN CAPACITY (LBS)			
HD-I	SIMPSON MSTA24 STRAPPING	18-10d NAILS	1640 LB		
HD-IA	SIMPSON HTTI6	18-16d NAILS & 56" DIAMETER BOLT OR ALL THREAD ROD	3400 LB		
HD-2	SIMPSON CSI6 STRAP TIE 14" END LENGTH	26-8d NAILS	1705 LB		
HD-2A	SIMPSON CSI6 STRAP TIE 14" END LENGTH WRAP AROUND BM BELOW	26-8d NAILS	1705 LB		
HD-3	SIMPSON MSTC66 STRAP TIE 25" END LENGTH WRAP AROUND BM BELOW	64-16d NAILS	5660 LB		
HD-4	SIMPSON HDU4-SDS2.5	IO SDS SCREWS I/4"x2 I/2" & %" DIAMETER ALL THREAD ROD	4565 LB		

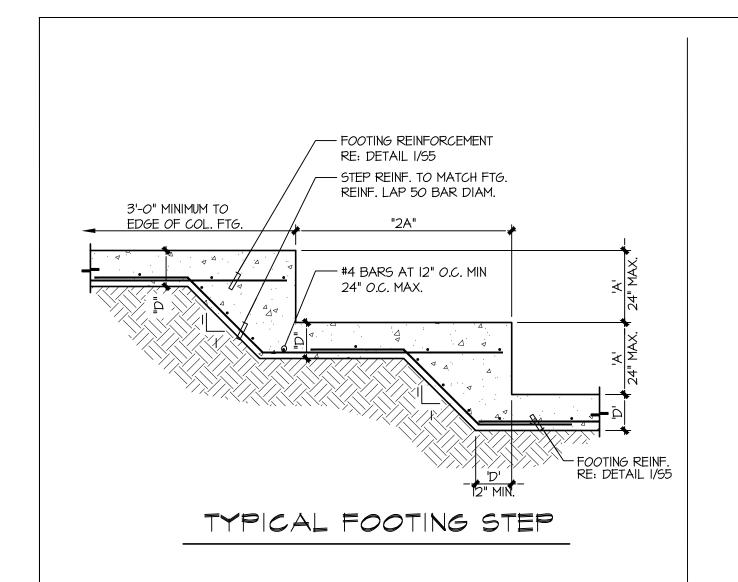


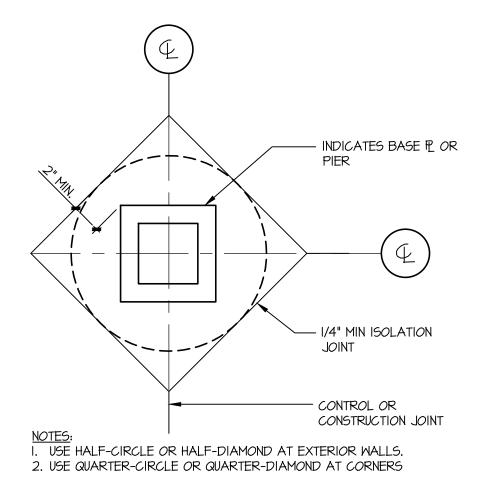
K:\2015 Projects\1500_200-299 Misc\1500_217_1 Lori Rd Monmouth Beach, NJ (Michael Graves)\Structural Drawings\1500_217_Plans VER K.dwg, 8/17/2016 3:34:55 PM, ddevlin, DWG To PDF.pc3



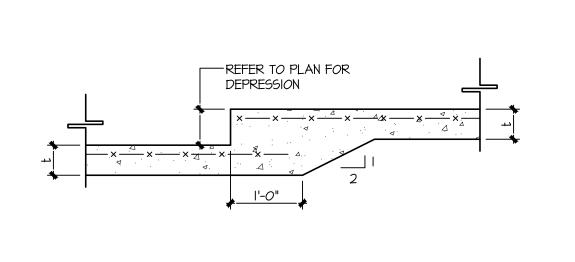


DESIGN ARCHITECT MICHAEL GRAVES ARCHITECTURE & DESIGN 341 NASSAU STREET PRINCETON, NJ 08540 T: 609.924.6409 F: 609.924.1795 STRUCTURAL ENGINEER KSI PROFESSIONAL ENGINEERS, LLC 149 YELLOWBROOK ROAD FARMINGDALE, NJ 07727 T: 732.938.2661 F: 732.938.2661 REVISIONS: DATE: NO. DESCRIPTION: PROJECT NUMBER 2507-00 PROJECT NAME MEYER RESIDENCE 1 LORI ROAD MONMOUTH BEACH, NJ 07750 ZONING SEAL CERTIFICATE OF AUTHORIZATION NO. FRAMING DETAILS 05/11/16 S3.

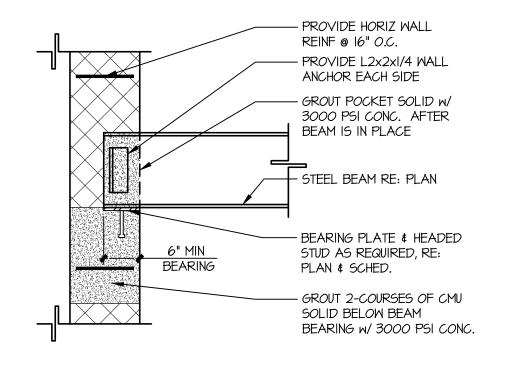




COLUMN ISOLATION JOINT DETAIL



TYPICAL SLAB ON GRADE DEPRESSION DETAIL



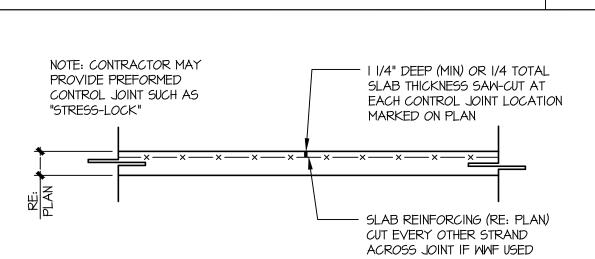
SPECIAL UNITS AT CONTROL JOINT WITH NEOPRENE CONTROL JOINT MAX CONTROL JOINT-SPACING 25'-0" NOTES:

CONTROL JOINTS TO OCCUR FULL HEIGHT OF WALL.

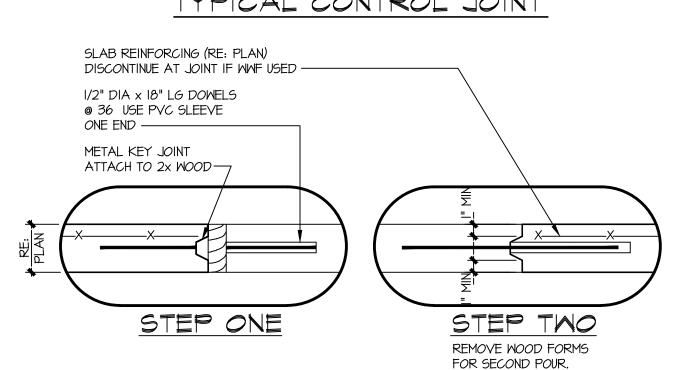
HORIZONTAL JOINT REINFORCING TO BE DISCONTINUOUS. 3. BOND BEAM REINFORCING TO BE CONTINUOUS. WRAP BARS IN GREASE COATED WRAP OR PROVIDE JOINT STABILIZER

TYPICAL STEEL BEAM INTO CMU WALL DETAIL

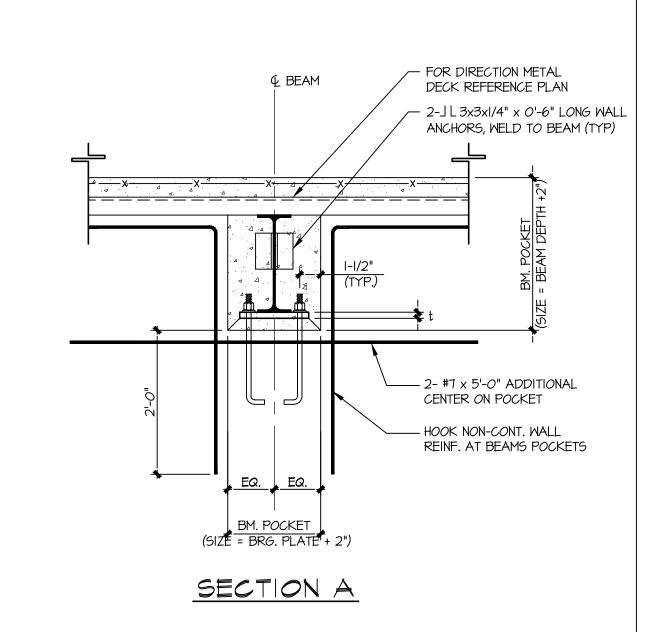
CONTROL JOINT DETAIL IN CMU WALL



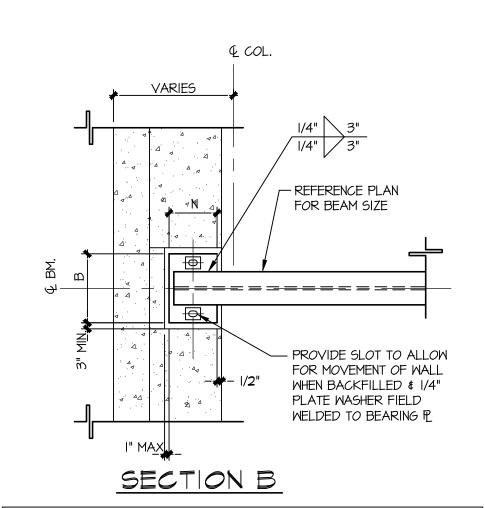
TYPICAL CONTROL JOINT



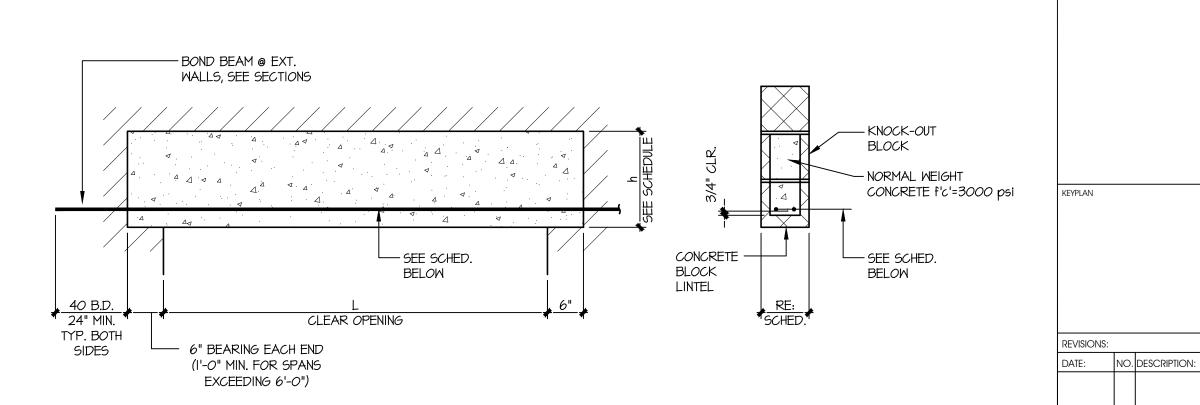
TYPICAL CONSTRUCTION JOINT SCALE: 3/4" = 1'-0"



TYPICAL BEARING PLATE DETAIL



BEARING PLATE SCHEDULE					
BP	SIZE	MAX ∨ (kips)	t × N × B		
BPI	WI2 / WI4	17	l" x 5" x l2"		
BP2	W16 / W18	28	/4" x 5" x '- "		
BP3	W24	45	l l/2" x 5" x l'-2"		



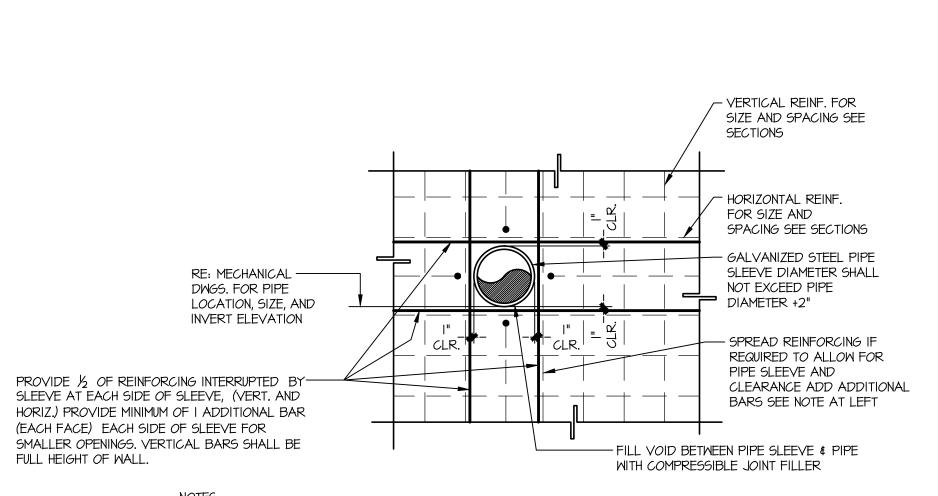
ELEVATION

LINTEL	8" MASONRY	'UNITS	IO" MASONRY UNITS		
MARK	REINFORCING	h	REINFORCING	h	
L-I	2-#5	8"	2-#5	8"	
L-2	2-#5	16"	2-#5	16"	
L-3	2-#6	24"	3-#5	24"	

NOTES:
I. PROVIDE REINFORCED MASONRY LINTEL IN ALL EXTERIOR WALLS AND EXPOSED INTERIOR WALLS. 2. PROVIDE ADEQUATE TEMPORARY SHORING UNDER LINTEL UNTIL CONCRETE FILL HAS REACHED 3,000 psi

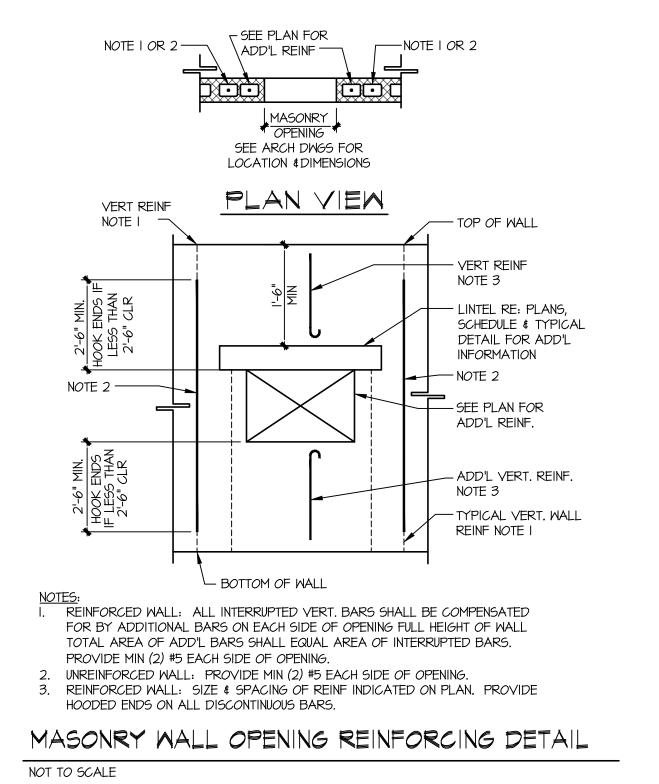
SECTION

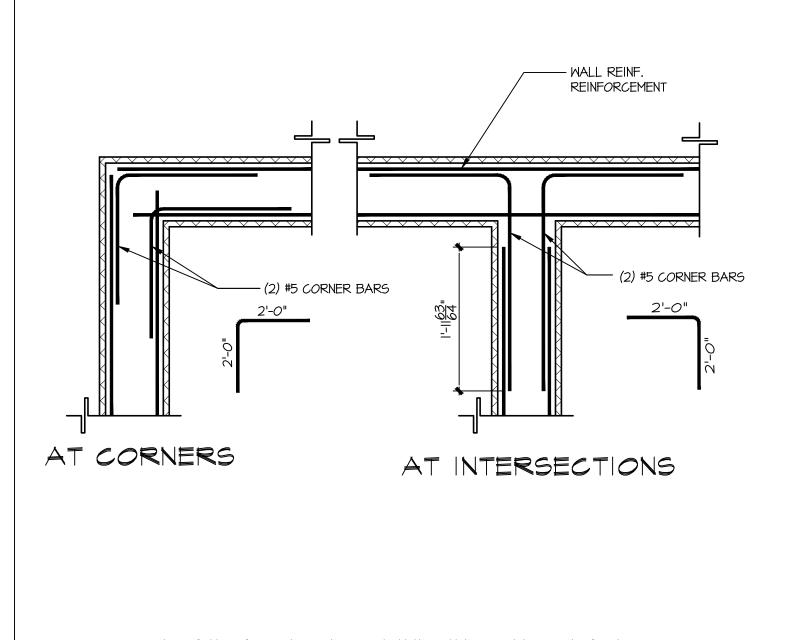
TYPICAL REINFORCED CONCRETE MASONRY LINTEL SCHEDULE AND DETAIL



ALL PENETRATIONS THROUGH WALLS ARE SUBJECT TO APPROVAL BY STRUCTURAL ENGINEER. 2. MINIMUM CLEAR DISTANCE BETWEEN ADJACENT SLEEVES SHALL NOT BE LESS THAN 2'-O". 3. HOOK ALL INTERRUPTED CONTINUOUS BARS.

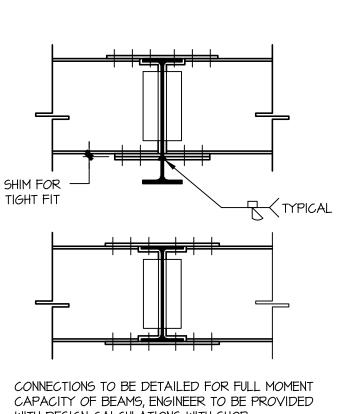
TYPICAL PIPE PENETRATION THROUGH FOUNDATION WALL





DETAIL AT HORIZ. REINF. IN BOND BEAMS

NOT TO SCALE



CAPACITY OF BEAMS, ENGINEER TO BE PROVIDED WITH DESIGN CALCULATIONS WITH SHOP DRAWINGS FOR REVIEW.

BEAM TO BEAM MOMENT CONNECTION DETAIL NOT TO SCALE

MONMOUTH BEACH, NJ 07750 ZONING CERTIFICATE OF AUTHORIZATION NO. **TYPICAL** DETAILS 05/11/16

S4.

PROJECT NUMBER

2507-00

MEYER RESIDENCE

1 LORI ROAD

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