

PROPOSED ADDITION TO AN EXISTING ONE STORY FRAME DWELLING

38 DUBOIS AVENUE, BOROUGH OF ALPINE, BERGEN COUNTY, NEW JERSEY
BLOCK - 40, LOT - 6

GENERAL NOTES

- THESE NOTE APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SPECIFIED FOR MORE SPECIFIC REQUIREMENTS APPLICABLE TO PARTICULAR DIVISION OF THE WORK SEE SPECIFICATIONS AND NOTES CONTAINED IN THE SUBSECTION OF THESE DRAWINGS.
- THIS SET OF DRAWINGS TOGETHER WITH THE SPECIFICATIONS, CONSTITUTES COMPLETE SET OF DOCUMENTS BY WHICH ALL WORK TO BE CARRIED OUT.
- THE GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION AND THE SPECIFICATION SUPPLEMENT THESE DRAWINGS ARE A PART OF THE CONTRACT DOCUMENTS.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE PERMITS, REGULATIONS, CODES, AND ORDINANCES OF PUBLIC AUTHORITIES FEDERAL STATE AND LOCAL HAVING JURISDICTION.
- CONTRACTOR SHALL VISIT AND BE FULLY COGNIZED OF ALL FIELD CONDITION PRIOR TO SUBMITTING BID. ANY CONFLICT OR DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR WILL BE RESPONSIBLE FOR PROCEEDING WITH ANY CONSTRUCTION BASED ON INTERPRETED OR CONFLICTING INFORMATION.
- DISCREPANCIES WITHIN THE CONTRACT DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSION IN FIELD. ON DRAWINGS ONLY WRITTEN DIMENSION SHALL BE USED. SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY SCALING FORM THE DRAWINGS.
- CONTRACTOR SHALL BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ARCHITECT MUST BE NOTIFIED IN WRITING OF ANY PROPOSED OR REQUIRED VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIMSELF WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY EFFECT THE OPERATION OF THE WORK AND ASSUMES ALL RISK THEREFROM.
- IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME TYPE AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED, SUBJECT TO ARCHITECT'S APPROVAL.
- SEE SPECIFICATIONS FOR WATERPROOFING AND DAMP PROOFING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE PROPER SHORING AND BRACING DURING CONSTRUCTION WHEREVER NECESSARY, WHICH SHALL NOT BE REMOVED AS LONG AS REQUIRED FOR SAFETY.
- THE CONTRACTOR SHALL PROVIDE FLOOR PENETRATIONS, PIPE SLEEVES, DEPRESSIONS ETC. REQUIRED FOR WORK OF OTHER DIVISIONS BEFORE POURING CONCRETE SLAB.
- FOR ADDITIONAL NOTES SEE INDIVIDUAL FLOOR PLANS.
- TEMPORARY BRACING SHALL BE PROVIDED FOR ALL BUTTRESSES, WALLS AND GRADE BEAMS, WHERE DIFFERENCE BETWEEN INSIDE AND OUTSIDE GRADES IS MORE THAN 4'-0".
- HEAVY EQUIPMENT SHALL NOT BE PERMITTED CLOSER THAN 10'-0" FROM ANY FOUNDATION WALL.
- VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES ETC., REQUIRED FOR WORK OF OTHER TRADES. PROVIDE WATERTIGHT SLEEVES AT ALL PIPE PENETRATIONS THROUGH FOUNDATION WALLS.
- THE CONTRACTOR SHALL CONFORM TO SAFETY REQUIREMENTS DURING EXCAVATION COMPLYING WITH APPLICABLE CODES REQUIREMENTS.
- ALL FOOTING EXCAVATIONS SHALL BE FREE OF STANDING WATER PRIOR TO PLACING CONCRETE.

APPLICABLE CODES

BUILDING CODE	INTERNATIONAL BUILDING CODE	2021
	INTERNATIONAL RESIDENTIAL CODE	2021
ELECTRICAL	NATIONAL ELECTRICAL CODE	2020
MECHANICAL	INTERNATIONAL MECHANICAL CODE	2021
FUEL GAS	INTERNATIONAL FUEL GAS CODE	2021
PLUMBING	NATIONAL STANDARDS PLUMBING CODE	2021
FIRE PROTECTION	NFPA 13 LATEST EDITION	

NJ UNIFORM CONSTRUCTION CODE LATEST EDITION AND UPDATES

NOTES:

- CONTRACTOR IS REQUIRED TO COMPLY WITH THE ABOVE REFERENCED CODES.
- NOTHING IN THESE DOCUMENTS IS INTENDED TO BE CONTRARY TO CODE REQUIREMENTS.
- ALL REFERENCED CODES ARE THE MOST RECENT ADDITION ADOPTED BY THE STATE. IF ANY CODE REFERENCED IS OUT OF DATE THE MOST RECENT ADDITION WILL SUPERCEDE.

TESTING AND INSPECTION

- THE CONTRACTOR WILL RETAIN AN INDEPENDENT TESTING AGENCY TO INSPECT, CONDUCT TESTS AND PROVIDE RECORDS OF THE FOLLOWING TYPES OF WORK AS REQUIRED BY THE BUILDING CODE:
 - ALL CONCRETE WORK.
 - MASONRY WORK, BLOCKS, GROUT AND MORTAR.
 - INSTALLATION OF EXPANSION ANCHORS.
 - GEOTECHNICAL ENGINEER FOR FOUNDATION SUBGRADE.
 - SEE DRAWINGS AND PROJECT SPECIFICATION FOR SPECIFIC REQUIREMENTS.
- CONTRACTOR TO SUBMIT CREDENTIALS FOR TESTING AGENCY TO ARCHITECT FOR APPROVAL.

BUILDING REQUIREMENTS

- STANDARD TOLERANCES SHALL BE BASED ON THE REQUIREMENTS OF THE AISC CODE OF STANDARD PRACTICE AND ACI 117, STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS.
- ## CODE REQUIREMENTS
- WHERE DOCUMENTS ARE REFERENCED IN THE DRAWINGS, THEY SHALL BE THE LATEST EDITIONS, UNLESS OTHERWISE NOTED.
 - ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE, INCLUDING REFERENCE STANDARDS, ADDENDA AND APPENDICES
 - IN ADDITION, THE FOLLOWING CODES, STANDARDS AND SPECIFICATIONS SHALL APPLY WHERE MORE STRINGENT AND AS MODIFIED BY THE BUILDING CODE:
 - ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND COMMENTARY"
 - SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A 325 OR A 490 BOLTS.
 - AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM INTERNATIONAL).

ENERGY COMPLIANCE

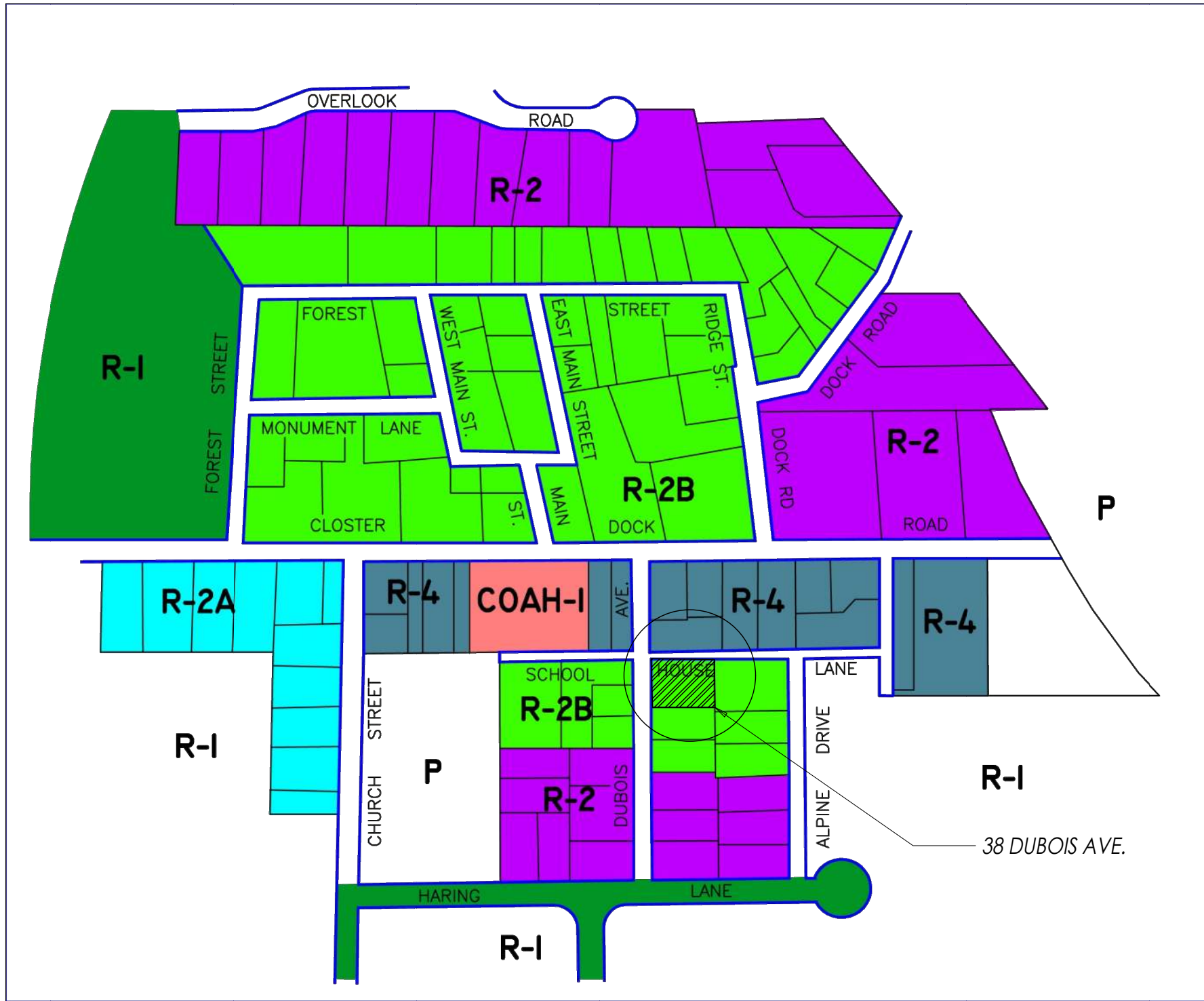
INTERNATIONAL ENERGY CONSERVATION CODE (RESIDENTIAL)	2021
ASHRAE 90.1 (COMMERCIAL)	2019

THE BUILDING SHOWN IS ENERGY COMPLIANCE WHEN IT MEETS THE FOLLOWING:

- THERMAL ENVELOPE:
 - WINDOWS AND DOOR AREA IS LESS THAN 15% OF GROSS WALL AREA
 - WALL INSULATION (R-30) MIN. W/ MAX. AREA (DBL. GLAZING) 15% OF WALL AREA.
 - CEILING INSULATION (R-60) MIN. (R-30) IN FLAT AREAS, (R-19) IN CATHEDRAL AND VAULTED AREAS, (R-30) OVER UNHEATED GARAGE AREA OR AS NOTED ON PLANS.
 - FLOOR INSULATION (R-19) MIN.
 - SLAB ON GRADE (R-5) UNHEATED AND (R-10, 4 FI./R-5 FULL SLAB) HEATED SPACES.

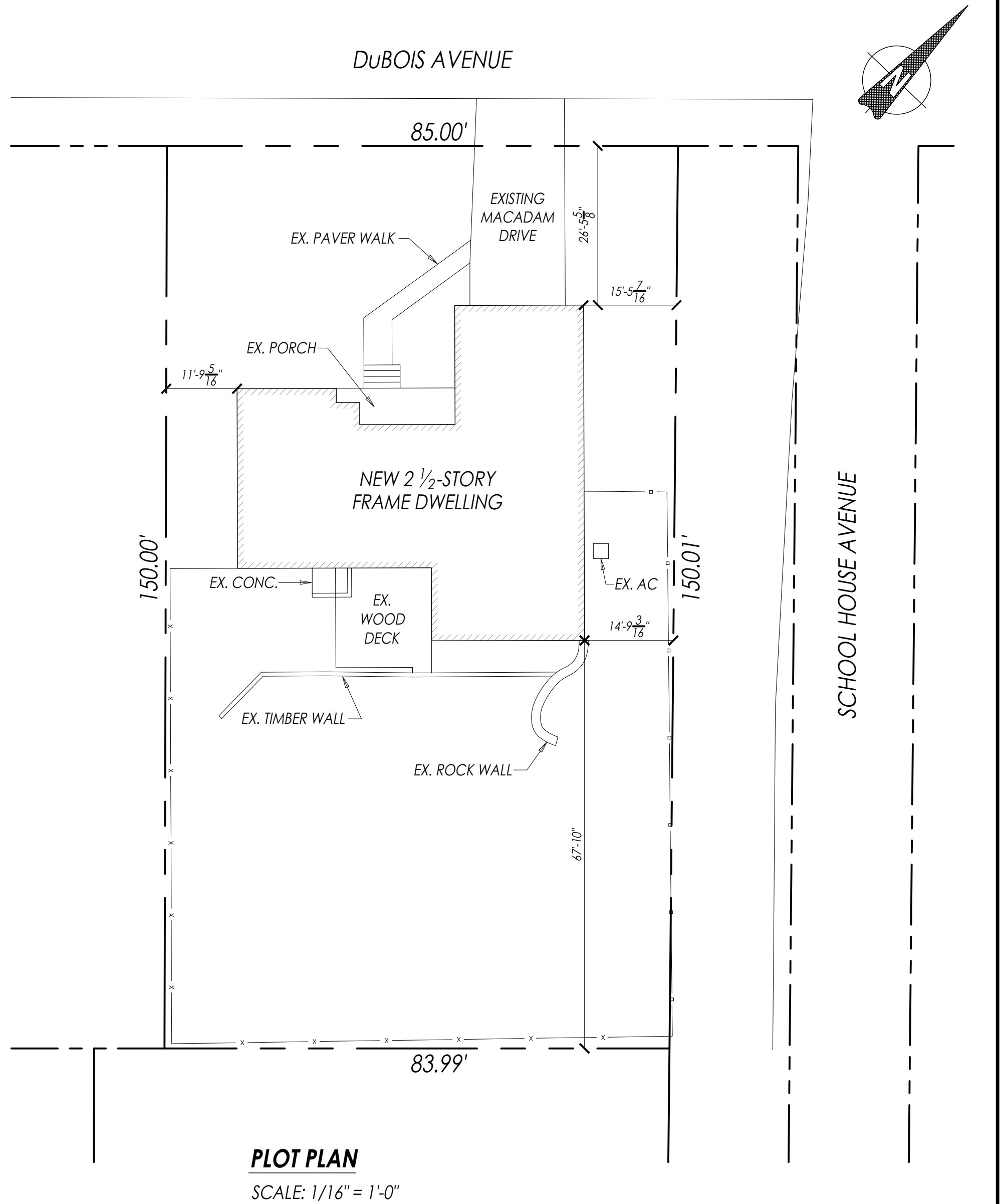
NOTE:

- SEE SECTIONS FOR ENVELOPE REQUIREMENT WHEN ABOVE COMPLIANCE DO NOT APPLY
- ALL WINDOWS TO BE SUPPLIED WITH INSULATED GLASS.
 - AIR LEAKAGE
 - WINDOWS SHALL HAVE AN INFILTRATION RATE LESS THAN 0.5 CUBIC FEET PER FOOT OF SASH CRACK
 - SLIDING DOORS SHALL HAVE AN INFILTRATION RATE LESS THAN 0.5 (C.F.M) PER SQUARE FOOT OF DOOR AREA
 - SWING DOORS SHALL HAVE AN INFILTRATION RATE LESS THAN 1.25 (C.F.M) PER SQUARE FOOT OF DOOR AREA
 - ALL EXTERIOR JOINTS AROUND WINDOWS, DOORS, UTILITY PENETRATION, AT MEETING WALLS, FLOORS AND ROOFS SHALL BE CAULKED, CASKETED OR OTHERWISE SEALED
 - HVAC
 - A BUILDING SHALL COMPLY WITH ARTICLE #4 IN ENERGY COMPLIANCE CODE
 - LIGHTING
 - BUILDING TO COMPLY WITH ENERGY COMPLIANCE MANUAL IF NOT INDICATED ON PLANS



ZONING SCHEDULE

ZONING DISTRICT: R-2B RESIDENTIAL	PERMITTED / REQUIRED	EXISTING	PROPOSED	NOTES	VARIANCE
PERMITTED USE	SINGLE-FAMILY DWELLING	SINGLE-FAMILY DWELLING	SINGLE-FAMILY DWELLING		NO
MINIMUM LOT AREA	10,000 Sq. Ft.	12,677.82 Sq. Ft.	12,677.82 Sq. Ft.	EXISTING, NO CHANGE	NO
MINIMUM LOT WIDTH	75 Ft.	85 Ft.	85 Ft.	EXISTING, NO CHANGE	NO
MINIMUM FRONT YARD	20 Ft.	26.5 Ft.	26.5 Ft.	EXISTING, NO CHANGE	NO
MINIMUM SIDE YARD	15 Ft.	15.5 Ft.	15.5 Ft.	EXISTING, NO CHANGE	NO
MINIMUM REAR YARD	15 Ft.	67.8 Ft.	67.8 Ft.	EXISTING, NO CHANGE	NO
MAXIMUM HEIGHT	2 1/2 STORIES 35 Ft.	1 STORY	2 1/2 STORIES		NO
MAXIMUM BUILDING COVERAGE	10%	17.51%	17.51%	EXISTING, NO CHANGE	NO
		2,219.92 Sq. Ft.	2,219.92 Sq. Ft.		
MAXIMUM IMPROVED LOT COVERAGE	20%	25.37%	25.37%	EXISTING, NO CHANGE	NO
		3,216.57 Sq. Ft.	3,216.57 Sq. Ft.		



NOTES:

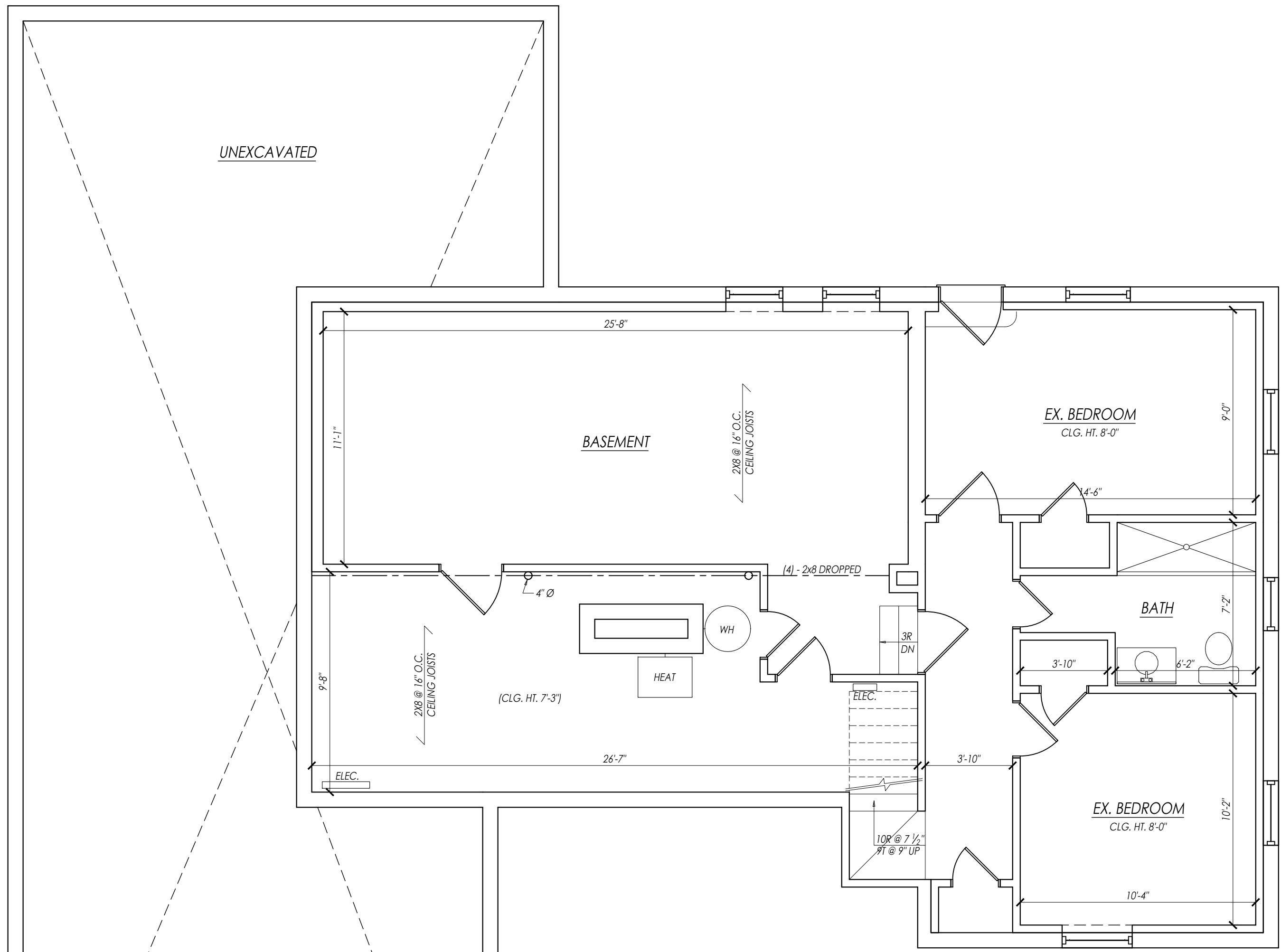
- SITE PLAN INFORMATION AND BOUNDARIES WERE PROVIDED BY MCNALLY, DOOLITTLE ENGINEERING, LLC SIGNED BY DOUGLAS W. DOOLITTLE, NJ LIC. NO. 29959. DATED 08-20-2025

SEAL & SIGNATURE

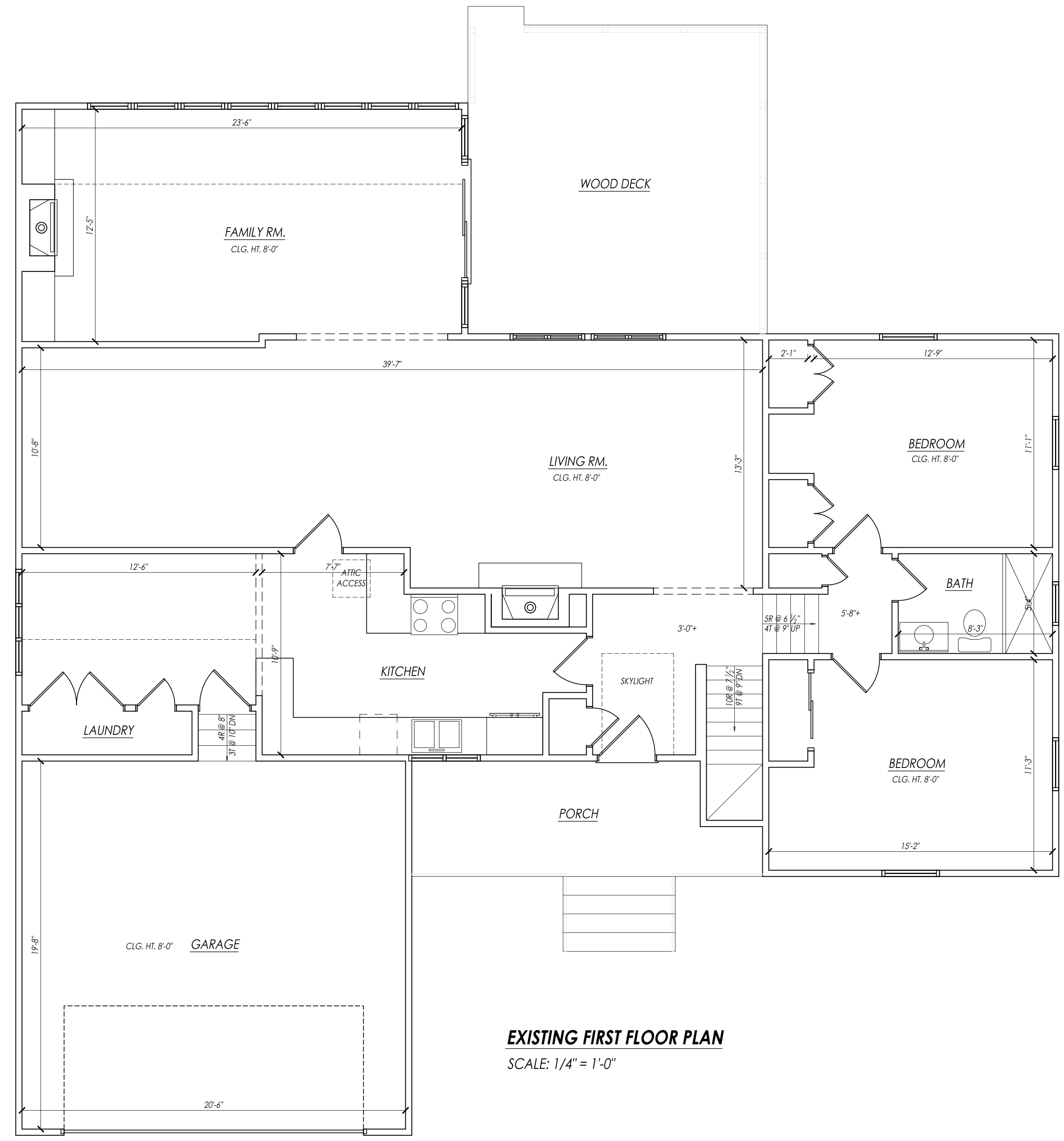

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COVER SHEET

38 DUBOIS AVE, ALPINE, NJ		A-01
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EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



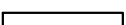
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

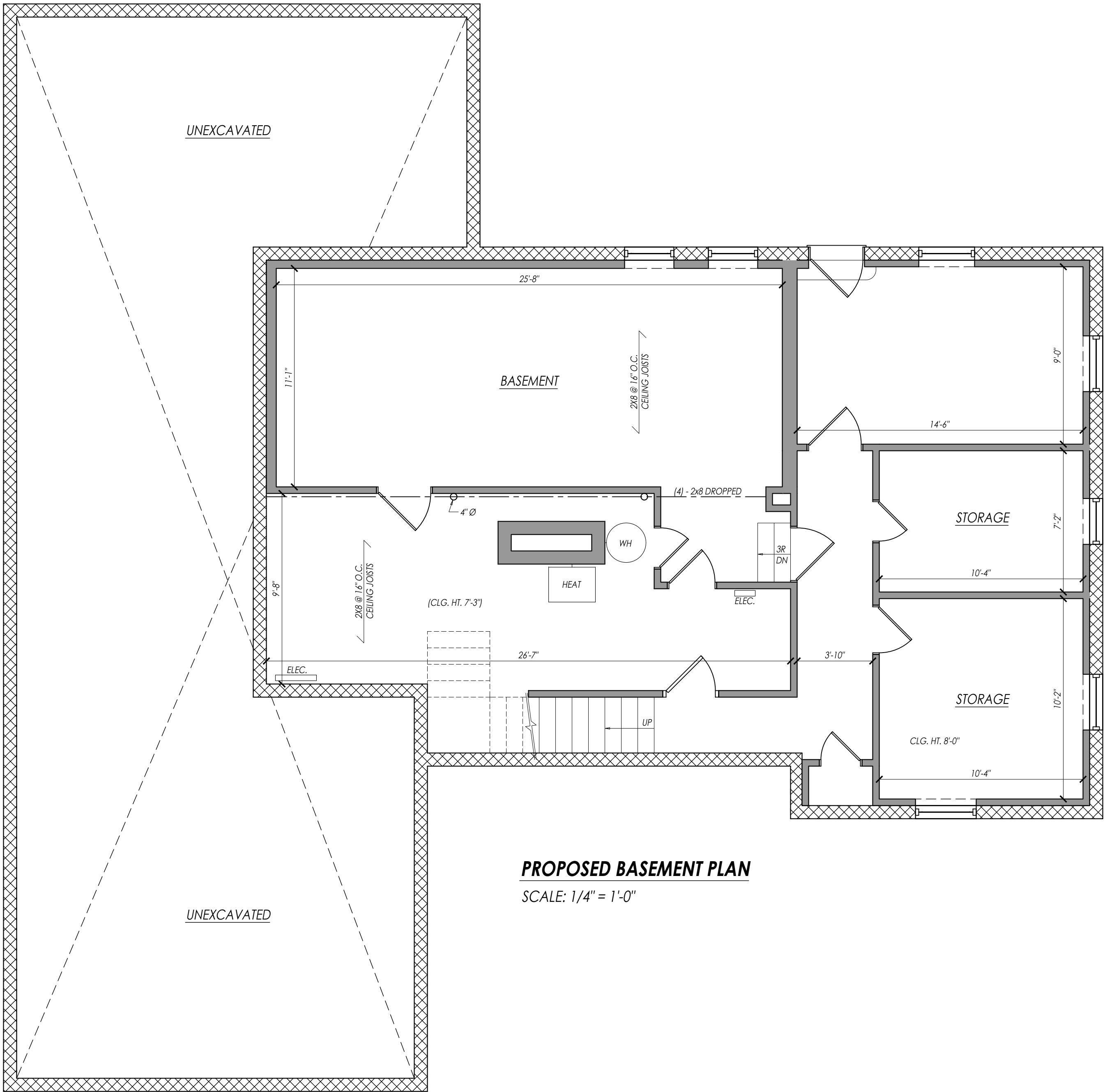
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EXISTING FLOOR PLANS		
38 DUBOIS AVE, ALPINE, NJ		A-02
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WALL SYMBOLS

EXISTING WALL		
PROPOSED WALL		
CMU (CONCRETE MASONRY UNIT) WALL		



PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

SEAL & SIGNATURE

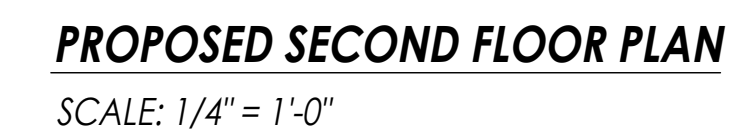
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PROPOSED BASEMENT PLAN		
38 DUBOIS AVE, ALPINE, NJ		A-03
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EXISTING WALL _____

PROPOSED WALL _____

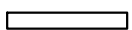
CMU (CONCRETE MASONRY UNIT) WALL _____




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WALL SYMBOLS

EXISTING WALL		
PROPOSED WALL		
CMU (CONCRETE MASONRY UNIT) WALL		

ELECTRICAL SYMBOLS

INCANDESCENT LIGHT FIXTURE	
ROUND RECESSED LIGHT FIXTURE	
SINGLE RECEPTACLE	
DOUBLE RECEPTACLE	
SINGLE POLE LIGHT SWITCH	
3-WAY LIGHT SWITCH	
DIMMER SWITCH	
RECESSED CEILING MOUNTED EXHAUST FAN	
THERMOSTAT	
ETHERNET PORT	
WALL-MOUNTED LIGHT	
ELECTRICAL PANEL	
SMOKE DETECTOR (COMBINED FIRE & CARB. MONOXIDE)	

ELECTRICAL AND LIGHTING NOTES

1.

ALL WORK SHALL BE PERFORMED BY LICENSE ELECTRICIAN AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2.

ALL ELECTRICAL INSTALLATIONS SHALL MEET THE REQUIREMENTS OF NATIONAL ELECTRICAL CODE. ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OR APPROVAL OF THE UNDERWRITERS LABORATORIES, INC.
3.

ELECTRICAL CONTRACTOR SHALL, BEFORE CONSTRUCTION, VERIFY SPACE REQUIRED FOR METER INSTALLATION AND SHALL NOTIFY GENERAL CONTRACTOR AND ARCHITECT OF ANY ISSUE.
4.

ELECTRICAL LAYOUT IS DIAGRAMMATIC ONLY.
5.

ALL SWITCHES TO BE 3'-10" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH, U.O.N.
6.

ALL CONVENIENCE OUTLETS TO BE 1'-0" ABOVE FINISHED FLOOR TO CENTERLINE OF OUTLET, U.O.N.
7.

ALL INTERIOR BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISHED FLOOR TO CENTERLINE OF FIXTURE 6'-10" AT BATHROOM MIRRORS, U.O.N.
8.

ALL EXTERIOR BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISHED FLOOR TO CENTERLINE OF FIXTURE, U.O.N.
9.

ELECTRICAL SERVICE CONDUCTORS AND EQUIPMENTS SHALL BE OF A CAPACITY ADEQUATE TO SERVE THE CALCULATED LOAD AND ANY SPARE CIRCUITS PROVIDED FOR FUTURE USE.
10.

SMOKE DETECTORS SHALL BE U.L. APPROVED, THEY SHALL BE LOCATED AT CEILING WITH 12" MIN. CLEARANCE TO WALLS AND WIRES TO SOUND ALARM WITH BACK-UP BATTERY.
11.

VERIFY LOCATIONS OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURERS RECOMMENDATIONS.
12.

PROVIDE AT LEAST TWO (2) 15-AMP CIRCUITS FOR LIGHTING AND GENERAL USE FOR FIRST 500 SQ. FT. OF AREA AND ONE (1) ADDITIONAL 15-AMP FOR EACH ADDITIONAL 500 SQ. FT. OF AREA.
13.

PROVIDE AT LEAST TWO (2) 20-AMP CIRCUITS TO SERVE APPLIANCES IN KITCHEN, BATHROOMS AND LAUNDRY ROOM, PROVIDE INDIVIDUAL BRANCH CIRCUIT FOR ANY FIXED APPLIANCES OR EQUIPMENT RATED MORE THAN 1400 WATTS.
14.

NO POINT ALONG FLOOR LINE MEASURED HORIZONTALLY SHALL BE MORE THAN 6'-0" FROM A RECEPTACLE OUTLETS.
15.

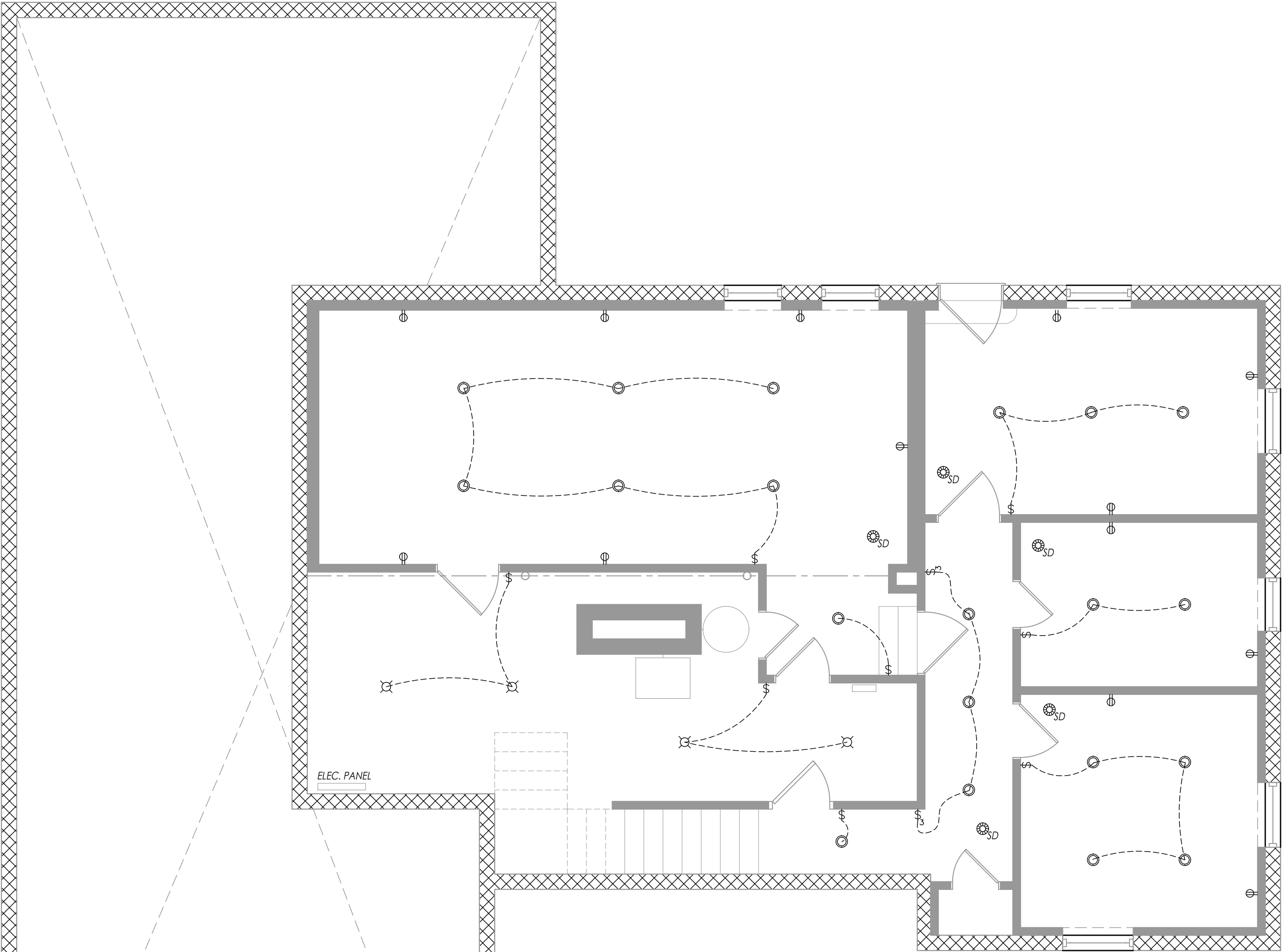
GROUND FAULT INTERCEPTORS SHALL BE PROVIDED AT ALL BATHROOM OUTLETS AND KITCHENS WITHIN 6'-0" OF SINK.
16.

COORDINATE LOCATION OF ELECTRICAL METER AND SERVICE WITH LOCAL UTILITY SERVICE PROVIDER.
17.

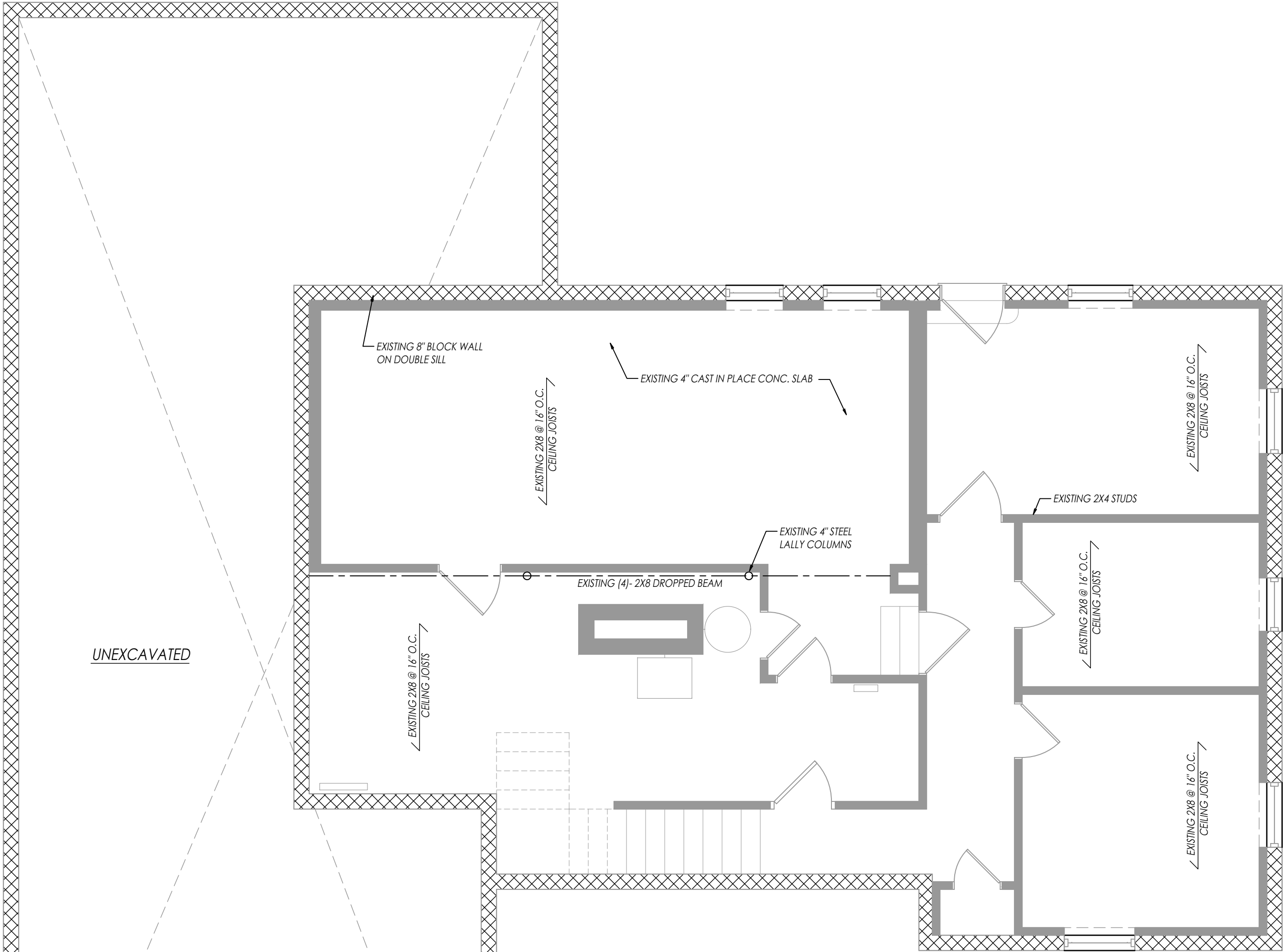
ELECTRICAL AND COMMUNICATION OUTLET BOXES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. (R402.4.6)
18.

ALL RECEPTACLES IN UNFINISHED PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION. (NEC 210.8 [A](5))
19.

ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL UTILIZE LAMPS WITH AN EFFICACY OF AT LEAST 65 LUMENS-PER-WATT. (R404.1)



BASEMENT ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



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

SEAL & SIGNATURE


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PROPOSED BASEMENT ELEC. & FRAMING PLANS

38 DUBOIS AVE, ALPINE, NJ

A-05

DWN BY: SG

04.29.2026

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WALL SYMBOLS

EXISTING WALL		
PROPOSED WALL		
CMU (CONCRETE MASONRY UNIT) WALL		

ELECTRICAL SYMBOLS

INCANDESCENT LIGHT FIXTURE		
ROUND RECESSED LIGHT FIXTURE		
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ELECTRICAL AND LIGHTING NOTES

1.

ALL WORK SHALL BE PERFORMED BY LICENSE ELECTRICIAN AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2.

ALL ELECTRICAL INSTALLATIONS SHALL MEET THE REQUIREMENTS OF NATIONAL ELECTRICAL CODE. ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OR APPROVAL OF THE UNDERWRITERS LABORATORIES, INC.
3.

ELECTRICAL CONTRACTOR SHALL, BEFORE CONSTRUCTION, VERIFY SPACE REQUIRED FOR METER INSTALLATION AND SHALL NOTIFY GENERAL CONTRACTOR AND ARCHITECT OF ANY ISSUE.
4.

ELECTRICAL LAYOUT IS DIAGRAMMATIC ONLY.
5.

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6.

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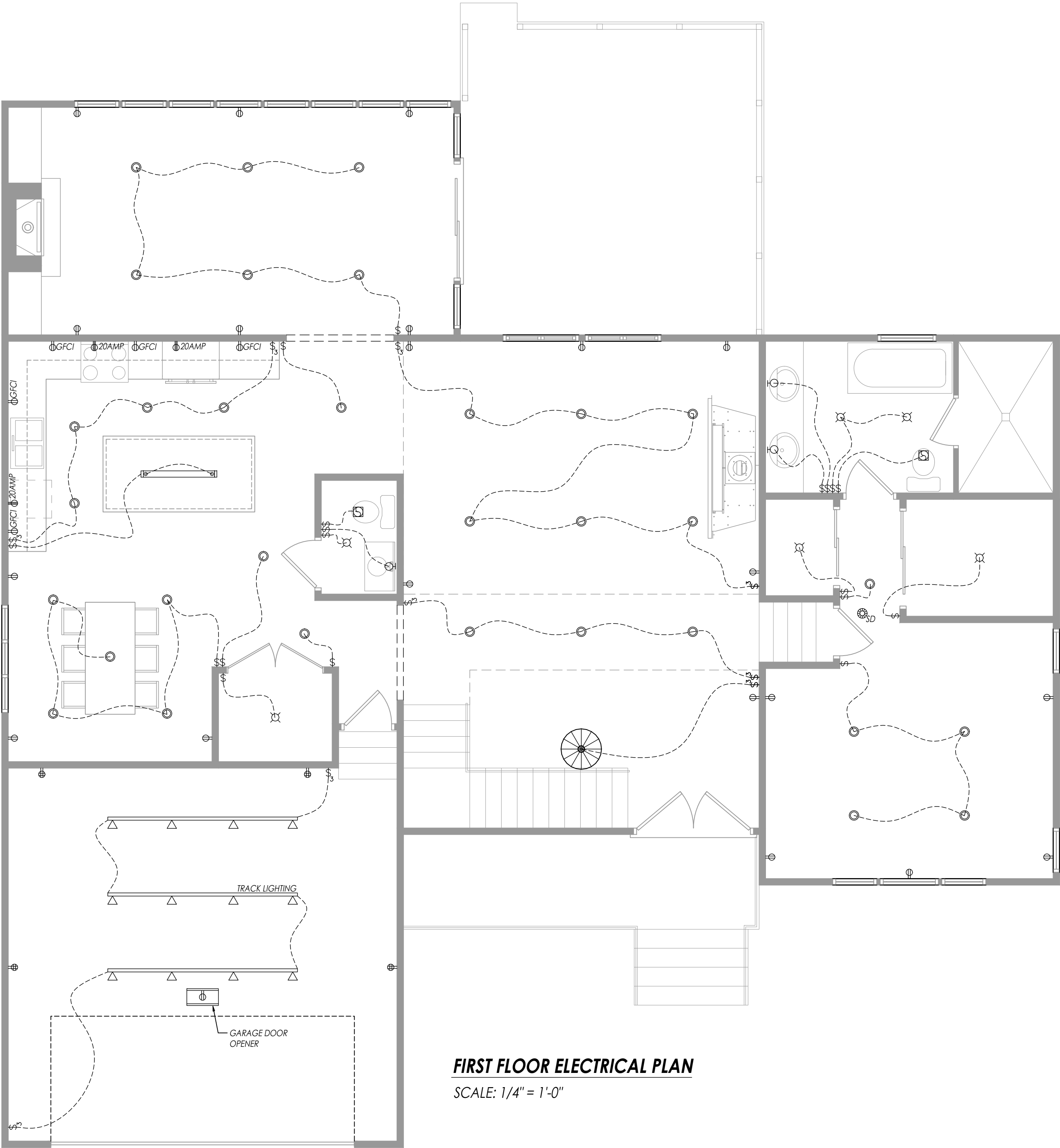
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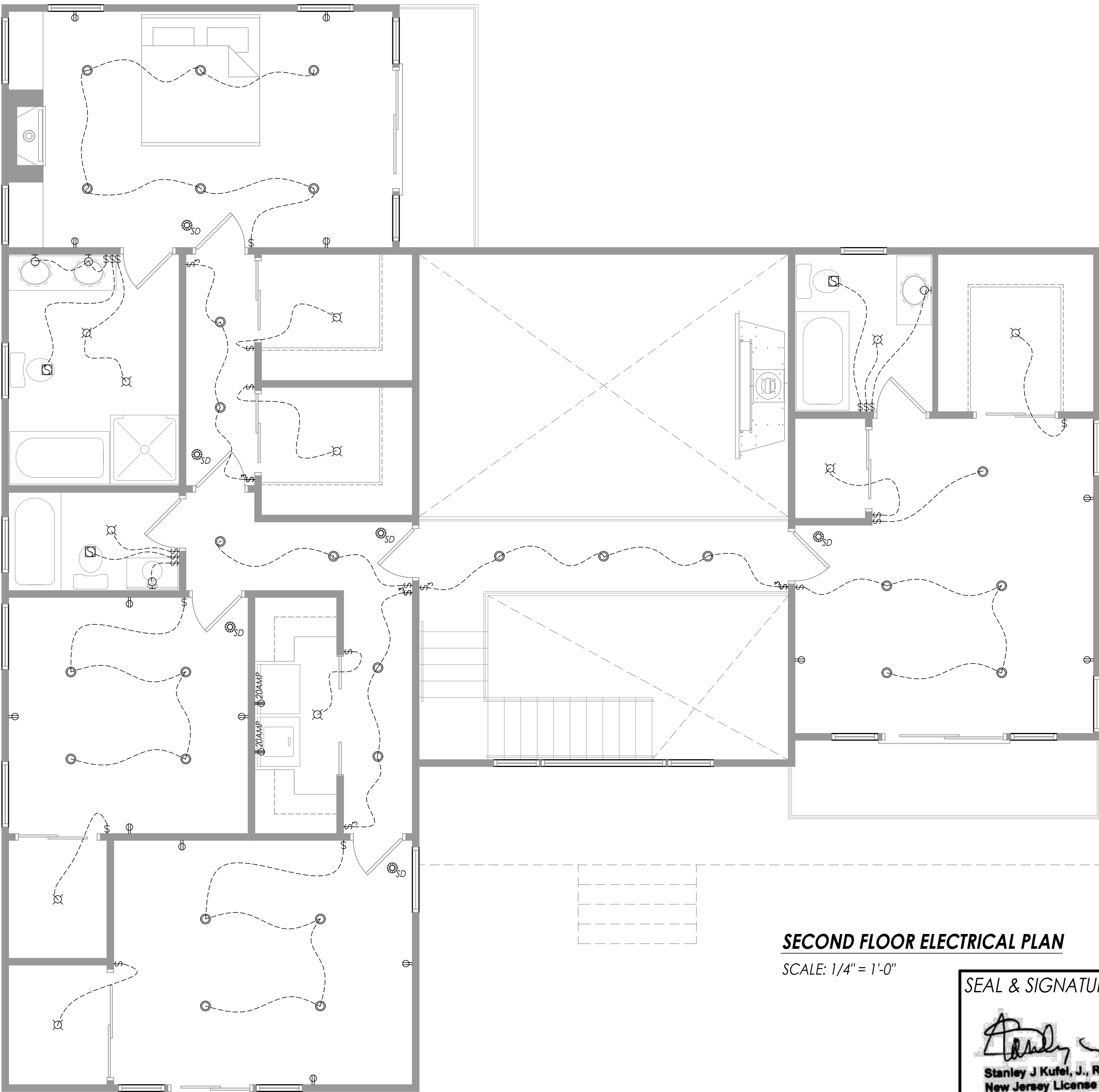
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FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

SEAL & SIGNATURE

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PROPOSED ELECTRICAL PLANS		
38 DUBOIS AVE, ALPINE, NJ		A-06
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ENGINEERED LUMBER:

1. PRIOR TO INSTALLATION REVIEW LAYOUT WITH APPLICABLE PRODUCT GUIDE AND/OR INSTALLATION SHEET, IF INFORMATION IS NOT INCLUDED CONTACT THE PRODUCT'S SUPPLIER.
2. COORDINATE BUILDING PLANS AND DETAILS TO PREVENT MEMBER DAMAGE FROM PLUMBING OR MECHANICAL CUTS, REVIEW LAYOUT BEFORE PLACEMENT.
3. GLUE AND NAIL MIN. $2\frac{3}{32}$ " APA RATED OSB OR PLYWOOD TO FLOOR I-JOISTS.
4. USE FASTENER SCHEDULE FOR SIDE-LOADED GP LAM LVL BEAMS, FOR PROPER INSTALLATION OF HANGERS AND CONNECTORS, FOLLOW MANUFACTURER'S GUIDELINES.
5. FOLLOW I-JOISTS WEB HOLE CHARTS, DO NOT CUT MATERIALS BEYOND SCOPE OF PRODUCTS GUIDES WITHOUT PRIOR APPROVAL.
6. I-JOISTS REQUIRE 1 $\frac{3}{4}$ " MIN. BEARING AND SHOULD BE NAILED TO BEARING PLATE WITH ONE 10d BOX/SINKER NAIL EACH SIDE.
7. I-JOISTS RIM AND FIBER-STRONG RIM BOARD SHOULD BE NAILED TO BEARING PLATE WITH 8d NAILS @6" O.C.
8. SIDE-LOADED DOUBLE I-JOISTS SHALL BE PACKED SOLID AND CONNECTED WITH 2 ROWS OF 10d NAILS @12" O.C.
9. DO NOT NOTCH OR CUT HOLES IN ENGINEERED WOOD PRODUCTS OUTSIDE THE INSTALLATIONS GUIDE.
10. PLUMBING CONFLICTS, EVERY THIRD JOISTS MAYBE SHIFTED UP TO 3" TO AVOID PLUMBING.
11. ENGINEERED WOOD PRODUCTS ARE DESIGNED FOR "DRY USE" CONDITIONS ONLY AND

MUST BE PROTECTED FROM LONG TERM EXPOSURE TO HIGH MOISTURE. MOISTURE PROTECTION MAYBE REQUIRED.

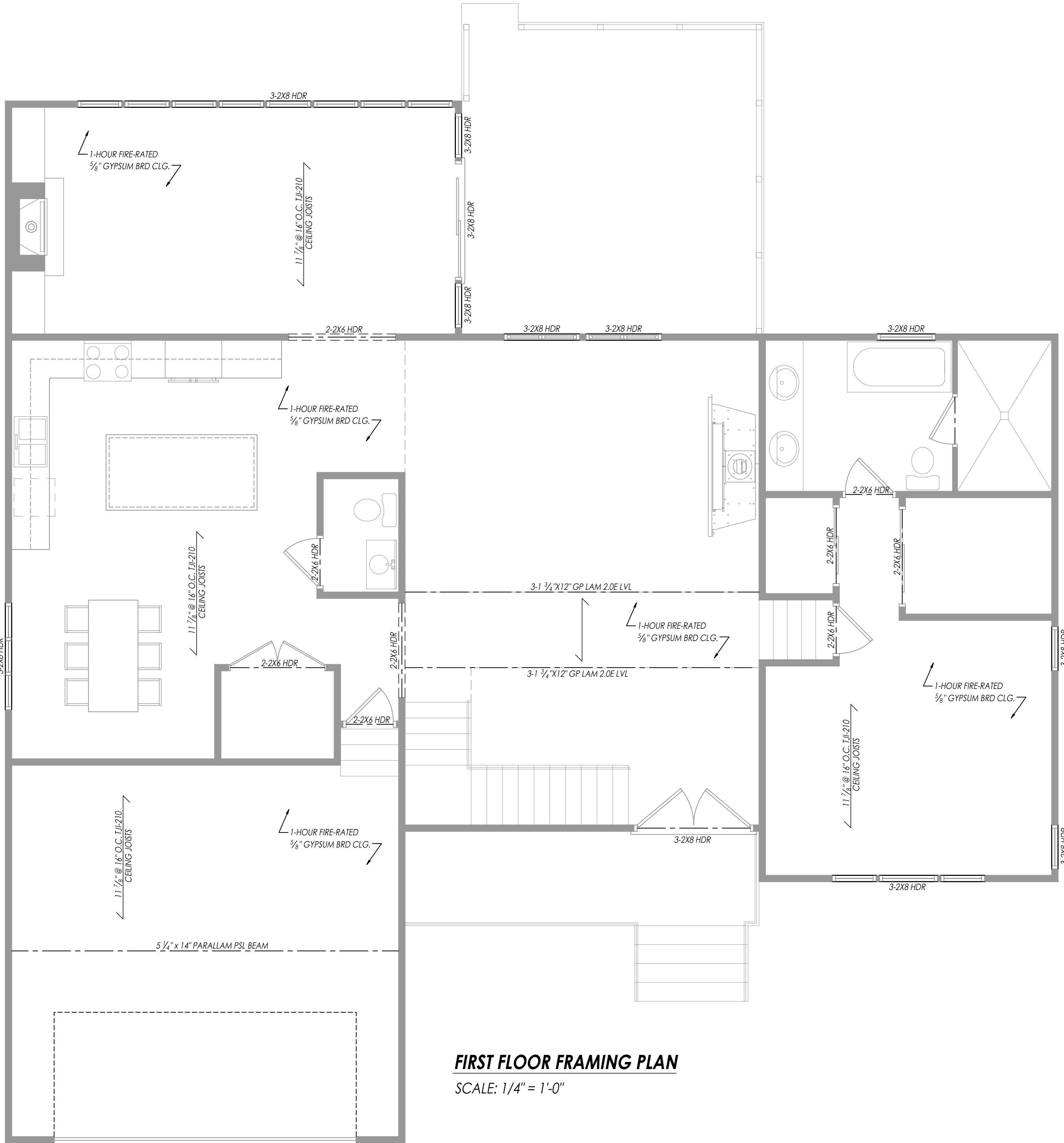
12. MIN. MULTIPLE LVL FASTENING :
14" DEPTH OR LESS 2 ROWS 16d NAILS @12" O.C. 16" DEPTH OR GREATER 3 ROWS 16d NAILS @12" O.C.
13. REVIEW THE SPECIFIC ENGINEERED WOOD PRODUCTS INSTALLATION GUIDE FOR ADDITIONAL INSTALLATION NOTES.
14. PIPES OR CONDUITS PLACED IN SLABS SHALL NOT BE SPACED CLOSER THAN 3 X THE DIAMETER ON CENTER. PIPES AND CONDUITS PLACED IN SLAB SHALL NOT HAVE A DIAMETER LARGER THAN A/3 OF SLAB THICKNESS NOR 2 INCHES INSIDE DIAMETER : NO CONDUITS SHALL BE PLACED IN THE SLAB WITHIN 12 INCHES OF ANY COLUMN FACE. JUNCTION BOXES MAY BE PLACED IN THE SLAB BUT SHALL NOT EXCEED 4X43 INCH X 8 INCH IN DEPTH AND SHALL BE SEPARATED FROM OTHER JUNCTION BOXES BY NOT LESS THAN 8 INCHES OF CONCRETE MEASURED IN THE PLANE OF THE SLAB. DEVIATIONS FROM ABOVE ARE SUBJECT TO PRIOR APPROVAL BY THE ENGINEER.
15. CONTRACTOR TO PROVIDE CONCRETE HOUSEKEEPING PADS FOR EQUIPMENT. SEE DRAWINGS FOR ADDITIONAL INFORMATION. SEE TYPICAL DETAILS.
16. CONTRACTOR TO COORDINATE MECH/ELCT/PLUMBING PENETRATIONS THRU CONCRETE FOUNDATION WALLS, SEE DRAWINGS.

DIMENSIONAL LUMBER:

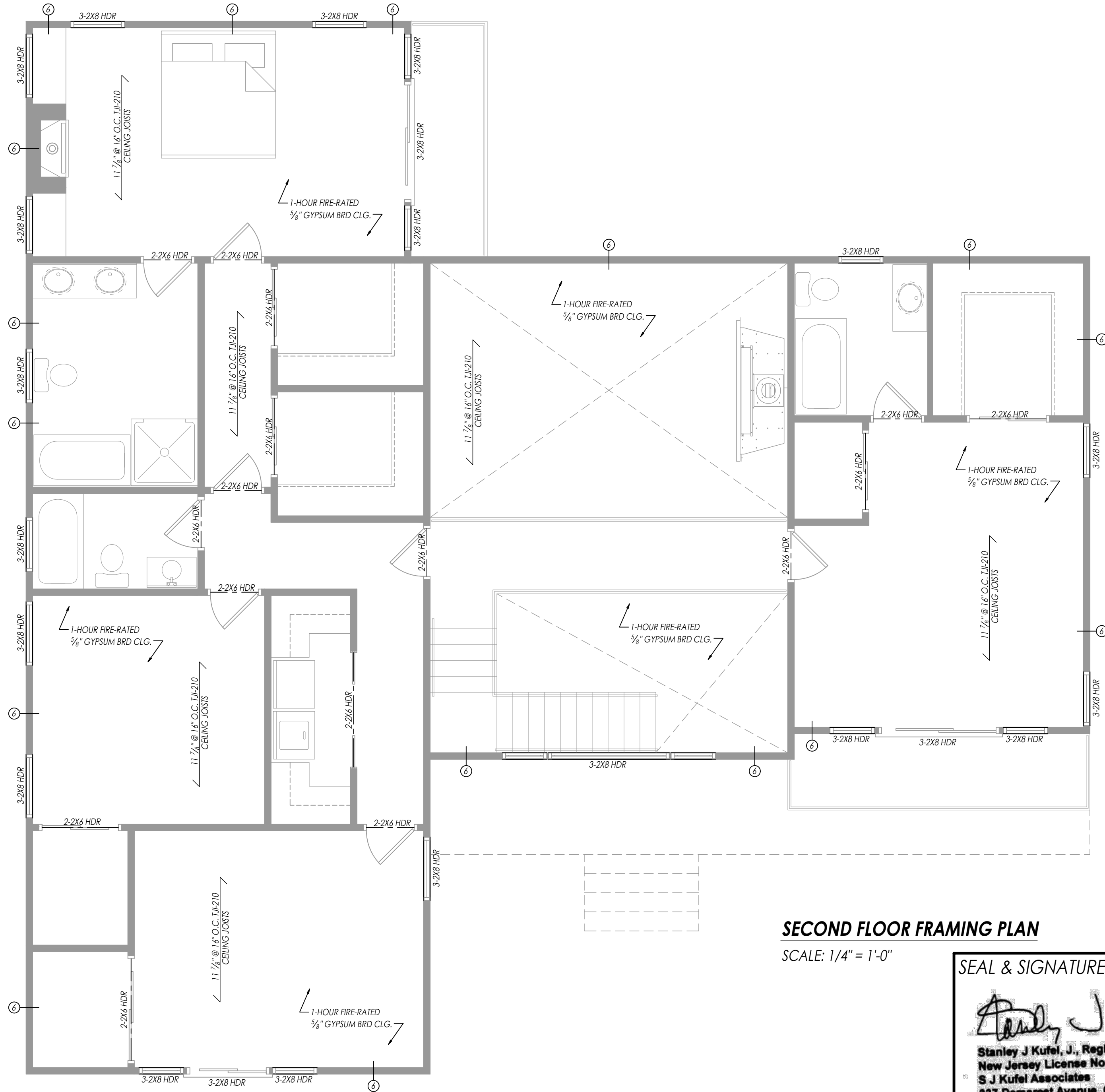
1. ALL LUMBER MATERIAL SHALL BE NEW SOUND AND DRY. THEY SHALL BE FREE OF IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED. LUMBER SHALL BE THE SIZES CALLED FOR ON THESE DRAWINGS AND THE GRADE AND SPECIES SPECIFIED.
2. DIMENSIONS ARE TO NOMINAL THICKNESS.
3. ALL BEAMS, JOISTS, LINTELS AND RAFTERS SHALL BE DOUGLASS FIR-LARCH #1 (19% MAXIMUM MOISTURE CONTENT) THE ALLOWABLE GRADE MIX IS 70% #1 AND 30% #2 WITH THE MINIMUM CAPACITY BEING:
MINIMUM STRESS FOR ALL STRUCTURAL MEMBERS
FIBER STRESS (FB) 1,450 PSI
HORIZONTAL SHEAR (FV) 75 PSI
MODULUS OF ELASTICITY (E) 1,600,000 PSI
4. ALL STUDS, SILLS AND POSTS SHALL BE HEM-FIR #1 (19% MAXIMUM MOISTURE CONTENT)
MINIMUM STRESS FOR ALL STRUCTURAL MEMBERS
FIBER STRESS (FB) 1,150 PSI
HORIZONTAL SHEAR (FV) 75 PSI
MODULUS OF ELASTICITY (E) 1,400,000 PSI
5. DOUBLE THE JOISTS UNDER PARALLEL PARTITIONS, SHOWER, TUB AND AS MAY BE INDICATED ON THE PLANS.
6. PROVIDE 1"X3" CROSS BRIDGING AT THE MID SPAN OF ALL FLOOR JOISTS OR AS INDICATED ON THE PLANS (8" O.C. MAX)

FLOOR FRAMING:

1. SILLS ON FOUNDATION WALLS: SILLS RESTING ON CONTINUOUS MASONRY FOUNDATION WALLS ARE GENERALLY OF NOMINAL 2X4 OR 2X6 LUMBER. THEY ARE ANCHORED TO MASONRY WALLS WITH $\frac{1}{2}$ -INCH BOLTS AT APPROXIMATELY 6-FOOT INTERVALS. BOLTS ARE EMBEDDED AT LEAST 6 INCHES IN POURED CONCRETE WALLS AND AT LEAST 15 INCHES IN MASONRY BLOCK WALLS. METAL ANCHOR STRAPS, EMBEDDED IN FOUNDATION WALLS AT SUFFICIENT INTERVALS TO PERMIT ADEQUATE NAIL FASTENING TO SILLS, SHALL ALSO BE USED.
2. SILLS ON PIERS: SILLS SUPPORTED BY FREE-STANDING PIERS MUST BE OF ADEQUATE SIZE TO CARRY ALL IMPOSED LOADS BETWEEN PIERS. THEY MAY BE OF SOLID WOOD OR OF BUILT-UP CONSTRUCTION SUCH AS DESCRIBED FOR BEAMS AND GIRDERS. SILLS ARE ANCHORED TO PIERS WITH $\frac{1}{2}$ -INCH BOLTS EMBEDDED AT LEAST 6 INCHES IN POURED CONCRETE AND AT LEAST 15 INCHES IN MASONRY BLOCK.
3. BEAMS AND GIRDERS: BEAMS AND GIRDERS ARE OF SOLID TIMBER OR BUILT-UP CONSTRUCTION IN WHICH MULTIPLE PIECES OF NOMINAL 2-INCH THICK LUMBER ARE NAILED TOGETHER WITH THE WIDE FACES VERTICAL. SUCH PIECES ARE NAILED WITH TWO ROWS OF 20D NAILS ONE ROW NEAR THE TOP EDGE AND THE OTHER NEAR THE BOTTOM EDGE. NAILS IN EACH ROW ARE SPACED 32 INCHES APART. END JOINTS OF THE NAILED LUMBER SHOULD OCCUR OVER THE SUPPORTING COLUMN OR PIER. END JOINTS IN ADJACENT PIECES SHOULD BE AT LEAST 16 INCHES APART, FIGURE 15. GLUED-LAMINATED MEMBERS ARE ALSO USED. BEAMS AND GIRDERS THAT ARE NOT CONTINUOUS ARE TIED TOGETHER ACROSS SUPPORTS. BEARING OF AT LEAST 4 INCHES IS REQUIRED AT SUPPORTS.



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



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

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PROPOSED FRAMING PLANS

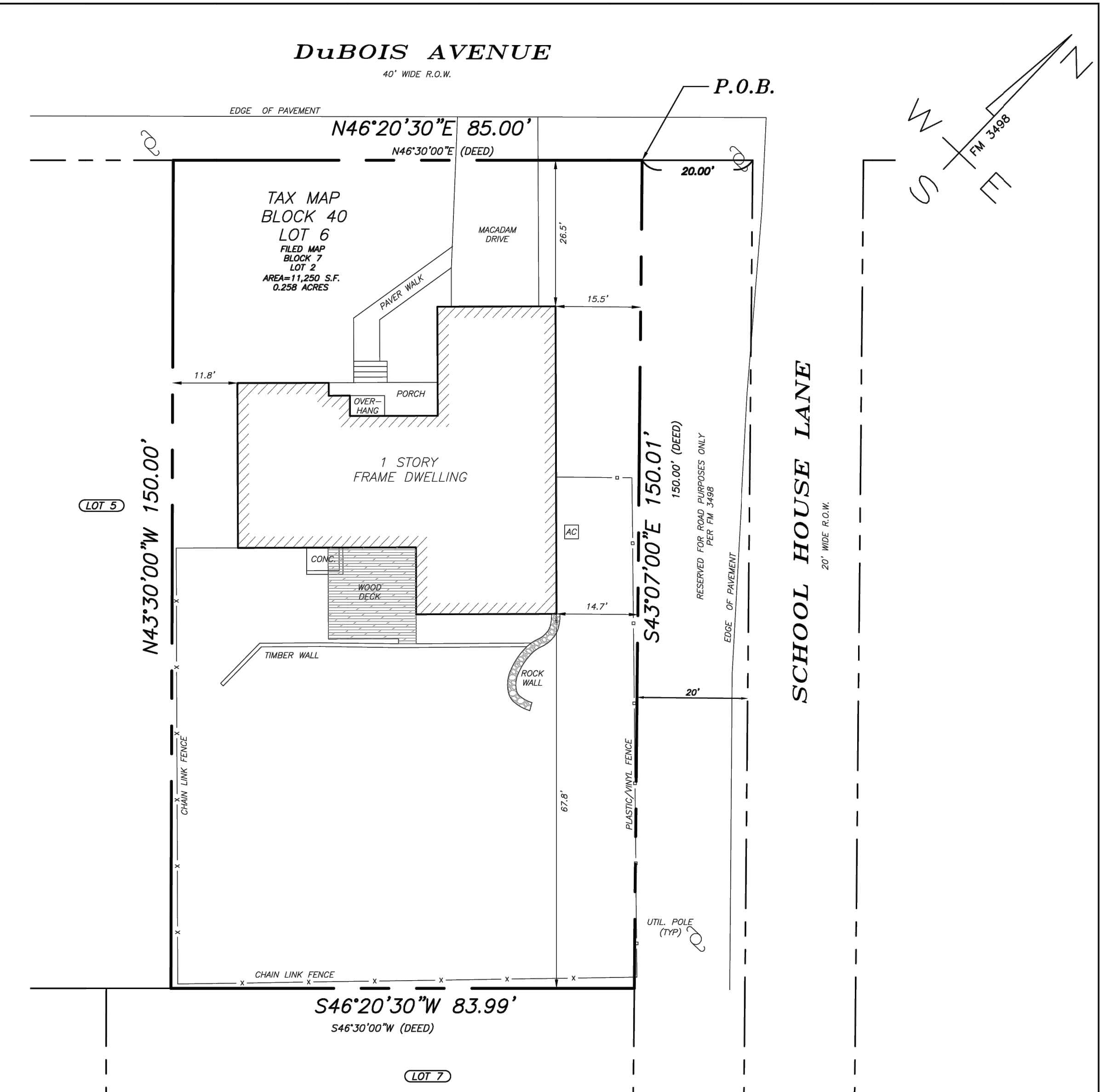
38 DUBOIS AVE, ALPINE, NJ

A-07

DWN BY: SG

04.29.2026

PAGE: 7 OF 12



NOTES:

- SUBJECT TO EASEMENTS, GRANTS, RESTRICTIONS, RIGHT-OF-WAYS AND CONDITIONS OF RECORD AND SUCH STATE OF FACTS WHICH AN ACCURATE, CURRENT AND COMPLETE ABSTRACT OF TITLE MIGHT DISCLOSE.
- STREET NAMES AND RIGHT-OF-WAY WIDTHS AND BLOCK AND LOT DESIGNATIONS ARE PER THE CURRENT MUNICIPAL TAX MAPS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT MUNICIPAL SETBACK REQUIREMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY SIGNED BY THE SURVEYOR AND MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
- SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHICH THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS BASED ON EXISTING PHYSICAL CONDITIONS FOUND AT THE SITE ON THE DATES OF THE FIELD SURVEY AND ON DEED, FILED, AND UNFILED MAP INFORMATION.
- SUBJECT TO EASEMENTS, GRANTS, RESTRICTIONS, RIGHT-OF-WAYS AND CONDITIONS OF RECORD AND SUCH STATE OF FACTS WHICH AN ACCURATE, CURRENT AND COMPLETE ABSTRACT OF TITLE MIGHT DISCLOSE.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) AND 13:40-5.1(D).

REFERENCES:

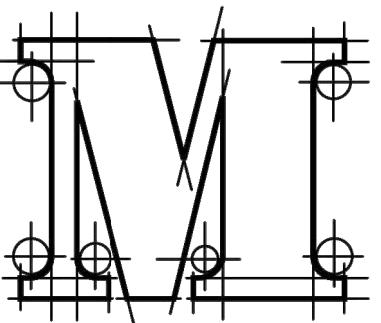
- TAX MAP FOR THE BOROUGH OF ALPINE, BERGEN COUNTY, NEW JERSEY.
- "SUBDIVISION OF PROPERTY MADE FOR LOUIS BURKHARDT LILLIAN T. ROESER AT ALPINE BERGEN CO. N.J." PREPARED BY ELMER E. BLACKWELL DATED OCT. 25, 1946 FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON NOV. 27, 1946 AS MAP NO. 3498.
- DEED BOOK 7503 PAGE 963.
- FIELD WORK PERFORMED AUGUST 2025.

CERTIFICATION:

THIS SURVEY IS CERTIFIED TO HAVE BEEN PERFORMED WITH THE STANDARDS OF THE LAND SURVEYING PROFESSION AS SET FORTH IN NJAC 13:40-5.1 ET SEQ., AND AS PRACTICED IN THE STATE OF NEW JERSEY. THIS SURVEY IS CERTIFIED UNDER THE ABOVE STANDARDS ONLY TO:

- CHICAGO TITLE INSURANCE COMPANY AND NEW MILLENNIUM TITLE AGENCY, LLC
- CHAMPION FUNDING LLC ISAOA/ATIMA
- JEROME DOUGLAS, ESO.
- SKENDAR NELA

THIS SURVEY WAS PREPARED FOR THE ABOVE PARTIES AND IS NOT TO BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN APPROVAL OF MCNALLY, DOOLITTLE ENGINEERING, L.L.C. THE USE OF THIS SURVEY IS SUBJECT TO THE PROVISIONS OF NJAC TITLE 13, CHAPTER 40 OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, SUBCHAPTER 1.

PROJECT NO.: 25042			BOUNDARY SURVEY		
DOUGLAS W. DOOLITTLE PROFESSIONAL ENGINEER, LAND SURVEYOR & PLANNER					
DOUGLAS W. DOOLITTLE P.E., L.S., P.P. NJ Lic. No. 29989			McNALLY, DOOLITTLE ENGINEERING, L.L.C. NELA BLOCK 40 - LOT 6 38 DUBOIS AVENUE BOROUGH OF ALPINE BERGEN COUNTY, NEW JERSEY Certificate of Authorization 24GA27928700 169 RAMAPO VALLEY ROAD OAKLAND, NJ 07436 (201) 337-9051		
REV.	DATE	DESCRIPTION	SCALE: 1" = 20'	DATE: 08/20/2025	SHEET NO.: 1 OF 1 DWG. No.: SB-1



PROPOSED FRONT ELEVATION

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



PROPOSED RIGHT ELEVATION

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

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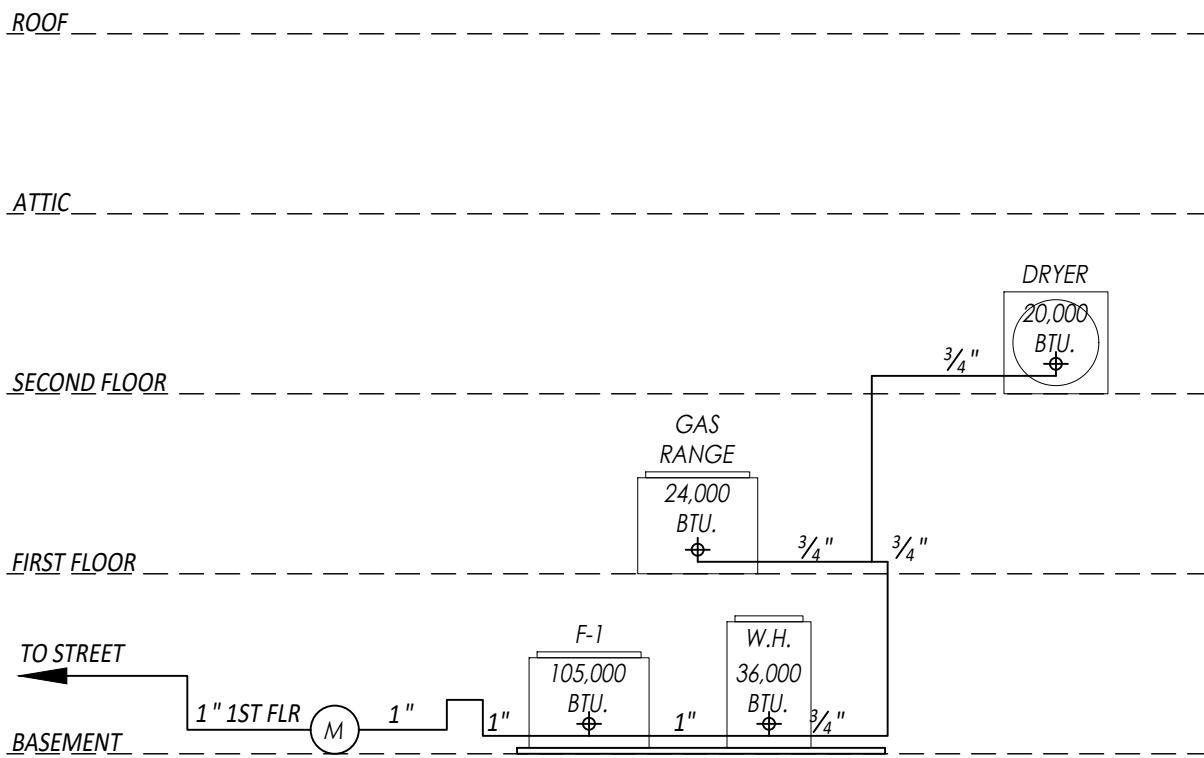
SURVEY & PROPOSED ELEVATIONS

38 DUBOIS AVE, ALPINE, NJ A-08

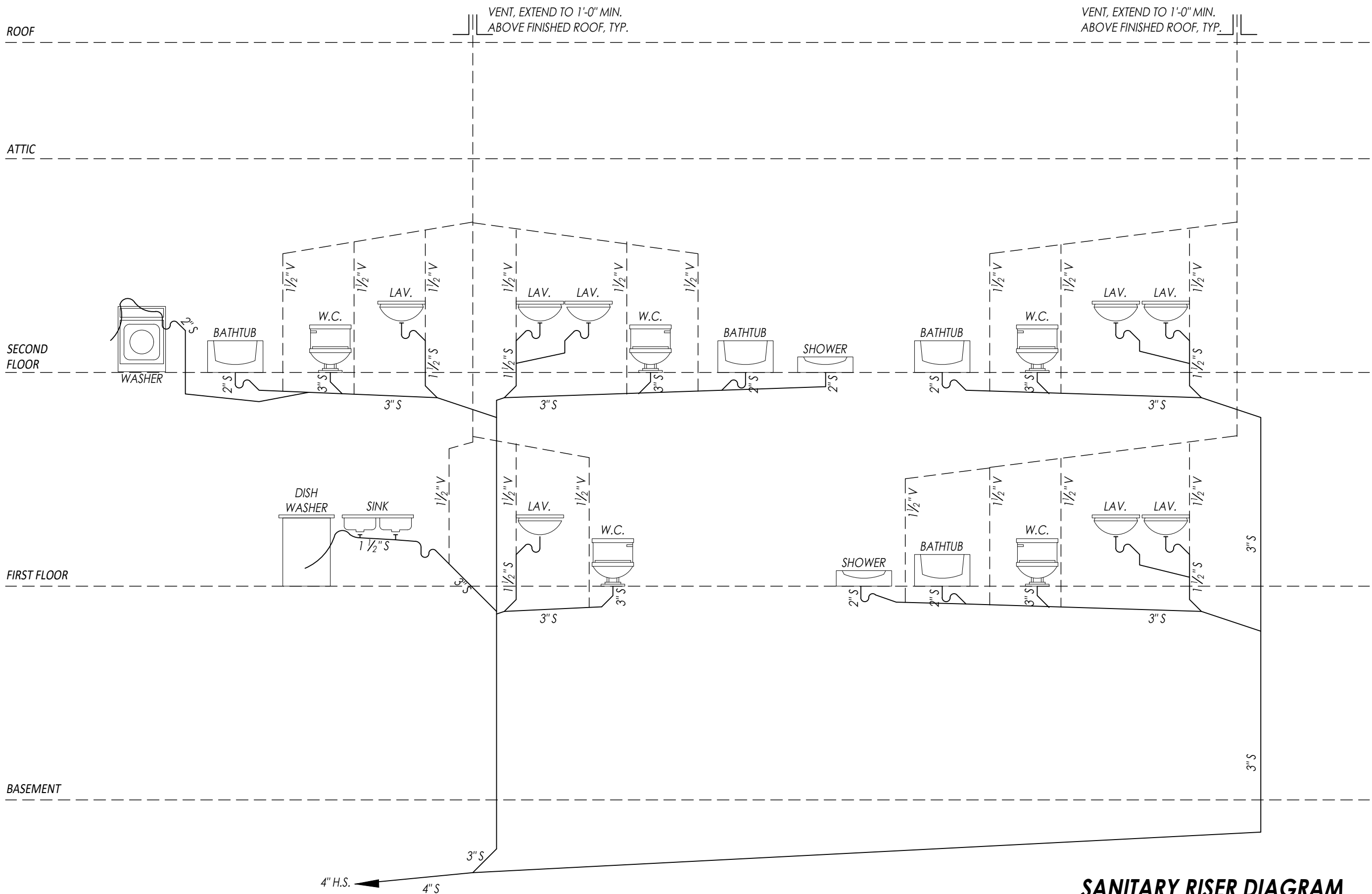
DWN BY: SG 04.29.2026 PAGE: 8 OF 12

GENERAL PLUMBING NOTES:

- CONTRACTOR SHALL CAREFULLY INSPECT AND ACQUAINT THEMSELVES WITH ALL DRAWINGS IN ORDER TO FULLY UNDERSTAND THE WORK REQUIRED. CONTRACTOR SHALL FIELD MEASURE AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- PIPING LAYOUTS ARE DIAGRAMMATIC AND INTENDED TO SHOW GENERAL ARRANGEMENT, SIZE, AND CAPACITY. ALL OFFSETS ARE NOT NECESSARILY SHOWN. THE PLUMBING CONTRACTOR SHALL ARRANGE AND COORDINATE THE WORK, FURNISH NECESSARY OFFSETS, VALVES, VENTS, AND FITTINGS TO AVOID CONFLICTS, WITH OTHER MECHANICAL AND ELECTRICAL SERVICES AND WITH STRUCTURAL AND ARCHITECTURAL ELEMENTS.
- CONTRACTOR SHALL APPLY, PAY FOR, AND OBTAIN ALL PERMITS.
- ALL WORK OF THIS CONTRACTOR MUST COMPLY WITH ALL LOCAL LAWS, ORDINANCES AND RULES. CONTRACTOR MUST HAVE THE NECESSARY INSPECTIONS MADE BY AUTHORITIES, PAY ALL THE REQUIRED FEES, AND FURNISH THE OWNER WITH CERTIFICATES OF APPROVAL BEFORE FINAL PAYMENT ON THIS CONTRACT IS MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF DEBRIS GENERATED BY THIS WORK AND WORKERS AT THE END OF EACH WORK DAY, AND SHALL SUPPLY DEBRIS CONTAINER(S) DUMPSTER(S) AS REQUIRED.
- REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF FIRE WALLS AND WALLS WHICH REQUIRE SEALING. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING ALL FLOOR AND WALL PENETRATIONS WITH FIRE RATED SEALANT BEFORE FINAL PAYMENT.
- THE CONTRACTOR SHALL REPLACE ANY PIPING SYSTEM AND COMPONENTS WHICH DO NOT PASS TESTING AND/OR INSPECTION PROCEDURES SPECIFIED AND RETEST REPAIRED PORTIONS OF THE SYSTEM.
- THE CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO AL PLUMBING FIXTURES AND EQUIPMENT SUPPLIED BY OTHERS, INCLUDING REQUIRED FAUCETS, STOPS, VALVES, FITTINGS, TRAPS, ETC.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL INDIRECT WASTE PIPING.
- THE CONTRACTOR SHALL RUN ALL PIPING TO AVOID REINFORCEMENT AND/OR FOOTINGS AT ALL COLUMN LINES.
- TRAP PRIMERS SHALL BE PROVIDED AND BE READILY AVAILABLE AS PER NSPC 2018 FOR ALL FLOOR DRAINS WITH NO WATER CONTENT.
- PROVIDE INSULATION ON "CROTONS" UP TO VALVES.
- ALL PIPING, FIXTURES, EQUIPMENT, ETC., INSTALLED UNDER THIS CONTRACT SHALL BE THOROUGHLY CLEANED AND PROTECTED DURING CONSTRUCTION AND PUT INTO FIRST-CLASS OPERATING CONDITION BEFORE BEING OFFERED FOR ACCEPTANCE. UPON COMPLETION OF ALL WORK, THE PLUMBING CONTRACTOR SHALL THOROUGHLY CLEAN ALL PLUMBING FIXTURES, SINKS AND TRIM AND LEAVE ALL ITEMS READY FOR USE BY THE OWNER. ALL FLOOR DRAINS SHALL BE CLEANED AND MANUFACTURERS PROTECTIVE COVERINGS SHALL BE REMOVED.
- CONTRACTOR SHALL HAVE A COMPETENT FOREMAN IN CHARGE OF THE WORK WHO SHALL BE ON THE SITE DURING THE INSTALLATION OF THE MATERIAL FURNISHED UNDER THIS CONTRACT UNTIL IT HAS BEEN PUT IN COMPLETE OPERATIVE CONDITION AND ACCEPTED BY THE OWNER.
- CONTRACTOR SHALL DO ALL CUTTING AND PATCHING FOR PLUMBING WORK AND SHALL COORDINATE SAME WITH ALL OTHER TRADES. ALL CUTTING SHALL BE SUBJECT TO TRADE REGULATIONS. NO CUTTING OF STRUCTURAL MEMBERS SHALL BE DONE WITHOUT THE APPROVAL OF THE ARCHITECT.
- THE PLUMBING SYSTEMS SHALL BE COMPLETE WITH ALL PIPES, FITTINGS, TRAPS, VALVES, HANGERS AND SUPPORTS, INSULATION, ETC. AND ALL OTHER ITEMS NECESSARY FOR COMPLETE, SATISFACTORY OPERATING SYSTEM.
- ALL PIPE FITTINGS, VALVES, FIXTURES, HANGERS, SUPPORTS INSULATION, ETC. SHALL CONFORM TO THE REQUIREMENTS OF NSPC 2018 CODE.
- ALL JOINTS AND CONNECTIONS SHALL BE ASSEMBLED BY MEANS OF SEALING SLEEVES AND STAINLESS STEEL CLAMPS AND SHIELD ASSEMBLIES.
- EXPOSED PIPE AT FIXTURES TO BE CHROME PLATED.
- DOMESTIC COLD WATER, HOT WATER AND HOT WATER CIRCULATION PIPE SHALL BE PIPING WITH DIAMETER UP TO 4"; TYPE "L"; HARD DRAWN. COPPER TUBING WITH WROUGHT BRONZE FITTINGS FOR 150 POUND WATER WORKING PRESSURE AND WITH JOINTS OF 95-5 (TIN-ANTIMONY) SOLDER. NO SOLDER CONTAINING LEAD IS PERMITTED.
- PIPING WITH DIAMETER 5" AND LARGER; GALVANIZED STEEL PIPE, SCHEDULE 40 WITH MAKER'S NAME TOILED INTO EACH LENGTH. FITTINGS-THREADED, GALVANIZED MALLEABLE IRON WITH FLAT BAND STEAM PATTERN.
- ALL SUPPLIES THROUGH WALLS TO FIXTURES SHALL BE 85% RED BRASS WITH THREADED BRASS FITTINGS. ALL EXPOSED PIPING IN FINISHED SPACES SHALL BE CHROME PLATED 85% RED BRASS.
- GAS PIPING INSIDE THE BUILDING SHALL BE STANDARD WEIGHT (SCHEDULE 40) BLACK STEEL PIPE. OUTSIDE THE BUILDING SHALL BE EXTRA HEAVY, SCHEDULE 80 BLACK STEEL PIPE. GAS CONTROL, VENT AND RELIEF PIPING SHALL BE EXTRA HEAVY, SCHEDULE 80 BLACK STEEL PIPE. STEEL PIPE SHALL BE SEAMLESS TYPE S AND SHALL BE MADE IN ACCORDANCE WITH THE CURRENT EDITION OF THE ASTM A53, GRADE B SPECIFICATIONS.
- MATERIALS USED IN GAS SERVICE AND METER PIPING SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AS SPECIFIED BY THE GAS UTILITY COMPANY PROVIDING THE SERVICES.

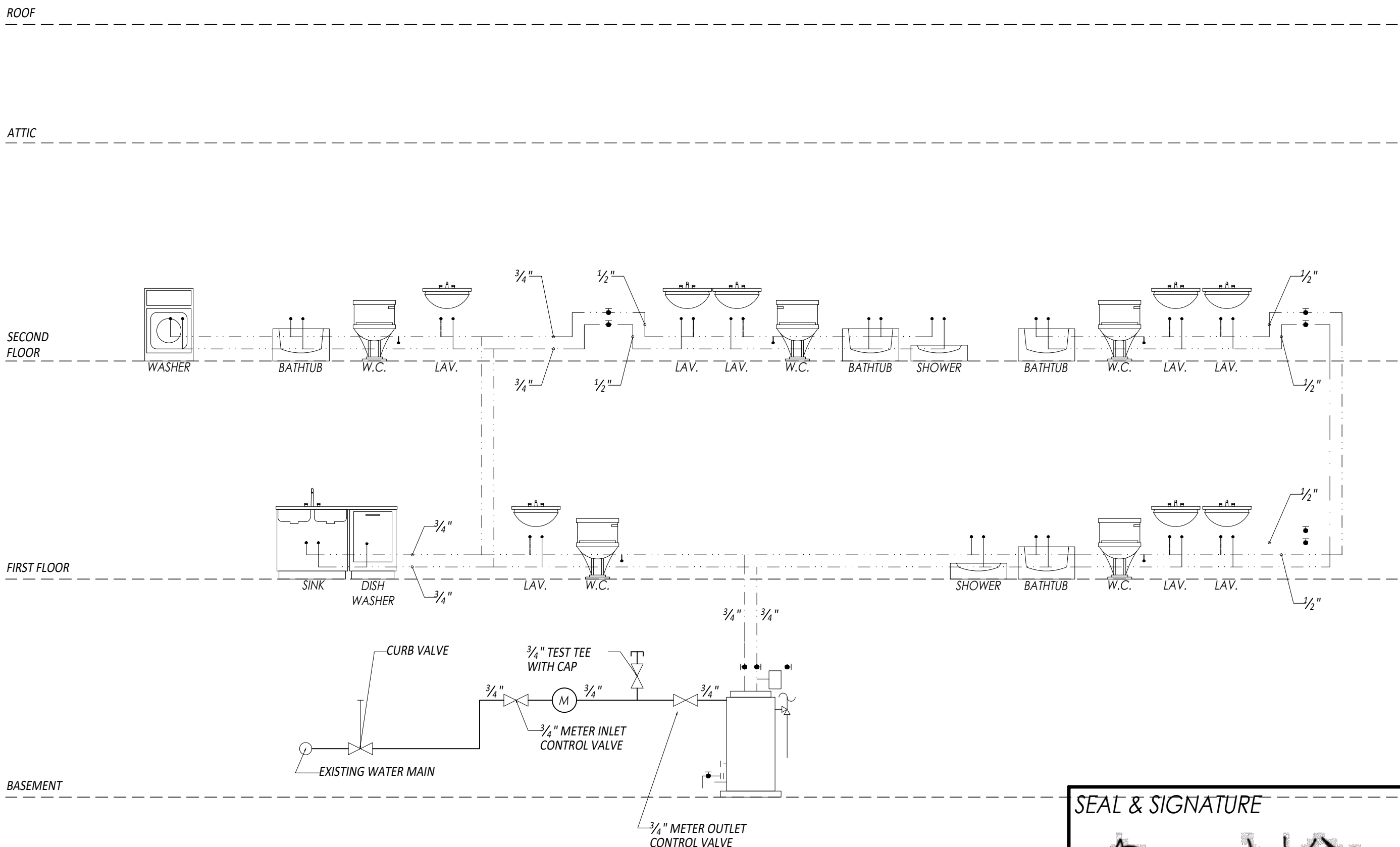


GAS RISER DIAGRAM
SCALE: N/A



SANITARY RISER DIAGRAM
SCALE: N/A

FIXTURE CONNECTION SCHEDULE								
FIXTURE	ABBREV.	SYMBOL	SOIL/WAIST	INDIRECT WAIST	VENT	COLD WATER	HOT WATER	REMARKS
WATER CLOSET	P-1		4"	-	2"	1/2"	-	FLUSH TANK FLOOR OUTLET
LAVATORY	P-2		2"	-	2"	1/2"	1/2"	COUNTER TOP
BATHTUB	P-3		2"	-	2"	1/2"	1/2"	ENAMELED STEEL
KITCHEN SINK	P-4		2"	-	2"	1/2"	1/2"	STAINLESS STEEL
DISHWASHER	D.W.		-	1 1/2"	-	-	1/2"	PROVIDE DISHWASHER FITTINGS
SERVICE SINK	P-7		3"	-	2"	3/4"	3/4"	ENAMELED CAST IRON
WASHING MACHINE	P-5A		-	2"	-	1/2"	-	SPILL TO FLOOR SINK
SHOWER	P-3A		2"	-	2"	1/2"	1/2"	CENTER OUTLET
WASHER / DRYER	P-5		2"	-	2"	3/4"	3/4"	FLUSH TANK FLOOR OUTLET
HOSE BIB	P-6		-	-	-	1/2"	-	FLUSH TANK FLOOR OUTLET
WALL HYDRANT	P-6A		-	-	-	3/4"	-	NON-FREEZE



PLUMBING RISER DIAGRAM
SCALE: N/A

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PLUMBING DIAGRAMS

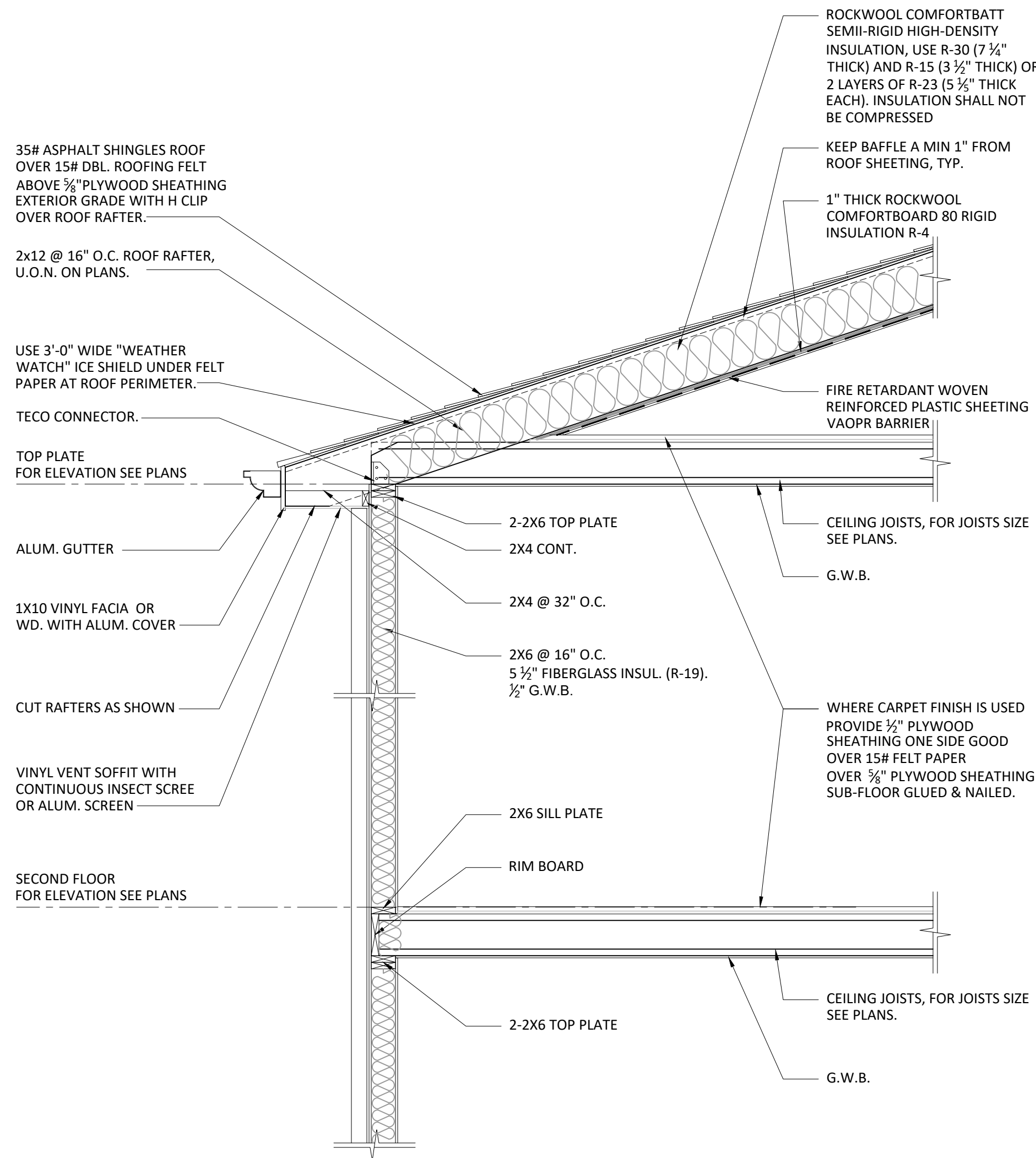
38 DUBOIS AVE, ALPINE, NJ

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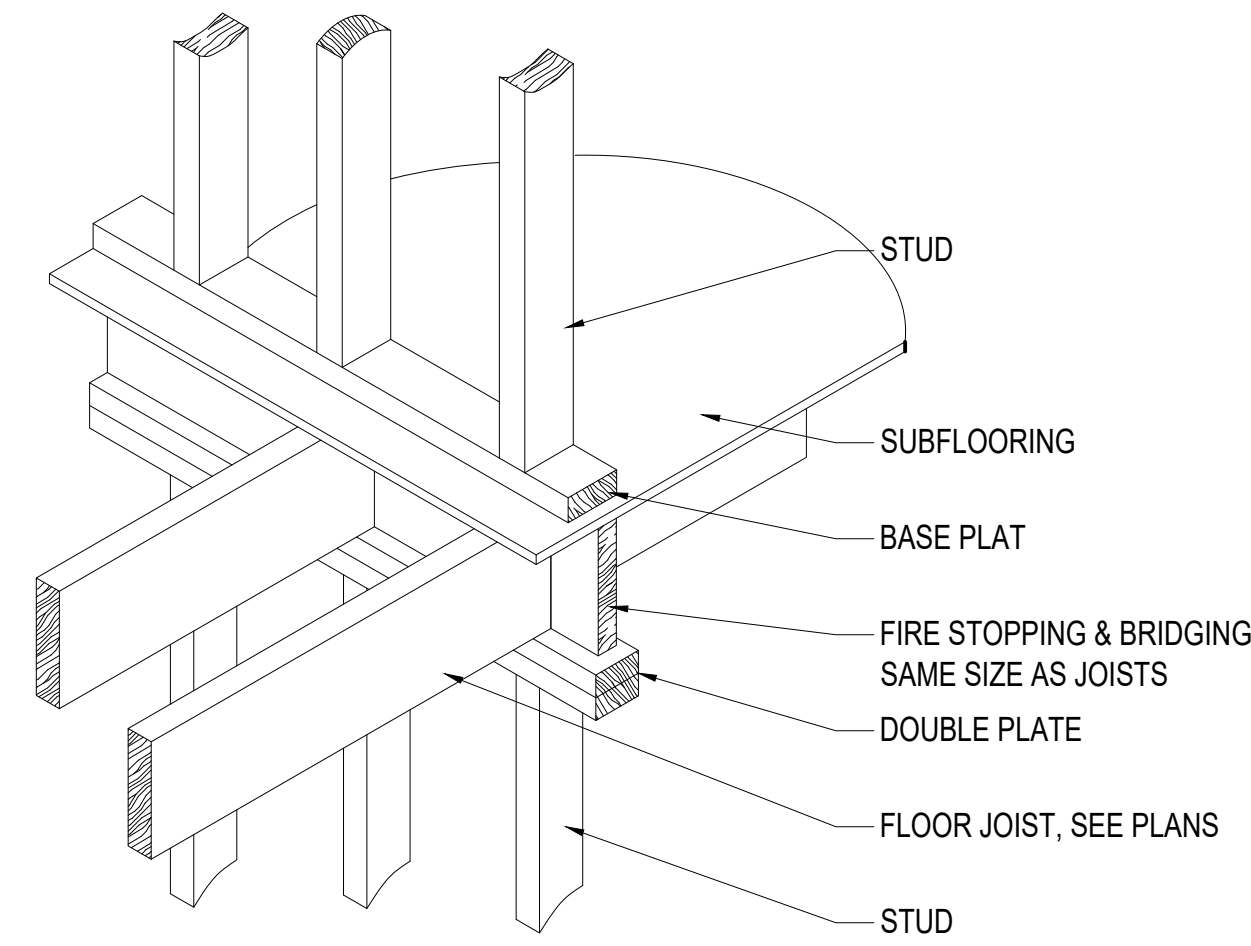
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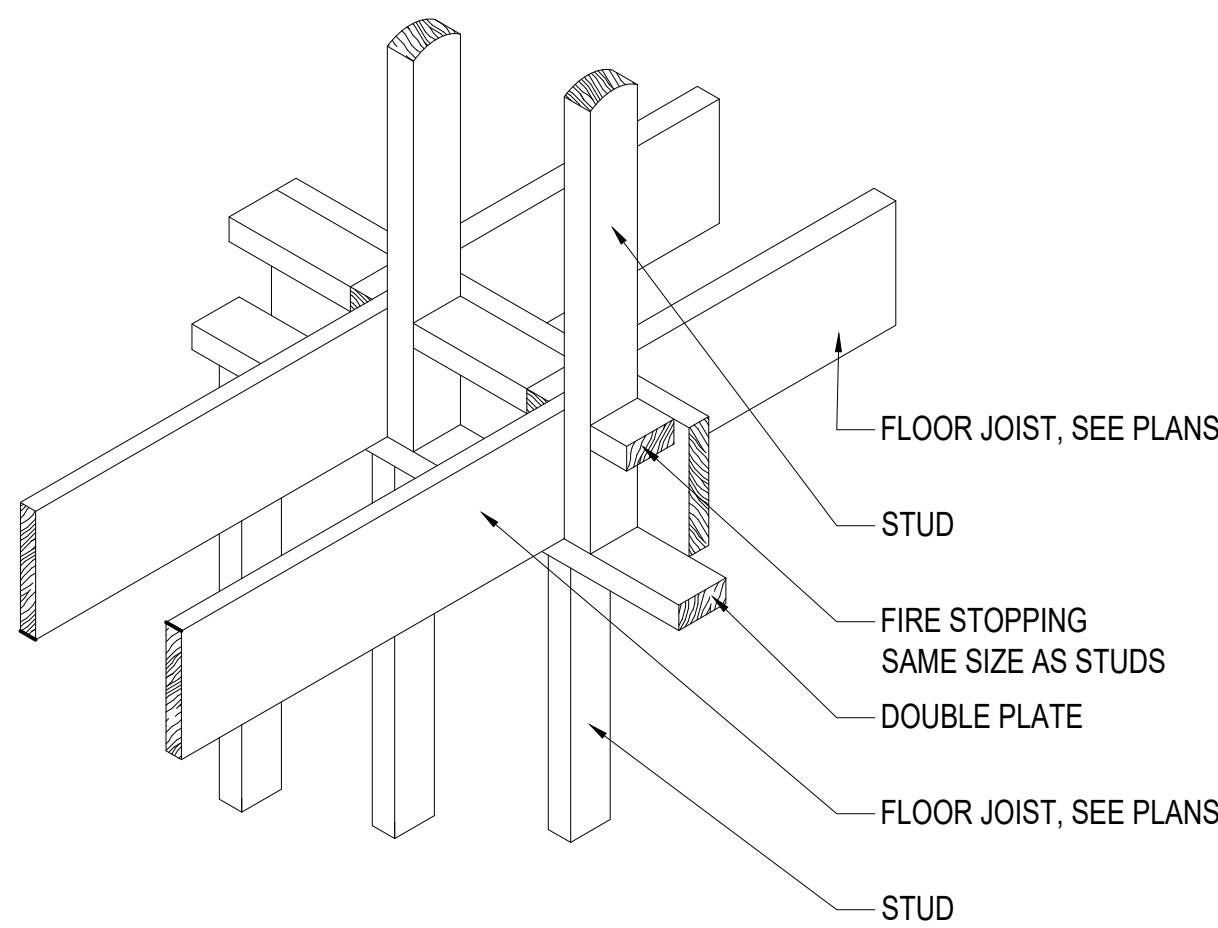
PAGE: 9 OF 12



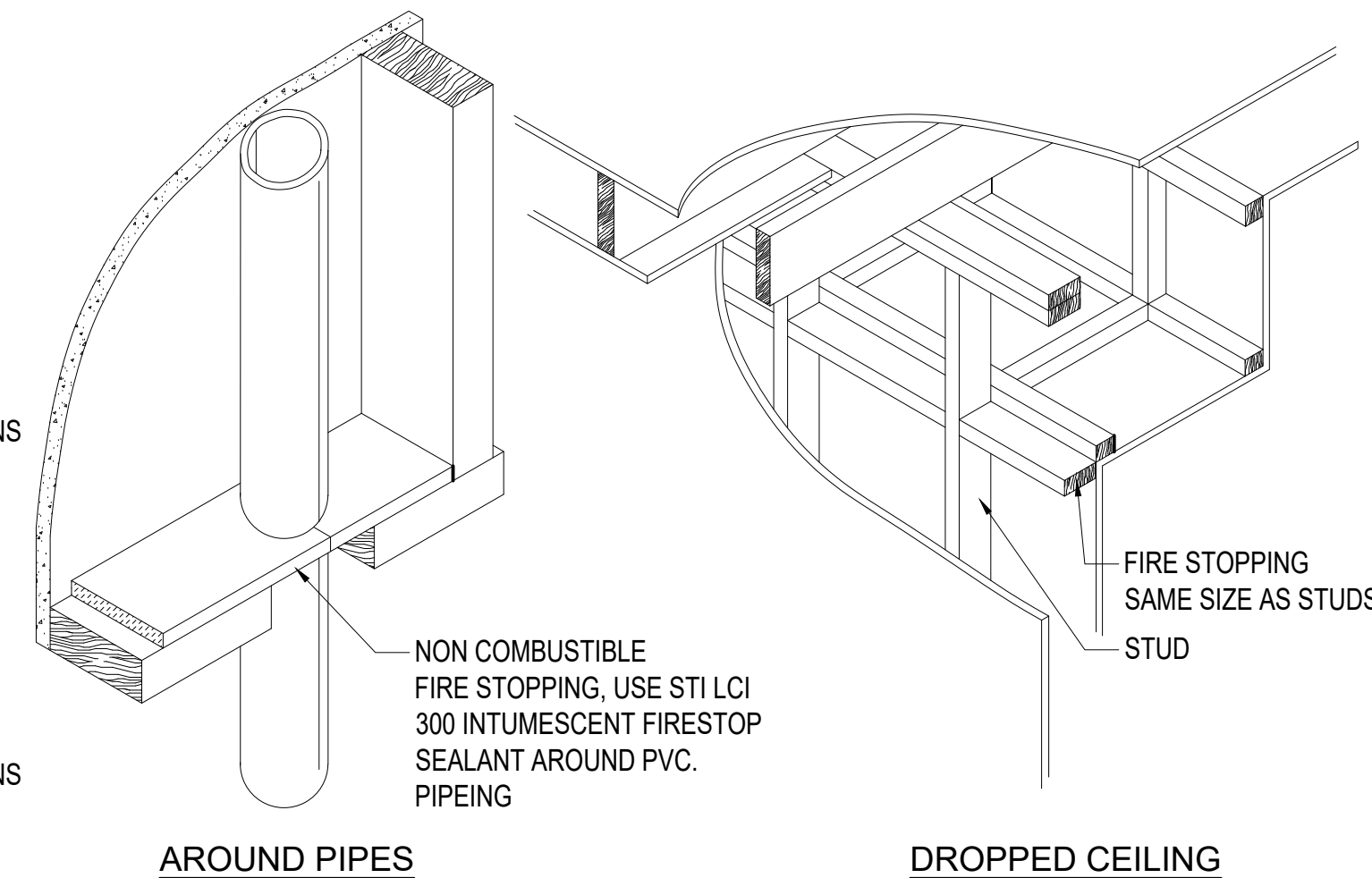
2 TYPICAL WALL SECTION
SCALE: 1/2"=1'-0"



6 FRAMING OVER BEARING PARTITION
PLATFORM CONSTRUCTION
SCALE: 1/2"=1'-0"



7 FRAMING OVER BEARING PARTITION
BALLOON CONSTRUCTION
SCALE: 1/2"=1'-0"



8 OTHER FIRESTOPPING
SCALE: 1/2"=1'-0"

SEAL & SIGNATURE

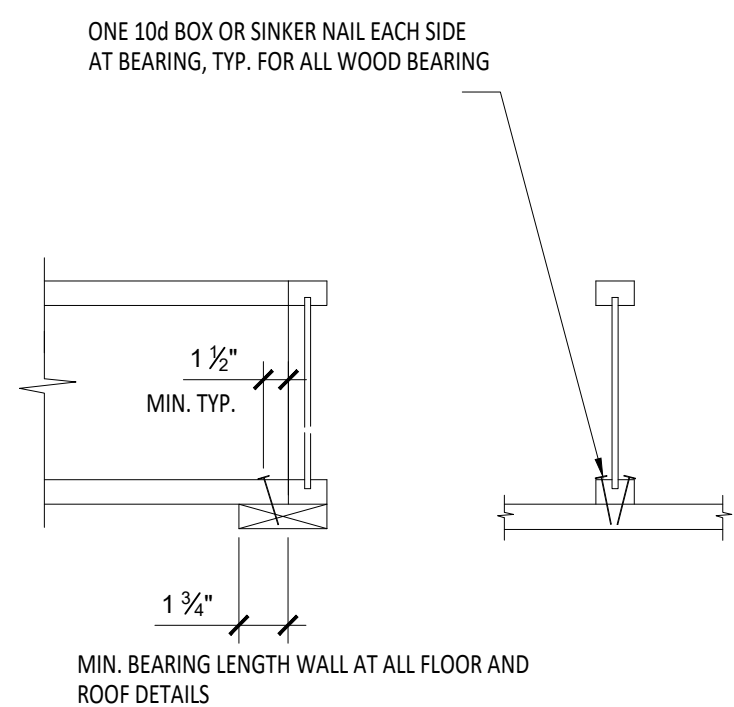
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DETAILS #1

38 DUBOIS AVE, ALPINE, NJ A-10

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F1



NOTES:

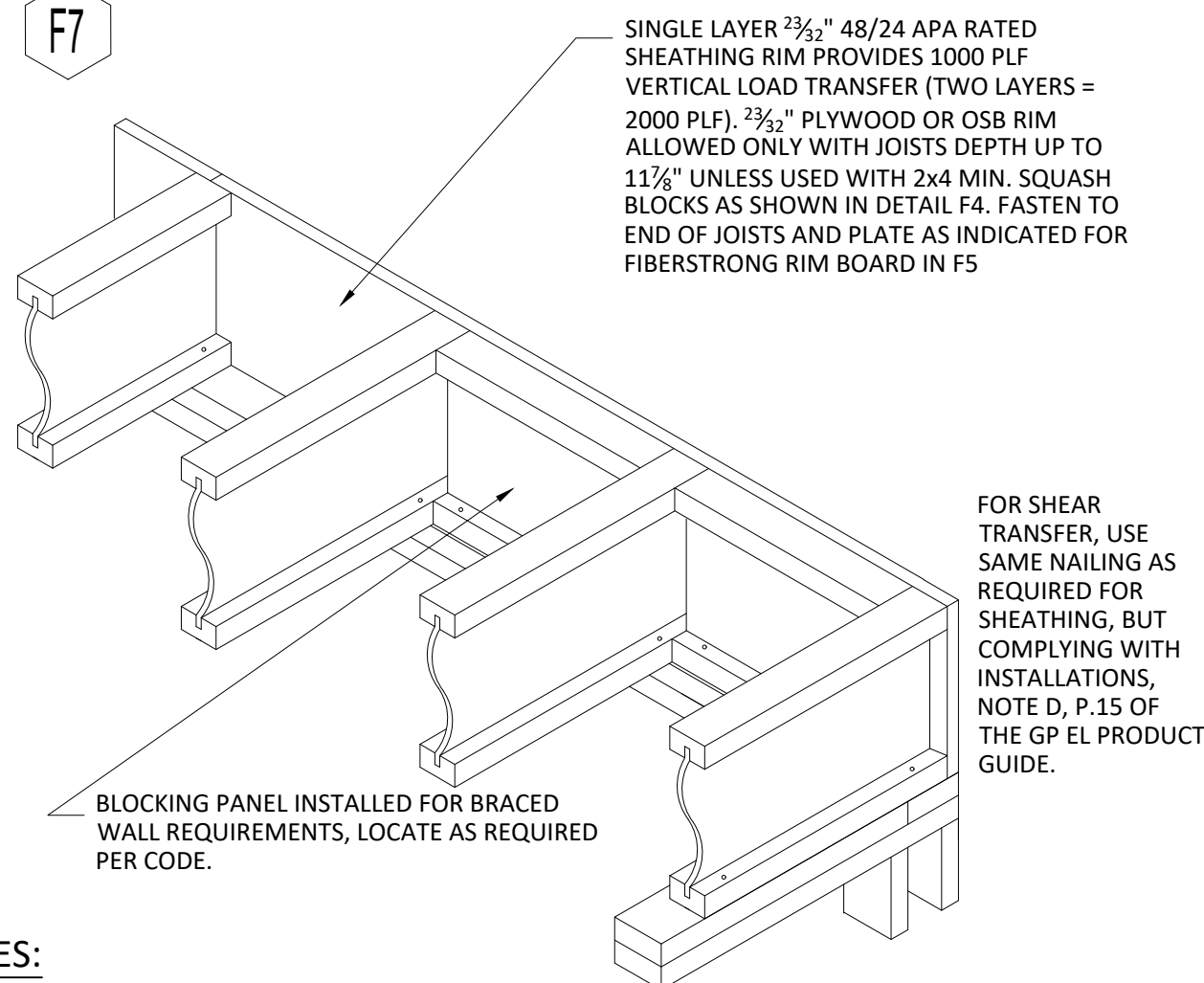
1. TO MINIMIZE SPLITTING OF FLANGE AND BEARING PLATE, ANGLE NAILS AND START AT LEAST 1 1/2" FROM END

1

ATTACHEMENT AT END BEARING

SCALE: N.T.S.

F7



NOTES:

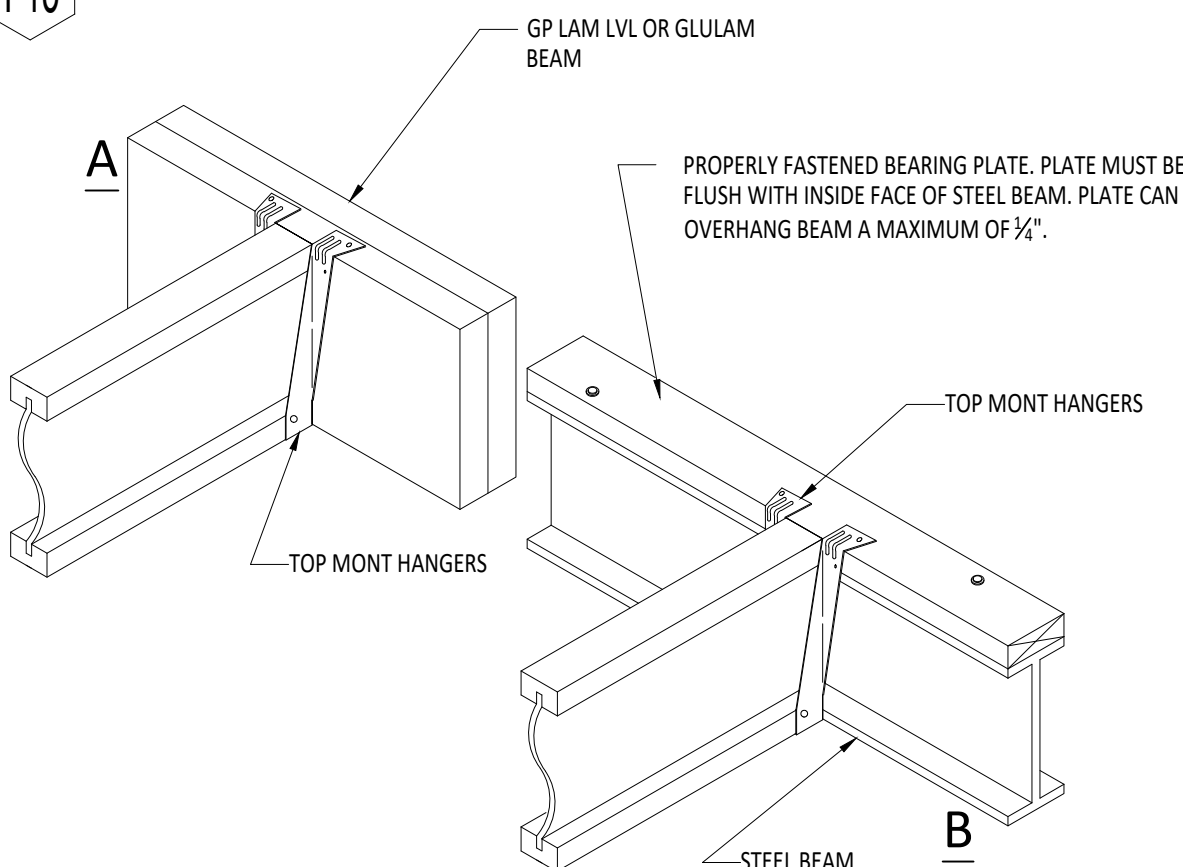
1. CHECK BUILDING CODE FOR APPROPRIATE DETAIL IN AREAS OF HIGH LATERAL LOADS

5

BLOCKING PANEL, FOR BRACING

SCALE: N.T.S.

F15



NOTES:

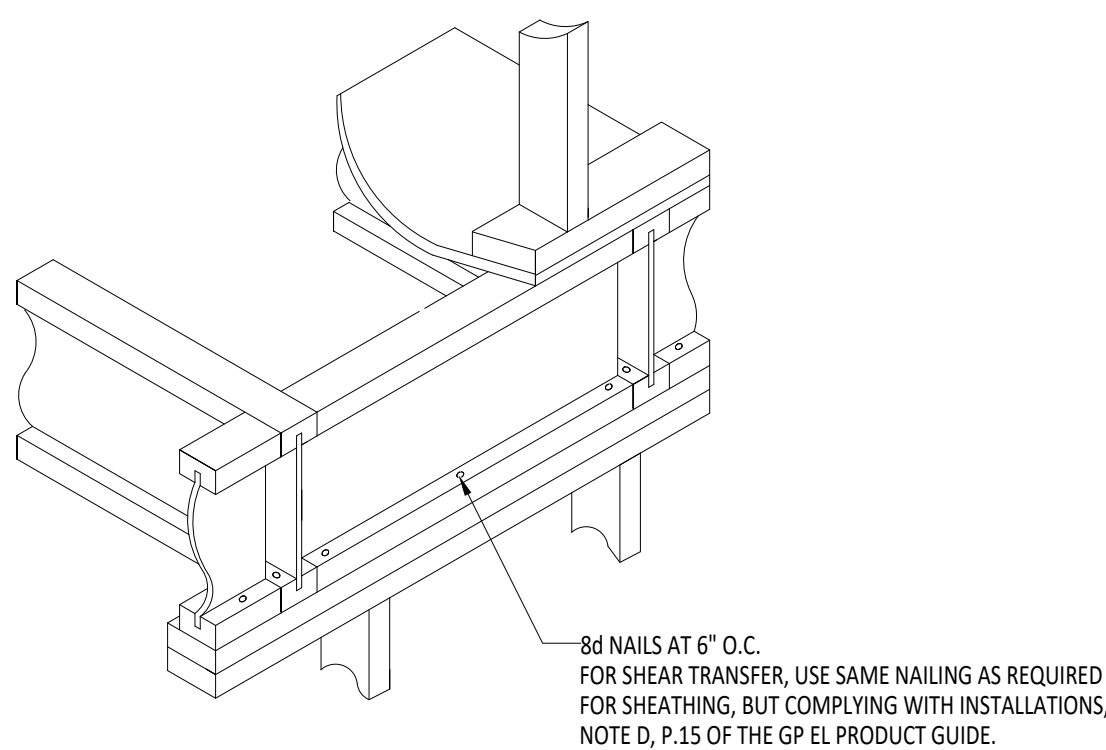
1. BEARING STIFFENERS MAY BE REQUIRED AT HANGERS, SEE DETAILS 9
2. APPROPRIATE FACE MOUNT HANGERS MAY BE SUBSTITUTES. PROPERLY FASTENED SOLID WOOD BLOCKING OF THE STEEL BEAM ALSO REQUIRED FOR FACE MOUNT HANGERS ON STEEL BEAM.

8

JOISTS TO BEAM CONNECTION

SCALE: N.T.S.

F2



NOTES:

1. VERTICAL LOAD TRANSFER 2000 PLF MAX.

2

BLOCKING PANEL, EXTERIOR

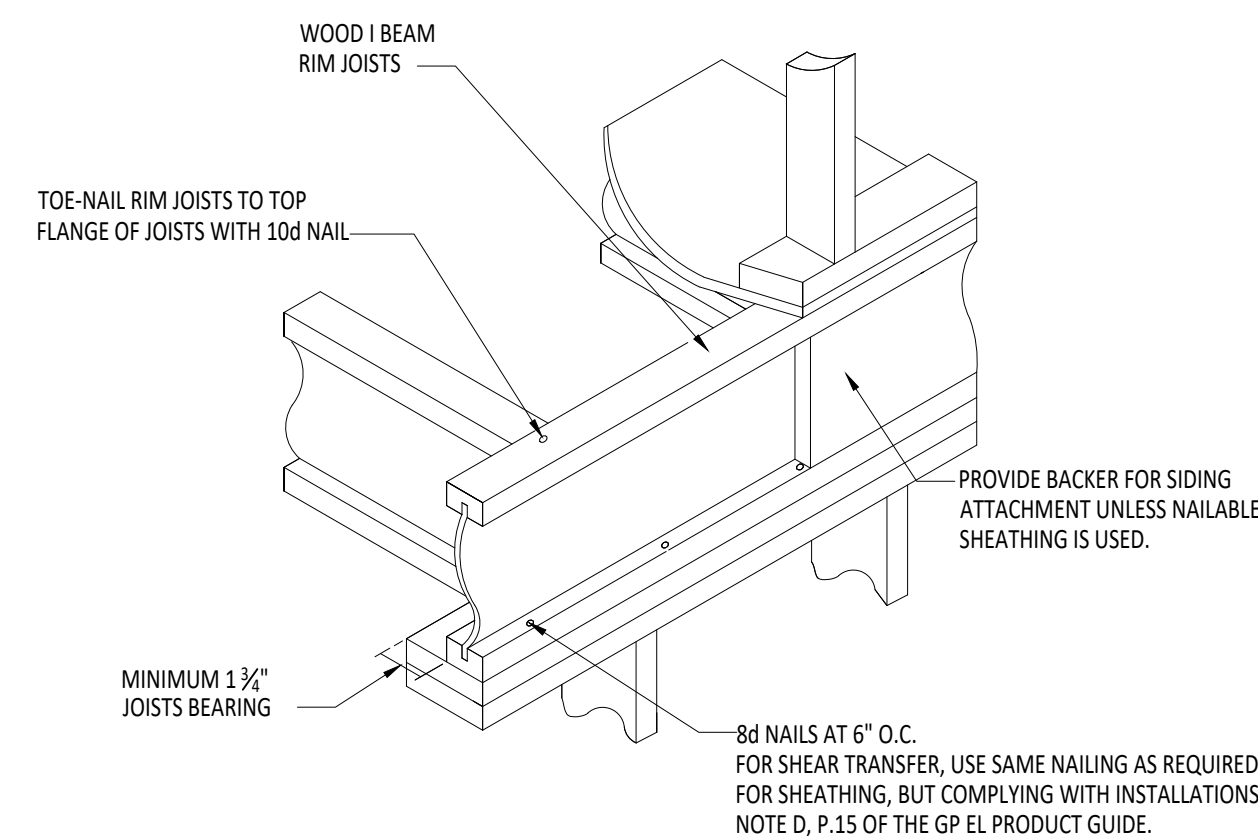
SCALE: N.T.S.

F11

FILLER BLOCKS AND FASTENING BETWEEN JOISTS CAN BE OMITTED WHEN DOUBLE JOISTS ARE LOADED EVENLY FROM ABOVE TO THE TOPS OF BOTH JOISTS, SUCH AS WHEN A PARALLEL BEARING WALL IS DIRECTLY CENTERED OVER THE DOUBLE JOISTS.

JOISTS SERIES / DEPTH		REGULAR FILLER BLOCKING USE IN DETAIL F12	FULL-DEPTH FILLER BLOCKING USE IN DETAIL C4, F13, F14 & R7
GPI 20	9 1/2"	2x6	2x6
	11 7/8"	2x6	2x8
	14"	2x8	2x10
GPI 40	9 1/2"	2x6 + 3/8" OSB / PLYWOOD	2x6 + 3/8" OSB / PLYWOOD
	11 7/8"	2x6 + 3/8" OSB / PLYWOOD	2x8 + 3/8" OSB / PLYWOOD
	14"	2x8 + 3/8" OSB / PLYWOOD	2x10 + 3/8" OSB / PLYWOOD
GPI 65	9 1/2"	2x6 + 5/8" OSB / PLYWOOD	2x6 + 5/8" OSB / PLYWOOD
	11 7/8"	2x6 + 5/8" OSB / PLYWOOD	2x8 + 5/8" OSB / PLYWOOD
	14"	2x8 + 5/8" OSB / PLYWOOD	2x10 + 5/8" OSB / PLYWOOD
WI 40	14"	2x8 + 5/8" OSB / PLYWOOD	2x10 + 5/8" OSB / PLYWOOD
	16"	2x8 + 5/8" OSB / PLYWOOD	2x12 + 5/8" OSB / PLYWOOD
WPI 90	11 7/8"	(2) 2x8	(2) 2x8
	14"	(2) 2x8	(2) 2x10
	16"	(2) 2x8	(2) 2x12

F3



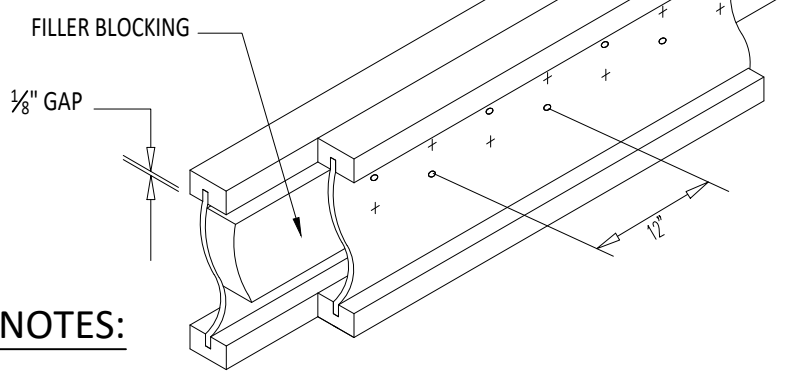
NOTES:

1. VERTICAL LOAD TRANSFER 2000 PLF MAX.

3

WOOD I BEAM RIM JOISTS

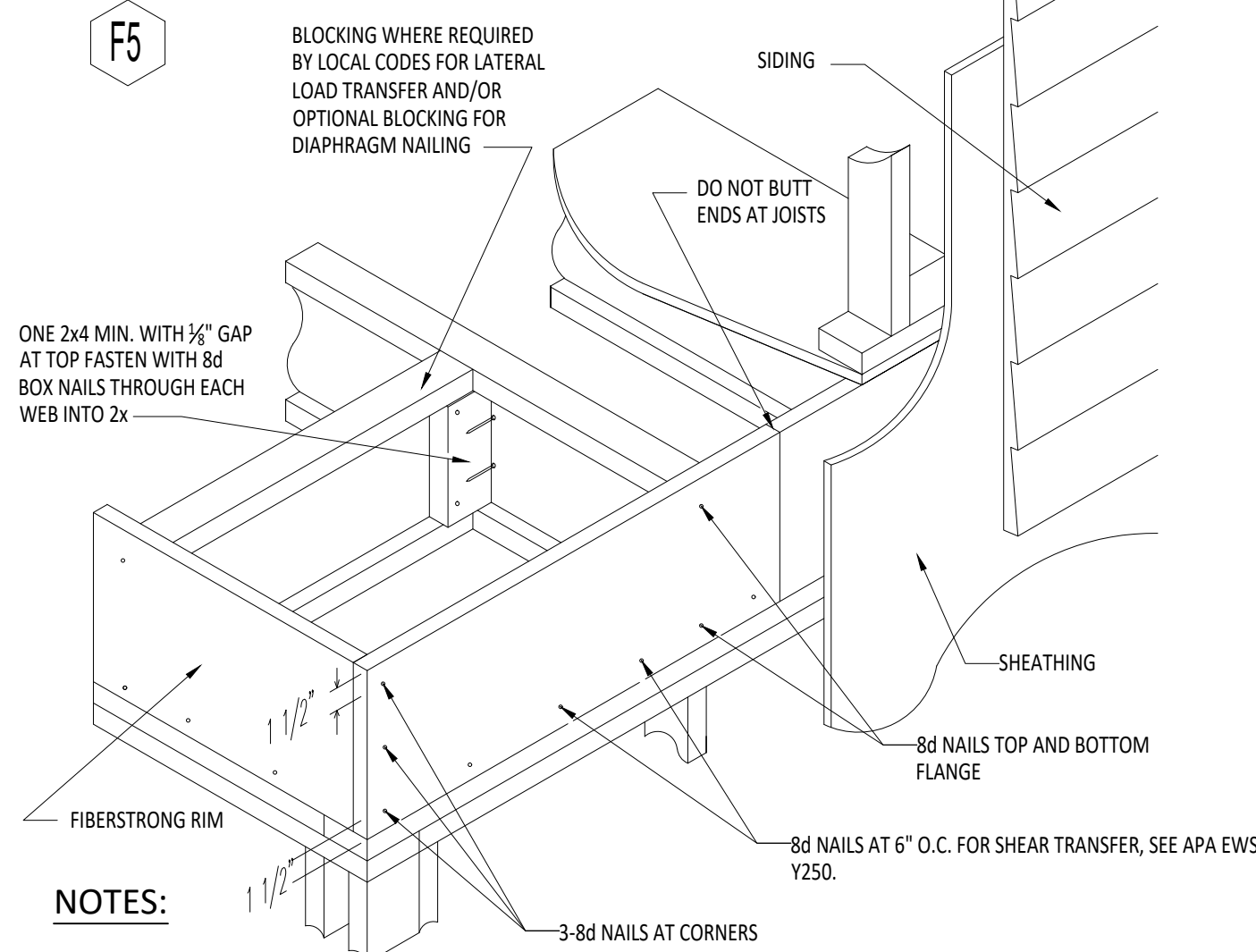
SCALE: N.T.S.



NOTES:

1. SUPPORT BACK OF WEB DURING NAILING TO PREVENT DAMAGE TO WEB-FLANGE CONNECTION.
2. LEAVE 3/8" GAP BETWEEN TOP OF FILLER BLOCKING AND BOTTOM OF TOP FLANGE.
3. BLOCK SOLID BETWEEN JOISTS, FOR ALL APPLICATIONS EXCEPT CANTILEVER REINFORCEMENT, FILLER NEED NOT BE ONE CONTINUOUS LENGTH, BUT MUST EXTEND THE ENTIRE LENGTH OF SPAN. FOR DOUBLE I-JOIST CANTILEVER REINFORCEMENT C4, FILLER MUST BE ONE CONTINUOUS PIECE EXTENDING THE FULL LENGTH OF THE REINFORCEMENT.
4. PLACE JOISTS TOGETHER AND NAIL FROM EACH SIDE WITH 2 ROWS OF 10d (16d WI 80 OR GPI 90) NAILS AT 12" O.C. CLINCHED WHEN POSSIBLE, STAGGER ROWS FROM OPPOSITE SIDES BY 6"

F5



NOTES:

1. VERTICAL LOAD TRANSFER 4850 PLF MAX. CHECK BUILDING CODE FOR APPROPRIATE DETAIL IN AREAS OF HIGH LATERAL LOADS

4

FIBERSTRONG RIM BOARD

SCALE: N.T.S.

F14

DOUBLE WOOD I BEAM JOISTS CONSTRUCTION PER DETAIL 6 (FULL DEPTH FILLER) BACKER BLOCK SIZE AND INSTALLATION PRE DETAIL F13

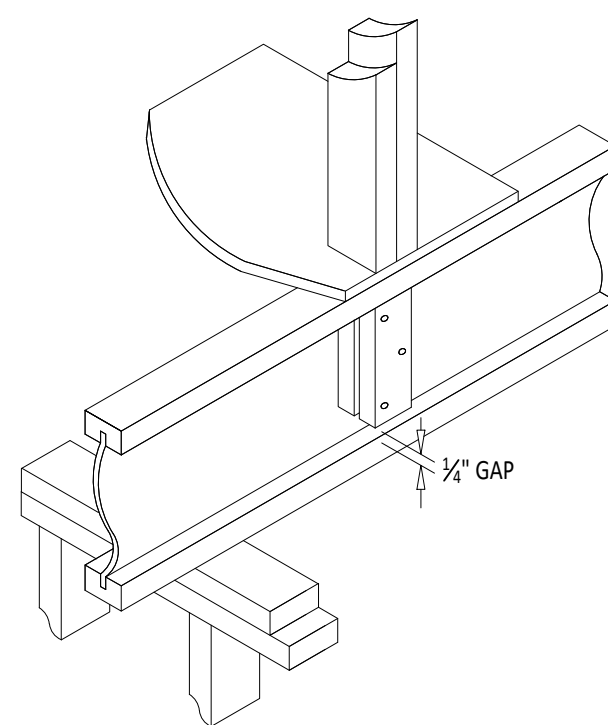
HANGER	NAILING REQUIREMENT
USP MSH218 OR SIMPSON STRONG TIE THA214	MIN. 12-10d INTO LVL HEADER AT DOUBLE JOISTS, MIN. 4-10d x 1 1/2" NAILS INTO STRINGER.
FOR STRINGER LONGER THAN 14" OR STRINGER REACTIONS EXCEEDING 700LB CALL GP.	

7

STAIR STRINGER / JOISTS CONN.

SCALE: N.T.S.

F20

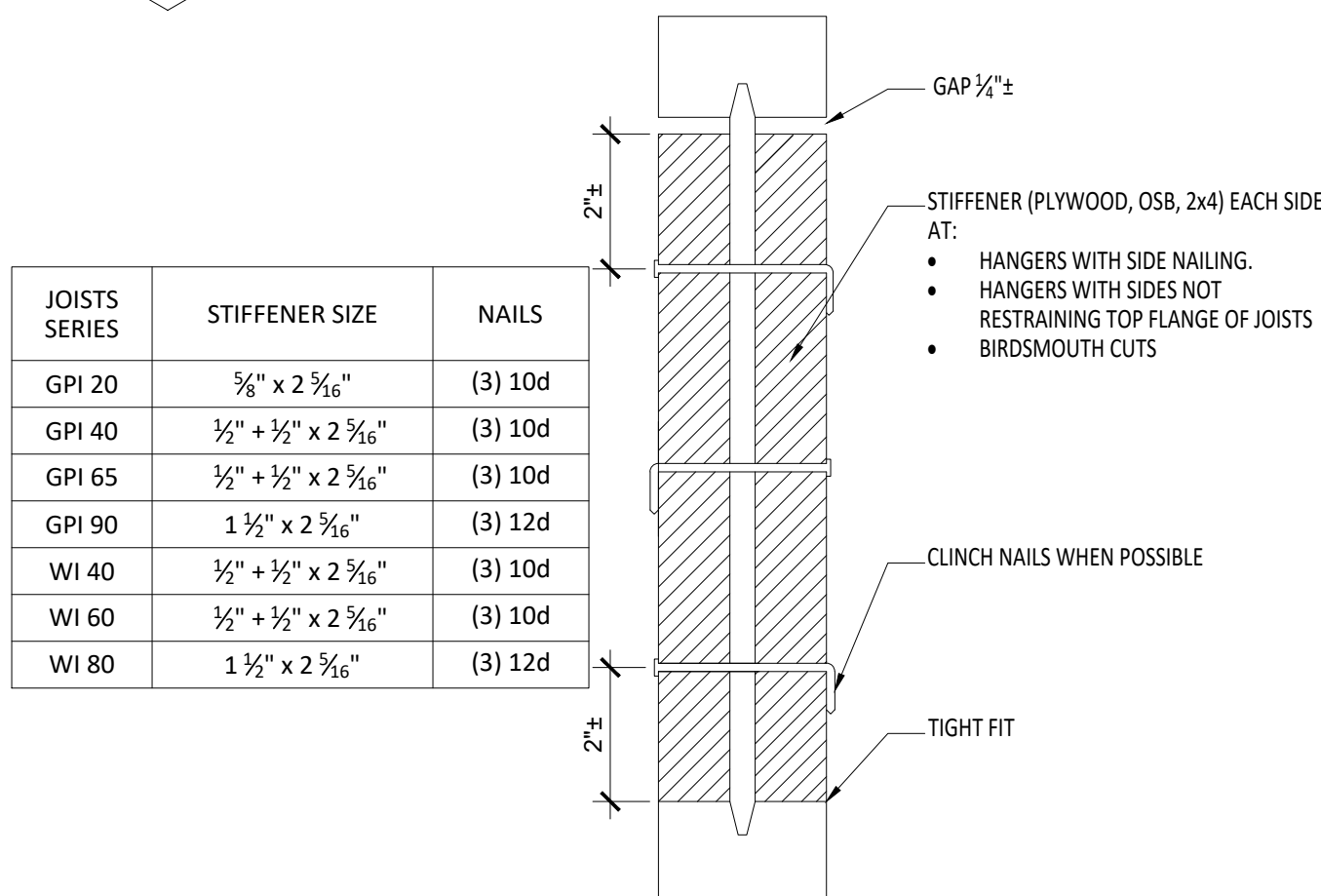


11

WEB STIFFENER

SCALE: N.T.S.

F18



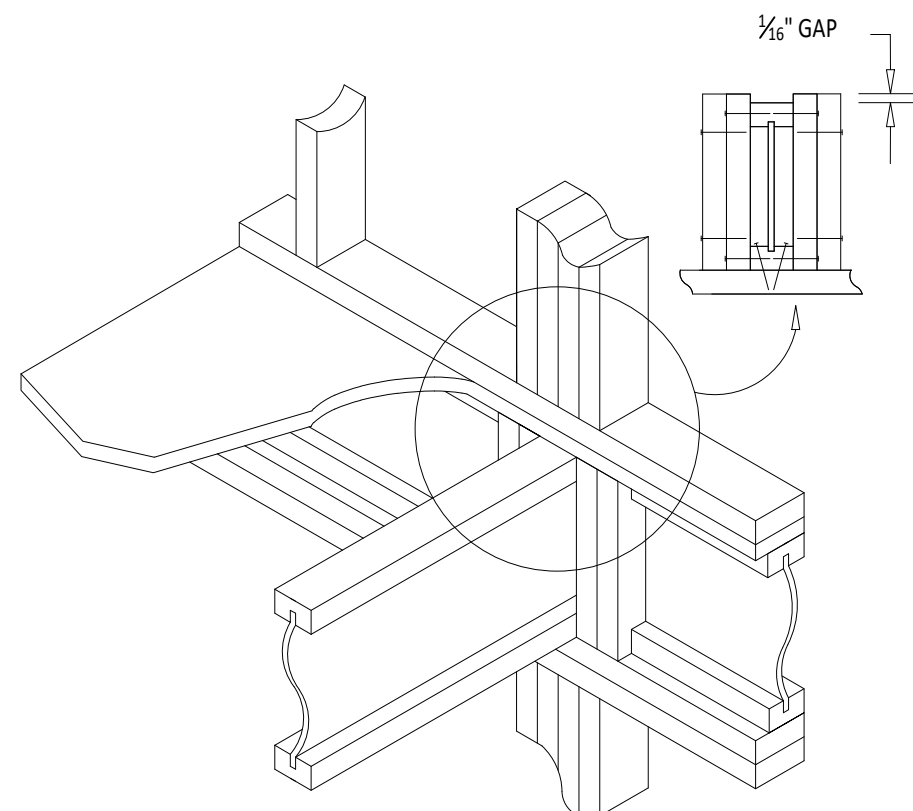
1. MIN. STIFFENER WIDTH IS 2 3/16"

9

BEARING STIFFENERS

SCALE: N.T.S.

F19



1. SOLID BLOCK ALL POSTS FROM ABOVE TO BEARING BELOW WITH EQUAL NUMBER OF SQUASH BLOCKS.

10

SQUASH BLOCKS

SCALE: N.T.S.

SEAL & SIGNATURE

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DETAILS #2

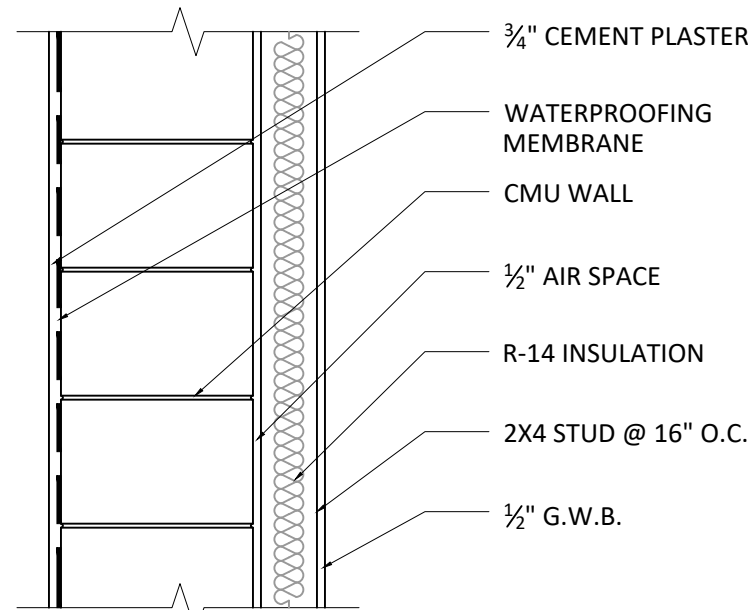
38 DUBOIS AVE, ALPINE, NJ

A-11

DWN BY: SG

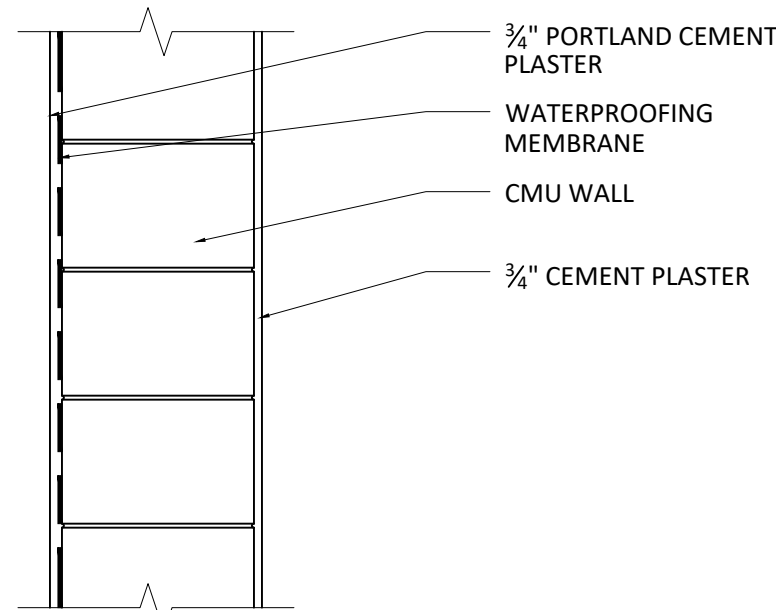
04.29.2026

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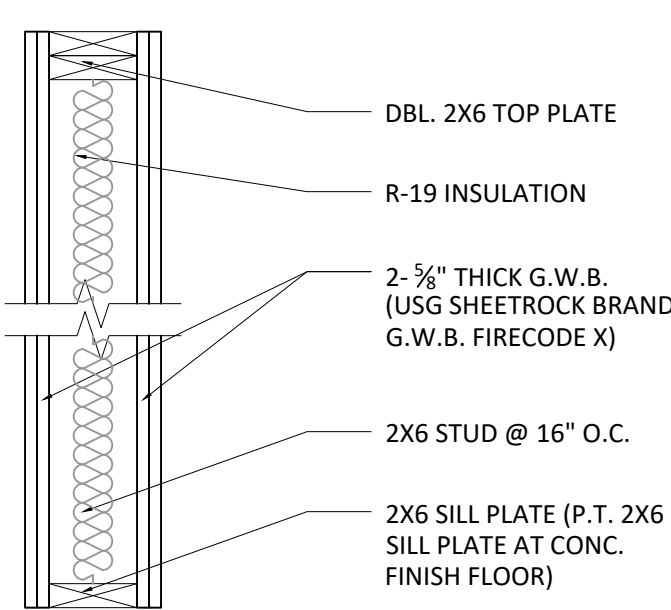
NOTES:

1. UL U901, 4-HOUR RATED
2. ALL LUMBER IN DIRECT CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.



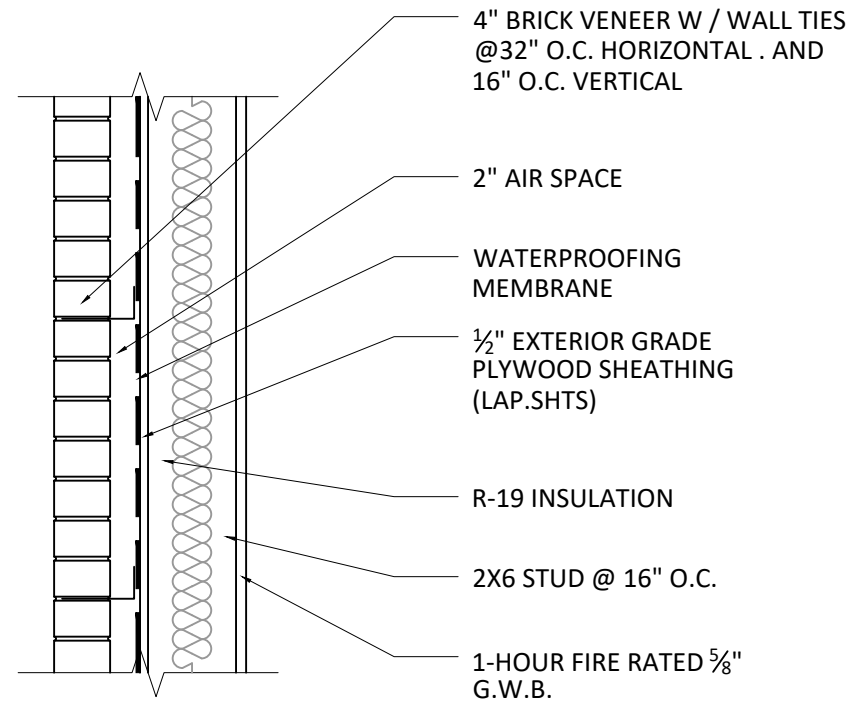
NOTES:

1. UL U901, 4-HOUR RATED



NOTES:

1. UL U301, 2-HOUR RATED
2. USE FOR BEARING AND NON-BEARING INTERIOR WALL DEMISING DWELLING UNITS, SEE PLANS
3. PROVIDE WALL CONSTRUCTION IN ACCORDANCE NJ-IRC-2021



NOTES:

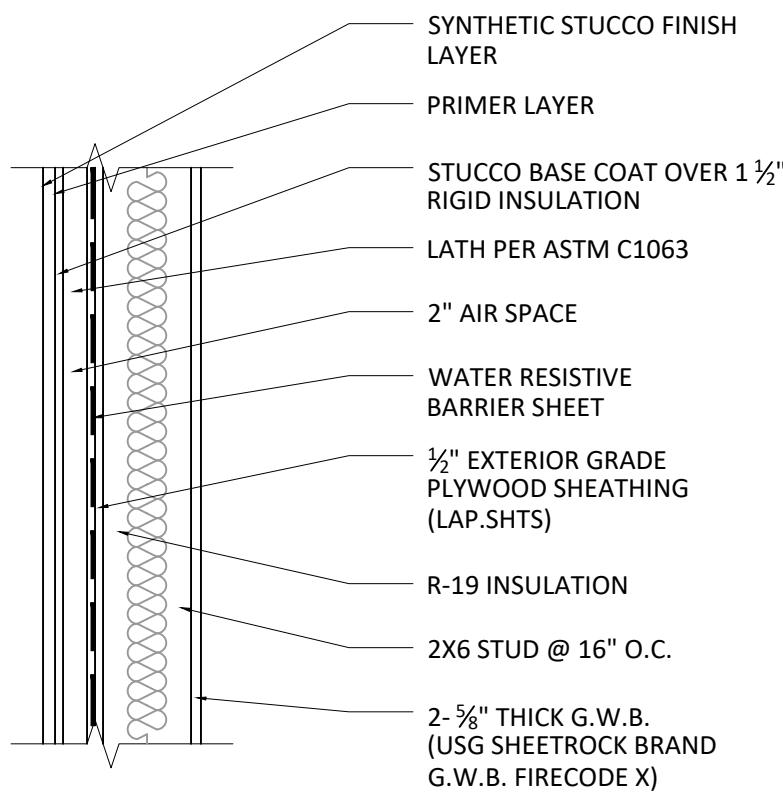
1. USE FOR BEARING AND NON-BEARING EXTERIOR WALL, SEE PLANS
2. PROVIDE WALL CONSTRUCTION IN ACCORDANCE NJ-IRC-2021
3. PROVIDE WALL BRACING IN ACCORDANCE WITH NJ-IRC-2021

2 WALL TYPE 2
FOUNDATION WALL
SCALE: 1"=1'-0"

3 WALL TYPE 3
FOUNDATION WALL
SCALE: 1"=1'-0"

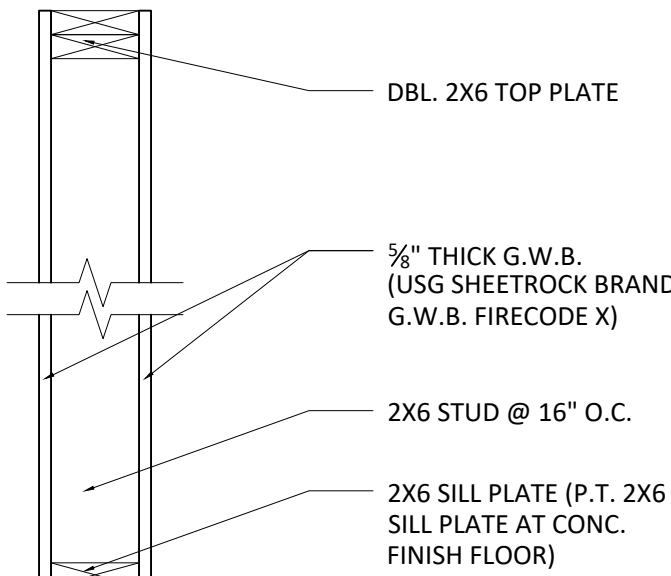
4 WALL TYPE 4
INTERIOR BEARING WALL
SCALE: 1"=1'-0"

5 WALL TYPE 5
EXTERIOR WALL
SCALE: 1"=1'-0"



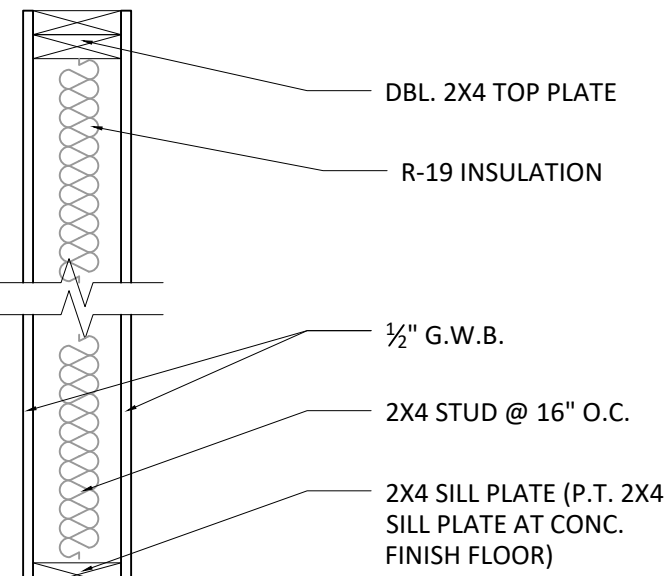
NOTES:

1. WHERE WALL IS LOCATED LESS THAN 5 FEET FROM ADJACENT STRUCTURE OR PROPERTY LINE, WALL SHALL BE 1-HOUR FIRE RATED TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES
2. USE FOR BEARING AND NON-BEARING EXTERIOR WALL, SEE PLANS
3. PROVIDE WALL CONSTRUCTION IN ACCORDANCE NJ-IRC-2021
4. PROVIDE WALL BRACING IN ACCORDANCE WITH NJ-IRC-2021



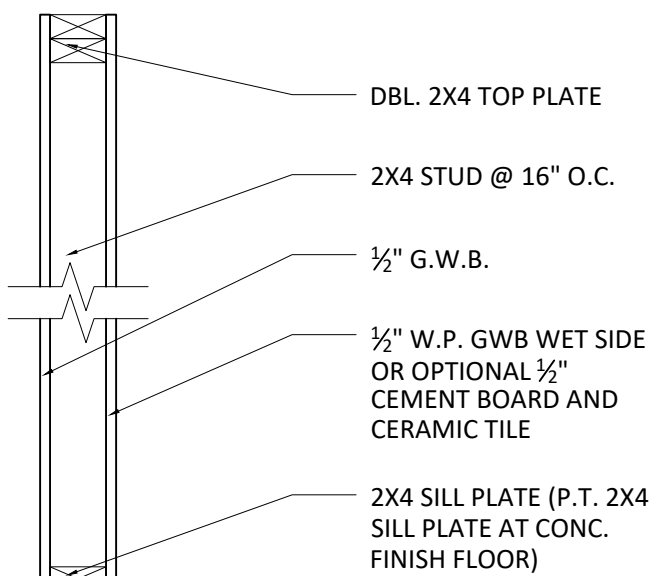
NOTES:

1. UL U305, 1-HOUR RATED
2. USE FOR BEARING AND NON-BEARING INTERIOR WALL, SEE PLANS
3. PROVIDE WALL CONSTRUCTION IN ACCORDANCE NJ-IRC-2021



NOTES:

1. NOT RATED
2. PROVIDE WALL CONSTRUCTION IN ACCORDANCE NJ-IRC-2021



NOTES:

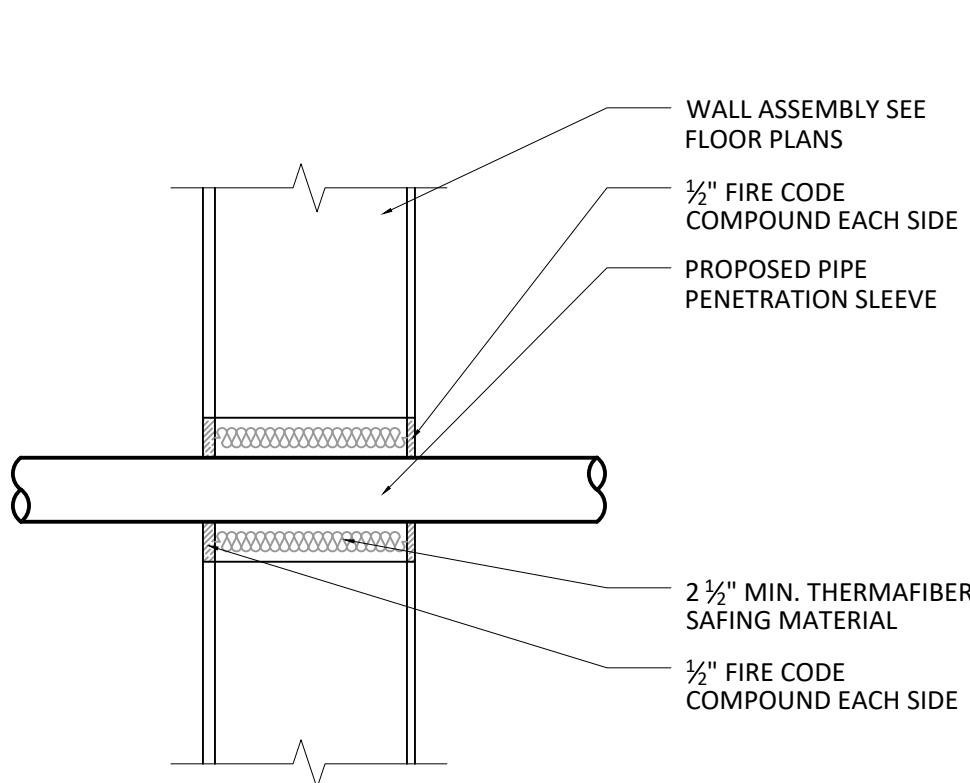
1. NOT RATED
2. PROVIDE WALL CONSTRUCTION IN ACCORDANCE NJ-IRC-2021

6 WALL TYPE 6
EXTERIOR BEARING WALL
SCALE: 1"=1'-0"

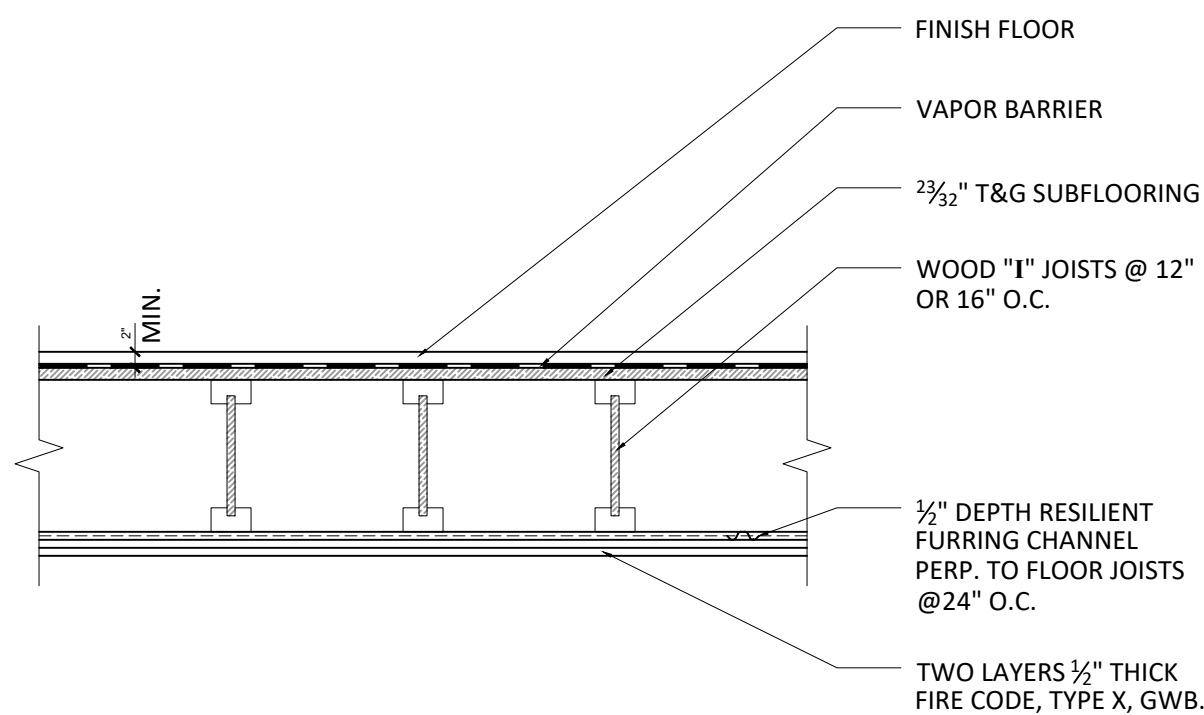
7 WALL TYPE 7
INTERIOR BEARING WALL
SCALE: 1"=1'-0"

8 WALL TYPE 8
INTERIOR NON-BEARING WALL
SCALE: 1"=1'-0"

9 WALL TYPE 9
INTERIOR NON-BEARING WALL
SCALE: 1"=1'-0"



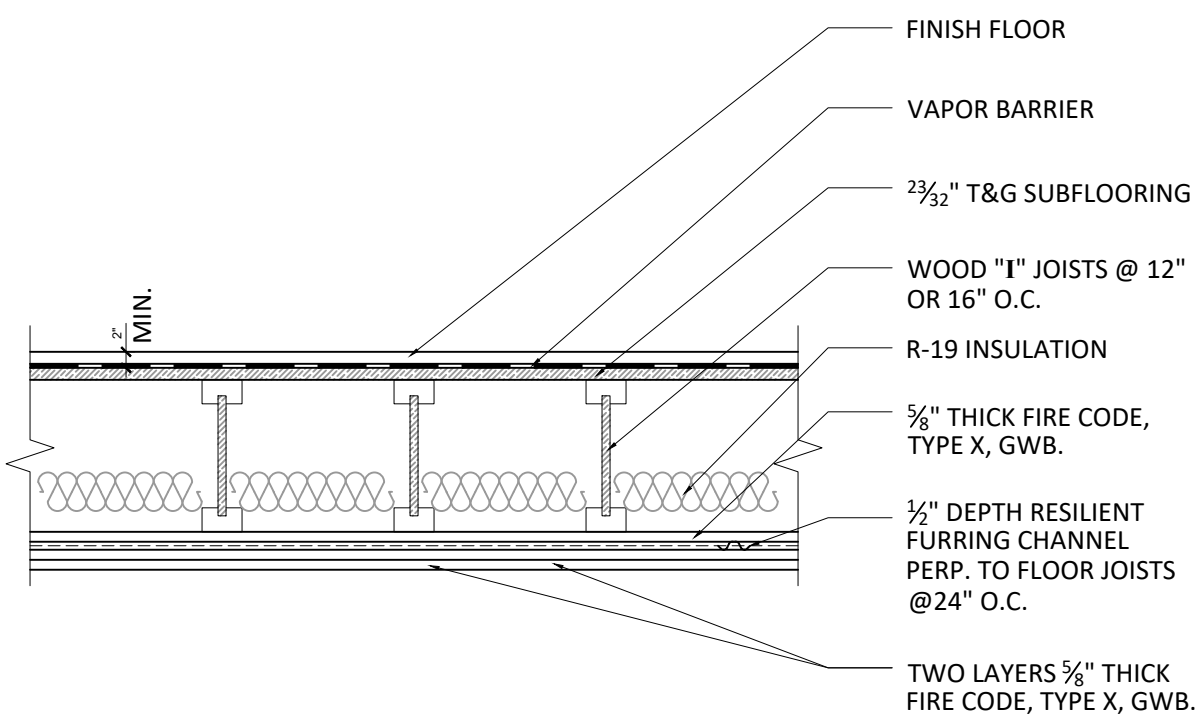
10 TYPICAL WALL PENETRATION
SCALE: 1"=1'-0"



NOTES:

1. UL DES L544, 1-HOUR RATED
2. NEW CONSTRUCTION-UNRESTRAINED ASSEMBLY RATED 1-HOUR AT FLOOR/CEILING "FIRE SEPARATION" BETWEEN FLOORS

11 1-HR. FLOOR/CEILING ASSEMBLY
SCALE: 1"=1'-0"



NOTES:

1. UL DES L538, 1-HOUR RATED
2. NEW CONSTRUCTION-UNRESTRAINED ASSEMBLY RATED 2-HOUR AT FLOOR/CEILING "FIRE SEPARATION" BETWEEN GARAGE AND SECOND FLOOR

12 2-HR. FLOOR/CEILING ASSEMBLY
SCALE: 1"=1'-0"

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DETAILS #3

38 DUBOIS AVE, ALPINE, NJ A-12

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