

(A) INSTALL 4" MIN CONCRETE SLAB WITH 6X6-W10/W10 WWF ON 2" RIGID BOARD INSULATION ON 4" STONE & 6 MIL VAPOR BARRIER WITH THERMAL BREAK. SEE DETAIL F1

(B1) PROVIDE END WALL BLOCKING BETWEEN JOISTS AND PARALLEL WALLS PER SUPERIOR WALL SPECS. BLOCK WITH SAME DEPTH OF I-JOIST MATERIAL WITHIN (2) JOIST BAYS @ 24" MAX.

(B2) INSTALL X-BRIDGING AT MAX 8'-0" SPACING. SEE WOOD FRAMING SPECS.

(C) USP TOP MOUNT HANGER #LH3 3511.8

(E) 5" CONC. SLAB WITH 6X6-W10/W10 WWF ON 4" STONE & 6 MIL VAPOR BARRIER

(P1) 4X4 POST ON 12" DIAMETER CONCRETE FILLED SONOTUBE WITH (1) #4 VERT. BARS SET IN WET CONC. AT 1" CENTER OF PIER. 10" DIA. SONOTUBES APPROVED FOR 8'-0" X 8'-0" MAXIMUM DECK. NOTIFY ARCHITECT IF DIMENSION INCREASES FOR REVISED SONOTUBE SIZE.

(L) 2x8x8 P.T. LEDGER THRU-BOLT TO RIM JOIST WITH (2) ROWS OF 1/2" DIA. BOLTS, SPACED @ 16" o.c. STAGGERED UP AND DOWN. HOLD BOLTS 2" FROM TOP & BOTTOM EDGES OF LEDGER & 2" FROM ENDS. HANG FLOOR JOISTS WITH JOIST HANGERS

4X4 POSTS TO BE DF-L NO. 1 GRADE. MAX. 7'-0" HEIGHT

NEW GUARDRAIL AND HANDRAIL TO MEET NJ IRC 2018 CODE SECTION R311.7.8 AND R312. STAIRS TO MEET SECTION R311.7 (TYPICAL) (SEE DETAILS THIS SHEET)

ALL EXTERIOR PORCH AND DECK FRAMING TO BE TREATED LUMBER (TYPICAL)

BEAMS SHALL BE FLUSH WITH CEILING UNLESS NOTED AS DROPPED.

EXTERIOR STEPS AS REQUIRED TO MEET GRADE. STEP DOWN FROM HOUSE TO LANDING NOT TO EXCEED 8" FROM TOP OF THRESHOLD TO LANDING. FINAL DIMENSIONS TO BE DETERMINED IN FIELD.

DRAIN TILE SURROUNDED WITH CLEAN GRAVEL AND FABRIC FILTER PROVIDED ON SUPERIOR WALL FOUNDATION PLAN

PATIO SLABS, PORCH SLABS, WALKS, AND DRIVEWAYS SLOPED >0.25 INCHES PER FOOT AWAY FROM HOME TO EDGE OF SURFACE OR 10 FEET, WHICHEVER IS LESS

GUTTERS AND DOWNSPOUTS EMPTY TO SEEPAGE PIT > 10 FEET FROM FOUNDATION. SEE SITE ENGINEER'S PLANS

4X4 POSTS ON 10" SONOTUBE ON 2'-0" X 2'-0" X 1'-0" CONCRETE FOOTING WITH (3) #4 EACH WAY

CONNECT BEAM TO RIM WITH (2) SIMPSON ML210Z ANGLES. (1) AT INSIDE CORNER LOCATIONS WHERE (2) NOT POSSIBLE

CONNECT BEAM TO RIM WITH (2) SIMPSON ML28Z ANGLES. (1) AT INSIDE CORNER LOCATIONS WHERE (2) NOT POSSIBLE

4X4 POSTS TO BE DF-L NO. 1 GRADE. MAX. 7'-0" HEIGHT 4X4 AND 4X6 POSTS TO BE SOUTHERN PINE NO. 2 GRADE. MAX. HEIGHT 8'-0"

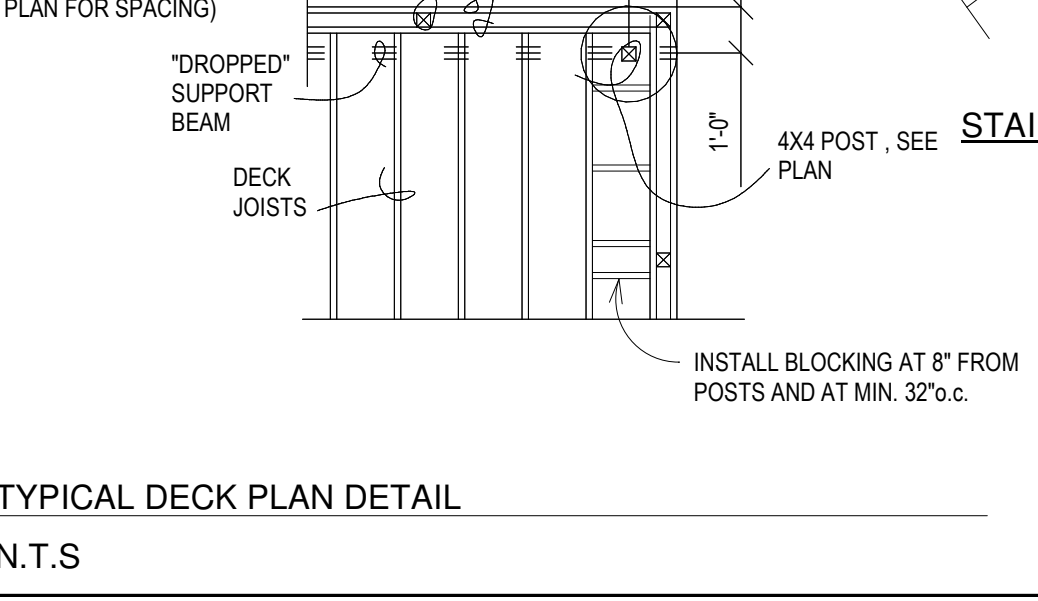
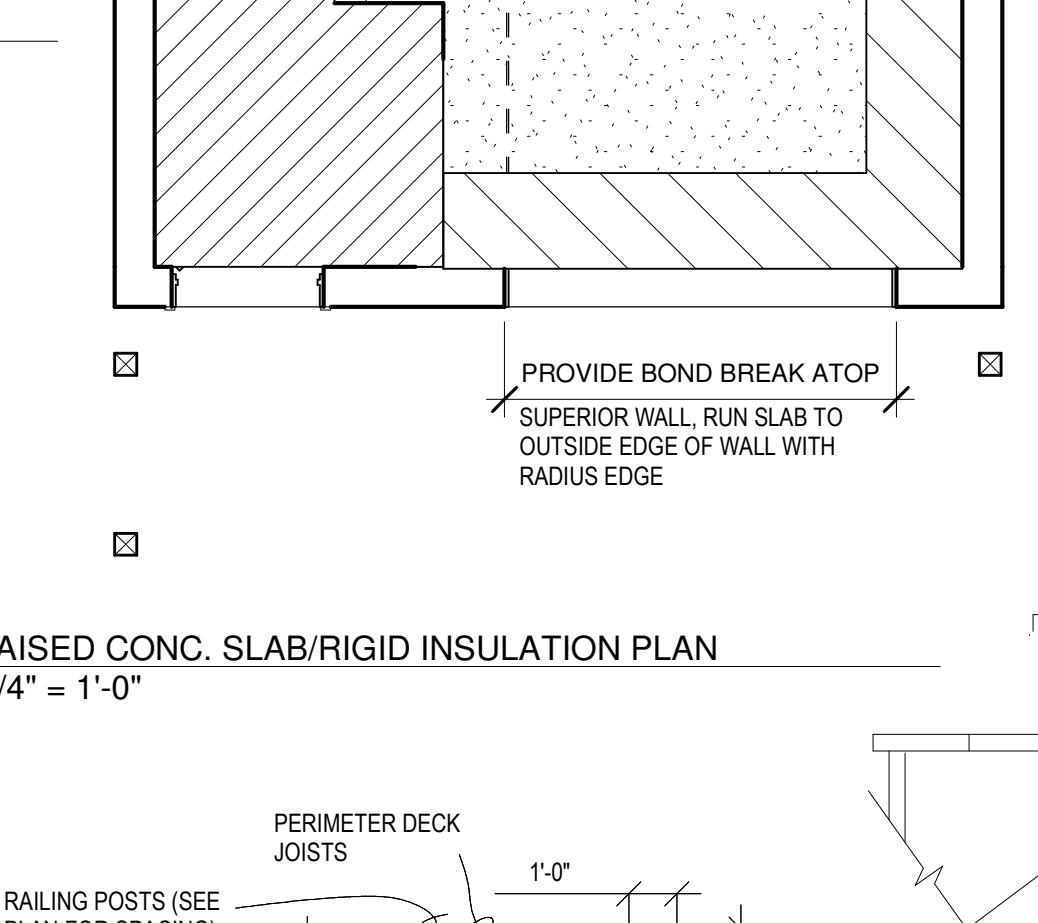
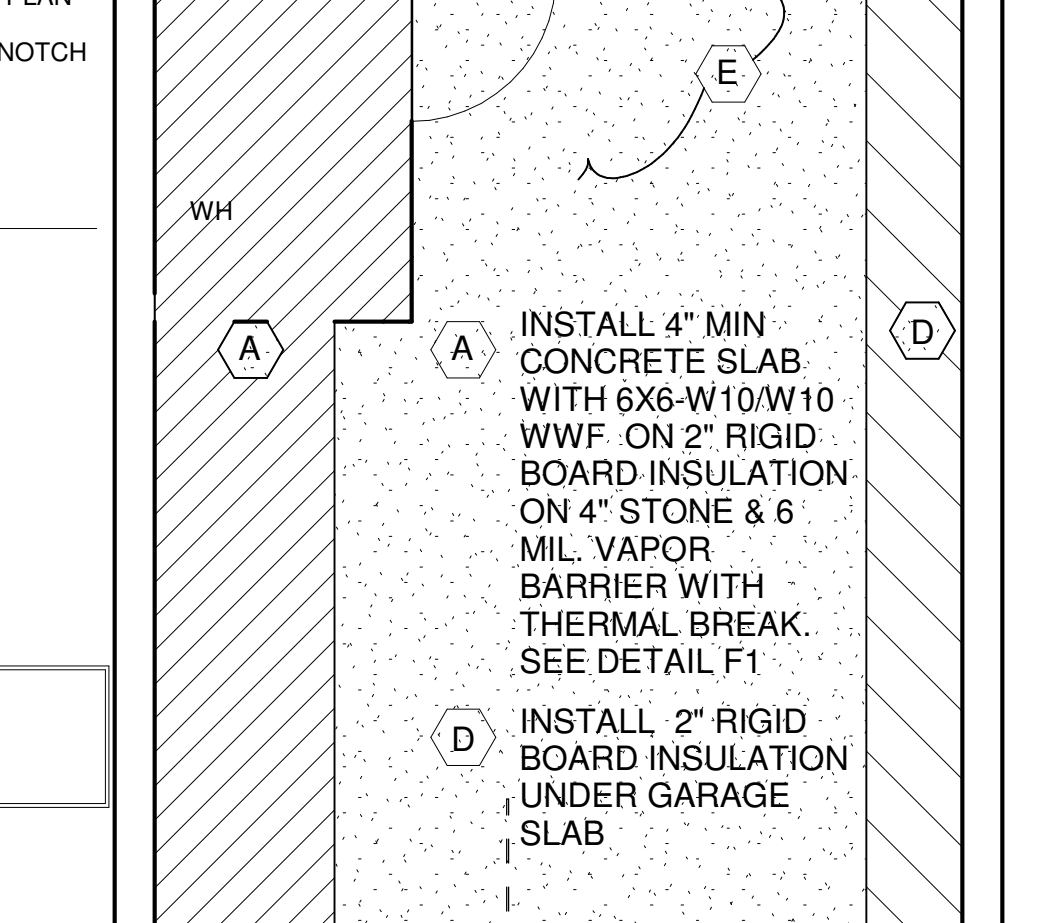
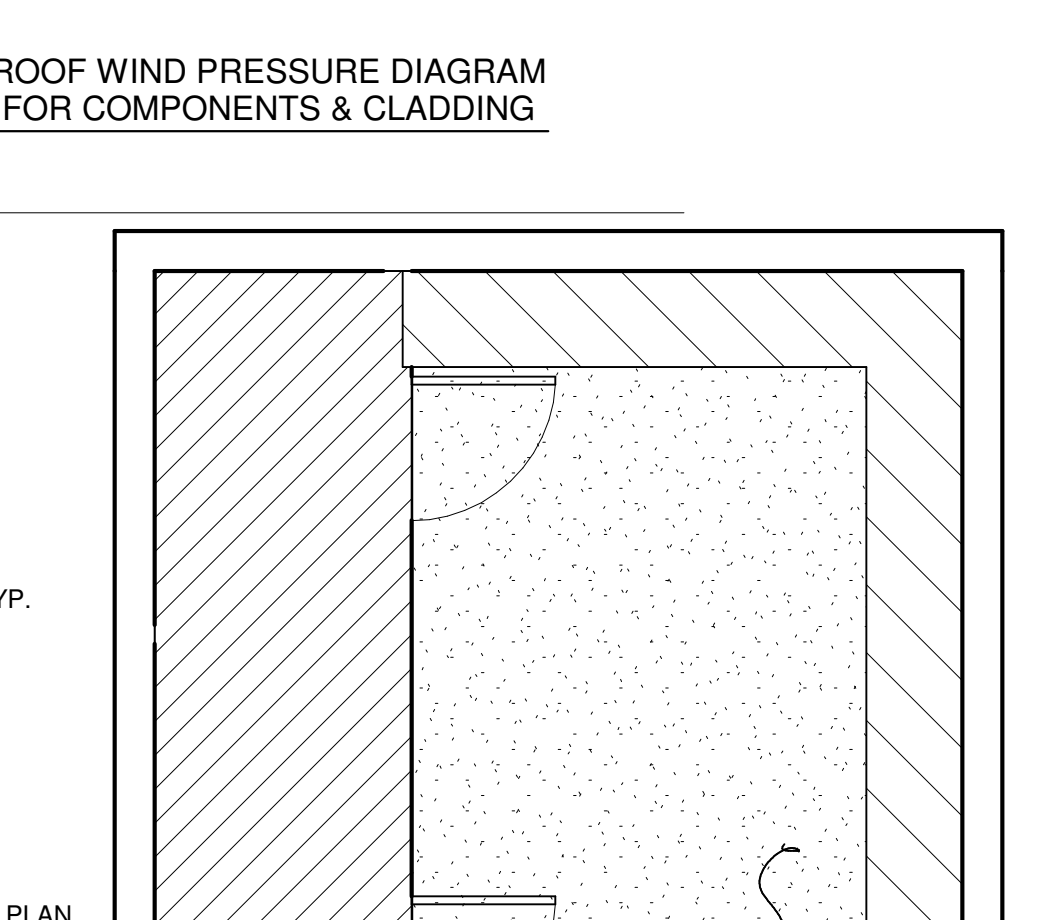
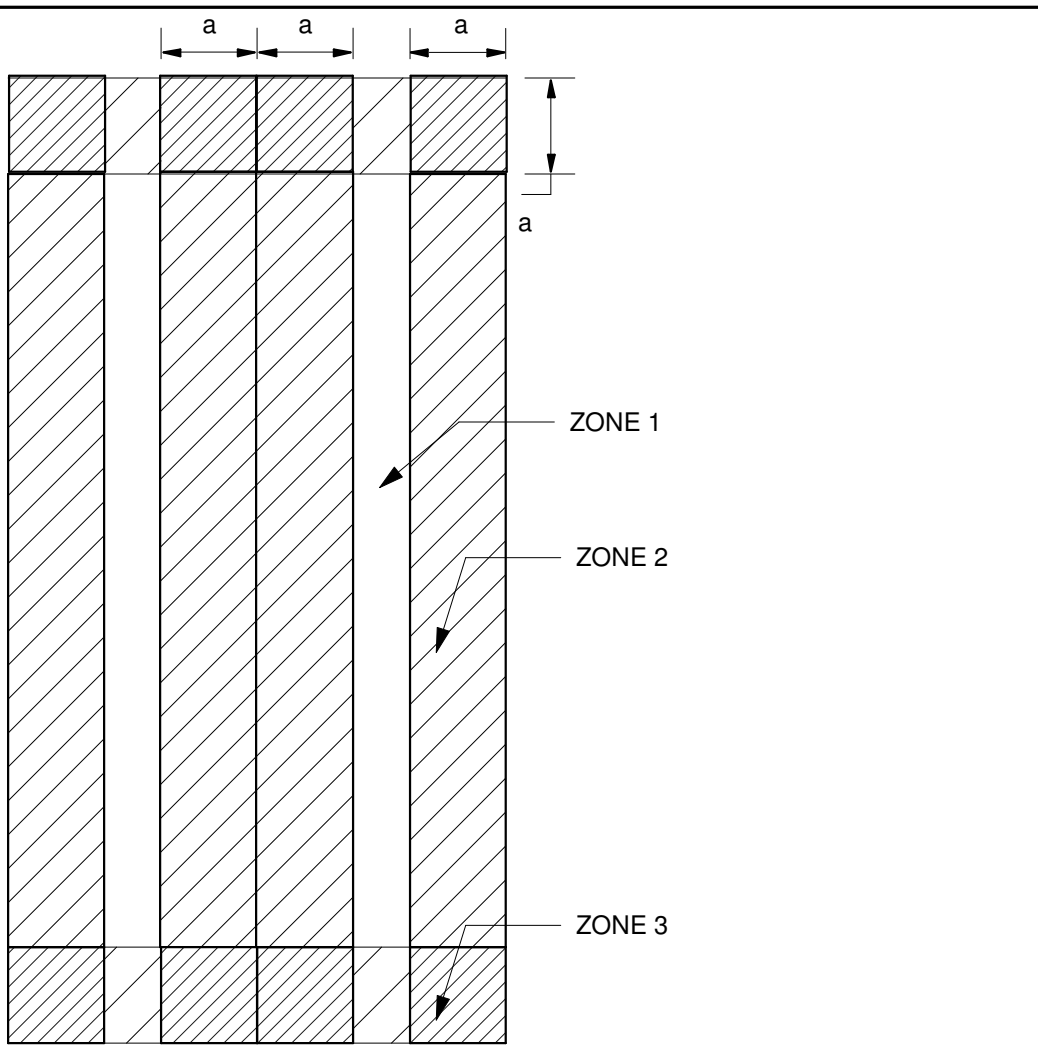
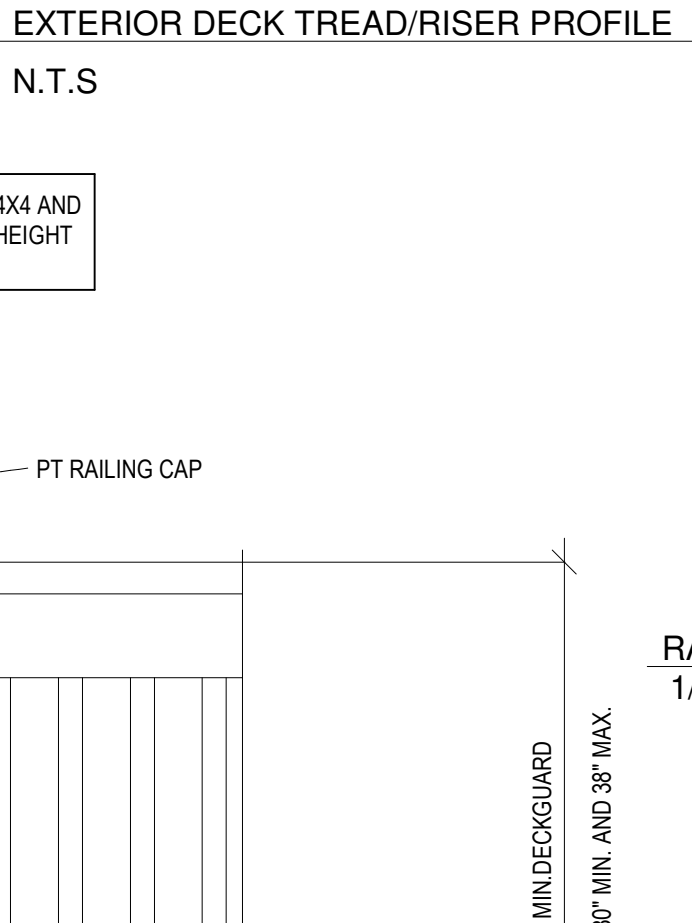
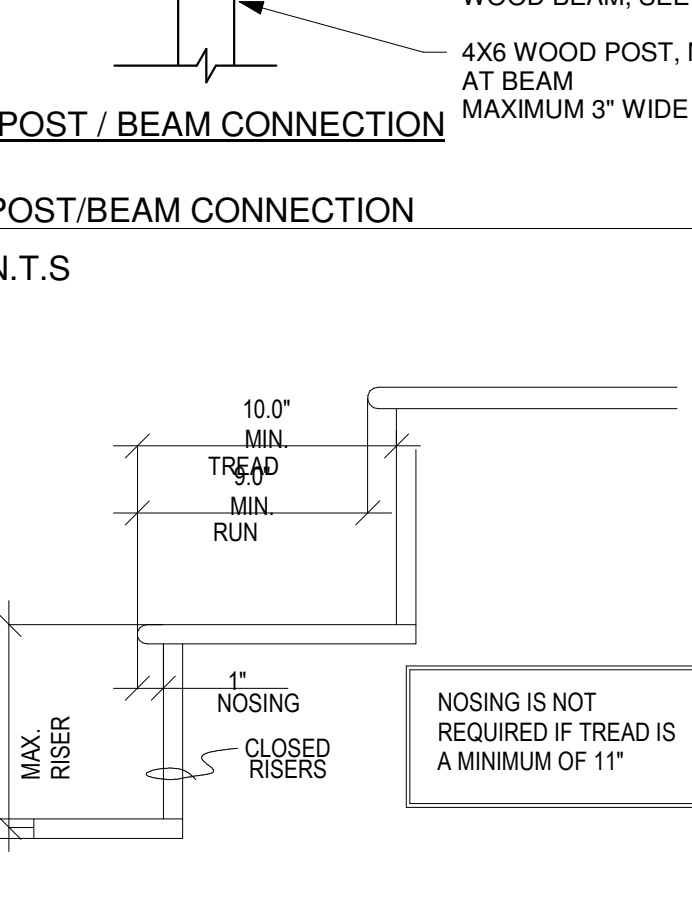
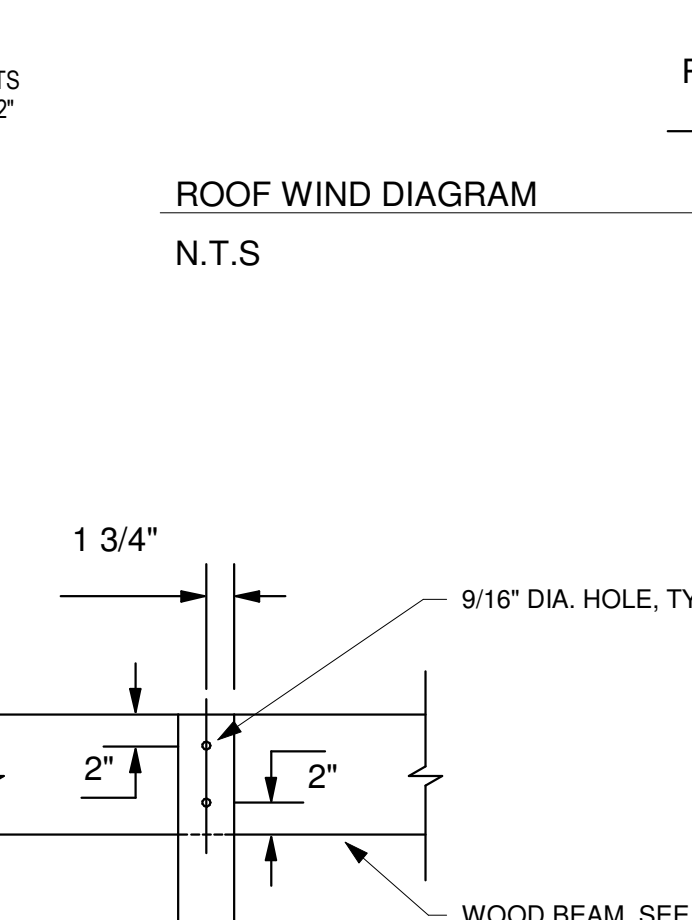
ZONE	WIND PRESSURE (PSF)*
1	10.5 - 13.7
2	10.5 - 23.1
3	10.5 - 34.7

*FOR COMPONENTS CLADDING WITH AN EFFECTIVE AREA OF 10 SF OR MORE. NEGATIVE VALUES SIGNIFY UPLIFT

a = 4'

ROOF SLOPE 7° TO 27° I. R. C.

TABLE 301.2 (2) WITH V = 115 MPH



HABITAT GENERAL NOTES

- THE PROJECT INTENDS TO MEET VERSION 2.5 - NEW JERSEY ENERGY STAR HOMES REQUIREMENT.
- THE ARCHITECT WILL NOT BE HELD RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR WRITTEN RECOMMENDATIONS.
- THE FOLLOWING, UNLESS OTHERWISE PROVIDED FOR IN THESE DRAWINGS, ARE TO BE FURNISHED BY THE OWNER:
 - A. SITE GRADING INCLUDING BEARING CAPACITY, DRAINAGE, UTILITIES, BUILDING LOCATION, AND CONSTRUCTION OUTSIDE OF THE BUILDING PROPER.
 - B. INTERIOR MATERIALS, FINISHES, CABINETRY AND HARDWARE.
 - C. STANDARDS OF QUALITY AND ACCEPTABLE MANUFACTURERS FOR PREFABRICATED ITEMS.
 - D. HEATING, PLUMBING AND ELECTRICAL PLANS AND THE COORDINATION OF THEM IN CONSTRUCTION.
- USE GROUP: R-5 CONSTRUCTION CLASS: VA - ALL STRUCTURAL FRAME, EXTERIOR AND INTERIOR BEARING WALLS, FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS - ALL TO BE 1 HOUR FIRE RESISTANT RATED.
- ALL CONSTRUCTION TO MEET THE FOLLOWING CODES: 2018 NJ INTERNATIONAL RESIDENTIAL CODE, MECHANICAL CODE 2018 OF NJ, FUEL GAS CODE 2018 OF NJ, 2015 NATIONAL STANDARD PLUMBING CODE, 2014 NATIONAL ELECTRICAL CODE, 2015 INTERNATIONAL ENERGY CONSERVATION CODE, CURRENT UCC REHAB. SUBCODE
- ALL CONSTRUCTION SHALL CONFORM TO ACCEPTED GOOD PRACTICES AS DEFINED BY THE LATEST EDITION OF "INTERNATIONAL RESIDENTIAL CODE", NEW JERSEY EDITION AND "THE F.H.A. MIN. PROP. STANDARDS".
- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CHECK ALL MEASUREMENTS ON THE JOB AND SHALL BE RESPONSIBLE FOR THE SAME. G.C. SHALL BE RESPONSIBLE TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, NOTES AND FIELD CONDITIONS, BEFORE COMMENCING ANY WORK. TO REQUEST CLARIFICATION.
- ALL OPENING IN WALLS, FLOORS, ROOF ETC. TO BE LOCATED AND SIZED AS PER MECHANICAL PLANS & ARCHITECTURAL REQUIREMENTS, EVEN IF NOT SHOWN AS SUCH ON STRUCTURAL DRAWINGS.
- ALL WALLS SHALL BE ADEQUATELY BRACED UNTIL THE ENTIRE STRUCTURAL FRAME HAS BEEN INSTALLED AND IS STRUCTURALLY SOUND.
- ALL CONTRACTORS AND SUBCONTRACTORS ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK. COORDINATION WITH OTHER TRADES, METHODS, SAFETY AND SECURITY ON THE JOB SITE, ARCHITECTURAL OFFICE AND ITS AGENTS AND EMPLOYEES ARE NOT RESPONSIBLE OR LIABLE FOR THE ABOVE, AND SHALL BE HELD HARMLESS AND INDEMNIFIED BY ALL CONTRACTORS AND SUBCONTRACTORS FROM ANY AND ALL CLAIMS, LOSSES, SUITS AND LEGAL ACTION WHATSOEVER ARISING FROM THE PERFORMANCE OF WORK ON THIS PROJECT.
- PROVIDE SMOKE DETECTION SYSTEMS, EMERGENCY SYSTEMS, AND LIFE SAFETY SYSTEMS AS PER THE I.R.C. OF NEW JERSEY AND LATEST VERSIONS OF N.F.P.A.
- ALL DIMENSIONS AND LOCATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORSEEN OR OTHER CONDITIONS.
- CONTRACTOR TO PERFORM REQUIRED DEMOLITION AND REMOVALS. CONTRACTOR TO PROVIDE TEMPORARY PROTECTION OF EXISTING MATERIALS AND EQUIPMENT.
- PROVIDE NEW ALUMINUM GUTTERS AND LEADERS AS REQUIRED.
- CONTRACTOR SHALL RELOCATE ALL ITEMS INTERFERING WITH WORK; REMOVE SUCH ITEMS WITH CARE UNDER SUPERVISION OF TRADE RESPONSIBLE FOR REINSTALLATION; PROTECT AND STORE UNTIL REQUIRED; REPLACE MATERIALS OR ITEMS DAMAGED DURING REMOVAL WITH SIMILAR MATERIAL.
- ALL CONTRACTORS SHALL HAVE AND MAINTAIN ALL CONTRACTOR'S LIABILITY PROPERTY DAMAGE INSURANCE AND WORKER'S COMP. INSURANCE.

FOUNDATION AND SLAB ON GROUND HABITAT

- FOUNDATION WALL TO BE CONSTRUCTED OF SUPERIOR WALLS. MANUFACTURER TO SYSTEM ALL ENGINEERING SIGNED AND SEALED SHOP DRAWINGS OF SUPPLY FOR REVIEW BY ARCHITECT BEFORE PROCEEDING WITH WORK. ARCHITECT NOT RESPONSIBLE FOR DESIGN/DETAIL OF SUPERIOR WALL FOUNDATION.
- ALL FOUNDATION WALLS SHALL BEAR ON GRAVEL ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF TWO 3,000 LB PER SQUARE FOOT (AS PRESCRIBED BY 2018 IRC NJ EDITION). IF ROCK IS ENCOUNTERED, NOTIFY ARCHITECT BEFORE PROCEEDING.
- ALL FILL SHALL BE COMPACTED LAYER BY LAYER TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY WHEN TESTED IN ACCORDANCE WITH A.S.T.M. D1557.
- SOIL UNDER FOUNDATION WALL SYSTEM SHALL BE PROTECTED FROM FREEZING.
- BOTTOMS OF FOUNDATION WALL SYSTEM TO BE CARRIED A MINIMUM OF 3 FT BELOW FINISHED SURFACE.
- CONTRACTOR SHALL ADEQUATELY PROTECT WALLS, PIERS, ETC. FROM DAMAGE DUE TO BACKFILLING.

CONCRETE & MASONRY

- All concrete shall have a minimum compression strength of 3000 PSI at 28 days of age.
- All concrete work shall be done in accordance with latest edition of ACI-318 AND ACI 332
- Brick and concrete masonry walls shall conform to the "Recommended Practice for Engineered Brick Masonry", latest edition by Structural Clay Products Institute, and "Specifications for the Design and Construction of Load Bearing Concrete Masonry" by the National Concrete Masonry Association.
- BRICK SHALL BE ASTM C652 FOR HOLLOW BRICK, CLAY OR SHALE.
- ALL MORTAR SHALL BE ASTM C-270 TYPE S. THICKNESS OF BED JOINTS NOT TO EXCEED 5/8". 3/4" AT STARTING COURSE.
- CONCRETE BLOCKS SHALL BE ASTM C-90/GRADE N-1 AND ASTM C-145/GRADE N-1. MASONRY ASSEMBLY SHALL DEVELOP 1,500 PSI @ 28 DAYS, INSTALL IN RUNNING BOND.
- READY-MIXED OR JOB-MIXED CONCRETE MAY BE USED AT THE CONTRACTOR'S OPTION. NO ADMIXTURES ALLOWED WITHOUT ARCHITECT'S WRITTEN APPROVAL.
- REINFORCING MATERIALS: DEFORMED REINFORCING BARS CONFORMING TO ASTM A 615, GRADE 60. WELDED WIRE FABRIC: 6X6 W/1.4XW/1.4 WVF AND PLACED 1" FROM TOP OF SLAB. WELDED MESH W/W SHALL CONFORM TO ASTM A 185 HOLD REINFORCEMENT ABOVE SOIL ON CHAIRS AT HEIGHTS PER PLAN
- CONCRETE FINISHES: PROVIDE SMOOTH FINISH FOR EXPOSED CONCRETE SURFACES THAT ARE TO RECEIVE COATING OR COVERING MATERIAL APPLIED DIRECTLY TO CONCRETE. PATCH DEFECTIVE AREAS WITH CEMENT GROUT AND RUB SMOOTH. CONCRETE SLABS SHALL HAVE A SMOOTH STEEL TROWEL FINISH WITH NO COURSE AGGREGATE OR TROWEL MARKS SHOWING. PLACE 1/2" BY 4" WATERPROOF EXPANSION STRIPS AROUND PERIMETER OF SLABS AGAINST WALLS. FINISH SLABS TO BE UNIFORM IN TEXTURE AND APPEARANCE.

WOOD "I" BEAM JOISTS

- Follow Manufacturer's recommendations for storage, installation, and bearing details.
- Do not cut joist's top and bottom chords
- Refer to manufacturer's recommendations for web holes.

LAMINATED VENEER HEADERS AND BEAMS

- MINIMUM STRESSES REQUIRED Fb=3100 PSI, Fv=285 PSI, Fc=750 PSI, 2.1 E
- DO NOT CUT, DRILL OR NOTCH LVL EXCEPT AS NOTED IN MANUFACTURER'S SPECS.
- STORE BEAMS IN DRY, COVERED AREA. DO NOT SUBJECT TO WEATHER.

FINISH NOTES

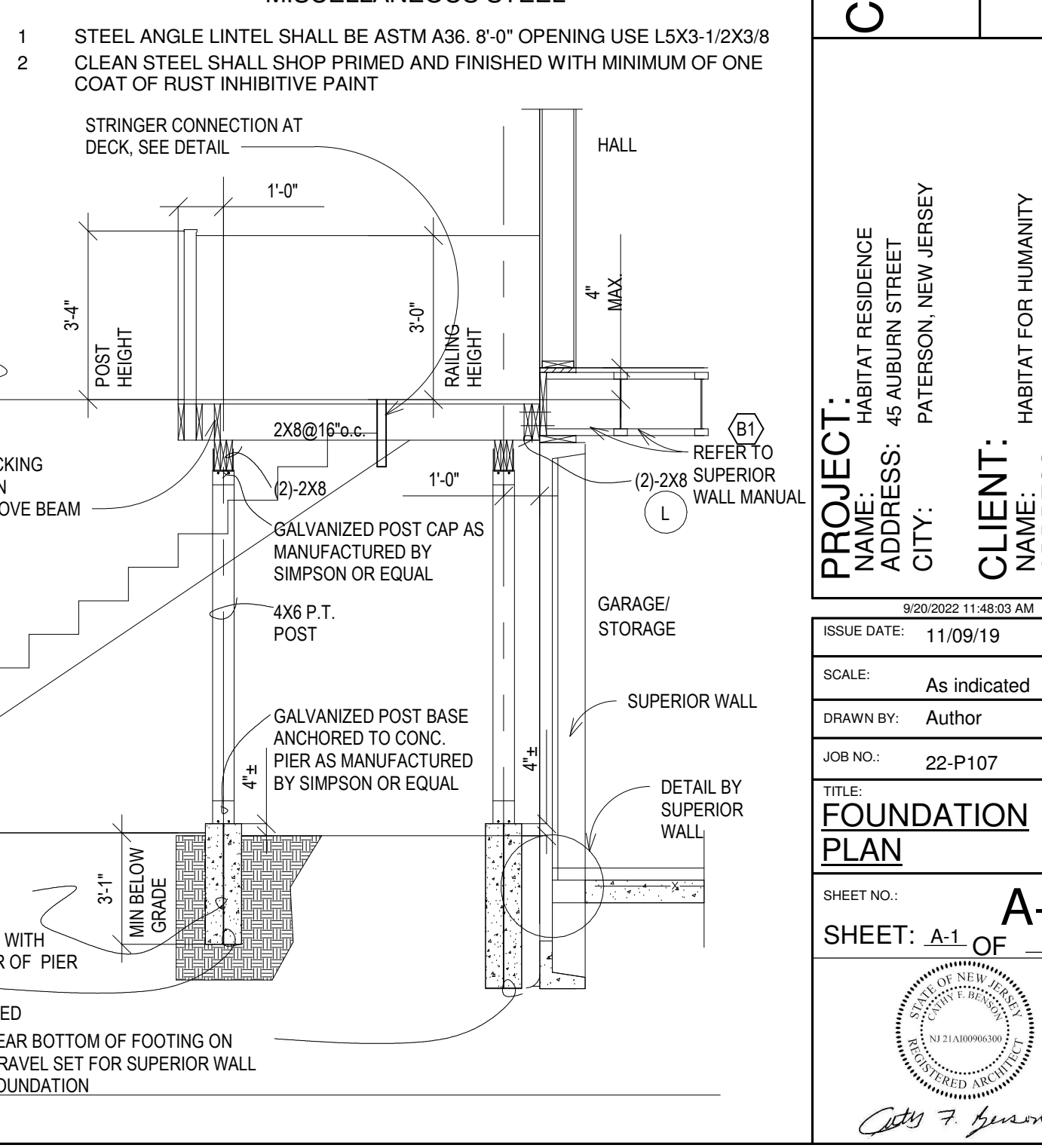
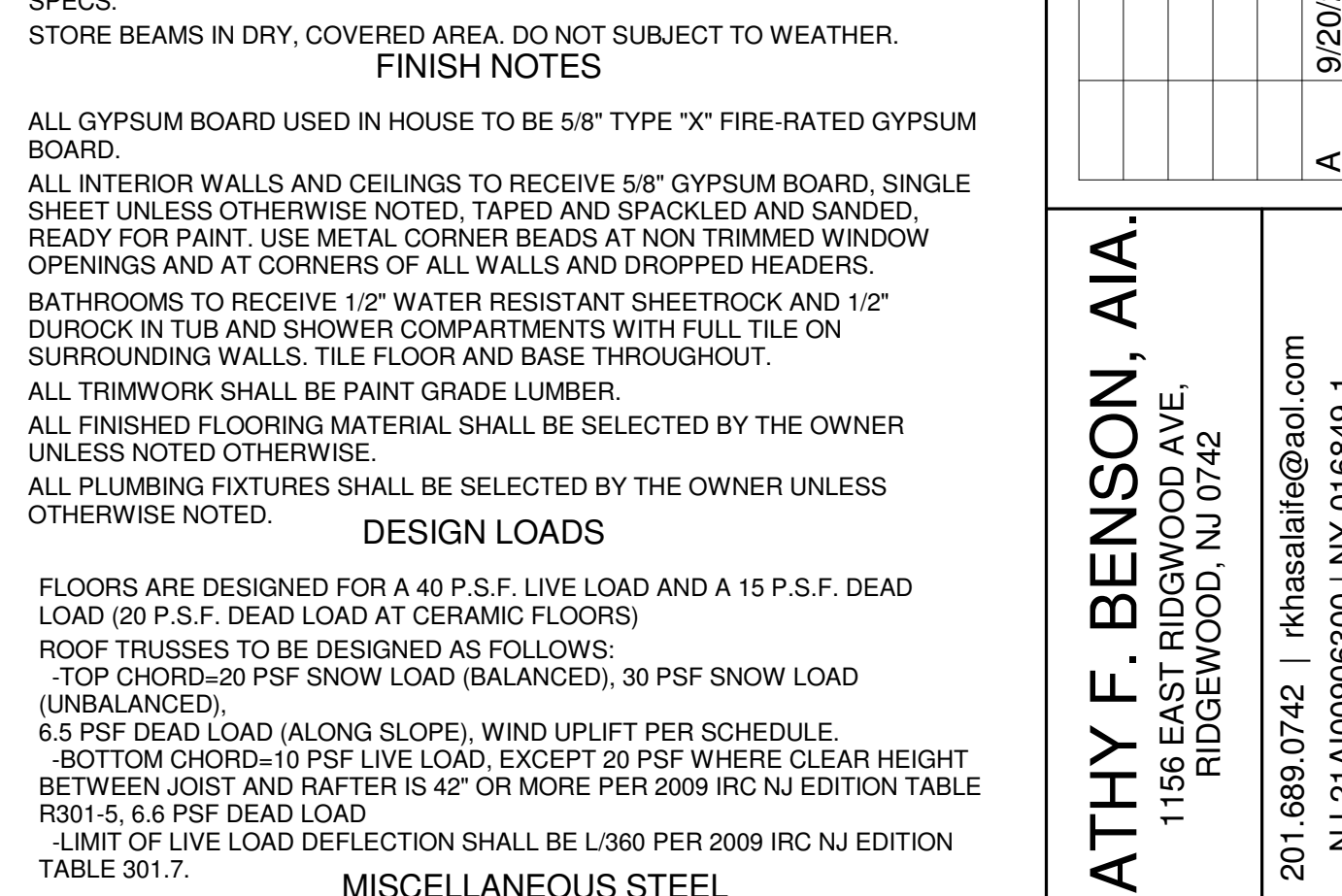
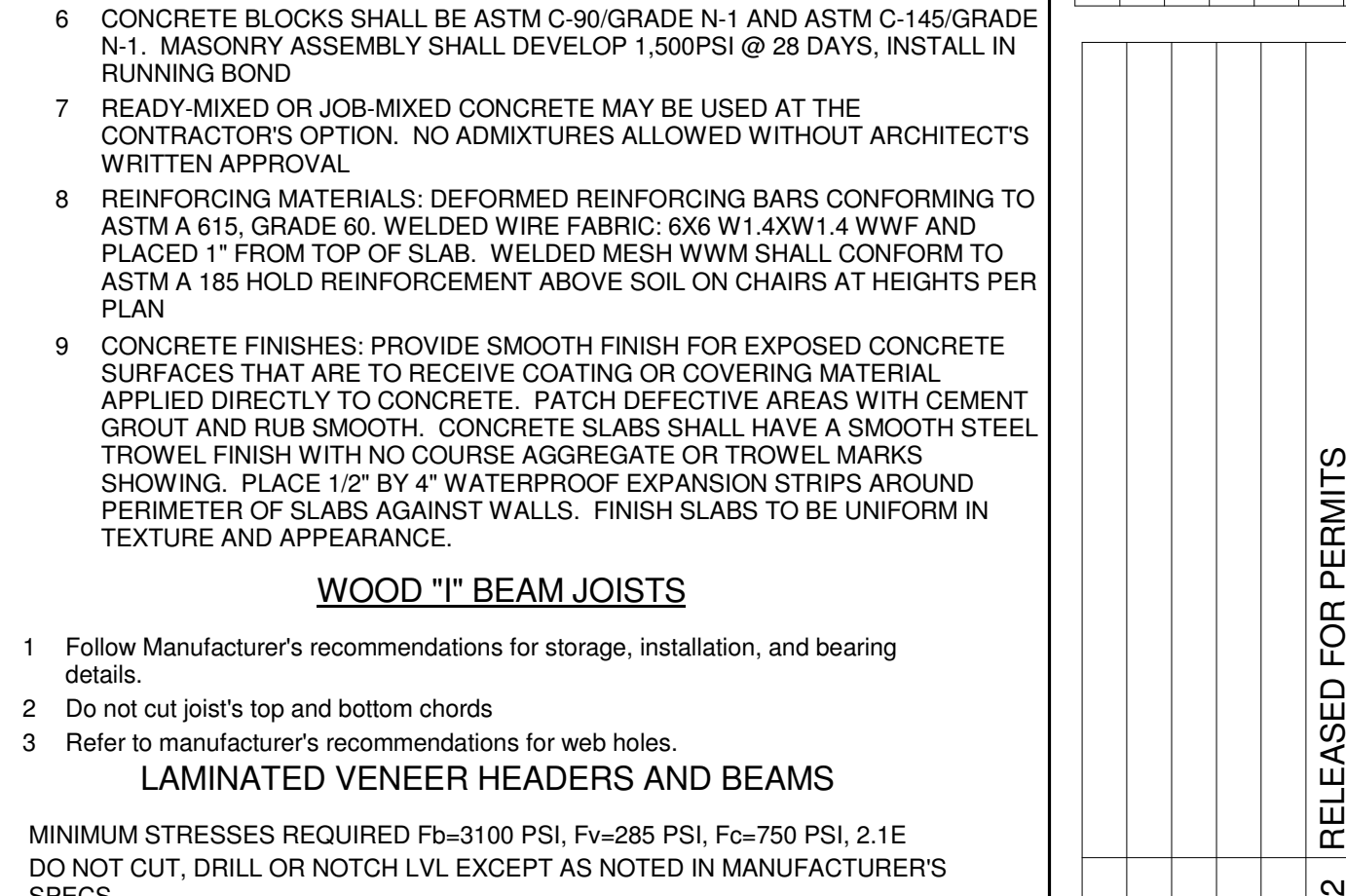
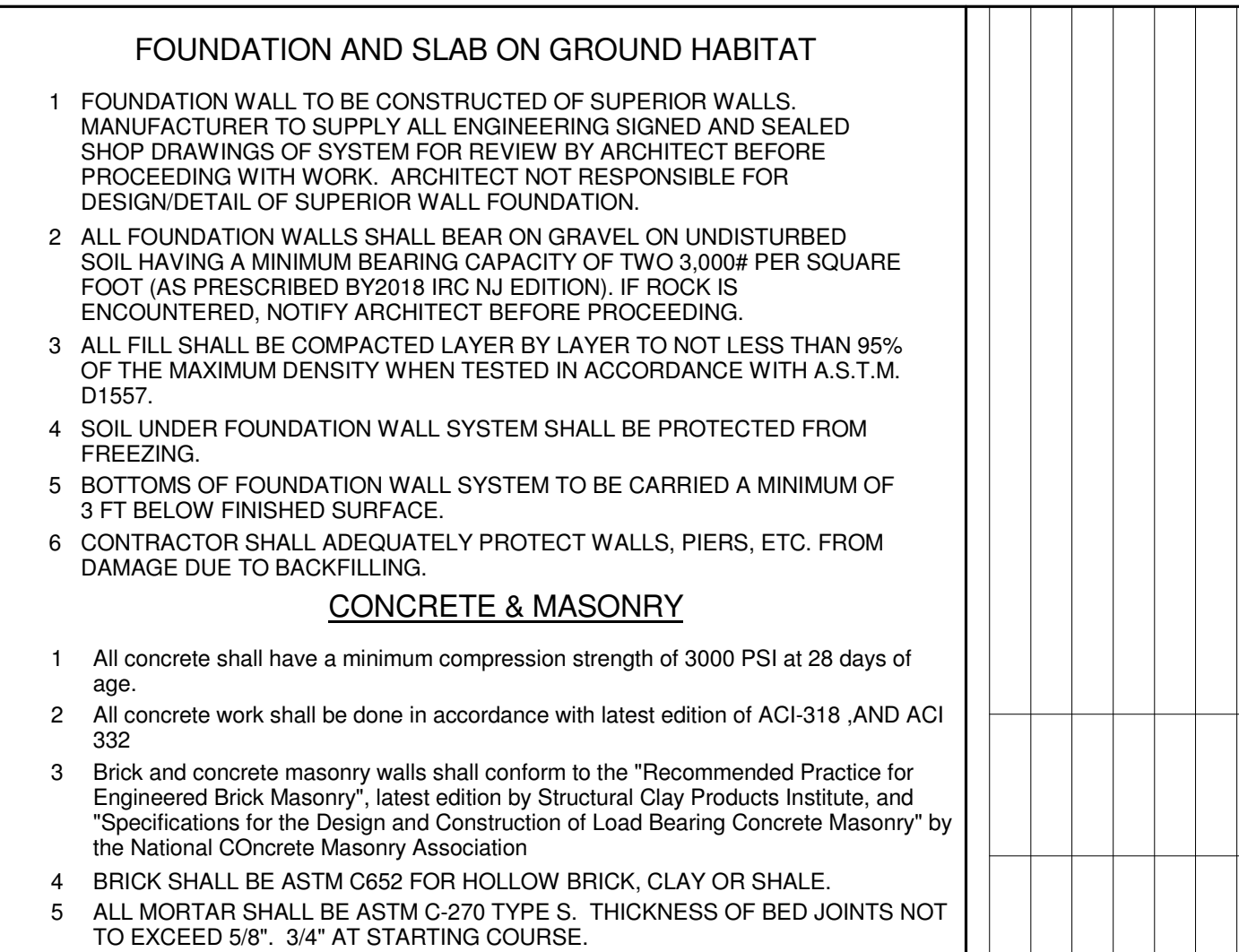
- ALL GYPSUM BOARD USED IN HOUSE TO BE 5/8" TYPE "X" FIRE-RATED GYPSUM BOARD.
- ALL INTERIOR WALLS AND CEILINGS TO RECEIVE 5/8" GYPSUM BOARD, SINGLE SHEET UNLESS OTHERWISE NOTED, TAPED AND SPACKLED AND SANDED, READY FOR PAINT. USE METAL CORNER BEADS AT NON TRIMMED WINDOW OPENINGS AND AT CORNERS OF ALL WALLS AND DROPPED HEADERS.
- BATHROOMS TO RECEIVE 1/2" WATER RESISTANT SHEETROCK AND 1/2" DUREK IN TUB AND SHOWER COMPARTMENTS WITH FULL TILE ON SURROUNDING WALLS. TILE FLOOR AND BASE THROUGHOUT.
- ALL TRIMWORK SHALL BE PAINT GRADE LUMBER.
- ALL FINISHED FLOORING MATERIAL SHALL BE SELECTED BY THE OWNER UNLESS NOTED OTHERWISE.
- ALL PLUMBING FIXTURES SHALL BE SELECTED BY THE OWNER UNLESS OTHERWISE NOTED.

DESIGN LOADS

- FLOORS ARE DESIGNED FOR A 40 P.S.F. LIVE LOAD AND A 15 P.S.F. DEAD LOAD (20 P.S.F. DEAD LOAD AT CERAMIC FLOORS)
- ROOF TRUSSES TO BE DESIGNED AS FOLLOWS:
 - TOP CHORD-20 PSF SNOW LOAD (BALANCED), 30 PSF SNOW LOAD (UNBALANCED), 6.5 PSF DEAD LOAD (ALONG SLOPE), WIND UPLIFT PER SCHEDULE.
 - BOTTOM CHORD-10 PSF LIVE LOAD, EXCEPT 20 PSF WHERE CLEAR HEIGHT BETWEEN JOIST AND RAFTER IS 42" OR MORE PER 2009 IRC NJ EDITION TABLE R301.5, 6.6 PSF DEAD LOAD
 - LIMIT OF LIVE LOAD DEFLECTION SHALL BE L/360 PER 2009 IRC NJ EDITION TABLE 301.7.

MISCELLANEOUS STEEL

- STEEL ANGLE LINTEL SHALL BE ASTM A36, 8'-0" OPENING USE L5X3-1/2X3/8
- CLEAN STEEL SHALL SHOP PRIMED AND FINISHED WITH MINIMUM OF ONE COAT OF RUST INHIBITIVE PAINT



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ADDRESS: PATERSON, NEW JERSEY
CITY:

ISSUE DATE: 11/09/19
SCALE: As indicated
DRAWN BY: Author
JOB NO.: 22-P107
TITLE: FOUNDATION PLAN
SHEET NO.: A-1 OF 6

RELEASED FOR PERMITS
9/20/22
Mark: A, 2
Date: 9/20/22