

**General Notes:**

**FOUNDATION NOTES:**

1. PROVIDE 12" THICK CONCRETE BLOCK FOUNDATION WALLS REINFORCED WITH TOPWALL TIE BARS. OTHER CONCRETE OR 12" THICK REINFORCED 3000 P.S.I. FOUNDED CONCRETE FOUNDATION WALLS ON 24" MIN. X 12" DEEP FOUNDED CONCRETE FOOTINGS REINFORCED WITH (2) #5 CAPACITY (RP2). IN SITUATIONS WHERE THE UNBALANCE FILL IS HIGHER THAN 6'-0" THE CONCRETE BLOCK WALL IS TO BE REINFORCED WITH (1) #5 BATTERY BACK-UP AND 1/2" THICK BITUMINOUS JOINT-FILLER AT PERIMETER.
2. PROVIDE 16" X 16" CONC. BLK. PILLARS FILLED SOLID W/ CONC. AT WALLS, 5'-0" O.C.
3. PROVIDE 3 1/2" DIA. CONCRETE FILLED "TALLY" COLLARS WITH TOP ON DRYS. DEEP FOUNDED CONCRETE FOOTINGS ON FIRM UNDISTURBED SOIL, 4000 P.S.I. BEARING CAPACITY (RP2).
4. PROVIDE 4" THK. FOUNDED CONCRETE SLAB REINFORCED WITH 6# (10/0) W/ 1/2" TOP OF SLAB ON 6" MIN. VAPOR BARRIER ON 6" GRAVEL BASE (RP2) AND 1/2" THK. BITUMINOUS JOINT-FILLER AT PERIMETER.
5. PROVIDE 4" PERFORATED FOUNDATION PIPE DRAIN FULL PERIMETER OF FRONT EXTERIOR AND INTERIOR REINFORCED FOOTING (1) 1/2" DIA. PIPING WITH 1/2" DIA. SAND FILL (RP2) AND 1/2" THK. BITUMINOUS JOINT-FILLER AT PERIMETER.
6. PROVIDE 3/8" CHEST FINISH COAT FILL BLOCK CONCRETE WITH COVE BASE WITH (2) COATS OF ASPHALTIC WATER PROOFING FROM GRADE DOWN TO COVE BASE AND TO BOTTOM OF FOOTINGS (RP2).
7. PROVIDE "THIR-N-DRI" OR APPROVED EQUAL, APPLY TO FOUNDATION WALL DOWN TO FOOTING DRAIN BELOW.
8. PROVIDE CLEAN CUTS AT ALL FILLS, AND 16" MIN. BELOW FINANCE FLEE CONNECTION (RP2). PROVIDE MIN. 2" AIR SPACE BETWEEN FIREPLACE AND/OR CHIMNEY MASONRY AND WOOD FRAMING.
9. PROVIDE 6" THK. CONCRETE BLOCK WITH 4" BRICK MATERIAL WITH GALVANIZED BRICK TIES AND KEEP HOLES AS PER CODE WHEN INDICATED ON PLANS.
10. IF BACK FILL EXCEEDS 5 FEET DEPTH, 12" THICK CONCRETE BLOCK MUST BE USED UP TO WOOD SILL PLATE HEIGHT, (STEP DOWN TO 8" CONCRETE BLOCK ABOVE GRADE) IS NOT PERMITTED.

**BASEMENT NOTES:**

1. PROVIDE ONE (1) HOUR FIRE RATED ASSEMBLY, (2) LAYERS OF 5/8" X 1/2" FIRE RATED GYP. BRD. ABOVE HOT WATER HEATER AND FINISHE (65-1).
2. PROVIDE SMOKEHEAT DETECTORS (SD) WHERE INDICATED ON ATTACHED DRAWINGS AND WITH BATTERY BACK-UP. LOCATE SMOKE/HEAT DETECTOR AT FOOT OF BASEMENT STAIR. PROVIDE ONE (1) CARBON MONOXIDE DETECTOR (CO) ON EACH FLOOR WHERE INDICATED.
3. PROVIDE DRAFT STOPPING WITHIN FLOOR SYSTEMS EVERY 800 SQUARE FEET.
4. PROVIDE GROUND BRIDGING AND KEEB-STIFFENERS AS SPECIFIED ON ATTACHED DRAWINGS. A, B FRAMING DETAILS FOR ALL NEW FRAMING TO BE INSTALLED TO BE 16'-0" OR GREATER. ALL MANUFACTURED LUMBER TO BE DESIGNED FOR L/400 DEFLECTION.
5. PROVIDE (2) PRESURE TREATED 2" X 6" WOOD SILL PLATES W/ 1/2" DIA. X 16" (MIN) LONG GALVANIZED ANCHOR BOLTS 4'-0" O.C. (MAX) AND 16" (MAX) FROM EVERY CORNER INTO CONCRETE FILLED GARAGE FROM HOSE LIVING FIRE RATED GYP. BRD. ON CEILING LAYERS OF 5/8" X 1/2" RATED GYP. BRD. ON CEILING-SUPPORTED WITH REMOVE ONE HOUR RATED (RP2) DOOR FROM GARAGE TO HOVEL.
6. PROVIDE 1/4" MIN. MANUFACTURED GYM BOARDS AT ALL SW APPLICATIONS AND FLOOR ELEVATION CHANGES AND OPENINGS WHEN PROVIDING ALL ENGINEER LUMBER FLOOR SYSTEMS.
7. PROVIDE 3/4" T. & G. SLAB AND SCHED NAILER SUB-FLOORING.
8. PROVIDE 8" X 8" WOOD POST 1/2" THK. 8" X 8" STEEL BEARING WHERE INDICATED ON PLANS.
9. PROVIDE 3 1/2" X 8" LAM. BEAM UNDER ALL PARALLEL PARTITIONS AND DOUBLE EVERY THIRD JOIST UNDER KITCHENS, BATHROOMS AND FLOORS AND AREAS TO RECEIVE STOVE OR TILE FLOOR FINISHES.
10. PROVIDE APPROPRIATE BLOCKING SYSTEMS OR SOLID BLOCKS RIM JOIST DIVISIONS AS PRESCRIBED BY MANUFACTURER.
11. PROVIDE BALCONY BENCHING AS REQUIRED BY LOCAL CODES.

**GENERAL NOTE:** REFER TO PAGE 65-11 FOR REQUIRED FIRE RATED ASSEMBLY FOR ALL GARAGE AND METAL (1) LAYERS 5/8" X 1/2" RATED GYP. BRD. ON CEILING GARAGE FROM HOSE LIVING FIRE RATED GYP. BRD. ON CEILING LAYERS OF 5/8" X 1/2" RATED GYP. BRD. ON CEILING-SUPPORTED WITH REMOVE ONE HOUR RATED (RP2) DOOR FROM GARAGE TO HOVEL.

**GENERAL NOTE:** SEE SHEET A-1, 65-11, 65-11, TN-1, TN-2, AND DETAIL FOR INSTALLATION OF ENGINEER LUMBER PRODUCTS.

**DECK NOTES:** (WHEN SHOWN ON DRAWINGS)

1. PROVIDE 12" DIA. CONCRETE FILLED SQUARE PIERS ON 20" X 20" X 12" DEEP FOUNDED CONCRETE FOOTINGS 4'-0" MIN. BELOW GRADE.
2. PROVIDE ALL "PRESSURE TREATED" LUMBER AND GALVANIZED METAL CONNECTORS FOR DECK FLOOR CONSTRUCTION.
3. PROVIDE 2" X 10" "PRESSURE TREATED" LEDGERS SECURED WITH LAG BOLTS 24" O.C. STAGGERED 1" & 1" B.

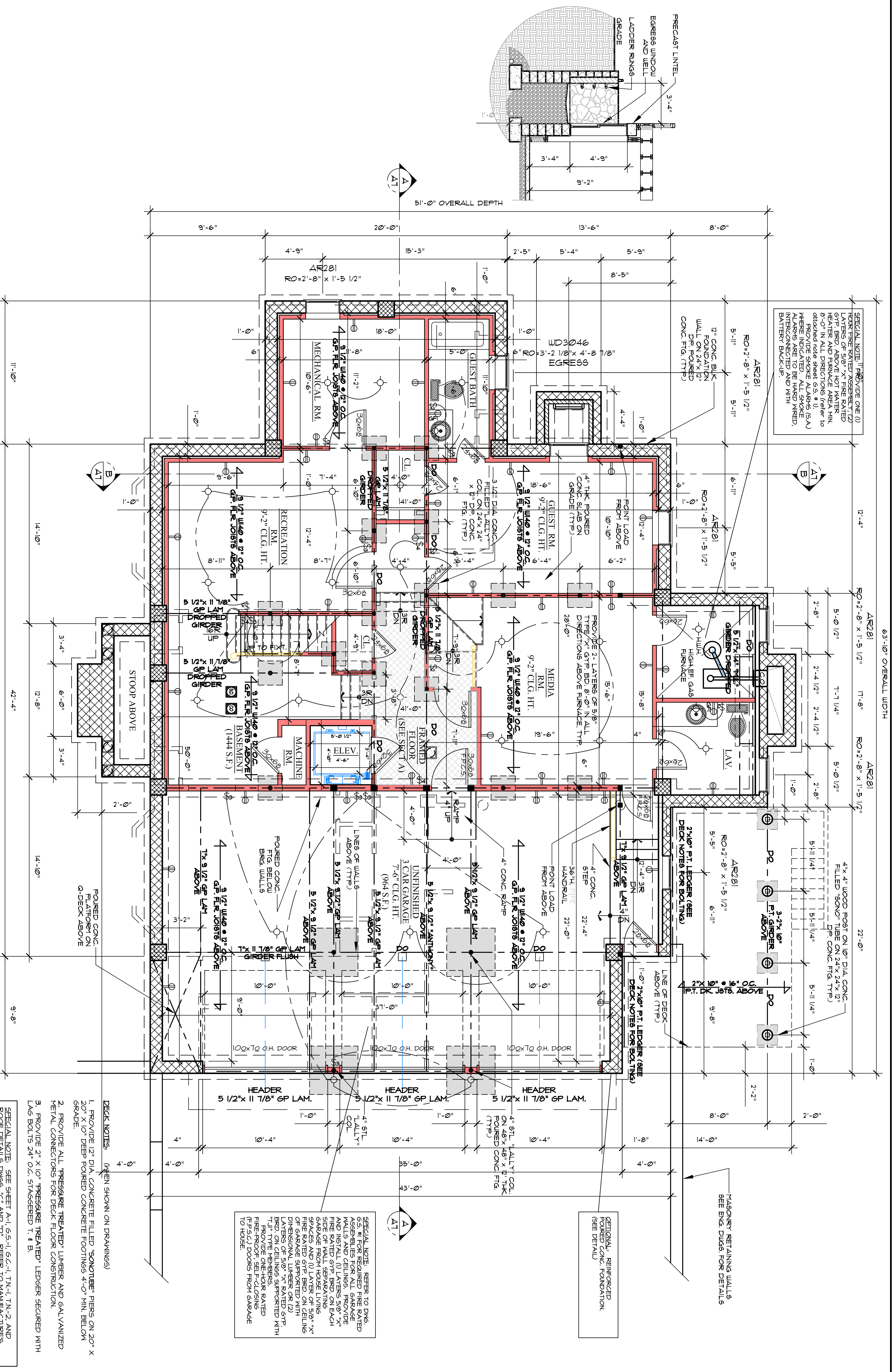
**PROPOSED RESIDENCE FOR:**  
**MR. & MRS. FARINA**  
 54 FALMOUTH STREET  
 TOWNSHIP OF HILLSBURN  
 ESSEX COUNTY, NJ  
 BLOCK 3201 LOT 22

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Drawn By: **JK** Date: **3-5-07** Dwg. No.: **A2**  
 Scale: **AS SHOWN**  
 Division of residential and public architecture, inc.

**PROPOSED FOUNDATION PLAN**

SCALE IN FEET  
 0 4 FT 8 FT 12 FT 16 FT



- STRUCTURAL NOTES:**
1. ALL STRUCTURAL WORK SHALL CONFORM WITH APPLICABLE CODES OF THE STATE OF NEW JERSEY.
  2. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
  3. CONTRACTOR SHALL VERIFY GRADE BRACE AND MAKE SAFE ALL FLOORS, ROOF WALLS, AND ADJACENT PROXIMATE AS JOB CONDITIONS REQUIRE.
  4. ALL CONCRETE SHALL BE STONE CONCRETE, MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI. ALL FOUNDATION CONCRETE AND GARAGE FLOOR SLAB SHALL BE 4000 PSI. ALL CONCRETE SHALL BE REINFORCED WITH #4 @ 20" TO 22" TO 24" FOR SLABS AND SHALL CONFORM TO THE FOLLOWING SPECIFIC AND OTHERS:

1. ALL FRAMING LUMBER AND DETAILS OF WOOD CONSTRUCTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS INCLUDING ALL APPLICABLE CODES AND BE REINFORCED WITH #4 @ 20" TO 22" TO 24" FOR SLABS AND SHALL CONFORM TO THE FOLLOWING SPECIFIC AND OTHERS:
1. ALL FRAMING LUMBER SHALL BE LARCH #1 OR #2 BEAMS, GIRDBERS AND HEADERS, DOUGLAS FIR, LARCH #1 STUDS AND PLATES. DOUGLAS FIR, LARCH #2 BEAMS, GIRDBERS AND HEADERS, DOUGLAS FIR, LARCH #1 STUDS AND PLATES.
1. ALL FACTORY MANUFACTURED GLUE LAMINATED WOOD FRAMING MEMBERS (LVL) SHALL BE 30% JOISTS AND MICRO-CLAM BEAMS AS APPROVED BY MANUFACTURER.
1. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS.
- MINIMUM 16 GAUGE INSTALLED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
4. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICRO-CLAM STEEL OR FLUSH PLATE GIRDBERS SET THESE GIRDBERS 1/2" CLEAR BELOW TOP OF FRAMING LUMBER TO ALLOW FOR SHRINKAGE.
10. ALL WHERE REQUIRED METAL ADDITIONAL STUDS, USE DOUBLE STUDS ENDS OF WALLS AND BEES OF OPENINGS, USE DOUBLE STUDS ENDS OF WALLS AND BEES OF OPENINGS, USE DOUBLE STUDS ENDS OF WALLS AND BEES OF OPENINGS, USE DOUBLE INTERSECTION OF PARTITIONS.
11. BUILT UP BEAMS SHALL BE SPIKED TOGETHER WITH (2) 1/4" DIA. 16" O.C.
12. AT THE END OF ALL BEAMS, HEADERS AND GIRDBERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING.
13. STAGGER ALL SPICES A MINIMUM OF 32 INCHES.
14. FLYWOOD SHALL BE LARCH GRADE STAMPED AND SHALL NOT BE USED FOR FRAMING LUMBER. SET THESE GIRDBERS 1/2" CLEAR FROM TOP OF FRAMING LUMBER TO ALLOW FOR SHRINKAGE.
15. ALL REINFORCING SHALL BE DEFORMED BULLET STEEL BARS (RP2) WITH 1/2" DIA. W/ 1/2" THK. 8" X 8" STEEL BEARING WHERE INDICATED ON PLANS.
16. LUMBER SHALL BE INSTALLED OVER ALL OPENINGS IN MASONRY BEARING CAPACITY 4000 P.S.I. APPROXIMATE OF BEARING STRAINING SHALL BE VERIFIED IN THE FIELD PRIOR TO POURING CONCRETE. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL ALL FLOORS OR ROOFS BRACING THESE WALLS ARE IN PLACE.
17. SLABS ON GROUND SHALL BE 5" THICK FOUNDED OVER A 6" LAYER OF POROUS FILL UNLESS OTHERWISE SHOWN ON PLANS. PROVIDE 6" X 6" - 14" DIA. WELDED WIRE FABRIC PLACED 1" FROM FINISH GRADE. PROVIDE 2" X 10" "PRESSURE TREATED" LEDGERS SECURED WITH LAG BOLTS 24" O.C. STAGGERED 1" & 1" B. EXCEEDING 2000 SQ. FT. IN AREA NOR 30 FEET IN ANY ONE DIRECTION.
18. LUMBER SHALL BE INSTALLED OVER ALL OPENINGS IN MASONRY WALLS AS FOLLOWS:  
 MASONRY OPENINGS  
 4'-0" OR LESS 1.4" X 3 1/2" X 5/16"  
 4'-1" TO 4'-0" 1.5" X 3 1/2" X 1/2"  
 7'-1" TO 4'-0" 1.6" X 4" X 1/2"