

ROSSE RESIDENCE

1099 ROSSE AVE
NEW MILFORD, NJ 07646

LOT: 1
BLOCK: 114

PROJECT DESCRIPTION:
ADDITION TO AN EXISTING ONE-FAMILY HOUSE

TYPE OF WORK:

- [] NEW BUILDING
- [X] ADDITION
- [] REHABILITATION
- [] ROOFING
- [] SIDING
- [] FENCE _____ HEIGHT (EXCEEDS 6 FT)
- [] SIGN _____ SF
- [] POOL
- [] RETAINING WALL _____ SF
- [] ASBESTOS ABATEMENT SUBCHAPTER 8
- [] LEAD HAZ. ABATEMENT NJAC 5:17
- [] RADON REMEDIATION
- [] OTHER INTERIOR ALTERATIONS
- [] DEMOLITION

UTILITIES NOTE:

APPLICABLE CODES

- CURRENT NEW JERSEY UNIFORM CONSTRUCTION CODE (NUCC) DEFINED AS NEW JERSEY ADMINISTRATIVE CODE CHAPTER 23 (NJAC 5:23)
- REHABILITATION SUBCODE (NJAC 5:23-6) CURRENT OF 02.16.21
- INTERNATIONAL RESIDENTIAL CODE NJ ED. 2021
- NATIONAL ELECTRIC CODE (NFPA 70) 2020
- INTERNATIONAL FUEL GAS SUBCODE 2021
- NATIONAL STANDARD PLUMBING CODE 2021
- INTERNATIONAL ENERGY CONSERVATION CODE 2021

BUILDING CHARACTERISTICS

NO. OF STORIES:	2
BUILDING HEIGHT:	29.5 FT
AREA OF LARGEST FLOOR:	1406 SF
VOLUME OF NEW STRUCTURE:	32,705 CF
MAX LEVEL LOAD:	40 PSF
MAX OCCUPANCY LOAD:	13 OCCUPANTS
IF INDUSTRIALIZED BLDG. STATE APPROVED:	N/A HUD
TOTAL LAND AREA DISTURBED:	1,115 SF APPROXIMATELY
FLOOD HAZARD ZONE:	GC TO VERIFY
BASE FLOOD ELEVATION:	N/A
WET LANDS:	GC TO VERIFY
BUILDING TYPE:	R-5 (ONE OR TWO FAMILY RESIDENTIAL)
CONSTRUCTION TYPE:	VB
SPRINKLER SYSTEM:	NOT REQUIRED
NO OF EXIST:	2

Drawing List

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DRAWING LEGEND

DETAIL TAG	
SECTION MARKER	
DRAWING LABEL	
NORTH ARROW	
ELEVATION NUMBER	
ISSUE OR REVISION MARKER	

ABBREVIATION

A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
BLDG.	BUILDING
C.O.	CLEAN OUT
C.W.	COLD WATER
CL.	CLOSED
CLG.	CEILING
CLNG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
DEMO.	DEMOLITION
DISH W.	DISH WASHER
DN.	DOWN
DR.	DOOR
DWGS	DRAWINGS
ELEC.	ELECTRICAL
EX.	EXISTING
EXT.	EXTERIOR
FAM.	FAMILY
GC	GENERAL CONTRACTOR
GR.	GROSS
GWB	GYPSUM WALL BOARD
H.W.	HOT WATER
I. NO.	ISSUE NUMBER
INT.	INTERIOR
LAV.	LAVATORY
LIC.	LICENSE
MAN.	MANUFACTURERS
NO.	NUMBER
O.C.	ON CENTER
OPNG.	OPENING
PROP.	PROPOSED
PSF	POUNDS PER SF
R.A.	REGISTERED ARCHITECT
R. NO.	REVISION NUMBER
REQ.	REQUIRED
SF.	SQUARE FOOT
SPEC.	SPECIFICATION
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD	WOOD

ELECTRICAL LEGEND

	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	SMOKE AND CARBON MONOXIDE DETECTOR
	CLG MOUNTED LIGHT FIXTURE
	RECESSED VAPOR PROOF LIGHT FIXTURE
	CLG MOUNTED LIGHT FIXTURE (FULLY ENCLOSED LAMP)
	CHANDELIER
	PENDANT LIGHT FIXTURE
	LIGHT FIXTURE W/ FAN
	LIGHT FIXTURE W/ EXHAUST
	RECESSED LIGHT FIXTURE
	WEATHER PROTECTED RECESSED LIGHT FIXTURE
	WALL MOUNTED LIGHT
	WEATHER PROTECTED WALL MOUNTED LIGHT
	RECEPTACLE FLOOR MOUNTED
	LIGHT SWITCH
	THREE WAY LIGHT SWITCH
	FOUR WAY LIGHT SWITCH
	DUPLEX RECEPTACLE CEILING MOUNTED
	DUPLEX RECEPTACLE T-6" A.F.F. (TAMPER PROOF)
	GROUND FAULT PROTECTED DUPLEX RECEPTACLE T-6" A.F.F. (TAMPER PROOF)
	WEATHER PROTECTED GROUND FAULT PROTECTED DUPLEX RECEPTACLE T-6" A.F.F.
	GROUND FAULT PROTECTED UNDER COUNTERTOP DUPLEX RECEPTACLE MAX. 12" UNDER COUNTERTOP
	CABLE/TV OUTLET T-6" A.F.F.
	PHONE
	FLOOR DRAIN

AREA CALCULATIONS	EXISTING AREA	ADDED	PROPOSED AREA	PROPOSED CF AREA	REMARKS
CELLAR	786 sq ft	0 sq ft	786 sq ft		
FIRST FLOOR	796 sq ft	485 sq ft	1281 sq ft		
SECOND FLOOR	388 sq ft	1018 sq ft	1406 sq ft		
ATTACHED GARAGE	226 sq ft	4 sq ft	230 sq ft		
PORCH	71 sq ft	-21 sq ft	50 sq ft		
DRIVEWAY	487 sq ft	0 sq ft	487 sq ft		
WALKWAYS AND STEPS	606 sq ft	-438 sq ft	168 sq ft		
DECK	213 sq ft	0 sq ft	213 sq ft		
HOTTUB	55 sq ft	-55 sq ft	0 sq ft		
ROOF OVERHANGS			164 sq ft		
SECOND FLOOR OVERHANGS			30 sq ft		

BOROUGH OF NEW MILFORD RESIDENTIAL A ZONE				
	REQUIRED	EXISTING	PROPOSED	REMARKS
MIN LOT AREA	7500 SF	11275 SF	11275 SF	CONFORMING
MIN LOT WIDTH	75 FT	116 FT	116 FT	CONFORMING
FRONT YARD	30 FT	30.46 FT	30.46 FT	CONFORMING
REAR YARD	24.8 FT	31.99 FT	28.37 FT	CONFORMING
SIDE YARD 1	10 FT	31.53 FT	28.56 FT	CONFORMING
SIDE YARD 2	30 FT*	30.75 FT	30.75 FT	CONFORMING
MAX BUILDING COVERAGE	20.00%	9.55%	15.12%	CONFORMING
MAX IMPERVIOUS COVERAGE	40.00%	21.76%	21.11%	CONFORMING
STORIES	2 1/2	1 1/2	2	CONFORMING
HEIGHT	30 FT		29.5 FT	CONFORMING
MAX NUMBER OF FAMILIES PER BUILDING	1			

* IN CASE OF A CORNER LOT, THE EXTERIOR SIDE YARD SHALL BE NO LESS THAN THIRTY (30') FEET

AVG. LOT DEPTH CALCULATION: 119.8FT + 108.22 FT + 92.51 FT + 78.8 FT = 397.43
99.35 * 25% = 24.8 FT

REAR YARD CALCULATION: 99.35 * 25% = 24.8 FT

AVERAGE LOT DEPTH: 397.43 / 4 = 99.35 FT

GENERAL NOTES

- ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
- ARCHITECT MAY ISSUE REVISIONS TO THESE CONSTRUCTION DOCUMENTS IN FORM OF ADDENDUMS, BULLETINS OR NOTES ON ARCHITECT APPROVED SHOP DRAWINGS. CONTRACTOR SHALL MAINTAIN RECORD OF ALL REVISIONS AND SHALL FOLLOW AND KEEP THE MOST CURRENT DRAWING SET AND NOTES AT THE JOB SITE.
- ALL MATERIALS, EQUIPMENT AND TYPES OR METHODS OF CONSTRUCTION SHALL IN NO EVENT BE LESS THAN THAT NECESSARY TO CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE CODES, ACCESSIBILITY REQUIREMENTS, ORDINANCES, LAWS, ETC., OF THE REQUIRED GOVERNING AUTHORITIES AND ACCEPTED INDUSTRY STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, ETC. REQUIRED BY REGULATING AUTHORITIES HAVING JURISDICTION.
- ALL WORKMANSHIP, MATERIAL, AND EQUIPMENT SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNER ACCEPTANCE. ANY FAILURE OR DETERIORATION WITHIN THIS PERIOD SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- REQUESTS TO SUBSTITUTE ANY PRODUCT, TECHNIQUE, OR MATERIAL SHALL BE SUBMITTED IN WRITING FOR ARCHITECT'S APPROVAL. SAMPLES, PRODUCT INFORMATION, AND DRAWINGS SHALL BE REQUIRED PRIOR TO SUBSTITUTION APPROVAL. PROPOSED SUBSTITUTION SHALL BE OF EQUAL QUALITY AND PERFORMANCE SPECIFICATION TO THAT ORIGINALLY SPECIFIED.
- ALL MATERIALS, FINISHES, MANUFACTURED ITEMS, AND EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S OR MANUFACTURER'S WRITTEN RECOMMENDATIONS OR THESE DOCUMENTS, WHICHEVER IS MORE STRINGENT.
- CONTRACTOR SHALL REVIEW THESE PLANS THOROUGHLY, MAKE A DETAILED SITE VISIT, VERIFY ALL EXISTING CONDITIONS AND ESTABLISH THE COMPATIBILITY OF ALL NEW WORK WITH THE EXISTING CONDITIONS AND SHALL IMMEDIATELY BRING ANY INCONSISTENCY, SITE LAYOUT PROBLEM, OR ANY OTHER REQUEST FOR CLARIFICATION TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE DELIVERY OF ANY BID AND/OR COMMENCING WORK. FAILURE TO DO SO SHALL CAUSE THE CONTRACTOR TO BE INELIGIBLE FOR EXTRAS RELATING TO SUCH MATTERS.
- CONTRACTOR SHALL SUBMIT REPRODUCIBLE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
- CONTRACTOR SHALL COORDINATE WITH ALL TRADES TO PROVIDE COMPLETE WORKING SYSTEMS.
- DRAWINGS OF EXISTING FACILITIES ARE, IN GENERAL, DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD MEASUREMENTS TAKEN BY CONTRACTOR'S PERSONNEL. ACTUAL ARRANGEMENT OF THE WORK SHALL FOLLOW LOCATIONS SHOWN ON THE DRAWINGS WITHIN THE CONSTRAINTS OF EXISTING EQUIPMENT AND CONSTRUCTION. DIMENSIONS SHALL GOVERN THESE DRAWINGS AND THEY ARE NOT TO BE SCALED. DRAWINGS AND NOTES ARE CORRELATIVE AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THERE BE DISCREPANCIES IN THEMSELVES OR BETWEEN THEM, CONTRACTOR SHALL BASE BID PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND/OR QUANTITY OF THE WORK INDICATED. IN THE EVENT OF DISCREPANCIES, THE APPROPRIATE METHOD OF PERFORMING THE WORK AND/OR ITEMS TO BE INCORPORATED INTO THE SCOPE OF THE WORK SHALL BE DETERMINED BY THE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR THE SAFETY, ACTIONS AND CONDUCT OF HIS EMPLOYEES AND HIS SUBCONTRACTORS' EMPLOYEES WHILE IN THE PROJECT AREA, ADJACENT AREAS AND IN THE BUILDING AND ITS VICINITY.
- THE OWNER RESERVES THE RIGHT AT ALL TIMES TO DELIVER, PLACE AND INSTALL EQUIPMENT AND FURNISHINGS AS THE WORK PROGRESSES, SO LONG AS THERE IS NO INTERFERENCE WITH THE WORK OF THE CONTRACTORS.

GENERAL FLOOR PLAN NOTES

- ALL CONDITIONS, LAYOUTS, ETC. LABELED AS 'TYPICAL' INDICATE THE EXTENT OF WORK TO BE EXECUTED FOR ALL OTHER ROOMS, SPACES, ETC. OF THE SAME USE OR TYPE. REPETITIVE FEATURES NOT COMPLETELY DESCRIBED AND/OR DETAILED SHALL BE CONSTRUCTED IN EXACT ACCORDANCE WITH CORRESPONDING FEATURES THAT ARE COMPLETELY DESCRIBED OR DETAILED.
- ALL DIMENSIONS ARE ACTUAL AND MEASURED FROM FACE OF FINISHED WALL/FRAMING U.O.N.
- CONTRACTOR SHALL FURNISH AND INSTALL NEW PARTITIONS AS SHOWN. ALL WALLS AND/OR PARTITIONS SHALL EXTEND FROM FLOOR SLAB TO UNDERSIDE OF SLAB CONSTRUCTION ABOVE, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL MAINTAIN AND RESTORE, AS REQUIRED, THE INTEGRITY OF EXISTING RATED PARTITIONS ALTERED DURING THE COURSE OF CONSTRUCTION, WHERE NEW PARTITIONS INTERSECT WITH EXISTING, ATTACH AS REQUIRED TO MAINTAIN RIGIDITY, MATCH EXISTING WALL TEXTURE, PROVIDE FINISH AS SCHEDULED.
- CONTRACTOR SHALL FURNISH AND INSTALL DOORS, DOOR HARDWARE, AS PER OWNER'S SPECIFICATIONS. PAINT EDGES OF DOOR WITH LACQUER TO MATCH FACE COLOR.
- CONTRACTOR SHALL FURNISH AND INSTALL MILLWORK AS PER OWNER'S SPECIFICATIONS AND PROVIDE FIRE RATED TREATED BLOCKING IN WALLS FOR SUPPORT OF MILLWORK.
- CONTRACTOR SHALL FURNISH AND INSTALL FLOOR AND WALL FINISHES, PLUMBING FIXTURES AS PER OWNER'S SPECIFICATIONS.

WALL LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED
	U.O.N. EXISTING CONSTRUCTION TO REMAIN
	2x4 INTERIOR PARTITION WALL 1/2" GWB 2x4 WD STUDS @ 16" O.C.
	2x4 INTERIOR LOAD BEARING WALL 1/2" GWB 2x4 WD STUDS @ 16" O.C. (2) 2x4 @ 16" O.C. AT FIRST FLOOR AND BASEMENT)
	2x6 INTERIOR PARTITION WALL 1/2" GWB 2x6 WD STUDS @ 16" O.C.
	2x6 INTERIOR PARTITION GARAGE WALL (POSSIBLE LOAD BEARING, SEE PLANS) 1/2" GWB 2x6 WD STUDS @ 16" O.C. W/ R-19 WOOL INSULATION 5/8" TYPE X GWB (GARAGE SIDE)
	2x4 EXT WALL SIDING AS SPECIFIED (SEE ELEVATIONS) 1X3 TREATED WOOD @ 16" O.C. (INSTALL AS PER TABLE 703.15.2) 1.5" R-6.5 HIGH DENSITY EPS INSUL (R 4.2 PER INCH) POLYURETHANE FOAM ADHESIVE VAPOR PERMEABLE, FLUID APPLIED AIR AND WATER RESISTIVE MEMBRANE CS-WSP SHEATHING AS SPECIFIED 2x6 WD STUDS @ 16" O.C. W/ R-2IC HIGH DENSITY FACED BATT INSUL. BTWN STUDS U.O.N. 1/2" GWB
	CMU WALLS FINISH AS SPECIFIED (SEE ELEVATIONS) PROPOSED 8" CMU WALL (SEE PLANS)
	EXT CMU WALLS FINISH AS SPECIFIED (SEE ELEVATIONS) EXISTING FOUNDATION WALL VAPOR BARRIER W/ JOINTS TAPED/SEALED W/ FOAM JOINT TAPE 2x6 WD STUDS @ 16" O.C. W/ R-19 FACED BATT INSUL. BTWN STUDS U.O.N. 1/2" GWB

OTHER LEGEND ON PLANS

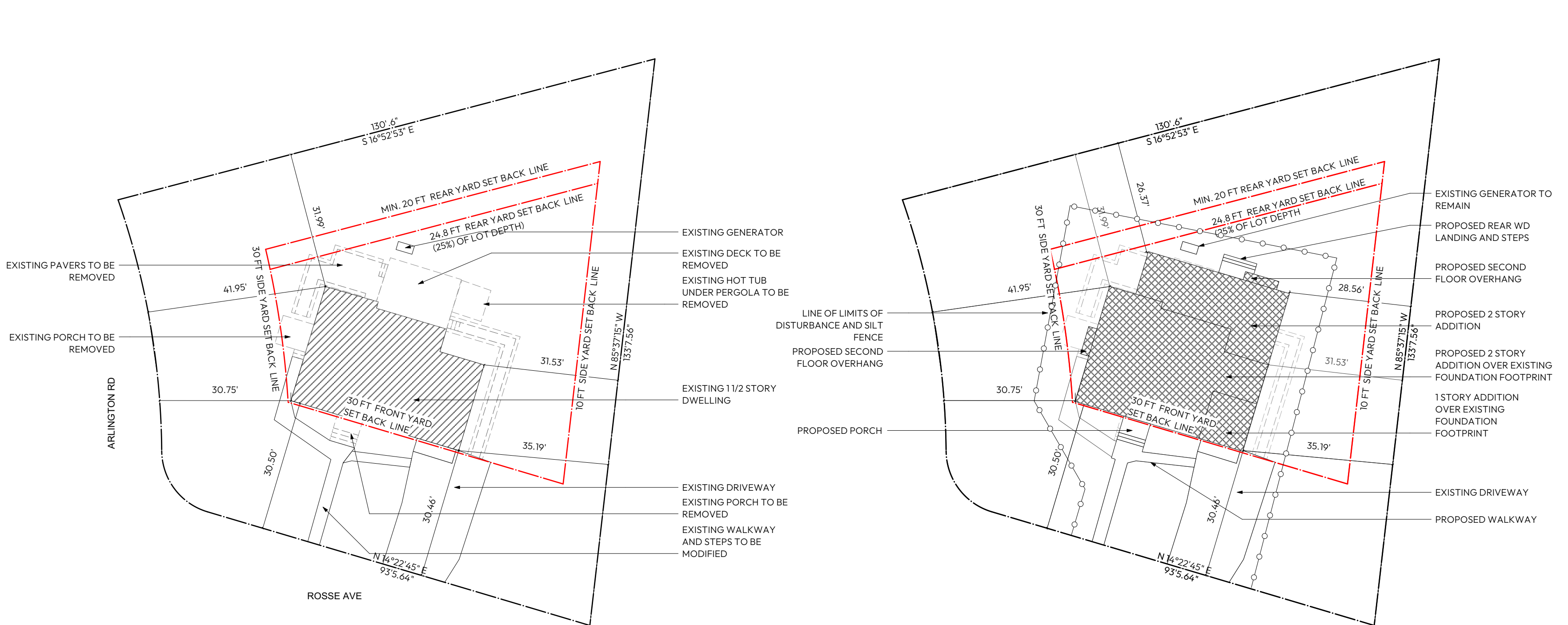
	HANGER ROD AND 1/4" SHELF AT 5'-8" A.F.F. AS SELECTED BY OWNER
	LINE OF COFFERED OR TRAY CEILING ABOVE AS SPECIFIED BY OWNER

STRUCTURAL LEGEND

	(2) 2x4 POST
	(3) 2x4 POST
	(4) 2x4 POST
	(2) 2x6 POST
	(3) 2x6 POST
	(4) 2x6 POST
	4x4 POST
	(2) 4x4 POST

DESIGN LOADS

- ATTICS WITHOUT STORAGE	10 PSF
- ATTICS WITH LIMITED STORAGE	20 PSF
- HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30 PSF
- DECKS	40 PSF
- EXTERIOR BALCONIES	40 PSF
- FIRE ESCAPES	40 PSF
- GUARDRAILS AND HANDRAIL	200 P
- GUARDRAIL IN-FILL COMPONENTS	50 PLF
- PASSENGER VEHICLE GARAGES	50 PSF OR 2000 POUNDS OVER 20 SQ IN
- ROOMS OTHER THAN SLEEPING ROOM	40 PSF
- SLEEPING ROOMS	30 PSF
- STAIRS	40 PSF OR 300 POUNDS OVER 4 SQ IN
GROUND SNOW LOAD:	50 PSF
DESIGN SNOW LOAD:	38.5 PSF
WIND SPEED	115 Vmph
NOMINAL DESIGN WIND SPEED FASTEST MILE, Vastd:	91 MPH
EXPOSURE:	B
ENCLOSURE:	ENCLOSED
SEISMIC DESIGN CATEGORY:	N/A
WEATHERING:	SEVERE
FROST LINE DEPTH:	3'-0"
TERMITE:	



1 EXISTING SITE PLAN
Scale: 1" = 20'-0"

SITE PLAN INFORMATION TAKEN FROM SURVEY PREPARED BY LAND SURVEYOR LICENSE NO. 24100, JAMES P. DEADY SURVEYOR, LLC, 295 ROUTE 22 EAST, ONE SALEM SQUARE SUITE 202 WEST, WHITEHOUSE STATION NJ 08889 DATE 11/06/25

2 PROPOSED SITE PLAN
Scale: 1" = 20'-0"

SITE PLAN INFORMATION TAKEN FROM SURVEY PREPARED BY LAND SURVEYOR LICENSE NO. 24100, JAMES P. DEADY SURVEYOR, LLC, 295 ROUTE 22 EAST, ONE SALEM SQUARE SUITE 202 WEST, WHITEHOUSE STATION NJ 08889 DATE 11/06/25

R.No.	Date	Notes
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REScheck-Web Compliance Certificate

Project Information

Project Title: ROSSE RESIDENCE
Energy Code: 2021 IECC
Location: New Milford, New Jersey
Construction Type: Single Family Addition
Project Type: None
Project Sub Type: None
Glazing Area: 10%
Climate Zone: 5a (5119 HDD)
Project No.: 1794470
All Electric: false
Is Renewable: false
Has Battery: false
Has Charger: false
Has Heat Pump: false

Construction Site: 1099 ROSSE AVE, NEW MILFORD, NJ 07646
Owner/Agent: 1099 ROSSE AVE, NEW MILFORD, NJ 07646
Designer/Contractor: P.O. BOX 55, SPACE & MARK, LLC, BERKELEY HEIGHTS, NJ 07922, 908.873.3068, info@spaceandmark.com

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor/F-Factor	Req. U-Factor/F-Factor	Prop. UA	Req. UA
SECOND FL CEILING: Flat Ceiling or Scissor Truss	1406	60.0	0.0	0.024	0.024	34	34
INSULATION OVER FRONT DOOR: Flat Ceiling or Scissor Truss	10	21.0	0.0	0.047	0.024	0	0
FLOOR OVER GARAGE: All-Wood Joist/Truss	100	21.0	0.0	0.044	0.033	4	3
FLOOR OVER CRAWL SPACE: All-Wood Joist/Truss	462	30.0	0.0	0.033	0.033	15	15
SECOND FLOOR OVERHANGS: All-Wood Joist/Truss	30	21.0	0.0	0.044	0.033	1	1
2X6 EXTERIOR WALLS: Wood Frame, 16" o.c.	2880	21.0	5.0	0.043	0.045	110	115
WINDOWS: Vinyl Frame	272			0.300	0.300	82	82
FRONT DOOR: Solid Door (under 50% glazing)	20			0.300	0.300	6	6
REAR GLASS DOOR: Glass Door (over 50% glazing)	38			0.300	0.300	11	11
2X6 INTERIOR GARAGE WALLS: Wood Frame, 16" o.c.	268	19.0	0.0	0.060	0.045	16	12

Compliance: Passes using UA trade-off
Compliance: 0.0% Better Than Code Max UA: 279 Your UA: 279

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Compliance Statement

The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title	Signature	Date

Project Title: ROSSE RESIDENCE Report Date: 11/24/25, 2:52 PM 1 of 12

GENERAL NOTES

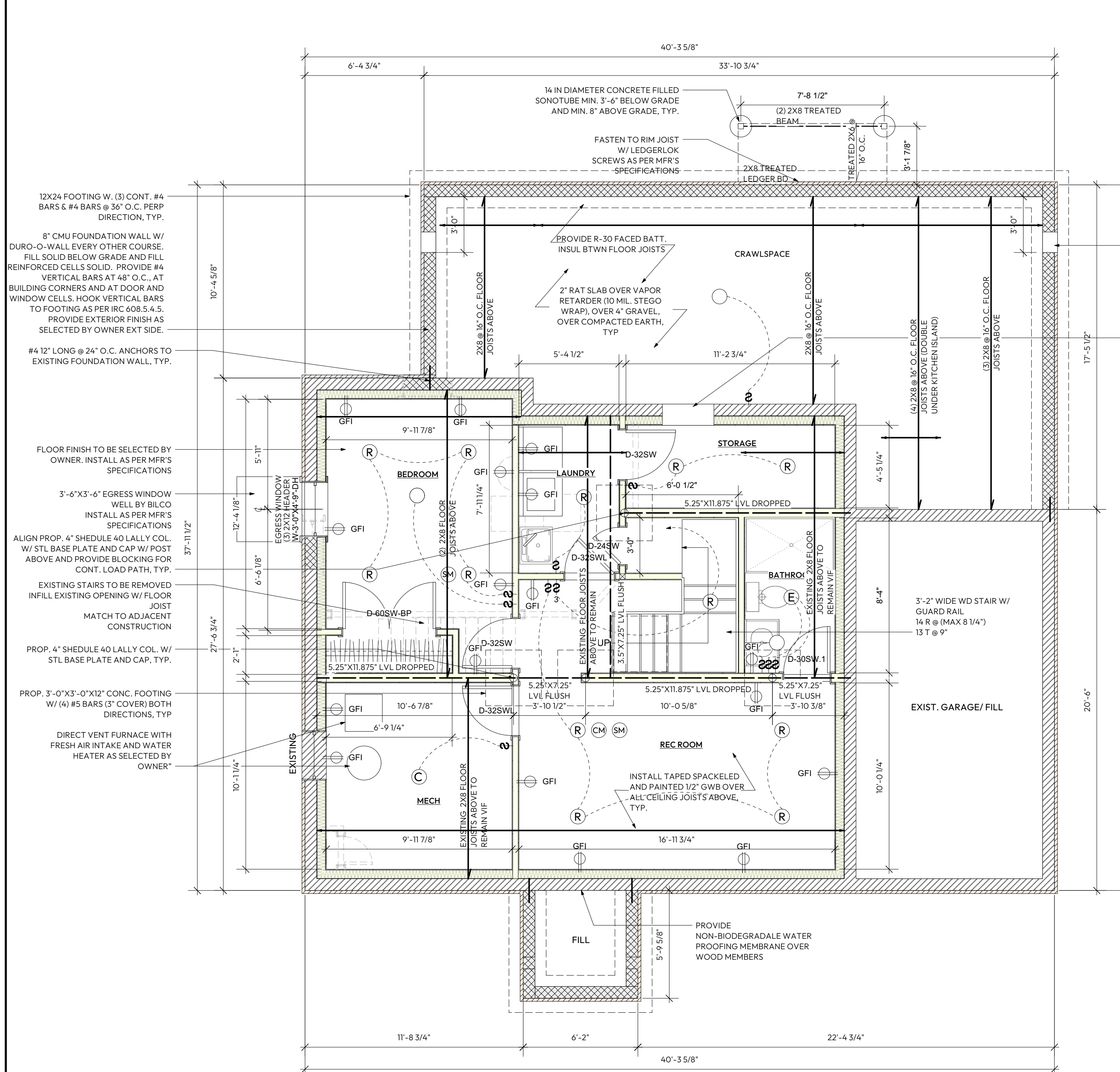
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Sheet No. **A-1** of 11

Report Title: ROSSE RESIDENCE Report Date: 11/24/25, 2:52 PM 1 of 12

Report Title: ROSSE RESIDENCE Report Date: 11/24/25, 2:52 PM 2 of 12

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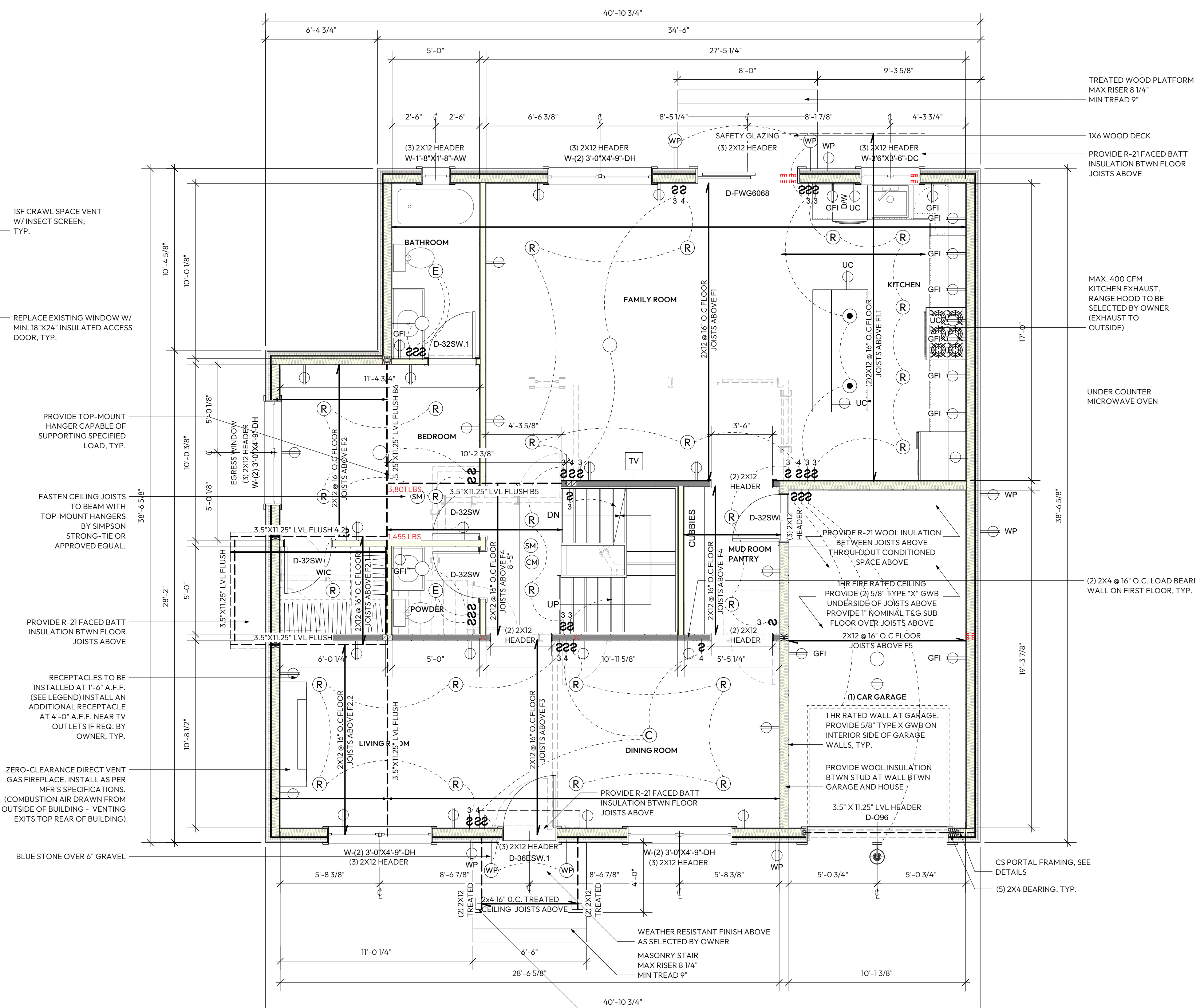


1 CELLAR FLOOR PLAN
 Scale: 1/4" = 1'-0"
 EXISTING AREA: 786 SF

NOTE: CONTRACTOR TO INSTALL PREFABRICATED WINDOW WELL AT WINDOWS BELOW GRADE. FILL W/ GRAVEL TO THE FOOTING

Door Schedule		Quantity*	Nominal Size	Door Style	Door Operation	Side Lights	L Sidelit Wid	R Sidelit Wid	Threshold**	Fire Rating	Frame	Door Slab	Manufacturer	Model	Comments
D-	24SW	1	2'0"	6'8"	1 3/4"	Swing Simple	HOLLOW WOOD CORE	N/A	N/A	False					
D-	30SW	2	2'6"	6'8"	1 3/4"	Swing Simple	HOLLOW WOOD CORE	N/A	N/A	False					
D-	30SW.1	1	2'6"	6'8"	1 3/4"	Swing Simple	SOLID WOOD CORE	N/A	N/A	True					
D-	30SW-A	1	2'6"	4'0"	1 3/4"	Swing Simple	HOLLOW WOOD CORE	N/A	N/A	False					
D-	32SW	10	2'8"	6'8"	1 3/4"	Swing Simple	HOLLOW WOOD CORE	N/A	N/A	False					
D-	32SW.1	4	2'8"	6'8"	1 3/4"	Swing Simple	SOLID WOOD CORE	N/A	N/A	True					
D-	32SW.L	3	2'8"	6'8"	1 3/4"	Swing Simple	LOUVERED DOOR	N/A	N/A	True					
D-	36ESW.1	1	3'0"	6'8"	1 3/4"	Swing Simple	WOOD/GLASS	N/A	N/A	True					PROVIDE WEATHER STRIP AND THRESHOLD (SAFETY GLAZING REQUIRED)
D-	60SW-BP	3	5'0"	6'8"	1 3/4"	Swing Bi-part	HOLLOW WOOD CORE	N/A	N/A	False					
D-	FWG608	1	5'11 1/4"	6'7 1/2"	1 3/4"	Slider	Wood	N/A	N/A	False		Andersen Windows	400 Series Frenchwood Gliding Patio Door		
D-	O96	1	8'0"	7'0"	T	Overhead		N/A	N/A	False					R18 INSULATED REMOTE CONTROL GARAGE DOOR

* ARCHITECT IS NOT RESPONSIBLE FOR QUANTITIES OF MATERIALS. QUANTITIES IN SCHEDULE TO BE VERIFIED BY GENERAL CONTRACTOR
 ** ALL DIMENSIONS ARE NOMINAL. GC TO PROVIDE ROUGH OPENING DIMENSIONS AS REQUIRED FOR THE INSTALLATION OF DOORS
 *** PROVIDE THRESHOLD AS SELECTED BY OWNER



2 FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"
 PROPOSED AREA: 1281 SF
 PROPOSED GARAGE AREA: 230 SF

Window Schedule		Quantity*	Window Style	Nominal Size	Window Elev****	Area	Elevation Set At	Muntin Pattern	Egress Win	Mfr	Model No.	Comments
W-	1'-8"X1'-8"	-AW	Awning	1'8"	1'8"	5'0"	5.556 sq ft	Sill of Window	Colonial	FALSE	ANDERSEN	
W-	3'-6"X3'-4"	-DC	Bi-parting Casement	3'5 1/4"	3'5"	11.924 sq ft	Sill of Window	Colonial	FALSE	ANDERSEN	CN235	
W-	(2) 2'-0"X3'-0"	-DH	Custom	4'0"	3'0"	12 sq ft	Sill of Window	Colonial	FALSE	ANDERSEN	244DH2030	
W-	(2) 3'-0"X4'-9"	-DH	Custom	4'0"	4'9"	199.5 sq ft	Sill of Window	Colonial	TRUE	ANDERSEN	244DH3049	
W-	(3) 3'-0"X4'-9"	-DH	Custom	9'0"	4'9"	42.75 sq ft	Sill of Window	Colonial	TRUE	ANDERSEN	244DH3049	
W-	3'-0"X4'-9"	-DH	Double Hung	3'0"	4'9"	14.25 sq ft	Sill of Window	Colonial	TRUE	ANDERSEN	244DH3049	

* ARCHITECT IS NOT RESPONSIBLE FOR QUANTITIES OF MATERIALS. QUANTITIES IN SCHEDULE TO BE VERIFIED BY GENERAL CONTRACTOR
 ** ALL DIMENSIONS ARE NOMINAL. GC TO PROVIDE ROUGH OPENING DIMENSIONS AS REQUIRED BY THE MFR FOR THE INSTALLATION OF WINDOWS.
 *** SILL ELEVATIONS ARE MEASURED FROM FINISHED FLOOR TO TOP OF WINDOW SILL FRAMING
 **** ANY WINDOW WITH A WINDOW SILL THAT IS LESS THAN 2 FT SHALL REQUIRE AN OPENING CONTROL DEVICE THAT COMPLIES WITH ASTM F 2090

- TREATED WOOD PLATFORM AND STAIR MAX RISER 8 1/4" MIN TREAD 9"
- 1X6 WOOD DECK
- PROVIDE R-21 FACED BATT INSULATION BTWN FLOOR JOISTS ABOVE
- MAX. 400 CFM KITCHEN EXHAUST RANGE HOOD TO BE SELECTED BY OWNER (EXHAUST TO OUTSIDE)
- UNDER COUNTER MICROWAVE OVEN
- (2) 2X4 @ 16" O.C. LOAD BEARING WALL ON FIRST FLOOR, TYP.
- PROVIDE R-21 WOOL INSULATION BETWEEN JOISTS ABOVE THROUGHOUT CONDITIONED SPACE ABOVE
- 1HR FIRE RATED CEILING PROVIDE (2) 5/8" TYPE "X" GWB UNDERSIDE OF JOISTS ABOVE PROVIDE 1" NOMINAL T&G SUB FLOOR OVER JOISTS ABOVE 2X12 @ 16" O.C. FLOOR JOISTS ABOVE F5
- (1) CAR GARAGE 1HR FIRE RATED WALL AT GARAGE. PROVIDE 5/8" TYPE "X" GWB ON INTERIOR SIDE OF GARAGE WALLS, TYP. PROVIDE WOOL INSULATION BTWN STUD AT WALL BTWN GARAGE AND HOUSE. 3.5" X 11.25" LVL HEADER D-096
- CS PORTAL FRAMING, SEE DETAILS
- (5) 2X4 BEARING, TYP.

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I No. Date Notes

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 Website: SpaceandMark.com

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Project Title: **ROSSE RESIDENCE**

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 NEW MILFORD, NJ 07646

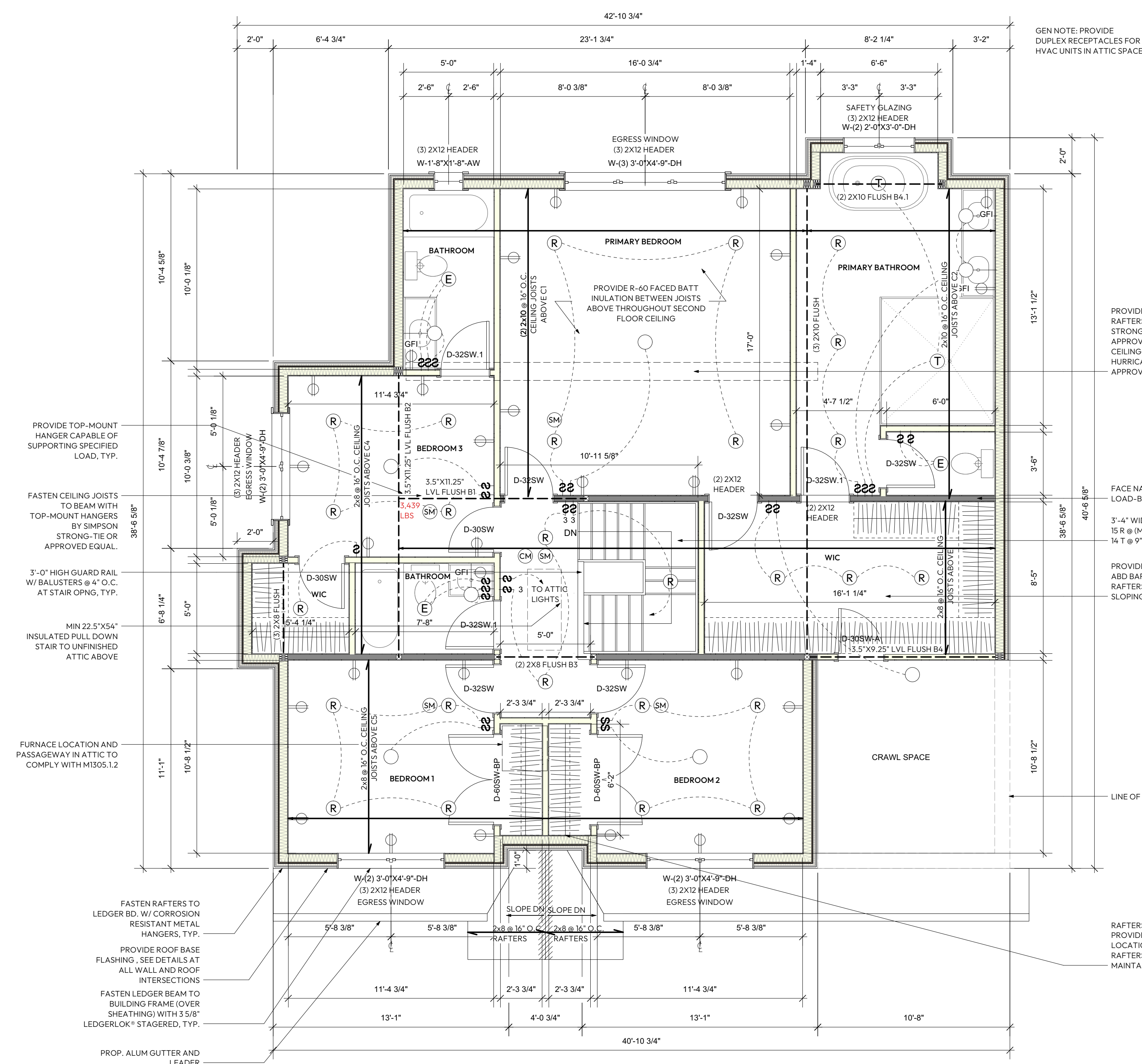
Project ID: 20251004

Project date: 11/21/2025

Sheet Title: **FLOOR PLANS**

Scale: As Noted

Sheet No. **A-2** of 11

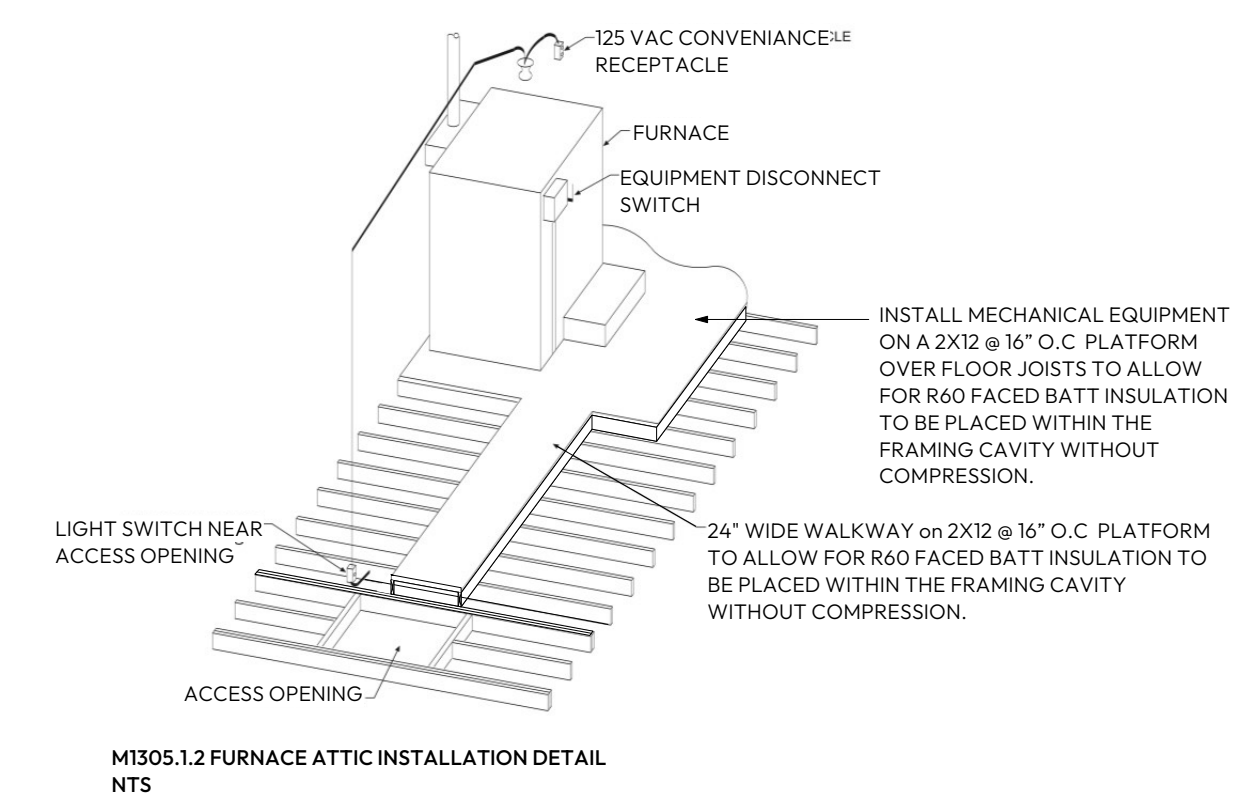
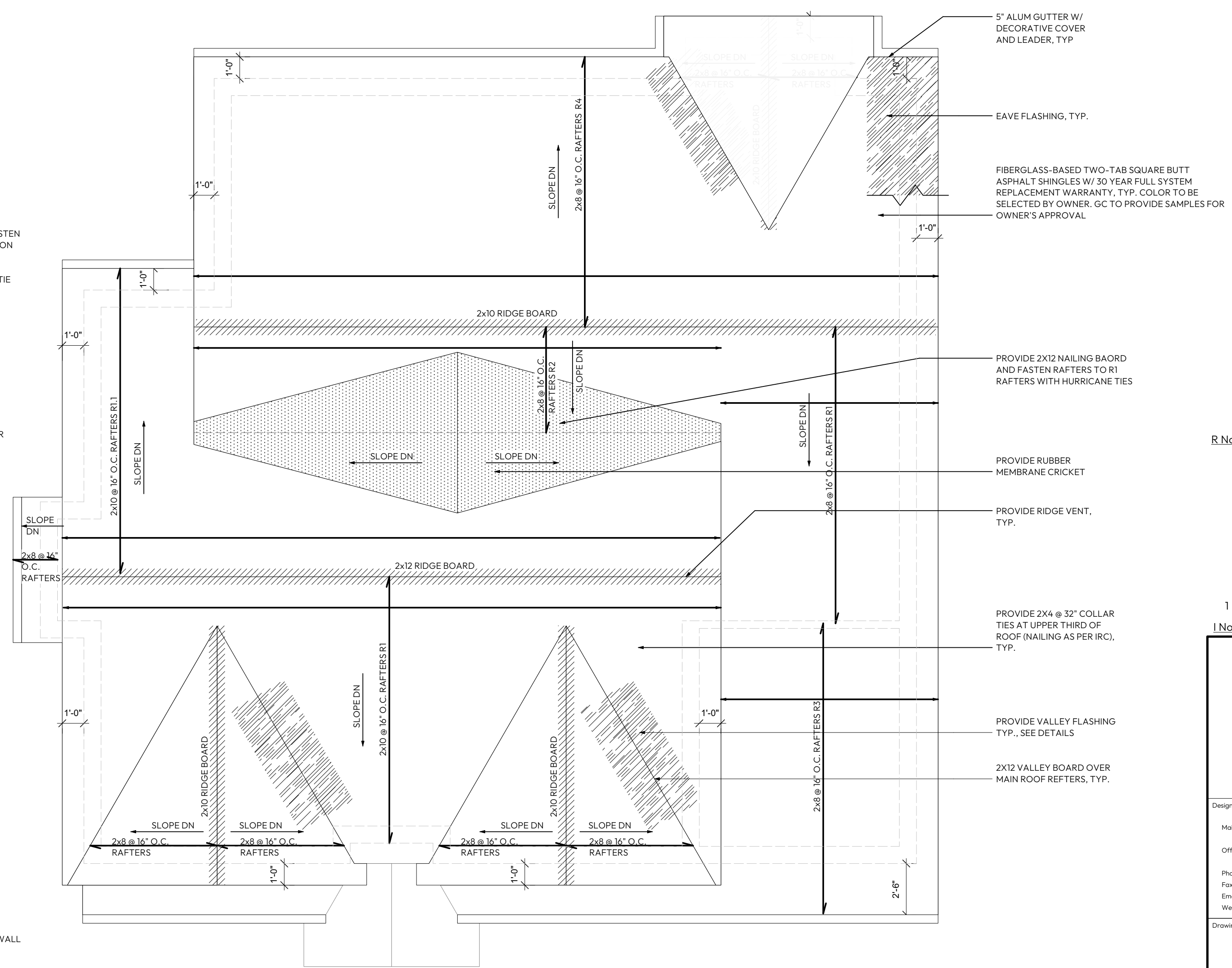


PROVIDE 2X12 NAILING BOARD ABOVE. FASTEN RAFTERS TO NAILING BOARD USING SIMPSON STRONG-TIE A23 ANGLE BRACKETS OR APPROVED EQUAL. SECURE RAFTERS TO CEILING JOISTS USING SIMPSON STRONG-TIE HURRICANE TIES OR METAL STRAPS OR APPROVED EQUAL.

FACE NAIL RAFTERS TO EACH OTHER OVER LOAD-BEARING WALLS, TYP.

3'-4" WIDE WD STAIR W/ GUARD RAIL 15 R @ (MAX 8 1/4") 14 T @ 9"

PROVIDE R-30 FACED BATT INSULATION AND BAFFLE VENTS BTWN RAFTERS THROUGHOUT PRIMARY CLOSET SLOPING CEILING



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Prepared For:	Hayk Ekshian R.A. NJ Lic No: Z1A019A1200	
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Address:		
Project Title:	ROSSE RESIDENCE	
	1099 ROSSE AVE NEW MILFORD, NJ 07646	
Project ID:	20251004	
Project date:	Sheet Date:	11/21/2025
Sheet Title:	FLOOR PLANS	
Scale:	As Noted	
Sheet No.:	A-3 of 11	



RIDGE VENT, TYP.

GEN NOTE: ROOF LEADERS ARE NOT SHOWN FOR CLARITY. LEADERS SHALL BE LOCATED IN FIELD, COORDINATED, AND INSTALLED IN AN APPROVED MANNER BY THE CONTRACTOR PER SITE AND ORIENTATION. PROVIDE SPLASH BLOCKS AT EACH DOWN SPOUT AND DRAIN AS PER CIVIL DRAWINGS

ASPHALT ROOFING (SEE ROOF PLAN FOR SPEC.), TYP.

8" FLY RAFTER

FACIA BOARD (WHITE), TYP.

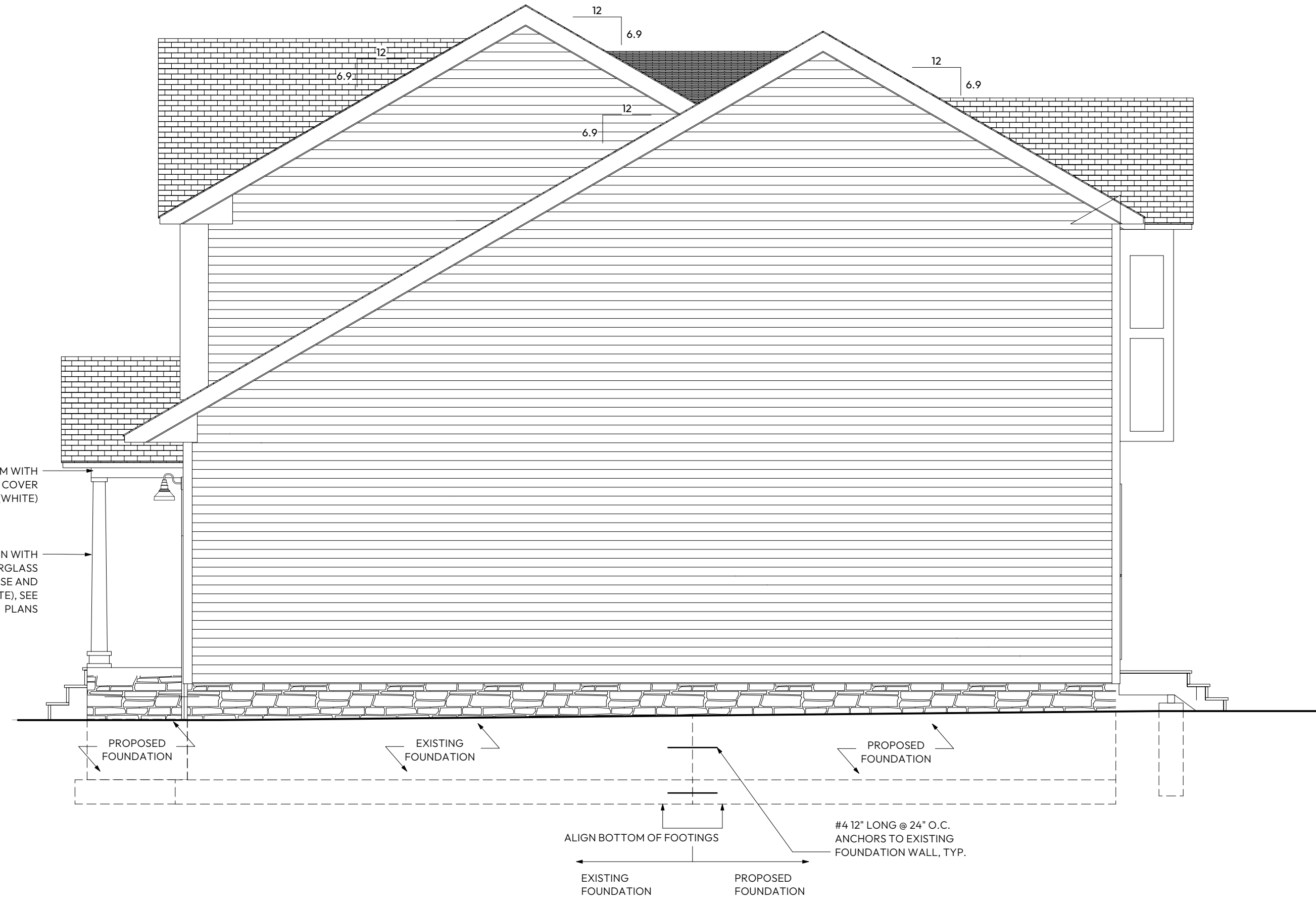
DOUBLE-HUNG WINDOW W/ EXT. APPLIED MUNTINS, 4" TRIM SURROUND, TYP.

PROVIDE BASE FLASHING, TYP AT WALL AND ROOF INTERSECTION (SEE DETAILS), TYP.

LIGHT FIXTURE TO BE SELECTED BY OWNER, TYP

WOOD, CEMENTITIOUS FIBERBOARD OR VINYL SIDING (CONSULT W/ OWNER, COLOR TO BE SELECTED BY OWNER (INSTALL AS PER MFR'S INSTRUCTIONS) TYP. ORIENTATION AS PER ELEVATIONS, TYP.

SYNTHETIC STONE VENEER TO BE SELECTED BY OWNER (INSTALL AS PER MFR'S INSTRUCTIONS) TYP. ORIENTATION AS PER ELEVATIONS, TYP.



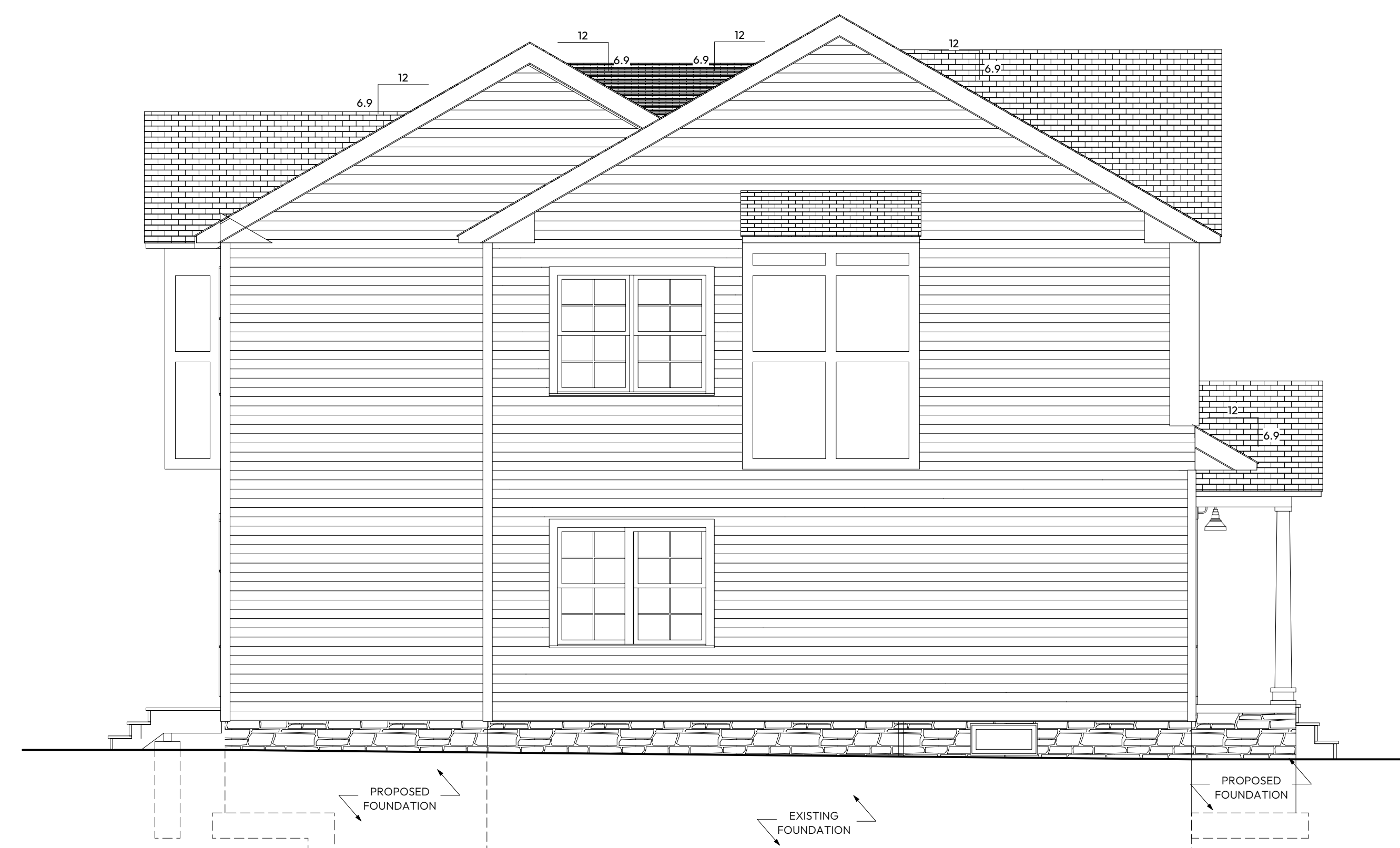
- LEGEND**
- WOOD, CEMENTITIOUS FIBERBOARD OR VINYL SIDING (CONSULT W/ OWNER)
 - ASPHALT ROOFING (SEE ROOF PLAN FOR SPEC.), TYP.
 - SYNTHETIC STONE VENEER TO BE SELECTED BY OWNER

1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

2 SIDE ELEVATION
Scale: 1/4" = 1'-0"
SEE FRONT ELEVATION FOR TYPICAL NOTES



3 REAR ELEVATION
Scale: 1/4" = 1'-0"
SEE FRONT ELEVATION FOR TYPICAL NOTES



4 SIDE ELEVATION
Scale: 1/4" = 1'-0"
SEE FRONT ELEVATION FOR TYPICAL NOTES

R.No. Date Notes

1 11/21/2025 Permit Set
R.No. Date Notes

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Prepared For: **Hayk Ekshian R.A.**
 Name: NJ Lic No: 21A01941200

Address:

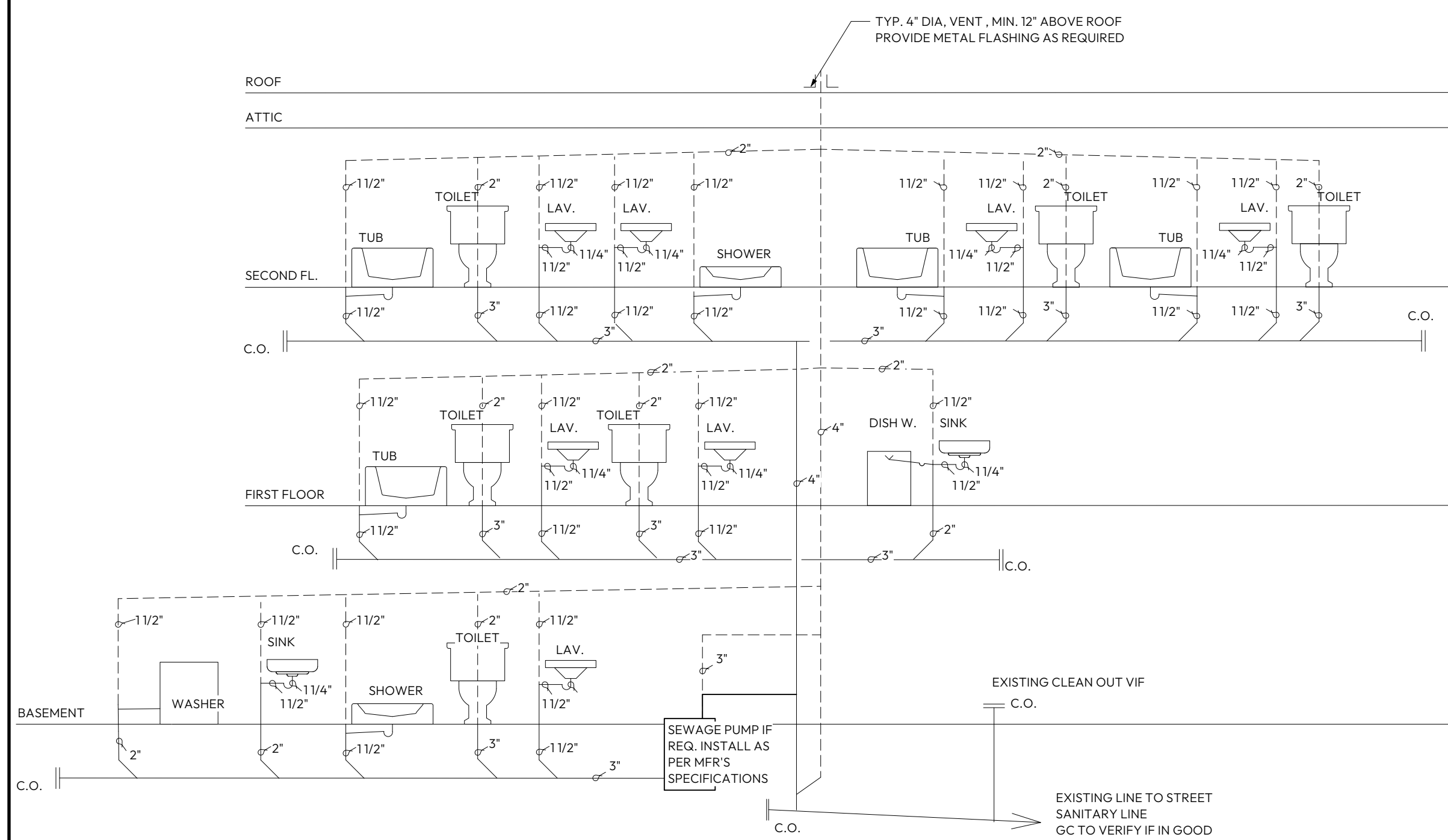
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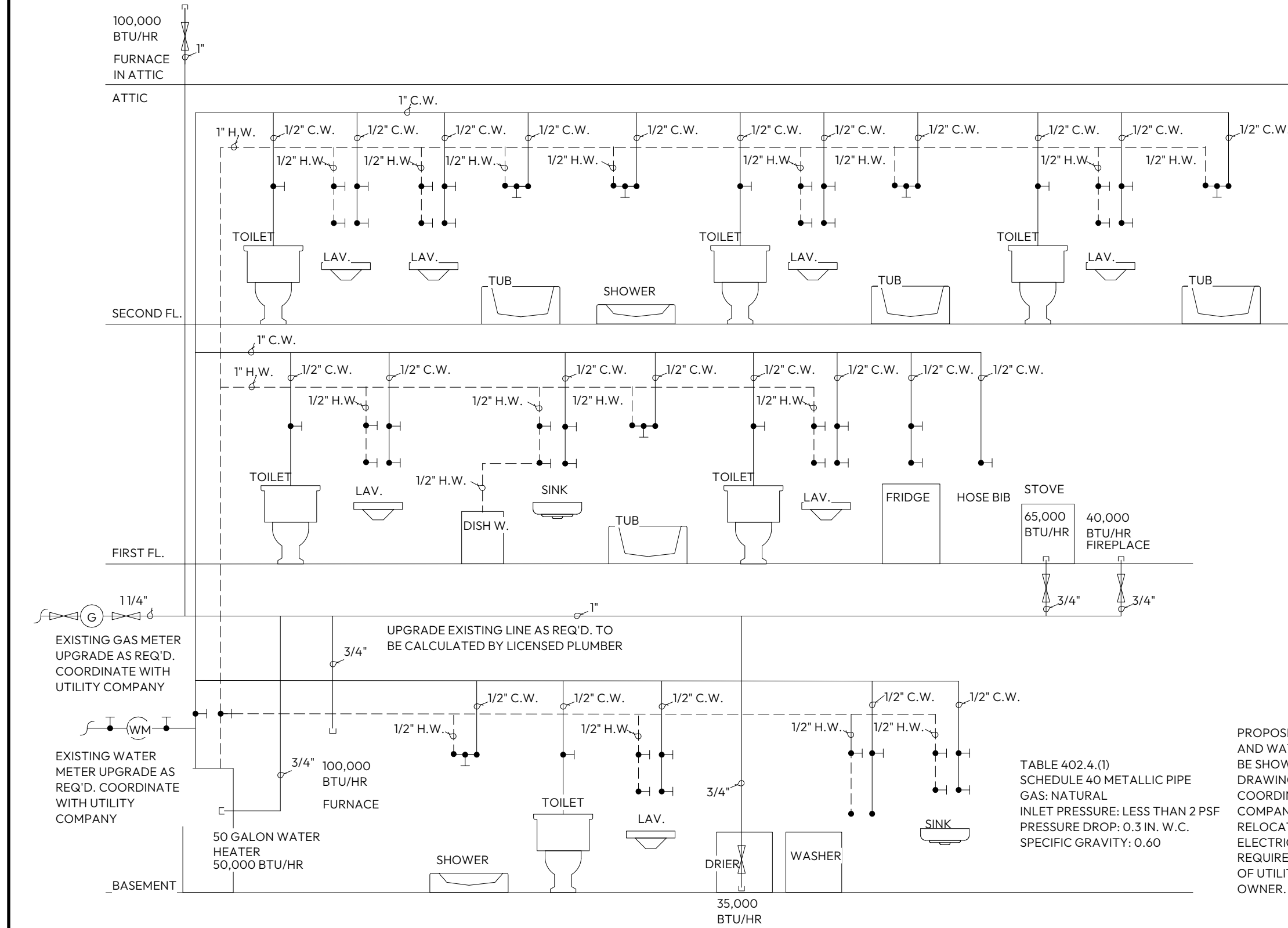
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 Project date: 11/21/2025
 Sheet Title: **ELEVATIONS**

Scale: As Noted
 Sheet No. **A-4**
 of 11

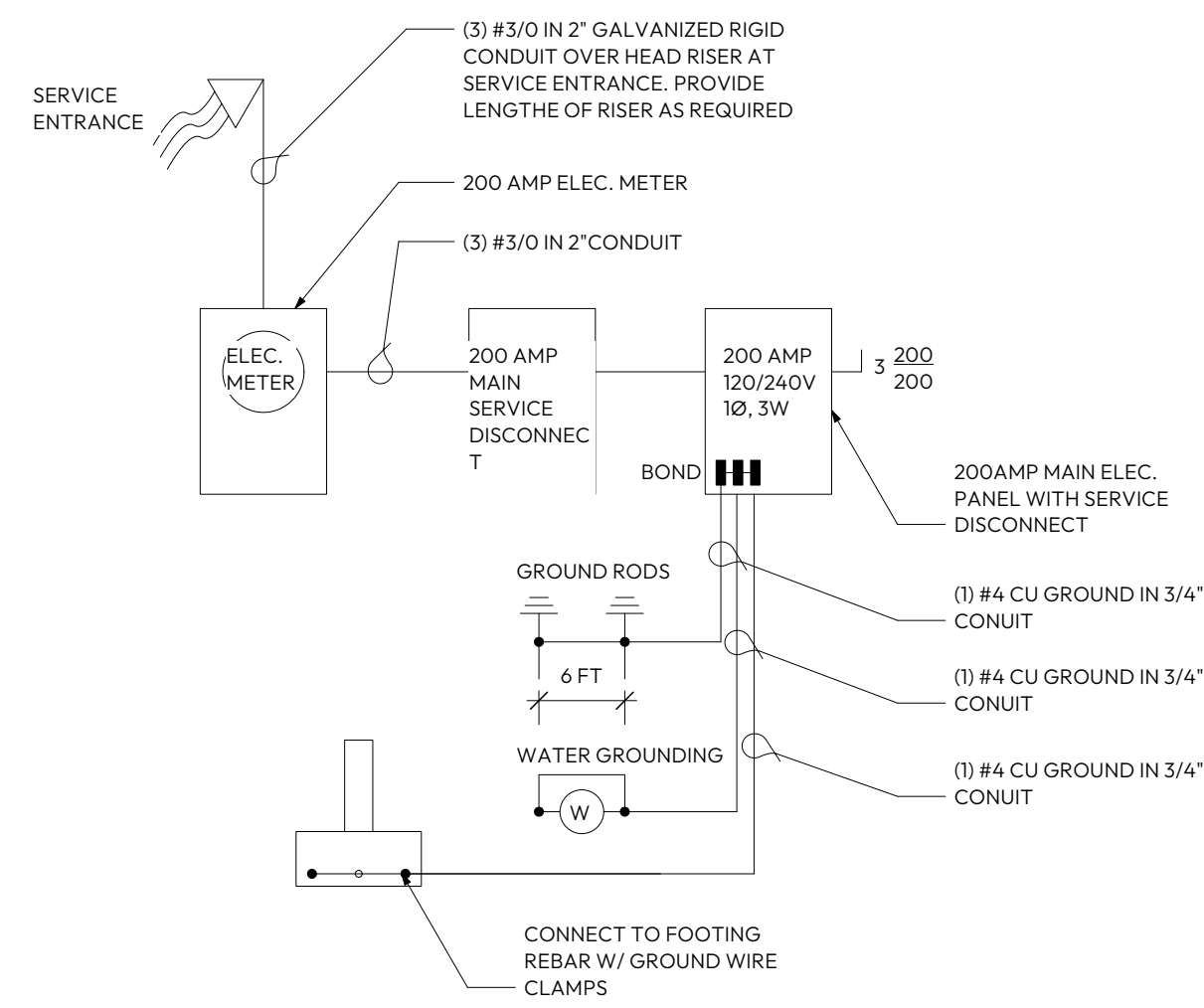
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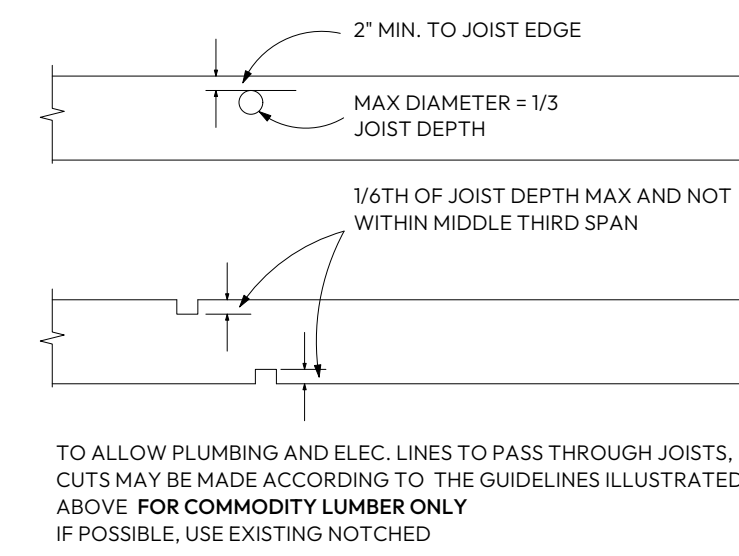
1 PLUMBING RISER DIAGRAM
NTS



2 WATER & GAS DIAGRAM
NTS



3 ELECTRIC RISER DIAGRAM
NTS



PER TABLE B.5.3	WFSU
3 BATHROOM GROUP W/ 1.6 GPF WC	9
2 ADDITIONAL BATHROOM GROUP W/ 1.6 GPF WC	2
KITCHEN GROUP W/ SINK AND D/W	2
LAUNDRY GROUP W/ SINK AND CLOTHES WASHER	5
BAR SINK	1
HOSE BIB	2.5
TOTAL	19

8 FPS VELOCITY PEX PLASTIC TUBE per TABLE B.7.3.H. 1 1/4"
U.O.N. WATER SUPPLY PIPES TO BE PEX TUBING

	BTU/HR	TABLE G2413.4(1) [402.4(2)] SCHEDULE 40 METALLIC PIPE
FURNACE 1	60,000	GAS: NATURAL
FURNACE 2	60,000	INLET PRESSURE: LESS THAN 2 PSF
WATER HEATER	70,000	PRESSURE DROP: 0.3 IN. W.C.
STOVE	65,000	SPECIFIC GRAVITY: 0.60
DRIER	35,000	
TOTAL	290,000	1 1/2", MAX LENGTH 80 FT

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Prepared For: **Hayk Ekshian R.A.**
 Name: NJ Lic No: 21A01941200

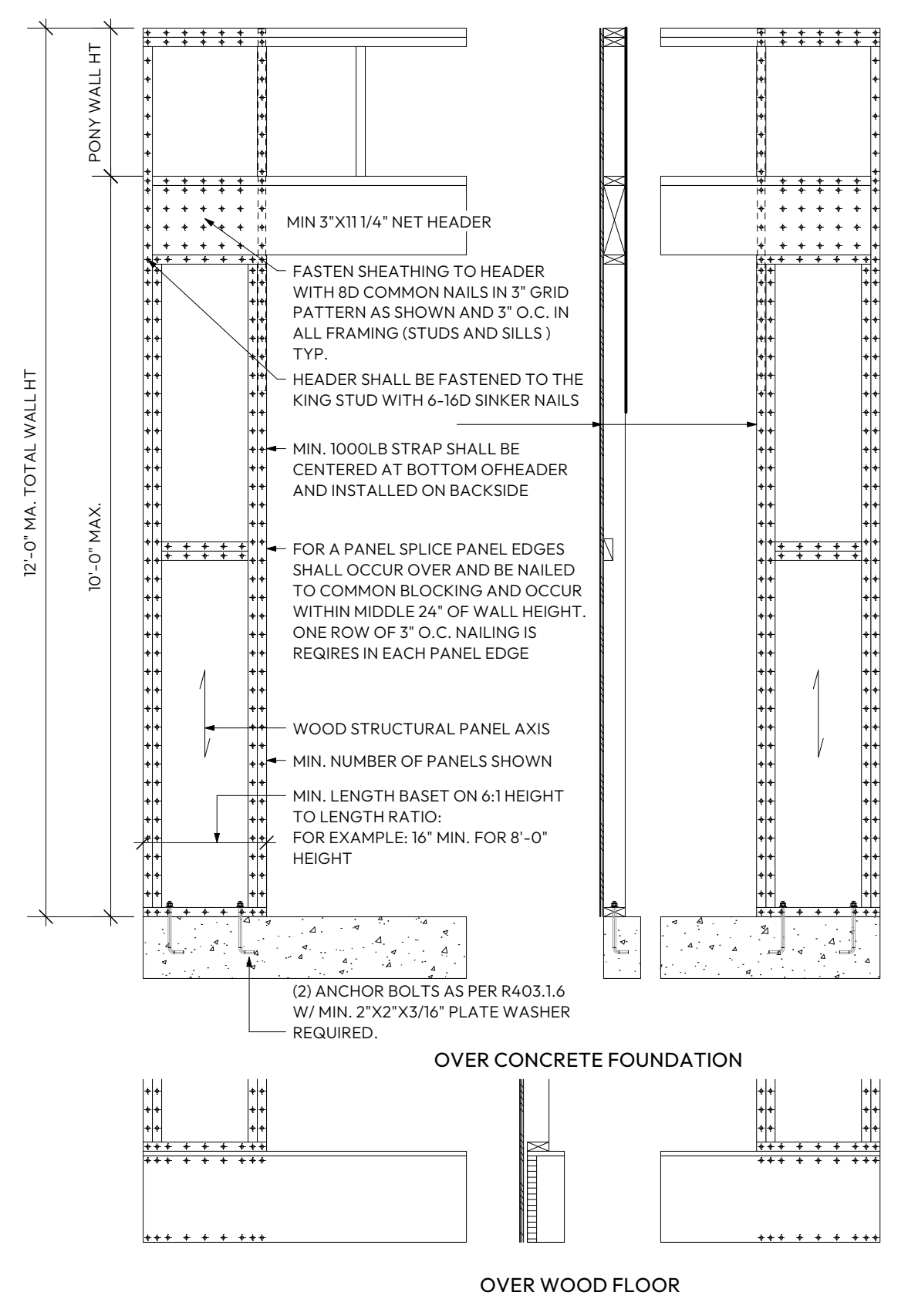
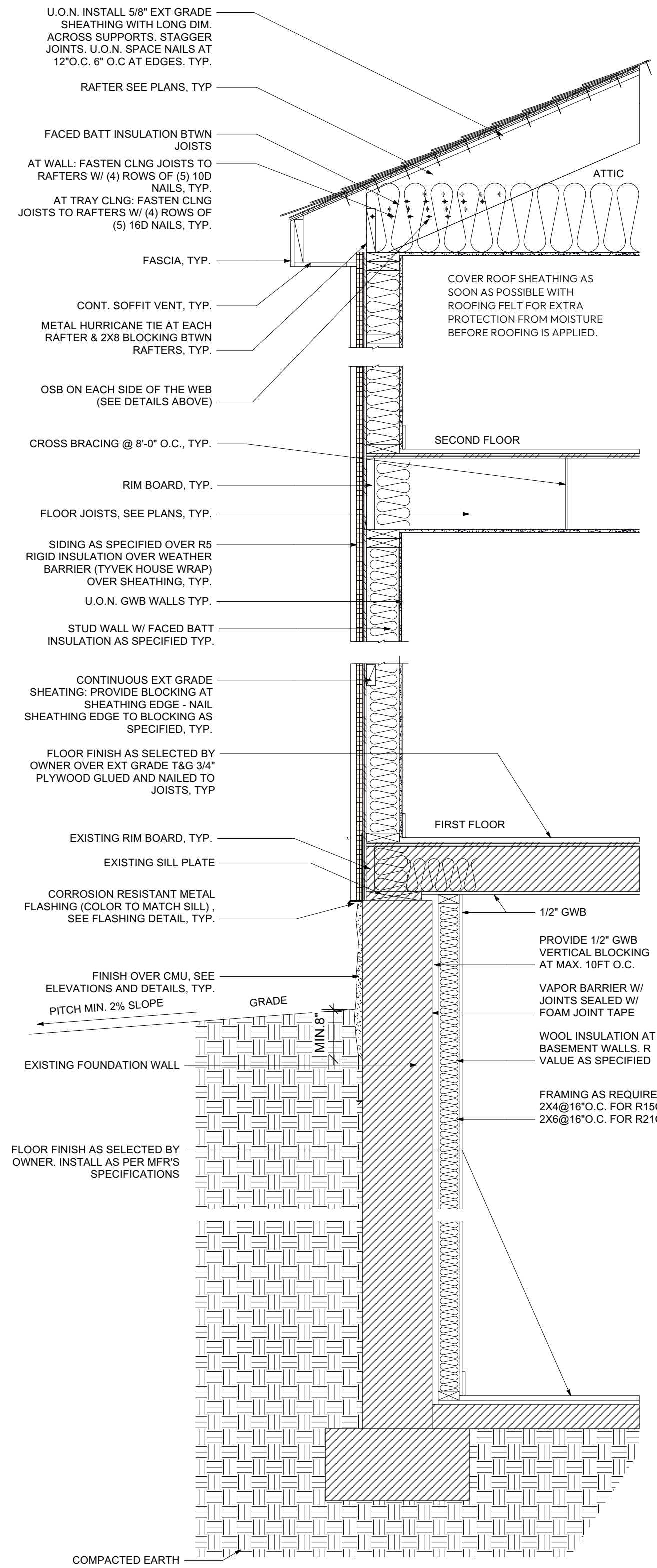
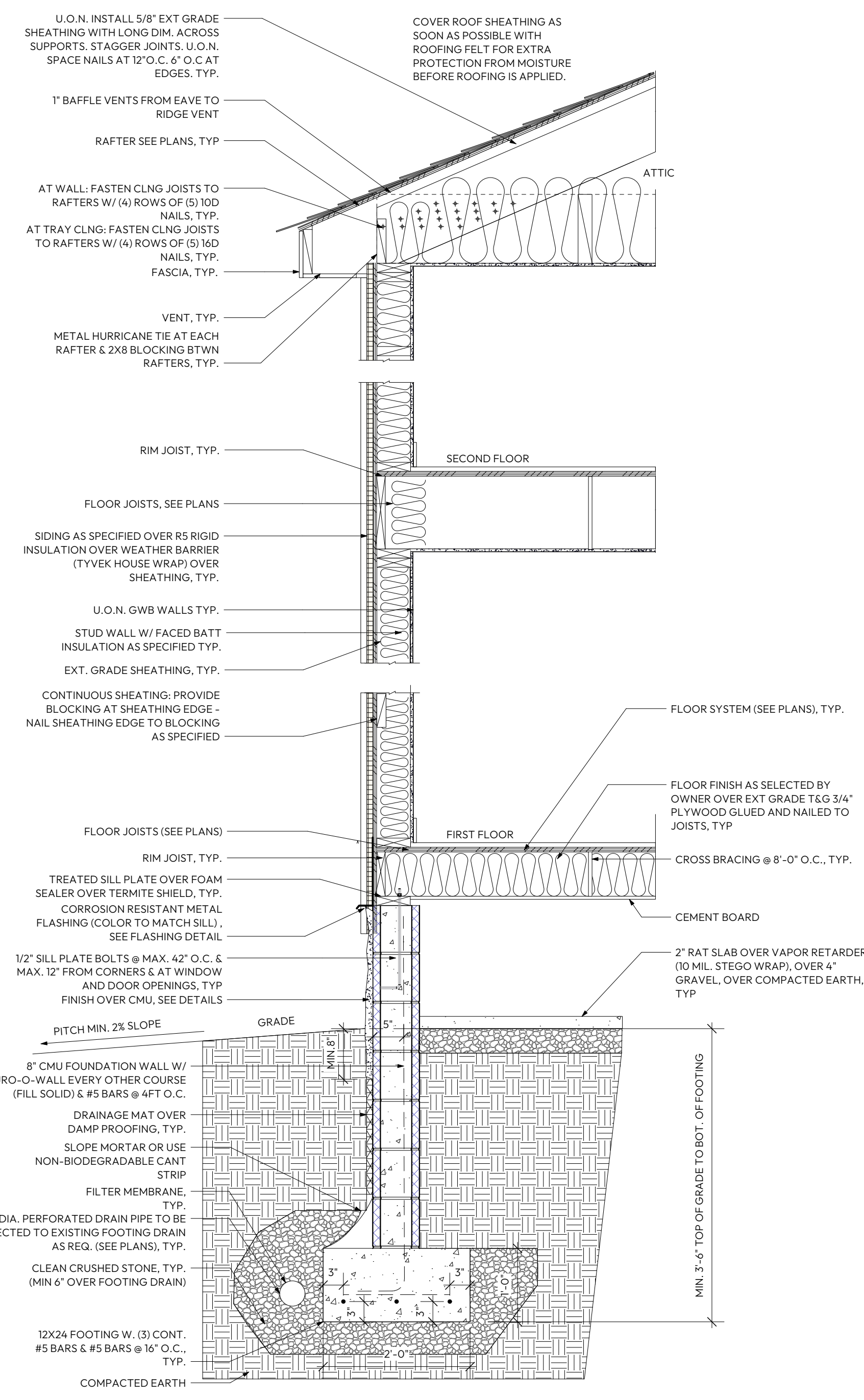
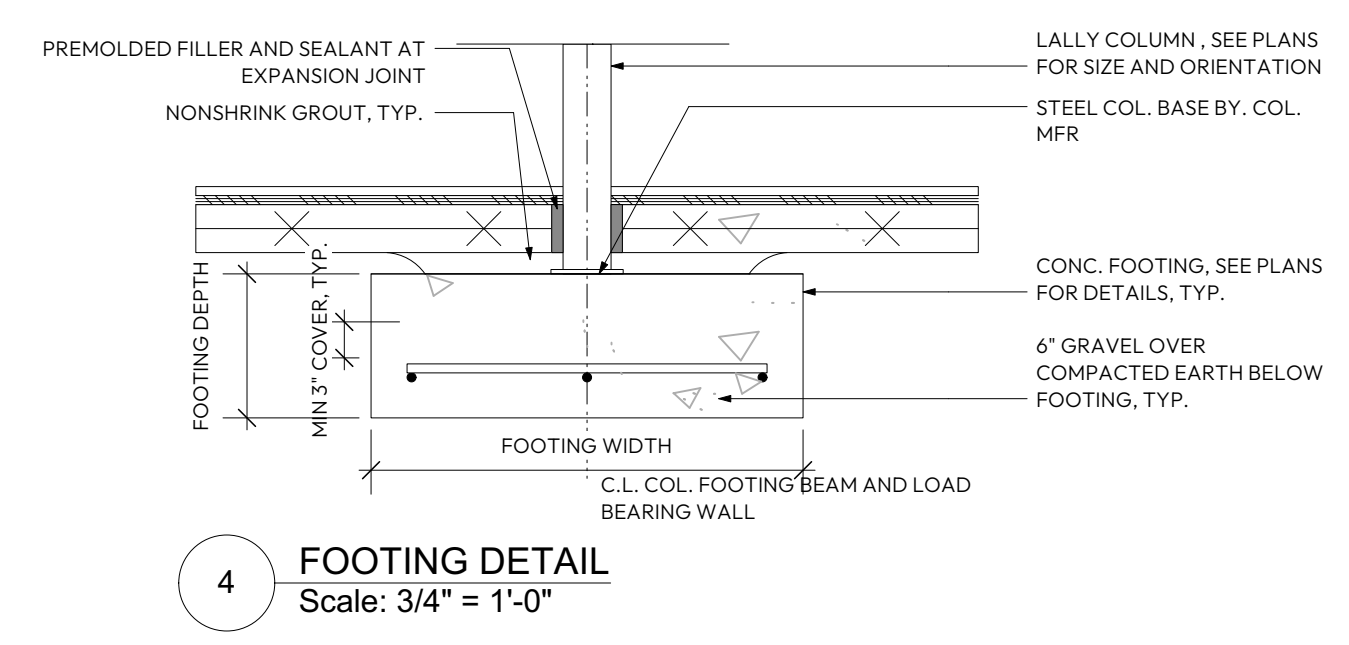
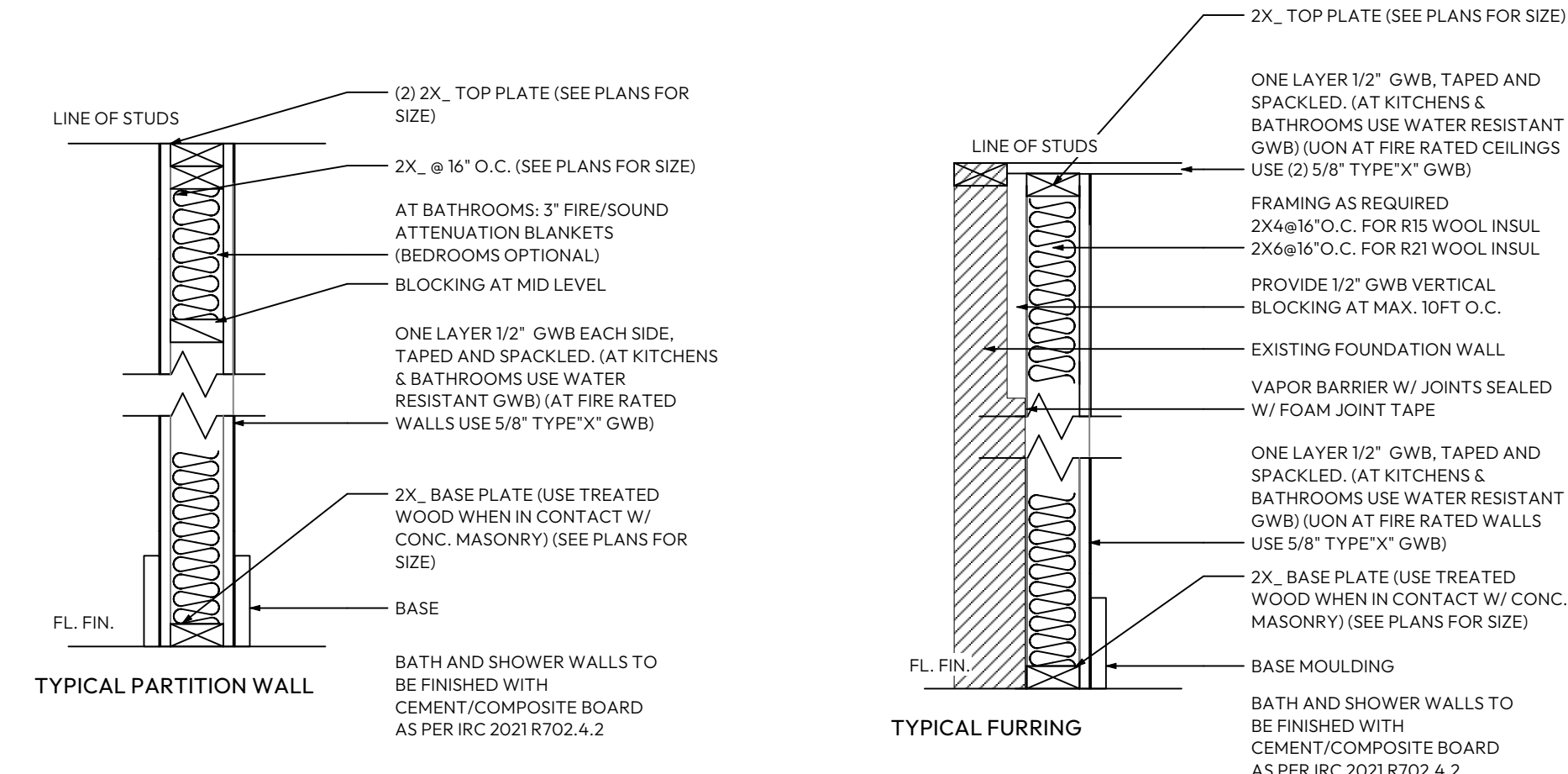
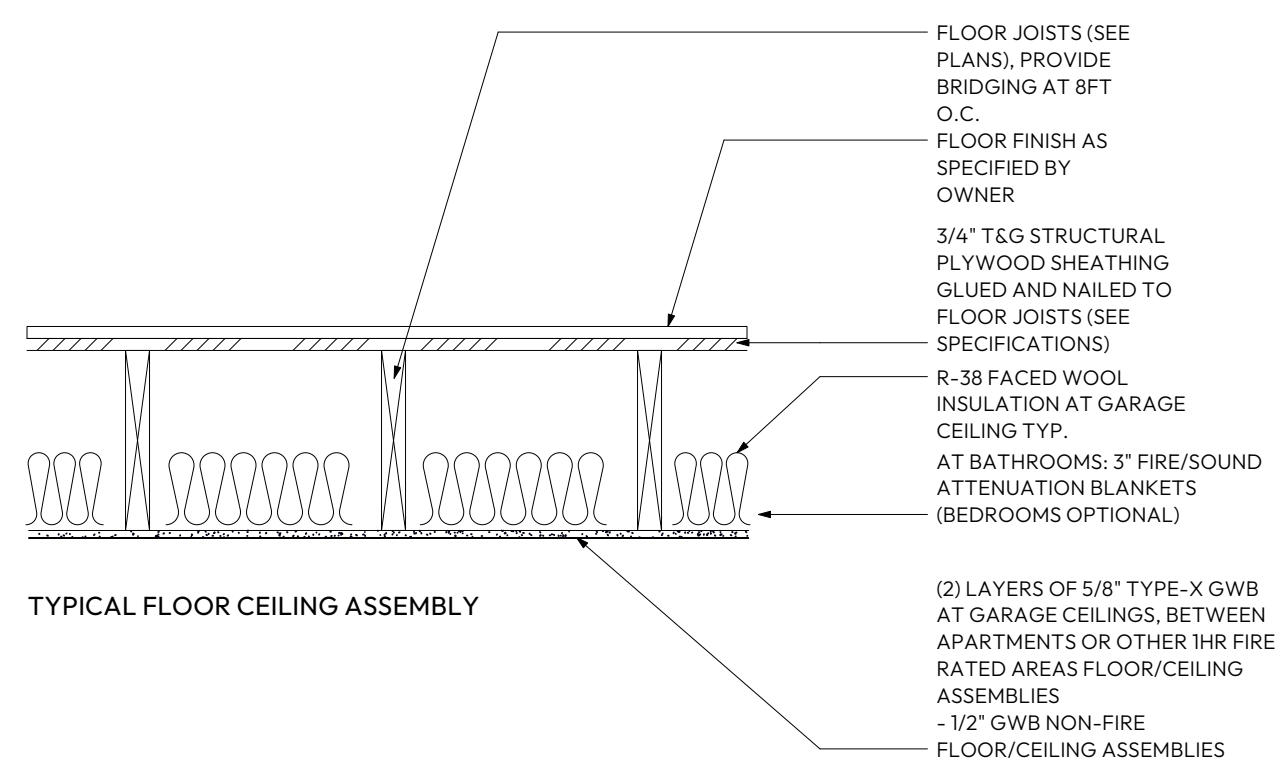
Project Title: **ROSSE RESIDENCE**
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Project ID: 20251004
 Project date: 11/21/2025
 Sheet Date: 11/21/2025

Sheet Title: **DETAILS**

Scale: **As Noted**

Sheet No. **A-5**
 of 11



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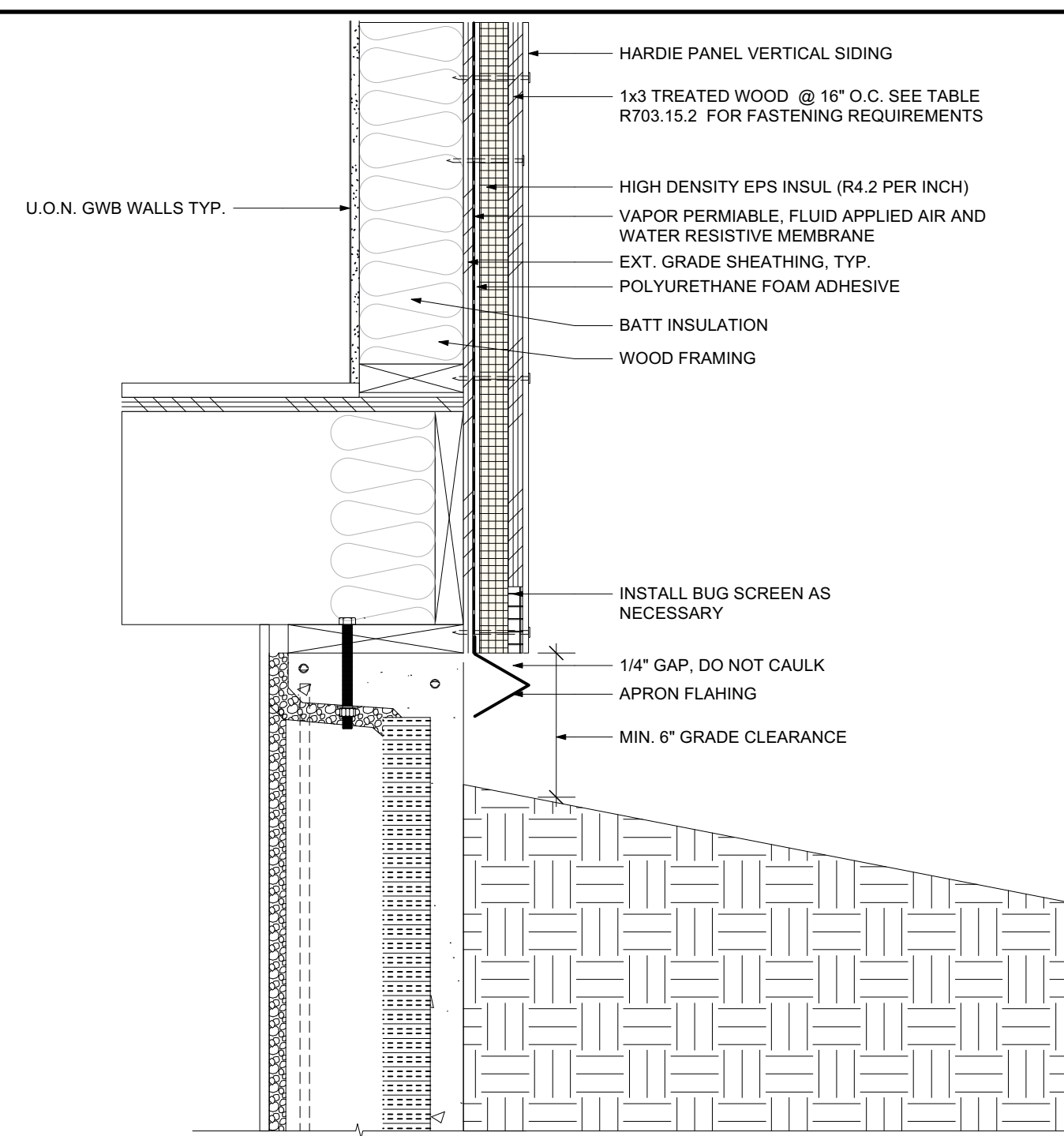
Prepared For: **Hayk Ekshian R.A.**
 NJ Lic No: Z1A01941200

Project Title: **ROSSE RESIDENCE**
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 NEW MILFORD, NJ 07646

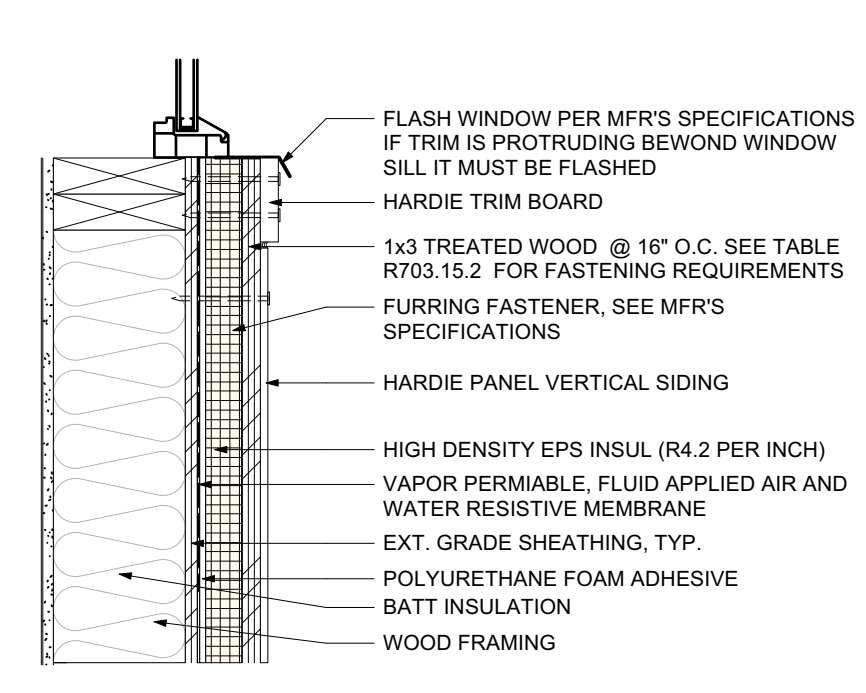
Project ID: 20251004
 Project date: 11/21/2025
 Sheet Title: **FOUNDATION AND FRAMING DETAILS**

Scale: As Noted
 Sheet No. **A-6**
 of 11

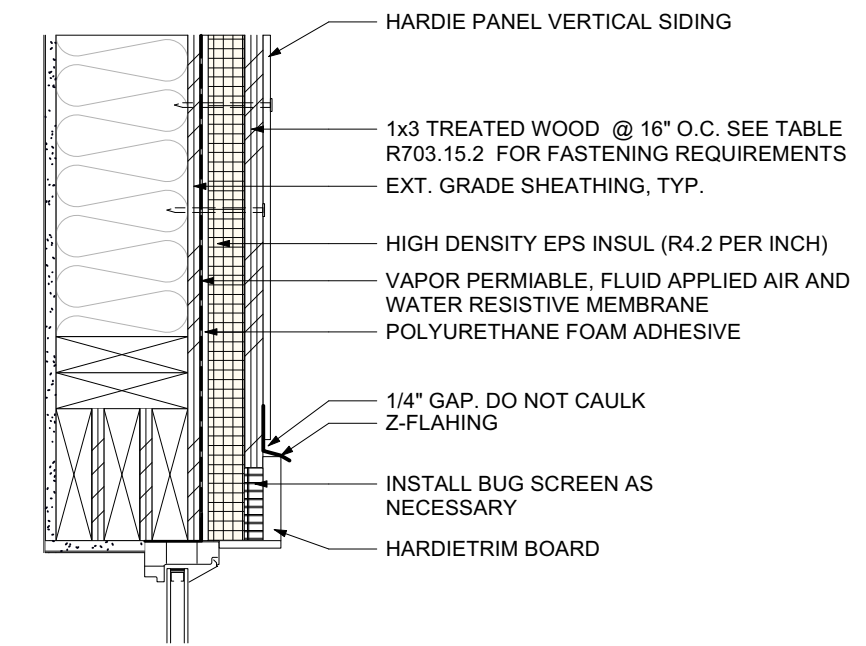
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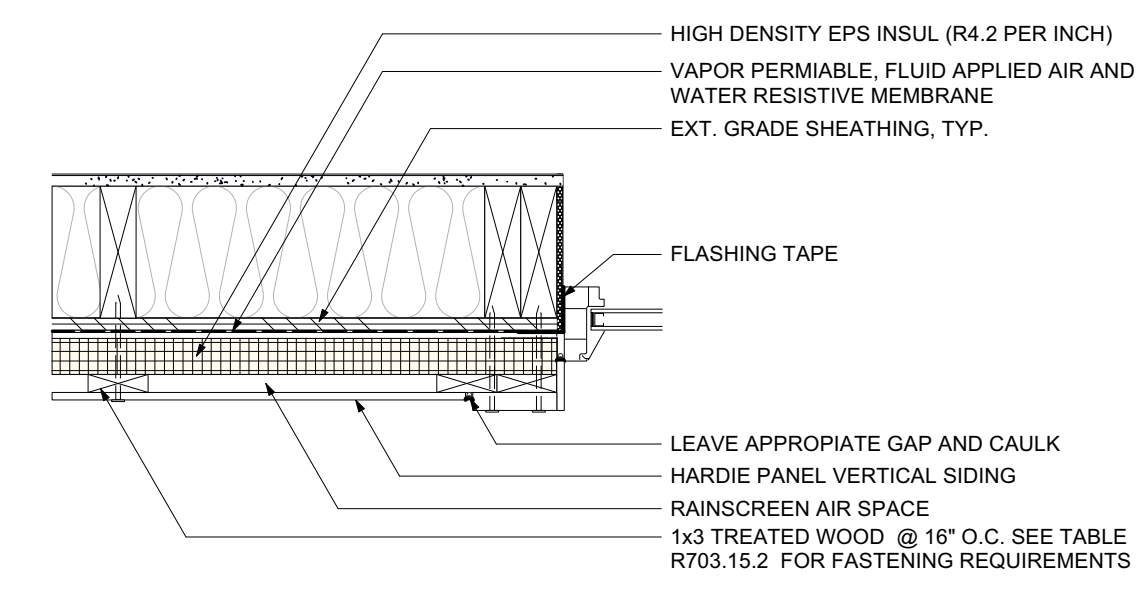
1 EIFS TERMINATION AT GRADE
Scale: 1 1/2" = 1'-0"



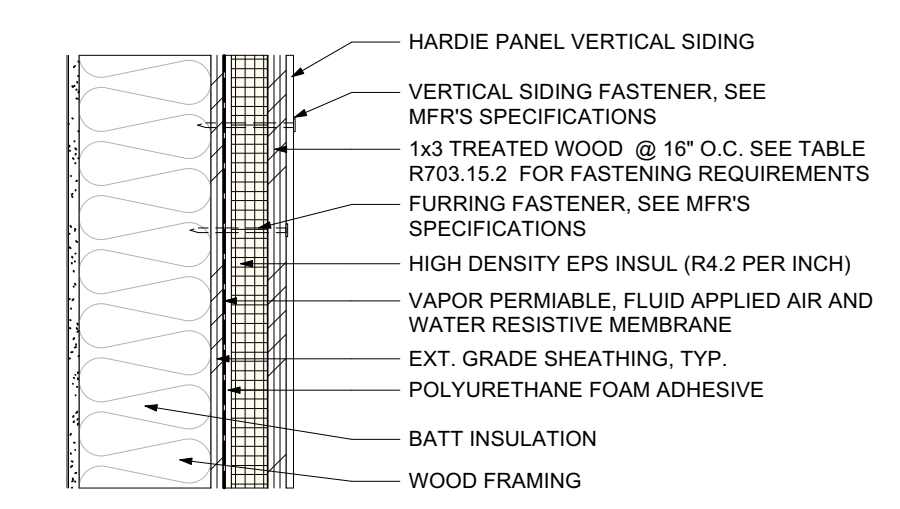
2 WINDOW SILL DETAIL
Scale: 1 1/2" = 1'-0"
NOTE: REFER TO WINDOW MFR'S INSTRUCTIONS FOR PROPER WINDOW INSTALLATION



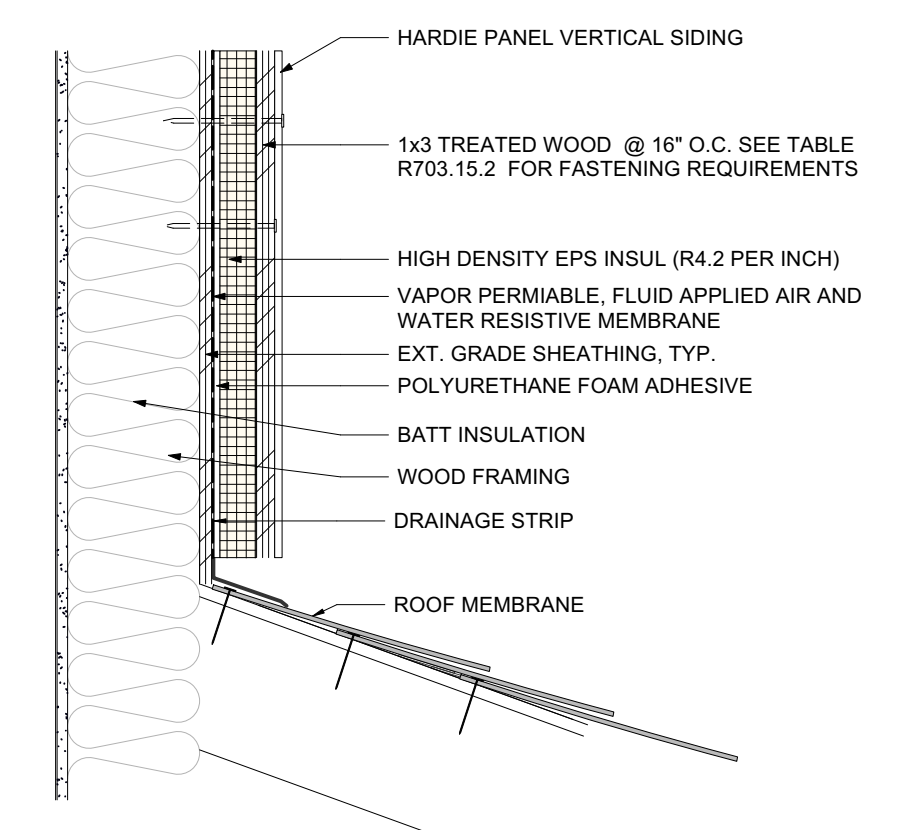
3 WINDOW HEAD DETAIL
Scale: 1 1/2" = 1'-0"
NOTE: REFER TO WINDOW MFR'S INSTRUCTIONS FOR PROPER WINDOW INSTALLATION



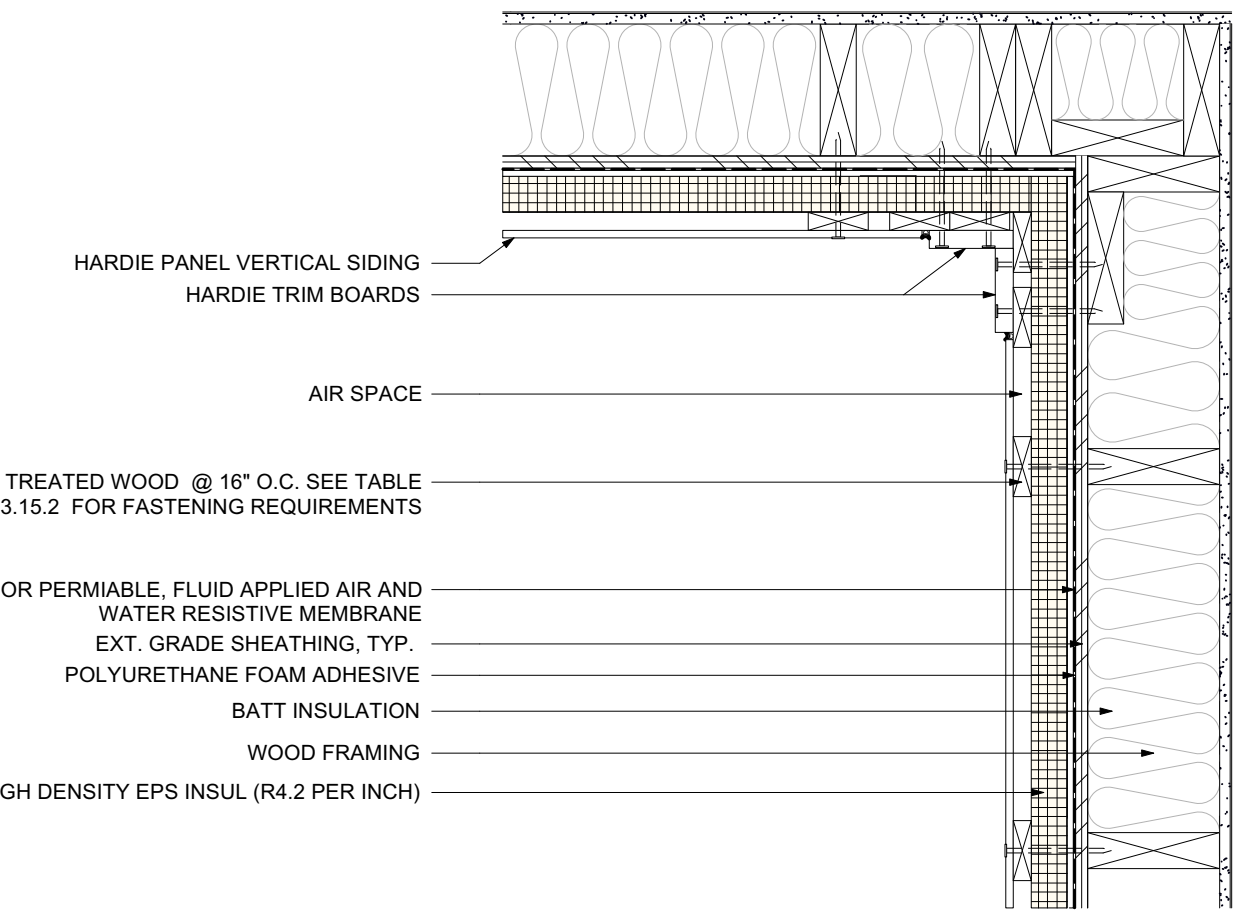
4 WINDOW JAMB DETAIL
Scale: 1 1/2" = 1'-0"
NOTE: REFER TO WINDOW MFR'S INSTRUCTIONS FOR PROPER WINDOW INSTALLATION



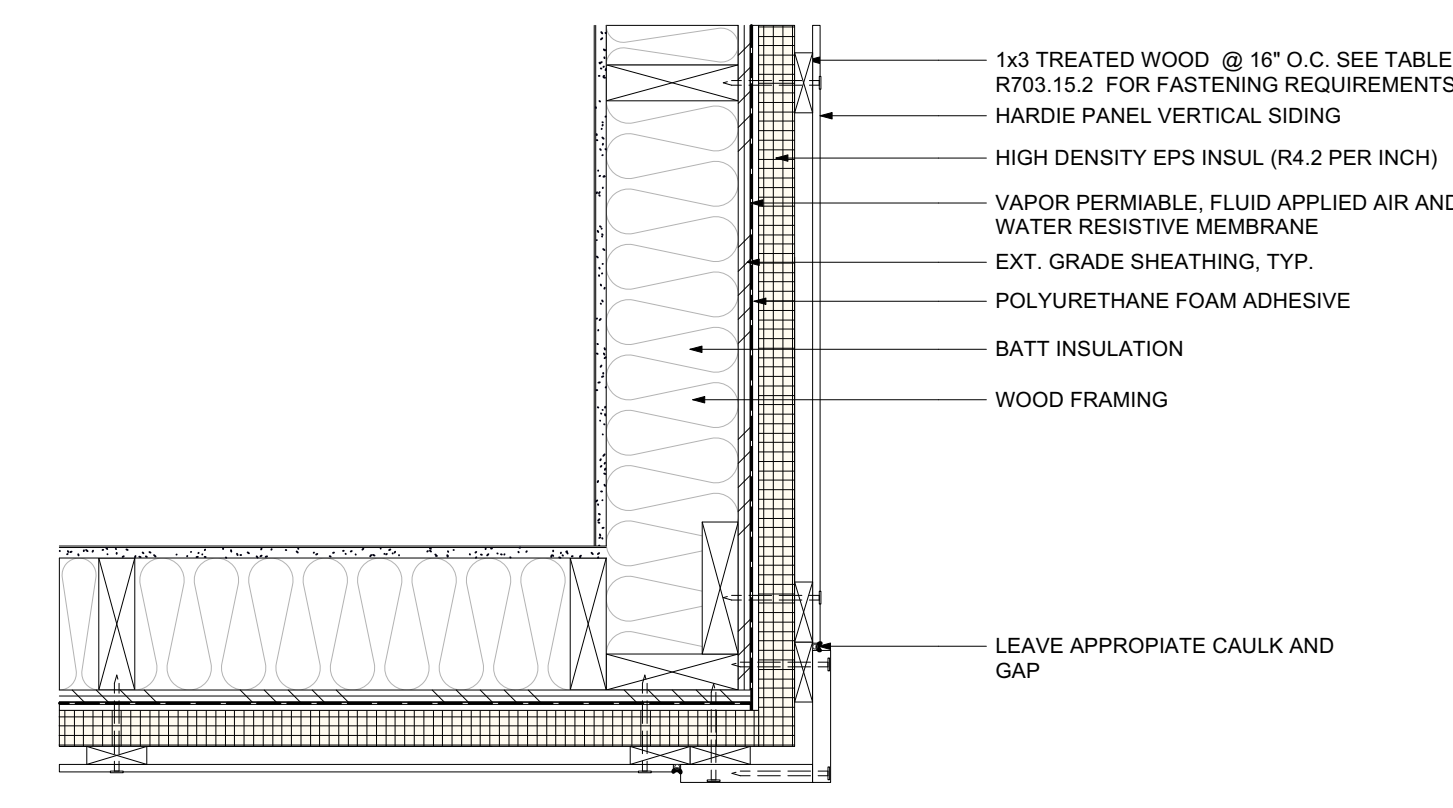
5 WALL ASSEMBLY DETAIL
Scale: 1 1/2" = 1'-0"



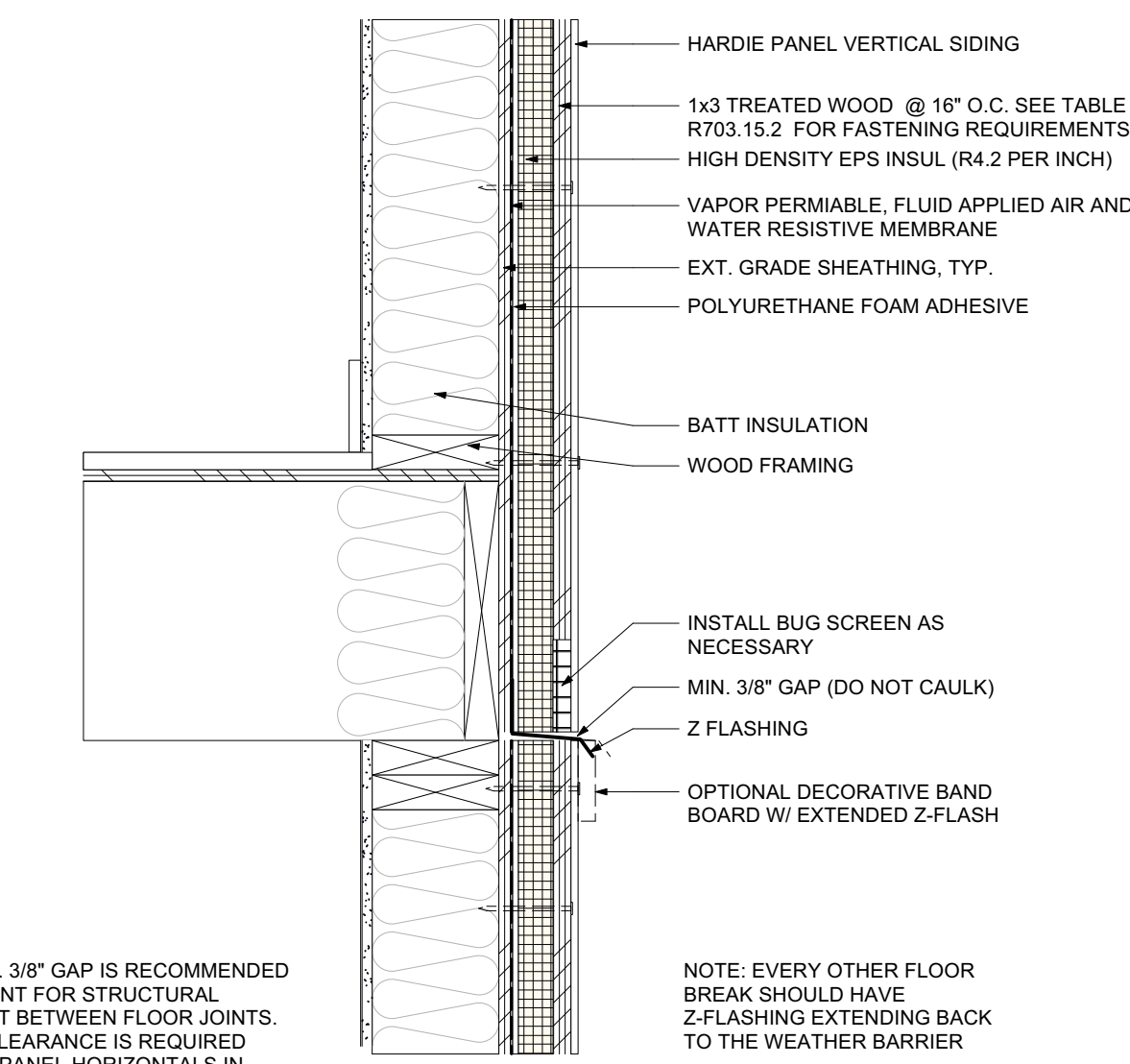
6 DIVERTER FLASHING AT ROOF ABUTMENT
Scale: 1 1/2" = 1'-0"



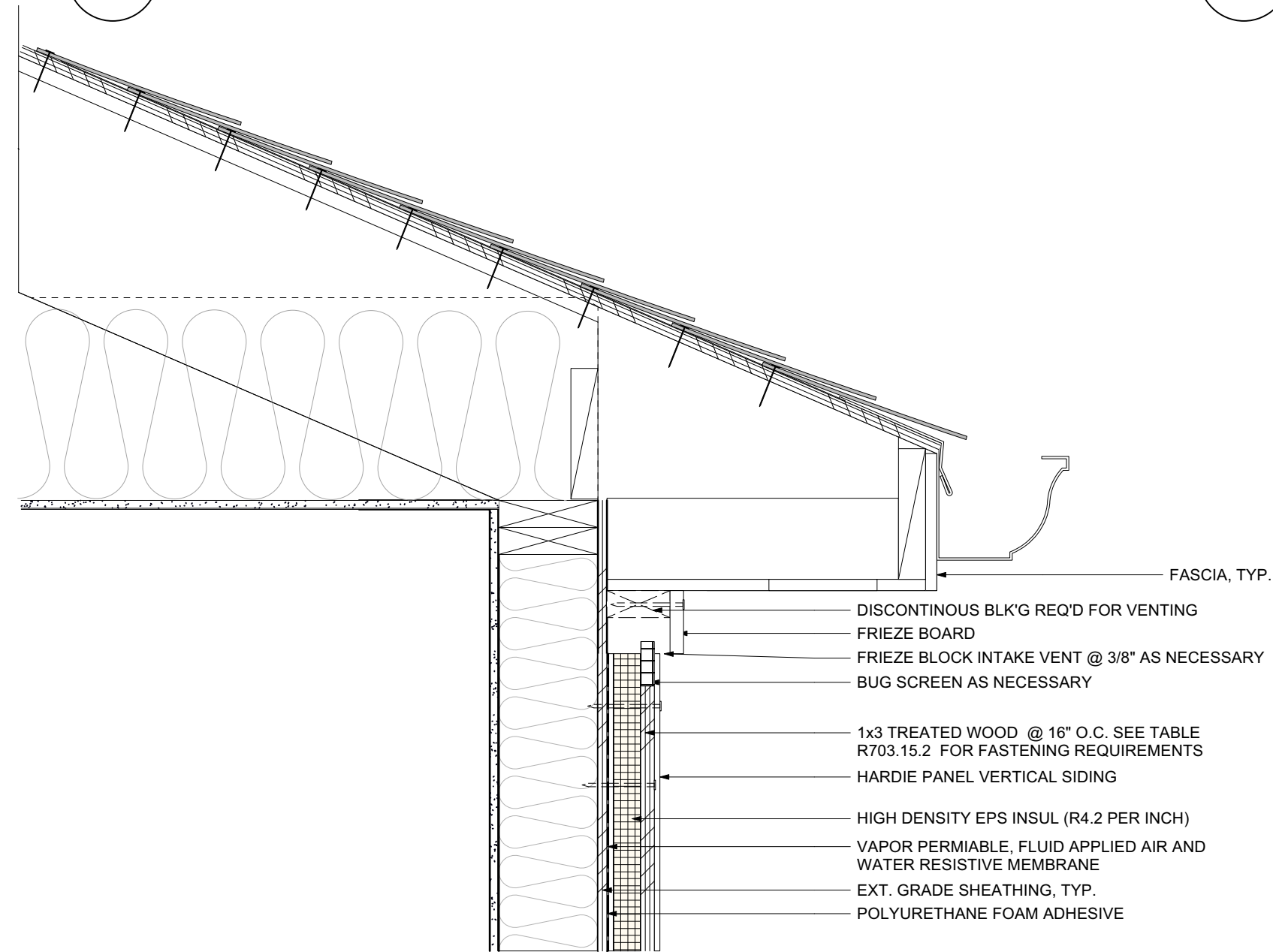
7 INSIDE CORNER DETAIL
Scale: 1 1/2" = 1'-0"



8 OUTSIDE CORNER DETAIL
Scale: 1 1/2" = 1'-0"



9 HORIZONTAL BREAK AT FLOOR TRANSITION
Scale: 1 1/2" = 1'-0"
NOTE: MIN. 3/8" GAP IS RECOMMENDED TO ACCOUNT FOR STRUCTURAL MOVEMENT BETWEEN FLOOR JOINTS. 1/4" MIN. CLEARANCE IS REQUIRED BETWEEN PANEL HORIZONTALS IN DIRECT TO APPLICATIONS.
NOTE: EVERY OTHER FLOOR BREAK SHOULD HAVE Z-FLASHING EXTENDING BACK TO THE WEATHER BARRIER.



10 OVERHANG DETAIL
Scale: 1 1/2" = 1'-0"

TABLE R703.15.1

CLADDING MINIMUM FASTENING REQUIREMENTS FOR DIRECT ATTACHMENT OVER FOAM PLASTIC SHEATHING TO SUPPORT CLADDING WEIGHT (*A)

CLADDING FASTENER THROUGH FOAM SHEATHING (*B)	CLADDING FASTENER TYPE AND MINIMUM SIZE (*C)	CLADDING FASTENER VERTICAL SPACING (INCHES)	MAXIMUM THICKNESS OF FOAM SHEATHING (*D) INCHES									
			16" O.C. FASTENER HORIZONTAL SPACING					24" O.C. FASTENER HORIZONTAL SPACING				
			CLADDING WEIGHT:					CLADDING WEIGHT:				
WOOD FRAMING (MINIMUM 1/4 INCH PENETRATION)	0.113" DIAMETER NAIL	6	3 PSF	11 PSF	15 PSF	18 PSF	25 PSF	3 PSF	11 PSF	15 PSF	18 PSF	25 PSF
		8	2.00	1.45	1.00	0.75	DR	2.00	0.85	0.55	DR	DR
		12	2.00	0.55	DR	DR	DR	1.85	DR	DR	DR	DR
		6	3.00	1.70	1.15	0.90	0.55	3.00	1.05	0.65	0.50	DR
		8	3.00	1.20	0.80	0.60	DR	3.00	0.70	DR	DR	DR
		12	3.00	0.70	DR	DR	DR	2.15	DR	DR	DR	DR
	0.120" DIAMETER NAIL	6	4.00	2.15	1.50	1.20	0.75	4.00	1.35	0.90	0.70	DR
		8	4.00	1.55	1.05	0.80	DR	4.00	0.90	0.55	DR	DR
		12	4.00	0.90	0.55	DR	DR	2.70	0.50	DR	DR	DR
		6	4.00	3.55	2.50	2.05	1.40	4.00	2.25	1.55	1.25	0.80
		8	4.00	2.55	1.80	1.45	0.95	4.00	1.60	1.10	0.85	0.50
		12	4.00	1.60	1.10	0.85	0.50	4.00	0.95	0.60	DR	DR

FOR S1: 1 INCH=25.4 MM, 1 POUND PER SQUARE FOOT=0.0479 kPa, 1 POUND PER SQUARE INCH=6.895 kPa.
DR=DESIGN REQUIRED
O.C. = ON CENTER.
*A - WOOD FRAMING SHALL BE SPRUCE PINE FIR OR ANY WOOD SPECIES WITH A SPECIFIC GRAVITY OF 0.42 OR GREATER IN ACCORDANCE WITH AWC NDS
*B - THE THICKNESS OF WOOD STRUCTURAL PANELS COMPLYING WITH THE SPECIFIC REQUIREMENT OF NOTE A SHALL BE PERMITTED TO BE INCLUDED IN SATISFYING THE MINIMUM PENETRATION INTO FRAMING. FOR CLADDING CONNECTIONS TO WOOD STRUCTURAL PANELS, REFER TO TABLE R703.3.3. FOR BRICK VENEER THE CONNECTIONS TO WOOD STRUCTURAL PANELS, REFER TO TABLE R703.8.4 (2)
*C - NAIL FASTENERS SHALL COMPLY WITH ASTM F1667, EXCEPT NAIL LENGTH SHALL BE PERMITTED TO EXCEED ASTM F1667 STANDARD LENGTHS
*D - FOAM SHEATHING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 15 PSI IN ACCORDANCE WITH ASTM C578 OR ASTM C1289.

TABLE R703.15.2

FURRING MINIMUM FASTENING REQUIREMENTS FOR APPLICATION OVER FOAM PLASTIC SHEATHING TO SUPPORT CLADDING WEIGHT (*A) (*B)

FURRING MATERIAL	FRAMING MEMBER	FASTENER TYPE AND MINIMUM SIZE	MINIMUM PENETRATION INTO WALL FRAMING (*C) INCHES	FASTENER SPACING IN FURRING (INCHES)	MAXIMUM THICKNESS OF FOAM SHEATHING (*E) INCHES										
					16" O.C. FURRING (*F)					24" O.C. FURRING (*F)					
					SIDING WEIGHT					SIDING WEIGHT					
MINIMUM 1X WOOD FURRING (*D)	MINIMUM 2X WOOD STUD	0.131" DIAMETER NAIL	1 1/4	12	3 PSF	11 PSF	15 PSF	18 PSF	25 PSF	3 PSF	11 PSF	15 PSF	18 PSF	25 PSF	
					4.00	2.45	1.75	1.45	0.95	4.00	1.60	1.10	0.85	DR	
					4.00	1.60	1.10	0.85	DR	4.00	0.95	0.55	DR	DR	
					4.00	1.10	0.70	DR	DR	3.05	0.60	DR	DR	DR	
					4.00	4.00	3.05	2.45	1.60	4.00	2.75	1.85	1.45	0.85	
					4.00	2.75	1.85	1.45	0.85	4.00	1.65	1.05	0.75	DR	
		NO. 10 WOOD SCREW	1	12	16	4.00	1.90	1.25	0.95	DR	4.00	1.05	0.60	DR	DR
						4.00	2.30	1.60	1.20	0.70	4.00	1.40	0.85	0.60	DR
						4.00	1.65	1.05	0.75	DR	4.00	0.90	DR	DR	DR
						4.00	0.90	DR	DR	DR	2.85	DR	DR	DR	DR
						4.00	2.45	1.90	1.50	0.90	4.00	1.45	1.05	0.80	DR
						4.00	1.95	1.25	0.95	0.50	4.00	1.10	0.65	DR	DR
1/4" LAG SCREW	1 1/2	12	24	4.00	1.10	0.65	DR	DR	3.25	0.50	DR	DR	DR		

FOR S1: 1 INCH=25.4 MM, 1 POUND PER SQUARE FOOT=0.0479 kPa, 1 POUND PER SQUARE INCH=6.895 kPa.
DR=DESIGN REQUIRED
O.C. = ON CENTER.
*A - WOOD FRAMING AND FURRING SHALL BE SPRUCE PINE FIR OR ANY WOOD SPECIES WITH A SPECIFIC GRAVITY OF 0.42 OR GREATER IN ACCORDANCE WITH AWC NDS
*B - NAIL FASTENERS SHALL COMPLY WITH ASTM F1667, EXCEPT NAIL LENGTH SHALL BE PERMITTED TO EXCEED ASTM F1667 STANDARD LENGTHS
*C - THE THICKNESS OF WOOD STRUCTURAL PANELS COMPLYING WITH THE SPECIFIC GRAVITY REQUIREMENTS OF NOTE A SHALL BE PERMITTED TO BE INCLUDED IN SATISFYING THE MINIMUM REQUIRED PENETRATION INTO FRAMING
*D - WHERE THE REQUIRED CLADDING FASTENER PENETRATION INTO WOOD MATERIALS EXCEEDS 3/4 INCH AND IS NOT MORE THAN 1 1/2 INCHES, A MINIMUM 2X WOOD FURRING OR AN APPROVED DESIGN SHALL BE USED
*E - FOAM SHEATHING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 15 PSI IN ACCORDANCE WITH ASTM C578 OR ASTM C1289
*F - FURRING SHALL BE SPACED NOT MORE THAN 24 INCHES ON CENTER, IN A VERTICAL OR HORIZONTAL ORIENTATION. IN A VERTICAL ORIENTATION, FURRING SHALL BE LOCATED OVER WALL STUD AND ATTACHED WITH THE REQUIRED FASTENER SPACING. IN A HORIZONTAL ORIENTATION, THE INDICATED 8-INCH AND 12-INCH FASTENER SPACING IN FURRING SHALL BE ACHIEVED BY USE OF TWO FASTENERS INTO STUDS AT 16 INCHES AND 24 INCHES ON CENTER, RESPECTIVELY.

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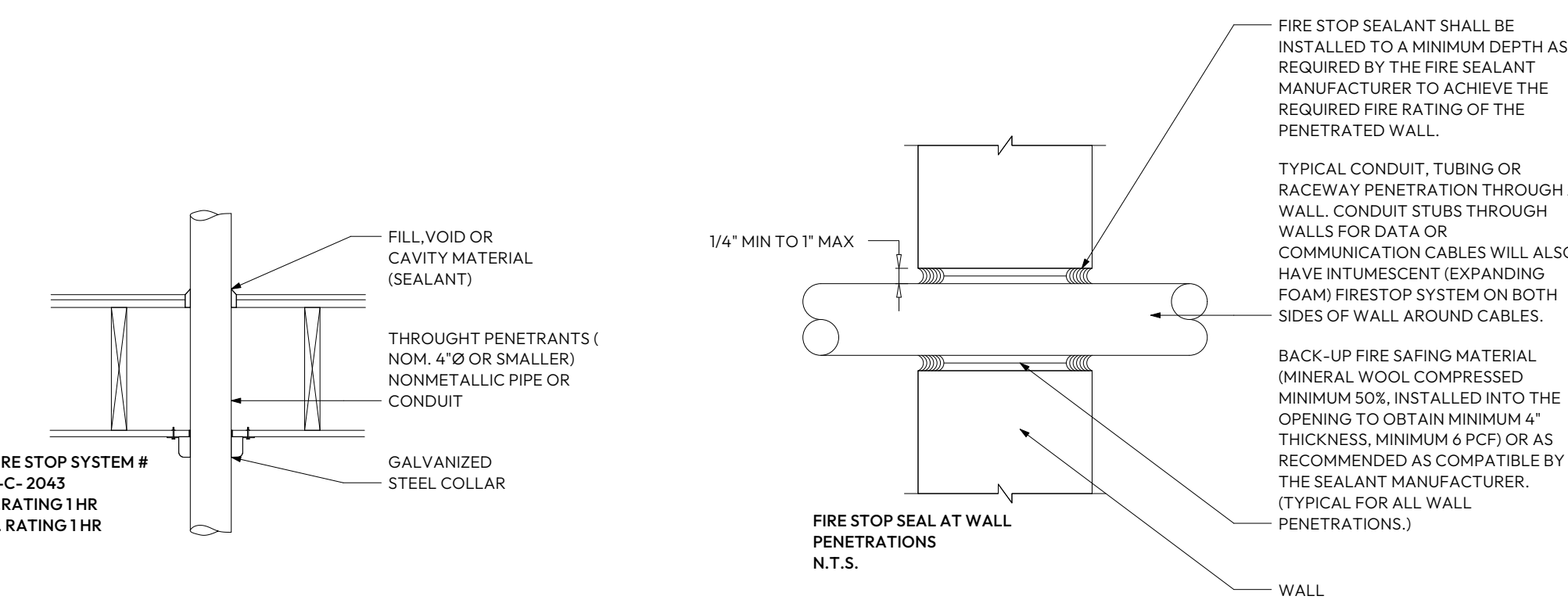
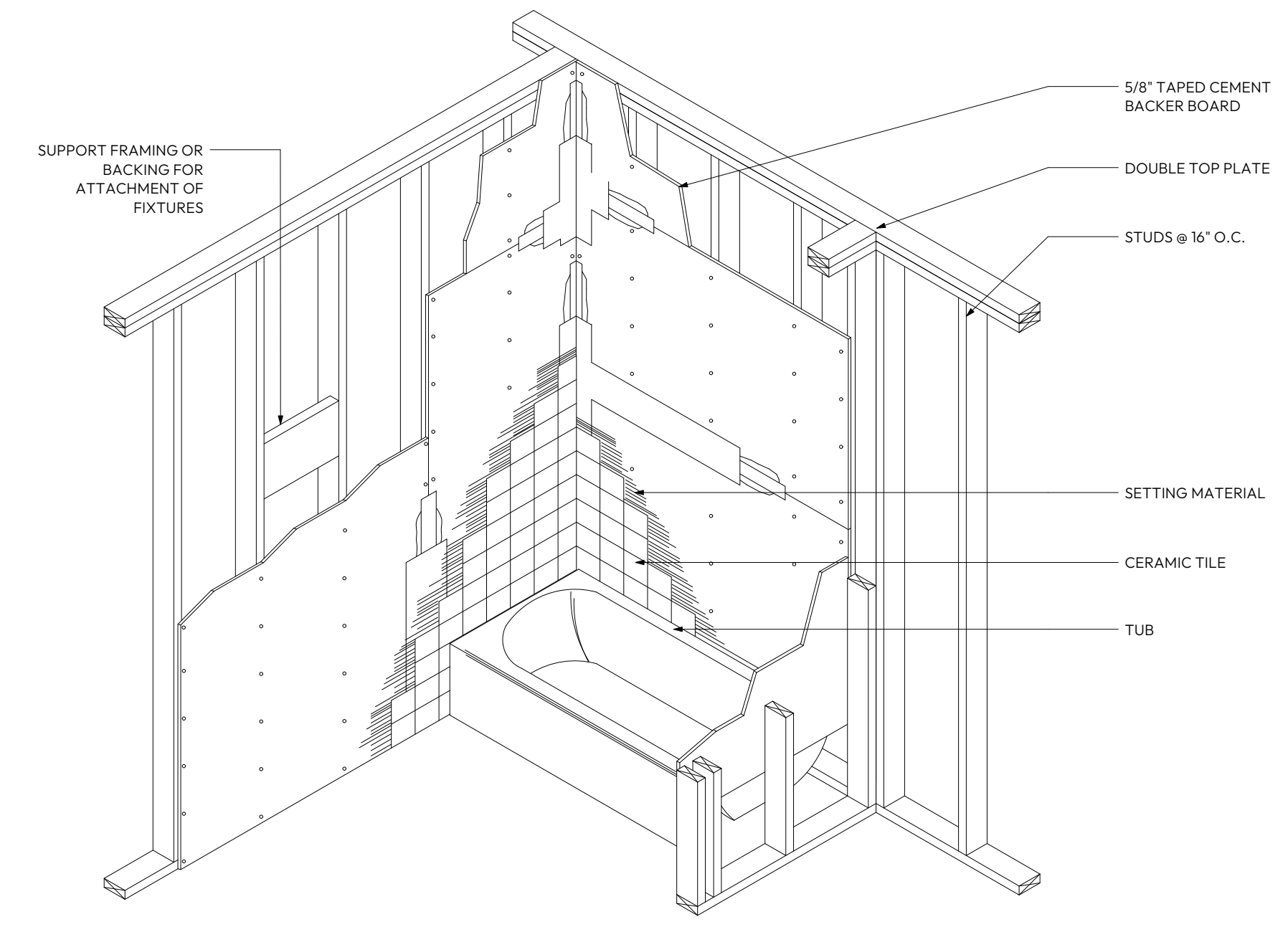
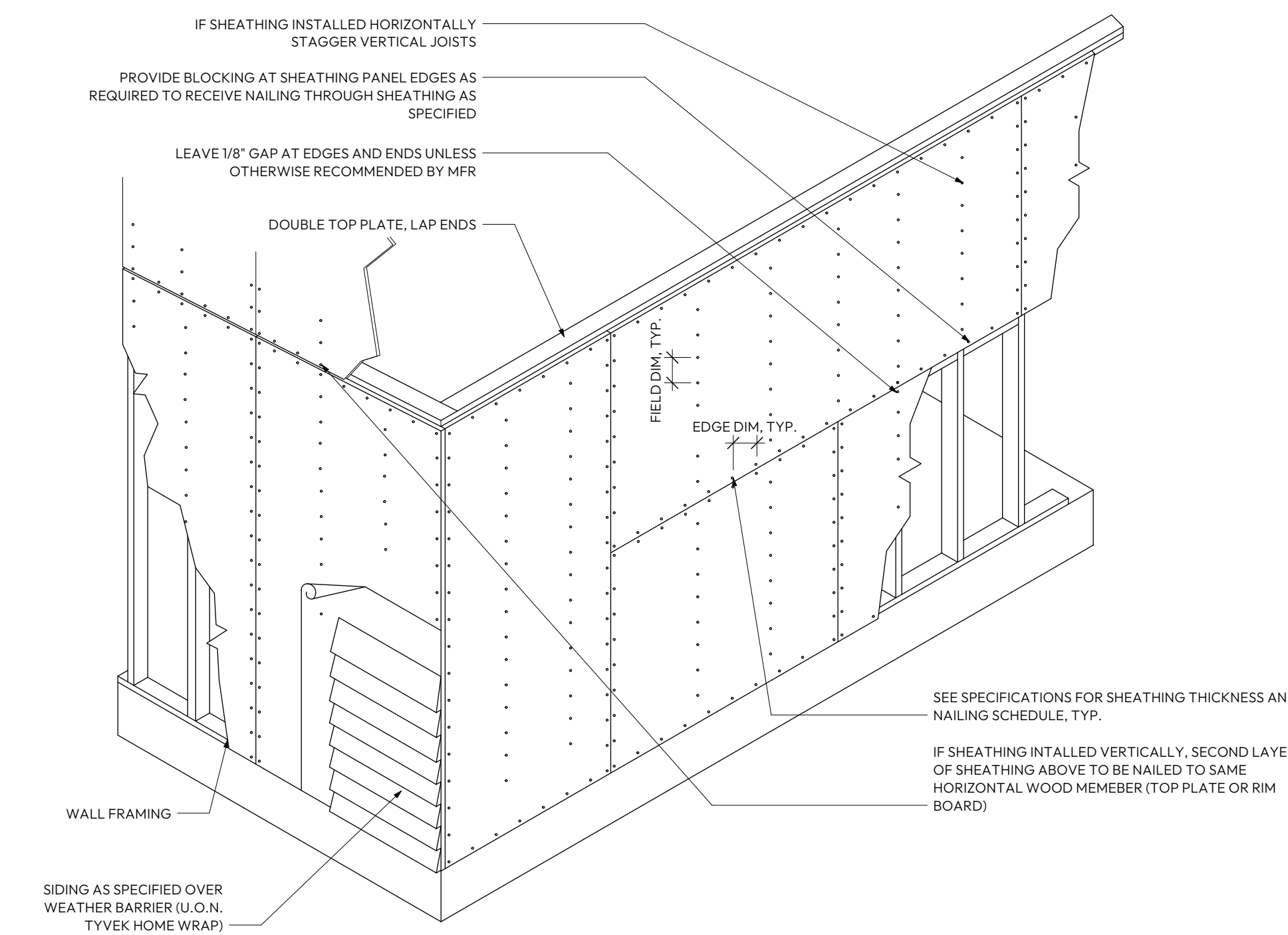
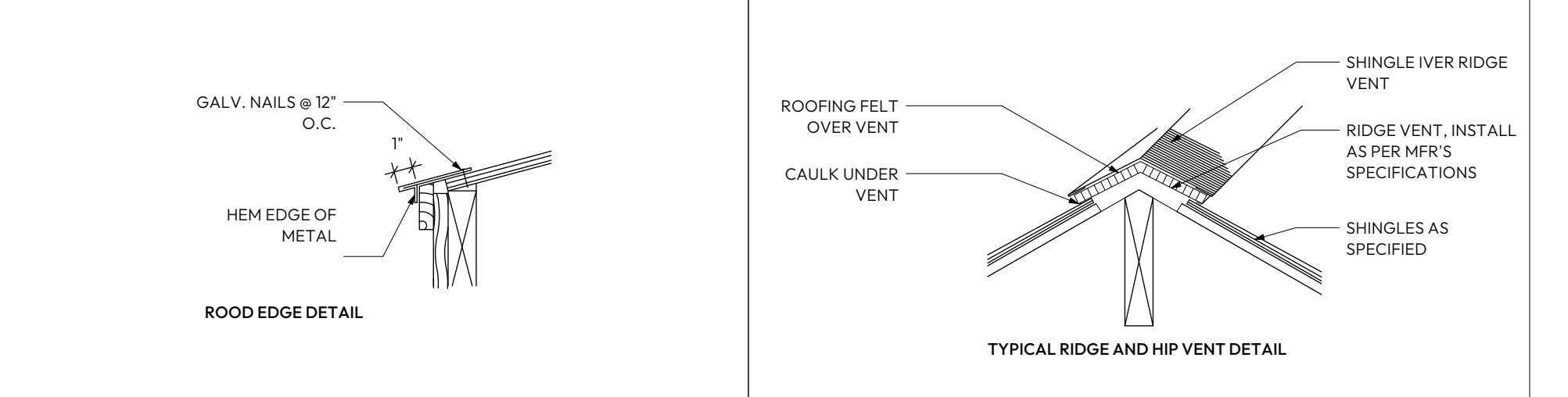
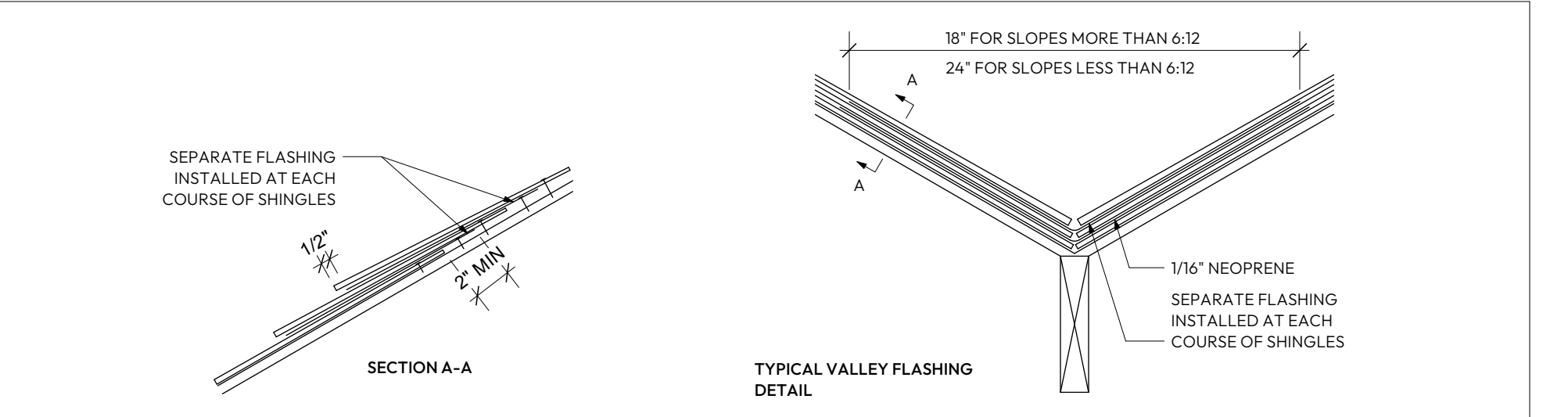
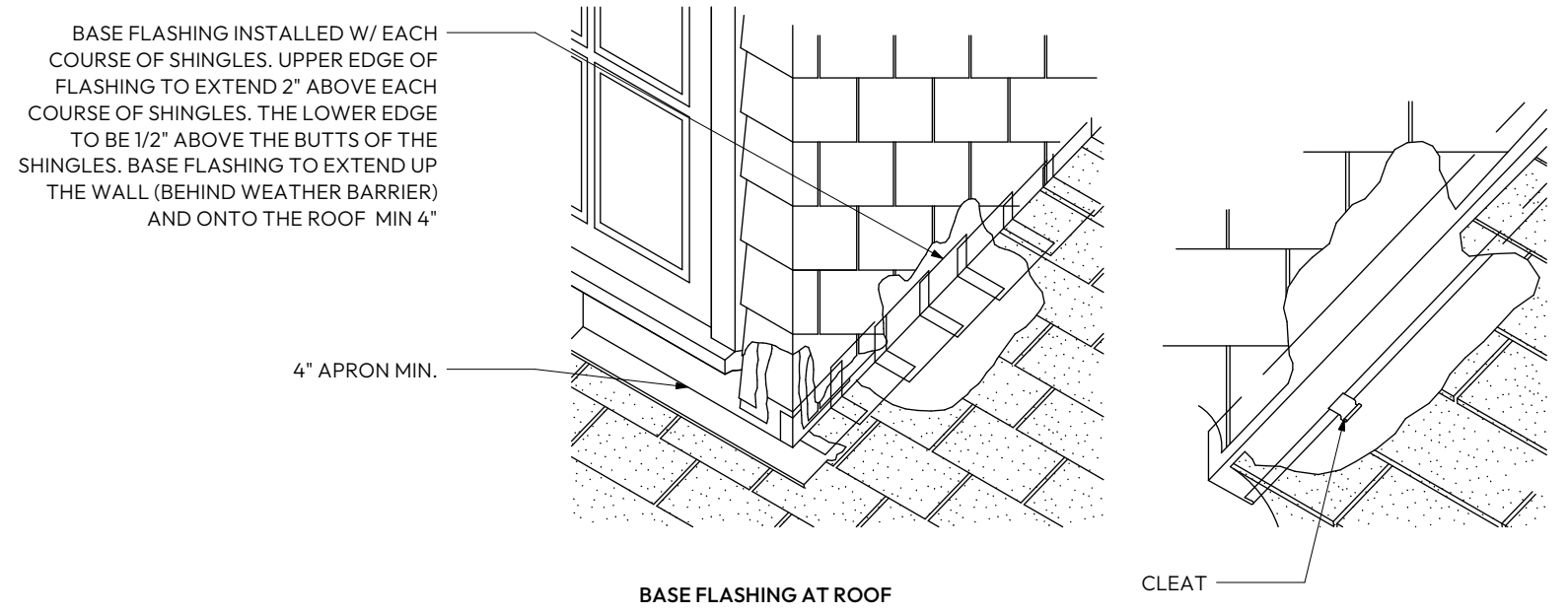
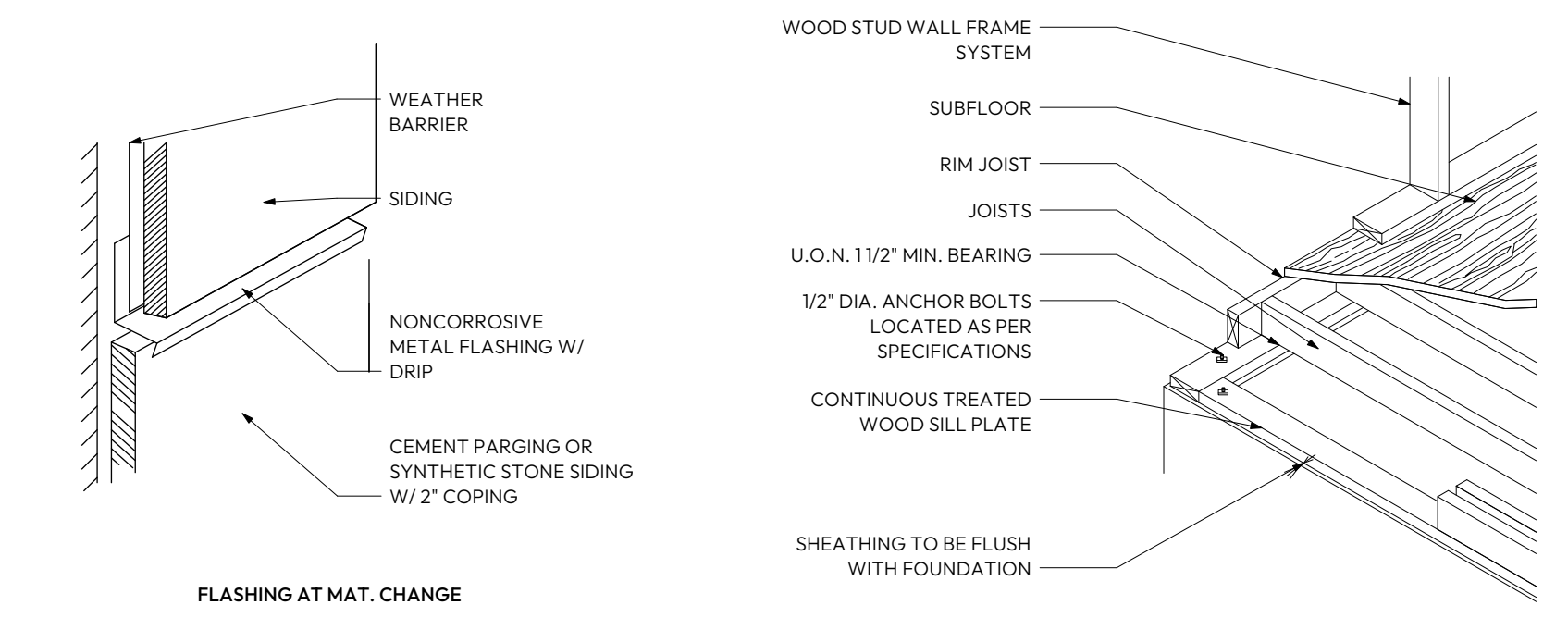
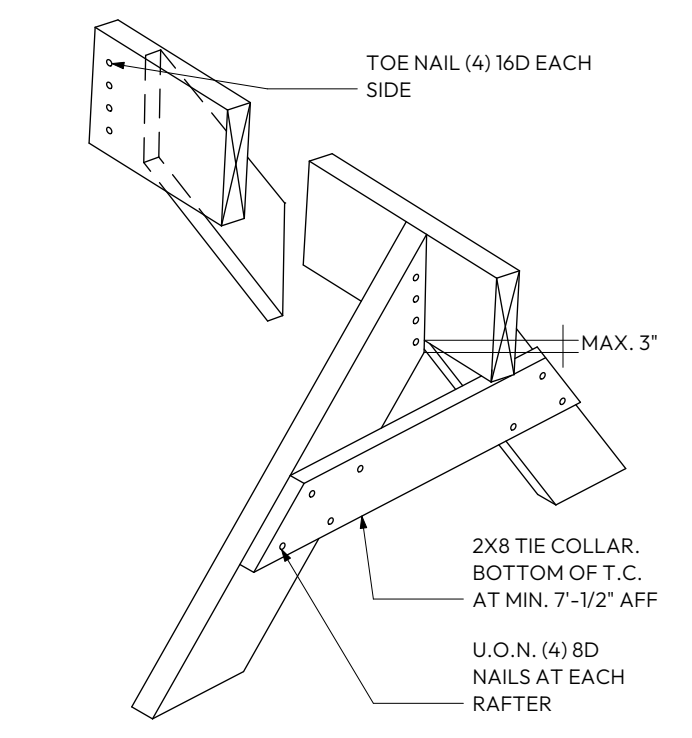
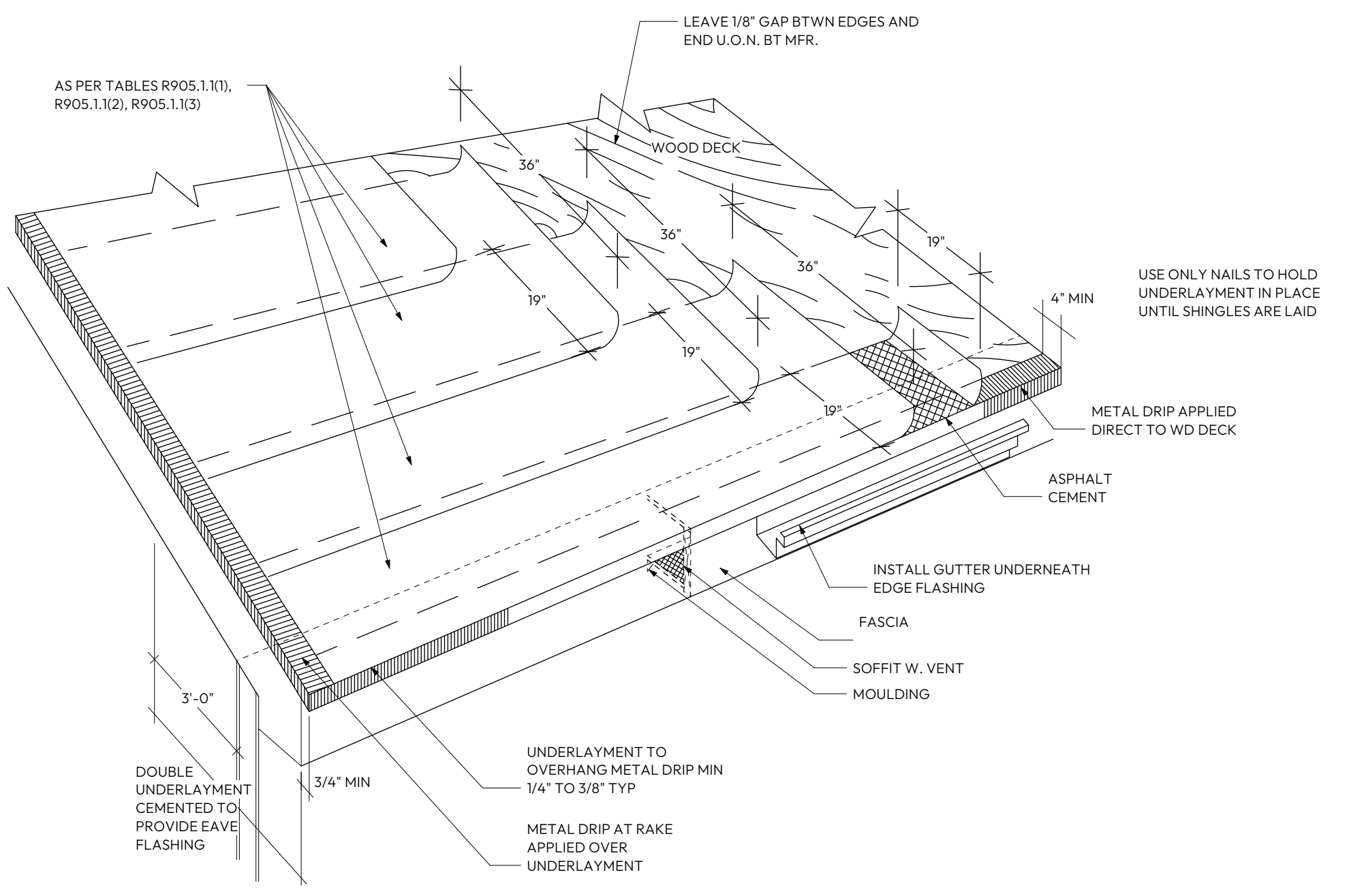
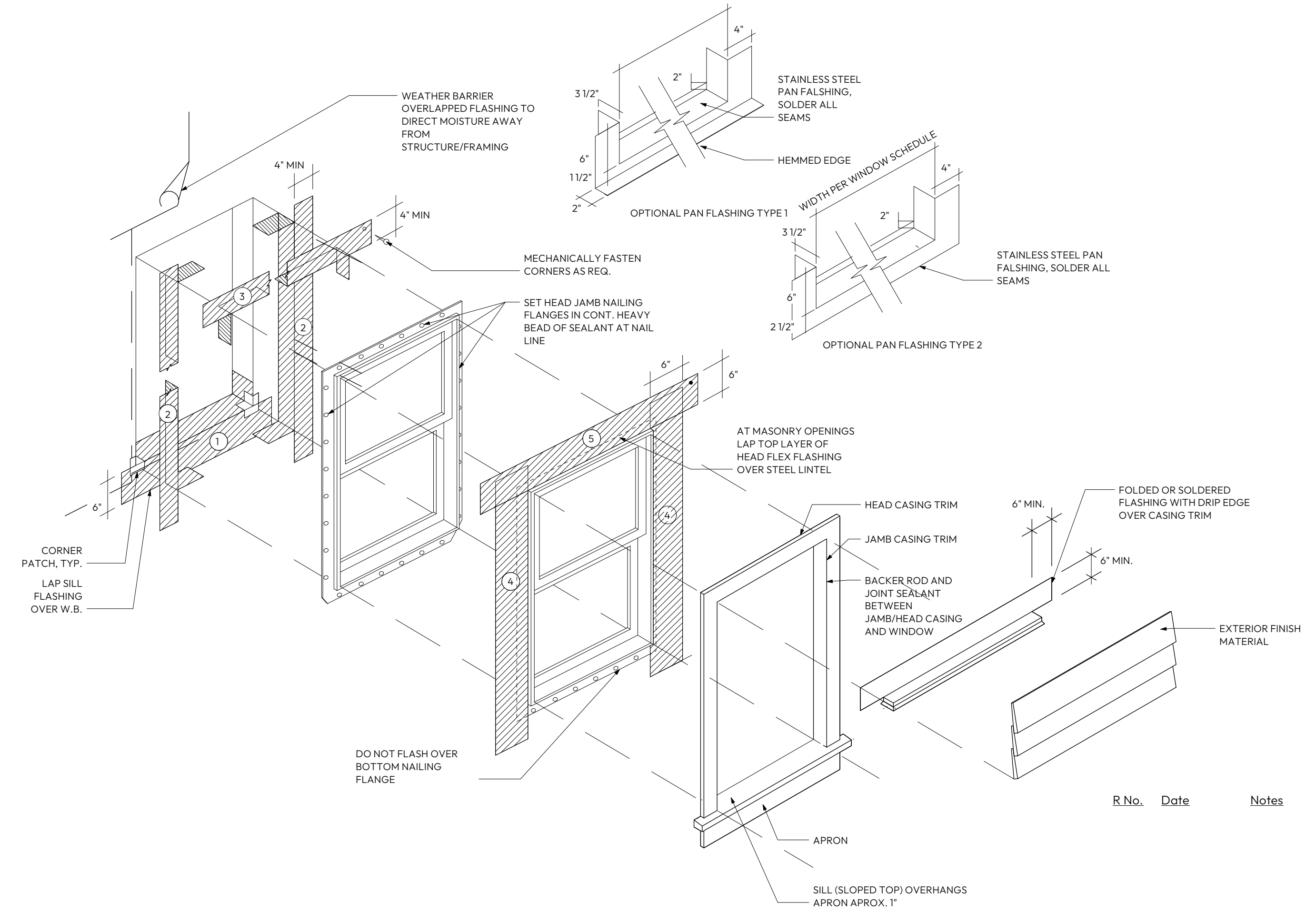
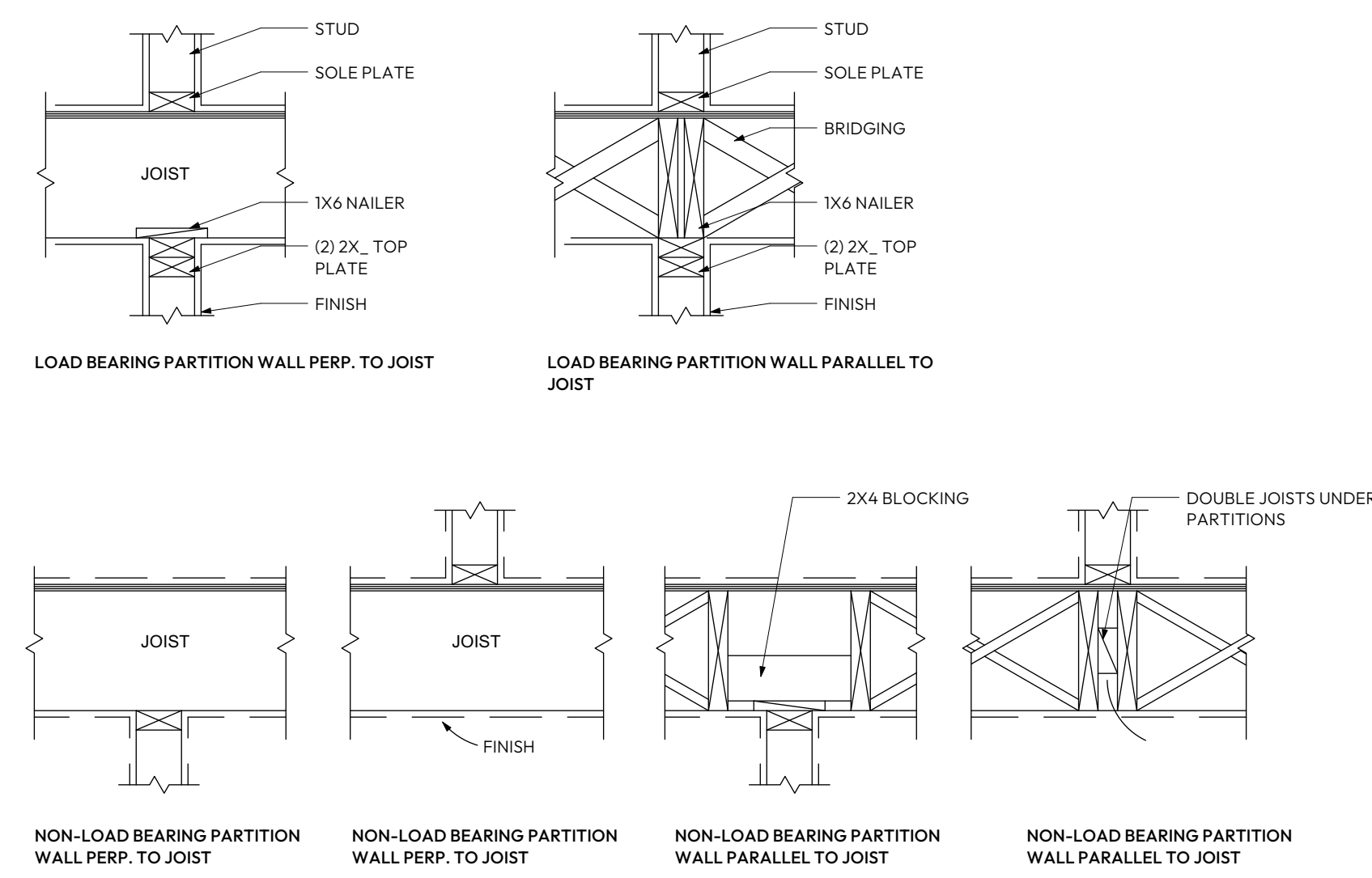
Scale: As Noted

Sheet Title: EXT. FINISH DETAILS

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ROOF COVERING	SECTION	TABLE R905.1.1(2) UNDERLAYMENT APPLICATION	TABLE R905.1.1(3) UNDERLAYMENT ATTACHMENT
Asphalt shingles	R905.2	<p>FOR ROOF SLOPES FROM 2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (2/12), UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (4/12), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, STARTING AT THE EAVE, APPLY 36-INCH-WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.</p> <p>UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.</p>	<p>MAXIMUM ULTIMATE DESIGN WIND SPEED, $V_{ult} < 140$ MPH</p> <p>FASTENED SUFFICIENTLY TO HOLD IN PLACE</p>
Clay and concrete tile	R905.3	<p>FOR ROOF SLOPES FROM 2 1/2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (2 1/2/12), UP TO 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (4/12), UNDERLAYMENT SHALL BE NOT FEWER THAN TWO LAYERS APPLIED AS FOLLOWS: STARTING AT THE EAVE, APPLY A 19-INCH STRIP OF UNDERLAYMENT PARALLEL WITH THE EAVE, STARTING AT THE EAVE, APPLY 36-INCH-WIDE STRIPS OF UNDERLAYMENT FELT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.</p> <p>FOR ROOF SLOPES OF 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (4/12) OR GREATER, UNDERLAYMENT SHALL BE NOT FEWER THAN ONE LAYER OF UNDERLAYMENT FELT APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVES AND LAPPED 2 INCHES. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.</p>	<p>MAXIMUM ULTIMATE DESIGN WIND SPEED, $V_{ult} < 140$ MPH</p> <p>MANUFACTURER'S INSTALLATION INSTRUCTIONS.</p>
METAL ROOF SHINGLES	R905.4	APPLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.	MANUFACTURER'S INSTALLATION INSTRUCTIONS.
MINERAL-SURFACED ROLL ROOFING	R905.5		
SLATE AND SLATE-TYPE SHINGLES	R905.6		
WOOD SHINGLES	R905.7		
WOOD SHAKES	R905.8		
METAL PANELS	R905.10		



RNo. Date Notes

1 11/21/2025 Permit Set
I.No. Date Notes

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ARCHITECTURE

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Project ID: 20251004
 Project date: 11/21/2025
 Sheet Title: **MISC. DETAILS**

Scale: As Noted
 Sheet No. **A-8**
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DIVISION 00 00 00. PROCUREMENT AND CONTRACTING REQUIREMENTS

1. 00 26 00 - PROCUREMENT SUBSTITUTION PROCEDURES
CONTRACTOR TO INVESTIGATE PROPOSED PRODUCTS AND DETERMINE THAT THEY ARE EQUAL OR SUPERIOR IN ALL RESPECTS TO PRODUCTS SPECIFIED...

DIVISION 01 00 00. GENERAL REQUIREMENTS

1. 01 00 00 - GENERAL REQUIREMENTS
THIS WORK SHALL CONSIST OF THE APPLICATION OF TEMPORARY MEASURES THROUGHOUT THE LIFE OF THE PROJECT.
2. 01 01 00 - TEMPORARY UTILITIES
ALL CONNECTIONS AND EXTENSIONS REQUIRED TO PROVIDE TEMPORARY UTILITIES SHALL BE MADE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE...

DIVISION 03 00 00. CONCRETE

1. 03 00 00 - CONCRETE
CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO CONCRETE AND FOUNDATIONS AS SPECIFIED...
2. 03 05 00 - COMMON WORK RESULTS FOR CONCRETE
CONCRETE WORK SHALL BE DESIGNED ON THE BASIS OF "STRENGTH DESIGN" IN ACCORDANCE WITH ACI 318 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE'...

DIVISION 04 00 00. MASONRY

1. 04 00 00 - MASONRY
CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO MASONRY WORK AS REQUIRED IN SAID DOCUMENTS AND AS SPECIFIED HEREIN...
2. 04 01 20.52 - UNIT MASONRY CLEANING
DRY BRUSH MASONRY SURFACE AT THE END OF EACH DAY'S WORK AND AFTER FINAL POINTING USING WIRE BRUSHES TO REMOVE MORTAR BUT EXERCISE CARE NOT TO SCRATCH OR DAMAGE WORK...

DIVISION 05 00 00. METALS

1. 05 00 00 - METALS
CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO METAL WORK AS REQUIRED IN SAID DOCUMENTS AND AS SPECIFIED HEREIN...
2. 05 01 00 - COORDINATE SELECTION OF SHOP PRIMERS WITH TOP COATS TO BE APPLIED OVER THEM...

DIVISION 06 00 00. WOOD, PLASTICS, AND COMPOSITES

1. 06 00 00 - WOOD, PLASTICS, AND COMPOSITES
CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO CARPENTRY WORK AS REQUIRED IN SAID DOCUMENTS AND AS SPECIFIED HEREIN...
2. 06 10 00 - ROUGH CARPENTRY
LUMBER SHALL BE OF LIVE, SOUND STOCK AND PROPERLY DRIED. PRESSURE TREATED LUMBER SHALL BE USED WHERE ANY LUMBER SHALL COME INTO CONTACT WITH CONCRETE, MASONRY BLOCK OR SOIL...

DIVISION 02 00 00. EXISTING CONDITIONS

1. 02 00 00 - EXISTING CONDITIONS
THE DEMOLITION WORK SHOWN ON THIS PLAN IS INTENDED TO BE A GENERAL OVERVIEW OF MAJOR DEMOLITION WORK REQUIRED. CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE NECESSARY SITE WORK, EXCAVATION AND GRADING AS REQUIRED TO CONSTRUCT SAID PROJECT.
2. 02 01 00 - DEMOLITION
DEMOLITION WORK SHOWN ON THIS PLAN IS INTENDED TO BE A GENERAL OVERVIEW OF MAJOR DEMOLITION WORK REQUIRED. IT IS NOT A COMPLETE AND EXCLUSIVE REPRESENTATION OF ALL DEMOLITION WORK NEEDED FOR EXECUTION OF THE PROJECT...

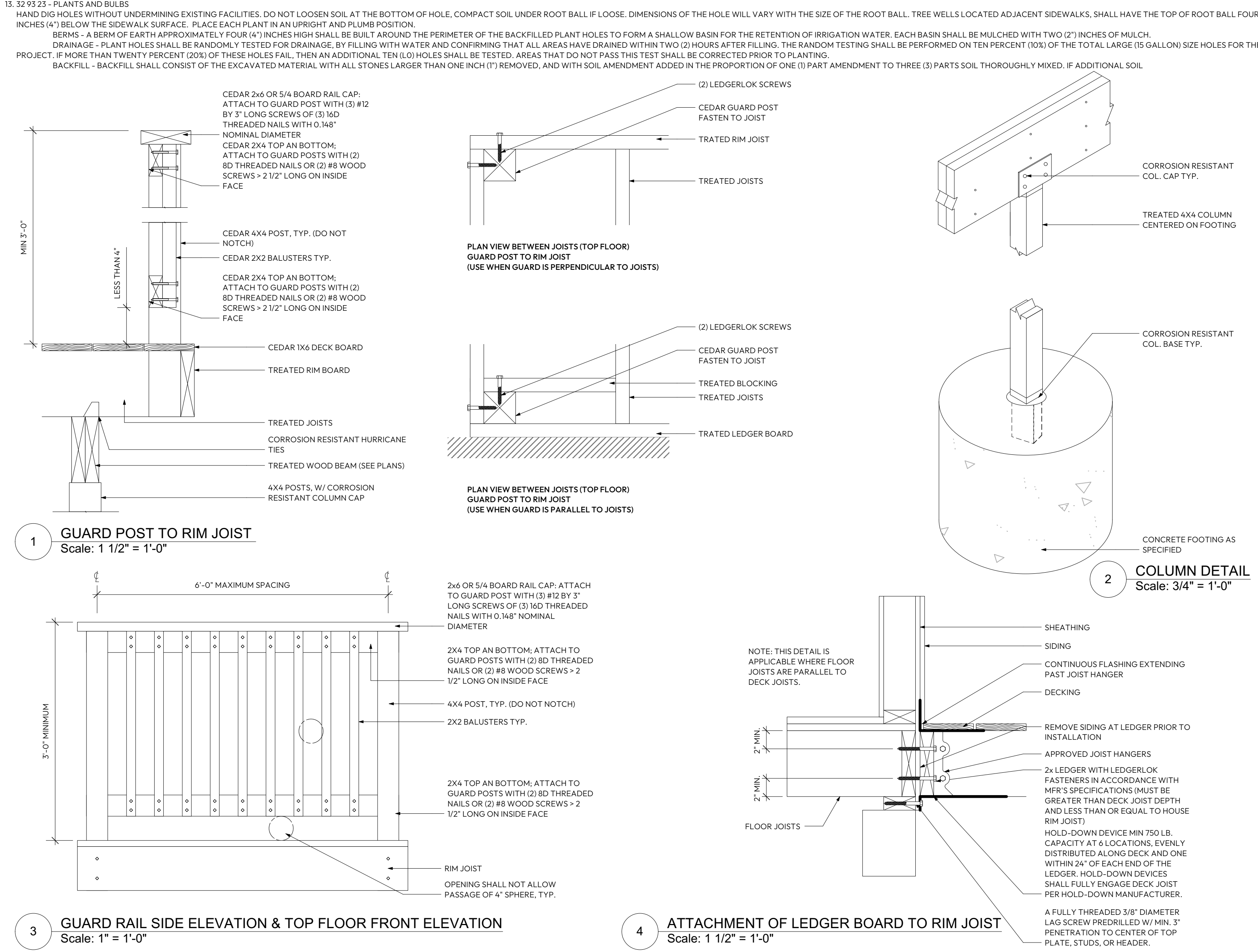
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Project Information: Design Firm: SPACE & MARK ARCHITECTURE, Project Name: ROSSE RESIDENCE, Address: 1099 ROSSE AVE, NEW MILFORD, NJ 07646, Project No: 20251004, Date: 11/21/2025, Scale: As Noted, Sheet No: A-9 of 11.

DIVISION 32 00 00. EXTERIOR IMPROVEMENTS

- 32 01 90 - OPERATION AND MAINTENANCE OF PLANTING
 - ALL PLANTS SHALL BE KEPT IN HEALTHY, GROWING CONDITION BY REPLACEMENT OF DEAD OR DYING PLANTS WHERE NECESSARY, BY WATERING, WEEDING, CULTIVATING, PRUNING, SPRAYING, TRIMMING, PROTECTION FROM WIND, AND BY PERFORMING ANY OTHER NECESSARY OPERATIONS OR MAINTENANCE FOR A PERIOD OF 30 DAYS OR UNTIL THE ACCEPTANCE OF THE PLANTING AT THE TIME OF THE FINAL INSPECTION. A FINAL WEEDING OF ALL PLANT AREAS SHALL BE MADE IMMEDIATELY PRIOR TO FINAL INSPECTION. NEWLY PLANTED TREES SHALL BE PRUNED AS NECESSARY. ALL DEAD BRANCHES SHALL BE REMOVED. ROOTSTOCK SHOTS FROM GRAFTED MATERIAL SHALL BE REMOVED.
- 32 01 90 13 - FERTILIZING
 - COMMERCIAL FERTILIZER TO MIX WITH BACKFILL SOIL SHALL BE AMMONIUM PHOSPHATE 16-20-0 APPLIED AT TWENTY (20) POUNDS ACTUAL NITROGEN PER 1000 SQUARE FOOT AREA. USE AGRIFORM TABLETS AT TWICE LABEL RECOMMENDATIONS FOR TREE AND SHRUB MATERIALS. FERTILIZER WILL BE APPLIED FOR SEEDING AREAS DISTURBED BY CLEARING OPERATIONS. SPREAD SOIL CONDITIONERS AND FERTILIZERS AND THOROUGHLY INCORPORATE BY ROTOTILLING WORK INTO TOPSOIL TO A DEPTH OF 4". RAKE TOPSOIL UNTIL THE SURFACE IS FINELY PULVERIZED AND SMOOTH.
 - 32 12 16 - ASPHALT PAVING
 - SUB-BASE MATERIALS SHALL BE AS SPECIFIED IN PLANS. THE BASE COURSE SHALL BE BITUMINOUS CONCRETE CONSISTING OF COURSE AND FINE AGGREGATE COMBINED WITH ASPHALT CEMENT, RESULTING IN A MIXTURE OF TYPE BM-2. THE SURFACE COURSE SHALL BE BITUMINOUS CONCRETE CONSISTING OF CRUSHED STONE, CRUSHED SLAG OR CRUSHED GRAVEL AND THE FINE AGGREGATE SLAG OR STONE SCREENINGS OR COMBINATION THEREOF COMBINED WITH ASPHALT CEMENT, RESULTING IN A MIXTURE OF TYPE BM-2A.
 - GRADINGS - THOROUGHLY GRADE AND PREPARE THE SUB-GRADE. BASE COAT SHALL BE A MINIMUM UNIFORM THICKNESS AFTER COMPACTION OF DIMENSIONS INDICATED. BASE COURSE SHALL BE PLACED OVER FINISHED SUB-GRADE AND COMPACTED (EX: COMPACTED THICKNESS SHALL BE 4 INCHES FOR PARKING STALLS AND 8 INCHES FOR ROADS, DRIVEWAYS AND AISLES OF PARKING AREAS).
 - ASPHALT INSTALLATION - AREAS TO BE PAVED SHALL BE COVERED WITH A LAYER OF HOT ASPHALT CONCRETE SURFACING NOT LESS THAN THE THICKNESS INDICATED AFTER COMPACTION (EX: COMPACTED THICKNESS SHALL BE 2 INCHES FOR PARKING STALLS AND 2 1/2 INCHES FOR ROADS, DRIVEWAYS AND AISLES OF PARKING AREAS). PAVING ASPHALT CONCRETE SHALL BE DELIVERED, LAID, ROLLED AND FINISHED IN ACCORDANCE WITH LOCAL GUIDELINES. INSTALL A LIQUID ASPHALT PRIME COAT, PAVEMENT REINFORCING FABRIC, A TACK COAT, FINISH COAT AND SEAL COAT. FINISH PAVING SHALL CONFORM TO SLOPES, LINES AND FINISH GRADES INDICATED, AND DRAIN PROPERLY.
 - 32 13 13 - CONCRETE PAVED AND WALKS
 - PROVIDE LIGHT DUTY PAVING AT AUTOMOBILE PARKING AREAS CONSISTING OF A 4" THICK SLAB ON SUB-GRADE COMPACTED TO 98 PERCENT DENSITY WITH 3500 PSI CONCRETE. A 4" THICK CONCRETE WALKWAY WILL BE PROVIDED FROM FRONT DOOR TO THE DRIVEWAY. CONSULT SITE PLAN FOR ADDITIONAL INFORMATION. EXPANSION JOINTS SHALL BE INSTALLED AS STANDARD CONCRETE PRACTICES. CONTROL JOINTS SHALL BE INSTALLED AT PRE-DETERMINED LOCATIONS NO LATER THAN 12" AFTER INSTALLATION.
 - FOR COLOR, TEXTURE, AND IMPRINTING: WHILE THE CONCRETE IS STILL IN A PLASTIC STATE, APPLY THE DESIRED PATTERN TO THE SURFACE AS SELECTED BY OWNER. TOOLS SHALL BE PROPERLY STAMPED INTO THE SURFACE TO ACHIEVE DESIRED TEXTURE. SEAL AS REQUIRED. SEE SITE PLAN FOR ADDITIONAL INFORMATION.
 - 32 14 40 - STONE PAVING
 - INSTALL STONE PAVERS AS SELECTED BY OWNER, OVER WELL COMPACTED GROUND AND BACKFILL WITH DENSE GRADE AGGREGATE SUITABLE FOR SUB-BASE MATERIAL (EX: SAND), TYPICALLY 4-6" FOR LIGHT PEDESTRIAN TRAFFIC AND 8-12" FOR HEAVY VEHICULAR USE. SAND SHALL BE SCREENED TO PROPER PITCH AND HEIGHT SO THAT FINAL INSTALLATION WILL RESULT IN PROPER SURFACE DRAINAGE. SET WITH TIGHT JOINTS, UNLESS OTHERWISE NOTED. MAINTAIN PROPER JOINT ALIGNMENT, KEEPING LINES STRAIGHT AND TRUE. CUT PAVING UNITS WITH MASONRY SAW TO FIT ADJACENT STRUCTURES. AFTER INSTALLATION, VIBRATE LIGHTLY WITH RUBBER ROLLER TYPE VIBRATOR TO BRING UNITS TO AN EVEN PLANE. SWEEP CLEAN MASON SAND INTO JOINTS.
- 32 14 00 - CURBS AND GUTTERS
 - INSTALL CURB AND GUTTERS WITH PORTLAND CEMENT CLASS 3. JOINT FILLER SHALL BE 1/2" PREFORMED ASPHALT EXPANSION JOINT MATERIAL CONFORMING TO ASTM D994 OR ASTM D1751. CONSTRUCT THE SUB-GRADE TO THE REQUIRED ELEVATION BELOW THE FINISHED SURFACE OF THE GUTTER IN ACCORDANCE WITH DIMENSIONS AND DESIGN AS SHOWN IN CONSTRUCTION DOCUMENTS. REMOVE ALL SOFT AND UNSUITABLE MATERIAL AND REPLACE WITH SUB-BASE MATERIAL, WHICH SHALL BE COMPACTED TO 95% DENSITY AND FINISHED TO A SMOOTH SURFACE. MOISTEN THE SUB-BASE PRIOR TO PLACING THE CONCRETE. CONSTRUCT FORMS OF WOOD OR METAL. PRIOR TO PLACING THE CONCRETE, CHECK THE LINE AND GRADE FOR ACCURACY AND FLAST THE CURB TO THE GUTTER FORMS. SPACE THE CONCRETE AND TAMP SUFFICIENTLY TO BRING THE MORTAR TO THE SURFACE. THE FACE AND TOP SURFACE OF THE GUTTER SHALL BE SMOOTH WITH ROUNDED EDGES. PROVIDE A FINAL FINE BRUSH FINISH TO BOTH TOP AND FACE OF CURB WITH BRUSH STROKES PARALLEL TO THE LINE OF THE CURB SO THAT BOTH TOP AND FROM FACE PRESENT THE SAME UNIFORM APPEARANCE. CONSTRUCT 3/8 INCH TO 1/2 INCH THICK EXPANSION JOINTS AT THE FOLLOWING LOCATIONS:
 - IN CURB AND COMBINATION CURB AND GUTTER AT THE LOCATIONS OF EXPANSION JOINTS IN THE CONCRETE ROADWAY.
 - IN CURB OR COMBINATION CURB AND GUTTER AT POINTS WHERE CURVED AND TANGENT SECTIONS JOIN.
 - BETWEEN CURB OR COMBINATION CURB AND GUTTER, AND ANY DRAIN INLET OR SIMILAR STRUCTURE.
 - FORM EXPANSION JOINTS AT INTERVALS OF 100 FEET OR LESS.
 - AT CORNERS IN SIDEWALKS, FOLLOWING THE PROJECTIONS OF THE BUILDING LINES FROM THE CORNER OF THE BUILDING TO THE CURB.
 - BETWEEN SIDEWALKS AND CURB.
 - NO SECTION SHALL BE LESS THAN 6 FEET IN LENGTH.
 - CAST-IN-PLACE CURBS - PROVIDE CAST-IN-PLACE CONCRETE CONSTRUCTION, PLAIN OR REINFORCED AS INDICATED. CURBS AND GUTTERS SHALL BE FORMED ACCURATELY TO BUILDING SECTION PROFILE OF SHOP DRAWINGS OR PLANS. CONSTRUCTION SHALL BE IN SECTIONS OF UNIFORM LENGTHS, PROVIDING TRANSVERSE JOINTS AT APPROXIMATELY 6 FEET INTERVALS.
 - EXTRUDED CURBS - EXTRUDED CURBS AND GUTTER, PLACED BY AN EXTRUSION MACHINE, MAY BE PROVIDED WHERE SITE CONDITIONS ARE SUITABLE AND THE EXTRUSION PROCESS IS APPROPRIATED FOR THE PURPOSE.
- 32 31 20 - WOOD FENCES AND GATES
 - INSTALL CEDAR WOOD FENCE AND GATES AS SPECIFIED BY OWNER. PROVIDE FENCE AND GATE LOCATIONS AS SPECIFIED BY OWNER AND PERMITTED BY LOCAL ZONING CODES. SUPPORT AS REQUIRED BY MANUFACTURER.
- 32 90 00 - PLANTING
 - PROVIDE AND INSTALL ALL PLANTS, MATERIALS, AND LABOR REQUIRED TO EXECUTE THE LANDSCAPING AS DESCRIBED IN THE CONTRACT DOCUMENTS. LANDSCAPE SITE PER CONSTRUCTION DOCUMENTS WITH APPROPRIATE SOD, PLANTS, TREES, AND SHRUBS SUITABLE FOR LOCAL CLIMATE AND SITE REQUIREMENTS AS LISTED BELOW. LANDSCAPING BUDGET SHALL BE DETERMINED BY AN ALLOWANCE AS STATED IN THE CONTRACT DOCUMENTS.
- 32 91 13 - SOIL PREPARATION
 - DO NOT PLANT UNTIL FINISH GRADES ARE ESTABLISHED AND PLANTING AREAS ARE PROPERLY PREPARED AND GRADED. WHEN PRELIMINARY GRADING, INCLUDING WEEDING AND FERTILIZING, HAS BEEN COMPLETED AND THE SOIL MAY BE READY WORKED, GRADE ALL PLANTING AREAS TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE IN SURFACE. SLOPE SOIL AREAS ADJACENT TO BUILDINGS AWAY FROM THE BUILDINGS, AND DIRECT SURFACE DRAINAGE AS INDICATED ON THE DRAWINGS. GRADING SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOT OR POCKETS. FINISH GRADE OF EARTH IN LANDSCAPED AREAS SHALL BE 3 1/2 INCHES BELOW THE TOP OF ADJACENT PAVING, CURBS OR HEADERS.
- 32 91 16 - MULCHING
 - APPLY MULCH IMMEDIATELY AFTER SEEDING. LOOSEN BALD STRAW AND THOROUGHLY BREAK UP BEFORE PLACING. BEGIN PLACEMENT OF MULCH ON THE WINDWARD SIDE AND FROM THE TOE TO SLOPES. ON SLOPES 2 TO 1 AND GREATER PROVIDE JUTE MATTING STAPLED 18 INCHES TO 3 FEET APART USING CLOSER SPACING AROUND CURVES AND AREAS OF CONCENTRATED STORM WATER RUNOFF. SOIL AMENDMENT AND MULCH SHALL CONSIST OF CEDAR-SOIL OR EQUAL, COMPOSTED, NITROGEN-STABILIZED, WATER-HOLDING MATERIALS WITH LONG RESIDUAL LIFE.
- 32 91 15 - TOPSOIL PLACEMENT AND GRADING
 - A THREE (3) INCH COVER OF TOPSOIL OR APPROPRIATE SOIL AMENDMENT SHALL BE SPREAD UNIFORMLY OVER THE SOIL (9 YARDS PER 100 SQ. FT.) AND TILLED INTO THE TOP SIX (6") INCHES OF SOIL. TOPSOIL SHALL BE A NATURAL, FERTILE, FRIABLE SOIL, TYPICAL OF PRODUCTIVE SOIL IN THE VICINITY, OBTAINED FROM NATURALLY WELL DRAINED AREAS. ROTOTILL ALL AREAS INDICATED ON PLANS AND ON AREAS DAMAGED BY CONSTRUCTION, TO A DEPTH OF 4". REMOVING STUMPS, ALL FOREIGN OBJECTS AND STONES LARGER THAN ONE INCH DIAMETER. PLACE TOPSOIL ON ALL AREAS AND INCORPORATE BY ROTOTILLING INTO SUBSOIL.
- 32 92 19 - SEEDING
 - SEED ONLY WHEN WEATHER CONDITIONS ARE SUITABLE. ALL NEWLY SEEDS/TURF AREAS SHALL BE FREE OF BROADLEAF WEEDS. SOW SEED WITH MECHANICAL SPREADERS AT THE SPECIFIED RATE ON A CALM DAY. SOW ONE HALF THE SEED IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES. SEED SHALL BE RAKED LIGHTLY INTO THE SOIL TO A DEPTH OF 1/4 INCH AND ROLLED WITH A ROLLER WEIGHING NOT MORE THAN 100 POUNDS PER LINEAR FOOT OF TREAD. KEEP THE SURFACE MOIST BY A FINE SPRAY UNTIL THE GRASS SHOWS UNIFORM GERMINATION OVER THE ENTIRE AREA. WHEREVER POOR GERMINATION OCCURS IN AREAS LARGER THAN THREE (3) SQUARE FEET, RESEED, ROLL AND WATER AS NECESSARY TO OBTAIN PROPER GERMINATION. INFESTED AREAS SHALL BE TREATED WITH A SELECTIVE BROADLEAF INSECTICIDE; TRIMEC OR APPROVED EQUAL.
- 32 92 23 - SODDING
 - PLANT ONLY CERTIFIED SOD ONLY WHEN THE SOIL IS MOIST AND FAVORABLE FOR GROWTH. SHAPE THE AREA TO BE SODDED AND FINISH TO THE LINES AND GRADES INDICATED ON THE PLANS. LOOSEN THE SURFACE PRIOR TO PLACING SOD. KEEP THE GRADE MOIST BY SPRINKLING, IF NECESSARY. SOD ON THE PREPARED SURFACE WITH THE EDGES CLOSE CONTACT. EACH PIECE OF SOD LAID SHALL BE FITTED AND TAMPED INTO PLACE WITH HAND TAMPERS NOT LESS THAN ONE HUNDRED SQUARE INCHES IN AREA. APPLY A SUFFICIENT QUANTITY OF WATER TO ALL SOD AFTER LAYING AND TO PREVENT THE SOD FROM DRYING OUT FOR A PERIOD AT LEAST TWO WEEKS TO ENSURE GROWTH.
- 32 93 00 - PLANTS
 - SHRUBS AND TREES SHALL BE OF A VARIETY, SIZE AND QUANTITY AS SPECIFIED BY OWNER. CUT BURLAP, TWIN AND WIRE BASKETS FROM 12 INCHES OF ROOT-BALL AND REMOVE FROM SITE. BACKFILL WITH 1/2 CLEAN EXISTING SOIL, 1/4 SAND AND 1/4 PEAT MOSS. PLANTS SHALL BEAR SOME RELATION TO SOIL LEVEL WHEN PLANTED AS THEY DID WHEN IN CONTAINER. PLACE EACH PLANT IN CENTER OF PLANT PIT. FIRMLY TAP BACKFILL MATERIAL INTO PLANT PITS AROUND AND UNDER THE ROOT BALL TO FORCE OUT ALL AIR POCKETS. BACKFILL AS SPECIFIED ON THE PLANS. THOROUGHLY WATER TO SATURATE THE ROOT BALL AND BACKFILL. STAKE ALL TREES WITH HARDWOOD STAKES DRIVEN 2" INTO FIRM GROUND AND SECURE TREE TO STAKE.
- 32 93 23 - PLANTS AND BULBS
 - HAND DIG HOLES WITHOUT UNDERMINING EXISTING FACILITIES. DO NOT LOOSEN SOIL AT THE BOTTOM OF HOLE. COMPACT SOIL UNDER ROOT BALL IF LOOSE. DIMENSIONS OF THE HOLE WILL VARY WITH THE SIZE OF THE ROOT BALL. TREE WELLS LOCATED ADJACENT SIDEWALKS, SHALL HAVE THE TOP OF ROOT BALL FOUR INCHES (4") BELOW THE SIDEWALK SURFACE. PLACE EACH PLANT IN AN UPRIGHT AND PLUMB POSITION.
 - BERMS - A BERM OF EARTH APPROXIMATELY FOUR (4") INCHES HIGH SHALL BE BUILT AROUND THE PERIMETER OF THE BACKFILLED PLANT HOLES TO FORM A SHALLOW BASIN FOR THE RETENTION OF IRRIGATION WATER. EACH BERM SHALL BE MULCHED WITH TWO (2") INCHES OF MULCH.
 - DRAINAGE - PLANT HOLES SHALL BE RANDOMLY TESTED FOR DRAINAGE, BY FILLING WITH WATER AND CONFIRMING THAT ALL AREAS HAVE DRAINED WITHIN TWO (2) HOURS AFTER FILLING; THE RANDOM TESTING SHALL BE PERFORMED ON TEN PERCENT (10%) OF THE TOTAL LARGE (5 GALLON) SIZE HOLES FOR THE PROJECT. IF MORE THAN TWENTY PERCENT (20%) OF THESE HOLES FAIL, THEN AN ADDITIONAL TEN (10) HOLES SHALL BE TESTED. AREAS THAT DO NOT PASS THIS TEST SHALL BE CORRECTED PRIOR TO PLANTING.
 - BACKFILL - BACKFILL SHALL CONSIST OF THE EXCAVATED MATERIAL WITH ALL STONES LARGER THAN ONE INCH (1") REMOVED, AND WITH SOIL AMENDMENT ADDED IN THE PROPORTION OF ONE (1) PART AMENDMENT TO THREE (3) PARTS SOIL THOROUGHLY MIXED. IF ADDITIONAL SOIL



ALLOWABLE HOLES - TJI® Joists

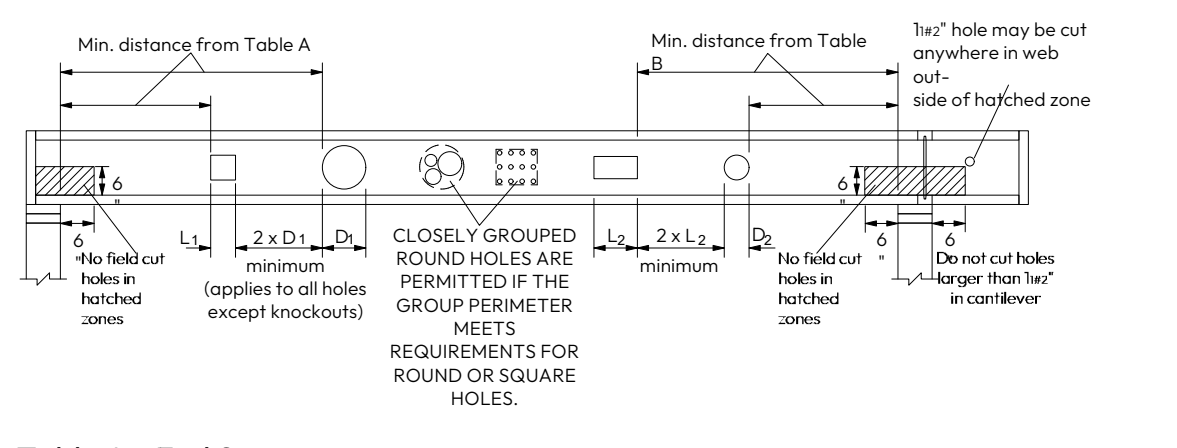


Table A - End Support
Minimum distance from edge of hole to inside face of nearest end support

JOIST DEPTH	ROUND HOLE SIZE										SQUARE OR RECTANGULAR HOLE SIZE											
	2"	3"	4"	5"	60/2"	8"	10"	12"	15"	18"	20"	2"	3"	4"	5"	60/2"	8"	10"	12"	15"	18"	20"
90/2"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
110"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
130"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
150"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
170"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
190"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
210"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
230"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
250"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
270"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
290"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
310"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"

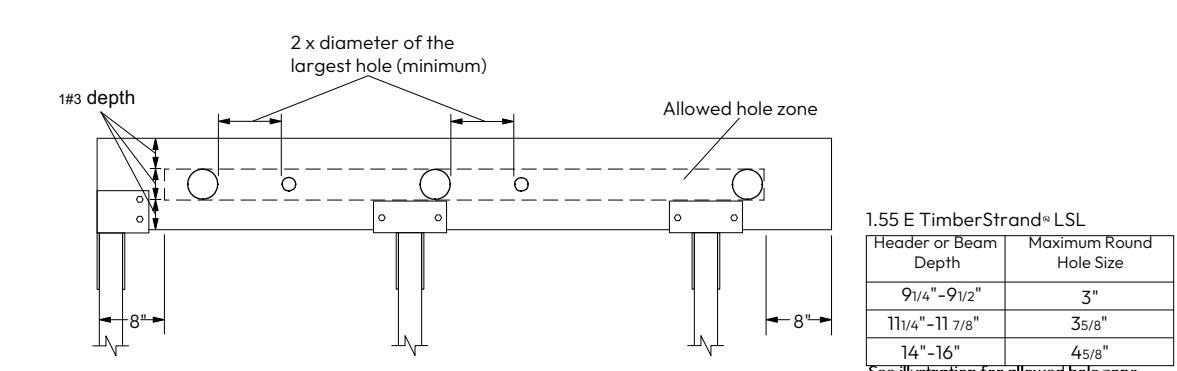
Table B - Intermediate or Cantilever Support
Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

JOIST DEPTH	ROUND HOLE SIZE										SQUARE OR RECTANGULAR HOLE SIZE											
	2"	3"	4"	5"	60/2"	8"	10"	12"	15"	18"	20"	2"	3"	4"	5"	60/2"	8"	10"	12"	15"	18"	20"
90/2"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
110"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
130"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
150"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
170"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
190"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
210"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
230"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
250"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
270"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
290"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
310"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"

- Rectangular holes based on measurement of joist depth.
- Tables are based on uniform load tables in current design literature.
- For similar span (5' minimum) uniformly loaded joists used in residential applications, one maximum size round hole may be located at the center of the joist span provided that no other holes occur in the joist.

ALLOWABLE HOLES - Headers and Beams

1.55E TimberStrand® LSL Headers and Beams



General Notes

- Allowed hole zone suitable for headers and beams with uniform and/or concentrated loads anywhere along the member.
- Round holes only.
- No holes in headers or beams in plank orientation.

Other Trus Joist® Headers and Beams

Header or Beam Depth	Maximum Round Hole Size
9 1/4", 9 1/2"	3"
11 1/4", 11 1/2"	3 1/2"
13 1/4", 13 1/2"	4 1/4"
15 1/4", 15 1/2"	4 3/4"
17 1/4", 17 1/2"	5 1/4"
19 1/4", 19 1/2"	6 1/4"

- General Notes**
- Allowed hole zone suitable for headers and beams with uniform loads only.
 - Round holes only.
 - No holes in cantilevers.
 - No holes in headers or beams in plank orientation.

FASTENER INSTALLATION REQUIREMENTS

PIECE WIDTH	# OF PLIES	FASTENER					LOCATION
		TYPE (T)	MIN. LENGTH	# ROWS	O.C. SPACING		
2	2	10D NAILS	3"	3 rd	12"	ONE SIDE	
		12D-16D NAILS	3 1/4"	2 nd	24"		
13/4"	3	SCREWS	3 3/8" or 3/2"	2	24"	Both sides	
		10D NAILS	3"	3 rd	12"		
3 1/2"	2	SCREWS	3 3/8" or 3/2"	2	24"	One side	
		10D NAILS	3"	2 nd	12"		
3 1/2"	4	NAILS	5" or 6"	2	24"	Both sides	
		SCREWS	5" or 6"	2	24"		
3 1/2"	2	NAILS	5" or 6"	2	24"	Both sides	
		SCREWS	5" or 6"	2	24"		

- 10D NAILS ARE 0.128" DIAMETER; 12D-16D NAILS ARE 0.148" - 0.162" DIAMETER. SCREWS ARE SDS, SDW, SWS, OR TRUSS-LOK-EWP™.
- AN ADDITIONAL ROW OF NAILS IS REQUIRED WITH DEPTHS OF 14" OR GREATER.
- WHEN CONNECTING A-PLY MEMBERS, NAIL EACH PLY TO THE OTHER AND OFFSET NAIL ROWS BY 2" FROM THE ROWS IN THE PLY BELOW.

FASTENING OF FLOOR PANELS

Nail Size	T/U/SS	110, 210, and 230	360 and 560	90/2" TJI Rim Board	1 1/4" TimberStrand® LSL	1 1/2" TimberStrands LSL	MicroLam® LVL	Paralam® PSL
8d (0.131" x 2 1/2"), 10d (0.131" x 2 1/2")	4"	3"	6"	6"	4"	5"	3"	3"
10d (0.148" x 3"), 12d (0.148" x 3 1/4")	4 1/4"	4 1/4"	6 1/4"	6 1/4"	4"	4"	4"	4"
16d (0.162" x 3 1/2")	6"	6"	10 1/2"	6 1/4"	6 1/4"	6 1/4"	6 1/4"	6 1/4"

(1) Stagger nails when using "on-center" spacing and maintain 1/2" joist and panel edge distances. One row of fasteners is permitted (two at abutting panel edges) for diaphragms. Fastener spacing for TJI joists in diaphragm applications cannot be less than shown in table. When fastener spacing blocking is less than spacing shown above, rectangular blocking must be used in lieu of TJI joists.

(2) For non-diaphragm applications, multiple rows of fasteners are permitted if the rows are offset at least 1/2" and staggered.

(3) With 10d (0.148" x 1