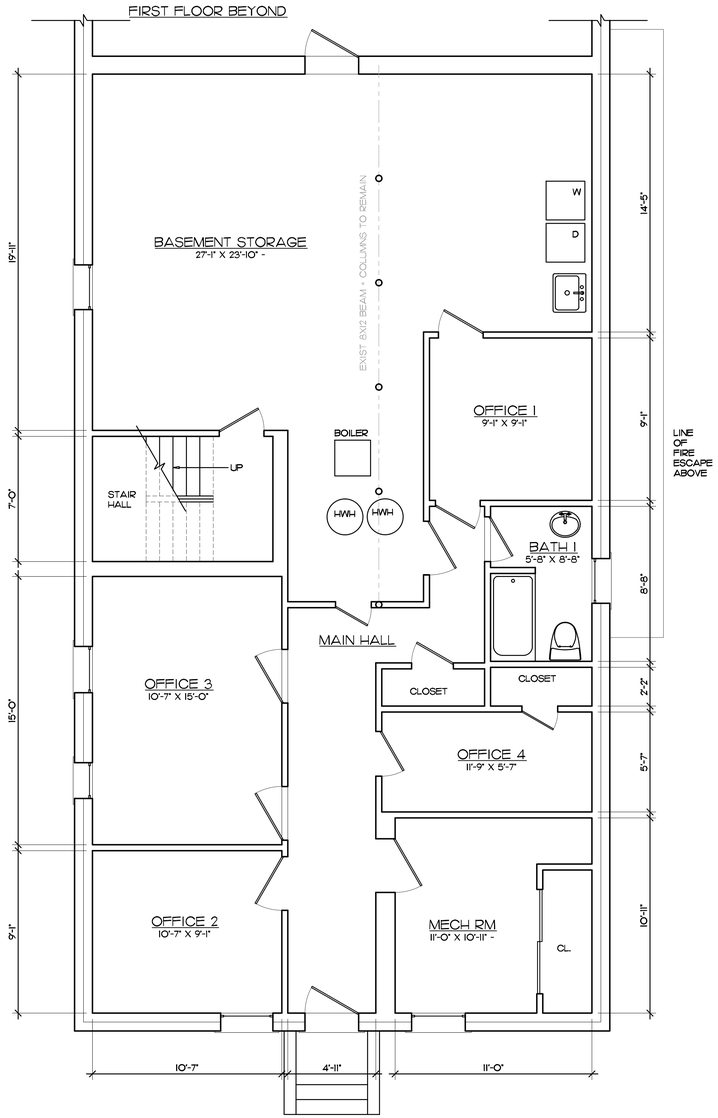


EXISTING FIRST FLOOR AREA: 3260 SF

IX EXISTING PARTIAL FIRST FLOOR PLAN
1/4" = 1'-0"

ELECTRICAL LEGEND

• SURFACE MOUNT LIGHT FIXTURE	$ • SINGLE POST ELECTRICAL SWITCH
• 6" DIA. (U.O.N.) RECESSED FIXTURE	$3 • THREE WAY SWITCH
• WALL MOUNTED LIGHT FIXTURE	• DUPLEX RECEPTACLE OUTLET
S.A. NEW OR EXST SMOKE ALARM, • INTERCONNECTED • HARD-WIRED W/ BATTERY BACKUP	GFI • GROUND FAULT INTERRUPT RECEPTACLE OUTLET
C.M. NEW OR EXST CARBON MONOXIDE • DETECTOR, INTERCONNECTED • HARD-WIRED W/ BATTERY BACKUP	WP • WATER PROOF RECEPTACLE OUTLET
• SURFACE MOUNT FAN / LIGHT FIXTURE	EF NEW OR EXST EXHAUST FAN, 80 CFM • 3 FIXTURES, 110CFM • 4 FIXTURES
	TV NEW CABLE TV OUTLET FOR CABLE TV, INTERNET
	NEW TELEPHONE OUTLET - VERIFY TYPE + LOCATION WITH OWNER

LEGEND

- EXISTING 2 X 4 WOOD CONSTRUCTION TO REMAIN
- EXISTING 2 X 4 WOOD CONSTRUCTION TO BE REMOVED
- NEW 2 X 4 OR 2 X 6 WOOD CONSTRUCTION, 16" OC (U.O.N.)
- EXISTING CONCRETE CONSTRUCTION TO REMAIN
- EXISTING CONCRETE CONSTRUCTION TO BE REMOVED
- NEW POURED OR MASONRY CONC CONSTRUCTION

FLOOR ABOVE OR BELOW

NEW JOISTS, RAFTERS, ETC.

NEW GIRDERS, RIDGEBEAMS, ETC.

BUILDING CODE INFORMATION:
EXISTING BUILDINGS - UCC REHABILITATION SUBCODE NJAC 5:23-6.
INT. RESIDENTIAL CODE - NJ EDITION 2018.
INT. ENERGY CONSERVATION CODE 2018
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2018 NATIONAL STANDARD PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE

BUILDING/SITE CHARACTERISTICS:

NUMBER OF STORIES:	2
HEIGHT OF STRUCTURE:	EXIST
AREA - LARGEST FLOOR:	3260 SF
NEW BUILDING AREA:	0 SF
VOLUME OF NEW STRUCTURE:	0 CF
CONSTRUCTION CLASSIFICATION	5B
TOTAL LAND AREA DISTURBED:	0 SF

DESCRIPTION OF BUILDING USE:
USE GROUP R-5, SINGLE FAMILY RESIDENTIAL

MAXIMUM LIVE LOADS:
60 PSF FOR DECK / BALCONIES
40 PSF FOR FIRST FLOOR
30 PSF FOR SECOND FLOOR
30 PSF FOR ROOF SNOW LOADS

BUILDING COVERAGE CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
BUILDING COVERAGE:	3260	0	3260
TOTAL BUILDING COVERAGE:	3260	0	3260

IMPERVIOUS COVERAGE CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
BUILDING COVERAGE:	3260	0	3260
DRIVEWAY + PARKING:	4513	0	4513
STEPS, LANDINGS + WALKS:	47	0	47
TOTAL IMPERVIOUS COVERAGE:	7820	0	7820

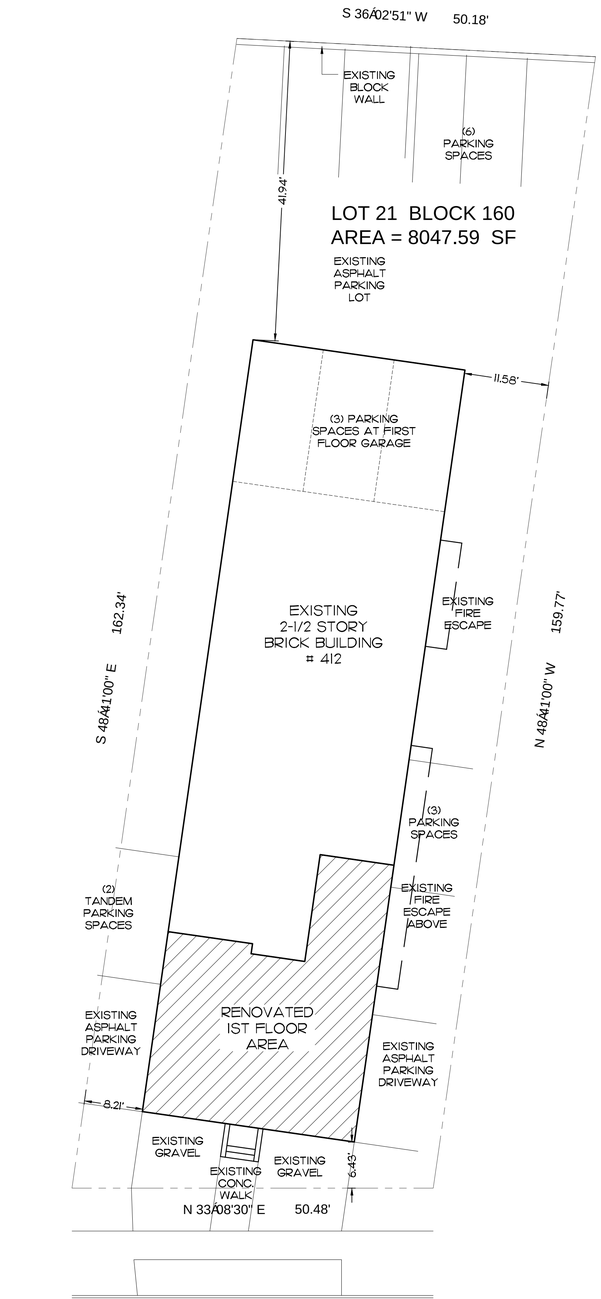
FLOOR AREA RATIO CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
FINISHED FIRST FLOOR AREA:	3260	0	3260
FINISHED SECOND FL. AREA:	3260	0	3260
TOTAL AREA:	6520	0	6520

PROPERTY ZONING ANALYSIS

ZONE: B BUSINESS ZONE — LOT: 21 BLOCK: 160 — LOT AREA: 8047.59 SF

ZONING	REQUIRED	EXISTING	PROPOSED	STATUS
MIN. LOT AREA	4000 SF	8047.59 SF	NO CHANGE	CONFORMS
LOT WIDTH	40.0'	50.18'	NO CHANGE	CONFORMS
LOT DEPTH	100.0'	159.77'	NO CHANGE	CONFORMS
FRONT YARD SETBACK	0.0'	6.43'	NO CHANGE	CONFORMS
REAR YARD SETBACK	10.0'	41.94'	NO CHANGE	CONFORMS
SIDE YARD SETBACK (LEFT)	0.0'	8.21'	NO CHANGE	CONFORMS
SIDE YARD SETBACK (RIGHT)	0.0'	11.58'	NO CHANGE	CONFORMS
MAX PRINCIPAL BLDG COVERAGE	60% (4828 SF)	40.51% (3260 SF)	NO CHANGE	CONFORMS
BUILDING HEIGHT	3 STY. / 35.0'	2-1/2 / EXIST	NO CHANGE	CONFORMS
USE	SEE ORD	MULTI-FAMILY 7 UNITS	MULTI-FAMILY 8 UNITS	EXISTING
PARKING	--	14 SPACES	NO CHANGE	



S SITE PLAN
1" = 10'-0"

INFORMATION ON THIS SITE PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY FURNISHED TO THE ARCHITECT BY THE HOMEOWNER FROM:
MANNO LAND SURVEYING, INC., LYNDHURST, NJ 07071
VINCENT MANNO P.L.S. NO. 24GS03538400. DATED: 6-8-15

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#	Date	Revision
1	6-2-21	Parking at Site

Renovation for:

Multi Family Building

Block: 160 Lot: 21
412 Ridge Road
Lyndhurst, New Jersey

EXIST + SITE PLANS, LEGEND + ZONING

Scale: AS NOTED

Date: MARCH 24, 2021

Submission: DESIGN DEVELOPMENT

A1

RESIDENTIAL NOTES:

1. FIRE STOPPING REQUIRED PURSUANT TO THE 2018 INTERNATIONAL RESIDENTIAL CODE - NJ
2. ALL EXTERIOR GLASS DOORS AND SHOWER ENCLOSURES TO HAVE SAFETY GLAZING - REQUIRES MARKING 16CFR,1201
3. ALL EXTERIOR WALLS TO BE MIN INSULATED WITH R-13 BATT INSULATION - NEW ROOF TO HAVE R-30, NEW FLOOR TO HAVE R-30 OR AS NOTED PER ENERGY CODE.
4. ALL NEW INTERIOR WALLS TO RECEIVE NEW INTERIOR FINISHES, 1/2" GYPSUM BOARD TYPICAL, MOISTURE RESISTANCE AT WET LOCATIONS. U.O.N.

GENERAL CONSTRUCTION NOTES:

1. ALL STRUCTURAL WORK SHALL CONFORM TO THE N.J. STATE BUILDING CODE AND ALL LOCAL GOVERNING BUILDING CODE.
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION FOR COORDINATION OF THE WORK OF ALL TRADES, AND FOR SAFETY PRECAUTIONS.
3. PROPERTY DIMENSIONS GIVEN ARE BASED UPON INFORMATION CONTAINED IN VARIOUS DESIGN DOCUMENTS PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO SITE INFORMATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR HIS EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.

PLYWOOD:

1. PLYWOOD SHEATHING SHALL BE RATED SHEATHING AND APA GRADE STAMPED FOR SPECIFIED SPAN, SHALL BE MADE WITH EXTERIOR GLUE AND SHALL BE OF THE FOLLOWING THICKNESS: ROOF - 5/8", WALLS - 1/2", INDEX STAMP TO BE VISIBLE ON ALL SHEETS.
2. ALL PLYWOOD SHALL BE GLUE NAILED TO FLOOR JOISTS USING APA APPROVED CONSTRUCTION ADHESIVE (BF GOODRICH PL-400 OR APPROVED EQUAL).
3. USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR PLYWOOD SHEATHING.
4. LEAVE 1/16" SPACE AT ALL PLYWOOD PANEL END JOINTS AND 1/8" SPACE AT ALL PANEL EDGE JOINTS.

TIMBER CONNECTORS:

1. JOISTS HANGERS, CROSS BRIDGING, AND ALL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE GALVANIZED STEEL AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL. SPECIAL NAILS AS SUPPLIED BY MANUFACTURER SHALL BE USED FOR REQUIRED NAILING.
2. PROVIDE GALVANIZED METAL POST BASES AND POST CAPS (SIMPSON TYPE CC OR EQUAL) AT ALL POSTS. SELECT POST BASES THAT ARE DESIGNED TO BE ANCHORED TO FOUNDATIONS WITH BOLTS OR PLATES EMBEDDED IN THE CONCRETE.
3. PROVIDE METAL BEAM HANGERS AT ALL JOISTS FLUSH FRAMED TO BEAMS. WHERE BEAMS ARE FLUSH FRAMED TO OTHER BEAMS, USE TOP FLANGE METAL BEAM HANGERS.
4. PROVIDE METAL HURRICANE ANCHORS AT EACH RAFTER. SIMPSON H5 OR H7 OR AS REQUIRED BY THE LOCAL GOVERNING BUILDING CODE.
5. RAFTERS FRAMED FLUSH TO STRUCTURAL RIDGE BEAMS SHALL HAVE HANGERS.

DESIGN LOADS ARE AS FOLLOWS PER SF:

LOCATION	LIVE	DEAD	DEFLECT LIMIT
FIRST FLOOR	40 LBS	10 LBS	L/360
2ND FL (SLEEP AREAS)	30 LBS	10 LBS	L/360
ATTIC (NON-STORAGE)	10 LBS	15 LBS	L/240
ATTIC (STORAGE)	20 LBS	10 LBS	L/240
ROOF W/ FINISHED CLG	30 LBS	SNOW 15 LBS	L/240
ROOF W/O FINISHED CLG	30 LBS	17 LBS	L/180

1. DOUBLE ALL JOISTS (UON) AROUND OPENINGS AND UNDER ALL PARTITIONS PARALLEL TO THE DIRECTION OF THE JOISTS.
2. PROVIDE CONTINUOUS FIRE STOP AT ALL CONCEALED SPACES IN WALLS AND BETWEEN FLOOR SPACES AT BEARING PARTITIONS TO LIMIT DIMENSIONS OF CONCEALED SPACES TO 8'-0" VERTICALLY AND 20'-0" HORIZONTALLY.
3. ALL MATERIAL TO BE USED IN THIS PROJECT SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS FOR INSTALLATION OF THEIR PRODUCT.
4. ALL MASONRY SHALL BE TIED TO STRUCTURE WITH SUITABLE NONCORROSIVE STRAPS AND ANCHORS INTENDED FOR THESE SPECIFIC USES.
5. PROVIDE SOLID BLOCKING AS REQUIRED UNDER ALL POSTS ABOVE, AS REQUIRED TO PROPERLY TRANSMIT LOADS TO FOUNDATION AND/OR GIRDERS.

ELECTRICAL NOTES:

1. NEW ELECTRICAL OUTLETS, PHONE OUTLETS, AND CABLE TV OUTLETS TO BE INSTALLED AS PER APPLICABLE CODES.
2. ALL NEW SMOKE DETECTORS TO BE HARDWIRED TO NEW CIRCUIT PER N.J. BUILDING CODE, BATTERY BACK-UP
3. RECESSED CEILING LIGHT FIXTURES TO BE 4" DIA. HALO - WHITE TRIM OR APPROVED EQUAL.
4. PROVIDE ALL PROPER HOOK-UPS FOR ALL EQUIPMENT - VERIFY W/ OWNER.

GENERAL ADMINISTRATION:

1. THE ARCHITECT IS TO HAVE ACCESS TO THE JOB SITE AT ALL TIMES.
2. NO WORK TO BE STARTED UNTIL A BUILDING PERMIT & REQUIRED VARIANCES, IF NEEDED, HAVE BEEN OBTAINED, AND OTHER APPROVALS AND REVIEWS HAVE BEEN CONDUCTED AND SECURED AS REQUIRED BY THE LOCAL AGENCIES HAVING JURISDICTION OVER THE WORK.
3. ALL CONDITIONS AND DIMENSIONS ARE TO BE VERIFIED BEFORE THE START OF ANY WORK AND DISCREPANCIES, OR VARIATIONS BETWEEN PLANS AND ACTUAL CONDITIONS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT PRIOR TO START OF WORK.
4. ALL WORK OF THE VARIOUS TRADES IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS, LICENSED IN THE STATE OF NEW JERSEY AND AS OTHERWISE REQUIRED BY LOCAL AGENCIES.
5. ALL CONSTRUCTION MATERIALS ARE TO BE NEW AND OF SOUND QUALITY.
6. PRIOR TO COMPLETION OF WORK, REMOVE FROM JOB SITE ALL TOOLS, EQUIPMENT, MACHINERY, DEBRIS, WASTE, SCRAP, ETC.
7. ALL CONDITIONS INDICATED OR IMPLIED AS EXISTING AT THE TIME OF CONSTRUCTION ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.
8. THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL STATE AND FEDERAL REQUIREMENTS AND GENERALLY ACCEPTED STANDARDS FOR THE CONSTRUCTION INDUSTRY SUCH AS, ASTM, ANSI, ADA, SMACNA, UL, ETC.
9. THE CONTRACTOR SHALL PROVIDE ALL CERTIFICATES OF INSURANCE, BONDS, TEMPORARY SERVICES, PERMITS AND FEES, SCHEDULING OF WORK AND REMOVAL OF DEBRIS, AND SHALL ARRANGE FOR THE CALM AND QUIET MOVEMENT OF MEN AND MATERIALS THROUGHOUT THE NEIGHBORHOOD AND SITE DURING THE CONSTRUCTION PROCESS WITHOUT DISRUPTION OF DAILY ACTIVITIES TO NEIGHBORS, OWNERS AND WORKERS.
10. DUST PARTITIONS SHALL BE ERECTED AS DIRECTED BY THE OWNER SO AS NOT TO ALLOW CONSTRUCTION DUST TO ENTER USABLE AREAS. HEAVY PLASTIC SHEATHING PROPERLY FASTENED IS ACCEPTABLE.
11. FOUNDATIONS AND SUBSOIL CONDITIONS HAVE BEEN DESIGNED BASED ON GENERAL INFORMATION AND MAY REQUIRE BORINGS AND/OR TEST PITS AS FURNISHED BY THE OWNER. EXACT FOUNDATION REQUIREMENTS ARE SUBJECT TO CHANGE BASED UPON INSPECTION OF ACTUAL SITE CONDITIONS AT TIME OF CONSTRUCTION AS DETERMINED BY THE ENGINEER.
12. PRIOR TO THE START OF ANY WORK, THE CONTRACTOR AND OWNER SHALL VERIFY THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN, AND SAFEST REMOVAL METHOD FOR THOSE TO BE DISCARDED, INCLUDING ALL BRACING, SHORING, AND STABILIZING METHODS REQUIRED TO ENSURE SITE SAFETY.
13. ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
14. DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION AND ZONING PURPOSES.
15. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF PLANS WITH ALL RELATED SERVICE COMPANIES, AND GOVERNMENT AGENCIES, SUCH AS, TELEPHONE, GAS, SEWER, WATER, ELECTRICITY, CABLE, D.O.T., ETC. AND SHALL FULLY COMPLY WITH ALL INTERFACE REQUIREMENTS INDEPENDENTLY WITH EACH APPLICABLE CONNECTION.
16. THE CONTRACTOR SHALL VERIFY THAT ALL FIXTURES, EQUIPMENT AND/OR APPLIANCES SPECIFIED, ORDERED, OR INSTALLED IN THIS PROJECT ARE IN FULL COMPLIANCE WITH ALL CONDITIONS AND REQUIREMENTS OF THE MOST CURRENT EDITION OF THE NEW JERSEY ENERGY AND CONSTRUCTION CODE. ANY ITEM SPECIFIED HEREIN WHICH DOES NOT COMPLY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN ORDER THAT AN ACCEPTABLE ALTERNATIVE MAY BE SELECTED.
17. THE CONTRACTOR SHALL ARRANGE AND CONDUCT ALL INSPECTIONS WITH LOCAL BUILDING INSPECTORS FOR SOILS AND FOUNDATIONS, ROUGH CARPENTRY, PLUMBING AND ELECTRICAL, FIRE STOPPING, MECHANICAL VENTILATION, WELDING, OR AS OTHERWISE REQUIRED DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF PUBLIC WORKERS AND OTHERS ON SITE DURING THE CONSTRUCTION PERIOD AND SHALL PROVIDE ALL NECESSARY WORKERS COMPENSATION INSURANCE FOR ALL WORKERS.

FRAMING LUMBER & TIMBERS:

1. ALL FRAMING LUMBER WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, "TIMBER CONSTRUCTION MANUAL", LATEST EDITION.
B. NATIONAL FORESTS PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.
2. FRAMING LUMBER SHALL BE OF THE FOLLOWING MINIMUM GRADE AND SPECIE FOR THE SPECIFIED USE, UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. ALL LUMBER SHALL BE GRADE-STAMPED BY A RECOGNIZED GRADING AGENCY AND SHALL BE SURFACE DRIED.

RAFTERS, NOT USED AS TAILS: DOUGLAS FIR LARCH #2, FB-900 PSI, E=1,600,000
COLLAR TIES, CEILING JOISTS: DOUGLAS FIR LARCH #2, FB-900 PSI, E=1,600,000
STUDS: DOUGLAS FIR LARCH STUD GRADE, KILN DRIED, FC-850 PSI, E=1,400,000
PLATES: DOUGLAS FIR LARCH STUD GRADE
HEADERS, BEAMS: DOUGLAS FIR LARCH #1, FB=1000 PSI, E=1,700,000
POSTS: DOUGLAS FIR LARCH #1, FC=1000 PSI, E=1,600,000

3. NAILING SHALL CONFORM TO THE IRC 2018, N.J. EDITION.
4. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICRO-LAM, GLU-LAM, OR STEEL GIRDERS, SET THE GIRDERS 1/4" CLEAR BELOW TOP OF FRAMING LUMBER TO ALLOW FOR FRAMING LUMBER SHRINKAGE.
5. STUD BEARING WALLS ARE TO BE A MINIMUM 2"X4" @ 16" O.C. AT THE INTERIOR & EXTERIOR.
6. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW. INSTALL ADDITIONAL STUDS WHERE REQUIRED.
7. USE DOUBLE STUDS AT ENDS OF WALLS AND END OF WALL OPENINGS.
8. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
9. TOP PLATES OF WALLS SHALL BE (2) 2"X4" MEMBERS, STAGGER SPLICES 8'-0" MINIMUM. LAP ALL PLATES AT CORNERS AND AT INTERSECTIONS OF PARTITIONS.
10. UNLESS OTHERWISE NOTED, PROVIDE HEADERS OVER ALL OPENINGS AS FOLLOWS: INTERIOR WALLS (2) 2"X8" MIN, EXTERIOR WALLS (2) 2"X10" MIN.
11. UNLESS OTHERWISE NOTED, AT ENDS OF ALL BEAMS, HEADERS, AND GIRDERS, PROVIDE A BUILT-UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" AT INTERIOR WALLS, 6" AT EXTERIOR WALLS. WHERE POSTS SPECIFIED ON THE DRAWINGS, THEY SHALL BE SOLID TIMBERS, NOT BUILT-UP FROM STUDS.
12. BEAMS UNDER OR ABOVE A POST SHALL BE AT LEAST AS WIDE AS THE POST.
13. PROVIDE CROSS BRIDGING AT MAXIMUM 8'-0" O.C., FOR ALL JOISTS. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.

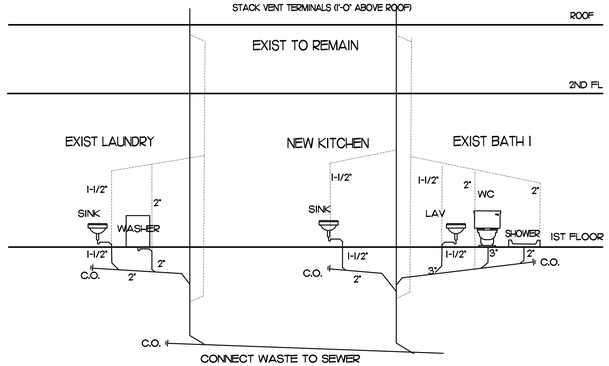
FRAMING NOTES:

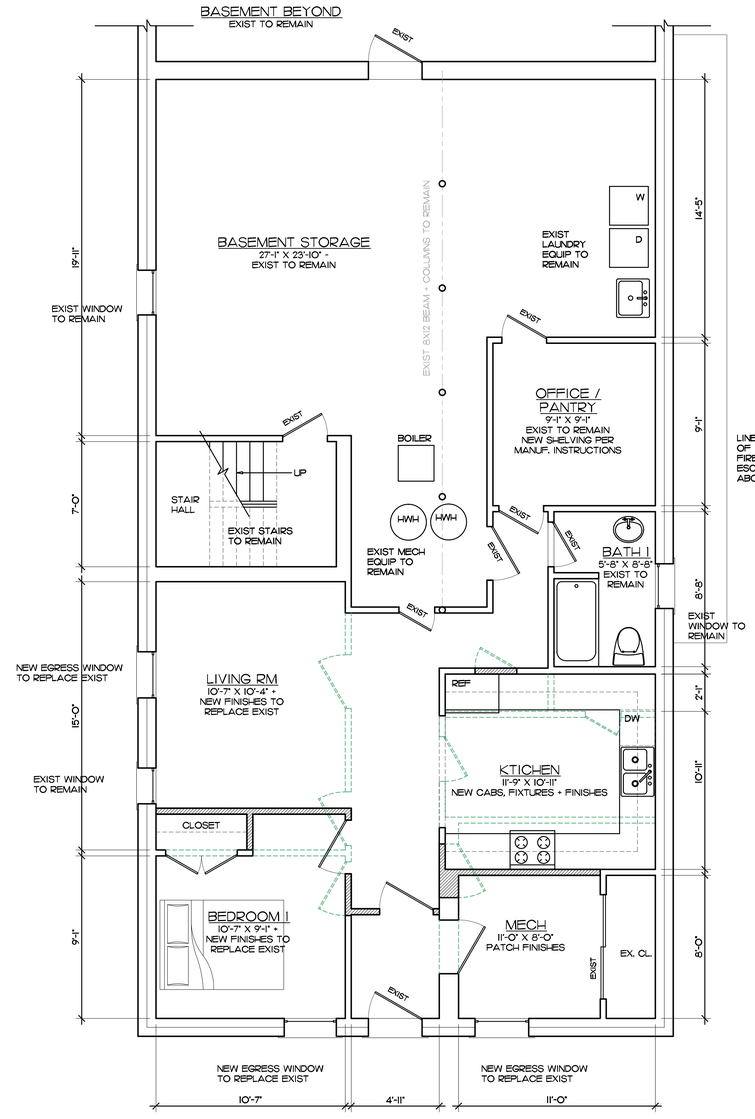
1. RAFTERS TO BE FRAMED TO RIDGE BOARD, TYP, U.O.N. RIDGE BOARD TO BE NOT LESS THAN CUT END OF RAFTER.
2. HIP AND VALLEY RAFTERS SHALL BE NOMINAL 2" THICK, NOT LESS THAN DEPTH OF CUT END OF RAFTER. HIP + VALLEY RAFTERS SHALL BE SUPPORTED AT RIDGE BY BRACE TO A BEARING PARTITION, U.O.N.
3. WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, SUB-FOORING OR METAL STRAPS SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE ACROSS BUILDING, OR BE PROVIDED W/ 2X4 CROSS TIES LESS THAN 4'-0" O.C. U.O.N.
4. CEILING + FLOOR JOISTS SHALL BE LAPPED OVER BEARING PARTITIONS A MIN OF 3".
5. STRUCTURAL ROOF, FLOOR, AND WALL FRAMING SHALL NOT BE CUT, NOTCHED, OR BORED IN EXCESS OF SECTION 602.6, 802.7 IRC 2018, NJ EDITION. ENGINEERED WOOD PRODUCTS ARE NOT PERMITTED TO BE ALTERED EXCEPT AS PER MANUFACTURER INSTRUCTIONS.
6. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE DOUBLED, OR A BEAM AS NOTED TO SUPPORT THE LOAD SHALL BE PROVIDED.
7. THE ENDS OF EACH JOIST, BEAM, RAFTERS, OR GIRDERS SHALL HAVE NOT LESS THAN 1.5" OF BEARING ON WOOD OR METAL + NOT LESS THAN 3" BEARING ON MASONRY OR CONCRETE - PER SECTION 802.6 IRC 2018 - N.J.
8. JOISTS FRAMING INTO SIDE OF WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR LEDGER STRIPS. JOISTS SHALL BE SUPPORTED LATERALLY AT ENDS BY FULL DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS.
9. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN IRC 2018 R502.8 - N.J.
10. FLOOR FRAMING SHALL BE NAILED AND FASTENED IN ACCORDANCE WITH IRC 2018, R602.3 - N.J.
11. ROOF/WALL CONNECTION SHALL BE NAILED AND FASTENED IN ACCORDANCE WITH IRC 2018 R802.3.1 - N.J.
12. FRAMING OF OPENINGS SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. DOUBLE ALL FRAMING MEMBERS FOR SPAN OVER 5'-0", AND APPROVED HANGERS ARE REQUIRED FOR SPANS OVER 6'-0".
13. WALL FRAMING SUCH AS TOP PLATES, JACK STUDS, STUD SPACING, HEADERS, BOTTOM PLATE, FIRE-BLOCKING, DRILLING AND NOTCHING, CRIPPLE AND BRACED WALLS, AND FASTENING SHALL BE PER IRC 2018, SECTION R601, N.J.

MICRO-LAM BEAMS:

1. A MINIMUM OF 1 1/2" OF BEARING LENGTH IS REQUIRED. SEE DRAWINGS FOR THE POST SIZE REQUIRED.
2. BEARING ACROSS FULL LENGTH OF BEAM IS ASSUMED.
3. LATERAL SUPPORT REQUIRED AT BEARING POINTS.
4. 16" AND 18" DEEP BEAMS ARE TO BE USED IN MULTIPLE UNITS ONLY.
5. NAILING PATTERN FOR ASSEMBLY OF MULTIPLE UNITS TO BE A MINIMUM OF (2) ROWS OF 16D NAILS @ 12" O.C., (3) ROWS OF 16D NAILS @ 12" O.C. FOR 14", 16" AND 18" BEAMS.
6. ASSUME FB=28,000 PSI, E=2,000,000 PSI
7. MICRO-LAM BEAMS ARE MANUFACTURED BY "GEORGIA PACIFIC".
8. ALL JOIST HANGERS TO BE "MICRO-LAM" METAL LUMBER CONNECTORS, SEE MANUFACTURER'S SPECIFICATIONS FOR HANGER DESTINATION.

PLUMBING RISER DIAGRAM





EXISTING MODIFIED BASEMENT FLOOR AREA: 901 SF
INCLUDING 117 SF MECH RM AT RIDGE

1 PROPOSED PARTIAL FIRST FLOOR PLAN
1/4" = 1'-0"

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#	Date	Revision
1	6-2-21	Parking at Site

Renovation for:

Multi Family Building

Block: 160 Lot: 21
412 Ridge Road
Lyndhurst, New Jersey

PARTIAL FIRST FLOOR PLAN, PLUMBING RISER, NOTES

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

Date: MARCH 24, 2021

Submission: DESIGN DEVELOPMENT

A2