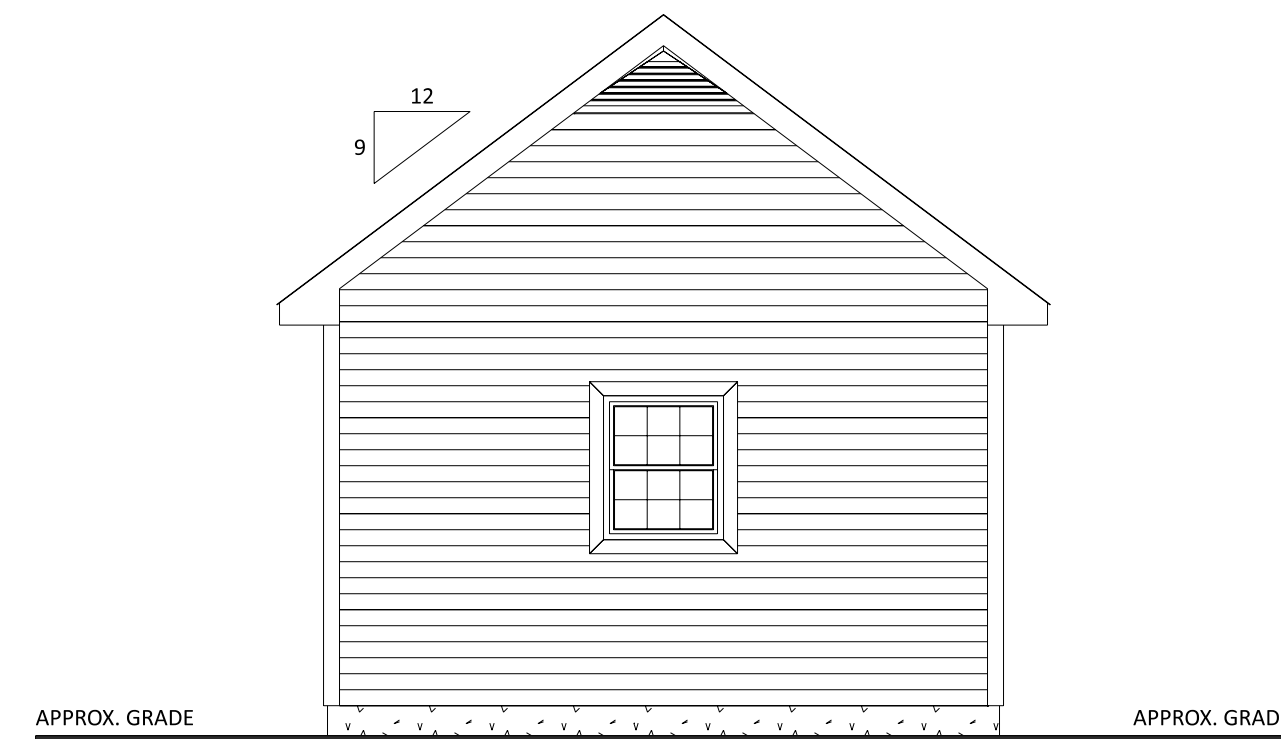


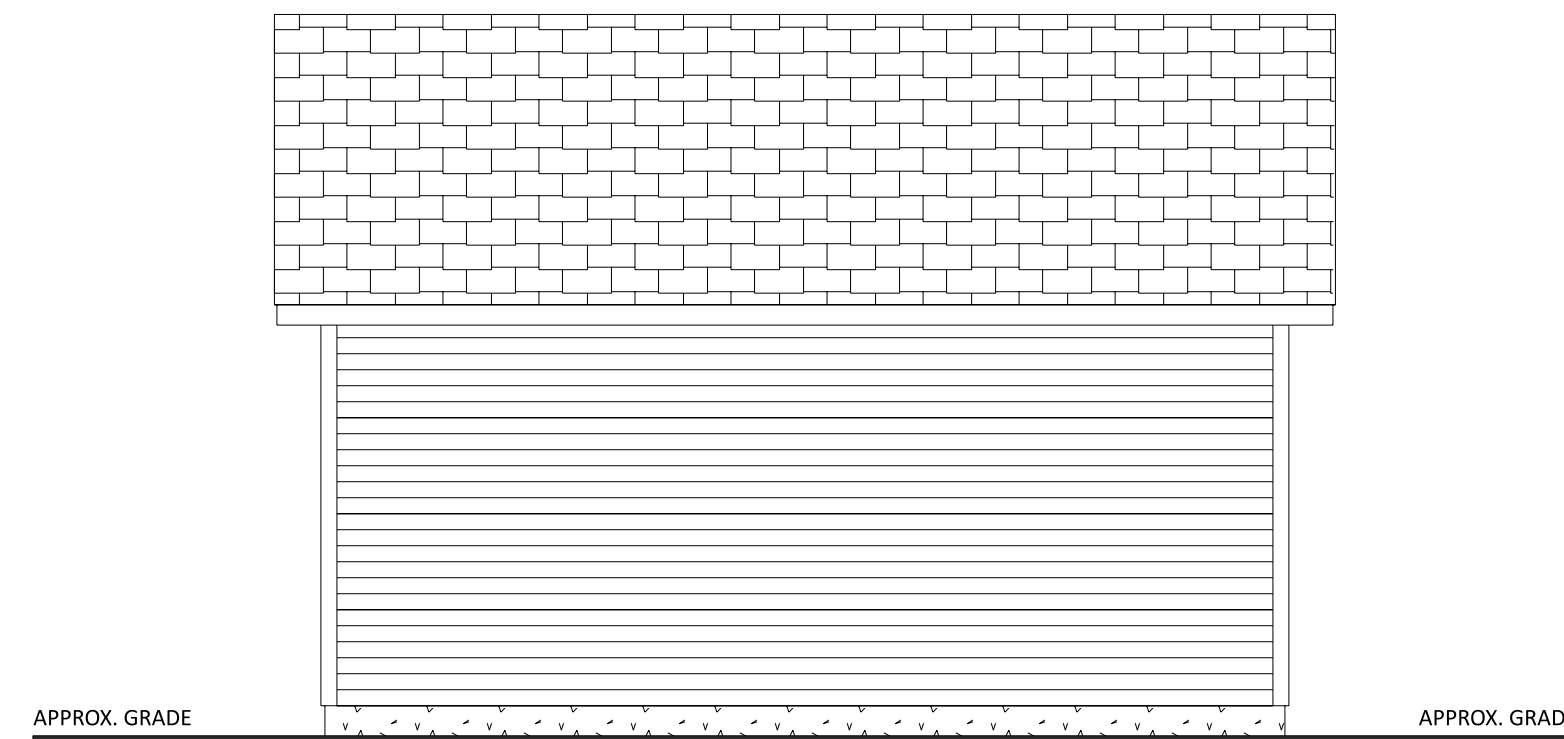
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS	
ROOF			
CEILING JOISTS TO TOP PLATE	(3) 10d	TOE NAIL	
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	(4) 10d	FACE NAIL	
COLLAR TIE TO RAFTER, FACE NAIL OR 1X4 X 20 GAGE RIDGE STRAP TO RAFTER	(4) 10d	FACE NAIL EACH RAFTER	
RAFTER OR ROOF TRUSS TO PLATE	(3) 16d	TOE NAIL	
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	(4) 16d	TOE NAIL	
WALL			
STUD TO STUD	16d	24" O.C. FACE NAIL	
BUILT-UP HEADER, TWO PIECES	16d	16" O.C. EA. EDGE FACE NAIL	
CONTINUOUS HEADER TO STUD	(4) 8d	TOE NAIL	
DOUBLE STUDS, FACE NAIL	10d	24" O.C.	
TOP PLATE TO TOP PLATE	10d	12" O.C. FACE NAIL	
DOUBLE TOP PLATES, MINIMUM 48-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	(8) 16d	-----	
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	16d	12" O.C. FACE NAIL	
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	(3) 16d	16" O.C. FACE NAIL	
TOP OR BOTTOM PLATE TO STUD	(3) 16d	END NAIL	
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(3) 10d	FACE NAIL	
JOIST TO SILL, TOP PLATE OR GIRDER	(4) 8d	TOE NAIL	
RIM JOIST, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	10d	6" O.C. TO NAIL	
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES	
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
5/8" - 1/2"	6d COMMON NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6	12
22/32" - 1"	8d COMMON NAIL	6	12
1/2" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 1/2" LONG, 1 1/2" SCREWS, TYPE W OR S	7	7
5/8" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 1/2" LONG, 1 1/2" SCREWS, TYPE W OR S	7	7

ALTERNATE ATTACHMENTS

NOM. MATERIAL THICKNESS (INCHES)	DESCRIPTION OF FASTENER AND LENGTH (INCHES)	SPACING OF FASTENERS (INCHES)	
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
UP TO 1/2"	STAPLES 15 GA. 1 3/4"	4	8
	NAIL 2 1/2"	3	6
22/32" AND 3/4"	STAPLES 16 GA. 1 3/4"	3	6
	STAPLES 14 GA. 2 1/4"	4	8
22/32" AND 3/4"	STAPLES 15 GA. 1 3/4"	3	6
	NAIL 2 1/4"	4	8

TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES

MINIMUM NAIL SIZE	MINIMUM PENETRATION (INCHES)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (MPH)		
					EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY		
							B	C	D
6d COMMON (2.0" x 0.131")	1.5	24/0	3/8	16	6	12	110	90	85
8d COMMON (2.5" x 0.131")	1.75	24/16	7/16	16	6	12	130	110	105
				24	6	12	110	90	85

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH 2021 INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION.
- BUILDER MUST VERIFY ALL DIMENSIONS AND ACCURACY BEFORE CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER, UNLESS OTHERWISE NOTED.
- IF APPLICABLE, WHERE GARAGE IS ATTACHED TO DWELLING UNIT, A (1) HOUR FIRE SEPARATION SHALL BE PROVIDED. (1 LAYER 1/2" DRYWALL) DOORS BETWEEN AREAS TO BE 20 MIN. C-LABEL DOOR WITH FIRE-CODE JAMB.
- ANY WOOD IN CONTACT WITH MASONRY TO BE PRESSURE-TREATED WOOD.
- GRADE MUST SLOPE AWAY FROM STRUCTURE.
- WOOD FRAMING TO BE MIN. 8" FROM GRADE LEVEL, EXCEPT AT DOORWAYS.
- WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED ENGINEER, BUILDER MUST PROVIDE CUT-SHEETS TO CODE OFFICIAL PRIOR TO INSTALLATION.
- WALL BRACING PROVIDED BY CONTINUOUS SHEATHING METHODS AS PER SECTION 602.10.
- TEMPERED GLAZING REQUIREMENTS:
 - (1) - IN WINDOWS & DOORS WITHIN (18) INCHES OF WALKING SURFACE
 - (2) - IN ANY INDIVIDUAL PANEL GREATER THAN (9) SQ. FT.
 - (3) - IN WINDOWS WITHIN (24) INCHES OF ANY OPENABLE DOOR WHEN DOOR IS IN CLOSED POSITION
- BUILDING AREA = 280 S.F.
- BUILDING VOLUME = 2,380 C.F.

CODE & LOADING INFORMATION

- OCCUPANCY TYPE = RESIDENTIAL STORAGE
- CONSTRUCTION TYPE = 5 B
- 1ST FLOOR SLAB ON GRADE
- SNOW LIVE = 30 PSF
- DEAD LOADS = 10 PSF
- BASIC WIND SPEED = 115 MPH
- EXPOSURE CLASS C
- FROST LINE DEPTH = 36"
- SEISMIC DESIGN CATEGORY = B
- ASSUMED SOIL CLASS = GM, GC
- SOIL BEARING CAPACITY = 2000 PSF (IF SOIL DIFFERS FROM ASSUMED ABOVE REFER TO IRC CODES)

CONTACT INFORMATION

OWNER:
Elvin Delarosa
107 Park Place
North Plainfield, NJ 07060
Phone: 862-220-5219



DRAFTING CONCEPTS

Designing - Drafting - 3D Color Renderings

5219 Old Strasburg Rd.
Kinzers, PA 17535
P. 717-442-5053 F. 717-370-5925

ANY CHANGES FROM THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF DRAFTING CONCEPTS AND APPROVED BEFORE CONSTRUCTION. ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECTS.

JAMES A. KOPPENHAVER

575 VAN REED RD.
WYOMISSING, PA 19610

PHONE: 484-794-9949

DATE	ITEM	BY
9/15/23	FINAL	E.S.
5/7/24	REVISED FINAL	E.S.

CONTRACTOR:
Amish Built, Inc
1390 Columbia Ave
Lancaster, PA 17603
717-431-8611

CLIENT NAME & ADDRESS:
Elvin Delarosa
107 Park Place
North Plainfield, NJ 07060

PROJECT SITE:
107 Park Place
North Plainfield, NJ 07060

PROJECT TITLE:

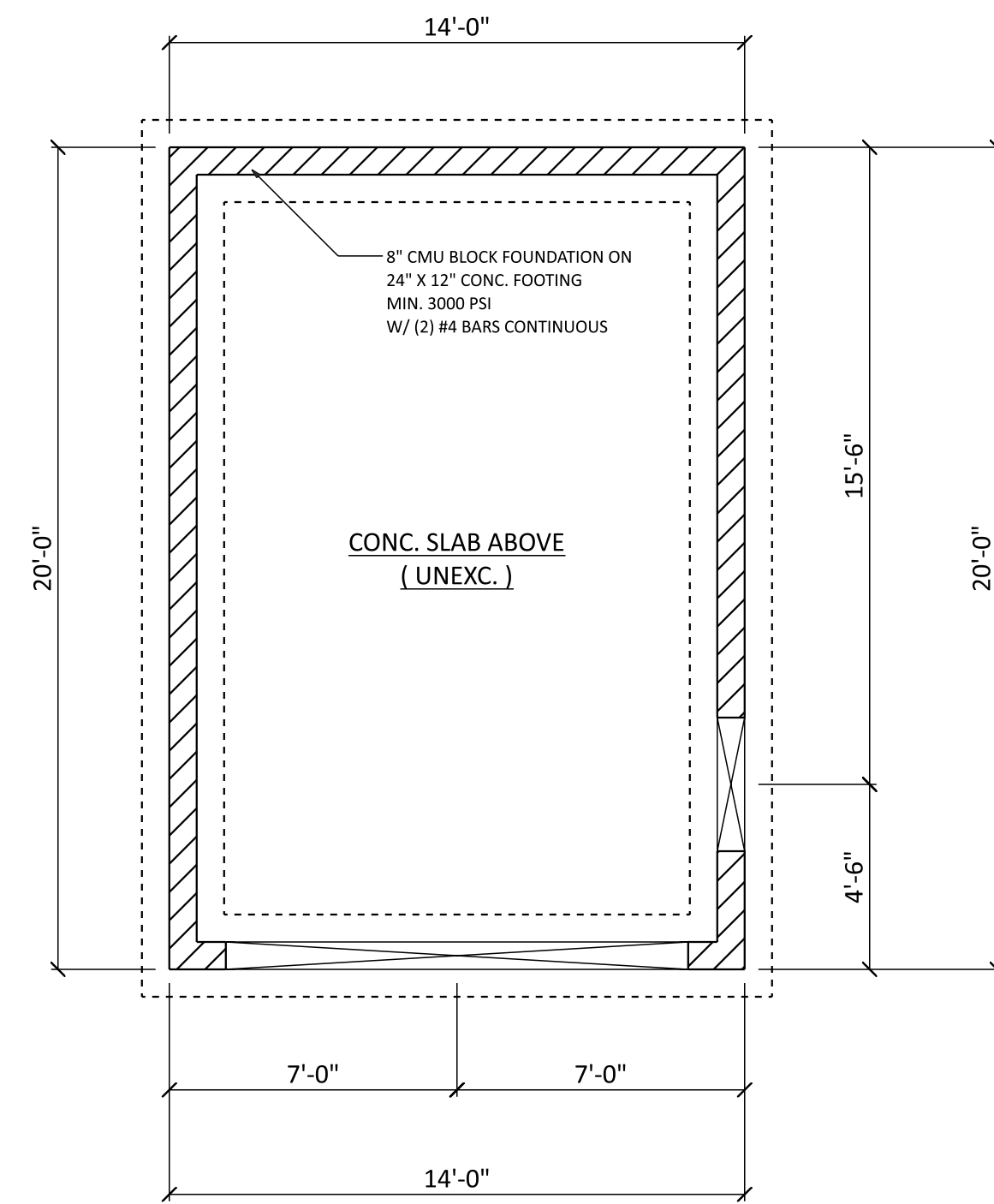
NEW GARAGE

SHEET TITLE:
Cover sheet

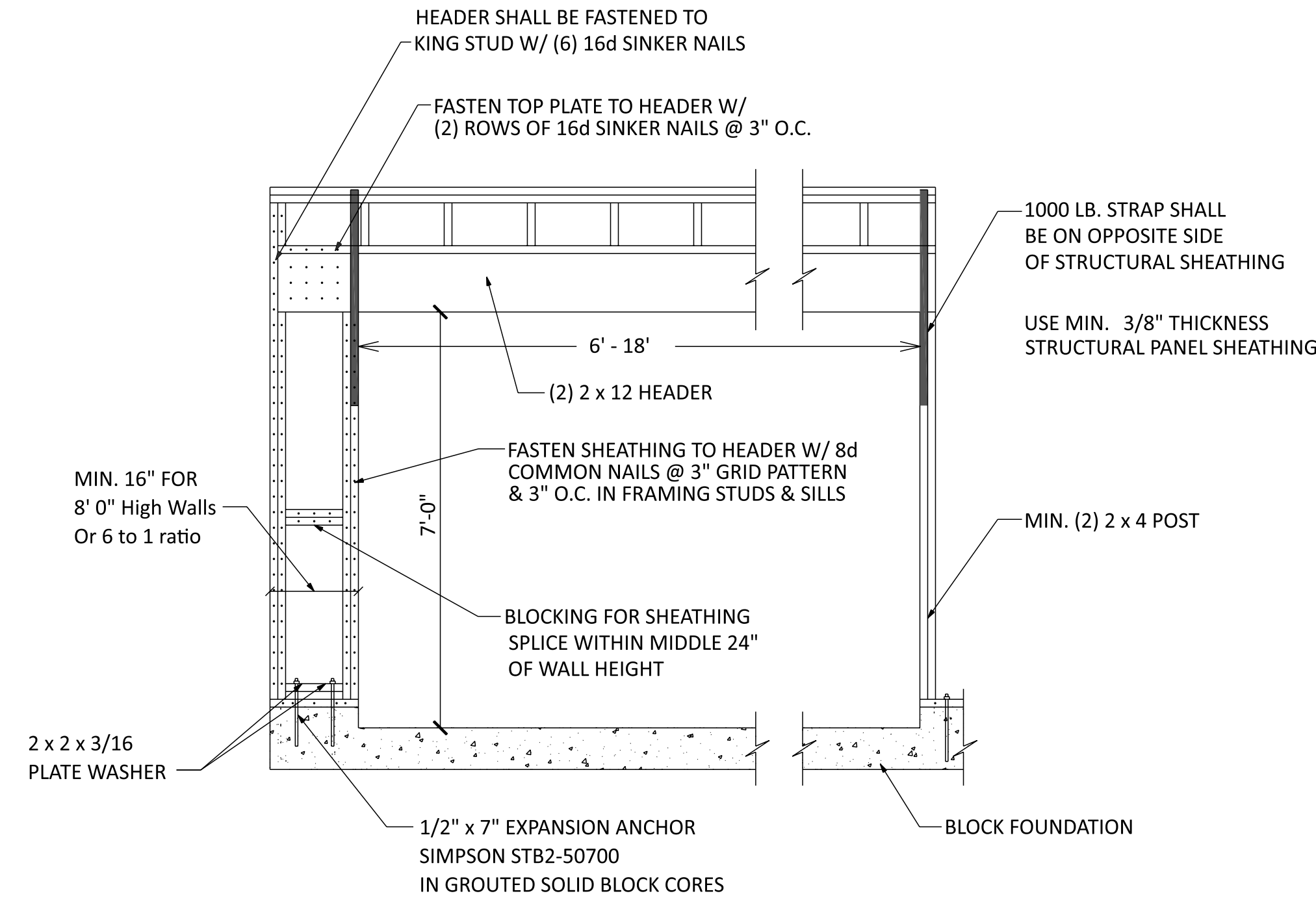
DATE RECEIVED:
8/29/23

SCALE:
AS NOTED

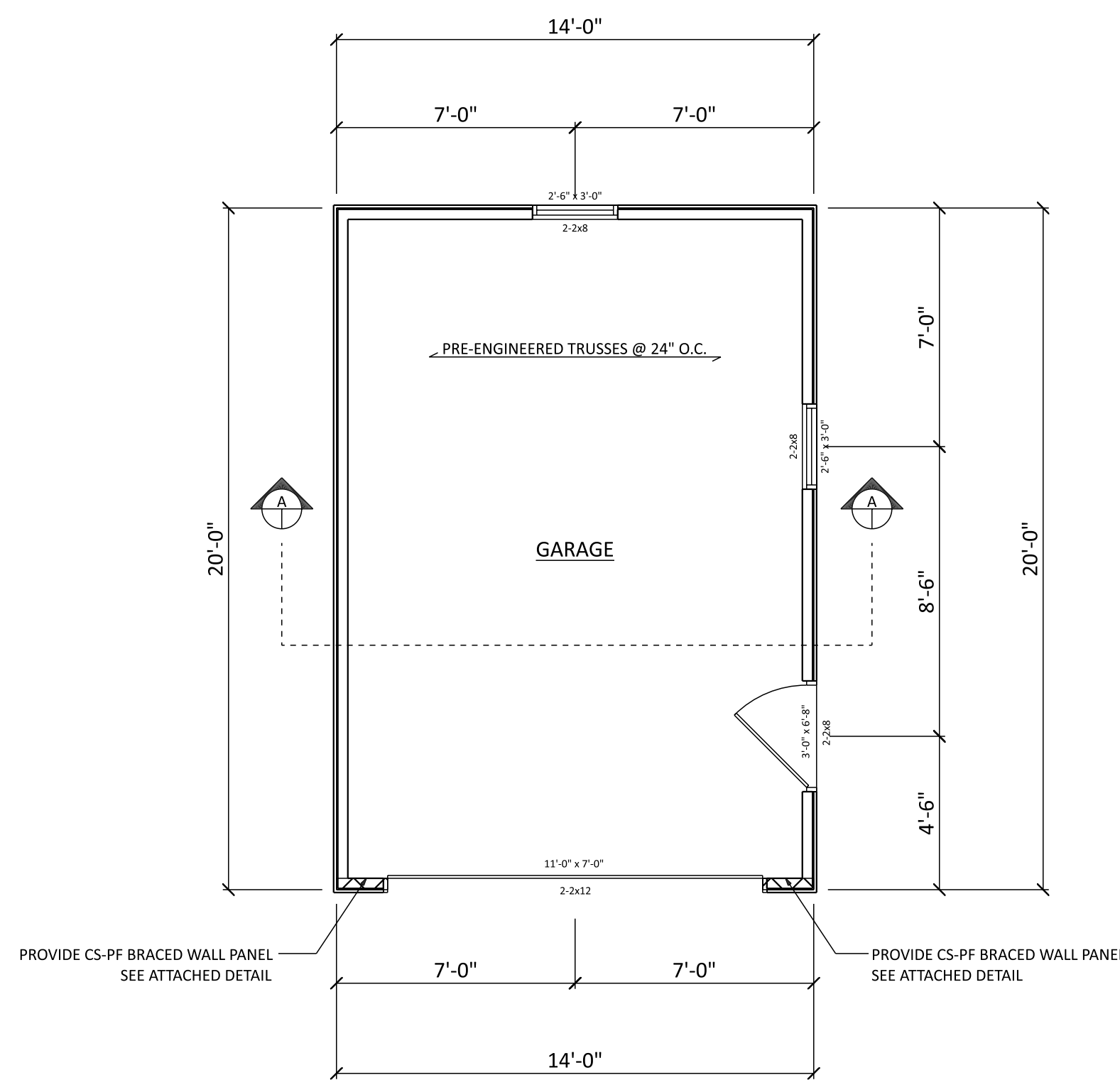
DRAWING NO.:
D754-23



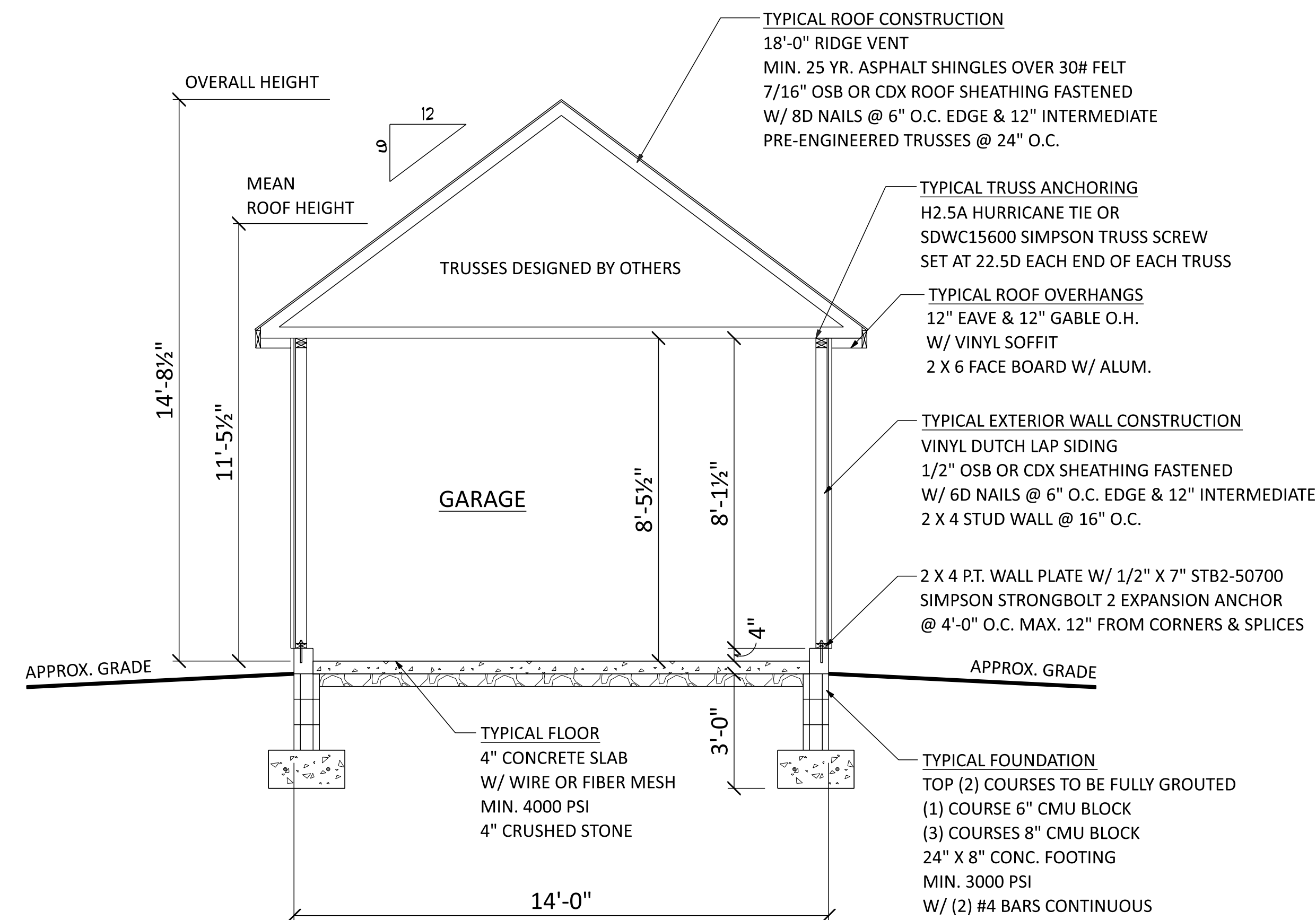
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



CS-PF PORTAL FRAME BRACED WALL DETAIL



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



SECTION A
SCALE: 3/8" = 1'-0"



DRAFTING CONCEPTS

Designing - Drafting - 3D Color Renderings

5219 Old Strasburg Rd.
Kinzers, PA 17535
P. 717-442-5053 F. 717-370-5925

ANY CHANGES FROM THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF DRAFTING CONCEPTS AND APPROVED BEFORE CONSTRUCTION. ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECTS.

JAMES A. KOPPENHAVER

575 VAN REED RD.
WYOMISSING, PA 19610

PHONE: 484-794-9949

DATE	ITEM	BY
9/15/23	FINAL	E.S.
5/7/24	REVISED FINAL	E.S.

CONTRACTOR:
Amish Built, Inc.
1390 Columbia Ave
Lancaster, PA 17603
717-431-8611

CLIENT NAME & ADDRESS:
Elvin Dalarosa
107 Park Place
North Plainfield, NJ 07060

PROJECT SITE:
107 Park Place
North Plainfield, NJ 07060

PROJECT TITLE:

NEW GARAGE

SHEET TITLE:

Garage plan

DATE RECEIVED:

8/29/23

SCALE:

AS NOTED

DRAWING NO.:

D754-23

- Carriage style garage door
- Wood sash windows 4 or 6 panes
- Architectural asphalt shingles that match the existing roof
- Cedar wood shingle siding painted to match the house
- 9 pane glass exterior door



Decorative
The classic
Doors is an
an. Advancing
to create a
and available
for black, y
transfers th
even the best



- Carriage style garage door
- Wood sash windows 4 or 6 panes
- Architectural asphalt shingles that match the house
- Vinyl dutch lap siding that matches garage sides and vinyl cedar look staggered shingle for the front of garage to match the house.
- 9 pane glass exterior door

