PARTIAL ASBUILT AND REPAIR DRAWINGS

REAR SECOND FLOOR BEDROOM
FRONT DECK AND STAIRWAY
REAR DECK AND STAIRWAY

35 MYRTLE AVENUE, KEANSBURG, NJ 07734
BLOCK 87, LOT 6.01, LAND USE ZONE R-5
PROJECT NO. 23-17

NOTES:

1- SUBSTITUTIONS OF ANY MATERIALS OR DESIGN MODIFICATIONS OF ANY KIND WHATSOEVER ARE PROHIBITED WITHOUT WRITTEN SIGNED AND SEALED APPROVAL BY STEVEN LANE OF CONSTRUCTION DESIGN TECHNOLOGIES PC , HOLMDEL, NJ, HEREAFTER KNOWN AS CDT.

2- PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT THROUGH CAREFUL INSPECTION OF THE SITE AND CONSTRUCTION DOCUMENTS. SHOULD ANY ERROR, OMISSION, AMBIGUITY OR DISCREPANCY EXIST ON THESE DRAWINGS WHICH THE CONTRACTOR MIGHT REASONABLY BE EXPECTED TO DETECT, THE ISSUE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CORRECTION OR CLARIFICATION PRIOR TO PROCEEDING WITH A BID OR WORK.

3-CDT DOES NOT PERFORM INSPECTIONS OF CONSTRUCTION WORK AND DOES NOT APPROVE OR ASSESS CONSTRUCTION WORK OF ANY KIND.

4- BUILDING PERMITS SHALL BE SECURED BY THE CONTRACTOR FOR ALL WORK PERFORMED AND FINAL APPROVAL OF ALL WORK SHALL BE OBTAINED BY THE CONTRACTOR FROM THE TOWNSHIP BUILDING DEPARTMENT.

5- CDT IS NOT RESPONSIBLE FOR THE DESIGN, INSPECTION OR APPROVAL OF TEMPORARY SUPPORT STRUCTURES OR FINAL STRUCTURES OF ANY KIND. ALL SUPPORT STRUCTURES SHALL BE INSPECTED AND APPROVED BY THE TOWNSHIP BUILDING DEPARTMENT BEFORE ANY WORK PROCEEDS.

6- THE USE OF THESE DESIGN DRAWINGS SHALL BE BY EXPERIENCED, LICENSED AND INSURED CONTRACTORS THAT ARE PROFICIENT IN THEIR RESPECTIVE TRADES, FAMILIAR WITH THEIR RESPECTIVE CONSTRUCTION CODES, COMMON INDUSTRY STANDARDS AND ACCEPTED PRACTICES.

7- ALL COMPONENTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURERS' SPECIFICATIONS, RECOMMENDATIONS, AND INDUSTRY STANDARDS WITH RELEVANCE TO SPECIFIC SITE CONDITIONS.

8- BEFORE ANY GROUND (SITE) EXCAVATION OCCURS, CONTRACTOR MUST CALL 811 TO HAVE ALL UNDERGROUND UTILITIES (ELECTRIC, NATURAL GAS, COMMUNICATION CABLES, SEWER LINES, ETC) LOCATED. IF ANY UTILITIES ARE UNDER OR NEAR ANY PROPOSED EXCAVATIONS, PLEASE CONTACT CDT FOR REDESIGN.

9- ALL DIMENSIONS PROVIDED ARE NOMINAL.

10- THESE DESIGN DRAWINGS CONTAIN SIX PAGES, IF ANY PORTION OF THESE DRAWINGS ARE MISSING, PLEASE CONTACT CDT FOR REPLACEMENT. CONTRACTOR SHALL USE ONLY TOWNSHIP BUILDING DEPARTMENT APPROVED DESIGN DRAWINGS FOR CONSTRUCTION.

11- CDT DOES NOT GUARANTEE THE PERFORMANCE, LONGEVITY, DURABILITY, COLOR RETENTION, ETC OF ANY BUILDING PRODUCTS UTILIZED.

REAR OF DWELLING

U-FACTORS- CLIMATE ZONE 4A
1- EXTERIOR SOLID DOORS (LESS THAN 50% GLAZED): 0.35
2- SKYLIGHTS: 0.55
3- ALL WINDOWS: 0.29
4- EXTERIOR DOORS GLAZED AT OR OVER 50%: 0.3

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STEVEN LANE, PE, RA

ATTENTION: BEFORE ANY GROUND (SITE) EXCAVATION OCCURS, YOU MUST CALL 1-800-272-1000 TO HAVE ALL UNDERGROUND UTILITIES (ELECTRIC, NATURAL GAS, COMMUNICATION CABLES, SEWER LINES, ETC) LOCATED. IF ANY UTILITIES ARE UNDER OR NEAR ANY PROPOSED EXCAVATIONS, PLEASE CONTACT ARCHITECT FOR REDESIGN.

ALL CONSTRUCTION COMPONENTS SHALL BE INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

MECHANICAL SYSTEMS TO BE DESIGNED BY A NJ LICENSED MECHANICAL CONTRACTOR

NEW PLUMBING SYSTEMS TO BE DESIGNED BY NJ LICENSED PLUMBER

NEW ELECTRICAL SYSTEM TO BE DESIGNED BY NJ LICENSED ELECTRICIAN

BUILDING SPECIFICATIONS

DESCRIPTION OF PROJECT:

1- REAR SECOND FLOOR BEDROOM - ASBUILT DRAWING
2- REAR DECK AND STAIRWAY - ASBUILT DRAWING AND REPAIR
3- FRONT DECK AND STAIRWAY - ASBUILT DRAWING AND REPAIR

LAND USE ZONE:	R-5	CLIMATE ZONE:	4A
USE GROUP:	R5		
CONSTRUCTION CLASSIFICATION:	5B		

BUILDING CODES:

NJ UNIFORM CONSTRUCTION CODE

NJ REHABILITATION SUBCODE
- ■ ADDITION
- ■ ALTERATION
- ☐ RENOVATION
- ☐ REPAIR
- ☐ NOT APPLICABLE THIS PROJECT

WHERE APPLICABLE UNDER THE NJ REHABILITATION SUBCODE:
INTERNATIONAL RESIDENTIAL CODE / 2021
NATIONAL ELECTRICAL CODE / 2020
NATIONAL STANDARD PLUMBING CODE / 2021
INTERNATIONAL ENERGY CONSERVATION CODE / 2021
INTERNATIONAL MECHANICAL CODE / 2021
INTERNATIONAL FUEL GAS CODE / 2021

LIVE LOADS:

FLOOR JOISTS (RESIDENTIAL SLEEPING AREAS) / 30 PSF
FLOOR JOISTS (RESIDENTIAL LIVING AREAS) / 40 PSF
CEILING JOISTS (ATTICS WITHOUT STORAGE) / 10 PSF
CEILING JOISTS (ATTICS WITH LIMITED STORAGE) / 20 PSF
ROOF RAFTERS / 20 PSF (SNOW LOAD)
DECKS / 40 PSF
EXTERIOR BALCONIES / 60 PSF
GUARDRAILS AND HANDRAILS / 200 LB POINT LOAD
GUARDRAIL IN-FILL COMPONENTS / 50 PSF
PASSENGER VEHICLE GARAGES / 50 PSF
STAIRS / 40 PSF

WOOD SPECIES:

PROTECTED AREAS: DOUGLAS FIR-LARCH NO. 2 OR BETTER
EXTERIOR EXPOSED AREAS: ACQ TREATED DOUGLAS FIR-LARCH NO. 2 OR BETTER

RADON TIER:

- ☐ TIER 1 - HIGH RADON POTENTIAL
- ☐ TIER 2 - MODERATE RADON POTENTIAL
- ■ TIER 3 - LOW RADON POTENTIAL

BASIC WIND SPEED FOR 50-YEAR MEAN RECURRENCE INTERVAL: (RISK CATEGORY II): 116 MPH*

*DESIGN CRITERIA BASED ON THE INTERNATIONAL RESIDENTIAL CODE / 2021 (ATC HAZARDS BY LOCATION)

NEW LIVING SPACE AREA AND VOLUME

NEW SECOND FLOOR REAR BEDROOM AREA:	124.0 SF GROSS*
NEW SECOND FLOOR REAR BEDROOM VOLUME:	992.0 CF (36.7 CY)

**AREA IS "GROSS" AS DEFINED IN THE IRC/2021*

BUILDING HEIGHT: **26-6"**

NOT TO SCALE
DATE: 6/20/2023
DWN. BY: REL. BY:
DWN BY: SL
REVISION NOTES:
DATE:

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PROJECT NAME AND LOCATION: PARTIAL ASBUILT 35 MYRTLE AVENUE, KEANSBURG, NJ 07734

CLIENT NAME AND ADDRESS: DAVID WELLINGTON 35 MYRTLE AVENUE, KEANSBURG, NJ 07734

STEVEN LANE
NEW JERSEY LICENSED ARCHITECT NUMBER
21AI01438900
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ASBUILT AND REPAIR DRAWINGS

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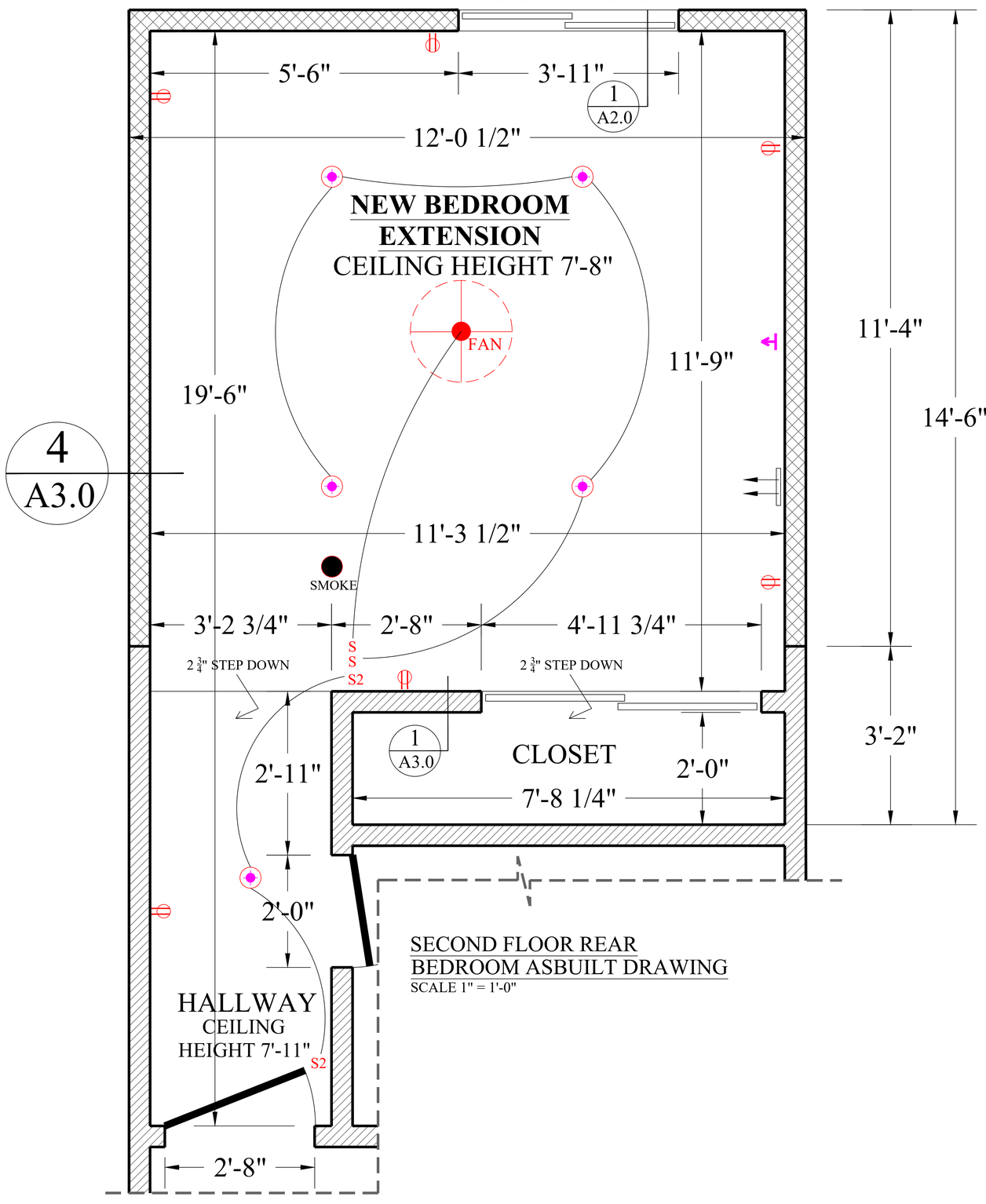
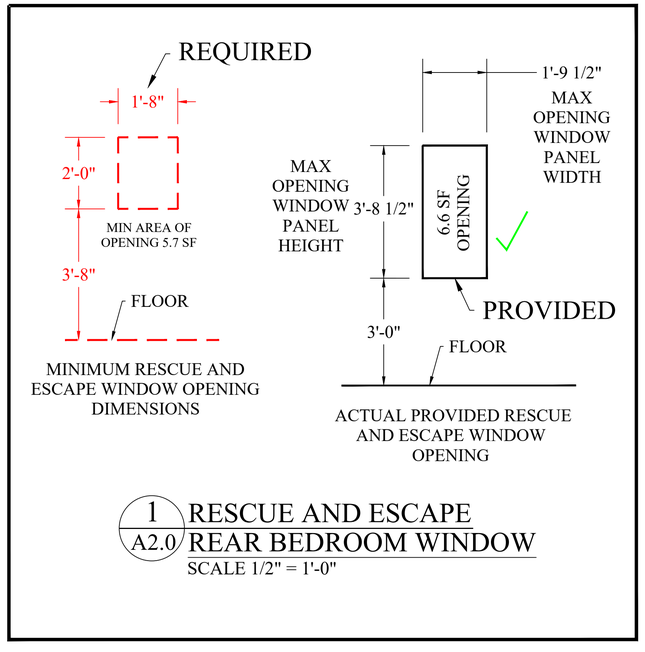


SECOND FLOOR REAR
BEDROOM ASBUILT DRAWING
SCALE 1" = 1'-0"

SYMBOL KEY

S	125V, 15 AMP LIGHT SWITCH
S2	TWO-WAY 125V, 15 AMP LIGHT SWITCH
FAN	NEW HANGING FAN LIGHT
SMOKE	NEW SMOKE DETECTOR, HARD WIRED AND INTERCONNECTED
	125V, 15 AMP DUPLEX ELECTRIC RECEPTACLE (AFCI CIRCUIT)
	6" DIAMETER RECESSED LIGHT
	HEAT AND A/C REGISTER WALL MOUNTED
	CABLE TV CONNECTION
	WOOD FRAME WALL



1 A2.0 RESCUE AND ESCAPE REAR BEDROOM WINDOW
SCALE 1/2" = 1'-0"

SCALE: 1" = 1'-0"
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REAR SECOND LEVEL BEDROOM ASBUILT

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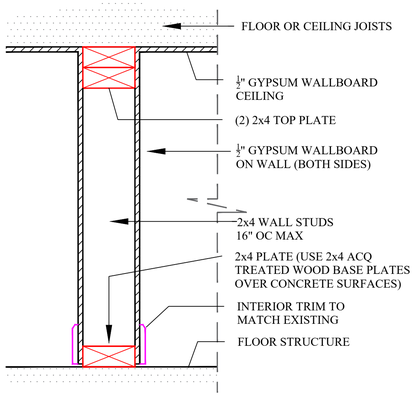
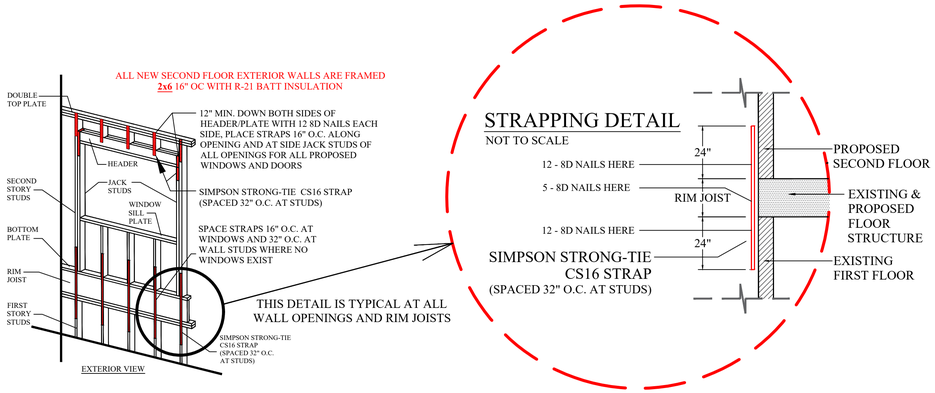
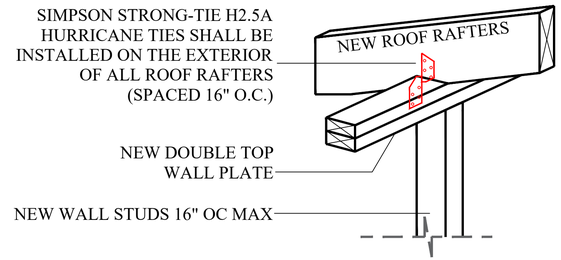


1 A3.0 **NEW INTERIOR PARTITION WALL DETAIL**
NOT TO SCALE

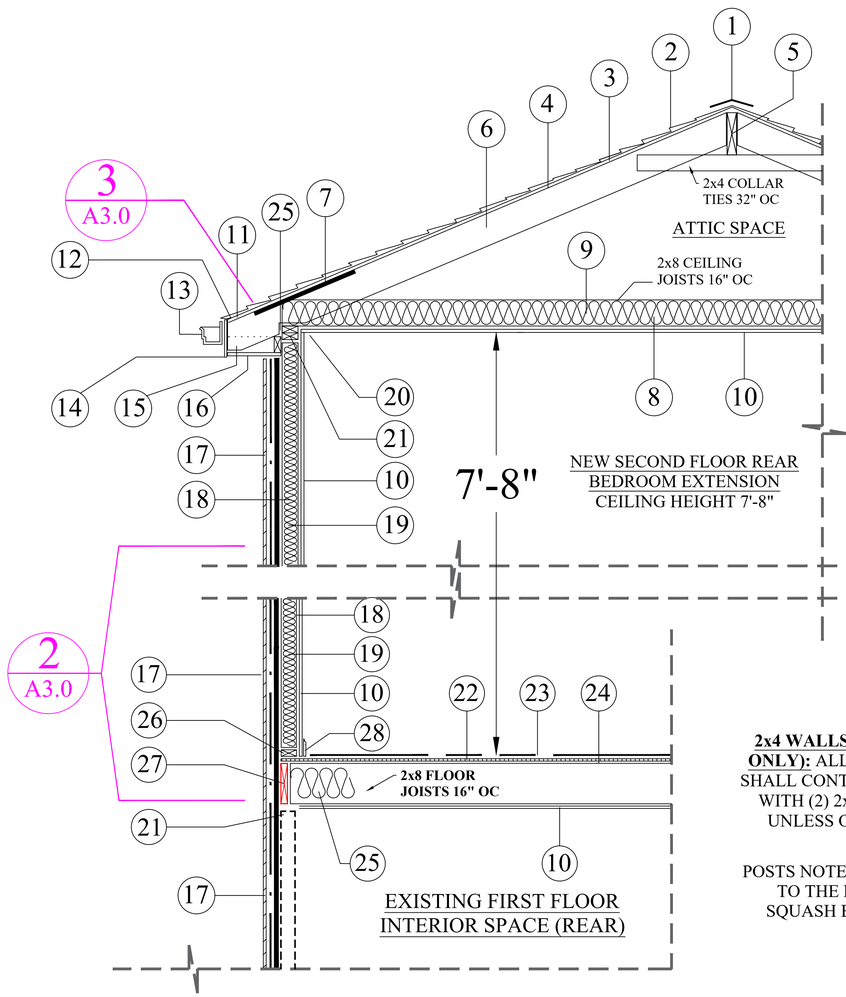


2 A3.0 STRAPPING DETAIL AT NEW FLOOR STRUCTURE JOINTS, NEW DOORS AND NEW WINDOW OPENINGS
NOT TO SCALE



3 A3.0 **ROOF RAFTER STEEL TIES**
NOT TO SCALE

1 GAF COBRA RIDGE VENT
2 GAF ASPHALT ROOF SHINGLES
3 GAF TIGERPAW ROOF SHINGLE UNDERLAYMENT
4 1/2" EXTERIOR GRADE PLYWOOD
5 2x10 RIDGE BEAM
6 2x8 ROOF RAFTERS SPACED 16 INCHES ON CENTER
7 INSULATION BAFFLE, FULL LENGTH OF ROOF RAFTER
8 2x8 CEILING JOISTS 16 INCHES ON CENTER
9 R38 BATT INSULATION - MUST BE OVER WALL PLATES
10 1/2" GYPSUM WALLBOARD, TAPE AND SPACKLE FOR SMOOTH FINISH, PAINT TWO (2) COATS AS PER OWNER
11 ONE COURSE OF ADHESIVE ROOF MEMBRANE (WEATHER WATCH) AT ALL ROOF EAVES, VALLEYS, AND CHIMNEYS
12 ALUMINUM DRIP EDGE (ALL RAKES AND EAVES)
13 ALUMINUM GUTTERS AT ALL ROOF EAVES WITH ALUMINUM DOWN SPOUTS, COLOR AS PER OWNER. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS
14 PINE FASCIA AND RAKE BOARDS, WRAP WITH ALUMINUM COIL-STOCK, MATCH EXISTING
15 2x4 SOFFIT FRAMING AND LEDGER BOARD. SOFFIT FRAMING 16 INCHES ON CENTER
16 FULLY VENTED VINYL SOFFIT
17 VINYL SIDING OVER TYVEK HOME WRAP OVER ½" EXTERIOR GRADE PLYWOOD
18 2x4 16" OC WALL STUDS
19 R-15 BATT INSULATION WITH VAPOR BARRIER TOWARD INSIDE OF DWELLING
20 INSULATION SHALL EXTEND OVER WALL PLATE AND BAFFLES SHALL ALLOW AIR VENTILATION
21 DOUBLE 2x4 PLATE
22 3/4" TONGUE AND GROOVE (T & G) PLYWOOD FLOOR SURFACE (GLUE AND SCREW)
23 FINISH FLOOR SURFACE AS PER OWNER
24 2x8 FLOOR JOISTS 16' OC
25 R30 BATT INSULATION ALL FLOORS , 2 FT LONG AT RIM JOIST
26 2x4 PLATE OVER 3/4" TONGUE AND GROOVE PLYWOOD FLOOR SURFACE, GLUE AND SCREW ALL PLYWOOD FLOORING TO ALL FLOOR JOISTS, TYPICAL
27 2x8 RIM JOIST
28 PINE WALL BASE TRIM, PAINTED TWO-COATS



4 A3.0 **REAR SECOND FLOOR BEDROOM SECTION**
NOT TO SCALE

2x4 WALLS (INTERIOR WALLS ONLY): ALL WINDOWS & DOORS SHALL CONTAIN (2) 2x10 HEADERS WITH (2) 2x4 POSTS EACH SIDE UNLESS OTHERWISE NOTED

POSTS NOTE: ALL POSTS SHALL BE TO THE FOUNDATION AND SQUASH BLOCKS INSTALLED

NOT TO SCALE
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REAR SECOND LEVEL BEDROOM ASBUILT

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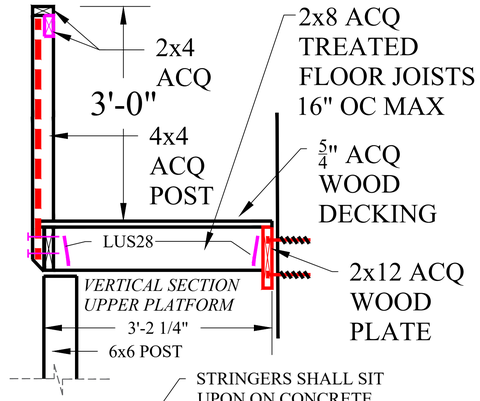
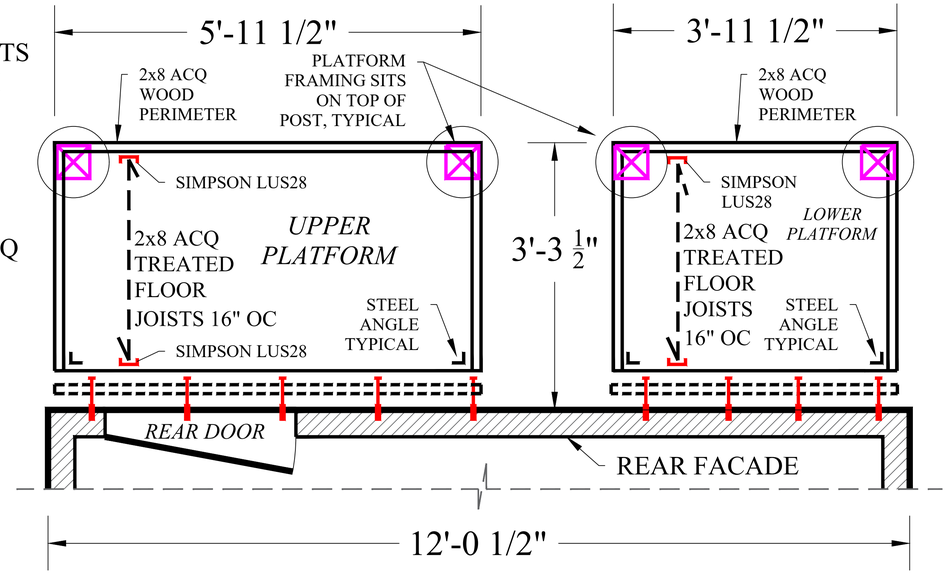
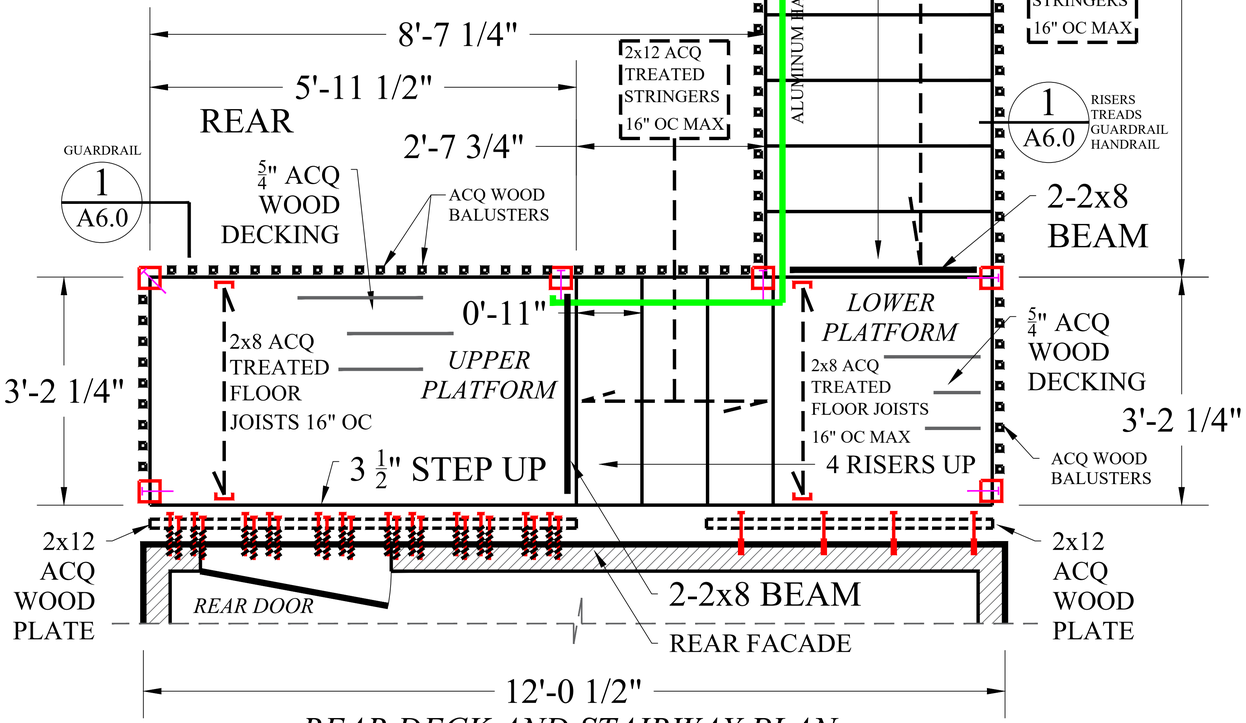
REAR DECK SYMBOL KEY

- 4x4 ACQ POST — INSTALLED ✓
- NOT INSTALLED YET - MUST BE INSTALLED → $\frac{3}{8}$" GAL CARRIAGE BOLT WITH NUT AND WASHER, TWO PER POST, LENGTH AS REQUIRED, ALL GUARDRAIL POSTS
- NOT INSTALLED YET - MUST BE INSTALLED → $\frac{5}{8}$" SIMPSON TILTON HD WASHER-HEAD STYLE HEAVY DUTY SCREW ANCHOR 4" MIN LONG, 12" OC MAX, 6" MAX FROM ENDS
- NOT INSTALLED YET - MUST BE INSTALLED → 3 $\frac{3}{8}$" LONG LEDGERLOK SCREWS. TWO ROWS, SPACE EVENLY, FOUR TOTAL SCREWS BETWEEN EACH FLOOR JOIST
- NOT INSTALLED YET - MUST BE INSTALLED → SIMPSON LUS28 (AT ALL FLOOR JOIST ENDS)
- NOT INSTALLED YET - MUST BE INSTALLED → ALUMINUM HANDRAIL
- 12" DIAMETER, 36" MIN BELOW GRADE MASONRY PIER, SIMPSON BC60Z BASE BRACKET, AND 6x6 ACQ TREATED WOOD POST — INSTALLED ✓





6x6 POST AND FOOTING PIER PLAN



REAR DECK AND STAIRWAY PLAN

PHOTOGRAPHS OF THE REAR DECK AND STAIRWAY

REAR DECK AND STAIRWAY ASBUILT DRAWING
SCALE 1" = 1'-0"

SCALE: 1" = 1'-0"
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NEW JERSEY LICENSED ARCHITECT NUMBER
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REAR DECK ASBUILT AND REPAIR DRAWINGS

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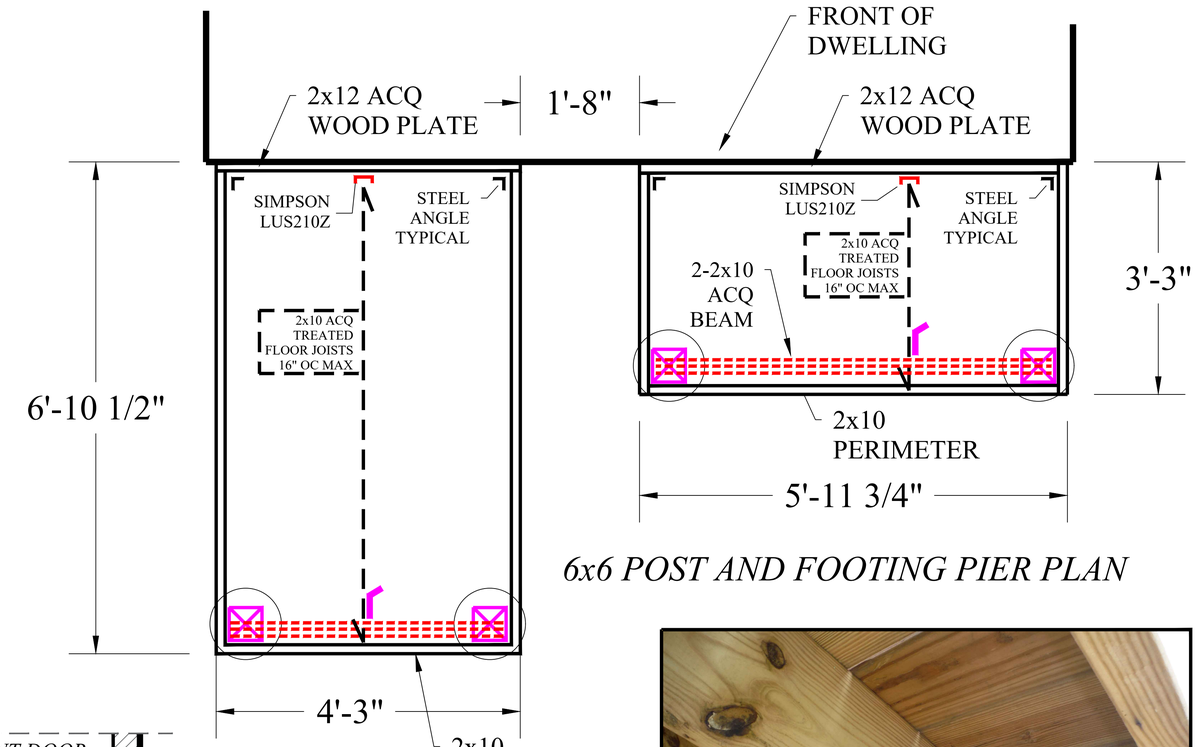
FRONT DECK SYMBOL KEY

- 4x4 ACQ POST — INSTALLED ✓
- NOT INSTALLED YET - MUST BE INSTALLED → $\frac{3}{8}$" GAL CARRIAGE BOLT WITH NUT AND WASHER, TWO PER POST, LENGTH AS REQUIRED, ALL GUARDRAIL POSTS
- NOT INSTALLED YET - MUST BE INSTALLED → $\frac{5}{8}$" SIMPSON TILTON HD WASHER-HEAD STYLE HEAVY DUTY SCREW ANCHOR 4" MIN LONG, 12" OC MAX, 6" MAX FROM ENDS
- NOT INSTALLED YET - MUST BE INSTALLED → 3 $\frac{3}{8}$" LONG LEDGERLOK SCREWS. TWO ROWS, SPACE EVENLY, FOUR TOTAL SCREWS BETWEEN EACH FLOOR JOIST
- SIMPSON LUS210Z — INSTALLED ✓
- NOT INSTALLED YET - MUST BE INSTALLED → SIMPSON H2.3A ALL FLOOR JOIST ENDS OVER BEAMS, TYPICAL
- NOT ALL INSTALLED YET - MUST BE INSTALLED → ALUMINUM HANDRAIL
- 12" DIAMETER, 36" MIN BELOW GRADE MASONRY PIER, SIMPSON BC60Z BASE BRACKET, AND 6x6 ACQ TREATED WOOD POST — INSTALLED ✓



6x6 POST AND FOOTING PIER PLAN

FRONT DECK AND STAIRWAY PLAN

FRONT DECK AND STAIRWAY ASBUILT DRAWING
SCALE 1" = 1'-0"

PHOTOGRAPHS OF THE FRONT DECK AND STAIRWAY

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FRONT DECK ASBUILT AND REPAIR DRAWINGS

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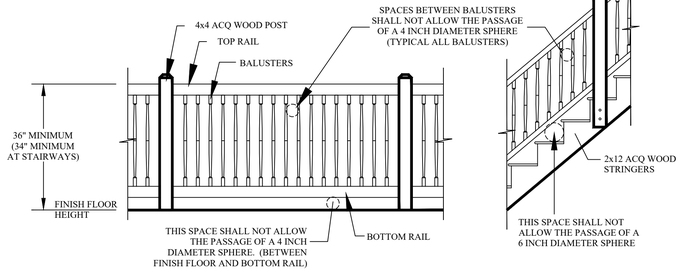
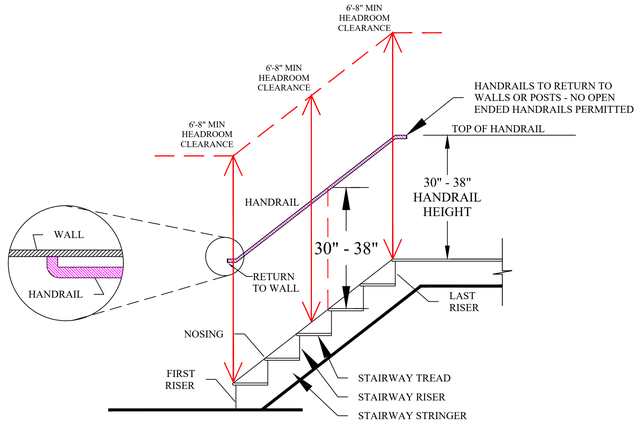


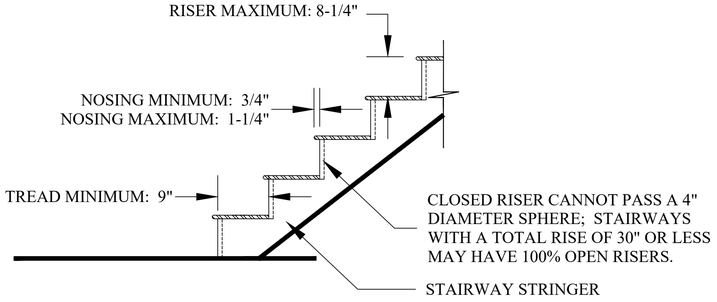
GUARDRAIL REQUIREMENTS

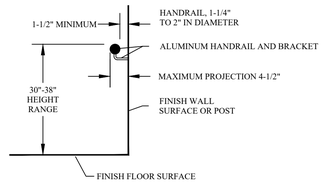
GUARDRAIL AT STAIRWAY



HANDRAIL HEIGHT AND LANDING RUN

THE NUMBER OF RISERS SHOWN IS FOR EXAMPLE ONLY





* STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.

* HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2 INCHES ON EITHER SIDE OF THE STAIRWAY.

* THE MINIMUM NET CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31-1/2 INCHES (HANDRAILS ON ONE SIDE) OR 27 INCHES (HANDRAILS ON BOTH SIDES).

* PROVIDE HANDRAIL ON AT LEAST ONE SIDE OF STAIRWAY OF THREE (3) OR MORE RISERS

1 / A6.0 GUARDRAIL, HANDRAIL, STAIRWAY - GENERAL DETAILS

NOT TO SCALE

AIR BARRIER AND INSULATION CHECKLIST

In the checklist below, ***AB*** and ***I*** stand for the *air barrier* and *insulation* inspection components to be verified. The local code official will always verify the ***I*** components. In the case where the local code official is not verifying the ***AB*** components, they may be verified by a person independent of the insulation installer, or by the use of a blower door test.

If the permit holder has elected use of a blower door test, documentation of test results verifying air leakage less than 3 air changes per hour when tested per ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 w.g. (50 Pa) shall be submitted with this checklist. A passing test demonstrates that the ***AB*** components are verified.

Component		Criteria	Y, N, or N/A	Comments	Initials	Date
Floors (including above-garage and cantilevered floors)						
General	I	Insulation is installed to maintain permanent contact with underside of subfloor decking.				
	AB	Air barrier is installed at any exposed edge of insulation.				
Rim joists	AB	Rim joists include an air barrier.				
	I	Rim joists are insulated.				
Walls						
General	I	Corners and headers are insulated.				
	AB	Junction of foundation and sill plate is sealed.				
Crawl space walls	I	Insulation is permanently attached to walls.				
	I	Exposed earth in unvented crawl spaces is covered with Class I vapor retarder with overlapping joints taped.				
Windows and doors	AB	Space between window/door jambs and framing is sealed.				
Garage separation	AB	Air sealing is provided between the garage and conditioned spaces.				
Plumbing and wiring	I	Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.				
Shower/tub on exterior wall	I	Showers and tubs on exterior walls have insulation.				
	AB	Showers and tubs on exterior walls have an air barrier separating them from the exterior wall.				
Electrical/phone box on exterior walls	AB	Air barrier extends behind boxes or air sealed-type boxes are installed.				
Ceiling/Attic						
Skylights	AB	Space between skylight framing is sealed.				

U.C.C. F392-1 (12/15)

PERMIT # _____ LOT: _____ BLOCK: _____

Component		Criteria	Y, N, or N/A	Comments	Initials	Date
Ceiling/Attic		***(continued)***				
General	AB	Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed.				
	AB	Attic access (except unvented attic), knee wall door, or drop down stair is sealed.				
Recessed lighting	I	Recessed light fixtures penetrating the thermal envelope are air tight, IC-rated, and sealed to drywall.				
Other/All						
Air barrier and thermal barrier	I	Exterior thermal envelope insulation for framed assemblies is installed in substantial contact and continuous alignment with building envelope air barrier.				
	AB	Breaks or joints in the air barrier are filled or repaired.				
	I	Air-permeable insulation is not used as a sealing material.				
	AB	Air-permeable insulation is inside of an air barrier.				
Shafts, penetrations	AB	Duct shafts, utility penetrations, knee walls and flue shafts opening to exterior or unconditioned space are sealed.				
Narrow cavities	I	Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulation.				
HVAC register boots	AB	HVAC register boots that penetrate building envelope are sealed to subfloor or drywall.				

FASTENING TO BE INSTALLED AS FOLLOWS:

WALL CONSTRUCTION

TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2½" × 0.113") or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions [see Sections R802.3.1, R802.3.2 and Table R802.5.1(9)]	4-10d box (3" × 0.128"); or 3-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) [see Sections R802.3.1 and R802.3.2 and Table R802.5.1(9)]	Table R802.5.1(9)	Face nail
5	Collar tie to rafter, face nail or 1¼" × 20 ga. ridge strap to rafter	4-10d box (3" × 0.128"); or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3½" × 0.135"); or 3-10d common nails (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3½" × 0.135"); or 3-10d common (3½" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box 3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
	Wall		
8	Stud to stud (not at braced wall panels)	16d common (3½" × 0.162")	24" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
		16d common (3½" × 0.162")	16" o.c. face nail
10	Built-up header (2" to 2" header with ½" spacer)	16d common (3½" × 0.162")	16" o.c. each edge face nail
		16d box (3½" × 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2½" × 0.113"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128")	Toe nail
12	Top plate to top plate	16d common (3½" × 0.162")	16" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	12" o.c. face nail
13	Double top plate splice for SDCs D_0, D_1, or D_2 with seismic braced wall line spacing < 25'	8-16d common (3½" × 0.162"); or 12-16d box (3½" × 0.135"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
	Double top plate splice SDCs D_0, D_1, or D_2 and braced wall line spacing ≥ 25'	12-16d (3½" × 0.135")	

(continued)

TABLE R602.3(1)—continued
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3½" × 0.162")	16" o.c. face nail
		16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2½" × 0.113"); or 3-16d box (3½" × 0.135"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common (3½" × 0.162"); or 3-3" × 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples 1⅞"	Face nail
19	1" × 6" sheathing to each bearing	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail
20	1" × 8" and wider sheathing to each bearing	3-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1¾" long	Face nail
		Wider than 1" × 8" 4-8d box (2½" × 0.113"); or 4-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 4 staples, 1" crown, 16 ga., 1¾" long	
	Floor		
21	Joist to sill, top plate or girder	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2½" × 0.113")	4" o.c. toe nail
		8d common (2½" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	6" o.c. toe nail
23	1" × 6" subfloor or less to each joist	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail

(continued)

WALL CONSTRUCTION

TABLE R602.3(1)—continued
FASTENING SCHEDULE

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum $\frac{7}{16}$-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

WALL CONSTRUCTION

TABLE 602.3(1)
FASTENING SCHEDULE—continued

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
	Floor		
24	2" subfloor to joist or girder	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	Blind and face nail
25	2" planks (plank & beam—floor & roof)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	At each bearing, face nail
26	Band or rim joist to joist	3-16d common (3½" × 0.162") 4-10 box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples, $\frac{7}{16}$" crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
		10d box (3" × 0.128"); or 3" × 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides
		And; 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4-16d box (3½" × 0.135"); or 3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail
29	Bridging to joist	2-10d (3" × 0.128")	Each end, toe nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS: Edges (inches)[d]	SPACING OF FASTENERS: Intermediate supports[c, e] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel *exterior* wall sheathing to wall framing]			
30	$\frac{3}{8}$" – $\frac{1}{2}$"	6d common (2" × 0.113") nail (subfloor, wall)/ 8d common (2½" × 0.131") nail (roof)	6	12[f]
31	$\frac{19}{32}$" – 1"	8d common nail (2½" × 0.131")	6	12[f]
32	1 $\frac{1}{4}$" – 1 $\frac{1}{4}$"	10d common (3" × 0.148") nail; or 8d (2½" × 0.131") deformed nail	6	12
	Other wall sheathing[g]			
33	½" structural cellulosic fiberboard sheathing	1½" galvanized roofing nail, $\frac{7}{16}$"-head diameter, or 1" crown staple 16 ga., 1½" long	3	6
34	$\frac{25}{32}$" structural cellulosic fiberboard sheathing	1¾" galvanized roofing nail, $\frac{7}{16}$"-head diameter, or 1" crown staple 16 ga., 1¾" long	3	6
35	½" gypsum sheathing[d]	1½" galvanized roofing nail; staple galvanized, 1½" long; 1¼" screws, Type W or S	7	7
36	$\frac{5}{8}$" gypsum sheathing[d]	1½" galvanized roofing nail; staple galvanized, 1¾" long; 1⅝" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	½" and less	6d deformed (2" × 0.120") nail; or 8d common (2½" × 0.131") nail	6	12
38	$\frac{7}{8}$" – 1"	8d common (2½" × 0.131") nail; or 8d deformed (2½" × 0.120") nail	6	12
39	1 $\frac{1}{8}$" – 1 $\frac{1}{4}$"	10d common (3" × 0.148") nail; or 8d deformed (2½" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

(continued)

REFER TO THE INTERNATIONAL BUILDING CODE/2021 FOR FURTHER INFORMATION

NOT TO SCALE
DATE: 6/20/2023
DWN. BY: | REL. BY:
DWN BY: SL
REVISION NOTES:
DATE:

PROJECT NO.: 23-17

PROJECT NAME AND LOCATION: PARTIAL ASBUILT, 35 MYRTLE AVENUE, KEANSBURG, NJ 07734

CLIENT NAME AND ADDRESS: DAVID WELLINGTON, 35 MYRTLE AVENUE, KEANSBURG, NJ 07734

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