



PROJECT

16 JOHN STREET
DEMAREST NEW JERSEY

CLIENT

16 JOHN LLC
16 JOHN STREET
DEMAREST NEW JERSEY

CONSULTANT

DATE	SCALE
02-13-2026	N/A
DRAWN BY	CHECKED BY
P.G.	P.G.
DWG. TITLE	

BASEMENT/FOUNDATION PLAN
FIRST FLOOR PLAN

[illegible]

PIERO F. GABUCCI, A.I.A.
 NI AL-15289 NY 025119 PA RA 407426

SEAL & SIGNATURE

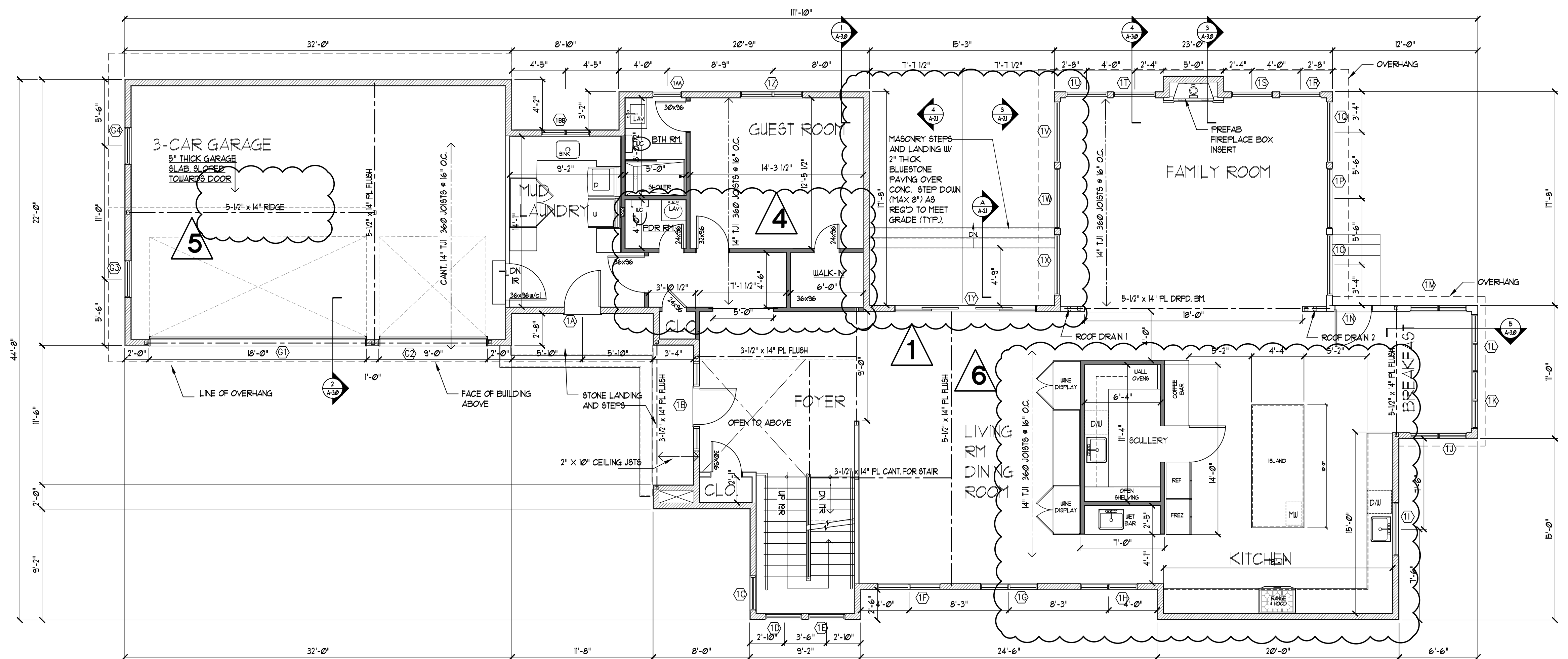
PROJECT #

25-051

DWG NO

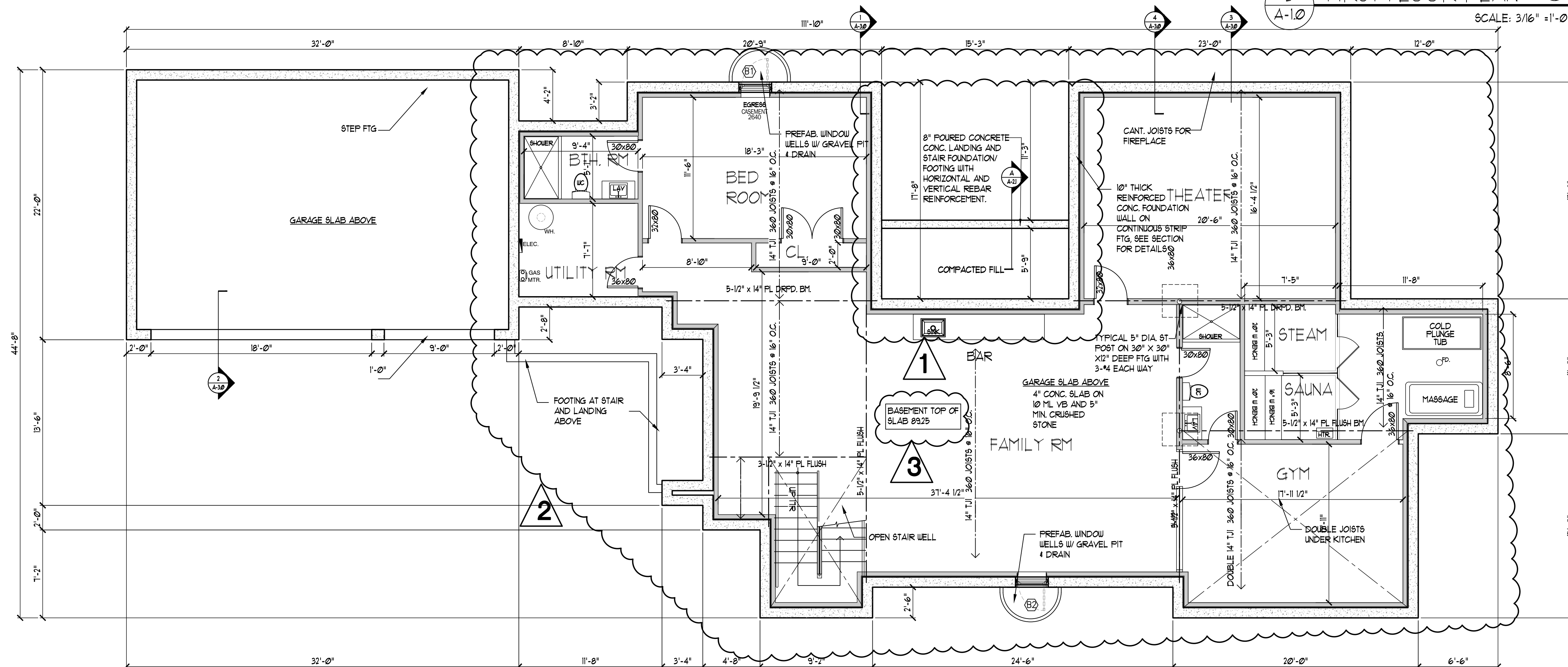
A-1.0

2 OF 10



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



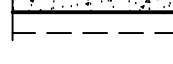
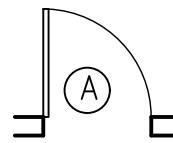
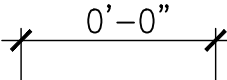
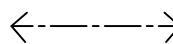
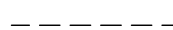
FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

TRUE NORTH PLAN NORTH

SCALE: 3/16" = 1'-0"

PLAN SYMBOL LEGEND

- 
REINFORCED, POURED CONCRETE WALL W/ CONTINUOUS REINFORCED FOOTING
- 
2" x 6" @ 16" O.C. FRAMED WALL, INTERIOR OR EXTERIOR WITH 1/2 GYP. B'D TYPICAL UNLESS NOTED OTHERWISE
- 
2" x 4" @ 16" O.C. FRAMED INTERIOR WALL WITH 1/2 GYP. B'D TYPICAL UNLESS NOTED OTHERWISE
- 
DOOR: 4 FRAME AND DOOR NUMBER REFER TO DOOR SCHEDULE
- 
WINDOW NUMBER, SEE SCHEDULE
- 
DIMENSION FINISH TO FINISH ON INTERIOR WALLS AND TO OUTSIDE FACE OF EXT. SHEATHING ON EXTERIOR WALL
- 
STRUCTURAL BEAM - SEE PLANS FOR SIZE
- 
FRAMING JOIST & DIRECTION - SEE PLANS FOR SIZE
- 
PROVIDE 4x4 POST AT ALL MICROLAM, PARALLAM HEADERS, BEAMS, ETC., EXTEND DOWN TO SOLID BEARING. TYP. FOR ALL
- 
REPRESENTS SOLID POST FROM ABOVE. PROVIDE MICROLAM, PARALLAM OR DOUBLE JOISTS DIRECTLY UNDER WITH SOLID BLOCKING
- 
STEEL TUBE COLUMN
- 
INDICATES REFERENCE LINE ABOVE

GENERAL CONSTRUCTION NOTES

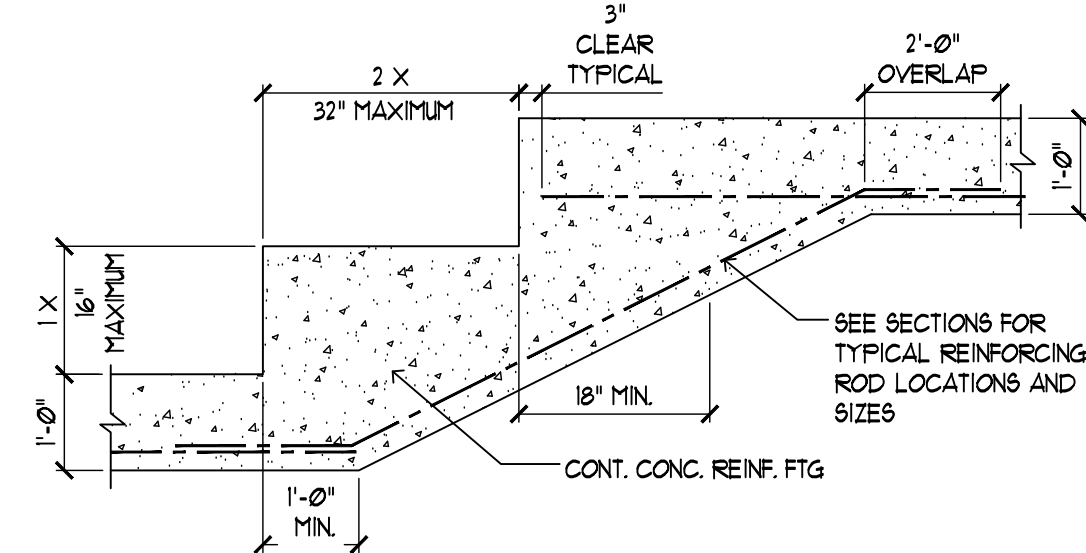
1. PROVIDE DOUBLE JOISTS, CENTERED BELOW ALL NEW PARTITIONS RUNNING PARALLEL TO FLOOR JOISTS - TYPICAL.
2. PROVIDE JOIST & GIRDER HANGERS BY "SIMPSON STRONG-TIE" OR EQUAL THROUGHOUT, AS NEEDED - TYPICAL.
3. ALL DIMENSIONS SHOWN AT INTERIORS ARE TO FINISH WALL SURFACES.
4. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
5. ALL STRUCTURAL WOOD WOOD MEMBERS AT PORCHES, SHALL BE PRESSURE TREATED.
6. UNLESS OTHERWISE NOTED, TYPICAL HEADERS AT NEW WINDOWS & DOORS OF EXISTING WALLS:
 - ONE (1) 9'-12" x 9'-12" LVL AT WALLS CONSTRUCTED WITH 2x6 STUDS
 - TWO (2) 1-3/4" x 9'-12" LVL AT WALLS CONSTRUCTED WITH 2x4 STUDS

ADDITIONAL NOTES

1. NOTE: PROVIDE MOISTURE & MOLD RESISTANT GYP. WALL BD. AT ALL BATHROOMS, LAUNDRY ROOMS, TILED WALL LOCATIONS AND DAMP AREA WALLS.

GENERAL SYMBOLS

-
- The diagram illustrates the layout of a drawing sheet with various designations and their corresponding symbols. The symbols are arranged vertically, each with lines pointing to its respective label:
- DETAIL NUMBER**: A circle containing the number 2, with a line pointing to the label.
 - DETAIL DESIGNATION**: A circle containing the text A10, with a line pointing to the label.
 - SHEET NUMBER**: A circle containing the number 2, with a line pointing to the label.
 - SECTION NUMBER**: A circle containing the number 2, with a line pointing to the label.
 - SECTION DESIGNATION**: A circle containing the text A10, with a line pointing to the label.
 - SHEET NUMBER**: A circle containing the number 2, with a line pointing to the label.
 - ELEV. NUMBER**: A circle containing the number 2, with a line pointing to the label.
 - ELEVATION DESIGNATION**: A circle containing the text A10, with a line pointing to the label.
 - SHEET NUMBER**: A circle containing the number 2, with a line pointing to the label.
 - REVISION DESIGNATION**: A triangle containing the number 2, with a line pointing to the label.



STEEPED FTG DETAIL

SCALE: 1/2" = 1'-0"

TRUE NORTH PLAN NORTH

SCALE: 3/16" = 1'-0"



NEW SINGLE FAMILY
16 JOHN STREET
DEMAREST NEW JERSEY

16 JOHN LLC
16 JOHN STREET
DEMAREST NEW JERSEY

N/A

P.G

SECOND FLOOR PLAN
ROOF PLAN

[illegible]

25-051

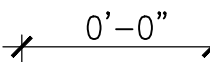
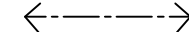
A-1

OF 1

 REINFORCED, POURED CONCRETE WALL W/
CONTINUOUS REINFORCED FOOTING

 2" X 6" @ 16" O.C. FRAMED WALL,
INTERIOR OR EXTERIOR WITH 1/2" GYP.
B.D TYPICAL UNLESS NOTED
OTHERWISE

 2" X 4" @ 16" O.C. FRAMED INTERIOR
WALL WITH 1/2" GYP. B.D TYPICAL
UNLESS NOTED OTHERWISE

	DOOR & FRAME AND DOOR NUMBER REFER TO DOOR SCHEDULE
	WINDOW NUMBER SEE SCHEDULE
	DIMENSION FINISH TO FINISH ON INTERIOR WALLS AND TO OUTSIDE FACE OF EXT. SHEATHING ON EXTERIOR WALL
	STRUCTURAL BEAM - SEE PLANS FOR SIZE
	FRAMING JOIST & DIRECTION - SEE PLANS FOR SIZE
	PROVIDE 4X4 POST AT ALL MICROLAM, FARALLAM HEADERS, BEAMS, ETC. EXTEND DOWN TO SOLID BEARING. TYP. FOR ALL
	REPRESENTS SOLID POST FROM ABOVE. PROVIDE MICROLAM, FARALLAM OR DOUBLE JOISTS DIRECTLY UNDER WITH SOLID BLOCKING
	STEEL TUBE COLUMN
	INDICATES REFERENCE LINE ABOVE

1. PROVIDE DOUBLE JOISTS, CENTERED BELOW ALL NEW PARTITIONS RUNNING PARALLEL TO FLOOR JOISTS - TYPICAL.
2. PROVIDE JOIST & GIRDER HANGERS BY "SIMPSON STRONG-TIE" OR EQUIVALENT, AS NEEDED - TYPICAL.
3. ALL DIMENSIONS SHOWN AT INTERIORS ARE TO FINISH WALL SURFACES.
4. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
5. ALL STRUCTURAL WOOD MEMBERS AT PORCHES, SHALL BE PRESSURE TREATED.
6. UNLESS OTHERWISE NOTED, TYPICAL HEADERS AT NEW WINDOWS & DOORS OF BASEMENT SHALL BE:
 - ONE (1) 5-1/2" x 9-1/2" LVL AT WALLS CONSTRUCTED WITH 2x6 STUDS.
 - TWO (2) 3-1/4" x 9-1/2" LVL AT WALLS CONSTRUCTED WITH 2x4 STUDS.

1. NOTE: PROVIDE MOISTURE & MOLD RESISTANT GYP. WALL BD. AT ALL BATHROOMS, LAUNDRY ROOMS, TILED WALL LOCATIONS AND DAMP AREA WALLS.

	DETAIL NUMBER
	<u>DETAIL DESIGNATION</u>
	SHEET NUMBER
	SECTION NUMBER
	<u>SECTION DESIGNATION</u>
	SHEET NUMBER
	ELEV. NUMBER
	<u>ELEVATION DESIGNATION</u>
	SHEET NUMBER
	REVISION DESIGNATION

SCALE: 3/16" = 1'-0"

TRUE NORTH PLAN NORTH

$$= 1' - \emptyset'$$
$$= 1 - 0$$



NEW SINGLE FAMILY
16 JOHN STREET
DEMAREST NEW JERSEY

**16 JOHN LLC
16 JOHN STREET
DEMAREST NEW JERSEY**

CONSULTANT

EXTERIOR ELEVATIONS

[illegible]

SEAL & SIGNATURE

PROJECT #

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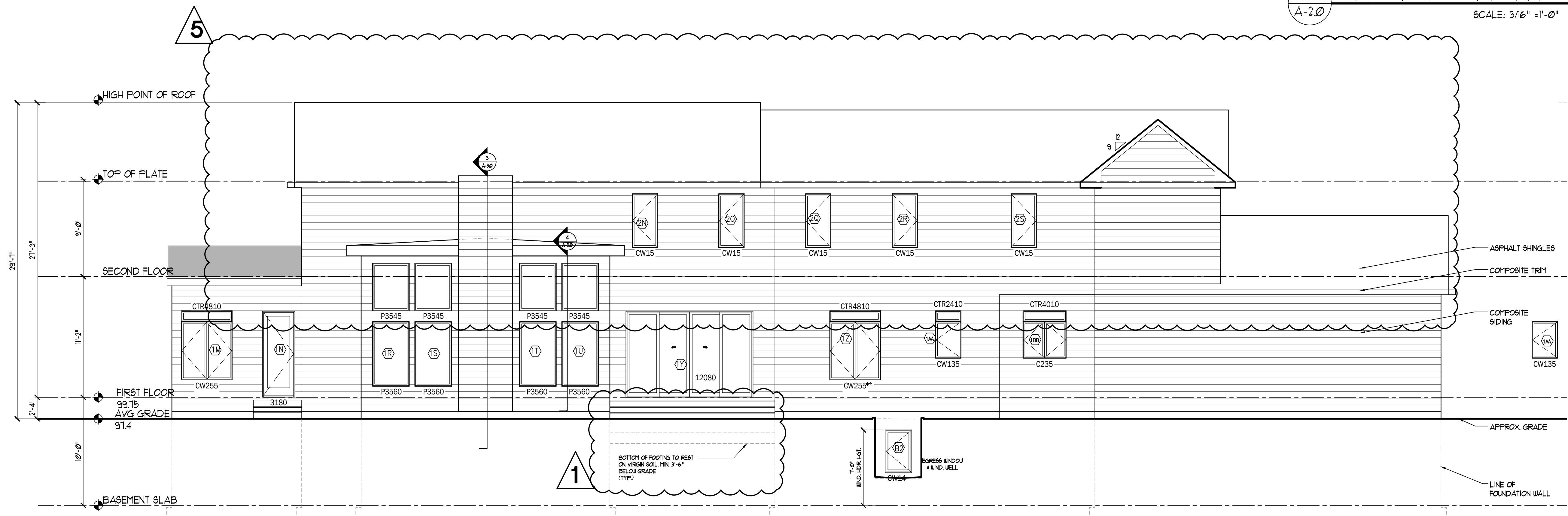
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A-2.0

4 OF 10



WEST (RIGHT SIDE) ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST (LEFT SIDE) ELEVATION
A-2.0 SCALE: 3/16" = 1'-0"



201 W. PASSAIC STREET - SUITE 102
ROCHELLE PARK, NJ 07662
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CLIENT

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CONSULTANT

DATE	SCALE
02-13/2026	N/A

DRAWN BY	CHECKED BY
P.G.	P.G.

DWG TITLE

EXTERIOR ELEVATIONS

[illegible]

PIERO F. GABUCCI, A.I.A.
NJ AI-15289 NY 025119 PA RA 407426

SEAL & SIGNATURE

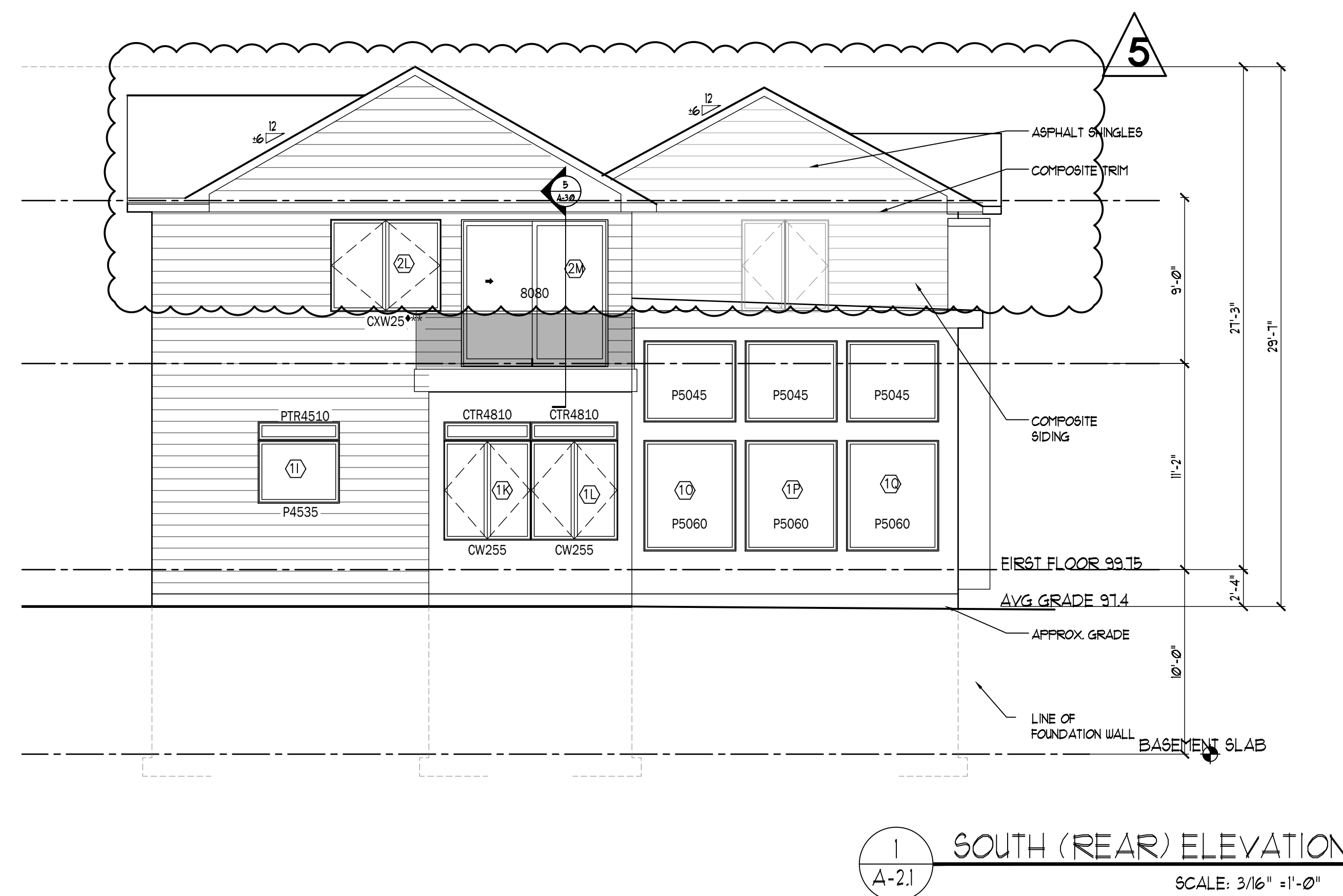
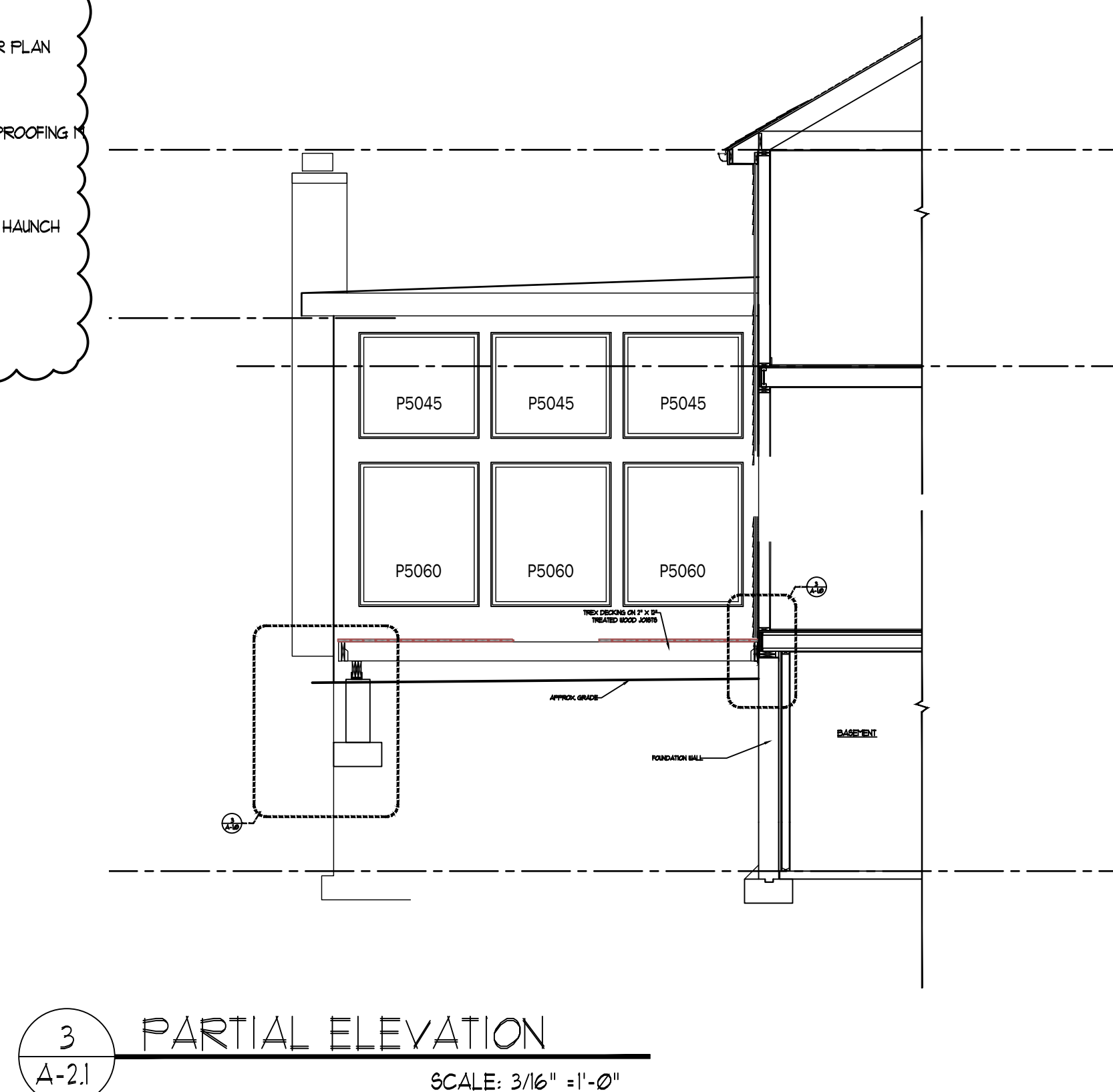
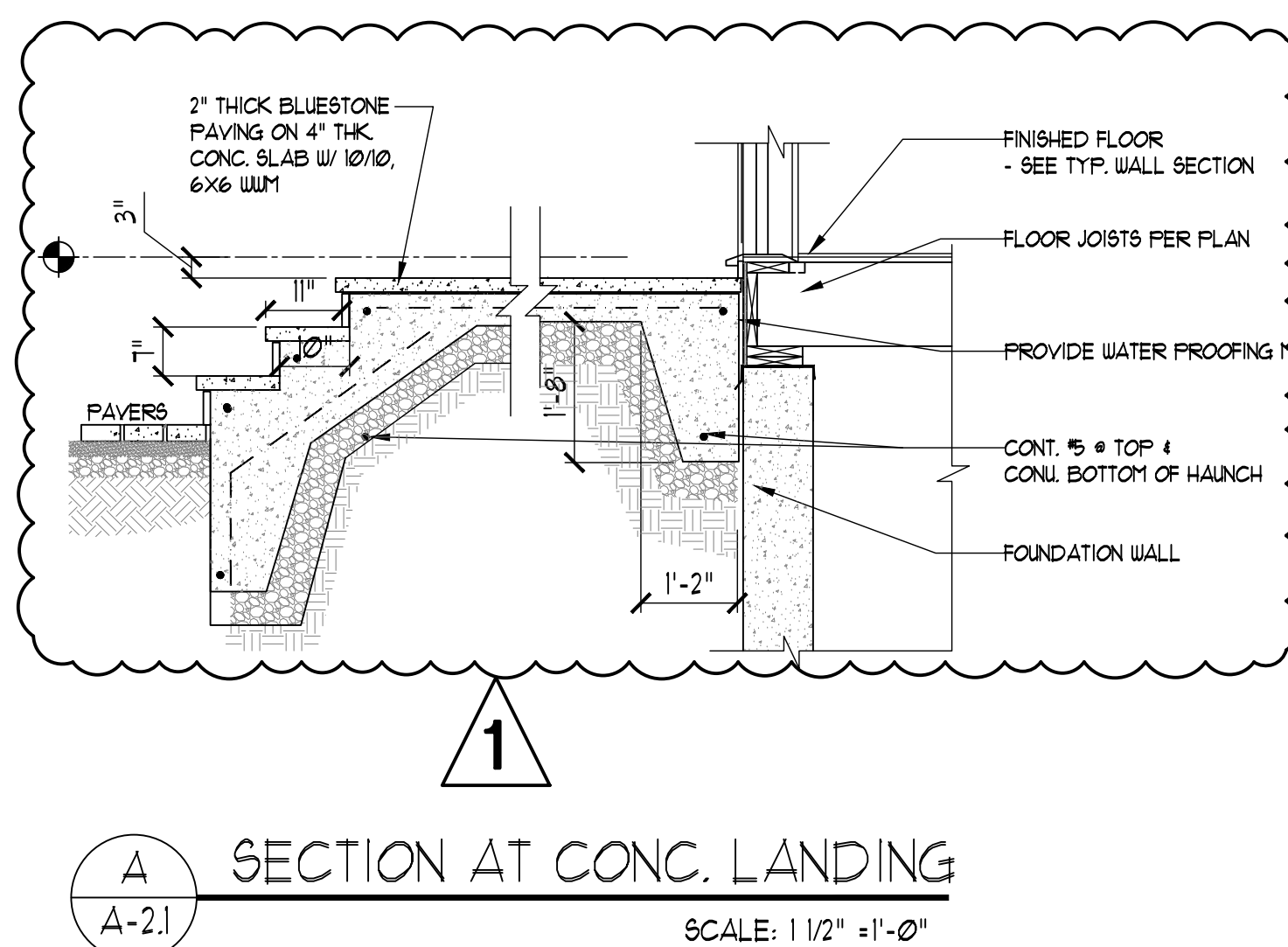
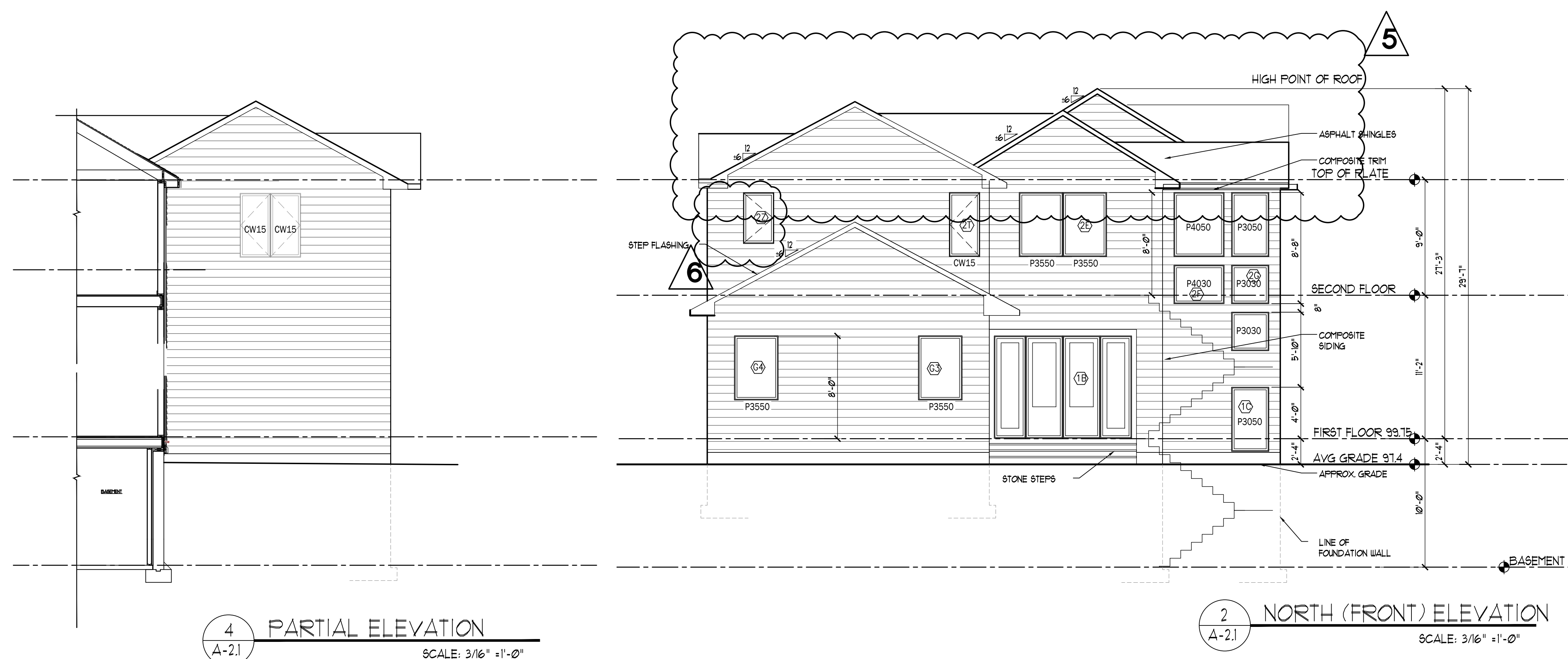
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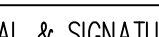


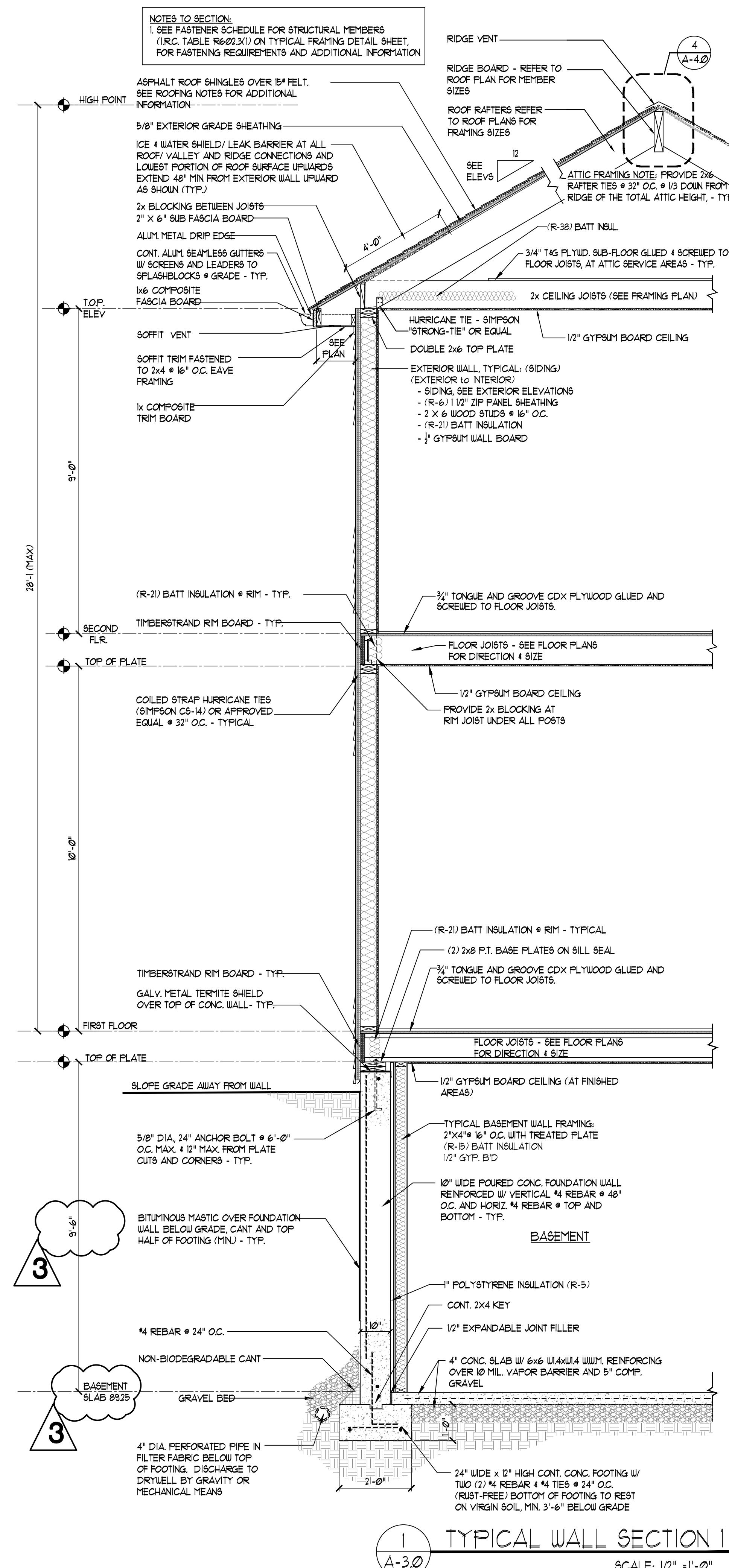
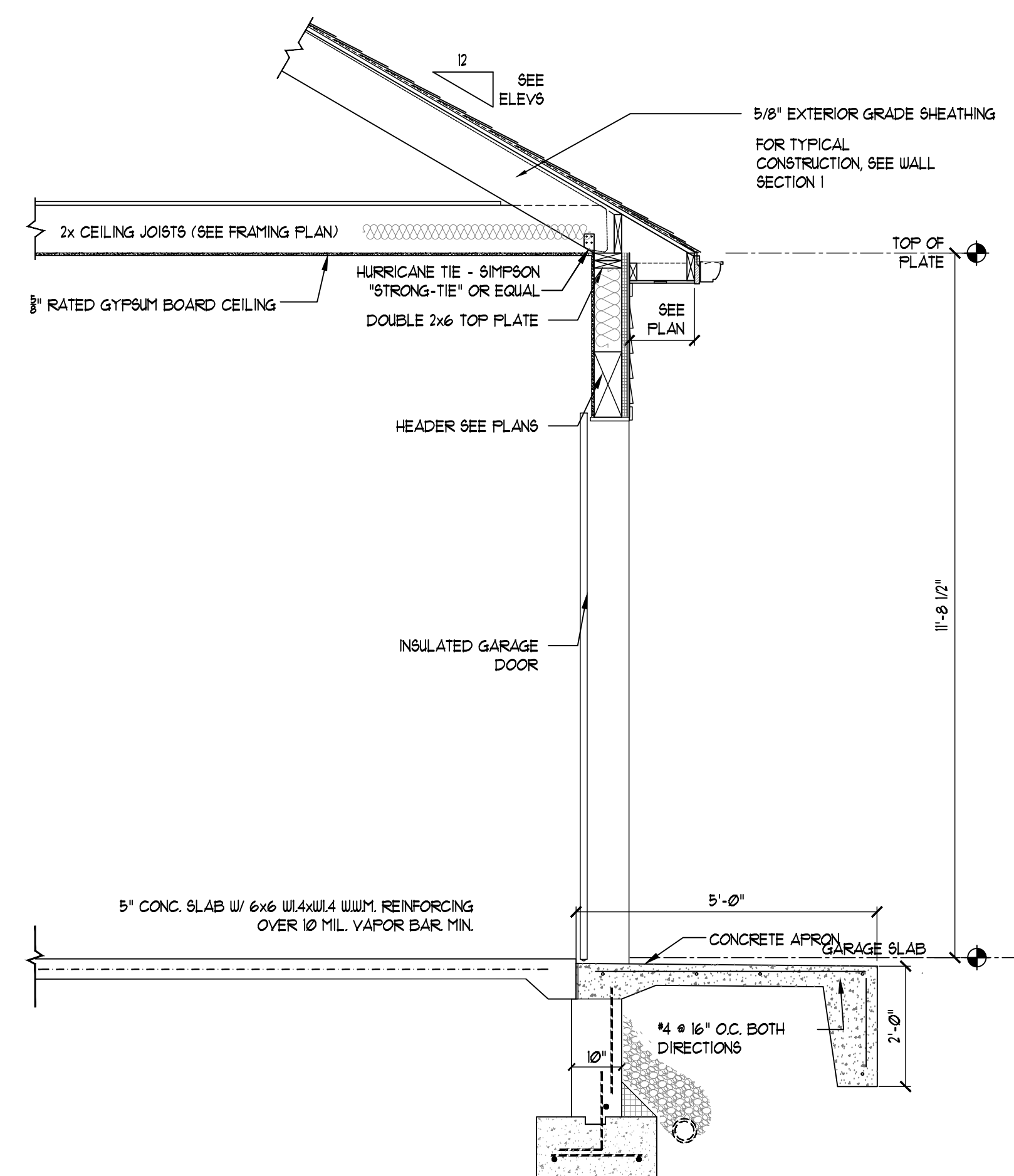
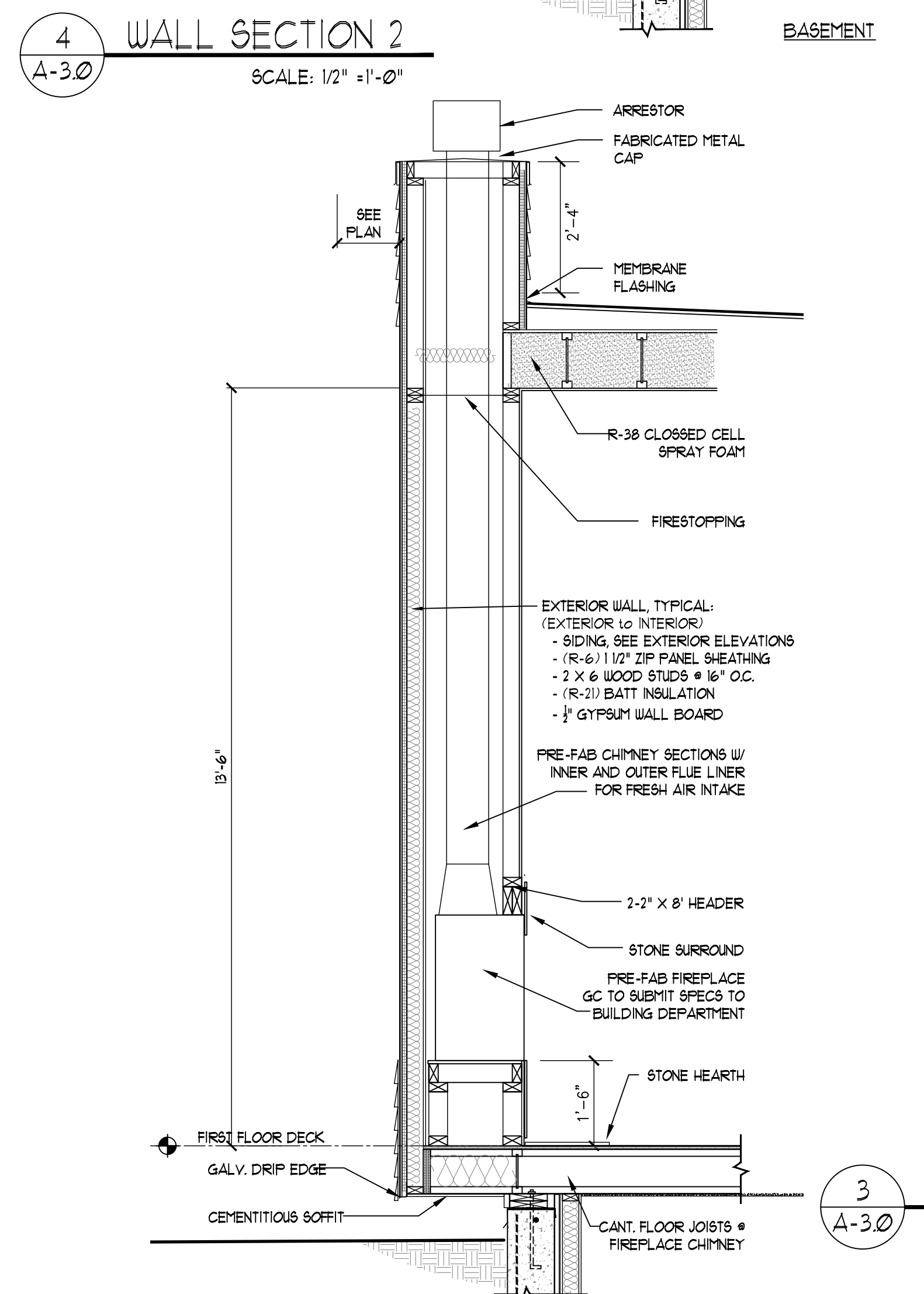
NEW SINGLE FAMILY
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DEMAREST NEW JERSEY

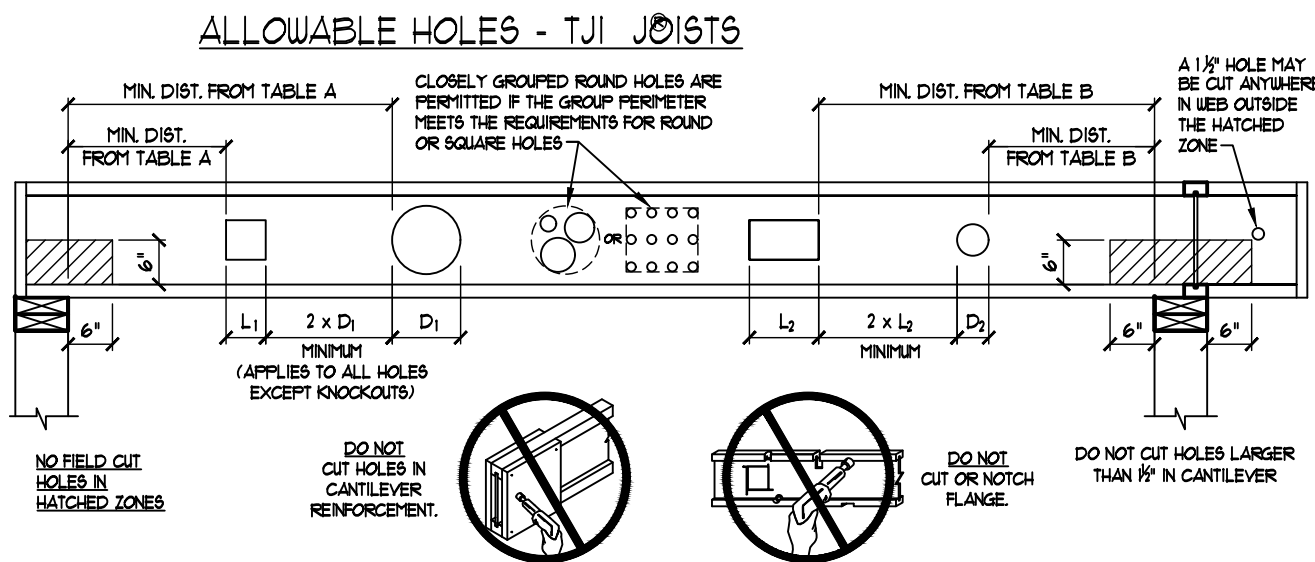
16 JOHN LLC
16 JOHN STREET
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DATE	SCALE
02-13/2026	N/A
DRAWN BY	CHECKED BY
P.G.	P.G.
DWG TITLE	

[illegible]

 PIERO F. GABUCCI, A.I.A. 			
NJ AI-15289		NY 02519 PA RA 407426	
SEAL & SIGNATURE		PROJECT #	
		25-051	
		DWG NO	
		A-3.0	
		6 OF 10	



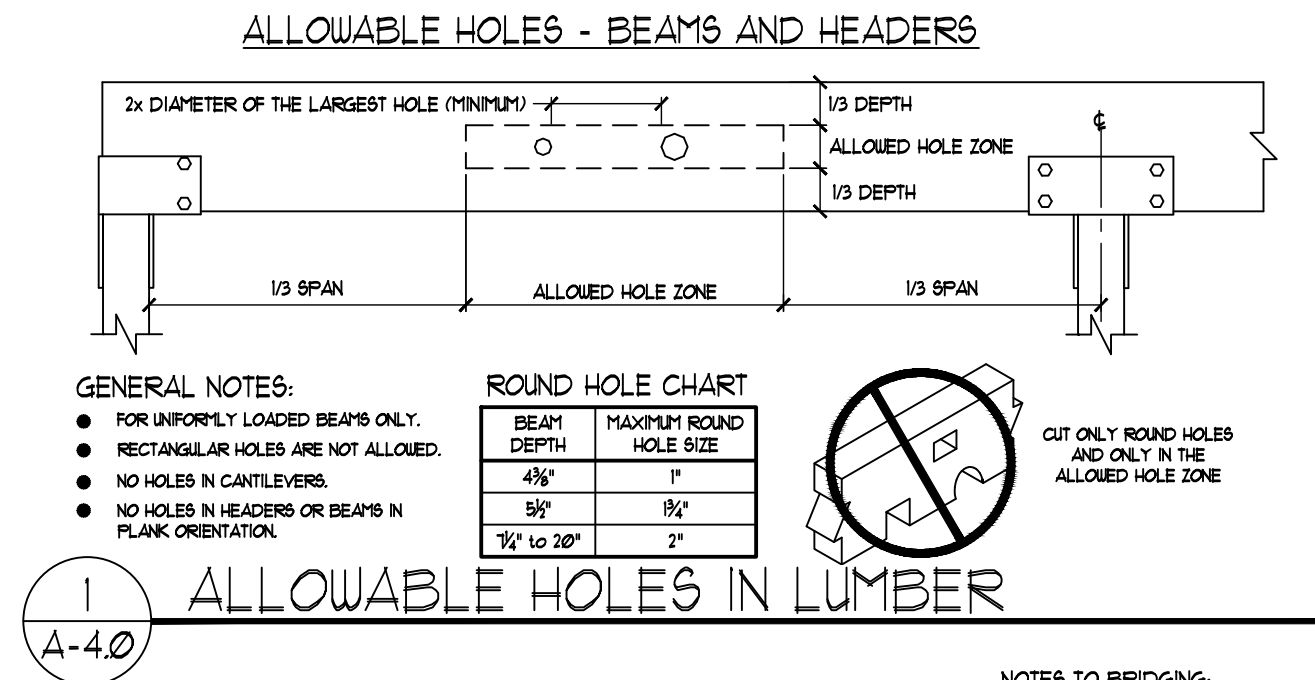


DEPTH	TJI#	ROUND HOLE SIZE					SQUARE OR RECTANGULAR HOLE SIZE				
		2"	3"	4"	6"	8"	2"	3"	4"	6"	8"
10"	10	1-0"	1-0"	1-0"	2-6"	5-0"	1-0"	1-0"	1-6"	4-6"	6-0"
	20	1-0"	1-0"	1-0"	2-6"	5-6"	1-0"	1-0"	1-6"	4-6"	6-0"
	30	1-0"	1-0"	1-0"	3-0"	6-0"	1-0"	1-0"	2-0"	5-6"	6-0"
	40	1-0"	1-0"	1-0"	3-6"	6-0"	1-0"	1-0"	2-6"	6-0"	6-0"
	50	1-0"	1-0"	1-0"	4-0"	8-0"	1-0"	1-0"	2-6"	6-6"	8-0"
	60	1-0"	1-0"	1-0"	4-6"	8-0"	1-0"	2-0"	3-6"	6-6"	8-0"

DEPTH	TJI#	ROUND HOLE SIZE					SQUARE OR RECTANGULAR HOLE SIZE				
		2"	3"	4"	6"	8"	2"	3"	4"	6"	8"
10"	1-0"	1-0"	1-0"	1-6"	4-0"	8-0"	1-0"	1-6"	2-6"	6-6"	9-0"
	20	1-0"	1-0"	1-0"	4-6"	8-0"	1-0"	1-6"	3-0"	7-6"	10-0"
	30	1-0"	1-0"	2-0"	5-0"	9-0"	1-0"	1-6"	3-6"	8-0"	11-0"
	40	1-0"	1-0"	3-0"	6-0"	10-0"	1-0"	1-6"	4-0"	9-0"	12-0"
	50	1-6"	3-0"	4-6"	8-0"	11-0"	3-0"	4-6"	6-0"	10-6"	13-0"

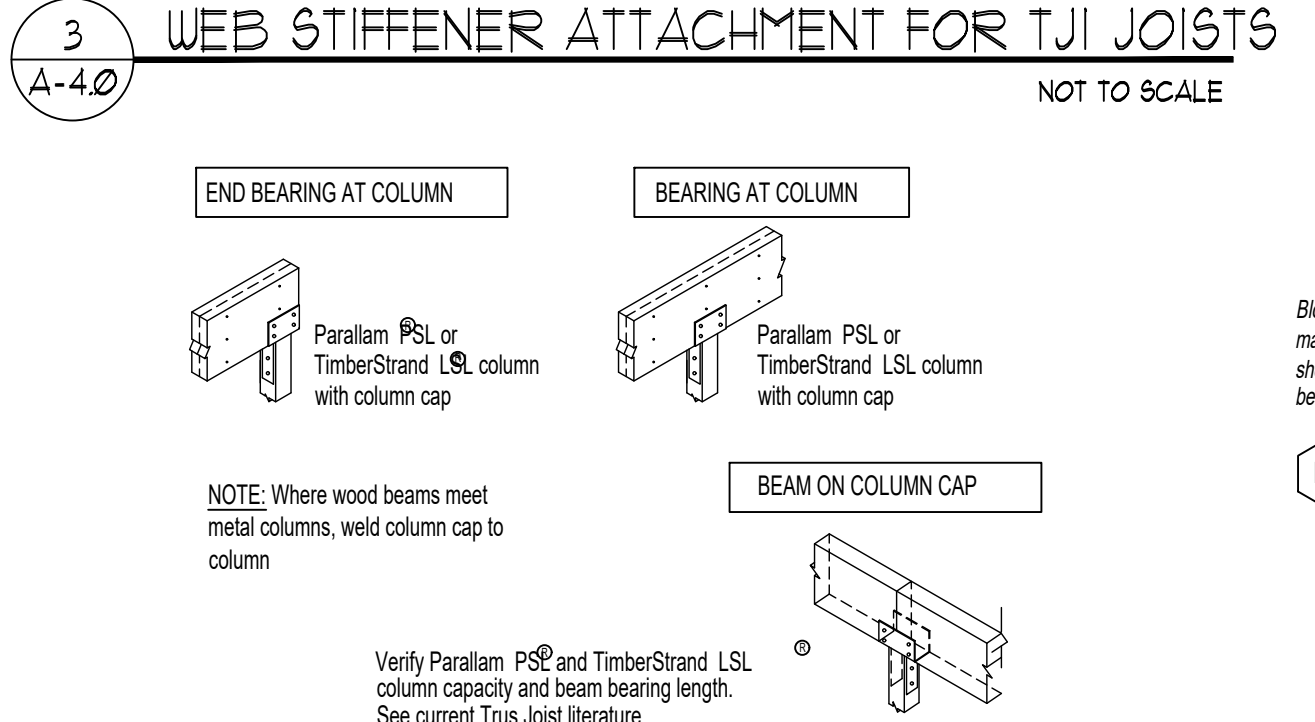
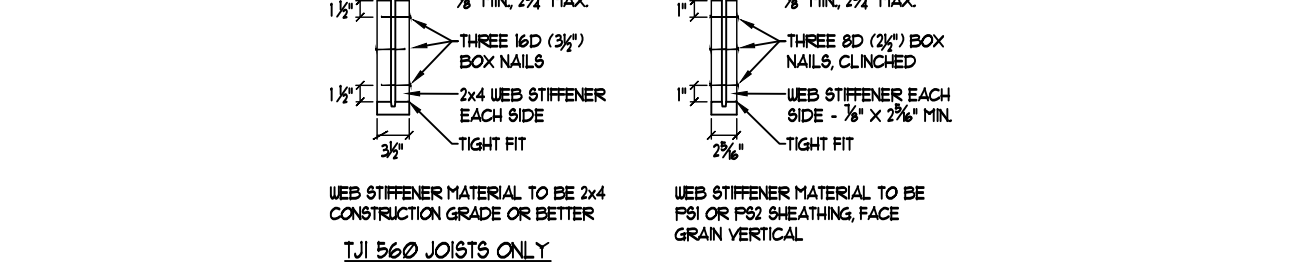
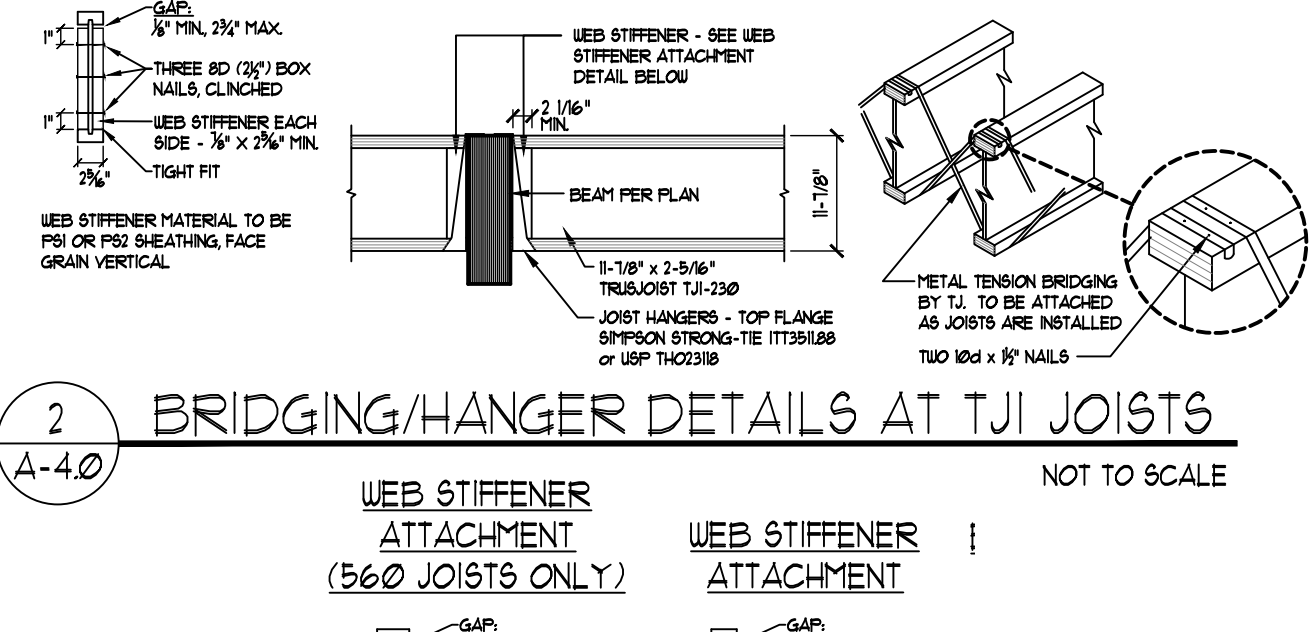
GENERAL NOTES:

- Holes may be located vertically anywhere within the web. Leave 1/8" of web (minimum) at top and bottom of hole.
- Knockouts are located in web at approximately 12" on-center they do not affect hole placement.
- For simple span (5" minimum) uniformly loaded joists meeting the requirements of current TJI joist product guides, one maximum size round hole may be located at the center of the joist span provided no other holes occur in the joist.
- Distances are based on the maximum uniform loads shown in current TJI joist product guides for other load conditions or hole configurations contact your TJI joist representative.



GENERAL NOTES:

- For uniformly loaded beams only.
- Rectangular holes are not allowed.
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

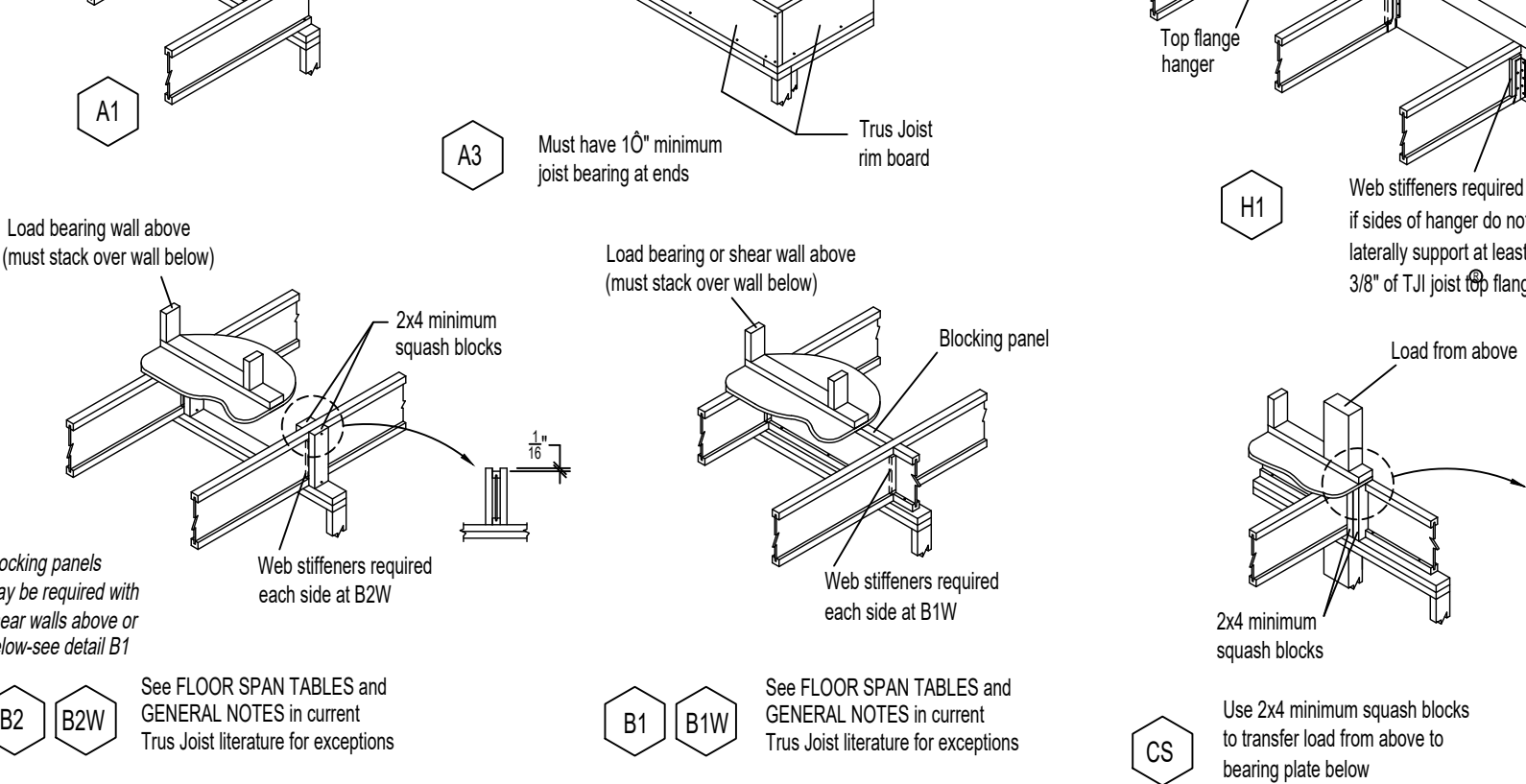
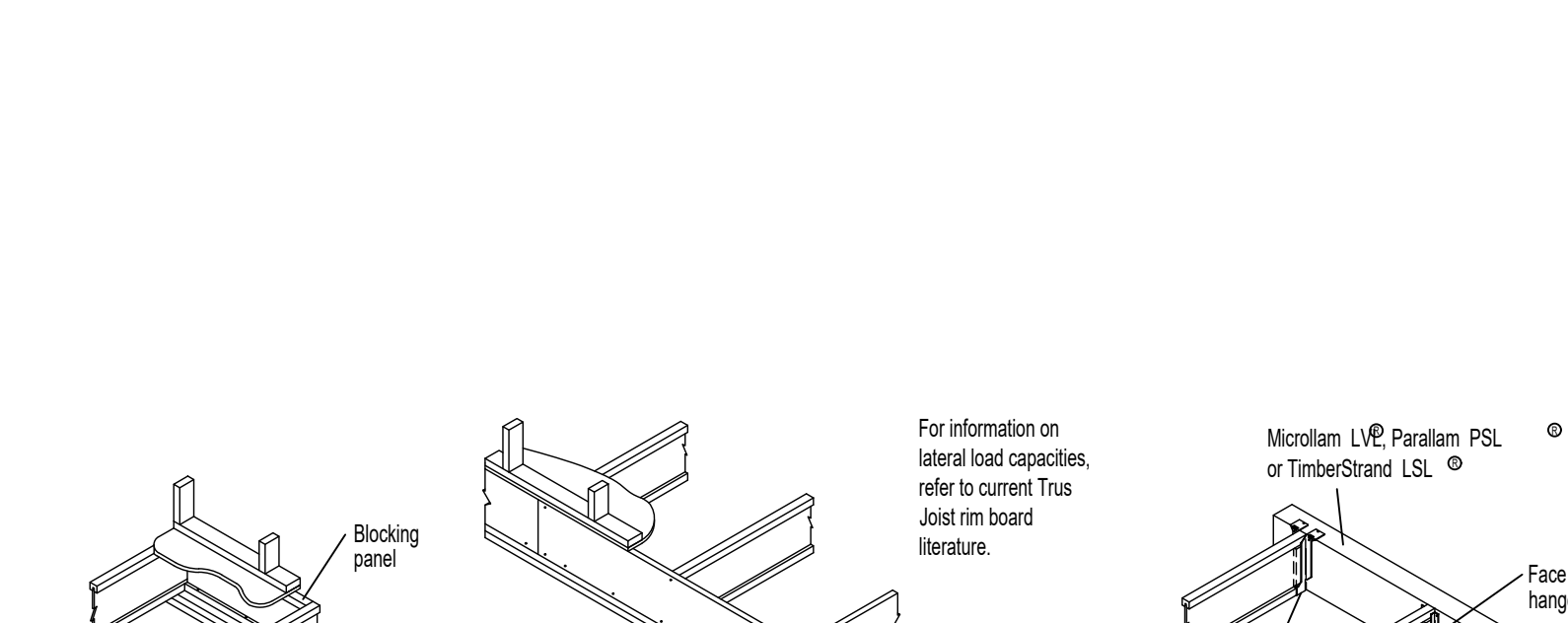


NOTE: Structural beams within structural walls and flush floor beams may not require metal column caps and may be stabilized by other standard framing methods (including mending plates, king studs, notching and bolting etc.) providing proper bearing is not reduced. Contractor shall contact architect and/or architects structural engineer if any questions arise during construction.



NOTES TO BRIDGING:

- BRIDGING NOT REQUIRED BY MANUFACTURER BUT RECOMMENDED BY ARCHITECT.
- BRIDGING ALTERNATE: TJI SOLID BRIDGING W/ 16d NAILS EACH SIDE TOP AND BOTTOM



FLOOR NAILING REQUIREMENTS

- TJI joists at bearings: Two 10d (3") box or 12d (3") box nails (1 each side), 1" minimum from end.
- Blocking panels, rim joist or rim board to bearing plate: TJI joist rim board: Toenail with 10d (3") box nails at 6" O.C. or 16d (3") box nails at 12" on-center.
- Shear transfer: Connections equivalent to decking nail schedule.
- Rim board, rim joist or closure to TJI joist: 1" width or less: Two 10d (3") box nails, one each at top and bottom flange.
- TJI joist 350 & 130TS rim joist: Two 16d (3") box nails, one each at top and bottom flange.
- TJI joist 550 rim joist: Toenail joist to rim joist with one 10d (3") box nail each side of joist top flange.
- 2x4 minimum squash blocks: Two 10d (3") box nails, one each at top and bottom flange.



TABLE R602.3(1) FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b}	SPACING OF FASTENERS	
			Edges (inches)	Intermediate supports ^{a, c} (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	2/8" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2 1/2" x 0.131") nail (roof)	6	12"
31	3/16" - 1"	8d common nail (2 1/2" x 0.131")	6	12"
32	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail; or 8d (2 1/2" x 0.131") deformed 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.

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 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. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

e. 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 gables, eaves and gable end walls, and 4 inches on center to gable end wall framing.

f. 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.

g. 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.

TABLE R602.3(2) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES^{a, b, c}

MINIMUM NAIL	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V _w (mph)		
				Edges (inches o.c.)	Field (inches o.c.)	B	C	D
Size	Penetration (inches)							
6d Common (2.0" x 0.113")	1.5	24/0	1/8"	16	6	12	140	115
8d Common (2.5" x 0.131")	1.75	24/16	7/16"	16	6	12	170	140
			24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.

b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.

c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

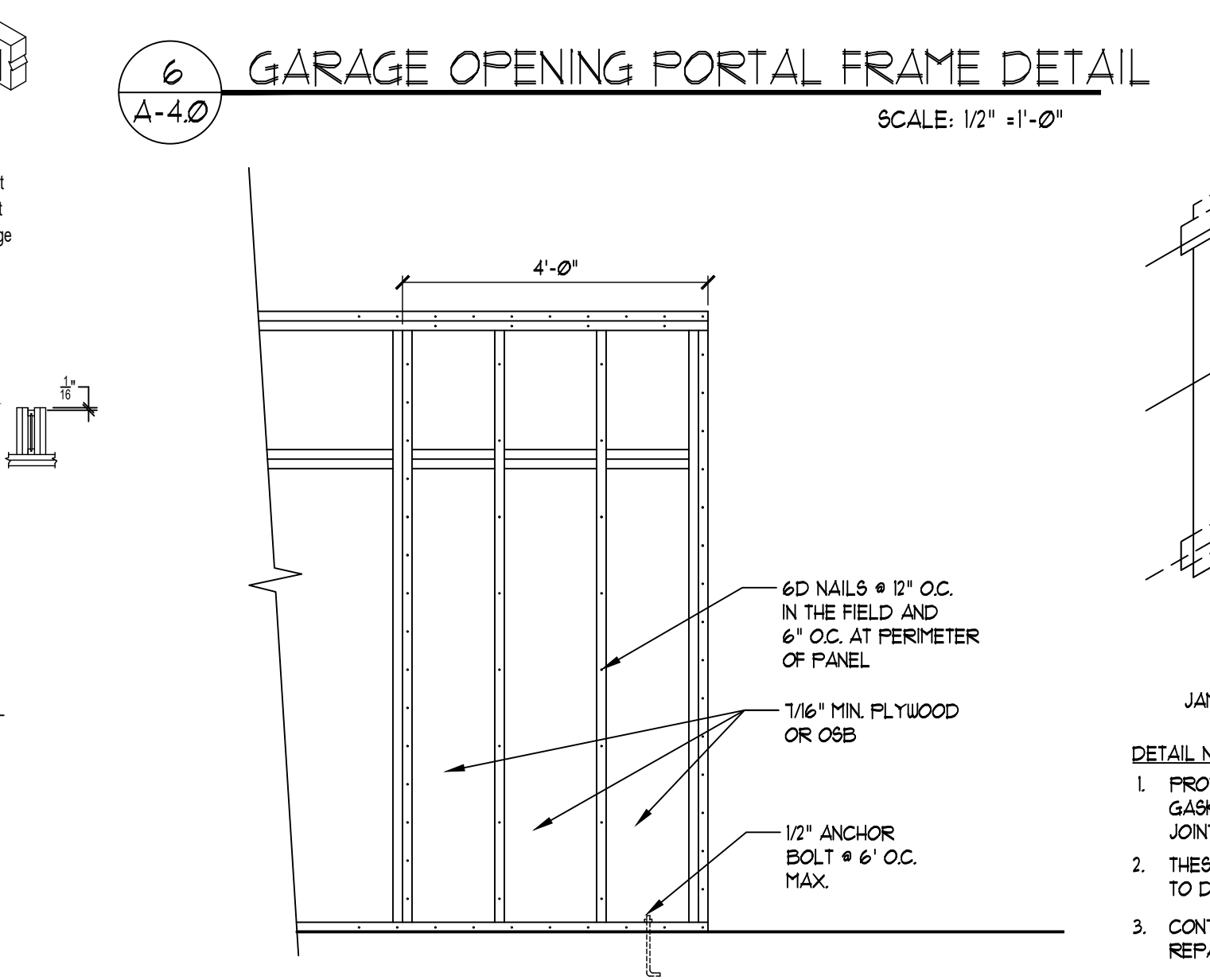
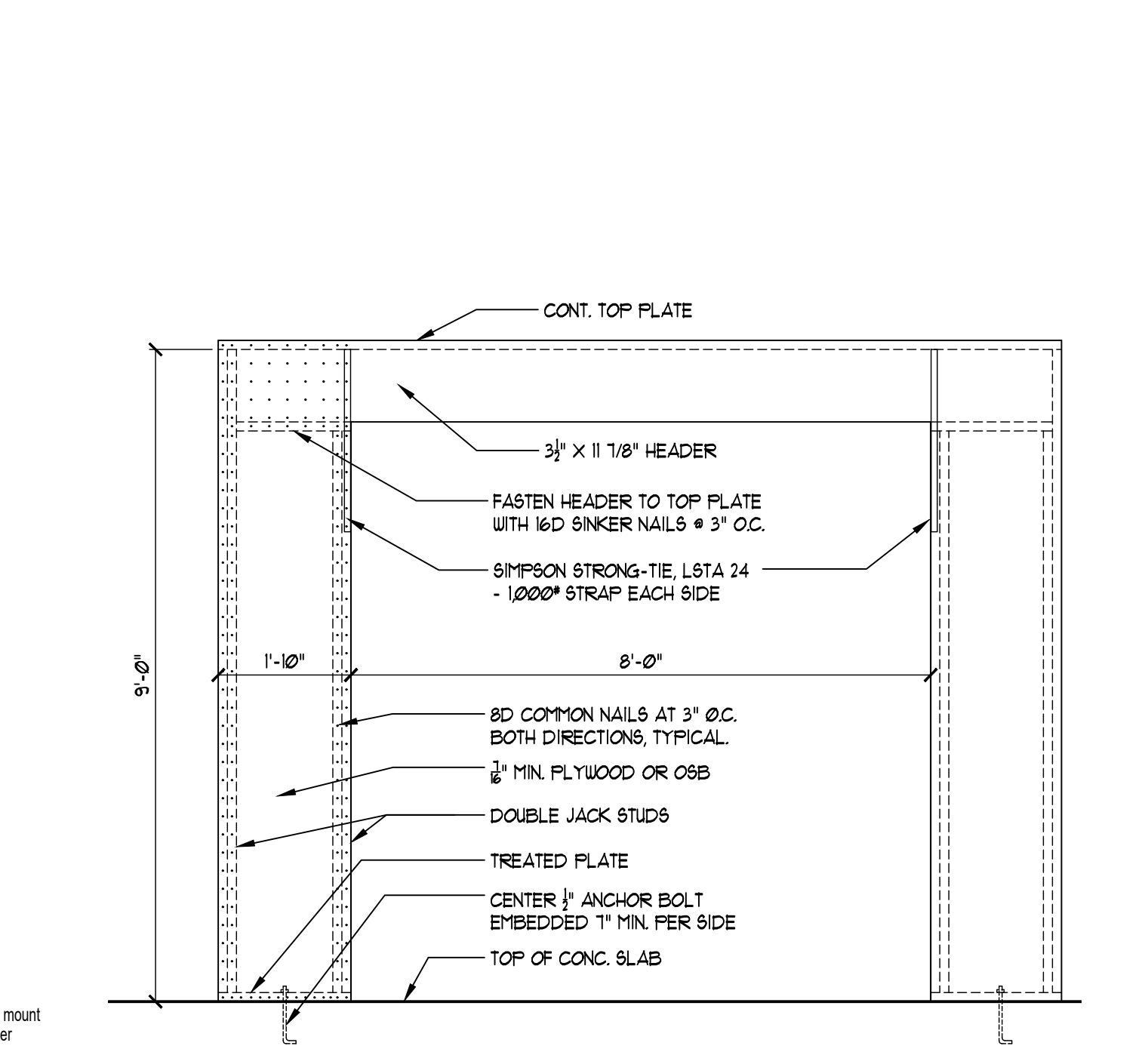


TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b}	SPACING OF FASTENERS	
		Edges (inches)	Intermediate supports ^{a, c} (inches)
Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.113")	—	—
1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.113") 2 staples, 1 1/2"	—	—
2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" x 0.135")	—	—
Sole plate to joist or blocking, face nail	1-16d (3 1/2" x 0.135")	16" o.c.	—
Top or sole plate to stud, end nail	2-16d (3 1/2" x 0.135")	—	—
Stud to sole plate, toe nail	3-8d (2 1/2" x 0.113") or 2-16d (3 1/2" x 0.135")	—	—
Double studs, face nail	1-10d (3" x 0.128")	24" o.c.	—
Double top plates, face nail	1-10d (3" x 0.128")	24" o.c.	—
Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" x 0.135")	16" o.c.	—
Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" x 0.135")	—	—
Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.113")	—	—
Rim joist to top plate, toe nail	8d (2 1/2" x 0.113")	6" o.c.	—
Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	—	—
Built-up header, two pieces with 1/2" spacer	1-16d (3 1/2" x 0.135")	16" o.c. along each edge	—
Continued header, two pieces	1-16d (3 1/2" x 0.135")	16" o.c. along each edge	—
Ceiling joists to plate, toe nail	3-8d (2 1/2" x 0.113")	—	—
Continuous header to stud, toe nail	4-8d (2 1/2" x 0.113")	—	—
Ceiling joist, laps over partitions, face nail	3-10d (3" x 0.128")	—	—
Ceiling joist to parallel rafters, face nail	3-10d (3" x 0.128")	—	—
Rafter to plate, toe nail	2-16d (3 1/2" x 0.135")	—	—
1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.113") 2 staples, 1 1/2"	—	—
1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 2 staples, 1 1/2"	—	—
1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 3 staples, 1 1/2"	—	—
Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.113") 4 staples, 1 1/2"	—	—
Built-up corner studs	1-10d (3" x 0.128")	24" o.c.	—
Built-up girders and beams, 2-inch lumber layers	1-10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.	—
2" planks	2-16d (3 1/2" x 0.135")	At each bearing	—
Roof rafters to ridge, valley or hip rafters: toe nail	4-16d (3 1/2" x 0.135") 3-16d (3 1/2" x 0.135")	—	—
Rafter ties to rafters, face nail	3-8d (2 1/2" x 0.113")	—	—
Collar tie to rafter, face nail, or 1 1/2" x 29 gage ridge strap	3-10d (3" x 0.128")	—	—

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER ^{a, b}	SPACING OF FASTENERS	
		Edges (inches)	Intermediate supports ^{a, c} (inches)
Wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing			
2/8" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2 1/2" x 0.131") nail (roof)	6	12"
3/16" - 1"	8d common nail (2 1/2" x 0.131")	6	12"
1 1/8" - 1 1/4"	10d common (3" x 0.148") nail; or 8d (2 1/2" x 0.131") deformed nail	6	12
Other wall sheathing ^d			
1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail; 8d common (2 1/2" x 0.131") nail; staple 16 ga., 1 1/2" long	3	6
1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail; 8d common (2 1/2" x 0.131") nail; staple 16 ga., 1 1/2" long	3	6
1/2" gypsum sheathing ^e	1 1/2" galvanized roofing nail; 6d common (2" x 0.131") nail; staple galvanized 1 1/2" long; 1 1/4" screws, Type W or S	4	8
1/2" gypsum sheathing ^f	1 1/2" galvanized roofing nail; 8d common (2 1/2" x 0.131") nail; staple galvanized 1 1/2" long; 1 1/4" screws, Type W or S	4	8
Wood structural panels, combination subfloor underlayment to framing			
1/4" and less	6d deformed (2" x 0.120") nail or 8d common (2 1/2" x 0.131") nail	6	12
1/8" - 1"	8d common (2 1/2" x 0.131") nail or 8d deformed (2 1/2" x 0.120") nail	6	12
1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d deformed (2 1/2" x 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.

a. All 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 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.

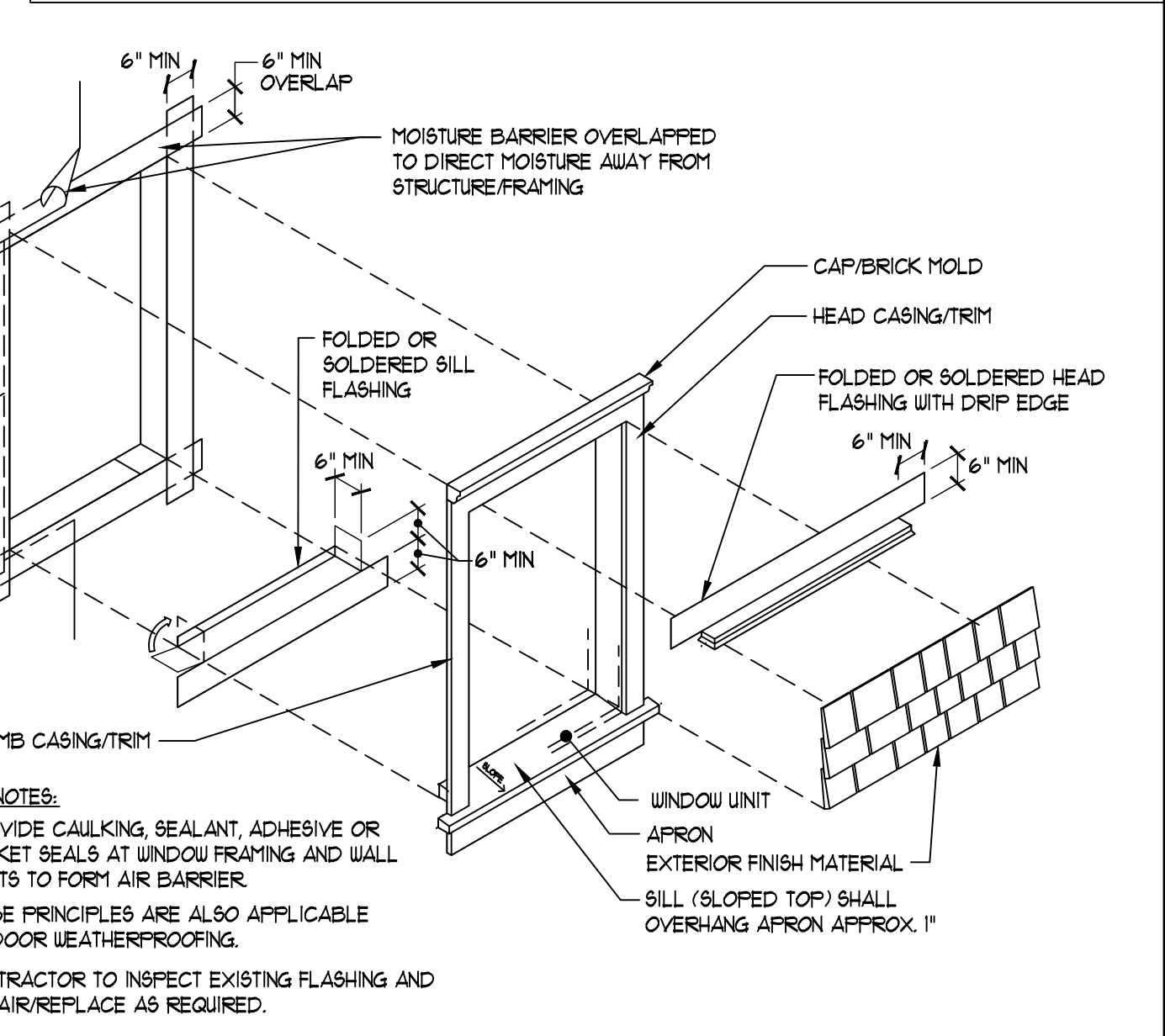
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2" x 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where basic wind speed is greater than 100 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.

h. Gypsum sheathing shall conform to ASTM C 79 and shall be installed in accordance with GSA 253. Fiberboard sheathing shall conform to ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all 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.



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PROJECT
NEW SINGLE FAMILY
16 JOHN STREET
DEMAREST NEW JERSEY

CLIENT
16 JOHN LLC
16 JOHN STREET
DEMAREST NEW JERSEY

CONSULTANT

DATE
02-13-2026

DRAWN BY
P.G.

CHECKED BY
P.G.

DWG TITLE
TYPICAL FRAMING NOTES AND DETAILS

DATE	ISSUE	DESCRIPTION
02/14/26	1	ISSUED FOR PERMITS
03/12/26	2	REV-1 ADDED LANDING
04/30/26	3	REV-2 BASEMENT LAYOUT/PLUMBING RERELECTRICAL
05/07/26	4	REV-3 UPDATE BASEMENT F.F. HEIGHT
06/04/26	5	REV-4 ADD POWDER RM.
07/01/26	6	REV-5 ROOF UPDATE
09/09/26	7	REV-6 KITCHEN/BATH UPDATES

DATE	ISSUE	DESCRIPTION
02/14/26	1	ISSUED FOR PERMITS
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PIERO F. GABUCI, A.I.A.
NJ AL15289 NY 02519 PA RA 07426

SEAL & SIGNATURE
P.G.

PROJECT #
25-051

DWG NO
A-4.0

7 OF 10



PROJECT

NEW SINGLE FAMILY
16 JOHN STREET
DEMAREST NEW JERSEY

CLIENT

16 JOHN LLC
16 JOHN STREET
DEMAREST NEW JERSEY

CONSULTANT

DATE _____

02-13/2024

DRAWN BY

P.G.

DWG TITLE

SCALE

N/A

CHECKED BY _____

P.G

WINDOW SCHEDULE

[illegible]

PIERO F. GABUCCI, A.I.A.
NJ AI-15289 NY 025119 PA RA 407426

SEAL & SIGNATURE

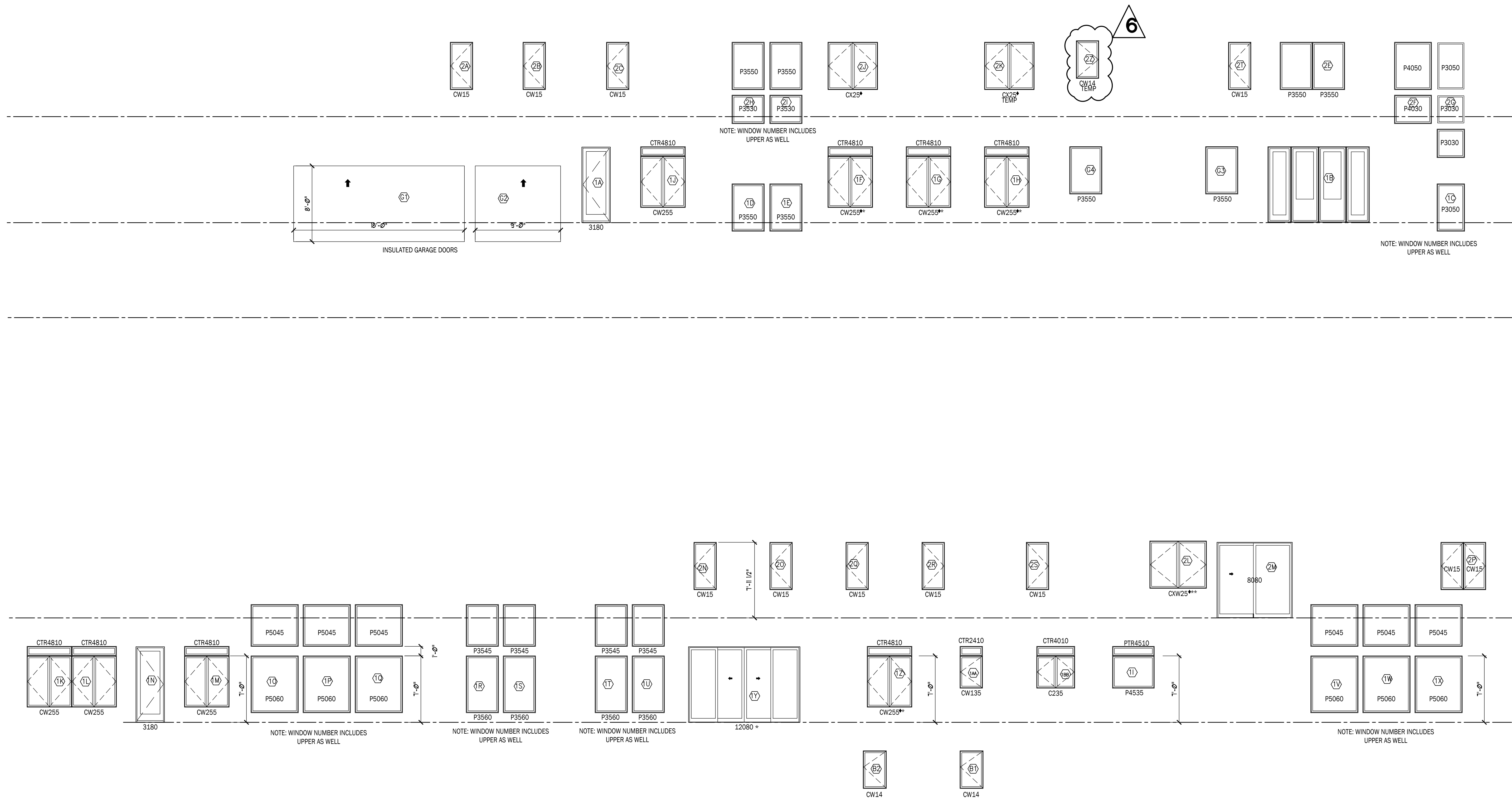
PROJECT #

25-051

DWG NO

A-5.0

8 OF 10



WINDOW ELEVATIONS, SEE PLANS FOR LOCATIONS

SCALE: 3/16" = 1'-0"

WINDOW & PATIO DOOR NOTES:

A. All windows and exterior patio doors shall be Andersen - 400 casement

Series, w/ U-VALUE OF 0.27 MINIMUM

Window model numbers and sizes shown on the drawings, are for reference only. Window supplier and Contractor shall coordinate.

B. Window supplier to provide shop drawings for approval prior to fabrication

C. All glazing to be 1" insulated glass with low-E coating and gas-filled

D. Egress windows shall have hardware as required to comply with egress

requirements.

E. Review locations of tempered g

G. Supply extension jambs for 2"x6" exterior framed walls

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