

THE SHELTON II

BLU JAY HOMES LLC

PLAN INDEX

SHEET CS-1	TITLE SHEET
SHEET A-1of5	FIRST FLOOR PLAN
SHEET A-2of5	SECOND FLOOR PLAN
SHEET A-3of5	FOUNDATION PLAN
SHEET A-4of5	CROSS SECTIONS
SHEET A-5of5	ELEVATIONS
SHEET ALT-1	ALT. FINISHED BASEMENT PLAN
SHEET BW-P	BRACED WALL PLANS
SHEET BW-D	BRACED WALL DETAILS
SHEET FS-1	FASTENER SCHEDULE
SHEET CD-1	STANDARD GENERAL DETAILS
SHEET GN-1	GENERAL NOTES & CODE COMPLIANCE INFO.

THIS PLAN MUST INCLUDE ALL ABOVE REFERENCED SHEETS AND SHALL BE REVIEWED IN THERE ENTIRETY BY ALL PERSONS INVOLVED WITH PROJECT PRIOR TO THE START OF CONSTRUCTION

HVAC ON EXTERIOR WALLS

PLEASE NOTE:
BLDR. TO VERIFY ALL FEED AND RETURN LOCATIONS W/ HVAC CONTRACTOR PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY TRUNKS LOCATED IN EXTERIOR WALLS
PLEASE NOTE: IF HVAC DUCTS ARE TO BE INSTALLED IN EXTERIOR WALLS, THIS INSTALLATION WILL VOID THE CURRENT RESCHECK DESIGN. A REVISED RESCHECK WILL BE REQUIRED TO MATCH CONSTRUCTED SYSTEMS. INSULATION VALUES MAY BE ALTERED AT THAT TIME.
RESCHECK IS TO BE REVIEWED PRIOR TO THE START OF CONSTRUCTION

ROOF ASSEMBLY TIE-DOWN & BEARING INFORMATION

PLEASE NOTE:
ROOF ASSEMBLIES SUBJECT TO WIND UPLIFT ARE REQUIRED TO HAVE ROOF TIE-DOWNS INSTALLED AT BEARING LOCATIONS AS PER SECTION R802.11 OF THE 2021 INTERNATIONAL RESIDENTIAL CODE N.J. EDITION. THESE ATTACHMENTS AND ANY ADDITIONAL BEARING REQUIREMENTS WILL BE DETERMINED WHEN A FULL SET OF ENGINEERED TRUSS DOCUMENTS ARE PROVIDED AND REVIEWED BY THE ARCHITECT AS PER NJAC 5:23-2.15(f) xi (1). AFTER THIS REVIEW, A LETTER OF APPROVAL WILL BE PROVIDED INDICATING ALL REQUIRED ROOF ASSEMBLY TIE-DOWNS AND ADDITIONAL BEARING REQUIREMENTS.
THIS REVIEW IS TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.

ENGINEERED WOOD PRODUCTS

PLEASE NOTE:
WHEN ENGINEERED FLOOR AND/OR ROOF TRUSSES ARE USED, THE BUILDER IS TO OBTAIN FROM THE MANUFACTURER OR REPRESENTATIVE ALL ENGINEERING AND LAYOUTS, WHICH ARE TO PROVIDE ALL PRODUCT POSITION, SUPPORTS, AND ANY ADDITIONAL BRACING. A COPY OF THIS INFORMATION IS TO BE PROVIDED TO THE ARCHITECT PRIOR TO CONSTRUCTION FOR REVIEW. A LETTER OF APPROVAL WILL BE PROVIDED. IF THE ENGINEERED PRODUCTS REQUIRE ANY STRUCTURE OR DESIGN CHANGE, IT WILL BE INCLUDED IN THE LETTER.

GRADE & BACKFILL CONDITIONS

THE GRADE HEIGHT SHOWN ON PLANS MAY NOTE NECESSARY REPRESENT FINAL HEIGHTS. FINAL GRADE HEIGHTS & BACKFILL ARE BASED ON SOIL TYPES, FOUNDATION CONSTRUCTION AND CODE ALLOWABLE HEIGHTS. WHEN THE FOLLOWING SOIL TYPES ARE ENCOUNTERED: SC, MH, ML-CL AND INORGANIC CL (SEE DEFINITIONS ON GN-1) BUILDER/OWNER IS TO NOTIFY THE ARCHITECT BEFOR CONSTRUCTION BEGINS. ALL STEPS TO GRADE AND TO GARAGES WILL BE AFFECTED AND MUST BE VERIFIED PRIOR TO CONSTRUCTION
SEE BACKFILL DETAIL FOR TYPICAL INFORMATION:

INSULATION R-VALUE & WINDOW/DOOR U-VALUE CHART

FLAT CEILING INSULATION VALUE	R-13 + R-38 BATT (R-51 TOTAL)
EXT. WALL INSULATION & SHARED GARAGE WALLS	R-21
WINDOW U-VALUE	0.29
FRONT DOOR VALUE	0.30
DOOR TO GARAGE U-VALUE	0.24
REAR SLIDER U-VALUE	0.30
BASEMENT WALL INSULATION	R-19 BLANKET
BASEMENT WALL INSULATION ALONG STAIR	R-10 RIGID
FLOOR AREA OVER CANTILEVER	R-38
FLOOR AREA OVER GARAGE	R-38

2021 RESIDENTIAL BUILDING CODE NEW JERSEY EDITION COMPLIANCE DATA

CONST. TYPE :	5-B
USE GROUP :	R-5
TOTAL CU. FT. OF HOUSE	51,277
TOTAL SQ. FT. OF HOUSE	2,704
SQ. FT. OF FIRST FLOOR PLAN	1,282
SQ. FT. OF SECOND FLOOR PLAN	1,422
SQ. FT. OF GARAGE	302
SQ. FT. OF PORCH	105
SQ. FT. OF FINISHED BSMT. AREA (INCLUDES P.R./CL.)	1,015

PLEASE NOTE:

UPON RECEIPT OF SEALED ARCHITECTURAL DRAWINGS, IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY THAT ALL DESIGN ISSUES AND REQUIREMENTS HAVE BEEN MET AND ALL PARTIES INVOLVED HAVE REVIEWED THE PLANS FULLY. ANY QUESTIONS OR DISCREPANCIES REGARDING THE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION BEGINS.

WINDOWS:

TYPICAL VINYL WINDOWS SHOWN ON PLAN. BUILDER/OWNER AND SUPPLIER TO VERIFY EGRESS SIZES AND ADJUST AS REQUIRED. PLEASE REVIEW THE HAZARDOUS WINDOW LOCATIONS NOTE ON GN-1 SHEET FOR TEMPERED GLASS REQUIREMENTS BEFORE ORDERING WINDOWS. ALSO, SEE "WINDOW SILL/GRADE REQUIREMENT DETAIL" ON GN-1 FOR MINIMUM SILL HEIGHT REQUIREMENTS.

WINDOWS:◆

ALL WINDOWS WITH A SILL OPENING HEIGHT LESS THAN 24" FROM FINISHED FLOOR MUST BE LESS THAN 12" FROM SILL OPENING TO EXTERIOR GRADE. ANY WINDOW IN QUESTION MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ORDERING WINDOWS OR WALL CONSTRUCTION/WINDOW INSTALLATION.

SOLID BEARING LEGEND			
NOTE: MINIMUM REQUIRED BEARING FOR ALL HEADERS TO BE A SINGLE JACK STUD UNDER EACH END FOR OPENINGS 3'-0" OR LESS AND A DOUBLE JACK STUD UNDER EACH END FOR OPENINGS 4'-0" OR LESS UNLESS OTHERWISE NOTED.			
(SB) DOUBLE STUD			2◆ CD-1
(SB1) 3-2x4 STUDS	(SB2) 4-2x4 STUDS	(SB3) 5-2x4 STUDS	
(SB4) 3-2x6 STUDS	(SB5) 4-2x6 STUDS	(SB6) 5-2x6 STUDS	
(SB7) 3 1/2"x 3 1/2" PSL. or LVL. POST			
(SB10) 3 1/2"x 5 1/4" PSL. or LVL. POST			3◆ CD-1
(SB1) 3 1/2"x 1" PSL. or LVL. POST			
(SB12) 5 1/4"x 5 1/4" PSL. or LVL. POST			
(SB13) 5 1/4"x 1" PSL. or LVL. POST			
WHEN GIRDER TRUSSES ARE INSTALLED ON DOUBLE TOP PLATE OF WALL, THERE ARE SPECIAL BEARING REQUIREMENTS.			
(TB) BEARING AT THIS LOCATION WILL BE DETERMINED WHEN A FULL SET OF ENGINEERED TRUSS DRAWINGS ARE PROVIDED TO THE ARCHITECT FOR REVIEW AND LETTER OF APPROVAL.			
ADDITIONAL KING STUD TABLE			
IRC TABLE 602.1.5	HEADER SPAN	WIND ZONE	
VERIFY WIND ZONE PRIOR TO START OF CONSTRUCTION. WIND ZONE INFORMATION AND ADDITIONAL FRAMING INFO. IS FOUND ON ALL BW SHEETS. ALL INFORMATION MUST BE REVIEWED IN FULL, NOTIFY ARCHITECT FOR INFORMATION WHICH NEEDS FURTHER CLARIFICATION.	4'	≤130	≤115
	4'	1	1
	6'	2	1
	8'	2	1
	10'	3	2
	12'	3	2
	14'	3	2
	14'	4	2
	18'	4	2

SHT.-REV.	DATE

THE INFORMATION CONTAINED HEREIN INCLUDING ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF, IS THE PROPERTY OF BISHOP & SMITH ARCHITECTS, P.A. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT MAY NOT BE REPRODUCED, COPIED, ALTERED OR USED AS A PROTOTYPE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF BISHOP & SMITH ARCHITECTS.

JACK S. SMITH RA

N.J. LICENSE AL13765
DE. LICENSE SS-0007248
PA. LICENSE RA404238
1344 CHEWS LANDING ROAD
LAUREL SPRINGS, N.J. 08821
GLOUCESTER TOWNSHIP, N.J.
856-227-1626 FAX:856-227-4073
email: bishopsmith@comcast.net

RESIDENTIAL • COMMERCIAL

BISHOP
&
SMITH

REGISTERED ARCHITECTS

FINAL PLANS
FOR CONSTRUCTION
(5-5-26)

SCALE AS NOTED	DATE 4-23-24	DRAWN BY RAE
----------------	--------------	--------------

PROJECT RESIDENCE

LOCATION 154 MILLERICK AVE,
LAWRENCE TWP., NJ

OWNER BLU JAY HOMES LLC

CAD FILE # 24-293

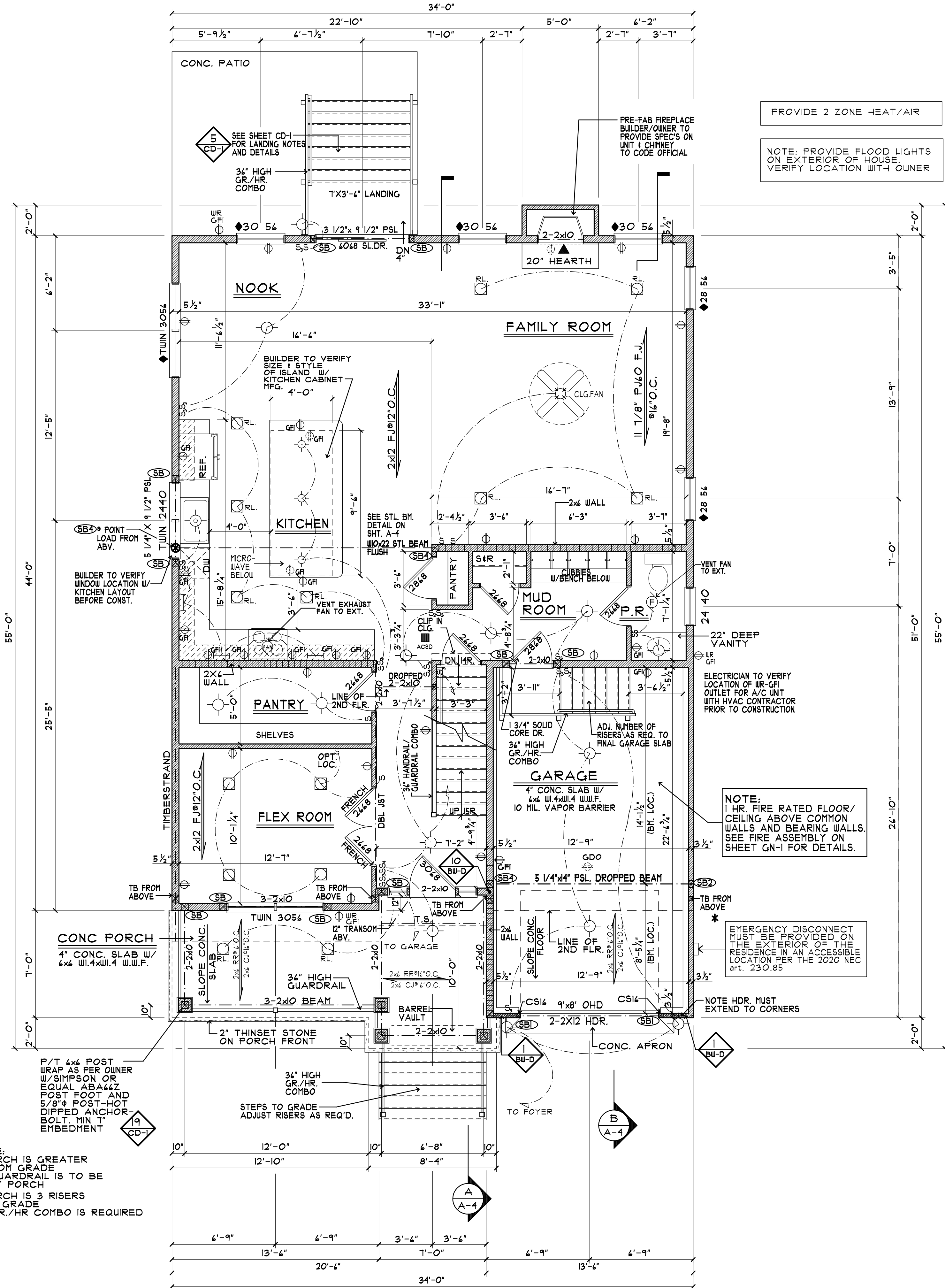
DRAWING NO.

CS-1

SHELTON II GARAGE RIGHT

◆ NOTE:
ALL WINDOWS WITH A SILL HEIGHT LESS
THAN 30" FROM GRADE
A 36" HIGH GUARDRAIL IS TO BE
PROVIDED AT PORCH
IF FRONT PORCH IS 3 RISERS
OR MORE TO GRADE
A 36" HIGH GR./HR. COMBO IS REQUIRED

PLEASE NOTE:
IF FRONT PORCH IS GREATER
THAN 30" FROM GRADE
A 36" HIGH GUARDRAIL IS TO BE
PROVIDED AT PORCH
IF FRONT PORCH IS 3 RISERS
OR MORE TO GRADE
A 36" HIGH GR./HR. COMBO IS REQUIRED



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" (9'-11" CEILING HEIGHT)

* ALL INTERIOR WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED
* ALL EXTERIOR WALLS TO BE 5 1/2" UNLESS OTHERWISE NOTED

SOLID BEARING LEGEND			
NOTE: MINIMUM REQUIRED BEARING FOR ALL HEADERS TO BE A SINGLE JACK STUD UNDER EACH END FOR OPENINGS 3'-0" OR LESS AND A DOUBLE JACK STUD UNDER EACH END FOR OPENINGS 4'-0" OR LESS UNLESS OTHERWISE NOTED.			
(SB) DOUBLE STUD	(SB) 3-2x4 STUDS	(SB) 4-2x4 STUDS	(SB) 5-2x4 STUDS
(SB) 3-2x4 STUDS	(SB) 4-2x4 STUDS	(SB) 5-2x4 STUDS	(SB) 5-2x4 STUDS
(SB) 3 1/2"x 3 1/2" PSL. or LVL. POST	(SB) 3 1/2"x 5 1/4" PSL. or LVL. POST	(SB) 3 1/2"x 1" PSL. or LVL. POST	(SB) 5 1/4"x 5 1/4" PSL. or LVL. POST
(SB) 5 1/4"x 1" PSL. or LVL. POST	(SB) 5 1/4"x 1" PSL. or LVL. POST	(SB) 5 1/4"x 1" PSL. or LVL. POST	(SB) 5 1/4"x 1" PSL. or LVL. POST
WHEN GIRDER TRUSSES ARE INSTALLED ON DOUBLE TOP PLATE OF WALL, THERE ARE SPECIAL BEARING REQUIREMENTS.			
(TB) BEARING AT THIS LOCATION WILL BE DETERMINED WHEN A FULL SET OF ENGINEERED TRUSS DRAWINGS ARE PROVIDED TO THE ARCHITECT FOR REVIEW AND LETTER OF APPROVAL.			
ADDITIONAL KING STUD TABLE			
IRC TABLE 602.7.5	HEADER SPAN	WIND ZONE	
VERIFY WIND ZONE PRIOR TO START OF CONSTRUCTION. WIND ZONE INFORMATION AND ADDITIONAL FRAMING INFO. IS FOUND ON ALL BW SHEETS. ALL INFORMATION MUST BE REVIEWED IN FULL. NOTIFY ARCHITECT FOR INFORMATION WHICH NEEDS FURTHER CLARIFICATION.	4'	≤130	≤115
	4'	1	1
	4'	2	1
	8'	2	1
	10'	3	2
	12'	3	2
	14'	3	2
	16'	3	2
	18'	4	2

SHELDON II GARAGE RIGHT

PROJECT RESIDENCE

LOCATION

OWNER BLU JAY HOMES LLC

CAD FILE # 24-293

DRAWING NO.

A-10f5

FINAL PLANS
FOR CONSTRUCTION
(5-5-26)

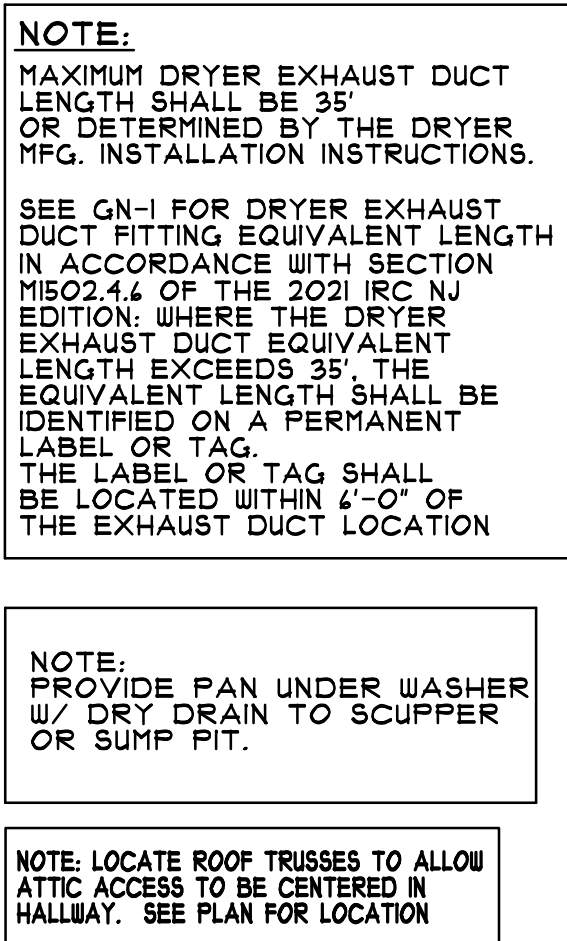
BISHOP
& SMITH
REGISTERED ARCHITECTS

JACK S. SMITH RA
N.J. LICENSE AL13765
DE. LICENSE SS-0007248
PA. LICENSE RA404238
1344 CHEWS LANDING ROAD
LAUREL SPRINGS, N.J. 08821
GLOUCESTER TOWNSHIP, N.J.
856-227-1626 FAX: 856-227-0733
email: bishopsmith@comcast.net

RESIDENTIAL • COMMERCIAL

SHT.-REV
DATE

THE INFORMATION CONTAINED HEREIN INCLUDING ALL DRAWINGS, SPECIFICATIONS AND NOTES
HEREON IS THE PROPERTY OF BISHOP & SMITH, ARCHITECTS. IT IS TO BE USED ONLY FOR THE
PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED,
ALTERED OR USED AS A PROTOTYPE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF BISHOP & SMITH, ARCHITECTS.



SCALE: 1/4"=1'-0" (8'-1" CEILING HEIGHT)

BUILDER TO CONFIRM
SIZE & STYLE OF TUB W/
HOMEOWNER BEFORE
CONSTRUCTION

NOTE:
MAXIMUM DRYER EXHAUST DUCT
LENGTH SHALL BE 35'
OR DETERMINED BY THE DRYER
MFG. INSTALLATION INSTRUCTIONS.

SEE GN-1 FOR DRYER EXHAUST
DUCT FITTING EQUIVALENT LENGTH
IN ACCORDANCE WITH SECTION
M502.4.6 OF THE 2021 IRC NJ
EDITION: WHERE THE DRYER
EXHAUST DUCT EQUIVALENT
LENGTH EXCEEDS 35', THE
EQUIVALENT LENGTH SHALL BE
IDENTIFIED ON A PERMANENT
LABEL OR TAG.
THE LABEL OR TAG SHALL
BE LOCATED WITHIN 6'-0" OF
THE EXHAUST DUCT LOCATION

NOTE:
PROVIDE PAN UNDER WASHER
W/ DRY DRAIN TO SCUPPER
OR SUMP PIT.

NOTE: LOCATE ROOF TRUSSES TO ALLOW
ATTIC ACCESS TO BE CENTERED IN
HALLWAY. SEE PLAN FOR LOCATION

SHELDON II GARAGE RIGHT

PROJECT RESIDENCE

LOCATION

OWNER
BLU JAY HOMES LLC

CAD FILE # 24-293

DRAWING NO.

DRAWING NO.

~~A~~ - 2 of 5

SCALE
AS
NOTED

NO. 1

DATE 4-23-26

2

DRAWN BY

山
△
0/

10

01

are

1

FINAL PLANS
FOR CONSTRUCTION
(5-5-26)

**BISHOP
& SMITH**
REGISTERED ARCHITECTS

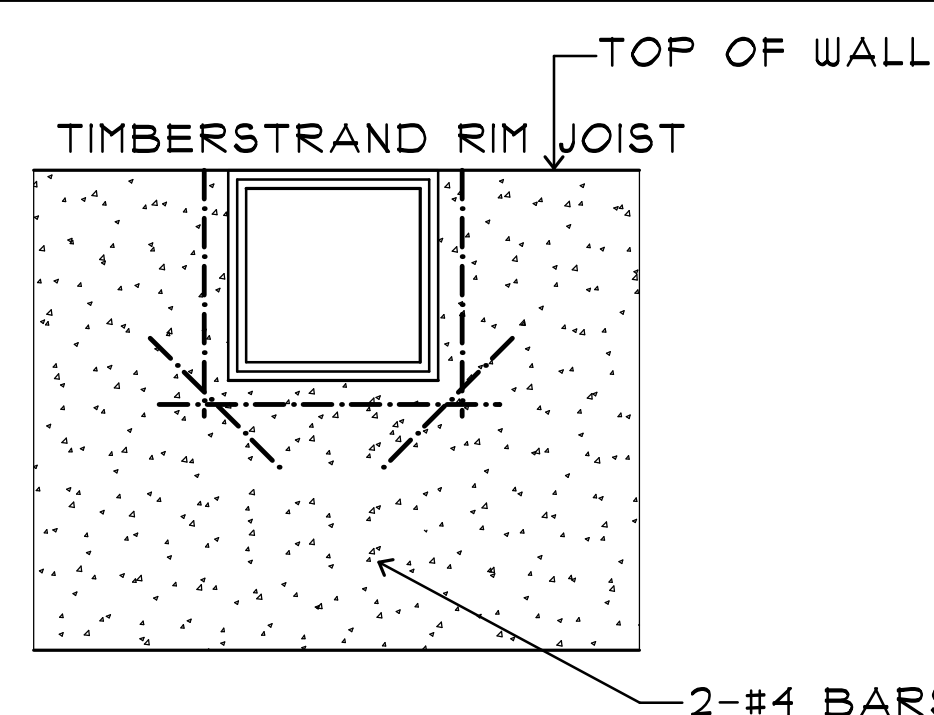
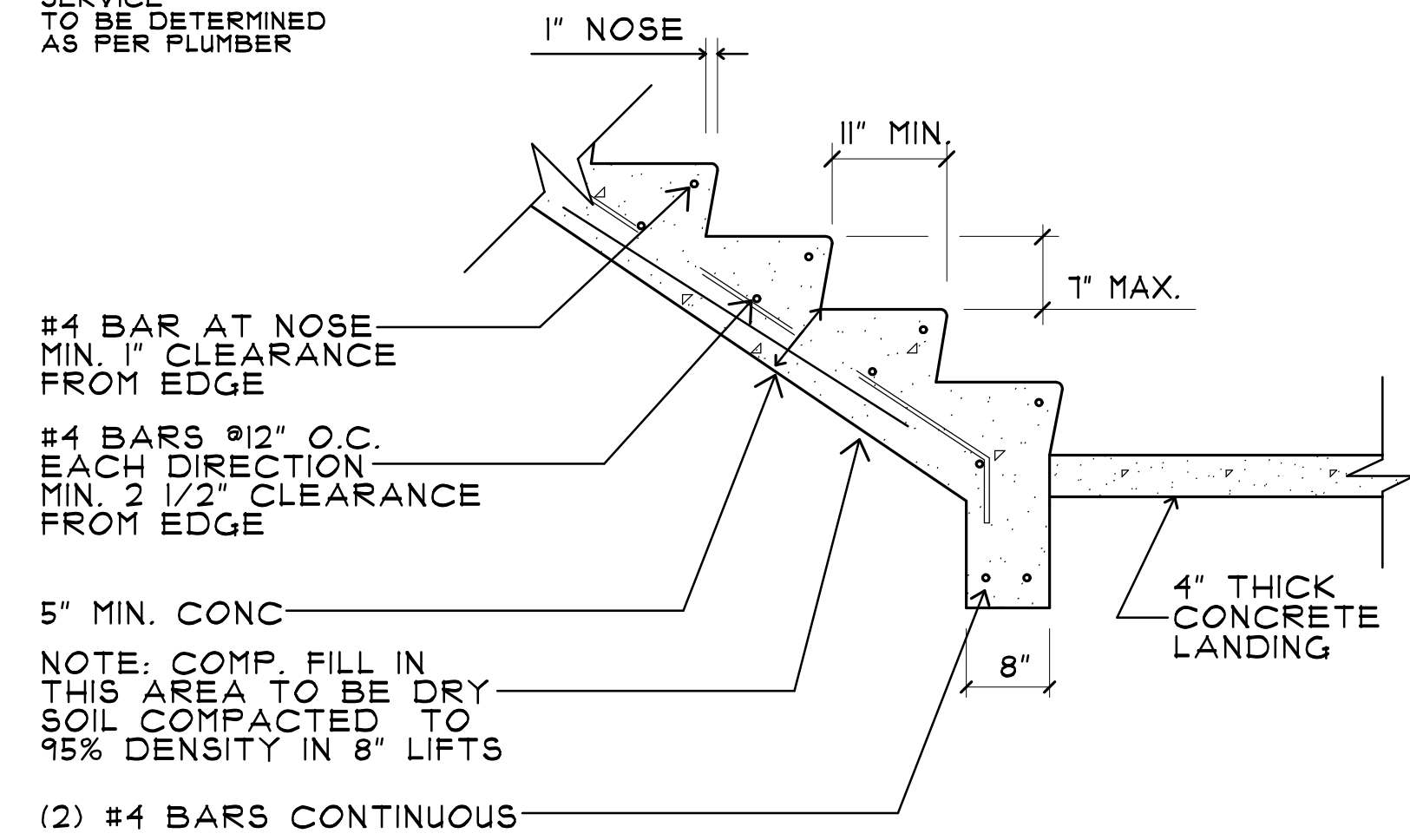
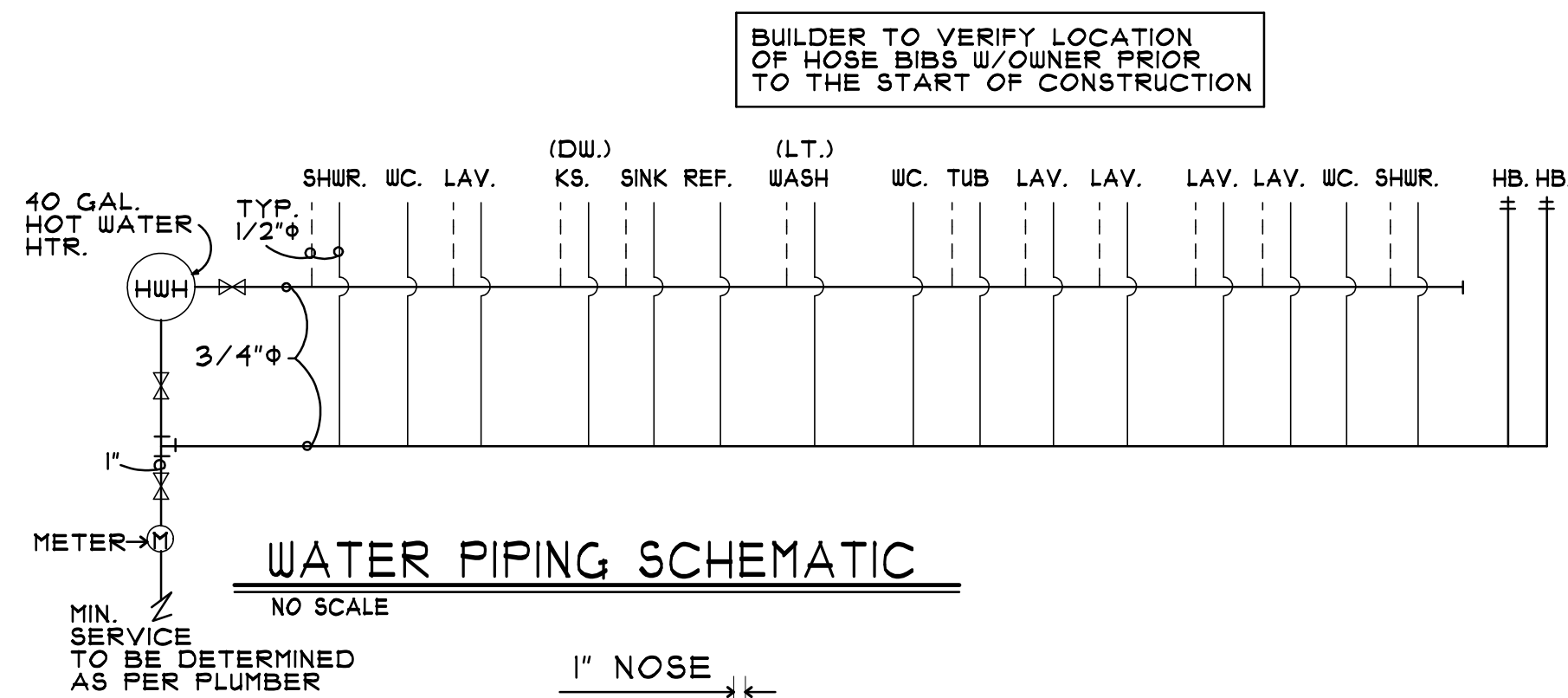
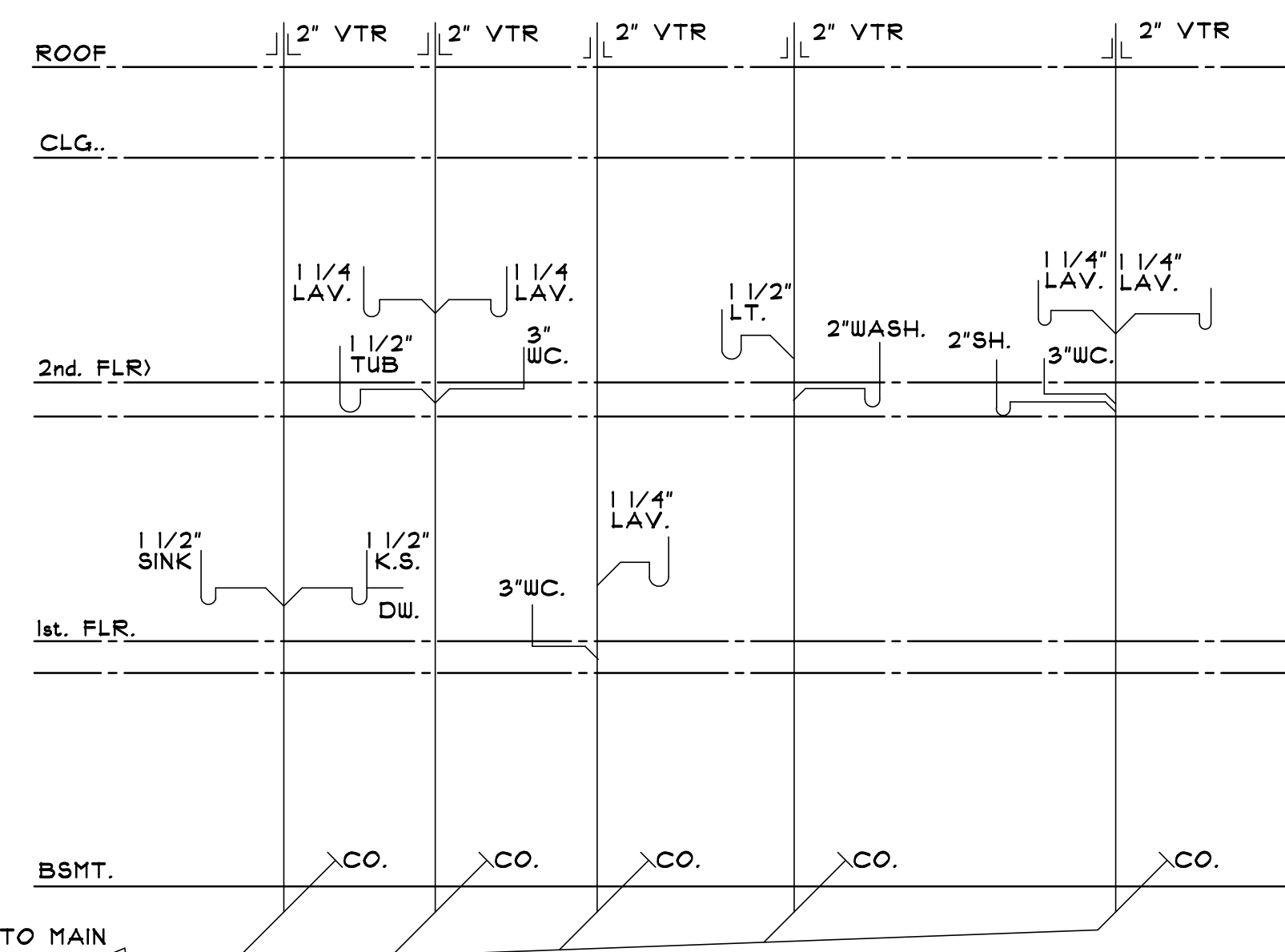
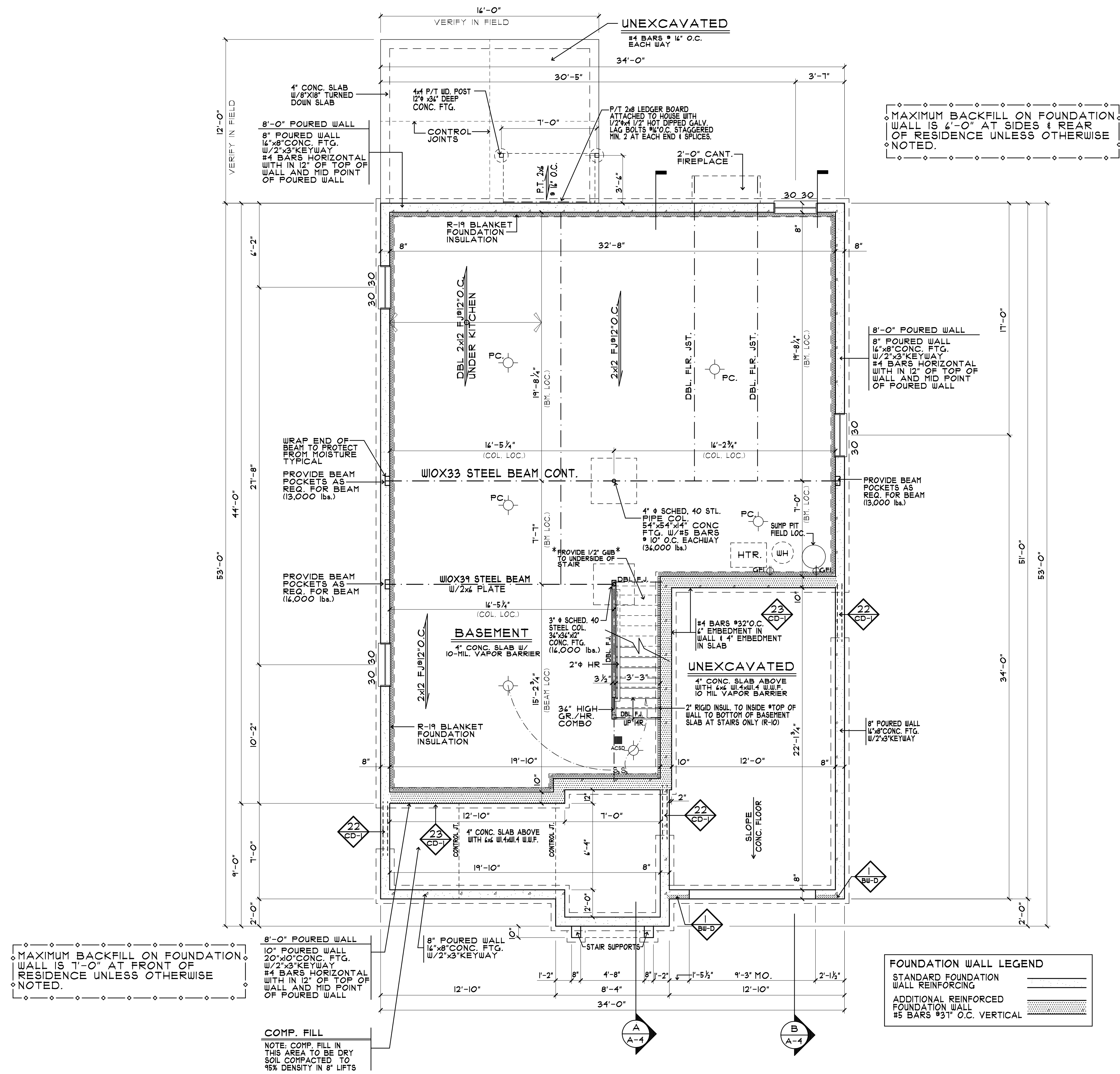
JACK S. SMITH RA

N.J. LICENSE AI-13765
DE. LICENSE S5-0007248
PA. LICENSE RA404238
1344 CHEWS LANDING ROAD
LAUREL SPRINGS, N.J. 08021
GLOUCESTER TOWNSHIP, N.J.
856-227-1626 FAX-856-227-0733
email: bishoppsmith@comcast.net

SHT.—REV

DATE _____

THE INFORMATION CONTAINED HEREIN INCLUDING ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF IS THE PROPERTY OF BISHOP & SMITH ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND THEY ARE NOT TO BE USED ON ANY OTHER PROJECT, NOR ASSIGNED TO ANY THIRD PARTY AND MAY NOT BE REPRODUCED, COPIED, ALTERED OR USED AS A PROTOTYPE WITHOUT THE WRITTEN PERMISSION OF BISHOP & SMITH ARCHITECTS.



SHIT-REV

DATE

JACK S. SMITH RA

N.J. LICENSE AL13765

DE. LICENSE SS-0007248

PA. LICENSE RA-004238

1344 CHEWS LANDING ROAD

LAUREL SPRINGS, N.J. 08021

GLD/CUSTER TOWNSHIP, N.J.

856-227-1626 FAX: 856-227-4073

email: bishopsmith@comcast.net

RESIDENTIAL • COMMERCIAL

BISHOP & SMITH

REGISTERED ARCHITECTS

FINAL PLANS

FOR CONSTRUCTION

(5-5-26)

SCALE

AS NOTED

DATE

4-23-24

DRAWN BY

RAE

PROJECT

RESIDENCE

LOCATION

BLU JAY HOMES LLC

CAD FILE #

24-293

DRAWING NO.

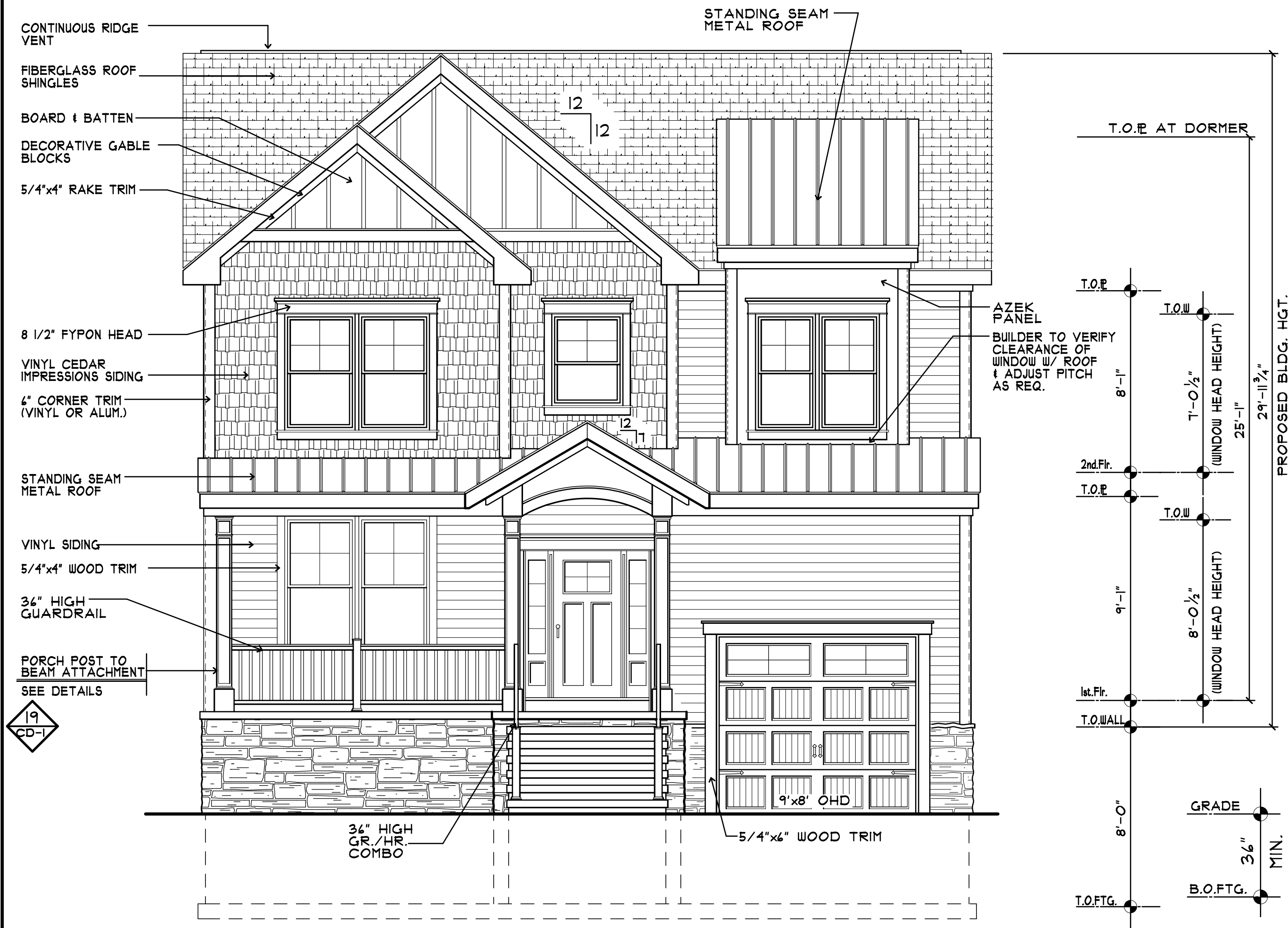
A-3 of 5

SHELDON II GARAGE RIGHT

www.bishopandsmith-architects.com

WINDOW OPENING DETAIL
NO SCALE

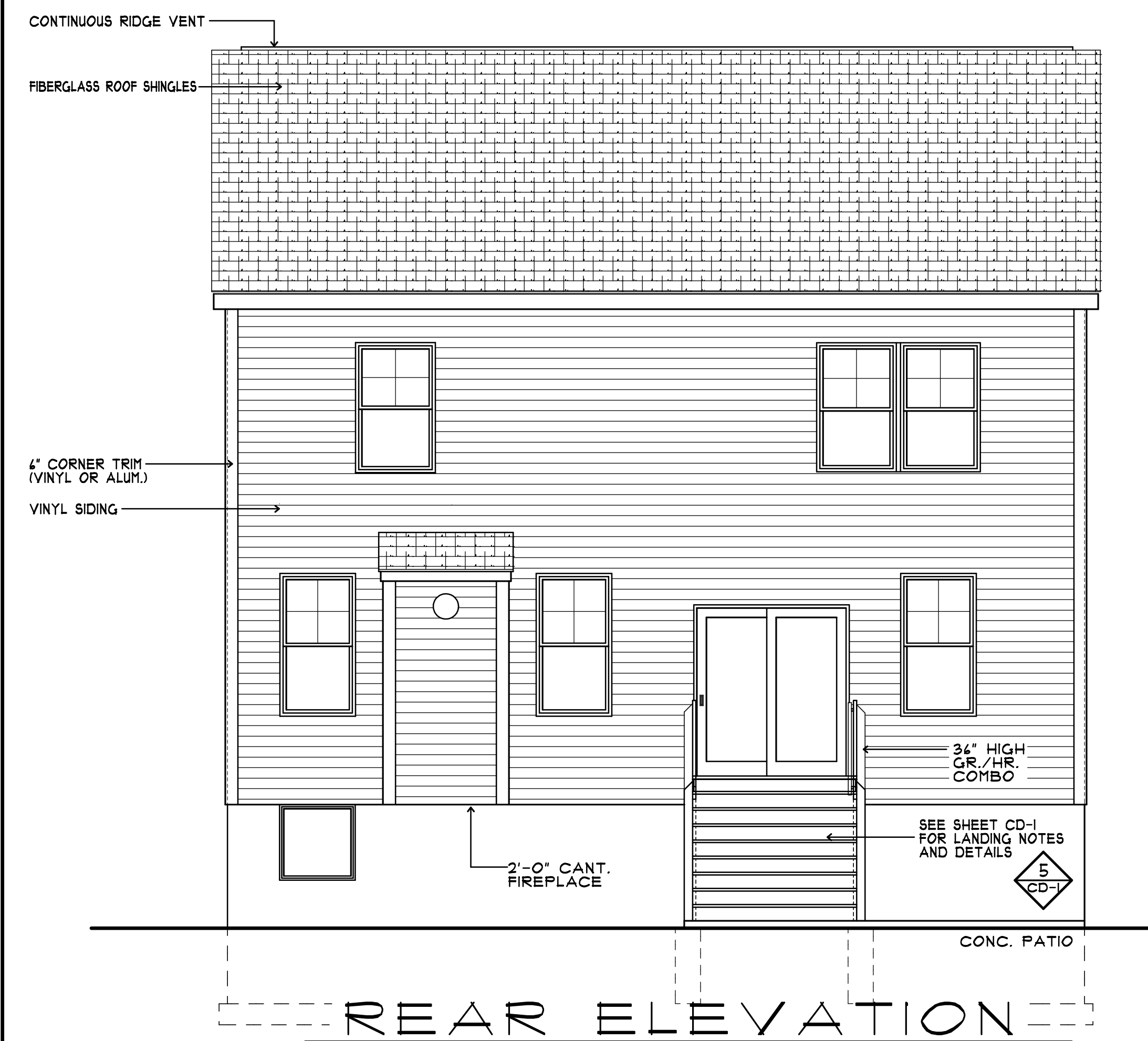
COPYRIGHT © 2026 ALL RIGHTS RESERVED BY BISHOP & SMITH, ARCHITECTS
NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.



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



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



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



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

SHT.-REV.		DATE	
JACK S. SMITH RA N.J. LICENSE A11765 DE. LICENSE S5-0007248 PA. LICENSE RA-004238 1344 CHEWS LANDING ROAD LAUREL SPRINGS, N.J. 08821 GLOUCESTER TOWNSHIP, N.J. 856-227-1626 FAX 856-227-4073 email: bishopandsmith@comcast.net			
RESIDENTIAL • COMMERCIAL		BISHOP & SMITH REGISTERED ARCHITECTS	
FINAL PLANS FOR CONSTRUCTION (5-5-26)			
SCALE AS NOTED	DATE 4-23-24	DRAWN BY RAE	CHECKED BY
PROJECT RESIDENCE		OWNER BLU JAY HOMES LLC	
LOCATION		CAD FILE # 24-293	
DRAWING NO. A-5 of 5		www.bishopandsmith-architects.com	



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

SCALE: $1/4" = 1' - 0"$

DATE _____

REGISTERED ARCHITECTS

三

OWNER
BILL LAY HOMES LLC

AL	—
----	---

SHELDON II GARAGE RIGHT

COPYRIGHT © 2026 ALL RIGHTS RESERVED BY BISHOP & SMITH , ARCHITECTS
NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

www.bishopandsmith-architects.com

THIS PLAN WAS DESIGNED FOR WIND
LOADING BASED ON ASCE-7-16 :
-RISK CATEGORY II
-EXPOSURE-B.

THE WIND SPEED (3 SEC. PEAK GUSTS)
FOR THIS PROJECT LOCATED AT :
-LATITUDE 40.2661
-LONGITUDE: -74.1314
-115 MPH

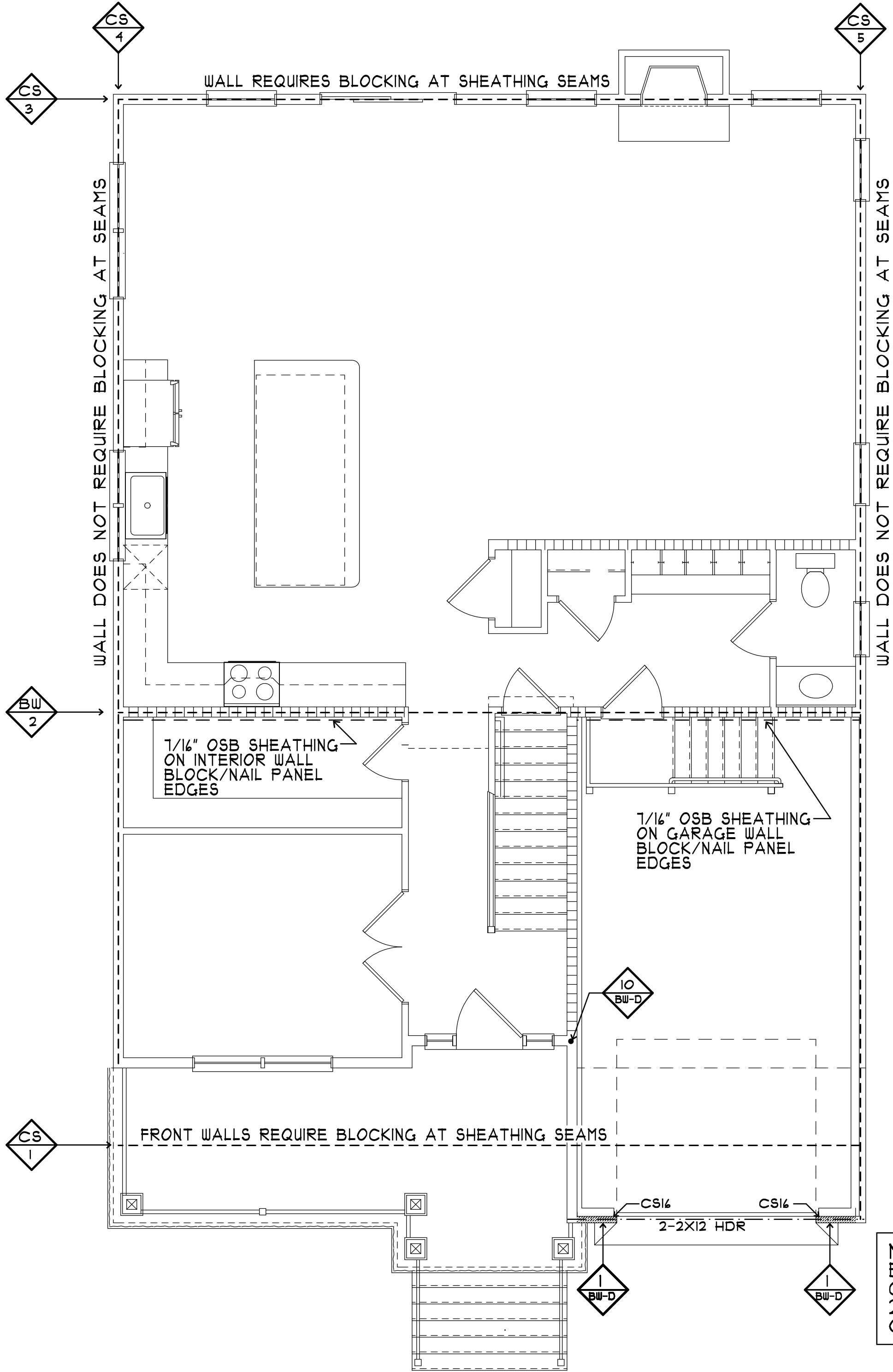
BRACED WALL TABLE FOR 2-STORY, EXPOSURE-"B", IN A 115MPH WIND ZONE									
WALL	BRACED LINE SPACING (ft.)		ADJUSTMENT FACTORS				REQUIRED LENGTH		DESIGN
	ACTUAL	TABLE VALUE	ROOF E/R HEIGHT	WALL HEIGHT	# OF BW'S	ADJ. FACT.	TABLE VALUE	ADJUSTED LENGTH	
CS-1	20	20	1.15	0.95	1.3	1	6.5	9' 2 12/16"	12' 3"
CS-2	28	30	1.15	0.95	1.3	1	9	12' 9 6/16"	21' 4"
CS-3	28	30	1.15	0.95	1.3	1	9	12' 9 6/16"	16' 4"
CS-4	34	40	1.15	0.95	1	2	11.5	25' 1 8/16"	32' 9"
CS-5	34	40	1.15	0.95	1	2	11.5	25' 1 8/16"	40' 9"
CS-6	45	50	1.15	0.9	1	1	7.5	7' 9 2/16"	15' 3"
CS-7	45	50	1.15	0.9	1	2	7.5	15' 6 5/16"	24' 3"
CS-8	34	40	1.15	0.9	1	2	6	12' 5 1/16"	26' 0"
CS-9	34	40	1.15	0.9	1	2	6	12' 5 1/16"	32' 3"

* INDICATES THAT INTERPOLATION WAS USED TO DETERMINE THE REQUIRED LENGTH
(a.) PORTAL FRAME BRACED WALL LENGTH EQUAL (1.5 x LENGTH OF PORTAL FRAME)
(b.) INTERIOR 1/2" GWB AND 5/8" GWB WHEN NAILED 4'O.C. AT PANEL EDGES (ADJ FACTOR OF .7)
(c.) ALL BRACED WALLS ARE TO BE CONSTRUCTED FOLLOWING R602.10.10 PANEL JOINTS-RIGHT
(d.) BRACED WALLS MARKED WITH EXCEPTION NUMBERS MAY BE CONSTRUCTED FOLLOWING
THE DESCRIBED CONSTRUCTION METHODS PER EACH EXCEPTION SEE RIGHT

WIND ADJUSTMENT FACTORS		
BASED ON		ADJUSTMENT FACTOR
EXPOSURE	'B'	1.00
ROOF EYE TO RIDGE HEIGHT	$\leq 10'-0"$	1.00
A WALL HEIGHT	8'-0"	0.90
B WALL HEIGHT	9'-0"	0.95
C # BRACED WALLS	2	1.00
D # BRACED WALLS	3	1.30
E # BRACED WALLS	4	1.45
F FASTENING	4 INCHES O.C. AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES, AND ALL HORIZONTAL JOINTS BLOCKED	0.70
LEGEND		
---	BRACED WALL LINE	GB GYPSUM
CS	CONTINUOUS SHEATHING	PF PORTAL FRAME

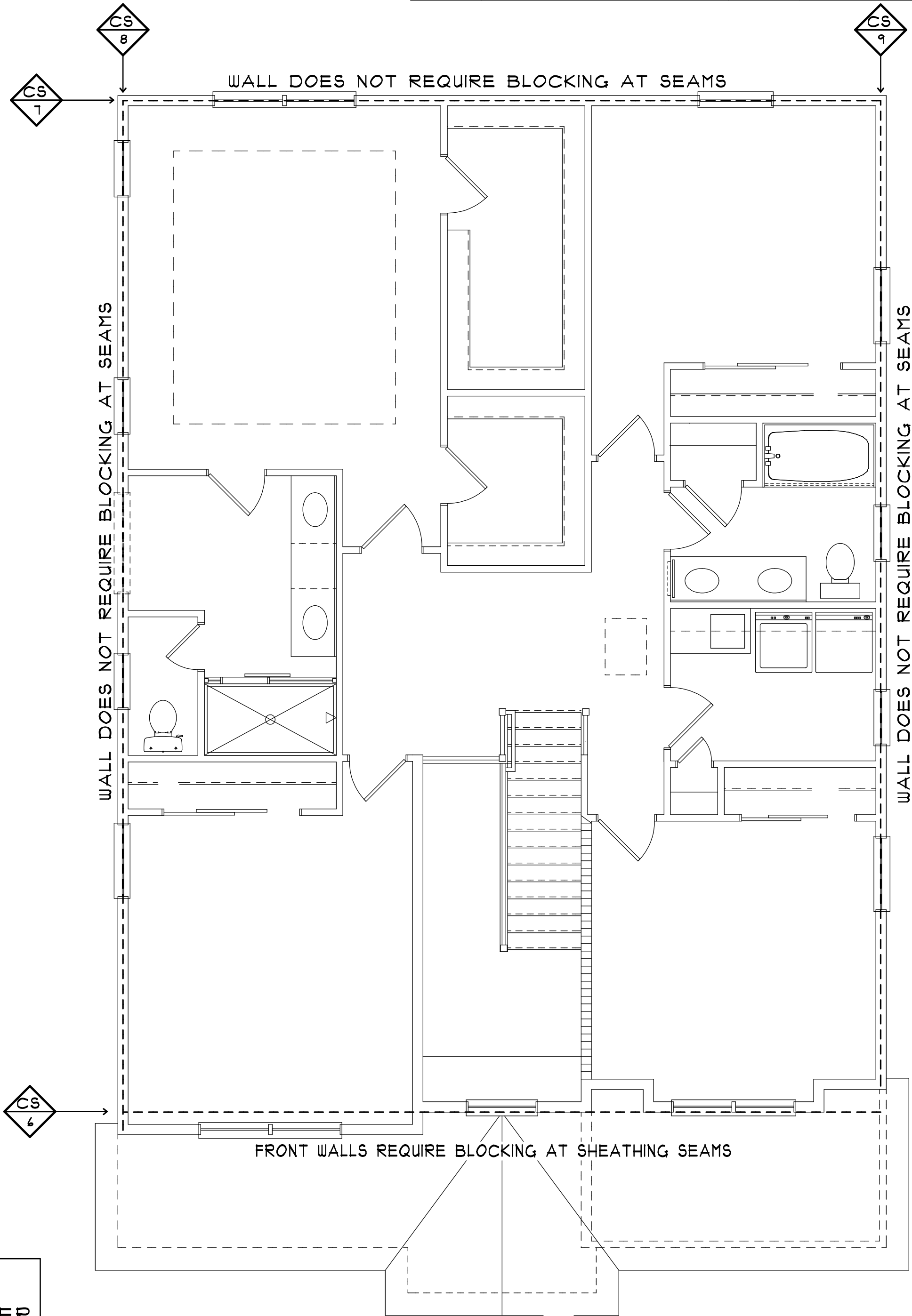
R602.10.10 PANEL JOINTS.
Vertical joints of panel sheathing shall occur over, and be fastened to, common studs. Horizontal joints in braced wall panels shall occur over, and be fastened to, common blocking of a minimum 1 1/2" (38 mm) thickness.

Exceptions:
(1.) Vertical joints of panel sheathing shall be permitted to occur over double studs, where adjoining panel edges are attached to separate studs with the required panel edge fastening schedule, and the adjacent studs are attached together with two rows of 10d box nails 3 inches by 0.128 inch (76.2 mm by 3.25 mm) at 10 inches o.c. (254 mm).
(2.) Blocking at horizontal joints shall not be required in wall segments that are not counted as braced wall panels.
(3.) Where the bracing length provided is not less than twice the minimum length required by Tables R602.10.3(1) and R602.10.3(3), blocking at horizontal joints shall not be required in braced wall panels constructed using Methods WSP, SFB, GB, PBS or HPS.
(4.) Where Method GB panels are installed horizontally, blocking of horizontal joints is not required.



FIRST FLOOR BW PLAN

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



SECOND FLOOR BW PLAN

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

NOTE: THIS SHEET MUST BE ACCOMPANIED BY A BRACED WALL FASTENER SCHEDULE SHEET (FS-I), AND ALSO A BRACED WALL DETAIL SHEET (BW-D). THESE SHEETS MUST REVIEWED BY ALL PERSONS INVOLVED WITH PROJECT PRIOR TO CONSTRUCTION

BRACED WALL PLAN CONTINUOUS SHEATHED METHOD

THIS METHOD COMPLIES WITH IRC SECTION R301.2.1.1 #2 IRC STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC-600)

COPYRIGHT © 2026 ALL RIGHTS RESERVED BY BISHOP & SMITH , ARCHITECTS
NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

SHELDON II GARAGE RIGHT

PROJECT	RESIDENCE
LOCATION	
OWNER	BLU JAY HOMES LLC
CAD FILE #	24-293
DRAWING NO.	BW-P

FINAL PLANS
FOR CONSTRUCTION
(5-5-26)

BISHOP & SMITH
REGISTERED ARCHITECTS

JACK S. SMITH RA
N.J. LICENSE AL13765
DE. LICENSE SS-0007248
PA. LICENSE RA404238
1344 CHEWS LANDING ROAD
LAUREL SPRINGS, N.J. 08821
GLD/C/ESTER TOWNSHIP, N.J.
856-227-1626 FAX: 856-227-4033
email: bishopsmith@comcast.net
RESIDENTIAL • COMMERCIAL

SHT.-REV.	DATE

THE INFORMATION CONTAINED HEREIN INCLUDING ALL DRAWINGS, SPECIFICATIONS AND NOTES IS THE PROPERTY OF BISHOP & SMITH ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, ALTERED OR USED AS A PROTOTYPE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF BISHOP & SMITH ARCHITECTS.

www.bishopandsmith-architects.com

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <i>a, b, c</i>	SPACING AND LOCATION
Roof			
1	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	4– 8d box (2 1/2" x O.113"); or 3– 8d common (2 1/2" x O.131"); or 3– 10d box (3" x O.128"); or 3– 3" x O.131" nails	Toe nail
	Blocking between rafters or truss not at the wall top plates, to rafter or truss	2– 8d common (2 1/2" x O.131"); or 2– 3" x O.131" nails	Each end toe nail
		2– 16d common (3 1/2" x O.162"); or 3– 3" x O.131" nails	End nail
	Flat blocking to truss and web filler	16d common (3 1/2" x O.162") or 3" x O.131" nails	63 o.c. face nail
2	Ceiling joists to top plate	4– 8d box (2 1/2" x O.113") or 3– 8d common (2 1/2" x O.131") or 3– 10d box (3" x O.128") or 3– 3" x O.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions [see Section R802.5.2 and Table R802.5.2 (1)]	4– 10d box (3" x O.128") or 3– 10d common (3" x O.148") or 4– 3" x O.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) [see Section R802.5.2 and Table R802.5.2(1)]	Table R802.5.2(1)	Face nail
5	Collar tie to rafter, face nail	4– 10d box (3" x O.128") or 3– 10d common (3" x O.148") or 4– 3" x O.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3– 16d box (3 1/2" x O.135") or 3– 10d common (3" x O.148") or 4– 10d box (3" x O.128") or 4– 3" x O.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss ¹
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 23 ridge beam	4– 16d box (3 1/2" x O.135") or 3– 10d common (3" x O.148") or 4– 10d box (3" x O.128") or 4– 3" x O.131" nails	Toe nail
		3– 16d box (3 1/2" x O.135") or 2– 16d common (3 1/2" x O.162") or 3– 10d box (3" x O.128") or 3– 3" x O.131" nails	End nail
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <i>a, b, c</i>	SPACING AND LOCATION
WALL			
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" x O.162") 10d box (3" x O.128"); or 3" x O.131" nails	24" o.c. face nail 16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 1/2" x O.135"); or 3" x O.131" nails 16d common (3 1/2" x O.162")	12" o.c. face nail 16" o.c. face nail
10	Built – up header (2" to 2" header with 1/2 spacer)	16d common (3 1/2" x O.162") 16d box (3 1/2" x O.135")	16" o.c. each edge face nail 12" o.c. each edge face nail
11	Continuous header to stud	5– 8d box (2 1/2" x O.113"); or 4– 8d common (2 1/2" x O.131"); or 4– 10d box (3" x O.128")	Toe nail
12	Adjacent full – height stud to end of header	4– 16d box (3 1/2" x O.135"); or 3– 16d common (3 1/2" x O.162"); or 4– 10d box (3" x O.128"); or 4– 3" x O.131" nails	End nail
13	Top plate to top plate	16d common (3 1/2" x O.162") 10d box (3" x O.128"); or 3" x O.131" nails	16" o.c. face nail 12" o.c. face nail
14	Double top plate splice	8– 16d common (3 1/2" x O.162"); or 12– 16d box (3 1/2" x O.135"); or 12– 10d box (3" x O.128"); or 12– 3" x O.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
15	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x O.162") 16d box (3 1/2" x O.135"); or 3" x O.131" nails	16" o.c. face nail 12" o.c. face nail
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <i>a, b, c</i>	SPACING AND LOCATION
Roof			
16	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3– 16d box (3 1/2" x O.135"); or 2– 16d common (3 1/2" x O.162"); or 4– 3" x O.131" nails	16" o.c. face nail
17	Top or bottom plate to stud	4– 8d box (2 1/2" x O.113"); or 3– 16d box (3 1/2" x O.135"); or 4– 8d common (2 1/2" x O.131"); or 4– 10d box (3" x O.128"); or 4– 3" x O.131" nails	Toe nail
		3– 16d box (3 1/2" x O.135"); or 2– 16d common (3 1/2" x O.162"); or 3– 10d box (3" x O.128"); or 3– 3" x O.131" nails	End nail
18	Top plates, laps at corners and intersections	3– 10d box (3" x O.128"); or 2– 16d common (3 1/2" x O.162"); or 3– 3" x O.131" nails	Face nail
19	1" brace to each stud and plate	3– 8d box (2 1/2" x O.113"); or 2– 8d common (2 1/2" x O.131"); or 2– (3" x O.131"); or 2– 10d box (3" x O.128")	Face nail
20	1" x 6" sheathing to each bearing	3– 8d box (2 1/2" x O.113"); or 2– 8d common (2 1/2" x O.131"); or 2– 10d box (3" x O.128"); or 2 staples, 1 crown, 16 ga., 1 3/4" long	Face nail
21	1" x 8" and wider sheathing to each bearing	3– 8d box (2 1/2" x O.113"); or 3– 8d common (2 1/2" x O.131"); or 3– 10d box (3" x O.128"); or 3 staples, 1 crown, 16 ga., 1 3/4" long	Face nail
		Wider than 1" x 8" 4– 8d box (2 1/2" x O.113"); or 3– 8d common (2 1/2" x O.131"); or 3– 10d box (3" x O.128"); or 4 staples, 1" crown, 16 ga., 1 3/4" long	

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <i>a, b, c</i>	SPACING AND LOCATION	
Floor				
22	Joist to sill, top plate or girder	4 – 8d box (2 1/2" x O.113"); or 3 – 8d common (2 1/2" x O.131"); or 3 – 10d box (3" x O.128"); or 3 – 3" x O.131" nails	Toe nail	
23	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2 1/2" x O.113") 8d common (2 1/2" x O.131"); or 10d box (3" x O.128"); or 3 x O.131" nails	43 o.c. toe nail 63 o.c. toe nail	
24	1" x 6" subfloor or less to each joist	3 – 8d box (2 1/2" x O.113"); or 2 – 8d common (2 1/2" x O.131"); or 3 – 10d box (3" x O.128"); or 2 staples, 13 crown, 16 ga., 1 3/4" long	Face nail	
25	2" subfloor to joist or girder	3 – 16d box (3 1/2" x O.135"); or 2 – 16d common (3 1/2" x O.162")	Blind and face nail	
26	2" planks (plank & beam --- floor & roof)	3 – 16d box (3 1/2" x O.135"); or 2 – 16d common (3 1/2" x O.162")	At each bearing, face nail	
27	Band or rim joist to joist	3 – 16d common (3 1/2" x O.162"); or 4 – 10 box (3" x O.128"); or 4 – 3" x O.131" nails; or 4 – 3" x 14 ga. staples, 1/16" crown	End nail	
28	Built– up girders and beams, 2– inch lumber layers	20d common (4" x O.192"); or 10d box (3" x O.128"); or 3" x O.131" nails	Nail each layer as follows: 323 o.c. at top and bottom and staggered.	
		And: 2 – 20d common (4" x O.192"); or 3 – 10d box (3" x O.128"); or 3 – 3" x O.131" nails	243 o.c. face nail at top and bottom staggered on opposite sides	
			Face nail at ends and at each splice	
29	Ledger strip supporting joists or rafters	4 – 16d box (3 1/2" x O.135"); or 3 – 16d common (3 1/2" x O.162"); or 4 – 10d box (3" x O.128"); or 4 – 3" x O.131" nails	At each joist or rafter, face nail	
30	Bridging or blocking to joist, rafter or truss	2 – 10d box (3" x O.128"); or 2 – 8d common (2 1/2" x 3" x O.131"); or 3" x O.131" nails	Each end, toe nail	
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <i>a, b, c</i>	SPACING OF FASTENERS	
			Edges <i>h</i> (inches)	Intermediate supports <i>c, e</i> (inches)
31	3/8" x 1/2"	6d common or deformed (2" x O.113" x O.266" head); or 2 3/8" x O.113" x O.266" head nail (subfloor, wall) ¹	6	6 f
		8d common (2 1/2" x O.131") nail (roof); or RSRS – O1 (2 3/8" x O.113") nail (roof) ^b	6	6 f
32	19/32" x 3/4"	8d common (2 – 2 1/2" x O.131") nail (subfloor, wall)	6	12
		8d common (2 1/2" x O.131") nail (roof); or RSRS – O1; (2 3/8" x O.113") nail (roof) ^b	6	6 f
		Deformed 2 3/8" x O.113" x O.266" head (wall or subfloor)	6	12
33	1/8" x 1 1/4"	10d common (3" x O.148") nail; or (2 1/2" x O.131" x O.281" head) deformed nail	6	12
Other wall sheathing ^g				
34	1/2" structural cellulosic fiberboard sheathing	1 1/2" x O.120" galvanized roofing nail, 1/16" head diameter; or 1 1/4" long 16 ga. staple with 1/16" or 1" crown	3	6
35	25/32" structural cellulosic fiberboard sheathing	1 3/4" x O.120 galvanized roofing nail 1/16" head diameter; or 1 1/4" long 16 ga. staple with 1/16" or 1" crown	3	6
36	1/2" gypsum sheathing ^d	1 1/2" x O.120" galvanized roofing nail, 1/16" head diameter, or 1 1/4" long 16 ga. staple galvanized, 1 1/2" long; 1/16" or 1" crown or 1 1/4" screws, Type W or S	7	7
37	5/8" gypsum sheathing ^d	1 3/4" x O.120" galvanized roofing nail, 1/16" head diameter, or 1 1/4" long 16 ga. staple galvanized, 1 1/2" long; 1/16" or 1" crown or 1 1/4" screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
38	3/4" and less	Deformed (2" x O.113") or Deformed (2" x O.120") nail; or 8d common (2 1/2" x O.131") nail	6	12
39	1/8" – 1"	8d common (2 1/2" x O.131") nail; or Deformed (2 1/2" x O.131"); or Deformed (2 1/2" x O.120") nail	6	12
40	1 1/8" – 1 1/4"	10d common (2 1/2" x O.131") nail; or Deformed (2 1/2" x O.131"); or Deformed (2 1/2" x O.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

Nails are smooth – common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections are carbon steel and shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of O.192 inch (20d common nail), 90 ksi for shank diameters larger than O.142 inch but not larger than O.171 inch, and 100 ksi for shank diameters of O.142 inch or less. Connections using nails and staples of other materials, such as stainless steel, shall be designed by accepted engineering practice or approved under N.J.A.C. 5:23–3.1.

b. RSRS – O1 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1661.

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 wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C.

g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with ASTM C1280 or GA 253. Fiberboard sheathing shall conform to ASTM C208.

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.

¹ 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.

SH1-REV1

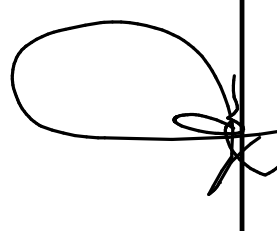
DATE: 7-27-20
1999
(06/01/20
(mjs)

CONTRACTOR MUST FIELD CHECK ALL DIMENSIONS AND REPORT ANY ERRORS OR DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK.

JACK S. SMITH RA
NJ LICENSE A11765 DE LICENSE 55-0007248
PA LICENSE RA40238 MD LICENSE 15334
VA LICENSE 660015792
1344 CHEWIS LANDING ROAD
LAUREL SPRINGS, N.J. 08021
GLOUCESTER TOWNSHIP, N.J.
856-272-1111 ext. 740733
email: jack@bisma.com

RESIDENTIAL • COMMERCIAL

SIGNATURE



PROJECT

FASTER SCHEDULE

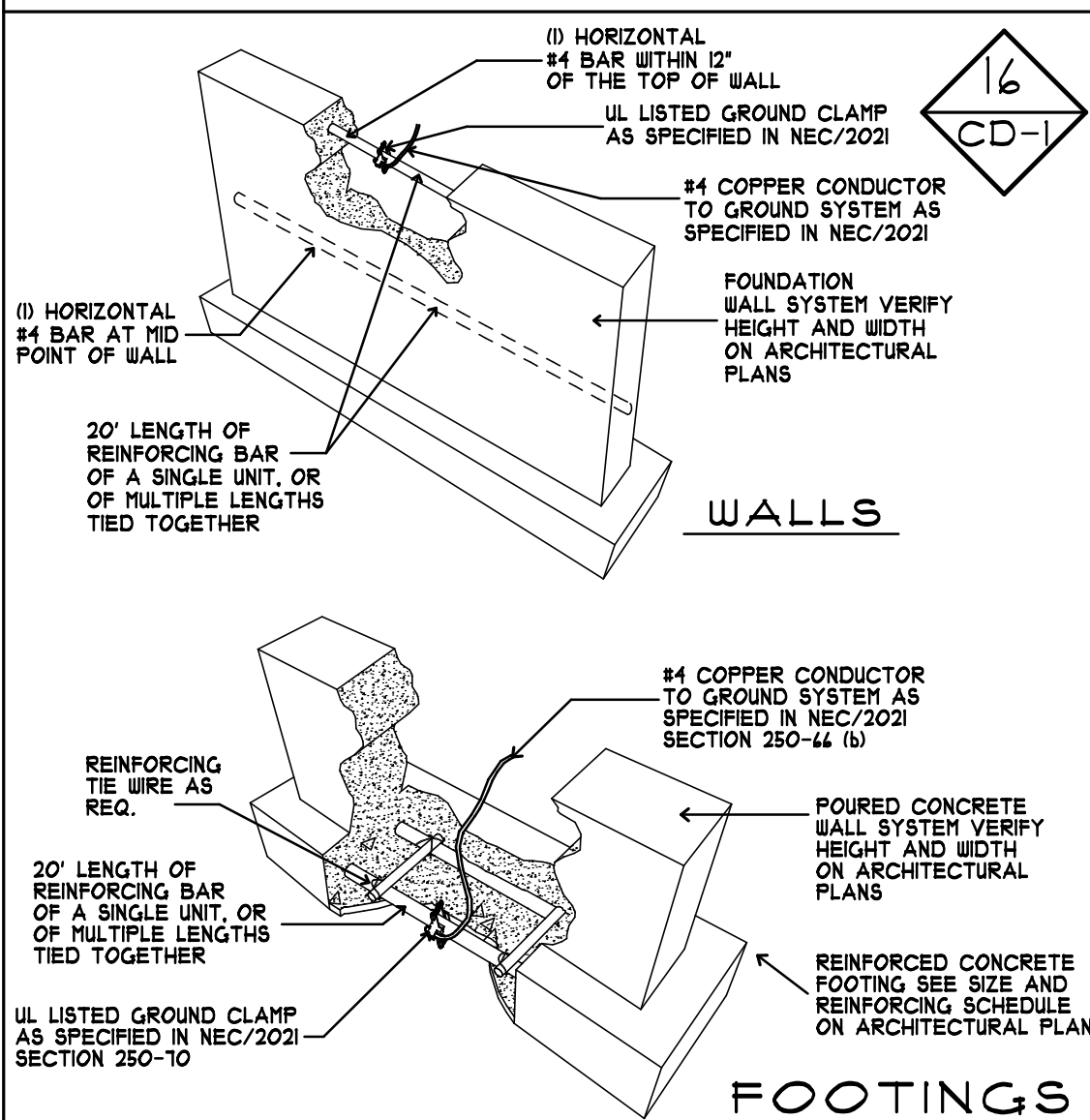
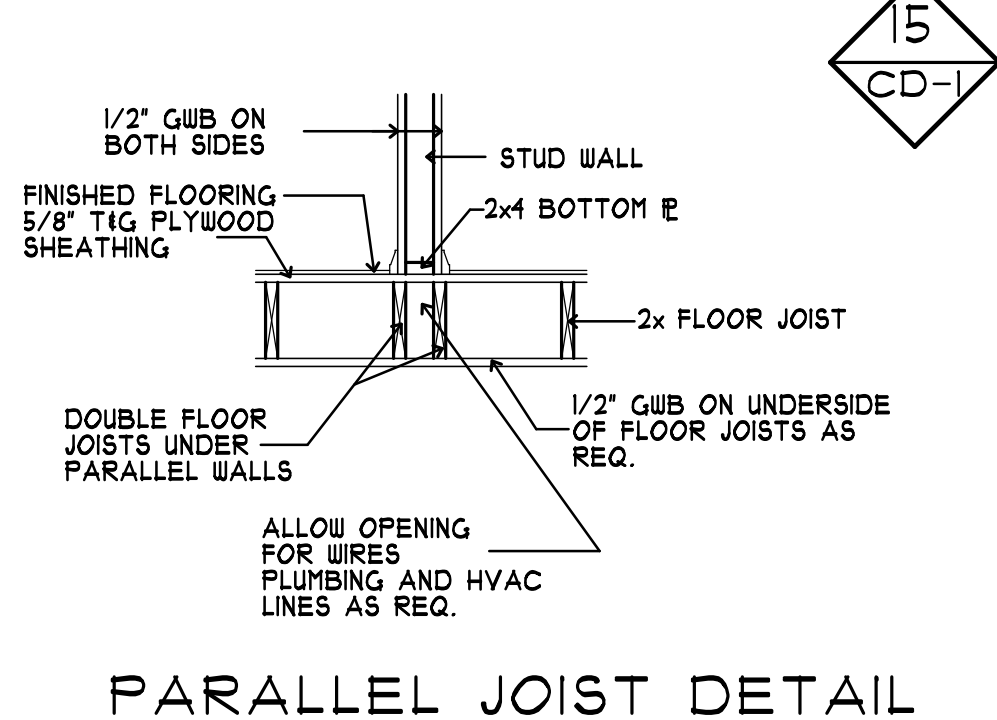
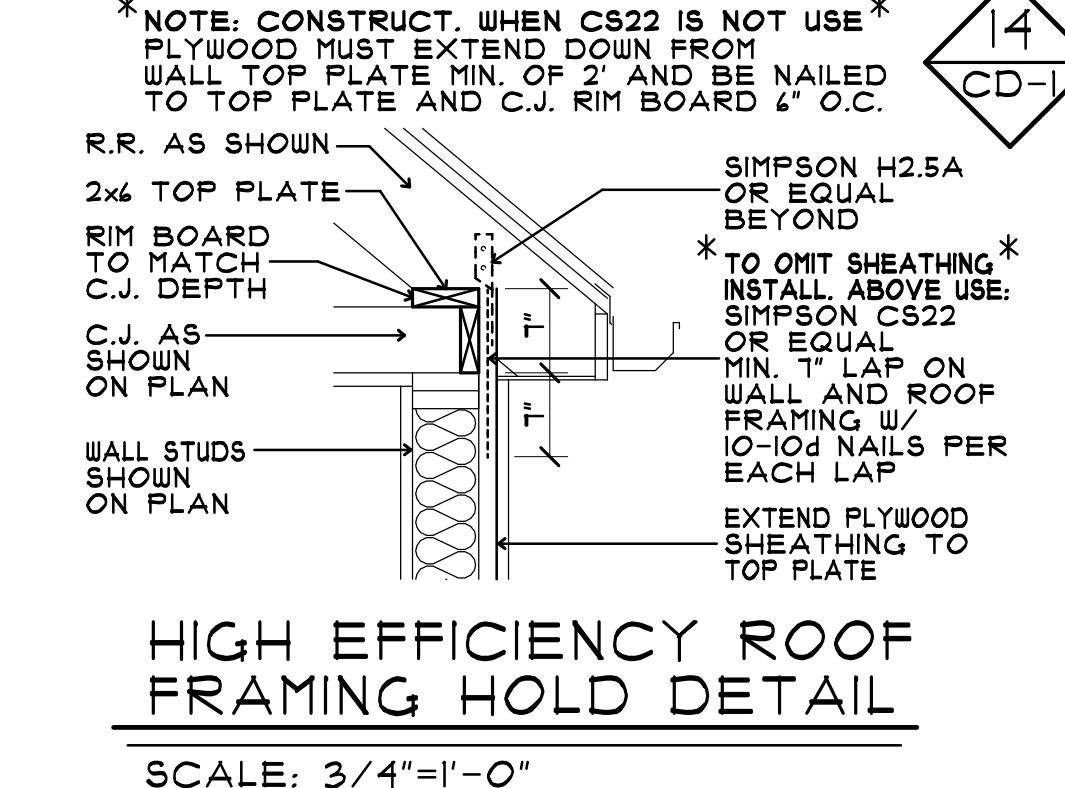
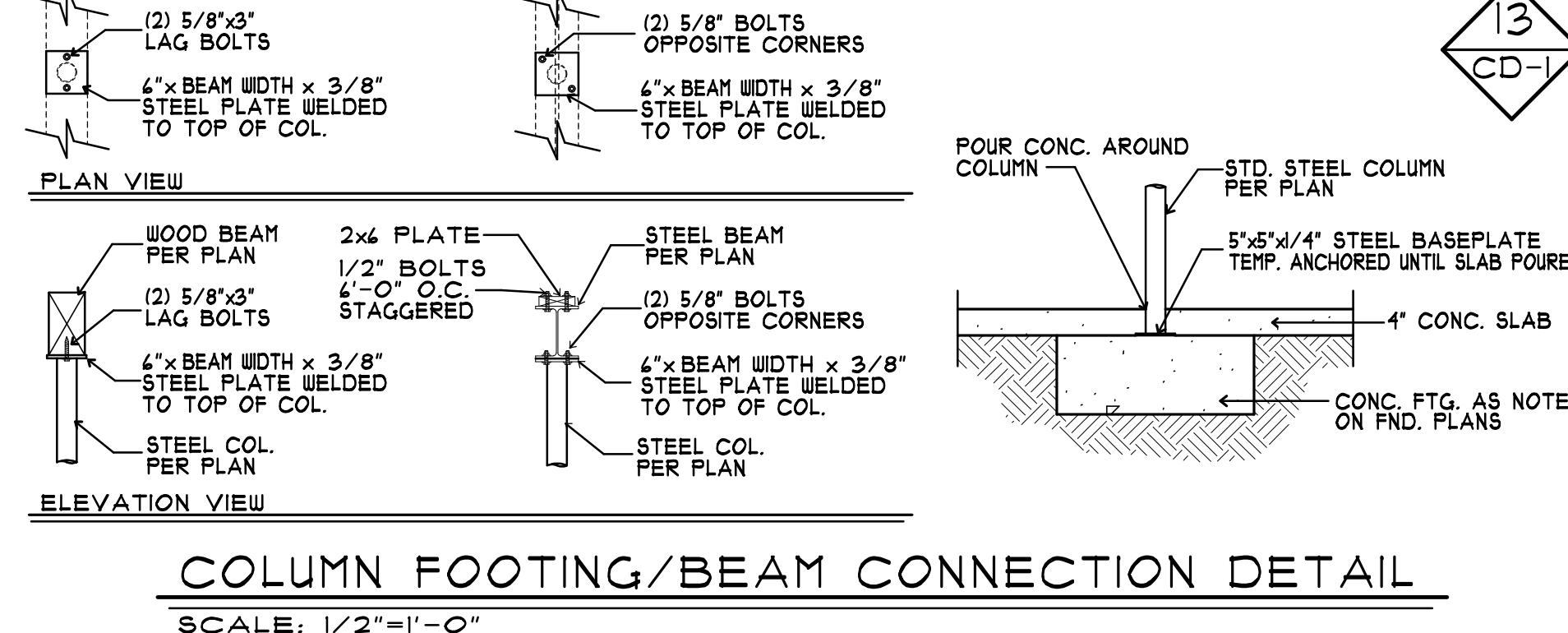
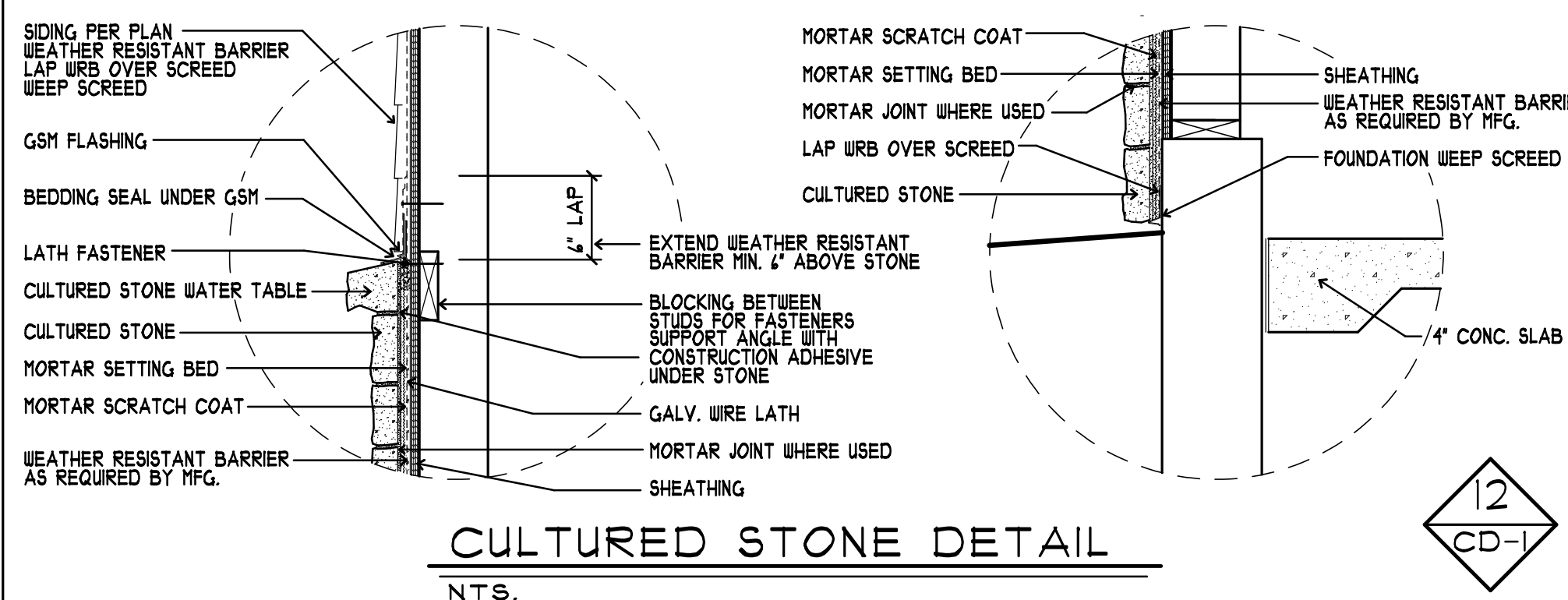
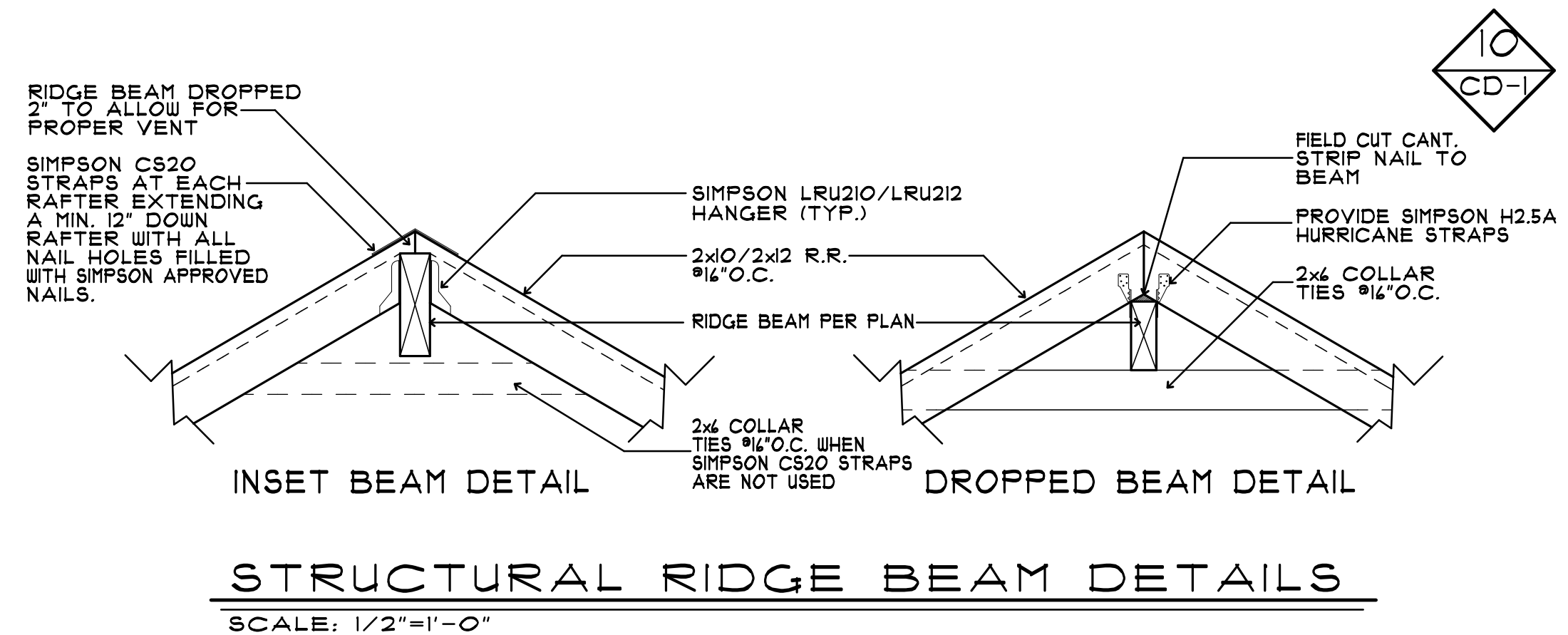
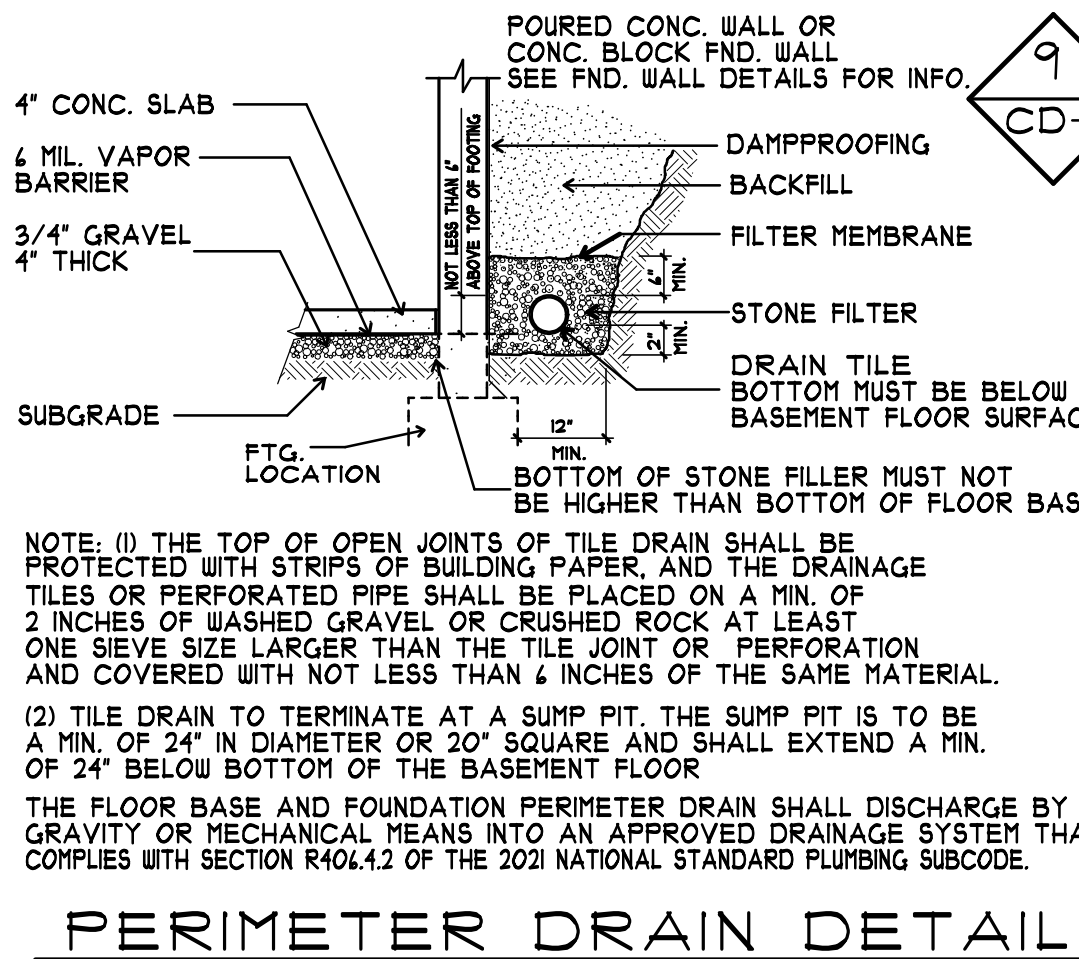
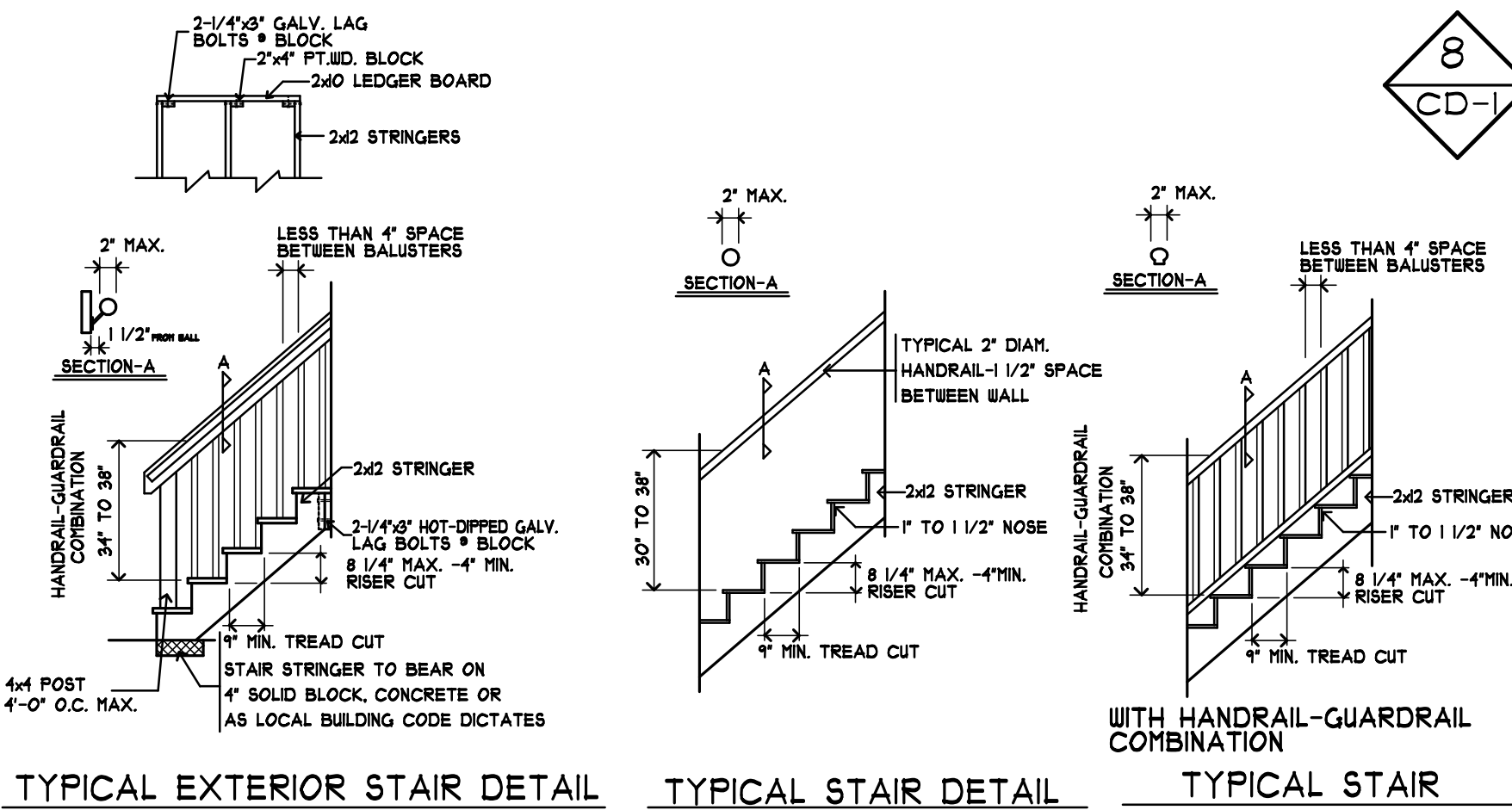
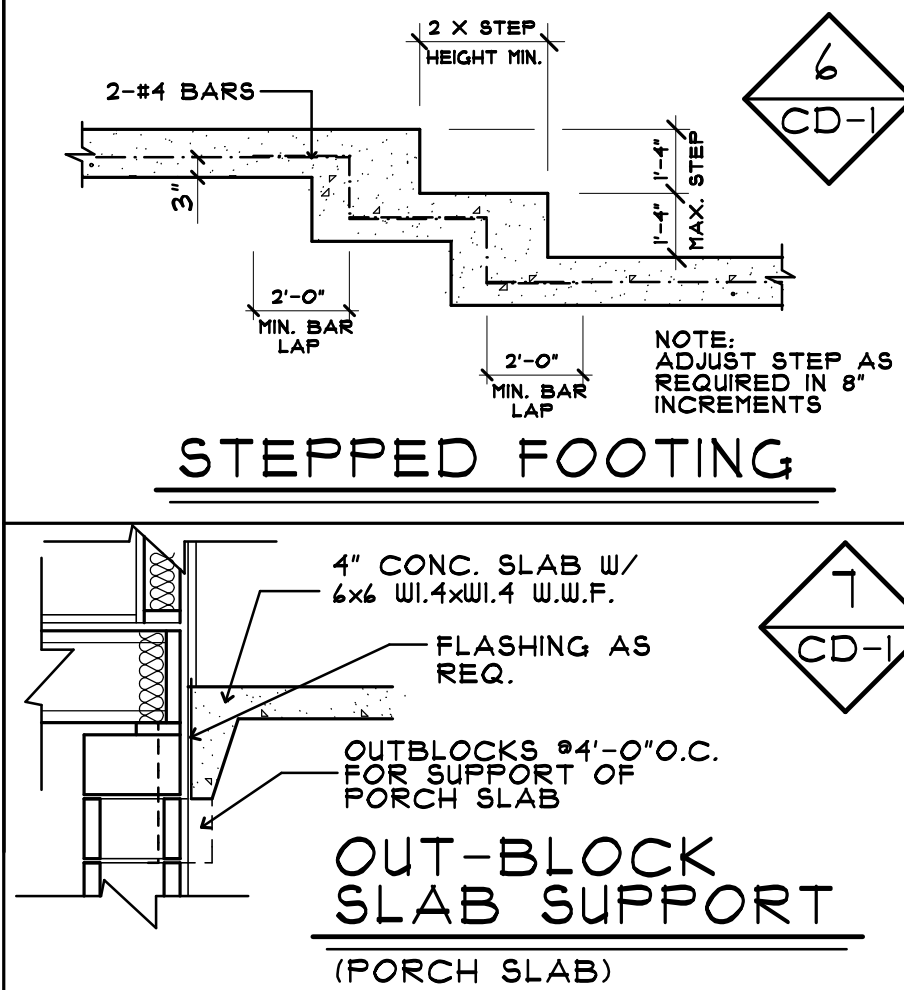
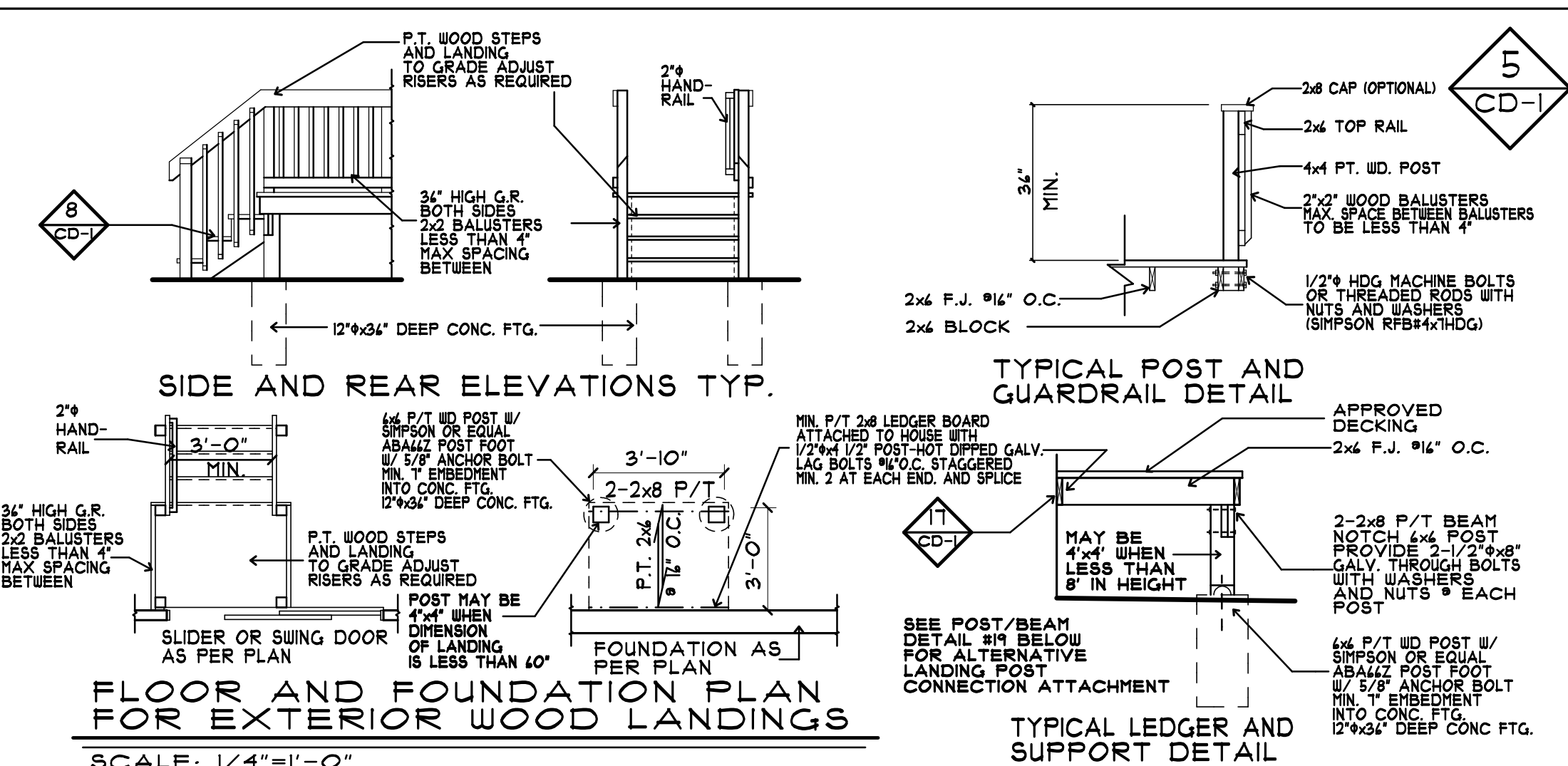
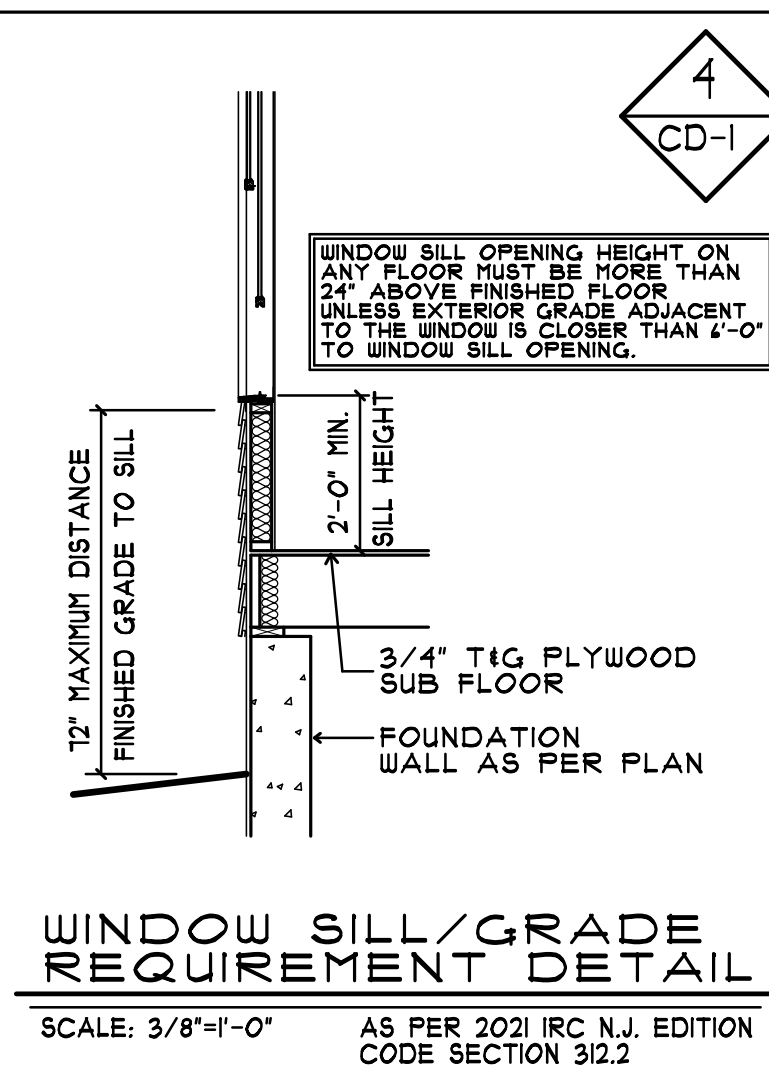
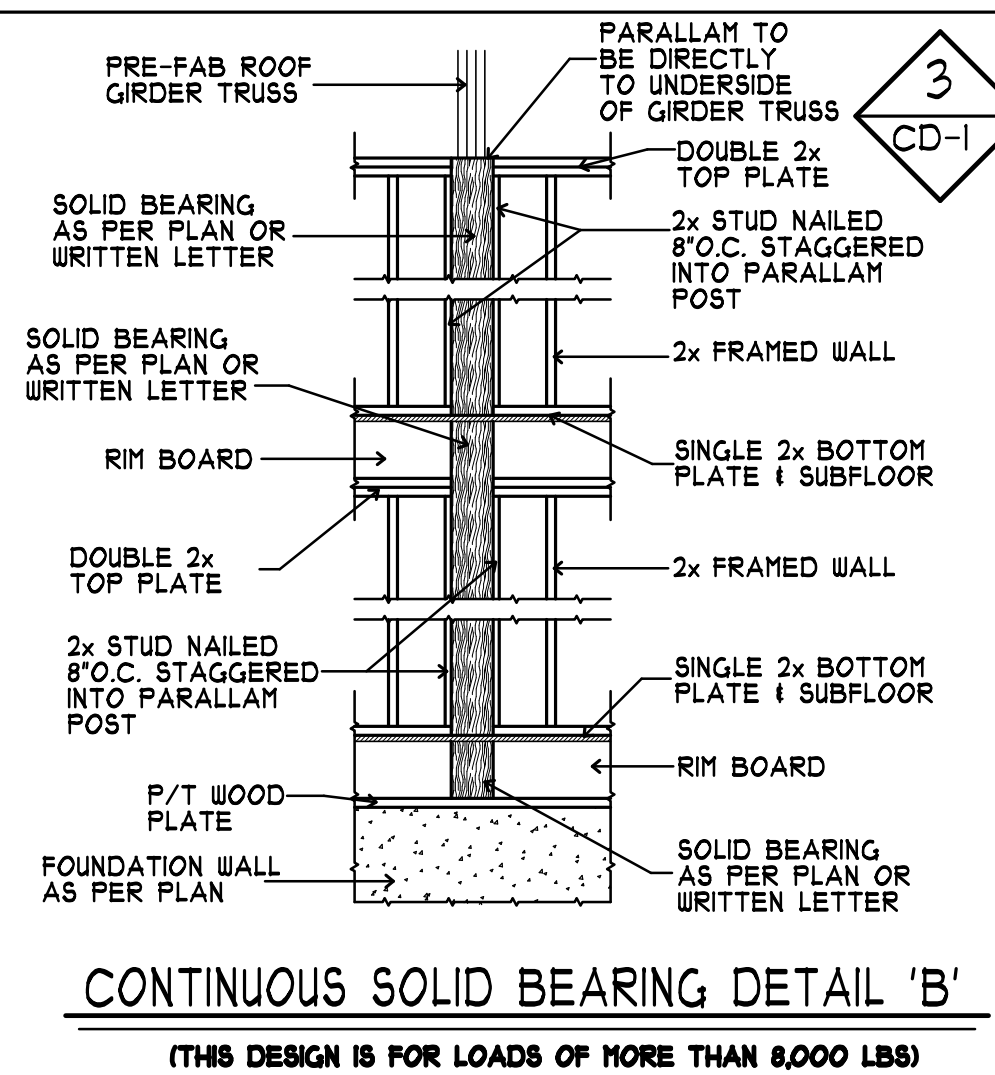
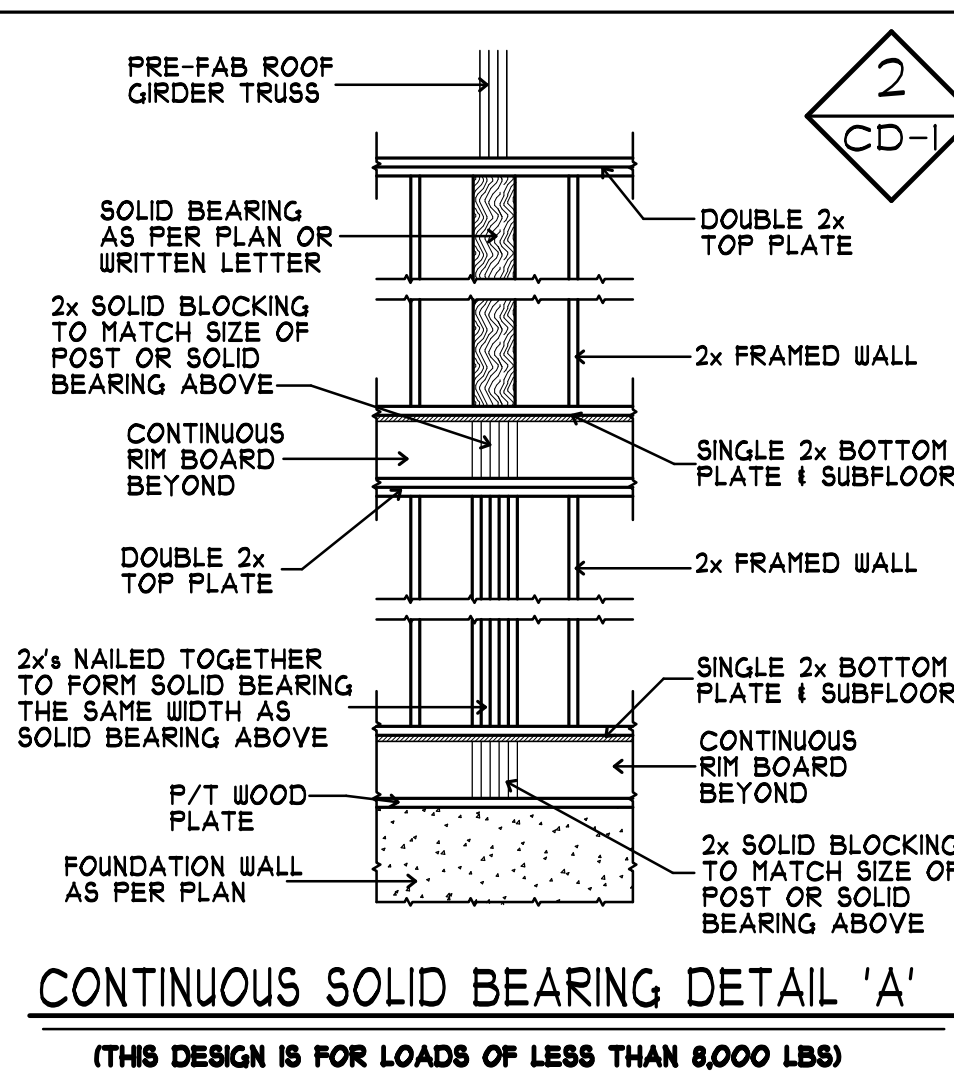
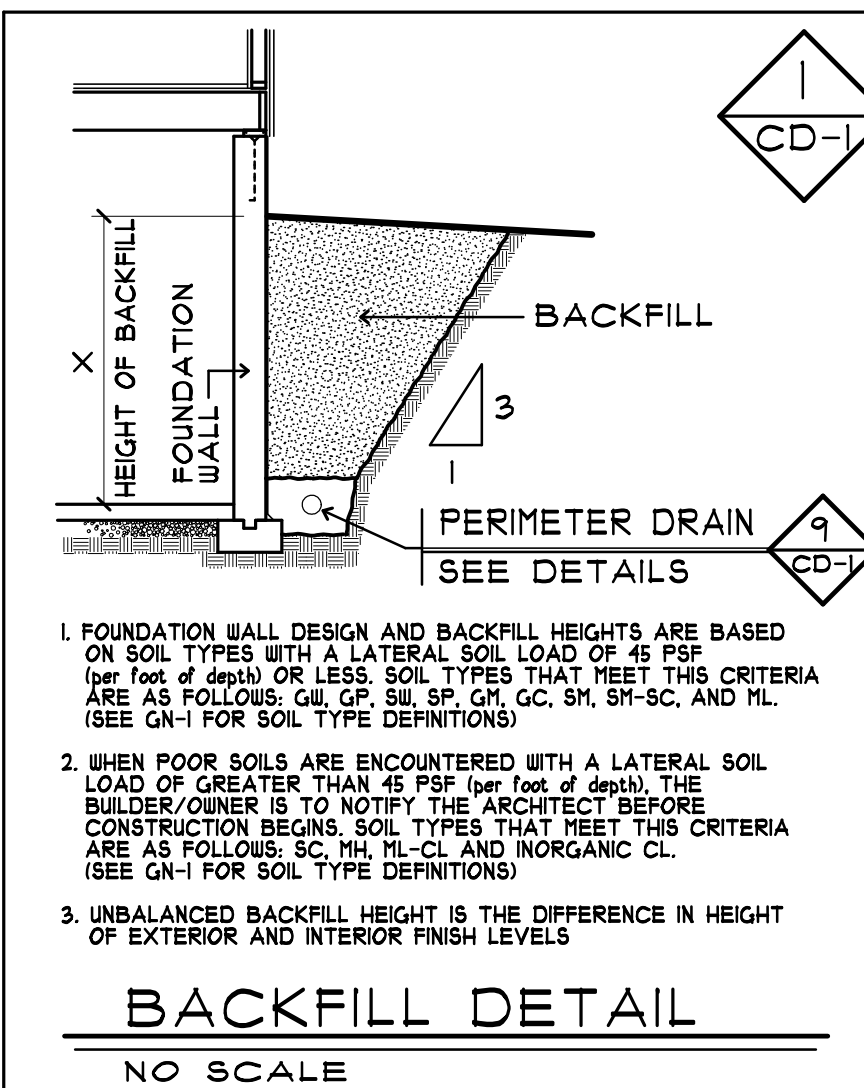
CAD FILE# 2021-FS-1

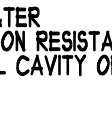
DATE: 7/17/24

DRAWING NO.

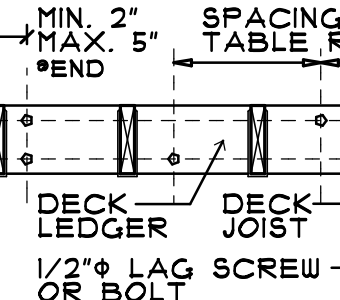
FS-1

24x34





JOIST SPAN	L' < 8'-0"	L' = 8'-0"	8'-0" TO 10'-0"	10'-0" TO 12'-0"	12'-0" TO 14'-0"	14'-0" TO 16'-0"	16'-0" TO 18'-0"
CONNECTION DETAILS	ON-CENTER SPACING OF FASTENERS						
1/2" x DIAMETER LAG SCREW WITH 1/2" MAX. SHEATHING, c,d	30	23	18	15	13	11	10
1/2" x DIAMETER BOLT WITH 1/2" MAX. SHEATHING, c	36	36	34	29	24	21	19
1/2" x DIAMETER BOLT WITH 1" MAX. SHEATHING, e	36	36	29	24	21	18	16



DECK LEDGER CONNECTION DETAIL

SECTION R501.2

- a) LEDGERS SHALL BE FLASHED IN ACCORDANCE WITH SECTION R103.2 TO PREVENT WATER FROM CONTACTING THE BANG JOIST. FLASHING SHALL BE OF AN APPROVED CORROSION RESISTANT TYPE, AND APPLIED IN SINGLE FASHION TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY OR THE BUILDING STRUCTURAL FRAMING COMPONENTS
- b) SNOW LOAD SHALL NOT BE ASSUMED TO ACT CONCURRENTLY WITH LIVE LOAD
- c) THE TOP OF THE LAG SCREEN SHALL FULLY EXTEND BEYOND THE INSIDE FACE OF THE BANG JOIST
- d) SHEATHING SHALL BE WOOD STRUCTURAL PANEL OR SOLID SAWN LUMBER
- e) SHEATHING SHALL BE PERMITTED TO BE WOOD STRUCTURAL PANEL, GYPSUM BOARD, FIBERBOARD LUMBER OR FOAM SHEATHING. UP TO 1/2" THICKNESS OF STACKED WASHERS SHALL BE PERMITTED TO SUBSTITUTE FOR UP TO 1/2" OF ALLOWABLE SHEATHING THICKNESS WHEN COMBINED WITH WOOD STRUCTURAL PANEL OR LUMBER SHEATHING.

