CODE INFORMATION

2021 INTERNATIONAL RESIDENTIAL CODE - NJ EDITION
2021 NATIONAL STANDARD PLUMBING CODE, NJ Ed
2020 NATIONAL ELECTRICAL CODE
2021 NATIONAL FUEL GAS CODE
2021 INTERNATIONAL MECHANICAL CODE

DESIGN LOAD (PSF)	LL	DL	TOTAL
ROOF	*30*	*10*	*40*
ATTIC	*20*	*10*	*30*
NON SLEEPING AREAS	*30*	*10*	*40*
FIRST FLOOR	*40*	*10*	*50*
DECKS	*40*	*10*	*50*
SOIL BEARING CAPACITY (ASSUMED)	*2,500 PSF*		
GROUND SNOW LOAD (BERGEN COUNTY)	*30 PSF*		

R301.6 ROOF LOAD. The roof load shall be designed for the *live load* indicated in Table R301.6 ***or*** the *Ground Snow Load* indicated in Table R301.2, *whichever is greater.*

TABLE R301.6
MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION

ROOF SLOPE	0 to 200	201 to 600	Over 600
Flat or less than 4" per foot	20	16	12
Rise 4" per foot (1:3) to less than 12"	16	14	12
Rise 12" per foot (1:1) and greater	12	12	12

TABLE R401.4.1

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (PSF)
Crystalline Bedrock	*12,000*
Sedimentary and foliated rock	*6,000*
Sandy gravel and or gravel (gw and gp)	*5,000*
Sandy Silty sand, clayey sand, silty and clayey gravel (SW, SP, SM, SC, GM and GC)	*3,000*
Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (Cl, ML, MH and CH)	*2,000*

For SI: 1 pound per square foot = 0.0479kn/m^2

A: When soil test are required by section r401.4, the allowable bearing capacities of the soil shall be part of the recommendations.
B: Where the building official determines that in place soils with an allowable bearing capacity of less that 1,500psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation.

ALL STRUCTURAL FRAMING SHALL BE PRESSURE TREATED #2 SYP OR BETTER UNLESS NOTED OTHERWISE.
WEATHER RESISTANT CONNECTORS REQUIRED AT ALL FLUSH CONNECTIONS.

CARPENTRY

1. ALL STRUCTURAL WOODWORK SHALL COMPLY WITH NATIONAL LUMBER MANUFACTURERS ASSOCIATION AND WESTERN WOOD PRODUCTS ASSOCIATION STANDARDS AND PRACTICES.
2. ALL JOISTS SHALL BE DOUGLAS FIR OR EQUAL. F = 1,500 MIN. BENDING STRESS, E = 1,760,000. ALL PRE-ENGINEERED LUMBER TO BE AS MANUFACTURED BY "TRUS-JOIST MACMILLAN' (ANY SUBSTITUTION MUST BE APPROVED BY THE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION). DOUBLE ALL JOISTS UNDER PARTITIONS RUNNING PARALLEL TO DIRECTION OF JOISTS AND SPACE WHERE REQUIRED TO ALLOW PLUMBING RISERS.
3. PROVIDE 2X BLOCKING AT MIDSPAN OF ALL FLOOR JOISTS OR SPACED AT 8'-0" O.C, COORDINATE WITH ENGINEERED LUMBER MANUFACTURER'S STANDARDS.
4. FIRESTOP ALL INTERIOR FRAMING, SOFFITS, & OVERHANGS WHERE REQUIRED BY CODE.
5. ALL LUMBER IN DIRECT CONTACT WITH MASONRY SHALL BE CCA TREATED.
6. ALL LUMBER IN DIRECT CONTACT WITH SOIL SHALL BE GROUND CONTACT RATED CCA TREATED.
7. SILLS SHALL BE 2X6, OR AS OTHERWISE NOTED, PRESSURE TREATED TO RESIST TERMITE INFESTATION, SET ON ½" SEALER INSULATION. SILLS SHALL BE ANCHORED TO FOUNDATION WALL WITH ½" DIAMETER BY 18" LONG ANCHOR BOLTS AT 5'-0" O.C.
8. ALL STUDS SHALL BE DOUGLAS FIR, MIN. E= 1,200,000 FC GREATER THAN 520, WITH BRIDGING AT MID HEIGHT ON WALLS OVER 8'-0" HIGH.
9. PROVIDE MIN. (2) 2X4 POSTS EACH SIDE OF ALL OPENINGS. PROVIDE (3) 2X4 POSTS EACH SIDE OF HEADERS AND BEAMS OVER 3'-0" SPAN.
10. ALL LOAD BEARING EXTERIOR OR INTERIOR HEADERS SHALL BE (2) 2X12 SPIKED TOGETHER UNLESS OTHERWISE NOTED ON ARCHITECTURAL OR STRUCTURAL PLANS.
11. PLYWOOD SUB-FLOOR SHEATHING SHALL BE GLUED AND NAILED TO THE FLOOR JOISTS FOLLOWING THE JOIST MANUFACTURER'S REQUIREMENTS. PARTICLE BOARD SHEATHING WILL NOT BE ACCEPTED.
12. PROVIDE 1/2" & 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON WALLS AND ROOF RESPECTIVELY. PARTICLE BOARD SHEATHING WILL NOT BE ACCEPTED.
13. PROVIDE BLOCKING IN WALLS SCHEDULED TO RECEIVE TOWEL BARS & GRAB BARS (BY OWNER); COORDINATE WITH OWNER FOR LOCATIONS.
14. TRIM SHALL BE STOCK SECTIONS OF PINE (PROFILES AS PER DRAWINGS) AND SHALL BE NEATLY FITTED, GLUED, & MITERED AND COMPLETE, INCLUDING DOORS, WINDOW CASINGS, STOOLS, APRONS, BASE AND QUARTER ROUNDS AT FLOORS.
15. ALL CLOSET SHELVING BY OTHERS, TYP. U.O.N.
16. HARDWOOD FLOORING: 3/4" THICK OAK (SELECT GRADE); COORDINATE WITH OWNER PRIOR TO ORDER.
17. ALL EXTERIOR NAILS USED IN CCA TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED FOR USE IN PRESSURE TREATED LUMBER.

GENERAL SPECIFICATIONS

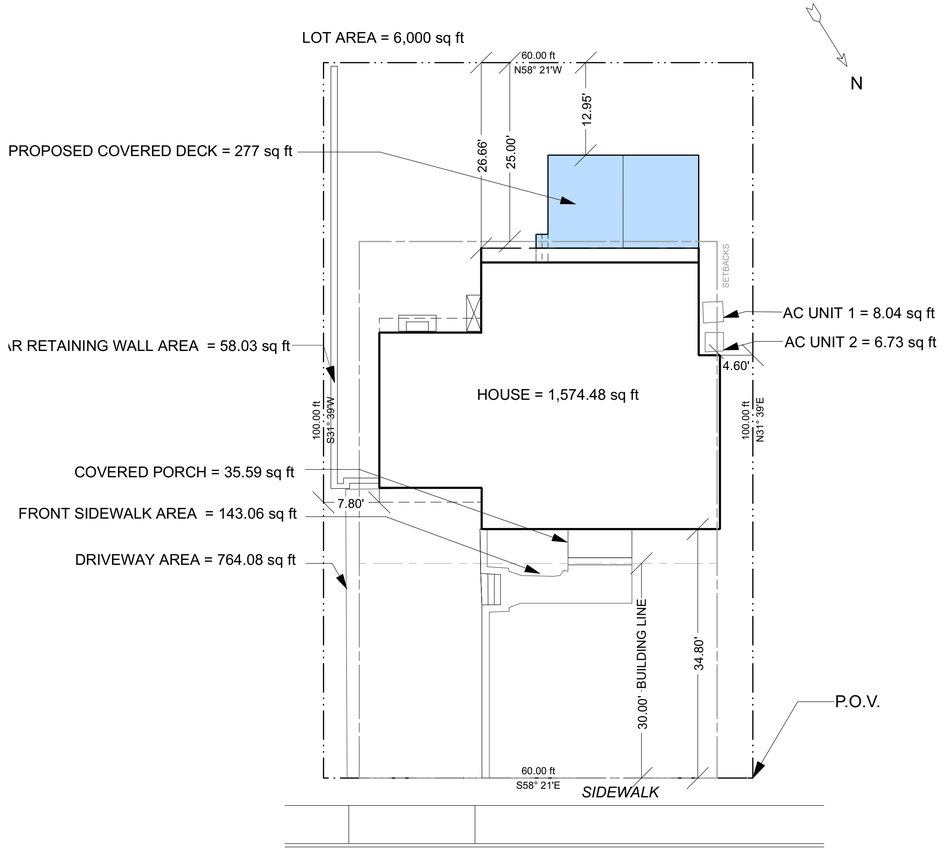
1. ALL CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR SAFETY AND SECURITY AT THE CONSTRUCTION SITE DURING THE PROCESS OF WORK. ALL PHASES OF THE WORK TO COMPLY WITH LOCAL, STATE AND FEDERAL SAFETY LAWS.
2. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
3. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE OWNER / ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO EXECUTING CONSTRUCTION. CONTRACTOR TO RELY ON WRITTEN DIMENSION ON PLANS.
4. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY TO ACHIEVE THE INTENDED BUILDING ACCORDING TO METHODS OF BEST CONSTRUCTION PRACTICE. ALL EQUIPMENT AND MATERIALS ARE TO BE NEW AND INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SPECIFIED. ALL WORKMANSHIP AND MATERIALS TO BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNER'S ACCEPTANCE.
5. ALL CONTRACTORS AND SUBCONTRACTORS ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, METHODS, SAFETY AND SECURITY ON THE JOB SITE.
6. ACCEPTANCE OF DEVIATIONS FROM ANY OF THE REQUIREMENT OF THESE NOTES SHALL BE AT THE SOLE DISCRETION OF THE OWNER. ACCEPTANCE OF A DEVIATION FROM ANY REQUIREMENT SHALL NOT BE CONSTRUED AS PERMITTING ANY OTHER DEVIATION.

DEMOLITION

1. CONTRACTOR TO DEMOLISH AREAS AS INDICATED ON PLANS.

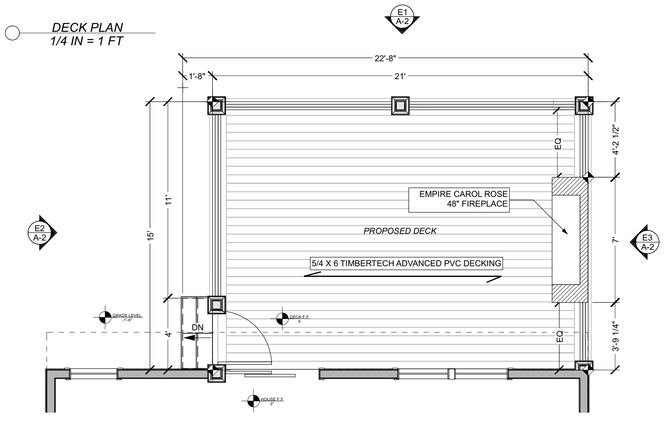
CONCRETE

1. ALL CONCRETE SHALL BE, STONE AGGREGATE, ¾" MAX. CONCRETE COMPLYING WITH ALL ACI BUILDING CODE REQUIREMENTS, OF A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED. THIS SHALL INCLUDE FOOTINGS, WALLS, PIERS POURED INTEGRALLY WITH WALLS, SLABS-ON-GRADE, ETC.
2. ALL CONCRETE SUBJECT TO VEHICLE LOADS TO BE 4,000 PSI.
3. ALL POURS SHALL BE WITHIN SMOOTH SIDES (SONO TUBES ARE NOT REQUIRED FOR BELOW GRADE PIERS), PROVIDE KEYS BETWEEN ALL ADJACENT POURS.
4. ALL CONCRETE WORK SHALL CONFORM TO ACI PRACTICES FOR COLD WEATHER CONCRETING. ALL CONCRETE PLACED AT TEMPERATURES BELOW 50°F SHALL CONTAIN THE WATER REDUCING ACCELERATOR "ACCELGUARD 80" BY THE EUCLID CHEMICAL CO., OR APPROVED EQUAL.
5. ALL CONCRETE SHALL CONTAIN THE WATER REDUCING ADMIXTURE "EUCON WR-89" OR APPROVED EQUAL.
6. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED TYPE, ASTM A-615 GRADE 60 AND SHALL COMPLY WITH ALL ACI CODE REQUIREMENTS.
7. WIRE MESH SHALL CONFORM TO ASTM A-185, LATEST EDITION.
8. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE "ACI DETAILING MANUAL (ACE 315)".
9. ALL SLABS-ON-GRADE TO BE REINFORCED WITH 6 X 6 - 10/10 WELDED WIRE FABRIC PLACED 1 ½" DOWN FROM TOP OF SLABS, AND OVER ANY PIPES OR CONDUITS IN SLAB.
10. WIRE MESH REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND END LAPS, AND MUST BE WIRED TOGETHER.
11. PROVIDE MINIMUM REINFORCING IN ALL CONCRETE AS PER ACI BUILDING CODE REQUIREMENTS.
12. PROVIDE CLEARANCES FROM FACES OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"
EXPOSED TO EARTH OR WEATHER
#5 OR SMALLER.....1 ½"
#6 OR LARGER.....2"
13. LENGTH OF REINFORCING SPLICES SHALL CONFORM TO ACI BUILDING CODE REQUIREMENTS, BUT IN NO CASE SHALL BE LESS THAN 30 BAR DIAMETERS OR AS OTHERWISE APPROVED.
14. BEND OUTSIDE HORIZONTAL BARS AROUND CORNERS OR PROVIDE CORNER BARS.
15. ALL CONCRETE SHALL BE FORMED, UNLESS OTHERWISE APPROVED BY ARCHITECT.
16. SET TOPS OF SLABS TO ACCOMMODATE ARCHITECTURAL FINISHES.
17. POUR SLABS-ON-GRADE IN ALTERNATE LANE PATTERN NOT EXCEEDING 20 FEET IN WIDTH.
18. ALL FOOTING DOWELS TO BE SAME SIZE, NUMBER AND GRADE AS VERTICAL REINFORCEMENT IN COLUMNS, PIERS, OR WALLS WHICH THE FOOTINGS SUPPORT.
19. CONTRACTOR SHALL PROVIDE ALL HIGH CHAIRS, SPACERS, SUPPORTS, ETC., NECESSARY FOR PROPER PLACEMENT OF REINFORCING STEEL.
20. ALL REINFORCING STEEL SHALL BE SECURELY WIRED TOGETHER IN THE FORMS. TWO WAY MATS OF STEEL SHALL BE TIED AT ALTERNATED INTERSECTIONS BOTH WAYS.
21. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL SLEEVES, INSERTS, ANCHOR BOLTS, ETC., REQUIRED BY OTHER TRADES. INSTALLATION OF ALL SUCH EMBEDMENTS SHALL BE CHECKED FOR COMPLETENESS AND LOCATION BEFORE CONCRETE IS POURED.
22. CURING OF CONCRETE IS TO START AS SOON AS FINISHES WILL NOT BE MARRED THEREBY, IT WILL NOT BE PERMISSIBLE TO DELAY THE CURING UNTIL THE MORNING AFTER THE CONCRETE IS CAST.
23. ALL CONCRETE, INCLUDING FOUNDATION WORK, SHALL BE VIBRATED. PROPER USE OF VIBRATORS IS A MUST. VIBRATORS SHALL BE USED TO TRANSPORT CONCRETE.
24. ALL EMBEDMENTS, INCLUDING ANCHOR BOLTS, SHALL BE IN PLACE PRIOR TO POURING CONCRETE.
25. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 304, LATEST EDITION. CONCRETE SHALL NOT BE SUBJECT TO DROPS IN EXCESS OF 5 FEET.
26. BACKFILLING AGAINST FOUNDATION WALL IS NOT PERMITTED UNTIL CONCRETE HAS ATTAINED MAXIMUM STRENGTH. FLOOR FRAMING SHALL BE IN PLACE PRIOR TO BACKFILLING AGAINST FOUNDATION WALLS.
27. SLABS SHALL BEAR ON 6" POROUS GRAVEL OR CRUSHED STONE FILL OVER COMPACTED SUBGRADE. PROVIDE VAPOR BARRIER AS INDICATED ON PLANS.



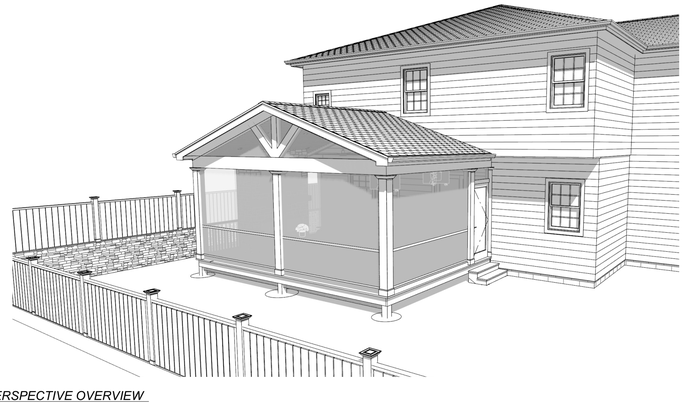
SITE PLAN DETAILS REFERENCED FROM SURVEY PREPARED BY TITLEMARK, LLC (CHRISTOPHER J. LANTELME P.E. & L.S. 39580) ON 09/04/25.

SITE PLAN
1 IN = 10 FT



DECK PLAN
1/4 IN = 1 FT

GENERAL NOTES
1/4 IN = 1 FT



C1 *PERSPECTIVE OVERVIEW*

ZONING DATA
RIVER EDGE, NJ
R-1

	REQUIRED	*EXISTING*	*PROPOSED*
LOT DIMENSIONS			
AREA	7,500 SF	(e) 6000 SF	(e) 6000 SF
WIDTH	75'	(e) 60.00'	(e) 60.00'
DEPTH	100'	100.00'	100.00'
MIN YARDS PRIMARY			
FRONT	30'	34.80'	34.80'
SIDE 1	7.5'	7.80'	7.80'
SIDE 2	10.5'	(e) 4.60'	(e) 4.60'
REAR	25'	26.66'	(v)*12.95'
MIN YARDS ACCESSORY			
FRONT	-	-	-
SIDE 1	-	-	-
SIDE 2	-	-	-
REAR	-	-	-
MAX HEIGHT			
FEET	30'	26'	26'
STORIES	2 1/2	2	2
MAX COVERAGE			
BUILDING COVERAGE	25%	**26.8 %	(v)***31.5 %
LOT COVERAGE	35%	***43.2 %	(v)***47.8 %

LOT SIZE **6000 SF**

EXISTING BUILDING COVERAGE	***1610.07 SF OR 26.8 %***
HOUSE	1574.48 SF
COVERED PORCH	35.59 SF

PROPOSED BUILDING COVERAGE	***1887.07 SF OR 31.5 %***
HOUSE	1574.48 SF
COVERED PORCH	35.59 SF
PROPOSED COVERED DECK	277 SF

EXISTING LOT COVERAGE	***2590.01 SF OR 43.2 %***
HOUSE	1574.48 SF
COVERED PORCH	35.59 SF
DRIVEWAY	764.08 SF
FRONT SIDEWALK	143.06 SF
AC UNIT 1	8.04 SF
AC UNIT 2	6.73 SF
REAR RETAINING WALL	58.03 SF

PROPOSED LOT COVERAGE	***2867.01 SF OR 47.8 %***
HOUSE	1574.48 SF
COVERED PORCH	35.59 SF
PROPOSED COVERED DECK	277 SF
DRIVEWAY	764.08 SF
FRONT SIDEWALK	143.06 SF
AC UNIT 1	8.04 SF
AC UNIT 2	6.73 SF
REAR RETAINING WALL	58.03 SF

NOTES:

(e) = EXISTING NON-CONFORMITY

(v) = VARIANCE REQUIRED

***indicates a proposed non conforming rear yard setback of 12.95 ft where 25.00 ft is required.**

****Indicates an existing non conforming building coverage of 26.8% where 25% is required. This condition will be increased to 31.5% in the proposed design.**

*****Indicates an existing non conforming lot coverage of 43.2% where 35% is required. This condition will be increased to 47.8% in the proposed design.**

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ARCHITECT

TSAMPICOS A. PERIDES, RA
N.J. LICENSE #: 21AI017864

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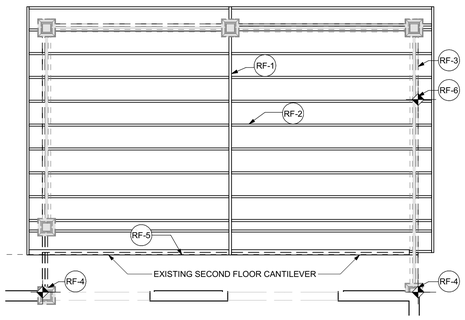
NO.	DESCRIPTION	DATE
1	BUILDING DEPT REVIEW	4/10/2026

PROJECT
DECK
265 ADAMS AVE
LOT: 3 BLOCK: 506

OWNER
SCHWEIGER
RESIDENCE
265 ADAMS AVE
RIVER EDGE, NJ

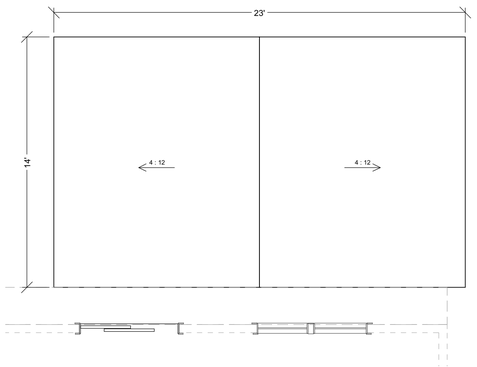
SHEET DESCRIPTION
SITE PLAN,
PERSPECTIVE
OVERVIEW

SCALE: AS NOTED	A-1
DRAWN BY: SS	
DATE: 4/29/2026	
JOB NO.: SS-SCHWEIGER	1 OF 3

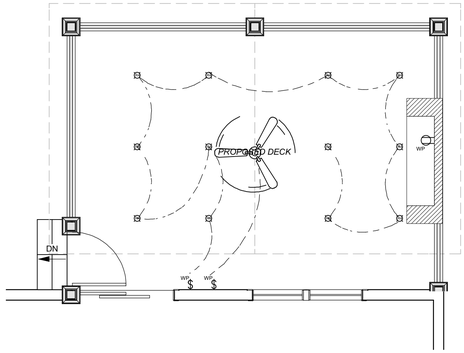


ROOF FRAMING PLAN
1/4 IN = 1 FT

ROOF FRAMING NOTE SCHEDULE	
2D SYMBOL	TEXT
RF-1	(2) 1 3/4" X 14" 2.1E 3100 VERSA-LAM LVL RIDGE BEAM
RF-2	2 X 8 ROOF RAFTERS @ 16" OC MIN
RF-3	(2) 1 3/4" X 11 7/8" 2.1E 3100 VERSA-LAM LVL
RF-4	PRESSURE TREATED 2 X 6 BOLTED TO HOUSE STUDS, PLATES AND BOX BEAM W/ (2) 5" LEDGER LOCK SCREW @ 16" OC BEARING ON DECK LEDGER
RF-5	(2) 1 3/4" X 11 7/8" 2.1E 3100 VERSA-LAM LVL TIE BEAM
RF-6	6 X 6 POST W/ SOLID BEARING TO RIM JOIST BELOW

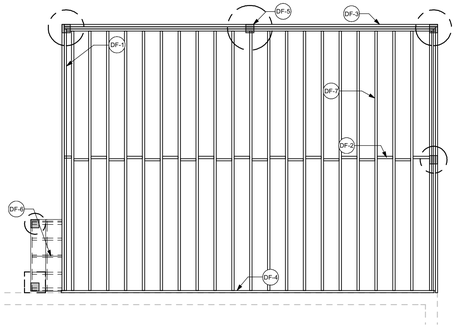


ROOF PLAN
1/4 IN = 1 FT



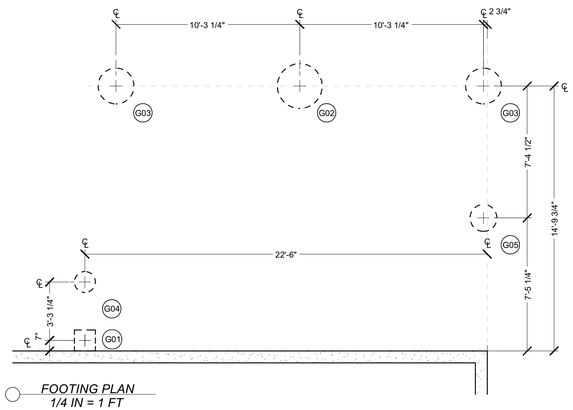
ELECTRICAL PLAN
1/4 IN = 1 FT

ELECTRICAL SCHEDULE					
2D SYMBOL	NUMBER	QTY	FLOOR	ATTACHED TO	DESCRIPTION
$WP	E01	2	1	WALL	WEATHERPROOF
	E02	12	1	CEILING	RECESSED DOWN LIGHT 4
	E03	1	1	CEILING	3 BLADE CEILING FAN
WP	E04	1	1	WALL	DUPLEX (WEATHERPROOF)



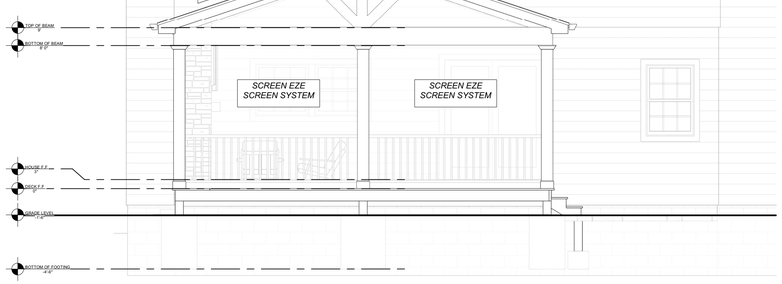
DECK FRAMING PLAN
1/4 IN = 1 FT

DECK FRAMING NOTE SCHEDULE	
2D SYMBOL	TEXT
DF-1	(2) 2 X 10 END JOIST
DF-2	2 X 10 MID SPAN BLOCKING
DF-3	(3) 2 X 10 FLUSH BEAM
DF-4	2 X 10 LEDGER
DF-5	6 X 6 POST
DF-6	2 X 12 STRINGERS @ 12" OC MIN
DF-7	2 X 10 JOIST @ 12" OC MIN



FOOTING PLAN
1/4 IN = 1 FT

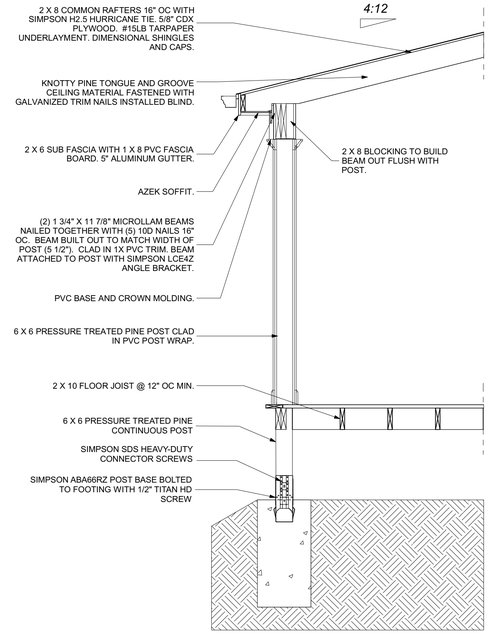
FOOTING SCHEDULE			
NUMBER	QTY	DESCRIPTION	VOLUME
G01	1	14" X 14" 3500 PSI CONCRETE FOOTING	0.05 CU YD
G02	1	30" DIAM 3500 PSI CONCRETE FOOTING	0.55 CU YD
G03	2	24" DIAM 3500 PSI CONCRETE FOOTING	0.35 CU YD
G04	1	14" DIAM 3500 PSI CONCRETE FOOTING	0.04 CU YD
G05	1	24" DIAM 3500 PSI CONCRETE FOOTING	0.2 CU YD
TOTALS:	6		1.54 CU YD



E1 ELEVATION 1
1/4 IN = 1 FT

E2 ELEVATION 2
1/4 IN = 1 FT

E3 ELEVATION 3
1/4 IN = 1 FT



PAVILION STRUCTURAL SECTION
1/2 IN = 1 FT

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NO.	DESCRIPTION	DATE
1	BUILDING DEPT REVIEW	4/10/2026

PROJECT

DECK
265 ADAMS AVE
LOT: 3 BLOCK: 506

OWNER

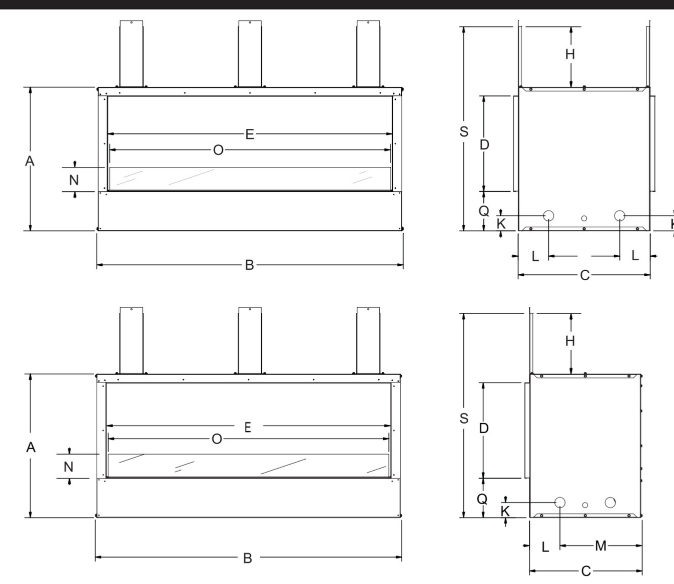
SCHWEIGER
RESIDENCE
265 ADAMS AVE
RIVER EDGE, NJ

SHEET DESCRIPTION

DECK PLAN, ELECTRICAL PLAN, FOOTING PLAN, ROOF PLAN, FRAMING PLANS, SCHEDULES, FIREPLACE SPECS

SCALE: AS NOTED	A-2
DRAWN BY: SS	
DATE: 4/29/2026	
JOB NO.: SS-SCHWEIGER	2 OF 3

FIREPLACE DIMENSIONS



INDEX LETTER	DIMENSION DESCRIPTION	OLL48FP	OLL48SP
		Dimensions in Inches	
A	The maximum height of firebox face (excluding standoffs)	24-5/16	24-5/16
B	The maximum width of the firebox face (excluding nailing flanges)	51-3/4	51-3/4
C	The maximum depth of the firebox	19-1/16	22-5/16
D	The height of the firebox opening	16-3/16	16-3/16
E	The width of the firebox opening	48	48
F	The interior depth of the firebox (not shown)	19	22-9/32
G	The rear exterior width of the firebox (not shown)	51-3/4	51-3/4
H	The height to the firebox standoffs	16-1/2	16-1/2
I	Width from the left side of the box to the centerline of vent	N/A	N/A
J	Depth from back of box to centerline of top vent	N/A	N/A
K	Height from the bottom of the box to the gas line opening	2-9/16	2-9/16
L	Depth from the front of the box to gas line opening	5-3/16	5-3/16
M	Depth from rear of box to gas line opening	13-21/32	N/A
N	Glass height	3-1/2	3-1/2
O	Glass width	47-3/8	47-3/8
P	Depth from front of box to centerline of vent	N/A	N/A
Q	Distance from floor to fireplace opening	6-11/16	6-11/16
R	Height from floor to vent collar	N/A	N/A
S	Overall height to header	40-13/16	40-13/16

N/A - Not applicable for this unit.

COMBUSTIBLE MATERIALS

Do not attach combustible material to the mantel of your fireplace. This is a fire hazard.

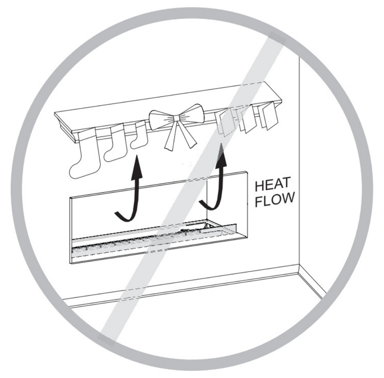


Figure 1

No greeting cards, stockings or ornamentation of any type should be placed on or attached to the fireplace. This is a heating appliance. The flow of heat can ignite combustibles.

NOTE: For see-thru fireplaces, this applies to both sides of the unit.

Television Considerations

Installing a television above a fireplace has become increasingly popular; however, the area above any fireplace gets hot and most TV manufacturers recommend against placing their products near a heat source.

If you install a television above this fireplace, Empire Comfort Systems accepts no responsibility for damage or injuries. Follow the television manufacturer's installation instructions, including any recommendations regarding proximity to heat sources.

If you have a TV above your fireplace, turn off the fireplace and let it cool completely before servicing or touching any buttons on the TV.

CLEARANCES

Minimum Wall and Ceiling Clearances

Sidewall Clearances: The clearance from the inside of the fireplace to any combustible wall should not be less than 6 in.

Ceiling Clearances: The ceiling height should not be less than 24 in. from the top opening.

Mantel Clearances: If a combustible mantel is installed, it must meet the clearance requirements detailed in **Figure 2.**

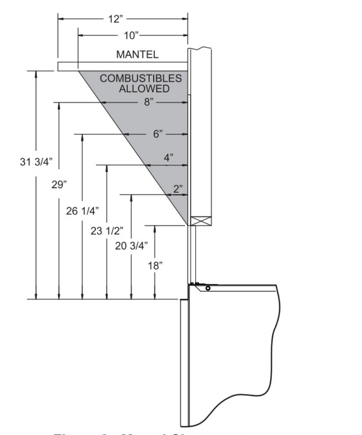
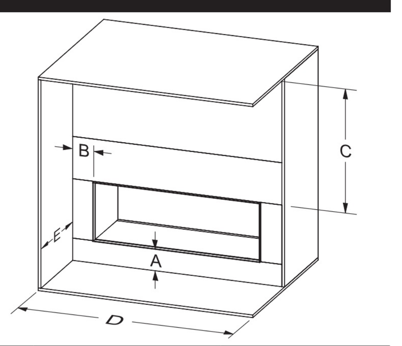


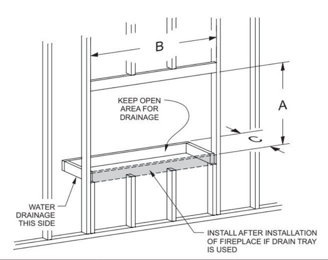
Figure 2 - Mantel Clearances



Index Letter	Description	Dimension from Fireplace Opening (in inches)
A	From ground or other non-combustible surface	10-1/4*
B	From Side Walls	6
C	From Ceiling	24
D	Alcove Width (minimum)	60
E	Alcove Depth (maximum)	24

***NOTE:** Dimension A includes 3-1/2 in. under fireplace for support framing and drain tray installation.

Figure 3 - Alcove Clearances



FRAMING DIMENSIONS (in inches)	OLL48FP	OLL48SP
Height A	40-13/16	40-13/16
Width B	52	52
Depth C	19-1/16	22-5/16

CLEARANCES

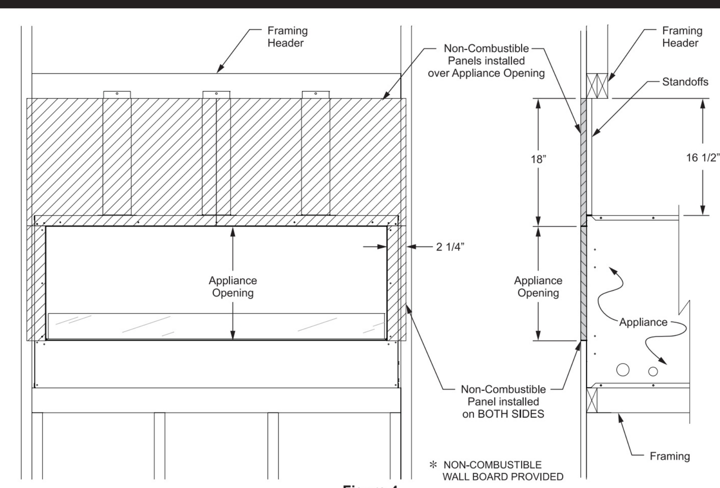


Figure 4

Front and Side View of Non-Combustible Panel to Opening on Fireplace's Face

NOTE: Recommended installation if using 6 in. or smaller tiles or finishing materials.

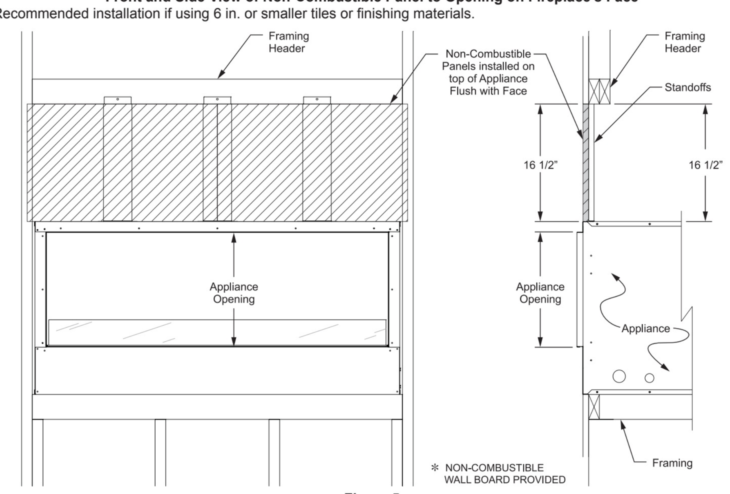


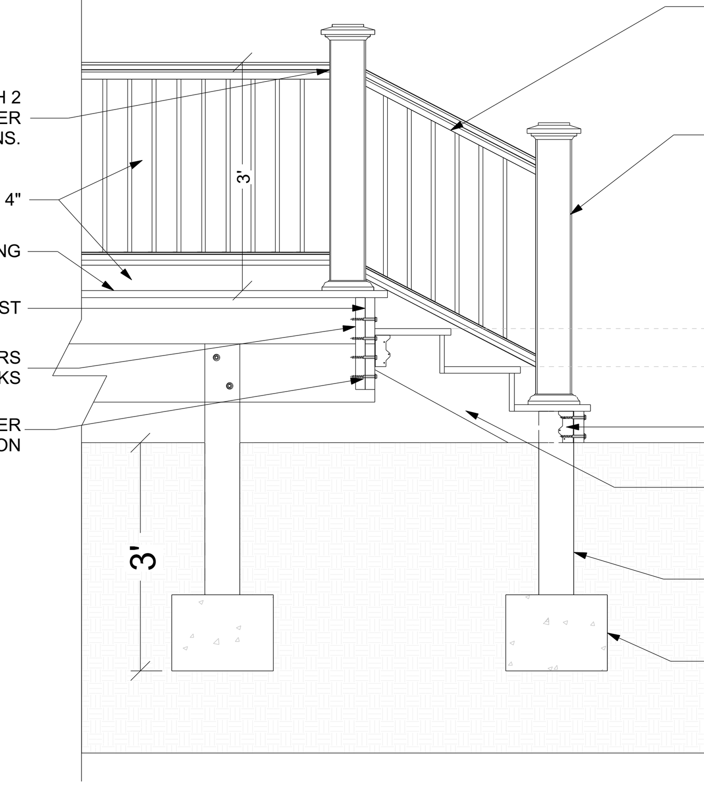
Figure 5

Front View and Side Profile of Non-Combustible Panel to Top of Fireplace

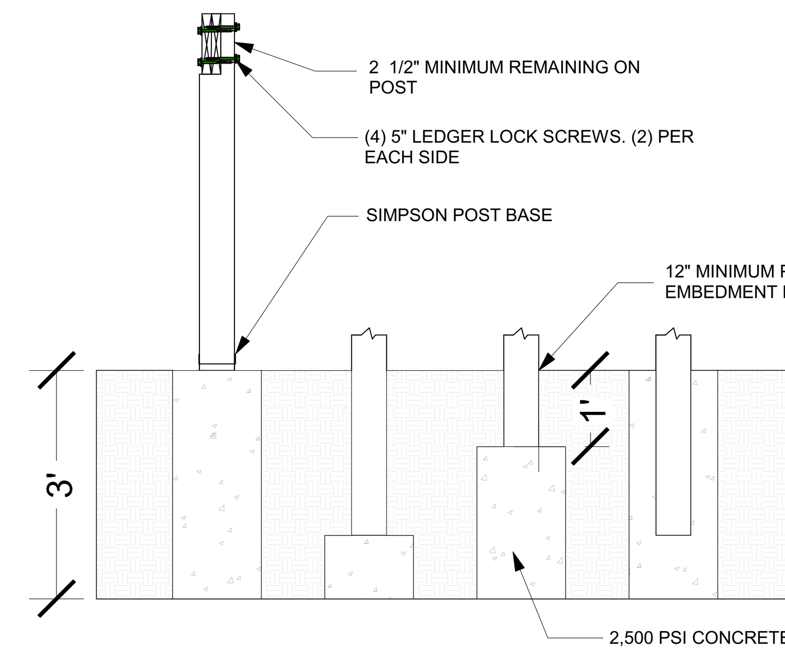
NOTE: Recommended installation if using 6-in. or larger tiles or finishing materials.

Note for Figures 4 and 5: If installing the wall board in the flush face configuration, trim the two top panels to 16-1/2 in. x 26-3/4 in. The smaller non-combustible panels will not be needed.

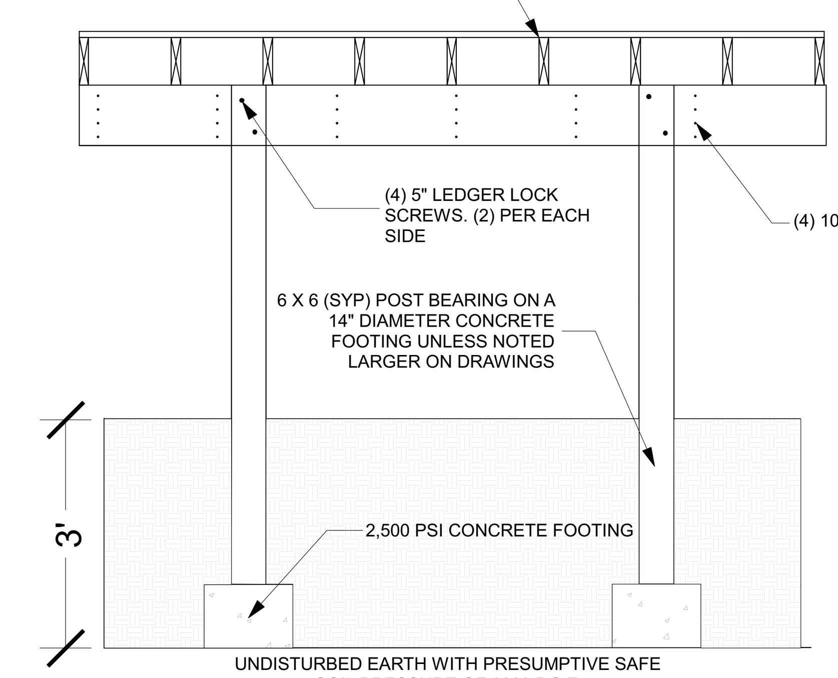
COMPOSITE STAIR AND RAILING DETAIL



DECK DETAILS
1/2 IN = 1 FT

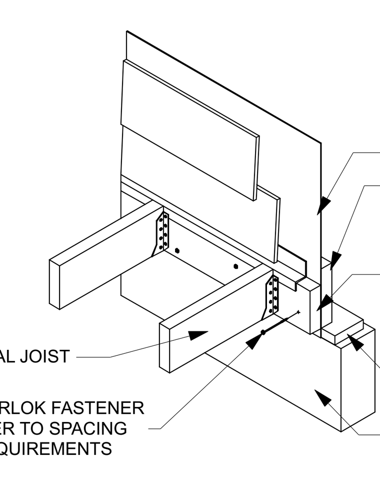


TYP POST TO FOOTING
FIGURE R507.3 2021 IRC

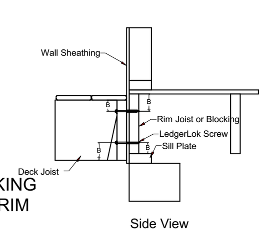


TYP SECTION AND FOOTING DETAIL

2021 IRC 507.4.1
Where posts bear on concrete footings in accordance with section R403 and figure r507.4.1, lateral restraint shall be provided by manufactured connectors or a minimum post
embedment of 12 inches (305mm) in surrounding soils or concrete piers. Other footings systems shall be permitted. EXCEPTION: Where expansive, compressible, shifting or
other questionable soils are present, surrounding soils shall not be relied on for lateral support.



NOTE:
FOR COMPLETE DESIGN VALUES AND ENGINEERING DATA, AVAILABLE THROUGH TECHNICAL EVALUATION REPORT 1203-03, AND ESR#1078, AVAILABLE @ FASTENMASTER.COM



Side View

Spacing Requirements
Fasteners should be staggered in a "V" pattern and spaced as follows:

A. Minimum end distance = 3-3/4"
B. Minimum edge distance = 1-3/4"
C. On-Center spacing = Per Table 1

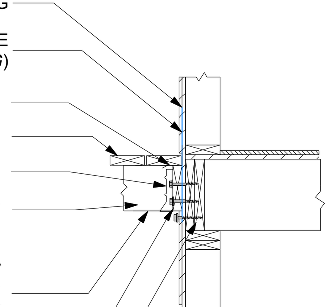
Table 1: Fastening pattern for attachment of ledger to rim board using LedgerLOK

Live Load	Ledger Material	Rim Material	Spacing between fasteners (in inches) based on Joist Spans of:						
			6'orLess	Up to 8'	Up to 10'	Up to 12'	Up to 14'	Up to 16'	Up to 18'
40 PSF	Doug. Fir or S. Pine	2x Lumber	24	18	14	12	10	9	8
		EW Rim	25	19	15	12	10	9	8
	Hem Fir	2x Lumber	20	15	12	10	8	7	6
		EW Rim	25	19	15	12	10	9	8
60 PSF	Doug. Fir or S. Pine	2x Lumber	17	13	10	8	7	6	5
		EW Rim	18	13	10	9	7	6	6
	Hem Fir	2x Lumber	14	11	8	7	6	5	4
		EW Rim	18	13	10	9	7	6	6

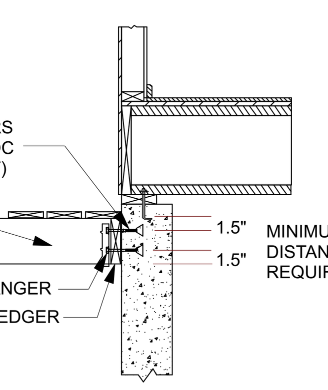
Note: When installed as instructed, the LedgerLOK can be used to replace the 1/2" Lag Screws called for in Table 502.2.2.1 of the 2009 International Residential Code (IRC) or Table 507.2 of the 2012 IRC.

FastenMaster LedgerLOK® Ledger Board Fastener

DC-0 DECK LEDGER CONNECTION



DC-1 DECK LEDGER
CONNECTION



DC-2 DECK LEDGER
CONNECTION AT
FOUNDATION

ARCHI-TAP
DESIGNS, INC.
48 COOPER PLACE
HARRINGTON PARK, NJ 07640
201.280.2966
ARCHITAP@HOTMAIL.COM

ARCHITECT

TSAMPICOS A. PERIDES, RA
N.J. LICENSE #: 21AI017864

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NO.	DESCRIPTION	DATE
1	BUILDING DEPT REVIEW	4/10/2026

PROJECT

DECK
265 ADAMS AVE
LOT: 3 BLOCK: 506

OWNER

SCHWEIGER RESIDENCE
265 ADAMS AVE
RIVER EDGE, NJ

SHEET DESCRIPTION

FIREPLACE SPECS, DECK DETAILS

SCALE: AS NOTED
DRAWN BY: SS
DATE: 4/29/2026
JOB NO.: SS-SCHWEIGER

A-3