

BUILDING CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF ANY AND ALL APPLICABLE STATE, COUNTY AND LOCAL BUILDING CODES AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- 2021 INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION AND/OR AS AMENDED OR ADOPTED BY LOCAL MUNICIPAL AUTHORITY

ENGINEERING NOTES

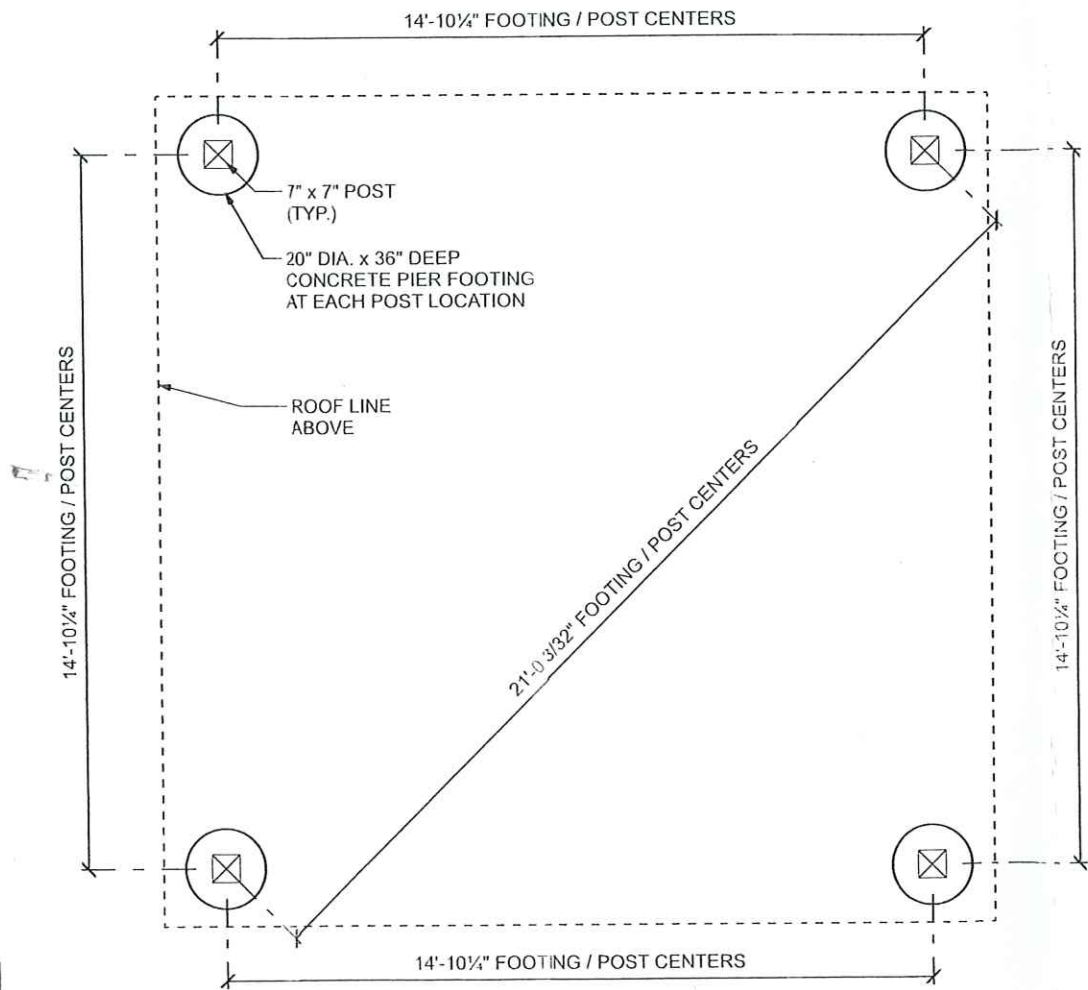
- DESIGNED IN ACCORDANCE WITH 2021 INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION
- AREA BELOW ROOF = 302 SQ. FT. ±
- DESIGN WIND SPEED Vult = 115 MPH (EXPOSURE B)
- GROUND SNOW LOAD = 25 PSF
- ROOF LIVE LOAD = 20 PSF
- ROOF DEAD LOAD = 8 PSF
- SEISMIC DESIGN CATEGORY B, SITE CLASS D
- FOUNDATION DESIGN BASED ON A MINIMUM SOIL BEARING CAPACITY OF 1500 PSF

CONSTRUCTION NOTES:

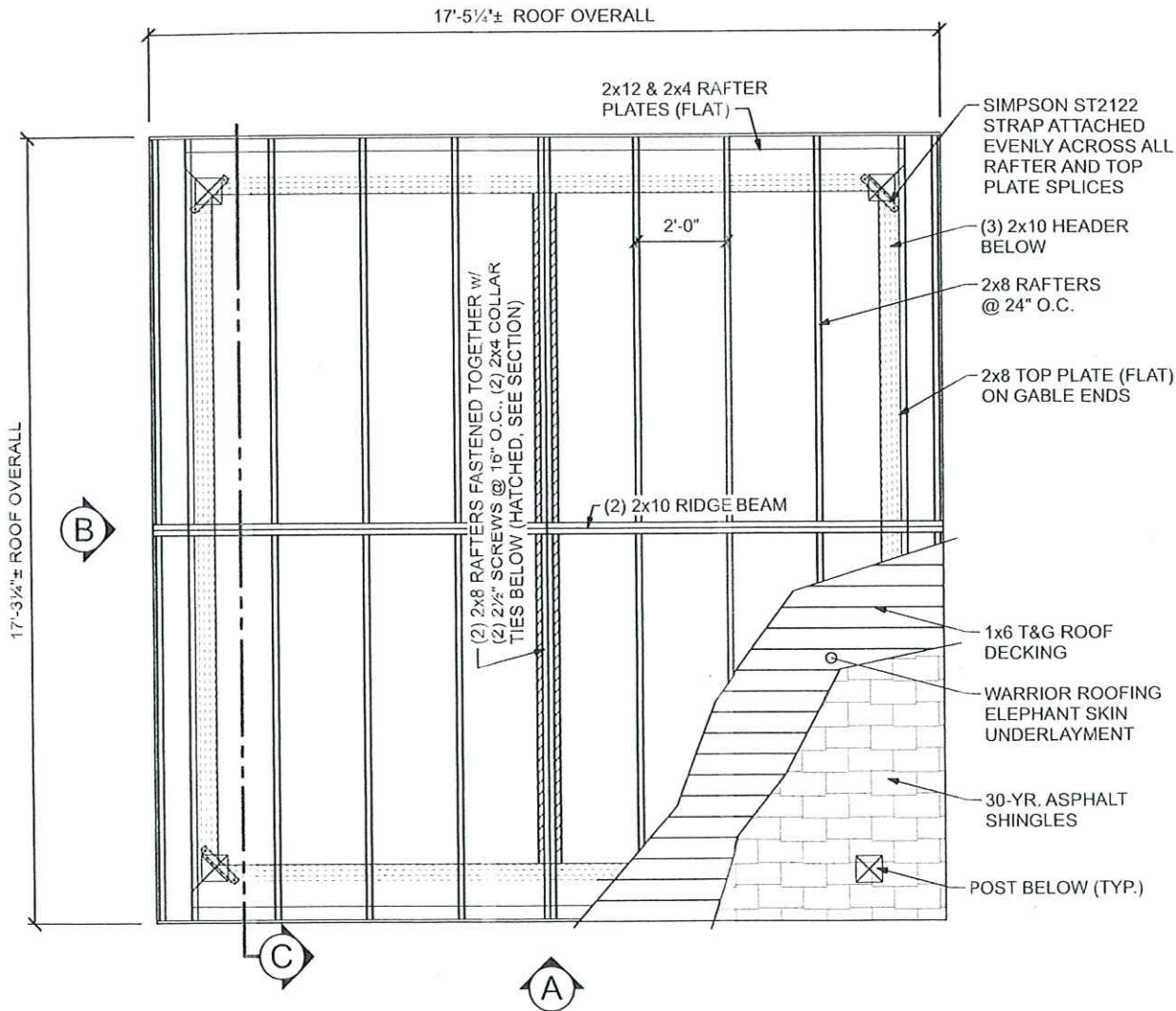
- ALL LUMBER TO BE PRESSURE TREATED SOUTHERN PINE #1 GRADE, OR AS NOTED
- ALL HARDWARE TO BE STAINLESS STEEL, OR AS NOTED
- ALL SCREWS TO BE #10, LENGTH PER DRAWING, OR AS NOTED
- ATTACH EACH ROOF BOARD TO EACH FRAMING MEMBER w/ (3) 1/2" CROWN x 1 3/4" LEG x 16 GAUGE STAPLES OR (2) 8d RING-SHANK NAILS
- ALL CONCRETE TO BE 3500 PSI (MINIMUM)

NOTE:

THERE HAS NOT BEEN ANY MECHANICAL, ELECTRICAL OR SITE ENGINEERING PERFORMED FOR THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF OTHERS TO OBTAIN DESIGN DATA FROM A LICENSED ENGINEER FOR THESE SYSTEMS. ENGINEERING SHALL CONFORM WITH ALL APPLICABLE LOCAL AND/OR STATE BUILDING CODES AND REGULATIONS.



FOUNDATION / POST LOCATION PLAN



ROOF FRAMING PLAN

PLOT DATE Wednesday, May 7, 2025

MITCHELL S. WEAVER, P.E.

PO BOX 71
GULF BREEZE, FL 32562

NJ PROFESSIONAL ENGINEER No. 24GE0479500

BARNCO WOODWORKS

301 NJ - 73
BERLIN, NJ 08009
PH: 856-767-6887

SITE ADDRESS:

PEGAS RESIDENCE

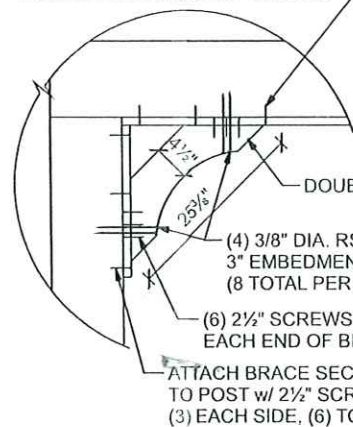
295 MIDWAY AVENUE
FANWOOD, NJ 07023

BARNCO ORDER # 5970

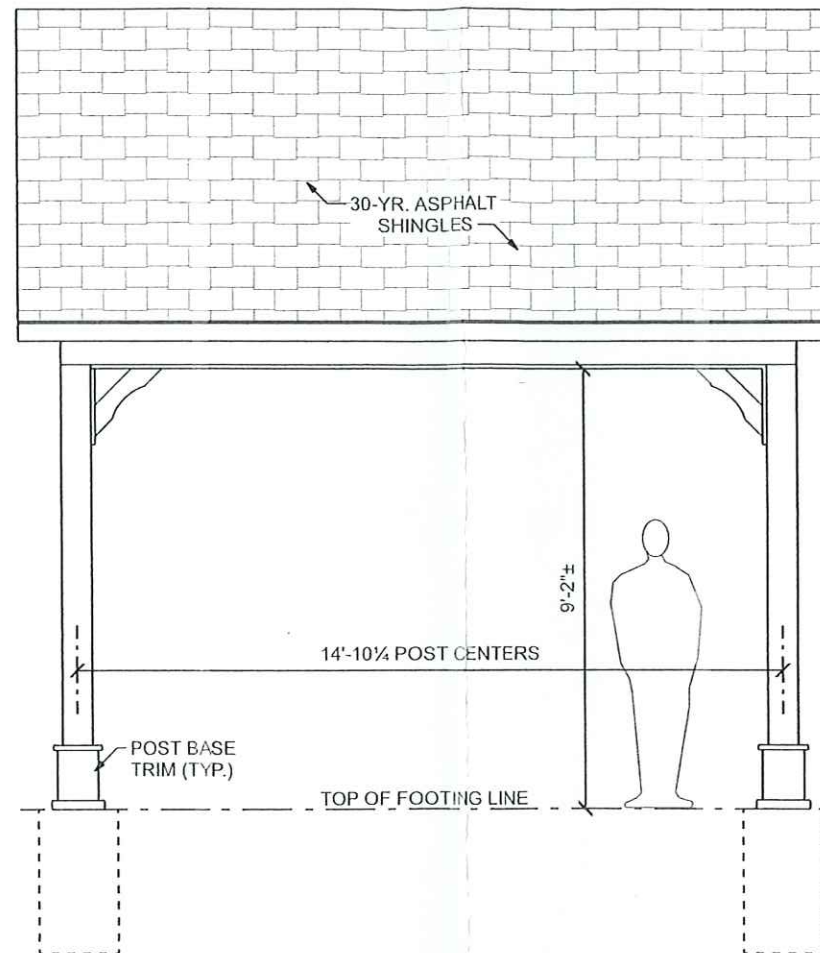
16'x16' TREATED PINE GABLE PAVILION

DATE	5/7/2025	SCALE	1/4" = 1'-0" UNO
REVISIONS		P.N.	12-03
		SHEET NO.	1 OF 3

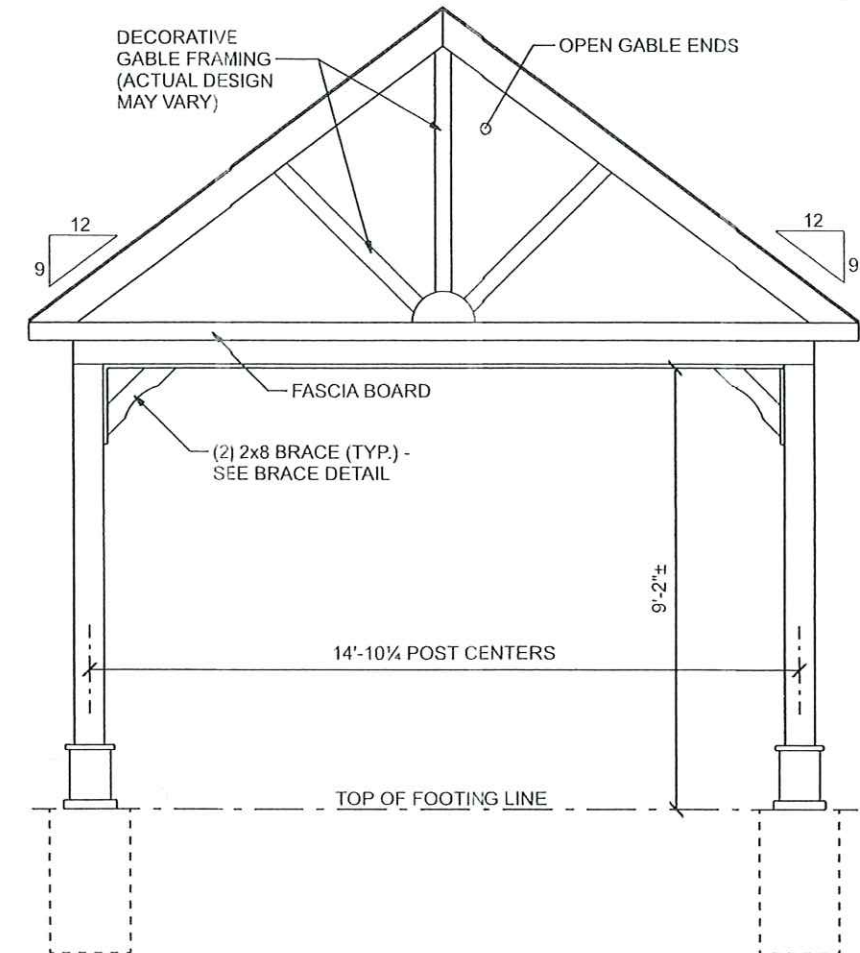
ATTACH BOTTOM PLATE TO
HEADER w/ 2½" SCREWS-
(3) EACH SIDE, (6) TOTAL, AT
BRACE. THEN USE (2) 2½"
SCREWS @ 16" O.C. ALONG
REMAINING LENGTH OF HEADER



**DOUBLE 2x8
BRACE DETAIL**
SCALE: 1/2" = 1'-0"



ELEVATION "A"



ELEVATION "B"

PLOT DATE Wednesday, May 7, 2025

MITCHELL S. WEAVER, P.E.
PO BOX 71
GULF BREEZE, FL 32562

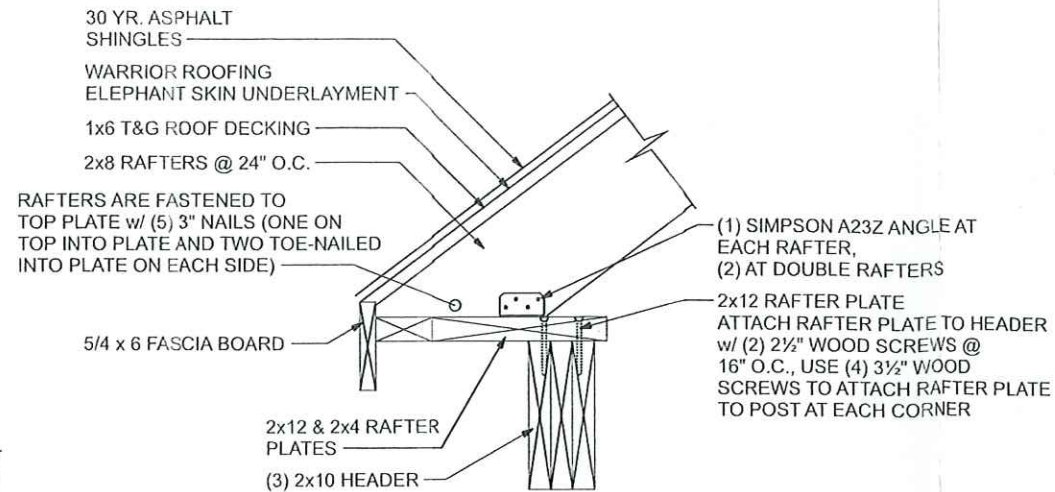
NJ PROFESSIONAL ENGINEER No. 24GE0479500

BARNCO WOODWORKS
301 NJ - 73
BERLIN, NJ 08009
PH: 856-767-6887

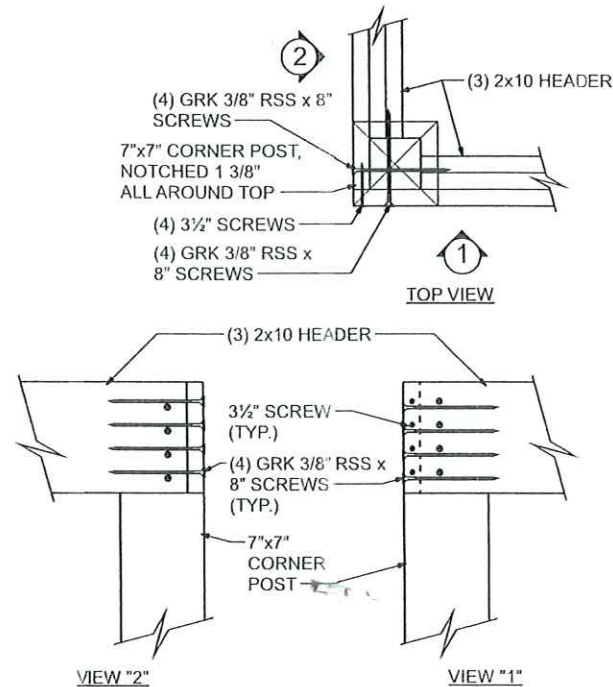
SITE ADDRESS: PEGAS RESIDENCE
295 MIDWAY AVENUE
FANWOOD, NJ 07023
BARNCO ORDER # 5970

16'x16' TREATED PINE GABLE PAVILION

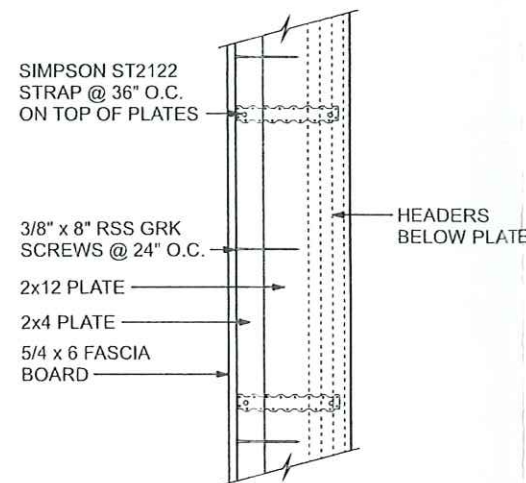
DATE	5/7/2025	SCALE	1/4" = 1'-0" UNO
REVISIONS		P.N.	12-03
		SHEET NO. 2 OF 3	



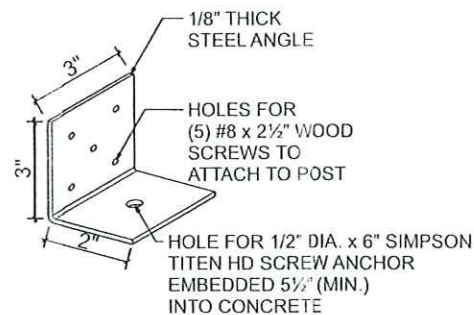
RAFTER CONNECTION DETAIL
SCALE: 1" = 1'-0"



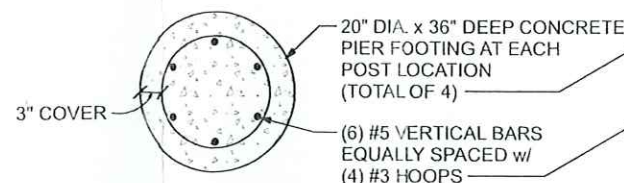
HEADER TO POST CONNECTION DETAIL
NO SCALE



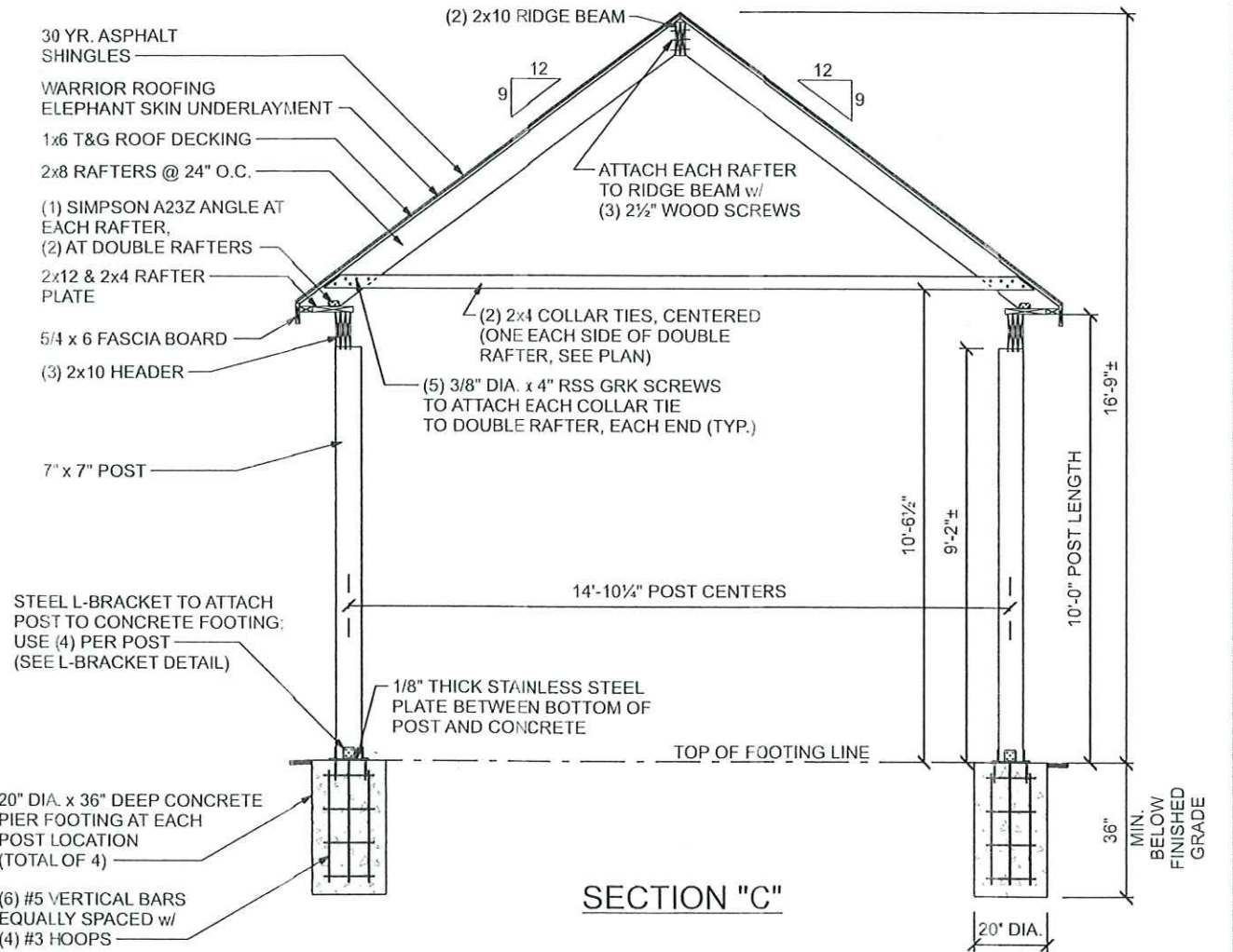
RAFTER PLATE DETAIL - PLAN VIEW
NO SCALE



STEEL L-BRACKET DETAIL
NO SCALE



SECTION THROUGH FOOTING
SCALE: 1/2" = 1'-0"



SECTION "C"

PLOT DATE Wednesday, May 7, 2025

MITCHELL S. WEAVER, P.E.
PO BOX 71
GULF BREEZE, FL 32562

NJ PROFESSIONAL ENGINEER No. 24GE0479500

BARNCO WOODWORKS
301 NJ - 73
BERLIN, NJ 08009
PH: 856-767-6887

SITE ADDRESS:

PEGAS RESIDENCE
295 MIDWAY AVENUE
FANWOOD, NJ 07023

BARNCO ORDER # 5970

16'x16' TREATED PINE GABLE PAVILION

DATE 5/7/2025 SCALE 1/4" = 1'-0" UNO

REVISIONS P.N. 12-03

SHEET NO. 3 OF 3