GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF NEW JERSEY STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.
2. WORK THESE DRAWINGS WITH THE SPECIFICATIONS, ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, SITE DRAWINGS AND ALL OTHER RELATED DOCUMENTS.
3. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS AND SHALL VERIFY ALL DATA ON EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
4. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
5. DO NOT PENETRATE ANY STRUCTURAL ELEMENTS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
6. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
7. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL STRUCTURAL NOTES OR THE STRUCTURAL DRAWINGS.
8. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.
9. THE CONTRACT DOCUMENTS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND/ OR SHORING FOR ALL STRUCTURAL WORK AS REQUIRED FOR STABILITY OF THE STRUCTURE AND ALL ADJACENT EXISTING STRUCTURES DURING ALL PHASES OF CONSTRUCTION.
11. VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF TEMPORARY ERECTION BRACING AND/OR SHORING.
12. ANY ENGINEERING DESIGN PROVIDED BY OTHERS SHALL BEAR THE SEAL OF A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE SATE IN WHICH THE PROJECT IS LOCATED.
13. TYPICAL DETAILS ARE NOT CUT ON DRAWINGS, BUT APPLY UNLESS NOTED OTHERWISE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH THE ARCHITECT.
15. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS.
16. THE CONTRACT DOCUMENTS MAY NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS, CONTRACTOR IS TO REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMISSION TO STRUCTURAL ENGINEER.
17. SHORING, BRACING, AND PROTECTING OF EXISTING AND ADJACENT STRUCTURES DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROTECT AND MAINTAIN THE INTEGRITY OF ADJACENT BUILDING, STRUCTURES, STREETS, ETC..

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE & FAMILIARIZING HIMSELF WITH THE EXISTING CONDITIONS & SCOPE OF THE WORK PRIOR TO SUBMITTING BIDS & COMMENCING WORK.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFE WORKING CONDITIONS & SHALL OBSERVE ALL SAFETY REQUIREMENTS ESTABLISHED BY JURISDICTIONAL AGENCIES & THE OWNER WHERE CONFLICTS EXIST. THE MORE STRINGENT REQUIREMENT SHALL APPLY CARE SHALL BE EXERCISED TO AVOID ENDANGERING PERSONNEL OR STRUCTURES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS. PROCEDURES & JOB SITE CONDITIONS INCLUDING SAFETY.CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER TO PROTECT WORKMEN, OCCUPANTS & THE PUBLIC FROM INJURY & ADJOINING SCAFFOLDING, UNDERPINNING OR OTHER APPROVED METHOD THE CONTRACTOR SHALL REPAIR ANY & ALL DAMAGE CAUSED DURING OR RESULTING FROM HIS OPERATIONS IN KIND TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN DEBRIS FREE CONDITION THE OUST RESULTING FROM REMOVALS SHALL BE CONTROLLED SO AS TO PREVENT ITS SPREAD TO OCCUPIED PORTIONS OF THE BUILDING & TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA.
5. CONTRACTOR SHALL SECURE & PAY FOR ALL REQUIRED PERMITS, FEES, APPROVALS, ETC, PRIOR TO COMMENCING WORK & SHALL SECURE CERTIFICATE OF OCCUPANCY UPON COMPLETION OF WORK.
6. CONTRACTOR SHALL FURNISH ALL EQUIPMENT THAT MAY BE REQUIRED TO PERFORM THE WORK INDICATED IN A SAFE & ORDERLY MANNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION TEMPORARY SUPPORT OF ANY UTILITIES ENCOUNTERED DURING THE COURSE OF HIS WORK & TO ENSURE THE OWNER'S FACILITY TO BE OPRATIONAL.

FOUNDATION NOTES:

1. FOUNDATION DESIGN IS BASED ON SOIL BORINGS CAPACITY OF 4000 PSF (2.0 TSF).
2. FOUNDATION WALLS ARE NOT DESIGNED AS FREESTANDING WALLS. DO NOT PLACE ANY BACKFILL AGAINST WALLS UNLESS CELLAR AND FIRST FLOOR CONSTRUCTION HAS BEEN COMPLETED, AND HAS REACHED DESIGN STRENGTH.
3. ANY AREA OF WALL BACKFILLED FOR ACCESS MUST BE ADEQUATELY BRACED TO WITHSTAND EARTH PRESSURE AND CONSTRUCTION LOADS.
4. THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING FOUNDATION WORK.
5. DURING FOUNDATION WORK, CONTRACTOR SHALL MONITOR EXISTING BUILDINGS AND TAKE NECESSARY MEASURES TO PROTECT EXISTING STRUCTURES.
6. SHORING BRACING, AND PROTECTION OF EXISTING STRUCTURES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR..
7. PROVIDE DOWELS IN FOUNDATIONS FOR ALL WALLS AND COLUMNS. SIZE AND SPACING OF DOWELS TO MATCH AND LAP WITH VERTICAL WALL / COLUMN REINFORCING.
8. PROVIDE 6 INCHES OF POROUS FILL UNDER ALL CONCRETE SLABS ON EARTH UNLESS SHOWN OTHERWISE.
9. CONTRACTOR SHALL ADEQUATELY PROTECT WALL, PIERS, ETC., FROM DAMAGE DUE TO BACKFILLING.
10. CONTRACTOR MUST PREVENT THE FOUNDATIONS FROM BEING PUT IN JEOPARDY BY EXCAVATIONS FOR UTILITIES, ETC.
11. DEWATERING PROCEDURES, IF REQUIRED, SHALL NOT DISTURB THE SOIL STRUCTURE.
12. ALL COLUMN FOOTINGS SHALL BE CENTERED UNDER COLUMN CENTER LINE UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY TO INSURE THAT THE STRUCTURAL INTEGRITY OF ANY AND ALL ADJACENT STRUCTURES WILL NOT BE COMPROMISED.
14. EXTERIOR FOOTINGS SHALL EXTEND AT LEAST 3'–6" BELOW GRADE OR ADJOINING SURFACE EXPOSED TO FROST. DO NOT PLACE FOUNDATIONS ON FROZEN SOIL UNLESS PROVISION IS MADE TO MAINTAIN THE UNDERLYING SOIL FREE OF FROST.

DEMOLITION NOTES:

1. PROVIDE INTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT SETTLEMENT OR UNINTENDED COLLAPSE OF WORK TO BE DEMOLISHED AND ADJACENT FACILITIES OR WORK TO REMAIN.
2. PROTECT FLOOR WITH SUITABLE COVERINGS WHERE NECESSARY.
3. CONSTRUCT TEMPORARY INSULATED SOLID DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED.
4. PROMPTLY REPAIR DAMAGES, IF ANY, CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.
5. USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL. TO LIMIT DUST AND DIRT RISING AND COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
6. INSPECT AREAS IN WHICH WORK WILL BE PERFORMED. PRIOR TO ANY DEMOLITION, PHOTOGRAPH EXISTING SURROUNDING PROPERTIES TO RECORD ALL CONDITIONS WHICH COULD BE MISCONSTRUED AS DAMAGE RESULTING FROM DEMOLITION WORK. WHERE SUCH CONDITIONS ARE NOT DOCUMENTED, IT SHALL BE ASSUMED THAT THE CONDITIONS RESULTED FROM DEMOLITION WORK.
7. LOCATE, IDENTIFY STUD OFF AND DISCONNECT UTILITY SERVICES THAT ARE NOT INDICATED TO REMAIN.
8. PERFORM DEMOLITION WORK IN A SYSTEMATIC MANNER. USE SUCH METHODS ON DRAWINGS IN A TIMELY MANNER AS REQUIRED TO COMPLETE WORK INDICATED & IN ACCORDANCE WITH GOVERNING REGULATIONS.
9. LOCATE DEMOLITION EQUIPMENT THROUGHOUT STRUCTURE AND PROMPTLY REMOVE DEBRIS TO AVOID IMPOSING EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS OR FRAMING.
10. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM TRANSPORT AND DEMOLITION OPERATIONS FROM BUILDING SITE. LEGALLY DISPOSE OF MATERIALS OFF SITE.
11. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, AND ORDINANCES COMPLY WITH APPLICABLE REGULATIONS, LAWS CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
12. UPON COMPLETION OF DEMOLITION WORK REMOVE TOOLS, EQUIPMENT AND PROTECTIONS AND LEAVE DEMOLISHED MATERIALS FROM SITE. REMOVE INTERIOR AREAS BROOM CLEAN.

WOOD NOTES:

1. ROUGH CARPENTRY: PROVIDE AND INSTALL ALL ROUGH AND FRAMING LUMBER, ALL STRIPPING, BLOCKING, STUDS, BRACES, ETC. AS REQUIRED FOR THE PROPER COMPLETION OF THE JOB. ALL ROUGH FRAMING LUMBER SHALL BEAR A VISIBLE GRADE STAMP OF A CERTIFIED AGENCY. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE DRAWINGS AND SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL CARPENTRY AND MATERIALS REQUIRED. INSTALLATION SHALL BE IN ACCORDANCE WITH NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) SPECIFICATIONS.
2. MAXIMUM SPACING OF ALL STUDS SHALL BE 16 INCHES ON CENTER UNLESS OTHERWISE NOTED. TRIPLE STUDS AT ALL BEARING POINTS IN WOOD FRAME WALLS. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
3. ALL FRAMING LUMBER SHALL BE INSTALLED TRUE, LEVEL, IN–LINE, PLUMBED, SQUARED, WELL SPIKED AND NAILED, PROPERLY BRACED, AND WELL SECURED IN POSITION.
4. ALL LUMBER AND MILLWORK DELIVERED TO THE JOB SHALL BE IN FIRST CLASS CONDITION, AND SHALL BE PROPERLY STORED AND PROTECTED AGAINST THE WEATHER AND TERMITE INFESTATION. STORE ALL LUMBER OFF THE GROUND AND KEEP COVERED WHEN NOT IN USE. DO NOT ACCEPT ANY MATERIAL THAT IS NOT IN ACCORDANCE WITH THE REQUIREMENTS HEREIN.
5. ALL STRUCTURAL LUMBER SHALL BE STRESS GRADE FB=1200 PSI, E=1,400,000 PSI MINIMUM. MOISTURE CONTENT FOR ALL FRAMING SHALL BE 16% MAXIMUM. PRESSURE TREATED LUMBER SHALL ALSO BE USED WHERE WOOD IS IN CONTACT WITH MASONRY OR CONCRETE THAT IS IN CONTACT WITH THE GROUND. ALL TJI/PSL (BEAMS/JOIST) AS PER "WEYERHAEUSER" SPECIFICATIONS AND USE SIMPSON METAL CONNECTOR FOR ALL CONNECTION.
6. SUPPORT LOCATIONS FOR ALL HEADERS OR BEAMS SHALL CONSIST OF MINIMUM TRIPLE STUDS, THE SAME SIZE AS THE WALL STUDS UNLESS SHOWN OTHERWISE.

CODES AND STANDARDS:

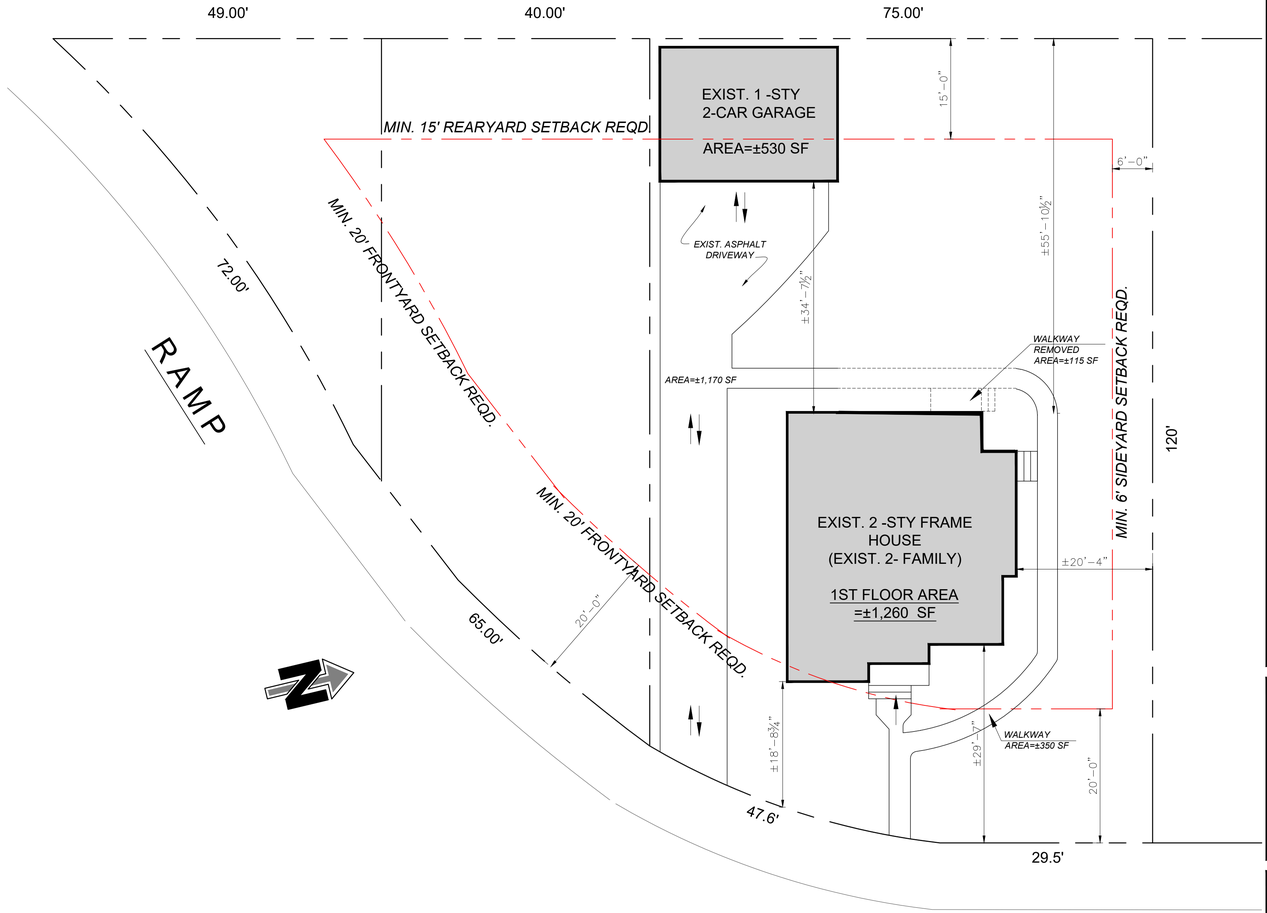
THE FOLLOWING CODES AND STANDARDS SHALL BE ADHERED TO FOR THIS ADDITION AND ALTERATION:

2021 INTERNATIONAL RESIDENTIAL CODE (N.J. EDITION)
2023 NATIONAL ELECTRIC CODE
2022 NATIONAL STANDARD PLUMBING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
REHABILITATION SUBCODE, SUBCHAPTER 6
MECHANICAL AND FUEL GAS REQUIREMENTS SHALL COMPLY WITH CHAPTERS 12 THROUGH 24 (2021 INTERNATIONAL RESIDENTIAL CODE)

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS:

FIRST FLOOR	40 P.S.F.
SECOND FLOOR	40 P.S.F.
ATTIC	20 P.S.F.
ROOF	30 P.S.F. GROUND SNOW LOAD

SITE LOCATION
SCALE: N.T.S.



1 EXISTING SITE PLAN
SCALE: 3/32"=1'–0"

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PROJECT:

ALTERATION & RENOVATION

AT:

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KEYPORT, NJ 07735

REVISIONS:

No.	DATE	DESCRIPTION

DRAWING TITLE:

EXISTING SITE PLAN & GENERAL NOTES

SEAL

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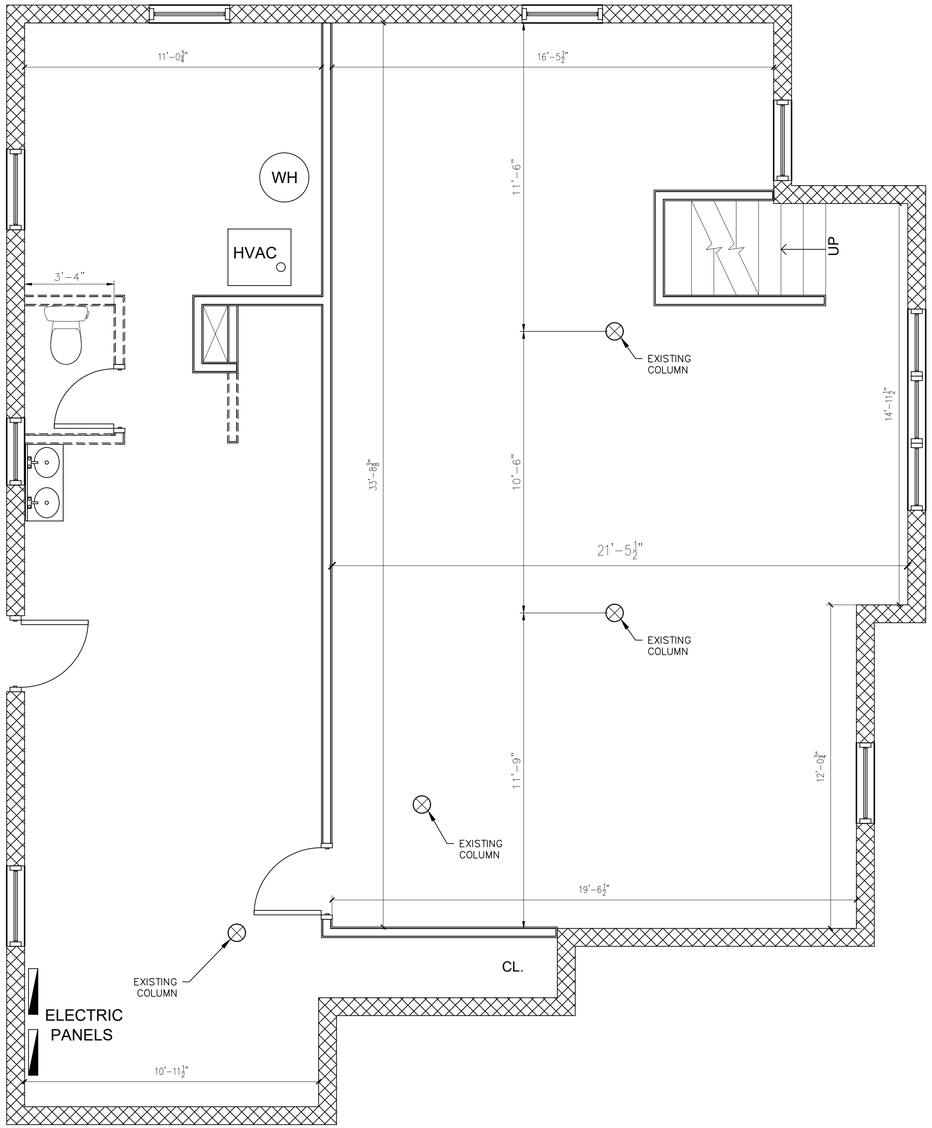
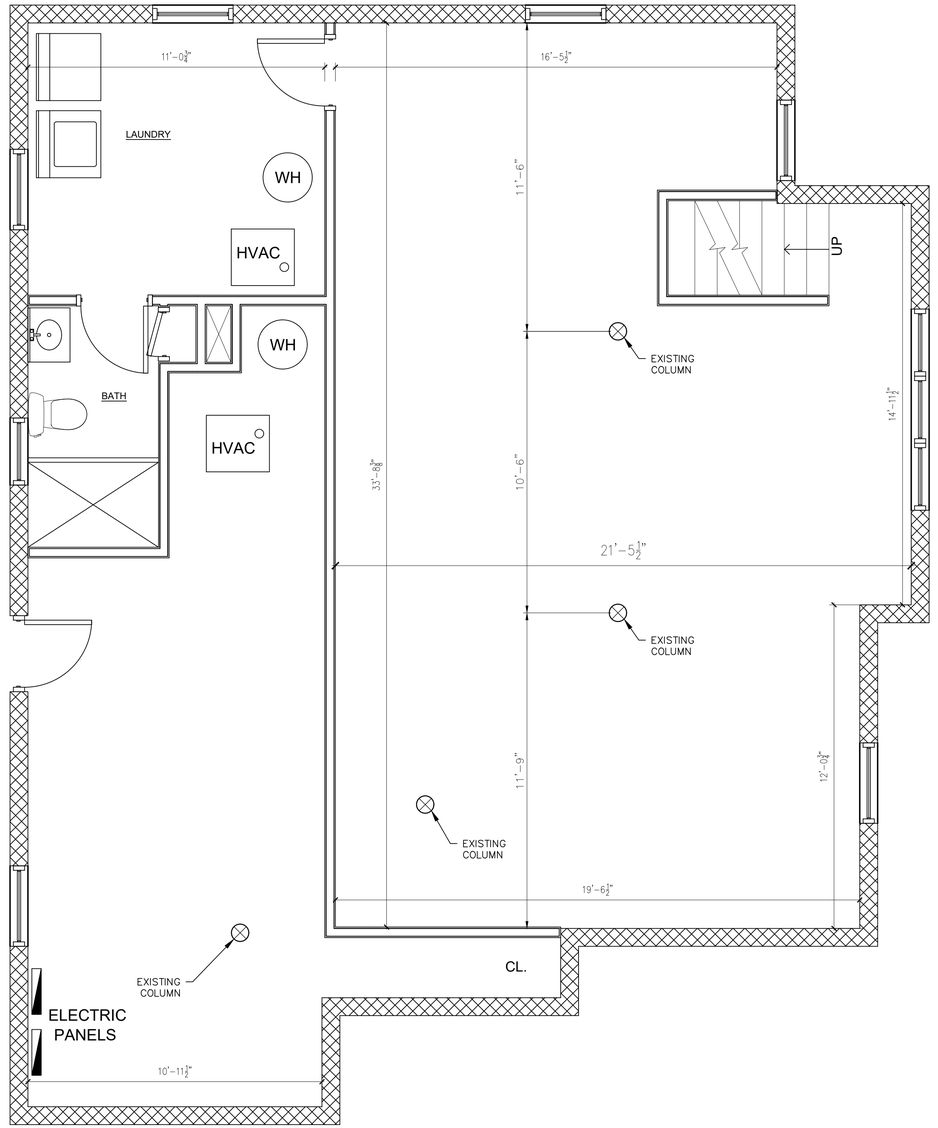
NY PE LICENSE # 080983

DATE: 07/28/2023
SCALE: AS NOTED
DRAWN BY: SQ & OE
PROJECT No.
DWG. 1 of 10

DWG. No.
A-001



1 EXISTING BASEMENT PLAN
SCALE: 3/8"=1'-0"



2 PROPOSED BASEMENT PLAN
SCALE: 3/8"=1'-0"

LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW INTERIOR WALL (PROVIDE 5/8" SHEETROCK ON 2X4 WOOD STUDS @ 16" O.C.)
	NEW EXTERIOR WALL (PROVIDE 5/8" SHEETROCK ON 2X6 WOOD STUDS @ 16" O.C. W/ R21 INSULATION BETWEEN)
	NEW 8" CMU WALL REINF. W/ #4 @ EACH CELL FULL HEIGHT

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REVISIONS:

No.	DATE	DESCRIPTION

DRAWING TITLE:

EXISTING AND PROPOSED BASEMENT PLANS

SEAL

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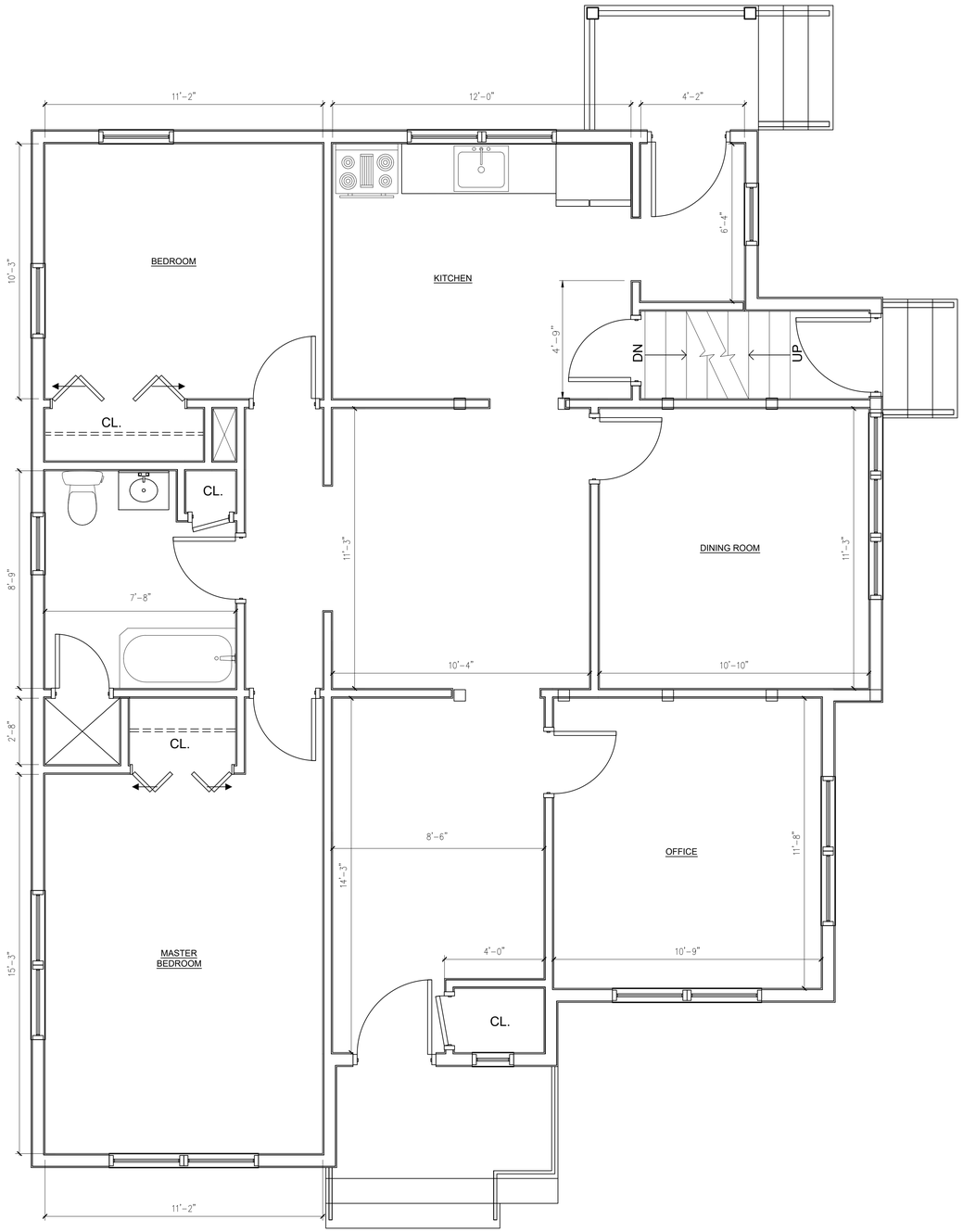
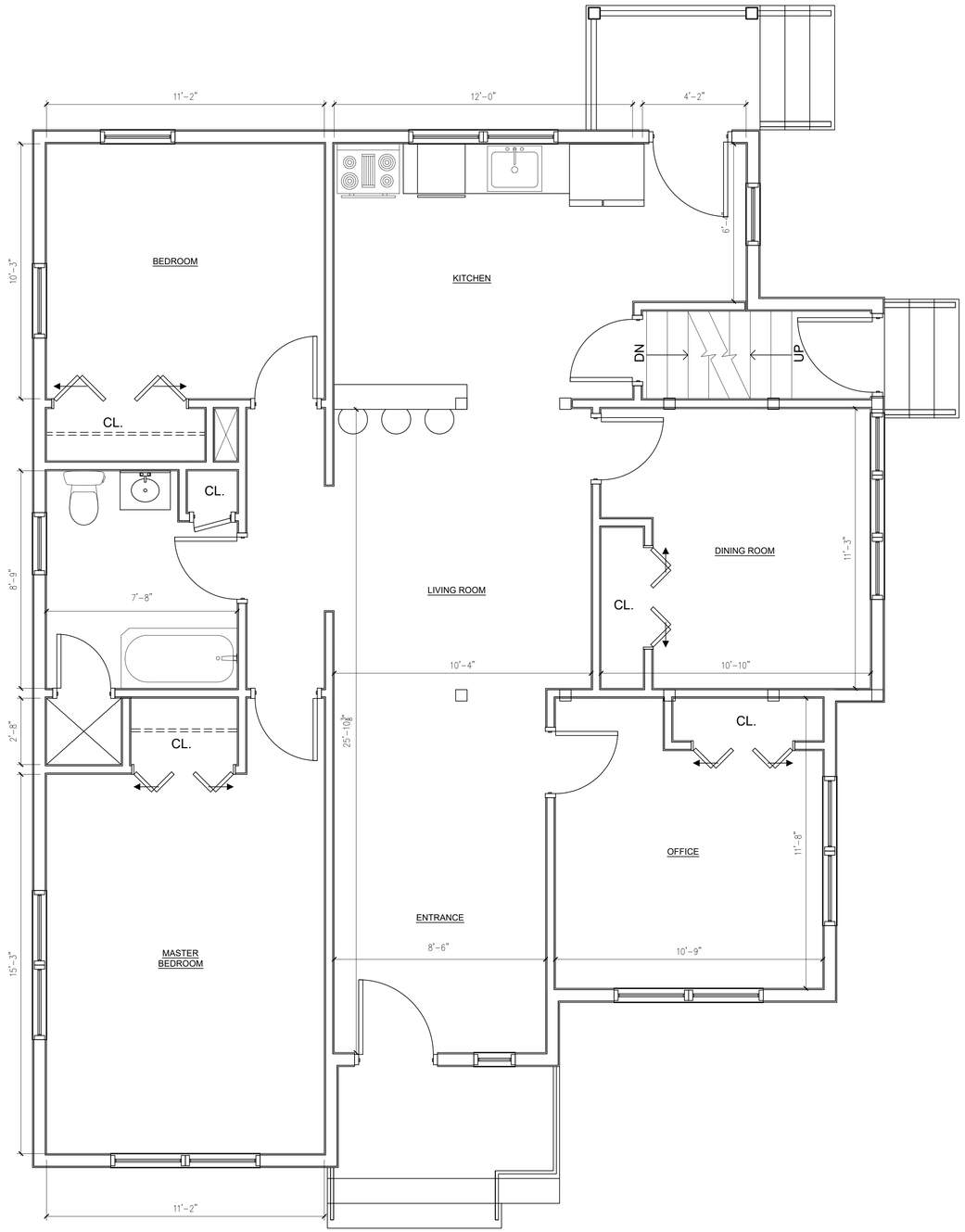
DATE: 07/28/2023
SCALE: AS NOTED
DRAWN BY: SQ & OE
PROJECT No.
DWG. 2 of 10

DWG. No.
A-002



3 EXISTING FIRST FLOOR PLAN
SCALE: 3/8"=1'-0"



4 PROPOSED FIRST FLOOR PLAN
SCALE: 3/8"=1'-0"

LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW INTERIOR WALL (PROVIDE 5/8" SHEETROCK ON 2X4 WOOD STUDS @ 16" O.C.)
	NEW EXTERIOR WALL (PROVIDE 5/8" SHEETROCK ON 2X6 WOOD STUDS @ 16" O.C. W/ R21 INSULATION BETWEEN)
	NEW 8" CMU WALL REINF. W/ #4 @ EACH CELL FULL HEIGHT

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REVISIONS:

No.	DATE	DESCRIPTION

DRAWING TITLE:

EXISTING & PROPOSED
FIRST FLOOR PLANS

SEAL

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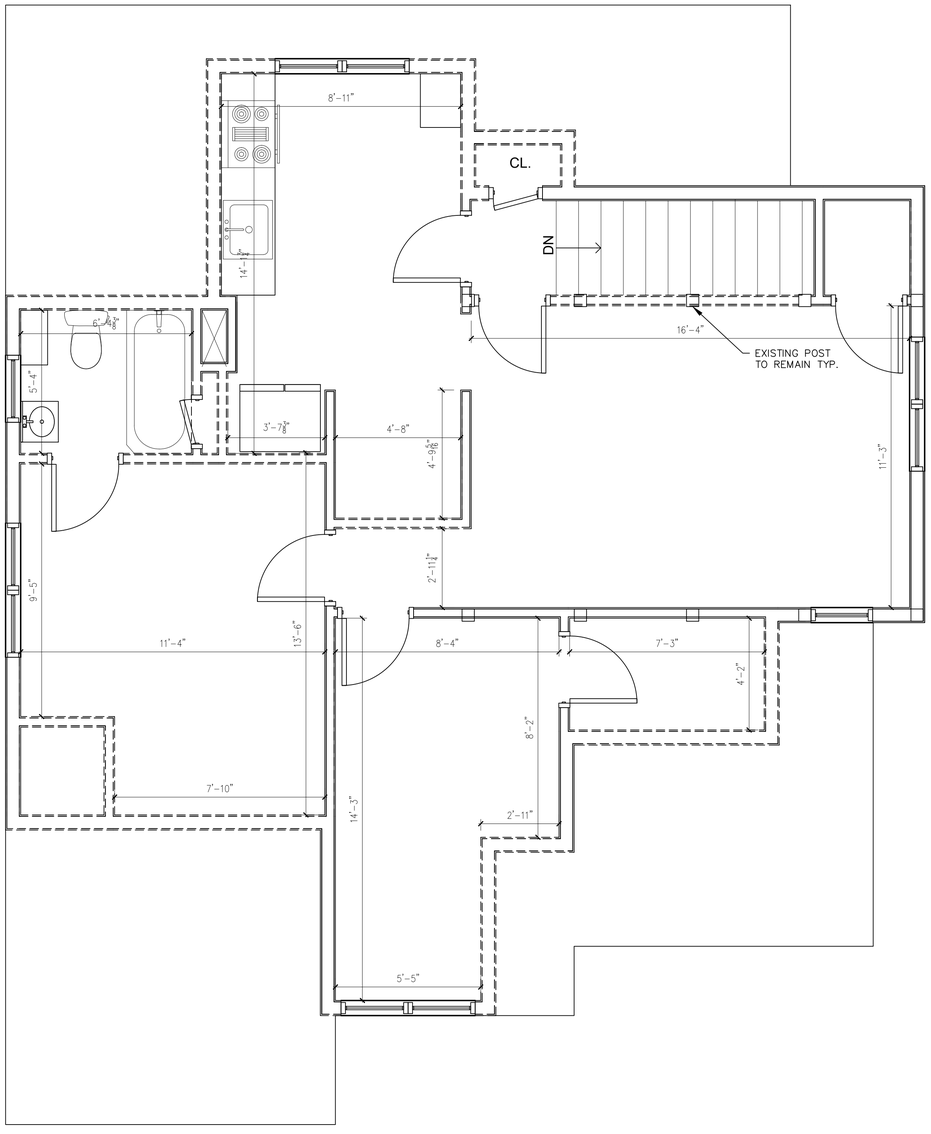
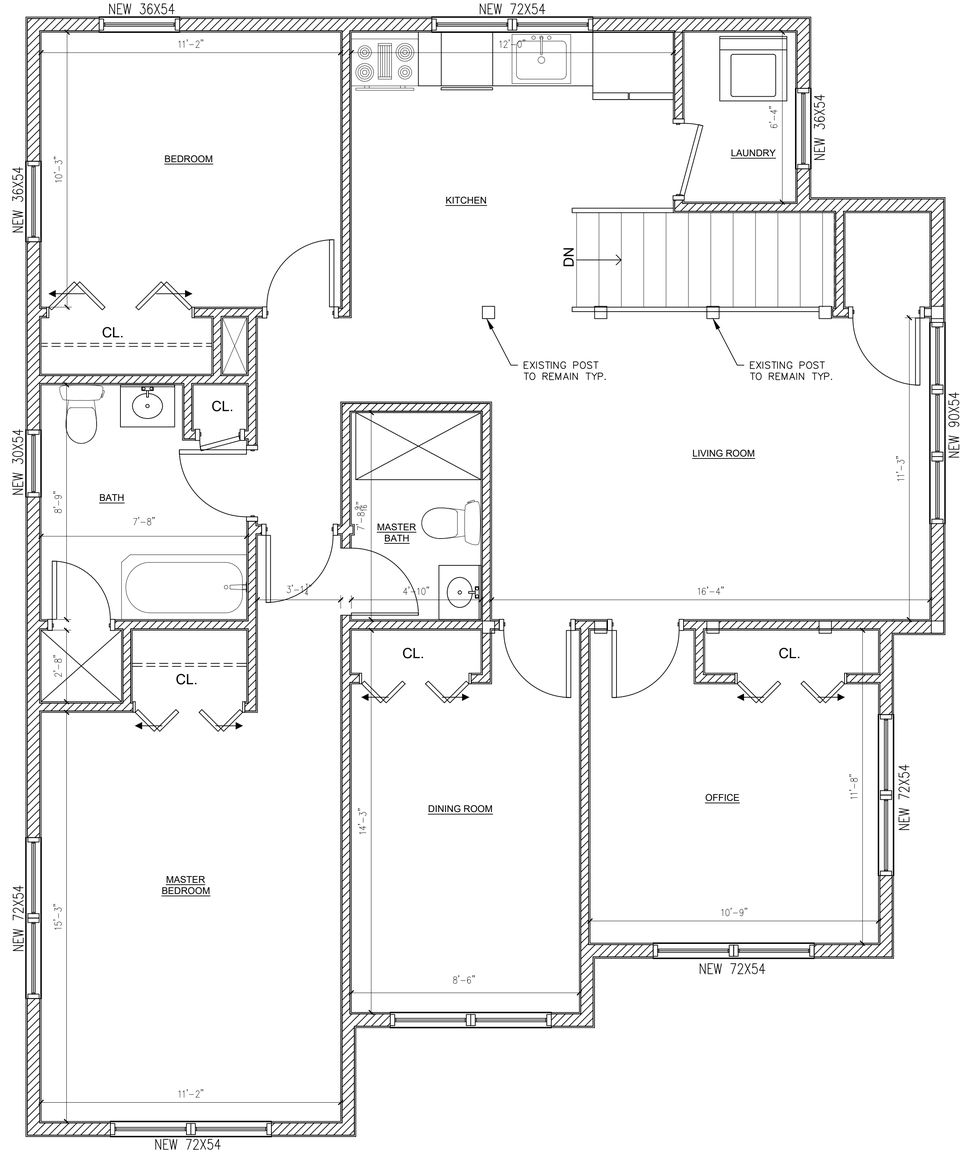
DATE: 07/28/2023
SCALE: AS NOTED
DRAWN BY: SQ & OE
PROJECT No.
DWG. 3 of 10

DWG. No.

A-003



5 EXISTING SECOND FLOOR PLAN
SCALE: 3/8"=1'-0"



6 PROPOSED SECOND FLOOR PLAN
SCALE: 3/8"=1'-0"

LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW INTERIOR WALL (PROVIDE 5/8" SHEETROCK ON 2X4 WOOD STUDS @ 16" O.C.)
	NEW EXTERIOR WALL (PROVIDE 5/8" SHEETROCK ON 2X6 WOOD STUDS @ 16" O.C. W/ R21 INSULATION BETWEEN)
	NEW 8" CMU WALL REINF. W/ #4 @ EACH CELL FULL HEIGHT

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REVISIONS:

No.	DATE	DESCRIPTION

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EXISTING AND PROPOSED SECOND FLOOR PLANS

SEAL

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DATE: 07/28/2023
SCALE: AS NOTED
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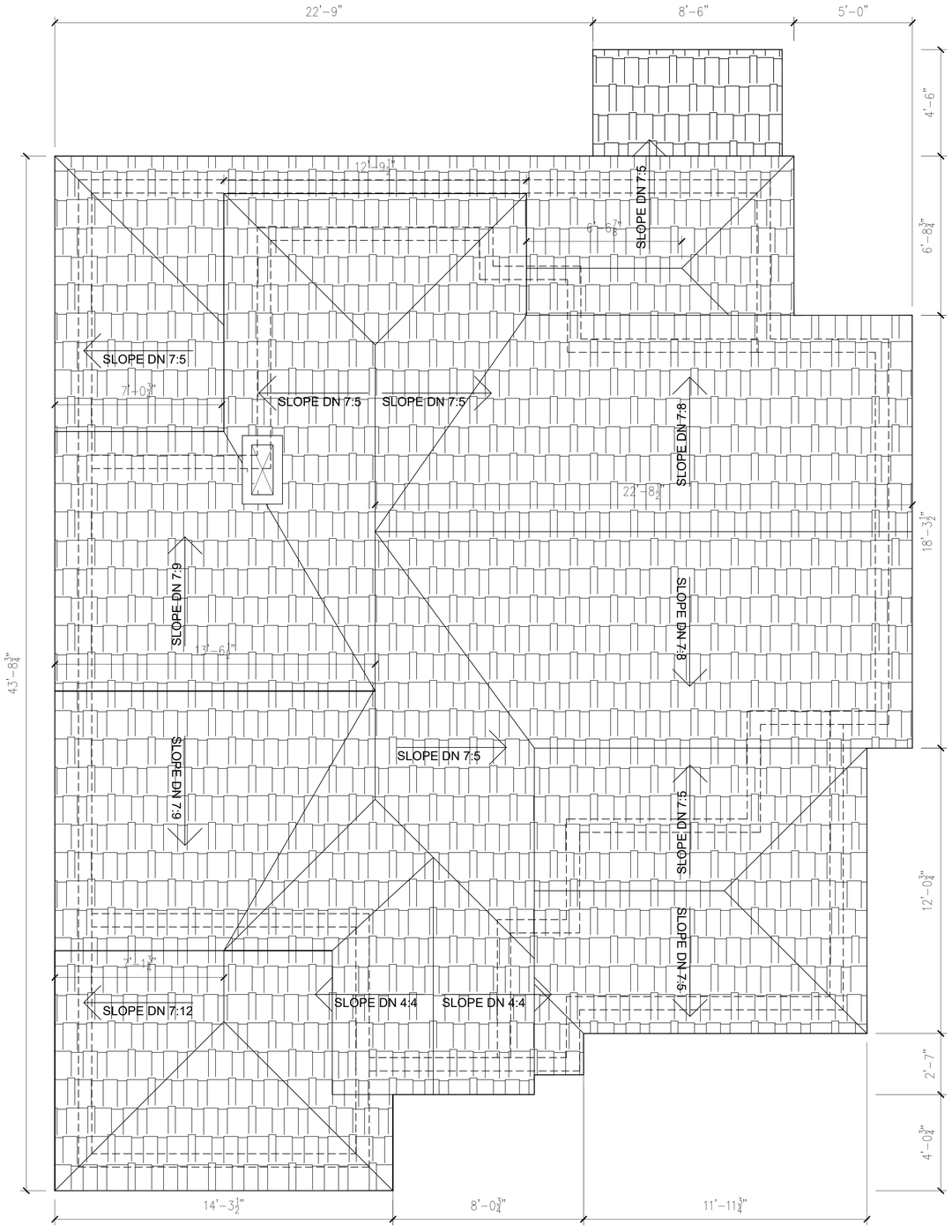
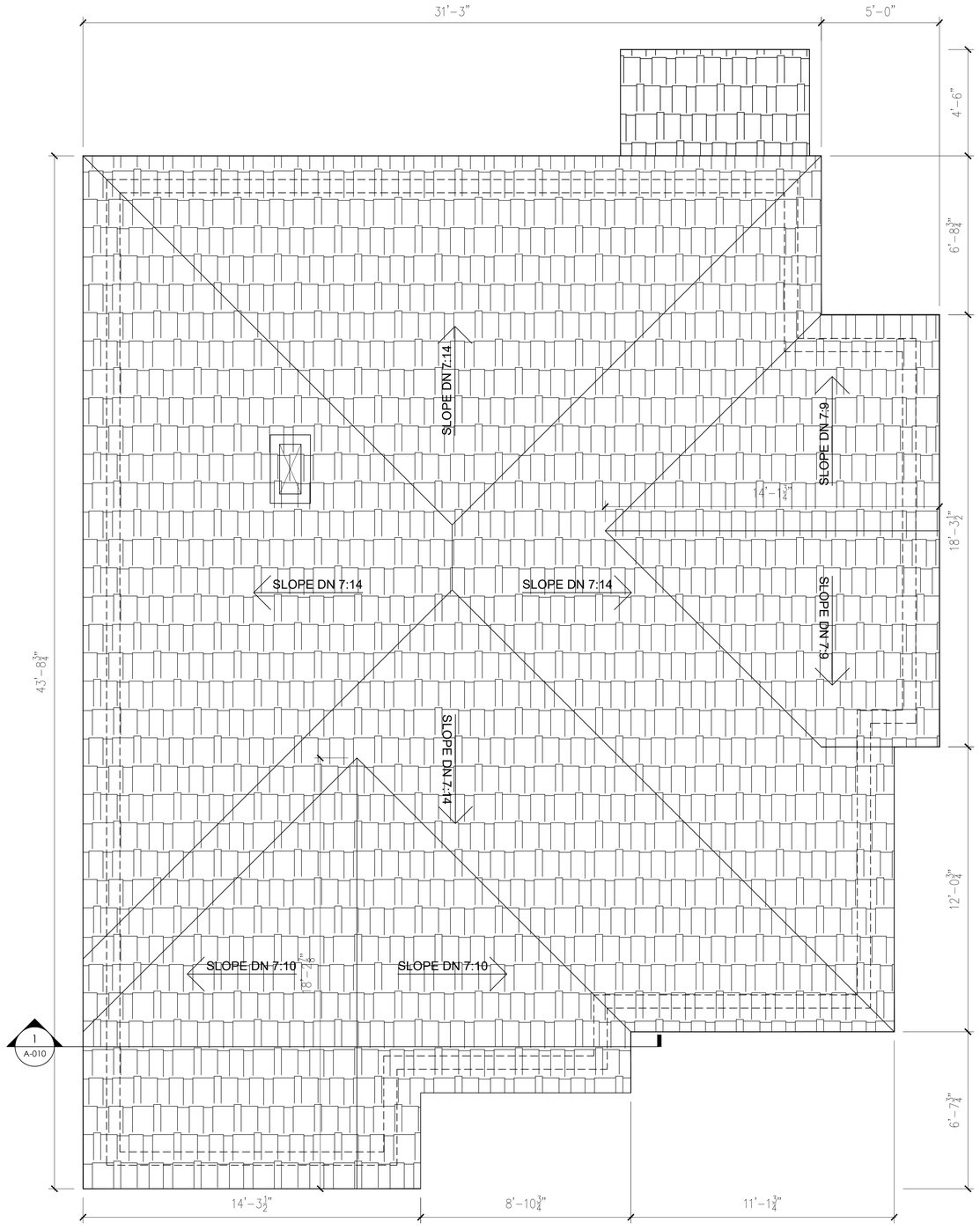
DWG. 4 of 10

DWG. No.
A-004



7 EXISTING ROOF
SCALE: 3/8"=1'-0"



8 PROPOSED ROOF
SCALE: 3/8"=1'-0"

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REVISIONS:

No.	DATE	DESCRIPTION

DRAWING TITLE:

EXITING AND PROPOSED ROOF PLANS

SEAL

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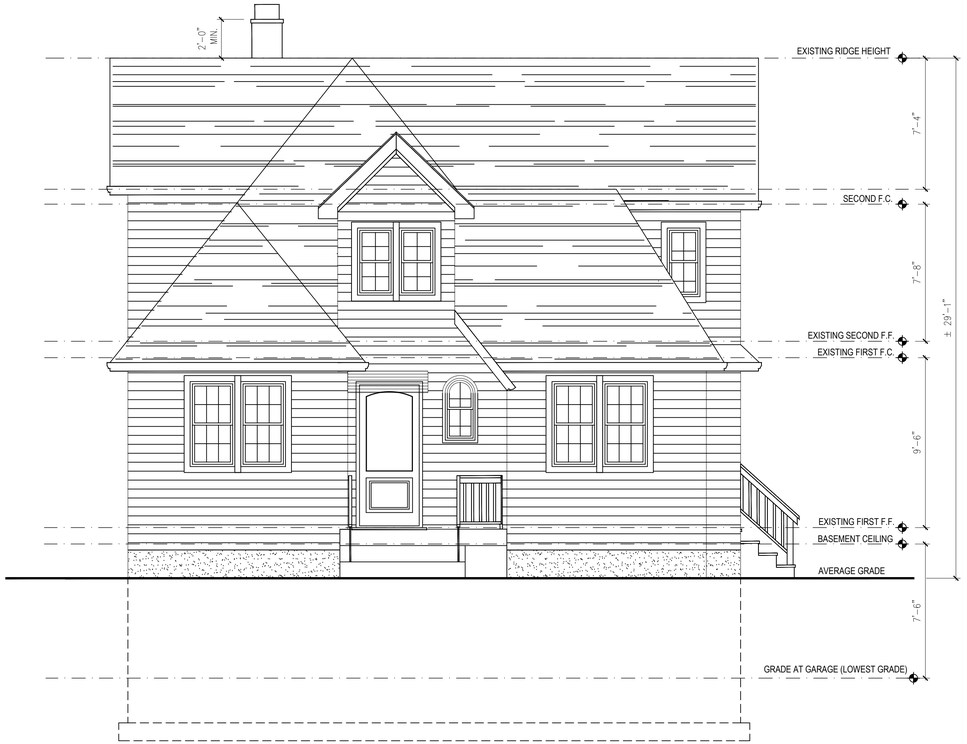
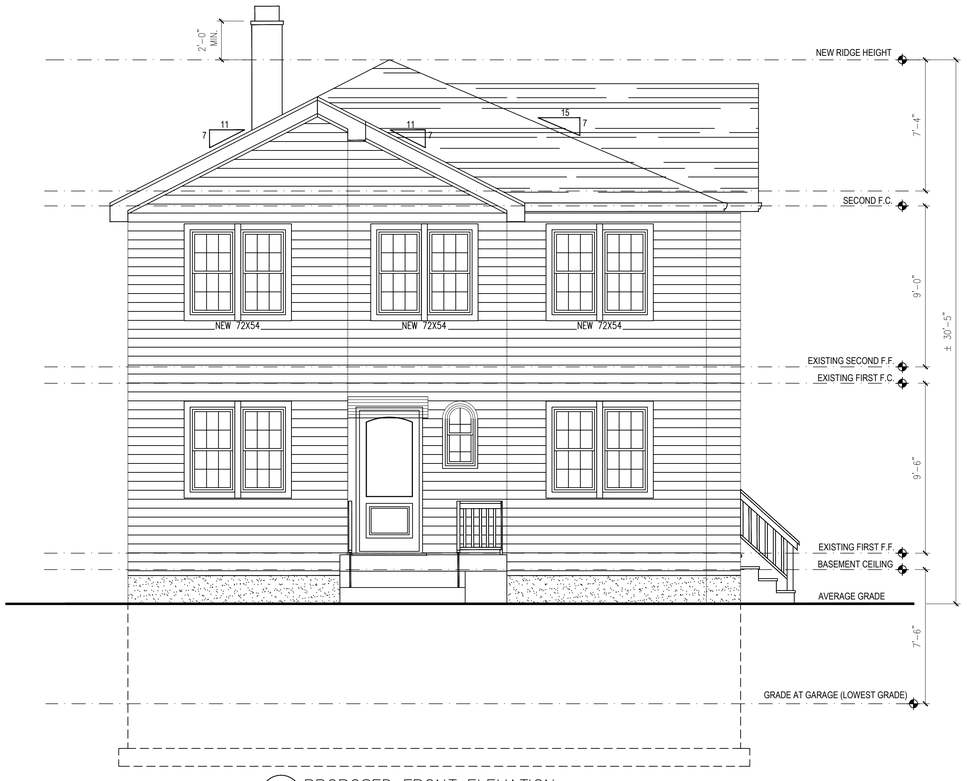
DATE: 07/28/2023
SCALE: AS NOTED
DRAWN BY: SQ & OE
PROJECT No.
DWG. 5 of 10

DWG. No.
A-005



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

2 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



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

4 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

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PROJECT:

ALTERATION & RENOVATION

AT:

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REVISIONS:

No.	DATE	DESCRIPTION

DRAWING TITLE:

EXISTING AND
PROPOSED ELEVATIONS

SEAL

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DATE: 07/28/2023
SCALE: AS NOTED
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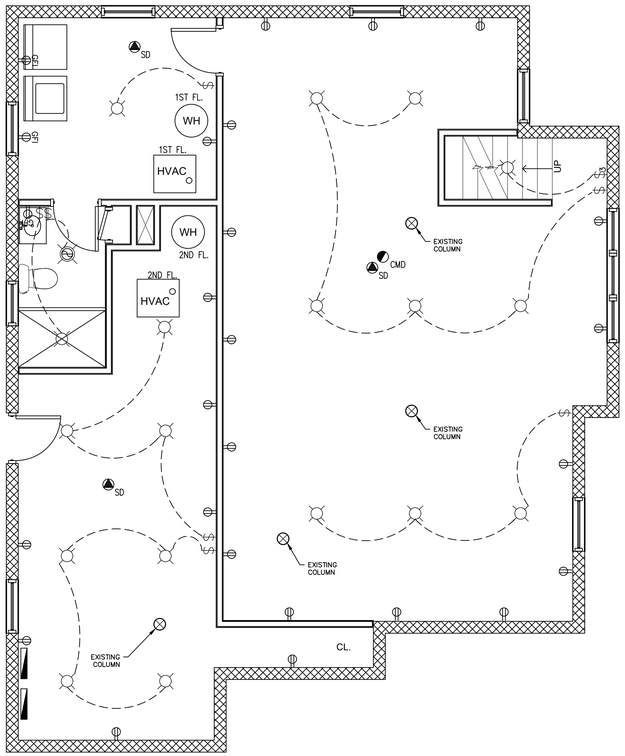
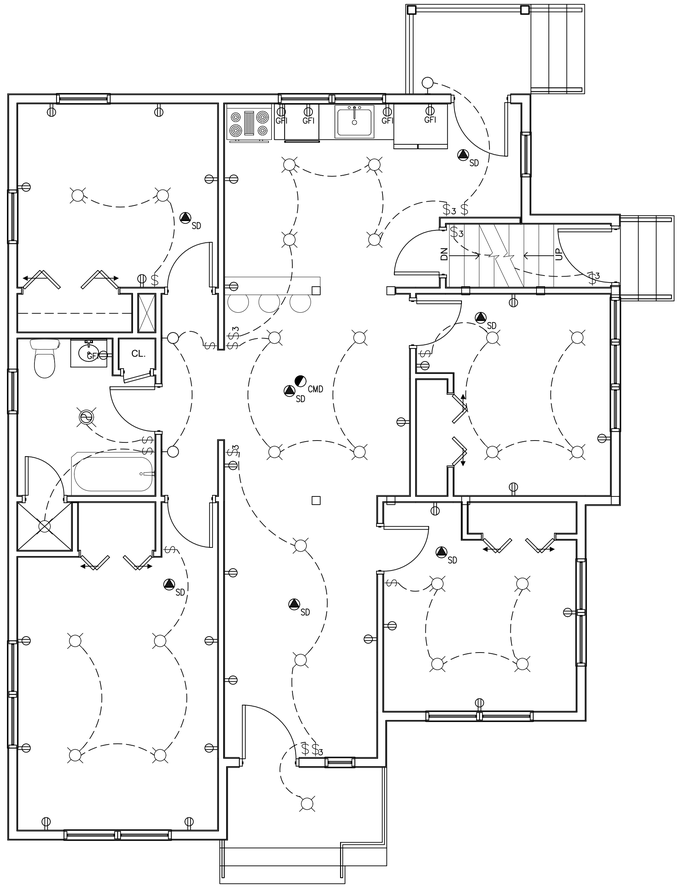
PROJECT No.
DWG. 6 of 10

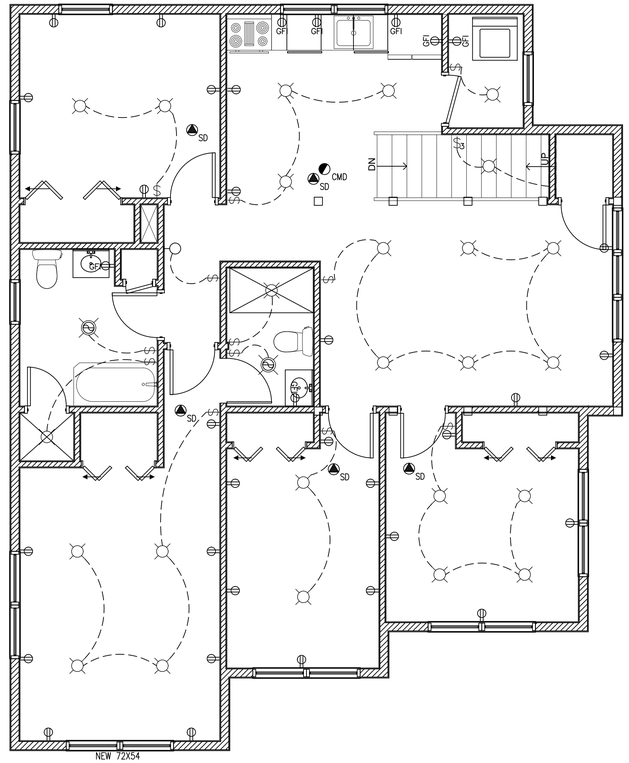
DWG. No.
A-006



1 PROPOSED BASEMENT ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



2 PROPOSED FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

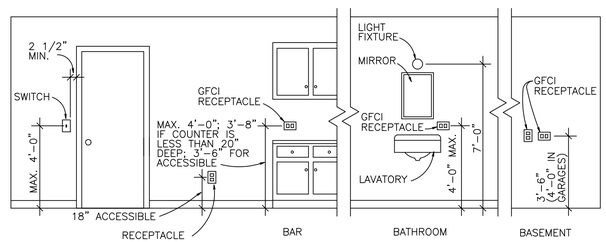


3 PROPOSED SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO BE INSTALLED ACCORDING TO REQUIREMENTS OF STATE AND LOCAL AUTHORITIES, PUBLIC SERVICE ELECTRIC AND GAS CO., AND THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE.
2. CONTRACTOR SHALL VERIFY ON SITE ALL CONDITIONS AND MEASUREMENTS SHOWN ON THE DRAWINGS.
3. ALL WIRING TO BE COPPER #12 MINIMUM. PROVIDE CONDUITS AS REQUIRED BY CODE. ALL WIRING WITHIN BUILDING SHALL BE INSTALLED IN EMT 3/4" MINIMUM. WIRING GREATER THAN #12 TO BE TYPE RHW.
4. PROVIDE HIGH AND LOW VOLTAGE (CONTROL) WIRING, DISCONNECT SWITCHES, TIME CLOCKS, ETC. FOR HVAC UNITS. PROVIDE ALL RELATED TEMPERATURE CONTROLS AND WIRING.
5. ALL CIRCUIT BREAKERS SHALL HAVE A MINIMUM A.I.C. RATING OF 10,000 RMS SYMMETRICAL AMPERES. THE USE OF TANDEM OR DUPLEX BREAKERS IS NOT ACCEPTABLE.
6. DUPLEX RECEPTACLES TO BE RATED AT 15 AMPS, 125 V HUBBELL #5262 OR EQUIVALENT. SINGLE POLE SWITCHES TO BE LEVITON #1101, 15 AMPS, 125 V. CONTRACTOR TO PROVIDE WALL PLATES. OWNER TO SELECT COLOR AND FINISH. 8 DUPLEX OUTLETS MAXIMUM PER CIRCUIT.
7. CIRCUITS MAY BE GROUPED IN A SINGLE CONDUIT AT CONTRACTORS OPTION IN ACCORDANCE WITH THE N.E.C. CONCERNING MAXIMUM NUMBER OF CONDUCTORS IN TRADE SIZES OF CONDUIT OR TUBING. PROVIDE NEUTRAL PER N.E.C. CODE.
8. THE INSTALLATION OF FIXTURES SHALL BE IN ACCORDANCE WITH FIXTURES MOUNTING DETAILS AS SHOWN ON THE DRAWINGS. WHEREVER THE INSTALLATION OF LIGHTING FIXTURES AS SHOWN IS IMPRACTICAL, THE CONTRACTOR SHALL INSTALL THE FIXTURES AT NEW LOCATIONS AS DIRECTED BY THE ARCHITECT/ OWNER.
9. ALL CONDUITS SHALL BE IN ACCORDANCE WITH THE N.E.C. CODE.
10. SWITCHES FOR CONTROLLING THE LIGHTS SHALL BE MOUNTED 4'-2" ABOVE FINISHED FLOOR AND LOCATED NEAR STRIKE PLATE OF DOOR REGARDLESS OF SWITCH POSITION SHOWN ON DRAWINGS.
11. ALL OUTLETS, JUNCTIONS AND PULL BOXES, SHALL BE PROVIDED WITH COVERS.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊖	DUPLEX OUTLET / 20a / 110v INSTALLED @ 12" A.F.F.	○	LIGHT FIXTURE / WALL MOUNTED
GFI ⊖	GROUND FAULT CIRCUIT INT.	⊡	LIGHT FIXTURE / CEILING MOUNTED
GFI UCT ⊖	GROUND FAULT CIRCUIT INT./UNDER COUNTER TOP	SD	SMOKE DETECTOR
$	SINGLE TOGGLE SWITCH 20a /120v	CMD	CARBON MONOXIDE DETECTOR
3$	THREE-WAY TOGGLE SWITCH 20a /120v	⊛	ELECTRIC EXHAUST FAN 80-100 CFM



TYPICAL ELEC. OUTLETS HGHT. DISTRIBUTION
NOT TO SCALE

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REVISIONS:

No.	DATE	DESCRIPTION

DRAWING TITLE:

ELECTRICAL PLANS AND ELECTRICAL NOTES

SEAL

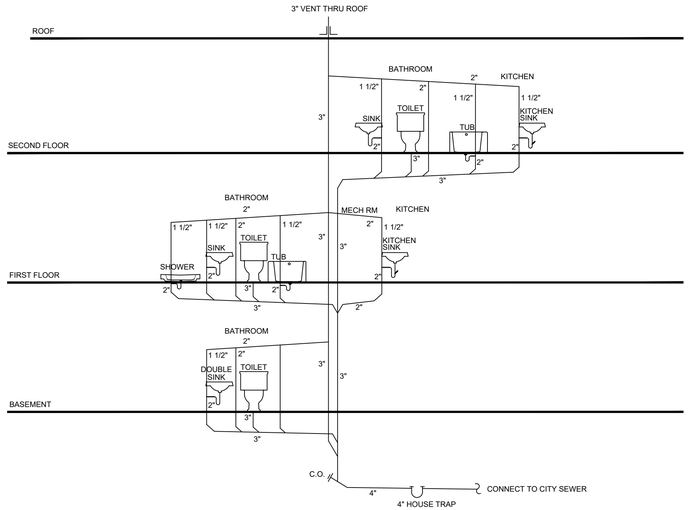
Omar Elsherif, PhD, PE
NJ PE LICENSE # GE476300
NY PE LICENSE # 092983

DATE: 07/28/2023
SCALE: AS NOTED
DRAWN BY: SQ & OE
PROJECT No.
DWG. 7 of 10

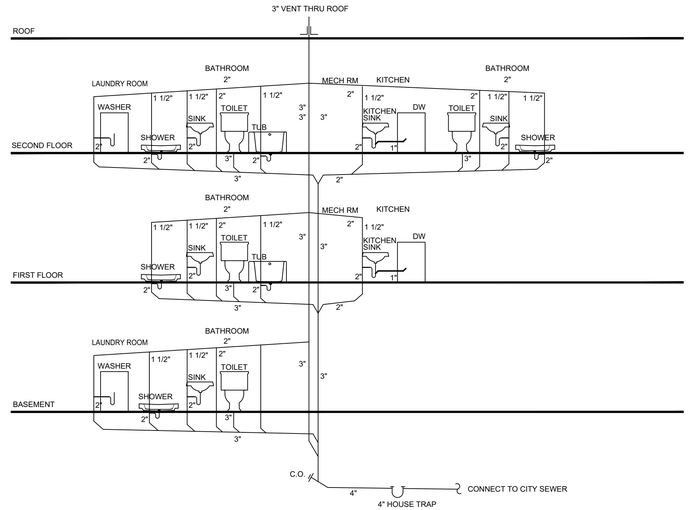
DWG. No.
A-007

PLUMBING NOTES:

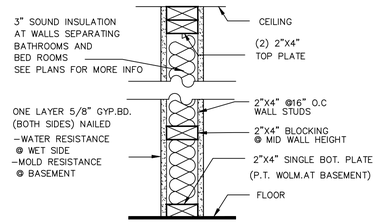
1. ALL NEW PLUMBING WORK SHALL CONFORM TO THE CURRENT NATIONAL STANDARD PLUMBING CODE, INTERNATIONAL GAS CODE, INTERNATIONAL BUILDING CODE & AUTHORITIES IN JURISDICTION.
2. PLUMBING CONTRACTOR SHALL VERIFY AND COORDINATE EXACT LOCATION AND INVERTS OF ALL UTILITY CONNECTIONS.
3. ALL MATERIALS USED SHALL BE NEW UNLESS OTHERWISE NOTED.
4. PLUMBING CONTRACTOR SHALL PERFORM ALL TESTS REQUIRED AND FURNISH ALL CERTIFICATES OF INSURANCE AS REQUIRED.
5. ALL PIPING SHALL RUN CONCEALED OR IN FURRED SPACE UNLESS OTHERWISE INDICATED.
6. ALL NEW STORM, WASTE, SOIL,VENT PIPING AND FITTINGS ABOVE AND BELOW FLOOR SHALL BE SCHEDULE 40 PVC.
7. ALL NEW WATER PIPING AND FITTINGS SHALL BE COPPER TUBE TYPE "L" WITH COPPER FITTINGS ABOVE FINISHED FLOOR.
8. ALL NEW COLD AND HOT WATER PIPING AND FITTINGS SHALL BE COVERED WITH FIBERGLASS PIPE INSULATION AS MANUFACTURED BY OWENS CORNING FIBERGLASS, 25C-P PIPING INSULATION OR APPROVED EQUAL. MINIMUM 1/2" ON COLD WATER & 1/2" ON HOT WATER.
9. ALL PIPE HANGERS SHALL COMPLY WITH 2003 NATIONAL STANDARD PLUMBING CODE AND BE MANUFACTURED BY "CARPENTER AND PATERSON INC."
10. ONLY LEAD FREE SOLDER SHALL BE USED TO JOIN COPPER PIPING.
11. ALL HOSE CONNECTIONS SHALL BE PROVIDED WITH VACUUM BREAKERS IN ACCORDANCE WITH THE PLUMBING CODE.
12. ALL NEW COLD AND HOT WATER SUPPLY PIPING SHALL HAVE ANGLE STOP VALVES INSTALLED UNDER ALL NEW PLUMBING FIXTURES.
13. FOR LOCATIONS OF PLUMBING FIXTURES REFER TO ARCHITECTURAL DRAWINGS.
14. ALL NEW EXPOSED PIPING AND FITTINGS AT FIXTURES SHALL BE BRASS CHROME PLATED.
15. PROVIDE HEAVY CHROME ESCUTCHEONS PLATES AROUND ALL NEW PIPING PASSING THROUGH WALLS.
16. ALL NEW VALVES SHALL BE NIBCO, GATE, OR BALL 125 PSI OR APPROVED EQUAL.
17. PLUMBING CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL FIXTURES, VALVES, HANGERS, ETC.
18. PLUMBING CONTRACTOR SHALL VERIFY ADA REQUIREMENTS WITH LOCAL OFFICIALS.
19. ALL NEW NATURAL GAS PIPING ABOVE GRADE SHALL BE SCHEDULE 40 STEEL PIPE 1" THROUGH 2" SCREWED.



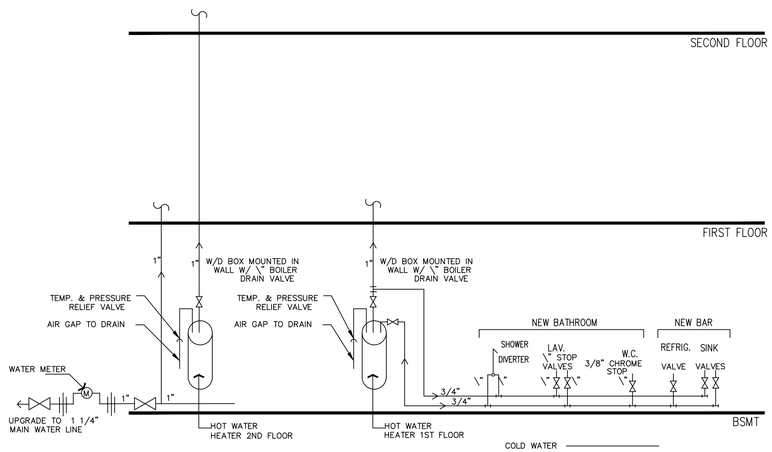
EXISTING PLUMBING RISER DIAGRAM
N.T.S.



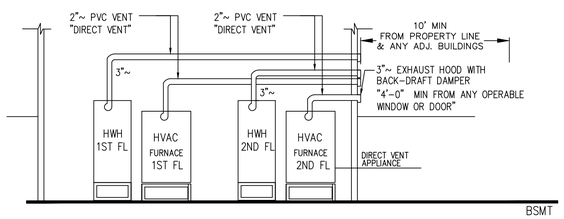
PROPOSED PLUMBING RISER DIAGRAM
N.T.S.



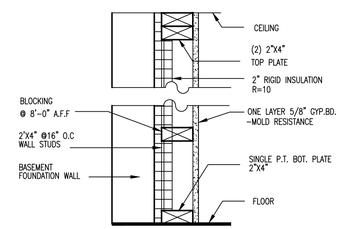
PARTITION WALL DETAIL
SCALE: 1-1/2"=1'-0"



WATER SUPPLY SCHEMATIC
N.T.S.



HVAC AND HWH VENTILATION
N.T.S.



FURRING @ BASEMENT DETAIL
SCALE: 1-1/2"=1'-0"

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REVISIONS:

No.	DATE	DESCRIPTION

DRAWING TITLE:

EXISTING AND PROPOSED PLUMBING RISER DIAGRAMS AND WALL SECTION DETAILS

SEAL

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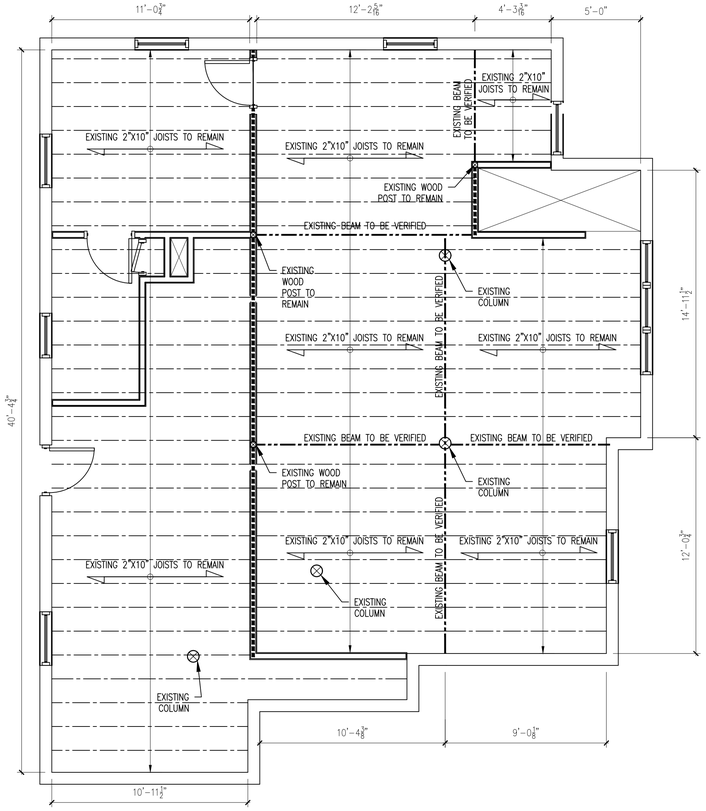
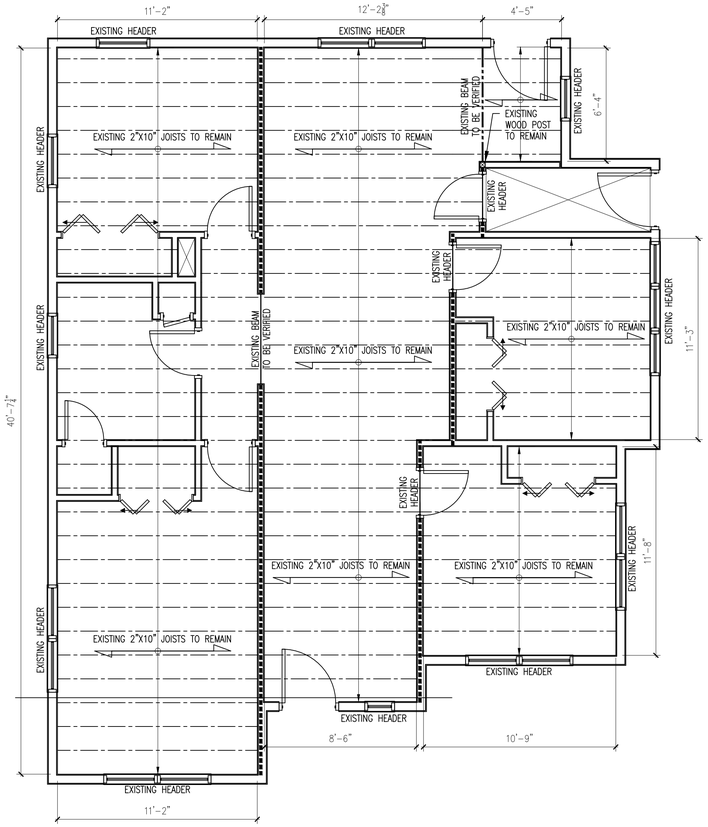
DATE: 07/28/2023
SCALE: AS NOTED
DRAWN BY: SQ & OE
PROJECT No.
DWG. 8 of 10

DWG. No.

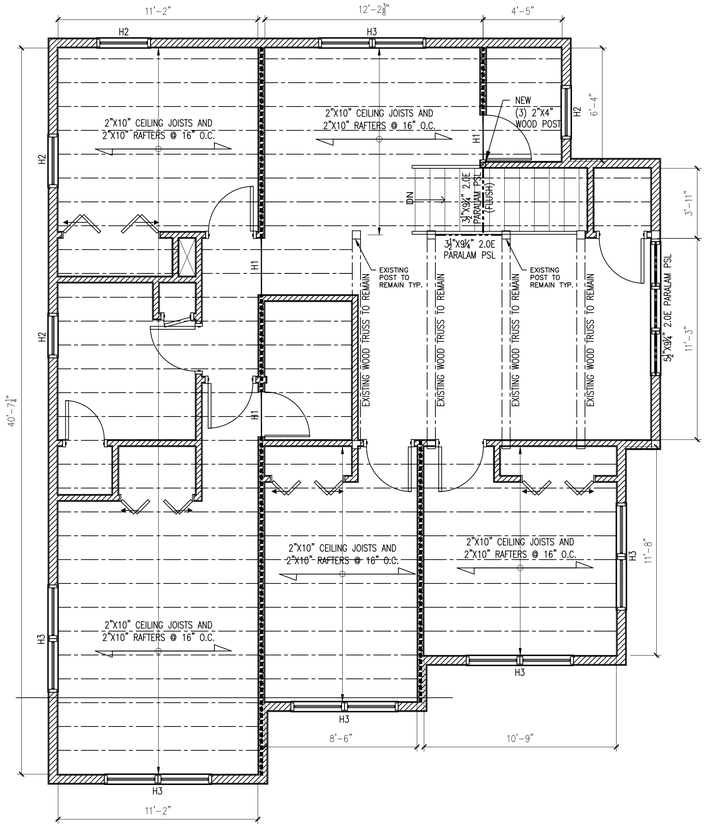
A-008



1 FIRST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



2 SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



3 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

WOOD CONSTRUCTION:

1. ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF "THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION," LATEST EDITION.
2. ALL SAW LUMBER SHALL BE DOUGLASS FIR, NO. 2 GRADE, SURFACE DRY WITH 19% MAXIMUM MOISTURE CONTENT. FB=850 PSI MINIMUM, FV=95 PSI, FC=625 PSI, E=1,600,000 PSI.
3. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY NOTED OR APPROVED BY THE ARCHITECT IN ADVANCE.
4. ALL STRUCTURAL LUMBER AND FASTENING SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF TABLE 2304.9.1 OF THE IBC CODE.
5. ROOF SHEATHING SHALL BE $\frac{15}{32}$" MINIMUM A.P.A. RATED SHEATHING $\frac{32}{16}$ EXPOSURE I. LAY FACE GRAIN AT RIGHT ANGLE TO SUPPORTS. PROVIDE $\frac{1}{8}$" SPACE BETWEEN SHEETS AT END AND SIDE JOINTS. SHEATHING SHALL BE CONTINUOUS OVER A MINIMUM OF TWO SPANS. PROVIDE 10D COMMON NAILS AT 6" O.C. ALONG SUPPORTED EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS. PROJECT ROOF SHEATHING FROM MOISTURE UNTIL ROOFING IS INSTALLED.
6. FLOOR SHEATHING SHALL BE WEATHER RESISTANT $\frac{23}{32}$" MINIMUM A.P.A. RATED STURD-I-FLOOR EXPOSURE I TONGUE AND GROOVE. FASTEN TO SUPPORTS WITH ADHESIVE AND 8D COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
7. WALL SHEATHING SHALL BE $\frac{15}{32}$" MINIMUM A.P.A. RATED SHEATHING EXPOSURE I. INSTALL LONG DIRECTION OF PANEL PARALLEL TO STUDS WITH VERTICAL JOINTS CENTERED ON STUDS AND HORIZONTAL JOINTS BACKED BY NOMINAL 2X4 WOOD BLOCKING. FASTEN TO SUPPORTS WITH 10D COMMON NAILS AT 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
8. ORIENTED STRAND BOARD SHEATHING IS AN ACCEPTABLE SUBSTITUTE TO THE SPECIFIED PLYWOOD PROVIDED THE SAME MINIMUM THICKNESS AND A.P.A. SPAN RATING CRITERIA ARE MET.
9. INTERIOR BEARING WALLS SHALL BE SHEATHED WITH $\frac{5}{8}$" GYPSUM PANELS ON EACH SIDE. INSTALL LONG DIRECTION OF PANEL PARALLEL OR PERPENDICULAR TO STUDS WITH VERTICAL JOINTS CENTERED ON STUDS. FASTEN GYPSUM PANELS TO SUPPORT WITH NO. 6 SCREWS AT 8" O.C. TYPICAL.
10. PROVIDE (1)-SIMPSON H2A ANCHOR AT EACH END OF EVERY ROOF RAFTER BEARING ON WALL PLATES OR BEAMS.

WOOD CONNECTORS:

1. ALL HANGERS, CROSS BRIDGING AND ALL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE GALVANIZED STEEL AS MANUFACTURED BY SIMPSON STRONG TIE OR APPROVED EQUAL. SPECIAL NAILS AS SUPPLIED BY THE MANUFACTURER SHALL BE USED FOR CONNECTOR INSTALLATION.

1. INSTALL METAL FRAMING CONNECTORS TO COMPLY WITH MANUFACTURER'S GUIDELINES.
2. HANGER SHALL DEVELOP THE FULL SHEAR CAPACITY OF THE MEMBER.

NOTES:

1. TOP OF FLOOR ELEVATION, SEE ARCH. DWG.
2. H1 – HEADER: (2)-2X10 MIN.
   H2 – HEADER: (3)-2X10 MIN.
   H3 – HEADER: (3)-2X12 MIN.
   PROVIDE DOUBLE STUDS (MIN.) AT EACH SIDE OF OPEN'G.
3. PROVIDE 5½"X5½" PSL POST, ON EACH END OF PSL/LVL BEAMS – TYP.
4. STAIR FRAMING BY OTHER, SEE ARCH. DWG.
5. PROVIDE WEB STIFFENERS, BLOCKING, AND "X" BRACING AS REQ'D BY TJI WOOD JOIST MANUFACTURE. ALL TJI HANGERS SHALL BE TOP FLANGE BEARING HANGERS AS MANUFACTURED BY SIMPSON STRONG TIE OR APPROVED EQUAL.

NAILING:

A. FLOOR NAILING: 10D NAIL – EDGE @ 6" O.C., FIELD @ 12" O.C., BOUNDARY @ 4" O.C.
SHEAR WALL NAILING: 10D NAIL – EDGE @ 4" O.C., FIELD @ 12" O.C.

LEGEND:

1. _____ BEARING WALLS.
2. _____ BEAM.
3. HEADER.

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DRAWING TITLE:

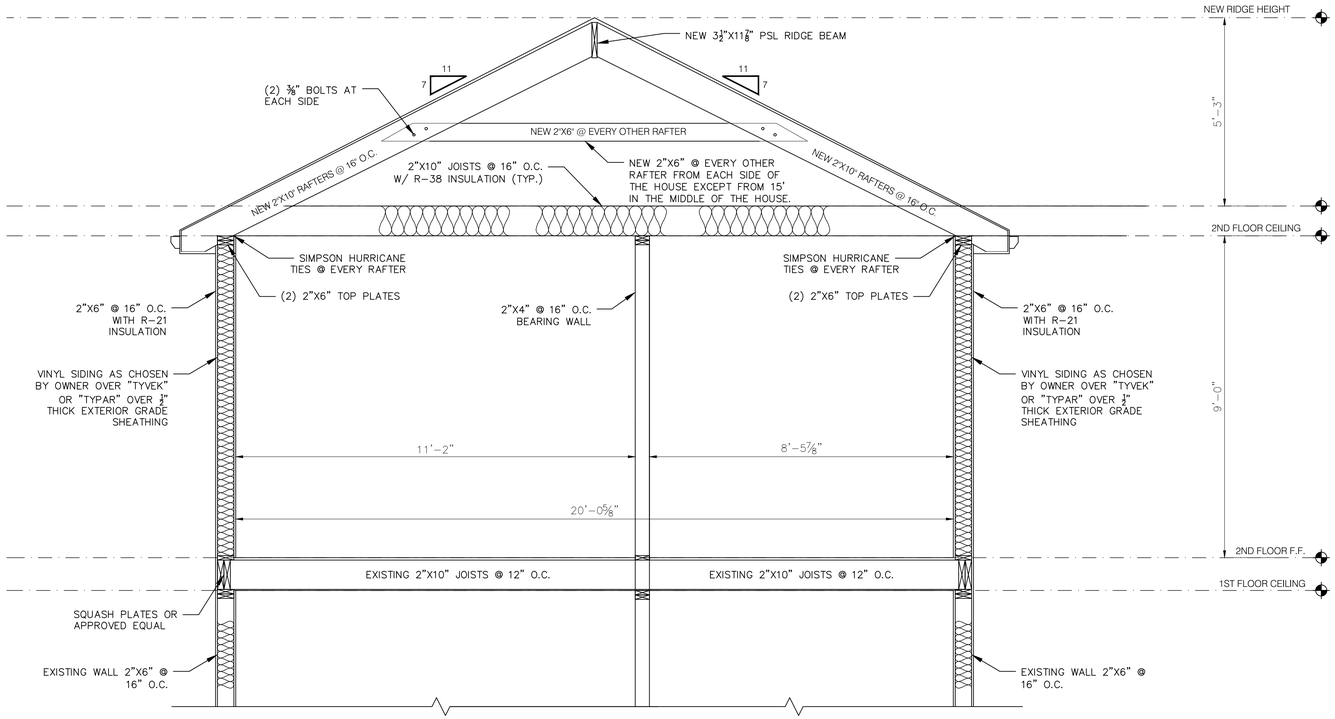
FIRST, SECOND AND ROOF FRAMING PLANS

SEAL

Omar Elsherif, PhD, PE
NJ PE LICENSE # GE47690
NY PE LICENSE # 080983

DATE: 07/28/2023
SCALE: AS NOTED
DRAWN BY: SQ & OE
PROJECT No.
DWG. 9 of 10

DWG. No.
A-009



1 CROSS SECTION
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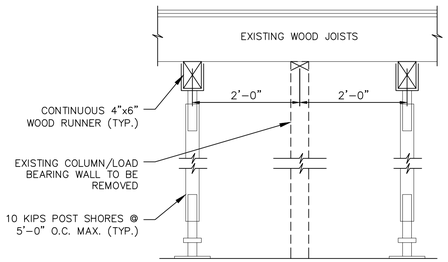
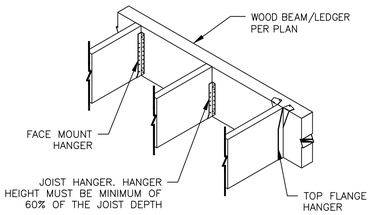


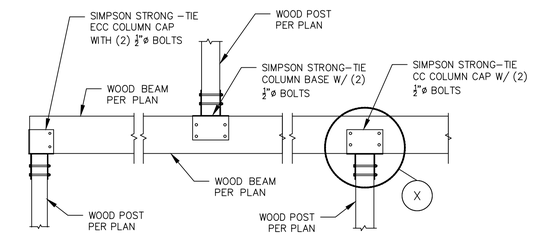
S SHORING DETAIL
SCALE: N.T.S.

GENERAL REQUIREMENTS FOR SHORING NOTES:

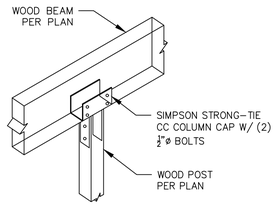
1. THE TEMPORARY SHORING INSTALLATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE RECOMMENDED SAFETY REQUIREMENTS SHALL REQUIRE A SHORING LAYOUT.
2. THE MINIMUM TOTAL DESIGN LOAD FOR ANY FORM WORK AND SHORING USED SHALL BE NOT LESS THAN 150 POUNDS PER SQUARE FOOT FOR THE COMBINED LIVE AND DEAD LOAD REGARDLESS.
3. ALLOWABLE LOADS SHALL BE BASED ON A SAFETY FACTOR OF 4 TO 1.
4. THE DESIGN STRESSES FOR FORM LUMBER AND TIMBERS SHALL COMMENSURATE WITH THE GRADE, CONDITIONS, AND SPECIES OF LUMBER USED, IN ACCORDANCE WITH THE CURRENT EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS." (NATIONAL FOREST PRODUCTS ASSOCIATION.)
5. THE SILLS FOR SHORING SHALL BE SOUND, RIGID AND CAPABLE OF CARRYING THE MAXIMUM INTENDED LOAD WITHOUT SETTLEMENT OR DISPLACEMENT. THE LOAD SHOULD BE APPLIED TO THE SILL IN A MANNER WHICH WILL AVOID OVERTURNING OF THE TOWER OR THE SILL.
6. THE SHORING EQUIPMENT SHALL BE ADEQUATELY DESIGNED, ERECTED, BRACED AND MAINTAINED SO THAT IT WILL SAFELY SUPPORT ALL VERTICAL AND LATERAL LOAD THAT MIGHT BE APPLIED, UNTIL SUCH LOADS CAN BE SUPPORTED BY THE NEW FRAMING.
7. CONSTRUCTION REQUIREMENTS FOR FORMING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT ISSUE OF IBC NJ EDITTION.
8. PRIOR TO ERECTION, ALL SHORING EQUIPMENT SHALL BE INSPECTED TO VERIFY THAT IT CONFORMS TO THE TYPE OF EQUIPMENT SPECIFIED ON THE SHORING LAYOUT.
9. ERECTED SHORING EQUIPMENT SHALL BE INSPECTED BY THE CONTRACTOR WHO IS RESPONSIBLE FOR PLACEMENT OF CONCRETE IMMEDIATELY PRIOR TO POUR, DURING POUR, AND AFTER POUR, UNTIL CONCRETE IS SET.
10. THE SHORING SETUP SHALL BE CHECKED BY THE CONTRACTOR WHO ERECTS THE EQUIPMENT TO DETERMINE THAT ALL DETAILS OF THE LAYOUT HAVE BEEN MET.
11. THE CONTRACTOR WHO ERECTS THE SHORING EQUIPMENT SHALL ENSURE THAT THE LATERAL STABILITY BRACING SPECIFIED IN THE SHORING LAYOUT IS INSTALLED AS THE ERECTION PROGRESSES.



A TYP. JOISTS TO WOOD BEAM CONN.
SCALE: N.T.S.



B TYPICAL BEAMS TO POST CONNECTION
SCALE: N.T.S.



X BEAM TO POST CONN. DETAIL
SCALE: N.T.S.

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PROPOSED CROSS SECTION & DETAILS

SEAL

Omar Elsherif, PhD, PE
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