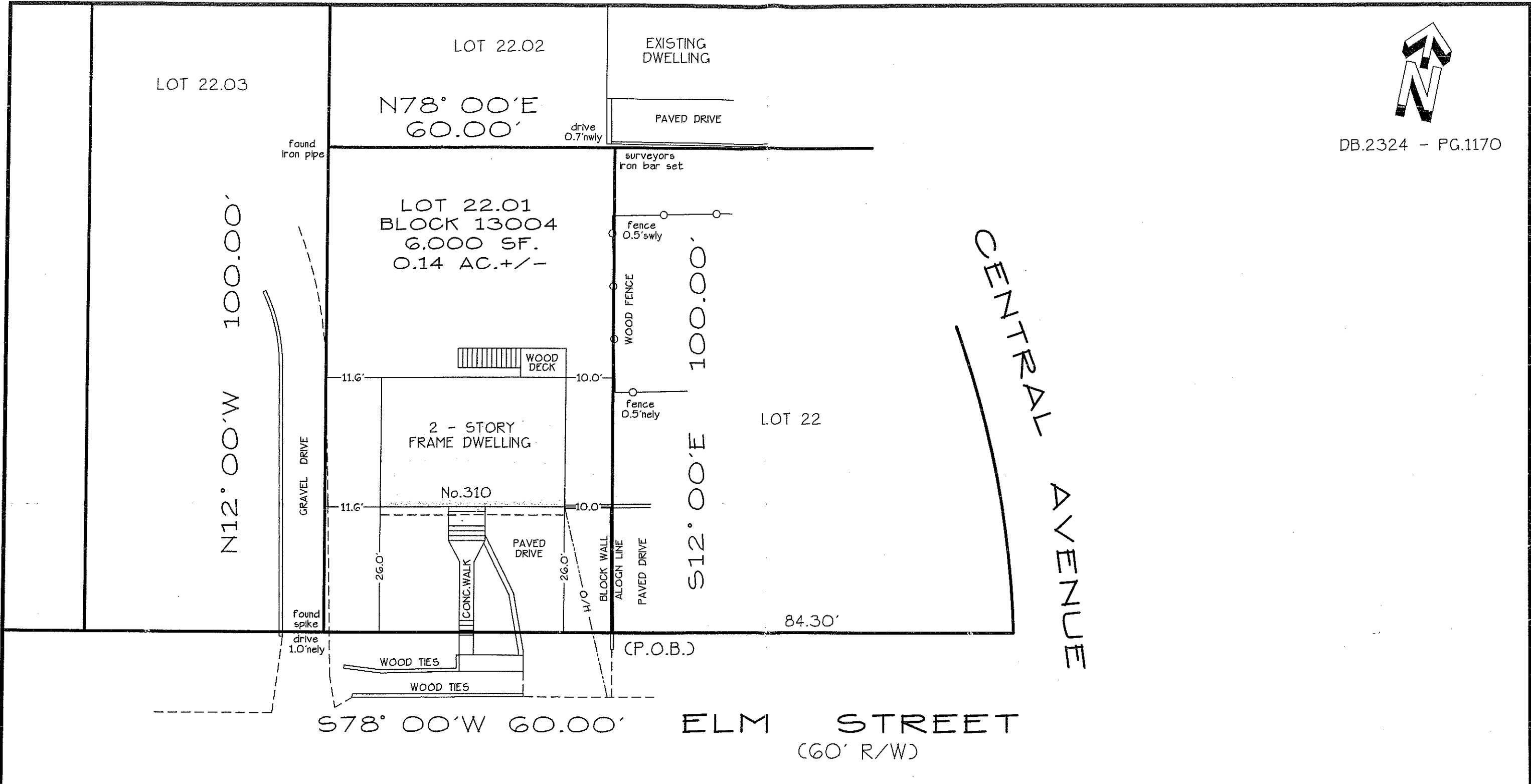




DB.2324 - PG.1170



MURPHY & HOLLOWES ASSOCIATES Inc.

CIVIL ENGINEERING AND SURVEYING

331 ELM STREET, STIRLING, NEW JERSEY 07980 (908) 580-1255
 (908) 580-1605 FAX email: mhengineers@earthlink.net

MAP OF SURVEY
 LOT 22.01 BLOCK 13004
 310 ELM STREET - TWP. of LONG HILL
 MORRIS COUNTY - NEW JERSEY

CERTIFICATIONS:

KENNETH CHWATEK, MARRIED
 GATEWAY FUNDING DIVERSIFIED MORTGAGE SERVICES, L.P.
 LAWYERS TITLE INSURANCE CORPORATION
 HUGO M. PFALTZ, Jr., ESQ., PFALTZ + WOLLER, P.A.

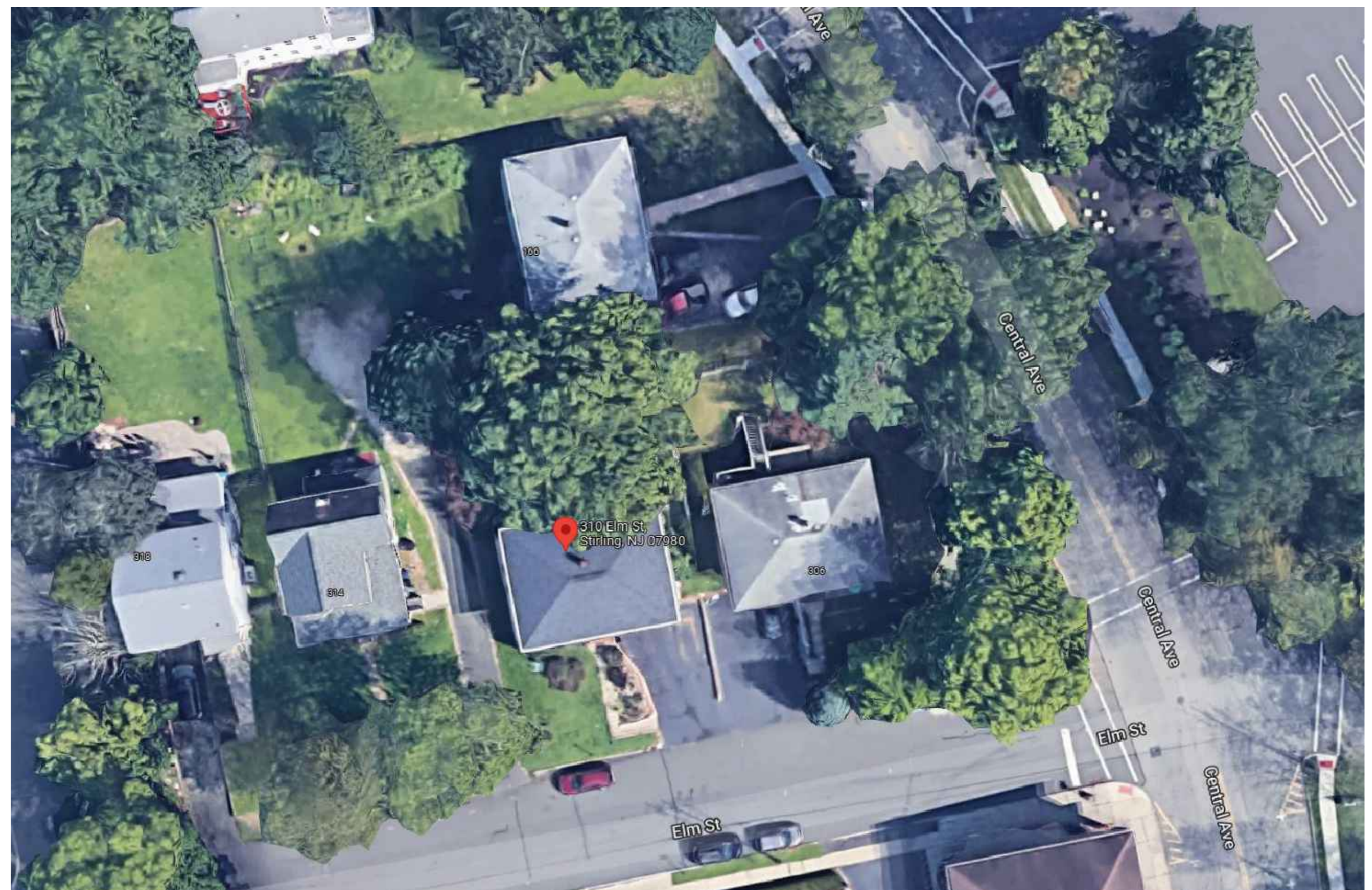
REVISIONS:

NOTES:

JOB No. 07-121
 SCALE: 1" = 20'
 DRAWN BY: J.v.D.
 CHECKED BY: W.G.H.

DATE OF SURVEY: 06/03/2008
 DATE OF DRAWING: 06/04/2008
 CERTIFICATE OF AUTHORIZATION
 No.24GA27959700

William G. Hollowes
WILLIAM G. HOLLOWES
 N.J. LIC. PROFESSIONAL ENGINEER
 & LAND SURVEYOR #GB27473
 N.J. PROFESSIONAL PLANNER #2530



ZONING INFORMATION					
LOT:	22.01	ADDRESS:	310 ELM STREET	SCOPE: DECK EXTENSION	
BLOCK:	13004	MUNICIPALITY:	LONG HILL TOWNSHIP		
LOCAL BUILDING ZONE:	R-4	COUNTY:	MORRIS		
REQUIRED	EXISTING	PROPOSED	NET DIFFERENCE	REMARKS	
LOT AREA:	MIN. 20,000 SF	6,000 SF	NO CHANGE		
LOT WIDTH:	MIN. 100'	60'	NO CHANGE		
FRONT YARD:	MIN. 50'	26'	NO CHANGE		
SIDE YARD:	MIN. 10'	10' / 11.6'	NO CHANGE		
SIDE YARD COMBINED:	21' (35% OF LOT WIDTH)	21.6'	NO CHANGE		
REAR YARD:	MIN. 25'	47.3'	32.33'	DECREASE 14.97'	
BUILDING COVERAGE:	N/A	N/A	N/A		
LOT COVERAGE:	MAX. 25%	1,912 SF / 6,000 SF = 31.9%	1,946 SF / 6,000 SF = 32.4%	INCREASE 0.5%	VARIANCE REQUESTED
BUILDING HEIGHT:	2 1/2 STORIES / 35'	2 STORIES / 30'	NO CHANGE		
FLOOR AREA RATIO:	MAX. 15%	35.3%	NO CHANGE		
FLOOR AREA:	1,200 SF MIN.	2,116 SF	NO CHANGE		

#	ISSUE	DATE
1	FOR VARIANCE	26 JULY 2021

REVISION	DATE

G-1 AERIAL VIEW - GOOGLE MAPS
SCALE: NTS

EXISTING LOT COVERAGE SCHEDULE		
COMPONENT	COVERAGE (SF)	REMARKS
EXISTING DWELLING	1,091	
EXISTING DECK & STAIRS	55	
EXISTING FRONT WALK & STEPS	120	
EXISTING DRIVEWAY	591	
EXISTING LOT COVERAGE TOTAL	1,857	

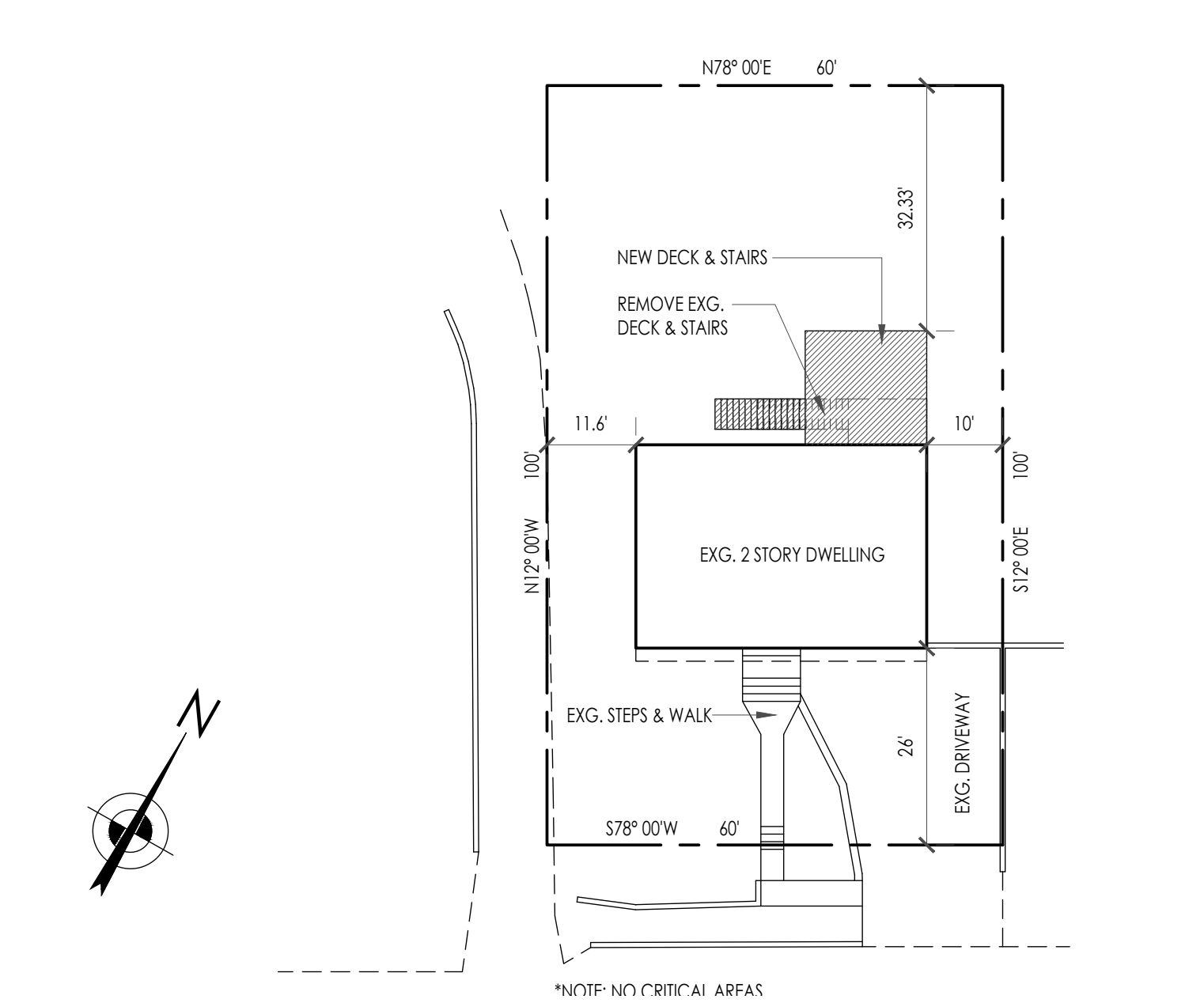
PROPOSED LOT COVERAGE SCHEDULE		
COMPONENT	COVERAGE (SF)	REMARKS
EXISTING DWELLING TO REMAIN	1,091	
EXISTING DECK & STAIRS	0	REMOVED
EXISTING FRONT WALK & STEPS TO REMAIN	120	
EXISTING DRIVEWAY TO REMAIN	591	
NEW DECK & STAIRS	144	288 SF - 50% REDUCTION = 144 SF
PROPOSED LOT COVERAGE TOTAL	1,946	

APPLICABLE CONSTRUCTION CODES IN EFFECT:
 2018 INTERNATIONAL RESIDENTIAL CODE, NJ EDITION
 2017 NATIONAL ELECTRIC CODE
 2018 NATIONAL STANDARD PLUMBING CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE, RESIDENTIAL
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL FUEL GAS CODE

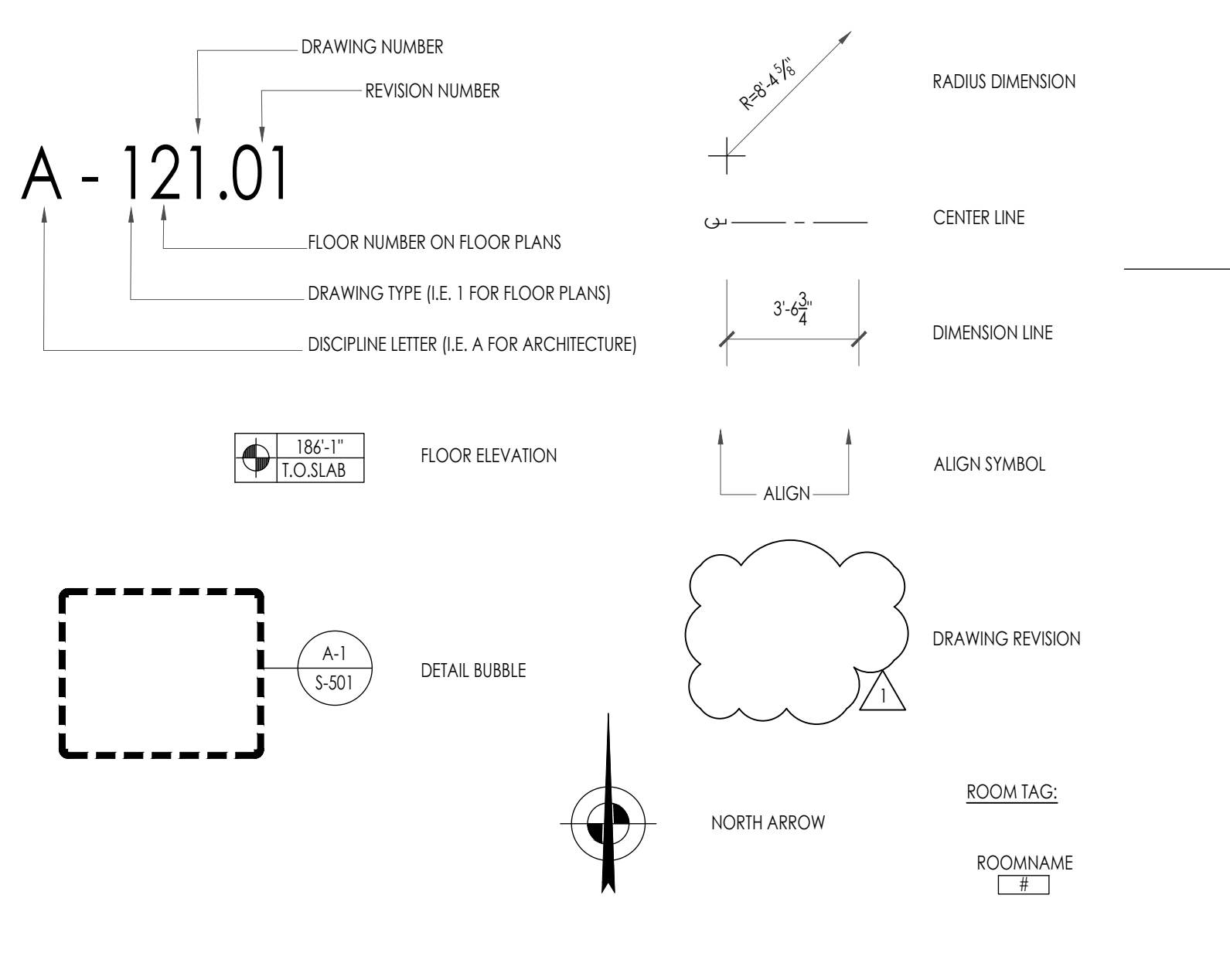
E-1 EXISTING LOT COVERAGE
SCALE: NTS

E-4 PROPOSED LOT COVERAGE
SCALE: NTS

E-7 APPLICABLE CONSTRUCTION CODES
SCALE: NTS



A-1 SITE PLAN
SCALE: 1" = 20'



A-5 TYPICAL SYMBOLS
SCALE: NTS

H-9 ZONING INFORMATION
SCALE: NTS

BUILDING CHARACTERISTICS			
USE GROUP:	R-5	MAX LIVE LOAD:	40 PSF
CONSTRUCTION TYPE:	5 B	RADON TIER LEVEL:	LEVEL 1
VOLUME OF ADDITION:	N/A DECK EXTENSION	FIRST FLOOR AREA:	1,025 SF
AREA OF LARGEST FLOOR:	1,091 SF	SECOND FLOOR AREA:	1,091 SF
		TOTAL FLOOR AREA:	2,116 SF

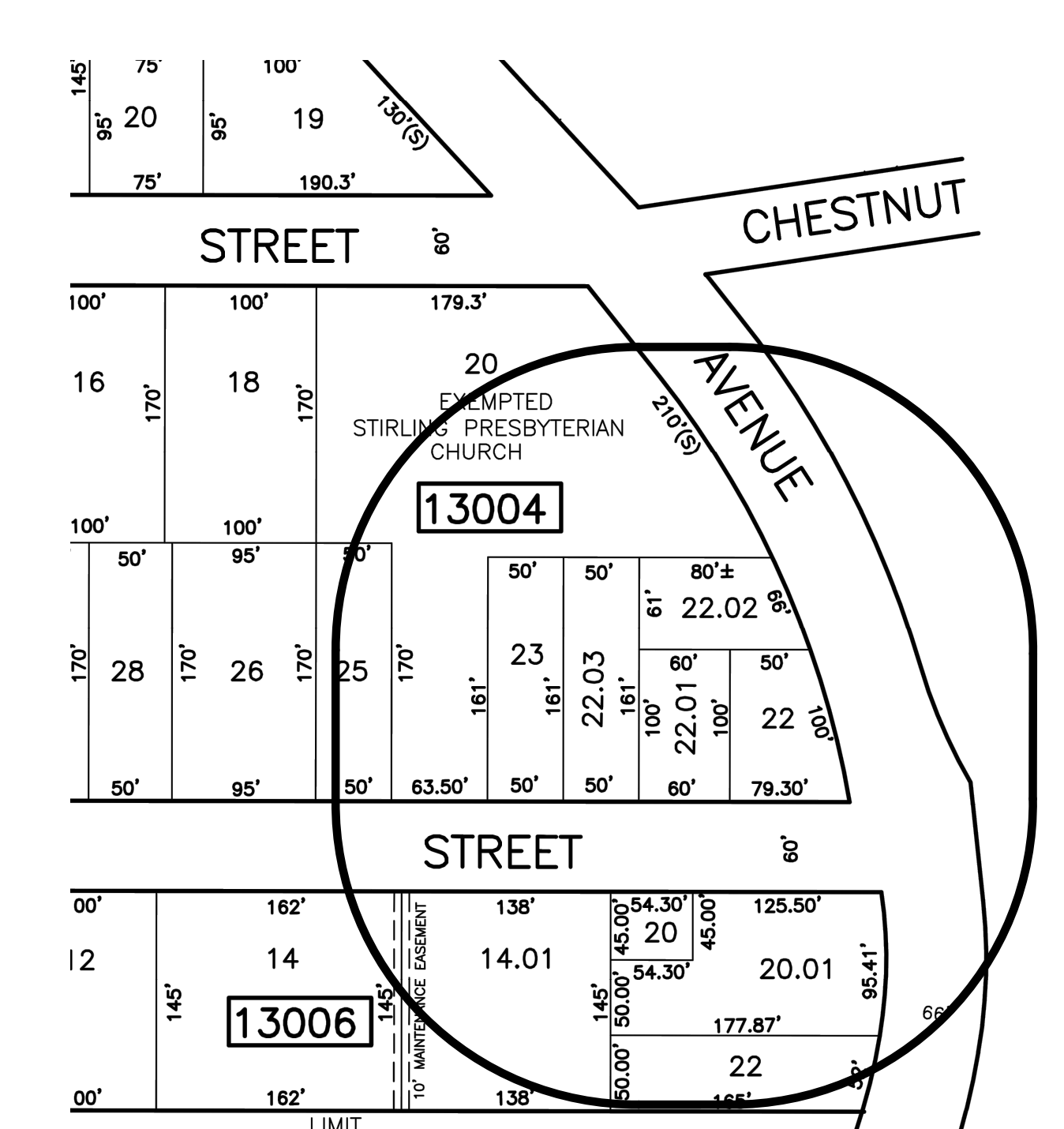
F-9 BUILDING CHARACTERISTICS
SCALE: NTS

DRAWING LIST	
G-101	GENERAL INFORMATION
AD-111	DEMOLITION PLANS
S-100	STRUCTURAL NOTES
S-111	STRUCTURAL PLANS
A-111	FLOOR PLANS
A-201	EXTERIOR ELEVATIONS
A-301	BUILDING SECTIONS
A-901	EXISTING SITE PHOTOS

F-13 DRAWING LIST
SCALE: NTS

F.O.W.	FACE OF WALL
PILAST.	PILASTER
EQ.	EQUAL
T.O.	TOP OF
B.O.	BOTTOM OF
HD. HT.	HEAD HEIGHT
G.W.B.	GYPSUM WALL BOARD
CONT.	CONTINUOUS
V.I.F.	VERIFY IN FIELD
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
NTS	NOT TO SCALE
FLR.	FLOOR
CLOS.	CLOSET
RM.	ROOM
CLG.	CENTERLINE
PDR. RM.	POWDER ROOM
FIN.	FINISHED
CLG.	CEILING
GFI	GROUND FAULT INTERRUPTER
IN CAB.	IN CABINET
BEL. CAB.	BELOW CABINET
ABV. CAB.	ABOVE CABINET

A-10 TYPICAL ABBREVIATIONS
SCALE: 1" = 20'



A-12 PROPERTIES WITHIN 200' OF PROPOSED WORK
SCALE: 1" = 100'

PROJECT:
CHWATEK DECK EXTENSION
LOT 22.01, BLOCK 13004
310 ELM STREET
STIRLING, NJ 07980

GENERAL INFORMATION

SEAL & SIGNATURE:

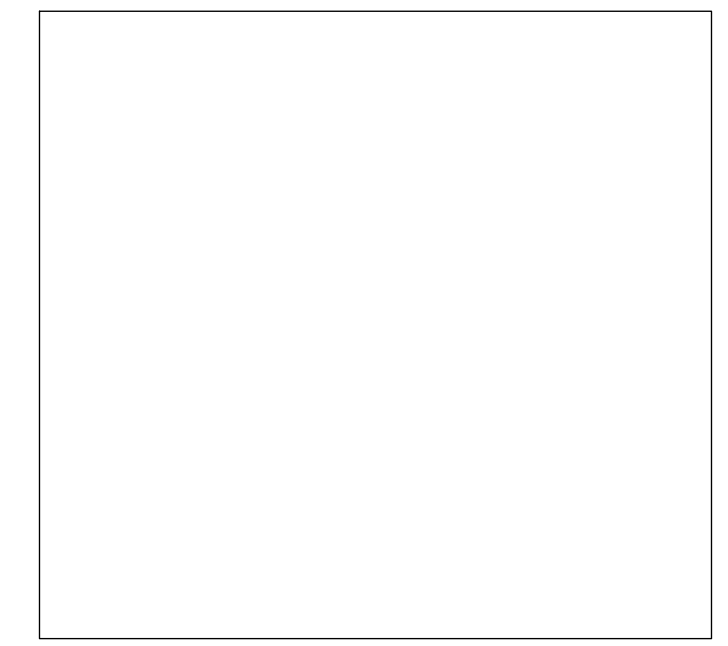
WILLIAM E. S. KAUFMAN
N.J. AI 13324

PROJECT NO.: 5530
DRAWING BY: AT
CHK BY: GA
DWG NO.:

G-101.00

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REVISION	DATE



PROJECT:
CHWATEK DECK EXTENSION
LOT 22.01 , BLOCK 13004
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STIRLING, NJ 07980

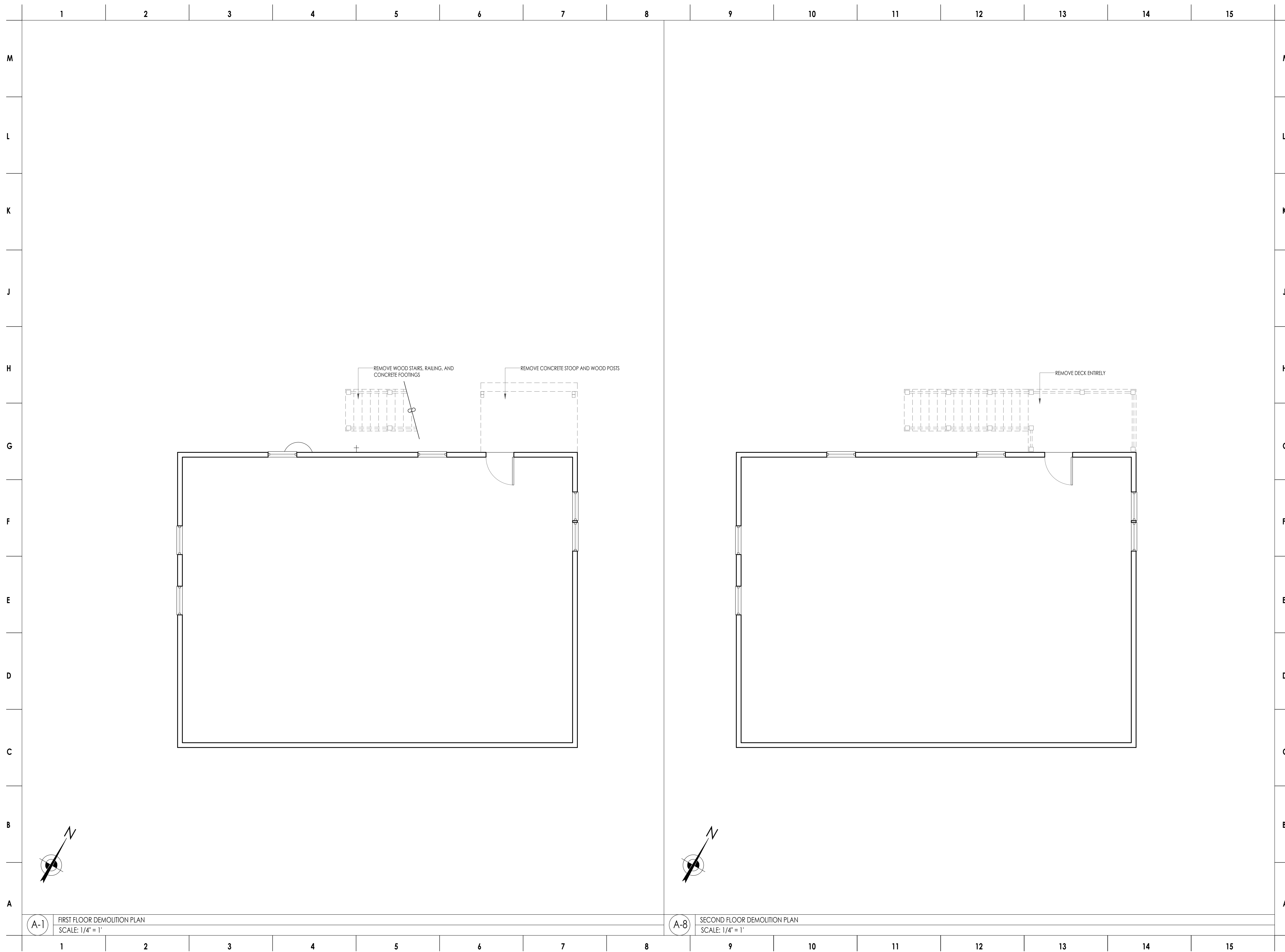
DEMOLITION PLANS

SEAL & SIGNATURE:

WILLIAM E. S. KAUFMAN
N.J. AI 13324

PROJECT NO.: 5530
DRAWING BY: AT
CHK BY: GA
DWG NO.:

AD-111.00



A-1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'

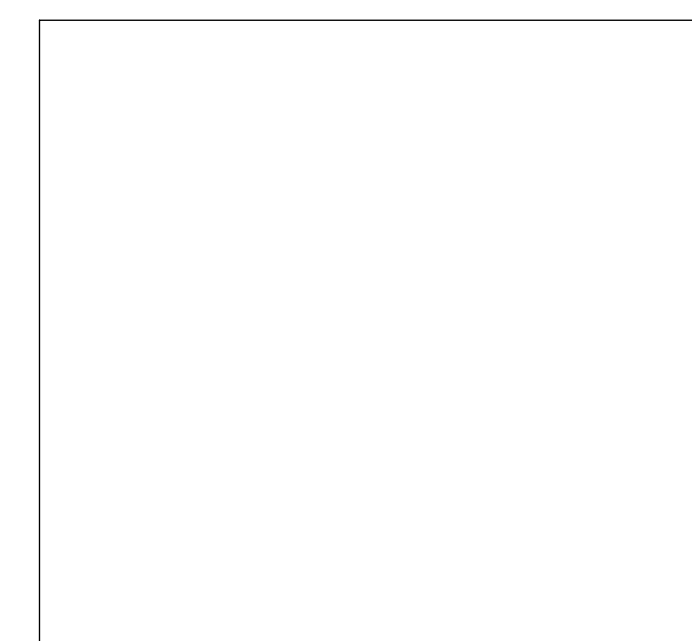
A-8 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'



1932 LONG HILL ROAD, MILLINGTON, NJ 07946
 TEL : 908 . 647 . 8200 FAX : 908 . 626 . 9197
 EMAIL : INFO @ WESKETCH.COM

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PROJECT:
CHWATEK DECK EXTENSION
 LOT 22.01 , BLOCK 13004
 310 ELM STREET
 STIRLING, NJ 07980

STRUCTURAL NOTES

SEAL & SIGNATURE:

 WILLIAM E. S. KAUFMAN
 N.J. AI 13324

PROJECT NO.: 5530
 DRAWING BY: AT
 CHK BY: GA
 DWG NO.:

S-101.00

STRUCTURAL STEEL NOTES:

- THE STRUCTURAL STEEL CONTRACTOR SHALL VERIFY THE FOUNDATION CONSTRUCTION FOR ANCHOR BOLT LOCATION, THE ELEVATION OF THE TOP OF CONCRETE PIERS OR PEDESTALS, LEVELING PLATES OR BEARING PLATES, AND ALIGNMENT, ETC., PRIOR TO START OF ERECTION.
- ALL STRUCTURAL STEEL FRAMING SHALL CONFORM TO THE LATEST EDITION OF AISC IN CONNECTION WITH THE MANUFACTURE, DETAILING, FABRICATION, DELIVERY AND ERECTION OF ALL STRUCTURAL STEEL SHAPES.
- STRUCTURAL STEEL (WIDE-FLANGE) W-SHAPES SHALL CONFORM TO ASTM A992 GRADE 50, ASTM A572 GRADE 50 OR ASTM A529 GRADE 50 SPECIFICATIONS.
- STRUCTURAL STEEL FOR M-, S- OR HP-SHAPES SHALL CONFORM TO ASTM A36 SPECIFICATIONS AND/OR ASTM A572 GRADE 50 SPECIFICATIONS.
- STRUCTURAL STEEL CHANNELS SHALL CONFORM TO ASTM A36 SPECIFICATIONS AND/OR ASTM A572 GRADE 50 SPECIFICATIONS.
- ALL STEEL PIPE COLUMNS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A53 TYPE E OR S, GRADE B SPECIFICATIONS, FY = 35 KSI.
- ALL ROUND HSS COLUMNS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A500 GRADE B, FY = 42 KSI, OR ASTM A500 GRADE C, FY = 46 KSI SPECIFICATIONS.
- ALL SQUARE OR RECTANGULAR HSS COLUMNS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A500 GRADES B, FY = 46 KSI OR ASTM A500 GRADE C, FY = 50 KSI SPECIFICATIONS.
- STRUCTURAL STEEL PLATES, SQUARE AND ROUND BARS, AND ANGLE SHAPES SHALL CONFORM TO ASTM A36 SPECIFICATIONS.
- ALL ANCHOR RODS (ANCHOR BOLTS) FOR EMBEDMENT IN CONCRETE OR MASONRY SHALL CONFORM TO ASTM F1554 SI, FY = 36 KSI SPECIFICATIONS, OR ASTM A36 SPECIFICATIONS.
- ALL STRUCTURAL STEEL SHALL RECEIVE ONE COAT SHOP PAINT (PRIMER) AND ONE FIELD TOUCHUP AS REQUIRED.
- ALL STRUCTURAL STEEL SHOP WORK TO BE WELDED OR BOLTED USING 3/4" BOLTS MEETING THE REQUIREMENTS OF ASTM A325 SPECIFICATIONS. ALL STRUCTURAL STEEL FIELDWORK CONNECTIONS TO BE BOLTED USING 3/4" BOLTS MEETING THE REQUIREMENTS OF ASTM A325 SPECIFICATIONS.
- THE USE OF TWIST-OFF-TYPE, TENSION-CONTROL BOLTS IS PERMITTED IN LIEU OF OR IN CONJUNCTION WITH THE ASTM A325 BOLTS SPECIFIED ABOVE. USE 3/4" TWIST-OFF-TYPE, TENSION CONTROL BOLTS MEETING THE REQUIREMENTS OF ASTM F1852, TYPE 1 SPECIFICATIONS.
- STRUCTURAL STEEL FOR THREADED RODS, WHETHER PROVIDED WITH PLAIN OR UPSET ENDS, SHALL CONFORM TO ASTM A36 SPECIFICATIONS.
- ALL WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY AWS D1.1-02 STRUCTURAL WELDING CODE - STEEL. ALL WELDERS SHALL BE CERTIFIED FOR POSITIONS AND PROCESSES REQUIRED.
- ALL SHEET METAL (MATERIAL LESS THAN 0.125" THICK) WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY AWS D1.3-98 STRUCTURAL WELDING CODE - SHEET STEEL.
- WHERE FLOOR BEAMS CANTILEVER OVER COLUMNS, PROVIDE 2-1/2" STIFFENERS ON EACH SIDE OF BEAM IN LINE WITH COLUMN FLANGES.
- CONCENTRIC SHEAR CONNECTIONS SHALL BE PROVIDED AT ALL POINTS OF CANTILEVER SUSPENSION.
- ONE-SIDED OR OTHER TYPES OF ECCENTRIC CONNECTIONS WILL NOT BE PERMITTED WHERE TWO-SIDED CONNECTIONS CAN BE USED.
- STEEL BEAMS SHALL BE ANCHORED TO ADJACENT MASONRY WALL WITH 3/8" (MINIMUM) ADJUSTABLE MASONRY STRAP ANCHORS 4'-0" O.C. MAXIMUM.
- UNLESS INDICATED OTHERWISE ON PLANS, ALL BEAMS BEARING ON WALLS SHALL BE PROVIDED WITH 6"x1/2"x0'-8" (MINIMUM) BEARING PLATES ANCHORED TO THE WALL WITH 2-1/2"x0x1'-8" LONG HOOKED ANCHOR RODS OR HEADED STUDS.
- AT CONCRETE PIERS, UNLESS OTHERWISE INDICATED, ALL BEAMS SHALL BE PROVIDED WITH 9"x1/2"x0'-9" BEARING PLATES ANCHORED TO PIER WITH 4-1/2"x0x1'-8" LONG HOOKED ANCHOR RODS OR HEADED STUDS.
- PUNCH HOLES IN STEEL MEMBERS AS REQUIRED FOR THE FASTENING OF BLOCKING, ETC. REFER TO ALL ARCHITECTURAL DRAWINGS FOR BLOCKING LOCATIONS.
- CUTS, HOLES, COPE, ETC. REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL BE SHOWN ON THE STRUCTURAL STEEL SHOP DRAWINGS, AND SHALL BE MADE IN THE SHOP. HOLES SHALL BE REINFORCED AS REQUIRED BY THE ENGINEER OF RECORD (EOR) OR HIS REPRESENTATIVE.
- BURNING OF HOLES, CUTS, ETC. IN STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED EXCEPT WITH THE SPECIFIC APPROVAL OF THE EOR OR HIS REPRESENTATIVE.
- STEEL CONTRACTOR SHALL FURNISH LOOSE STEEL LINTELS FOR THE MASON TO INSTALL.
- BEARING FOR STEEL LINTELS SHALL EQUAL DEPTH OF MAIN MEMBERS (8" MINIMUM).
- DOUBLE ANGLE LINTELS BACK-TO-BACK SHALL BE BOLTED 4'-0" O.C. MAXIMUM, 2 BOLTS MINIMUM.
- SIZE LINTELS FOR MECHANICAL AND MISCELLANEOUS OPENINGS IN MASONRY WALLS IN ACCORDANCE WITH THE LOOSE LINTEL SCHEDULE SHOWN ON DRAWING SP-00.
- ALL COLUMNS SHALL BEAR SQUARELY AT SPLICES, CAP PLATES, AND BASE PLATES.
- ALL COLUMNS SHALL BE FURNISHED WITH CAP PLATES AND BASE PLATES OF THE SIZE INDICATED ON THE DRAWINGS AND SHALL BE SHOP OR FIELD WELDED. LEVEL BASE PLATES AND PLUMB COLUMNS USING STEEL SHIMS AND PROVIDE ANCHORAGE USING 4-1/2"x0 (MIN) x 1'-0" LONG (MIN) HOOKED OR HEADED ANCHOR RODS UNLESS OTHERWISE INDICATED. FILL ALL VOIDES BELOW BASE PLATES WITH FIRMIX OR EUCCO N-S NON-SHRINK GROUT AS MANUFACTURED BY THE EUCLID CHEMICAL CO., OR APPROVED EQUIVALENT.
- EUCCO N-S NON-STAINING, NON-SHRINK GROUT BY THE EUCLID CHEMICAL CO., OR APPROVED EQUIVALENT, SHALL BE USED UNDER ALL BEAMS, BEARING PLATES, OR BASE PLATES SET AT LOCATIONS TO BE EXPOSED TO VIEW UPON COMPLETION OF CONSTRUCTION.
- PROVIDE 3/8" (MIN.) ADJUSTABLE MASONRY ANCHOR STRAPS WELDED TO COLUMNS AT 2'-0" O.C. EACH SIDE IN CONTACT WITH MASONRY.
- REPRODUCTIONS OF STRUCTURAL DESIGN DRAWINGS ARE NOT TO BE SUBMITTED AS SHOP DRAWINGS.
- PROVIDE TEMPORARY BRACING AS REQUIRED TO RESIST WIND, CONSTRUCTION LOADS, ETC. DURING ERECTION. BRACING TO REMAIN IN PLACE UNTIL ROOF DECK AND MASONRY WALLS ARE COMPLETELY INSTALLED.
- TESTING OF STRUCTURAL STEEL TO BE AT THE OWNER'S OR ARCHITECT'S OPTION. AN INDEPENDENT TESTING LABORATORY SHALL PERFORM ALL TESTING. TESTING LABORATORY TO CONTACT THE EOR OR HIS REPRESENTATIVE FOR THE REQUIRED STEEL TESTS PRIOR TO EXECUTION OF CONTRACT WITH THE CONTRACTOR.

CONCRETE NOTES:

- ALL CONCRETE SHALL BE CONTROLLED CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH, F_c, AFTER 28 DAYS, OF 3,000 PSI, EXCEPT WHERE CALLED FOR OTHERWISE, AND SHALL COMPLY WITH ALL ACI BUILDING CODE REQUIREMENTS.
- PROVIDE A WATER-REDUCING ADMIXTURE, AND/OR HIGH RANGE WATER-REDUCING ADMIXTURE (SUPER-PLASTICIZER) IN ALL CONCRETE AS NECESSARY TO FACILITATE CONCRETE PLACEMENT AND IMPROVE WORKABILITY. ADMIXTURES SHALL CONFORM TO ASTM C-494 REQUIREMENTS, AND CONTAIN NO MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL DRINKING WATER. ALL PUMPED CONCRETE, ARCHITECTURAL CONCRETE, AND ANY OTHER CONCRETE WITH A WATER-CEMENT RATIO OF 0.50 OR LESS SHALL CONTAIN THE HIGH RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER).
- PROVIDE A NON-CORROSIVE, NON-CHLORIDE ACCELERATING ADMIXTURE IN ALL CONCRETE SLABS PLACED AT TEMPERATURES BELOW 50 DEGREES F. ADMIXTURE SHALL CONFORM TO ASTM C-494 REQUIREMENTS, AND CONTAIN NO MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL DRINKING WATER. THE ADMIXTURE MANUFACTURER MUST HAVE LONG-TERM NON-CORROSIVE TEST DATA FROM AN INDEPENDENT TESTING LABORATORY [OF AT LEAST A YEAR'S DURATION] USING AN ACCEPTABLE ACCELERATED CORROSION TEST METHOD SUCH AS THAT USING ELECTRICAL POTENTIAL MEASURES.
- PROVIDE AN AIR-ENTRAINING ADMIXTURE CONFORMING TO ASTM C260 REQUIREMENTS IN ALL CONCRETE EXPOSED TO THE WEATHER, OR IN ALL CONCRETE AT CONTRACTOR'S OPTION.
- WHEN CONSTRUCTION JOINTS ARE USED IN SLABS, BEAMS, WALLS, OR FOOTINGS, THEY SHALL BE LOCATED AT POINTS OF MINIMUM SHEAR, SHALL BE KEVED, AND HAVE REINFORCING RUN THROUGH THE JOINT, OR BE DOWELED WITH SUFFICIENT DOWEL EMBEDMENT AND/OR LAP TO DEVELOP THE FULL STRENGTH OF REINFORCING.
- HORIZONTAL PLACEMENT STOPS INTERRUPTING THE VERTICAL THICKNESS OF CONCRETE BEING PLACED ARE NOT PERMITTED. PROVIDE VERTICAL PLACEMENT STOPS IN WALLS AT 50'-0" MAXIMUM SPACING.
- PROVIDE PLACEMENT STOPS AND/OR CONTRACTION (CONTROL) JOINTS IN SLABS ALONG ALL COLUMN CENTERLINES, AND BETWEEN (1/2 BAY, 1/3 BAY, ETC.) AS REQUIRED SO THAT MAXIMUM JOINT SPACING IS LIMITED TO 15 FT. IN ANY DIRECTION. SEE STRUCTURAL FOUNDATION PLAN FOR ADDITIONAL JOINT LAYOUT INFORMATION.
- CURE ALL INTERIOR AND EXTERIOR SLABS AS SOON AS POSSIBLE AFTER FINISHING WITH SUPER REZ-SEAL BY THE EUCLID CHEMICAL CO. (STYRENE ACRYLATE COMPOUND 30% SOLIDS MINIMUM), OR APPROVED EQUIVALENT. OTHER INTERIOR SLABS SHALL BE CURED WITH KUREZ DR BY THE EUCLID CHEMICAL CO., OR APPROVED EQUIVALENT.
- FORMS FOR SELF-SUPPORTING STRUCTURAL CONCRETE SLABS TO BE CAMBERED 1/8" FOR EACH 10'-0" OF SPAN.
- ALL REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED TYPE, (ASTM A-615 GRADE 60) AND SHALL COMPLY WITH ACI CODE REQUIREMENTS.
- ALL WELDED WIRE REINFORCEMENT (WWR) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-185.
- PROVIDE MINIMUM REINFORCING IN ALL CONCRETE AS PER ACI BUILDING CODE REQUIREMENTS.
- LENGTH OF REINFORCING SPLICES SHALL CONFORM TO ACI BUILDING CODE REQUIREMENTS.
- PROVIDE #4 NOSING BAR IN EACH CONCRETE STEP.
- CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS UNLESS INDICATED OTHERWISE ON DRAWINGS:

SLABS 3/4"
BEAMS 1 1/2"
COLUMNS/PIERS 2"
WALLS, INSIDE FACE 1"
WALLS, EXTERIOR FACE (AGAINST EARTH) 2"
CONCRETE PLACED ON GROUND 3"

- HONEYCOMBED, SPALLED OR OTHERWISE DEFECTIVE FLOOR SLABS SHALL BE PATCHED WITH LATEX MODIFIED PATCHING MORTAR. ALL VERTICAL OR OVERHEAD HORIZONTAL STRUCTURAL REPAIRS IN SLABS, BEAMS OR WALLS SUCH AS JOINTS, CRACKS, AND SPALLED AREAS SHALL BE REPAIRED WITH A LATEX MODIFIED OR EPOXY BASED PATCHING MORTAR.
- THE CONTRACTOR WILL EMPLOY A TESTING LABORATORY, WHICH HAS BEEN INSPECTED WITHIN THE PAST TWO YEARS BY THE CEMENT AND CONCRETE REFERENCE LABORATORY AT THE NATIONAL BUREAU OF STANDARDS, TO PERFORM TESTS AND SUBMIT REPORTS IN ACCORDANCE WITH ASTM E-329, C-1077 AND C-94, LATEST EDITIONS. ALL INSPECTORS MUST BE CURRENTLY CERTIFIED BY THE AMERICAN CONCRETE INSTITUTE AS GRADE 1 FIELD TECHNICIANS.

SHOP DRAWING NOTES:

- THE CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE ARCHITECT AND EOR OR THEIR DESIGNATED REPRESENTATIVES, SHOP DRAWINGS FOR ALL FABRICATED MATERIALS AS NECESSARY AND IN A TIMELY FASHION.
- THE CONTRACTOR SHALL TAKE NOTE THAT THE REVIEW OF SHOP DRAWINGS BY THE ARCHITECT AND EOR OR THEIR DESIGNATED REPRESENTATIVES, IS FOR GENERAL CONFORMANCE WITH THE DESIGN DRAWINGS AND SPECIFICATIONS AND DOES NOT RELIEVE THE CONTRACTOR OF HIS (OR HER) SOLE RESPONSIBILITY FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF THE SUBMITTED SHOP DRAWINGS.
- FOR THE PURPOSE OF SHOP DRAWING REVIEW AND DISTRIBUTION, SUBMIT ONLY TWO SETS OF PRINTED DOCUMENTS AND ONE SET OF REPRODUCIBLE DOCUMENTS. PRINTED DOCUMENTS SHALL BE MARKED AND RETAINED. REPRODUCIBLE DOCUMENTS SHALL BE MARKED AND RETURNED FOR REPRODUCTION AND DISTRIBUTION.

CONVENTIONAL WOOD FRAMING NOTES:

- ALL WOOD FRAMING, EXCEPT TRUSS MEMBERS, SHALL BE NO. 2 DOUGLASS FIR-LARCH (DFL) OR OTHER SPECIES AND GRADE HAVING THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES:

F _b = 875 PSI SINGLE MEMBERS	F _b = 985 PSI REPETITIVE MEMBERS
F _t = 575 PSI	F _v = 95 PSI
F _{cpa} = 625 PSI (PARALLEL)	F _{cpv} = 1,300 PSI (PERPENDICULAR)
E = 1,600,000 PSI	

 IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA).
- ALL JOIST/BEAM HANGERS, POST CAP AND BASES, AND OTHER REQUIRED FRAMING ANCHORS OR CONNECTORS TO BE SIMPSON STRONG-TIE CONNECTORS, TECO STRUCTURAL WOOD FASTENERS, OR EQUIVALENT.

ENGINEERED CONVENTIONAL FRAMING NOTES:

- ALL ENGINEERED WOOD FRAMING (SUCH AS PARALLAMS OR MICROLAMS), SHALL BE DOUGLASS FIR-LARCH OR OTHER SPECIES AND GRADE HAVING THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES:

F _b = 2,600 PSI SINGLE MEMBERS	F _b = 2,600 PSI REPETITIVE MEMBERS
F _t = 2,000 PSI	F _v = 285 PSI
F _{cpa} = 2,500 PSI (PARALLEL)	F _{cpv} = 750 PSI (PERPENDICULAR)
E = 2,000,000 PSI	

 IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA).
- ALL JOIST/BEAM HANGERS, POST CAP AND BASES, AND OTHER REQUIRED FRAMING ANCHORS OR CONNECTORS TO BE SIMPSON STRONG-TIE CONNECTORS, TECO STRUCTURAL WOOD FASTENERS, OR EQUIVALENT.

GENERAL CONSTRUCTION NOTES:

- THE FOLLOWING NOTES SHALL APPLY TO ALL STRUCTURAL DRAWINGS.
- CONTRACTORS SHALL TAKE AND VERIFY ALL SITE CONDITIONS AND MEASUREMENTS ON THE JOB AND SHALL BE HELD RESPONSIBLE FOR THE INTERPRETATION OF THE SITE CONDITIONS AND THE ACCURACY OF THE SITE MEASUREMENTS. ANY QUESTIONS AND DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE ENGINEER OR THEIR REPRESENTATIVES PRIOR TO SUBMISSION OF BID DOCUMENTS TO THE RESPONSIBLE PARTIES FOR THE PURPOSES OF AWARD OF CONTRACT.
- FOR DIMENSIONS AND ELEVATIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS, SEE THE ARCHITECTURAL DRAWINGS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF THE STATE OF NEW JERSEY AND THE LOCAL BUILDING DEPARTMENT.
- THE SPECIFICATIONS, ARCHITECTURAL, AND THE DRAWINGS OF OTHER TRADES, SHALL BE USED IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS FOR THE BIDDING OF ALL STRUCTURAL WORK SHOWN ON THESE DRAWINGS AS WELL AS FOR ANY ADDITIONAL MISCELLANEOUS STRUCTURAL OR ORNAMENTAL ITEMS NOT SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS, BUT SHOWN ON THE ARCHITECTURAL DRAWINGS. ADDITIONALLY, THE STRUCTURAL DRAWINGS SHALL BE USED TO PREPARE ALL STRUCTURAL STEEL SHOP DRAWINGS AND SHALL BE USED FOR REFERENCE DURING CONSTRUCTION.
- ALL OPENINGS IN WALLS, FLOORS, ROOFS, ETC., SHALL BE LOCATED AND SIZED PER MECHANICAL REQUIREMENTS.
- ALL WORK IN PROGRESS SHALL BE ADEQUATELY BRACED AND PROTECTED UNTIL CONSTRUCTION IS COMPLETED.
- CONTRACTORS SHALL HAVE SHOP DRAWINGS AND MATERIALS APPROVED BY THE ARCHITECT OR ENGINEER OF RECORD OR THEIR REPRESENTATIVES BEFORE PROCEEDING WITH THE FABRICATION OR ERECTION OF THE ANY OF THE WORK INDICATED ON THE SHOP DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED IN ORDER TO COMPLY WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- ANY WORK NOT INDICATED ON OR SPECIFICALLY SHOWN ON THE DRAWINGS, BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT WORK SHOWN AT CORRESPONDINGLY SIMILAR LOCATIONS, SHALL BE INCLUDED AND THE NECESSARY CONSTRUCTION REPEATED AS NECESSARY.
- ALL EXISTING AREAS DAMAGED DURING DEMOLITION/CONSTRUCTION SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS.
- COORDINATE ALL DEMOLITION OF THE EXISTING STRUCTURE WITH THE OWNER AND THE ARCHITECT OR THEIR REPRESENTATIVES.

FOUNDATION NOTES:

- CONSULT WITH CIVIL ENGINEER REGARDING EXISTING SOIL CONDITIONS.
- EDGES OF ADJACENT FOOTINGS SHALL NOT BE PLACED AT A DIFFERENCE IN ELEVATION CREATING A SLOPE GREATER THAN 1 VERTICAL TO 2 HORIZONTAL.
- PROVIDE STEPPED FOOTINGS AS PER DETAIL WHERE NECESSARY.
- UNLESS SHOWN OTHERWISE, ALL WALL FOOTINGS SHALL BE 1'-0" DEEP AND HAVE A 6" PROJECTION ON EACH SIDE OF THE WALL. REINFORCE FOOTINGS AS SHOWN ON DRAWINGS.
- ALL COLUMN FOOTINGS SHALL BE CENTERED UNDER COLUMN CENTERLINE UNLESS OTHERWISE NOTED.
- ALL FOOTING DOWELS TO BE SAME SIZE AND NUMBER AS VERTICAL REINFORCEMENT IN COLUMNS, PIERS, OR WALLS THE FOOTINGS SUPPORT.
- ALL FILLED AREAS SHALL BE COMPACTED LAYER BY LAYER TO NOT LESS THAN 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557, LATEST REVISION.
- EXCEPT WHERE DIFFERENTIAL FILL LEVEL ON EITHER SIDE IS LESS THAN 4'-0", BACKFILLING AGAINST FOUNDATION WALLS SHALL NOT BE PERMITTED UNTIL FIRST FLOOR CONSTRUCTION AND THE WALLS SUPPORT HAS BEEN SET IN PLACE. IF FIRST FLOOR IS A CONCRETE SLAB, ALLOW AT LEAST A 7-DAY CURING PERIOD TO ELAPSE PRIOR TO BACKFILLING. IN LIEU OF FIRST FLOOR CONSTRUCTION, CONTRACTOR MAY INSTALL TEMPORARY BRACING SYSTEM AS DESIGNED, SIGNED, AND SEALED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER.
- CONTRACTOR SHALL PROTECT ALL EXCAVATIONS, INCLUDING STRUCTURES, WHICH MAY BE INVOLVED, WITH PROPER SAFEGUARDS, INCLUDING BRACING AND SHORING AS NECESSARY.
- CONTRACTOR TO DE-WATER SITE AS NECESSARY TO PROPERLY INSTALL FOUNDATION AND PREVENT UPLIFT PRESSURE, WHICH WOULD CAUSE FLOATATION OR OTHER DAMAGE TO FOUNDATION STRUCTURES.

MASONRY NOTES:

- ALL MASONRY MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-02/ASCE 5-02/TMS 402-02) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-02/ASCE 6-02/TMS 602-02) LATEST EDITION.
- ALL LOAD BEARING BLOCK AND BRICK SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
 HOLLOW BLOCK: ASTM C90 UNIT COMPRESSIVE STRENGTH 2,500 PSI (MIN.) BASED ON NET AREA.
 SOLID BLOCK: ASTM C145 UNIT COMPRESSIVE STRENGTH 2,500 PSI (MIN.) BASED ON GROSS AREA.
 BRICK: ASTM C 62 OR C216 UNIT COMPRESSIVE STRENGTH 5,000 PSI (MIN.).
- MORTAR FOR BOTH BRICK AND BLOCK CONSTRUCTION SHALL BE TYPE M OR S IN ACCORDANCE WITH ASTM C270.
- ALL CONCRETE BLOCK AND BRICK MASONRY CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH, F_m, OF (2,500 PSI), EXCEPT WHERE CALLED FOR OTHERWISE AND SHALL COMPLY WITH ALL ACI BUILDING CODE REQUIREMENTS.
- GROUT FOR SOLID FILLED BLOCK, WITH OR WITHOUT REINFORCING, SHALL BE IN ACCORDANCE WITH ASTM C476. GROUT FILLED HOLLOW BLOCK MAY BE USED IN LIEU OF SOLID BLOCK WHERE PLANS INDICATE SOLID BLOCK.
- UTILIZE HIGH-LIFT OR LOW-LIFT GROUTING TECHNIQUES IN ACCORDANCE WITH ABOVE CODES WHERE GROUTING IS NECESSARY.

A-1

STRUCTURAL NOTES
 SCALE: NTS

#	ISSUE	DATE
1	FOR VARIANCE	26 JULY 2021

REVISION	DATE

PROJECT:
CHWATEK DECK EXTENSION
LOT 22.01 , BLOCK 13004
310 ELM STREET
STIRLING, NJ 07980

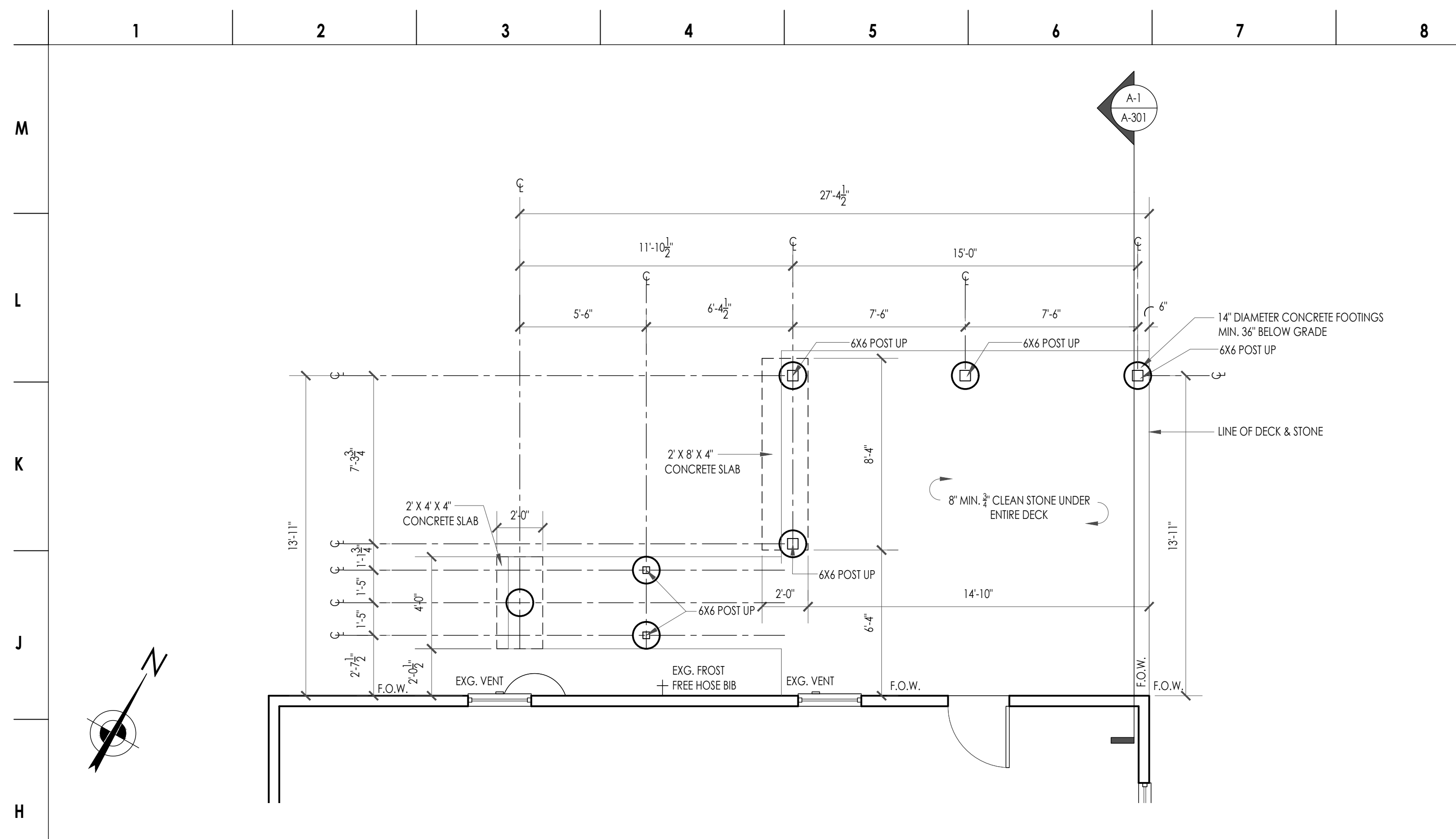
STRUCTURAL PLANS

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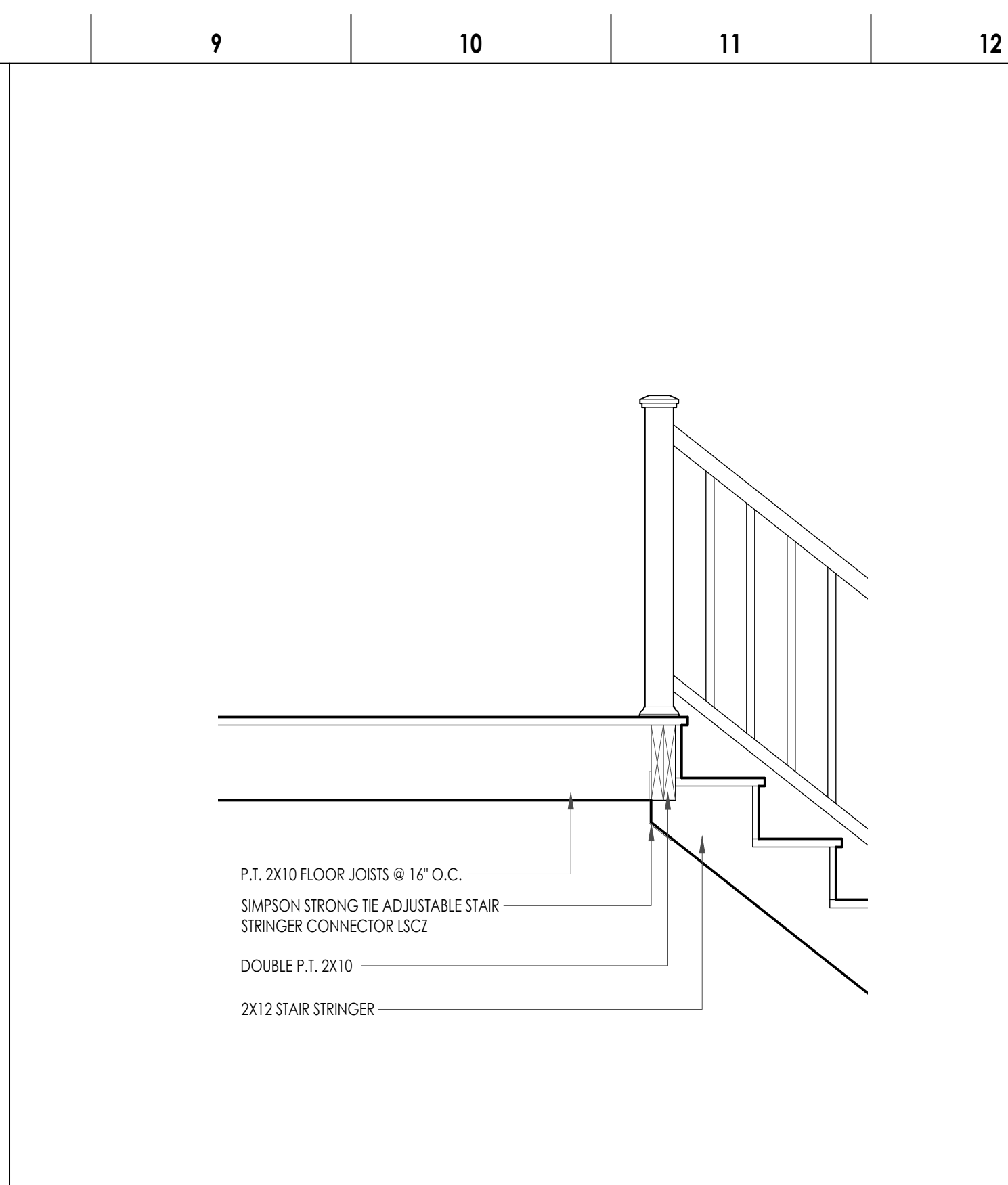
WILLIAM E. S. KAUFMAN
N.J. AI 13324

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DRAWING BY: AT
CHK BY: GA
DWG NO.:

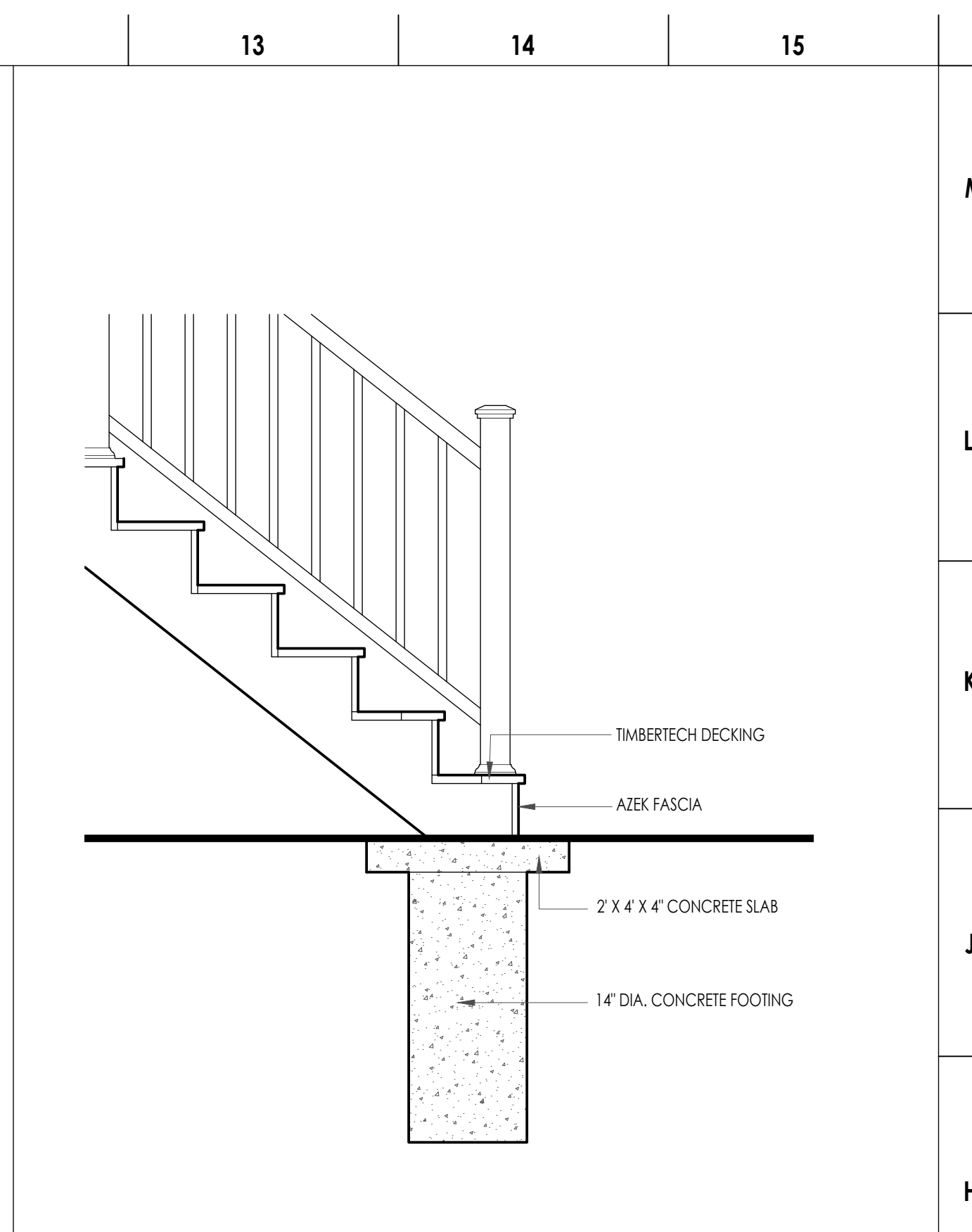
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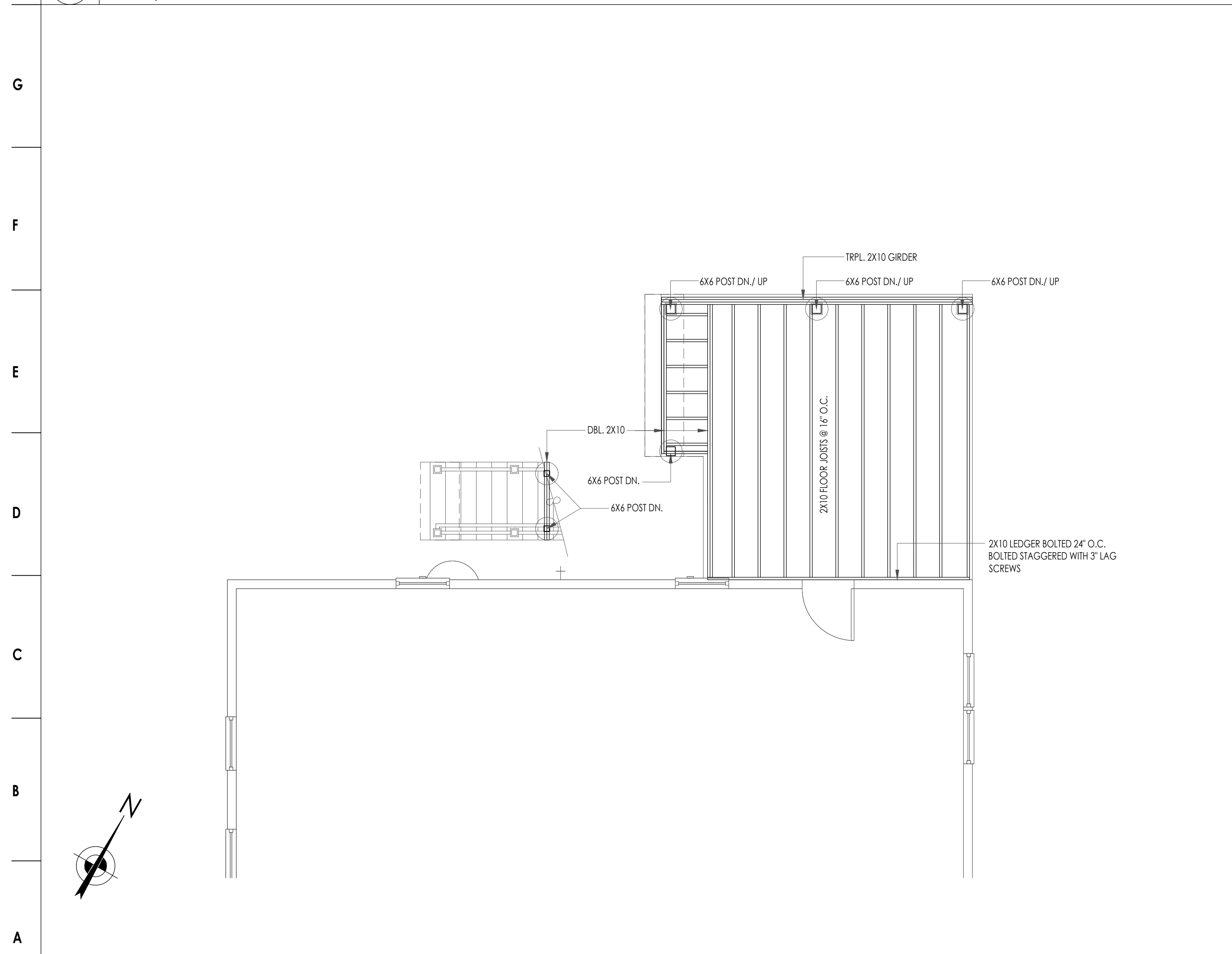
H-1 DECK FOUNDATION PLAN
SCALE: 1/4" = 1'



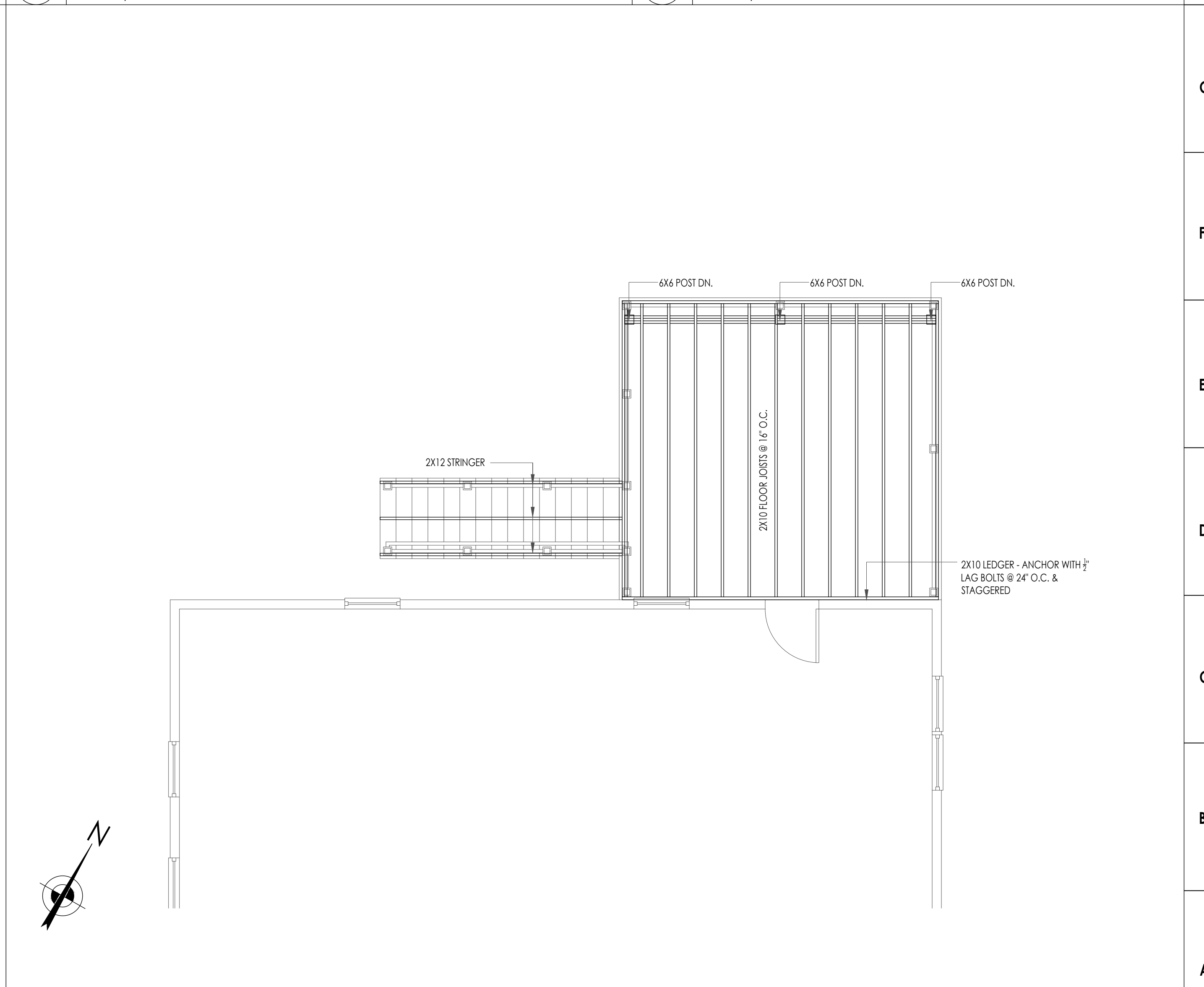
H-8 STAIR DETAIL TOP CONNECTION
SCALE: 3/4" = 1'



H-12 STAIR DETAIL BOTTOM CONNECTION
SCALE: 3/4" = 1'



A-1 FIRST FLOOR DECK STRUCTURAL PLAN
SCALE: 1/4" = 1'



A-8 SECOND FLOOR DECK STRUCTURAL PLAN
SCALE: 1/4" = 1'

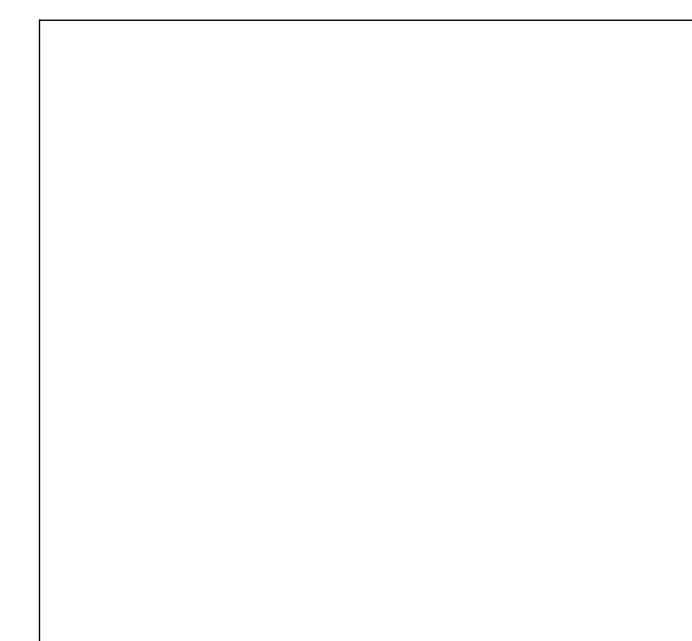


WESKETCH ARCHITECTURE, INC.

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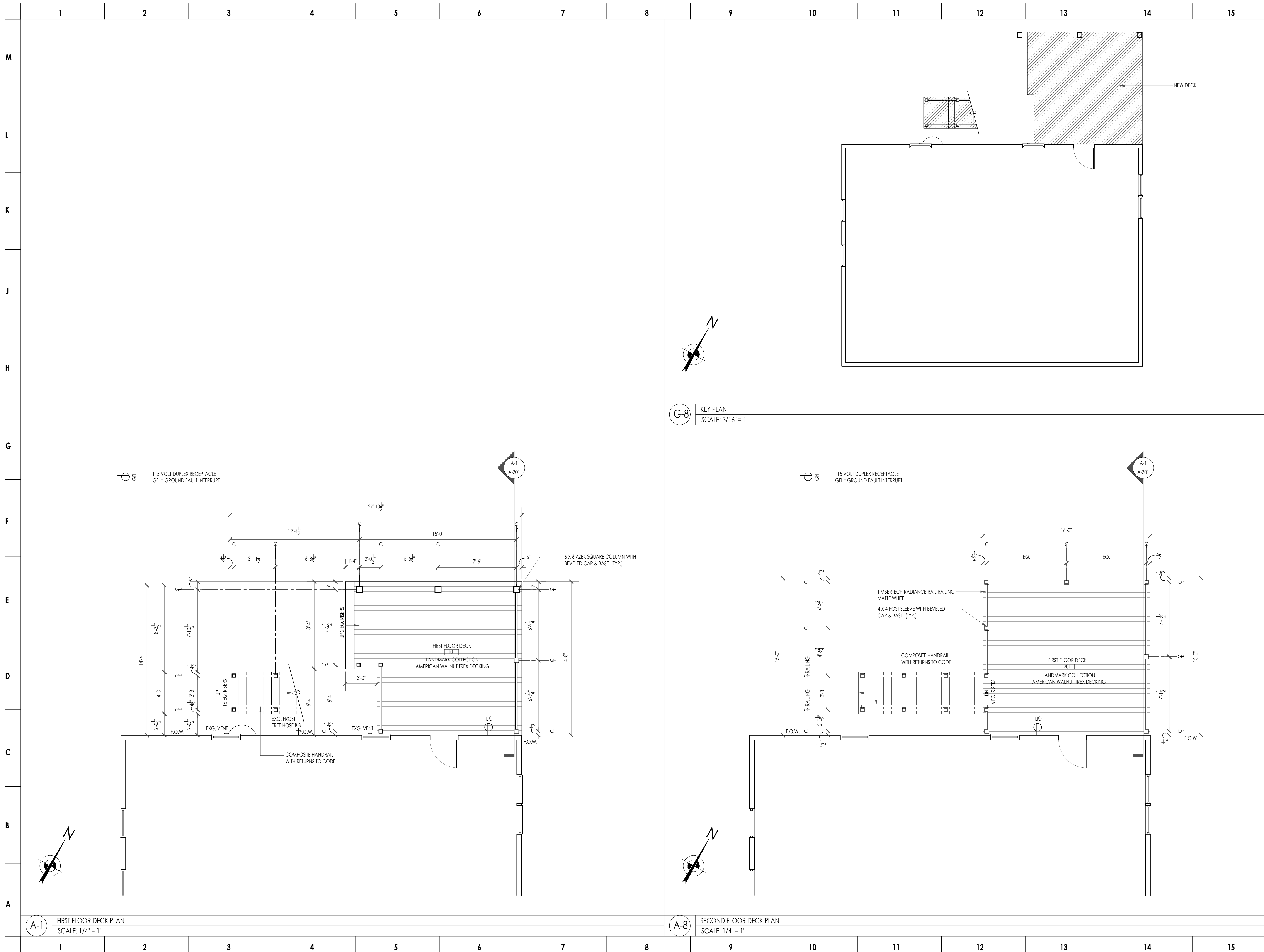
FLOOR PLANS

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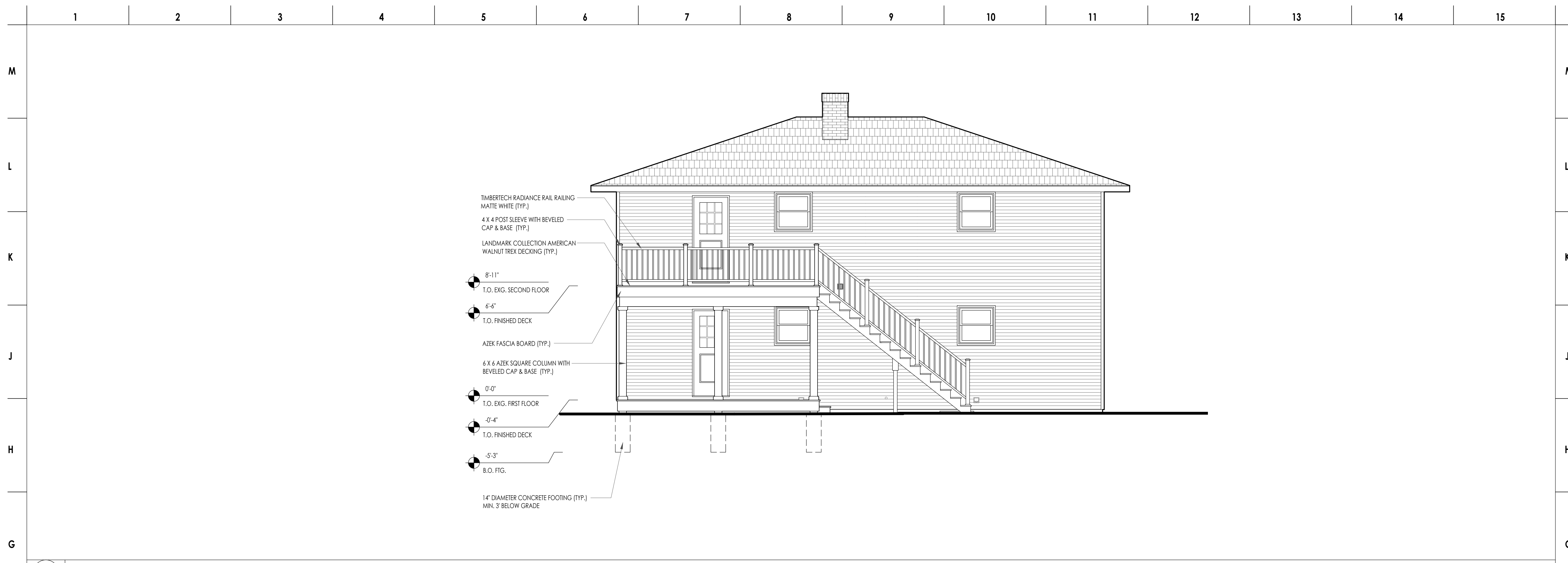
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A-111.00

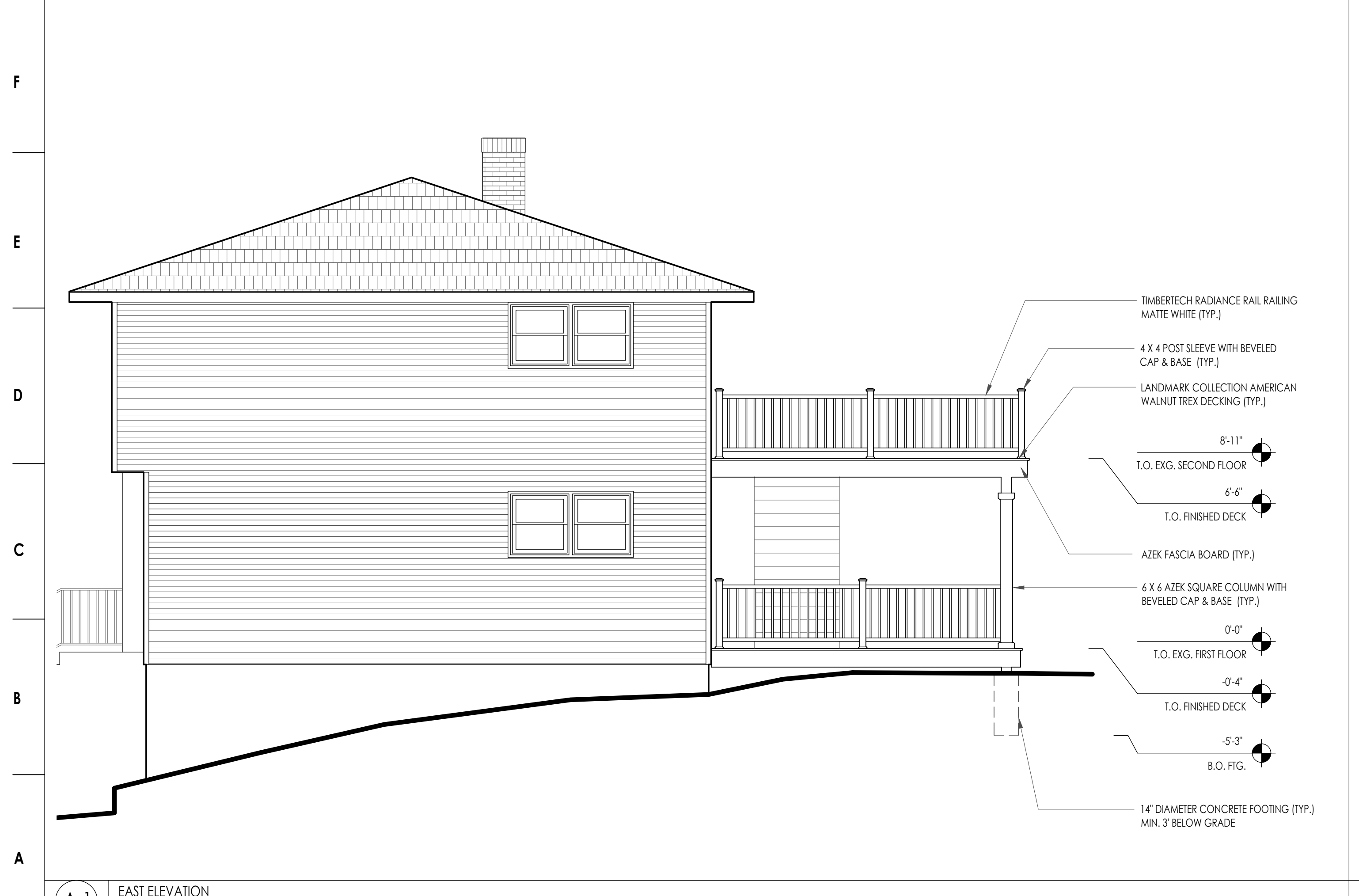


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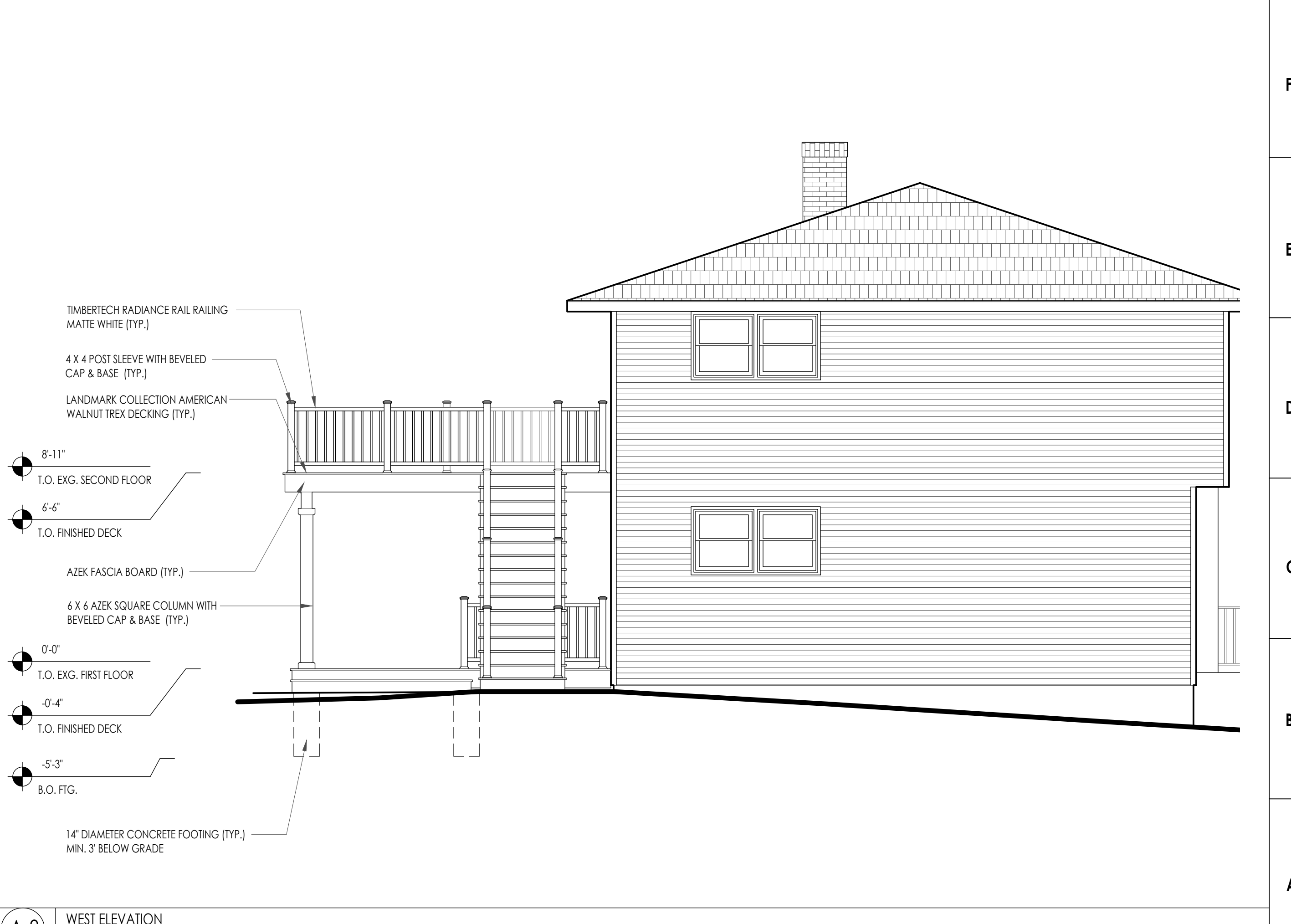
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G-1 NORTH ELEVATION
SCALE: 1/4" = 1'



A-1 EAST ELEVATION
SCALE: 1/4" = 1'



A-8 WEST ELEVATION
SCALE: 1/4" = 1'

PROJECT:
CHWATEK DECK EXTENSION
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ELEVATIONS

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WILLIAM E. S. KAUFMAN
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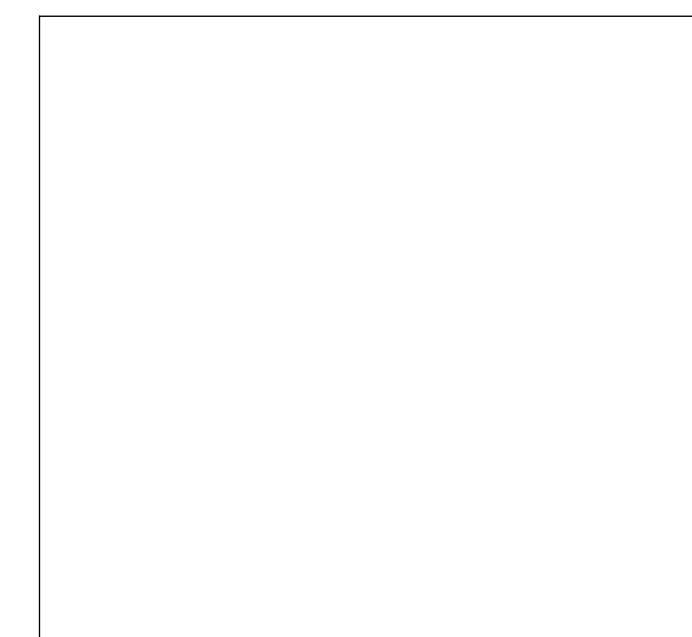


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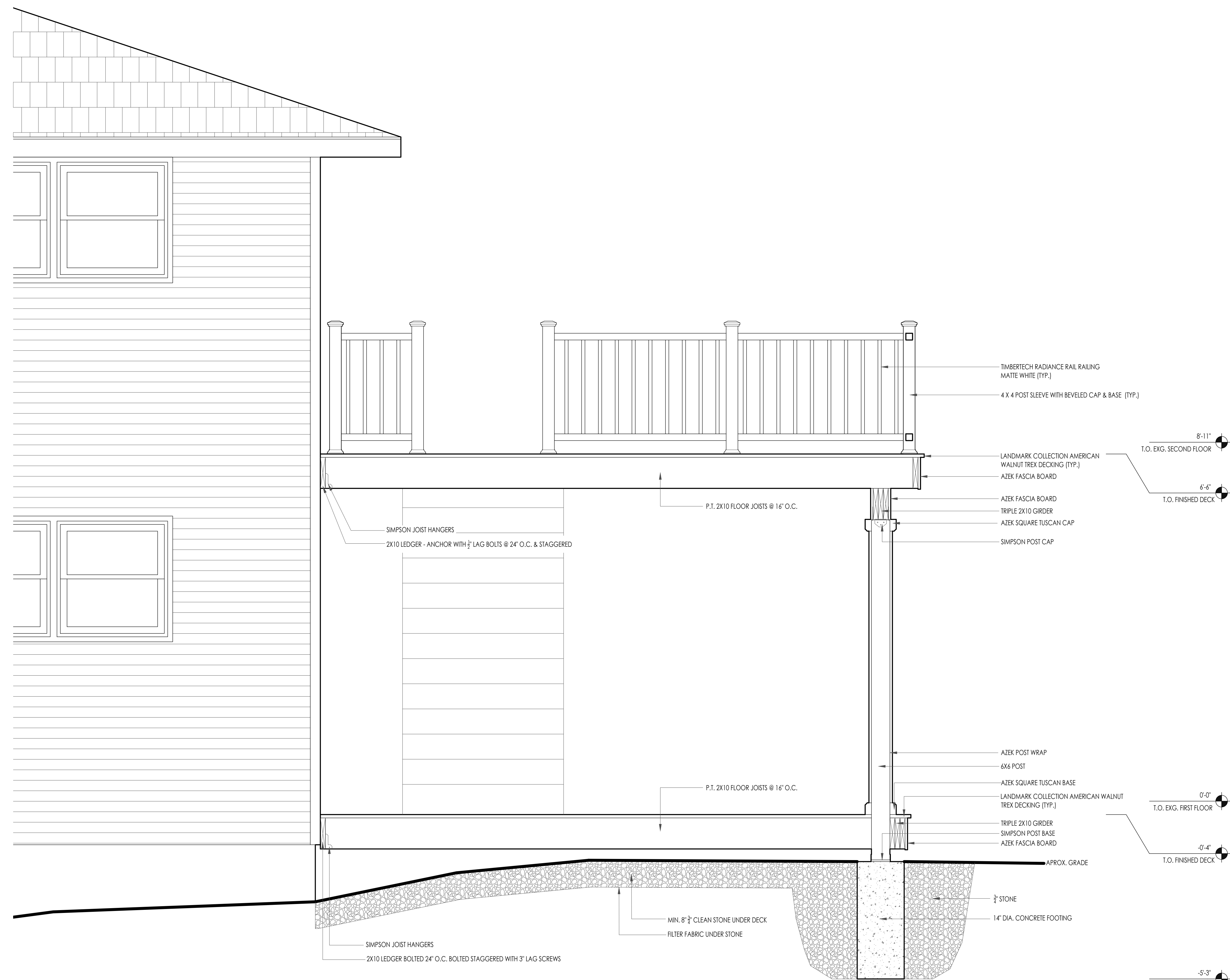
ELEVATIONS

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N.J. AI 13324

PROJECT NO.: 5530
DRAWING BY: AT
CHK BY: GA
DWG NO.:

A-301.00



A-1 DECK SECTION
SCALE: 3/4" = 1'

NJ AI 13324
WILLIAM E.S. KAUFMAN

**CHWATEK DECK
EXTENSION**

LOT 22.01 & BLOCK 13004
310 ELM STREET
STIRLING, NJ 07980

PROJECT # 5530

DRAWN BY: AT

DATE: 26 JULY 2021

SCALE: NTS

A-901.00



1 PICTURE 1 REAR VIEW
SCALE: NTS



2 PICTURE 2 REAR VIEW
SCALE: NTS



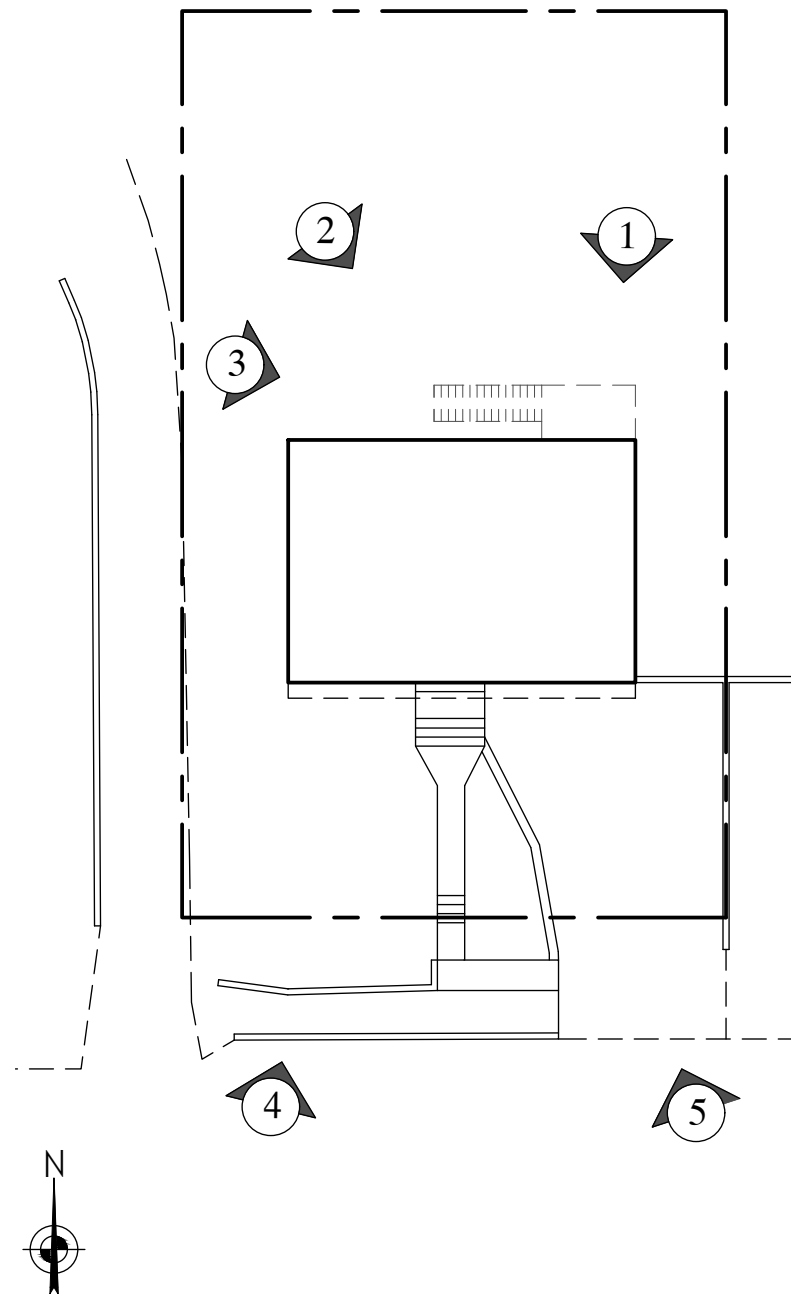
3 PICTURE 3 REAR LEFT SIDE VIEW
SCALE: NTS



5 PICTURE 4 FRONT LEFT VIEW
SCALE: NTS



6 PICTURE 5 FRONT RIGHT VIEW
SCALE: NTS



4 SITE PLAN
SCALE: NTS