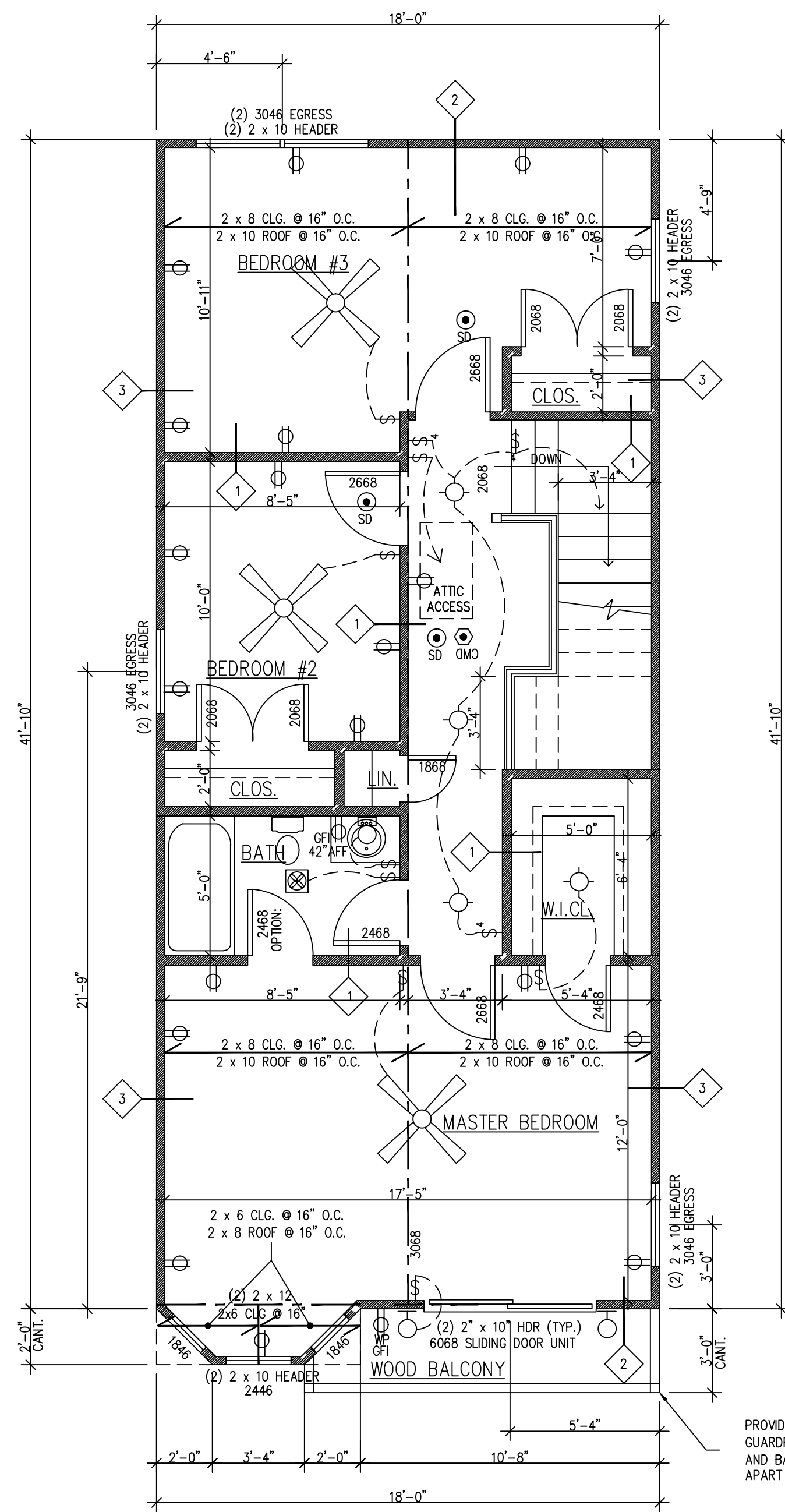


FIRST FLOOR PLAN

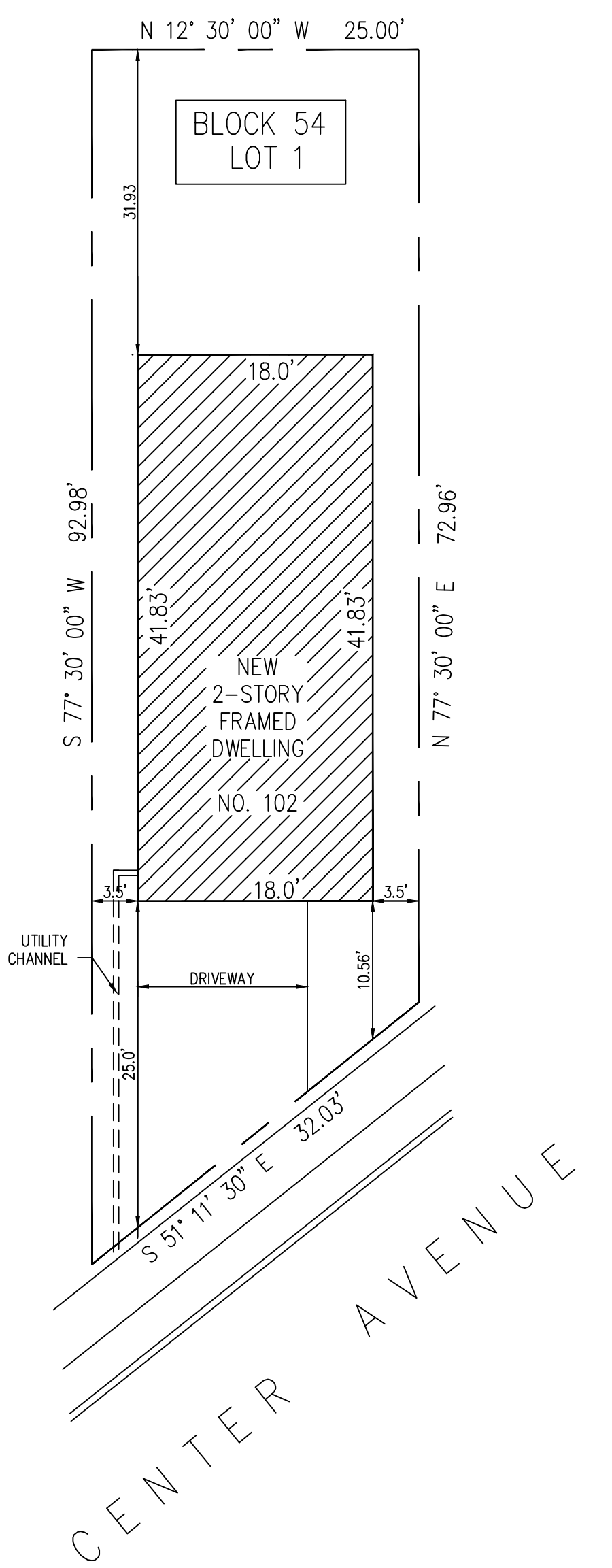
**NOTE:**

- PROJECT SITE IS IN CAZRA ZONE. COASTAL AREA FACILITIES REVIEW ACT SHALL COMPLY WITH ANY APPLICABLE NJDEP REQUIREMENTS.
- OWNER TO REPLACE ANY DAMAGED FRONT SIDEWALK AND CURB AS NECESSARY FOR PROJECT.
- ALL HOME IMPROVEMENTS ARE TO BE ADA COMPLIANT, WHERE APPLICABLE.
- OWNER SHALL COMPLY WITH THE STANDARDS SET FORTH BY THE BOROUGH OF KEANSBURG ORDINANCES ON THE DRIVEWAY, DEPRESSED CURB, REINFORCED CONCRETE APRON, UTILITY CONNECTIONS AND UTILITY TRENCHES.



SECOND FLOOR PLAN

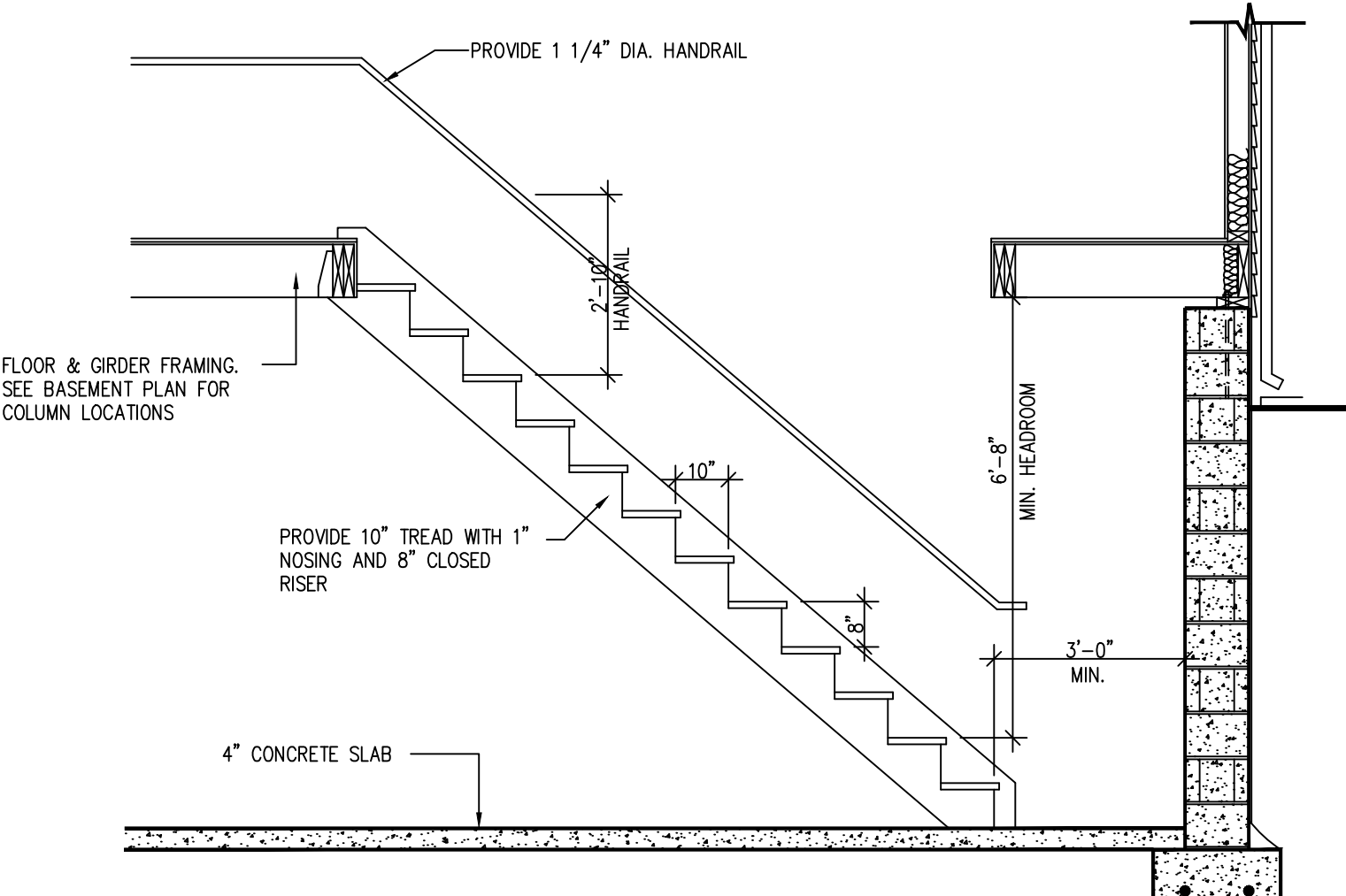
PROVIDE P.T. WD. GUARDRAIL @ 3'-0" AFF AND BALUSTERS @ 4" APART MAX



SITE PLAN  
SCALE: 1" = 10'-0"

SITE PLAN INFORMATION TAKEN FROM SURVEY PREPARED BY MORGAN ENGINEERING & SURVEYING, P.O. BOX 5232, TOMS RIVER, N.J. 08754, ON OCTOBER 2, 2018.

**NOTE:** ANY/ALL EXISTING CURB, SIDEWALK, ROADWAY AND OFF-SITE OBJECTS THAT MAY BE DAMAGED BY CONSTRUCTION SHOULD BE REPAIRED AND/OR REPLACED TO SATISFACTION OF THE BOROUGH ENGINEER.



BASEMENT STAIR SECTION  
SCALE: 1/2" = 1'-0"

**PARTITION LEGEND**

- 1 INTERIOR WALL: NEW P.T. 2 x 4 @ 16" O.C. WALL CONSTRUCTION W/ 1/2" GYP. BOARD FINISH
- 2 EXTERIOR WALLS: NEW P.T. 2 x 4 @ 16" O.C. WALL CONSTRUCTION W/ 1/2" GYP. FIN. @ INTERIOR SIDE. EXTERIOR SIDE TO HAVE NEW SIDING OVER 5/8" CDX PLYWOOD
- 3 LEFT & RIGHT SIDE EXTERIOR WALL: NEW 2 x 4 @ 16" O.C. WALL CONSTRUCTION W/ 5/8" TYPE "X" GLASS MAT GYPSUM ("DENSHEILD") SHEATHING PER GA FILE NO. WP 8137. EXTERIOR TO HAVE NEW SIDING (NON POLYPROPYLENE) OVER 5/8" CDX PLYWOOD

**GENERAL NOTES**

- ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE CURRENT ADOPTED CODES IN EFFECT, FOR THE FOLLOWING CODES, NEW CONSTRUCTION-INTERNATIONAL RESIDENTIAL CODE 2021 NJ EDITION, NATIONAL ELECTRIC CODE 2020, N.F.P.A. RECOMMENDATIONS, NATIONAL STANDARD PLUMBING CODE 2021, INTERNATIONAL MECHANICAL CODE 2021, OSHA, AND ALL OTHER LOCAL CODES AND ZONING REQUIREMENTS FOR WORK OF THIS TYPE.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THROUGH INSPECTION OF THE SITE AND THE CONSTRUCTION DOCUMENTS, SO AS TO THOROUGHLY UNDERSTAND THE PROJECT. ANY DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO ADD PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES AND OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM ADD PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BORNE BY THE CONTRACTOR.
- ALL CONTRACTOR'S WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. ALL ADJUSTMENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OF THE CONTRACTOR'S WORK. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF HIS INSTALLATIONS. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION OF HIS WORK.
- ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE, DETAIL, OR IMPLICATION, HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED SHALL INCLUDE ALL APPARATUS NORMALLY DEEMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
- THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL COORDINATE THE FIELD DIMENSIONS WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- THE CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND LIFE ALL FENCES, BARRICADES, ETC. AS MAY BE REQUIRED TO PROTECT LIFE AND PROPERTY. ALL WORK SHALL BE PROPERLY PROTECTED AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADE PLUS THE COORDINATION, REPAIR, AND PREPARATION FOR THE WORK OF ANY OTHER TRADES OR SUBCONTRACTORS.
- CONTRACTOR TO DETERMINE DIRECTION OF FRAMING BEFORE REMOVAL OF ANY WALLS. CONTRACTOR TO BRACE AND SECURE STRUCTURE AS REQUIRED TO INSURE FULL STRUCTURAL STABILITY. NOTIFY ARCHITECT IF REQUIRED FOR ANY STRUCTURAL DESIGN.
- MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE NEW, MEET ALL CODE REQUIREMENTS, AND BE APPLIED OR USED ACCORDING TO THE MANUFACTURER'S PRESCRIBED INSTRUCTION AND WARRANTIES.
- PROVIDE ALL NEW WORK AS INDICATED, SPECIFIED OR REQUIRED TO PRODUCE A FINISHED OPERABLE, LEGAL ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEM AS REQUIRED BY THE PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE HEATING AND/OR COOLING OF THE BUILDING AND SIZE THE SYSTEM ACCORDINGLY. CONTRACTOR SHALL MAKE CERTAIN THAT THERE ARE NO DRAFTS, HOT OR COLD SPOTS IN ANY AREA OF THE BUILDING.
- CONTRACTOR TO PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, AND CEILING WHICH MAY BECOME DAMAGED AS REQUIRED TO PROVIDE A NEAT AND FINISHED APPEARANCE.
- ALL PIPING TO BE PROTECTED FROM FREEZING. ALL THERMOSTATS AND SWITCHES TO BE 4'6" AFF. OUTLETS AT FLOOR LEVEL TO BE 10" AFF; OUTLETS AT COUNTERTOPS TO BE 3'6" AFF.
- ALL ATTIC SPACES SHALL BE VENTILATED BY LOUVERS AND/OR VENTS AS REQUIRED WITH A TOTAL CLEAR OF OPENING OF NOT LESS THAN 1/3RD OF ONE PERCENT OF THE HORIZONTALLY PROJECTED ROOF AREA.
- THE ARCHITECT SHALL NOT BE HELD LIABLE FOR ANY DESIGN CHANGES, ALTERATIONS, OR REVISIONS TO THE DESIGN DRAWINGS OR CONSTRUCTION THAT WERE MADE BETWEEN THE CONTRACTOR AND THE OWNER WITHOUT THE DESIGN PROFESSIONAL KNOWLEDGE THAT RESULT IN ADDITIONAL PROFESSIONAL OR CONSTRUCTION COST EXPENSES, DELAYS IN CONSTRUCTION OR REQUIRED CHANGES TO THE ARCHITECTURAL DRAWINGS ARE NOT THE RESPONSIBILITIES OF THE ARCHITECT. AGREED CHANGES TO THE CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT TO BE SIGN OFF FOR TECHNICAL OR CODE COMPLIANCE.
- UNLESS OTHERWISE SPECIFIED IN THE CONTRACT THE OWNER SHALL COORDINATE DIRECTLY WITH THE CONTRACTOR THE SELECTION OF FIXTURES (PLUMBING AND LIGHTING), APPLIANCES, HARDWARE, COUNTERS, CABINETS, FLOORING AND TRIM STYLES, DESIGN AND LOCATIONS, ETC. THE OWNER SHALL APPROVE SAMPLES OR MODEL NUMBERS PROVIDED BY THE CONTRACTOR OR PROVIDE SAMPLES, PICTURES OR MODEL NUMBERS TO THE CONTRACTOR FOR INCLUSION IN THE PROJECT. ASENT THIS EXCHANGE THE OWNER SHALL ACCEPT THE BUILDERS GRADE ITEM OR ALLOWANCE PROVIDED BY THE CONTRACTOR.

**BUILDING DATA**

USE GROUP R-5  
CONSTRUCTION CLASS 5-B

AREA:  
FIRST FLOOR 753 SQ.FT.  
SECOND FLOOR 707 SQ.FT.  
TOTAL AREA 1,460 SQ.FT.

LOWER LEVEL:  
GARAGE 300 SQ.FT.  
STORAGE/HALLWAY 560 SQ.FT.  
VOLUME: #22,948 CU.FT.

**SMOKE DETECTOR NOTE**

INTERWIRED SMOKE DETECTOR SYSTEM PER ALL CODE REQUIREMENTS AT EACH FLOOR LEVEL AND INDIVIDUAL BEDROOMS  
PROVIDE CARBON MONOXIDE DETECTOR @ EACH LEVEL PER CODE REQUIREMENTS.

**WOOD NOTES**

- ALL LUMBER FOR FRAMING SHALL BE DOUGLAS FIR NO.2 CONSTRUCTION GRADE OR BETTER ((Fb=1,500 FSI) CLEARLY STAMPED AND GRADED).
- PROVIDE SOLID BEARING UNDER ALL JOIST, BEAMS, AND POSTS BEARING ON MASONRY CONSTRUCTION.
- PROVIDE DOUBLE FRAMING AROUND ALL OPENINGS THROUGH WALLS, FLOORS, ROOFS ETC. AND UNDER ALL WOOD STUD PARTITIONS PARALLEL TO DIRECTION OF FRAMING.
- BEAMS, JOISTS OR POSTS SHALL NOT BE DRILLED OR NOTCHED EXCESSIVELY FOR PIPING, ELECTRICAL OR MECHANICAL SYSTEMS WITHOUT THE PERMISSION OF THE ARCHITECT.
- PROVIDE METAL JOIST AND BEAM ANCHORS; HANGERS, BRACES, AND CONNECTORS, AT ALL POINTS OF FLUSH AND SUSPENDED FRAMING. CONTRACTOR TO USE "SMIPSON CONNECTORS" OR EQUAL.

**FOUNDATION NOTES**

- BOTTOM OF ALL EXTERIOR WALL FOOTINGS SHALL BE MINIMUM OF 3'0" BELOW FINISHED GRADE. IF FOOTINGS ARE STEEPED, THE LINE OF THE FOOTING SHALL BE SLOPPED NOT MORE THAN ONE VERTICAL FOOT TO TWO HORIZONTAL FEET.
- ALL FOOTING DETAILS ARE BASED ON THE MINIMUM REQUIREMENT AND A PRESUMPTIVE SOIL BEARING CAPACITY OF 3,000 PSF. IF LOCAL CONDITION UNDER ALL OR PART OF THE FOOTING DO NOT ALLOW SUCH BEARING CAPACITY THE TYPICAL FOOTING SHOWN MUST BE REDESIGNED AND THE ARCHITECT NOTIFIED.
- FOOTING SHALL BE UNDISTURBED VIRGIN SOIL AND/OR SUPERVISED COMPACTED FILL, FREE OF FROST. IF REQUIRED, PROVIDE WELL TAMPERED FILL IN 8" LIFTS (MAXIMUM) UNDER THE SUPERVISION OF A NJ REGISTERED SOILS ENGINEER.
- ALL FOOTING SHALL BE FORMED FOR THEIR FULL DEPTH, ALL COLUMN FOOTINGS SHALL BE CENTERED ON COLUMNS UNLESS NOTED OTHERWISE.
- DO ALL INTERIOR AND EXTERIOR BACKFILLING SIMULTANEOUSLY.
- FILL SOLID WITH CONCRETE ALL BLOCK CELLS WHERE ANCHORS OCCUR. FILL BASE COURSE OF ALL FOUNDATION WALLS SOLID WITH CONCRETE.
- PROVIDE "DUR-O-WALL" HORIZONTAL JOINT REINFORCING FOR FULL THICKNESS OF WALLS AS FOLLOWS:  
EVERY COURSE FROM TOP OF FOOTING TO TOP OF SLAB OR GRADE LEVEL  
WHICHEVER IS HIGHER  
EVERY SECOND COURSE ABOVE TOP OF SLAB OR GRADE LEVEL  
WHICHEVER IS HIGHER  
EVERY COURSE FOR TWO COURSES ABOVE AND BELOW ALL MASONRY WALL OPENINGS, 3'0" EACH DIRECTION.  
EVERY COURSE FOR 5'0" IN EACH DIRECTION AT ALL CORNERS.

**CONCRETE NOTES**

- ALL CONCRETE SHALL BE CONTROLLED STONE CONCRETE WITH A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
- CONCRETE FOR FOOTINGS.....3,000 PSI  
CONCRETE FOR SLABS.....4,000 PSI  
MAXIMUM SLIMPS FOR CONCRETE IS 4"
- ALL CONCRETE TO CONFORM TO CURRENT A.C.I. CODE REQUIREMENTS.
- ALL REINFORCING SHALL BE NEW, HIGH GRADE, BILLET STEEL DETAILED BARS IN ACCORDANCE WITH ASTM-A-615 GRADE 60. DETAILS SHALL CONFORM TO A.C.I. MANUAL OF STANDARD PRACTICES (INTERMEDIATE GRADE PERMISSIBLE FOR TIES).

**FLOOD VENT REQUIREMENTS**

FLOOD VENTS REQUIRED = 1 PER 200 SQ. FT  
REQUIRED LOWER LEVEL = 4753 SF/200 = 3.7 = 4 VENTS REQ.  
VENTS PROVIDED = 5

**ELECTRICAL LEGEND**

- ⊕ = DUPLEX OUTLET
- ⊕ = GROUND FAULT INTERRUPT OUTLET
- ⊕ = WATERPROOF OUTLET
- ⊕ = INCANDESCENT LIGHT FIXTURE
- ⊕ = INCANDESCENT OUTDOOR LIGHT FIXTURE
- ⊕ = RECESSED DOWN LIGHT FIXTURE
- ⊕ = PENDANT LIGHT FIXTURE
- ⊕ = SINGLE POLE SWITCH
- ⊕ = THREE WAY SWITCH
- ⊕ = DIMMER SWITCH
- ⊕ = COMBINATION LIGHT AND 75 CFM EXHAUST FAN TO EXTERIOR
- ⊕ = SMOKE DETECTOR - TO BE HARDWIRED, INTERCONNECTED W/ BATTERY BACK-UP IN EACH UNIT
- ⊕ = CARBON MONOXIDE DETECTOR - TO BE HARDWIRED, INTERCONNECTED W/ BATTERY BACK-UP IN EACH UNIT
- ⊕ = FAN / INCANDESCENT LIGHT FIXTURE COMBINATION

**LOADING DATA**

ROOF LOADS  
DEAD LOAD ----- 15 PSF  
LIVE LOAD ----- 30 PSF  
SNOW LOAD  
TOTAL ROOF LOADS --- 45 PSF

FLOOR LOADS  
DEAD LOAD ----- 15 PSF  
LIVE LOAD ----- 40 PSF  
TOTAL FLOOR LOAD --- 55 PSF

WIND LOAD  
WIND LOAD DESIGN CONFORMS TO IBC, NEW JERSEY EDITION 2015 FOR BASIC WIND SPEED 115 MPH.

GA FILE NO. WP 8137	PROPRIETARY*	1 HOUR FIRE
<p><b>EXTERIOR WALLS</b></p> <p>GYPSUM WALLBOARD, GLASS MAT GYPSUM SUBSTRATE, WOOD STUDS</p> <p>EXTERIOR SIDE: One layer 5/8" proprietary type X glass mat gypsum substrate (sheathing) applied parallel or at right angles to 2 x 4 wood studs 16" o.c. with 1-1/4" Type W drywall screws, 8" o.c. Exterior surface covered with weather exposed cladding or finish system.</p> <p>INTERIOR SIDE: One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to 2 x 4 wood studs 16" o.c. with 1-1/4" Type W drywall screws, 8" o.c.</p> <p>Joints staggered on opposite sides. (LOAD-BEARING)</p> <p>PROPRIETARY GYPSUM PANEL PRODUCTS</p> <p>American Gypsum Company LLC ..... 5/8" FireBloc® Type X Gypsum Board 5/8" M-Glass® Ttpe X Exterior Gypsum Sheathing</p>		
Thickness: 4-3/4"	Approx. Weight: 7.5 psf	Fire Test: UL R14196, 11NK04002, 3-3-11, UL Design U305

FIRE-RATED WALL DETAIL

REV	DATE	DESCRIPTION
<p><b>Sandy Beaches LLC.</b> 102 Center Avenue Keansburg, New Jersey</p> <p style="text-align: center;"><b>Floor Plans/Notes</b></p>		
DWN: GDR	AOD NO: 2337	A-1
SCALE: 1/4" = 1'-0"	DATE: 07.06.23	

**A. Ondar Design**  
Architecture

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