

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE BEFORE ORDERING ANY MATERIALS AND BEGINNING WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND COORDINATION INVOLVED TO PROVIDE ALL OPENINGS REQUIRED FOR UTILITIES.
- ONCE ELEVATED, THE CONTRACTOR SHALL MEASURE THE HOME IN DETAIL TO CONFIRM THE EXACT DIMENSIONS FOR THE FOUNDATION ELEMENTS SHOWN ON THESE PLANS. DO NOT SCALE PLANS.
- SHOULD THE EXISTING CONDITIONS NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS AS SHOWN, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY AND PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION FOR APPROVAL.
- THE CONTRACTOR SHALL ESTABLISH SPECIFIC MEANS AND METHODS FOR INSTALLATION AND SHALL COORDINATE THE WORK FOR ALL CONTRACTORS TO COMPLY WITH THE DESIGN DOCUMENTS AND THE OWNER'S REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE EXISTING FOOTING/FOUNDATION DIFFERS FROM THAT DEPICTED ON THESE PLANS.
- THE INTENT OF THE STRUCTURAL DRAWINGS ARE TO SHOW THE MAIN STRUCTURAL FEATURES AND STRUCTURAL DESIGN FOR THE PROJECT. ARCHITECTURAL DETAILS ARE DISPLAYED INCIDENTALLY AND NOT COMPLETELY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS/METHODS AND DESIGN ASSOCIATED WITH ELEVATING THE STRUCTURE. THE SCOPE OF THIS DESIGN DOES NOT INCLUDE VERIFICATION OF THE EXIST. STRUCTURAL INTEGRITY OF THE HOME NOR AN ASSESSMENT OF SAME AS IT RELATES TO ELEVATING THE STRUCTURE.
- ANY DECK INFORMATION SHOWN FOR SCHEMATIC PURPOSES ONLY. ALL LUMBER SIZES, BRACING, CONNECTIONS, ETC. SHALL MEET THE MINIMUM REQUIREMENTS OF THE IRC (2021 NJ EDITION) OR LOCAL REQUIREMENTS, WHICHEVER ARE MORE STRINGENT. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION OF ANY DECK, STAIR, OR LANDING.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ANY FRAMING MODIFICATIONS ASSOCIATED W/ INTERNAL STAIRS. SAME IS SHOWN FOR SCHEMATIC PURPOSES ONLY.

MASONRY NOTES:

- ALL MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 530-05 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" AND ACI 530.01-05 "SPECIFICATIONS FOR MASONRY STRUCTURES"
- ALL CONCRETE MASONRY UNITS SHALL BE ASTM C90 GRADE N, TYPE 1, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI WITH ASTM C270 TYPE M MORTAR (F_m=1500 PSI).
- PROVIDE TEMPORARY BRACING AS REQUIRED FOR MASONRY WALLS DURING THE ENTIRE ERECTION OF WALLS AND UNTIL THE MORTAR HAS DEVELOPED ADEQUATE STRENGTH.
- PROVIDE BOND BEAMS AT THE FOLLOWING LOCATIONS:
 - AT THE TOP OF ALL MASONRY WALLS (WITHIN TOP 2 COURSES)
 - AT EVERY 10' ON CENTER OF WALL HEIGHT
 - AT THE TOP OF PARAPETS
 - AT THE TOP OF ALL MASONRY WALLS BELOW WINDOW WALL SILLS
 - AT TRANSITIONS IN MASONRY WALL THICKNESS
- REINFORCE 8" BOND BEAMS AS INDICATED OR WITH (1) #5 MIN.
- ALL REINFORCED CELLS SHALL BE FULLY GROUTED FROM TOP TO BOTTOM. GROUT SHALL BE 3,000 PSI PEA GRAVEL CONCRETE WITH AN 8-10 INCH SLUMP. ALL GROUT SHALL CONFORM TO ASTM C475.
- ALL BLOCKS SHALL BE PLACED IN A RUNNING BOND.
- ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60.
- PROVIDE REBAR DOCKS OF SAME SIZE AND SPACING AS VERTICAL REINFORCING FROM WALLS OR FOOTINGS, DOWN INTO FOOTINGS SHALL HAVE STANDARD ACI HOOKS AND SHALL LAP 48 BAR DIAMETERS.
- PROVIDE DURAWALL HORIZONTAL REINFORCING (OR APPROVED EQUAL) EVERY OTHER COURSE.
- VERTICAL CELLS TO BE FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONTINUOUS VERTICAL CELL MEASURING NOT LESS THAN 2"x2".
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER ROUGH OPENINGS IN WALLS CORRESPONDING TO EACH WINDOW, DOOR, ETC.
- PROVIDE 8"x8" PRECAST CONCRETE LINTEL ABOVE ALL WINDOW AND DOOR OPENINGS UNLESS NOTED OTHERWISE. 8" BEARING ON BOTH SIDES MIN.
- IF NOT ALREADY IN PLACE, CONTRACTOR TO PROVIDE PILASTERS AT ALL BEAM SUPPORT WALL LOCATIONS CONSISTING OF GROUTED 8" BLOCK PIERS (TIED TO ADJACENT WALL AT LEAST EVERY THIRD COURSE) ON 24"x24"x12" CONC. FTO W/ (3) #4 BARS E.W.

CONCRETE NOTES:

- ALL CONCRETE (U.N.O) SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
- ALL REINFORCING STEEL TO BE ASTM A615, GRADE 60.
- ALL WIRE MESH SHALL CONFORM TO ASTM A185.
- ALL CONCRETE WORK SHALL BE CURED FOR A MINIMUM OF 7 DAYS IN ACCORDANCE WITH ACI STANDARDS.
- THE CONTRACTOR SHALL VERIFY THE DIMENSIONS OF AND INSTALL IN THE FORMS ALL SLOTS, SLEEVES, ANCHOR BOLTS, MASONRY ANCHORS, POCKETS, ETC. AS REQUIRED FOR OTHER TRADES.
- MINIMUM CONCRETE COVER FOR ALL BOLTS AND REINFORCING SHALL BE 3" U.N.O.
- SLABS SHALL HAVE CONSTRUCTION JOINTS OR CRACK CONTROL JOINTS AT EACH COLUMN LINE IN EACH DIRECTION. ADDITIONAL CRACK CONTROL JOINTS SHALL BE PROVIDED SUCH THAT THE MAXIMUM SPACING BETWEEN CONSTRUCTION AND/OR CRACK CONTROL DOES NOT EXCEED 30 X SLAB THICKNESS IN INCHES AND LENGTH TO WIDTH RATIO OF 1.5 : 1.
- SLOPE ALL GARAGE SLABS TO VEHICLE DOORS MIN 1/4" PER FT. MAX 1" PER FT.
- PROVIDE 10 MIL POLY VAPOR BARRIER BELOW ALL SLABS
- ALL SLAB FLOORS SHALL BE SMOOTH (TROWELED) FINISHED
- WHERE FILL IS REQUIRED OVER AN EXIST. SLAB, THE CONTRACTOR SHALL DRILL WEEP HOLES THROUGH THE EXISTING SLAB TO ALLOW FOR ADEQUATE DRAINAGE.
- NOT WEATHER CONCRETING. WHEN CONCRETE IS TO BE DONE IN HOT WEATHER CONDITIONS THAT COULD ADVERSELY AFFECT THE PROPERTIES AND SERVICEABILITY OF CONCRETE, PREPARATIONS AND PROCEDURES OUTLINED IN ACI 308R-91 SHOULD BE FOLLOWED U.N.O.
- COLD WEATHER CONCRETING. WHEN CONCRETE IS TO BE DONE IN COLD WEATHER CONDITIONS THAT COULD ADVERSELY AFFECT THE PROPERTIES AND SERVICEABILITY OF CONCRETE, PREPARATIONS AND PROCEDURES OUTLINED IN ACI 308R-88 SHOULD BE FOLLOWED U.N.O.

FOUNDATION NOTES:

- THE CONTRACTOR SHALL PROVIDE ALL DE-WATERING AS REQUIRED DURING THE EXCAVATION AND CONSTRUCTION OF THE FOUNDATION WORK INCLUDING PREVENTATIVE MEASURES RELATED TO EXCAVATION STABILITY.
- ONCE HOUSE IS ELEVATED, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUPPORT STRUCTURES (PIERS, POSTS, ETC.). THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF NEW SUPPORT STRUCTURES DO NOT APPEAR ON THESE PLANS IN SAID LOCATIONS.
- THE CONTRACTOR SHALL COORDINATE ALL FOUNDATION WORK WITH THE UNDERGROUND UTILITIES. EXTREME CARE SHALL BE TAKEN DURING EXCAVATION AND CONSTRUCTION OF NEW FOUNDATION WORK SO AS NOT TO DISTURB THE EXISTING CONSTRUCTION AND / OR UTILITIES.
- ALL NEW UNDERGROUND UTILITIES OR PIPES SHALL NOT BE PLACED THROUGH GRADE BEAMS OR PILE CAPS. IF SUCH CONDITION SHALL OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
- PROVIDE STANDARD STEEL PIPE SLEEVES FOR ALL PIPES PASSING THROUGH NEW CONCRETE WALLS. NEATLY CORED HOLES. A MINIMUM OF ONE PIPE SIZE LARGER THAN THE NEW PIPE W/ SEALANT SHALL BE USED.
- BACKFILL AGAINST WALLS SHALL BE PLACED AS FOLLOWS: AS A MINIMUM WALLS MUST HAVE REACHED THEIR 28 DAY DESIGN STRENGTH OR BE IN PLACE 14 DAYS, WHICHEVER IS LONGER UNLESS NOTED OTHERWISE. EQUIPMENT USED TO COMPACT BACKFILL SHALL LIMIT PRESSURE ON THE WALLS TO THE MAXIMUM EXTENT PRACTICABLE.
- DOOR AND WINDOW SIZES/LOCATIONS ARE APPROXIMATE AND SHOWN FOR SCHEMATIC PURPOSES ONLY. CONTRACTOR SHALL COORDINATE EXACT ROUGH OPENING DIMENSIONS AND LOCATIONS W/ HOMEOWNER PRIOR TO CONSTRUCTION, DO NOT SCALE LOCATIONS FROM THESE PLANS.
- WHERE ANY EXTERIOR FOOTING (EXIST. OR NEW) DOES NOT EXTEND BELOW THE FROST LINE (26" BELOW GRADE) THE CONTRACTOR SHALL INSTALL FROST PROTECTION IN ACCORDANCE WITH THE LATEST NJ IRC SECTION 403.3.
- IN ACCORDANCE WITH IRC 2021 NJ EDITION R408.1: CONTRACTOR SHALL INSTALL STANDARD AIR VENTS WITHIN FOUNDATION WALL TO ACHIEVE A MINIMUM OPEN AREA OF 1 SQUARE FOOT OF OPENING PER 150 SQUARE FOOT OF ENCLOSED AREA (1 PER 1,500 WITH A CLASS 1 VAPOR BARRIER INSTALLED). SAID VENTS SHALL BE INSTALLED WITHIN 1 FEET OF EACH CORNER OF THE FOUNDATION. IT SHOULD BE NOTED THAT THE DUAL FLOOR/AIR VENTS SATISFY THE CODE REQUIREMENT, HOWEVER IT IS GOOD PRACTICE AND RECOMMENDED TO INSTALL ADDITIONAL AIR VENTING NEAR TO THE TOP OF THE FOUNDATION WALL TO ALLOW FOR AIR TO ESCAPE.

FLOOD RESISTANT MATERIALS:

- ALL EXPOSED STRUCTURAL AND NON-STRUCTURAL MATERIALS LOCATED BELOW THE DFE SHALL BE CAPABLE OF RESISTING DAMAGE, DETERIORATION, CORROSION, OR DECAY DUE TO PRECIPITATION, WIND-DRIVEN WATER, SALT SPRAY OR OTHER CORROSIVE AGENTS.
- METAL PLATES, CONNECTORS, SCREWS, BOLTS, NAILS, AND OTHER FASTENERS SHALL BE HOT-DIP GALVANIZED. A. FASTENERS AND CONNECTORS EXPOSED TO SALT WATER OR LOCATED WITHIN 300 FEET OF SALT WATER SHORELINE SHALL BE STAINLESS STEEL IN ACCORDANCE WITH 2021 IRC NJ EDITION TABLE R507.2.3.
- STRUCTURAL STEEL, STEEL PILES, AND ALL REINFORCING STEEL INCLUDING BUT NOT LIMITED TO, ANGLES, BARS, STRAPS, AND ANCHORING DEVICES, SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.
- ALL CONCRETE, ADMIXTURES, AND REINFORCING STEEL SHALL BE FLOOD RESISTANT AND SHALL COMPLY WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
- ALL MASONRY MATERIALS, INCLUDING MASONRY UNITS, MORTAR, GROUT, REINFORCING STEEL, ETC. SHALL BE FLOOD RESISTANT AND COMPLY WITH ACI 530/ASCE 5/TMS 402.
- ALL WOOD AND TIMBER MEMBERS, EXPOSED OR ENCLOSED, SOLID OR BUILT-UP, SHALL BE NATURALLY DECAY RESISTANT OR PRESERVATIVE TREATED W/ PRESERVATIVES.
- INTERIOR AND EXTERIOR FINISHES AND TRIM SHALL BE FLOOD DAMAGE RESISTANT MATERIAL.

HELICAL NOTES:

- ULTIMATE HELICAL CAPACITIES BASED ON CAPACITIES REACHED WITHIN CLOSE PROXIMITY TO THE PROJECT LOCATION.
- THE CAPACITIES LISTED ON THIS PLAN (20 TONS) ARE THE ULTIMATE CAPACITY THAT MUST BE REACHED IN THE FIELD (AS DETERMINED BY OTHERS) USING THE TORQUE CORRELATION METHOD. ACTUAL DESIGN LOADS USED ARE BASED ON A FACTOR OF SAFETY OF 2.0 AND A WORKING LOAD OF LESS THAN 20 TONS.
- THE CONTRACTOR SHALL COORDINATE ALL FOUNDATION WORK WITH THE UNDERGROUND UTILITIES. EXTREME CARE SHALL BE TAKEN DURING EXCAVATION AND CONSTRUCTION OF NEW FOUNDATION WORK SO AS NOT TO DISTURB THE EXISTING CONSTRUCTION AND UTILITIES.
- HELICAL ANCHORS SHALL BE MANUFACTURED BY CHANCE, CANTSINK, OR APPROVED EQUAL AND SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS UNDER THE SUPERVISION OF AN AUTHORIZED CHANCE, CANTSINK, OR APPROVED OTHER INSTALLER.
- HELICAL ANCHORS SHALL HAVE A SOLID STEEL SHAFT WITH A MINIMUM SIZE OF 1-1/2" X 1-1/2".
- ALL ANCHORS SHALL BE HOT DIPPED GALVANIZED PER ASTM A153.
- VERTICAL DISTANCE BETWEEN GRADE AND THE UPPERMOST HELIX SHALL BE 5' MIN.
- A LICENSED ENGINEER SHALL WITNESS THE INSTALLATION OF HELICAL PILING AND PREPARE A PILE LOG & CERTIFICATION WITH DETAILS AS PER N.J.A.C. 5:23-2.8(b)(1)(i). SUCH CERTIFICATION SHALL BE BASED ON PERSONAL OBSERVATIONS MADE BY DESIGN PROFESSIONAL ON SITE.
- CONTRACTOR SHALL PROVIDE CERTIFICATION STATING THE INSTALLER IS CERTIFIED BY THE SPECIFIED MANUFACTURER TO INSTALL THE HELICALS.

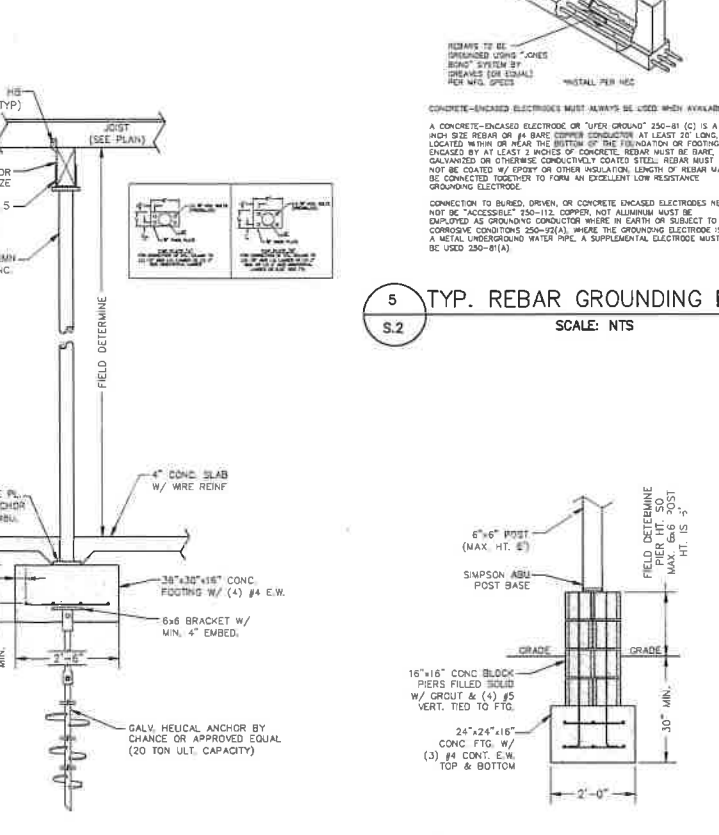
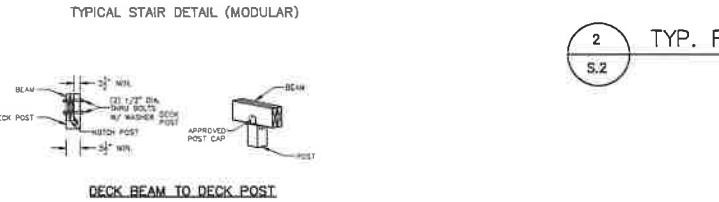
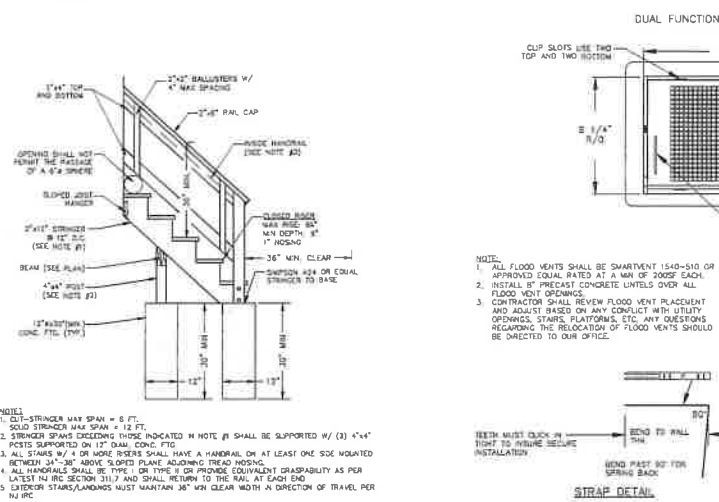
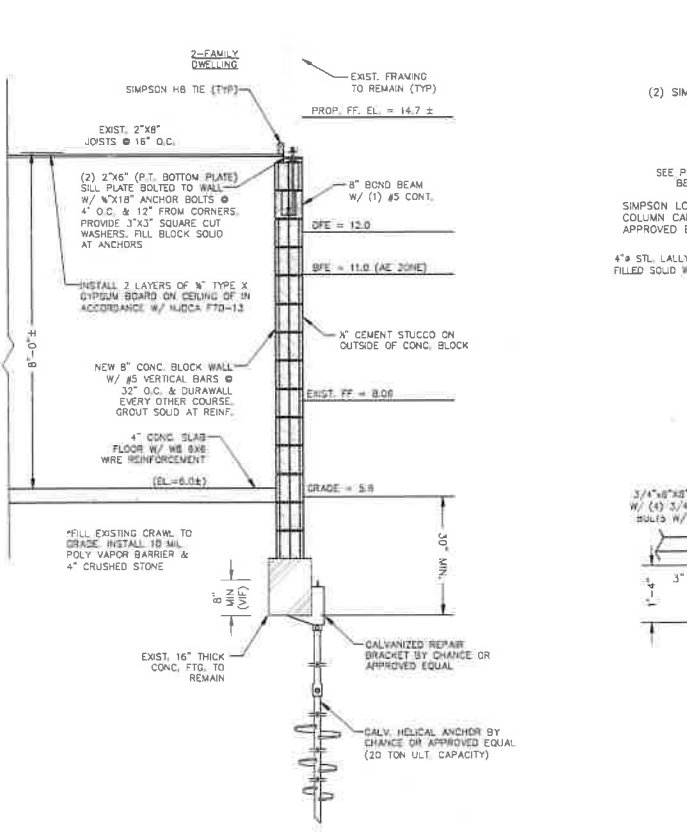
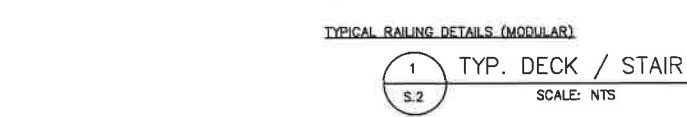
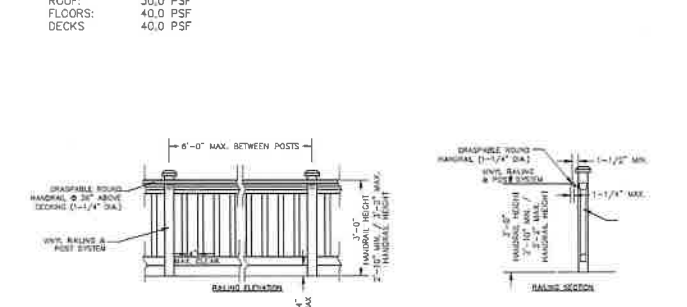
DESIGN CRITERIA:

1. DEAD LOADS	20.0 PSF	3. BASIC WIND SPEED = 125 MPH
ROOF:	20.0 PSF	EXPOSURE CATEGORY: B
FLOORS:	20.0 PSF	WIND IMPORTANCE FACTOR: 1.0
DECKS:	10.0 PSF	

2. LIVE LOADS

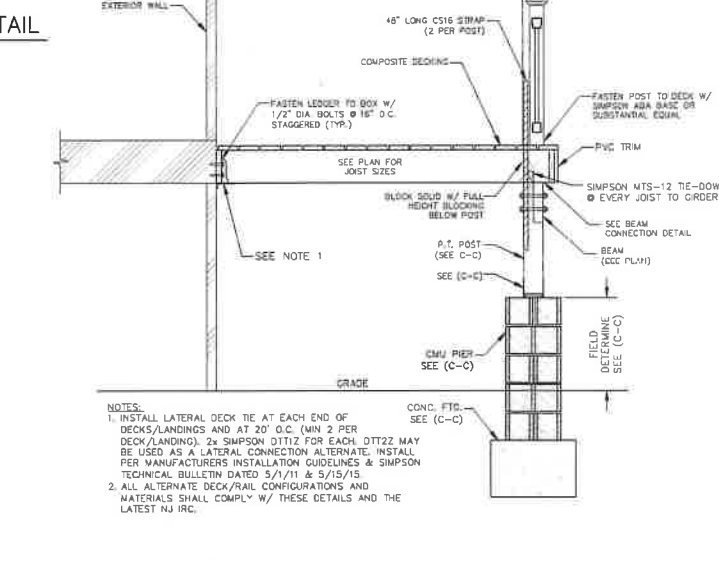
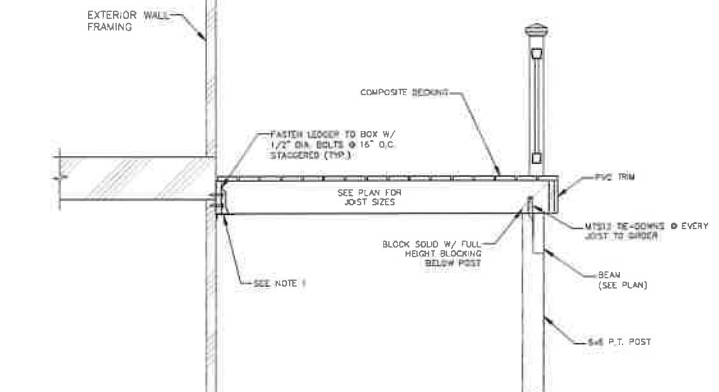
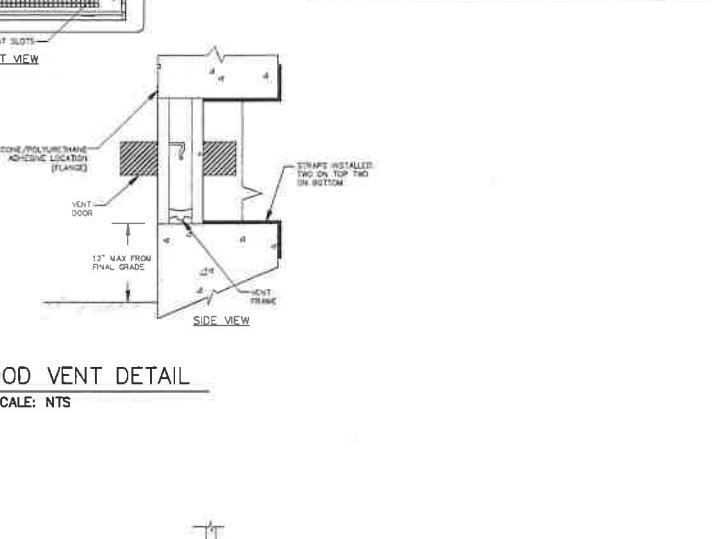
ROOF:	30.0 PSF
FLOORS:	40.0 PSF
DECKS:	40.0 PSF

4. IRC 2021



FLOOD VENT CALCULATIONS

ENCL. FOUNDATION AREA	= 992 SF
FLOOD VENT RATING	= 200 SF/VENT
NO. VENTS REQUIRED	= 5.0 VENTS
NO. VENTS PROVIDED	= 6.0 VENTS



REVISION NO.	DATE	REVISION

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CERTIFICATE OF AUTHORIZATION NO 24GA2825300

FOUNDATION PLANS
FOR HOME ELEVATION AT
5 OCEANVIEW AVENUE
BLOCK 16 - LOT 23
OCEAN COUNTY
NEW JERSEY

PROJECT NO.	23-108	DATE	04/13/2023
DRAWN BY	EKC	DESIGNED BY	MCH
CHECKED BY	AS NOTED	ENGINEER	MCH
DATE	04/13/23	SCALE	AS NOTED

PROJECT NO. 23-108
DATE 04/13/2023
DRAWN BY EKC
DESIGNED BY MCH
CHECKED BY AS NOTED
ENGINEER MCH
DATE 04/13/23
SCALE AS NOTED

BOROUGH OF KEANSBURG
OCEAN COUNTY
NEW JERSEY

SHEET NO. 2 OF 2