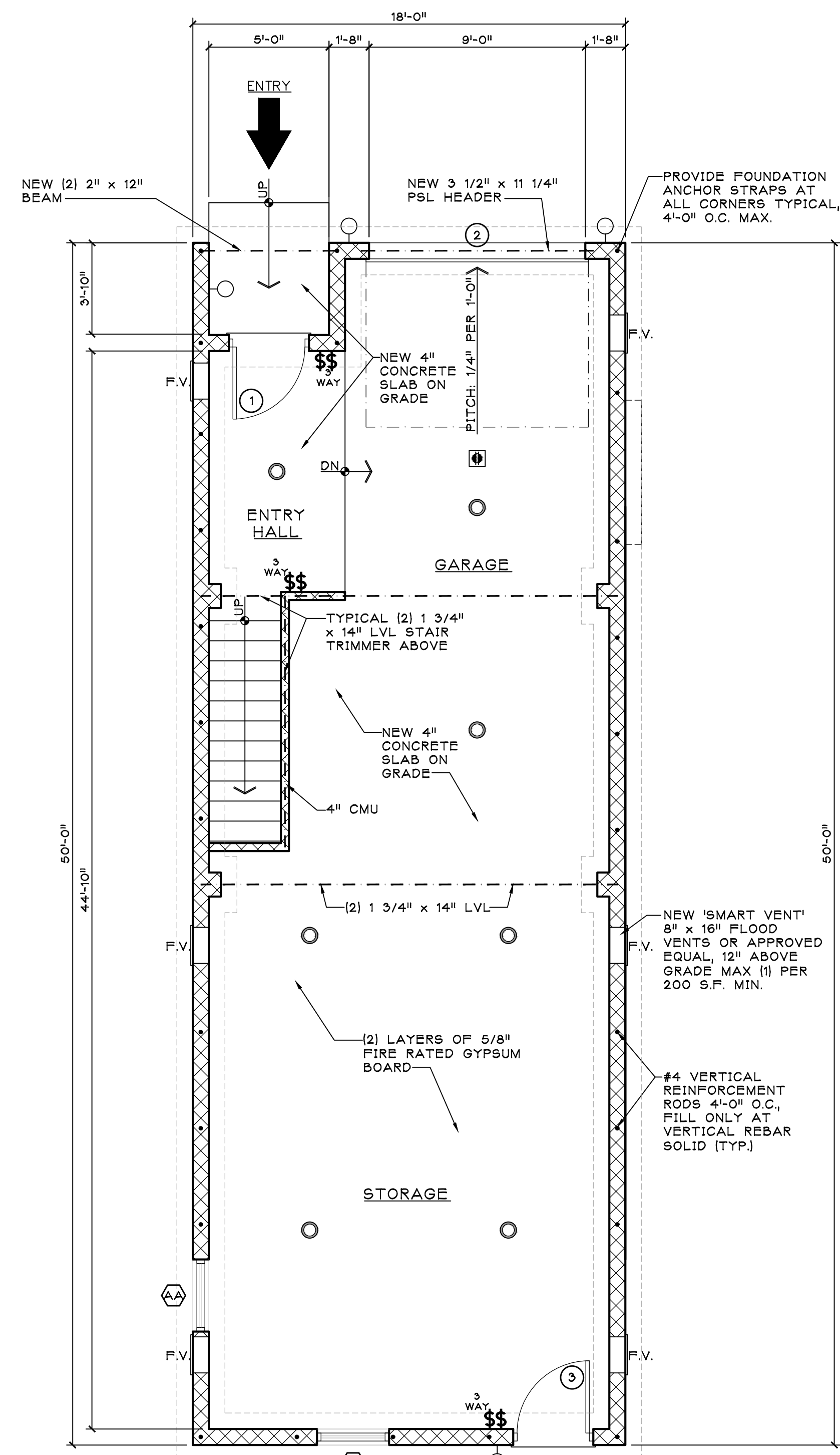
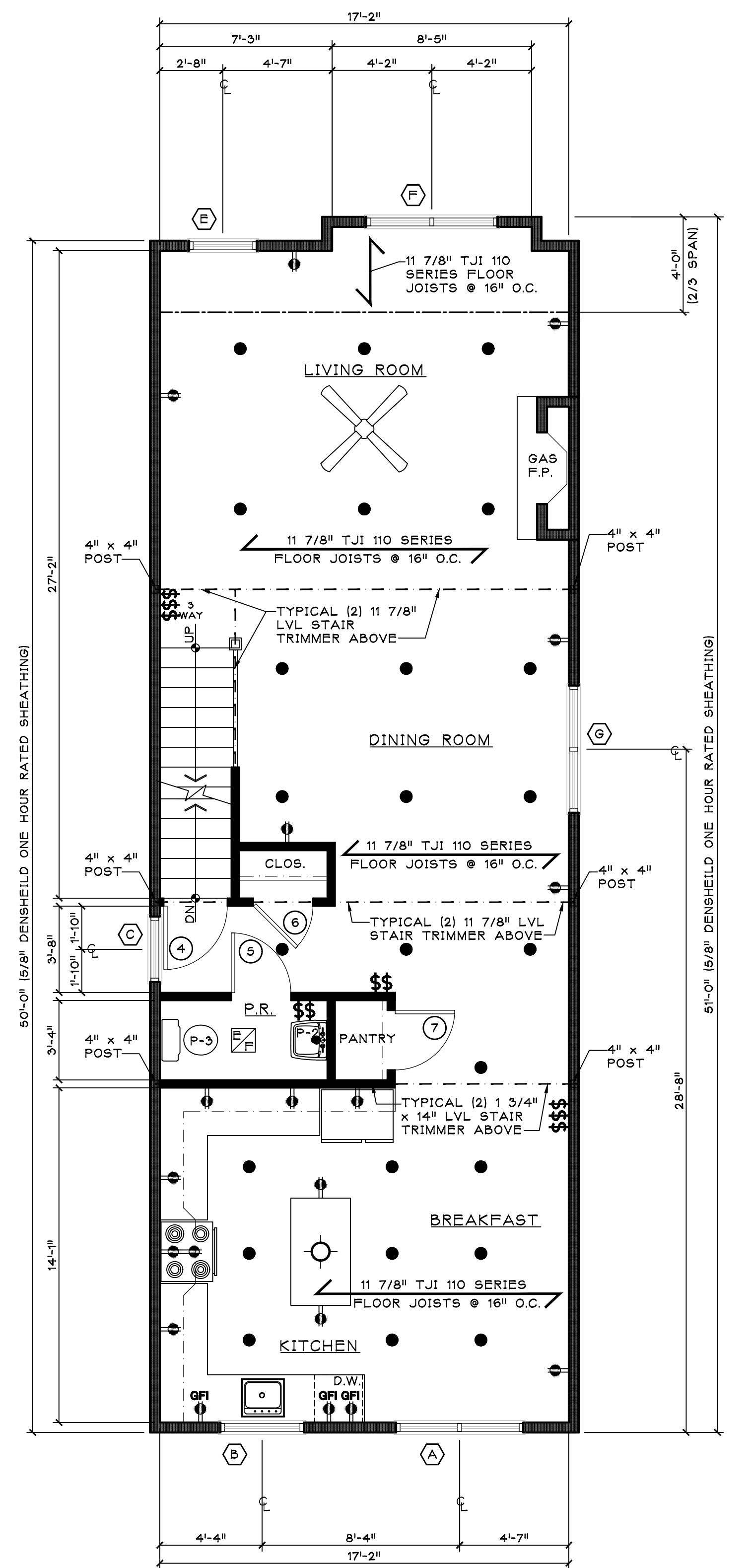
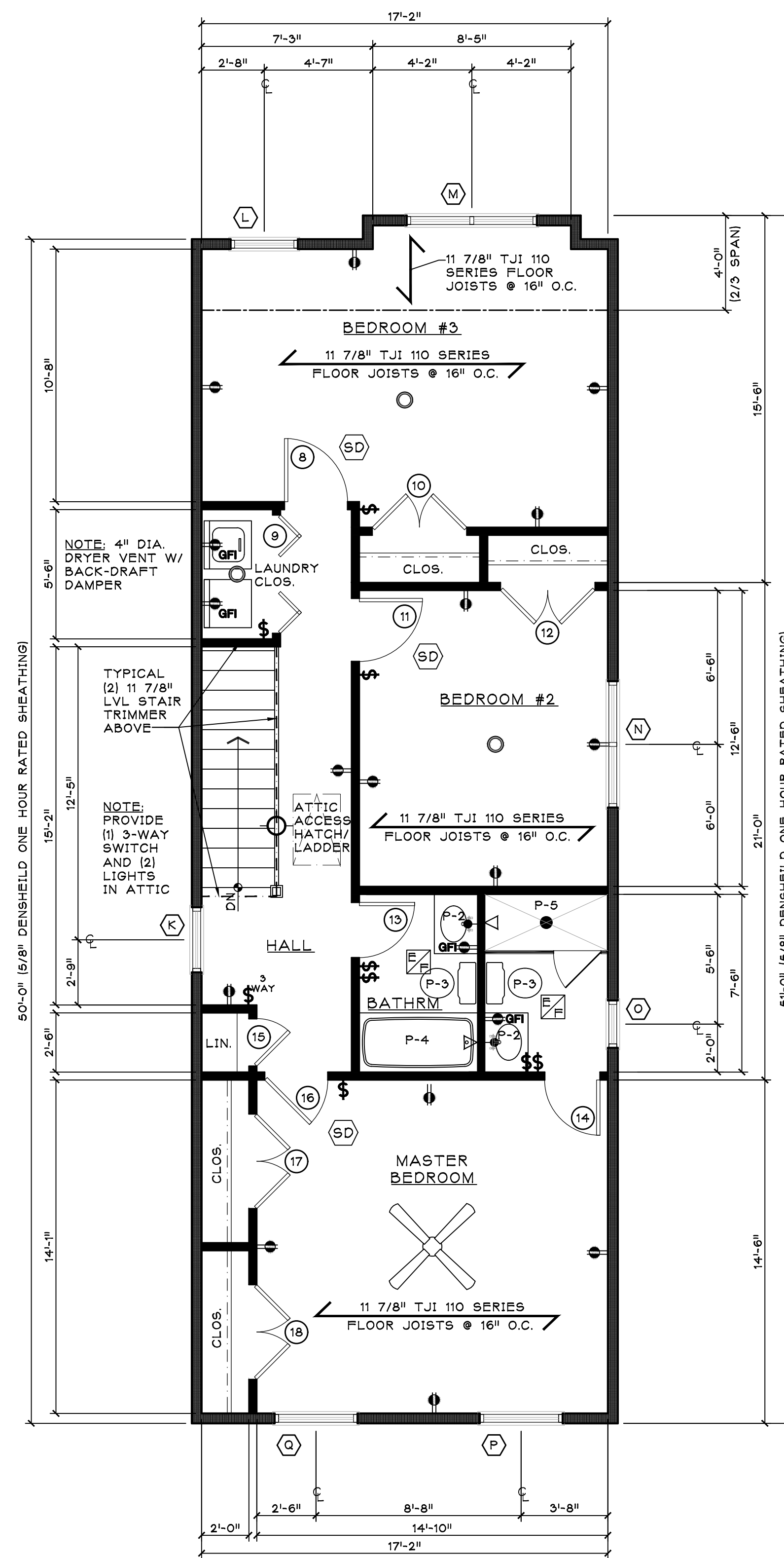




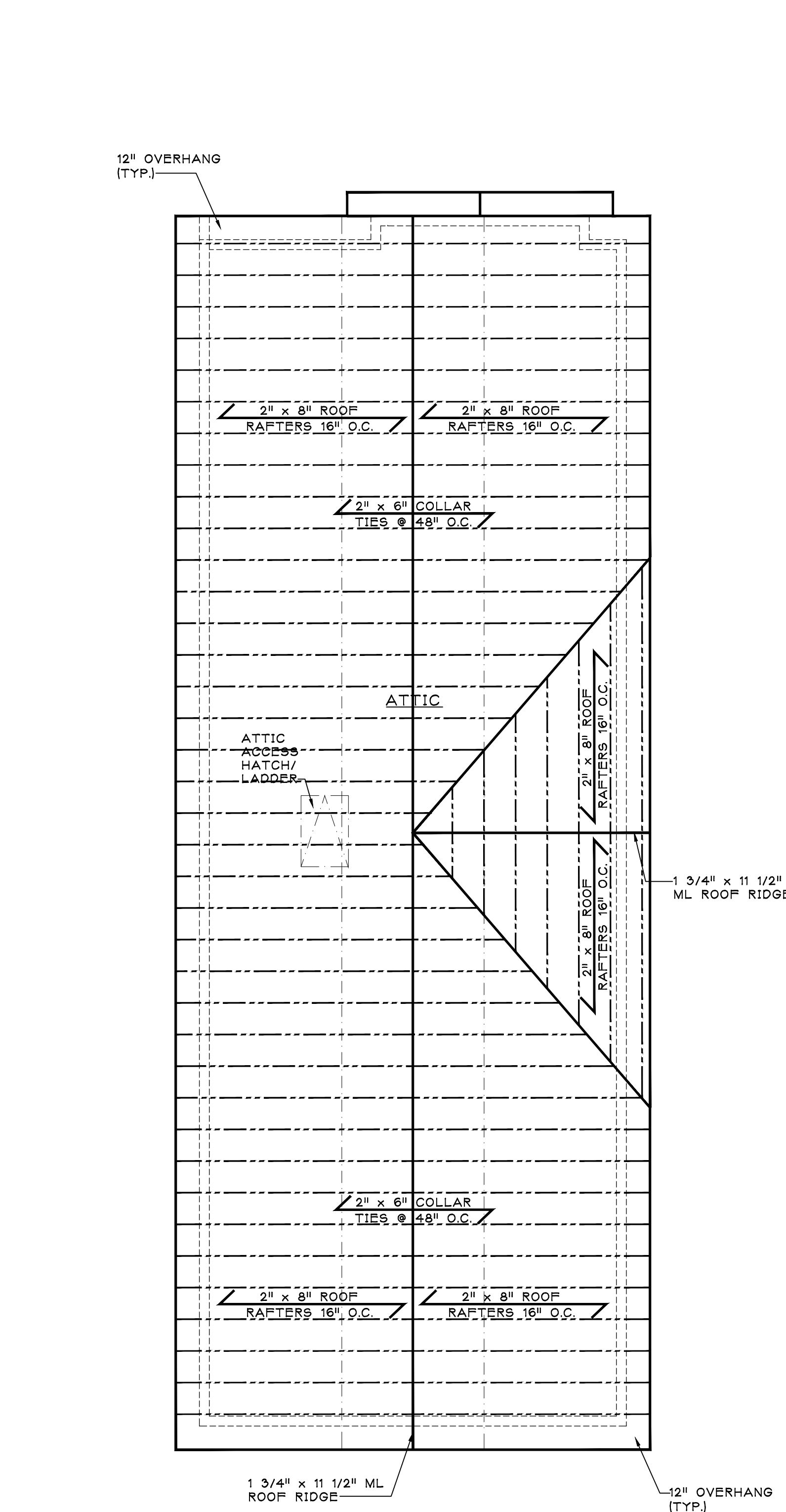
A-100 FOUNDATION PLAN
789 S.F.
SCALE: 1/4" = 1'-0"



B-100 FIRST FLOOR PLAN
835 S.F.
SCALE: 1/4" = 1'-0"



C-100 SECOND FLOOR PLAN
835 S.F.
SCALE: 1/4" = 1'-0"



D-100 ATTIC PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES:

- ALL FOOTINGS SHALL BEAR ON SOIL UNDISTURBED SOIL OR CONTROLLED COMPACT FILL WITH A MINIMUM OF 3,000 p.s.f. CONTRACTOR SHALL VERIFY THE SOIL BEARING CAPACITY PRIOR TO THE BEGINNING OF WORK.
- THE BOTTOM OF ALL EXTERIOR WALLS, COLUMNS AND FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW FINISHED GRADE UNLESS OTHERWISE INDICATED ON THE WORKING DRAWINGS.
- PROVIDE 12" x 24" CONCRETE FOOTING UNDER 8" BLOCK WALLS UNLESS OTHERWISE NOTED.
- ALL CRAWL SPACES SHALL BE 8" CMU WALLS.
- ALL FOUNDATION WALLS SHALL HAVE DUR-Q-WALL HORIZONTAL REINFORCING EVERY OTHER COURSE.
- ALL MORTAR JOINTS AT ALL FOUNDATION WALLS SHALL BE TYPE: AM.
- TOP TWO COURSES OF ALL FOUNDATION WALLS SHALL BE FILLED SOLID WITH CONCRETE.
- ALL SILLS IN CONTACT WITH CONCRETE SHALL BE WOLMINIZED AND TREATED WITH ENVIRONMENTALLY ACCEPTABLE SPRAY FOR TERMITE PROTECTION. INVESTIGATE ALL EXISTING CONDITIONS AT PERIMETER OF HOUSE FOR TERMITE DAMAGE. ALL DAMAGED WOOD SHALL BE REPLACED OR REPAIRED AS REQUIRED.
- DO ALL INTERIOR AND EXTERIOR BACKFILLING SIMULTANEOUSLY.
- STEP ALL INTERIOR WALL FOOTING DOWN AS REQUIRED TO MEET EXTERIOR WALL FOOTING.
- PROVIDE RADON MITIGATION SYSTEM IN AREA OF NEW CONSTRUCTION ONLY IF REQUIRED BY PER TIER 1 RADON HAZARD AREAS PER N.J.A.C. 5. 23 - 10.4.

MASONRY NOTES:

- BUILDING BRICK SHALL BE MADE FROM CLAY OR SHALE ASTM C-62-67 GRADE MW FOR EXTERIOR WALLS ABOVE GRADE AND INTERIOR WALLS.
- CONCRETE BUILDING BRICK AS PER ASTM C-55-66.
- FACE BRICK SHALL BE TYPE FAX, PER ASTM C216-66 GRADE MW.
- CONCRETE MASONRY UNITS TO BE GRADE - P. MODERATE EXPOSURES AND GRADING FOR NO EXPOSURE.
 - SOLID LOAD BEARING BLOCK AS PER ASTM C 145-66 T.
 - HOLLOW LOAD BEARING BLOCK AS PER ASTM C 40-66.
- METAL ANCHORS AND TIES SHALL BE NON-CORROSIVE AS FOLLOWS:
 - ZINC COATING ON IRON OR STEEL CLASS B-1, B-2, B-3 AS PER ASTM A153-65.
 - ZINC COATING ON WIRE TO BE GRADE 30MS AS PER ASTM B228-65.
- MORTAR SHALL COMPLY WITH ASTM C270-64. TYPE - M PROPORTIONED WITH ONE PART PORTLAND CEMENT ONE PART TYPE - 2 MASONRY CEMENT AND SIX PARTS OF AGGREGATES.

WOOD FRAMING NOTES:

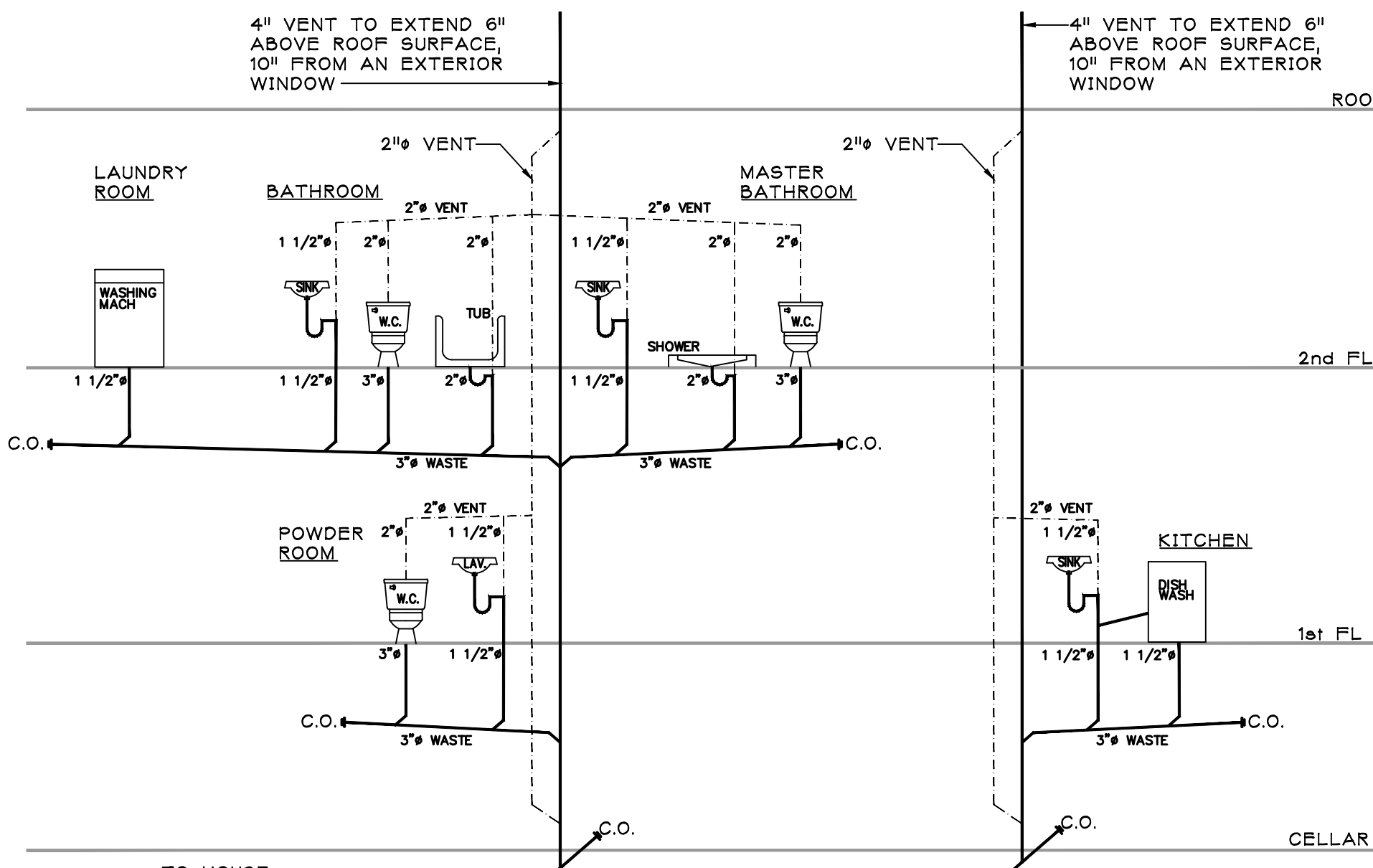
- ALL STRUCTURAL LUMBER SHALL COMPLY WITH PRODUCT STANDARDS PS 20-70 AMERICAN SOFTWOOD LUMBER STANDARDS PUBLISHED BY THE DEPARTMENT OF COMMERCE.
 - FRAMING JOISTS: DOUGLAS FIR #2 CONSTRUCTION GRADE FB-1,450 p.s.f. E=1,700.00 p.s.i.
 - LIGHT FRAMING PLATES AND BLOCKING: DOUGLAS FIR STANDARD, FC=385 p.s.f. E=1,700.00 p.s.i.
 - APPEARANCE LUMBER: DOUGLAS FIR #1 FB=1,750 p.s.f. E=1,800.00 p.s.i.
 - BRIDGING 3/4" SPRUCE OR DOUGLAS FIR, MERCHANTABLE GRADE.
 - INTERIOR WOODWORK AND MOLDING: C - SELECT OR SELECT IDAHO PINE OR POPLAR.
- ALL FRAMING LUMBER SHALL BE IDENTIFIED BY THE GRADE MARK OF A RECOGNIZED GRADING ASSOCIATION, WHOSE GRADING RULES ARE CERTIFIED BY THE BOARD OF REVIEW, AMERICAN LUMBER STANDARD COMMITTEE. IDENTIFICATION SHALL BE STAMPED AND BRANDED ON EVERY PIECE OF LUMBER.
- MOISTURE CONTENT AS PER PS 20-70 S DRY, MAXIMUM 19% WHEN DELIVERED.
- JOIST SHALL HAVE FULL BEARING AT SILLS.
- PROVIDE SOUND BRIDGING UNDER ALL PERPENDICULAR PARTITIONS.
- PROVIDE DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS, SPACE 4" APART FOR UTILITY ACCESS WALLS.
- PROVIDE SOUND BLOCKING OR APPROVED CROSS BRIDGING AT 8'-0" O.C. AT ALL FLOORS AND ROOFS.
- ALL HEADERS SHALL BE (2) 2" x 10" UNLESS OTHERWISE NOTED.
- SET ALL JOISTS AND BEAMS WITH NEUTRAL CAMBER UP. ENDS LAPPED OVER BEARING SHALL BE SECURELY SPLICED TOGETHER.
- PROVIDE DOUBLE JOIST UNDER ALL FLOOR OPENINGS AND DOUBLE HEADERS AT ALL DOOR AND WINDOW OPENINGS, ROOF WINDOWS AND SKYLIGHTS.
- DESIGN LOADS: FLOORS 40 P.S.F. LIVE LOAD 10 P.S.F. DEAD LOAD 30 P.S.F. LIVE LOAD 10 P.S.F. DEAD LOAD
- BRIDGING 1 1/4" x 3" SPRUCE 8'-0" MAX. SPACING PER JOIST SPAN.
- CORNER POSTS: (3) 2" x 4" STUDS.
- PROVIDE 4" MIN. BEARING FOR ALL WOOD, BEAMS AND RAFTERS.
- HEADERS OVER OPENINGS 8'-0" WIDE AND GREATER TO BEAR ON 4" x 4" POST EXCEPT WHERE OTHERWISE NOTED ON PLAN (OR EQUAL).

PLUMBING NOTES:

- ALL WORK PERFORMED TO CONFORM WITH ALL STATE AND LOCAL CODES.
- CONTRACTOR TO BE LICENSED BY THE STATE AND TO PROVIDE ALL NECESSARY DESIGN WORK NECESSARY TO OBTAIN ALL PERMITS.
- THE CONTRACTOR WILL PROVIDE ALL LUMBING FIXTURES WITH FAUCETS AS WELL AS ALL NECESSARY FITTINGS AND INSTALLATION.
- A GAS HOT WATER HEATER MINIMUM 40 GALLON SHALL BE INSTALLED BY THE CONTRACTOR.
- ALL MATERIALS SHALL BE COPPER FOR WATER SUPPLY AND ALL SANITARY LINES SHALL BE PVC SCHEDULE 40.
- THE CONTRACTOR SHALL SUPPLY THE NECESSARY PLUMBING RISER DIAGRAM AS REQUIRED AT THE TIME OF SUBMISSION FOR PLUMBING PERMIT.
- KITCHEN STOVE SHALL BE LP OR GAS.

ELECTRICAL NOTES:

- ALL ELECTRICAL RECEPTACLES, LIGHTING AND SWITCHING, ETC. ARE FOR DIAGRAMMATIC PURPOSES ONLY. OWNER SHALL HAVE THE GENERAL CONTRACTORS ELECTRICIAN VERIFY ALL EXISTING AND PROPOSED CONDITIONS PRIOR TO CONSTRUCTION.
- PROVIDE ALL GROUND FAULT CIRCUIT INTERRUPTER (GFI) RECEPTACLES WITHIN 6'-0" OF SINK EDGES, KITCHEN COUNTERS, DISHWASHERS, BATHROOMS, LAUNDRY ROOM AND ALL EXTERIOR AREAS (PROVIDE WEATHER-TIGHT COVER AT EXTERIOR LOCATIONS)
- ALL NEW ELECTRICAL OR DATA WALL OUTLETS SHALL BE RECESSED MOUNTED. THERE SHALL BE NO NEW SURFACE MOUNTED CONDUIT OR RECEPTACLES.
- ALL NEW ELECTRICAL AND DATA OUTLETS SHALL BE MOUNTED HORIZONTALLY AT 1'-6" A.F.F. (U.O.N.).
- NEW OUTLETS ABOVE COUNTERTOP SHALL BE MOUNTED HORIZONTALLY TO HEIGHT OF 6" ABOVE COUNTER TO CENTERLINE OF OUTLET.
- ALL NEW OUTLETS THAT ARE ADJACENT TO EACH OTHER SHALL BE SPACED 6" FROM CENTERLINE TO CENTERLINE.
- ALL NEW BACK TO BACK OUTLETS SHALL BE STAGGERED.
- ALL NEW ELECTRICAL OUTLETS AND COVER PLATES SHALL BE 'LEVITON' DECORA SERIES.
- COLOR OF OUTLETS AND COVER PLATES SHALL BE DETERMINED.
- ELECTRICAL CONTRACTOR SHALL DETERMINE WHETHER A SUPPLEMENTAL OR LARGER ELECTRIC PANEL IS REQUIRED BASED ON THE NEW LOADS.
- ALL NEW ELECTRIC DEVICES MOUNTED ON CMU SHALL RUN IN EMT.



D-100 PLUMBING RISER DIAGRAM
SCALE: N.T.S.

- MAINTAIN 1/2" PER FOOT PITCH ON ALL WASTE LINES
- ALL PLUMBING FIXTURE LOCATIONS ARE FOR DIAGRAMMATIC PURPOSES ONLY. OWNERS PLUMBING CONTRACTOR TO VERIFY ALL PURPOSED CONDITIONS PRIOR TO DESIGN & CONSTRUCTION.

LEGEND	
-----	EXISTING TO BE REMOVED
=====	EXISTING INTERIOR PARTITION TO REMAIN
=====	NEW 2" x 4" WOOD STUD INTERIOR WALL CONSTRUCTION
=====	NEW 2" x 6" WOOD STUD EXTERIOR WALL CONSTRUCTION
=====	NEW CONCRETE BLOCK FOUNDATION WALL
⊙	DOOR NUMBER, REFER TO DOOR SCHEDULE
⊙	WINDOW NUMBER, REFER TO WINDOW SCHEDULE
⊙	NEW RECESSED ELECTRICAL DUPLEX OUTLET MOUNTED @ 1'-6" A.F.F. (U.O.N.)
⊙	NEW RECESSED TELEPHONE/DATA OUTLET (OWNER LOCATED)
⊙	NEW RECESSED CO-AX CABLE T.V. OUTLET (OWNER LOCATED)
⊙	NEW CEILING MOUNTED ELECTRICAL DUPLEX OUTLET
⊙	NEW RECESSED LIGHT SWITCH MOUNTED @ 48" A.F.F.
⊙	NEW RECESSED 3-WAY LIGHT SWITCH MOUNTED @ 48" A.F.F.
⊙	NEW RECESSED LIGHT DIMMER MOUNTED @ 48" A.F.F.
⊙	NEW RECESSED DOWNLIGHT FIXTURE (OWNER SELECTED)
⊙	NEW WALL MOUNTED LIGHT FIXTURE (OWNER SELECTED)
⊙	NEW WALL MOUNTED VANITY LIGHT FIXTURE (OWNER SELECTED)
⊙	NEW PENDANT HUNG LIGHT FIXTURE (OWNER SELECTED)
⊙	NEW CEILING OR RECESSED MOUNTED LIGHT FIXTURE (OWNER SELECTED)
⊙	NEW CEILING FAN WITH LIGHT (OWNER SELECTED)
⊙	NEW COMBINATION CEILING LIGHT AND BATHROOM MECHANICAL EXHAUST FAN ON TIMER, ON SEPARATE SWITCH
⊙	NEW COMBINATION CARBON MONOXIDE/ SMOKE DETECTOR (WIRELESS OR HARD WIRED, INTERCONNECTED, BATTERY BACK-UP)
⊙	NEW 'SMART VENT' 8" x 16" FLOOD VENTS OR APPROVED EQUAL, 12" ABOVE GRADE MAX (1) PER 200 S.F. MIN.
⊙	SECTION NUMBER DRAWING NUMBER
⊙	ELEVATION LETTER DRAWING NUMBER
⊙	PAINT FINISH: COLOR:
⊙	FLOOR FINISH: WOOD FLOORING:
⊙	FLOOR FINISH: CERAMIC TILE:
⊙	FLOOR FINISH: CARPETING:
A.F.F.	ABOVE FINISHED FLOOR
APP	APPLIANCE HEIGHT
CNTR	COUNTER
G.F.I.	GROUND FAULT INTERCEPTOR
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W.G.F.I.	WEATHERPROOF GROUND FAULT INTERCEPTOR RECEPTACLE

FOR FILING ISSUED: 5/22/2023	
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Revised	Issued
No.	No.
DATE	DATE
DESCRIPTION	
Client	
RESIDENCE 29 CAMPVIEW PLACE KEANSBURG, NEW JERSEY	
Title	
FOUNDATION, FIRST & SECOND FLOOR CONSTRUCTION PLANS	
Seal & Signature:	Job Type:
Project No.:	Scale:
Date:	AS NOTED
Drawn By:	
Reviewed By:	
Drawing No.:	
A-100	
SHEET No.: 2 OF 4	
N.J. LIC. #A115228	