

DATE: 2-24-20

A-100

FLOOR PLAN

99 PEQUANNOCK AVE.  
PEQUANNOCK, NEW JERSEY

NO.	DATE	REVISION



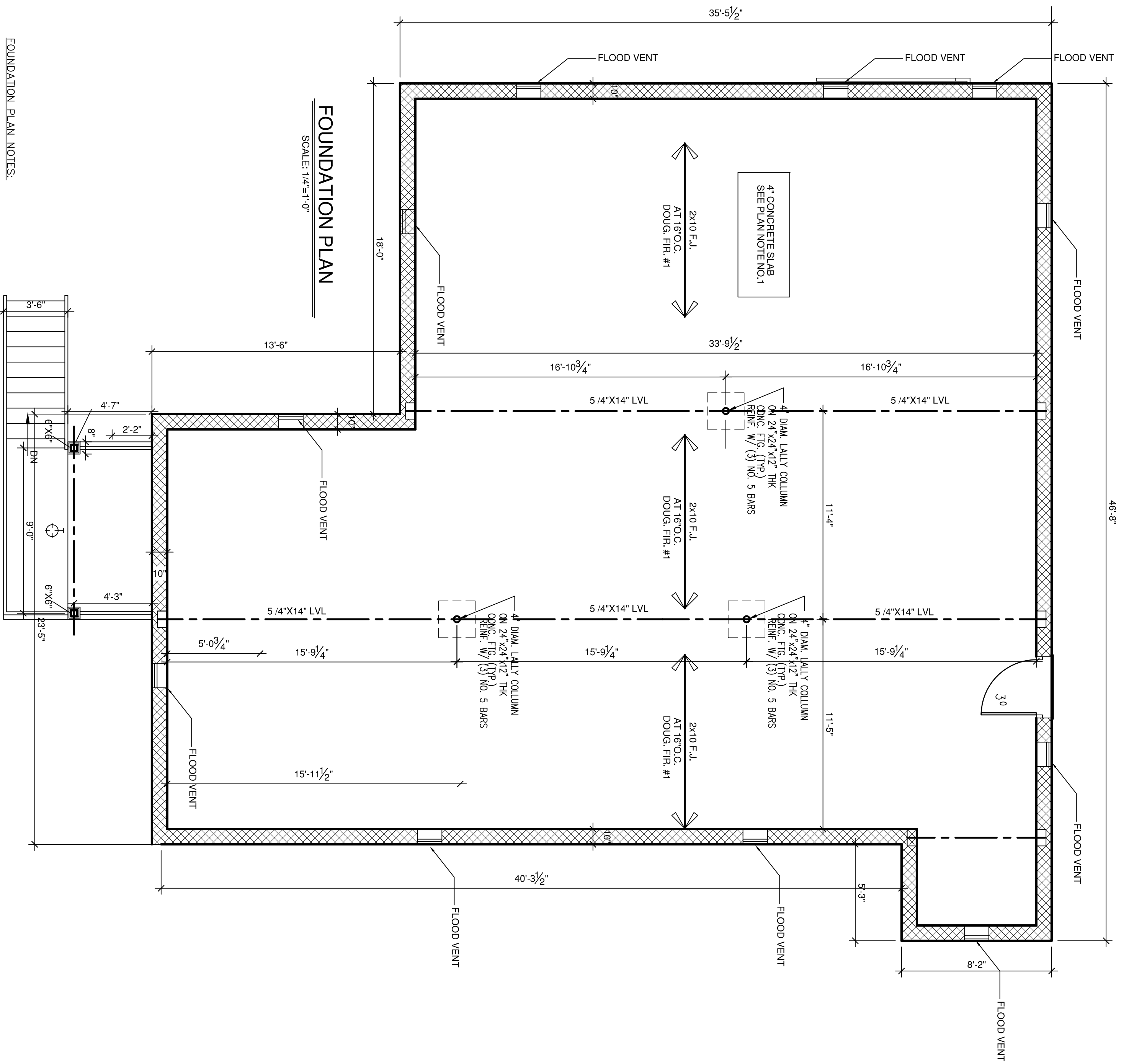
LICENSE NOS.

N.J. AI 05531  
N.Y. 9930  
PA, RA 6726-B  
CONN. 06718

LOUIS A. SALAMONE  
ARCHITECT AIA

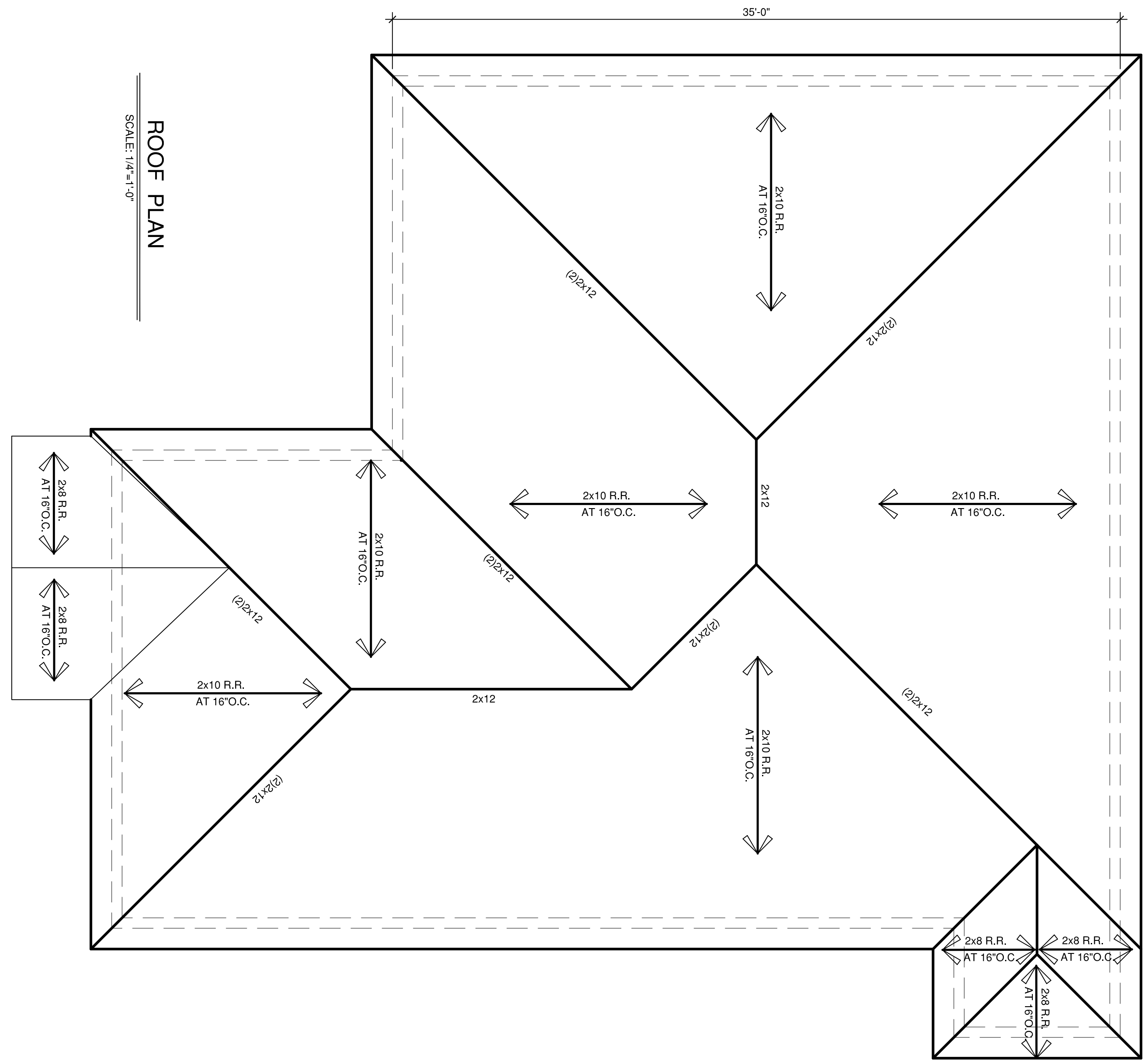
169 RAMAPO VALLEY ROAD OAKLAND, NEW JERSEY  
TEL. 201-644-7444 FAX 201-644-7445

PROJECT NUMBER  
19-26



FOUNDATION PLAN NOTES:

1. TYPICAL SLAB ON GRADE-PROVIDE 4" THICK CONCRETE SLAB WITH 6"x6" -10/10 WELDED WIRE FABRIC OVER 6 MIL VAPOR BARRIER OVER MINIMUM 4" THICK BED OF POROUS FILL (3/4" GRAVEL OR CRUSHED STONE) ON COMPACTED OR UNDISTURBED.
2. PROVIDE BRIDGING AT ALL FLOOR JOIST WITH SPANS MORE THEN 8'-0" AT 8'-0" ON CENTER.
3. BOTTOM OF ALL FOOTINGS SHALL BE MINIMUM 3'-6" BELOW FINISHED GRADE.
4. VERIFY ALL EXISTING DIMENSIONS IN FIELD. CONTACT ARCHITECT IMMEDIATELY IF EXISTING CONDITIONS ARE AT VARIANCE WITH THOSE REPRESENTED ON DRAWINGS.
5. UNLESS SPECIFICALLY INDICATED ON PLAN WITH DIMENSIONS OR CENTERLINE INDICATION, EXACT LIGHT LOCATIONS SHOULD BE COORDINATED WITH OWNER.
6. TYPICAL TREATED WOOD STAIR-  
CLEATS POSTED TO SUPPORT EACH TREAD, SCREWED TO STRINGER. PROVIDE INTERIOR CUT STRINGERS AT 3'-0" ON CENTER. SECURE ALL STRINGERS TO BOX BEAM WITH GALVANIZED CONNECTORS. PROVIDE 2 NOMINAL TREATED LUMBER STREAS AND 1 NOMINAL TREATED CLOSED RISERS. ALLOW FOR A MINIMUM 1" NOSE PROJECTION AT EACH TREAD. CONSTRUCT HANDRAIL AND GUARDRAIL TO MATCH DECK RAIL WITH TOP OF RAIL AT 2'-10" ABOVE NOSING.
7. DO NOT SCALE DRAWINGS.

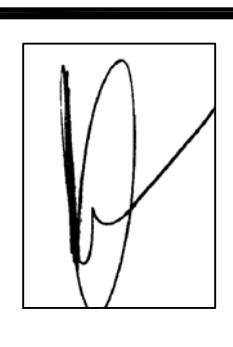


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**A-100A**  
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**FOUNDATION PLAN**  
**ROOF PLAN**

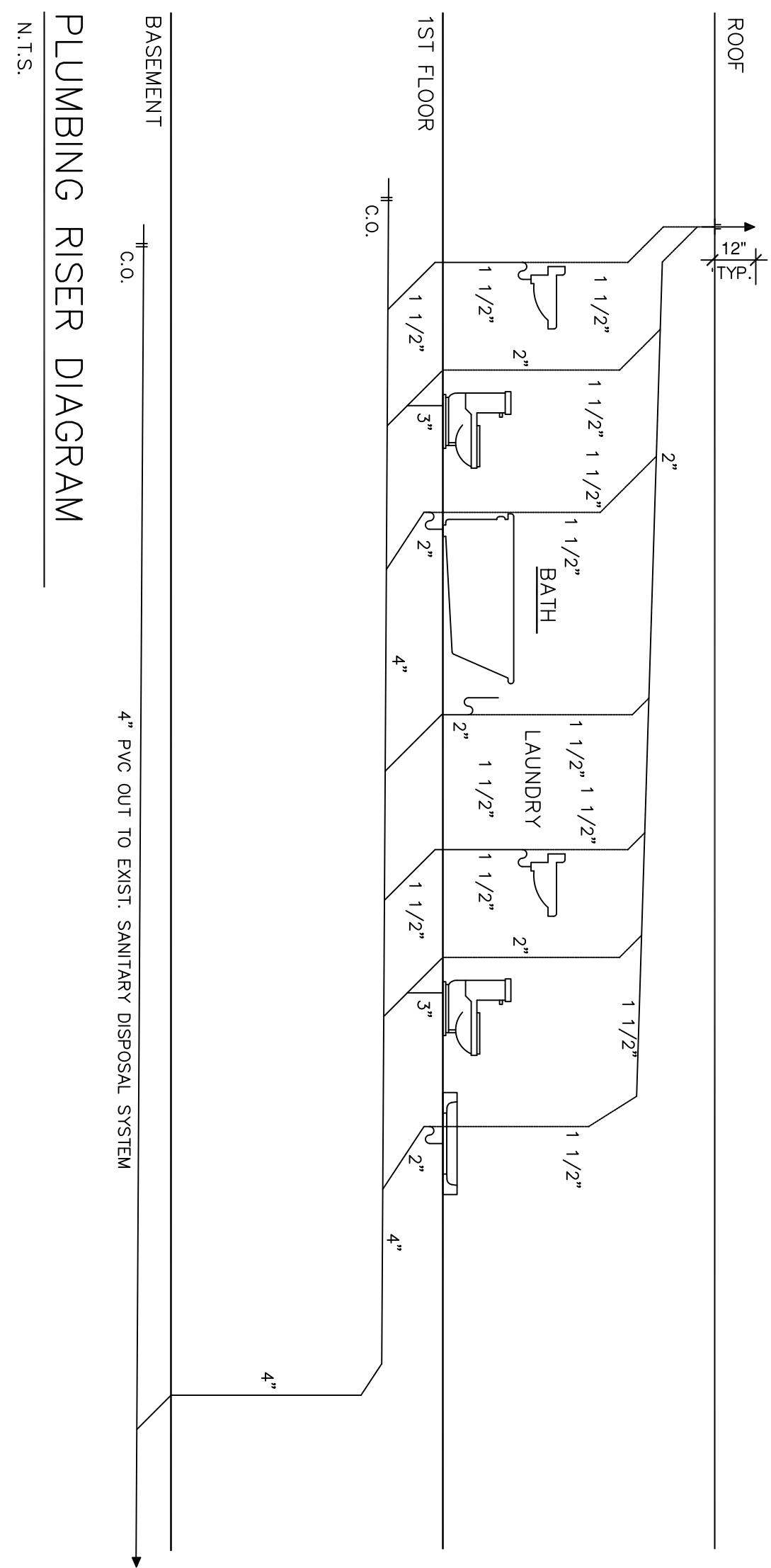
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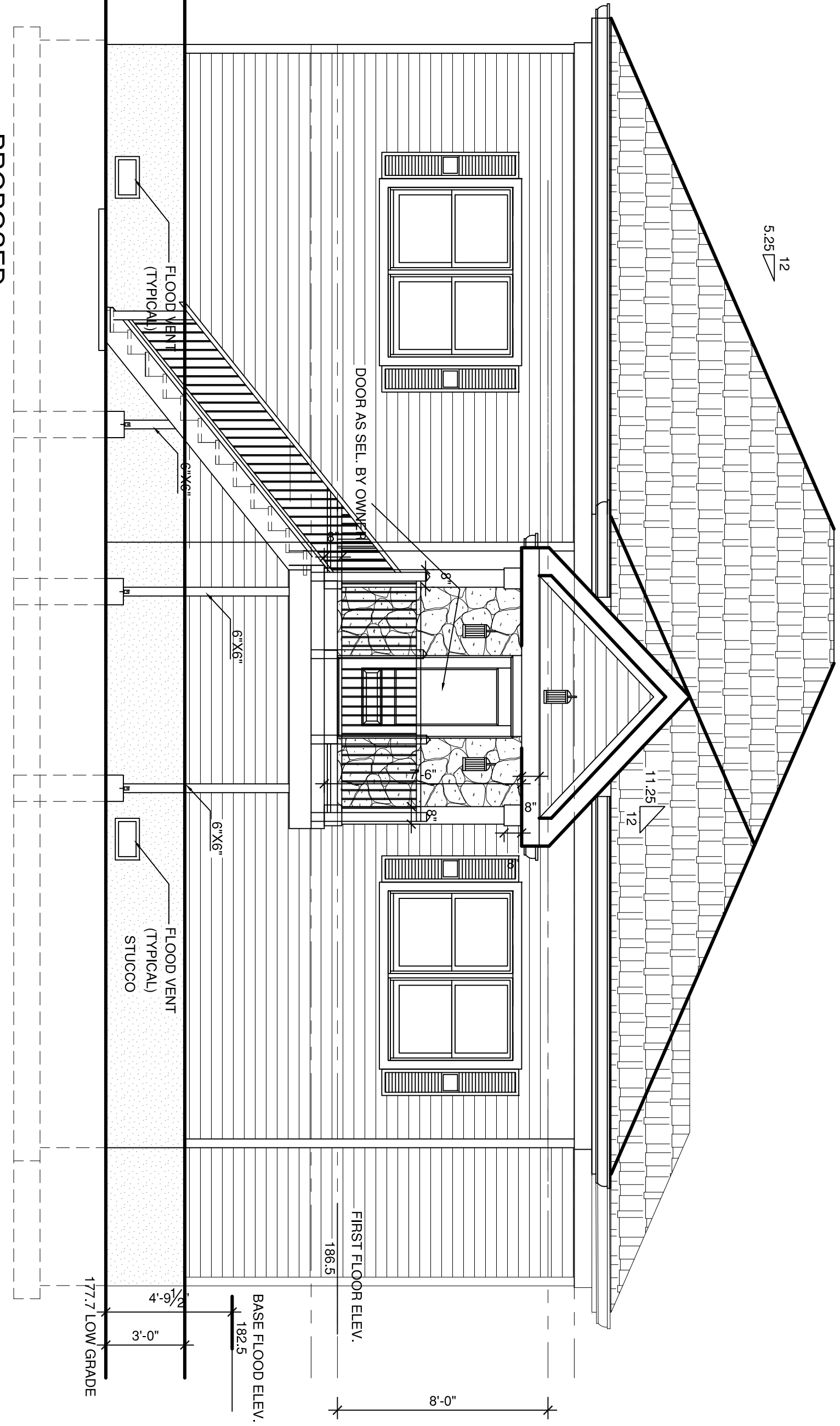
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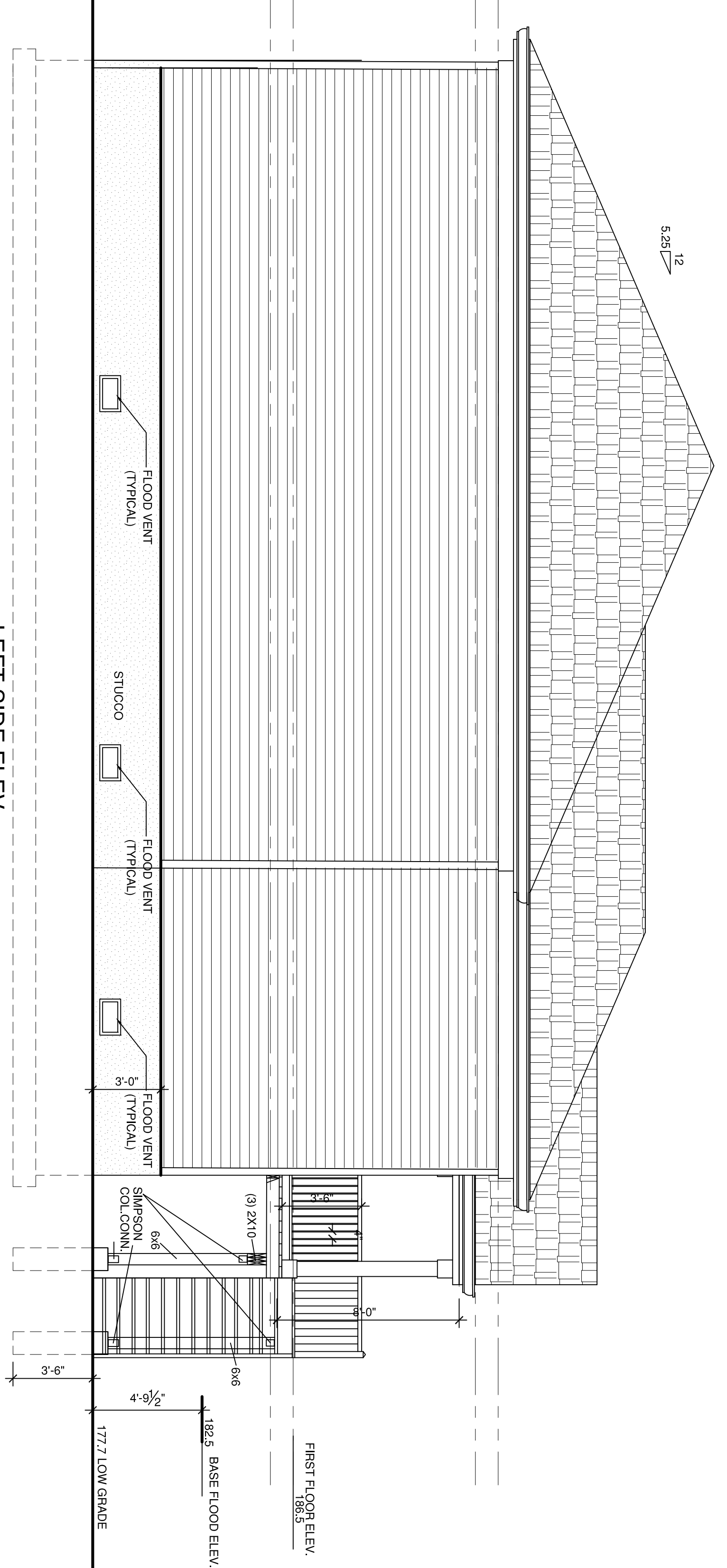


PLUMBING RISER DIAGRAM  
N.T.S.

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



LEFT SIDE ELEV.  
SCALE: 1/4"=1'-0"

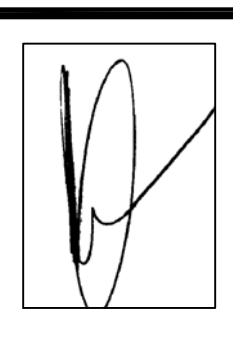


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**A-101**  
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**FRONT  
LEFT SIDE  
ELEVATIONS**

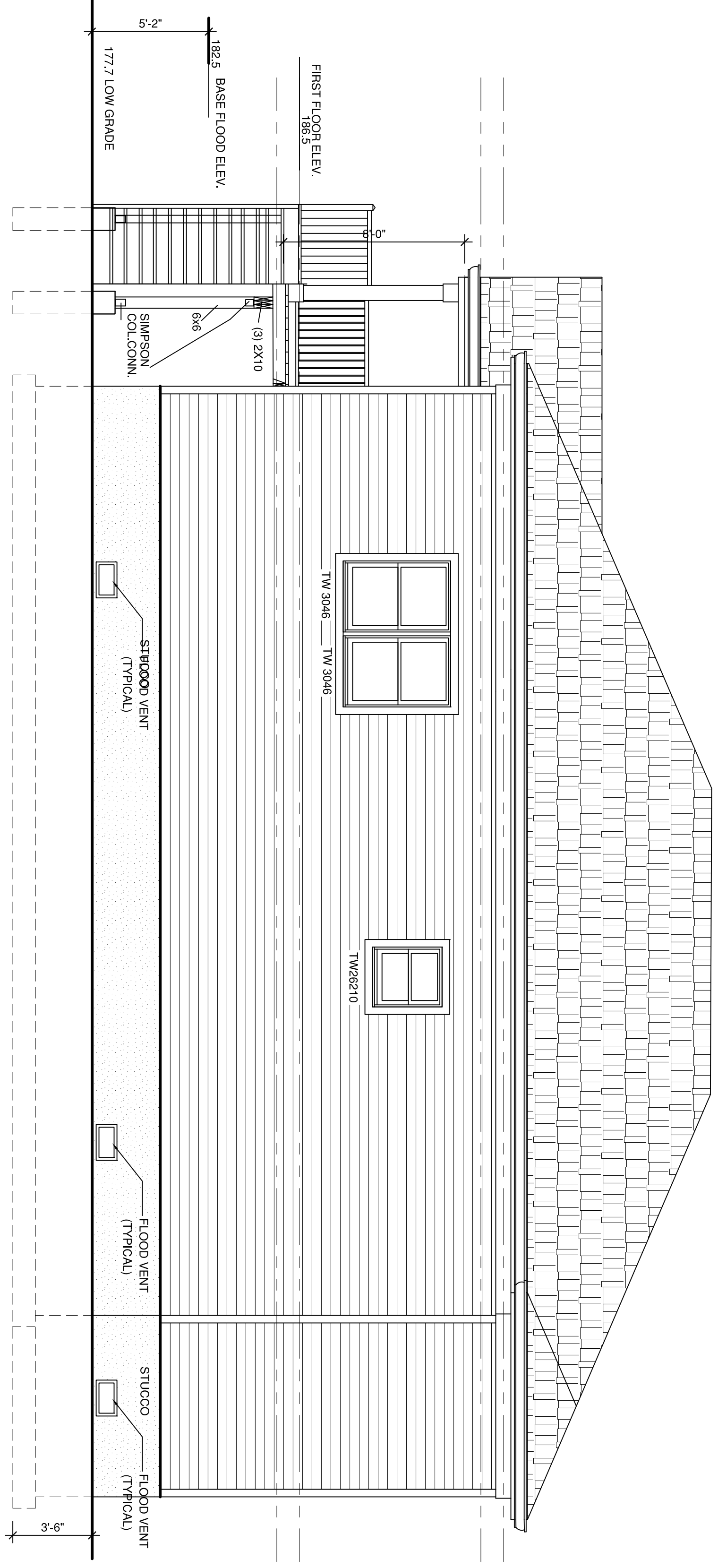
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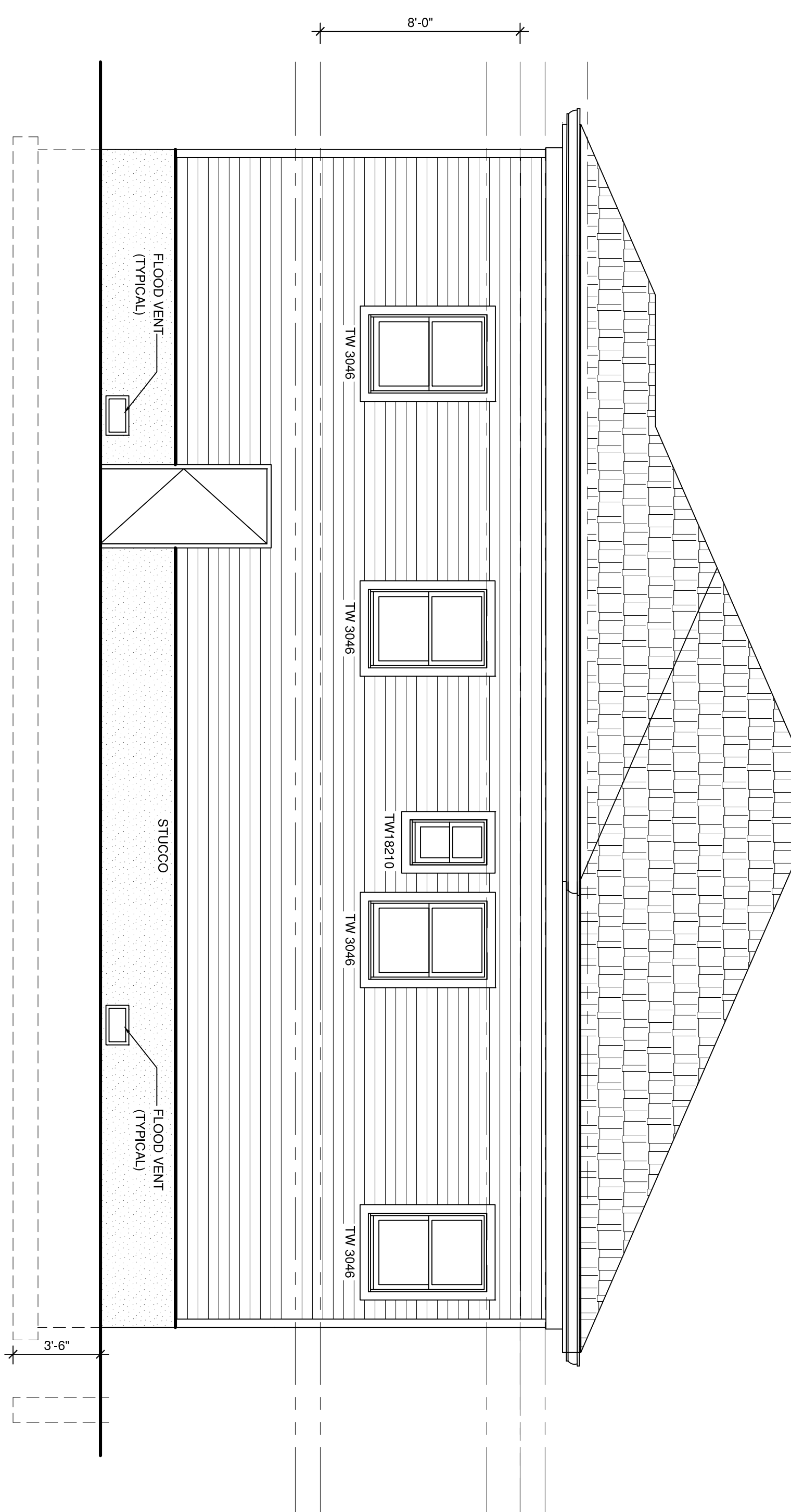


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RIGHT SIDE ELEV.  
SCALE: 1/4"=1'-0"



REAR ELEVATION  
SCALE: 1/4"=1'-0"

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**ELEVATIONS**

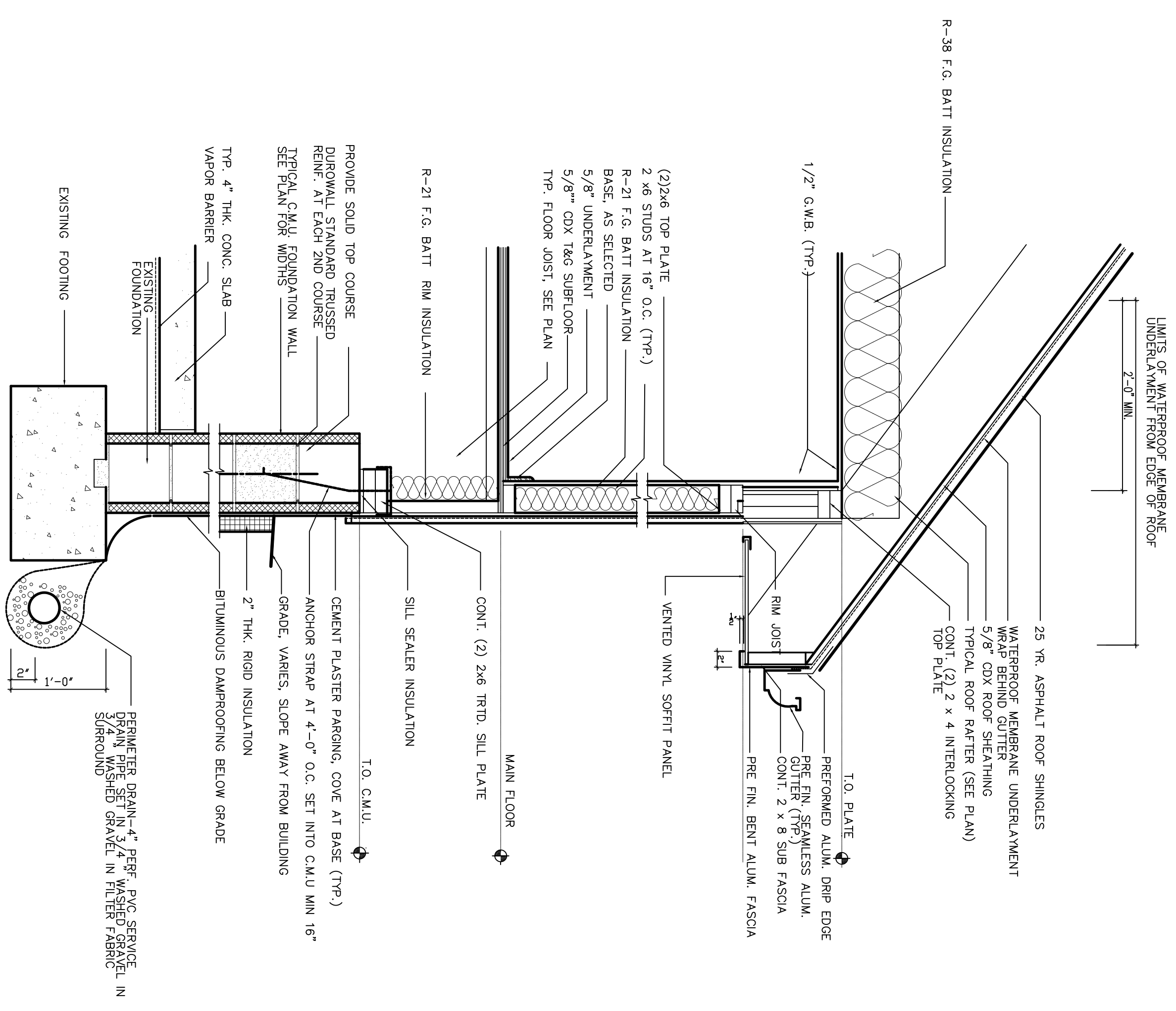
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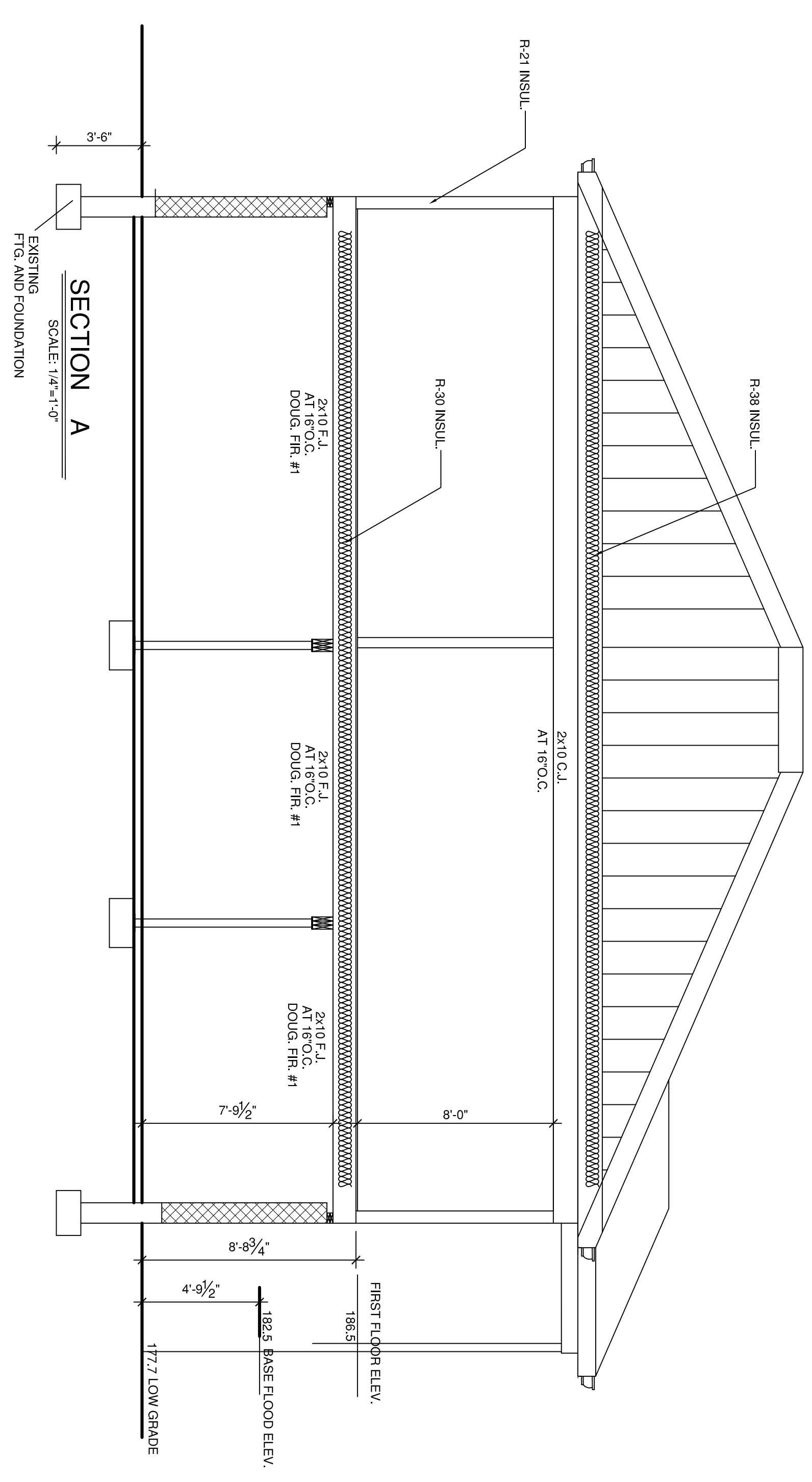


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1 TYPICAL WALL SECTION  
SCALE: 1/4"=1'-0"



SECTION A  
SCALE: 1/4"=1'-0"

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CROSS SECT.  
TYP. SECTION

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GENERAL NOTES:

- 1. ARCHITECTURAL SERVICE PROVIDED IN THESE DRAWINGS IS LIMITED TO ROOM ARRANGEMENT, DIMENSIONS, STRUCTURAL DESIGN, AND CONSTRUCTION DETAILS... 2. THE ARCHITECT WILL NOT BE HELD RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR WRITTEN RECOMMENDATIONS... 3. THE FOLLOWING, UNLESS OTHERWISE PROVIDED FOR IN THESE DRAWINGS, ARE TO BE FURNISHED BY THE OWNER... 4. CONSTRUCTION SHOWN AND SPECIFIED SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES... 5. ALL CONSTRUCTION SHALL CONFORM TO ACCEPTED GOOD PRACTICE AS DEFINED BY LATEST EDITIONS OF THE 2006 INTERNATIONAL BUILDING CODE... 6. ALL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS AS SPELLED OUT IN THESE NOTES... 7. GENERAL CONTRACTORS SHALL VERIFY ALL CONDITIONS AND CHECK ALL MEASUREMENTS ON THE JOB AND SHALL BE RESPONSIBLE FOR THE SAME... 8. ALL OPENINGS IN WALLS, FLOORS, ROOF ETC. TO BE LOCATED AND SIZED AS PER MECHANICAL PLANS & ARCHITECTURAL REQUIREMENTS... 9. ALL WALLS SHALL BE ADEQUATELY BRACED UNTIL THE ENTIRE STRUCTURAL FRAME HAS BEEN INSTALLED AND IS STRUCTURALLY SOUND... 10. ALL CONTRACTORS AND SUBCONTRACTORS ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK... 11. CONTRACTORS SHALL VERIFY SITE PRIOR TO COMMENCEMENT OF WORK... 12. CONTRACTORS SHALL OBTAIN ALL PERMITS AND PAY ALL ASSOCIATED FEES... 13. ALL SUBCONTRACTORS SHALL BID THIS JOB FROM THE SAME... 14. PROVIDE SMOKE DETECTION SYSTEM AS PER N.J. EDITION OF THE 2006 INTERNATIONAL BUILDING CODE... 15. CONTRACTOR SHALL MAINTAIN JOBSITE IN A REASONABLY CLEAN STATE... 16. ELECTRICAL PLANS WHEN SHOWN ARE FOR GENERAL LAYOUT AND QUANTITIES ONLY... FOUNDATION WALL NOTES: 1. LAY UP ALL MASONRY IN A RUNNING BOND... 2. CONSTRUCT FOUNDATION OF 1" CONCRETE BLOCKS WITH BOTTOM COURSE FILLED SOLID... 3. PROVIDE 8" SOLID BRICK MASONRY UNDER GIRDER ENDS... 4. DAMPROOF HOLLOW BLOCK BASEMENT WALLS WITH 1/2" COAT OF PORTLAND CEMENT PARING... 5. ANCHOR BRICK VENEER TO MASONRY BACKUP OR WOOD FRAMING WITH GALVANIZED STEEL TIES SPACED AT 24" ON CENTER... 6. PROVIDE THE FOLLOWING LINTELS (STEEL ANGLE AT 3XK ALLOWED OVER ALL OPENINGS) BEARING IN MASONRY WALLS FOR EACH 4" THICKNESS OF MASONRY PROVIDE ONE ANGLE AS FOLLOWS: MASONRY OPENINGS: 0'-0" TO 4'-0" 4" x 3'-1/2" x 5/16" 4'-0" TO 8'-0" 6" x 3'-1/2" x 5/16" 8'-0" TO 10'-0" 8" x 3'-1/2" x 5/16" LINTELS SHALL BEAR 8" MINIMUM EACH END, SPANS OVER 5'-0" BOLT DOUBLE ANGLES BACK TO BACK AT 3'-0" O.C. LINTELS SHALL BEAR ON 12" BLOCK FOUNDATIONS WITH SEM-100 BLOCK. UNDER FIRST COURSE OF BRICK PROVIDE FLASHING WITH WEEDFLOPS AT 8'-0" O.C. PROVIDE TRUSS TYPE HORIZONTAL REINFORCING IN EVERY SECOND COURSE OF MASONRY WALL. PROVIDE 8" x 16" VENT WITH INSECT SCREEN IN FOUNDATION WALL IN ALL CRAWL SPACE AREAS IN ACCORDANCE WITH B.O.C.A.

FOOTING & SLAB NOTES:

- 1. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND/OR SUPERVISED COMPACTED FILL... 2. ALL FINISH SHALL BE COMPACTED LAYER BY LAYER TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY WHEN TESTED IN ACCORDANCE WITH A.S.T.M. D1557... 3. SOIL UNDER FOOTINGS SHALL BE PROTECTED FROM FREEZING... 4. BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE AT LEAST 3'-6" BELOW FINISHED GRADE... 5. CHANGES OF LEVEL OF FOOTINGS MUST BE KEPT WITHIN THE SAFE ANGLE OF THE SOIL (ONE VERTICAL TO TWO HORIZONTAL)... 6. PROVIDE 4" POLYSTYRENE INSULATION UNDER ALL CONCRETE SLABS ON EARTH... 7. CONTRACTOR SHALL ADEQUATELY PROTECT WALLS, PIERS, ETC. FROM DAMAGE DUE TO BACKFILLING... 8. CONTRACTOR MUST PREVENT THE FOUNDATION FROM BEING PUT IN JEOPARDY BY THE EXCAVATION FOR UTILITIES ETC... 9. WHERE PIERS PASS THRU NEW WALLS, DROP THE FOOTINGS SO THAT PIERS PASS OVER THE TOPS OF THE FOOTING... 10. DE-WATERING PROCEDURES (IF REQUIRED) SHALL NOT DISTURB THE SOIL STRUCTURE... 11. ADD 6" TO OVERALL WIDTH OF THE FOOTINGS IF THEY ARE NOT FORMED DURING POURING... 12. ALL CONCRETE SHALL BE 2500 P.S.I. STONE AGGREGATE READY MIX FOR FOOTINGS AND 3000 P.S.I. FOR SLABS... 13. ALL CONCRETE FOOTINGS SHALL BE 20" WIDE AND 12" DEEP FOR 10" BLOCK WALLS - PROVIDE (1) 2" x 4" x 4" KEY WAY IN ALL FOOTINGS... 14. CONSTRUCT SLABS ON GRADE 4" THICK WITH 6X6 #10 WELDED WIRE MESH REINFORCING OVER 4" CRUSHED GRAVEL BED, ON 4" WELDED WIRE BARRIER... 15. PROVIDE 2" THICK SCREED COAT OF CONCRETE IN ALL CRAWL SPACES... 16. BACKFILLING OF FOUNDATION WALLS TO OCCUR AFTER FIRST FLOOR IS IN PLACE OR THE WALLS ARE PROPERLY BRACED.

WOOD FRAMING NOTES:

- 1. LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION REC. BY THE N.L.G.A. AND CODE STANDARDS LISTED ABOVE... 2. ALL FRAMING LUMBER SHALL BE 1400 P.S.I. DOUTROUS FIR... 3. ALL SPLITTING AND SPLITTING SHALL BE DOUTROUS GRADE PLYSCOPE TYPE C-D (GOODS FOR PLYWOOD) ALL SUBROINGS AND DECKING SHALL BE INSTALLED WITH RESIN COATED NAILS ("COOLERS") OR SCREWS... 4. SET ALL JOISTS AND BEAMS WITH THE NATURAL GRAIN UP ENDS UP AND BEAMS SHALL BE SECURELY TIED TOGETHER THE JOIST ENDS BEARING ON WOOD WITH 1" ANCHOR EVERY FOURTH JOIST... 5. PROVIDE 5/4" x 3" WOOD CROSS BRACING AT A MAXIMUM OF 8'-0" O.C. AND SOLID BRACING AT JOIST ENDS (OR SIMPSON WELD SHIP BRACING - AS SPECIFIED)... 6. ANCHOR SILL PLATES WITH 1/2" DIA. HOOKED BOLTS 1'-6" LONG SPACED AT 8'-0" O.C. OR HERRONCE STRIPS (AS NOTED) - INSTALL AS PER B.O.C.A... 7. FRAME ALL OPENINGS LARGER THAN 16" WITH DOUBLE HEADERS AND TRIMMERS. DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO JOISTS... 8. PROVIDE HEADERS FOR OPENINGS IN FRAME WALLS AS FOLLOWS: FOR OPENINGS FROM: 0'-0" TO 2'-0" USE (2) 2" x 4" 2'-0" TO 3'-0" USE (2) 2" x 6" 3'-0" TO 5'-0" USE (2) 2" x 8" 5'-0" TO 7'-0" USE (2) 2" x 10" 7'-0" TO 8'-0" USE (2) 2" x 12" 9. WOOD STAIRS SHALL BE CONSTRUCTED AS FOLLOWS: STRINGERS: CLEAR SOFTWOOD WITH A MINIMUM EFFECTIVE WIDTH OF 3'-2" TREADS: HARDWOOD FOR FINISHED STAIRS - SOFTWOOD FOR BASEMENT STAIRS (8" MINIMUM WITH 1" NOSING) RISERS: SOFTWOOD (8-1/4" MAXIMUM) - NOT REQUIRED ON BASEMENT STAIRS. 10. ALL MULTIPLE MICRO-LAM GIRDS SHALL BE GULD WITH CONSTRUCTION ADHESIVE AND SCREWED TOGETHER WITH A MINIMUM OF 2 ROWS OF 2-1/2" FRAMING SCREWS AT 12" O.C. 11. ALL FITCH PLATE GIRDERS SHALL HAVE STAGGERED 1/2" BOLTS AT 12" O.C.

FINISH NOTES:

- 1. ALL INTERIOR WALLS AND CEILINGS TO RECEIVE 1/2" SHEETROCK, TAPED AND SPACKLED AND NON FRAMED WINDOW OPENINGS & AT CORNERS OF ALL WALLS (USE METAL CORNER BEADS AT NON FRAMED WINDOW OPENINGS)... 2. BATHROOMS TO RECEIVE 1/2" WATER RESISTANT SHEETROCK AND 1/2" WOODS BOARD IN TUB AND SHOWER COMPARTMENTS WITH FULL TILE ON SURROUNDING WALLS. CERAMIC TILE FLOOR AND BASE THROUGHOUT... 3. ALL TRIMWORK SHALL BE STAIN GRADE LUMBER... 4. ALL FINISHED FLOORING MATERIAL SHALL BE SELECTED BY THE OWNER (S.B.O.) UNLESS NOTED OTHERWISE... 5. ALL PLUMBING FIXTURES SHALL BE SELECTED BY THE OWNER UNLESS NOTED.

GENERAL DEMOLITION NOTES:

- 1. ADJACENT TO AREAS OF SELECTIVE DEMOLITION, CONDUCT SELECTIVE DEMOLITION TO MAINTAIN ACCESS TO ADJACENT AREAS... 2. CONDITION OF STRUCTURES: OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF EXISTING AT TIME OF COMMENCEMENT OF CONTRACT... 3. PARTIAL DEMOLITION AND REMOVAL: ITEMS INDICATED TO BE REMOVED BUT NOT SALVAGEABLE... 4. PROTECTIONS: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT TRAFFIC, PERSONNEL AND GENERAL PUBLIC FROM INJURY... 5. DAMAGE: PROPERTY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER... 6. TARGET: CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALLS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES... 7. UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN KEPT IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS... 8. ENVIRONMENTAL CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES, SWEEPING IN AREAS TO MAINTAIN PROTECTIVE DUST AND CONTROL WITH COVERING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION... 9. INSPECTION: PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK, INSPECT AREAS IN WHICH WORK WILL BE PERFORMED... 10. PREPARATION: PROVIDE INTERIOR AND EXTERIOR SHIPING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED... 11. FEGT AND MAINTAIN CURT-PROOF PARTITIONS AND CLOSURES AS REQUIRED TO PREVENT SPREAD OF DUST OR FLAMES TO OCCUPIED PORTIONS OF THE BUILDING... 12. PROVIDE WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS RESULTING FROM DEMOLITION WORK... 13. LOCATE, IDENTIFY, STOP OFF, AND DISCONNECT UTILITY SERVICES THAT ARE NOT INDICATED TO REMAIN... 14. PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER... 15. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS, CUT CONCRETE POWER-DRIVEN MASONRY SAW OR HAND TOOLS... 16. SALVAGE ITEMS: WHERE INDICATED ON DRAWINGS AS "SALVAGE - DELIVER TO OWNER - CAREFULLY REMOVE INDICATED ITEMS, CLEAN, STORE, AND TURN OVER TO OWNER AND OBTAIN RECEIPT... 17. DISPOSAL OF DEMOLISHED MATERIALS: REMOVE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE... 18. IF UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED... 19. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED... 20. ELECTRICAL CONTRACTOR (E.C.) - ELECTRICAL CONTRACTOR THE E.C. SHALL EXAMINE DRAWINGS FOR BOTH ITEMS SPECIFICALLY INDICATED AND ALSO THE INTENT OF THE INSTALLATION... 21. ADHERE TO ALL APPLICABLE CODES... 22. INSURETY: CONTRACTOR SHALL MAINTAIN INSURETY... 23. THE E.C. SHALL EXAMINE THE DRAWINGS PRIOR TO BID FOR FEASIBILITY OF INSTALLATION... 24. COMPLETE ELECTRICAL DISTRIBUTION SYSTEM & GROUNING & ACCESSORIES... 25. ALL CONDUCTORS SHALL BE THIN COPPER WIRE WITH THERMOPLASTIC INSULATION RATED 600 VOLTS... MAXIMUM COPPER WIRE SIZES: UP TO 400 FEET - #12 OVER 400 FEET - #10 CONTROL WIRE - #14

ELECTRICAL NOTES:

- 1. THE E.C. SHALL EXAMINE DRAWINGS FOR BOTH ITEMS SPECIFICALLY INDICATED AND ALSO THE INTENT OF THE INSTALLATION... 2. ADHERE TO ALL APPLICABLE CODES... 3. INSURETY: CONTRACTOR SHALL MAINTAIN INSURETY... 4. THE E.C. SHALL EXAMINE THE DRAWINGS PRIOR TO BID FOR FEASIBILITY OF INSTALLATION... 5. COMPLETE ELECTRICAL DISTRIBUTION SYSTEM & GROUNING & ACCESSORIES... 6. ALL CONDUCTORS SHALL BE THIN COPPER WIRE WITH THERMOPLASTIC INSULATION RATED 600 VOLTS... MAXIMUM COPPER WIRE SIZES: UP TO 400 FEET - #12 OVER 400 FEET - #10 CONTROL WIRE - #14



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Table with 2 columns: NO, DATE, REVISION. Contains a grid for tracking changes to the specifications.

99 PEQUANNOCK AVE. PEQUANNOCK, NEW JERSEY

SPECIFICATIONS

A-301