PROJECT NOTES

All notes below apply to this project except those sections marked with an "X": ☒

GENERAL NOTES ☐

CODES & STANDARDS: All work shall conform with the requirements of the N.J.U.C.C., IRC 2018 NJ Edition, National Electric Code, National Plumbing Code, N.F.P.A. recommendations, O.S.H.A., and all local codes and ordinances applicable to this project.
Construction documents are in compliance with ASCE 24.

CLARIFICATIONS: Prior to submitting a bid, the contractor shall become familiar with the project by careful inspection of the site and construction documents. Should any error, omission, ambiguity or discrepancy exist on the drawings which the contractor might reasonably be expected to detect, the same shall be brought to the attention of the Architect for correction or clarification prior to proceeding with the work involved. Any work that proceeds otherwise shall, if incorrectly performed, be replaced or repaired at no additional cost.

DIMENSIONS: The Contractor shall not scale off the drawings; written dimensions shall govern. Dimensions given are nominal unless indicated otherwise. All dimensions and conditions shall be verified in the field by the Contractor and any discrepancy brought to the attention of the Architect. Where a door or a window is drawn near a corner and no dimension is given, offset the opening enough to accommodate the full width of trim, minimum 4". Where elements are drawn centered in a space or opening, they shall be centered when installed. All corridors, stairs and clearance between counters and other built-ins shall be 36" minimum. All closets, unless noted otherwise, shall be 24" deep.

QUALITY: All work shall be performed in a workman-like manner. Match and align all surfaces where applicable to afford a finished, neat appearance. All existing surfaces and equipment shall be protected and any damage to such caused by the work shall be patched/repaired such that they are left as they were before the commencement of the work. Contractor shall clean all dirt and refuse caused by the work.

INFERENCE: All work that is either implied or reasonably inferable from the contract documents shall be the responsibility of the contractor and a reference to any work by mention, note, detail or implication indicates the contractor shall perform a complete installation of such work. All equipment, fixtures and other devices shall be fully installed and shall be made fully operational and warranteed when the job is complete.

SAFETY: Take full precaution to protect workers, passerby and adjacent property from any hazards caused by the work. Provide all fences, barricades and security as may be required to protect life and property. The Contractor shall protect all construction and materials from weather, vandalism, and theft. The Contractor shall be solely responsible for all property and personal damage or injury resulting from the conduct of the work and shall indemnify and save the Owner and the Architect harmless from all claims for loss of or damage to property or personal injury or death of any and all persons arising out of the work of this Contract.

COORDINATION: The Contractor shall be responsible for the coordination of the work of all subcontractors. The Contractor shall be responsible for the coordination of the work of this contract with the work of any other contractors hired separately by the Owner.

MATERIALS, products and equipment shall be new, standard, and of good quality, and all workmen and subcontractors shall be skilled in their trades. All products shall be installed in accordance with the manufacturers' written directions and/or recommendations.

PERMITS: The Contractor shall obtain and pay for all permits, fees, bonds and inspections. The Contractor shall make all arrangements for inspections. The Contractor shall file all required certificates of insurance.

CLEAN-UP: At the completion of the project the Contractors shall remove all rubbish from the site and leave the building broom clean.

DEMOLITION NOTES ☐

STRUCTURAL INTEGRITY: The Contractor shall determine the direction of framing before removing any walls. If a wall is determined to be bearing and new structural support is not indicated on the drawings, notify Architect for additional design. Where structural support is to be removed, temporary shoring/bracing or new structural elements shall be added such that the structural stability and integrity of the building is maintained at all times.

ORDER: All demolition work shall be done carefully, neatly and in a systematic manner. Debris shall be removed regularly as the job proceeds such that it does not accumulate on the site.

UTILITIES: Remove or relocate all wiring, plumbing, ductwork and mechanical equipment affected by the demolition. Pipes to be removed shall be cut to a point of concealment behind or below finished surfaces and shall be properly capped or plugged.

WEATHER: The contractor shall provide adequate weather protection for the building and its contents during the course of the work. All openings in walls and roof shall be protected from all forms of water or weather penetration.

CONSTRUCTION NOTES ☐

MATERIAL SELECTION: Unless noted otherwise, all new finishes, doors, hardware, trim, siding, roofing, coverplates, switches and all other exposed installations shall match existing. The Contractor shall verify all material selections with the Owner. In advance of material procurement and installation, provide samples for all exposed installations to the Owner for review, selection and approval of color, texture, shape, etc.

SYSTEMS: It shall be the responsibility of the contractor to hire qualified individuals to assess the existing building systems and to design and install all modifications/upgrades to the electrical, plumbing, mechanical and fire protection systems. The heating system shall be capable of maintaining inside temperature of 75 degrees F when the outdoor temperature is 0 degrees F and the wind velocity is 15 mph. The cooling system shall capable be of maintaining 78 degrees F when the outdoor temp. is 92 degrees F. All piping shall be protected from freezing. The Contractor shall coordinate with the Owner the quantity and location of all phone jacks, cable jacks, thermostats, and speakers. Relocate all existing meters, service connections, hose bibs, and other utility features to be affected by the work.

CENTERING: Unless noted otherwise, all beams/girders/headers shall be centered on the posts/columns which support them, and all posts/columns shall be centered on their footings.

VENTILATION: All attic spaces shall be ventilated by louvers and/or vents as required with a total clear opening of not less than one-third of one percent of the horizontally projected roof area. All crawl spaces shall be vented whereby the minimum net area of ventilation openings shall not be less than 1 square foot for each 150 s.f. of crawl space area. One vent shall be within 3 feet of each corner of the building.

ROOF DRAINAGE: Connect all leaders to existing underground storm water system. If no system exists, instal new system to conduct storm water to a point 15' minimum from building.

ROOFING: All roofing materials shall be provided by a single roofing manufacturer. All penetrations through roof and interruptions of roof shall be flashed and counterflashed. Asphalt shingle roofing shall be min. 235 lb per square with a UL Class A fire rating and shall be self sealing. Provide 35 year manufacturer's warrantee on roofing and underlayment. Install Ice and Water Shied at all valleys, eaves & at all roof edges: 2' inward from face of wall below.

WALL OPENINGS: All windows, doors and other wall penetrations shall be flashed and sealed as recommended by manufacturer.

STEEL COLUMNS: All new steel columns and all existing steel columns in work area shall be painted with a zinc rich rust inhibitive paint.

GYPSUM BOARD: All exposed gypsum board surfaces shall be taped, spackled, sanded, primed and painted two coats minimum.

FLOORING: Contractor shall install new foor finish to all new floor areas. Where not indicated on drawings, verify type and quality level with Owner.

CLOSETS: All closets shall be provided with a wood rod and a wood shelf.

FOUNDATION NOTES ☐

DEPTH: Bottom of all footings shall be minimum of 3'-0" below finished grade. If footings are stepped, the line of the footing shall be sloped not more then one foot vertical to two feet horizontal. Footings shall be formed to their full depth.

SOIL: All footing design is based on a pesumptive soil bearing capacity of 2000 PSF, minimum. If conditions encountered under all or part of the footings do not allow such bearing capacity, notify Architect for redesign. Footing shall be on undisturbed virgin soil, free of frost. If required, provide stone or concrete fill under the supervision of a N.J. Registered Geotechnical Engineer.

BACKFILLING: Do all interior and exterior backfilling simultaneously. Backfilling against foundation walls shall not be performed until floors or roof they support have been completely installed.

FILL SOLID with concrete all block cells below grade. Also fill solid all cells where anchors occur, and entire top course.

HORIZONTAL JOINT REINFORCING ("dur-o-wall") shall be provided for full thickness of walls as follows: at 16" o/c vertical spacing, (every other block course); and provide at every course from top of footing to top of slab or grade level, whichever is higher; and provide at every course for two courses above and below all masonry wall openings, extending 3'-0" beyond opening in each direction; and provide at every course for 5'-0" in each direction at all corners.

CONCRETE NOTES ☐

STRENGTH: All concrete shall be controlled stone type with a minimum ultimate compressive strength of 3000 PSI for footings and 4000 PSI for slabs. All concrete shall comply with current A.C.I. requirements.

REINFORCING shall be new, high grade billet steel deformed bars in accordance with ASTM-A-615 grade 60. Intermediate grade permissible for ties. Installation shall conform to A.C.I. Manual of Standard Practices. The length of reinforcing splices be 40 bar diameters minimum.

WOOD NOTES ☐

GRADE: All lumber for framing shall be Douglas Fir Select Structural Grade or better clearly stamped and graded.

BLOCKING: Provide solid bearing under all joists, beams and posts. Provide solid blocking above sill plate below all posts.

DOUBLE FRAMING shall be provided around all openings through walls, floors and roofs and under all tubs and partitions parallel with the direction of framing.

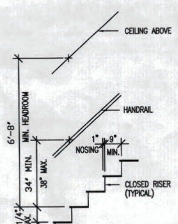
HEADERS: provide (2)2x10 min. header for all wall openings 6'-0" wide or less, unless otherwise noted. All headers and beams spanning 6'-0" or more shall bear on a minimum of (2) 2x members.

TJI's (I-joists or engineered joists): Use web stiffeners, squash blocks, connectors and all other accessories as recommended by manufacturer. Use rim board manufactured by joist fabricator.

DETAILS: Set all beams and joists natural camber up. No structural valleys are to be formed unless noted otherwise. Members shall not be drilled or notched excessively (see code for limitations on notching lumber and manufacture's data for limitations on notching composite wood members). The minimum distance from grade to untreated lumber is 8". Provide metal joist and beam anchors, hangers, braces and connectors at all points of flush and suspended framing (products by Simpson, Teco or equal). Use hurricane anchors at all roof-to-wall connections, all wall-to-foundation connections, and all other connections as required by code. For composite wood girders, provide bearing as per manufacture's recommendations. Where girders are noted to be "flush", the bottom of girder is to align with the bottom of adjacent joists. Size, number and location for all nailing and other connectors shall be as per building code.

STAIR NOTES (RESIDENTIAL) ☐

1. Stair to be minimum 36" wide.
2. Adjacent treads and adjacent risers shall not vary more than 3/16"
3. Tread depths and riser heights shall not vary more than 3/8" over the entire stair.
4. Guardrails at stair openings shall be 36" high min.
5. Max. rise between floors/landings to be 12'-0".
6. Guardrail balusters to spaced as to not permit the passage of an object 4" in diameter.
7. Handrails shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater then 2". Provide handrails on both sides of stairs.
8. All exterior stairs three risers or more shall have a footing



TYP. STAIR DETAIL ☐

SITE PLAN

SEE PREVIOUSLY APPROVED ZONING SET AND APPROVAL PERMIT

Reconstruction of Structure on Existing Footprint

for Landgebe

44 Miller Street
Highlands, NJ

Lot# 7.01 Block# 58

MIDDLETOWN TOWNSHIP
BUILDING DEPARTMENT
PLANS RELEASED
Building 7/13/21 PS
Plumbing
Electrical
Fire Protection

6/29/21
O.K.
MD

GENERAL CONSTRUCTION NOTES:

VERIFY ALL CONSTRUCTION DIMENSIONS ON FLOOR PLANS, COORDINATE AS REQUIRED.
INSTALL NEW ASPHALT ROOF (50 YEAR) WITH UNDERLAYMENTS AND GUTTERS THROUGHOUT.
DISCONNECT ALL UTILITIES AND VERIFY RE-INSTALLATION/HOOK-UP REQUIREMENTS. CONTACT ARCHITECT FOR CONFIRMATION PRIOR TO LIFTING.
EXISTING ELECTRICAL IN RAISED PORTION OF HOUSE TO REMAIN. PROTECT.

NOTE: NO EXTERIOR PLATFORM REQUIRED FOR A/C.

DRAWING LIST:

A-1 TITLE/NOTES
A-2 FOUNDATION PLAN, GARAGE DETAILS + NAILING SCHEDULE
A-3 FIRST FLOOR PLAN + DECK DETAILS
A-4 SECOND & THIRD FLOOR PLANS
A-5 ELEVATIONS & WINDOW SCHEDULE
A-6 ELEVATIONS + ROOF & SOLAR PLANS
A-7 BLDG. SECTION + DETAILS
A-8 BLDG. SECTION + DETAILS

BUILDING/SITE CHARACTERISTICS

1.	NUMBER OF STORIES	2.5
2.	HEIGHT OF STRUCTURE	32.5 FT.(max) off 12' ABFE
3.	AREA - LARGEST FLOOR	1,948 SQ. FT.
4.	NEW BUILDING AREA	2,686 SQ. FT.
5.	VOLUME OF NEW STRUCTURE	24,243 CU. FT.
6.	CONSTRUCTION CLASSIFICATION	VB
7.	TOTAL LAND AREA DISTURBED	SQ. FT.
8.	FLOOD HAZARD ZONE	AE-11
9.	BASE FLOOD ELEVATION	11.0+1.0=12.0'
10.	WETLANDS YES / NO X	
11.	MAX. LIVE LOAD	55 PSF.
12.	MAX. OCCUPANCY LOAD	49 PERSONS
13.	USE GROUP:	RESIDENTIAL
14.	WIND SPEED (PER ICC MAPS & ASCE 7):	120 MPH UP-LIFT RATING
15.	EXPOSURE CATEGORY:	'B' IN COMPLIANCE WITH ASCE 7
16.	SNOW LOAD (PER IBC&ASCE 7025):	30 PSF.

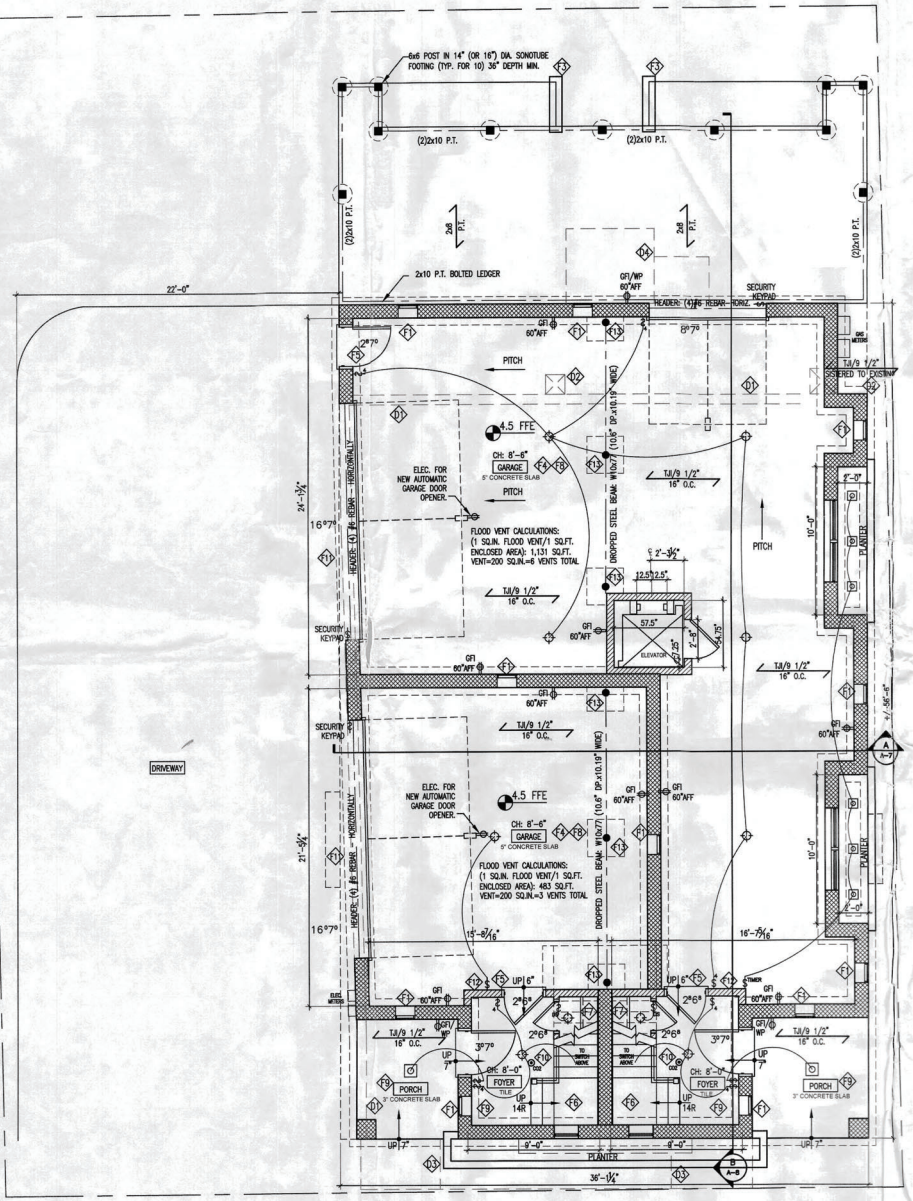
ISSUE DATE	COMMENTS
APRIL 13, 2021	PRELIMINARY - FOR REVIEW ONLY
APRIL 30, 2021	FOR BUILDING PERMITS
JUNE 21, 2021	REVISED - FOR BUILDING PERMITS

SEAL
NJ LIC #11519

Landgrebe- Highlands, NJ

JAMES T. DALEY
ARCHITECT
+ ASSOCIATES
273 FIRST STREET, KEYPORT, NJ 07735
phone: 732-739-2684 fax: 732-739-0837

NJ LIC: #11519
DRAWN: JP
A-1



FOUNDATION PLAN

Scale: 1/4"=1'-0"

DEMOLITION KEY NOTES: FOUND./GARAGE

1. REMOVE EXISTING FOUNDATION AND ASSOCATED FOOTINGS AS SHOWN.
2. REMOVE EXISTING CHIMNEY IN ITS ENTIRETY.
3. REMOVE EXISTING MASONRY STAIRS & LANDING IN THEIR ENTIRETY.
4. REMOVE EXISTING WOOD STAIRS & DECK IN THEIR ENTIRETY.

CONSTRUCTION KEY NOTES: FOUND./GARAGE

1. NEW INSULATED FLOOD VENT BY SMART VENT #1540-520 (OR APPROVED EQUAL).
2. INFILL EXISTING CRAWL ACCESS OPENING (IF USING EXISTING FOUNDATION).
3. PROVIDE CONCRETE LANDING PAD W/ FOOTING AS SHOWN.
4. FIRE RATED CEILING STRUCTURE AT GARAGE (SEE DETAIL).
5. PROVIDE NEW ONE-HOUR FIRE RATED, FIBERGLASS INSULATED DOOR WITH (3) ST. STL. HINGES.
6. NEW 36" WIDE WOOD STAIRS & RAILINGS FROM ACCESS FOYER TO FIRST FLOOR.
7. INSTALL 18" DEEP SHELF & CLOTHES ROD. PROVIDE CENTER SUPPORT RODS IF LONGER THAN 5'.
8. 5" SLAB , W/ 6X6 10/10 WWM ON 6MIL. VAPOR BARRIER AND 5" CRUSHED STONE ON COMPACTED EARTH.
9. 3" SLAB , W/ 6X6 10/10 WWM ON 6MIL. VAPOR BARRIER AND 5" CRUSHED STONE ON COMPACTED EARTH.
10. INSTALL SMOKE & CO DETECTOR(S) AS REQUIRED BY CODE. (TYPICAL)
11. ALT DOOR HEADER: STEEL BEAM, W10x45 FOR SINGLE 16' DOOR OHD.
12. 1-HOUR RATED PARTITION (SEE DETAIL)
13. 5" DIA. STEEL "LALLY" COLUMN ON 36"x12" CONCRETE FOOTING.

RES-CHECK 'R' VALUES USED ARE AS FOLLOWS:
WALLS R-38
FLOORS & ROOFS R-50 MIN.
TRIPLE GLAZED DOORS & WINDOWS R-5

IN COMPLIANCE W/IRC TABLE R301.2.1.2 "PROTECTION OPENINGS", ALL WINDOWS WILL USE "OPENING PROTECTIVES" AS ALLOWED UNDER THE EXEMPTION, USING 7/16" PLYWOOD AND CORROSION RESISTANT ATTACHMENT HARDWARE (SCREWS, ETC.) IN COMPLIANCE WITH ASCE 7.

PLAN SYMBOLS LEGEND

- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING CONSTRUCTION TO REMAIN
- NEW WALL CONSTRUCTION – FOR INT. WALLS: 1/2" CYP. BD. EACH SIDE OF 2X4 STUDS @ 16" O.C. (EXCEPT AS NOTED) – FOR EXT. WALLS SEE SECTION
- NEW FOUNDATION CONSTRUCTION – REFER TO PLANS.
- EXISTING DOOR TO REMAIN
- NEW DOOR – NUMBER REFERS TO DOOR SIZE
- SPECIAL NOTE – REFER TO KEY NOTES ON SHEET
- ALIGN SYMBOL.
- SECTION SYMBOL: SECTION LETTER / DRAWING NUMBER.
- BATH — SPACE NAME.
- A — WINDOW TAG, SEE ELEVATIONS

FRAMING DESIGNATIONS

CJ / 6

member type:	member size:
RF: RAFTER	4: 2x4
CJ: CEILING JOIST	6: 2x6
FJ: FLOOR JOIST	8: 2x8
CT: COLLAR TIES	10: 2x10
DJ: DECK JOISTS	12: 2x12

ALL FRAMING MEMBERS DESIGNATED AS ABOVE SHALL BE SPACED AT 16" O.C. UNLESS NOTED OTHERWISE

OTHER ABBREVIATIONS:
PL: PARALLAM — GL: GLUELAM
ML: MICROLAM — TJI: TRUS JOIST

ELECTRICAL SYMBOLS LEGEND

- $ — SINGLE POLE SWITCH
- $3 — THREE WAY SWITCH
- $4 — THREE WAY SWITCH
- $D — DIMMER SWITCH
- $DS — DOOR SWITCH
- 250V, 30A RECEPTACLE, UNLESS NOTED OTHERWISE
- DUPLEX RECEPTACLE
- GFI — GROUND FAULT INTERRUPT DUPLEX RECEPTACLE
- QUAD RECEPTACLE
- WP — WATERPROOF DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE ON DEDICATED CIRCUIT
- DUPLEX RECEPTACLE – FLOOR MOUNTED
- TELEPHONE JACK
- CABLE TV JACK
- DB — DOOR BELL
- INCANDESCENT CEILING-MOUNTED LIGHT FIXTURE
- INCANDESCENT WALL-MOUNTED LIGHT FIXTURE WET RATED FOR EXTERIOR INSTALLATIONS
- PENDENT LIGHT FIXTURE
- INCANDESCENT WALL SCONCE FIXTURE
- RECESSED CEILING FIXTURE
- INCANDESCENT WALL WASHER
- UNDER CABINET LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FAN / INCANDESCENT LIGHT FIXTURE COMBINATION
- EXHAUST FAN – VENT TO EXTERIOR
- SMOKE DETECTOR/CARBONMONOXIDE DETECTOR TO BE HARDWIRED, INTERCONNECTED W/ BATTERY BACK-UP IN EACH UNIT.

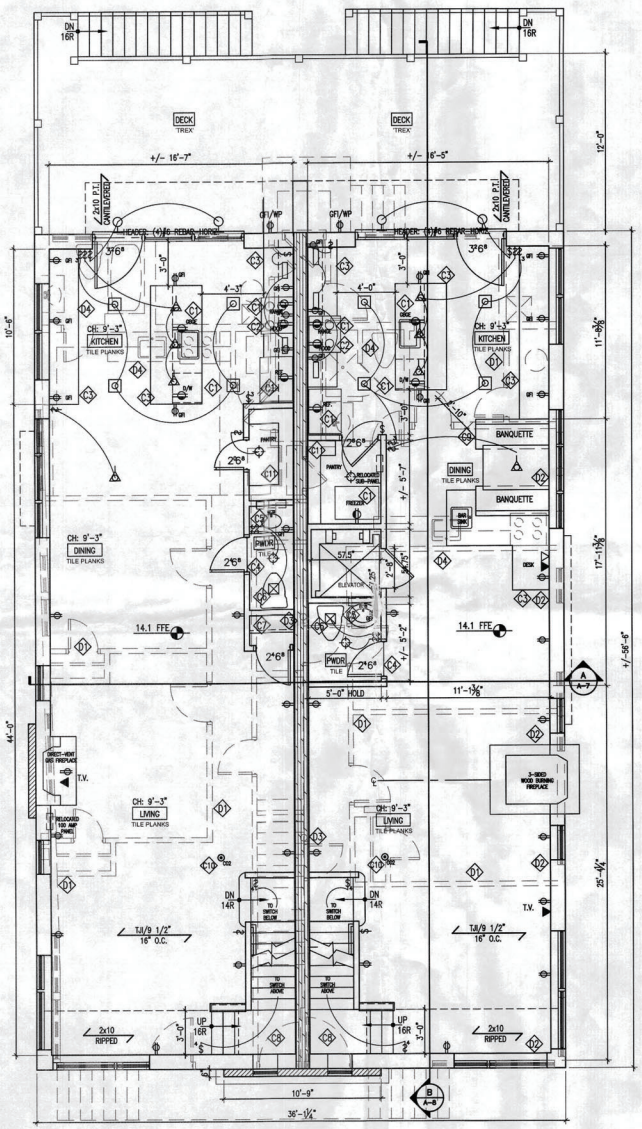
Landgrebe- Highlands, NJ

NJ LIC #11519

DRAWN: JP

JAMES T. DALEY ARCHITECT + ASSOCIATES
273 FIRST STREET, KEYPORT, NJ 07735
phone: 732-739-2684 fax: 732-739-0837

A-2



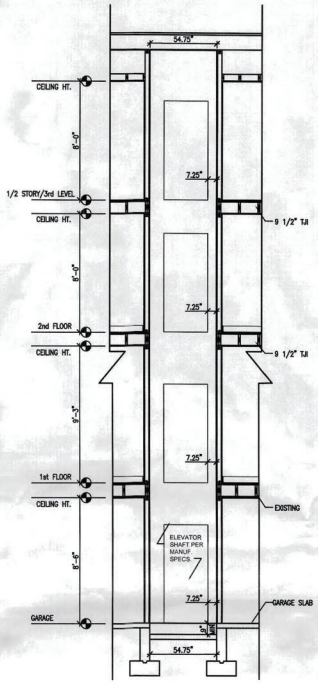
FIRST FLOOR PLAN
Scale: 1/4"=1'-0"

DEMOLITION KEY NOTES: FIRST FLOOR

1. REMOVE EXISTING PARTITION & ASSOCIATED DOORS, WINDOWS, MILLWORK, PLUMBING, ELECTRICAL OUTLETS, ETC.. REMOVE WIRING BACK TO NEAREST JUNCTION BOX, DISCONNECT & TERMINATE AS REQUIRED BY CODE. SUPPORT & PROTECT BUILDING TO REMAIN AS REQUIRED. PATCH REMAINING WALLS AS REQ'D.
2. REMOVE EXISTING WINDOW, INFILL TO MATCH EXISTING.ADJACENT. PREP FOR NEW INTERIOR & EXTERIOR FINISHES.
3. REMOVE EXISTING INTERIOR COLUMN. PATCH, PREP. & REFINISH FLOOR & CEILING AS REQUIRED.
4. REMOVE EXISTING SINK, TOILET, ETC. REMOVE AND CAP ALL ASSOCIATED PLUMBING.

CONSTRUCTION KEY NOTES: FIRST FLOOR

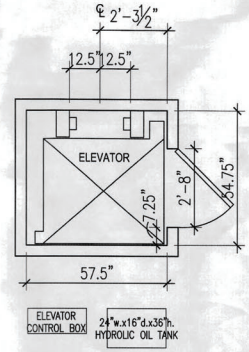
1. SUPPLY J-BOX W/ POWER FOR APPLIANCE AS PER MANU. SPECIFICATIONS.
2. SUPPLY J-BOX W/ POWER FOR RANGE HOOD AS PER MANU. SPECIFICATIONS.
3. CUSTOM MILLWORK CABINETRY, PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION.
4. INSTALL NEW MARBLE SADDLE W/ BEVELED EDGES @ DOOR TRANSITION FROM WOOD FLOOR TO TILE FINISH.
5. INSTALL RECESSED MEDICINE CABINET CENTERED ON SINK.
6. 1000 CFM EXHAUST FAN.
7. INSTALL 18" DEEP SHELF & CLOTHES ROD. PROVIDE CENTER SUPPORT RODS IF LONGER THAN 5'.
8. 36" WIDE (O.C. TO VERIFY) WOOD STAIRS AND RAILING AS SHOWN.
9. CUSTOM BANQUETTE SEATING AS PER OWNER.
10. INSTALL SMOKE & CO DETECTORS AS REQUIRED BY CODE. (TYPICAL)
11. MILLWORK SHELVING, REVIEW WOOD FINISH & SPACING WITH OWNER.



A ELEVATOR SECTION
Scale: 1/4"=1'-0"

ACCREDITED HOME ELEVATOR OR EQUAL

CONTRACTOR TO COMPLY WITH ELEVATOR SPECS. FROM MANUFACTURER FOR SHAFT SIZE, PIT DEPTH & CLEARANCE AT TOP.



ELEVATOR PLAN
Scale: 1/2"=1'-0"

PLAN SYMBOLS LEGEND

- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING CONSTRUCTION TO REMAIN
- NEW WALL CONSTRUCTION – FOR INT. WALLS: 1/2" GYP. BD. EACH SIDE OF 2X4 STUDS @ 16" O.C. (EXCEPT AS NOTED) – FOR EXT. WALLS SEE SECTION
- NEW FOUNDATION CONSTRUCTION – REFER TO PLANS.
- EXISTING DOOR TO REMAIN
- NEW DOOR – NUMBER REFERS TO DOOR SIZE
- SPECIAL NOTE – REFER TO KEY NOTES ON SHEET
- ALIGN SYMBOL.
- SECTION SYMBOL: SECTION LETTER / DRAWING NUMBER.
- BATH SPACE NAME.
- A WINDOW TAG, SEE ELEVATIONS

FRAMING DESIGNATIONS

CJ / 6

member type	member size
RF: RAFTER	4: 2x4
CJ: CEILING JOIST	6: 2x6
FJ: FLOOR JOIST	8: 2x8
CT: COLLAR TIES	10: 2x10
DJ: DECK JOISTS	12: 2x12

ALL FRAMING MEMBERS DESIGNATED AS ABOVE SHALL BE SPACED AT 16" O.C. UNLESS NOTED OTHERWISE

OTHER ABBREVIATIONS:
PL: PARALLAM GL: GLUELAM
ML: MICROLAM TJI: TRUS JOIST

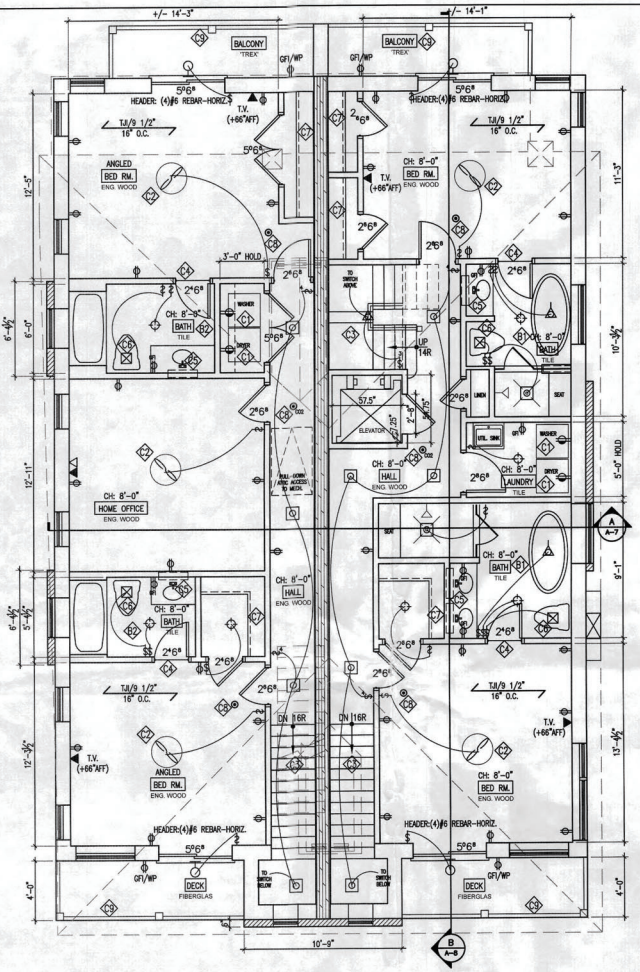
ELECTRICAL SYMBOLS LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- DOOR SWITCH
- 250V, 30A RECEPTACLE, UNLESS NOTED OTHERWISE
- DUPLEX RECEPTACLE
- GFI GROUND FAULT INTERRUPT DUPLEX RECEPTACLE
- QUAD RECEPTACLE
- WP WATERPROOF DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE ON DEDICATED CIRCUIT
- DUPLEX RECEPTACLE – FLOOR MOUNTED
- TELEPHONE JACK
- CABLE TV JACK
- DB DOOR BELL
- INCANDESCENT CEILING-MOUNTED LIGHT FIXTURE
- INCANDESCENT WALL-MOUNTED LIGHT FIXTURE WET RATED FOR EXTERIOR INSTALLATIONS
- PENDENT LIGHT FIXTURE
- INCANDESCENT WALL SCONCE FIXTURE
- RECESSED CEILING FIXTURE
- INCANDESCENT WALL WASHER
- UNDER CABINET LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FAN / INCANDESCENT LIGHT FIXTURE COMBINATION
- EXHAUST FAN – VENT TO EXTERIOR
- SMOKE DETECTOR/CARBONMONOXIDE DETECTOR TO BE HARDWIRED, INTERCONNECTED W/ BATTERY BACK-UP IN EACH UNIT.

Landgrebe– Highlands, NJ

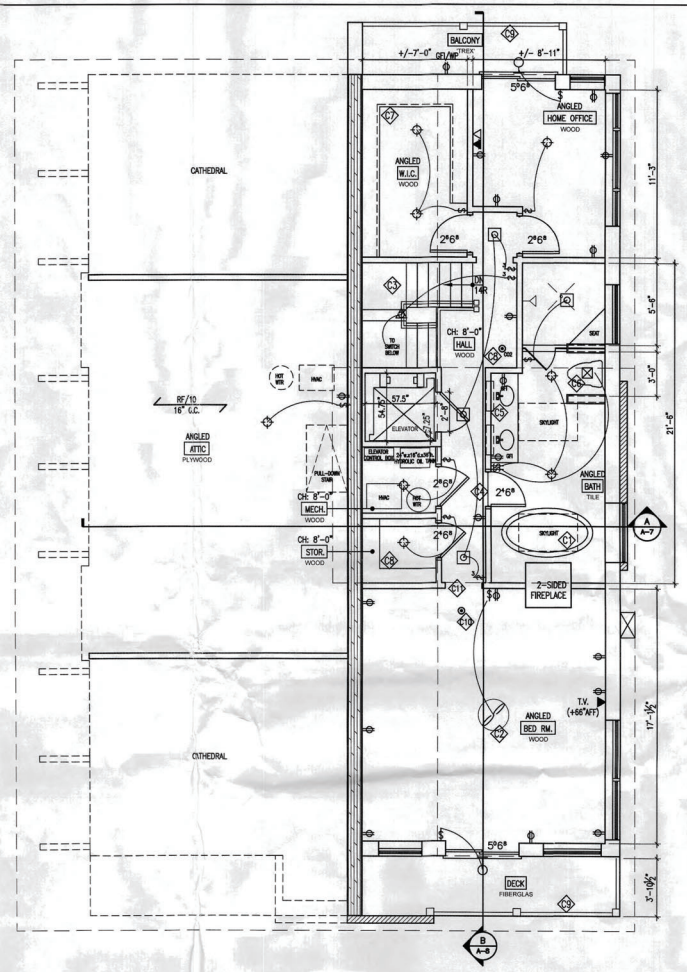
JAMES T. DALEY
ARCHITECT
+ ASSOCIATES
273 FIRST STREET, KEYPORT, NJ 07735
phone: 732-739-2684 fax: 732-739-0837

NJ LIC #11519
DRAWN: JP
A-3



SECOND FLOOR PLAN

Scale: 1/4"=1'-0"



HALF STORY/THIRD LEVEL PLAN

Scale: 1/4"=1'-0"

PLAN SYMBOLS LEGEND

- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING CONSTRUCTION TO REMAIN
- NEW WALL CONSTRUCTION – FOR INT. WALLS: 1/2" GYP. BD. EACH SIDE OF 2X4 STUDS @ 16" O.C. (EXCEPT AS NOTED) – FOR EXT. WALLS SEE SECTION
- NEW FOUNDATION CONSTRUCTION – REFER TO PLANS.
- EXISTING DOOR TO REMAIN
- NEW DOOR – NUMBER REFERS TO DOOR SIZE
- SPECIAL NOTE – REFER TO KEY NOTES ON SHEET
- ALIGN SYMBOL.
- SECTION SYMBOL: SECTION LETTER / DRAWING NUMBER.
- BATH – SPACE NAME.
- A – WINDOW TAG, SEE ELEVATIONS

FRAMING DESIGNATIONS

CJ / 6

member type:	member size:
RF: RAFTER	4: 2x4
CJ: CEILING JOIST	6: 2x6
FJ: FLOOR JOIST	8: 2x8
CT: COLLAR TIES	10: 2x10
DJ: DECK JOISTS	12: 2x12

ALL FRAMING MEMBERS DESIGNATED AS ABOVE SHALL BE SPACED AT 16" O.C. UNLESS NOTED OTHERWISE

OTHER ABBREVIATIONS:
PL: PARALLAM GL: GLUELAM
ML: MICROLAM TJI: TRUS JOIST

ELECTRICAL SYMBOLS LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- DOOR SWITCH
- 250V, 30A RECEPTACLE, UNLESS NOTED OTHERWISE
- DUPLEX RECEPTACLE
- GFI – GROUND FAULT INTERRUPT DUPLEX RECEPTACLE
- QUAD RECEPTACLE
- WP – WATERPROOF DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE ON DEDICATED CIRCUIT
- DUPLEX RECEPTACLE – FLOOR MOUNTED
- TELEPHONE JACK
- CABLE TV JACK
- DOOR BELL
- INCANDESCENT CEILING-MOUNTED LIGHT FIXTURE
- INCANDESCENT WALL-MOUNTED LIGHT FIXTURE WET RATED FOR EXTERIOR INSTALLATIONS
- PENDENT LIGHT FIXTURE
- INCANDESCENT WALL SCONCE FIXTURE
- RECESSED CEILING FIXTURE
- INCANDESCENT WALL WASHER
- UNDER CABINET LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FAN / INCANDESCENT LIGHT FIXTURE COMBINATION
- EXHAUST FAN – VENT TO EXTERIOR
- SMOKE DETECTOR/CARBONMONOXIDE DETECTOR TO BE HARDWIRED, INTERCONNECTED W/ BATTERY BACK-UP IN EACH UNIT.

CONSTRUCTION KEY NOTES: SECOND FLOOR

1. SUPPLY J-BOX W/ POWER FOR APPLIANCE AS PER MANU. SPECIFICATIONS.
2. INSTALL 36" DIA. (MIN.) CEILING MOUNTED CEILING FAN WITH INTEGRAL LIGHT. PROVIDE SEPARATE WALL SWITCHES FOR EACH FUNCTION.
3. 36" WIDE (G.C. TO VERIFY) WOOD STAIRS AND RAILING AS SHOWN.
4. INSTALL NEW MARBLE SADDLE W/ BEVELED EDGES @ DOOR TRANSITION FROM WOOD FLOOR TO TILE FINISH.
5. INSTALL RECESSED MEDICINE CABINET CENTERED ON VANITY.
6. 1000 CFM EXHAUST FAN.
7. INSTALL 18" DEEP SHELF & CLOTHES ROD. PROVIDE CENTER SUPPORT RODS IF LONGER THAN 5'.
8. INSTALL SMOKE & CO DETECTORS AS REQUIRED BY CODE. (TYPICAL)
9. CABLE RAILING (SPEC. TO FOLLOW).

BATHROOM KEY NOTES:

1. DOUBLE JOISTS UNDER TUB/SHOWER.

   CUSTOM SHOWER STALL – INSTALL 1/2"JAMES HARDIBACKER 500 ON WALLS & CEILING OVER 15# FELT MOISTURE BARRIER, COVER FLOOR W/ 1/4" JAMES HARDIBACKER, AS PER MANU. SPECS. INSTALL MUD-BED TO SLOPE A MIN. OF 1/4" PER FOOT, EACH SUCCESSIVE LAYER SHALL MAINTAIN THIS SLOPE. INSTALL A CONTINUOUS MEMBRANE FOLDED INTO THE CORNERS & EXTENDING A MIN. 3" UP WALLS AND OVER THE CURB AT THE ENTRY. FINISH FLOOR W/ BUILT-UP MUD BED & TILE. FINISH WALLS & CEILING W/ MASTIC & TILE.

   NEW FRAMELESS GLASS SHOWER DOOR/ENCLOSURE.

   SHOWER ACCESSORIES INCLUDE SEAT, RECESSED SOAP DISH TWO SHAMPOO SHELVES AND A WASH CLOTH BAR, SUBMIT SHOP DRAWINGS FOR APPROVAL.

2. DOUBLE JOISTS UNDER TUB/SHOWER.

   TUB/SHOWER STALL – INSTALL 1/2"JAMES HARDIBACKER 500 ON WALLS & CEILING OVER 15# FELT MOISTURE BARRIER, AS PER MANU. SPECS. FINISH WALLS & CEILING W/ MASTIC & TILE.

   NEW FRAMELESS GLASS TUB/SHOWER DOOR & ENCLOSURE.

   SHOWER ACCESSORIES INCLUDE RECESSED SOAP DISH TWO SHAMPOO SHELVES AND A WASH CLOTH BAR, SUBMIT SHOP DRAWINGS FOR APPROVAL.

CONSTRUCTION KEY NOTES: THIRD FLOOR

1. OPERABLE/ELECTRIC SKYLIGHT WITH RAIN SENSOR CLOSER.
2. INSTALL 36" DIA. (MIN.) CEILING MOUNTED CEILING FAN WITH INTEGRAL LIGHT. PROVIDE SEPARATE WALL SWITCHES FOR EACH FUNCTION.
3. 36" WIDE (G.C. TO VERIFY) WOOD STAIRS AND RAILING AS SHOWN.
4. INSTALL NEW MARBLE SADDLE W/ BEVELED EDGES @ DOOR TRANSITION FROM WOOD FLOOR TO TILE FINISH.
5. INSTALL RECESSED MEDICINE CABINET CENTERED ON VANITY.
6. 1000 CFM EXHAUST FAN.
7. INSTALL 18" DEEP SHELF & CLOTHES ROD. PROVIDE CENTER SUPPORT RODS IF LONGER THAN 5'.
8. MILLWORK SHELVING, REVIEW WOOD FINISH & SPACING WITH OWNER.
9. CABLE RAILING (SPEC. TO FOLLOW).
10. INSTALL SMOKE & CO DETECTORS AS REQUIRED BY CODE. (TYPICAL)
11. TRIM TRIMMED OPENINGS W/ 3/4" POPLAR, EXTEND TRIM 3/4" PAST GYP.BD. EACH SIDE-VERIFY FINISH W/ OWNER.

BATHROOM KEY NOTES:

1. DOUBLE JOISTS UNDER TUB/SHOWER.

   CUSTOM SHOWER STALL – INSTALL 1/2"JAMES HARDIBACKER 500 ON WALLS & CEILING OVER 15# FELT MOISTURE BARRIER, COVER FLOOR W/ 1/4" JAMES HARDIBACKER, AS PER MANU. SPECS. INSTALL MUD-BED TO SLOPE A MIN. OF 1/4" PER FOOT, EACH SUCCESSIVE LAYER SHALL MAINTAIN THIS SLOPE. INSTALL A CONTINUOUS MEMBRANE FOLDED INTO THE CORNERS & EXTENDING A MIN. 3" UP WALLS AND OVER THE CURB AT THE ENTRY. FINISH FLOOR W/ BUILT-UP MUD BED & TILE. FINISH WALLS & CEILING W/ MASTIC & TILE.

   NEW FRAMELESS GLASS SHOWER DOOR/ENCLOSURE.

   SHOWER ACCESSORIES INCLUDE SEAT, RECESSED SOAP DISH TWO SHAMPOO SHELVES AND A WASH CLOTH BAR, SUBMIT SHOP DRAWINGS FOR APPROVAL.

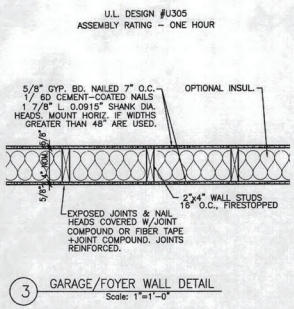
Landgrebe- Highlands, NJ

NJ LIC #11519

DRAWN: JP

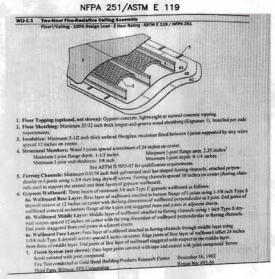
JAMES T. DALEY
ARCHITECT
+ ASSOCIATES
273 FIRST STREET, KEYPORT, NJ 07735
phone: 732-739-2684 fax: 732-739-0837

A-4

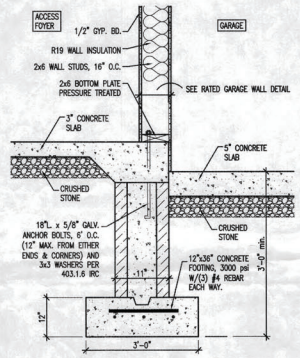


3 GARAGE/FOYER WALL DETAIL
Scale: 1"=1'-0"

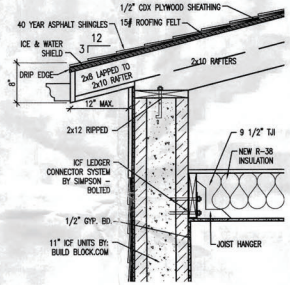
2-HOUR FIRE RATED
NFPA 251/ASTM E 119



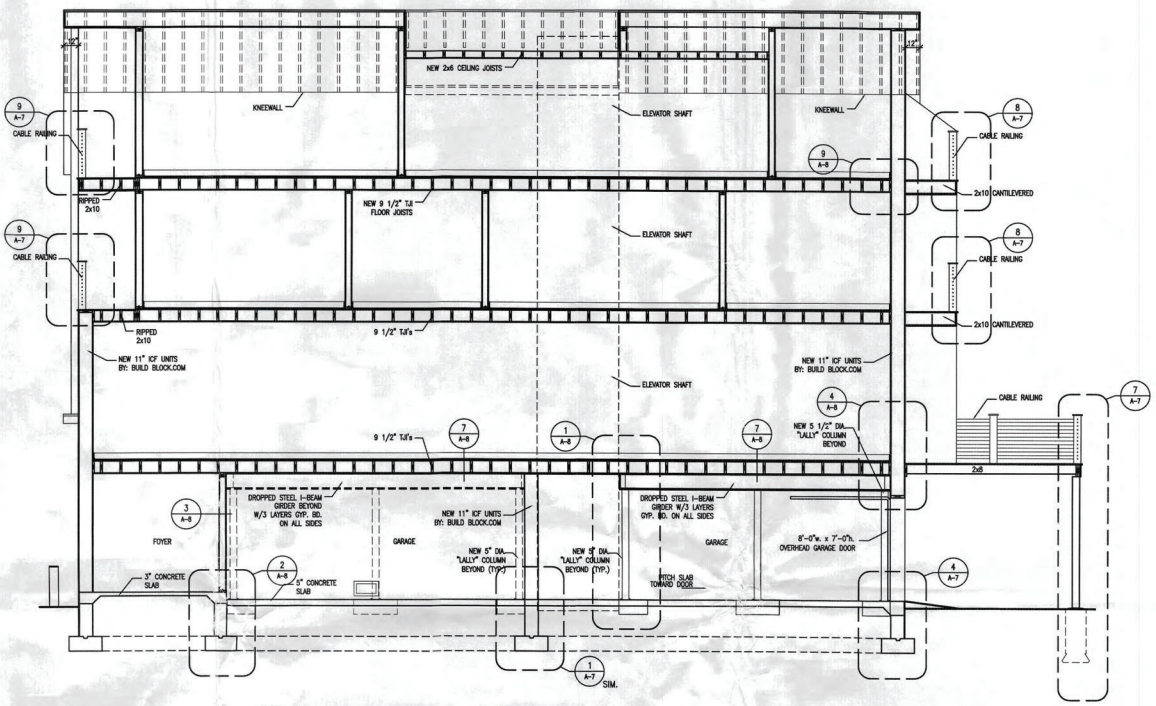
7 GARAGE CEILING DETAIL
Scale: 1"=1'-0"



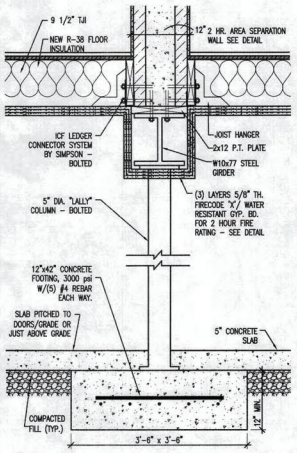
2 FOUNDATION DETAIL
Scale: 1"=1'-0"



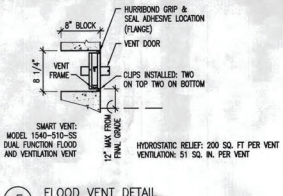
6 ROOF/EAVE DETAIL
Scale: 1"=1'-0"



B BUILDING SECTION
Scale: 1/4"=1'-0"

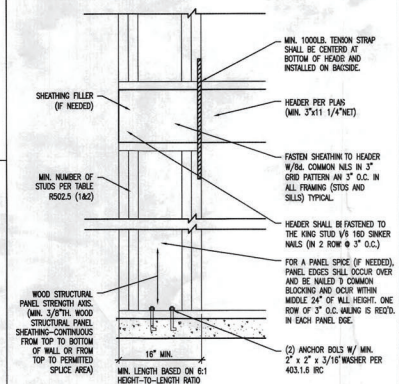


1 "LALLY"/STEEL BEAM DETAIL
Scale: 1"=1'-0"



5 FLOOD VENT DETAIL
Scale: 1"=1'-0"

4 GARAGE DOOR HEADER DETAIL
Scale: 1"=1'-0"



8 GARAGE BRACING DETAIL
Scale: 1"=1'-0"

WFCM HIGH WIND NAILING SCHEDULE (120 MPH)

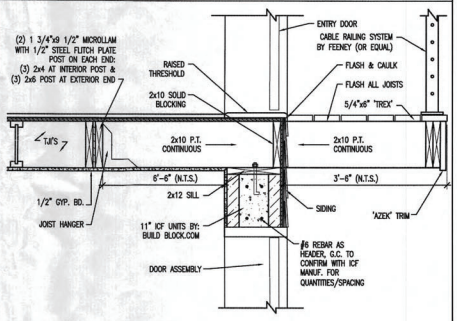
JOIST TO SILL OR GIRDER:	Toe nail 4–8d.
SOLE PLATE TO JOIST OR BLOCKING:	Face nail 16d @ 16"o.c.
TOP OR SOLE PLATE TO STUD:	End nail 3–16d.
STUD TO SOLE PLATE:	Toe nail 4–8d or 3–16d.
DOUBLE STUDS:	Face nail 10d @ 12"o.c.
DOUBLE TOP PLATES:	Face nail at laps 4–16d.
–OFFSET LAPS 48" MIN:	Face nail at laps 4–16d.
TOP PLATE LAPS AT CORNERS AND INTERSECTIONS:	Face nail 3–10d.
BUILT UP HEADER, TWO PIECE WITH SPACER:	16d @ 16"o.c. each edge.
CONTINUOUS HEADER, TWO PIECES:	16d @ 16"o.c. each edge.
CEILING JOISTS TO PLATE:	Toe nail 4–8d.
CONTINUOUS HEADER TO STUD:	Toe nail 4–8d.
CEILING JOISTS LAPPED OVER PARTITIONS:	Face nail 3–10d.
CEILING JOISTS TO PARALLEL RAFTERS:	Face nail 4–10d.
RAFTERS TO PLATE:	Toe nail 2–16d or 3–10d.
LET–IN BRACING:	Face nail to each stud 2–8d.
BUILT UP GIRDERS & BEAMS, EACH LAYER:	10d @ 32"o.c. each edge –Two nails at each end.
RAFTERS TOI RIDGE, VALLEY, HIP:	Toe nail 4–16d and face nail 3–16d.
RAFTER TIES TO RAFTERS:	Toe nail 3–8d.

PLYWOOD TO FRAMING (for 16"o.c. spacing or less):
For 5/16"–1/2"=8d (floor & wall), 8d (roof) @ 6"o.c. edges, 12"o.c. field.
For 19/32"–1"=8d @ 6"o.c. edges, 6"o.c. field.
GYPSUM SHEATHING:
For 1/2"= 1–1/2" galv. roofing nail or 6d @4"o.c. edges, 8"o.c. field.
For 5/8"= 1–3/4" galv. roofing nail or 8d @4"o.c. edges, 8"o.c. field.
COMB. PLYWOOD SUBFLOOR/UNDERLAYMENT:
For 3/4" and less = 6d deformed or 8d @ 6" ot edges, 12"o.c. field.
For 7/8"–1" = 8d deformed or common @ 6" ot edges, 12"o.c. field.
For 1–1/8"–1–1/4" = 8d deformed or 10d @ 6" ot edges, 12"o.c. field.

WIND UPLIFT STRAP/NAIL GUIDE

120 MPH	HOUSE WIDTH (FEET)						
	24	26	28	30	32	34	36
TRUSS CLIP (SIMPSON)	H–1	H–1	H–10	H–10	H–10	H–10	H–10
SIDEWALL PLYWOOD EDGE NAIL SPACING	6"	6"	6"	6"	6"	6"	6"
ENDWALL PLYWOOD EDGE NAIL SPACING	4"	4"	4"	6"	6"	6"	6"
PLYWOOD TOP & BOTTOM NAIL SPACING	4"	4"	4"	3"	3"	3"	3"
SIMPSON SP–4 STRAP @	48"	48"	48"	48"	48"	48"	48"
PLYWOOD TOP & BOTTOM NAIL SPACING	6"	6"	4"	4"	4"	4"	4"
SIMPSON SP–4 STRAP @	32"	32"	32"	32"	32"	32"	32"

STRAP/NAIL GUIDE PARAMETERS: SLAB ON GRADE
STRUCTURE LENGTH=60 FEET
TRUSS SPACING=24 INCH
STUD SPACING=16 INCH
STUD TYPE=SPRUCE



9 CANTILEVER DETAIL
Scale: 1"=1'-0"

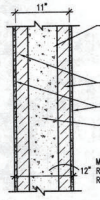
Landgrebe– Highlands, NJ

JAMES T. DALEY
ARCHITECT
+ ASSOCIATES
273 FIRST STREET, KEYPORT, NJ 07735
phone: 732-739-2684 fax: 732-739-0837

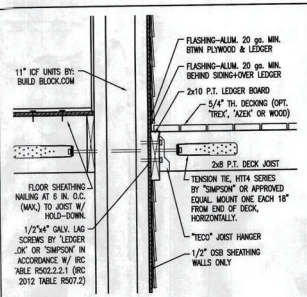
NJ LIC #11519
DRAWN: JP
A-8

FIRE WALL TESTED USING ASTM E119-00a 3 HOUR RATING ON BEARING WALL

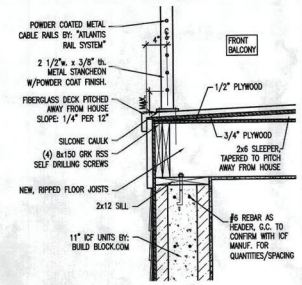
TEST IS COMPARABLE TO THE FOLLOWING:
UL 263, UBC 7-1, NFPA 251, ANSI A2.1 AND ULC S101.



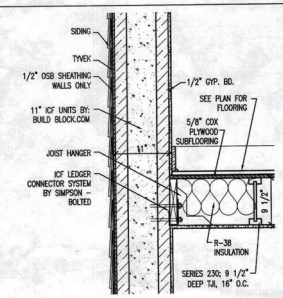
3 DEMISING WALL DETAIL
Scale: 1"=1'-0"



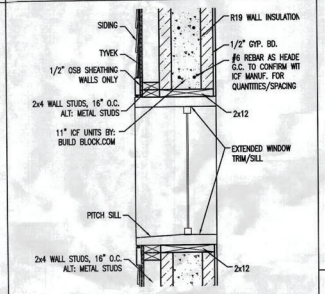
6 DECK/LEDGER DETAIL
Scale: 1"=1'-0"



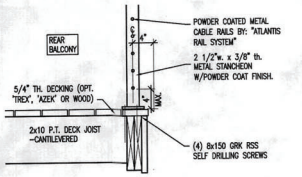
9 BALCONY DETAIL
Scale: 1"=1'-0"



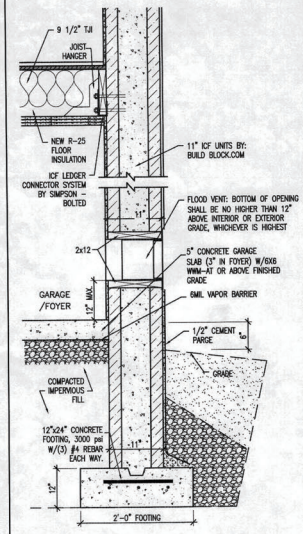
2 RIM/WALL DETAIL
Scale: 1"=1'-0"



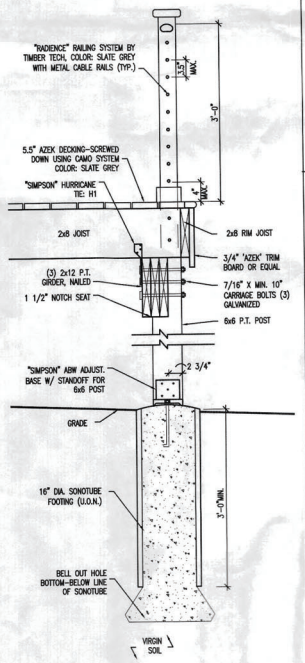
5 DOUBLE WALL DETAIL
Scale: 1"=1'-0"



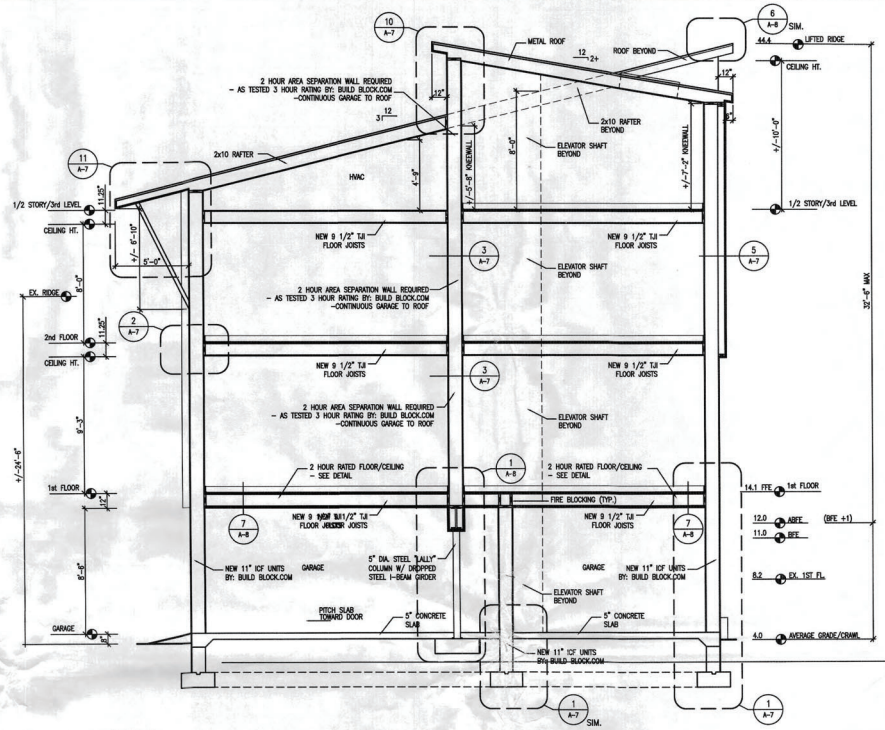
8 CANTILEVERED BALCONY DETAIL
Scale: 1"=1'-0"



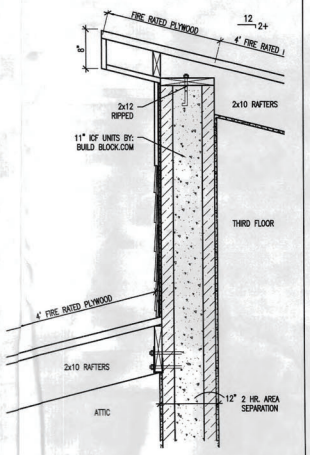
1 FOUNDATION (NEW) DETAIL
Scale: 1"=1'-0"



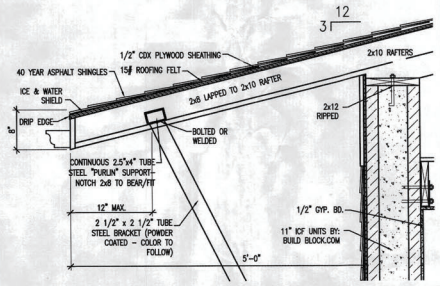
7 DECK/SONOTUBE DETAIL
Scale: 1"=1'-0"



A BUILDING SECTION
Scale: 1/4"=1'-0"



10 ROOF/DEMISING WALL DETAIL
Scale: 1"=1'-0"



11 ROOF/BRACKET (RECESSED) DETAIL
Scale: 1"=1'-0"

Landgrebe- Highlands, NJ

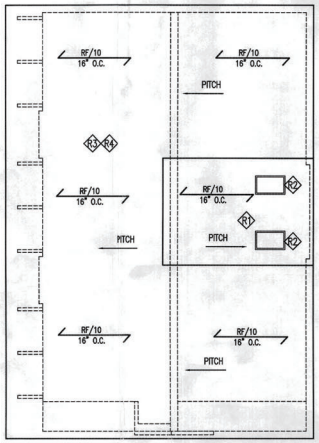
JAMES T. DALEY ARCHITECT + ASSOCIATES
273 FIRST STREET, KEYPORT, NJ 07735
phone: 732-739-2664 fax: 732-739-0637

NJ LIC: #11519

DRAWN JP

A-7

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



ROOF PLAN
Scale: 1/8"=1'-0"

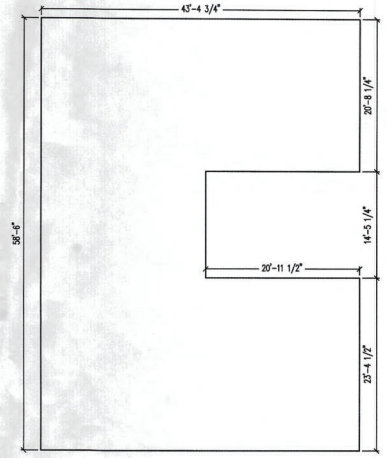
R# ROOFING GENERAL/KEY NOTES:

VERIFY ALL DEMOLITION DIMENSIONS WITH CONSTRUCTION DIMENSIONS ON FLOOR PLANS, COORDINATE AS REQUIRED.

PROTECT ALL EXISTING CONSTRUCTION & MATERIALS AS REQUIRED DURING ALL PHASES OF CONSTRUCTION, COORDINATE WITH OWNER.

INSTALL NEW EXTERIOR ROOFING (40 YEAR ASPHALT, COLOR TO FOLLOW), WITH NEW UNDERLAYMENT & GUTTERS THROUGHOUT.

1. NEW METAL STANDING SEAM ROOF – FINISH SPEC. TO FOLLOW.
2. NEW SKYLIGHTS AS SHOWN.
3. REFER TO SOLAR PANEL DRAWING FOR LAYOUT: EQUILIBRIUM ECO X
4. REFER TO SOLAR PANEL DRAWING FOR LAYOUT: SUNBANDIT HOT WATER SYSTEM



SOLAR PANEL PLAN
Scale: 1/8"=1'-0"

SIDE ELEVATION
Scale: 1/4"=1'-0"

E# ELEVATION KEY NOTES:

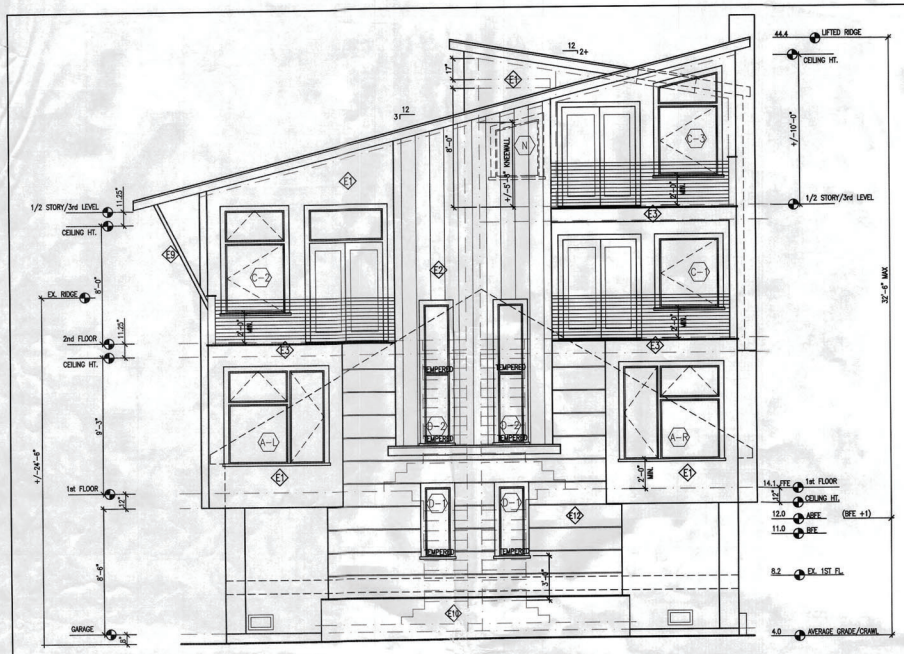
GENERAL:
VERIFY ALL DEMOLITION DIMENSIONS WITH CONSTRUCTION DIMENSIONS ON FLOOR PLANS, COORDINATE AS REQUIRED.

1. 12" COURSE SIDING: FIBER CEMENT OR COMPOSITE BY HARDIE, NICHIHA OR EQUAL.
2. CORRUGATED VERTICAL METAL (ALUM./STEEL) SIDING IN EXTERIOR ACCENTED VERTICAL AREAS AS SHOWN (SPEC. TO FOLLOW).
3. FIBERGLASS BALCONY WITH METAL CABLE RAIL SYSTEM (SEE DETAIL).
4. WOOD BALCONY WITH METAL CABLE RAIL SYSTEM (SEE DETAIL).
5. WOOD DECK & 36" WIDE WOOD STAIRS W/METAL CABLE RAIL SYSTEM (SEE DETAIL).
6. 16' WIDE OHD GARAGE DOORS BY CLOPAY OR APPROVED EQUAL.
7. OPERABLE/ELECTRIC SKYLIGHT WITH RAIN SENSOR CLOSER.
8. NEW METAL STANDING SEAM ROOF – FINISH SPEC. TO FOLLOW.
9. 2 1/2"x2 1/2" TUBE STEEL BRACKETS AS SHOWN (FINISH T.B.D.)–TYPICAL FOR 9
10. CONCRETE PLANTER AS SHOWN.
11. 50 YEAR ASPHALT ROOF – SEE SOLAR PANEL LAYOUT BY OWNER.
12. 18" COURSE SIDING: FIBER CEMENT OR COMPOSITE BY HARDIE, NICHIHA OR EQUAL.

Landgrebe– Highlands, NJ

JAMES T. DALEY
ARCHITECT
+ ASSOCIATES
273 FIRST STREET, KEYPORT, NJ 07735
phone: 732-739-2684 fax: 732-739-0837

NJ LIC #11519
DRAWN: JP
A-6



FRONT ELEVATION
Scale: 1/4"=1'-0"

WINDOW SCHEDULE (A)

Window No.	Unit Size (NOM.) Width Height	Rough Opening Width Height	Model Number	Qty.	Window Swing	Grill	Remarks & Options
A	4'-0" x 2'-1" 4'-0" x 4'-0" 4'-0" x 6'-3"			1	AWNING FIXED FIXED	**	MULLED TOGETHER (FIXED ON RIGHT SIDE) O.A.: 8'-2"w. x 6'-3"h.
A-L	2'-4" x 6'-3" 4'-0" x 2'-1" 4'-0" x 4'-0"			1	CASEMENT AWNING FIXED	**	MULLED TOGETHER (FIXED ON LEFT SIDE) O.A.: 6'-8"w. x 6'-3"h.
A-R	2'-4" x 6'-3" 4'-0" x 2'-1" 4'-0" x 4'-0"			2	CASEMENT AWNING FIXED	**	MULLED TOGETHER (FIXED ON RIGHT SIDE) O.A.: 6'-8"w. x 6'-3"h.
B	4'-0" x 2'-1" 4'-0" x 4'-8" 4'-0" x 6'-11"			1	AWNING FIXED FIXED	**	MULLED TOGETHER (FIXED ON LEFT SIDE) O.A.: 6'-8"w. x 6'-11"h.
C	4'-0" x 4'-8" 2'-4" x 4'-8"			1	CASEMENT CASEMENT	**	MULLED TOGETHER O.A.: 6'-8"w. x 4'-8"h.
C-1	4'-0" x 4'-8"			4	CASEMENT	**	(3) TEMPERED
C-2	4'-0" x 4'-8" 4'-0" x 2'-1"			1	CASEMENT AWNING	**	MULLED TOGETHER O.A.: 4'-0"w. x 6'-11"h.
C-3	4'-0" x 4'-8" 4'-0" x 2'-1"			1	CASEMENT CUST/FIX	**	MULLED TOGETHER O.A.: 4'-0"w. x 6'-11"h.
D-1	1'-8" x 4'-8"			2	FIXED	**	TEMPERED
D-2	1'-8" x 4'-8" 1'-8" x 4'-8"			2	FIXED FIXED	**	MULLED TOGETHER-TEMPERED O.A.: 3'-6"w. x 9'-4"h
E	2'-4" x 2'-1" 2'-4" x 4'-0"			4	AWNING FIXED	**	MULLED TOGETHER O.A.: 2'-4"w. x 6'-3"h.
F	(2)2'-4"x5'-9" 3'-0" x 2'-1" 3'-0" x 3'-6"			2	CASEMENT AWNING FIXED	**	MULLED TOGETHER O.A.: 8'-0"w. x 5'-9"h.
G	3'-2" x 2'-1"			4	AWNING	**	
H	2'-4" x 4'-8"			8	CASEMENT	**	
H-1	2'-4" x 4'-8" 2'-4" x 2'-1"			1	CASEMENT CUST/FIX	**	MULLED TOGETHER O.A.: 2'-4"w. x 6'-11"h.
H-2	2'-4" x 4'-8" 5'-0" x 2'-1"			1	CASEMENT FIXED	**	MULLED TOGETHER O.A.: 5'-0"w. x 6'-11"h.
J	2'-8" x 1'-10"			2	AWNING	**	TEMPERED
K	3'-0" x 1'-10"			4	AWNING	**	
L	4'-0" x 1'-10"			1	AWNING	**	TEMPERED
M	3'-0" x 3'-10"			1	FIXED	**	CUSTOM ANGLED
N	(2)2'-4"x6'-11" 4'-0" x 2'-1" 4'-0" x 4'-8"			1	CASEMENT AWNING FIXED	**	MULLED TOGETHER O.A.: 9'-0"w. x 6'-11"h.

ANDERSEN WINDOWS - 400 SERIES - WHITE FINISH INTERIOR/EXTERIOR.
** GRILLE PATTERN AS SHOWN.

SIDE ELEVATION
Scale: 1/4"=1'-0"

(E) ELEVATION KEY NOTES:

GENERAL:
VERIFY ALL DEMOLITION DIMENSIONS WITH CONSTRUCTION DIMENSIONS ON FLOOR PLANS, COORDINATE AS REQUIRED.

1. 12" COURSE SIDING: FIBER CEMENT OR COMPOSITE BY HARDIE, NICHIHA OR EQUAL.
2. CORRUGATED VERTICAL METAL (ALUM./STEEL) SIDING IN EXTERIOR ACCENTED VERTICAL AREAS AS SHOWN (SPEC. TO FOLLOW).
3. FIBERGLASS BALCONY WITH METAL CABLE RAIL SYSTEM (SEE DETAIL).
4. WOOD BALCONY WITH METAL CABLE RAIL SYSTEM (SEE DETAIL).
5. WOOD DECK & 36" WIDE WOOD STAIRS W/METAL CABLE RAIL SYSTEM (SEE DETAIL).
6. 16' WIDE OHD GARAGE DOORS BY CLOPAY OR APPROVED EQUAL.
7. OPERABLE/ELECTRIC SKYLIGHT WITH RAIN SENSOR CLOSER.
8. NEW METAL STANDING SEAM ROOF - FINISH SPEC. TO FOLLOW.
9. 2 1/2"x2 1/2" TUBE STEEL BRACKETS AS SHOWN (FINISH T.B.D.)-TYPICAL FOR 9
10. CONCRETE PLANTER AS SHOWN.
11. 50 YEAR ASPHALT ROOF - SEE SOLAR PANEL LAYOUT BY OWNER.
12. 18" COURSE SIDING: FIBER CEMENT OR COMPOSITE BY HARDIE, NICHIHA OR EQUAL.

Landgrebe- Highlands, NJ

JAMES T. DALEY
ARCHITECT
+ ASSOCIATES
273 FIRST STREET, KEYPORT, NJ 07735
phone: 732-739-2684 fax: 732-739-0837

NJ LIC: #11519
DRAWN: JP
A-5