



Borough of Highlands
151 Navesink Ave.
Highlands, NJ 07732
(732) 872-1224
www.highlandsnj.gov

LAND USE BOARD APPLICATION

FOR OFFICIAL USE

Date Rec'd: 2/28/2025 Application #: UB25-02 Fee: \$125.00 ck# 165
Escrow: \$750.00 ck# 166 Escrow Acct#: T-03-56-875-000-207

1. APPLICANT

Name: James Kubis
Address: 260 Navesink Ave
City: Highlands State: NJ Zip: 07732
Phone: 215-310-8544
Email: jimkub001@gmail.com
Relation to property: Owner

2. OWNER

Name: James Kubis
Address: 260 Navesink Ave
City: Highlands State: NJ Zip: 07732
Phone: 215-310-8544
Email: jimkub001@gmail.com

3. TYPE OF APPLICATION (Check all that apply)

- ☐ Minor Subdivision
- ☐ Major Subdivision – Preliminary
- ☐ Major Subdivision – Final
- ☐ Minor Site Plan
- ☐ Major Site Plan – Preliminary
- ☐ Major Site Plan – Final
- ☒ Variance
- ☐ Use Variance

- ☐ Appeal – Zoning Denial date _____
- ☐ Appeal – Land Use Decision date _____
- ☐ Informal Concept Plan Review
- ☐ Extension of Approval
- ☐ Revision/Resubmission of Prior Application
- ☐ Other _____

4. PROPERTY INFORMATION

Block 119 Lot(s) 2.01 Address: 260 Navesink Ave
Lot size 7973 SQ FT # of Existing Lots 1 # of Proposed Lots 1
Zone R203 Are there existing Deed Restrictions or Easements? ☒ No ☐ Yes – Please attach copies
Has the property been subdivided? ☒ No ☐ Yes If yes, when? _____
Attach copies of approved map or approved resolution
Property taxes paid through Current Sewer paid through 5/2025

5. ATTORNEY (A corporation, LLC, Limited Partnership, or S-Corp must be represented by a NJ attorney)

Name: N/A
Address: _____
Phone: _____ Email: _____



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6. APPLICANT'S OTHER PROFESSIONAL(S) – Engineer, Planner, Architect, etc.

Name: Anthony M. Condouris
Address: 20 Bingham Ave, Rumson NJ

Phone: 732-842-3800
Email: Info@amcarchitect.com

Name: _____
Address: _____

Phone: _____
Email: _____

7. LAND USE

A. PROPERTY HISTORY –Describe in detail, nature of prior use(s) on the site, start date of such use, any prior Land Use Board applications for this site (attach copy of resolution, if applicable), history of current ownership, etc.

Is a single family home built in 1904 was purchased by current owner(Myself) in 7/2023 and have
enjoy it with my wife as our primary home and enjoying everything Highlands has to offer.
The previous owner purchased in 2021 shared with his wife and applied interior and exterior
design improvements and upgrades, unfortunately his career took him down south and led us to
this opportunity.
The prior owner goes back over 15 years who used the residence as his primary residence.

B. PROPOSED PLAN –Describe in detail, proposed use for property, including, but not limited to: 1) portion to be subdivided; 2) sell lot only; 3) construct house(s) for sale; 4) how trash will be disposed; 5) landscaping; 6) hours of operation; 7) type of goods/services; 8) fire lane. Attach additional sheets if necessary.

Home will remain as a Single Family home for my wife and I as our primary home. Adding an
upper deck and replacing a lower back deck.
All construction will be professionally done and a dumpster will be used for trash collection. No
landscaping adjustment planned.

C. ADDITIONAL INFORMATION:

		Existing	Proposed
Residential:	How many dwelling units?	<u>1</u>	<u>no change</u>
	How many bedrooms in each unit?	<u>3</u>	<u>no change</u>
	How many on-site parking spaces?	<u>2</u>	<u>no change</u>
Commercial:	How many commercial uses on site?	<u>N/A</u>	<u>N/A</u>
	How many on-site parking spaces?	<u>N/A</u>	<u>N/A</u>



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8. VARIANCE REQUESTS Complete section(s) related to the relief being requested.

	Req'd	Exist.	Prop'd
Minimum Lot Requirements			
Lot Area			
Frontage			
Lot Depth	100	75	75
Minimum Yard Requirements			
Front Yard Setback			
2 nd Front Yard Setback			
Rear Yard Setback			
Side Yard Setback, right			
Side Yard Setback, left	3.0	2.8	2.8
Building Height			

	Req'd	Exist.	Prop'd
Accessory Structures			
Fence/Wall Height			
Garage/Shed Height			
Garage/Shed Area			
Pool Setback			
Parking Requirements			
On-site Parking Spaces			
Other (please add)			

9. OTHER RELIEF REQUESTED Please specify relief(s) and explain below.

None.



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10. NOTARIZED SIGNATURE OF APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual Applicant, or that I am an Officer of the Applicant authorized to sign the application for the business organization. Additionally, I certify that the survey or plans submitted with this application shows and discloses the premises in its entirety, and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.

SWORN & SUBSCRIBED to before me this	
<u>26</u> day of <u>February</u> 20 <u>25</u> (year)	<u>[Signature]</u> <u>2-26-25</u>
<u>[Signature]</u> (notary)	Signature Date
(Seal)	<u>JAMES KUBIS</u>
KEVIN ROONEY Notary Public, State of New Jersey Commission # 50170501 My Commission Expires Sept. 1, 2026	

11. NOTARIZED CONSENT OF OWNER

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (if owned by a corporation, a resolution must be attached authorizing the application and officer signature).

SWORN & SUBSCRIBED to before me this	
<u>26</u> day of <u>February</u> 20 <u>25</u> (year)	<u>[Signature]</u> <u>02/26/2025</u>
<u>[Signature]</u> (notary)	Signature Date
(Seal)	<u>James Kubis</u>
KEVIN ROONEY Notary Public, State of New Jersey Commission # 50170501 My Commission Expires Sept. 1, 2026	

12A. DISCLOSURE STATEMENT Circle all that apply.

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following questions:

Is this application to subdivide a parcel of land into six (6) or more lots?	Yes	☐ No
Is this application to construct a multiple dwelling of 25 or more units?	Yes	☐ No
Is this an application for approval of a site(s) for non-residential purposes?	Yes	☐ No
Is this Applicant a corporation?	Yes	☐ No
Is the Applicant a limited liability corporation?	Yes	☐ No
Is the Applicant a partnership?	Yes	☐ No

If you circled **YES** to any of the above, please complete the following Ownership Discloser Statement (use additional sheets if necessary).



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12B. BUSINESS ORGANIZATION OWNERSHIP DISCLOSURE STATEMENT

Name of Corporation, Partnership, LLC, LLP, S-Corp:
N/A

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above referenced business organization:

NAME	ADDRESS
N/A	

*If a corporation or a partnership owns 10% or more of the stock of a corporation, or 10% or great interest in a partnership, that corporation or partnership shall list the names and address of its stockholders holding 10% or more of its stock or 10% or greater interest in the partnership, and this requirement shall be followed until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10% owner ship criterion established have been listed.

SWORN & SUBSCRIBED to before me this _____ day of _____ 20____ (year) _____ (notary) (Seal)

_____	_____
Signature (Officer/Partner)	Date
_____	_____
Print Full Name	Title



Borough of Highlands

151 Navesink Ave
Highlands, NJ 07732
Phone: (732) 872-1224

Control #: Z-0187
Date Issued: 2/3/2025

DENIAL OF ZONING PERMIT

IDENTIFICATION

Work Site Location:	260 NAVESINK AVE	Block:	119	Lot:	2.01	Zone:	R203
Owner in Fee:	KUBIS, JAMES	Contractor/Agent:					
Address:	161 MOUNTAIN VIEW DRIVE	Address:					
	POCONO LAKE PA 18347						
Telephone:	215-310-8544	Telephone:					
		Contractor License No:					

For the project/work located at the above address, your application for a permit to:

EXTEND DECK AND ADD NEW DECK TO SECOND STORY AS PER DRAWING.

has been denied for noncompliance with provisions of Sections: of the Municipal Zoning Ordinance for the following reasons:

Deck must be a minimum of 3 feet from the side property line, 2.8 feet is proposed.

§ 21-65.27 Yards, Courts and Exposures.

A. A terrace or deck shall not be considered in the determination of yard size or lot coverage, provided, however, that such terrace or deck is unroofed and without walls, parapets, or other form of enclosure. Such terrace or deck, however, may have an open guard railing not over three (3) feet high, and shall not project into any yard to a point closer than three (3) feet from any lot line. Any deck that extends above the elevation of the first floor of the principal structure shall meet the setback requirements for that principal structure.

Information on procedures for an appeal of this decision to the Land Use Board can be obtained from the Secretary of the Land Use Board. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than (20) days from the date of this notice. You can also file for a variance to the Land Use Board and can obtain from the Secretary of the Land Use Board the required forms.

The permit which you submitted has been placed in the inactive files in the Zoning Department. Please contact this office to reactivate the permit.

Denied by:

Courtney Lopez

Zoning Official

From: Landuse Secretary landuse@highlandsnj.gov
Subject: RE: 260 Navesink
Date: February 26, 2025 at 16:00
To: Kevin Rooney, Cashier cashier@highlandsnj.gov
Cc: jimbub001@gmail.com

Thank you much 😊

From: Kevin Rooney, Cashier <cashier@highlandsnj.gov>
Sent: Wednesday, February 26, 2025 3:44 PM
To: Landuse Secretary <landuse@highlandsnj.gov>
Cc: jimbub001@gmail.com
Subject: 260 Navesink

Hi Nancy, this email is to serve as proof that 260 Navesink Ave is currently paid up on their sewer. Let me know if you have any questions.

Thanks!

Kevin Rooney
Borough of Highlands
151 Navesink Ave
Highlands, NJ 07732
732-872-1224 x204

BLQ: 119. 2.01
Owner Name: KUBIS, JAMES

Tax Year: 2025 to 2025
Property Location: 260 NAVESINK AVE

Tax Year: 2025		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:		3,113.06	3,113.05	0.00	0.00	6,226.11
Payments:		3,113.06	0.00	0.00	0.00	3,113.06
Balance:		0.00	3,113.05	0.00	0.00	3,113.05

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2025 Prin Balance
		Description								
		Original Billed						6,226.11		6,226.11
01/28/25	1	Payment	001	967072092	CK	13719	227 DONNA	3,113.06	0.00	3,113.05
		CORELOGIC #660								

Total Principal Balance for Tax Years in Range: 3,113.05

From: Kathleen Shaw kshaw@highlandsnj.gov
Subject: Re: Flood Zone Confirmation
Date: February 19, 2025 at 14:47
To: Jim Kubis jimkub001@gmail.com
Cc: Nancy Tran clerk@highlandsnj.gov

Jim

I will call you and review how to's with you over the phone. I am providing you with a screen shots:

q Address Search

Parcel ID: 1319_119_2.01

260 Navesink Ave, Highlands, NJ 07732

Share public profile Edit property

Overview Activity Records Files



Warnings Edit warnings

No warnings

Flood info Preliminary FIRM

Flood zone X



260 Navesink Ave, Highlands, NJ 07732

Share public profile Edit property

Overview Activity Records Files

Flood info Preliminary FIRM

Flood zone	X
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88
FIRM Panel Effective Date	-
FIRM panel	34025C0088H
FEMA MSC Products	Link

260 Navesink Ave, Highlands, NJ 07732

✉ Share public profile

Edit property ▾

Overview

Activity

Records

Files

Flood info

Preliminary FIRM ▾

Flood zone	X
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88
FIRM Panel Effective Date	-
FIRM panel	34025C0088H
FEMA MSC Products	Link
Initial FIRM date	9/3/1971
Pre or Post-FIRM	Pre-FIRM
In CBRS	No
In OPA	No
In Floodway	No

Speak with you soon.

Kathy Shaw

Kathaleen Shaw, CRS Coordinator

proposed alterations and addition for

KUBIS RESIDENCE

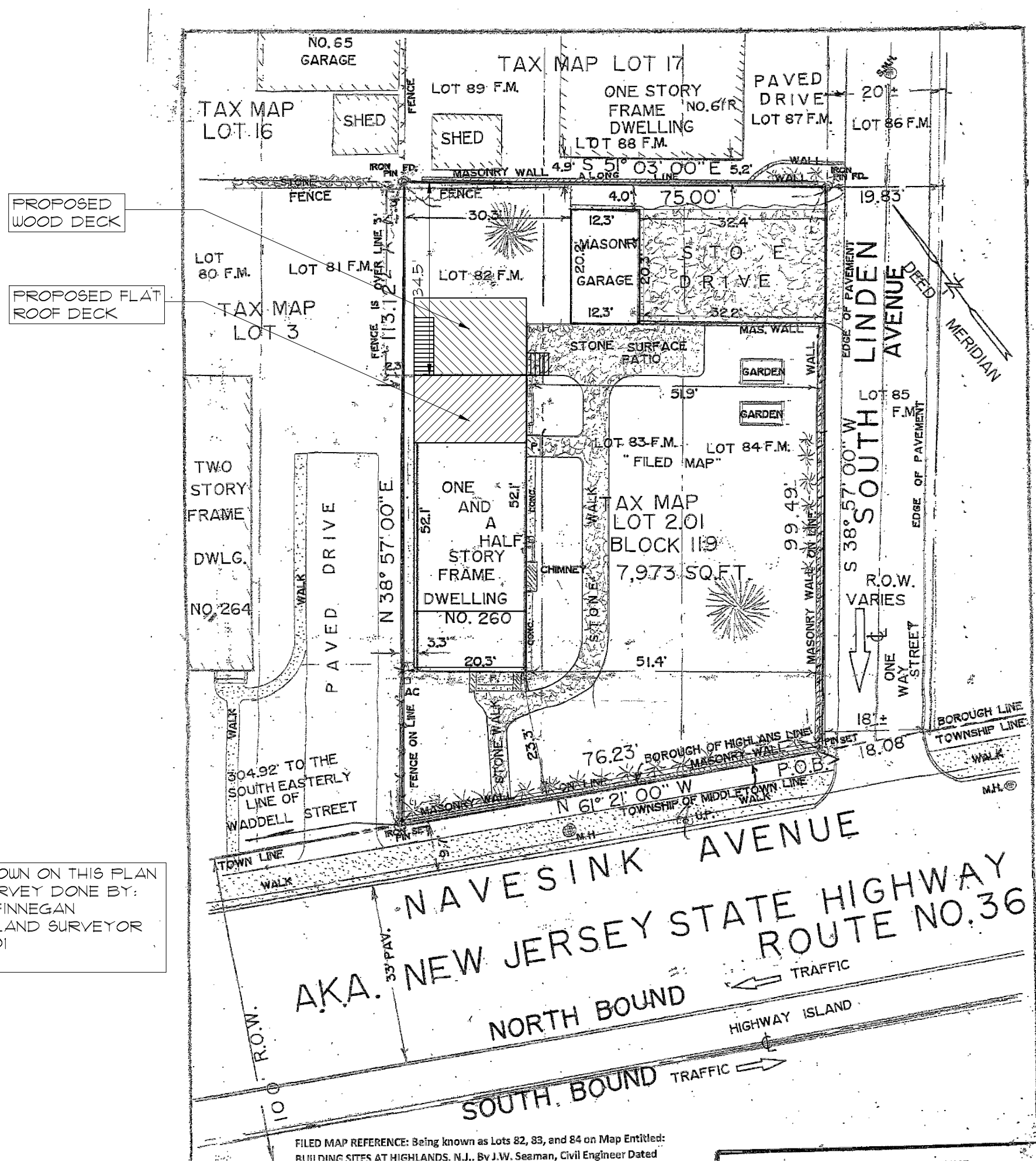
260 NAVESINK RESIDENCE
HIGHLANDS, NEW JERSEY
BLOCK 119 ~ LOT 2.01

ZONING DATA (R-2.03)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	5,000 SQ. FT.	7,973 SQ. FT.	7,973 SQ. FT.	
MINIMUM LOT FRONTAGE				
NAVESINK AVENUE	50 FT.	76.23 FT.	76.23 FT.	
SOUTH LINDEN AVENUE	50 FT.	99.49 FT.	99.49 FT.	
MINIMUM LOT DEPTH	100 FT.	75.00 FT.	75.00 FT.	EXISTING NON CONFORMITY
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK				
NAVESINK AVENUE	20 FT.	23.3 FT.	23.3 FT.	
SOUTH LINDEN AVENUE	20 FT.	51.4 FT.	51.4 FT.	
MINIMUM REAR SETBACK	20 FT.	34.5 FT.	34.5 FT.	
MINIMUM SIDE SETBACK (ONE/BOTH)	6/8 FT.	2.8 FT.	2.8 FT.	EXISTING NON CONFORMITY
MAX. BUILDING HEIGHT (FT.)	30 FT.	21.7 FT.	21.7 FT.	
ACCESSORY BUILDING				
MINIMUM REAR SETBACK	3 FT.	30.3 FT.	30.3 FT.	
MINIMUM SIDE SETBACK	3 FT.	4.0 FT.	4.0 FT.	
MAX. BUILDING HEIGHT (FT.)	15 FT.	12 FT.	12 FT.	
MAXIMUM BUILDING COVERAGE	30 %	16.18 %	16.18 %	
MAXIMUM LOT COVERAGE	75 %	37.17 %	37.10 %	

BUILDING DEPARTMENT DATA			
	EXISTING	ADDED	COMBINED
HABITABLE SPACES			
FIRST FLOOR	1,040 SQ. FT.	0 SQ. FT.	1,040 SQ. FT.
SECOND FLOOR	600 SQ. FT.	0 SQ. FT.	600 SQ. FT.
TOTAL	1,640 SQ. FT.	0 SQ. FT.	1,640 SQ. FT.
OTHER SPACES			
VOLUME	26,232 CU. FT.	(~467) CU. FT.	25,765 CU. FT.
CONSTRUCTION CLASS		5B	
USE GROUP		R-5	

* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS

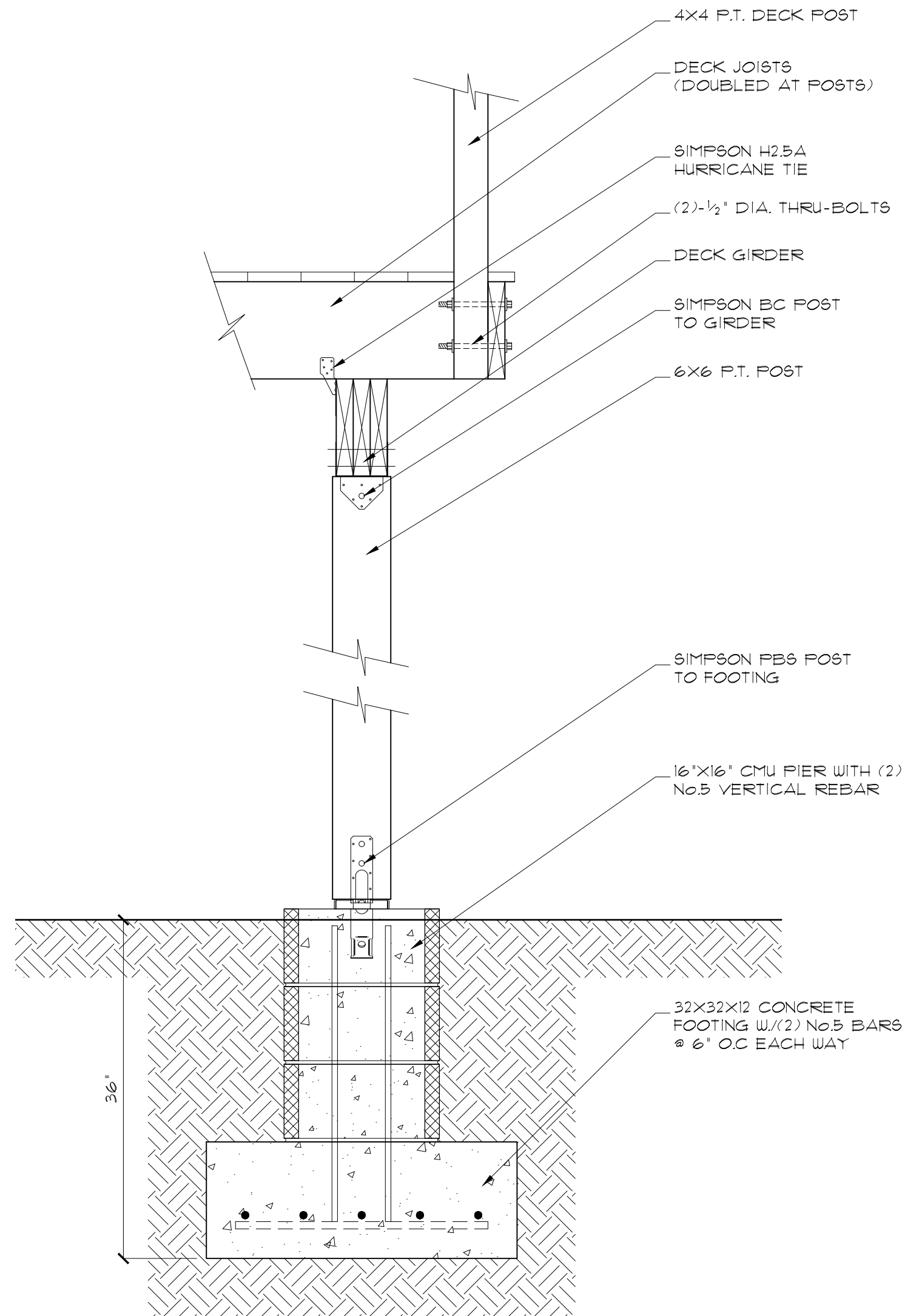
INFORMATION SHOWN ON THIS PLAN
IS BASED ON SURVEY DONE BY:
THOMAS CRAIG FINNEGAN
PROFESSIONAL LAND SURVEYOR
N.J. L.C. No. 38601
DATED 07/13/23.



SITE PLAN
SCALE: 1" = 20'-0"

ABBREVIATION LEGEND	
CJ.	CEILING JOISTS
CMU	CONCRETE MASONRY UNIT
F.J.	FLOOR JOISTS
FLR.	FLOOR
FTG.	FOOTING
JSTB.	JOISTS
MIL.	MILLIMETER
ML.	MICROLLAM
MO.	MASONRY OPENING
O.C.	ON CENTER
OSB	ORIENTED STRAND BOARD
PSL	PARALLEL STRAND LUMBER
RAFT.	RAFTERS
S.B.	SOLID BLOCKING
T&G	TONGUE AND GROOVE
W.M.	WELDED WIRE MESH
P.T.	PRESSURE TREATED

SYMBOL LEGEND	
	BUILDING SECTION
	WALL SECTION
	ELEVATION
	DETAIL



10 TYPICAL DECK SECTION
SCALE: 1" = 1'-0"



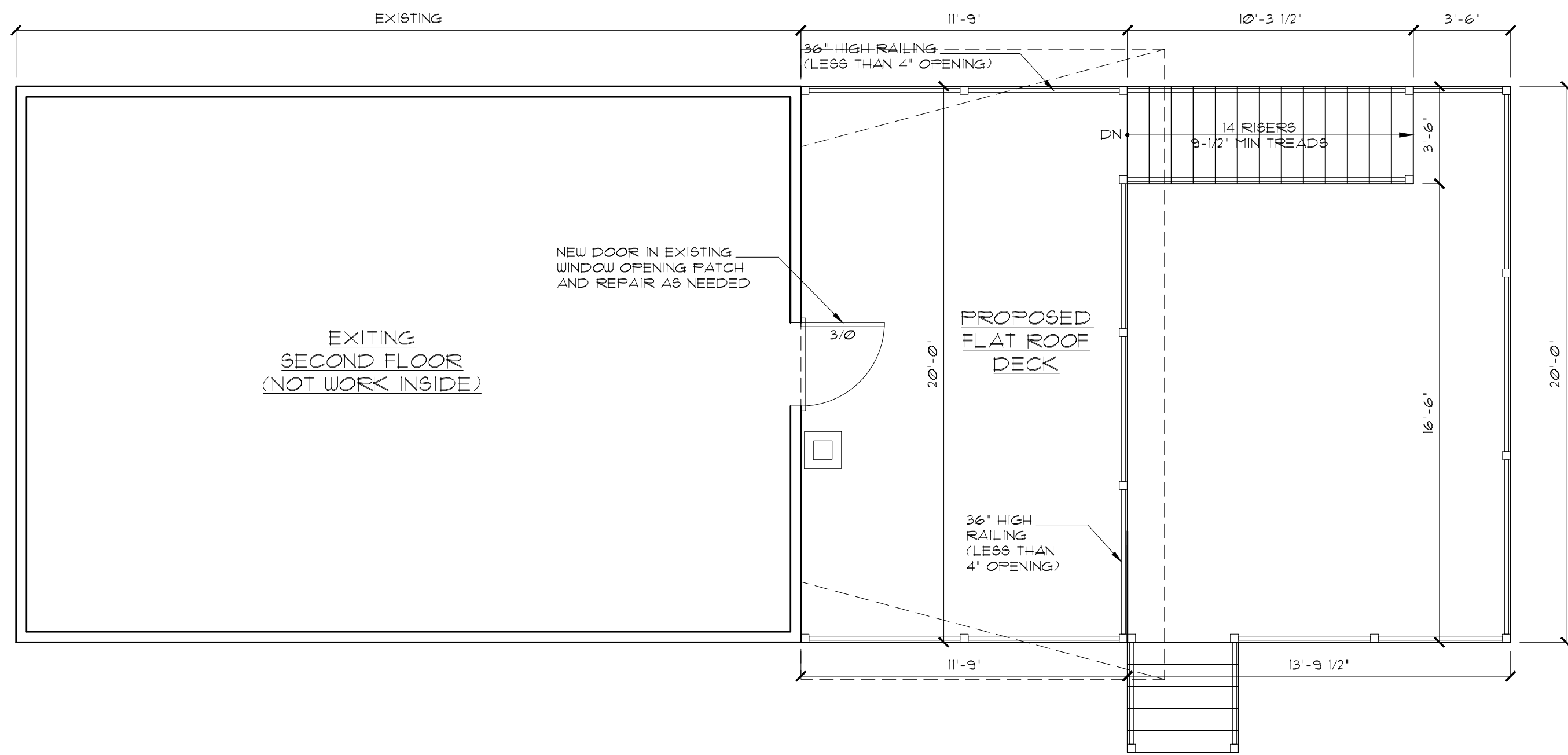
ANTHONY M. COCCIA
ARCHITECT
20 BINGHAM AVENUE, ROOM 201
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS	DATE

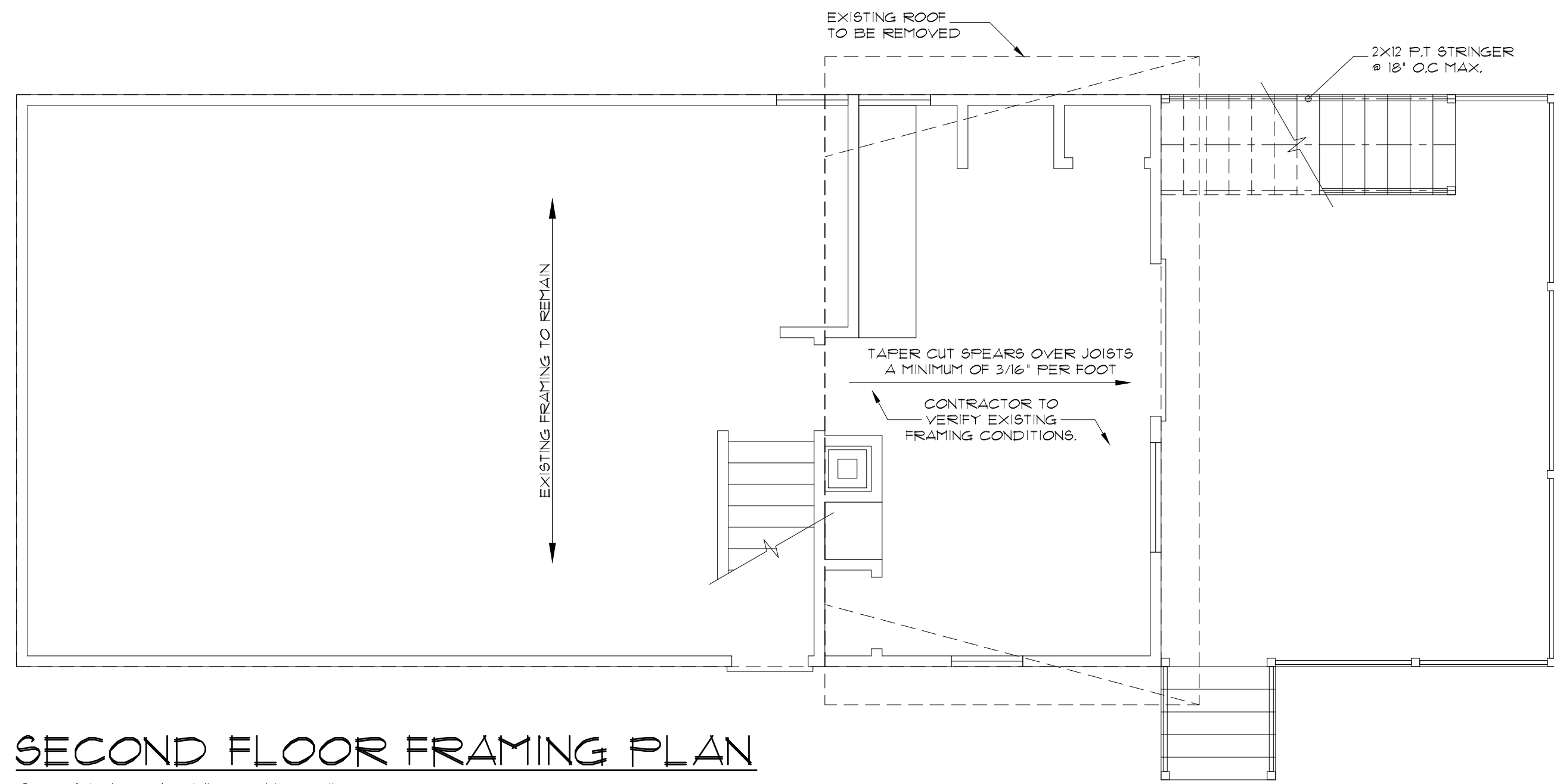
CLIENT	KUBIS RESIDENCE
ADDRESS	260 NAVESINK AVENUE HIGHLANDS, NEW JERSEY
JOB NUMBER	24-056
LOT	2.01

DATE	04/08/24
DRAWN BY	JM
SHEET NO.	A-1

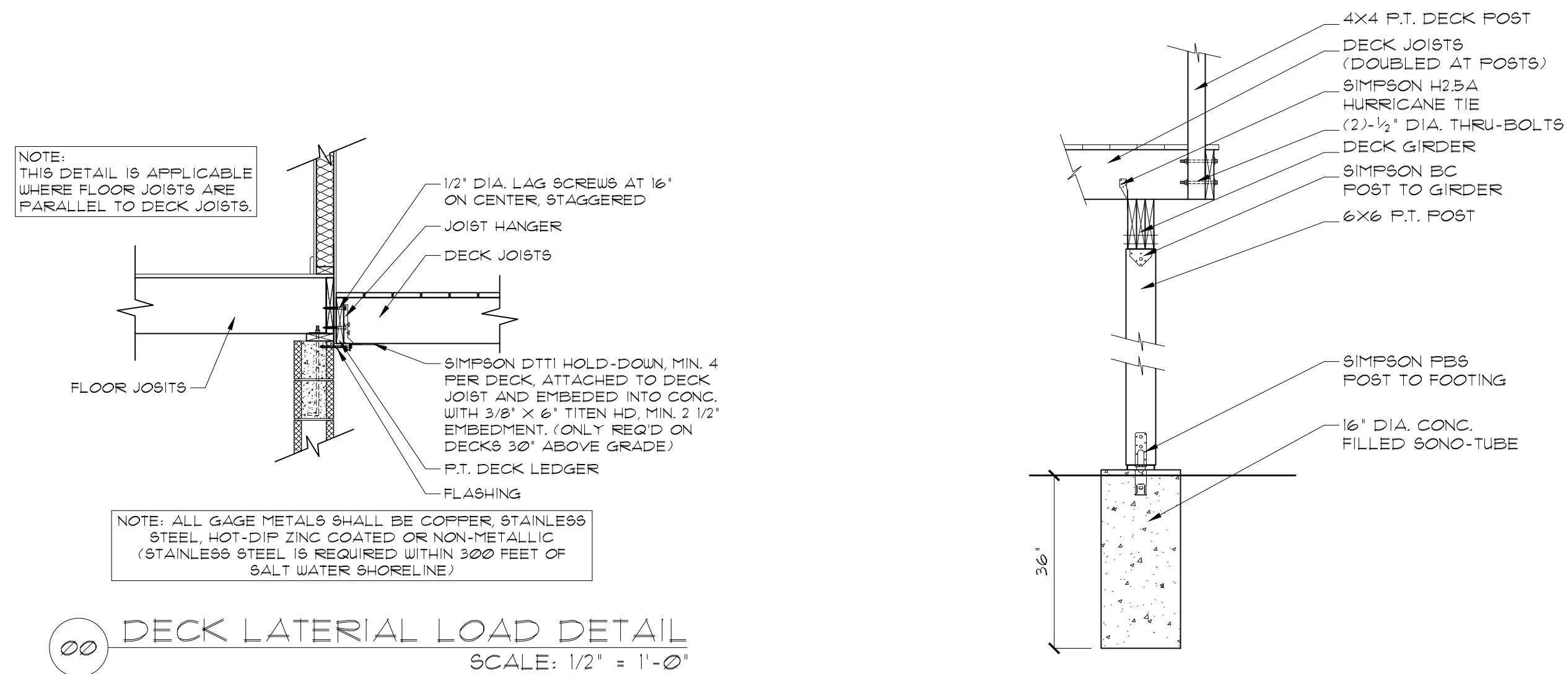
NOTIFY ARCHITECT IMMEDIATELY OF
ANY DISCREPANCIES PRIOR TO THE
START AND COMPLETION OF WORK.



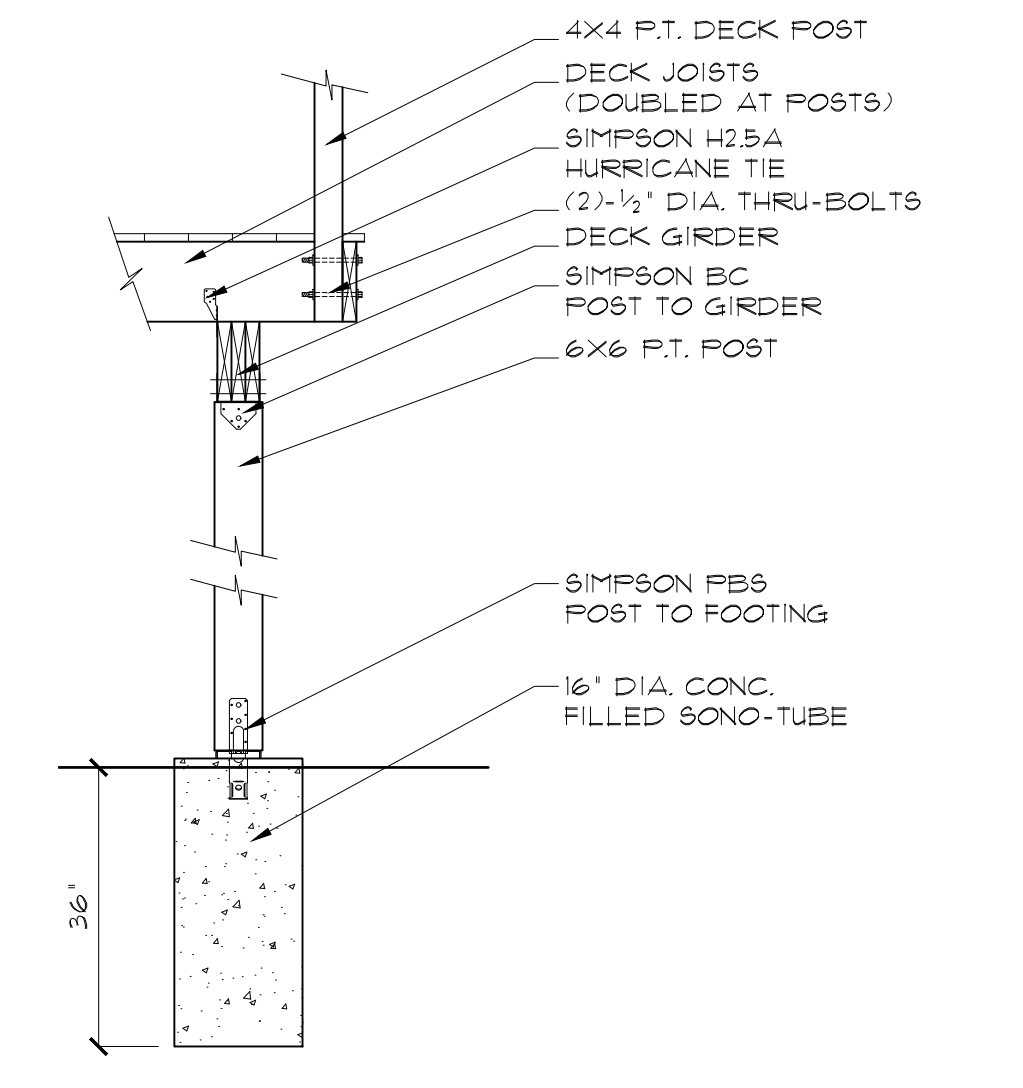
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



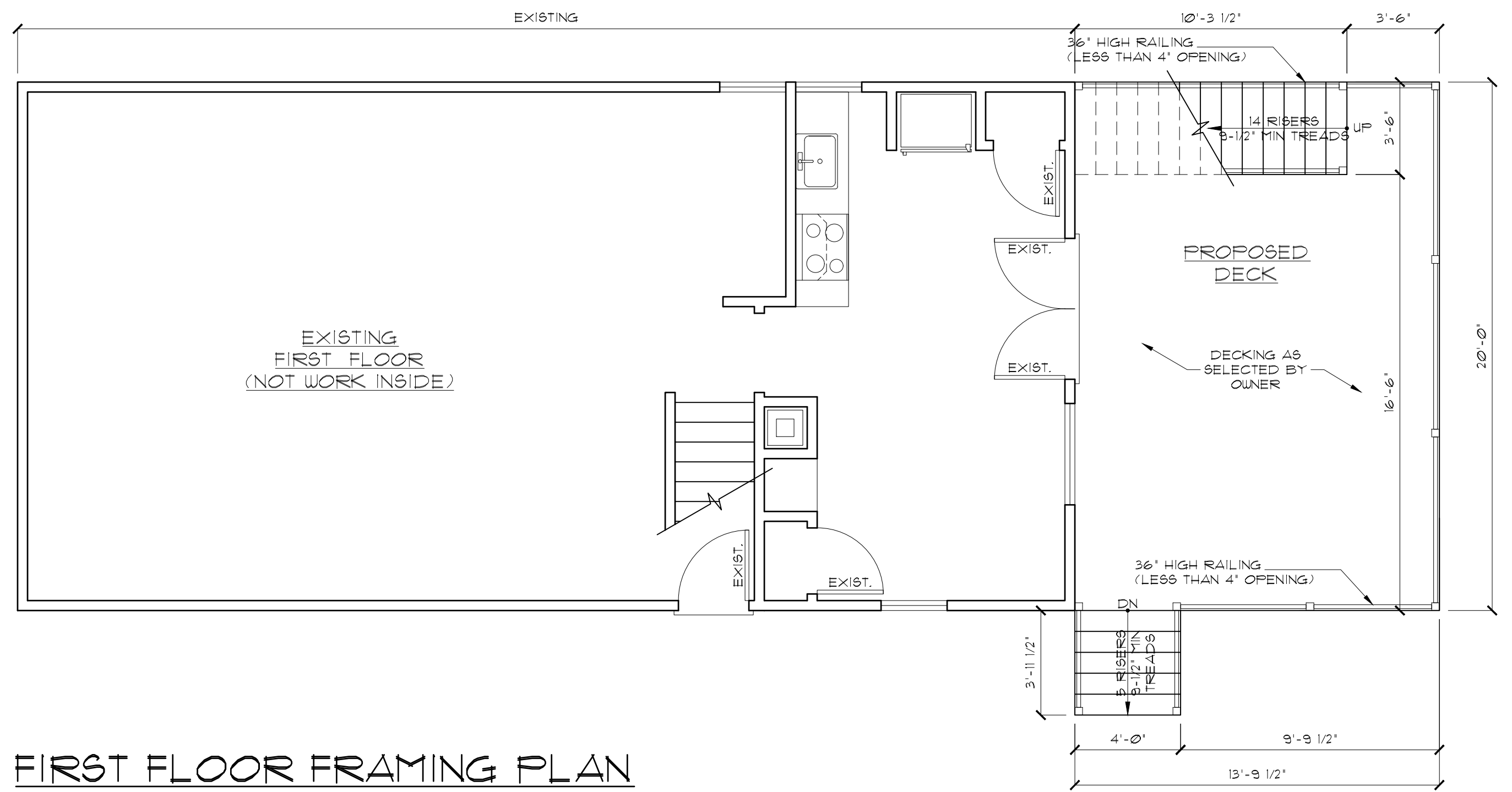
SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



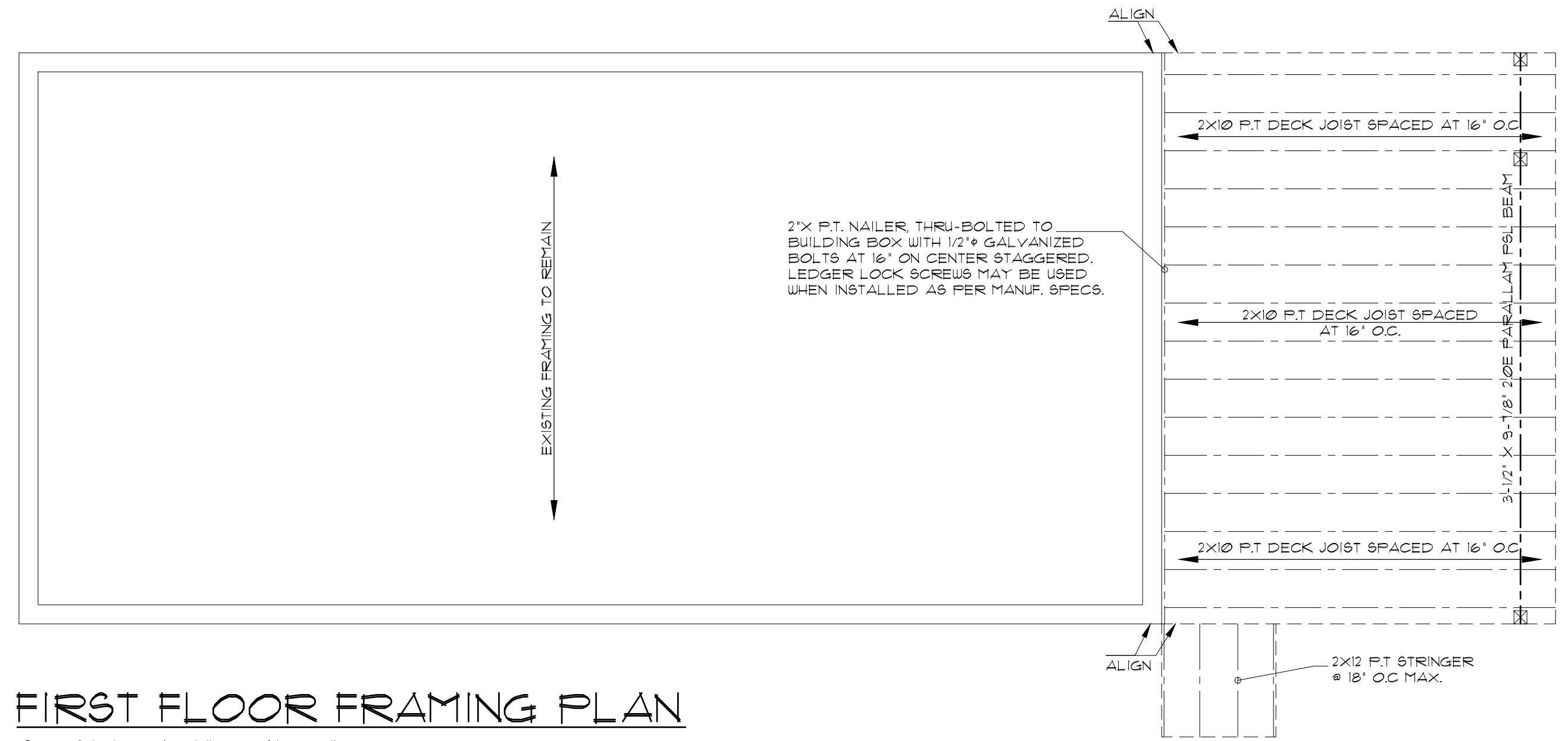
DECK LATERAL LOAD DETAIL
SCALE: 1/2" = 1'-0"



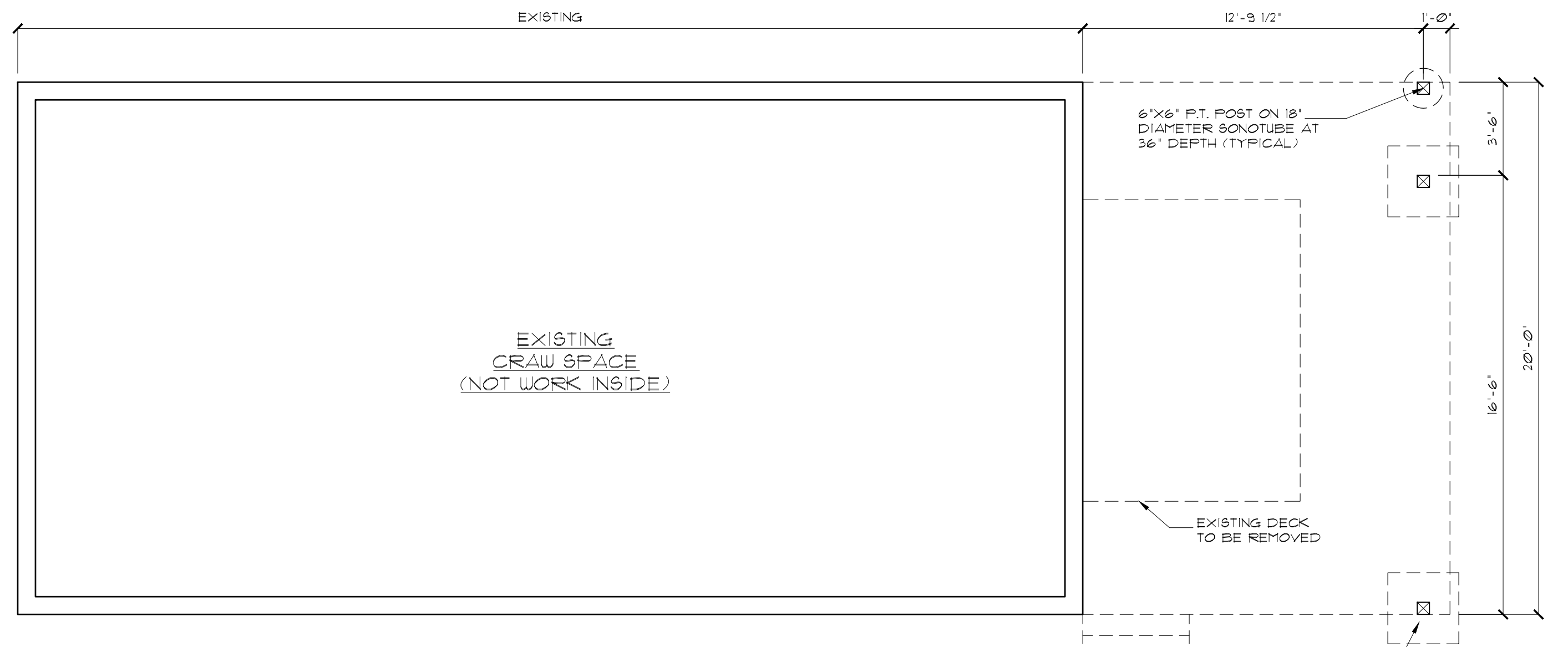
SONOTUBE DETAIL
SCALE: 1" = 1'-0"



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



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



FOOTING / FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



ANTHONY M. CONDOURI
ARCHITECT
20 BINGHAM AVENUE, RUMSON, NJ 07760
phone: 732-842-3800 ~ fax: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS	DATE

CLIENT	KUBIS RESIDENCE
ADDRESS	260 NAVESINK AVENUE HIGHLANDS, NEW JERSEY
JOB NUMBER	24-056
BLOCK	119
LOT	201

DRAWN BY	JM
DATE	04/08/24
SHEET NO.	A-3



Model No.	Dimensions (in.)			Fasteners			
				Nails		SD Screws	
	W	H	B	Header	Joist	Header	Joist
LUS262	1 9/16	4 3/4	1 3/4	4-10d	4-10d	-	-
LUS282	1 9/16	6 5/8	1 3/4	6-10d	6-10d	6-SD #9x2 1/2	4-SD #9x2 1/2
LUS210Z	1 9/16	7 13/16	1 3/4	8-10d	4-10d	8-SD #9x2 1/2	4-SD #9x2 1/2
LUS26-22	1 1/8	4 7/8	2	4-16d	4-16d	4-SD #10x2 1/4	4-SD #10x2 1/4
LUS210-22	3/18	9	2	6-16d	6-16d	8-SD #10x2 1/4	6-SD #10x2 1/4

2. Refer to current Wood Construction Connectors catalog for additional information.

LUS Joist Hangers



Model No.	Fasteners			
	Nails		SD Screws	
	To Joist	To Beam	To Joist	To Beam
H1Z	6-8dx1½	4-8dx1½	6-SD #9x1½	4-SD #9x1½
H2.5Z	5-8dx1½	5-8dx1½	5-SD #9x1½	5-SD #9x1½
H8Z	5-10dx1½	5-10dx1½	5-SD #9x1½	5-SD #9x1½

1. indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

H	Hurricane Ties
1950	1
1951	2
1952	3
1953	4
1954	5
1955	6
1956	7
1957	8
1958	9
1959	10
1960	11
1961	12
1962	13
1963	14
1964	15
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2017	68
2018	69
2019	70
2020	71
2021	72
2022	73
2023	74
2024	75



Model No.	Dimensions (in.)			Fasteners			
				Nails		SD Screws	
	W	H	B	Header	Joist	Header	Joist
LUC26Z	1 9/16	4 3/4	1 3/4	6-10d	4-10d x1 1/2	6-SD #9x2 1/2	4-SD #9x1 1/2
LUC210Z	1 9/16	7 3/4	1 3/4	10-10d	6-10d x1 1/2	10-SD #9x2 1/2	6-SD #9x1 1/2
HUC26-2Z	3 1/8	5 3/8	2 1/2	12-16d	6-10d	-	-
HUC28-2Z	3 1/8	7	2 1/2	14-16d	6-10d	-	-
HUC210-2Z	3 1/8	8 13/16	2 1/2	18-16d	10-10d	-	-

1. □ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

LUC, HUC Joist Hangers	
------------------------	--



Model No.	Dimensions (in.)						Fasteners			
	W1	W2	L1	L2	H1	H2	Nails		SD Screws	
							Beam Flange	Poet Flange	Beam Flange	Poet Flange
BC4Z	3 9/16	3 9/16	2 7/8	2 7/8	3	3	6-16d	6-16d	6-SD #10x1 1/2	6-SD #10x1 1/2
BC6Z	5/12	5/12	4/38	4/38	3/38	3/38	12-16d	12-16d	-	-
BCS2-24Z	3 1/8	3 9/16	2 7/8	2 7/8	2 1/16	2 1/16	8-10d	6-10d	8-SD #9x2 1/2	6-SD #9x2 1/2
BCS2-36Z	4 5/8	5 9/16	4/38	2 7/8	2 1/16	2 1/16	12-16d	6-16d	-	-

1. ☐ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

BC, BCS Post Caps



Installation-

- Embed into wet concrete up to the bottom of the 1" standoff base plate. A 2" minimum side cover is required to obtain the full load. Holes in the bottom of the straps allow for free concrete flow.
- Allow concrete to cure before installation of the post.

Model No.	Dimensions (in.)				Post Fasteners			
	W	L	H	HB	Nails	SD Screws	Machine Bolts	
							Qty.	Dia.
PBS44AHDG	3 9/16	3 1/2	6 1/4	3 7/16	14-16d	14-SD #10x1 1/2	2	1/2
PBS66HDG	5 1/2	5 3/8	6 1/2	3 11/16	14-16d	-	2	1/2

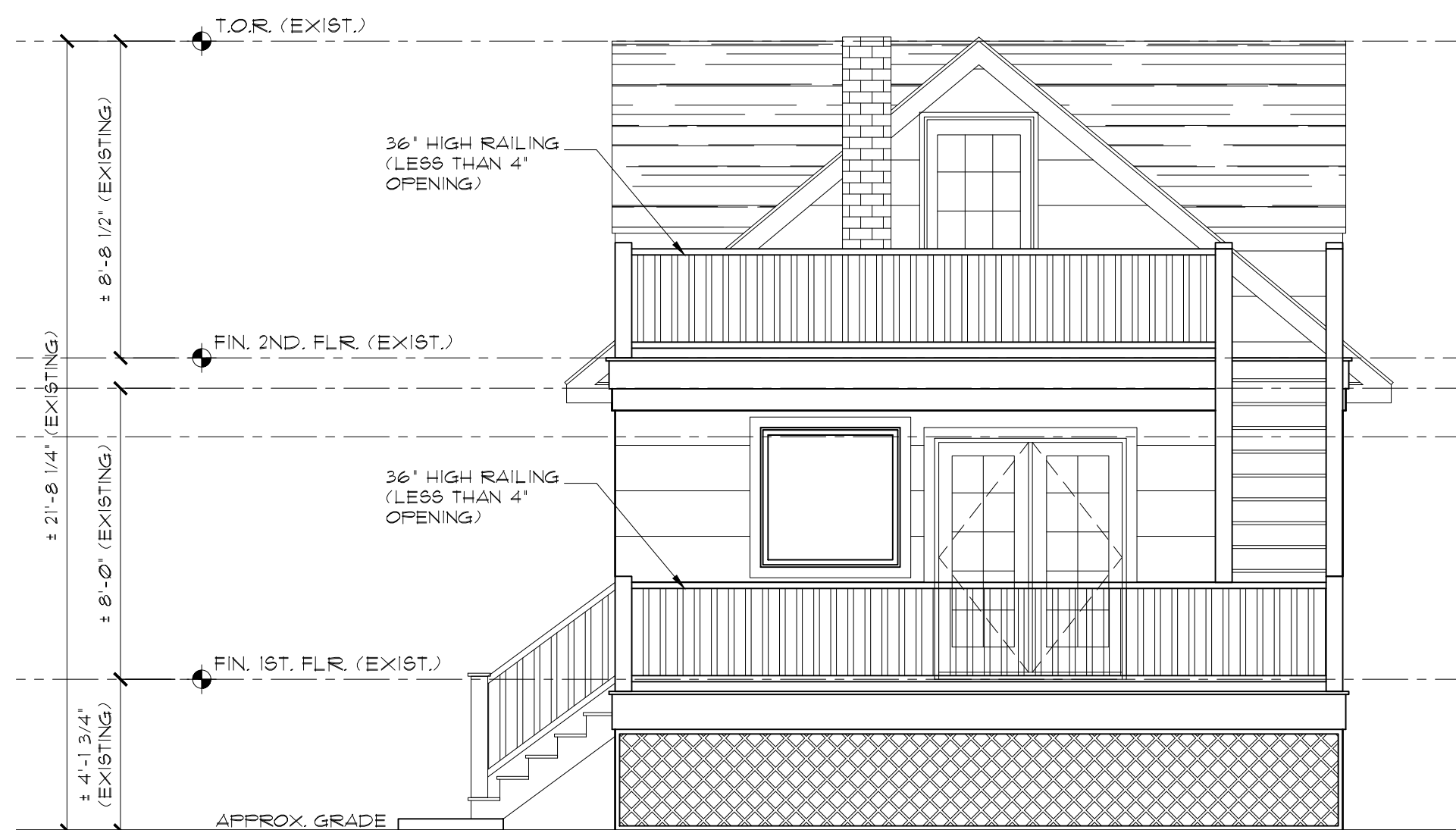
1. Refer to current Wood Construction Connectors catalog for additional information.

PBS Post Bases



LEFT SIDE ELEVATION

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



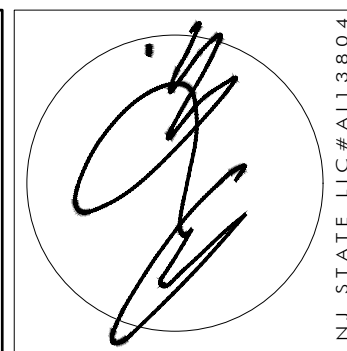
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



ARCHITECTS

Δ	REVISIONS	DATE

CLIENT	KUBIS RESIDENCE		
ADDRESS	260 NAVESINK AVENUE HIGHLANDS NEW JERSEY		
JOB NUMBER	24-056	BLOCK 119	LOT 201

DATE	DRAWN BY
04/08/24	JM
SHEET NO.	
A-4	

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



Roberts
ENGINEERING GROUP LLC
Women Business Enterprise Certified

1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1141 fax 609-586-1143
www.RobertsEngineeringGroup.com

March 14, 2025

Nancy Tran
Land Use Board Secretary
Borough of Highlands Land Use Board
151 Navesink Avenue
Highlands, New Jersey 07732

Re: Completeness Review 1
Applicant: James Kubis
260 Navesink Avenue
Block 119, Lot 2.01
Borough of Highlands, Monmouth County, New Jersey
Our File No.: HLPB2025-02

Dear Ms. Tran:

As requested, we have reviewed the above referenced application in accordance with the Borough of Highlands Zoning and Land Use Regulations. The Applicant seeks to extend an existing deck and construct a new deck to the second story and is seeking bulk variances. The Applicant received a Denial of Zoning Permit on February 3, 2025, for non-compliance of bulk requirements and must seek Planning Board approval.

The subject property is a one and a half-single-story frame dwelling with decking, detached 1-story garage and other site improvements on a 7,973-sf lot located in the R-2.03 Zone. The dwelling dates from the year 1904, according to the Applicant. The lot is located on the northwest corner of Navesink Avenue (NJ State Highway No. 36) northbound and South Linden Avenue (one-way). Driveway access is South Linden Avenue. The southern property line borders the Township of Middletown. The property is located within the X Flood Hazard zone and within the Steep Slopes Area.

We have reviewed the following documents submitted in support of the above referenced application for completeness purposes:

1. Copy of Land Use Board Application for Variance, dated February 28, 2025.
2. Copy of a Denial of Zoning Permit issued on February 3, 2025, by Courtney Lopez, Zoning Officer for the Borough of Highlands.
3. Copy of a plan set entitled, "Proposed Alterations and Addition for Kubis Residence, 260 Navesink Residence, Highlands, New Jersey, Block: 119 Lot: 2.01", prepared by Anthony M. Condouris Architect, dated April 8, 2024, signed, and consisting of 4 sheets.

We offer the following comments and recommendations for the Planning Board's consideration:

I. ZONING

1. This property is located in the R-2.03 Residential District.
2. The lot is located within the designated Steep Slope Area of the Borough of Highlands.

A Steep Slope is considered a slope area greater than 10 percent. The areas of Highlands designated as Steep Slopes include any properties south of Shore Drive and the Highlands-Sea Bright Bridge, including Blocks 1 through 29, inclusive, Blocks 34 through 38, inclusive, Blocks 40, 60, and 61, and Blocks 103 through 120, inclusive, as described by the Tax Assessment Map of the Borough of Highlands.

3. The Applicant requires three (3) bulk variances. To be entitled to bulk "c" variance relief, the applicant must provide proof to satisfy the positive and negative criteria pursuant to N.J.S.A 40:55D-70c for bulk variances.
4. The following bulk requirement summary is provided for the Board's reference. In accordance with Ordinance §21-85, existing and proposed bulk deficiencies which require bulk "c" variances are noted as follows:

Schedule I – Bulk and Area Requirements			
R-1.01 Residential Zone	Required	Existing	Proposed
Min. Lot Area (sf)	5,000	7,973	7,973
Lot Frontage/Width (ft)			
Navesink Avenue	50	76.23	76.23
South Linden Avenue	50	99.49	99.49
Min. Lot Depth (ft)	100	75**	75*
Principal Building			
Min. Front Yard Setback (ft)	20		
Navesink Avenue		23.3	23.3
South Linden Avenue		51.4	51.4
Min. Side Yard Setback (ft)	6/8	2.3**/51.4	2.3*/51.4
Min. Rear Yard Setback (ft)	20	0	0
Max. Building Height (ft)	30	<30	<30
Accessory Building			
Min. Side Yard Setback (ft)	3.0	4.0	4.0
Min. Rear Yard Setback (ft)	3.0	0	0
Max. Building Height (ft)	15	12	12
Max Lot Coverage	75%	37.2%	TBD
Max Building Coverage	30%	16.2%	16.2%
Min. Deck Setback (ft)	3	TBD	<2.3*
On-Site Parking (spaces)	2	2	2

* Proposed Variance

** Existing non-conformity

II. CHECKLIST ITEMS

1. A key map at a scale of not less than 1" = 400 ft. **Not provided.**

Provide lot and block numbers within a 200 ft radius. Please provide before the hearing.

2. The Tax Map sheet, block, and lot numbers. **Provided.**
3. The name of the owner and all adjoining property owners and owners of property directly across the street as disclosed by the most recent municipal tax record. If there is no positive evidence of ownership of any parcel of adjoining property within two hundred (200) feet, a certificate will be presented from the custodian of tax records to that effect. **Not provided.**

Please provide a certified list of 200 ft property owners on the plan.

4. Date, name, location of site, name of owner, scale, and reference meridian. **Provided.**
5. Area of the lot and all lot line dimensions and bearings. **Provided.**
6. The location of all existing watercourses, wooded areas, easements, rights-of-way, streets, roads, highways, rivers, buildings, structures, and any other feature on the property and within seventy-five (75) feet of the property line. **Partially provided and acceptable.**
7. Location, use and ground floor area of all existing and proposed buildings, with the building setback, side line and rear yard distance. **Provided.**
8. Elevations at the corners of all proposed buildings and paved areas and at property corners if new buildings or paved areas are proposed. **Not applicable.**
9. The location and widths of existing and proposed streets servicing the site plan. **Provided.**
10. Specifications for and location of proposed surface paving and curbing. **Not applicable.**
11. Location of all structures within seventy-five (75) feet of the property. **Partially provided and acceptable.**
12. Location of off-street parking areas, with dimensions, showing proposed parking and loading spaces, with dimensions, width of proposed access drives and aisles and traffic circulation. **Not applicable.**
13. Storm water management and sanitary sewer reports, including proposed storm drainage and sanitary disposal facilities; specifically, the location, type and size of all existing and proposed catch basins, storm drainage facilities, utilities plus all required design data supporting the adequacy of the existing or proposed facilities to handle future storm flows. **Not applicable.**
14. Existing and proposed contours of the property and for seventy-five (75) feet outside the property at one (1) foot intervals when new buildings or parking areas are proposed. Spot elevations for any development in a flood hazard area. **Not provided.**

Provide spot elevations and indicate any regrading for the new deck for Steep Slope review.

15. The location and treatment of proposed entrances and exits to the public rights-of-way, including the possible utilization of traffic signals, channelization, acceleration, deceleration

lanes, additional widths, and any other devices necessary to traffic safety and/or convenience. **Not applicable.**

16. The location and identification of proposed open space, parks, or other recreation areas. **Not applicable.**
17. The location and design of landscaping, buffer areas and screening areas showing size, species and spacing of trees and plants and treatment of unpaved areas. **Not applicable.**
18. The location of sidewalks, walkways, traffic islands and all other areas proposed to be devoted to pedestrian use. **Not applicable.**
19. The nature and location of public and private utilities, including maintenance and solid waste disposal, recycling and/or storage facilities. **Not applicable.**
20. Specific location and design of traffic control devices, signs, and lighting fixtures. The Board may require of the applicant expert testimony concerning the adequacy of proposed traffic control devices, signs, and lighting fixtures. **Not applicable.**
21. Preliminary architectural plans for the proposed buildings or structures indicating typical floor plans, elevations, heights and general design or architectural styling. **Partially provided.**

The first-floor elevation is not specified. Building height must be calculated per Borough of Highlands Section 21-8 Attachment 4.

22. The present and past status and use and contemplated use of the property and all existing buildings on the property. A cleanup plan where such is necessary because of the past or present use of the site. **Not applicable.**
23. A soil erosion and sediment control plan are required. Said plan shall be submitted to the Soil Conservation District and approval of the application shall be conditioned upon certification of the soil erosion and sediment control plan by the District. **Not applicable.**

Exemption Applications are required for projects under 5,000 square feet.

24. Soil Borings, when required by the Board Engineer. **Dependent upon method of construction.**
25. A wetlands statement provided by a qualified expert. **Not provided.**

Provide a statement by a licensed professional indicating that wetlands are or are not present on the property. A waiver is not recommended.

26. Certification statement for the required municipal signatures, stating: **Not provided.**

Please provide on the plan.

Application No. _____ approved/disapproved by the Highlands Land Use Board as a
Minor Site Plan on _____.
(date)

Chairman

Secretary

27. Certification statement for the County Planning Board approval / disapproval, if required.
Not applicable.

28. The Board may require any additional information which is reasonably necessary to ascertain compliance with the provisions of this chapter.

III. COMPLETENESS

We recommend this application be deemed INCOMPLETE.

The Applicant must provide a wetlands letter, address existing and proposed elevations with respect to steep slopes, demonstrate difference in size and location of the existing and proposed deck, and building height.

IV. GENERAL COMMENTS

1. According to §21-84-B is located within the Steep Slopes Area.
Please indicate the slope area(s) on the plan and determine if a permit is required.
Provide a note on the plan regarding the findings of the Steep Slope review.

2. The Borough's minimum side yard setback requirement is 6 ft. The existing dwelling has an existing variance condition at 2.3 ft and a proposed variance condition at 2.3 ft.

A variance is required for one existing and one proposed side yard setback.

Please update the zoning data table. The minimum side yard is noted as 2.8 ft., however the plan states 2.3 ft.
Please confirm.

3. There are no rear yards for corner lots. According to §21-8 Definitions. Please update the zoning data table.

4. A variance appears to be required for the proposed deck. Please provide dimensions and confirm. Please refer to § 21-65.27.

5. A variance is required for the lot depth.

6. Please provide the building height according to § 21-8.

7. There are two decks proposed for the lot. One is a proposed flat deck located above a rear portion of the first story of the existing dwelling with a proposed stairway to a lower proposed ground level wood deck. The Applicant has indicated that the wood deck is replacing an existing deck.

According to the Architectural plans the proposed wood deck is much larger (length and width) than the existing deck and requires footings.

The Applicant is required to provide existing and proposed elevations and determine the impact to steep slopes.

According to §21-65.27.A, *A terrace or deck shall not be considered in the determination of yard size or lot coverage, provided, however, that such terrace or deck is unroofed and*

without walls, parapets, or other form of enclosure. Such terrace or deck, however, may have an open guard railing not over three (3) feet high, and shall not project into any yard to a point closer than three (3) feet from any lot line. Any deck that extends above the elevation of the first floor of the principal structure shall meet the setback requirements for that principal structure.

Please confirm that the proposed flat deck is included in the existing building footage for the lot coverage.

Please indicate the existing deck on the survey.

Please dimension the existing and proposed decks.

Please provide the 3 ft deck setback lines.

Please provide the two side yard setback dimensions to the proposed wood deck.

The zoning data table on the plans shall be revised accordingly. Include a deck category on the zoning data table.

8. Please provide a breakdown of the individual impervious and pervious coverages with totals.
9. Please indicate the deck and any roof leaders. All runoffs must be directed towards the road and away from existing dwellings and the adjoining properties.
10. According to the survey, the Applicant's fence encroaches upon adjoining Lot 3 by 3 feet. Coordinate with adjoining owners on possible relocation.
11. Please provide the Freehold Soil Conservation exemption.

We will continue our review upon submission of revised plans.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Carmela Roberts, P.E., C.M.E., C.P.W.M.
Land Use Board Engineer

cc: Michael Muscillo, Borough Administrator, (mmuscillo@highlandsborough.org)
Dustin F. Glass, Esq., Land Use Board Attorney (dglass@semerarolaw.com)
Courtney Lopez, Zoning Officer (clopez@highlandsborough.org)
James Kubis, Applicant (jimkum001@gmail.com)
Anthony M. Condouris, Applicant's Architect (info@amcarchitect.com)
Cameron Corini, P.E., C.M.E., C.P.W.M., Roberts Engineering Group, LLC
GS Bachman, E.I.T., Roberts Engineering Group, LLC

proposed alterations and addition for

KUBIS RESIDENCE

260 NAVESINK AVENUE
HIGHLANDS, NEW JERSEY
BLOCK 119 ~ LOT 2.01

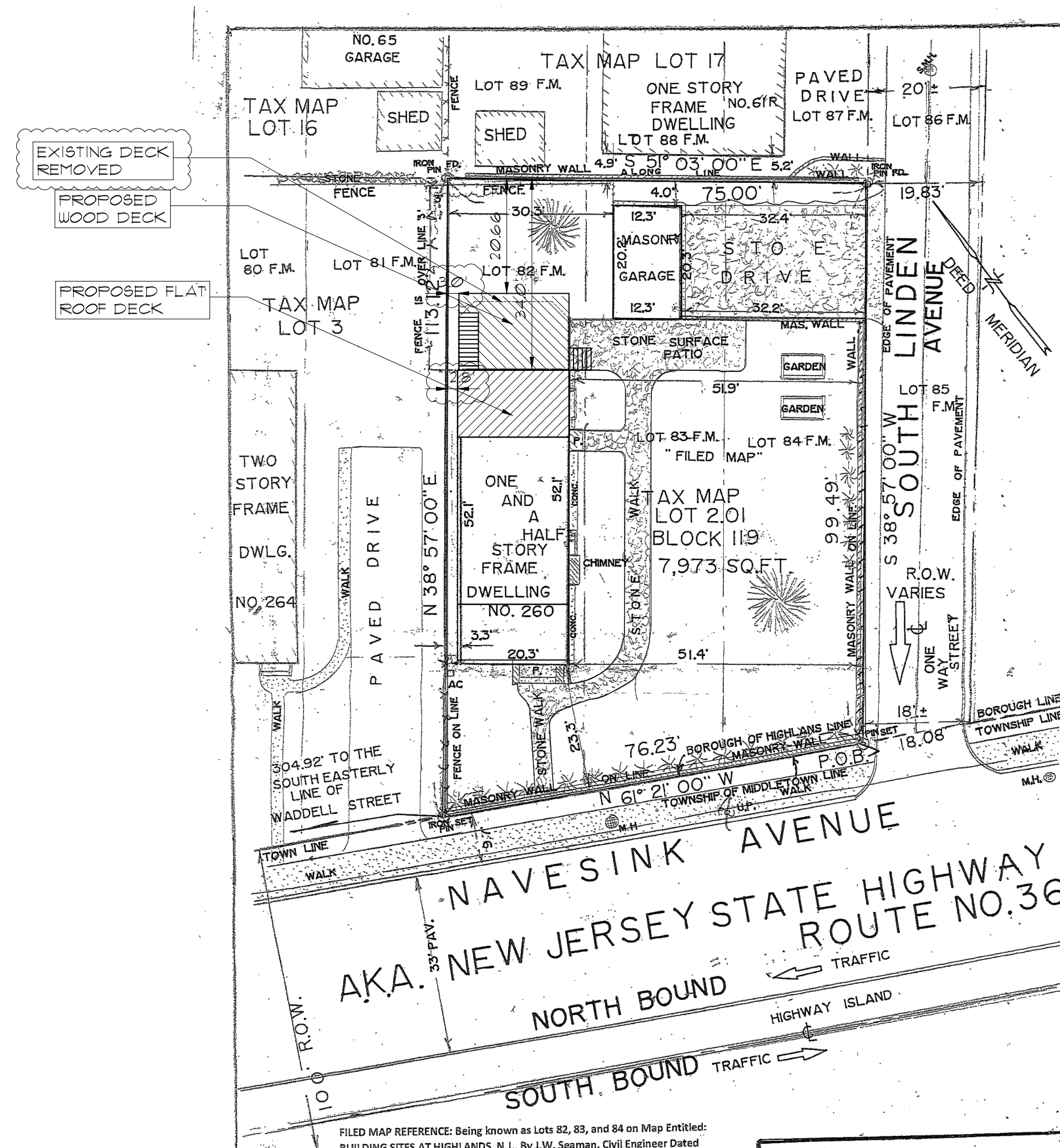
ZONING DATA (R-2.03)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	9,000 SQ. FT.	1,913 SQ. FT.	1,913 SQ. FT.	
MINIMUM LOT FRONTAGE				
NAVESINK AVENUE	50 FT.	16.23 FT.	16.23 FT.	
SOUTH LINDEN AVENUE	50 FT.	93.49 FT.	93.49 FT.	
MINIMUM LOT DEPTH				
NAVESINK AVENUE	100 FT.	100 FT.	100 FT.	
SOUTH LINDEN AVENUE	100 FT.	15.00 FT.	15.00 FT.	EXISTING NON CONFORMITY VARIANCE REQUIRED
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK				
NAVESINK AVENUE	20 FT.	23.3 FT.	23.3 FT.	
SOUTH LINDEN AVENUE	20 FT.	51.4 FT.	51.4 FT.	
MINIMUM SIDE SETBACK (NAVESINK AVE)	6 FT.	2.8 FT.	2.8 FT.	EXISTING NON CONFORMITY NO CHANGE
MINIMUM SIDE SETBACK (S. LINDEN AVE)	8 FT.	34 FT.	34 FT.	
MAX. BUILDING HEIGHT (FT.)	30 FT.	19 FT.	19 FT.	
DECK				
MINIMUM SIDE SETBACK (NAVESINK AVE)	3 FT.	2.3 FT.	3.0 FT.	EXISTING NON CONFORMITY IMPROVED
MINIMUM SIDE SETBACK (S. LINDEN AVE)	3 FT.	21.6 FT.	20.6 FT.	
ACCESSORY BUILDING				
MINIMUM SIDE SETBACK (WEST)	3 FT.	30.3 FT.	30.3 FT.	
MINIMUM SIDE SETBACK 2 (NORTH)	3 FT.	4.0 FT.	4.0 FT.	
MAX. BUILDING HEIGHT (FT.)	15 FT.	12 FT.	12 FT.	
MAXIMUM BUILDING COVERAGE	30 %	16.18 %	16.18 %	
MAXIMUM LOT COVERAGE	75 %	31.11 %	31.10 %	

BUILDING DEPARTMENT DATA			
	EXISTING	ADDED	COMBINED
HABITABLE SPACES			
FIRST FLOOR	1,040 SQ. FT.	0 SQ. FT.	1,040 SQ. FT.
SECOND FLOOR	600 SQ. FT.	0 SQ. FT.	600 SQ. FT.
TOTAL	1,640 SQ. FT.	0 SQ. FT.	1,640 SQ. FT.
OTHER SPACES			
VOLUME	26,232 CU. FT.	(-467) CU. FT.	25,765 CU. FT.
CONSTRUCTION CLASS		5B	
USE GROUP		R-5	

* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS

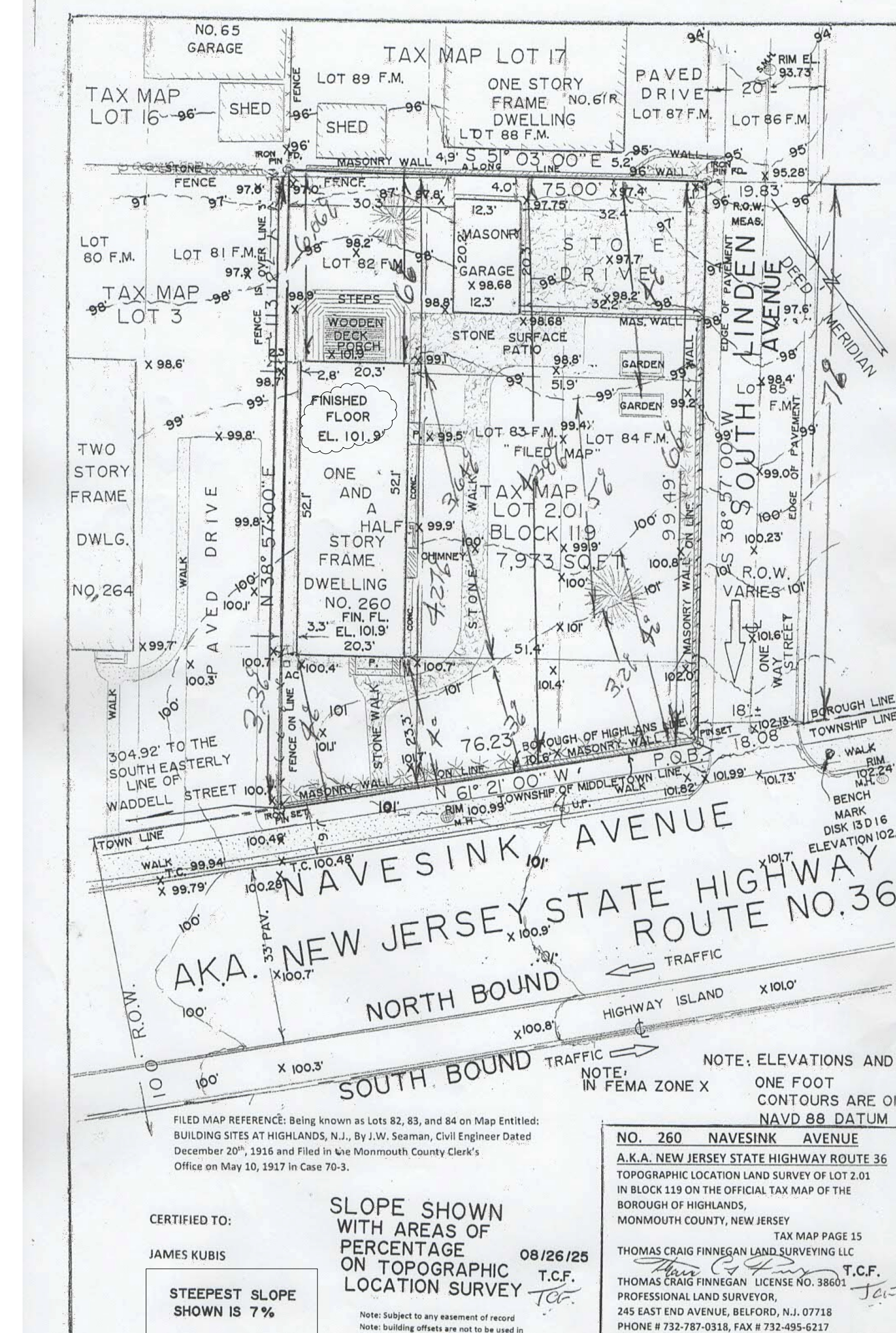
EXISTING AREA CALCULATIONS (BASED ON LOT AREA OF 1,913 SQ. FT.)	
BUILDING COVERAGE:	LOT COVERAGE:
DWELLING = 1,040 SF.	DWELLING = 1,040 SF.
GARAGE = 250 SF.	GARAGE = 250 SF.
	REAR DECK = 234 SF.
	DRIVEWAY = 670 SF.
	WALKS/PATIOS = 170 SF.
TOTAL = 1,290 SF.	TOTAL = 2,364 SF.
16.18%	31.11%

PROPOSED AREA CALCULATIONS (BASED ON LOT AREA OF 1,913 SQ. FT.)	
BUILDING COVERAGE:	LOT COVERAGE:
DWELLING = 1,040 SF.	DWELLING = 1,040 SF.
GARAGE = 250 SF.	GARAGE = 250 SF.
	REAR DECK = 216 SF.
	DRIVEWAY = 670 SF.
	WALKS/PATIOS = 170 SF.
TOTAL = 1,290 SF.	TOTAL = 3,006 SF.
16.18%	31.10%



SITE PLAN
SCALE: 1" = 20'-0"

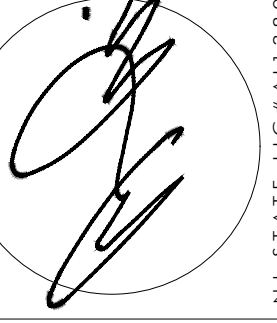
INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY DONE BY: THOMAS CRAIG FINNEGAN, PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 38601, DATED 07/13/23.



TOPOGRAPHICAL
SCALE: 1" = 20'-0"

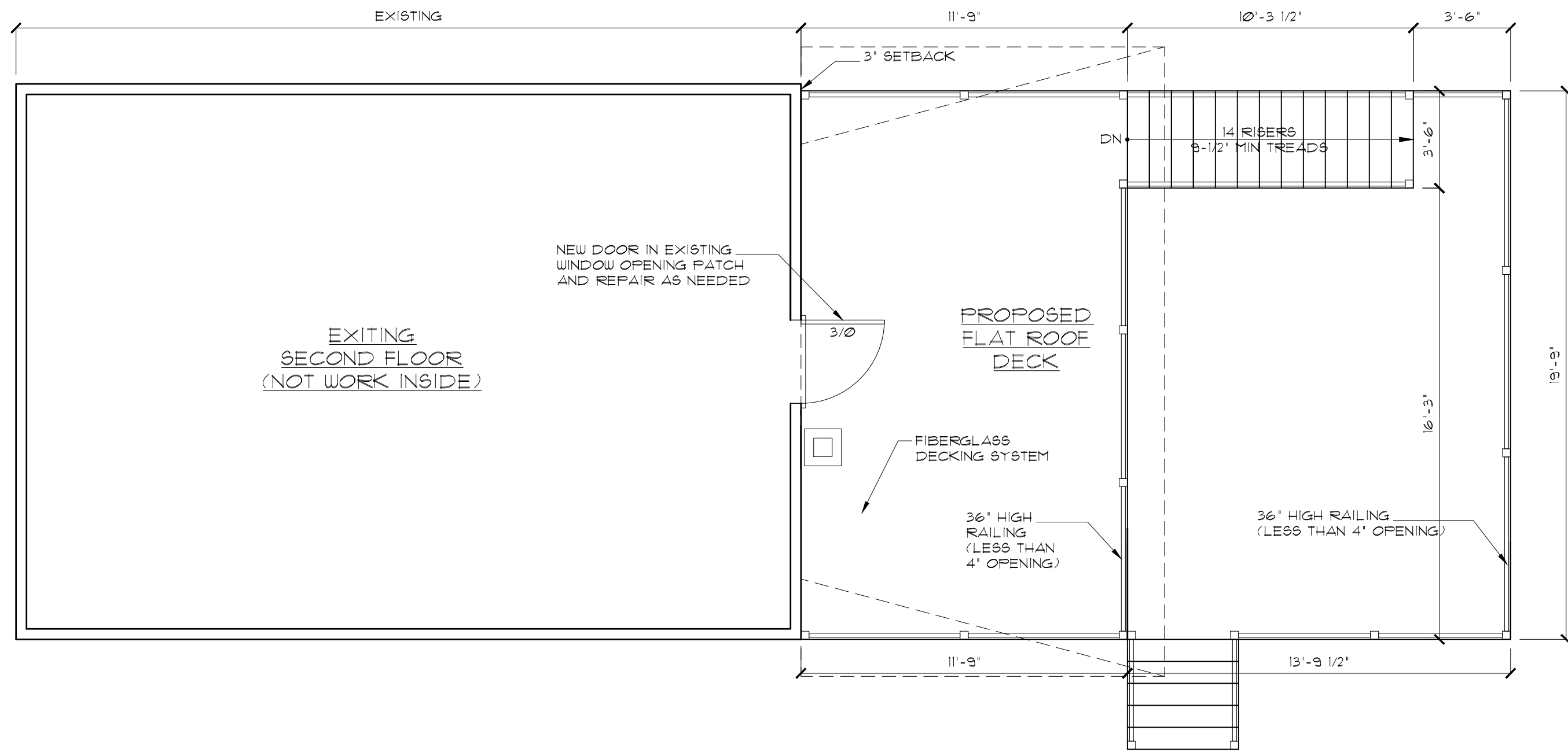
NOTE: ROOF GUTTERS WILL BE INSTALLED ALONG PERIMETER OF EXISTING ROOF AND NEW ROOF DECK. LEADERS TO BE DIRECTED TO THE STREET.

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

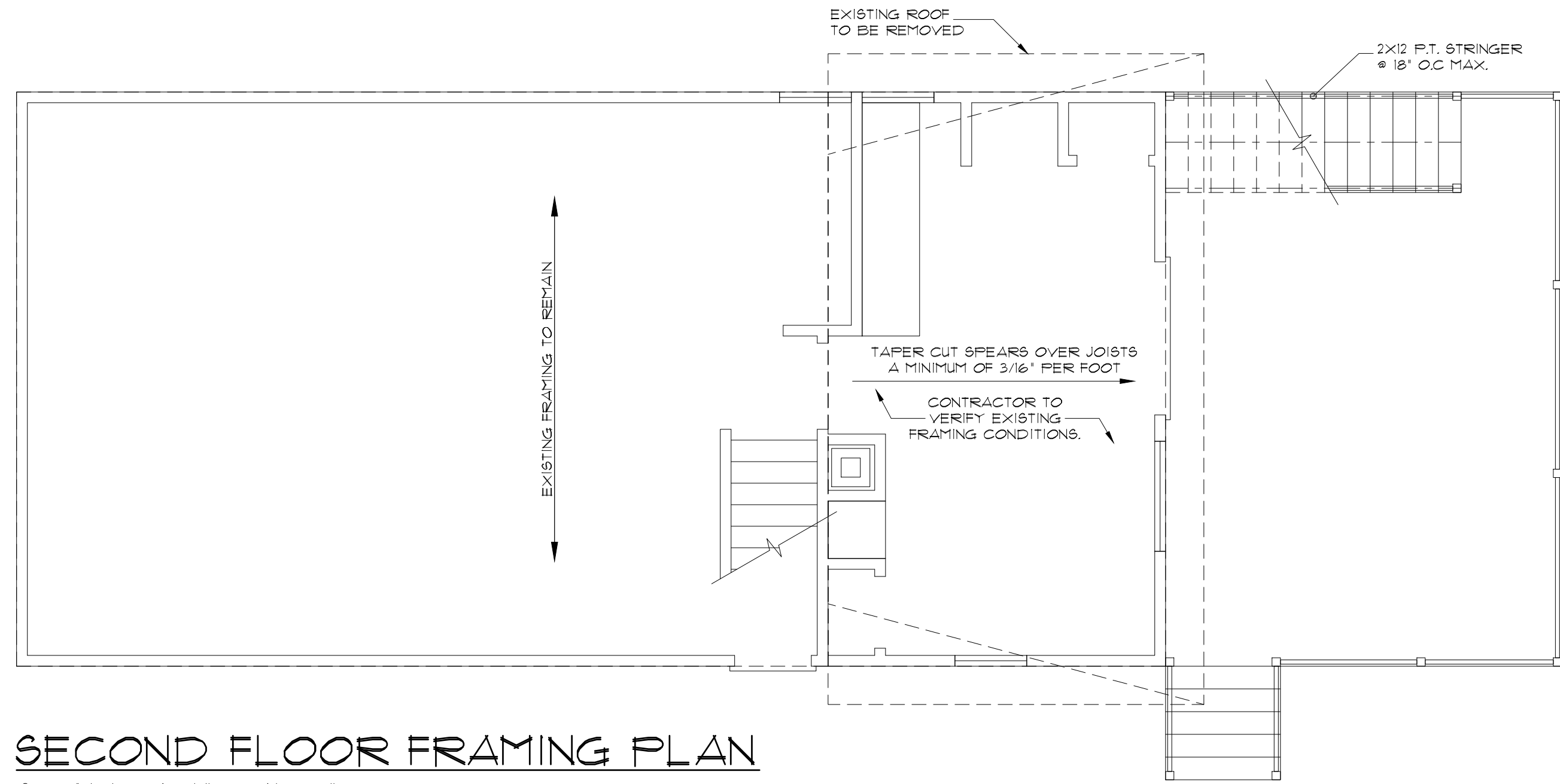


ANTHONY M. COONDOURIS - ZC
20 BINGHAM AVENUE, RUMSON, NJ 07760
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcaarchitect.com ~ www.amcaarchitect.com

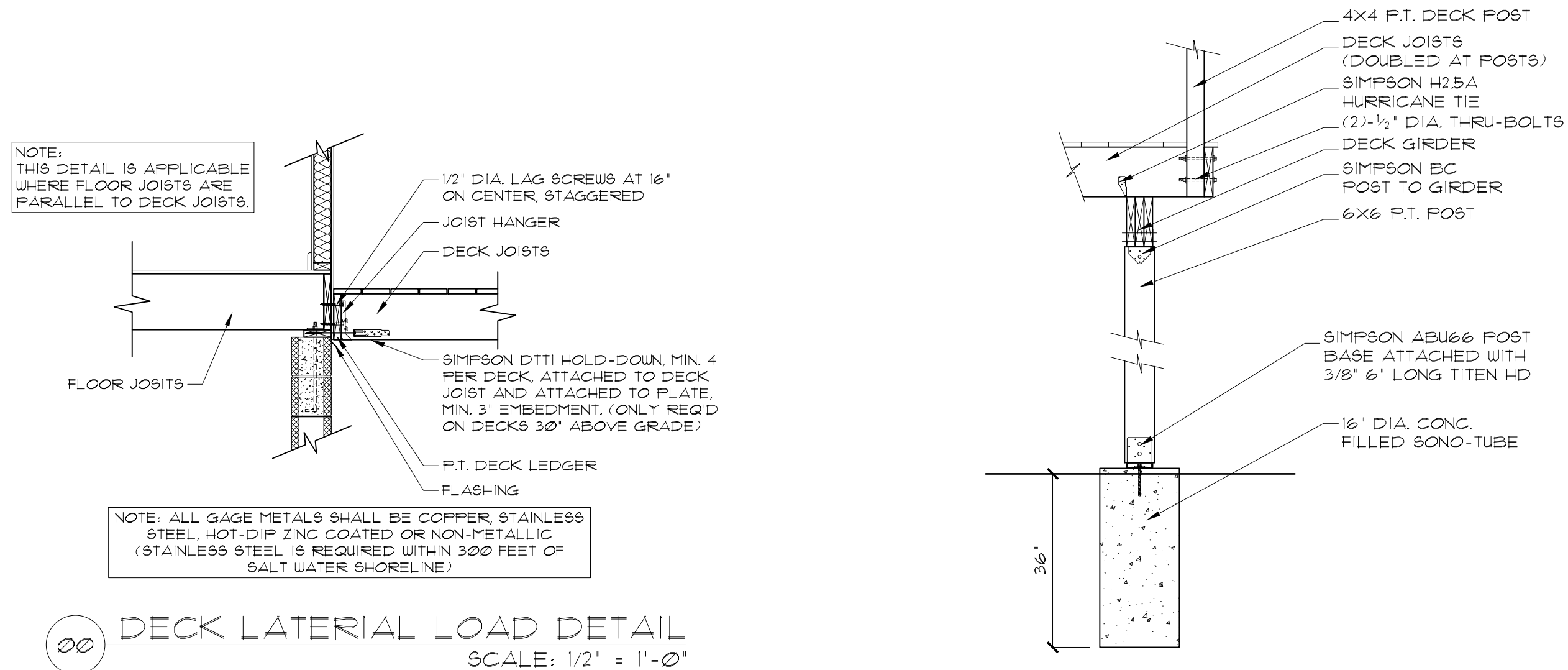
DATE	8/7/24	SHEET NO.	A-1
DRAWN BY	JM	CLIENT	KUBIS RESIDENCE
REVISIONS	DATE	DESCRIPTION	
Δ	9/8/25	PER 3/14/25 COMPLIANCE REVIEW	
ADDRESS	260 NAVESINK AVENUE HIGHLANDS, NEW JERSEY	LOT	2.01
JOB NUMBER	24-056	BLOCK	119



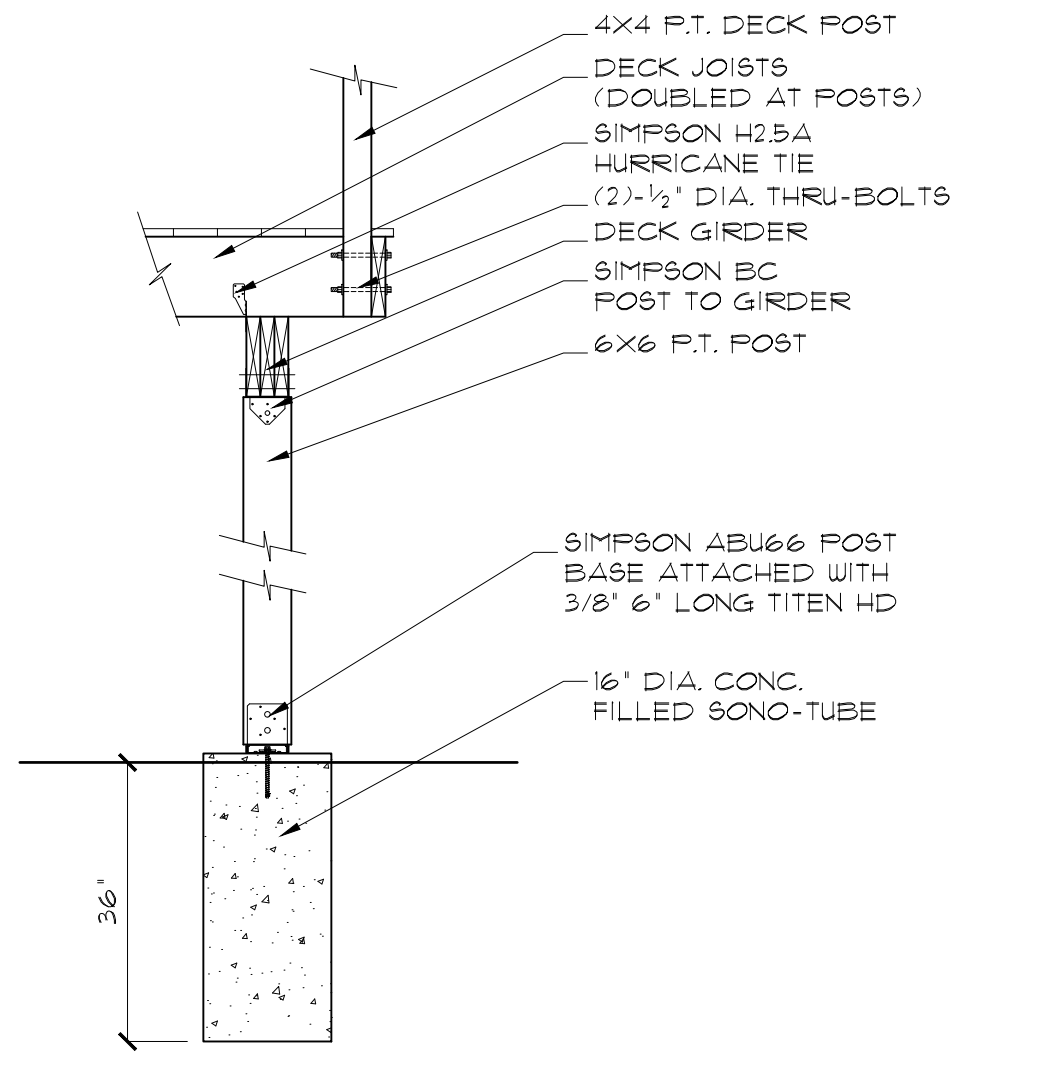
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



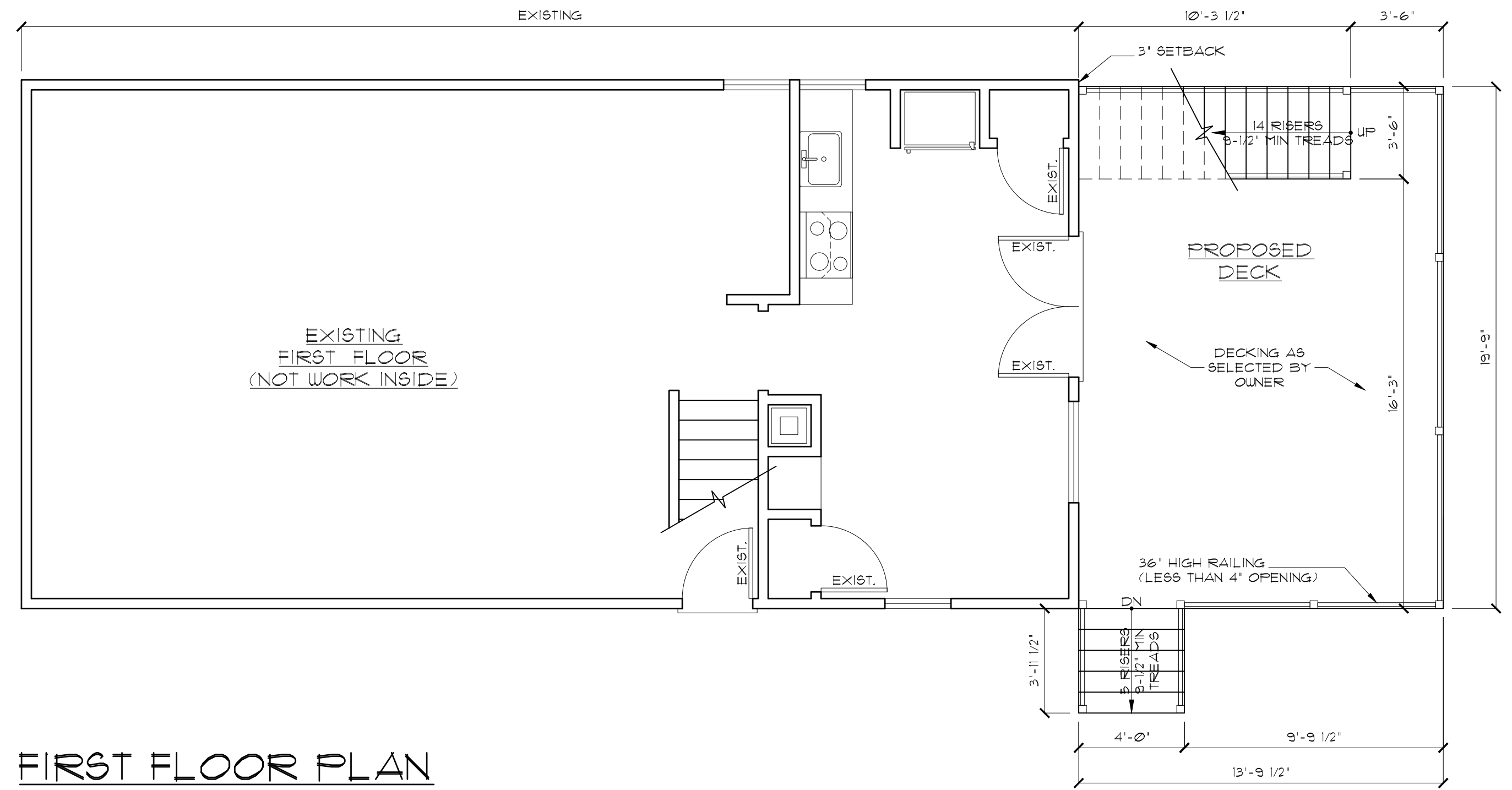
SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



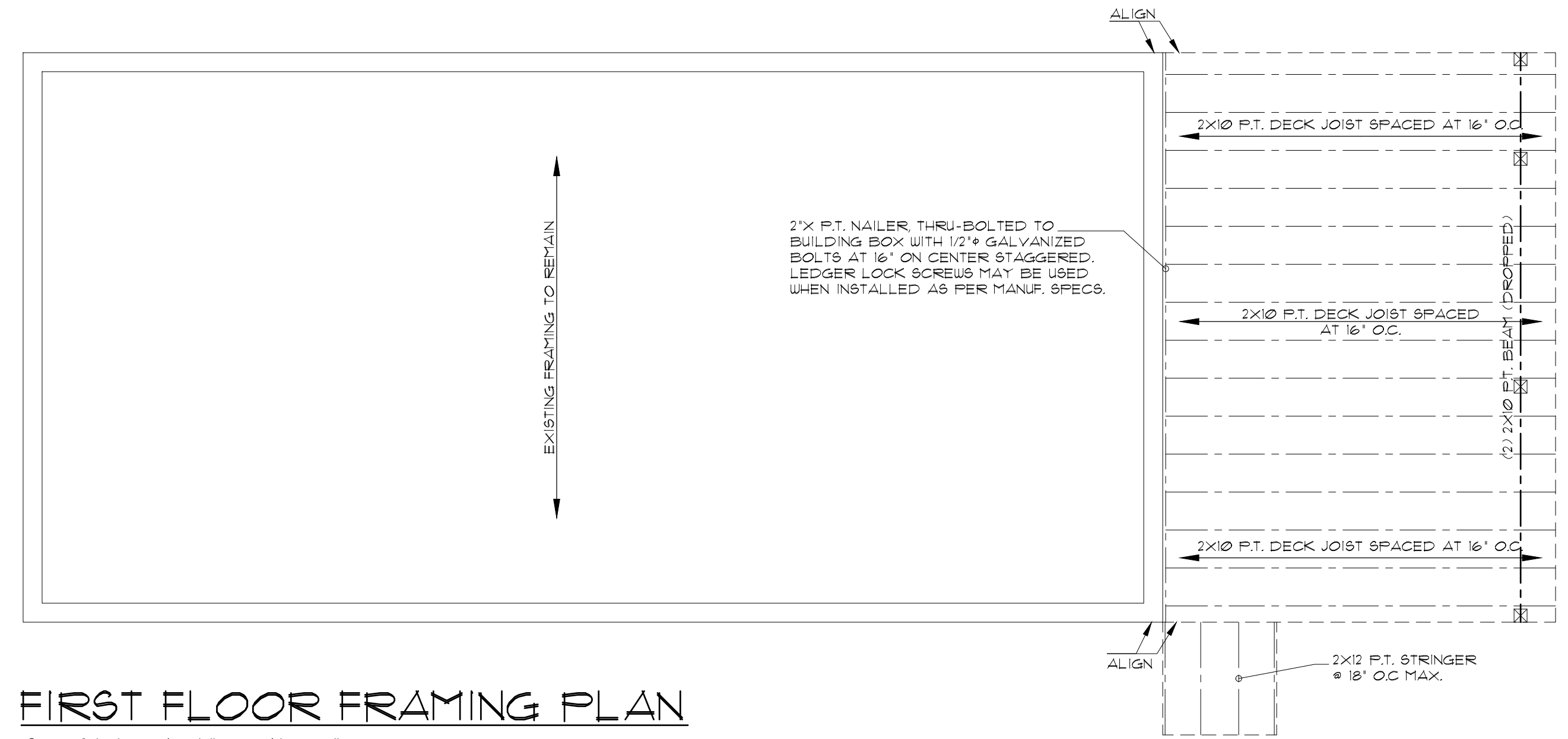
DECK LATERAL LOAD DETAIL
SCALE: 1/2" = 1'-0"



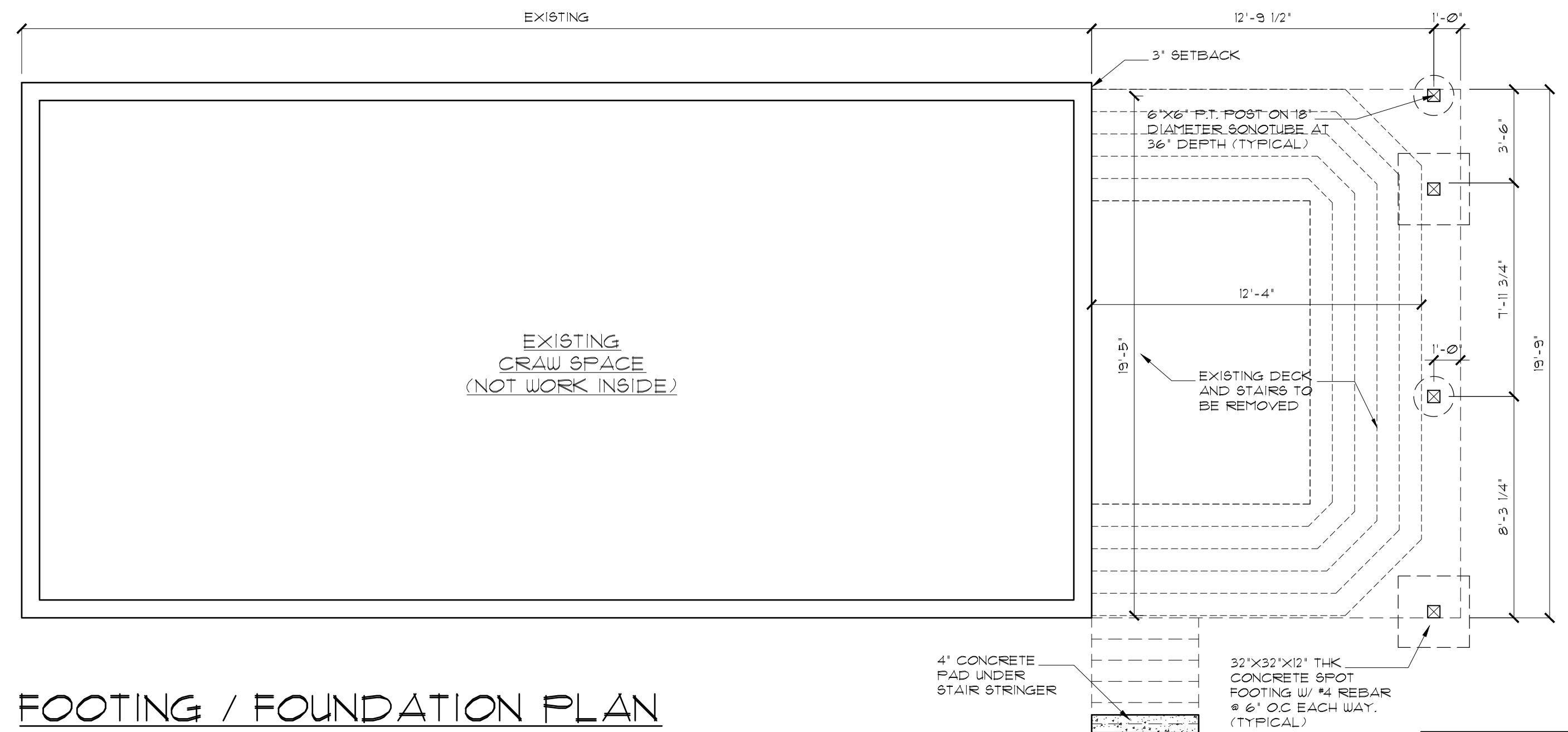
SONOTUBE DETAIL
SCALE: 1/2" = 1'-0"



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



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



FOOTING / FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



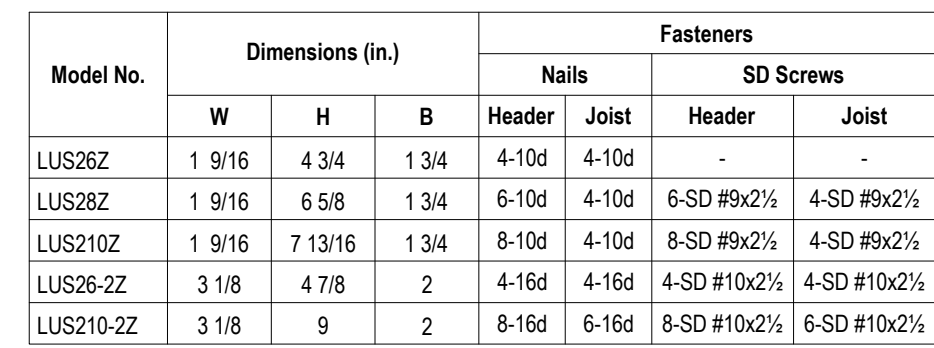
ANTHONY M. CONDO ARCHITECT
20 BINGHAM AVENUE, RUMSON, NJ 07760
phone: 732-842-3800 ~ fax: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS	DATE
1	PER 3/14/25 COMPLIANCE REVIEW

CLIENT	KUBIS RESIDENCE
ADDRESS	260 NAVESINK AVENUE HIGHLANDS, NEW JERSEY
JOB NUMBER	24-056
BLOCK	119
LOT	2.01

DATE	8/7/24
DRAWN BY	JM
SHEET NO.	A-3

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



2. Refer to current Wood Construction Connectors catalog for additional information.

Installation:

- Use all specified fasteners

Model No.	Fasteners			
	Nails		SD Screws	
	To Joist	To Beam	To Joist	To Beam
H1Z	6-8dx1½	4-8dx1½	6-SD #9x1½	4-SD #9x1½
H2.5Z	5-8dx1½	5-8dx1½	5-SD #9x1½	5-SD #9x1½
H8Z	5-10dx1½	5-10dx1½	5-SD #9x1½	5-SD #9x1½

1. indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

Typical HUC Installation (LUC)

Installation:

- For HUC installations, models have triangle and round holes. To achieve maximum loads, fill both round and triangle holes (fastener quantities listed both holes).
- For installations into single 2" headers or joists, use the specified full-length fasteners into the joist and the following fasteners into the HUC for reduced loads in accordance with www.strongtie.com:
 - 10d11's nails for installations with nails
 - SD 49x11's for LUC62 and LUC102 installations with SD Screws

Model No.	Dimensions (in.)			Fasteners			
				Nails		SD Screws	
	W	H	B	Header	Joist	Header	Joist
LUC26Z	1 9/16	4 3/4	1 3/4	6-10d	4-10d x1 1/4	6-SD #9x2 1/2	4-SD #9x1 1/4
LUC210Z	1 9/16	7 3/4	1 3/4	10-10d	6-10d x1 1/4	10-SD #9x2 1/2	6-SD #9x1 1/4
HUC26-2Z	3 1/8	5 3/8	2 1/2	12-16d	6-10d	-	-
HUC28-2Z	3 1/8	7	2 1/2	14-18d	6-10d	-	-
HUC210-2Z	3 1/8	8 13/16	2 1/2	18-16d	10-10d	-	-

1. □ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

BCS
(BC Similar)

Typical BCS
Installation (BC
Similar)

Installation:

- BCS: Install dome nails on beam; drive nails at an angle through the beam into the post below.
- BC: Do not install bolts into pilot holes.

Model No.	Dimensions (in.)						Fasteners			
	W1	W2	L1	L2	H1	H2	Nails		SD Screws	
							Beam Flange	Post Flange	Beam Flange	Post Flange
BC4Z	3 9/16	3 9/16	2 7/8	2 7/8	3	3	6-16d	6-16d	6-SD #10x1½	6-SD #10x1½
BC6Z	5 1/2	5 1/2	4 3/8	4 3/8	3 3/8	3 3/8	12-16d	12-16d	-	-
BCS2-24Z	3 1/8	3 1/8	2 7/8	2 7/8	2 15/16	2 15/16	8-10d	6-10d	6-SD #9x2½	6-SD #9x2½
BCS2-36Z	4 5/8	5 9/16	4 3/8	2 7/8	3 5/16	2 15/16	12-16d	6-16d	-	-

2. Refer to current Wood Construction Connectors catalog for additional information.

A cross-sectional diagram of a concrete wall footing. The wall has a height H and a base thickness HB . A 2" Min. Sidecover is indicated for the reinforcement bars. The diagram shows the reinforcement bars extending into the footing and the concrete cover over them.

- Embed into wet concrete up to the bottom of the 1" standoff base plate. A 2" minimum side cover is required to obtain the full load. Holes in the bottom of the straps allow for free concrete flow.
- Allow concrete to cure before installation of the post.

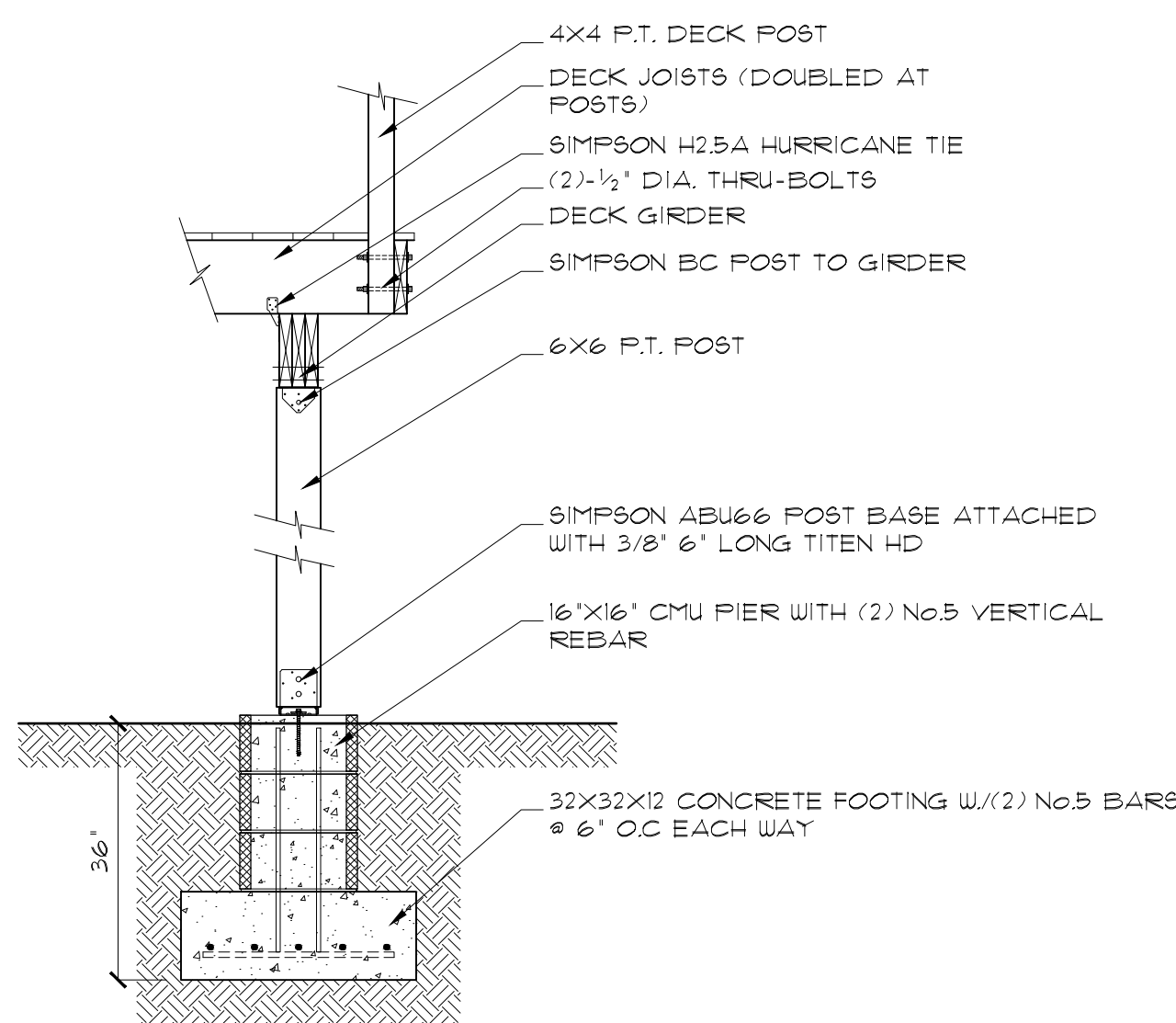
Model No.	Dimensions (in.)				Post Fasteners			
	W	L	H	HB	Nails	SD Screws	Machine Bolts	
							Qty.	Dia.
PBS444HDG	3 9/16	3 1/2	6 1/4	3 7/16	14-16d	14-SD #10x1½	2	1/2
PBS66HDG	5 1/2	5 3/8	6 1/2	3 11/16	14-16d	-	2	1/2

1. Refer to current Wood Construction Connectors catalog for additional information.

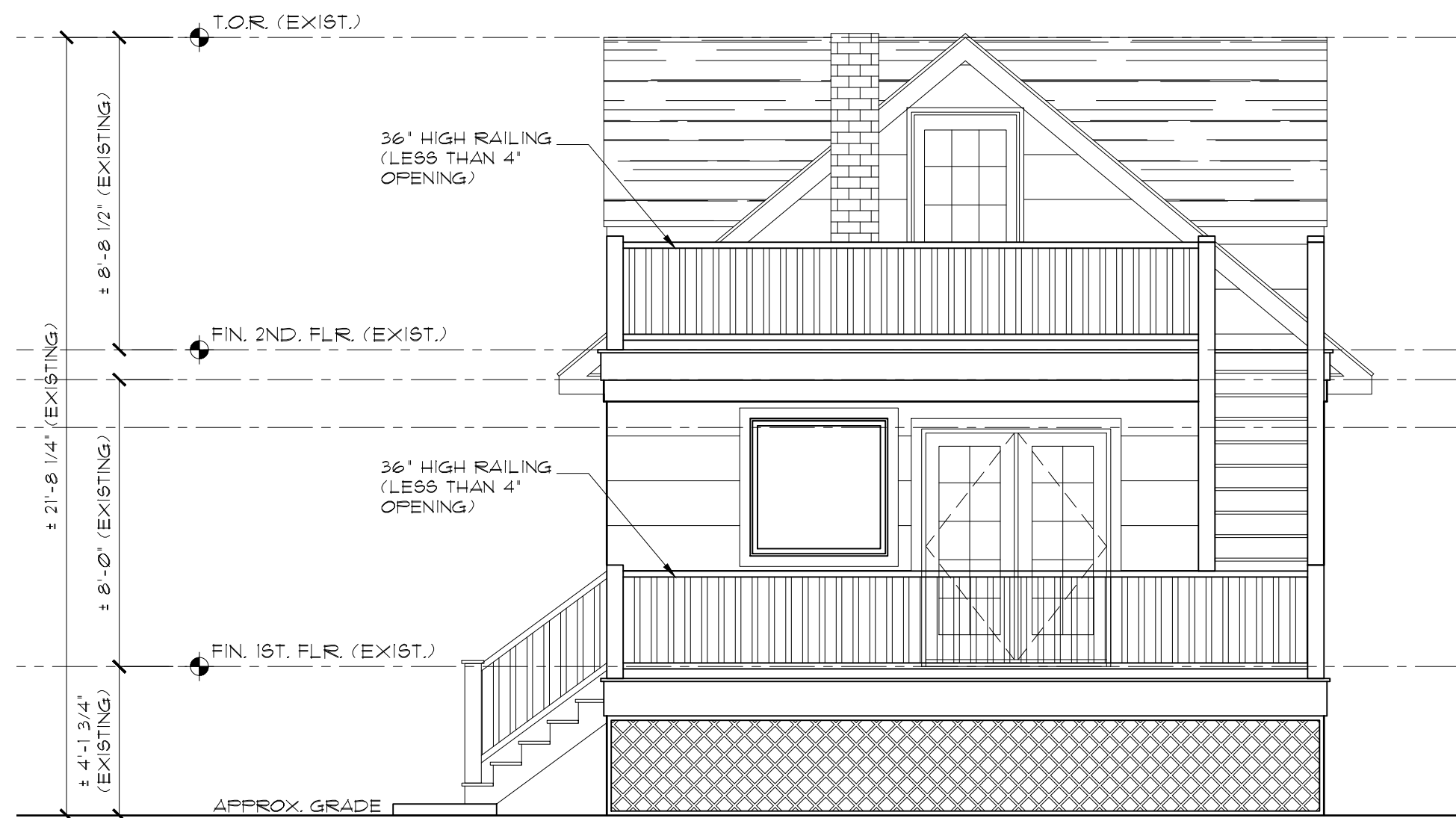
PBS Post Bases



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



SCALE: 1/2" = 1'-0"



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



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

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



Roberts
ENGINEERING GROUP LLC
Women Business Enterprise Certified

1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1141 fax 609-586-1143
www.RobertsEngineeringGroup.com

September 17, 2025

Nancy Tran
Land Use Board Secretary
Borough of Highlands Land Use Board
151 Navesink Avenue
Highlands, New Jersey 07732

Re: Completeness Review 2
Applicant: James Kubis
260 Navesink Avenue
Block 119, Lot 2.01
Borough of Highlands, Monmouth County, New Jersey
Our File No.: HLPB25-02

Dear Ms. Tran:

As requested, we have reviewed the above referenced application in accordance with the Borough of Highlands Zoning and Land Use Regulations. The Applicant is seeking bulk variances for the construction of two decks. The Applicant seeks to remove the existing wood deck, construct a flat deck (11'-9"x 19'-9") located above a rear portion of the first story of the existing dwelling with a proposed stairway to a proposed lower and slightly larger wood deck (13'-9 1/2"x 19'-9") and proposed stairs to the existing patio. The Applicant received a Denial of Zoning Permit on February 3, 2025, for non-compliance of bulk requirements and must seek Planning Board approval.

The subject property is a one and a half-single-story frame dwelling with decking, detached 1-story garage and other site improvements on a 7,973-sf lot located in the R-2.03 Zone. The dwelling dates from the year 1904, according to the Applicant. The lot is located on the northwest corner of Navesink Avenue (NJ State Highway No. 36) northbound and South Linden Avenue (one-way). Driveway access is South Linden Avenue. The southern property line borders the Township of Middletown. The property is located within the X Flood Hazard zone and within the Steep Slopes Area.

Minor Site Plan checklist items and some general comments have been provided below by this office.

We have reviewed the following documents submitted in support of the above referenced application for completeness purposes:

1. Copy of a plan set entitled, "Kubis Residence, 260 Navesink Avenue, Highlands, New Jersey, Block 119 Lot 2.01", prepared by Anthony M. Condouris, Architect, dated August 7, 2025, last revised September 8, 2025, signed, and consisting of 4 sheets.
2. Copy of Land Use Board Application for Variance, dated February 28, 2025.
3. Copy of a Denial of Zoning Permit issued on February 3, 2025, by Courtney Lopez, Zoning Officer for the Borough of Highlands.
4. Copy of a plan set entitled, "Proposed Alterations and Addition for Kubis Residence, 260 Navesink Residence, Highlands, New Jersey, Block 119 Lot 2.01", prepared by Anthony M. Condouris, Architect, dated April 8, 2024, signed, and consisting of 4 sheets.

We offer the following comments and recommendations for the Planning Board's consideration:

I. ZONING

1. This property is located in the R-2.03 Residential District.
2. The lot is located within the designated Steep Slope Area of the Borough of Highlands.

A Steep Slope is considered a slope area greater than 10 percent. The areas of Highlands designated as Steep Slopes include any properties south of Shore Drive and the Highlands-Sea Bright Bridge,

including Blocks 1 through 29, inclusive, Blocks 34 through 38, inclusive, Blocks 40, 60, and 61, and Blocks 103 through 120, inclusive, as described by the Tax Assessment Map of the Borough of Highlands.

The Applicant's licensed Land Surveyor has determined that the average steepest slope is 7%. Therefore, the property is not subject to the steep slope provisions.

3. The Applicant requires two (2) bulk variances for minimum lot depth and minimum side yard.

To be entitled to bulk "c" variance relief, the applicant must provide proof to satisfy the positive and negative criteria pursuant to N.J.S.A 40:55D-70c for bulk variances.

4. The following bulk requirement summary is provided for the Board's reference. In accordance with Ordinance §21-85, existing and proposed bulk deficiencies which require bulk "c" variances are noted as follows:

Schedule I – Bulk and Area Requirements			
R-2.03 Residential	Required	Existing	Proposed
Min. Lot Area (sf)	5,000	7,973	7,973
Lot Frontage/Width (ft)			
Navesink Avenue	50	76.23	76.23
South Linden Avenue	50	99.49	99.49
Min. Lot Depth (ft)	100	75.00**	75.00*
Principal Building			
Min. Front Yard Setback (ft)	20		
Navesink Avenue		23.3	23.3
South Linden Avenue		51.4	51.4
Min. Side Yard Setback (ft)			
Navesink Avenue	6	2.8**	2.8*
South Linden Avenue	8	34.0	34.0
Max. Building Height (ft)	30	19.0	19.0
Accessory Building (Garage)			
Min. Side Yard Setback (ft)	3.0		
Navesink Avenue		30.3	30.3
South Linden Avenue		4.0	4.0
Max. Building Height (ft)	15	12	12
Max Lot Coverage	75%	34.2%	34.2%
Max Building Coverage	30%	16.2%	16.2%
Min. Deck Setback (ft)	3		
Navesink Avenue		2.3**	3.0
South Linden Avenue		21.6	20.6
On-Site Parking (spaces)	2	2	2

* Proposed Variance

** Existing non-conformity

II. CHECKLIST ITEMS

1. Date, name, location of site, name of owner, scale, and reference meridian. **Provided.**
2. Area of the lot and all lot line dimensions and bearings. **Provided.**

3. The location of all existing watercourses, wooded areas, easements, rights-of-way, streets, roads, highways, rivers, buildings, structures, and any other feature on the property and within seventy-five (75) feet of the property line. **Partially provided and acceptable.**
4. Location, use and ground floor area of all existing and proposed buildings, with the building setback, side line and rear yard distance. **Provided.**
5. Elevations at the corners of all proposed buildings and paved areas and at property corners if new buildings or paved areas are proposed. **Not applicable.**
6. The location and widths of existing and proposed streets servicing the site plan. **Provided.**
7. Specifications for and location of proposed surface paving and curbing. **Not applicable.**
8. Location of all structures within seventy-five (75) feet of the property. **Partially provided and acceptable.**
9. Location of off-street parking areas, with dimensions, showing proposed parking and loading spaces, with dimensions, width of proposed access drives and aisles and traffic circulation. **Not applicable.**
10. Storm water management and sanitary sewer reports, including proposed storm drainage and sanitary disposal facilities; specifically, the location, type and size of all existing and proposed catch basins, storm drainage facilities, utilities plus all required design data supporting the adequacy of the existing or proposed facilities to handle future storm flows. **Not applicable.**
11. Existing and proposed contours of the property and for seventy-five (75) feet outside the property at one (1) foot intervals when new buildings or parking areas are proposed. Spot elevations for any development in a flood hazard area. **The Applicant has provided sufficient information.**
12. The location and treatment of proposed entrances and exits to the public rights-of-way, including the possible utilization of traffic signals, channelization, acceleration, deceleration lanes, additional widths, and any other devices necessary to traffic safety and/or convenience. **Not applicable.**
13. The location and identification of proposed open space, parks, or other recreation areas. **Not applicable.**
14. The location and design of landscaping, buffer areas and screening areas showing size, species and spacing of trees and plants and treatment of unpaved areas. **Not applicable.**
15. The location of sidewalks, walkways, traffic islands and all other areas proposed to be devoted to pedestrian use. **Not applicable.**
16. The nature and location of public and private utilities, including maintenance and solid waste disposal, recycling and/or storage facilities. **Not applicable.**
17. Specific location and design of traffic control devices, signs, and lighting fixtures. The Board may require of the applicant expert testimony concerning the adequacy of proposed traffic control devices, signs, and lighting fixtures. **Not applicable.**
18. Preliminary architectural plans for the proposed buildings or structures indicating typical floor plans, elevations, heights and general design or architectural styling. **Provided.**
19. The present and past status and use and contemplated use of the property and all existing buildings on the property. A cleanup plan where such is necessary because of the past or present use of the site. **Not applicable.**
20. A soil erosion and sediment control plan are required. Said plan shall be submitted to the Soil Conservation District and approval of the application shall be conditioned upon certification of the soil erosion and sediment control plan by the District. **Not applicable.**

Exemption Applications are required for projects under 5,000 square feet per the Freehold Soil Conservation District.

21. Soil Borings, when required by the Board Engineer. **Dependent upon method of construction.**
22. Certification statement for the required municipal signatures, stating: **Provided.**

Application No. _____ approved/disapproved by the Highlands Land Use Board as a
Minor Site Plan on _____.
(date)

Chairman

Secretary

23. Certification statement for the County Planning Board approval / disapproval, if required. **Not applicable.**
24. The Board may require any additional information which is reasonably necessary to ascertain compliance with the provisions of this chapter.

III. COMPLETENESS

Adequate information has been provided to perform a technical review, and we recommend the application be deemed COMPLETE.

IV. GENERAL COMMENTS

1. Please include "Site Plan" in the plan title.
2. Please indicate South Linden Avenue and add a north arrow on the "200 Feet Map".
3. Please provide a certified list of 200 ft owners on the plan, as required by all land use applications.
4. There are two decks proposed for the lot. One is a flat deck (11'-9 ½"x 19'-9") located above a rear portion of the first story of the existing dwelling with a proposed stairway to a lower-level wood deck (13'-9 ½"x 19'-9"). Per the area calculations shown on the plan, the proposed lower-level deck is 42 sf larger than the existing deck.

According to §21-65.27.A, A terrace or deck shall not be considered in the determination of yard size or lot coverage, provided, however, that such terrace or deck is unroofed and without walls, parapets, or other form of enclosure. Such terrace or deck, however, may have an open guard railing not over three (3) feet high, and shall not project into any yard to a point closer than three (3) feet from any lot line. Any deck that extends above the elevation of the first floor of the principal structure shall meet the setback requirements for that principal structure.

- a. Please dimension the proposed decks on the plan.
- b. Please provide the 3 ft deck setback lines.
- c. Please update the existing and proposed lot coverages by excluding the area of the lower-level deck. However, please note the areas of the existing and proposed decks.
5. Provide elevations for the proposed lower-level deck and at grade on the plan.
6. According to the survey, the Applicant's fence encroaches upon adjoining Lot 3 by 3 feet. Coordinate with adjoining owners on possible relocation or encroachment agreement.

7. Provide Applicant/Owner signature(s):

I HEREBY CERTIFY THAT I AM THE APPLICANT/OWNER OF RECORD OF THE SITE HEREIN
DEPICTED AND THAT I CONCUR WITH THE PLAN.

APPLICANT/OWNER

DATE

NAME
STREET
CITY/TOWN ZIP CODE

Please note: This signature block is to be signed upon approval.

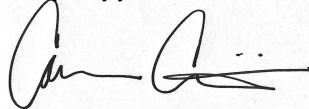
V. APPROVALS

Approval of this application will be conditioned upon the Applicant obtaining or providing approved documents for the following:

1. Freehold Soil Conservation Permit (exemption letter).

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Cameron Corini, PE, CME, CPWM for
Carmela Roberts, PE, CME, CPWM
Land Use Board Engineer

cc: Michael Muscillo, Borough Administrator, (mmuscillo@highlandsborough.org)
Dustin F. Glass, Esq., Land Use Board Attorney (dglass@semerarolaw.com)
Courtney Lopez, Zoning Officer (clopez@highlandsborough.org)
Steven Winters, CFM, Floodplain Administrator, swinters@highlandsnj.gov
Kathy Shaw, CRS Coordinator, kshaw@highlandsnj.gov
James Kubis, Applicant (jimkum001@gmail.com)
Anthony M. Condouris, Applicant's Architect (info@amcarchitect.com)
Carmela Roberts, P.E., C.M.E., C.P.W.M., Roberts Engineering Group, LLC
GS Bachman, E.I.T., Roberts Engineering Group, LLC

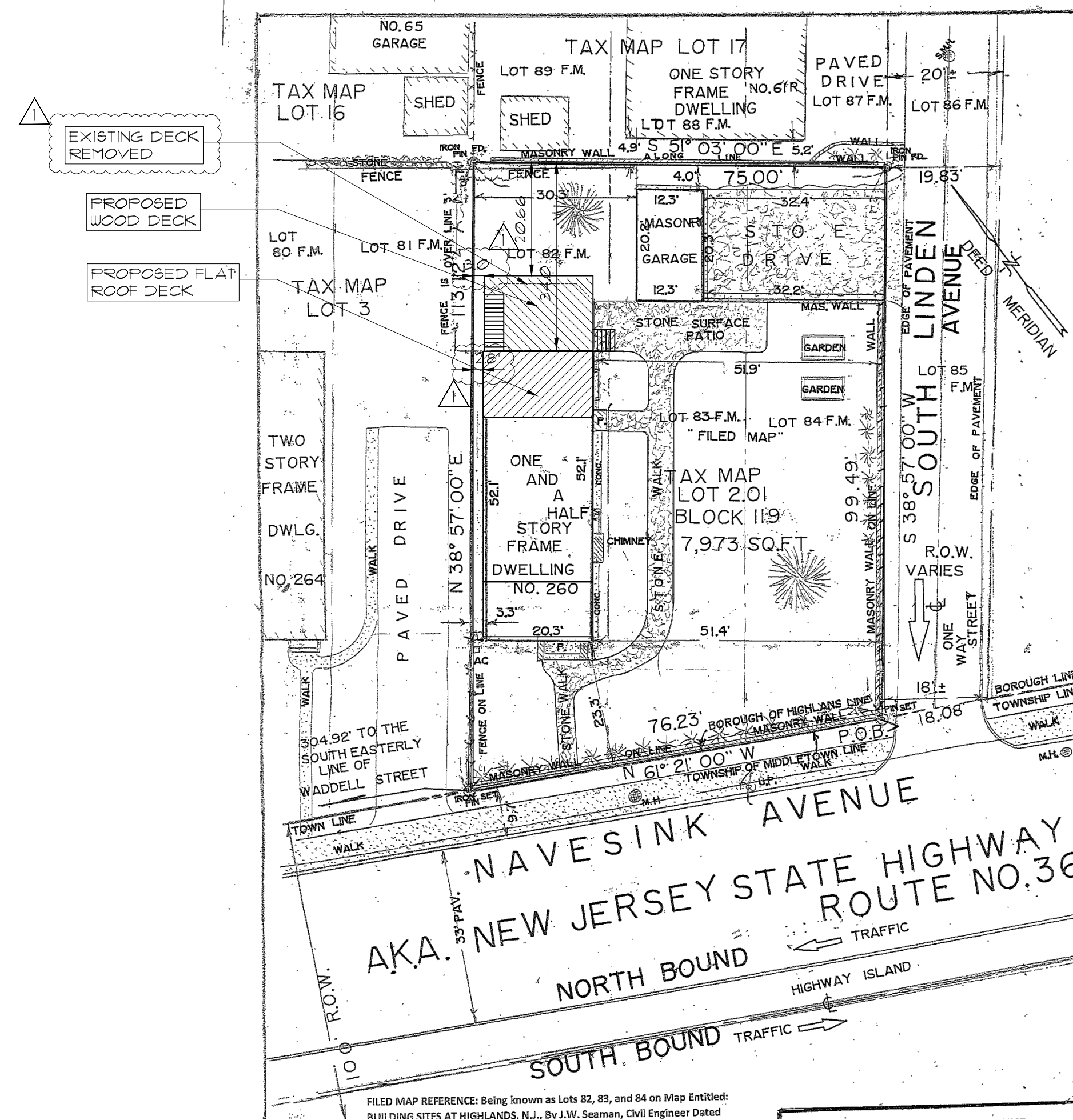
proposed site plan and addition for
KUBIS RESIDENCE

260 NAVESINK AVENUE
HIGHLANDS, NEW JERSEY
BLOCK 119 ~ LOT 2.01

BUILDING DEPARTMENT DATA			
	EXISTING	ADDED	COMBINED
HABITABLE SPACES			
FIRST FLOOR	1040 SQ. FT.	0 SQ. FT.	1040 SQ. FT.
SECOND FLOOR	600 SQ. FT.	0 SQ. FT.	600 SQ. FT.
TOTAL	1640 SQ. FT.	0 SQ. FT.	1640 SQ. FT.
OTHER SPACES			
VOLUME	26,232 CU. FT.	(-467) CU. FT.	25,765 CU. FT.
CONSTRUCTION CLASS	5B		
USE GROUP	R-5		

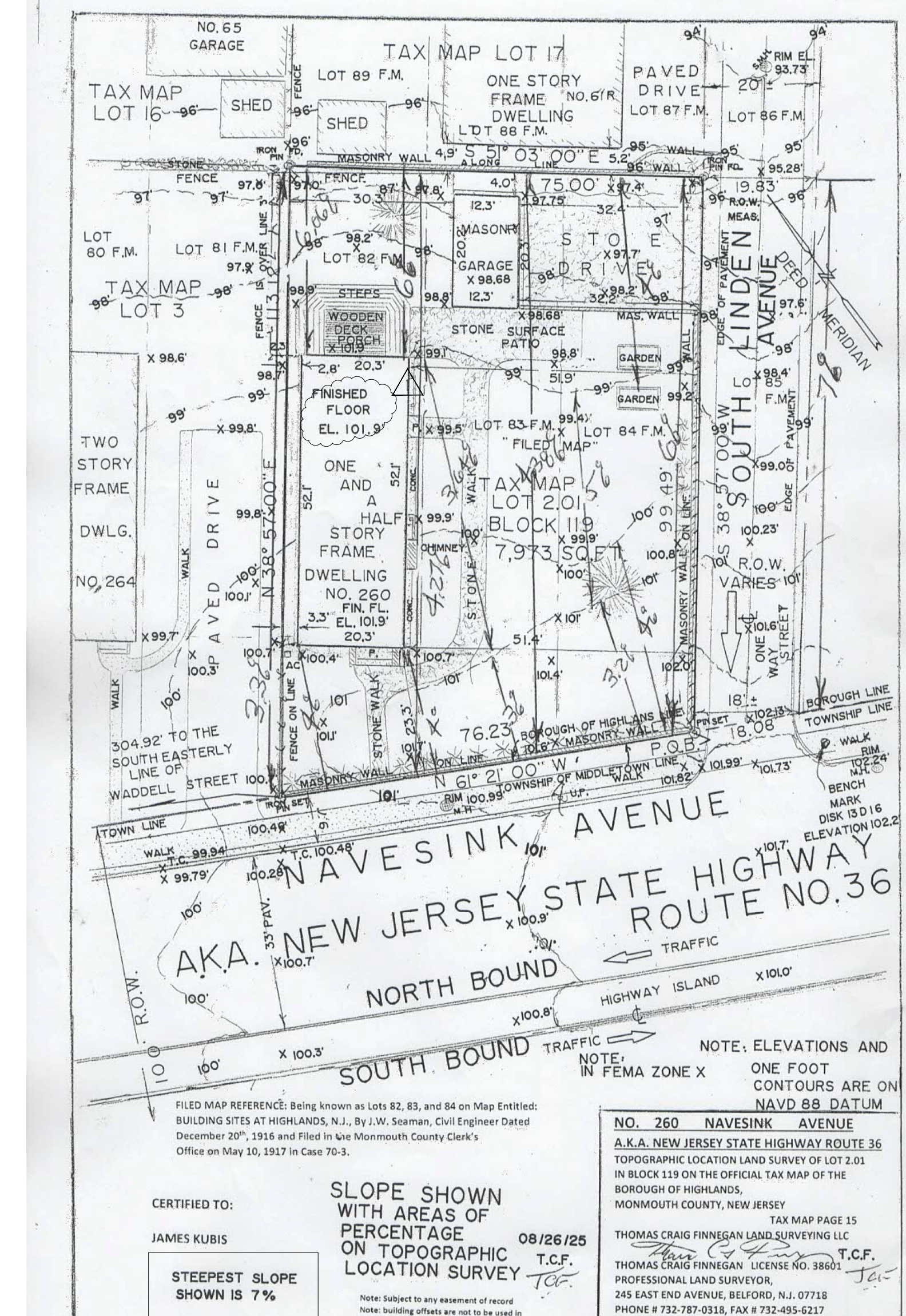
* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS

ZONING DATA (R-2.03)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	5,000 SQ. FT.	7,913 SQ. FT.	7,913 SQ. FT.	
MINIMUM LOT FRONTAGE				
NAVESINK AVENUE	50 FT.	16.23 FT.	16.23 FT.	
SOUTH LINDEN AVENUE	50 FT.	93.49 FT.	93.49 FT.	
MINIMUM LOT DEPTH				
NAVESINK AVENUE	100 FT.	100 FT.	100 FT.	EXISTING NON CONFORMITY VARIANCE REQUIRED
SOUTH LINDEN AVENUE	100 FT.	15.00 FT.	15.00 FT.	
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK				
NAVESINK AVENUE	20 FT.	23.3 FT.	23.3 FT.	
SOUTH LINDEN AVENUE	20 FT.	51.4 FT.	51.4 FT.	
MINIMUM SIDE SETBACK (NAVESINK AVE)	6 FT.	2.8 FT.	2.8 FT.	EXISTING NON CONFORMITY NO CHANGE
MINIMUM SIDE SETBACK (S. LINDEN AVE)	8 FT.	34 FT.	34 FT.	
MAX. BUILDING HEIGHT (FT.)	30 FT.	19 FT.	19 FT.	
DECK				
MINIMUM SIDE SETBACK (NAVESINK AVE)	3 FT.	2.3 FT.	3.0 FT.	EXISTING NON CONFORMITY IMPROVED
MINIMUM SIDE SETBACK (S. LINDEN AVE)	3 FT.	21.6 FT.	20.6 FT.	
ACCESSORY BUILDING				
MINIMUM SIDE SETBACK (WEST)	3 FT.	30.3 FT.	30.3 FT.	
MINIMUM SIDE SETBACK 2 (NORTH)	3 FT.	4.0 FT.	4.0 FT.	
MAX. BUILDING HEIGHT (FT.)	15 FT.	12 FT.	12 FT.	
MAXIMUM BUILDING COVERAGE	50 %	16.18 %	16.18 %	
MAXIMUM LOT COVERAGE	75 %	37.17 %	37.10 %	



SITE PLAN
SCALE: 1" = 20'-0"

INFORMATION SHOWN ON THIS PLAN
IS BASED ON SURVEY DONE BY:
THOMAS CRAIG FINNEGAN
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 38601
DATED 07/13/23.



TOPOGRAPHICAL
SCALE: 1" = 20'-0"

NOTE: ROOF GUTTERS WILL BE INSTALLED ALONG PERIMETER OF EXISTING ROOF AND NEW ROOF DECK. LEADERS TO BE DIRECTED TO THE STREET.

<u>EXISTING AREA CALCULATION</u>	
(BASED ON LOT AREA OF 7,913 SQ. FT.)	
BUILDING COVERAGE:	LOT COVERAGE:
DWELLING = 1,040 SF.	DWELLING = 1,040 SF.
GARAGE = 250 SF	GARAGE = 250 SF.
	REAR DECK = 234 SF.
	DRIVEWAY = 670 SF.
	WALKS/PATIOS = 710 SF.
TOTAL = 1,290 SF.	TOTAL = 2,964 SF.
16.18%	37.17%

PROPOSED AREA CALCULATIONS	
(BASED ON LOT AREA OF 7,913 SQ. FT.)	
BUILDING COVERAGE:	
DWELLING	= 1,040 SF.
GARAGE	= 250 SF
TOTAL	= 1,290 SF.
16.18%	
LOT COVERAGE:	
DWELLING	= 1,040 SF.
GARAGE	= 250 SF.
REAR DECK	= 216 SF.
DRIVEWAY	= 610 SF.
WALKS/PATIOS	= 110 SF.
TOTAL	= 3,006 SF.
37.10%	

JCP&L
300 Madison Avenue
PO Box 1911
Morristown, NJ 07960

NEW JERSEY AMERICAN WATER COMPANY
Attn: Construction Department
661 Shrewsbury Ave
Shrewsbury, NJ 07702

COMCAST COMMUNICATIONS OF MONMOUTH COUNTY
Ron Bertrand, Construction Foreman
403 South St
Eatontown, NJ 07724

VERIZON COMMUNICATIONS
One Verizon Way
Basking Ridge, NJ 07920

TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY
Raymond J. Nierstedt, P.E., Executive Director
PO Box 205, 100 Beverly Way
Belford, NJ 07718

NEW JERSEY NATURAL GAS COMPANY
Attn: Joan Purcuro
PO Box 1464
1415 Wyckoff Road
Wall, NJ 07719

MONMOUTH COUNTY BAYSHORE OUTFALL AUTHORITY
Attn: Executive Director
200 Harbor Way
PO Box 184
Belford, NJ 07718

200' Lot Block 119 Lot 021 Borough of Highlands				
Block Lot	Owner	Mailing address	City, State, Zip	
1319-120-001	255 SHORE DR CO	255 SHORE DR	HIGHLANDS NJ	07732
1319-119-16	SKAGERBERG PATRICIA M	165 LINDEN AVENUE	HIGHLANDS NJ	07732
1319-119-14	SAMUELSON JOSEPHINE	266 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-119-7	PUSTOMI JAMES J, KARIN S	2178 NAVESINK AVENUE	HIGHLANDS NJ	07732
1332-767-003	KOVACH MARI	PO BOX 193	WILMINGTON NJ	07732
1319-119-3	FERRARO SUSAN L	P.O. BOX 3308	RUMSON NJ	07760
1319-120-0.1	LOFTUS JOHN R & BARBARA C	100 SOUTH LINDEN AVENUE	HIGHLANDS NJ	07732
1319-120-0.4	BUTLER DONNA	254 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-119-0.5	LARTZ JAMES & NICHOLAS	320 VILLA PARK WAY	SPRING LAKE NJ	07762
1319-119-10.1	FINNEGAN JOHN S & KATHLEEN A	9 WADDELL STREET	HIGHLANDS NJ	07732
1319-119-10.2	HUBER THOMAS J	7 WADDELL STREET	HIGHLANDS NJ	07732
1319-119-10.3	O MALEY SEAN	79 LINDEN AVENUE	HIGHLANDS NJ	07732
1319-119-14.0.1	BALCOMB KAREN KWADROCO CHRISTOPHER	75 SOUTH LINDEN AVENUE	HIGHLANDS NJ	07732
1319-119-15.2	SHEA WILLY & DOROTHY	67 SOUTH LINDEN AVENUE	HIGHLANDS NJ	07732
1319-119-0.1	CARROCI DAVID W&RETHWISCH COURTNEY	270 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-119-6	O DONNELL KENN & KISSIDAY E.	274 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-120-7.0.1	DOERR NERIKO M TRUSTEE	246 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-120-7.0.3	MONSALVE FRANCO	237 SHORE DRIVE	HIGHLANDS NJ	07732
1319-119-7.0.4	WANNERY JOHN & CAROLE	242 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-119-17	CARUSO FRANK & CAROLE	61 SO LINDEN AVENUE	HIGHLANDS NJ	07732
1319-120-0.1	KURIS JAMES	161 MOUNTAIN VIEW DRIVE	POCONO LAKE PA	18347
1319-120-0.2	HANNA ROBERT & LUCILLE	239 SHORE DRIVE	HIGHLANDS NJ	07732
1319-120-0.3	SHARKEY DAVID & KELLY KIMBERLY	241 SHORE DRIVE	HIGHLANDS NJ	07732
1332-767-0.1	KOVACH MARI	PO BOX 193	WILMINGTON NJ	07732
1332-767-0.2	FELEMAN JOHN & LIZABETH TRUSTEES	177 W PIERREPOINT AVENUE	RUTHERFORD NJ	07070

200' OWNERS LIST

APPLICATION NO. _____
APPROVED/DISAPPROVED BY THE
HIGHLANDS LAND USE BOARD AS A
MINOR SITE PLAN ON _____ (DATE)

BOARD CHAIRMAN (DATE)

BOARD SECRETARY (DATE)



NJ STATE LIC#A113804

A N T H O N Y M. C O N D O U R I S
A R C H I T E C T - ZG
2 0 B I N G H A M A V E N U E , R U M S O N J 0 7 7 6 0
phone: 732-842-3800 ~ fax: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

Δ	REVISIONS	DATE
Δ	PER 3/14/25 COMPLIANCE REVIEW #1	9/8/25
Δ	PER 9/17/25 COMPLIANCE REVIEW #2	10/16/25

6	BLOCK	119	LOT
---	-------	-----	-----

DATE	DRAWN BY	A-1
8/17/24	JM	
SHEET NO.		
CLIENT	ADDRESS	
JOB NUMBER		2

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

INSTRUCTIONS TO CONTRACTORS:

EACH CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED WORK AND FULLY ACQUAINT THEMSELVES WITH THE CONDITIONS AS THEY EXIST. ALL AREAS AND DIMENSIONS ARE INDICATED ON THE DRAWINGS AS ACCURATELY AS POSSIBLE. HOWEVER, ALL CONDITIONS SHALL BE VERIFIED BY EACH CONTRACTOR AND/OR SUBCONTRACTOR ON SITE. THE SUBMISSION OF A BID SHALL ACKNOWLEDGE THAT THE CONTRACTOR HAS PROVIDED FOR OPERATING UNDER THE CONDITIONS AS THEY EXIST AT THE SITE. (NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS.) THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD, AND NOTIFY THE ARCHITECT, ANTHONY M. CONDOURIS ARCHITECT, INC. OF ANY DISCREPANCIES. CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SUPPORTS FOR WALLS AND FLOORS PRIOR TO THE COMPLETION OF LATERAL AND VERTICAL LOAD SYSTEMS. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR OMISSIONS INDICATED ON THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCEMENT OF ANY SUCH WORK. ALL RECONSTRUCTION COSTS RESULTING FROM THE CONTRACTORS FAILURE TO PROVIDE SUCH NOTIFICATION SHALL BE AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CONSTRUCTION DRAWINGS AND TO FURTHER COMPLY WITH ALL REGULATIONS CONCERNING SUCH SITING. THE CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT AND OWNER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY FEES, ARISING OUT OF THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.

THESE DRAWINGS ARE THE PROPERTY OF ANTHONY M. CONDOURIS ARCHITECT, INC. THEY ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

PROJECT DATA:

USE GROUP: R-5 CONSTRUCTION CLASSIFICATION: 9B (OR REFER TO COVER SHEET)

APPLICABLE CODES: NJ IRC 2021, REHABILITATION SUBCODE NUCC NJAC 9:23-6 AND ALL LOCAL CODES

STRUCTURAL DATA: (LOADS INDICATED IN POUNDS PER SQUARE FOOT AND USED TO DESIGN STRUCTURAL MEMBERS)									
TYPICAL FLOOR- LIVE LOAD	40	BEDROOM FLOOR- LIVE LOAD	30	ATTIC/STORAGE- LIVE LOAD	20	ATTIC/STORAGE- LIVE LOAD	10		
DEAD LOAD	15	DEAD LOAD	10	DEAD LOAD	10	DEAD LOAD	10		
TOTAL LOAD	55	TOTAL LOAD	40	TOTAL LOAD	30	TOTAL LOAD	20		

ROOF-		DECK-	
LIVE LOAD	20	LIVE LOAD	40
DEAD LOAD	15	DEAD LOAD	15
TOTAL LOAD	35	TOTAL LOAD	55

MEANS OF EGRESS:

MEANS OF EGRESS:

DOORS, STAIRS, LANDINGS, HANDRAILS, PASSAGEWAYS ARE DESIGNED AND SPECIFIED TO COMPLY WITH NJ IRC 2021

- HALLWAYS SHALL NOT BE LESS THAN 36" WIDE.
- STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT, AND BELOW THE REQUIRED HEADROOM HEIGHT. HEADROOM HEIGHT IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8". RISER HEIGHT SHALL BE NOT MORE THAN 8-1/4". TREAD DEPTH SHALL BE NOT LESS THAN 9".
- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT IS MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR THE RISE OF THE STAIRS TO THE TOP OF THE HANDRAIL. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE NEEL POSTS 8-1/4" BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR DOES ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAILS. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEUEL POST AT THE TURN.

- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE WALKING SURFACE. GUARDS SHALL BE NOT LESS THAN 36" IN HEIGHT. GUARDS INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS SHALL BE NOT LESS THAN 36" IN HEIGHT. AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

- THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE WIDTH OF THE DOOR. EVERY LANDING SHALL HAVE A MINIMUM CLEARANCE OF NOT LESS THAN 36" MEASURED IN THE DIRECTION OF TRAVEL. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1/4" LOWER THAN THE TOP OF THE THRESHOLD, WITH THE EXCEPTION THAT THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 8-1/4" BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. FLOOR ELEVATIONS FOR DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 8-1/4" BELOW THE TOP OF THE THRESHOLD, WITH THE EXCEPTION THAT A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OR NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY.

SPECIFICATION SECTIONS

DIVISION 1 - GENERAL REQUIREMENTS

SUMMARY OF WORK

- IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES FOR COMPLETE INSTALLATION, PROTECTION, TESTING AND PROPER OPERATION OF THE PROJECT AS DESCRIBED BY THE FOLLOWING CONTRACT DOCUMENTS.
- PROVIDE ALL ITEMS OF LABOR OR MATERIALS NOT SPECIFICALLY INDICATED, BUT REQUIRED TO COMPLETE THE INTENDED INSTALLATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK UNTIL ITS COMPLETION AND FINAL ACCEPTANCE, AND IN THE EVENT OF ANY DAMAGE, SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT TO THE APPROVAL OF THE CLIENT AND IN A TIMELY FASHION.

SUMMARY OF DRAWING AND CONTRACT INTERPRETATION

- THESE CONTRACT DRAWINGS HAVE BEEN DESIGNED TO BE INTERPRETED BY A QUALIFIED CONTRACTOR.
- DIMENSIONS ARE FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
- DO NOT SCALE PRINTS FOR DIMENSIONS.
- DETAILS DRAWN OF A PARTICULAR ASSEMBLY ARE INTENDED TO REPRESENT ALL SIMILAR CONDITIONS THROUGHOUT THE BUILDING.
- LARGE SCALE DRAWINGS SHALL GOVERN SHALL SCALE DRAWINGS, WHICH THEY ARE INTENDED TO AMPLIFY.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS. NO DEVIATION, OMISSION, SUBSTITUTION OR MODIFICATION PRIOR TO THE START OF THE PROJECT SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT OR AUTHORIZATION BY THE ARCHITECT OR OWNER. ALL QUESTIONS AND DIRECTIONS SHALL BE THROUGH THE ARCHITECT. ALL DISCREPANCIES AND/OR FIELD CONDITIONS, WHICH ARE IN CONFLICT WITH THE DIRECTIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY PRIOR TO THE START AND COMPLETION OF WORK.
- THE CONTRACT DOCUMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND ARE INTENDED FOR THE USE IN THIS PROJECT ONLY. THE EXCLUSIVE CUSTODIANSHIP AND USE OF THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS INCLUDING "ARCHITECTURAL WORKS COPYRIGHT ACT OF 1990".

PROJECT COORDINATION

- GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SUBCONTRACTORS INCLUDING THOSE CONTRACTED DIRECTLY BY THE OWNER.

REGULATORY REQUIREMENTS

- THESE CONTRACT DOCUMENTS WERE PREPARED IN ACCORDANCE WITH THE NJ IRC 2021.
- CONTRACTOR SHALL APPLY FOR THE CONSTRUCTION PERMITS, CERTIFICATE OF OCCUPANCY/AUTHORIZATION AND ALL OTHER PERMITS OR INSPECTIONS REQUIRED. IN ADDITION, ALL OTHER UTILITY HOOK-UPS AND INSPECTION FEES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, KEEP THE SITE CLEAN AND MINIMIZE THE ACCUMULATION OF DEBRIS AND TRASH. ALL DEBRIS SHALL BE KEPT IN A DUMPSTER OR OTHER CONTAINMENT WITH SIDES AND BOTTOM ON THE PROPERTY. AT NO TIME SHALL DEBRIS BE ALLOWED TO ENVOUGH ONTO NEIGHBORING PROPERTIES OR STREETS. IN THE CASE OF STORM OR HIGH WINDS, IT IS THE CONTRACTORS RESPONSIBILITY TO COVER AND PROTECT ALL EXPOSED STRUCTURES AND PREVENT ANY DEBRIS OR BUILDING MATERIAL FROM ENTERING THE SURROUNDING COMMUNITY. ALL CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE LIMITED TO THE CONSTRUCTION SITE.
- SUBMISSION OF BID AND CHANGE ORDERS. THE CONTRACTOR AGREES THAT THE SUBMITTED BID ALONG WITH ALLOWANCE AND ALTERNATE PRICES FOR THIS PROJECT IS THE TOTAL PRICE AS PER THE DATED PLANS AND SPECIFICATION ALONG WITH ANY ADDENDUMS WHICH SHALL BE NOTED AND RECEIVED IN THE SUBMISSIONS. ANY REQUESTS FOR CHANGE OR DECREASE IN THE CONTRACT PRICE MUST BE ISSUED BY THE ARCHITECT WITHIN (7) DAYS. THE CHANGE ORDER, IF ACCEPTED, WILL BE ISSUED TO THE CONTRACTOR IN WRITING AND SIGNED BY THE CLIENT WITHIN (5) DAYS. IF THE CLIENT DOES NOT ACCEPT THE CHANGE ORDER AS QUOTED BY THE CONTRACTOR, THE CLIENT WILL NOTIFY THE CONTRACTOR WITHIN (5) DAYS. NO CHANGES TO THE CONTRACT PRICE, EITHER INCREASED OR DECREASED, WILL BE ACCEPTED WITHOUT A WRITTEN AND ACCEPTED CHANGE ORDER AS DESCRIBED BELOW.

TEMPORARY FACILITIES

- GENERAL CONTRACTOR SHALL PROVIDE APPROPRIATE FACILITIES INCLUDING TEMPORARY FENCING, TARPAILINGS, TEMPORARY UTILITIES, TELEPHONE AND SANITARY FACILITIES IN ACCORDANCE WITH LOCAL ORDINANCES AS NEEDED.
- PREMISES SHALL BE MAINTAINED IN A REASONABLE NEAT AND ORDERLY CONDITION AND KEPT FREE FROM ACCUMULATION OF RUBBISH DURING THE CONSTRUCTION PERIOD. REMOVE CRATES, CARTONS, AND OTHER FLAMMABLE WASTE MATERIALS OR TRASH FROM THE WORK AREA AT THE END OF EACH WORKING DAY.
- CONTRACTOR SHALL SCHEDULE AND PROVIDE FINAL CLEANING UPON COMPLETION OF THE PROPOSED WORK INCLUDED IN THE CONTRACT DOCUMENTS TO ENABLE THE OWNER TO ACCEPT THE PROJECT AT THE LEVEL OF CLEANLINESS GENERALLY PROVIDED BY SKILLED CLEANERS USING COMMERCIAL QUALITY MAINTENANCE EQUIPMENT. REMOVE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, DEBRIS AND WASTE FROM THE SITE. EXTERIOR DECKS SHALL BE BROOM CLEAN.

PROJECT CLOSE-OUT

- CONTRACTOR SHALL PROVIDE AT THE TIME OF REQUEST FOR FINAL PAYMENT, ALL MANUFACTURERS BULLETINS, CUTS, ALL GUARANTEES AND WARRANTIES ISSUED FOR ALL EQUIPMENT AND SYSTEMS INCORPORATED IN THE WORK.
- WARRANTIES AND BONDS. THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIALS USED IN THIS PROJECT FOR TWO YEARS FROM THE DATE OF COMPLETION OF THE PROJECT OR THE DATE OF THE SUBSTANTIAL COMPLETION OF THE OWNERS FINAL PAYMENT FOR CONSTRUCTION. ANY DEFICIENCIES THAT BECOME EVIDENT DURING THIS (2) YEAR PERIOD SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- HOME OWNER WARRANTY. AT THE TIME OF CLOSING, CONTRACTOR SHALL PROVIDE THE OWNER A NEW HOME WARRANTY AND BUILDERS REGISTRATION ACT (NJAC 9:25).
- RELEASE OF LIENS. CONTRACTOR TO PROVIDE AT THE TIME OF REQUEST FOR FINAL PAYMENT, A RELEASE OF LIENS.

DIVISION 2 - SITE WORKS

- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING SITE AS REQUIRED FOR THE INTENDED WORK. ALL TREES, STUMPS, AND PLANT MATERIAL SHALL BE REMOVED. TOPSOIL SHALL BE STORED AND PROTECTED FROM EXCESSIVE EROSION.
- PRIOR TO CONSTRUCTION A BILT FENCE SHALL BE ERECTED AROUND THE PERIMETER OF SITE DISTURBANCE. FENCE MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY AND ALL DEPOLUTION DEBRIS RESULTING FROM THE ADDITIONS AND ALTERATIONS AS OUTLINED IN THESE SPECIFICATIONS AND ON THE CONTRACT DRAWINGS. ALL DEPOLUTION DEBRIS AND CONSTRUCTION DEBRIS SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE AS PER THE TOWNSHIP REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE FOR FINISH GRADING ON LOT PRIOR TO ISSUANCE OF CO AS REQUIRED, AS WELL AS THE PROTECTION OF THE PROPERTY TO THE CONDITION GOOD PRIORS TO CONSTRUCTION UNLESS OTHERWISE NOTED OR REQUESTED BY THESE SPECIFICATIONS OR ADDENDUM. ALL GRADING SHALL BE INCLUDED IN THE BASE BID. ALSO INCLUDED SHALL BE THE RE-SEEDING OF ALL GRADED AREA AND THE PLACEMENT OF BALT MAT OVER THE SEED TO PREVENT EROSION.
- ALL EXISTING UTILITIES SHALL BE LOCATED, INCLUDING ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION DURING THE CONSTRUCTION PROCESS INCLUDING EARTHWORK OPERATIONS. ANY DISTURBANCES OR BREAKAGE OF UNCHARGED UTILITIES SHALL BE REPORTED TO THE PROPER AUTHORITIES FOR REPAIR. ANY DAMAGE ASSOCIATED WITH STOPPAGE OF ANY UTILITY IS THE RESPONSIBILITY OF THE CONTRACTOR.

DIVISION 3 - CONCRETE

- ALL CONCRETE FOR GARAGE FLOORS OR PORCHES EXPOSED TO THE WEATHER SHALL BE A MINIMUM 3500 PSI. ALL CONCRETE FOR FOUNDATION WALLS SHALL BE A MINIMUM 3500 PSI. (ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS), MADE WITH NORMAL WEIGHT STONE AGGREGATE UNLESS OTHERWISE NOTED.
- THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
- ALL GROUT SHALL BE NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60 AND OF THE SIZE INDICATED IN THE DRAWINGS.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A655 WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 100000 PSI.

DIVISION 4 - MASONRY

- CONCRETE MASONRY UNIT. FOUNDATION SHALL BE AS PER DRAWINGS. ALL CMU SHALL BE PLACED AS PER APPLICABLE CODES AND REGULATIONS WITH REINFORCING AS PER DETAILS AND MANUFACTURERS SPECIFICATIONS. PROVIDE HORIZONTAL REINFORCEMENT EVERY OTHER COURSE AND VERTICAL REBAR AS NOTED ON DRAWINGS.
- DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE NATIONAL CONCRETE MASONRY ASSOCIATION AND THE AMERICAN CONCRETE INSTITUTE (ACI 530-08) AS WELL AS THE BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY CONSTRUCTION AND COMMENTARY. LATEST EDITION.
- MASONRY UNITS SHALL BE GRADE N TYPE I MEDIUM WEIGHT HOLLOW CONCRETE UNITS CONFORMING TO THE REQUIREMENTS OF ASTM C90. UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F_m) OF 1800 PSI ON THE NET CROSS SECTIONAL AREA AT 28 DAYS. UNITS SHALL NOT BE INSTALLED PRIOR TO ATTAINING THE REQUIRED 28 DAY STRENGTH.
- PORTRAL SHALL CONFORM TO ASTM C710, TYPE I OR S. ALL PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I/II. SHALL CONFORM TO ASTM C201 AND MASONRY CEMENT SHALL CONFORM TO ASTM C91.
- REINFORCEMENT BARS SHALL CONFORM TO ASTM A615-08, GRADE 60. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY THE STRUCTURAL ENGINEER.

DIVISION 5 - METALS

STEEL

- ALL STEEL SHALL BE A992-50 AND CONFORM TO ASTM STANDARDS. ALL PIECES SHALL BE MANUFACTURED AS PER DETAILS. ALL STEEL SHALL BE INSTALLED AS PER DETAILS ON THE FRAMING PLANS. THERE SHALL BE NO DEVIATION FROM THE SUPPORT TYPES OR SUBSTITUTIONS FOR ANY STEEL WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
- STRUCTURAL STEEL USED FOR, BUT NOT LIMITED TO, LINTELS, BEAMS, TRANSFER BEAMS, FLITCH PLATES, AND COLUMNS SHALL CONFORM TO ASTM STANDARDS.
- STRUCTURAL PIPE SHALL CONFORM TO ASTM A500 TYPE S GRADE B.
- STRUCTURAL TUBING SHALL CONFORM TO ASTM A500.

ANCHOR BOLTS

- ANCHOR BOLTS SHALL BE CORROSION RESISTANT AND COMPATIBLE WITH BILT MATERIAL. ASOT STEEL UNLESS OTHERWISE INDICATED. ANCHOR BOLTS SHALL BE NOT LESS THAN 1/2" DIAMETER AND SPACED AS NOTED IN THE FOLLOWING CONSTRUCTION DOCUMENTS. THERE SHALL BE A MINIMUM OF TWO BOLTS PER FLECT SECTION WITH ONE BOLT LOCATED NOT MORE THAN 2 INCHES FROM EACH END AND NOT LESS THAN 12 INCHES FROM THE TOP OF THE BEAM. TO BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE DEPTH OF THE PLATE. BOLTS SHALL BE EMBEDDED AT LEAST 1 INCHES INTO CONCRETE OR MASONRY.

FASTENERS AND CONNECTIONS

- REFERENCE TABLE R602.3(1) FASTENING SCHEDULE OF NJ IRC 2021.

- ALL COMMON FINISH NAILS AND HANGERS THAT COME IN CONTACT WITH COPPER PRESERVATIVES SUCH AS, BUT NOT LIMITED TO, PRESURE TREATED, SHALL BE "HOT DIPPED GALVANIZED," Z-NK, OR STAINLESS STEEL IN ACCORDANCE WITH ASTM A193 AND ASTM A305. ALL OTHER FASTENERS SHALL BE "HOT DIPPED GALVANIZED," ZINC COATED NAILS MAY BE SUBSTITUTED FOR USE WITH PRESURE TREATED LUMBER. STRAND LUMBER (SL) MEMBERS SHALL HAVE A FIBER STRESS OF 2300 PSI AND SHALL BE MANUFACTURED BY "TRUE JOIST" OR BY AN APPROVED EQUAL, AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR SHALL INSTALL "SIMPSON" HURRICANE CLIPS AND TIES AS INDICATED ON FRAMING PLANS. CONTRACTOR SHALL INSTALL "SIMPSON" HURRICANE CLIPS ON ALL RAFTER OR FLAT ROOF JOISTS, AND IF FILINGS ARE USED, ON ALL FIRST FLOOR JOIST TO GIRDER BARN CONNECTIONS. FOR 2"x6" STUD WALLS, PROVIDE "SIMPSON" STRONG-TIE WALL BRACING. ALL FASTENERS AND CONNECTORS WITHIN 300 FEET OF SALT WATER SHORELINE SHALL BE STAINLESS STEEL.

DIVISION 6 - WOOD, PLASTICS AND COMPOSITES

- REFERENCE STANDARD: WOOD FRAME CONSTRUCTION MANUAL, (LATEST EDITION), NATIONAL FOREST PRODUCTION ASSOCIATION, TIMBER CONSTRUCTION MANUAL, (LATEST EDITION), AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- FRAMING LUMBER: ALL FLOOR JOISTS, CEILING JOISTS, ROOF RAFTERS, UNDOOR AND DOOR HEADERS, AND GIRDERS THAT ARE NOT EXPOSED SHALL BE DOUGLAS FIR GRADE NO.2 OR BETTER. ALL LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL HAVE A FIBER STRESS OF 2800 PSI. ALL FLOOR AND FLOOR STRAND LUMBER (SL) MEMBERS SHALL HAVE A FIBER STRESS OF 2300 PSI AND SHALL BE MANUFACTURED BY "TRUE JOIST" OR BY AN APPROVED EQUAL, AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. ALL EXTERIOR LUMBER SHALL BE DOUGLAS FIR GRADE NO.2 PRESURE TREATED. ALL EXTERIOR FRAMING AND CONNECTORS SHALL BE COPPER STAINLESS STEEL HOT-DIP ZINC COATED OR NON-HEATALLIC TO PREVENT GALVANIC CORROSION FROM OCCURRING. ALL INSTALLATIONS SHALL CONFORM WITH THE MANUFACTURERS RECOMMENDED DETAILS. ALL FASTENERS AND CONNECTORS WITHIN 300 FEET OF SALT WATER SHORELINE SHALL BE STAINLESS STEEL.
- PRESSURE TREATED LUMBER: ALL EXPOSED LUMBER SHALL BE DOUGLAS FIR GRADE NO.2 PRESURE TREATED. ALL EXTERIOR FRAMING AND CONNECTORS SHALL BE COPPER STAINLESS STEEL HOT-DIP ZINC COATED OR NON-HEATALLIC TO PREVENT GALVANIC CORROSION FROM OCCURRING. ALL INSTALLATIONS SHALL CONFORM WITH THE MANUFACTURERS RECOMMENDED DETAILS. ALL FASTENERS AND CONNECTORS WITHIN 300 FEET OF SALT WATER SHORELINE SHALL BE STAINLESS STEEL.
- PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS, BASE CABINETS, VANITIES AND BATHROOM FIXTURES.
- BRIDGING: ALL BRIDGING SHALL BE FULL AND PLACED AT MID-SPAN OF JOIST SPAN WITH THE MAXIMUM DISTANCE BETWEEN BRIDGING AT 8'-0", AND AS PER "I-LEVEL" SPECIFICATIONS.
- COLLAR TIES: INSTALL COLLAR TIES WHEN NOT NOTED ON PLANS, IN ATTIC AREAS AS A MINIMUM 2X4 SPACED AT 32" O.C.
- FIRE STOPPING: INSTALL FIRE STOPS OR BLOCKS TO PREVENT THE FREE PASSAGE OF FLAME THROUGH CONCEALED SPACES AS OUTLINED IN THE LATEST EDITION BUILDING CODE.
- SHEATHING: ALL WALL SHEATHING SHALL BE 1/2" EXPOSURE I. ALL ROOF SHEATHING SHALL BE 5/8" EXPOSURE I (CDX) APA RATED. NO SUBSTITUTIONS ACCEPTED.
- SUBFLOORING: ALL SUBFLOORING SHALL BE 3/4" T&G EXPOSURE I (CDX) APA RATED, GLUED AND NAILLED.
- SHEATHINGS AND SUBFLOOR NAILING: ALL PLYWOOD SHEATHING AND SUB-FLOORING SHALL BE NAILED WITH 80 GALVANIZED RING SHANK NAILS AT 6" ON CENTER AT EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS. ALLOW 18" SPACING AT PANEL ENDS AND EDGES AS RECOMMENDED BY THE APA.
- GABLE WALLS: ALL GABLE WALLS WITH CATHEDRAL CEILINGS NEED TO CONSTRUCTED WITH BALLOON FRAMED STUDDING.
- ALL BALLOON FRAMED WALLS OVER 10' IN HEIGHT SHALL BE CONSTRUCTED OF 2"x6" STUDDING SPACED 16" O.C.
- HEADERS: (UNLESS OTHERWISE NOTED)
2'-0" - 3'-11" SPAN: (2) 2x8
4'-0" - 5'-11" SPAN: (2) 2x10
6'-0" - 7'-11" SPAN: (2) 2x12
8'-0" - 10'-0" SPAN: 3 1/2" X 12 1/2" O.C. PARALLEL FSL
10'-0" - 12'-0" SPAN: 3 1/2" X 12 1/2" O.C. PARALLEL FSL
- DECK POSTS AND COLUMNS SHALL BE ATTACHED TO DECK BEAMS AND FOOTINGS BY MEANS OF A MANUFACTURED CONNECTION TO RESIST LATERAL DISPLACEMENT. DECK POST HEIGHTS SHALL BE AS FOLLOWS: 4X4 MAXIMUM 8 FEET TALL AND 6X6 MAXIMUM 14 FEET. (THIS IS MEASURED TO THE UNDERSIDE OF BEAM)
- MINIMUM 2X8 P.T. NAILERS THRU-BOLTED TO BUILDING BOX WITH 1/2" GALVANIZED BOLTS AT 16" ON CENTER STAGGERED. LEDGER LOCK SCREWS MAY BE USED WHEN INSTALLED AS PER MANUFACTURER SPECIFICATIONS. LEDGER LOCK SCREWS CANNOT BE USED WITHIN 1000 FEET OF SALT WATER SHORELINE.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

- FOUNDATIONS: PROVIDE A MINIMUM OF 10 MIL VAPOR BARRIER WITH JOINTS NOT LAPPED LESS THAN 6 INCHES UNDER ALL CONCRETE SLABS IN BASEMENTS AND UNDER ALL CONCRETE SLAB-ON-GRADE CONDITIONS BELOW LIVING SPACES. PROVIDE WATERPROOFING ON THE EXTERIOR SURFACE OF ALL MAISONRY FOUNDATIONS FROM TOP OF FOOTING TO ABOVE GRADE OR LEVEL. WHERE GROUNDWATER INVESTIGATION INDICATES THAT A HYDROSTATIC PRESSURE CONDITION EXISTS, PROVIDE A GROUNDWATER CONTROL SYSTEM IN ACCORDANCE WITH IRC, OR WATERPROOF ALL WALLS AND FLOORS IN ACCORDANCE WITH IRC.
- FOUNDATION DRAINS: A DRAIN SHALL BE PLACED AROUND THE PERIMETER OF A FOUNDATION THAT CONSISTS OF GRAVEL OR CRUSHED STONE CONTAINING NOT MORE THAN 10 PERCENT MATERIAL THAT PASSES THROUGH A NO. 4 BIEVE. THE DRAIN SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE THICKNESS SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE UNDER THE FLOOR, AND THAT THE TOP OF THE DRAIN IS NOT LESS THAN 6 INCHES ABOVE THE TOP OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL, WHERE A DRAIN TILE OR PERFORATED PIPE IS USED, THE PERFORATIONS SHALL BE PROTECTED BY AN APPROVED FILTER MEMBRANE MATERIAL. THE PIPE OR TILE OR THE TOP OF PERFORATIONS SHALL BE PROTECTED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE PIPE OR TILE SHALL BE PLACED ON NOT LESS THAN 2 INCHES OF GRAVEL OR CRUSHED STONE COMPLYING WITH SECTION R406.4(1) AND SHALL BE COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL. THE PERIMETER DRAIN SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.
- WATER-RESISTIVE BARRIER: ALL EXTERIOR WALLS SHALL RECEIVE A COVERING OF 30 LBS. BUILDERS FELT PAPER PRIOR TO THE INSTALLATION OF ALL SIDING. BUILDERS FELT SHALL BE LAID UP ON THE EXTERIOR SURFACES STARTING FROM THE FORMER AND BEING FASTENED AT A MINIMUM OF 6" OVERLAP OF EACH LAYER OF FELT. OR IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. "TYVEK WEATHERIZATION SYSTEM" MAY BE SUBSTITUTED FOR THE FELT PAPER IF INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. THE USE OF "TYVEK" TAPE FOR JOINTS MUST BE UTILIZED. ANCHOR BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH "TYVEK" SPECIFICATIONS.
- SEALANTS AND CAULKING: THROUGHOUT ALL WORK SEAL AND CAULK ALL JOINTS AS REQUIRED TO PROVIDE AND MAINTAIN A POSITIVE BARRIER AGAINST THE PASSAGE OF MOISTURE AND AIR. TOOL, ALL JOINTS TO A NEAT AND SMOOTH CONSISTENT PROFILE. SEAL ALL DOORS AND WINDOWS WITH A HIGH-QUALITY CLEAR SILICONE SEALER AFTER THE SIDING HAS BEEN STAINED AND TOP COATED. BACK CAULKING IS OPTIONAL. CAULK INTERIOR JOINTS AS REQUIRED WITH HIGH QUALITY PAINTABLE LATEX CAULK.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION (CONT.)

- FLASHING AND SHEET METAL: REFERENCE STANDARD- ARCHITECTURAL SHEET METAL MANUAL, (LATEST EDITION). PROVIDE FLASHING AND SHEET METAL AS SPECIFIED IN THE OTHER SECTIONS OF THESE SPECIFICATIONS BUT REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHEEL OF THE BUILDING. STANDARD COMMERCIAL ITEMS MAY BE USED FOR FLASHING, TRIP REGLETS, AND SIMILAR PURPOSES PROVIDED SUCH ITEMS MEET OR EXCEED THE QUALITY OF STANDARDS SPECIFIED. FLASHING AND SHEET METAL MATERIALS SHALL BE LEAD COATED COPPER OF A GAUGE SUITABLE FOR THE INTENDED INSTALLATION. ALL ROUGH HARDWARE INCLUDING NAILS, SCREWS, CLIPS, HANGERS, ETC. SHALL BE STAINLESS STEEL TYPE 304/304.
- ROOF SHINGLES: TO CONFORM TO NJ IRC 2021 REQUIREMENTS FOR ROOF COVERINGS. ALL SLOPED ROOFS 2:12 PITCH AND GREATER SHALL RECEIVE ASPHALT SHINGLE HEAVYWEIGHT. ROOFS PITCHED WITH 2:12 AND UP TO 4:12 SHALL HAVE A COMPLETELY WATER RESISTANT UNDERLAYMENT. FOR ROOFS EAST OF THE 100 MPH WIND SPEED LINE, THE ROOF SHINGLES MUST CONFORM TO CLASS F OF ASTM D 3161 TEST METHOD FOR WIND RESISTANCE OF ASPHALT SHINGLES AS PER IRC R309.2.6.
- ICE DAM PROTECTION: AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A POLYMER FILM BUTYLEN MEMBRANE SHEET SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE EAVES EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- ALL SLOPED RAFTERS SHALL BE VENTED AS PER PLANS. PROVIDE APPROVED HIGH WIND DRIVEN RAIN RESISTANT SHINGLE OVER FLOOR VENTS.
- PROVIDE SEAMLESS ALUMINUM GUTTERS AND DOWNSPOUTS. PROVIDE CONCRETE FLASH BLOCKS AT ALL LEADERS.
- INSULATION: IF A RESCHECK IS SUBMITTED WITH THESE CONSTRUCTION DOCUMENTS, THEN IT SUPERSEDES ALL THE FOLLOWING ITEMS. THE FOLLOWING ITEMS ARE IN COMPLIANCE WITH THE PRESCRIPTIVE PACKAGE. ALL EXTERIOR WALLS SHALL RECEIVE A MINIMUM OF R-30 CRAFT FACE FIBERGLASS BATT INSULATION OR R-19 CAVITY CRAFT FACE FIBERGLASS BATT INSULATION WITH R-10 RIGID CONTINUOUS INSULATION ON THE EXTERIOR. ALL FLOORS BUILT OVER UNCONDITIONED SPACE SHALL RECEIVE A MINIMUM OF R-19 CRAFT FACE FIBERGLASS BATT INSULATION. ALL FLOOR SLABS BUILT ON GRADE SHALL RECEIVE A MINIMUM OF R-10 RIGID PERIMETER INSULATION. 24" IN BOTH DIRECTIONS. ALL CEILINGS SHALL RECEIVE A MINIMUM OF R-60 CRAFT FACE FIBERGLASS BATT INSULATION WITH THESE ITEMS, THE WINDOWS SHALL HAVE A MINIMUM U-FACTOR OF 0.30 AND A MINIMUM SHGC OF 0.40. (INSULATION SHALL ALLOW R-6 TO BE INSTALLED UNCOMPRESSED).
- IF NJ IRC CHAPTER 17 ENERGY EFFICIENCY REQUIREMENTS (R-VALUES) SHALL ALLOW R-6.
- ATT ACCESSIBLE AND UNCONDITIONED SPACE SHALL BE PROVIDED AS AS ATTICS AND CRAWL SPACES SHALL BE INSULATED TO THE SAME R-VALUE OF THE WALL OR CEILING IN WHICH THEY ARE INSTALLED. BASEMENT WALLS SHALL BE INSULATED. WHERE BASEMENT WALLS ARE CEILING, THE INSULATION SHALL BE INSTALLED FROM THE TOP OF THE WALL DOWN TO THE BASEMENT FLOOR.
- THE EXCEPTION WOULD BE FOR UNCONDITIONED BASEMENTS, THE FLOOR OVERHEAD, INCLUDING THE UNDERSIDE OF THE STAIR LEADING THE BASEMENT, IS TO BE INSULATED.
- ALL DUCTS BELOW THE FLOOR SHALL BE INSULATED TO THE SAME R-VALUE OF THE FLOOR.
- SUPPLY AND RETURN DUCTS LOCATED OUTSIDE OF CONDITIONED SPACES SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-8.
- DUCTS IN FLOOR CAVITIES OVER UNCONDITIONED SPACE SHALL HAVE A CONTINUOUS AIR BARRIER (SHEATHING) INSTALLED BETWEEN UNCONDITIONED SPACE AND THE DUCT. DUCTS SHALL HAVE A MINIMUM R-19 INSULATION INSTALLED BETWEEN UNCONDITIONED SPACE AND THE DUCT. DUCTS SHALL HAVE A MINIMUM R-10 INSULATION INSTALLED IN THE CAVITY WITH SEPARATING THE DUCT FROM THE OUTSIDE SHEATHING. THE REMAINDER OF THE CAVITY INSULATION SHALL BE FULLY INSULATED TO THE DRYWALL LEVEL.
- DUCTS PARTIALLY OR COMPLETELY BURIED IN CEILING INSULATION SHALL HAVE AN INSULATION VALUE OF NOT LESS THAN R-8. AT ALL POINTS ABOVE EACH DUCT, THE SUM OF THE CEILING INSULATION R-VALUES AGAINST AND ABOVE THE TOP OF THE DUCT, AND AGAINST AND BELOW THE BOTTOM OF THE DUCT SHALL BE NOT LESS THAN R-19, EXCLUDING THE R-VALUE OF THE DUCT INSULATION.

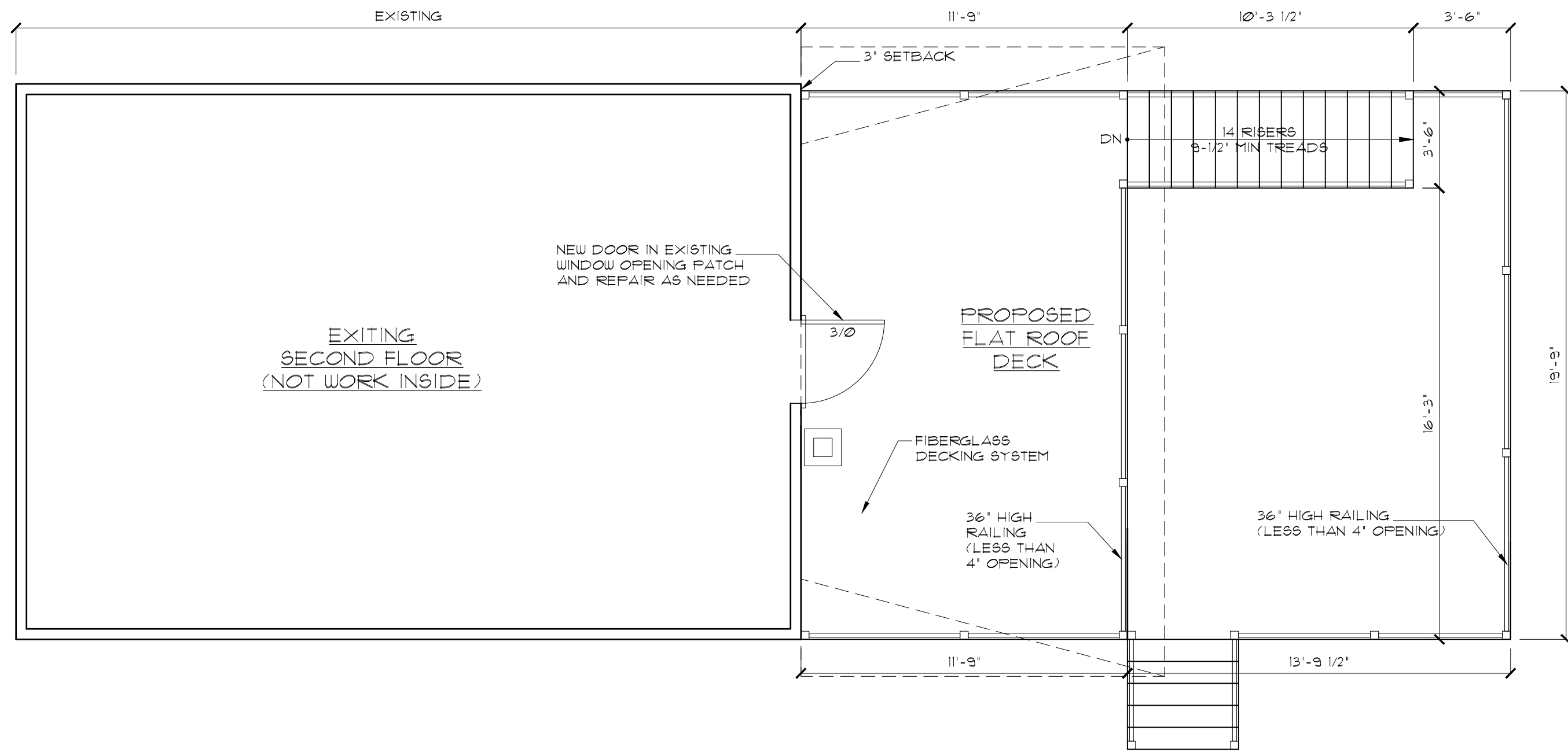
DIVISION 8 - OPENINGS

- ALL WINDOWS AND DOORS TO HAVE A MINIMUM U-FACTOR OF 0.30 SKYLIGHTS TO HAVE A MINIMUM U-FACTOR OF 0.55 ALL WINDOWS AND DOORS TO HAVE A MINIMUM SHGC OF 0.40
- ALL WINDOWS SPECIFIED AS ANDERSEN SERIES 400. ALL SUBSTITUTIONS TO BE VERIFIED BY BOTH ARCHITECT AND OWNER. WHERE FIRE-RATED WINDOWS ARE REQUIRED AS NOTED ON OUR DRAWINGS, FIRE-RATED WINDOWS SHOULD BE PYRE-TEC STEEL WINDOWS, SIZED TO MATCH ANDERSEN.
- WINDOWS ARE REQUIRED TO BE TEMPERED IF WINDOW GLAZING MEETS ANY OF THE CONDITIONS SPECIFIED IN IRC SECTION R308.4 (HAZARDOUS LOCATIONS).
- ALL DOOR WIDTHS AS NOTED ON CONTRACT DRAWINGS. ASSUME 6'-8" HEIGHT UNLESS NOTED ON CONTRACT DRAWINGS. VERIFY ALL DOOR STYLES WITH OWNER BEFORE CONSTRUCTION.
- R310.4 AREA WINDOW WELLS.
- R310.4 MINIMUM SIZE, THE HORIZONTAL AREA OF THE AREA WELL SHALL BE NOT LESS THAN 9 SQUARE FEET, WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES; THE SIZE OF THE AREA WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
- EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.4.2 SHALL BE PERMITTED TO ENCROUGH NOT MORE THAN 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE AREA WELL.
- R310.4.2 LADDER AND STEPS. AREA WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH AN APPROVED, PERMANENTLY AFFIXED LADDER OR STEPS. THE LADDER OR STEPS SHALL NOT BE OBSTRUCTED TO THE EMERGENCY ESCAPE AND RESCUE OPENING WHERE THE WINDOW OR DOOR MEETS THE OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.
- R310.4.2 LADDERS, LADDERS AND RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES, SHALL PROJECT NOT LESS THAN 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE AREA WELL.
- R310.4.2.2 STEPS, STEPS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES, A MINIMUM TREAD DEPTH OF 9 INCHES (121 MM) AND A MAXIMUM RISER HEIGHT OF 18 INCHES FOR THE FULL HEIGHT OF THE AREA WELL.
- R310.4.3 DRAINAGE. AREA WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R406.1.
- EXCEPTION: A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE DETAILED IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP I. SOILS. AS SOILS IN TABLE R406.1.
- R312.1 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1 AND R312.2.
- R312.2 WINDOW OPENING HEIGHT, IN DUELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES ABOVE THE FINISHED GARAGE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
- OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
- OPERABLE WINDOWS ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICE OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F1090.
- R312.2.2 EMERGENCY ESCAPE AND RESCUE OPENINGS, WHERE AN OPERABLE WINDOW SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING, A WINDOW OPENING OR FALL PREVENTION DEVICE SHALL BE PROVIDED TO RELEASE THE WINDOW, DEVICE OR FALL PREVENTION DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTIONS R312.1 AND R312.2.

- R310.4.2 LADDER AND STEPS. AREA WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH AN APPROVED, PERMANENTLY AFFIXED LADDER OR STEPS. THE LADDER OR STEPS SHALL NOT BE OBSTRUCTED TO THE EMERGENCY ESCAPE AND RESCUE OPENING WHERE THE WINDOW OR DOOR MEETS THE OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.
- R310.4.2 LADDERS, LADDERS AND RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES, SHALL PROJECT NOT LESS THAN 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE AREA WELL.
- R310.4.2.2 STEPS, STEPS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES, A MINIMUM TREAD DEPTH OF 9 INCHES (121 MM) AND A MAXIMUM RISER HEIGHT OF 18 INCHES FOR THE FULL HEIGHT OF THE AREA WELL.
- R310.4.3 DRAINAGE. AREA WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R406.1.
- EXCEPTION: A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE DETAILED IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP I. SOILS. AS SOILS IN TABLE R406.1.
- R312.1 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1 AND R312.2.
- R312.2 WINDOW OPENING HEIGHT, IN DUELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES ABOVE THE FINISHED GARAGE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
- OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
- OPERABLE WINDOWS ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICE OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F1090.
- R312.2.2 EMERGENCY ESCAPE AND RESCUE OPENINGS, WHERE AN OPERABLE WINDOW SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING, A WINDOW OPENING OR FALL PREVENTION DEVICE SHALL BE PROVIDED TO RELEASE THE WINDOW, DEVICE OR FALL PREVENTION DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTIONS R312.1 AND R312.2.

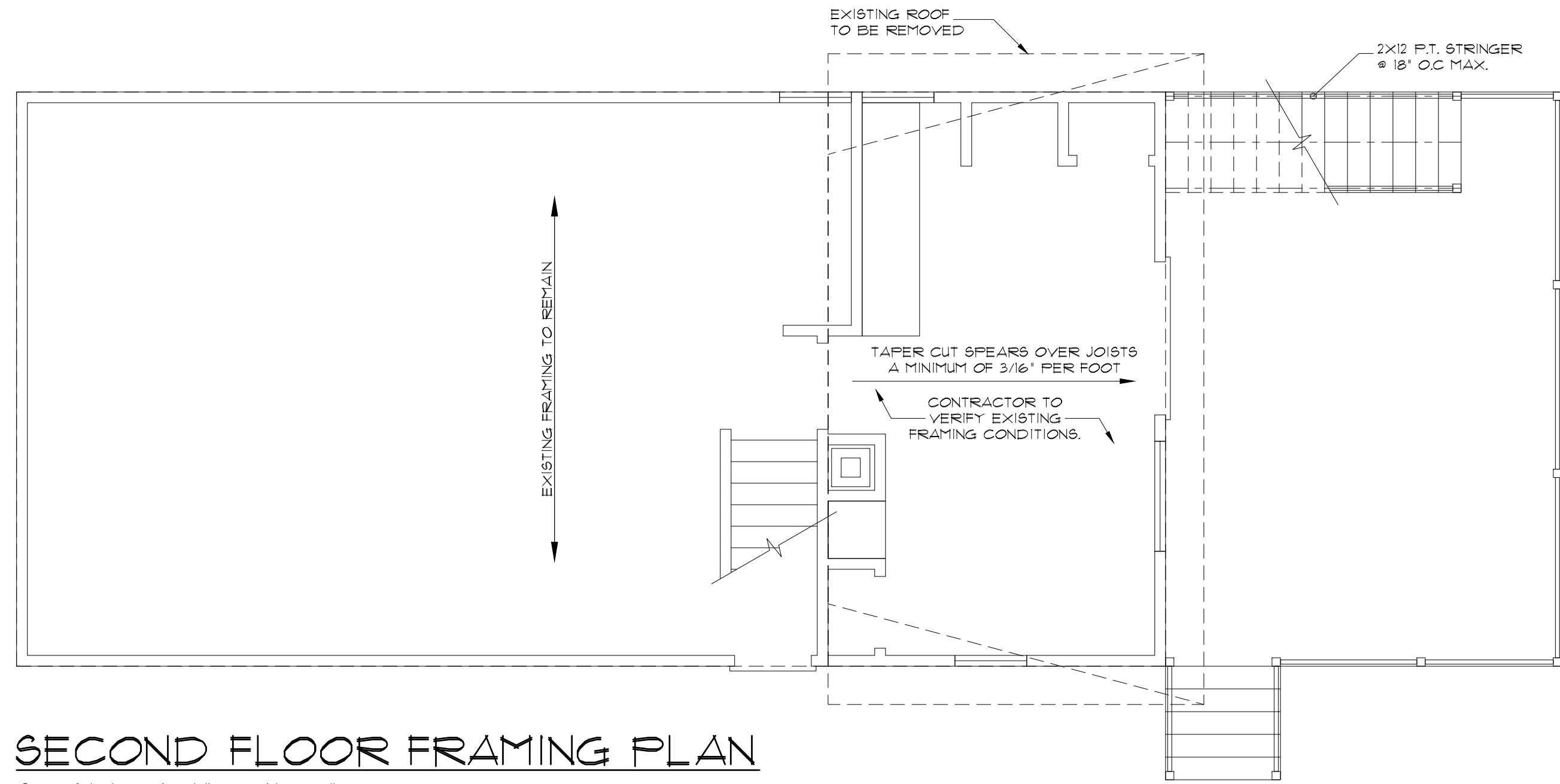
DIVISION 9 - FINISHES

- GYPSUM WALL BOARD: (REFERENCE STANDARD- GYPSUM CONSTRUCTION HANDBOOK, UNITED STATES GYPSUM, LATEST EDITION). ALL WALLS SHALL RECEIVE 1/2" THICK GYPSUM BOARD FOR CONSTRUCTION CLASS 5B AND 5/8" THICK GYPSUM BOARD FOR CONSTRUCTION CLASS 5C. (SCREED AND PLASTER SCHEDULE) TAPED AND BRACKETED WITH 3 OZ. CREST BAND BETWEEN COATS AND SMOOTH BANDED AFTER FINAL COAT IN PREPARATION OF PAINT OR OTHER FINISHES. USE METAL CORNER BEAD AT ALL EXPOSED CORNERS AND CASING BASES WHERE GYPSUM BOARD ABUTS OTHER MATERIAL OR HAS NO WOOD CASE. USE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS. FOR ONE-STORY GARAGES, ALL COMMON WALLS TO ANY LIVING AREA SHALL RECEIVE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD. FOR GARAGES WITH LIVING AREA ABOVE, THE GARAGE CEILING SHALL RECEIVE (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD AND ALL WALLS SHALL HAVE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD.
- IRC TABLE R302.1(1) MAXIMUM AREA OF EXTERIOR WALL OPENINGS FIRE SEPARATION DISTANCE. PROVIDE 5/8" TYPE "X" GYPSUM BOARD OVER EXTERIOR SHEATHING OR FIRE-RATED SHEATHING FOR ANY DUELLING LESS THAN 5' TO THE PROPERTY LINE.
- NJ FTO-13 FIRE SEPARATION BETWEEN DUELLING UNITS ABOVE ATTACHED PRIVATE GARAGES. PROVIDE (2)-LAYERS OF 5



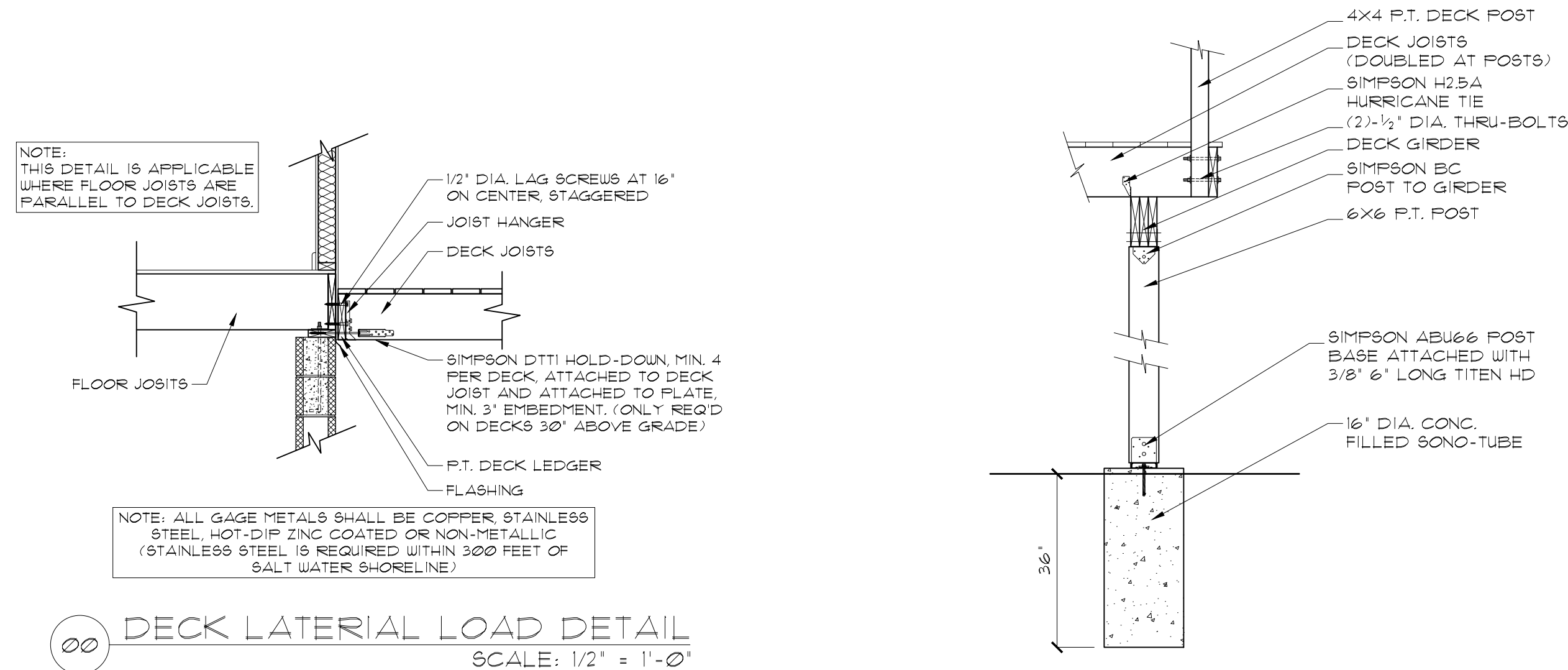
SECOND FLOOR PLAN

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

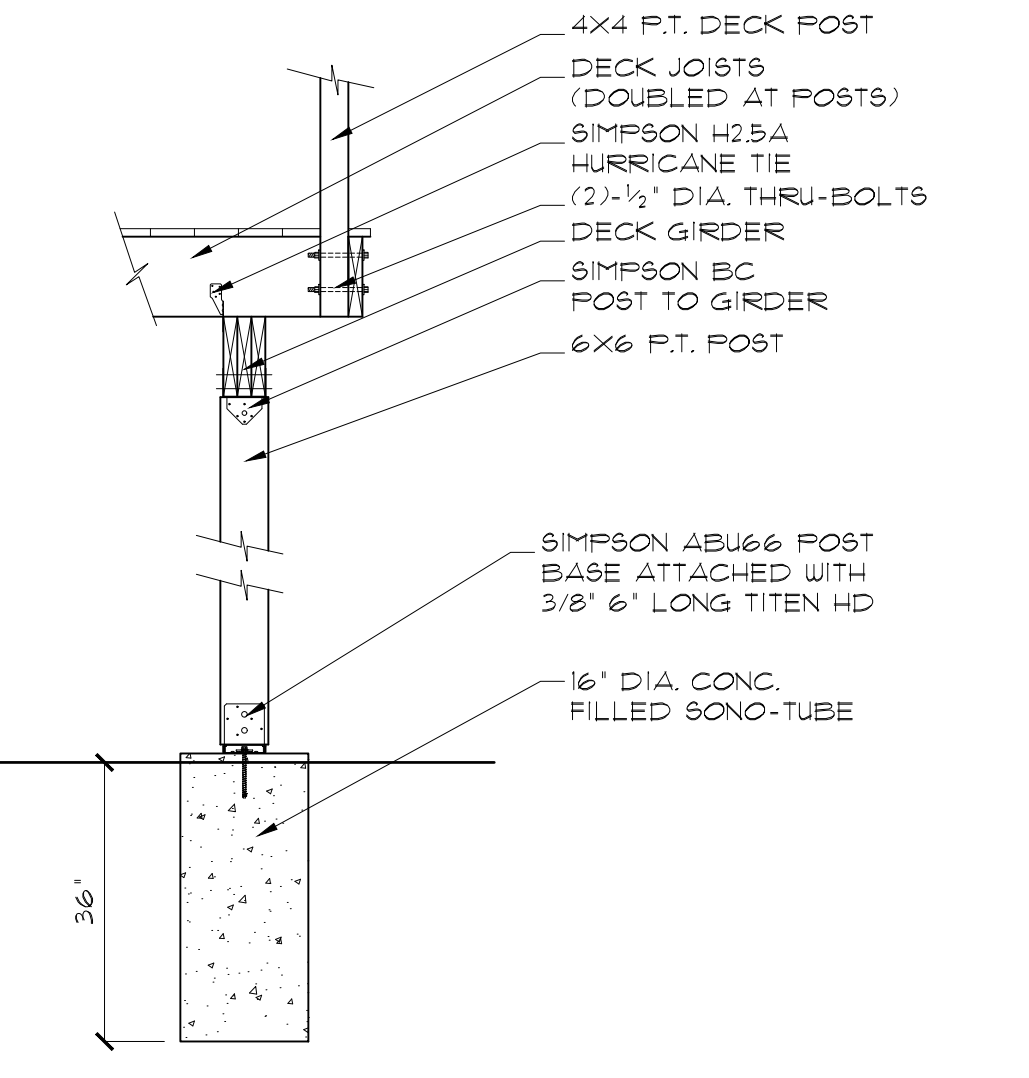


SECOND FLOOR FRAMING PLAN

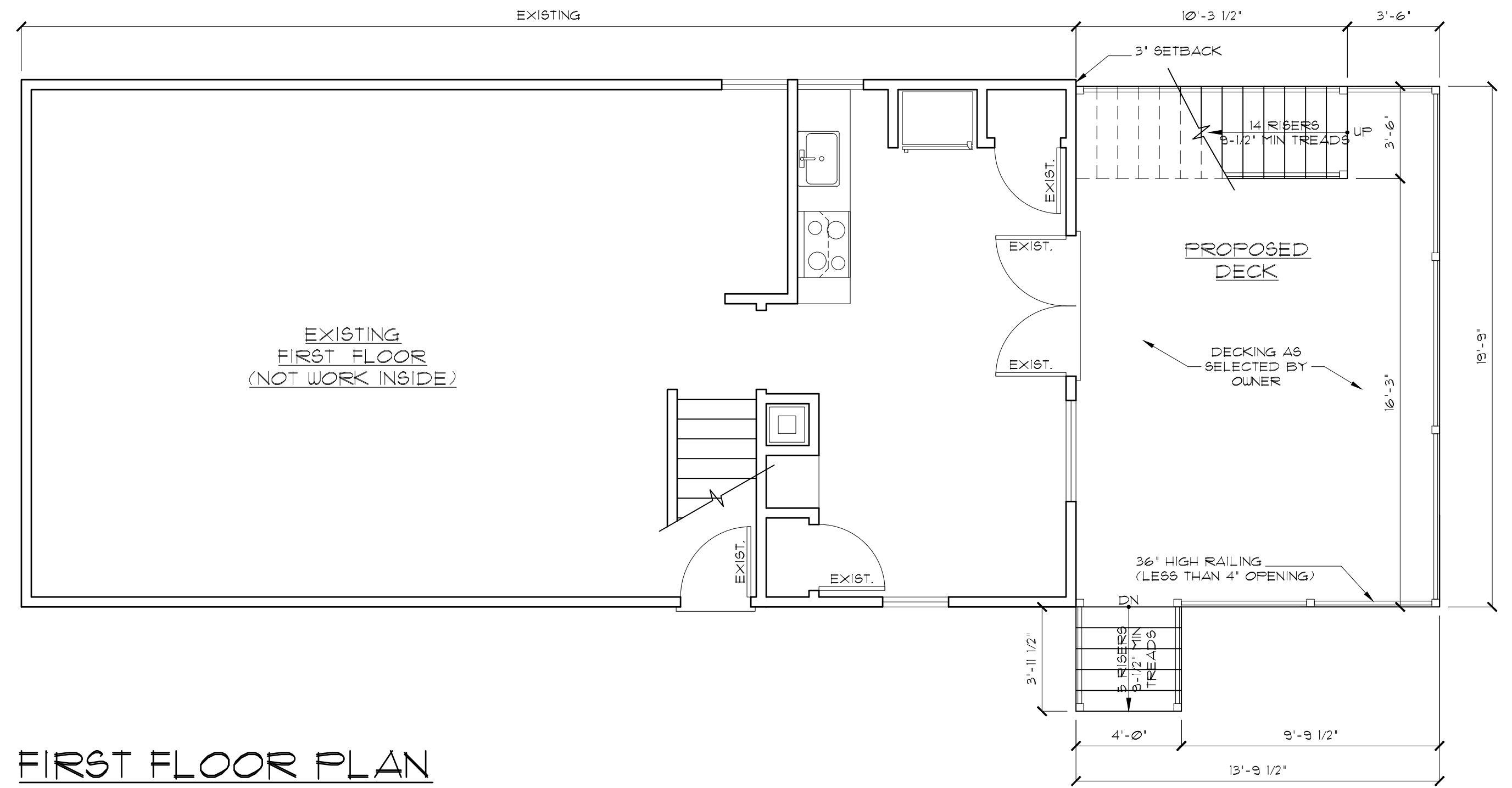
SCALE: 1/4" = 1'-0"



00 DECK LATERAL LOAD DETAIL
SCALE: 1/2" = 1'-0"

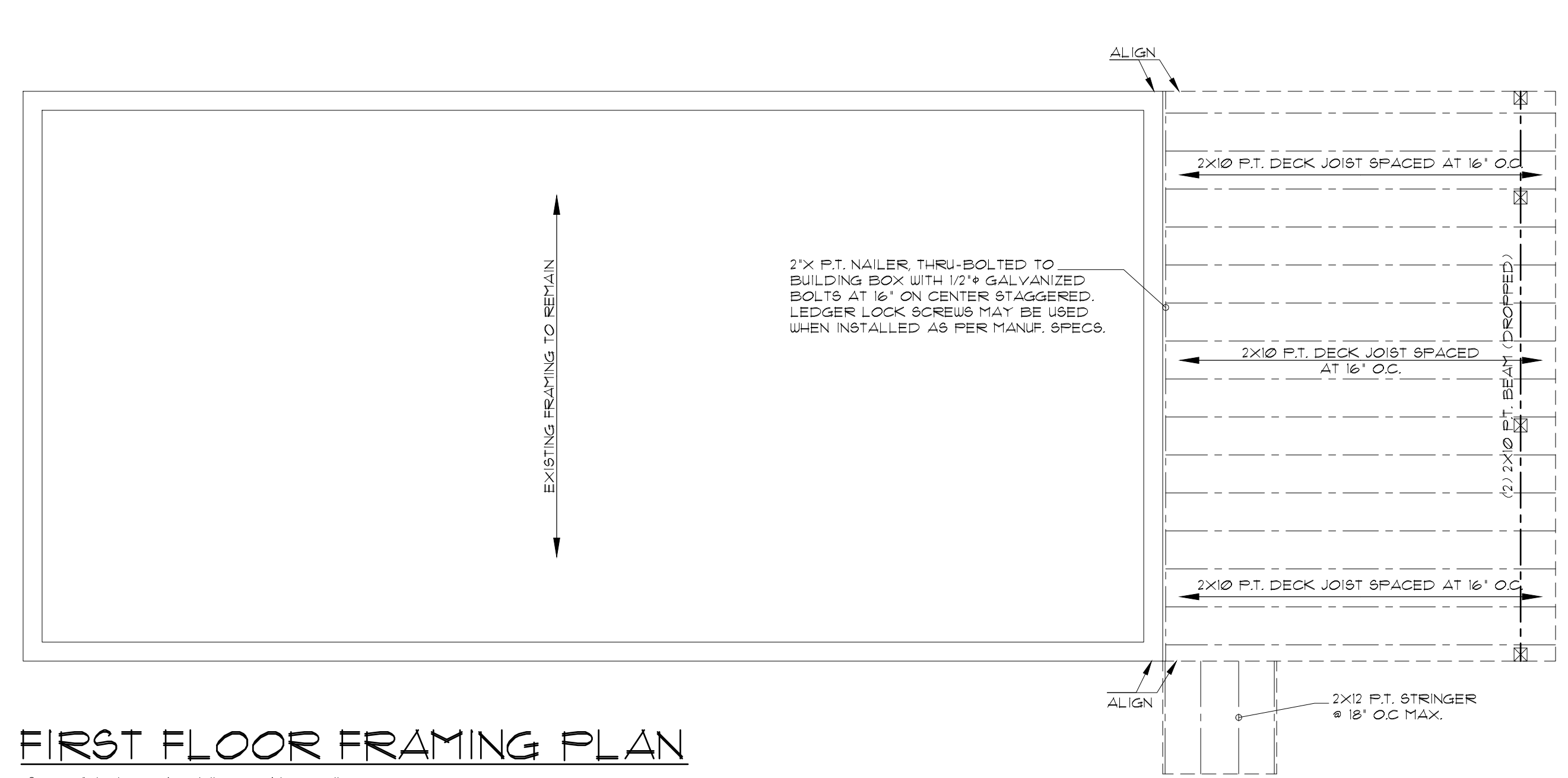


10 SONOTUBE DETAIL
SCALE: 1/2" = 1'-0"



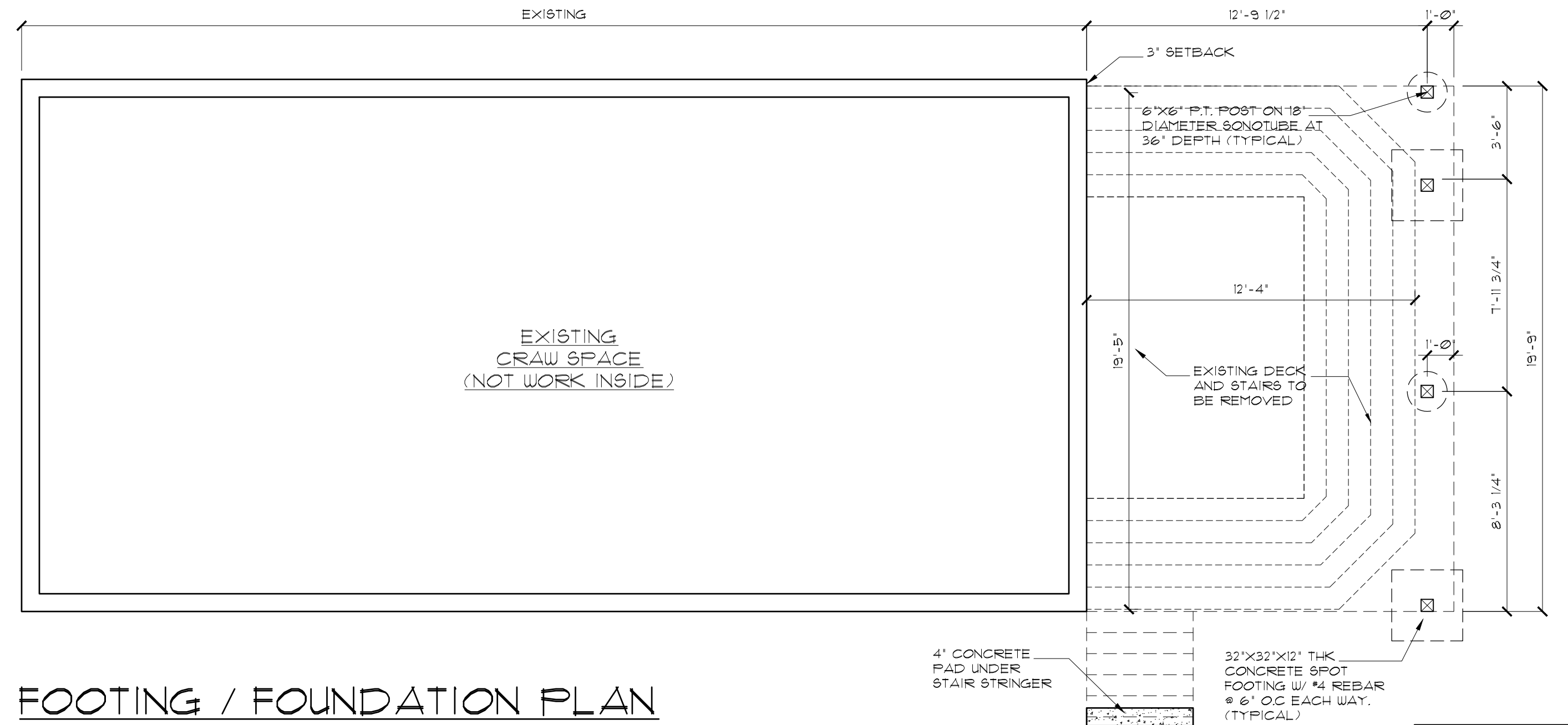
FIRST FLOOR PLAN

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



FIRST FLOOR FRAMING PLAN

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



FOOTING / FOUNDATION PLAN

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



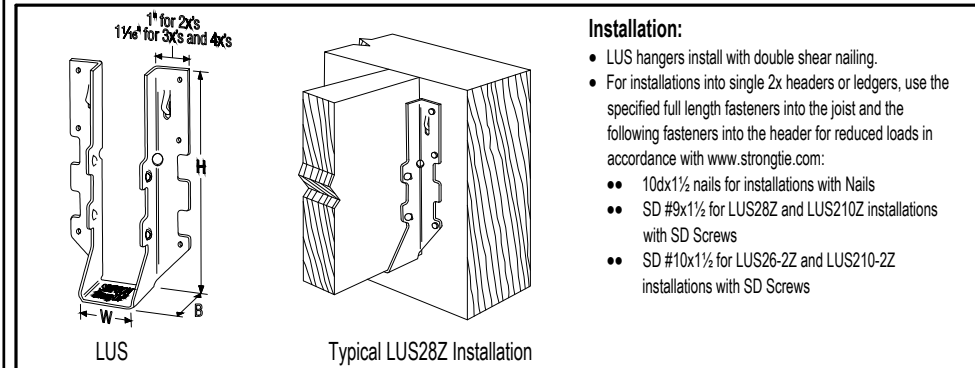
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REVISIONS	DATE
PER 3/14/25 COMPLIANCE REVIEW #1	9/8/25
PER 9/11/25 COMPLIANCE REVIEW #2	10/16/25

CLIENT	KUBIS RESIDENCE
ADDRESS	260 NAVESINK AVENUE HIGHLANDS, NEW JERSEY
JOB NUMBER	24-056
BLOCK	119
LOT	2.01

DATE	8/7/24
DRAWN BY	JM
SHEET NO.	A-3

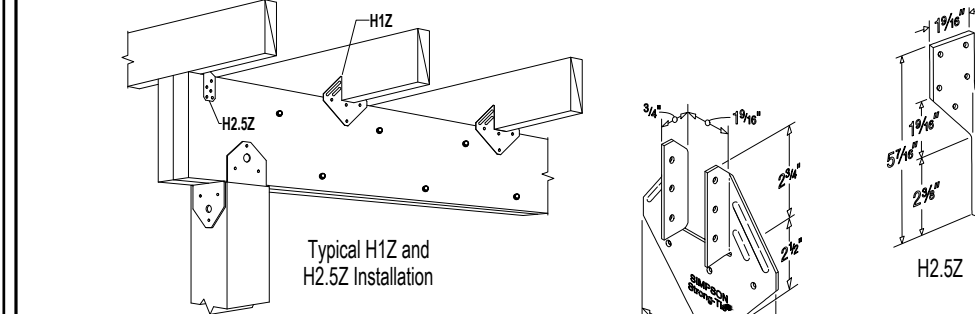
NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



Model No.	Dimensions (in.)			Fasteners			
	W	H	B	Nails	SD Screws		
LUS26Z	1 9/16	4 3/4	1 3/4	4-10d	4-10d	-	-
LUS28Z	1 9/16	6 5/8	1 3/4	6-10d	4-10d	6-SD #9x2 1/2	4-SD #9x2 1/2
LUS210Z	1 9/16	7 13/16	1 3/4	8-10d	4-10d	8-SD #9x2 1/2	4-SD #9x2 1/2
LUS26-ZZ	3 1/8	4 7/8	2	4-16d	4-16d	4-SD #10x2 1/2	4-SD #10x2 1/2
LUS210-ZZ	3 1/8	9	2	8-16d	6-16d	8-SD #10x2 1/2	6-SD #10x2 1/2

1. Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

LUS Joist Hangers

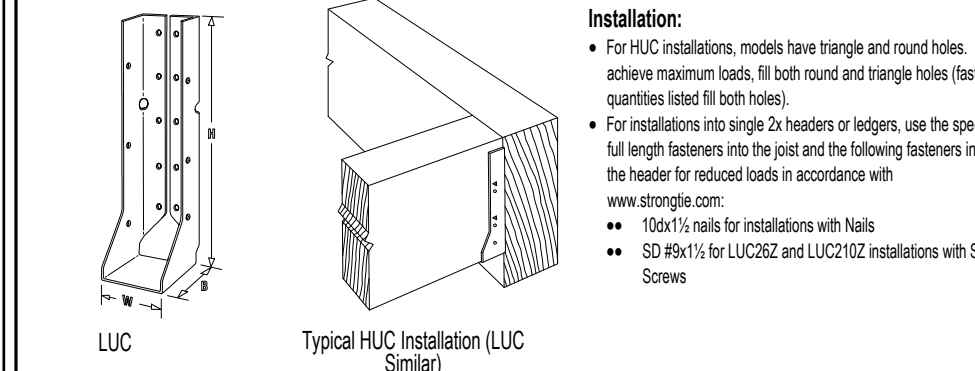


Installation:
• Use all specified fasteners.

Model No.	Fasteners			
	Nails		SD Screws	
H1Z	To Joist	To Beam	To Joist	To Beam
H1Z	6-8dx1 1/2	4-8dx1 1/2	6-SD #9x1 1/2	4-SD #9x1 1/2
H2.5Z	5-8dx1 1/2	5-8dx1 1/2	5-SD #9x1 1/2	5-SD #9x1 1/2
H8Z	5-10dx1 1/2	5-10dx1 1/2	5-SD #9x1 1/2	5-SD #9x1 1/2

1. Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

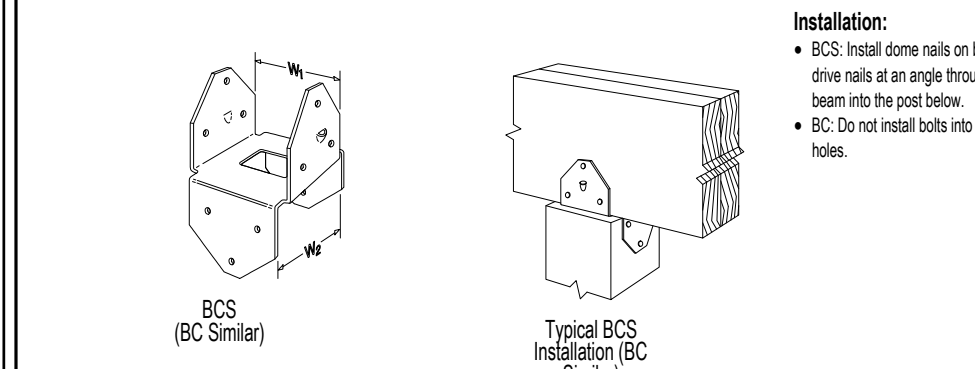
H Hurricane Ties



Model No.	Dimensions (in.)			Fasteners			
	W	H	B	Header	Joist	Header	Joist
LUC26Z	1 9/16	4 3/4	1 3/4	6-10d	4-10dx1 1/2	6-SD #9x2 1/2	4-SD #9x1 1/2
LUC210Z	1 9/16	7 3/4	1 3/4	10-10d	6-10dx1 1/2	10-SD #9x2 1/2	6-SD #9x1 1/2
HUC26-ZZ	3 1/8	5 3/8	2 1/2	12-16d	6-10d	-	-
HUC28-ZZ	3 1/8	7	2 1/2	14-16d	6-10d	-	-
HUC210-ZZ	3 1/8	8 13/16	2 1/2	18-16d	10-10d	-	-

1. Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

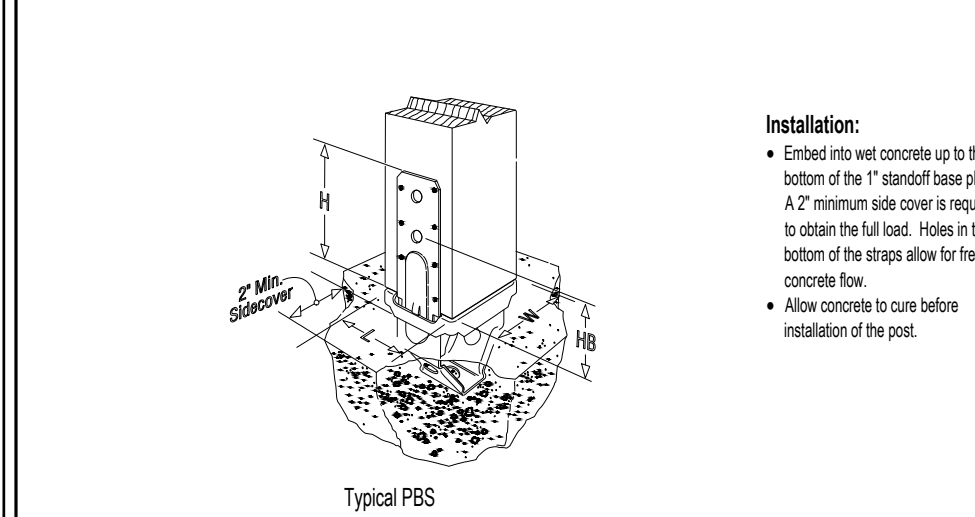
LUC, HUC Joist Hangers



Model No.	Dimensions (in.)						Fasteners			
	W1	W2	L1	L2	H1	H2	Beam Flange	Post Flange	Beam Flange	Post Flange
BC4Z	3 9/16	3 9/16	2 7/8	2 7/8	3	3	6-16d	6-16d	6-SD #10x1 1/2	6-SD #10x1 1/2
BC6Z	5 1/2	5 1/2	4 3/8	4 3/8	3 3/8	3 3/8	12-16d	12-16d	-	-
BCS2-4Z	3 1/8	3 9/16	2 7/8	2 7/8	2 15/16	2 15/16	8-10d	6-10d	8-SD #9x2 1/2	6-SD #9x2 1/2
BCS2-36Z	4 5/8	5 9/16	4 3/8	2 7/8	3 5/16	2 15/16	12-16d	6-16d	-	-

1. Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

BC, BCS Post Caps



Model No.	Dimensions (in.)				Post Fasteners			
	W	L	H	HB	Nails	SD Screws	Machine Bolts	
PBS44AHDG	3 9/16	3 1/2	6 1/4	3 7/16	14-16d	14-SD #10x1 1/2	Qty.	Dia.
PBS66HDG	5 1/2	5 3/8	6 1/2	3 11/16	14-16d	-	2	1/2

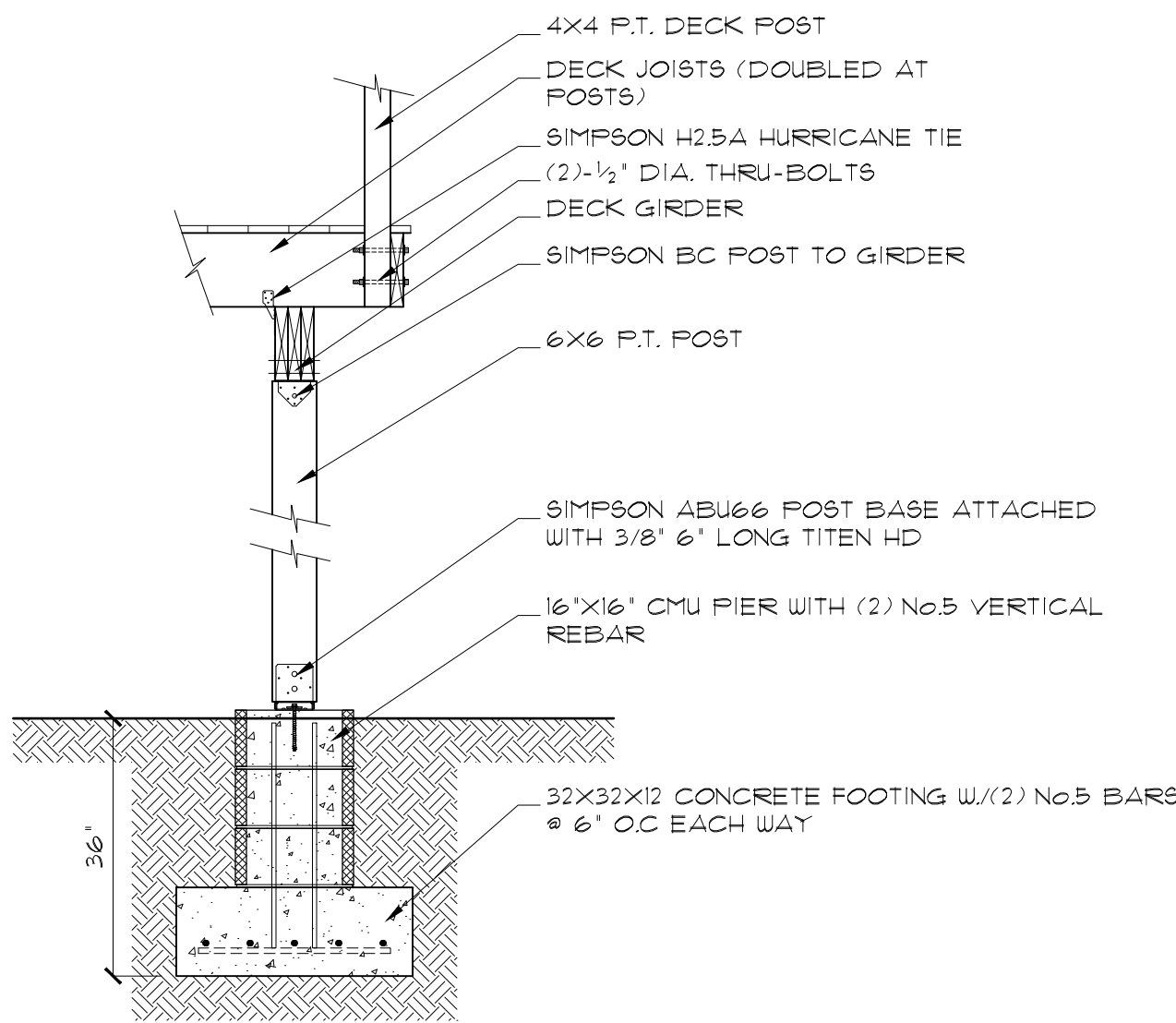
1. Refer to current Wood Construction Connectors catalog for additional information.

PBS Post Bases



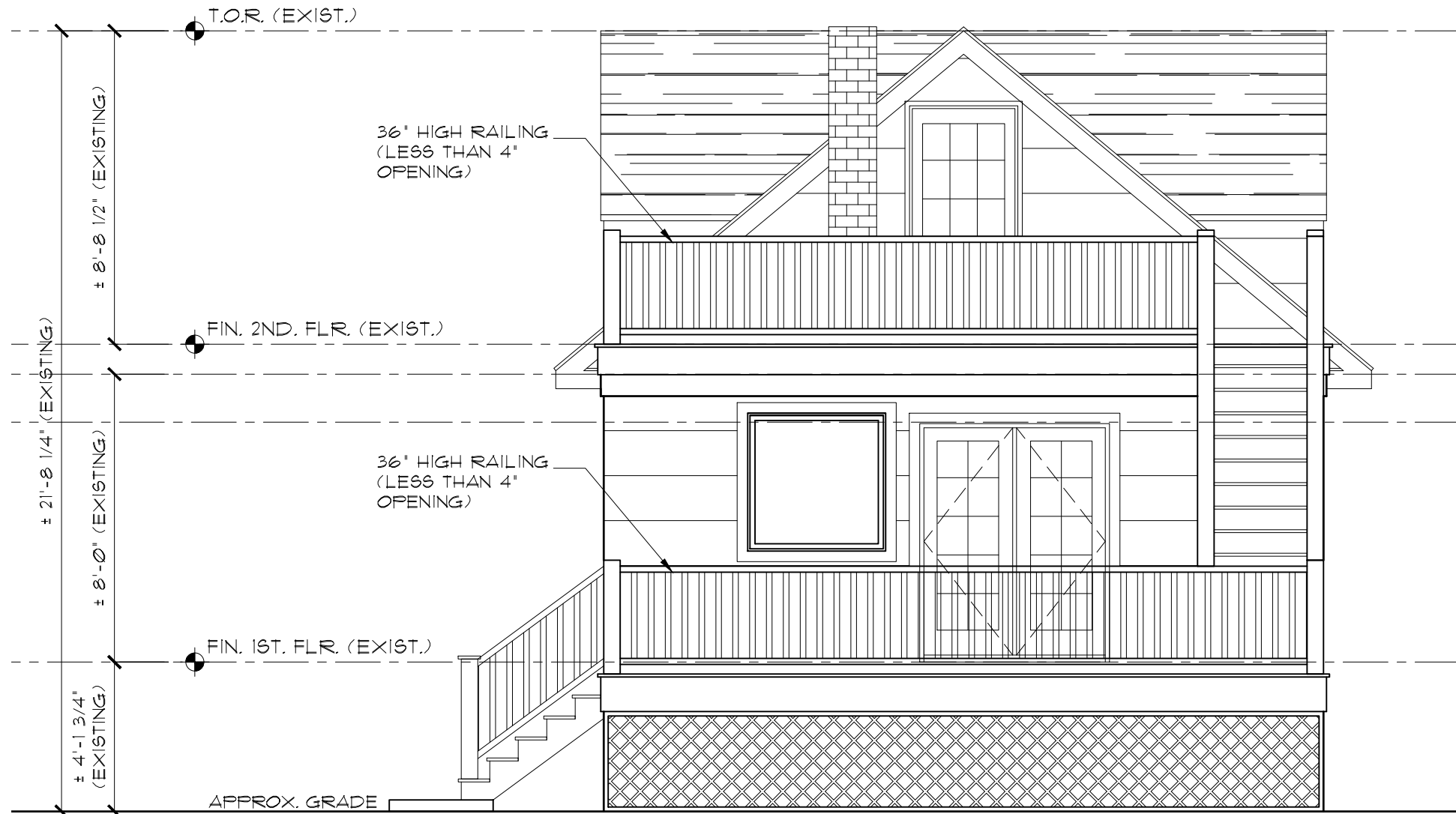
RIGHT SIDE ELEVATION

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



DECK DETAIL

SCALE: 1/2" = 1'-0"



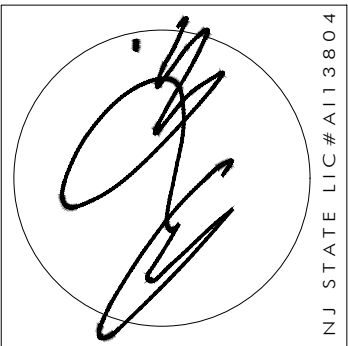
REAR ELEVATION

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



LEFT SIDE ELEVATION

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



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REVISIONS	DATE	BY	REASON
1	9/8/25	PER 3/14/25 COMPLIANCE REVIEW	
2	10/6/25	PER 9/17/25 COMPLIANCE REVIEW	

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SHEET NO.	A-4

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