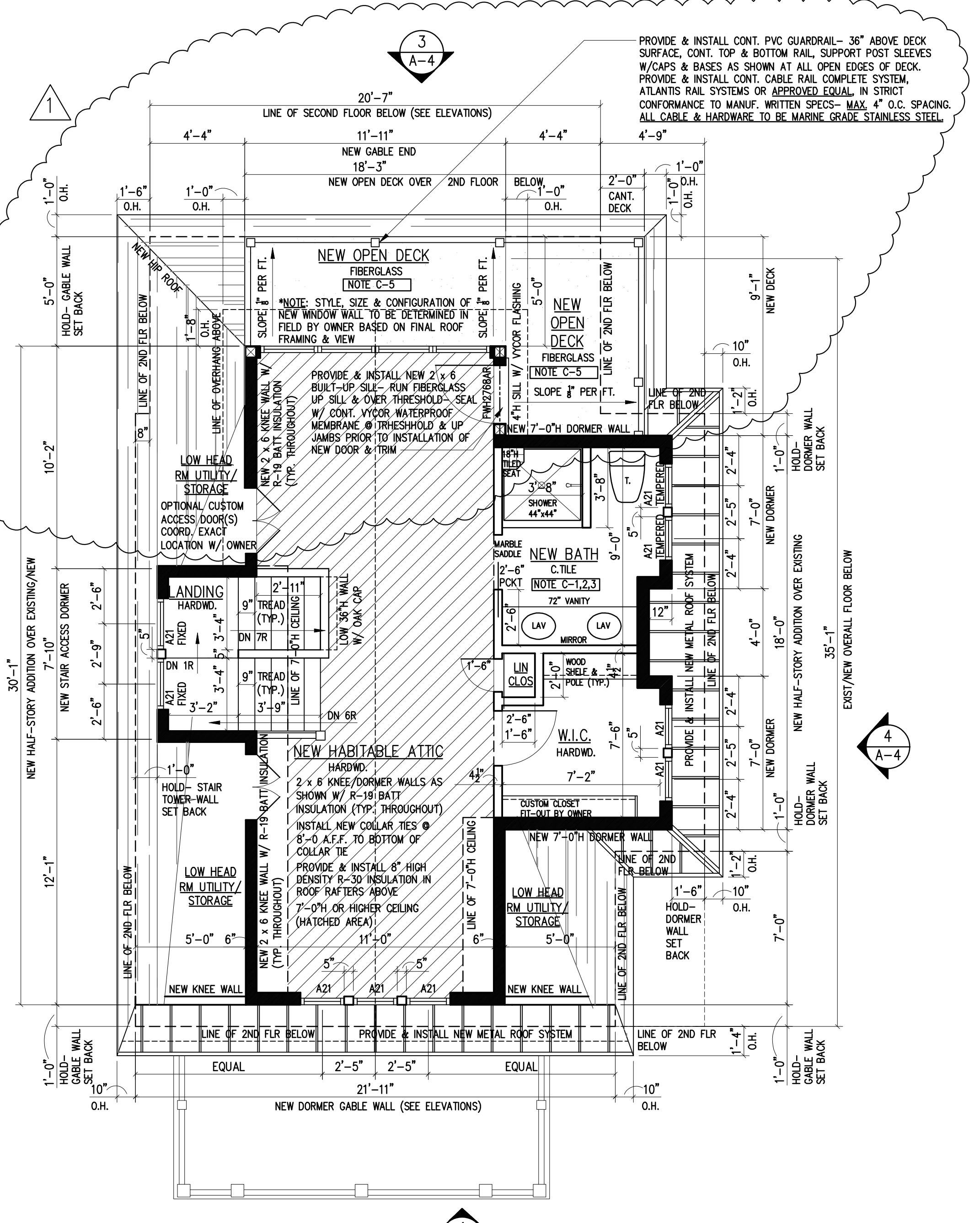


**1 SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 NOTE: ALL DIMENSIONS FROM FACE TO FACE OF FINISHED WALLS U.O.N.

\*NOTE: SEE DWG. S-1 FOR FRAMING PLANS

**\*\*FRAMING NOTES:**  
 SEE TYPICAL WALL SECTION DETAIL(S) ON DWG. A-5 FOR STUD CONNECTORS, WINDOW/DOOR OPENING HEADER UPLIFT CONNECTORS, FLOOR TO FLOOR CONNECTORS, STUD TO TOP PLATE CONNECTORS AND ALL UPLIFT & LATERAL BRACING WALL NOTES & SPECS PRIOR TO COMMENCING CONSTRUCTION. PLEASE NOTE THAT CODE COMPLIANT CONNECTORS IN HIGH WIND AREAS VARIES PER SPECIFIC PROJECT.



**2 HABITABLE ATTIC FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

2ND FLOOR AREA BELOW - 868 S.F.  
 ZONING: FLOOR AREA w/ CLG 5 FT. OR HIGHER - 414 S.F. (47.7%)  
 FIRE: CEILING AREA 7 FT. OR MORE - 275 S.F. (31.7% - HATCHED AREA)

**CONSTRUCTION NOTES**

- C-1. CONTRACTOR TO SUPPLY & INSTALL 42" HIGH PVC BEADBOARD MANSOFT AT ALL PERIMETER BATHROOM WALLS. PROVIDE & INSTALL CONTINUOUS CAP RAIL/MOLDING AS SELECTED BY OWNER & CONTINUOUS 4TH BASE AS SELECTED BY OWNER. BEADBOARD, CAP & BASE TO BE PREPARED FOR PAINTING AS REQUIRED.
- C-2. CONTRACTOR TO SUPPLY & INSTALL FULLY TILED SHOWER (FULL HT. ON WALLS w/ 18" TILED SHOWER SEAT/BENCH PER OWNER. PROVIDE RECESSED & TILED STORAGE NICHE(S) IN SHOWER/TOILET WALL (COORD. W/ OWNER). PROVIDE & INSTALL FRAMELESS GLASS SHOWER DOOR/ENCLOSURE. PROVIDE & INSTALL TILE BACKSPLASH @ VANITY AS DIRECTED BY OWNER. INSTALL ONE (1) RECESSED MEDICINE CABINETS EACH SIDE WALL OF VANITY (COORD. W/ OWNER).
- C-3. CONTRACTOR TO SUPPLY & INSTALL SOUND ATTENUATION INSULATION IN ALL WALLS, CEILINGS & FLOORS AT ALL BATHROOMS AND ADJOINING BEDROOM WALLS. INSTALL CERTAINTED NOISEREDUCER SOUND CONTROL BATTIS OR APPROVED EQUAL.
- C-4. CONTRACTOR TO SUPPLY & INSTALL FULLY TILED SHOWER (FULL HT. ON WALLS. PROVIDE RECESSED & TILED STORAGE NICHE(S) IN SHOWER WALL (COORD. W/ OWNER). PROVIDE & INSTALL TILE BACKSPLASH @ VANITY AS DIRECTED BY OWNER. INSTALL ONE (1) RECESSED MEDICINE CABINETS EACH SIDE WALL OF VANITY (COORD. W/ OWNER).
- C-5. CONTRACTOR TO SUPPLY & INSTALL FIBERGLASS DECKING SYSTEM ON DECK/BALCONY SURFACE OVER 1/2" AC APA RATED TOUCH SANDED PLYWOOD. PRE-COATED W/ SHIP APPLIED FIBERGLASS RESIN OVER 5/8" AC APA RATED PLYWOOD SHEET. APPLY TOP LAYER JUST PRIOR TO FIBERGLASSING. RUN FIBERGLASS UP EXT. WALL MIN. 10" OVER PRE-FAB WALL MAT. SLOPE DECK SURFACE AWAY FROM BUILDING MIN. 3/16" PER FT. ALL FASTENERS TO BE STAINLESS STEEL & GALV.
- C-6. CONTRACTOR TO SUPPLY & INSTALL NEW BEADBOARD PANELS AT UNDERSIDE OF NEW DECK STRUCTURE/PORCH CEILING - RESTORATION MILLWORK BEADBOARD PANELS OR APPROVED EQUAL - PAINT COLOR AS SELECTED BY OWNER

**FINISH NOTES & SPECS**

- 1. CALCUL PERIMETER OF ALL EXTERIOR WINDOWS & DOORS AS REQUIRED BY THE MANUFACTURER.
- 2. PROVIDE & INSTALL CONTINUOUS BENT ALUMINUM HEAD FLASHING ABOVE ALL EXTERIOR WINDOW & DOOR CASING.
- 3. PROVIDE & INSTALL VYCOR V-40 FLASHING OR APPROVED EQUAL AT ALL ROUGH WINDOW SILLS AND JAMBS. INSTALL PER MANUF. WRITTEN SPECS.
- 4. ALL GYPSUM BOARD WALLS SHALL BE TAPED, SPACKLED, SANDED SMOOTH AND CLEANED- READY TO RECEIVE ONE (1) COAT PRIMER AND TWO (2) COATS FINISH PAINT.
- 5. ALL INTERIOR DOORS TO BE 8'-0" HIGH. PAINTED DOORS SHALL BE PAINT GRADE AND DOORS TO BE STAINED SHALL BE STAIN GRADE. ALL INTERIOR DOORS SHALL BE CLEAR & KNOT FREE BIRCH OR AS SELECTED BY OWNER. DOOR PROFILE & ALL INTERIOR DOOR HARDWARE AS SELECTED BY OWNER.
- 6. ALL INTERIOR DOOR & WINDOW TRIM TO BE 4" - PROFILE AS SELECTED BY OWNER. ALL WINDOW SILL THROUGHOUT SHALL BE TRIMMED WITH STUOL AND APPROX - PROFILE AS SELECTED BY OWNER. ALL BASE TRIM THROUGHOUT TO BE 5H W/ SHOE MOLD. - PROFILE AS SELECTED BY OWNER.
- 7. ALL HARDWOOD & TILE FLOORING SHALL BE AS SELECTED BY OWNER. POLY. STAIN AS SELECTED BY OWNER. SATIN FINISH W/ 3-4 FINISH COATS FIN. AS REQ'D. TO ACHIEVE SATIN FINISH PER OWNER SATISFACTION.
- 8. ALL PRE-MANUFACTURED/ENGINEERED FINISH MATERIALS AND/OR SPECIALTY ITEMS AS SPECIFIED ON THESE DRAWINGS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.

**WINDOW NOTES**

- 1. ALL WINDOWS TO BE ANDERSEN 400-SERIES COASTAL WINDOWS w/ STORMWATCH PROTECTION; DOUBLE HUNG EXCEPT WHERE NOTED. SIZES AS SHOWN ON PLANS. ALL WINDOWS TO BE WHITE EXTERIOR FRAME. ALL WINDOWS TO HAVE HIGH PERFORMANCE LOW-E IMPACT GLAZING; FULL DIVIDED LIGHT W/ INTERIOR AND EXTERIOR GRILLES AS SHOWN AND HALF INSECT SCREENS (TRUSCENE). PROVIDE INTERIOR MOUNTED LIFT HARDWARE. HARDWARE AND INTERIOR FINISH AS SELECTED BY OWNER. ORDER EXTENSION JAMBS TO MATCH SELECTED INTERIOR FINISH FOR 2 x 4 EXTERIOR WALLS WHERE NOT FACTORY APPLIED (SPECIALTY WINDOWS, ETC.). FRENCH & SLIDING GLASS DOORS ARE TO BE ORDERED WITH INSECT SCREENS.
- 2. ALL WINDOWS & DOORS IN BUILDINGS LOCATED IN WIND-BORNE DEBRIS REGIONS AS DEFINED IN THE 2015 IRC, NEW JERSEY EDITION, SHALL BE GLAZED WITH IMPACT RESISTANT GLAZING MEETING CODE REQUIREMENTS OF SECTION R301.2.1.2.
- 3. ALL WINDOWS SHALL HAVE A MINIMUM DP RATING OF +50/-65.
- 4. PROVIDE AN EGRESS APPROVED WINDOW MEETING CODE REQUIREMENTS TO BE INSTALLED AT EACH AND EVERY SLEEPING ROOM (SEE PLANS).
- 5. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS AND DIMENSIONS AS WELL AS COORDINATE ALL WINDOW DESIGNATIONS WITH ELEVATION VIEWS BEFORE PROCEEDING W/ CONSTRUCTION.

**GENERAL NOTES**

- GENERAL FRAMING NOTES-CONVENTIONAL FRAMING**  
 NOTE: ALL DIMENSIONS FROM FACE TO FACE OF FINISHED WALLS U.O.N.
- 1. UNLESS OTHERWISE SPECIFIED, PROVIDE DOUBLE FLOOR JOISTS BELOW ALL REPLACE HEARTHINGS, BATHTUBS, CABINET ENDS AND KITCHEN ISLANDS PER THE FOLLOWING (CONSULT PLANS FOR ADDITIONAL INFORMATION):  
 (A) (2) 2" x 10" AT 16" O.C. FOR SPANS NOT IN EXCESS OF 15'-4".  
 (B) (2) 2" x 10" AT 12" O.C. FOR SPANS NOT IN EXCESS OF 17'-0".
  - 2. PROVIDE A DOUBLE JOIST BELOW EACH PARALLEL PARTITION WALL.
  - 3. ALL REQUIRED STRUCTURAL HEADERS ABOVE DOORS, WINDOWS, OPENINGS, ETC. THAT ARE NOT INDICATED ON THE PLANS SHALL BE PER THE FOLLOWING:  
 (A) MAXIMUM 6'-0" OPENING / SECOND FLOOR / (2) 2" x 10"  
 (B) MAXIMUM 6'-0" OPENING / FIRST FLOOR / (2) 2" x 12"
  - 4. WALL AND PARTITION NOTE:  
 (A) SHADED INTERIOR WALL DENOTES A STRUCTURAL BEARING PARTITION.  
 (B) UNSHADED INTERIOR WALL DENOTES A NON-BEARING PARTITION.  
 (C) ALL PERIMETER WALLS INCLUDING THE WALLS OF THE GARAGE ARE TO BE CONSIDERED AS STRUCTURAL BEARING WALLS.
  - 5. [ ] DENOTES A STRUCTURAL WOOD POST. UNLESS NOTED OTHERWISE ON THE PLANS, PROVIDE 4-INCHES (NOMINAL) OF BEARING AT ALL HEADERS, BEAMS, ORDERS, ETC. FOR THE FULL WIDTH OF THE MEMBER SUPPORTED. CONTINUE POST AND/OR BLOCKING DOWN TO THE FOUNDATION OR THE SUPPORTING STRUCTURE BELOW. WOOD POST MAY BE SOLD OR BUILT UP USING 2x MEMBERS.

**SCHEDULE OF STRUCTURAL MATERIALS**

FRAMING LUMBER	DESCRIPTION	PROPERTIES
	DOUGLAS FIR #2 (SEE DWGS. FOR SIZE AND SPACING)	F <sub>b</sub> = 825 P.S.I. F <sub>v</sub> = 95 P.S.I. E = 1,600,000 P.S.I.
FLOOR FRAMING (I-JOISTS)	PREMANUFACTURED I-SERIES JOISTS (SEE DWGS. FOR SIZE AND SPACING)	TRUS JOIST SERIES 250 GEORGIA PACIFIC CP25 LOUISIANA PACIFIC LP30 OR EQUAL OR BETTER
FLOOR FRAMING (CONVENTIONAL)	DOUGLAS FIR #2 (SEE DWGS. FOR SIZE AND SPACING)	F <sub>b</sub> = 825 P.S.I. F <sub>v</sub> = 95 P.S.I. E = 1,600,000 P.S.I.
SUB-FLOOR	3/4" T&G PLYWOOD OR 3/4" T&G O.S.B.	"STURD-I-FLOOR" / APA SPAN RATED / COORDINATE W/ FINISH FLOOR REQUIREMENTS
WALL SHEATHING	1/2" PLYWOOD OR 1/2" WINDSTORM O.S.B. W/ WIND BRACING @ CORNERS	GRADE C-0 (EXTERIOR) APA SPAN RATED
ROOF SHEATHING	1/2" PLYWOOD (16" O.C.)	GRADE C-0 (EXTERIOR) APA SPAN RATED

ISSUED FOR PERMIT/CONSTRUCTION	REVISED OPEN DECK PLAN PER OWNER COMMENTS	ISSUED FOR BID	ISSUED TO CLIENT FOR FINAL REVIEW	DATE	REVISION / ISSUED TO
				06/22/20	
				06/20/20	
				12/10/19	
				12/26/19	

**CONSULTANTS**

MR. TIMOTHY & MAUREN ENGLISH  
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 BRADLEY BEACH, N.J. 07720

**ADDITION & ALTERATIONS to EXISTING RESIDENCE**  
 BLOCK 76 / LOT 3  
 102 BEACH AVENUE  
 BRADLEY BEACH, N.J. 07731

**CLIENT**

MR. TIMOTHY & MAUREN ENGLISH  
 102 BEACH AVENUE  
 BRADLEY BEACH, N.J. 07720

**PROJECT**

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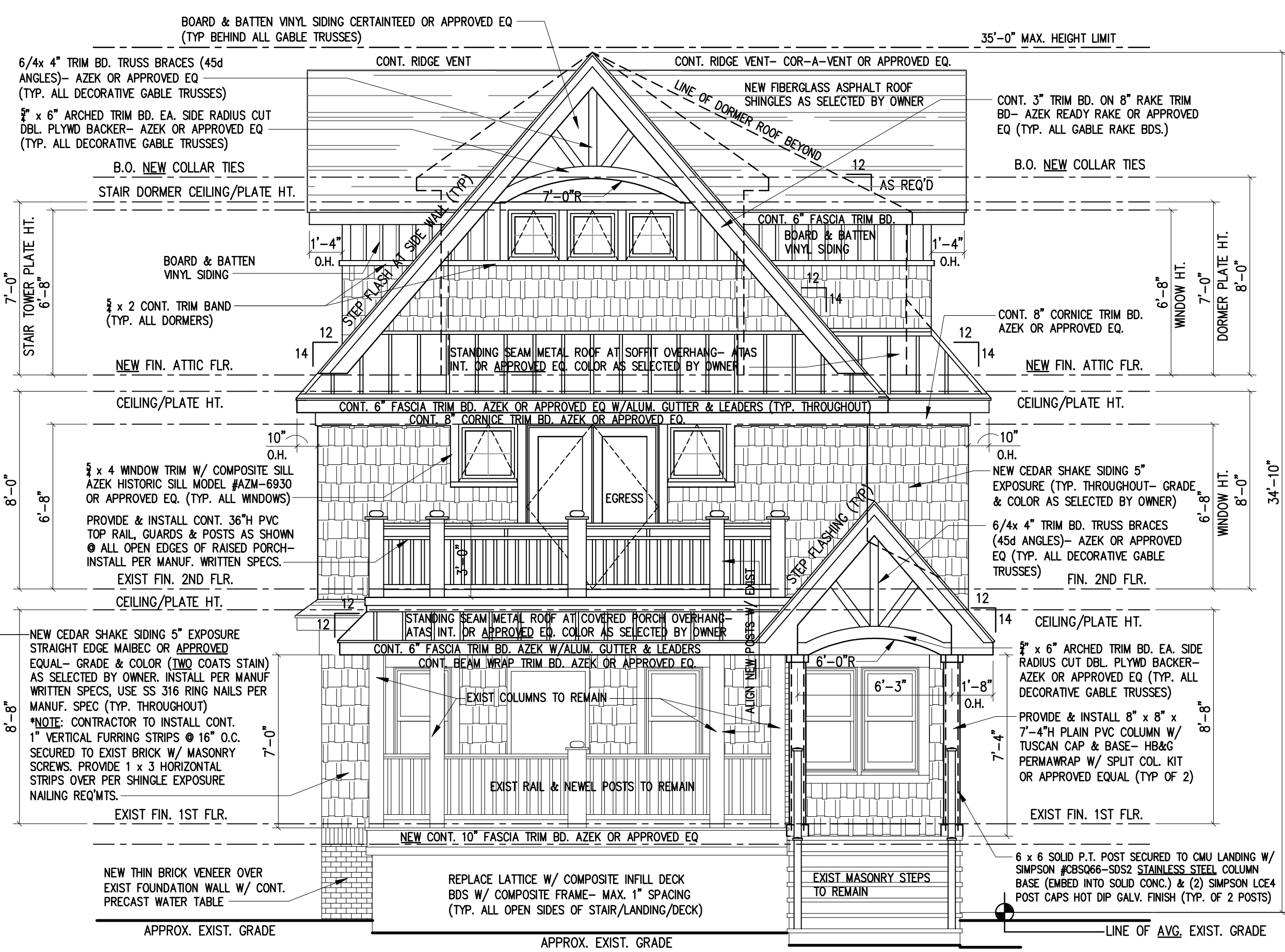
**MOSS ARCHITECTURE LLC**  
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 BRADLEY BEACH, NJ 07720  
 Cell: 732.567.8311  
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 Email: mjrassar@moarch.com

PROJECT MANAGER: MJM  
 DRAWN BY: MJM  
 SCALE: AS NOTED  
 DATE: 10.20.17

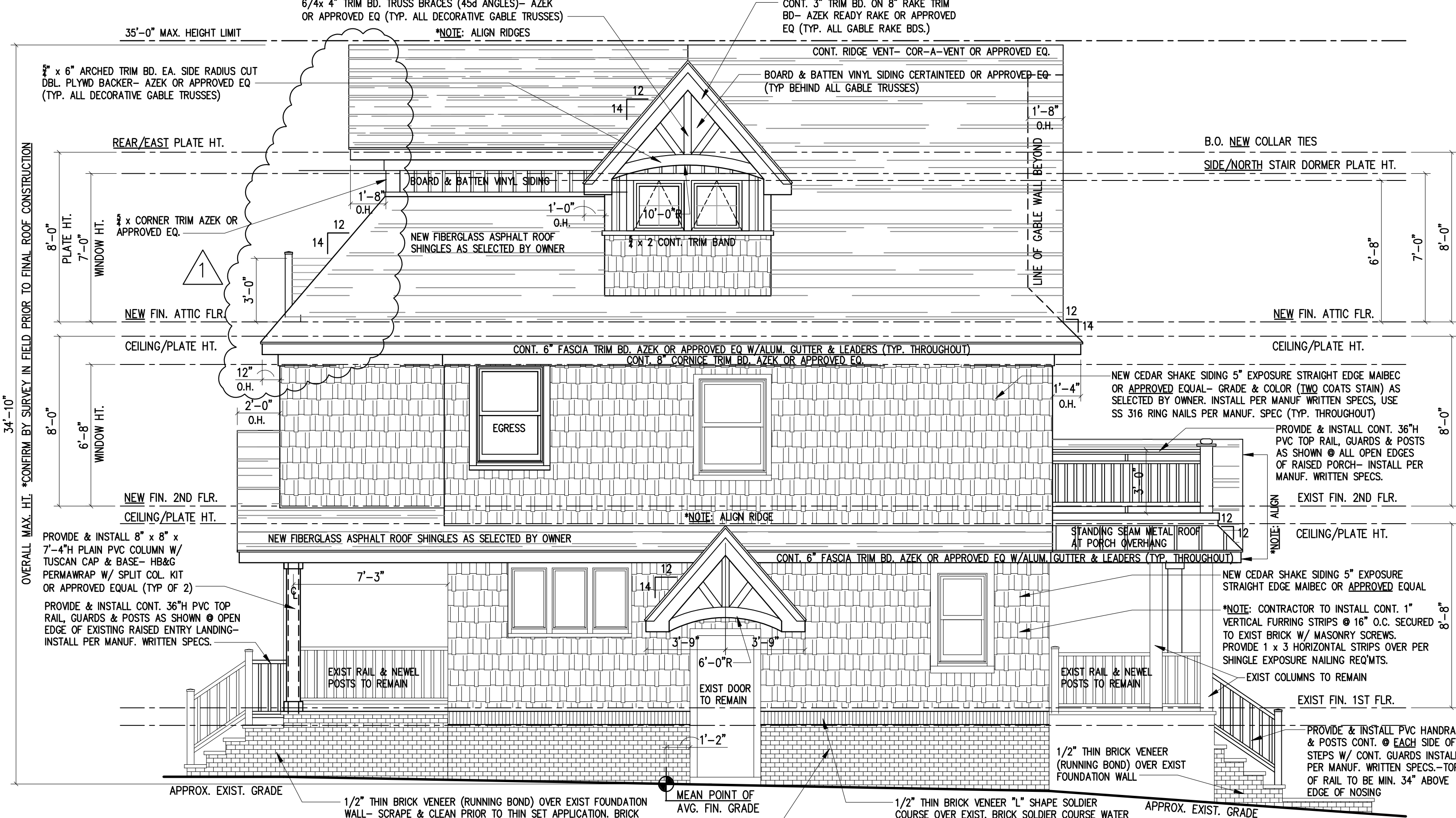
JOB NUMBER: G17-02  
 TITLE: FLOOR PLANS & NOTES

ARCHITECT: MICHAEL J. MOSS  
 LIC. No. AI-15000

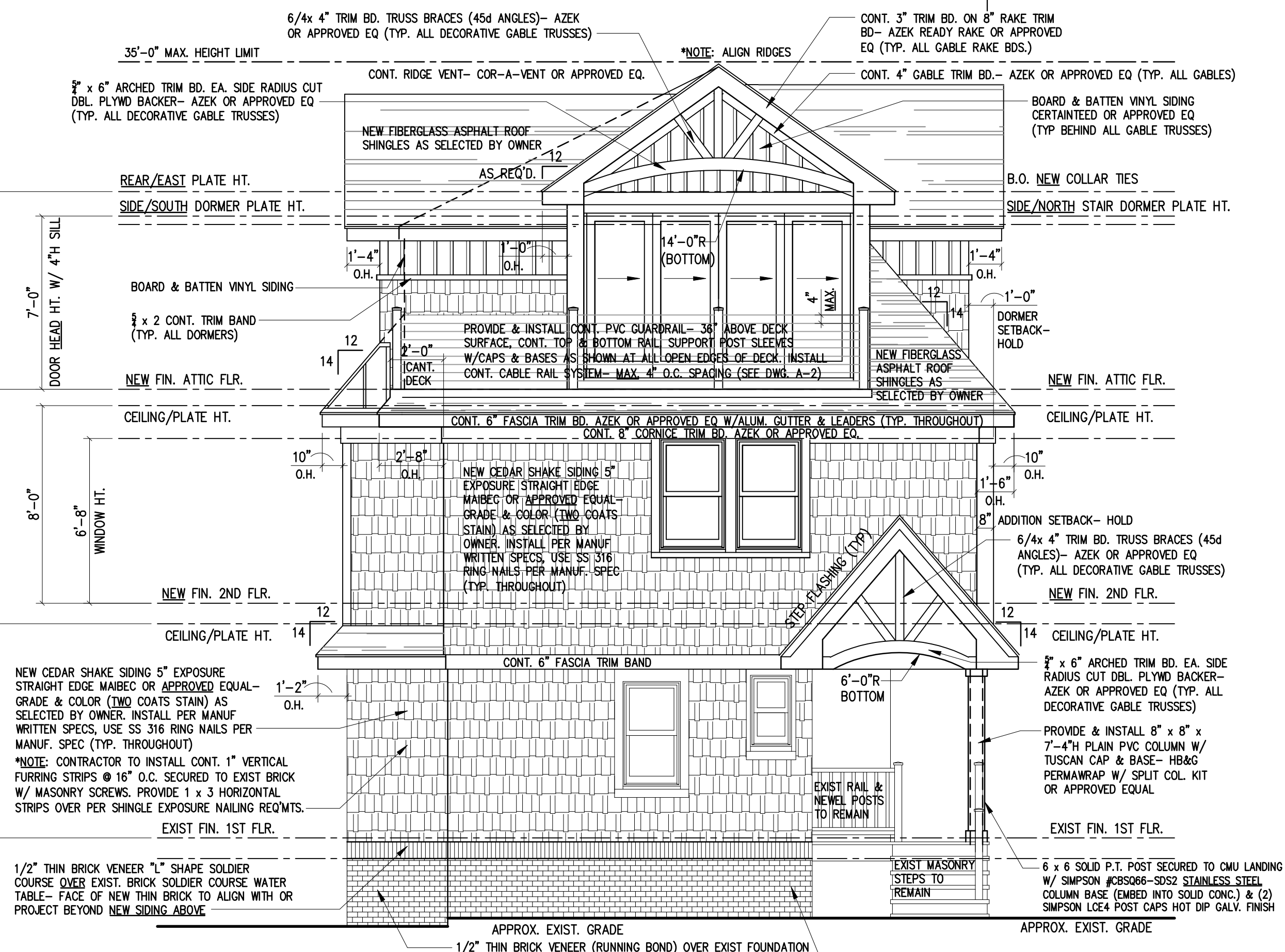
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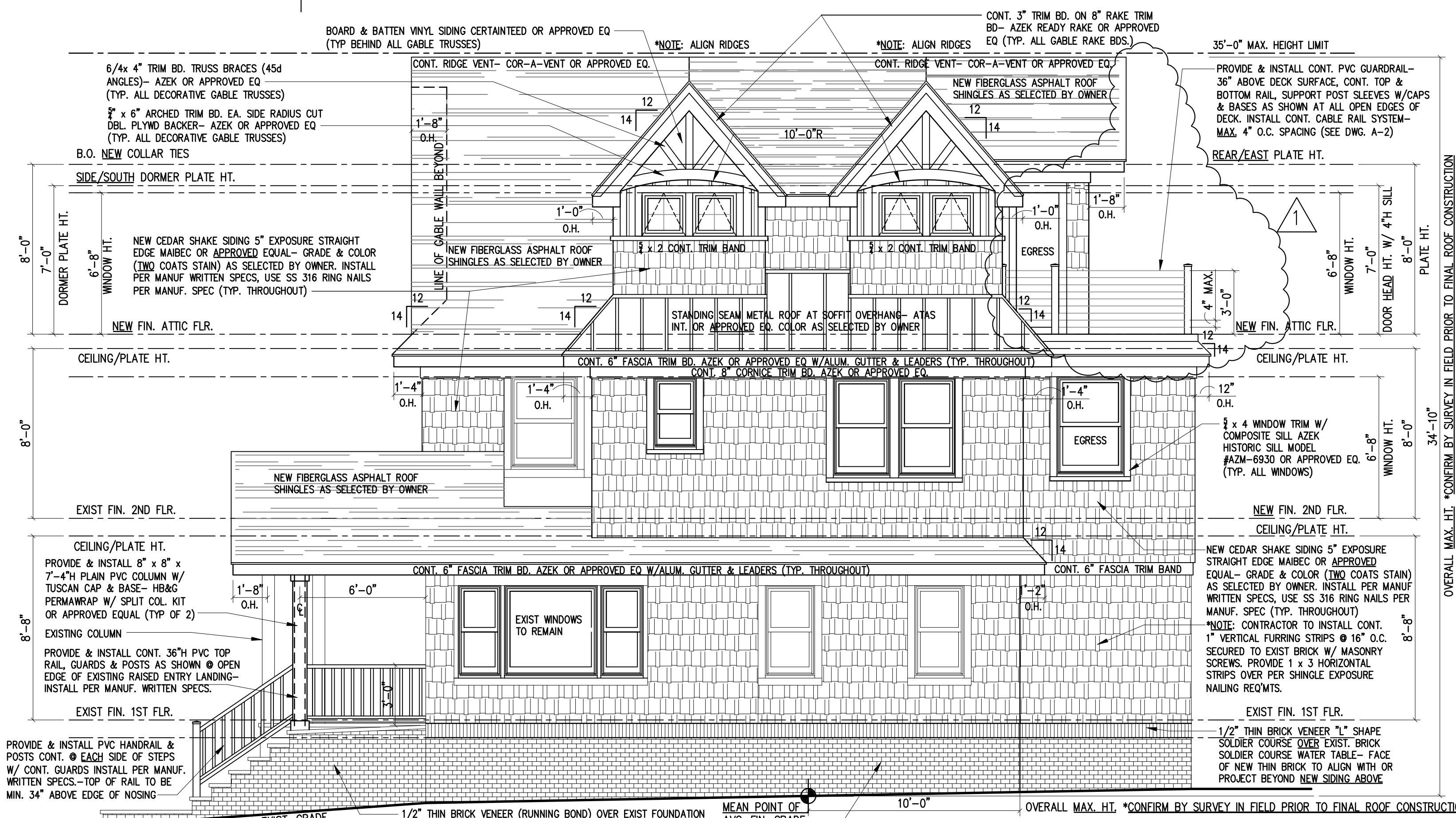
**1 FRONT (WEST) ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 LEFT-SIDE (NORTH) ELEVATION**  
 SCALE: 1/4" = 1'-0"



**3 REAR (EAST) ELEVATION**  
 SCALE: 1/4" = 1'-0"



**4 RIGHT-SIDE (SOUTH) ELEVATION**  
 SCALE: 1/4" = 1'-0"

**\*\*NOTE:**  
 ALL ROOF SLOPES INDICATED ON THESE DRAWINGS ARE APPROXIMATE. GENERAL & FRAMING CONTRACTOR SHALL HAVE RIDGE HEIGHTS CERTIFIED BY A SURVEYOR TO BE IN COMPLIANCE WITH THE 35'-0" MAXIMUM HT. REQUIREMENT INCLUDING ALL ROOFING MATERIALS PRIOR TO FRAMING ROOF. INDICATED ROOF SLOPES MAY NEED TO BE REDUCED AND/OR INCREASED PER FIELD CONDITIONS.

ISSUED FOR PERMIT/CONSTRUCTION	06/22/20
REVISED OPEN DECK PLAN PER OWNER COMMENTS	06/20/20
ISSUED FOR BID	12/10/19
ISSUED TO CLIENT FOR FINAL REVIEW	12/16/19
REVISION / ISSUED TO	No

DATE	12/16/19
REVISION	No

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CLIENT	MR. TIMOTHY & MAUREEN ENGLISH
PROJECT	ADDITION & ALTERATIONS to EXISTING RESIDENCE
ARCHITECT	MICHAEL J. MOSS
DATE	10.20.17
SCALE	AS NOTED
M/M	M/M
PROJECT MANAGER	M/M
JOB NUMBER	G17-02

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**A-4**