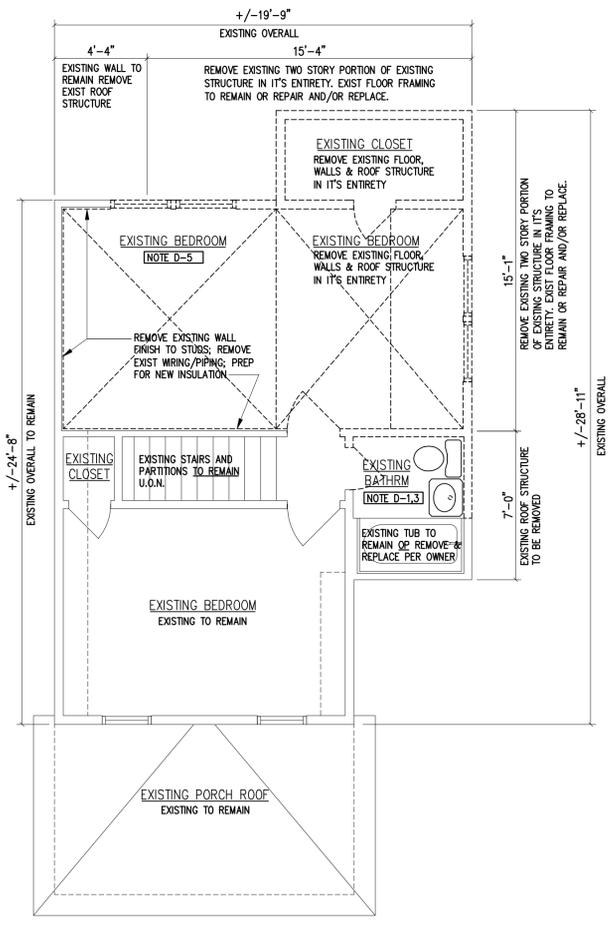
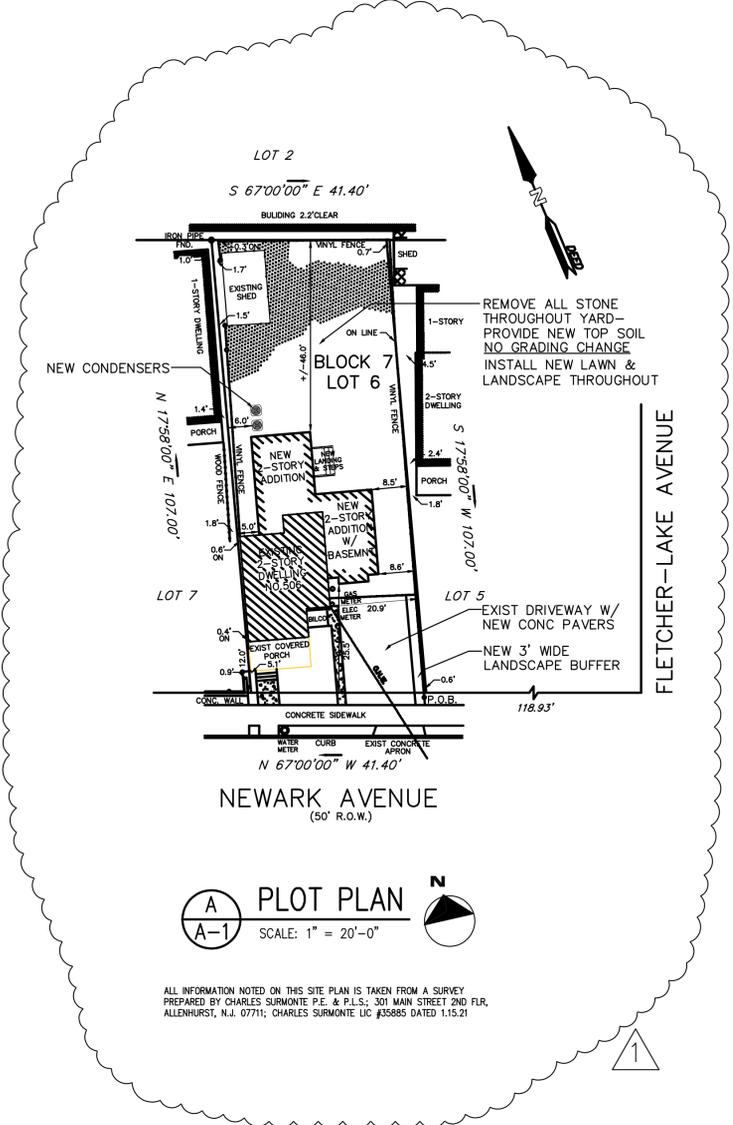


1 FIRST FLOOR DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"



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



A PLOT PLAN
 SCALE: 1" = 20'-0"
 ALL INFORMATION NOTED ON THIS SITE PLAN IS TAKEN FROM A SURVEY PREPARED BY CHARLES SURMONTE P.E. & P.L.S., 301 MAIN STREET 2ND FLR, ALLENHURST, N.J. 07711; CHARLES SURMONTE LIC #38885 DATED 1.15.21

CODE SUMMARY

- PLAN REVIEW AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE NJICC REHABILITATION SUBCODE & WHERE APPLICABLE I.R.C./2015 NEW JERSEY EDITION INCLUDING ANY/ALL AMENDMENTS PER N.J.U.C.C.
 - ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN FOREST & PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM) AS REQUIRED BY CODE SECTION R301.2.1.1
 - BASIC WIND SPEED 115 MPH/ EXPOSURE B
 - BUILDING ASPECT RATIO- 1.50
MAXIMUM BUILDING LENGTH 48 FT.
 - MAX. ALLOW. BUILDING HEIGHT TO MEAN ROOF HT.- 33 FT. ALLOWED/ 22 PROPOSED
 - USE GROUP R5
 - CONSTRUCTION CLASSIFICATION VB
 - DESIGN LOADS
- | | LIVE (PSF) | DEAD (PSF) |
|---------------------------|------------|------------|
| SLEEPING ROOMS | 30 | 15 |
| NON-SLEEPING ROOMS | 40 | 15 |
| BATHROOM (W/ TILE) | 40 | 25 |
| ENTRY & KITCHEN (W/ TILE) | 40 | 25 |
| STAIRS | 40 | 15 |
| ATTICS W/LIMITED STORAGE | 20 | 12 |
| ATTICS W/O STORAGE | 10 | 10 |
| VOLUME CEILING | 30 | 15 |
| ROOF | 30 | 15 |
| EXTERIOR WOOD DECK | 40 | 12 |
| EXTERIOR BALCONY | 60 | 15 |

ZONING SUMMARY

- LOCAL ZONING R-1
 - BLOCK 7 / LOT 6
 - NEW CONSTRUCTION- BASEMENT 250 S.F.
FIRST FLOOR 541 S.F.
SECOND FLOOR 568 S.F.
TOTAL 1,357 S.F.
 - AREA LARGEST FLOOR 1,084 S.F.
 - NEW BLDG. VOLUME- PRINCIPLE BLDG. W/BASEMENT 12,800 C.F.
- | | BECD/ALLOWED | PROPOSED |
|--------------------------|------------------|----------------------|
| MIN. AREA | 5,000 S.F. | 4,430 S.F. (EXIST)** |
| MIN. WIDTH | 50 FT. | 41.40 FT. (EXIST)** |
| MIN. DEPTH | 100 FT. | 107 FT. (EXIST) |
| MAX. BLDG. COVERAGE | 35% (1,550 S.F.) | 29.9% (1,327 S.F.) |
| MAX. IMPERVIOUS COVERAGE | 60% (2,658 S.F.) | 49.7% (2,200 S.F.) |
- PRINCIPLE BUILDING
 - FRONT YARD SETBACK 25 FT. (NEW) 25.5 FT. (NEW)
 - SIDE YARD SETBACK (1) 10% 4.14 FT. 5.0 FT. (NEW)
 - SIDE YARD SETBACK (2) 20% 8.28 FT. 8.5 FT. (NEW)
 - REAR YARD SETBACK 25 FT. +/- 46.0 FT. (NEW)
 - MAXIMUM HEIGHT BLDG. STORIES 35 FT. 24.75 FT. (NEW)
 - 2 1/2 2 (NEW)

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED

DEMOLITION NOTES

- D-1. REMOVE ALL INTERIOR PARTITIONS AS SHOWN. PATCH & REPAIR ALL EXISTING ADJACENT FLOOR, WALL & CEILING SURFACES TO REMAIN. MATCH EXISTING FINISHES AS REQUIRED (V.I.F.)
- D-2. EXISTING KITCHEN: CONTRACTOR SHALL REMOVE EXISTING COUNTERTOPS, CABINETS, FURNISHINGS, APPLIANCES AND EQUIPMENT IN ITS ENTIRETY. SALVAGE EXISTING TO BE RE-USED AS DIRECTED BY OWNER. REMOVE ALL WALL, FLOOR & CEILING FINISHES TO ROUGH FRAMING. CUT & CAP ALL EXIST'G UTILITIES AND/OR WIRING BACK TO MAINS OR SOURCE PANEL AS REQUIRED (V.I.F.)
- D-3. EXISTING BATHROOM: CAREFULLY REMOVE EXISTING VANITY/SINK & TOILET AND SALVAGE FOR RE-LOCATION- COORD. WITH OWNER TO NEW POWER ROOM. CONTRACTOR SHALL REMOVE REMAINING EXISTING CABINETS, FURNISHINGS, FIXTURES AND EQUIPMENT IN ITS ENTIRETY. REMOVE ALL WALL, FLOOR & CEILING FINISHES TO ROUGH FRAMING. CUT & CAP ALL EXIST'G UTILITIES AND/OR WIRING BACK TO MAINS OR SOURCE PANEL AS REQUIRED (V.I.F.)
- D-4. REMOVE EXISTING FLOOR DECK TO EXIST. FRAMING. SISTER NEW FLOOR JOISTS TO EXIST OR REMOVE & REPLACE FLOOR JOISTS (SEE FRAMING PLANS). PREPARE EXISTING FLOOR JOISTS TO REMAIN FOR NEW FLOOR DECK.
- D-5. REMOVE EXISTING FLOOR DECK IN ITS ENTIRETY AND PROVIDE NEW FLOOR JOISTS AT NEW FLOOR/CEILING HT. (SEE FRAMING PLANS)

| REVISION / | DATE | ISSUED TO CLIENT FOR BID/CONSTRUCTION | REVISION / |
|------------|----------|---------------------------------------|------------|
| 1 | 10/07/20 | | |
| | 2/7/21 | | |

| CONSULTANTS |
|-------------|
| |

CLIENT
MR. WALTER & SUSAN YOUNGHANS
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PROJECT
ADDITION & ALTERATIONS TO YOUNGHANS RESIDENCE
 BLOCK 7 / LOT 6
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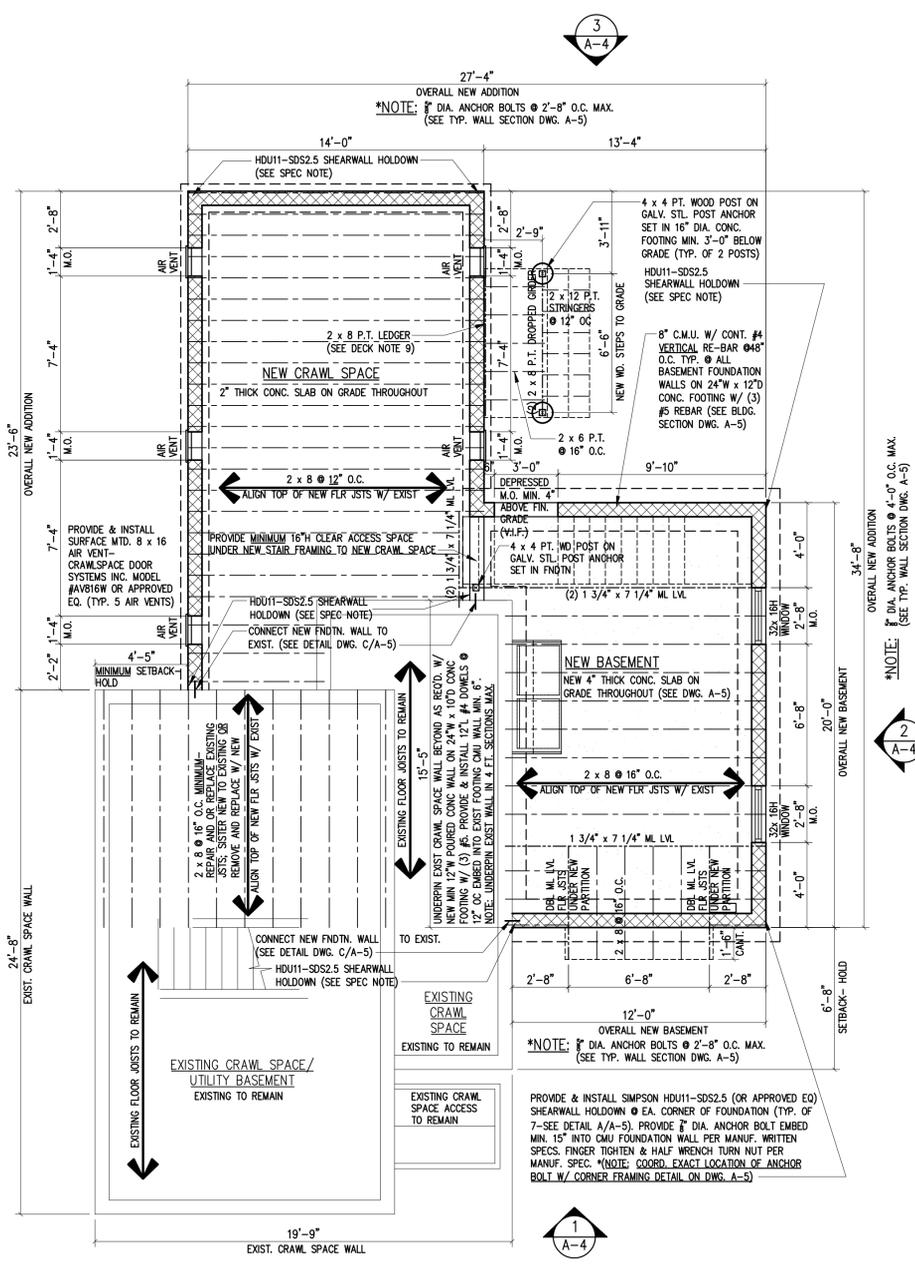
DATE 10.26.18
 AS NOTED
 M/M
 M/M
 M/M

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

JOB NUMBER 18-04R
 PROJECT MANAGER M/M
 DRAWN BY M/M
 SCALE M/M

TITLE
DEMOLITION PLAN, PLOT PLAN & NOTES

A-1



1 FOUNDATION PLAN & FIRST FLOOR/DECK FRAMING PLAN
 SCALE: 1/4" = 1'-0"
 A-2

****NOTE:**
 FRAMING CONTRACTOR SHALL COORDINATE THESE FRAMING PLANS WITH ADDITIONAL INFORMATION SHOWN ON THE ELEVATION DRAWINGS & FLOOR PLANS. ANY FRAMING DETAIL QUESTIONS AND/OR DISCREPANCIES FOUND ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

***NOTE: SEE DWG. S-1 FOR 2ND FLR/ROOF FRAMING PLAN**

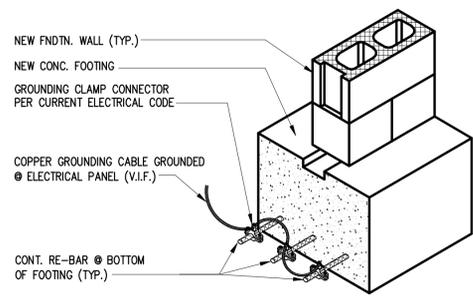
****FRAMING NOTES:**

SEE FIRST FLOOR FRAMING PLAN (THIS SHEET) FOR SILL PLATE ANCHORAGE & TYPICAL WALL SECTION DETAIL(S) ON DWG. A-5 FOR SILL PLATE TO 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.

***SHEAR WALLS:** HATCHED AREAS IN EXTERIOR WALLS INDICATE REQUIRED SHEAR WALL CONSTRUCTION (SEE FLOOR PLAN DWG.). AT HATCHED AREAS ON PLANS CONTRACTOR SHALL INSTALL EXTERIOR SHEATHING VERTICALLY CONTINUOUS FROM THE BOTTOM PLATE TO THE UPPER TOP PLATE OR PROVIDE SOLID 2x4 BLOCKING @ ALL PLYWOOD JOINTS IF INSTALLED HORIZONTALLY. ALL PANEL EDGES TO BE NAILED AT 4" O.C. AT SHEAR WALL LOCATIONS UNLESS NOTED OTHERWISE. PROVIDE AND INSTALL SPECIFIED HOLD DOWN @ EACH CORNER AS SHOWN PER MANUF. WRITTEN SPECS. PLEASE NOTE THAT CODE COMPLIANT CONNECTORS IN HIGH WIND AREAS VARIES PER SPECIFIC PROJECT.

A TYP. GROUNDING DETAIL
 A-2

***NOTE:**
 ELECTRICAL CONTRACTOR TO PROVIDE GROUNDING CABLE IF EXISTING ELEC. SYSTEM IS NOT PROPERLY GROUNDING (V.I.F.- COORD. W/ MASON SUB-CONTRACTOR)



SCHEDULE OF STRUCTURAL MATERIALS

| | DESCRIPTION | PROPERTIES |
|------------------------------|--|---|
| FRAMING LUMBER | DOUGLAS FIR #2 (SEE DWGS. FOR SIZE AND SPACING) | F _b = 825 P.S.I. F _v = 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 LP130 OR EQUAL OR BETTER |
| FLOOR FRAMING (CONVENTIONAL) | DOUGLAS FIR #2 (SEE DWGS. FOR SIZE AND SPACING) | F _b = 825 P.S.I. F _v = 95 P.S.I. E = 1,600,000 P.S.I. |
| SUB-FLOOR | 3/4" TAG PLYWOOD OR 3/4" TAG O.S.B. | "STURO-I-FLOOR" / APA SPAN RATED / COORDINATE W/ FINISH FLOOR REQUIREMENTS |
| WALL SHEATHING | 1/2" PLYWOOD OR 1/2" WINGSTORM O.S.B. W/ WIND BRACING @ CORNERS | GRADE C-D (EXTERIOR) APA SPAN RATED |
| ROOF SHEATHING | 1/2" PLYWOOD (16" O.C.) | GRADE C-D (EXTERIOR) APA SPAN RATED |

FOUNDATION NOTES

- BASEMENT NOTES**
- USE 12-INCH THICK CONCRETE MASONRY UNITS (CMU) BELOW GRADE AT BASEMENT PERIMETER OR 8" CMU W/ VERTICAL RE-BAR AS SPECIFIED. MAXIMUM 6'-0" HEIGHT OF UNBALANCED FILL AGAINST PERIMETER UNLESS NOTED OTHERWISE.
 - FILL TOP AND BOTTOM COURSES SOLID W/ CONCRETE.
 - PROVIDE DOWELS, A KEY WAY OR EQUAL AT THE JOINT BETWEEN THE TOP OF THE FOOTING AND THE FOUNDATION WALL PER TYPICAL DRAWING A-5.
 - PROVIDE 16-INCH x 16-INCH CMU PIERS FILLED SOLID W/ CONCRETE AS INDICATED ON THE DRAWINGS.
 - DAMP-PROOF THE EXTERIOR SURFACE OF THE FOUNDATION WALL BELOW GRADE W/ TWO (2) COATS ASPHALT OR EQUAL.
 - NOT USED.
 - PROVIDE AREAWAYS AS REQUIRED FOR ALL BASEMENT WINDOWS.

- FOUNDATION DRAINAGE NOTES**
- A DRAIN SHALL BE INSTALLED AROUND THE PERIMETER OF THE BASEMENT FOUNDATION AND SHALL CONSIST OF EITHER OF THE FOLLOWING:
 (A) GRAVEL OR CRUSHED STONE CONTAINING NOT MORE THAN TEN-PERCENT MATERIAL THAT PASSES A #4 SIEVE, OR
 (B) A DRAIN TILE OR PERFORATED PIPE PLACED ON NOT LESS THAN 2-INCHES OF GRAVEL OR CRUSHED STONE AND COVERED WITH 6-INCHES OF THE SAME MATERIAL. THE INVERT OF THE PIPE OR TILE SHALL NOT BE HIGHER THAN THE ELEVATION OF THE ADJACENT BASEMENT FLOOR.
 - THE TOPS OF ANY/ALL DRAINS USED SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE.
 - PROVIDE AN APPROVED SUMP PIT. PROVIDE A SUMP PUMP W/ BATTERY BACKUP AS REQUIRED BY LOCAL GROUND CONDITIONS.
 - ANY/ALL PERIMETER DRAINS SHALL DISCHARGE BY GRAVITY OR BY MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM THAT COMPLIES WITH APPLICABLE STATE AND LOCAL CODES.

- GENERAL FOUNDATION NOTES**
- FOOTING NOTES**
- ALL CONCRETE USED SHALL BE MINIMUM 3,000 P.S.I.
 - UNLESS NOTED OTHERWISE ON PLANS, WALL FOOTINGS TO BE MINIMUM 10-INCHES DEEP W/ MINIMUM 4" HORIZONTAL PROJECTION AT EACH SIDE OF THE FOUNDATION WALL. PROVIDE DOWELS OR A KEY WAY PER TYP. BLDG. SECTION DWG. A-5.
 - FOOTINGS FOR CONCRETE FILLED PIPE COLUMNS SHALL BE MINIMUM 24-INCHES x 24-INCHES x 12-INCHES DEEP UNLESS NOTED OTHERWISE ON THE PLANS.
 - ALL FOOTINGS TO REST ON VIRGIN SOIL. CONTRACTOR TO INFORM IN WRITING PRIOR TO COMMENCING FOOTING INSTALLATION IF SOFT AND/OR WET SOIL CONDITIONS EXIST DURING OR AFTER EXCAVATION UPON WHICH A SOIL BORING(S) WILL BE REQUIRED.
 - ALL PERIMETER FOOTINGS TO BE 2'-6" BELOW FINISHED GRADE PER EXISTING SOIL CONDITIONS & WATER TABLE AS DETERMINED BY PREVIOUSLY COMPLETED SOIL BORING.

- CONCRETE SLABS**
- UNLESS NOTED OTHERWISE ON THE PLANS, ALL FLOOR SLABS SHALL BE 4-INCHES THICK CONCRETE (MIN. 3,000 P.S.I. EXCEPT AS NOTED) OVER 4-INCH POROUS BASE.
 - PROVIDE 6-MIL P.V.C. OR EQUAL VAPOR BARRIER BELOW ALL CONCRETE SLABS-ON-GRADE.
 - PROVIDE 6 x 6 W.W.F. AS REQUIRED BY LOCAL CONDITIONS.

- SILL PLATE NOTES**
- *NOTE:** SEE TYPICAL WALL SECTION DETAIL ON DWG. A-5 FOR SILL PLATE ANCHORAGE AND SILL PLATE TO STUD CONNECTOR STRAPS/ANCHORS. SEE FOUNDATION PLAN THIS SHEET FOR SPECIFIED ANCHOR BOLT SPACING PRIOR TO PLACING ANCHOR BOLTS AND/OR REQ'D. STRAP CONNECTORS. PLEASE NOTE THAT CODE COMPLIANT FOUNDATION ANCHORAGE IN HIGH WIND AREAS VARIES PER SPECIFIC PROJECT.
- ALL SILL PLATES TO BE SECURED W/ 3" x 3" x 2" PLATE WASHERS.
- SILL PLATE TO BE PRESERVATIVE TREATED OR NATURALLY DURABLE LUMBER.
 - PROVIDE 2" x 6" SILL AT BASEMENT AND CRAWL SPACE PERIMETER. DOUBLE SILL PLATE BUILDER'S OPTION.
 - PROVIDE 2" x 4" SILL AT SLAB-ON-GRADE PERIMETER. DOUBLE SILL PLATE BUILDER'S OPTION.
 - SEE TYPICAL BLDG. SECTION ON DWG. A-5 FOR SPECIFICATIONS & DETAILS.
 - PROVIDE SILL SEALER BETWEEN BLOCK AND SILL.

CONSTRUCTION NOTES

- CONVENTIONAL FRAMING**
- UNLESS OTHERWISE SPECIFIED, PROVIDE DOUBLE FLOOR JOISTS BELOW ALL FIREPLACE HEARTHIS, 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".
 - PROVIDE A DOUBLE JOIST BELOW EACH PARALLEL PARTITION WALL.
 - 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"
 - 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.
 - DENOTES A STRUCTURAL WOOD POST. UNLESS NOTED OTHERWISE ON THE PLANS, PROVIDE 4-INCHES (NOMINAL) OF BEARING AT ALL HEADERS, BEAMS, GIRDERS, ETC. FOR THE FULL WIDTH OF THE MEMBER SUPPORTED. CONTRIVE POST AND/OR BLOCKING DOWN TO THE FOUNDATION OR THE SUPPORTING STRUCTURE BELOW. WOOD POST MAY BE SOLID OR BUILT UP USING 2x MEMBERS.

DECK NOTES

- ALL WORK SHALL CONFORM TO ANY / ALL APPLICABLE STATE AND LOCAL CODES. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK.
- ALL LUMBER USED SHALL BE NATURALLY DURABLE (REDWOOD OR CEDAR) OR BE PRESERVATIVE TREATED (SOUTHERN YELLOW PINE) WITH A MINIMUM FIBER STRESS PER THE JOIST/ GORDER CHART.
- POST FOUNDATIONS MAY BE EITHER OF THE FOLLOWING:
 A. 12" DIAMETER "CONDUIT" FILLED SOLID WITH CONCRETE; OR
 B. 16"x16" SOLID CONCRETE; OR
 C. 16"x16" MASONRY (SEE NOTE #9) FILLED SOLID WITH CONCRETE; OR
 D. ALL HOLLOW CONCRETE MASONRY UNITS SHALL BE CONCRETE BLOCK (ASTM C90, TYPE N) PER CODE. THE USE OF CINDER BLOCK IS NOT PERMITTED.
- ALL CONCRETE SHALL BE MINIMUM 3000 P.S.I.
- ALL FOOTINGS TO REST ON FIRM BEARING 2500 PSI UNDISTURBED SOIL OR BETTER.
- ALL FOOTINGS SHALL BE 3'-0" MIN. BELOW ACTUAL FINISHED GRADE.
- SEE PLANS FOR SIZES OF FRAMING MEMBERS.
- LEDDER STRIP NOTES
 A. LEDDER STRIP TO BE (1) 2x MEMBER. LEDDER TO BE THE SAME DEPTH AS THE ADJACENT DECK JOISTS (MIN. 2x6 MEMBER).
 B. SECURE USING EITHER 1/2" DIA. WASHERS W/ WASHERS OR 1/2" DIA. THRU BOLTS W/ WASHERS (BOLTS MAX. 16" O.C. STAGGER TOP AND BOTTOM / PROVIDE TWO BOLTS AT EACH END OF EACH INDIVIDUAL LEDDER BOARD).
 C. PROVIDE CONTINUOUS METAL FLASHING (OVER UNBALANCED / BELOW SIDING / OVER SHEATHING). FLASHING SHALL CONTINUE OVER THE LEDDER. PROVIDE BACK-COAT OR SLIP-SHEETS.
- PROVIDE APPROVED METAL JOIST HANGERS, POST CAPS, ANCHORS, AND OTHER FASTENERS (ALL SIMPSON "STRONG-TIE" OR EQUAL OR BETTER) AS REQUIRED TO SUIT FRAMING CONDITIONS AND DETAILS. INSTALL FASTENERS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND DETAILS FOR THE USE INTENDED.
- ALL POSTS TO BE SECURED TO THE FOUNDATION USING AN APPROVED METAL POST BASE W/ AN INTEGRATED ANCHORING SYSTEM.
- ALL METAL CONNECTORS, BOLTS, NAILS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED. SEE DETAILS THIS SHEET FOR ADDITIONAL INFORMATION.
- RESIDENTIAL STAIR NOTES
 A. WIDTH / MIN. PERMITTED 36"
 B. HEADROOM / MIN. PERMITTED 6'-8"
 C. TREADS AND RISERS
 MAX. PERMITTED RISER HEIGHT 8-1/4"
 MIN. PERMITTED RISER HEIGHT 4"
 MIN. PERMITTED TREAD DEPTH 9"
***NOTE: OPEN RISERS ARE NOT PERMITTED.**
 D. RAILINGS AND GUARDS (STYLE AS SELECTED BY OWNER)
 MIN. PERMITTED STAIR RAILINGS HEIGHT 36"
 MIN. PERMITTED GUARD HEIGHT 36"
 E. OPEN GUARDS SHALL HAVE BALUSTERS OR OTHER CONSTRUCTION SUCH THAT A SPHERE WITH A DIAMETER OF 4-INCHES (4") CANNOT PASS THROUGH ANY OPENING. ALL DECK EDGES SHALL BE FITTED WITH A GUARDRAIL PER CODE REQUIREMENTS.

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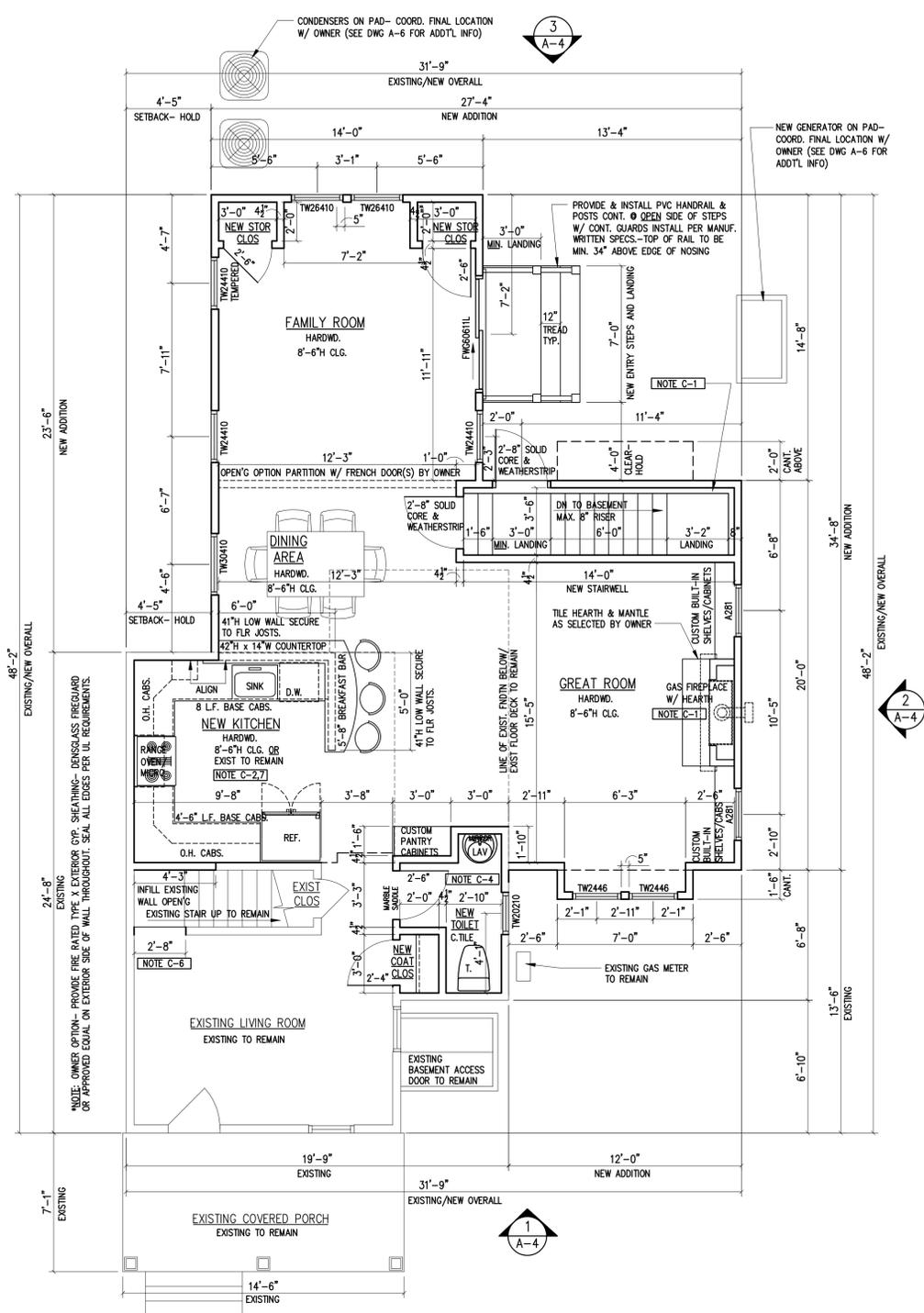
MR. WALTER & SUSAN YOUNGHANS
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ADDITION & ALTERATIONS to YOUNGHANS RESIDENCE
 BLOCK 7 / LOT 6
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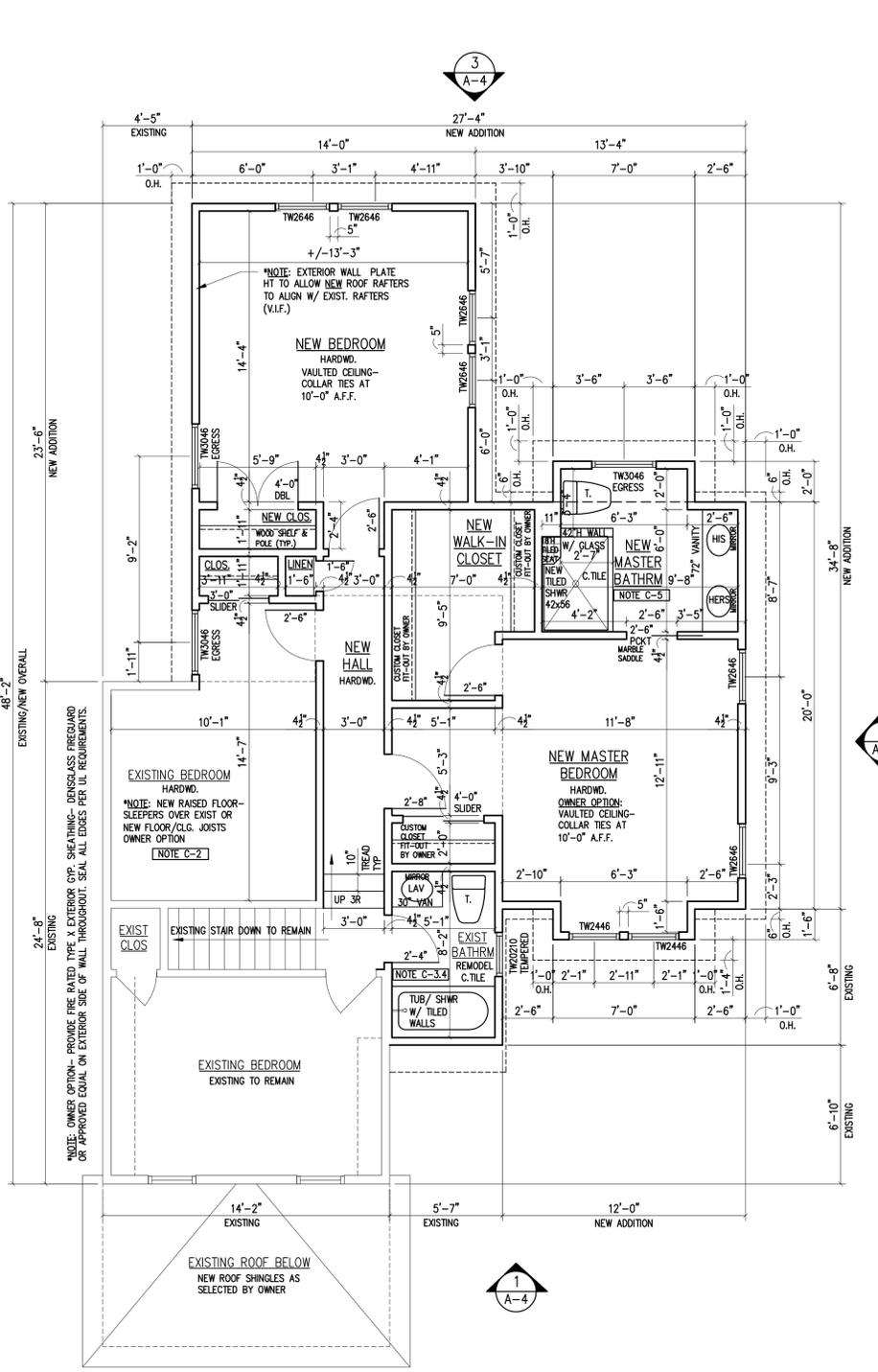
CLIENT: MR. WALTER & SUSAN YOUNGHANS
 PROJECT: ADDITION & ALTERATIONS TO YOUNGHANS RESIDENCE
 ARCHITECT: MICHAEL J. MOSS
 DATE: 10.26.18
 SCALE: AS NOTED
 DRAWN BY: MJM
 PROJECT MANAGER: MJM
 JOB NUMBER: 18-04R
 TITLE: FOUNDATION PLAN & NOTES

ISSUED TO CLIENT FOR BID/CONSTRUCTION: 01/31/20
 REVISION / ISSUED TO: No

A-2



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



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

*NOTE: SEE DWG. A-2/S-1 FOR FRAMING PLANS

****FRAMING NOTES:**
 SEE FIRST FLOOR FRAMING PLAN FOR SILL PLATE ANCHORAGE & TYPICAL WALL SECTION DETAIL(S) ON DWG. A-5 FOR SILL PLATE TO 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.
 *SHEAR WALLS: HATCHED AREAS IN EXTERIOR WALLS INDICATE REQUIRED SHEAR WALL CONSTRUCTION (SEE FLOOR PLAN DWG.). AT HATCHED AREAS ON PLANS CONTRACTOR SHALL INSTALL EXTERIOR SHEATHING VERTICALLY CONTINUOUS FROM THE BOTTOM PLATE TO THE UPPER TOP PLATE OR PROVIDE SOLID 2x4 BLOCKING @ ALL PLYWOOD JOINTS IF INSTALLED HORIZONTALLY. ALL PANEL EDGES TO BE WALLED AT 4" O.C. AT SHEAR WALL LOCATIONS UNLESS NOTED OTHERWISE. PROVIDE AND INSTALL SPECIFIED HOLD DOWN @ EACH CORNER AS SHOWN PER MANUF. WRITTEN SPECS. PLEASE NOTE THAT CODE COMPLIANT CONNECTORS IN HIGH WIND AREAS VARIES PER SPECIFIC PROJECT.

CONSTRUCTION NOTES

- C-1. CONTRACTOR TO SUPPLY & INSTALL DIRECT VENT GAS FIREPLACE- MODEL & ACCESSORIES AS SELECTED BY OWNER W/ REMOTE CONTROL. PROVIDE & INSTALL REQUIRED THROUGH WALL VENT & MANUE. APPROVED THRU-WALL VENT TERMINATION CAP W/ HEAT SHIELD AS REQ'D. ALL FIREPLACE SURROUND, MANTEL & HEARTH FINISHES CUSTOM AS SELECTED BY OWNER.
- C-2. PROVIDE & INSTALL R-15 BATT INSUL IN EXIST WALL CAVITY AND 8" FIRE RATED CYP. BD. ON INSIDE OF EXTERIOR WALLS THROUGHOUT.
- C-3. CONTRACTOR TO SUPPLY & INSTALL SOUND ATTENUATION INSULATION IN ALL WALLS AT ALL BATHROOMS AND ADJOINING BEDROOM WALLS. INSTALL CERTAINTED NOISEREDUCER SOUND CONTROL BATHS OR APPROVED EQUAL.
- C-4. CONTRACTOR TO SUPPLY & INSTALL 42" HIGH PVC BEADBOARD WANSOT AT ALL PERIMETER BATHROOM WALLS. PROVIDE & INSTALL CONTINUOUS CAP RAIL/MOLDING AS SELECTED BY OWNER & CONTINUOUS 4" BASE AS SELECTED BY OWNER. BEADBOARD, CAP & BASE TO BE PREPARED FOR PAINTING AS REQUIRED.
- C-5. CONTRACTOR TO SUPPLY & INSTALL FULLY TILED SHOWER (FULL HT. ON WALLS W/ 18" TILED SHOWER SEAT/BENCH PER OWNER. PROVIDE RECESSED & TILED STORAGE NICHE 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 CAB. EACH SIDE WALL OF VANITY (COORD. W/ OWNER).
- C-6. CONTRACTOR TO SAW CUT NEW FULL HEIGHT OPENING IN EXIST STAIRWELL WALL AND PROVIDE INFILL WALL ON NEW KITCHEN SIDE OF EXIST STAIRWAY TO REMAIN. PATCH & REPAIR ALL EXIST FLOOR, LANDING, WALL & CEILING FINISHES TO MATCH ADJACENT SURFACES AS REQUIRED (V.I.F.).
- C-7. PROVIDE & INSTALL TILE BACKSPLASH CONT. ALONG KITCHEN BASE CABINETS (V.I.F.). TILE STYLE, PATTERN & COLOR AS SELECTED BY OWNER (COORD. EXACT LOCATIONS IN FIELD W/ OWNER). PROVIDE & INSTALL WD. STOOL & APRON TRIM @ WINDOW SILL ABOVE KITCHEN SINK.
- C-8. CONTRACTOR TO SUPPLY & INSTALL HOSE BIBB TO LOCATION AS SHOWN- COORD. W/ PLUMBING SUB-CONTRACTOR (COORD. EXACT LOCATION W/ OWNER).

FINISH NOTES & SPECS

- 1. CAULK 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 AS SELECTED BY OWNER. 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 SILLS THROUGHOUT SHALL BE TRIMMED WITH STOOL AND APRON- PROFILE AS SELECTED BY OWNER. ALL BASE TRIM THROUGHOUT TO BE 5" W/ SHOE MOLD.- PROFILE AS SELECTED BY OWNER.
- 7. ALL HARDWOOD & TILE FLOORING SHALL BE AS SELECTED BY OWNER. FINISH STAIN AS SELECTED BY OWNER. SATIN FINISH W/ 3-4 FINISH COATS POLY. 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 MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.

WINDOW NOTES

- 1. ALL WINDOWS TO BE ANDERSEN 400-SERIES. 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 8" EXTERIOR GRILLES AS SHOWN AND HALF INSECT SCREENS (TRUSSE). 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.

*NOTE: IF THE OWNER CHOOSES AN ALTERNATE METHOD OF OPENING PROTECTION AS PER CODE, THAT SYSTEM SHALL BE INSTALLED AND/OR STORED ON SITE IN STRICT CONFORMANCE WITH SECTION R301.2.1.2 OF THE 2015 IRC, NEW JERSEY EDITION.
 3. ALL WINDOWS SHALL HAVE A MINIMUM PG RATING OF 50.
 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 FIREPLACE HEARTHS, 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 SOLID OR BUILT UP USING 2x MEMBERS.

SCHEDULE OF STRUCTURAL MATERIALS

| | DESCRIPTION | PROPERTIES |
|------------------------------|--|---|
| FRAMING LUMBER | DOUGLAS FIR #2 (SEE DWGS. FOR SIZE AND SPACING) | F _b = 825 P.S.I. F _v = 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 GR25 LOUISIANA PACIFIC LP130 OR EQUAL OR BETTER |
| FLOOR FRAMING (CONVENTIONAL) | DOUGLAS FIR #2 (SEE DWGS. FOR SIZE AND SPACING) | F _b = 825 P.S.I. F _v = 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-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-D (EXTERIOR) APA SPAN RATED |
| ROOF SHEATHING | 1/2" PLYWOOD (16" O.C.) | GRADE C-D (EXTERIOR) APA SPAN RATED |

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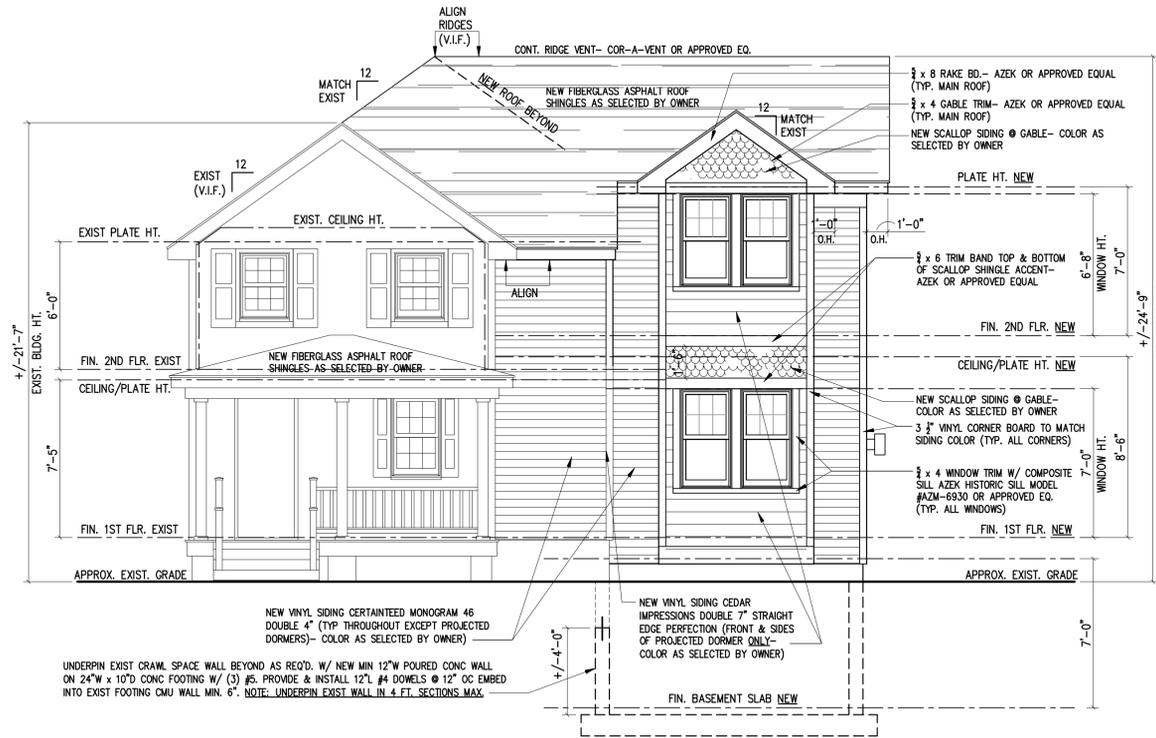
CLIENT: MR. WALTER & SUSAN YOUNGHANS
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 BRADLEY BEACH, NJ 07720

ADDITION & ALTERATIONS TO
 YOUNGHANS RESIDENCE
 BLOCK 7 / LOT 6
 506 NEWARK AVENUE
 BRADLEY BEACH, NJ 07720

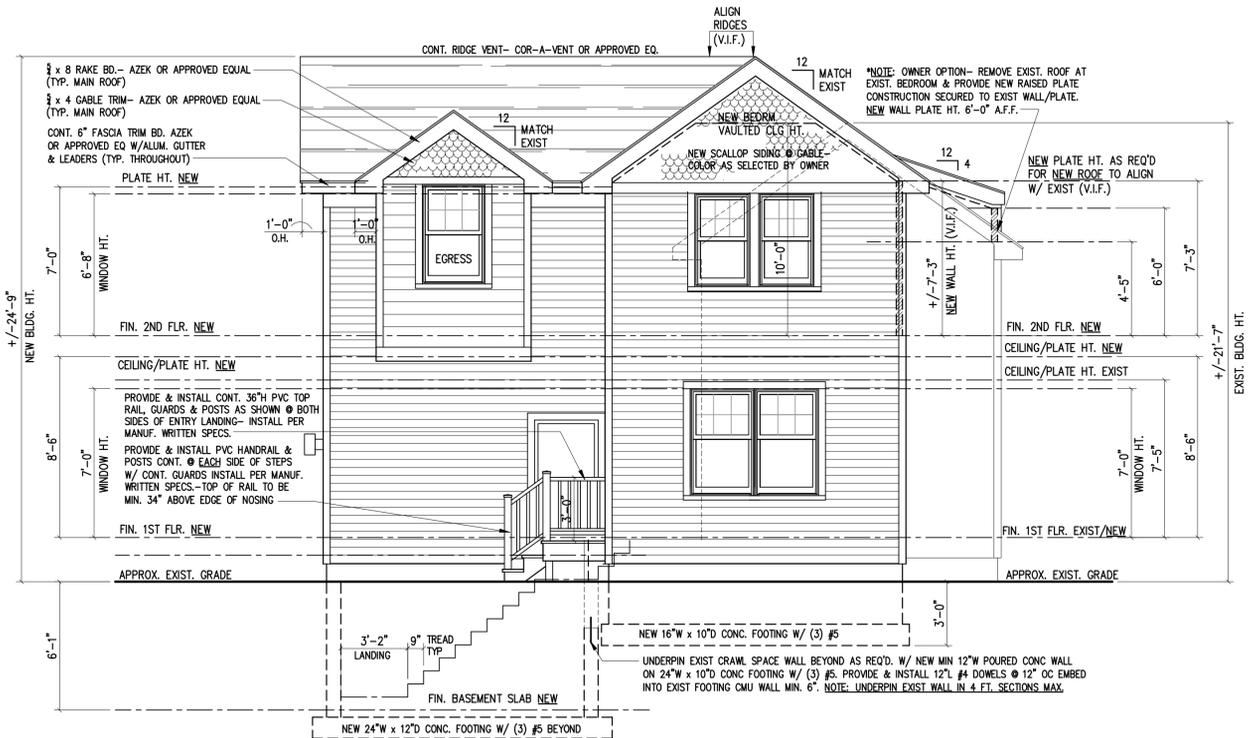
CONSULTANTS: _____
 DATE: 03/22/20
 ISSUED TO CLIENT FOR BID/CONSTRUCTION: 03/22/20
 ISSUED TO CLIENT FOR FINAL REVIEW: 07/27/20
 REVISION / ISSUED TO: _____

DATE: 10.26.18
 AS NOTED
 SCALE: M/M
 DRAWN BY: M/M
 PROJECT MANAGER: M/M
 JOB NUMBER: 18-04R
 TITLE: FLOOR PLANS & NOTES

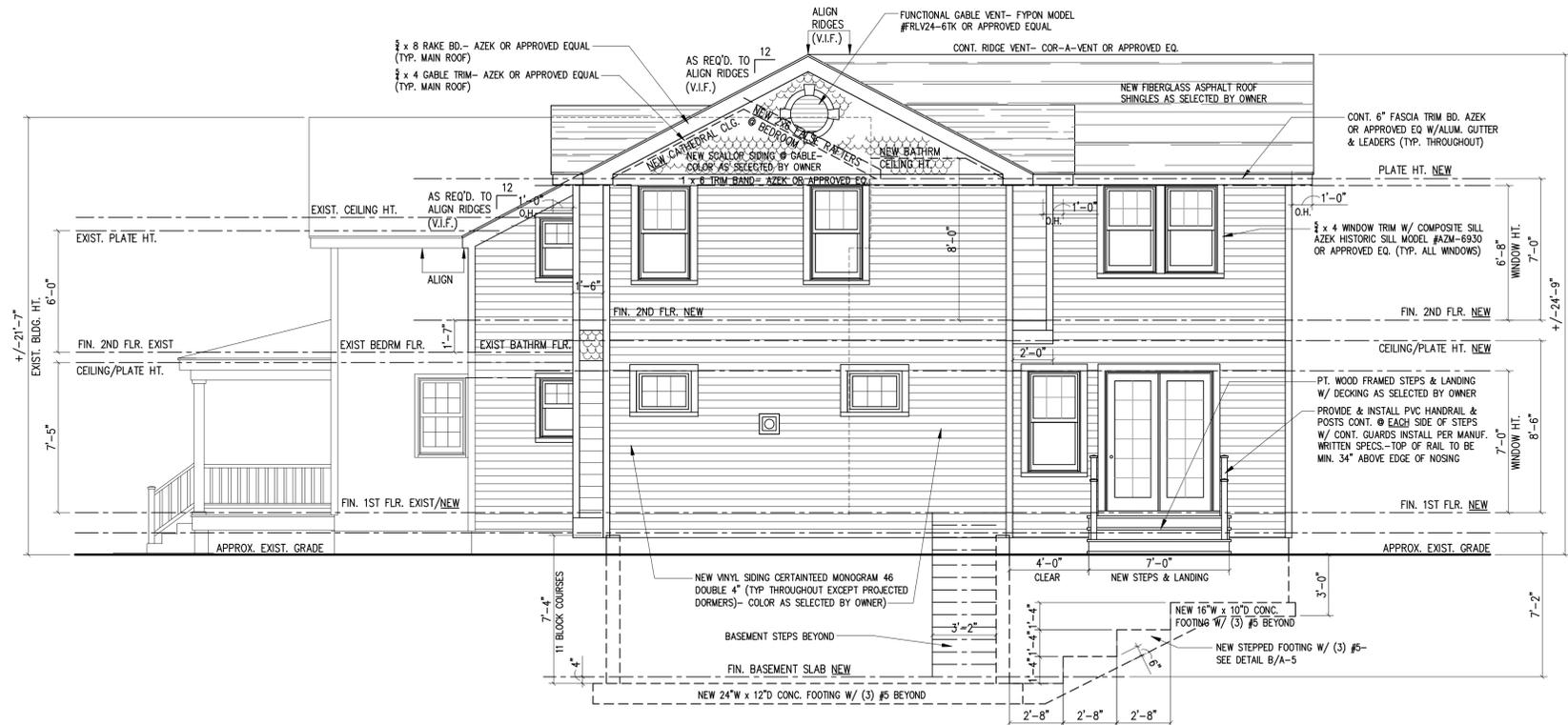
A-3



1 FRONT (SOUTH) ELEVATION
A-4 SCALE: 1/4" = 1'-0"



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



2 RIGHT-SIDE (EAST) ELEVATION
A-4 SCALE: 1/4" = 1'-0"

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| ISSUED TO CLIENT FOR BID/CONSTRUCTION | REVISION / ISSUED TO |
| 07/27/20 | DATE |
| No | |

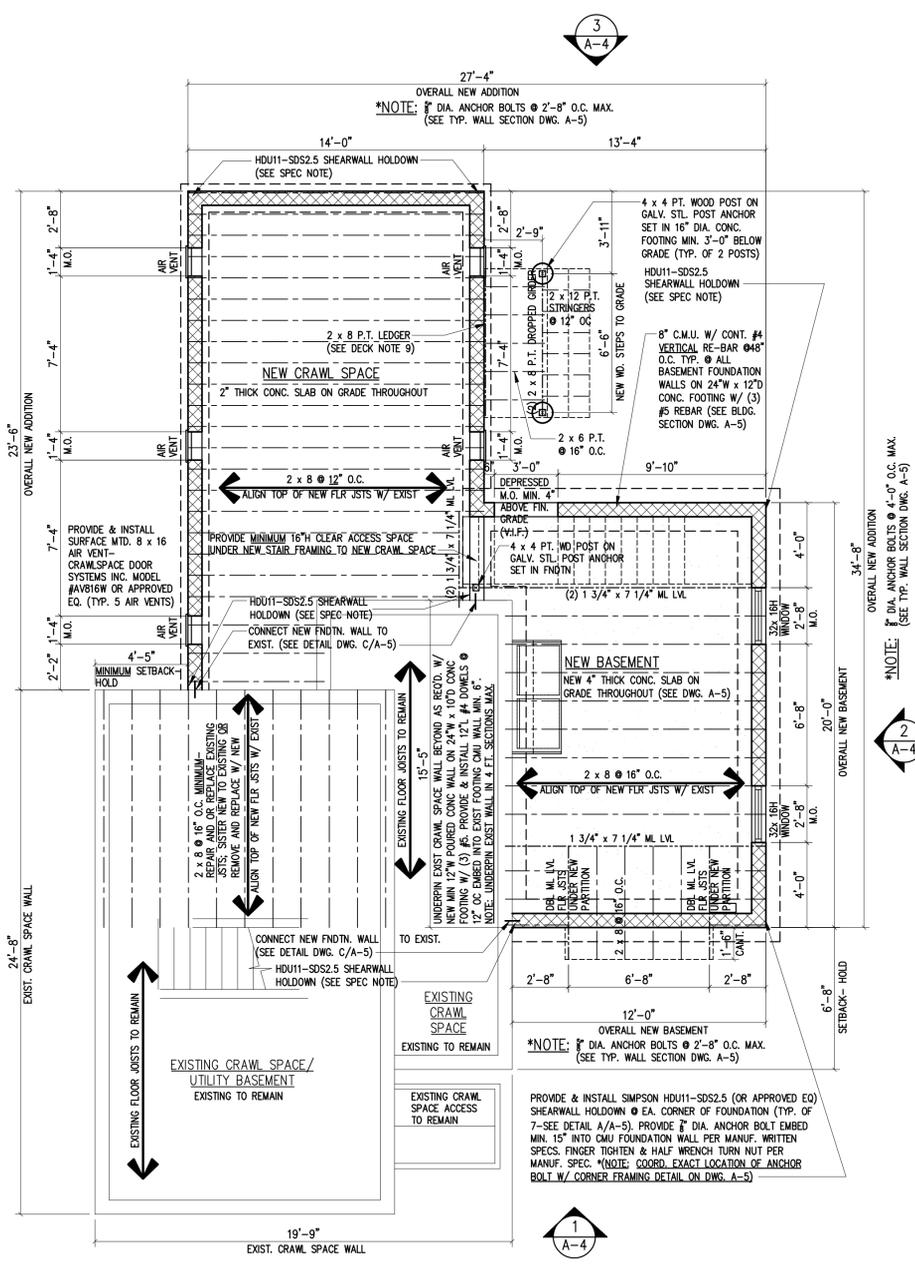
| |
|-------------|
| CONSULTANTS |
|-------------|

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PROJECT
ADDITION & ALTERATIONS TO YOUNGHANS RESIDENCE
BLOCK 7 / LOT 6
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| | |
|------------------------------|---|
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| | PROJECT MANAGER MJM DRAWN BY MJM SCALE AS NOTED DATE 10.26.18 |
| JOB NUMBER 18-04R | TITLE FRONT & LEFT-SIDE ELEVATIONS |

| | |
|---|------------------------|
| ARCHITECT MICHAEL J. MOSS LIC. No. AI-15000 | DRAWING No. A-4 |
|---|------------------------|



1 FOUNDATION PLAN & FIRST FLOOR/DECK FRAMING PLAN
 SCALE: 1/4" = 1'-0"
 A-2

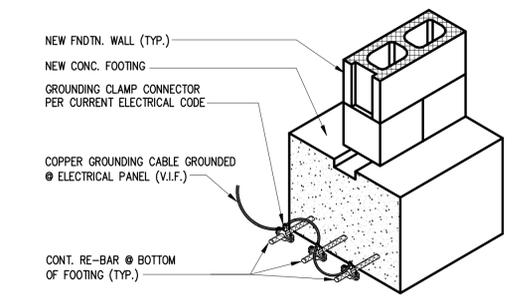
****NOTE:**
 FRAMING CONTRACTOR SHALL COORDINATE THESE FRAMING PLANS WITH ADDITIONAL INFORMATION SHOWN ON THE ELEVATION DRAWINGS & FLOOR PLANS. ANY FRAMING DETAIL QUESTIONS AND/OR DISCREPANCIES FOUND ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

***NOTE: SEE DWG. S-1 FOR 2ND FLR/ROOF FRAMING PLAN**

****FRAMING NOTES:**

SEE FIRST FLOOR FRAMING PLAN (THIS SHEET) FOR SILL PLATE ANCHORAGE & TYPICAL WALL SECTION DETAIL(S) ON DWG. A-5 FOR SILL PLATE TO 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.

***SHEAR WALLS:** HATCHED AREAS IN EXTERIOR WALLS INDICATE REQUIRED SHEAR WALL CONSTRUCTION (SEE FLOOR PLAN DWG.). AT HATCHED AREAS ON PLANS CONTRACTOR SHALL INSTALL EXTERIOR SHEATHING VERTICALLY CONTINUOUS FROM THE BOTTOM PLATE TO THE UPPER TOP PLATE OR PROVIDE SOLID 2x4 BLOCKING @ ALL PLYWOOD JOINTS IF INSTALLED HORIZONTALLY. ALL PANEL EDGES TO BE NAILED AT 4" O.C. AT SHEAR WALL LOCATIONS UNLESS NOTED OTHERWISE. PROVIDE AND INSTALL SPECIFIED HOLD DOWN @ EACH CORNER AS SHOWN PER MANUF. WRITTEN SPECS. PLEASE NOTE THAT CODE COMPLIANT CONNECTORS IN HIGH WIND AREAS VARIES PER SPECIFIC PROJECT.



A TYP. GROUNDING DETAIL
 A-2
***NOTE:**
 ELECTRICAL CONTRACTOR TO PROVIDE GROUNDING CABLE IF EXISTING ELEC. SYSTEM IS NOT PROPERLY GROUND (V.I.F.- COORD. W/ MASON SUB-CONTRACTOR)

| SCHEDULE OF STRUCTURAL MATERIALS | | |
|----------------------------------|--|---|
| DESCRIPTION | PROPERTIES | |
| FRAMING LUMBER | DOUGLAS FIR #2 (SEE DWGS. FOR SIZE AND SPACING) | F _b = 825 P.S.I. F _v = 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 LP130 OR EQUAL OR BETTER |
| FLOOR FRAMING (CONVENTIONAL) | DOUGLAS FIR #2 (SEE DWGS. FOR SIZE AND SPACING) | F _b = 825 P.S.I. F _v = 95 P.S.I. E = 1,600,000 P.S.I. |
| SUB-FLOOR | 3/4" TAG PLYWOOD OR 3/4" TAG O.S.B. | "STURO-I-FLOOR" / APA SPAN RATED / COORDINATE W/ FINISH FLOOR REQUIREMENTS |
| WALL SHEATHING | 1/2" PLYWOOD OR 1/2" WINGSTORM O.S.B. W/ WIND BRACING @ CORNERS | GRADE C-D (EXTERIOR) APA SPAN RATED |
| ROOF SHEATHING | 1/2" PLYWOOD (16" O.C.) | GRADE C-D (EXTERIOR) APA SPAN RATED |

FOUNDATION NOTES

- BASEMENT NOTES**
- USE 12-INCH THICK CONCRETE MASONRY UNITS (CMU) BELOW GRADE AT BASEMENT PERIMETER OR 8" CMU W/ VERTICAL RE-BAR AS SPECIFIED. MAXIMUM 6'-0" HEIGHT OF UNBALANCED FILL AGAINST PERIMETER UNLESS NOTED OTHERWISE.
 - FILL TOP AND BOTTOM COURSES SOLID W/ CONCRETE.
 - PROVIDE DOWELS, A KEY WAY OR EQUAL AT THE JOINT BETWEEN THE TOP OF THE FOOTING AND THE FOUNDATION WALL PER TYPICAL DRAWING A-5.
 - PROVIDE 16-INCH x 16-INCH CMU PIERS FILLED SOLID W/ CONCRETE AS INDICATED ON THE DRAWINGS.
 - DAMP-PROOF THE EXTERIOR SURFACE OF THE FOUNDATION WALL BELOW GRADE W/ TWO (2) COATS ASPHALT OR EQUAL.
 - NOT USED.
 - PROVIDE AREAWAYS AS REQUIRED FOR ALL BASEMENT WINDOWS.

- FOUNDATION DRAINAGE NOTES**
- A DRAIN SHALL BE INSTALLED AROUND THE PERIMETER OF THE BASEMENT FOUNDATION AND SHALL CONSIST OF EITHER OF THE FOLLOWING:
 (A) GRAVEL OR CRUSHED STONE CONTAINING NOT MORE THAN TEN-PERCENT MATERIAL THAT PASSES A #4 SIEVE, OR
 (B) A DRAIN TILE OR PERFORATED PIPE PLACED ON NOT LESS THAN 2-INCHES OF GRAVEL OR CRUSHED STONE AND COVERED WITH 6-INCHES OF THE SAME MATERIAL. THE INVERT OF THE PIPE OR TILE SHALL NOT BE HIGHER THAN THE ELEVATION OF THE ADJACENT BASEMENT FLOOR.
 - THE TOPS OF ANY/ALL DRAINS USED SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE.
 - PROVIDE AN APPROVED SUMP PIT. PROVIDE A SUMP PUMP W/ BATTERY BACKUP AS REQUIRED BY LOCAL GROUND CONDITIONS.
 - ANY/ALL PERIMETER DRAINS SHALL DISCHARGE BY GRAVITY OR BY MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM THAT COMPLIES WITH APPLICABLE STATE AND LOCAL CODES.

- GENERAL FOUNDATION NOTES**
- FOOTING NOTES**
- ALL CONCRETE USED SHALL BE MINIMUM 3,000 P.S.I.
 - UNLESS NOTED OTHERWISE ON PLANS, WALL FOOTINGS TO BE MINIMUM 10-INCHES DEEP W/ MINIMUM 4" HORIZONTAL PROJECTION AT EACH SIDE OF THE FOUNDATION WALL. PROVIDE DOWELS OR A KEY WAY PER TYP. BLDG. SECTION DWG. A-5.
 - FOOTINGS FOR CONCRETE FILLED PIPE COLUMNS SHALL BE MINIMUM 24-INCHES x 24-INCHES x 12-INCHES DEEP UNLESS NOTED OTHERWISE ON THE PLANS.
 - ALL FOOTINGS TO REST ON VIRGIN SOIL. CONTRACTOR TO INFORM IN WRITING PRIOR TO COMMENCING FOOTING INSTALLATION IF SOFT AND/OR WET SOIL CONDITIONS EXIST DURING OR AFTER EXCAVATION UPON WHICH A SOIL BORING(S) WILL BE REQUIRED.
 - ALL PERIMETER FOOTINGS TO BE 2'-6" BELOW FINISHED GRADE PER EXISTING SOIL CONDITIONS & WATER TABLE AS DETERMINED BY PREVIOUSLY COMPLETED SOIL BORING.

- CONCRETE SLABS**
- UNLESS NOTED OTHERWISE ON THE PLANS, ALL FLOOR SLABS SHALL BE 4-INCHES THICK PORTLAND CEMENT CONCRETE (MIN. 3,000 P.S.I. EXCEPT AS NOTED) OVER 4-INCH POROUS BASE.
 - PROVIDE 6-MIL P.V.C. OR EQUAL VAPOR BARRIER BELOW ALL CONCRETE SLABS-ON-GRADE.
 - PROVIDE 6 x 6 W.W.F. AS REQUIRED BY LOCAL CONDITIONS.

- SILL PLATE NOTES**
- *NOTE:** SEE TYPICAL WALL SECTION DETAIL ON DWG. A-5 FOR SILL PLATE ANCHORAGE AND SILL PLATE TO STUD CONNECTOR STRAPS/ANCHORS. SEE FOUNDATION PLAN THIS SHEET FOR SPECIFIED ANCHOR BOLT SPACING PRIOR TO PLACING ANCHOR BOLTS AND/OR REQ'D. STRAP CONNECTORS. PLEASE NOTE THAT CODE COMPLIANT FOUNDATION ANCHORAGE IN HIGH WIND AREAS VARIES PER SPECIFIC PROJECT.
- ALL SILL PLATES TO BE SECURED W/ 3" x 3" x 2" PLATE WASHERS.
- SILL PLATE TO BE PRESERVATIVE TREATED OR NATURALLY DURABLE LUMBER.
 - PROVIDE 2" x 6" SILL AT BASEMENT AND CRAWL SPACE PERIMETER. DOUBLE SILL PLATE BUILDER'S OPTION.
 - PROVIDE 2" x 4" SILL AT SLAB-ON-GRADE PERIMETER. DOUBLE SILL PLATE BUILDER'S OPTION.
 - SEE TYPICAL BLDG. SECTION ON DWG. A-5 FOR SPECIFICATIONS & DETAILS.
 - PROVIDE SILL SEALER BETWEEN BLOCK AND SILL.

CONSTRUCTION NOTES

- CONVENTIONAL FRAMING**
- UNLESS OTHERWISE SPECIFIED, PROVIDE DOUBLE FLOOR JOISTS BELOW ALL FIREPLACE HEARTHIS, 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".
 - PROVIDE A DOUBLE JOIST BELOW EACH PARALLEL PARTITION WALL.
 - 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"
 - 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.
 - DENOTES A STRUCTURAL WOOD POST. UNLESS NOTED OTHERWISE ON THE PLANS, PROVIDE 4-INCHES (NOMINAL) OF BEARING AT ALL HEADERS, BEAMS, GIRDERS, ETC. FOR THE FULL WIDTH OF THE MEMBER SUPPORTED. CONTRIVE POST AND/OR BLOCKING DOWN TO THE FOUNDATION OR THE SUPPORTING STRUCTURE BELOW. WOOD POST MAY BE SOLID OR BUILT UP USING 2x MEMBERS.

DECK NOTES

- ALL WORK SHALL CONFORM TO ANY / ALL APPLICABLE STATE AND LOCAL CODES. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK.
- ALL LUMBER USED SHALL BE NATURALLY DURABLE (REDWOOD OR CEDAR) OR BE PRESERVATIVE TREATED (SOUTHERN YELLOW PINE) WITH A MINIMUM FIBER STRESS PER THE JOIST/ GORDER CHART.
- POST FOUNDATIONS MAY BE EITHER OF THE FOLLOWING:
 A. 12" DIAMETER "CONDUIT" FILLED SOLID WITH CONCRETE; OR
 B. 16"x16" SOLID CONCRETE; OR
 C. 16"x16" MASONRY (SEE NOTE #9) FILLED SOLID WITH CONCRETE; OR
 D. ALL HOLLOW CONCRETE MASONRY UNITS SHALL BE CONCRETE BLOCK (ASTM C90, TYPE N) PER CODE. THE USE OF CINDER BLOCK IS NOT PERMITTED.
- ALL CONCRETE SHALL BE MINIMUM 3000 P.S.I.
- ALL FOOTINGS TO REST ON FIRM BEARING 2500 PSI UNDISTURBED SOIL OR BETTER.
- ALL FOOTINGS SHALL BE 3'-0" MIN. BELOW ACTUAL FINISHED GRADE.
- SEE PLANS FOR SIZES OF FRAMING MEMBERS.
- LEDDER STRIP NOTES
 A. LEDDER STRIP TO BE (1) 2x MEMBER. LEDDER TO BE THE SAME DEPTH AS THE ADJACENT DECK JOISTS (MIN. 2x6 MEMBER).
 B. SECURE USING EITHER 1/2" DIA. WASHERS W/ WASHERS OR 1/2" DIA. THRU BOLTS W/ WASHERS (BOLTS MAX. 16" O.C. STAGGER TOP AND BOTTOM / PROVIDE TWO BOLTS AT EACH END OF EACH INDIVIDUAL LEDDER BOARD).
 C. PROVIDE CONTINUOUS METAL FLASHING OVER UNBALANCED / BELOW SIDING / OVER SHEATHING). FLASHING SHALL CONTINUE OVER THE LEDDER. PROVIDE BACK-COAT OR SLIP-SHEETS.
- PROVIDE APPROVED METAL JOIST HANGERS, POST CAPS, ANCHORS, AND OTHER FASTENERS (ALL SIMPSON "STRONG-TIE" OR EQUAL OR BETTER) AS REQUIRED TO SUIT FRAMING CONDITIONS AND DETAILS. INSTALL FASTENERS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND DETAILS FOR THE USE INTENDED.
- ALL POSTS TO BE SECURED TO THE FOUNDATION USING AN APPROVED METAL POST BASE W/ AN INTEGRATED ANCHORING SYSTEM.
- ALL METAL CONNECTORS, BOLTS, NAILS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED. SEE DETAILS THIS SHEET FOR ADDITIONAL INFORMATION.
- RESIDENTIAL STAIR NOTES
 A. WIDTH / MIN. PERMITTED 36"
 B. HEADROOM / MIN. PERMITTED 6'-8"
 C. TREADS AND RISERS
 MAX. PERMITTED RISER HEIGHT 8-1/4"
 MIN. PERMITTED RISER HEIGHT 4"
 MIN. PERMITTED TREAD DEPTH 9"
***NOTE: OPEN RISERS ARE NOT PERMITTED.**
 D. RAILINGS AND GUARDS (STYLE AS SELECTED BY OWNER)
 MIN. PERMITTED STAIR RAILINGS HEIGHT 36"
 MIN. PERMITTED GUARD HEIGHT 36"
 E. OPEN GUARDS SHALL HAVE BALUSTERS OR OTHER CONSTRUCTION SUCH THAT A SPHERE WITH A DIAMETER OF 4-INCHES (4") CANNOT PASS THROUGH ANY OPENING. ALL DECK EDGES SHALL BE FITTED WITH A GUARDRAIL PER CODE REQUIREMENTS.

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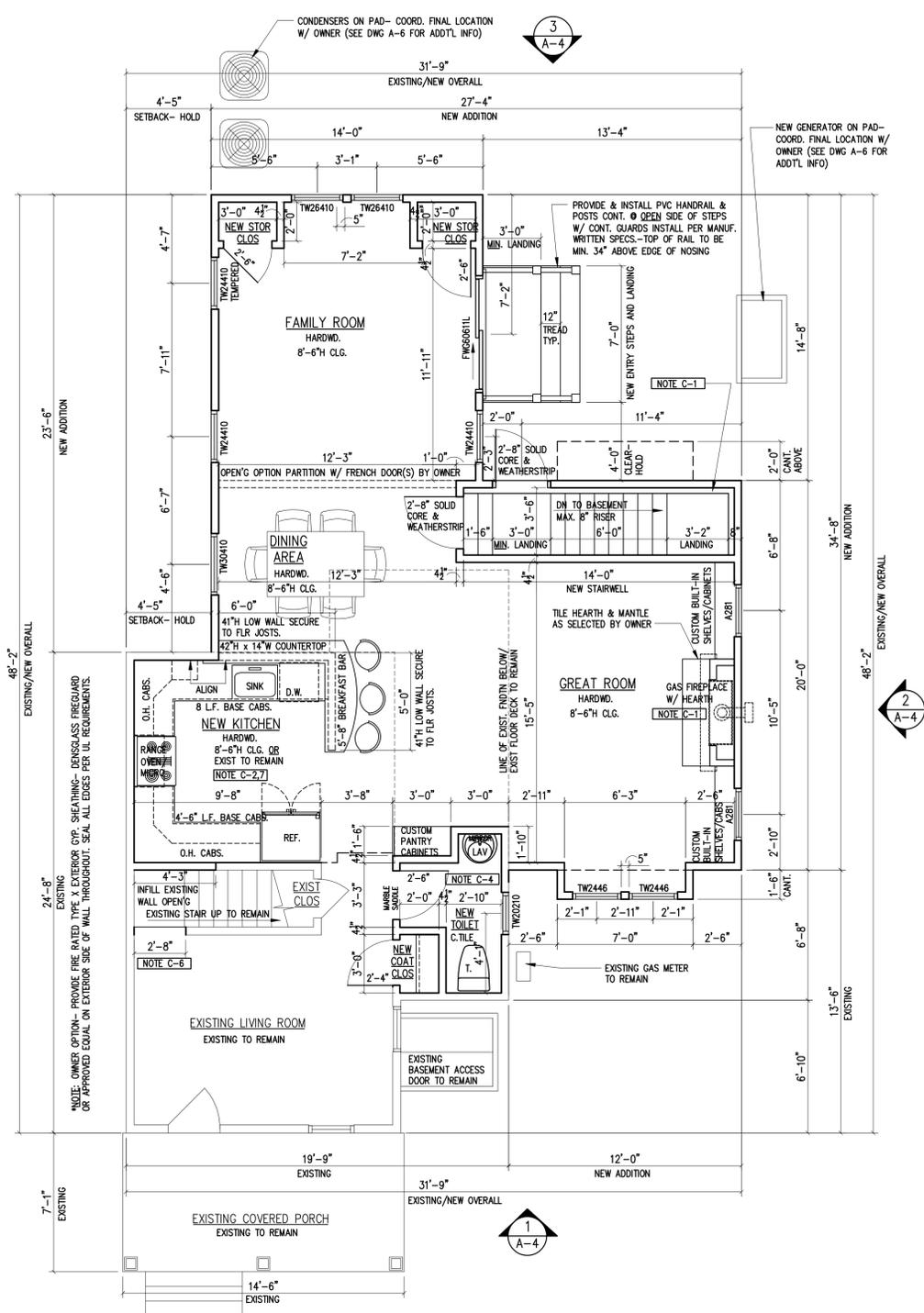
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 BRADLEY BEACH, NJ 07720

CLIENT: MR. WALTER & SUSAN YOUNGHANS
 CONSULTANTS: [Blank]
 PROJECT: ADDITION & ALTERATIONS TO YOUNGHANS RESIDENCE
 DATE: 01/21/20
 ISSUED TO CLIENT FOR BID/CONSTRUCTION: [Blank]
 REVISION / ISSUED TO: [Blank]

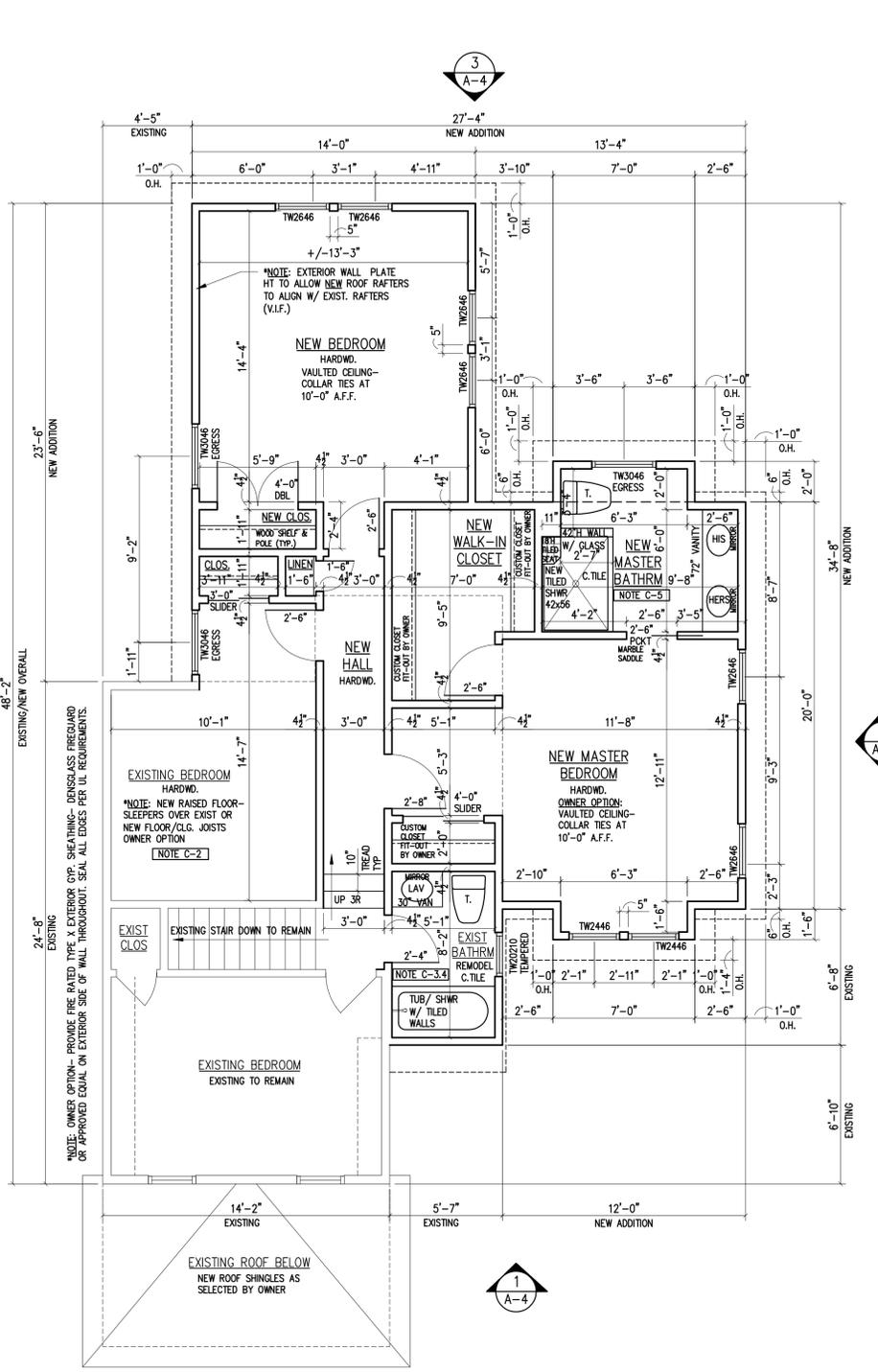
SCALE: AS NOTED
 DRAWN BY: MJM
 PROJECT MANAGER: MJM
 JOB NUMBER: 18-04R
 DRAWING No.: AL-15000

FOUNDATION PLAN & NOTES

A-2



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



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

*NOTE: SEE DWG. A-2/S-1 FOR FRAMING PLANS

****FRAMING NOTES:**
 SEE FIRST FLOOR FRAMING PLAN FOR SILL PLATE ANCHORAGE & TYPICAL WALL SECTION DETAIL(S) ON DWG. A-5 FOR SILL PLATE TO 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.
 *SHEAR WALLS: HATCHED AREAS IN EXTERIOR WALLS INDICATE REQUIRED SHEAR WALL CONSTRUCTION (SEE FLOOR PLAN DWG.). AT HATCHED AREAS ON PLANS CONTRACTOR SHALL INSTALL EXTERIOR SHEATHING VERTICALLY CONTINUOUS FROM THE BOTTOM PLATE TO THE UPPER TOP PLATE OR PROVIDE SOLID 2x4 BLOCKING @ ALL PLYWOOD JOINTS IF INSTALLED HORIZONTALLY. ALL PANEL EDGES TO BE WALLED AT 4" O.C. AT SHEAR WALL LOCATIONS UNLESS NOTED OTHERWISE. PROVIDE AND INSTALL SPECIFIED HOLD DOWN @ EACH CORNER AS SHOWN PER MANUF. WRITTEN SPECS. PLEASE NOTE THAT CODE COMPLIANT CONNECTORS IN HIGH WIND AREAS VARIES PER SPECIFIC PROJECT.

CONSTRUCTION NOTES

- C-1. CONTRACTOR TO SUPPLY & INSTALL DIRECT VENT GAS FIREPLACE - MODEL & ACCESSORIES AS SELECTED BY OWNER W/ REMOTE CONTROL. PROVIDE & INSTALL REQUIRED THROUGH WALL VENT & MANUE. APPROVED THRU-WALL VENT TERMINATION CAP W/ HEAT SHIELD AS REQ'D. ALL FIREPLACE SURROUND, MANTEL & HEARTH FINISHES CUSTOM AS SELECTED BY OWNER.
- C-2. PROVIDE & INSTALL R-15 BATT INSUL IN EXIST WALL CAVITY AND 2" FIRE RATED CYP. BD. ON INSIDE OF EXTERIOR WALLS THROUGHOUT.
- C-3. CONTRACTOR TO SUPPLY & INSTALL SOUND ATTENUATION INSULATION IN ALL WALLS AT ALL BATHROOMS AND ADJOINING BEDROOM WALLS. INSTALL CERTAINTED NOISEREDUCER SOUND CONTROL BATHS OR APPROVED EQUAL.
- C-4. CONTRACTOR TO SUPPLY & INSTALL 42" HIGH PVC BEADBOARD WANSOT AT ALL PERIMETER BATHROOM WALLS. PROVIDE & INSTALL CONTINUOUS CAP RAIL/MOLDING AS SELECTED BY OWNER & CONTINUOUS 4" BASE AS SELECTED BY OWNER. BEADBOARD, CAP & BASE TO BE PREPARED FOR PAINTING AS REQUIRED.
- C-5. CONTRACTOR TO SUPPLY & INSTALL FULLY TILED SHOWER (FULL HT. ON WALLS W/ 18" TILED SHOWER SEAT/BENCH PER OWNER. PROVIDE RECESSED & TILED STORAGE NICHE 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 CAB. EACH SIDE WALL OF VANITY (COORD. W/ OWNER).
- C-6. CONTRACTOR TO SAW CUT NEW FULL HEIGHT OPENING IN EXIST STAIRWELL WALL AND PROVIDE INFILL WALL ON NEW KITCHEN SIDE OF EXIST STAIRWAY TO REMAIN. PATCH & REPAIR ALL EXIST FLOOR, LANDING, WALL & CEILING FINISHES TO MATCH ADJACENT SURFACES AS REQUIRED (V.I.F.).
- C-7. PROVIDE & INSTALL TILE BACKSPLASH CONT. ALONG KITCHEN BASE CABINETS (V.I.F.). TILE STYLE, PATTERN & COLOR AS SELECTED BY OWNER (COORD. EXACT LOCATIONS IN FIELD W/ OWNER). PROVIDE & INSTALL WD. STOOL & APRON TRIM @ WINDOW SILL ABOVE KITCHEN SINK.
- C-8. CONTRACTOR TO SUPPLY & INSTALL HOSE BIBB TO LOCATION AS SHOWN - COORD. W/ PLUMBING SUB-CONTRACTOR (COORD. EXACT LOCATION W/ OWNER).

FINISH NOTES & SPECS

- 1. CAULK 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 AS SELECTED BY OWNER. 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 SILLS THROUGHOUT SHALL BE TRIMMED WITH STOOL AND APRON - PROFILE AS SELECTED BY OWNER. ALL BASE TRIM THROUGHOUT TO BE 5" W/ SHOE MOLD. - PROFILE AS SELECTED BY OWNER.
- 7. ALL HARDWOOD & TILE FLOORING SHALL BE AS SELECTED BY OWNER. FINISH STAIN AS SELECTED BY OWNER. SATIN FINISH W/ 3-4 FINISH COATS POLY. 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 MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.

WINDOW NOTES

- 1. ALL WINDOWS TO BE ANDERSEN 400-SERIES. 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 2" EXTERIOR GRILLES AS SHOWN AND HALF INSECT SCREENS (TRUSSE). 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.

*NOTE: IF THE OWNER CHOOSES AN ALTERNATE METHOD OF OPENING PROTECTION AS PER CODE, THAT SYSTEM SHALL BE INSTALLED AND/OR STORED ON SITE IN STRICT CONFORMANCE WITH SECTION R301.2.1.2 OF THE 2015 IRC, NEW JERSEY EDITION.
 3. ALL WINDOWS SHALL HAVE A MINIMUM PG RATING OF 50.
 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 FIREPLACE HEARTHS, BATHUBS, 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 SOLID OR BUILT UP USING 2x MEMBERS.

SCHEDULE OF STRUCTURAL MATERIALS

| | DESCRIPTION | PROPERTIES |
|------------------------------|--|---|
| FRAMING LUMBER | DOUGLAS FIR #2 (SEE DWGS. FOR SIZE AND SPACING) | F _b = 825 P.S.I. F _v = 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 GR25 LOUISIANA PACIFIC LP130 OR EQUAL OR BETTER |
| FLOOR FRAMING (CONVENTIONAL) | DOUGLAS FIR #2 (SEE DWGS. FOR SIZE AND SPACING) | F _b = 825 P.S.I. F _v = 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-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-D (EXTERIOR) APA SPAN RATED |
| ROOF SHEATHING | 1/2" PLYWOOD (16" O.C.) | GRADE C-D (EXTERIOR) APA SPAN RATED |

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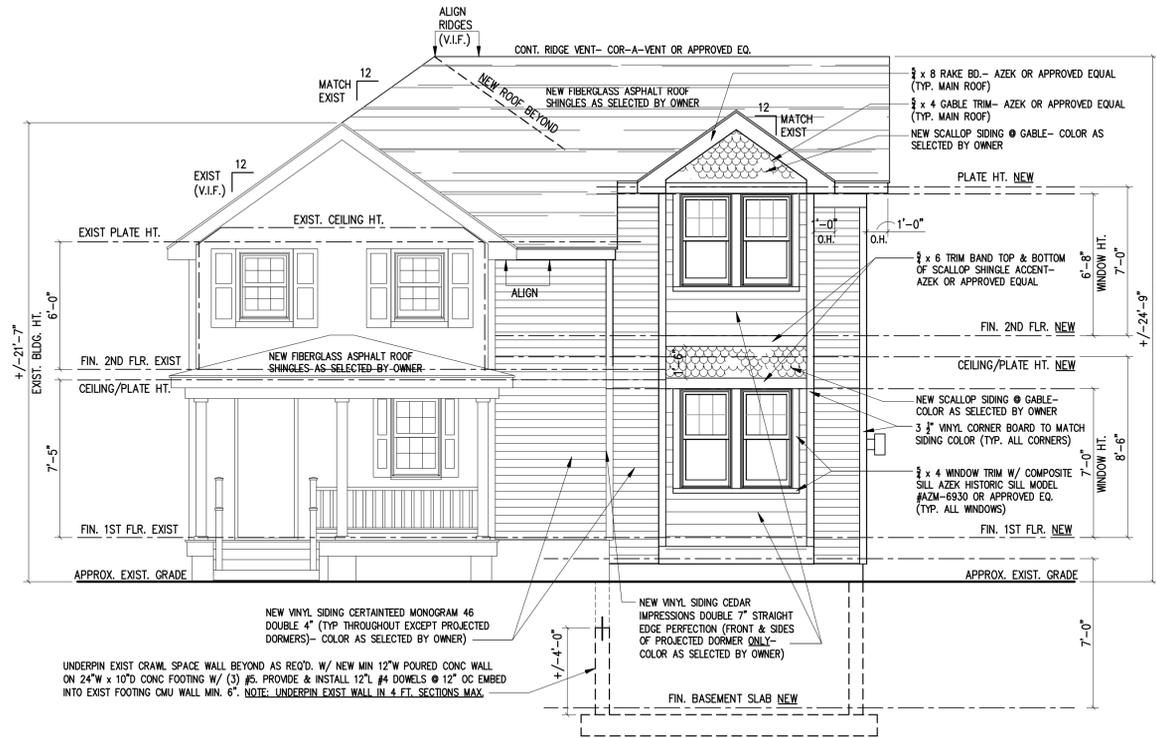
CLIENT: MR. WALTER & SUSAN YOUNGHANS
 506 NEWARK AVENUE
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CONSULTANTS: ADDITION & ALTERATIONS to YOUNGHANS RESIDENCE
 BLOCK 7 / LOT 6
 506 NEWARK AVENUE
 BRADLEY BEACH, NJ 07720

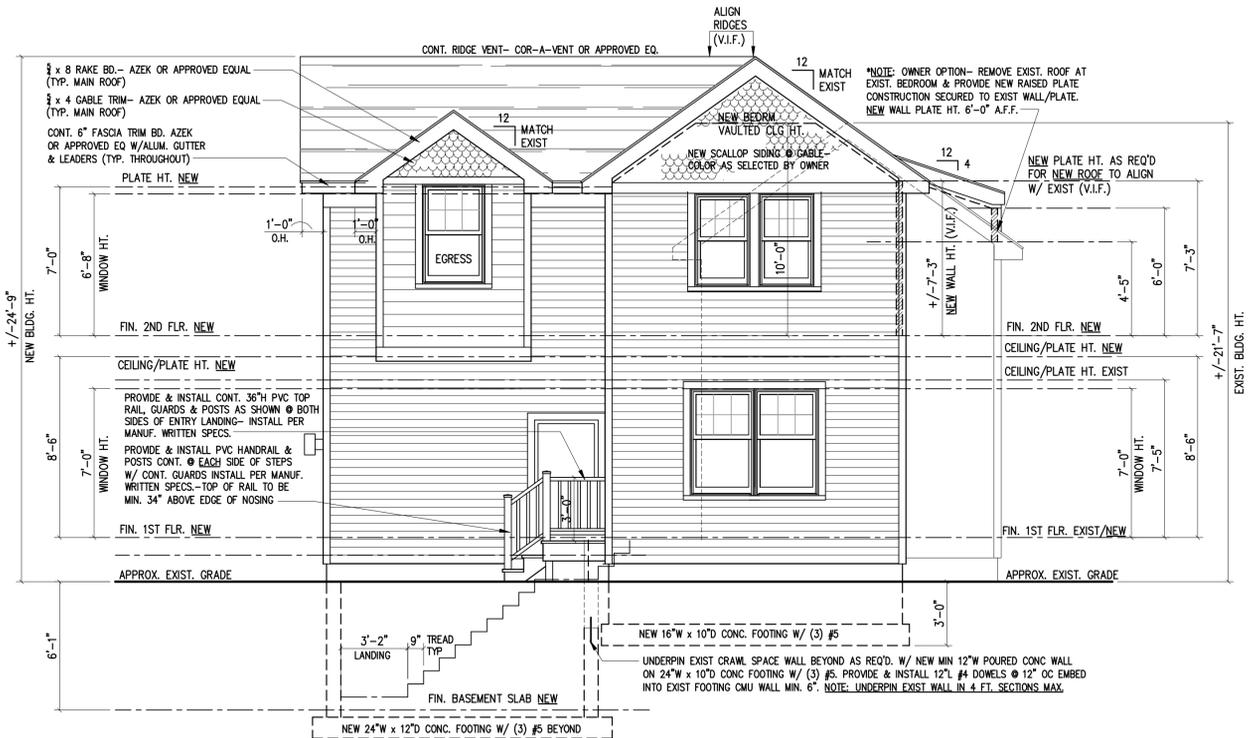
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 ISSUED TO CLIENT FOR BID/CONSTRUCTION: 07/27/20
 DATE: 07/27/20
 ISSUED TO CLIENT FOR FINAL REVIEW: 07/27/20
 DATE: 07/27/20

SCALE: AS NOTED
 DRAWN BY: MJM
 PROJECT MANAGER: MJM
 JOB NUMBER: 18-04R
 DATE: 10.26.18

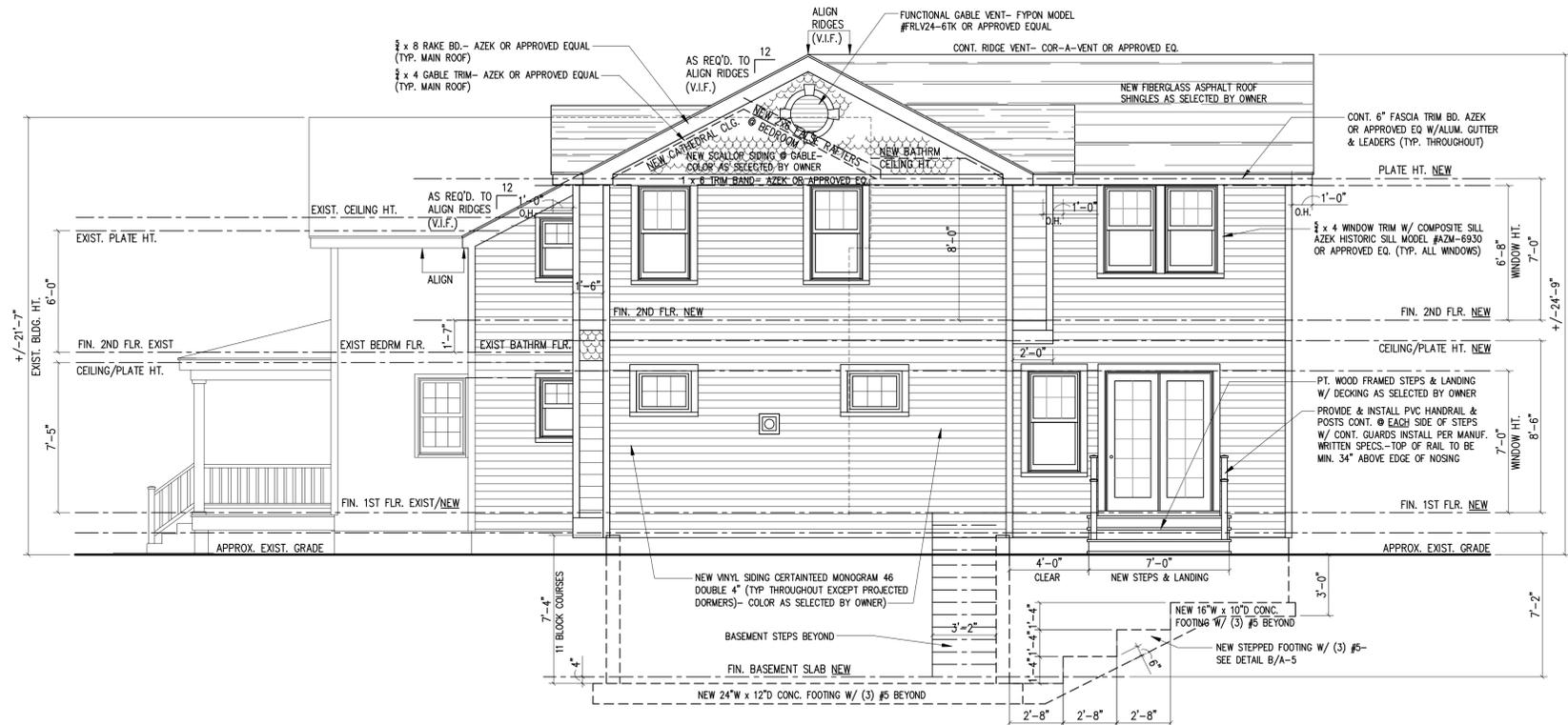
FLOOR PLANS & NOTES
A-3



1 FRONT (SOUTH) ELEVATION
A-4 SCALE: 1/4" = 1'-0"



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



2 RIGHT-SIDE (EAST) ELEVATION
A-4 SCALE: 1/4" = 1'-0"

| | | |
|---------------------------------------|----------|------|
| ISSUED TO CLIENT FOR BID/CONSTRUCTION | 07/27/20 | DATE |
| REVISION / ISSUED TO | No | |

CONSULTANTS

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PROJECT
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PROJECT MANAGER MJM
DRAWN BY MJM
SCALE AS NOTED
DATE 10.26.18

JOB NUMBER 18-04R
TITLE FRONT & LEFT-SIDE ELEVATIONS

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

DRAWING No. **A-4**