

NEWARK AVENUE
PLOT PLAN
SCALE: 1" = 5'-0"

ALL INFORMATION NOTED ON THIS SITE PLAN IS TAKEN FROM A REVISED SURVEY DATED 5-16-22 & PREPARED BY FP & L ASSOCIATES, INC. P.E. & P.L.S.; 263 BRICK BLVD. SUITE 5, BRICK, N.J. 08723; JOHN W. LORD LIC #32455

CODE SUMMARY

- PLAN REVIEW AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE I.R.C./2018 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- XXX
- PROPOSED BLDG. WIDTH 32 FT. - MAX. ALLOW. BLDG. LENGTH XXX FT. PER WCFM 120 MPH EXPOSURE B - ACTUAL LENGTH 50.0 FT.
- MAX. ALLOW. BUILDING HEIGHT TO MEAN ROOF HT. - 33 FT.
- USE GROUP: RS
- 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	12
VOLUME CEILING	30	15
ROOF	30	15
EXTERIOR WOOD DECK	40	12

ZONING SUMMARY

- LOCAL ZONING: R-1
- BLOCK 10/ LOT 25.02
- NEW CONSTRUCTION:

FLOOR	S.F.
BASEMENT	1,205 S.F.
GROUND FLOOR W/COVERED PORCH	1,386 S.F.
SECOND FLOOR	1,270 S.F.
HABITABLE ATTIC (OVER 5 FT. CLG.)	800 S.F.
TOTAL	4,702 S.F.
DETACHED GARAGE	240 S.F.
HABITABLE ATTIC (OVER 7 FT. CEILING) *FIRE **TYPE 5A CONSTRUCTION REQUIRED	512 S.F. (40.3%)
- AREA LARGEST FLOOR: 1,270 S.F.
- NEW BLDG. VOLUME- PRINCIPLE BLDG.: 42,000 C.F.
- LOT:

	PROPOSED	EXIST.
MIN. AREA	5,000 S.F.	4,650 S.F. (EXIST)**
MIN. WIDTH	50 FT.	30 FT. (EXIST)**
MIN. DEPTH	100 FT.	83 FT. (EXIST)**
MAX. BLDG. COVERAGE	35% (1,628 S.F.)	34.9% (1,628 S.F.)
MAX. IMPERVIOUS COVERAGE	60% (2,790 S.F.)	53.8% (2,504 S.F.)
- PRINCIPLE BUILDING:

	PROPOSED	EXIST.
FRONT YARD SETBACK	10.19 FT. AVERAGE	10.25 FT. (NEW)
SIDE YARD SETBACK (1)	5 FT.	5 FT. (NEW)
SIDE YARD SETBACK (2)	10 FT.	13 FT. (NEW)
REAR YARD SETBACK	25 FT.	40.0 FT. (NEW)
MAXIMUM HEIGHT	35 FT.	34.83 FT. (NEW)
STORIES	2 1/2	2 1/2 (NEW)
- IMPERVIOUS CALCS:

	S.F.
BUILDINGS	1,626 S.F.
FRONT YARD WALKS, STEPS, WALLS	68 S.F.
SIDE YARD DRIVEWAY, WALKS, STEPS	668 S.F.
REAR YARD ENTRY PLATFORM, STEPS, DECK	122 S.F.
CONDENSER PAD(S)	20 S.F.
TOTAL	(53.8%) 2,504 S.F.

GENERAL NOTES

- PROPERTY IS KNOWN AS BLOCK 10 LOT 25.02 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY.
- PROPERTY IS LOCATED IN THE R-1 RESIDENTIAL ZONE.
- APPLICANT: MR. SCOTT & SUSAN SCHWARTZ, 45 CARTWRIGHT DRIVE, PRINCETON JUNCTION, N.J. 08550
- NEW 2 1/2 STORY PRINCIPLE BUILDING W/ DETACHED ONE-CAR GARAGE PER ARCHITECTURAL PLANS.
- DRIVEWAY SHALL BE CONCRETE PAVEMENT SYSTEM AS APPROVED BY LOCAL ENGINEER.
- ON SITE WALKWAYS TO BE AS SELECTED BY OWNER.
- ALL OTHER AREAS SHALL BE LANDSCAPED OR GRASS.
- EXISTING CURBS AND/OR PUBLIC SIDEWALKS SHALL BE REPLACED AS DETERMINED BY BOROUGH ENGINEER.
- PROPERTY SHALL BE SERVICED BY EXISTING PUBLIC SEWER & WATER SERVICES.

ISSUED TO CLIENT FOR PERMIT/CONSTRUCTION	ISSUED TO CLIENT FOR BID	ISSUED TO CLIENT FOR ZONING PERMIT	PROGRESS ISSUED TO CLIENT FOR REVIEW & COMMENT	REVISION / ISSUED TO
02/24/23	07/24/23	07/23/23	01/10/23	DATE
				No

CONSULTANTS

CLIENT: MR. SCOTT & SUSAN SCHWARTZ
45 CARTWRIGHT DRIVE
PRINCETON JUNCTION, NJ 08550

PROJECT: NEW CUSTOM RESIDENCE
BLOCK 10/ LOT 25.02
208 1/2 NEWARK AVENUE
BRADLEY BEACH, NJ 07720

MOSS ARCHITECTURE LLC
429 MONMOUTH AVENUE
BRADLEY BEACH, NJ 07720
PH: 732.387.6501
EMAIL: mof@mossearchitect.com

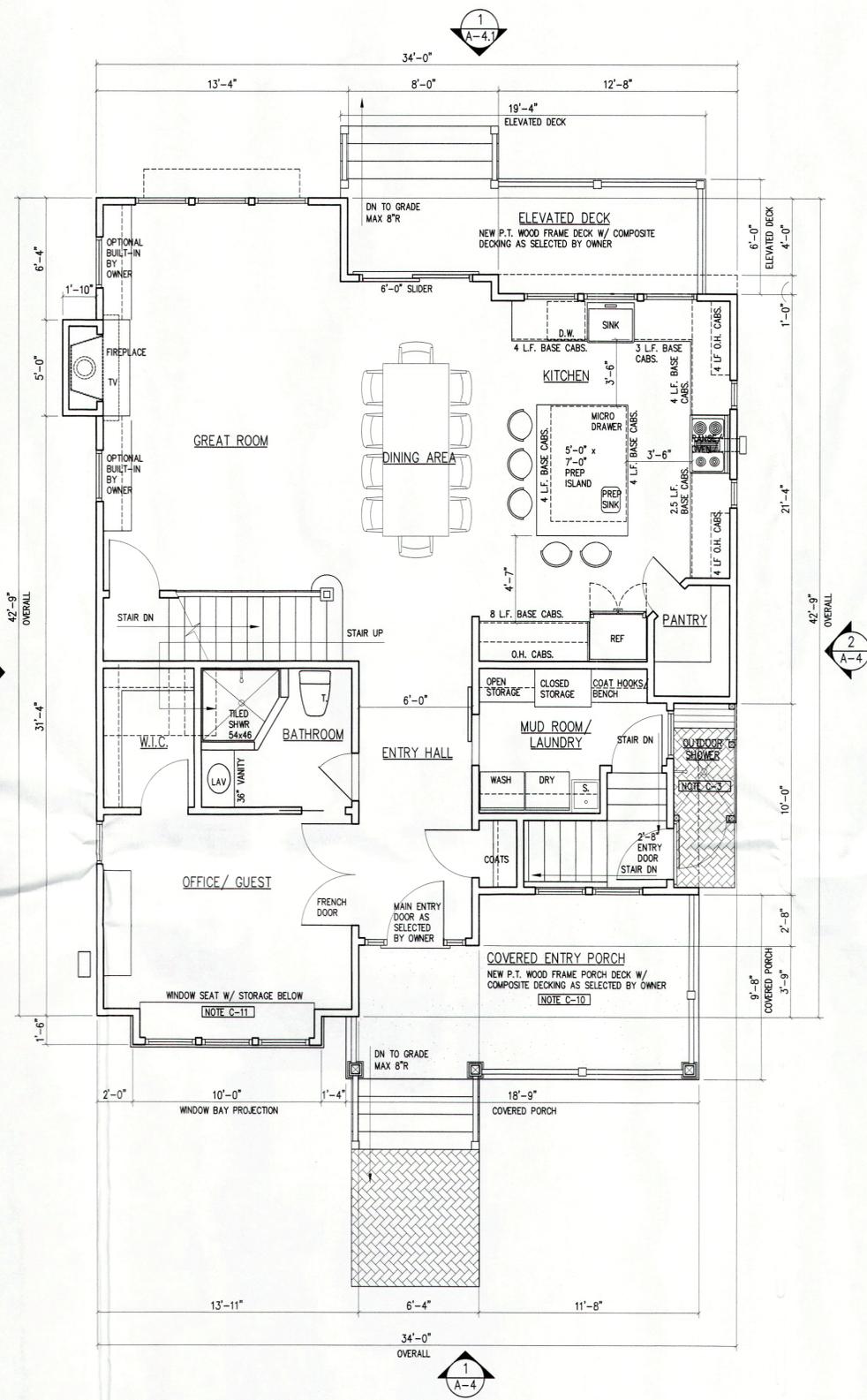
PROJECT MANAGER: M.J.M.
DRAWN BY: M.J.M.
DATE: 06.17.22

JOB NUMBER: H22-01
SCALE: AS NOTED

TITLE: SITE DEMOLITION PLAN, PLOT PLAN & NOTES

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

A-0



1 A-2 FIRST FLOOR PLAN

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

****NOTE:**
 ALL EXTERIOR WALL FRAMING SHALL BE 2 x 6 STUDS @ 16" O.C. W/ R-19 BATT INSULATION
 *DUCT 2" FROM ALL DIMENSIONS TAKEN FROM EXTERIOR WALL STUDS

***NOTE: SEE DWG. 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 PLYWD 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.

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 = 1,800,000 P.S.I.
FLOOR FRAMING (I-JOISTS) PREMANUFACTURED I-SERIES JOISTS (SEE DWGS. FOR SIZE AND SPACING)	TRUS JOIST SERIES 280 GEORGIA PACIFIC OR LOUISIANA PACIFIC (P30 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 = 1,800,000 P.S.I.
SUB-FLOOR 3/4" T&G PLYWOOD OR 3/4" T&G O.S.B.	"STRIP-1-FLOOR" / IFA 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

CONSTRUCTION NOTES

- C-3. PROVIDE & INSTALL FOLDING DOOR SYSTEM W/ ON FLOOR DRAINAGE SILL-ANDERSEN FOLDING DOORS. 8'-0" H x 12'-0" L 4-PANEL (3,1R ARRANGEMENT); CONTEMPORARY PANEL STYLE; BLACK EXTERIOR FRAME, INTERIOR FINISH AS SELECTED BY OWNER; HIGH PERFORMANCE LOW-E TEMPERED GLAZING; ALL HARDWARE STYLE & FINISH AS SELECTED BY OWNER. PROVIDE INSECT SCREEN AS REQUIRED - PHANTOM SCREENS OR APPROVED EQUAL.
- C-6. CONTRACTOR TO SUPPLY & INSTALL WALL HUNG COMPACT ELONGATED TOILET-KOHLER VELL MODEL #K-6299 W/ IN WALL TANK & CARRIER SYSTEM PER OWNER. COLOR AS SELECTED BY OWNER. INSTALL PER MANUF. WRITTEN SPECS.
- C-7. SOUND CONTROL WALLS: CONTRACTOR TO SUPPLY & INSTALL (2) LAYERS 5/8" SHEETROCK W/ CERTAINTED GREEN GLUE NOISE REDUCER COMPOUND BETWEEN LAYERS. CAULK ALL SEAMS & OPENINGS W/ GREEN GLUE. PROVIDE & INSTALL 3" ROCKWOOL SAFE & SOUND INSULATION THROUGHOUT WALL CAVITY. INSTALL ALL PRODUCTS PER MANUF. WRITTEN SPECS.
- C-8. CEILING FINISH: CONTRACTOR TO SUPPLY & INSTALL (2) LAYERS 5/8" SHEETROCK W/ CERTAINTED GREEN GLUE NOISE REDUCER COMPOUND BETWEEN LAYERS. CAULK ALL SEAMS & OPENINGS W/ GREEN GLUE. PROVIDE & INSTALL 6" ROCKWOOL SAFE & SOUND INSULATION THROUGHOUT FLOOR/CEILING CAVITY. INSTALL ALL PRODUCTS PER MANUF. WRITTEN SPECS. (TYP. THROUGHOUT FIRST FLOOR/CEILING ASSEMBLY)
- C-12. CONTRACTOR TO FABRICATE & INSTALL NEW 24" W x 36" D CUSTOM UNDER STAIR COAT CLOSET/DRAWER AS DIRECTED BY OWNER.
- C-13. CONTRACTOR TO SUPPLY & INSTALL DOOR ACTIVATED CLOSET LIGHT FIXTURE(S) THROUGHOUT AS DIRECTED BY OWNER.
- C-14. CONTRACTOR TO SUPPLY & INSTALL ONE PIECE TANKLESS DUAL FLUSH TOILET AS SELECTED BY OWNER. INSTALL PER MANUF. WRITTEN SPECS.

- C-1. CONTRACTOR TO SUPPLY & INSTALL HOSE BIBB TO LOCATION AS SHOWN - COORD. W/ PLUMBING SUB-CONTRACTOR (COORD. EXACT LOCATION W/ OWNER).
- C-2. CONTRACTOR TO SUPPLY & INSTALL GAS PIPE OUTLET FOR GRILL TO LOCATION INDICATED - COORD. W/ PLUMBING SUB-CONTRACTOR (SEE GAS RISER DIAGRAM FOR PIPE SIZE & COORD. EXACT LOCATION W/ OWNER).
- C-3. CONTRACTOR TO SUPPLY & INSTALL 3" SANITARY DRAIN LINE FROM OUTDOOR SHOWER LOCATION AS SHOWN - COORD. W/ PLUMBING SUB-CONTRACTOR. CONNECT TO INTERIOR SANITARY DRAIN PIPING AS REQ'D. (V.I.F.). PROVIDE & INSTALL HOT & COLD WATER SUPPLY W/ INTERIOR SHUT OFF VALVES TO SHOWER LOCATION AS SHOWN. PROVIDE & INSTALL DIVERTER, TRIM & SHOWER HEAD AS SELECTED BY OWNER.
- C-4. PROVIDE & INSTALL CROWN MOLDING AT PERIMETER OF CEILING THROUGHOUT OPEN AREA (GREAT ROOM/DINING AREA/KITCHEN). STYLE & PROFILE AS SELECTED BY OWNER.
- C-5. PROVIDE & INSTALL TILE BACKSPASH 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-6. CONTRACTOR TO SUPPLY & INSTALL DIRECT VENT GAS FIREPLACE - MENDOTA MODEL #V42 FULL VIEW, EXPRESSO FLAT PANEL LINER; WIDE GRACE SWEDISH NICKEL FRONT; WHITE OAK HD LOG SET & ACCESSORIES AS SELECTED BY OWNER W/ REMOTE CONTROL. PROVIDE & INSTALL REQUIRED THROUGH WALL VENT & MANUF. APPROVED THRU-WALL VENT TERMINATION CAP W/ HEAT SHIELD AS REQ'D. ALL FIREPLACE SURROUND, MANTEL & HEARTH DESIGN AND FINISHES CUSTOM AS SELECTED BY OWNER.
- C-7. 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 BACKSPASH @ VANITY AS DIRECTED BY OWNER. INSTALL ONE (1) RECESSED MEDICINE CAB. EACH SIDE WALL OF VANITY (COORD. W/ OWNER).
- C-8. CONTRACTOR TO SUPPLY & INSTALL 42" HIGH PVC BEADBOARD WAINSCOT AT ALL PERIMETER BATHROOM WALLS. PROVIDE & INSTALL CONTINUOUS CAP PAUL/BUILDING AS SELECTED BY OWNER & CONTINUOUS 4" BASE AS SELECTED BY OWNER. BEADBOARD, CAP & BASE TO BE PREPARED FOR PAINTING AS REQUIRED.
- C-9. CONTRACTOR TO SUPPLY & INSTALL SOUND ATTENUATION INSULATION IN ALL WALLS AT ALL BATHROOMS AND BETWEEN ADJOINING BEDROOM WALLS. INSTALL 3" ROCKWOOL SAFE & SOUND INSULATION OR APPROVED EQUAL.
- C-10. CONTRACTOR TO SUPPLY & INSTALL NEW BEADBOARD PANELS W/ CONT. CROWN MOLDING AT UNDERSIDE OF NEW DECK STRUCTURE/PORCH CEILING - RESTORATION MILLWORK BEADBOARD PANELS OR APPROVED EQUAL - PAINT COLOR AS SELECTED BY OWNER.
- C-11. CONTRACTOR TO INSTALL CUSTOM 18" H PLATFORM/SEAT W/ STORAGE DRAWERS BELOW AS DIRECTED BY OWNER. FINISHES & HARDWARE AS SELECTED BY OWNER.
- C-12. CONTRACTOR TO FABRICATE & INSTALL NEW 24" W x 36" D CUSTOM UNDER STAIR STORAGE DRAWERS AS DIRECTED BY 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.
 *PROVIDE & INSTALL CODE APPROVED CONTINUOUS INSULATION STOP L-2" FROM EDGE OF EXTERIOR SHEATHING AT ALL EXTERIOR WINDOWS & DOORS.
4. ALL GYPSUM BD WALLS SHALL BE TAPED, SPACKLED, SANDED SMOOTH & 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 AND TRIM 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 STOOD AND APRON - PROFILE AS SELECTED BY OWNER. ALL BASE TRIM THROUGHOUT TO BE 5" H W/ SHOE MOLD. - PROFILE AS SELECTED BY OWNER.
7. ALL HARDWOOD FLOORING TO BE 7" W MANNINGTON NORMANDY OAK BRULLEE. 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 BATHROOM/MUDROOM PORCELAIN TILE FLOORING AS SELECTED BY OWNER.
9. 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 WOODRIGHT 400 SERIES; DOUBLE HUNG EXCEPT WHERE NOTED. SIZES AS SHOWN ON PLANS. ALL WINDOWS & FRENCH DOORS/SLIDERS TO BE GLAZED EXTERIOR & INTERIOR FINISH. ALL WINDOWS/DOORS TO HAVE HIGH PERFORMANCE LOW-E IMPACT GLAZING; FULL DIVIDED LIGHT W/ INTERIOR AND 3" EXTERIOR GRILLES AS SHOWN AND HALF INSECT SCREENS (TRUSCEND). PROVIDE INTERIOR MOUNTED LFT HARDWARE. HARDWARE AS SELECTED BY OWNER. ORDER EXTERIOR JAMBS TO MATCH SELECTED INTERIOR FINISH FOR 2 x 6 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 2018 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 (I.E. PLYWD PANELS AND SCREWS TO SECURE PANELS) SHALL BE INSTALLED AND/OR STORED ON SITE IN STRICT COMPLIANCE WITH SECTION R301.2.1.2 OF THE 2018 IRC, NEW JERSEY EDITION.
3. ALL WINDOWS SHALL HAVE A MINIMUM PG/DP RATING OF 40
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 PREFRACE HEARTH(S), BATHROOM 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 16'-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.

ISSUED TO GC FOR PERMIT/CONSTRUCTION	ISSUED TO CLIENT FOR BID	ISSUED TO CLIENT FOR ZONING PERMIT	PROGRESS ISSUED TO CLIENT FOR REVIEW	REVISION / ISSUED TO
02/17/23	01/15/23	01/15/23	01/15/23	DATE
				No

CONSULTANTS

CLIENT
MR. SCOTT & SUSAN SCHWARTZ
 45 CARTWRIGHT DRIVE
 PRINCETON JUNCTION, NJ 08550

PROJECT
 NEW CUSTOM RESIDENCE
 BLOCK 10/ LOT 25.02
 208 1/2 NEWARK AVENUE
 BRADLEY BEACH, NJ 07720

ARCHITECT
MOSS ARCHITECTURE LLC
 629 MONMOUTH AVENUE
 BRADLEY BEACH, NJ 07720
 Phone: 732.557.8311
 Email: m.jrossarch@gmail.com

SCALE: AS NOTED

DATE: 06.17.22

PROJECT MANAGER: M.A.M.

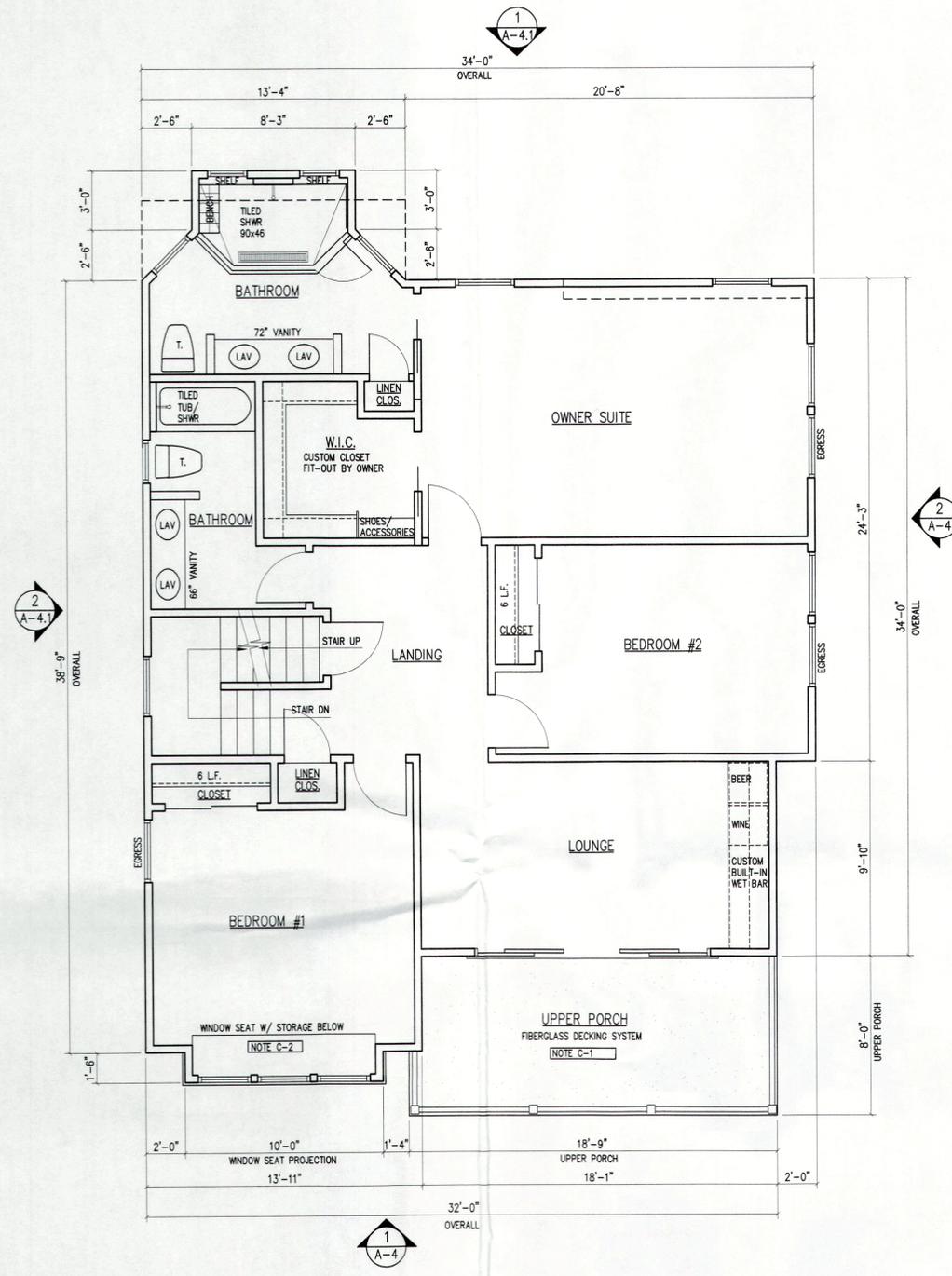
DRAWN BY: M.A.M.

COR NUMBER: H22-01

TITLE: FIRST FLOOR PLAN & NOTES

ARCHITECT
 MICHAEL J. MOSS
 Lic. No. AL-15000

DRAWING No. **A-2**



1
A-3 **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"
NOTE: ALL DIMENSIONS FROM FACE TO FACE OF FINISHED WALLS U.O.N.

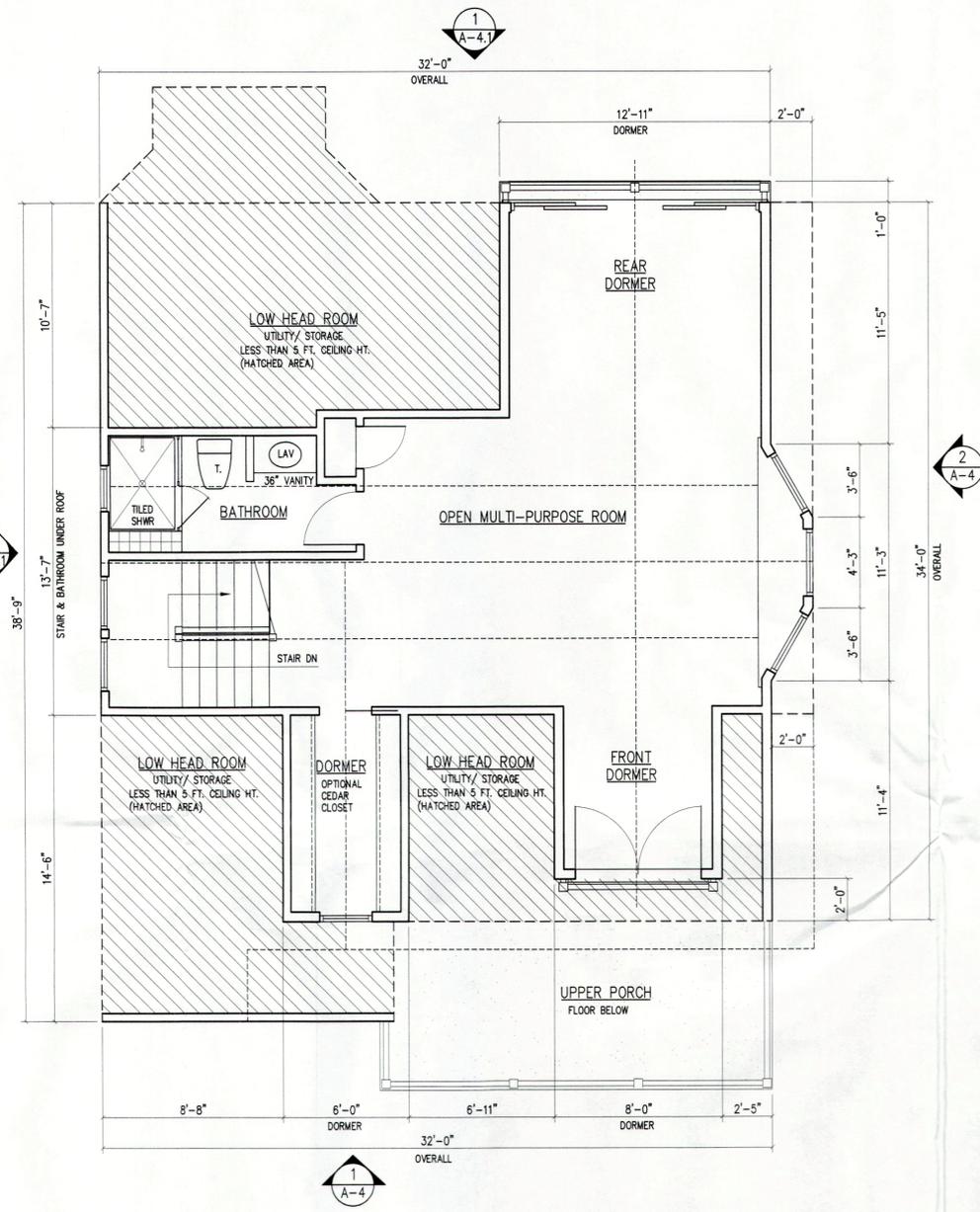
TOTAL FLOOR AREA: 1,270 S.F.

****NOTE:**
ALL EXTERIOR WALL FRAMING SHALL BE 2 x 6 STUDS @ 16" O.C. W/ R-19 BATT INSULATION
*DEDUCT 2" FROM ALL DIMENSIONS TAKEN FROM EXTERIOR WALL STUDS

***NOTE: SEE DWG. 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 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.



2
A-3 **HABITABLE ATTIC PLAN**
SCALE: 1/4" = 1'-0"
NOTE: ALL DIMENSIONS FROM FACE TO FACE OF FINISHED WALLS U.O.N.

ZONING:
TOTAL AREA : 600 S.F. (47.2%)
TOTAL FLOOR AREA FLOOR BELOW: 1,270 S.F.

FIRE:
TOTAL AREA 7 FT. CEILING HEIGHT OR MORE: XX S.F./ 33.0%

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 220 GEORGIA PACIFIC OR 225 LOUISIANA PACIFIC LR30 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

CONSTRUCTION NOTES

- C-1. CONTRACTOR TO SUPPLY & INSTALL FIBERGLASS DECKING SYSTEM ON DECK/BALCONY SURFACE OVER 1/2" AC APA RATED TROUGH SANKED PLYWD. PRE-COATED W/ SHOP APPLIED FIBERGLASS RESIN OVER 5/8" AC APA RATED PLYWD. BASE 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-2. CONTRACTOR TO INSTALL CUSTOM 18" PLATFORM/SEAT W/ STORAGE DRAWERS BELOW AS DIRECTED BY OWNER. FINISHES & HARDWARE AS SELECTED BY OWNER.
- C-3. CONTRACTOR TO SUPPLY & INSTALL PRE-FAB WASHER PAN & 2" FLOOR DRAIN @ WASHER LOCATION (COORD. W/ OWNER EXACT LOCATION)
- C-4. CONTRACTOR TO SUPPLY & INSTALL 48" HIGH CERAMIC TILE WAINSCOT AT ALL PERIMETER BATHROOM WALLS. TILE SIZE, ACCENTS, STYLE & COLOR AS SELECTED BY OWNER. PROVIDE & INSTALL CONTINUOUS BALLNOSE TILE @ TOP AND EDGES. PROVIDE COVE BASE AS SELECTED BY OWNER.
- C-5. CONTRACTOR TO SUPPLY & INSTALL 42" HIGH PVC BEADBOARD WAINSCOT 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 PREPED FOR PAINTING AS REQUIRED.
- C-6. CONTRACTOR TO SUPPLY & INSTALL SOUND ATTENUATION INSULATION IN ALL WALLS, CEILING & FLOORS AT ALL BATHROOMS AND ADJOINING BEDROOM WALLS. INSTALL CERTAINTED NOISEREDUCER SOUND CONTROL BATS OF APPROVED EQUAL.
- C-7. 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 BACKSLASH @ VANITY AS DIRECTED BY OWNER. INSTALL ONE (1) RECESSED MEDICINE CABINETS EACH SIDE WALL OF VANITY (COORD. W/ OWNER).
- C-8. CONTRACTOR TO SUPPLY & INSTALL ROUGH PLUMBING IN FLOORS & WALLS PER FUTURE LAYOUT AS SHOWN. CUT AND CAP AS REQUIRED. ALL BATHROOM WALLS TO BE FRAMED AND SHEETROCKED AS PER LAYOUT SHOWN (COORD. EXACT SCOPE OF FINISH WORK W/ OWNER).
- C-9. PROVIDE & INSTALL CROWN MOLDING AT PERIMETER OF CEILING THROUGHOUT. STYLE & PROFILE AS SELECTED BY OWNER.
- C-10. ALL ATTIC LEVEL EXTERIOR DORMER WALLS & KNEE WALLS TO BE 2x6 FRAMING W/ R-19 BATT INSULATION THROUGHOUT.

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 NEW INTERIOR DOORS TO MATCH EXISTING. PAINTED DOORS SHALL BE PAINT GRADE AND DOORS TO BE STAIN GRAD. 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 STOOD AND APRON- PROFILE AS SELECTED BY OWNER. ALL BASE TRIM THROUGHOUT TO BE 5" W/ SHOE MLDG- 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 MANUFACTURERS 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 (TRUSSCENE). PROVIDE INTERIOR MOUNTED LFT 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 2018 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 PG/DP RATING OF 40
- 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 HEARTHES, BATHROOMS, 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 CARPORT 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, GIRDERS, 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.

MOSS ARCHITECTURE LLC
429 MONMOUTH AVENUE
BRADLEY BEACH, NJ 07720
Bus: 732.367.8311
Email: mrossarch@msa.com

MR. SCOTT & SUSAN SCHWARTZ
45 CARTWRIGHT DRIVE
PRINCETON JUNCTION, NJ 08550

NEW CUSTOM RESIDENCE
BLOCK 10/ LOT 25.02
208 1/2 NEWARK AVENUE
BRADLEY BEACH, NJ 07720

ISSUED TO GC FOR PERMIT/CONSTRUCTION: 02/14/23
ISSUED TO CLIENT FOR BID: 07/14/23
ISSUED TO CLIENT FOR ZONING PERMIT: 07/23/23
PROGRESS ISSUED TO CLIENT FOR REVIEW & COMMENT: 07/10/23

DATE: _____
REVISION / ISSUED TO: _____

DATE: 06.17.22

SCALE: AS NOTED

DRAWN BY: M/M

PROJECT MANAGER: M/M

JOB NUMBER: H22-01

DATE: 06.17.22

PROJECT TITLE: SECOND & HABITABLE ATTIC FLOOR PLANS

PROJECT NO: A-1-15000

DRAWING NO: **A-3**



1 REAR (NORTH) ELEVATION
 A-4.1 SCALE: 1/4" = 1'-0"



2 LEFT-SIDE (WEST) ELEVATION
 A-4.1 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE			
ITEM	DESCRIPTION	MANUFACTURER/ MODEL #/ STYLE/ COLOR	REMARKS
1	FIBER CEMENT SIDING	HARDIEBOARD- HARDIEPLANK SMOOTH LAP 6" EXPOSURE- COLOR ARCTIC WHITE.	INSTALL IN STRICT CONFORMANCE W/ MANUF. WRITTEN SPECS. & DETAILS. USE HARDIEWRAP WEATHER BARRIER & SEAM TAPE.
2	FIBER CEMENT SIDING	BASE BID: WOODTONE SIDING W/HARDIEPLANK SUBSTRATE 8" EXPOSURE- COLOR AS SELECTED BY OWNER. ALTERNATE BID: HARDIEBOARD- HARDIEPLANK SELECT CEDAR MILL LAP 8" EXPOSURE- COLOR AS SELECTED BY OWNER.	
3	FIBER CEMENT SIDING	HARDIEBOARD- HARDIEPLANK SMOOTH VERTICAL BD W/ HARDIETRIM BATTEN BDS @ 16" O.C.- COLOR ARCTIC WHITE	
4	THIN STONE VENEER	CULTURE STONE BY BORAL AMERICA- STYLE & COLOR AS SELECTED BY OWNER. PROVIDE 90 DEGREE CORNER PIECES ON ALL OUTSIDE CORNERS.	TYPICAL ALL EXPOSED CMU PIER SURFACES, PORCH WALLS AND PLANTER WALLS AS SHOWN.
4A	LIMESTONE WALL CAP/ SEAT	2" THICK W/ ROCK FACE EXPOSED EDGES	CAP/SEAT CONT. AT ALL PORCH/PLANTER WALLS. INCLUDE 1" OVERHANG EACH SIDE OF FINISHED WALL (COORD. W/ FIN. MATERIALS SELECTED)
5	METAL ROOF SYSTEM	ATAS INTERNATIONAL 36" STANDING SEAM SHINGLE ROOF SYSTEM W CONT. DRIP EDGE & HEADWALL CLOSURE AT EDGES AS REQ'D.. COLOR AS SELECTED BY OWNER.	CONT. UPPER ROOF DORMERS AS SHOWN; ENTRY CANOPY AND WINDOW BOX PROJECTIONS ON WEST ELEVATION
6	FIBERGLASS/ASPHALT ROOF SHINGLES	GAF TIMBERLINE ULTRA HD SHINGLES- COLOR AS SELECTED BY OWNER	TYPICAL THROUGHOUT MAIN ROOF AND DORMERS AS SHOWN. INSTALL IN STRICT CONFORMANCE W/ MANUF. WRITTEN SPECS. & DETAILS.
7	ROOF RIDGE VENT	GAF COBRA EXHAUST VENT CONTINUOUS ROLL W/ TIMBERTEX RIDGE/HIP CAP SHINGLES INSTALLED OVER VENT- COLOR TO MATCH MAIN ROOF	INSTALL IN STRICT CONFORMANCE W/ MANUF. WRITTEN SPECS. & DETAILS.
8	COMPOSITE TRIM CORNERBOARD	5/4 x 4 x 4 CORNER BOARD- AZEK OR APPROVED EQUAL.	TYPICAL ALL OUTSIDE CORNERS AS SHOWN ON ELEVATIONS. PROVIDE COLOR MATCH HARDIE CASING AT JOINTS
9	COMPOSITE WINDOW TRIM	5/4 x 4 TRIMBOARD- AZEK OR APPROVED EQUAL	TYPICAL ALL WINDOWS & DOORS THROUGHOUT.
10	COMPOSITE WINDOW SILL TRIM	HISTORIC SILL - AZEK MODEL #AZM-6930 OR APPROVED EQUAL.	TYPICAL ALL WINDOWS THROUGHOUT.
11	COMPOSITE RAKE BOARD	5/4 x 8 TRIMBOARD- AZEK OR APPROVED EQUAL	TYPICAL FACE OF ALL GABLE ROOF OVERHANGS AS SHOWN ON ELEVATIONS.
12	EXPOSED RAFTER TAILS	PROFILE AS SHOWN @ 16" O.C.	PRIME W/ OIL BASED PRIMER AND PROVIDE TWO FINISH COATS EXTERIOR PAINT- SHERWIN WILLIAMS OR APPROVED EQUAL
13	COMPOSITE FASCIA BOARD	5/4 x 6 TRIMBOARD- AZEK OR APPROVED EQUAL	
14	COMPOSITE CORNICE TRIM BOARD	5/4 x 8 TRIMBOARD- AZEK OR APPROVED EQUAL	TYPICAL TOP OF WALL UNDER ALL ROOF OVERHANGS AS SHOWN ON ELEVATIONS.
15	COMPOSITE BEADBOARD	1/2" SHEET - CERTAINTED RESTORATION MILLWORK OR APPROVED EQUAL.	UNDERSIDE OF COVERED PORCH; BALCONY; EAST AND SOUTH CANTILEVERED SOFFITS AND UNDERSIDE OF WINDOW BOX PROJECTIONS
16	VINYL BEADBOARD	CERTAINTED BEADED TRIPLE 2"- VARIOUS SIZES AS SHOWN	UNDERSIDE OF ALL EXPOSED SOFFITS AND ROOF OVERHANGS (TYP. THROUGHOUT)
17	CABLE RAIL SYSTEM	FEENEY DESIGNRAIL ALUM RAIL SYSTEM W/ 316 MARINE GRADE STAINLESS STEEL CABLE & FITTINGS @ RAIL SYSTEM AS SELECTED BY OWNER.	MAXIMUM 4" OPENING BETWEEN CABLE. STAIR KIT AT STEPS. INSTALL IN STRICT CONFORMANCE W/ MANUF. WRITTEN SPECS. & DETAILS.
18	FIBERGLASS ENTRY DOOR	3'-0"W x 7'-0"H THERMA-TRU @ AS SELECTED BY OWNER.	ORDER DOOR W/ TRU-DEFENSE DOOR SYSTEM. INSTALL IN STRICT ACCORDANCE W/ MANUF. WRITTEN SPECS. & DETAILS.
19	GREENHOUSE/GARDEN WINDOW	SPECIALTY WINDOW- VENTANA 2050I W/ LOW-E GLASS. INTERIOR FINISHES, SEAT BOARD AS PER OWNER. CUSTOM PAINT BLACK TO MATCH WINDOW COLOR.	ORDER W/ R-5 INSUL SEAT. INSTALL WINDOW ON 2x8 FRAME BASE W/R-30 HIGH DENSITY BATT INSUL. INSTALL IN STRICT CONFORMANCE W/ MANUF. WRITTEN SPECS. & DETAILS.
20	COMPOSITE CORNICE TRIM BOARD	5/4 x 4 ON 5/4 x 12 TRIMBOARD- AZEK OR APPROVED EQUAL. PAINT COLOR AS SELECTED BY OWNER	
21	4 x 4 STEEL TUBE COLUMN	COLUMN TO BE PAINTED BLACK TO MATCH NEW WINDOW FRAMES (TYP OF 2)	COLUMN & TOP AND BOTTOM PLATES TO BE FACTORY PRIMED W/ RUST RESISTANT PRIMER (SEE DWG. S-1 FOR ADDITIONAL INFO.)
22	ALUM. GUTTER & LEADER	STANDARD 5" SEAMLESS GUTTERS (TYP. THROUGHOUT AS SHOWN)	CONTRACTOR TO CONSULT ARCHITECT & OWNER FOR LOCATION/ROUTES OF ALL REQ'D. LEADERS PRIOR TO COMMENCEMENT OF GUTTER INSTALLATION
23	COMPOSITE FRAME SECURITY SCREEN	6" COMPOSITE DECK BOARD SLATS MATCH DECKING AS SELECTED BY OWNER	
24	12" COMPOSITE DECK FASCIA BOARD	MATCH DECK BOARD COLOR/STYLE AS SELECTED BY OWNER	

NOTES:

- ALL MATERIALS/PRODUCTS LISTED ABOVE MAY BE SUBSTITUTED AS APPROVED BY OWNER ONLY.
- ALL PRE-MANUFACTURED/ENGINEERED FINISH MATERIALS, PRODUCTS AND/OR SPECIALTY ITEMS AS SPECIFIED ON THESE DRAWINGS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
- ALL WINDOWS TO BE ANDERSEN- COASTAL WINDOWS W/ STORMWATCH PROTECTION/IMPACT GLAZING WHERE NOTED ON FLOOR PLANS ALL GRILLES 1/2" AS SHOWN ON THESE ELEVATIONS. SIZES AS SHOWN ON PLANS (SEE FLOOR PLAN DWGS. A-2 & A-3 FOR ADDITIONAL INFO.)
- CAULK PERIMETER OF ALL EXTERIOR WINDOWS & DOORS AS REQUIRED BY THE MANUFACTURER.
- PROVIDE & INSTALL CONTINUOUS BENT ALUMINUM HEAD FLASHING ABOVE ALL EXTERIOR WINDOW & DOOR CASING @ PROVIDE AZEK 1/2" x 4 INTEGRATED DRIP EDGE TRIM AT ALL WINDOW/ DOOR HEADS.

ISSUED TO GC FOR PERMIT/CONSTRUCTION 02/24/23
 ISSUED TO CLIENT FOR BID 01/24/23
 ISSUED TO CLIENT FOR ZONING PERMIT 07/23/23
 PROGRESS ISSUED TO CLIENT FOR REVIEW & COMMENT 07/07/23
 ISSUED TO CLIENT FOR REVIEW & COMMENT 12/10/22

CONSULTANTS

CLIENT

PROJECT

MR. SCOTT & SUSAN SCHWARTZ
 45 CARTWRIGHT DRIVE
 PRINCETON JUNCTION, NJ 08550

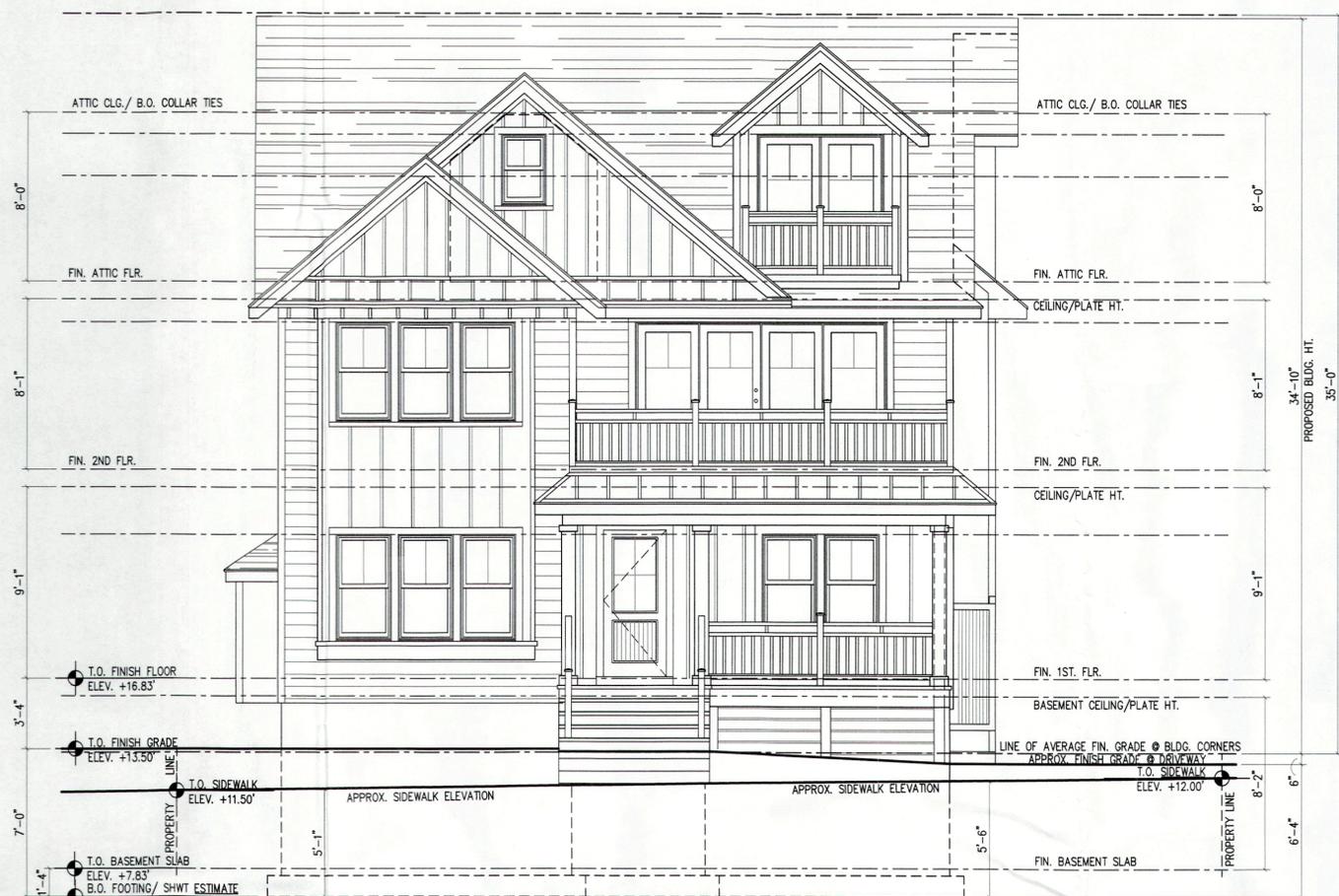
NEW CUSTOM RESIDENCE
 BLOCK 10/ LOT 25.02
 208 1/2 NEWARK AVENUE
 BRADLEY BEACH, NJ 07720

MOSS ARCHITECTURE LLC
 429 MONMOUTH AVENUE
 BRADLEY BEACH, NJ 07720
 BR. 732.567.8371
 EMAIL: m.j.moss@moarch.com

DATE 06.17.22
 SCALE AS NOTED
 DRAWN BY M.J.M.
 PROJECT MANAGER M.J.M.
 JOB NUMBER H22-01
 TITLE ELEVATIONS

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

DRAWING No. A-4.1



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



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

EXTERIOR FINISH SCHEDULE			
ITEM	DESCRIPTION	MANUFACTURER/ MODEL #/ STYLE/ COLOR	REMARKS
1	FIBER CEMENT SIDING	HARDIEBOARD- HARDIEPLANK SMOOTH LAP 6" EXPOSURE- COLOR ARCTIC WHITE.	INSTALL IN STRICT CONFORMANCE W/ MANUF. WRITTEN SPECS. & DETAILS. USE HARDIEWRAP WEATHER BARRIER & SEAM TAPE.
2	FIBER CEMENT SIDING	BASE BID: WOODTONE SIDING W/HARDIEPLANK SUBSTRATE 8" EXPOSURE- COLOR AS SELECTED BY OWNER. ALTERNATE BID: HARDIEBOARD- HARDIEPLANK SELECT CEDAR MILL LAP 8" EXPOSURE- COLOR AS SELECTED BY OWNER.	
3	FIBER CEMENT SIDING	HARDIEBOARD- HARDIEPANEL SMOOTH VERTICAL BD W/ HARDIETRIM BATTEN BDS @ 16" O.C.- COLOR ARCTIC WHITE	
4	THIN STONE VENEER	CULTURE STONE BY BORAL AMERICA- STYLE & COLOR AS SELECTED BY OWNER. PROVIDE 90 DEGREE CORNER PIECES ON ALL OUTSIDE CORNERS.	TYPICAL ALL EXPOSED CMU PIER SURFACES, PORCH WALLS AND PLANTER WALLS AS SHOWN.
4A	LIMESTONE WALL CAP/ SEAT	2" THICK W/ ROCK FACE EXPOSED EDGES	CAP/SEAT CONT. AT ALL PORCH/PLANTER WALLS. INCLUDE 1" OVERLAPS EACH SIDE OF FINISHED WALL (COORD. W/ FIN. MATERIALS SELECTED).
5	METAL ROOF SYSTEM	ATAS INTERNATIONAL 36" STANDING SEAM SHINGLE ROOF SYSTEM W CONT. DRIP EDGE & HEADWALL CLOSURE AT EDGES AS REQ'D. COLOR AS SELECTED BY OWNER.	CONT. UPPER ROOF DORMERS AS SHOWN; ENTRY CANOPY AND WINDOW BOX PROJECTIONS ON WEST ELEVATION
6	FIBERGLASS/ASPHALT ROOF SHINGLES	GAF TIMBERLINE ULTRA HD SHINGLES- COLOR AS SELECTED BY OWNER	TYPICAL THROUGHOUT MAIN ROOF AND DORMERS AS SHOWN. INSTALL IN STRICT CONFORMANCE W/ MANUF. WRITTEN SPECS. & DETAILS.
7	ROOF RIDGE VENT	GAF COBRA EXHAUST VENT CONTINUOUS ROLL W/ TIMBERTEX RIDGE/HIP CAP SHINGLES INSTALLED OVER VENT- COLOR TO MATCH MAIN ROOF	INSTALL IN STRICT CONFORMANCE W/ MANUF. WRITTEN SPECS. & DETAILS.
8	COMPOSITE TRIM CORNERBOARD	5/4 x 4 x 4 CORNER BOARD- AZEK OR APPROVED EQUAL	TYPICAL ALL OUTSIDE CORNERS AS SHOWN ON ELEVATIONS. PROVIDE COLOR MATCH HARDIE CAULKING AT JOINTS
9	COMPOSITE WINDOW TRIM	5/4 x 4 TRIMBOARD- AZEK OR APPROVED EQUAL	TYPICAL ALL WINDOWS & DOORS THROUGHOUT.
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15	COMPOSITE BEADBOARD	3/4" SHEET - CERTAINTED RESTORATION MILLWORK OR APPROVED EQUAL.	UNDERSIDE OF COVERED PORCH; BALCONY; EAST AND SOUTH CANTILEVERED SOFFITS AND UNDERSIDE OF WINDOW BOX PROJECTIONS
16	VINYL BEADBOARD	CERTAINTED BEADED TRIPLE 2"- VARIOUS SIZES AS SHOWN	UNDERSIDE OF ALL EXPOSED SOFFITS AND ROOF OVERHANGS (TYP. THROUGHOUT)
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18	FIBERGLASS ENTRY DOOR	3'-0"W x 7'-0"H THERMA-TRU @ AS SELECTED BY OWNER.	ORDER DOOR W/ TRU-DEFENSE DOOR SYSTEM. INSTALL IN STRICT ACCORDANCE W/ MANUF. WRITTEN SPECS. & DETAILS.
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21	4 x 4 STEEL TUBE COLUMN	COLUMN TO BE PAINTED BLACK TO MATCH NEW WINDOW FRAMES (TYP. OF 2)	COLUMN & TOP AND BOTTOM PLATES TO BE FACTORY PRIMED W/ RUST RESISTANT PRIMER (SEE DWG. S-1 FOR ADDITIONAL INFO.)
22	ALUM. GUTTER & LEADER	STANDARD 5" SEAMLESS GUTTERS (TYP. THROUGHOUT AS SHOWN)	CONTRACTOR TO CONSULT ARCHITECT & OWNER FOR LOCATION/ROUTES OF ALL REQ'D. LEADERS PRIOR TO COMMENCEMENT OF GUTTER INSTALLATION
23	COMPOSITE FRAME SECURITY SCREEN	6" COMPOSITE DECK BOARD SLATS MATCH DECKING AS SELECTED BY OWNER	
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 - CAULK PERIMETER OF ALL EXTERIOR WINDOWS & DOORS AS REQUIRED BY THE MANUFACTURER.
 - PROVIDE & INSTALL CONTINUOUS BENT ALUMINUM HEAD FLASHING ABOVE ALL EXTERIOR WINDOW & DOOR CASING @ PROVIDE AZEK 2" x 4 INTEGRATED DRIP EDGE TRIM AT ALL WINDOW/ DOOR HEADS.

ISSUED TO GC FOR PERMIT/CONSTRUCTION		02/xx/23	
ISSUED TO CLIENT FOR BID		01/xx/23	
ISSUED TO CLIENT FOR ZONING PERMIT		07/23/23	
PROGRESS ISSUED TO CLIENT FOR REVIEW & COMMENT		01/10/23	
ISSUED TO CLIENT FOR REVIEW & COMMENT		12/10/22	
REVISION /	ISSUED TO	DATE	
	No		

CONSULTANTS

CLIENT

PROJECT

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MOSS ARCHITECTURE LLC
429 MONMOUTH AVENUE
BRADLEY BEACH, NJ 07720
PH: 732.567.6301
Email: mrossarch@comcast.net

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

JOB NUMBER H22-01
PROJECT MANAGER MJM
DRAWN BY MJM
SCALE AS NOTED
DATE 06.17.22

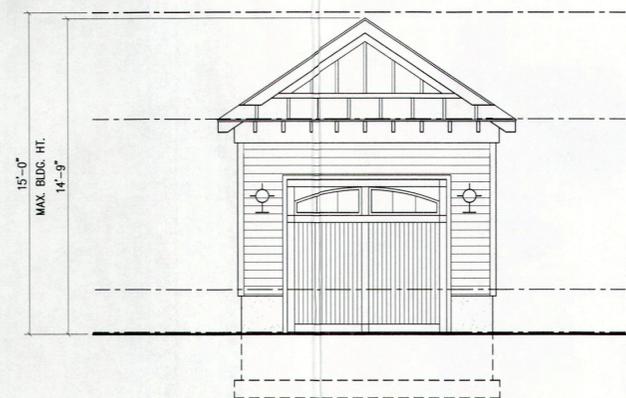
TITLE ELEVATIONS

DRAWING No. A-4

1 GARAGE FOUNDATION PLAN
A-8 SCALE: 1/4" = 1'-0"

2 GARAGE FLOOR PLAN
A-8 SCALE: 1/4" = 1'-0"

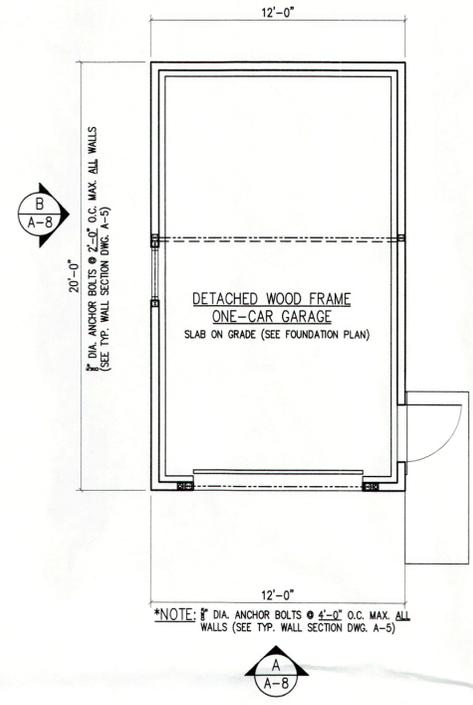
3 GARAGE ELEC/LIGHTING PLAN
A-8 SCALE: 1/4" = 1'-0"



A FRONT (SOUTH) ELEVATION
A-8 SCALE: 1/4" = 1'-0"



B LEFT-SIDE (WEST) ELEVATION
A-8 SCALE: 1/4" = 1'-0"



CONSTRUCTION NOTES

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 WINDOW SILLS AND JAMBS. INSTALL PER MANUF. WRITTEN SPECS.
4. ALL GYPSUM BOARD WALLS SHALL BE TAPED, SPACKLED, SANDED SMOOTH & CLEANED-READY TO RECEIVE ONE (1) COAT PRIMER AND TWO (2) COATS FINISH PAINT.
5. 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.

FOUNDATION NOTES

- GENERAL FOUNDATION NOTES**
- FOOTING NOTES**
1. ALL CONCRETE USED SHALL BE MINIMUM 3,500 P.S.I.
 2. UNLESS NOTED OTHERWISE ON THE PLANS, WALL FOOTINGS TO BE MINIMUM 12-INCHES DEEP W/ MINIMUM 4" HORIZONTAL PROJECTION AT EACH SIDE OF THE FOUNDATION WALL. PROVIDE DOWELS OR A KEY WAY PER TYPICAL BLDG. SECTION DWG. A-5.
 3. NOT USED.
 4. FOOTINGS FOR CONCRETE FILLED PIPE COLUMNS SHALL BE MINIMUM 24-INCHES x 24-INCHES x 12-INCHES DEEP UNLESS NOTED OTHERWISE ON THE PLANS.
 5. ALL FOOTINGS TO REST ON VIRGIN SOIL. CONTRACTOR TO INFORM IN WRITING BEFORE COMMENCING FOOTING INSTALLATION IF SOFT AND/OR WET SOIL CONDITIONS EXIST DURING OR AFTER EXCAVATION UPON WHICH A SOIL BORING(S) WILL BE REQUIRED.
 6. ALL PERIMETER FOOTINGS TO BE 3'-0" BELOW FINISHED GRADE PER EXISTING SOIL CONDITIONS & WATER TABLE AS DETERMINED BY PREVIOUSLY COMPLETED SOIL BORING.

- GARAGE CONCRETE SLABS**
1. PROVIDE 4-INCH THICK CONCRETE FLOOR SLAB SLOPED TOWARDS OVERHEAD DOORS MINIMUM 1" PER FOOT.
 2. ALL CONCRETE SLABS ON GRADE TO BE INSTALLED OVER 4-INCH LAYER OF WELL COMPACTED STONE OR WELL COMPACTED FILL OR VIRGIN SOIL BASE.
 3. PROVIDE 6-MIL P.V.C. OR EQUAL VAPOR BARRIER BELOW ALL CONCRETE SLABS-ON-GRADE. OVERLAP EDGES MIN. 6" & SEAL W/ TAPE.
 4. PROVIDE 6 x 6 10/10 W.W.F. AS REQUIRED BY LOCAL CONDITIONS.
 5. UNLESS NOTED OTHERWISE ON THE PLANS, ALL FLOOR SLABS SHALL BE 4-INCHES THICK FOURS CONCRETE. CONCRETE MIX SHALL BE MIN. 3,500 P.S.I. (EXCEPT WHERE NOTED) LOW WATER CONTENT W/ 3%-7% AIR ENTRAINING & FIBER REIN. AD-MIX @ 1.5 LBS. PER CU.YD.
 6. SAWCUT CONTINUOUS 1" DEEP CONTROL JOINTS IN SLAB WHERE SHOWN ON DWGS.
 7. AT ALL INSIDE CORNERS- PROVIDE (2) #3 x 48"L REBAR LAID DIAGONAL 2" OFF CORNER @ 6" O.C.
- 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 REQUIRED ANCHOR BOLT SPACING BEFORE PLACING ANCHOR BOLTS AND/OR REQ'D STRAP CONNECTORS. PLEASE NOTE THAT CODE COMPLIANT FOUNDATION ANCHORAGE IN HIGH WIND AREAS VARIES PER SPECIFIC PROJECT.
1. SILL PLATE TO BE PRESERVATIVE TREATED OR NATURALLY DURABLE LUMBER.
 2. PROVIDE 2" x 6" SILL AT BASEMENT AND CRAWL SPACE PERIMETER. DOUBLE SILL PLATE BUILDER'S OPTION.
 3. PROVIDE 2" x 4" SILL AT SLAB-ON-GRADE PERIMETER. DOUBLE SILL PLATE BUILDER'S OPTION.
 4. SEE TYPICAL BLDG. SECTION ON DWG. A-5 FOR SPECIFICATIONS & DETAILS.
 5. PROVIDE SILL SEALER BETWEEN BLOCK AND SILL.

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 HEARTHES, BATHTUBS, CABINET ENDS AND KITCHEN ISLANDS PER THE FOLLOWING (CONSULT PLANS FOR ADDITIONAL INFORMATION):
(A) MAXIMUM 6'-0" OPENING / SECOND FLOOR / (2) 2" x 10"
(B) MAXIMUM 6'-0" OPENING / FIRST FLOOR / (2) 2" x 12"
 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, GIRDERS, ETC. FOR THE FULL WIDTH OF THE MEMBER SUPPORTED. CONTINUE POST AND/OR BLOKING 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 (SEE DWGS. FOR SIZE AND SPACING)	DOUGLAS FIR #2 Fb = 825 P.S.I. Fv = 95 P.S.I. E = 1,800,000 P.S.I.
FLOOR FRAMING (I-JOISTS) (SEE DWGS. FOR SIZE AND SPACING)	PREMANUFACTURED I-SERIES JOISTS TRUS JOIST SERIES 250 GEORGIA PACIFIC OPDS LOUISIANA PACIFIC LP130 OR EQUAL OR BETTER
FLOOR FRAMING (CONVENTIONAL) (SEE DWGS. FOR SIZE AND SPACING)	DOUGLAS FIR #2 Fb = 825 P.S.I. Fv = 95 P.S.I. E = 1,800,000 P.S.I.
SUB-FLOOR	3/4" T&G PLYWOOD OR 3/4" T&G O.S.B. *STUD-TO-FLOOR* / APA SPAN RATED / COORDINATE W/ FINISH FLOOR REQUIREMENTS
WALL SHEATHING	1/2" PLYWOOD OR 1/2" WINDSTORM O.S.B. W/ WND BRACING @ CORNERS GRADE C-D (EXTERIOR) APA SPAN RATED
ROOF SHEATHING	1/2" PLYWOOD (16" O.C.) GRADE C-D (EXTERIOR) APA SPAN RATED

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

ISSUED TO, CC FOR PERMIT/CONSTRUCTION	ISSUED TO CLIENT FOR BID	ISSUED TO CLIENT FOR ZONING PERMIT	PROGRESS ISSUED TO CLIENT FOR REVIEW & COMMENT	REVISION / ISSUED TO
02/24/23	07/24/23	07/24/23	07/24/23	No

CONSULTANTS

CLIENT
MR. SCOTT & SUSAN SCHWARTZ
45 CARTWRIGHT DRIVE
PRINCETON JUNCTION, NJ 08550

PROJECT
NEW CUSTOM RESIDENCE
BLOCK 10/ LOT 25.02
208 1/2 NEWARK AVENUE
BRADLEY BEACH, NJ 07720

MOSS ARCHITECTURE LLC
129 MUMFORD AVENUE, PRINCETON, NJ 07720
PH: 732.567.6311
Bus: 732.567.6311
Email: mjs@mossearch.com

DATE: 06.17.22
SCALE: AS NOTED
DRAWN BY: MAM
PROJECT MANAGER: MAM
JOB NUMBER: H22-01
TITLE: DETACHED TWO-CAR GARAGE

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

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