

BOROUGH OF HIGHLANDS LAND USE BOARD REGULAR MEETING

151 Navesink Ave. - Court Room Thursday, November 13, 2025 at 7:00 PM

AGENDA

Please be advised that the agenda as shown may be subject to change. This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.

CALL TO ORDER: The chair reserves the right to change the order of the agenda.

PLEDGE OF ALLEGIANCE

OPEN PUBLIC MEETING STATEMENT: As per requirement, notice is hereby given that this is a Regular Meeting of the Borough of Highlands Land Use Board and all requirements have been met. Notice has been transmitted to the Asbury Park Press and the Two River Times. Notice has been posted on the public bulletin board. Formal Action will be taken.

ROLL CALL

OPEN FOR PUBLIC COMMENTS: General Questions or Comments not pertaining to Applications

ACTION ON OTHER BUSINESS

- 1. LUB25-06: Highlands Landing Corp. 326 Shore Dr., B100 L27 New Hearing Date & Location
- 2. 2026 Master Plan Planning SubCommittee Sign-up

APPROVAL OF MINUTES

3. 09/11/2025 LUB Minutes

RESOLUTIONS

4. **LUB Res 2025-25** Amending Appointment of Board Attorney for Calendar Year 2025 and Authorizing Award of a Non-Fair and Open Contract for Professional Legal Services

HEARINGS ON NEW BUSINESS

- 5. LUB25-02: Kubis 260 Navesink Ave., B119 L2.01
- 6. LUB25-10: Solar Powered 44 44 Miller St., B58/7.01

ADJOURNMENT

Board Policy: • All meetings shall adjourn no later than 10:00 P.M. unless a majority of the quorum present at said hour vote to continue the meeting to a later hour. • No new hearing shall commence after 9:15 P.M. unless the Chairperson shall rule otherwise. • The Chair may limit repetitive comments or irrelevant testimony and may limit the time or number of questions or comments from any one citizen to ensure an orderly meeting and allow adequate time for members of the public to be heard.

Next LUB Meeting: Dec. 11, 2025



BOROUGH OF HIGHLANDS COUNTY OF MONMOUTH

LAND USE BOARD RESOLUTION 2025-25

AMENDING APPOINTMENT OF LAND USE BOARD ATTORNEY FOR THE CALENDAR YEAR 2025 & AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL LEGAL SERVICES

WHEREAS, on January 9, 2025, by way of LUB Resolution No. 2025-04, Dustin F. Glass, Esq., of Semeraro & Fahrney LLC was appointed as Land Use Board Attorney and awarded a professional services contract for professional legal services provided for the period of January 1, 2025 through December 31, 2025; and

WHEREAS, by way of LUB Resolution No. 2025-04, the Chief Financial Officer determined and certified in writing that the value of the contract will exceed \$17,500; and

WHEREAS, effective October 6, 2025, Dustin Glass, Esq. changed law firms and is associated with the firm of Padula Law Group, LLC; and

WHEREAS, the Padula Law Group, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that their Law Office has not made any reportable contributions to a political or candidate committee in the Borough of Highlands in the previous one year, and that the contract will prohibit them from making any reportable contributions through the term of the contract; and

WHEREAS, the Padula Law Group, LLC has completed and submitted a Political Contribution Disclosure form in accordance with P.L. 2005, c271; and

WHEREAS, the Land Use Board wishes to continue using Mr. Glass and award a non-fair and open contract to the Padula Law Group, LLC; and

WHEREAS, in light of the Land Use Board Attorney's change in law firms, the Land Use Board wishes to amend and replace the award of contract so as to reflect the Land Use Board Attorney's new law firm; and

WHEREAS, this amended contract is awarded to Dustin F. Glass, Esq., of the law firm of Padula Law Group, LLC on substantially the same terms and conditions as set forth in LUB Resolution No. 2025-04.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Borough of Highlands, County of Monmouth, State of New Jersey, as follows:

 Effective as of October 6, 2025, Dustin F. Glass, Esq. of the law firm of Padula Law Group, LLC is hereby appointed as Land Use Board Attorney for the calendar year 2025 and is awarded a professional services contract for professional legal services for the balance of the one-year term ending December 31, 2025.

- The Professional Legal Services Contract that was awarded by way of LUB Resolution No. 2025-04 is hereby amended and replaced with a contract for legal services awarded to Dustin F. Glass, Esq. of the law firm of the Padula Law Group, LLC on substantially the same terms and conditions.
- 3. The Board Chair and Board Secretary are hereby authorized to sign a contract for Professional Legal Services with Dustin F. Glass, Esq. of the law firm of the Padula Law Group, LLC in accordance with the terms of this Resolution.
- 4. This contract is awarded without competitive bidding as a "professional service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a)(i) because it is for services performed by persons authorized to practice a recognized profession.
- 5. This resolution shall take effect immediately.
- That a certified copy of this resolution as well as the contract shall be placed on file with the Borough Clerk and shall be forwarded by the Borough Clerk to the Chief Financial Officer, and to Dustin Glass, Esq.
- All previous Resolutions and/or orders and directives of Borough employees or officials, which are contrary to or inconsistent with the terms of this Resolution, are hereby rescinded, repealed and otherwise deemed ineffectual, to the extent of their inconsistency.

BE IT FURTHER RESOLVED that the Board secretary is hereby authorized and directed to cause a notice of this decision to be published in the official newspaper.

Robert Knox, Chairman
Borough of Highlands Land Use Board

ON MOTION OF: SECONDED BY: ROLL CALL: YES: NO:

ABSTAINED: INELIGIBLE: ABSENT:

DATED: November 13, 2025

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Highlands Land Use Board, Monmouth County, New Jersey at a public meeting held on November 13, 2025.

Nancy Tran, Secretary Borough of Highlands Land Use Board



Borough of Item 5. 151 Navesilik Ave. Highlands, NJ 07732 (732) 872-1224 www.highlandsnj.gov

LAND USE BOARD APPLICATION

FOR OFFICIAL USE	010# 165
Date Rec'd: 2 28 2035 Application #:	UB25-02 Fee: 125.00
Escrow: 9750.00 clc#166 Escro	w Acct# T-03-56-875-000-207
1. APPLICANT Name: James Kubis Address: 260 Navesink Ave City: Highlands State: NJ Zip: 07732 Phone: 215-310-8544 Email: jimkub001@gmail.com Relation to property: Owner	2. OWNER Name: James Kubis Address: 260 Navesiink Ave City: Highlands State: NJ Zip: 07732 Phone: 215-310-8544 Email: jimkub001@gmail.com
3. TYPE OF APPLICATION (Check all that apply)	
 Minor Subdivision Major Subdivision – Preliminary Major Subdivision – Final Minor Site Plan Major Site Plan – Preliminary Major Site Plan – Final Variance Use Variance 	 Appeal – Zoning Denial date Appeal – Land Use Decision date Informal Concept Plan Review Extension of Approval Revision/Resubmission of Prior Application Other
4. PROPERTY INFORMATION	
Block 119 Lot(s) 2.01	Address: 260 Navesink Ave
Lot size 7973 SQ FT # of Existing Lots 1	# of Proposed Lots 1
Dooo	ions or Easements? No Yes – Please attach copies
Has the property been subdivided? ✓ No □ Yes	
	Attach copies of approved map or approved resolution Sewer paid through 5/2025
5. ATTORNEY (A corporation, LLC, Limited Partnership Name: N/A	
Address:	Email:



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	r's other professional(s) – Engine ony M. Condouris					
	Bingham Ave, Rumson NJ	Name:Address:				
Phone: 732-8	342-3800 amcarchitect.com	Phone:				
Email: Info@	amcarchitect.com	Email:				
7. LAND USE						
Is a single enjoy it wit The previo design imp	HISTORY -Describe in detail, nature of pricions for this site (attach copy of resolution family home built in 1904 was pure the my wife as our primary home and us owner purchased in 2021 share provements and upgrades, unfortunuity. The word of the mean of the many home and upgrades and upg	n, if applicable), history of chased by current own d enjoying everything d with his wife and ap lately his career took I	f current ownership, etc. per(Myself) in 7/2023 and have Highlands has to offer. plied interior and exterior nim down south and led us to			
subdivided; 2) operation; 7) t Home will r upper deck	PLAN -Describe in detail, proposed use f sell lot only; 3) construct house(s) for sale type of goods/services; 8) fire lane. Attach emain as a Single Family home for and replacing a lower back deck.	e; 4) how trash will be disp additional sheets if neces my wife and I as our	posed; 5) landscaping; 6) hours of ssary. primary home. Adding an			
	ction will be professionally done and gadjustment planned.	d a dumpster will be u	sed for trash collection. No			
C. ADDITIONA	AL INFORMATION:	Existing	Proposed			
Residential:	How many dwelling units?	1	no change			
	How many bedrooms in each unit?	3 2	no change			
	How many on-site parking spaces?	N/A	And the second of the second o			
Commercial:	How many commercial uses on site? How many on-site parking spaces?	N/A	N/A			
	HOW Illamy Oil Site parking spaces!	- 417.1				



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

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

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

9. OTHER RELIEF REQUESTED Please specify relief(s) and explain below	
None.	



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10. NOTARIZED SIGNATURE OF APPLICANT

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

SWORN & SUBSCRIBED to before me this	11.	
Zele day of the cocy 2025 (year) Signature	2-26-29)
day of Coloury 2005 (year) Signature	Date	
(notary) JALIES	KUBI'S	
(Seal) KEVIN PROBLEM Name		
Notary Public, State of New Jersey Commission # 50170501 My Commission Expires Sept. 1, 2026		
11. NOTARIZED CONSENT OF OWNER		
	Part I I	
I certify that I am the Owner of the property which is the subject of this a application and approval of the plans submitted herewith. I further conse		rtnis
connection with this application as deemed necessary by the municipal a		ion
must be attached authorizing the application and officer signature).	g, (,,	1000
1	1	
SWORN & SUBSCRIBED to before me this	1//	
The School of the	02/2025	
day of COCY 20 (year) Signature	Date	
Mun Loom (notary) James Kubis		
(Seall) Public, State of New Print Full Name		
Commission # 5017 0501 My Commission Expires Sept. 1, 2026		
12A. DISCLOSURE STATEMENT Circle all that apply.		
Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following que	stions:	
Is this application to subdivide a parcel of land into six (6) or more lots?	Yes	
Is this application to construct a multiple dwelling of 25 or more units?	Yes	
Is this an application for approval of a site(s) for non-residential purposes	? Yes No	
Is this Applicant a corporation?	Yes	
Is the Applicant a limited liability corporation?	Yes	
Is the Applicant a partnership?	Yes (No)	

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



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12B. BUSINESS ORGANIZATION OWNERSHIP DISCLOSURE STATEMENT

Name of Corporation, Partnership, LLC, LLP, S-Corp:

of 10% or more of the stock/interest	* in the above referenced
	in the above referenced
ADDRESS	
,	
-	
the stock of a corporation, or 10% or names and address of its stockhold ad this requirement shall be followed ual partners, exceeding the 10% own	ers holding 10% or more of d until the names and
ignature (Officer/Partner)	Date
rint Full Name	Title
	he stock of a corporation, or 10% or names and address of its stockhold d this requirement shall be followed ual partners, exceeding the 10% ow ignature (Officer/Partner)



Borough of Highlands

151 Navesink Ave Highlands, NJ 07732 Phone: (732) 872-1224 Control #: Z-0187

Item 5.

Date Issued: 2/3/2025

DENIAL OF ZONING PERMIT

IDENTIFICATION

Work Site Location:	260 NAVESINK AVE	Block:	119	Lot:	2.01	Zone:	R203
Owner in Fee:	KUBIS, JAMES	Contract	or/Agent:				
Address:	161 MOUNTAIN VIEW DRIVE		Address:				
	POCONO LAKE PA 18347						
Telephone:	215-310-8544	T	elephone:				
	ated at the above address, your applicat	tion for a pe		_			
EXTEND DECK AND A	ADD NEW DECK TO SECOND STO	RY AS PER	DRAWIN	G.			
has been denied for nonc	compliance with provisions of Sections	of the Mu	inicipal Zoi	ning Or	dinance f	or the follo	owing reasons:
§ 21-65.27 Yards, Courts A. A terrace or deck sha terrace or deck is unroofe open guard railing not ov	all not be considered in the determination and without walls, parapets, or other yer three (3) feet high, and shall not protected above the elevation of the first f	on of yard si	ize or lot co closure. Su y yard to a	ch terra point cl	ce or dec	k, howeve three (3) f	r, may have an feet from any
Use Board. It should be n than (20) days from the d	es for an appeal of this decision to the I noted that under State Statute, notice of ate of this notice. You can also file for the Board the required forms.	appeal of th	nis decision	must b	e filed wi	ith this off	ice not later
The permit which you sul reactivate the permit.	bmitted has been placed in the inactive	files in the	Zoning Dep	artmen	t. Please	contact thi	s office to
Denied by:	ay Control of					Zanina OSS	ial .
	Courtney Lopez				2	Zoning Offici	aı

From: Landuse Secretary landuse@highlandsnj.gov

Subject: RE: 260 Navesink

Date: February 26, 2025 at 16:00

To: Kevin Rooney, Cashier cashier@highlandsnj.gov

Cc: jimkub001@gmail.com

Thank you much 60

From: Kevin Rooney, Cashier <cashier@highlandsnj.gov>

Sent: Wednesday, February 26, 2025 3:44 PM

To: Landuse Secretary < landuse@highlandsnj.gov>

Cc: jimkub001@gmail.com Subject: 260 Navesink

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

Thanks!

Kevin Rooney Borough of Highlands 151 Navesink Ave Highlands, NJ 07732 732-872-1224 x204 February 24, 2025 09:30 AM

BOROUGH OF HIGHLANDS Tax Account Detail Inquiry



2.01 Tax Year: 2025 to 2025 119. BLQ: Owner Name: KUBIS, JAMES Property Location: 260 NAVESINK AVE Tax Year: 2025 Qtr 1 Qtr 2 Qtr 3 Qtr 4 Total Original Billed: 3,113.05 0.00 0.00 6,226.11 3,113.06 Payments: 3,113.06 0.00 0.00 0.00 3,113.06 Balance: 0.00 3,113.05 0.00 0.00 3,113.05 Code Check No Mthd Reference Batch Id Principal Interest 2025 Prin Balance Date Qtr Type Description Original Billed 6,226.11 6,226.11 001 967072092 13719 227 DONNA 3,113.06 0.00 3,113.05 01/28/25 1 Payment CK CORELOGIC #660

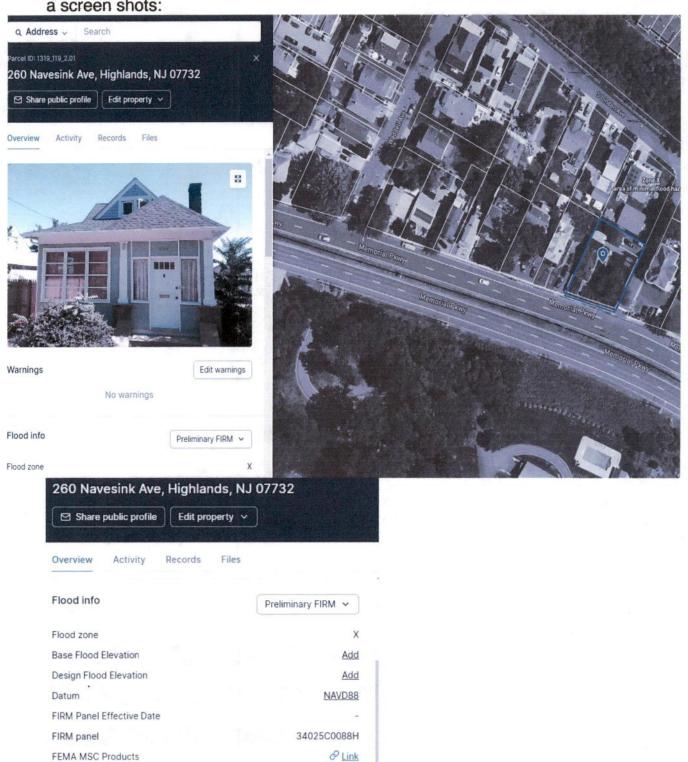
Total Principal Balance for Tax Years in Range: _____3,113.05

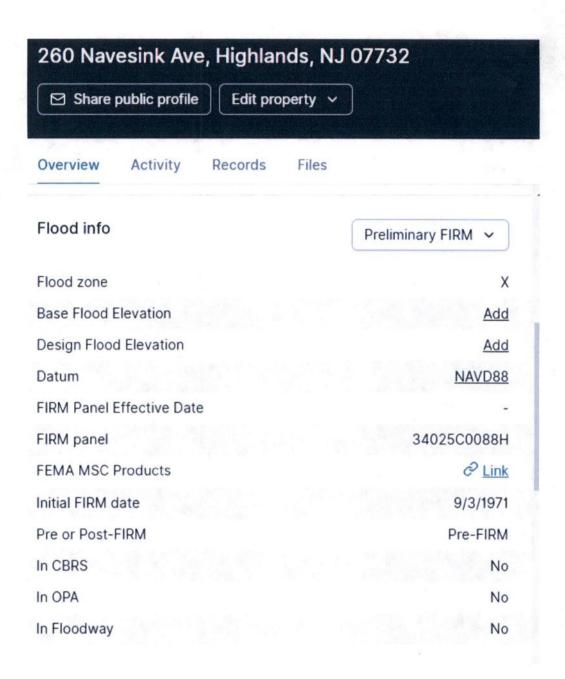
From: Kathleen Shaw kshaw@highlandsnj.gov &

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

Jim

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





Speak with you soon.

Kathy Shaw

Kathaleen Shaw, CRS Coordinator

proposed alterations and addition for

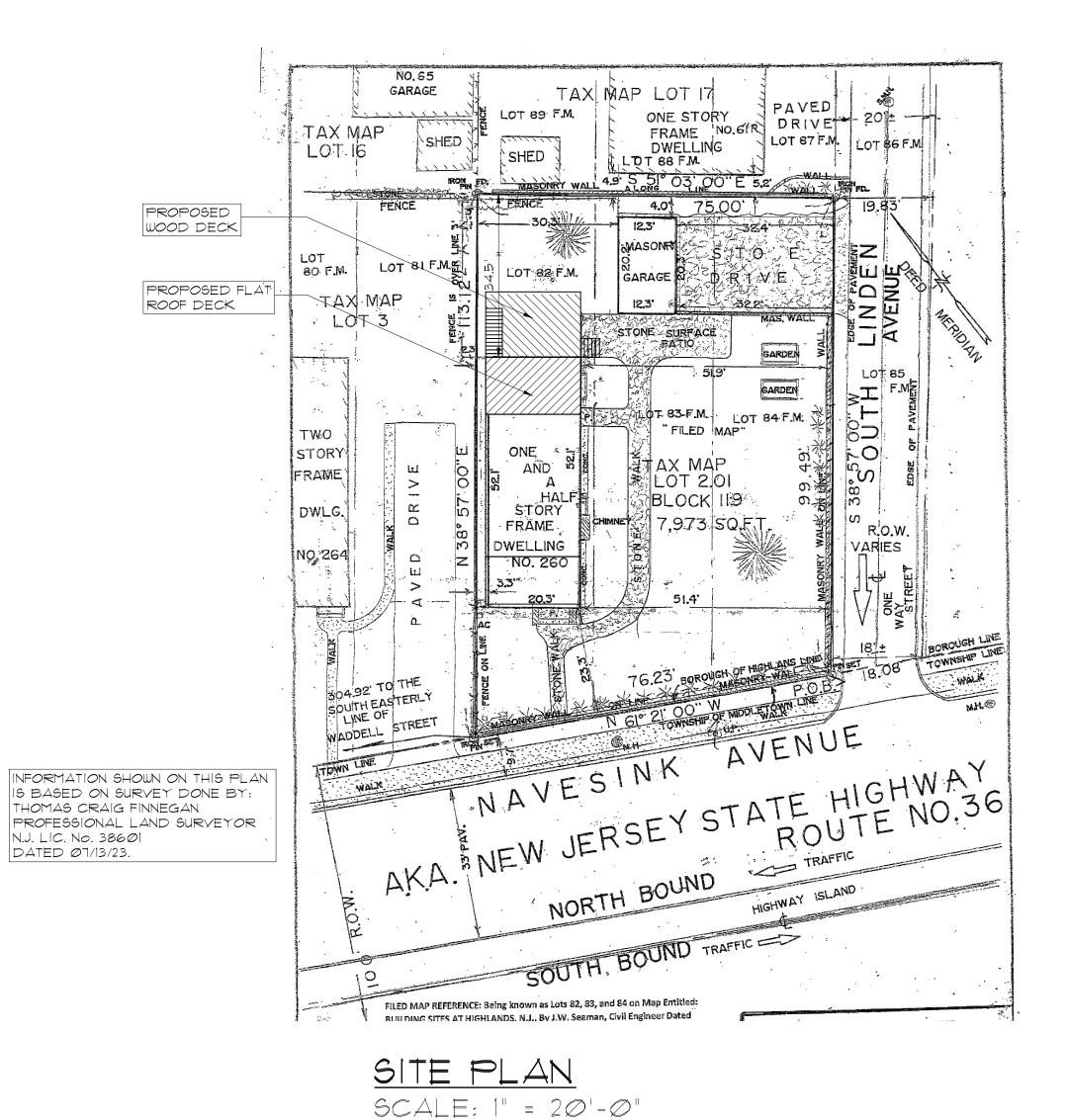
KUBIS RESIDENCE

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

	ZONIN	G DATA (R-	<u>-2.Ø3)</u>	
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	5,000 SQ. FT.	7,973 SQ. FT.	7,973 SQ. FT.	
MINIMUM LOT FRONTAGE				
NAVESINK AVENUE	50 FT.	76.23 FT.	76.23 FT.	
SOUTH LINDEN AVENUE	50 FT.	99.49 FT.	99.49 FT.	
MINIMUM LOT DEPTH	100 FT.	75.00 FT.	75.00 FT.	EXISTING NON CONFORMITY
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK				
NAVESINK AVENUE	20 FT.	23.3 FT.	23.3 FT.	
SOUTH LINDEN AVENUE	20 FT.	51.4 FT.	51.4 FT.	
MINIMUM REAR SETBACK	20 FT.	34.5 FT.	34,5 FT.	
MINIMUM SIDE SETBACK (ONE/BOTH)	6/8 FT.	2.8 FT.	2.8 FT.	EXISTING NON CONFORMITY
MAX, BUILDING HEIGHT (FT.)	3Ø FT.	21.7 FT.	21.7 FT.	
ACCESSORY BUILDING				
MINIMUM REAR SETBACK	3 FT.	3Ø.3 FT.	3 <i>0.</i> 3 FT.	
MINIMUM SIDE SETBACK	3 FT.	4.0 FT.	4.0 FT.	
MAX. BUILDING HEIGHT (FT.)	15 FT.	12 FT.	12 FT.	
MAXIMUM BUILDING COVERAGE	30 %	16.18 %	16.18 %	
MAXIMUM LOT COVERAGE	75 %	37. 7 %	37.70 %	

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

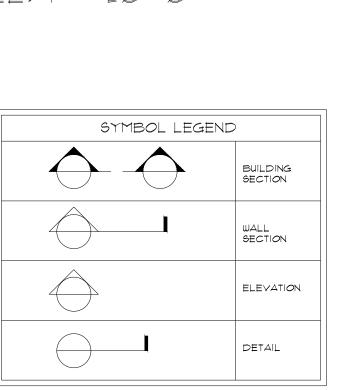
^{*} NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS

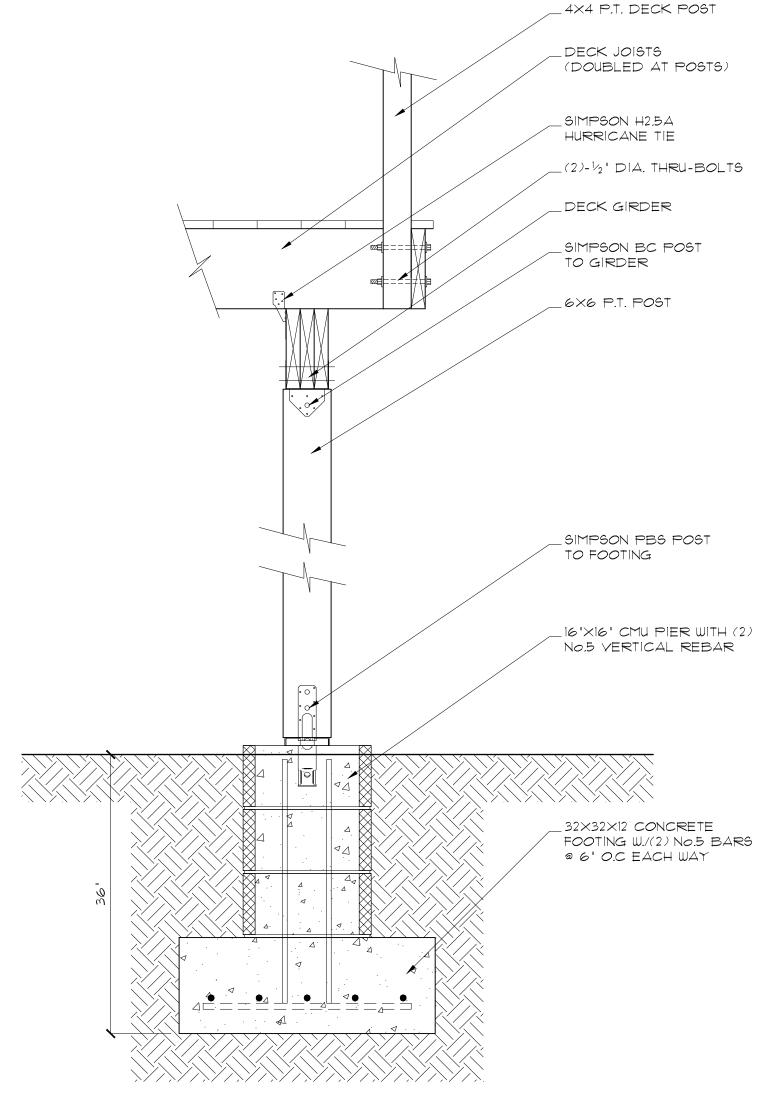


Δŧ	BBREVIATION LEGEND		ST
C.J.	CEILING JOISTS		
CMU	CONCRETE MASONRY UNIT		
F.J.	FLOOR JOISTS		^
FLR.	FL <i>OO</i> R		
FTG.	FOOTING		
JSTS.	JØ16T6		\wedge
MIL.	MILLIMETER		
M.L.	MICROLLAM		
M.Ø.	MASONRY OPENING		
o.c.	ON CENTER		
05B	ORIENTED STRAND BOARD	L	
PSL	PARALLEL STRAND LUMBER		
RAFT.	RAFTERS		
6.B.	SOLID BLOCKING		
TŧG	TONGUE AND GROOVE		
T4G	TONGUE AND GROOVE		

WELDED WIRE MESH

PRESSURE TREATED





TYPICAL DECK SECTION

SCALE: 1" = 1'-0

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

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

PROJECT DATA:

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

TOTAL LOAD

APPLICABLE CODES: NJ IRC 2021, REHABILITATION SUBCODE NJUCC NJAC 5:23-6 AND ALL LOCAL CODES

STRUCTURAL DAT	TA: (LOAD	S INDICATED IN POUR	NDS PER S	QUARE FOOT AND US	ED TO DES	IGN STRUCTURAL MEN	1BERS)
TYPICAL FLOOR	-	BEDROOM FLOO	DR-	ATTIC W/STORAG	<u>;</u>	ATTIC W/NO STO	RAGE-
LIVE LOAD	40	LIVE LOAD	3Ø	LIVE LOAD	20	LIVE LOAD	10
DEAD LOAD	15	DEAD LOAD	15	DEAD LOAD	10	DEAD LOAD	10
TOTAL LOAD	55	TOTAL LOAD	45	TOTAL LOAD	3Ø	TOTAL LOAD	20
ROOF-		DECKS-		BALCONIES-			
LIVE LOAD	20	LIVE LOAD	40	LIVE LOAD	60		
	· -	n= in n in	1 	n= 1 n 1 n 1 n	1 ←		

MEANS OF EGRESS:

TOTAL LOAD

DOORS, STAIRS, LANDINGS, HANDRAILS, PASSAGEWAYS ARE DESIGNED AND SPECIFIED TO COMPLY WITH NJ IRC 2021 1. HALLWAYS SHALL NOT BE LESS THAN 36" WIDE.

2. STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HEADROOM HEIGHT IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8". RISER HEIGHT SHALL BE NOT MORE THAN 8-1/4". TREAD DEPTH SHALL BE NOT LESS THAN 9".

TOTAL LOAD

- 3. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT IS MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 30" AND NOT MORE THAN 38". CONTINUITY, HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAILS. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
- 4. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE REQUIRED AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE
- 5. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36" MEASURED IN THE DIRECTION OF TRAVEL. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD, WITH THE EXCEPTION THAT THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 8-1/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. FLOOR ELEVATIONS FOR DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 8-1/4" BELOW THE TOP OF THE THRESHOLD, WITH THE EXCEPTION THAT A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY

SPECIFICATION SECTIONS

DIVISION 1 - GENERAL REQUIREMENTS

SUMMARY OF WORK

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

SUMMARY OF DRAWING AND CONTRACT INTERPRETATION

- 1. THESE CONTRACT DRAWINGS HAVE BEEN DESIGNED TO BE INTERPRETED BY A QUALIFIED CONTRACTOR.
- 2. DIMENSIONS ARE FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
- 3. DO NOT SCALE PRINTS FOR DIMENSIONS.
- 4. DETAILS DRAWN OF A PARTICULAR ASSEMBLY ARE INTENDED TO REPRESENT ALL SIMILAR CONDITIONS THROUGHOUT
- 5. LARGE SCALE DRAWINGS SHALL GOVERN SMALL SCALE DRAWINGS, WHICH THEY ARE INTENDED TO AMPLIFY.
- 6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS. NO DEVIATION, OMISSION SUBSTITUTION, OR ADDITIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL AND OR /AUTHORIZATION BY THE ARCHITECT OR OWNER. ALL QUESTIONS AND DIRECTIONS SHALL BE THROUGH THE ARCHITECT. DISCREPANCIES AND/OR FIELD CONDITIONS, WHICH ARE IN CONFLICT WITH THE DIRECTIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- 1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY PRIOR TO THE START AND
- 8. THE CONTRACT DOCUMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND ARE INTENDED FOR THE USE IN THIS PROJECT ONLY. THE EXCLUSIVE CLIENTSHIP AND USE OF THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS INCLUDING "ARCHITECTURAL WORKS COPYRIGHT ACT OF 1990."

PROJECT COORDINATION

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

REGULATORY REQUIREMENTS

I. THESE CONTRACT DOCUMENTS WERE PREPARED IN ACCORDANCE WITH THE NJ IRC 2021

- 2. CONTRACTOR SHALL APPLY FOR THE CONSTRUCTION PERMITS, CERTIFICATE OF OCCUPANCY/AUTHORIZATION AND ALL OTHER PERMITS OR INSPECTIONS REQUIRED. IN ADDITION, ALL OTHER UTILITY HOOK-UPS AND INSPECTION FEES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 3. THE GENERAL CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, KEEP THE SITE CLEAN AND MINIMIZE THE ACCUMULATION OF DEBRIS AND TRASH. ALL DEBRIS SHALL BE KEPT IN A DUMPSTER OR OTHER CONTAINMENT WITH SIDES AND BOTTOM ON THE PROPERTY. AT NO TIME SHALL DEBRIS BE ALLOWED TO ENCROACH ONTO NEIGHBORING PROPERTIES OR STREETS. IN THE CASE OF STORM OR HIGH WINDS, IT IS THE CONTRACTORS RESPONSIBILITY TO COVER AND PROTECT ALL EXPOSED STRUCTURES AND PREVENT ANY DEBRIS OR BUILDING MATERIAL FROM ENTERING THE SURROUNDING COMMUNITY. ALL CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE LIMITED TO THE CONSTRUCTION SITE.
- 4. SUBMISSION OF BID AND CHANGE ORDERS. THE CONTRACTOR AGREES THAT THE SUBMITTED BID ALONG WITH ALLOWANCE AND ALTERNATE PRICES FOR THIS PROJECT IS THE TOTAL PRICE AS PER THE DATED PLANS AND SPECIFICATION ALONG WITH ANY ADDENDUMS WHICH SHALL BE NOTED AND RECEIVED IN THE SUBMISSIONS. ANY REQUESTS FOR CHANGE ORDERS THAT WOULD INCREASE OR DECREASE THE CONTRACT PRICE MUST BE ISSUED BY THE ARCHITECT WITHIN (1) DAYS. THE CHANGE ORDER, IF ACCEPTED, WILL BE ISSUED TO THE CONTRACTOR IN WRITING AND SIGNED BY THE CLIENT WITHIN (5) DAYS. IF THE CLIENT DOES NOT ACCEPT THE CHANGE ORDER AS QUOTED BY THE CONTRACTOR, THE CLIENT WILL NOTIFY THE CONTRACTOR WITHIN (5) DAYS. NO CHANGES TO THE CONTRACT PRICE, EITHER INCREASED OR DECREASED, WILL BE ACCEPTED WITHOUT A WRITTEN AND ACCEPTED CHANGE ORDER AS DESCRIBED BELOW.

TEMPORARY FACILITIES

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

PROJECT CLOSE OUT

- CONTRACTOR SHALL PROVIDE AT TIME OF REQUEST FOR FINAL PAYMENT, ALL MANUFACTURERS BULLETINS, CUTS, ALL GUARANTEES AND WARRANTIES ISSUED FOR ALL EQUIPMENT AND SYSTEMS INCORPORATED IN THE WORK.
- 2. WARRANTIES AND BONDS. THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIALS USED IN THIS PROJECT FOR A PERIOD OF (1) YEAR COMMENCING FROM THE DATE OF THE ISSUANCE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION OR THE OWNERS FINAL PAYMENT FOR CONSTRUCTION. ANY DEFICIENCIES THAT BECOME EVIDENT DURING THIS (1) YEAR PERIOD SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- 3. HOME OWNER WARRANTY. AT THE TIME OF CLOSING, CONTRACTOR SHALL PROVIDE THE OWNER A NEW HOME WARRANTEE AND BUILDERS REGISTRATION ACT (NJAC 5:25).
- 4. RELEASE OF LIENS: CONTRACTOR TO PROVIDE AT TIME OF REQUEST FOR FINAL PAYMENT, A RELEASE OF LIENS,

<u>DIVISION 2 - SITE WORK</u>

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

DIVISION 3 - CONCRETE

- ALL CONCRETE FOR GARAGE FLOORS OR PORCHES EXPOSED TO THE WEATHER SHALL BE A MINIMUM 3,500 PSI. ALL CONCRETE FOR FOUNDATION WALLS SHALL BE A MINIMUM 3,000 PSI. (ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS), MADE WITH NORMAL WEIGHT STONE AGGREGATE UNLESS OTHERWISE NOTED.
- 2. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
- 3. ALL GROUT SHALL BE NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
- 4. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM AGI5 GRADE 60 AND OF THE SIZE INDICATED IN THE DRAWINGS,
- 5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 70,000 PSI. DIVISION 4 - MASONRY
- CONCRETE MASONRY UNIT. FOUNDATION SHALL BE AS PER DRAWINGS. ALL CMU SHALL BE PLACED AS PER APPLICABLE CODES AND REGULATIONS WITH REINFORCING AS PER DETAILS AND MANUFACTURERS SPECIFICATIONS. PROVIDE HORIZONTAL REINFORCEMENT EVERY OTHER COURSE AND VERTICAL REBAR AS NOTED ON DRAWINGS.
- 2. DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE NATIONAL CONCRETE MASONRY ASSOCIATION AND THE AMERICAN CONCRETE INSTITUTE (ACI 530-08) AS WELL AS THE "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY CONSTRUCTION AND COMMENTARY" LATEST EDITION.
- MASONRY UNITS SHALL BE GRADE N, TYPE I, MEDIUM WEIGHT HOLLOW CONCRETE UNITS CONFORMING TO THE REQUIREMENTS OF ASTM C30. UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (FIM) OF 1500 PSI ON THE NET CROSS SECTIONAL AREA AT 28 DAY6. UNIT6 SHALL NOT BE INSTALLED PRIOR TO ATTAINING THE REQUIRED 28 DAY STRENGTH.
- 5. MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S. ALL PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE LIME SHALL CONFORM TO ASTM C207 AND MASONRY CEMENT SHALL CONFORM TO ASTM C91.
- 6. REINFORCEMENT BARS SHALL CONFORM TO ASTM A615-08, GRADE 60, REINFORCEMENT BARS SHALL NOT BE TACK WELDED. WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY THE STRUCTURAL ENGINEER.

<u>DIVISION 5 - METALS</u>

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

3. STRUCTURAL PIPE SHALL CONFORM TO ASTM A500 TYPE S GRADE B.

4. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500.

ANCHOR BOLTS

ANCHOR BOLTS SHALL BE CORROSION RESISTANT AND COMPATIBLE WITH SILL MATERIAL, A307 STEEL, UNLESS OTHERWISE INDICATED, ANCHOR BOLTS SHALL BE NOT LESS THAN 1/2" DIAMETER AND SPACED AS NOTED IN THE FOLLOWING CONSTRUCTION DOCUMENTS. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES FROM EACH END, AND NOT LESS THAN 7 INCHES FROM THE END OF THE PLATE SECTION. BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. BOLTS SHALL BE EMBEDDED AT LEAST 1 INCHES INTO CONCRETE OR MASONRY

FASTENERS AND CONNECTIONS

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

2. ALL COMMON FINISH NAILS AND HANGERS THAT COME IN CONTACT WITH COPPER PRESERVATIVES SUCH AS, BUT NOT LIMITED TO, PRESSURE TREATED., SHALL BE "HOT DIPPED GALVANIZED," "Z-MAX," OR "STAINLESS STEEL" IN ACCORDANCE WITH ASTM A123 AND ASTM A153. ALL OTHER FASTENERS SHALL BE "HOT DIPPED GALVANIZED. ZINC COATED NAILS MAY BE SUBSTITUTED FOR USE WITH PNEUMATIC NAILS BUT MUST BE APPROVED FOR THIS AREA AND APPROVED BY THE BUILDING INSPECTORS OF THE AREA. SIDING NAILS SHALL BE NO.7 MAZE OR APPROVED EQUAL. PROVIDE "SIMPSON HOT DIPPED GALVANIZED" METAL JOIST, BEAM HANGERS AND HURRICANE CLIPS AND TIES AS INDICATED ON FRAMING PLANS. CONTRACTOR SHALL INSTALL "SIMPSON" HURRICANE CLIPS AND TIES ON ALL RAFTERS OR FLAT ROOF JOISTS, AND IF PILINGS ARE USED, ON ALL FIRST FLOOR JOIST TO GIRDER BAND CONNECTIONS. FOR 2"X6" STUD WALLS, PROVIDE "SIMPSON" STRONG-TIE WALL BRACING.

<u>DIVISION 6 - WOOD, PLASTICS AND COMPOSITES</u>

- REFERENCE STANDARD: WOOD FRAME CONSTRUCTION MANUAL (LATEST EDITION), NATIONAL FOREST PRODUCTION ASSOCIATION, TIMBER CONSTRUCTION MANUAL (LATEST EDITION), AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- FRAMING LUMBER: ALL FLOOR JOISTS, CEILING JOISTS, ROOF RAFTERS, WINDOW AND DOOR HEADERS, AND GIRDERS THAT ARE NOT EXPOSED SHALL BE <u>DOUGLAS FIR GRADE No.2</u> OR BETTER. ALL LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL HAVE A FIBER STRESS OF 2,600 PSI AND PARALLEL STRAND LUMBER (PSL) MEMBERS SHALL HAVE A FIBER STRESS OF 2,900 PSI AND SHALL BE MANUFACTURED BY "TRUS JOIST" OR BY AN APPROVED EQUAL AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. ALL GLUE LAMINATED WOOD BEAMS SHALL BE ARCHITECTURAL GRADE WITH A MINIMUM FIBER STRESS OF 2,200 PSI AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. ALL FLOOR "I" BEAMS SHALL BE MANUFACTURED BY "TRUS JOIST" OR APPROVED EQUAL AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS
- PRESSURE TREATED LUMBER: ALL EXPOSED LUMBER SHALL BE <u>DOUGLAS FIR GRADE No.2</u> PRESSURE TREATED. ALL EXTERIOR FLASHING AND CONNECTORS SHALL BE COPPER, STAINLESS STEEL, HOT-DIP ZINC COATED OR NON-METALLIC TO PREVENT GALVANIC CORROSION FROM OCCURRING. ALL INSTALLATIONS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS.
- 4. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS, BASE CABINETS, VANITIES AND BATHROOM FIXTURES. 5. BRIDGING: ALL BRIDGING SHALL BE FULL AND PLACED AT MID-SPAN OF JOIST SPAN WITH THE MAXIMUM DISTANCE BETWEEN
- BRIDGING AT 8'-0", AND AS PER "I-LEVEL" SPECIFICATIONS. 5. COLLAR TIES: INSTALL COLLAR TIES WHEN NOT NOTED ON PLANS, IN ATTIC AREAS A MINIMUM 2×4 SPACED AT 32" O.C.
- 1. FIRE STOPPING: INSTALL FIRE STOPS OR BLOCKS TO PREVENT THE FREE PASSAGE OF FLAME THROUGH CONCEALED SPACES AS OUTLINED IN THE LATEST EDITION BUILDING CODE. 8. SHEATHING: ALL WALL SHEATHING SHALL BE 1/2" EXPOSURE 1. ALL ROOF SHEATHING SHALL BE 5/8" EXPOSURE 1 (CDX) APA
- RATED. NO SUBSTITUTIONS ACCEPTED.
- 9. SUBFLOORING: ALL SUBFLOORING SHALL BE 3/4" T&G EXPOSURE I (CDX) APA RATED, GLUED AND NAILED.
- 10. SHEATHING AND SUBFLOOR NAILING: ALL PLYWOOD SHEATHING AND SUB-FLOORING SHALL BE NAILED WITH 8D GALVANIZED RING SHANK NAILS AT 6" ON CENTER AT EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES AS RECOMMENDED BY THE APA.
- 11. GABLE WALLS: ALL GABLE WALLS WITH CATHEDRAL CEILINGS NEED TO CONSTRUCTED WITH BALLOON FRAMED STUDDING. 12. ALL BALLOON FRAMED WALLS OVER 10' IN HEIGHT SHALL BE CONSTRUCTED OF 2"X6" STUDDING SPACED 16" O.C. 13. HEADERS: (UNLESS OTHERWISE NOTED)

$2'-\emptyset" - 3'-11" SPAN: (2) 2×8$ 4'-0'' - 5'-11'' SPAN: (2) 2×106'-0" - 7'-11" SPAN: 3 1/2 × 9 1/2 2.0E PARALLAM PSL 8'-0" - 10'-0" SPAN: 3 1/2 × 11 7/8 2.0E PARALLAM PSL

- 14. DECK POSTS AND COLUMNS SHALL BE ATTACHED TO DECK BEAMS AND FOOTINGS BY MEANS OF A MANUFACTURED CONNECTION TO REGIST LATERAL DISPLACEMENT. DECK POST HEIGHTS SHALL BE AS FOLLOWS: 4X4 MAXIMUM & FEET TALL AND 6x6 MAXIMUM 14 FEET. (THIS IS MEASURED TO THE UNDERSIDE OF BEAM)
- 15. MINIMUM 2X8 P.T. NAILER, THRU-BOLTED TO BUILDING BOX WITH 1/2" & GALVANIZED BOLTS AT 16" ON CENTER STAGGERED. LEDGER LOCK SCREWS MAY BE USED WHEN INSTALLED AS PER MANUFACTURE SPECIFICATIONS. DIVISION 7 - THERMAL AND MOISTURE PROTECTION
- FOUNDATIONS: PROVIDE A MINIMUM OF 10 MIL. VAPOR BARRIER WITH JOINTS NOT LAPPED LESS THAN 6 INCHES UNDER ALL CONCRETE SLABS IN BASEMENTS AND UNDER ALL CONCRETE SLAB-ON-GRADE CONDITIONS BELOW LIVING SPACES. PROVIDE DAMPPROOFING ON THE EXTERIOR SURFACE OF ALL MASONRY FOUNDATION WALLS FROM TOP OF FOOTING TO ABOVE GROUND LEVEL. WHERE GROUNDWATER INVESTIGATION INDICATES THAT A HYDROSTATIC PRESSURE CONDITION EXISTS, PROVIDE A GROUNDWATER CONTROL SYSTEM IN ACCORDANCE WITH IRC, OR WATERPROOF ALL WALLS AND FLOORS IN ACCORDANCE WITH IRC.
- FOUNDATION DRAINS: A DRAIN SHALL BE PLACED AROUND THE PERIMETER OF A FOUNDATION THAT CONSISTS OF GRAVEL OR CRUSHED STONE CONTAINING NOT MORE THAN 10 PERCENT MATERIAL THAT PASSES THROUGH A NO. 4 SIEVE. THE DRAIN SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE THICKNESS SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN 1S NOT HIGHER THAN THE BOTTOM OF THE BASE UNDER THE FLOOR, AND THAT THE TOP OF THE DRAIN IS NOT LESS THAN 6 INCHES ABOVE THE TOP OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. WHERE A DRAIN TILE OR PERFORATED PIPE IS USED, THE INVERT OF THE PIPE OR TILE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE TOP OF JOINTS OR THE TOP OF PERFORATIONS SHALL BE PROTECTED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE PIPE OR TILE SHALL BE PLACED ON NOT LESS THAN 2 INCHES OF GRAVEL OR CRUSHED STONE COMPLYING WITH SECTION R406.4.1 AND SHALL BE COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL. THE PERIMETER DRAIN SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.
- WATER-RESISTIVE BARRIER: ALL EXTERIOR WALLS SHALL RECEIVE A COVERING OF 30 LBS. BUILDERS FELT PAPER PRIOR O THE INSTALLATION OF ALL SIDING. BUILDERS FELT SHALL BE LAID UP ON THE EXTERIOR SHEATHING STARTING FROM THE LOWEST PART OF THE BUILDINGS. THERE SHALL BE A MINIMUM OF A 6" OVERLAP OF EACH LAYER OF FELT OR IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. "TYVEK WEATHERIZATION SYSTEM" MAY BE SUBSTITUTED FOR THE FELT PAPER IF INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. THE USE OF "TYVEK" TAPE FOR JOINTS MUST BE UTILIZED. ARCHITECT RESERVES THE RIGHT TO REJECT ANY INSTALLATION NOT IN ACCORDANCE WITH "TYVEK" SPECIFICATIONS.
- 4. SEALANTS AND CAULKING: THROUGHOUT ALL WORK, SEAL AND CAULK ALL JOINTS AS REQUIRED TO PROVIDE AND MAINTAIN A POSITIVE BARRIER AGAINST THE PASSAGE OF MOISTURE AND AIR. TOOL ALL JOINTS TO A NEAT AND SMOOTH CONSISTENT PROFILE. SEAL ALL DOORS AND WINDOWS WITH A HIGH QUALITY CLEAR SILICONE SEALER AFTER THE SIDING HAS BEEN BTAINED AND TOUCHED-UP. BACK CAULKING IS OPTIONAL. CAULK INTERIOR JOINTS AS REQUIRED WITH HIGH QUALITY PAINTABLE LATEX CAULK,

DIVISION 1 - THERMAL AND MOISTURE PROTECTION (CONT.)

- 5. FLASHING AND SHEET METAL: REFERENCE STANDARD- ARCHITECTURAL SHEET METAL MANUAL (LATEST EDITION.) PROVIDE FLASHING AND SHEET METAL NOT SPECIFICALLY DESCRIBED IN OTHER SECTIONS OF THESE SPECIFICATIONS BUT REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING, STANDARD COMMERCIAL ITEMS MAY BE USED FOR FLASHING. TRIM REGLETS, AND SIMILAR PURPOSES PROVIDED SUCH ITEMS MEET OR EXCEED THE QUALITY OF STANDARDS SPECIFIED. ALL FLASHING AND SHEET METAL MATERIALS SHALL BE LEAD COATED COPPER OF A GAUGE SUITABLE FOR THE INTENDED INSTALLATION. ALL ROUGH HARDWARE INCLUDING NAILS, SCREWS, CLIPS, HANGERS, ETC. SHALL BE STAINLESS STEEL TYPE 302/304.
- ROOF SHINGLES: TO CONFORM TO NJ IRC 2021 REQUIREMENTS FOR ROOF COVERINGS. ALL SLOPED ROOFS 2:12 PITCH AND GREATER SHALL RECEIVE ASPHALT SHINGLE HEAVYWEIGHT. ROOFS PITCHED WITH 2:12 AND UP TO 4:12 SHALL HAVE A COMPLETE LAYER OF ICE DAM PROTECTION INSTALLED. FOR ROOFS EAST OF THE 110 MPH WIND SPEED LINE, THE ROOF SHINGLES MUST CONFORM TO CLASS F OF ASTM D 3161 TEST METHOD FOR WIND RESISTANCE OF ASPHALT SHINGLES AS PER IRC R905.2.6.
- ICE DAM PROTECTION: AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE EAVES EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- 8. ALL SLOPED RAFTERS SHALL BE VENTED AS PER PLANS. PROVIDE APPROVED HIGH WIND DRIVEN RAIN RESISTANT SHINGLE OVER RIDGE VENTS.
- 9. PROVIDE SEAMLESS ALUMINUM GUTTERS AND DOWNSPOUTS, PROVIDE CONCRETE SPLASH BLOCKS AT ALL LEADERS.
- 10. INSULATION: IF A RESCHECK IS SUBMITTED WITH THESE CONSTRUCTION DOCUMENTS, THEN IT SUPERSEDES ALL FOLLOWING ITEMS, THE FOLLOWING ITEMS ARE IN COMPLIANCE WITH THE PRESCRIPTIVE PACKAGE: ALL EXTERIOR WALLS SHALL RECEIVE A MINIMUM OF R-30 CRAFT FACE FIBERGLASS BATT INSULATION OR R-13 CAVITY CRAFT FACE FIBERGLASS BATT INSULATION WITH R-10 RIGID CONTINUOUS INSULATION ON THE EXTERIOR. ALL FLOORS BUILT OVER UNCONDITIONED SPACE SHALL RECEIVE A MINIMUM OF R-19 CRAFT FACE FIBERGLASS BATT INSULATION. ALL FLOOR SLABS BUILT ON GRADE SHALL RECEIVE A MINIMUM OF R-10 RIGID PERIMETER INSULATION, 24" IN BOTH DIRECTIONS. ALL CEILINGS SHALL RECEIVE A MINIMUM OF R-60 CRAFT FACE FIBERGLASS BATT INSULATION, WITH THESE ITEMS, THE WINDOWS SHALL HAVE A MINIMUM U-FACTOR OF 0.30 AND A MINIMUM SHGC OF 0.40. (INSULATION SHALL ALWAYS BE INSTALLED UNCOMPRESSED)
- I. NJ IBC CHAPTER II ENERGY EFFICIENCY REQUIREMENTS: (R-VALUES SHALL FOLLOW RESCHECK) ATTIC ACCESS HATCHES AND DOORS FROM CONDITIONED TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE INSULATED TO THE SAME R-VALUE OF THE WALL OR CEILING IN WHICH THEY ARE INSTALLED.
- BASEMENT WALLS SHALL BE INSULATED. WHERE BASEMENT WALLS ARE INSULATED, THE INSULATION SHALL BE INSTALLED FROM THE TOP OF THE BASEMENT WALL DOWN TO THE BASEMENT FLOOR.
 THE EXCEPTION WOULD BE FOR UNCONDITIONED BASEMENTS, THE FLOOR OVERHEAD, INCLUDING THE UNDERSIDE OF THE STAIR LEADING THE BASEMENT, IS TO BE INSULATED.
- •• ALL DUCTS BELOW THE FLOOR SHALL BE INSULATED. SUPPLY AND RETURN DUCTS LOCATED OUTSIDE OF CONDITIONED SPACES SHALL BE INSULATED TO AN R-VALUE OF NOT. LESS THAN R-8.

DUCTS IN FLOOR CAVITIES OVER UNCONDITIONED SPACE SHALL HAVE A CONTINUOUS AIR BARRIER (SHEATHING) INSTALLED

- BETWEEN UNCONDITIONED SPACE AND THE DUCT. DUCTS SHALL HAVE A MINIMUM R-19 INSULATION INSTALLED IN THE CAVITY WIDTH SEPARATING THE DUCT FROM UNCONDITIONED SPACE. DUCTS LOCATED WITHIN EXTERIOR WALLS OF THE BUILDING THERMAL ENVELOPE SHALL HAVE A CONTINUOUS AIR BARRIER (SHEATHING) INSTALLED BETWEEN UNCONDITIONED SPACE AND THE DUCT. DUCTS SHALL HAVE A MINIMUM R-10 INSUI ATION INSTALLED IN THE CAVITY WIDTH SEPARATING THE DUCT FROM THE OUTSIDE SHEATHING. THE REMAINDER OF THE CAVITY
- DUCTS PARTIALLY OR COMPLETELY BURIED IN CEILING INSULATION SHALL HAVE AN INSULATION VALUE OF NOT LESS THAN R-8. AT ALL POINTS ALONG EACH DUCT, THE SUM OF THE CEILING INSULATION R-VALUES AGAINST AND ABOVE THE TOP OF THE DUCT, AND AGAINST AND BELOW THE BOTTOM OF THE DUCT SHALL BE NOT LESS THAN R-19, EXCLUDING THE R-VALUE OF THE DUCT INSULATION.
- DIVISION 8 OPENINGS
- ALL WINDOWS AND DOORS TO HAVE A MINIMUM U-FACTOR OF 0.30 SKYLIGHTS TO HAVE A MINIMUM U-FACTOR OF 0.55 ALL WINDOWS AND DOORS TO HAVE A MINIMUM SHGC OF 0.40

VERIFY ALL DOOR STYLES WITH OWNER BEFORE CONSTRUCTION.

WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.

SHALL HAVE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD.

STRUCTURAL PANELS AS PER SECTION R302.13 OF THE NJ IRC

INSULATION SHALL BE FULLY INSULATED TO THE DRYWALL SIDE.

- 2. ALL WINDOWS SPECIFIED AS ANDERSEN SERIES 400. ALL SUBSTITUTIONS TO BE VERIFIED BY BOTH ARCHITECT AND OWNER. WHERE FIRE-RATED WINDOWS ARE REQUIRED AS NOTED ON OUR DRAWINGS, FIRE-RATED WINDOWS SHOULD BE 'FYRE-TEC' STEEL WINDOWS, SIZED TO MATCH ANDERSEN.
- WINDOWS ARE REQUIRED TO BE TEMPERED IF WINDOW GLAZING MEETS ANY OF THE CONDITIONS SPECIFIED IN IRC SECTION R308.4 (HAZARDOUS LOCATIONS)
- 4. ALL DOOR WIDTHS AS NOTED ON CONTRACT DRAWINGS. ASSUME 6'-8" HEIGHT UNLESS NOTED ON CONTRACT DRAWINGS.
- 5. R310.4 AREA 'WINDOW' WELLS:
- R310.4.1 MINIMUM SIZE. THE HORIZONTAL AREA OF THE AREA WELL SHALL BE NOT LESS THAN 9 SQUARE FEET, WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LEGS THAN 36 INCHES. THE SIZE OF THE AREA WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
- •• EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.4.2 SHALL BE PERMITTED TO ENCROACH NOT MORE THAN 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE AREA WELL.
- R310.4.2 LADDER AND STEPS. AREA WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH AN APPROVED, PERMANENTLY AFFIXED LADDER OR STEPS. THE LADDER OR STEPS SHALL NOT BE OBSTRUCTED BY THE EMERGENCY ESCAPE AND RESCUE OPENING WHERE THE WINDOW OR DOOR IS IN THE OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.7.
- R310.4.2.1 LADDERS. LADDERS AND RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES, SHALL PROJECT NOT LEGG THAN 3 INCHEG FROM THE WALL AND GHALL BE SPACED NOT MORE THAN 18 INCHEG ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE AREA WELL.
- R310,42.2 STEPS, STEPS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES, A MINIMUM TREAD DEPTH OF 5 INCHES (127 MM) AND A MAXIMUM RISER HEIGHT OF 18 INCHES FOR THE FULL HEIGHT OF THE AREA WELL.
- R3IQ.4.3 DRAINAGE, AREA WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R406.1.
- . EXCEPTION: A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R406.1.
- 6. R312.2 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2. R312.2.1 WINDOW OPENING HEIGHT. IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE
- HE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING: •• OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING
- •• OPERABLE WINDOWS ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICE OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
- R312.2.2. EMERGENCY ESCAPE AND RESCUE OPENINGS, WHERE AN OPERABLE WINDOW SERVES AS AN EMERGENCY ESCAPE AND RESUCE OPENING, A WINDOW OPENING CONTROL DEVICE OR FALL PREVENTION DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE OR FALL PREVENTION DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTIONS R310.2.1 AND R310.2.2.

DIVISION 9 - FINISHES

- GYPSUM WALL BOARD: (REFERENCE STANDARD-GYPSUM CONSTRUCTION HANDBOOK, UNITED STATES GYPSUM, LATEST EDITION). ALL WALLS SHALL RECEIVE 1/2" THICK GYPSUM BOARD FOR CONSTRUCTION CLASS 5B AND 5/8" THICK GYPSUM BOARD FOR CONSTRUCTION CLASS 5A, SCREWED (SEE FASTENER SCHEDULE), TAPED AND SPACKLED WITH 3 COATS, DUST SANDING BETWEEN COATS, AND SMOOTH SANDED AFTER FINAL COAT IN PREPARATION OF PAINT OR OTHER FINISHES. USE METAL CORNER BEAD AT ALL EXPOSED CORNERS AND CASING BEADS WHERE GYPSUM BOARD ABUTS OTHER MATERIAL OR HAS NO WOOD CASTING. USE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS. FOR ONE-STORY GARAGES, ALL COMMON WALLS TO ANY LIVING AREA SHALL RECEIVE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD. FOR GARAGES WITH LIVING AREA ABOVE, THE GARAGE CEILING SHALL RECEIVE (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD AND ALL WALLS
- IRC TABLE R302.1(1) MAXIMUM AREA OF EXTERIOR WALL OPENINGS, FIRE SEPARATION DISTANCE: PROVIDE 5/8" TYPE "X" GYPSUM BOARD OVER EXTERIOR SHEATHING OR FIRE-RATED SHEATHING FOR ANY DWELLING LESS THAN 5' TO THE
- 3. NJ FTO-13 FIRE SEPARATION BETWEEN DWELLING UNITS ABOVE ATTACHED PRIVATE GARAGES PROVIDE (2)-LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ALL CEILINGS AND (1)-LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON ALL WALLS. 4. THE FLOORS OVERHEAD IN A BASEMENT THAT ARE CONSTRUCTED OF ENGINEERED WOOD PRODUCTS, IN BUILDINGS NOT PROVIDED WITH FIRE SPRINKLERS, ARE REQUIRED TO BE PROTECTED WITH A MIN. 1/2" GYPSUM BOARD OR 5/8" WOOD

<u> DIVISION II - EQUIPMENT</u>

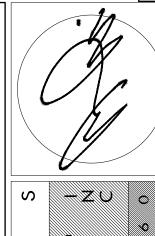
SPECIAL CONDITIONS

- PROVIDE AND INSTALL AS PER MANUFACTURER'S SPECIFICATIONS ALL EQUIPMENT INCLUDING: KITCHEN APPLIANCES, LAUNDRY, CENTRAL VACUUM, FANS, PREFABRICATED FIREPLACE, GARAGE DOOR OPENER AS INDICATED ON DRAWINGS.
- 2. <u>EXHAUST DUCTS:</u> DUCT TO EXTERIOR TO BE PROVIDED FOR RANGE HOOD, DRYER, AND BATH EXHAUST. DIVISION 14 - CONVEYING SYSTEMS
- 1. ELEVATORS SHALL BE INSTALLED AS PER ALL LOCAL AND STATE CODE AND REGULATIONS. CONTRACTOR TO VERIFY WITH JURISDICTION ON ALL CODES BEFORE CONSTRUCTION AND INSTALLATION. 2. WHERE ELEVATOR GLASS DOORS ARE INSTALLED THEY SHALL BE RATED AND MARKED AS Z97.1 CFRIG.1. GLASS DOORS
- ARE NOT PERMITTED AT AN ENTRY INTO A GARAGE. WHERE WINDOWS ARE INSTALLED IN AN ELEVATOR HOISTWAY, THEY MUST BE INSTALLED ON EXTERIOR WALLS AND SHALL BE
- STATIONARY WITH A LAYER OF PLEXIGLAS INSTALLED ON THE INTERIOR. 4. ELEVATOR HOISTWAY SHALL HAVE A LAYER OF 5/8" TYPE 'X' GYPSUM BOARD INSTALLED ON THE INTERIOR AND EXTERIOR OF THE HOISTWAY WALLS.
- WALLS WHICH ARE LESS THAN 5' TO THE PROPERTY LINE SHALL HAVE FIRE RATED GYPSUM BOARD OVER SHEATHING OR I HOUR FIRE RATED SHEATHING ON THE EXTERIOR. EXPOSURE IS FROM BOTH SIDES. (IRC TABLE R302.1(1))
- 2. 25% MAXIMUM OPENINGS ON WALLS WITH DISTANCE FROM 3' TO LESS THAN 5' TO PROPERTY LINE. WALL xxxx S.F. x 25% = xxxxx S.F. (OPENINGS PERMITTED) PROPOSED OPENINGS = xx S.F.
 - (OPENINGS ARE NOT PERMITTED IN WALLS WHICH ARE LESS THAN 3' TO THE PROPERTY LINE UNLESS THE OPENINGS ARE FIRE-RATED. (IRC TABLE R302.1(1))
- POLYPROPLENE (PP) SIDING SHALL NOT BE INSTALLED ON WALLS WITH A FIRE SEPARATION DISTANCE LESS THAN 5' TO PROPERTY LINE. RIGID POLYVINYL CHLORIDE (PVC) SIDING MAY BE USED.

	TABLE R602.3(1) FASTEN			
TEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a.b.c	SPACING AN	ND LOCATION
1	BLOCKING BETWEEN CEILING JOIST OR RAFTERS	4-8D BOX (2 ½'XØ. 3") OR		
	TO TOP PLATE	3-8D COMMON (2 ½"XØ,131") OR 3-10D BOX (3"XØ,128") OR 3-3"XØ,131" NAILS	TOE NAIL	
	CEILING JOIST TO TOP PLATE	4-8D BOX (2 ½'XØ,113') OR 3-8D COMMON (2 ½'XØ,131') OR 3-1ØD BOX (3'XØ,128') OR	PER JOIST, T	OE NAIL
+	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER,	3-3"XØ.131" NAILS 4-10D BOX (3"XØ.128") OR		
	LAPS OVER PARTITIONS (SEE SECTIONS R802.3.1, R802.3.2 AND TABLE R802.5.1(9))	3-16D COMMON (3 ½"XØ.162") OR 4-3"XØ.131" NAILS	FACE NAIL	
	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTIONS R802.3.1, R802.3.2 AND TABLE R802.5.1(9))	TABLE R802.5.I(9))	FACE NAIL	
	COLLAR TIE TO RAFTER, FACE NAIL OR 1 $^{1}_{4}$ \times 20 ga RIDGE STRAP TO RAFTER	4-IØD BOX (3"XØ.128") OR 3-IØD COMMON (3"XØ.148") OR	FACE NAIL E.	ACH RAFTER
	RAFTER OR ROOF TRUSS TO PLATE	3-3"XØ.131" NAILS 3-16D BOX NAILS (3 ½"XØ.135") OR 3-16D COMMON NAILS (3"XØ.148") OR		ON ONE SIDE AND
		3-100 COMMON NAILS (3"X0.148") OR 4-100 BOX (3"X0.128") OR 4-3"X0.131" NAILS		N OPPOSITE SIDE FTER OR TRUSS
	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16D (3 ½'XØ.135') OR 3-1ØD COMMON (3 1/2'XØ.148") OR 4-1ØD BOX (3'XØ.128') OR	TOE NAIL	
		4-3'×0.131" NAIL6 3-16D BOX (3 ½'×0.135") OR		
		2-16D COMMON (3 1/2"XØ,162") OR 3-10D BOX (3"XØ,128") OR 3-3"XØ,131" NAILS	END NAIL	
	WA			
	STUD TO STUD (NOT A BRACED WALL PANELS)	16D COMMON (3 1/2"XØ.162") 10D BOX (3"XØ.128") OR	24" O.C. FACE	
	STUD TO STUD AND ABUTTING STUD AT INTERSECTING	3"XØ.131" NAILS 16D BOX (3 ½"XØ.135") OR 3"XØ.131" NAILS	12" O.C. FACE	NAIL
	WALL CORNERS (AT BRACED WALL PANELS)	16D COMMON (3 1/2"ר.162")	16" O.C. FACE	<u> </u>
	BUILT-UP HEADER (2" TO 2" HEADER WITH ½" SPACER)	16D COMMON (3 1/2"×0.162") 16D BOX (3 ½"×0.135")		EDGE FACE NAIL
	CONTINUOUS HEADER TO STUD	5-8D BOX (2 1/2 XØ.113) OR 4-8D COMMON (2 1/2 XØ.131) OR	TOE NAIL	
	TOP PLATE TO TOP PLATE	4-10D BOX (3"X0.128") 16D COMMON (3 1/2"X0.162")	16" O.C. FACE	NAIL
		IØD BOX (3"XØ.128") OR 3"XØ.131" NAILS	12" O.C. FACE	
	DOUBLE TOP PLATE SPLICE FOR SDCs A-D WITH SEISMIC BRACED WALL LINE SPACING < 25'	8-16D COMMON (3 ½"×0.162") OR 12-16D BOX (3 1/2"×0.135") OR 12-10D BOX (3"×0.128") OR	END JOINT (M	N EACH SIDE OF IINIMUM 24" LAP TH EACH SIDE OF
-	DOUBLE TOP PLATE SPLICE SDCs DØ,DI OR D2 AND	12-3"ר.131" NAILS 12-16D (3 1/2"ר.135")	END JOINT)	
1	BRACED WALL LINE SPACING > 25' BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR	16D COMMON (3 1/2"ר.162")	16" O.C. FACE	NAIL
1	BLOCKING (NOT AT BRACED WALL PANELS)	16D BOX (3 1/2*XØ.135*) OR 3*XØ.131* NAIL6	12" O.C. FACE	
	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16D BOX (3 1/2"XØ.135") OR 2-16D COMMON (3 ½"XØ.162") 4-3"XØ.131" NAILS	2 EACH 16" C	P.C. FACE NAIL P.C. FACE NAIL P.C. FACE NAIL
Ī	TOP OR BOTTOM PLATE TO STUD	4-8D BOX (2 ½'XØ. 3") OR 3-16D BOX (3 1/2"XØ. 35") OR	TOE NAIL	
		4-8D COMMON (2 ½"XØ.131") 4-10D BOX (3"XØ.128") OR 4-3"XØ.131" NAILS		
		3-16D BOX (3 \\"X0,135") OR 2-16D COMMON (3 1/2"X0,162") OR	END NAIL	
		3-IØD BOX (3"XØ.128") OR 3-3"XØ.131" NAILS		
1	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10D BOX (3"X0,128") OR 2-16D COMMON (3 1/2"X0,162") OR	FACE NAIL	
	I' BRACE TO EACH STUD AND PLATE	3-3"×0.131" NAILS 3-8D BOX (2 \(\frac{1}{2}\)"×0.113") OR	FACE NAIL	
		2-8D COMMON (2 1/2"XØ.131") OR 2-1ØD BOX (3"XØ.128") OR 2 STAPLES 1 3"	PACE NAIL	
	I'X 6" SHEATHING TO EACH BEARING	3-8D BOX (2 ½"XØ.113") OR 2-8D COMMON (2 1/2"XØ.131") OR	FACE NAIL	
		2-10D BOX (3"X0,128") OR 2-14D BOX (3"X0,128") OR 2 STAPLES, 1"CROWN, 16ga, 1 \(\frac{3}{4}" \) LONG		
1	1'X 8" AND WIDER SHEATHING TO EACH BEARING	3-8D BOX (2 ½'XØ.113") OR 3-8D COMMON (2 1/2'XØ.131") OR	FACE NAIL	
		3-10D BOX (3"X0.128") OR 3 STAPLES, 1"CROWN, 16ga, 1 \(\frac{3}{4}" \) LONG		
		WIDER THAN 1"X8" 4-8D BOX (2 ½"XØ.113") OR		
		3-8D COMMON (2 1/2*×0.131*) OR 3-10D BOX (3*×0.128*) OR 4 STAPLES, 1*CROWN, 169a, 1 2* LONG		
	FLOOR			
	JOIST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (2 ½'XØ.II3") OR 3-8D COMMON (2 1/2'XØ.I31") OR 3-IØD BOX (3'XØ.I28") OR	TOE NAIL	
1		3-3'XØ.131" NAILS	4" O.C. TOE N	All
	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8D BOX (2 ½'XØ.113") 8D COMMON (2 1/2'XØ.131") OR	6" O.C. TOE N	
		IØD BOX (3"XØ.128") OR 3"XØ.131" NAILS		
	"X6" SUBFLOOR OR LESS EACH JOIST	3-8D BOX (2 ½"XØ.113") OR 2-8D COMMON (2 1/2"XØ.131") OR 3-1ØD BOX (3"XØ.128") OR	FACE NAIL	
		2 STAPLES, I'CROWN, 16ga, 1 3 LONG 3-16D BOX (3 3 XØ135') OR		
	2" SUBFLOOR TO JOIST OR GIRDER	2-16D COMMON (3 1/2"XØ.1621") 3-16D BOX (3 ½"XØ.135") OR	BLIND AND F	
+	2" PLANKS (PLANK & BEAM-FLOOR & ROOF)	2-16D COMMON (3 1/2"×0.162") 3-16D COMMON (3 ½"×0.162") OR	AT EACH BE	ARING, FACE NAIL
	BAND OR RIM JOIST TO JOIST	4-10 BOX (3"X0,128") OR 4-3"X0,131" NAILS OR 4-3"X14ga, STAPLES, 7/16"CROWN	LIZ IXAIL	
+	BUILT-UP GIRDERS AND BEAMS, 2-INCH	20D COMMON (4"XØ,192") OR		AYER AS FOLLOWS OP AND BOTTOM
	LUMBER LAYERS	10D BOX (3"X0.128") OR	AND STAGGE	
		3'XØ. 3 ' NAILS	BOTTOM STA OPPOSITE SI	GGERED ON DES
		AND: 2-20D COMMON (4"X0.192") OR 3-10D BOX (3"X0.128") OR	FACE NAIL A EACH SPLICE	T ENDS AND AT
		3-3'ר.131' NAILS 4-16D BOX (3 \(\frac{1}{2} \) \(\OR\) OR	AT EACH IO	6T OR RAFTER,
3	LEDGER STRIP SUPPORTING JOIST OR RAFTERS	3-16D COMMON (3 1/2"X0.162") OR 4-10D BOX (3"X0.128") OR	FACE NAIL	
3	BRIDGING TO JOIST	4-3"ר.131" NAILS 2-IØD BO× (3"ר.128")	EACH END, T	OE NAIL
+		NUMBER AND TYPE OF	SPACING OF	
M	DESCRIPTION OF BUILDING ELEMENTS	FASTENER 4,6,0		INTERMEDIATE "." SUPPORTS (INCHE
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTER SHEATHING TO FRAMING (SEE TABLE R602.3(3) FOR WOO!			
9	3/8*-1/2*	6D COMMON(2"XØ.113") SUBFL., WALL 8D COMMON(2 ½"XØ.131") NAIL(ROOF)	6	12
	19/32'-1"	8D COMMON NAIL (2 ½'XØ.131') 10D COMMON (3'XØ.148') NAIL OR	6	12
	1 1/8"-1 1/4" OTHER WALL SHEATHING 9	8D(2 1/2'XØ.131') DEFORMED NAIL	6	12
3	1/2" STRUCTURAL CELLUL <i>O</i> SIC	1 ½" GALVANIZED ROOFING NAIL, 16"		
	FIBERBOARD SHEATHING	HEAD DIAMETER, OR 1' CROWN STAPLE 16 ga, 1 ½' LONG	3	6
	25/32' STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 ½" GALVANIZED ROOFING NAIL, ½" HEAD DIAMETER, OR I" CROWN STAPLE 16 ga, 1 ½" LONG	3	6
,	1/2" GYPSUM SHEATHING	$1\frac{1}{2}$ GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, $1\frac{1}{2}$ LONG, $1\frac{1}{4}$	7	7
+	5/81 GYPRIM RUE ATUINIC	SCREWS, TYPE W OR S		
6	5/8" GYPSUM SHEATHING	STAPLE GALVANIZED, \$" LONG, \$" SCREWS, TYPE W OR S	٦	٦
_	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR			
1	3/4" AND LESS	6D DEFORMED (2"X0.120") NAIL OR 8D COMMON (2 ½"X0.131") NAIL 8D COMMON (2 ½"X0.131") NAIL OR	6	12
8	7/8" - 1"	8D COMMON (2 ½"XØ.131") NAIL OR 8D DEFORMED (2 ½" XØ.120") NAIL 10D COMMON (3"XØ.148") NAIL OR	6	12
9		8D DEFORMED (2 ½" XØ.120") NAIL	6	12
FC.	DR 91: 1 INCH= 25.4 MM, I F00T= 304.8 MM, I MILE PER HOUR= 0.447 M/6, I H	· -		

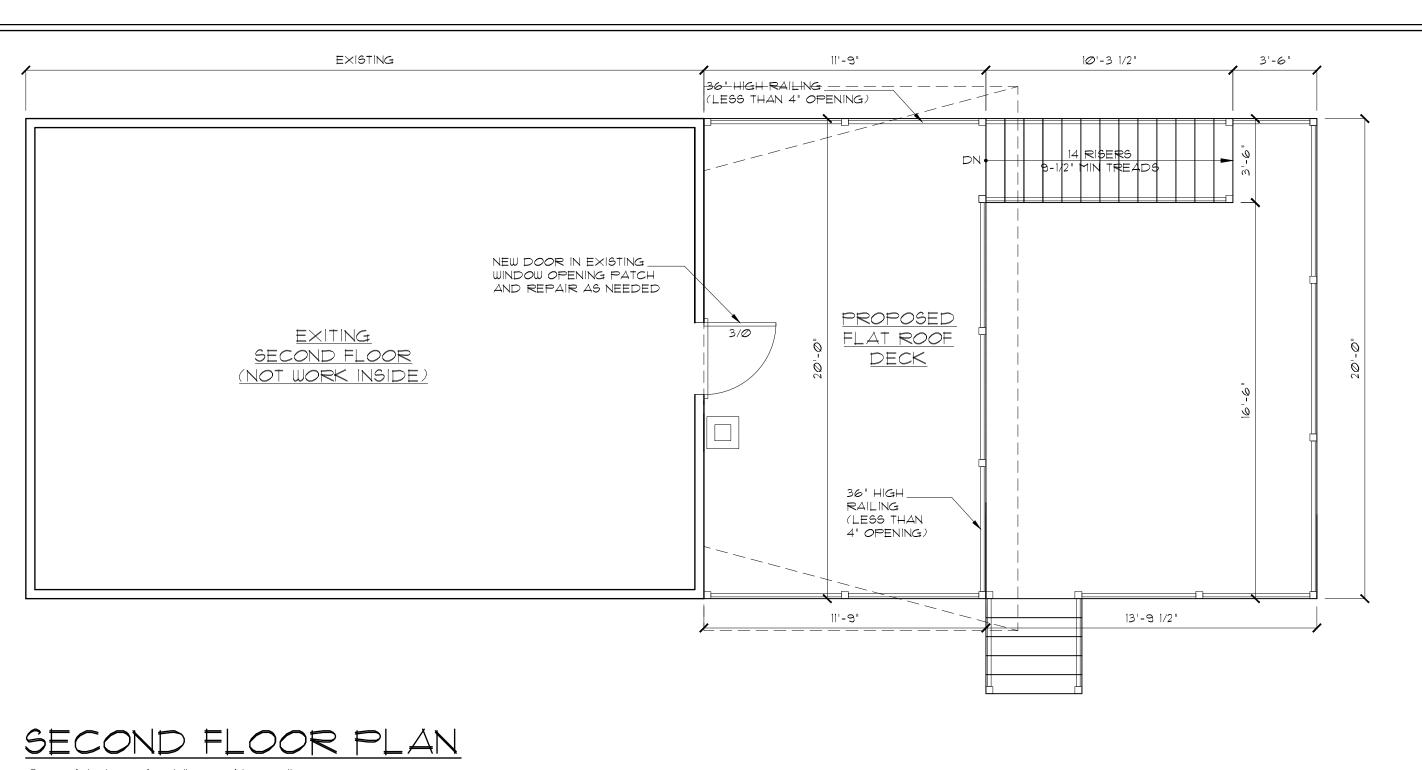
GYPRIM SHEATHING SHALL CONFORM TO ASTMICISES AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253 FIBERBOARD SHEATHING SHALL CONFORM TO ASTMICIONS 99ACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES AND ATTEMENT OF THE PROVIDED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND ATTEMPT OF THE PROVIDED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND ATTEMPT OF THE PROVIDED BY FRAMING MEMBERS AND REQUIRED BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE, FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING. WHERE A RAFTER 16 FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAIL ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED. -zu

Item 5.

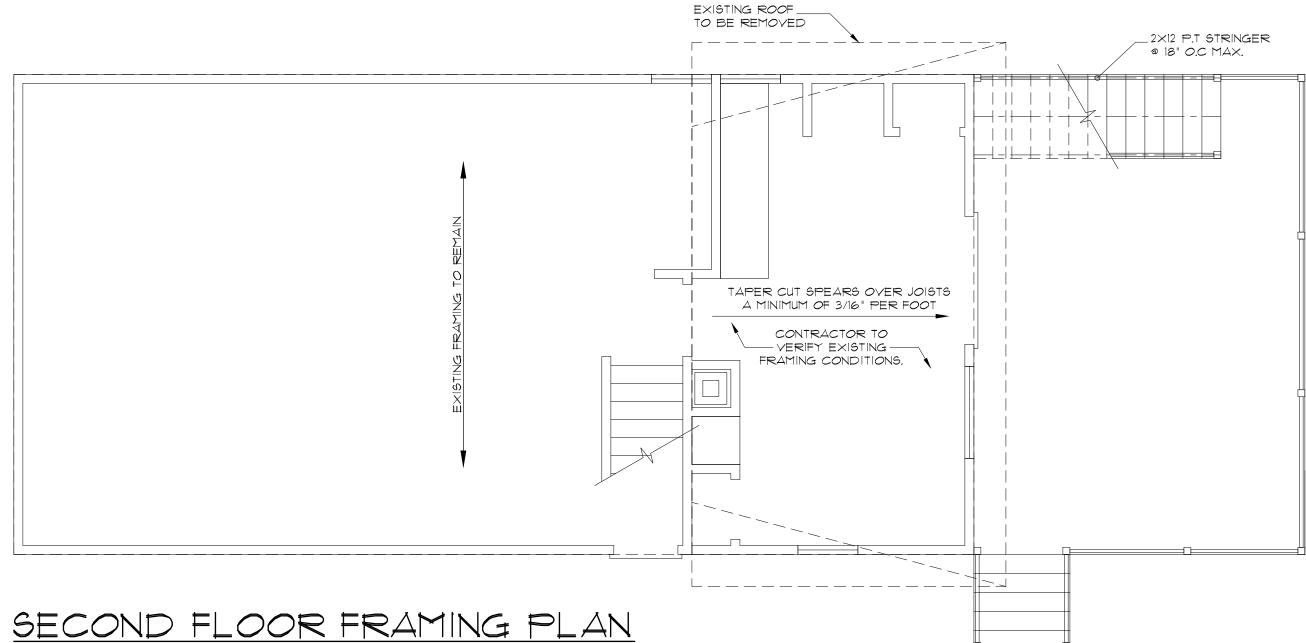


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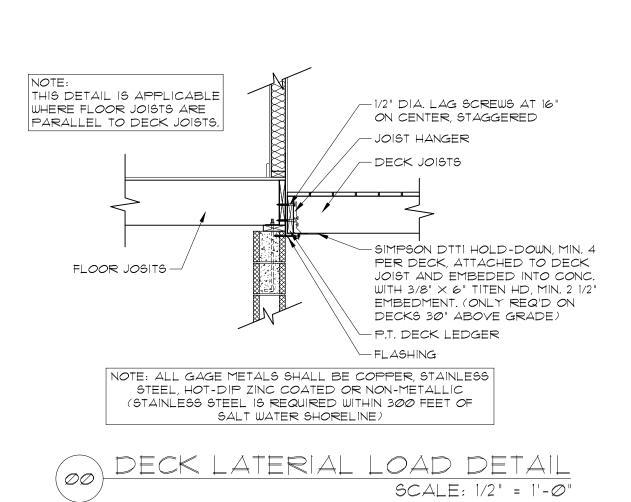
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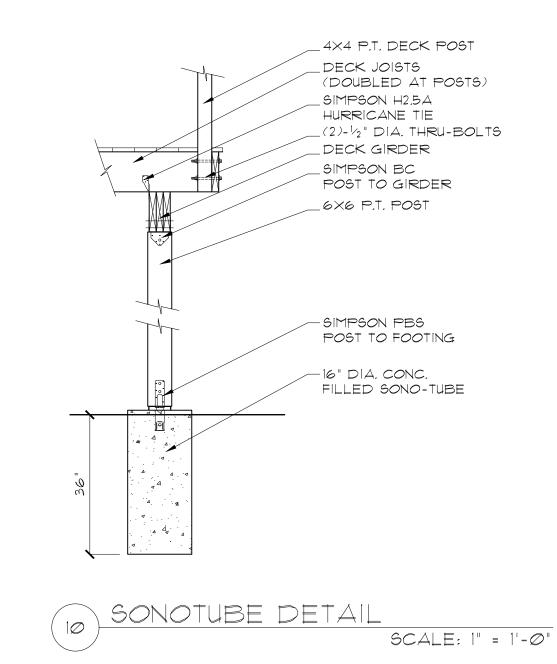


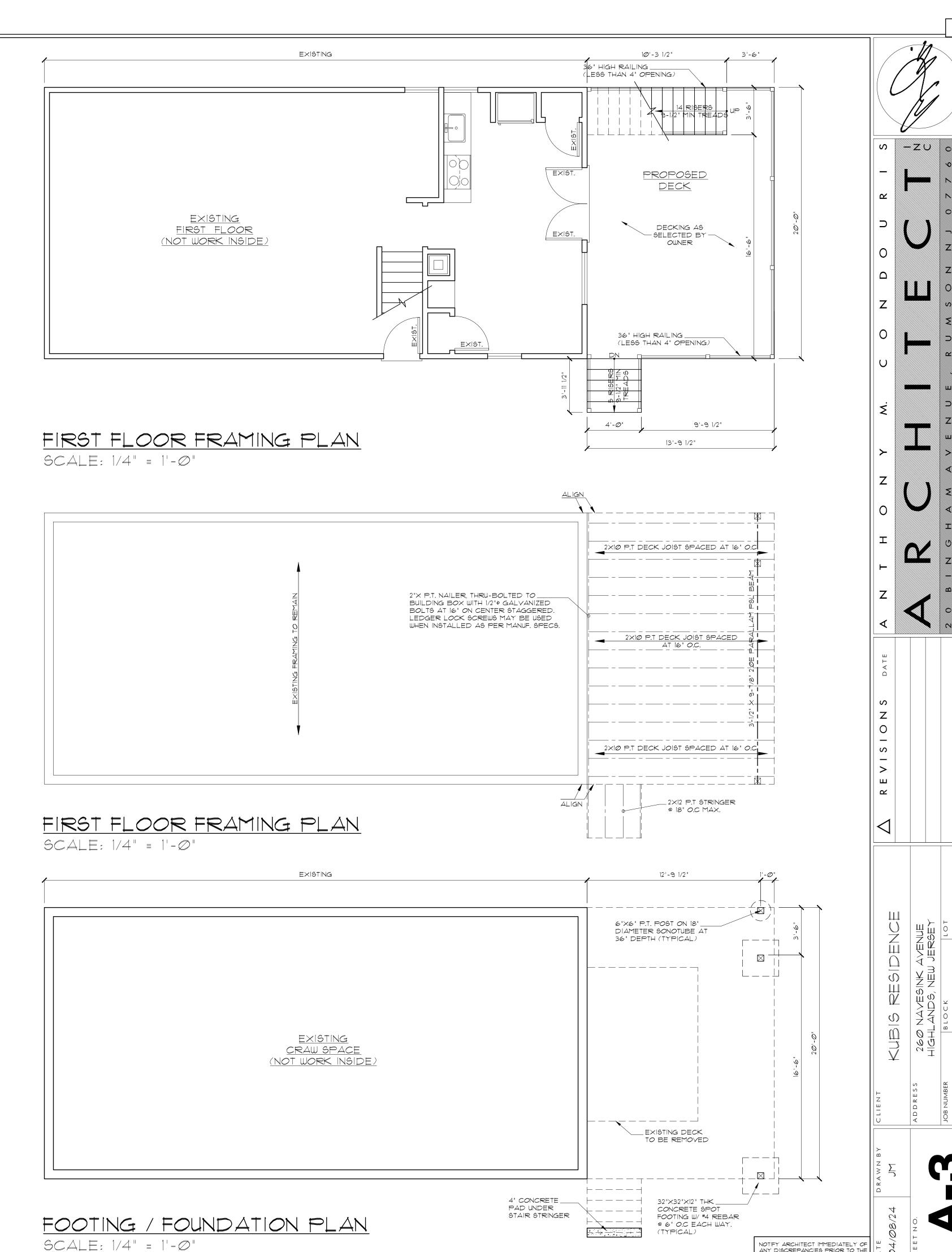
SCALE: 1/4" = 1'-0"



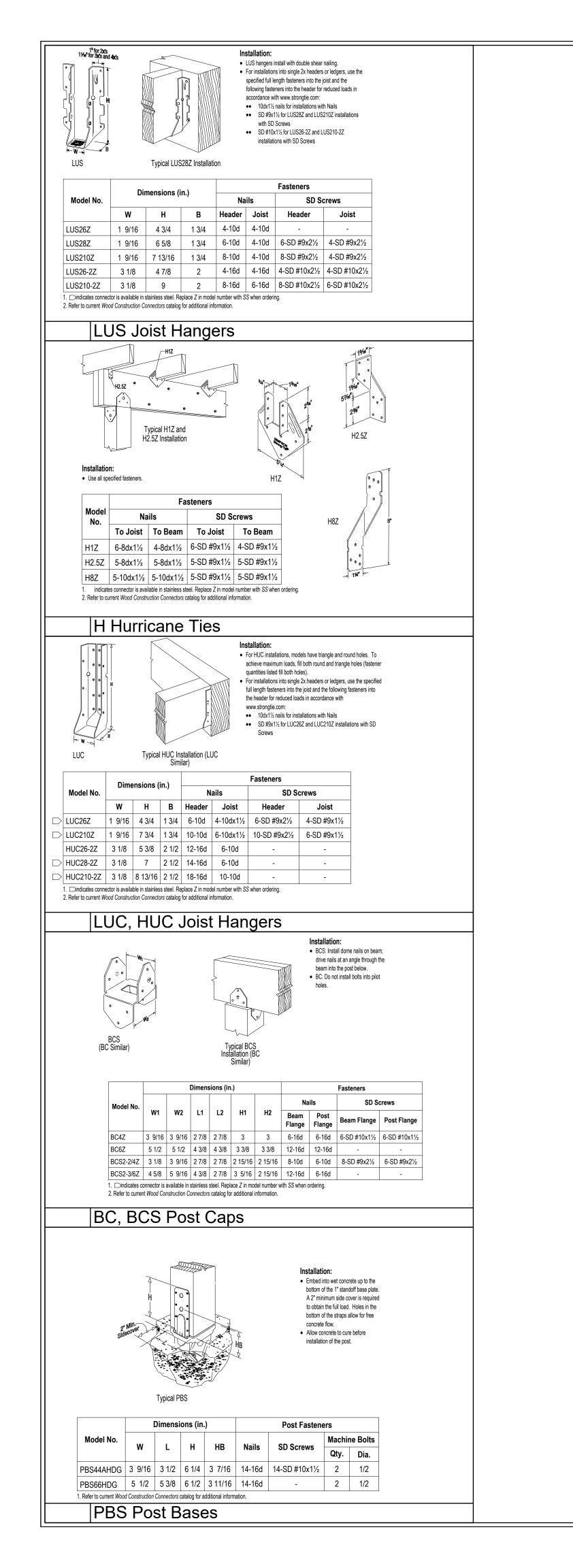
SCALE: 1/4" = 1'-0"







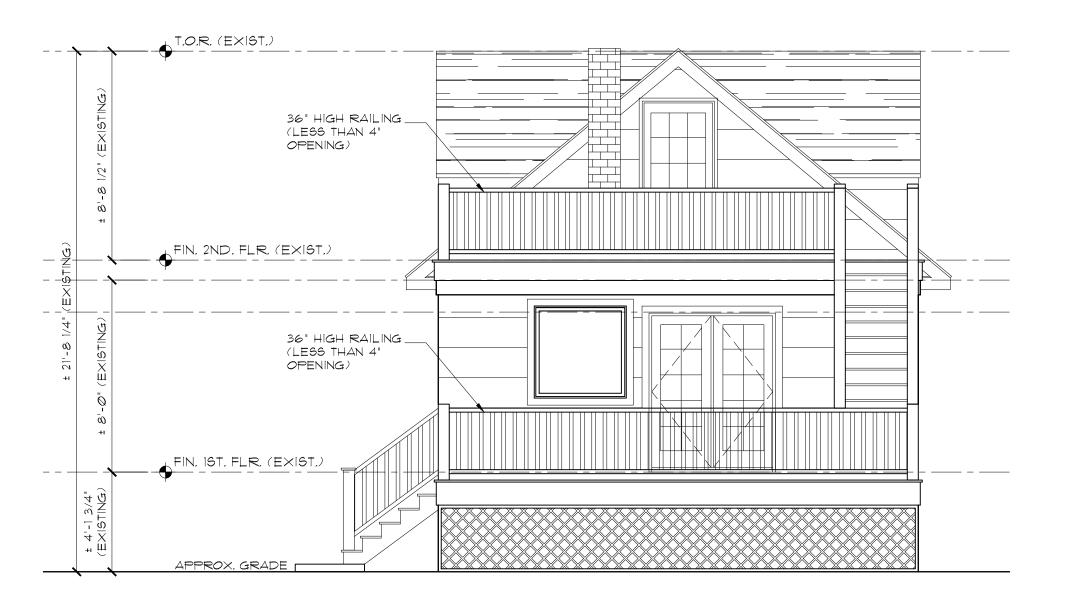
NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.





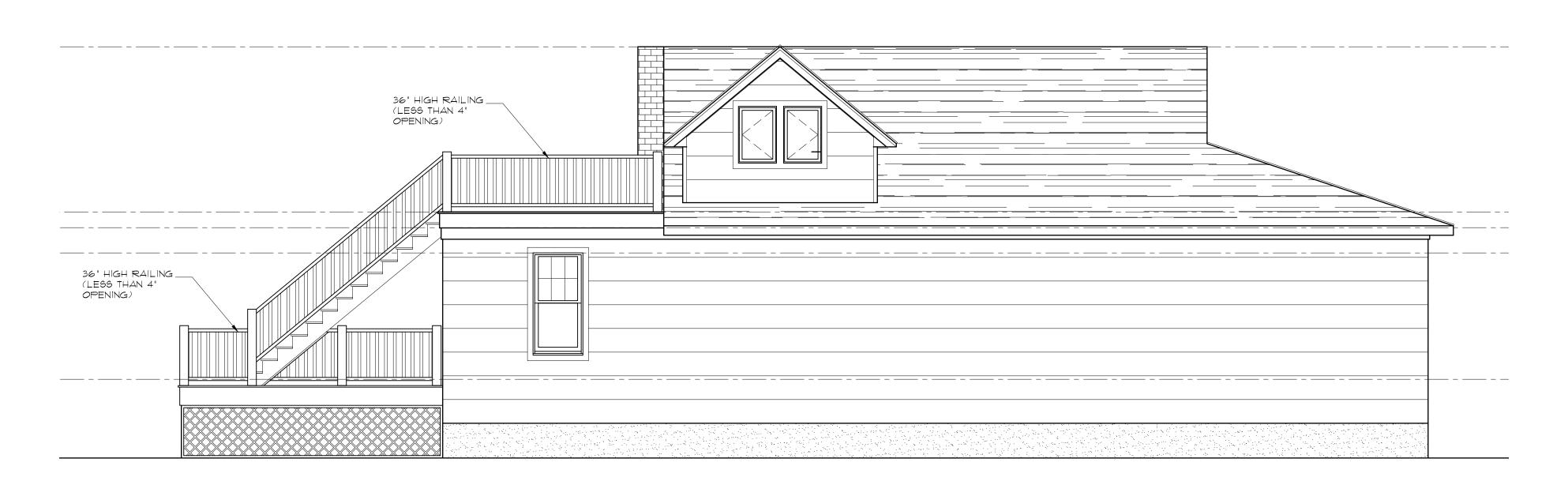
LEFT SIDE ELEVATION

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



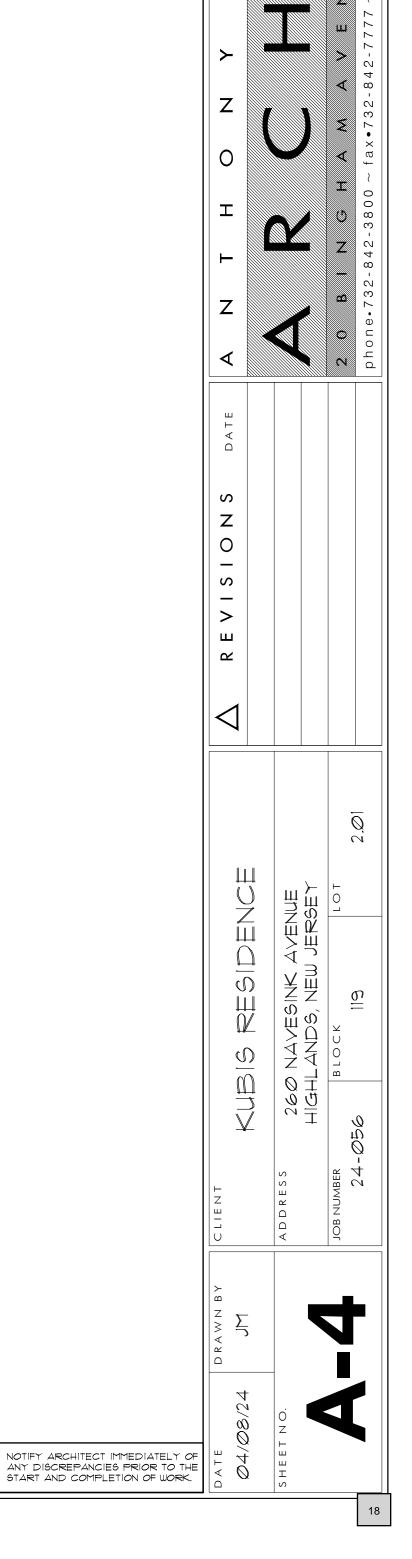
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



S #ZO



March 14, 2025

I670 Whitehorse-Hamilton Square Rd. Hamilton, New Jersey 08690 609-586-II41 fax 609-586-II43 www.RobertsEngineeringGroup.com

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

Re: Completeness Review 1

Applicant: James Kubis 260 Navesink Avenue Block 119, Lot 2.01

Borough of Highlands, Monmouth County, New Jersey

Our File No.: HLPB2025-02

Dear Ms. Tran:

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

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

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

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

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

I. <u>ZONING</u>

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

Completeness Review
Applicant: James Kubis
260 Navesink Avenue
Block 119, Lot 2.01
Borough of Highlands, Monry

Borough of Highlands, Monmouth County, New Jersey

Our File No.: HLPB2025-02

Page 2 of 6

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

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

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

^{*} Proposed Variance

^{**} Existing non-conformity

Completeness Review Applicant: James Kubis 260 Navesink Avenue Block 119, Lot 2.01 Borough of Highlands, Monmouth County, New Jersey Our File No.: HLPB2025-02 Page 3 of 6

II. CHECKLIST ITEMS

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

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

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

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

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

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

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

Completeness Review
Applicant: James Kubis
260 Navesink Avenue
Block 119, Lot 2.01
Borough of Highlands, Monmouth County, New Jersey
Our File No.: HLPB2025-02
Page 4 of 6

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

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

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

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

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

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

Please provide on the plan

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

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

ricado provido en ar	o plani
Application No Minor Site Plan on _ (date)	approved/disapproved by the Highlands Land Use Board as a
Chairman	
Secretary	

Completeness Review
Applicant: James Kubis
260 Navesink Avenue
Block 119, Lot 2.01
Borough of Highlands, Monmouth County, New Jersey
Our File No.: HLPB2025-02
Page 5 of 6

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

III. COMPLETENNESS

We recommend this application be deemed INCOMPLETE.

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

IV. GENERAL COMMENTS

- According to §21-84-B is located within the Steep Slopes Area.
 Please indicate the slope area(s) on the plan and determine if a permit is required.
 Provide a note on the plan regarding the findings of the Steep Slope review.
- 2. The Borough's minimum side yard setback requirement is 6 ft. The existing dwelling has an existing variance condition at 2.3 ft and a proposed variance condition at 2.3 ft.

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

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

Please confirm.

- 3. There are no rear yards for corner lots. According to §21-8 Definitions. Please update the zoning data table.
- 4. A variance appears to be required for the proposed deck. Please provide dimensions and confirm. Please refer to § 21-65.27.
- 5. A variance is required for the lot depth.
- 6. Please provide the building height according to § 21-8.
- 7. There are two decks proposed for the lot. One is a proposed flat deck located above a rear portion of the first story of the existing dwelling with a proposed stairway to a lower proposed ground level wood deck. The Applicant has indicated that the wood deck is replacing an existing deck.

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

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

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

Completeness Review
Applicant: James Kubis
260 Navesink Avenue
Block 119, Lot 2.01
Borough of Highlands, Monmouth County, New Jersey
Our File No.: HLPB2025-02
Page 6 of 6

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

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

Please indicate the existing deck on the survey.

Please dimension the existing and proposed decks.

Please provide the 3 ft deck setback lines.

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

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

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

We will continue our review upon submission of revised plans.

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

Very truly yours,

Carmela Roberts, P.E., C.M.E., C.P.W.M.

Land Use Board Engineer

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

proposed alterations and addition for

KUBIS RESIDENCE

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

ZONING DATA (R-2.03)						
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES		
MINIMUM LOT AREA	5,000 SQ. FT.	7,973 SQ. FT.	7,973 SQ. FT.			
MINIMUM LOT FRONTAGE						
NAVESINK AVENUE	50 FT.	76.23 FT.	76.23 FT.			
SOUTH LINDEN AVENUE	5Ø FT.	99.49 FT.	99.49 FT.			
MINIMUM LOT DEPTH						
NAVESINK AVENUE	100 FT.	100 FT.	100 FT.			
SOUTH LINDEN AVENUE	100 FT.	75.00 FT.	75.00 FT.	EXISTING NON CONFORMITY VARIANCE REQUIRED		
PRINCIPAL BUILDING						
MINIMUM FRONT SETBACK						
NAVESINK AVENUE	2Ø FT.	23.3 FT.	23.3 FT.			
SOUTH LINDEN AVENUE	20 FT.	514 FT	51,4 FT.			
MINIMUM SIDE SETBACK (NAVESINK AVE)	6 FT.	2.8 FT.	2.8 FT.	EXISTING NON CONFORMITY NO CHANGE		
MINIMUM SIDE SETBACK (S. LINDEN AVE)	8 FT.	34 FT.	34 FT.			
MAX. BUILDING HEIGHT (FT.)	3Ø FT.	19 FT.	19 FT.			
DECK						
MINIMUM SIDE SETBACK (NAVESINK AVE)	3 FT.	2.3 FT.	3.Ø FT.	EXISTING NON CONFORMITY IMPROVED		
MINIMUM SIDE SETBACK (S. LINDEN AVE)	3 FT.	21.6 FT.	20.6 FT.			
ACCESSORY BUILDING						
MINIMUM SIDE SETBACK (WEST)	3 FT.	3Ø.3 FT.	3Ø.3 FT.			
MINIMUM SIDE SETBACK 2 (NORTH)	3 FT.	4.Ø FT.	4.Ø FT.			
MAX. BUILDING HEIGHT (FT.)	15 FT.	12 FT.	12 FT.			
MAXIMUM BUILDING COVERAGE	30 %	16.18 %	16.18 %			
MAXIMUM LOT COVERAGE	75 %	37.17 %	37.70 %			

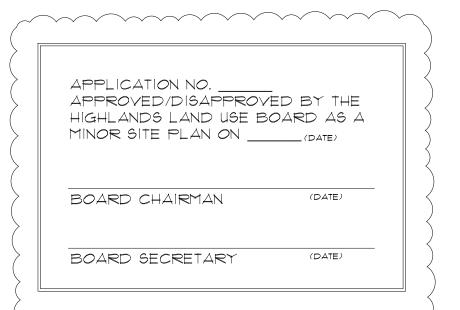
BUILDING DEPARTMENT DATA				
	EXISTING	EXISTING ADDED		
HABITABLE SPACES				
FIRST FLOOR	1,040 SQ. FT.	Ø 5Q. FT.	1,040 SQ. FT.	
SECOND FLOOR	600 SQ. FT.	Ø 5Q. FT.	600 SQ. FT.	
TOTAL	1,640 SQ. FT.	Ø 5Q. FT.	1,640 SQ. FT.	
OTHER SPACES				
VOLUME	26,232 CU. FT.	(-467) CU. FT.	25,765 CU. FT.	
CONSTRUCTION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

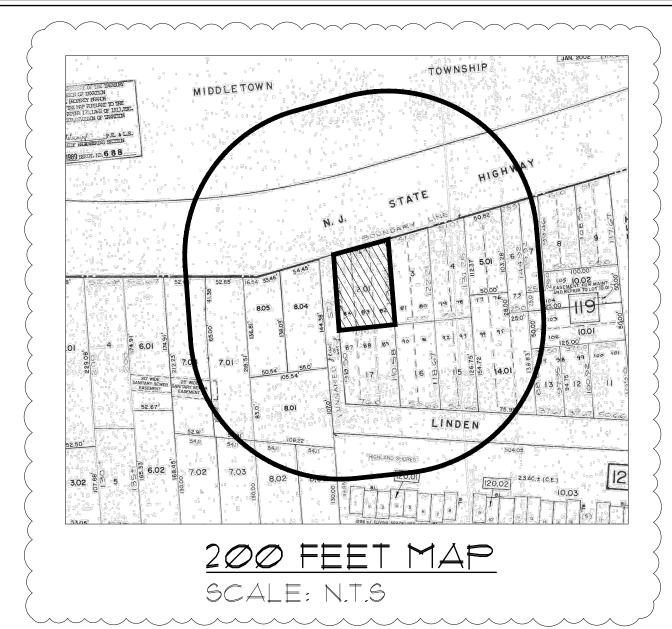
	NO.65 GARAGE TAX MAP LOT 17
	LOT 89 F.M. ONE STORY PAVED 201
· · · · · · · · · · · · · · · · · · ·	DWELLING LOT 87 F.M. LOT 86 F.M.
EXISTING DECK	SHED L'DT 88 F.M. RON FD: MASONRY WALL 4.9' S 51° 03' 00' E 5.2' WALL FOR FD.
PROPOSED	FENCE 4.01 75.00' 19.83'
WOOD DECK	12.3'
Street, see and see an	
PROPOSED FLAT ROOF DECK	TAY MAP 2 TO Z O Z
	LOT 3 UST STONE SURFACE MAS. WALL BY STONE SURFACE
	GARDEN >
	GARDEN TO F.ME
	FILED MAP"
	STORY WOD ONE SINE STORY
	FRAME > OUR A LOT 2.01 6 2 8
	DWLG. HALF BLOCK 119 0 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6
	NO 264 NO DWELLING VARIES
	3.3
	O SY N SY ST
	18'± BOROUGH LINE
	S TOWNSHIP
·	SOUTH EASTERL ON THE OF MIDDLE TOWN LINE
	WADDELL MASONET WALL N GI- 27 OWNSHIP OF MIDDLE WALK
	WADDELL STREET WAS ON SET AVENUE ATOWN LINE AVENUE WALK AVENUE
	WALK NAVESINK AVENUESINK AVENUESINKA AVENUESINK AVENUESINK AVENUESINK AVENUESINKA AVENUESINKA AVENUESINKA AVENUESINKA AVENUESINKA AV
· · · · · · · · · · · · · · · · · · ·	IFRSEY STA ROUTE NO.
	TRAFFIC TRAFFIC
	NORTH BOUND HIGHWAY ISLAND
	SOUTH BOUND TRAFFIC
	FILED MAP REFERENCE: Being known as Lots 82, 83, and 84 on Map Entitled:
	RUIII DING SITES AT HIGHLANDS. N.J., By J.W. Seaman, Civil Engineer Dated

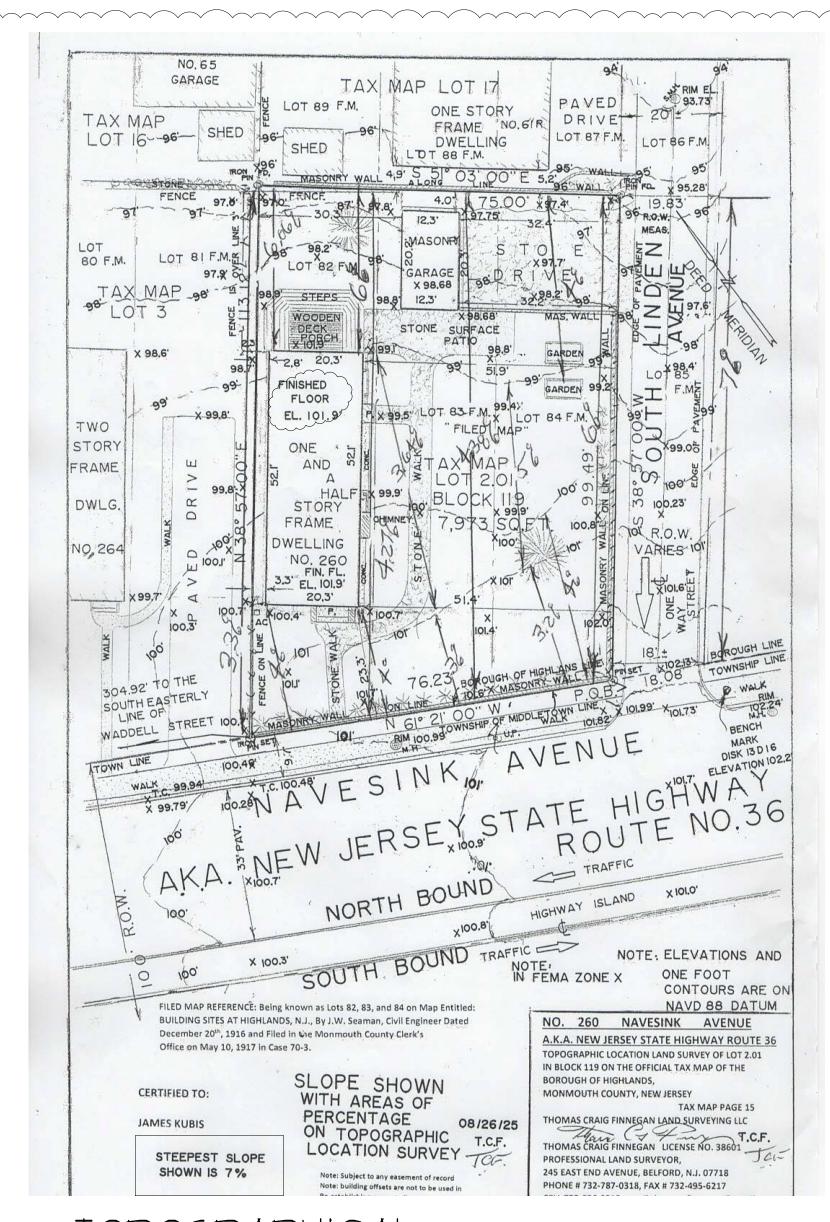
SITE PLAN SCALE: 1" = 20'-0 INFORMATION SHOWN ON THIS PLAN
IS BASED ON SURVEY DONE BY:
THOMAS CRAIG FINNEGAN
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 38601
DATED 01/13/23.

EXISTING AREA CALCULATIONS (BASED ON LOT AREA OF 1,973 SQ. FT.)				
BUILDING COVERAGE:	LOT COVERAGE:			
DWELLING = 1,040 S.F. GARAGE = 250 SF	DWELLING = 1,040 S.F. GARAGE = 250 S.F.			
TOTAL = 1,290 S.F.	REAR DECK = 234 S.F. DRIVEWAY = 670 S.F. WALKS/PATIOS = 170 S.F.			
16.18%	TOTAL = 2,964 S.F.			

PROPOSED AREA CALCULATIONS (BASED ON LOT AREA OF 1,913 SQ. FT.)				
BUILDING COVERAGE: DWELLING = 1,040 S.F.	LOT COVERAGE: DWELLING = 1,040 S.F.			
GARAGE = 250 SF TOTAL = 1,290 S.F.	GARAGE = 250 S.F. REAR DECK = 276 S.F. DRIVEWAY = 670 S.F. WALKS/PATIOS = 170 S.F.			
16.18%	TOTAL = 3,006 S.F.			







TOPOGRAPHICAL SCALE: 1" = 20'-0"

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

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

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

EACH CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED WORK AND FULLY ACQUAINT THEMSELVES WITH THE CONDITIONS AS THEY EXIST. ALL AREAS AND DIMENSIONS ARE INDICATED ON THE DRAWINGS AS ACCURATELY AS POSSIBLE, HOWEVER ALL CONDITIONS SHALL BE VERIFIED BY EACH CONTRACTOR AND/OR SUBCONTRACTOR ON SITE. THE SUBMISSION OF A BID SHALL ACKNOWLEDGE THAT THE CONTRACTOR HAS PROVISIONS FOR OPERATING UNDER THE CONDITIONS AS THEY EXIST AT THE SITE. (NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS,) THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD, AND NOTIFY THE ARCHITECT, ANTHONY M. CONDOURIS ARCHITECT, INC., OF ANY DISCREPANCIES, CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SUPPORTS FOR WALLS AND FLOORS PRIOR TO THE COMPLETION OF LATERAL AND VERTICAL LOAD SYSTEMS. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ALL DISCREPANCIES, ERRORS OR OMISSIONS INDICATED ON THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCEMENT OF ANY SUCH WORK. ALL RECONSTRUCTION COSTS, RESULTING FROM THE CONTRACTORS FAILURE TO PROVIDE SUCH NOTIFICATION, SHALL BE AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITING OF THE RESIDENCE UPON THE PROPERTY IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS AND TO FURTHER COMPLY WITH ALL REGULATIONS CONCERNING SUCH SITING. THE CONTRACTOR 6HALL HOLD HARMLESS THE ARCHITECT AND OWNER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY FEES, ARISING OUT OF THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.

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

PROJECT DATA:

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

APPLICABLE CODES: NJ IRC 2021, REHABILITATION SUBCODE NJUCC NJAC 5:23-6 AND ALL LOCAL CODES

STRUCTURAL DA	TA: (LOAD	S INDICATED IN POUR	NDS PER S	QUARE FOOT AND US	ED TO DES	SIGN STRUCTURAL MEN	1BERS)
TYPICAL FLOOR	2-	BEDROOM FLOC	R-	ATTIC W/STORAC	≨Ε-	ATTIC W/NO STOP	RAGE-
LIVE LOAD	40	LIVE LOAD	30	LIVE LOAD	20	LIVE LOAD	10
DEAD LOAD	15	DEAD LOAD	15	DEAD LOAD	10	DEAD LOAD	10
TOTAL LOAD	55	TOTAL LOAD	45	TOTAL LOAD	30	TOTAL LOAD	20
ROOF-		DECKS-		BALCONIES-			
LIVE LOAD	20	LIVE LOAD	40	LIVE LOAD	60		
DEAD LOAD	15	DEAD LOAD	15	DEAD LOAD	15		
TOTAL LOAD	35	TOTAL LOAD	55	TOTAL LOAD	75		

MEANS OF EGRESS:

DOORS, STAIRS, LANDINGS, HANDRAILS, PASSAGEWAYS ARE DESIGNED AND SPECIFIED TO COMPLY WITH NJ IRC 2021 I. HALLWAYS SHALL NOT BE LESS THAN 36" WIDE.

2. STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HEADROOM HEIGHT IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8". RISER HEIGHT SHALL BE NOT MORE THAN 8-1/4". TREAD DEPTH SHALL BE NOT LESS THAN 9".

- 3. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT IS MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 30" AND NOT MORE THAN 38". CONTINUITY, HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS, HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAILS. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
- 4. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE REQUIRED AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE
- 5. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR, THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36" MEASURED IN THE DIRECTION OF TRAVEL. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD, WITH THE EXCEPTION THAT THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 8-1/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. FLOOR ELEVATIONS FOR DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 8-1/4" BELOW THE TOP OF THE THRESHOLD, WITH THE EXCEPTION THAT A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY.

SPECIFICATION SECTIONS

DIVISION 1 - GENERAL REQUIREMENTS

SUMMARY OF WORK

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

SUMMARY OF DRAWING AND CONTRACT INTERPRETATION

- 1. THESE CONTRACT DRAWINGS HAVE BEEN DESIGNED TO BE INTERPRETED BY A QUALIFIED CONTRACTOR. 2. DIMENSIONS ARE FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
- 3. DO NOT SCALE PRINTS FOR DIMENSIONS.
- 4. DETAILS DRAWN OF A PARTICULAR ASSEMBLY ARE INTENDED TO REPRESENT ALL SIMILAR CONDITIONS THROUGHOUT THE BUILDING.
- 5. LARGE SCALE DRAWINGS SHALL GOVERN SMALL SCALE DRAWINGS, WHICH THEY ARE INTENDED TO AMPLIFY.
- 6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS. NO DEVIATION, OMISSION, SUBSTITUTION, OR ADDITIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL AND OR /AUTHORIZATION BY THE ARCHITECT OR OWNER. ALL QUESTIONS AND DIRECTIONS SHALL BE THROUGH THE ARCHITECT. ALL DISCREPANCIES AND/OR FIELD CONDITIONS, WHICH ARE IN CONFLICT WITH THE DIRECTIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- 1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY PRIOR TO THE START AND COMPLETION OF WORK.
- 8. THE CONTRACT DOCUMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND ARE INTENDED FOR THE USE IN THIS PROJECT ONLY. THE EXCLUSIVE CLIENTSHIP AND USE OF THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS INCLUDING "ARCHITECTURAL WORKS COPYRIGHT ACT OF 1990."

PROJECT COORDINATION

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

REGULATORY REQUIREMENTS

- 1. THESE CONTRACT DOCUMENTS WERE PREPARED IN ACCORDANCE WITH THE NJ IRC 2021
- CONTRACTOR SHALL APPLY FOR THE CONSTRUCTION PERMITS, CERTIFICATE OF OCCUPANCY/AUTHORIZATION AND ALL OTHER PERMITS OR INSPECTIONS REQUIRED. IN ADDITION, ALL OTHER UTILITY HOOK-UPS AND INSPECTION FEES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, KEEP THE SITE CLEAN AND MINIMIZE THE ACCUMULATION OF DEBRIS AND TRASH. ALL DEBRIS SHALL BE KEPT IN A DUMPSTER OR OTHER CONTAINMENT WITH SIDES AND BOTTOM ON THE PROPERTY. AT NO TIME SHALL DEBRIS BE ALLOWED TO ENCROACH ONTO NEIGHBORING PROPERTIES OR STREETS. IN THE CASE OF STORM OR HIGH WINDS, IT IS THE CONTRACTORS RESPONSIBILITY TO COVER AND PROTECT ALL EXPOSED STRUCTURES AND PREVENT ANY DEBRIS OR BUILDING MATERIAL FROM ENTERING THE SURROUNDING COMMUNITY. ALL CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE LIMITED TO THE CONSTRUCTION SITE.
- 4. SUBMISSION OF BID AND CHANGE ORDERS. THE CONTRACTOR AGREES THAT THE SUBMITTED BID ALONG WITH ALLOWANCE AND ALTERNATE PRICES FOR THIS PROJECT IS THE TOTAL PRICE AS PER THE DATED PLANS AND SPECIFICATION ALONG WITH ANY ADDENDUMS WHICH SHALL BE NOTED AND RECEIVED IN THE SUBMISSIONS. ANY REQUESTS FOR CHANGE ORDERS THAT WOULD INCREASE OR DECREASE THE CONTRACT PRICE MUST BE ISSUED BY THE ARCHITECT WITHIN (1) DAYS. THE CHANGE ORDER, IF ACCEPTED, WILL BE ISSUED TO THE CONTRACTOR IN WRITING AND SIGNED BY THE CLIENT WITHIN (5) DAYS. IF THE CLIENT DOES NOT ACCEPT THE CHANGE ORDER AS QUOTED BY THE CONTRACTOR, THE CLIENT WILL NOTIFY THE CONTRACTOR WITHIN (5) DAYS. NO CHANGES TO THE CONTRACT PRICE, EITHER INCREASED OR DECREASED, WILL BE ACCEPTED WITHOUT A WRITTEN AND ACCEPTED CHANGE ORDER AS DESCRIBED BELOW.

TEMPORARY FACILITIES

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

PROJECT CLOSE OUT

- CONTRACTOR SHALL PROVIDE AT TIME OF REQUEST FOR FINAL PAYMENT, ALL MANUFACTURERS BULLETINS, CUTS, ALL GUARANTEES AND WARRANTIES ISSUED FOR ALL EQUIPMENT AND SYSTEMS INCORPORATED IN THE WORK.
- WARRANTIES AND BONDS. THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIALS USED IN THIS PROJECT FOR A PERIOD OF (1) YEAR COMMENCING FROM THE DATE OF THE 166UANCE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION OR THE OWNERS FINAL PAYMENT FOR CONSTRUCTION. ANY DEFICIENCIES THAT BECOME EVIDENT DURING THIS (1) YEAR PERIOD SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- 3. HOME OWNER WARRANTY. AT THE TIME OF CLOSING, CONTRACTOR SHALL PROVIDE THE OWNER A NEW HOME WARRANTEE AND BUILDERS REGISTRATION ACT (NJAC 5:25).
- 4. RELEASE OF LIENS: CONTRACTOR TO PROVIDE AT TIME OF REQUEST FOR FINAL PAYMENT, A RELEASE OF LIENS.

DIVISION 2 - SITE WORK

- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING SITE AS REQUIRED FOR THE INTENDED WORK. ALL TREES, STUMPS, AND PLANT MATERIALS SHALL BE REMOVED. TOPSOIL REMOVED SHALL BE STORED AND PROTECTED FROM EXCESSIVE EROSION. PRIOR TO CONSTRUCTION, A SILT FENCE SHALL BE ERECTED AROUND THE PERIMETER OF SITE DISTURBANCE. FENCE MUST
- REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY AND ALL DEMOLITION DEBRIS RESULTING FROM THE ADDITIONS AND ALTERATIONS AS OUTLINED IN THESE SPECIFICATIONS AND ON THE CONTRACT
- DRAWINGS. ALL DEMOLITION DEBRIS AND CONSTRUCTION DEBRIS SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE AS PER THE TOWNSHIP'S REQUIREMENTS. 4. THE CONTRACTOR SHALL PROVIDE FOR FINISH GRADING ON LOT PRIOR TO ISSUANCE OF CO AS REQUIRED, AS WELL AS THE RESTORATION OF THE PROPERTY TO THE CONDITION FOUND PRIOR TO CONSTRUCTION UNLESS SPECIFICALLY NOTED OR REQUESTED BY THESE SPECIFICATIONS OR ADDENDUM. ALL GRADING SHALL BE INCLUDED IN THE BASE BID. ALSO
- INCLUDED SHALL BE THE RE-SEEDING OF ALL GRADED AREA AND THE PLACEMENT OF SALT HAY OVER THE SEED TO 5. ALL EXISTING UTILITIES SHALL BE LOCATED, INCLUDING ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION DURING THE CONSTRUCTION PROCESS INCLUDING EARTHWORK OPERATIONS. ANY

DISTURBANCES OR BREAKAGE OF UNCHARTED UTILITIES SHALL BE REPORTED TO THE PROPER AUTHORITIES FOR REPAIR.

ANY DAMAGE ASSOCIATED WITH STOPPAGE OF ANY UTILITY IS THE RESPONSIBILITY OF THE CONTRACTOR. <u>DIVISION 3 - CONCRETE</u>

- 1. ALL CONCRETE FOR GARAGE FLOORS OR PORCHES EXPOSED TO THE WEATHER SHALL BE A MINIMUM 3,500 PSI. ALL CONCRETE FOR FOUNDATION WALLS. SHALL BE A MINIMUM 3,000 PSI. (ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS), MADE WITH NORMAL WEIGHT STONE AGGREGATE UNLESS OTHERWISE NOTED.
- 2. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
- 3. ALL GROUT SHALL BE NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
- 4. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60 AND OF THE SIZE INDICATED IN THE DRAWINGS.

5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 10,000 PSI.

- DIVISION 4 MASONRY
- 1. CONCRETE MASONRY UNIT. FOUNDATION SHALL BE AS PER DRAWINGS. ALL CMU SHALL BE PLACED AS PER APPLICABLE CODES AND REGULATIONS WITH REINFORCING AS PER DETAILS AND MANUFACTURERS SPECIFICATIONS. PROVIDE HORIZONTAL REINFORCEMENT EVERY OTHER COURSE AND VERTICAL REBAR AS NOTED ON DRAWINGS.
- . DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE NATIONAL CONCRETE MASONRY ASSOCIATION AND THE AMERICAN CONCRETE INSTITUTE (ACI 530-08) AS WELL AS THE "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY CONSTRUCTION AND COMMENTARY" LATEST EDITION.
- 3. MASONRY UNITS SHALL BE GRADE N, TYPE I, MEDIUM WEIGHT HOLLOW CONCRETE UNITS CONFORMING TO THE REQUIREMENTS OF ASTM C90. UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (FIM) OF 1500 PSI ON THE NET CROSS SECTIONAL AREA AT 28 DAYS, UNITS SHALL NOT BE INSTALLED PRIOR TO ATTAINING THE REQUIRED 28 DAY STRENGTH.
- SHALL CONFORM TO ASTM C201 AND MASONRY CEMENT SHALL CONFORM TO ASTM C91. 6. REINFORCEMENT BARS SHALL CONFORM TO ASTM A615-08, GRADE 60. REINFORCEMENT BARS SHALL NOT BE TACK WELDED,

WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY THE STRUCTURAL ENGINEER.

5. MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S. ALL PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE LIME

<u> DIVISION 5 - METALS</u>

STEEL

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

ANCHOR BOLTS

ANCHOR BOLTS SHALL BE CORROSION RESISTANT AND COMPATIBLE WITH SILL MATERIAL, A3@7 STEEL, UNLESS OTHERWISE INDICATED. ANCHOR BOLTS SHALL BE NOT LESS THAN 1/2" DIAMETER AND SPACED AS NOTED IN THE FOLLOWING CONSTRUCTION DOCUMENTS. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES FROM EACH END, AND NOT LESS THAN 1 INCHES FROM THE END OF THE PLATE SECTION. BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. BOLTS SHALL BE EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY

FASTENERS AND CONNECTIONS

- REFERENCE TABLE R602.3(1) FASTENING SCHEDULE OF NJ IRC 2021.
- 2. ALL COMMON FINISH NAILS AND HANGERS THAT COME IN CONTACT WITH COPPER PRESERVATIVES SUCH AS, BUT NOT LIMITED O, PRESSURE TREATED., SHALL BE "HOT DIPPED GALVANIZED," "Z-MAX," OR "STAINLESS STEEL" IN ACCORDANCE WITH ASTM A123 AND A6TM A153. ALL OTHER FASTENERS SHALL BE "HOT DIPPED GALVANIZED. ZINC COATED NAILS MAY BE SUBSTITUTED FOR USE WITH PNEUMATIC NAILS BUT MUST BE APPROVED FOR THIS AREA AND APPROVED BY THE BUILDING INSPECTORS OF THE AREA. SIDING NAILS SHALL BE NO.7 MAZE OR APPROVED EQUAL. PROVIDE "SIMPSON HOT DIPPED GALVANIZED" METAL JOIST, BEAM HANGERS AND HURRICANE CLIPS AND TIES AS INDICATED ON FRAMING PLANS, CONTRACTOR SHALL INSTALL "SIMPSON" HURRICANE CLIPS AND TIES ON ALL RAFTERS OR FLAT ROOF JOISTS, AND IF PILINGS ARE USED, ON ALL FIRST FLOOR JOIST TO GIRDER BAND CONNECTIONS. FOR 2"X6" STUD WALLS, PROVIDE "SIMPSON" STRONG-TIE WALL BRACING. <u>ALL FASTENERS AND CONNECTORS WITHIN 300 FEET OF SALT WATER SHORELINE SHALL</u>

DIVISION 6 - WOOD, PLASTICS AND COMPOSITES

REFERENCE STANDARD: WOOD FRAME CONSTRUCTION MANUAL (LATEST EDITION), NATIONAL FOREST PRODUCTION 4990CIATION, TIMBER CONSTRUCTION MANUAL (LATEST EDITION), AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.

- FRAMING LUMBER: ALL FLOOR JOISTS, CEILING JOISTS, ROOF RAFTERS, WINDOW AND DOOR HEADERS, AND GIRDERS THAT ARE NOT EXPOSED SHALL BE <u>DOUGLAS FIR GRADE No.2</u> OR BETTER, ALL LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL HAVE A FIBER STRESS OF 2,600 PSI AND PARALLEL STRAND LUMBER (PSL) MEMBERS SHALL HAVE A FIBER STRESS OF 2,900 PSI AND SHALL BE MANUFACTURED BY "TRUS JOIST" OR BY AN APPROVED EQUAL AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. ALL GLUE LAMINATED WOOD BEAMS SHALL BE ARCHITECTURAL GRADE WITH A MINIMUM FIBER STRESS OF 2,200 PSI AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. ALL FLOOR "I" BEAMS SHALL BE MANUFACTURED BY "TRUS JOIST" OR APPROVED EQUAL AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- PRESSURE TREATED LUMBER: ALL EXPOSED LUMBER SHALL BE <u>DOUGLAS FIR GRADE No.2</u> PRESSURE TREATED. ALL EXTERIOR FLASHING AND CONNECTORS SHALL BE COPPER, STAINLESS STEEL, HOT-DIP ZINC COATED OR NON-METALLIC TO PREVENT GALVANIC CORROSION FROM OCCURRING. ALL INSTALLATIONS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS. <u>All fasteners and connectors within 300 feet of salt water shoreline shall be</u> STAINLESS STEEL.
- 4. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS, BASE CABINETS, VANITIES AND BATHROOM FIXTURES.
- 5. BRIDGING: ALL BRIDGING SHALL BE FULL AND PLACED AT MID-SPAN OF JOIST SPAN WITH THE MAXIMUM DISTANCE BETWEEN BRIDGING AT 8'-0", AND AS PER "I-LEVEL" SPECIFICATIONS. 6. COLLAR TIES: INSTALL COLLAR TIES WHEN NOT NOTED ON PLANS, IN ATTIC AREAS A MINIMUM 2X4 SPACED AT 32" O.C.
- 1. FIRE STOPPING: INSTALL FIRE STOPS OR BLOCKS TO PREVENT THE FREE PASSAGE OF FLAME THROUGH CONCEALED SPACES AS OUTLINED IN THE LATEST EDITION BUILDING CODE.
- 8. SHEATHING: ALL WALL SHEATHING SHALL BE 1/2" EXPOSURE 1. ALL ROOF SHEATHING SHALL BE 5/8" EXPOSURE 1 (CDX) APA RATED. NO SUBSTITUTIONS ACCEPTED.
- 9. SUBFLOORING: ALL SUBFLOORING SHALL BE 3/4" T&G EXPOSURE I (CDX) APA RATED, GLUED AND NAILED.
- 10. SHEATHING AND SUBFLOOR NAILING: ALL PLYWOOD SHEATHING AND SUB-FLOORING SHALL BE NAILED WITH 8D GALVANIZED RING SHANK NAILS AT 6" ON CENTER AT EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES AS RECOMMENDED BY THE APA.
- 11. GABLE WALLS: ALL GABLE WALLS WITH CATHEDRAL CEILINGS NEED TO CONSTRUCTED WITH BALLOON FRAMED STUDDING. 12. ALL BALLOON FRAMED WALLS OVER 10' IN HEIGHT SHALL BE CONSTRUCTED OF 2"X6" STUDDING SPACED 16" O.C.

13. HEADERS: (UNLESS OTHERWISE NOTED) 2'-Ø" - 3'-11" SPAN: (2) 2×8

4'-0" - 5'-11" SPAN: (2) 2×106'-0" - 1'-11" SPAN: 3 1/2 X 9 1/2 20E PARALLAM PSL 8'-0" - 10'-0" SPAN: 3 1/2 × 11 7/8 2.0E PARALLAM PSL

- 14. DECK POSTS AND COLUMNS SHALL BE ATTACHED TO DECK BEAMS AND FOOTINGS BY MEANS OF A MANUFACTURED CONNECTION TO RESIST LATERAL DISPLACEMENT. DECK POST HEIGHTS SHALL BE AS FOLLOWS: 4X4 MAXIMUM & FEET TALL AND 6X6 MAXIMUM 14 FEET. (THIS IS MEASURED TO THE UNDERSIDE OF BEAM)
- 15. MINIMUM 2X8 P.T. NAILER, THRU-BOLTED TO BUILDING BOX WITH 1/2" & GALVANIZED BOLTS AT 16" ON CENTER STAGGERED. LEDGER LOCK SCREWS MAY BE USED WHEN INSTALLED AS PER MANUFACTURE SPECIFICATIONS. LEDGER LOCK SCREWS CANNOT BE USED WITHIN 1,000 FEET OF SALT WATER SHORELINE.
- DIVISION 7 THERMAL AND MOISTURE PROTECTION
- FOUNDATIONS: PROVIDE A MINIMUM OF 10 MIL. VAPOR BARRIER WITH JOINTS NOT LAPPED LESS THAN 6 INCHES UNDER ALL CONCRETE SLABS IN BASEMENTS AND UNDER ALL CONCRETE SLAB-ON-GRADE CONDITIONS BELOW LIVING SPACES. PROVIDE DAMPPROOFING ON THE EXTERIOR SURFACE OF ALL MASONRY FOUNDATION WALLS FROM TOP OF FOOTING TO ABOVE GROUND LEVEL. WHERE GROUNDWATER INVESTIGATION INDICATES THAT A HYDROSTATIC PRESSURE CONDITION EXISTS, PROVIDE A GROUNDWATER CONTROL SYSTEM IN ACCORDANCE WITH IRC, OR WATERPROOF ALL WALLS AND FLOORS IN ACCORDANCE WITH
- FOUNDATION DRAINS: A DRAIN SHALL BE PLACED AROUND THE PERIMETER OF A FOUNDATION THAT CONSISTS OF GRAVEL OR CRUSHED STONE CONTAINING NOT MORE THAN 10 PERCENT MATERIAL THAT PASSES THROUGH A NO. 4 SIEVE. THE DRAIN SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE THICKNESS SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE UNDER THE FLOOR, AND THAT THE TOP OF THE DRAIN IS NOT LESS THAN 6 INCHES ABOVE THE TOP OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL, WHERE A DRAIN TILE OR PERFORATED PIPE IS USED, THE INVERT OF THE PIPE OR TILE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE TOP OF JOINTS OR THE TOP OF PERFORATIONS SHALL BE PROTECTED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE PIPE OR TILE SHALL BE PLACED ON NOT LESS THAN 2 INCHES OF GRAVEL OR CRUSHED STONE COMPLYING WITH SECTION R406.4.1 AND SHALL BE COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL. THE PERIMETER DRAIN SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.
- WATER-RESISTIVE BARRIER: ALL EXTERIOR WALLS SHALL RECEIVE A COVERING OF 30 LBS. BUILDERS FELT PAPER PRIOR "O THE INSTALLATION OF ALL SIDING. BUILDERS FELT SHALL BE LAID UP ON THE EXTERIOR SHEATHING STARTING FROM THE LOWEST PART OF THE BUILDINGS. THERE SHALL BE A MINIMUM OF A 6" OVERLAP OF EACH LAYER OF FELT OR IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. "TYVEK WEATHERIZATION SYSTEM" MAY BE SUBSTITUTED FOR THE FELT PAPER IF INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. THE USE OF "TYVEK" TAPE FOR JOINTS MUST BE UTILIZED. ARCHITECT RESERVES THE RIGHT TO REJECT ANY INSTALLATION NOT IN ACCORDANCE WITH "TYVEK" SPECIFICATIONS.
- 4. SEALANTS AND CAULKING: THROUGHOUT ALL WORK, SEAL AND CAULK ALL JOINTS AS REQUIRED TO PROVIDE AND MAINTAIN A POSITIVE BARRIER AGAINST THE PASSAGE OF MOISTURE AND AIR, TOOL ALL JOINTS TO A NEAT AND SMOOTH CONSISTENT PROFILE. SEAL ALL DOORS AND WINDOWS WITH A HIGH QUALITY CLEAR SILICONE SEALER AFTER THE SIDING HAS BEEN STAINED AND TOUCHED-UP. BACK CAULKING IS OPTIONAL. CAULK INTERIOR JOINTS AS REQUIRED WITH HIGH QUALITY PAINTABLE LATEX CAULK.

DIVISION 1 - THERMAL AND MOISTURE PROTECTION (CONT.)

- 5. FLASHING AND SHEET METAL: REFERENCE STANDARD- ARCHITECTURAL SHEET METAL MANUAL (LATEST EDITION.) PROVIDE FLASHING AND SHEET METAL NOT SPECIFICALLY DESCRIBED IN OTHER SECTIONS OF THESE SPECIFICATIONS BUT REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING. STANDARD COMMERCIAL ITEMS MAY BE USED FOR FLASHING, TRIM REGLETS, AND SIMILAR PURPOSES PROVIDED SUCH ITEMS MEET OR EXCEED THE QUALITY OF STANDARDS SPECIFIED. ALL FLASHING AND SHEET METAL MATERIALS SHALL BE LEAD COATED COPPER OF A GAUGE SUITABLE FOR THE INTENDED INSTALLATION. ALL ROUGH HARDWARE INCLUDING NAILS, SCREWS, CLIPS, HANGERS, ETC. SHALL BE STAINLESS STEEL TYPE 302/304.
- . ROOF SHINGLES: TO CONFORM TO NJ IRC 2021 REQUIREMENTS FOR ROOF COVERINGS. ALL SLOPED ROOFS 2:12 PITCH AND GREATER SHALL RECEIVE ASPHALT SHINGLE HEAVYWEIGHT. ROOFS PITCHED WITH 2:12 AND UP TO 4:12 SHALL HAVE A COMPLETE LAYER OF ICE DAM PROTECTION INSTALLED. FOR ROOFS EAST OF THE 110 MPH WIND SPEED LINE, THE ROOF SHINGLES MUST CONFORM TO CLASS F OF ASTM D 3161 TEST METHOD FOR WIND RESISTANCE OF ASPHALT SHINGLES AS
- 1. ICE DAM PROTECTION: AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED OGETHER OR OF A SELF-ADHERING POLYMER BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE EAVES EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- 8. ALL SLOPED RAFTERS SHALL BE VENTED AS PER PLANS. PROVIDE APPROVED HIGH WIND DRIVEN RAIN RESISTANT SHINGLE OVER RIDGE VENTS.
- 9. PROVIDE SEAMLESS ALUMINUM GUTTERS AND DOWNSPOUTS. PROVIDE CONCRETE SPLASH BLOCKS AT ALL LEADERS.
- 10. INSULATION: IF A RESCHECK IS SUBMITTED WITH THESE CONSTRUCTION DOCUMENTS, THEN IT SUPERSEDES ALL THE FOLLOWING ITEMS, THE FOLLOWING ITEMS ARE IN COMPLIANCE WITH THE PRESCRIPTIVE PACKAGE: ALL EXTERIOR WALLS 6HALL RECEIVE A MINIMUM OF R-30 CRAFT FACE FIBERGLASS BATT INSULATION OR R-13 CAVITY CRAFT FACE FIBERGLASS BATT INSULATION WITH R-10 RIGID CONTINUOUS INSULATION ON THE EXTERIOR. ALL FLOORS BUILT OVER UNCONDITIONED SPACE SHALL RECEIVE A MINIMUM OF R-19 CRAFT FACE FIBERGLASS BATT INSULATION, ALL FLOOR SLABS BUILT ON GRADE SHALL RECEIVE A MINIMUM OF R-10 RIGID PERIMETER INSULATION 24" IN BOTH DIRECTIONS. ALL CEILINGS SHALL RECEIVE A MINIMUM OF R-60 CRAFT FACE FIBERGLASS BATT INSULATION, WITH THESE ITEMS, THE WINDOWS SHALL HAVE A MINIMUM U-FACTOR OF 0.30 AND A MINIMUM SHGC OF 0.40. (INSULATION SHALL ALWAYS BE INSTALLED UNCOMPRESSED)
- II. NJ IBC CHAPTER II ENERGY EFFICIENCY REQUIREMENTS: (R-VALUES SHALL FOLLOW RESCHECK)

FROM THE TOP OF THE BASEMENT WALL DOWN TO THE BASEMENT FLOOR.

- ATTIC ACCESS HATCHES AND DOORS FROM CONDITIONED TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE INSULATED TO THE SAME R-VALUE OF THE WALL OR CEILING IN WHICH THEY ARE INSTALLED. BASEMENT WALLS SHALL BE INSULATED. WHERE BASEMENT WALLS ARE INSULATED, THE INSULATION SHALL BE INSTALLED.
- •• THE EXCEPTION WOULD BE FOR UNCONDITIONED BASEMENTS, THE FLOOR OVERHEAD, INCLUDING THE UNDERSIDE OF THE STAIR LEADING THE BASEMENT, IS TO BE INSULATED. . ALL DUCTS BELOW THE FLOOR SHALL BE INSULATED. . SUPPLY AND RETURN DUCTS LOCATED OUTSIDE OF CONDITIONED SPACES SHALL BE INSULATED TO AN R-VALUE OF NOT
- LESS THAN R-8. DUCTS IN FLOOR CAVITIES OVER UNCONDITIONED SPACE SHALL HAVE A CONTINUOUS AIR BARRIER (SHEATHING) INSTALLED BETWEEN UNCONDITIONED SPACE AND THE DUCT. DUCTS SHALL HAVE A MINIMUM R-19 INSULATION INSTALLED IN THE CAVITY WIDTH SEPARATING THE DUCT FROM UNCONDITIONED SPACE.
- DUCTS LOCATED WITHIN EXTERIOR WALLS OF THE BUILDING THERMAL ENVELOPE SHALL HAVE A CONTINUOUS AIR BARRIER (SHEATHING) INSTALLED BETWEEN UNCONDITIONED SPACE AND THE DUCT. DUCTS SHALL HAVE A MINIMUM R-10 INSULATION INSTALLED IN THE CAVITY WIDTH SEPARATING THE DUCT FROM THE OUTSIDE SHEATHING. THE REMAINDER OF THE CAVITY INSULATION SHALL BE FULLY INSULATED TO THE DRYWALL SIDE.
- DUCTS PARTIALLY OR COMPLETELY BURIED IN CEILING INSULATION SHALL HAVE AN INSULATION VALUE OF NOT LESS THAN R-8. AT ALL POINTS ALONG EACH DUCT, THE SUM OF THE CEILING INSULATION R-VALUES AGAINST AND ABOVE THE TOP OF THE DUCT, AND AGAINST AND BELOW THE BOTTOM OF THE DUCT SHALL BE NOT LESS THAN R-19, EXCLUDING THE R-VALUE OF THE DUCT INSULATION.

<u> DIVISION 8 - OPENINGS</u>

I. ALL WINDOWS AND DOORS TO HAVE A MINIMUM U-FACTOR OF 0.30SKYLIGHTS TO HAVE A MINIMUM U-FACTOR OF Ø.55 ALL WINDOWS AND DOORS TO HAVE A MINIMUM SHGC OF 0.40

VERIFY ALL DOOR STYLES WITH OWNER BEFORE CONSTRUCTION.

- . ALL WINDOWS SPECIFIED AS ANDERSEN SERIES 400. ALL SUBSTITUTIONS TO BE VERIFIED BY BOTH ARCHITECT AND OWNER. WHERE FIRE-RATED WINDOWS ARE REQUIRED AS NOTED ON OUR DRAWINGS, FIRE-RATED WINDOWS SHOULD BE
- 'FYRE-TEC' STEEL WINDOWS, SIZED TO MATCH ANDERSEN. 3. WINDOWS ARE REQUIRED TO BE TEMPERED IF WINDOW GLAZING MEETS ANY OF THE CONDITIONS SPECIFIED IN IRC SECTION
- R308.4 (HAZARDOUS LOCATIONS) 4. ALL DOOR WIDTHS AS NOTED ON CONTRACT DRAWINGS. ASSUME 6'-8" HEIGHT UNLESS NOTED ON CONTRACT DRAWINGS.
- 5. R310.4 AREA 'WINDOW' WELLS:
- R310.4.1 MINIMUM SIZE. THE HORIZONTAL AREA OF THE AREA WELL SHALL BE NOT LESS THAN 9 SQUARE FEET, WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES.THE SIZE OF THE AREA WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
- •• EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.4.2 SHALL BE PERMITTED TO ENCROACH NOT MORE THAN 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE AREA WELL.
- R310.4.2 LADDER AND STEPS. AREA WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH AN APPROVED, PERMANENTLY AFFIXED LADDER OR STEPS. THE LADDER OR STEPS SHALL NOT BE OBSTRUCTED BY THE EMERGENCY ESCAPE AND RESCUE OPENING WHERE THE WINDOW OR DOOR IS IN THE OPEN POSITION, LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.7.
- R310.4.2.1 LADDERS, LADDERS AND RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES, SHALL PROJECT NOT LESS THAN 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE AREA WELL.
- R310.4.2.2 STEPS. STEPS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES, A MINIMUM TREAD DEPTH OF 5 INCHES (127 MM) AND A MAXIMUM RISER HEIGHT OF 18 INCHES FOR THE FULL HEIGHT OF THE AREA WELL.
- BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R406.1. •• EXCEPTION: A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL

R3I0.4.3 DRAINAGE. AREA WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE

- CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R406.1. 6. R312.2 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.
- R312.2.1 WINDOW OPENING HEIGHT. IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
- •• OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
- •• OPERABLE WINDOWS ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICE OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
- R312.2.2. EMERGENCY ESCAPE AND RESCUE OPENINGS, WHERE AN OPERABLE WINDOW SERVES AS AN EMERGENCY ESCAPE
 AND RESUCE OPENING, A WINDOW OPENING CONTROL DEVICE OR FALL PREVENTION DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE OR FALL PREVENTION DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LEGG THAN THE AREA REQUIRED BY SECTIONS R310.2.1 AND R310,2,2,

DIVISION 9 - FINISHES

- GYPSUM WALL BOARD: (REFERENCE STANDARD-GYPSUM CONSTRUCTION HANDBOOK, UNITED STATES GYPSUM, LATEST EDITION). ALL WALLS SHALL RECEIVE 1/2" THICK GYPSUM BOARD FOR CONSTRUCTION CLASS 5B AND 5/8" THICK GYPSUM BOARD FOR CONSTRUCTION CLASS 54 SCREWED (SEE FASTENER SCHEDULE), TAPED AND SPACKLED WITH 3 COATS DUST SANDING BETWEEN COATS, AND SMOOTH SANDED AFTER FINAL COAT IN PREPARATION OF PAINT OR OTHER FINISHES. USE METAL CORNER BEAD AT ALL EXPOSED CORNERS AND CASING BEADS WHERE GYPSUM BOARD ABUTS OTHER MATERIAL OR HAS NO WOOD CASTING. USE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS. FOR ONE-STORY GARAGES, ALL COMMON WALLS TO ANY LIVING AREA SHALL RECEIVE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD. FOR GARAGES WITH LIVING AREA ABOVE, THE GARAGE CEILING SHALL RECEIVE (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD AND ALL
- IRC TABLE R302.1(1) MAXIMUM AREA OF EXTERIOR WALL OPENINGS, FIRE SEPARATION DISTANCE: PROVIDE 5/8" TYPE "X" GYPSUM BOARD OVER EXTERIOR SHEATHING OR FIRE-RATED SHEATHING FOR ANY DWELLING LESS THAN 5' TO THE
- 3. NJ FTO-13 FIRE SEPARATION BETWEEN DWELLING UNITS ABOVE ATTACHED PRIVATE GARAGES PROVIDE (2)-LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ALL CEILINGS AND (1)-LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON ALL WALLS.
- 4. THE FLOORS OVERHEAD IN A BASEMENT THAT ARE CONSTRUCTED OF ENGINEERED WOOD PRODUCTS, IN BUILDINGS NOT PROVIDED WITH FIRE SPRINKLERS, ARE REQUIRED TO BE PROTECTED WITH A MIN. 1/2" GYPSUM BOARD OR 5/8" WOOD STRUCTURAL PANELS AS PER SECTION R302.13 OF THE NJ IRC

<u> DIVISION II - EQUIPMENT</u>

EXTERIOR OF THE HOISTWAY WALLS.

WALLS SHALL HAVE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD.

WITH JURISDICTION ON ALL CODES BEFORE CONSTRUCTION AND INSTALLATION.

WALL xxxx S.F. x 25% = xxxxx S.F. (OPENINGS PERMITTED)

PROPERTY LINE. RIGID POLYVINYL CHLORIDE (PVC) SIDING MAY BE USED.

- PROVIDE AND INSTALL AS PER MANUFACTURER'S SPECIFICATIONS ALL EQUIPMENT INCLUDING: KITCHEN APPLIANCES, LAUNDRY, CENTRAL VACUUM, FANS, PREFABRICATED FIREPLACE, GARAGE DOOR OPENER AS INDICATED ON DRAWINGS.
- 2. <u>EXHAUST DUCTS:</u> DUCT TO EXTERIOR TO BE PROVIDED FOR RANGE HOOD, DRYER, AND BATH EXHAUST. DIVISION 14 - CONVEYING SYSTEMS
- WHERE ELEVATOR GLASS DOORS ARE INSTALLED THEY SHALL BE RATED AND MARKED AS Z97.1 CFRIG.1. GLASS DOORS ARE NOT PERMITTED AT AN ENTRY INTO A GARAGE.

1. ELEVATORS SHALL BE INSTALLED AS PER ALL LOCAL AND STATE CODE AND REGULATIONS. CONTRACTOR TO VERIFY

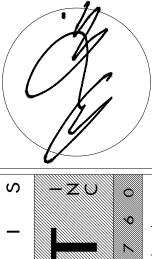
WHERE WINDOWS ARE INSTALLED IN AN ELEVATOR HOISTWAY, THEY MUST BE INSTALLED ON EXTERIOR WALLS AND SHALL BE STATIONARY WITH A LAYER OF PLEXIGLAS INSTALLED ON THE INTERIOR. 4. ELEVATOR HOISTWAY SHALL HAVE A LAYER OF 5/8' TYPE 'X' GYPSUM BOARD INSTALLED ON THE INTERIOR AND

2. 25% MAXIMUM OPENINGS ON WALLS WITH DISTANCE FROM 3' TO LESS THAN 5' TO PROPERTY LINE.

SPECIAL CONDITIONS I. WALLS WHICH ARE LESS THAN 5' TO THE PROPERTY LINE SHALL HAVE FIRE RATED GYPSUM BOARD OVER SHEATHING OR I HOUR FIRE RATED SHEATHING ON THE EXTERIOR. EXPOSURE IS FROM BOTH SIDES. (IRC TABLE R302.I(1))

- PROPOSED OPENINGS = xx S.F. (OPENINGS ARE NOT PERMITTED IN WALLS WHICH ARE LESS THAN 3' TO THE PROPERTY LINE UNLESS THE OPENINGS ARE FIRE-RATED. (IRC TABLE R302.1(1)) 3. POLYPROPLENE (PP) SIDING SHALL NOT BE INSTALLED ON WALLS WITH A FIRE SEPARATION DISTANCE LESS THAN 5' TO
- TABLE R602.3(1) FASTENING SCHEDULE TEM DESCRIPTION OF BUILDING ELEMENTS SPACING AND LOCATION FASTENER ... ROOF 4-8D BOX (2 ½"XØ.113") OR BLOCKING BETWEEN CEILING JOIST OR RAFTERS 3-8D COMMON (2 1/XØ.131") OR TO TOP PLATE TOE NAIL 3-10D BOX (3"X0.128") OR 3-3"XØ.131" NAILS 4-8D BOX (2 1/2 Ø.113") OF CEILING JOIST TO TOP PLATE 3-8D COMMON (2 3"XØ.131") OR PER JOIST, TOE NAIL 3-100 BOX (3"X0.128") OR 3-3"XØ.131" NAILS CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, 4-10D BOX (3"X0.128") OF APS OVER PARTITIONS (SEE SECTIONS R802.3.1, FACE NAIL 3-16D COMMON (3 $\frac{1}{2}$ "XØ.162") OR AND TABLE R802.5.1(9)) 4-3"XØ.131" NAILS CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL TABLE R802.5.1(9). FACE NAIL) (SEE SECTIONS R802.3.1, R802.3.2 AND TABLE R8Ø2.5.1(9) COLLAR TIE TO RAFTER, FACE NAIL OR I $\frac{1}{4}$ 'X 20 ga 4-10D BOX (3"X0.128") OF 3-10D COMMON (3"X0.148") OR 3-3"X0.131" NAILS FACE NAIL EACH RAFTER RIDGE STRAP TO RAFTER 3-16D BOX NAILS (3 1/2 X 0.135") OR 2 TOE NAILS ON ONE SIDE AND RAFTER OR ROOF TRUSS TO PLATE 4-10D BOX (3"X0.128") OR OF EACH RAFTER OR TRUSS 4-3"XØ.131" NAILS ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS 4-16D (3 ½"XØ.135") OR 3-10D COMMON (3 1/2"X0.148") OR OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM TOE NAIL 4-IØD BOX (3"XØ.128") OR 4-3"XØ.131" NAILS 3-16D BOX (3 ½"XØ.135") OR 2-16D COMMON (3 1/2"XØ.162") OR END NAIL 3-10D BOX (3"X0.128") OR 3-3"XØ.131" NAILS WALL 16D COMMON (3 1/2"XØ.162". 24" O.C. FACE NAIL 8 | STUD TO STUD (NOT A BRACED WALL PANELS) IØD BOX (3"XØ.128") OR 16" O.C. FACE NAIL 16D BOX (3 ½"XØ.135") OR STUD TO STUD AND ABUTTING STUD AT INTERSECTING 12" O.C. FACE NAIL 3"XØ.131" NAILS WALL CORNERS (AT BRACED WALL PANELS) 16" O.C. FACE NAIL 16D COMMON (3 1/2"ר.162" 16D COMMON (3 1/2"XØ.162". 16" O.C. EACH EDGE FACE NAIL 10 BUILT-UP HEADER (2" TO 2" HEADER WITH 1 SPACER) 16D BOX (3 ½"XØ.135". 12" O.C. EACH EDGE FACE NAIL 5-8D BOX (2 1/2"XØ.113") OR CONTINUOUS HEADER TO STUD 4-8D COMMON (2 1/2"XØ.131") OR TOE NAIL 4-10D BOX (3"X0.128") 16" O.C. FACE NAIL 16D COMMON (3 1/2"XØ.162 TOP PLATE TO TOP PLATE 10D BOX (3"X0.128") OR 12" O.C. FACE NAIL 3"XØ.131" NAILS 8-16D COMMON (3 $\frac{1}{2}$ " \times 0.162") OR FACE NAIL ON EACH SIDE OF DOUBLE TOP PLATE SPLICE FOR SDCS A-D WITH 12-16D BOX (3 1/2"XØ.135") OR SEISMIC BRACED WALL LINE SPACING < 25' -10D BOX (3"X0.128") OR SPLICE LENGTH EACH SIDE OF -3"XØ.131" NAILS DOUBLE TOP PLATE SPLICE SDCs DØ,DI OR D2 AND 12-16D (3 1/2"ר.135". BRACED WALL LINE SPACING ≥25' 16D COMMON (3 1/2"XØ.162") BOTTOM PLATE TO JOIST RIM JOIST BAND JOIST OR 16" O.C. FACE NAIL BLOCKING (NOT AT BRACED WALL PANELS) 16D BOX (3 1/2"XØ.135") OR 12" O.C. FACE NAIL 3"XØ.131" NAILS 3-16D BOX (3 1/2"XØ.135") OF BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR :-16D COMMON (3 $\frac{1}{2}$ "×0.162") 2 EACH 16" O.C. FACE NAIL BLOCKING (AT BRACED WALL PANEL) 4 EACH 16" Ø.C. FACE NAI 4-3"XØ.131" NAILS 4-8D BOX (2 $\frac{1}{2}$ " \times 0.113") OR 16 TOP OR BOTTOM PLATE TO STUD TOE NAIL 3-16D BOX (3 1/2"XØ.135") OR 4-8D COMMON (2 ½"XØ.131") 4-10D BOX (3"X0.128") OR 4-3"XØ.131" NAILS 3-16D BOX (3 ½"XØ.135") OR END NAIL 2-16D COMMON (3 1/2"XØ.162") OR 3-10D BOX (3"X0.128") OR 3-3"XØ.131" NAILS 3-10D BOX (3"X0.128") OR 2-16D COMMON (3 1/2"X0.162") OR TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS FACE NAIL 3-3"XØ,131" NAILS 3-8D BOX (2 $\frac{1}{2}$ "XØ.113") OR 2-8D COMMON (2 1/2"XØ.131") OR 18 | I" BRACE TO EACH STUD AND PLATE FACE NAIL 2-10D BO \times (3" \times 0.128") OR 2 STAPLES 1 3" 3-8D BOX (2 1/2 XØ.113") OR 19 1"X 6" SHEATHING TO EACH BEARING FACE NAIL 2-8D COMMON (2 1/2"XØ.131") OR 2-10D BOX (3"X0,128") OR 2 STAPLES I'CROWN 16ga 1 3" LONG 3-8D BOX (2 1/2 XØ.113") OR 20 1"X 8" AND WIDER SHEATHING TO EACH BEARING 3-8D COMMON (2 1/2"XØ.131") OR 3-10D BOX (3"XØ.128") OR 3 STAPLES, 1"CROWN, 16ga, 1 3" LONG WIDER THAN 1"X8" 4-8D BOX (2 ½"XØ.113") OR 3-8D COMMON (2 1/2"XØ.131") OR 3-10D BOX (3"X0.128") OR 4 STAPLES, 1"CROWN, 16ga, 1 ¾" LONG FLOOR JOIST TO SILL, TOP PLATE OR GIRDER 4-8D BOX (2 1"XØ.113") OR TOE NAIL 3-8D COMMON (2 1/2"XØ.131") OR 3-10D BOX (3"X0.128") OR 3-3"XØ.131" NAILS 4" O.C. TOE NAIL RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP \mid 8D BOX (2 $\frac{1}{2}$ XØ.113") PLATE (ROOF APPLICATIONS ALSO) 8D COMMON (2 1/2"XØ131") OR 6" O.C. TOE NAIL IØD BOX (3"XØ.128") OR 3"XØ.131" NAILS 3-8D BOX (2 ½"XØ.113") OR 2-8D COMMON (2 1/2"XØ.131") OR 23 | 1"X6" SUBFLOOR OR LESS EACH JOIST 3-10D BOX (3"X0.128") OR 2 STAPLES, 1"CROWN, 16qa, 1 ⅔" LONG 3-16D BOX (3 ½"XØ.135") OR 2-16D COMMON (3 1/2"XØ.1621". 24 2" SUBFLOOR TO JOIST OR GIRDER BLIND AND FACE NAIL 3-16D BOX (3 ½"XØ.135") OR 2-16D COMMON (3 1/2"XØ.162". 25 2" PLANKS (PLANK & BEAM-FLOOR & ROOF. AT EACH BEARING FACE NAIL 3-16D COMMON (3 1/20.162") OR 26 BAND OR RIM JOIST TO JOIST 4-10 BOX (3"X0.128") OR 4-3"XØ.131" NAILS OR 4-3"X14ga. STAPLES, 7/16"CROWN NAIL EACH LAYER AS FOLLOW 20D COMMON (4"XØ,192") OR BUILT-UP GIRDERS AND BEAMS, 2-INCH O.C. AT TOP AND BOTTOM LUMBER LAYERS AND STAGGERED IØD BOX (3"XØ.128") OR 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES 3"XØ.131" NAILS FACE NAIL AT ENDS AND AT 2-20D COMMON (4"X0.192") OR EACH SPLICE 3-10D BOX (3"X0.128") OR 3-3"XØ.|3|" NA|LS AT EACH JOIST OR RAFTER, 4-16D BOX (3 1 × 0.135") OR 28 LEDGER STRIP SUPPORTING JOIST OR RAFTERS 3-16D COMMON (3 1/2"XØ.162") OR FACE NAIL 4-10D BOX (3"X0.128") OR 4-3"XØ.131" NAILS EACH END, TOE NAIL 2-IØD BOX (3"XØ.128" NUMBER AND TYPE OF TEM DESCRIPTION OF BUILDING ELEMENTS FASTENER 2, 6, 6 WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WAL SHEATHING TO FRAMING (SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING) 6D COMMON(2"XØ.113") SUBFL., WALL 30 3/8"-1/2" 8D COMMON(2 $\frac{1}{2}$ "XØ.131") NAIL(ROOF) 8D COMMON NAIL (2 ½"XØ.131") 19/32"-1 10D COMMON (3"X0.148") NAIL OR 32 | 1 1/8"-1 1/4" 8D(2 1/2"XØ.131") DEFORMED NAIL OTHER WALL SHEATHING 9 1 GALVANIZED ROOFING NAIL, 1 1/2" STRUCTURAL CELLULOSIC HEAD DIAMETER, OR I' CROWN FIBERBOARD SHEATHING STAPLE 16 ga, 1 ¼" LONG 1 3" GALVANIZED ROOFING NAIL, I 34 25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING HEAD DIAMETER, OR I' CROWN STAPLE 16 ga, 1 4" LONG $\frac{1}{2}$ " GALVANIZED ROOFING NAIL STAPLE GALVANIZED, $1\frac{1}{2}$ " LONG, $1\frac{1}{4}$ " SCREWS, TYPE W OR S 1 4" GALVANIZED ROOFING NAIL 36 | 5/8" GYPSUM SHEATHING STAPLE GALVANIZED, 1 3" LONG, 1 3" SCREWS, TYPE W OR S WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING 6D DEFORMED (2"XØ.12Ø") NAIL OR 37 | 3/4" AND LESS 12 8D COMMON (2 ½"XØ.131") NAIL 8D COMMON (2 $\frac{1}{2}$ " \times 0.131") NAIL OR 38 7/8" - 1 8D DEFORMED (2 ½" XØ.120") NAIL 10D COMMON (3"XØ.148") NAIL OR 39 | 11/8" - 11/4" 12 8D DEFORMED (2 ½" XØ.120") NAIL FOR SI: 1 INCH= 25.4 MM, 1 FOOT= 304.8 MM, 1 MILE PER HOUR= 0.447 M/S, 1 KSI= 6.895 MPa NAILS ARE SMOOTH- COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED, NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN, 20 KSI FOR SHANK DIAMETERS LARGER THAN Ø,142 INCH BUT NOT LARGER THAN Ø,171 INCH, AND KSI FOR SHANK DIAMETERS LARGER THAN Ø,142 INCH BUT NOT LARGER THAN Ø,171 INCH, AND KSI FOR SHANK DIAMETERS (F. Ø,142 INCH BUT NOT LARGER THAN Ø,171 INCH, AND KSI FOR SHANK DIAMETERS (F. Ø,142 INCH BUT NOT LARGER THAN Ø,1 . STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 1/ 16 INCH ON DIAMETER CROWN WIDTH.
- . NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
- d, FOUR-FOOT BY 8 FOOT OR 4 FOOT BY 9 FOOT PANELS SHALL BE APPLIED VERTICALL 9. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).
- WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 130 MPH, NAILS FOR ATTACHING FANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48 INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS, AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING. . GYPSUM SHEATHING SHALL CONFORM TO ASTM C1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253, FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C208,
- 99ACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES AND ATTEMENT OF THE PROVIDED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND ATTEMPT OF THE PROVIDED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND ATTEMPT OF THE PROVIDED BY FRAMING MEMBERS AND REQUIRED BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE, FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING. WHERE A RAFTER 16 FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAIL ON ONE SIDE OF THE RAFTER AND TOE VAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.





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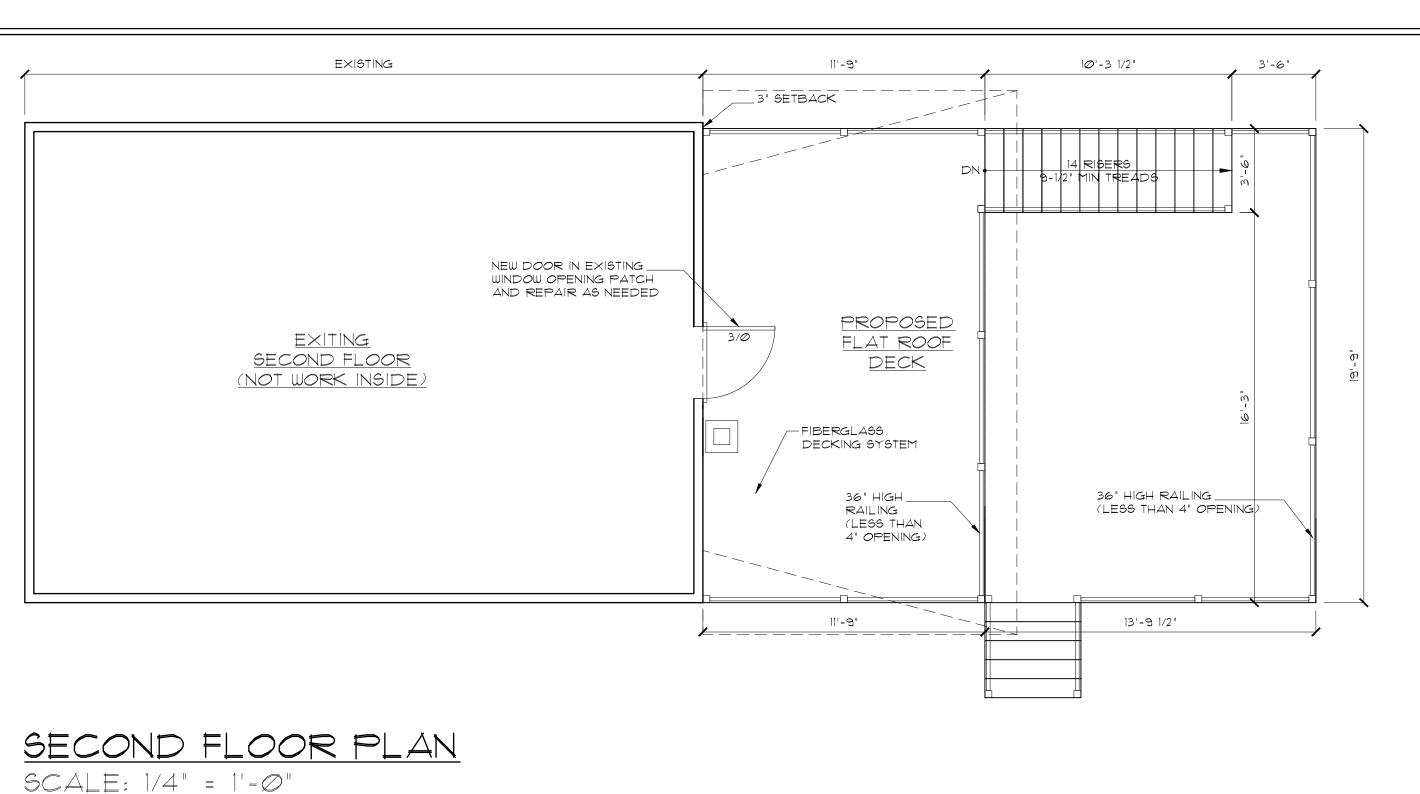
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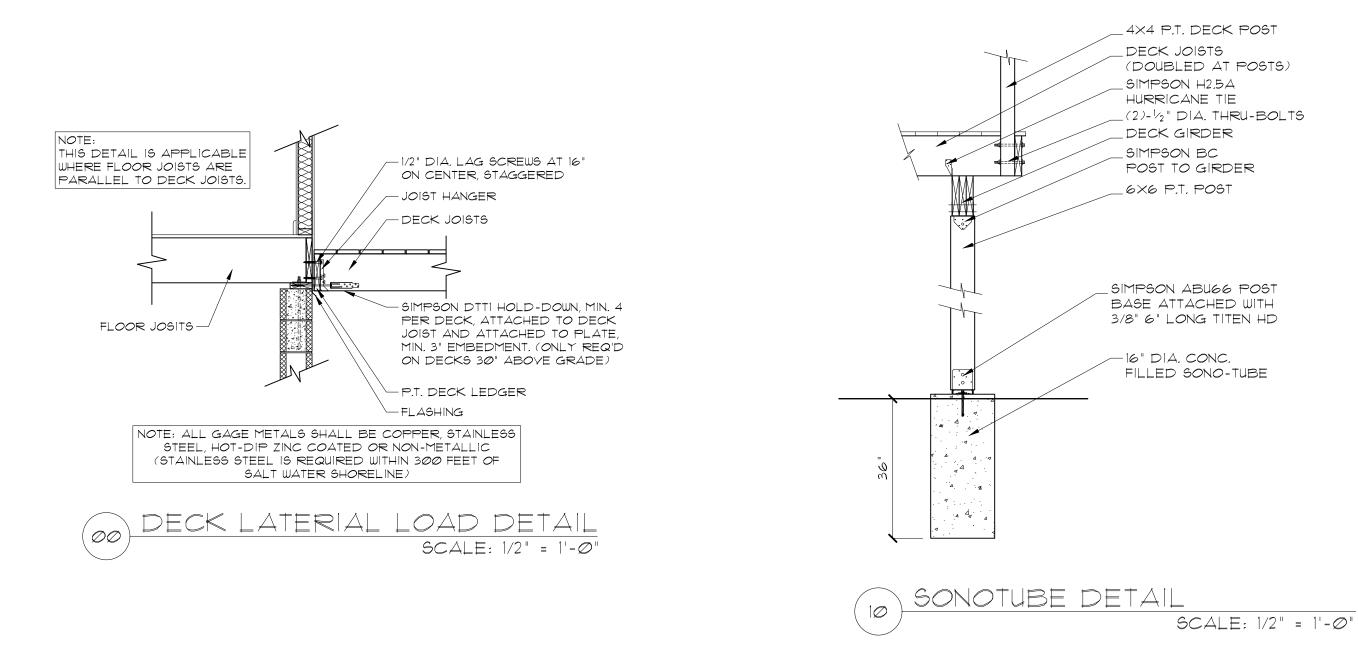
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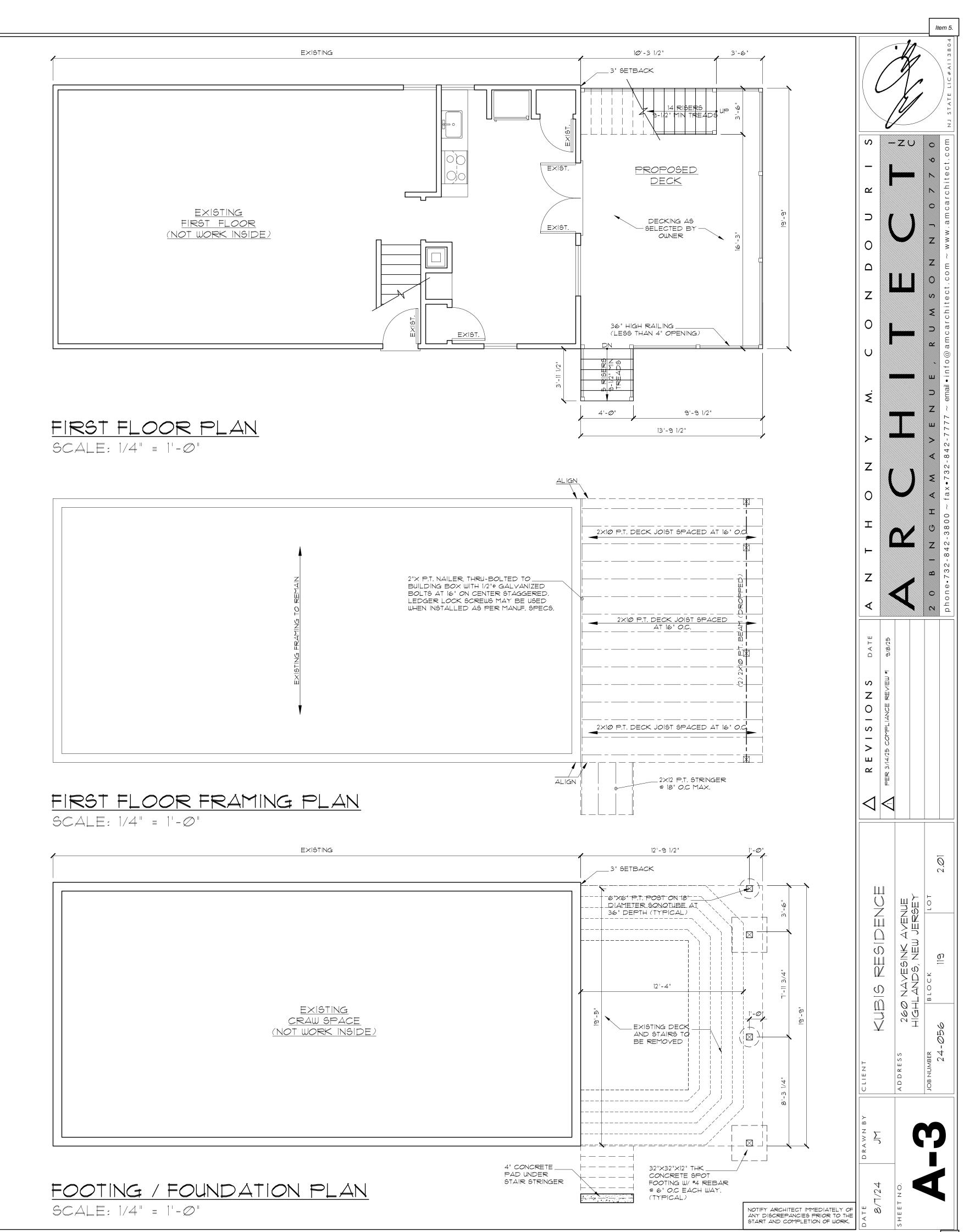
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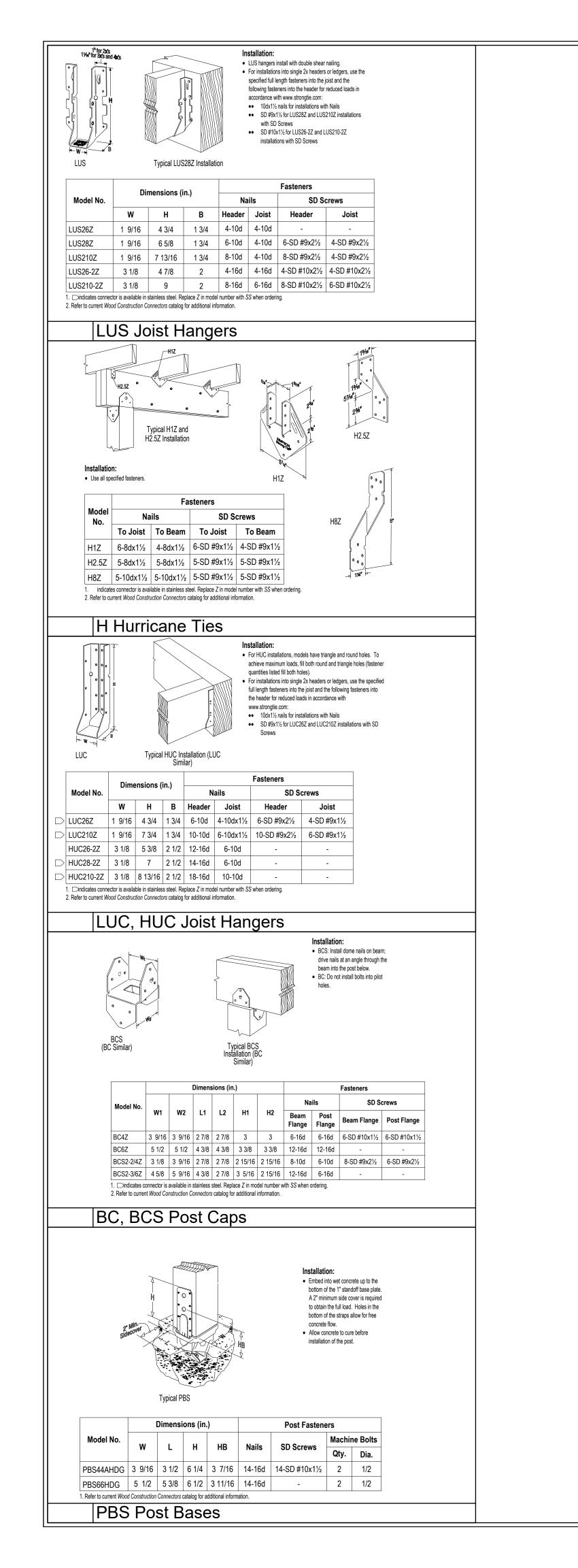


EXSTINA ROOF O BE REMOVED 2M2 ST, STR WERR * 18' OC MAX. TAPER CUT SPEARS OVER JOSTS A MINITURE PLAN THE CONTRACTOR TO VESSION EXIST FRAMING PLAN SECOND FLOOR FRAMING PLAN

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



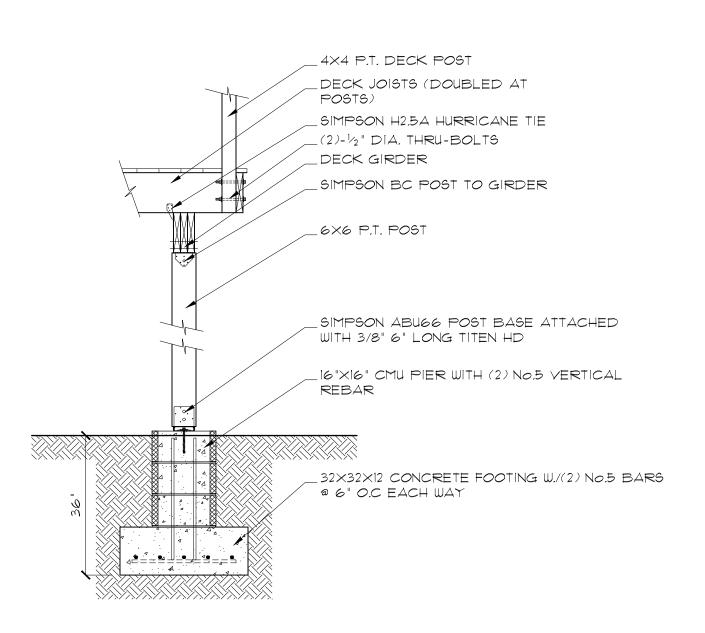


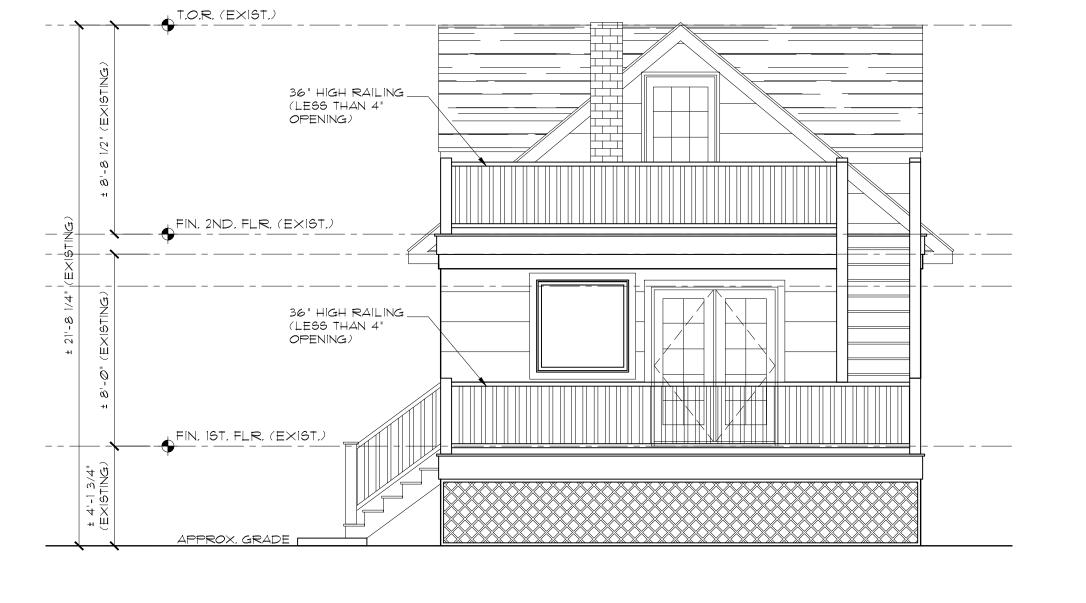




RIGHT SIDE ELEVATION

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





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

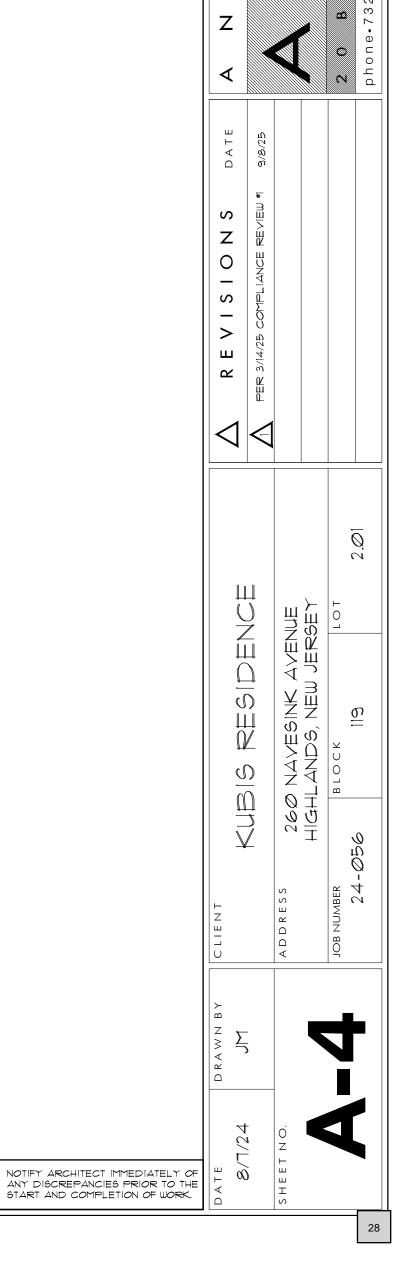
REAR ELEVATION

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



LEFT SIDE ELEVATION

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



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September 17, 2025

I670 Whitehorse-Hamilton Square Rd. Hamilton, New Jersey 08690 609-586-II41 fax 609-586-II43 www.RobertsEngineeringGroup.com

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

Re: Completeness Review 2

Applicant: James Kubis 260 Navesink Avenue Block 119, Lot 2.01

Borough of Highlands, Monmouth County, New Jersey

Our File No.: HLPB25-02

Dear Ms. Tran:

As requested, we have reviewed the above referenced application in accordance with the Borough of Highlands Zoning and Land Use Regulations. The Applicant is seeking bulk variances for the construction of two decks. The Applicant seeks to remove the existing wood deck, construct a flat deck (11'-9"x 19'-9") located above a rear portion of the first story of the existing dwelling with a proposed stairway to a proposed lower and slightly larger wood deck (13'-9 ½"x 19'-9") and proposed stairs to the existing patio. The Applicant received a Denial of Zoning Permit on February 3, 2025, for non-compliance of bulk requirements and must seek Planning Board approval.

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

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

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

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

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

I. ZONING

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

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

Completeness Review 2 Applicant: James Kubis 260 Navesink Avenue Block 119, Lot 2.01

Borough of Highlands, Monmouth County, New Jersey

Our File No.: HLPB25-02

Page 2 of 5

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

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

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

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

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

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

Proposed Variance

II. CHECKLIST ITEMS

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

^{**} Existing non-conformity

Completeness Review 2 Applicant: James Kubis 260 Navesink Avenue Block 119, Lot 2.01

Borough of Highlands, Monmouth County, New Jersey

Our File No.: HLPB25-02

Page 3 of 5

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

Completeness Review 2 Applicant: James Kubis 260 Navesink Avenue Block 119, Lot 2.01

Borough of Highlands, Monmouth County, New Jersey

Our File No.: HLPB25-02

Page 4 of 5

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

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

Application No	approved/disap	proved by the Highland	s Land Use Board as
Minor Site Plan on _			
	(date)		
Chairman		_	
Secretary		_	

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

III. COMPLETENNESS

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

IV. GENERAL COMMENTS

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

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

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

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

Page 5 of 5

7. Provide Applicant/Owner signature(s):

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

APPLICANT/OWNER DATE

NAME STREET

CITY/TOWN ZIP CODE

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

V. APPROVALS

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

1. Freehold Soil Conservation Permit (exemption letter).

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

Very truly yours,

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

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

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

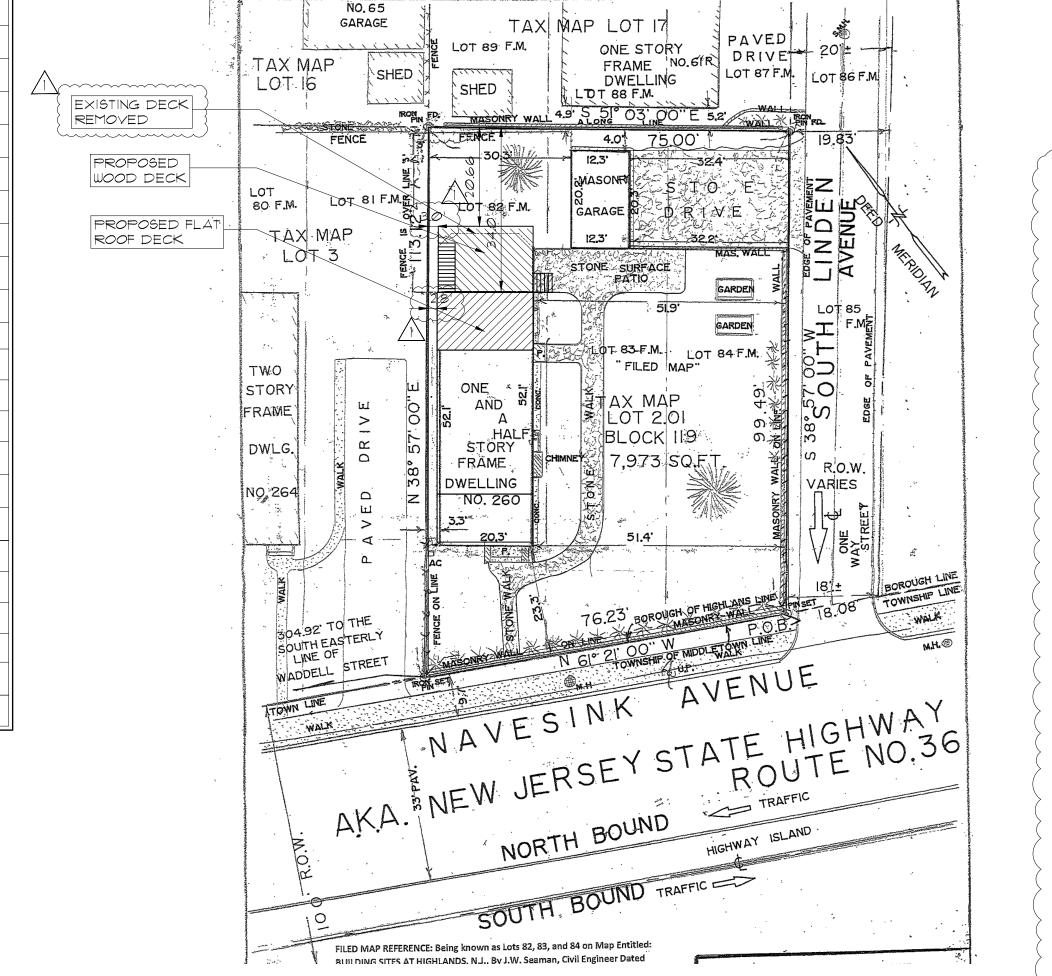
* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS

proposed site plan and addition for

KUBIS RESIDENCE

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

		ZONIN	NG DATA (R	-2.Ø3)	
	ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
1	MINIMUM LOT AREA	5,000 SQ. FT.	7,973 SQ. FT.	7,973 SQ. FT.	
1	MINIMUM LOT FRONTAGE				
	NAVESINK AVENUE	50 FT.	76.23 FT.	76.23 FT.	
	SOUTH LINDEN AVENUE	50 FT.	99.49 FT.	99.49 FT.	
	1INIMUM LOT DEPTH				
	NAVESINK AVENUE	100 FT.	100 FT.	100 FT.	
	SOUTH LINDEN AVENUE	100 FT.	75.00 FT.	75.00 FT.	EXISTING NON CONFORMITY VARIANCE REQUIRED
	PRINCIPAL BUILDING				
~	IINIMUM FRONT SETBACK				
	NAVESINK AVENUE	2Ø FT.	23.3 FT.	23.3 FT.	
	SOUTH LINDEN AVENUE	20 FT.	514 FT	51.4 FT.	
	MINIMUM SIDE SETBACK (NAVESINK AVE)	6 FT.	2.8 FT.	2.8 FT.	EXISTING NON CONFORMITY NO CHANGE
	MINIMUM SIDE SETBACK (S. LINDEN AVE)	8 FT.	34 FT.	34 FT.	
	MAX. BUILDING HEIGHT (FT.)	30 FT.	19 FT.	19 FT.	
	DECK				
	MINIMUM SIDE SETBACK (NAVESINK AVE)	3 FT.	2.3 FT.	3.0 FT.	EXISTING NON CONFORMITY IMPROVED
	MINIMUM SIDE SETBACK (S. LINDEN AVE)	3 FT.	21.6 FT.	20.6 FT.	
1	ACCESSORY BUILDING				
	MINIMUM SIDE SETBACK (WEST)	3 FT.	3Ø.3 FT.	30.3 Ft.	
	MINIMUM SIDE SETBACK 2 (NORTH)	3 FT.	4.0 FT.	4.Ø FT.	
	MAX. BUILDING HEIGHT (FT.)	15 FT.	12 FT.	12 FT.	
1	MAXIMUM BUILDING COVERAGE	3Ø %	16.18 %	16.18 %	
	MAXIMUM LOT COVERAGE	75 %	37.17 %	37.70 %	



	TING AREA based on lot ar		
BUILDING CO	OVERAGE:	LOT COVERAGE:	
	= 1,040 S.F. = 250 SF	DWELLING GARAGE	
TOTAL	= 1,290 S.F.	REAR DECK DRIVEWAY WALKS/PATIOS TOTAL	= 67Ø S.F.
16	p. 8%		37.17%

PROPOSED AR	EA CALCULATIONS		
(BASED ON LOT A	REA OF 1,973 SQ. FT.)		
BUILDING COVERAGE:	LOT COVERAGE:		
DWELLING = 1,040 S.F. GARAGE = 250 SF	DWELLING = 1,040 S.F. GARAGE = 250 S.F.		
TOTAL = 1,290 S.F.	REAR DECK = 276 S.F. DRIVEWAY = 670 S.F. WALKS/PATIOS = 770 S.F.		
	TOTAL = 3,006 S.F.		
16.18%	37.70%		

300 Madison Avenue
PO Box 1911
Morristown, NJ 07960

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

Shrewsbury, NJ 07702

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

VERIZON COMMUNICATIONS
One Verizon Way
Basking Ridge, NJ 07920

Eatontown, NJ 07724

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

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

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

	L9 Lot 2.01 Borough of Highlands			
Block Lot Qual	Owner	Mailing address	City, State, Zip	
1319-120-10.03	255 SHORE DR CO	255 SHORE DR	HIGHLANDS NJ	07732
1319-119-16	SKAGERBERG PATRICIA M	65 LINDEN AVENUE	HIGHLANDS NJ	07732
1319-119-4	SAMUELSON JOSEPHINE	266 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-119-7	PUSTROM MARKUS J. KARIN S.	278 NAVESINK AVENUE	HIGHLANDS NEW J	ERSEY 0773
1332-767-3.02	KOVACH MARI	PO BOX 393	HIGHLANDS NJ	07732
1319-119-3	FERRARO SUSAN L.	P.O. BOX 3308	RUMSON NJ	07760
1319-120-8.01	LOFTUS JOHN R & BARBARA C	100 SOUTH LINDEN AVENUE	HIGHLANDS NJ	07732
1319-120-8.04	BUTLER DONNA	254 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-120-8.05	LAPITZKI STEVEN & NICHOLAS	320 VILLA PARK WAY	SPRING LAKE NJ	07762
1319-119-10.01	FINNEGAN JOHN S. & KATHLEEN A.	9 WADDELL STREET	HIGHLANDS NJ	07732
1319-119-10.02	HUBER THOMAS J.	7 WADDELL STREET	HIGHLANDS NJ	07732
1319-119-13	O MALLEY SEAN	79 LINDEN AVENUE	HIGHLANDS NJ	07732
1319-119-14.01	BALCOMB KAREN &WADDICOR CHRISTOPHER	75 SOUTH LINDEN AVENUE	HIGHLANDS NJ	07732
1319-119-15	SHEA WILLIAM & DOROTHY	67 SOUTH LINDEN AVENUE	HIGHLANDS NJ	07732
1319-119-5.01	CAROCCI DAVID W&RETHWISCH COURTNEY	270 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-119-6	O DONNELL KEVIN & KISSIDAY E.	274 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-120-7.01	DOERR NERIKO M TRUSTEE	246 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-120-7.03	MONSALVE FRANCO	237 SHORE DRIVE	HIGHLANDS NJ	07732
1319-120-7.04	KENNEDY MARIA E	242 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-119-17	CARUSO FRANK & CAROLE	61 SO LINDEN AVENUE	HIGHLANDS NJ	07732
1319-119-2.01	KUBIS JAMES	161 MOUNTAIN VIEW DRIVE	POCONO LAKE PA	18347
1319-120-8.02	HANNA ROBERT & LUCILLE	239 SHORE DRIVE	HIGHLANDS NJ	07732
1319-120-8.03	SHARKEY DAVID & KELLY KIMBERLY	241 SHORE DRIVE	HIGHLANDS NJ	07732
1332-767-3.01	KOVACH KURT & MARI	PO BOX 393	HIGHLANDS NJ	07732
1332-767-6	FELLEMAN JOHN & ELIZABETH TRUSTEES	177 W PIERREPONT AVE	RUTHERFORD NJ	07070

200' OWNERS LIST

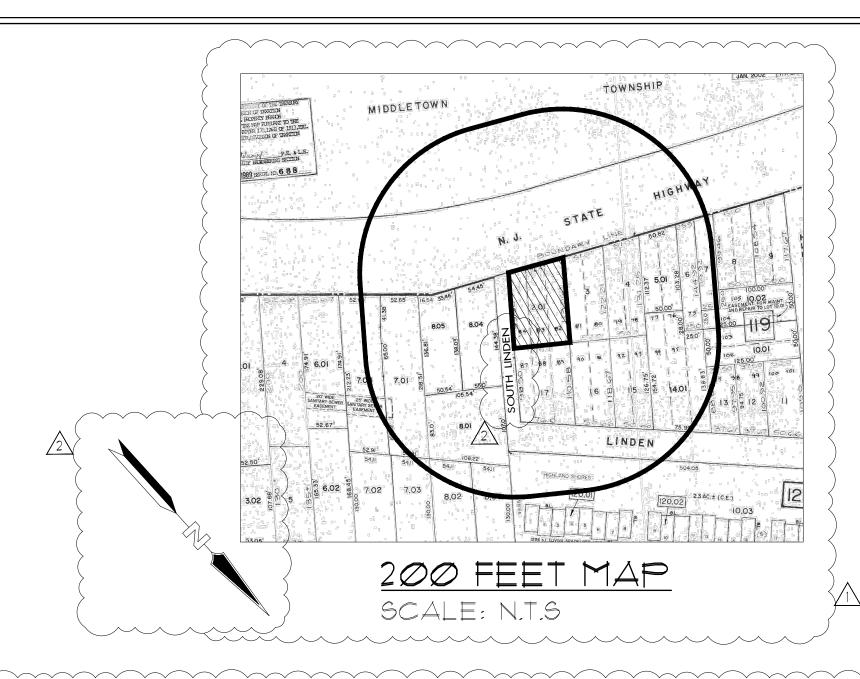


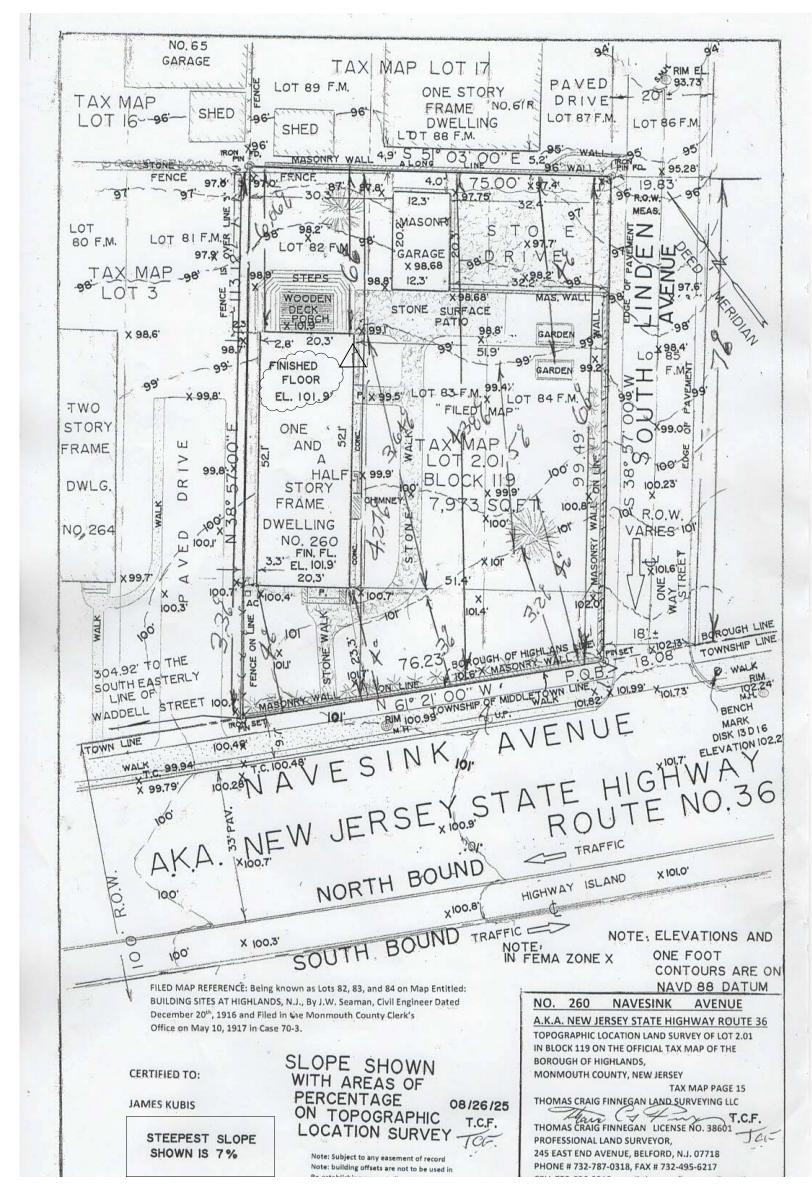
INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY DONE BY:

PROFESSIONAL LAND SURVEYOR

THOMAS CRAIG FINNEGAN

N.J. LIC. No. 38601 DATED Ø1/13/23.





TOPOGRAPHICAL SCALE: 1" = 20'-0"

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

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

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

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

PROJECT DATA:

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

TOTAL LOAD 55

APPLICABLE CODES: NJ IRC 2021, REHABILITATION SUBCODE NJUCC NJAC 5:23-6 AND ALL LOCAL CODES

STRUCTURAL DATA	4: (LOADS IN	DICATED IN POUNDS	S PER SQUAI	RE FOOT AND USED	TO DESIGN	STRUCTURAL MEME	BERS)
TYPICAL FLOOR-		BEDROOM FLOOR-		ATTIC W/STORAGE-		ATTIC WINO STORA	<u>1GE</u> -
LIVE LOAD	40	LIVE LOAD	3Ø	LIVE LOAD	2Ø	LIVE LOAD	10
DEAD LOAD	15	DEAD LOAD	15	DEAD LOAD	10	DEAD LOAD	10
TOTAL LOAD	55	TOTAL LOAD	45	TOTAL LOAD	3Ø	TOTAL LOAD	20
ROOF-		DECKS-		BALCONIES-			
LIVE LOAD	2 Ø	LIVE LOAD	40	LIVE LOAD	60		
DEAD LOAD	15	DEAD LOAD	15	DEAD LOAD	15		

MEANS OF EGRESS:

TOTAL LOAD 35

DOORS, STAIRS, LANDINGS, HANDRAILS, PASSAGEWAYS ARE DESIGNED AND SPECIFIED TO COMPLY WITH NJ IRC 2021 1. HALLWAYS SHALL NOT BE LESS THAN 36" WIDE.

2. STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HEADROOM HEIGHT IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8". RISER HEIGHT SHALL BE NOT MORE THAN 8-1/4". TREAD DEPTH SHALL BE NOT LESS THAN 9".

TOTAL LOAD

- 3. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT IS MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 30" AND NOT MORE THAN 38". CONTINUITY, HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAILS. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
- 4. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE REQUIRED AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE
- 5. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36" MEASURED IN THE DIRECTION OF TRAVEL. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD, WITH THE EXCEPTION THAT THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 8-1/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR, FLOOR ELEVATIONS FOR DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 8-1/4" BELOW THE TOP OF THE THRESHOLD, WITH THE EXCEPTION THAT A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY.

SPECIFICATION SECTIONS

DIVISION 1 - GENERAL REQUIREMENTS

SUMMARY OF WORK

THE BUILDING.

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

SUMMARY OF DRAWING AND CONTRACT INTERPRETATION

- 1. THESE CONTRACT DRAWINGS HAVE BEEN DESIGNED TO BE INTERPRETED BY A QUALIFIED CONTRACTOR.
- 2. DIMENSIONS ARE FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED. 3. DO NOT SCALE PRINTS FOR DIMENSIONS.
- 4. DETAILS DRAWN OF A PARTICULAR ASSEMBLY ARE INTENDED TO REPRESENT ALL SIMILAR CONDITIONS THROUGHOUT
- 5. LARGE SCALE DRAWINGS SHALL GOVERN SMALL SCALE DRAWINGS, WHICH THEY ARE INTENDED TO AMPLIFY.
- 6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, NO DEVIATION, OMISSION, SUBSTITUTION, OR ADDITIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL AND OR /AUTHORIZATION BY THE ARCHITECT OR OWNER. ALL QUESTIONS AND DIRECTIONS SHALL BE THROUGH THE ARCHITECT. ALL DISCREPANCIES AND/OR FIELD CONDITIONS, WHICH ARE IN CONFLICT WITH THE DIRECTIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- 1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY PRIOR TO THE START AND COMPLETION OF WORK.
- 8. THE CONTRACT DOCUMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND ARE INTENDED FOR THE USE IN THIS PROJECT ONLY. THE EXCLUSIVE CLIENTSHIP AND USE OF THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS INCLUDING "ARCHITECTURAL WORKS COPYRIGHT ACT OF 1990."

PROJECT COORDINATION

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

REGULATORY REQUIREMENTS

- 1. THESE CONTRACT DOCUMENTS WERE PREPARED IN ACCORDANCE WITH THE NJ IRC 2021
- CONTRACTOR SHALL APPLY FOR THE CONSTRUCTION PERMITS, CERTIFICATE OF OCCUPANCY/AUTHORIZATION AND ALL OTHER PERMITS OR INSPECTIONS REQUIRED. IN ADDITION, ALL OTHER UTILITY HOOK-UPS AND INSPECTION FEES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 3. THE GENERAL CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, KEEP THE SITE CLEAN AND MINIMIZE THE ACCUMULATION OF DEBRIS AND TRASH. ALL DEBRIS SHALL BE KEPT IN A DUMPSTER OR OTHER CONTAINMENT WITH SIDES AND BOTTOM ON THE PROPERTY. AT NO TIME SHALL DEBRIS BE ALLOWED TO ENCROACH ONTO NEIGHBORING PROPERTIES OR STREETS. IN THE CASE OF STORM OR HIGH WINDS, IT IS THE CONTRACTORS RESPONSIBILITY TO COVER AND PROTECT ALL EXPOSED STRUCTURES AND PREVENT ANY DEBRIS OR BUILDING MATERIAL FROM ENTERING THE SURROUNDING COMMUNITY. ALL CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE LIMITED TO THE CONSTRUCTION SITE.
- 4. SUBMISSION OF BID AND CHANGE ORDERS. THE CONTRACTOR AGREES THAT THE SUBMITTED BID ALONG WITH ALLOWANCE AND ALTERNATE PRICES FOR THIS PROJECT IS THE TOTAL PRICE AS PER THE DATED PLANS AND SPECIFICATION ALONG WITH ANY ADDENDUMS WHICH SHALL BE NOTED AND RECEIVED IN THE SUBMISSIONS. ANY REQUESTS FOR CHANGE ORDERS THAT WOULD INCREASE OR DECREASE THE CONTRACT PRICE MUST BE ISSUED BY THE ARCHITECT WITHIN (1) DAYS. THE CHANGE ORDER, IF ACCEPTED, WILL BE ISSUED TO THE CONTRACTOR IN WRITING AND SIGNED BY THE CLIENT WITHIN (5) DAYS. IF THE CLIENT DOES NOT ACCEPT THE CHANGE ORDER AS QUOTED BY THE CONTRACTOR, THE CLIENT WILL NOTIFY THE CONTRACTOR WITHIN (5) DAYS. NO CHANGES TO THE CONTRACT PRICE, EITHER INCREASED OR DECREASED, WILL BE ACCEPTED WITHOUT A WRITTEN AND ACCEPTED CHANGE ORDER AS DESCRIBED BELOW.

TEMPORARY FACILITIES

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

PROJECT CLOSE OUT

- CONTRACTOR SHALL PROVIDE AT TIME OF REQUEST FOR FINAL PAYMENT, ALL MANUFACTURERS BULLETINS, CUTS, ALL GUARANTEES AND WARRANTIES ISSUED FOR ALL EQUIPMENT AND SYSTEMS INCORPORATED IN THE WORK.
- WARRANTIES AND BONDS. THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIALS USED IN THIS PROJECT FOR A PERIOD OF (1) YEAR COMMENCING FROM THE DATE OF THE 166UANCE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION OR THE OWNERS FINAL PAYMENT FOR CONSTRUCTION. ANY DEFICIENCIES THAT BECOME EVIDENT DURING THIS (1) YEAR PERIOD SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- 3. HOME OWNER WARRANTY. AT THE TIME OF CLOSING, CONTRACTOR SHALL PROVIDE THE OWNER A NEW HOME WARRANTEE AND BUILDERS REGISTRATION ACT (NJAC 5:25).
- 4. RELEASE OF LIENS: CONTRACTOR TO PROVIDE AT TIME OF REQUEST FOR FINAL PAYMENT, A RELEASE OF LIENS.

DIVISION 2 - SITE WORK

PER THE TOWNSHIP'S REQUIREMENTS.

- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING SITE AS REQUIRED FOR THE INTENDED WORK. ALL TREES, STUMPS, AND PLANT MATERIALS SHALL BE REMOVED. TOPSOIL REMOVED SHALL BE STORED AND PROTECTED FROM EXCESSIVE EROSION. PRIOR TO CONSTRUCTION, A SILT FENCE SHALL BE ERECTED AROUND THE PERIMETER OF SITE DISTURBANCE. FENCE MUST
- REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY AND ALL DEMOLITION DEBRIS RESULTING FROM THE ADDITIONS AND ALTERATIONS AS OUTLINED IN THESE SPECIFICATIONS AND ON THE CONTRACT DRAWINGS. ALL DEMOLITION DEBRIS AND CONSTRUCTION DEBRIS SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE AS
- 4. THE CONTRACTOR SHALL PROVIDE FOR FINISH GRADING ON LOT PRIOR TO ISSUANCE OF CO AS REQUIRED, AS WELL AS THE RESTORATION OF THE PROPERTY TO THE CONDITION FOUND PRIOR TO CONSTRUCTION UNLESS SPECIFICALLY NOTED OR REQUESTED BY THESE SPECIFICATIONS OR ADDENDUM. ALL GRADING SHALL BE INCLUDED IN THE BASE BID. ALSO INCLUDED SHALL BE THE RE-SEEDING OF ALL GRADED AREA AND THE PLACEMENT OF SALT HAY OVER THE SEED TO
- 5. ALL EXISTING UTILITIES SHALL BE LOCATED, INCLUDING ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION DURING THE CONSTRUCTION PROCESS INCLUDING EARTHWORK OPERATIONS. ANY DISTURBANCES OR BREAKAGE OF UNCHARTED UTILITIES SHALL BE REPORTED TO THE PROPER AUTHORITIES FOR REPAIR.

<u>DIVISION 3 - CONCRETE</u>

- 1. ALL CONCRETE FOR GARAGE FLOORS OR PORCHES EXPOSED TO THE WEATHER SHALL BE A MINIMUM 3,500 PSI. ALL CONCRETE FOR FOUNDATION WALLS SHALL BE A MINIMUM 3,000 PSI. (ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS), MADE WITH NORMAL WEIGHT STONE AGGREGATE UNLESS OTHERWISE NOTED.
- 2. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

ANY DAMAGE ASSOCIATED WITH STOPPAGE OF ANY UTILITY IS THE RESPONSIBILITY OF THE CONTRACTOR.

- 3. ALL GROUT SHALL BE NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
- 4. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60 AND OF THE SIZE INDICATED IN THE

5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 10,000 PSI.

DIVISION 4 - MASONRY

DRAWINGS.

- 1. CONCRETE MASONRY UNIT. FOUNDATION SHALL BE AS PER DRAWINGS. ALL CMU SHALL BE PLACED AS PER APPLICABLE CODES AND REGULATIONS WITH REINFORCING AS PER DETAILS AND MANUFACTURERS SPECIFICATIONS. PROVIDE HORIZONTAL REINFORCEMENT EVERY OTHER COURSE AND VERTICAL REBAR AS NOTED ON DRAWINGS.
- . DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE NATIONAL CONCRETE MASONRY ASSOCIATION AND THE AMERICAN CONCRETE INSTITUTE (ACI 530-08) AS WELL AS THE "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY CONSTRUCTION AND COMMENTARY" LATEST EDITION.
- 3. MASONRY UNITS SHALL BE GRADE N, TYPE I, MEDIUM WEIGHT HOLLOW CONCRETE UNITS CONFORMING TO THE REQUIREMENTS OF ASTM C90. UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F'm) OF 1500 PSI ON THE NET CROSS SECTIONAL AREA AT 28 DAYS, UNITS SHALL NOT BE INSTALLED PRIOR TO ATTAINING THE REQUIRED 28 DAY STRENGTH.
- 5. MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S. ALL PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE LIME SHALL CONFORM TO ASTM C201 AND MASONRY CEMENT SHALL CONFORM TO ASTM C91.
- 6. REINFORCEMENT BARS SHALL CONFORM TO ASTM A615-08, GRADE 60. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY THE STRUCTURAL ENGINEER.

<u> DIVISION 5 - METALS</u>

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

ANCHOR BOLTS

ANCHOR BOLTS SHALL BE CORROSION RESISTANT AND COMPATIBLE WITH SILL MATERIAL, A307 STEEL, UNLESS OTHERWISE INDICATED. ANCHOR BOLTS SHALL BE NOT LESS THAN 1/2" DIAMETER AND SPACED AS NOTED IN THE FOLLOWING CONSTRUCTION DOCUMENTS. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES FROM EACH END, AND NOT LESS THAN 1 INCHES FROM THE END OF THE PLATE SECTION. BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. BOLTS SHALL BE EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY

FASTENERS AND CONNECTIONS

- 1. REFERENCE TABLE R602.3(1) FASTENING SCHEDULE OF NJ IRC 2021.
- 2. ALL COMMON FINISH NAILS AND HANGERS THAT COME IN CONTACT WITH COPPER PRESERVATIVES SUCH AS, BUT NOT LIMITED O, PRESSURE TREATED., SHALL BE "HOT DIPPED GALVANIZED," "Z-MAX," OR "STAINLESS STEEL" IN ACCORDANCE WITH ASTM A123 AND ASTM A153. ALL OTHER FASTENERS SHALL BE "HOT DIPPED GALVANIZED. ZINC COATED NAILS MAY BE SUBSTITUTED FOR USE WITH PNEUMATIC NAILS BUT MUST BE APPROVED FOR THIS AREA AND APPROVED BY THE BUILDING INSPECTORS OF THE AREA. SIDING NAILS SHALL BE NO.7 MAZE OR APPROVED EQUAL. PROVIDE "SIMPSON HOT DIPPED GALVANIZED" METAL JOIST, BEAM HANGERS AND HURRICANE CLIPS AND TIES AS INDICATED ON FRAMING PLANS. CONTRACTOR SHALL INSTALL "SIMPSON" HURRICANE CLIPS AND TIES ON ALL RAFTERS OR FLAT ROOF JOISTS, AND IF PILINGS ARE USED, ON ALL FIRST FLOOR JOIST TO GIRDER BAND CONNECTIONS. FOR 2"X6" STUD WALLS, PROVIDE "SIMPSON" STRONG-TIE WALL BRACING. <u>ALL FASTENERS AND CONNECTORS WITHIN 300 FEET OF SALT WATER SHORELINE SHALL</u>

DIVISION 6 - WOOD, PLASTICS AND COMPOSITES

REFERENCE STANDARD: WOOD FRAME CONSTRUCTION MANUAL (LATEST EDITION), NATIONAL FOREST PRODUCTION 4990CIATION, TIMBER CONSTRUCTION MANUAL (LATEST EDITION), AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.

- FRAMING LUMBER: ALL FLOOR JOISTS, CEILING JOISTS, ROOF RAFTERS, WINDOW AND DOOR HEADERS, AND GIRDERS THAT ARE NOT EXPOSED SHALL BE <u>DOUGLAS FIR GRADE No.2</u> OR BETTER. ALL LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL HAVE A FIBER STRESS OF 2,600 PSI AND PARALLEL STRAND LUMBER (PSL) MEMBERS SHALL HAVE A FIBER STRESS OF 2,900 PSI AND SHALL BE MANUFACTURED BY "TRUS JOIST" OR BY AN APPROVED EQUAL AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. ALL GLUE LAMINATED WOOD BEAMS SHALL BE ARCHITECTURAL GRADE WITH A MINIMUM FIBER STRESS OF 200 PSI AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. ALL FLOOR "I" BEAMS SHALL BE MANUFACTURED BY "TRUS JOIST" OR APPROVED EQUAL AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- PRESSURE TREATED LUMBER: ALL EXPOSED LUMBER SHALL BE <u>DOUGLAS FIR GRADE No.2</u> PRESSURE TREATED. ALL EXTERIOR FLASHING AND CONNECTORS SHALL BE COPPER, STAINLESS STEEL, HOT-DIP ZINC COATED OR NON-METALLIC TO PREVENT GALVANIC CORROSION FROM OCCURRING. ALL INSTALLATIONS SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDED DETAILS. <u>ALL FASTENERS AND CONNECTORS WITHIN 300 FEET OF SALT WATER SHORELINE SHALL BE</u> STAINLESS STEEL.
- 4. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS, BASE CABINETS, VANITIES AND BATHROOM FIXTURES.
- 5. BRIDGING: ALL BRIDGING SHALL BE FULL AND PLACED AT MID-SPAN OF JOIST SPAN WITH THE MAXIMUM DISTANCE BETWEEN BRIDGING AT 8'-0", AND AS PER "I-LEVEL" SPECIFICATIONS.
- 6. COLLAR TIES: INSTALL COLLAR TIES WHEN NOT NOTED ON PLANS, IN ATTIC AREAS A MINIMUM 2X4 SPACED AT 32" O.C. 1. FIRE STOPPING: INSTALL FIRE STOPS OR BLOCKS TO PREVENT THE FREE PASSAGE OF FLAME THROUGH CONCEALED SPACES AS OUTLINED IN THE LATEST EDITION BUILDING CODE.
- 8. SHEATHING: ALL WALL SHEATHING SHALL BE 1/2" EXPOSURE 1. ALL ROOF SHEATHING SHALL BE 5/8" EXPOSURE 1 (CDX) APA RATED. NO SUBSTITUTIONS ACCEPTED.
- 9. SUBFLOORING: ALL SUBFLOORING SHALL BE 3/4" T&G EXPOSURE I (CDX) APA RATED, GLUED AND NAILED.
- 10. SHEATHING AND SUBFLOOR NAILING: ALL PLYWOOD SHEATHING AND SUB-FLOORING SHALL BE NAILED WITH 8D GALVANIZED RING SHANK NAILS AT 6" ON CENTER AT EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES AS RECOMMENDED BY THE APA.
- 11. GABLE WALLS: ALL GABLE WALLS WITH CATHEDRAL CEILINGS NEED TO CONSTRUCTED WITH BALLOON FRAMED STUDDING. 12. ALL BALLOON FRAMED WALLS OVER 10' IN HEIGHT SHALL BE CONSTRUCTED OF 2"X6" STUDDING SPACED 16" O.C.
- 13. HEADERS: (UNLESS OTHERWISE NOTED) 2'-Ø" - 3'-11" SPAN: (2) 2×8

4'-0" - 5'-11" SPAN: (2) 2×10 6'-0" - 7'-11" SPAN: 3 1/2 × 9 1/2 2.0E PARALLAM PSL 8'-0" - 10'-0" SPAN: 3 1/2 × 11 7/8 2.0E PARALLAM PSL

- 14. DECK POSTS AND COLUMNS SHALL BE ATTACHED TO DECK BEAMS AND FOOTINGS BY MEANS OF A MANUFACTURED CONNECTION TO RESIST LATERAL DISPLACEMENT. DECK POST HEIGHTS SHALL BE AS FOLLOWS: 4X4 MAXIMUM & FEET TALL AND 6X6 MAXIMUM 14 FEET. (THIS IS MEASURED TO THE UNDERSIDE OF BEAM)
- 15. MINIMUM 2X8 P.T. NAILER, THRU-BOLTED TO BUILDING BOX WITH 1/2" & GALVANIZED BOLTS AT 16" ON CENTER STAGGERED. LEDGER LOCK SCREWS MAY BE USED WHEN INSTALLED AS PER MANUFACTURE SPECIFICATIONS. LEDGER LOCK SCREWS CANNOT BE USED WITHIN 1,000 FEET OF SALT WATER SHORELINE.
- DIVISION 7 THERMAL AND MOISTURE PROTECTION
- FOUNDATIONS: PROVIDE A MINIMUM OF 10 MIL. VAPOR BARRIER WITH JOINTS NOT LAPPED LESS THAN 6 INCHES UNDER ALL CONCRETE SLABS IN BASEMENTS AND UNDER ALL CONCRETE SLAB-ON-GRADE CONDITIONS BELOW LIVING SPACES. PROVIDE DAMPPROOFING ON THE EXTERIOR SURFACE OF ALL MASONRY FOUNDATION WALLS FROM TOP OF FOOTING TO ABOVE GROUND LEVEL. WHERE GROUNDWATER INVESTIGATION INDICATES THAT A HYDROSTATIC PRESSURE CONDITION EXISTS, PROVIDE A GROUNDWATER CONTROL SYSTEM IN ACCORDANCE WITH IRC, OR WATERPROOF ALL WALLS AND FLOORS IN ACCORDANCE WITH
- FOUNDATION DRAINS: A DRAIN SHALL BE PLACED AROUND THE PERIMETER OF A FOUNDATION THAT CONSISTS OF GRAVEL OR CRUSHED STONE CONTAINING NOT MORE THAN 10 PERCENT MATERIAL THAT PASSES THROUGH A NO. 4 SIEVE. THE DRAIN SHALL EXTEND A MINIMUM OF 2 NCHES BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE THICKNESS SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE UNDER THE FLOOR, AND THAT THE TOP OF THE DRAIN IS NOT LESS THAN 6 INCHES ABOVE THE TOP OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL, WHERE A DRAIN TILE OR PERFORATED PIPE IS USED, THE INVERT OF THE PIPE OR TILE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE TOP OF JOINTS OR THE TOP OF PERFORATIONS SHALL BE PROTECTED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE PIPE OR TILE SHALL BE PLACED ON NOT LESS THAN 2 INCHES OF GRAVEL OR CRUSHED STONE COMPLYING WITH SECTION R406.4.1 AND SHALL BE COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL. THE PERIMETER DRAIN SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.
- WATER-RESISTIVE BARRIER: ALL EXTERIOR WALLS SHALL RECEIVE A COVERING OF 30 LBS, BUILDERS FELT PAPER PRIOR O THE INSTALLATION OF ALL SIDING. BUILDERS FELT SHALL BE LAID UP ON THE EXTERIOR SHEATHING STARTING FROM THE LOWEST PART OF THE BUILDINGS. THERE SHALL BE A MINIMUM OF A 6" OVERLAP OF EACH LAYER OF FELT OR IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. "TYVEK WEATHERIZATION SYSTEM" MAY BE SUBSTITUTED FOR THE FELT PAPER IF INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. THE USE OF "TYVEK" TAPE FOR JOINTS MUST BE UTILIZED. ARCHITECT RESERVES THE RIGHT TO REJECT ANY INSTALLATION NOT IN ACCORDANCE WITH "TYVEK" SPECIFICATIONS.
- 4. SEALANTS AND CAULKING: THROUGHOUT ALL WORK, SEAL AND CAULK ALL JOINTS AS REQUIRED TO PROVIDE AND MAINTAIN A POSITIVE BARRIER AGAINST THE PASSAGE OF MOISTURE AND AIR. TOOL ALL JOINTS TO A NEAT AND SMOOTH CONSISTENT PROFILE. SEAL ALL DOORS AND WINDOWS WITH A HIGH QUALITY CLEAR SILICONE SEALER AFTER THE SIDING HAS BEEN STAINED AND TOUCHED-UP. BACK CAULKING IS OPTIONAL. CAULK INTERIOR JOINTS AS REQUIRED WITH HIGH QUALITY PAINTABLE LATEX CAULK.

DIVISION 1 - THERMAL AND MOISTURE PROTECTION (CONT.)

- 5. FLASHING AND SHEET METAL: REFERENCE STANDARD- ARCHITECTURAL SHEET METAL MANUAL (LATEST EDITION.) PROVIDE FLASHING AND SHEET METAL NOT SPECIFICALLY DESCRIBED IN OTHER SECTIONS OF THESE SPECIFICATIONS BUT REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING. STANDARD COMMERCIAL ITEMS MAY BE USED FOR FLASHING, TRIM REGLETS, AND SIMILAR PURPOSES PROVIDED SUCH ITEMS MEET OR EXCEED THE QUALITY OF STANDARDS SPECIFIED. ALL FLASHING AND SHEET METAL MATERIALS SHALL BE LEAD COATED COPPER OF A GAUGE SUITABLE FOR THE INTENDED INSTALLATION. ALL ROUGH HARDWARE INCLUDING NAILS, SCREWS, CLIPS, HANGERS, ETC. SHALL BE STAINLESS STEEL TYPE 302/304.
- 6. ROOF SHINGLES: TO CONFORM TO NJ IRC 2021 REQUIREMENTS FOR ROOF COVERINGS. ALL SLOPED ROOFS 2:12 PITCH AND GREATER SHALL RECEIVE ASPHALT SHINGLE HEAVYWEIGHT. ROOFS PITCHED WITH 2:12 AND UP TO 4:12 SHALL HAVE A COMPLETE LAYER OF ICE DAM PROTECTION INSTALLED. FOR ROOFS EAST OF THE 110 MPH WIND SPEED LINE, THE ROOF SHINGLES MUST CONFORM TO CLASS F OF ASTM D 3161 TEST METHOD FOR WIND RESISTANCE OF ASPHALT SHINGLES AS
- 1. ICE DAM PROTECTION: AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED OGETHER OR OF A SELF-ADHERING POLYMER BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE EAVES EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- 8. ALL SLOPED RAFTERS SHALL BE VENTED AS PER PLANS. PROVIDE APPROVED HIGH WIND DRIVEN RAIN RESISTANT SHINGLE OVER RIDGE VENTS.
- 9. PROVIDE SEAMLESS ALUMINUM GUTTERS AND DOWNSPOUTS. PROVIDE CONCRETE SPLASH BLOCKS AT ALL LEADERS.
- 10. INSULATION: IF A RESCHECK IS SUBMITTED WITH THESE CONSTRUCTION DOCUMENTS, THEN IT SUPERSEDES ALL TH FOLLOWING ITEMS, THE FOLLOWING ITEMS ARE IN COMPLIANCE WITH THE PRESCRIPTIVE PACKAGE: ALL EXTERIOR WALLS SHALL RECEIVE A MINIMUM OF R-30 CRAFT FACE FIBERGLASS BATT INSULATION OR R-13 CAVITY CRAFT FACE FIBERGLASS BATT INSULATION WITH R-10 RIGID CONTINUOUS INSULATION ON THE EXTERIOR. ALL FLOORS BUILT OVER UNCONDITIONED SPACE SHALL RECEIVE A MINIMUM OF R-19 CRAFT FACE FIBERGLASS BATT INSULATION. ALL FLOOR SLABS BUILT ON GRADE SHALL RECEIVE A MINIMUM OF R-10 RIGID PERIMETER INSULATION, 24" IN BOTH DIRECTIONS. ALL CEILINGS SHALL RECEIVE A MINIMUM OF R-60 CRAFT FACE FIBERGLASS BATT INSULATION, WITH THESE ITEMS, THE WINDOWS SHALL HAVE A MINIMUM U-FACTOR OF 0.30 AND A MINIMUM SHGC OF 0.40. (INSULATION SHALL ALWAYS BE INSTALLED UNCOMPRESSED)
- II. NJ IBC CHAPTER II ENERGY EFFICIENCY REQUIREMENTS: (R-VALUES SHALL FOLLOW RESCHECK)

FROM THE TOP OF THE BASEMENT WALL DOWN TO THE BASEMENT FLOOR.

- ATTIC ACCESS HATCHES AND DOORS FROM CONDITIONED TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE INSULATED TO THE SAME R-VALUE OF THE WALL OR CEILING IN WHICH THEY ARE INSTALLED. BASEMENT WALLS SHALL BE INSULATED. WHERE BASEMENT WALLS ARE INSULATED, THE INSULATION SHALL BE INSTALLED.
- .. THE EXCEPTION WOULD BE FOR UNCONDITIONED BASEMENTS, THE FLOOR OVERHEAD, INCLUDING THE UNDERSIDE OF THE STAIR LEADING THE BASEMENT, IS TO BE INSULATED. . ALL DUCTS BELOW THE FLOOR SHALL BE INSULATED. . SUPPLY AND RETURN DUCTS LOCATED OUTSIDE OF CONDITIONED SPACES SHALL BE INSULATED TO AN R-VALUE OF NOT
- LESS THAN R-8. DUCTS IN FLOOR CAVITIES OVER UNCONDITIONED SPACE SHALL HAVE A CONTINUOUS AIR BARRIER (SHEATHING) INSTALLED BETWEEN UNCONDITIONED SPACE AND THE DUCT. DUCTS SHALL HAVE A MINIMUM R-19 INSULATION INSTALLED IN THE CAVITY WIDTH SEPARATING THE DUCT FROM UNCONDITIONED SPACE.
- DUCTS LOCATED WITHIN EXTERIOR WALLS OF THE BUILDING THERMAL ENVELOPE SHALL HAVE A CONTINUOUS AIR BARRIER (SHEATHING) INSTALLED BETWEEN UNCONDITIONED SPACE AND THE DUCT, DUCTS SHALL HAVE A MINIMUM R-10 INSULATION INSTALLED IN THE CAVITY WIDTH SEPARATING THE DUCT FROM THE OUTSIDE SHEATHING. THE REMAINDER OF THE CAVITY INSULATION SHALL BE FULLY INSULATED TO THE DRYWALL SIDE.
- DUCTS PARTIALLY OR COMPLETELY BURIED IN CEILING INSULATION SHALL HAVE AN INSULATION VALUE OF NOT LESS THAN R-8. AT ALL POINTS ALONG EACH DUCT, THE SUM OF THE CEILING INSULATION R-VALUES AGAINST AND ABOVE THE TOP OF THE DUCT, AND AGAINST AND BELOW THE BOTTOM OF THE DUCT SHALL BE NOT LESS THAN R-19, EXCLUDING THE R-VALUE OF THE DUCT INSULATION.

DIVISION 8 - OPENINGS

1. ALL WINDOWS AND DOORS TO HAVE A MINIMUM U-FACTOR OF 0.30 SKYLIGHTS TO HAVE A MINIMUM U-FACTOR OF 0.55ALL WINDOWS AND DOORS TO HAVE A MINIMUM SHGC OF 0.40

VERIFY ALL DOOR STYLES WITH OWNER BEFORE CONSTRUCTION.

WALLS SHALL HAVE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD.

- 2. ALL WINDOWS SPECIFIED AS ANDERSEN SERIES 400. ALL SUBSTITUTIONS TO BE VERIFIED BY BOTH ARCHITECT AND OWNER. WHERE FIRE-RATED WINDOWS ARE REQUIRED AS NOTED ON OUR DRAWINGS, FIRE-RATED WINDOWS SHOULD BE
- 'FYRE-TEC' STEEL WINDOWS, SIZED TO MATCH ANDERSEN.

4. ALL DOOR WIDTHS AS NOTED ON CONTRACT DRAWINGS. ASSUME 6'-8" HEIGHT UNLESS NOTED ON CONTRACT DRAWINGS.

- 3. WINDOWS ARE REQUIRED TO BE TEMPERED IF WINDOW GLAZING MEETS ANY OF THE CONDITIONS SPECIFIED IN IRC SECTION R308.4 (HAZARDOUS LOCATIONS)
- 5. R310.4 AREA 'WINDOW' WELLS:
- R310.4.1 MINIMUM SIZE. THE HORIZONTAL AREA OF THE AREA WELL SHALL BE NOT LESS THAN 9 SQUARE FEET, WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES.THE SIZE OF THE AREA WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
- •• EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.4.2 SHALL BE PERMITTED TO ENCROACH NOT MORE THAN 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE AREA WELL.
- R310.4.2 LADDER AND STEPS. AREA WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH AN APPROVED, PERMANENTLY AFFIXED LADDER OR STEPS. THE LADDER OR STEPS SHALL NOT BE OBSTRUCTED BY THE EMERGENCY ESCAPE AND RESCUE OPENING WHERE THE WINDOW OR DOOR IS IN THE OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.7.
- R310.4.2.1 LADDERS, LADDERS AND RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES, SHALL PROJECT NOT LESS THAN 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE AREA WELL.
- R310.4.2.2 STEPS. STEPS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES, A MINIMUM TREAD DEPTH OF 5 INCHES (127 MM) AND A MAXIMUM RISER HEIGHT OF 18 INCHES FOR THE FULL HEIGHT OF THE AREA WELL.
- BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R406.1. . EXCEPTION: A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL

• R3IØ.4.3 DRAINAGE. AREA WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE

- CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R406.1. 6. R312.2 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.
- R312.2.1 WINDOW OPENING HEIGHT. IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
- •• OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
- •• OPERABLE WINDOWS ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICE OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
- R312.2.2. EMERGENCY ESCAPE AND RESCUE OPENINGS, WHERE AN OPERABLE WINDOW SERVES AS AN EMERGENCY ESCAPE AND RESUCE OPENING, A WINDOW OPENING CONTROL DEVICE OR FALL PREVENTION DEVICE AFTER OPERATION TO RELEASE THE CONTROL DEVICE OR FALL PREVENTION DEVICE ALLOWING THE WINDOW TO FULLY OPEN SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTIONS R3102.1 AND R310.2.2.

DIVISION 9 - FINISHES

<u> DIVISION 11 - EQUIPMENT</u>

- GYP6UM WALL BOARD: (REFERENCE STANDARD-GYP6UM CONSTRUCTION HANDBOOK, UNITED STATES GYP6UM, LATEST EDITION). ALL WALLS SHALL RECEIVE 1/2" THICK GYPSUM BOARD FOR CONSTRUCTION CLASS 5B AND 5/8" THICK GYPSUM BOARD FOR CONSTRUCTION CLASS 5A, SCREWED (SEE FASTENER SCHEDULE). TAPED AND SPACKLED WITH 3 COATS, DUST SANDING BETWEEN COATS, AND SMOOTH SANDED AFTER FINAL COAT IN PREPARATION OF PAINT OR OTHER FINISHES. USE METAL CORNER BEAD AT ALL EXPOSED CORNERS AND CASING BEADS WHERE GYPSUM BOARD ABUTS OTHER MATERIAL OR HAS NO WOOD CASTING. USE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS. FOR ONE-STORY GARAGES, ALL COMMON WALLS TO ANY LIVING AREA SHALL RECEIVE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD. FOR GARAGES WITH LIVING AREA ABOVE, THE GARAGE CEILING SHALL RECEIVE (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD AND ALL
- IRC TABLE R302.1(1) MAXIMUM AREA OF EXTERIOR WALL OPENINGS, FIRE SEPARATION DISTANCE: PROVIDE 5/8" TYPE "X" GYPSUM BOARD OVER EXTERIOR SHEATHING OR FIRE-RATED SHEATHING FOR ANY DWELLING LESS THAN 5' TO THE
- 3. NJ FTO-13 FIRE SEPARATION BETWEEN DWELLING UNITS ABOVE ATTACHED PRIVATE GARAGES PROVIDE (2)-LAYERS OF 5/8" TYPE "X" GYP9UM BOARD ON ALL CEILINGS AND (1)-LAYER OF 5/8" TYPE "X" GYP9UM BOARD ON ALL WALLS.
- 4. THE FLOORS OVERHEAD IN A BASEMENT THAT ARE CONSTRUCTED OF ENGINEERED WOOD PRODUCTS, IN BUILDINGS NOT PROVIDED WITH FIRE SPRINKLERS, ARE REQUIRED TO BE PROTECTED WITH A MIN. 1/2" GYPSUM BOARD OR 5/8" WOOD STRUCTURAL PANELS AS PER SECTION R302.13 OF THE NJ IRC

PROVIDE AND INSTALL AS PER MANUFACTURER'S SPECIFICATIONS ALL EQUIPMENT INCLUDING: KITCHEN APPLIANCES, LAUNDRY, CENTRAL VACUUM, FANS, PREFABRICATED FIREPLACE, GARAGE DOOR OPENER AS INDICATED ON DRAWINGS.

- 2. <u>EXHAUST DUCTS:</u> DUCT TO EXTERIOR TO BE PROVIDED FOR RANGE HOOD, DRYER, AND BATH EXHAUST. DIVISION 14 - CONVEYING SYSTEMS
- WITH JURISDICTION ON ALL CODES BEFORE CONSTRUCTION AND INSTALLATION. WHERE ELEVATOR GLASS DOORS ARE INSTALLED THEY SHALL BE RATED AND MARKED AS Z97.1 CFRIG.1. GLASS DOORS ARE NOT PERMITTED AT AN ENTRY INTO A GARAGE.

1. ELEVATORS SHALL BE INSTALLED AS PER ALL LOCAL AND STATE CODE AND REGULATIONS. CONTRACTOR TO VERIFY

WHERE WINDOWS ARE INSTALLED IN AN ELEVATOR HOISTWAY, THEY MUST BE INSTALLED ON EXTERIOR WALLS AND SHALL BE STATIONARY WITH A LAYER OF PLEXIGLAS INSTALLED ON THE INTERIOR. 4. ELEVATOR HOISTWAY SHALL HAVE A LAYER OF 5/8' TYPE 'X' GYPSUM BOARD INSTALLED ON THE INTERIOR AND EXTERIOR OF THE HOISTWAY WALLS.

2. 25% MAXIMUM OPENINGS ON WALLS WITH DISTANCE FROM 3' TO LESS THAN 5' TO PROPERTY LINE.

WALL xxxx S.F. x 25% = xxxxx S.F. (OPENINGS PERMITTED)

PROPOSED OPENINGS = xx S.F.

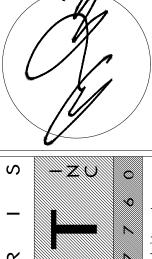
- SPECIAL CONDITIONS 1. WALLS WHICH ARE LESS THAN 5' TO THE PROPERTY LINE SHALL HAVE FIRE RATED GYPSUM BOARD OVER SHEATHING OR I HOUR FIRE RATED SHEATHING ON THE EXTERIOR. EXPOSURE IS FROM BOTH SIDES. (IRC TABLE R302.1(1))
- (OPENINGS ARE NOT PERMITTED IN WALLS WHICH ARE LESS THAN 3' TO THE PROPERTY LINE UNLESS THE OPENINGS ARE FIRE-RATED. (IRC TABLE R302.1(1)) 3. POLYPROPLENE (PP) SIDING SHALL NOT BE INSTALLED ON WALLS WITH A FIRE SEPARATION DISTANCE LESS THAN 5' TO PROPERTY LINE. RIGID POLYVINYL CHLORIDE (PVC) SIDING MAY BE USED.

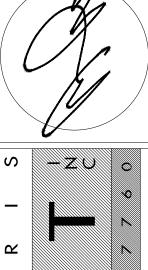
	TABLE R602.3(1) FASTEN			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER 3.5,c	SPACING A	ND LOCATION
1	BLOCKING BETWEEN CEILING JOIST OR RAFTERS	00F 4-8D B0X (2 ½"XØ, 3") 0R		
'	TO TOP PLATE	3-8D COMMON (2 ½"XØ.131") OR 3-10D BOX (3"XØ.128") OR 3-3"XØ.131" NAILS	TOE NAIL	
2	CEILING JOIST TO TOP PLATE	4-8D BOX (2 $\frac{1}{2}$ *XØ.113*) OR 3-8D COMMON (2 $\frac{1}{2}$ *XØ.131*) OR	PER J016T, 1	OE NAIL
	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER,	3-IØD BOX (3'XØ.128') OR 3-3'XØ.131' NAILS 4-IØD BOX (3'XØ.128') OR		
3	LAPS OVER PARTITIONS (SEE SECTIONS R802.3.1, R802.3.2 AND TABLE R802.5.1(9))	3-16D COMMON (3 ½"XØ.162") OR 4-3"XØ.131" NAILS	FACE NAIL	
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTIONS R802.3.1, R802.3.2 AND TABLE R802.5.1(9))	TABLE R802.5.I(9))	FACE NAIL	
5	COLLAR TIE TO RAFTER, FACE NAIL OR I $\frac{1}{4}$ 'X 20 ga RIDGE STRAP TO RAFTER	4-10D BOX (3"X0.128") OR 3-10D COMMON (3"X0.148") OR 3-3"X0.131" NAILS	FACE NAIL E	ACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16D BOX NAILS (3 ½'X0,135") OR 3-16D COMMON NAILS (3 ½'X0,148") OR		ON ONE SIDE AN ON OPPOSITE SID
		4-IØD BOX (3"XØ.128") OR 4-3"XØ.131" NAIL6 4-IØD (3 ½"XØ.135") OR		FTER OR TRUSS
٦	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	3-IDD COMMON (3 1/2"x0,148") OR 4-IDD BOX (3"x0,128") OR 4-3"x0,131" NAILS	TOE NAIL	
		3-16D BOX (3 ½"XØ.135") OR 2-16D COMMON (3 1/2"XØ.162") OR	END NAIL	
	│ WA	3-IØD BOX (3"XØ.128") OR 3-3"XØ.131" NAILS		
8	STUD TO STUD (NOT A BRACED WALL PANELS)	16D COMMON (3 1/2"XØ.162")	24" O.C. FACE	E NAIL
9	STUD TO STUD AND ABUTTING STUD AT INTERSECTING	ØD BOX (3'XØ,128') OR 3'XØ,131" NA L\$ I&D BOX (3 \\ 'XØ,135') OR	16" O.C. FACE	
J	WALL CORNERS (AT BRACED WALL PANELS)	3"XØ.131" NAILS 16D COMMON (3 1/2"XØ.162")	16" O.C. FACE	
10	BUILT-UP HEADER (2" TO 2" HEADER WITH $\frac{1}{2}$ " SPACER)	16D COMMON (3 1/2"XØ.162") 16D BOX (3 ½"XØ.135")		HEDGE FACE NA
11	CONTINUOUS HEADER TO STUD	5-8D BOX (2 1/2"XØ.113") OR 4-8D COMMON (2 1/2"XØ.131") OR	TOE NAIL	1232 7332 113
12	TOP PLATE TO TOP PLATE	4-10D BOX (3"X0.128") 16D COMMON (3 1/2"X0.162")	16" O.C. FACE	E NAIL
		10D BOX (3"X0.128") OR 3"X0.131" NAILS 8-16D COMMON (3 \frac{1}{2}"X0.162") OR	12" O.C. FACE	NAIL N EACH SIDE <i>O</i> F
13	DOUBLE TOP PLATE SPLICE FOR SDCs A-D WITH SEISMIC BRACED WALL LINE SPACING < 25'	12-16D BOX (3 1/2"x0.135") OR 12-16D BOX (3 1/2"x0.128") OR 12-3"x0.131" NAILS	END JOINT (1	M EACH SIDE OF MINIMUM 24" LAP STH EACH SIDE O
_	DOUBLE TOP PLATE SPLICE SDCs DØ,DI OR D2 AND BRACED WALL LINE SPACING >25'	12-16D (3 1/2"ר.135")	END JOINT	
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16D COMMON (3 1/2"ר.162") 16D BOX (3 1/2"ר.135") OR	16" O.C. FACE	
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR	3'XØ.131" NAILS 3-16D BOX (3 1/2"XØ.135") OR	3 EACH 16" (D.C. FACE NAIL D.C. FACE NAIL
16	BLOCKING (AT BRACED WALL PANEL) TOP OR BOTTOM PLATE TO STUD	2-16D COMMON (3 ½"XØ.162") 4-3"XØ.131" NAILS 4-8D BOX (2 ½"XØ.113") OR	4 EACH 16" s	D.C. FACE NAIL D.C. FACE NAIL
	THE TO SIMP	3-16D BOX (3 1/2"X0.135") OR 4-8D COMMON (2 ½"X0.131") 4-10D BOX (3"X0.128") OR	TOE NAIL	
		4-3"XØ, 3 " NA LS 3-16D BOX (3 \\ "XØ, 35") OR	END NAIL	
		2-16D COMMON (3 1/2"x0,162") OR 3-10D BOX (3"x0,128") OR 3-3"x0,131" NAILS	END NAIL	
ΙT	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10D BOX (3"X0.128") OR 2-16D COMMON (3 1/2"X0.162") OR	FACE NAIL	
18	I' BRACE TO EACH STUD AND PLATE	3-3"XØ.131" NAILS 3-8D BOX (2 ½"XØ.113") OR 2-8D COMMON (2 1/2"XØ.131") OR	FACE NAIL	
		2-IØD BOX (3"XØ.128") OR 2 STAPLES 1 4"		
19	I'X 6' SHEATHING TO EACH BEARING	3-8D BOX (2 ½'XØ.113") OR 2-8D COMMON (2 1/2"XØ.131") OR 2-1ØD BOX (3"XØ.128") OR	FACE NAIL	
		2 STAPLES, I'CROWN, 16ga, 1 3" LONG 3-8D BOX (2 3"XØ.113") OR		
20	I'X 8' AND WIDER SHEATHING TO EACH BEARING	3-BD COMMON (2 1/2 "XØ,131") OR 3-BD BOX (3"XØ,128") OR 3-BD BOX (3"XØ,128") OR 3 STAPLES, 1"CROWN, 16ga, 1 \(\frac{1}{4}" \) LONG	FACE NAIL	
		WIDER THAN I"X8"		
		4-8D BOX (2 ½XØ.113*) OR 3-8D COMMON (2 1/2*XØ.131*) OR 3-1ØD BOX (3*XØ.128*) OR		
	FL <i>OOR</i>	4 STAPLES, 1°CROWN, 16ga, 1 ¾° LONG 		
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (2 ½"XØ.113") OR 3-8D COMMON (2 1/2"XØ.131") OR 3-1ØD BOX (3"XØ.128") OR	TOE NAIL	
	DIM TOKE BAND TOKE OD BLOCKING TO GILL OD TOD	3-3"XØ.131" NAILS	4" O.C. TOE N	JAII
	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP	8D BOX (2 ½"XØ.113")	- 0.0. TOE T	
22	PLATE (ROOF APPLICATIONS ALSO)	8D COMMON (2 1/2"XØ.131") OR	6" O.C. TOE 1	
		IØD BOX (3"XØ.128") OR 3"XØ.131" NAILS		
22	1'X6' SUBFLOOR OR LESS EACH JOIST	IØD BOX (3"XØ,128") OR 3"XØ,131" NAIL5 3-8D BOX (2 \(\frac{1}{2}"XØ,113") OR 2-8D COMMON (2 \(\frac{1}{2}"XØ,131") OR 3-IØD BOX (3"XØ,128") OR	6" O.C. TOE I	
		IOD BOX (3"X0,128") OR 3"X0,131" NAIL5 3-8D BOX (2 ½"X0,113") OR 2-8D COMMON (2 1/2"X0,131") OR 3-IOD BOX (3"X0,128") OR 2 STAPLES, 1"CROWN, 16ga, 1 ¾ LONG 3-IOD BOX (3 ½"X0,135") OR		FACE NAIL
23	I'X6' SUBFLOOR OR LESS EACH JOIST	IØD BOX (3"XØ.128") OR 3"XØ.131" NAILS 3-8D BOX (2 ½"XØ.113") OR 2-8D COMMON (2 1/2"XØ.131") OR 3-IØD BOX (3"XØ.128") OR 2 STAPLES, 1"CROWN, 16ga, 1 ¾" LONG	FACE NAIL BLIND AND	
23	1'X6' SUBFLOOR OR LESS EACH JOIST 2" SUBFLOOR TO JOIST OR GIRDER	IØD BOX (3"XØ,128") OR 3"XØ,131" NAIL5 3-8D BOX (2 ½"XØ,113") OR 2-8D COMMON (2 1/2"XØ,131") OR 3-1ØD BOX (3"XØ,128") OR 2 STAPLES, 1"CROWN, I&GA, 1 ¾" LONG 3-16D BOX (3 ½"XØ,135") OR 2-16D COMMON (3 1/2"XØ,1621") 3-16D BOX (3 ½"XØ,135") OR 2-16D COMMON (3 1/2"XØ,162") 3-16D COMMON (3 ½"XØ,162") OR 4-1Ø BOX (3"XØ,128") OR	FACE NAIL BLIND AND	
23 24 25 26	1'X6' SUBFLOOR OR LESS EACH JOIST 2' SUBFLOOR TO JOIST OR GIRDER 2' PLANKS (PLANK& BEAM-FLOOR&ROOF) BAND OR RIM JOIST TO JOIST	IØD BOX (3*XØ.128*) OR 3*XØ.131* NAIL5 3-8D BOX (2 ½*XØ.113*) OR 2-8D COMMON (2 1/2*XØ.131*) OR 3-1ØD BOX (3*XØ.128*) OR 2 STAPLES, 1*CROWN, 16ga, 1 ¾* LONG 3-16D BOX (3 ½*XØ.135*) OR 2-16D COMMON (3 1/2*XØ.1621*) 3-16D BOX (3 ½*XØ.135*) OR 2-16D COMMON (3 1/2*XØ.162*) 3-16D COMMON (3 ½*XØ.162*) OR	FACE NAIL BLIND AND AT EACH BE END NAIL	EARING, FACE NA
23 24 25	1'X6' SUBFLOOR OR LESS EACH JOIST 2" SUBFLOOR TO JOIST OR GIRDER 2" PLANKS (PLANK& BEAM-FLOOR&ROOF)	IOD BOX (3'X0,128') OR 3'X0,131' NAIL5 3-8D BOX (2 ½"X0,113') OR 2-8D COMMON (2 1/2'X0,131') OR 3-10D BOX (3'X0,128') OR 2 STAPLES, 1'CROWN, 16ga, 1 ¾" LONG 3-16D BOX (3 ½'X0,135') OR 2-16D COMMON (3 1/2'X0,1621') 3-16D BOX (3 ½'X0,135') OR 2-16D COMMON (3 1/2'X0,1621') 3-16D COMMON (3 ½'X0,162') OR 4-10 BOX (3'X0,128') OR 4-3'X0,131' NAILS OR 4-3'X0,131' NAILS OR 4-3'X14ga, STAPLES, T/16'CROWN 2OD COMMON (4'X0,192') OR	BLIND AND AT EACH BE END NAIL NAIL EACH L 32" O.C. AT T AND STAGGE	EARING, FACE NA AYER AS FOLLO OP AND BOTTON ERED
23 24 25 26	1'X6' SUBFLOOR OR LESS EACH JOIST 2" SUBFLOOR TO JOIST OR GIRDER 2" PLANKS (PLANK& BEAM-FLOOR&ROOF) BAND OR RIM JOIST TO JOIST BUILT-UP GIRDERS AND BEAMS, 2-INCH	IØD BOX (3"XØ,128") OR 3"XØ,131" NAIL5 3-8D BOX (2 \(\frac{1}{2}"XØ,113") OR 2-8D COMMON (2 \(\frac{1}{2}"XØ,131") OR 3-10D BOX (3"XØ,128") OR 2 STAPLES, 1"CROWN, 16ga, 1 \(\frac{3}{4}" \) LONG 3-16D BOX (3 \(\frac{1}{2}"XØ,135") OR 2-16D COMMON (3 \(\frac{1}{2}"XØ,162") \) 3-16D BOX (3 \(\frac{1}{2}"XØ,162") OR 2-16D COMMON (3 \(\frac{1}{2}"XØ,162") OR 2-16D COMMON (3 \(\frac{1}{2}"XØ,162") OR 4-10 BOX (3"XØ,128") OR 4-3"XØ,131" NAILS OR 4-3"X14ga, STAPLES, 7/16"CROWN	FACE NAIL BLIND AND AT EACH BE END NAIL NAIL EACH L 32° O.C. AT T AND 9TAGGE 24° O.C. FACE	EARING, FACE NA AYER AS FOLLO OP AND BOTTOM ERED E NAIL AT TOP A
23 24 25 26	1'X6' SUBFLOOR OR LESS EACH JOIST 2" SUBFLOOR TO JOIST OR GIRDER 2" PLANKS (PLANK& BEAM-FLOOR&ROOF) BAND OR RIM JOIST TO JOIST BUILT-UP GIRDERS AND BEAMS, 2-INCH	IØD BOX (3*XØ.128*) OR 3*XØ.131* NAIL5 3-8D BOX (2 \(\frac{1}{2}*XØ.113*) OR 2-8D COMMON (2 \(\frac{1}{2}*XØ.131*) OR 3-10D BOX (3*XØ.128*) OR 2 STAPLES, 1*CROWN, 16ga, 1 \(\frac{3}{4}* \) LONG 3-16D BOX (3 \(\frac{1}{2}*XØ.135*) OR 2-16D COMMON (3 \(\frac{1}{2}*XØ.1621*) \) 3-16D BOX (3 \(\frac{1}{2}*XØ.1621*) OR 2-16D COMMON (3 \(\frac{1}{2}*XØ.162*) OR 2-16D COMMON (3 \(\frac{1}{2}*XØ.162*) OR 4-10 BOX (3*XØ.128*) OR 4-3*XØ.131* NAILS AND: 2-20D COMMON (4*XØ.192*) OR	FACE NAIL BLIND AND AT EACH BE END NAIL NAIL EACH L 32' O.C. AT T AND STAGGE 24' O.C. FACE BOTTOM STA OPPOSITE S	EARING, FACE NA AYER AS FOLLO OP AND BOTTON ERED ERED EAGLERED ON IDES IT ENDS AND AT
23 24 25 26 27	1'X6' SUBFLOOR OR LESS EACH JOIST 2' SUBFLOOR TO JOIST OR GIRDER 2' PLANKS (PLANK& BEAM-FLOOR&ROOF) BAND OR RIM JOIST TO JOIST BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	IØD BOX (3*XØ.128*) OR 3*XØ.131* NAIL5 3-8D BOX (2 \(\frac{1}{2}*XØ.113*) OR 2-8D COMMON (2 \(\frac{1}{2}*XØ.131*) OR 3-IØD BOX (3*XØ.128*) OR 2 STAPLES, 1*CROWN, 16ga, 1 \(\frac{3}{4}* \) LONG 3-I6D BOX (3 \(\frac{1}{2}*XØ.135*) OR 2-I6D COMMON (3 \(\frac{1}{2}*XØ.1621*) \) 3-I6D BOX (3 \(\frac{1}{2}*XØ.1621*) OR 2-I6D COMMON (3 \(\frac{1}{2}*XØ.162*) OR 4-IØ BOX (3*XØ.128*) OR 4-3*XØ.131* NAILS OR 4-3*XØ.131* NAILS AND: 2-2ØD COMMON (4*XØ.192*) OR 3-IØD BOX (3*XØ.128*) OR 3-3*XØ.131* NAILS	FACE NAIL BLIND AND AT EACH BE END NAIL NAIL EACH L 32' O.C. AT T AND STAGGE 24' O.C. FACE BOTTOM STA OPPOSITES FACE NAIL A EACH SPLIC	EARING, FACE NA AYER AS FOLLO OP AND BOTTOM ERED E NAIL AT TOP A AGGERED ON IDES AT ENDS AND AT E
23 24 25 26	1'X6' SUBFLOOR OR LESS EACH JOIST 2" SUBFLOOR TO JOIST OR GIRDER 2" PLANKS (PLANK& BEAM-FLOOR&ROOF) BAND OR RIM JOIST TO JOIST BUILT-UP GIRDERS AND BEAMS, 2-INCH	IØD BOX (3'XØ,128') OR 3'XØ,131' NAIL5 3-8D BOX (2 ½'XØ,113') OR 2-8D COMMON (2 1/2'XØ,131') OR 3-1ØD BOX (3'XØ,128') OR 2 STAPLES, 1'CROWN, 16ga, 1 ¾' LONG 3-16D BOX (3 ½'XØ,135') OR 2-16D COMMON (3 1/2'XØ,1621') 3-16D BOX (3 ½'XØ,135') OR 2-16D COMMON (3 1/2'XØ,1621') 3-16D COMMON (3 ½'XØ,162') OR 4-1Ø BOX (3'XØ,128') OR 4-3'XØ,131' NAIL5 OR 4-3'XØ,131' NAIL5 OR 4-3'XØ,131' NAIL5 OR 4-3'XØ,131' NAIL5 OR 3'XØ,131' NAIL5 OR 3-16D BOX (3'XØ,128') OR 4-10D BOX (3'XØ,128') OR 4-10D BOX (3'XØ,128') OR	FACE NAIL BLIND AND AT EACH BE END NAIL NAIL EACH L 32' O.C. AT T AND STAGGE 24' O.C. FACE BOTTOM STA OPPOSITES FACE NAIL A EACH SPLIC	EARING, FACE NA AYER AS FOLLO OP AND BOTTOM ERED ERED EAGLERED ON IDES IT ENDS AND AT
23 24 25 26	1'X6' SUBFLOOR OR LESS EACH JOIST 2' SUBFLOOR TO JOIST OR GIRDER 2' PLANKS (PLANK& BEAM-FLOOR&ROOF) BAND OR RIM JOIST TO JOIST BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	IOD BOX (3*X0.128*) OR 3*X0.131* NAIL5 3-8D BOX (2 \frac{1}{2}*X0.113*) OR 2-8D COMMON (2 \frac{1}{2}*X0.131*) OR 2-8D COMMON (2 \frac{1}{2}*X0.131*) OR 2-8D COMMON (2 \frac{1}{2}*X0.131*) OR 2-10D BOX (3 \frac{1}{2}*X0.128*) OR 2-16D BOX (3 \frac{1}{2}*X0.1621*) 3-16D BOX (3 \frac{1}{2}*X0.1621*) OR 2-16D COMMON (3 \frac{1}{2}*X0.1621*) 3-16D BOX (3 \frac{1}{2}*X0.1621*) OR 2-16D COMMON (3 \frac{1}{2}*X0.1621*) OR 4-10 BOX (3 \frac{1}{2}*X0.128*) OR 4-3*X0.131* NAIL5 OR 4-3*X0.131* NAIL5 OR 4-3*X0.131* NAIL5 OR 3*X0.131* NAIL5	FACE NAIL BLIND AND AT EACH BE END NAIL NAIL EACH L 32' O.C. AT T AND STAGGE 24' O.C. FACE BOTTOM STA OPPOSITE S FACE NAIL A EACH SPLIC	EARING, FACE NA AYER AS FOLLO OP AND BOTTON ERED E NAIL AT TOP A GGERED ON IDES AT ENDS AND AT E
23 24 25 26 27	1'X6' SUBFLOOR OR LESS EACH JOIST 2' SUBFLOOR TO JOIST OR GIRDER 2' PLANKS (PLANK BEAM-FLOOR ROOF) BAND OR RIM JOIST TO JOIST BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS LEDGER STRIP SUPPORTING JOIST OR RAFTERS	IØD BOX (3'XØ,128') OR 3'XØ,131' NAIL5 3-8D BOX (2 \frac{1}{2}'XØ,113') OR 2-8D COMMON (2 \frac{1}{2}'XØ,131') OR 3-1ØD BOX (3 \frac{1}{2}'XØ,135') OR 2 STAPLES, 1'CROUN, \frac{1}{2}\text{long} \frac{1}{2}lo	FACE NAIL BLIND AND AT EACH BE END NAIL NAIL EACH L 32° O.C. AT T AND STAGGE 24° O.C. FACE BOTTOM STA OPPOSITE S FACE NAIL A EACH SPLIC AT EACH JO FACE NAIL EACH END, SPACING OF	EARING, FACE NA AYER AS FOLLO OP AND BOTTOP ERED E NAIL AT TOP A EGGERED ON IDES AT ENDS AND AT E IST OR RAFTER, TOE NAIL
23 24 25 26 27 27	I'X6' SUBFLOOR OR LESS EACH JOIST 2' SUBFLOOR TO JOIST OR GIRDER 2' PLANKS (PLANK BEAM-FLOOR ROOF) BAND OR RIM JOIST TO JOIST BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS LEDGER STRIP SUPPORTING JOIST OR RAFTERS BRIDGING TO JOIST DESCRIPTION OF BUILDING ELEMENTS	IOD BOX (3*X0.128*) OR 3*X0.131* NAIL5 3-8D BOX (2 \frac{1}{2}*X0.113*) OR 2-8D COMMON (2 \frac{1}{2}*X0.131*) OR 3-10D BOX (3 \frac{1}{2}*X0.128*) OR 2 STAPLES, 1*CROWN, \left(\text{lega}, \frac{1}{2}*\text{ LONG} \right) \right(\text{lega}, \frac{1}{2}*\text{ LONG} \right) \right) \right) \right(\text{lega}, \frac{1}{2}*\text{ LONG} \right) \rig	FACE NAIL BLIND AND AT EACH BE END NAIL NAIL EACH L 32' O.C. AT T AND STAGGE 24' O.C. FACE BOTTOM STA OPPOSITE S FACE NAIL AT EACH JO FACE NAIL EACH END, SPACING OF EDGES (INCHES),	EARING, FACE NA LAYER AS FOLLO OP AND BOTTON ERED E NAIL AT TOP A GGERED ON IDES AT ENDS AND AT E IST OR RAFTER, TOE NAIL FASTENERS INTERMEDIATE SUPPORTS (INC.
23 24 25 26 27 27 28	I'X6' SUBFLOOR OR LESS EACH JOIST 2' SUBFLOOR TO JOIST OR GIRDER 2' PLANKS (PLANK BEAM-FLOOR ROOF) BAND OR RIM JOIST TO JOIST BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS LEDGER STRIP SUPPORTING JOIST OR RAFTERS BRIDGING TO JOIST DESCRIPTION OF BUILDING ELEMENTS WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTER SHEATHING TO FRAMING (SEE TABLE R602.3(3) FOR WOOD	IØD BOX (3'XØ,128') OR 3'XØ,131' NAIL5 3-8D BOX (2 \frac{1}{2}'XØ,113') OR 2-8D COMMON (2 \langle 12'XØ,131') OR 3-1ØD BOX (3'XØ,128') OR 2 STAPLES, 1'CROWN, 16ga, 1 \frac{3}{4}' LONG 3-16D BOX (3 \frac{1}{2}'XØ,135') OR 2-16D COMMON (3 \langle 12'XØ,1621') 3-16D BOX (3 \frac{1}{2}'XØ,135') OR 2-16D COMMON (3 \langle 12'XØ,162') OR 4-1Ø BOX (3'XØ,128') OR 4-3'XØ,131' NAILS OR 4-3'XØ,131' NAILS OR 4-3'XØ,131' NAILS AND: 2-2ØD COMMON (4'XØ,192') OR 3-1ØD BOX (3'XØ,128') OR 3-1ØD BOX (3'XØ,128') OR 3-1ØD BOX (3'XØ,128') OR 3-1ØD BOX (3'XØ,128') OR 4-1ØD BOX (3'XØ,128') OR 4-1ØD BOX (3'XØ,128') OR 4-3'XØ,131' NAILS PLOTE BOX (3'XØ,128') OR 4-1ØD BOX (3'XØ,128') OR 4-3'XØ,131' NAILS RIOR WALL SHEATHING TO FRAMING AND RIOR WALL SHEATHING TO FRAMIN	FACE NAIL BLIND AND AT EACH BE END NAIL NAIL EACH L 32' O.C. AT T AND STAGGE 24' O.C. FACE BOTTOM STA OPPOSITE S FACE NAIL AT EACH JO FACE NAIL EACH END, SPACING OF EDGES (INCHES), PARTICLEBO SHEATHING TO	EARING, FACE NA AYER AS FOLLO OP AND BOTTON ERED E NAIL AT TOP A GGERED ON IDES AT ENDS AND AT E IST OR RAFTER, TOE NAIL FASTENERS INTERMEDIATE S SUPPORTS (INC.) ARD WALL FRAMING)
23 24 25 26 27 27	1'X6' SUBFLOOR OR LESS EACH JOIST 2' SUBFLOOR TO JOIST OR GIRDER 2' PLANKS (PLANK& BEAM-FLOOR&ROOF) BAND OR RIM JOIST TO JOIST BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS LEDGER STRIP SUPPORTING JOIST OR RAFTERS BRIDGING TO JOIST DESCRIPTION OF BUILDING ELEMENTS WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTER	IØD BOX (3 'XØ,128') OR 3'XØ,131' NAIL5 3-8D BOX (2 \frac{1}{2}'XØ,113') OR 2-8D COMMON (2 \frac{1}{2}'XØ,131') OR 3-1ØD BOX (3 \frac{1}{2}'XØ,132') OR 2 STAPLES, 1'CROWN, \frac{1}{2}'A, \frac{1}{2}' LONG 3-16D BOX (3 \frac{1}{2}'XØ,1621') 3-16D BOX (3 \frac{1}{2}'XØ,1621') OR 2-16D COMMON (3 \frac{1}{2}'XØ,1621') 3-16D BOX (3 \frac{1}{2}'XØ,1621') OR 2-16D COMMON (3 \frac{1}{2}'XØ,162') OR 4-10 BOX (3 \frac{1}{2}'XØ,162') OR 4-10 BOX (3 \frac{1}{2}'XØ,128') OR 4-3'XØ,131' NAIL5 OR 4-3'XØ,131' NAIL5 OR 4-3'XØ,131' NAIL5 OR 3'XØ,131' NAIL5 10D BOX (3 'XØ,128') OR 3'XØ,131' NAIL5 4-16D BOX (3 \frac{1}{2}'XØ,128') OR 3-10D BOX (3 \frac{1}{2}'XØ,128') OR 3-10D BOX (3 \frac{1}{2}'XØ,162') OR 4-10D BOX (3 \frac{1}{2}'XØ,128') OR 4-3'XØ,131' NAIL5 2-10D BOX (3 \frac{1}{2}'XØ,128') OR 4-3'XØ,131' NAIL5 3-10D BOX (3 \frac{1}{2}'XØ,132') OR 4-10D BOX (3 \	FACE NAIL BLIND AND AT EACH BE END NAIL NAIL EACH L 32' O.C. AT T AND STAGGE 24' O.C. FACE BOTTOM STA OPPOSITES FACE NAIL AT EACH JO FACE NAIL EACH END, SPACING OF EDGES (INCHES), PARTICLEBO	EARING, FACE NA AYER AS FOLLO OP AND BOTTOT ERED AGGERED ON IDES AT ENDS AND AT E IST OR RAFTER, TOE NAIL FASTENERS INTERMEDIATE SUPPORTS (INC ARD WALL
23 24 25 26 27 27 28 29 IITEM 30	1'X6' SUBFLOOR OR LESS EACH JOIST 2' SUBFLOOR TO JOIST OR GIRDER 2' PLANKS (PLANK BEAM-FLOOR ROOF) BAND OR RIM JOIST TO JOIST BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS LEDGER STRIP SUPPORTING JOIST OR RAFTERS BRIDGING TO JOIST DESCRIPTION OF BUILDING ELEMENTS WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTER SHEATHING TO FRAMING (SEE TABLE R602.3(3) FOR WOOT 3/8'-1/2'	IOD BOX (3*X0.128*) OR 3*X0.131* NAIL5 3-8D BOX (2 \frac{1}{2}*X0.113*) OR 2-8D COMMON (2 \frac{1}{2}*X0.131*) OR 3-10D BOX (3 \frac{1}{2}*X0.128*) OR 2 STAPLES, 1*CROWN, \frac{1}{2}60 LONG 3-16D BOX (3 \frac{1}{2}*X0.1621*) OR 2-16D COMMON (3 \frac{1}{2}*X0.1621*) OR 4-10 BOX (3 \frac{1}{2}*X0.128*) OR 4-3*X0.131* NAIL5 OR 4-3*X0.131* NAIL5 OR 4-3*X0.131* NAIL5 OR 3*X0.131* NAIL5 OR 3*X0.131* NAIL5 OR 3*X0.131* NAIL5 OR 3-10D BOX (3 \frac{1}{2}*X0.128*) OR 4-10D BOX (3 \	FACE NAIL BLIND AND AT EACH BE END NAIL NAIL EACH L 32° O.C. AT T AND STAGGE 24° O.C. FACE BOTTOM STA OPPOSITE S FACE NAIL AT EACH JO FACE NAIL EACH END, SPACING OF EDGES (INCHES), PARTICLEBO SHEATHING TO	EARING, FACE NA AYER AS FOLLO OP AND BOTTOT ERED E NAIL AT TOP A GGERED ON IDES AT ENDS AND AT E IST OR RAFTER, TOE NAIL FASTENERS INTERMEDIATE SUPPORTS (INC ARD WALL WALL FRAMING)
23 24 25 26 27 28 29 IITEM 30 31 32	1'X6' SUBFLOOR OR LESS EACH JOIST 2' SUBFLOOR TO JOIST OR GIRDER 2' PLANKS (PLANK& BEAM-FLOOR&ROOF) BAND OR RIM JOIST TO JOIST BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS LEDGER STRIP SUPPORTING JOIST OR RAFTERS BRIDGING TO JOIST DESCRIPTION OF BUILDING ELEMENTS WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTER SHEATHING TO FRAMING (SEE TABLE R602.3(3) FOR WOOD 3/8'-1/2' 19/32'-1' 11/8'-11/4' OTHER WALL SHEATHING 9	IØD BOX (3'XØ.128') OR 3'XØ.131' NAIL5 3-8D BOX (2 \frac{1}{2}'XØ.113') OR 2-8D COMMON (2 \langle 12'XØ.131') OR 2-8D BOX (3'XØ.128') OR 2 \text{STAPLE6, 1'CROWN, 16ga, 1 \frac{3}{4}' LONG 3-16D BOX (3'XØ.135') OR 2-16D COMMON (3 \langle 12'XØ.1621') 3-16D BOX (3 \frac{1}{2}'XØ.135') OR 2-16D COMMON (3 \langle 12'XØ.1621') 3-16D BOX (3 \frac{1}{2}'XØ.1621') OR 2-16D COMMON (3 \frac{1}{2}'XØ.162') OR 4-10 BOX (3'XØ.128') OR 4-3'XØ.131' NAIL5 OR 4-3'XØ.131' NAIL5 OR 3'XØ.131' NAIL5 OR 3-16D BOX (3'XØ.128') OR 3-16D BOX (3'XØ.128') OR 3-16D BOX (3'XØ.128') OR 3-16D COMMON (4'XØ.192') OR 3-16D COMMON (3 \langle 12'XØ.162') OR 4-16D BOX (3'XØ.128') OR 4-3'XØ.131' NAIL5 4-16D BOX (3'XØ.128') OR 4-3'XØ.131' NAIL5 4-16D BOX (3'XØ.128') OR 4-3'XØ.131' NAIL5 2-16D BOX (3'XØ.128') OR 4-3'XØ.131' NAIL5 2-16D BOX (3'XØ.128') OR 4-3'XØ.131' NAIL5 COMMON (2 \frac{1}{2}'XØ.131') NAIL(ROOF) BD COMMON (2 \frac{1}{2}'XØ.131') NAIL(ROOF) BD COMMON (3'XØ.148') NAIL OR 8D(2 \langle 17'XØ.131') DEFORMED NAIL	FACE NAIL BLIND AND AT EACH BE END NAIL NAIL EACH L 32' O.C. AT T AND STAGGE 24' O.C. FACE BOTTOM STA OPPOSITES FACE NAIL AT EACH SPLIC AT EACH SPLIC EACH END, SPACING OF EDGES (INCHES) II PARTICLEBO SHEATHING TO 6	EARING, FACE NA AYER AS FOLLO OP AND BOTTON ERED ERED AGGERED ON IDES AT ENDS AND AT E IST OR RAFTER, TOE NAIL FASTENERS INTERMEDIATE SUPPORTS (INC.) ARD WALL WALL FRAMING; 12 12
23 24 25 26 27 28 29 ITEM 30 31	I'X6' SUBFLOOR OR LESS EACH JOIST 2' SUBFLOOR TO JOIST OR GIRDER 2' PLANKS (PLANK BEAM-FLOOR ROOF) BAND OR RIM JOIST TO JOIST BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS LEDGER STRIP SUPPORTING JOIST OR RAFTERS BRIDGING TO JOIST DESCRIPTION OF BUILDING ELEMENTS WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTER SHEATHING TO FRAMING (SEE TABLE R602.3(3) FOR WOOD 3/8'-1/2' 19/32'-1' 11/8'-11/4'	IØD BOX (3'XØ.128') OR 3'XØ.131' NAIL5 3-8D BOX (2 \frac{1}{2}'XØ.113') OR 2-8D COMMON (2 \langle 12'XØ.131') OR 2-8D COMMON (3 \langle 12'XØ.131') OR 2 \langle 5TAPLES, \langle 1'CROWN, \langle 6ga, \langle 3' \langle 1'D BOX (3'XØ.128') OR 2 \langle 16D COMMON (3 \langle 12'XØ.1621') 3-16D BOX (3 \frac{1}{2}'XØ.135') OR 2 \langle 16D COMMON (3 \langle 12'XØ.162') OR 4-10 BOX (3'XØ.128') OR 4-10 BOX (3'XØ.128') OR 4-3'XØ.131' NAIL5 OR 4-3'XØ.131' NAIL5 OR 4-3'XØ.131' NAIL5 OR 3'XØ.131' NAIL5 4-16D BOX (3'XØ.128') OR 3-10D BOX (3'XØ.128') OR 3-10D BOX (3'XØ.128') OR 3-10D BOX (3'XØ.128') OR 4-3'XØ.131' NAIL5 4-16D BOX (3 \frac{1}{2}'XØ.128') OR 4-3'XØ.131' NAIL5 4-16D BOX (3'XØ.128') OR 4-3'XØ.131' NAIL5 2-10D BOX (3'XØ.128') NAIL (ROOF) BD COMMON (2 \frac{1}{2}'XØ.131') NAIL (ROOF) BD COMMON (3'XØ.148') NAIL OR 8D(2 \langle 12'XØ.131') DEFORMED NAIL 1 \frac{1}{2}' GALVANIZED ROOFING NAIL, \frac{1}{6}' HEAD DIAMETER, OR 1' CROWN 9TAPLE 16 ga, \langle 1' LONG	FACE NAIL BLIND AND AT EACH BE END NAIL NAIL EACH L 32' O.C. AT T AND STAGGE 24' O.C. FACE BOTTOM STA OPPOSITES FACE NAIL AT EACH SPLIC AT EACH SPLIC EACH END, SPACING OF EDGES (INCHES) II PARTICLEBO SHEATHING TO 6	EARING, FACE NA AYER AS FOLLO OP AND BOTTON ERED ERED AGGERED ON IDES AT ENDS AND AT E IST OR RAFTER, TOE NAIL FASTENERS INTERMEDIATE SUPPORTS (INCI ARD WALL WALL FRAMING) 12 12
23 24 25 26 27 28 29 ITEM 30 31 32	1'X6' SUBFLOOR OR LESS EACH JOIST 2' SUBFLOOR TO JOIST OR GIRDER 2' PLANKS (PLANK BEAM-FLOOR ROOF) BAND OR RIM JOIST TO JOIST BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS LEDGER STRIP SUPPORTING JOIST OR RAFTERS BRIDGING TO JOIST DESCRIPTION OF BUILDING ELEMENTS WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTER SHEATHING TO FRAMING (SEE TABLE R602.3(3) FOR WOOD 3/8'-1/2' 19/32'-1' 1 1/8'-1 1/4' OTHER WALL SHEATHING 8 1/2' STRUCTURAL CELLULOSIC	IØD BOX (3'XØ.128') OR 3'XØ.131' NAIL5 3-8D BOX (2 \frac{1}{2}'XØ.113') OR 2-8D COMMON (2 \langle 12'XØ.131') OR 2-8D BOX (3'XØ.128') OR 2 STAPLES, 1'CROWN, 16ga, 1 \frac{3}{4}' LONG 3-16D BOX (3'XØ.125') OR 2-16D COMMON (3 \langle 12'XØ.1621') 3-16D BOX (3 \frac{1}{2}'XØ.135') OR 2-16D COMMON (3 \langle 12'XØ.1621') 3-16D BOX (3 \frac{1}{2}'XØ.162') OR 2-16D COMMON (3 \langle 12'XØ.162') OR 4-10 BOX (3'XØ.128') OR 4-3'XØ.131' NAILS OR 4-3'XØ.131' NAILS OR 4-3'XØ.131' NAILS OR 3-16D BOX (3'XØ.128') OR 3-16D BOX (3'XØ.128') OR 3-16D BOX (3'XØ.128') OR 3-16D COMMON (4'XØ.192') OR 4-16D BOX (3'XØ.128') OR 4-3'XØ.131' NAILS 4-16D BOX (3 \frac{1}{2}'XØ.162') OR 4-16D BOX (3'XØ.128') OR 4-3'XØ.131' NAILS 4-16D BOX (3'XØ.128') OR 4-3'XØ.131' NAILS 2-10D BOX (3'XØ.128') OR 4-3'XØ.131' NAILS 1-10 BOX (3'XØ.131') SUBFL., WALL BD COMMON (2'XØ.131') NAIL (ROOF) 8D COMMON (3'XØ.148') NAIL OR 8D(2 \langle 12'XØ.131') DEFORMED NAIL 1-1/2 GALVANIZED ROOFING NAIL, \frac{1}{6}' HEAD DIAMETER, OR 1' CROWN 1-1/2 GALVANIZED ROOFING NAIL, \frac{1}{6}' HEAD DIAMETER, OR 1' CROWN 1-1/2 GALVANIZED ROOFING NAIL, \frac{1}{6}' HEAD DIAMETER, OR 1' CROWN 1-1/2 GALVANIZED ROOFING NAIL, \frac{1}{6}' HEAD DIAMETER, OR 1' CROWN 1-1/2 GALVANIZED ROOFING NAIL, \frac{1}{6}' HEAD DIAMETER, OR 1' CROWN	FACE NAIL BLIND AND AT EACH BE END NAIL NAIL EACH L 32° O.C. AT T AND STAGGE 24° O.C. FACE BOTTOM STA OPPOSITE 6 FACE NAIL EACH SPLIC AT EACH JO FACE NAIL EACH END, SPACING OF EDGES (INCHES), PARTICLEBO SHEATHING TO 6 6 6	EARING, FACE NA AYER AS FOLLO OP AND BOTTON ERED ERED TOP AND AT E IST OR RAFTER, TOE NAIL FASTENERS INTERMEDIATE SUPPORTS (INCI ARD WALL WALL FRAMING) 12 12 12
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WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 130 MPH, NAILS FOR ATTACHING FANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48 INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS, AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING. . GYPSUM SHEATHING SHALL CONFORM TO ASTM C1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253, FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C208.

99-ACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOPERIMETERS ONLY, SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE, FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING. WHERE A RAFTER 16 FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAIL ON ONE SIDE OF THE RAFTER AND TOE VAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.



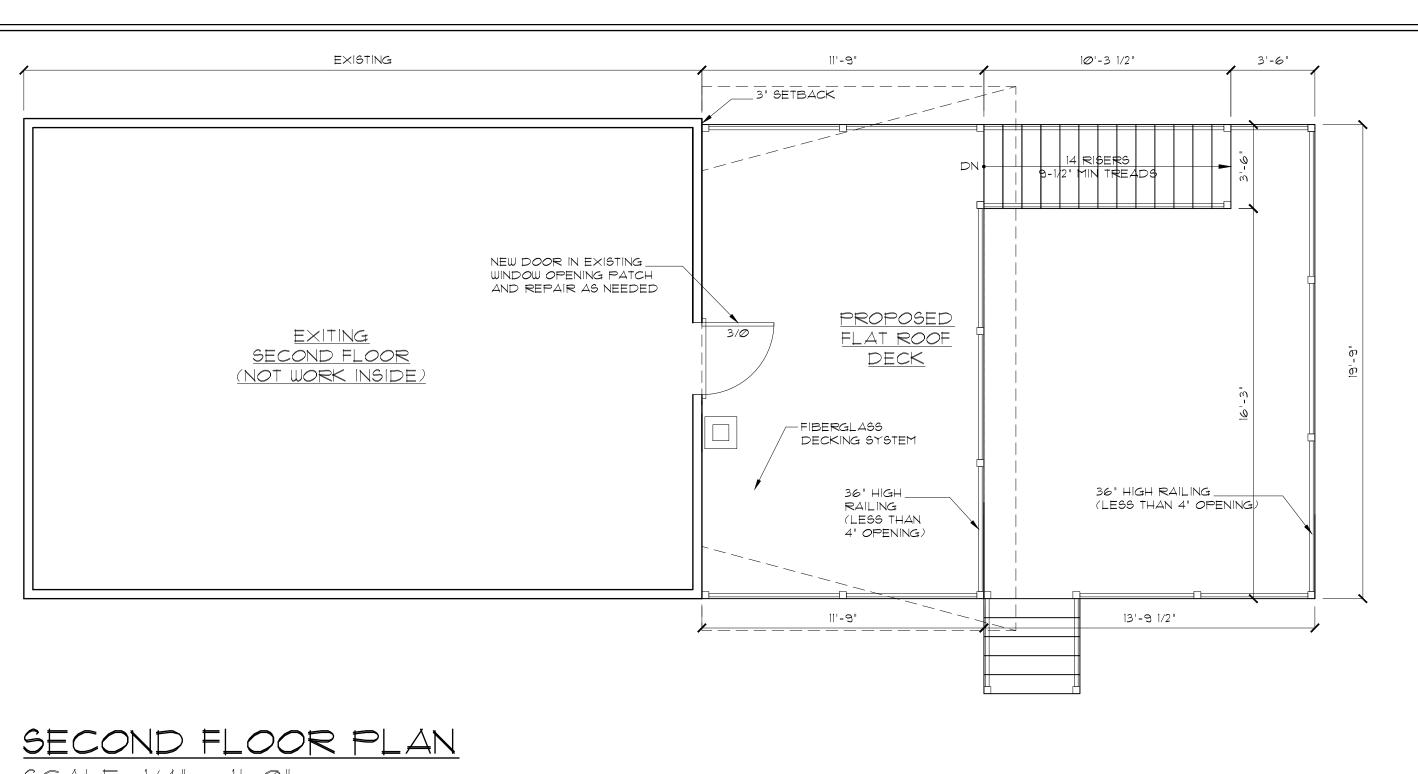




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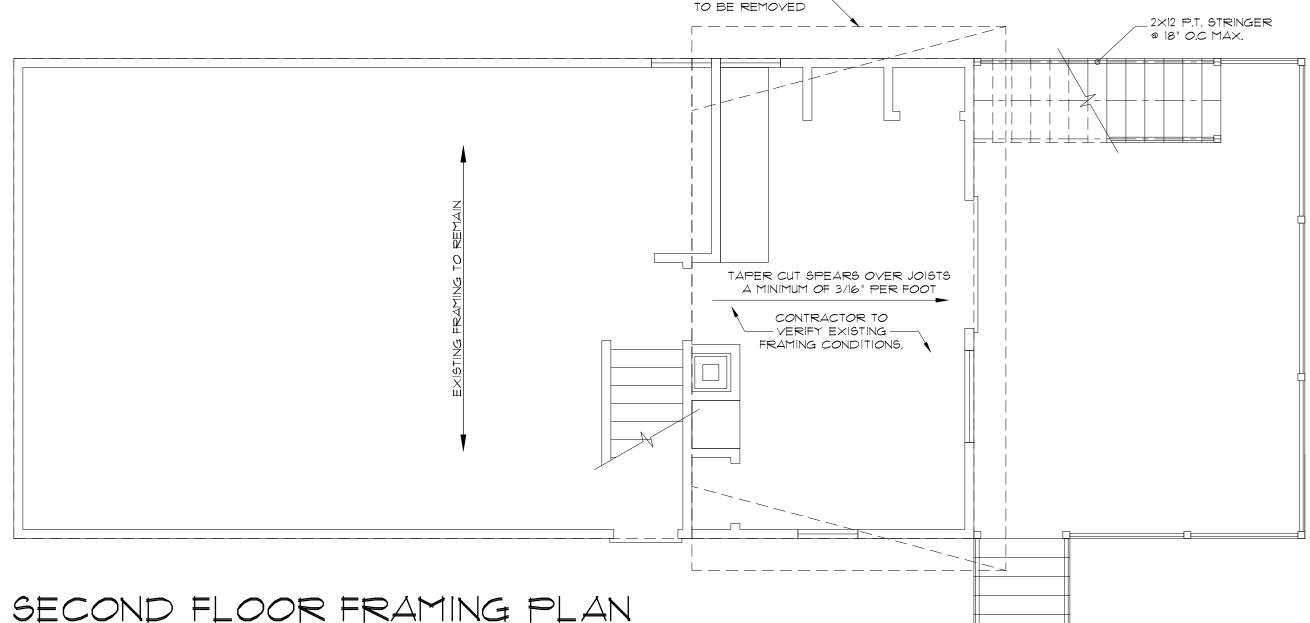
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EXISTING ROOF_

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

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



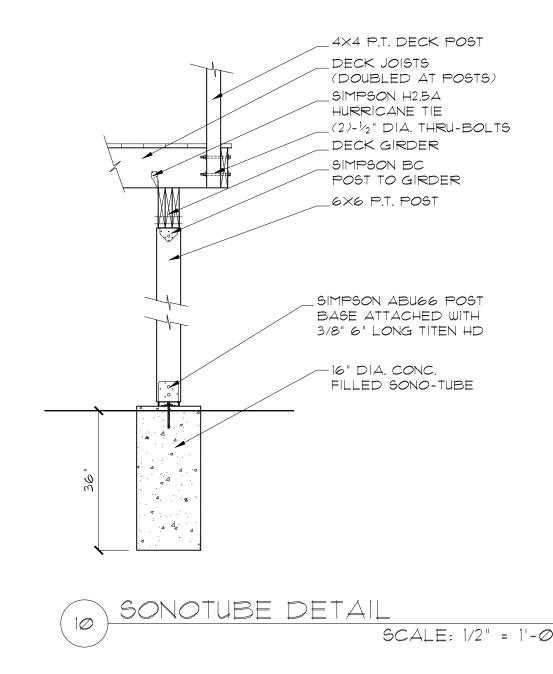
SECOND FLOOR FRAMING PLAN

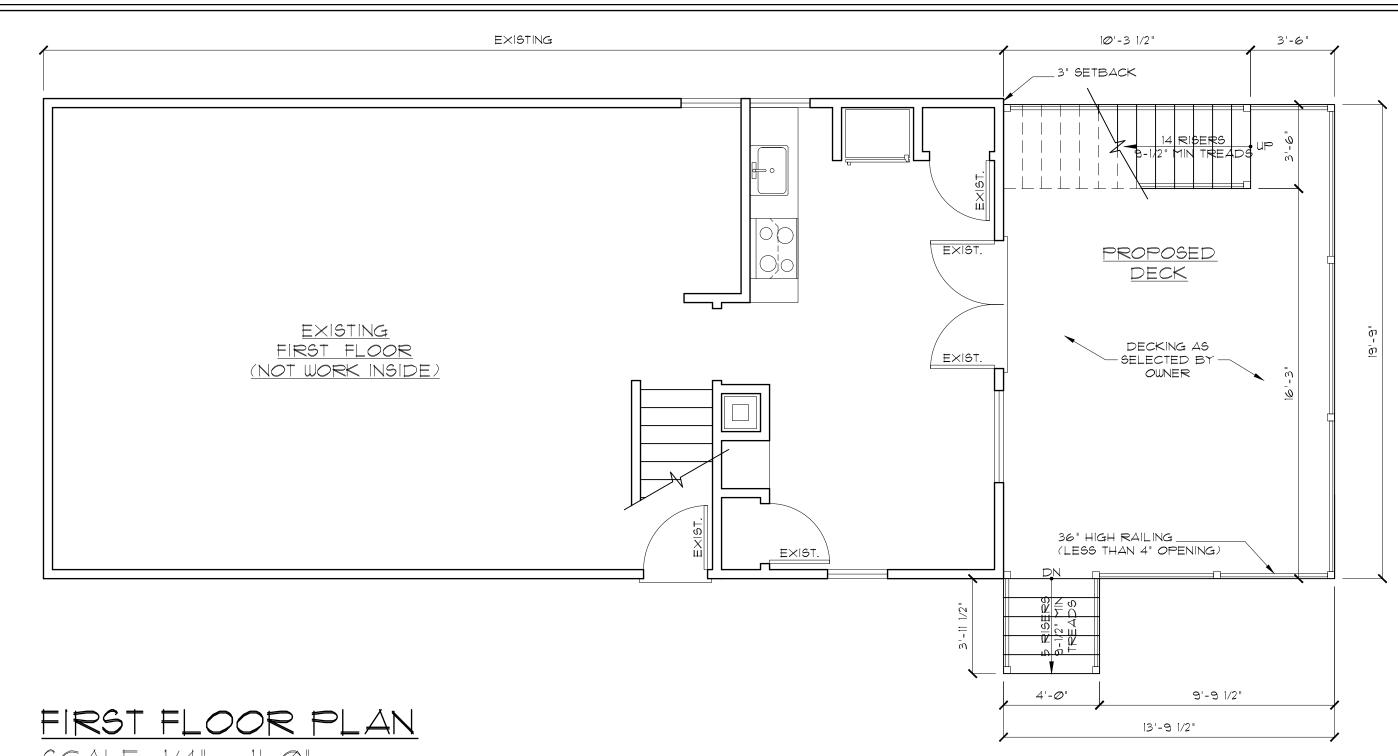
NOTE: THIS DETAIL IS APPLICABLE WHERE FLOOR JOISTS ARE /--1/2" DIA. LAG SCREWS AT 16" ON CENTER, STAGGERED PARALLEL TO DECK JOISTS. - JOIST HANGER — DECK JOISTS - SIMPSON DTTI HOLD-DOWN, MIN. 4 PER DECK, ATTACHED TO DECK FLOOR JOSITS -JOIST AND ATTACHED TO PLATE, MIN, 3" EMBEDMENT. (ONLY REQ'D ON DECKS 30" ABOVE GRADE)

DECK LATERIAL LOAD DETAIL

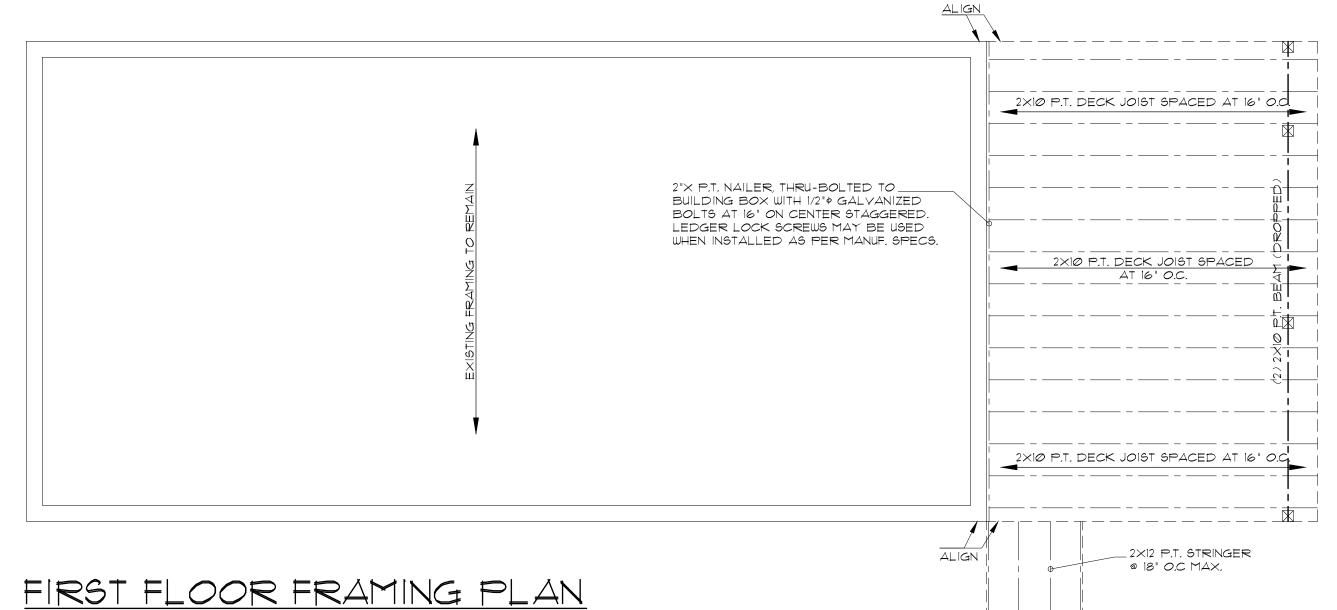
SCALE: 1/2" = 1'-0"

NOTE: ALL GAGE METALS SHALL BE COPPER, STAINLESS STEEL, HOT-DIP ZINC COATED OR NON-METALLIC (STAINLESS STEEL IS REQUIRED WITHIN 300 FEET OF SALT WATER SHORELINE)

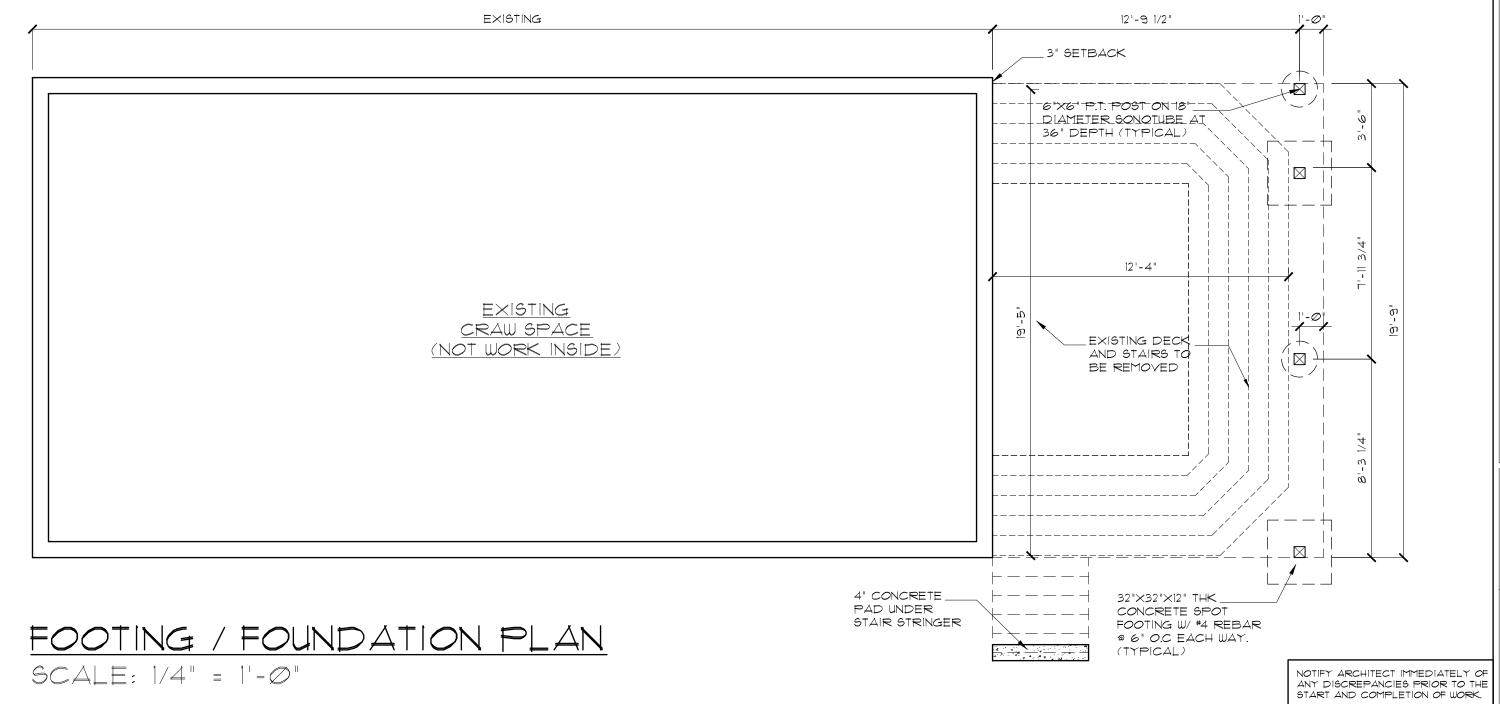




SCALE: 1/4" = 1'-0"

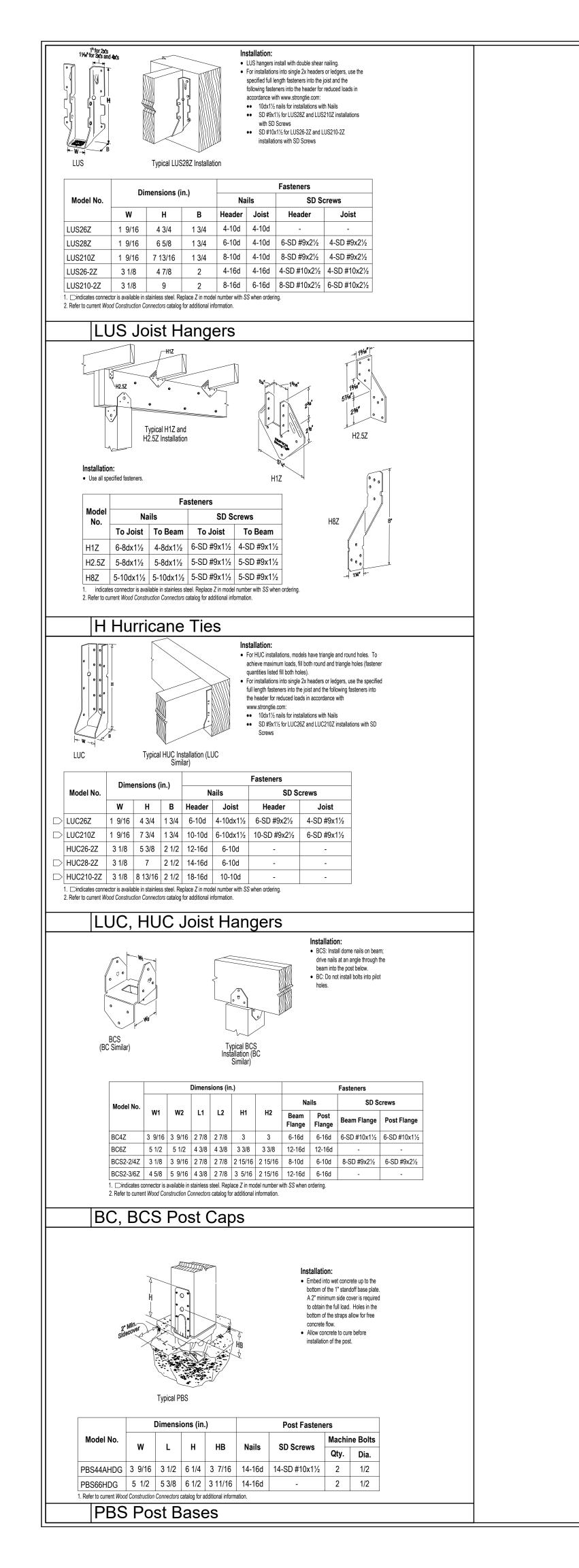


SCALE: 1/4" = 1'-0"



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

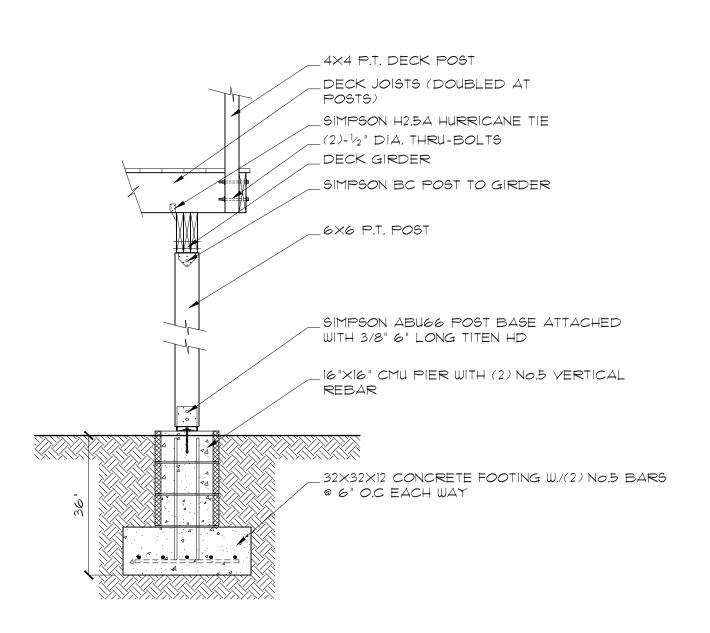
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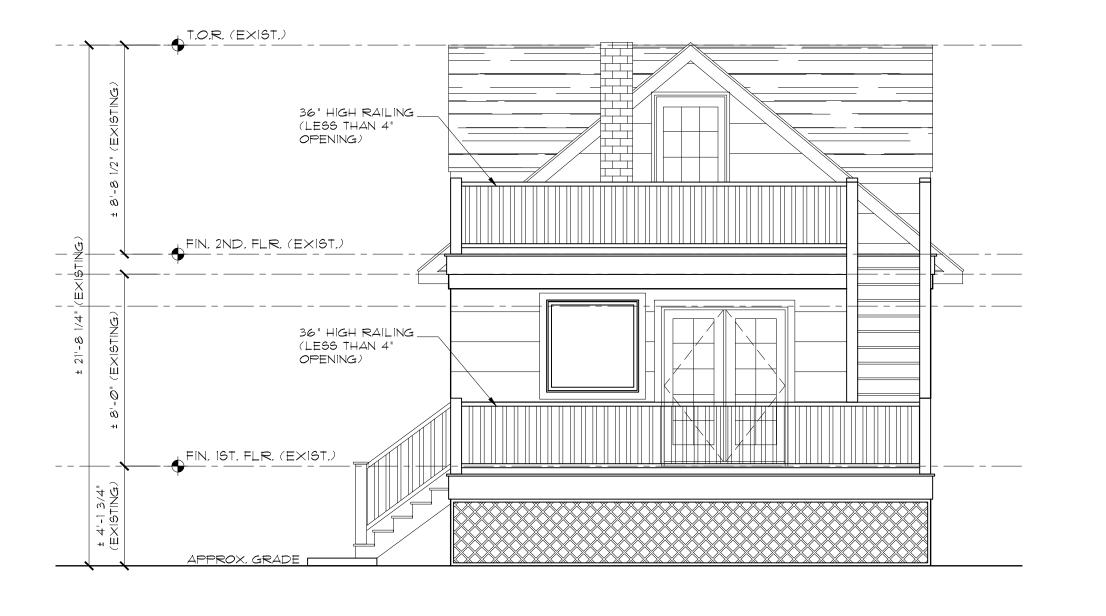




RIGHT SIDE ELEVATION

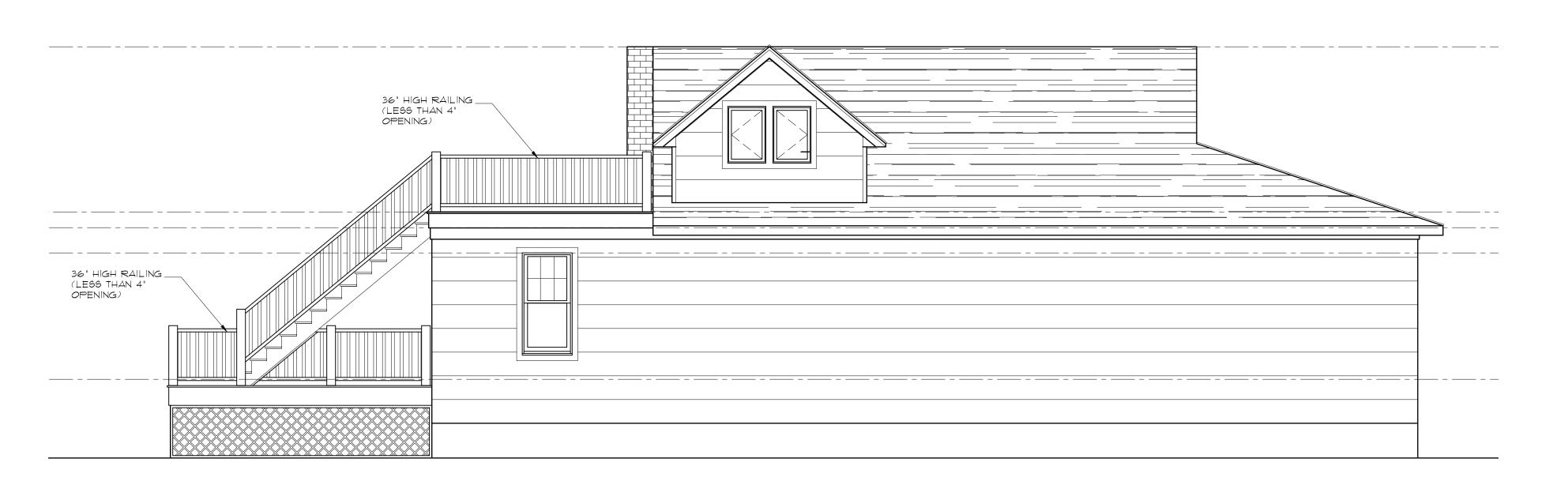
SCALE: 1/4" = 1'-0"





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

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



LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"

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

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ENCROACHMENT AGREEMENT

This Encroachment Agreement ("Agreement") is made and entered into this 14 day of October 20_, by and between: Owner: Jim Kubis, owner of the property located at 260 Navesink Avenue, Highlands, New Jersey 07732 ("Owner's Property"); and Adjoining Owner: Susan Ferraro, owner of the adjoining property located at 264 Navesink Avenue, Highlands, New Jersey 07732 ("Adjoining Property").

RECITALS

A. The Owner constructed and maintains a fence ("Encroaching Structure") that encroaches upon a portion of the Adjoining Property.

B. The parties desire to formally acknowledge the existence of this encroachment and to set forth their mutual understanding and agreement concerning the Encroaching Structure.

1. Description of Encroachment

The parties acknowledge that a portion of the Owner's fence encroaches onto the Adjoining Property by approximately three (3) feet along a distance of approximately thirty (30) feet along the shared boundary line, as generally depicted on Exhibit "A" (a sketch or survey to be attached).

2. Grant of Encroachment

Adjoining Owner hereby grants and conveys to Owner a permanent and non-revocable license and right to maintain, repair, and replace the Encroaching Structure in its current location. This license shall run with the land and bind the parties and their respective heirs, successors, and assigns.

3. Maintenance and Indemnification

Owner agrees to maintain the Encroaching Structure in good condition and repair at Owner's sole cost and expense, and to indemnify, defend, and hold harmless Adjoining Owner from and against any loss, damage, claim, or expense arising from the existence, maintenance, or replacement of the Encroaching Structure.

4. No Further Rights Conveyed

This Agreement does not convey or transfer ownership of the portion of land encroached upon, but merely grants the Owner the right to maintain and use the Encroaching Structure in its current position.

5. Successors and Assigns

This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, and shall run with the land so long as the Encroaching Structure remains in place.

6. Entire Agreement

FREEHOLD SOIL CONSERVATION DIS

10/09/2025

Item 5.

(Serving Middlesex and Monmouth Count

4000 Kozloski Road, P.O. Box 5033 Freehold, New Jersey 07728-5033

E-mail: info@freeholdscd.org

Website: www.freeholdsoil.org

Tel: (732) 683-8500 Fax: (732) 683-9140



JAMES KUBIS 260 NAVESINK AVENUE HIGHLANDS NJ 07732

Ref.#: 0012-F271

Proj.: 260 NAVESINK AVENUE DECK

Twp. : HIGHLANDS

Block: 119 Lots: 2.01

Dear JAMES KUBIS,

This is to inform you that in accordance with the New Jersey Soil Erosion and Sediment Control Act; N.J.S.A. 4:24-39 et. seq., Chapter 251, P.L. 1975 and as amended by C. 264, P.L. 77 and C. 459, P.L. 79, anyone disturbing more than 5,000 square feet of the surface area of land for the accommodation of construction, must file an application along with Soil Erosion and Sediment Control plans to the local District office for review and certification.

The above referenced project is exempt from the Act because of the enumerated reason below, and therefore does not require certification of a Soil Erosion and Sediment Control plan.

 Demolition and rebuild of deck less than 5,000 square feet of soil disturbance.

However, should the land disturbance exceed 5,000 square feet, submission and certification of a Soil Erosion and Sediment Control plan may be required. If you should have any questions, please feel free to contact this office.

Respectfully,

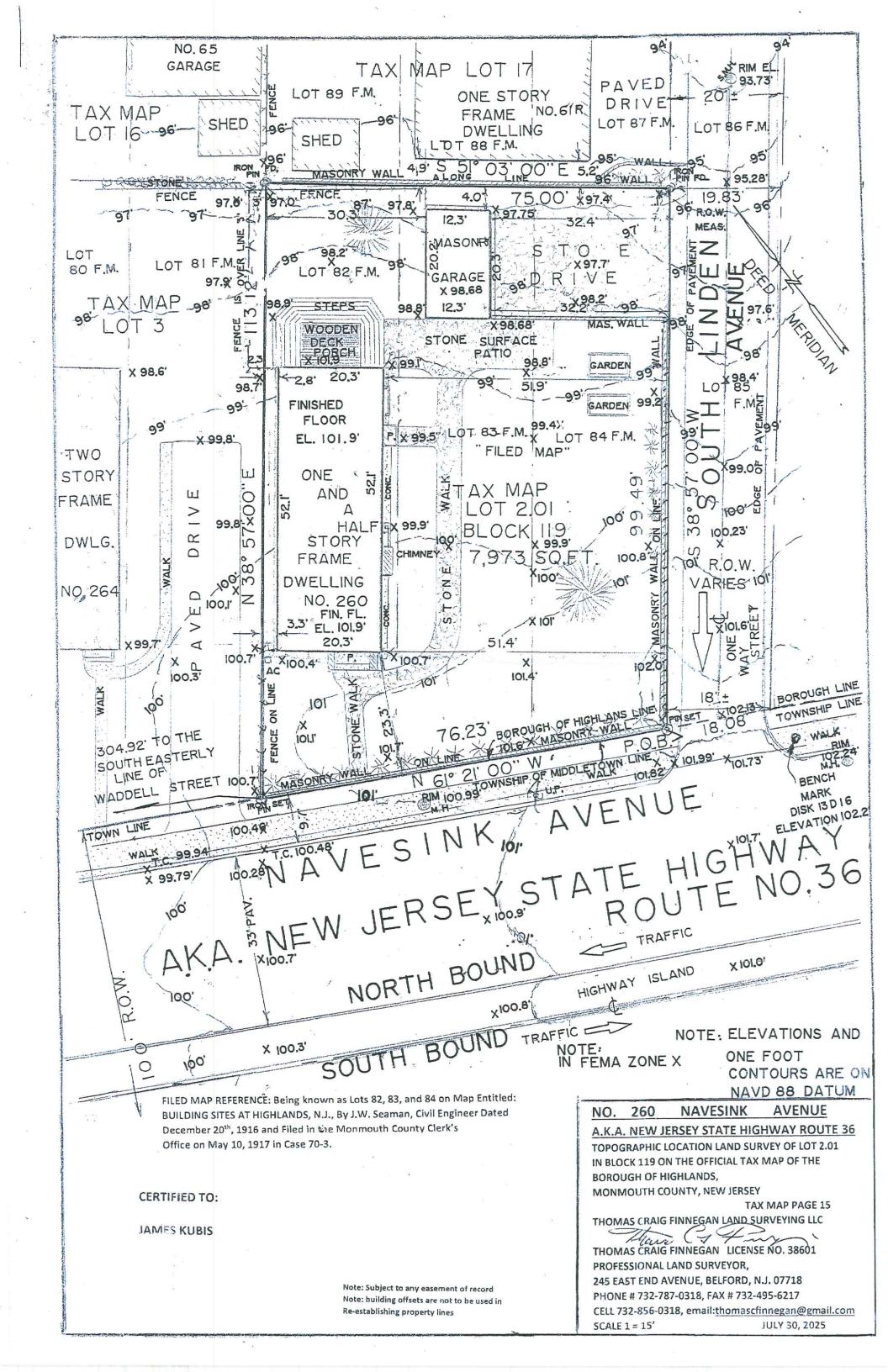
Paul Califano

Assistant District Manager

ER

cc: Planning Board

Construction Official Municipal Engineer Applicant's Engineer





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

LAND USE BOARD APPLICATION

FOR OFFICIAL USE				
Date Rec'd:	Application #:	Fee:		
Escrow:	Escrow Acct# _			
1. APPLICANT Name: Solar Powered 44 LLC Address: 44 Miller Street City: Highlands State: NJ Phone: 973-572-5007 Email: mark@unitedsolarco.cc Relation to property: property own		OWNER ame:Mark Landgrebe ddress: 27 Miller Street ty: Highlands State: NJ Zip: 07732 none: 973-572-5007 mail: mark@unitedsolarco.com		
 TYPE OF APPLICATION (Check all to Minor Subdivision Major Subdivision − Pre Major Subdivision − Fin Minor Site Plan Major Site Plan − Prelim Major Site Plan − Final Variance Use Variance 	eliminary ====================================	Appeal – Zoning Denial dateAppeal – Land Use Decision dateInformal Concept Plan Review Extension of Approval Revision/Resubmission of Prior Application Other		
4. PROPERTY INFORMATION	4	4 Miller Street		
Block 58 Lot(s) 7.01		# of Proposed Lots 1		
Zone R-2.02 Are there existing Deed Restrictions or Easements? No Property been subdivided? No See attached. Are there existing Deed Restrictions or Easements? No Property been subdivided? No Sewer paid through See attached. See attached. See attached.				
5. ATTORNEY (A corporation, LLC, Lim	INDIANAMENTAL PROPERTY OF THE	must be represented by a NJ attorney)		
Name: Kevin Kenna	edy, Esq.			
Address: 165 Rt. 35, # 17 Red Bank, NJ 07701				
Phone: 732-936-	1099 Email:			



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

6. APPLICAN	T'S OTHER PROFESSIONAL(S) - Engine	er, Planner, Architect, etc.		
Name: Donna	a M. Bullock, PE	Name:		
Address: Mor	gan Engineering- PO Box 5232	Address:		
	er, New Jersey 08754			
Phone: 732-		Phone:		
Email: donnal	b@morganengineeringllc.com			
7. LAND USE				
Applicant po two family of Highlands r	HISTORY –Describe in detail, nature of pricions for this site (attach copy of resolution urchased a 2-family dwelling in 202 lwelling on existing footprint with 75 eestablished the Building departments variance application for a two-less than the second control of	on, if applicable), history of 20 and received appro- 5% of construction con ent and a stop work or	current ownership, etc. val for reconstruction of new npleted. In January 2024, der was issued. Borough is now	
subdivided; 2) operation; 7) t The Applica	PLAN –Describe in detail, proposed use sell lot only; 3) construct house(s) for sal ype of goods/services; 8) fire lane. Attachnt/owner is seeking to obtain a use a two-family dwelling, where only	e; 4) how trash will be disp n additional sheets if neces e variance approval for	osed; 5) landscaping; 6) hours of sary. modifications to an existing	
C. ADDITIONA	AL INFORMATION:	Existing	Proposed	
		. 	- -	
Residential:	How many dwelling units?	1	$-\frac{2}{2}$	
	How many bedrooms in each unit? How many on-site parking spaces?	2	4	
Commercial:	How many commercial uses on site?	0	0	
Commercial.	How many on-site parking spaces?	0	0	



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

	Req'd	Exist.	Prop'd
Minimum Lot Requireme	ents	,	
Lot Area	4,000 SF	4,920 SF	N.C.
Frontage	50 ft.	141.5 ft	N.C.
Lot Depth	75 ft	70.75 ft	N.C.
Minimum Yard Requiren	nents		
Front Yard Setback	20 ft	0.9 ft	N.C.
2 nd Front Yard Setback	20 ft	3.6 ft	N.C.
Rear Yard Setback			
Side Yard Setback, right	6 ft	7.3 ft	N.C.
Side Yard Setback, left	8 ft	29.8 ft	N.C.
Building Height	32.5 ft	<32.5 ft	N.C.

	Req'd	Exist.	Prop'd
Accessory Structures			
Fence/Wall Height			
Garage/Shed Height			
Garage/Shed Area			
Pool Setback			
Parking Requirements			
On-site Parking Spaces	2.5	2	4
Other (please add)			

9. OTHER RELIEF REQUESTED Please specify relief(s) and explain below.
Use variance required for a proposed two-family residential dwelling, which is not
permitted in the R-2.02 residential zone, along with Bulk "C" variances for the following: 1. front setback (4th Street); 2. Front setback (Miller Street); 3. Maximum
building coverage



sheets if necessary).

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

10. NOTARIZED SIGNATURE OF APPLICANT

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

SWORN & SUBSCRIBED to before me this	11/1/1	///	1 1/2/-
PATRICIA A MEY(Seal) Notary Public State of New Jersey My Commission Expires Nov. 5, 2027 11. NOTARIZED CONSENT® ©F OWNER	Signature MARK 1A Print Full Name	NDGreß	Date Colored Date
I certify that I am the Owner of the property which is application and approval of the plans submitted here connection with this application as deemed necessary must be attached authorizing the application and office	with. I further consent to the in by the municipal agency (if or	nspection of this	property in
SWORN & SUBSCRIBED to before me this day of 10 (year) PATRICIA A MEYER(Seal) Notary Public	Signature Print Full Name	LAND	Le ce /ze/zs
State of New Jersey 12A. DISCLOSURE:STATEMENT. Girale all that apply I.D.# 2206862 Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer			
Is this application to subdivide a parcel of land into six	(6) or more lots?	Yes	No
Is this application to construct a multiple dwelling of 2	25 or more units?	Yes	No
Is this an application for approval of a site(s) for non-r	esidential purposes?	Yes	No
Is this Applicant a corporation?		Yes	No
Is the Applicant a limited liability corporation?		Yes	No
Is the Applicant a partnership?		Yes	No

If you circled YES to any of the above, please complete the following Ownership Discloser Statement (use additional



Borough of Highl: Item 6. 151 Navesink Ave. Highlands, NJ 07732 (732) 872-1224 www.highlandsnj.gov

12B. BUSINESS ORGANIZATION OWNERSHIP DISCLOSURE STATEMENT

Name of	Corporation,	Partnership,	LLC,	LLP,	S-Corp:
---------	--------------	--------------	------	------	---------

Solar Powered 44 LLC

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

NAME	ADDRESS
Mark Landgrebe	27 Miller St. Highlands, NJ 07732

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

SWORN & SUBSCRIBED to before me this

day of 202 (year)

PATRICIA A MEY(Seal)

Notary Public

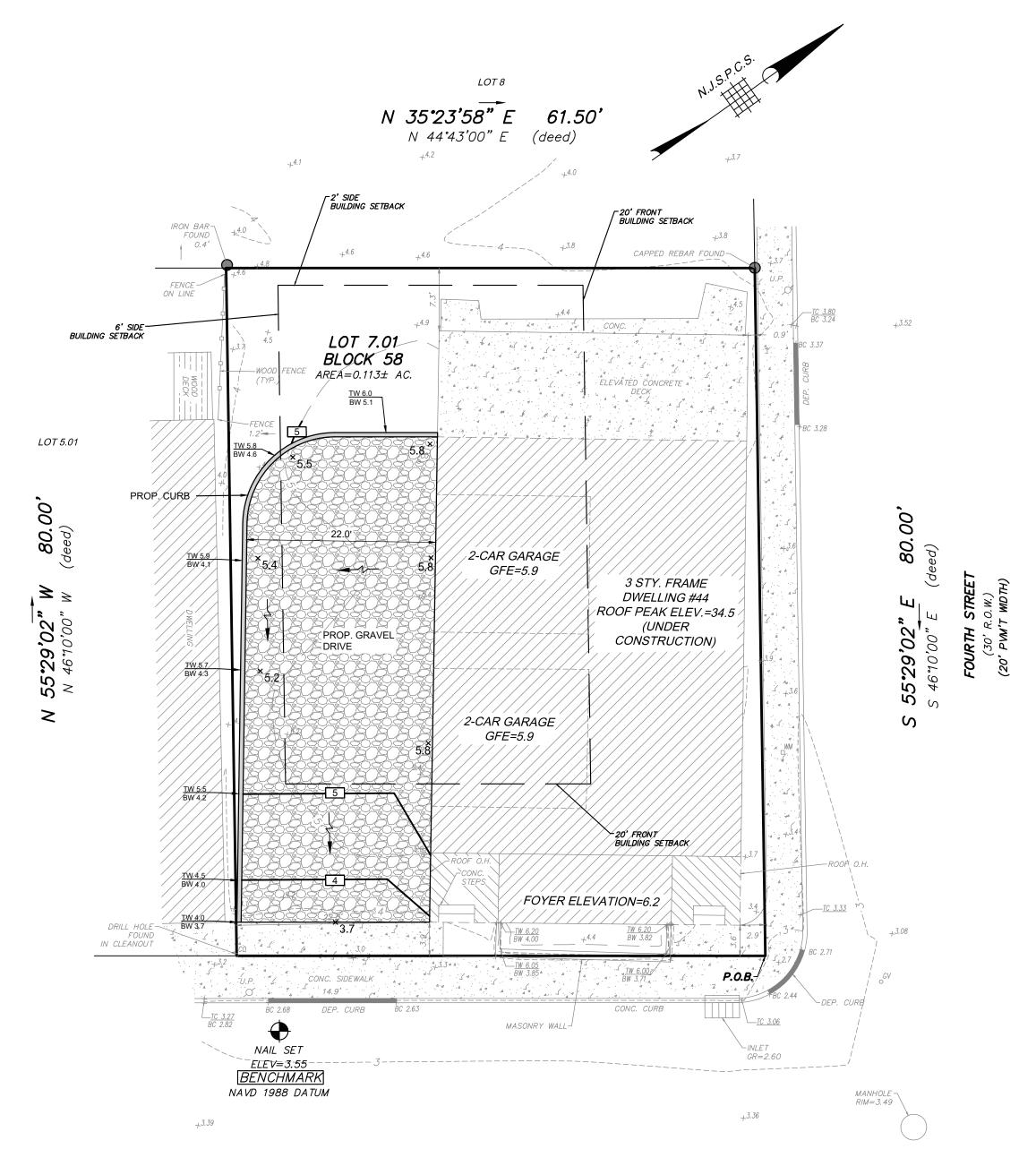
State of New Jersey
My Commission Expires Nov. 5, 2027
1.D.# 2206862

Signature (Officer/Partner) Da

MARK LANDGrebo own

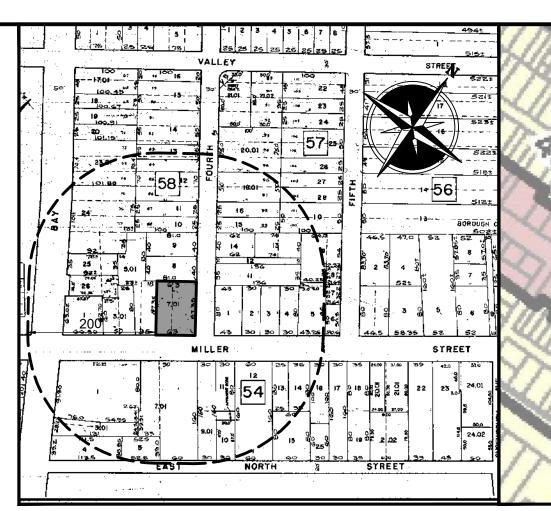
Print Full Name Title

2000



S 35°23'58" W 61.50' S 44°43'00" W (deed) MILLER STREET (40' R.O.W.)

(28' PVM'T WIDTH)



TAX MAP

SCALE: 1"=150' TAX MAP INFORMATION TAKEN FROM "TAX MAP" BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY" SHEET <u>NUMBER #13</u>

200' PROPERTY OWNERS LIST

Block Lot Qual	Owner	Mailing address	City, State, Zip
1319-54-1	SOYKA HELEN (ESTATE)	150 BAY AVENUE	HIGHLANDS NJ 07732
1319-54-7.011	LDN REAL ESTATE LLC	55 MILLER STREET	LITTLE SILVER NJ 07739
1319-54-7.012	LDN REAL ESTATE LLC	53 MILLER STREET	LITTLE SILVER NJ 07739
1319-54-7.013	LDN REAL ESTATE LLC	51 MILLER STREET	LITTLE SILVER NJ 07739
1319-54-7.014	LDN REAL ESTATE LLC	55 MILLER STREET	LITTLE SILVER NJ 07739
1319-54-7.015	LDN REAL ESTATE LLC	55 MILLER STREET	LITTLE SILVER NJ 07739
1319-54-4	CONSIGLIERE LLC	P.O. BOX 412	NAVESINK NJ 07752
1319-57-12	BOROUGH OF HIGHLANDS	151 NAVESINK AVE	HIGHLANDS NJ 07732
1319-58-7.01	SOLAR POWERED 44 LLC	27 MILLER STREET	HIGHLANDS NJ 07732
1319-58-23.01	DOCSIDE LLC	182 BAY AVENUE	HIGHLANDS NJ 07732
1319-58-24	HIGHLANDS POSTAL MANAGEMENT LLC	130 LEE AVENUE SUITE 356	BROOKLYN NY 11211
1319-58-25	YEUNG SAU WAN	29 WOODLEY AVENUE	LONG BRANCH NJ 07740
1319-59-9	165 BAY HOLDINGS LLC	1041 HWY 36 SUITE 200	ATLANTIC HIGHLANDS NJ 07716
1319-59-10	BOROUGH OF HIGHLANDS	151 NAVESINK AVE	HIGHLANDS NJ 07732
1319-57-9	KIRSH KRAFT LLC	PO BOX 886	HAMMONTON NJ 08037
1319-54-14	CHAN TED & BENJAMAPAT	33 MILLER STREET	HIGHLANDS NJ 07732
1319-58-1	TKB PROPERTIES LLC	12 MILLER STREET	HIGHLANDS NJ 07732
1319-57-11	FITZGERALD SUZANNE	8 FOURTH STREET	HIGHLANDS NJ 07732
1319-57-27	LIPOVCHENKO OLEG	21 FIFTH STREET	HIGHLANDS NJ 07732
1319-57-20.01	KNOX MICHAEL	49 WATERMAN AVENUE	RUMSON NJ 07760
1319-57-15	CAIZZA WILLIAM & SUSAN	14 FOURTH STREET	HIGHLANDS NJ 07732
1319-57-16	MISITA JOSEPH	16 4TH STREET	HIGHLANDS NJ 07732
1319-57-28	HARTSGROVE BARBARA A & HEATHER	19 FIFTH STREET	HIGHLANDS NJ 07732
1319-58-8	MCKELLER BARRY & LINDA	9 FOURTH STREET	HIGHLANDS NJ 07732
1319-54-10	HONNOLD KRISTA & THOMAS BURKE	71 WATERMAN AVENUE	RUMSON NJ 07760
1319-54-11	CARVALHO MANUAL & MARIA	5 SUNSET CT	FREEHOLD NJ 07728
1319-54-12	DIEBOLD RICHARD	221 NAVESINK AVE	HIGHLANDS NJ 07732
1319-54-5	FLANNERY JOHN M. & DANIELLE A.	38 NORTH STREET	HIGHLANDS NJ 07732
1319-54-16	MURRAY MICHAELS	29 MILLER STREET	HIGHLANDS NJ 07732
1319-57-3	MAHMOUD ESMAT	38 MILLER STREET	HIGHLANDS NJ 07732

200' List Block 58 Lot 7.01 44 Miller Street Highlands Block Lot Qual Owner Mailing address City, State, Zip 319-57-4 STARK SUSAN C/O T. WILSON O. BOX 63 MIDDLETOWN NJ 07748 319-57-2 FELDMAN MICHAEL & ANNA MARIE 12 DOGWOOD COUR CLIFFWOOD NJ 07721 HIGHLANDS NJ 07732 319-57-10 HARTSGROVE REGINALD S H JR 5 FIFTH STREET 319-57-13 CAIZZA WILLIAM 14 FOURTH STREET HIGHLANDS NJ 07732 319-57-14 CASAZZA LUCILLE 2 FOURTH STREET HIGHLANDS NJ 07732 319-57-1 AME REALTY LLC 42 MILLER STREET HIGHLANDS NJ 07732 19-54-3.01 CIRECO STEPHEN WOOD RIDGE NJ 07075 27 OAK STREET 319-58-26 ANDREW APARTMENTS LLC C/O A FRANK 48 SUMMERS AVENUE WEST LONG BRANCH NJ 07764 B19-58-3.01 ELBERT PETER & BERNADETTE 50 MILLER STREET HIGHLANDS NJ 07732 1319-57-18.01 | CALDAS MARK 20 4TH STREET HIGHLANDS NJ 07732 319-58-9 PAHK DAVID & GOODMAN VICTORIA 11 FOURTH STREET HIGHLANDS NJ 07732 1319-58-10 MIOLLA ERICA 5 FOURTH STREET HIGHLANDS NJ 07732 319-58-11 MINERVA VICTOR & BETH HIGHLANDS NJ 07732 17 FOURTH STREE 1319-54-9.011 SMITH SIMON 34 NORTH STREET HIGHLANDS NJ 07732 1319-54-9.012 SEPE-CAPUTI MARIA GRACE HIGHLANDS NJ 07732 45 MILLER STREE 1319-54-15 SHANNON ENTERPRISES LLC 300 BAY AVENUE HIGHLANDS NJ 07732 1319-57-5 SCHIRO JOSEPH & PETRUCCI MARIA A 290 BRIGHTON STREET STATEN ISLAND NY 10307 1319-54-13 KERWICK THOMAS & LAURA FLORHAM PARK NJ 07932 24 BROOKLAKE ROAD 1319-58-12 FISHER GARY & ELLEN 90 CLIFFEDGE WAY RED BANK NJ 07701 1319-58-5.01 | TOMMILLER LLC HIGHLANDS NJ 07732

200' UTILITIES TO NOTIFY LIST

JCP&L 300 Madison Avenue PO Box 1911

Morristown, NJ 07960

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

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

Eatontown, NJ 07724

VERIZON COMMUNICATIONS

One Verizon Way Basking Ridge, NJ 07920

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

NEW JERSEY NATURAL GAS COMPANY

Attn: Joan Purcaro PO Box 1464 1415 Wyckoff Road

Wall, NJ 07719

MONMOUTH COUNTY BAYSHORE OUTFALL AUTHORITY Attn: Executive Director

200 Harbor Way PO Box 184 Belford, NJ 07718

ZONING MAP

ZONE R-2.02 REQUIREMENTS

		REQUIRED	EXISTING	PROPOSED	
MIN. LO	T AREA	4,000 S.F.	4,920 S.F.	N.C.	
MIN. LO	T DEPTH	75 FT.	70.75 FT.*	N.C.	
MIN. LO	T FRONTAGE/WIDTH	50 FT.	141.5 FT.	N.C.	
MIN. FR	ONT SETBACK:				
FO	URTH STREET	20 FT.	0.9 FT.*	N.C.**	
MIL	LER STREET	20 FT.	3.6 FT.*	N.C.**	
MIN. SIE	DE SETBACK	6/8 FT.	7.3/29.8 FT.	N.C.	
MIN. BU	ILDING COVERAGE	33%	41.3%*	N.C.**	
MAX. IMF	PERVIOUS COVERAGE	75%	55.1%	55.9%	
MAX. BU	ILDING HEIGHT***	32.5 FT.	<32.5 FT.	N.C.	

- EXISTING NON-CONFORMING

- VARIANCE REQUIRED - PER § WHERE A DWELLING IS CONSTRUCTED OR RECONSTRUCTED TO PROVIDE THE REQUIRED PARKING UNDER THE STRUCTURE, THE MAXIMUM BUILDING HEIGHT SHALL BE INCREASED BY TWO AND ONE-HALF (2 $\frac{1}{2}$) FEET.

BUILDING COVERAGE

DESCRIPTION	EXISTING	PROPOSED
DWELLING	2,032 S.F.	N.C.
BUILDING LOT COVERAGE	2,032 S.F.	N.C.
LOT AREA	4,92) S.F.
TOTAL BUILDING	41.3%	N.C.
LOT COVERAGE		
-		

IMPERVIOUS COVERAGE

DESCRIPTION	EXISTING	PROPOSED
BUILDING COVERAGE	2,032 S.F.	N.C.
CONCRETE	236 S.F.	N.C.
CURB	-	37 S.F.
ELEV. CONC. DECK	443 S.F.	N.C.
IMPERVIOUS LOT COVERAGE	2,711 S.F.	2,748 S.F.
LOT AREA	4,92	0 S.F.
TOTAL IMPERVIOUS	55.1%	55.9%
LOT COVERAGE		

PARKING REQUIREMENT:

PER §21-65.14.C.1. - OFF-STREET PARKING: A 4-BEDROOM TWO-FAMILY DWELLING SHALL PROVIDE A MINIMUM OF 2.5 SPACES PER UNIT.

PER NJAC 5:21-4.14. - PARKING: NUMBER OF SPACES: ANY FRACTION OF ONE-HALF OR LESS MAY BE DISREGARDED. PROPOSED # OF SPACES = 2 GARAGE PARKING SPACES PER UNIT

NOTES:

THIS MAP IS NOT A SURVEY.

THE PURPOSE OF THIS MAP IS FOR OBTAINING A USE VARIANCE FROM THE BOROUGH OF HIGHLANDS FOR THE CONSTRUCTION OF A TWO- FAMILY DWELLING WITH APPURTENANT SITE IMPROVEMENTS.

KEY MAP

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "TOPOGRAPHIC SURVEY, LOT NO. 7.01, BLOCK NO. 58, BOROUGH OF HIGHLANDS, COUNTY OF MONMOUTH, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 4/3/25.

4. PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.

5. PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON CURRENT FIRM MAP #34025C0088H, DATED 6/15/2022.

6. PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON PRELIMINARY

FIRM MAP #34025C0088J, DATED 1/31/2014.

7. EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION. 8. ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING

9. THIS PROPERTY IS LOCATED WITHIN THE R-2.02 (RESIDENTIAL) ZONE. 10. MORGAN ENGINEERING HAS NOT EVALUATED THE SUBSURFACE SOIL CONDITIONS

TO ASCERTAIN THE DEPTH TO GROUNDWATER OR THE SEASONAL HIGH WATER TABLE WITHIN THE FOOTPRINT OF THE DWELLING. THE HOMEOWNER, OR THEIR REPRESENTATIVE, SHALL COORDINATE WITH A QUALIFIED PROFESSIONAL TO ENSURE THE CONSTRUCTION COMPLIES WITH THE NEW JERSEY BUILDING CODE WITH RESPECT TO SEPARATION TO THE SEASONAL HIGH WATER TABLE. SHOULD THIS TESTING PRODUCE RESULTS IN CONFLICT WITH THE PROPOSED DESIGN, THE UNDERSIGNED PROFESSIONAL SHOULD BE NOTIFIED IMMEDIATELY.

11. LIMIT OF DISTURBANCE = 1,500 S.F. / 0.034 AC.

VARIANCES REQUIRED:

1. REQUIRED: FRONT YARD SETBACK (FOURTH STREET) = 20 FT. EXISTING & PROPOSED: FRONT YARD SETBACK (FOURTH STREET) = 0.9 FT.

REQUIRED: FRONT YARD SETBACK (MILLER STREET) = 20 FT. EXISTING & PROPOSED: FRONT YARD SETBACK (MILLER STREET) = 3.6 FT.

REQUIRED: MAXIMUM BUILDING COVERAGE IS 33% EXISTING & PROPOSED: BUILDING COVERAGE IS 41.3%

4. REQUIRED: TWO-FAMILY DWELLINGS ARE NOT PERMITTED IN THE R-2.02 ZONE.

EXISTING & PROPOSED: TWO-FAMILY DWELLING IN THE R-2.02 ZONE

SUBMISSION WAIVERS REQUESTED:

1. THE LOCATION OF ALL EXISTING WATERCOURSES, WOODED AREAS, EASEMENTS, RIGHTS-OF-WAY, STREETS, ROADS, HIGHWAYS, RIVERS, BUILDINGS, STRUCTURES AND ANY OTHER FEATURE ON THE PROPERTY AND WITHIN SEVENTY-FIVE (75) FEET OF THE PROPERTY LINE PROVIDED: LOCATION OF ALL RIGHTS-OF-WAY, STREETS, BUILDINGS AND OTHER FEATURES ON THE SUBJECT SITE AND IN THE RIGHT-OF-WAY ALONG THE FRONTAGE OF THE PROPERTY.

2. LOCATION OF ALL STRUCTURES WITHIN SEVENTY-FIVE (75) FEET OF THE PROPERTY. PROVIDED: LOCATION OF ALL STRUCTURES ON THE SUBJECT SITE AND THE LOCATION OF THE NORTHEASTERN WALL/BUILDING CORNERS OF THE DWELLING ON THE ADJACENT LOT (LOT 5.01).

3. STORMWATER MANAGEMENT AND SANITARY SEWER REPORTS, INCLUDING PROPOSED STORM DRAINAGE AND SANITARY DISPOSAL FACILITIES: SPECIFICALLY, THE LOCATION. TYPE AND SIZE OF ALL EXISTING AND PROPOSED CATCH BASINS, STORM DRAINAGE FACILITIES, UTILITIES, PLUS ALL REQUIRED DESIGN DATA SUPPORTING THE ADEQUACY OF THE EXISTING OR PROPOSED FACILITIES TO HANDLE FUTURE STORM FLOWS. PROVIDED: NONE.

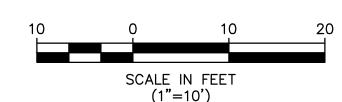
4. EXISTING AND PROPOSED CONTOURS OF THE PROPERTY AND FOR SEVENTY-FIVE (75) FEET OUTSIDE THE PROPERTY AT ONE (1) FOOT INTERVALS WHEN NEW BUILDINGS OR PARKING AREAS ARE PROPOSED. SPOT ELEVATIONS FOR ANY DEVELOPMENT IN A FLOOD HAZARD AREA. PROVIDED: EXISTING CONTOURS AND SPOT ELEVATIONS ON THE

APPLICATION NO. _____ APPROVED/DISAPPROVED BY THE HIGHLANDS BOROUGH PLANNING BOARD/BOARD OF ADJUSTMENT.

DATE

SECRETARY DATE

REV DATE DESCRIPTION



ABBREVIATION
TC / BC - TOP/BOTTOM CURB GRADE TW / BW - TOP/BOTTOM WALL F.F.E. - FIRST FLOOR ELEVATION B.F.E. - BASEMENT FLOOR ELEVATION G.F.E. - GARAGE FLOOR ELEVATION T.B.R. - TO BE REMOVED N.T.S. - NOT TO SCALE

LEGEND <u>EXISTING</u> PROPOSED TREE LINE WWW. — WATER LINE ——— W— WATER VALVE ● WV oW — S—— SANITARY SEWER LINE ————S— CO ○ SANITARY CLEANOUT • CO 0 MANHOLE GAS LINE -CONTOURS MINOR 1 MAJOR ______5 $4.5 \times$ SPOT ELEVATION $4.5 \times$ SURFACE FLOW DIRECTION — LIMIT OF DISTURBANCE _____ SILT FENCE

PREPARED FOR: SOLAR POWERED 44, LLC THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS." **CERTIFICATE OF AUTHORIZATION: 24GA28229800** neering & surveying | www.morganengineeringlic.com

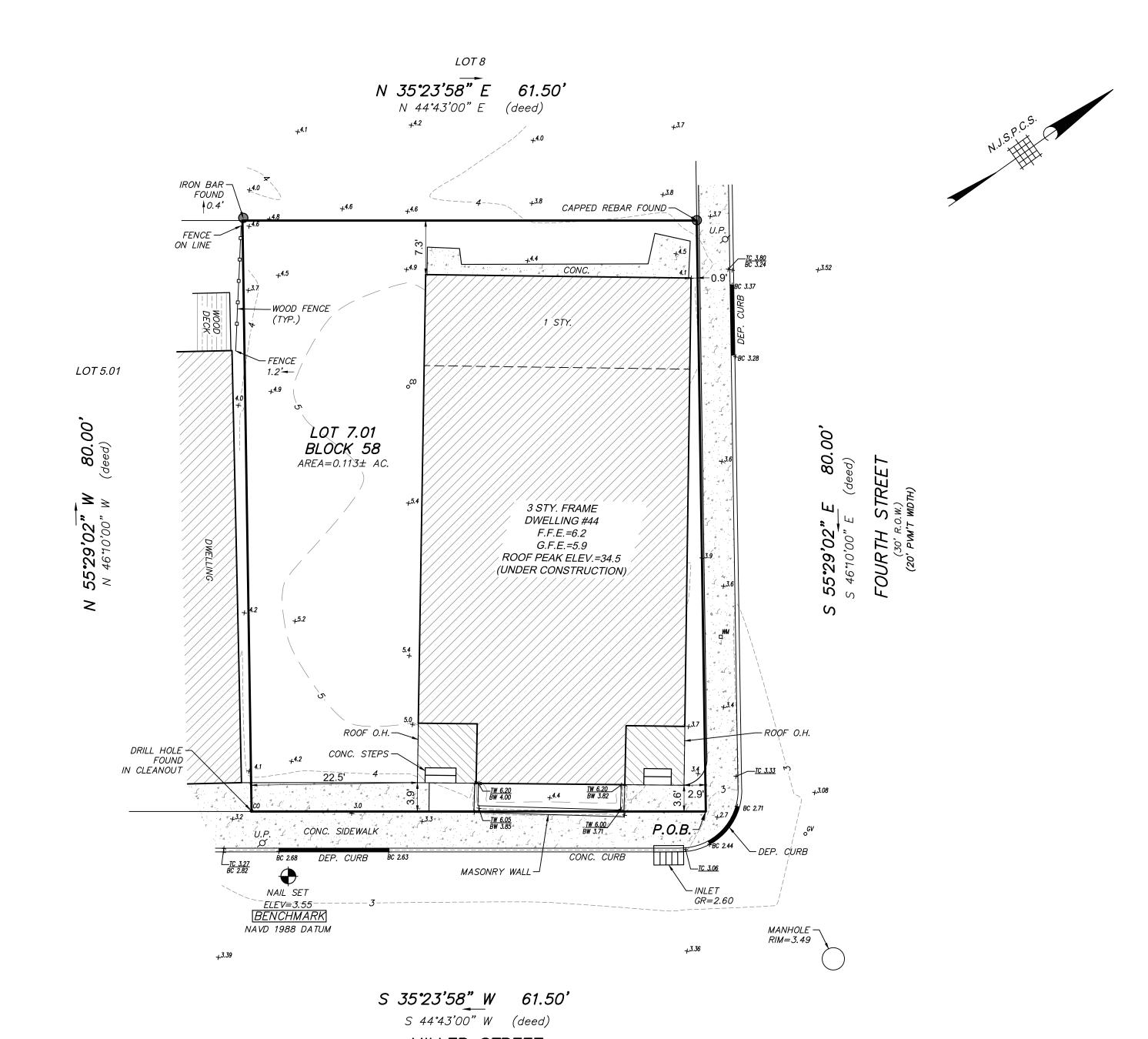
> NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. 41931

VARIANCE PLAN

44 MILLER STREET LOT 7.01 BLOCK 58

BOROUGH OF HIGHLANDS

COUNTY OF MONMOUTH NEW JERSEY Date: JOB #. CAD File # Sheet # 5/7/25 E25-00271 VARIANCE PLAN 1 OF 1



MILLER STREET (40' R.O.W.) (28' PVM'T WIDTH)

PREPARED FOR: SOLAR POWERED 44 LLC

NOTES:

- 1. PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON EFFECTIVE FIRM #34025C0088H, DATED 6/15/2022.
- 2. PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON PRELIMINARY FIRM MAP #34025C0088J, DATED
- 3. ALL ELEVATIONS ARE IN NAVD88 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
- 4. BOUNDARY AND PHYSICAL FEATURES TAKEN FROM A PLAN ENTITLED "SURVEY OF PROPERTY PREPARED FOR SOLAR POWERED LLC, 44 MILLER STREET, LOT 7.01 - BLOCK 58, BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY CHARLES SURMONTE, P.E. & P.L.S., DATED 12/05/24.

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 4/3/25 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
 OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
 THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
 PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13: 40-5.1(D))

DB OR-9476 PG 1726

CAD File #

Sheet #

1 OF 1



DAVID J. VON STEENBURG

PROFESSIONAL LAND SURVEYOR

N.J. LIC. No. 34500

P.O. BOX 5232 TOMS RIVER, N.J. 08754 TEL: 732-270-9690 FAX: 732-270-9691

www.morganengineeringllc.com

BLOCK 58 LOT 7.01 BOROUGH OF HIGHLANDS NEW JERSEY COUNTY OF MONMOUTH

JOB #.

E25-00271 TOPO

Drawn By:

DVP

Date:

4/3/25

TOPOGRAPHIC SURVEY

LEGEND

CO CLEANOUT GM GAS METER GV GAS VALVE

MW MONITORING WELL *LIGHT POLE* UTILITY POLE WM WATER METER

WV WATER VALVE ICV IRRIGATION CONTROL VALVE

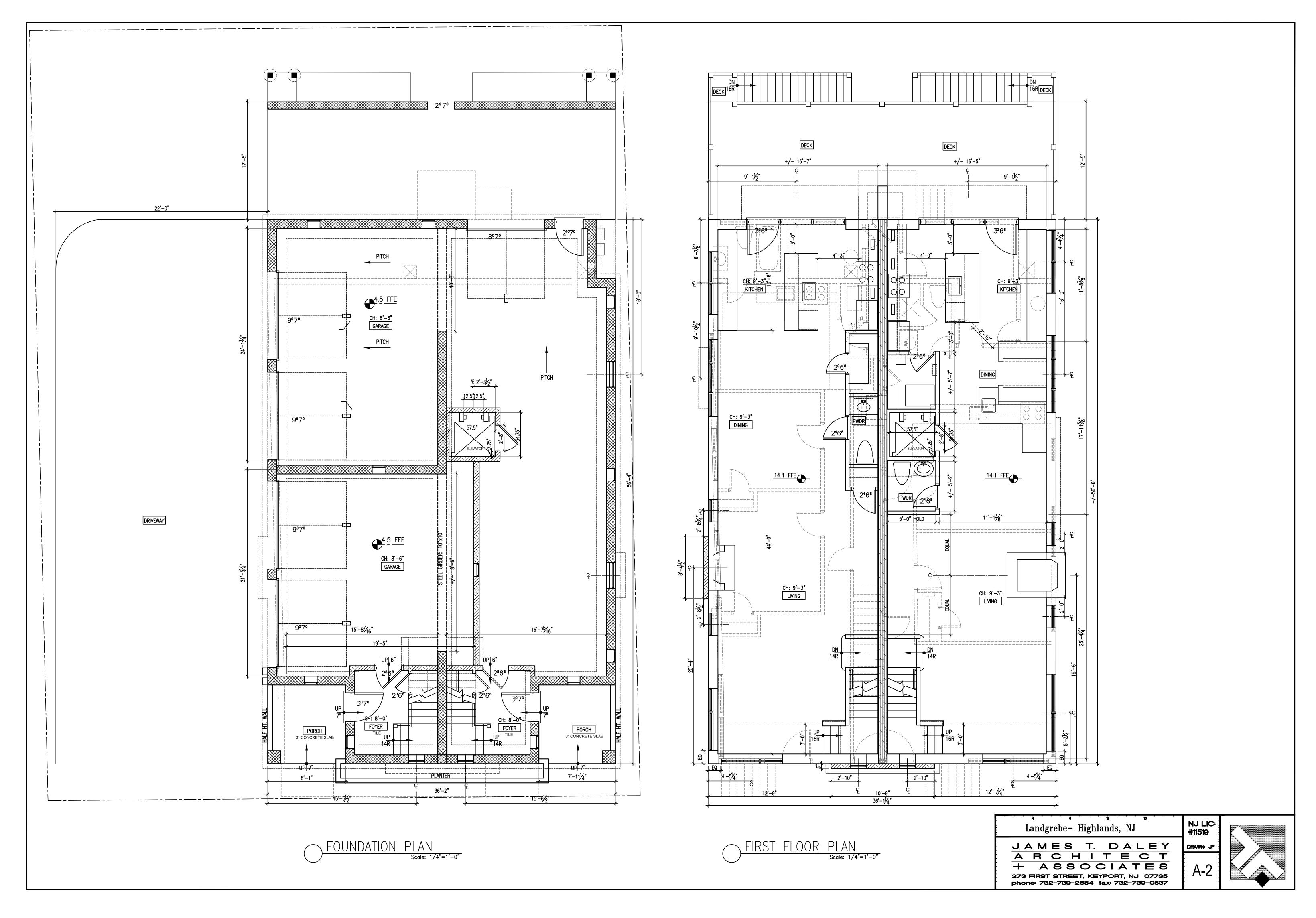
48

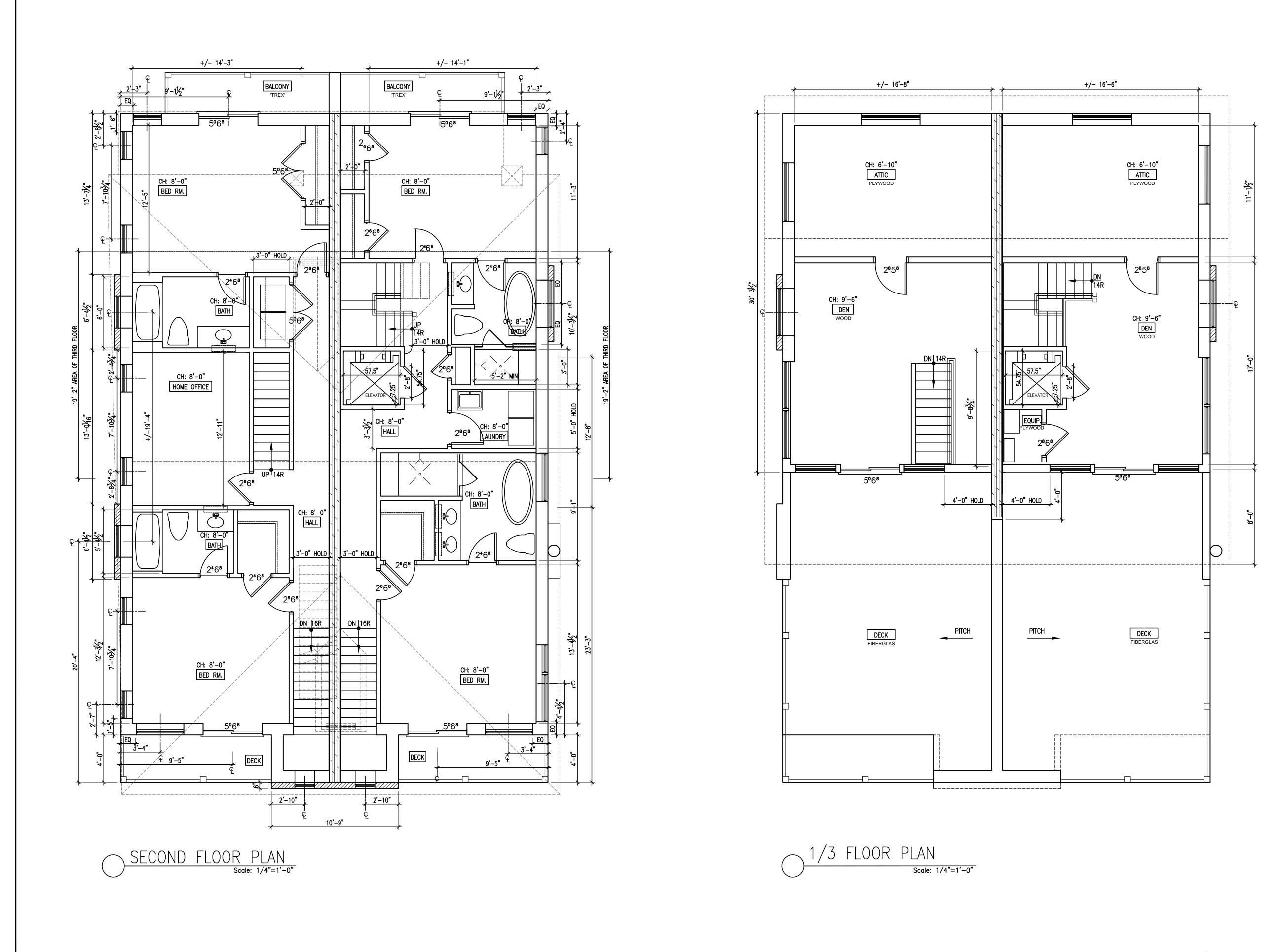
phone: 732-739-2684 fax: 732-739-0837

PROJECT NOTES SITE PLAN All notes below apply to this project except those sections marked with an "X": 🔀 CONSTRUCTION NOTES **GENERAL NOTES** CONCRETE NOTES Two Family Residence CODES & STANDARDS: All work shall conform with the requirements MATERIAL SELECTION: Unless noted otherwise, all new finishes. STRENGTH: All concrete shall be controlled stone type with a minimum of the N.J.U.C.C., IRC 2018 NJ Edition, National Electric Code, doors, hardware, trim, siding, roofing, coverplates, switches and all ultimate compressive strength of 3000 PSI for footings and 4000 PSI National Plumbing Code, N.F.P.A. recommendations, O.S.H.A., and all other exposed installations shall match existing. The Contractor shall for slabs. All concrete shall comply with current A.C.I. requirements. local codes and ordinances applicable to this project. verify all material selections with the Owner. In advance of material for Construction documents are in compliance with ASCE 24. procurement and installation, provide samples for all exposed REINFORCING shall be new, high grade billet steel deformed bars in installations to the Owner for review, selection and approval of color. accordance with ASTM-A-615 grade 60. Intermediate grade permissible CLARIFICATIONS: Prior to submitting a bid, the contractor shall texture, shape, etc. for ties. Installation shall conform to A.C.I. Manual of Standard become familiar with the project by careful inspection of the site and Practices. The length of reinforcing splices be 40 bar diameters construction documents. Should any error, omission, ambiguity or SYSTEMS: It shall be the responsibility of the contractor to hire Landgrebe discrepancy exist on the drawings which the contractor might reasonably qualified individuals to assess the existing building systems and to be expected to detect, the same shall be brought to the attention of the design and install all modifications/upgrades to the electrical, plumbing, Architect for correction or clarification prior to proceeding with the work mechanical and fire protection systems. The heating system shall be WOOD NOTES involved. Any work that proceeds otherwise shall, if incorrectly capable of maintaining inside temperature of 75 degrees F when the performed, be replaced or repaired at no additional cost. outdoor temperature is 0 degrees F and the wind velocity is 15 mph. GRADE: All lumber for framing shall be Douglas Fir Select Structural The cooling system shall capable be of maintaining 78 degrees F when Grade or better clearly stamped and graded. 44 Miller Street DIMENSIONS: The Contractor shall not scale off the drawings; written the outdoor temp. is 92 degrees F. All piping shall be protected from dimensions shall govern. Dimensions given are nominal unless indicated freezing. The Contractor shall coordinate with the Owner the quantity BLOCKING: Provide solid bearing under all joists, beams and posts. otherwise. All dimensions and conditions shall be verified in the field by and location of all phone jacks, cable jacks, thermostats, and speakers. Provide solid blocking above sill plate below all posts. the Contractor and any discrepancy brought to the attention of the Relocate all existing meters, service connections, hose bibs, and other Highlands, NJ Architect. Where a door or a window is drawn near a corner and no utility features to be affected by the work. DOUBLE FRAMING shall be provided around all openings through dimension is given, offset the opening enough to accommodate the full walls, floors and roofs and under all tubs and partitions parallel with width of trim, minimum 4". Where elements are drawn centered in a CENTERING: Unless noted otherwise, all beams/girders/headers shall the direction of framing. space or opening, they shall be centered when installed. All corridors, be centered on the posts/columns which support them, and all stairs and clearance between counters and other built-ins shall be 36" posts/columns shall be centered on their footings. HEADERS: provide (2)2x10 min. header for all wall openings 6'-0" wide minimum. All closets, unless noted otherwise, shall be 24" deep. or less, unless otherwise noted. All headers and beams spanning 6'-0" Lot# 7.01 Block# 58 VENTILATION: All attic spaces shall be ventilated by louvers and/or or more shall bear on a minimum of (2) 2x members. QUALITY: All work shall be performed in a workman-like manner. vents as required with a total clear opening of not less than one—third of Match and align all surfaces where applicable to afford a finished, neat one percent of the horizontally projected roof area. All crawl spaces TJI's (I-joists or engineered joists): Use web stiffeners, squash blocks, appearance. All existing surfaces and equipment shall be protected and shall be vented whereby the minimum net area of ventilation openings connectors and all other accessories as recommended by manufacturer. shall not be less than 1 square foot for each 150 s.f. of crawl space area. Use rim board manufactured by joist fabricator. any damage to such caused by the work shall be patched/repaired such that they are left as they were before the commencement of the work. One vent shall be within 3 feet of each corner of the building. Contractor shall clean all dirt and refuse caused by the work. DETAILS: Set all beams and joists natural camber up. No structural ROOF DRAINAGE: Connect all leaders to existing underground storm vallevs are to be formed unless noted otherwise. Members shall not be INFERENCE: All work that is either implied or reasonably inferable water system. If no system exists, install new system to conduct storm drilled or notched excessively (see code for limitations on notching from the contract documents shall be the responsibility of the contractor water to a point 15' minimum from building. lumber and manufacture's data for limitations on notching composite and a reference to any work by mention, note, detail or implication wood members). The minimum distance from grade to untreated lumber indicates the contractor shall perform a complete installation of such ROOFING: All roofing materials shall be provided by a single roofing is 8". Provide metal joist and beam anchors, hangers, braces and work. All equipment, fixtures and other devices shall be fully installed manufacturer. All penetrations through roof and interruptions of roof connectors at all points of flush and suspended framing (products by and shall be made fully operational and warranteed when the job is shall be flashed and counterflashed. Asphalt shingle roofing shall be Simpson, Teco or equal). Use hurricane anchors at all roof-to-wall min. 235 lb per square with a UL Class A fire rating and shall be self connections, all wall-to-foundation connections, and all other sealing. Provide 35 year manufacturer's warrantee on roofing and connections as required by code. For composite wood girders, provide SAFETY: Take full precaution to protect workers, passerby and underlayment. Install lce and Water Shield at all valleys, eaves & at all bearing as per manufacture's recommendations. Where girders are noted adjacent property from any hazards caused by the work. Provide all roof edges: 2' inward from face of wall below. to be "flush", the bottom of girder is to align with the bottom of fences, barricades and security as may be required to protect life and adjacent joists. Size, number and location for all nailing and other property. The Contractor shall protect all construction and materials WALL OPENINGS: All windows, doors and other wall penetrations connectors shall be as per building code. from weather, vandalism, and theft. The Contractor shall be solely shall be flashed and sealed as recommended by manufacturer. responsible for all property and personal damage or injury resulting from the conduct of the work and shall indemnify and save the Owner and STEEL COLUMNS: All new steel columns and all existing steel columns the Architect harmless from all claims for loss of or damage to property in work area shall be painted with a zinc rich rust inhibitive paint. or personal injury or death of any and all persons arising out of the work of this Contract. GYPSUM BOARD: All exposed gypsum board surfaces shall be taped, spackled, sanded, primed and painted two coats minimum. STAIR NOTES (RESIDENTIAL) COORDINATION: The Contractor shall be responsible for the coordination of the work of all subcontractors. The Contractor shall be FLOORING: Contractor shall install new floor finish to all new floor Stair to be minimum 36" wide. responsible for the coordination of the work of this contract with the areas. Where not indicated on drawings, verify type and quality level Adjacent treads and adjacent risers shall not vary more than 3/16" work of any other contractors hired separately by the Owner. Tread depths and riser heights shall not vary more than 3/8" over MATERIALS, products and equipment shall be new, standard, and of CLOSETS: All closets shall be provided with a wood rod and a wood 4. Guardrails at stair openings shall be 36" high min. good quality, and all workmen and subcontractors shall be skilled in 5. Max. rise between floors/landings to be 12'-0". their trades. All products shall be installed in accordance with the 6. Guardrail balusters to spaced as to not permit the passage of an manufacturers' written directions and/or recommendations. FOUNDATION NOTES PERMITS: The Contractor shall obtain and pay for all permits, fees, of at least 1 1/4" and not greater then 2". Provide handrails on both bonds and inspections. The Contractor shall make all arrangements for DEPTH: Bottom of all footings shall be minimum of 3'-0" below finished inspections. The Contractor shall file all required certificates of grade. If footings are stepped, the line of the footing shall be sloped not 8. All exterior stairs three risers or more shall have a footing more then one foot vertical to two feet horizontal. Footings shall be formed to their full depth. CLEAN-UP: At the completion of the project the Contractors shall remove all rubbish from the site and leave the building broom clean. SOIL: All footing design is based on a presumptive soil bearing capacity of 2000 PSF, minimum. If conditions encountered under all or part of the footings do not allow such bearing capacity, notify Architect for DEMOLITION NOTES CEILING ABOVE redesign. Footing shall be on undisturbed virgin soil, free of frost. If required, provide stone or concrete fill under the supervision of a N.J. STRUCTURAL INTEGRITY: The Contractor shall determine the Registered Geotechnical Engineer. direction of framing before removing any walls. If a wall is determined to be bearing and new structural support is not indicated on the BACKFILLING: Do all interior and exterior backfilling simultaneously. drawings, notify Architect for additional design. Where structural support is to be removed, temporary shoring/bracing or new structural Backfilling against foundation walls shall not be performed until floors or roof they support have been completely installed. elements shall be added such that the structural stability and integrity of the building is maintained at all times. FILL SOLID with concrete all block cells below grade. Also fill solid all cells where anchors occur, and entire top course. ORDER: All demolition work shall be done carefully, neatly and in a systematic manner. Debris shall be removed regularly as the job HORIZONTAL JOINT REINFORCING ("dur-o-wall") shall be provided proceeds such that it does not accumulate on the site. for full thickness of walls as follows: at 16" o/c vertical spacing, (every other block course); and provide at every course from top of footing to UTILITIES: Remove or relocate all wiring, plumbing, ductwork and top of slab or grade level, whichever is higher; and provide at every mechanical equipment affected by the demolition. Pipes to be removed course for two courses above and below all masonry wall openings, shall be cut to a point of concealment behind or below finished surfaces extending 3'-0" beyond opening in each direction; and provide at every course for 5'-0" in each direction at all corners. CLOSED RISER and shall be properly capped or plugged. WEATHER: The contractor shall provide adequate weather protection for the building and its contents during the course of the work. All openings in walls and roof shall be protected from all forms of water or STAIR DETAIL weather penetration. AREA CALCULATIONS ZONE: R-2.02 LOT: 7.01 BLOCK: 58 BUILDING/SITE CHARACTERISTICS DRAWING LIST: ISSUE DATE SEAL COMMENTS PROPOSED TOTAL EXISTING COMMENTS REQUIRED **EXISTING PROPOSED** A-1 TITLE / NOTES NJ LIC #11519 FEBRUARY 23, 2021 PRELIMINARY — FOR REVIEW ONLY NUMBER OF STORIES HEIGHT OF STRUCTURE AREA — LARGEST FLOOR BASEMENT FLOOR LOT AREA PRIMARY LOT FRONTAGE/WIDTH 4,000 SF 4,919 S **4,919** SF A-2 BASEMENT & FIRST FL. PLANS JANUARY 23, 2025 PRELIMINARY/REVISED - REVIEW ONLY FIRST FLOOR SQ.FT. 61.5 FT 61.5 FI MILLER STREET A-3 SECOND & THIRD FL. PLANS 1,948 SQ. FT. SECOND FLOOR SECONDARY LOT FRONTÁGE/WIDTH FOURTH STREET A-4 ELEVATIONS 4. NEW BUILDING AREA 2,686 SQ. FT. ATTIC FLOOR PRIMARY LOT DEPTH MILLER STREET A-5 ELEVATIONS . VOLUME OF NEW STRUCTURE 24,243 CU. FT. C.F. 1st SECONDARY LOT DEPTH FOURTH STREET 61.5 FT CONSTRUCTION CLASSIFICATION C.F. 2nd PRIMARY FRONT YARD SETBACK PLAN SYMBOLS LEGEND MILLER STREET 7. TOTAL LAND AREA DISTURBED SECONDARY FRONT YARD SETBACK FOURTH STREET 8. FLOOD HAZARD ZONE 24.0/2.5 FT 3.3/20.0 FT 24.0/2.5 FT PRIMARY SIDE YARD SETBACK MILLER STREET 6/8 FT === EXISTING WALL CONSTRUCTION - TO BE REMOVED. 9. BASE FLOOD ELEVATION 11.0+1.0=12.0 3.3/20.0 FT GROUND FLOOR 0 SQ.FT. 204 SQ.FT. 204 SQ.FT SECONDARY SIDE YARD SETBACK FOURTH STREET 6/8 FT 10. WETLANDS YES NEW WALL CONSTRUCTION — FOR INT. WALLS: 1/2" GYP. BD. EACH SIDE OF 2x4 STUDS @ 16" O.C. (EXCEPT AS NOTED) -. BOTH SIDE YARD TOTAL-MIN. 0 SQ.FT. 1653 SQ.FT. 1653 SQ.FT. 0 SQ.FT. 131 SQ.FT. 131 SQ.FT. 40.3% PORCH(S) BUILDING COVERAGE—MAX. 11. MAX. LIVE LOAD SHED/ACCESS. STRUCT. 55 PSF LOT COVERAGE (IMP)-MAX. NEW FOUNDATION CONSTRUCTION -NJ LIC: 12. MAX. OCCUPANCY LOAD Landgrebe- Highlands, NJ 49 PERSONS BLDG. COVERAGE: DRIVEWAY(S) 1,988 SQ.FT. BUILDING HT./STORIÉS REFER TO PLANS. MEASURED OFF 12.0 ABFE + 2.5' GARAGE BONUS #11519 1305 SQ.FT. STAIR SETBACK (FT) RESIDENTIAL 13. USE GROUP: EXISTING DOOR TO REMAIN WALKWAY(S JAMES T. DALEY DRAWN: JF 14. WIND SPEED (PER ICC MAPS & ASCE 7) ARCHITECT NEW DOOR - NUMBER REFERS 120 MPH UP-LIFT RATING DECK(S) 30 SQ.FT. 421 SQ.FT. 451 SQ.FT. ACCESSORY BUILDING: 15. EXPOSURE CATEGORY: 'B' IN COMPLIANCE WITH ASCE + ASSOCIATES P00L REAR YARD SETBACK SPACE NAME. ONE SIDE YARD SETBACK-MIN. 16. SNOW LOAD (PER IBC&ASCE 7025): LOT COVERAGE (INCLUDES BLDG. COVER) TOTAL 3,744 SQ.FT. 273 FIRST STREET, KEYPORT, NJ 07735

BUILDING HT / STORIES-MAX.

ALIGN SYMBOL.





Landgrebe - Highlands, NJ

JAMES T. DALEY

ARCHITECT

+ ASSOCIATES
273 FIRST STREET, KEYPORT, NJ 07735
phone: 732-739-2684 fax: 732-739-0837



51





Borough of Highlands

151 Navesink Ave Highlands, NJ 07732 Phone: (732) 872-1224 **Control #:** Z-0099

0099 Item 6.

Date Issued: 8/20/2024

DENIAL OF ZONING PERMIT

IDENTIFICATION

Work Site Location:	44 MILLER STREET	Block: 58	Lot:	7.01	Zone:	R202
Owner in Fee:	SOLAR POWERED 44, LLC	Contractor/Agent:				
Address:	27 MILLER STREET	Address:				
	HIGHLANDS NJ 07732	<u> </u>				
Telephone:	973-572-5007	Telephone:				
		Contractor License	No:			
For the project/work loca	ated at the above address, your ap	plication for a permit to:				
CONSTRUCT NEW TW	VO-FAMILY DUPLEX.					
following reasons:	ompliance with provisions of Sec			•		nance for the
D(1) use variance approv	val is required to construct a new	two-family duplex in the R	-2.02 sing	gle famil	y zone.	
Use Board. It should be rethan (20) days from the d	es for an appeal of this decision to toted that under State Statute, noti ate of this notice. You can also fil be Board the required forms.	ce of appeal of this decision	n must be	e filed wi	ith this offi	ce not later
The permit which you sul reactivate the permit.	omitted has been placed in the ina	active files in the Zoning D	epartment	t. Please	contact thi	s office to
Denied by:	as					
	Zoning					



July 7, 2025

<u>Hand-Delivery</u> Borough of Highlands Land Use Board 151 Navesink Avenue Highlands, NJ 07732

RE: Use & Bulk Variance Application – 44 Miller St, Borough of Highlands Lot 7.01, Block 58
Applicant: Solar Powered 44 LLC

To Whom it May Concern:

Enclosed please find the following documents in support of the above-referenced application:

- Two (2) copies of the Borough of Highlands- Denial of Zoning Permit dated August 20, 2024
- ➤ One (1) original (signed & notarized) Borough of Highlands Land Use Board Application;
- ➤ Two (2) copies of the plan entitled *Variance Plan: #44 Miller St. Borough of Highlands* prepared by Donna M. Bullock, PE, of Morgan Engineering & Surveying dated May 7, 2025;
- ➤ Two (2) copies of the survey entitled *Topographic Survey* prepared by Morgan Engineering & Surveying LLC dated April 3, 2025
- > Two (2) copies of the architectural plans entitled *Addition & Renovations to the Landgebe Residence: 44 Miller Street* prepared by James T. Daley Architect & Associates dated January 23, 2025
- > Current Tax and Sewer payment records for the property
- > One (1) flash drive containing digital copies of the enclosed documents

The following application and escrow fees are included in this submission:

One (1) postal	money of	rder in th	e amount	of \$275	for the	required	applicat	ion f	ee
One (1) postal	money o	rder in th	e amount	of \$750	for the	initial es	scrow de	posit	

If you have any questions or require any additional materials, please do not hesitate to contact this office.

Respectfully submitted,

Donna M. Bullock, PE Morgan Engineering, LLC P.O. Box 5232

Toms River, NJ 08754 732.270.9690 office

donnab@MorganEngineeringLLC.com



August 12, 2025

I670 Whitehorse-Hamilton Square Rd. Hamilton, New Jersey 08690 609-586-II41 fax 609-586-II43 www.RobertsEngineeringGroup.com

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

Re: Completeness Review No. 1

Applicant: Mark Landgrebe

Use Variance Block 58, Lot 7.01 44 Miller Street

Borough of Highlands, Monmouth County, New Jersey

Our File No.: HLPB25-10

Dear Ms. Tran:

As requested, we have reviewed the above referenced application in accordance with the Borough of Highlands Zoning and Land Use Regulations.

The Applicant is currently submitting a new application (#25-10) for a use variance which supersedes the former application (24-07, September 27, 2024) which was not presented to the Board. The Applicant seeks to complete the construction of a three-story, two (2) unit duplex with parking on the existing lot. The partially constructed duplex is situated on a 4,920 sf (0.113 Ac) lot and is located in the R-2.02 Single-Family Residential District and in the AE Flood Hazard area.

The former duplex on the lot collapsed and was subsequently demolished. A new duplex is partially constructed on the former foundation as per the Applicant. A Stop Work Order was issued on March 4, 2024, and the following is a property history leading to the current application.

The Applicant purchased the property in 2021 with an existing attached duplex. An approved zoning permit was issued on March 31, 2021, by Middletown Township/Borough of Highlands to lift the existing duplex to meet the required BFE, over existing footprint and having no bedroom increase. The vacant dwelling collapsed and was demolished on August 10, 2021. The Applicant then began new construction (date unknown and approvals unknown).

Ms. Courtney Lopez, Zoning Officer, found a partially constructed two-family structure to be non-conforming within the R-2.02 Single- Family Residential District and issued a Notice of Zoning Violations stating a Stop Work Order on March 4, 2024 under Section 21-98.A of the Municipal Zoning Ordinance (shown at end of the section). The notice stated, "Infraction: The existing nonconforming two-family dwelling has been removed (2021) and a new two-family structure has been constructed without proper zoning. We are issuing you a Stop Work Order for any future property improvements until an application is submitted to the Land Use Board for d(1) use variance approval and all proper permits are issued from any and all required departments prior to any further work being conducted at this site.". To comply by April 3, 2024.

August 20, 2024, the applicant received a Denial of Zoning Permit and construction to halt. The denial referenced Sections 21-98.A and C of the Municipal Zoning Ordinance (shown at end of the section). The Denial of Zoning Permit stated, "Construction of New Two-Family Duplex has been denied for noncompliance with provisions of Sections 21-98.A and C of the Municipal Zoning Ordinance for the following reasons: D(1) use variance approval is required to construct a new two-family duplex in the R2.02 single family zone."

The Applicant received a Notice of Unsafe Structure on September 13, 2024, and was ordered to demolish the new two-family structure by October 4, 2024.

The Applicant received a follow up to the Notice of Unsafe Structure status on December 17, 2024, and was fined on January 12, 2025.

To summarize, the original duplex was an existing non-conforming use in the R-2.02 Single-Family Residential District. In 2021, the original duplex was approved to be raised, however the structure was vacant, collapsed and was demolished. Once the structure was demolished and removed, the former non-conforming use became invalid for the property according to Sections 21-98.A and C. The Applicant was instructed by the March 4, 2024, and August 20, 2024, denials that a use variance was required and could be submitted for approval by the Land Use Board. However, the Applicant received a Notice of Unsafe Structure on September 13, 2024, and was ordered to demolish the new two-family structure by October 4, 2024.

On September 27, 2024, an application for a Variance and an appeal for the zoning denial was submitted with Surveys and Architectural Plans. Subsequently, on February 10, 2025, sketches and architectural plans were submitted for review.

The Completeness Review letters dated October 21, 2024, and February 19, 2025, corresponding to the September and February submissions, noted Sections 21-98.A and C with the full descriptions. Both reviews noted the application as incomplete and that a D (1) Use Variance, Site Plan and checklist were required for the Board to make an informed review and decision regarding the application.

The new application (#25-10) has been submitted as a "Variance Plan" consisting of zoning information, proposed dwelling, deck, covered porch, driveway, utilities, grading and other site improvements. There are several bulk variances, and there are a number of site improvements that are required to be addressed under a Minor Site Plan as was noted in the October and February review letters. A Minor Site Plan is required for this property.

Section 21-98.A.

Page 2 of 8

Continuance. Except as otherwise provided herein, nonconforming uses or structures which lawfully existed at the time of passage of this chapter may be continued even though such uses or structures do not comply with the regulations of this chapter; provided, however, that:

- 1. A nonconforming use shall not be expanded or changed to another nonconforming use.
- 2. Any addition to an existing nonconforming building may be constructed to continue the existing building setback but shall not be permitted to encroach further into the required setback than the existing structure.
- 3. Abandonment. A nonconforming use that has been abandoned shall not thereafter be reinstated. A nonconforming use shall be judged to have been abandoned:
- a. When it is changed to a conforming use.
- b. In cases where such nonconforming use is a building or structure designed for such use, when it has been voluntarily discontinued for a period of twenty-four (24) consecutive months.
- c. In cases where such nonconforming use is of a building or structure not designed for such use or is of a lot or land whereon there is no consequential building or structure devoted to such use, when it has been voluntarily discontinued for a period of twelve (12) consecutive months.

Section 21-98.C.

Restoration. If a nonconforming use or structure is deemed to be one hundred percent (100%) destroyed (damages equal to or greater than the full equalized value of the structure) by any cause whatsoever, it shall only be reestablished so as to conform to all zoning standards in the zone in which it is located.

I. <u>COMPLETENNESS</u>

We recommend this application be deemed COMPLETE subject to the submission of a Minor Site Plan application along with the Minor Site plan checklist. However, we have reviewed the application against the Minor Site Checklist so that the applicant knows the comments we would anticipate having for an application.

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

- Copy of submission letter addressed to Borough of Highlands Land Board from Donna M. Bullock, PE, Morgan Engineering, LLC. dated July 7, 2025;
- Copy of the Land Use Board Application for Use Variance, received is undated and signed June 26, 2025;

Page 3 of 8

- Copy of the Notice of Zoning Violations issued on March 4, 2024, by Courney Lopez, Zoning Officer for the Borough of Highlands;
- 4. Copy of the Denial of Zoning Permit issued on August 20, 2024, by Courney Lopez, Zoning Officer for the Borough of Highlands;
- 5. Copy of a plan entitled, "Variance Plan, 44 Miller Street, Lot 7.01, Block 58, Borough of Highlands, Monmouth County, New Jersey", prepared by Morgan Engineering, signed and dated May 7, 2025;
- Copy of a set of architectural plans entitled, "Two Family Residence for Landgrebe, 44 Miller Street, Highlands, NJ, Lot# 7.01, Block# 58", prepared by James T. Daley Architect + Associates, dated February 23, 2021, and last issued date January 23, 2025. 5 sheets;
- 7. Copy of a plan entitled, "Topographic Survey, Lot 7.01, Block 58, Borough of Highlands, Monmouth County, New Jersey", prepared by Morgan Engineering, signed and dated April 3, 2025;
- 8. Copy of a plan entitled "Survey of Property, 44 Miller Street, Lot 7.01, Block 58, Borough of Highlands, Monmouth County, New Jersey", prepared and signed by Charles Surmonte, PE, PLS, dated November 11, 2020. Survey provided with first and second submission;
- 9. Copy of Application Zoning Permit Z-2.02, 2021-21 dated March 31, 2021;
- 10. Copy of Notice of Unsafe Structure, No. 2024-00033, dated September 13. 2024;
- 11. Copy of email Unsafe Structures from Construction Official to Applicant, dated December 17, 2025;
- 12. Copy of Fine invoice, Ref No. 2024-00033, dated January 12, 2025;
- 13. Site photos from inspector on August 9 & 10, 2021.

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

II. ZONING

- 1. This property is a corner lot located in the R-2.02 Single-Family Residential District at the northwest corner of Miller Street and Fourth Street.
- The Lot requires a D(1) Use Variance Use. A two-family dwelling is not permitted in the R-2.02 Single-Family Residential District.

To be entitled to use variance relief, the applicant must provide proof to satisfy the positive and negative criteria pursuance to N.J.S.A 40:55D-70d.

The Applicant will be required to provide proof during testimony.

3. The Applicant requires five (5) bulk variances based on the current information. To be entitled to bulk "c" variance relief, the applicant must provide proof to satisfy the positive and negative criteria pursuance to N.J.S.A 40:55D-70c for bulk variances.

The Applicant will be required to provide proof during testimony.

4. The following bulk requirement summary is provided for the Board's reference.

Completeness Review No. 1 Applicant: Mark Landgrebe Block 58, Lot 7.01

44 Miller Street Borough of Highlands, Monmouth County, New Jersey

Our File No.: HLPB25-10

Page 4 of 8

Schedule I – Bulk and Area Requirements							
R-2.02 Single Family Residential District							
Required Existing Proposed Variance							
Min. Lot Area (sf)	4,000	4,920	4,920	No			
Lot Frontage/Width (ft)	50						
Miller Street		61.50	61.50	No			
Fourth Street		80.00	80.00	No			
Lot Depth (ft)	75	70.75	70.75	Yes			
Min. Front Yard Setback (ft)	20(2)						
Miller Street		3.3 ⁽¹⁾ F	3.6	Yes			
Fourth Street		1.1 ⁽¹⁾ F	±1.1	Yes			
Min. Side Yard Setback (ft)	6/8						
Miller Street		24.0 F	22.5	No			
Fourth Street		20.0 F	29.8	No			
Max. Building Height (ft) (3)	30	24.5	32.0	No			
Max. Lot Coverage (%)	75	Unknown	55.9%	No			
Max. Building Coverage (%)	33	Unknown	41.3%	Yes			
Min. Deck/Stairs Setback (ft)	3	=	0.9	Yes			
On-Site Parking (spaces) (4)	3	2	4	No			

F = Foundation of Former Dwelling per Survey dated 11/11/20

III. CHECKLIST ITEMS

- 1. Date, name, location of site, name of owner, scale, and reference meridian. Provided.
- 2. Area of the lot and all lot line dimensions and bearings. Provided.
- 3. The location of all existing watercourses, wooded areas, easements, rights-of-way, streets, roads, highways, rivers, buildings, structures, and any other feature on the property and within seventy-five (75) feet of the property line. Applicant seeks waiver. Acceptable. However, the dwelling and driveway on adjoining Lot 8 need to be shown on the plans.
- 4. Location, use and ground floor area of all existing and proposed buildings, with the building setback, sideline, and rear yard distance. **Partially provided.**
- 5. Elevations at the corners of all proposed buildings and paved areas and at property corners if new buildings or paved areas are proposed. **Provided.**
- 6. The location and widths of existing and proposed streets servicing the site plan. **Provided.**
- 7. Specifications for and location of proposed surface paving and curbing. Not applicable.
- 8. Location of all structures within seventy-five (75) feet of the property. Partially provided.

Applicant seeks waiver. Need dwelling on adjoining Lot 8.

9. Location of off-street parking areas, with dimensions, showing proposed parking and loading spaces, with dimensions, width of proposed access drives and aisles and traffic circulation. **Not applicable.**

⁽¹⁾ Existing non-conformity

⁽²⁾ Or the average of the existing front yard setback within two hundred (200) feet in the same block and zone, per § 21-79.B

⁽³⁾ Where a dwelling is constructed or reconstructed to provide the required parking under the structure, the maximum height shall be increased by two and one-half feet

^{(4) 1.5} spaces per unit with 2 bedrooms x 2 units

Page 5 of 8

10. Stormwater management and sanitary sewer reports, including proposed storm drainage and sanitary disposal facilities; specifically, the location, type and size of all existing and proposed catch basins, storm drainage facilities, utilities, plus all required design data supporting the adequacy of the existing or proposed facilities to handle future storm flows.

Applicant seeks waiver. Acceptable. Please see the General Comments below regarding existing and proposed utilities.

11. Existing and proposed contours of the property and for seventy-five (75) feet outside the property at one (1) foot intervals when new buildings or parking areas are proposed. Spot elevations for any development in a flood hazard area.

Applicant seeks waiver. The Applicant has provided sufficient information.

- 12. The location and treatment of proposed entrances and exits to public rights-of-way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional widths, and any other devices necessary to traffic safety and/or convenience. Provided.
- 13. The location and identification of proposed open space, parks, or other recreation areas. Not applicable.
- 14. The location and design of landscaping, buffer areas and screening areas showing size, species and spacing of trees and plants and treatment of unpaved areas. **Not applicable**
- The location of sidewalks, walkways, traffic islands and all other areas proposed to be devoted to pedestrian use. Provided.
- 16. The nature and location of public and private utilities, including maintenance and solid waste disposal, recycling and/or storage facilities. The Applicant has provided sufficient information.
- 17. Specific location and design of traffic control devices, signs, and lighting fixtures. The Board may require of the applicant expert testimony concerning the adequacy of proposed traffic control devices, signs, and lighting fixtures. Not applicable.
- 18. Preliminary architectural plans for the proposed buildings or structures, indicating typical floor plans, elevations, heights and general design or architectural styling. **Provided.**
- 19. The present and past status use and contemplated use of the property and all existing buildings on the property. A cleanup plan where such is necessary because of the past or present use of the site. Not applicable.
- 20. A soil erosion and sediment control plan are required. Said plan shall be submitted to the Soil Conservation District and approval of the application shall be conditioned upon certification of the soil erosion and sediment control plan by the District. Exempted by Freehold Soil Conservation District. To provide an exemption letter.
- Soil borings, when required by the Board Engineer. Not provided and not applicable. Existing foundation in place.

22. Certification statement for the required municipal signatures, stating:

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

Chairman			
Secretary	 		

Page 6 of 8

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

IV. GENERAL COMMENTS

- 1. Please rename the plan to Minor Site Plan.
- 2. Please provide a complete Minor Site Plan checklist. Note and explain any waivers.
- 3. Please update the Certification statement on the engineering plan. Refer to Checklist Item #22.
- 4. The existing information shown in the zoning requirements table represents the current partially built duplex. The former 2-family dwelling was demolished with the foundation remaining on the lot. The existing information should represent the former dwelling. The former dwelling is shown on the "Survey of Property" dated November 11, 2020. The current dwelling is shown on the "Topographic Survey" dated April 3, 2025, which represents the proposed conditions.

Please update the existing front and side setbacks according to the November 11, 2020 survey prior to demolition.

Please provide a deck setback category on the zoning table.

Provide the 3 ft deck setback line along the front and side property line.

Provide the proposed front and side yard setbacks (building) for Fourth Street on the plan. The deck setbacks are shown.

Update the frontage/width.

Provide building dimensions on the proposed dwelling.

- 5. Please provide signed and sealed Architectural plans.
- 6. Please update the zoning information on the Architectural plans to be consistent with the Site Plan.
- Please update the building height as 32'-0" and add elevations to a side section on the Architectural plans.
- Please update the parking requirement table according to §21-65.14.C.1 Off-street parking.

One-family and two-family units with 2-bedrooms require 1.5 spaces for each unit.

According to the N.J.A.C. 5:21 Residential Site Improvement Standards Section 4.14. a Two Family (Duplex) stipulates that "Single-Family Detached" values shall apply to each unit. A 2-bedroom single-family requires 1.5 spaces. Each proposed unit has a 2-car garage.

Please remove the reference N.J.A.C. 5:21-4.14 regarding the removal of half-spaces. This pertains to developments having many spaces and not single lots.

- 9. Please provide the dwelling and driveway on Lot 8.
- Please provide the front and side overhangs with offsets to Miller Street and Fourth Street rights-of-ways on the Site Plan.

Please include the first and second floor projections along Miller Street and Fourth Street.

Page 7 of 8

- Dimension the encroachments of the masonry planter to the Miller Street rights-of-way line and note any encroachments.
- 12. Please provide elevations for the front and rear corners of the proposed building.
- 13. Please indicate the BFE and FF. The roof peak elevation shown on the site plan is not consistent with the architectural plans.
- 14. Please clarify if the boundary of the gravel driveway is a curb or a wall. TW and BW elevations are shown, and the boundary is noted as proposed curb.

Some existing elevations are overlain by the proposed gravel hatching. Please indicate.

Please confirm that runoff is not directed from the bottom grade of the curb/wall of the gravel driveway towards the dwelling on adjoining Lot 5.01.

- The 1-story rear and side yard concrete deck appears to be open below. Please indicate the material under the deck.
- 16. Please indicate the roof leaders and confirm discharge is the street and not adjoining properties.
- 17. Please indicate the purpose of the irregular shaped concrete area in the rear of the proposed dwelling.
- 18. Indicate the stairways and landings for the elevated deck.
- 19. Provide a concrete pad for the landing of both stairways to the elevated deck. Provide grades.
- 20. This application proposes a gravel driveway.
- 21. Indicate the grass and any landscaped areas on the plan.
- 22. Provide a note on the plans that the Applicant is responsible for any damage to any/all existing curb, sidewalk, roadway, and other off-site objects made during construction and must be repaired and/or replaced to the satisfaction of the Borough Engineer and costs paid by the Applicant.
- 23. Provide the location of existing water, sewer and gas service lines. Indicate if any changes are proposed. Will any service lines be replaced or relocated?
- 24. Confirm if the cleanout which is located at the common corner of Lot 7.01 and Lot 5.01 serves Lot 7.01 and indicate on the plan. Indicate if it is to remain in service or be abandoned.
- 25. Any water, sewer and gas utilities that are proposed to connect to existing valves and cleanout in the existing sidewalk along Miller Street and Fourth Street will require replacement of the concrete sidewalk.

The sidewalk along Fourth Street is in poor condition and we recommend full replacement.

- 26. According to §21-123.2 mechanical, plumbing and electrical systems should be above Local Design Flood Elevation (LDFL). Please provide a note.
- 27. Please provide construction details:
 - a. Sidewalk according to § 21-65.17.
 - b. Gravel driveway
 - c. Wall
 - d. Curb

. ago 0 o. 0

- e. Pavement repair according to § 21-65.15, if needed.
- 28. The Applicant has indicated that the proposed dwelling will be FEMA elevation compliant and within municipal flood regulations. A grading plan will be required and deferred as a condition of approval.

V. APPROVALS

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

- 1. Freehold Soil Conservation Permit (exemption letter)
- 2. NJDEP FHA
- 3. Coastal Area Facilities Review Act (CAFRA) Zone, if required per NJDEP
- 4. Monmouth County (Bay Avenue is within 200 ft. of the site)

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

Very truly yours,

Carmela Roberts, PE, CME, CPWM Land Use Board Engineer

Count Roberto

cc: Michael Muscillo, Borough Administrator, (mmuscillo@highlandsborough.org)
Dustin F. Glass, Esq., Land Use Board Attorney (dglass@semerarolaw.com)
Steve Winters, Construction Official, Floodplain Administrator (swinters@highlandsborough.org)
Courtney Lopez, Zoning Officer (clopez@highlandsborough.org)
Kathy Shaw, CRS Coordinator (kshaw@highlandsnj.gov)
Donna M. Bullock, PE, Applicant's Engineer (donnab@MorganEngineeringLLC.com)
James Daley, AIA, Applicant's Architect (gymteedaily@aol.com)
Cameron Corini, PE, CME, CPWM, Roberts Engineering Group, LLC
GS Bachman, EIT, Roberts Engineering Group, LLC



September 24, 2025

Hand-Delivery

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

Re: Completeness Review No. 1

Minor Site Plan w/ Use Variance Applicant: Mark Landgrebe Block 58, Lot 7.01

Block 58, Lot 7.02 44 Miller Street

Borough of Highlands, Monmouth County, New Jersey

REG File No.: HLPB25-10

To whom it may concern:

Enclosed please find the following documents in support of the above-referenced application:

- Sixteen (16) copies of the plan entitled *Variance Plan: #44 Miller St. Borough of Highlands* prepared by Donna M. Bullock, PE, of Morgan Engineering & Surveying dated May 7, 2025, September 19, 2025;
- > One (1) flash drive containing digital copies of the enclosed documents

The enclosed plans and documents have been revised as necessary in accordance with Roberts Engineering Group LLC Completeness Review No. 1 dated August 12, 2025.

Roberts Engineering Group Completeness Review No. 1 dated August 12, 2025 Checklist Items

- 3. The location of all existing watercourses, wooded areas, easements, rights-of-way, streets, roads, highways, rivers, buildings, structures, and any other feature on the property and within seventy-five (75) feet of the property line. *Applicant seeks waiver*. *Acceptable*. *However*, *the dwelling and driveway on adjoining Lot 8 need to be shown on the plans*.
 - Response: The existing driveway and dwelling for adjacent Lot 8 have been added to the Minor Site plan set.
- 4. Location, use and ground floor area of all existing and proposed buildings, with the building setback, sideline, and rear yard distance. *Partially provided*.
 - Response: The location of garage, storage and foyer as well as elevations have been added. All building setbacks have been added.
- 8. Location of all structures within seventy-five (75) feet of the property. *Partially provided. Applicant seeks waiver. Need dwelling on adjoining Lot 8.*
 - Response: The existing driveway and dwelling for adjacent Lot 8 have been added to the Minor Site plan set.



General Comments

1. Please rename the plan to Minor Site Plan.

Response: The plans are now titled 'Minor Site Plan w/ 'D' Variance, as requested.

2. Please provide a complete Minor Site Plan checklist. Note and explain any waivers.

Response: Checklist enclosed.

3. Please update the Certification statement on the engineering plan. Refer to Checklist Item #22. Response: Chairmen and secretary certification block has been add to the Minor Site plan set.

4. The existing information shown in the zoning requirements table represents the current partially built duplex. The former 2-family dwelling was demolished with the foundation remaining on the lot. The existing information should represent the former dwelling. The former dwelling is shown on the "Survey of Property" dated November 11, 2020. The current dwelling is shown on the "Topographic Survey" dated April 3, 2025, which represents the proposed conditions.

Response: Statement of Fact.

Please update the existing front and side setbacks according to the November 11, 2020 survey prior to demolition.

Response: The zoning schedule has been updated accordingly.

Please provide a deck setback category on the zoning table.

Response: The zoning schedule has been updated accordingly.

Provide the 3 ft deck setback line along the front and side property line.

Response: The zoning schedule has been updated accordingly.

Provide the proposed front and side yard setbacks (building) for Fourth Street on the plan. The deck setbacks are shown.

Response: The zoning schedule has been updated accordingly.

Update the frontage/width.

Response: The zoning schedule has been updated accordingly.

Provide building dimensions on the proposed dwelling.

Response: The building dimensions have been added as requested.

5. Please provide signed and sealed Architectural plans.

Response: To be provided under separate cover.

6. Please update the zoning information on the Architectural plans to be consistent with the Site Plan. *Response: Updated Architectural plans to be provided under separate cover.*

7. Please update the building height as 32'-0" and add elevations to a side section on the Architectural plans.

Response: Updated Architectural plans to be provided under separate cover.

· PO BOX 5232, TOMS RIVER, NEW JERSEY 08754 (TEL.) 732.270.9690 (FAX) 732.270.9691 ·



8. Please update the parking requirement table according to §21-65.14.C.1 Off-street parking.

One-family and two-family units with 2-bedrooms require 1.5 spaces for each unit.

According to the N.J.A.C. 5:21 Residential Site Improvement Standards Section 4.14. a Two Family (Duplex) stipulates that "Single-Family Detached" values shall apply to each unit. A 2-bedroom single-family requires 1.5 spaces. Each proposed unit has a 2-car garage.

Please remove the reference N.J.A.C. 5:21-4.14 regarding the removal of half-spaces. This pertains to developments having many spaces and not single lots.

Response: The parking criteria have been updated accordingly.

9. Please provide the dwelling and driveway on Lot 8.

Response: The existing driveway and dwelling for adjacent Lot 8 have been added to the Minor Site plan set.

10. Please provide the front and side overhangs with offsets to Miller Street and Fourth Street rights-of-ways on the Site Plan.

Please include the first and second floor projections along Miller Street and Fourth Street.

Response: The roof overhang has been added to the building on Fourth Street, adjacent to the 1st. story open deck. A 1.5-foot floor projection line and front yard setback distances have been added to the Minor Site Plan set.

11. Dimension the encroachments of the masonry planter to the Miller Street rights-of-way line and note any encroachments.

Response: The masonry planters offset into the R.O.W. of Miller Street has been added as requested.

12. Please provide elevations for the front and rear corners of the proposed building.

Response: Elevations have been provided at the building corners.

13. Please indicate the BFE and FF. The roof peak elevation shown on the site plan is not consistent with the architectural plans.

Response: The architectural plans proposed finish floor elevations must be revised to reflect the existing conditions/topographic information. The Minor Site Plan set provided the Finish floor elevations for garage, covered porch, foyer and first floor elevations along with a building height detail with the design flood elevation.

14. Please clarify if the boundary of the gravel driveway is a curb or a wall. TW and BW elevations are shown, and the boundary is noted as proposed curb.

Response: The gravel driveway is bounded by concrete curb.

Some existing elevations are overlain by the proposed gravel hatching. Please indicate.

Response: The gravel hatching has been removed from the Minor Site Plan set for clarity.

Please confirm that runoff is not directed from the bottom grade of the curb/wall of the gravel driveway towards the dwelling on adjoining Lot 5.01.



Response: A note stating same has been added to the Minor Site Plan set.

The 1-story rear and side yard concrete deck appears to be open below. Please indicate the material under the deck.

Response: Concrete slab is provided under the first story open deck.

- 15. Please indicate the roof leaders and confirm discharge is the street and not adjoining properties. *Response: A note stating same has been added to the Minor Site Plan set.*
- 16. Please indicate the purpose of the irregular shaped concrete area in the rear of the proposed dwelling. Response: the irregular shaped concrete is to be removed and grass in its place in the rear yard area.
- 17. Indicate the stairways and landings for the elevated deck.

 *Response: The stirs and landings have been added to the Minor Site plan set.
- 18. Provide a concrete pad for the landing of both stairways to the elevated deck. Provide grades. Response: A six foot long concrete pad has been provided at the bottom of the stairs were the stairs meet grade.
- 19. This application proposes a gravel driveway.

Response: Statement of Fact.

- 20. Indicate the grass and any landscaped areas on the plan. *Response: Grass is proposed in the rear area of the site.*
- 21. Provide a note on the plans that the Applicant is responsible for any damage to any/all existing curb, sidewalk, roadway, and other off-site objects made during construction and must be repaired and/or replaced to the satisfaction of the Borough Engineer and costs paid by the Applicant.

 *Response: A note stating same has been added to the Minor Site Plan set.
- 22. Provide the location of existing water, sewer and gas service lines. Indicate if any changes are proposed. Will any service lines be replaced or relocated?

Response: Existing utilizes located within the R.O.W. of Fourth Street and Miller street has been added to the plan. Clean outs and water valves are also shown. There are to be no proposed water and sanitary sewer connections proposed. The existing connections shall be reused.

23. Confirm if the cleanout which is located at the common corner of Lot 7.01 and Lot 5.01 serves Lot 7.01 and indicate on the plan. Indicate if it is to remain in service or be abandoned.

Response: It appears that the clean out is not associated with Lot 7.01.

24. Any water, sewer and gas utilities that are proposed to connect to existing valves and cleanout in the existing sidewalk along Miller Street and Fourth Street will require replacement of the concrete sidewalk.

Response: Statement of Fact.

The sidewalk along Fourth Street is in poor condition and we recommend full replacement.

Response: The sidewalk along Fourth Street has been called out for replacement in kind.



25. According to §21-123.2 mechanical, plumbing and electrical systems should be above Local Design Flood Elevation (LDFL). Please provide a note.

Response: A note stating same has been added to the Minor Site Plan set.

- 26. Please provide construction details:
 - a. Sidewalk according to § 21-65.17.
 - b. Gravel driveway
 - a. Wall
 - c. Curb

Response: Details have been provided, as requested.

If you have any questions or require any additional materials, please do not hesitate to contact this office.

Respectfully submitted,

Donna M. Bullock, PE

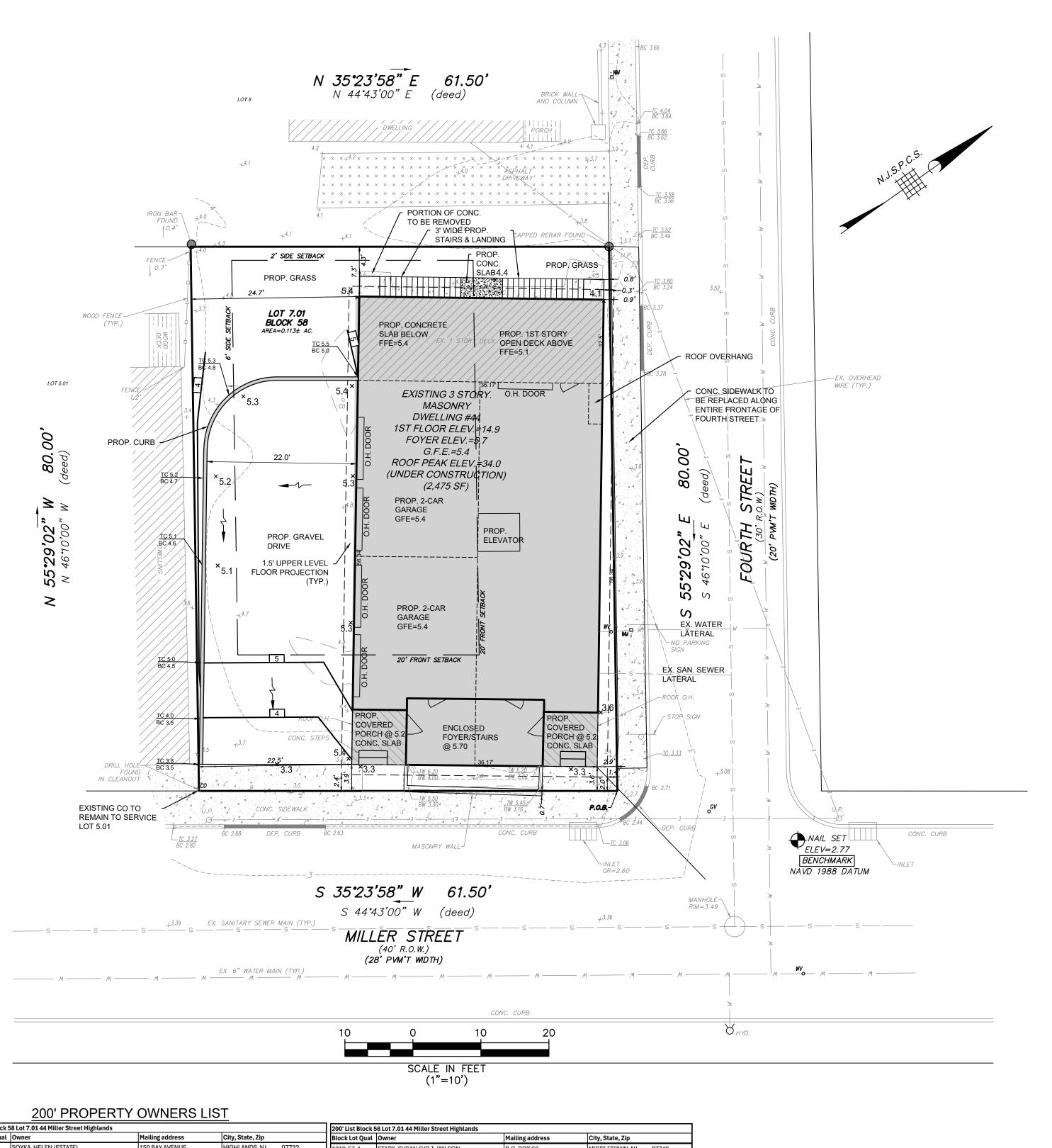
Morgan Engineering, LLC

P.O. Box 5232

Toms River, NJ 08754

732.270.9690 office

donnab@MorganEngineeringLLC.com



200' List Block 5	58 Lot 7.01 44 Miller Street Highlands		
Block Lot Qual	Owner	Mailing address	City, State, Zip
1319-54-1	SOYKA HELEN (ESTATE)	150 BAY AVENUE	HIGHLANDS NJ 07732
1319-54-7.011	LDN REAL ESTATE LLC	55 MILLER STREET	LITTLE SILVER NJ 07739
1319-54-7.012	LDN REAL ESTATE LLC	53 MILLER STREET	LITTLE SILVER NJ 07739
1319-54-7.013	LDN REAL ESTATE LLC	51 MILLER STREET	LITTLE SILVER NJ 07739
1319-54-7.014	LDN REAL ESTATE LLC	55 MILLER STREET	LITTLE SILVER NJ 07739
1319-54-7.015	LDN REAL ESTATE LLC	55 MILLER STREET	LITTLE SILVER NJ 07739
1319-54-4	CONSIGLIERE LLC	P.O. BOX 412	NAVESINK NJ 07752
1319-57-12	BOROUGH OF HIGHLANDS	151 NAVESINK AVE	HIGHLANDS NJ 07732
1319-58-7.01	SOLAR POWERED 44 LLC	27 MILLER STREET	HIGHLANDS NJ 07732
1319-58-23.01	DOCSIDE LLC	182 BAY AVENUE	HIGHLANDS NJ 07732
1319-58-24	HIGHLANDS POSTAL MANAGEMENT LLC	130 LEE AVENUE SUITE 356	BROOKLYN NY 11211
1319-58-25	YEUNG SAU WAN	29 WOODLEY AVENUE	LONG BRANCH NJ 07740
1319-59-9	165 BAY HOLDINGS LLC	1041 HWY 36 SUITE 200	ATLANTIC HIGHLANDS NJ 07716
1319-59-10	BOROUGH OF HIGHLANDS	151 NAVESINK AVE	HIGHLANDS NJ 07732
1319-57-9	KIRSH KRAFT LLC	PO BOX 886	HAMMONTON NJ 08037
1319-54-14	CHAN TED & BENJAMAPAT	33 MILLER STREET	HIGHLANDS NJ 07732
1319-58-1	TKB PROPERTIES LLC	12 MILLER STREET	HIGHLANDS NJ 07732
1319-57-11	FITZGERALD SUZANNE	8 FOURTH STREET	HIGHLANDS NJ 07732
1319-57-27	LIPOVCHENKO OLEG	21 FIFTH STREET	HIGHLANDS NJ 07732
1319-57-20.01	KNOX MICHAEL	49 WATERMAN AVENUE	RUMSON NJ 07760
1319-57-15	CAIZZA WILLIAM & SUSAN	14 FOURTH STREET	HIGHLANDS NJ 07732
1319-57-16	MISITA JOSEPH	16 4TH STREET	HIGHLANDS NJ 07732
1319-57-28	HARTSGROVE BARBARA A & HEATHER	19 FIFTH STREET	HIGHLANDS NJ 07732
1319-58-8	MCKELLER BARRY & LINDA	9 FOURTH STREET	HIGHLANDS NJ 07732
1319-54-10	HONNOLD KRISTA & THOMAS BURKE	71 WATERMAN AVENUE	RUMSON NJ 07760
1319-54-11	CARVALHO MANUAL & MARIA	5 SUNSET CT	FREEHOLD NJ 07728
1319-54-12	DIEBOLD RICHARD	221 NAVESINK AVE	HIGHLANDS NJ 07732
1319-54-5	FLANNERY JOHN M. & DANIELLE A.	38 NORTH STREET	HIGHLANDS NJ 07732
1319-54-16	MURRAY MICHAELS	29 MILLER STREET	HIGHLANDS NJ 07732
1319-57-3	MAHMOUD ESMAT	38 MILLER STREET	HIGHLANDS NJ 07732

ock Lot Qual	Owner	Mailing address	City, State, Zip
19-57-4	STARK SUSAN C/O T. WILSON	P.O. BOX 63	MIDDLETOWN NJ 07748
19-57-2	FELDMAN MICHAEL & ANNA MARIE	12 DOGWOOD COURT	CLIFFWOOD NJ 07721
19-57-10	HARTSGROVE REGINALD S H JR	15 FIFTH STREET	HIGHLANDS NJ 07732
19-57-13	CAIZZA WILLIAM	14 FOURTH STREET	HIGHLANDS NJ 07732
19-57-14	CASAZZA LUCILLE	12 FOURTH STREET	HIGHLANDS NJ 07732
19-57-1	AME REALTY LLC	42 MILLER STREET	HIGHLANDS NJ 07732
19-54-3.01	CIRECO STEPHEN	127 OAK STREET	WOOD RIDGE NJ 07075
19-58-26	ANDREW APARTMENTS LLC C/O A FRANK	48 SUMMERS AVENUE	WEST LONG BRANCH NJ 07764
19-58-3.01	ELBERT PETER & BERNADETTE	50 MILLER STREET	HIGHLANDS NJ 07732
19-57-18.01	CALDAS MARK	20 4TH STREET	HIGHLANDS NJ 07732
19-58-9	PAHK DAVID & GOODMAN VICTORIA	11 FOURTH STREET	HIGHLANDS NJ 07732
19-58-10	MIOLLA ERICA	15 FOURTH STREET	HIGHLANDS NJ 07732
19-58-11	MINERVA VICTOR & BETH	17 FOURTH STREET	HIGHLANDS NJ 07732
19-54-9.011	SMITH SIMON	34 NORTH STREET	HIGHLANDS NJ 07732
19-54-9.012	SEPE-CAPUTI MARIA GRACE	45 MILLER STREET	HIGHLANDS NJ 07732
19-54-15	SHANNON ENTERPRISES LLC	300 BAY AVENUE	HIGHLANDS NJ 07732
19-57-5	SCHIRO JOSEPH & PETRUCCI MARIA A	290 BRIGHTON STREET	STATEN ISLAND NY 10307
19-54-13	KERWICK THOMAS & LAURA	24 BROOKLAKE ROAD	FLORHAM PARK NJ 07932
19-58-12	FISHER GARY & ELLEN	90 CLIFFEDGE WAY	RED BANK NJ 07701
19-58-5.01	TOMMILLER LLC	48 MILLER ST	HIGHLANDS NJ 07732
ICP&L			

1415 Wyckoff Road

Belford, NJ 07718

Attn: Executive Director

Wall, NJ 07719

PO Box 184

300 Madison Avenue PO Box 1911 Morristown, NJ 07960 NEW JERSEY AMERICAN WATER COMPANY 661 Shrewsbury Ave Shrewsbury, NJ 07702 COMCAST COMMUNICATIONS OF MONMOUTH COUNTY 200 Harbor Way Ron Bertrand, Construction Foreman 403 South St Eatontown, NJ 07724

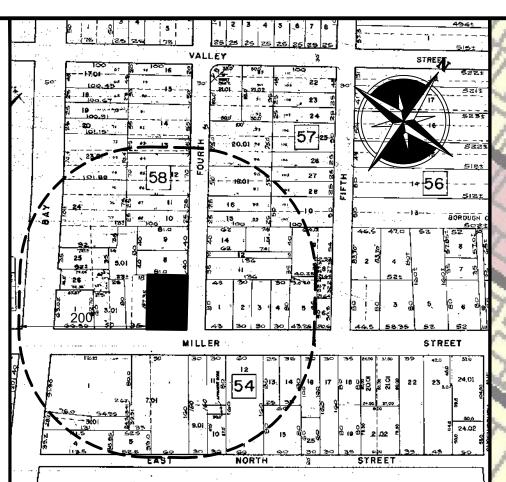
NEW JERSEY NATURAL GAS COMPANY Attn: Joan Purcaro

VERIZON COMMUNICATIONS Basking Ridge, NJ 07920 OWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY MONMOUTH COUNTY BAYSHORE OUTFALL AUTRAWAY J. Nierstedt, P.E., Executive Director
Attn: Executive Director
PO Box 205, 100 Beverly Way Belford, NJ 07718

CONTRACTION JOINTS @ 4'--BITUMINOUS EXPANSION JOINTS @ 20' CLASS "C" CONCRETE SECTION "A-A"

SIDEWALK NOTES: 1. A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE, AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY 20 FEET. CONTRACTION JOINTS SHALL BE INSTALLED EVERY 4 FEET THE FULL WALK WIDTH.

2. THERE SHALL BE A FLOAT FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL. SIDEWALK DETAIL



SCALE: 1"=150'

MIN. LOT AREA

MIN. LOT DEPTH

MIN. LOT FRONTAGE/WIDTH

FOURTH STREET

MILLER STREET

FOURTH STREET

MILLER STREET

MASONRY WALL

FOURTH STREET

MILLER STREET

AX. BUILDING COVERAGE

IIN. DECK/STAIRS SETBACK

- EXISTING NON-CONFORMING

BUILDING LOT COVERAGE

OTAL BUILDING

BUILDING COVERAGE

ELEV. CONC. DECK

TOTAL IMPERVIOUS

LOT COVERAGE

IMPERVIOUS LOT COVERAGE

PARKING CRITERIA

DESCRIPTION

CONCRETE

LOT AREA

∠ 1" RADIUS (TYP.)

- CLASS B CONC.

GRADE/CURB

- COMPACTED SUBGRADE AS PER

SECTIONS "STANDARD

SPECIFICATIONS" WHERE APPLICABLE

ALL CURBS

1. EXPANSION JOINTS SHALL BE CONSTRUCTED 20' ON CENTER, AND CONTRACTION JOINTS SHALL BE CONSTRUCTED 10' ON CENTER.

OF CURB. ALL JOINTS TO BE FULL DEPTH OF 18".

3/4"-1 CLEANED CRUSHED BLUESTONE

SOIL STABILIZATION -

FABRIC (MARIFI 600

OR APPROVED EQUAL)

TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS

IMPREGNATED FIBER FILLER, COMPLYING WITH ALL OF THE REQUIREMENTS

OF AASHO SPEC. M 213, RECESSED 1/4" IN FROM FRONT FACE AND TOP

CONCRETE CURB DETAIL

PROPOSED STONE DRIVEWAY SECTION

VARIANCE REQUIRED

DESCRIPTION

N. SIDE SETBACK

MAX. LOT COVERAGE

BUILDING HEIGHT**

N.C. - NO CHANGE

IN. FRONT SETBACK:

<u>NUMBER #13</u>

ZONE R-2.02 REQUIREMENTS

EXISTING

4,920 S.F.

70.75 FT.*

3.3 FT.*

7.3/29.8 FT

20 FT.

24 FT.

24.5 FT.

PROPOSED

PROPOSED

37 S.F.

2,748 S.F.

PROPOSED

4,920 S.F.

70.75**

61.50 FT.

3.6 FT.**

-0.7' **

7.3 FT.

22.5 FT

41.3%**

55.9%

REQUIRED

4.000 S.F

75 FT

20 FT.

20 FT.

- PER § WHERE A DWELLING IS CONSTRUCTED OR RECONSTRUCTED TO

PROVIDE THE REQUIRED PARKING UNDER THE STRUCTURE, THE MAXIMUM

EXISTING

2,032 S.F.

EXISTING

2,032 S.F.

236 S.F.

443 S.F.

2,711 S.F.

PROVIDED: 2 GARAGE SPACES/UNIT = 4 SPACES TOTAL - COMPLIES

REQUIRED: 1.5 SPACES/UNIT FOR TWO-BEDROOM UNIT 2 UNITS X 1.5 SPACES = 3.0 SPACES REQUIRED

BUILDING HEIGHT SHALL BE INCREASED BY TWO AND ONE-HALF (2 $\frac{1}{2}$) FEET.

JILDING COVERAGE

TAX MAP ZONING MAP

TAX MAP INFORMATION TAKEN FROM "TAX MAP" BOROUGH OF **VARIANCES REQUIRED** HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY" SHEET

- 1. REQUIRED: FRONT YARD SETBACK (FOURTH STREET) = 20 FT.
- REQUIRED: FRONT YARD SETBACK (MILLER STREET) = 20 FT.
- EXISTING & PROPOSED: FRONT YARD SETBACK (MILLER STREET RET.) = -0.9 FT
- 4. REQUIRED: FRONT YARD SETBACK STEPS/LANDING (FOURTH ST) = 3 FT.
- REQUIRED: TWO-FAMILY DWELLINGS ARE NOT PERMITTED IN THE R-2.02 ZONE. EXISTING & PROPOSED: TWO-FAMILY DWELLING IN THE R-2.02 ZONE

SUBMISSION WAIVERS REQUESTED

- THE LOCATION OF ALL EXISTING WATERCOURSES, WOODED AREAS, EASEMENTS, RIGHTS-OF-WAY, STREETS, ROADS, HIGHWAYS, RIVERS, BUILDINGS, STRUCTURES AND ANY OTHER FEATURE ON THE PROPERTY AND WITHIN SEVENTY-FIVE (75) FEET OF THE PROPERTY LINE PROVIDED: LOCATION OF ALL RIGHTS-OF-WAY, STREETS, BUILDINGS AND OTHER FEATURES ON THE SUBJECT SITE AND IN THE RIGHT-OF-WAY ALONG THE FRONTAGE OF THE PROPERTY.
- PROVIDED: LOCATION OF ALL STRUCTURES ON THE SUBJECT SITE AND THE LOCATION OF THE NORTHEASTERN WALL/BUILDING CORNERS OF THE DWELLING ON THE ADJACENT LOT (LOT 5.01) AND SOUTHWESTERLY BUILDING CORNER AND DRIVEWAY OF ADJACENT LOT 8.
- FACILITIES, UTILITIES, PLUS ALL REQUIRED DESIGN DATA SUPPORTING THE ADEQUACY OF THE EXISTING OR PROPOSED FACILITIES TO HANDLE FUTURE STORM FLOWS. PROVIDED: NONE.

- EXISTING & PROPOSED: FRONT YARD SETBACK (FOURTH STREET) = 0.9 FT
- EXISTING & PROPOSED: FRONT YARD SETBACK (MILLER STREET) = 3.6 FT.
- REQUIRED: FRONT YARD SETBACK (MILLER STREET RET. WALL) = 20 FT.
- EXIST. & PROPOSED: FRONT SETBACK STEPS/LANDING (FOURTH STREET) = 0.8 FT.
- 5. REQUIRED: MAXIMUM BUILDING COVERAGE IS 33% EXISTING & PROPOSED: BUILDING COVERAGE IS 41.3%
- 2. LOCATION OF ALL STRUCTURES WITHIN SEVENTY-FIVE (75) FEET OF THE PROPERTY
- 3. STORMWATER MANAGEMENT AND SANITARY SEWER REPORTS, INCLUDING PROPOSED STORM DRAINAGE AND SANITARY DISPOSAL FACILITIES; SPECIFICALLY, THE LOCATION, TYPE AND SIZE OF ALL EXISTING AND PROPOSED CATCH BASINS, STORM DRAINAGE
- EXISTING AND PROPOSED CONTOURS OF THE PROPERTY AND FOR SEVENTY-FIVE (75) FEET OUTSIDE THE PROPERTY AT ONE (1) FOOT INTERVALS WHEN NEW BUILDINGS OR PARKING AREAS ARE PROPOSED. SPOT ELEVATIONS FOR ANY DEVELOPMENT IN A FLOOD HAZARD AREA.
 - PROVIDED: EXISTING CONTOURS AND SPOT ELEVATIONS ON THE SUBJECT SITE.

KEY MAP

GENERAL NOTES:

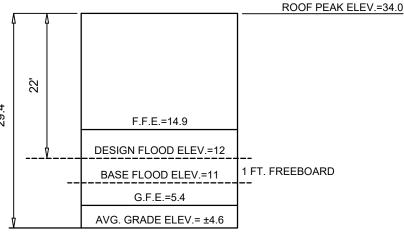
- 1. THIS MAP IS NOT A SURVEY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING A USE VARIANCE FROM THE BOROUGH OF HIGHLANDS FOR THE CONSTRUCTION OF A TWO- FAMILY DWELLING WITH APPURTENANT SITE IMPROVEMENTS.
- PROPOSED DWELLING: LOWER LEVEL - GARAGE/STORAGE/ELEVATOR 1ST STORY - LIVING SPACE/OPEN DECK 2ND STORY - LIVING SPACE
- 3RD STORY ATTIC/OPEN DECK BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "TOPOGRAPHIC SURVEY, LOT NO. 7.01, BLOCK NO. 58, BOROUGH OF HIGHLANDS, COUNTY OF MONMOUTH, NEW JERSEY," PREPARED BY
- MORGAN ENGINEERING & SURVEYING, LLC, DATED 4/3/25, LAST REVISED 8/29/25.+ AN UPDATED BOUNDARY AND TOPOGRAPHIC SURVEY HAS BEEN PROVIDED TO LOCATED THE EXISTING DWELLING AND DRIVEWAY ON ADJACENT LOT 8.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY
- PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON CURRENT FIRM MAP #34025C0088H, DATED 6/15/2022.
- PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON PRELIMINARY
- NO NEW SEWER & WATER OR GAS CONNECTIONS ARE REQUIRED FOR THE PROPOSED DWELLING. EXISTING SEWER AND WATER LATERALS TO BE UTILIZED
- EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.

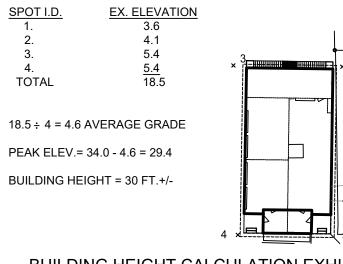
THIS PROPERTY IS LOCATED WITHIN THE R-2.02 (SINGLE FAMILY RESIDENTIAL)

- TWO-FAMILY DWELLINGS ARE NOT PERMITTED IN THE R-2.02 SINGLE FAMILY
- MORGAN ENGINEERING HAS NOT EVALUATED THE SUBSURFACE SOIL CONDITIONS TO ASCERTAIN THE DEPTH TO GROUNDWATER OR THE SEASONAL HIGH WATER TABLE WITHIN THE FOOTPRINT OF THE DWELLING. THE HOMEOWNER, OR THEIR REPRESENTATIVE, SHALL COORDINATE WITH A QUALIFIED PROFESSIONAL TO ENSURE THE CONSTRUCTION COMPLIES WITH THE NEW JERSEY BUILDING CODE WITH RESPECT TO SEPARATION TO THE SEASONAL HIGH WATER TABLE. SHOULI THIS TESTING PRODUCE RESULTS IN CONFLICT WITH THE PROPOSED DESIGN, THE
- UNDERSIGNED PROFESSIONAL SHOULD BE NOTIFIED IMMEDIATELY. 15. LIMIT OF DISTURBANCE = 1,500 S.F. / 0.034 AC.

RESIDENTIAL DISTRICT.

- 16. APPLICANT IS RESPONSIBLE FOR ANY DAMAGE TO ANY/ALL EXISTING CURB, SIDEWALK, ROADWAY AND OTHER OFF-SITE OBJECTS MADE DURING CONSTRUCTION AND MUST BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE BOROUGH ENGINEER AND COSTS PAID BY THE APPLICANT.
- ALL ROOF LEADERS ARE TO BE DIRECTED TOWARD FOURTH STREET AND MILLER STREET. NO RUNOFF FROM THE ROOF LEADERS SHALL DISCHARGE TO ADJACENT
- 18. MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS SHOULD BE ABOVE LOCAL DESIGN FLOOD ELEVATION (LDFL).





BUILDING HEIGHT CALCULATION EXHIBIT SCALE: 1"=40'

APPLICATION NO. 25-10 APPROVED/DISAPPROVED BY THE HIGHLANDS BOROUGH PLANNING BOARD/BOARD OF ADJUSTMENT.

SECRETARY APP #25-10

THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE 1 9/19/25 REVISED PER ROBERTS ENGINEERING GROUP, LLC COMPLETENESS REVIEW NO. 1 DATED 8/12/25 NER OR HIS/HER DESIGNATED REPRESENTATIVE STALL NOTITY THE UNDESIGNED PROFESSIONAL HIS/HER DESIGNATED ACCESS TO THE SITE AND REPRESENTATIVE STALL NOTITY THE UNDESIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS."

REV DATE

OBSCRIPTION **CERTIFICATE OF AUTHORIZATION: 24GA28229800** MINOR SITE PLAN

& surveying | www.morganengineeringllc.com **LOT 7.01**

NEW JERSEY PROFESSIONAL ENGINEER

LICENSE No. 41931

W/ 'D' VARIANCE

44 MILLER STREET BLOCK 58

BOROUGH OF HIGHLANDS

COUNTY OF MONMOUTH NEW JERSEY : Date: JOB #. CAD File # Sheet # 5/7/25 E25-00271 VARIANCE PLAN 1 OF 1

BUILDING HEIGHT DETAIL N.T.S.

PREPARED FOR: SOLAR POWERED 44, LLC

LEGEND PROPOSED TREE LINE WWW. FENCE LINE ------— WATER LINE ——— W— WATER VALVE ● WV — SANITARY SEWER LINE ————S— SANITARY CLEANOUT • CO 0 MANHOLE GAS LINE -CONTOURS MINOR _______1 MAJOR ______5 $4.5 \times$ SPOT ELEVATION $4.5 \times$

ABBREVIATION TC / BC - TOP/BOTTOM CURB GRADE TW / BW - TOP/BOTTOM WALL F.F.E. - FIRST FLOOR ELEVATION B.F.E. - BASEMENT FLOOR ELEVATION LIMIT OF DISTURBANCE G.F.E. - GARAGE FLOOR ELEVATION T.B.R. - TO BE REMOVED SILT FENCE N.T.S. - NOT TO SCALE

SURFACE FLOW DIRECTION
