

NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE (IRC 2015 NJ EDITION) INTERNATIONAL RESIDENTIAL CODE 2015.
 - ALL FOOTINGS TO BEAR ON VIRGIN SOIL ONLY.
 - SOIL BEARING CAPACITY ASSUMED TO BE 3000 PSF. IF ACTUAL SOIL BEARING IS DIFFERENT THAN ASSUMED, NOTIFY ARCHITECT BEFORE PROCEEDING. ARCHITECT NOT RESPONSIBLE FOR VERIFICATION OF SUBSURFACE CONDITIONS OR BEARING CAPACITIES.
 - STEPPED FOOTINGS (WHERE REQ'D) TO BE AT A RATIO OF ONE FOOT VERTICAL TO TWO FOOT HORIZONTAL.
 - ALL BELOW GRADE BLOCK TO BE HOLLOW LOAD BEARING TYPE.
 - ALL CONCRETE TO BE MIN. 3000 PSI @ 28 DAY STRENGTH. (GARAGE & DRIVEWAY SLAB REQUIRED TO BE 3500 PSI AIR ENTRAINED CONCRETE).
 - ALL MORTAR & GROUT TO BE TYPE "M".
 - CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE 3".
 - ALL REINFORCED BARS SHALL BE NEW BILLET STEEL, DEFORMED TYPE, ASTM A615, GRADE 60 & SHALL COMPLY WITH ALL CODE REQUIREMENTS. REBAR TO BE LAPPED (MINIMUM 20 TIMES THE BAR DIAMETER). ALL FOOTINGS W/ #4 REBAR OR LARGER SHALL PROVIDE GROUNDING WIRE OR REBAR STUD INSTALLED AS PER LOCAL INSPECTORS REQUIREMENTS.
 - ALL FRAMING LUMBER TO BE DOUGLAS FIR OR SOUTHERN YELLOW PINE NO. 2 MIN 1 1/2" x 12" PSI. ALL LUMBER IN CONTACT WITH MASONRY TO BE TREATED LUMBER (NOTE: INCLUDE GALVANIZED OR STAINLESS STEEL ANCHOR BOLTS, OR USE LSL STRAND GUARD - TREATED SLL) (NOTE: ALL PILE CONNECTIONS TO BE STAINLESS STEEL).
 - ALL DIMENSIONS ON PLAN ARE FINISHED DIMENSIONS. CONSULT ARCHITECT FOR FRAMING QUESTIONS OR DESCRIPTIONS PRIOR TO FRAMING. DO NOT NOTCH OR CUT LUMBER IN ANY NON TYPICAL MANNER. DISCREPANCIES AND SOLUTIONS SHALL BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO FRAMING.
 - TREATED LUMBER TO BE ACQ WITH REQUIRED FASTENERS, NAILS, ETC.
 - DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS.
 - MICROLAM OR PARALLAM LUMBER TO BE EQUAL TO TRUS-JOIST CORP. MICROLAM OR PARALLAM LUMBER WITH MIN. (10-2000 PSI) (NOTE: MICROLAMS INDICATED ON PLANS CAN BE SUBSTITUTED WITH PARALLAMS. COMBINATION OF MICROLAMS CAN BE SUBSTITUTED WITH (1) SOLID MICROLAM OR PARALLAM WITH EQUAL TOTAL WIDTH AND HEIGHT AS SPECIFIED).
 - ALL NAILING TO BE DONE IN ACCORDANCE WITH (N) IRC 2009) INTERNATIONAL RESIDENTIAL CODE 2015.
 - ROOM SIZES INDICATED ON PLAN MAY VARY DEPENDING ON EXISTING FIELD CONDITIONS, ETC.
 - INTERIOR WOOD TRIM TO BE READY TO RECEIVE PAINT. (CONFIRM STAIN GRADE OPTION WITH HOMEOWNER) (CONFIRM INTERIOR DOOR HEIGHT, STYLE HARDWARE ETC. WITH HOMEOWNER). CONFIRM GYPSUM BOARD RETURNS AT WINDOW WITH HOMEOWNER. DOORS TO BE 7'-0" HIGH.
 - GYPSUM BOARD IN BATHROOMS TO BE MOISTURE RESISTANT.
 - INCLUDE CEMENT BACKER BOARD ON SURFACES RECEIVING TILE.
 - WINDOW TO BE ANDERSEN 400 SERIES WITH SCREENS. CONFIRM WINDOW SIZES, HARDWARE, COLOR (BLACK CLAD) ETC. WITH HOME OWNER, INCLUDING IMPACT RESISTANT OPTIONS! PROVIDE INTERIOR WINDOW GUARDS AT OPERABLE WINDOW WHERE THE BOTTOM OPENING IS LESS THAN 24" ABOVE FINISH FLOOR (AT UPPER FLOORS).
 - ROOF & WALL SHEATHING TO BE 1/2" CDX 32/16 EXTERIOR PLYWOOD.
 - INCLUDE ALL NECESSARY STEP FLASHING, VENT STACK FLASHING, ETC. FOR A COMPLETE INSTALLATION. INCLUDE WEATHERWATCH (OR EQUAL) ICE AND WATER SHIELD AT ALL EAVES, VALLEYS, ETC. INCLUDE ALUMINUM FLASHING AT ALL DECK, PORCH, ETC. CONNECTIONS. INSTALL ALL WINDOWS AND DOORS WITH REQUIRED WEATHER SEALS AS SPECIFIED BY MANUFACTURER.
 - ELECTRIC LAYOUT IS SCHEMATIC. ALL ELECTRIC WORK TO COMPLY WITH NATIONAL ELECTRIC CODE 2011. CONFIRM ALL ELECTRIC / LIGHTING WITH HOMEOWNER.
 - ALL PLUMBING TO COMPLY WITH NATIONAL STANDARD PLUMBING CODE 2015.
 - PROVIDE SHUT-OFF VALVES AT ALL FIXTURES.
 - THE DESIGN COMPLIES WITH INTERNATIONAL ENERGY CONSERVATION CODE 2015 (RESIDENTIAL).
 - CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. OWNER RESPONSIBLE FOR COST AND PAYMENT OF PERMITS.
 - CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD AND BE RESPONSIBLE FOR SAME. CONTRACTOR SHALL INSPECT EXISTING CONDITIONS AND PLAN / COORDINATE ANY REQUIRED CHANGES DUE TO THE PROPOSED CONSTRUCTION AS NECESSARY. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARCHITECT WITH ANY QUESTIONS, CLARIFICATION, FIELD DISCREPANCIES, CHANGES, ETC.
 - ARCHITECT NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, COORDINATION, AND SCHEDULING OF GENERAL CONTRACTORS AND SUBCONTRACTORS OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
 - THE CONSTRUCTION DOCUMENTS SHALL BE VALID FOR A PERIOD OF (1) YEAR (BASED ON THE COMPLETION DATE OF THE INITIAL WORKING DRAWINGS). EXPIRED CONSTRUCTION DOCUMENTS SHALL BE REVIEWED BY ARCHITECT FOR NECESSARY REVISIONS DUE TO UPDATED CODES, ORDINANCES, CONSTRUCTION TECHNIQUES, ETC.
 - THESE PLANS SHALL NOT BECOME FINAL UNTIL APPROVED BY ALL LOCAL (AND OTHER RELEVANT) DEPARTMENTS, AGENCIES, ETC.; THEREFORE, NO WORK SHALL COMMENCE UNTIL ISSUANCE OF ALL REQUIRED PERMITS.
- SCOPE:**
REMOVE EXISTING WOOD FRAME STRUCTURE DOWN TO EXISTING MASONRY FOUNDATION. INCLUDE REMOVAL OF ALL FRAMING. INCLUDE ADDITIONAL 8" CMU COURSES FOR INCREASED WALK-OUT BASEMENT CEILING HEIGHT. INCLUDE NEW FRAMING AS INDICATED, CUT AND PATCH EXISTING CONCRETE SLAB AS NECESSARY FOR NEW STRUCTURE, PLUMBING, ETC. AS REQUIRED. CONTACT ARCHITECT DURING REMOVAL OF FRAMING AND TOP OF MASONRY WALL(S) FOR OBSERVATION OF EXPOSED STRUCTURE AND POSSIBLE DIRECTION. INCLUDE ALL NEW ELECTRIC, PLUMBING, HVAC, ETC.
- NOTE:** A SMOKE DETECTOR SYSTEM MEETING THE REQUIREMENTS OF NFPA 72 WILL BE INSTALLED IN THE DWELLING. THIS WILL INCLUDE (1) SMOKE DETECTOR IN EACH BEDROOM, (1) WITHIN 10'-0" OF EACH BEDROOM DOOR AND (1) IN EACH STORY. THE SMOKE DETECTORS WILL INCLUDE BATTERY BACK-UP AND WILL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL OF THE ALARMS.
- NOTE:** A CARBON MONOXIDE ALARM(S) SHALL BE INSTALLED. THIS ALARM(S) CAN BE BATTERY, PLUG IN OR HARDWIRED TYPE. THE ALARM(S) SHALL BE PLACED IN THE COMMON AREA IN THE VICINITY OF ALL BEDROOMS.
- NOTE:** HEAT & A.C. TO INCLUDE FORCED AIR SYSTEM(S). SEE DESIGN BY OTHERS.
- NOTE:** ALL WINDOW & DOOR HEADERS TO BE (2"x10") UNLESS NOTED OTHERWISE.
- NOTE:** ALL T.J. JOISTS, PARALLAMS, AND/OR MICROLAMS SHALL NOT BE KNOTCHED, CUT, AND/OR DRILLED WITHOUT PRIOR APPROVAL BY ARCHITECT OR MANUFACTURER.

SIMPSON CONNECTOR TABLE

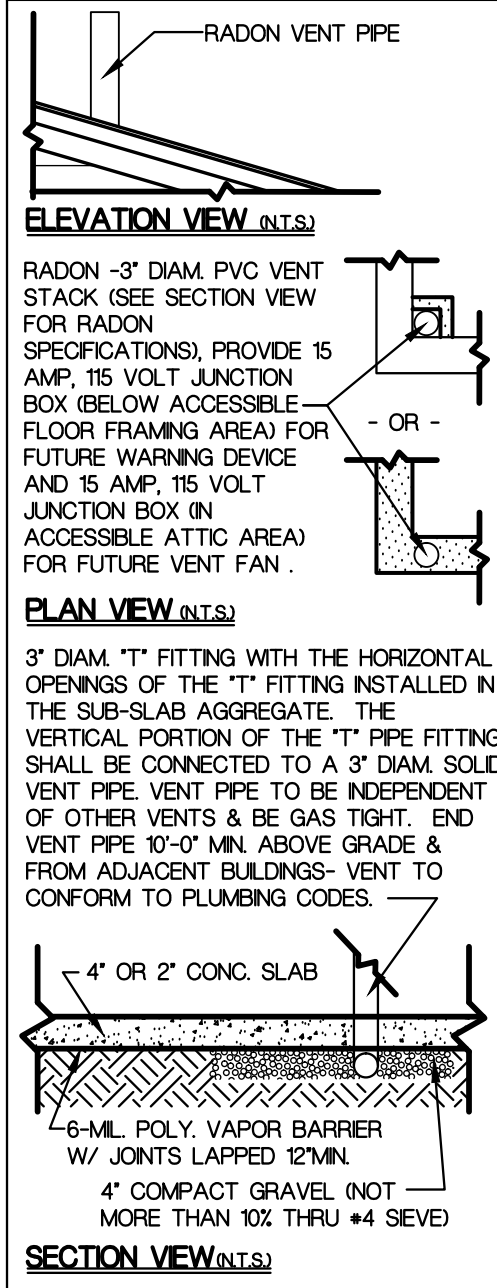
NOTE: ALL ITEMS LISTED ARE FOR REFERENCE TYPE ONLY, AND MAY OR MAY NOT BE INCLUDED IN THE PROJECT.

NOTE: CONNECTORS MUST BE FASTENED WITH APPROVED FASTENERS ACCORDING TO SCHEDULE BY SIMPSON STRONG-TIE CO., INC.

NOTE: ALL CONNECTORS USED IN EXTERIOR SITUATIONS ARE TO BE CORROSION RESISTANT.

MEMBER TYPE	MODEL NO.
2"x4"	LUS24
2"x6"	LUS26
2"x8"	LUS28
2"x10"	LUS210
2"x8" DBL	LUS28-2
2"x10" DBL	LUS210-2
4"x4" POST BASE	ABU44
4"x4" POST CAP	BCU4
6"x6" POST BASE	ABU66
6"x6" POST CAP	BC6
HURRICANE TIE	H10-A, H10-2
HURRICANE ANCHOR	TSP
HURRICANE STRAP	H16
T.J. 230 SERIES JOISTS	
9 1/2" TOP MOUNT	ITS237/9.5
9 1/2" FACE MOUNT	IUS237/9.5
9 1/2" SKEWED 45°	SUR/L237/9
DOUBLE 9 1/2" TOP MNT.	MT359.5-2
DOUBLE 9 1/2" FACE MNT.	MIU4.75/9
11 1/8" TOP MOUNT	ITS237/11.88
11 1/8" FACE MOUNT	IUS237/11.88
11 1/8" SKEWED 45°	SUR/L237/11
DOUBLE 11 1/8" TOP MNT.	MT3511.88-2
DOUBLE 11 1/8" FACE MNT.	MIU4.75/11

RADON NOTES:



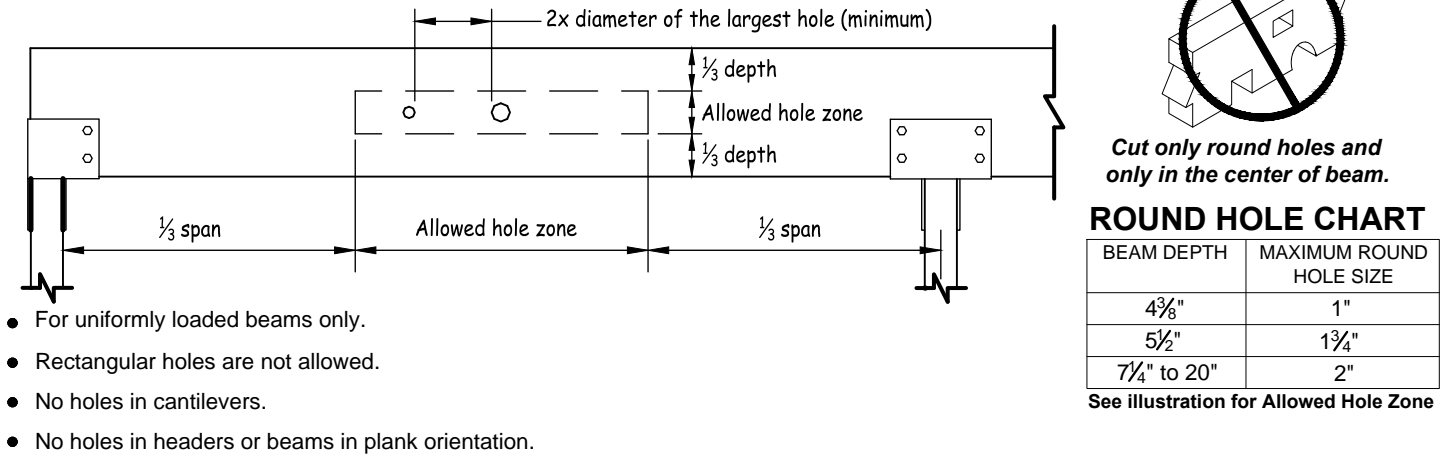
ELECTRICAL LEGEND

NOTE: INCLUDE 200 AMP SERVICE	
TYPE	
	INCANDESCENT LIGHT FIXTURE
	INCANDESCENT RECESSED LIGHT FIXTURE
	WATER PROOF GFI RECESSED LIGHT FIXTURE WITH FIXED LENS
	DUPLEX OUTLET
	GROUND FAULT INTERRUPTER OUTLET
	GROUND FAULT CIRCUIT INTERRUPTER OUTLET (WEATHER-RESISTANT)
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN (VENTED TO EXTERIOR)
	CEILING FAN WITH LIGHT
	OVERHEAD DOOR OPERATOR
* ALL THE ITEMS INDICATED IN THE LEGEND MAY NOT BE INCLUDED IN THIS PROJECT *	
NOTE: ALL RECEPTACLES SHALL BE TAMPER-RESISTANT ELECTRICAL RECEPTACLES PER ART. 406.11 IN NEC 2014.	
NOTE: INCLUDE "ARC-FAULT" CIRCUIT BREAKERS PER ART. 210.12 IN NEC 2014.	

PARTITION LEGEND

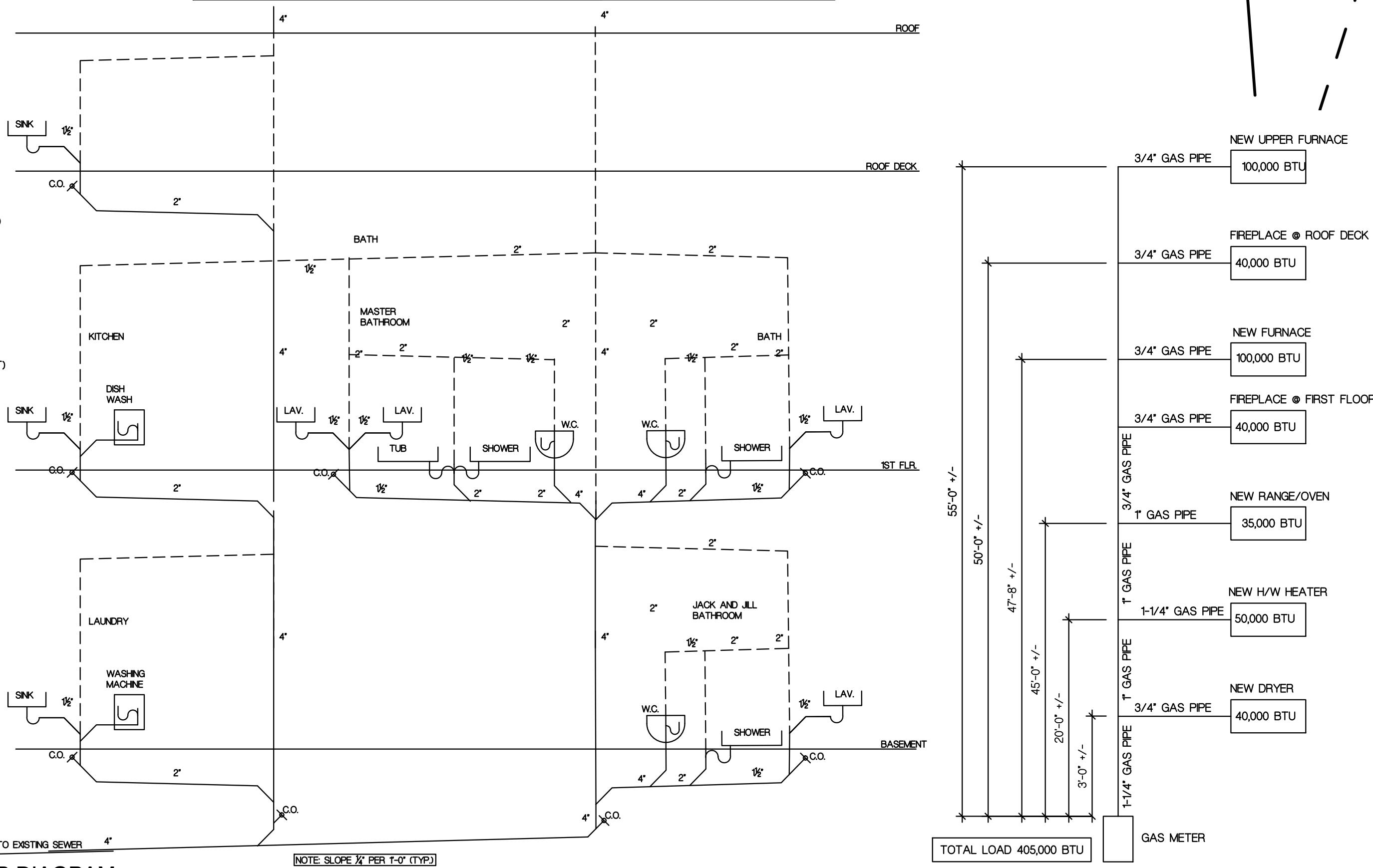
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW 2'x4'-16" O.C. AND 2'x6'-16" O.C.
	NEW CMU BLOCK

ALLOWABLE HOLES - Beams and Headers



DESIGN LOADS

DESIGN LOADS	1ST FL.	2ND FL.	ATTIC	ROOF
LIVE LOAD:	40 PSF	40 PSF*	20 PSF	30 PSF
DEAD LOAD:	15 PSF	15 PSF	10 PSF	10 PSF
(*EXCEPT 30 PSF FOR SLEEPING AREAS)				
WIND SPEED:	125 MPH			
GROUND SNOW LOAD:	30 PSF			
EXPOSURE:	B			



GAS DIAGRAM

SCALE: NTS.



1 EXISTING CONDITION

SCALE: NTS

Kurt J. Ludwig, AIA
Architect

(732) 846-1141
Fax (732) 846-1143
www.kjludwig.com

Kurt J. Ludwig, AIA, Incorporated
77 North Main Street
Milltown, NJ 08850

NY CERT. NO. #AI-11708
NY LIC. NO. 034741-1
REGISTERED ARCHITECT

PROJECT NAME AND ADDRESS:

PROPOSED RECONSTRUCTION
KETT RESIDENCE
24 BELVIDERE ROAD

ATLANTIC HIGHLANDS, NEW JERSEY

BUILDING DATA

HEIGHT OF STRUCTURE: 35'-0" +/-
NEW ADDITIONAL AREA: 552 SF.
VOLUME OF ADD'L STRUCTURE: 15,741 C.F.
VOLUME OF ENTIRE STRUCTURE: 47,860 C.F.

USE GROUP: R-5

DATE:	REV.	DESCRIPTION:	BY:
02/09/19		ISSUE FOR CLIENT REVIEW	NG
03/08/19		REVISED PER CLIENT REVIEW	NG
04/17/19		REVISED PER CLIENT REVIEW	NG
05/14/19		CONSTRUCTION CHECK PRINT	NG
06/10/19		REVISED PER CLIENT REVIEW	NG
07/ /19		ISSUE FOR BIDS	NG
08/14/19		REVISED PER CLIENT FEEDBACK	NG
09/10/19		RE ISSUE FOR BIDS	NG
09/17/19		RE ISSUE FOR BIDS	NG

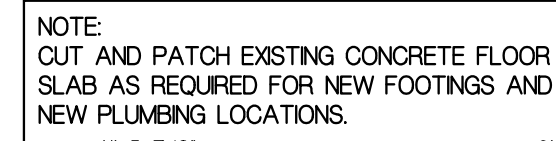
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GENERAL
NOTES,
DETAILS &
KEYPLAN

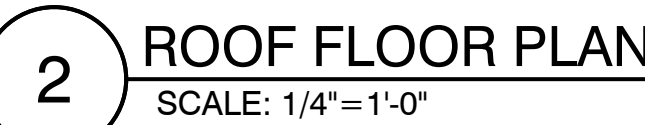
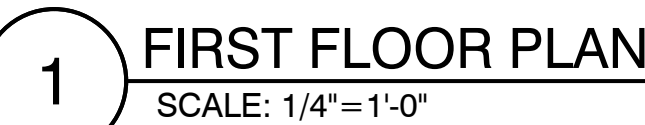
DRAWING NUMBER

A-1
1 OF 10

JOB NO.
19-006K



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Architect



3/4" T+G

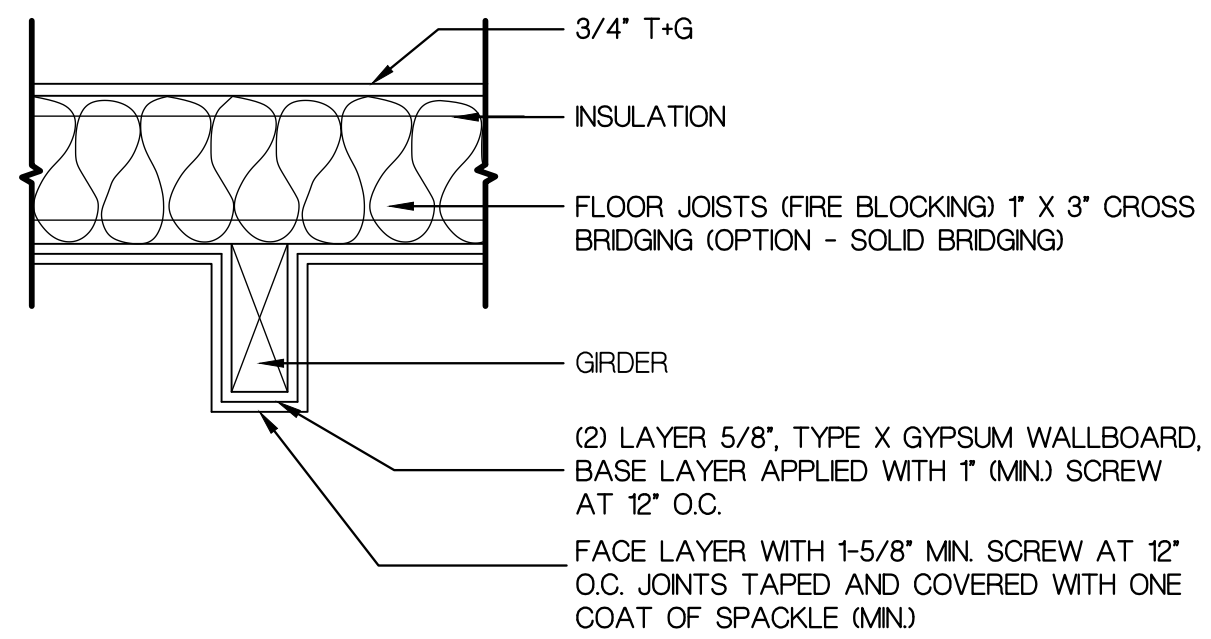
INSULATION

FLOOR JOISTS - 16" O.C. (FIRE BLOCKING)

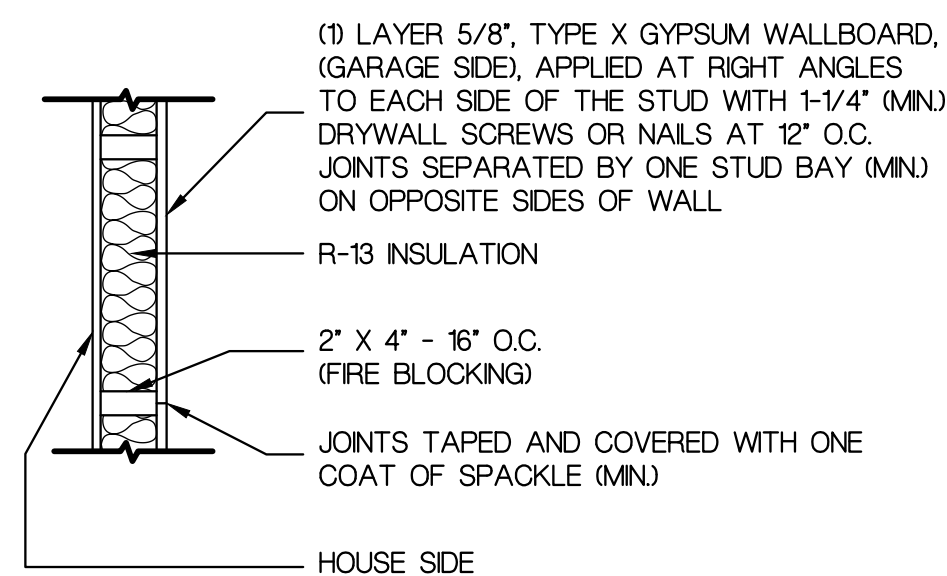
(2) LAYER 5/8" TYPE X GYPSUM WALLBOARD, (GARAGE SIDE), BASE LAYER APPLIED AT RIGHT ANGLES TO JOISTS WITH 1-1/4" MIN DRYWALL SCREWS OR NAILS AT 24" O.C.

FACE LAYER APPLIED AT RIGHT ANGLES TO JOISTS WITH 1-7/8" (MIN) DRYWALL SCREWS OR NAILS AT 24" O.C. FACE LAYER JOINTS SHALL BE OFFSET FROM BASE LAYER JOINTS BY ONE JOIST BAY (MIN). JOINTS TAPED AND COVERED WITH ONE COAT OF SPACKLE (MIN)

3 FTO-13 (FLOOR BETWEEN GARAGE & HOUSE)
SECTION DETAIL
SCALE: 1"=1'-0"



4 FTO-13 (GARAGE)
SECTION DETAIL
SCALE: 1" = 1'-0"



THIS WALL IS CONTINUOUS TO THE UNDERSIDE
OF THE CEILING MEMBRANE ABOVE.

5 FTO-13 (INTERIOR WALL)
SECTION DETAIL
SCALE: 1"=1'-0"

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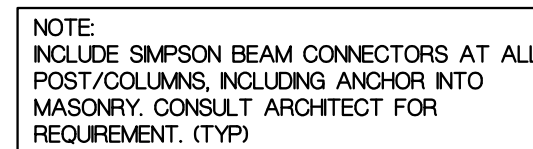
FLOOR PLANS

DRAWING NUMBER

A-3

3 OF 10
JOB NO.
19-006K

Kurt J. Ludwig, AIA
Architect



(732) 846-1141
Fax (732) 846-1143
www.kiludwig.com

ATLANTIC HIGHLANDS. NEW JERSEY

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09/10/19		RE ISSUE FOR BIDS	NG
09/17/19		RE ISSUE FOR BIDS	

FRAMING PLAN

A-4
4 OF 10
JOB NO.
19-006K



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



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

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Architect

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KJ
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NY LIC. NO. 034741-1
REGISTERED ARCHITECT

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PROPOSED RECONSTRUCTION
KETT RESIDENCE
24 BELVIDERE ROAD

ATLANTIC HIGHLANDS, NEW JERSEY

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DRAWING NAME:

ELEVATIONS

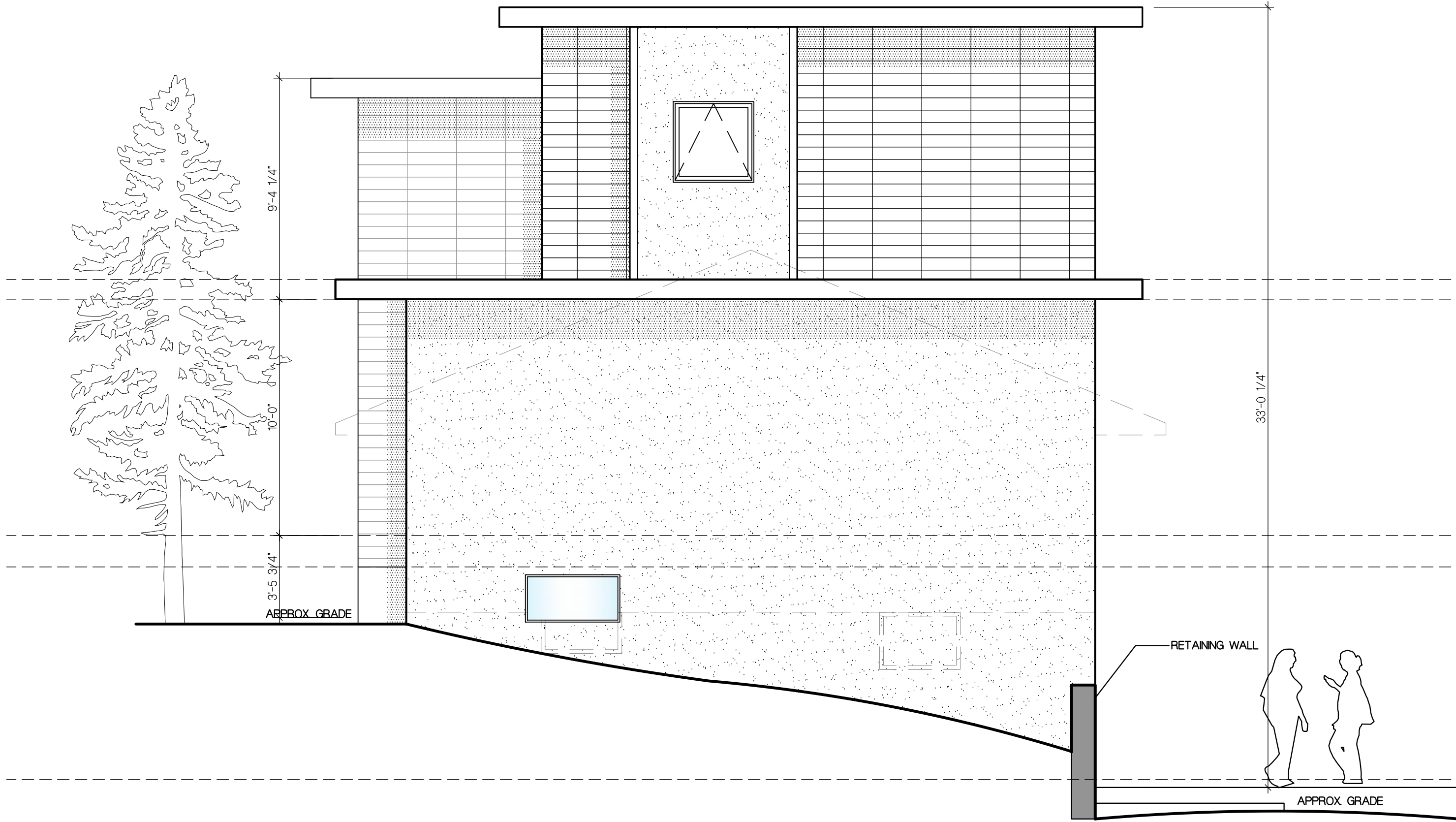
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5 OF 10

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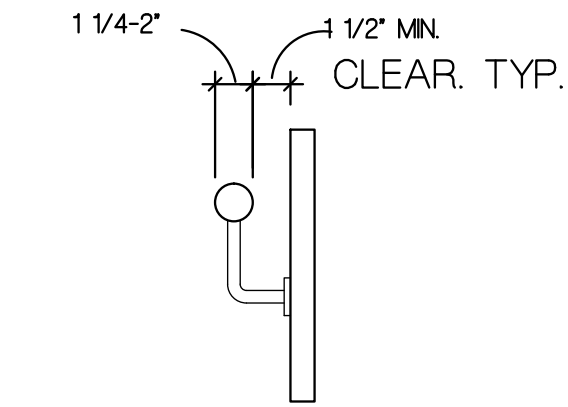
19-006K



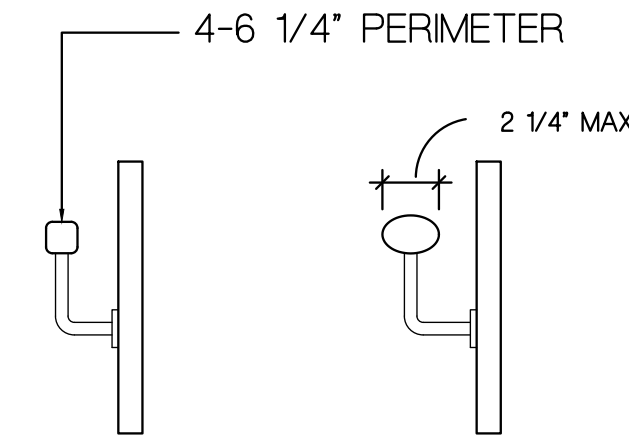
1 RIGHT-SIDE ELEVATION
SCALE: 1/4"=1'-0"



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



CIRCULAR



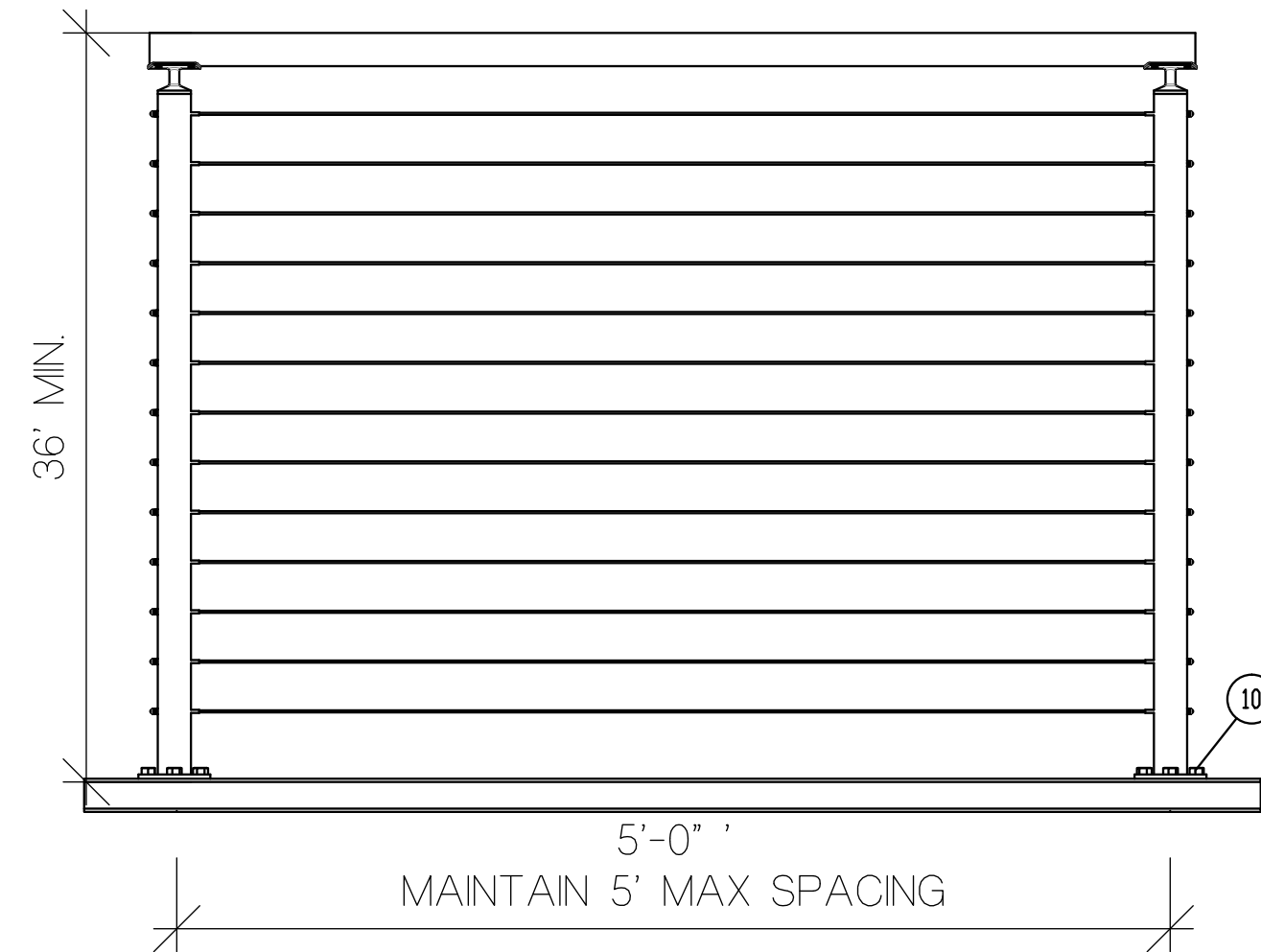
NON-CIRCULAR

6 HANDRAIL REQUIREMENTS
SCALE: N.T.S.

HANDRAIL WITH A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF AT LEAST 1-1/4" AND NOT GREATER THAN 2"-OR-ANY OTHER SHAPE WITH A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6-1/4" WITH THE LARGEST CROSS SECTIONAL DIMENSION NOT EXCEEDING 2-1/4" *NOTE: HANDRAIL SHALL BE RETURNABLE TO POST

SPACING BETWEEN BOTTOM RAIL AND TREAD SO THAT A 6" SPHERE CAN NOT PASS BETWEEN OPENING

3 RAIL DETAIL AT STAIR- TYP.
SCALE: 1"=1'-0"



4 GUARDRAIL DETAIL- TYP.
SCALE: 1"=1'-0"

MIN. TREAD = 9" (TYP) NOSE TO NOSE OR RISER TO RISER
TREAD SLOPE OF 2 PERCENT MAX.

MAX. RISER = 8 1/4"
ALL RISERS TO BE SOLID (TYP.)

NOSING (3/4" MIN) (1-1/4" MAX) WITH RADIUS CURVATURE OF 9/16" MAX. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS 11" MIN.

NOTE: 3/8" MAX. VARIATION BETWEEN DIMENSIONS OF RISERS, TREADS, AND NOSING PROJECTION WITHIN ANY FLIGHT.

NOTE: ELEVATION OF LOWEST STAIR MEMBER SHALL BE CONFIRMED BY OTHERS (SURVEYOR, ETC.) IN FIELD.

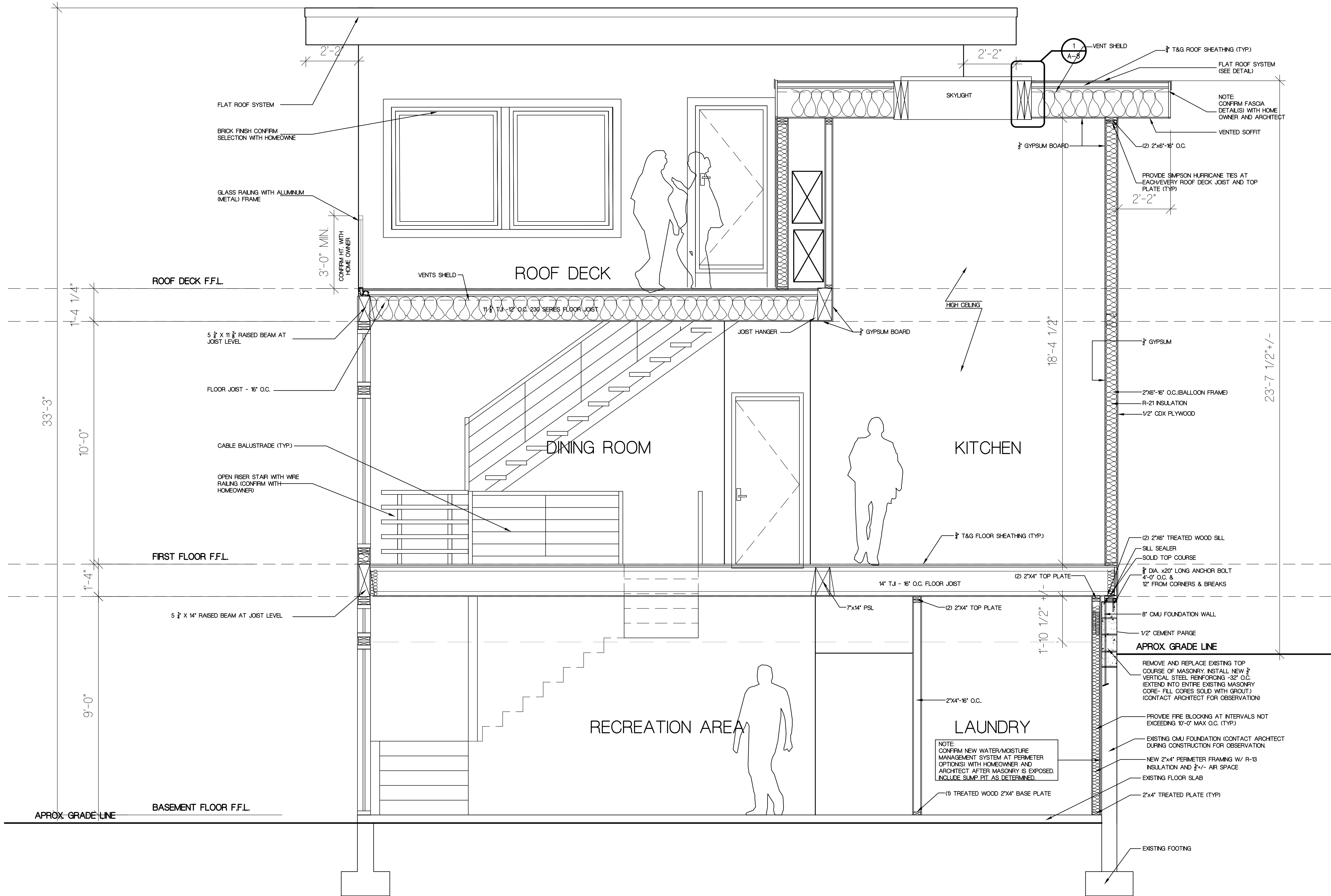
5 STAIR PROFILE- TYP.
SCALE: 1"=1'-0"

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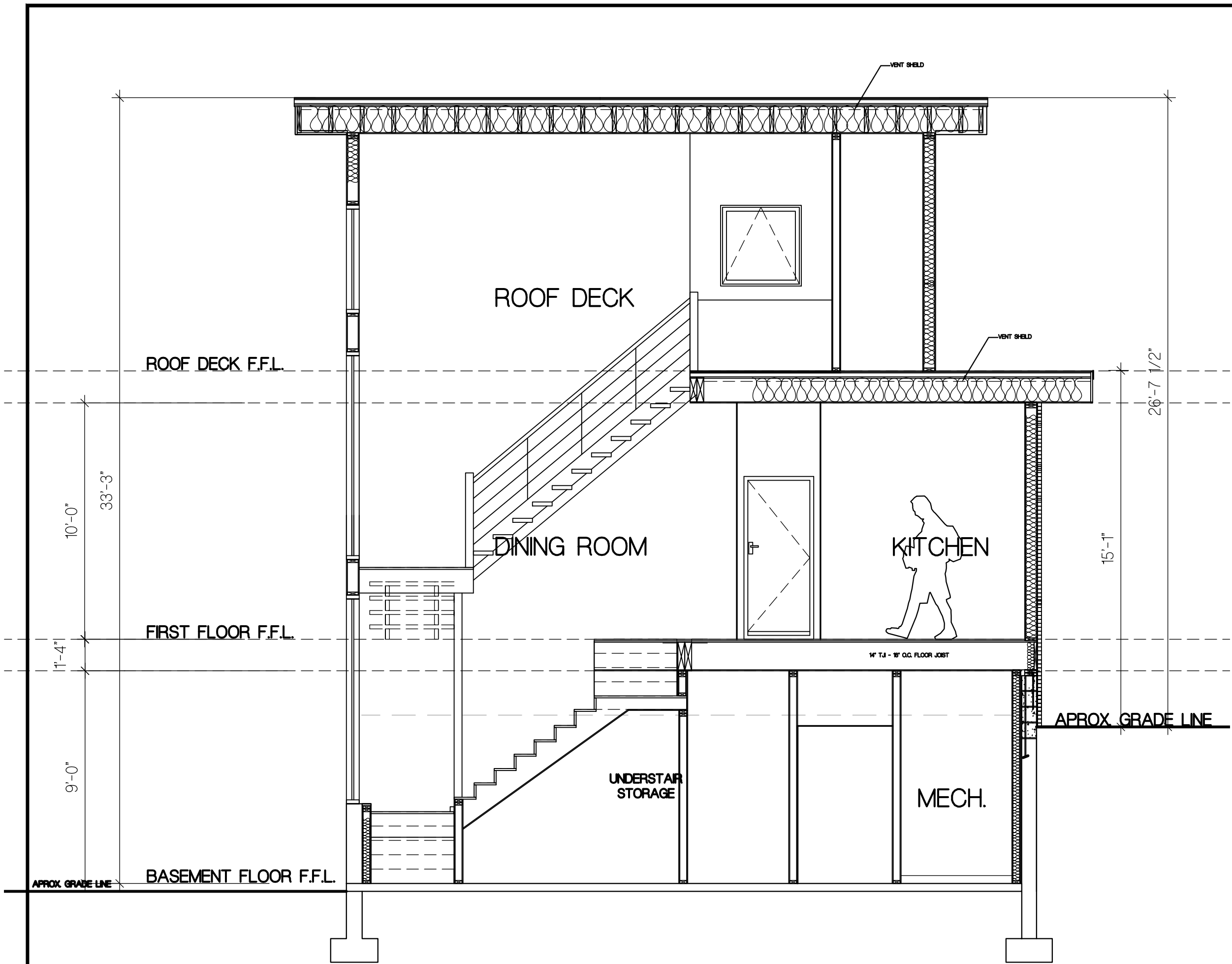


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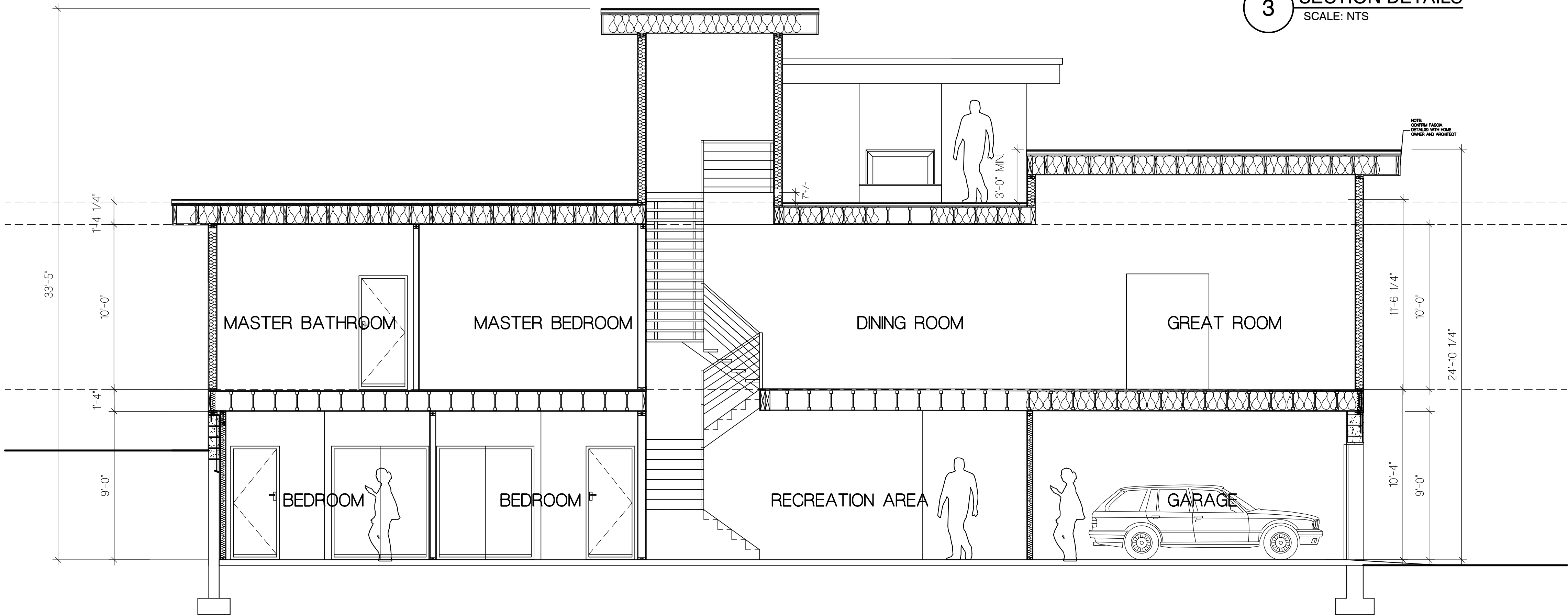
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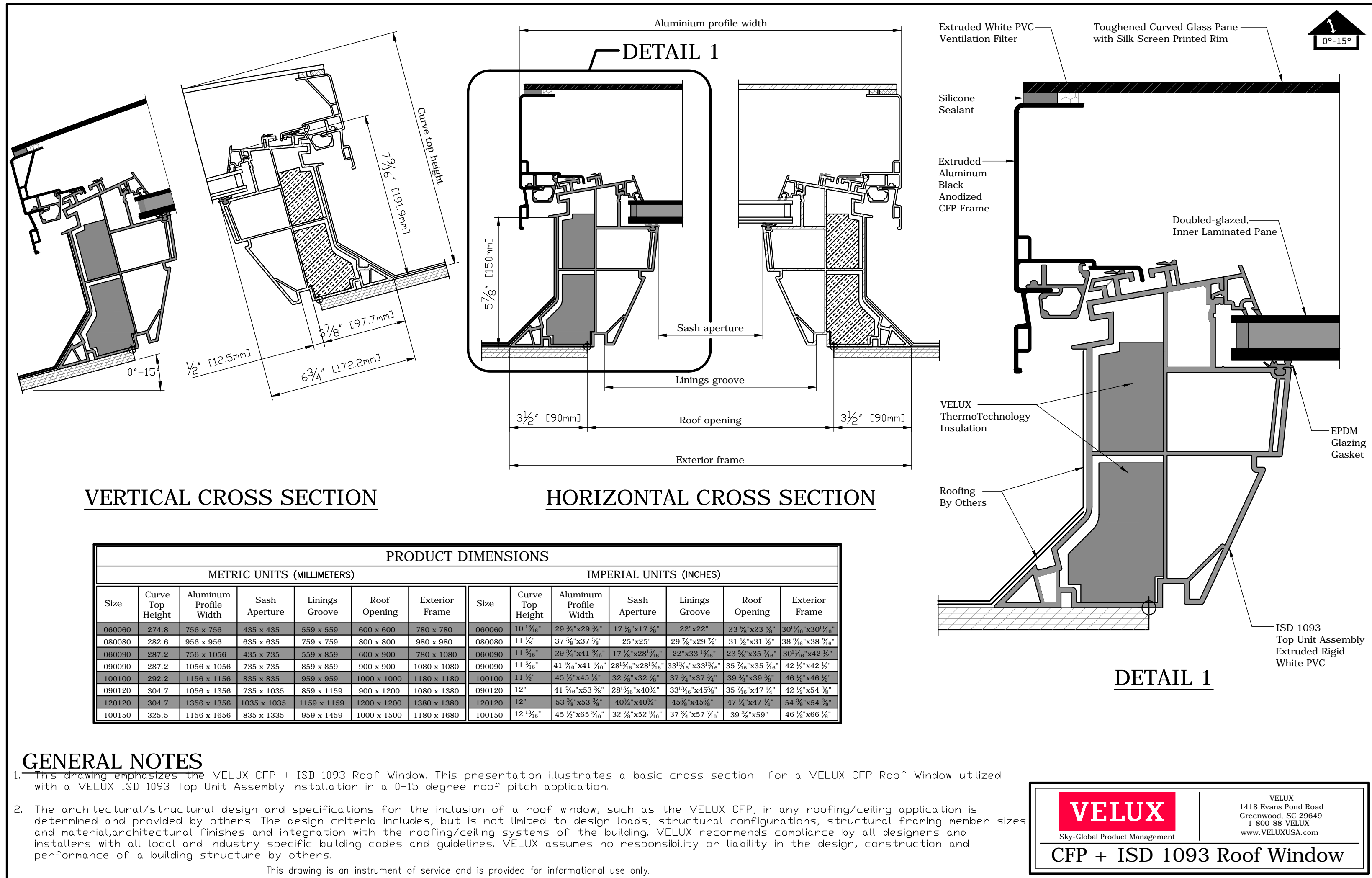
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1 CROSS SECTION
SCALE: 1/4"=1'-0"

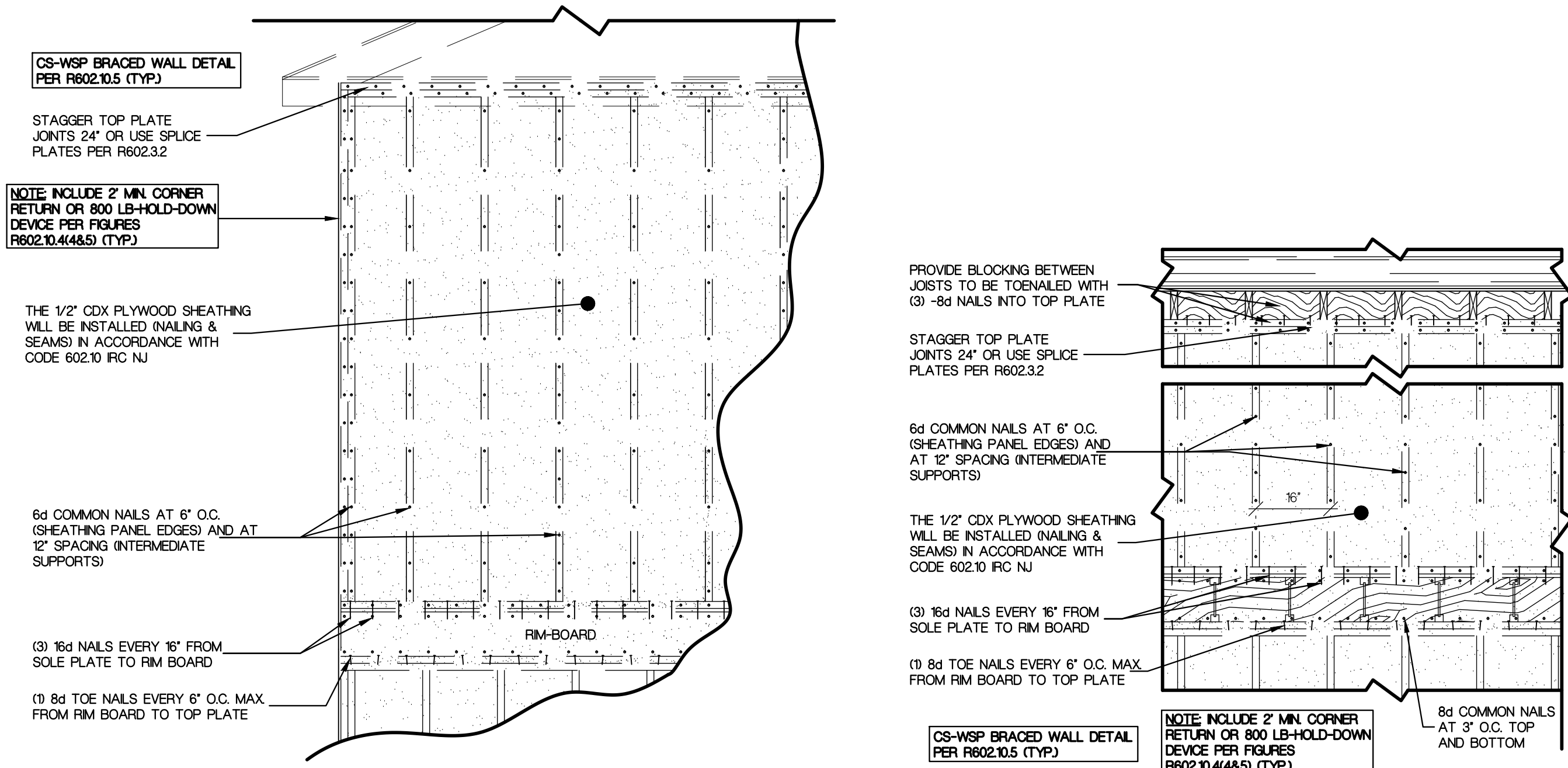


2 LONGITUDINAL SECTION
SCALE: 1/4"=1'-0"

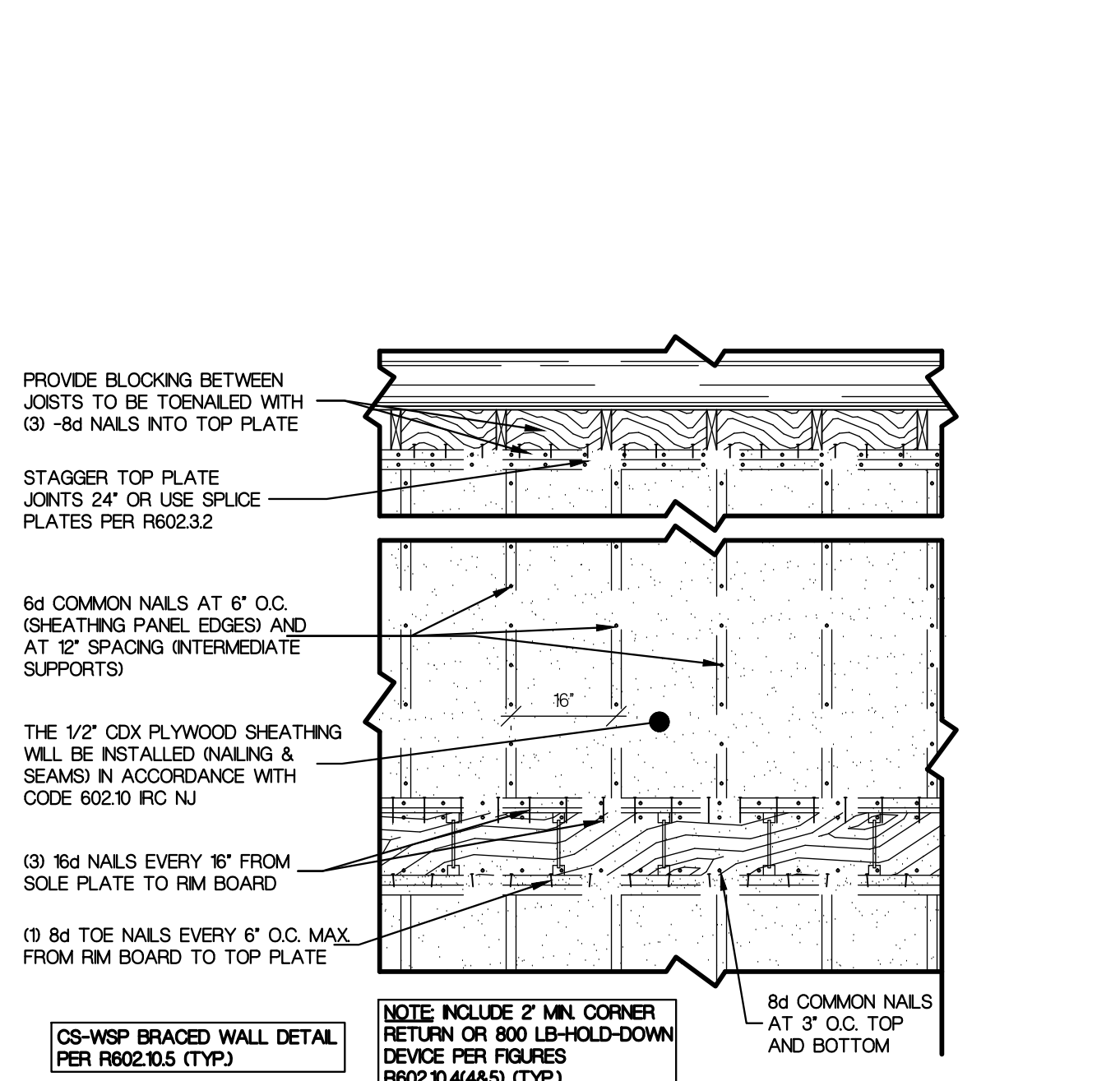


3 FLAT ROOF SKYLIGHT DETAIL
SECTION DETAILS
SCALE: NTS

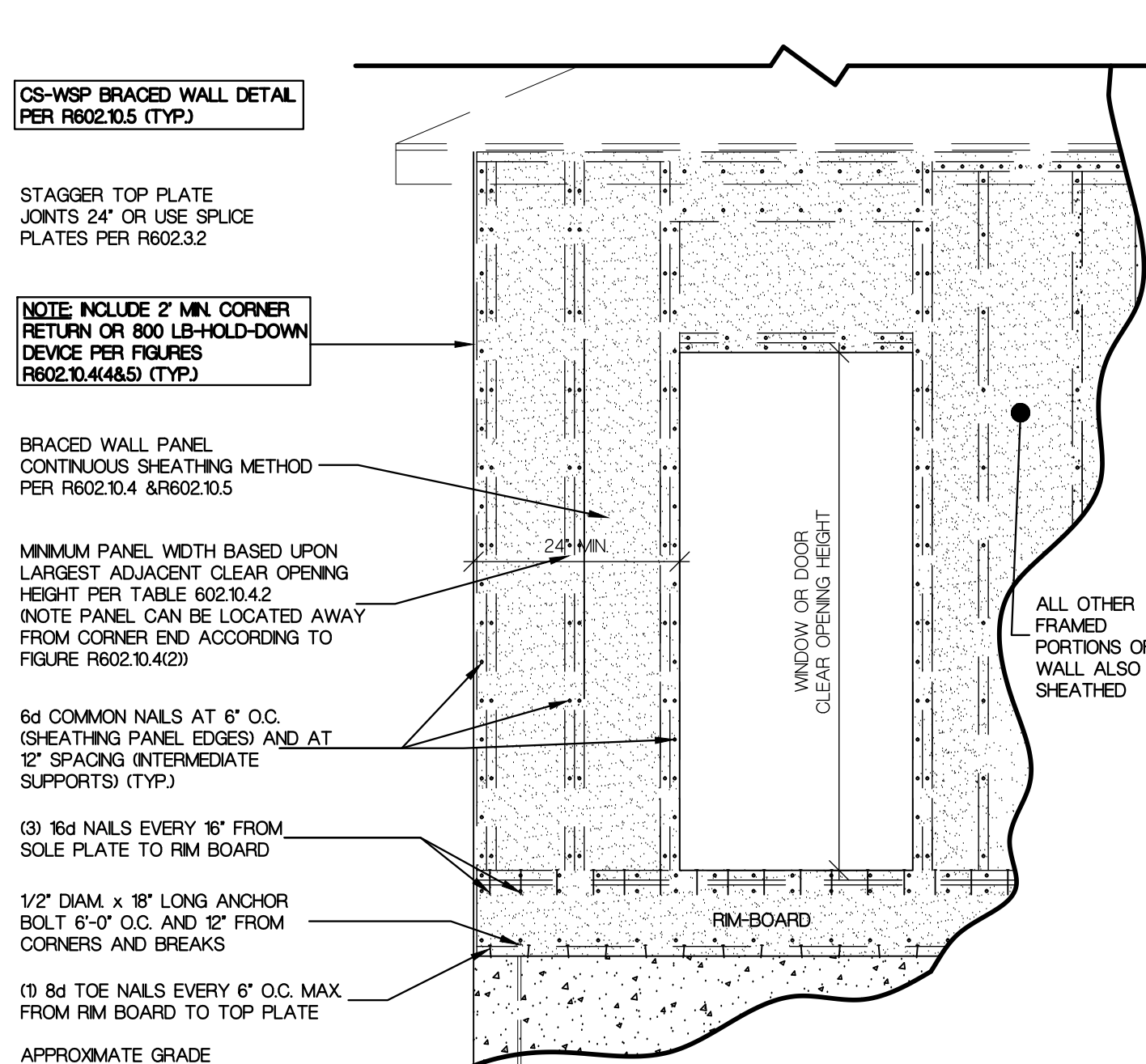
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06/10/19		REVISED PER CLIENT REVIEW	NG
07/ /19		ISSUE FOR BIDS	NG
08/14/19		REVISED PER CLIENT FEEDBACK	NG
09/10/19		RE ISSUE FOR BIDS	NG
09/17/19		RE ISSUE FOR BIDS	NG



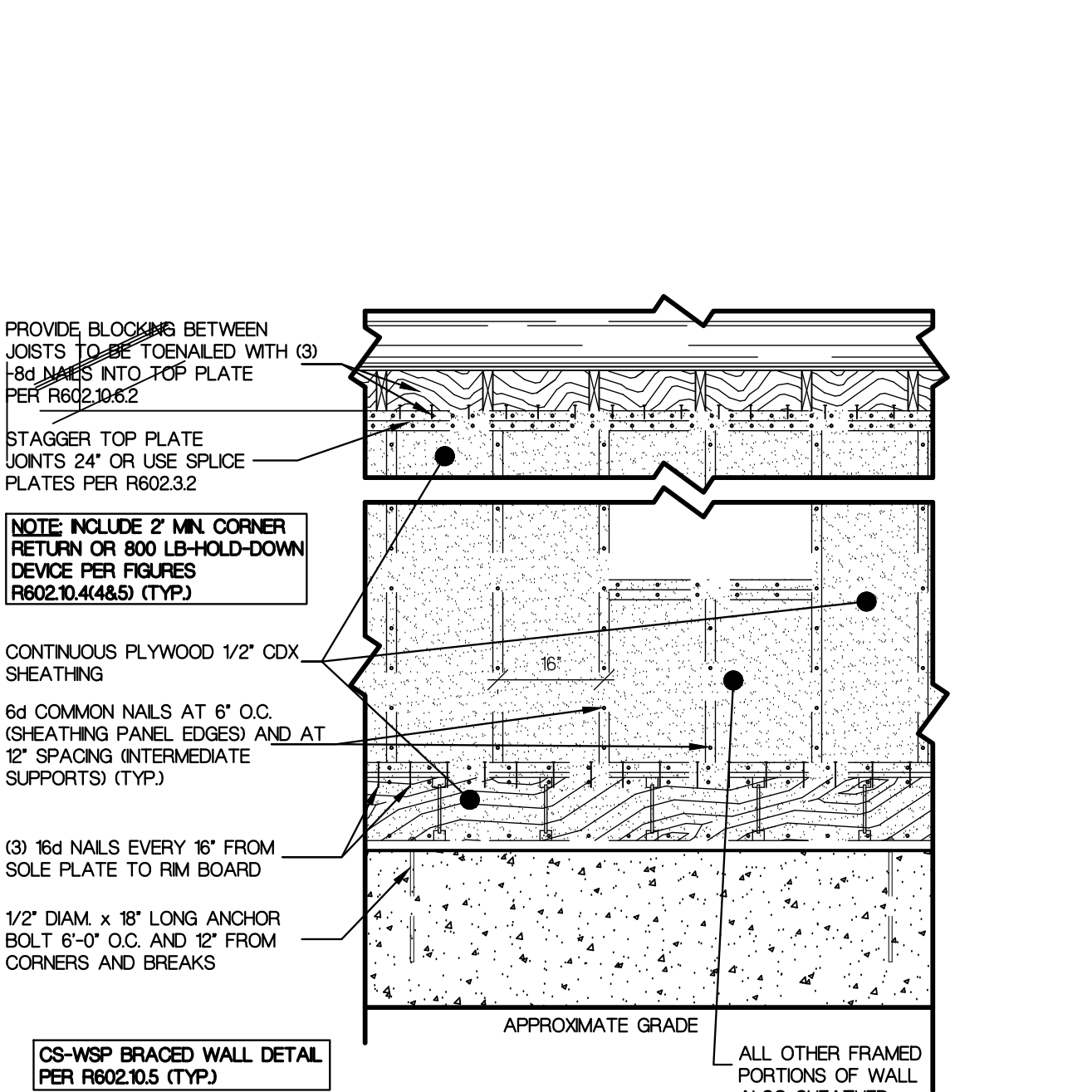
DETAIL-1 CONTINUOUS SHEATHING BRACED WALL
(SECTION WALL PARALLEL TO RAFTERS) 1/2"=1'-0"



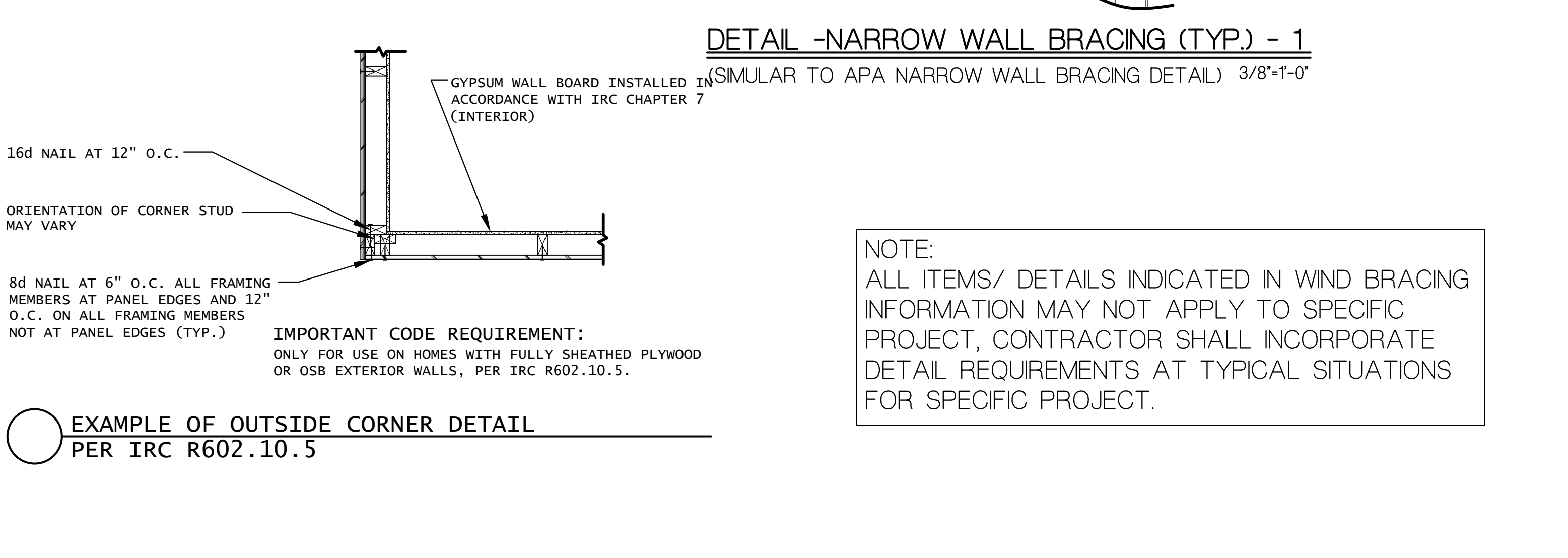
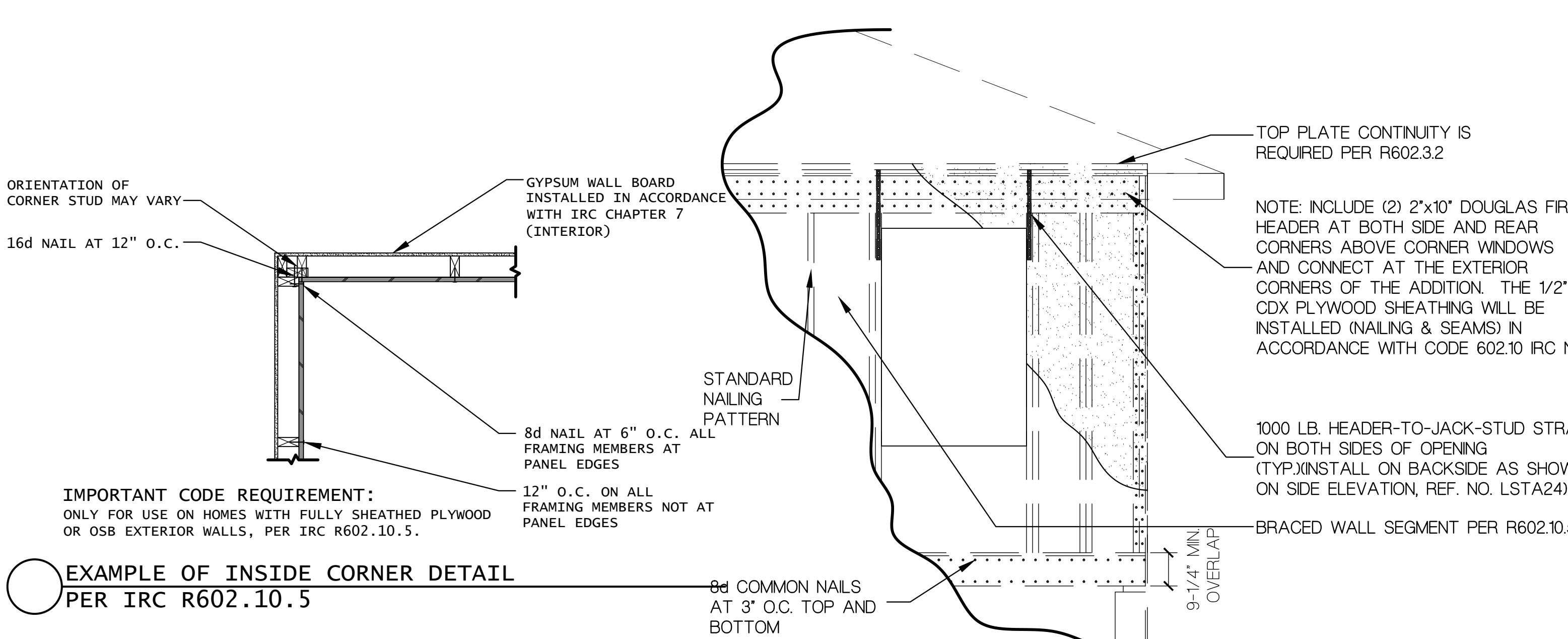
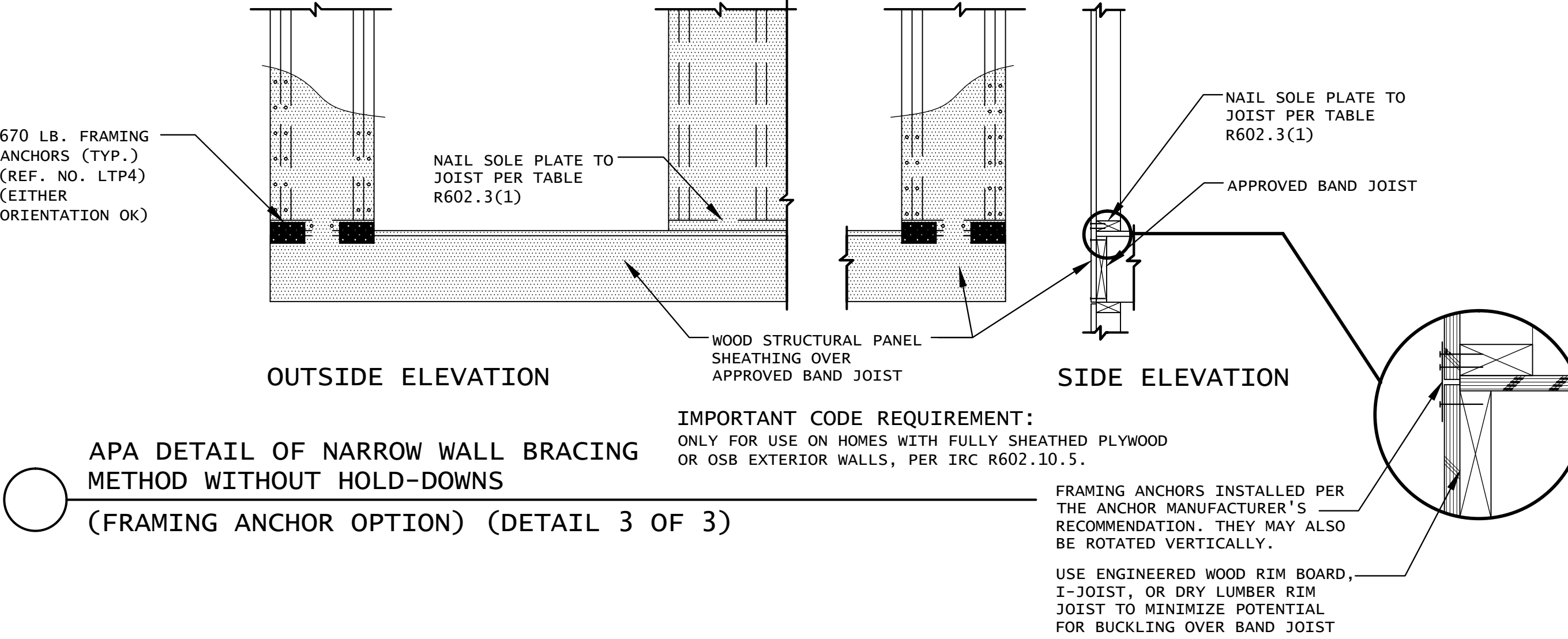
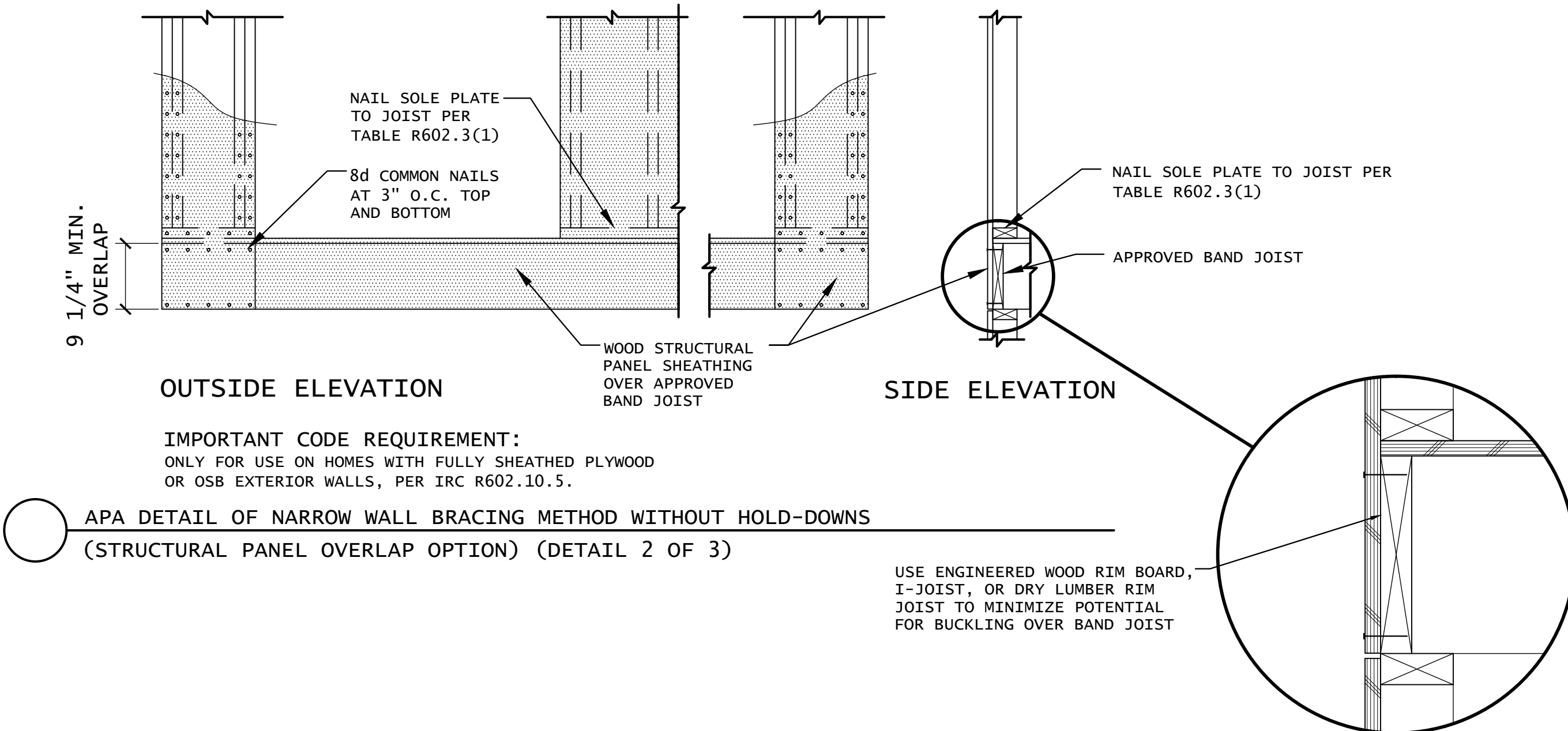
DETAIL-2 CONTINUOUS SHEATHING BRACED WALL
(SECTION WALL PERPENDICULAR TO RAFTERS) 1/2"=1'-0"



DETAIL-1 CONTINUOUS SHEATHING BRACED WALL
(SECTION WALL PARALLEL TO RAFTERS) 1/2"=1'-0"



DETAIL-2 CONTINUOUS SHEATHING BRACED WALL
(SECTION WALL PERPENDICULAR TO RAFTERS) 1/2"=1'-0"



Kurt J. Ludwig, AIA
Architect

(732) 846-1141
Fax (732) 846-1143
www.kjldwlg.com

Kurt J. Ludwig, AIA, Incorporated
77 North Main Street
Milltown, NJ 08850

NO CERT. NO. #AI-11708
NY LIC. NO. 034741-1
REGISTERED ARCHITECT

PROJECT NAME AND ADDRESS:

PROPOSED RECONSTRUCTION
KETT RESIDENCE
24 BELVIDERE ROAD
ATLANTIC HIGHLANDS, NEW JERSEY

BUILDING DATA

HEIGHT OF STRUCTURE: 35'-0" +/-
NEW ADDITIONAL AREA: 552 SF.
VOLUME OF ADD'L STRUCTURE: 15,741 CF.
VOLUME OF ENTIRE STRUCTURE: 47,860CF
USE GROUP: R-5

DATE:	REV.	DESCRIPTION:	BY:
02/09/19		ISSUE FOR CLIENT REVIEW	NG
03/08/19		REVISED PER CLIENT REVIEW	NG
04/17/19		REVISED PER CLIENT REVIEW	NG
05/14/19		CONSTRUCTION CHECK PRINT	NG
06/10/19		REVISED PER CLIENT REVIEW	NG
07/ /19		ISSUE FOR BIDS	NG
08/14/19		REVISED PER CLIENT FEEDBACK	NG
09/10/19		RE ISSUE FOR BIDS	NG
09/17/19		RE ISSUE FOR BIDS	NG

DRAWING NAME:

WIND BRACING
DETAILS

DRAWING NUMBER

A-10

10 OF 10

JOB NO.
19-006K