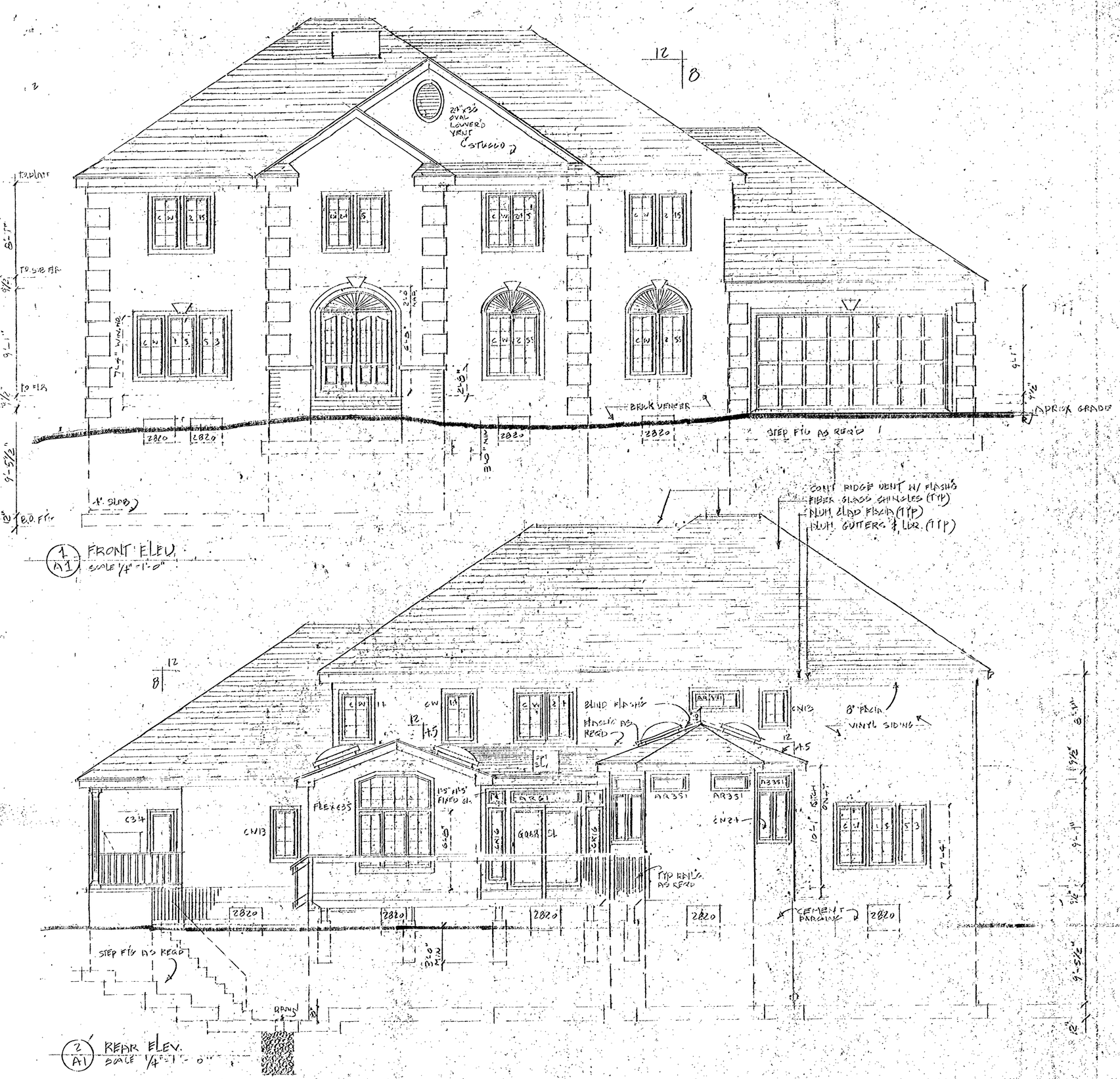

1/A1 FRONT ELEV.
SCALE 1/4"=1'-0"

2/A1 REAR ELEV.
SCALE 1/4"=1'-0"

1. GENERAL NOTES:

A. BUILDING DATA: CIA B01

USE GROUP: R-4 RESIDENTIAL, SINGLE-FAMILY
CONSTRUCTION TYPE: 5B COMBUSTIBLE, UNPROTECTED

GROSS AREA (SQUARE FEET)

FIRST FLOOR: 1SF 2594
SECOND FLOOR: 2SF 2036
TOTAL GROSS AREA: SF 4630

TOTAL GROSS VOLUME: CF 71519

B. THE ARCHITECT HAS NOT BEEN RETAINED TO PROVIDE CONSTRUCTION ADMINISTRATION. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DEVIATION AND/OR MODIFICATIONS TO WORK INDICATED, DETAILED, OR SPECIFIED ON THESE DRAWINGS. THE G.C. SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY PROPOSED MODIFICATIONS AND/OR SUBSTITUTIONS IN WRITING FOR HIS REVIEW AND FOR OWNER APPROVAL.

C. MATERIALS AND EQUIPMENT SPECIFIED HEREIN ARE OF A CERTAIN BRAND OR MANUFACTURER. IT IS INTENDED THAT THESE ITEMS SHALL REPRESENT A CERTAIN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE OWNER MAY USE MATERIALS OR EQUIPMENT OTHER THAN THAT SPECIFIED IF THE SUBSTITUTION MEETS OR EXCEEDS IN ALL RESPECTS THE REQUIREMENTS OF THE SPECIFICATION.

D. PROVIDE ALL TEMPORARY CONSTRUCTION BARRIERS AS REQUIRED DURING CONSTRUCTION TO PROTECT THE PUBLIC AND WORKMEN. COMPLY WITH ALL LOCAL ORDINANCES AND REGULATIONS AFFECTING THE WORK.

E. ALL SUB-CONTRACTORS SHALL SUBMIT COMPLETE SHOP DRAWINGS, MANUFACTURER'S BROCHURES, AND SAMPLES OF ALL WORK TO THE OWNER FOR REVIEW AND APPROVAL BEFORE FABRICATION OR ORDERING OF EQUIPMENT.

F. ALL WORK SHALL CONFORM TO THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND ITS REGULATIONS WHICH SHALL TAKE PRECEDENCE OVER ANYTHING NOTED ON THESE DRAWINGS.

G. ALL CONDITIONS AND DIMENSIONS SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH WORK. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING WITH THE THE WORK IN QUESTION.

H. BEDROOM EGRESS WINDOWS TO HAVE A CLEAR OPENING OF 5.7 SF WITH MINIMUM CLEAR HEIGHT OF 24" AND WIDTH OF 20" AND A MAXIMUM SILL HEIGHT OF 44".

I. ALL GLAZING IN DOORS, TUB OR SHOWER ENCLOSURES AND OTHER HAZARDOUS LOCATIONS TO BE APPROVED SAFETY GLASS.

J. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION OF AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

K. ALL SITE WORK, UNLESS NOTED AND DETAILED ON DRAWINGS, IS TO BE ESTABLISHED AND DESIGNED BY OTHERS (THAN THE ARCHITECT), INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, LANDSCAPING, SITE RETAINING WALLS AND SITE DRAINAGE.

L. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED BUILDING PERMITS. IF REQUIRED, HE SHALL SUBMIT ADDITIONAL MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND/OR SPECIFICATIONS THAT MAY BE REQUIRED BY THE BUILDING INSPECTOR. THE ARCHITECT HAS NOT BEEN RETAINED TO DESIGN MECHANICAL OR ELECTRICAL SYSTEMS FOR THIS PROJECT. THESE SERVICES WILL BE PROVIDED AS REQUIRED BY OWNER. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR SUPERVISING THE INSTALLATION OF THESE SYSTEMS.

M. ANY EXISTING OR NEW FINISHES AND/OR EQUIPMENT SOILED OR DAMAGED, INDICATED TO REMAIN SHALL BE CLEANED, REPAIRED OR REPLACED TO MATCH EXISTING ADJACENT FINISHES.

N. G.C. AND ALL SUBCONTRACTORS SHALL VERIFY LOCATIONS OF ALL UTILITIES, EQUIPMENT, AND AFFECTED DEVICES NECESSARY TO BE REMOVED, RELOCATED, OR REPLACED.

O. G.C. SHALL ONLY USE PORTIONS OF THE SITE FOR STAGING WORK AS APPROVED BY OWNERS, AND G.C. SHALL RESTORE ANY ALL LAWN & LANDSCAPING DAMAGED TO ITS ORIGINAL AT NO COST TO THE OWNERS.

P. G.C. SHALL SUBMIT BIDS TO OWNERS FOR WORK WITH SEPARATE COSTS FOR "ALTERNATES" NOTED ON DRAWINGS AND A TOTAL CONSTRUCTION COST WITH AND WITHOUT ALTERNATES. ALL BIDS SHALL BE INDICATED TO BE HONORED FOR A MINIMUM OF 90 DAYS FROM DATE OF SUBMISSION TO OWNERS.

Q. BUILDING SHALL MEET OR EXCEED THE NEW JERSEY ENERGY CODE.

2. FOUNDATIONS

A. EXCAVATION FOR ALL FOOTINGS AND FOUNDATION WALLS TO ELEVATIONS INDICATED ON DRAWINGS. ALL FOUNDATIONS TO BEAR ON SOIL CAPABLE OF SUPPORTING A BEARING PRESSURE OF 2000 PSF WITHOUT EXCESSIVE DEFORMATION. THE ALLOWABLE BEARING PRESSURE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER.

B. PROVIDE FOOTINGS TO BE A MINIMUM OF 3'-0" BELOW GRADE. ALL FOOTINGS, PIERS, SPACES TO BE A MINIMUM OF 1'-6" BELOW CRAWL SPACES SLAB.

TOWNSHIP OF LAKEWOOD
INSPECTION DEPT.
PLAN REVIEW RECORD
BUILDING
PLUMBING
FIRE
ELECTRICAL
OTHER
PLAN REVIEWED
OWNER'S SIGNATURE
DATE OF APPROVAL
212 Ave. St. Lakewood N.J.
364-3760

PERMIT: 99-0469
LDS LW 10400305

TOWNSHIP OF LAKEWOOD
CONSTRUCTION DEPT.
PLANS RELEASED FOR PERMIT
APPROVED 4/20/99
NEW 2 STY. TO BE ERECTED FOR MR. & MRS. ELI BLEEMAN 14TH ST. LOT 9 & 10 BLK. 60
LAKEWOOD TWP OCEAN COUNTY N.J.

A COPY OF THESE STAMPED APPROVED PLANS MUST BE KEPT ON CONSTRUCTION SITE UNTIL FINAL APPROVAL 364-3760

LAWRENCE S. SCHREIBER, AIA
A R C H I T E C T
9 Cabinfield Circle
Lakewood, New Jersey 08701
609-482-1788
732-886-5290
LAWRENCE S. SCHREIBER C-10054

DRAWN: H.C. WEINGARTEN
CHECKED: LS
DATE:
SCALE: 1/4"=1'-0"
JOB NO.: 9126B
SHEET: A1
OF 5 SHEETS

DWG. SHEET TITLE: