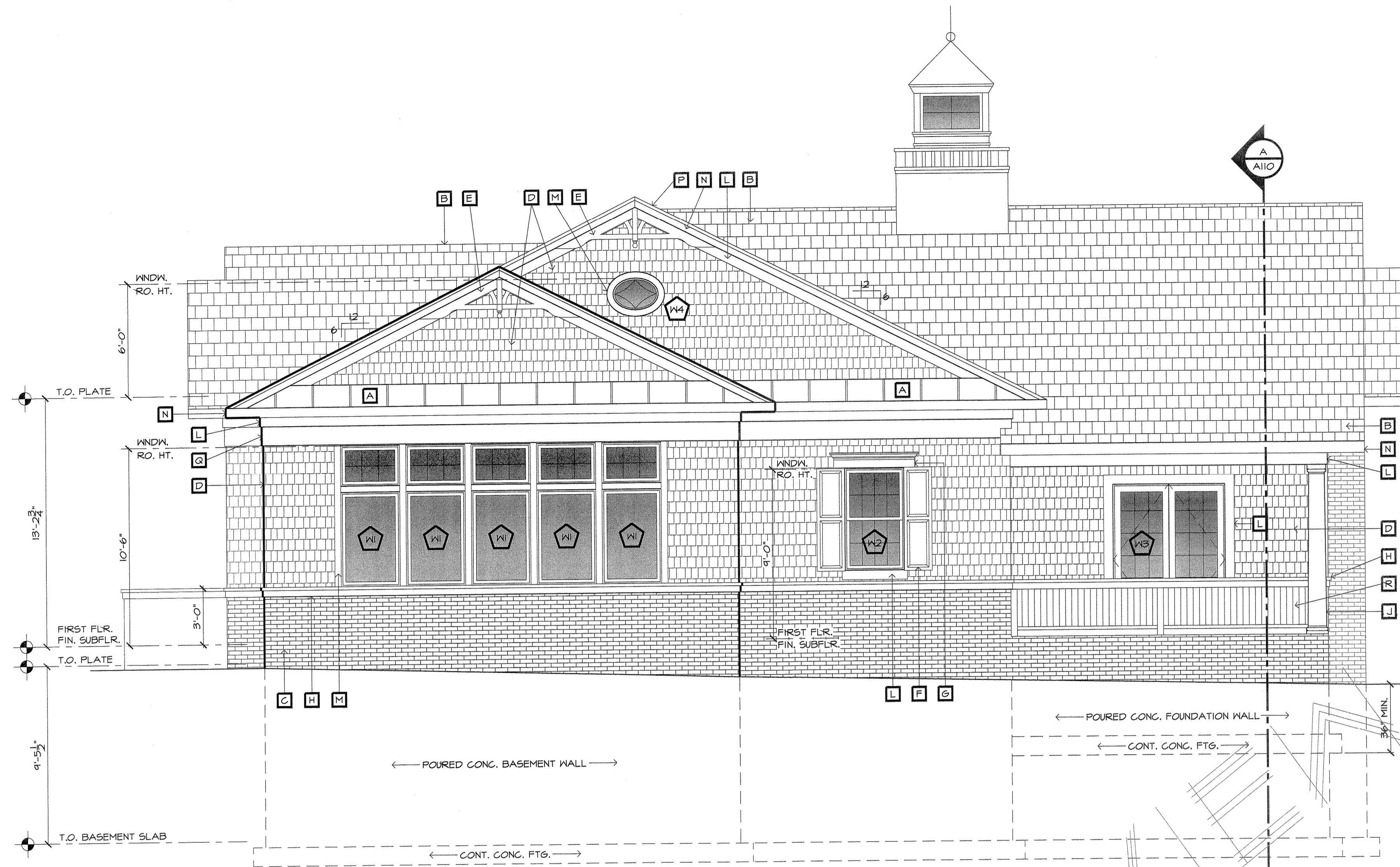


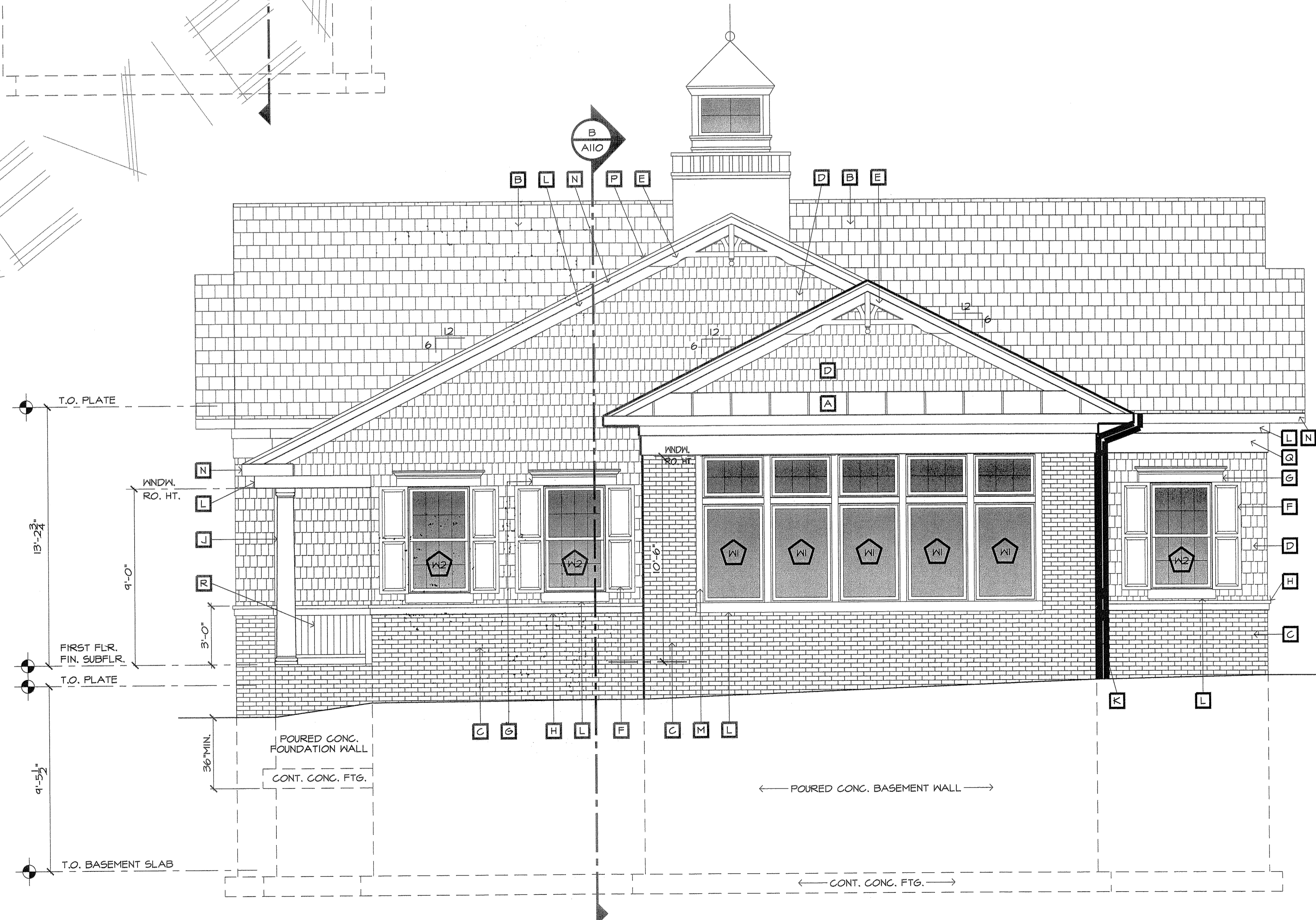
EXTERIOR MATERIALS LEGEND

A	STANDING SEAM METAL ROOF PANELS AS MANUF. BY ENSLERT COLOR: "COLONIAL RED"	H	WATER TABLE (TO MATCH EX. BLDG. 'A') AS MANUF. BY AZEK (OR EQ.) COLOR: "WHITE"
B	5/8" TIMBERLINE DIMENSIONAL ASPHALT SHINGLE ROOFING COLOR: "MISSION BROWN"	I	12" DIA. COLUMN ENCLOSURE (TO MATCH EXISTING BLDG. 'A') COLOR: "WHITE"
C	THIN BRICK VENEER AS MANUF. BY ROBINSON BRICK CO. COLOR: "SCHOOLHOUSE"	K	RAINWATER LEADER COLOR: "WHITE"
D	CEDAR IMPRESSIONS TRIPLE 5" PERFECTION SHINGLES COLOR: "HERRINGBONE"	L	6" SMOOTH TRIM AS MANUF. BY AZEK (OR EQ.) COLOR: "WHITE"
E	PREFAB. GABLE PEDIMENT No. No. 6PA104X26 AS MANUF. BY FYPON COLOR: "WHITE"	M	4" SMOOTH TRIM AS MANUF. BY AZEK (OR EQ.) COLOR: "WHITE"
F	PREFAB. RAISED PANEL SHUTTERS AS MANUF. BY FYPON No. No. SH10X60DP COLOR: "POLISHED MAHOGANY" BY SHERWIN WILLIAMS	N	8" FASCIA BOARD AS MANUF. BY AZEK (OR EQ.) COLOR: "WHITE"
G	PREFAB. WINDOW HEAD TRIM AS MANUF. BY FYPON No. No. CGA52X10 COLOR: "WHITE"	P	2" SMOOTH TRIM AS MANUF. BY AZEK (OR EQ.) COLOR: "WHITE"
		Q	18" SMOOTH TRIM AS MANUF. BY AZEK (OR EQ.) COLOR: "WHITE"
		R	36" HIGH RAILING AS SELECTED BY OWNER



SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

FOR REVIEW

ELEVATIONS

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JAMES J. MONTEFORTE, AIA
 NY LIC. #026417-1
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 CT LIC. #ARI.0011059
 DE LIC. #S5-0007167
 NJ LIC. #21D00028300

NCARB LIC. #43377

NEW OFFICE BUILDING FOR:
WESTWIND PROFESSIONAL PLAZA II
 WALL TOWNSHIP
 LOTS 14.01 & 14.02
 BLOCK 819

monteforte architectural studio LLC
 733 STATE HWY. 35, OCEAN TOWNSHIP, NJ 07712, 732.966.1900

REVISIONS:

DATE:	
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DRAWN BY:

LMG

CHECKED BY:

AS/JJM

JOB NO.

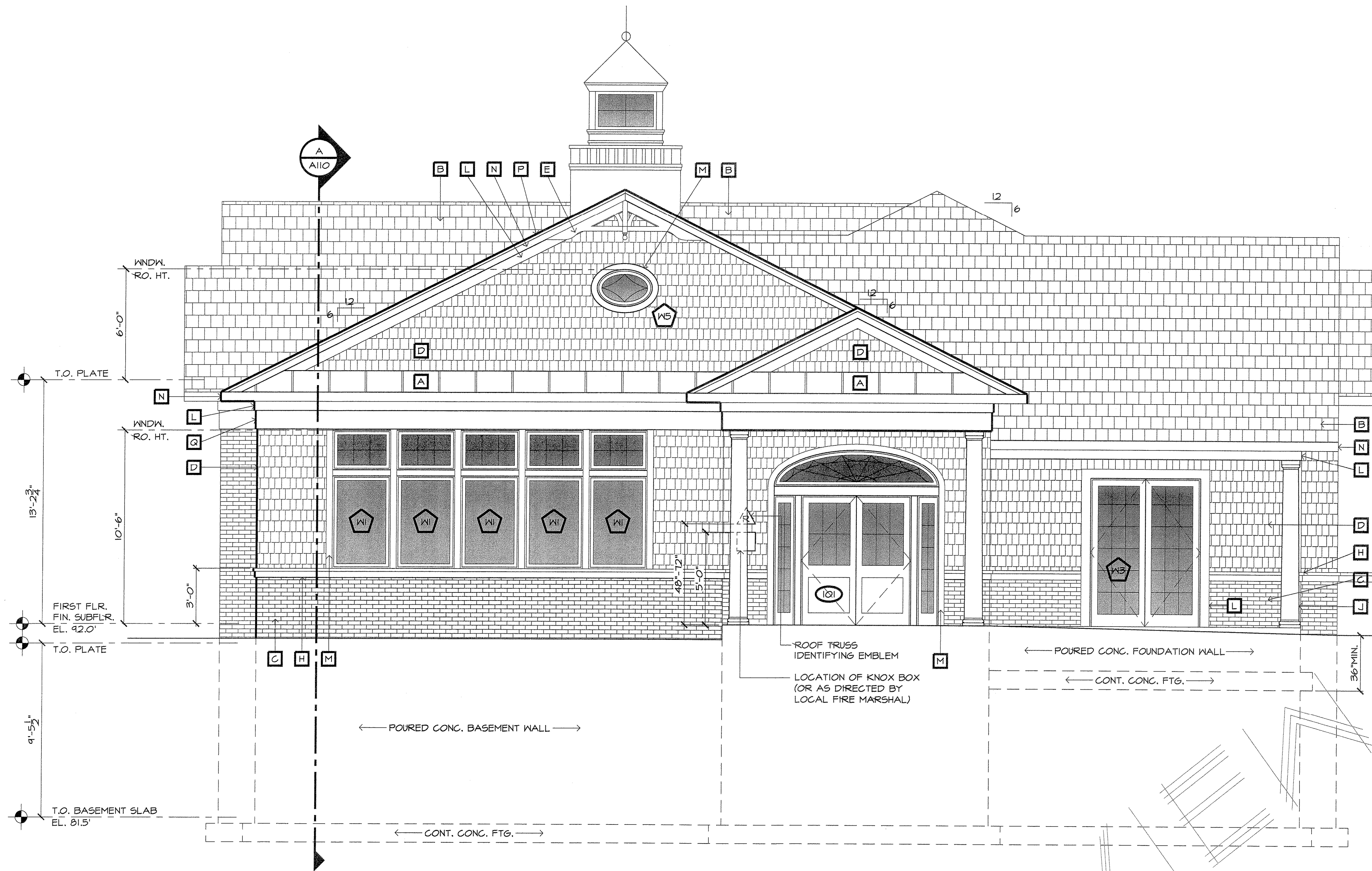
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DATE:

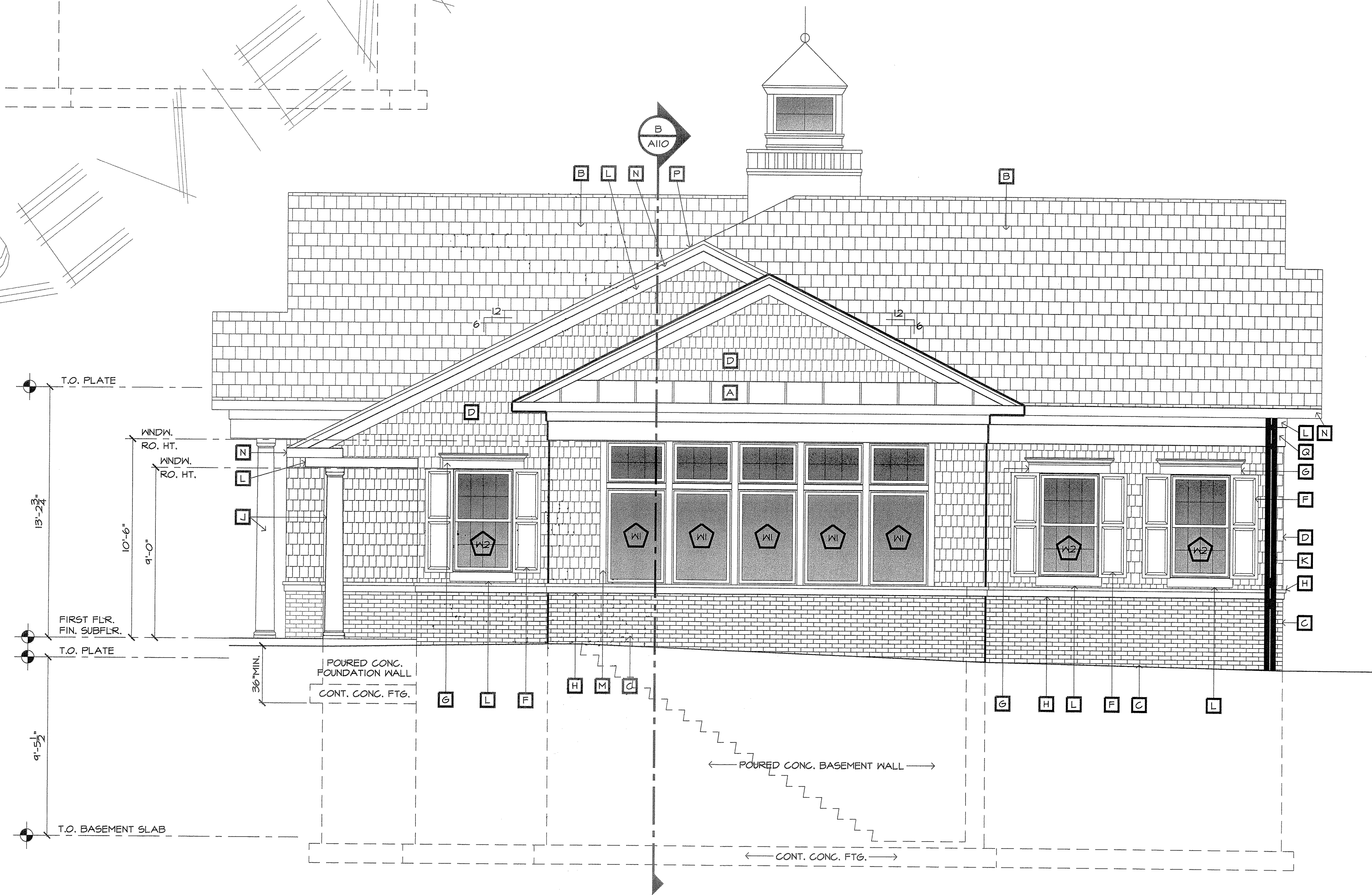
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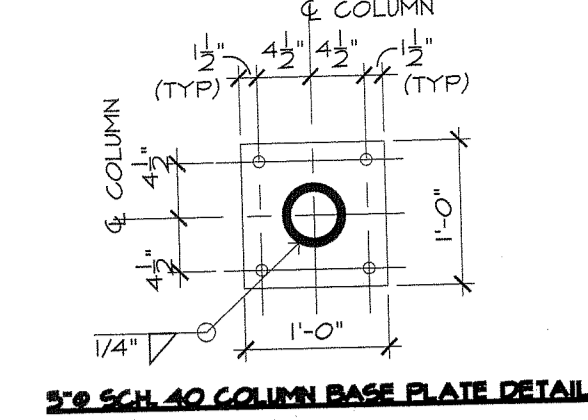
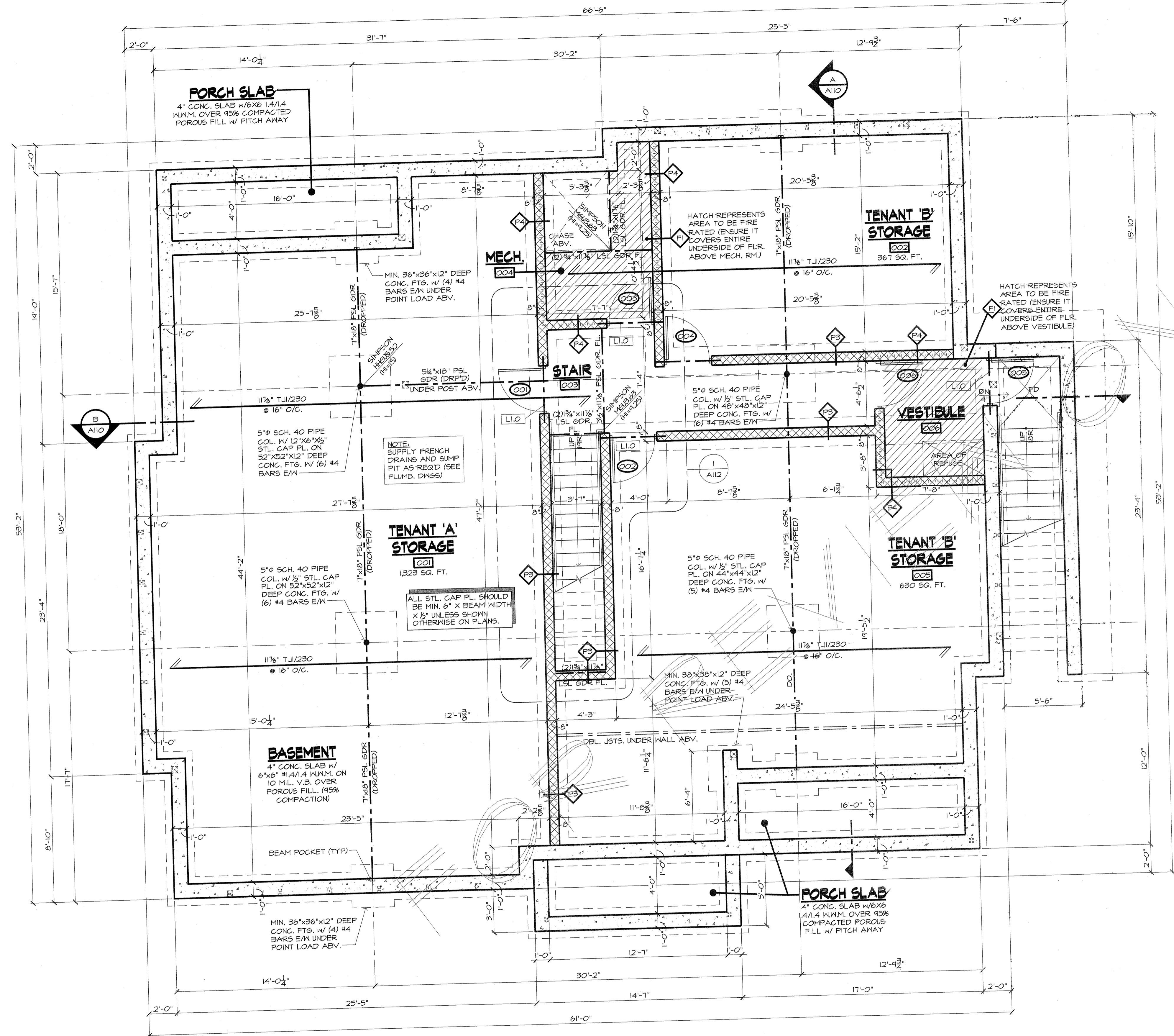
NORTH ELEVATION
1/4" = 1'-0"



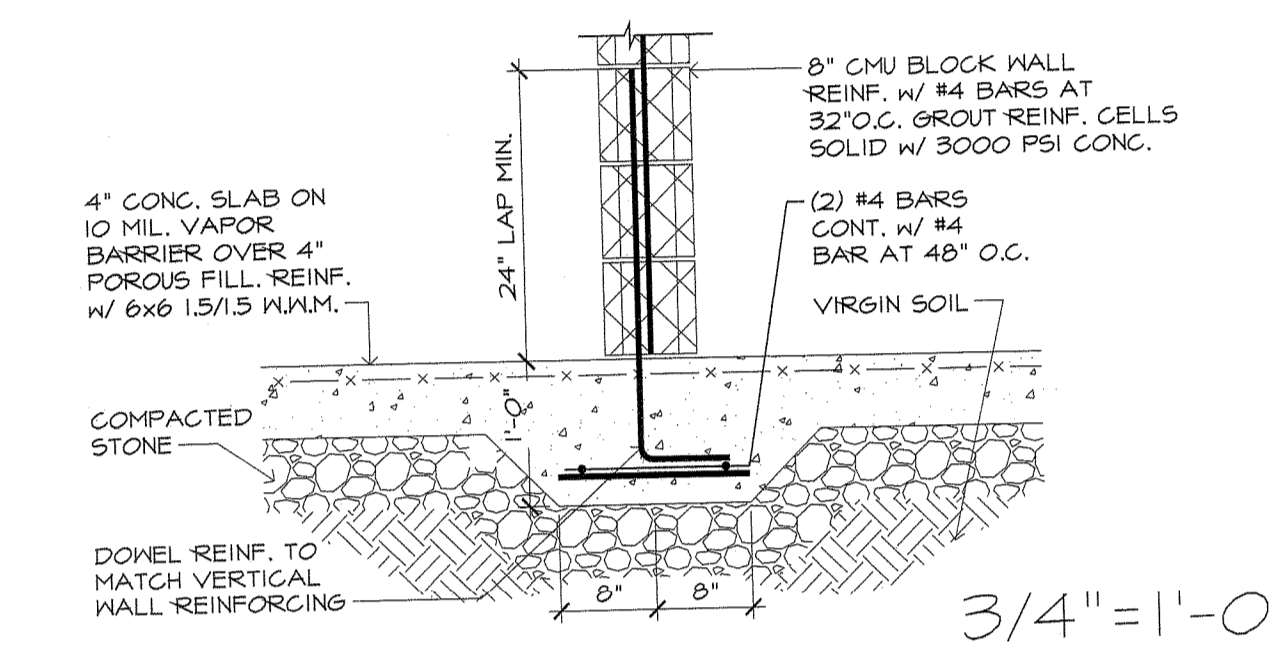
WEST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND	
A	STANDING SEAM METAL ROOF PANELS AS MANUF. BY ENGLERT COLOR: 'COLONIAL RED'
B	6AF TIMBERLINE DIMENSIONAL ASPHALT SHINGLE ROOFING TO MATCH EXISTING BLDG. 'A' COLOR: 'MISSION BROWN'
C	THIN BRICK VENEER AS MANUF. BY ROBINSON BRICK Co. COLOR: 'SCHOOLHOUSE'
D	CEDAR IMPRESSIONS TRIPLE 5" PERFECTION SHINGLES COLOR: 'HERRINGBONE'
E	PREFAB. GABLE PEDIMENT No. No. 6FA104X26 AS MANUF. BY FYFON COLOR: 'WHITE'
F	PREFAB. RAISED PANEL SHUTTERS AS MANUF. BY FYFON No. No. 5H18X66DP COLOR: 'POLISHED MAHOGANY' BY SHERWIN WILLIAMS
G	PREFAB. WINDOW HEAD TRIM AS MANUF. BY FYFON No. No. 6C45X10 COLOR: 'WHITE'
H	WATER TABLE (TO MATCH EX. BLDG. 'A') AS MANUF. BY AZEK (OR EQ) COLOR: 'WHITE'
L	12" DIA. COLUMN ENCLOSURE (TO MATCH EXISTING BLDG. 'A') COLOR: 'WHITE'
K	RAINWATER LEADER COLOR: 'WHITE'
L	6" SMOOTH TRIM AS MANUF. BY AZEK (OR EQ) COLOR: 'WHITE'
M	4" SMOOTH TRIM AS MANUF. BY AZEK (OR EQ) COLOR: 'WHITE'
N	5" FASCIA BOARD AS MANUF. BY AZEK (OR EQ) COLOR: 'WHITE'
P	2" SMOOTH TRIM AS MANUF. BY AZEK (OR EQ) COLOR: 'WHITE'
Q	18" SMOOTH TRIM AS MANUF. BY AZEK (OR EQ) COLOR: 'WHITE'
R	36" HIGH RAILING AS SELECTED BY OWNER

FOR REVIEW ONLY



2 STL. COL. & FTG. DET.



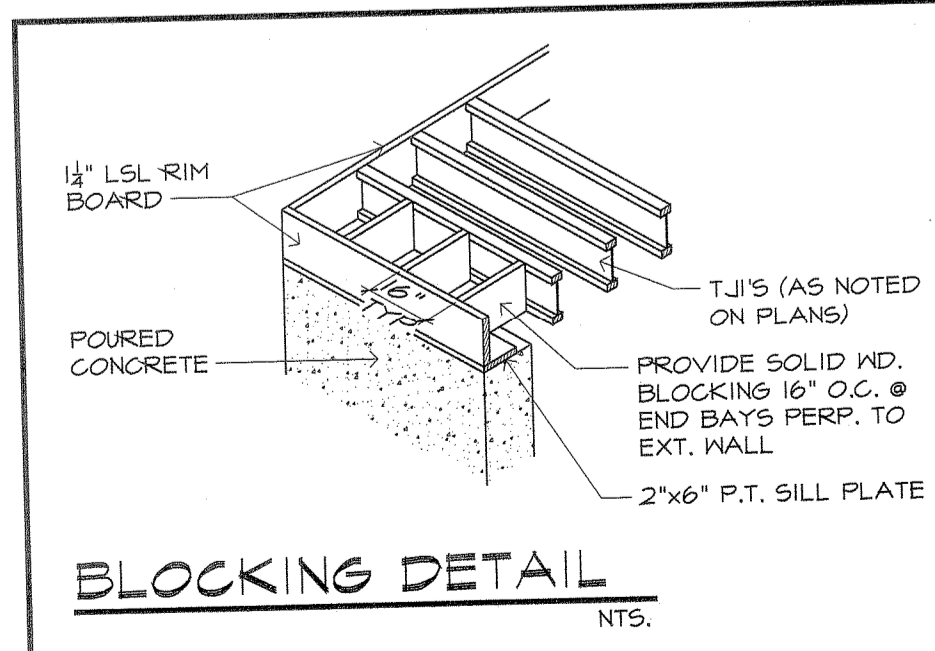
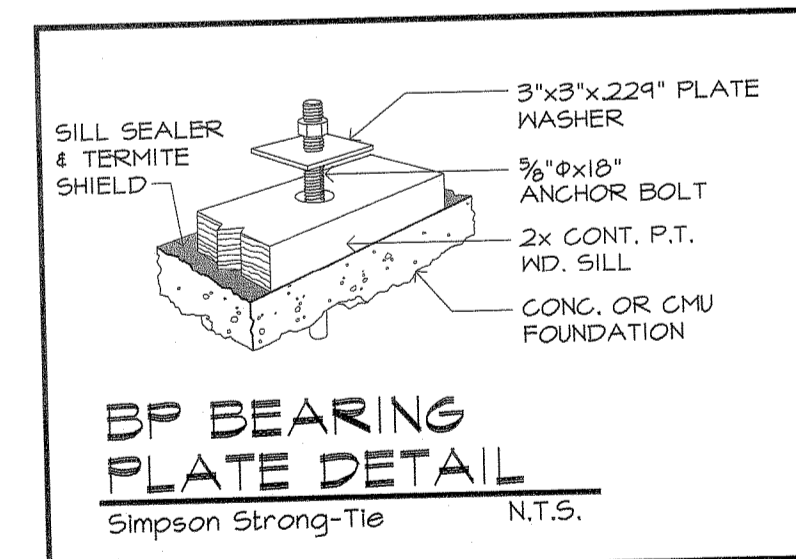
INT. CMU WALL DETAIL

TYP. FOUNDATION NOTES

ALL 12" CONC. TO BEAR ON 24"x12" DEEP CONT. CONCRETE FOOTING.
 ALL 8" CONC. BLOCK TO BEAR ON 20"x12" DEEP CONT. CONCRETE FOOTING.
 ALL CONCRETE BLOCK FOUNDATION WALLS SHALL HAVE HORIZONTAL REINFORCING INSTALLED EVERY OTHER COURSE. SEE NOTE SHEET.
 WHERE BACKFILL EXCEEDS 6'-0" ABOVE SLAB, 12" CMU TO BE FILLED SOLID.
 ALL FOOTINGS TO RECEIVE (3) #4 BARS CONTINUOUS TYPICAL UNLESS OTHERWISE NOTED.
 DOUBLE ALL FLOOR JOISTS BELOW PARALLEL PARTITIONS ABOVE. SEE NOTE SHEET.
 ALL WOOD IN CONTACT WITH THE EXTERIOR ELEMENTS IS TO BE PRESSURE PRESERVATIVE TREATED AS REQUIRED BY CODE.
 ALL DECK LEDGERS SHALL BE FLASHED TO PREVENT WATER FROM CONTACTING HOUSE BAND JOIST.
 DO NOT BACKFILL UNTIL THE FOUNDATION WALLS ARE INSTALLED AND THE FIRST FLOOR IS FRAMED AND/OR THE FOUNDATION WALLS HAVE BEEN BRACED. CONTRACTOR WILL BE RESPONSIBLE FOR BRACING OF FOUNDATION WALLS IF UNBALANCED FILL IS PRESENT ON SITE.

TYP. FOUNDATION FRAMING NOTES

ALL ENGINEERED LUMBER IS TO BE MANUFACTURED BY TRUS JOIST / MEYERHAEUSER. ANY SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT PRIOR TO PURCHASING MATERIAL.
 ALL PSL BEAMS SHALL BE 2.0E PARALLAMS (N.J.O.).
 DOUBLE FLOOR JOISTS SHALL BE PROVIDED UNDER PARTITIONS PARALLEL TO JOISTS UNLESS OTHERWISE NOTED ON PLANS.
 PROVIDE JOISTS 6" APART UNDER PLUMBING OR UTILITY WALLS (TYPICAL).
 ALL STEEL COLUMNS SHOWN ON PLAN SHALL BE 4" SCHEDULE 40 PIPE COLUMN W/ 6"x6"x1/2" STEEL CAP UNLESS OTHERWISE NOTED.
 PROVIDE 1" AIR POCKET AROUND PSL OR LVL BEAM IN ALL MASONRY POCKETS. PROVIDE STL. BASE PLATE OR FLASHING AS REQUIRED FOR MOOD PROTECTION.
 PROVIDE SQUASH BLOCKS UNDER ALL POSTS & POINT LOADS FROM ABOVE.
 PROVIDE SQUASH BLOCKS AT ALL BEARING CONDITIONS AS PER MANUFACTURER'S SPECIFICATIONS.
 CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS, CROSS-LAMINATED TIMBER OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER OR LICENSED PROFESSIONAL.



PARTITION LEGEND

	POURED FOUNDATION WALL
	CMU WALL
	FIRE RATED PARTITION

LINTEL SCHEDULE

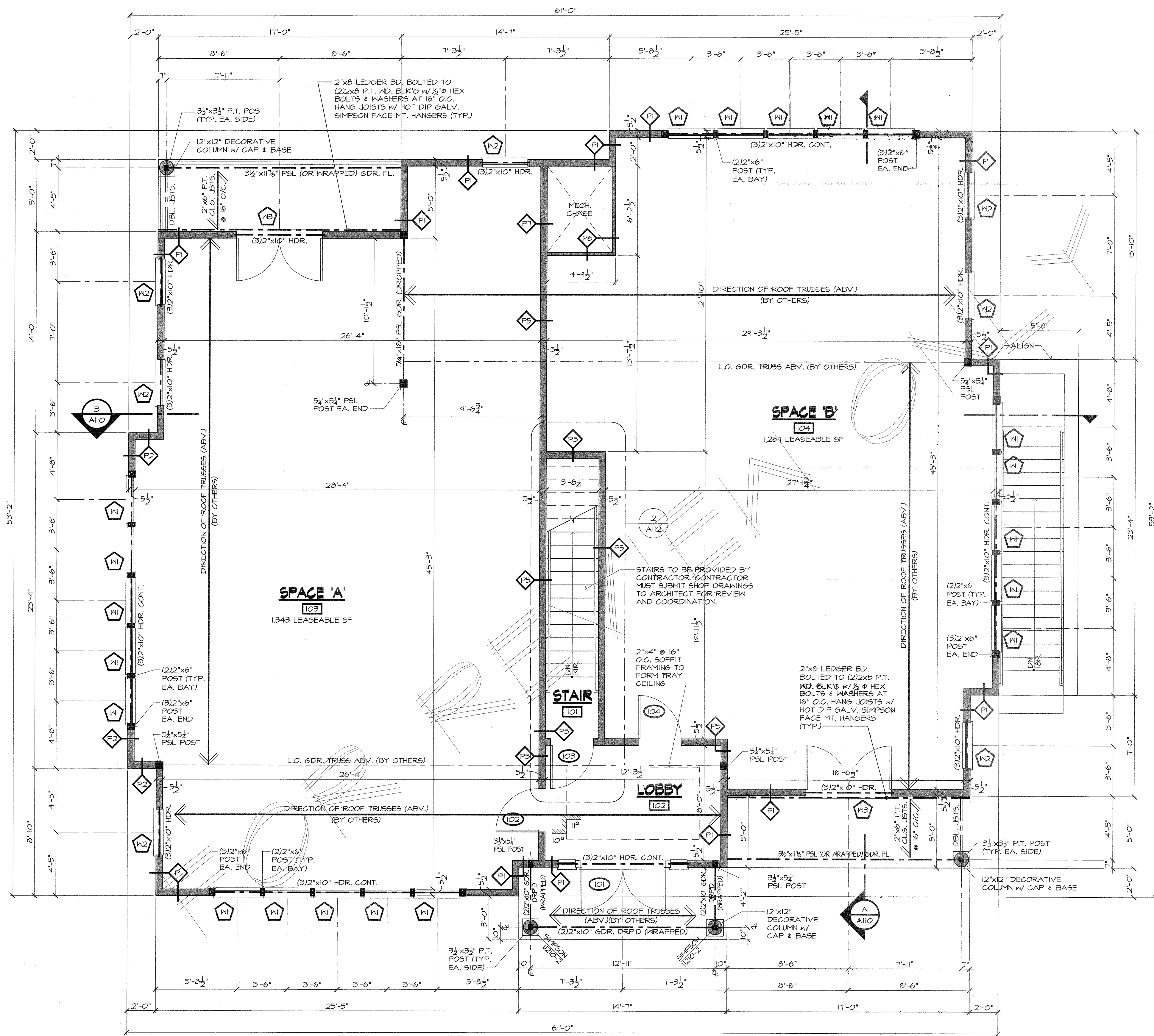
	8"x8" PRECAST CONC. LINTEL W/ (2) #4 BARS @ EA. BTM. PROVIDE 8" MIN. BEARING @ EA. END
--	--

BASEMENT PLAN

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monteforte architectural studio LLC
 JAMES J. MONTEFORTE, AIA
 NEW OFFICE BUILDING FOR WESTWIND PROFESSIONAL PLAZA
 NEW JERSEY
 WALL TOWNSHIP
 LOTS 14-01 & 14-02
 BLOCK 819
 733 STATE HWY. 35, OCEAN TOWNSHIP, NJ 07712, 732.968.1950
 NJ LIC. #21A01213200 NCARB LIC. #45377
 NY LIC. #026417-1
 PA LIC. #RA017093
 FL LIC. #AR0018221
 CT LIC. #AR1.0011059
 DE LIC. #S5-0007167
 NJ LIC. #21D00028300
 REVISIONS
 DATE
 DRAWN BY: LMG
 CHECKED BY: AS/JJM
 JOB NO. 2240
 DATE: 08.24.2023
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TYPICAL PLAN NOTES

WINDOWS SPECIFIED TO BE MANUFACTURED BY ANDERSEN & SPECIFIED AS 400 SERIES WITH LOW E GLASS. SEE MANUF. FOR SPECS. V.I.E WINDOW SIZE BEFORE PURCHASING. CONTRACTOR SHALL COORDINATE W/ OWNER FOR INSECT SCREENS, HARDWARE, INT. FINISH, EXTENSION JAMBS AND PROVIDE SIMULATED DIVIDED LIGHTS LAMINATED TO EXTERIOR AND INTERIOR, PATTERN AS DEPICTED ON ELEVATIONS.

TYPICAL FRAMING NOTES

ALL ENGINEERED LUMBER IS TO BE MANUFACTURED BY TRUS JOIST / MEYERHAEUSER. ANY SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT PRIOR TO PURCHASING MATERIAL.

ALL PSL BEAMS SHALL BE 2.0E PARALLAMS (U.N.O).

DOUBLE FLOOR JOISTS SHALL BE PROVIDED UNDER PARTITIONS PARALLEL TO JOISTS UNLESS OTHERWISE NOTED ON PLANS.

PROVIDE JOISTS 6" APART UNDER PLUMBING OR UTILITY WALLS (TYPICAL).

ALL POSTS SHOWN ON PLANS TO BE 3/4" x 3/4" PSL POSTS UNLESS OTHERWISE NOTED.

PROVIDE SQUASH BLOCKS UNDER ALL POSTS & POINT LOADS FROM ABOVE.

FRAMING CONNECTIONS TO BE AS PER MEYERHAEUSER SPECS & DETAILS UNLESS OTHERWISE NOTED.

NOTCHING OF STUDS SHALL NOT BE CUT MORE THAN 25% OF THEIR WIDTH.

DRILLING OR STUDS SHALL NOT BE MORE THAN 60% OF THE STUD WIDTH AND THE EDGE OF THE HOLE IS NO MORE THAN 3/8" TO THE EDGE OF THE STUD. DOUBLE STUDS WHERE IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60%. NO MORE THAN TWO SUCCESSIVE STUDS ARE TO BE DOUBLED OR BORED.

BORED HOLES SHALL NOT BE LOCATED IN THE SAME CROSS SECTION OF CUT OR NOTCH IN STUD.

WHEN TOP PLATE IS NOTCHED MORE THAN 50% PROVIDE 1/8" GAUGE AND 15 INCH WIDE METAL TIE FASTENED ACROSS & TO THE PLATE AT EACH SIDE OF THE NOTCH W/ 3-8G NAILS W/ A MIN. LENGTH OF 1/2" EACH SIDE.

INTERIOR BEARING WALLS OVER 9' IN HEIGHT & FRAMED W/ 2x4 STUDS SHALL BE SOLID BLOCKED MIDWAY AT WALL.

CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS, CROSS-LAMINATED TIMBER OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER OR LICENSED PROFESSIONAL.

TYP. INTERIOR PLAN NOTES

- ALL INTERIOR DIMENSIONS SHOWN ARE TAKEN FROM THE FACE OF STUD UNLESS OTHERWISE NOTED.
- CONTRACTOR IS TO NOTIFY ARCHITECT OF ANY DISCREPANCY PRIOR TO CONSTRUCTION, PURCHASING OR INSTALLATION OF MATERIALS TO PREVENT ADD'L COST INCURRING.
- ALL FINISHES ARE TO BE AS APPROVED BY OWNER OR ARCHITECT. CONTRACTOR TO PROVIDE ALLOWANCES AS REQ'D FOR INTERIOR FINISHES.
- ALL DIMENSIONS TO BE FIELD VERIFIED.
- WINDOW AND DOOR M.O.D TO BE COORDINATED W/ WINDOW MANUFACTURER PRIOR TO BEGINNING WORK.
- ALL MATERIALS IN WET AREAS ARE BE MOISTURE AND MOLD RESISTANT.

HEADER SCHEDULE

UNDER 6'-0"	(2) 2"x10" DOUG FIR #2 HDR FOR 2"x4" WALLS (2) 2"x10" DOUG FIR #2 HDR FOR 2"x6" WALLS
6'-0" +	3/4" x 9/8" PSL HDR FOR 2"x4" FRAMED WALLS 3/4" x 9/8" PSL HDR FOR 2"x6" FRAMED WALLS

ALL HEADERS ARE TYPICAL UNLESS OTHERWISE NOTED.

ALL NOMINAL WOOD HEADERS TO RECEIVE (2) 2"x4" POST EA. SIDE FOR 2"x4" FRAMED WALLS & (3) 2"x6" POST EA. SIDE FOR 2"x6" FRAMED WALLS UNLESS OTHERWISE NOTED.

ALL PSL HEADERS TO RECEIVE 3/4" x 3/4" PSL POST EA. SIDE FOR 2"x4" FRAMED WALLS & 3/4" x 3/4" PSL POST EA. SIDE FOR 2"x6" FRAMED WALLS UNLESS OTHERWISE NOTED.

PARTITION LEGEND

	PARTITION WALL
	CMU WALL
	FIRE RATED PARTITION

FIRST FLOOR PLAN

1/4" = 1'-0"
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