

REPAIRS TO THE WALN HOUSE AT HISTORIC WALNFORD MONMOUTH COUNTY 62 WALNFORD ROAD, UPPER FREEHOLD, NJ 08501

HMRARCHITECTS 821 ALEXANDER ROAD - SUITE 115
PRINCETON, NEW JERSEY 08540
609-452-1070 - HMR-ARCHITECTS.COM

PROJECT NOTES:

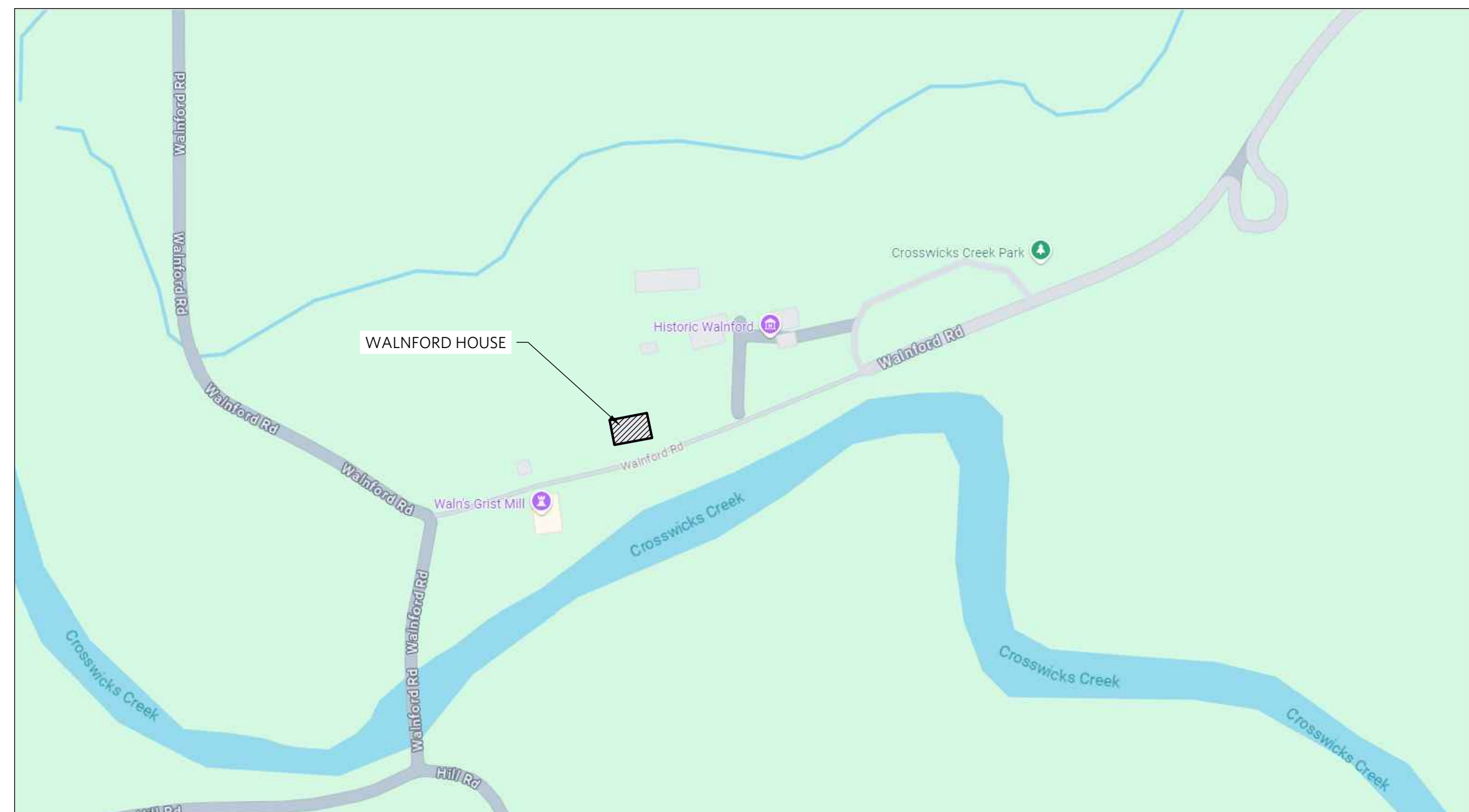
1. THE PROJECT MANUAL AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS, AND DIVISION 1 SPECIFICATIONS, APPLY TO THE WORK SCOPE ON THE DRAWINGS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND ALL OTHER GOVERNING AGENCIES AND REGULATIONS.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCEMENT OF THE WORK. VERIFY LAYOUT IN RELATION TO PROPERTY, BENCHMARKS, AND OTHER FIXED CONDITIONS. REPORT DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
4. NOTIFY ARCHITECT OF DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS OR DESIGN INTENT IMMEDIATELY UPON DISCOVERY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK.
5. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE DURING THE COURSE OF PROJECT, AND DISPOSE OF LEGALLY OFF-SITE.
6. CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING, AND PROTECTION REQUIRED TO COMPLETE THE WORK INDICATED ON THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SITE SAFETY, EROSION AND SEDIMENTATION CONTROL, AND COORDINATING THE WORK OF ALL TRADES UNDER THE CONTRACT.

ABBREVIATIONS

A ABV ABOVE ACCESS ACCESSIBLE ADJ ADJUSTABLE ADJC ADJACENT AFF ABOVE FINISHED FLOOR AL/ALUM ALUMINUM ALT ALTERNATE ANOD ANODIZED AP ACCESS PANEL APPROX APPROXIMATE ARCH ARCHITECT & AND @ AT	F FAB FABRICATION FD FLOOR DRAIN FE FIRE EXTINGUISHER FFL FINISH FLOOR LEVEL FIN FINISH (ED) FLEX FLEXIBLE FLR FLOOR (ING) FO FACE OF FFRF FIREPROOF (ING) FR FIRERAT (ING), (ED) FTG FOOTING FUR FURRED (ING) FXD FIXED FIXT FIXTURE	M MAS MASONRY MAT MATERIAL (S) MAX MAXIMUM MECH MECHANIC (AL) MEZZ MEZZANINE MFR MANUFACTURE (ER) MIN MINIMUM MISC MISCELLANEOUS MLW/MK MILKWORK MO MASONRY OPENING MTD MOUNTED MTL METAL	S S SOUTH SCR SCRIBE SECT SECTION SECUR SECURITY SF SQUARE FEET SGL SINGLE SH SHELF, SHELVING SHORG SHORING SHT SHEET SIM SIMILAR SPEC SPECIFICATION (S) SQ SQUARE SS STAINLESS STEEL STC SOUND TRANSMISSION STD STANDARD STL STEEL STOR STORAGE STRFR STOREFRONT STRUCT STRUCTURAL SUSP SUSPENDED SYM SYMMETRY (ICAL) SYS SYSTEM (S)
B BD BOARD B/W BETWEEN BLDG BUILDING BLKG BLOCKING BM BEAM BTM BOTTOM BRG BEARING	G GA GAGE, GAUGE GALV GALVANIZED GC GENERAL CONTRACTOR GL GLASS, GLAZING GR GRAD (E), (ING) GVL GRAVEL GWB GYPSUM WALL BOARD	N N NORTH NA NOT APPLICABLE NIC NOT IN CONTRACT NO NUMBER NDM NOMINAL NTS NOT TO SCALE	T T TREAD TEL TELEPHONE THK THICK (NESS) T.O. TOP OF TOW TOP OF WALL TRANS TRANSPARENT TRTD TREATED TYP TYPICAL T&B TOP AND BOTTOM T&G TONGUE AND GROOVE
C CAB CABINET CEM CEMENT (TIQUS) CT CERAMIC TILE CJ CONTROL JOINT CL CENTER LINE CLG CEILING COL COLUMN CLR CLEAR (ANCE) CONC CONCRETE CONST CONSTRUCTION CONT CONTINUOUS CONTR CONTRACT (OR) COORD COORDINATE CVR COVER CTR CENTER	H HB HOSE BIB HD HEAD HDR HEADER HDWD HARDWOOD HDWE HARDWARE HORIZ HORIZONTAL HP HIGH POINT HT HEIGHT HVAC HEATING, VENTILATING & AIR CONDITIONING HWH HOT WATER HEATER	O OC ON CENTER (S) OD OUTSID DIAMETER OH OVERHEAD OPG OPENING (S) OPP OPPOSITE OPP HD OPPOSITE HAND OPR OPERABLE ORNA ORNAMENTAL	U UC UNDERCUT UL UNDERWRITERS LABORATORY UNDRLAY UNDERLAYMENT UNO UNLESS NOTED OTHERWISE UTILITY
D DBL DOUBLE DEMO DEMOLITION DET DETAIL DIA DIAMETER DIAG DIAGONAL DIM DIMENSION DN DOWN DR DOOR DTL DETAIL DWG DRAWING	I IN INCH INCL INCLUDE (D), (ED) INFO INFORMATION INSUL INSULATE (D), (ION) INT INTERIOR INTERM INTERMEDIATE INV INVERT	P PART PARTIAL PLAM PLASTIC LAMINATE PLAS PLASTER PLSTC PLASTIC PLYWD PLYWOOD PNL PANEL POLYST POLYSTYRENE PORT PORTABLE PREFIN PREFINISHED PREFAB PREFABRICATED PTD PAINTED PVC POLYVINYL CHLORIDE	V VB VAPOR BARRIER VCT VINYL COMPOSITION TILE VEH VEHICLE VERT VERTICAL VIF VERIFY IN FIELD
E EA EACH EJ EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR EMBED EMBEDD (ED), (ING) EMER EMERGENCY ENGR ENGINEER (ED) EQ EQUAL EQPT EQUIPMENT EWC ELECTRIC WATER COOLER EXIST EXISTING EXH EXHAUST EXP JT EXPANSION JOINT EXT EXTERIOR	J JAN JANITOR JC JANITOR'S CLOSET JST JOIST JT JOINT	Q QTY QUANTITY	W W WITH WC WATER CLOSET W/ WOOD WD WINDOW WGL WIRE GLASS WM WIRE MESH W/O WITHOUT WPT WORKING PT WSCOT WAINSCOT WT WEIGHT WWF WELDED WIRE FABRIC WWM WELDED WIRE MESH
K KITCH KITCHEN	L LAV LAVATORY LAM LAMINATE (D) LB POUND LG LONG/LENGTH LH LEFT HAND LP LOW POINT LT LIGHT LTL LINTEL LVR LOUVER	R RAD RADIUS RD ROOF DRAIN RDR READER RECESS RECESSED RECPT RECEPTACLE REF REFERENCE REFL REFLECTED REFR REFRIGERATOR REG REGISTER REINF REINFORCE (D), (ING), (MENT) REQD REQUIRED REV REVISION (S), REVISED RH RIGHT HAND RM ROOM RO ROUGH OPENING	



WALNFORD HOUSE

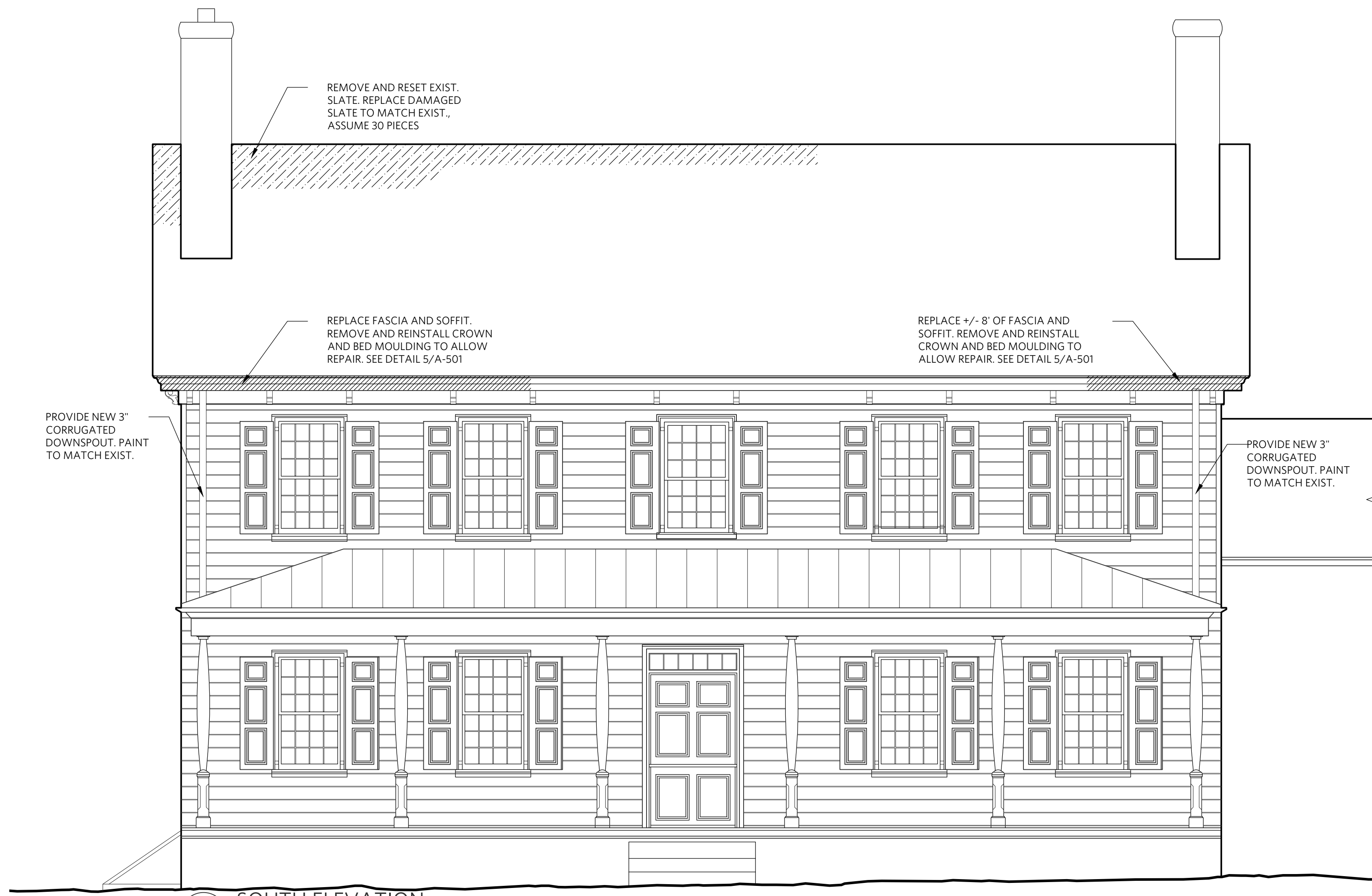


SITE LOCATION

DRAWING LIST:

- | | |
|-------|---------------------|
| CVR | COVER |
| A-101 | ROOF PLANS |
| A-201 | EXTERIOR ELEVATIONS |
| A-501 | DETAILS |

HMRARCHITECTS	COVER	CVR																																		
821 ALEXANDER ROAD - SUITE 115 PRINCETON, NEW JERSEY 08540 609-452-1070 - HMR-ARCHITECTS.COM	SCALE: N.T.S. DRAWN BY: AT DATE: 08/27/2024																																			
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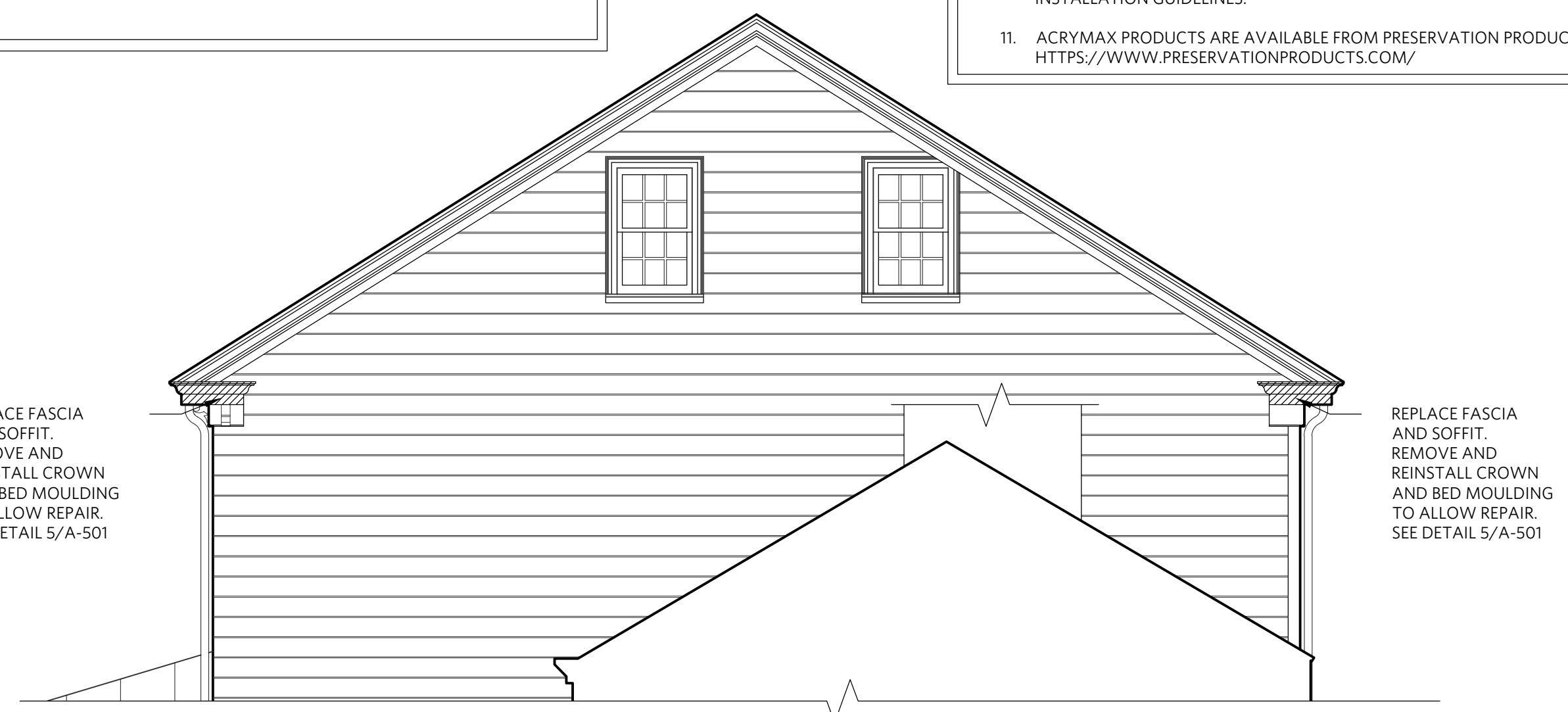
1 SOUTH ELEVATION
A-201
SCALE: 1/4" = 1'-0"



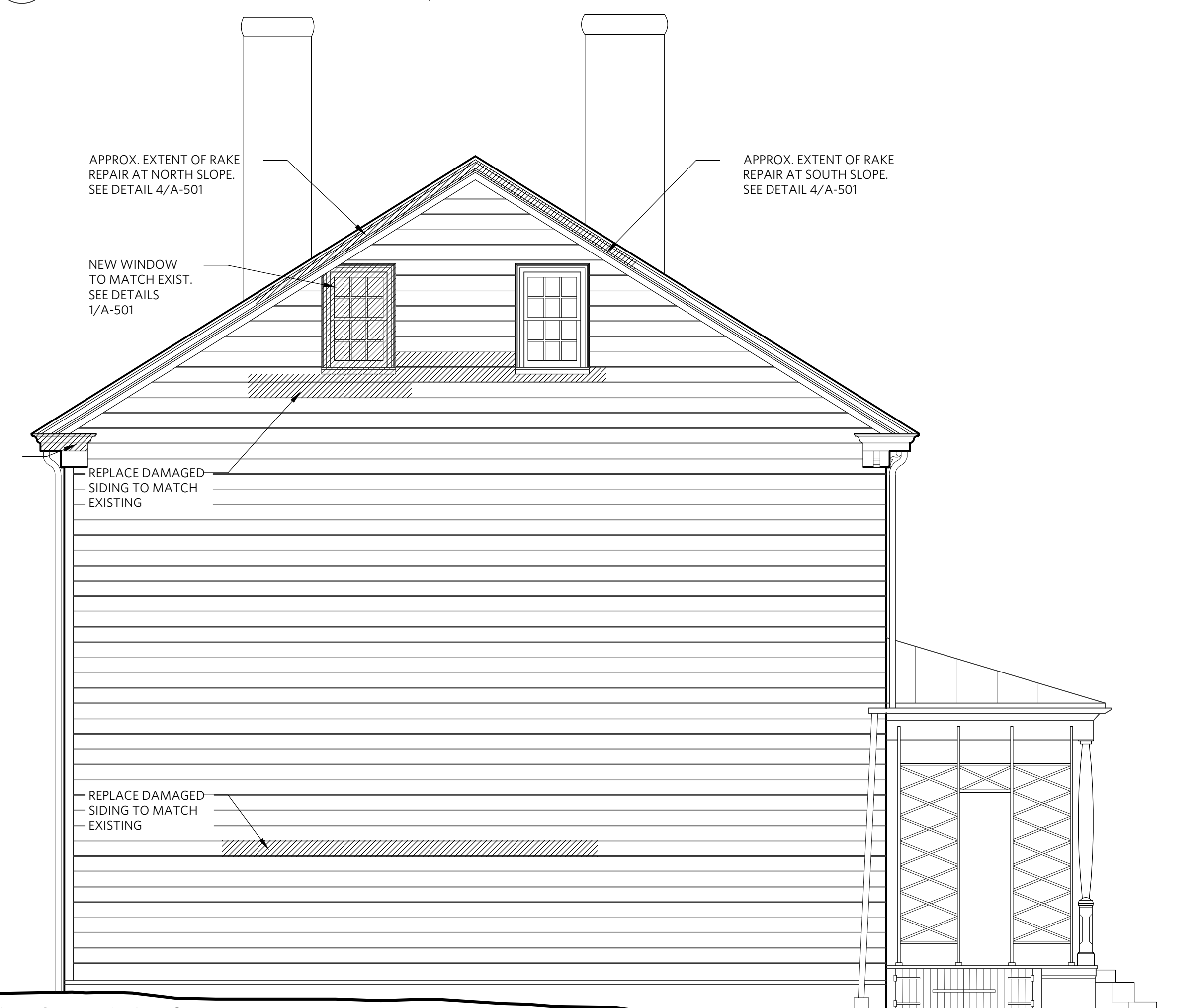
2 NORTH ELEVATION
A-201
SCALE: 1/4" = 1'-0"

- GENERAL NOTES -
1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE STATE & LOCAL BUILDING CODES & ALL OTHER GOVERNING AGENCIES & REGULATIONS.
 2. WALNFORD IS LISTED ON THE NEW JERSEY & NATIONAL REGISTERS OF HISTORIC PLACES. ALL WORK SHALL BE IN ACCORDANCE WITH THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING HISTORIC FABRIC.
 3. CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK. VERIFY LAYOUT IN RELATION TO PROPERTY, BENCHMARKS, & OTHER FIXED CONDITIONS.
 4. REPORT DISCREPANCIES TO ARCHITECT IMMEDIATELY UPON DISCOVERY FOR CLARIFICATION. FAILURE TO VERIFY ALL CONDITIONS AFFECTING THE WORK & FAILURE TO REPORT DISCREPANCIES WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE COORDINATION OF ALL ASPECTS OF THE WORK.
 5. CONTRACTOR SHALL NOTIFY ARCHITECT OF DETERIORATED WOOD STRUCTURAL ELEMENTS UNCOVERED DURING COURSE OF WORK.
 6. CONTRACTOR SHALL REMOVE & DISPOSE OF OFF-SITE ALL RUBBISH & DEBRIS ACCUMULATED DURING COURSE OF WORK.
 7. CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING, & PROTECTION REQUIRED TO COMPLETE THE WORK INDICATED ON THE CONTRACT DOCUMENTS.
 8. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SITE SAFETY, EROSION & SEDIMENTATION CONTROL, & COORDINATING THE WORK OF ALL TRADES UNDER THE CONTRACT.

- REPAIR NOTES -
- MILLWORK**
1. ALL MILLWORK AND SIDING TO BE SPANISH CEDAR OR WESTERN RED CEDAR, CLEAR, PREMIUM GRADE.
 2. REPLACEMENT MILLWORK SHALL MATCH EXISTING MILLWORK IN DIMENSION AND PROFILE. CLOSEST AVAILABLE STOCK MILLWORK IS NOT ACCEPTABLE.
 3. BUTT JOINTS AT REPAIRS SHALL BE BEVELED PINNED AND GLUED.
 4. DAMAGED SIDING SHALL BE REPLACED IN FULL LENGTH SECTIONS.
 5. REPLACE SIDING TO MATCH EXISTING DIMENSIONS, PROFILES AND EXPOSURES. REPLACE SIDING IN FULL LENGTHS ONLY.
- SLATE ROOFING**
6. REPLACEMENT SLATE SHALL MATCH THE EXISTING SLATE IN COLOR, TEXTURE, THICKNESS AND DIMENSION.
 7. SLATE SHALL BE USED FROM OWNERS EXISTING STOCK. IF REQUIRED, ADDITIONAL SLATE SHALL BE ACQUIRED FROM NORTH COUNTRY SLATE, VERMONT SLATE CO., OR APPROVED EQUAL.
 8. INTACT DISPLACED SLATE MAY BE REMOVED AND RE-SET.
- BUILT-IN GUTTER**
9. EXISTING BUILT-IN GUTTER SHALL BE FULLY REPAIRED USING ACRYMAX HP-2 PARTIALLY REINFORCED MEMBRANE SYSTEM. SEE DRAWINGS FOR EXTENT OF REPAIR.
 10. INSTALLATION SHALL BE ACCORDING TO MANUFACTURER'S WRITTEN INSTALLATION GUIDELINES.
 11. ACRYMAX PRODUCTS ARE AVAILABLE FROM PRESERVATION PRODUCTS, INC., [HTTPS://WWW.PRESERVATIONPRODUCTS.COM/](https://www.preservationproducts.com/)

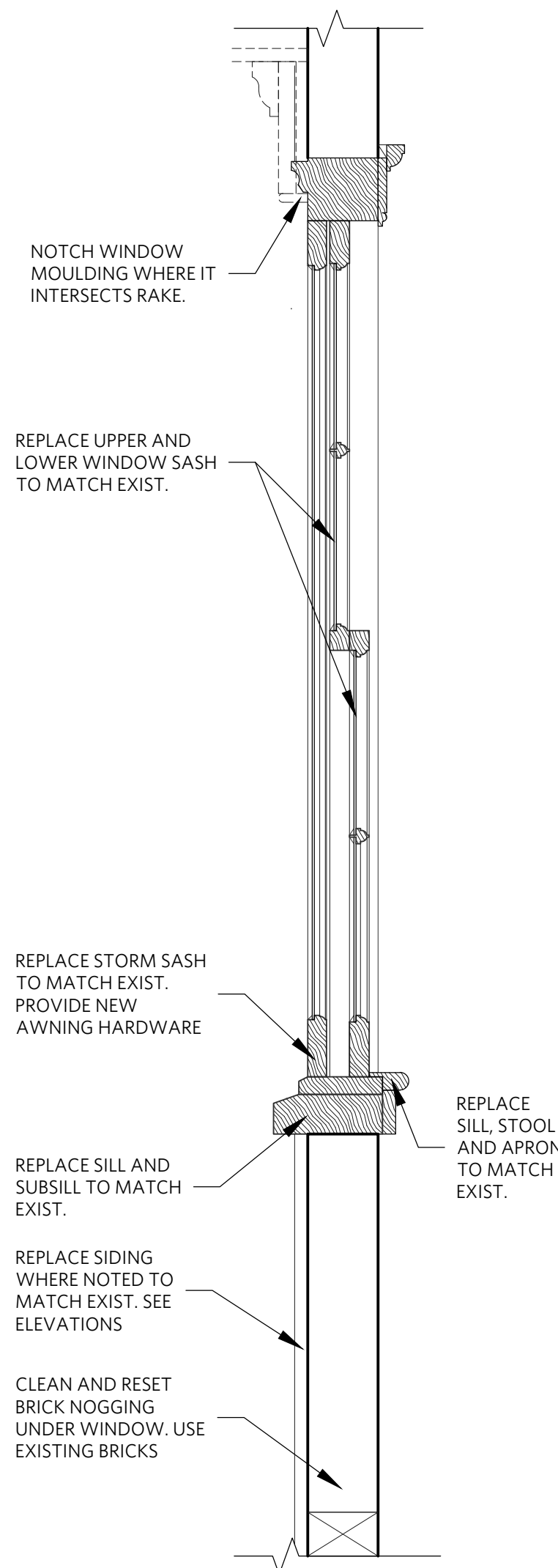


4 PARTIAL EAST ELEVATION
A-201
SCALE: 1/4" = 1'-0"

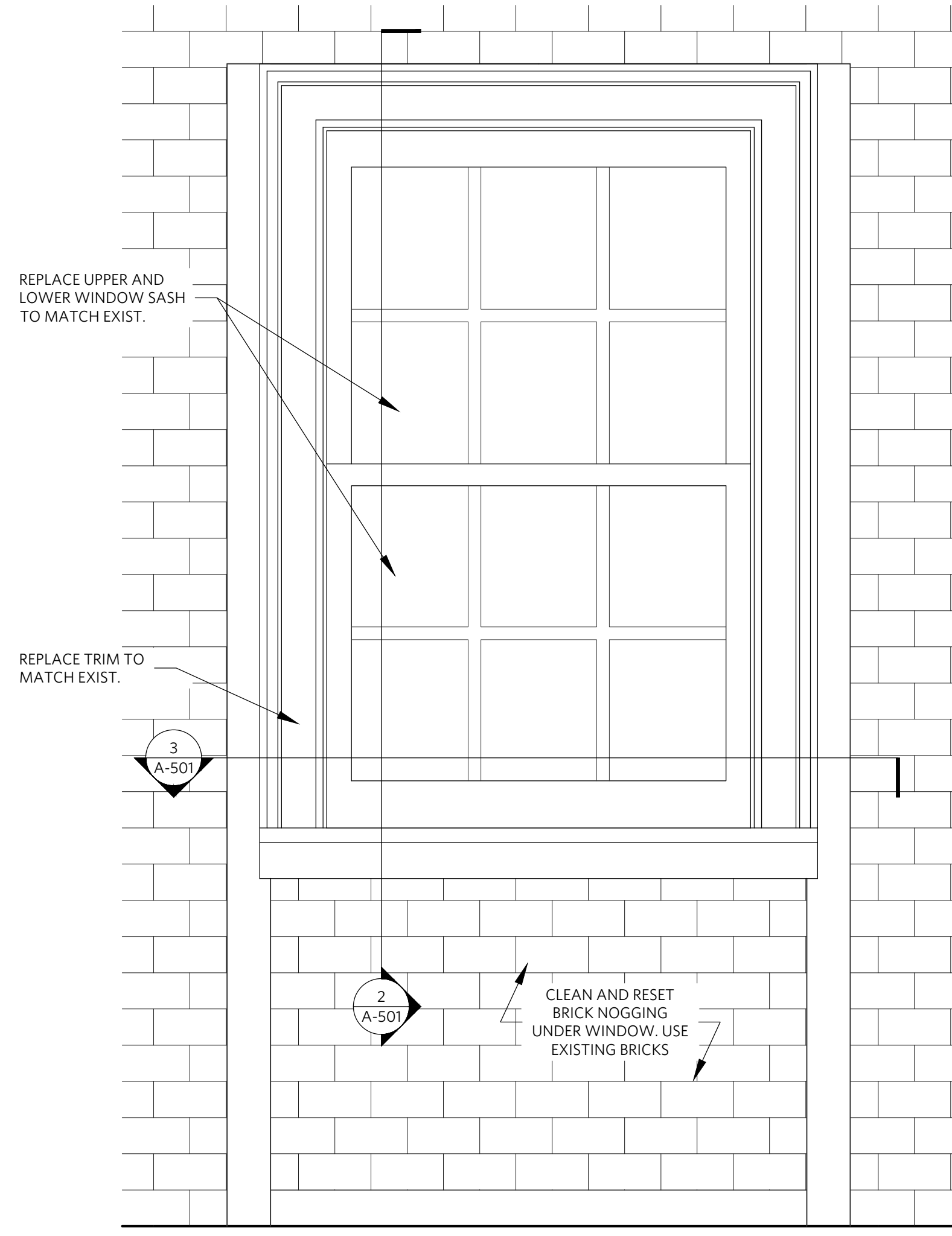


3 WEST ELEVATION
A-201
SCALE: 1/4" = 1'-0"

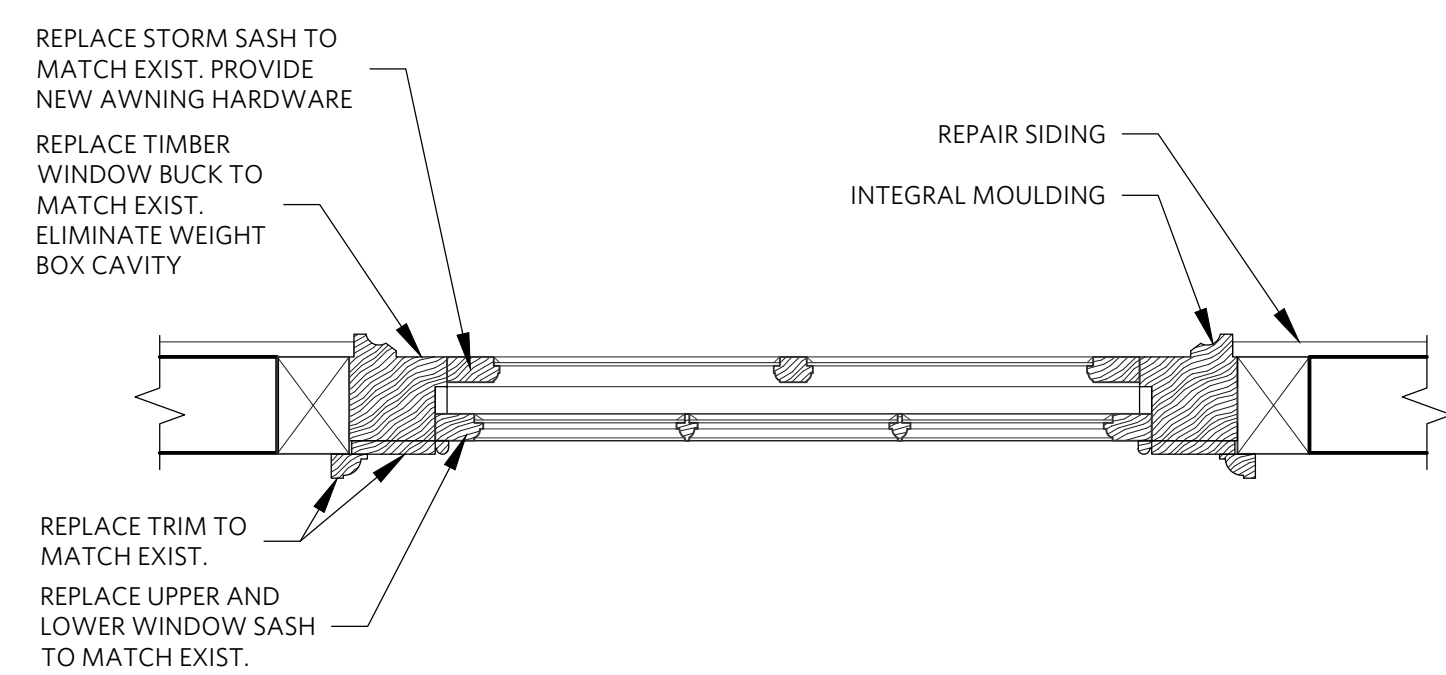
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 EXTERIOR ELEVATIONS
 A-201



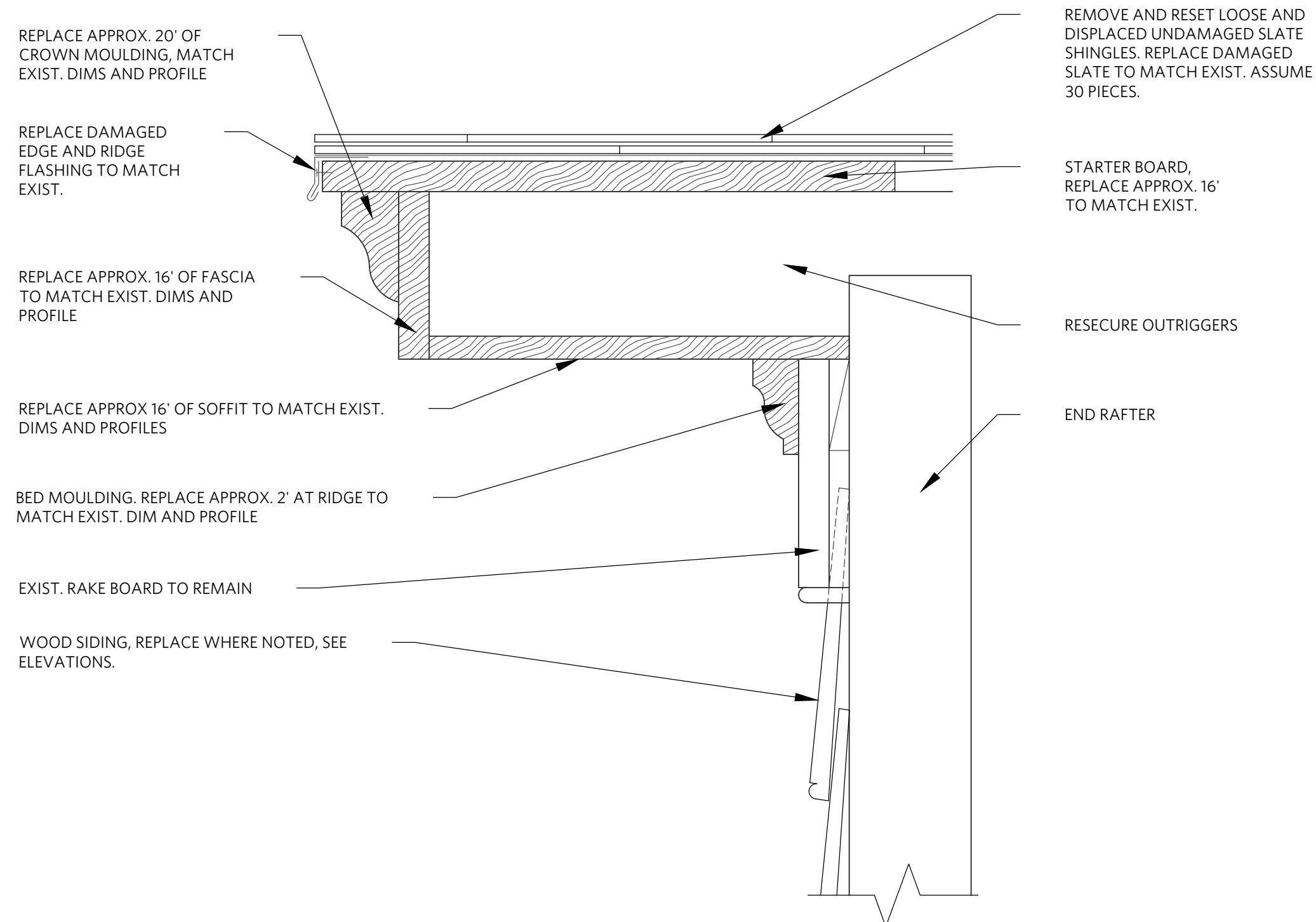
2 ATTIC WINDOW SECTION
A-501 SCALE: 1-1/2" = 1'-0"



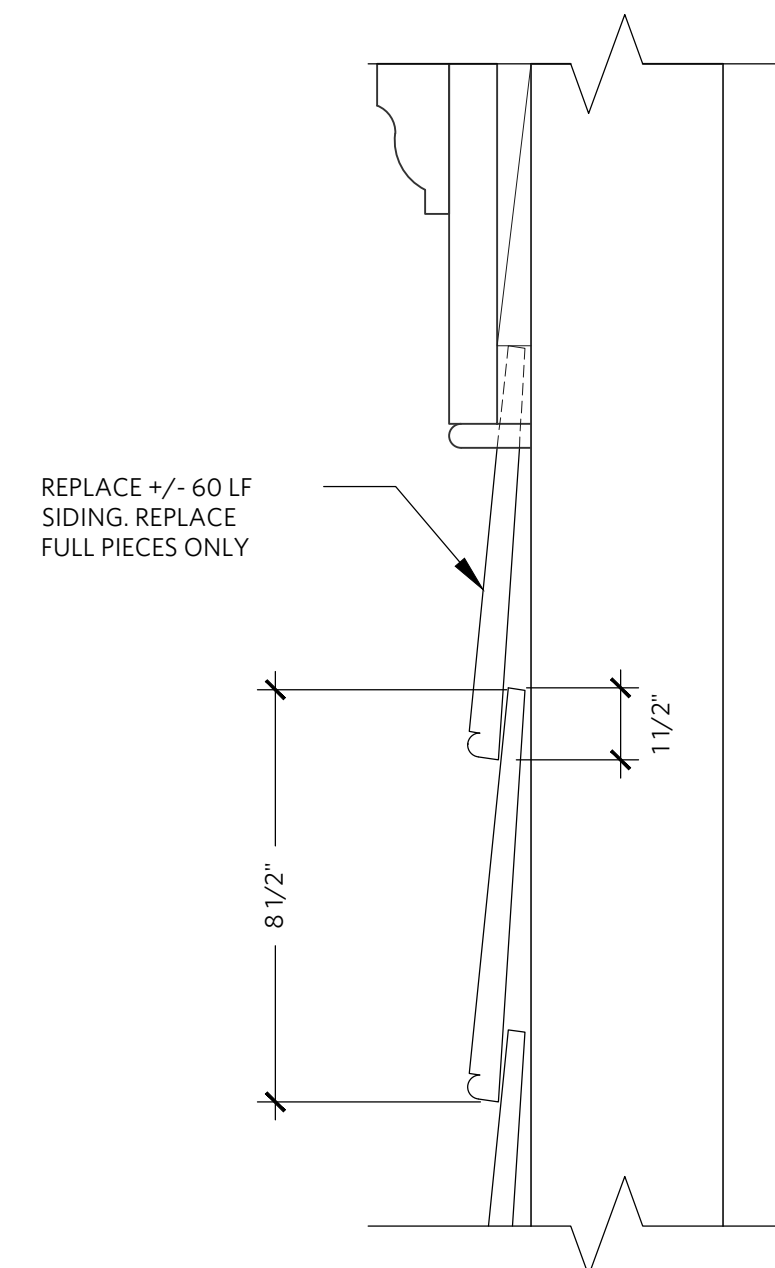
1 INTERIOR ATTIC WINDOW ELEVATION
A-501 SCALE: 1-1/2" = 1'-0"



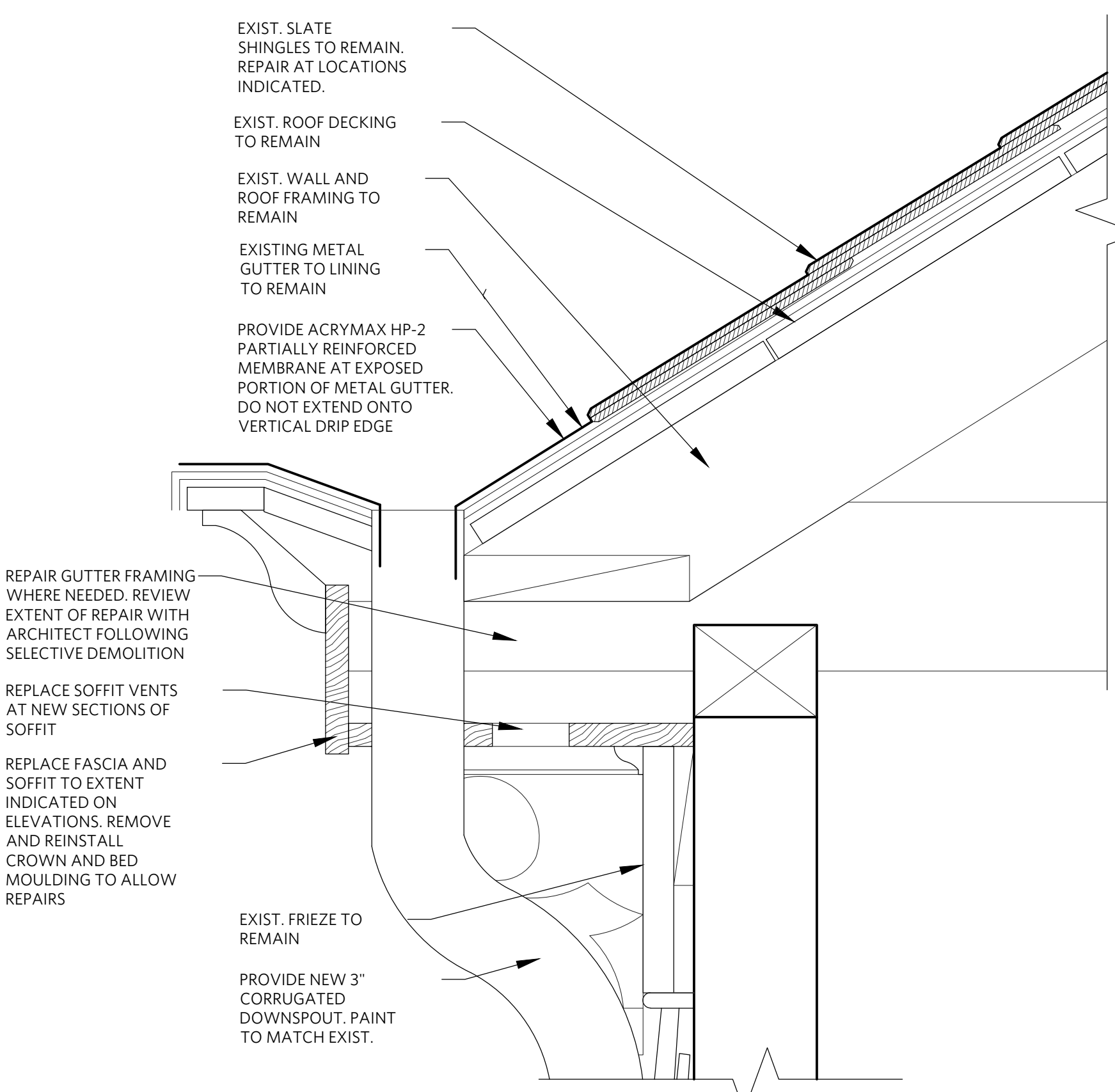
3 ATTIC WINDOW PLAN
A-501 SCALE: 1-1/2" = 1'-0"



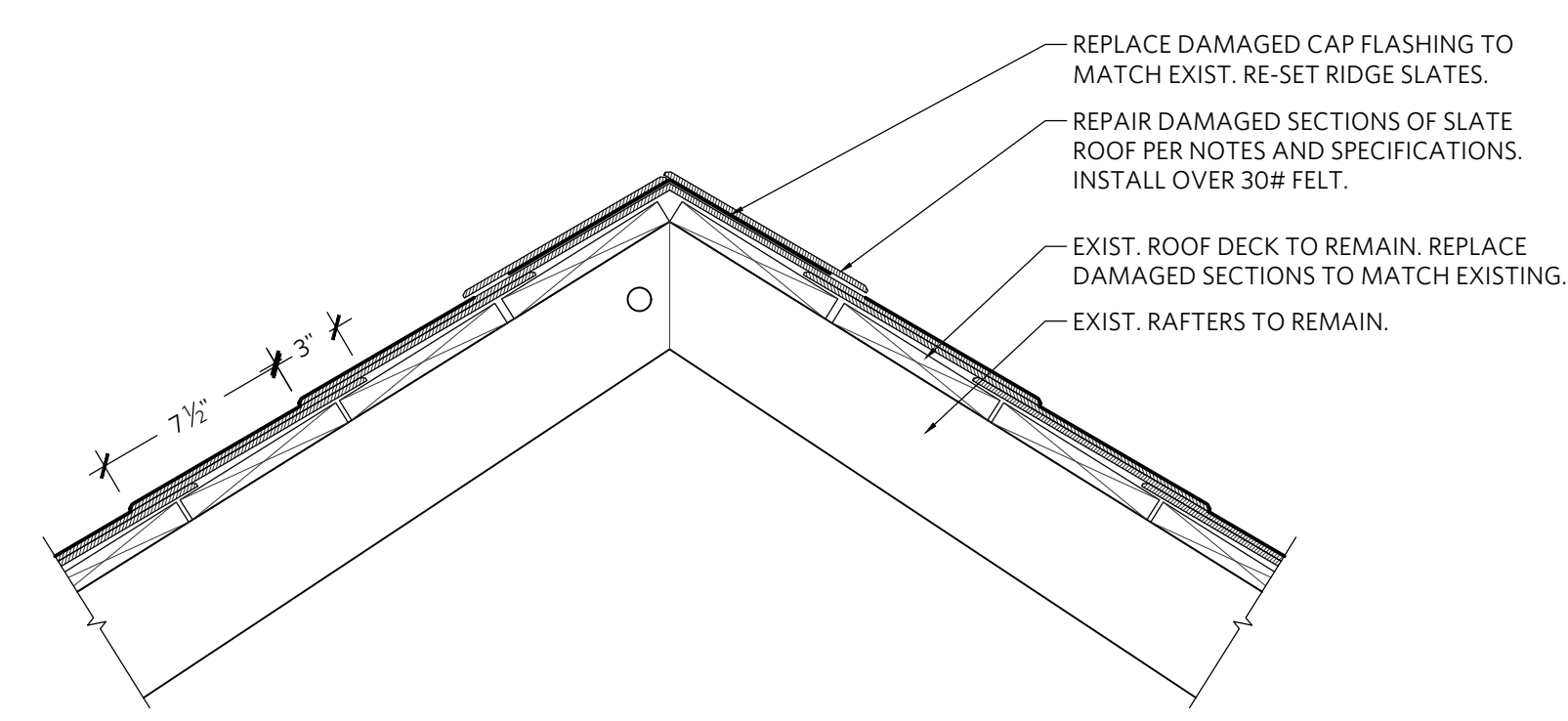
4 ROOF RAKE SECTION
A-501 SCALE: 3" = 1'-0"



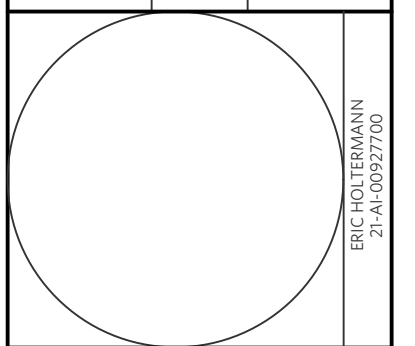
6 SIDING SECTION
A-501 SCALE: 3" = 1'-0"



5 BUILT-IN GUTTER SECTION
A-501 SCALE: 3" = 1'-0"



7 SLATE REPAIR DETAIL
A-501 SCALE: 1 1/2" = 1'-0"



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