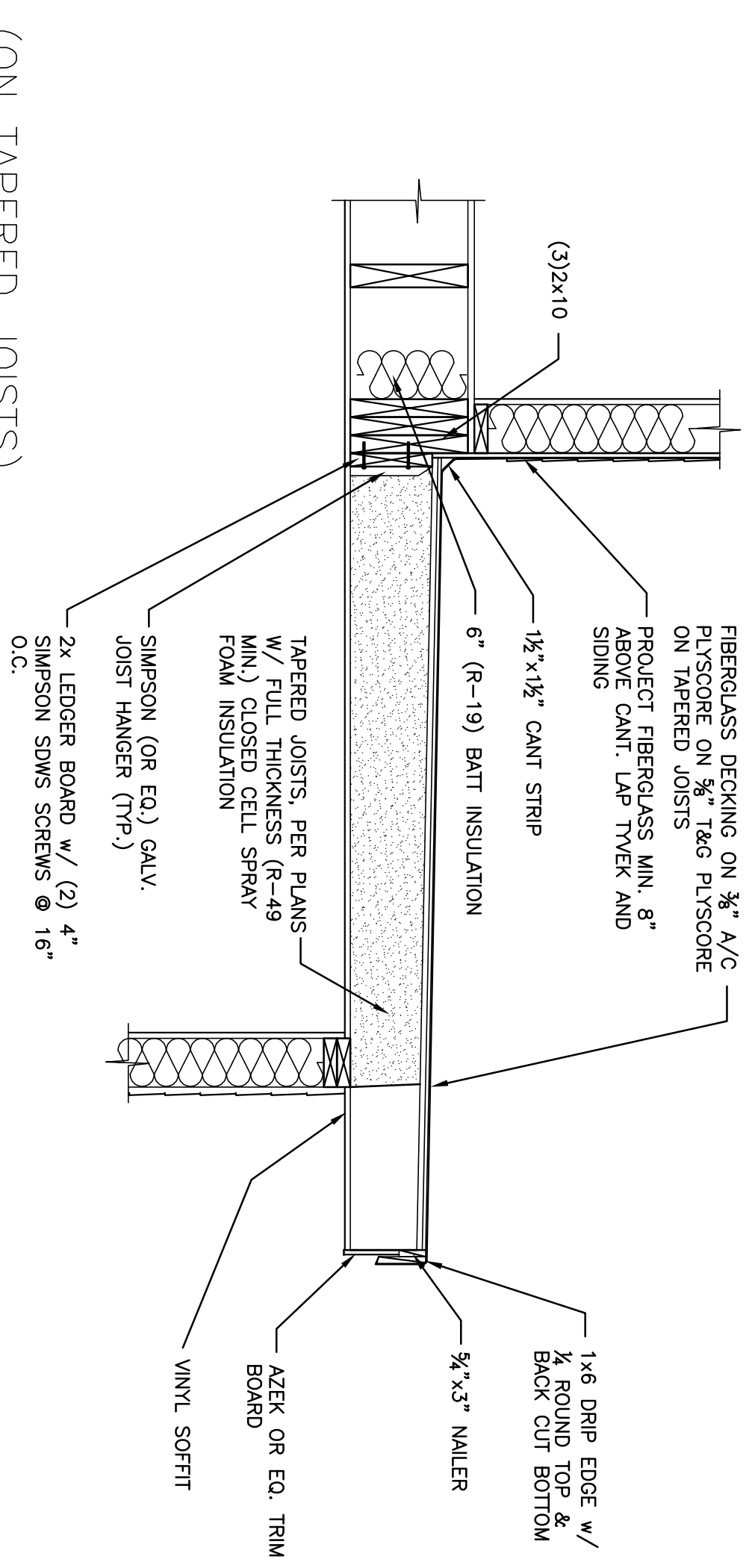


(ON TAPERED SHIMS)

FIBERGLASS (F/G) SUNDECK DETAIL, UNIT B

SCALE: 3/4"=1'-0"

06

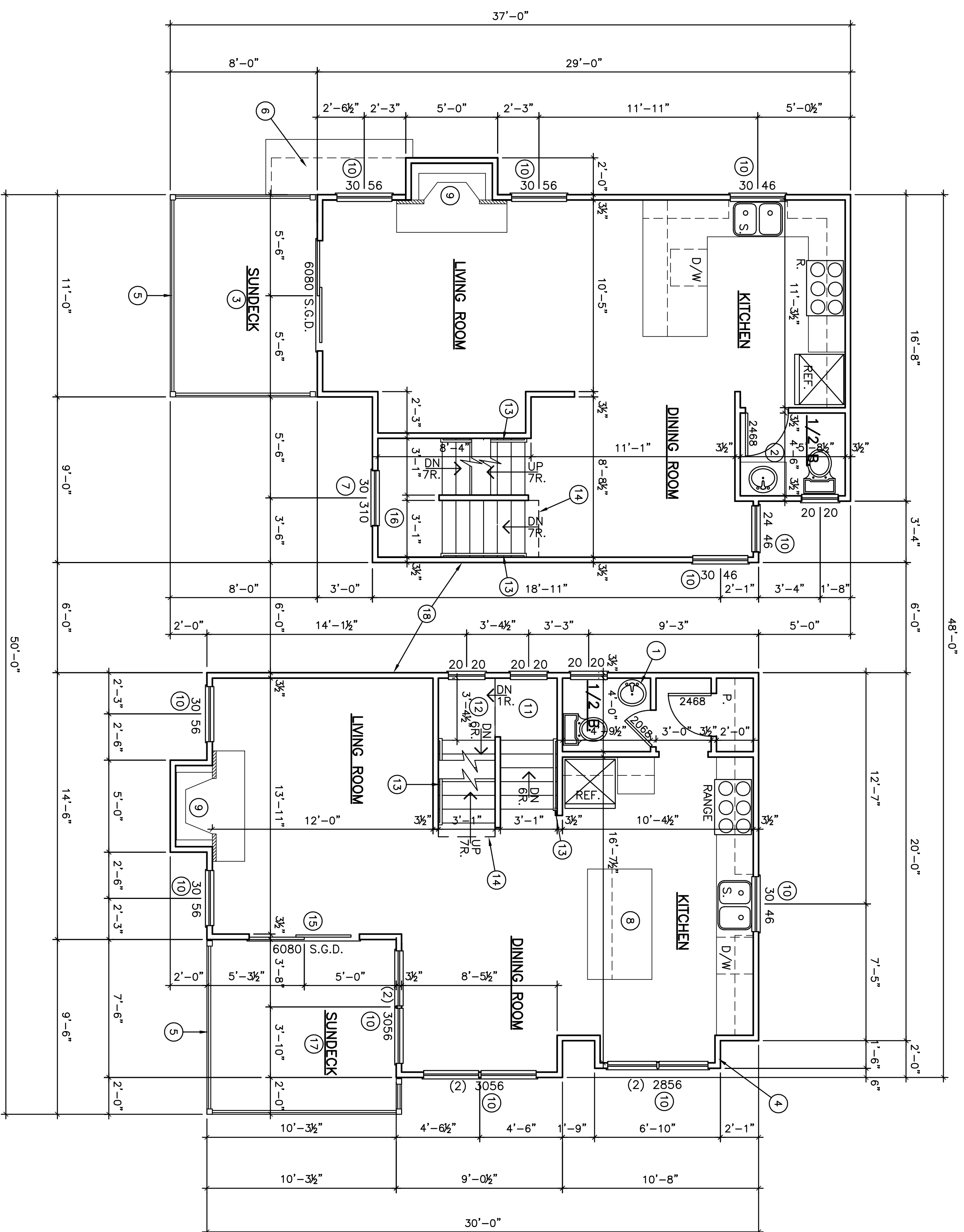


(ON TAPERED JOISTS)

FIBERGLASS (F/G) SUNDECK DETAIL, UNIT A

SCALE: 3/4"=1'-0"

04



UNIT A LIVING AREA: 336 S.F.
UNIT A SUNDECK: 89 S.F.
UNIT B LIVING AREA: 336 S.F.
UNIT B SUNDECK: 89 S.F.

THIRD FLOOR PLAN

ANY SECOND OR THIRD FLOOR WINDOW WITH A SILL HEIGHT LESS THAN 24" ABOVE THE FLOOR & GREATER THAN 6'-0" ABOVE THE EXTERIOR WALKING SURFACE SHALL HAVE A CHILD GUARD INSTALLED TO A MIN. HEIGHT OF 24" ABOVE THE FLOOR. THE GUARD SHALL BE INSTALLED PER MANUF.'S INSTRUCTIONS AND BE REMOVABLE BY AN ADULT WITHOUT THE USE OF TOOLS. GUARDS SHALL HAVE MAX. 3/8" CLEAR SPACE.

- 1 RAISE DOOR ON (2) 2x4 PLATES FOR DECK STEPOVER
- 2 SET LANDING 4'-9 1/2" ABOVE R.F.2
- 3 WALLS BETWEEN UNITS A & B TO HAVE 5/8" ONE HOUR FIRE RATED SHEATHING ON EXTERIOR OF COMMON WALLS. SOFFITS TO BE FIRE BLOCKED WITH 2x LUMBER IN ACCORDANCE WITH DETAIL 16 ON SHEET A2.4
- 4 FIBERGLASS DECKING ON 3/8" A/C PLYWOOD ON 1/2" T&G PLYWOOD ON TAPERED SLEEPERS. SEE SECTION 06 ABOVE
- 5 SET LANDING 4'-9 1/2" ABOVE R.F.2
- 6 RAISE DOOR ON (2) 2x4 PLATES FOR DECK STEPOVER
- 7 LINE OF STAIR ABOVE
- 8 3/8" HIGH CONT. HANDRAILING STAIR HANDRAIL TO BE OF GRASPABLE CONFIGURATION. RETURN RAIL ENDS TO WALL
- 9 SET LANDING 4'-1 1/2" ABOVE R.F.2
- 10 SET LANDING 4'-9 1/2" ABOVE R.F.2
- 11 SET W.H.H. @ 8'-0" ABOVE FLOOR
- 12 NAPOLEON GAS LOG ASCENT FIREPLACE. VENT TO EXTERIOR PER MANUFACTURER'S SPECIFICATIONS. W/ FIREPROOF VENEER
- 13 ISLAND
- 14 TEMPERED SAFETY GLASS
- 15 ROOF BELOW
- 16 3/8" HIGH VINYL RAILING WITH BALUSTERS MAXIMUM 3/4" APART. ALL STAIR RAILS TO BE OF GRASPABLE CONFIGURATION. ALL RAILS MUST BE CAPABLE OF RESISTING A 200 POUND LATERAL LOAD.
- 17 CANTILEVERED BAY WINDOW
- 18 FIBERGLASS DECKING ON 3/8" A/C PLYWOOD ON 1/2" T&G PLYWOOD ON TAPERED JOISTS. SEE SECTION 04 ABOVE
- 19 30" VANITY
- 20 PEDESTAL SINK (OR EO)

KEYED NOTES

01

Adamson Riva & Lepley
ARCHITECTS, AIA
1244 NORTH MAIN STREET
FORKED RIVER, NJ 08731
TEL: 609 693.9191
FAX: 609 971.1999
110 MARTER AVENUE UNIT 303
MOORESTOWN, NJ 08057
TEL: 856 222.4652

CONSULTANT:
SCOTT C. LEPLEY, AIA
N.J. LIC. NO. 21A0163650
FLAVIO G. RIVA, AIA
N.J. LIC. NO. 21A0163880
N.J. LIC. NO. 21A0163880
JOSEPH F. ADAMSON, AIA
N.J. LIC. NO. 21A01631700
N.J. LIC. NO. 2892

PROJECT: PROPOSED
2 FAMILY HOME
FOR
CLAM COVE HOLDINGS, LLC
8200 BEACH AVENUE
BRIGHTON BEACH, NJ 08008
LONG BEACH TOWNSHIP, OCEAN COUNTY
PROJECT NO. 25078

TITLE:
THIRD FLOOR PLAN

DRAWING:
A2.3

DWG. BY: REM CHKD. BY: SCL

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS A PROFESSIONAL SEAL AND SIGNATURE ARE ON THE DRAWING.

COPYRIGHT © 2025 ADAMSON RIVA & LEPLEY ARCHITECTS

NO.	DATE	DESCRIPTION:
12/22/25	ISSUED FOR PERMIT	