

T.O. RIDGE  
EL. + 30'-4 1/8 +/-'

NOTE: RIDGE HEIGHT NOT TO EXCEED 35'-0" FROM GRADE AS PER ZONING ORDINANCES TYP.

T.O. ATTIC FL.  
EL. + 19'-1 1/4"

T.O. SECOND FL.  
EL. + 10'-0 5/8"

VINYL SIDING IN A CEDAR SHINGLE STYLE IN A COLOR AS SELECTED BY CLIENT TYP.

T.O. FIRST FL.  
EL. + 0'-0" (125.1666')

EXT. GRADE  
EL. - (2'-10") (122.3333')

EXTERIOR GRADE @ BOTTOM OF PORCH STEPS IS 122.3333' AS PER ARCH DWGS.



**2** PROPOSED FRONT BUILDING/PORCH ELEVATION

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

CONTINUOUS ROLL TYPE RIDGE VENT WITH SHINGLE CAP TYP.

T.O. RIDGE  
EL. + 30'-4 1/8 +/-'

FIBERGLASS ROOF SHINGLES IN A COLOR AND STYLE AS SELECTED BY CLIENT TYP.

T.O. PLATE  
EL. + 25'-10 3/4"

T.O. ROUGH OPNG  
EL. + 21'-3 7/8"

T.O. ATTIC FL.  
EL. + 19'-1 1/4"

WINDOW SHUTTER IN AS COLOR AND STYLE AS SELECTED BY THE CLIENT TYP.

VINYL SIDING IN A CEDAR SHINGLE STYLE IN A COLOR AS SELECTED BY CLIENT TYP.

AWNING STYLE PELLA WINDOW TYP. T.O. ROUGH OPNG

EL. + 12'-8 1/4"

T.O. SECOND FL.  
EL. + 10'-0 5/8"

NOTE: DIRECT VENT EXHAUST & COMBUSTION AIR INTAKE @ FIRE-PLACE NOT INDICATED TYP.

DOUBLE 4x4 COLUMN POST DESIGN WITH ANGLED SKIRT BELOW @ PORCH TYP.

T.O. ROUGH OPNG  
EL. + 3'-6 1/2"

T.O. FIRST FL.  
EL. + 0'-0" (125.1666')

EXT. GRADE  
EL. - (4'-0 7/8") (121.0937')

WINDOWS AND ENTRY DOOR BEYOND @ FRONT OPEN PORCH TYP.

REFER TO SITE SURVEY DW FOR EXTERIOR TOPOGRAPHY AND GRADE ELEVATIONS TYP.

NOTE: BASEMENT FOOTINGS & WALLS BELOW GRADE NOT INDICATED FOR CLARITY OF BLDG. ELEVATIONS TYP.



**3** PROPOSED SIDE YARD BUILDING ELEVATION

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

T.O. RIDGE  
EL. + 30'-4 1/8 +/-'

T.O. ATTIC FL.  
EL. + 19'-1 1/4"

T.O. SECOND FL.  
EL. + 10'-0 5/8"

T.O. FIRST FL.  
EL. + 0'-0" (125.1666')

EXT. GRADE  
EL. - (2'-10") (122.3333')



**2A** PROPOSED FRONT BUILDING ELEVATION THRU PORCH

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

T.O. RIDGE  
EL. + 30'-4 1/8 +/-'

NOTE: PELLA WINDOW SPECIFIED MAY BE SUBSTITUTED BY CLIENT WITH EQUIVALENT TYPE BY ALTERNATE WINDOW MANUFACTURER TYP.

NOTE: PELLA WINDOW SPECIFIED MAY BE SUBSTITUTED BY CLIENT WITH EQUIVALENT TYPE BY ALTERNATE WINDOW MANUFACTURER TYP.

T.O. ATTIC FL.  
EL. + 19'-1 1/4"

PORCH ROOF CAVITY ABOVE TYP.

T.O. SECOND FL.  
EL. + 10'-0 5/8"

T.O. FIREPLACE PL.  
EL. + 8'-0" NOM.

NOTE: ASTERISK INDICATES CODE REQ'D EGRESS WINDOWS FROM BEDROOMS TYP.

T.O. PORCH @ HIGH PT.  
EL. - (0'-5") (+315333)

T.O. FIRST FL.  
EL. + 0'-0" (125.1666')

EXT. GRADE  
EL. - (2'-10") (122.3333')

NEW PELLA ALUM. CLAD ARCHITECT SERIES 3E DOUBLE HUNG & CASEMENT AS NOTED - PROVIDE CASEMENT @ REAR BASEMENT EGRESS WINDOW



**4** PROPOSED SIDE YARD BUILDING ELEVATION @ DRIVEWAY

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

NOTE: ASTERISK INDICATES CODE REQ'D EGRESS WINDOWS FROM BEDROOMS TYP.

DOUBLE 4x4 COLUMN POST DESIGN WITH ANGLED SKIRT BELOW @ PORCH TYP.

HAND RAIL AS PER CODE @ FRONT AND SIDE YARD STEPS - REFER TO SECTION DETAIL TYP.

T.O. FIRST FL.  
EL. + 0'-0" (125.1666')

EXT. GRADE  
EL. - (2'-10") (122.3333')

NOTE: PELLA WINDOW SPECIFIED MAY BE SUBSTITUTED BY CLIENT WITH EQUIVALENT TYPE BY ALTERNATE WINDOW MANUFACTURER TYP.

CONTINUOUS ROOF VENT @ LINE OF RIDGE TYP.

FIBERGLASS ROOF SHINGLES IN A COLOR AND STYLE AS SELECTED BY CLIENT TYP.

NOTE: PELLA WINDOWS NOTED MAYBE SUBSTITUTED TO AN ALTERNATE WINDOW MANUFACTURER MEETING THE REQUIREMENT OF THE ENERGY CODE TYP.

BUMP-OUT BEYOND @ ZERO TOLERANCE FIREPLACE CANTILEVERED INTO REAR YARD TYP.

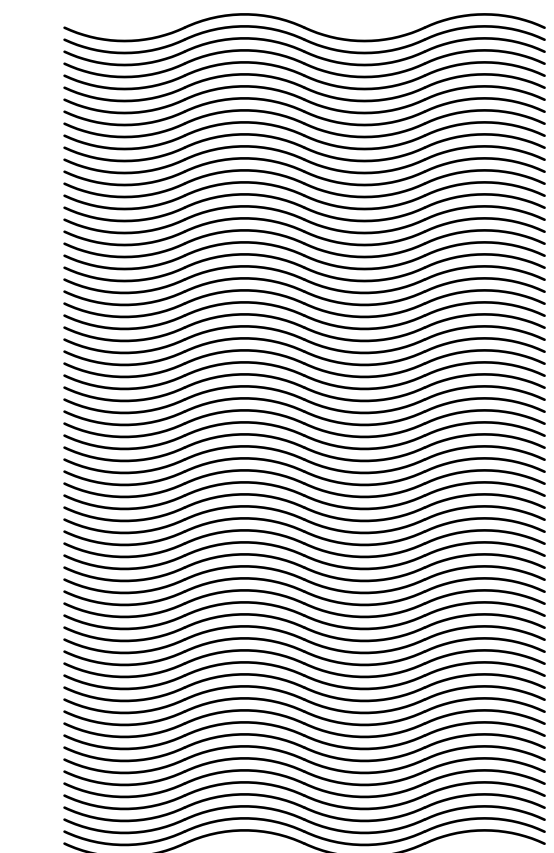
NOTE: DIRECT VENT EXHAUST & COMBUSTION AIR INTAKE @ FIRE-PLACE NOT INDICATED TYP.

T.O. FIRST FL.  
EL. + 0'-0" (125.1666')

EXT. GRADE  
EL. - (4'-0 7/8") (121.0937')

NEW FOUNDATION WALL TYP.

NEW PELLA BASEMENT WINDOWS - REFER TO WINDOW SCHEDULE & FOUNDATION DETAILS TYP.



**Jeffrey W. Kusmick**  
**Architect**

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NCARB Certification Number 38854; In-Active

Rev.	Planning Bd	10June22
	Description	Date

**Project:**

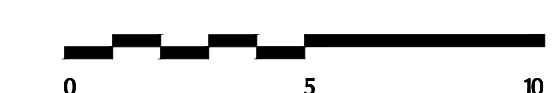
**Abiselman Apartment Building**  
Easton Avenue, New Brunswick, New Jersey

48-52 Easton Avenue, Block 49, Lot 30.01  
New Construction / N.J.A.C. 523-1 et seq.

**Clients:**

**Estate of Hildegard Venus**  
Ms. Tracy R. Venus, Executrix  
630 Dewey Road  
North Brunswick, New Jersey 08903

**Proposed Building Elevations**



Scale: As Noted

**Z-03**

10 June 2022