

GENERAL NOTES:

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- BUILDING TO BE BUILT IN ACCORDANCE WITH ALL APPLICABLE CODES, INCLUDING THE FOLLOWING:
 NJ UNIFORM CONSTRUCTION CODE (NJAC 5:23)
 N.J.A.C. 5:23 REHABILITATION SUBCODE
 2019 INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION
 2019 INTERNATIONAL MECHANICAL CODE
 2019 INTERNATIONAL ENERGY CONSERVATION CODE
 2014 NATIONAL ELECTRICAL CODE
 2019 NATIONAL STANDARD PLUMBING CODE
 2009 INTERNATIONAL FUEL GAS CODE
 2019 ICC/ANSI A117-2009 BARRIER FREE SUBCODE
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS AND ALL APPLICABLE BUILDING CODES AND STATE/COUNTY/LOCAL REGULATIONS.
- CONSTRUCTION CLASSIFICATION: VB
- USE GROUP: R-5
- OCCUPANCY: 1 OCCUPANT PER 200 SF LIVABLE AREA
- DESIGN LOADS:
 ROOFS: 30 PSF LIVE + 15 PSF DEAD
 EXTERIOR BALCONY: 60 PSF LIVE + 12 PSF DEAD
 DECK: 40 PSF LIVE + 12 PSF DEAD
 GARAGES ON GRADE: 80 PSF LIVE
 ATTICS NO STORAGE: 10 PSF LIVE + 6 PSF DEAD
 ATTICS WITH STORAGE: 10 PSF LIVE + 6 PSF DEAD
 FLOORS (LV AREA): 40 PSF LIVE + 12 PSF DEAD
 FLOORS (BED ROOMS): 30 PSF LIVE + 12 PSF DEAD
 STAIRS: 100 PSF LIVE
 GUARDRAILS, HANDRAILS: 200 PSF LIVE
- DESIGN WIND LOAD: BASIC WIND SPEED: 105 MPH, OCCUPANCY CATEGORY II, IMPORTANCE FACTOR 1.00, EXPOSURE CATEGORY B, MEAN ROOF HEIGHT: 21 FT
- WIND FORCE RESISTING SYSTEMS LOADS: COMPONENTS 4 CLADDING DESIGN WIND LOADS: ROOF: 21' TO 45' 11.9' - 18.5; WALL: 15' - 18.5
- ALL LAYOUT DIMENSIONS AS INDICATED SHALL BE ADJUSTED WHERE REQUIRED. ROUGH OPENINGS REQUIRED BY SPECIFIC BUILDING COMPONENTS SHALL TAKE PRECEDENCE FOR PROPER FIT OF FINISHED COMPONENT.
- NEVER SCALE DRAWINGS: CONTRACTOR SHALL REFER TO WRITTEN DIMENSIONS ONLY.
- ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION. IN ALL CASES THE DETAILS AND DRAWINGS SHALL BE CHECKED WITH EXISTING CONDITIONS IN PLACE AND VARIATIONS IF ANY, BE REFERRED TO THE ARCHITECT FOR ADJUSTMENT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE FIT OF WORK IN PLACE.
- NO CHANGES TO THE PLANS ARE PERMITTED. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEPARTURE FROM THESE DRAWINGS AT ANY TIME DURING CONSTRUCTION.
- THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITING OF THE STRUCTURE ON THE PROPERTY AND FOR COMPLETION OF ALL REQUIREMENTS FOR SITING.
- THIS FOUNDATION DESIGN IS BASED ON ASSUMED SOILS, GROUP 1, GUL GP, SU AND/OR SF ONLY (GOOD DRAINAGE CHARACTERISTICS, LOW FROST HEAVE POTENTIAL, 1.00 VOLUME CHANGE POTENTIAL EXPANSION). THE MINIMUM ACCEPTABLE SOIL BEARING CAPACITY IS 3000 PSF. IT IS THE RESPONSIBILITY OF THE OWNER / BUILDER TO MAKE SUBSURFACE INVESTIGATION SUCH AS BORINGS, AND CONSULT WITH A SOIL ENGINEER IF NECESSARY TO ESTABLISH THAT THE SOIL BEARING CAPACITY IS ADEQUATE. (IT IS LESSER THAN 3000 PSF, NOTIFY ARCHITECT BEFORE COMMENCEMENT OF WORK).
- THE INSULATION PROPOSED MEETS THE REQUIREMENTS OF THE NEW JERSEY MODEL ENERGY CODE. A RESCHECK COMPLIANCE CERTIFICATE SHALL BE SUBMITTED IN CONJUNCTION WITH THE CONSTRUCTION DOCUMENTS.
- IF ASBESTOS CONTAINING MATERIAL OR SUSPECTED ASBESTOS IS DISCOVERED ON SITE THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE OWNER AND THE ARCHITECT. ASBESTOS REMOVAL, IDENTIFICATION AND DISPOSAL SHALL OCCUR UNDER A SEPARATE CONTRACT BETWEEN THE OWNER AND A LICENSED ASBESTOS ABATEMENT CONTRACTOR BEFORE WORK COMMENCES.
- PROTECTION OF ADJACENT PROPERTIES: AS PLANNED, THIS PROJECT DOES NOT MEET ANY OF THE THREE CONDITIONS LISTED IN NJAC 5:23-23.4(d)(2)(a), b, or c. THEREFORE THE REQUIREMENTS OF NJAC 5:23-23.4(d) DO NOT APPLY. AS PER NJAC 5:23-23.4(a) THE OWNER WILL BE ADVISED BY COPY OF THESE PLANS THAT THEY SHALL PROTECT (AND CAUSE THE CONTRACTOR TO PROTECT) ADJOINING PROPERTIES FROM DAMAGE CAUSED BY WORK.
- THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE-FAMILY AND TWO-FAMILY DWELLINGS (WCFM).
- CONTRACTOR SHALL PROVIDE GENERAL LIABILITY AND COMPLETED OPERATIONS INSURANCE NAMING THE HOMEOWNER AS AN ADDITIONAL INSURED.
- CONTRACTOR SHALL PROVIDE ALL SITE SOILS AND EROSION CONTROL WORK PER THE SITE ENGINEERING DRAWINGS AND IN CONFORMANCE WITH ALL COUNTY/LOCAL REQUIREMENTS. STRIP AND STORE ALL TOPSOIL, KEEP ALL STREETS AND LANE CLEAN AND CLEAR AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE ALL FINAL GRADING AND EROSION CONTROL WORK PER THE SITE ENGINEERING DRAWINGS.
- CONTRACTOR TO COORDINATE AND MANAGE ALL PERMANENT UTILITY CONNECTIONS (WATER, SEWER, GAS, ELECTRIC, CABLE, ETC.) AND SHALL OBTAIN TEMPORARY SERVICES FOR CONSTRUCTION AS REQUIRED.
- THE CONTRACTOR SHALL KEEP THE PROPERTY AND CONSTRUCTION SITE CLEAN AT ALL TIMES.
- THE CONTRACTOR SHALL PROVIDE FINAL FINE CLEANING (INTERIOR AND EXTERIOR) UPON PROJECT COMPLETION AND RECEIPT OF CERTIFICATE OF OCCUPANCY.

GENERAL CONSTRUCTION NOTES:

- CONCRETE: ALL CONCRETE SHALL HAVE A 28-DAY MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS NOTED OTHERWISE.
- CONNECTIONS: ALL NAILED CONNECTIONS TO COMPLY WITH THE FASTENER SCHEDULE TABLE 6.02.3(1) UNLESS NOTED OTHERWISE. SHEATHING NAILING TO COMPLY WITH SAME SCHEDULE AND/OR MANUFACTURER'S RECOMMENDATION UNLESS NOTED OTHERWISE.
- WOOD CONNECTIONS: ALL WOOD-TO-WOOD CONNECTIONS SHALL BE SIMPSON STRONG-TIE CO. (OR ALTERNATE AS APPROVED BY ARCHITECT). ALL CONNECTORS AND FASTENERS IN CONTACT WITH PRESURE-TREATED WOOD (DESIGNATED AS "WOL" AND/OR "WOL" ON THE CONSTRUCTION DOCUMENTS) SHALL BE TYPE 304 OR 316 STAINLESS STEEL OR TYPE 304 GALVANIZED (G95) CONNECTORS AND FASTENERS SHALL ONLY BE ALLOWED UPON BOTH SIMPSON'S AND THE LOCAL CONSTRUCTION CODE ORIGINAL'S APPROVAL. BASED ON THE CONTRACTOR'S SUBMISSION OF THE SPECIFICATIONS OF THE PRESURE-TREATED WOOD TO BE USED ON THE PROJECT.
- WALL BRACING: WALLS SHALL BE BRACED IN ACCORDANCE WITH R602.10. THE CONSTRUCTION OF BRACED WALL PANELS SHALL BE IN ACCORDANCE WITH R602.10.
- FRAMING:
 - ALL REPETITIVE LUMBER (NON-BEARING PARTITIONS, FLOOR JOISTS, FRAMING, RAFTERS, CEILING JOISTS, ETC.) TO BE MET FIR NO. 2 OR BETTER (OR APPROVED EQUAL) AND TO HAVE A MINIMUM FIBER STRESS OF 1,500 PSI AND A MINIMUM MODULUS OF ELASTICITY OF 1,400,000.
 - ALL STRUCTURAL LUMBER (GIRDERS, HEADERS, BEARING PARTITIONS) TO BE DOUGLAS FIR NO. 2 OR BETTER (OR APPROVED EQUAL) AND TO HAVE A MINIMUM FIBER STRESS OF 1,800 PSI AND A MINIMUM MODULUS OF ELASTICITY OF 1,420,000.
 - ALL LVLs TO HAVE A MINIMUM FIBER STRESS OF 2,500 PSI AND A MODULUS OF ELASTICITY OF 2,000,000.
 - DOUBLE-UP FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS.
 - ALL HEADERS SHALL BE SUPPORTED PER TABLES 6.02.1(1), 6.02.1(2) & 6.02.1(3), UNLESS NOTED OTHERWISE.
- CUTTING AND NOTCHING: NO NOTCHING OF WOOD BEAMS, JOISTS, RAFTERS OR STUDS IS ALLOWED UNLESS THE CUTTING OR NOTCHING COMPLIES WITH THAT ALLOWED IN FIGURES R602.8, R602.9(1) & R602.9(2). IF ENGINEERED FLOOR JOISTS ARE USED, CUTTING AND NOTCHING IS ALLOWED ONLY AS PER THE MANUFACTURER'S RECOMMENDATIONS.
- WATER RESISTANT GYPSUM WALLBOARD: PROVIDE WATER RESISTANT GYPSUM WALLBOARD AT WALLS AND CEILING OF BATHROOMS, POWDER ROOMS AND LAUNDRY ROOMS. 1/2" MINIMUM THICKNESS AT WALLS AND 5/8" MINIMUM THICKNESS AT CEILING.
- EGRESS: EVERY BEDROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR DOOR DIRECTLY TO THE EXTERIOR AND RESIDUE AS PER SECTION R610. THE UNITS MUST BE OPERABLE FROM INSIDE WITHOUT THE USE OF SEPARATE TOOLS. SILL HEIGHT NOT BE MORE THAN 44" ABOVE FINISH FLOOR FINISH NET CLEAR OPENING OF 5.7 SF. MINIMUM NET CLEAR OPENING HEIGHT OF 24". MINIMUM NET CLEAR OPENING WIDTH OF 20".
- FIRE AND DRAFT STOPPING: FIRE AND DRAFT STOP ALL DROPPED SOFFITS AND CEILING, AND ANY OTHER CONCEALED AREAS WHERE FIRE/DRAFT STOPPING IS REQUIRED BY CODE.
- ROOF ICE PROTECTION: IN AREAS WHERE THE AVERAGE DAILY TEMPERATURE IN JANUARY IS 25°F OR LESS, PROVIDE AN ICE PROTECTION IN ACCORDANCE WITH SECTION R909.12 OR AS NOTED ON DRAWINGS.
- DRAINAGE: SLOPE FINISH GRADE ADJACENT TO FOUNDATION AT ALL SIDES OF DWELLING DOWN AND AWAY AT 1/2" MINIMUM PITCH FOR A MINIMUM DISTANCE OF 8'-0". EXCEPT IN WELL-DRAINED GRAVEL OR SAND/GRAVEL MIXTURE SOILS, PROVIDE A DEDICATED FOUNDATION DRAINAGE SYSTEM AS PER CODE.
- UNHEATED AREAS: INSULATE ALL HEATING DUCTS, TRUNKS AND HYDRONIC PIPING IN AREAS NOT HEATED (BASEMENT, GARAGE, CANTILEVER GARAGES, ETC.).
- ROOF SHINGLES: ASPHALT/FIBERGLASS, STRIP SHINGLES SHALL HAVE A MINIMUM OF SIX (6) FASTENERS PER SHINGLE.
- BONDING OF FOOTINGS: THE FOOTINGS SHALL BE BONDED IN ACCORDANCE WITH NEC 250-50 C, REQUIRING THE ELECTRODE SYSTEM IN NEW CONSTRUCTION BE GROUNDED/BONDED TO THE FOOTING SYSTEM.
- HANDRAILS: PROVIDE GRASPABLE HANDRAILS AT ALL STAIRS WITH FOUR OR MORE RISERS. HANDRAILS SHALL BE 36" HIGH MEASURED VERTICALLY ABOVE THE STAIR NOSINGS. CLEAR SPACE BETWEEN HANDRAILS AND WALLS SHALL BE 1-1/2" MINIMUM. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF 1 1/4" MINIMUM AND 1 1/2" MAXIMUM, OR SHALL PROVIDE EQUIVALENT GRASPABILITY (PER DIETER DIMENSION OF 1 1/4" MINIMUM AND 1 1/2" MAXIMUM WITH LARGEST CROSS SECTION OF 2 1/4" MAXIMUM). HANDRAILS SHALL NOT ROTATE IN THEIR FITTINGS.

PROJECT DATA: R-1 ZONE

SITE AREA: 45' x 150' = 6,750 SF

BUILDING COVERAGE:

DWELLING:	1,466.1 SF
FRONT COVERED PORCH:	224.1 SF
REAR COVERED PORCH:	28.0 SF
SIDE COVERED PORCH:	17.3 SF
DETACHED GARAGE/APARTMENT:	613.0 SF
TOTAL:	2,348.1 SF = 34.8%

IMPERVIOUS COVERAGE:

DWELLING:	1,466.1 SF
FRONT COVERED PORCH:	224.1 SF
REAR COVERED PORCH:	28.0 SF
SIDE COVERED PORCH:	17.3 SF
DETACHED GARAGE/APARTMENT:	613.0 SF
FRONT WALK & STEPS:	102.6 SF
DRIVEWAY:	1,373.8 SF
SIDE STEPS & PATIO:	6.6 SF
MECHANICAL EQUIPMENT PAD:	23.1 SF
TOTAL:	4,241.1 SF = 59.8%

GROSS AREA OF DWELLING:

FIRST FLOOR:	1,466 SF
SECOND FLOOR:	1,059 SF
HALF STORY:	458 SF
TOTAL:	2,983 SF

HEIGHT OF DWELLING: 34'1" ABOVE GRADE

VOLUME OF DWELLING: 42,106 CU FT

GROSS AREA OF GARAGE/APARTMENT:

FIRST FLOOR:	591 SF
SECOND FLOOR AND STAIRWELL:	512 SF
TOTAL:	1,103 SF

HEIGHT OF GARAGE/APARTMENT: 24'-10" RIDGE ABOVE GRADE

VOLUME OF GARAGE/APARTMENT: 12,054 CU FT

HALF STORY CALCULATION:

BOROUGH OF BRADLEY BEACH ZONING DEFINITION: 450 SF (8' 1" AND HIGHER) / 1,059 SF SECOND FLOOR AREA = 43.2%, 43.2% IS LESS THAN 50%, THEREFORE THE HALF STORY AS DESIGNED, MEETS THE BOROUGH DEFINITION OF A HALF STORY.

HABITABLE ATTIC CALCULATION:

IRC R302 DEFINITION: 344 SF (8' 1" AND HIGHER) / 1,059 SF SECOND FLOOR AREA = 32.48%, 32.48% IS LESS THAN 33.33%, THEREFORE VA CONSTRUCTION IS NOT REQUIRED.

PROJECT NOTES:

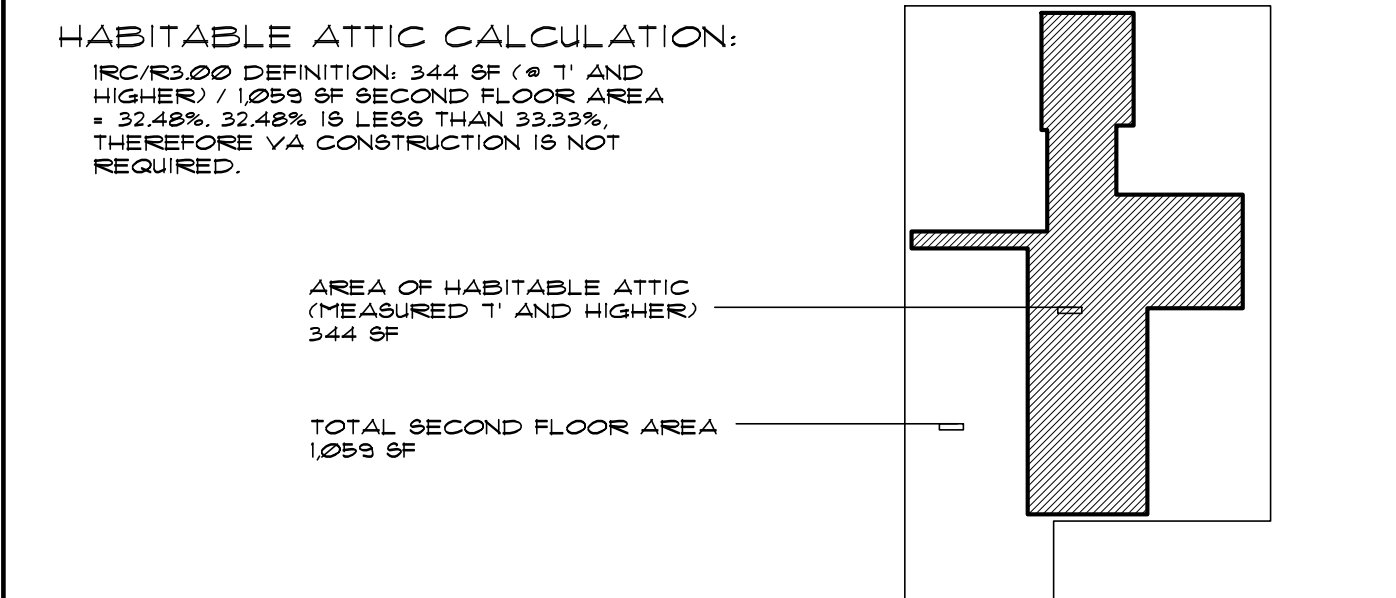
- PERMITS: CONTRACTOR TO OBTAIN ALL PERMITS NECESSARY.
- OVERVIEW REMOVE THE EXISTING DWELLING AND GARAGE AND CONSTRUCT NEW DWELLING. NEW DETACHED GARAGE/APARTMENT AND SITE IMPROVEMENTS AS SHOWN. PROPOSED DWELLING IS NOT WITHIN A FLOOD ZONE. DWELLING TO BE VB CONSTRUCTION (NOT FIRE-RATED). FIRE RATINGS ONLY AS REQUIRED WITHIN 5'-0" OF THE PROPERTY LINE.
- DEMOLITION: REMOVE EXISTING DWELLING AND ALL EXISTING SITE IMPROVEMENTS. COORDINATE ALL ITEMS TO BE SAVED DURING DEMOLITION WITH OWNER. LEGALLY DISPOSE OF ALL ITEMS OFF SITE.
- ENGINEERING: CONTRACTOR TO PROVIDE REQUIRED STAKE OUTS, AS-BUILTS AS NECESSARY.
- INSTALL ALL PRODUCTS AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL FINISH MATERIALS (INTERIOR AND EXTERIOR) TO BE SELECTED BY OWNER.
- WATER & SEWER: PROVIDE A NEW 1" WATER MAIN, PROVIDE A NEW 4" SEWER MAIN. COORDINATE CONNECTIONS PER BOROUGH REQUIREMENTS.
- PLUMBING: ALL PLUMBING WORK IS TO BE DESIGNED AND INSTALLED BY A LICENSED PLUMBER IN STRICT ACCORDANCE WITH THE MOST RECENTLY ADOPTED PLUMBING CODE. PROVIDE A SHUT OFF AND DRAIN AT MAIN SUPPLY AT EACH STRUCTURE FOR WINTERIZING.
- EXTERIOR SHOWER: EXTERIOR SHOWER IS PLANNED INTEGRAL WITH THE DETACHED GARAGE/APARTMENT. PROVIDE SHUT OFF IN EASILY ACCESSIBLE LOCATION. PROVIDE HOT AND COLD WATER TO SHOWER HEAD AND FOOT WALL.
- ELECTRICAL: ALL ELECTRICAL WORK IS TO BE DESIGNED AND INSTALLED BY A LICENSED ELECTRICIAN IN STRICT ACCORDANCE WITH THE MOST RECENTLY ADOPTED ELECTRICAL CODE. PROVIDE A NEW OVERHEAD 200 AMP SERVICE. PROVIDE SUBPANEL IN GARAGE/APARTMENT (UNDERGROUND SERVICE). ALL ELECTRICAL WORK TO BE COORDINATED WITH OWNER. ALL FIXTURES SHOWN ARE TO BE MARKED OUT IN FIELD AND REVIEWED AND APPROVED BY OWNER PRIOR TO INSTALLATION. ALL FIXTURES AS SELECTED BY OWNER.
- HVAC: ALL HVAC WORK IS TO BE DESIGNED AND INSTALLED BY A LICENSED MECHANICAL CONTRACTOR IN STRICT ACCORDANCE WITH THE MOST RECENTLY ADOPTED MECHANICAL CODE. ALL HVAC EQUIPMENT TO BE 80% MIN EFFICIENCY. DWELLING: PROVIDE ONE GAS-FIRED DIRECT-VENT FURNACE/AIR HANDLER IN THE BASEMENT TO SERVE THE FIRST FLOOR. PROVIDE A SECOND GAS-FIRED FURNACE/AIR HANDLER IN THE ATTIC TO SERVE THE SECOND FLOOR AND HALF STORY (ON SEPARATE ZONES). GARAGE/APARTMENT: PROVIDE ONE GAS-FIRED FURNACE/AIR HANDLER IN THE GARAGE TO SERVE THE APARTMENT. PROVIDE THREE AC CONDENSERS ON CONCRETE PAD. PROVIDE PROGRAMMABLE THERMOSTATS. THE LAYOUT OF DUCTWORK, LOCATIONS OF DROPPED SOFFITS (IF ANY) AND LOCATIONS OF SUPPLY & RETURN REGISTERS TO BE REVIEWED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
- WATER HEATERS: PROVIDE TWO GAS-FIRED DIRECT-VENT TANKLESS WATER HEATER IN THE DWELLING: ONE IN THE BASEMENT AND ONE IN THE ATTIC. PROVIDE ONE GAS-FIRED DIRECT-VENT TANKLESS WATER HEATER IN THE GARAGE/APARTMENT. EACH WITH A RECIRCULATING LINE.
- NATURAL GAS: ALL GAS WORK IS TO BE DESIGNED AND INSTALLED BY A LICENSED MECHANICAL CONTRACTOR/PLUMBER IN STRICT ACCORDANCE WITH THE MOST RECENTLY ADOPTED MECHANICAL CODE. GAS APPLIANCES: THREE FURNACES, THREE WATER HEATERS, TWO RANGES, TWO DRYERS, ONE EXTERIOR GRILL. COORDINATE LOCATION OF EXTERIOR GRILL WITH OWNER.
- FOUNDATION: REINFORCED CONCRETE FOUNDATION WALLS ON REINFORCED CONCRETE FOOTINGS.
- SUMP PITS/PUMPS: PROVIDE TWO SUMP PITS/PUMPS TIED TO EXTERNAL STORMWATER SYSTEM.
- WEATHER BARRIERS AND FLASHING: PROVIDE ICESHIELD UNDERLAYMENT AT ENTIRE ROOF. BOTH STRUCTURES. PROVIDE TYVEK HOUSE WRAP AT ALL EXTERIOR WALLS. BOTH STRUCTURES. PROVIDE EXTERIOR FLASHING AT ALL SHOWN JAMBS. SIZE PER WALL THICKNESS. SCREENS AT DOUBLE SCREENS AT ALL OPERABLE WINDOWS AND DOORS. HALF SCREENS AT STANDARD HUNG. HANDWARE: CORROSION RESISTANT. HARDWARE COMPONENTS, STYLE AND FINISH AS SELECTED BY OWNER.
- VINYL SIDING: CERTAINTED, CLAPBOARD, CEDARBOARDS XL, 5/1" ROUGH CEDAR BOARD & BATTEN, 5/1" BOARD & BATTEN SMOOTH. SEE ELEVATIONS FOR VARIOUS FIELDS.

ZONING CHART: R-1 ZONE

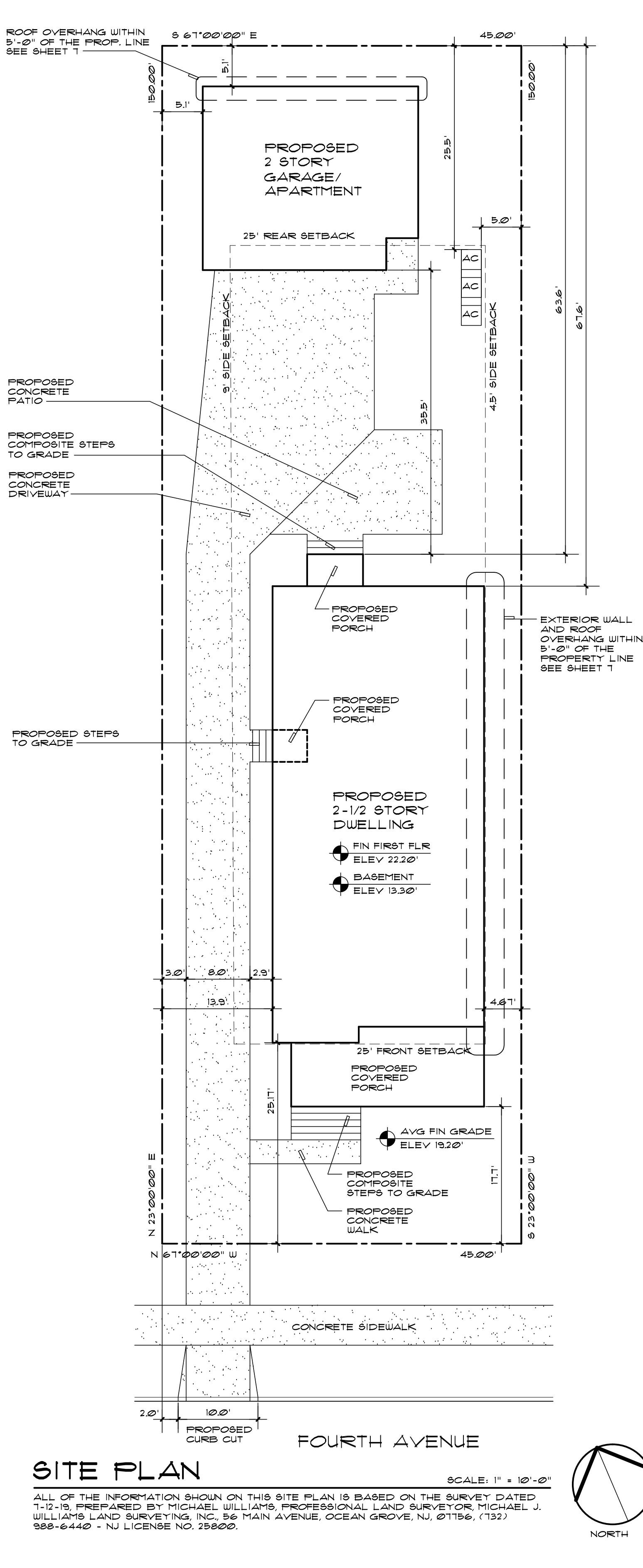
LOT:	EXISTING		PROPOSED		REQUIRED
	LOT AREA:	6,750 SF	6,750 SF	5,000 SF	
LOT WIDTH:	45 FT	45 FT	45 FT	50 FT MIN	
LOT DEPTH:	150 FT	150 FT	150 FT	100 FT MIN	
BUILDING COVERAGE:	21%	34.8%	35%	35% MAX	
IMPERVIOUS COVERAGE:	34.1%	59.8%	60%	60% MAX	

DWELLING:	FRONT SETBACK, HOUSE:	25.3 FT	25.1 FT	25 FT MIN
	FRONT SETBACK, PORCH:	15.3 FT	17.1	17 FT MIN
	REAR SETBACK:	81.1 FT	63.6 FT	25 FT MIN
	SIDE SETBACK (EAST):	2.8 FT	4.6 FT	4.5 FT MIN
	SIDE SETBACK (WEST):	12.0 FT	13.9 FT	9 FT MIN
	HEIGHT:	115 FT	34.1 FT	35 FT MAX
	NO. STORIES:	1 STORY	2-1/2 STORIES	2-1/2 STORIES MAX

FIRE-EXISTING NON CONFORMANCE VARIANCE REQUESTED



- EXTERIOR TRIM: AZEK.
- EXTERIOR SOFFITS: VENTED VINYL BEADBOARD.
- PORCH CEILING: VINYL BEADBOARD ON 1/2" PLYWOOD SUBSTRATE.
- FRONT AND REAR PORCH FLOORING AND STEPS: COMPOSITE TONGUE & GROOVE.
- EXTERIOR COLUMNS: AZEK 10" SQUARE WRAPPED LVL POSTS, SHAFT, CAP AND BASE AS PER OWNER.
- GUTTERS & DRAIN SPOUTS & STORMWATER SYSTEM: STANDARD WHITE ALUMINUM GUTTERS AND DRAIN SPOUTS. SEE SITE ENGINEER'S GRADING AND DRAINAGE PLAN FOR FINISH GRADING AND UNDERGROUND STORMWATER SYSTEMS. ALL DRAINAGE IS TO BE PLANNED IN ORDER THAT STORM WATER IS KEPT AWAY FROM THE FOUNDATIONS AND FROM NEIGHBORING PROPERTIES.
- INSULATION: PROVIDE REQUIRED DRAFT STOP, FIRE STOP AND INSULATION BARRIERS AS NECESSARY. AT DWELLING: PROVIDE BATT INSULATION: R-30 AT ATTIC RAFTERS, R-30 AT FIRST FLOOR JOISTS, R-19 AT ALL EXTERIOR WALLS. AT APARTMENT: PROVIDE BATT INSULATION: R-30 AT ATTIC RAFTERS, R-30 AT FLOOR JOISTS, R-19 AT ALL EXTERIOR WALLS. ENTIRE LIVABLE BUILDING ENVELOPE TO BE INSULATED.
- PROVIDE REQUIRED SUPPLY AND EXHAUST AIR TO ALL MECHANICAL EQUIPMENT.
- SOUND ATTENUATION: PROVIDE ROCKWOL SOUND ABSORBENT INSULATION IN ALL WALLS AT BEDROOMS, BATHS, POWDER ROOMS AND LAUNDRY ROOMS.
- LAUNDRY: UNDER WASHERS PROVIDE REQUIRED PAN WITH DRIP LINE TO EXTERIOR. VENT DRYERS DIRECTLY TO EXTERIOR. PROVIDE SHUT OFF VALVES AT SUPPLY LINES TO WASHERS IN EASILY ACCESSIBLE LOCATIONS.
- INTERIOR STAIRS: HARDWOOD TREADS, STAINED. POPLAR RISERS, PAINTED. HARDWOOD BALUSTERS AND NEWELS, PAINTED. HARDWOOD HANDRAIL, STAINED.
- INTERIOR DOORS: SOLID CORE MDF, PAINTED. 1-3/8" THICK. STANDARD DOOR HEIGHTS THROUGHOUT. NOTE WHERE NECESSARY, HEIGHTS MAY NEED TO BE ADJUSTED. VERIFY FIT OF EACH DOOR IN FIELD.
- INTERIOR TRIM: ALL HOLDINGS TO BE SELECT GRADE. PAINTED. 3" NOMINAL CASINGS. 5" NOMINAL BASE HOLDINGS, PROFILES, STYLES AND FINISHES AS PER OWNER.
- FINISH FLOORS: HARDWOOD, STAINED AND THREE COAT FINISH. TILE.
- BUILT-IN CABINETRY, COUNTERTOPS, MILLWORK AND SHELVING TO BE COORDINATED WITH OWNER.
- CLOSET: PROVIDE RODS AND SHELVES IN CLOSET CLOSETS. PROVIDE FOUR SHELVES HIGH IN ALL LINEN CLOSETS. COORDINATE MATERIALS, FINISHES AND DESIGN WITH OWNER.
- BATHS: AT TUBS AND SHOWERS. COORDINATE DESIGN AND INSTALLATION OF BUILT-IN NICHE(S) AND/OR SEAT(S) WITH OWNER. SHOWERS: TILE FLOOR AND WALLS FULL HEIGHT. FRAMELESS GLASS ENCLOSURE. PROVIDE A STANDARD SHOWER HEAD WITH HANDHELD DIVERTER.
- BATH ACCESSORIES: COORDINATE THE INSTALLATION OF ALL MIRRORS, MEDICINE CABINETS, TOILEL RACKS, TOILET TISSUE HOLDERS, HOOKS, ETC. WITH OWNER. NOTE! PROVIDE IN WALL BLOCKING FOR FUTURE GRAB BARS AT ALL TUBS, SHOWERS AND TOILETS.
- KITCHEN NOTES: ALL NEW CABINETRY, COUNTERTOPS AND APPLIANCES. PROVIDE WATER LINE TO REFRIGERATOR/FREEZER. STONE COUNTERTOPS, FULL HEIGHT TILE BACKSPLASHES.
- TELEPHONE AND CABLE/INTERNET: PROVIDE ONE (1) HARDWIRED TELEPHONE JACK AT EACH STRUCTURE. PROVIDE ELEVEN (11) CAT 6 CABLE/INTERNET JACKS AT THE DWELLING AND TWO (2) AT THE GARAGE/APARTMENT. COORDINATE LOCATIONS OF SAME WITH OWNER.
- INTERIOR PAINT: PREP AND PAINT ALL NEW FINISH CONSTRUCTION. ONE COAT BENJAMIN MOORE QUALITY PRIMER AND TWO FINISH COATS. COORDINATE COLORS WITH OWNER.
- UNFINISHED ATTIC FLOOR (HALF STORY LEVEL): PROVIDE 3/4" PLYWOOD SUBFLOOR OVER ENTIRE ATTIC FLOOR.
- HARDSCAPING: CONCRETE DRIVEWAY, WALKS, ETC. ON APPROPRIATE SUB-BASES.
- CURB, CURB CUT & SIDEWALK: PROVIDE NEW CONCRETE CURB, CURB CUT AND SIDEWALK PER BOROUGH REQUIREMENTS.
- LANDSCAPING: BY OTHERS.
- HOME OWNER'S WARRANTY: PROVIDE HOME OWNER'S WARRANTY.



APPROVAL:

SIGNATURE PLANNING BOARD CHAIRPERSON	DATE
SIGNATURE PLANNING BOARD SECRETARY	DATE
SIGNATURE PLANNING BOARD ENGINEER	DATE

GIACOBBE RESIDENCE

BLOCK: 53 LOT: 12

202 FOURTH AVENUE

BOROUGH OF BRADLEY BEACH, NJ

REV # 2-13-2020 ADDED ZONING CHART

GIACOBBE RESIDENCE
202 FOURTH AVE - BRADLEY BEACH, NJ

SITE PLAN
PROJECT DATA
NOTES

Drawn By: MJBH
Checked By: MJBH
Approved: MJBH
Date: 12-15-2019
Sheet No.: 1 OF 12

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