

PROJECT INFORMATION		
USE GROUP		R-5
CONSTRUCTION TYPE		5B
PROJECT TYPE (AS DEFINED BY THE REHAB SUBCODE)		ALTERATION / ADDITION
FLOOD HAZARD ZONE		X
NUMBER OF STORIES		2
HEIGHT OF STRUCTURE		±26 FT
AREA OF LARGEST FLOOR		1,073 SF
AREAS	EXISTING	PROPOSED
FIRST FLOOR SQUARE FOOTAGE	645 SF	982 SF
SECOND FLOOR SQUARE FOOTAGE	645 SF	1,073 SF
TOTAL HABITABLE SQUARE FOOTAGE	1,290 SF	2,055 SF
COVERED EXTERIORS SQUARE FOOTAGE	94 SF	388 SF
TOTAL VOL. OF HABITABLE SPACES & PORCHES	9,727 CF	18,858 CF

APPLICABLE CODES	
ONE AND TWO FAMILY DWELLING SUBCODE (NJAC 5:23-3.21)	
2018 INTERNATIONAL RESIDENTIAL CODE - NEW JERSEY EDITION	
2018 NATIONAL STANDARD PLUMBING CODE	
2017 NATIONAL ELECTRIC CODE (NFPA 70)	
2018 INTERNATIONAL ENERGY CONSERVATION CODE	
2018 INTERNATIONAL MECHANICAL CODE	
2018 INTERNATIONAL FUEL GAS CODE	
REHABILITATION SUBCODE (NJAC 5:23-6)	

STRUCTURAL REQUIREMENTS		
ROOMS OTHER THAN SLEEPING ROOMS	LIVE LOAD	DEAD LOAD
SLEEPING ROOMS	40 psf	15 psf
ATTIC-STORAGE	30 psf	15 psf
HABITABLE ATTIC & ATTIC WITH FIXED STAIRS	20 psf	12 psf
ROOF LOAD	30 psf	12 psf
DECK LOAD	20 psf	10 psf
GUARDS AND HANDRAILS	40 psf	15 psf
GUARD INFILL COMPONENTS	200 lb concentrated load	
DESIGN WIND SPEED	50 psf	
RISK CATEGORY	122 MPH	
WIND EXPOSURE CATEGORY	II	
	"B"	

ZONING REGULATIONS				
R-1 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)				
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED	
MIN. LOT AREA (INTERIOR LOT)	5,000 SF	5,000 SF	NO CHANGE	
MIN. LOT WIDTH	50 FT	50 FT	NO CHANGE	
MIN. LOT DEPTH	100 FT	100 FT	NO CHANGE	
MAX. IMPERVIOUS COVERAGE	60% / 3,000 SF	47% / 2,349 SF	59.5% / 2,974 SF	
MAX. BUILDING COVERAGE	35% / 1,750 SF	21.2% / 1,056 SF	34.4% / 1,716 SF	
MIN. FRONT YARD SETBACK (EAST - WEST)	25 FT	14.5 FT	NO CHANGE	
MIN. FRONT PORCH SETBACK*	MATCH ADJACENT	9 FT	9 FT	
MIN. SIDE YARD SETBACKS	5 FT AND 10 FT	2.3 FT AND 30.9 FT	2.3 FT AND 14.4 FT	
MIN. REAR YARD SETBACK	25 FT	40.8 FT	39.3 FT	
MAX. BLDG. HT / STORIES	35 FT / 2.5 ST	±26 FT / 2.5 ST	±26 FT / 2.5 ST	
MIN. PARKING SPACES (4 BEDS PROPOSED)	3	2	3	

ZONING CALCULATIONS					
IMPERVIOUS COVERAGE			BUILDING COVERAGE		
EXISTING	EXISTING	PROPOSED	EXISTING	EXISTING	PROPOSED
RESIDENCE	690 SF	1,147 SF	RESIDENCE	690 SF	1,055 SF
FRONT PORCH	94 SF	273 SF	FRONT PORCH	94 SF	273 SF
GARAGE	272 SF	272 SF	GARAGE	272 SF	272 SF
REAR PORCH	94 SF	25 SF	REAR PORCH	-	116 SF
DRIVEWAY	315 SF	486 SF	TOTAL	1,056 SF	1,716 SF
FRONT STEPS	31 SF	31 SF			
FRONT WALKWAY	71 SF	71 SF			
SIDE WALKWAY	168 SF	60 SF			
SIDE STEPS	30 SF	30 SF			
REAR STEPS	7 SF	16 SF			
BILCO DOORS	23 SF	23 SF			
PATIO	294 SF	250 SF			
REAR PATIO	247 SF	247 SF			
A/C EQUIPMENT	10 SF	10 SF			
SHED	27 SF	27 SF			
WOOD TIE	6 SF	6 SF			
TOTAL	2,349 SF	2,974 SF			

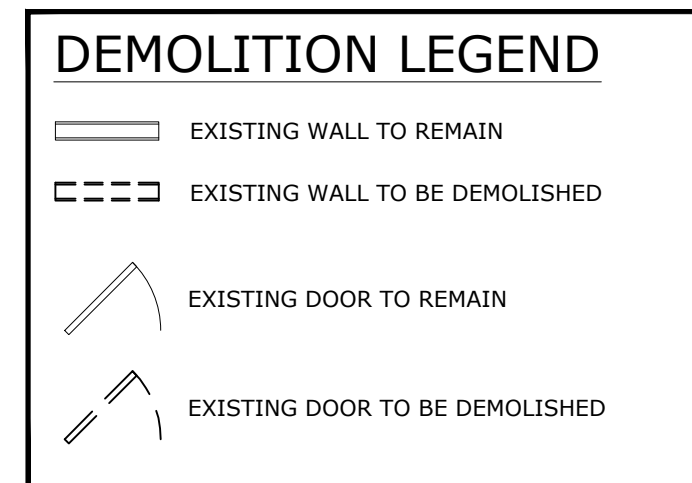
*PREVAILING SETBACK WITHIN 200 FT MAY BE USED

Single Family Addition & Renovation

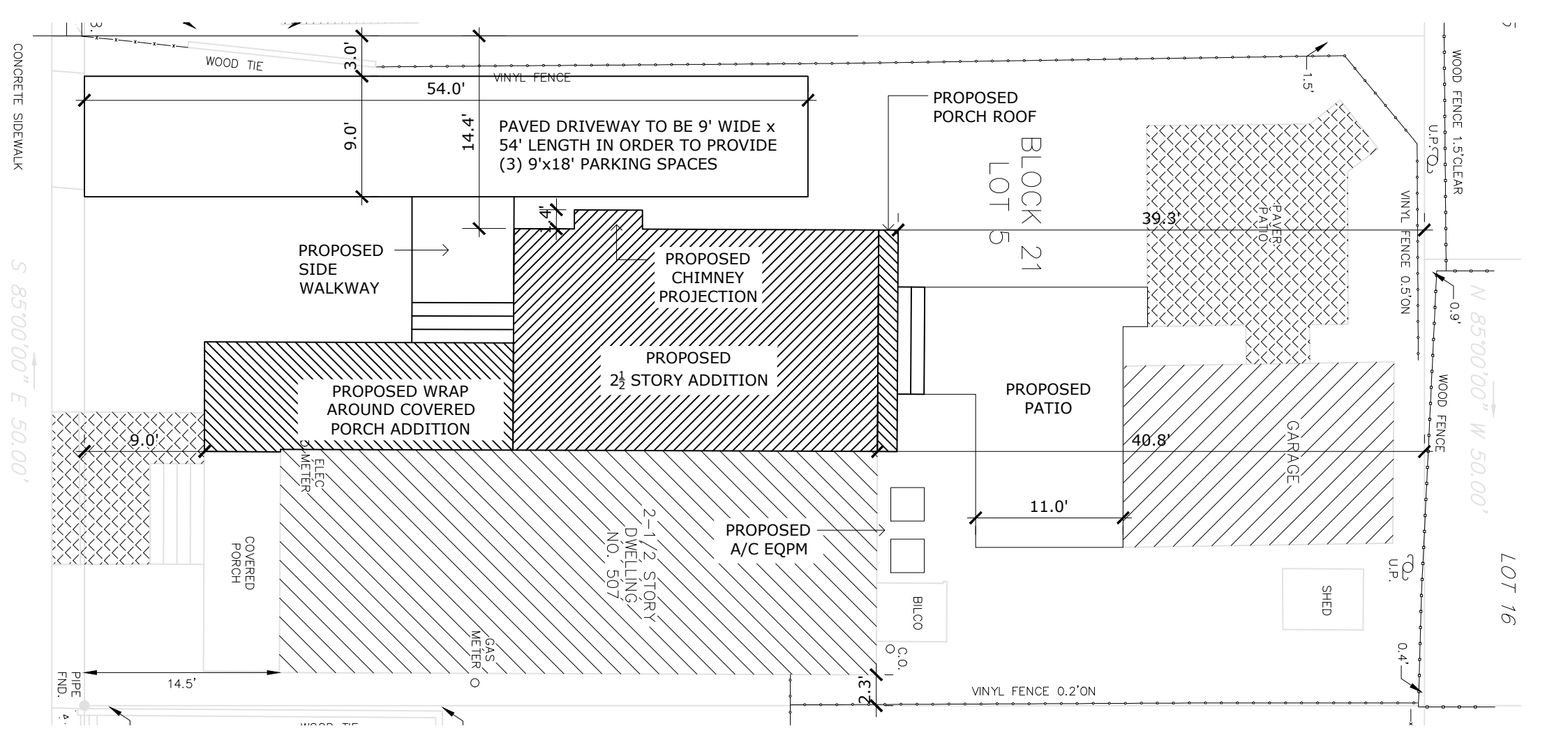
Lee Residence

507 Park Place, Bradley Beach, NJ 07720
Block 21 / Lot 5

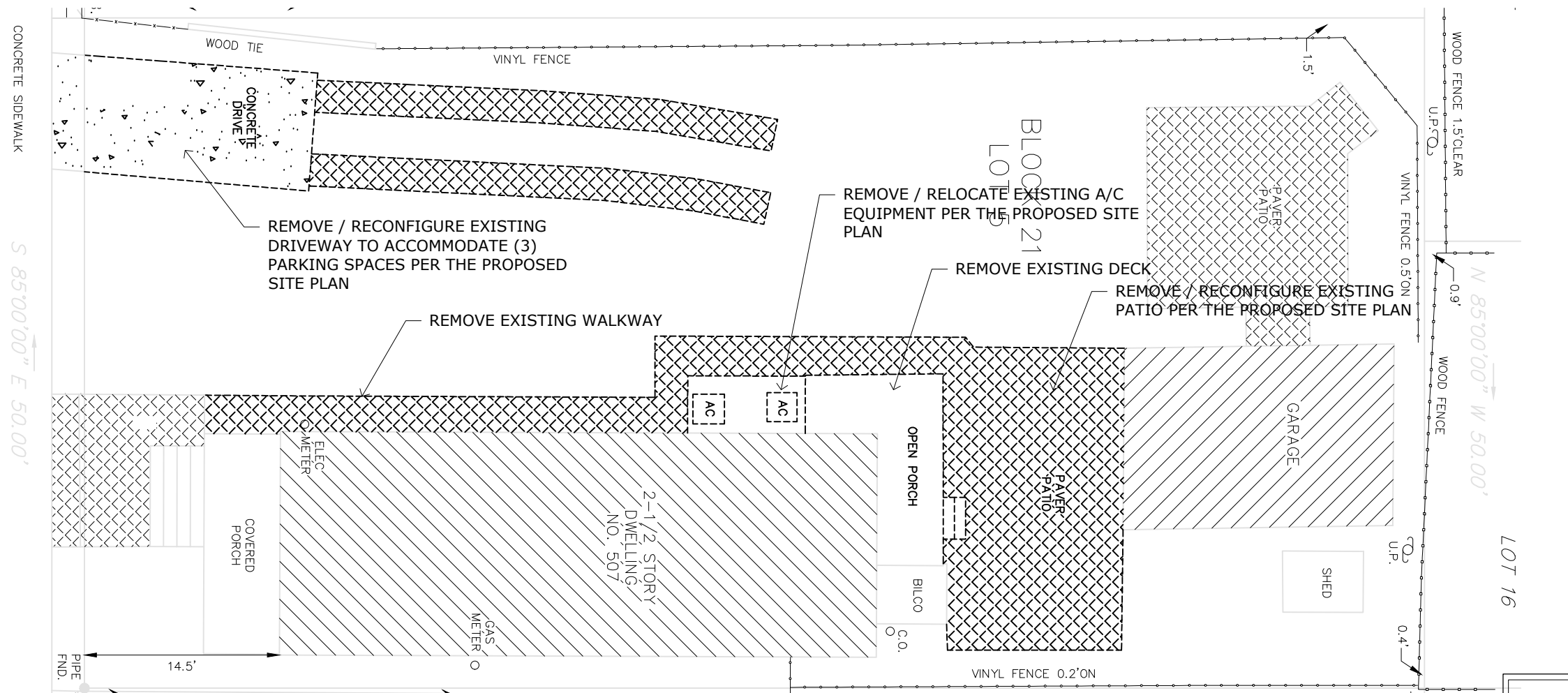
DRAWING LIST	
CV	COVER SHEET
A101	SPECIFICATIONS
A102	FOUNDATION PLAN
A103	1st FLOOR PLAN
A104	2nd FLOOR PLAN
A105	ROOF PLAN
A106	EXTERIOR ELEVATIONS
A107	TYPICAL DETAILS
E101	ELECTRICAL PLANS



- ### DEMOLITION LEGEND
- REMOVE EXISTING EXTERIOR WALL. PROVIDE TEMPORARY SUPPORT AS NEEDED.
 - REMOVE EXISTING INTERIOR BEARING WALL. PROVIDE TEMPORARY SUPPORT AS NEEDED.
 - REMOVE EXISTING INTERIOR WALL. IF WALL IS FOUND TO BE LOAD BEARING, CONTACT ARCHITECT PRIOR TO REMOVAL.
 - REMOVE EXISTING DOOR, HARDWARE, TRIM, ETC.
 - REMOVE EXISTING WINDOW, HARDWARE, TRIM, ETC.
 - REMOVE EXISTING KITCHEN CABINETS, APPLIANCES, FINISHES, ETC.
 - REMOVE EXISTING OUTDOOR SHOWER. CAP PLUMBING.
 - REMOVE EXISTING REAR PORCH, FRAMING, FOUNDATION, ETC.
 - REMOVE EXISTING FRONT PORCH RAILING.
 - REMOVE EXISTING FRONT PORCH ROOF SHINGLES, SHEATHING AND RAFTERS. EXISTING SOFFIT JOISTS CAN REMAIN.

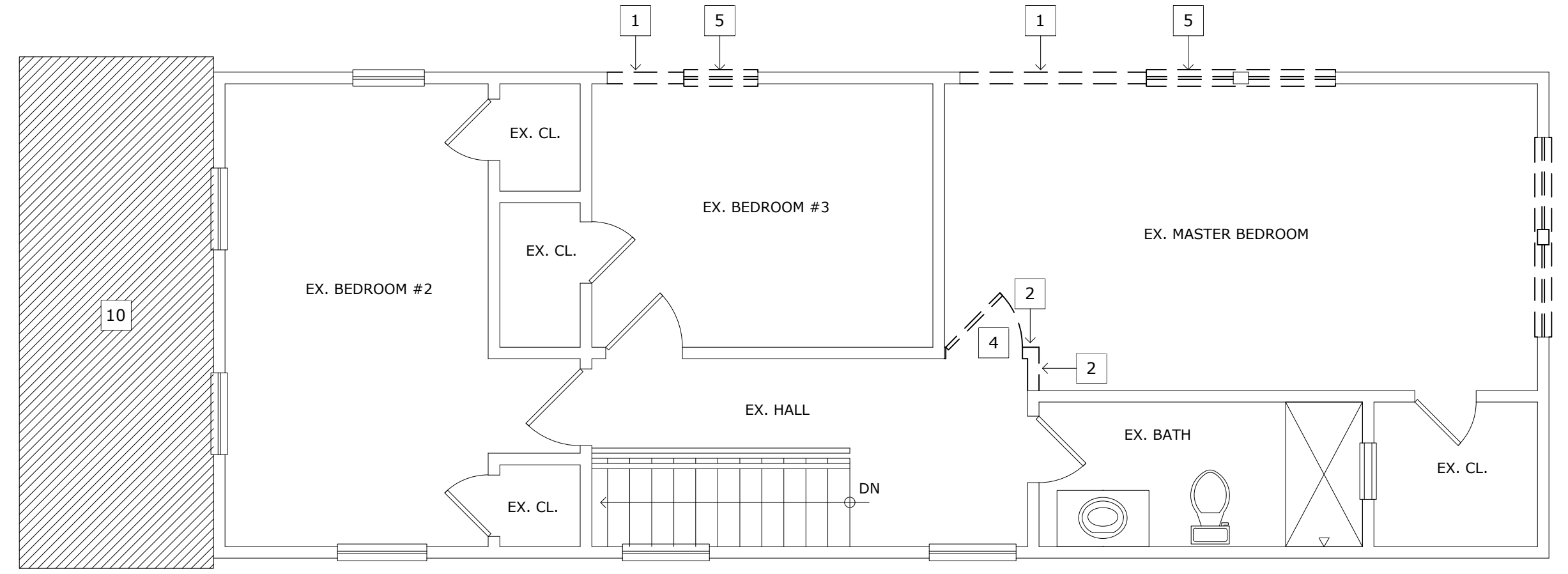


4 PROPOSED SITE PLAN / ZONING DIAGRAM
1" = 10'

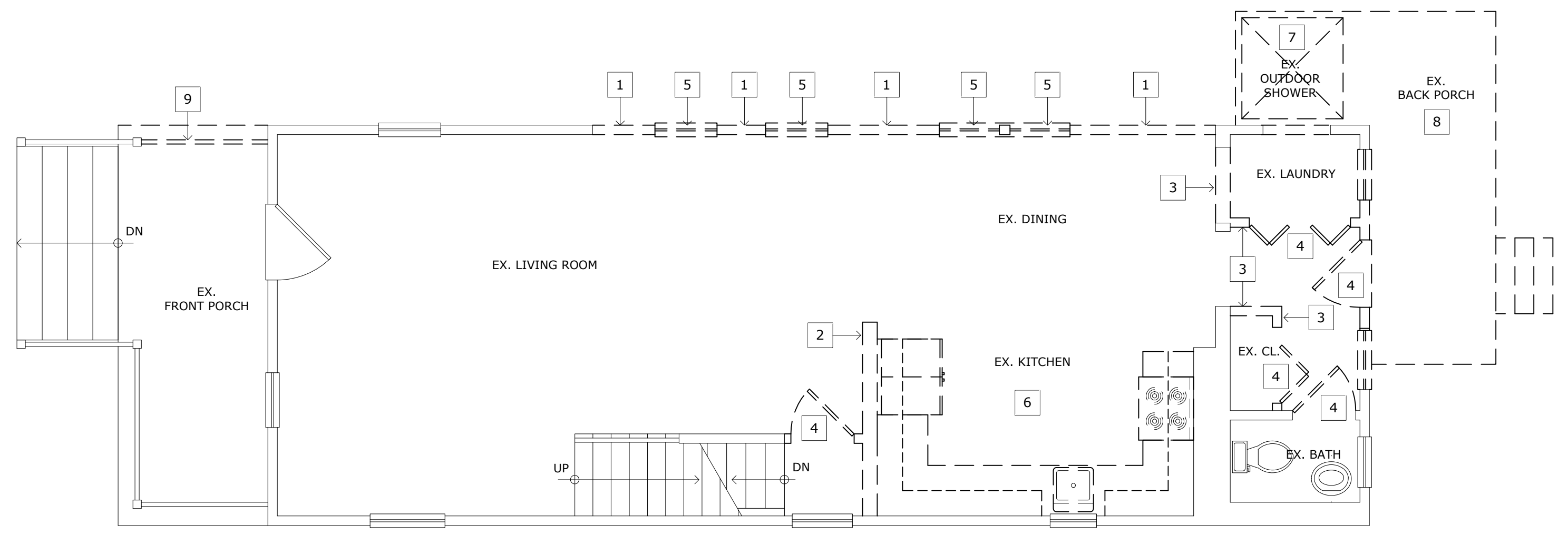


3 EXISTING SITE PLAN
1" = 10'

INFORMATION ON THIS SITE PLAN IS TAKEN FROM SURVEY PREPARED BY: CHARLES SURMONTE, P.L.S. N.J.S. LIC. NO. 35885 DATED: 05 / 04 / 20

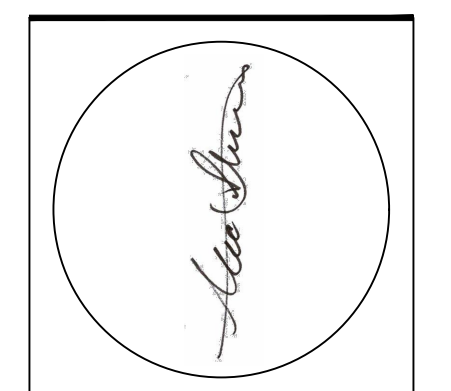
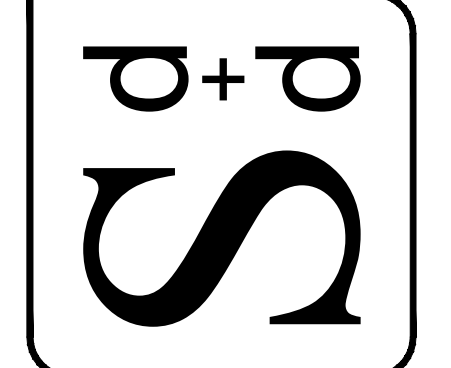


2 EXISTING / DEMOLITION - 2nd FLOOR PLAN
1/4" = 1'-0"



1 EXISTING / DEMOLITION - 1st FLOOR PLAN
1/4" = 1'-0"

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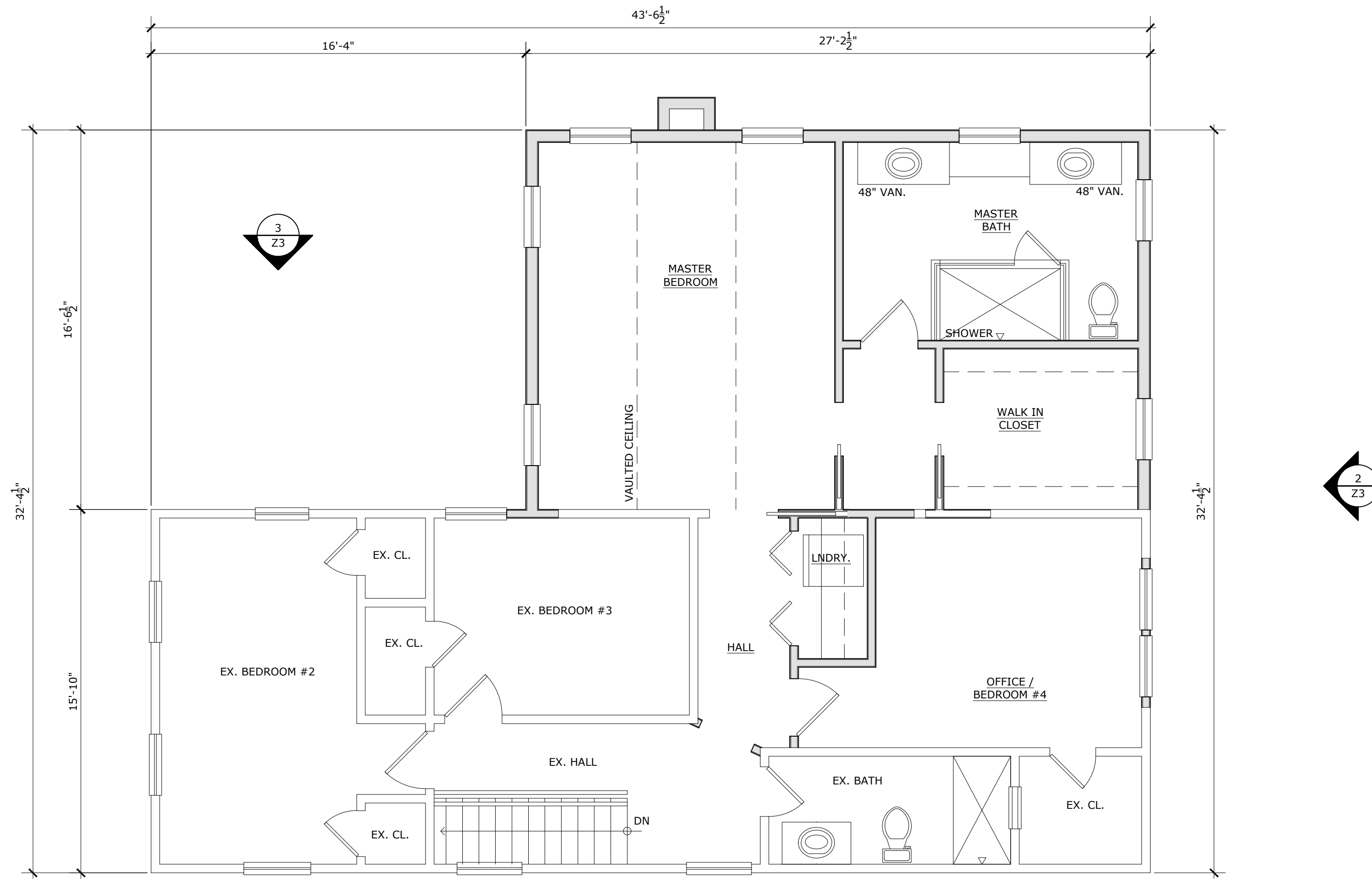
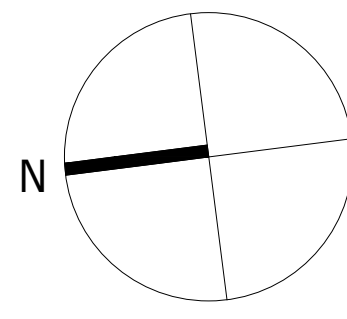
ISSUE	REVISIONS

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Single Family Addition and Renovation
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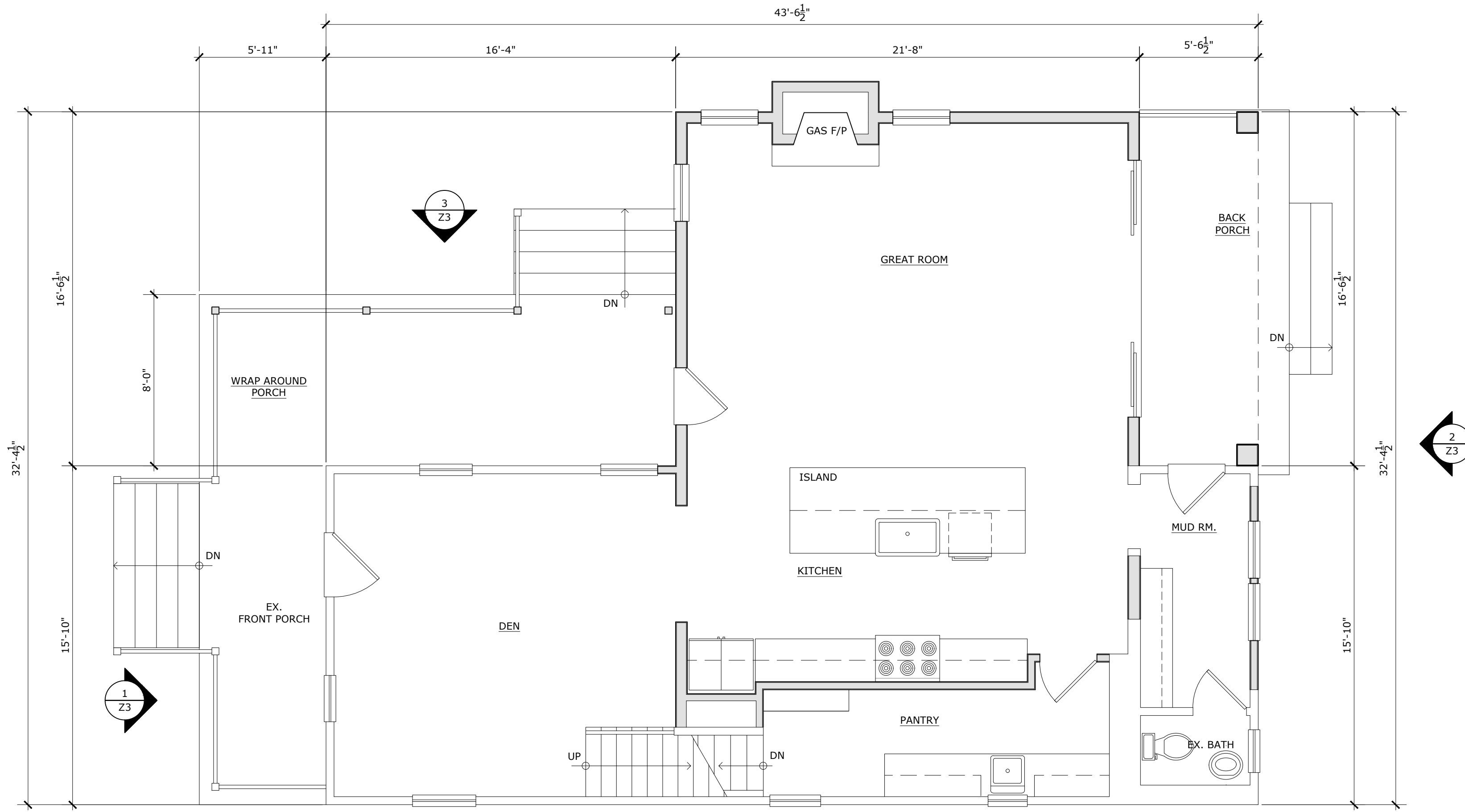
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COVER SHEET

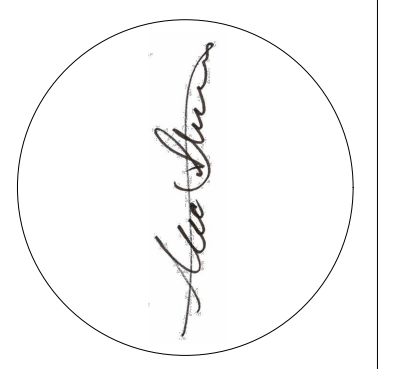
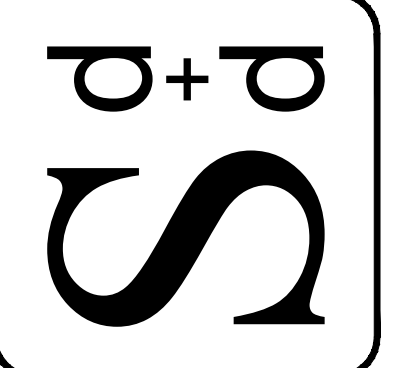
Z1



2
Z2 **2nd FLOOR PLAN**
1/4" = 1'-0"



1
Z2 **1st FLOOR PLAN**
1/4" = 1'-0"



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FLOOR PLANS

Z2

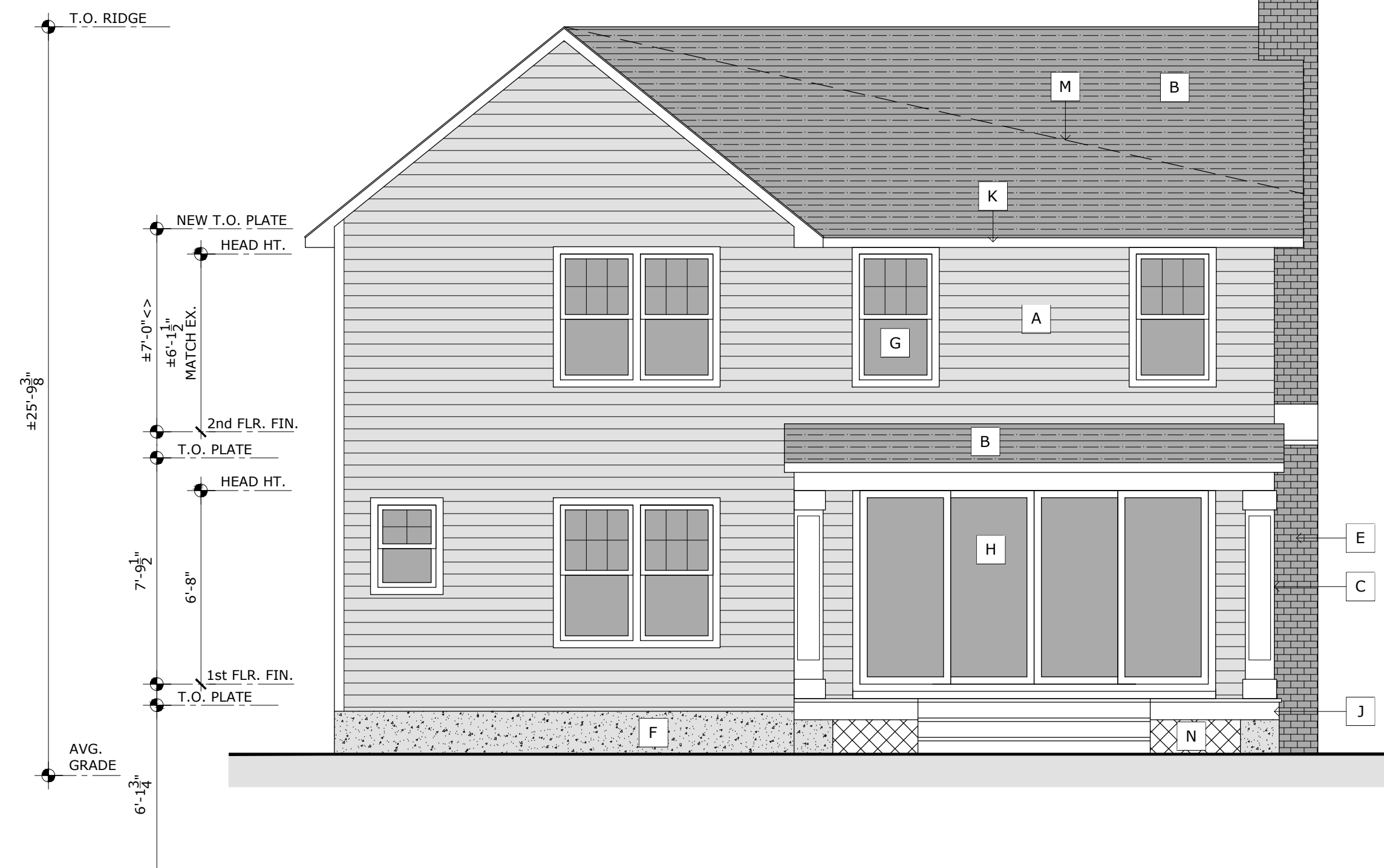
EXTERIOR MATERIALS LEGEND

(ALL FINISHES AND MATERIALS TO BE SELECTED OR CONFIRMED w/ OWNER)

- A EXTERIOR FINISH SIDING
- B ASPHALT SHINGLES
- C 10" SQ. PVC COLUMN WRAP @ FRONT PORCH
- D 4x4 WRAPPED POST TO MATCH EXISTING
- E BRICK VENEER ON WOOD FRAMED CHIMNEY
- F 1" THICK FOUNDATION PARGING
- G ANDERSON 200 SERIES WINDOWS w/ AZEK WINDOW TRIM.
- H ANDERSON 200 SERIES NARROWLINE GLIDING PATIO DOOR
- I VINYL GUARDS AND HANDRAILS
- J PVC SKIRT BOARD
- K PVC FASCIA TO MATCH EXISTING
- L PVC RAKE TO MATCH EXISTING
- M VALLEY BETWEEN GABLES (BEYOND)
- N LATTICE PANELING



1 FRONT ELEVATION
Z3 1/4" = 1'-0"

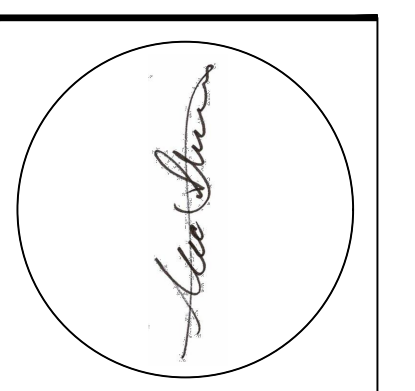


2 REAR ELEVATION
Z3 1/4" = 1'-0"



3 LEFT SIDE ELEVATION
Z3 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

