

NO.	REVISION	DATE
1	ZONING REVISIONS	10/31/2019
2	PLANNING BOARD	03/10/2020
3	OWNER CHANGES	06/04/2020

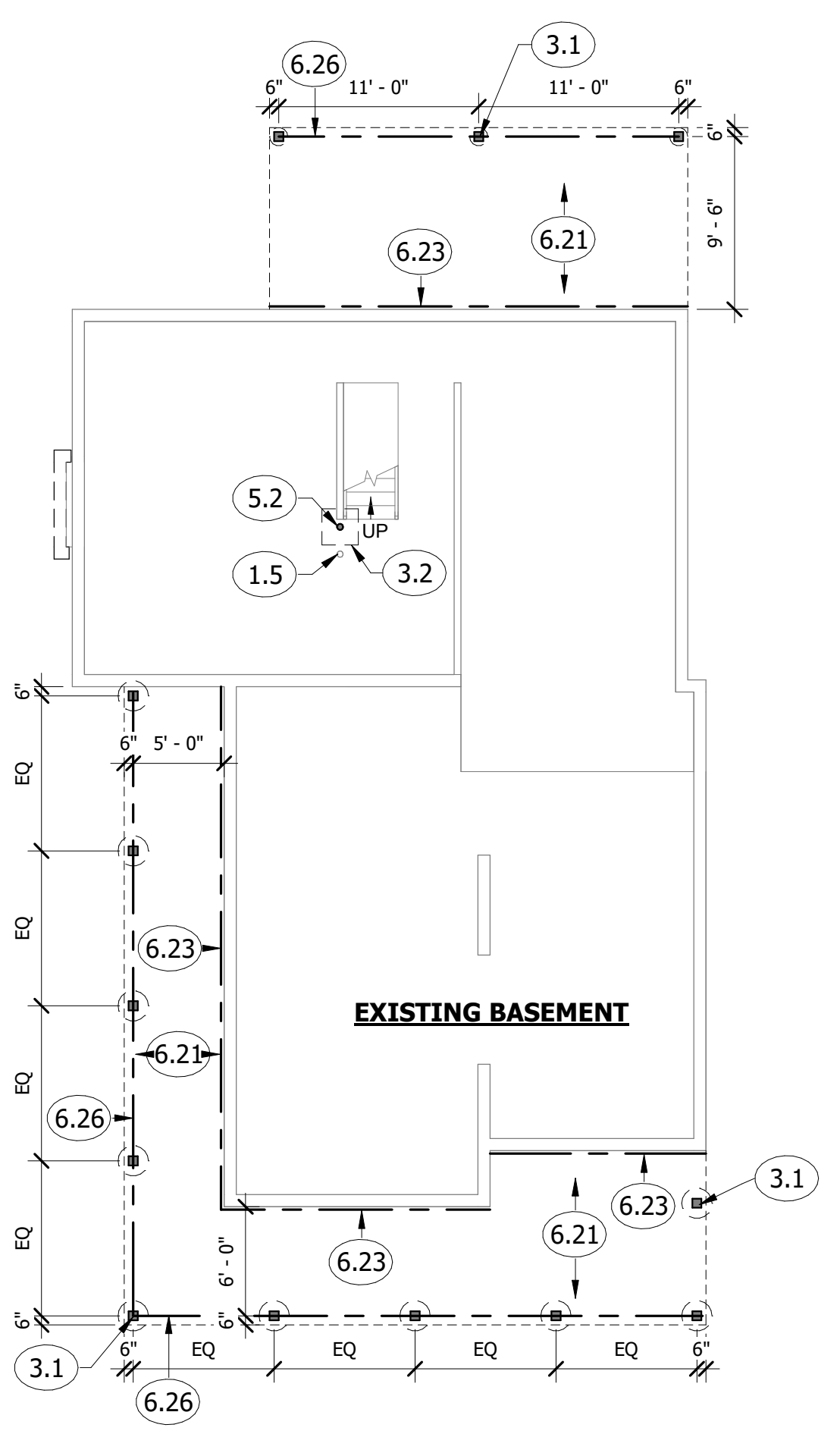


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INTERIOR RENOVATION AND ADDITION TO:
MAKKAY RESIDENCE
 603 PARK PLACE AVENUE
 BRADLEY BEACH, NJ

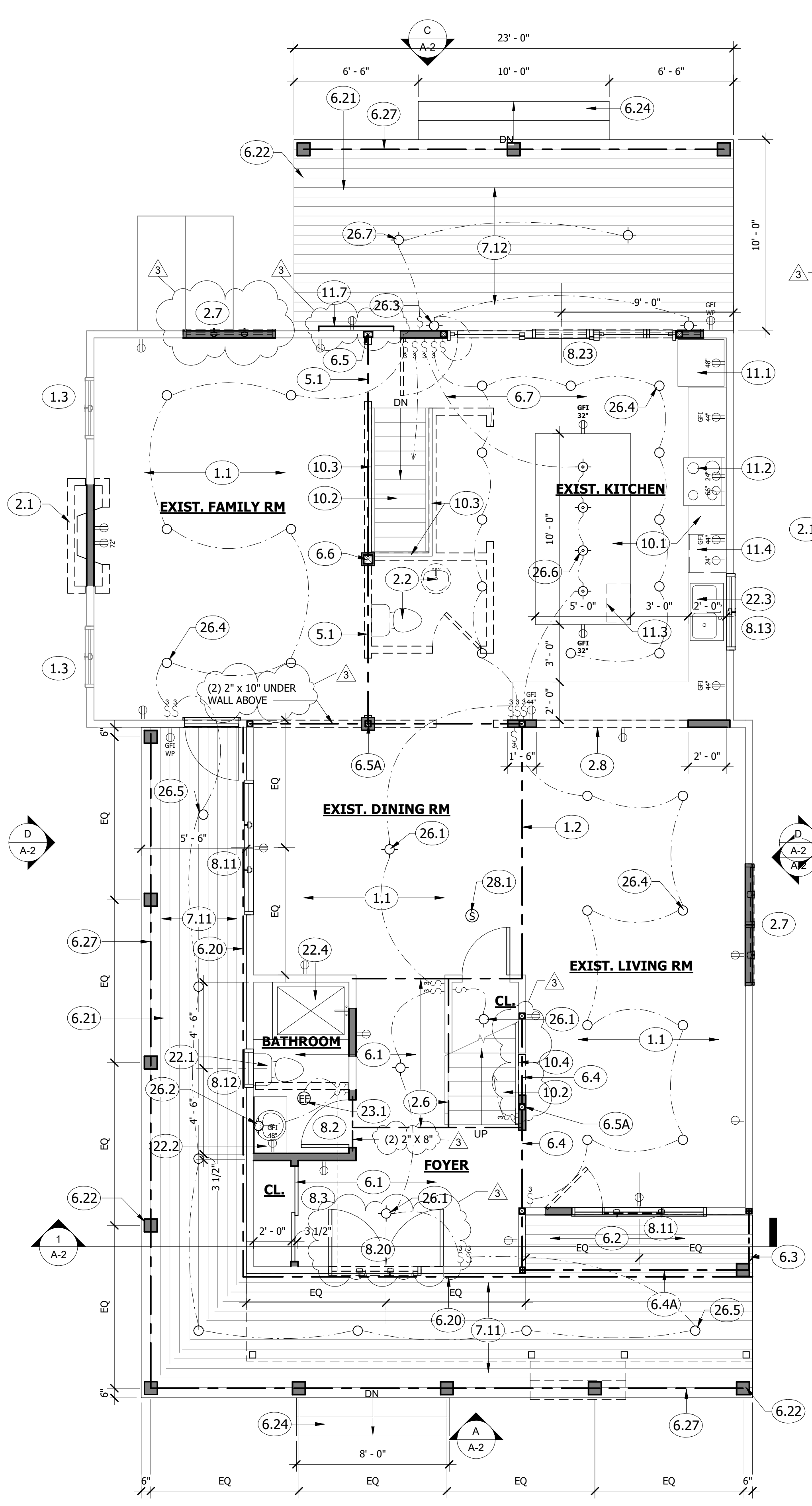
DRAWN	EAM/TRM
CHECKED	DF
DATE	03/04/2019
SCALE	As indicated
JOB NO.	2019-021
SHEET	

A-1
 1 OF 3 SHEETS

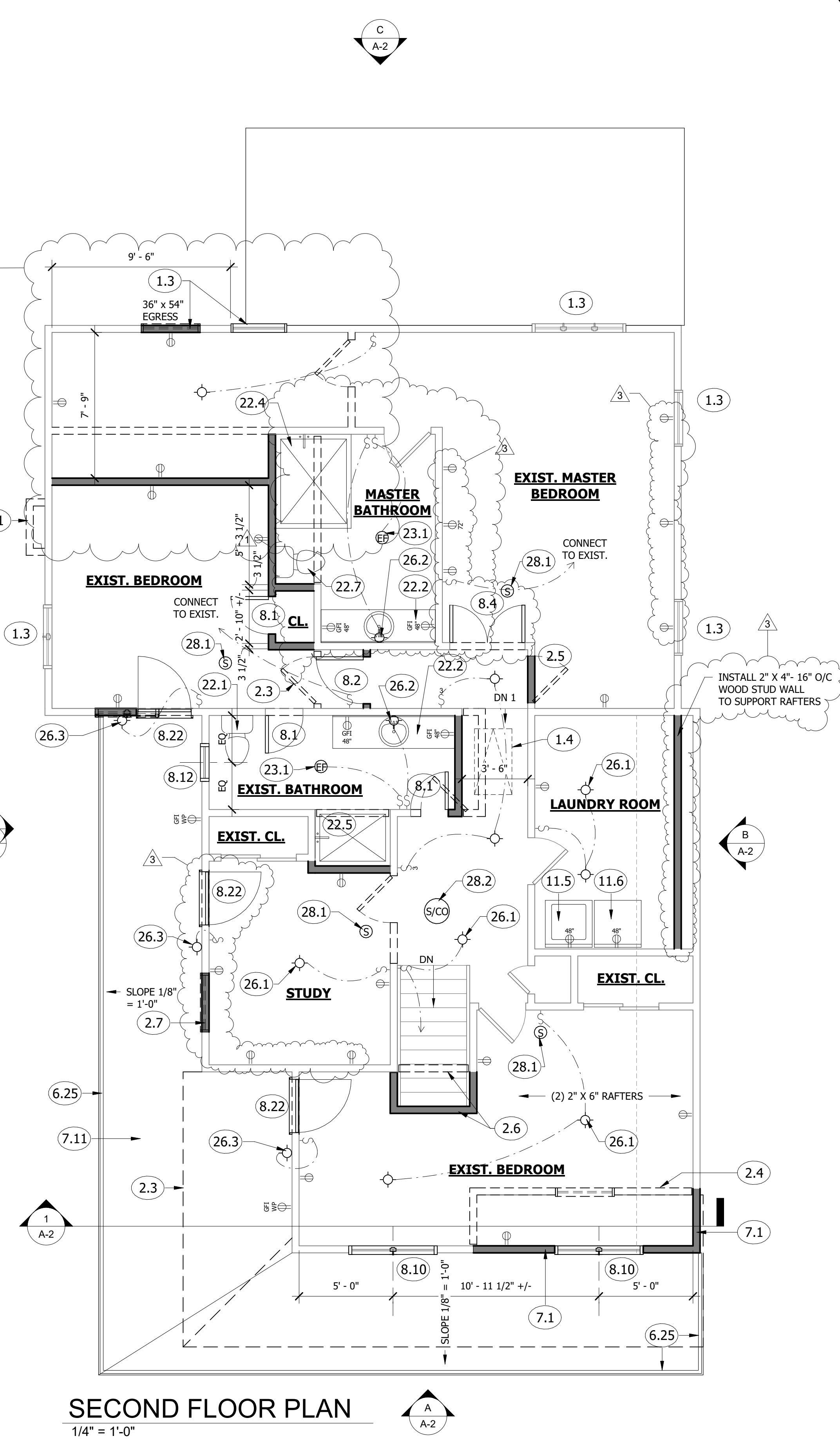


FOUNDATION PLAN
 1/8" = 1'-0"

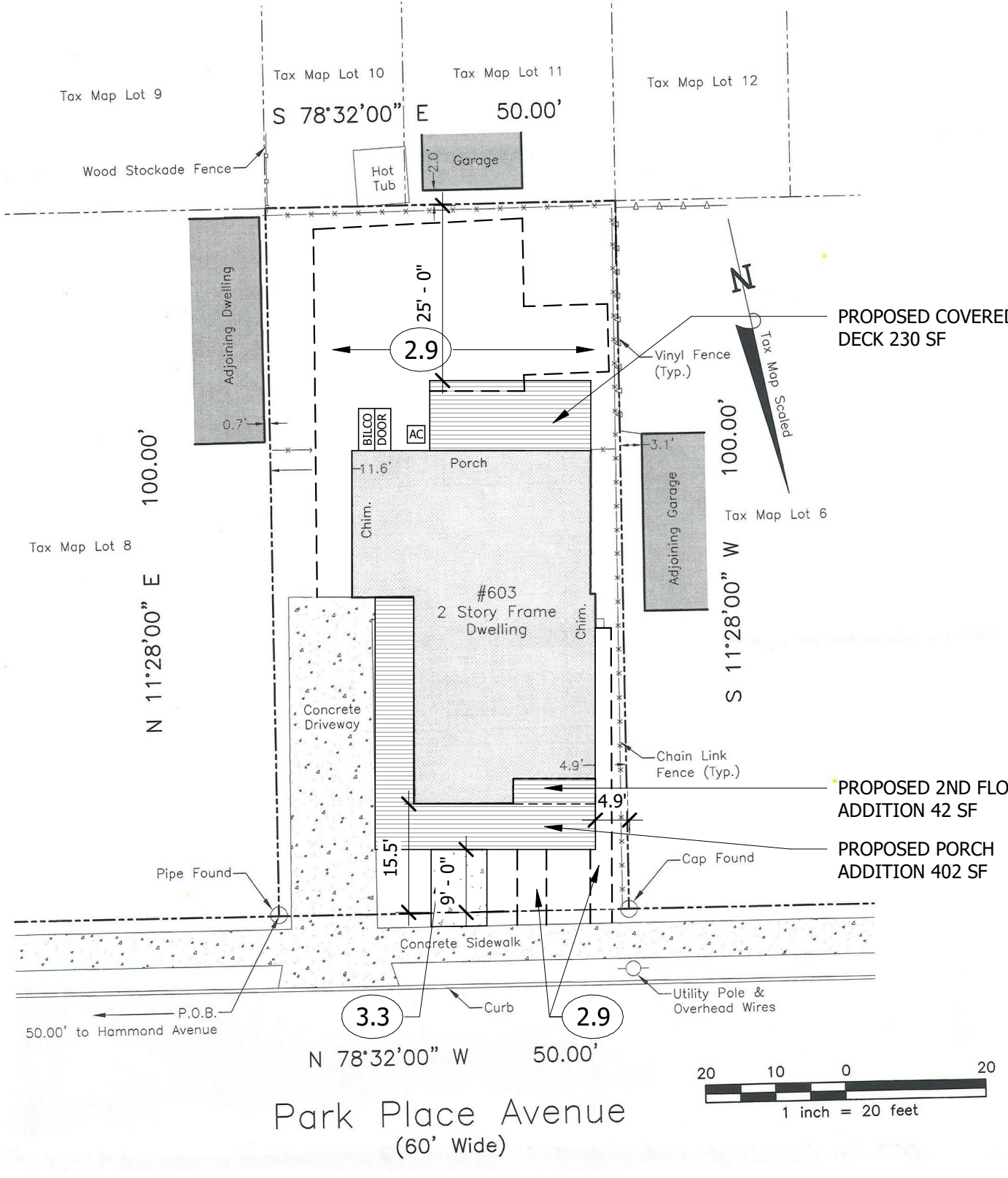
Item Regulated	Required	Existing	Proposed
Lot Size	5,000 sf	5,000 sf	5,000 sf
Lot Width	50 ft	50 ft	50 ft
Lot Depth	100 ft	100 ft	100 ft
Principal Building Setbacks (min. feet)			
Front (E-W) - House	25 ft	15.5 ft (Park Place Avenue)	15.5 ft (Park Place Avenue)
Front (E-W) - Porch	25 ft	11 ft (Park Place Avenue)	9 ft (Park Place Avenue)
Rear	25 ft	25 ft	25 ft
West Side	5 ft	4.9 ft	4.9 ft
East Side	10 ft	11.8 ft	11.8 ft
Building Coverage	35%	24.8% (1,243 sf)	24.8% (1,243 sf)
Impervious Coverage	40%	27.3% (1,365 sf)	49.8% (2,497 sf)
Height	35 ft	28 ft	28 ft



FIRST FLOOR PLAN
 1/4" = 1'-0"

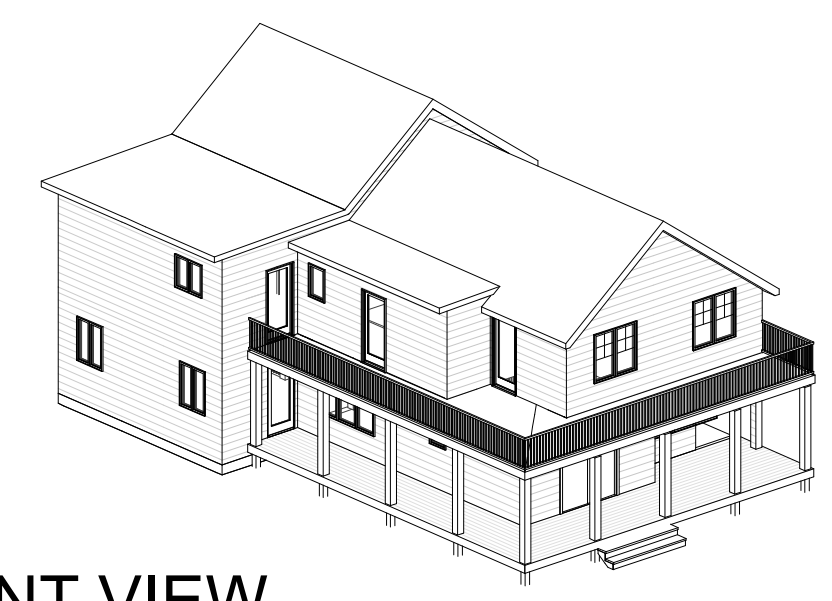


SECOND FLOOR PLAN
 1/4" = 1'-0"

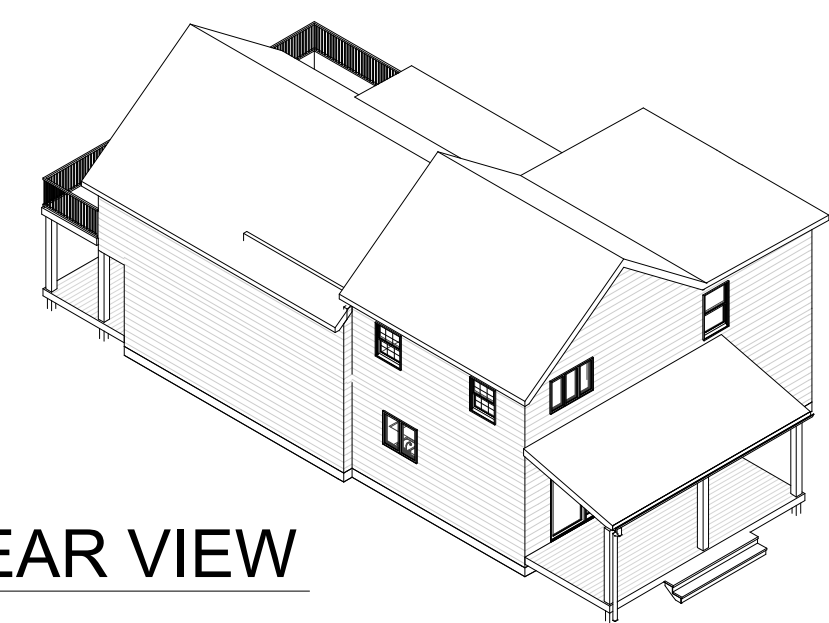


SITE SURVEY
 1" = 20'-0"

THIS SITE PLAN IS FOR GRAPHIC REPRESENTATION ONLY. THE INFORMATION WAS TAKEN FROM THE DRAWING PROVIDED BY THE OWNER. FORTUNATO ARCHITECTURE OFFERS NO WARRANTY AS TO ITS ACCURACY.

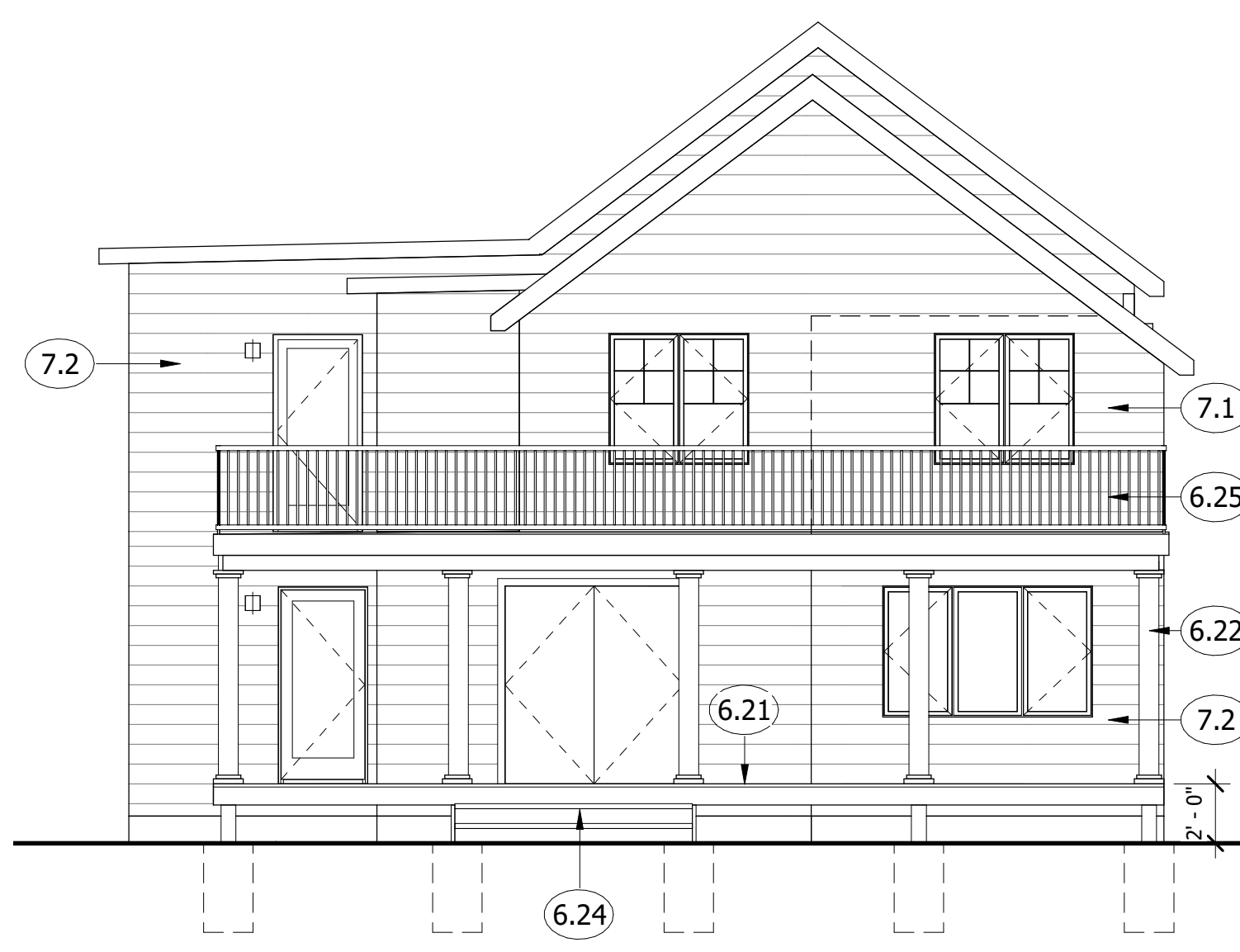


FRONT VIEW

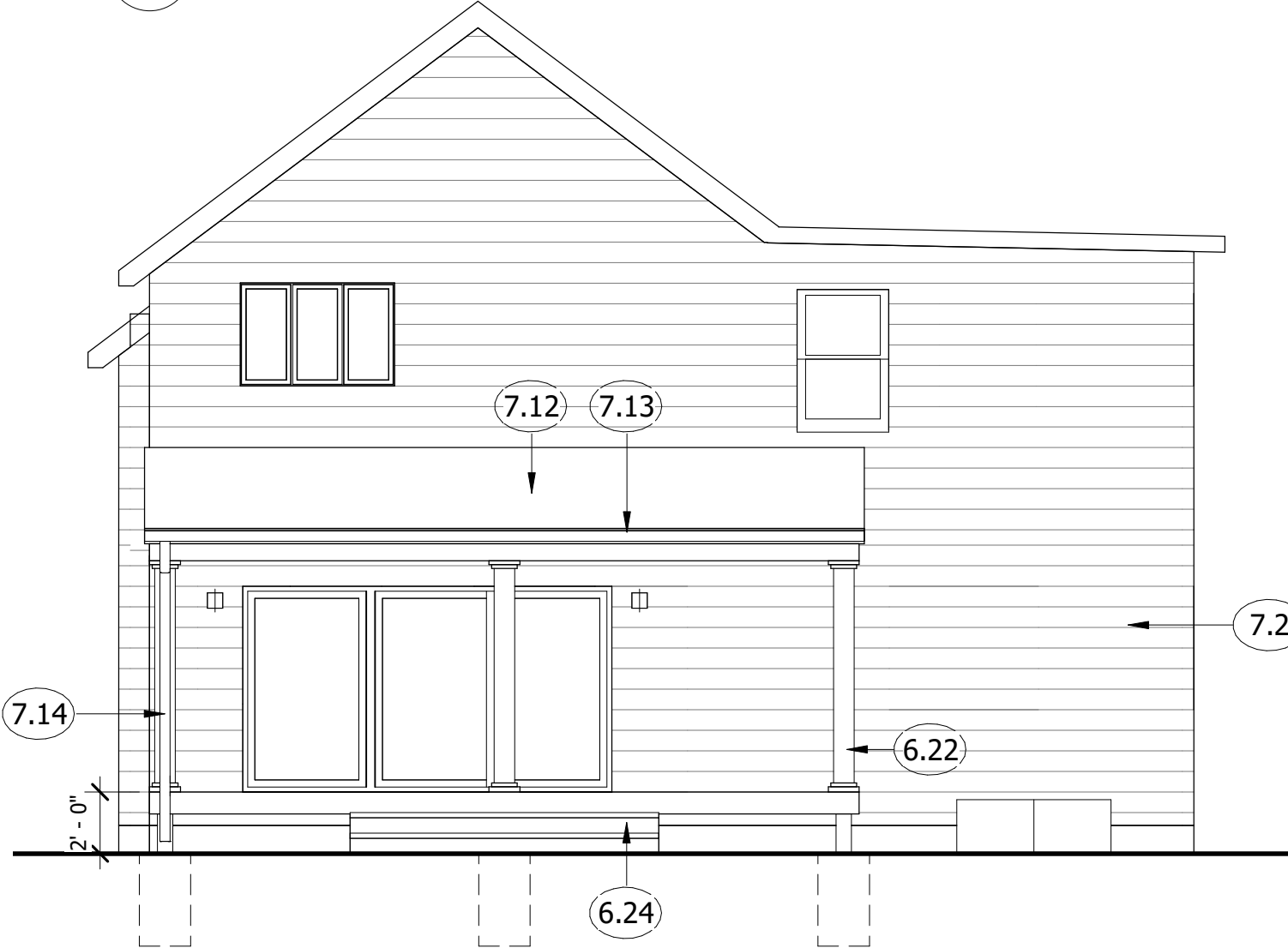


REAR VIEW

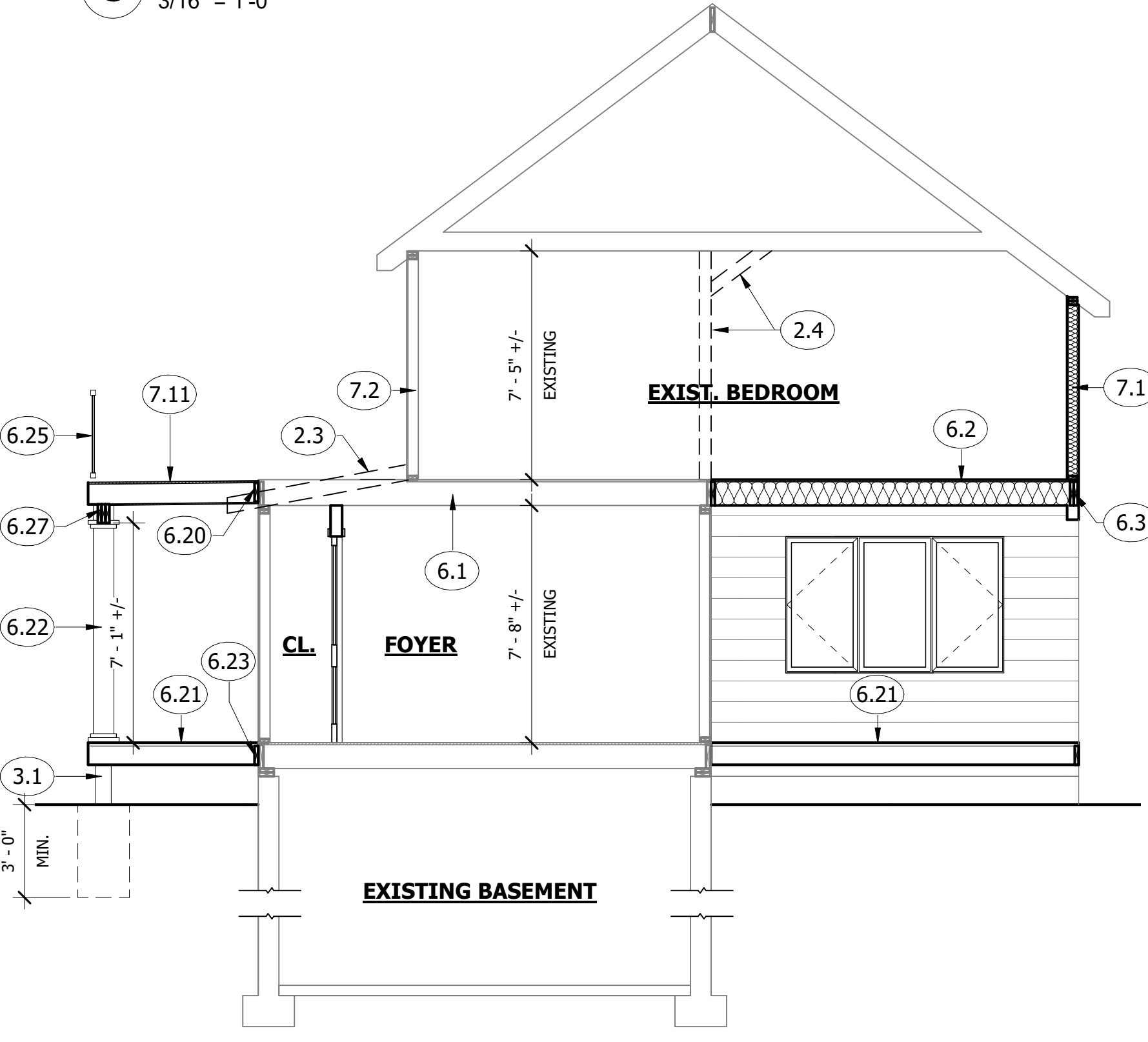
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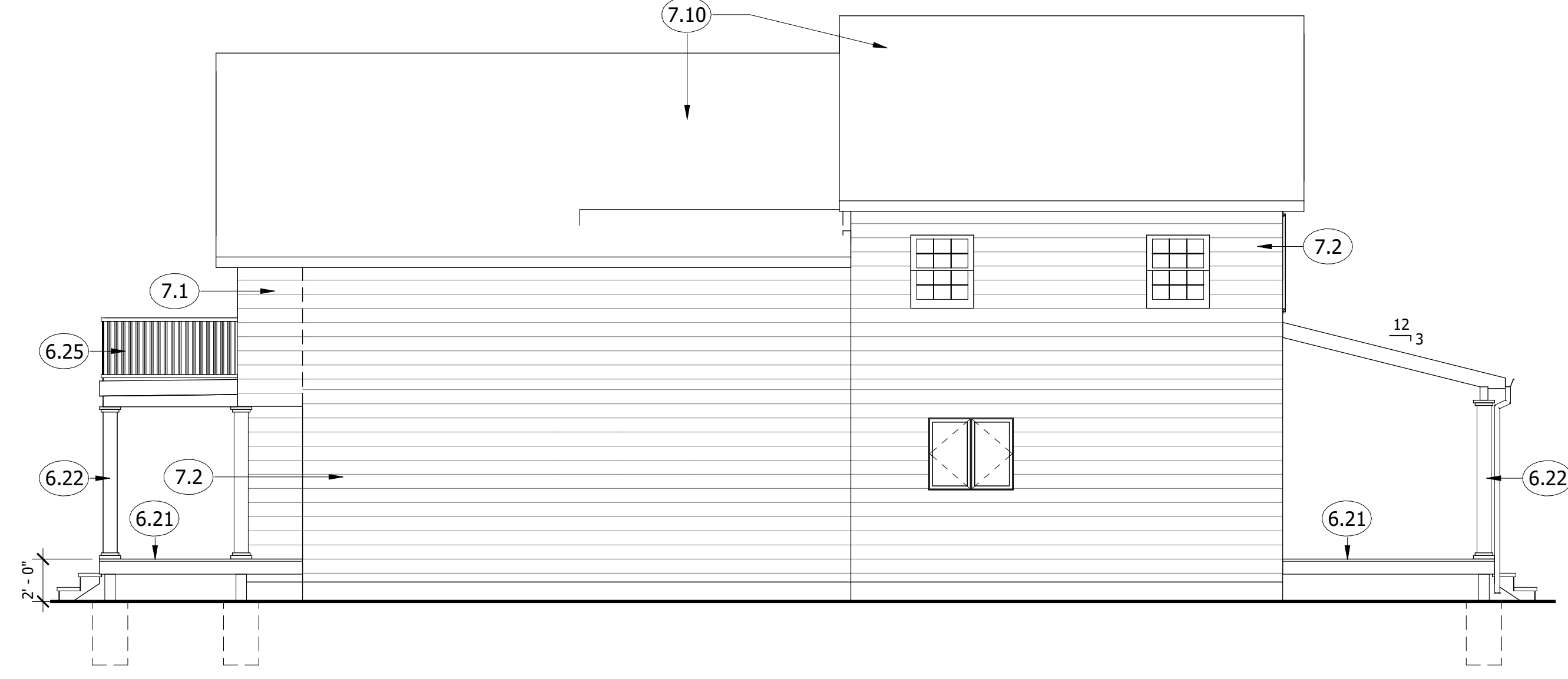
A FRONT ELEVATION
3/16" = 1'-0"



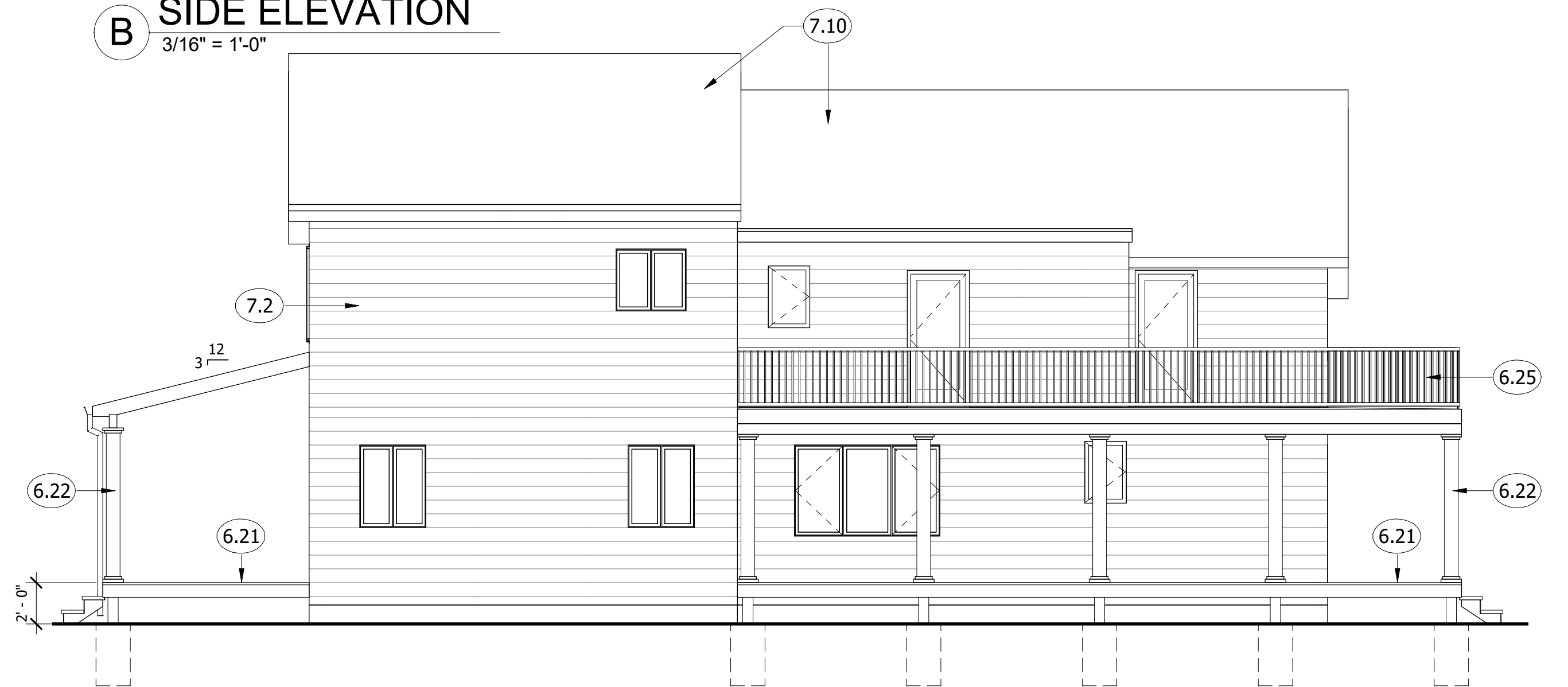
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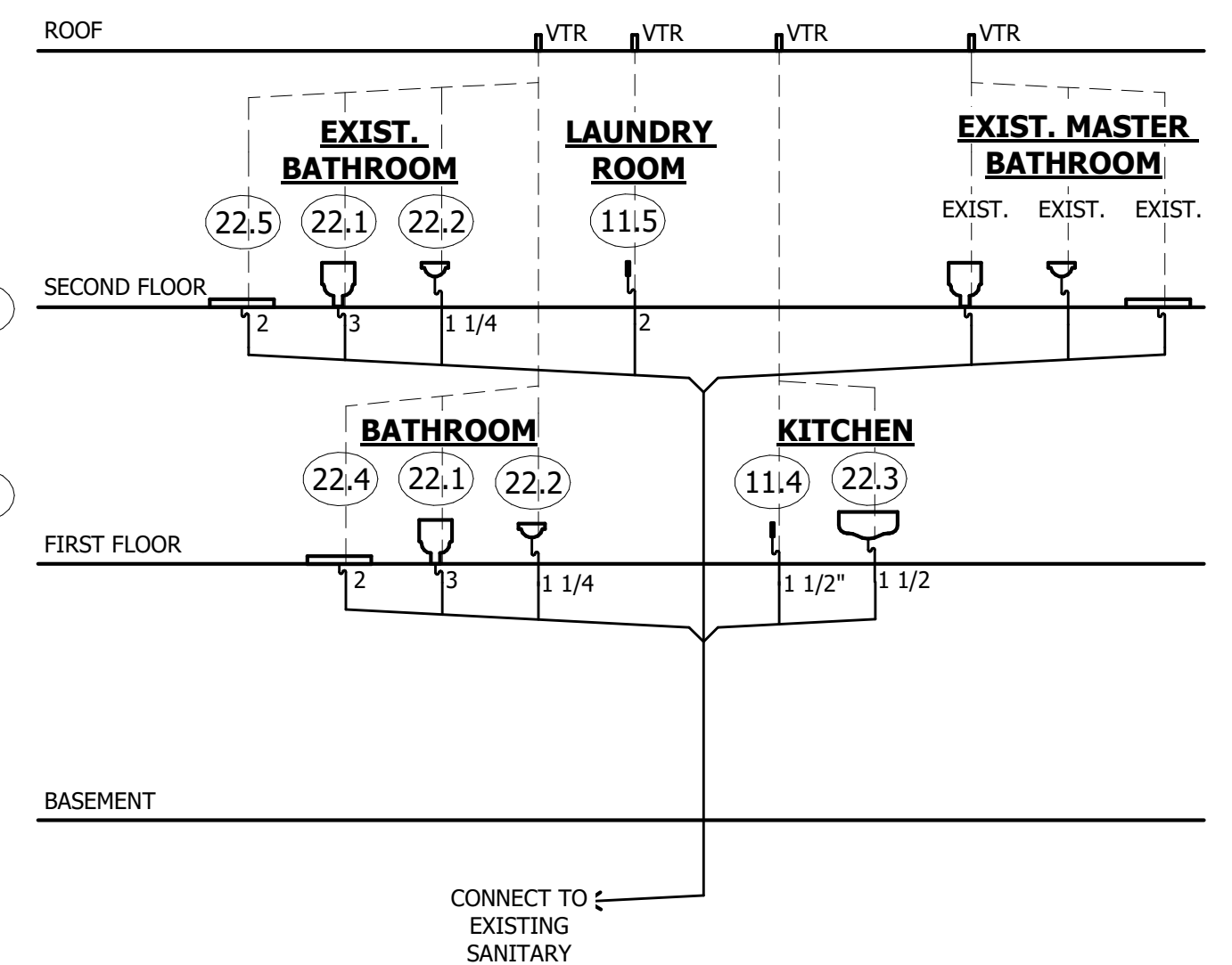
1 SECTION
1/4" = 1'-0"



B SIDE ELEVATION
3/16" = 1'-0"



D SIDE ELEVATION
3/16" = 1'-0"



PLUMBING RISER DIAGRAM
Not to Scale

CONSTRUCTION NOTES

- DASHED LINES INDICATE WALLS AND/OR DOORS TO BE REMOVED. RELOCATE EXISTING ELECTRICAL AND PIPING AS REQUIRED TO CONFORM WITH NEW DESIGN.
 - INTERIOR SHADED WALLS INDICATE NEW CONSTRUCTION WITH 2" X 4" - 16" O.C. AND 1/2" GYPSUM BOARD WITH WOOD BASE TO BE SELECTED BY OWNER.
 - ALL FLOOR, CEILING, AND WALL FINISHES TO BE SELECTED / COORDINATED BY OWNER.
- EXISTING CONDITIONS**
- EXISTING 2" X 10" - 16" O/C FLOOR JOISTS. FINISH UNDERSIDE WITH 1/2" GYPSUM BOARD.
 - EXISTING BEAM TO REMAIN. ENCLOSE BEAM WITH 1/2" GYPSUM BOARD.
 - REPLACE EXISTING IN KIND WINDOW WITH WINDOW TO BE SELECTED BY OWNER.
 - EXISTING ATTIC ACCESS.
 - EXISTING COLUMN AND FOOTING.
- DEMOLITION**
- REMOVE EXISTING FIREPLACE AND CHIMNEY STRUCTURE IN ITS ENTIRETY. PATCH EXISTING CONSTRUCTION AS REQUIRED.
 - REMOVE EXISTING PLUMBING FIXTURES IN THEIR ENTIRETY AND RELOCATE TO CONFORM WITH NEW DESIGN.
 - REMOVE EXISTING CANOPY AND FRONT PORCH STRUCTURES IN THEIR ENTIRETY.
 - REMOVE EXISTING WALL IN ITS ENTIRETY (RE: NOTE 7.1 AND 6.2).
 - REMOVE EXISTING DOOR AND RELOCATE LIGHT SWITCH TO NEW LOCATION. CLOSE OPENING TO MATCH EXISTING.
 - REMOVE EXISTING PORTION OF WALL AND FLOOR TO ALLOW FOR CLEAR HEADROOM AT STAIR. FLUSH 3 1/2" X 7 1/4" MICROLAM OPENING AND SIMPSON #HUS48 JOIST HANGERS WHERE REQUIRED FOR BEAMS.
 - REMOVE EXISTING WINDOW IN ITS ENTIRETY AND CLOSE OPENING TO MATCH ADJACENT EXISTING INCLUDING R-15 BATT INSULATION.
 - REMOVE EXISTING PORTION OF WALL WHERE INDICATED TO 42" HIGH. COORDINATE WITH KITCHEN DESIGN.
 - REMOVE EXISTING CONCRETE IN ITS ENTIRETY.
- CONCRETE**
- 20" DIAMETER X 36" DEEP CONCRETE FOOTING WITH 6" X 6" PRESSURE TREATED WOOD COLUMN SECURED TO CONCRETE FOOTING WITH SIMPSON POST BASE #ABU6Z AND 1/2" X 12" ANCHOR BOLT.
 - 24" X 24" +/- X 12" DEEP CONCRETE FOOTING WITH #4 REBAR EACH WAY. DOWEL INTO EXISTING FOOTING WITH (3) #4 REBAR EMBEDMENT EACH SIDE.
 - CONCRETE WALK BY OTHERS.
- METALS**
- DROPPED (2) 2" X 10" WITH 3/4" X 9" STEEL PLATE (SEE SPECIFICATIONS).
 - 4" DIAMETER STEEL COLUMN UNDER COLUMN 6.6.
- FLOOR FRAMING**
- FINISH FLOOR TO BE SELECTED BY OWNER OVER 3/4" PLYWOOD SUBFLOOR FLUSH WITH EXISTING ON 2" X 10" - 16" O/C WITH 1/2" GYPSUM BOARD FINISH BELOW. INSTALL R-38 BATT INSULATION AT EXTERIOR ROOF DECK LOCATION (RE: NOTE 7.11).

- FLOOR FRAMING CONT.**
- FINISH FLOOR TO BE SELECTED BY OWNER OVER 3/4" PLYWOOD SUBFLOOR FLUSH WITH EXISTING ON 2" X 10" - 16" O/C WITH R-30 BATT INSULATION. INSTALL 1/2" PLYWOOD FINISH BELOW AND WHITE VINYL BEAD BOARD FINISH AS SELECTED BY OWNER.
 - FLUSH (2) 2" X 10" WITH SIMPSON #LUS210 JOIST HANGERS WHERE REQUIRED. INSTALL ON (2) 2" X 4" COLUMNS EACH END.
 - FLUSH (2) 2" X 10" BEAM ON (2) 2" X 4" PSL COLUMNS EACH END OVER SOLID BEARING IN BASEMENT / FOUNDATION WALL. BOLT 1/2" CARRIAGE THROUGH EXISTING JOIST 16" O/C.
 - FLUSH 3 1/2" X 9 1/4" PARALLAM BEAM ON 3 1/2" X 3 1/2" PSL COLUMNS EACH END OVER SOLID BEARING IN BASEMENT / FOUNDATION WALL.
 - 3 1/2" X 5 1/4" PSL COLUMN OVER SOLID BEARING ON FOUNDATION WALL.
 - 3 1/2" X 3 1/2" PSL COLUMN OVER SOLID BEARING ON FOUNDATION WALL. FINISH AS SELECTED BY OWNER.
 - 5 1/4" X 5 1/4" PSL COLUMN OVER SOLID BEARING ON COLUMN IN BASEMENT. FINISH AS SELECTED BY OWNER.
 - DOUBLE FRAME EXISTING 2" X 10" FLOOR JOISTS OVER ENTIRE KITCHEN.
- DECK**
- 2" X 8" WOOD LEDGER SECURED TO HOUSE RIM JOIST WITH LEDGER-LOK FASTENERS - 8" O/C STAGGERED.
 - 5/4" X 6" P.T. WOOD DECKING TO BE SELECTED BY OWNER (VERIFY JOIST SPACING WITH COMPOSITE DECKING MANUFACTURER). INSTALL OVER 2" X 8" - 12" O/C P.T. JOISTS WITH SIMPSON #LUS28 JOIST HANGERS TO P.T. WOOD LEDGER.
 - 8" SQUARE LOAD BEARING COLUMN WITH TUSCAN BASE AND CAP, OR 3 1/2" X 3 1/2" PSL COLUMN WITH COLUMN ENCLOSURE WITH TUSCAN BASE AND CAP.
 - 2" X 8" P.T. WOOD LEDGER SECURED TO HOUSE RIM JOIST WITH LEDGER-LOK FASTENERS - 8" O/C STAGGERED. INSTALL ALUMINUM FLASHING OVER LEDGER AND BEHIND FINISH SIDING.
 - 2" X 12" - 12" O/C PRESSURE TREATED WOOD STRINGERS WITH 5/4" X 6" TREADS (SEE SPECIFICATIONS).
 - EXTERIOR 36" HIGH GUARDRAIL SYSTEM TO BE SELECTED BY OWNER.
 - (3) FLUSH 2" X 8" WOOD BEAM ON WOOD COLUMNS.
 - (3) 2" X 8" WOOD BEAM WITH WHITE COMPOSITE TRIM ON COLUMNS 6.22.
- WALL FRAMING**
- FINISH SIDING TO BE SELECTED BY OWNER (SEE ELEVATIONS) OVER TYVEK INFILTRATION BARRIER ON 1/2" PLYWOOD SHEATHING OVER 2" X 4" - 16" O/C. INSTALL R-15 BATT INSULATION WITH 1/2" GYPSUM BOARD INTERIOR FINISH AND WOOD BASE TO BE SELECTED BY OWNER.
 - ALTERNATE:** REMOVE EXISTING SIDING IN ITS ENTIRETY AND REPLACE WITH FINISH SIDING TO BE SELECTED BY OWNER OVER TYVEK INFILTRATION BARRIER ON EXISTING 1/2" MINIMUM PLYWOOD SHEATHING OVER EXISTING 2" X 4" - 16" O/C STUDS.
BASE CONTRACT: INSTALL R-15 BATT INSULATION WITH 1/2" GYPSUM BOARD INTERIOR FINISH AND WOOD BASE TO BE SELECTED BY OWNER.
 - 2" X 4" WALL TO SUPPORT ROOF RAFTERS.
- ROOFING**
- ALTERNATE:** EXISTING ASPHALT SHINGLE ROOFING TO BE REPLACED WITH NEW AS SELECTED BY OWNER OVER UNDERLAYMENT ON EXISTING MINIMUM 1/2" PLYWOOD SHEATHING. INSTALL ICE & WATER SHIELD AND RIDGE VENT AS PER SPECIFICATIONS. REPLACE EXISTING GUTTERS AND LEADERS IN KIND WITH VENTED SOFFIT SYSTEM.
 - DECK-RITE WATERPROOF SYSTEM (COLOR TO BE SELECTED BY OWNER) OVER 3/4" PLYWOOD SHEATHING PITCHED 1/8" : 1'-0" OVER 2" X 8" - 16" O/C JOISTS WITH 1/2" PLYWOOD FINISH BELOW AND WHITE VINYL BEAD BOARD FINISH AS SELECTED BY OWNER.
 - ASPHALT SHINGLE ROOFING TO BE SELECTED BY OWNER OVER UNDERLAYMENT ON 1/2" PLYWOOD SHEATHING OVER 2" X 8" - 16" O/C ROOF RAFTERS WITH 1/2" PLYWOOD AND VINYL BEAD BOARD FINISH BELOW TO BE SELECTED BY OWNER. INSTALL ICE & WATER SHIELD AS PER SPECIFICATIONS. SECURE RAFTERS TO 2" X 8" LEDGER SECURED TO HOUSE FRAMING WITH LEDGER-LOK FASTENERS - 8" O/C STAGGERED. PROVIDE SIMPSON #LRU28 JOIST HANGERS FOR RAFTERS.
 - ALUMINUM GUTTER ON COMPOSITE FASCIA TRIM.
 - ALUMINUM LEADER TO SPLASH BLOCK (OR AS DIRECTED BY OWNER).
- DOORS**
- 24" X 80" DOOR, FRAME AND HARDWARE TO BE SELECTED BY OWNER.
 - 30" X 80" DOOR, FRAME AND HARDWARE TO BE SELECTED BY OWNER.
 - (2) 30" X 80" SLIDING DOORS, FRAME AND HARDWARE TO BE SELECTED BY OWNER.
 - (2) 24" X 80" DOOR, FRAME AND HARDWARE TO BE SELECTED BY OWNER.
- WINDOWS (ALTERNATE WINDOW MANUFACTURER: JENN-WELD)**
- ANDERSEN CASEMENT WINDOW #CW245. INSTALL (2) 2" X 10" HEADER WITH 1/2" RIGID INSULATION. INSTALL TOP OF WINDOW 6'-8" AFF.
 - ANDERSEN CASEMENT WINDOW #CW345. INSTALL (2) 2" X 10" HEADER WITH 1/2" RIGID INSULATION. INSTALL TOP OF WINDOW 6'-8" AFF.
 - ANDERSEN CASEMENT WINDOW #C13. INSTALL (2) 2" X 10" HEADER WITH 1/2" RIGID INSULATION. INSTALL TOP OF WINDOW 6'-8" AFF.
 - ANDERSEN CASEMENT WINDOW #C235. INSTALL (2) 2" X 10" HEADER WITH 1/2" RIGID INSULATION. INSTALL TOP OF WINDOW 6'-8" AFF. COORDINATE LOCATION WITH SINK.
- EXTERIOR DOORS (ALTERNATE DOOR MANUFACTURER: JENN-WELD)**
- (2) 36" X 80" INSULATED EXTERIOR DOOR, SIDELITES, AND TRANSOM TO BE SELECTED BY OWNER. INSTALL (2) 2" X 10" HEADER WITH 1/2" RIGID INSULATION.
 - ANDERSEN FRENCHWOOD HINGED PATIO DOOR #FWH608SAL WITH (2) 2" X 10" HEADER AND 1/2" RIGID INSULATION.
 - ANDERSEN FRENCHWOOD HINGED PATIO DOOR #FWH3168AL WITH (2) 2" X 10" HEADER AND 1/2" RIGID INSULATION.
 - SLIDING DOOR ASSEMBLY BY OWNER. INSTALL 3 1/2" X 11 1/4" PARALLAM HEADER ON 3 1/2" X 3 1/2" PSL COLUMNS OVER SOLID BEARING.
- MILLWORK / CABINETS / INTERIORS**
- BASE, UPPER AND ISLAND CABINETS, AND COUNTERS TO BE DESIGNED BY OTHERS, SELECTED BY OWNER. DOUBLE FRAME FLOOR JOISTS UNDER ISLAND.
 - EXISTING WOOD STAIRS TO REMAIN. FINISH AS SELECTED BY OWNER.
 - INSTALL 36" HIGH GUARDRAIL / HANDRAIL SYSTEM TO BE SELECTED BY OWNER (SEE SPECIFICATIONS).
 - INSTALL 36" HIGH GUARDRAIL / HANDRAIL SYSTEM TO MATCH EXISTING (SEE SPECIFICATIONS). STOP AT 6" RISER.
- APPLIANCES**
- REFRIGERATOR BY OWNER. COORDINATE ELECTRICAL AND PLUMBING (IF REQUIRED) INSTALLATION REQUIREMENTS AS RECOMMENDED BY MFR.
 - RANGE AND OVEN WITH EXHAUST HOOD ABOVE TO BE SELECTED BY OWNER. COORDINATE ELECTRICAL AND MECHANICAL REQUIREMENTS WITH MANUFACTURER(S).
 - BELOW COUNTER MICROWAVE TO BE SELECTED BY OWNER. COORDINATE ELECTRICAL REQUIREMENTS WITH MANUFACTURER(S).
 - DISHWASHER TO BE SELECTED BY OWNER. COORDINATE ELECTRICAL AND PLUMBING REQUIREMENTS WITH MANUFACTURER.
 - WASHER BY OWNER. COORDINATE ELECTRICAL AND PLUMBING CONNECTIONS WITH MANUFACTURER. DOUBLE FRAME FLOOR JOISTS.
 - DRYER BY OWNER. COORDINATE ELECTRICAL AND EXHAUST CONNECTIONS WITH MANUFACTURER. DOUBLE FRAME FLOOR JOISTS.
 - EXTERIOR ELECTRIC FIREPLACE BY OWNER.
- PLUMBING**
- 1.6 GALLON WATER CLOSET AND PLUMBING TRIM TO BE SELECTED BY OWNER.
 - BASE CABINET, COUNTER, SINK AND PLUMBING TRIM TO BE SELECTED BY OWNER.
 - KITCHEN SINK AND FAUCET TO BE SELECTED BY OWNER. COORDINATE GARBAGE DISPOSAL INSTALLATION AND ELECTRICAL IF REQUESTED BY OWNER.
 - 36" X 48" TILED SHOWER PLUS 12" DEEP X 18" HIGH TILED BENCH, PLUMBING TRIM, AND TEMPERED GLASS SLIDING DOOR AND SURROUND TO BE SELECTED BY OWNER.
 - 36" X 48" TILED SHOWER, PLUMBING TRIM, AND TEMPERED GLASS DOOR AND SURROUND TO BE SELECTED BY OWNER.
 - NOT USED** - RELOCATE / REPLACE EXISTING BATH TUB.
 - RELOCATE / REPLACE EXISTING TOILET.
- MECHANICAL**
- EXHAUST FAN VENTED TO EXTERIOR.
- ELECTRICAL**
- CEILING MOUNTED LIGHT FIXTURE TO BE SELECTED BY OWNER.
 - WALL MOUNTED LIGHT FIXTURE TO BE SELECTED BY OWNER - COORDINATE WITH MEDICINE CABINET / MIRROR AS SELECTED BY OWNER.
 - EXTERIOR GRADE WALL MOUNTED LIGHT FIXTURE (100 W. MAX.) TO BE SELECTED BY OWNER.
 - RECESSED LED LIGHT FIXTURE WITH DIMMER SWITCH.
 - EXTERIOR GRADE RECESSED LED LIGHT FIXTURE.
 - PENDANT LIGHT FIXTURES TO BE SELECTED BY OWNER.
 - EXTERIOR GRADE CEILING FANS AND SWITCHING.
- SAFETY AND SECURITY**
- INTERCONNECTED SMOKE DETECTORS (SEE SPECIFICATIONS).
 - INTERCONNECTED COMBINATION SMOKE AND CO DETECTOR (SEE SPECIFICATIONS).

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