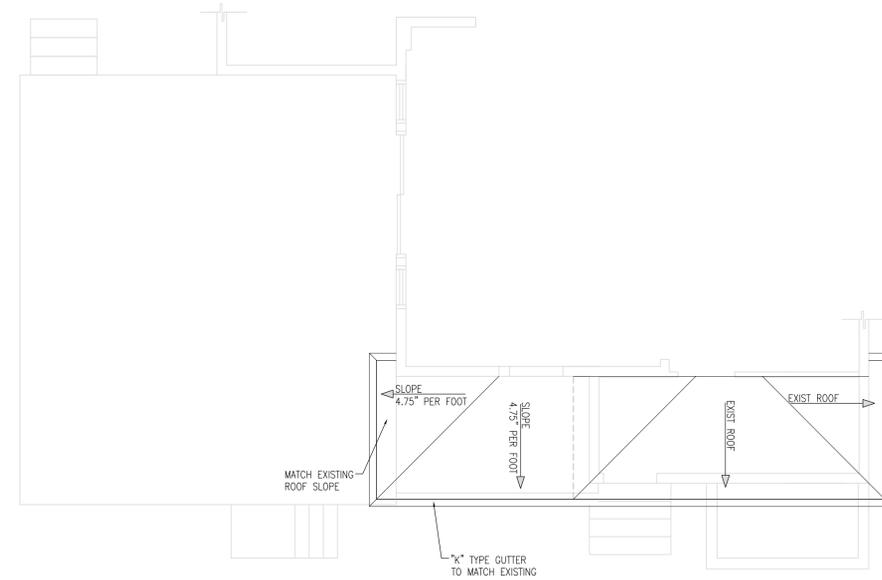
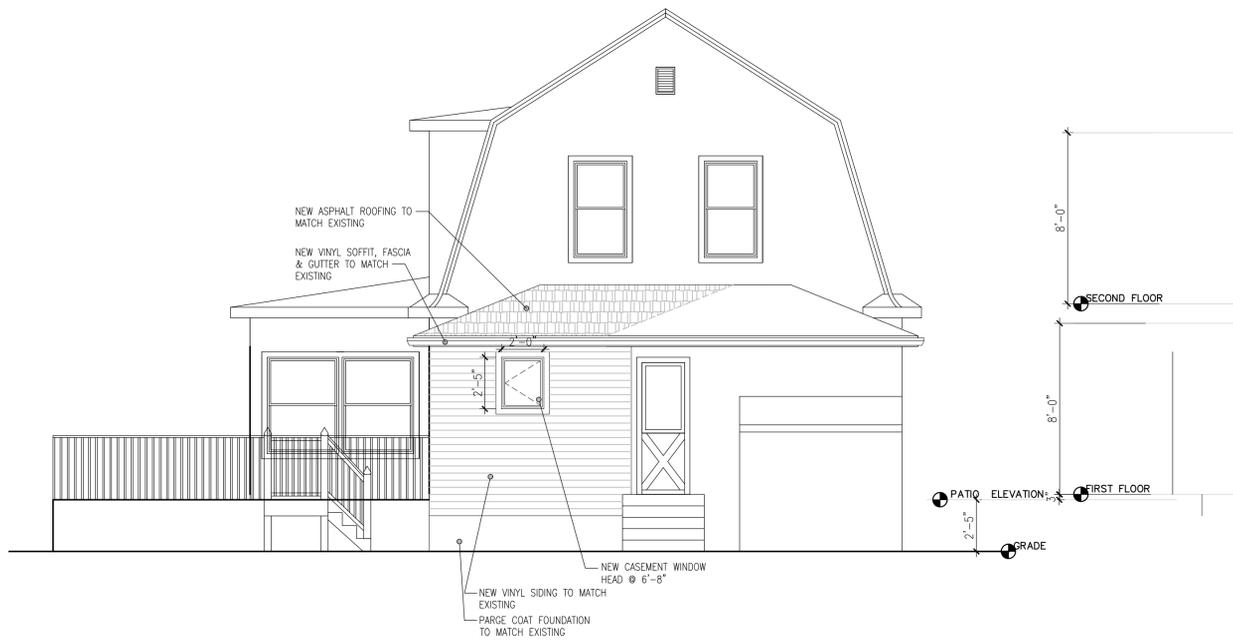


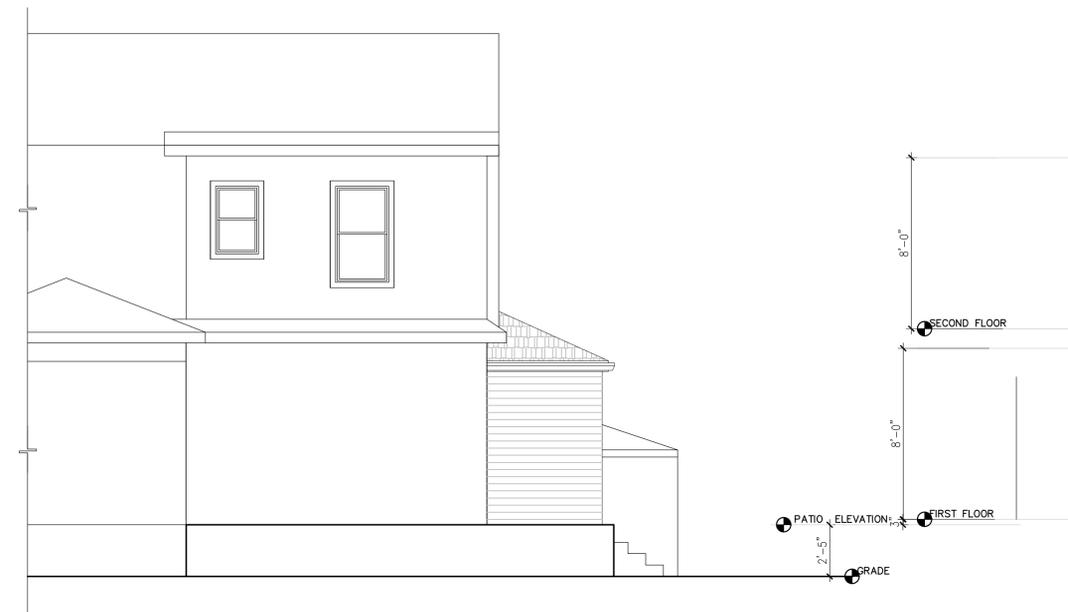
1 FIRST FLOOR PLAN
SCALE=1/4" = 1'-0"



4 ROOF PLAN
SCALE=1/4" = 1'-0"



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



3 SIDE ELEVATION
SCALE=1/4" = 1'-0"

SYMBOLS:

- WS WALL SCONCE:
-FIXTURES FURNISHED BY OWNERS, INSTALLED BY GC.
-CG TO PROVIDE BLOCKING AS REQ.
-W/ DIMMER SWITCH, MOUNTED 67" AFF OR UNLESS NOTED
- ⊕ TV CABLE/TELEVISION OUTLETS
LUTRON
- ⊕ ELECTRICAL DUPLEX OUTLET LOCATION
LUTRON MOUNT HT. 14" A.F.F. VERTICAL.
- ⊕ LED NEW CONSTRUCTION LED DOWNLIGHTS:
-HALO 6" RECESSED LIGHT W/ AIR TIGHT IC KIT
-WHITE FINISH W/ LED BULBS
- ⊕ P FAN BOX
FLUSH MOUNTED JUNCTION BOX FOR FAN
- \$ SWITCH "VAREO" MOUNTED 36" A.F.F.
SEE DETAIL.

WALL LEGEND

- NEW 2"x4" EXTERIOR WALL:
NEW VINYL SIDE TO MATCH EXISTING
OVER TYVEK HOUSEWRAP, CDX EXTERIOR
GRADE SHEATHING T.M.E. THICKNESS OVER
2" X 4" WOOD STUDS @ 16" O.C. W/(R15)
KRAFT PAPER FACED BATT INSULATION
& 1/2" GYP. BD. @ INTERIOR SIDE.
- EXISTING EXTERIOR/INTERIOR WALL:
EXISTING EXTERIOR/INTERIOR WALL TO REMAIN
-PATCH & REPAIR SURFACES AS REQUIRED
-FINISH AS DIRECTED BY OWNER

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BRADLEY BEACH, NEW JERSEY

TITLE
PLANS AND ELEVATIONS

JOB NUMBER
R19-1

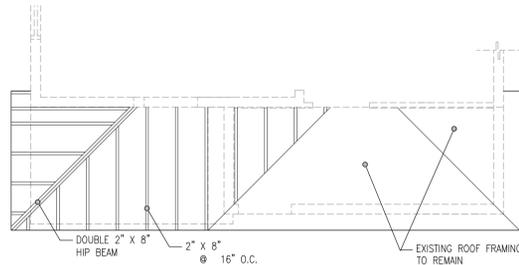
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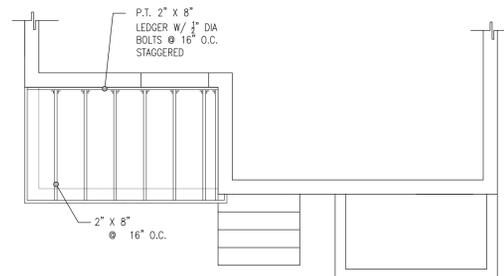
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DATE
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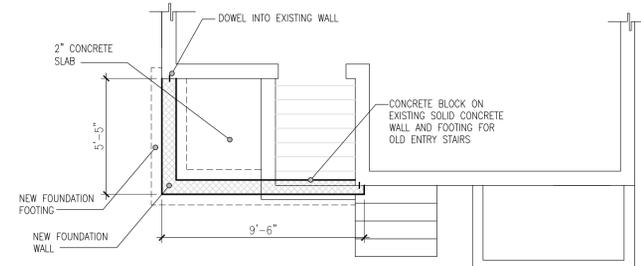
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2 ROOF FRAMING PLAN
SCALE=3/4" = 1'-0"



3 FLOOR FRAMING PLAN
SCALE=3/4" = 1'-0"



4 FOUNDATION PLAN
SCALE=3/4" = 1'-0"

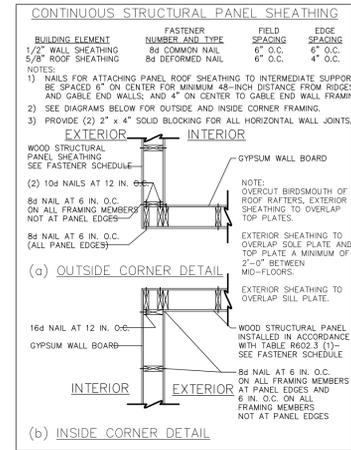
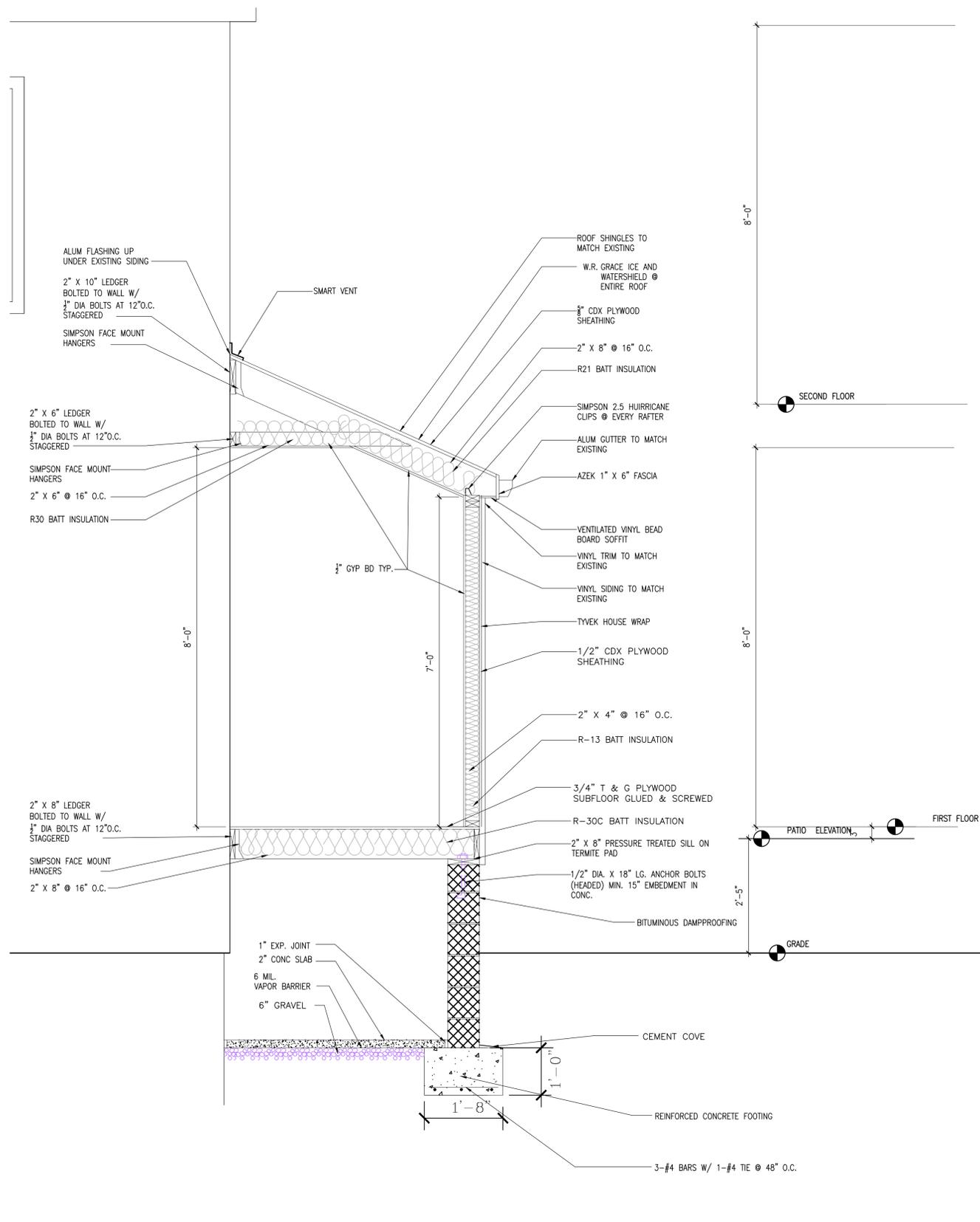


TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS (a,c,e)	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOP NAIL	2-8d	-
1" x 8" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d	-
SMALL JOIST TO JOIST OR GIRDER, BEAD AND FACE NAIL	2-16d	18" O.C.
BEAD PLATE TO JOIST OR GIRDER, FACE NAIL	16d	18" O.C.
TOP OR SOLE PLATE TO SILL, END NAIL	3-8d OR 2-16d	-
SILL TO SOLE PLATE, END NAIL	10d	24" O.C.
DOUBLE TOP PLATE, FACE NAIL	10d	24" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-8d	18" O.C.
DOUBLE TOP PLATE, MINIMUM 24" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d	-
8d JOIST TO TOP PLATE, TOP NAIL	3-8d	8" O.C.
BLOCKING BETWEEN JOIST/RAFTERS TO TOP PLATE, TOP NAIL	3-8d	-
8d JOIST TO TOP PLATE, TOP NAIL	2-16d	18" O.C. ALONG EACH EDGE
TOP PLATE, LAP AT CORNER/INTERSECTIONS, FACE NAIL	2-16d	18" O.C. ALONG EACH EDGE
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d	18" O.C. ALONG EACH EDGE
CONTINUED HEADER, TWO PIECES	16d	18" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, TOP NAIL	3-8d	-
CONTINUED HEADER TO SILL, TOP NAIL	4-8d	-
CEILING JOIST LAP OVER PARTITION, FACE NAIL	3-16d	-
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-16d	-
RAFTER TO PLATE, TOP NAIL	2-16d	-
1" BRACE TO EACH STUD AND PEAK, FACE NAIL	2-8d	-
1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	2 STAPLES, 1-3/4"	-
1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	2 STAPLES, 1-3/4"	-
1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3 STAPLES, 1-3/4"	-
WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d	-
BUILT-UP CORNER STUDS	10d	24" O.C.
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d	NAIL EACH LAYER AS FOLLOWS: 12" O.C. AT TOP AND BOTTOM AND STAGGERED TWO INCHES AT ENDS AND EACH SPICE
2" PLANKS	2-16d	AT EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	4-16d	-
TOP NAIL	3-16d	-
FACE NAIL	3-8d	-
COLLAR BE TO RAFTER, FACE NAIL OR 1-1/4" O.D. GAGE ROOF STRAP	3-10d	-
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING		
MATERIAL	DESCRIPTION OF FASTENER (a,c,e)	SPACING OF FASTENERS EDGES (INCHES) INTERMEDIATE SUPPORTS (IN.)
5/8" - 1/2"	6d COMMON (SUBFLOOR, WALL)	6
	8d COMMON (ROOF)	6 (a)
19/32" - 1"	6d COMMON (SUBFLOOR, WALL)	6
	8d DEFORMED (ROOF)	6 (a)
OTHER WALL SHEATHING		
	1-1/2" GALVANIZED ROOFING NAIL	
1/2" GYPSUM SHEATHING	6d COMMON	4
	1-1/4" LONG GALVANIZED STAPLE	8
	1-1/4" GALVANIZED ROOFING NAIL	
5/8" GYPSUM SHEATHING	6d COMMON	4
	1-1/2" LONG GALVANIZED STAPLE	8
	1-1/2" GALVANIZED ROOFING NAIL	
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING		
3/4" AND LESS	6d DEFORMED	6
	8d COMMON	12
7/8" - 1"	6d COMMON	6
	8d DEFORMED	12

NOTES FOR TABLE R602.3(1) FASTENER SCHEDULE:

- ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED.
- STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER DOWN WIDTH.
- NAILS SHALL BE SPACED AT NOT MORE THAN 6-INCHES ON CENTER AT ALL SUPPORTS WHERE SPACES ARE 48-INCHES OR GREATER.
- FOUR-FOOT BY EIGHT-FOOT OR FOUR-FOOT BY NINE-FOOT PANELS SHALL BE APPLIED VERTICALLY.
- SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).
- 8d DEFORMED NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITH MIN. 48-INCH DISTANCE FROM GABLE END WALLS.
- NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MIN. 48-INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.
- GYPSUM SHEATHING SHALL CONFORM TO ASTM C 79 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253.



1 TYPICAL SECTION
SCALE=3/4" = 1'-0"

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TITLE
SECTIONS

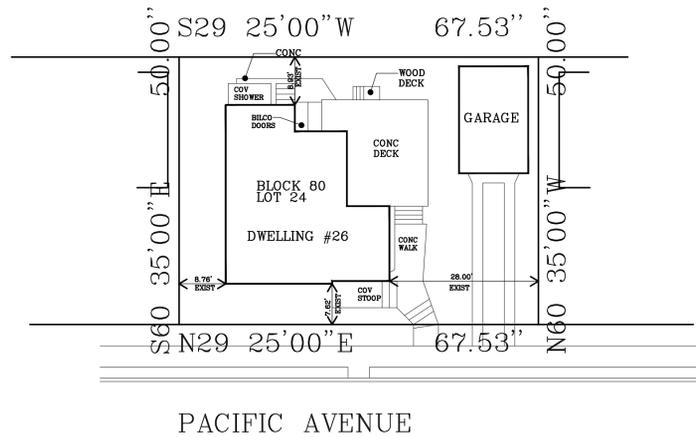
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R19-1

SCALE
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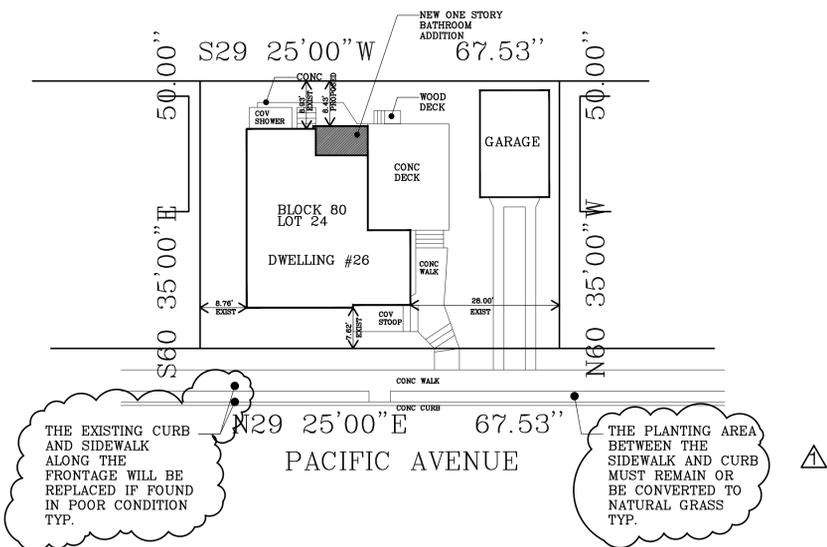
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A101

DATE
02.16.2019



1 EXISTING SITE PLAN
SCALE=1/16" = 1'-0"



2 PROPOSED SITE PLAN
SCALE=1/16" = 1'-0"

ZONING DATA

# R1	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	5,000sq'	3,376.5sq'	3,376.5sq'
MIN. LOT WIDTH	50'	67.53'	67.53'
MIN. LOT DEPTH	125'	50'	50'
MIN. REAR YRD.	10'	8.93'	8.43'
MIN. SIDE YRD.	5' & 10'	8.76' & 28'	8.76' & 28'
MAX. BLDG. COVER 35% OF LOT 3376.50 sf= 1181.78sf	NOT TO EXCEED 1181.78 sf/35%	1142 sf/34%	1168 sf/34.8%
MAX. LOT COVERAGE 60% OF LOT 3376.50 sf= 2025.90sf	NOT TO EXCEED 2025.90 sf/60%	1849 sf/55%	1849 sf/55%

BUILDING CODE USED FOR DESIGN:
INTERNATIONAL RESIDENTIAL CODE, N.J. EDITION 2015

USE GROUP: R-5
CONSTRUCTION CLASSIFICATION: VB

TOTAL FLOOR AREA ADDITION: 49 SQUARE FEET

CUBIC CONTENT: 579 CUBIC FEET

OCCUPANCY: SINGLE FAMILY

NO.	DATE	REVISION
1	7-26-2022	GENERAL NOTES

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TITLE
SITE PLAN

JOB NUMBER
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SCALE
AS NOTED

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MAA

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DATE
02.16.2019

SP100