

workshop

Architecture & Urban Design
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Notes:

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VARIANCE APPLICATION
SUBMISSION

REVISION:



THE BMC HOUSE

314 THIRD AVENUE
BRADLEY BEACH, NEW JERSEY 07720

COVER PAGE

SCALE: AS NOTED
DATE: FEBRUARY 27, 2024

A000

DRAWING LIST

- A000 - COVER
- A001 - ZONING
- D050 - DEMO SITE PLAN
- A050 - PROPOSED SITE PLAN
- A100 - BASEMENT PLAN
- A101 - FIRST FLOOR PLAN
- A102 - SECOND FLOOR PLAN
- A103 - THIRD FLOOR + ROOF PLAN
- A104 - ROOF PLAN
- A200 - A203 - BUILDING + GARAGE ELEVATIONS

SCOPE OF WORK

WORK INCLUDES DEMOLITION OF EXIST'G PRINCIPLE AND ACCESSORY STRUCTURES, RECONSTRUCTION OF THE PRINCIPLE STRUCTURE IN KEEPING WITH IT'S HISTORIC CHARACTER + LAYOUT AND RECONSTRUCTION + RELOCATION OF THE ACCESSORY STRUCTURE (GARAGE), TO MATCH THE CHARACTER OF THE PRINCIPAL STRUCTURE
RELOCATION OF CURB CUT FROM MADISON AVE. TO 3RD AVE.

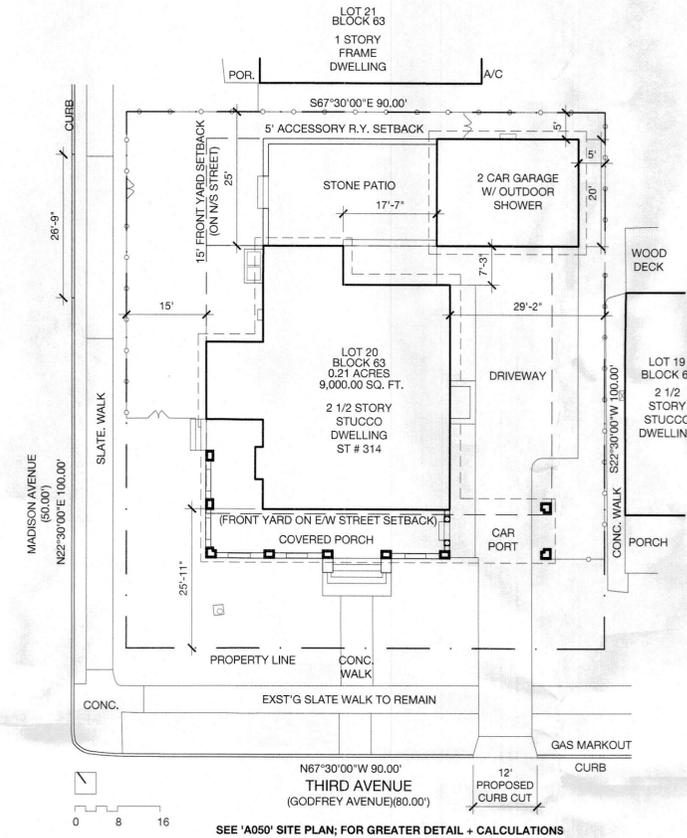
ABBREVIATIONS

A	ABV ABOVE	INCL INCLUDE (D), (ING)	R	RAD RADIUS
AFI ABOVE FINISHED FLOOR	INSUL INSULATE (D), (ION)	INT INTERIOR	REF REFERENCE	REFG REFRIGERATOR
ACC ACCESS	J JOINT	RET RETURN	REG REGISTER	REQ'D REQUIRED
ACG ACOUSTICAL	K	REV REVISION	RISER RISER	RFP ROOFING
ADJ ADJACENT	L LAMINATE	R.O. ROUGH OPENING	S	SB SETBACK
ALT ALTERNATE	LT LIGHT	SCH SCHEDULE	SCN SCREEN	SEC SECTION
B	LVR LOUVERED DOOR	SIM SIMILAR	SSPEC SPECIFICATION (S)	SST STAINLESS STEEL
BSMT BASEMENT	M MFR MANUFACTURE (ER)	SQ SQUARE	STD STANDARD	STO STORAGE
BEL BELOW	MAX MAXIMUM	STR STRUCTURAL	SUS SUSPENDED	SYM SYMMETRY (ICAL)
BETN BETWEEN	MED MEDIUM	T TREAD	T&G TONGUE AND GROOVE	TBD TO BE DEVELOPED/DETERMINED
BKLG BLOCKING	MT MISC MISCELLANEOUS	TEL TELEPHONE	THK THICK (NESS)	TOL TOLERANCE
BOT BOTTOM	MID PT MIDDLE POINT	TRPL TRIPLE	TW TOP OF WALL	TV TELEVISION
BLDG BUILDING	MWK MILLWORK	TV TYP TYPICAL	UNF UNFINISHED	VERT VERTICAL
C	MRB MINIMUM	VB VAPOR BARRIER	W WALK IN CLOSET	WC WATER CLOSET
CAB CABINET	MIN MINIMUM	W/W.C. WALK IN CLOSET	WIP WATER PROOF (ING)	WID WIDE WIDTH
CLG CEILING	MISC MISCELLANEOUS	WO WITHOUT	W/WO W/O	WOOD WOOD
CLR CENTER LINE	MOV MOVABLE	N	Q	QT QUARRY TILE
CLN CLEAN OUT	N	NIC NOT IN CONTRACT	NTS NOT TO SCALE	
CO CLEAN OUT	O	OC ON CENTER	OPP OPPOSITE	
COL COLUMN	P	PENC PRE-EXISTING NON-CONFORMING CONDITION		
CONC CONCRETE	PTD PAINTED	PROP'Y LINE PROPERTY LINE		
CMU CONCRETE MASONRY UNIT	PTN PARTITION	PVMT PAVEMENT		
CONST CONSTRUCTION	PERF PERFORATE (D)	POSS POSSIBLE		
CONT CONTINUOUS	PWD PLYWOOD	PVC POLYVINYL CHLORIDE		
D	H	HWD HARDWARE	HVAC HEATING/VENTILATION/AIR-CONDITIONING	HT HEIGHT
DBL DOUBLE	HDW HARDWARE	HC HOLLOW CORE	HOR HORIZONTAL	
DEMO DEMOLISH, DEMOLITION	HVAC HEATING/VENTILATION/AIR-CONDITIONING			
DIAG DIAGONAL	HT HEIGHT			
DIA DIAMETER	HC HOLLOW CORE			
DIM DIMENSION	HOR HORIZONTAL			
DWG DRAWING				
E	ELEC ELECTRIC (AL)			
ELEV ELEVATION	EQ EQUAL			
EXIST'G EXISTING	EXP EXPOSED			
EXT EXTERIOR				
F	FF FINISHED FLOOR			
FIN FINISH (ED)	FLR FLOOR (ING)			
G	GC GENERAL CONTRACT (OR)			
GLAZ GLAZING	GWB GYPSUM WALL BOARD			
H	HDW HARDWARE			
HVAC HEATING/VENTILATION/AIR-CONDITIONING	HT HEIGHT			
HT HEIGHT	HC HOLLOW CORE			
HOR HORIZONTAL				

SITE INFORMATION

OWNER:
BRANDT HERSH AND MICHELE GLATTER
314 3RD AVE, BRADLEY BEACH,
NEW JERSEY 07720

BLOCK 63
LOT 20
ZONE R1



4 PROPOSED SITE PLAN
1/16" = 1'-0"
ALL WORK AND CALCULATIONS ARE BASED ON THE SURVEY

INDEX OF APPLICABLE CODES

- BUILDING SUBCODE (NJAC 5:23-3.14)
- International Building Code/2021, NJ ed (IBC w/ NJ edits from 3.14)
- International Residential Code (IRC 2021)
- Other referenced I-Codes (IFC 2021; ISRPC 2021; etc.)
- Other referenced ICC Standards (ICC/ANSI A117.1-2017; ICC 300-2017; etc.)
- PLUMBING SUBCODE (NJAC 5:23-3.15)
- National Standard Plumbing Code/2021, NJ ed (NSPC w/ NJ edits from 3.15)
- ELECTRICAL SUBCODE (NJAC 5:23-3.16)
- National Electrical Code (NFPA 70)/2020
- MECHANICAL SUBCODE (NJAC 5:23-3.20)
- International Mechanical Code/2021
- FUEL GAS SUBCODE (NJAC 5:23-3.22)
- International Fuel Gas Code/ 2021
- REHABILITATION SUBCODE (NJAC 5:23-6)
- NJUCG, Subchapter 6
- ENERGY SUBCODE (NJAC 5:23-3.18)
- International Energy Code/2021 (Low-Rise Residential)
- ASHRAE 90.1-2019 (Commercial & All Other Residential)

BRADLEY BEACH ZONING REGULATIONS AND BUILDING CODE

BID SUBMISSION NOTES

IT IS THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY TO FAMILIARIZE THEMSELVES W/ ALL TRADES FOR THIS PROJECT, INCLUDING ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION & FIRE SUPPRESSION. CONTRACT TO BID TO INCLUDE ALL MATERIALS AND LABOR ASSOCIATED WITH SUCH TRADES, INCLUDING LABOR REQUIRED FOR INSTALLATION OF ALL OWNER SUPPLIED MILLWORK AND FINISHES. CONTRACTOR TO INSPECT EXISTING SITE CONDITIONS AS REQUIRED TO FAMILIARIZE THEMSELVES W/ SCOPE OF WORK. CONTRACTOR TO NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES FOUND BETWEEN ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS AND COORDINATE AS REQUIRED TO MEET DESIGN INTENT. GC SHALL SUBMIT TO THE ARCHITECT AND OWNER A GRAPHIC CONSTRUCTION SCHEDULE INDICATING SEQUENCING & COORDINATION OF ALL TRADES DURING EACH PHASE OF CONSTRUCTION, FROM COMMENCEMENT TO CONCLUSION, AND SHALL INCLUDE ALL OWNER REQUIRED INSTALLATIONS SUCH AS WIRING OF TEL/DATA SYSTEMS AND FURNITURE/MILLWORK INSTALLATIONS. CHANGE ORDERS TO BE PRE-APPROVED BY OWNER.

ALL ESTIMATES MUST BE ORGANIZED AND SUBMITTED USING CSI MASTER FORMAT DIVISIONS. ESTIMATES MUST BE ITEMIZED PER DIVISION & SUB-DIVISION, AND IDENTIFY SPLIT BETWEEN MATERIAL AND LABOR.

GENERAL NOTES

- TERMITE INFESTATION PROBABILITY= "MODERATE TO HEAVY" R301.2 (7)
- WIND DESIGN LOAD 130 PH R301.2 (5) A
- 2ST 26 PSF
- 3ST 29 PSF LATERAL
- GROUND SNOW LOAD 20 PSF R301.2 (6)
- EARTH QUAKE 20 PSF
- COMPACT + CLADDING PRESSURE ZONES R301.2 (8)
- IRC P41 WIND SPEED CONVERSION R301.2.1.3

UNIFORM LOADS:

1ST FLOOR DEAD LOAD	10 PSF
1ST FLOOR LIVE LOAD	40 PSF
2ND FLOOR DEAD LOAD	10 PSF
2ND FLOOR LIVE LOAD	40 PSF (SLEEPING ROOMS)

ATTIC FLOOR DEAD LOAD	10 PSF
ATTIC FLOOR LIVE LOAD	10 PSF (W/O STORAGE) 20 PSF (W/ STORAGE: NOTE 2)

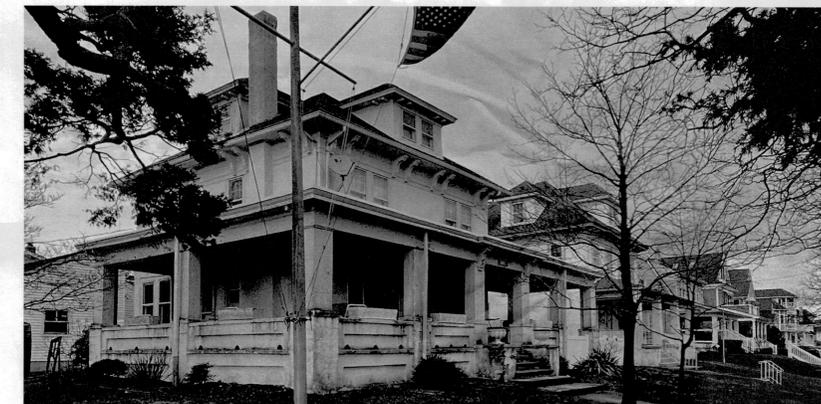
ROOF DEAD LOAD	10 PSF
ROOF LIVE LOAD	16 PSF

LIVE LOAD DEFLECTION LIMITS:

FLOORS	SPAN / 360
	SPAN / 480 (TILE FLOORING, NOTE 3)
SLOPED ROOF	SPAN / 240 (W/O CEILING)
	SPAN / 360 (W/ CEILING)
GROUND SNOW LOAD	20 PSF
SLOPED ROOF SNOW LOAD	20 PSF
WIND SPEED	118 MPH
EXPOSURE CATEGORY	C

NOTE 1: UNIFORM DL TO BE 20 PSF OR HIGHER FOR TILE FLOORING
NOTE 2: AREA FOR STORAGE LOADING SHOULD BE CONSIDERED
NOTE 3: DEFLECTION LIMIT FOR TILE FLOORING MAY HAVE TO BE LESS TO MINIMIZE CRACKING OF TILE

SEVERE WEATHERING FOR CONCRETE R301.2 (4)
AIR FREEZING INDEX FOR ALL NJ 1500 OR LESS



BLOCK 63 LOT 20 ZONE: R1

ZONING NOTES

ZONING COMPLIANCE CALCULATIONS: BLOCK 63 - LOT 20			
PRINCIPAL USE: R1 RESIDENTIAL			
DESCRIPTION	REQ'D AND/OR PERMITTED	EXIST'G	PROPOSED
LOCATION	INTERIOR LOT, CORNER LOT	CORNER LOT	UNCHANGED
MINIMUM LOT AREA (SF)	5,000 SF	9,000 SF	UNCHANGED
MINIMUM LOT WIDTH (F)	50'	90'	UNCHANGED
MINIMUM LOT DEPTH (F)	100'	100'	UNCHANGED
MINIMUM LOT FRONTAGE	N/A	90'	UNCHANGED
MINIMUM FRONT YARD SETBACK	15' AND 25' (NOTE 1)	26'- 7 1/2"	25'-11"
MINIMUM REAR YARD SETBACK	25'	32'-1"	25'-0"
MINIMUM SIDE YARD SETBACK	5' AND 10'	E: 14'-5 1/2', W: 36'-0"	E: 29'-2", W: 15'
MAXIMUM % BUILDING COVERAGE	35%	23.43%	33.79%
MAXIMUM % IMPERVIOUS COVERAGE	60%	45.38%	59.93%
MAXIMUM NUMBER OF STORIES	2 1/2	2 1/2	UNCHANGED
MAXIMUM BUILDING HEIGHT (IN FEET)	35'	33'-6 1/4"	34'-2 1/4"
SQ. FOOTAGE OF PRINCIPAL STRUCTURE	N/A	2590	3924
OFF-STREET PARKING SPACES	3 (+2 ACCESSORY)	3 1/2	5
PREVAILING SETBACK OF ADJACENT BLDGS WITHIN THE BLOCK/WITHIN 200'	N/A	N/A	N/A

DEVELOPMENT REGULATIONS NOTES:

- 1. THE MINIMUM FRONT YARD SHALL BE 15 FEET ON NORTH-SOUTH STREETS AND 25 FEET ON EAST-WEST STREETS

A. PORCHES.

(2) **SETBACKS:** PORCH SETBACKS. FOR PERMITTED RESIDENTIAL STRUCTURES A PORCH MAY EXTEND EIGHT FEET INTO THE REQUIRED FRONT YARD SETBACK AREA, PROVIDED THE PRINCIPAL STRUCTURE CONFORMS TO THE FRONT YARD SETBACK REQUIREMENT OR BY SUBMISSION OF THE APPROPRIATE SETBACK AVERAGING PLAN AS REFLECTED IN

§ 450-26D. A WRAP-AROUND PORCH MAY EXCEED THE WIDTH OF THE EXISTING OR PROPOSED STRUCTURE, AS LONG AS IT IS IN COMPLIANCE WITH SIDE SETBACK

BUILDING HEIGHT — THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE FINISHED GRADE SURROUNDING THE BUILDING TO THE HIGHEST POINT OF THE ROOF. UNNATURAL AND/OR STRUCTURAL ALTERATIONS TO THE TOPOGRAPHY OF A PROPERTY TO ACHIEVE A GREATER PEAK ELEVATION OF A STRUCTURE SHALL NOT BE PERMITTED.

HOUSE AVERAGE GRADE: 19'-0" EL.
GARAGE AVERAGE GRADE: 19'-8" EL.

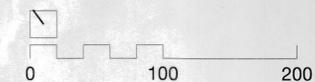
ACCESSORY USE/STRUCTURE: R1 RESIDENTIAL			
DESCRIPTION	REQ'D AND/OR PERMITTED	EXIST'G	PROPOSED
MINIMUM FRONT YARD SETBACK	N/A	25'-8"	58'-4" (M) & 75' (3RD)
MINIMUM REAR YARD SETBACK	5'	8'	5'
MINIMUM SIDE YARD SETBACK	5'	41'-1"	5'
MINIMUM COMBINED SIDE YARD SETBACK	N/A	N/A	N/A
MAXIMUM % BUILDING COVERAGE	35%	23.43%	33.79%
MAXIMUM % IMPERVIOUS COVERAGE	60%	45.38%	59.93%
MAXIMUM NUMBER OF STORIES	2	1	2
MAXIMUM BUILDING HEIGHT (IN FEET)	25'	14.9'	21'-10"
SQ. FOOTAGE OF ACCESSORY STRUCTURE	800 SF & 800 SF	527.3 SF	533.3 SF & 458 SF
DISTANCE BETWEEN PRINCIPAL & ACCESSORY STRUCTURE	20'	6'-6"	7'-3"
EXISTING USE OR USES ON THE LOT:		SINGLE FAMILY RESIDENTIAL	
PROPOSED USE OR USES ON THE LOT:		SINGLE FAMILY RESIDENTIAL	
IS THE PROPERTY LOCATED IN A SPECIAL FLOOD HAZARD AREA?		NO	

VARIANCE REQUEST

VARIANCE REQUESTED TO MAINTAIN PRE-EXISTING NON-CONFORMING CONDITION TO ALLOW DETACHED GARAGE CLOSER THAN 20' TO THE PRIMARY STRUCTURE.



1 KEY MAP (EXISTING)
1/64" = 1'



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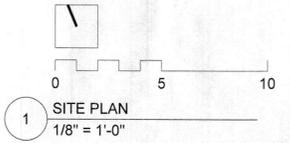
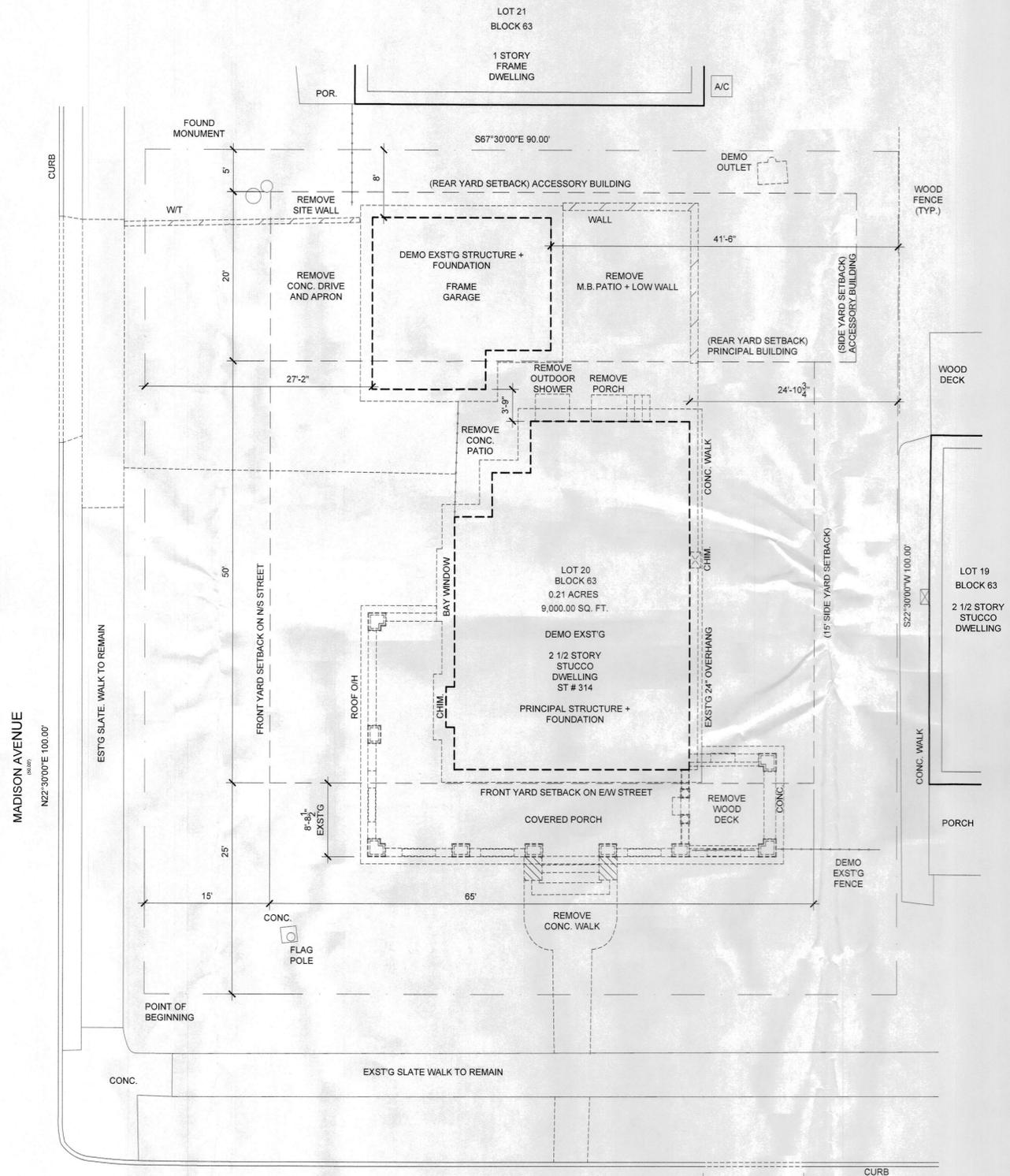
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ZONING

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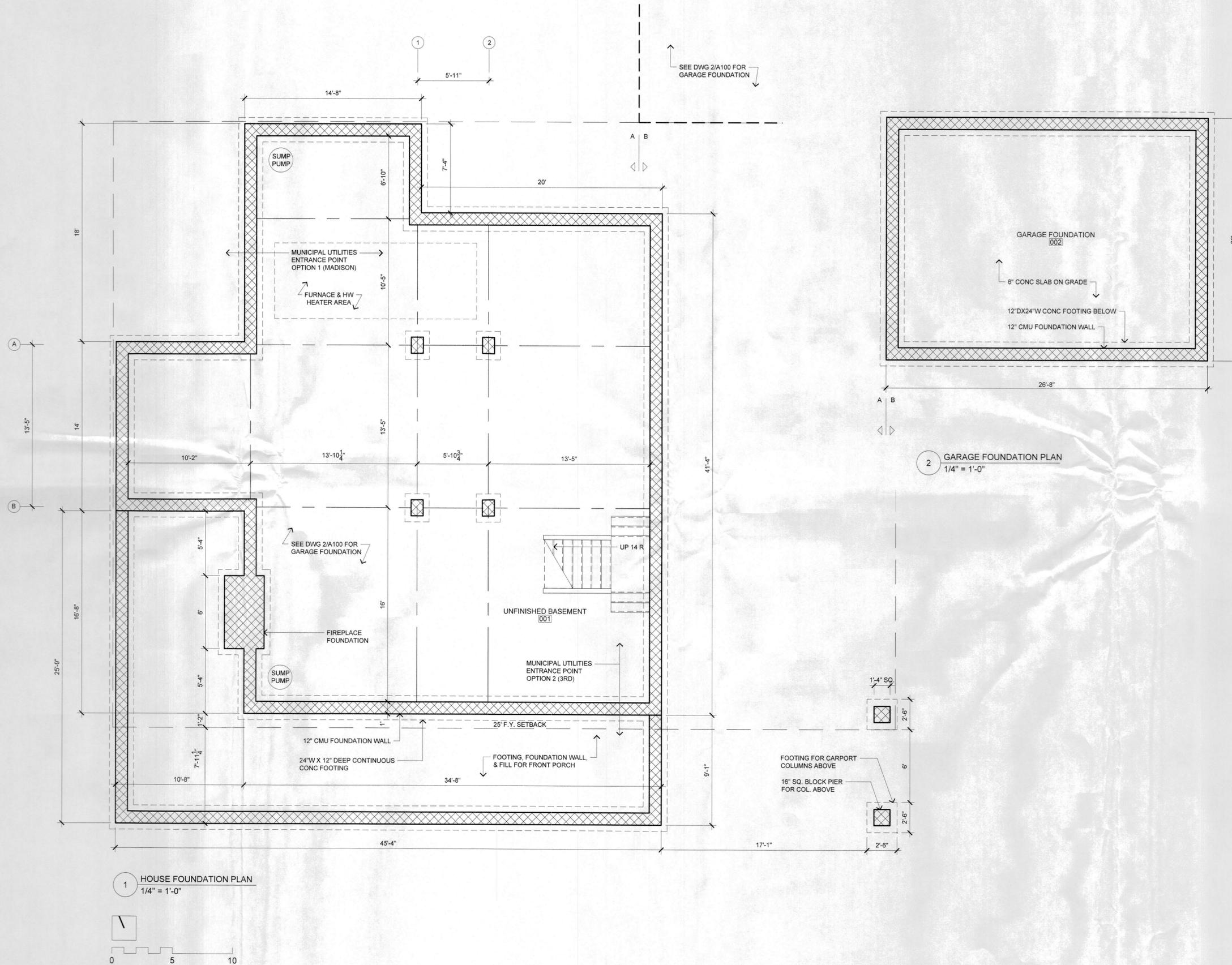
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DEMO SITE PLAN

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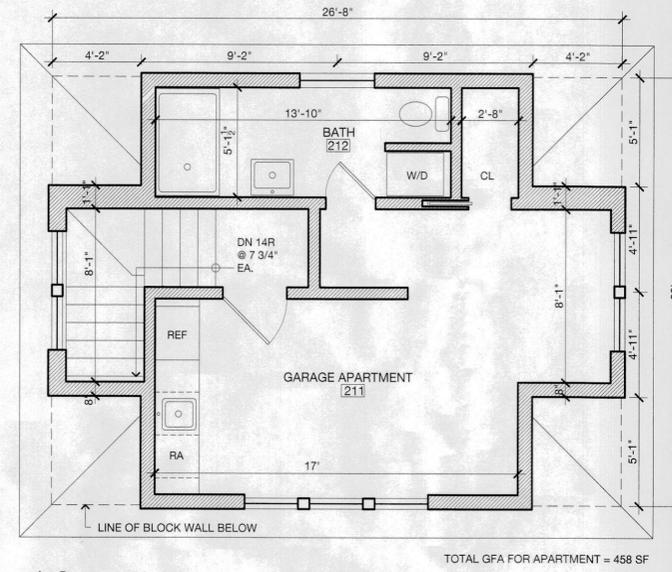
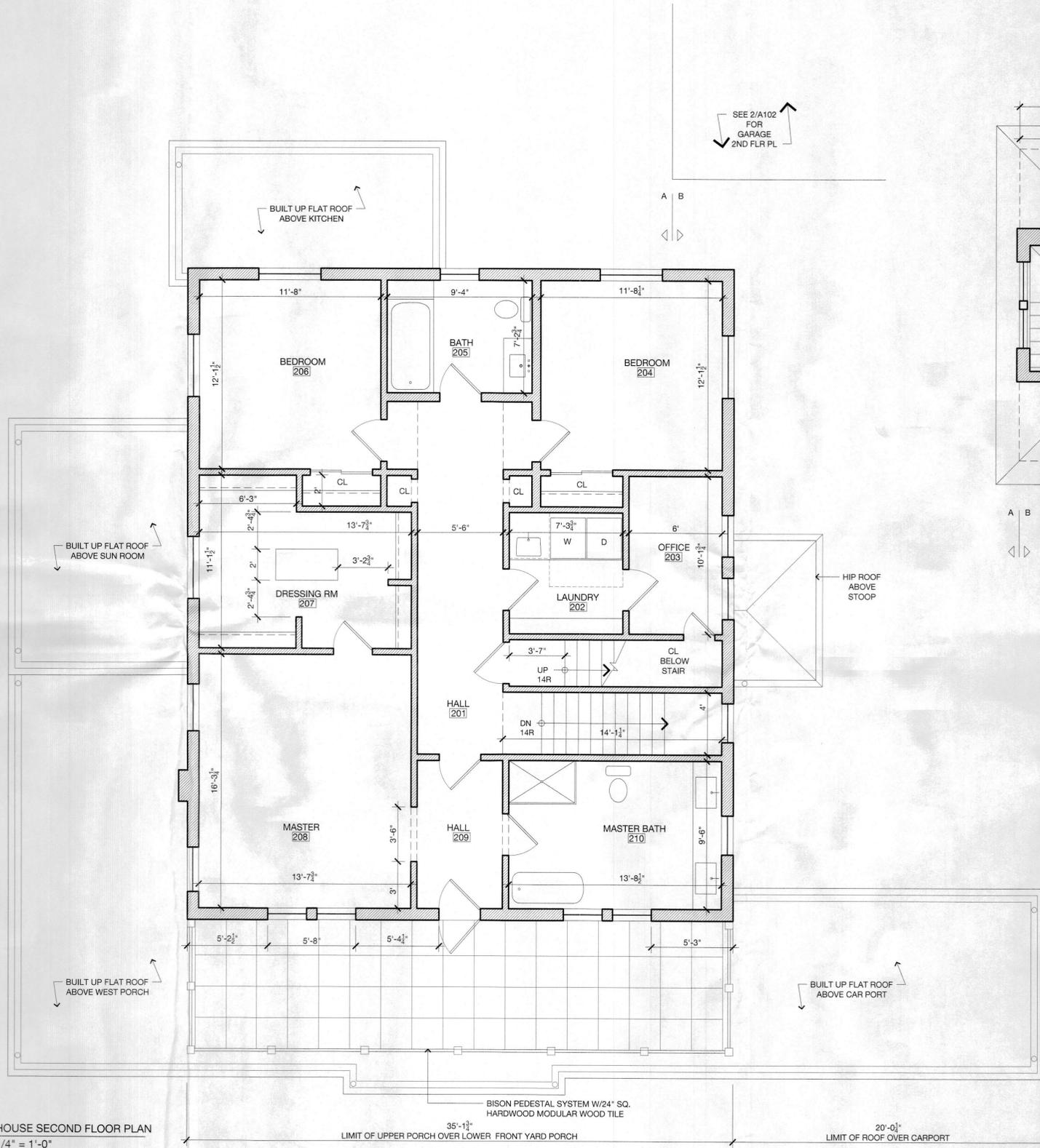
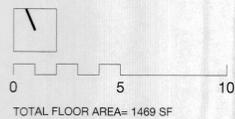
BASEMENT PLAN

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



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

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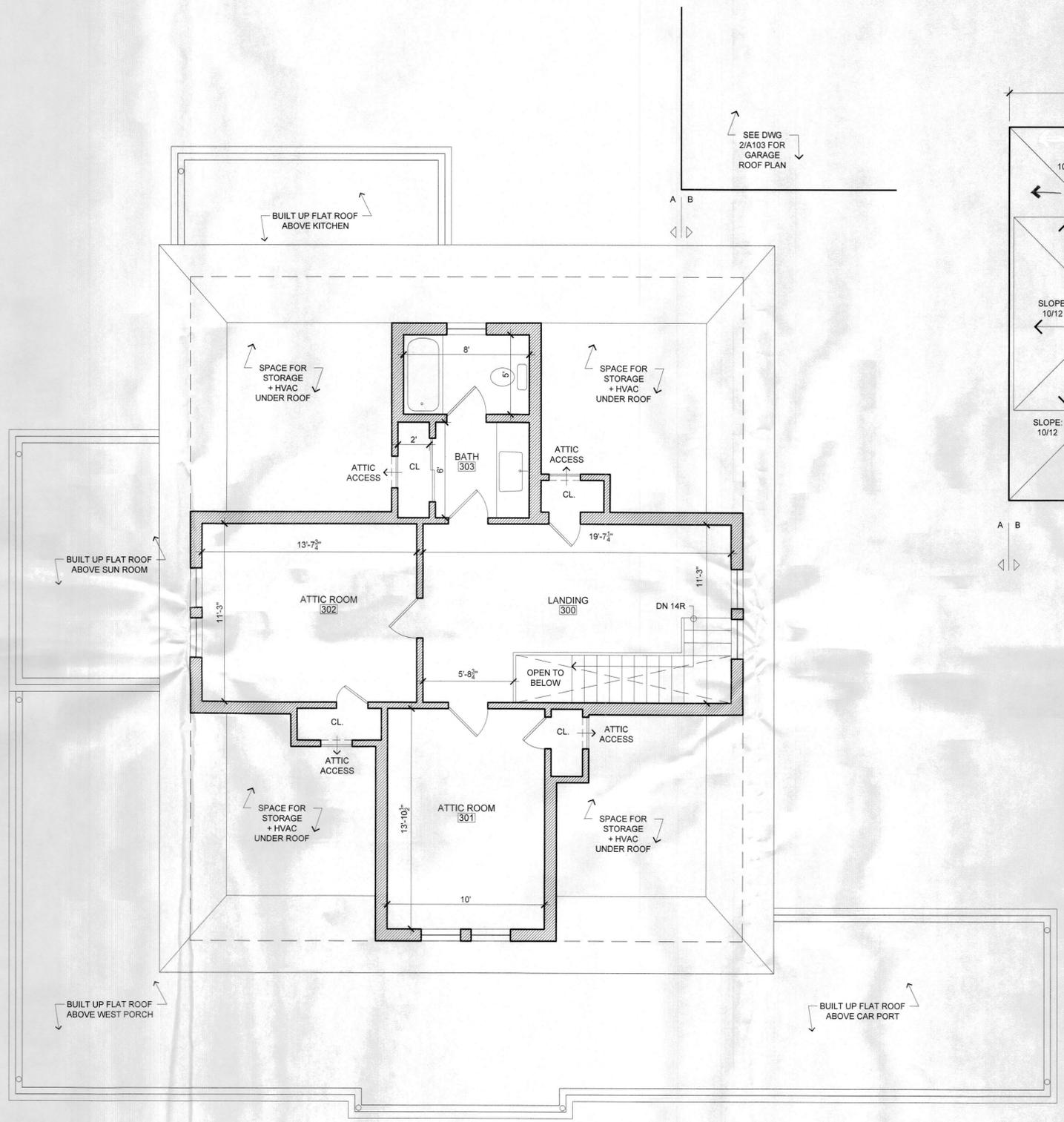
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2ND FL PLAN

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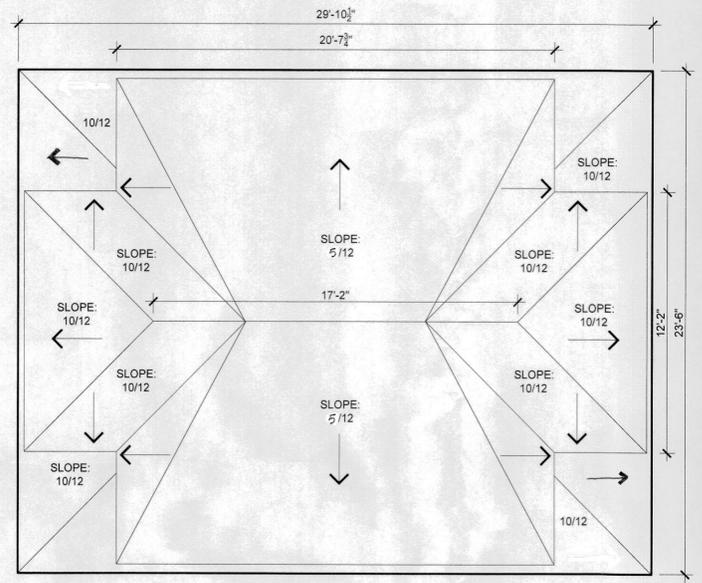
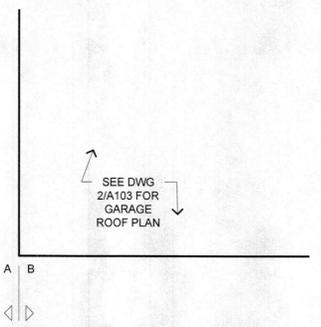
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1 HOUSE THIRD FLOOR PLAN
1/4" = 1'-0"

0 5 10
TOTAL FLOOR AREA= 722 SF



2 GARAGE ROOF PLAN
1/4" = 1'-0"

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3RD FLR + ROOF PLN.

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SOUTH ELEV.

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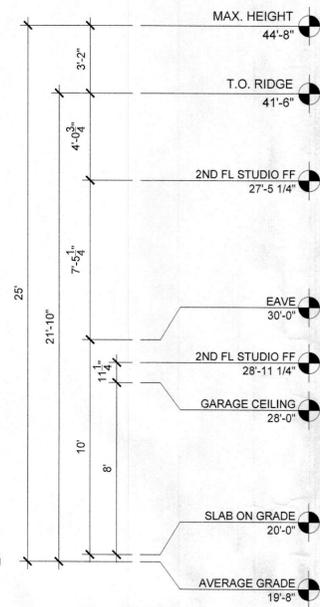
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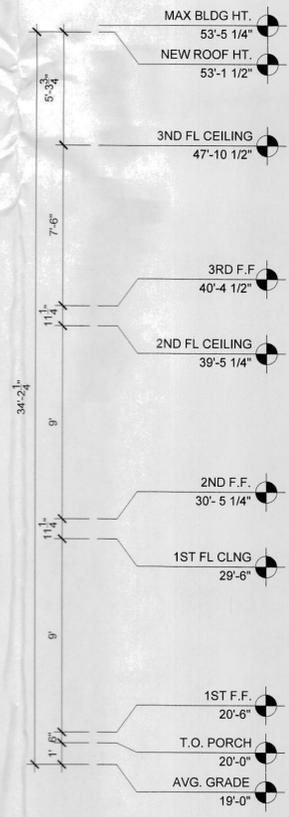
2 EXST'G HOUSE FRONT/SOUTH IMAGE
 N.T.S.



3 GARAGE FRONT/SOUTH ELEVATION
 1/4" = 1'-0"



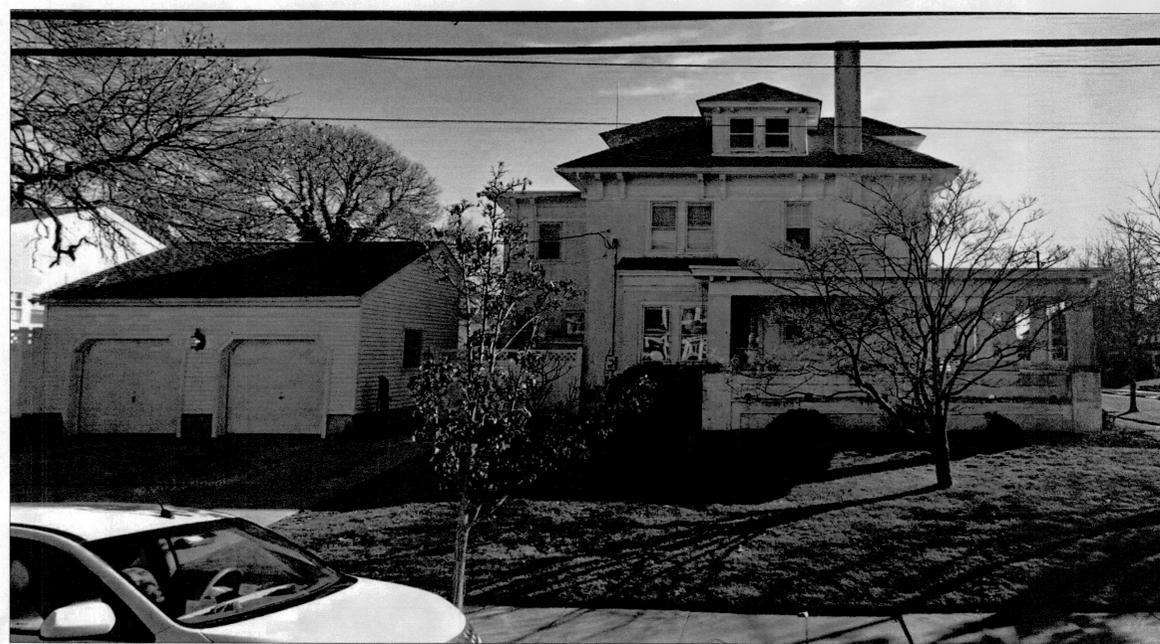
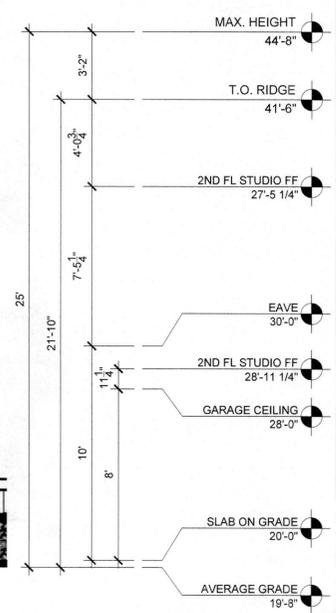
1 HOUSE FRONT/SOUTH ELEVATION
 1/4" = 1'-0"



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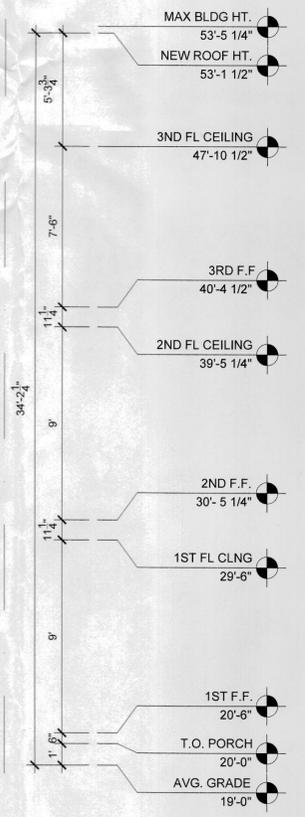
3 GARAGE SIDE/WEST ELEVATION
 1/4" = 1'-0"



2 EXSTG HOUSE SIDE/WEST IMAGE
 N.T.S.



1 HOUSE SIDE/WEST ELEVATION
 1/4" = 1'-0"



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WEST ELEV.

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