



Notes:

Legend

Not For Construction

VARIANCE APPLICATION
SUBMISSION

REVISION:
WITH REVISIONS FROM JULY 3, 2024

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	A600 - INTERIOR ELEVATIONS - FOYER
A001 - ZONING	A601 - INTERIOR ELEVATIONS - LIVING ROOM
A002 - SPECIFICATIONS	A602 - INTERIOR ELEVATIONS - ALL SEASONS ROOM
A003 - WINDOW SCHEDULE	A603 - INTERIOR ELEVATIONS - KITCHEN
A004 - DOOR SCHEDULE	A604 - INTERIOR ELEVATIONS - KITCHEN CONT'D + PANTRY
A005 - LIGHTING SCHEDULE	A605 - INTERIOR ELEVATIONS - BATH 108
A006 - INT. TRIM SCHEDULE	A606 - INTERIOR ELEVATIONS - POWDER
D050 - DEMO SITE PLAN	A607 - INTERIOR ELEVATIONS - HALL 109 + MUD ROOM
A050 - PROPOSED SITE PLAN	A608 - INTERIOR ELEVATIONS - GARAGE OUTDOOR SHOWER
L050 - LANDSCAPE PLAN	A609 - INTERIOR ELEVATIONS - LAUNDRY + OFFICE
L700 - LANDSCAPE DETAILS	A610 - INTERIOR ELEVATIONS - BATH 205
A100 - HOUSE AND GARAGE BASEMENT PLAN	A611 - INTERIOR ELEVATIONS - DRESSING ROOM
A101 - HOUSE AND GARAGE FIRST FLOOR PLAN	A612 - INTERIOR ELEVATIONS - MASTER BATH
A102 - HOUSE AND GARAGE SECOND FLOOR PLAN	A613 - INTERIOR ELEVATIONS - KITCHENETTE + BATH 212
A103 - HOUSE THIRD FLOOR + GARAGE ROOF PLAN	A614 - INTERIOR ELEVATIONS - BATH 303 + LANDING
A104 - HOUSE ROOF PLAN	A615 - INTERIOR ELEVATIONS - WRAP AROUND PORCH
A200 - A203 - HOUSE + GARAGE ELEVATIONS	A700 - TYP. EXTERIOR DETAILS
A250 - A255 - HOUSE + GARAGE SECTIONS	A701 - TYP. EXTERIOR DETAILS
A400 - HOUSE AND GARAGE RCP	A702 - TYP. INTERIOR DETAILS
A401 - HOUSE AND GARAGE FIRST FLOOR RCP	M050 - SITE PLAN MEP
A402 - HOUSE AND GARAGE SECOND FLOOR RCP	M100 - BASEMENT PLAN HOUSE MEP
A403 - HOUSE THIRD FLOOR RCP	M101 - 1ST FLOOR PLAN HOUSE + GARAGE MEP
	M102 - 2ND FLOOR PLAN HOUSE + GARAGE MEP
	M103 - 3RD FLOOR PLAN HOUSE MEP

ABBREVIATIONS

A	I	R
ABV ABOVE	INCL INCLUDE (D), (ING)	RAD RADIUS
AFF ABOVE FINISHED FLOOR	INSUL INSULATE (D), (ION)	REF REFERENCE
ACC ACCESS	INT INTERIOR	REFG REFRIGERATOR
AC ACOUSTICAL		REG REGISTER
ADJ ADJACENT		RCP REFLECTED CEILING PLAN
ALT ALTERNATE	JT JOINT	REQ'D REQUIRED
		RET RETURN
B	K	RIS RISER
BSMT BASEMENT		RFG ROOFING
BEL BELOW		R/O ROUGH OPENING
BTWN BETWEEN		
BLKG BLOCKING	L	S
BOT BOTTOM	LAM LAMINATE	SB SETBACK
BLDG BUILDING	LT LENGTH	SCH SCHEDULE
	LTWT LIGHTWEIGHT	SCN SCREEN
C	LUVR LOUVER	SEC SECTION
CAB CABINET	LVDR LOUVERED DOOR	SIM SIMILAR
CLG CEILING		SC SOLID CORE
CL CENTER LINE		SPEC SPECIFICATION (S)
CLR CLEAR (ANCE)	M	SO SQUARE
CO CLEAN OUT	MFR MANUFACTURE (ER)	SST STAINLESS STEEL
COL COLUMN	MATL MATERIAL	STD STANDARD
CONC CONCRETE	MAX MAXIMUM	STO STORAGE
CMU CONCRETE MASONRY UNIT	M.E. MATCH EXISTING	STR STRUCTURAL
CONST CONSTRUCTION	MECH MECHANICAL	SUS SUSPENDED
CONT CONTINUOUS	MID PT MIDPOINT	SYM SYMMETRY (ICAL)
	MWK MILLWORK	
D	MRB MOISTURE RESISTANT BARRIER	T
DBL DOUBLE	MIN MINIMUM	T&G TONGUE AND GROOVE
DEMO DEMOLISH, DEMOLITION	MISC MISCELLANEOUS	TBD TO BE DEVELOPED/DETERMINED
DTL DETAIL	MT MOUNT (ED), (ING)	TEL TELEPHONE
DIAG DIAGONAL	MOV MOVABLE	THK THICK (NESS)
DIA DIAMETER		TOL TOLERANCE
DIM DIMENSION	N	TRPL TRIPLE
DWG DRAWING	N NORTH	TW TOP OF WALL
	NIC NOT IN CONTRACT	TV TELEVISION
	NTS NOT TO SCALE	TYP TYPICAL
E	O	U
ELEC ELECTRIC (AL)	OC ON CENTER	UNF UNFINISHED
ELEV ELEVATION	OPG OPENING	
EQ EQUAL	OPP OPPOSITE	
EXST'G EXISTING		V
EXP EXPOSED	P	VERT VERTICAL
EXT EXTERIOR	PENC PRE-EXISTING NON-CONFORMING CONDITION	VB VAPOR BARRIER
	PTD PAINTED	
F	PTL PARTITION	W
FF FINISHED FLOOR	PVMT PAVEMENT	WC WATER CLOSET
FLR FLOOR (ING)	PERF PERFORATE (D)	W.I.C. WALK-IN CLOSET
	POSS POSSIBLE	WP WATER PROOF (ING)
G	PWD PLYWOOD	W WIDE WIDTH
GC GENERAL CONTRACT (OR)	PVC POLYVINYL CHLORIDE	WO WITHOUT
GLAZ GLAZING		WID WINDOW
GWB GYPSUM WALL BOARD		WD WOOD
	Q	
H	QT QUARRY TILE	
HDW HARDWARE		
HWD HARDWOOD		
HVAC HEATING/VENTILATION/AIR-CONDITIONING		
HT HEIGHT		
HC HOLLOW CORE		
HOR HORIZONTAL		

ZONING NOTES

ZONING COMPLIANCE CALCULATIONS: BLOCK 63 - LOT 20			
PRINCIPAL USE : R1 RESIDENTIAL			
DESCRIPTION	REQ'D AND/OR PERMITTED	EXST'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%	33.46%
MAXIMUM % IMPERVIOUS COVERAGE	60%	45.38%	59.75%
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:

- 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

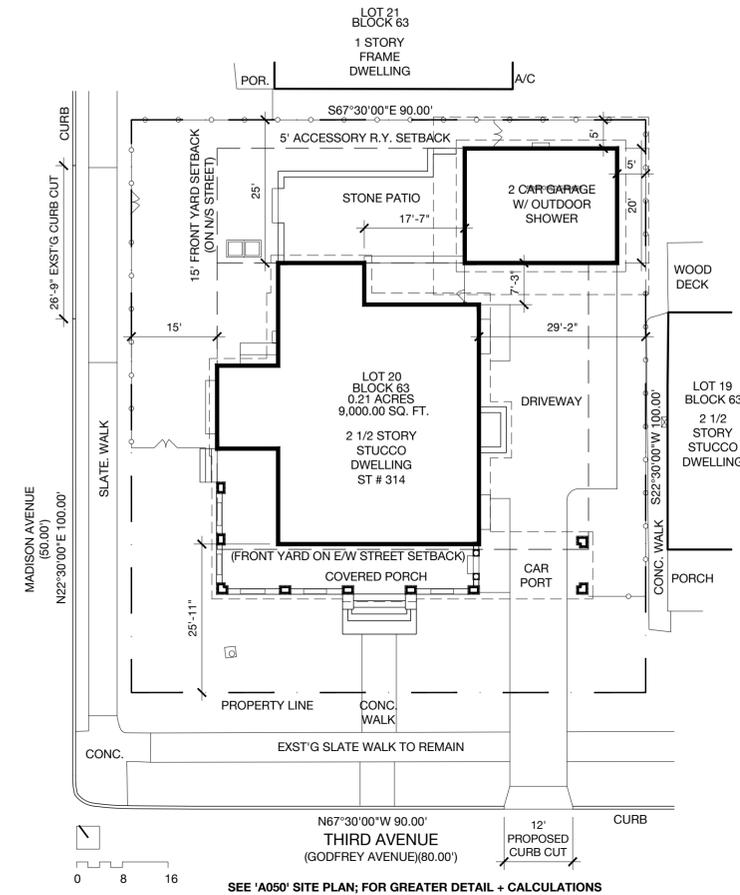
BUILDING HEIGHT — THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE FINISHED GRADE SURROUNDING THE BUILDING TO THE HIGHEST POINT OF THE ROOF. UNNATURAL AND/OR STRUCTURAL ALTERATIONS TO THE TOPOGRAPHY OF A PROPERTY TO ACHIEVE A GREATER PEAK ELEVATION OF A STRUCTURE SHALL NOT BE PERMITTED.

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

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

ACCESSORY USE/STRUCTURE : R1 RESIDENTIAL			
DESCRIPTION	REQ'D AND/OR PERMITTED	EXST'G	PROPOSED
MINIMUM FRONT YARD SETBACK	N/A	25'-8"	59'-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%	33.46%
MAXIMUM % IMPERVIOUS COVERAGE	60%	45.38%	59.75%
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.

SCOPE OF WORK

WORK INCLUDES DEMOLITION OF EXST'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.

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; ISPS/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)
- 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)
- 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
	30 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

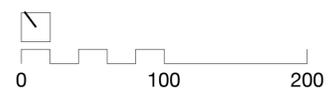
"SEVERE" WEATHERING FOR CONCRETE R301.2 (4)
 AIR FREEZING INDEX FOR ALL NJ 1500 OR LESS



BLOCK 63 LOT 20 ZONE: R1



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



Notes:

Legend

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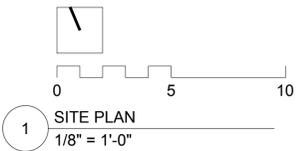
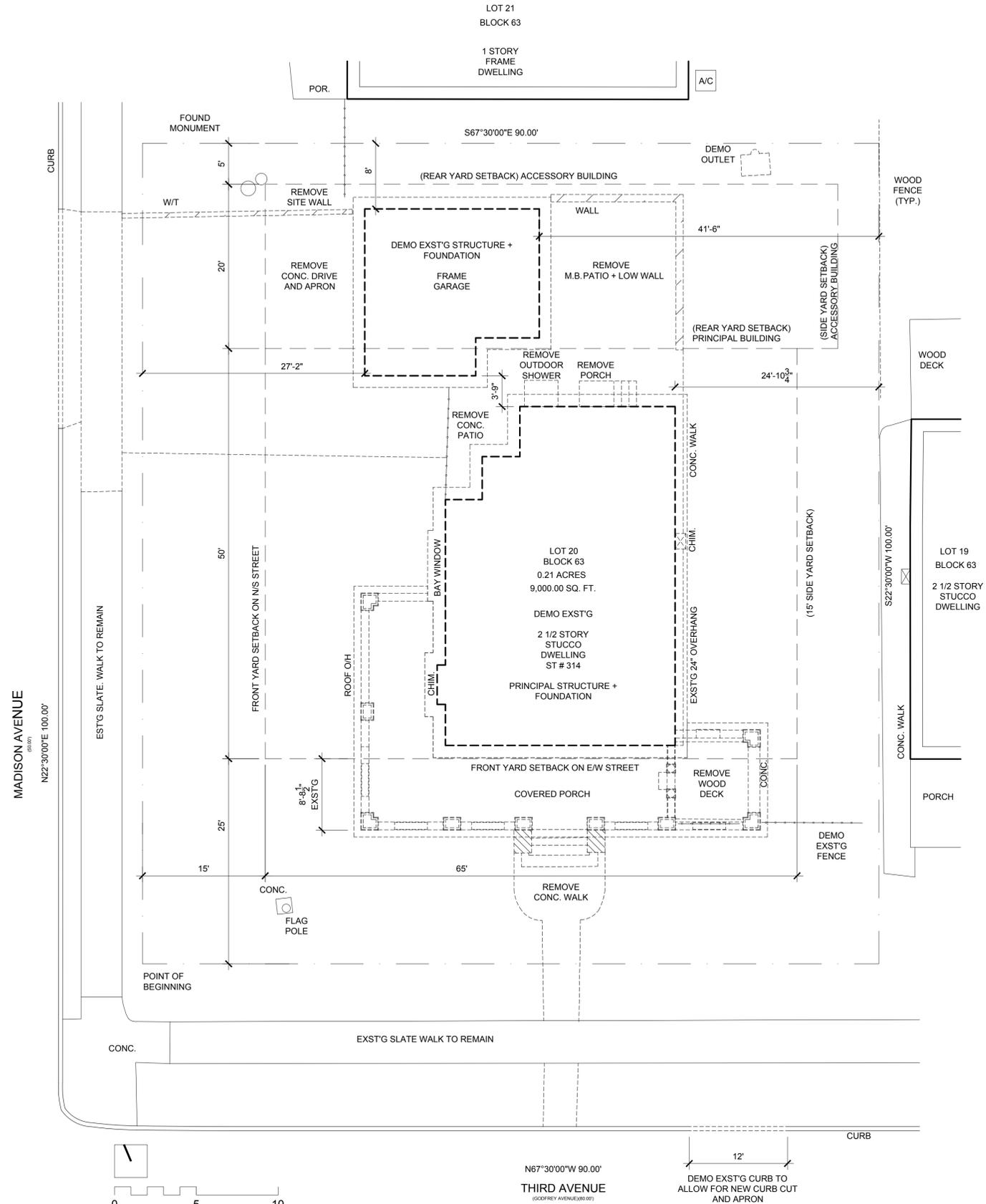
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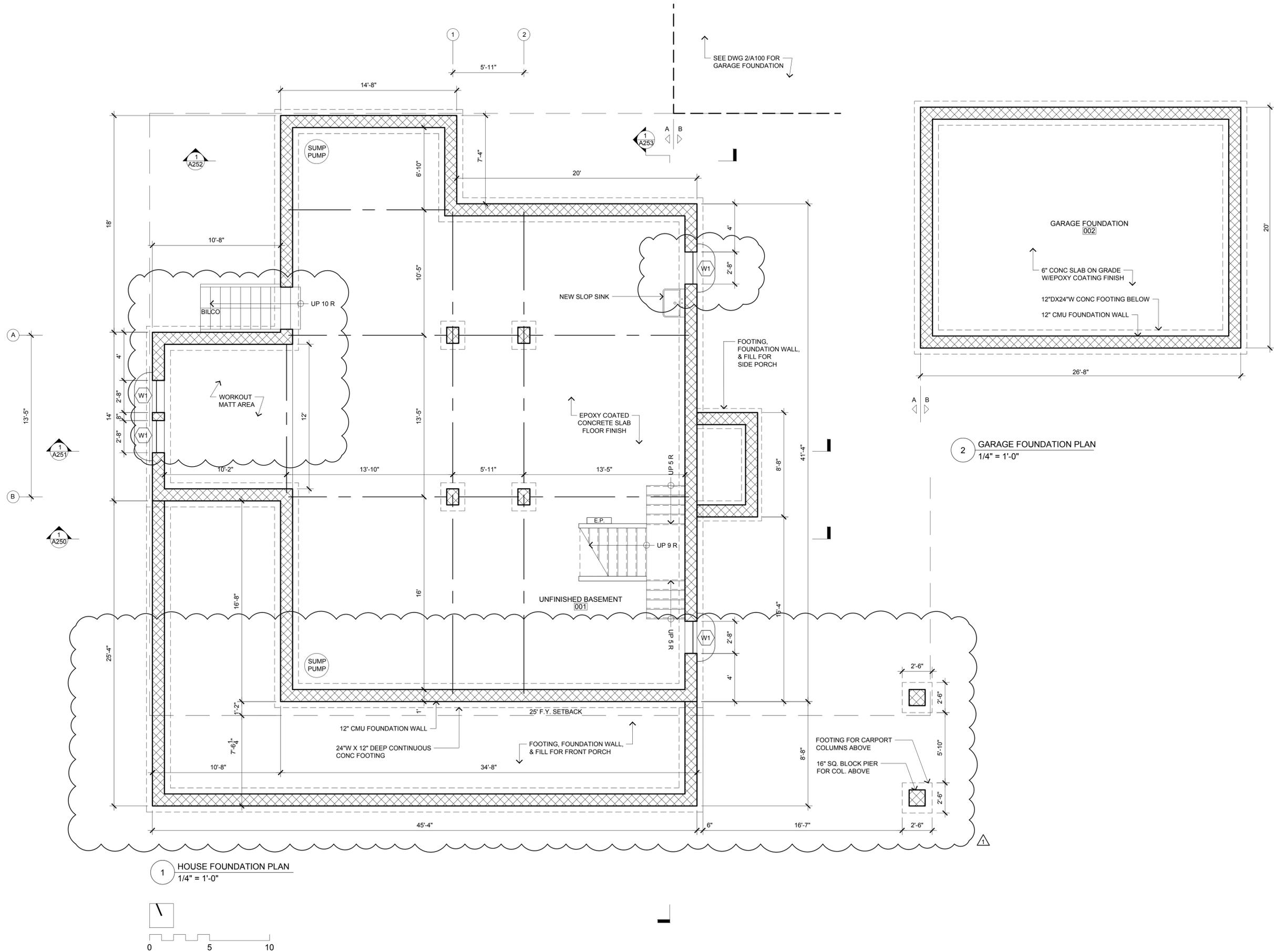
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DEMO SITE PLAN

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D050



1 HOUSE FOUNDATION PLAN
1/4" = 1'-0"

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

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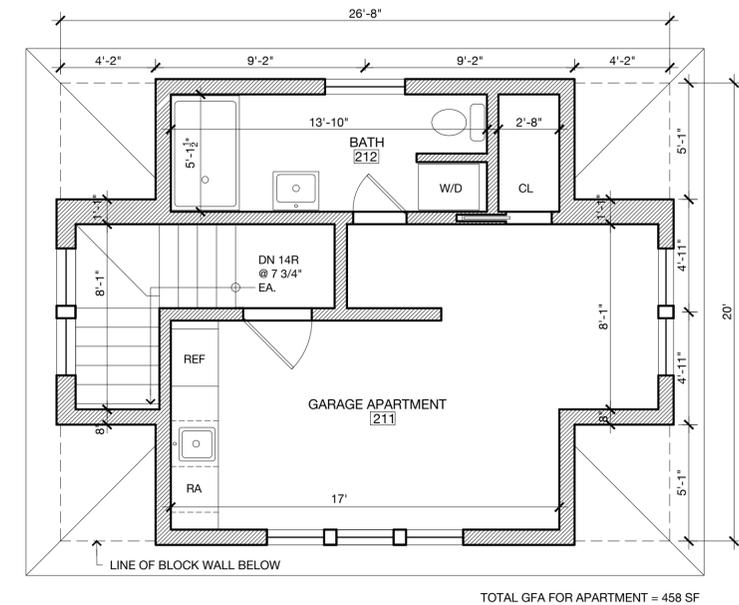
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BASEMENT PLAN

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A100



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



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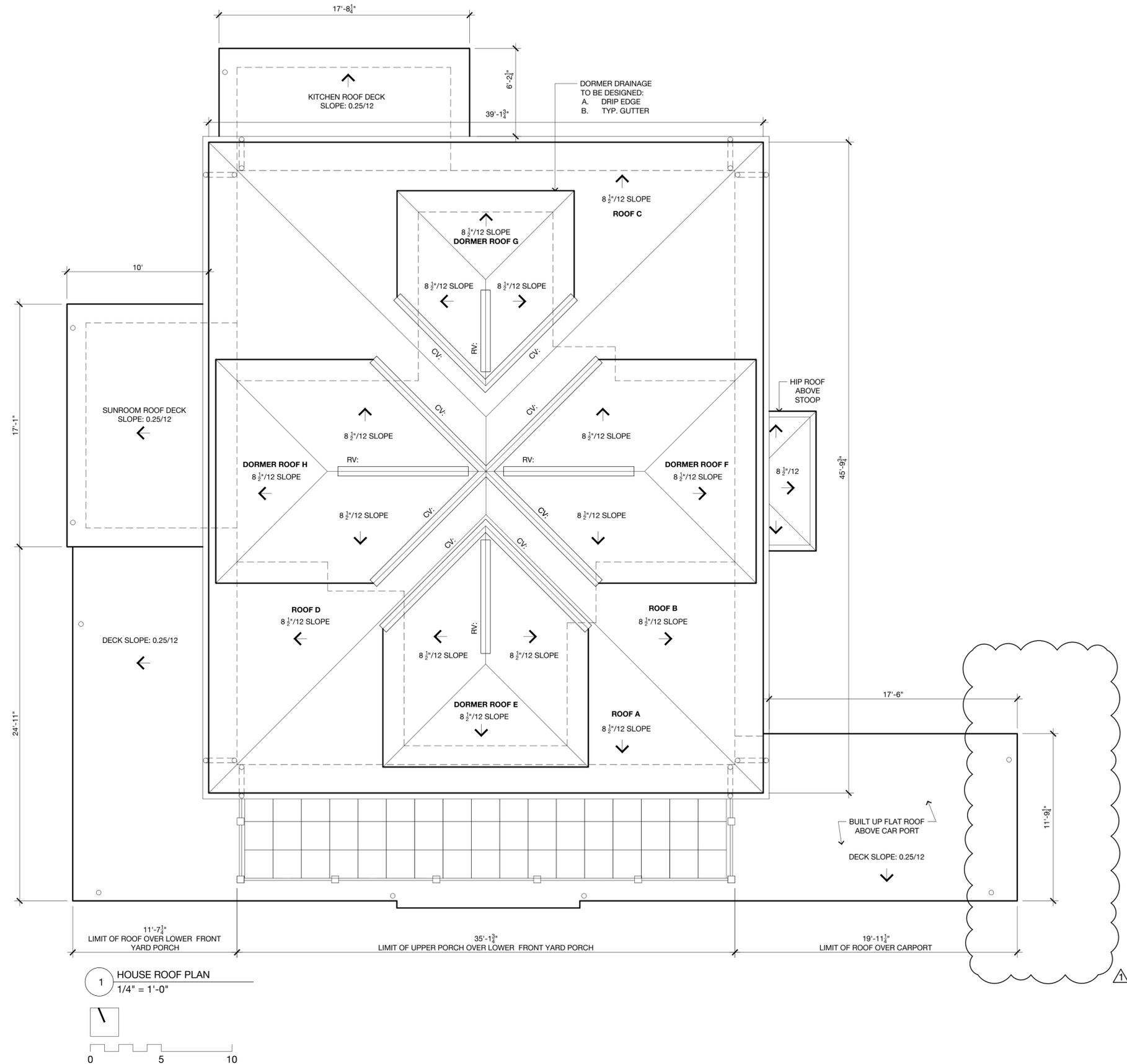
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2ND FL PLAN

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A102



Notes:

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- RV RIDGE VENT
- CV COPPER VALLEY
- PV PLUMBING VENT

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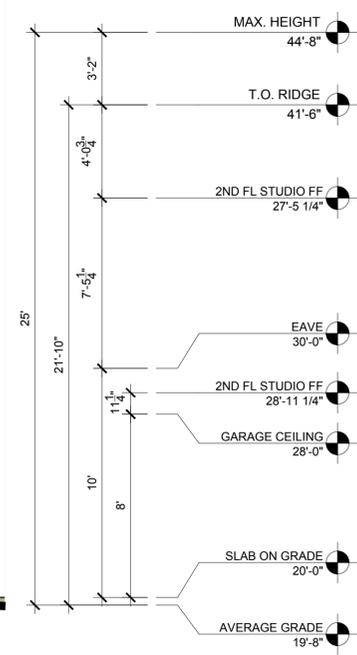
ROOF PLAN

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A104



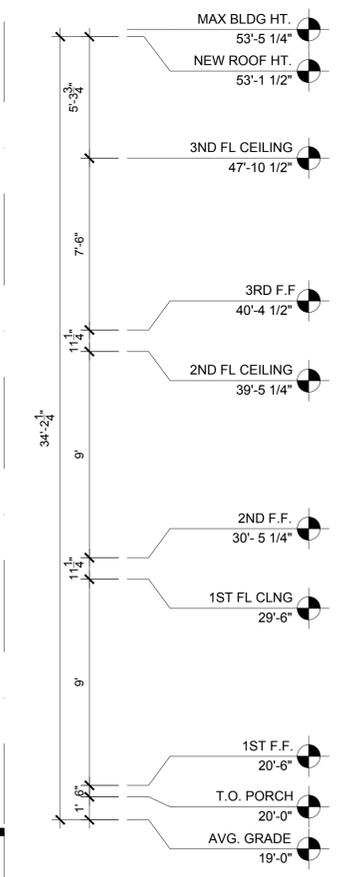
3 GARAGE FRONT/SOUTH ELEVATION
1/4" = 1'-0"



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



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



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SOUTH ELEV.

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A200

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



2 EXST'G HOUSE SIDE/WEST IMAGE
N.T.S.



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

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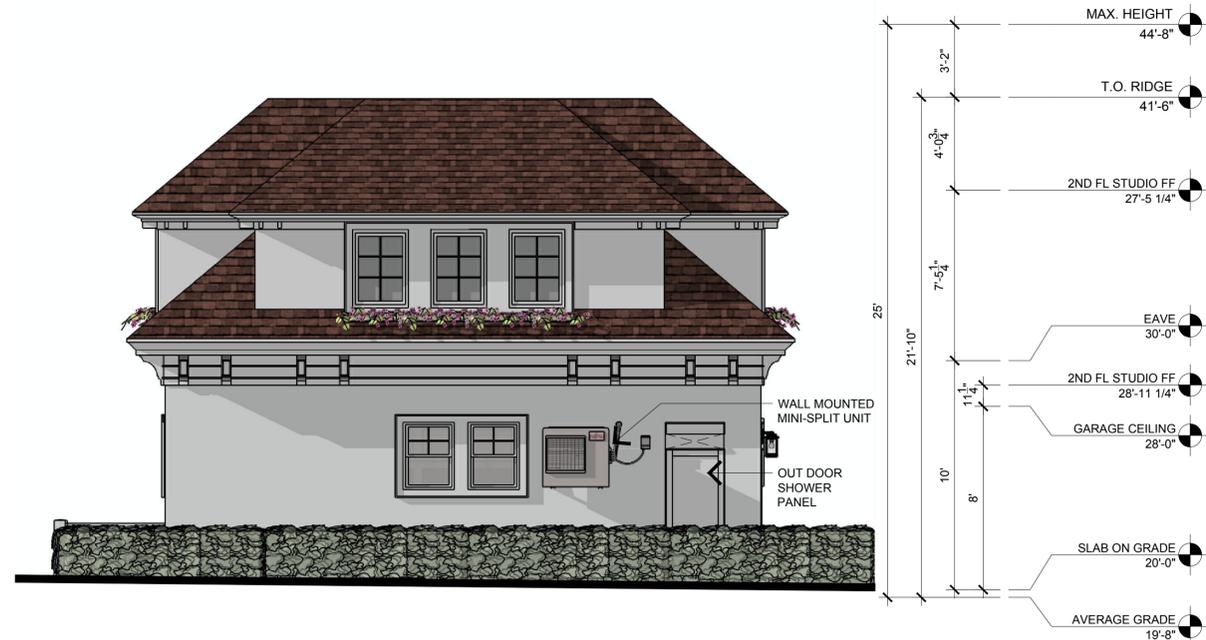
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WEST ELEV.

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A201



3 GARAGE REAR/NORTH ELEVATION
1/4" = 1'-0"



2 EXST'G HOUSE REAR/NORTHIMAGE
N.T.S.



1 REAR/ NORTH ELEVATION
1/4" = 1'-0"

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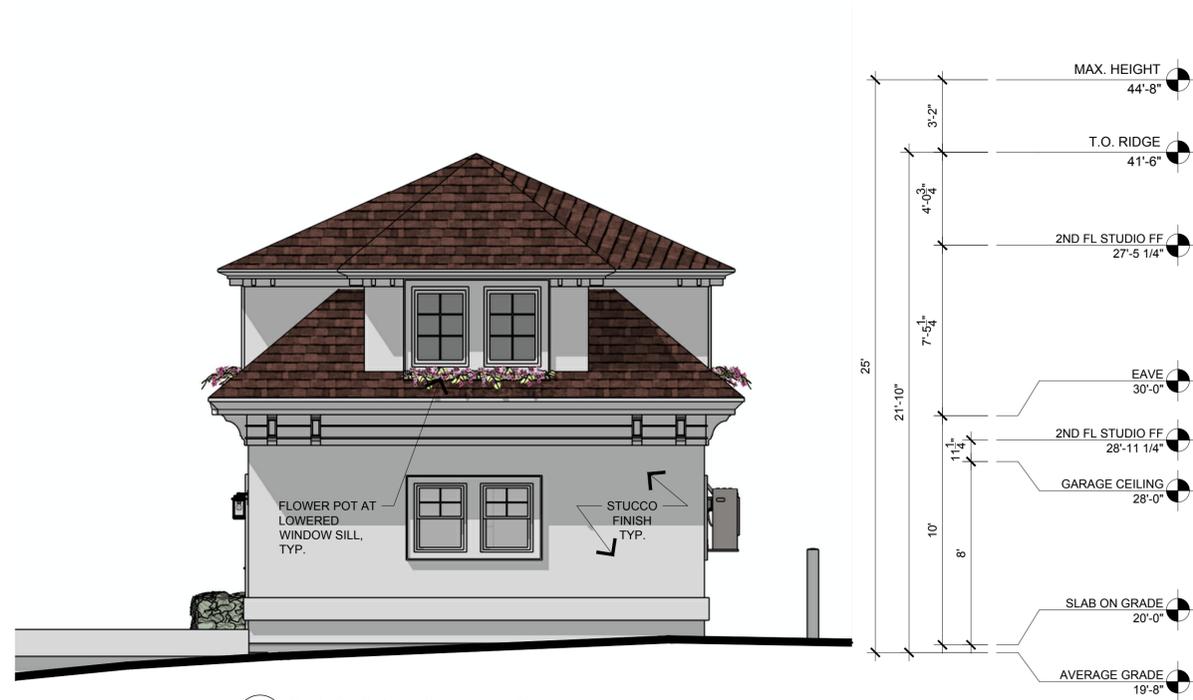
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NORTH ELEV.

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A202



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



2 EXST'G HOUSE SIDE/EAST IMAGE
N.T.S.



1 SIDE/EAST ELEVATION
1/4" = 1'-0"

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EAST ELEV.

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