ABBREVIATIONS

BD.
BDRM.
BLKG.
BOT.
CLG.
C.M.U. Adjustable Above Finish Floor Above Finish Grade Air Handler Unit (HVAC)

CONC.
CONT.
CONSTR.
CORRUG.
DIA. DIM(S). oncrete

FHCSK FRG FIN. F.B.O. EQ. EQUIP. EXG. Existing
Furnished by Owner
Finish Floor
Flathead Countersink
Floerglass Reinforced Gypsu ral Contractor

OPN'G
OPP.
P.L.
PLWD.
POS.
PT(D).
REF. NEOP. N.I.C. NO. N.T.S. O.C. O.H. R.O. Not-to-Scale
On Center(s)
Opposite Hand Minimum Mirror(ed) (Opposite Hand) Miscellaneous oulding

Drawing(s) Dishwasher Concrete Continuous Construction Corrugated Corrugated Diameter Dimension(s) SITE DATA:

ELEC. Elevation Electric(al) Equal

GWB HDWD. HRDWRE. H.M. HORIZ. INCAND. ich(es) icandescent psum Wall Board ulation (Steel)

LACQ. Masonry Material Manufacture(ed)(er)(ing) cquer(ed) unds

The contractor may submit for approval, 10 days prior negotiated price to owner, alternate manufacturers of a these drawings.

The contractor shall be solely responsible for construction means, methods techniques, sequences, and procedures required for the safe execution and completion of work and for initiating, maintaining, and supervising all safety precautions and programs in connection with the work.

SPEC.

imilar becification

Structure Tongue & Groove

of Slab

Square Stainless Steel

All work shall be performed in a workman-like manner. Match and align all surfaces where applicable to afford a finished, neat appearance. All existing surfaces and equipment shall be protected and any damage to such caused by the work shall be patched/repaired such that they are left as they were before the commencement of the work. Contractor shall clean all dirt and refuse caused by the work.

PROJECT DESCRIPTION:

PROPOSED REMOVAL OF DETERIORATED REAR WOOD DECK:

REMOVAL OF DETERIORATED WOOD DECK & NEW EXTERIOR LANDING STEPS FROM 1ST FLOOR (REAR) TO BACK YARD OF EXISTING NON-CONFORMING MULTI-FAMILY DWELLING AT: 110 MAIN AVE., OCEAN GROVE, MONMOUTH COUNTY, NJ NO CHANGES PROPOSED TO EXISTING BUILDING FOOTPRINT, EGRESS, USE GROUP OR CONSTRUCTION TYPE.

SHEET INDEX:

ARCHITECTURAL DRAWINGS:

A-1 TITLE SHEET & PROJECT NOTES (w/ SITE PLAN & BULK TABLE)

A-2 EXISTING ELEVATIONS WITH REAR DECK REMOVAL & SCONCE LOCATIONS

STORIES: 3
PROPERTY DIMENSIONS: 31.54 FT. x 60.25 FT.
LOT AREA: 1,900.3 SQ. FT.
BUILDING COVERAGE: 1,083 SQ. FT.
LOT COVERAGE: 66.2% (SEE BULK TABLE) BLOCK: 205, LOT: 2 ZONING DISTRICT: HD-R-1

CODE DATA

APPLICABLE CODES: 2021 INTERNATIONAL BUILDING CODE 2020 NATIONAL ELECTRICAL CODE NJ EDITION

DG.

WG(S)

BUILDING STANDARDS: USE GROUP: R2

GENERAL CO	WIND SPEED:	ENERGY ZONE:	FLOOD ZONE:	CONSTRUCTION TYPE:
GENERAL CONSTRUCTION	120 MPH	4A	X	5B

NOTES:

EXISTING ROOF TO REMAIN. PROTECT DURING ALL PHASES OF CONSTRUCTION EXISTING ELECTRICAL IN EXISTING PORTION OF HOUSE TO REMAIN. PROTECT. VERIFY ALL CONSTRUCTION DIMENSIONS ON FLOOR PLANS, COORDINATE AS REQUIRED

IF, ONCE EXPOSED, ANY EXISTING STRUCTURAL CONDITION IS FOUND TO BE DETERIORATED, VISIBLY INSUFFICIENT OR OTHERWISE DIFFERENT THAN WHAT'S SHOWN IN THESE DRAWINGS, THE GC SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ALLOW FOR AN INSPECTION PRIOR TO ANY FURTHER WORK BEING PERFORMED IN THE IMPACTED AREA.

GENERAL NOTES:

Prior to submitting a bid, the contractor shall become familiar with the project by careful inspection of the site and construction documents. Should any error, omission, ambiguity or discrepancy exist on the drawings which the contractor might reasonably be expected to detect, the same shall be brought to the attention of the Architect for correction or clarification prior to proceeding with the work involved. Any work that proceeds otherwise shall, if incorrectly performed, be replaced or repaired at no additional cost.

any modifications to these drawings are not reviewed e Architect, the Architect takes no responsibility for t the ch nd approved by changes.

The Contractor shall not scale off the drawings; written dimensions shall govern. Dimensions given are nominal unless indicated otherwise. All dimensions and conditions shall be verified in the field by the Contractor and any discrepancy brought to the attention of the Architect. Where a door or a window is drawn near a comer and no dimension is given, offset the opening enough to accommodate the full width of trim, minimum 4". Where elements are drawn centered in a space or opening, they shall be centered when installed. All corridors, stairs and clearance between counters and other built-ins shall be 36" minimum. All closets, unless noted otherwise, shall be 24" deep.

SAFETY: Take full prec property from any ha and security as may I shall protect all const The Contractor shall I or injury resulting fro the Owner and the Ar property or personal i work of this contract.

all precaution to protect workers, passersby and acany hazards caused by the work. Provide all fences may be required to protect life and property. The construction and materials from weather, vandalishall be solely responsible for all property and pering from the conduct of the work and shall indemendated the Architect harmless from all claims for loss of resonal injury or death to any or all persons arising

and persons indemnify oss of

GENERAL

NOTES (CONT.):

Shop drawings shall be submitted for approval prior to ordering and installing any equipment or materials. Digital copies in .pdf format may emailed to project manager in architect's office. Contractor must check all shop drawings, noting any discrepancies prior to submission.

to presentation of all items specified

COORDINATION: The work of all subconcoordination of the contractors hired s

ontractor shall be responsible for contractors. The Contractor shall be the work of this contract with the separately by the Owner.

for the coordination of the e responsible for the work of any other

MECHANICAL: Unless shown on these drawings, all Mechanical work, such as but not limited to Electrical, Plumbing, Heating, Air Conditioning, Ventilation, etc. are to be established by others than Architect.

MATERIALS, products and all workmen and products shall be ins directions and/or rec

STRUC.
T.&G.
TH.
T.O.S.
TYP.
U/C
U.O.N.
VERT.
VLF.
WD.

Typical
Under Counter
Unless Otherwise
Vertical(ly)
Verify in Field
Wood
With

All work that is either implied or reasonably inferable from the contract documents shall be the responsibility of the contractor and a reference to any work by mention, note, detail or implication indicates the contractor shall perform a complete installation of such work. All equipment, fixtures and other devices shall be fully installed and shall be made fully operational and warranteed when the job is complete.

CLEAN-UP: At the rubbish from the

and leave the building broom clean.

5.10

STATE

CONCRETE WALK

SITE: All site work than the Architect.

PERMITS: The Contrinspections. The Co Contractor shall file

ISSUED FOR ZONING APPLICATION - JUNE 30th, 2023

OCEAN GROVE, NJ

TOT OF TREELIGHT TO THE TOTAL OF THE TANK OF THE PARTY OF				
REGULATION	EXISTING	REQUIRED	PROPOSED	VARIANCE
MIN. LOT AREA (SQ FT)	1,900.3	1,800	NO CHANGE	NO
MAX. DENSITY	2.4	24.2	NO CHANGE	NO
MAX. FAR	1.35	N/A	NO CHANGE	NO
MIN. LOT WIDTH (FT)	31.54	30	NO CHANGE	NO
MIN. LOT FRONTAGE (FT)	31.54	30	NO CHANGE	NO
MIN. LOT DEPTH (FT)	60.25	60	NO CHANGE	NO
MIN. FRONT YARD SETBACK (FT)	12.5	10	NO CHANGE	NO
MIN. SIDE YARD SETBACK (FT)	2.1	23	NO CHANGE	NO
MIN. AGGREG. SIDE YARD SETBACK (FT)	7.0	4	NO CHANGE	NO
MIN. REAR YARD SETBACK (FT)	9.1	3.1	NO CHANGE	NO
MAX. BUILDING COVERAGE (%)	57	85	NO CHANGE	NO
MAX. LOT COVERAGE (%)	66.2	90	NO CHANGE	NO
MAX. BUILDING HEIGHT (STORIES/FT)	3 ST./33.9'	3 ST./33.9' 2.5 ST./35' NO CHANGE	NO CHANGE	NO

NOTE: SITE PLAN BASED ON LAND SURVEY
BY LAKELAND SURVEYING, ROCKAWAY, NJ - SEPTEMBER 15, 2020
NO CHANGES PROPOSED TO EXISTING FOOTPRINT, USE OR EGRESS

LOT 9BLOCK 205 (TM) LOT 3 BLOCK 205 (TM) 3 STORY FRAME DWELLING NO. 108 PROPOSED LOCATIONS CHAIN LINK FENCE 1,900.3 S.F. : 0.044 ACRE : LOT 10 BLOCK 205 (TM) CONCRETE WALK STATE CURB 12.50 GRASS LOT 11 BLOCK 205 (TM) LOT 1 BLOCK 205 (TM) 3 STORY FRAME DWELLING NO. 112 EXIST. WOOD DECK TO BE REMOVED GRASS TO BE PLANTED

CHAIN LINK FENCE

DELEC. METERS

BILCO DOORS TO BE REPLACED IN KIND

GAS

3-STORY FRAME DWELLING NO. 110

BILC0

10/19/23

(UNIT 1)

UNIT 3

- EXPANDED (3'x3') WOOD LANDING NOT INCLUDED IN INITIAL ZONING SUBMISSION (SEE NOTES ABOVE)

GRASS

ABV.

STOCKADE FENCE

EXTERIOR STEPS:

NEW 3'x3' WOOD—FRAMED LANDING W/ NEW STEPS (3)

NEW STEPS (2) TO BE ADDED TO EXIST. FIRE ESCAPE,

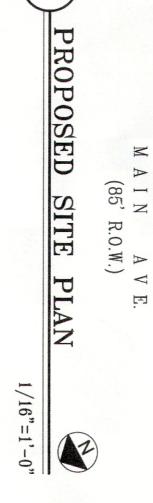
EXIST. STEPS TO BE EXTENDED TO GRADE

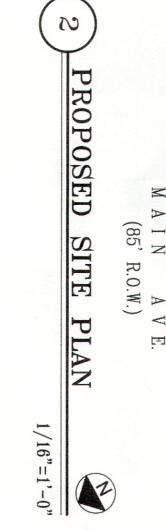
NEW SCONCES TO BE INSTALLED AT EACH EXTERIOR,

REAR—FACING DOOR (3 LOCATIONS). SEE DETAILS &

SPECIFICATION SHEET ON SHEET A—2

DE-VENTING TYPE CONDENSER BY FUJITSU
ADJACENT PROPERTY TO SOUTH) TO BE
JFACTURER-APPROVED BAFFLE TO REDIRECT
S AND AWAY FROM ADJACENT PROPERTIES.
DE-VENTING TYPE CONDENSER (VENTS TO
HAN 10 FT. FROM ADJACENT PROPERTY).





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PROPOSED

SITE

PLAN DETAIL

3/16"=1'-0"

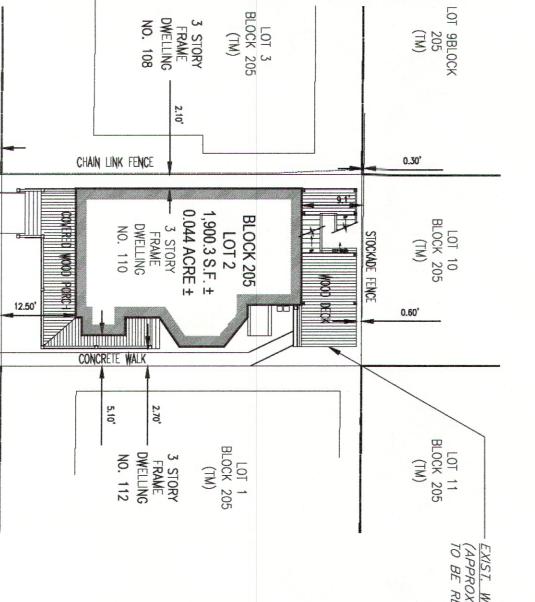
PROPOSED REAR DECK REMOVAL:

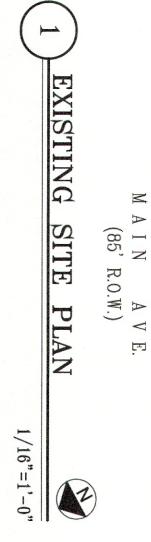
JONATHAN WOLFE, AIA NJ LIC. 21AI020365

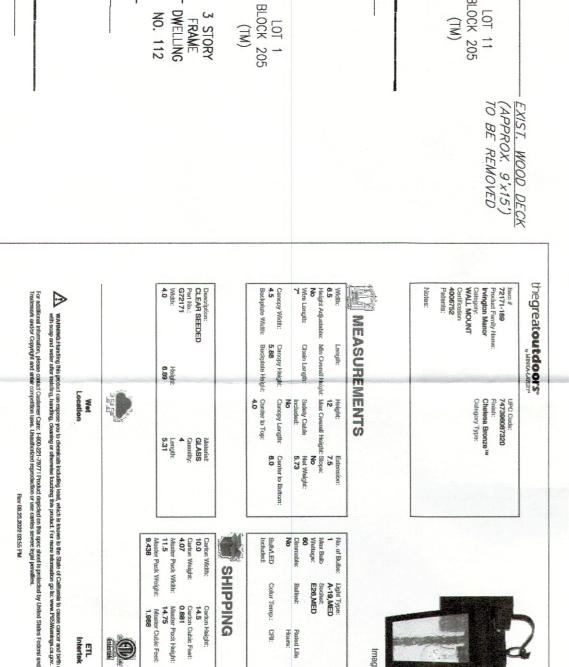
19.23

110 MAIN

AVENUE







ROPOSED SCONCE SPEC

Photocull Included: No Initial Lume BubALED Included: Delivered Lumers: DATE CREATED 06/23/2023 JPW AS NOTED 4 AUGUST TITLE OCEAN GROVE, NJ SHEET, PLAN, NOTES 2023