

All equipment shall be elevated to at or above 12 feet

- HURRICANE METHOD OF DESIGN:**
- The design criteria used for this project is: 2001 Wood Frame Construction Manual (WFCM) for Hurricane Resistant Residential Construction as reference in the 2009 IRC. The following straps, ties and hold down clips will be used for this project.
 - Ridge strap:** Simpson LSTA36 strap at each rafter
 - Rafter to top plate:** Simpson H2.5A tie down clip at each rafter to top plate connection
 - At two story homes:** Wall to wall strap tie on bearing wall only. Simpson MSTA36 @ 32" oc (nail to both studs and to rim board at the box, over plywood sheathing) (provide strap at all window and door king studs to top plate and to bottom rim board at box.)
 - Foundation:**
 - Wall to rim board at box strap tie: Simpson LSTA18 @ 32" oc
 - Rim board to sill plate tie: LTP4 @ 16" oc.
 - or Stud to sill plate TSP @ 16" oc.

CODE REVIEW
2009 International Residential Code New Jersey Edition
National Standard Plumbing Code 2009
International Energy Conservation Code 2009
International Mechanical Code 2009
International Fuel Gas Code 2009
International Electrical Code 2011

Use Group: R-5 Residential
Construction Type: 5B Un-Protected

Design Loads:
First floor: 40 LL, 12 DL
Second floor: 30 LL, 12 DL
Attic: 10 LL, 10 DL
Roof: 25 LL (snow), 15 DL
Wind: 116 MPH, 26.6
Exposure Category: B

Area:
First Floor Existing: 976
First floor Addition: 159
Second Floor Existing: 1,138
Second Floor Addition: 33
Total: 2,306 sq. ft.

Volume:
House: 20,718
Crawl Space: 5,690
Attic: 2,927
Total: 29,335 cu. ft.

Smoke Detectors and Carbon Monoxide Alarms shall be installed as required Per NJAC 5:23-6.

Zoning Requirements R-2 Zone

Item	Required	Existing	Proposed	Variance Schedule Request
Lot Area	10,000sf	9,455.31'	9,455.31'	Existing non-conforming
Lot Width	100'	80'	80'	Existing non-conforming
Lot Depth	100'	99.82'	99.82'	Existing non-conforming
Lot Frontage	100'	80'	80'	Existing non-conforming
Building Setback				
Front	25'	42.7'	31.0'	Existing non-conforming
Rear	35'	31'	31'	Existing non-conforming
Left	10' min.	25.3'	25.3'	
Right	10' min.	14.0'	14.0'	
-Combined	25'	39.3'	39.3'	
Building Height	35'	22'	22.0'	
Number of Stories	2.5	2	2	
Max. Building Coverage	30.00%	15.20%	18.10%	
Max. Lot Coverage	40.00%	35.50%	39.50%	

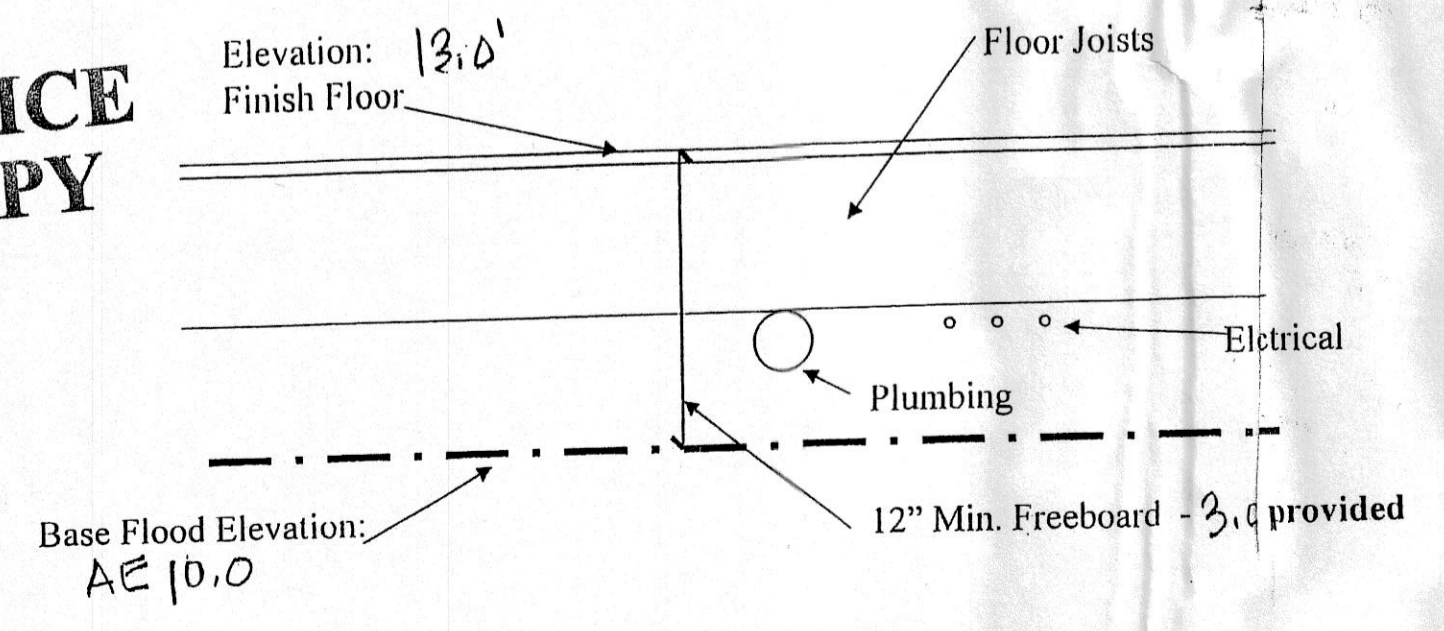
Proposed Building Coverage	
Existing Building	1434
Addition	117
Front Porch	160
Total	1711
Building Coverage	18.10%

Proposed Lot Coverage	
Building	1711
Drive	679
Deck	220
Walks, Entry Steps	125
AC units	9
Pool patio	989
Total	3733
Proposed Lot Coverage	39.50%

Township of Neptune Plan Review
Building *[Signature]*
Plumbing *[Signature]*
Electrical *[Signature]*
Fire *[Signature]*

RECEIVED
JAN 26 2016
BY:

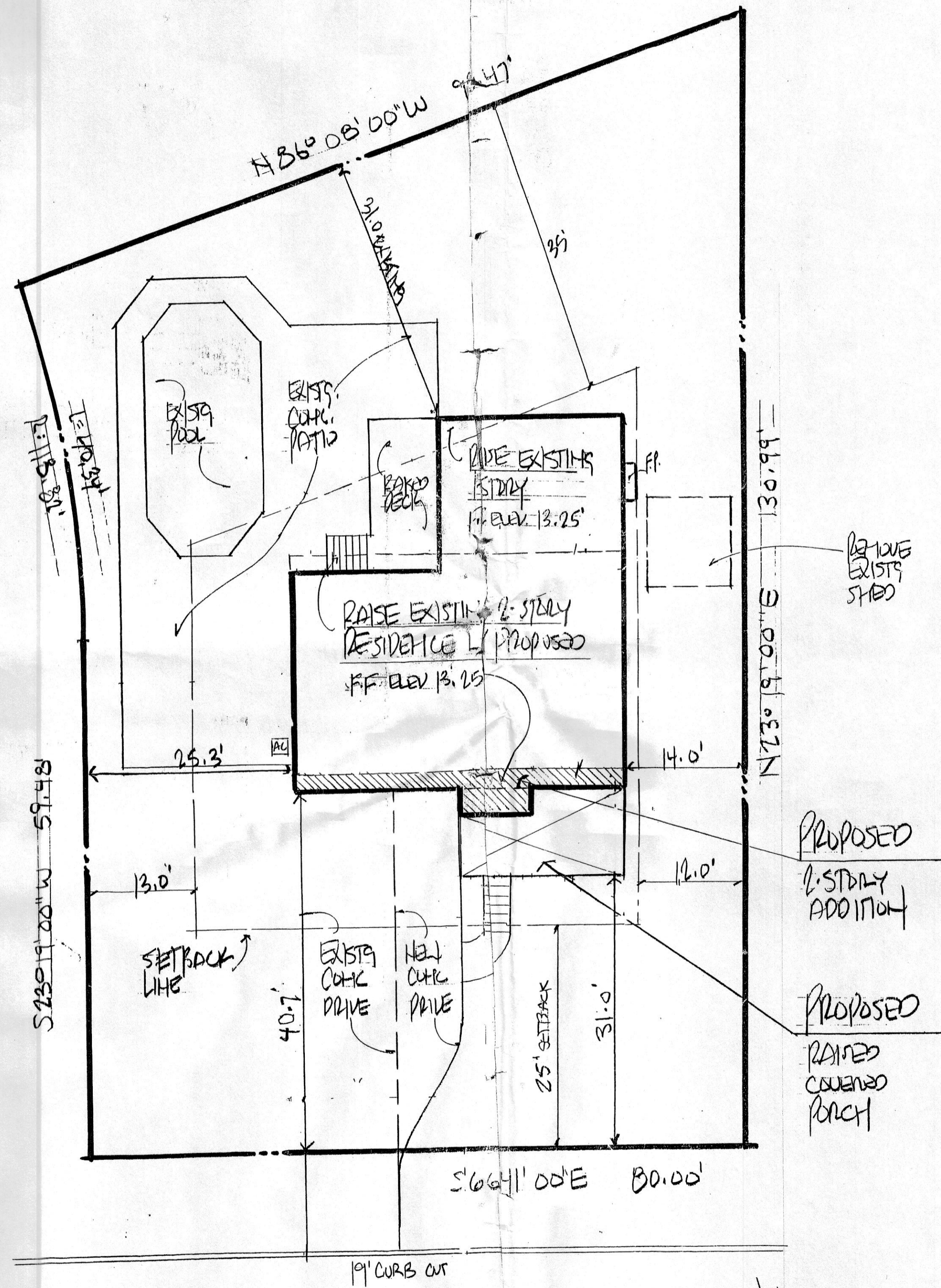
OFFICE COPY



Base Flood Elevation Diagram
Wood Below The Base Flood Elevation to be Treated
TOWNSHIP REQUIREMENT TO UNDER-SIZE 4" PLOOR 12.0' ELEV.

LOT 16 BOX 435
TOWNSHIP OF NEPTUNE
MIDDLEBURY COUNTY, NJ

SITE PLAN
SITE PLAN PROVIDED BY OWNER
BASED ON SURVEY PREPARED
BY THOMAS A. FITZGERALD L.S.
DATED 1.31.1994



541815

PROPOSED ADDITION AND RENOVATION TO THE:
HENNER RESIDENCE
102 HIGHLAND AVENUE, NEPTUNE NJ

Revisions:

Date	Description

Ronald E. Rheume, AIA Architect expressly reserves all common law copyright and other property rights in these plans. These documents are not to be reproduced, changed or copied in any form nor are they to be assigned to a third party without first obtaining the expressed written permission of Ronald E. Rheume, AIA Architect.

RONALD E. RHEUME, AIA
609-208-0884
4 Hidden Hollow Drive
Yardville, New Jersey 08820

ARCHITECT

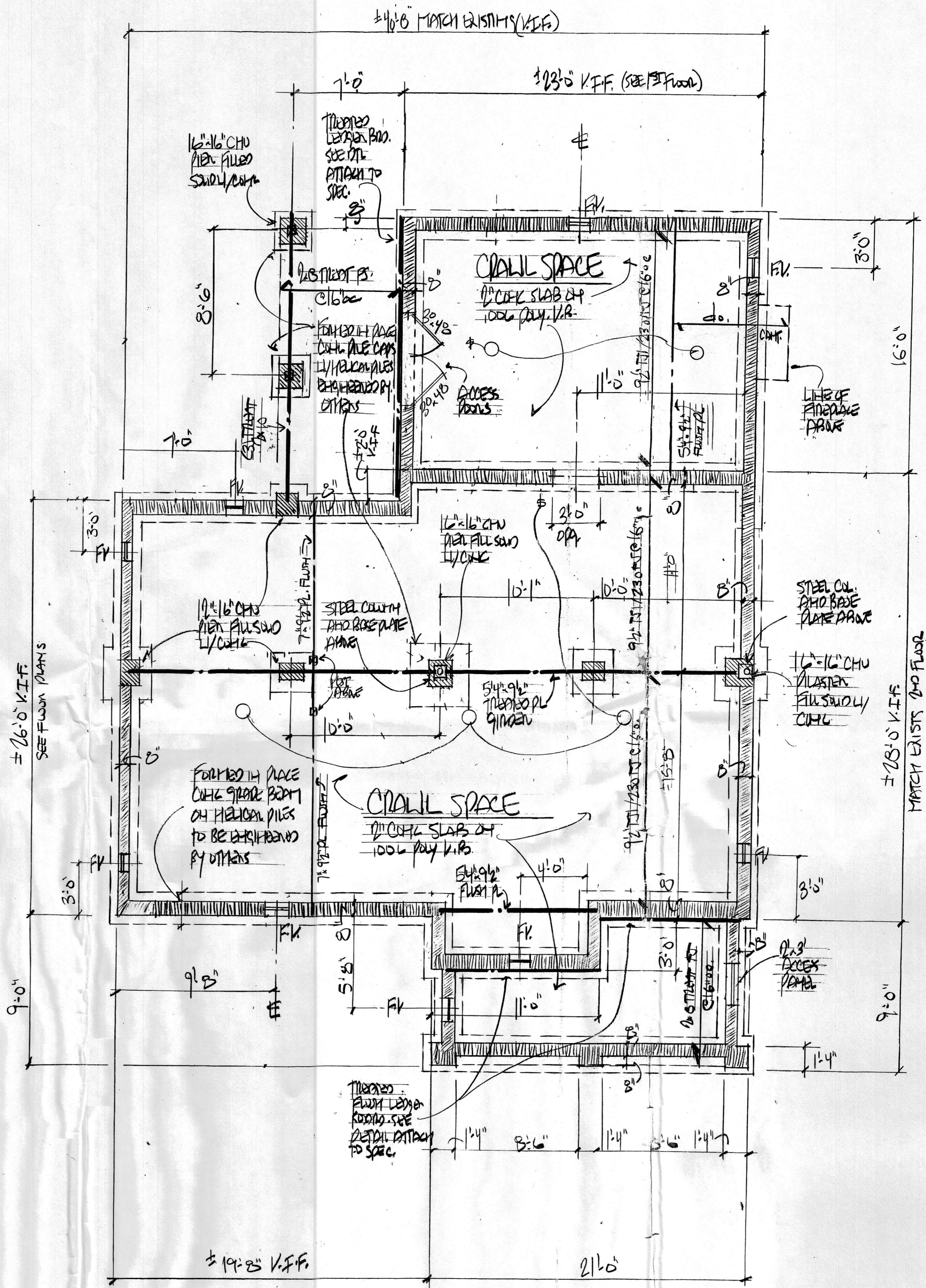
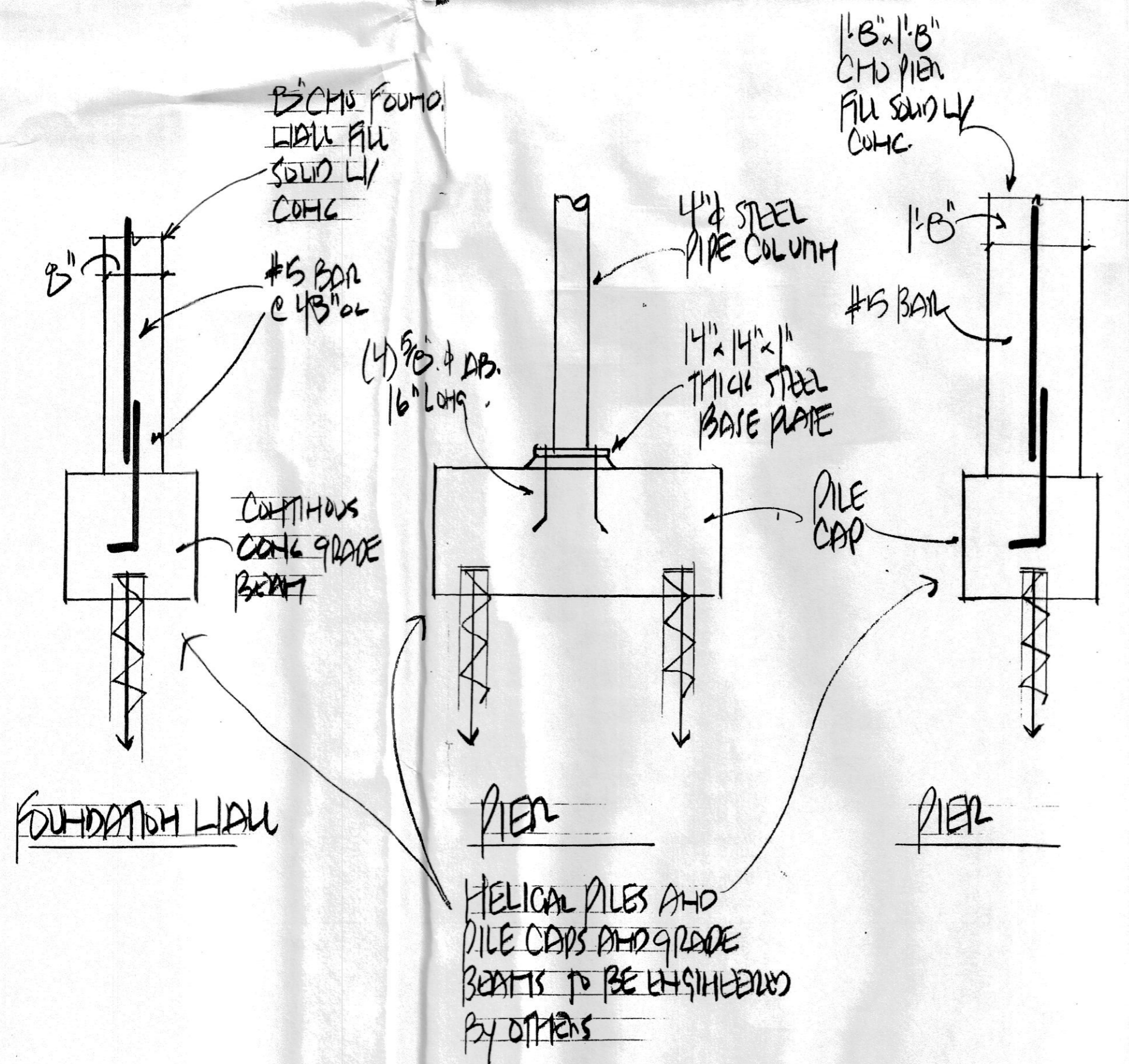
3056 Project Number
Checked *[Signature]*
Date 10/15
NJ License No. 10021
AI
Drawing Number

FILE

FLOOD VENT CALCULATION

CRAWL SPACE = 1192 SQ. FT
 1192 ÷ 200 = 5.96 VENTS REQUIRED
 7 VENTS PROVIDED

Provide 6"x16" Flood Vents
 By "SMITH VENT"
 #1540-510



FOUNDATION PLAN

Revisions:

Date	Description

Ronald E. Rheume, AIA Architect expressly reserves all common law copyright and other property rights in these plans. These documents are not to be reproduced, changed or copied in any form nor are they to be assigned to a third party without first obtaining the expressed written permission of Ronald E. Rheume, AIA Architect.

RONALD E. RHEUME, AIA
 609-208-0884
 4 Hidden Hollow Drive
 Yardville, New Jersey 08620

ARCHITECT

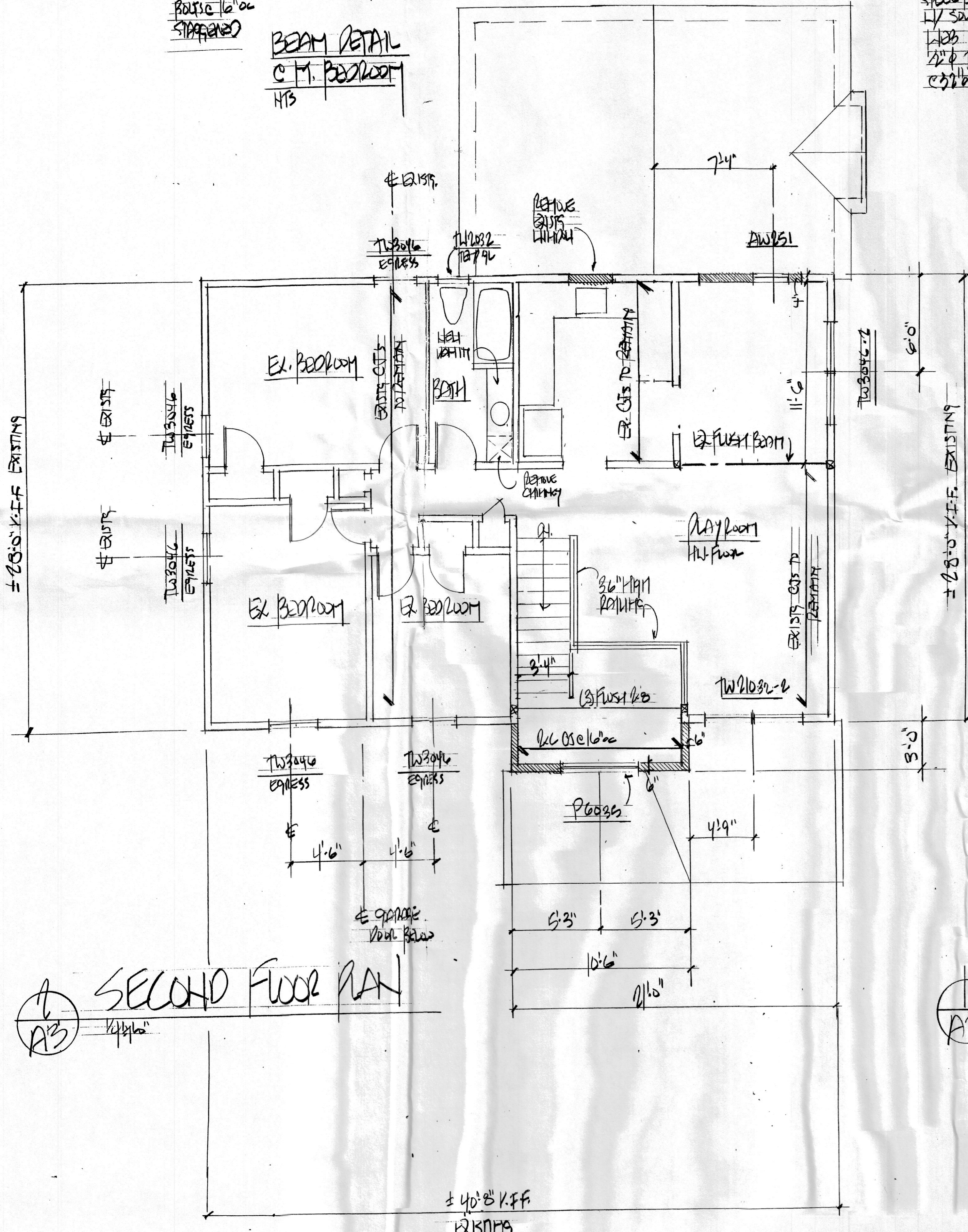
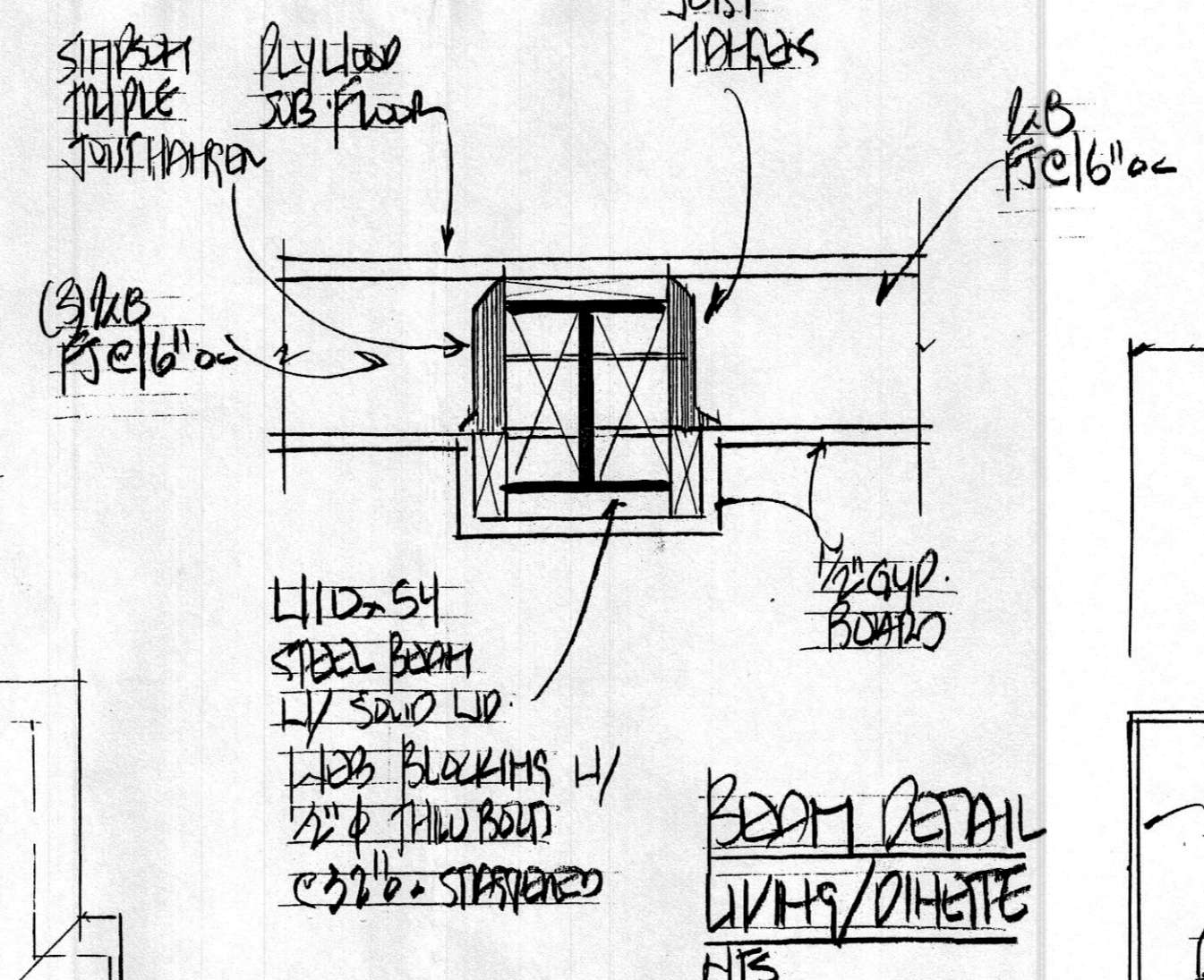
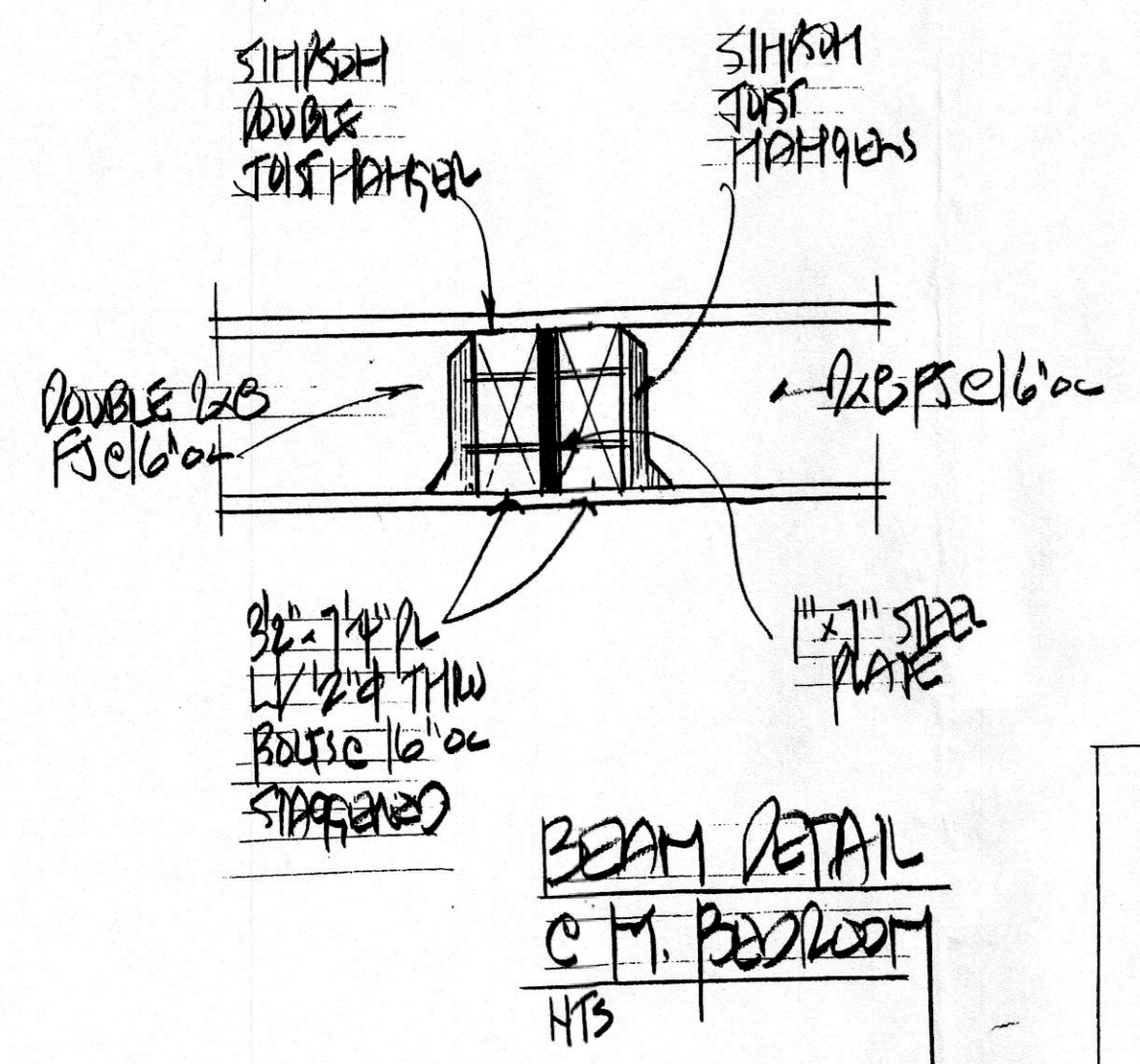
3056
 Project Number

122
 Checked

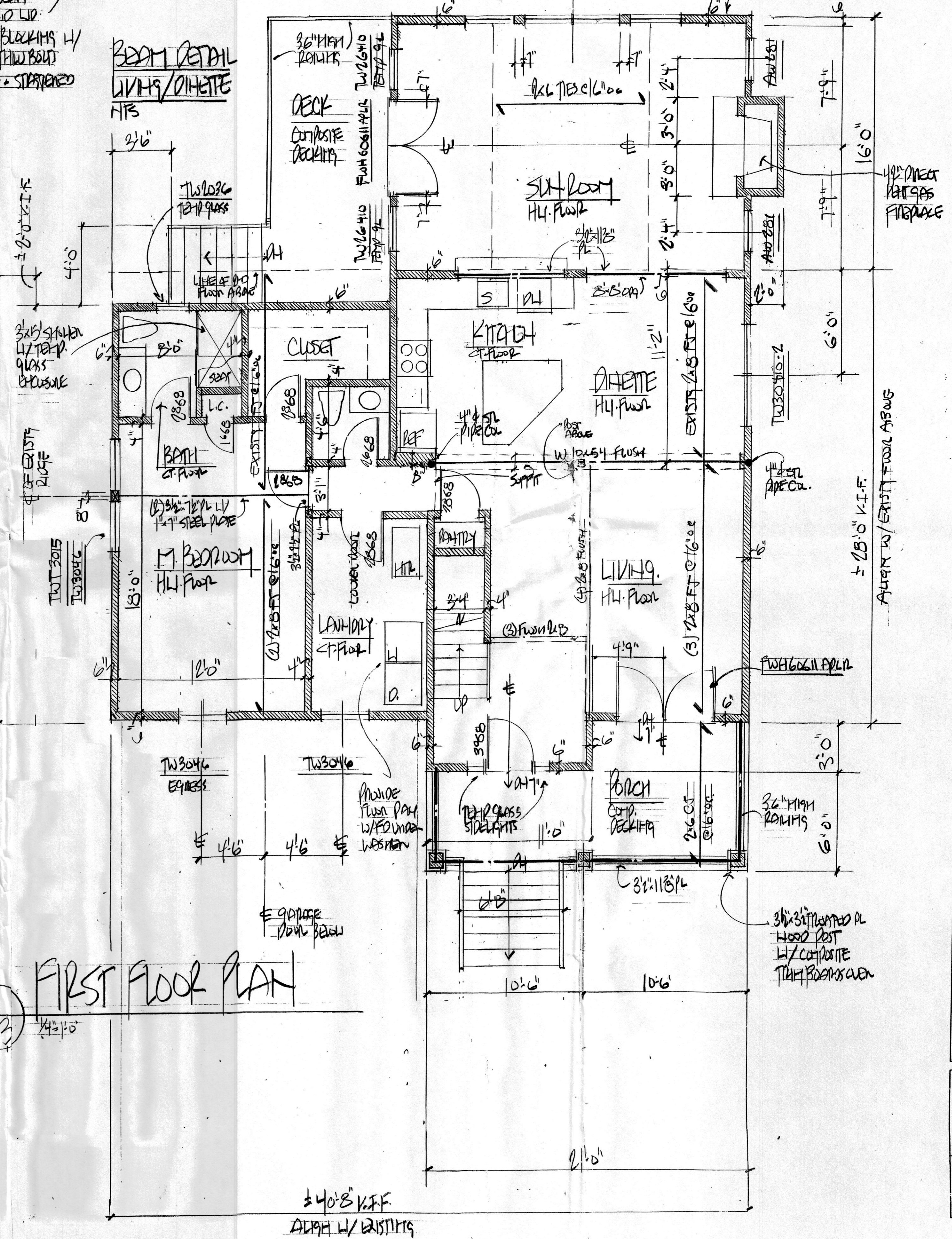
10/14/15
 Date

NJ License No. 10021

A2
 Drawing Number



SECOND FLOOR PLAN
 ± 20'-0" K.F.F. EXISTING
 ± 40'-8" K.F.F. EXISTING



FIRST FLOOR PLAN
 ± 20'-0" K.F.F. EXISTING
 ± 40'-8" K.F.F. ALIGH W/ EXISTING

Revisions:

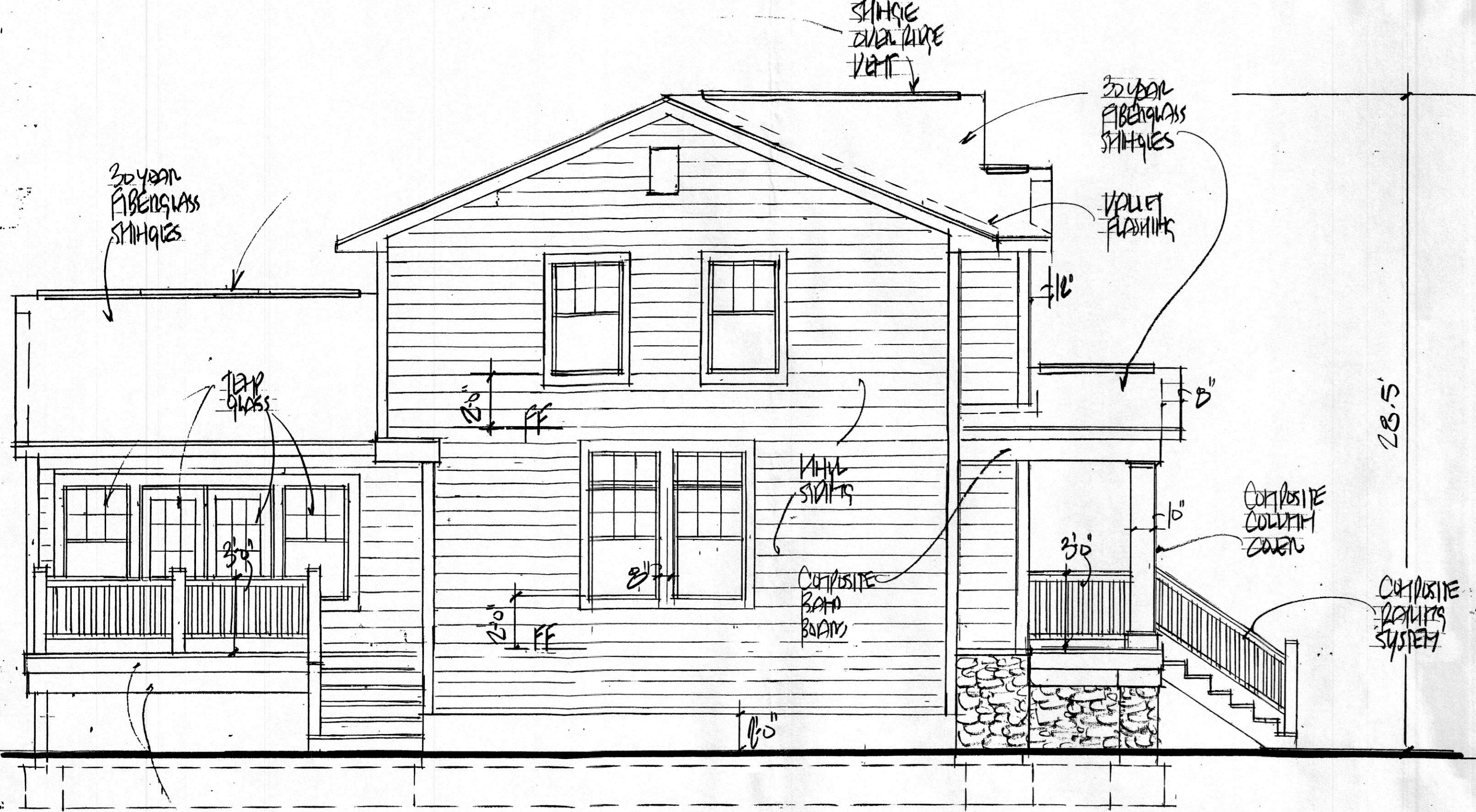
Date	Description

Ronald E. Rheume, AIA Architect expressly reserves its common law copyright and other property rights in these plans. These documents are not to be reproduced, changed or copied in any form nor are they to be assigned to a third party without first obtaining the expressed written permission of Ronald E. Rheume, AIA Architect.

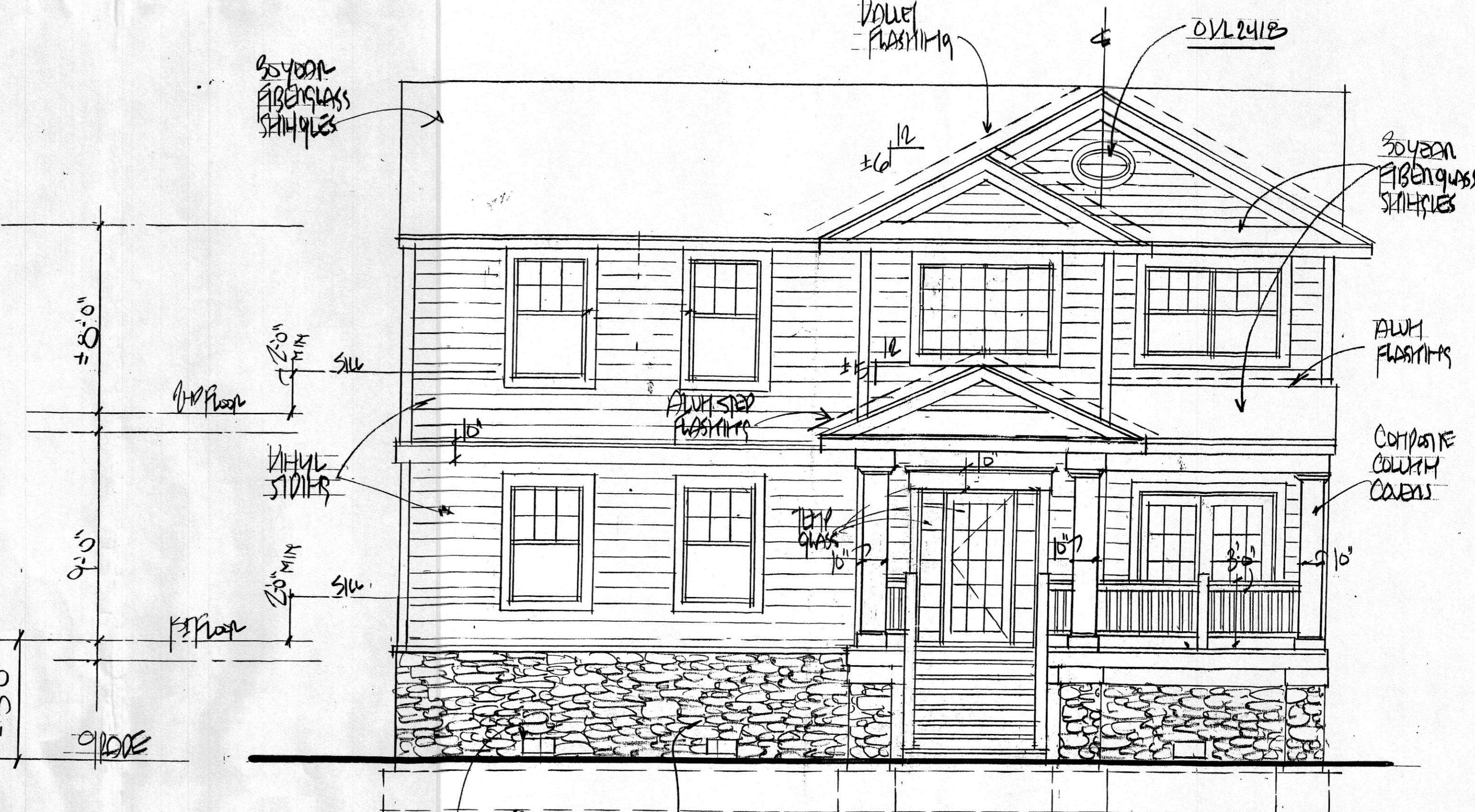
RONALD E. RHEUME, AIA
 609-208-0884
 4 Hidden Hollow Drive
 Yardville, New Jersey 08820

ARCHITECT

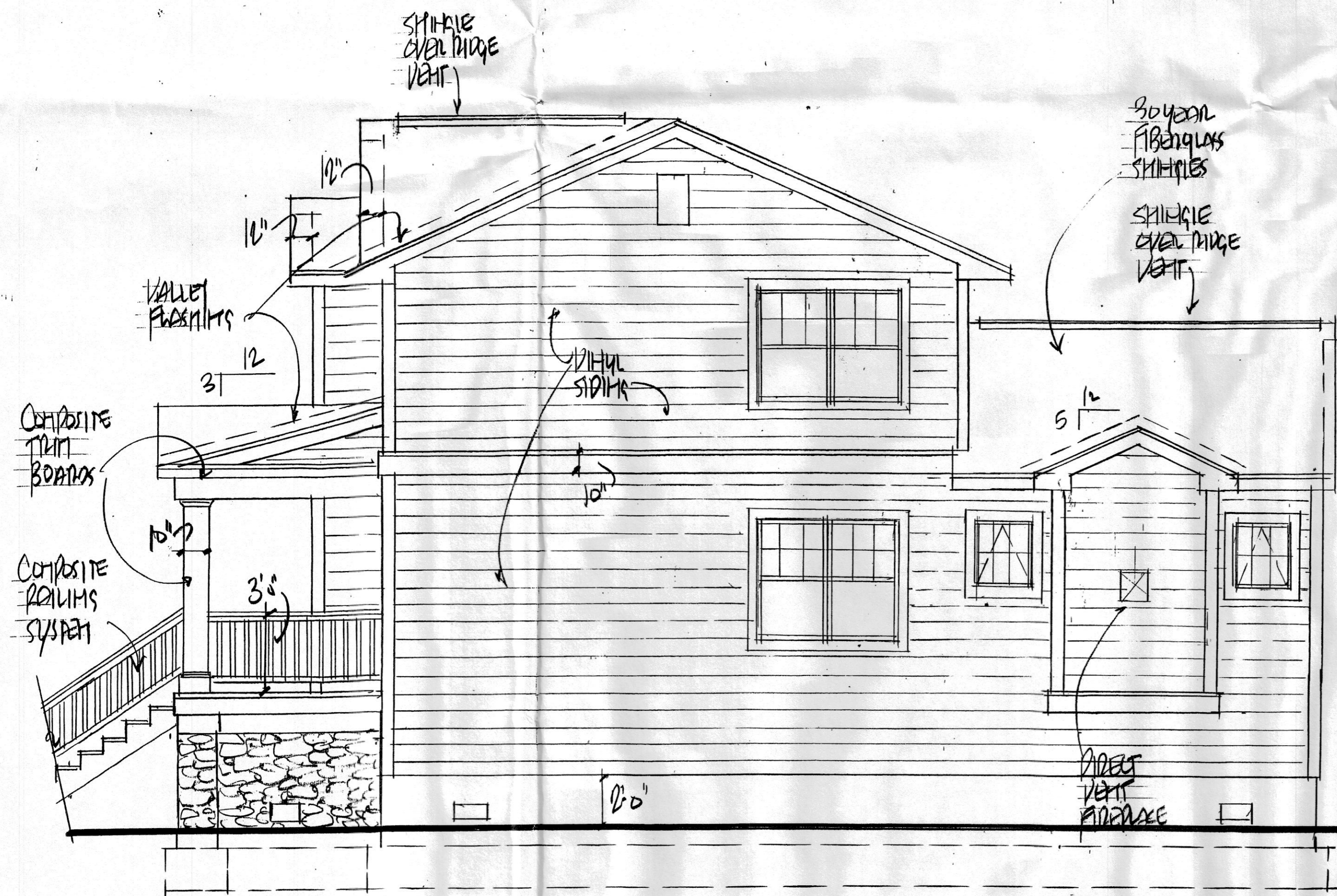
3056
 Project Number
 12
 Checked
 10/4/15
 Date
 NJ License No. 10021
 A3
 Drawing Number



LEFT SIDE ELEVATION
 AH 1/14/15



FRONT ELEVATION
 AH 1/14/15



RIGHT SIDE ELEVATION
 AH 1/14/15



REAR ELEVATION
 AH 1/14/15

Revisions:

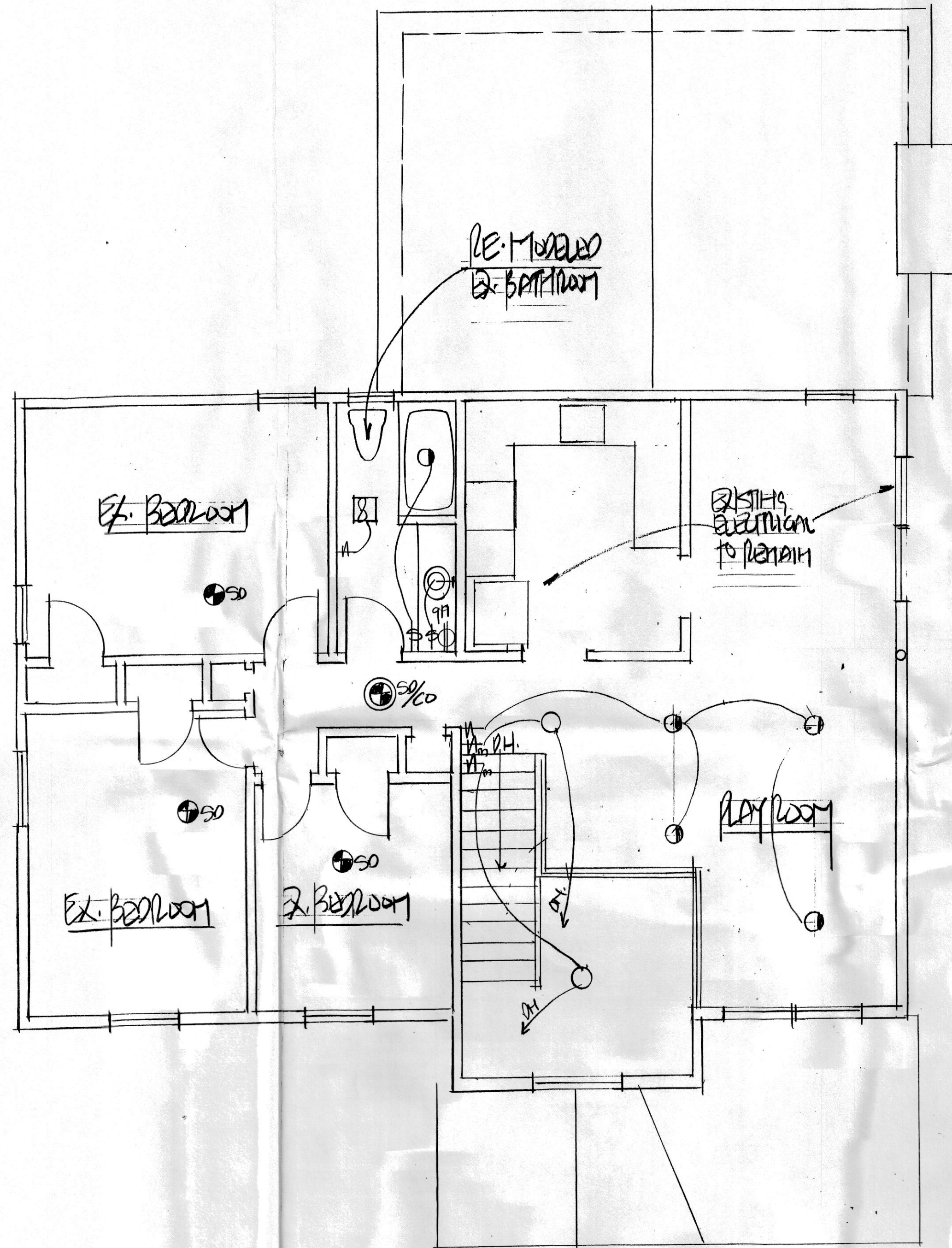
Date	Description

Ronald E. Rheaume, AIA Architect expressly reserves its common law copyright and other property rights in these plans. These documents are not to be reproduced, changed or copied in any form nor are they to be assigned to or used by any other person without the expressed written permission of Ronald E. Rheaume, AIA Architect.

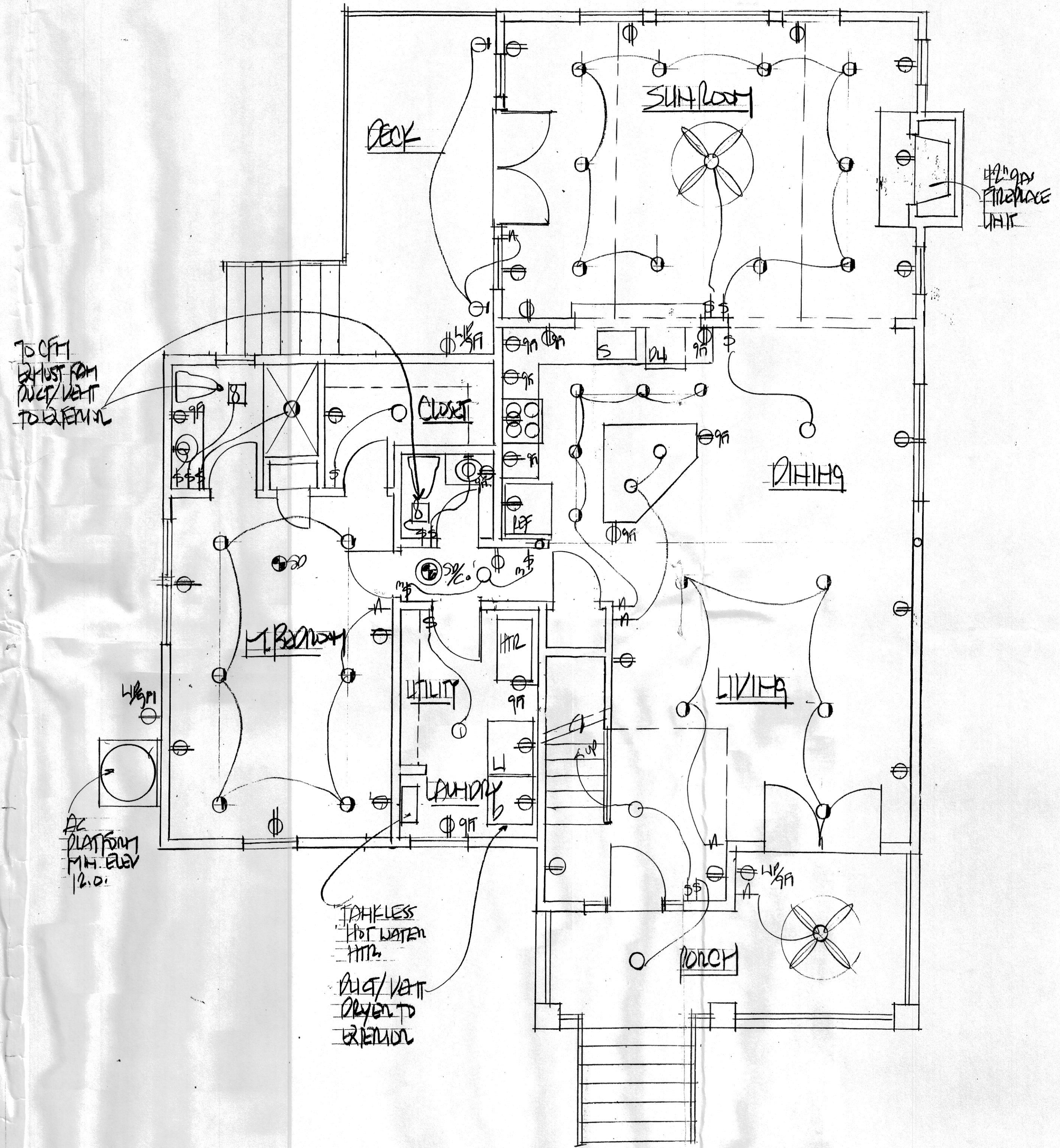
RONALD E. RHEAUME, AIA
 609-208-0884
 4 Hidden Hollow Drive
 Yardville, New Jersey 08520

ARCHITECT

3056
 Project Number
 DR
 Checked
 10/14/15
 Date
 NJ License No. 10021
 Drawing Number



1st FLOOR ELECTRICAL PLAN
A1 1/4"=1'-0"



2nd FLOOR ELECTRICAL PLAN
A1 1/4"=1'-0"

Revisions:

Date	Description

Ronald E. Rheume, AIA Architect expressly reserves its common law copyright and other property rights in these plans. These documents are not to be reproduced, changed or copied in any form nor are they to be assigned to a third party without first obtaining the expressed written permission of Ronald E. Rheume, AIA Architect.

RONALD E. RHEUME, AIA
 609-208-0884
 4 Hidden Hollow Drive
 Yardville, New Jersey 08620

ARCHITECT

3056
 Project Number
 P.R.
 Checked
 10/14/15
 Date
 NJ License No. 10021
A1
 Drawing Number