



Fee Date: 01/17/2020

Check #: 1261

Cash: 0

ZONING PERMIT

ID: 552058310

Date: 01/21/2020

Fee: \$ 35.00

PROPOSED WORK

- | | | |
|---|---|--|
| <input type="checkbox"/> Adding a New Use to a Property | <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Private Garage |
| <input type="checkbox"/> Air Condensor Unit(s) | <input checked="" type="checkbox"/> Interior Remodel - Comm / Res | <input checked="" type="checkbox"/> Residential Addition |
| <input type="checkbox"/> Commercial Addition | <input type="checkbox"/> New Accessory Structure | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Continuing/Changing Use | <input type="checkbox"/> New Commercial Business | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Deck/Balcony | <input type="checkbox"/> New Ownership of Property/Business | <input type="checkbox"/> Storage Shed |
| <input type="checkbox"/> Driveway / Sidewalk / Apron | <input type="checkbox"/> New Residence | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Porch | <input type="checkbox"/> Zoning Determination |
| <input type="checkbox"/> Other: _____ | | |

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at www.neptunetownship.org/departments/land-use.

ALL APPLICATIONS WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL.

IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE, THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.

1. **Location of property for which zoning permit is desired:**

Street Address: 1312 07TH AVE **Block:** 416 **Lot:** 6 **Zone:** R-4

2. **Applicant Name:** JIMMY ALBERTUS **Phone No.** (732)522-1243 **Fax No.**

Applicant's Address: 902 MAIN STREET BELMAR NJ 07719

Email: albertus@yahoo.com

3. **Property Owner Name:** PALMISANO, THOMAS **Phone No.** **Fax No.**

Property Owner's Address: 1312 07TH AVENUE NEPTUNE, NJ 07753

Email:

4. **Present Approved Zoning Use of the Property:**

5. **Proposed Zoning Use of the Property:**

6. **Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.**

"Property contains 2 dwellings - owner hired Albertus to handle all issues. Contractor (Prime Construction) remodeled both dwellings & added a room above the kitchen of the front unit. Contractor did not obtain any zoning or building permits. Bill Doolittle said to get zoning OK & then apply to get his office involved with permits & architect plan - basically to fix any work not done properly & have his inspectors & Albertus walk through both dwellings. The perimeter of both dwellings did not change, nor the site including driveway did not change."

7. Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?

Yes No If Yes, state date:

Board: Resolution # (if any): (submit a copy of the Resolution)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 30.00 %

Lot Coverage: 0 (Please include calculations)

40:55D-68.3.Penalty for false filing. Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

-----FOR OFFICE USE-----

Zoning Review Notes:

01/21/2020 ZONING VIOLATION REMEDIATION:

The applicant has submitted this zoning permit application to remediate a zoning violation.

ZONING VIOLATION(S) NOTED:

- Performing construction on the property without first acquiring zoning approval.
- Construction of a residential addition without first acquiring zoning approval.

The applicant describes all work performed in detail:

"Property contains 2 dwellings - owner hired Albertus to handle all issues. Contractor (Prime Construction) remodeled both dwellings & added a room above the kitchen of the front unit. Contractor did not obtain any zoning or building permits.

Bill Doolittle said to get zoning OK & then apply to get his office involved with permits & architect plan - basically to fix any work not done properly & have his inspectors & Albertus walk through both dwellings.

The perimeter of both dwellings did not change, nor the site including driveway did not change."

CHANGE IN USE OF THE PROPERTY:

- The property is located within the R-4 Zoning District. The applicant indicates the present and proposed zoning use of the property to be "2 separate dwellings". The multifamily use of the property is nonconforming within the R-4 Zoning District. The applicant indicates the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board. The applicant has failed to provide zoning documentation establishing zoning approval for the applicants indicated use of the property. Zoning Board of Adjustment approval is required.

NONCONFORMING USES, STRUCTURES, AND LOTS:

Per Land Development Ordinance section 422-B-3:

1. No existing use, structure or premises devoted to a non-conforming use shall be enlarged, extended, reconstructed, substituted or structurally altered, unless it is changed to a conforming use or structure as follows:
2. A building containing residential non-conforming use may be altered in any way to improve interior livability. No structural alterations shall be made which would increase the number of bedrooms or dwelling unit.

ZONING NOTES.

- (FRONT BUILDING) The applicant has constructed a second story residential addition onto the residence. The constructed addition is an expansion of the applicants indicated "2 separate dwellings" use of the property. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

- (FRONT BUILDING) The applicant has performed interior remodeling adding a bedroom. The applicants indicated interior remodeling, is an expansion of the applicants indicated "2 separate dwellings" use of the property. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

- (REAR BUILDING) The applicant has performed exterior work altering the building height. The constructed performed is an expansion of the applicants indicated "2 separate dwellings" use of the property. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

- (REAR BUILDING) The applicant has performed interior remodeling to the building. The applicants indicated interior remodeling, is an expansion of the applicants indicated "2 separate dwellings" use of the property. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

The applicant did not submit the required surveys/site plans as indicated on the zoning permit application information sheet. The submitted survey consists of in two separate 8"x11" pieces.

The applicant did not submit the required construction plans as indicated on the zoning permit application information sheet. The submitted construction plans, dated January 6, 2020, are not drawn to scale. They have been reduced in size and are barely legible. The plans are neither signed nor sealed.

The applicant does not display compliance with the Land Development Ordinance.

Zoning Board of Adjustment approval is required.

The property remains in zoning violation, and subject to the continued enforcement of the Land Development Ordinance.

Status

Approved Denied

Referrals

Construction HPC Engineering Planning Board Zoning Board Mercantile Code Enforcement



Fee Date: 11/07/2019
Check #: 3224
Cash: 0

ZONING PERMIT

ID: 551753060

Date: 11/13/2019

Fee: \$ 35.00

PROPOSED WORK

- | | | |
|---|---|--|
| <input type="checkbox"/> Adding a New Use to a Property | <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Private Garage |
| <input type="checkbox"/> Air Condensor Unit(s) | <input checked="" type="checkbox"/> Interior Remodel - Comm / Res | <input type="checkbox"/> Residential Addition |
| <input type="checkbox"/> Commercial Addition | <input type="checkbox"/> New Accessory Structure | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Continuing/Changing Use | <input type="checkbox"/> New Commercial Business | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Deck/Balcony | <input type="checkbox"/> New Ownership of Property/Business | <input type="checkbox"/> Storage Shed |
| <input type="checkbox"/> Driveway / Sidewalk / Apron | <input type="checkbox"/> New Residence | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Porch | <input type="checkbox"/> Zoning Determination |
| <input type="checkbox"/> Other: _____ | | |

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ALL APPLICATIONS WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL.

IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE, THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.

1. **Location of property for which zoning permit is desired:**

Street Address: 1312 07TH AVE **Block:** 416 **Lot:** 6 **Zone:** R-4

2. **Applicant Name:** James Alburtus **Phone No.** (732)522-1243 **Fax No.**

Applicant's Address: 902 Main Street Belmar, NJ 07719

Email: alburtus@yahoo.com

3. **Property Owner Name:** PALMISANO, THOMAS **Phone No.** (732)688-5474 **Fax No.**

Property Owner's Address: 1312 07TH AVENUE NEPTUNE, NJ 07753

Email:

4. **Present Approved Zoning Use of the Property:** "2 separate dwellings"

5. **Proposed Zoning Use of the Property:** "2 separate dwellings"

6. **Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.**

"Remodel both residences with new heating, new water heaters, new kitchen + baths Redecking + columns of existing front porch 1 new electric service in rear unit + switch out plugs/outlets light fixtures to new work to be performed within same confines of existing per survey"

7. **Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?**

Yes No If Yes, state date:

Board: Resolution # (if any): (submit a copy of the Resolution)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 0

Lot Coverage: 0 (Please include calculations)

40:55D-68.3. Penalty for false filing. Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

-----FOR OFFICE USE-----

Zoning Review Notes:

11/13/2019 **ZONING VIOLATION REMEDIATION:**

The applicant has submitted this zoning permit application to remediate a zoning violation.

ZONING VIOLATION(S) NOTED:

- Performing construction on the property without first acquiring zoning approval.**
- Construction of a residential addition without first acquiring zoning approval.**

The property is located with the R-4 Zoning District. The applicant indicates the present and proposed zoning use of the property to be "2 separate dwellings". This is incorrect. The present approved zoning use of the property is a Detached Single Family Residence.

The applicant indicates the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

The applicant describes all work performed in detail:

"Remodel both residences with new heating, new water heaters, new kitchen + baths

Redecking + columns of existing front porch

1 new electric service in rear unit + switch out plugs/outlets light fixtures to new

work to be performed within same confines of existing per survey"

*Submitted with this zoning permit application is one zoning permit application, one copy of a survey, and copy of a survey in two separate 8"x11" pieces.

The applicant did not submit the required surveys/site plans as indicated on the zoning permit application information sheet. The applicant submitted one copy of the property survey with this zoning permit application.

The applicant did not submit the required construction plans as indicated on the zoning permit application information sheet. The applicant did not submit construction plans displaying the conditions prior to constructing without zoning approval, and plans displaying the present conditions, all drawn to scale.

The property owner did not sign the zoning permit application.

This zoning permit application is denied.

The property remains in zoning violation, and subject to the continued enforcement of the Land Development Ordinance.

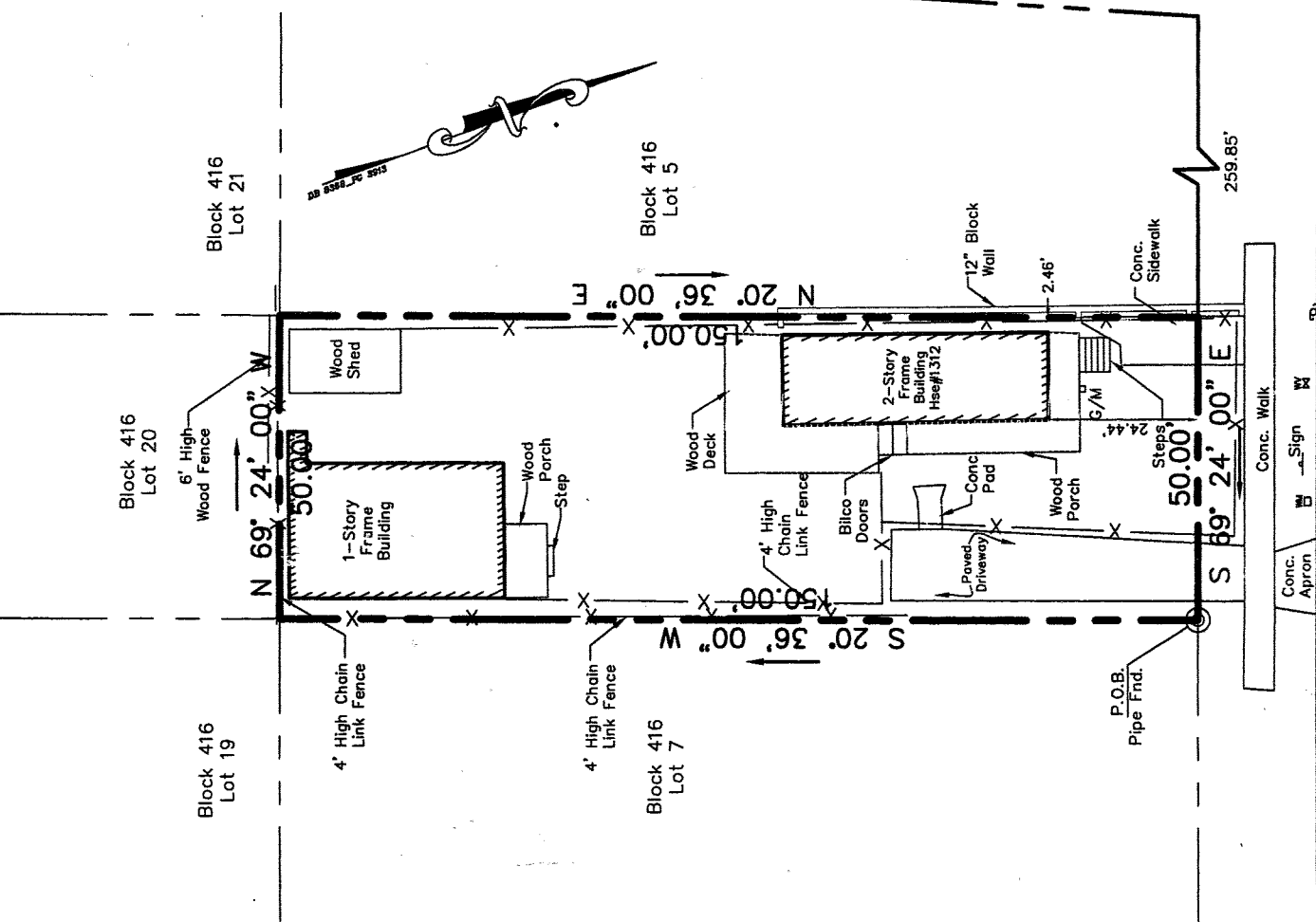
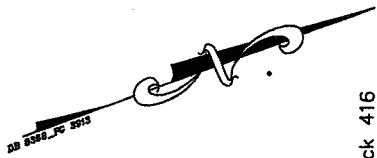
Status

Approved Denied

Referrals

Construction HPC Engineering Planning Board Zoning Board Mercantile Code Enforcement

NJ ROUTE NO. 33 (59:50' R.O.W.)



RECEIVED
 NOV - 5 2019

(80' R.O.W.)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ELEVATIONS IF ANY ARE BASED ON AN ASSUMED DATUM.
3. EVIDENCE OF ANY COVENANTS AND/OR DEED RESTRICTIONS HAVE NOT BEEN FOUND OR SUPPLIED.
4. THIS PROPERTY IS SUBJECT TO ANY DOCUMENTS OF RECORD.
5. PROPERTY SUBJECT TO CHANGES ACCORDING TO THE FACTS A CURRENT TITLE REPORT MAY DISCLOSE.
6. NO WETLANDS HAVE BEEN DELINEATED AND/OR LOCATED ON THIS PROPERTY.
7. OFFSETS SHOWN HEREIN ARE NOT TO BE USED AS A BASIS FOR THE CONSTRUCTION OF FENCES, PERMANENT STRUCTURES, AND/OR HARDSCAPES OF ANY KIND.
8. UNDERGROUND IMPROVEMENT AND/OR ENCROACHMENTS IF ANY, ARE NOT SHOWN HEREIN UNLESS INDICATED.
9. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, THE USE OF THE SURVEY FOR AN AFFIDAVIT OF SURVEY, RESALE OF THE PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE ORIGINAL CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
10. ONLY COPIES OF THE ORIGINAL OF THE SURVEY MARKED WITH THE SURVEYORS SIGNATURE AND THE SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE AN ORIGINAL.
11. FIELD WORK DEPICTED HEREIN WAS PERFORMED ON 07/19/2018. THIS PLAN DOES NOT ATTEST TO ANY FIELD ADDITIONS, SUBTRACTIONS, OR ANY OTHER CHANGE AFTER OUR FIELD WORK HAS BEEN PERFORMED.

ALL DOCUMENTS PREPARED BY AMERICAN LAYOUT ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY AMERICAN LAYOUT FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO AMERICAN LAYOUT AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS AMERICAN LAYOUT FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 01/23/18 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW OR ABOVE GROUND ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES. THIS SURVEY IS SUBJECT TO A FULL AND ACCURATE TITLE SEARCH, SUBJECT TO RESTRICTIONS AND EASEMENT RECORD AND/OR UNRECORDED. PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT (N.J.A.C. 13:40-5.1(g)).

DESCRIPTION:

BEING KNOWN AS LOT 6 BLOCK 416 AS SHOWN ON SHEET NUMBER 4 OF THE OFFICIAL TAX MAP OF TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.

OUTBOUND LOCATION SURVEY

PREPARED FOR
BLOCK 416 - LOT 6
1312 7TH AVENUE
SITUATED IN

BOROUGH OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

| REVISION | DATE |
|----------|------|
| | |
| | |



AMERICAN LAYOUT

AMERICAN LAYOUT & LAND SURVEYING

436 WEST COMMODORE BOULEVARD,
SUITE 1

JACKSON, NJ 08527
TEL: (609) 797-8999

WWW.AMERICANSURVEYORS.JS

ANTHONY MALTESE, P.E., P.L.S., P.S.M., P.P., C.M.E.

PROFESSIONAL LAND SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPING
NJ LICENSE No. 42759 - P.L. LICENSE 30405530 - P.L. LICENSE L57020

LAND SURVEYING
CONSTRUCTION SURVEYING

DATE **01/23/2018**

SCALE **1" = 30'**

SHEET NO. **1** OF **1**

PI/MJ **AM AM**

DRAWN **CHECKED** **RELEASED**

CADD FILE **1374.DWG**

PROJECT FILE NO. **1374**

THE DRAWING AND ALL INSTRUMENTS CONTAINED HEREIN IS THE PROPERTY OF AMERICAN LAYOUT AND SHALL BE KEPT IN THE OFFICE OF AMERICAN LAYOUT. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF AMERICAN LAYOUT, LLC.

CERTIFICATE OF AUTHORIZATION #2162381330
CERTIFICATE OF AUTHORIZATION #1818131

Front House Showing Addition Area
Circled + floor plan

THOMAS PALMISANO

1312 SEVENTH AVENUE
TOWNSHIP OF NEPTUNE, NEW JERSEY
BLOCK: 416 | LOT: 6

PROPOSED RENOVATION FOR:



AKRRECT DESIGN

1705 Bay Avenue, Unit 3, Point Pleasant, NJ 08742

office: (732) 451-2100

email: akrectdesign@gmail.com

web: http://www.akrectdesign.com

PROJECT: C/AVEN
LICENSE #: 214821

| ISSUE DATE | BY | C/A | BY |
|---------------------|----|-----|----|
| JANUARY 4, 2009 | | | |
| REVISION NO. / DATE | | | |
| 1 | | | |
| 2 | | | |
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| 5 | | | |

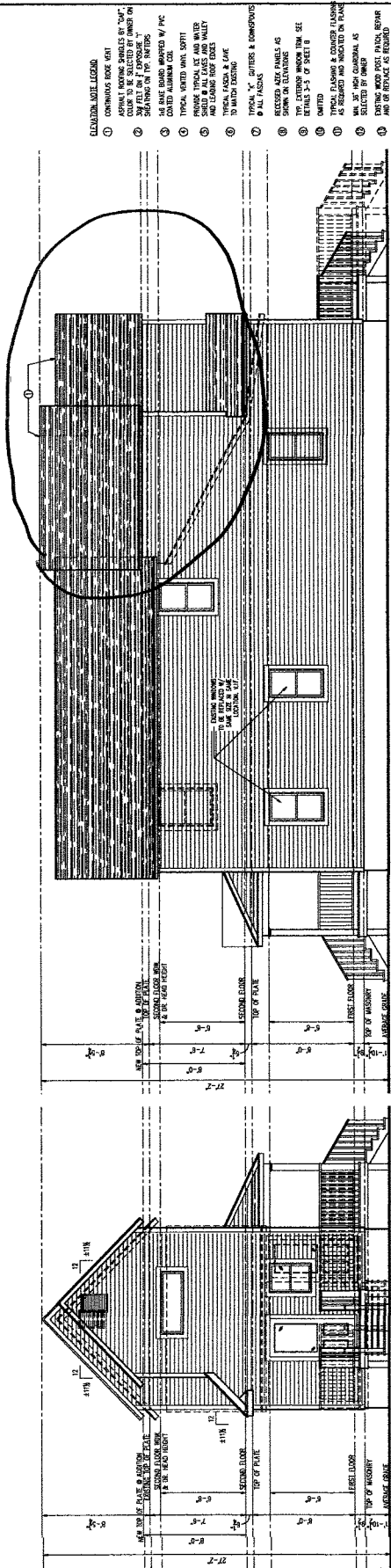
PROJECT NO.: ADM123

PROPOSED ELEVATIONS

SHEET

A6

OF 8 TOTAL



- ELEVATION MATERIAL LISTING
1. CONTINUOUS ROOF VENT
 2. ASPHALT ROOFING SHINGLES BY "WYP" (OPTIONAL) - THICKNESS TO BE DETERMINED ON BASIS OF LOCAL WEATHER CONDITIONS AND LOCAL BUILDING DEPARTMENT REQUIREMENTS
 3. EXTERIOR FINISHES TO MATCH EXISTING
 4. 1/2" INSULATED EXTERIOR WALLS
 5. TYPICAL BRICK AND WATER
 6. TYPICAL BRICK AND WATER
 7. TYPICAL BRICK AND WATER
 8. TYPICAL BRICK AND WATER
 9. TYPICAL BRICK AND WATER
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 48. TYPICAL BRICK AND WATER
 49. TYPICAL BRICK AND WATER
 50. TYPICAL BRICK AND WATER

PROPOSED -- RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

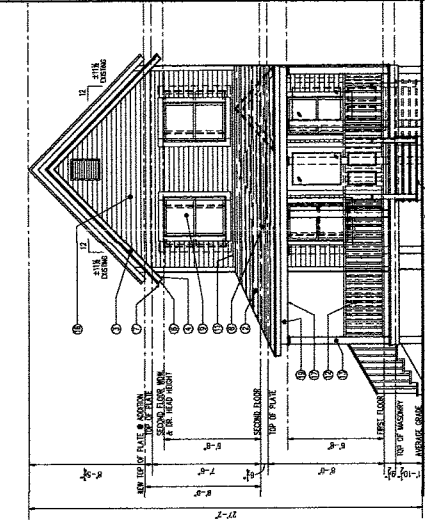
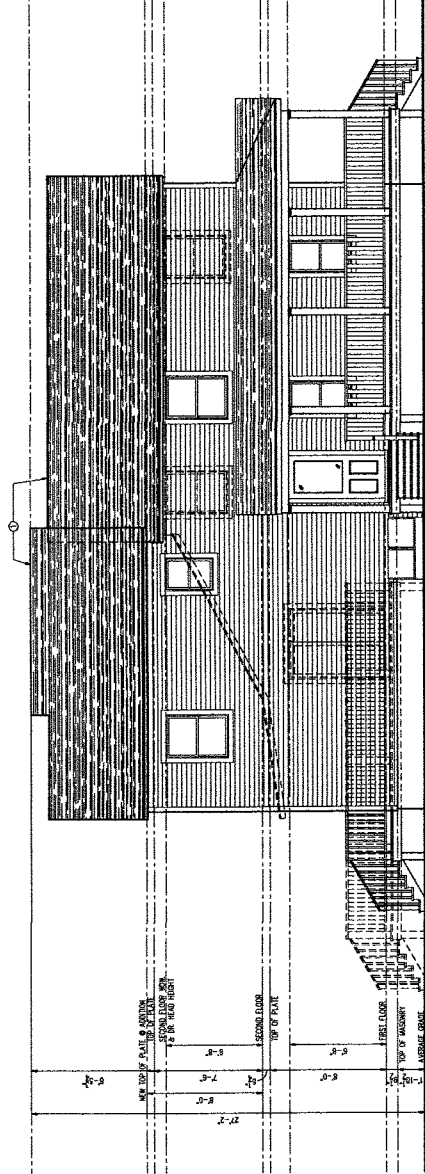
NOTE: PROVIDE TYPICAL OUTLERS AT ALL FASCIAS TO DISCHARGE WATER MIN. 15'-0" FROM FOUNDATION. WATER MUST BE COLLECTED IN A GUTTER OR DRAINAGE SYSTEM AND DISCHARGED TO THE STREET OR A DRAINAGE SYSTEM.

NOTE: SEE FRONT ELEVATION AND SECTIONS FOR TYPICAL CONSTRUCTION NOTES AND DETAILS (TYP).

PROPOSED -- REAR ELEVATION
SCALE: 1/4" = 1'-0"

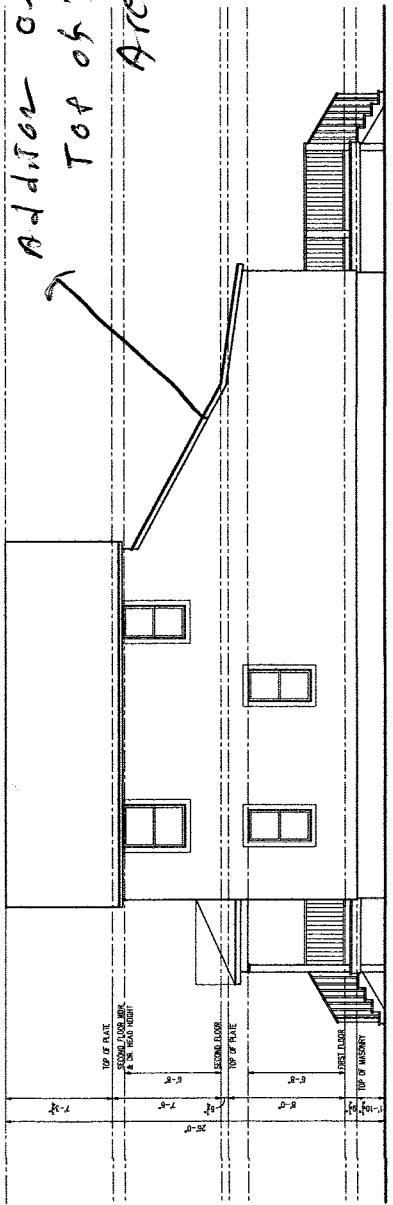
PROPOSED -- LEFT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED -- FRONT ELEVATION
SCALE: 1/4" = 1'-0"

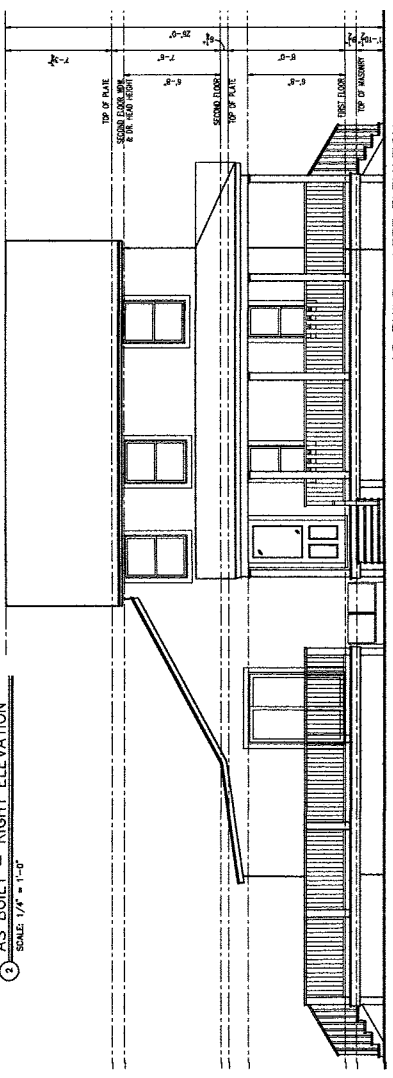


FRONT NOSE EXISTING ELEVATIONS + FLOOR PLAN

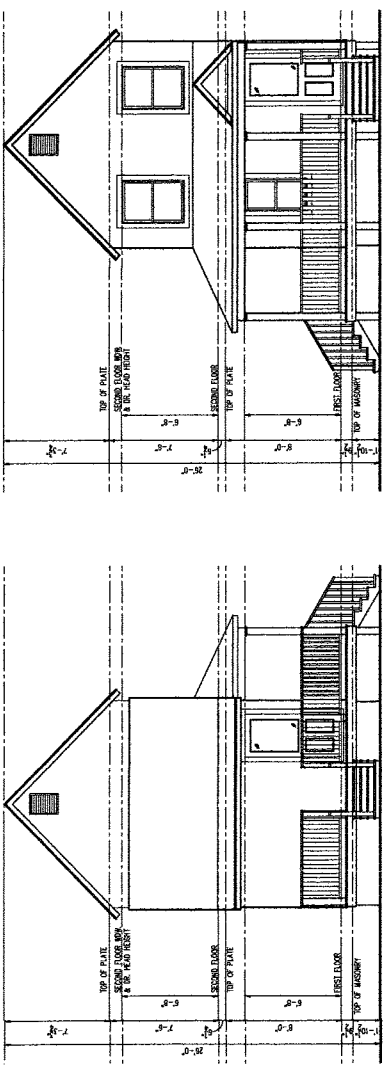
ADDITION ON TOP OF THIS AREA



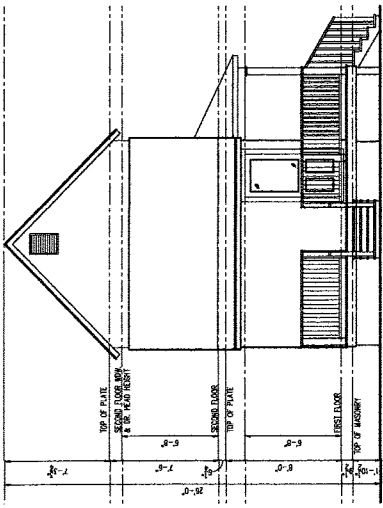
1 AS BUILT - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 AS BUILT - LEFT ELEVATION
SCALE: 1/4" = 1'-0"



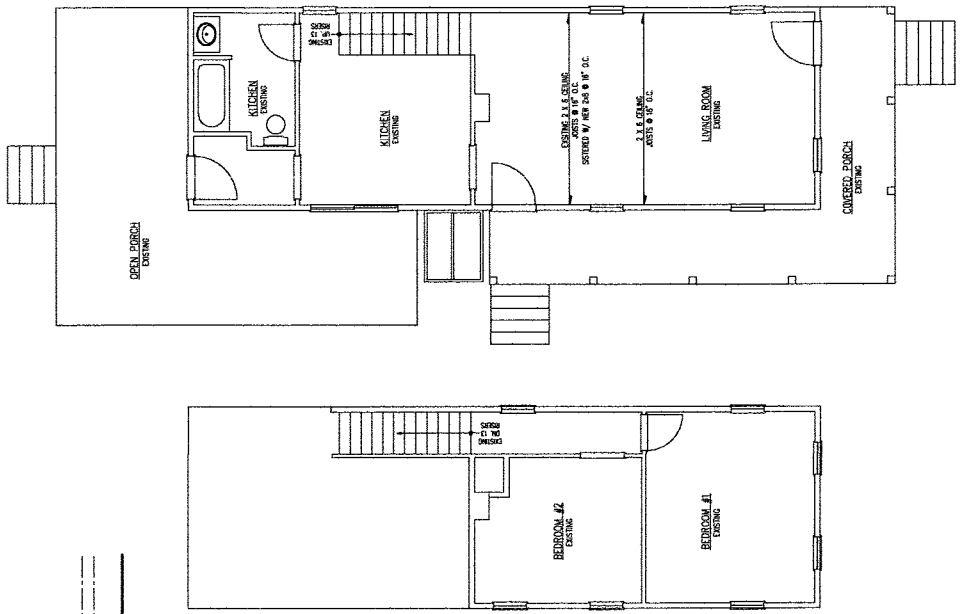
3 AS BUILT - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 AS BUILT - REAR ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
 (1) ALL WALLS TO BE BALANCED JOIST / BEAM & BRACE TO MAIN CONCRETE SLAB.
 (2) INDICATES TEMPERED SAFETY GLASS.
 ALL EXTERIOR WALLS & INTERIOR WALLS TO BE 8" CMU.
 (3) INDICATES BEARING WALLS.
 (4) INDICATES SHARPER WALL FINISHES.
 (5) INDICATES SHARPER WALL FINISHES UNDER ONE SIDE FULL SHEET HORIZONTAL.
 (6) INDICATES POINT LOAD ABOVE.

EXISTENCE LEGEND:
 EXISTING TO REMAIN
 EXISTING TO BE REMOVED
 NEW WALL OR FULL-IN EXISTING
 EXISTING DOOR TO BE RELOCATED
 EXISTING DOOR TO BE RELOCATED
 NEW DOOR TO BE RELOCATED



5 AS BUILT - FIRST FLOOR
SCALE: 1/4" = 1'-0"

6 AS BUILT - SECOND FLOOR
SCALE: 1/4" = 1'-0"

THOMAS PALMISANO
 1312 SEVENTH AVENUE
 TOWNSHIP OF NEPTUNE, NEW JERSEY
 BLOCK: 416 | LOT: 6

AKERRECT DESIGN
 1705 Bay Avenue, Unit 3, Point Pleasant, NJ 08742
 Office: (732) 451-2100
 email: akertectdesign@gmail.com
 web: http://www.akerrectdesign.com

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 PROFESSIONAL SEAL & EXPIRES 12/31/2020
 ARCHITECT, C.I.
 NO LICENSE # 21

| ISSUE DATE | BY | DATE | BY |
|-----------------|-----|------|----|
| JANUARY 6, 2020 | CVA | | |
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PROJECT NO. ADR1425
 AS-BUILTS
 SHEET
A2
 OF 8 TOTAL

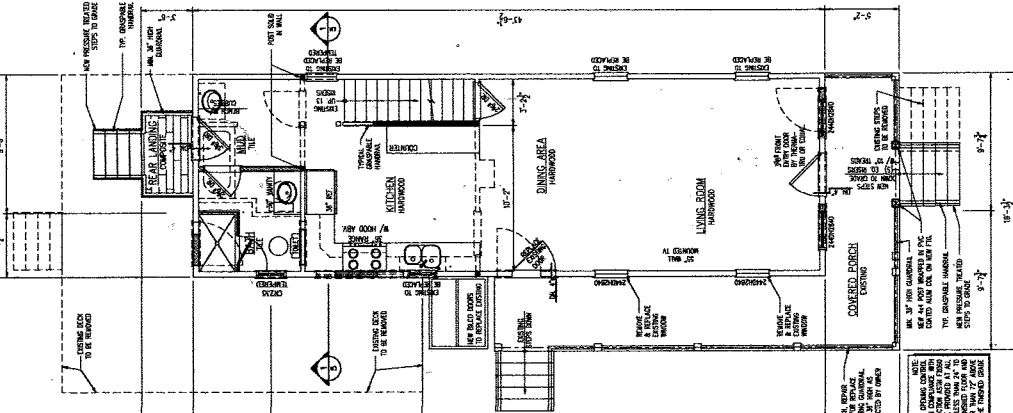
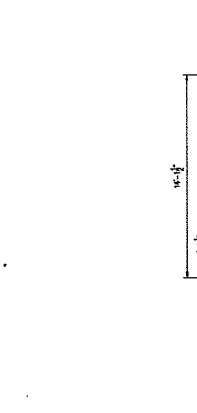
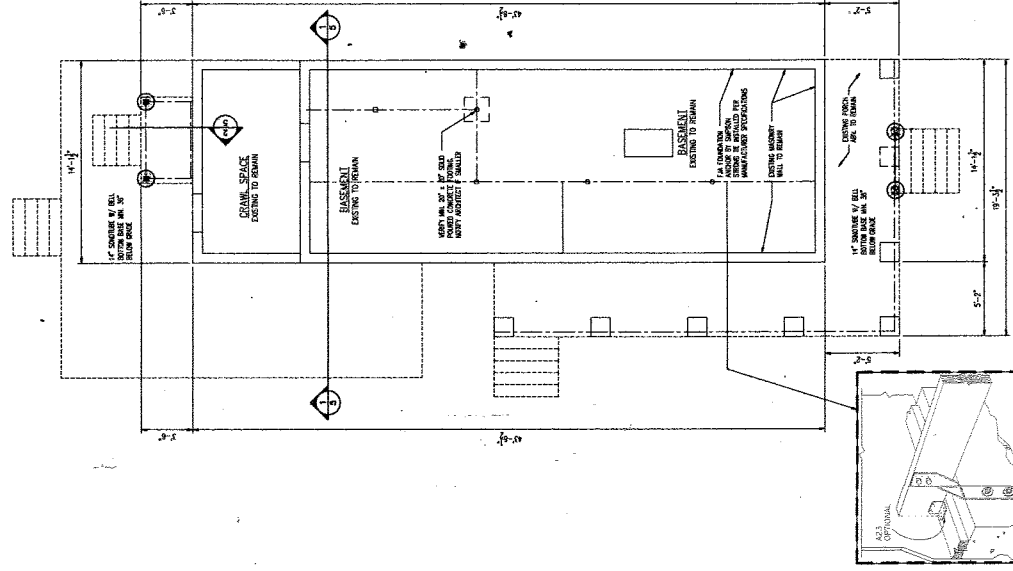
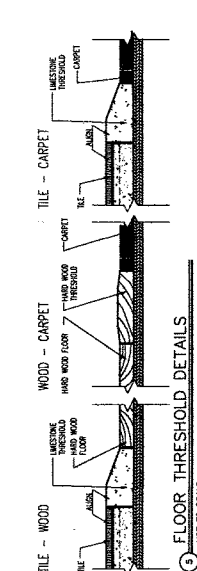
THOMAS PALMISANO
1312 SEVENTH AVENUE
TOWNSHIP OF NEPTUNE, NEW JERSEY
BLOCK: 416 | LOT: 6

AKERPECT DESIGN
1705 Bay Avenue, Unit 3, Point Pleasant, NJ 08742
office: (732) 431-2100
email: akercpedesign@gmail.com
web: http://www.akerpectdesign.com

PROFESSIONAL SEAL & EXPIRATION DATE
REGISTERED PROFESSIONAL ARCHITECT
NJ LICENSE # 21
BY: CAJ
ISSUE DATE: JANUARY 9, 2019

| REVISION NO. | DATE | BY |
|--------------|------|----|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

PROJECT NO: 1009133
PROPOSED PLANS
SHEET
A3
OF 8 TOTAL



DESTRUCTION LEGEND

| | |
|------------------------|----------------------------|
| EXISTING TO REMAIN | TO BE REMOVED |
| NEW WALL OR FLOOR | NEW DOOR TO REMAIN |
| NEW DOOR TO BE REMOVED | NEW ROOF TO MATCH EXISTING |

STRUCTURAL SYMBOL LEGEND

| | | | | | | | |
|-----------|------------|-------------------|--------------------|--------------------|--------------|-----------------------|----------------------|
| WOOD BEAM | STEEL BEAM | WOOD POST IN WALL | FREE STANDING POST | POINT LOAD ON BEAM | STEEL COLUMN | FLUSH BEAM CONNECTION | 4" HEAVY DUTY HANGER |
|-----------|------------|-------------------|--------------------|--------------------|--------------|-----------------------|----------------------|

COLUMN SCHEDULE (MEM-FIR #2)

| MAX. LOAD ALLOWED ON COLUMN | 8 FT | 9 FT | 10 FT |
|-----------------------------|------|------|-------|
| 2-2x4 | 3051 | 5359 | 3173 |
| 2-2x6 | 4276 | 6840 | 4348 |
| 2-2x8 | 5401 | 8519 | 5473 |
| 4-2x6 | 9153 | 7830 | 5285 |

PROVIDE MIN. DOUBLE STUDS IF LOADING IS NOT SHOWN

Addition Area

AKERPECT DESIGN LLC
PROPOSED - FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
1

PROPOSED - SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
2

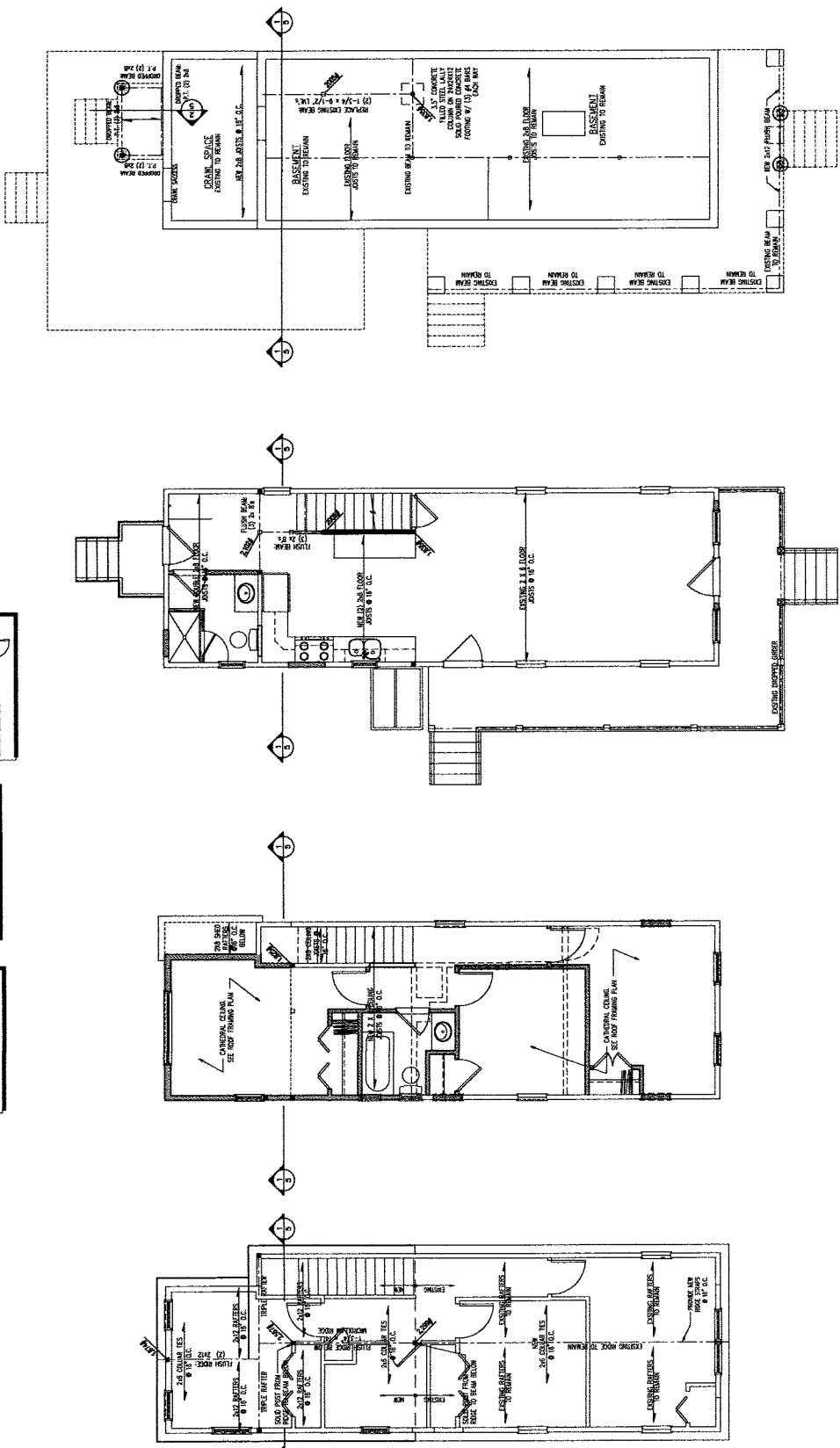
PROPOSED - ROOF PLAN
SCALE: 1/4" = 1'-0"
3

| COLUMN SCHEDULE (AISC-158 #43) | |
|--------------------------------|-------|
| EFFECTIVE | 10 FT |
| MAX. LOAD ALLOWED ON COLUMN | 2173 |
| 8 FT | 2359 |
| 6 FT | 2539 |
| 4 FT | 2843 |
| 3 FT | 3840 |
| 2 FT | 4576 |
| 1 FT | 5180 |
| 0 FT | 5285 |

| STRUCTURAL SYMBOL LEGEND | |
|--------------------------|----------|
| WOOD BEAM | (Symbol) |
| STEEL BEAM | (Symbol) |
| WOOD POST IN WALL | (Symbol) |
| FREE STANDING POST | (Symbol) |
| POINT LOAD ON BEAM | (Symbol) |
| STEEL POINT LOAD | (Symbol) |
| STEEL COLUMN | (Symbol) |
| RUSH BEAM CONNECTION | (Symbol) |
| W/ REAR DUTY HINDER | (Symbol) |

| NOTE | |
|--|----------|
| INDICATES POINT LOAD ABOVE | (Symbol) |
| WALL PROVIDE 1/2" PLYWOOD UNDER ONE BOTH SIDES TO FULL SHEET PENETRATION | (Symbol) |
| INDICATES BEARING | (Symbol) |
| ALL EXTERIOR WALLS & INTERIOR | (Symbol) |
| W/ REAR DUTY HINDER | (Symbol) |
| W/ REAR DUTY HINDER | (Symbol) |
| W/ REAR DUTY HINDER | (Symbol) |

| REVISIONAL LEGEND | |
|---|----------|
| EXISTING TO REMAIN | (Symbol) |
| NEW WALL OR FILL-IN TO WHICH EXISTING EXPOSURE DOOR TO BE REMOVED | (Symbol) |
| EXISTING DOOR TO BE REMOVED | (Symbol) |
| EXISTING DOOR TO BE REMOVED | (Symbol) |
| EXISTING DOOR TO BE REMOVED | (Symbol) |
| EXISTING DOOR TO BE REMOVED | (Symbol) |



1 PROPOSED - FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

2 PROPOSED - SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

3 PROPOSED - ROOF PLAN
SCALE: 1/4" = 1'-0"

THOMAS PALMISANO
1312 SEVENTH AVENUE
TOWNSHIP OF NEPTUNE, NEW JERSEY
BLOCK: 416 | LOT: 6

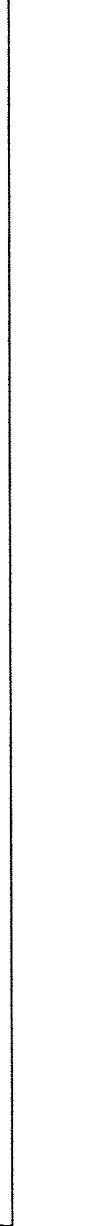
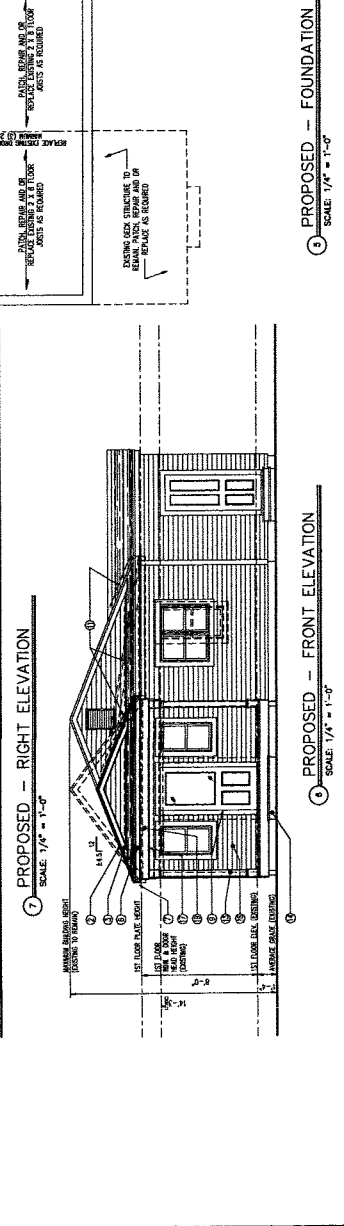
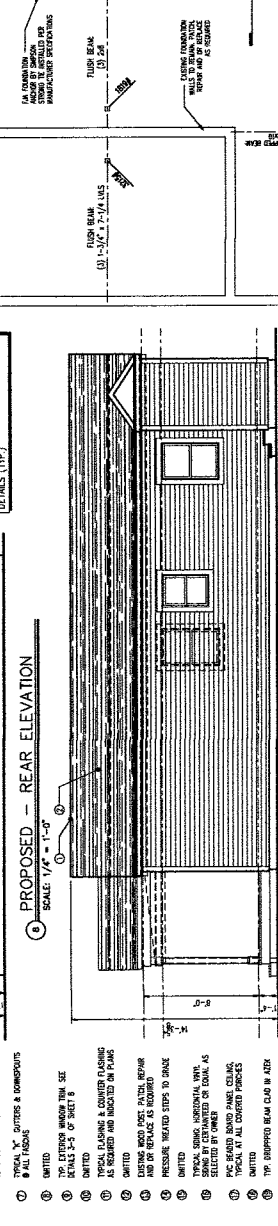
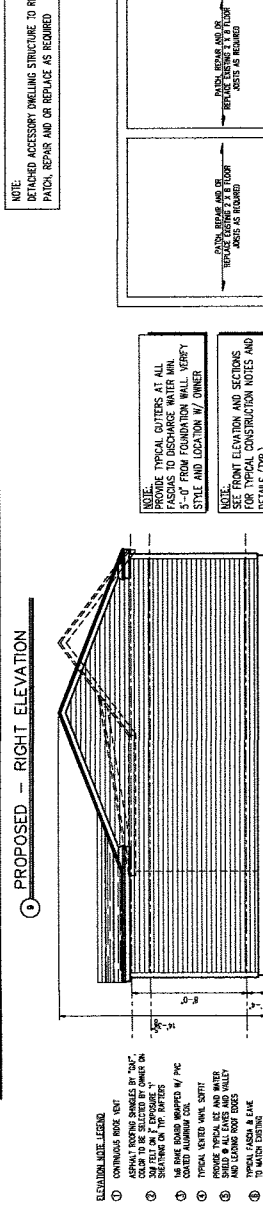
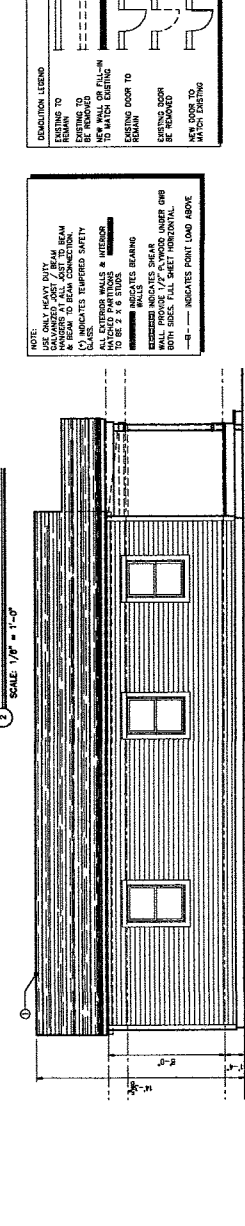
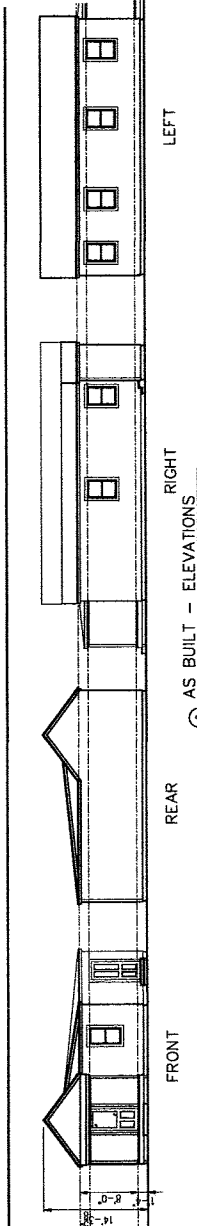
AKERPECT DESIGN
1705 Bay Avenue, Unit 3, Point Pleasant, NJ 08742
office: (732) 431-2100
email: akertectdesign@gmail.com
web: http://www.akerpectdesign.com

PROFESSIONAL SEAL & EXPIRE DATE
REGISTERED PROFESSIONAL ARCHITECT
EXPIRES: 2

| ISSUE DATE | BY | DATE | BY |
|---------------------|-----|------|----|
| JANUARY 9, 2019 | CAJ | | |
| REVISION NO. / DATE | | | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |

PROJECT NO.: AD19125
FRAMING PLANS
SHEET
A4
OF 8 TOTAL

REAR HOUSE
Floor Plan
Dimensions SA ME AS
ON SURVEY
WOM WTS INTERIOR



REAR HOUSE
Floor Plan
Dimensions SA ME AS
ON SURVEY
WOM WTS INTERIOR

1 AS BUILT - FOUNDATION
SCALE: 1/8" = 1'-0"

2 AS BUILT - FOUNDATION
SCALE: 1/8" = 1'-0"

3 AS BUILT - FOUNDATION
SCALE: 1/8" = 1'-0"

4 AS BUILT - FOUNDATION
SCALE: 1/8" = 1'-0"

5 AS BUILT - FOUNDATION
SCALE: 1/8" = 1'-0"

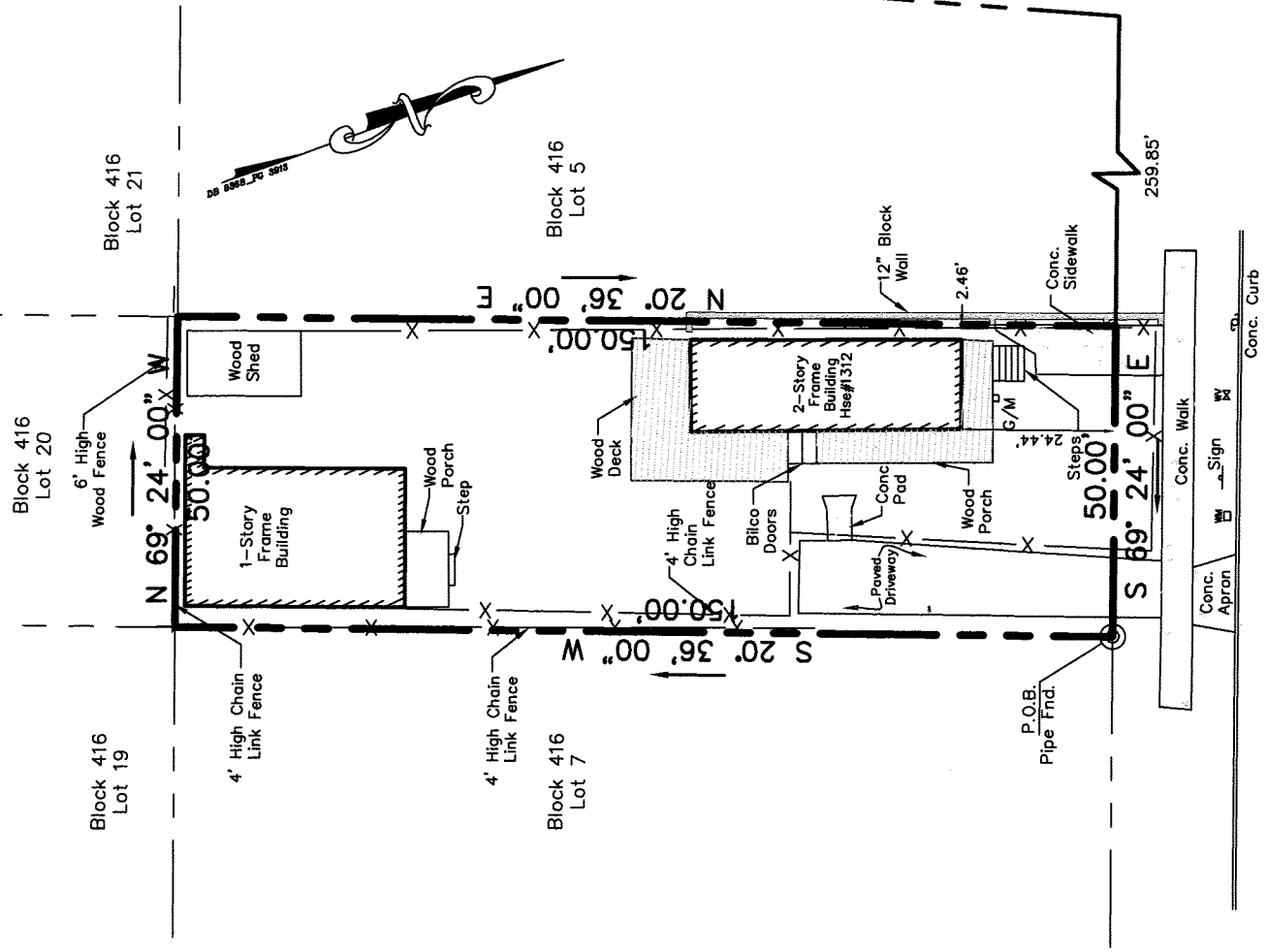
THOMAS PALMISANO
1312 SEVENTH AVENUE
TOWNSHIP OF NEPTUNE, NEW JERSEY
BLOCK: 416 | LOT: 6
PROPOSED RENOVATION FOR:

AKER PECT DESIGN
1705 Bay Avenue, Unit 3, Point Pleasant, NJ 08742
office: (732) 451-2100
email: akertectdesign@gmail.com
web: http://www.akerpectdesign.com

| | |
|---------------------|-----------------|
| PROJECT NO. | ADN125 |
| ACC. BLDG. | |
| SHEET | A8 |
| OF 8 TOTAL | |
| ISSUE DATE | JANUARY 6, 2020 |
| BY | CJA |
| REVISION NO. / DATE | BY |
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |

AKER PECT DESIGN LLC
AKER PECT DESIGN 2019
AKER PECT DESIGN 2019

NJ ROUTE NO. 33
(59.50' R.O.W.)



7TH AVENUE
(80' R.O.W.)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ELEVATIONS IF ANY ARE BASED ON AN ASSUMED DATUM.
3. EVIDENCE OF ANY COVENANTS AND/OR DEED RESTRICTIONS HAVE NOT BEEN FOUND OR SUPPLIED.
4. THIS PROPERTY IS SUBJECT TO ANY DOCUMENTS OF RECORD.
5. PROPERTY SUBJECT TO CHANGES ACCORDING TO THE FACTS A CURRENT TITLE REPORT MAY DISCLOSE.
6. NO WETLANDS HAVE BEEN DELINEATED AND/OR LOCATED ON THIS PROPERTY.
7. OFFSETS SHOWN HEREIN ARE NOT TO BE USED AS A BASIS FOR THE CONSTRUCTION OF FENCES, PERMANENT STRUCTURES, AND/OR HARDSCAPES OF ANY KIND.
8. UNDERGROUND IMPROVEMENT AND/OR ENCROACHMENTS IF ANY, ARE NOT SHOWN HEREIN UNLESS INDICATED.
9. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, THE USE OF THE SURVEY FOR AN AFFIDAVIT OF SURVEY, RESALE OF THE PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE ORIGINAL CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
10. ONLY COPIES OF THE ORIGINAL OF THE SURVEY MARKED WITH THE SURVEYORS SIGNATURE AND THE SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE AN ORIGINAL.
11. FIELD WORK DEPICTED HEREIN WAS PERFORMED ON 01/19/2018. THIS PLAN DOES NOT ATTEST TO ANY FIELD ADDITIONS, SUBTRACTIONS, OR ANY OTHER CHANGE AFTER OUR FIELD WORK HAS BEEN PERFORMED.

DESCRIPTION:

BEING KNOWN AS LOT 6 BLOCK 416 AS SHOWN ON SHEET NUMBER 4 OF THE OFFICIAL TAX MAP OF TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.

ALL DOCUMENTS PREPARED BY AMERICAN LAYOUT ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY AMERICAN LAYOUT FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO AMERICAN LAYOUT. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS AMERICAN LAYOUT FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 01/23/18 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW OR ABOVE GROUND ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES. THIS SURVEY IS SUBJECT TO A FULL AND ACCURATE TITLE SEARCH, SUBJECT TO RESTRICTIONS AND EASEMENT RECORD AND/OR UNRECORDED. PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT (N.J.A.C. 13:40-5.1(g)).

OUTBOUND LOCATION SURVEY

PREPARED FOR
BLOCK 416 - LOT 6
1312 7TH AVENUE
SITUATED IN

BOROUGH OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY



AMERICAN LAYOUT & LAND SURVEYING
436 WEST COMMODORE BOULEVARD,
SUITE 1
JACKSON, NJ 08527
TEL: (609) 797-5399

AMERICAN LAYOUT

WWW.AMERICANSURVEYORS.US

ANTHONY MALTESE, P.E., P.L.S., P.S.M., P.P., C.M.E.
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
NJ LICENSE No. 42739 - PA LICENSE 50405330 - FL LICENSE 15760

| REVISION | DATE |
|----------|------|
| | |
| | |
| | |

LAND SURVEYING

CONSTRUCTION SURVEYING

CERTIFICATE OF AUTHORIZATION #2624281330
CERTIFICATE OF AUTHORIZATION #18131

| DATE | PI/MJ | AM | AM |
|------------|-------|----|----|
| 01/23/2018 | | | |

| SCALE | 1" = | 30' |
|-------|------|-----|
| | | |

| SHEET NO. | 1 | OF | 1 |
|-----------|---|----|---|
| | | | |

| DRAWN | CHECKED | RELEASED |
|-------|---------|----------|
| | | |

| CAD FILE | PROJECT FILE NO. |
|----------|------------------|
| | |

| PROJECT FILE NO. | 1374-DWG |
|------------------|----------|
| | |

| FILE NO. | 1374 |
|----------|------|
| | |

[Handwritten Signature]