



PERSPECTIVE NOTE:
RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION.

PROPOSED ALTERATION TO:
SINGLE FAMILY RESIDENCE
14 SOUTH WAY
SEA BRIGHT, NJ 07760

D R A W I N G L I S T

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T-001.00

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- BUILDING ELEVATIONS

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14 SOUTH WAY
SEA BRIGHT, NJ 07760

REVISIONS		
NO.	DESCRIPTION	DATE

NO.	TO WHOM:	DATE
ISSUES		
DRAWN BY: AvM	JOB NO. 2350	
CHECKED BY: VF	DATE: 10.03.23	

DWG. TITLE :

RENDERED PERSPECTIVE

T-001.00

ZONING CALCULATIONS

TOWN:	SEA BRIGHT	
PREMISE:	14 SOUTH WAY	
BLOCK:	30	
LOT:	63	
ZONE:	R-2	
LOT AREA:	11,448.22 SF	
LIMITING SCHEDULE	MINIMUM REQUIRED	PROVIDED
LOT AREA	4,000 SF	11,448.22
LOT WIDTH	50.00'	103.55'
LOT DEPTH	60.00'	110.0'
FRONT SETBACK	25'	25'
SIDE SETBACK (EA./BOTH)	7' / 15'	8'-8" / 42.8'
BULK REGULATIONS	MAXIMUM PERMITTED	PROVIDED
HEIGHT OF STRUCTURE	35' / 2½ STORIES	35' / 3 STORIES
BUILDING COVERAGE	50% (5,724.11 SF)	24% (2,760 SF)
LOT COVERAGE	70% (8,013.75 SF)	38% (4,390 SF)
ACCESSORY USE (DETACHED)	MAXIMUM PERMITTED	PROVIDED
HEIGHT OF STRUCTURE	15'	20.8**
SETBACK (WITHIN REQ. YARDS)	5' MIN. FROM ALL LOT LINES	2'-6" REAR SETBACK* 5'-0" SIDE SETBACK
BUILDING COVERAGE (IN REQ. YARDS)	<35% OF REQ. YARDS/500 S.F.	5.8% OF REQ. YARD/480 S.F.
SETBACK FROM PRINCIPAL BLDG.	5' (MIN.)	7.75'

* EXISTING NON-COMPLYING
**PROPOSED NON-COMPLYING

DOOR	SCHEDULE
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SYM	WIDTH	HEIGHT	THK.	HC/SC	MATERIAL	RATING	U-FACTOR/SHGC	REMARKS
(A)	2'-6"	6'-8"	1 3/4"	HC	WOOD	NR	N/A	POWDER ROOM (POCKET)
(B)	2'-8"	6'-8"	1 3/4"	HC	WOOD	NR	N/A	BATHROOM (STANDARD)
(C)	3'-0"	6'-8"	1 3/4"	HC	WOOD	NR	N/A	BEDROOM (STANDARD)
(D)	2'-6"	6'-8"	1 3/4"	HC	WOOD	NR	N/A	WALK-IN CLOSET (STANDARD)
(E)	3'-0"	6'-8"	1 3/4"	HC	WOOD	NR	N/A	LAUNDRY (BIFOLD)

NOTE: ALL DOORS TO HAVE PAINT FINISH AS SELECTED BY OWNER.

WINDOWS & DOORS NOTES

ALL PROPOSED WINDOWS AND DOORS ARE TO HAVE U-FACTOR OF $\leq .29$
ALL PROPOSED WINDOWS AND DOORS ARE TO HAVE SHGC OF $\leq .29$
ALL PROPOSED WINDOWS AND DOORS ARE TO HAVE MIN. AIR LEAKAGE FACTOR OF < 0.30 CFM/SF

WINDOW SCHEDULE

SYM	WIDTH	HEIGHT	THK.	HC/SC	MATERIAL	RATING	U-FACTOR/SHGC	REMARKS	MANUF.	MODEL#
①	2'-11"	1'-8"	1 3/4"	HC	VINYL	NR	N/A	CASEMENT	ANDERSEN	-
②	1'-8"	1'-0"	1 3/4"	HC	VINYL	NR	N/A	CASEMENT	ANDERSEN	-
③	2'-6"	4'-1"	1 3/4"	HC	VINYL	NR	N/A	CASEMENT	ANDERSEN	-
④	2'-7"	4'-1"	1 3/4"	HC	VINYL	NR	N/A	CASEMENT	ANDERSEN	-
⑤	2'-1"	2'-1"	1 3/4"	HC	VINYL	NR	N/A	CASEMENT	ANDERSEN	-
⑥	1'-5"	1'-0"	1 3/4"	HC	VINYL	NR	N/A	CASEMENT	ANDERSEN	-
⑦	2'-11"	1'-0"	1 3/4"	HC	VINYL	NR	N/A	CASEMENT	ANDERSEN	-

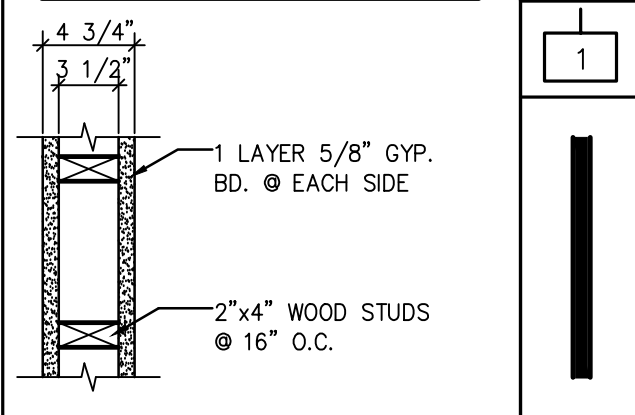
NOTE: ALL WINDOWS TO HAVE PAINT FINISH AS SELECTED BY OWNER.

MATERIALS SCHEDULE

	BRICK
	CONCRETE BLOCK
	POURED CONCRETE
	INSULATION: BATTEN
	INSULATION: RIGID
	STEEL OR METAL
	GRANULAR FILL
	STONE
	WOOD: FINISH
	WOOD: FRAME
	
	
	
	
	
	

KEY TO SYMBOLS

TYPICAL INT. PARTITION



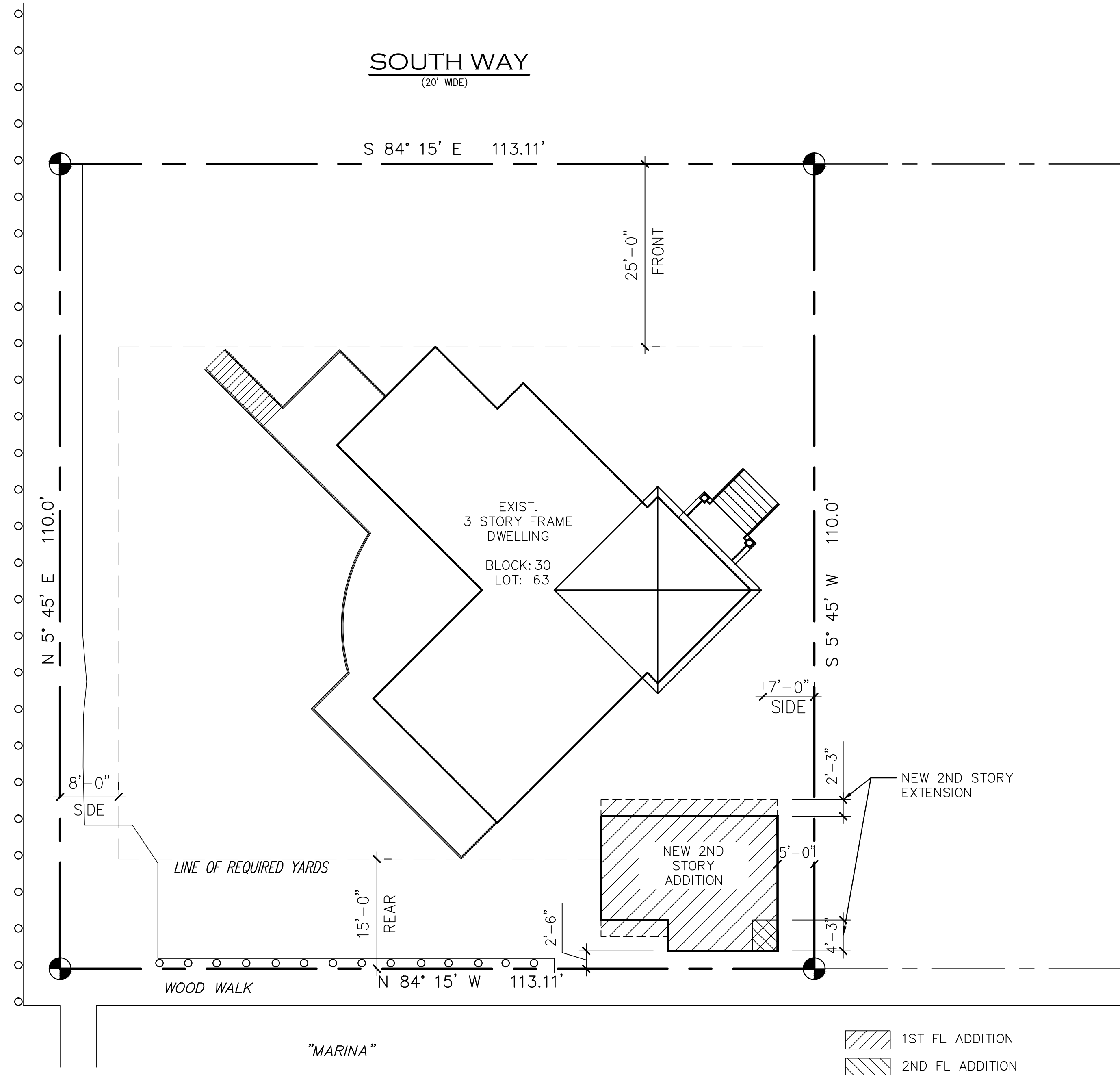
LIST OF ABBREVIATIONS

A/C	AIR CONDITIONER	F.D.	FLOOR DRAIN	R.A.D.	RADIUS
ASPH.	ASPHALT	F.A.I.	FRESH AIR INTAKE	REF.	REFERENCE
A.V.G.	AVERAGE	G.C.	GENERAL CONTRACTOR	REG.	REGISTER
A.V.F.	ABOVE FINISHED FLOOR	GL.B.L.K.	GLASS BLOCK	R.O.W.	RIGHT OF WAY
A.C.T.	ACTUAL	GYP.BD.	GYP.SUM WALL BOARD	R.	RISER
A.D.	AREA DRAIN	GA.	GAUGE	R.D.	ROOF DRAIN
		GR.	GRADE	R.M.	ROOM
BSMT.	BASEMENT			R.O.	ROUGH OPENING
BD.	BOARD	HDR.	HEADER	R.L.	ROOF LEADER
B.C.	BOTTOM OF CURB	H.VAC	HEAT/VENT./A-C		
B.R.G.	BEARING	H.V.D.	HEAVY DUTY	SEC.	SECTION
B.O.	BOTTOM OF	HT.	HEIGHT	SIM.	SIMILAR
BOTT.	BOTTLE	H.C.	HOLLOW CORE	S.D.	SOLID CORE
B.P.	BASE PLATE	H.M.	HOLLOW METAL	S.D.	SMOKE DETECTOR
		H.B.	HUGE BOB	S.L.	STRUC.LAM (WILLAMETTE)
CAB.	CABINET			SQ.	SQUARE
C.F.M.	CUBIC FEET PER MINUTE	INSUL.	INSULATION	SPEC.	SPECIFICATION
CL.G.	CILING	INV.	INVERT	S.P.	SOLE PLATE
COL.	COLUMN			S.T.	STRUCTURAL
C.M.U.	CONCRETE MASONRY UNIT	KIT.	KITCHEN	S.S.	SOIL STACK
C.O.	CORNER	K.T.T.	KITCHENETTE		
C.	CENTER LINE	K.S.	KITCHEN SINK	TEL.	TELEPHONE
C.J.	CILING JOIST			THK.	THICKNESS
C.T.	COLLAR TIES	LDR.	LEADER	T & G	TONGUE AND GROOVE
C.W.	CLOTHES WASHER	L.G.	LEGAL GRADE	T.	TREAD
CONC.	CONCRETE			T.TRO.	TREAD
DET.	DETAIL	MFR.	MANUFACTURER	T.C.	TOP OF CURB
DIAM.	DIAMETER	MAS.	MASONRY	T.O.	TOP OF
DRWG.	DRAWING	M.S.	MASONRY OPENING	T.O.P.	TOP OF PLATE
D.W.	DRAIN	MISC.	MISCELLANEOUS	T.Y.	TYPICAL
D.W.	DISH WASHER	M.L.	MICROLAM (GEORGIA PACIFIC)		
		MTL.	METAL	V.S.	VENT STACK
ELEV.	ELEVATOR				
EL.	ELEVATION	N.T.S.	NOT TO SCALE	W.C.	WATER CLOSET
EXH.	EXHAUST	N.B.	NON BEARING	W/	W/
EXT.	EXTERIOR			W/O	WITHOUT
EA.	EACH	O.C.	ON CENTER	W.W.	WOOD
E.W.	EACH WAY	O.D.	OUTSIDE DIAMETER	WELDED	WELDED WIRE MESH
F.B.	FACE BRICK	PART.	PARTITION	X.H.C.I.	EXTRA HEAVY CAST IRON
F.O.S.	FACE OF STUD	P.LAM.	PLASTIC LAMINATE		
FIN.	FINISH	PL.	PLATE		
F.P.	FIRE PROTECTED	P.L.Y.	PLYWOOD		
FTG.	FOOTING	P.V.C.	POLY VINYL CHLORIDE		
FND.	FOUNDATION	P.C.F.	POUNDS PER CUBIC FEET		
FL.	FLOOR	P.S.I.	POUNDS PER SQUARE INCH		
F.C.	FIRE CODE	P.S.I.	POUNDS PER SQUARE INCH		
F.P.S.C.	FIRE PROT. SOLID CORE	R.	POUR LINE		

ROOM FINISH MATERIAL CODE LIST

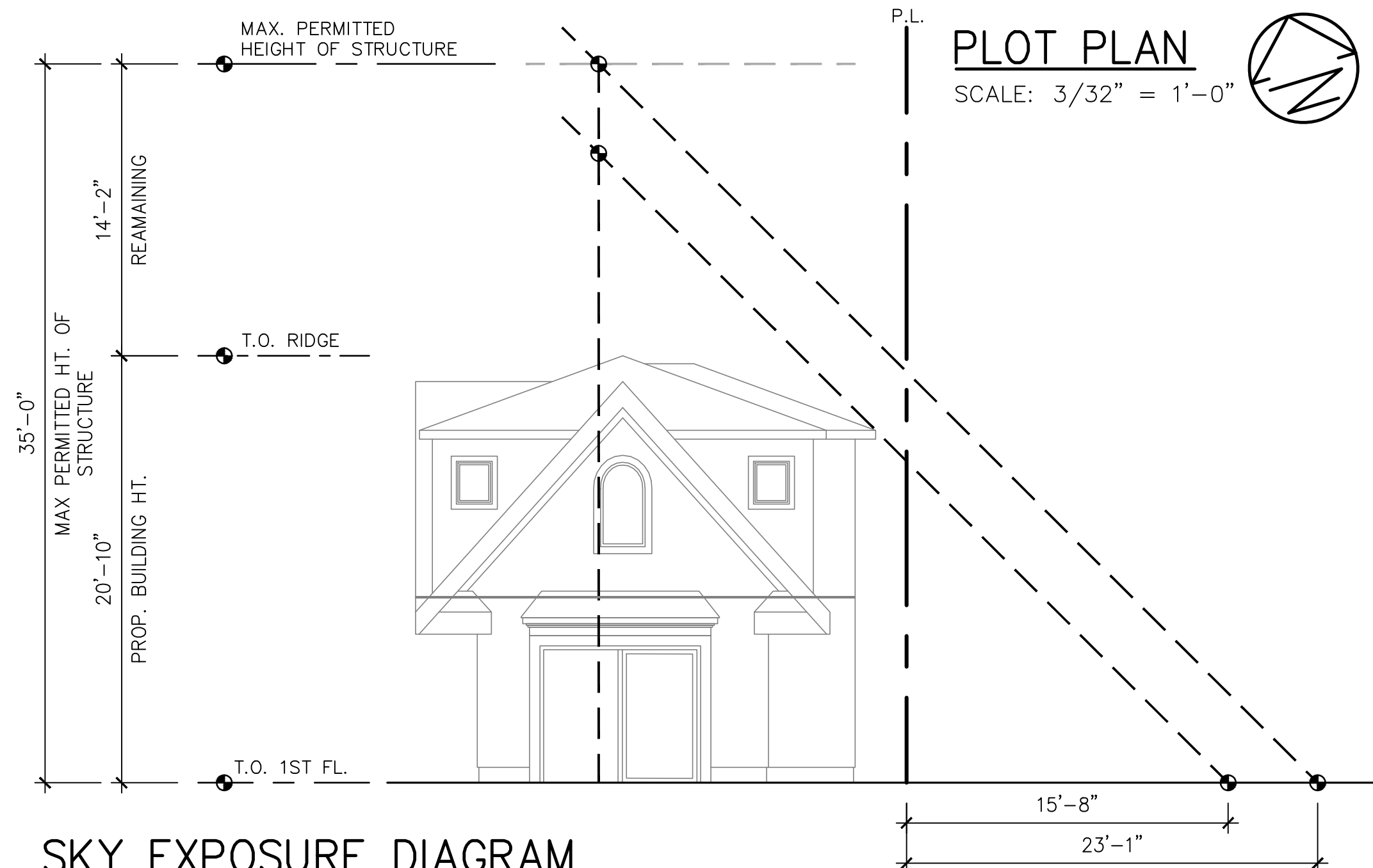
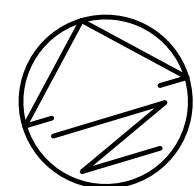
FLOOR/BASE		WALLS/WAINSCOT		CEILING		REMARKS	
0	EXPOSED STRUCTURE W/ SLAB SEALANT	0	EXPOSED STRUCTURE NO FINISH	0	EXPOSED STRUCTURE NO FINISH		
1	VINYL ASPHALT TILE / 4" WOOD BASE	A	GYPSUM BOARD W/ VINYL WALL COVERING	1	GYPSUM BOARD W/ PAINT FINISH SEE REMARK	(CROWN MOLDING TO BE SELECTED BY OWNER)	
2	VINYL ASPHALT TILE / 4" VINYL BASE	B	GLASS	2	5/8" TYPE "X" F.C. GYPSUM BD. SEE REMARK	1 HOUR RATED	
3	CARPET / 6" WOOD BASE	C	HARDIE BOARD SHAKE SIDING	3	SUSPENDED GYPSUM BOARD W/ PAINT FINISH		
4	CARPET / 4" VINYL BASE	D	CERAMIC TILE	4	SUSPENDED ACOUSTICAL TILE		
5	HARDWOOD FLOOR/ 4" VINYL BASE	E	GYPSUM BOARD W/ PAINT FINISH / CER. TILE @ 4'-0"	5	SUSPENDED METAL		
6	HARDWOOD FLOOR/ 6" WOOD BASE	F	PLASTER ON METAL LATH	6	CERAMIC TILE		
7	CERAMIC TILE / CERAMIC TILE BASE	G	ARCHITECTURAL PANELING	7	LUMINOUS PANEL IN SUSPENDED CEILING		
8	CERAMIC TILE / WOOD BASE TO MATCH EXISTING	H	INTERIOR OF INSULATED METAL PANEL	8	CEMENT PLASTER		
9	QUARRY TILE / 6" VINYL BASE	I	EXPOSED CONC. BLOCK W/ PAINT FINISH	9	UNFINISHED		
10	POLISHED CONCRETE	J	GYPSUM BOARD W/ PAINT FINISH	10			

SHREWSBURY RIVER



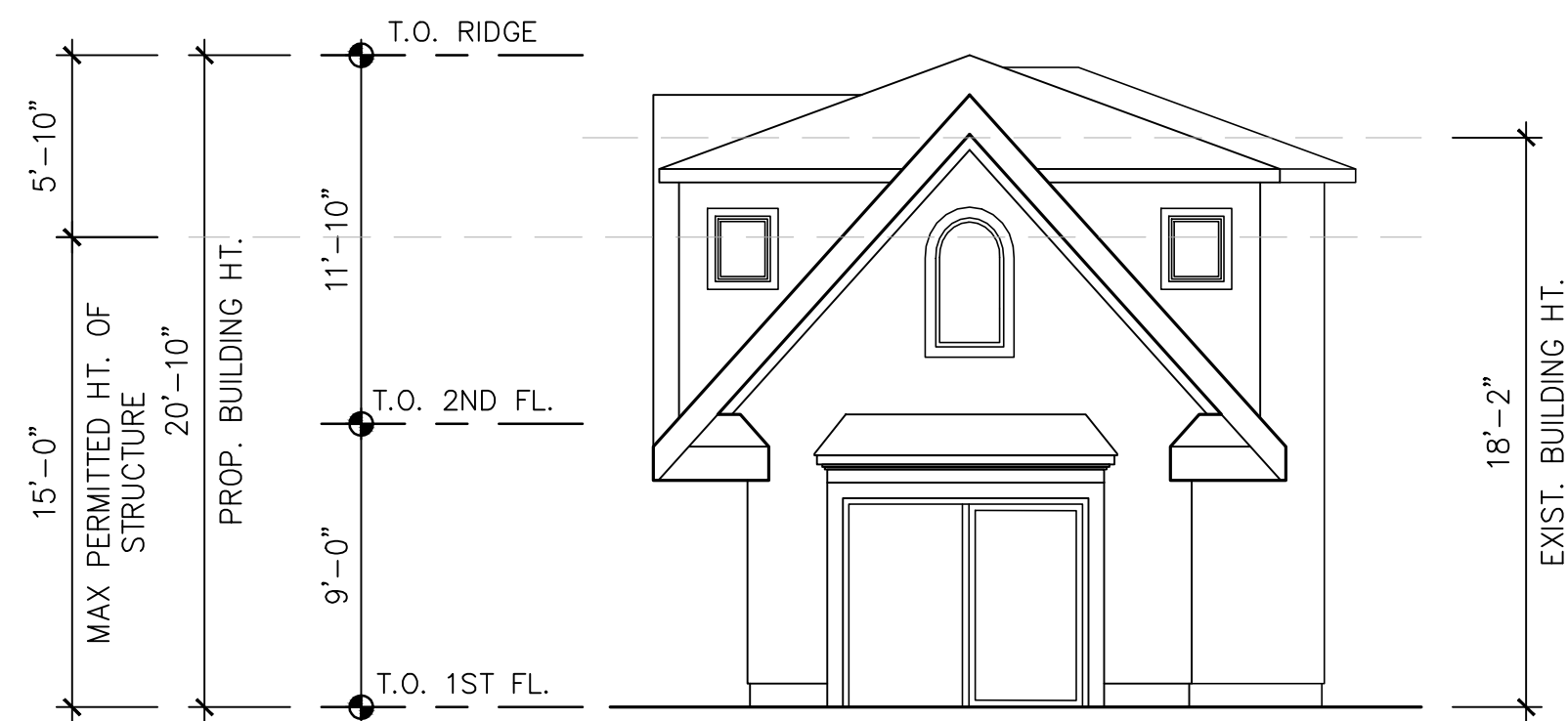
PLOT PLAN

SCALE: $3/32" = 1'-0"$



SKY EXPOSURE DIAGRAM

NOT TO SCALE

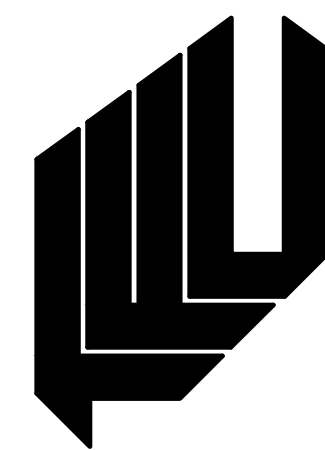


HEIGHT DIAGRAM

NOT TO SCALE

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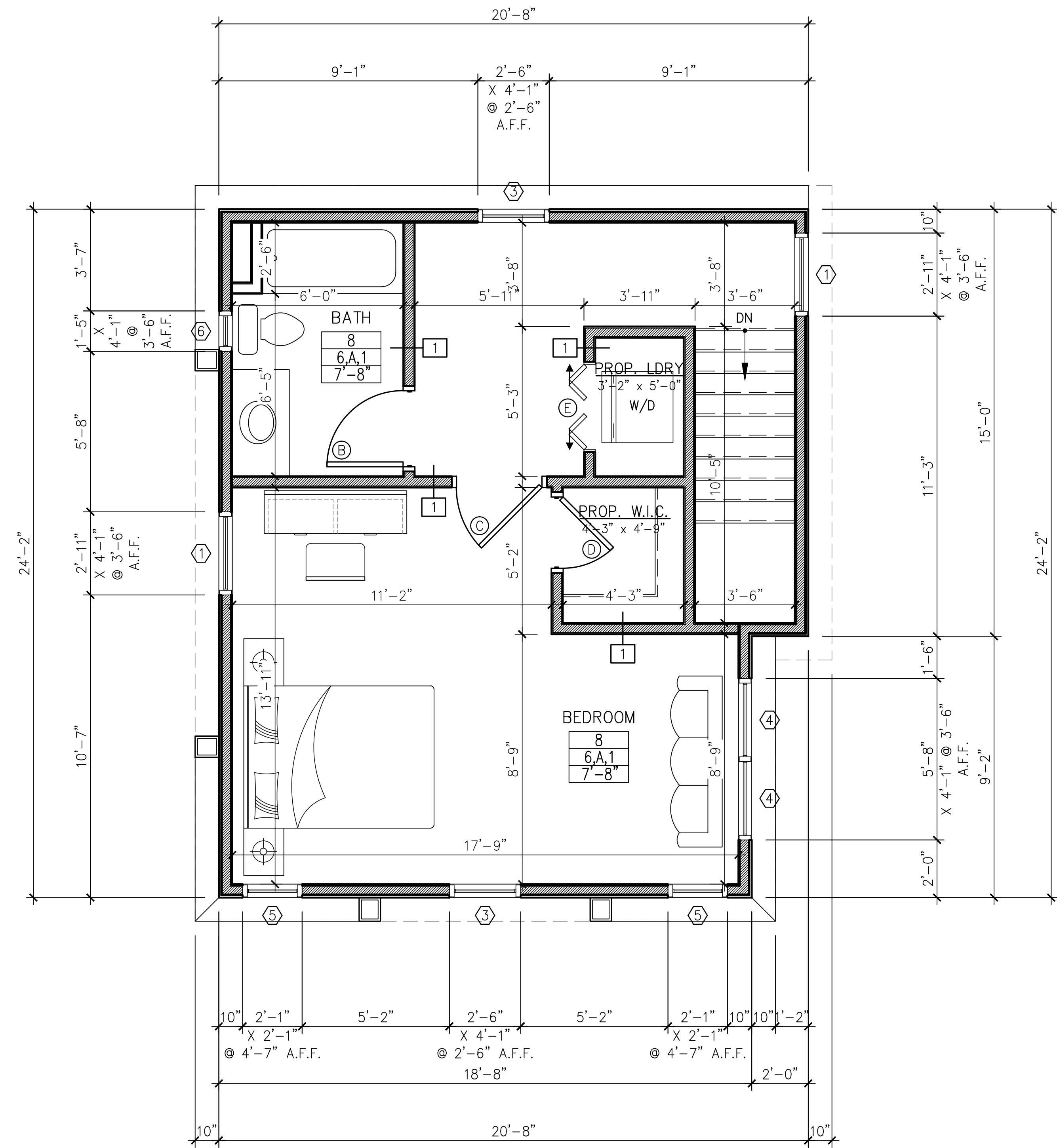
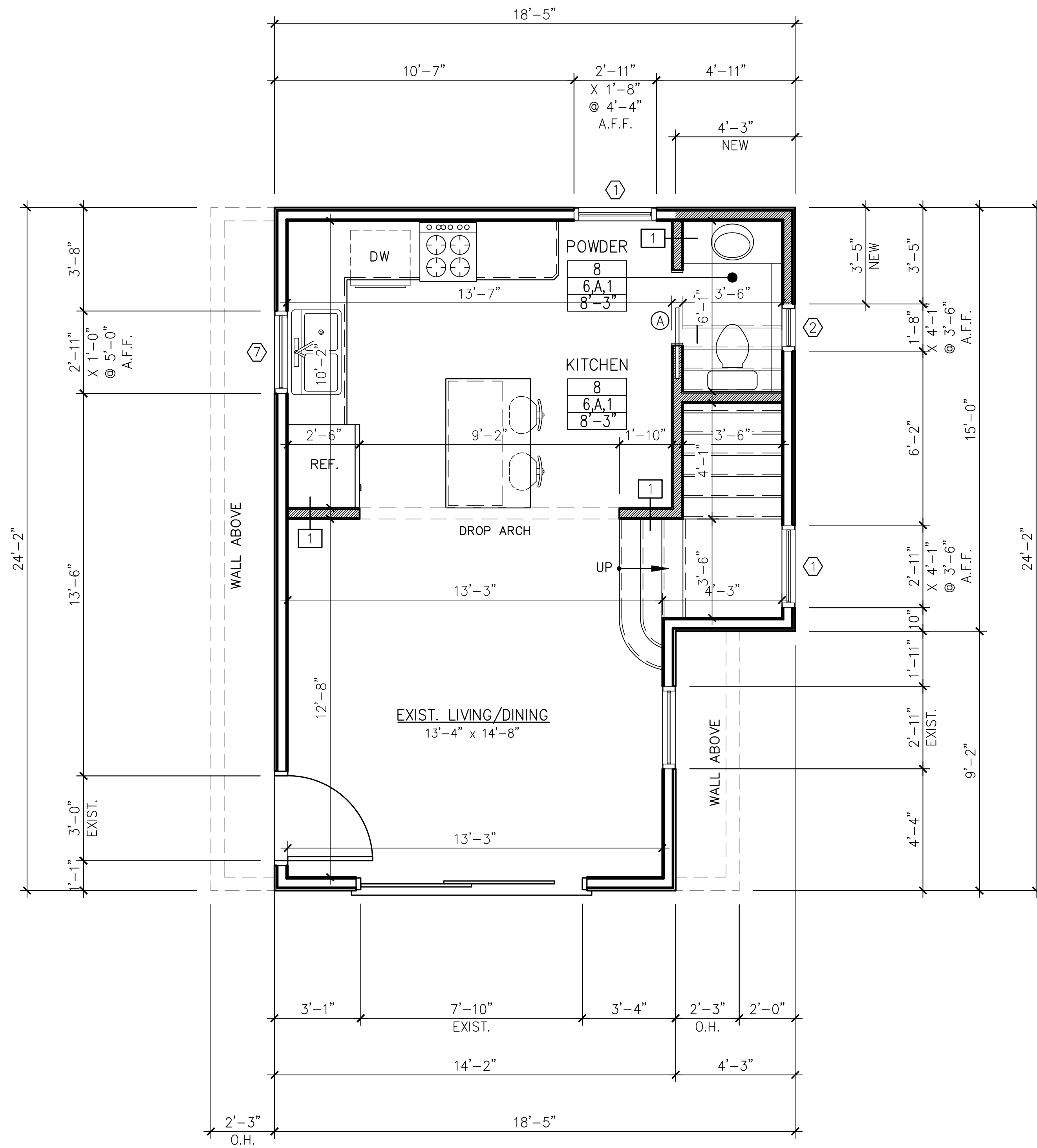
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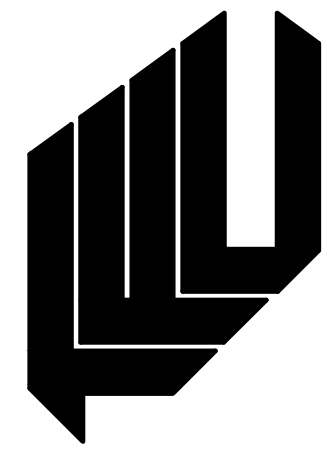
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REVIEWS		
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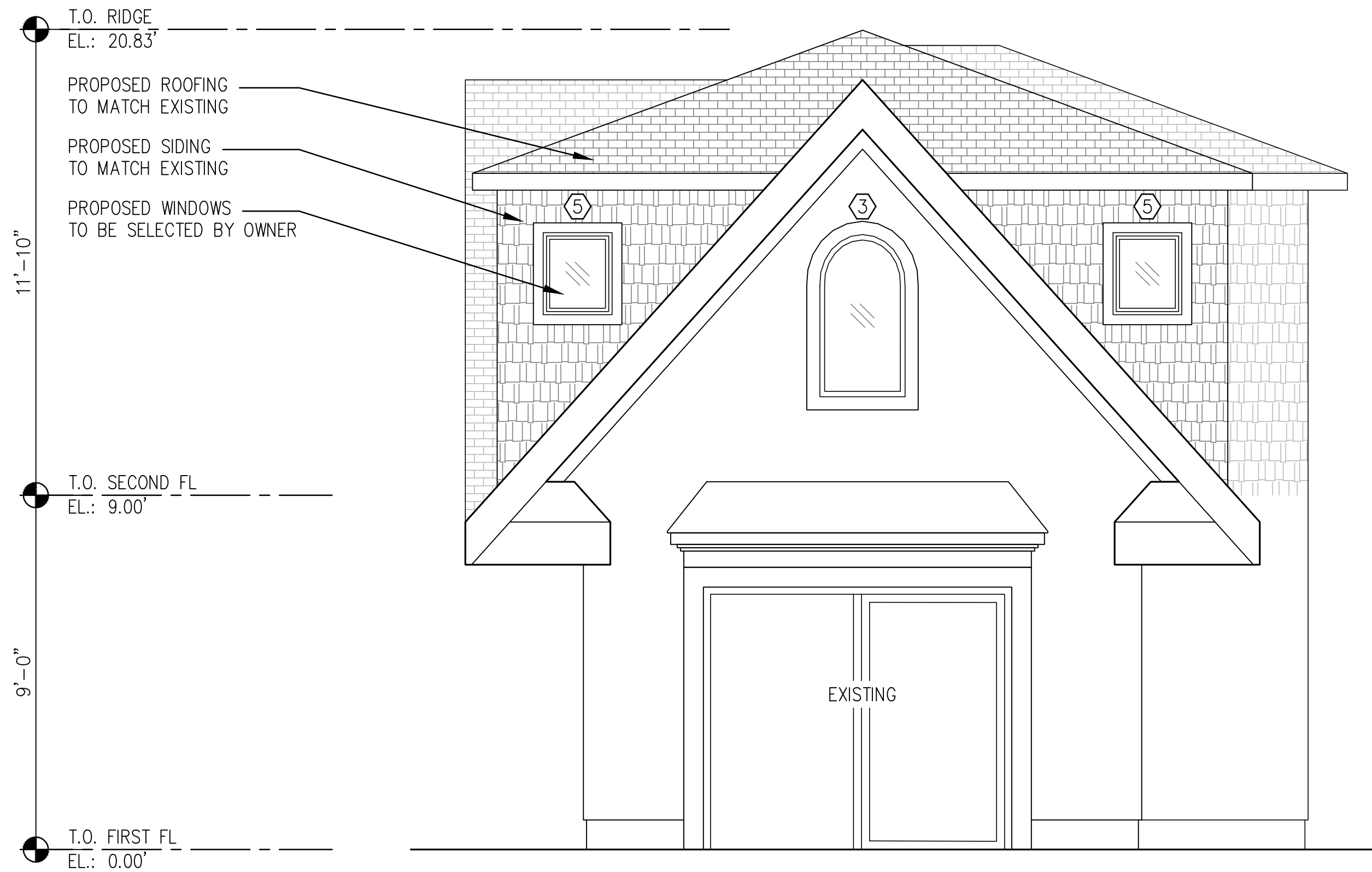
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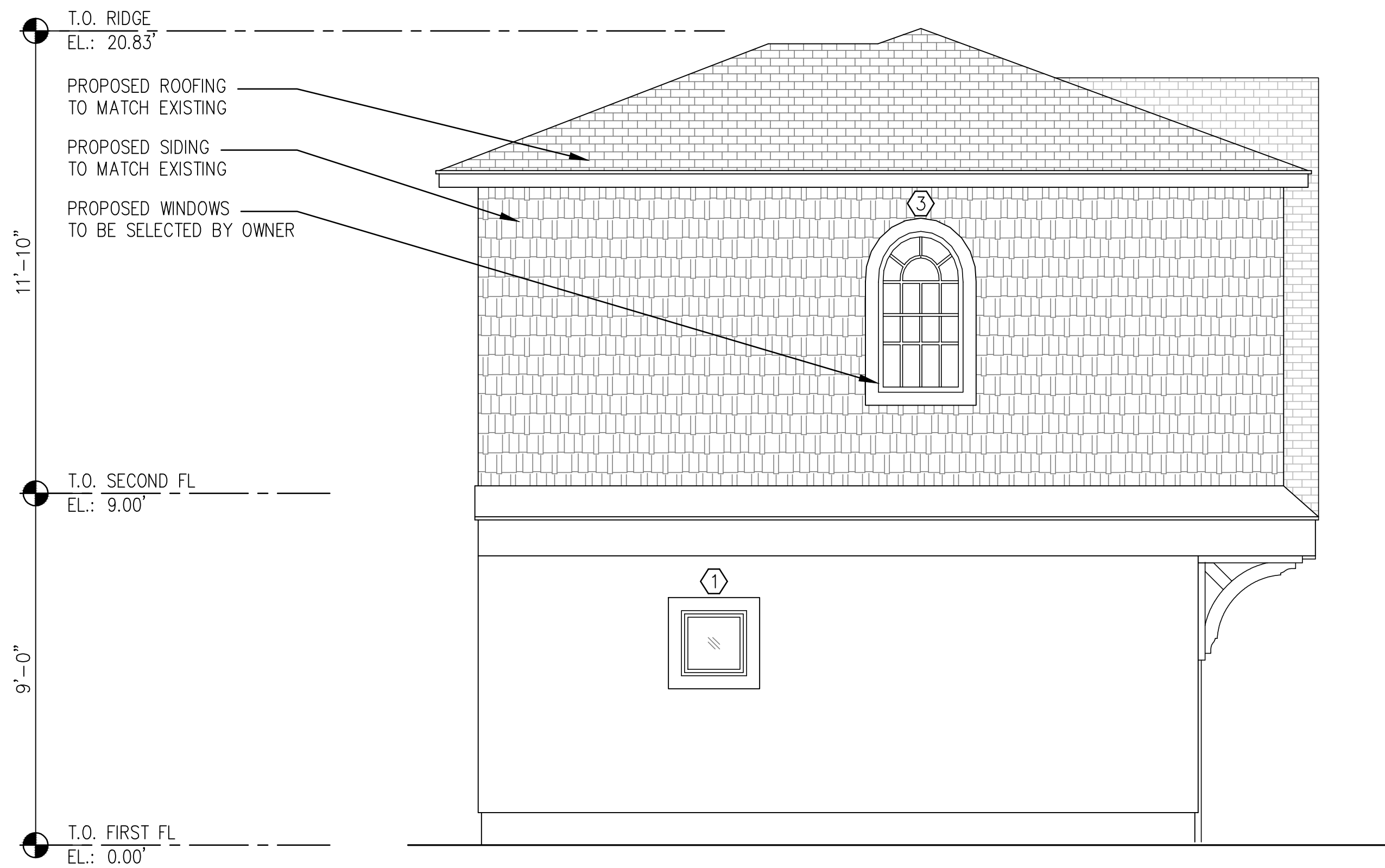
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AvM	2350
CHECKED BY:	DATE
VF	10.03.23

DWG. TITLE :
FIRST & SECOND FLOOR PLAN

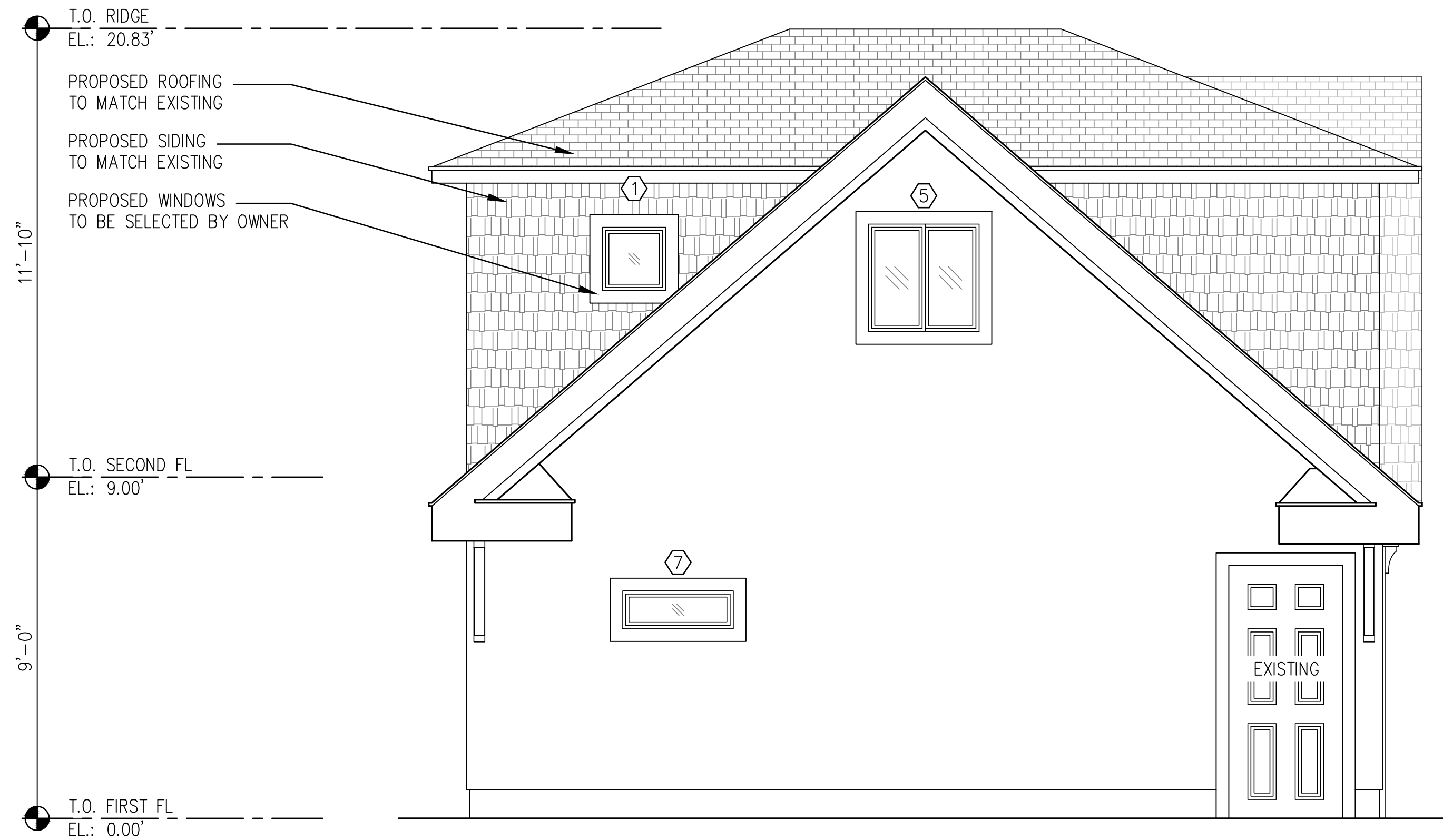
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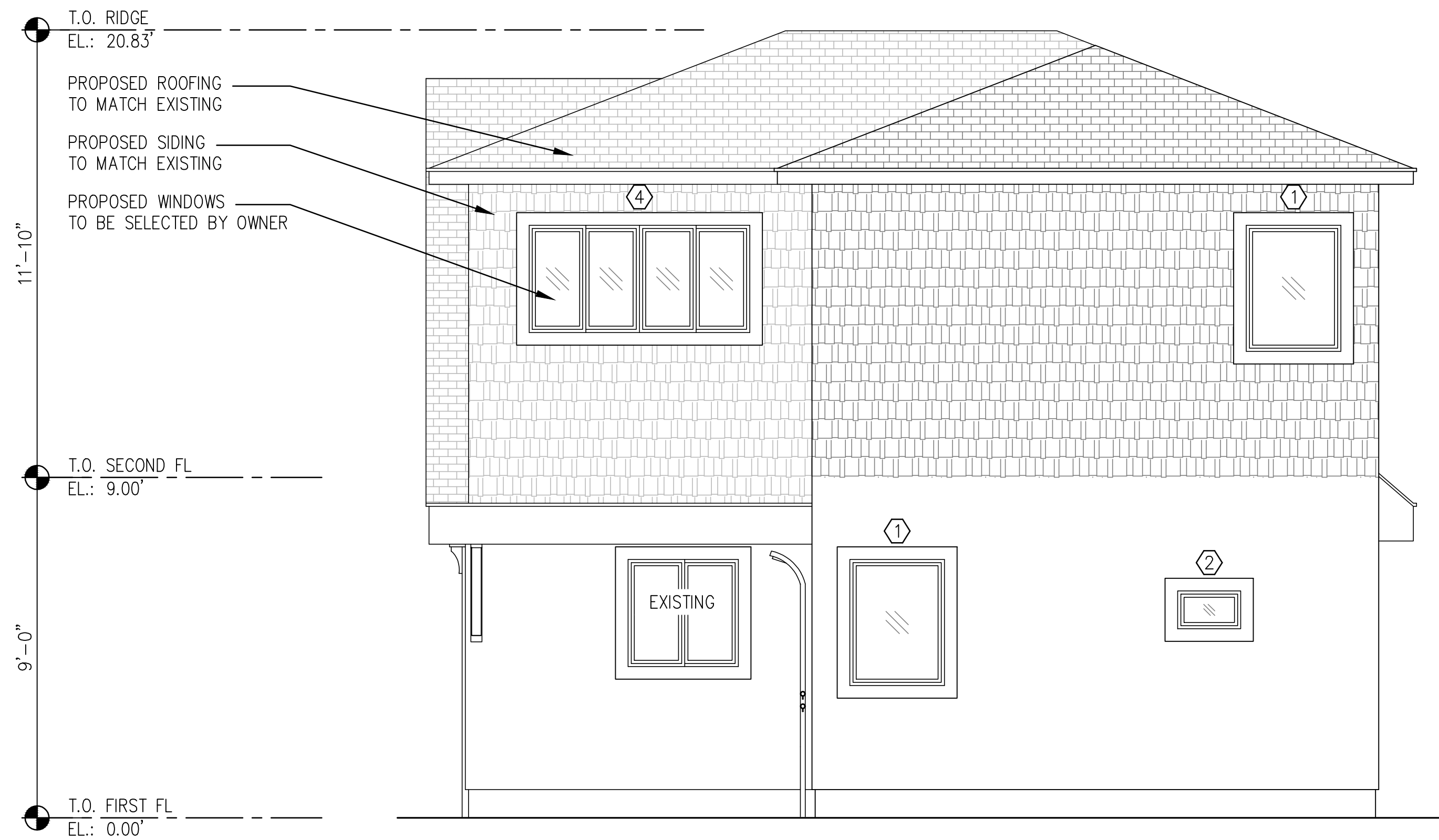
FRONT ELEVATION
SCALE: 3/8" = 1'-0"



REAR ELEVATION
SCALE: 3/8" = 1'-0"



LEFT ELEVATION
SCALE: 3/8" = 1'-0"



RIGHT ELEVATION
SCALE: 3/8" = 1'-0"

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**BUILDING
ELEVATIONS**

A-002.00