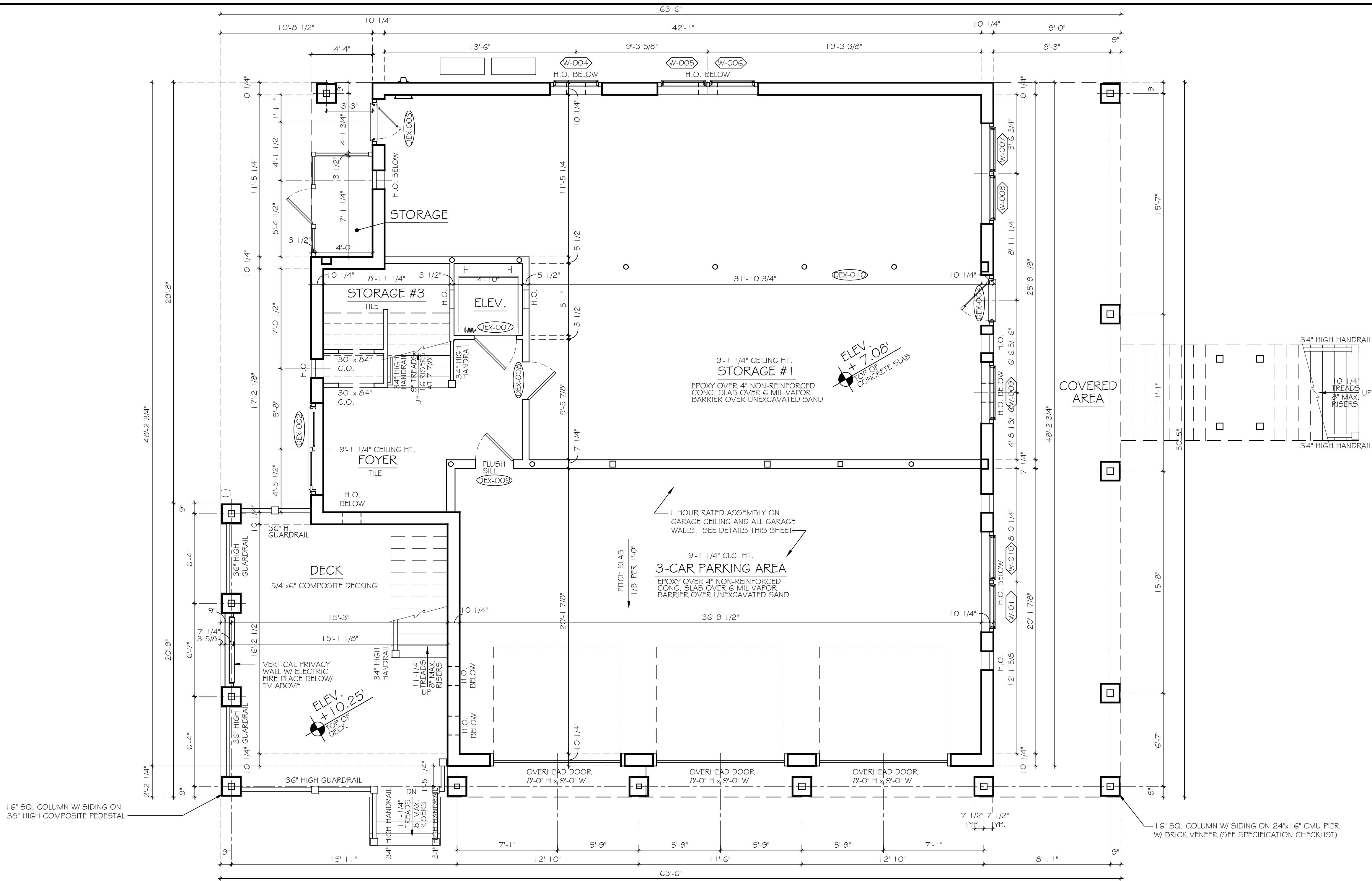
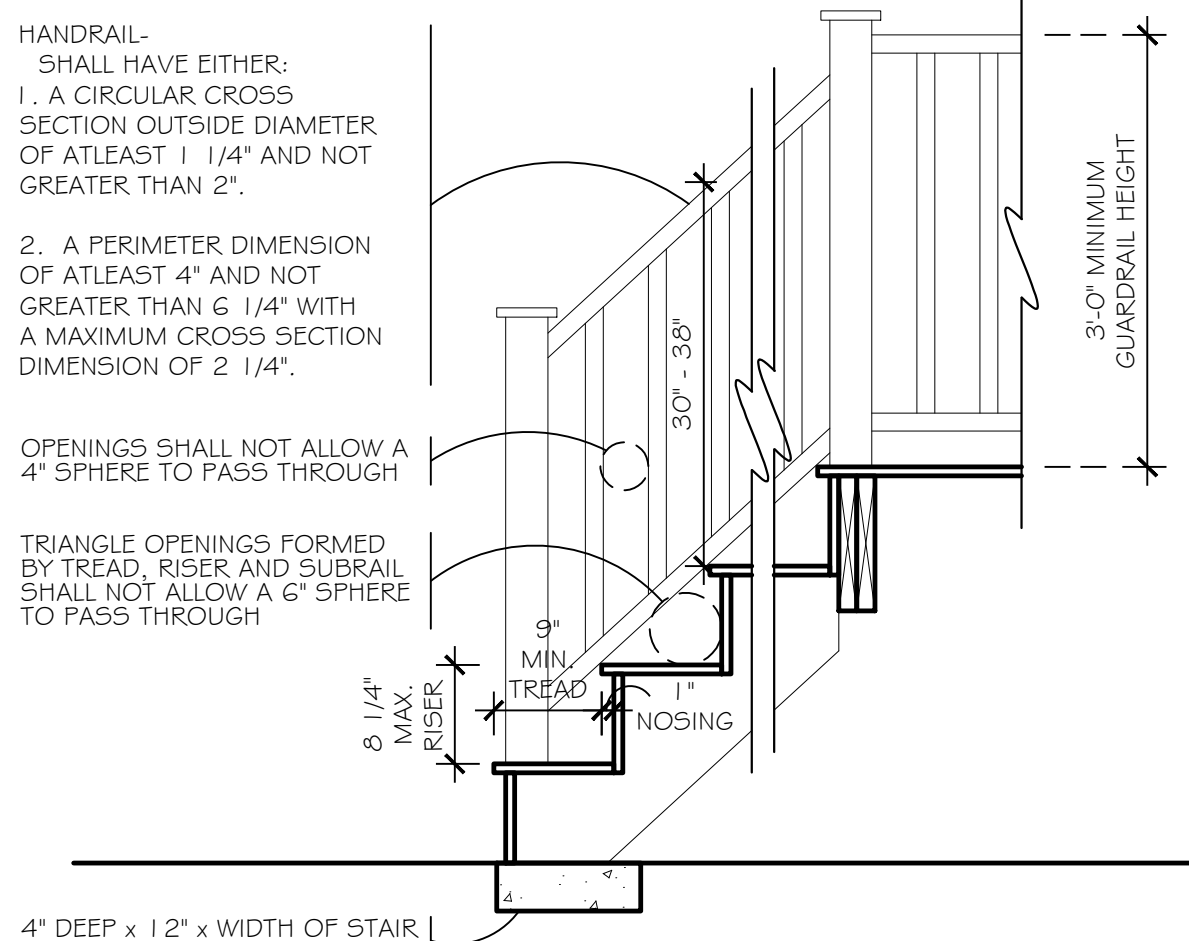




1 GROUND FLOOR ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



2 EXTERIOR STAIR DIAGRAM
SCALE: 3/4" = 1'-0"

- MATERIAL BELOW DFE
FRAMING/ FINISH NOTES:
1. ALL MATERIAL BELOW DESIGN FLOOD ELEVATION SHALL BE FLOOD RESISTANT.
 2. ALL WALL STUDS SHALL BE TREATED.
 3. ALL PLYWOOD SHALL BE MARINE GRADE PLYWOOD.
 4. ALL EXTERIOR STAIR STRINGERS SHALL BE TREATED.
 5. ALL WALL/ FLOOR FINISH MATERIALS SHALL BE WATER RESISTANT.
 6. INTERIOR STAIR TREADS, RISERS AND HANDRAILS SHALL BE CONSTRUCTED OF NATURALLY DURABLE WOOD OF ANY OF THE FOLLOWING SPECIES:
 - a. HEARTWOOD OF REDWOOD
 - b. HEARTWOOD OF CEDAR
 - c. HEARTWOOD OF BLACK LOCUST
 - d. HEARTWOOD OF BLACK WALNUT
 7. ALL DOORS SHALL BE FIBERGLASS.
 8. INSULATION SHALL BE CLOSED CELL.

LOCATION OF ALL UTILITIES, BOILERS, FURNACES, AIR CONDITIONING, WATER HEATERS, PUMPS, DUCTWORK, ELEVATOR EQUIPMENT, GENERATORS, SOLAR, PROPANE AND FUEL TANKS, ETC., SHALL BE ABOVE DESIGN FLOOD ELEVATION. ALL EQUIPMENT SHALL BE ANCHORED TO PLATFORM/ SUPPORTING STRUCTURE.

UTILITIES, INCLUDING ELECTRICAL WIRING, BREAKER BOXES, POWER METERS, PLUMBING, CONDUITS, VENTILATION DUCTS, ETC., SHALL NOT BE PLACED IN OR ATTACHED TO BREAKAWAY WALL PANELS. BUILDING SUPPLY LINES AND OTHER UTILITY FIXTURES, SUCH AS LIGHT SWITCHES OR ELECTRICAL OUTLETS, MAY BE ATTACHED TO PILE ENCLOSURE (VERTICAL FOUNDATION MEMBER)

HYDROSTATIC OPENING (H.O.) CALCULATIONS

FOYER:	309 S.F.
NUMBER OF HYDROSTATIC OPENINGS PROVIDED:	2
EFFECTIVE H.O. AREA PER OPENING:	200 S.F.
HYDROSTATIC OPENING AREA PROVIDED:	400 S.F.
AREA OF PARKING:	744 S.F.
NUMBER OF HYDROSTATIC OPENINGS PROVIDED:	4
EFFECTIVE H.O. AREA PER OPENING:	200 S.F.
HYDROSTATIC OPENING AREA PROVIDED:	800 S.F.
AREA OF STORAGE #1:	957 S.F.
NUMBER OF HYDROSTATIC OPENINGS PROVIDED:	5
EFFECTIVE H.O. AREA PER OPENING:	200 S.F.
HYDROSTATIC OPENING AREA PROVIDED:	1,000 S.F.

TWO FLOOD VENTS SHALL BE INSTALLED IN ELEVATOR.

NOTE: ALL HYDROSTATIC OPENINGS SHALL BE "SMART VENT" MODEL No. 1540-570 (INSULATED, NON-VENTING MODEL-WOOD WALL) OPENINGS SHALL BE LOCATED NO MORE THAN 1'-0" ABOVE GRADE.

FIRE-RATED-ASSEMBLIES FOR PARKING AREA ONLY		
PARKING AREA FLOOR/CEILING ASSEMBLY	PARKING AREA WALL ASS'LY.	EXTERIOR WALL ASSEMBLY
FIRE TEST REFERENCE: UCC FTO 13 HOURLY RATING: 1-HOUR	FIRE TEST REFERENCE: UCC FTO 13 HOURLY RATING: 1-HOUR	FIRE TEST REFERENCE: SUPERIOR WALLS ICC-ES ESR1662 HOURLY RATING: 2-HOUR (STC-52)
1 BASE LAYER: TYPE "X" 5/8" GYPSUM BOARD APPLIED AT RIGHT ANGLES TO THE JOISTS AND ATTACHED WITH 1-1/4" MINIMUM DRYWALL SCREWS SPACED 24" O.C.	1 GARAGE SIDE ONLY: ONE LAYER 5/8" TYPE "X" GYPSUM BOARD (INSTALL MOLD AND MOISTURE RESISTANT TYPE "X", FIBERGLASS BACKED, GYPSUM BOARD BELOW DESIGN FLOOD ELEVATION), APPLIED TO 2x STUDS WITH 1-1/4" TYPE "W" OR "S" SCREWS SPACED 12" O.C. FINISH WITH JOINT TAPE AND ONE LAYER COMPOUND MINIMUM. WALL SHALL BE CONTINUOUS TO UNDERSIDE OF CEILING MEMBRANE ABOVE.	1 PRECAST FOUNDATION WALL BY SUPERIOR WALLS OF AMERICA.
2 FACE LAYER: TYPE "X" GYPSUM BOARD APPLIED AT RIGHT ANGLES TO THE JOISTS WITH 1-7/8" MINIMUM DRYWALL SCREWS SPACED 12" O.C. THE FACE LAYER JOINTS SHALL BE OFFSET FROM BASE LAYER JOINTS BY A MINIMUM OF ONE JOIST BAY. THE JOINTS OF THE FACE LAYER SHALL BE TAPED AND PROVIDED WITH A MINIMUM OF ONE LAYER SPACKLE.	2 STAGGER JOINTS ON EACH SIDE OF WALL.	2 INSTALL TWO (2) LAYERS 5/8" TYPE X GYPSUM BOARD COMPLYING WITH ASTM C1396 TO SUPERIOR WALLS PRECAST FOUNDATION WALL.
3 THERE ARE NO RESTRICTIONS ON THE TYPE OF FLOORING TO BE USED AS TOP MEMBRANE, IF UNUSABLE SPACE IS LOCATED ABOVE A PORTION OF THE ASSEMBLY, THEN NO TOP MEMBRANE IS REQUIRED.	NOTES: 1. PROVIDE FIRE BLANKETS AT ALL RECESSED LIGHT FIXTURES 2. PENETRATIONS SHALL BE INSTALLED AS TESTED IN AN APPROVED FIRE- RESISTANCE-RATED ASSEMBLY. 3. PROVIDE FIRE DAMPERS AT ALL DUCTS THAT PENETRATE FIRE-RESISTANCE-RATED ASSEMBLIES.	

REVISIONS:	CONSTRUCTION DOCUMENT SET	DIM
1- OCTOBER 31, 2022	VARIOUS OWNER CHANGES	
6- MAY 7, 2025	VARIOUS	
7- MAY 28, 2025	FOR VARIANCE	
8- JULY 9, 2025		
DATE:	FEBRUARY 08, 2022	

MELILLO ARCHITECTURE

Ph: 732.974.8593 Fax: 732.974.8594
402 Higgins Avenue
Bridgic, New Jersey 08730

NEW RESIDENCE FOR:
ALAN & JANET PORTO

568 OCEAN AVENUE
BLOCK 27, LOT 1
BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY

MICHAEL MELILLO

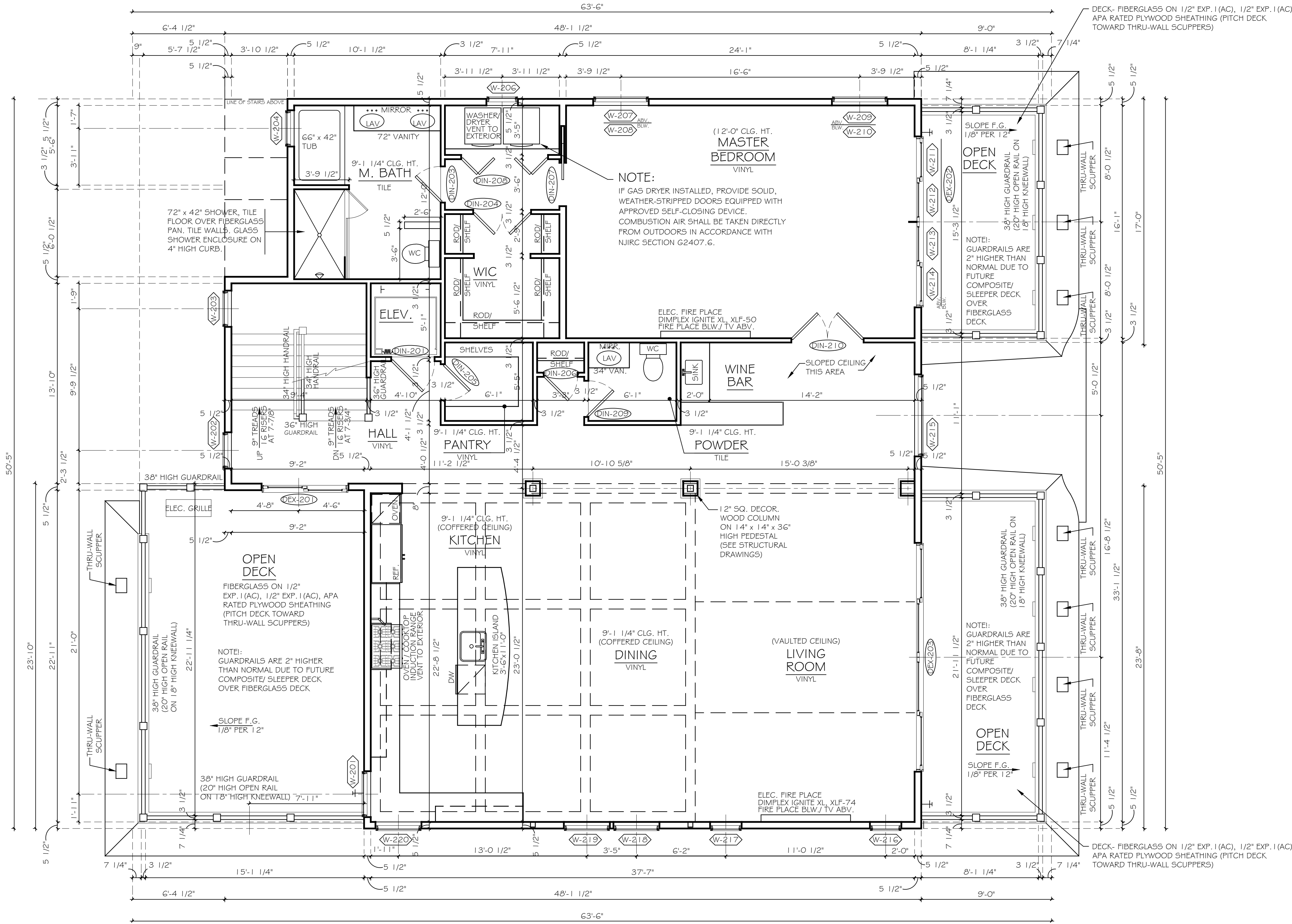
PROJECT: ALAN & JANET PORTO

NEW JERSEY
NJ Lic. No. AI 10928

A-1
SHEET 4 OF 28



DRAWN BY: DJM



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

MICHAEL MELLILLO
NJ Lic. No. AI 10928

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SHEET 6 OF 28

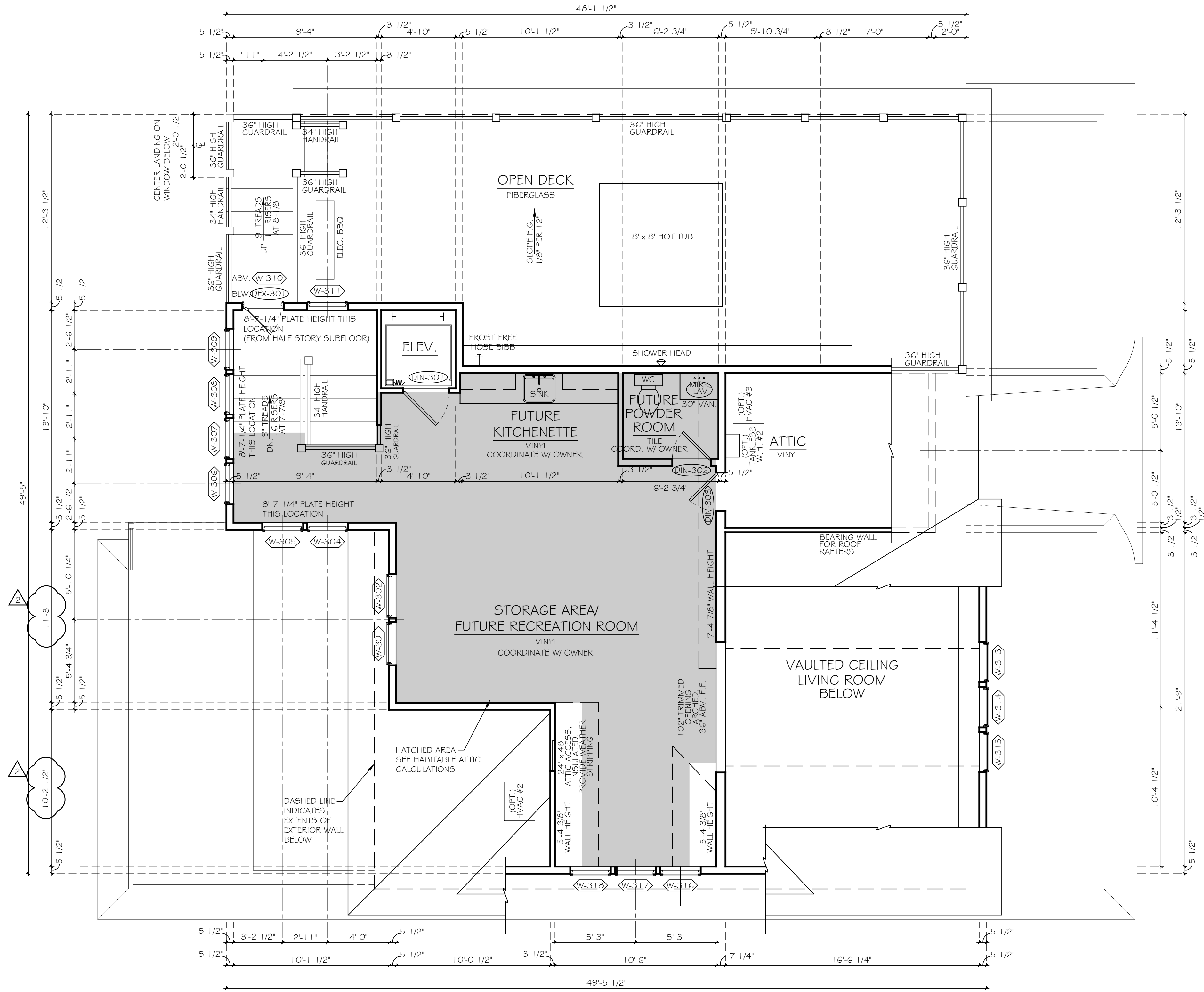
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568 OCEAN AVENUE
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MELILLO
ARCHITECTURE
Ph: 732.974.8593 Fax: 732.974.8594
402 Higgins Avenue
Bridle, New Jersey 08730

REVISIONS:
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DRAWN BY: DJM



HABITABLE ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

HABITABLE ATTIC CALCULATIONS

SECOND FLOOR LIVING AREA: 1,940 SQ.FT.
33% OF 1,966 S.F. ALLOWED: 640 SQ.FT.
LIVING AREA OF 7'-0" OR MORE IN HEIGHT (HATCHED): 585 SQ.FT.

MICHAEL MELLILLO

Michael Mellillo
NJ Lic. No. AI 10928

A-4

SHEET 7 OF 28

PROJECT:

**NEW RESIDENCE FOR:
ALAN & JANET PORTO**

568 OCEAN AVENUE
BLOCK 27, LOT 1
BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY

**MELLILLO
ARCHITECTURE**

Ph: 732.974.8593 Fax: 732.974.8594
402 Higgins Avenue
Bridgette, New Jersey 08730

REVISIONS:

1- OCTOBER 31, 2022 CONSTRUCTION DOCUMENT SET
2- NOVEMBER 15, 2022 CLIENT COMMENTS
6- MAY 7, 2025 VARIOUS OWNER CHANGES
7- MAY 28, 2025 VARIOUS
8- JULY 9, 2025 FOR VARIANCE

DATE:

FEBRUARY 08, 2022

DRAWN BY:

DJM



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND	
1	DO NOT VENT ROOF SPRAY FOAM BEING INSTALLED
2	ROOFING- SEE SPECIFICATION CHECKLIST, OVER 5/8" EXP. 1 (CDX) APA RATED SHEATHING. INSTALLATION OF ROOFING TO MEET OR EXCEED 125 M.P.H. WIND LOAD. PROVIDE ICE AND WATER SHIELD ON ALL ROOF SLOPES 4:12 AND LESS
3	OMIT -
4	CONCEALED ROOF TO WALL FLASHING. (TYP. AT ALL ROOF TO WALL INTERSECTIONS).
5	RAKE - 1"x 4" ON 1"x1"0" (SEE SPEC. CHECKLIST) -
6	GUTTER/ DOWNSPOUT - 6" PREFINISHED ALUMINUM K STYLE (SQUARE) W/ 2 3/4"x4 1/4" DOWN- SPOUT. VERIFY DOWNSPOUT LOCATION W/ OWNER.
7	FASCIA - 1" x 8" OVER 2x SUB-FASCIA (SEE SPEC. CHECKLIST) -
8	SOFFIT- (SEE SPEC. CHECKLIST) -
9	FRIEZE BOARD- 5/4" x 4" (SEE SPEC. CHECKLIST) -
10	GARAGE DOOR - 9'-0" x 8'-0" - CLOPAY (SEE SPEC. CHECKLIST)
11	SIDING- (SEE SPECIFICATION CHECKLIST), OVER AIR INFILTRATION BARRIER (SEE SPECIFICATIONS) OVER 1/2" CD-X PLYWOOD SHEATHING. FLASH ALL CORNERS.
12	AZEK 1/2" PANEL WITH 1 X 2 BATTENS AT 12" OC-SEE ELEVATIONS FOR LOCATIONS OVER AIR INFILTRATION BARRIER (SEE SPECS.) OVER 1/2" CD-X PLYWOOD SHEATHING.
13	TRIM- 5/4" x 4" (SEE SPEC. CHECKLIST)
14	WINDOW/ DOOR SYSTEM- SEE WINDOW AND DOOR SCHEDULE. PROVIDE COPPER FLASHING ABOVE ALL OPENINGS.
15	36" HIGH GUARDRAIL AND 38" HIGH x 6" SQUARE NEWEL BOXES- (SEE SPEC. CHECKLIST.) (20" HIGH OPEN RAIL ON 1 6" HIGH KNEEWALL)
16	36" HIGH GUARDRAIL- (SEE SPECIFICATION CHECKLIST)
17	30" MIN. - 38" MAX. HIGH HANDRAIL- (SEE SPECIFICATION CHECKLIST)
18	1 6" SQ. COLUMN W/ SIDING ON 24"x1 6" CMU PIER W/ BRICK VENEER (SEE SPECIFICATION CHECKLIST)
19	OMIT -
20	12" SQ. DECORATIVE PVC COLUMN WRAP ON 38" HIGH x 1 6" SQ. PEDESTAL. PROVIDE COPPER CAP FLASHING. (SEE SPECIFICATION CHECKLIST)
21	OMIT -
22	PRIVACY WALL CONFIRM DESIGN W/ OWNER. (SEE SPEC. CHECKLIST)
23	OPEN ROOF RECREATIONAL DECK. (SEE SPEC. CHECKLIST)
24	DECK- SEE PLAN FOR MATERIAL -
25	LANDING AND STEPS- 5/4"x 6" DECKING (SEE SPEC. CHECKLIST)
26	FOUNDATION WALL- SIDING (SEE SPECIFICATION CHECKLIST) OVER AIR INFILTRATION BARRIER. (SEE SPECIFICATIONS) OVER 1/2" CD-X PLYWOOD SHEATHING OVER 2x FURRING STRIPS OVER SUPERIOR WALL FNDN. INSTALL 24" HIGH BRICK VENEER. (SEE SPEC. CHECKLIST)
27	DECORATIVE FLARE- (2) LAYERS 1/4" EXTER. GRADE SHEATHING OVER 2"x (W/ 5'-0" RADIUS CUT) AT 8" O.C. WITH 2" SOLID COMPOSITE CROWN ON 5/4" x 8" EXPANDED CELLULAR PVC TRIM
28	FIBERGLASS LINED SCUPPER
29	PORCH ENCLOSURE- LOUVERED 1x EXPANDED CELLULAR PVC IN EXPANDED CELLULAR PVC FRAME (SMOOTH SIDE OUT) (SEE LOWER LEVEL FLOOR PLAN)
30	HYDROSTATIC OPENING: "SMART VENT" MODEL No. 1540-520 BOTTOM OF OPENINGS SHALL BE LOCATED NO MORE THAN ONE FOOT (12") ABOVE ADJACENT GRADE.
31	OMIT -
32	OMIT -
33	OMIT -
34	OMIT -
35	FRIEZE BOARD- 5/4" x 6" (SEE SPEC. CHECKLIST)
36	FRIEZE BOARD- 5/4" x 6" ON 5/4" x 12" (SEE SPEC. CHECKLIST)
37	PACK-OUT BEAM THEN WRAP W/ 1x EXPANDED CELLULAR PVC (SMOOTH SIDE OUT)
38	1"x COMPOSITE TRIM ON COMPOSITE SHEET MATERIAL
39	OMIT -
40	12" SQ. DECORATIVE PVC COLUMN WRAP PROVIDE COPPER CAP FLASHING.
41	1 6" SQ. COLUMN W/ SIDING (SEE SPEC. CHECKLIST) ON 38" HIGH COMPOSITE PEDESTAL
42	24" HIGH BRICK VENEER. (SEE SPECIFICATION CHECKLIST)

REVISIONS:	CONSTRUCTION DOCUMENT SET
1- OCTOBER 31, 2022	CLIENT COMMENTS
2- NOVEMBER 15, 2022	FLOOR JOIST DEPTH
4- MARCH 10, 2023	VARIOUS
5- APRIL 3, 2023	VARIOUS OWNER CHANGES
6- MAY 7, 2025	VARIOUS
7- MAY 28, 2025	FOR VARIANCE
8- JULY 9, 2025	
DATE:	DRAWN BY: DIM
	FEBRUARY 08, 2022



Ph: 732.974.8593 Fax: 732.974.8594
402 Higgins Avenue
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PROJECT:
NEW RESIDENCE FOR:
ALAN & JANET PORTO

568 OCEAN AVENUE
BLOCK 27, LOT 1
BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY

MICHAEL MELILLO
NJ Lic. No. A110928

A-6
SHEET 9 OF 28



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND	
1	DO NOT VENT ROOF SPRAY FOAM BEING INSTALLED
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A-7
SHEET 10 OF 28