



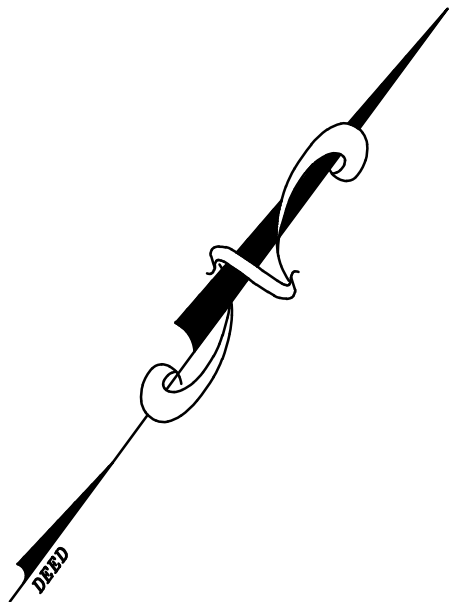
BOROUGH OF OCEANPORT PLANNING/ZONING BOARD

REGULAR MEETING • AGENDA

Clement V. Sommers Municipal Building
910 Oceanport Way, Oceanport, NJ 07757

OCTOBER 14, 2025 at 7:00 PM

1. **Call to Order**
2. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 25, 2025 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.
3. **Flag Salute**
4. **Board Policy**
 - It is Board Policy that no application will be opened after 9:30 PM.
 - No new testimony will be taken after 10:00 PM, except at the discretion of the Board.
5. **Roll Call**
6. **Board Business**
7. **Approval of Minutes**
8. **Resolutions**
9. **Old Business**
10. **New Business**
 - 10.1. PB2025-14 Vincent Coccimiglio
Block 127, Lot 9
25 Springfield Avenue
Proposed reconstruction of a non-conforming single family home
 - 10.2. PB2025-10 Thomas Greco
Block 16, Lot 4.01
82 Algonquin Avenue
Proposed 344 square foot single-story addition to the existing home
11. **Petitions from the Public**
12. **Adjournment**



LEGEND

- BOUNDARY LINE
- E

OVERHEAD WIRES
- CURB LINE
- PROPERTY MARKER
- LIGHT POST
- UTILITY POLE
- UTILITY POLE / LIGHT
- TREE OR HEDGE (AS NOTED)
- x

x

FENCE (METAL)
- o

o

FENCE (WOOD OR VINYL)
- ASPHALT
- CONCRETE
- PAVERS

METES & BOUNDS
DESCRIPTION OF PROPERTY

BEGINNING at the corner formed by the intersection of the northerly sideline of Springfield Avenue and the westerly sideline of Woodbine Way; thence running

1) Westerly along the said northerly sideline of Springfield Avenue, South 53 degrees 33 minutes 50 seconds West, 118.93 feet to a point; thence

2) North 36 degrees 26 minutes 10 seconds West, 72.76 feet to a point; thence

3) North 53 degrees 33 minutes 50 seconds East, 25.00 feet to a point; thence

4) North 53 degrees 47 minutes 50 seconds East, 72.64 feet to a point on the aforesaid westerly sideline of Woodbine Way; thence

5) Southerly along said sideline, South 52 degrees 49 minutes 10 seconds East, 75.49 feet to a point on the aforesaid northerly sideline of Springfield Avenue and the POINT AND PLACE OF BEGINNING.

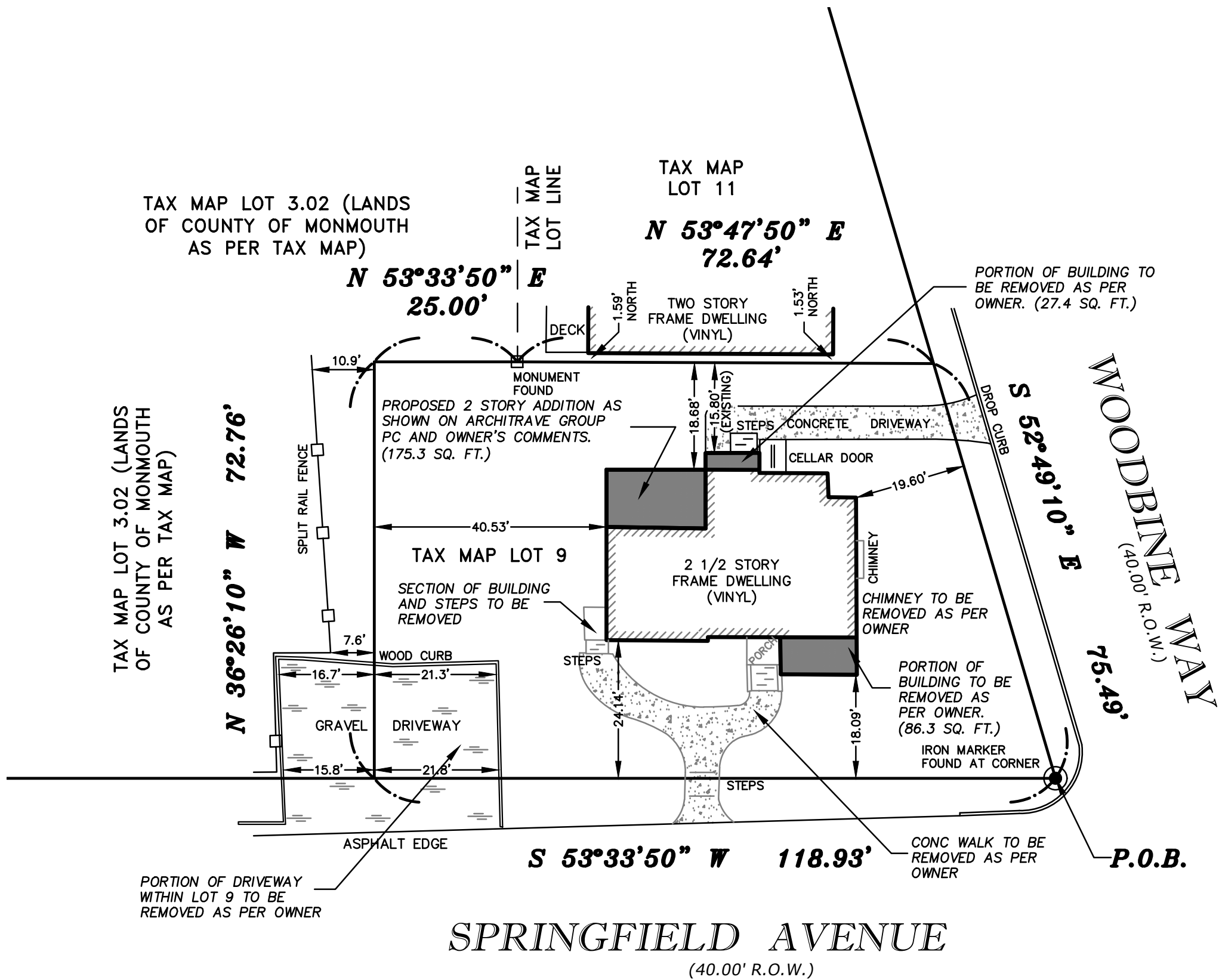
The above described parcel contains 7,861 square feet or 0.181 acres of land.

DEED REFERENCES:

DEED BOOK 8914 PAGE 7778, ET. SEQ.
RECORDED 10/20/2011.

NOTES:

1. ALL PROPOSED STRUCTURES AS SHOWN ON AN ARCHITECTURAL PLAN A-1 PREPARED BY ARCHITRAVE GROUP PC DATED 3/17/2025.
2. ALL DIMENSIONS SHOWN FROM EXISTING STRUCTURES ARE TO THE SIDING OF SAID STRUCTURE AND NOT THE FOUNDATION.
3. MAP OF PROPERTY SHOWN HEREON DOES NOT REFLECT ANY TREES OR VEGETATION ON THE PROPERTY OR NEAR THE PROPERTY LINES OTHER THAN CLEARLY DEFINED TREE OR HEDGE ROWS.
4. DUE TO HEAVY ACCUMULATION OF SNOW AND ICE, ALL PHYSICAL FEATURES AT GROUND LEVEL MAY NOT BE SHOWN HEREON.



SCHEDULE OF BULK REQUIREMENTS R-7.5 ZONE

BULK ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	7,500 SQ. FT.	7,861 SQ. FT.	7,861 SQ. FT.
MINIMUM LOT WIDTH	75 FT.	118.93 FT.	118.93 FT.
MINIMUM LOT DEPTH	100 FT.	* 72.76 FT.	* 72.76 FT.
MINIMUM FRONT YARD	30 FT.	* 18.09 FT.	* 24.14 FT.
MINIMUM ONE SIDE YARD	10 FT.	19.60 FT.	19.60 FT.
MINIMUM BOTH SIDE YARDS	20 FT.	60.13 FT.	60.13 FT.
MINIMUM REAR YARD	25 FT.	* 15.80 FT.	* 18.68 FT.
MAX. BUILDING HEIGHT	2.5 STORIES	2.5 STORIES	2.5 STORIES
MAX. BUILDING COVERAGE	25 %	15.6 %	16.4 %
MAX. IMPERVIOUS COVERAGE	45 %	29.3 %	20.1 %

* VARIANCE OF EXISTING CONDITIONS (PROPOSED IMPROVEMENTS DO NOT SURPASS EXISTING VARIANCE CONDITIONS)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

EXISTING IMPERVIOUS LOT COVERAGE

HOUSE	1,225
CONCRETE DRIVEWAY	255
PORCH/CONC.WALK	335
CELLAR DOOR	27
STEPS (REAR)	16
GRAVEL DRIVEWAY	444 (PORTION WITHIN PARCEL)
TOTAL	2,302

TOTAL LOT AREA = 7,861 SQ. FT.

PERCENTAGE OF IMPERVIOUS LOT COVERAGE = 29.3%

THIS SURVEY IS CERTIFIED TO AND PREPARED FOR:
VINCENT COCCIMIGLIO AND YAMILETH CALDERON

I, VALERY BRAGINSKY, PLS, CERTIFY THAT THE SURVEY OF LANDS SHOWN HEREON WAS PERFORMED AT THE PROPERTY UNDER MY DIRECT SUPERVISION ON THE DATE LISTED ON THIS SURVEY MAP. THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURPOSE OF MUNICIPALITY SUBMITTAL, PURCHASE AND/OR MORTGAGE FROM LENDER AS NAMED. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO AND OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL OF THE SURVEYOR. SUBJECT TO ALL EASEMENTS OR RIGHT-OF-WAY OF RECORD.

LOT AREA			
7,861 SQ. FT. OR 0.181 ACRES			
2	4/15/2025	AS PER PROPERTY OWNER	VB
1	3/31/2025	AS PER PROPERTY OWNER	VB
NO.	DATE	DESCRIPTION	BY
JOB NO.: 2502-08			

BOUNDARY SURVEY & PLOT PLAN
OF LANDS LOCATED AT
25 SPRINGFIELD AVENUE
LOT 9 IN BLOCK 127 ON TAX MAPS OF
BOROUGH OF OCEANPORT MONMOUTH COUNTY NEW JERSEY

Valery Braginsky
VALERY BRAGINSKY, PLS
NJ LICENSE NO. 43217
BRAGINSKY SURVEYING, LLC
2 AUSTIN AVENUE, ISELIN, NJ 08830
TEL. (732) 326-9090 FAX (866) 464-8910



PROPOSED ADDITION/ALTERATION FOR:
THE COCCIMIGLIO RESIDENCE
AT
25 SPRINGFIELD AVENUE
OCEANPORT, NEW JERSEY

POSTING PLACARD

BUILDING USE GROUP	RESIDENTIAL R5
BUILDING CONSTR. TYPE	FRAME VB
OCCUPANCY LOAD	3
FLOOR LOAD	40 P.S.F. LIVE LOAD
ROOF LOAD	30 P.S.F. LIVE LOAD

TOTAL AREA(S);

EXISTING 1ST FL. AREA: 1,194 SQ. FT.
EXISTING 2ND FL. AREA: 848 SQ. FT.
TOTAL EXISTING AREA: 2,042 SQ. FT.

PROPOSED 1ST FL. AREA: 1,215 SQ. FT.
PROPOSED 2ND FL. AREA: 1,186 SQ. FT.
TOTAL NEW AREA: 2,401 SQ. FT.

TOTAL OF NEW ADDITION: 357 SQ. FT.

VOLUME NEW WORK: 9,200 CU. FT.

DRAWING INDEX

CS GENERAL NOTES
D-1 FIRST & SECOND FLOOR DEMOLITION
A-1 FIRST & SECOND FLOOR PLANS
A-2 EXTERIOR ELEVATIONS
A-3 FOUNDATION & ROOF PLANS
A-4 PROPOSED SECTION & PLUMBING RISER

BUILDING CODES

BUILDING CODE	INTER. RESIDENTIAL CODE 2021 - NJ
ELECTRICAL CODE	NATIONAL ELEC. CODE 2020
PLUMBING CODE	NATIONAL STANDARD PLUMB. CODE 2021-NJ
MECHANICAL CODE	INTER. MECH. CODE 2021
ENERGY CODE	INTER. ENERGY CONSERVATION CODE 2021 RESIDENTIAL-NJ

GENERAL NOTES:

- THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ISSUE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT.
- EXCAVATE: EXCAVATE AS REQUIRED FOR FOUNDATIONS TO UNDISTURBED VIRGIN SOIL, UNLESS RESTING ON CONTROLLED COMPACTED FILL, INSTALLED UNDER SUPERVISION OF A LICENSED SOIL ENGINEER, NEW JERSEY P.E.
- SOIL: ASSUMED SOIL BEARING CAPACITY: 3,000 PSF; THE CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY TO BE EQUAL TO OR EXCEED THE ASSUMED VALUE BEFORE PROCEEDING WITH THE WORK. A SOIL BEARING VALUE FOUND TO BE LESS THAN THE ASSUMED VALUE SHALL BE REPORTED TO THE ARCHITECT FOR FOOTING REDESIGN. FAILURE OF THE CONTRACTOR TO REQUEST SUCH TEST OR RECOMMENDATION SHALL IMPOSE THE BURDEN OF RESPONSIBILITY FOR ADEQUACY OF SOIL BEARING QUALITIES AND SUBSEQUENT DAMAGE UPON THE CONTRACTOR.
- CONTRACTORS SHALL TAKE AND VERIFY ALL CONDITIONS AND MEASUREMENTS ON JOB AND SHALL BE STRICTLY RESPONSIBLE FOR SAME. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND ENGINEER.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL FEDERAL CODES, AND THE CURRENT BUILDING CODES OF THE STATE OF NEW JERSEY AND THE LOCAL BUILDING DEPARTMENT.
- ALL OPENINGS IN WALLS, FLOORS, ROOF, ETC., TO BE LOCATED AND SIZED AS PER MECHANICAL REQUIREMENTS.
- ALL WORK IN PROGRESS SHALL BE ADEQUATELY BRACED AND PROTECTED UNTIL BUILDING IS COMPLETED.
- CONTRACTORS SHALL HAVE SHOP DRAWINGS AND MATERIALS APPROVED BY THE ENGINEER OF RECORD BEFORE PROCEEDING WITH ANY FABRICATION OR ERECTION OF THE WORK INDICATED ON THE SHOP DRAWING.
- ALL WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF LOCAL AND STATE CODES AND SPECIFICATIONS OF THE
- CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. HE SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CORRECTIONS PRIOR TO THE BEGINNING OF ANY WORK. THE DISCOVERY OF DISCREPANCIES AFTER THE BEGINNING OF WORK WILL BE EVIDENCE OF FAULTY WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS SHALL GOVERN.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL MATERIALS, LABOR, WATER, TOOLS, EQUIPMENT, ETC., NECESSARY FOR THE EXECUTION OF THE WORK AND ITS COMPLETION. UNLESS OTHERWISE SPECIFIED, ALL MATERIAL SHALL BE NEW AND THE WORKMANSHIP AND MATERIALS SHALL BE OF HIGH QUALITY AND AS PER INDUSTRY STANDARDS.

- THE CONTRACTOR SHALL MAKE ALL REQUIRED APPLICATIONS, PAY FOR ALL PERMITS AND NOTIFY THE PROPER AUTHORITIES AS REQUIRED PRIOR TO THE COMMENCEMENT OF THE WORK.
- ALL WORK IN THE EXISTING BUILDING SHALL MATCH EXISTING CORRESPONDING WORK IN MATERIAL, CONSTRUCTION, FINISH, ETC., UNLESS OTHERWISE SPECIFIED OR REQUIRED, OR DIRECTED BY THE ARCHITECT AND OR THE OWNER.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL LABOR AND MATERIALS TO COMPLETE THE PROJECT IN A SATISFACTORY MANNER FOR APPROVAL BY THE ARCHITECT AND OR THE OWNER.
- THE CONTRACTOR AND EACH INDIVIDUAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFE CONSTRUCTION AND MAINTENANCE OF ALL SCAFFOLDING, LADDERS, EXCAVATION, ETC., AND HE (CONTRACTOR) SHALL ENSURE THAT ALL BOARDS, GUARDS, ENCLOSURES, ETC., ARE PROVIDED AS REQUIRED BY ALL LAWS AND ORDINANCES.
- THE CONTRACTOR AND EACH INDIVIDUAL SUBCONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL AGAINST DEFECTS FOR A PERIOD OF ONE(1) YEAR FROM THE DATE OF THE FINAL PAYMENT AND ACCEPTANCE OF THE COMPLETED WORK. ALL GUARANTEES SHALL BE IN WRITING AND DELIVERED TO THE OWNER AT THE TIME OF SUBMISSION OR REQUISITION FOR FINAL PAYMENT.
- ALL WORK OF A TEMPORARY NATURE REQUIRED FOR CONSTRUCTION SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION OR AS DIRECTED BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ANY DAMAGE TO THE EXISTING AND NEW CONSTRUCTION CAUSED DURING THE EXECUTION OF HIS WORK. CORRECTIVE WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE OWNER. COSTS FOR MATERIAL AND LABOR FOR ALL SUCH WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ALL CUTTING PATCHING, REPAIRING, ALTERING AND REFINISHING OF CONSTRUCTION AND FINISHES AS REQUIRED TO COMPLETE THE PROJECT IN A CONDITION SATISFACTORY TO THE ARCHITECT AND THE OWNER. CUTTING AND PATCHING SHALL BE AVOIDED WHEREVER POSSIBLE AND, IF REQUIRED, SHALL BE COORDINATED AND PERFORMED IN A NEAT AND CAREFUL MANNER. PATCHING, REPAIRING AND REFINISHING SHALL BE PERFORMED BY THE TRADES OR SUBCONTRACTORS WHO NORMALLY PROVIDE AND INSTALL THE RESPECTIVE MATERIALS AND FINISHES. PATCHES AND REPAIRS SHALL BE AS INCONSPICUOUS AS POSSIBLE AND SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT AND THE OWNER.
- THE CONTRACTOR SHALL MAINTAIN INSURANCE FOR CLAIMS UNDER WORKMAN'S COMPENSATION ACTS AND FROM ANY OTHER CLAIMS FROM OPERATIONS UNDER THIS CONTRACT. CERTIFICATION OF SUCH INSURANCES SHALL BE FILED WITH THE OWNER AND SHALL BE SUBJECT TO HIS APPROVAL.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS UPON COMPLETION OF ALL WORK.

FOUNDATION NOTES:

- ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL OR ENGINEER-CONTROLLED COMPACTED FILL OF 2 TONS PER SQ. FT. MINIMUM BEARING CAPACITY. FIELD VERIFY ASSUMED SITE CONDITIONS WITH SOIL TESTING AS REQUIRED. NO FOOTINGS ARE TO BE PLACED UNTIL SOIL CONDITION HAS BEEN APPROVED BY SOIL ENGINEER AND OWNER.
- BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW GRADE FOR FROST PROTECTION. SEE PLANS FOR POSSIBLE LOWER ASSUMED FORM AVAILABLE SOIL INFORMATION.
- EDGES OF ADJACENT FOOTINGS SHALL NOT BE PLACED AT A DIFFERENCE IN ELEVATION CREATING A SLOPE GREATER THAN 1 VERTICAL TO 2 HORIZONTAL.
- UNLESS SHOWN OTHERWISE, ALL WALL FOOTINGS SHALL BE 1'-0" DEEP AND HAVE A 6" PROJECTION ON EACH SIDE OF THE WALL. REINFORCE FOOTINGS AS SHOWN ON DRAWINGS.
- ALL COLUMN FOOTINGS SHALL BE CENTERED UNDER COLUMN CENTER LINE UNLESS OTHERWISE NOTED.
- ALL FOOTING DOWELS TO BE SAME SIZE AND NUMBER AS VERTICAL REINFORCEMENT IN COLUMNS, PIERS, OR WALLS THE FOOTINGS SUPPORT.
- ALL FILLED AREAS SHALL BE COMPACTED LAYER BY LAYER TO NOT LESS THAN 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557, LATEST EDITION.
- PROVIDE POROUS FILL UNDER ALL CONCRETE SLABS ON EARTH.
- NOT USED
- CONTRACTOR SHALL PROTECT ALL EXCAVATIONS, INCLUDING STRUCTURES WHICH MAY BE INVOLVED, WITH PROPER SAFEGUARDS INCLUDING BRACING.
- CONTRACTOR TO DE-WATER SITE AS REQUIRED TO PROPERLY INSTALL FOUNDATION AND PREVENT UPLIFT PRESSURE WHICH WOULD CAUSE FLOATATION OR OTHER DAMAGE TO FOUNDATION STRUCTURE.
- CONCRETE MASONRY UNITS TO BE 8" OR 12" X 16" (NOMINAL) ASTM C-40 UNITS (FILL SOLID BELOW GRADE) RUNNING BOND. INSTALL HORIZONTAL JOINT REINFORCING, TRUSS OR LADDER DESIGN OF 9 GAUGE WELDED STEEL WIRE, WITH HOT DIP ZINC COATING, SPACED 16" VERTICALLY.
- TYPE "S" MORTAR TYPICAL.

CONCRETE NOTES:

- ALL CONCRETE SHALL BE CONTROLLED CONCRETE OF A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AFTER 28 DAYS OF 3,000 PSI, EXCEPT WHERE CALLED FOR OTHERWISE, AND SHALL COMPLY WITH ALL ACI BUILDING CODE REQUIREMENTS.
- ALL CONCRETE SHALL CONTAIN A WATER REDUCING ADMIXTURE AND/OR HIGH RANGE WATER REDUCING ADMIXTURE (SUPER-PLASTICIZER) SUCH AS EUCON WR-75, AND/OR EUCON SUPER 37, AS MANUFACTURED BY THE EUCLID CHEMICAL COMPANY, OR APPROVED EQUAL. ADMIXTURES SHALL CONFORM WITH ASTM C-494 REQUIREMENTS, AND CONTAIN NO MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL DRINKING WATER.
- ACCELQUARD-80, NON-CHLORIDE ACCELERATING ADMIXTURES AS MANUFACTURED BY THE EUCLID CHEMICAL COMPANY, OR APPROVED EQUAL. SHALL BE USED IN ALL CONCRETE PLACED AT TEMPERATURES BELOW 50 DEGREES F. ADMIXTURE SHALL CONFORM WITH ASTM C-494 REQUIREMENTS, AND CONTAIN NO MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL DRINKING WATER.
- AIR ENTRAINING ADMIXTURE CONFORMING TO ASTM C260, SUCH AS LIQUID AIR-MIX, AS MANUFACTURED BY THE EUCLID CHEMICAL CO., OR APPROVED EQUAL, SHALL BE USED IN ALL CONCRETE EXPOSED TO THE WEATHER, OR IN ALL CONCRETE AT CONTRACTOR'S OPTION.
- WHEN CONSTRUCTION JOINTS ARE USED IN SLABS, OR FOOTINGS, THEY SHALL BE LOCATED AT POINTS OF MINIMUM SHEAR, SHALL BE KEYED, AND HAVE REINFORCING RUN THROUGH JOINT, OR BE DONE WITH SUFFICIENT DOWEL EMBEDMENT AND/OR LAP TO DEVELOP FULL STRENGTH OF REINFORCING.
- HORIZONTAL PLACEMENT STOPS INTERRUPTING THE VERTICAL THICKNESS OF CONCRETE BEING PLACED ARE NOT PERMITTED.
- PROVIDE PLACEMENT STOPS AND/OR CONTRACTION (CONTROL) JOINTS IN SLABS SO THAT MAXIMUM JOINT SPACING IS LIMITED TO 30 FT. IN ANY DIRECTION. THE SLABS SHALL BE CURED AS SOON AS POSSIBLE AFTER FINISHING WITH SUPER PLOCURE BY THE EUCLID CHEMICAL CO. (FEDERAL) SPECIFICATION TT-CO-800A, 30% SOLIDS MINIMUM, OR APPROVED EQUAL. CONCRETE WITH A FINISH OTHER THAN CARPET OR TILE SHALL BE CURED WITH EUCOSIL BY THE EUCLID CHEMICAL CO., OR APPROVED EQUAL.
- ALL SLABS ON EARTH SHALL BE REINFORCED WITH WELDED WIRE MESH AS CALLED FOR ON DRAWING PLACED 1" FROM TOP AND OVER ANY PIPES OR CONDUITS IN SLAB. ALL CONCRETE PLATFORMS, PADS, ETC. NOT CASE INTEGRALLY WITH SLAB ON EARTH SHALL BE REINFORCED WITH 6X6 6/6 WELDED WIRE MESH (6" X 6" - 10/10) AT MID-DEPTH OF SLAB UNLESS SHOWN OTHERWISE.
- ALL REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED TYPE, (ASTM A-615 GRADE 60) AND SHALL COMPLY WITH ACI CODE REQUIREMENTS.

CONCRETE CONTINUED

- ALL WELDED WIRE MESH (WWM) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-185.
- PROVIDE MINIMUM REINFORCING IN ALL CONCRETE AS PER ACI BUILDING CODE REQUIREMENTS.
- CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS UNLESS INDICATED OTHERWISE ON DRAWINGS:
PEDESTALS.....2"
CONCRETE PLACED ON GROUND.....3"
COLUMNS.....2"

STRUCTURAL STEEL NOTES:

- THE STRUCTURAL STEEL CONTRACTOR SHALL VERIFY THE FOUNDATION CONSTRUCTION FOR ANCHOR BOLT LOCATION, ELEVATION OF TOP OF CONCRETE OR LEVELING (BEARING) PLATES, ALIGNMENT, ETC., PRIOR TO START OF ERECTION.
- ALL STRUCTURAL STEEL FRAMING SHALL CONFORM WITH THE LATEST STANDARD OF AISC IN CONNECTION WITH THE MANUFACTURING, DETAILING, FABRICATION, DELIVERY AND ERECTION OF ALL STRUCTURAL STEEL SHAPES; SAID FRAMING ASSEMBLY AND ERECTION SHALL ALSO COMPLY WITH THE REQUIREMENTS FOR WELDED, BOLTED, RIVETED CONNECTIONS
- STRUCTURAL STEEL SHALL CONFORM WITH ASTM A-36 AND/OR ASTM A572 GRADE 50 SPECIFICATIONS. SEE PLANS FOR
- ALL STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT AND
- ALL STRUCTURAL STEEL SHOP WORK TO BE WELDED OR BOLTED WITH 3/4" HIGH STRENGTH BOLTS. FIELD WORK CONNECTIONS TO BE BOLTED WITH 3/4" HIGH STRENGTH BOLTS.
- ALL WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. ALL WELDERS SHALL BE CERTIFIED.
- ONE-SIDED OR OTHER TYPES OF ECCENTRIC CONNECTIONS WILL NOT BE PERMITTED WHERE TWO-SIDED CONNECTIONS CAN BE USED.
- STEEL BEAMS SHALL BE ANCHORED TO ADJACENT MASONRY ANCHORS 4'-0" O.C. MAXIMUM.
- PUNCH HOLES IN STEEL MEMBERS AS REQUIRED FOR FASTENING, BLOCKING, ETC. REFER TO ALL ARCHITECTURAL DRAWINGS.
- CUTS, HOLES, COPES, ETC. REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL BE SHOWN ON THE STRUCTURAL STEEL SHOP DRAWINGS, AND SHALL BE MADE IN THE SHOP. HOLES SHALL BE REINFORCED AS REQUIRED BY ENGINEER.
- BURNING OF HOLES, CUTS, ETC. IN STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED EXCEPT WITH THE SPECIFIC APPROVAL OF THE ENGINEER.
- ALL COLUMNS SHALL BE MILLED TO BEAR AT CAP PLATES, AND BASE PLATES.
- ALL COLUMNS SHALL BE FURNISHED WITH CAP PLATES AND BASE PLATES OF THE SIZE TABULATED AND SHALL BE SHOP WELDED. BASE PLATES SHALL BEAR ON 1/4" LEVELING PLATED SET ON 3/4" FIRMIX OR EUCO N-5 NON-SHRINK GROUT BY THE EUCLID CHEMICAL CO., OR APPROVED EQUAL, AND ANCHORED WITH 2-3/4" X 16" HOOKED BOLTS UNLESS SHOWN OTHERWISE ON PLANS. SHIM UNDER BASE PLATES AS REQUIRED.
- EUCO N-5 NON-STAINING, NON-SHRINK GROUT BY THE EUCLID CHEMICAL CO., OR APPROVED EQUAL, SHALL BE USED UNDER ALL BEAMS, BEARING PLATES, OR BASE PLATES SET AT LOCATIONS TO BE EXPOSED TO VIEW UPON COMPLETION OF STRUCTURE.
- ALL TUBULAR COLUMNS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-500 GRADE B. (46 KSI- A500 GRADE KSI)
- PROVIDE TEMPORARY BRACING AS REQUIRED TO RESIST WIND, CONSTRUCTION LOADS, ETC. DURING ERECTION. BRACING TO REMAIN IN PLACE UNTIL ROOF DECK AND MASONRY WALLS ARE COMPLETELY INSTALLED.
- ALL EXPOSED ANGLES SHALL BE PAINTED 2 COATS.
- SHOP PRIMER: RUST-INHIBITIVE, LEAD AND CHROMATE FREE LOW VOC PRIMER, COMPLYING WITH ASTM D-1737: PAINT MUST MEET NEW JERSEY ENVIRONMENTAL CRITERIA
- PRODUCT/MANUFACTURER: PRODUCT SIMILAR AND EQUAL TO: "FEROX-40" GRAY PRIMER MADE BY CON-LUX COATINGS INC. OF EDISON, N.J.
- LUMBER NOTES:
 - ALL STRUCTURAL FRAMING LUMBER SHALL BE DOUG-FIR OR EQUAL NO. 2 GRADE OR BETTER FBL, 250 PSI (SINGLE 1 TX106 PSI OR BETTER.
 - ALL HEADERS TO BE 3-2"x10" UNLESS NOTED OTHERWISE.
 - DOUBLE ALL JOIST UNDER PARALLEL PARTITIONS ABOVE.
 - ALL PLYWOOD SHALL BE APPLIED AS MFG. SPECS.
 - ALL WOOD TRUSSES SHALL BE DESIGNED AND GUARANTEED BY
 - ALL LUMBER IN CONTACT WITH MASONRY AND GRADE SHALL BE PRESSURE TREATED.
 - ANY SUBSTITUTION OF SIZES OR MANUFACTURER SHALL NOT BE DONE WITHOUT THE PRIOR WRITTEN NOTIFICATION OF THE ARCHITECT. ANY CHANGES IN SIZE AND OR MANUFACTURER MAY CONSTITUTE SUBMITTAL FOR REDESIGN OF SUCH MEMBERS.
 - PROVIDE SOLID BEARINGS BELOW ALL GIRDERS AND BEAMS TO FOUNDATION OR FOOTINGS BELOW.

ELECTRICAL NOTES:

- THE CONTRACTOR SHALL SURVEY THE EXISTING ELECTRICAL SYSTEM FOR CODE COMPLIANCE AND SUBMIT A PROPOSAL FOR CORRECTING ANY NON-CONFORMING WORK.
- ALL ELECTRICAL WORK, NEW AND EXISTING SHALL CONFORM TO ALL LOCAL, COUNTY AND STATE CODES AS WELL AS THE NATIONAL ELECTRICAL CODE.
- THE CONTRACTOR SHALL MAKE ALL REQUIRED APPLICATIONS FOR ALL PERMITS AND GIVE PROPER AUTHORITIES REQUIRED NOTICES RELATING TO THIS WORK.
- THE CONTRACTOR SHALL TEST THE SYSTEM AND GUARANTEE THE SYSTEM FOR ONE YEAR PRIOR TO FINAL PAYMENT.
- ALL WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE STATE OF NEW JERSEY

ROOF TRUSS NOTES:

- THESE TRUSS DRAWINGS ARE PROVIDED FOR MINIMUM DESIGN ONLY ENGINEERED DRAWINGS & CALCULATIONS, SIGNED & SEALED, BY A LICENSED NEW JERSEY PROFESSIONAL ENGINEER & MUST BE SUBMITTED BY GENERAL CONTRACTOR, PRIOR TO INSTALLATION, TO THE LOCAL MUNICIPALITY OR COUNTY FOR OBTAINING A BUILDING PERMIT.
- TRUSSES ON SITE PRIOR TO INSTALLATION SHALL BE STORED IN A VERTICAL POSITION WITH SUPPORT POINTS PROVIDED AT FINAL BEARING POINTS AND BRACING TO AVOID TIPPING.
- INSTALLATION OF ALL TRUSSES SHALL BE DONE USING SPREADER BAR WITH A THREE POINT VERTICAL PICK AND CARE IS TO BE USED TO MINIMIZE HORIZONTAL BENDING.
- IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE SHALL MEAN THE REMOVAL OF THE TRUSSES FROM THE JOB SITE.
- WOOD TRUSSES & BRACING SHALL BE REDESIGNED FOR A ROOFIVE LOAD OF 30 P.S.F. & A DEAD LOAD OF 15 P.S.F. & CEILING LOAD OF 10 P.S.F. BY THE TRUSS FABRICATOR. LUMBER SHALL BE YELLOW PINE OR APPROVED EQUAL W/F+1500 P.S.I. AND E=1,760,000 P.S.I. ALL CONNECTIONS SHALL BE SPLIT RINGS OR NAILATED. TRUSS DESIGN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL WITH A PROFESSIONAL ENGINEER'S SEAL. PROVIDE BRACING AT WEBS AS REQUIRED. DURATION FACTOR 10% PERMITTED.
- THESE TRUSS DRAWINGS ARE PROVIDED FOR MINIMUM DESIGN ONLY. ENGINEERED DRAWINGS AND CALCULATIONS TO BE PROVIDED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.

PREFABRICATED WOOD GIRDERS: (MICROLAM & PARALLAM)

- PRODUCTS BY TRUSS JOIST CORPORATION FORM THE BASIS OF THE CONTRACT DOCUMENTS. PRODUCTS BY OTHER MANUFACTURERS SHALL BE CONSIDERED FOR SUBSTITUTION PROVIDED THEY ARE EQUAL OR BETTER TO THE SPECIFIED PRODUCT IN STRUCTURAL CHARACTERISTICS, PERFORMANCE, BASIC DESIGN, CONFIGURATION AND WARRANTY.
- UNLESS NOTED OTHERWISE, ALL MICROLAM BEAMS SHALL BE "MICROLAM 2.0ES LVL" AND PARALLAM BEAMS SHALL BE "PARALLAM 2.0ES PSL". "MICROLAM 2.0ES LVL" AND "PARALLAM 2.0ES PSL" PRODUCTS OF IDENTICAL NOMINAL DIMENSIONS MAY BE INTERCHANGED.
- EXCEPT WHERE SPECIFIED CONDITIONS ARE MORE STRINGENT, INSTALL ALL PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURERS' REQUIREMENTS AND RECOMMENDATIONS. PROVIDE MANUFACTURERS' RECOMMENDED FASTENERS, HANGERS AND OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
- WHERE MULTIPLE MEMBERS ARE SPECIFIED, A SINGLE MEMBER OF IDENTICAL TOTAL NOMINAL DIMENSIONS MAY BE USED. MULTIPLE MEMBERS SHALL BE FASTENED (BOLTED OR SPIKED) AS RECOMMENDED BY MANUFACTURER FOR SPECIFIC LOADING CONDITION.
- WHERE MULTIPLE MEMBERS ARE SPECIFIED FOR FLUSH FRAMED SIDE SUPPORTED LOADING (JOIST HANGERS), PROVIDE SINGLE MEMBERS OF IDENTICAL TOTAL NOMINAL DIMENSIONS OR FASTEN (BOLT OR SPIKE) AS REQUIRED BY MANUFACTURER FOR SPECIFIC LOADING CONDITION.
- DO NOT USE PRODUCTS EXPOSED TO THE WEATHER UNLESS SPECIFICALLY APPROVED BY THE MANUFACTURER.

PREFABRICATED WOOD "I" JOISTS:

(TJI JOISTS)

- PREFABRICATED WOOD "I" JOISTS SHALL COMPLY WITH ASTM D5055.
- PRODUCTS BY TRUSS JOIST CORPORATION FORM THE BASIS OF THE CONTRACT DOCUMENTS. PRODUCTS BY OTHER MANUFACTURERS SHALL BE CONSIDERED FOR SUBSTITUTION PROVIDED THEY ARE EQUAL OR BETTER TO THE SPECIFIED PRODUCT IN STRUCTURAL CHARACTERISTICS, PERFORMANCE BASIC DESIGN CONFIGURATION AND WARRANTY.
- EXCEPT WHERE SPECIFIED CONDITIONS ARE MORE STRINGENT, INSTALL ALL PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURERS' REQUIREMENTS AND RECOMMENDATIONS. PROVIDE MANUFACTURERS' RECOMMENDED FASTENERS, HANGERS AND OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
- UNLESS NOTED OTHERWISE, ALL "TJI" FLOOR JOISTS SHALL BE SERIES 230 MINIMUM.
- PROVIDE FLOOR JOISTS AS INDICATED ON DRAWINGS. PROVIDE AT LEAST ONE SINGLE JOIST UNDER EACH PARTITION WALL WHEN SUCH PARTITION IS PARALLEL TO THE FRAMING OF THE FLOOR DECK.
- DO NOT USE PRODUCTS EXPOSED TO THE WEATHER.
- FLOORING OPTIONS:
 - 3/4" THICK PLYWOOD OR OSB; APA SPAN RATED "STURD-I-FLOOR"; T & G EDGES; FOR USE BENEATH CARPET & PAD-COORDINATE WITH FINISH FLOORING REQUIREMENTS; INSTALL GLUED & NAILED OR
 - 5/8" THICK PLYWOOD SUBFLOOR; APA SPAN RATED; T & G EDGES; INSTALL GLUED AND NAILED; WITH THE FINISHED FLOOR TO 5/8" (MIN.) HARDWOOD STRIP FLOORING.
- CONNECTION

1. JOIST TO SILL OR GIRDER, TOENAIL	(3-2d)
2. BRIDGING TO JOIST, TOENAIL EACH END	(2-2d)
3. 1"x6" (25MMX152MM) SUBFLOOR OR LESS TO JOIST, FACE NAIL	(2-2d)
4. WIDER THAN 1"x6" (25MMX152MM) SUBFLOOR TO JOIST, FACE NAIL	(3-2d)
5. 2"(52MM) SUBFLOOR TO GIRDER, BLIND AND FACE NAIL	(2-16d)
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	(16d @ 16" O.C.
7. TOP PLATE TO STUD, END NAIL	3-16d PER 16")
8. STUD TO SOLE PLATE	(2-16d)
9. DOUBLE STUDS, FACE NAIL	(4-2d)
10. DOUBLED TOP PLATES, TYPICAL FACE NAIL	(16d @ 24" O.C.
11. DOUBLED TOP PLATES, LAP SELECT	(16d @ 16" O.C.
12. BLUING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	(3-2d)
13. RIM JOIST TO TOP PLATE, TOENAIL	(8d @ 6" O.C.
14. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	(2-16d)
15. CONTINUOUS HEADER, TWO PIECES	(16d @ 16" O.C. ALONG E. EDGE)
16. CEILING JOISTS TO PLATE, TOENAIL	(3-2d)
	(4-2d)
	(3-16d)
	(3-16d)
	(3-16d)
	(3-2d)

NOTE:

ALL INFORMATION ON THIS SHEET TO BE APPLIED WHERE APPLICABLE.

THIS DOCUMENT IS THE PROPERTY OF ARCHITRAVE GROUP PC. ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT WITHOUT WRITTEN CONSENT OF ARCHITRAVE GROUP PC IS AN INFRINGEMENT UPON COPYRIGHT LAWS. VIOLATORS WILL BE SUBJECT TO PROSECUTION BY THE FULL EXTENT OF THE LAW.

A G P C

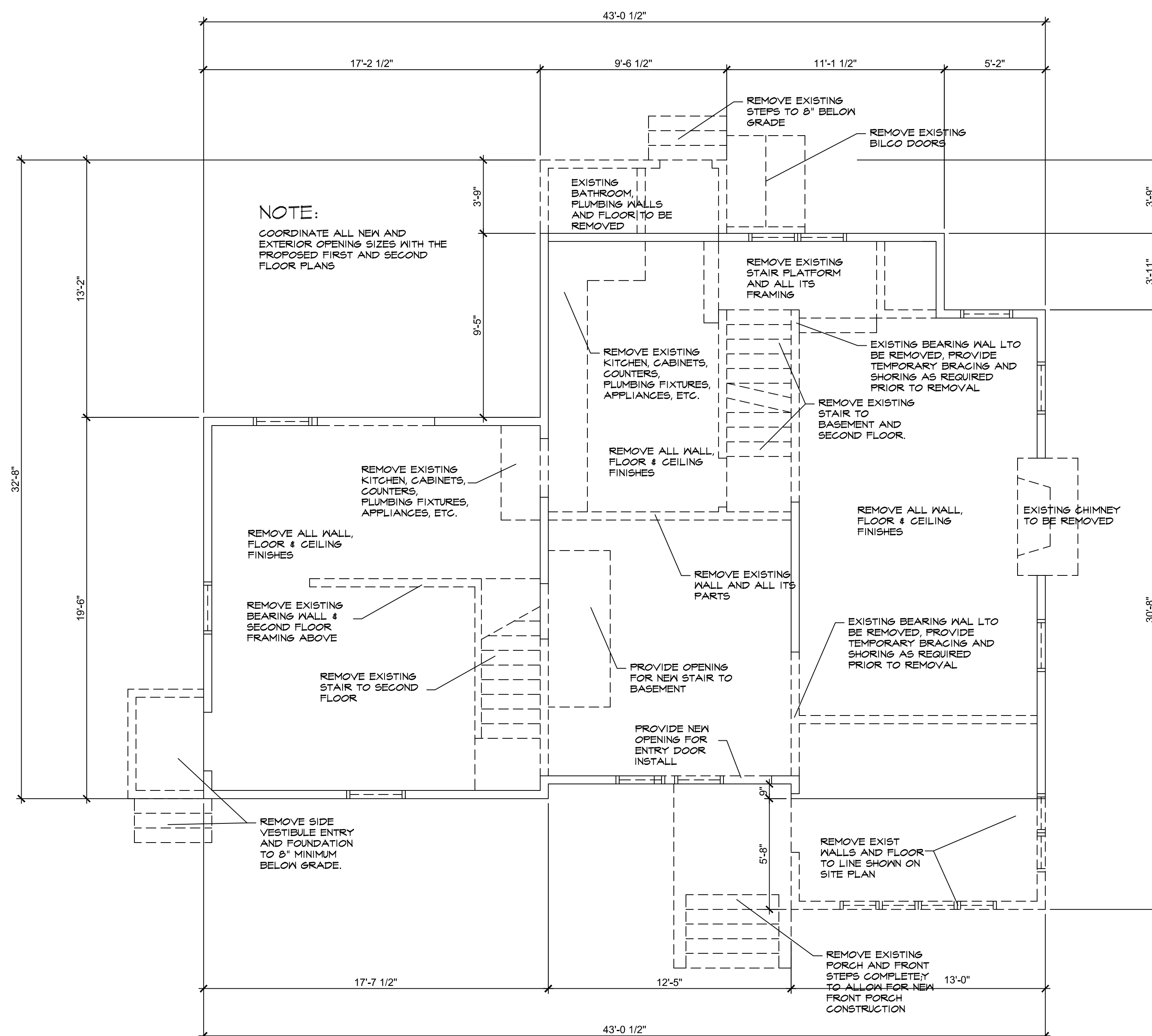
Architrave Group PC
3517 Route 35, Suite 101
Monmouth, New Jersey 08852
Phone (732) 332-0007 Fax (732) 212-0059
JOSE C. SANTOS, RA - NJ A18745
NY 03506
DH 145629

PROPOSED ALTERATION & ADDITION FOR:
COCCIMIGLIO RESIDENCE
25 SPRINGFIELD AVENUE
OCEANPORT, NEW JERSEY
MONMOUTH COUNTY
GENERAL NOTES

REVISIONS

Date	5-12-2025
Scale	AS NOTED
Drawn By	GS
Checked By	
CAD FILE	G25-24-CS_CD.DWG
Project Number	G25-24

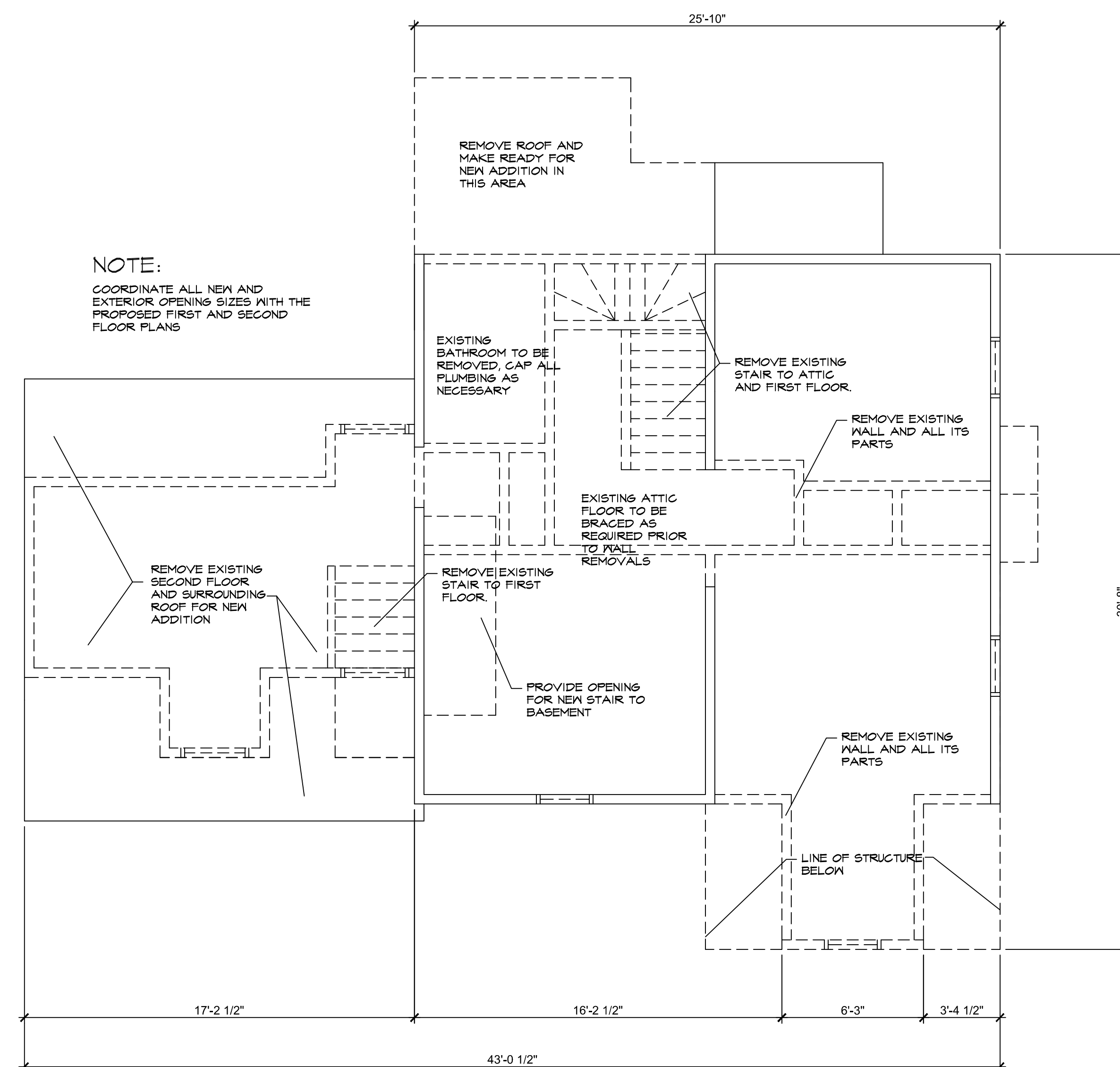
CS



FIRST FLOOR DEMOLITION PLAN

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

	EXISTING PARTITION TO REMAIN
	EXISTING PARTITION TO BE REMOVED
	NEW 2"x4" WD. STUDS @ 16" O.C.
	NEW 2"x6" WD STUDS @ 16" O.C. W/R 21 BATT INSUL.

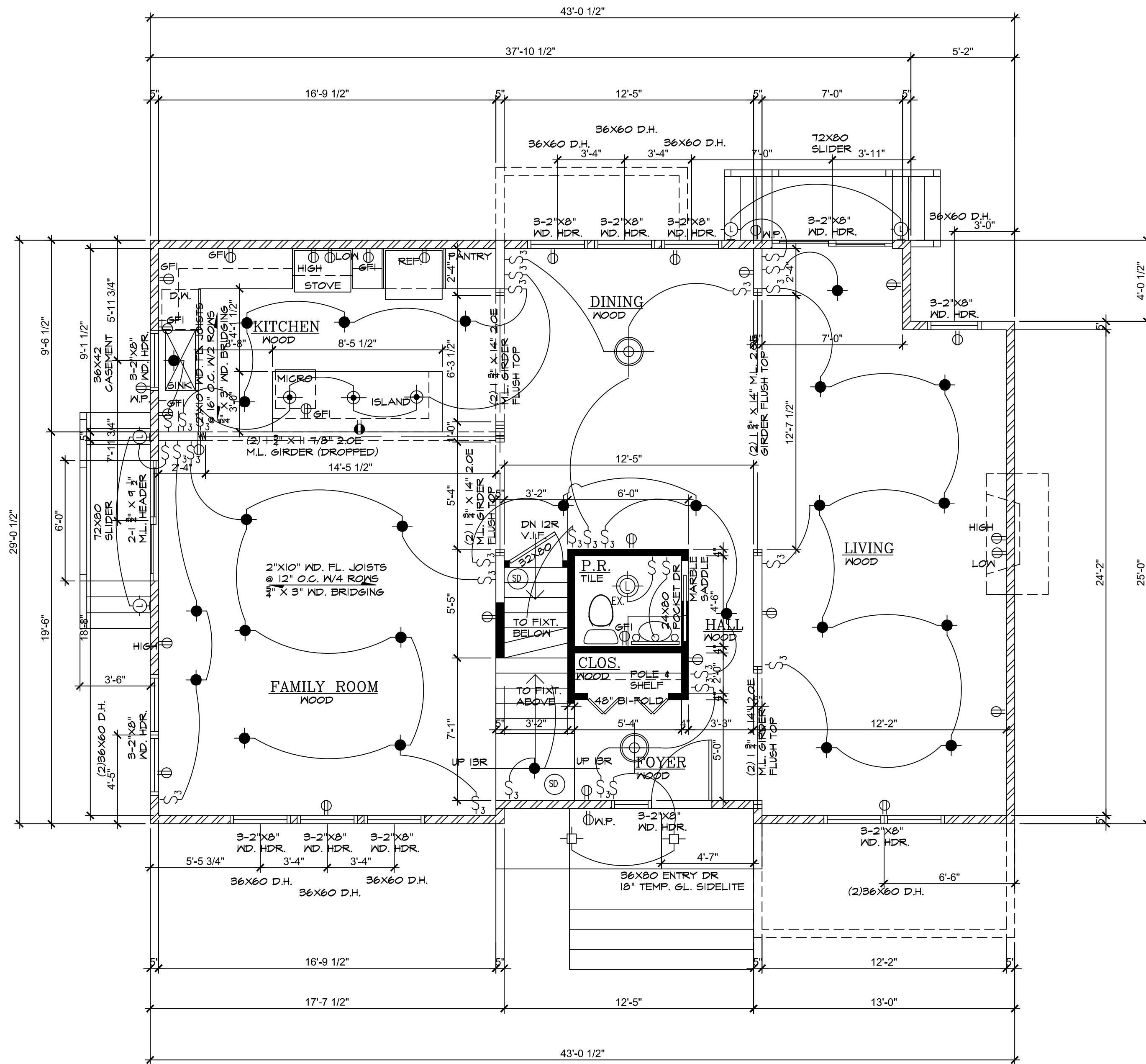
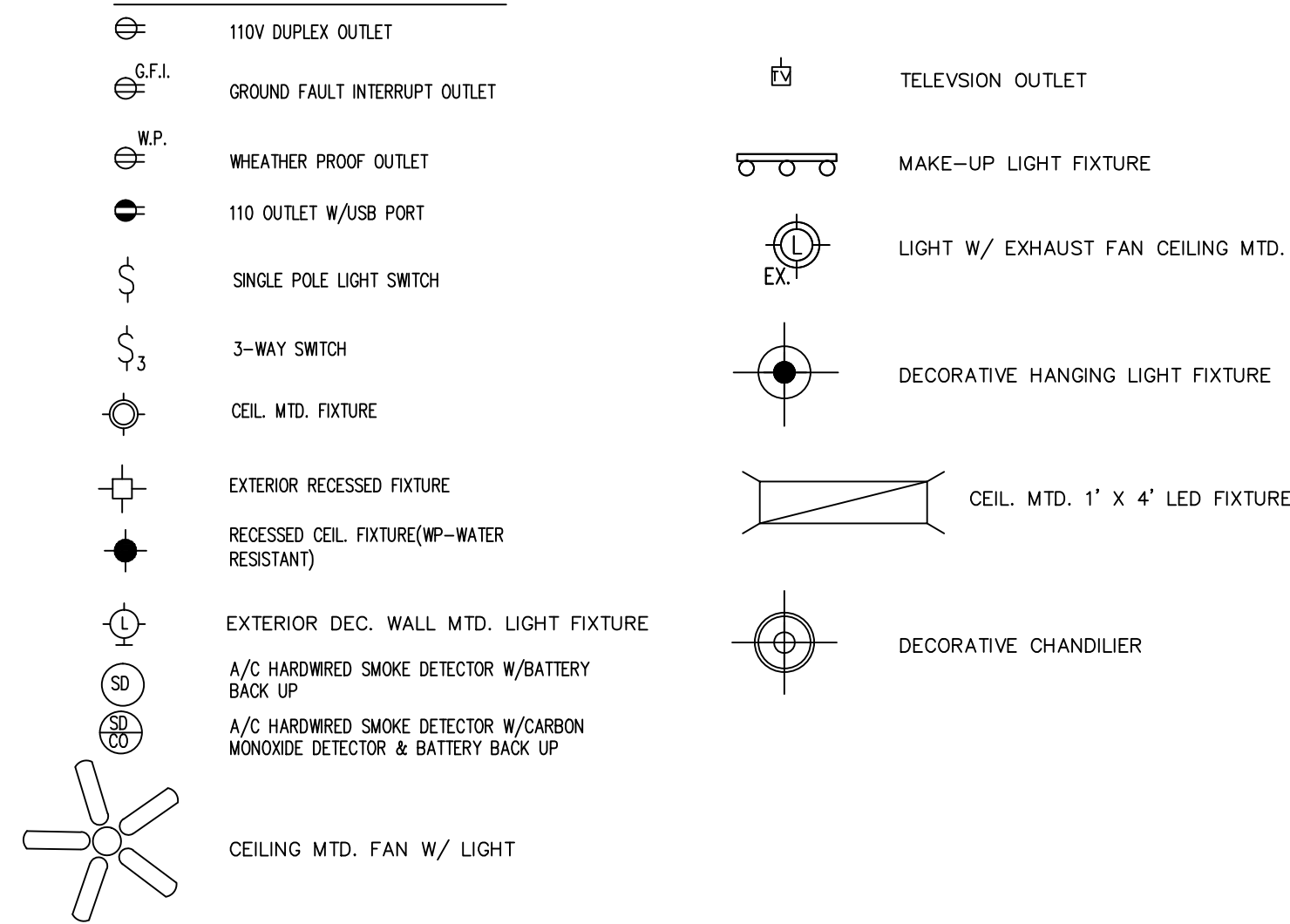


SECOND FLOOR DEMOLITION PLAN

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

THIS DRAWING IS COPYRIGHTED
AND PROTECTED UNDER THE
LAWS OF THE UNITED STATES OF
AMERICA. ANY UNAUTHORIZED USE
OR REPRODUCTION OF THIS
DOCUMENT WITHOUT WRITTEN
CONSENT OF ARCHITRAVE GROUP PC
IS AN INFRINGEMENT UPON COPYRIGHT
LAWS. VIOLATORS WILL BE SUBJECT
TO PROSECUTION BY THE FULL EXTENT
OF THE LAW.

ELECTRICAL LEGEND

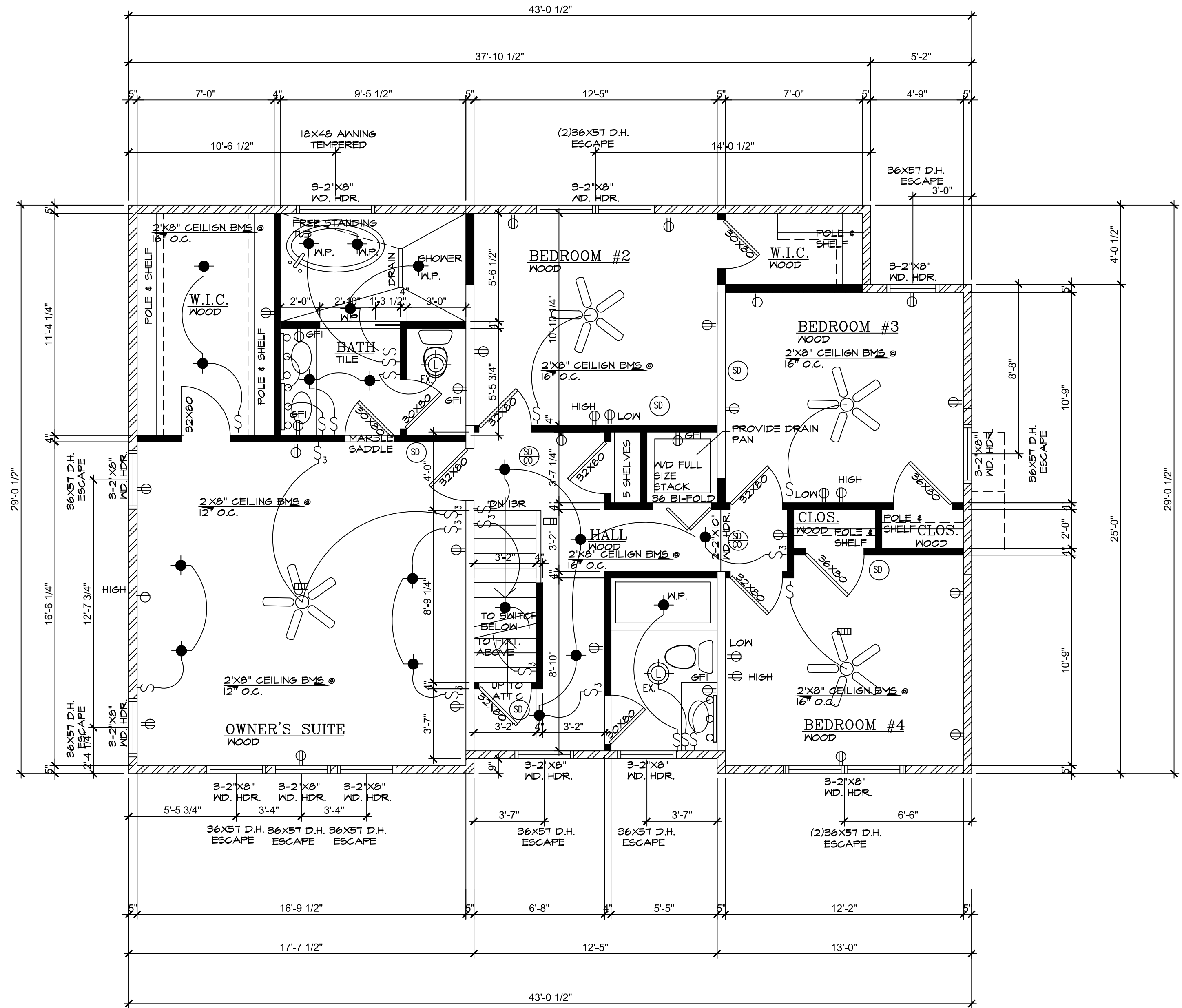
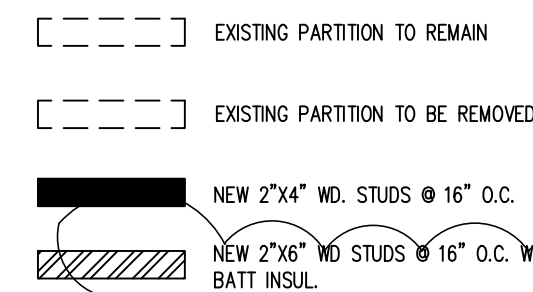


PROPOSED FIRST FLOOR PLAN

SCALE:

1/4" = 1'-0"

NEW WALL LEGEND:



PROPOSED SECOND FLOOR PLAN

SCALE:

1/4" = 1'-0"

THIS DRAWING IS COPYRIGHTED AND PROTECTED UNDER THE LAWS OF THE UNITED STATES OF AMERICA. ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT WITHOUT WRITTEN CONSENT OF ARCHITRAVE GROUP PC IS AN INFRINGEMENT UPON COPYRIGHT LAWS. VIOLATORS WILL BE SUBJECT TO PROSECUTION BY THE FULL EXTENT OF THE LAW.

AGPC

Architrave Group PC
317 Route 35, Suite 101
Monmouth, NJ 08852
Phone (732) 312-0007 Fax (732) 212-0059
JOSE C. GARCIA, RA - NJ A18745
NY 03506

PROPOSED ALTERATION & ADDITION FOR:
COCCHIGLIO RESIDENCE25 SPRINGFIELD AVENUE
OCEANPORT, NEW JERSEY
MONMOUTH COUNTY

PROPOSED FLOOR PLAN AND FOUNDATION PLAN

REVISIONS
REV 1 (8-18-25)

Date 5-12-2025

Scale AS NOTED

Drawn By GS

Checked By GS

CAD FILE G25-24-A1.DWG

Project Number G25-24

A1



THIS DRAWING IS COPYRIGHTED
AND PROTECTED UNDER THE
LAWS OF THE UNITED STATES OF
AMERICA. ANY UNAUTHORIZED USE
OR REPRODUCTION OF THIS
DOCUMENT WITHOUT WRITTEN
CONSENT OF ARCHITRAVE GROUP PC
IS AN INFRINGEMENT UPON COPYRIGHT
LAWS. VIOLATORS WILL BE SUBJECT
TO PROSECUTION BY THE FULL EXTENT
OF THE LAW.

A G P C

Architrave
GROUP, P.C.
251 Route 315, Building E - Suite 101
Monroeville, New Jersey 08736
Phone (732) 212-0007 Fax (732) 212-0059
JOSE C. SANTOS, RA - NJ AI18745
NY 0350-06  08707-01
NY 0350-06 08707-01

COCCIMIGLIO RESIDENCE
25 SPRINGFIELD AVENUE
OCEANPORT, NEW JERSEY
MONMOUTH COUNTY

PROPOSED EXTERIOR ELEVATIONS

VISIONS
REV 1 (8-18-25)

Date	
5-12-2025	
Scale	
AS NOTED	
Drawn By	Checked By
GS	GS
AD.FILE	
G25-24-A2.DWG	
Project Number	
G25-24	

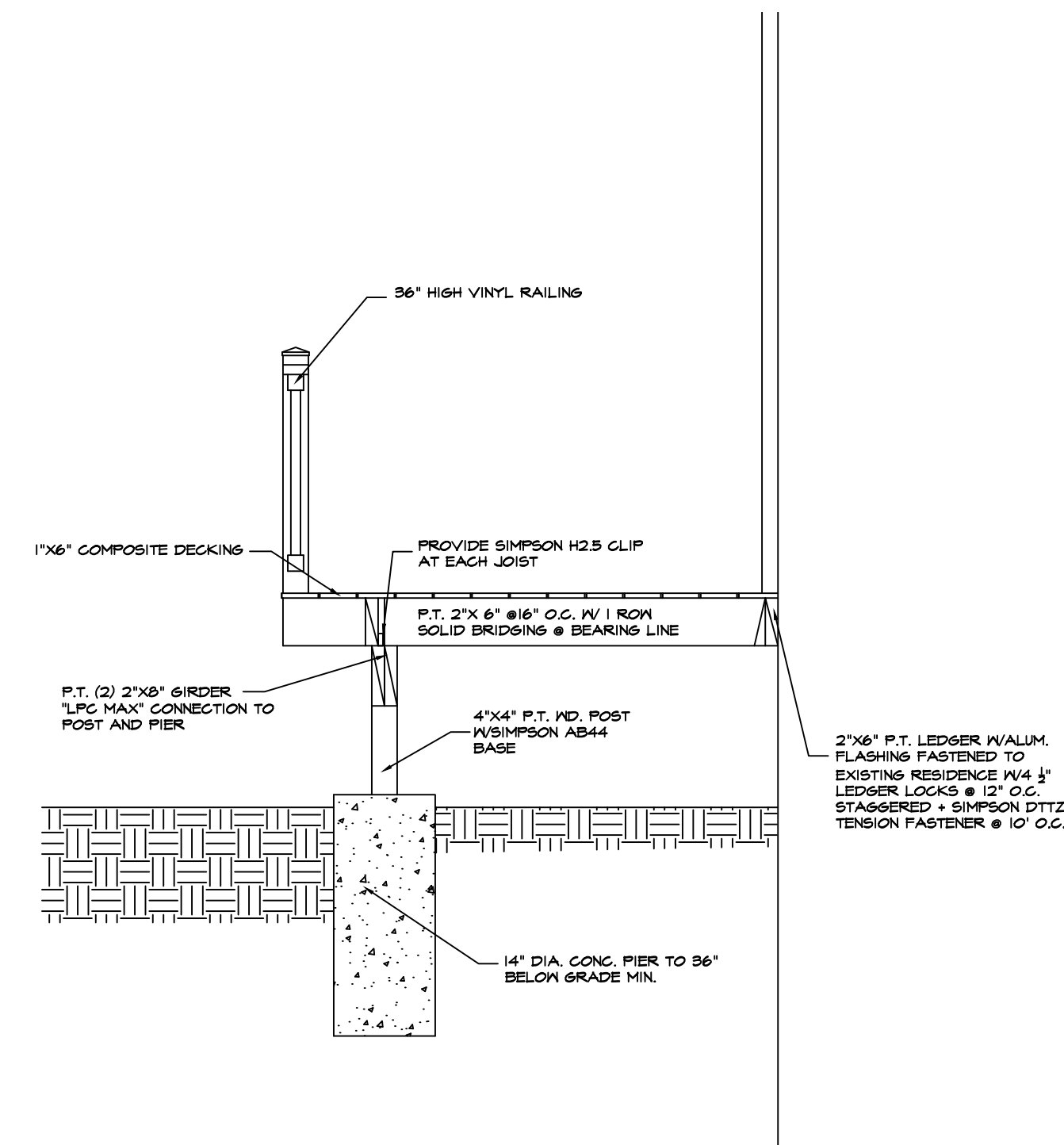
A2

Architrave
 A Real Estate Corp.
 257 Route 35, Building F, Suite 101
 Manasquan, New Jersey 08746
 Phone (732) 212-0007 Fax (732) 212-0059
 JOSE C. SANTO, RA — NJ A18745
 NY 03506 608570 OH 145629

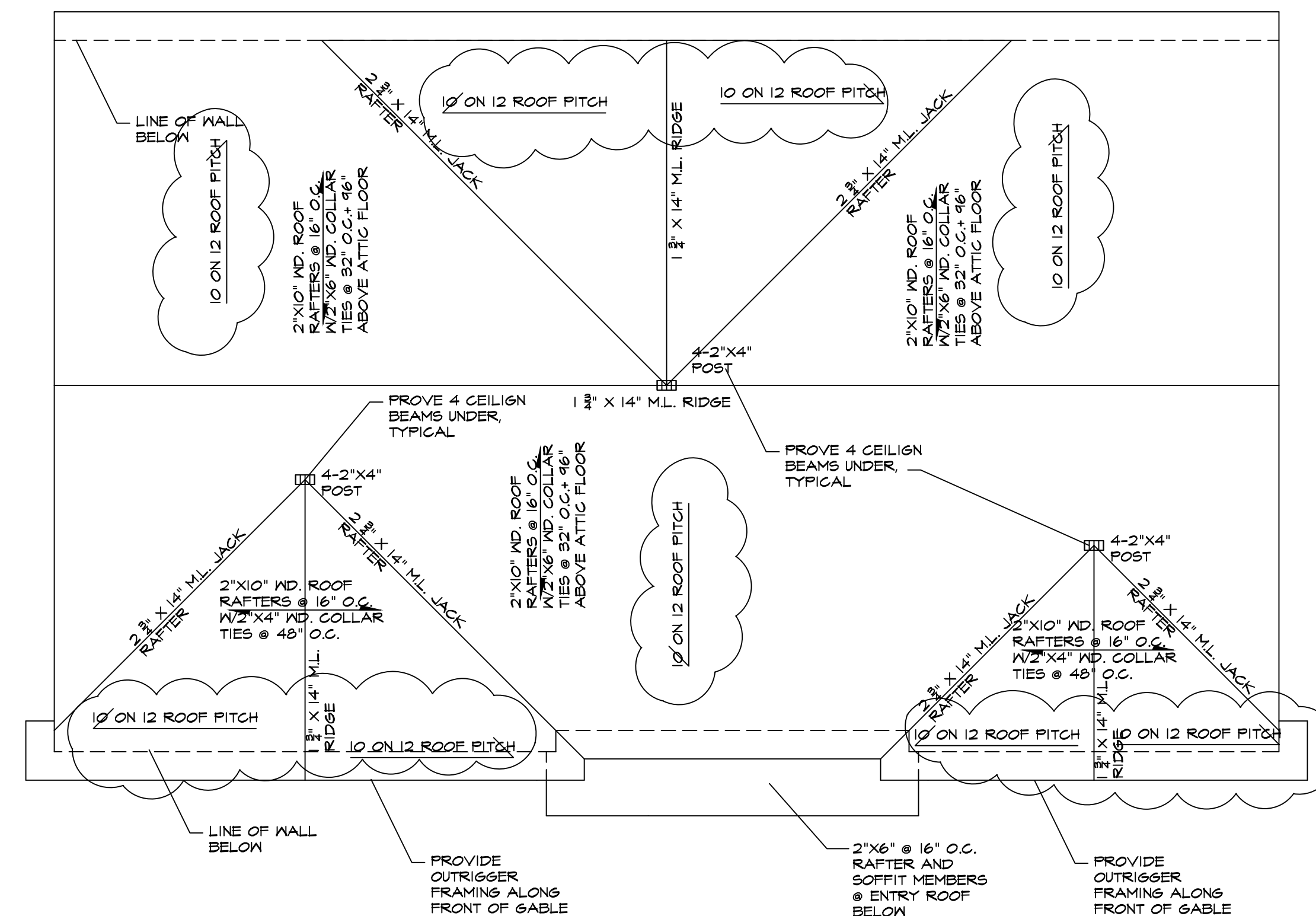
PROPOSED ALTERATION & ADDITION FOR:

Date 5-12-2025	
Scale AS NOTED	
Drawn By GS	Checked By GS
CAD FILE G25-24-A3.DWG	
Project Number G25-24	

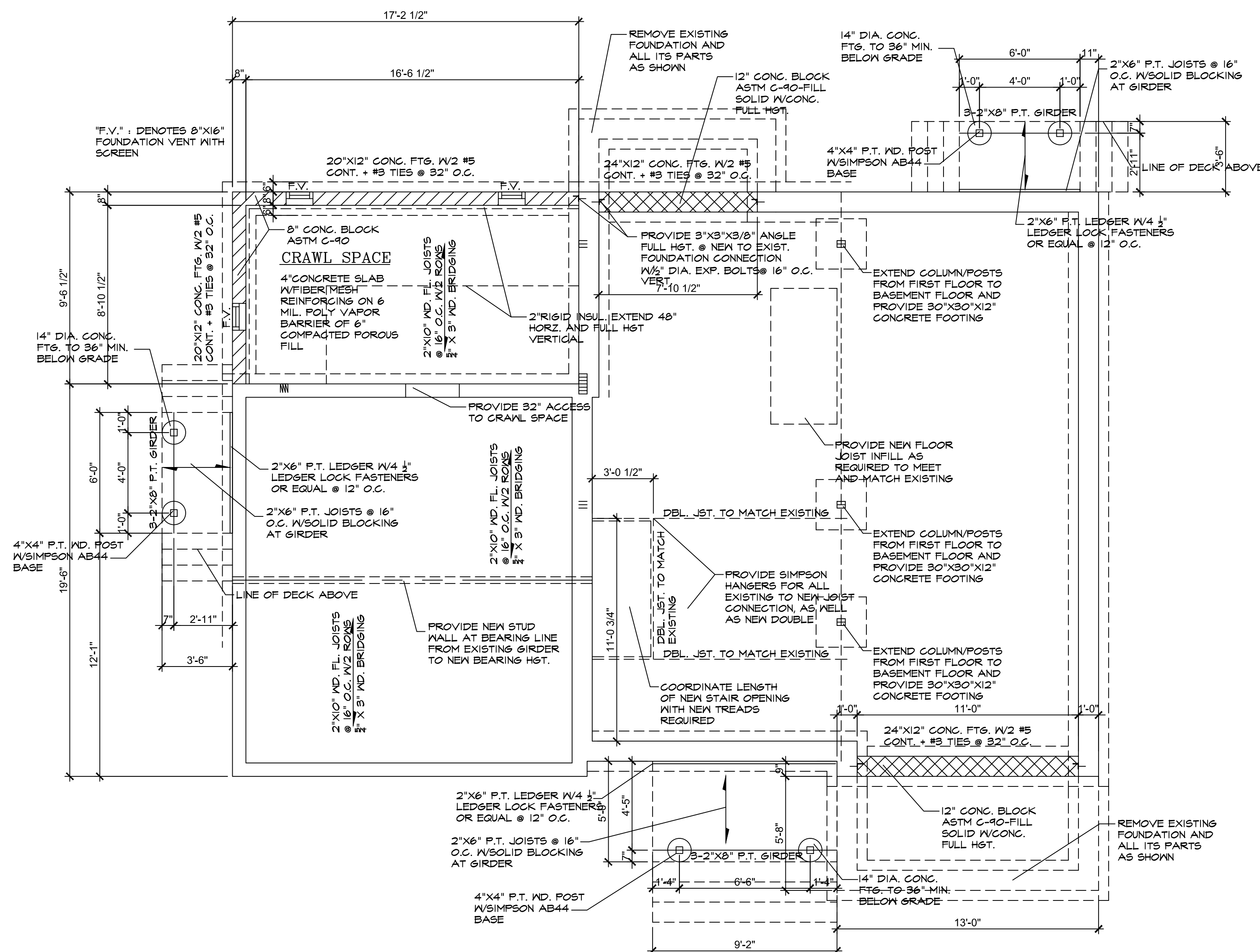
Page 7 of 28



SCALE: $1/2'' = 1'-0''$

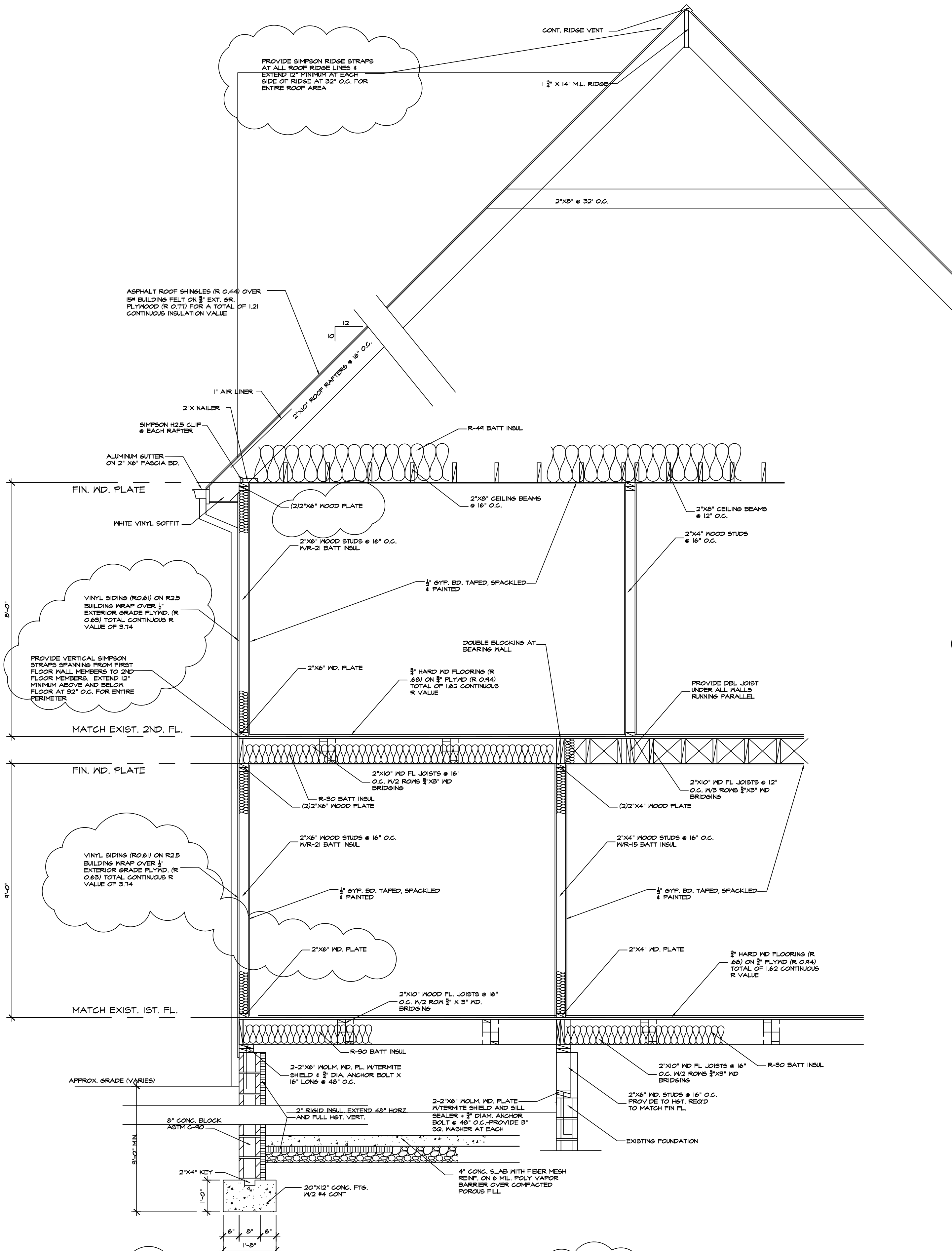


SCALE: $1/4'' = 1'-0''$

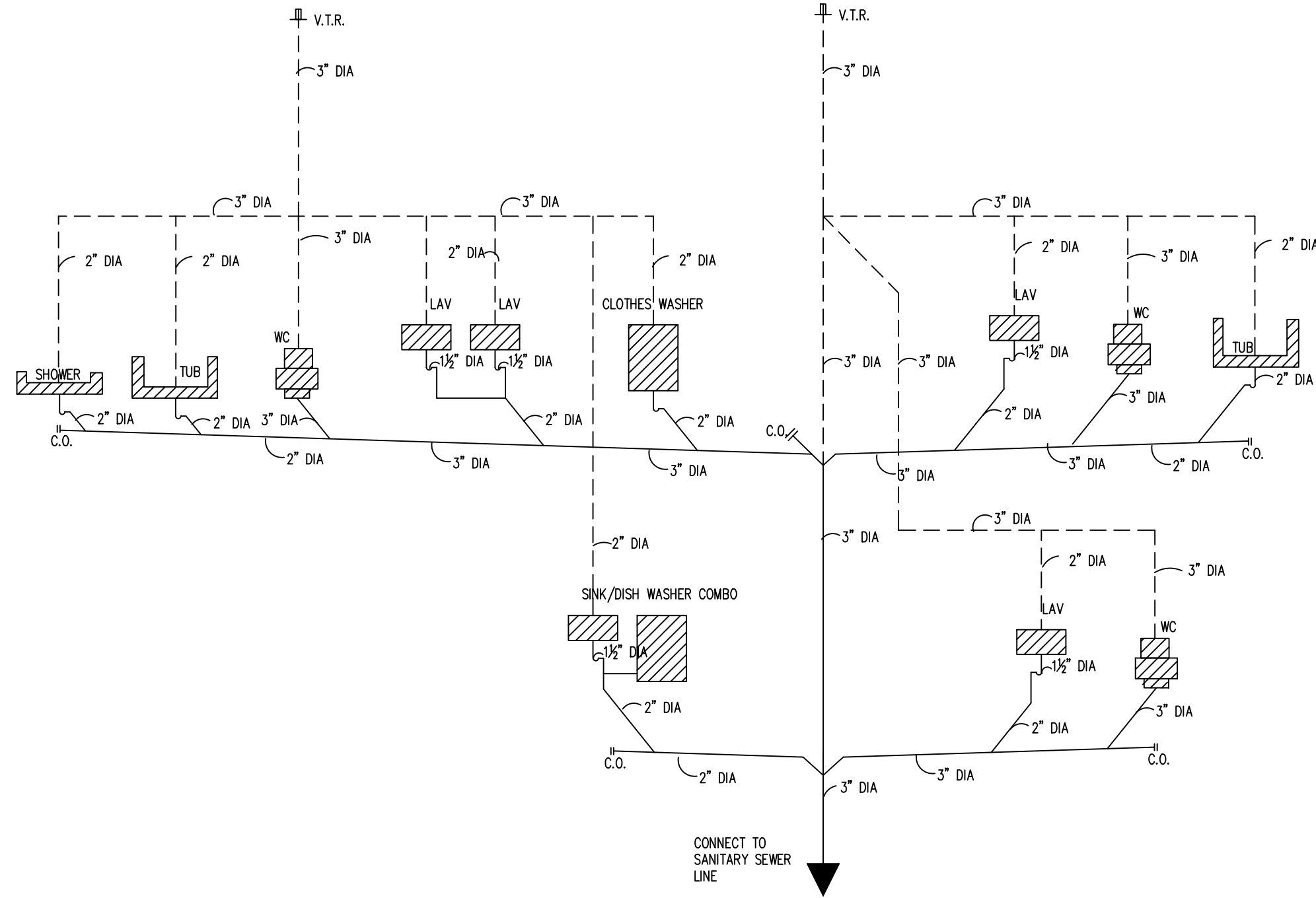


SCALE: $1/4'' = 1'-0''$

THIS DRAWING IS COPYRIGHTED
AND PROTECTED UNDER THE
LAWS OF THE UNITED STATES OF
AMERICA. ANY UNAUTHORIZED USE
OR REPRODUCTION OF THIS
DOCUMENT WITHOUT WRITTEN
CONSENT OF ARCHITRAVE GROUP PC
IS AN INFRINGEMENT UPON COPYRIGHT
LAWS. VIOLATORS WILL BE SUBJECT
TO PROSECUTION BY THE FULL EXTENT
OF THE LAW.



SECTION AT NEW ADDITION
SCALE: 1/2" = 1'-0"



PLUMBING RISER DIAGRAM
N.T.S.



Project Information

Project Title: COCCIMIGLIO RESIDENCE
Energy Code: 2021 IRC
Location: Oceanport, New Jersey
Construction Type: Single Family
Project Type: Addition
Project Sub Type: None
Glazing Area: 14%
Climate Zone: 4a (213 HDD)
All Electric: false
Is Renewable: false
Has Battery: false
Has Charger: false
Has Heat Pump: false
Construction Site: 25 SPRINGFIELD AVENUE, OCEANPORT, NJ
Owner/Agent: JOSE SANTOS, 3111 10TH ST, MANASQUAN, NJ 08736, 732-20007
Designer/Contractor: ARCHITRAVE GROUP PC, 6317 ROUTE 35, MONROSVILLE, NJ 08854, 908-736-0875, gpc@architravegroup.net

Project Notes:

Report Title: COCCIMIGLIO RESIDENCE

Report Date: 8/18/25, 10:41 AM

1 of 3

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor/F-Ractor	Req. U-Factor/F-Ractor	Prop. Ins. UA	Req. Ins. UA
CEILING: Flat Ceiling or Sloped Truss	357	49.0	1.2	0.025	0.024	9	9
Floor: Abovegrade joist/truss	357	30.0	1.6	0.031	0.047	11	17
Wall: Exterior Wood Frame, 16" x 6"	300	21.0	3.7	0.046	0.045	10	10
Window 1: Vinyl Frame SHGC: 0.29	12			0.320	0.300	4	4
Window 2: Vinyl Frame SHGC: 0.29	12			0.320	0.300	4	4
Window 3: Vinyl Frame SHGC: 0.29	12			0.320	0.300	4	4
Window 4: Vinyl Frame SHGC: 0.29	12			0.320	0.300	4	4
Window 5: Vinyl Frame SHGC: 0.29	12			0.320	0.300	4	4
Window 6: Vinyl Frame SHGC: 0.29	12			0.320	0.300	4	4
Window 7: Vinyl Frame SHGC: 0.29	12			0.320	0.300	4	4
Wall LEFT SIDE: Wood Frame, 16" x 6"	556	21.0	3.7	0.046	0.045	24	23
Window 1: Vinyl Frame SHGC: 0.29	12			0.320	0.300	4	4
Window 2: Vinyl Frame SHGC: 0.29	12			0.320	0.300	4	4
Window 3: Vinyl Frame SHGC: 0.29	12			0.320	0.300	4	4
Window 4: Vinyl Frame SHGC: 0.29	9			0.320	0.300	3	3
Wall RIGHT: Wood Frame, 16" x 6"	275	21.0	3.7	0.046	0.045	11	11
Window 1: Vinyl Frame SHGC: 0.29	12			0.320	0.300	4	4
Window 2: Vinyl Frame SHGC: 0.29	12			0.320	0.300	4	4
Window 3: Vinyl Frame SHGC: 0.29	6			0.320	0.300	2	2
Wall LEFT: Wood Frame, 16" x 6"	200	21.0	3.7	0.046	0.045	8	8
Window 1: Vinyl Frame SHGC: 0.29	12			0.320	0.300	4	4
Window 2: Vinyl Frame SHGC: 0.29	12			0.320	0.300	4	4

Compliance: Passes using UA trade-off
Compliance: 5.0% Better Than Code

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum code home.
Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Report Title: COCCIMIGLIO RESIDENCE

Report Date: 8/18/25, 10:41 AM

2 of 3

Compliance Statement

The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IRC requirements in REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title Signature Date

AGPC

Architrave Group PC
6317 Route 35
Monrosville, NJ 08854
Phone (732) 212-0007 Fax (732) 212-0059
JOSE C. SANTOS, P.E. - NJ A18745
NY 03506

PROPOSED ALTERATION & ADDITION FOR:
COCCIMIGLIO RESIDENCE
25 SPRINGFIELD AVENUE
OCEANPORT, NEW JERSEY
MONMOUTH COUNTY
PROPOSED SECTION & PLUMBING RISER DIAGRAM

REVISIONS
REV 1 (8-18-25)

Date: 5-12-2025
Scale: AS NOTED
Drawn By: GS
Checked By: GS
CAD FILE: G25-24-A4.DWG
Project Number: G25-24

A4

THIS DRAWING IS COPYRIGHTED AND PROTECTED UNDER THE LAWS OF THE UNITED STATES OF AMERICA. ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT WITHOUT WRITTEN CONSENT OF ARCHITRAVE GROUP PC IS AN INFRINGEMENT UPON COPYRIGHT LAWS. VIOLATORS WILL BE SUBJECT TO PROSECUTION BY THE FULL EXTENT OF THE LAW.

October 6, 2025

VIA EMAIL

Stephanie Kramer, Deputy Planning Board Secretary
Borough of Oceanport Planning Board
910 Oceanport Way
P.O. Box 370
Oceanport, NJ 07757

Review No. 1

Application No. PB2025-14

25 Springfield Avenue - Block 127, Lot 9
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0375

Dear Board Members,

Colliers Engineering & Design, Inc. (CED) has received the following information in support of the above-referenced Application:

- Plan entitled "Boundary Survey & Plot Plan" prepared by Braginsky Surveying LLC, last revised April 15, 2025, consisting of one (1) sheet; and
- Plan entitled "Proposed Addition/Alteration for: The Coccimiglio Residence" prepared by Architrave Group PC, dated May 12, 2025, consisting of six (6) sheets.

The subject property is a 7,861 SF (0.18 Ac) parcel located in the R-7.5 Residential Zone District. The parcel is on the northwest corner of the intersection Springfield Avenue and Woodbine Way. The property originally contained concrete driveway on Woodbine Way, gravel driveway on Springfield Avenue and a concrete entrance walk. The applicant was previously granted a Zoning permit for the improvements to the non-conforming after removing portions of the structure to increase the front setback by approximately 6 feet and the rear by approximately 4 feet. During construction the applicant found significant deterioration requiring total reconstruction of the structure. A Stop Work order was issued.

Based on our review, we recommend that the Application be deemed complete and scheduled for the next available public hearing. The Applicant shall provide proof of public notification as required for this Application. A planning and engineering review of the Application is included below:

A. VARIANCES/DESIGN WAIVERS

We offer the following comments for the Board's consideration:

1. Bulk variances are required for the following:
 - Minimum Lot Depth – 100 feet required, 72.76 feet pre-existing condition.

- Minimum Front Yard Setback – 30 feet required, 18.09 feet previously existed, 24.14 feet proposed.
- Minimum Rear Yard Setback – 25 feet required, 15.8 feet previously existed, 18.68 proposed.

The Municipal Land Use Law permits the granting of a hardship variance under either of two (2) following situations (C.40:55D-70c):

1.1 Hardship c(1) - Physical Constraints – Hardship variances may be granted if the strict application of the ordinance would impose peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer based upon the existence of the following conditions:

- Exceptional narrowness, shallowness, or shape of a specific piece of property;
- Exceptional topographic conditions or physical features uniquely affecting a piece of property; and,
- An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.

1.2 Flexible “c” or c(2) - Benefits Outweighing Detriments - A variance may be granted where the purpose of the Municipal Land Use Law would be advanced by the proposed deviation and the benefits of the deviation would substantially outweigh any detriment.

B. GENERAL COMMENTS

1. The Springfield Avenue driveway encroaches onto the County parcel.

Should you have any questions or require any additional information, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design, Inc.



William H.R. White, III, P.E., P.P., CME, CFM, CPWM
Oceanport Planning Board Engineer and Planner

WHW/rb

cc: Kevin Kennedy, Esq., Board Attorney (via email)
Vincent Coccimiglio, applicant. (via email) soundvisionsystemsusa@gmail.com

\\corp.collierseng.com\files\PROJ\Muni\NJ\OPP0375 - 25 Springfield\Correspondence\OUT\251006_whw_kramer_25_Springfield_ave__App Review No. 1.docx

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>THOMAS GRECO AND JULIE GRECO</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>82 ALGONQUIN AVENUE</u>	Company NAIC Number: _____
City: <u>BOROUGH OF OCEANPORT</u> State: <u>NJ</u> ZIP Code: <u>07757</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>LOT 4.01, BLOCK 16 - TAX ASSESSMENT MAP OF THE BOROUGH OF OCEANPORT</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTIAL</u>	
A5. Latitude/Longitude: Lat. <u>40.322903</u> Long. <u>-74.006361</u> Horizontal Datum: ☐ NAD 1927 ☐ NAD 1983 ☒ WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>8</u>	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): <u>1,318.00</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☒ No ☐ N/A c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u> d) Total net open area of non-engineered flood openings in A8.c: <u>0.00</u> sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>0.00</u> sq. ft. f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>0.00</u> sq. ft.	
A9. For a building with an attached garage: a) Square footage of attached garage: <u>456.00</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☒ No ☐ N/A c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u> d) Total net open area of non-engineered flood openings in A9.c: <u>0.00</u> sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>0.00</u> sq. ft. f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>0.00</u> sq. ft.	
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>BOROUGH OF OCEANPORT</u>	B1.b. NFIP Community Identification Number: <u>340320</u>
B2. County Name: <u>MONMOUTH</u>	B3. State: <u>NJ</u> B4. Map/Panel No.: <u>34025C0184</u> B5. Suffix: <u>H</u>
B6. FIRM Index Date: <u>06/15/2022</u>	B7. FIRM Panel Effective/Revised Date: <u>06/15/2022</u>
B8. Flood Zone(s): <u>AE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>10.0</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
82 ALGONQUIN AVENUE

City: BOROUGH OF OCEANPORT State: NJ ZIP Code: 07757

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS - RTK - NETWORK Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 8.9 ☒ feet ☐ meters

b) Top of the next higher floor (see Instructions): 11.1 ☒ feet ☐ meters

c) Bottom of the lowest horizontal structural member (see Instructions): _____ ☐ feet ☐ meters

d) Attached garage (top of slab): 8.9 ☒ feet ☐ meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): 11.1 ☒ feet ☐ meters

f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished 8.9 ☒ feet ☐ meters

g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished 11.1 ☒ feet ☐ meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: 8.9 ☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: JASEN S. LEATHERMAN, NJPLS License Number: 43356

Title: VICE PRESIDENT

Company Name: DMC ASSOCIATES, INC.

Address: 6 CAREY AVENUE

City: BUTLER State: NJ ZIP Code: 07405

Signature: _____ Date: 10/16/2024

Telephone: (973) 838-9187 Ext.: _____ Email: INFO@DMCSURVEYING.COM



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

GAS FIRED HOT WATER HEATER LOCATED INSIDE DWELLING AT NAVD88 EL = 11.1

A/C CONDENSOR LOCATED OUTSIDE AT REAR OF DWELLING AT NAVD88 EL = 11.7

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
82 ALGONQUIN AVENUE

City: BOROUGH OF OCEANPORT State: NJ ZIP Code: 07757

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Page 14 of 28

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

82 ALGONQUIN AVENUE

FOR INSURANCE COMPANY USE

Policy Number: _____

City: BOROUGH OF OCEANPORT State: NJ ZIP Code: 07757

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–9. Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG
floor (include above-grade floors only for buildings with
subgrade crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next _____ ☐ feet ☐ meters ☐ above the LAG
higher floor (i.e., the floor above basement, crawlspace, or
enclosure floor) is:

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?
☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
82 ALGONQUIN AVENUE

City: **BOROUGH OF OCEANPORT** State: **NJ** ZIP Code: **07757**

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: **FRONT VIEW - PHOTO TAKEN 10-16-2024**

Clear Photo One



Photo Two

Photo Two Caption: **REAR VIEW - PHOTO TAKEN 10-16-2024**

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
82 ALGONQUIN AVENUE

City: **BOROUGH OF OCEANPORT** State: **NJ** ZIP Code: **07757**

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: RIGHT SIDE VIEW - PHOTO TAKEN 10-16-2024

Clear Photo Three



Photo Four

Photo Four Caption: LEFT SIDE VIEW - PHOTO TAKEN 10-16-2024

Clear Photo Four

PROJECT INFORMATION

USE GROUP	R-5	
CONSTRUCTION TYPE	5B	
PROJECT TYPE (AS DEFINED BY THE REHAB SUBCODE)	ALTERATION / ADDITION	
FLOOD HAZARD ZONE	A	
BASE FLOOD ELEVATION	10	
DESIGN FLOOD ELEVATION	12.4	
NUMBER OF STORIES	2½	
HEIGHT OF STRUCTURE	±27 FT	
AREA OF LARGEST FLOOR	1,605 SF	
AREAS	EXISTING	PROPOSED
FIRST FLOOR SQUARE FOOTAGE	1,261 SF	1,605 SF
SECOND FLOOR SQUARE FOOTAGE	1,171 SF	1,171 SF
TOTAL HABITABLE SQUARE FOOTAGE	2,432 SF	2,776 SF
COVERED EXTERIORS SQUARE FOOTAGE	208 SF	204 SF
GARAGE SQUARE FOOTAGE	468 SF	468 SF
TOTAL VOL. OF HABITABLE SPACES & COVERED EXTERIORS	21,120 CF	23,840 CF

APPLICABLE CODES

ONE AND TWO FAMILY DWELLING SUBCODE	NJAC 5:23
2021 INTERNATIONAL RESIDENTIAL CODE - NEW JERSEY EDITION	NJAC 5:23-3.21
2021 NATIONAL STANDARD PLUMBING CODE	NJAC 5:23-3.15
2020 NATIONAL ELECTRIC CODE (NFPA 70)	NJAC 5:23-3.16
2021 INTERNATIONAL ENERGY CONSERVATION CODE	NJAC 5:23-3.18
2021 INTERNATIONAL MECHANICAL CODE, NJAC 5:23-3.20	NJAC 5:23-3.20
2021 INTERNATIONAL FUEL GAS CODE, NJAC 5:23-3.22	NJAC 5:23-3.22
REHABILITATION SUBCODE - CH.6 NUCC	NJAC 5:23-6

STRUCTURAL REQUIREMENTS

	LIVE LOAD	DEAD LOAD
ROOMS OTHER THAN SLEEPING ROOMS	40 psf	15 psf
SLEEPING ROOMS	30 psf	15 psf
ATTIC-STORAGE	20 psf	12 psf
HABITABLE ATTIC & ATTIC WITH FIXED STAIRS	30 psf	12 psf
ROOF LOAD	20 psf	10 psf
DECK LOAD	40 psf	15 psf
EXTERIOR BALCONY LOAD	60 psf	15 psf
GUARDS AND HANDRAILS	200 lb concentrated load	
GUARD INFILL COMPONENTS	50 psf	
DESIGN WIND SPEED	121 MPH	
RISK CATEGORY	II	
WIND EXPOSURE CATEGORY	"B"	

ZONING REGULATIONS

R-3 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)			
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	12,000 SF	12,000 SF	NO CHANGE
MIN. LOT WIDTH	120 FT	120 FT	NO CHANGE
MIN. LOT DEPTH	100 FT	100 FT	NO CHANGE
MAX. BLDG. STORIES / HT. (SLOPED ROOF)	2.5 ST / 35 FT	2 ST / ±27 FT	NO CHANGE
MAX. LOT COVERAGE (PRINCIPAL BLDG.)	25% / 3,000 SF	17.5% / 2,101 SF	20.5% / 2,463 SF
MAX. DWELLINGS PER ACRE	3.7	3.63	NO CHANGE
MIN. FRONT YARD SETBACK	30 FT	30.93 FT	30.9 FT
MIN. SIDE YARD SETBACK / COMBINED	10 FT / 25 FT	27.46 FT / 65.6 FT	14.2 FT / 52.34 FT
MIN. REAR YARD SETBACK	25 FT	25.76 FT	NO CHANGE
MAX. IMPERVIOUS COVERAGE	37% / 4,440 SF	37.6% / 4,515 SF	37% / 4,440 SF
MIN. HABITABLE FLOOR AREA (2 ST.) (TOTAL / 1st FLOOR)	2000 SF / 1,150 SF	2,432 SF / 1,261 SF	2,776 SF / 1,605 SF
ACCESSORY			
MAX. LOT COVERAGE (ACC. BLDG.)	5% / 600 SF	.675% / 81 SF	NO CHANGE
ACCESSORY BLDG. SIDE YARD SETBACK	10 FT	4.07 FT	NO CHANGE
ACCESSORY BLDG. REAR YARD SETBACK	5 FT	2.53 FT	NO CHANGE

ZONING CALCULATIONS

IMPERVIOUS COVERAGE		
	EXISTING	PROPOSED
RESIDENCE	1,893 SF	2,259 SF
FRONT PORCH	208 SF	204 SF
DRIVEWAY	1,920 SF	1,489 SF
FRONT WALK & STEPS	135 SF	135 SF
REAR DECK (50% CREDIT)	265 SF	259 SF
A/C EQPM PAD	13 SF	13 SF
SHED	81 SF	81 SF
TOTAL	4,515 SF	4,440 SF

HABITABLE FLOOR AREA		
	EXISTING	PROPOSED
1st FLOOR	1,261 SF	1,605 SF
2nd FLOOR	1,171 SF	1,171 SF
TOTAL	2,432 SF	2,776 SF

Single Family Residential Addition
Greco Residence82 Algonquin Ave., Oceanport, NJ 07757
Block 16 / Lot 4.01

DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED

DEMOLITION LEGEND

- 1 REMOVE EXISTING DECK, FOUNDATION, ETC. TO EXTENT REQUIRED FOR PROPOSED ADDITION.
- 2 REMOVE PORTION OF EXISTING FENCE TO ALLOW FOR ADDITION.
- 3 REMOVE EXISTING EXTERIOR WALL. PROVIDE TEMPORARY SUPPORT AS NEEDED.
- 4 REMOVE / RELOCATE EXISTING PORCH COLUMN.
- 5 REMOVE EXISTING FRONT PORCH ROOF, FRAMING, FOUNDATION AS NEEDED TO ALLOW PROPOSED ADDITION TO TIE IT. INFILL FRAMING AS NEEDED.

DEMOLITION NOTES

VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION. CONTRACTOR TO NOTIFY ARCHITECT IF EXISTING CONDITIONS VARY FROM DRAWINGS.

CONFIRM EXISTING STRUCTURE WITH ARCHITECT

CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR ALL STRUCTURAL BEARING MEMBERS PRIOR TO ANY DEMOLITION.

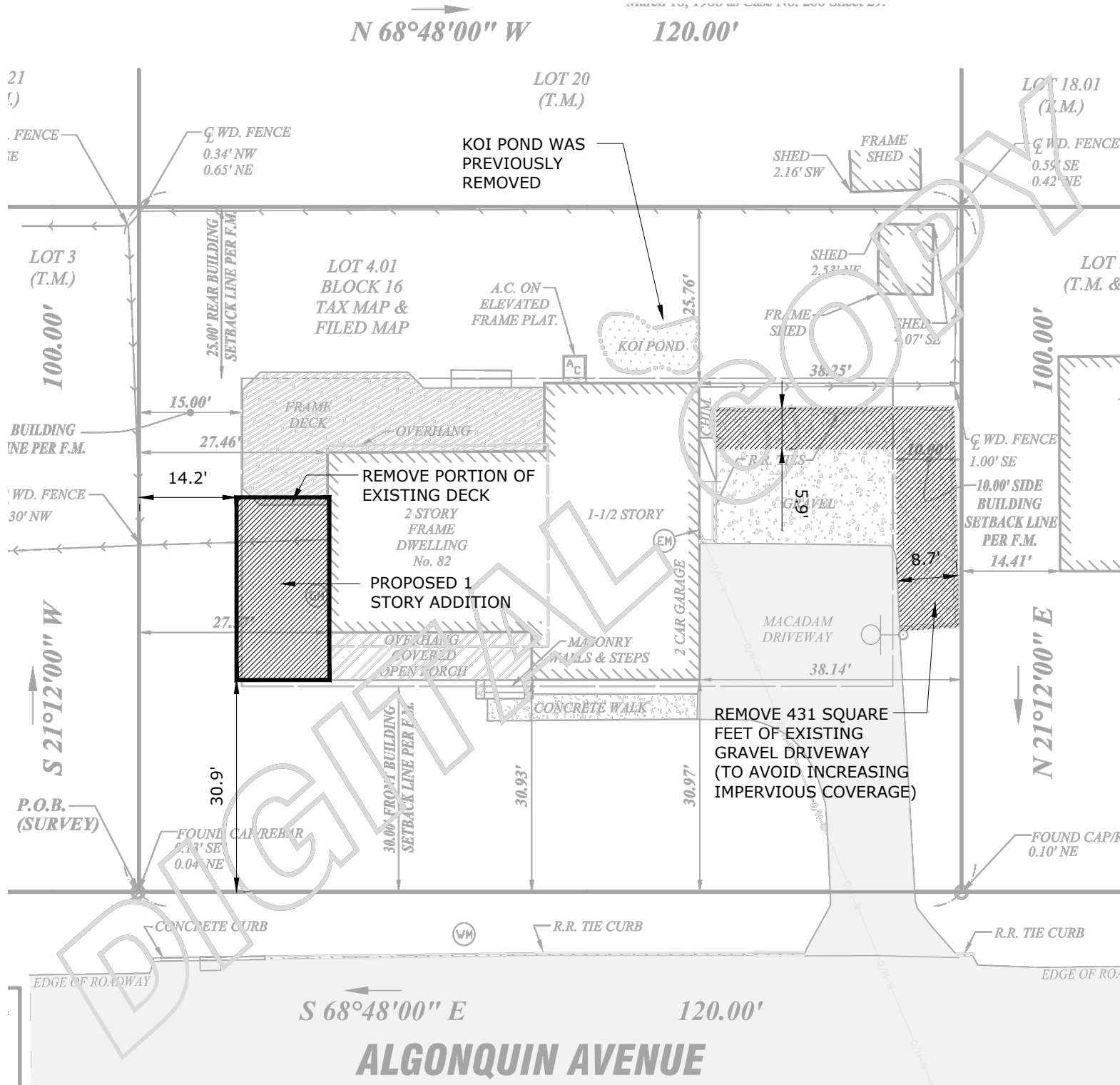
CONTRACTOR TO REMOVE & CAP ALL EXISTING ELECTRICAL & PLUMBING AS REQUIRED FOR DEMOLITION AND NEW WORK.

PATCH AND REPAIR EXISTING TO MATCH ADJACENT AS NECESSARY.

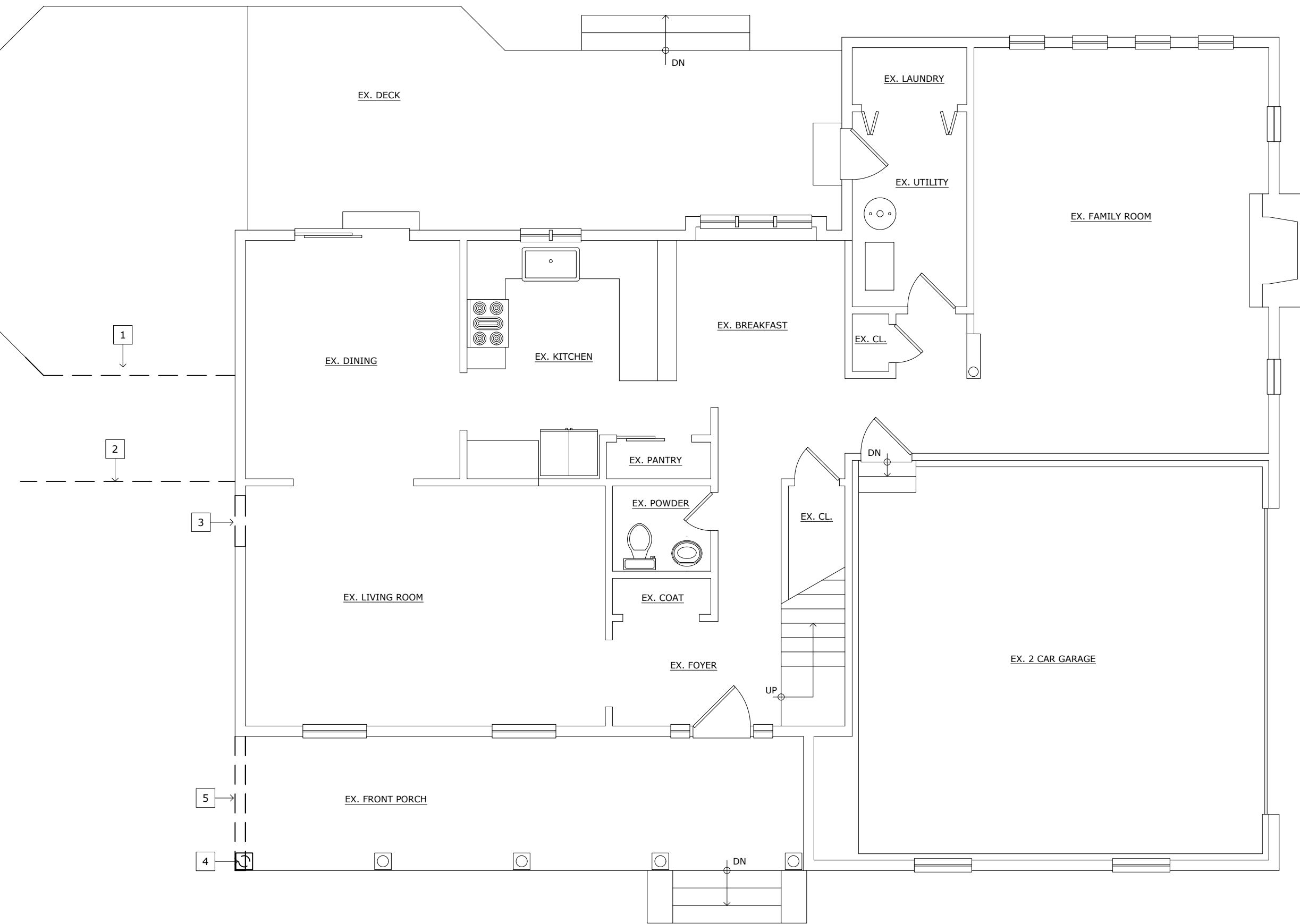
EXISTING WINDOWS TO REMAIN UNLESS NOTED OTHERWISE.

CONTRACTOR TO CONDUCT A WALK-THROUGH WITH THE OWNER PRIOR TO COMMENCING DEMOLITION TO CONFIRM WHAT IS TO BE DEMOLISHED, REMOVED, SALVAGED, ETC.

SEE PROPOSED PLANS AND ELEVATIONS TO HELP DETERMINE THE EXTENT OF DEMOLITION THAT IS REQUIRED.

1 SITE PLAN
A1 1" = 20'

INFORMATION ON THIS SITE PLAN IS
TAKEN FROM SURVEY PREPARED BY:
ROBERT L. CIGOL, P.L.S.
NJLS LIC NO. 24GS04026100
DATED: 01 / 23 / 2020

2 EXISTING / DEMOLITION 1st FLOOR PLAN
A1 3/16" = 1'-0"

DRAWING LIST

- A1 PROJECT INFO / ZONING / EXISTING
A2 FLOOR PLANS
A3 EXTERIOR ELEVATIONS

Greco Residence
Single Family Residential Addition82 Algonquin Ave., Oceanport, NJ 07757
Block 16 / Lot 4.01

Proj. No: 2023.59
Issued For: Zoning
Date: 11 / 25 / 2024

PROJECT INFO /
ZONING /
EXISTING

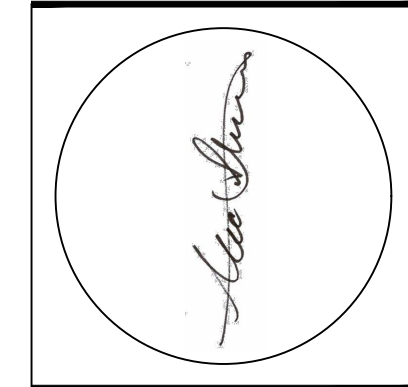
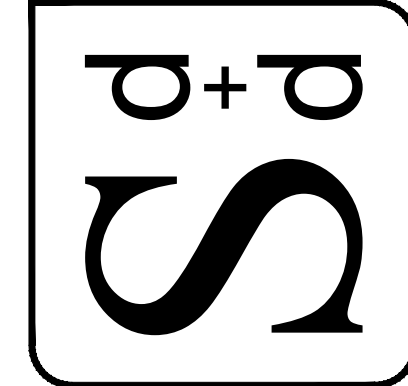
A1

1 of 3

SHISSIAS
DESIGN + DEVELOPMENT

Allec P. Shissias, RA, RLA
Architect #244922000
NJ Landscape Architect #24AS0017900

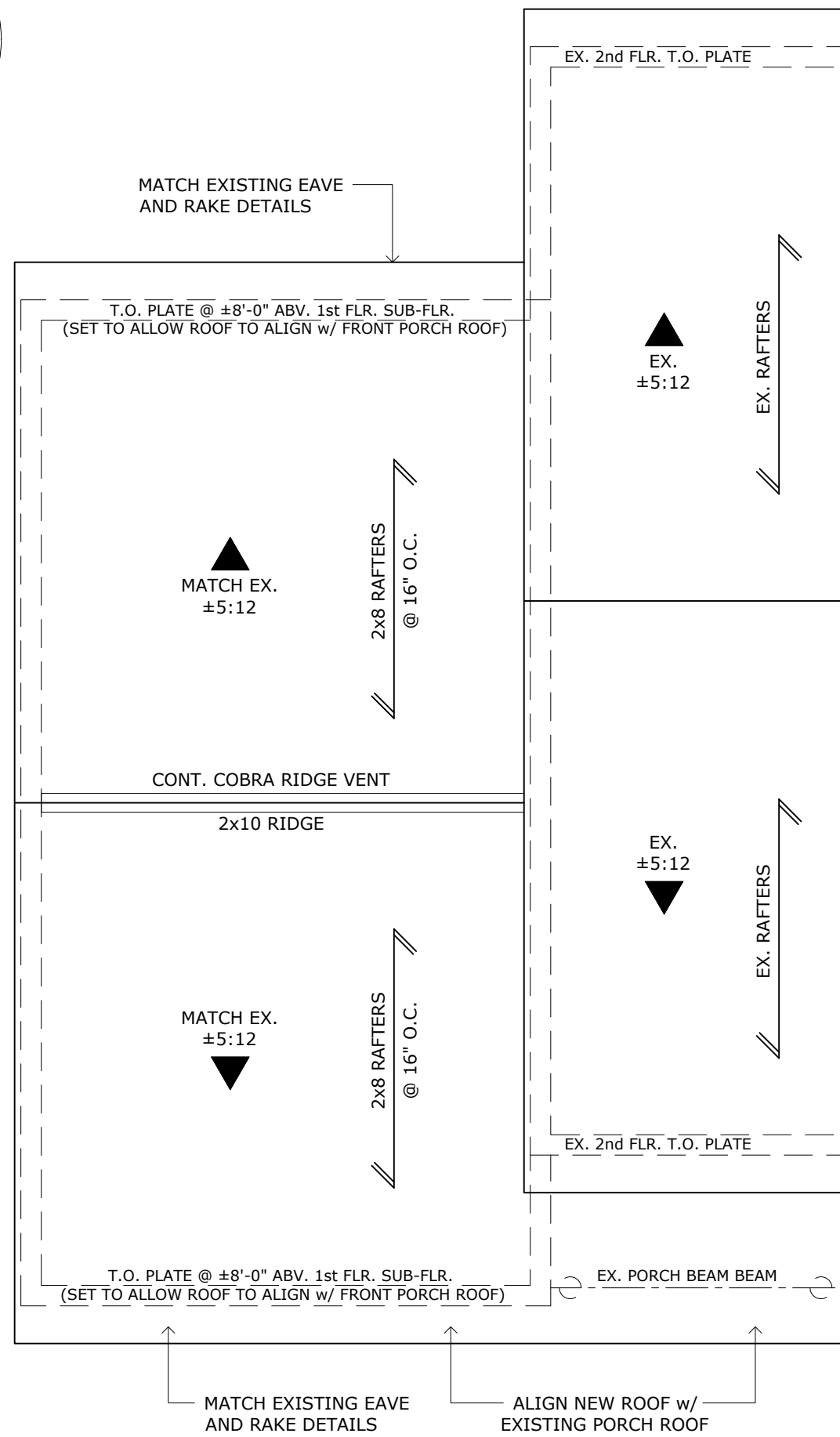
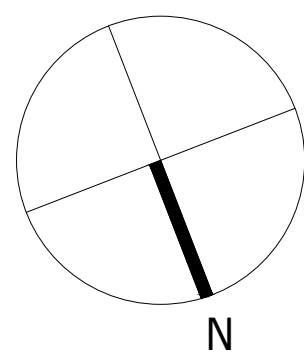
856.448.0865
www.shissias.com
ashissias@gmail.com
27 1st St. Rumson, NJ 07757



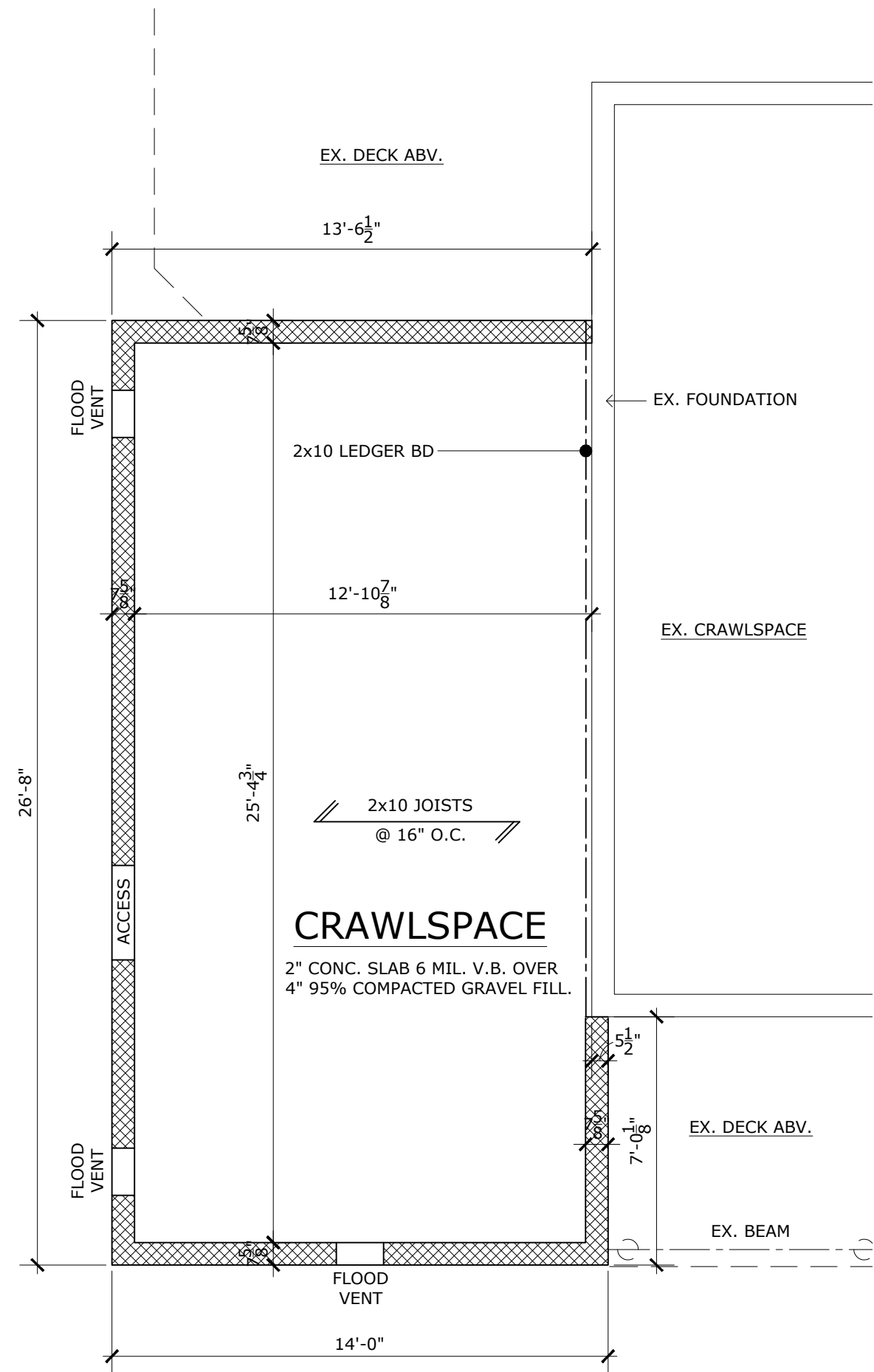
NOT FOR CONSTRUCTION UNLESS SIGNED &
SEALED BY ARCHITECT & APPROVED BY ALL
AGENCIES HAVING JURISDICTION.

USE OF THIS DESIGN OR DISSEMINATION IS
PROHIBITED WITHOUT PRIOR WRITTEN
CONSENT OF SHISSIAS DESIGN AND
DEVELOPMENT. ALL COPYRIGHT LAWS ARE
RESERVED. DRAWINGS ARE NOT INTENDED FOR
PROTOTYPICAL USE. SHISSIAS DESIGN AND
DEVELOPMENT © 2024.

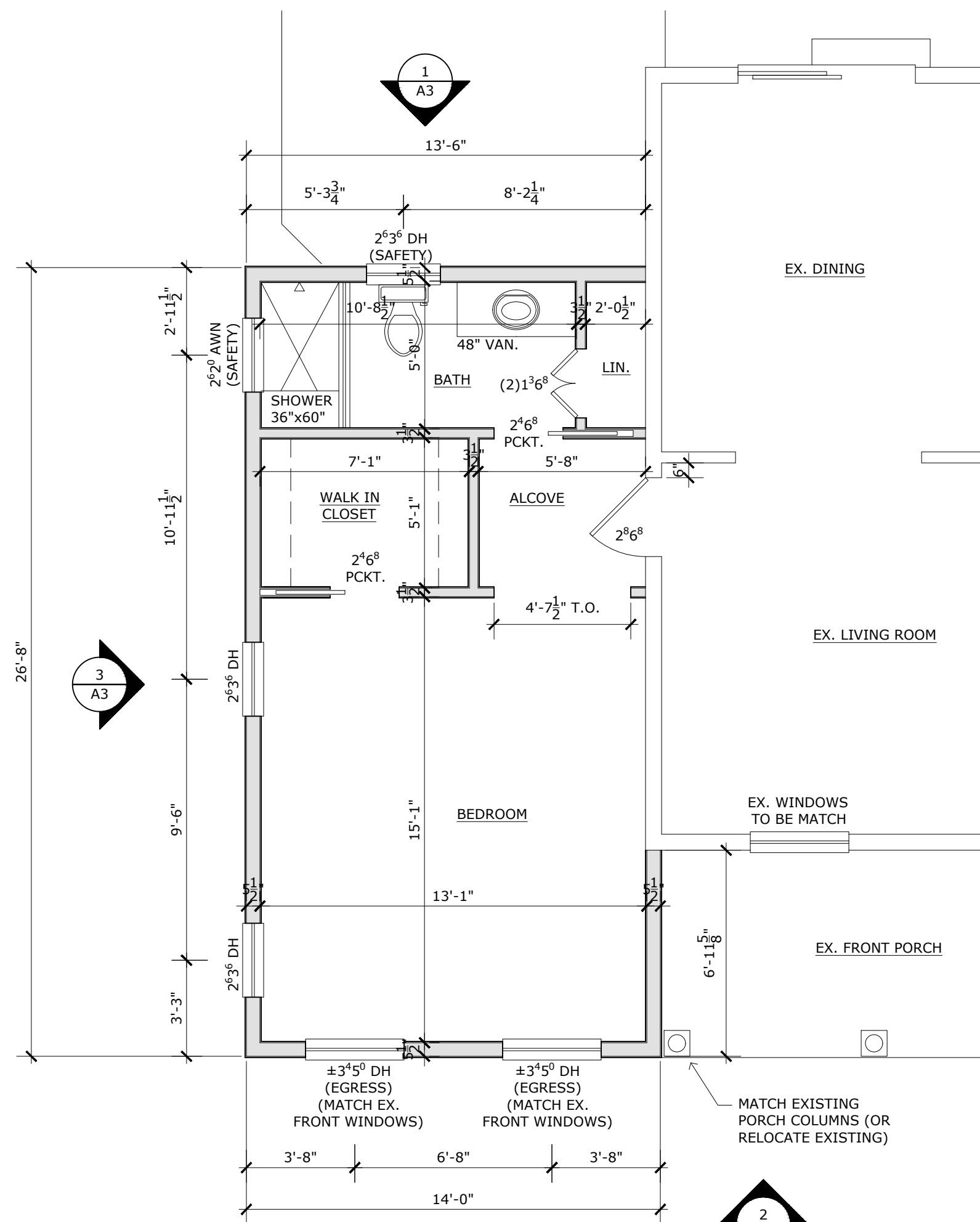
ISSUE	REVISIONS



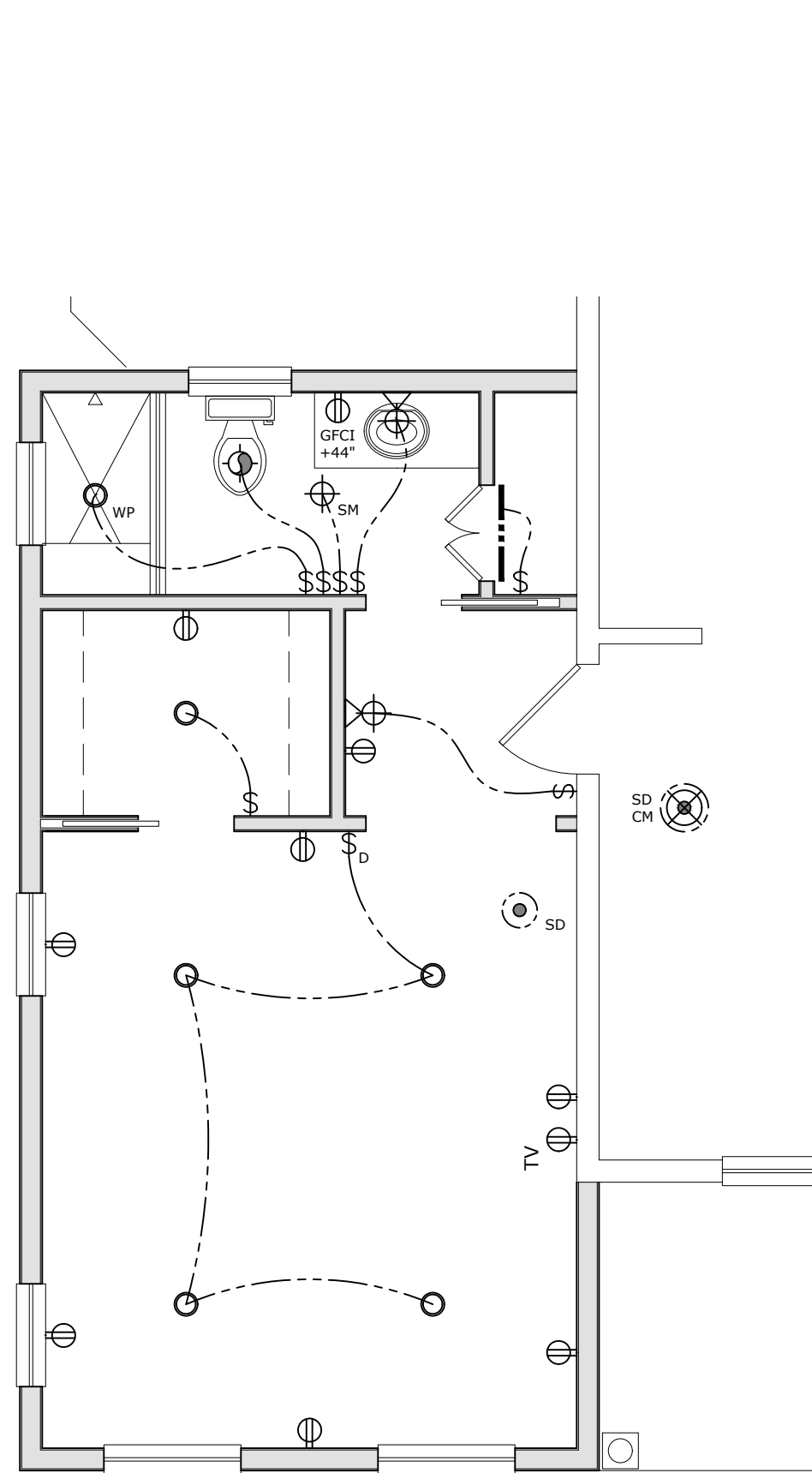
5
A2
1/4" = 1'-0"



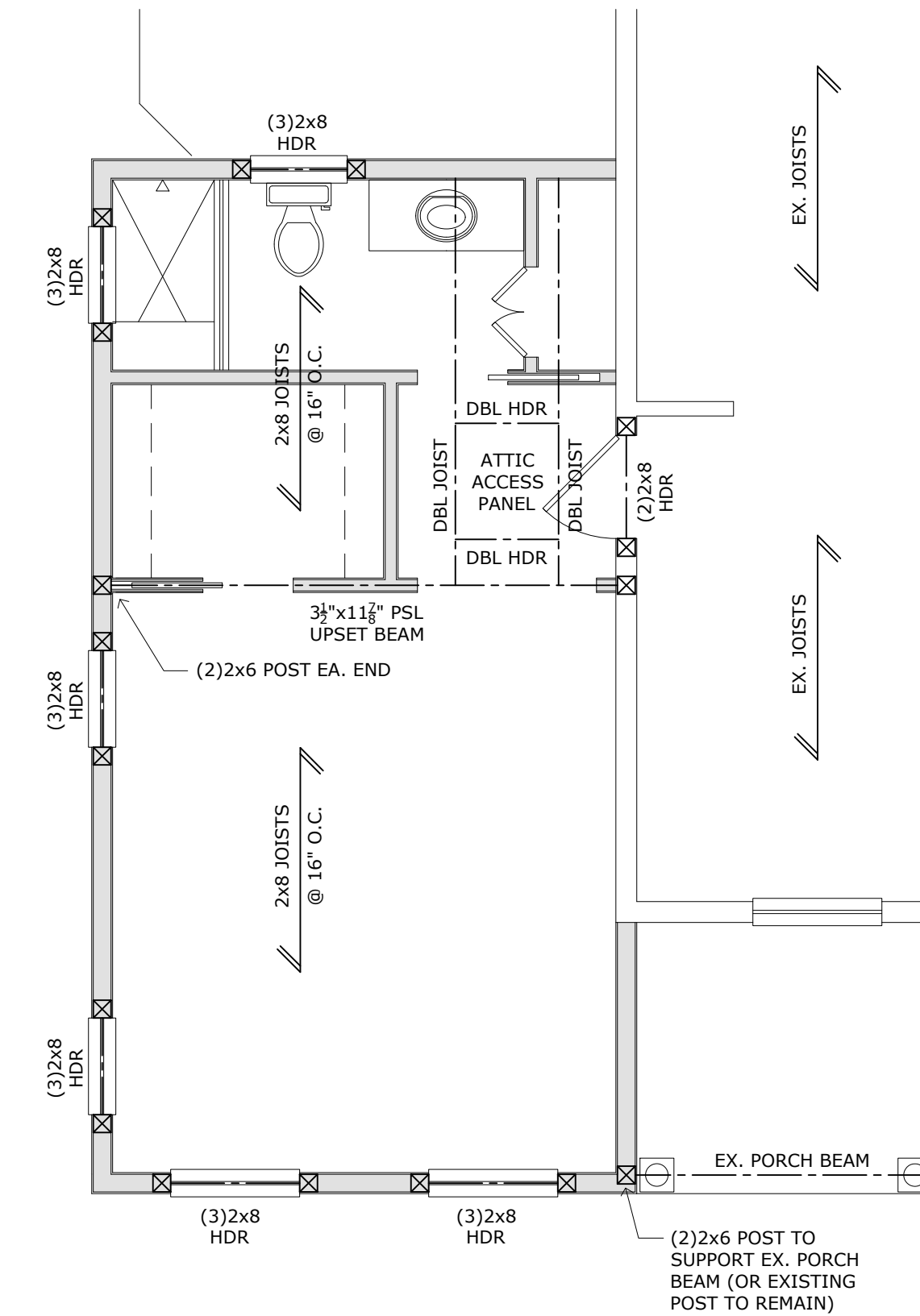
1
A2
FOUNDATION /
1st FLOOR FRAMING PLAN
1/4" = 1'-0"



2
A2
1st FLOOR PLAN
1/4" = 1'-0"



3
A2
ELECTRICAL PLAN
1/4" = 1'-0"



4
A2
ATTIC FRAMING PLAN
1/4" = 1'-0"

FLASHING NOTES

PROVIDE FLASHING PER APPLICABLE CODE SECTIONS IN THE NJ IRC: R703.4, R703.8.5, R903.2, R905

PROVIDE FLASHING AT LEAST AT THE FOLLOWING CONDITIONS:

- WINDOW & DOOR OPENINGS
- INTERSECTION OF CHIMNEYS w/ WALLS
- UNDER AND AT THE END OF COPINGS AND SILLS
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAMED CONSTRUCTION.
- ALL ROOF AND WALL INTERSECTIONS
- BUILT-IN GUTTERS
- CHANGES IN ROOF SLOPE / PITCH
- ROOF OPENINGS
- DIVERSION FLASHING / KICK-OUT FLASHING AT INTERSECTION OF SLOPED ROOF EAVE w/ VERTICAL SIDEWALL.
- CRICKETS AND SADDLES
- DECK LEDGERS

ROOF VENTILATION

THE MINIMUM NET FREE VENTILATION AREA PER CODE REQUIRES 1 SQ. FT. OF VENTING FOR EVERY 300 SQ. FT. OF VENTED SPACE, WHERE NOT LESS THAN 40% & NOT MORE THAN 50% IS LOCATED IN THE UPPER PORTION OF THE ATTIC.

THERE IS 364 SQ. FT. OF VENTED SPACE. THEREFORE A MINIMUM OF 175 SQ. IN. OF TOTAL FREE VENTED AREA IS REQUIRED, DISTRIBUTED AS INDICATED ABOVE.

FOUNDATION TIE-IN

TIE-IN NEW FOUNDATION WALLS TO EXISTING FOUNDATIONS w/ (2) EPOXY SET 1" REBAR EVERY OTHER COURSE (OR 16" VERTICALLY). USE (3) 1/2" REBAR @ FOOTING CONNECTIONS.

VENTED CRAWL SPACE

- NJ IRC : SECTION R408
- COVER EXPOSED EARTH WITH A CONTINUOUS CLASS 1 VAPOR RETARDER.
 - PROVIDE 1 SF VENTILATION / 1,500 SF CRAWL SPACE
 - PROVIDE ONE VENT WITHIN 3 FT. OF EACH CORNER
 - CRAWLSPACE ACCESS SHALL BE PROVIDED PER SECTION R408.4. ACCESS THROUGH A FLOOR SHALL BE A MIN. OF 18"x24" CLEAR OR THROUGH A PERIMETER WALL SHALL BE A MIN. OF 16"x24" CLEAR.

ROOF NOTES

INSTALL COLLAR TIES @ 16" O.C. UNLESS OTHERWISE SPECIFIED.

PROVIDE ICE & WATER SHIELD 2'-0" FROM ALL EAVES, VALLEYS, & RIDGES AS PER MANUF. SPECS.

PROVIDE SIMPSON HURRICANE CLIPS MODEL# H2.5 ON EACH RAFTER TYP.

PROVIDE BLIND FLASHING AT ALL HIPs, VALLEYS & ROOF CONNECTIONS TYPICAL.

ALL ROOF FINISH MATERIAL TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS TO CONFORM TO SECTION R905 & WITHSTAND THE WIND SPEED SHOWN AS PER FIGURE R301.2(4) IN THE IRC.

CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS, CROSS-LAMINATED TIMBER OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER OR LICENSED PROFESSIONAL.

ALL VALLEYS TO HAVE OVER-FRAMED RAFTERS LANDING ON 2x WD PLATE.

HEADER SCHEDULE

ALL HEADERS & POSTS ARE AS SPECIFIED BELOW UNLESS OTHERWISE NOTED.

<6'-0" SPAN: (2)2x8 DOUG FIR #2 HDR FOR 2x4 WALLS
(3)2x8 DOUG FIR #2 HDR FOR 2x6 WALLS

6'-0"+ SPAN: (2)2x10 DOUG FIR #2 HDR FOR 2x4 WALLS
(3)2x10 DOUG FIR #2 HDR FOR 2x6 WALLS

NOMINAL WOOD HEADERS RECEIVE (2)4x POST EA. SIDE FOR 2x4 FRAMED WALLS & (2)2x6 POST EA. SIDE FOR 2x6 FRAMED WALLS.

MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADER IN EXTERIOR WALLS AS FOLLOWS:

MAX. HEADER SPAN / NO. OF STUDS

4' / 1 STUD
8' / 2 STUDS
14' / 3 STUDS
18' / 4 STUDS

EX. FOUNDATION NOTE

EXISTING FOUNDATIONS AND FOOTINGS TO BE CONFIRMED. EXISTING FOUNDATIONS ARE ASSUMED TO BE IN GOOD STRUCTURAL CONDITION AND PROVIDED w/ 24"x12" CONC. FOOTINGS. ADDITIONAL STRUCTURAL LOADS MAY REQUIRE STRUCTURAL MODIFICATION TO THE EXISTING FOUNDATION AND FOOTINGS.

ELECTRICAL LEGEND

	110 VOLT OUTLET
	GROUND FAULT INTERRUPTED OUTLET
	WALL MOUNTED FIXTURE
	CEILING FIXTURE-RECESSED
	CEILING FIXTURE-RECESSED / WATERPROOF
	CEILING FIXTURE-SURFACE MOUNTED
	EXHAUST FAN
	SMOKE DETECTOR/CARBON MONOXIDE COMBO
	SMOKE DETECTOR
	SWITCH
	DIMMER SWITCH
	SURFACE MOUNTED LIGHT FIXTURE.

FOUNDATION NOTES

ALL FOUNDATION WALLS TO BEAR ON 24"x12" CONTINUOUS CONCRETE FOOTINGS w/ (3) #4 CONTINUOUS BARS, TYPICAL, UNLESS NOTED OTHERWISE.

ALL CONCRETE BLOCK FOUNDATION WALLS SHALL HAVE HORIZONTAL REINFORCING INSTALLED EVERY OTHER COURSE. SEE NOTE SHEET

WHERE BACKFILL EXCEEDS 6'-0" ABOVE SLAB, CMU TO BE FILLED SOLID.

ALL WOOD IN CONTACT WITH THE EXTERIOR ELEMENTS IS TO BE PRESSURE PRESERVATIVE TREATED AS REQUIRED BY CODE PER SECTION 317 OF THE NJ IRC.

TERMITE PROTECTION TO BE PROVIDED PER SECTION 318 OF THE NJ IRC.

ALL DECK LEDGERS SHALL BE FLASHED TO PREVENT WATER FROM CONTACTING HOUSE BAND JOIST.

DO NOT BACKFILL UNTIL THE FOUNDATION WALLS ARE INSTALLED AND THE FIRST FLOOR IS FRAMED AND/OR THE FOUNDATION WALLS HAVE BEEN BRACED. CONTRACTOR WILL BE RESPONSIBLE FOR BRACING OF FOUNDATION WALLS IF UNBALANCED FILL IS PRESENT ON SITE.

ALL DIMENSIONS TAKEN TO FACE OF STUD OR FACE OF FOUNDATION STRUCTURE

FRAMING NOTES

ALL NOMINAL LUMBER IS TO BE DOUG-FIR-LARCH #2 OR BETTER IN TERMS OF STRUCTURAL PROPERTIES

ALL ENGINEERED LUMBER IS TO BE MANUFACTURED BY WEYERHAEUSER. ANY SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT PRIOR TO PURCHASING MATERIAL. FRAMING CONNECTIONS TO BE AS PER WEYERHAEUSER SPECS & DETAILS UNLESS OTHERWISE NOTED.

DOUBLE FLOOR JOISTS SHALL BE PROVIDED UNDER PARTITIONS PARALLEL TO JOISTS UNLESS OTHERWISE NOTED ON PLANS AND UNDER ALL KITCHEN ISLANDS (CONFIRM EXACT LOCATION WITH OWNER)

BLOCKING SHALL BE PROVIDED PERPENDICULAR TO JOIST SPANS @ 8' O.C. MAXIMUM. BLOCKING SHALL BE PROVIDED UNDERNEATH WALLS WHERE FRAMING IS PERPENDICULAR, UNLESS NOTED OTHERWISE ON PLANS.

PROVIDE PSL POST SQUASH BLOCKS UNDER ALL POSTS & POINT LOADS FROM ABOVE. PROVIDE SQUASH BLOCKS AT ALL BEARING CONDITIONS AS PER MANUFACTURER'S SPECIFICATIONS.

PROVIDE JOISTS 6" APART UNDER PLUMBING OR UTILITY WALLS (TYPICAL).

INTERIOR BEARING WALLS OVER 9' IN HEIGHT & FRAMED WITH 2x4 STUDS SHALL BE SOLID BLOCKED MIDWAY AT WALL.

ALL INTERIOR DOORS SHALL HAVE (2)2x STUDS ON BOTH THE HINGE AND LATCH SIDE. THE BOTTOM PLATE SHALL BE GLUED TO THE SUB-FLOOR AND THE STUDS SHALL BE FASTENED TO THE BOTTOM PLATE w/ 3 IN. TOE SCREWS.

ALL FLOOR SHEATHING SHALL BE GLUED TO FLOOR JOISTS.

NOTCHING OF STUDS SHALL NOT BE CUT MORE THAN 25% OF THEIR WIDTH. BORED HOLES SHALL NOT BE LOCATED IN THE SAME CROSS SECTION OF CUT OR NOTCH IN STUD. NO MORE THAN TWO SUCCESSIVE STUDS ARE TO BE DOUBLED OR BORED. DRILLING OF STUDS SHALL NOT BE MORE THAN 60% OF THE STUD DEPTH AND THE EDGE OF THE HOLE IS NO MORE THAN 3/4" TO THE EDGE OF THE STUD. STUDS IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40% SHALL BE DOUBLED UP.

WHEN TOP PLATE IS NOTCHED MORE THAN 50% PROVIDE 16 GAUGE AND 1.5 INCH WIDE METAL TIE FASTENED ACROSS & TO THE PLATE AT EACH SIDE OF THE NOTCH WITH 3-8d NAILS WITH A MIN. LENGTH OF 1 1/2" EACH SIDE.

CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS, CROSS-LAMINATED TIMBER OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER OR LICENSED PROFESSIONAL.

INSULATION SCHEDULE

EXTERIOR WALLS: R-21
FLOOR JOISTS: R-30
ATTIC JOISTS: R-49

NOTES:
1. UNLESS NOTED OTHERWISE, ALL INSULATION TO BE FIBERGLASS INSULATION BATTS w/ VAPOR RETARDER PLACED TOWARD CONDITIONED SIDE OF ASSEMBLY.

FLOOR PLAN NOTES

DIMENSIONS TO NEW CONSTRUCTION ARE TAKEN TO STUD OR MASONRY UNLESS NOTED OTHERWISE. DIMENSIONS TO EXISTING CONSTRUCTION ARE TAKEN TO FINISH.

DIMENSIONS BASED ON EXISTING CONSTRUCTION IS APPROXIMATE AND NEEDS TO BE VERIFIED IN FIELD. CONTRACTOR TO MAKE ADJUSTMENTS AS NECESSARY BASED ON EXACT DIMENSIONS. CONTACT ARCHITECT WITH ANY DISCREPANCIES WHICH MAY AFFECT DESIGN.

WINDOWS SPECIFIED TO BE SELECTED BY OWNER. REFER TO RESHECK FOR MINIMUM ENERGY PERFORMANCE REQUIREMENTS. CONTRACTOR SHALL COORDINATE w/ OWNER FOR INSET SCREENS, HARDWARE, INT. FINISH, EXTENSION JAMBS AND PROVIDE SIMULATED DIVIDED LIGHTS LAMINATED TO EXTERIOR AND INTERIOR, PATTERN AS DEPICTED ON ELEVATIONS.

EACH NEW BEDROOM MUST HAVE AT LEAST 1 WINDOW MEETING EGRESS REQUIREMENTS OF 5.7 SF OF NET CLEAR OPENING. NET CLEAR HEIGHT SHALL NOT BE LESS THAN 24" AND THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 20". G.C. SHALL VERIFY THAT WINDOWS MEET EGRESS w/ WINDOW MANUF. PRIOR TO ORDERING MATERIAL

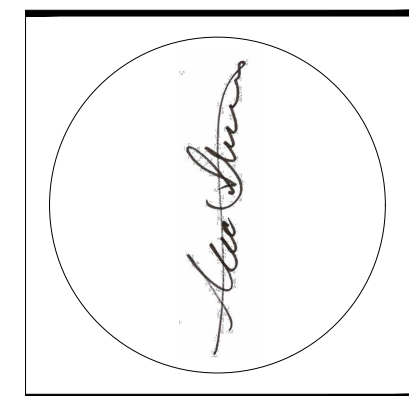
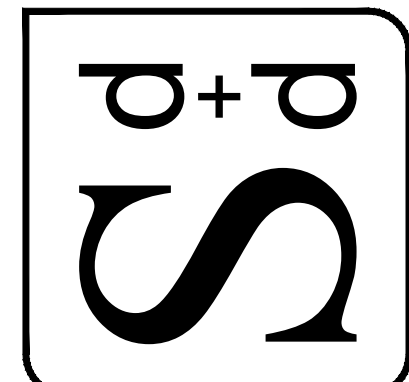
ATTIC ACCESS PANELS SHALL NOT BE LESS THAN 30"x22" WITH A CLEARANCE HEIGHT OF 30" FROM FLOOR FRAMING MEMBER TO ROOF FRAMING MEMBER. SEE NOTE SHEET FOR REQUIRED MECHANICAL UNIT CLEARANCES.

FIREBLOCKING:
PER SECTION R302.11 OF THE NJ IRC.
HORIZ AND VERT CONCEALED DRAFT OPENINGS FORM AN EFFECTIVE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE.
FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
OPENINGS AROUND VENTS, PIPES, DUCTS, CABLE, WIRES, ETC. AT THE CEILING AND FLOOR LEVEL.
IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AT FOLLOWS:
VERTICALLY AT THE CEILING AND FLOOR LEVELS
HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

DRAFTSTOPPING:
WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WOOD STUD WALL
- NEW CMU FOUNDATION WALL
- EXISTING DOOR TO REMAIN
- NEW DOOR



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION

USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF SHISSIAS DESIGN AND DEVELOPMENT. ALL COPYRIGHT LAWS ARE RESERVED. DRAWINGS ARE NOT INTENDED FOR PROTOTYPICAL USE. SHISSIAS DESIGN AND DEVELOPMENT © 2024.

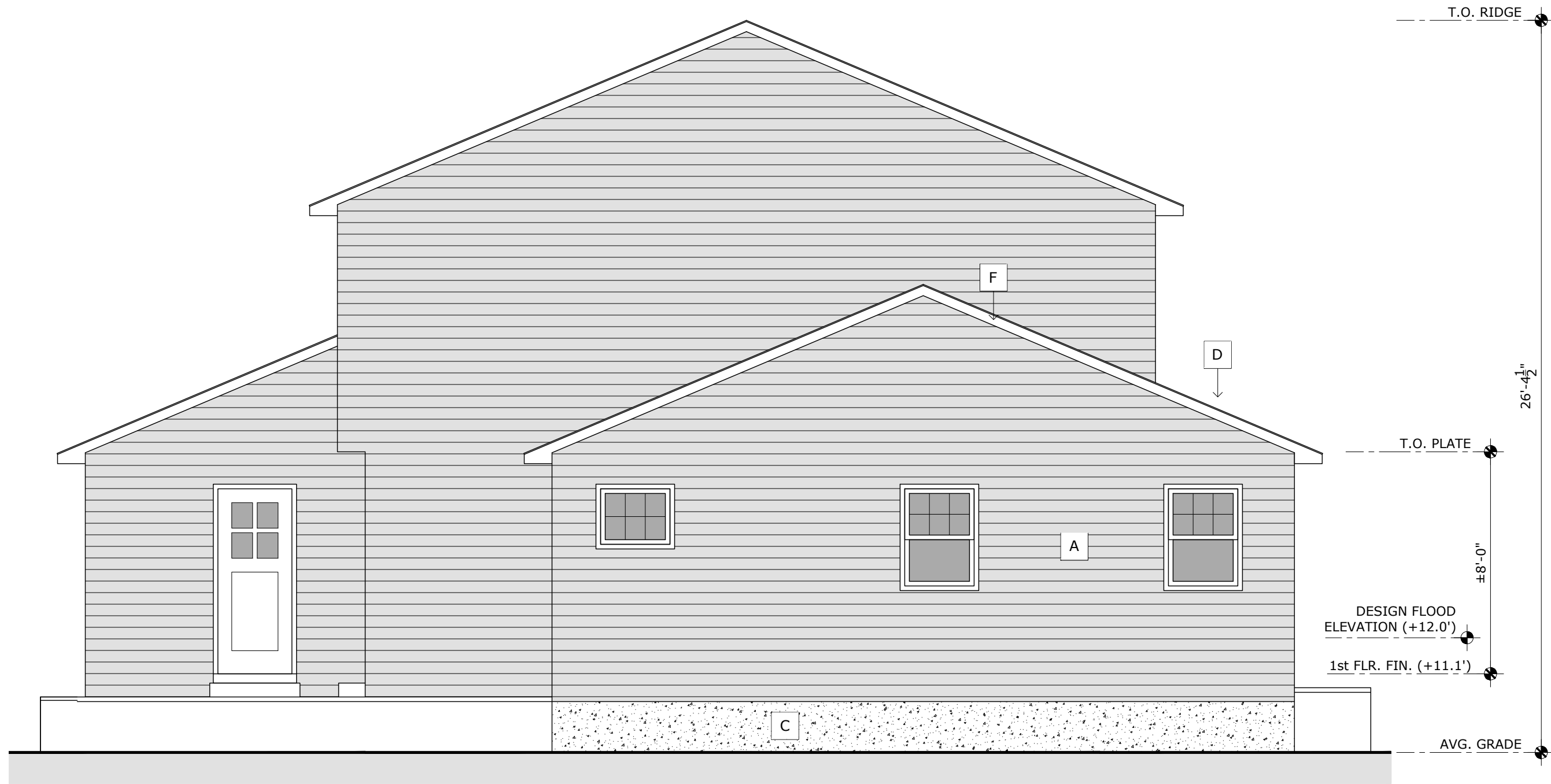
ISSUE	REVISIONS

Greco Residence Single Family Residential Addition

82 Algonquin Ave., Oceanport, NJ 07757
Block 16 / Lot 4.01

Proj. No: 2023.59
Issued For: Zoning
Date: 11 / 25 / 2024

FLOOR PLANS



FLASHING NOTES

PROVIDE FLASHING PER APPLICABLE CODE SECTIONS IN THE NJ IRC: R703.4, R703.8.5, R903.2, R905

PROVIDE FLASHING AT LEAST AT THE FOLLOWING CONDITIONS:

- WINDOW & DOOR OPENINGS
- INTERSECTION OF CHIMNEYS w/ WALLS
- UNDER AND AT THE END OF COPINGS AND SILLS
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAMED CONSTRUCTION
- ALL ROOF AND WALL INTERSECTIONS
- BUILT-IN GUTTERS
- CHANGES IN ROOF SLOPE / PITCH
- ROOF OPENINGS
- DIVERSION FLASHING / KICK-OUT FLASHING AT INTERSECTION OF SLOPED ROOF EAVE w/ VERTICAL SIDEWALL
- CRICKETS AND SADDLES
- DECK LEDGERS

EXTERIOR MATERIALS LEGEND

(ALL FINISHES AND MATERIALS TO BE SELECTED OR CONFIRMED w/ OWNER)

- A EXTERIOR FINISH SIDING
- B ASPHALT SHINGLES
- C 1" FOUNDATION PARGING
- D SET ADDITION TOP PLATE TO ALLOW ROOF TO ALIGN w/ EX. FRONT PORCH
- E NEW OR RELOCATED COLUMN
- F EAVE / RAKE DETAILS TO MATCH EXISTING.

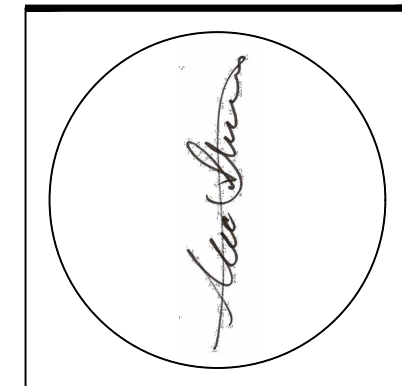
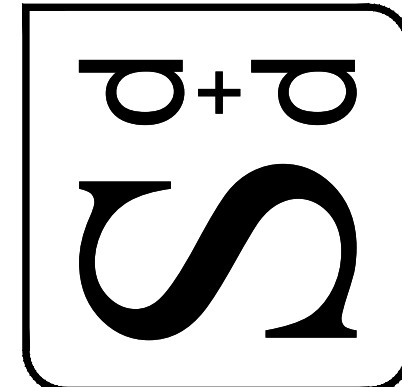
3
A3
LEFT SIDE ELEVATION
1/4" = 1'-0"



2
A3
FRONT ELEVATION
1/4" = 1'-0"



1
A3
REAR ELEVATION
1/4" = 1'-0"



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION

USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF SHISSIAS DESIGN AND DEVELOPMENT. ALL COPYRIGHT LAWS ARE RESERVED. DRAWINGS ARE NOT INTENDED FOR PROTOTYPICAL USE. SHISSIAS DESIGN AND DEVELOPMENT © 2024.

ISSUE	REVISIONS

Greco Residence
Single Family Residential Addition
82 Algonquin Ave., Oceanport, NJ 07757
Block 16 / Lot 4.01

Proj. No: 2023.59
Issued For: Zoning
Date: 11 / 25 / 2024

EXTERIOR
ELEVATIONS

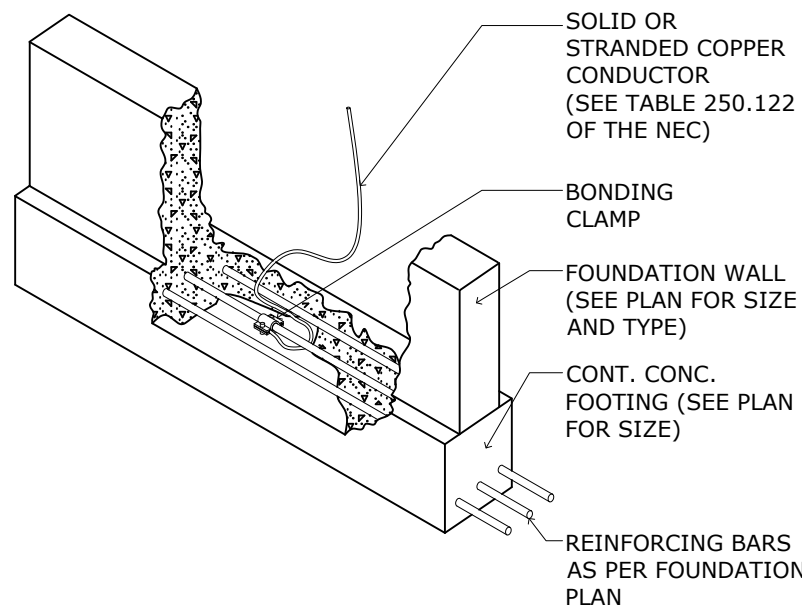
A3

3 of 3

FASTENER SCHEDULE		
DESCRIPTION OF BUILDING ELEMENTS	NO. & TYPE OF FASTENER	SPACING
FLOOR		
JOIST TO SILL, TOP PLATE OR GIRDER	3-8d COMMON 4-8d BOX 3-3"x0.131 NAILS	TOE NAIL
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE	8d BOX 10d BOX 3"x0.131 NAILS	4" O.C. TOE NAIL 6" O.C. TOE NAIL
1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON 3-10d BOX 3 STAPLES, 1" CROWN, 16GA, 1½" L	FACE NAIL
BAND OR RIM JOIST TO JOIST	3-16d COMMON 4-10d BOX 4-3"x0.131 NAILS	END NAIL
BUILT UP GIRDERS AND BEAMS 2" LUMBER LAYERS	16d COMMON 10d BOX 3-3"x0.131 NAILS AND 2-20d COMMON 3-10d BOX 3-3"x0.131 NAILS	24" O.C. FACE NAIL 24" O.C. FACE NAIL TOP & BOTTOM STAG. ON OPP. SIDES
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX 3-16d COMMON 4-3"x0.131 NAILS	AT EA. JOIST OR RAFTER FACE NAIL
BRIDGING TO JOIST	2-10d	EA. END TOE NAIL
WALL		
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON 10d BOX 3-3"x0.131 NAILS	24" O.C. FACE NAIL 16" O.C. FACE NAIL
STUD TO STUD AND BUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON 3-3"x0.131 NAILS	12" O.C. FACE NAIL 16" O.C. FACE NAIL
BUILT-UP HEADER (2" TO 2" HEADER WITH 1" SPACER)	16d COMMON 16d BOX	16" O.C. EA. EDGE FACE NAIL 12" O.C. EA. EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	5-8d BOX 4-8d COMMON 4-10d BOX	TOE NAIL
TOP PLATE TO TOP PLATE	16d COMMON 10d BOX 3-3"x0.131 NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
DOUBLE TOP PLATE SPLICE FOR BRACED WALLS < 25'	4-16d BOX 3-10d COMMON 4-3"x0.131 NAILS	FACE NAIL ON EA. SIDE OF END JOINT (MIN. 24" LAP SPLICE LENGTH EA. SIDE OF END JOIST
DOUBLE TOP PLATE SPLICE FOR BRACED WALLS > 25'	12-16d	
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON 10d BOX 3"x0.131 NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	3-16d BOX 2-16d COMMON 4-3"x0.131 NAILS	3 EA. 16" O.C. FACE NAIL 2 EA. 16" O.C. FACE NAIL 4 EA. 16" O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD	3-16d BOX 4-8d COMMON 4-3"x0.131 NAILS	TOE NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-16d BOX 2-16d COMMON 3-3"x0.131 NAILS	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	2-10d BOX 2-8d COMMON 2 STAPLES 1½"	FACE NAIL

WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF & INTERIOR WALL SHEATHING TO FRAMING			
DESCRIPTION OF FASTENER		SPACING OF FASTENERS	
		EDGES (IN.)	INTERMEDIATE (IN.)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF & INTERIOR WALL SHEATHING TO FRAMING & PARTICLE BOARD WALL SHEATHING TO FRAMING	¾" - ½"	6d COMMON (SUB FL & WALL)	6"
	19/32" - 1"	8d COMMON (ROOF)	6"
WOOD STRUCTURAL PANELS, WALL SHEATHING USED TO RESIST WIND PRESSURES	19/32" - 1"	8d COMMON	6"
	1½" - 1½"	10d COMMON OR 8d DEFORMED	6"
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING	¾" - 24/16 PANEL RATING	8d COMMON	6"
OTHER WALL SHEATHING			12"
½" GYPSUM SHEATHING	1½" GALV. ROOFING NAIL, STAPLE GALV. 1½" LONG, 1½" SCREWS, TYPE W OR S	7"	7"
½" GYPSUM SHEATHING	1½" GALV. ROOFING NAIL, STAPLE GALV. 1½" LONG, 1½" SCREWS, TYPE W OR S	7"	7"
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING	¾" AND LESS	6d DEFORMED NAIL OR 8d COMMON NAIL	6"

NOTE: NAILING SCHEDULE REFERENCES IRC TABLE R602.3(1) & TABLE R602.3(3).
FOR ALTERNATE ATTACHMENTS SEE TABLE R602.3(2) IN THE IRC.

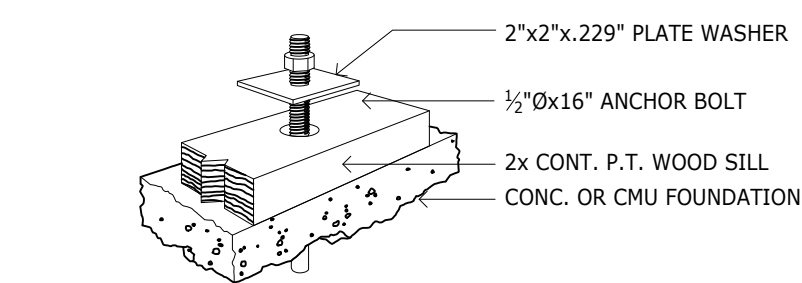


GROUNDING NOTES:

- 1) ALL CONCRETE FOOTINGS CONTAINING A MINIMUM #4 REINFORCING RODS AT A MINIMUM 20" IN LENGTH SHALL HAVE AN ELECTRICAL BONDING CLAMP INSTALLED PRIOR TO APPLYING CONCRETE MINIMUM EXPOSURE OF 12".
- 2) ENCASE BONDING CLAMP CONNECTION BY AT LEAST 2 INCHES OF CONCRETE.
- 3) REBAR MUST BE BARE, GALVANIZED, OR OTHERWISE CONDUCTIVITY COATED STEEL.
- 4) REBAR MUST NOT BE COATED WITH EPOXY OR OTHER INSULATION.
- 5) LENGTHS OF REBAR MAY BE CONNECTED TOGETHER TO FORM AN EXCELLENT LOW-RESISTANCE GROUNDING ELECTRODE.
- 6) COPPER, NOT ALUMINUM, MUST BE EMPLOYED AS GROUNDING CONDUCTOR WHERE IN EARTH OR SUBJECT TO CORROSIVE CONDITIONS
- 7) WHERE THE GROUNDING ELECTRODE IS A METAL UNDERGROUND WATER PIPE, A SUPPLEMENTAL ELECTRODE MUST BE USED

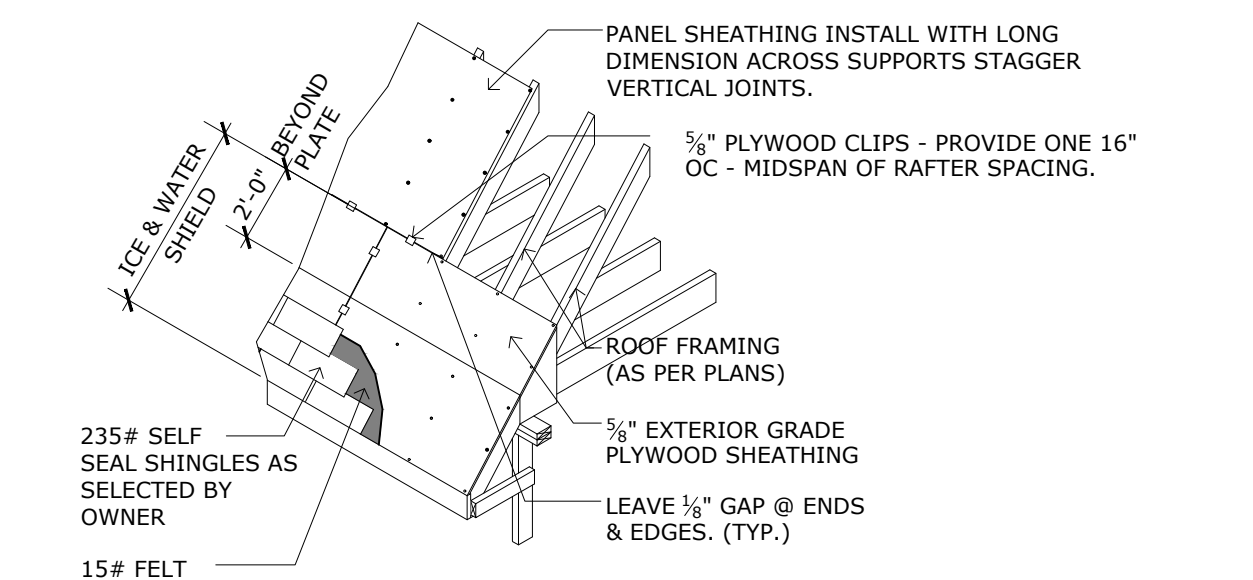
J A4 GROUNDING DETAIL

NOT TO SCALE



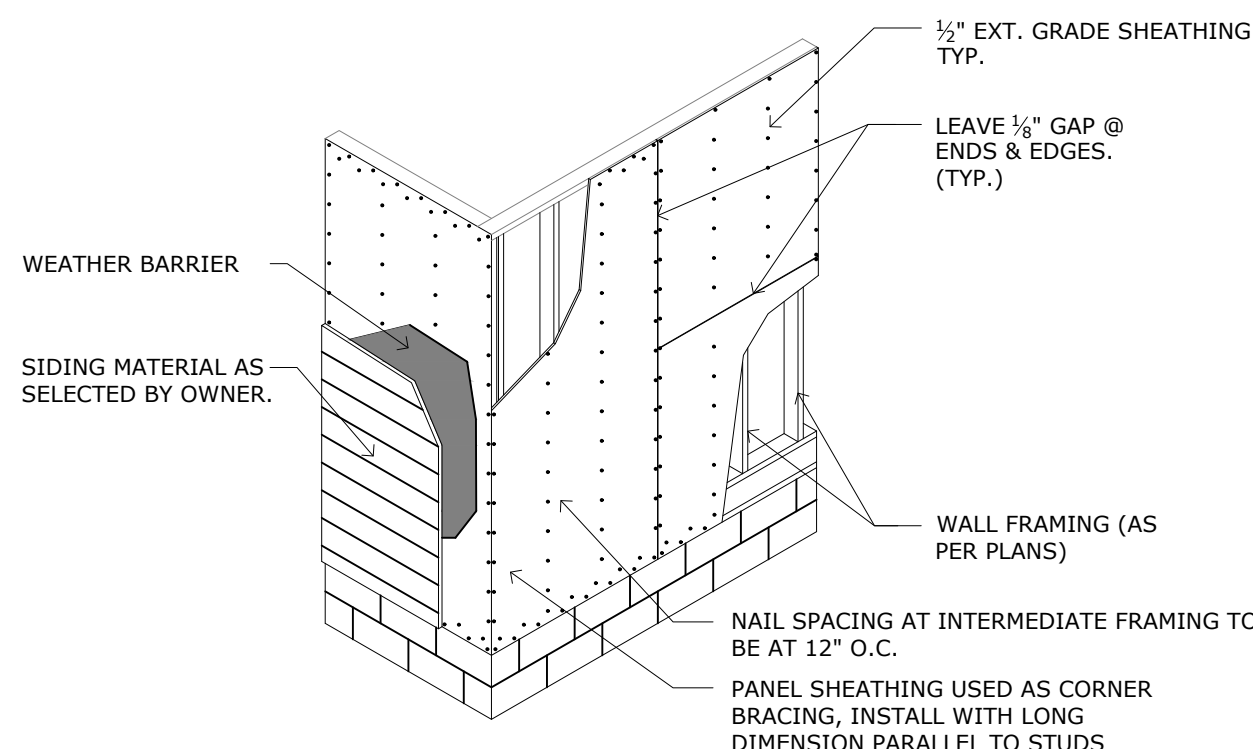
A A4 ANCHOR BOLT DETAIL

NOT TO SCALE



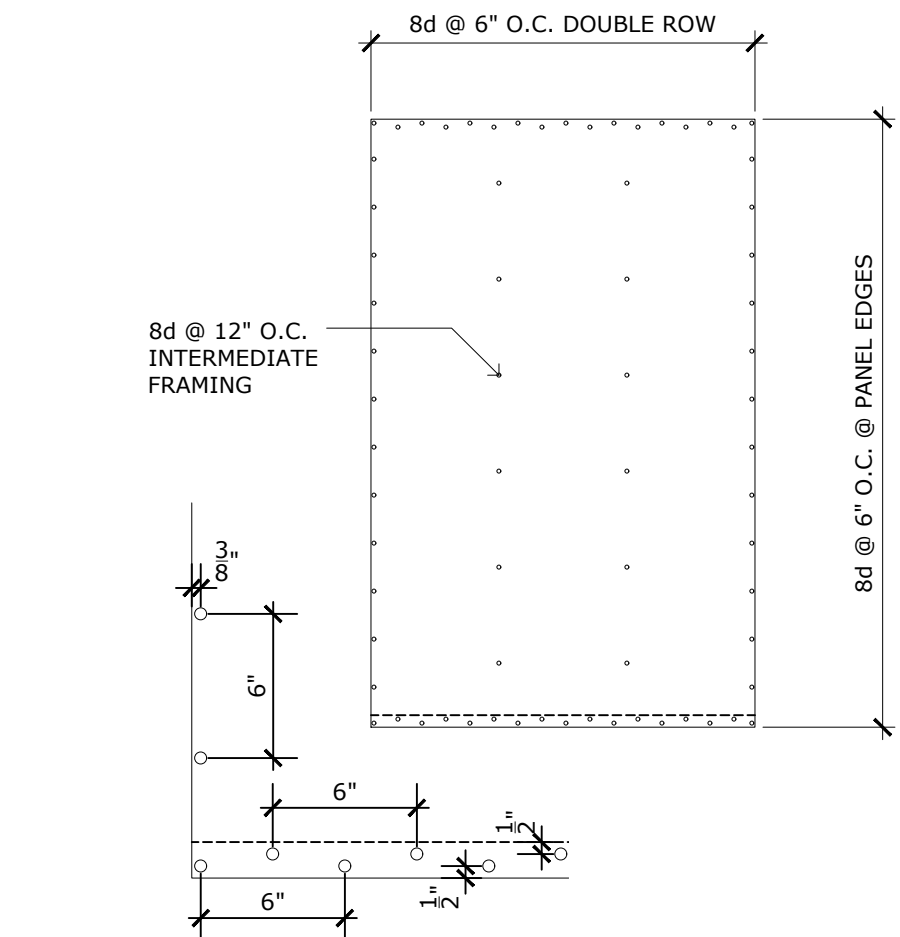
C A4 ENLARGED CONNECTION

NOT TO SCALE



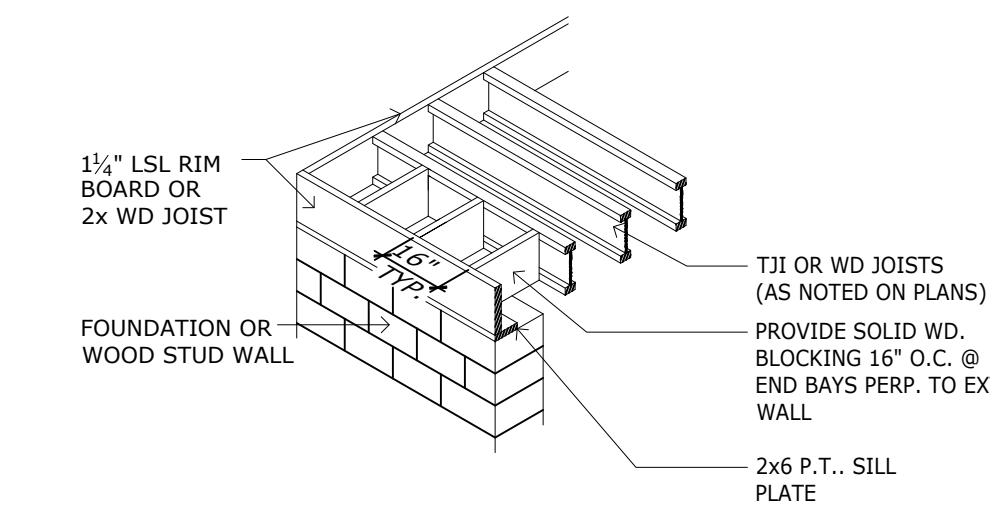
F A4 CORNER FRAMING DETAIL

NOT TO SCALE



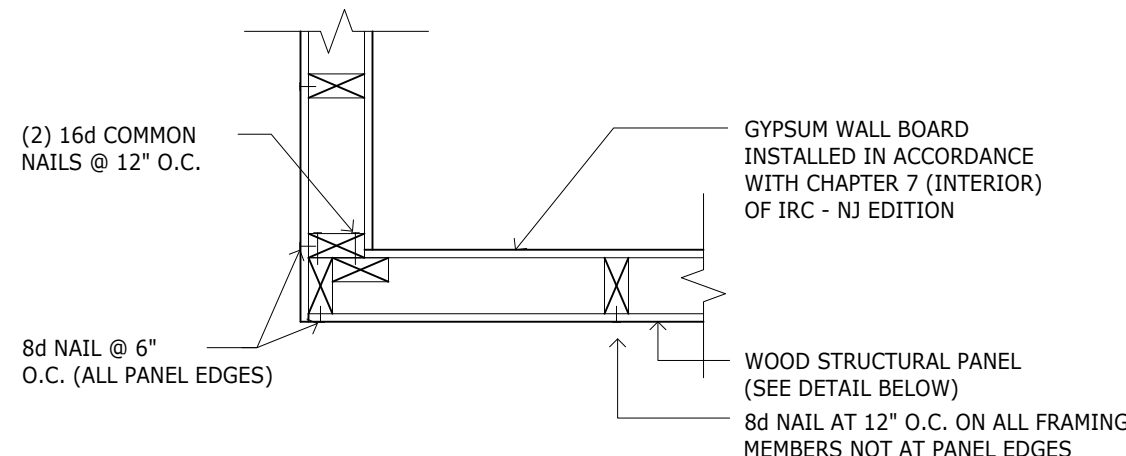
H A4 EXTERIOR WALL SHEATHING NAILING

NOT TO SCALE



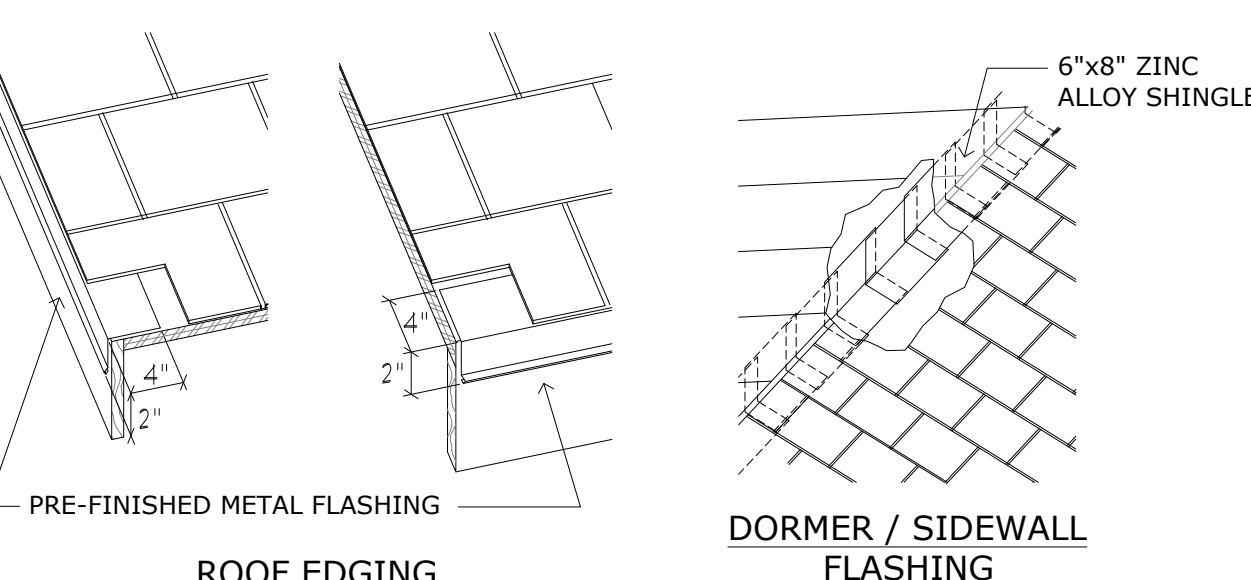
K A4 PERIMETER BLOCKING DETAIL

NOT TO SCALE



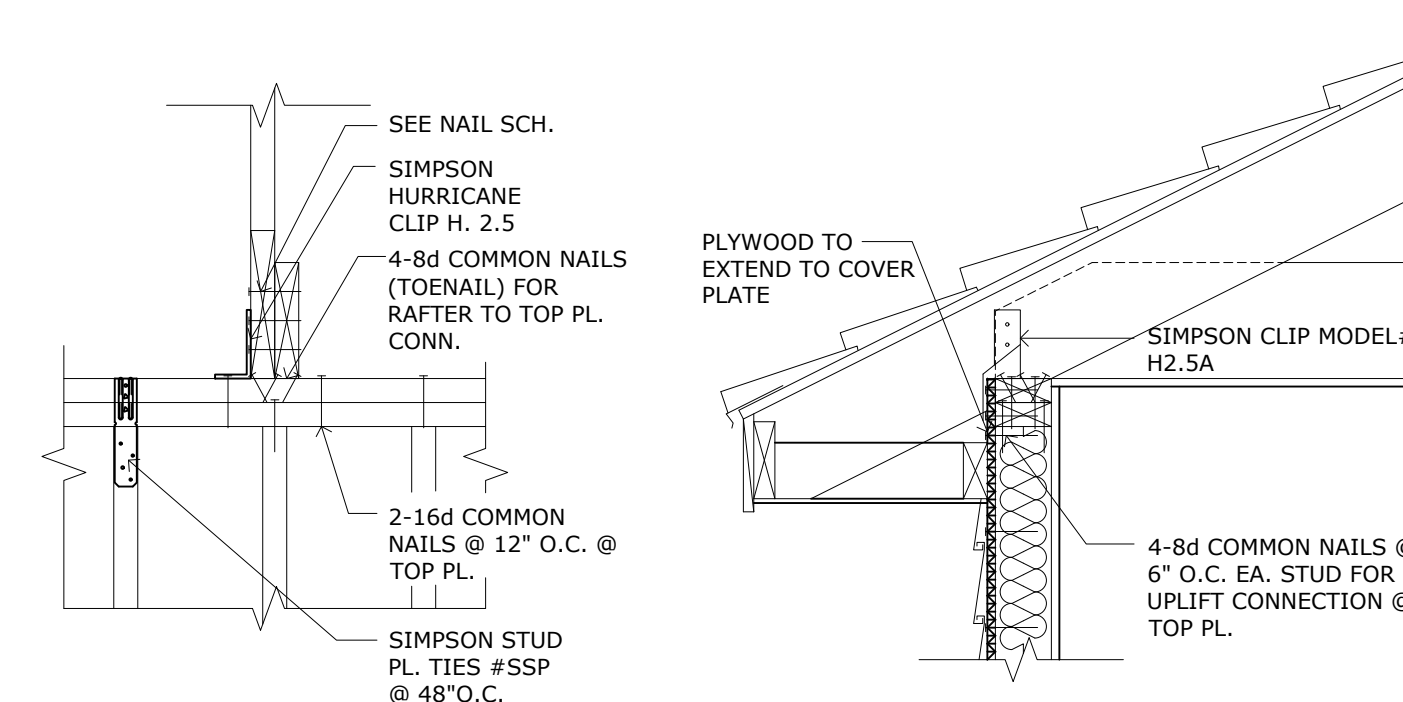
B A4 CORNER FRAMING DETAILS

NOT TO SCALE



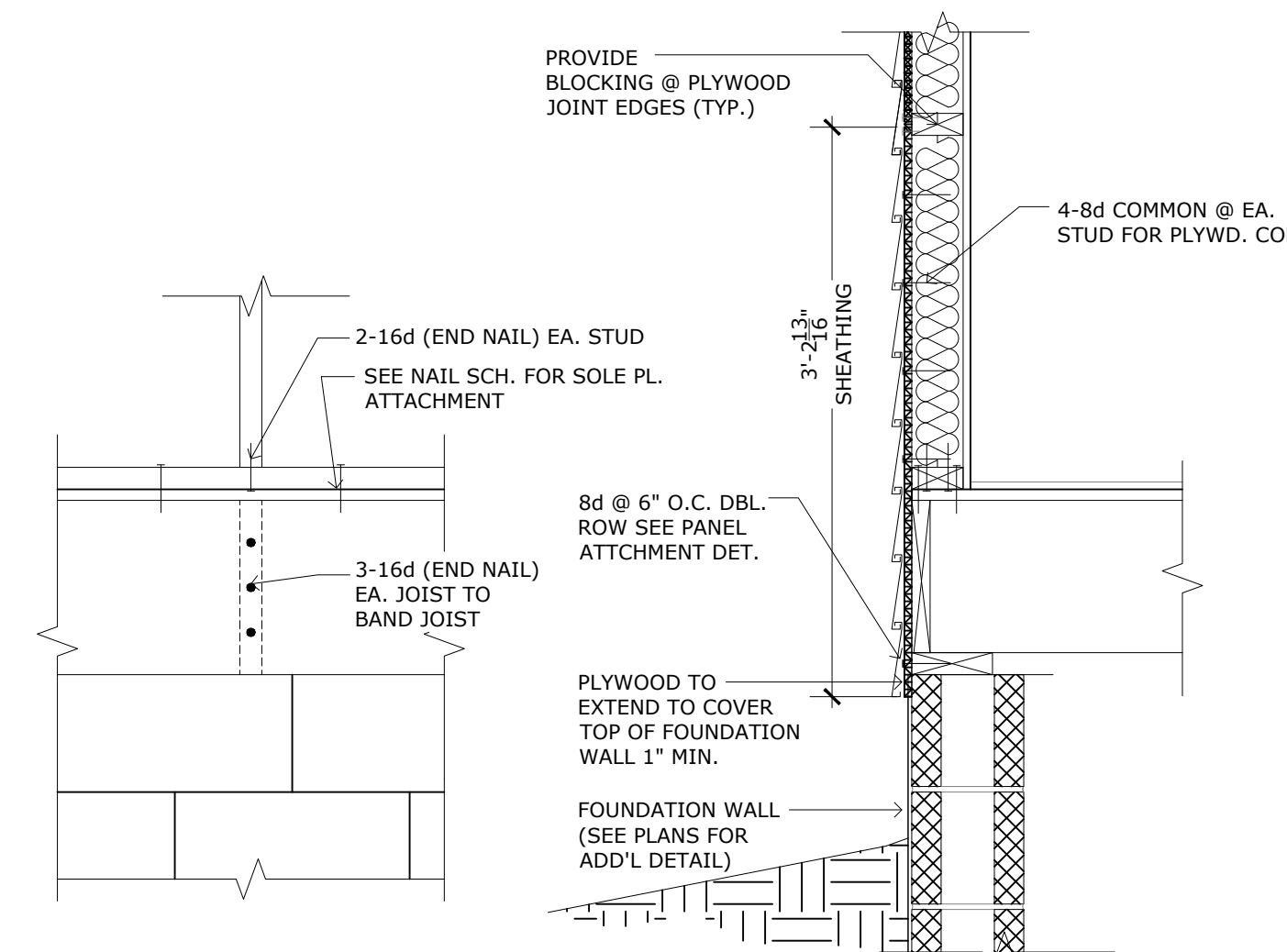
D A4 ROOF FLASHING DETAILS

NOT TO SCALE



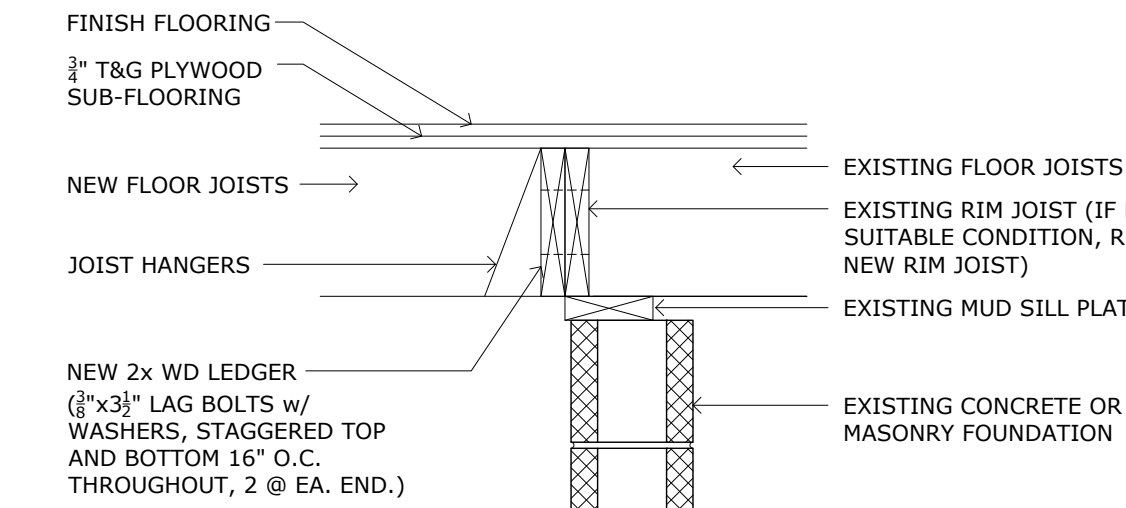
G A4 CONNECTIONS @ ROOF

NOT TO SCALE



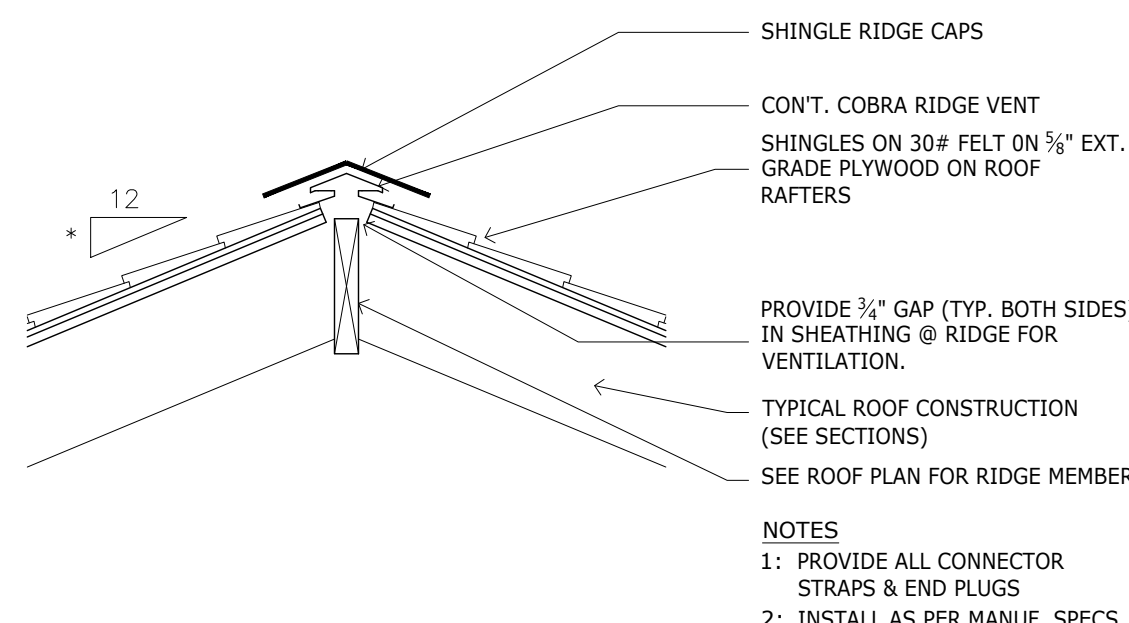
I A4 CONNECTIONS @ FOUNDATION

NOT TO SCALE



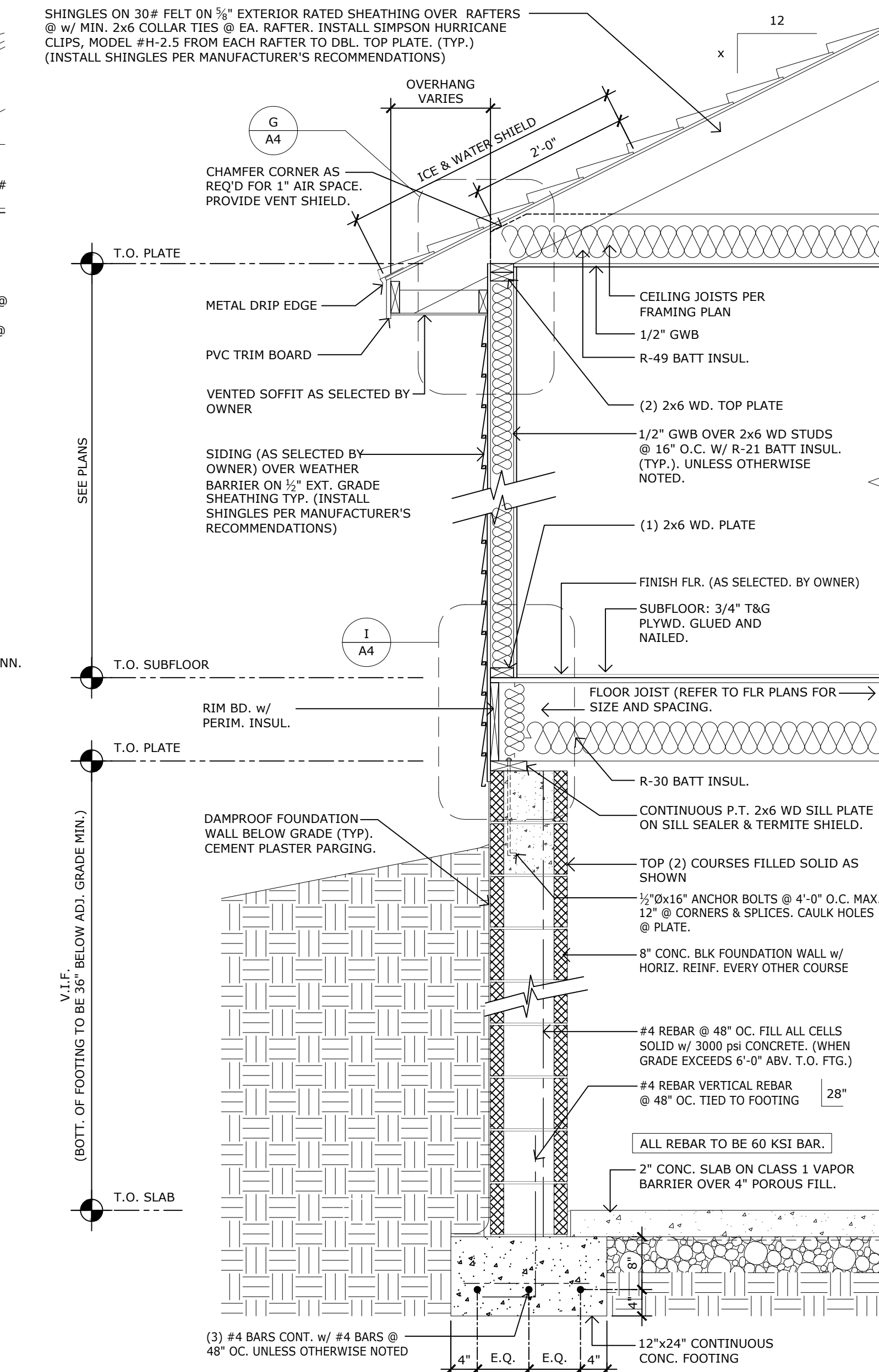
L A4 FOUNDATION LEDGER DETAIL

NOT TO SCALE



E A4 RIDGE VENT DETAIL

NOT TO SCALE

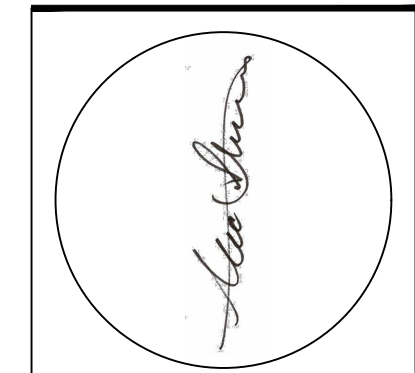
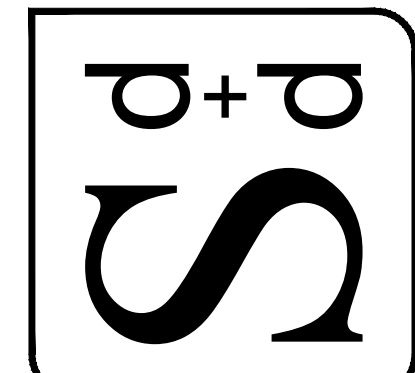


NOTE: WALL SECTION SHOWS TYPICAL CONDITIONS AND IS INTENDED TO BE USED AS A SUPPLEMENT TO INFORMATION SHOWN ELSEWHERE IN THE DRAWING SET. IF NEEDED, CONTRACTOR SHALL CONTACT ARCHITECT FOR FURTHER CLARIFICATION.

NOTE: ALL METAL FASTENERS, CONNECTORS, ANCHOR BOLTS IN CONTACT W/ TREATED LUMBER SHALL BE STAINLESS STEEL OR HOT DIPPED ZINC-GALVANIZED.

1 A4 TYPICAL WALL SECTION DETAIL

NOT TO SCALE



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION.

USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF SHISSIAS DESIGN AND DEVELOPMENT. ALL COPYRIGHT LAWS ARE RESERVED. DRAWINGS ARE NOT INTENDED FOR PROTOTYPICAL USE. SHISSIAS DESIGN AND DEVELOPMENT © 2024.

ISSUE	REVISIONS

Greco Residence

Single Family Residential Addition
82 Algonquin Ave., Oceanport, NJ 07757
Block 16 / Lot 4.01

Proj. No: 2023.59
Issued For: Zoning
Date: 11 / 25 / 2024

DETAILS

A4

SPECIFICATIONS:

GENERAL CONDITIONS

USE OF DRAWINGS: These drawings are the property of the architect and shall not be used without the consent. Drawings shall not be used for issue of building permit unless signed and sealed by the Architect.

These drawings are for the intended use of a qualified N.J. licensed contractor who is familiar with the codes and standards in the State of New Jersey. These drawings are the property of the Architect & shall not be used without consent.

REGULATORY REQUIREMENTS: These contract documents were prepared in accordance with the New Jersey Edition of the International Residential Code (IRC) & the New Jersey Uniform Construction Code:Title 5:23 (UCC). The contractor & all of the sub-contractors shall conform to this & all other applicable local, county, state & federal codes, laws, regulations, ordinances & requirements.

ENERGY CONSERVATION: These contract drawings were prepared to comply with the New Jersey Edition of the International Energy Conservation Code. A Res-Check will be provided for submission for building permit in conjunction with these documents.

REHABILITATION SUBCODE: These contract drawings were prepared to comply with the Rehabilitation subcode, NJAC 5:23-6 provided within the N.J. Uniform Construction Code for submission for building permit in conjunction with these documents.

CHANGES: Any changes to or deviations from these drawings shall not be made without the Architects consent. Changes to the plans by the owner and/or contractors shall be the responsibility of the persons making such changes.

Any drawings or framing plans submitted by others showing any changes to Architect's plans shall be the responsibility of the Contractor and/or Owner.

No deviations from the work shown or reasonably implied shall be undertaken without the Architect's written consent. A copy of which will be filed with the construction official. Architectural plans shall take precedence over any shop drawings prepared by outside consultants. Architect assumes no liability for shop drawings or changes in structure.

MANUFACTURER'S SPECIFICATIONS: All materials shall be installed in strict accordance with the manufacturer's written specifications or by the material's institute. Manufacturer shall be responsible for the performance of their product and shall indemnify and save harmless the Owner, Architect and General Contractor in case of failure. Contractor shall provide manufacturer's information & shop drawings for review and design intent approved by Architect prior to installation.

DRAWINGS: Do not scale drawings, follow written dimensions. Notify Architect of any discrepancies prior to commencement of work. Construction notes on drawings are inclusive of all trades and shall be read and understood by all contractors & subcontractors before construction begins.

Architectural plans shall take precedence over any shop drawings prepared by outside consultants. Architect assumes no liability for shop drawings or changes in structure without written approval by the Architect.

These specifications are intended to supplement the working drawings which together are to be used for performing the work. All work shall comply to code requirements.

Where the specifications disagree with the drawings, the drawings shall supersede the written specifications. The Contractor is responsible for notification of Architect for any necessary clarifications to construction documents or specifications.

Details shown in any building section or drawing apply to all similar sections unless otherwise noted. Contractor to notify Architect if clarification is needed.

Any details not shown on drawing or provided by manufacturer should be brought to the immediate attention of the architect before continuing construction.

SAFETY: All contractors to provide all necessary barricades, safety precautions and strictly adhere to all covering codes on safety, including State, Local and the OSHA Act.

The Contractor is responsible to provide safety for all person's entering the work site or work area during construction.

INDEMNITY: The Contractor shall indemnify and save the Owner, Architect & their agents and their employees harmless from all claims for the loss of or damage to property or personal injuries to, or death or any and all persons, including without limitations employees, agents, servants or contractors or subcontractors arising out of work done by the contractor, his employees, agents, servants and/or subcontractors.

FIELD VISIT: All contractors are to visit the site prior to commencement of work & familiarize themselves with the area and requirements for the job. Contractor to notify Architect prior to commencement of work of any questions or concerns.

JOB SUPERVISION: The Architect has not be retained for any construction supervision or any inspection of this job & therefore is not responsible for this phase of the contract.

LABOR & WORK: All work shall be performed in a workman like manner. The Contractor shall be solely responsible for all conduct and quality of the work.

GUARANTEES: All work shall be guaranteed for a period of one year after final payment has been made to contractor.

GENERAL REQUIREMENTS

CONTRACTOR QUALIFICATIONS AND REQUIREMENTS: These drawings were prepared with the assumption and requirement that a professional general contractor will be managing the construction portion of the project. The general contractor is to have all customary insurance policies and coverage amounts appropriate for the type and scale of work for the location that the work is being performed.

All materials and labor shall be approved for use as required by governing municipal, State, and/or Federal agencies and shall bear all required approvals.

CODE COMPLIANCE: Contractor to secure a copy and be familiar with the International Residential Code New Jersey Edition prior to start of construction.

These drawings are in compliance with the Architect's interpretation of the New Jersey Edition of the International Residential Code. It is assumed that when a building permit is issued by the governing building department, that he has thoroughly examined the drawings and specifications according to the current adopted UCC, IRC & IRC requirements. Any changes, made by any party during construction shall be the responsibility of the person making changes. Architect will not take any responsibility for changes not approved.

FIELD CONFLICTS: It is the sole responsibility of the G.C. to notify the Professional of Record (P.O.R.) in writing, in a timely manner, of any conflicts in the field so that the P.O.R. may verify field conditions.

Should the G.C. or owner proceed without written verification from the P.O.R., the G.C. shall assume all costs associated with the redesign, materials and construction costs to conclude the project.

EXISTING CONDITIONS: (if applicable) All conditions and dimensions shall be verified by the contractor prior to the start of construction. The contractor shall report, in writing, discrepancies to the architect immediately upon discovery of such conditions that are shown on drawings.

Contractor shall be responsible for notifying the owner & architect of any existing surfaces that are not level or plumb. The contractor shall discuss with the owner the options of repairing these existing conditions as well as the costs for the repair for the existing unlevel surfaces. Unlevel floor & walls surfaces shall be the responsibility of the owner.

The Architect shall not be responsible for any existing conditions.

HIDDEN AND UNFORSEEN CONDITIONS: Contractor is to familiarize himself with the construction drawings & existing conditions prior to submission of bid for compliance with design intent of proposed work & shall notify architect in writing of any hidden or unforeseen conditions. The contractor shall be responsible for the work to be provided by contractor as required to assess the existing conditions prior to commencement of work.

SITE WORK

SUBSURFACE CONDITIONS: Boring testing and log shall be submitted to Architect for review prior to commencement of work. The building official shall determine whether to require a soil test to determine the soils characteristics at the project location. The test shall be done by an approved agency using approved methods. Notify Architect of any unusual conditions.

Failure of the contractor to request a soil test shall impose the burden or responsibility for adequacy of soil bearing qualities an subsequent damage upon the contractor.

Footings are designed for a minimum soil bearing capacity of 2000 psf, as stated in the current code, unless otherwise provided by a geotechnical evaluation and report by a licensed engineer. The contractor shall investigate the subsurface to ensure the soil has a safe bearing capacity of 2000 pounds per square foot. Footing elevations shall be adjusted to the actual levels accepted bearing strata found upon excavation.

A soil bearing value found to be less than the assumed value shall be reported to the Architect for footing redesign.

EARTHWORK: Strip & stockpile topsoil for later redistribution when finished grade is completed. Spread soil, hand grade and seed lawn. Excess excavated materials shall be distributed to provide a smooth transition to undisturbed grade. Provide clean fill as required to bring finished grade to required level. Slope grade away from building. Finished grade shall be 8" minimum below wood framing.

EXCAVATION BACK FILLING & COMPACTING: Excavate as required to install footings, slabs, foundation walls, retaining walls, masonry piers & trench work, including mechanical and electrical trades as required by drawings for the proper completion of work.

Backfill with clean soil, free of deleterious materials.

Finish grade around new construction and slope grade away from building. Contractor shall make the proper provisions to drain the excavated areas as required.

Compact soil in areas to receive concrete floors or slabs to 95%.

Contractor is responsible for all cutting filling and rough grading required to bring the project areas to finished grade.

Do not allow any of the work performed or installed to be covered prior to all of the required inspections, tests and grades. Should any of the work be covered before approvals have been obtained, the contractor shall uncover at no additional costs.

Contractor shall not backfill until the foundation walls are installed and the first tie is framed and/or foundation walls have been braced.

FROST PROTECTION, SLOPE & GRADING: Bottom of exterior footings shall be a minimum of 3'-0" below finished grade for frost protection. Maximum slope between the bottom of adjacent stepped footings shall be a ratio of one vertical to ten horizontal. (10% slope)

All grading shall be done to direct all surface water away from the building with a minimum slope of 1/4" per foot. Slope all finished grade away from building.

SIDEWALKS, RAMPS & SLABS: Concrete slabs, sidewalks & ramps shall be a minimum of 3000 psi Portland Cement. Concrete curing to be a minimum of 4000 psi.

Provide 6x6 1/4-1/4 welded wire mesh in all walks, ramps and slabs to meet ASTM A-185.

Provide expansion joints at intervals not to exceed 30' and broom finish all horizontal surfaces to provide barrier free accessibility.

GENERAL DEMOLITION

A utility mark out is to be provided before the commencement of work. All utility lines are to be terminated in an approved manner.

The general contractor shall be responsible for fully anticipating the full extent of demolition work and apportioning it to the proper trade.

Contractor shall be responsible for obtaining all necessary demolition permits and approvals prior to commencement of work.

Contractor to field verify all work which is to be demolished prior to commencement of work as required for extent of job.

No bearing partitions are to be removed before adequate temporary supports are in place. Provide protection for people and property from any structural failure, etc. with bracing, shoring, or needling.

BUILDING DEMOLITION: Demolish building to the extent indicated on drawings. Fill all excavated areas and compact soil to 95%.

SELECTIVE DEMOLITION: Selective portions of the interior and/or the exterior of the including plumbing, electrical, heating and cooling systems, are to be removed and the remaining portions are to be patched to match and aligned with remaining adjacent surfaces. Remove above and below grade construction which will interfere with the proposed addition.

DEMOLITION SITE VISIT: A site visit can be provided by Architect to verify existing conditions that were hidden and/or unseen during original survey for as built drawing preparation if required. If exploratory work is requested on drawings Contractor is to have all the problem areas open & ready for inspection at time of site visit or additional fees will be the responsibility of the Contractor.

Contractor to field verify all work which is to be demolished.

DEMOLITION DRAWINGS: Demolition drawings have been prepared based on the knowledge at the time of original survey and as-built investigation by Architect. It shall be the contractor's responsibilities to visit the site and to examine all construction documents in order to fully determine the scope of and intent of the work which is to be demolished.

Remove existing work indicated by dashed lines.

DEMOLISHED MATERIALS: Demolished materials/ equipment which are to be reused are to be carefully removed and stored in a protected area.

Unless otherwise noted all demolished materials/equipment are to become the Property of the contractor. No on-site sales of materials will be permitted.

All demolished material to be disposed of at a legally approved dump site & shall be continuously hauled away and not allowed to accumulate on site.

PROTECTION OF WORK: Protect all work scheduled to remain during demolition. Patch and repair remaining construction as required to match existing work.

Replace or repair all damaged work areas effected by demolition or alteration to match existing in place. Provide protection for people and property from any structural etc. with bracing, shoring, or needling.

Contractor to maintain weather protection for existing structure to remain as required.

Contractor shall ensure that adjacent property, structures or improvements are not damaged in any way. In the case that damage does occur, contractor shall be responsible to remedy the situation to the full satisfaction of adjacent property owners and / or governmental authorities.

Protection of adjacent private and public properties to properties under construction and permission to access adjacent properties is required and regulated by NJAC 5:23-2.34 "Protection of adjoining properties and public rights of way" of the Uniform Construction Code of New Jersey. See referenced code section for additional information and requirements.

CONCRETE

MATERIALS: All concrete materials are to comply with the standards listed in American Concrete Institute ACI 318 and ACI 332 and Section R403 in the IRC or Chapter 19 in the IRC, whichever applies.

INSTALLATION: No concrete shall be poured in freezing weather, on frozen or wet ground, or while it is raining.

CONCRETE STRENGTH: As noted below or as indicated on drawings.

CAST IN PLACE CONCRETE FOOTINGS: Ultimate strength of concrete footings shall not be less than 3500 psi. In 28 days. Footings to be a min. 3'-0" below finished grade & rest on firm undisturbed soil (virgin soil), unless otherwise noted on drawings. Comply with Section R403 in IRC.

CAST IN PLACE CONCRETE SLABS: Ultimate strength of concrete slabs shall not be less than 4000 psi. In 28 days. Slab thickness shall be a minimum of 4" or as shown on drawings.

Ultimate strength of concrete slabs on grade in garage areas and aprons shall be not less than 4000 psi. In 28 days, with 6"x6" 1/4-1/4 welded wire mesh conforming to ASTM A185 set midway in slab and lap two meshes at angles, unless otherwise noted.

CONCRETE SLAB BASE COURSE: All concrete slabs to be poured on 4" minimum of compacted gravel or crushed stone containing not more than 10% of material that passes through a No. 4 sieve unless otherwise noted on the construction drawings.

Provide a 6 mil., Class I Polyethylene Vapor Barrier under all interior concrete slabs on grade.

All interior floor slabs in habitable areas shall have 2"x24" rigid insulation installed horizontally and vertically around the perimeter of the slab unless otherwise noted.

REINFORCING: All reinforcing bars shall be new billet steel meeting the requirements of ASTM A615, A706 OR A996. The minimum yield strength of reinforcing steel shall be grade 60 unless otherwise noted and shall comply with all ACI code requirements.

Length of reinforcing bar splices shall conform to ACI building code requirements, but in no case less than 1½' from the top and over any pipes and conduits in slab.

Contractor to provide the necessary supports for reinforcement including chairs, bolsters, spacers, etc.

CONCRETE ENCASED ELECTRODES: All steel reinforcing bars, bare or zinc coated or other electrically conducting coated steel rebar that is 1/2" or more in diameter & 20 feet or more in length are considered available for grounding per section 250.52(3) of the NEC. The bars are required to be bonded to the grounding electrode system in new construction. The bars must be encased in 2" of concrete minimum. See electrical notes.

GROUT: Grout shall be nonshrinkable grout conforming to ASTM C476, and shall have a specified strength at 28 days of minimum 3,000 psi. Pre-grouting of base plates will not be permitted.

MASONRY

CONCRETE UNIT MASONRY: Masonry foundation walls shall conform to & be constructed in accordance with Section R404 & R606 of the IRC and/or ACI 330/ASCE 5/TMS 402.

Concrete block unit masonry are to conform to ASTM C90, Grade N, Type 1. Units shall have a minimum compressive strength of (F'm) of 2000 psi on the net cross sectional area at 28 days. Units shall not be installed prior to the required 28 day strength.

HORIZONTAL MASONRY JOINT REINFORCEMENT: Truss type reinforcing conforming with ASTM A951; 9 gauge galvanized. Install every other course unless otherwise noted.

METAL ACCESSORIES: Joint reinforcement, anchors, ties and wire fabric shall conform to ASTM A641 Class 1 for joint reinforcement in interior walls; ASTM A641 Class 3 for wire anchors & ties for completely embedded in mortar or grout; and galvanized steel mesh shall not be completely embedded in grout, mortar or walls exposed to a moist environment or for sheet metal ties or anchors exposed to weather; ASTM A653, With G60 coating for sheet metal ties or anchors completely embedded in mortar or grout; or ASTM A167 for stainless steel hardware.

HORIZONTAL LATERAL SUPPORT: Masonry walls shall be laterally supported as per Section R606.6.4 in the NJ Edition of the IRC.

Lateral support shall be provided by cross walls, pilasters, buttresses or structural frame members when the limiting distance is taken horizontally.

Spacing of lateral support is not to exceed the values dictated in Table R606.6.4 in the IRC.

STORAGE: All masonry materials shall be stored in a neat manner, in a dry area free of foreign material and protected from moisture.

STONE OR BRICK VENEER: Adhered stone or brick veneer shall comply with the Section R703.7.3 & Section R703.7.1, Article 3.3.C of TMS 602/ACI 530.1/ASCE 6 or manufacturers instructions. Reinforcing ties, copings, loose lintels, anchors & flashing shall be installed & installed as per IRC

Flashing shall be provided and installed at foundation as per Section R703.12.2. Provide 4" min. clearance from grade, 2" above paved area and ½" above surfaces that are supported by same foundation.

Water-resistive barrier shall be installed as required by Section R703.2 in the IRC.

MORTAR: Mortar for unit masonry shall conform to ASTM C270, TYPE "M" or "S". The type of mortar to be in accordance with Section R606.2 & R606.3 shall meet the proportion specifications of Table R606.2-7 in the NJ Edition of the IRC.

Place all units in mortar with full shovled head and bed joints.

Mortar joint thickness tolerances shall be in accordance with Section R606.3.1 in the IRC.

METALS

METAL FASTENINGS: Anchoring bolts 1/2" diameter x 18" long @ 6'-0" O.C. and 12" from each corner and/or splice or an approved anchoring system as per Section R403.1.6 of the IRC, NJ Edition. The bolts shall be located in the middle ½ of the width of the plate. A minimum of two bolts per plate section with one bolt located not more than 12" or less than seven bolt diameters from each end of the plate section. Plate washers are to be installed between the foundation sill & the nut on all anchor bolts. Plate washer are to be 2"x2"x-.229". All anchor bolts to conform to ASTM A307, Grade A, unless otherwise noted.

STEEL SHALL CONFORM TO THE FOLLOWING:

ALL WIDE FLANGE BEAMS	ASTM A992 (Fy=50)
ALL CHANNELS, ANGLES, PLATES, ETC.	ASTM A36, A572, or A992
STRUCTURAL TUBE	ASTM A500 (Fy=46) or A501
STEEL PIPE	ASTM A53 (Fy=35)
ANCHOR BOLTS	ASTM A307
BOLTS	ASTM A325
WELDING ELECTRODES	AWS A5.1 OR A5.5 CLASS E70XX
GALVANIZED STRUCTURAL SHAPES & ROODS	ASTM A123
GALVANIZED BOLTS, FASTENERS & HARDWARE	ASTM A153

FABRICATION: The fabricator is responsible for the design of all connections. Shop drawings are to be signed & sealed by the fabricator's licensed Engineer & submit to Architect and/or Structural Engineer for review & coordination. Review of shop drawings does not relieve the fabricator of responsibility for the adequacy of all connections.

PAINT: All steel shall be painted with shop standard primer unless otherwise noted.

Steel angles & plates along with bolts and washers, in direct contact with exterior finish masonry & all exterior exposed structural steel, shall be painted with inorganic zinc primer equivalent to Southern Coatings Cementco 600.

Delete paint on all steel to receive sprayed-on fireproofing or concrete encasement.

All dissimilar metals shall be treated or properly separated to prevent galvanic and/or corrosive effects.

WOODS AND PLASTICS:

ROUGH CARPENTRY: For lumber, provide S4S, S - Dry, grade marked & complying with DOC PS 20 Structural Lumber shall be Douglas Fir #2 and conform to standards set forth by the American Forest & Paper Association (AFPA). All lumber in contact with masonry, exposed to the weather, as indicated in Section R317 in the IRC, or as indicated on drawing shall be pressure treated to comply with AWWA U1. Sizes of lumber are indicated on drawings.

All framing lumber shall be installed true, level, plumb, square, well spiked & nailed properly braced and well secured in position.

Contractor shall be responsible for replacing any split, damaged or cracked framing members as required.

All lumber is to be properly stored and protected against the weather & termite infestation. Store all lumber off the ground and cover when not in use.

PLYWOOD: Provide plywood with American Plywood Association grade stamp on each sheet indicating the span rating, exposure durability classification, thickness, and grade designation. Plywood shall comply with the requirements of Doc PS-1 or Doc PS-2. The following min. thickness & grade designations shall be provided for the applicable locations. Where the drawings may indicate a different thickness, the larger thickness shall be installed.

Wall Sheathing	1/2" APA rated sheathing (32/16)	Exposure 1
Roof Sheathing	5/8" APA rated sheathing (40/20)	Exposure 1

ENGINEERED LUMBER: All premanufactured wood members/ engineered lumber as specified on drawings shall be manufactured by TruSto (Weyerhaeuser) & are to be installed as per manufacturer's specifications and details.

All engineered lumber is to manufactured by TruSto (Weyerhaeuser). Any substitutions become the liability of the contractor. Any revisions to framing must be approved by the Architect prior to the substitution & prior to purchasing any building material. Architect will assume no responsibility or liability for shop drawings provided by lumber supplier or contractor.

Contractor must submit shop drawings and/or manufacturer framing layouts for approval by Architect prior to any purchase of material and/or actual framing in the field. Any shop drawings submitted for approval after framing has begun will result in a change order and immediate field inspection by Architect to verify all framing sizes. This cost will be the liability of the contractor and/or owner. Any construction costs occurred for inadequate framing will become the liability of the contractor.

All prefabricated wood I-joists shall comply with the structural capacity & design provisions in ASTM D5505.

Engineered rim boards shall conform with Section R602.1 & ASI/APA PK410 and shall be evaluated with ASTM D7672.

All PSL, LVL & Engineered wood beams are to be solid blocked at ends to prevent rotation. If beams are parallel to floor joist, install solid blocking perpendicular to beam at 36" o.c. within adjacent bays typical. Structural capacities shall be established & monitored in accordance with ASTM D5456.

Design stresses for PSL beams	Fb=2,900 psi	E=2,000,000 psi	Fv=290 psi
Design stresses for LVL beams	Fb=2,900 psi	E=2,000,000 psi	Fv=290 psi
Design stresses for LVL beams	Fb=1,700 psi	E=1,300,000 psi	Fv=400 psi
Design stresses for PSL Columns	Fb=2,900 psi	E=1,800,000 psi	Fc=2500 psi

WOOD CONNECTORS: All clips, hangers, strapping, post bases and caps & all wood connectors are to be installed by Simpson Strong Tie Company. All connectors are to be installed as per manufacturer's specifications. All connectors are to be used with manufacturer's approved fasteners. All connectors exposed to the elements, used for exterior application or used with preservative treated wood are to be hot dipped zinc-coated galvanized with hot dipped zinc-galvanized fasteners complying with Section R317.3 in the IRC. Any connectors exposed to salt water spray or within a half mile of salt water, the fastener connectors are to be stainless steel to provide durability against corrosion.

HURRICANE CLIPS: Install Simpson Hurricane clips, model #H2A.50 in ace, rafter typical for top plate application or model #H-3 for a plate over ceiling joist application. Install as per manufacturer's specifications. Use manufacturer approved fasteners.

WOOD APPLICATIONS:

All headers shall be a minimum of (2)x10 unless noted otherwise. See header schedule.

All joists & beams shall bear on a minimum of 3" solid base. Contractor shall provide double joists under partitions parallel to floor framing unless otherwise noted. Provide joists 6" apart under plumbing or double joists (typical) to allow for piping.

In bearing walls, headers shall rest on double stud, each side, unless otherwise noted on plans.

Provide wood "blocking" in exterior walls where plywood seams occur.

Provide a sill sealer & termite shield on top of foundation walls below treated wood sills.

Provide solid or "x" type bridging @ 8'-0" on center maximum.

CONTINUOUS LOAD PATH: A continuous load path shall be provided to transmit the applicable uplift forces in Section R802.11.1 from the roof assembly to the foundation.

GYPSPUM SHEATHING: Gypsum sheathing shall conform to ASTM C1396 and shall be installed as per GA 253. 4x8 or 4x9 sheets shall be applied vertically.

FIRE BLOCKING: Install fire blocking at all concealed draft openings to form an effective fire barrier horizontally & vertically, between stories and between top story & roof space as per the requirements of Section R302.11 in the IRC.

Provide fire blocking in concealed spaces of stud walls and partitions vertically at ceiling & floor level as well as horizontally at intervals not exceeding 10 feet.

Provide fire blocking at interconnections between concealed vertical and horizontal spaces such as soffits, drop ceilings and cove ceilings.

All fireblocking material shall be nominal two inch lumber or as allowed in Section R302.11.1.

FIRE PROTECTION OF FLOORS: Floor assemblies shall be provided with ½" gypsum wall board membrane, ½" wood structural panel membrane or equivalent on underside of floor framing members to comply with Section R302.13 in the IRC.

DRAFTSTOPPING: Where required by Section R302.12 of the IRC, install draftstopping as per the code section.

THERMAL AND MOISTURE PROTECTION:

CEMENTITIOUS DAMPROOFING: On all exterior above & below grade concrete unit masonry surfaces provide a trowel on a two coat cementitious plaster finish prior to dampproof installation. Finish surface shall be a finished finish, total thickness of 3/8". Install cove at intersection of foundation walls & footings.

BITUMINOUS DAMPROOFING: Dampproofing shall consist of a bituminous material, 3 pounds per square yard of acrylic modified cement, ½" inch coat of surface-bonding mortar complying with ASTM C887 or any of the materials permitted for dampproofing by Section R406.2 in the IRC.

VAPOR RETARDERS: Provide 6 mil polyethylene film, class 1 and lapped a minimum of 6". Joints in membrane shall be lapped & sealed as per manufactures installation instructions. Vapor retarder must conform to Section R406.6 of the IRC.

SILL SEALER: Provide at all exterior walls between the masonry foundation & the wood sill plate a minimum 6" wide polyethylene sill sealer insulation. Sill sealer to be manufactured by Owens Corning, Dow or equal in accordance as per manufacturer's specifications/instructions.

AIR INFILTRATION BARRIER: Provide a 5 mil, high density polyethylene fiber air infiltration barrier "Tyvek" 12 & 12.3 of TMS 602/ACI 530.1/ASCE 6 or equal on all exterior walls & floor slabs shall be not less than 6" and material shall be continuous to the top of wall & terminated at all penetration & building appendages to comply with the requirements of Section R703.5.1 in the NJ Edition of the IRC.

BATT INSULATION: Provide glass fiber thermal insulation for exterior walls as indicated on construction drawings. Insulation shall conform to ASTM C665, Type III, (reflective aluminum foil facing), class 'A' for all exterior walls, ceilings & attics. Use Type 1 (unfaced) for interior applications. Flame spread index not to exceed 25 with a smoke developed index not to exceed 450 complying with ASTM E84. Install vapor barrier to face of heated side.

Combustible insulation shall be separated not less than 3" from recessed luminaires, fan motors and other heat producing devices except if the devices are listed for lesser clearances.

SELF ADHERED FLASHING MEMBRANE: Provide 25 mil. self adhered flashing membrane around all window & door openings complying with AAMA 711. Install as per manufacturer's specifications.

ICE & WATER SHIELD: Provide 40 mil. self adhered ice & water shield 2'-0" inside the exterior wall line of the building for less than an ½" pitch & 3'-0" for ½" or greater pitches as well as 3'-0" from valleys & ridges. Install as per manufacturer's installation instructions. Ice & water shield shall conform to ASTM D1970, D412, E96 & ASTM E108/UL790 for fire classification.

ROOF COVERING UNDERLAYMENT: Roof underlayment shall conform to Section R905 & Table R905.1.1 (1). Asphalt & slate shingles shall conform to ASTM D226 Type 1. Wood shakes or shingles, Mineral roof roofing, & metal roof shingles conform to ASTM D226 Type 1 or 2. (See table for additional

August 29, 2025

VIA EMAIL

Stephanie Kramer, Acting Planning Board Secretary
Borough of Oceanport Planning Board
910 Oceanport Way
P.O. Box 370
Oceanport, NJ 07757

Review No. 1

Application No. PB2025-10

82 Algonquin Avenue - Block 16, Lot 4.01
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0372

Dear Board Members,

Our office has received the following information in support of the above-referenced Application:

- Plan entitled "Greco Residence" prepared by Shissias Design + Development dated November 11, 2024, consisting of three (3) sheets;
- Plan entitled "Map of Property" prepared by DMC Associates, Inc., dated January 23, 2020, consisting of one (1) sheet.

The subject property is a 12,000 SF (0.28 Ac) parcel located in the R-3 Residential Zone District. The parcel is on the south side of the street approximately 360 feet west of Port Au Peck Avenue. The parcel contains a two story single family dwelling, attached two car garage, asphalt driveway, gravel area, concrete walkway, rear yard deck, and shed. The applicant is proposing a one story 344 sf addition on the east side of the structure.

We offer the following comments for the Board's consideration:

A. VARIANCES/DESIGN WAIVERS

1. The property is located in the AE10 flood hazard zone which requires a Local Design Flood Elevation (LD FE) of 12.4. All construction below LD FE must be of water-resistant materials. The finished floor is currently at elevation 11.1 and the addition is proposed at the same elevation. Horizontal additions must comply with the LD FE, which in this case would place the finished floor at approximately elevation 13.4, or a minimum of 2.3' higher than the existing first floor.

The applicant shall provide the value of the improvements to verify that this is not a substantial improvement requiring the entire dwelling to be brought into compliance with the Flood Damage Prevention Ordinance. Substantial Improvement is when the value of the improvement meets or exceeds 50% of the structure's value. The current assessment of the dwelling is \$470,000. If the value of the improvements meets or exceeds \$235,000 it would be considered a substantial improvement.

The Applicant is requesting a variance from the Flood Damage Prevention Ordinance namely section 229-77A(3), which requires the addition to be elevated to or above the LDFE.

Ordinance Section 229-42 (copy attached) provides a procedure for the Planning Board to hear a variance request. There are ten (10) considerations that the Board must contemplate when reviewing requests for a variance as outlined in Section 229-46. The Applicant shall provide testimony to address the Conditions for Issuance of the variance outlined in sub-chapter 229-47. Please be advised that if FEMA finds that the Borough is not enforcing and following the requirements of the Flood Damage Prevention Ordinance the entire Borough could be removed from the Federal funded insurance program.

If the Board so chooses to grant the variance the resolution should include the notice as required by Ordinance Chapter 229-47E "Notification to the Applicant, in writing, over the signature of the Floodplain Administrator that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and that such construction below the base flood level increases risks to life and property."

2. Bulk variances are required for the following:
 - a. Minimum Side Yard Setback – Accessory Structure - 10' required and 4.07' is proposed/existing.
 - b. Minimum Rear Yard Setback – Accessory Structure - 5' required and 2.53' is proposed/existing.

The Municipal Land Use Law permits the granting of a hardship variance under either of two (2) following situations (C.40:55D-70c):

- i. **Hardship c(1) - Physical Constraints** – Hardship variances may be granted if the strict application of the ordinance would impose peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer based upon the existence of the following conditions:
 - a. Exceptional narrowness, shallowness, or shape of a specific piece of property;

- b. Exceptional topographic conditions or physical features uniquely affect a piece of property; and,
 - c. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.
- ii. **Flexible "c" or c(2) - Benefits Outweighing Detriments** - A variance may be granted where the purpose of the Municipal Land Use Law would be advanced by the proposed deviation and the benefits of the deviation would substantially outweigh any detriment.

B GENERAL COMMENTS

1. The applicant shall clarify if the 2020 survey is representative of current conditions.

We reserve the opportunity to further review and comment on this Application and all pertinent documentation, pursuant to testimony presented at the public hearing.

Should you have any questions or require additional information regarding this matter, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design, Inc.



William H.R. White, III, P.E., P.P., CME, CFM, CPWM
Oceanport Planning Board Engineer and Planner

WHW/

Attachment

cc: Kevin Kennedy, Esq., Board attorney (via email)
Thomas Greco, Applicant (via email)

R:\Projects\IM-P\Opp\OPP0372\Correspondence\OUT\250829_whw_Kramer_82_algonquin_ave_Review No.1.docx

§ 229-42. General.

The Planning Board shall hear and decide requests for variances. The Planning Board shall base its determination on technical justifications submitted by applicants, the considerations for issuance in § 229-46, the conditions of issuance set forth in Section § 229-47, and the comments and recommendations of the Floodplain Administrator and, as applicable, the Construction Official. The Planning Board has the right to attach such conditions to variances as it deems necessary to further the purposes and objectives of these regulations.

§ 229-46. Considerations.

In reviewing requests for variances, all technical evaluations, all relevant factors, all other portions of these regulations, and the following shall be considered:

- A. The danger that materials and debris may be swept onto other lands resulting in further injury or damage.
- B. The danger to life and property due to flooding or erosion damage.
- C. The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners.
- D. The importance of the services provided by the proposed development to the community.
- E. The availability of alternate locations for the proposed development that are not subject to flooding or erosion and the necessity of a waterfront location, where applicable.
- F. The compatibility of the proposed development with existing and anticipated development.
- G. The relationship of the proposed development to the comprehensive plan and floodplain management program for that area.
- H. The safety of access to the property in times of flood for ordinary and emergency vehicles.
- I. The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwater and the effects of wave action, where applicable, expected at the site.
- J. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities, such as sewer, gas, electrical and water systems, streets, and bridges.

§ 229-47. Conditions for issuance.

Variances shall only be issued upon:

- A. Submission by the applicant of a showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site limit compliance with any provision of these regulations or renders the elevation standards of the building code inappropriate.
- B. A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable.

- C. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
- D. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- E. Notification to the applicant, in writing, over the signature of the Floodplain Administrator that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and that such construction below the base flood level increases risks to life and property.

MAP REFERENCE:

Being known and designated as Lot 4.01 in Block 16 as illustrated on a Map Entitled "Final Major Subdivision Plan for James M. & Lynn P. Pavla Lots 4 & 5 in Block 16 Borough of Oceanport, Monmouth County, New Jersey." Said map being filed in the Monmouth County Clerk's Office on March 18, 1986 as Case No. 206 Sheet 29.

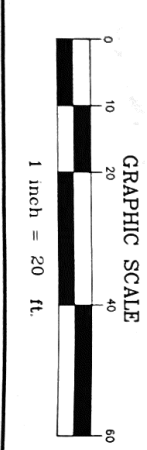
PORT-AU-PECK AVENUE

(75' R.O.W.)

LEGEND

- INLET
- AC UNIT
- BASIN/STALL/HOP
- GAS METER
- WATER METER
- ELECTRIC METER
- WIRES (OVERHEAD)
- WOOD STOCKADE FENCE
- MASONRY WALL
- R.R. TIES

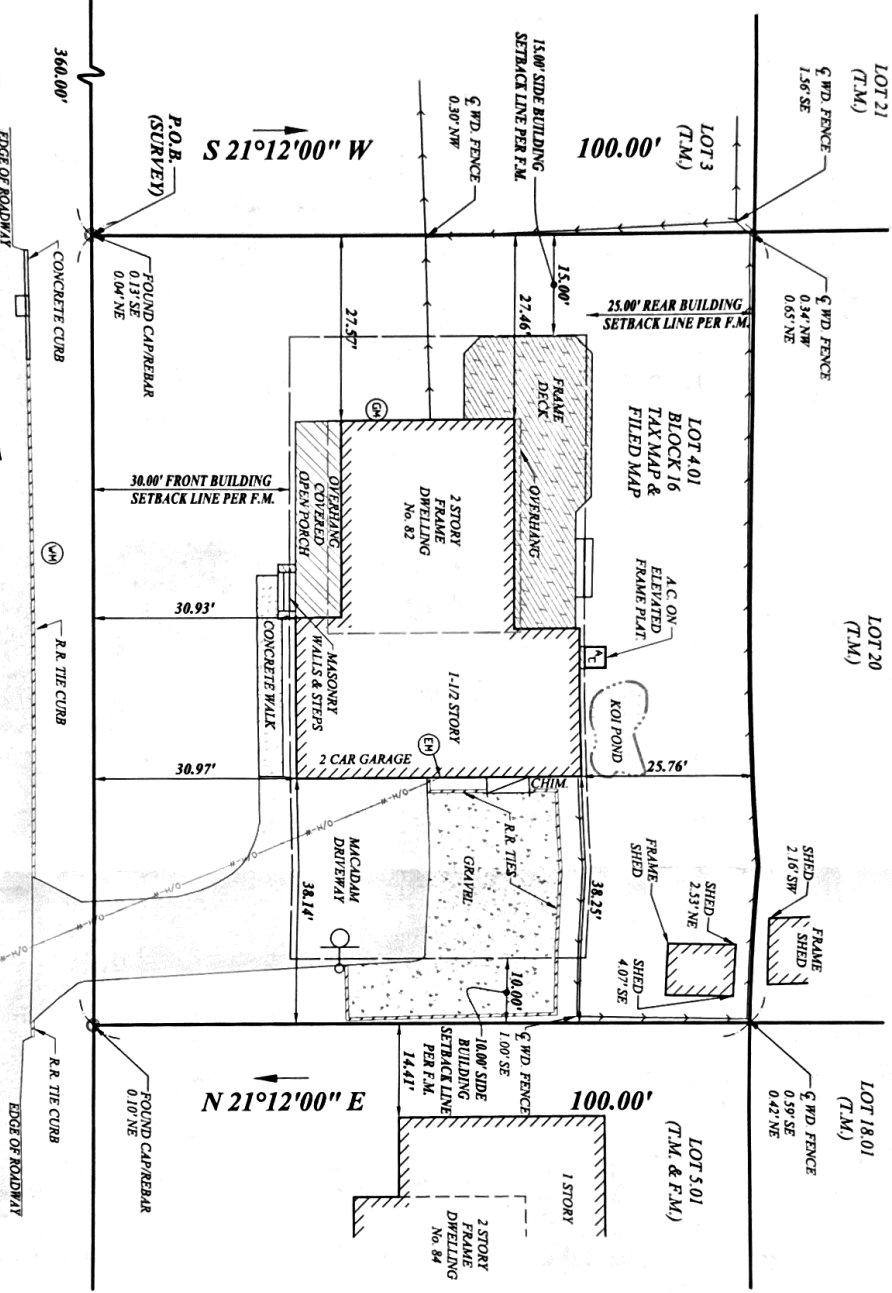
0/1" = 20' ft.



ALGONQUIN AVENUE

(50' R.O.W.)

S 68°48'00" E 120.00'



SURVEYOR'S NOTES:

- A written waiver and direction not to set corner markers has been obtained from the ultimate user pursuant to "P.L. 2003, C.14 (N.J.S.A. 45:3-36); and N.J.A.C. 13:40-5.2(D)".
- The utilities shown have been located from evidence observed on the surface only. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities.
- Location of sub-surface improvements are not part of this survey. Example: oil tanks, sanitary-septic and cess pool systems, wells, gas lines, sewer laterals, water mains, etc.
- Riparian claims, riparian rights and conveyance map were not reviewed or considered part of this survey.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible or on record at the time of the making of this survey; building setbacks lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations and any other facts that an accurate and current title search may disclose.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- Survey is valid only if print has original seal and signature of surveyor.
- Subsurface and environmental conditions were not examined or considered as a part of this survey. Subject to any and all easements or restrictions either recorded or unrecorded.
- This survey does not purport to represent or determine Flood Hazard Areas, Riparian Zones, Wetlands Location or Buffer Zones, etc. as established by the Federal Emergency Management Agency and/or the New Jersey Department of Environmental Protection and are not considered part of contractual obligations under this survey. Ultimate user shall secure the services of a certified Ecologist or Engineer.
- Flood plain maps were not reviewed or considered part of this survey.
- The retracement of the boundary depicted herein by the surveyor is based upon the evidence found and recorded and the opinion of the surveyor as to the validity of such evidence; any representation herein is not to publish disparagement of title of the subject property or adjoining land owners. The ultimate users of this survey shall acknowledge that this survey could be made public and that the surveyor and company have no fiduciary duty or confidentiality obligation to the client or users.
- This survey represents a positional location of recorded deed lines and not to represent or determine ownership to ultimate users of this survey.
- All setback lines shown herein are per filed map and are not considered a current zoning review. Subject to Utility Easements as set forth in Deed Book 829, Page 217; Deed Book 833, Page 345; Deed Book 856, Page 382 and Deed Book 1287, Page 54 and Restrictive Covenants as set forth in Deed Book 890, Page 416 and Deed Book 920, Page 161.
- Lot Area = 12,000± sq. ft.

SURVEY CERTIFIED TO:

THOMAS GRECO AND JULIE GRECO;
MARTIN & LOIACONO LAND SERVICES AND ABSTRACT, INC.;
THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE;
MARTIN & LOIACONO, LLP;
ANGEL A. R. GIAMMARCO, ESQ.;
ADVISORS MORTGAGE GROUP, LLC, ITS SUCCESSORS AND OR
ASSIGNS, AS THEIR INTERESTS MAY APPEAR.
SURVEYOR'S NOTE(S) ARE PART OF CERTIFICATIONS

MAP OF PROPERTY OF

LOT 4.01, BLOCK 16, A.K.A. 82 ALGONQUIN AVENUE
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NEW JERSEY



DMC ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
211 MAIN STREET, BUTTER, NJ 07086
TEL: (973) 838-9187 FAX: (973) 838-4389 INFO@DMCSURVEYING.COM

ROBERT L. GIGOL, N.J. P.L.S. No. 24GS04026100
CERTIFICATE OF AUTHORIZATION No. 24GA27919000

DRAWN BY: JAD
SCALE: 1" = 20'
DATE: 01/23/2020
TITLE: N.J.S.T. 19-201
DMC No.: 2001026