

BUILDING DATA			
	EXISTING	PROPOSED	TOTAL
CRAWL SPACE	751 SF	N/A	751 SF
ENCLOSED PORCH	155 SF	N/A	155 SF
FIRST FLOOR LIVING	983 SF	352 SF	1,335 SF
SECOND FLOOR LIVING	N/A	N/A	N/A
TOTAL LIVING SPACE	983 SF	352 SF	1,335 SF
TOTAL VOLUME	13,572 CF	3,316 CF	16,888 CF
CONSTRUCTION CLASS	5B	5B	
USE GROUP	R-5	R-5	
NUMBER OF STORIES	1	1	1

SCOPE OF WORK	
a.	NEW 352 SF ADDITION AT REAR OF HOUSE
VARIANCE NEEDED: VARIOUS	
HOUSE IS EXISTING NON-CONFORMING REGARDING: LOT AREA LOT WIDTH FRONT & SIDE YARD SETBACK ACCESSORY BLDG SIDE & REAR SETBACK PROPOSED BUILDING COVERAGE	
SEE PLANS BY MCH ENGINEERING	

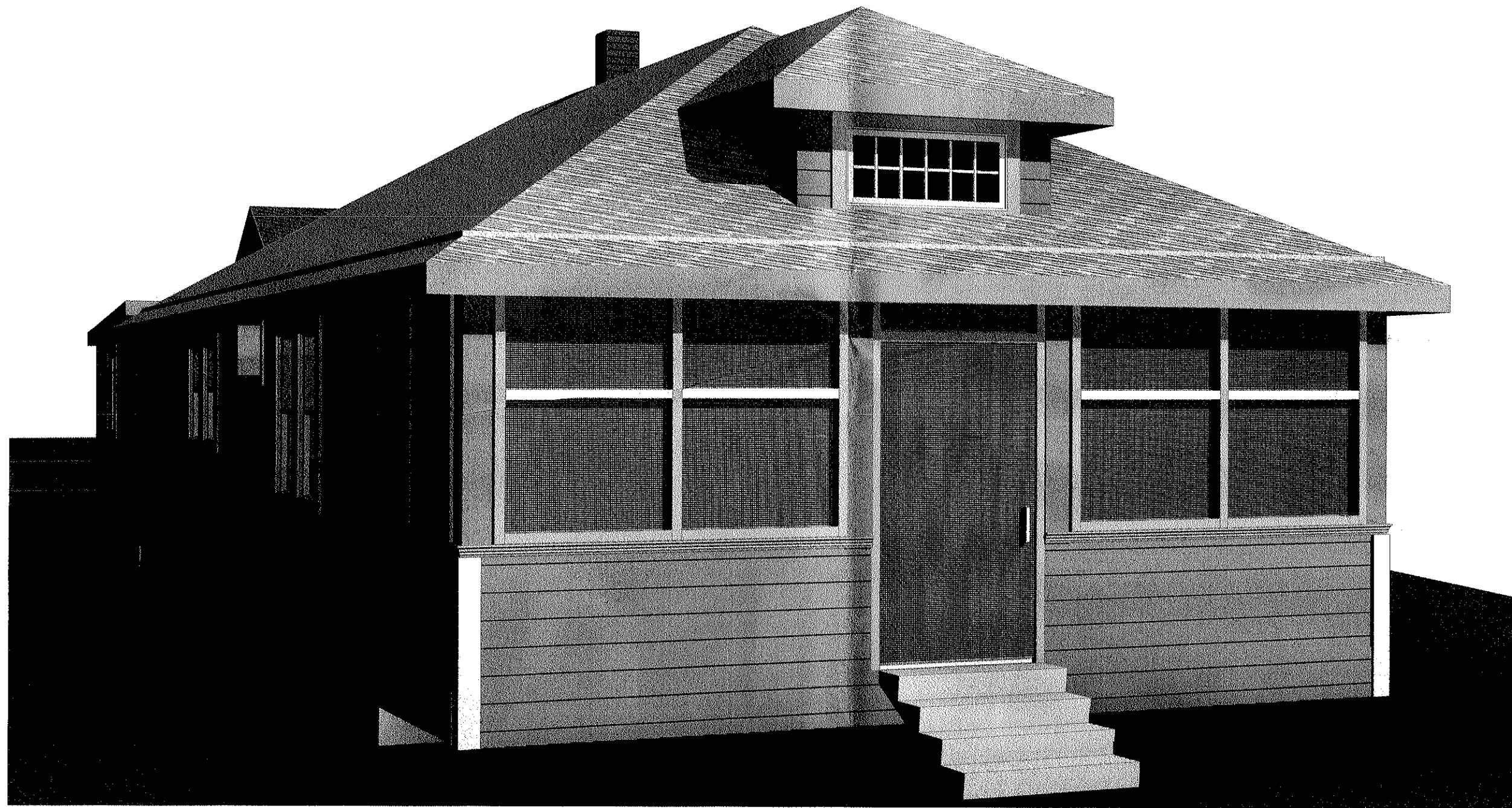
MATERIAL LEGEND	
ROOFING	SHINGLE - 40 YEAR ASPHALT COLOR TO MATCH EXISTING HOME
FLASHING	COPPER FLASHING AT ALL LOCATIONS
SIDING	MATCH EXISTING CEDAR SHIPLAP
HOUSE WRAP	BLUESKIN
TRIM	MATCH EXISTING WOOD TRIM
OPEN DECKING	N/A
FIBERGLASS DECKING	N/A
COLUMN WRAP	N/A

RECEIVED

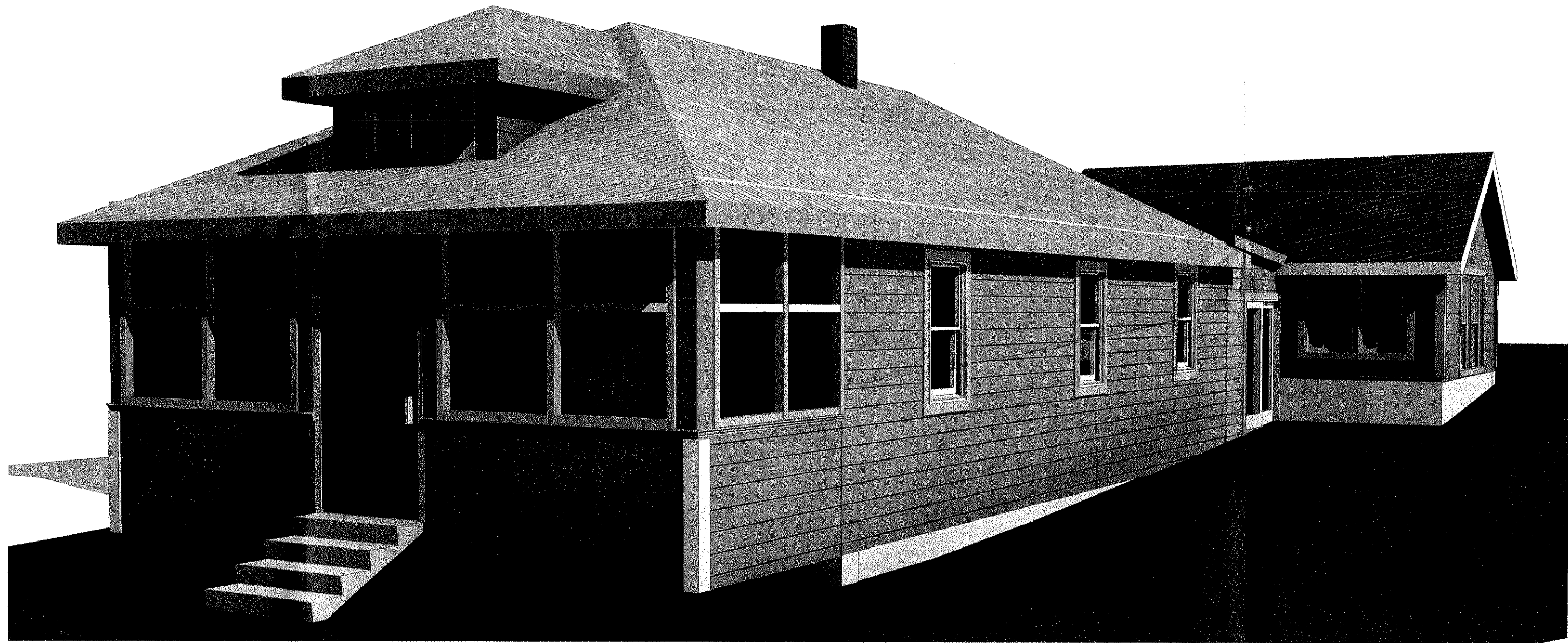
AUG 18 2022

PLANNING BOARD

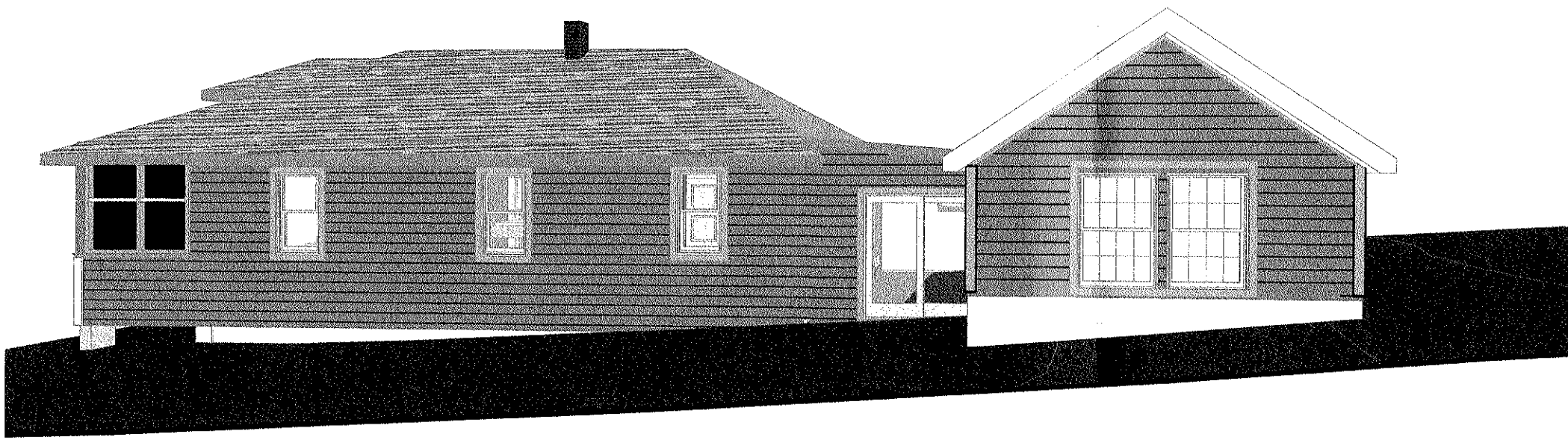
8/11/22	VARIANCE SET	JM
REV NO.	DATE	DESCRIPTION
PDR designs LLC		
ARCHITECTURE		
501 Laurel Avenue, Suite 4, Point Pleasant, New Jersey 08742		
Phone (732) 703-3799 www.PDRdesigns.com		
Fax (732) 367-7223 Email: Paul@PDRdesigns.com		
PROJECT		
GORSEGNER RESIDENCE		
88 EAST GARFIELD AVE. ATLANTIC HIGHLANDS, NJ BLOCK: 32 LOT: 4		
DRAWN BY: SD/JM		AUGUST 11, 2022
CHECKED BY: PR		21-72
3D VIEWS Scale: As indicated		A-1 Sheet #: 1 of 3



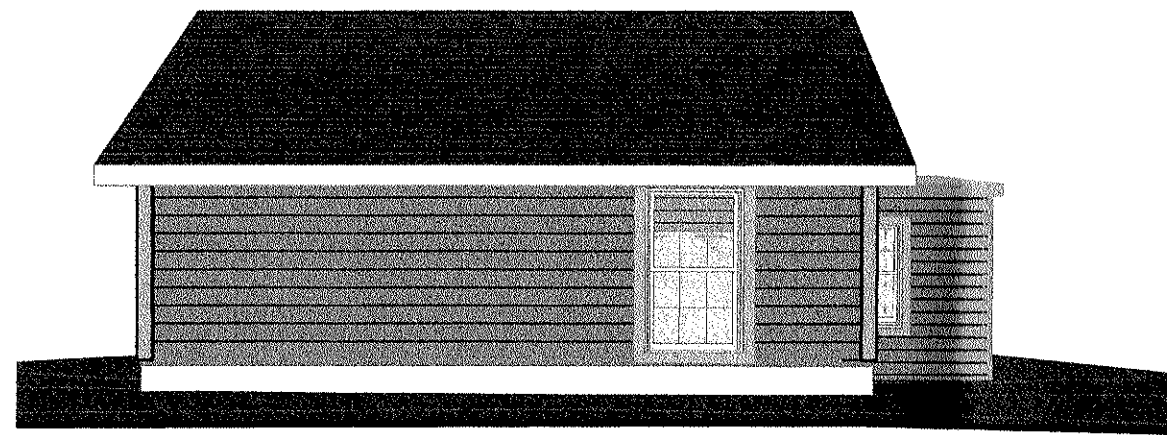
1 FRONT LEFT ELEVATION



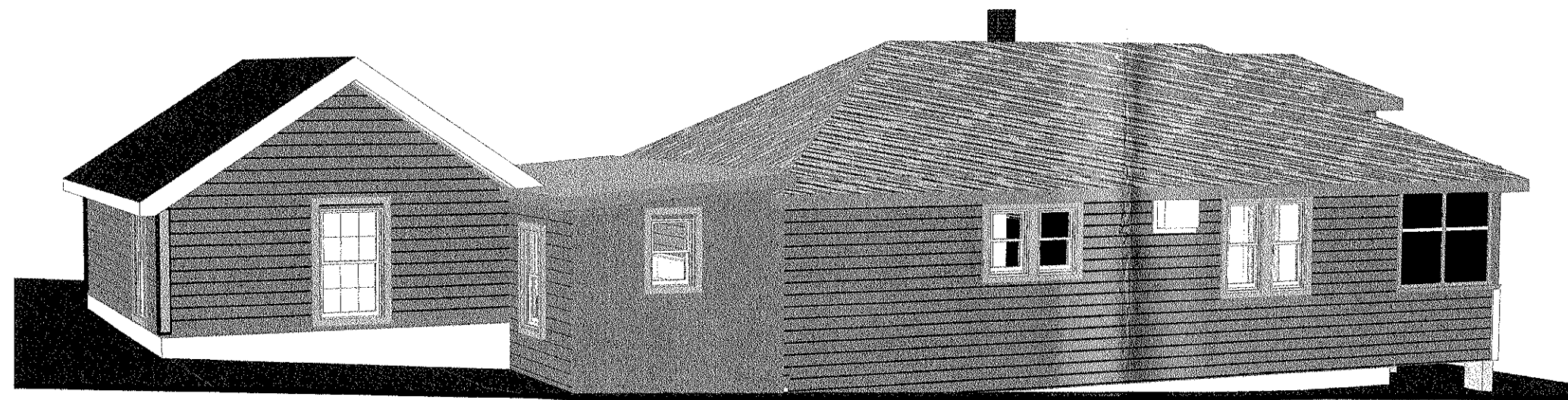
2 FRONT-RIGHT ELEVATION



3 3D View 3

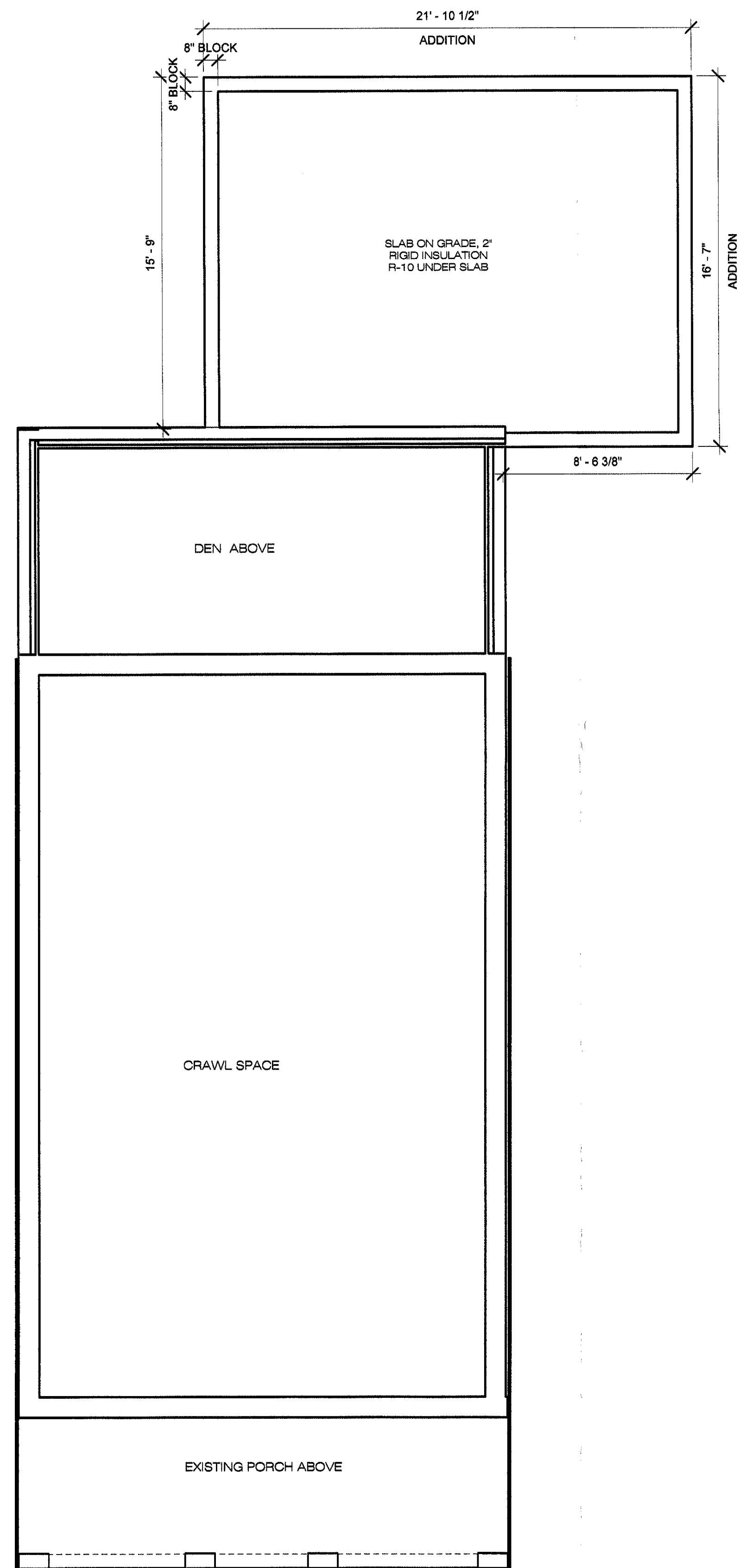


4 3D View 4

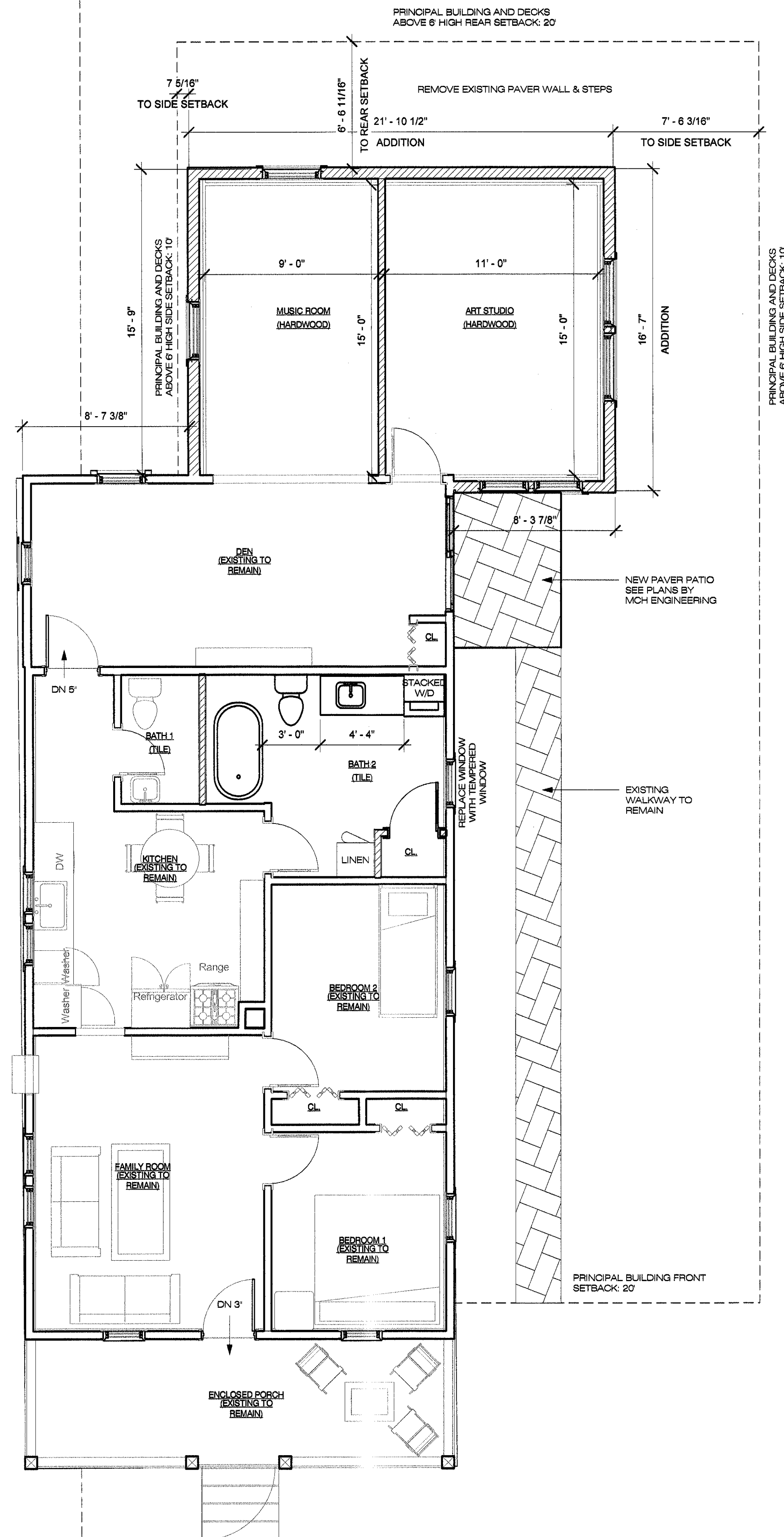


5 3D View 5

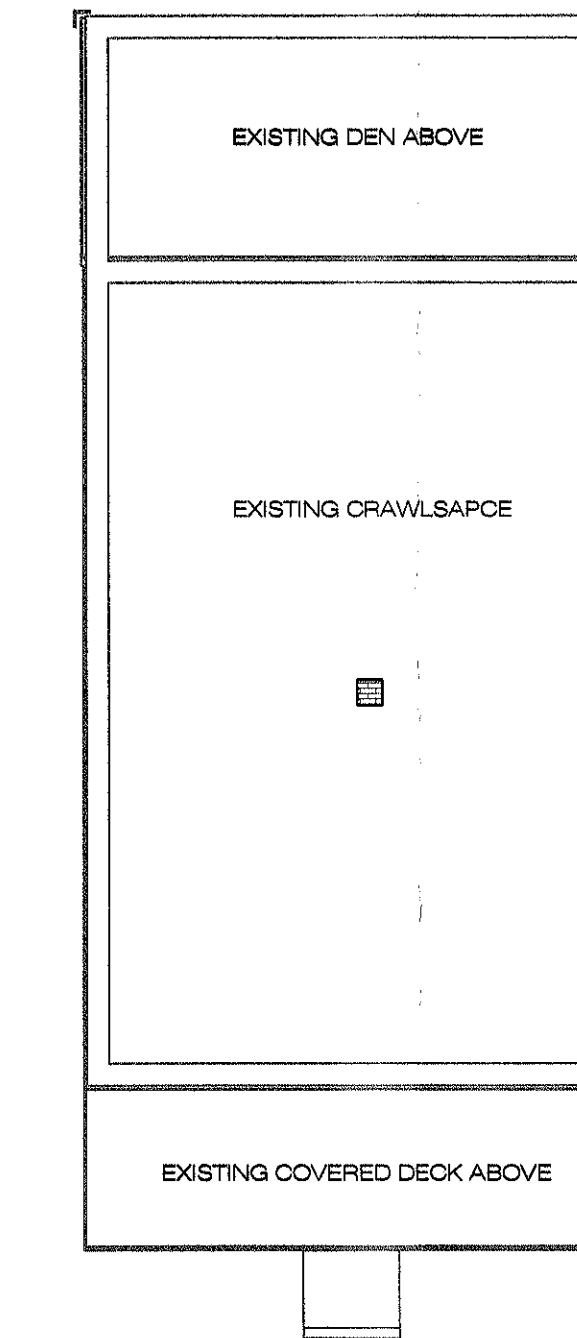
8/11/2022 10:11:34 AM



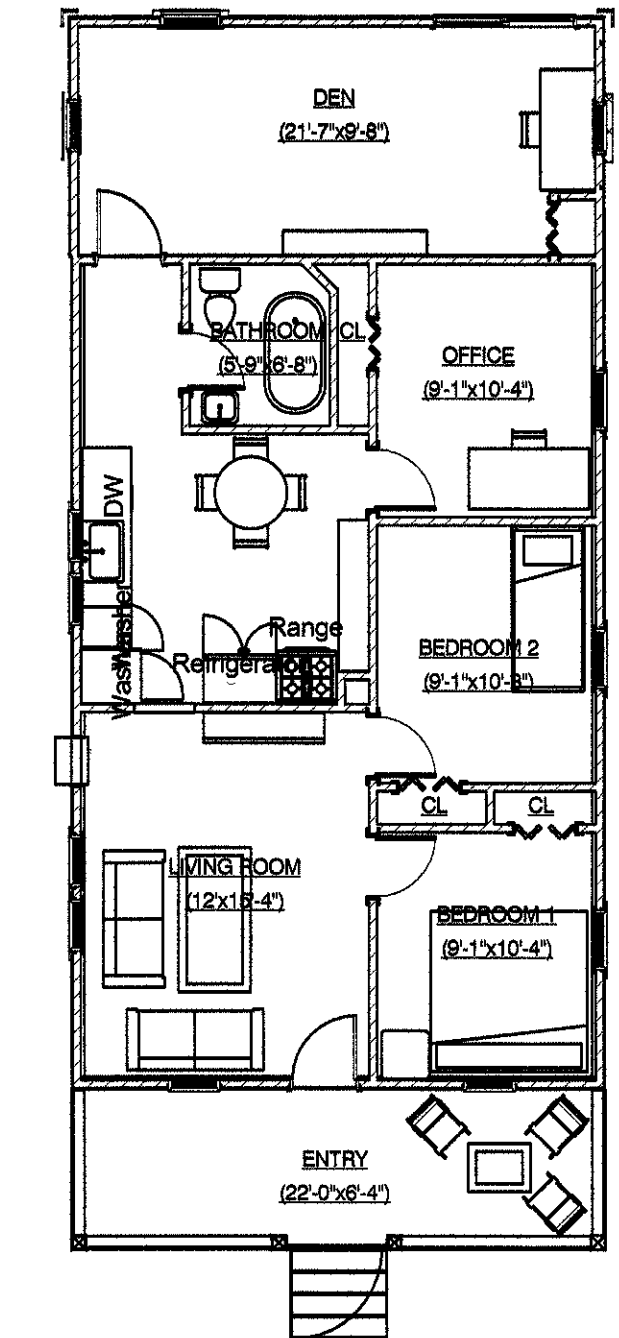
③ CRAWLSPACE
1/4" = 1'-0"



② FIRST FLOOR PLAN
1/4" = 1'-0"



④ EXISTING FOUNDATION PLAN - 1/8
1/8" = 1'-0"



⑤ EXISTING FIRST FLOOR PLAN - 1/8
1/8" = 1'-0"

SYMBOL LEGEND	
	DOOR TAGS
	WINDOW TAGS

WALL LEGEND	
WOOD FRAMING	
8" BLOCK WALLS	

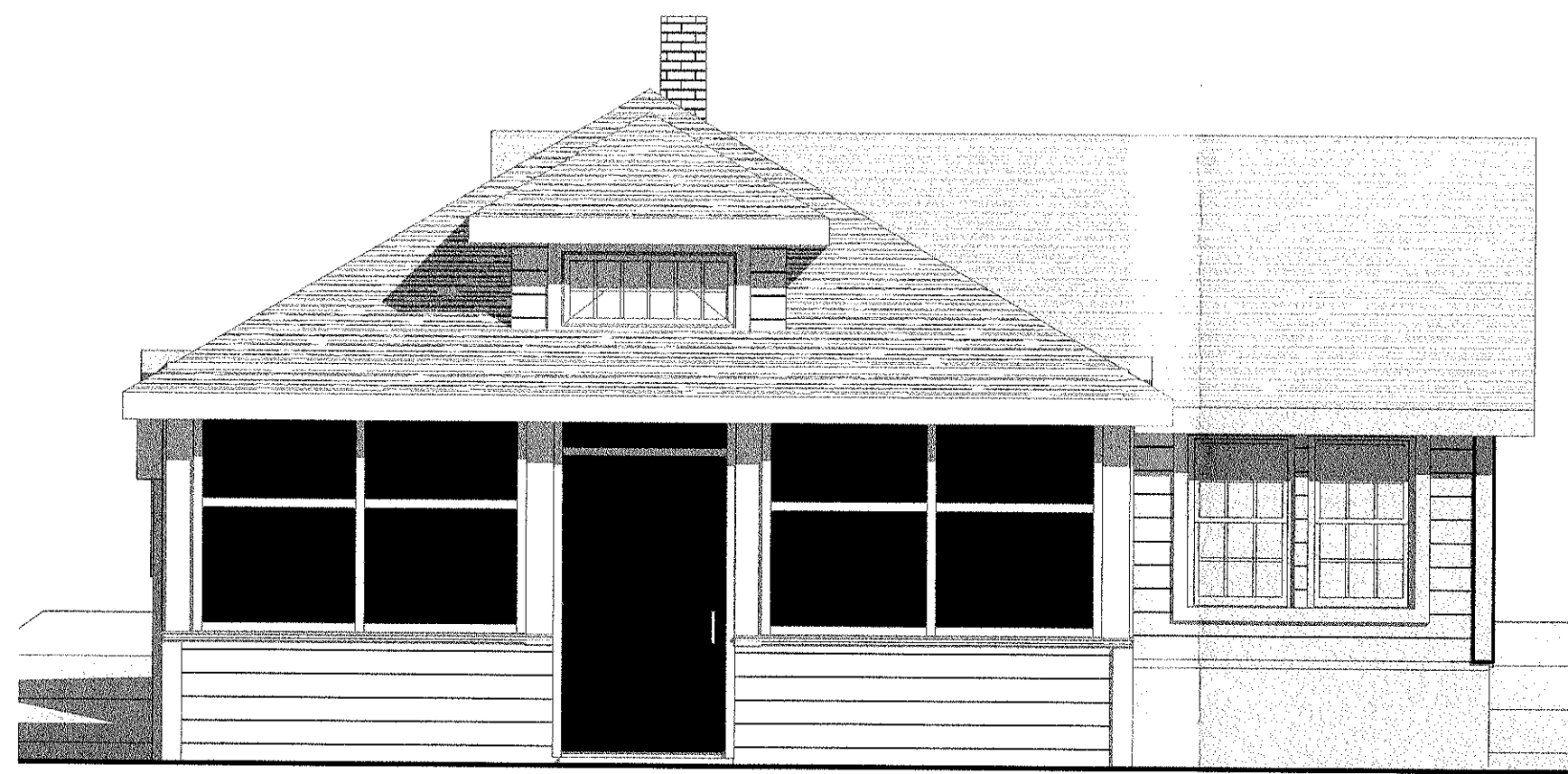
TYPICAL HEADER NOTES:

- EXTERIOR HEADERS: UNLESS NOTED OTHERWISE ALL EXTERIOR HEADERS TO BE (3) 2X10 WITH A (2)2x6 POST AT EACH END.
- INTERIOR HEADERS: UNLESS NOTED OTHERWISE ALL INTERIOR HEADERS TO BE (2) 2X10 WITH A (2)2x4 POST AT EACH END.
- FOR 2X10 MULTIPLE MEMBERS GLUE AND NAIL EACH PLY WITH (4) ROWS OF 16D NAILS @ 16" O.C.

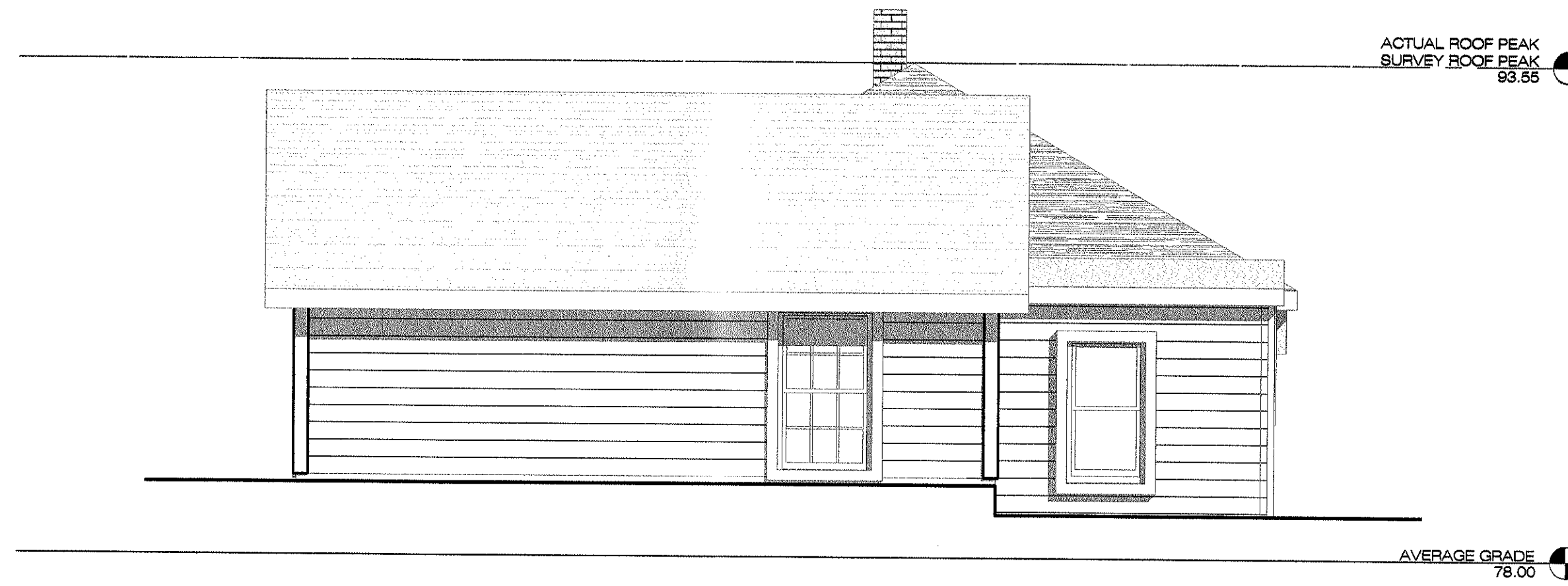
TYPICAL FRAMING NOTES:

- CONTRACTOR TO CONFIRM ALL STAIR DIMENSIONS AND OPENINGS PRIOR TO FRAMING.
- CONTRACTOR TO PROVIDE TJI PLAN TO ARCHITECT PRIOR TO SUBMITTAL TO BUILDING DEPARTMENT.
- INTERIOR JOISTS: UNLESS NOTED OTHERWISE ALL JOISTS ARE 11 7/8" TJI 950 SERIES @ 16" O.C.
- EXTERIOR JOISTS: UNLESS NOTED OTHERWISE ALL JOISTS ARE P.T. 2X10 @ 16" O.C.
- ALL BEAMS AND JOISTS ARE TO BE SET FLUSH UNLESS NOTED OTHERWISE.
 - FIRST FLOOR JOISTS ARE SET 7' - 4" ABOVE LOW POINT OF SLAB.
 - SECOND FLOOR JOISTS ARE SET 9' - 1 1/8" ABOVE FIRST FLOOR SUBFLOOR.
 - ATTIC JOISTS ARE TO BE SET 6' - 1 1/8" ABOVE SECOND FLOOR SUBFLOOR.
- PROVIDE SOLID BLOCKING UNDER ALL WALLS AND POSTS ABOVE. PRE-ENGINEERED WOOD HEADERS MAY BE SUBSTITUTED FOR THE 2X WOOD HEADERS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

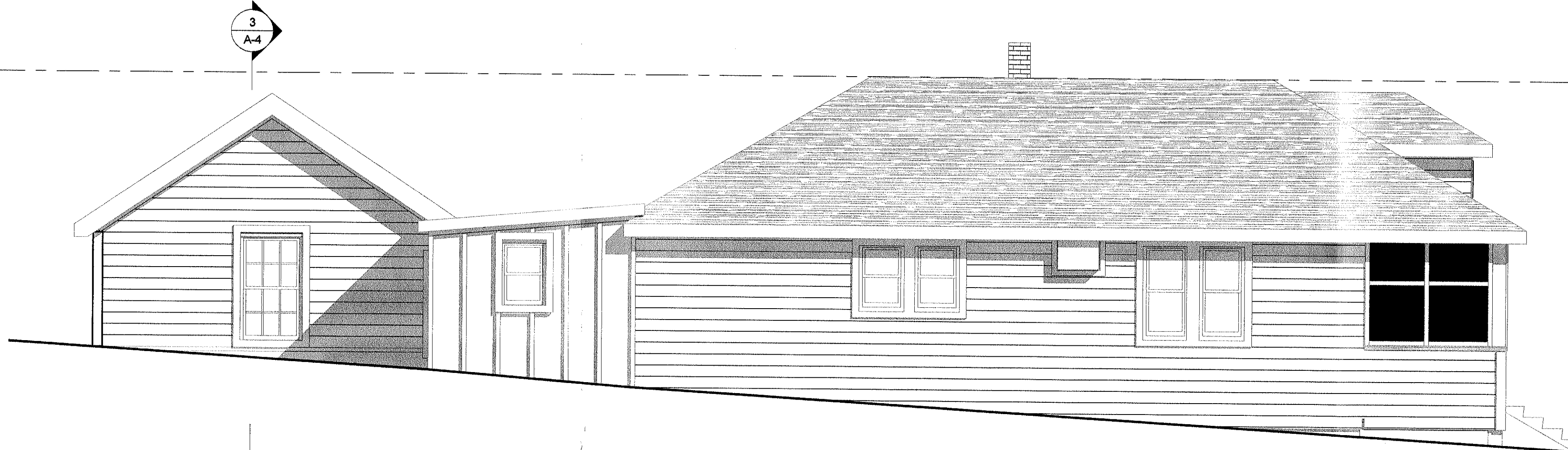
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PROJECT GORSENER RESIDENCE		
88 EAST GARFIELD AVE. ATLANTIC HIGHLANDS, NJ BLOCK: 32 LOT: 4		
DRAWN BY: SD/JM		AUGUST 11, 2022
CHECKED BY: PR		21-72
FLOORPLANS		A-2
Scale: As indicated		Sheet #: 2 of 3



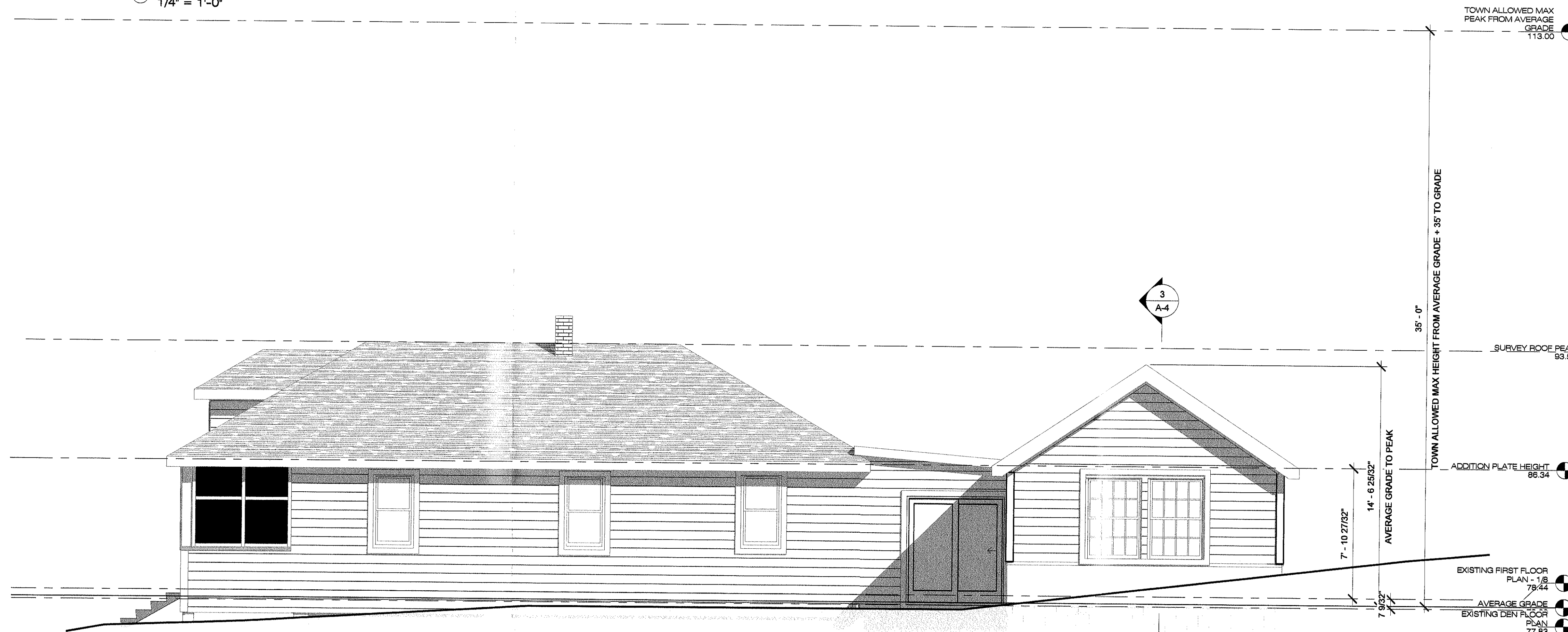
1 FRONT ELEVATION
1/4" = 1'-0"



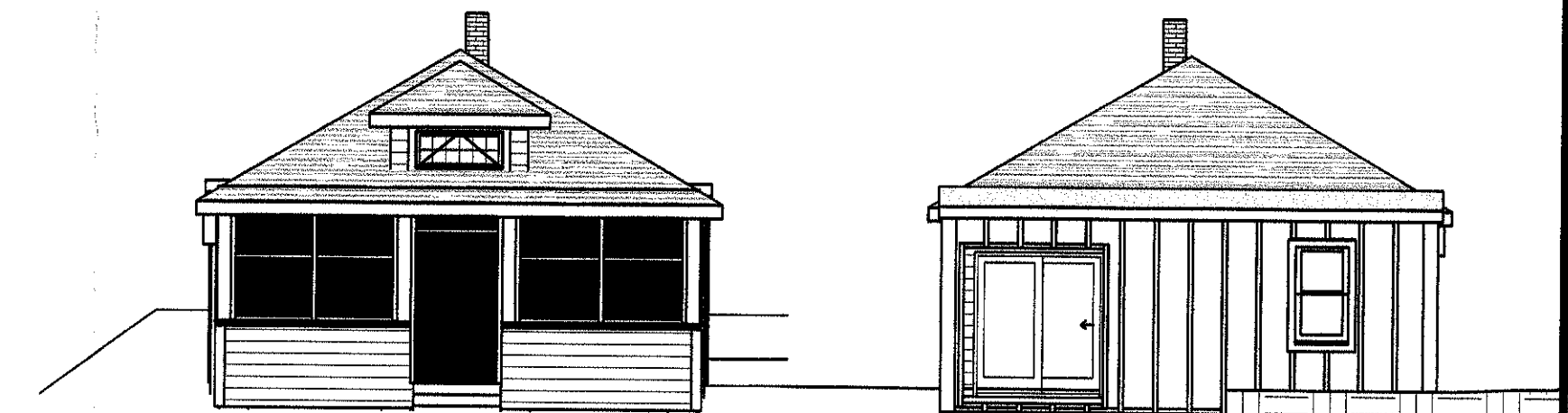
4 REAR ELEVATION
1/4" = 1'-0"



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

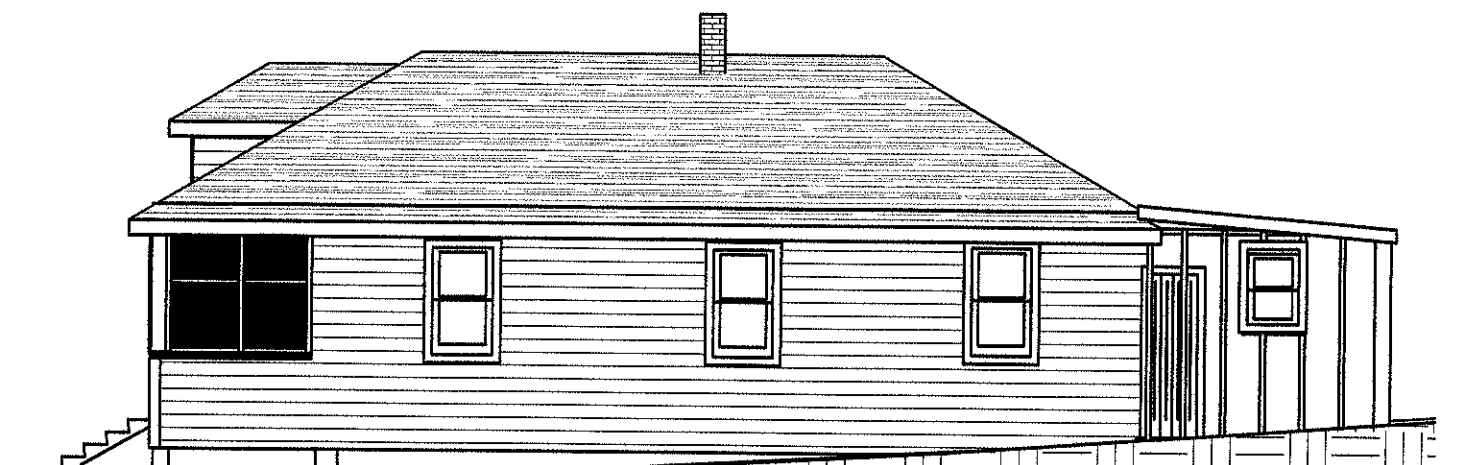


2 RIGHT ELEVATION
1/4" = 1'-0"



5 EXISTING FRONT ELEVATION 1/8
1/8" = 1'-0"

6 EXISTING REAR ELEVATION 1/8
1/8" = 1'-0"



7 EXISTING RIGHT ELEVATION 1/8
1/8" = 1'-0"



8 EXISTING LEFT ELEVATION 1/8
1/8" = 1'-0"

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CHECKED BY: PR		21-72
ELEVATIONS Scale: As indicated		A-3 Sheet #: 3 of 3

SYMBOL LEGEND	
	DOOR TAGS
	WINDOW TAGS