

**STATISTICAL DATA**

OWNER: JOE & DONNA GADINO  
 LOCATION: 15W LAVENIA  
 LONG BEACH TWP, NEW JERSEY 08008  
 LOTS 3.01 BLOCK 14.23  
 LONG BEACH TWP: RESIDENTIAL ZONE R50  
 FLOOD ZONE: PRELIM AE 7' < TWP SET MIN. ELV. 9.0'

INTERNATIONAL RESIDENTIAL BUILDING CODE  
 NEW JERSEY EDITION 2018

OCCUPANCY CLASSIFICATION: RESIDENTIAL USE GROUP R-5  
 CONSTRUCTION CLASSIFICATION: TYPE 5B  
 FIRE-RESISTANCE RATING: 0 HOURS  
 0 HOUR FIRE RATED CEILING : GA-FC5407  
 0 HOUR FIRE RATED WALL : U305

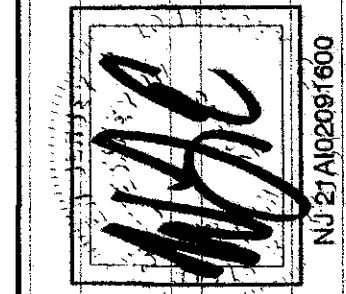
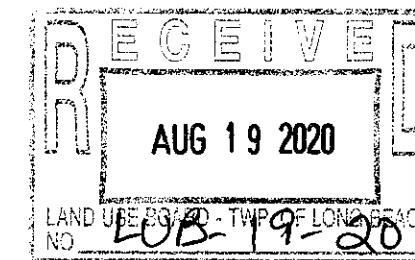
**GENERAL NOTES:**

- 1) THE INTENT OF THESE CONTRACT DOCUMENTS IS TO PROVIDE A COMPLETE AND FINISHED JOB FOR THE OWNER
- 2) ALL DESIGNS AND CONCEPTS REPRESENTED HEREIN ARE THE PROPERTY OF HAND LINE ARCHITECT LLC AND MAY NOT BE ALTERED, MODIFIED OR COPIED WITHOUT EXPRESSED PERMISSION.
- 3) ALL WORK TO COMPLY WITH ALL APPLICABLE LAWS AND BUILDING CODES
- 4) ALL PERMITS, INSPECTIONS, APPROVALS, AND CERTIFICATIONS TO BE SECURED AND PURCHASED.
- 5) PUBLIC LIABILITY AND WORKMAN'S COMPENSATION INSURANCE TO BE PURCHASED AND CERTIFIED.
- 6) ALL DIMENSIONS AND CONDITIONS TO BE FIELD VERIFIED AND ANY DISCREPANCIES OR CONFLICTS TO BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION OR CONTINUATION OF ANY WORK.
- 7) ARCHITECTURAL PLANS ARE NOT TO BE SCALED. ONLY WRITTEN DIMENSIONS ARE TO BE USED IN THE PROJECT CONSTRUCTION.
- 8) NO MATERIAL OR SYSTEMS TO BE ORDERED OR FABRICATED PRIOR TO VERIFICATION OF DIMENSIONS AND ACCEPTANCE OF SHOP DRAWINGS.
- 9) ALL MATERIALS AND ASSEMBLIES TO BE NEW AND TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PERMISSION OF THE ARCHITECT.
- 10) JOB SITE TO BE MAINTAINED IN A CLEAN, SAFE, AND ORDERLY MANNER WITH CLEANING AFTER EACH WORK DAY. TOOLS AND EQUIPMENT TO BE REMOVED IN A TIMELY FASHION AFTER USE; NOT STORED ON SITE.

**R50 ZONING INFORMATION**

	REQUIRED	EXISTING	PROPOSED
LOT AREA	4,375 sq.ft. EX.	** 4,375 sq.ft. EX.	EX. TO REMAIN
LOT COVERAGE	1,458.3 sq.ft. MAX	1,322.7 sq.ft. EX	* 1,580.6 sq.ft.
PERCENTAGE	33.3% MAX BLDG	30.2% EX.	* 36.1%
FRONT SETBACK	10'-6"	11.4' EX.	EX. TO REMAIN
REAR SETBACK	10'-0"	20.3'	11.6'
SIDE SETBACKS	4' & 9' MIN 15' TOTAL	11.0' & 5.0' EX.	EX. TO REMAIN
BETWEEN BLDGS	15'-0"	** 13.9' & 12.2' EX.	EX. TO REMAIN
MAX. ROOF ABV. C.O.S.	34.0'	21.3'	EX. TO REMAIN
NUMBER OF STORIES:			1 STORY RAISED
VOLUME:			10,350 CU.FT.
HEATED FLOOR AREA:			1,344 SQ. FT.
PLUMBING FIXTURES:			EXISTING TO REMAIN
HAVC:			EX. TO BE MODIFIED
WATER HEATER:			GAS TANKLESS
WATER / SEWER:			MUNICIPAL
<b>ELEVATION</b>			
TOP OF SLAB: +4.50' (SLAB)			
FIRST FLOOR: +13.05' (F.F.E.)			
ROOF PEAK: ELEV. ±24.3' TO TOP OF ROOF RAIL (EXISTING TO REMAIN)			
<b>FLOOD ZONE</b>			
PRELIM AE 7' < TWP SET MIN. ELV. 9.0'			

\*\* EXISTING NON-CONFORMING  
 \* VARIANCE REQUESTED



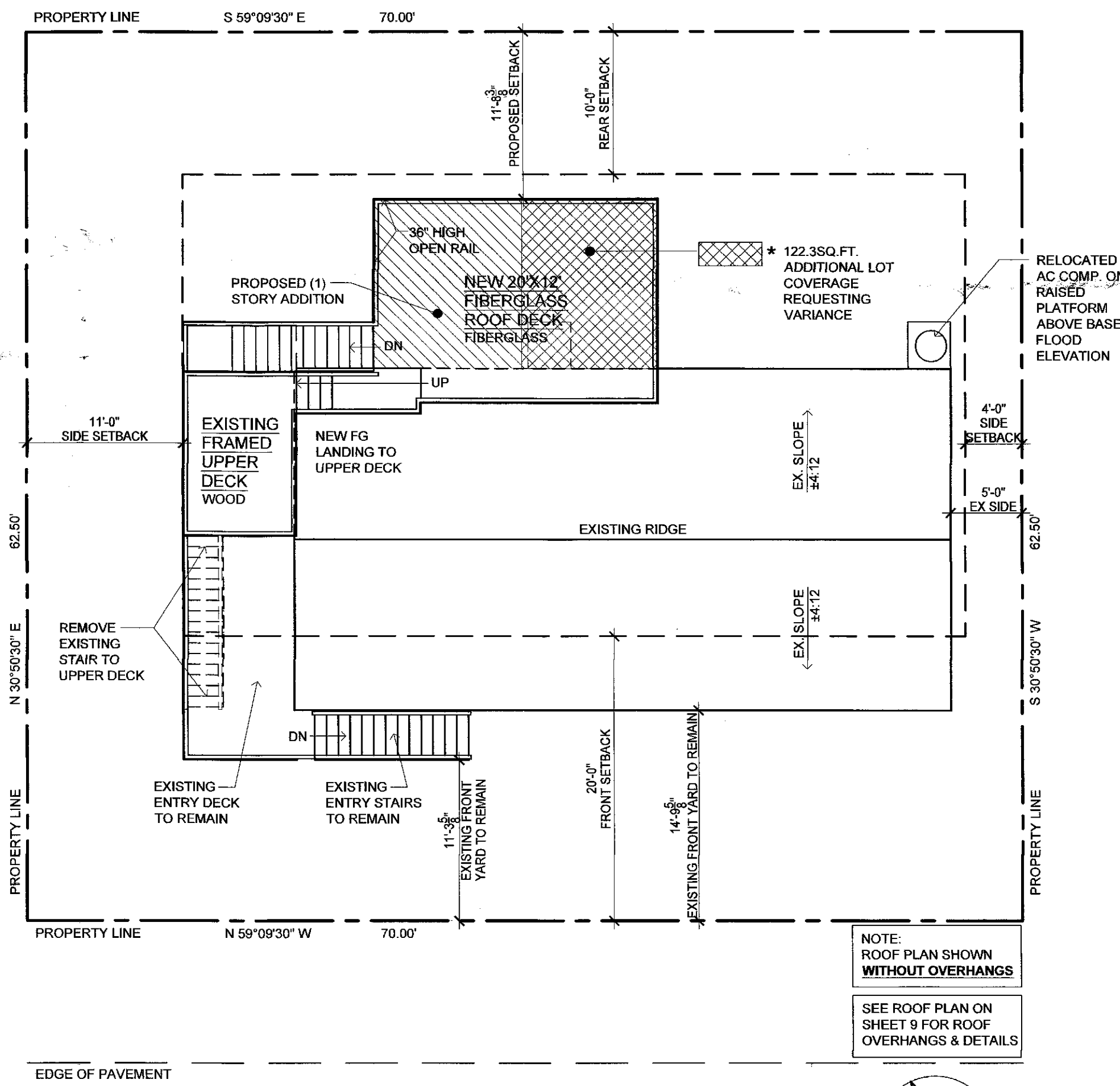
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**HANDLINE ARCHITECT**  
 351 THOMAS AVE., LITTLE EGG HARBOR, NEW JERSEY 08087

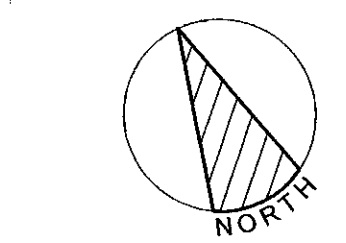
**THE GADINO RESIDENCE**  
 LOT 3.01 BLOCK 14.23 15 W. LAVENIA  
 LONG BEACH TOWNSHIP, NEW JERSEY 08008

DATE: 08-19-2020  
 REVISED:

JOB# 2019024

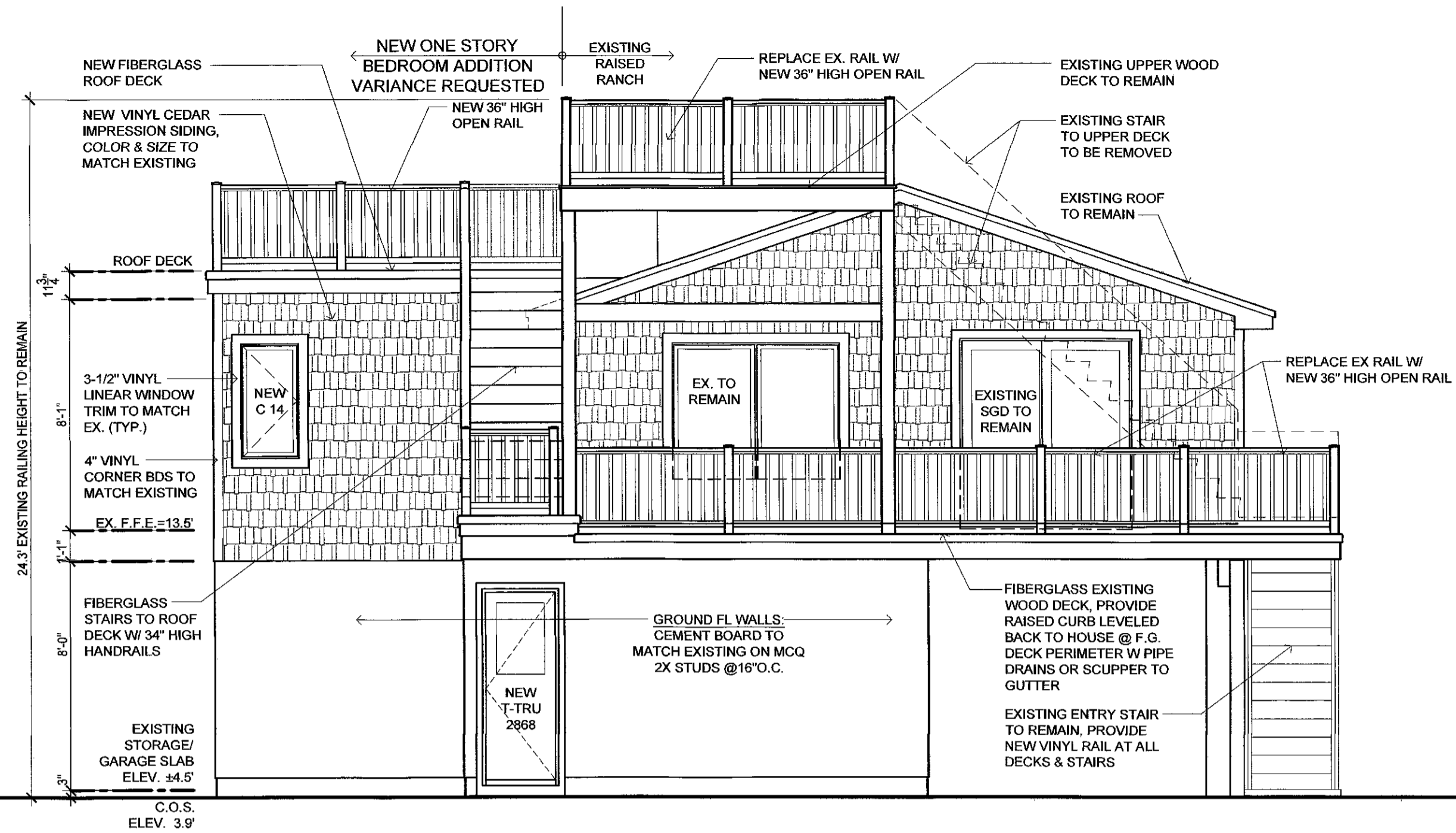


WEST LAVENIA AVENUE



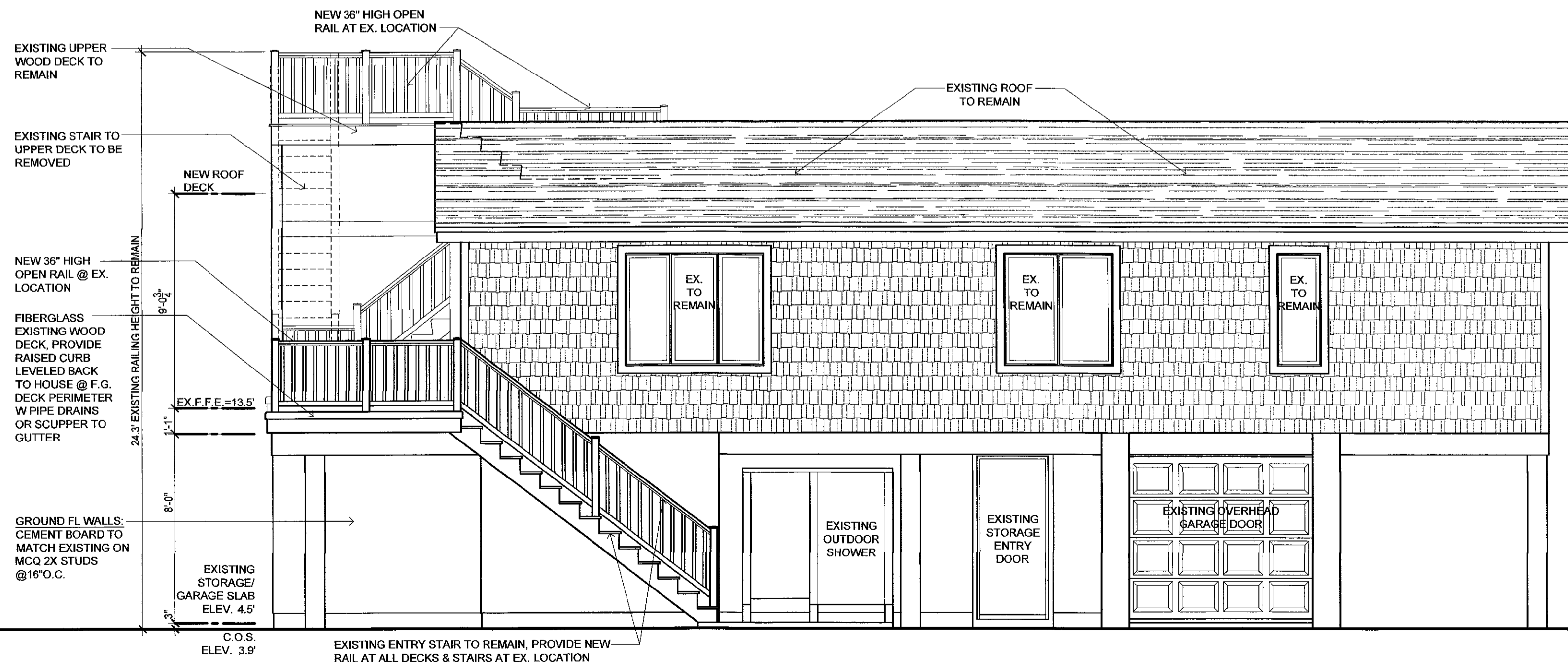
**SITE PLAN**  
 SCALE: 1/8"=1'-0"

A3



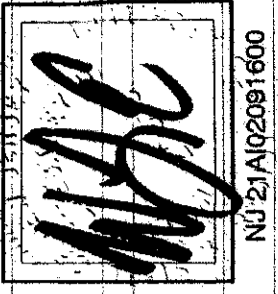
**MOD. WEST ELEVATION**

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



**SOUTH ELEVATION**

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



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**HANDBLIND ARCHITECTURE**  
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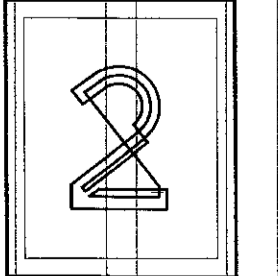
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HAND-LOMA  
ARCHITECT

361 THOMAS AVE., LITTLE EGG HARBOR, NEW JERSEY 08087

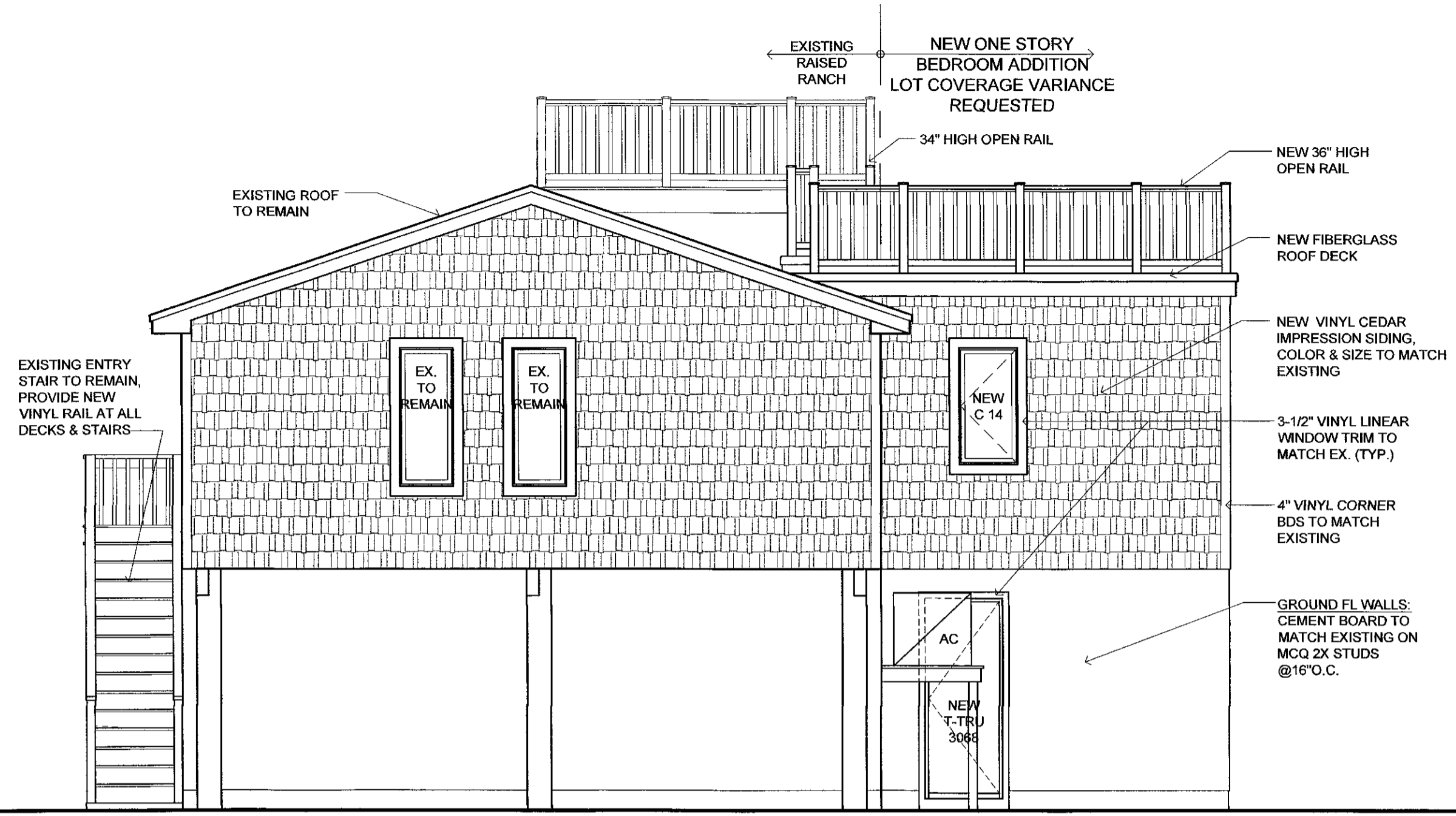
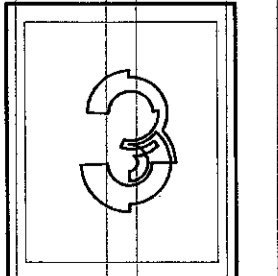
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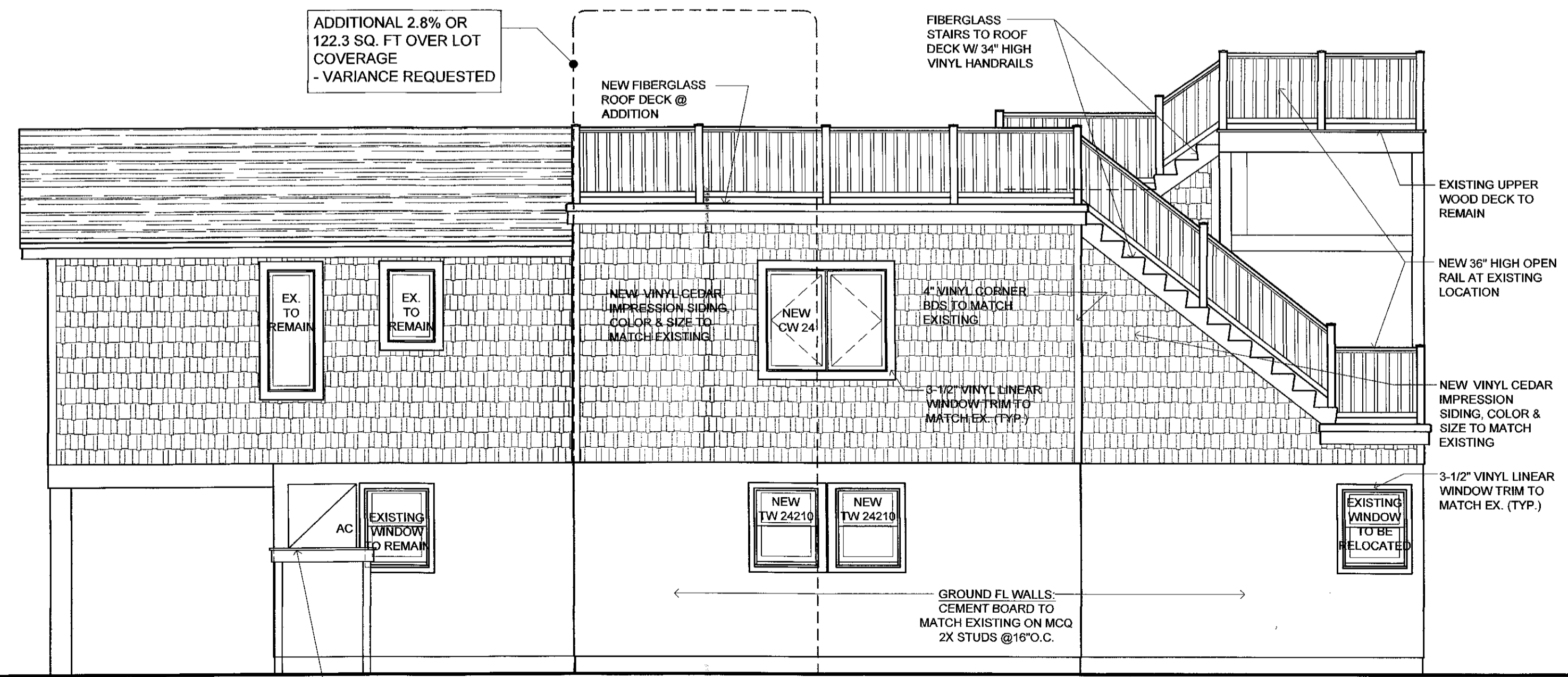
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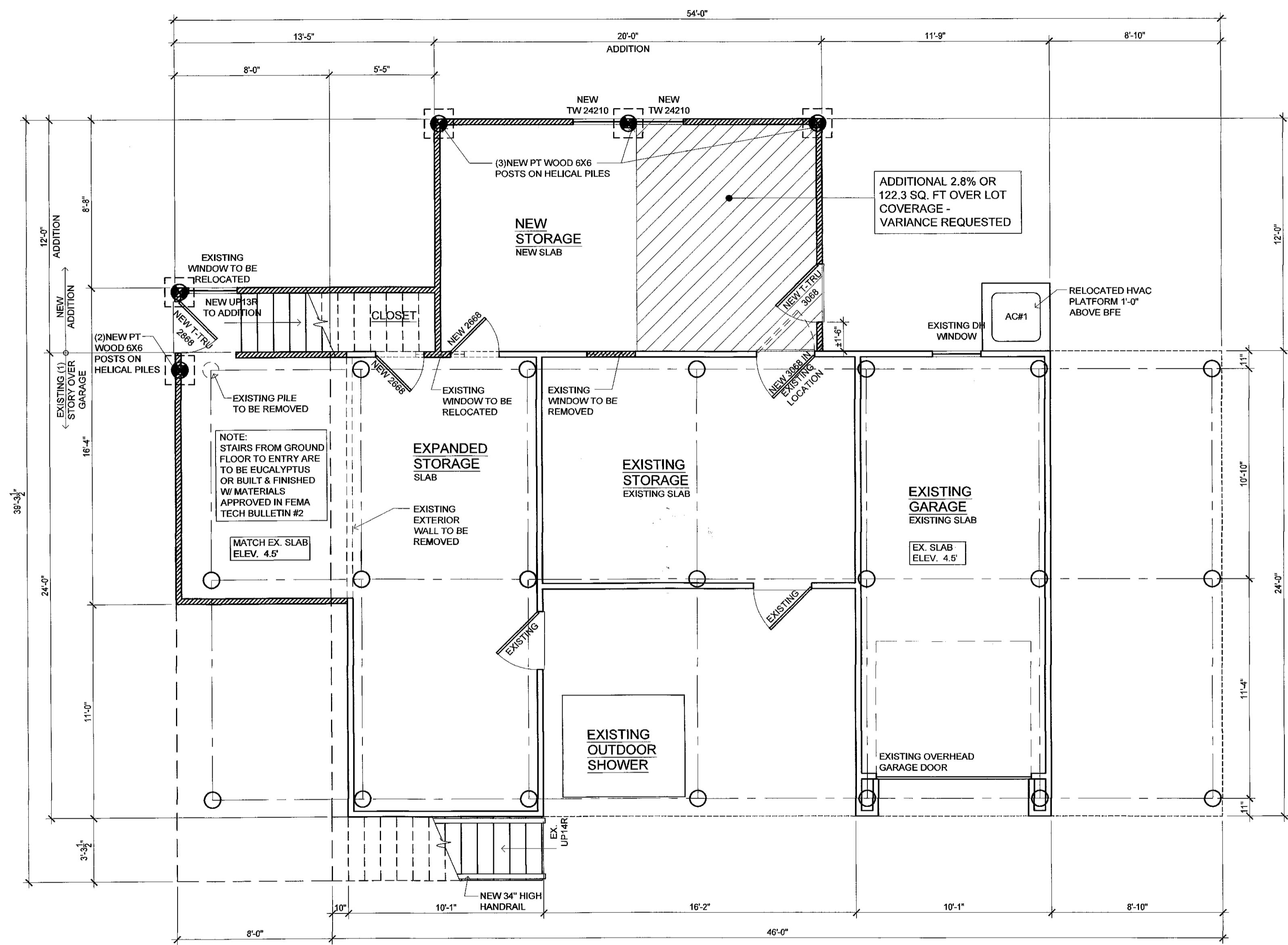
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MOD. EAST ELEVATION  
SCALE: 1/4"=1'-0"



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



NOTE:  
STAIRS FROM GROUND  
FLOOR TO ENTRY ARE  
TO BE EUCALYPTUS  
OR BUILT & FINISHED  
W/ MATERIALS  
APPROVED IN FEMA  
TECH BULLETIN #2

MATCH EX. SLAB  
ELEV. 4.5'

ADDITIONAL 2.8% OR  
122.3 SQ. FT OVER LOT  
COVERAGE -  
VARIANCE REQUESTED

**PILE LEGEND**

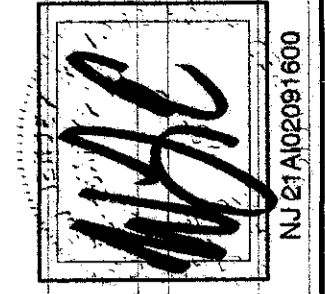
- EXISTING PILE TO BE REMOVED
- EXISTING PILE TO BE REMAIN
- NEW HELICAL PILE DRIVEN TO -10.00' MSL & ATTAIN 10 TONS BEARING CAPACITY

**GROUND ENCLOSURE RENOVATION LEGEND**

- ▬ EX. WALL TO REMAIN
- - - EX. WALL REMOVED
- ▨ NEW WOOD FRAMED 2X4 @ 16"O.C. STUD WALL

**GROUND / PILE PLAN**

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



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**HANDLINET ARCHITECT**  
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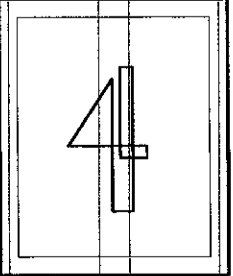
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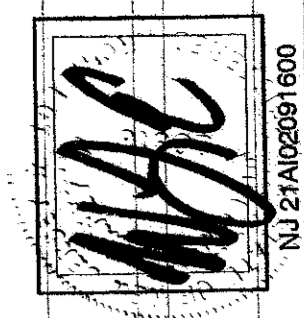
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**HANDBLIND  
ARCHITECT**

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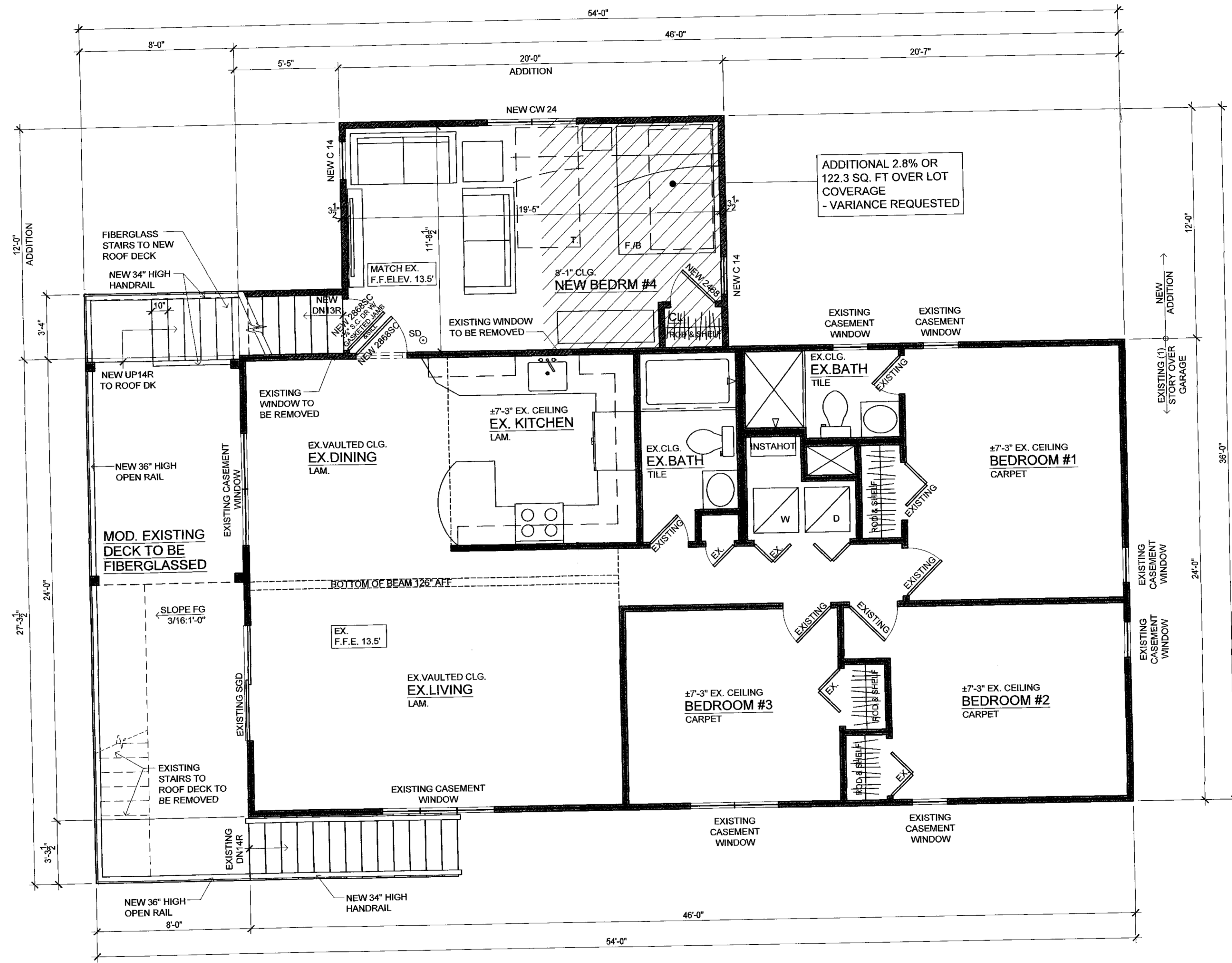
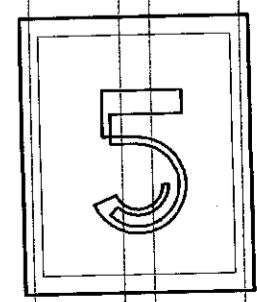
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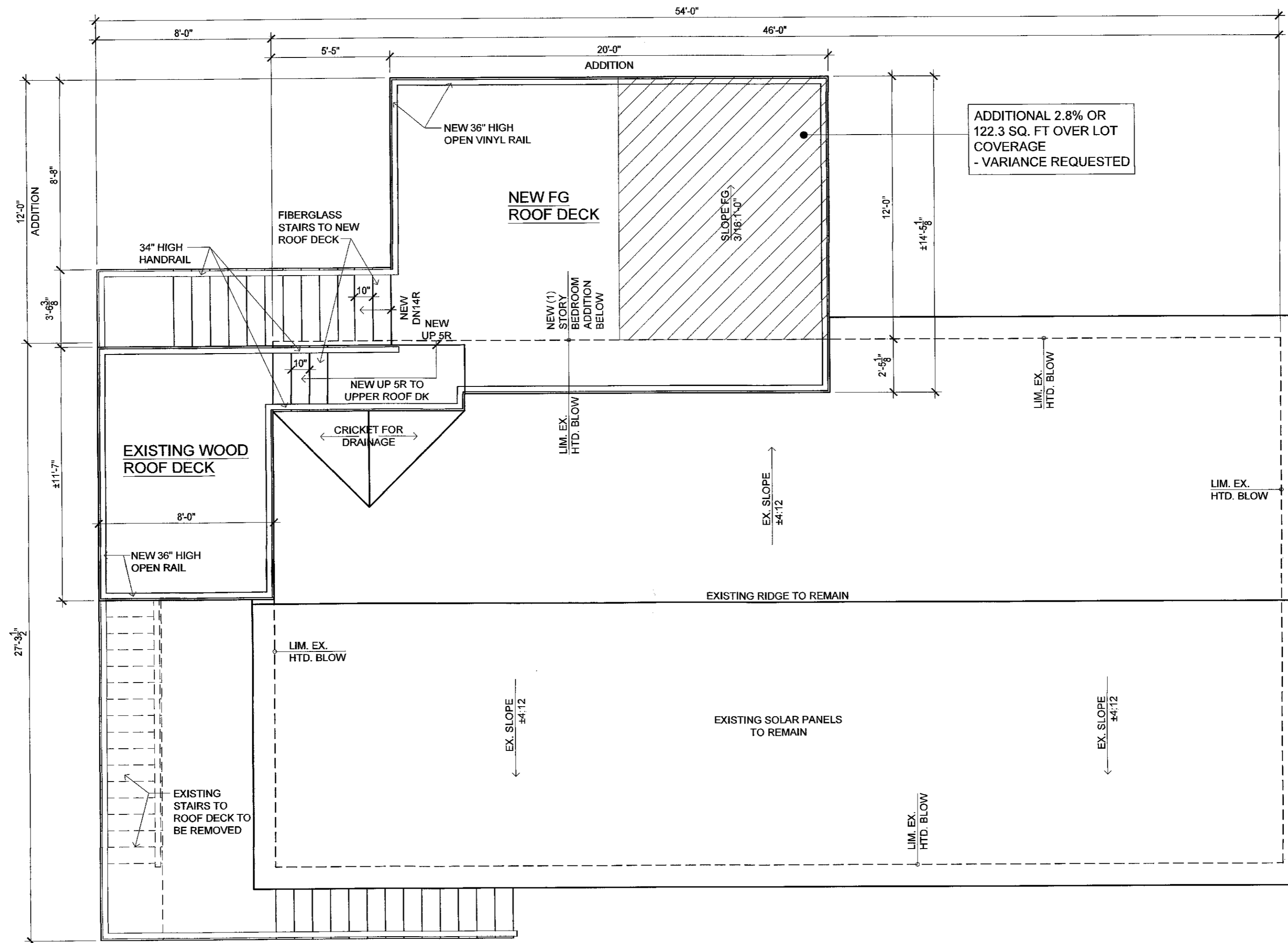
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ADDITIONAL 2.8% OR  
122.3 SQ. FT OVER LOT  
COVERAGE  
- VARIANCE REQUESTED

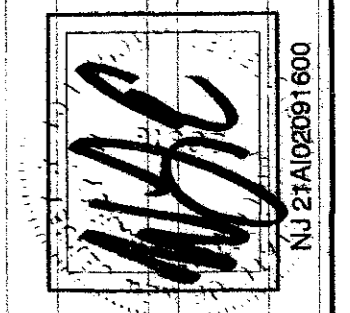
RENOVATION LEGEND	
	EX. WALL TO REMAIN
	EX. WALL REMOVED
	NEW WOOD FRAMED 2X @ 16" O.C. STUD WALL - SEE DIMENSIONS FOR WALL SIZES

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



ADDITIONAL 2.8% OR  
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COVERAGE  
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**ROOF PLAN**  
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