

PROPOSED DESIGN FOR:

JS PRO CONSTRUCTION

1012 CENTER STREET

SHIP BOTTOM, NJ 08008

PROPOSED RENDERINGS (FOR ILLUSTRATIVE PURPOSES ONLY)



BOARD APPROVALS

CHAIRPERSON	DATE
	DATE
	DATE

ABBREVIATIONS

ABV.	ABOVE	EA.	EACH	OPP.	OPPOSITE
ACT.	ACOUSTIC CEILING TILE	EQ.	EQUAL	RM.	ROOM
AFF.	ABOVE FINISH FLOOR	EXIST.	EXISTING	R.O.	ROUGH OPENING
APPROX.	APPROXIMATE	EXT.	EXTERIOR	SCHED.	SCHEDULE
ARCH.	ARCHITECT	FIN.	FINISH	SF	SQUARE FOOT
BLW.	BELOW	FLR.	FLOOR	SIM.	SIMILAR
BOT.	BOTTOM	G.C.	GENERAL CONTRACTOR	SPECS.	SPECIFICATIONS
CL	CENTERLINE	GWB	GYPSUM WALL BOARD	SS	STAINLESS STEEL
CLOS.	CLOSET	INSUL.	INSULATION	T.O.	TRIMMED OPENING
CLG.	CEILING	LAV.	LAVATORY	TYP.	TYPICAL
DIA.	DIAMETER	MFR.	MANUFACTURER	U.O.N.	UNLESS OTHERWISE NOTED
DIM.	DIMENSION	MTD.	MOUNTED	V.I.F.	VERIFY IN FIELD

CONSTRUCTION SYMBOLS

---	CONSTRUCTION ABOVE	■ ■ ■ ■	FIRE RATED WALL
---	PROPERTY LINE	▨	STUD/ROUGHING
---	EXISTING PARTITION TO BE REMOVED	▨	BLOCKING
---	EXISTING PARTITION TO REMAIN	▨	FINISH WOOD
▨	NEW WALL CONSTRUCTION	▨	PLYWOOD
▨	STEEL	▨	PLASTIC LAMINATE ON PLYWOOD
▨	CONCRETE BLOCK	▨	FACEBRICK
		▨	BATT INSULATION

CONSULTANTS

CIVIL ENGINEER
INSITE ENGINEERING, LLC
1955 ROUTE 34, SUITE A1
WALL, NJ 07719
732.531.7100
NJ LIC. NO: 24GA28083200

ZONING INFORMATION

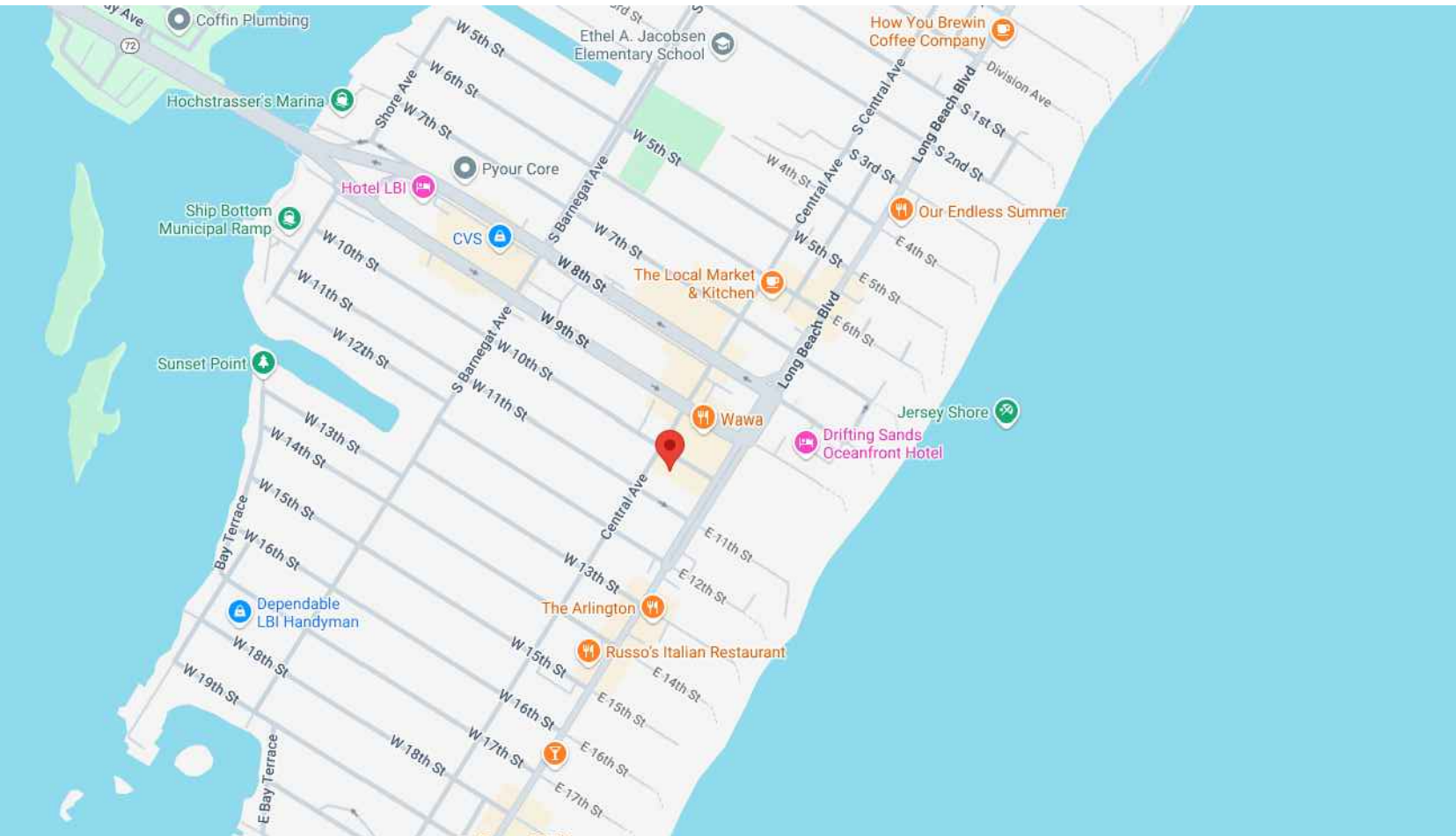
ZONE: OR BLOCK: 95 LOT: 3 BUILDING USE GROUP: B CONSTRUCTION TYPE: TYPE V-B
STORIES: 2 AREA: 3622 S.F.

****SEE ENGINEER'S DRAWINGS FOR ALL SITE PLAN, ZONING, & GRADING INFORMATION****

PROJECT DESCRIPTION

THE PROPOSED WORK IS FOR A NEW (2) TWO STORY OFFICE BUILDING AND NEW SITE IMPROVEMENTS.

KEY MAP



BUILDABLE SQUARE FOOTAGE CALCULATIONS

SQUARE FOOTAGE	PROPOSED	TOTAL
COVERED PARKING AREA	1,112	1112
OPEN TO BELOW	111	111
FIRST FLOOR	2,637	2637
SECOND FLOOR	3,511	3511
TOTAL S.F.	7,371	7,371

DRAWING LIST

DWG NO.	DESCRIPTION	LATEST REVISION
A.000	KEY MAP, TITLE, NOTES	JUL. 23, 2025
A.201	PROPOSED FLOOR PLAN: FIRST	JUL. 23, 2025
A.201.1	DIMENSIONED FLOOR PLAN: FIRST	JUL. 23, 2025
A.202	PROPOSED FLOOR PLAN: SECOND	JUL. 23, 2025
A.202.1	DIMENSIONED FLOOR PLAN: SECOND	JUL. 23, 2025
A.204	PROPOSED ROOF PLAN	JUL. 23, 2025
A.204.1	DIMENSIONED ROOF PLAN	JUL. 23, 2025
A.500	PROPOSED ELEVATIONS: FRONT & RIGHT	JUL. 23, 2025
A.501	PROPOSED ELEVATIONS: REAR & LEFT	JUL. 23, 2025

VARIANCE SET



267 PASCACK ROAD
Towship of Washington, NJ 07676

dan@plnarc.com
T: (201) 664-7526

REVISIONS:

NO. DESCRIPTION YEAR/MO/DA

PROJECT:

PROPOSED DESIGN FOR:

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SHIP BOTTOM, NJ 08008

FLOOR OR FLOORS (IF APPLICABLE):

TITLE

CONCEPTUAL RENDERINGS, ZONING, KEY MAP

SEAL & SIGNATURE:

DATE: JUL. 23, 2025

PROJECT NO.: 25-0305

SCALE: AS NOTED

DRAWN BY: DS/AA

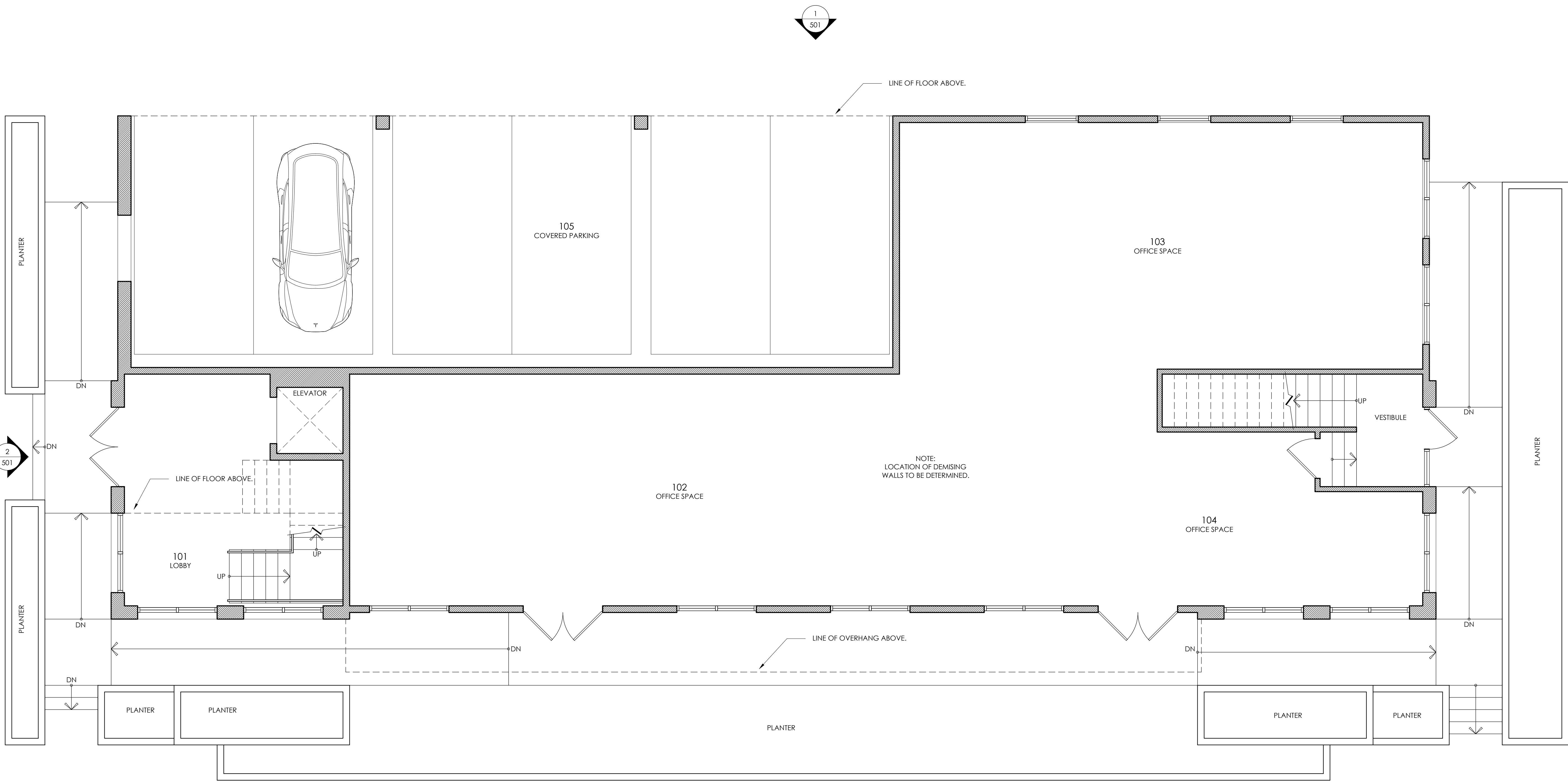
CHECKED BY: DD

DWG NO.: A.000

DANIEL D'AGOSTINO, A.I.A.

N.J. LIC. NO: 21A101880000

CERT. OF AUTH: 21A00085100



1 PROPOSED FLOOR PLAN: FIRST

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



PLAN ARCHITECTURE
267 PASCACK ROAD
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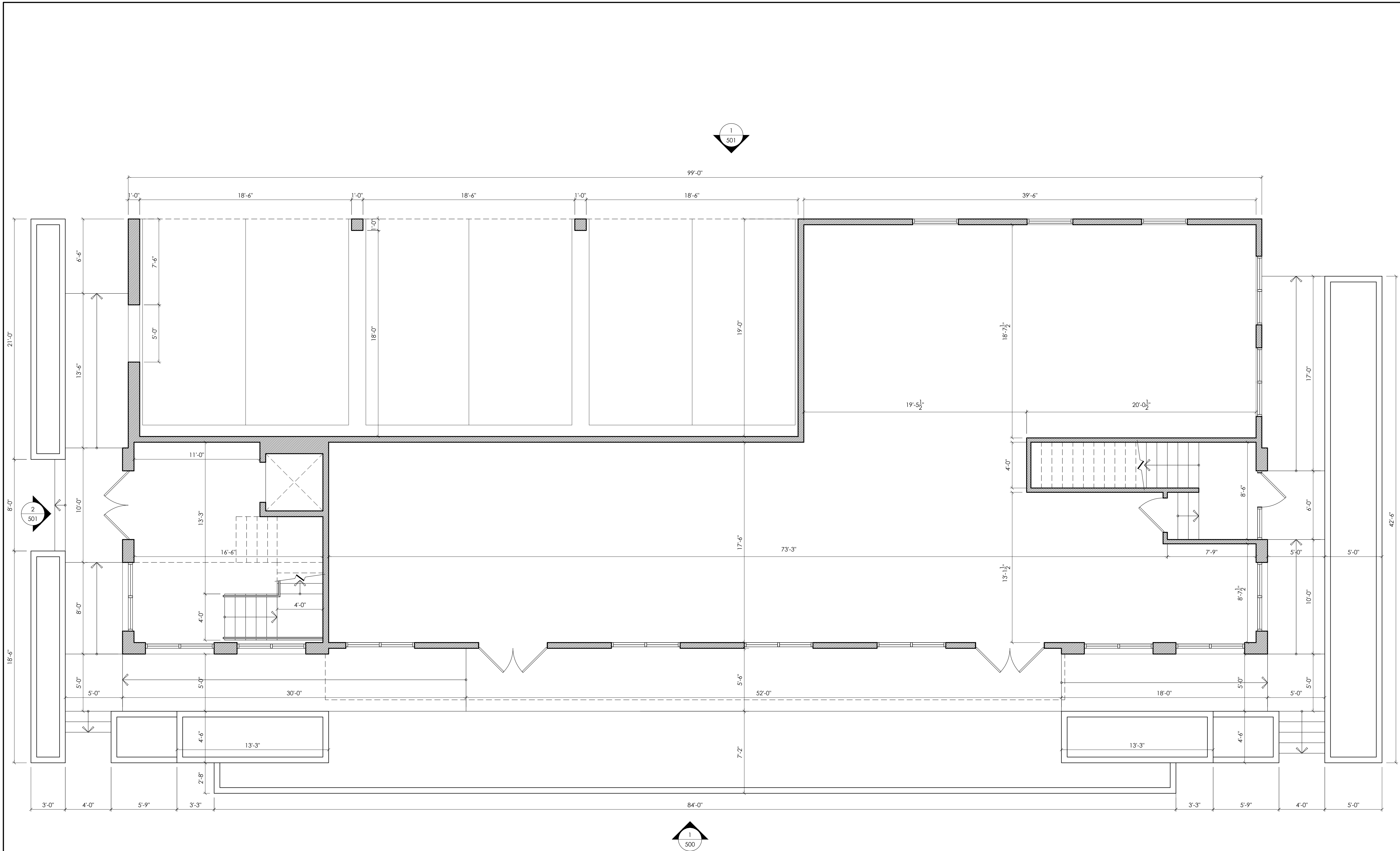
FLOOR OR FLOORS (IF APPLICABLE):
FLOOR PLANS
FIRST FLOOR

SEAL & SIGNATURE:



DANIEL D'AGOSTINO, A.I.A.
N.J. LIC. NO: 21A01880000
CERT. OF AUTH: 21A00085100

DATE: JUL. 23, 2025
PROJECT NO.: 25-0305
SCALE: AS NOTED
DES. BY: DS/AA
CHK BY: DD
DWG NO.: A.201



1 DIMENSIONED FLOOR PLAN: FIRST

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



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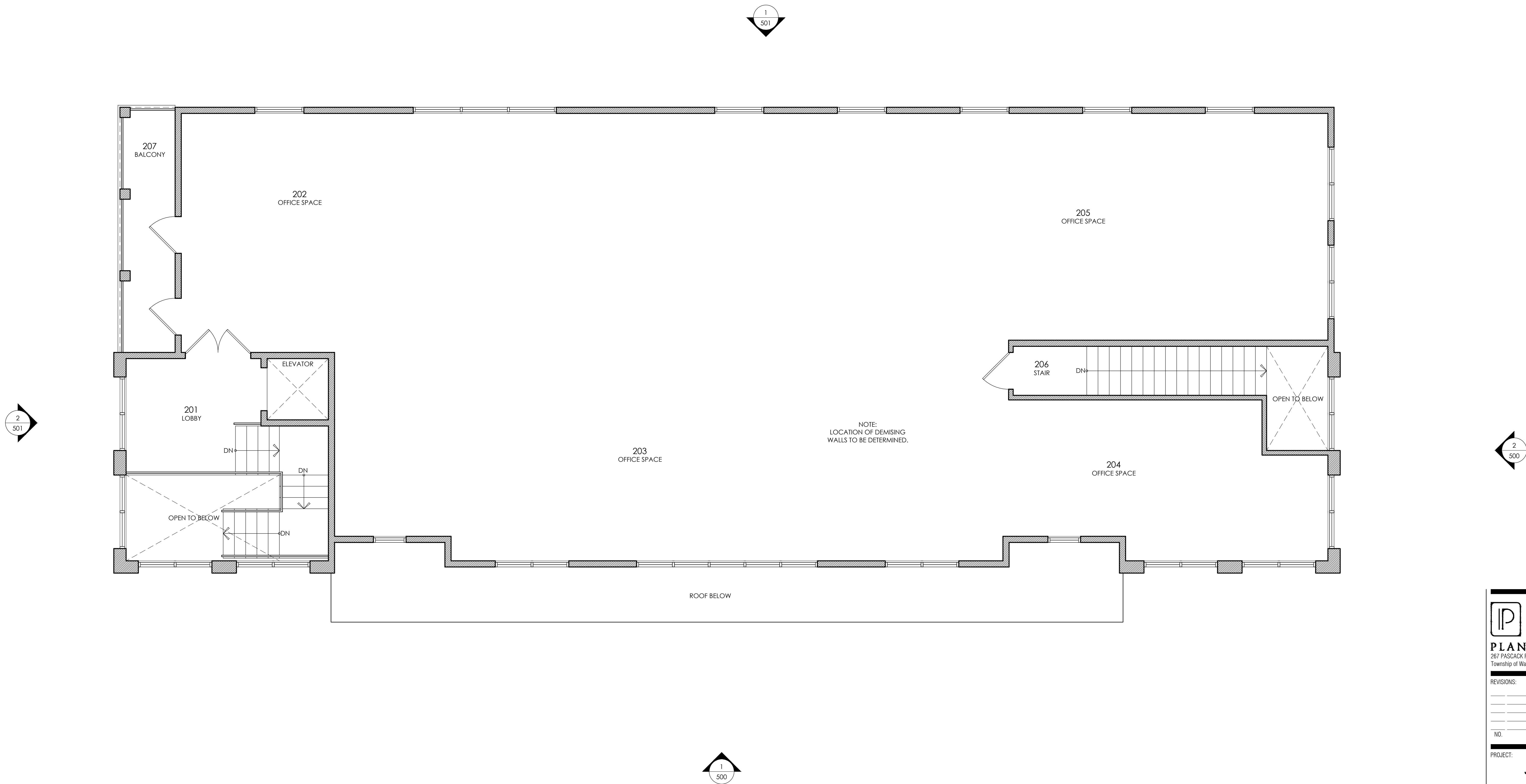
FLOOR PLANS
FIRST FLOOR

SEAL & SIGNATURE:



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DWG NO.: A.201.1



1 PROPOSED FLOOR PLAN: SECOND

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

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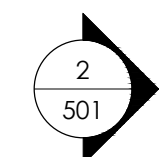
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FLOOR OR FLOORS (IF APPLICABLE):
FLOOR PLANS
SECOND FLOOR

SEAL & SIGNATURE:

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N.J. LIC. NO: 21A01880000
CERT. OF AUTH: 21A00085100

DATE: JUL. 23, 2025
PROJECT NO.: 25-0305
SCALE: AS NOTED
DES. BY: DS/AA
CHK BY: DD
DWG NO.:
A.202



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



267 PASADCA ROAD
Township of Washington, NJ 07676

VARIANCE SET



PLAN ARCHITECTURE

dan@iplnrc.com
T:(201)664-7526

REVISIONS:

NO. _____

DESCRIPTION _____

YEAR/MO.DA _____

PROJECT: _____

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JS PRO CONSTRUCTION

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FLOOR OR FLOORS (IF APPLICABLE): _____

FLOOR PLANS

SECOND FLOOR

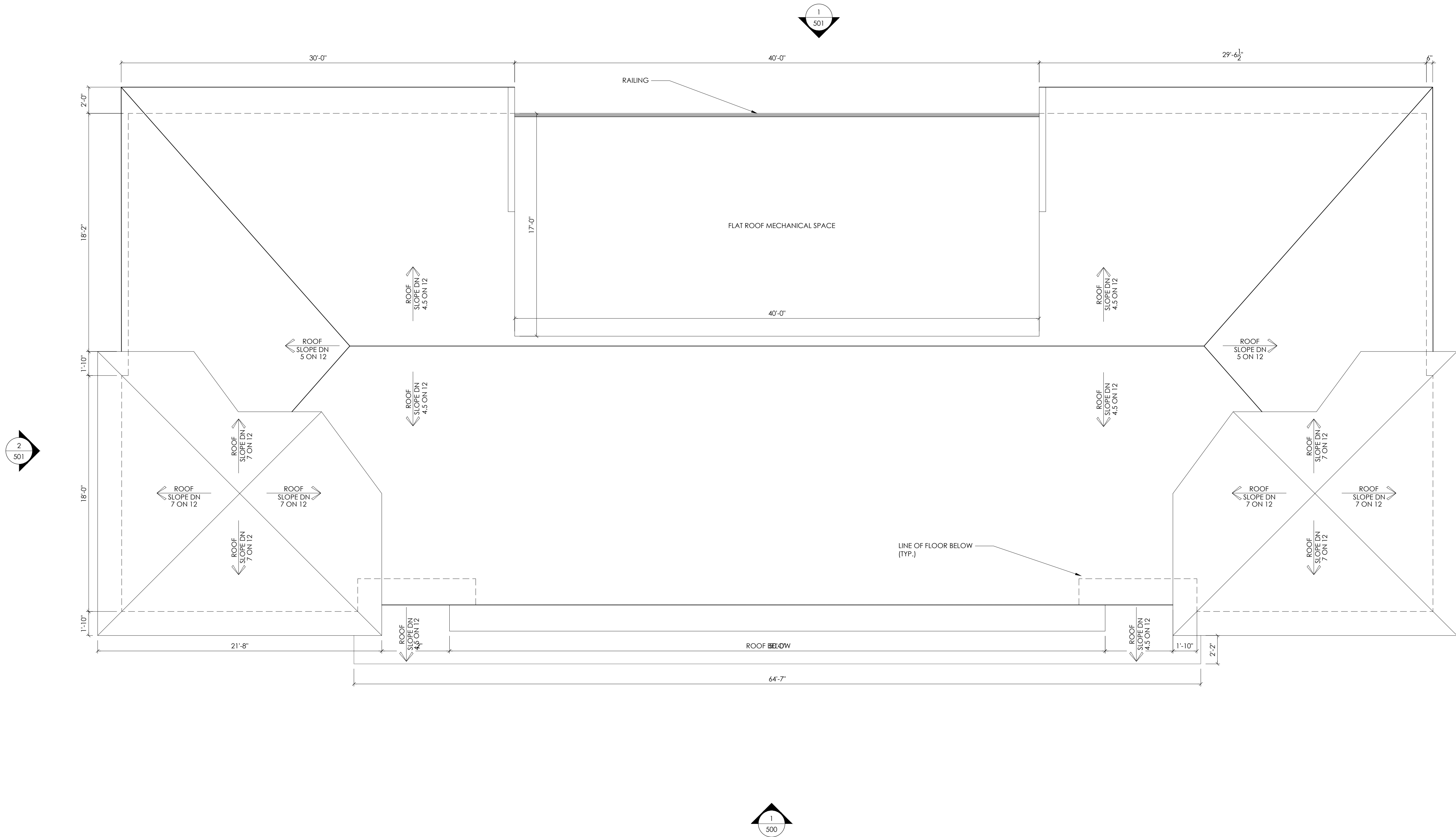
SEAL & SIGNATURE: _____



DATE: _____	JUL. 23 2025
PROJECT NO.: _____	25-0305
SCALE: _____	AS NOTED
DWG. BY: _____	DS/AA
CHECK BY: _____	DD
DATE NO.: _____	

A.202.1

DANIEL D'AGOSTINO, AIA
 N.J. LIC. NO. 21A01880000
 CERT. OF AUTH: 21A00088100



1 PROPOSED ROOF PLAN

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



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ROOF PLAN

SEAL & SIGNATURE:

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CERT. OF AUTH: 21A00085100

DATE: JUL. 23. 2025

PROJECT NO.: 25-0305

SCALE: AS NOTED

DWG. BY: DS/AA

CHECK BY: DD

DWG NO.: A.204




1 ELEVATION: FRONT

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



2 ELEVATION: RIGHT

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

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PROJECT: PROPOSED DESIGN FOR: JS PRO CONSTRUCTION 1012 CENTER STREET SHIP BOTTOM, NJ 08008	
FLOOR OR FLOORS (IF APPLICABLE): PROPOSED ELEVATIONS FRONT & RIGHT	
SEAL & SIGNATURE:  DANIEL D'AGOSTINO, A.I.A. N.J. LIC. NO: 21A01880000 CERT. OF AUTH: 21A00085100	DATE: JUL. 23, 2025 PROJECT NO.: 25-0305 SCALE: AS NOTED DES. BY: DS/AA CHK. BY: DD DWG NO.: A.500



1 ELEVATION: REAR

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



2 ELEVATION: LEFT

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

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