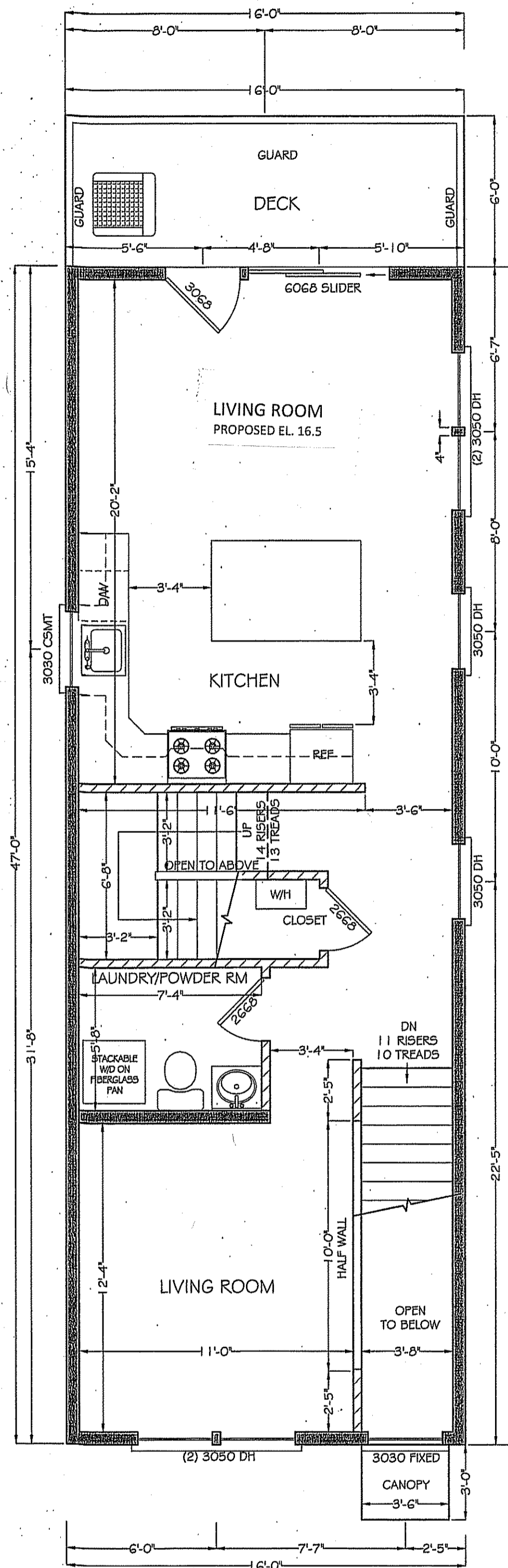


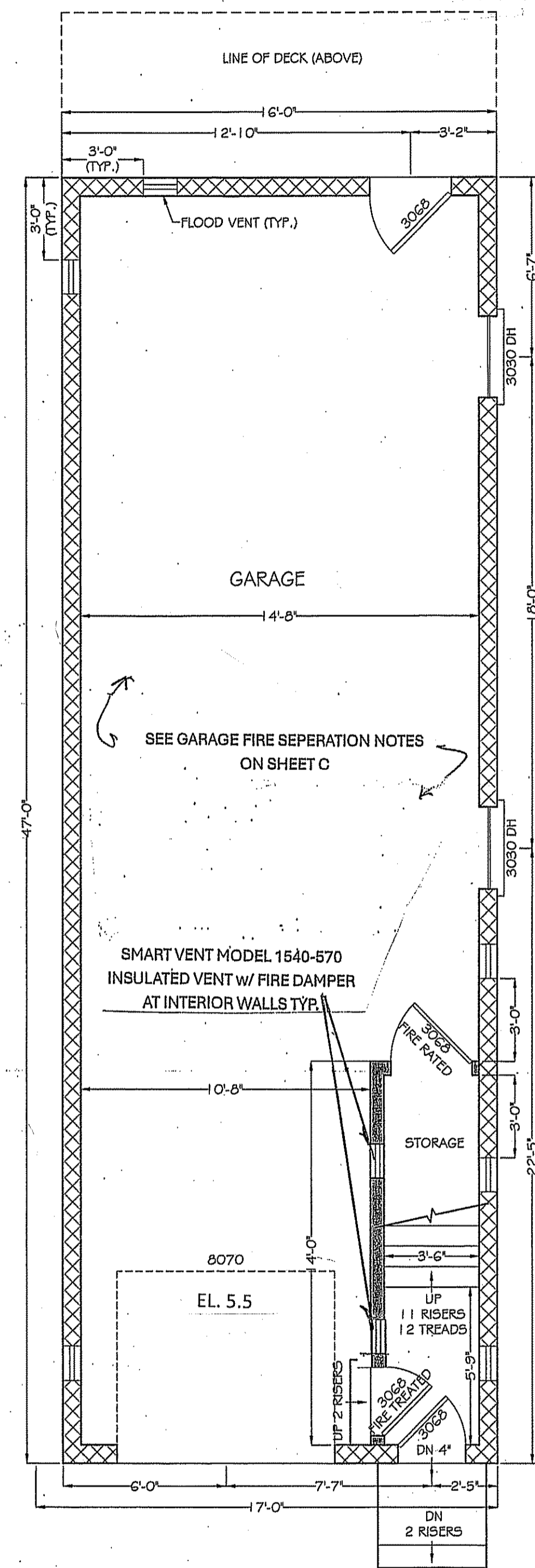
**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
 NOTE: ALL EXTERIOR WINDOWS SHALL HAVE A U VALUE OF 0.25 OR BETTER



**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
 NOTE: ALL EXTERIOR WINDOWS SHALL HAVE A U VALUE OF 0.25 OR BETTER



**GROUND FLOOR PLAN**

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

FLOOD ELEVATION NOTES		
PROJECT ELEVATIONS (NAVD 88)		
		Remarks
BASE FLOOD ELEVATION:	EL AE 11	
PROPOSED CRAWLSPACE:	EL 5.5	Ground Level
EXISTING ADJACENT GRADE:	EL 5.5	
PROPOSED FIRST FLOOR FINISHED FLOOR:	EL 16.5	
UTILITY PLATFORM	EL 13 min.	

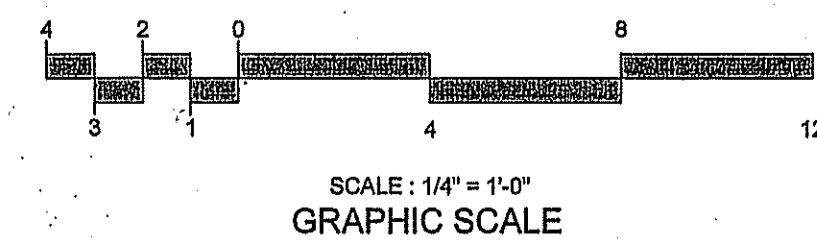
**LEGEND**

- PROPOSED CMU WALL
- PROPOSED WALL 2"x6" STUDS @ 16" O.C.
- PROPOSED WALL 2"x4" STUDS @ 16" O.C.
- PROPOSED WINDOW '3050' MEANS 36"x54"
- PROPOSED DOOR '2668' MEANS 2'-6"x6'-8"

**NOTES REGARDING CONSTRUCTION IN A FLOOD ZONE.**

- Top of block shall be determined by others to comply with all federal, state and local codes and ordinances regarding construction in a flood plain.
- All finished floor, top of slab and finished grade elevations shall be determined by others.
- All material used in construction beneath the enforced base flood elevation shall be flood resistant, including but not limited to pressure treated framing and exterior grade gypsum wall board.
- Keep all fixtures, switches and receptacles above the enforced BFE. When this is not possible, use GFI materials.
- Coordinate with ICP&L regarding the elevation of and access to the electric meter.

BUILDING AREA AND VOLUME	
FLOOR AREA	gsf
FIRST FLOOR	752
SECOND FLOOR	752
TOTAL FLOOR AREA	1,504
VOLUME	20,680 cu. ft.



**FLOOD VENT CALCULATIONS FOR SMART VENT 1540-510 and 1540-570 VENTS**  
 Certified for 200 s.f. per vent

TOTAL AREA BENEATH BFE : 752 gsf

ENTIRE GROUND LEVEL  
 752 s.f. / 200 s.f. per vent = 4 1540-510 vents required at exterior

UNDER STAIRS  
 84 s.f. / 200 s.f. per vent = 2 vents 1 1540-510 exterior vent from above  
 1 1540-570 w/ fire damper at garage wall

FOYER  
 48 s.f. / 200 s.f. per vent = 2 vents 1 1540-510 exterior vent from above  
 1 1540-570 w/ fire damper at garage wall

GARAGE  
 620 s.f. / 200 s.f. per vent = 4 1540-510 vents required

TOTAL NUMBER OF VENTS 8 required / provided

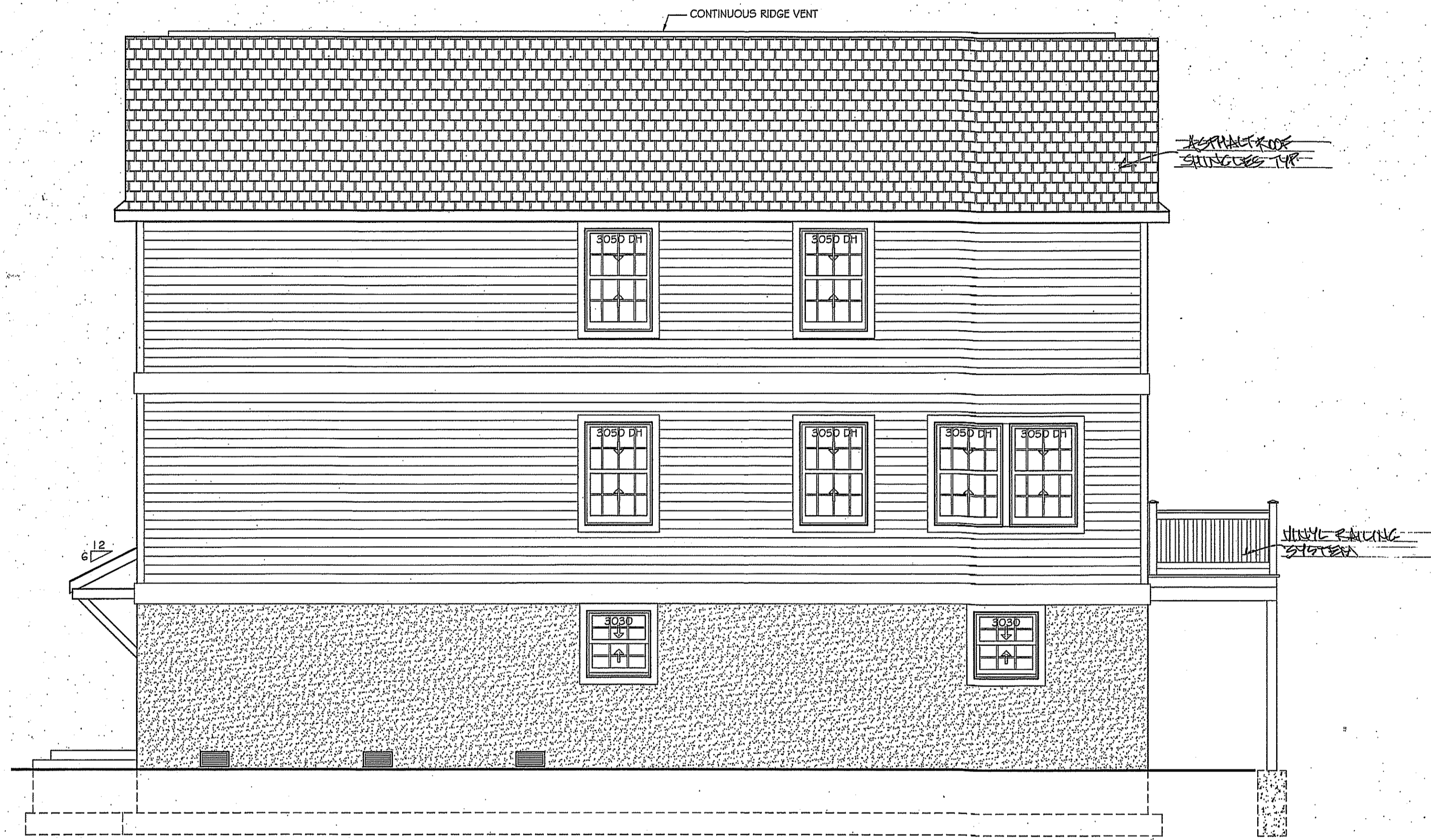
**NOTES**

- Bottom of Flood vent shall be maximum of 12" above grade or at ground level slab
- Flood vents are indicated on the foundation plan with an F.V.
- (2) 4x8 present lintels shall be used at all flood vent locations
- Flood vent locations are approximate and should follow the block coursing.

**MATTHEW T. CRONIN, AIA**  
**ARCHITECT**  
 P.O. BOX 225 RED BANK, NEW JERSEY 07701  
 PHONE: 732-747-6363 matcroninarch@gmail.com FAX: 732-747-6966

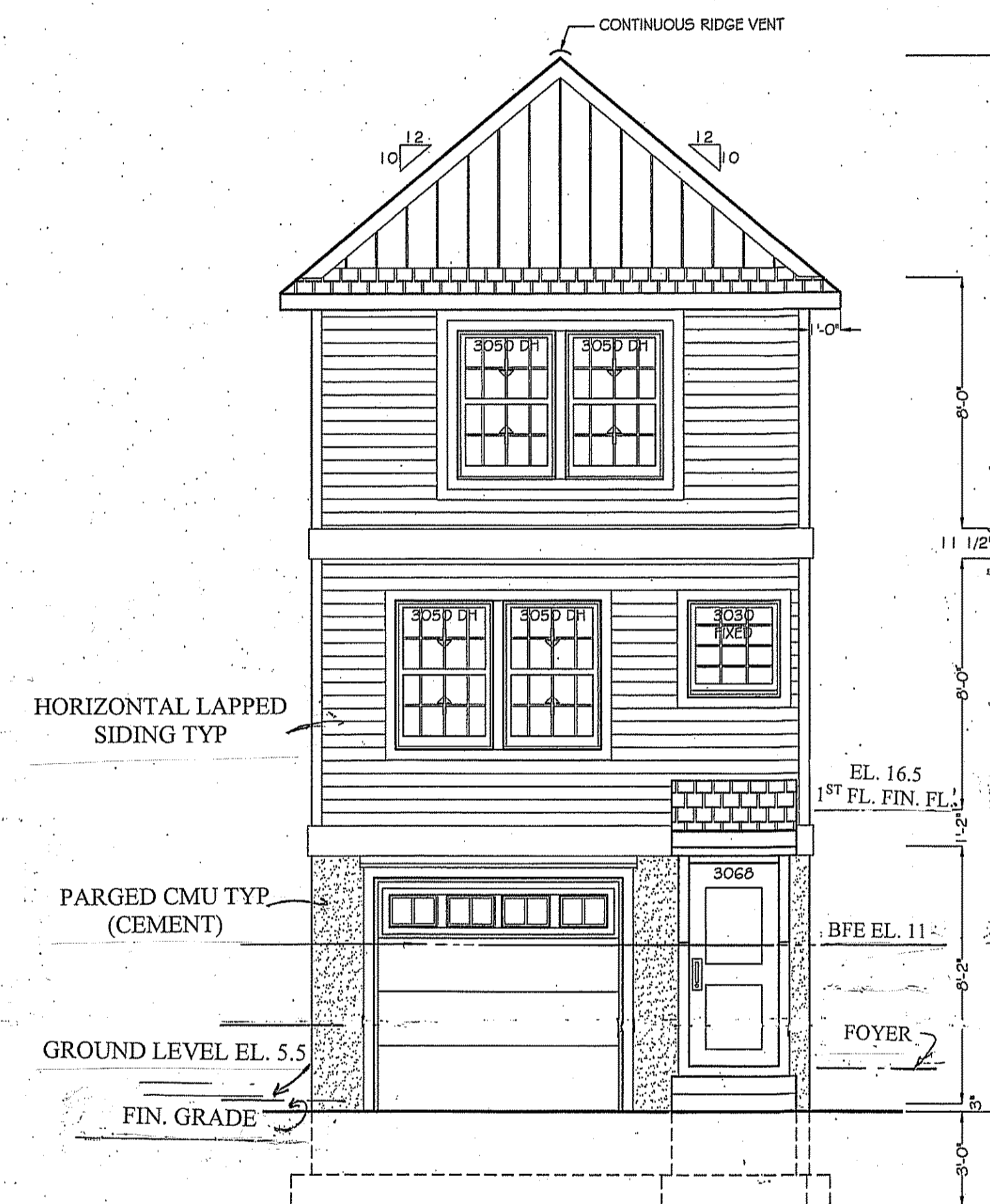
PROPOSED NEW RESIDENCE  
**181 CENTER AVENUE**  
**BLOCK: 58 LOT: 28**  
 BOROUGH OF KEANSBURG  
 MONMOUTH COUNTY, NEW JERSEY

DATE	JANUARY 2, 2026
SHEET TITLE	FLOOR & FRAMING PLANS
SHEET No.	1 of 3



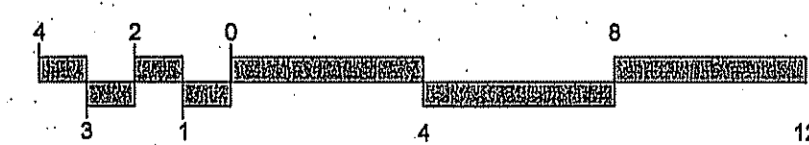
**NORTH SIDE ELEVATION**

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



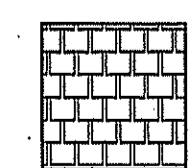
**EAST (FRONT) ELEVATION**

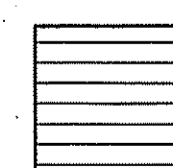
SCALE: 1/4" = 1'-0"



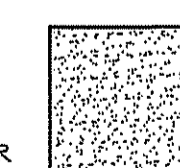
SCALE: 1/4" = 1'-0"  
GRAPHIC SCALE

**LEGEND**

 FIBERGLASS ROOF SHINGLES  
STYLE AS SELECTED BY OWNER  
COLOR AS SELECTED BY OWNER

 HORIZONTAL VINYL SIDING  
STYLE AS SELECTED BY OWNER  
COLOR AS SELECTED BY OWNER  
EXPOSURE AS SELECTED BY OWNER

 VERTICAL VINYL SIDING  
STYLE AS SELECTED BY OWNER  
COLOR AS SELECTED BY OWNER  
EXPOSURE AS SELECTED BY OWNER

 1/2" CEMENT PARGING  
TEXTURE AS SELECTED BY OWNER  
COLOR AS SELECTED BY OWNER

**NOTE:**

1. PROVIDE ALUMINUM GUTTERS, ALUMINUM LEADERS AND CONCRETE SPLASH BLOCKS AT ALL ROOF EDGES.

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PROPOSED NEW RESIDENCE  
**181 CENTER AVENUE**  
BLOCK: 58 LOT: 28  
BOROUGH OF KEANSBURG  
MONMOUTH COUNTY, NEW JERSEY

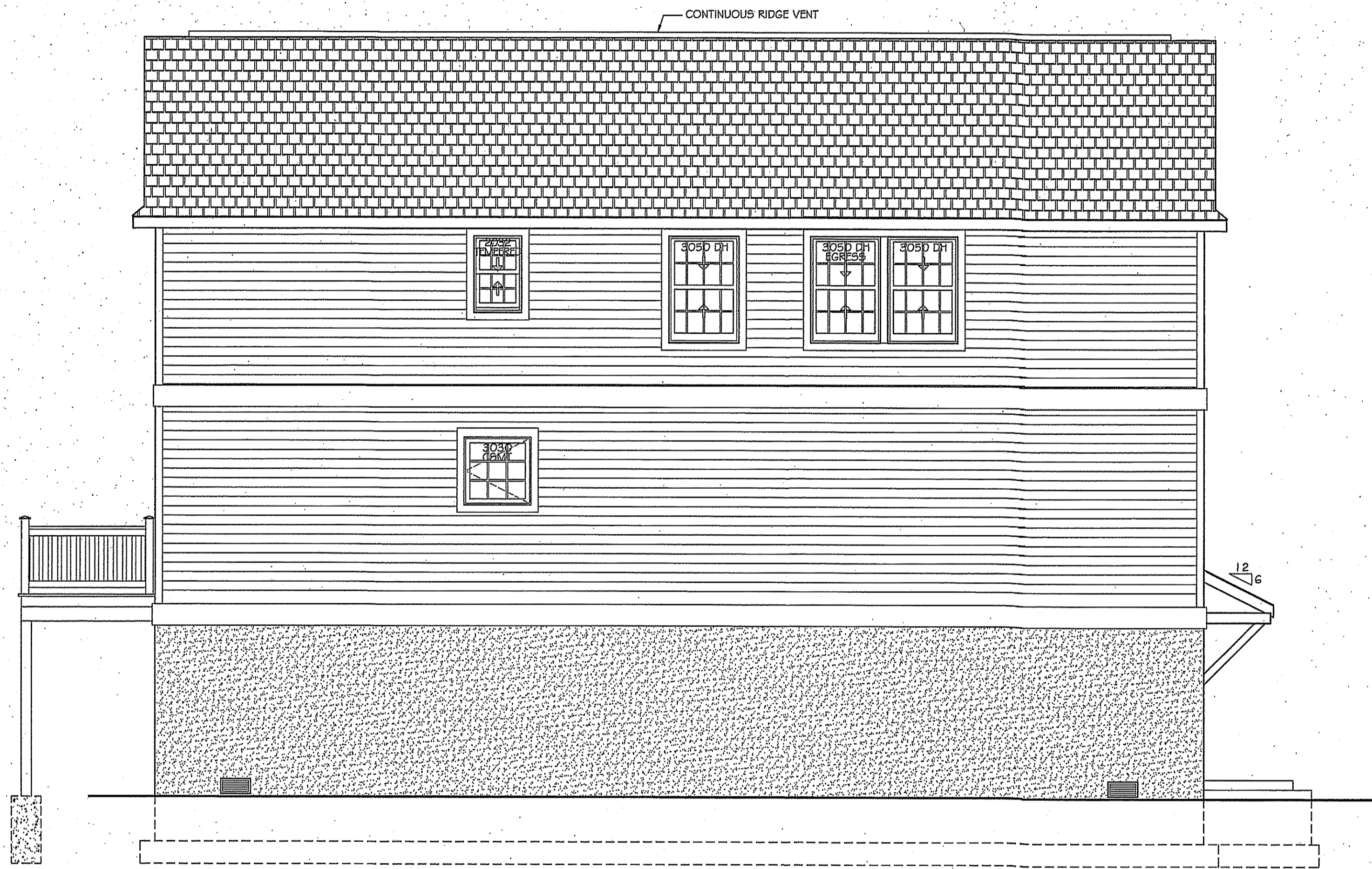
MATTHEW T. CRONIN AIA  
NJ LICENSE No. AI 12367

REVISION

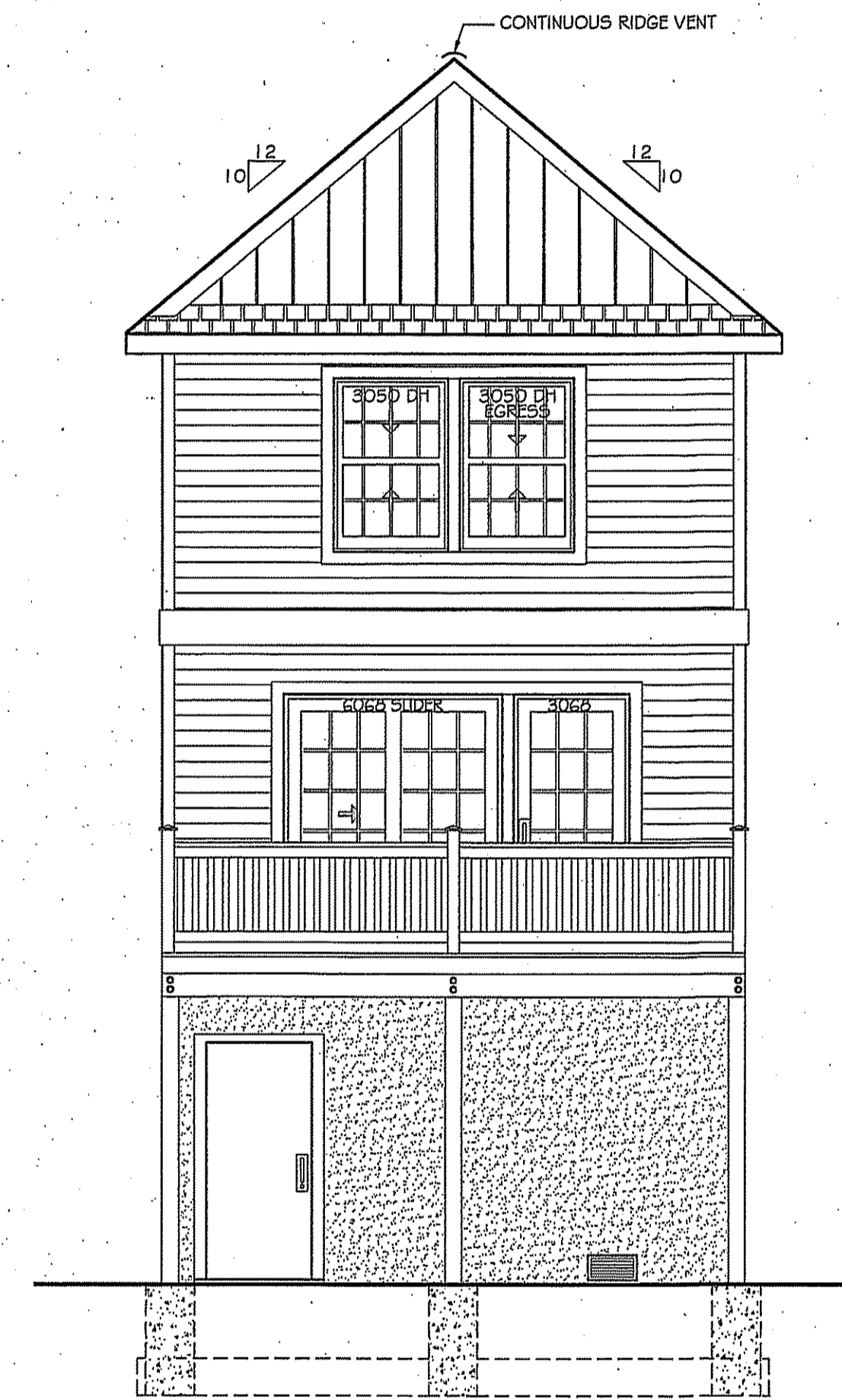
DATE  
JANUARY 2, 2026.

SHEET TITLE  
**FRONT & RIGHT ELEVATIONS**

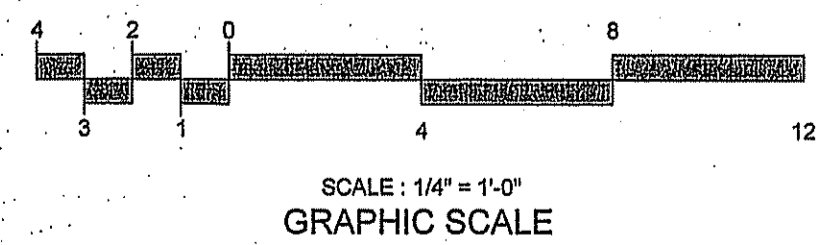
SHEET No.  
**2 of 3**



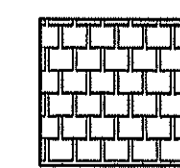
**SOUTH SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

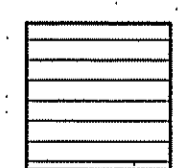


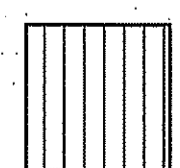
**WEST (REAR) ELEVATION**  
SCALE: 1/4" = 1'-0"

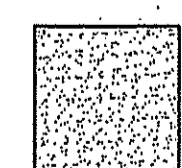


**LEGEND**

 FIBERGLASS ROOF SHINGLES  
STYLE AS SELECTED BY OWNER  
COLOR AS SELECTED BY OWNER

 HORIZONTAL VINYL SIDING  
STYLE AS SELECTED BY OWNER  
COLOR AS SELECTED BY OWNER  
EXPOSURE AS SELECTED BY OWNER

 VERTICAL VINYL SIDING  
STYLE AS SELECTED BY OWNER  
COLOR AS SELECTED BY OWNER  
EXPOSURE AS SELECTED BY OWNER

 1/2" CEMENT PARGING  
TEXTURE AS SELECTED BY OWNER  
COLOR AS SELECTED BY OWNER

**NOTE:**

1. PROVIDE ALUMINUM GUTTERS, ALUMINUM LEADERS AND CONCRETE SPLASH BLOCKS AT ALL ROOF EDGES.

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PROPOSED NEW RESIDENCE  
**181 CENTER AVENUE**  
BLOCK: 58 LOT: 28  
BOROUGH OF KEANSBURG  
MONMOUTH COUNTY, NEW JERSEY

MATTHEW T. CRONIN AIA  
NJ LICENSE No. AI 12367

REVISION	
DATE	JANUARY 2, 2026
SHEET TITLE	REAR & LEFT ELEVATIONS
SHEET No.	3 of 3