CUSTOM DUPLEX GROUND UP

817 PARK PLACE

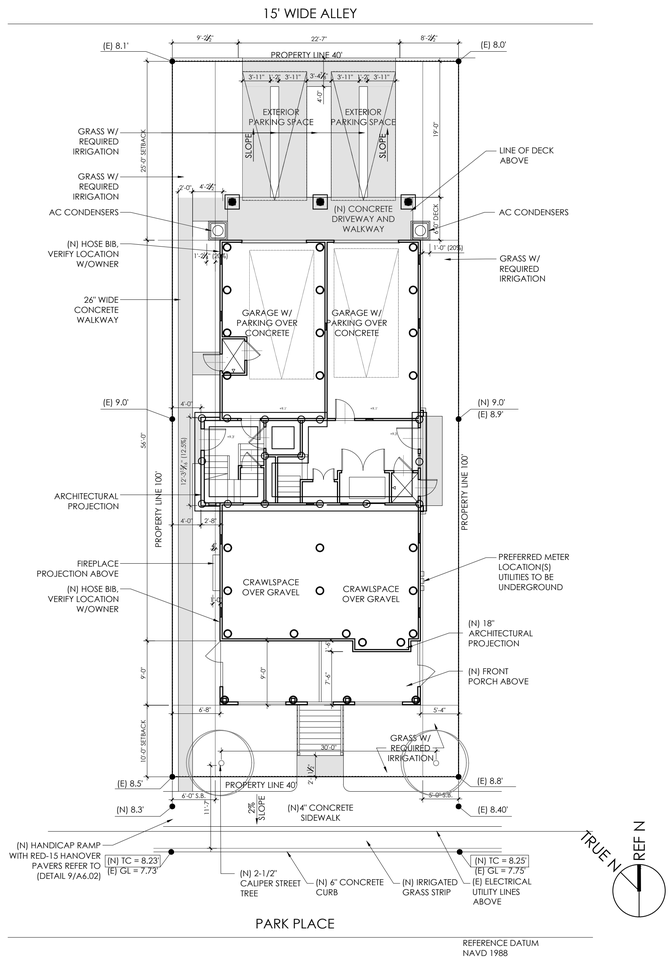
DOOR SCHEDULE:

NO.	PAIR	WIDTH	HEIGHT	MATERIAL	FINISH	GLASS	MFR.	TINT	OPERATION	REMARKS
001	-	28"	6'-8"	AZEK	T.B.D.	-	T.B.D.	-	SWING	SHOWER DOOR TO FABRICATED BY G.C. (REFER TO EXTERIOR ELEVATIONS)
002	-	36"	6'-8"	FIBGLSS	T.B.D.	TEMP	T.B.D.	LOW-E	SWING	SIDE ENTRY DOOR
003	-	32"	6'-8"	FIBGLSS	T.B.D.	-	T.B.D.	-	SWING	
004	YES	72"	6'-8"	FIBGLSS	T.B.D.	-	T.B.D.	-	FRENCH	
005	YES	36"	6'-8"	FIBGLSS	T.B.D.	-	T.B.D.	-	FRENCH	
006	-	32"	6'-8"	FIBGLSS	T.B.D.	-	T.B.D.	-	SWING	
007	-	36"	6'-8"	FIBGLSS	T.B.D.	-	T.B.D.	-	SWING	SOLID CORE 1 HOUR FIRE RATED DOOR
008	-	36"	6'-8"	FIBGLSS	T.B.D.	TEMP	T.B.D.	LOW-E	SWING	
009	-	32"	6'-8"	FIBGLSS	T.B.D.	-	T.B.D.	-	SWING	SOLID CORE 1 HOUR FIRE RATED DOOR
010	-	28"	6'-8"	AZEK	T.B.D.	-	T.B.D.	-	SWING	SHOWER DOOR TO FABRICATED BY G.C. (REFER TO EXTERIOR ELEVATIONS)
011	-	32"	6'-8"	FIBGLSS	T.B.D.	-	T.B.D.	-	SWING	
012	-	32"	6'-8"	FIBGLSS	T.B.D.	-	T.B.D.	-	SWING	SOLID CORE 1 HOUR FIRE RATED DOOR
013	-	108"	7'-0"	FIBGLSS	T.B.D.	-	T.B.D.	-	OVERHEAD	GARAGE DOOR
014	-	108"	7'-0"	FIBGLSS	T.B.D.	-	T.B.D.	-	OVERHEAD	GARAGE DOOR
015	-	36"	6'-8"	AZEK	T.B.D.	-	T.B.D.	-	SWING	(REFER TO EXTERIOR ELEVATIONS)
016	-	36"	6'-8"	AZEK	T.B.D.	-	T.B.D.	-	SWING	(REFER TO EXTERIOR ELEVATIONS)
101	-	36"	6'-8"	FIBGLSS	T.B.D.	TEMP	THERMATRU	LOW-E	SWING	36" FRONT DOOR WITH 14" SIDE LITES AND TRANSOM ABOVE
102	-	24"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
103	-	34"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	1 HOUR FIRE RATED
104	-	32"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
105	-	24"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	LOUVERED @ HWH
106	-	32"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
107	-	32"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
108	YES	36"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	FRENCH	LOUVERED
109	-	32"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
110	-	30"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
111	-	30"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
112	-	32"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
113	-	18"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
114	-	32"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
115	-	32"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	POCKET	
116	YES	60"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	FRENCH	
117	-	72"	6'-8"	VINYL	T.B.D.	TEMP	ANDERSEN	LOW-E	SLIDING	
118	-	72"	6'-8"	VINYL	T.B.D.	TEMP	ANDERSEN	LOW-E	SLIDING	
201	-	72"	6'-8"	VINYL	T.B.D.	TEMP	ANDERSEN	LOW-E	SLIDING	
202	-	24"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
203	-	32"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
204	-	24"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	LOUVERED
205	-	36"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	1 HOUR FIRE RATED
206	-	32"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
207	-	32"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
208	YES	36"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	FRENCH	
209	-	32"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
210	-	30"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
211	-	32"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
212	-	30"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
213	-	18"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
214	-	32"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
215	-	32"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	POCKET	
216	YES	60"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	FRENCH	
217	-	72"	6'-8"	VINYL	T.B.D.	TEMP	ANDERSEN	LOW-E	SLIDING	
218	-	72"	6'-8"	VINYL	T.B.D.	TEMP	ANDERSEN	LOW-E	SLIDING	
301	-	72"	6'-8"	VINYL	T.B.D.	TEMP	ANDERSEN	LOW-E	SLIDING	
302	YES	48"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
303	YES	48"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
304	-	32"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	POCKET	
305	-	36"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
306	-	36"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	1 HOUR FIRE RATED (ELEVATOR DOOR)
307	-	32"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
308	-	30"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	SOLID CORE
309	-	36"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	SOLID CORE
308	-	30"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	
309	-	30"	6'-8"	MASONITE	T.B.D.	-	T.B.D.	-	SWING	

GENERAL DOOR NOTES:
1. GENERAL CONTRACTOR TO SUBMIT A DOOR AND WINDOW ORDER SCHEDULE TO ARCHITECT FOR FINAL CONFIRMATION PRIOR TO ORDERING.
2. CONTACT ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE IDENTIFIED.
3. PROVIDE SCREENS AT SLIDERS
4. DOOR HARDWARE SHALL BE BUILDER STANDARD. REVIEW FINAL SELECTION W/ OWNER
5. REFER TO DETAILS ON SHEET A6.02 FOR TYPICAL FLASHING DETAILS

WINDOW SCHEDULE:

NO.	WIDTH	HEIGHT	MATERIAL	FINISH	GLASS	MFR.	HEAD	TINT	OPERATION	REMARKS
01	24"	24"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	
101	36"	60"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	
102	36"	60"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	TEMPERED
103	36"	36"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	
104	36"	36"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	
105	36"	60"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	
106	36"	44"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	TEMPERED
107	40"	60"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	EGRESS WINDOW
108	36"	24"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	TEMPERED
109	36"	24"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	TEMPERED
110	36"	44"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	
111	36"	44"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	
112	36"	24"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	
113	36"	24"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	
114	40"	60"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	EGRESS WINDOW TEMPERED
115	36"	44"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	TEMPERED
116	36"	60"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	
117	36"	60"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	
201	36"	60"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	
202	36"	60"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	TEMPERED
203	36"	36"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	
204	36"	36"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	
205	36"	60"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	
206	36"	44"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	TEMPERED



SITE PLAN SCALE: 1"=10'

WINDOW SCHEDULE (CONTINUED):

NO.	WIDTH	HEIGHT	MATERIAL	FINISH	GLASS	MFR.	HEAD	TINT	OPERATION	REMARKS
207	40"	60"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	EGRESS WINDOW
208	36"	24"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	TEMPERED
209	36"	24"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	TEMPERED
210	36"	44"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	
211	36"	44"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	
212	36"	24"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	
213	36"	24"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	
214	40"	60"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	EGRESS WINDOW
215	36"	44"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	TEMPERED
216	36"	60"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	
217	36"	60"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	
301	36"	24"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	
302	36"	24"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	
303	40"	60"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	EGRESS WINDOW
304	36"	48"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	
305	36"	48"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	
306	36"	48"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	
307	30"	36"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	DBL HUNG	
308	36"	24"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	TEMPERED
309	36"	24"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	
310	36"	24"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	AWNING	
CUPOLA	44"	18"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	PICURE	
CUPOLA	44"	18"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	PICURE	
CUPOLA	44"	18"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	PICURE	
CUPOLA	44"	18"	VINYL	T.B.D.	DBL PANE	VIWINCO	6'-8"	LOW-E	PICURE	

CONSTRUCTION NOTES

1. FLOOD VENT REQUIREMENTS: 1" OF FLOOD VENT PER S.F. ("SMART VENT" MODEL #1540-570 FLOOD VENTS, 8 1/2"X14 1/2", PROVIDING COVERAGE FOR 200 SQUARE FEET).

Garage/ Foyer: 1035 S.F. (6 VENT REQUIRED/ 6 VENTS PROVIDED)
Crawlspace: 532 S.F. (3 VENTS REQUIRED/ 3 VENTS PROVIDED)

2. INSULATION REQUIRED AT FLOOR/CEILING, AND ALL EXTERIOR WALLS PER RES-CHECK DOCUMENT:
WOOD FLOOR: R-30
CEILING: R-30
EXTERIOR WALLS: R-19

3. ALL EXTERIOR WALLS AND OVERHANGS WITHIN 5'-0" OF OF THE SIDE YARD SETBACKS TO HAVE 1 HR FIRE RATING WITH EXTERIOR GRADE TYPE "X" DRYWALL ON THE OUTSIDE OF THE SHEATHING AND TYPICAL TYPE "X" INTERIOR DRYWALL WHERE APPLICABLE (SEE PARTITION DETAIL).

4. G.C. IS TO REFER TO NOTES/ DETAILS ON SHEETS A6.01 FOR STRUCTURAL LOADS AND CONNECTION INFORMATION.

5. STAIR WELLS ARE TO BE CONSTRUCTED WITH 1 HOUR FIRE RATED WALLS (TYPICAL)

6. ALL WINDOWS IN STAIRWELLS AND WITHIN 60" OF PLUMBING HORIZONTALLY AND 36" VERTICALLY ARE TO BE TEMPERED.

7. ALL LUMBER LOCATED BELOW THE D.F.E. SHALL BE PRESSURE TREATED. ALL SHEATHING BELOW THE D.F.E. SHALL BE WATER RESISTANT PLYWOOD. ALL INTERIOR SHEATHING BELOW D.F.E. SHALL BE WATER RESISTANT FIBER CEMENT BOARDS. ALL INSULATION BELOW D.F.E. SHALL BE CLOSED CELL WATER RESISTANT/ MOLD RESISTANT INSULATION.

8. HOME IS TO BE CONSTRUCTED WITH ONE LEVEL FOR PARKING, LIMITED STORAGE AND BUILDING ACCESS AND TWO LEVELS OF LIVING ABOVE. UNDER THE SEPTEMBER 4, 2013 "GRADE LEVEL FLOOD ELEVATION MEMO," THIS STRUCTURE COMPLIES WITH THE VB CONSTRUCTION TYPE DEFINITION.

9.APPLIANCES AND GAS FIREPLACES ARE TO BE INSTALLED TO MEET MANUFACTURERS AND CODE REQUIREMENTS (WHICHEVER IS MORE STRINGENT).

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK TO CONFORM WITH THE 2017 NATIONAL ELECTRICAL CODE'S LATEST REVISION.

2. ELECTRICAL CONTRACTOR SHALL VERIFY AND CHECK ALL CONDITION AND EQUIPMENT PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES.

3. ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE ATLANTIC CITY ELECTRIC COMPANY AND SHALL COOPERATE WITH THEM IN DETERMINING LOADS, HOOKUPS, TEMPORARY SERVICES, ECT.

4. CONTRACTOR SHALL PROVIDE SMOKE DETECTORS OR APPROVED DESIGN IN EACH LEVEL IN LOCATION AS RECOMMENDED BY THE MANUFACTURER AND/ OR AS SHOWN ON THE PLANS. SMOKE DETECTORS TO BE WIRED SO THE SIGNAL IS RELAYED TO ALL LOCATIONS.

5. ALL WIRE SHALL BE A MINIMUM NO 12. AWG TYPE THW COPPER RATED AT 75 DEGREES C. AND 167 DEGREES F. CONTRACTOR TO PROVIDE CONDUIT WHERE REQUIRED BY MEC (MIN 1/2" CONDUIT). HOME RUN CIRCUITS MORE THAN 75' FROM PANEL BOARD SHALL BE NO. 10 AWF OR LARGER AS REQUIRED.

6. ALL BATH AND POWDER ROOM OUTLETS SHALL BE GROUND FAULT CIRCUIT INTERRUPT TYPE. EXTERIOR OUTLETS SHALL BE GROUND FAULT CIRCUIT INTERRUPT TYPE AND WEATHERPROOF.

7. WHERE SWITCHES, RECEPTACLES AND OTHER OUTLETS ARE SHOWN BACK TO BACK IN INTERIOR PARTITIONS, THEY SHALL BE STAGGERED TO PREVENT THE TRANSMISSION OF SOUND THROUGH THE PARTITION. WHEN OUTLETS ARE BACK TO BACK IN A FIRE RATED WALL ASSEMBLY, LOCATE EACH OUTLET IN A SEPARATE AND AND ADJACENT STUD TO AVOID OPENINGS IN BOTH FACES OF FIRE RATED WALL IN A SINGLE STUD FACE (ALWAYS FOLLOW FIRE RATED PARTITION ASSEMBLY GUIDELINES)

8. DO NOT SCALE DRAWINGS. VERIFY LOCATION OF EQUIPMENT AND FIXTURES ON THE JOB SITE WITH THE GENERAL CONTRACTOR, ARCHITECT AND OTHER TRADES.

9. CIRCUIT THE LIGHTING AND RECEPTACLES ON DIFFERENT CIRCUITS SO THAT EACH SPACE CONTAINS PARTS OF AT LEAST TWO CIRCUITS.

10. PROVIDE A MAXIMUM OF 8 CONVENIENCE ON ANY ONE 20 AMP CIRCUIT, MAXIMUM 7 ON ANY 15 AMP CIRCUIT AND MAXIMUM 2 KITCHEN APPLIANCE RECEPTACLES ON ANY 20 AMP CIRCUIT.

11. CABLE TELEVISION, CAT5 AND TELEPHONE OUTLETS SHALL BE PREWIRED DURING CONSTRUCTION WITH WALL OUTLETS.

12. ALL LIGHT FIXTURE SELECTIONS AND FINAL LOCATIONS TO BE SELECTED AND APPROVED BY OWNER/ ARCHITECT.

13. ALL RECESSED LIGHTS SHALL BE RATED FOR INSULATION CONTACT.

14. ELECTRICAL CONTRACTOR TO PROVIDE POWER AT HWH AND HVAC EQUIPMENT PER EQUIPMENT MANUFACTURERS GUIDELINES.

16. ALL SMOKE DETECTORS ARE TO BE HARDWIRED 110V

PROJECT DATA

Agent	817 Park Place LLC
Project address:	817 Park Place Ocean City, NJ 08226
Code:	2018 International Residential Code, New Jersey Edition
Use Group:	R-5
Construction Type:	VA
Flood Zone:	A
Base Flood Elevation:	9'-0" BFE
DFE	11'-0"
Zoning Flood Elevation:	12'-0" Z.F.E.
Average Grade Calc:	9'+9'+9'+9'=36'/4=9' average grade
Zone	Corinthian R-2 Neighborhood Zones
Lot	47
Block	302
Elevation Height	34' ABOVE 12'-0" Z.F.E.
Lot Square Footage	4,000 sf
Coverage	1,484 / 4,000 = 37% (40% ALLOWED)
Impervious Coverage	2,600 / 4,000 = 65%

Ground Floor SF	Garage	673 sf
	Foyer(s)	362 sf
	Crawlspace	532 sf
	Ground Fl. Total:	1,567 sf
First Floor SF	Living Area	1,484 sf
	Covered Porches	439 sf
	1st Fl. Total:	1,923 sf
Second Floor SF	Living Area	1,484 sf
	Decks	439 sf
	2nd Fl. Total:	1,923 sf
Attic Floor SF	Living Area	740 sf
	Decks	250 sf
	2nd Fl. Total:	990 sf
Attic Half Story:	50% 740 sf / 1,484 sf (49.8%)	
Roof SF		1,838 sf
	Percentage under 4/12 (0%)	
	Cupola 54 sf/ 1,838 sf=3%	

Total Building Volume:	Ground Floor:	13,888 cubic feet
	First Floor:	19,230 cubic feet
	Second Floor:	19,230 cubic feet
	Attic:	10,506 cubic feet
	Total:	62,854 cubic feet

SHEET INDEX

ARCHITECTURAL DRAWINGS

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A1.01	Ground and First Floor Plans
A1.02	Second Floor and Attic Floor Plans
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A2.01	Ground + First Floor Reflected Ceiling Plan
A2.02	Second Floor + Attic Reflected Ceiling Plan
A3.01	Front Elevation and Side Elevation
A3.02	Rear Elevation and Side Elevation
A6.01	Details
A6.02	Details
S.1	Ground and First Floor Framing Plan
S.2	Framing Plan

MECHANICAL NOTES:

1. ALL DUCTWORK TO BE LOCATED ABOVE D.F.E. (+11.0')
FIRST FLOOR DUCTWORK TO BE LOCATED IN GARAGE/ CRAWLSPACE CEILING, IF CRAWLSPACE DUCTWORK DROPS BELOW D.F.E. WATER PROOFING IS REQUIRED.
SECOND FLOOR DUCTWORK TO BE LOCATED IN SECOND FLOOR ATTIC AREA.

2. MECHANICAL EQUIPMENT TO BE LOCATED ABOVE D.F.E. ELEVATION. IF DUCTS ARE LOCATED BELOW D.F.E. THEY ARE REQUIRED TO BE WATER PROOF.

3. ALL EXTERIOR VENTS ARE TO BE RUN TO EXTERIOR SOFFIT OR ROOF WHERE POSSIBLE.

4. EACH CONDO UNIT IS TO HAVE AN INDEPENDENT HVAC SYSTEM ONE LOCATED IN THE SECOND FLOOR ATTIC AND ONE LOCATED IN GARAGE.

5. ALL MECHANICAL WORK IS TO COMPLY WITH THE 2018 INTERNATIONAL MECHANICAL CODE

6. FIREPLACE IS TO BE DIRECT VENT TYPE (TO BE SELECTED BY OWNER)

PLUMBING NOTES:

1. ALL FIXTURES AND FINISHES ARE TO BE APPROVED BY OWNER PRIOR TO THE INSTALLATION.

2. PLUMBER TO INSTALL ALL PLUMBING PER THE 2018 NATIONAL STANDARD PLUMBING CODE

3. ALL PLUMBING LOCATED IN UNCONDITIONED SPACES ARE TO BE INSULATING

4. APPLIANCES AND GAS FIREPLACES ARE TO BE INSTALLED TO MEET MANUFACTURERS AND CODE REQUIREMENTS (WHICHEVER IS MORE STRINGENT).

Halliday Architects

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PROJECT TEAM:

SIGNATURE LI#21AI01936000
CHRISTOPHER HALLIDAY

SUBMITTAL INFO./ DATE

PROJECT INFORMATION:2187

DATE: 11.23.2021 DRAWN BY: CMH

PROJECT
817-819 Park Place
Ocean City, NJ

PROJECT ADDRESS
817-819 Park Place
Ocean City, NJ
08226

OWNER CONTACT
817-19 Park Place, LLC
11 E 9th Street Suite 3
Ocean City NJ, 08226

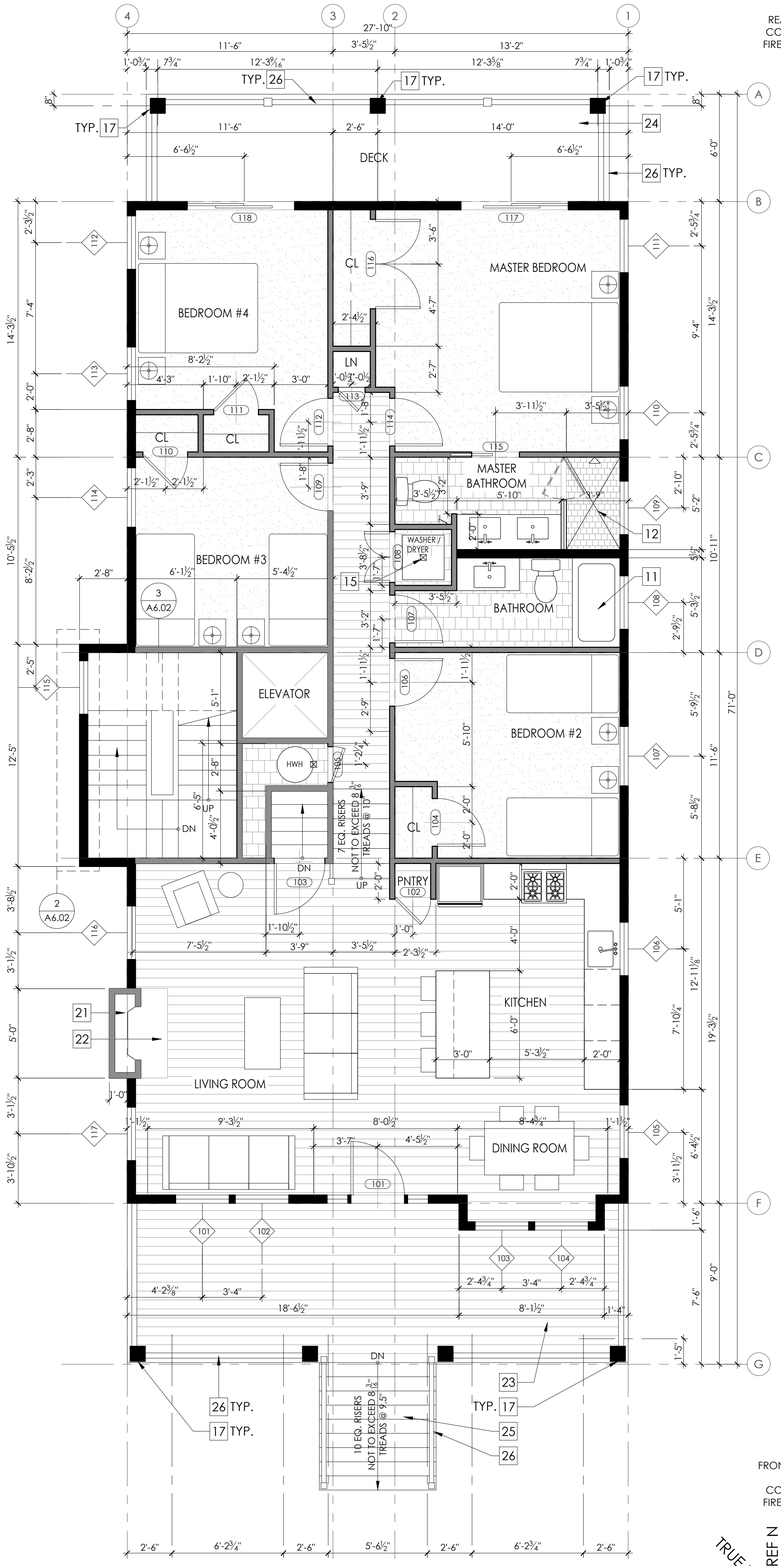
LOT AND BLOCK
Lot 47
Block 302

SHEET NUMBER AND NAME:

A0.01

Title Sheet
+
Code Information
Door and
Window
Schedule

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"

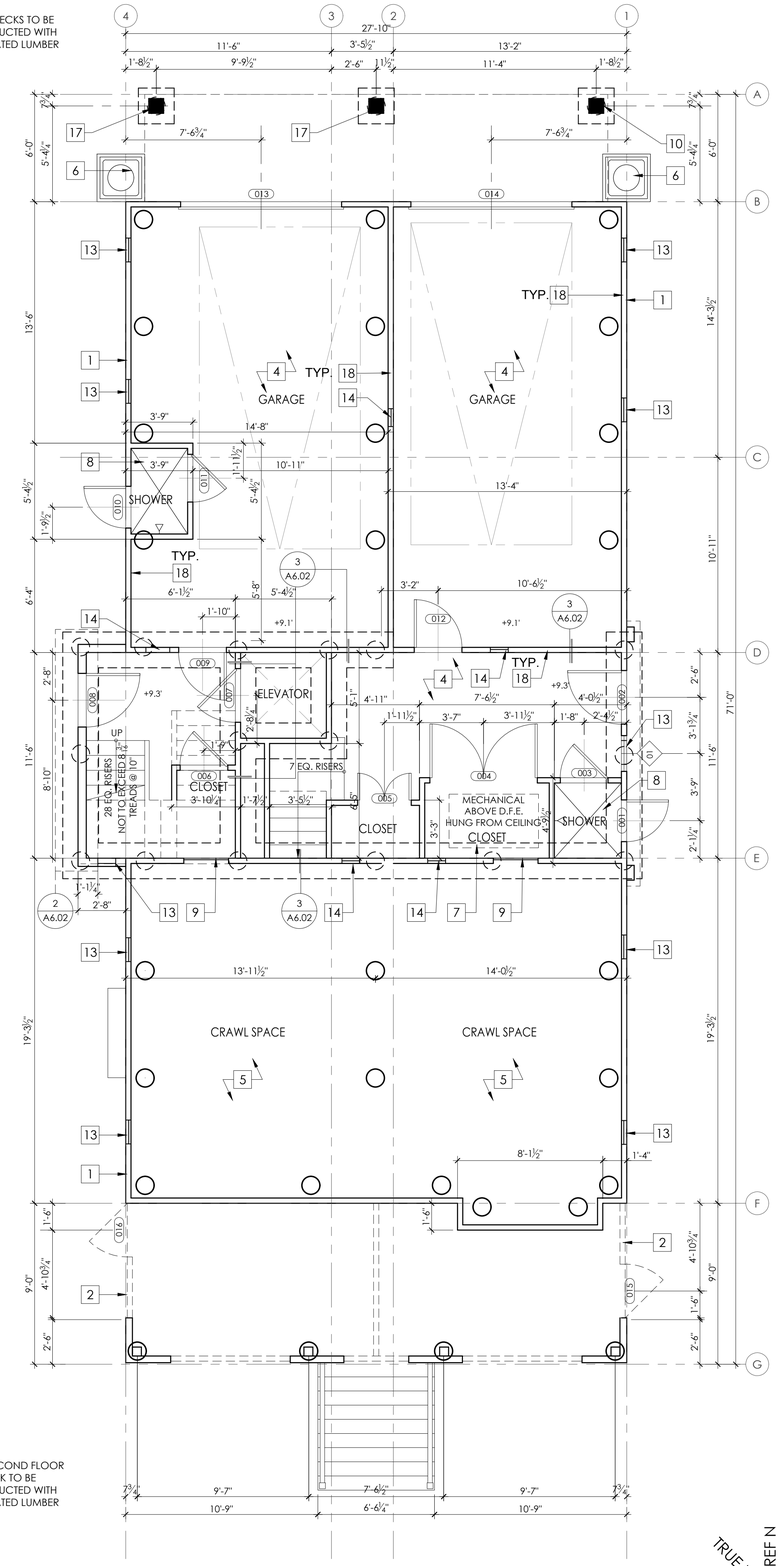


PROPOSED FIRST FLOOR PLAN

scale: 1/4" - 1'-0"

REAR DECKS TO BE CONSTRUCTED WITH FIRE TREATED LUMBER

FRONT SECOND FLOOR DECK TO BE CONSTRUCTED WITH FIRE TREATED LUMBER



PROPOSED GROUND FLOOR PLAN

scale: 1/4" - 1'-0"

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF FRAME UNLESS NOTED OTHERWISE.

2. DIMENSIONS WITH "CLR" ARE FINISH DIMENSIONS REQUIRED BY CODE.

3. ALL EXTERIOR WINDOWS AND DOORS ARE TO BE INSTALLED WITH (2) 2X10 BUILT UP STRUCTURAL HEADER BEARING ON 3 1/2" X 3 1/2" DBL JACKS.

4. HURRICANE CLIPS TO BE INSTALLED TO SECURE EACH FLOOR JOISTS (F.J).

5. HURRICANE CLIPS TO BE INSTALLED TO SECURE EACH ROOF RAFTER.

6. REFER TO DETAIL SHEETS FOR SHEAR WALL AND NAILING DETAILS.

7. REFER TO CONSTRUCTION NOTES ON A0.01 FOR ADDITIONAL INFORMATION

5. SEE SHEETS A6.01 AND A6.02 FOR DETAILS

6. REFER TO STRUCTURAL DRAWINGS FOR FRAMING AND CONNECTIONS DETAILS

7. PILING TO BE CLASS B, 10" BUTT 8" HEAD MIN. W/ A CAPACITY OF 12 TONS THROUGHOUT.

8. ALL HEADERS ARE TO BE 2X10'S UNLESS OTHERWISE NOTED.

9. REAR DECKS ARE TO BE CONSTRUCTED W/ FIRE TREATED LUMBER AND TO BE FIRE SPRAYED.

WALL LEGEND

NOTE: P.T. LUMBER REQUIRED AT ALL LOCATIONS BELOW D.F.E.

(N) 2X6 EXTERIOR LOAD BEARING WALL. P.T. LUMBER REQUIRED BELOW D.F.E.

(N) 2X4 INTERIOR NON LOAD BEARING WALL

KEYNOTES

1. (N) SMOOTH TROWELED STUCCO FINISHED WALL AT GARAGE AND CRAWLSPACE. REFER TO EXTERIOR ELEVATIONS.
2. (N) VARYING WIDTH 4" AND 6" AZEK BOARD SCREENING UNDER DECK
3. (N) CONCRETE SLAB ON GRADE W/ VISQUIM MESH
4. (N) 4" THICK STRUCTURAL CONCRETE SLAB, TO BE POURED ON COMPACTED FILL W/ 6MM VISIQUIM
5. (N) GRAVEL
6. (N) A.C. CONDENSER UNIT
7. (N) HVAC UNIT SUSPENDED FROM CEILING ABOVE
8. (N) OUTDOOR SHOWER ENCLOSURE WITH COMPOSITE DECKING FLOOR OVER GRAVEL WITH FRENCH DRAIN
9. (N) CRAWLSPACE ACCESS PANEL
10. (N) 6"X6" 1 HR FIRE TREATED STRUCTURAL POST WRAPPED WITH AZEK
11. (N) 5'-0" FIBERGLASS SHOWER/TUB INSERT
12. (N) TILED SHOWER WITH FIBERGLASS PAN AND GLASS DOOR/ENCLOSURE
13. FLOOD VENT: "SMART VENT" MODEL #1540-520, 8 1/2"X14 1/2", PROVIDING COVERAGE FOR 200 SQUARE FEET EA.
14. (N) INTERIOR SCREEN VENT
15. (N) FLOOR DRAIN
16. (N) CERTAINTEED TRIPLE 5" STRAIGHT EDGE SAWMILL SHINGLES (COLOR TO BE SELECTED BY OWNER)
17. (N) 10" SQUARE FLAT FIBERGLASS COLUMN WITH BASE AND CAP PER THE ELEVATIONS, OVER 6"X6" P.T. POST
18. (N) WATER RESISTANT GYP. BOARD BELOW Z.F.E. (@ GARAGE AND CRAWL SPACE INTERIOR))
19. ASPHALT SHINGLE ROOF. COLOR T.B.D.
20. GUTTER/DOWNSPOUT, COLOR T.B.D.
21. GAS FIREPLACE TO BE SELECTED BY OWNER
22. NON-COMBUSTIBLE FIREPLACE HEARTH
23. COMPOSITE DECKING SECURED TO DECK STRUCTURE, SLOPE AWAY FROM HOUSE @ 2% MIN, COLOR T.B.D.
24. (N) FIBERGLASS DECK COATING, SLOPE AWAY FROM HOUSE. (FRAMING TO BE TREATED/ DECKING TO BE FIRE SPRAYED)
25. (N) EXTERIOR STAIR TO HAVE 4X4 POSTS (WHERE REQUIRED) W/ 2X12 STRINGERS @ 12" O.C.
26. STAIR/DECK GUARDRAIL, 36" MIN. WHITE VINYL FINISH
27. EXTERIOR WALL SCONCE, REFER TO REFLECTED CEILING / POWER PLANS ON A2.01 + A2.02
28. PULL DOWN ATTIC STAIR/LADDER, CONTRACTOR TO COORDINATE WITH OPENING WITH FRAMING
29. CERTAINTEED 5" SHIPLAP SIDING (COLOR TO BE SELECTED BY OWNER)
30. BRICK VENEER OVER PRESSURE TREATED PLYWOOD
31. VERTICAL BEADBOARD PVC SHIPLAP CUPOLA WITH STANDING SEAM METAL ROOF
32. 10" PILLAR COLUMN WITH STANDING SEAM ROOF
33. PVC PANELLING PER ELEVATION
34. CERTAINTEED BOARD AND BATTEN SIDING (COLOR TO BE SELECTED BY OWNER)

Halliday Architects

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email: chris@hallidayarchitects.com
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SIGNATURE L1#21A01936000
CHRISTOPHER HALLIDAY

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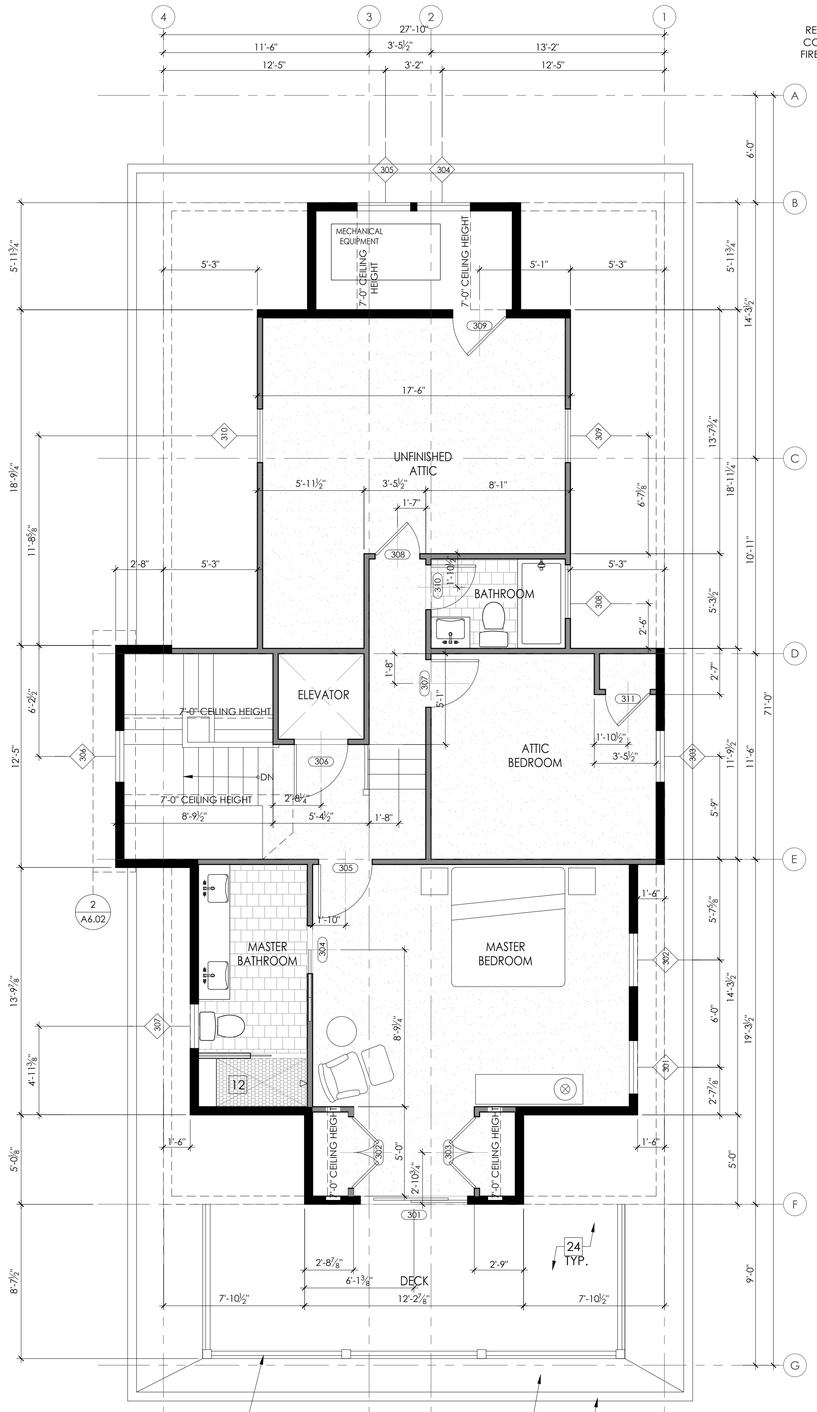
Block 302

SHEET NUMBER AND NAME:

A1.01

First + Second Floor Plans

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"

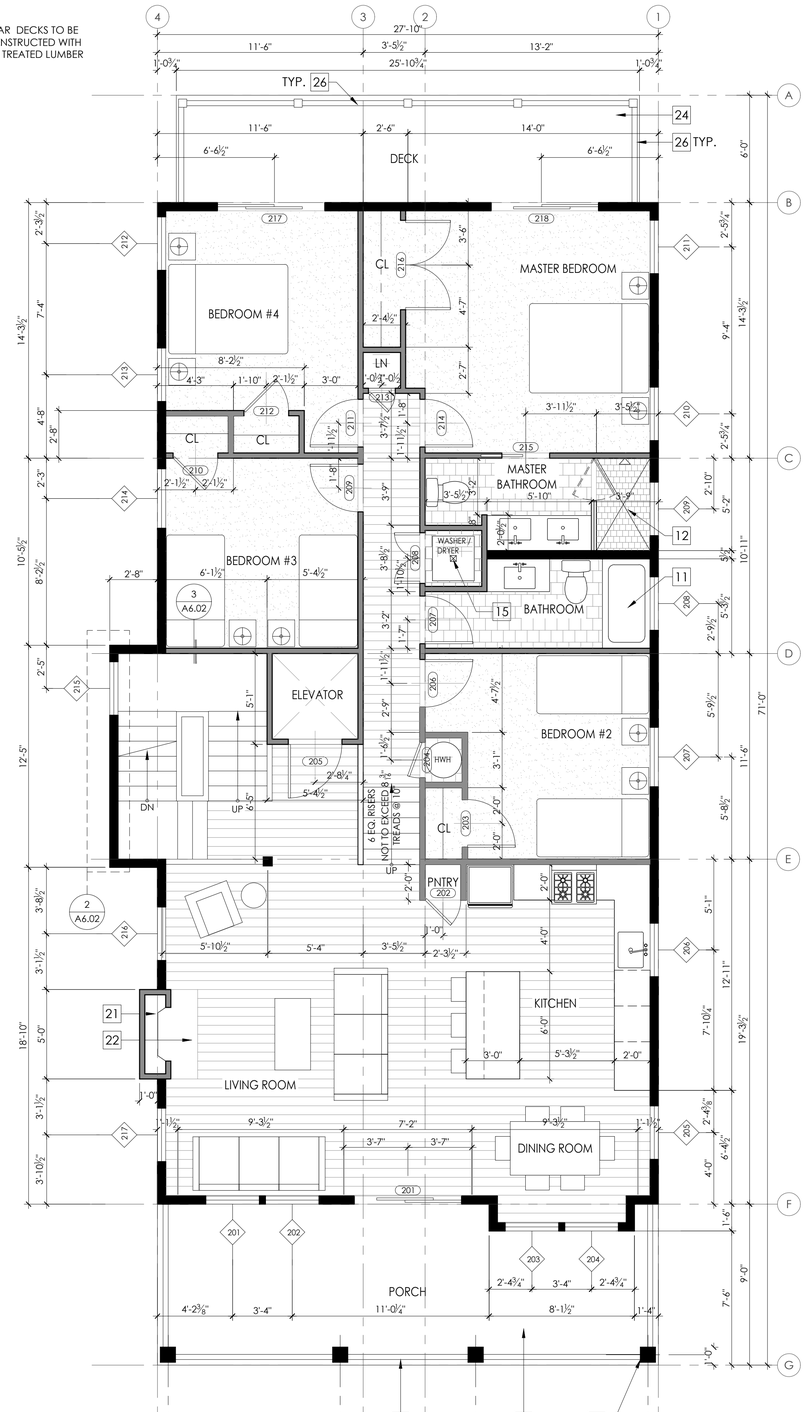


ATTIC HALF STORY PLAN

scale: 1/4" - 1'-0"

REAR DECKS TO BE CONSTRUCTED WITH FIRE TREATED LUMBER

FRONT SECOND FLOOR DECK TO BE CONSTRUCTED WITH FIRE TREATED LUMBER



PROPOSED SECOND FLOOR PLAN

scale: 1/4" - 1'-0"

GENERAL NOTES

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(N) 2X4 INTERIOR NON LOAD BEARING WALL

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3. (N) CONCRETE SLAB ON GRADE W/ VISQUIM MESH
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5. (N) GRAVEL
6. (N) A.C. CONDENSER UNIT
7. (N) HVAC UNIT SUSPENDED FROM CEILING ABOVE
8. (N) OUTDOOR SHOWER ENCLOSURE WITH COMPOSITE DECKING FLOOR OVER GRAVEL WITH FRENCH DRAIN
9. (N) CRAWLSPACE ACCESS PANEL
10. (N) 6"X6" 1 HR FIRE TREATED STRUCTURAL POST WRAPPED WITH AZEK
11. (N) 5'-0" FIBERGLASS SHOWER/TUB INSERT
12. (N) TILED SHOWER WITH FIBERGLASS PAN AND GLASS DOOR/ENCLOSURE
13. FLOOD VENT; "SMART VENT" MODEL #1540-520, 8 $\frac{1}{2}$"X14 $\frac{1}{2}$", PROVIDING COVERAGE FOR 200 SQUARE FEET EA.
14. (N) INTERIOR SCREEN VENT
15. (N) FLOOR DRAIN
16. (N) CERTAINTEED TRIPLE 5" STRAIGHT EDGE SAWMILL SHINGLES (COLOR TO BE SELECTED BY OWNER)
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34. CERTAINTEED BOARD AND BATTEN SIDING (COLOR TO BE SELECTED BY OWNER)

Halliday Architects

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email: chris@hallidayarchitects.com
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SIGNATURE
CHRISTOPHER HALLIDAY

L#21A101936000

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11 E 9th Street Suite 3
Ocean City NJ, 08226

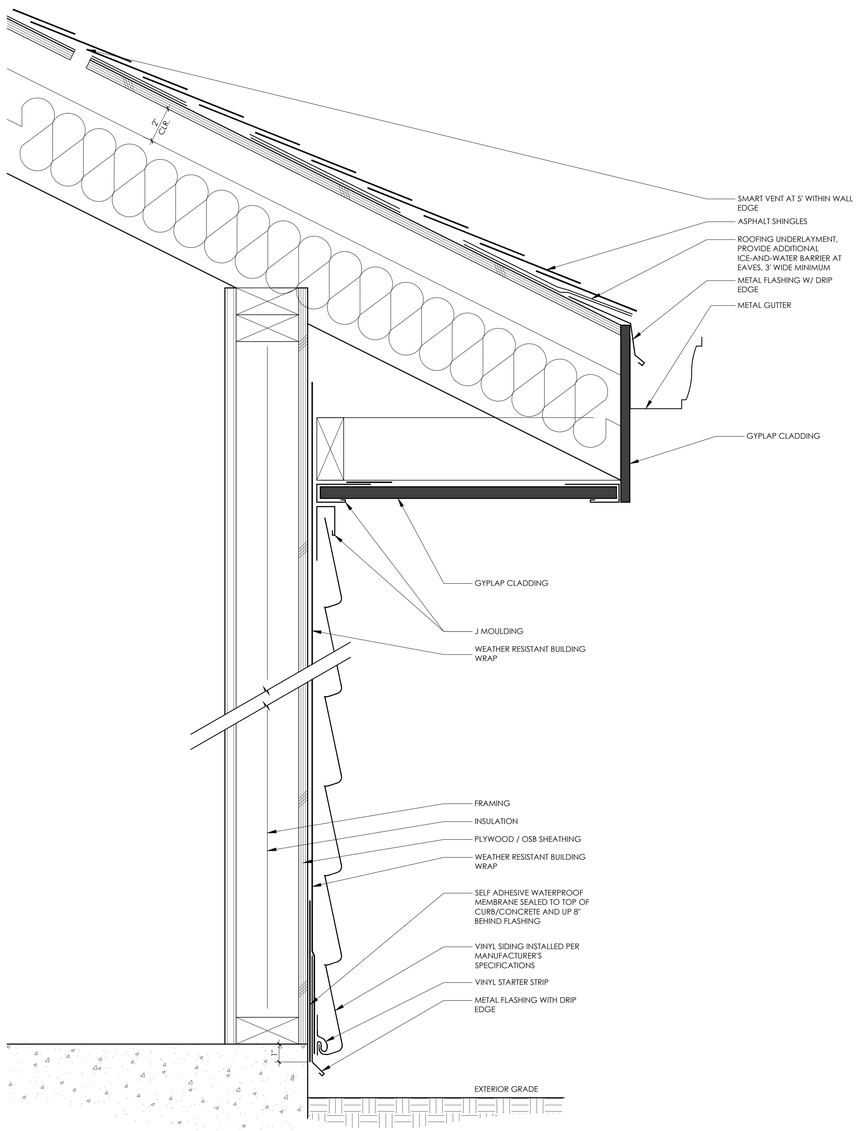
[LOT AND BLOCK]
Lot 47
Block 302

SHEET NUMBER AND NAME:

A1.02

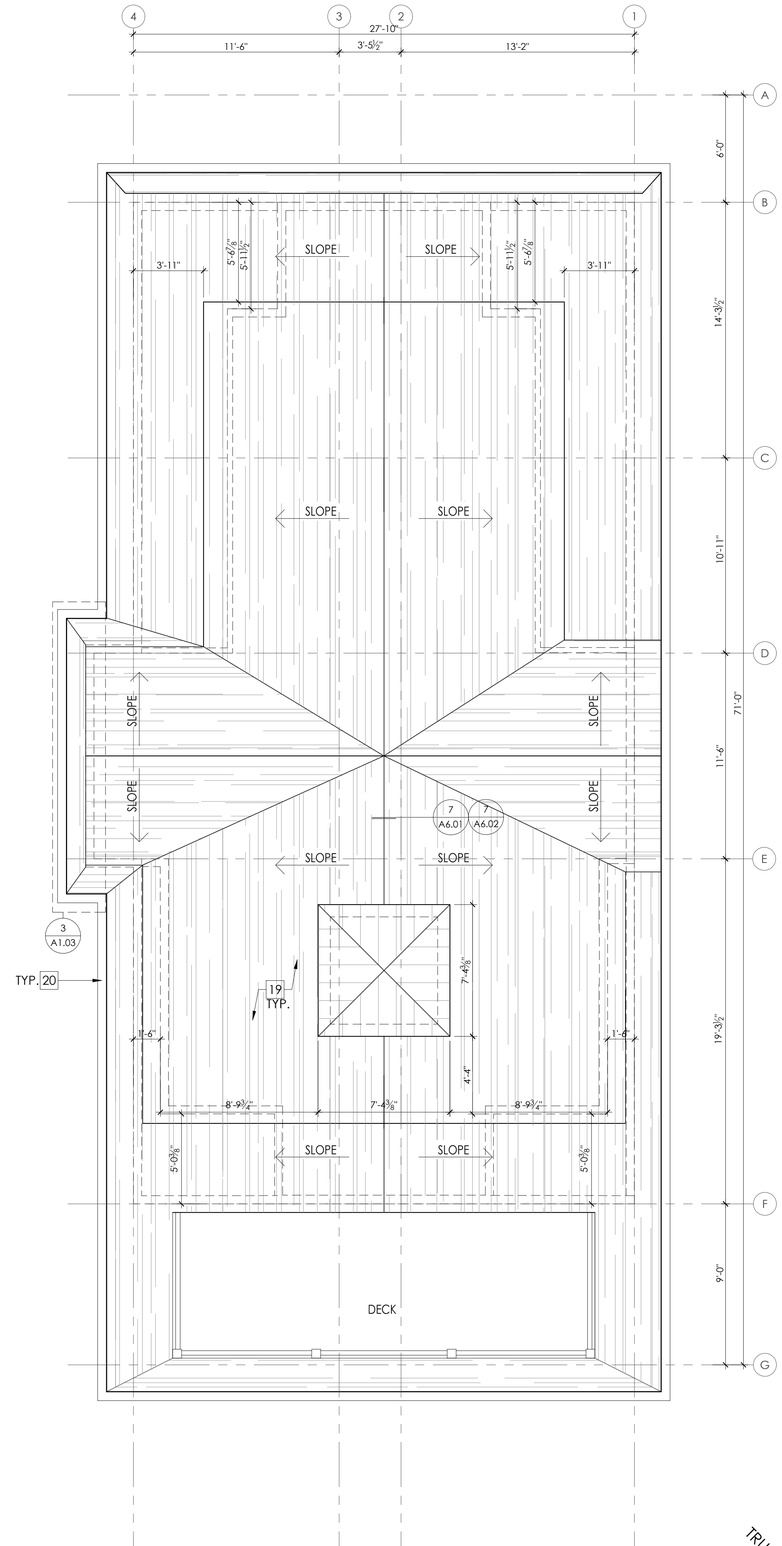
Second Floor Plan + Roof Plan

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"



SECTION: VINYL SIDING AND EAVE SOFFIT 1

scale: 3" - 1'-0"



PROPOSED ROOF PLAN

scale: 1/4" - 1'-0"

TRUE N
REF N

GENERAL NOTES

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WALL LEGEND

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KEYNOTES

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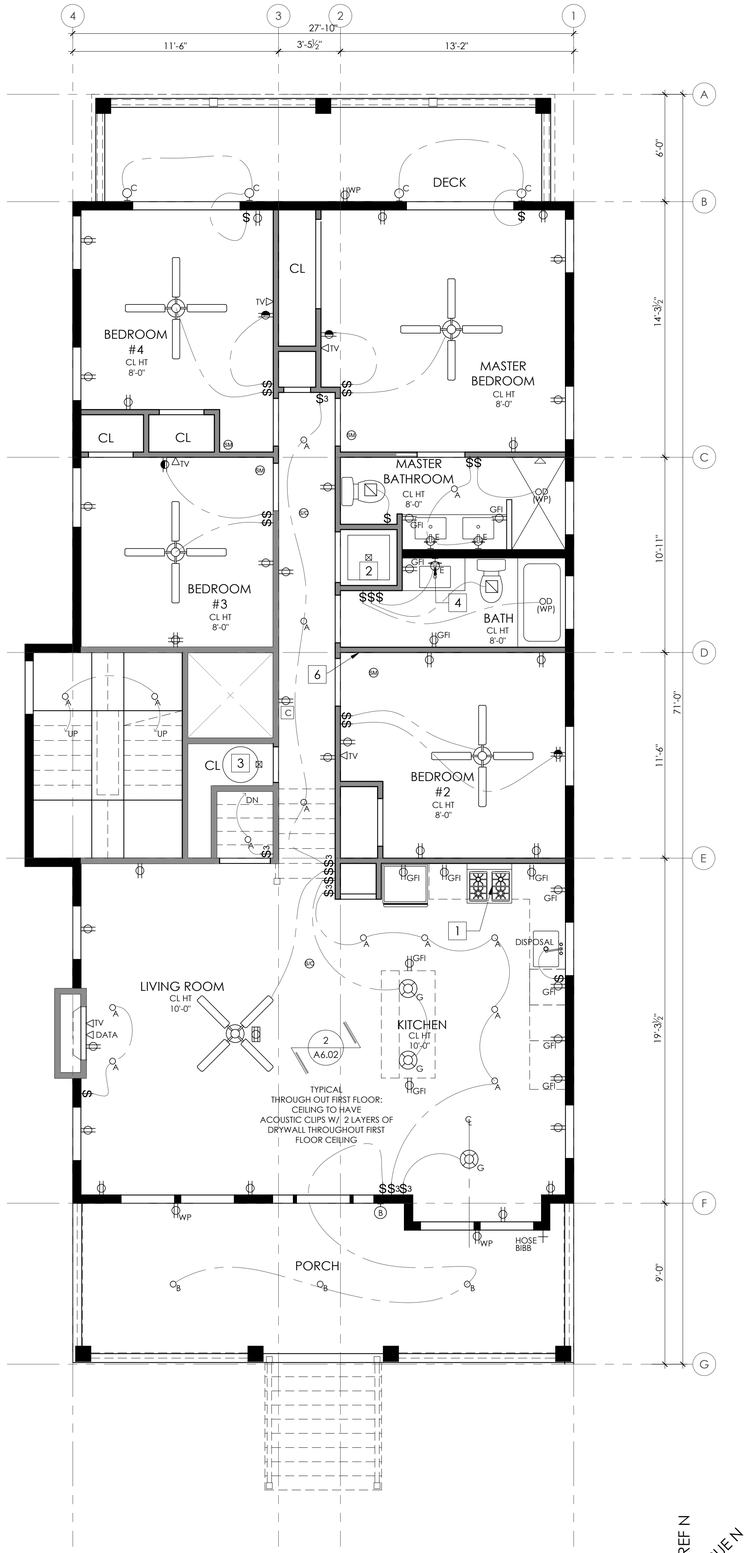
SHEET NUMBER AND NAME:

A1.03

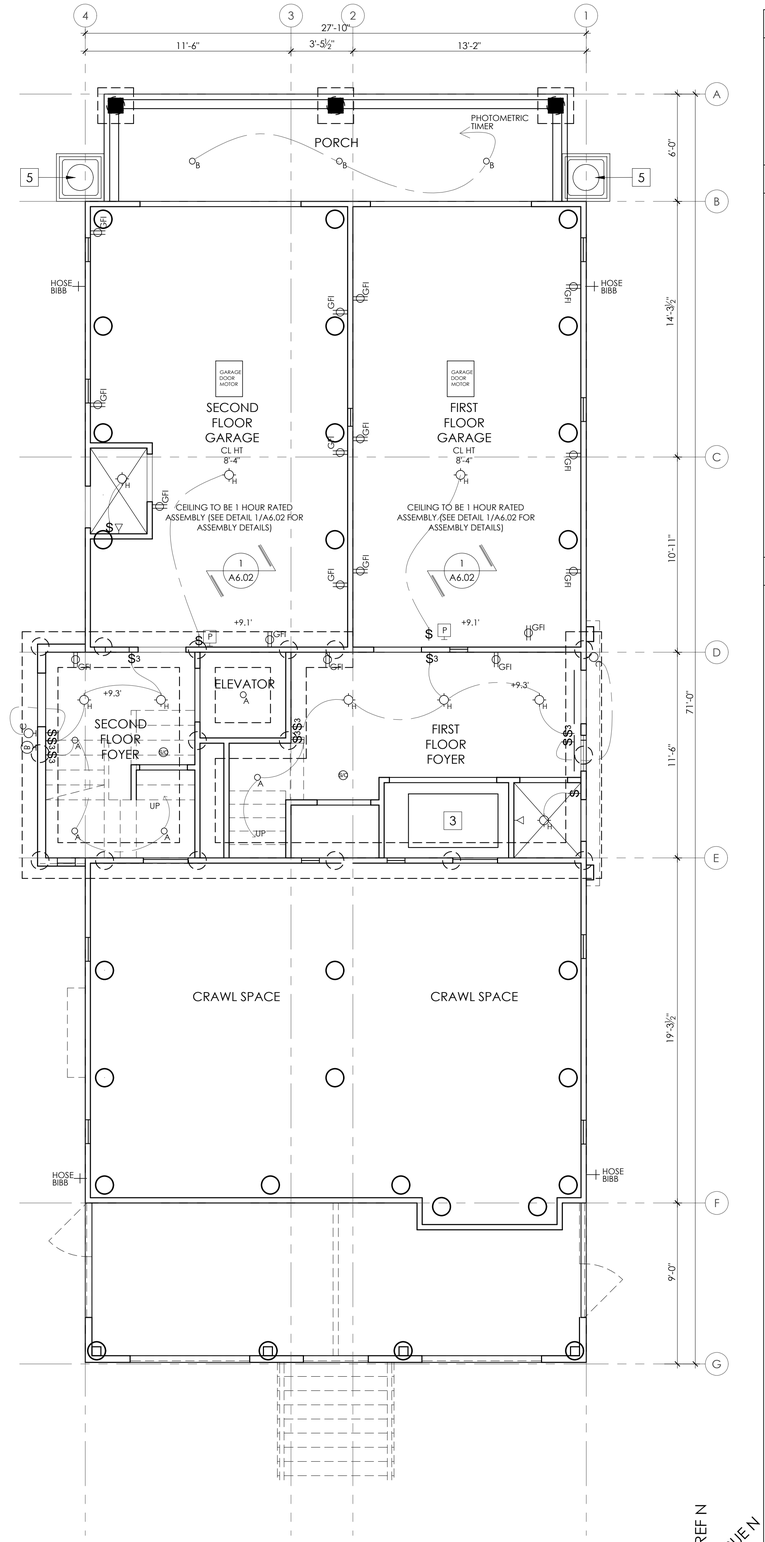
Roof Plan

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"



FIRST FLOOR REFLECTED CEILING PLAN

scale: 1/4" - 1'-0"



GROUND FLOOR REFLECTED CEILING PLAN

scale: 1/4" - 1'-0"

GENERAL ELECTRICAL NOTES

1. DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.

2. DIMENSIONS WITH "CLR" ARE FINISH DIMENSIONS REQUIRED BY CODE.

3. AUDIO VISUAL EQUIPMENT TO BE CONTRACTED SEPARATELY

RCP KEYNOTES

1. (N) KITCHEN HOOD AND RANGE (PROVIDE GAS AND OR ELECTRICAL AS REQUIRED)
2. (N) ELECTRICAL/GAS SERVICE FOR WASHER/ DRYER TO BE CONNECTED TO INDIVIDUAL, PROPERLY GROUNDED BRANCH CIRCUIT WITH 120/240V OR 120/208V SINGLE PHASE 60 HZ ELECTRICAL SERVICE AND SHOULD BE PROTECTED BY 30 AMP TIME DELAY FUSES OR CIRCUIT BREAKERS KW RATING PER VOLTAGE (240/208.)
3. (N) ELECTRICAL AND GAS SERVICE FOR MECHANICAL EQUIPMENT (AS REQUIRED)
4. (N) WALL SCONCE LOCATED ABOVE THE VANITY AND MIRROR CENTERED ON THE VANITY (FIXTURE TO BE SELECTED BY OWNER). OWNER TO CONFIRM MOUNTING HEIGHT.
5. (N) HVAC CONDENSER (INSTALLED PER MANUFACTURERS REQUIREMENTS)
6. FLUSH MOUNTED ELECTRICAL PANEL

ELECTRICAL SYMBOL LEGEND

- A — (N) "PROGRESS" 4" ZERO SIGHT LINE RECESSED DOWN LIGHT DIMMABLE WHERE NOTED
- B — (N) "PROGRESS" EXTERIOR 4" ZERO SIGHT LINE RECESSED DOWN LIGHT
- C — (N) EXTERIOR WALL MOUNTED SCONCE (TO BE SELECTED BY OWNER)
- D WP — (N)WATERPROOF FIXTURE
- E — (N) INTERIOR WALL MOUNTED SCONCE (TO BE SELECTED BY OWNER)
- F — (N) UNDERCOUNTER LED TAPE LIGHT
- G — (N) CEILING HUNG PENDENT/ CHANDELIER TO BE SELECTED BY OWNER
- H — (N) SURFACE MOUNTED CLNG. FIXTURE (TO BE SELECTED)
- J — NOT USED
- K — NOT USED
- (N) EXHAUST FAN BY PANASONIC: GREEN WHISPER FAN (NO LIGHT)
- (N) CEILING FAN W/ INTEGRAL LIGHT (SPECIFICAITON TO BE SELECTED BY OWNER)
- DATA — (N) CAT5 DATA CABLE HOOKUP
- TV — (N) TELEVISION CABLE HOOKUP
- (N) TELEPHONE OUTLET
- (N) 120 V DUPLEX FLOOR OUTLET
- (N) 120 V DUPLEX OUTLET
- GFI — (N) 120 V GROUND FAULT INTERRUPTER
- AFCI — (N) 120 V ARC FAULT CIRCUT INTERRUPTER
- (N) 120 V DUPLEX OUTLET TOP HALF SWITCH
- WP — (N) 120 V WEATHERPROOF DUPLEX OUTLET
- $ — SINGLE POLE SWITCH
- $3 — THREE-WAY SWITCH
- $D — SINGLE POLE DIMMER
- $M — MANUAL ON MOTION SENSOR SWITCH
- M — MOTION SENSOR - WET RATED
- T — THERMOSTAT
- C — DOORBELL CHIMES
- B — DOORBELL BUTTON
- P — PUSH BUTTON GARAGE DOOR OPERATION SWITCH
- SM — (N) CEILING MOUNTED SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP
- SM — (N) CEILING MOUNTED SMOKE DETECTORS WITH BATTERY BACKUP

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LOT AND BLOCK

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Block 302

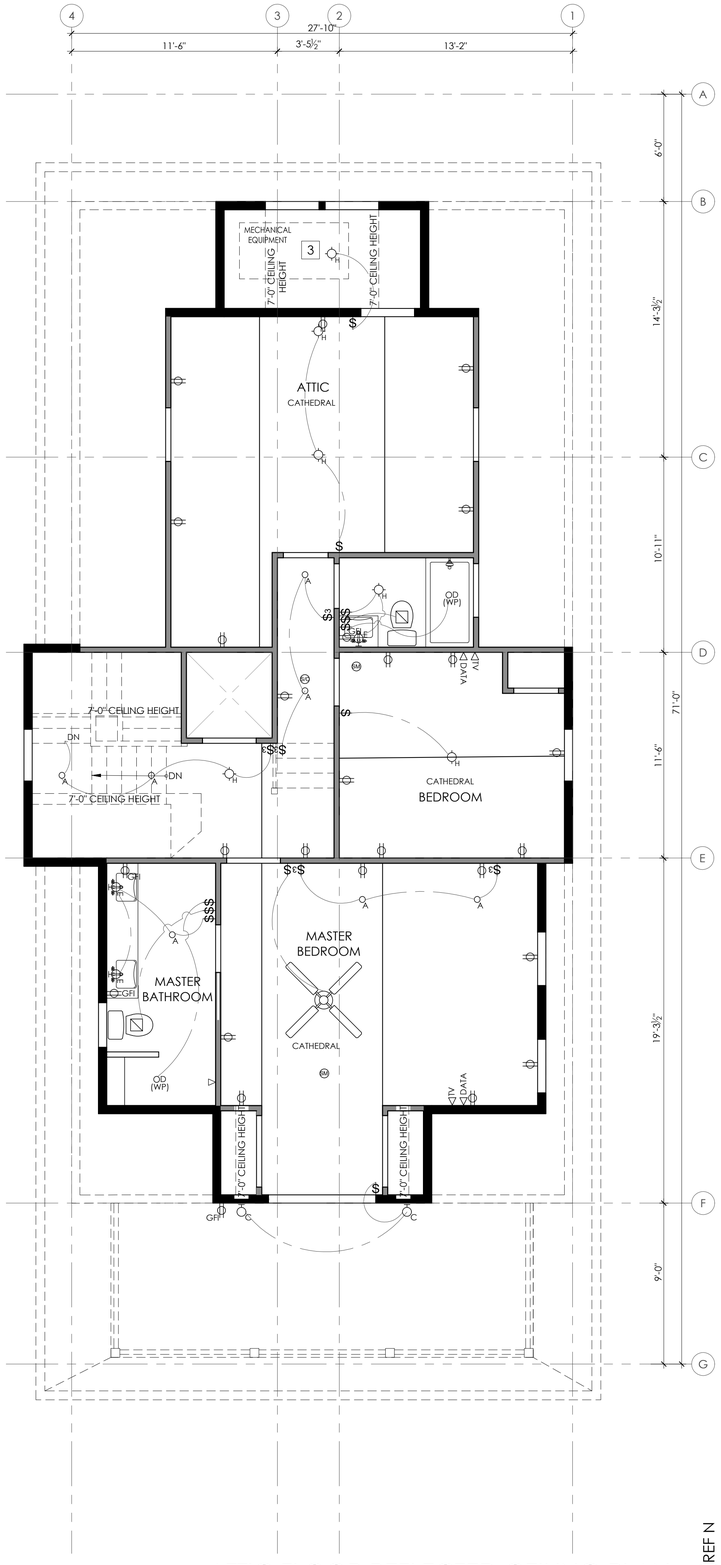
SHEET NUMBER AND NAME:

A2.01

Ground + First Floor Reflected Ceiling Plans

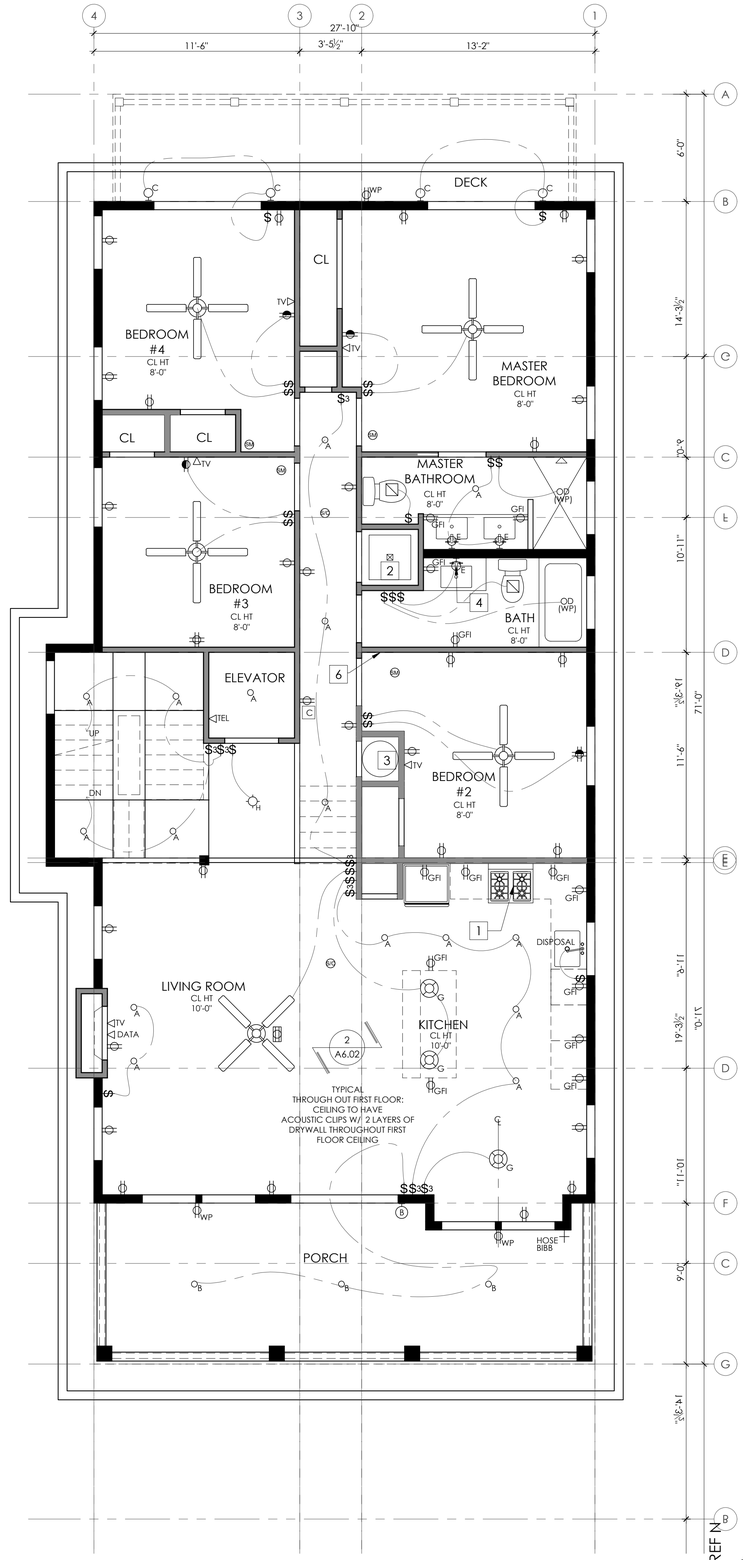
0' 1' 2' 4' 8'

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



ATTIC FLOOR REFLECTED CEILING PLAN

scale: 1/4" - 1'-0"



SECOND FLOOR REFLECTED CEILING PLAN

scale: 1/4" - 1'-0"

GENERAL ELECTRICAL NOTES

1. DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.

2. DIMENSIONS WITH "CLR" ARE FINISH DIMENSIONS REQUIRED BY CODE.

3. AUDIO VISUAL EQUIPMENT TO BE CONTRACTED SEPARATELY

RCP KEYNOTES

1. (N) KITCHEN HOOD AND RANGE (PROVIDE GAS AND OR ELECTRICAL AS REQUIRED)
2. (N) ELECTRICAL/GAS SERVICE FOR WASHER/ DRYER TO BE CONNECTED TO INDIVIDUAL, PROPERLY GROUNDED BRANCH CIRCUIT WITH 120/240V OR 120/208V SINGLE PHASE 60 HZ ELECTRICAL SERVICE AND SHOULD BE PROTECTED BY 30 AMP TIME DELAY FUSES OR CIRCUIT BREAKERS KW RATING PER VOLTAGE (240/208.)
3. (N) ELECTRICAL AND GAS SERVICE FOR MECHANICAL EQUIPMENT (AS REQUIRED)
4. (N) WALL SCONCE LOCATED ABOVE THE VANITY AND MIRROR CENTERED ON THE VANITY (FIXTURE TO BE SELECTED BY OWNER). OWNER TO CONFIRM MOUNTING HEIGHT.
5. (N) HVAC CONDENSER (INSTALLED PER MANUFACTURERS REQUIREMENTS)
6. FLUSH MOUNTED ELECTRICAL PANEL

ELECTRICAL SYMBOL LEGEND

- A — (N) "PROGRESS" 4" ZERO SIGHT LINE RECESSED DOWN LIGHT DIMMABLE WHERE NOTED
- B — (N) "PROGRESS" EXTERIOR 4" ZERO SIGHT LINE RECESSED DOWN LIGHT
- C — (N) EXTERIOR WALL MOUNTED SCONCE (TO BE SELECTED BY OWNER)
- D WP — (N)WATERPROOF FIXTURE
- E — (N) INTERIOR WALL MOUNTED SCONCE (TO BE SELECTED BY OWNER)
- F — (N) UNDERCOUNTER LED TAPE LIGHT
- G — (N) CEILING HUNG PENDENT/ CHANDELIER TO BE SELECTED BY OWNER
- H — (N) SURFACE MOUNTED CLNG. FIXTURE (TO BE SELECTED)
- J — NOT USED
- K — NOT USED
- (N) EXHAUST FAN BY PANASONIC: GREEN WHISPER FAN (NO LIGHT)
- (N) CEILING FAN W/ INTEGRAL LIGHT (SPECIFICAITON TO BE SELECTED BY OWNER)
- DATA — (N) CAT5 DATA CABLE HOOKUP
- TV — (N) TELEVISION CABLE HOOKUP
- (N) TELEPHONE OUTLET
- (N) 120 V DUPLEX FLOOR OUTLET
- (N) 120 V DUPLEX OUTLET
- GFI — (N) 120 V GROUND FAULT INTERRUPTER
- AFCI — (N) 120 V ARC FAULT CIRCUT INTERRUPTER
- (N) 120 V DUPLEX OUTLET TOP HALF SWITCH
- WP — (N) 120 V WEATHERPROOF DUPLEX OUTLET
- $ — SINGLE POLE SWITCH
- $3 — THREE-WAY SWITCH
- $D — SINGLE POLE DIMMER
- $M — MANUAL ON MOTION SENSOR SWITCH
- M — MOTION SENSOR - WET RATED
- T — THERMOSTAT
- C — DOORBELL CHIMES
- B — DOORBELL BUTTON
- P — PUSH BUTTON GARAGE DOOR OPERATION SWITCH
- (N) CEILING MOUNTED SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP
- SM — (N) CEILING MOUNTED SMOKE DETECTORS WITH BATTERY BACKUP

Halliday Architects

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email: chris@hallidayarchitects.com
Tel: 609.957.6789
Address: P.O. Box 186
Ocean City, NJ 08226

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PROJECT TEAM:

SIGNATURE LI#21AI01936000
CHRISTOPHER HALLIDAY

SUBMITTAL INFO./ DATE

PROJECT INFORMATION:2187

DATE: 11.23.2021 DRAWN BY: CMH

PROJECT

817-819 Park Place
Ocean City, NJ

PROJECT ADDRESS

817-819 Park Place
Ocean City, NJ
08226

OWNER CONTACT

817-19 Park Place, LLC
11 E 9th Street Suite 3
Ocean City NJ, 08226

LOT AND BLOCK

Lot 47
Block 302

SHEET NUMBER AND NAME:

A2.02

Second Floor +
Attic Floor Plan
Reflected Ceiling
Plan

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"

PARK PLACE (FRONT) ELEVATION 2

scale: 1/4" - 1'-0"

SIDE (WEST) ELEVATION 1

scale: 1/4" - 1'-0"

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF FRAME UNLESS NOTED OTHERWISE.

2. DIMENSIONS WITH "CLR" ARE FINISH DIMENSIONS REQUIRED BY CODE.

3. ALL EXTERIOR WINDOWS AND DOORS ARE TO BE INSTALLED WITH (2) 2X10 BUILT UP STRUCTURAL HEADER BEARING ON 3 1/2" X 3 1/2" DBL JACKS.

4. HURRICANE CLIPS TO BE INSTALLED TO SECURE EACH FLOOR JOISTS (FJ).

5. HURRICANE CLIPS TO BE INSTALLED TO SECURE EACH ROOF RAFTER.

6. REFER TO DETAIL SHEETS FOR SHEAR WALL AND NAILING DETAILS.

7. REFER TO CONSTRUCTION NOTES ON A0.01 FOR ADDITIONAL INFORMATION

5. SEE SHEETS A6.01 AND A6.02 FOR DETAILS

6. REFER TO STRUCTURAL DRAWINGS FOR FRAMING AND CONNECTIONS DETAILS

7. PILING TO BE CLASS B, 10" BUTT 8" HEAD MIN. W/ A CAPACITY OF 12 TONS THROUGHOUT.

8. ALL HEADERS ARE TO BE 2X10'S UNLESS OTHERWISE NOTED.

9. REAR DECKS ARE TO BE CONSTRUCTED W/ FIRE TREATED LUMBER AND TO BE FIRE SPRAYED.

WALL LEGEND

NOTE: P.T. LUMBER REQUIRED AT ALL LOCATIONS BELOW D.F.E.

(N) 2X6 EXTERIOR LOAD BEARING WALL. P.T. LUMBER REQUIRED BELOW D.F.E.

(N) 2X4 INTERIOR NON LOAD BEARING WALL

KEYNOTES

1. (N) SMOOTH TROWELED STUCCO FINISHED WALL AT GARAGE AND CRAWLSPACE. REFER TO EXTERIOR ELEVATIONS.
2. (N) VARYING WIDTH 4" AND 6" AZEK BOARD SCREENING UNDER DECK
3. (N) CONCRETE SLAB ON GRADE W/ VISQUIM MESH
4. (N) 4" THICK STRUCTURAL CONCRETE SLAB, TO BE POURED ON COMPACTED FILL W/ 6MM VISIQUIM
5. (N) GRAVEL
6. (N) A.C. CONDENSER UNIT
7. (N) HVAC UNIT SUSPENDED FROM CEILING ABOVE
8. (N) OUTDOOR SHOWER ENCLOSURE WITH COMPOSITE DECKING FLOOR OVER GRAVEL WITH FRENCH DRAIN
9. (N) CRAWLSPACE ACCESS PANEL
10. (N) 6"X6" 1 HR FIRE TREATED STRUCTURAL POST WRAPPED WITH AZEK
11. (N) 5'-0" FIBERGLASS SHOWER/TUB INSERT
12. (N) TILED SHOWER WITH FIBERGLASS PAN AND GLASS DOOR/ENCLOSURE
13. FLOOD VENT: "SMART VENT" MODEL #1540-520, 8 $\frac{1}{2}$"X14 $\frac{1}{2}$", PROVIDING COVERAGE FOR 200 SQUARE FEET EA.
14. (N) INTERIOR SCREEN VENT
15. (N) FLOOR DRAIN
16. (N) CERTAINTEED TRIPLE 5" STRAIGHT EDGE SAWMILL SHINGLES (COLOR TO BE SELECTED BY OWNER)
17. (N) 10" SQUARE FLAT FIBERGLASS COLUMN WITH BASE AND CAP PER THE ELEVATIONS, OVER 6"X6" P.T. POST
18. (N) WATER RESISTANT GYP. BOARD BELOW Z.F.E. (@ GARAGE AND CRAWL SPACE INTERIOR))
19. ASPHALT SHINGLE ROOF. COLOR T.B.D.
20. GUTTER/DOWNSPOUT, COLOR T.B.D.
21. GAS FIREPLACE TO BE SELECTED BY OWNER
22. NON-COMBUSTIBLE FIREPLACE HEARTH
23. COMPOSITE DECKING SECURED TO DECK STRUCTURE, SLOPE AWAY FROM HOUSE @ 2% MIN. COLOR T.B.D.
24. (N) FIBERGLASS DECK COATING, SLOPE AWAY FROM HOUSE. (FRAMING TO BE TREATED/ DECKING TO BE FIRE SPRAYED)
25. (N) EXTERIOR STAIR TO HAVE 4X4 POSTS (WHERE REQUIRED) W/ 2X12 STRINGERS @ 12" O.C.
26. STAIR/DECK GUARDRAIL, 36" MIN. WHITE VINYL FINISH
27. EXTERIOR WALL SCONCE, REFER TO REFLECTED CEILING / POWER PLANS ON A2.01 + A2.02
28. PULL DOWN ATTIC STAIR/LADDER, CONTRACTOR TO COORDINATE WITH OPENING WITH FRAMING
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30. BRICK VENEER OVER PRESSURE TREATED PLYWOOD
31. VERTICAL BEADBOARD PVC SHIPLAP CUPOLA WITH STANDING SEAM METAL ROOF
32. 10" PILLAR COLUMN WITH STANDING SEAM ROOF
33. PVC PANELLING PER ELEVATION
34. CERTAINTEED BOARD AND BATTEN SIDING (COLOR TO BE SELECTED BY OWNER)

Halliday Architects

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Ocean City, NJ 08226

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PROJECT TEAM:

SIGNATURE L1#21A101936000
CHRISTOPHER HALLIDAY

SUBMITTAL INFO./ DATE

PROJECT INFORMATION:2187

DATE: 11.23.2021 DRAWN BY: CMH

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[PROJECT ADDRESS]
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Ocean City, NJ
08226

[OWNER CONTACT]
817-19 Park Place, LLC
11 E 9th Street Suite 3
Ocean City NJ, 08226

[LOT AND BLOCK]
Lot 47
Block 302

SHEET NUMBER AND NAME:

A3.01

Elevations

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"

ALLEY (REAR) ELEVATION 2

scale: 1/4" - 1'-0"

SIDE (EAST) ELEVATION 1

scale: 1/4" - 1'-0"

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PROJECT TEAM:

SIGNATURE LI#21AI01936000
CHRISTOPHER HALLIDAY

SUBMITTAL INFO./ DATE

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11 E 9th Street Suite 3
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[LOT AND BLOCK]
Lot 47
Block 302

SHEET NUMBER AND NAME:

A3.02

Elevations

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"

NOTES

1. WHERE EAVES ARE WITHIN 5' OF THE PROPERTY LINE, THE EAVE IS TO BE WRAPPED WITH GYPLAP 1 HOUR FIRE RATED MATERIAL.

2. ALL EXTERIOR WINDOWS AND DOORS ARE TO BE INSTALLED WITH (2) 2X10 BUILT UP STRUCTURAL HEADER BEARING ON 3 1/2" X 3 1/2" DBL JACKS.

3. HURRICANE CLIPS TO BE INSTALLED TO SECURE EACH FLOOR JOISTS (FJ).

4. HURRICANE CLIPS TO BE INSTALLED TO SECURE EACH ROOF RAFTER (RR).

5. **HANDRAILS AND GUARDRAILS**
ALL HANDRAILS AND GUARDRAILS SHALL BE CAPABLE OF RESISTING A CONCENTRATED LOAD OF 200 LBS APPLIED TO ANY POINT AND IN ANY DIRECTION. HANDRAILS AND GUARD RAILS IN USE SHALL ALSO BE CAPABLE OF RESISTING A UNIFORM LOAD OF 50 LB/FT APPLIED IN ANY DIRECTION. THE CONCENTRATION AND UNIFORM LOADING CONDITIONS SHALL NOT BE APPLIED SIMULTANEOUSLY. THE INFILL AREA (GUARDS) SHALL BE CAPABLE OF RESISTING A CONCENTRATED LOAD OF 200 LBS APPLIED AT ANY POINT AND IN ANY DIRECTION ALONG TO RAILING MEMBER.
STAIRWAY HANDRAILS SHALL HAVE A CROSS SECTION OF NO LESS THAN 1 1/4" AND NOT GREATER THAN 2". ANY OTHER SHAPE IS PERMITTED WITH A PERIMETER DIMENSION OF AT LEAST 4" BUT NOT GREATER THAN 6 1/4" WITH THE CROSS-SECTIONAL DIMENSION NOT EXCEEDING 2 1/4". OPEN SIDE STAIRWAYS PROVIDED WITH GUARDRAILS WHICH ARE INTENDED TO SERVE DOUBLE DUTY AS HANDRAILS MUST MEET THE DIMENSIONAL AND STRENGTH REQUIREMENTS FOR BOTH. IF THE GUARDRAIL DESIGN PRECLUDES IUTS ACCEPTABILITY AS A HANDRAIL, THEN A SEPARATE HANDRAIL MUSH BE INSTALLED FOR THIS PURPOSE.

6. **DESIGN LOAD DATA (MINIMUM PER NJ 2018 IRC)**

FLOORS: 50 PSF LL
DECKS: 60 PSF LL
ROOF: 15 PSF LL
SNOW LOAD: 20 PSF LL
WIND SPEED: 130 MPH
WIND LOAD: 35 PSF LL (WIND EXPOSURE: 130 MPH)

7. ALL LUMBER LOCATED BELOW THE D.F.E. SHALL BE PRESSURE TREATED. ALL SHEATHING BELOW THE D.F.E. SHALL BE WATER RESISTANT PLYWOOD. ALL INTERIOR SHEATHING BELOW D.F.E. SHALL BE WATER RESISTANT FIBER CEMENT BOARDS. ALL INSULATION BELOW D.F.E. SHALL BE CLOSED CELL WATER RESISTANT/ MOLD RESISTANT INSULATION. ALL STRUCTURAL MEMBERS BELOW D.F.E. TO BE WATER RESISTANT.

8. ALL FLOOR JOIST TO BE EQUIPPED WITH CROSS METAL BRACING AT SPANS LARGER THAN 5'-0", CENTERED.

9. ALL STRUCTURAL HANGERS AND STRAPS ARE TO BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS WITH THE RECOMMENDED GALVANIZED OR STAINLESS STEEL FASTENERS.

10. BOTTOM PLATES TO BE NAILED W/ 12D NAILS AT 6" O.C.

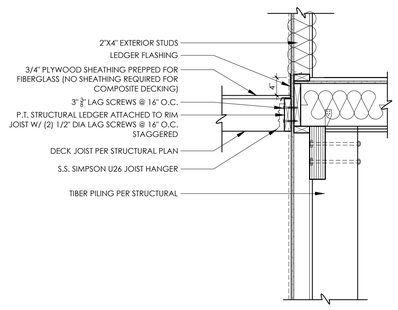
11. FLOOR SHEATHING TO BE NAILED TO RIM JOISTS W/ 8D NAILS AT 6" O.C.

12. EAVES WITHIN 5'-0" OF THE PROPERTY LINE ARE TO BE WRAPPED WITH 1 HOUR FIRE RATED CEMENT BOARD AND BE EQUIPPED WITH A SMARTVENT EAVE VENT.

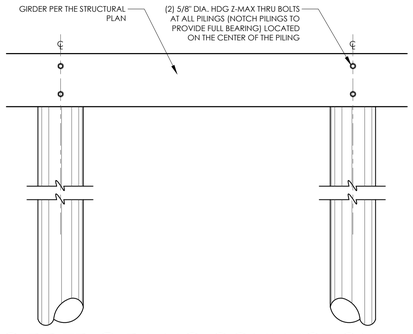
13. ALL FASTENERS ON THE EXTERIOR ARE TO BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. (REFER TO THE MANUFACTURERS SPECIFICATIONS FOR ALL HANGER/ CLIPS AND STRAPS FASTENERS)

14. ALL INTERIOR DRYWALL IS TO BE 5/8" (ALL FLOORS, DECKS, CEILINGS AND INTERIOR BEARING WALLS ARE TO BE FIRE RATED)

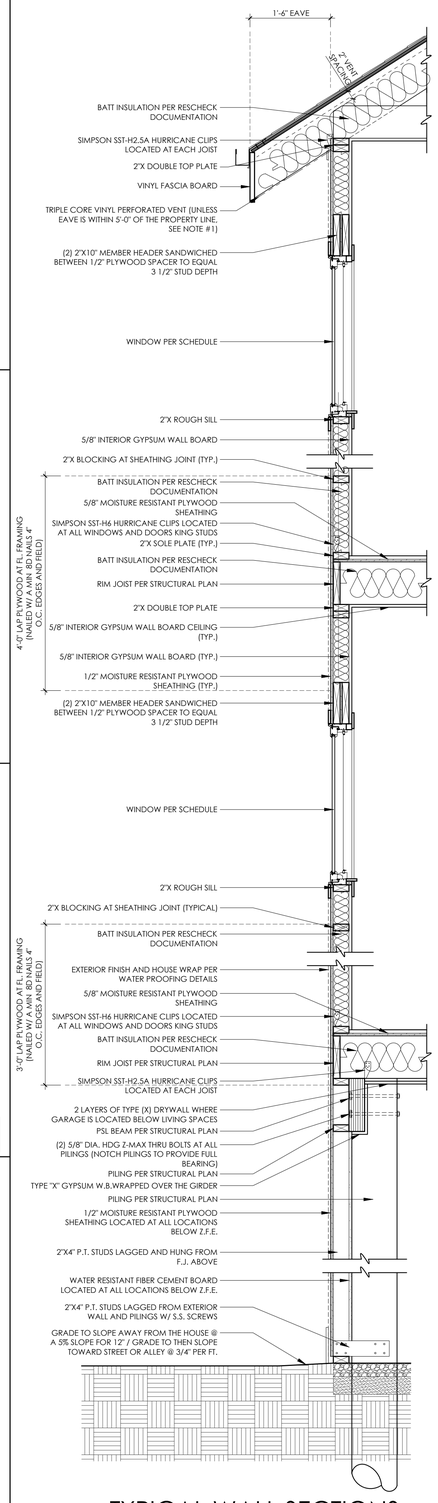
DECKS ARE TO BE FIRE SPRAYED



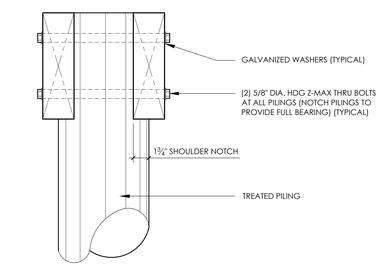
DECK CONNECTION DETAIL 11
scale: 3/4" - 1'-0"



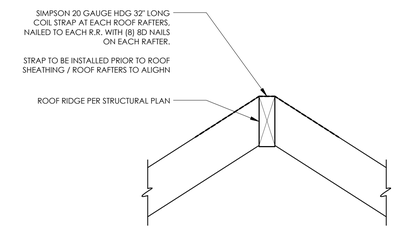
GIRDER @ PILING CONNECTION 10
scale: 3/4" - 1'-0"



TYPICAL WALL SECTIONS 9
scale: 3/4" - 1'-0"



1 HR. EXTERIOR WALL ASSEMBLY 8
scale: 1 1/2" - 1'-0"



RIDGE STRUCTURAL DETAIL 7
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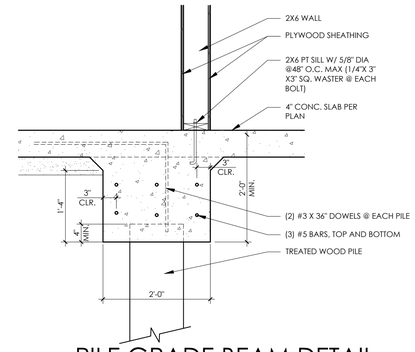
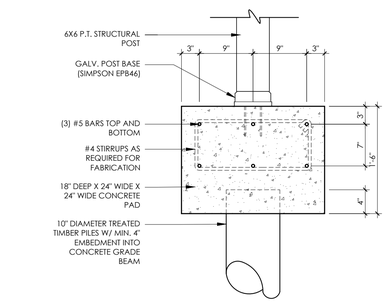
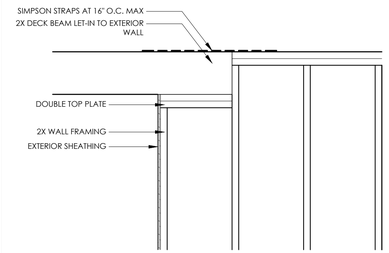


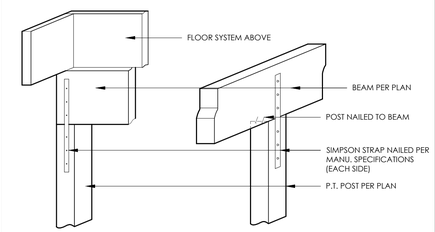
PILE GRADE BEAM DETAIL 6
scale: 3/4" - 1'-0"



GRADE BEAM POST DETAIL 5
scale: 1" - 1'-0"



BEAM LET-IN DETAIL 4
scale: 3/4" - 1'-0"



DROP BEAM CONNECTION 3
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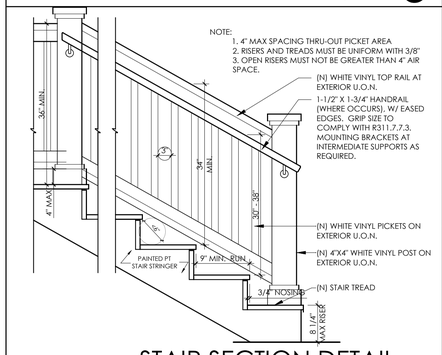
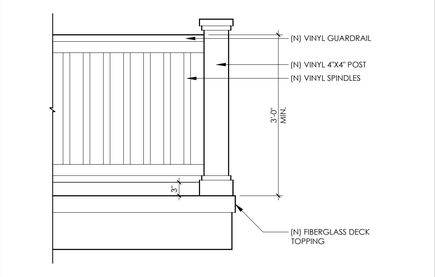


STAIR SECTION DETAIL 2
scale: 3/4" - 1'-0"



GUARDRAIL @ DECK 1
scale: 3/4" - 1'-0"

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PROJECT TEAM:

SIGNATURE LI#21AI01936000
CHRISTOPHER HALLIDAY

SUBMITTAL INFO./ DATE

PROJECT INFORMATION:2187

DATE: 11.23.2021 DRAWN BY: CMH

|PROJECT|
817-819 Park Place
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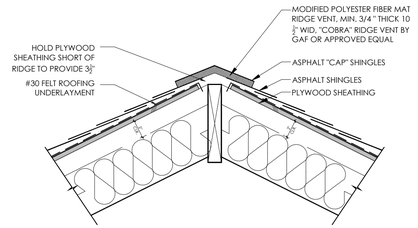
|LOT AND BLOCK|
Lot 47
Block 302

SHEET NUMBER AND NAME:

A6.01

Details

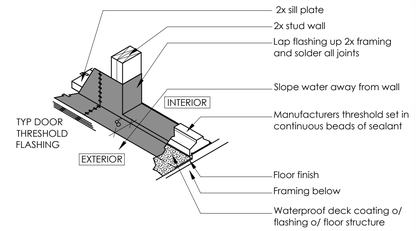
0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"

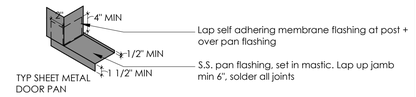


INSTALL RIDGE VENT AND MAT PER THE MANUFACTURERS REQUIREMENTS THE ENTIRE LENGTH OF THE RIDGE. WHERE LENGTH EXCEEDS THE LENGTH OF THE RIDGE CAULK THE BUTT ENDS GENEROUSLY AS REQUIRED

RIDGE VENT DETAIL 7

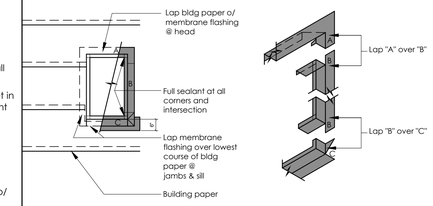
scale: 1 1/2" - 1'-0"





THRESHOLD FLASHING + SILL PAN 6

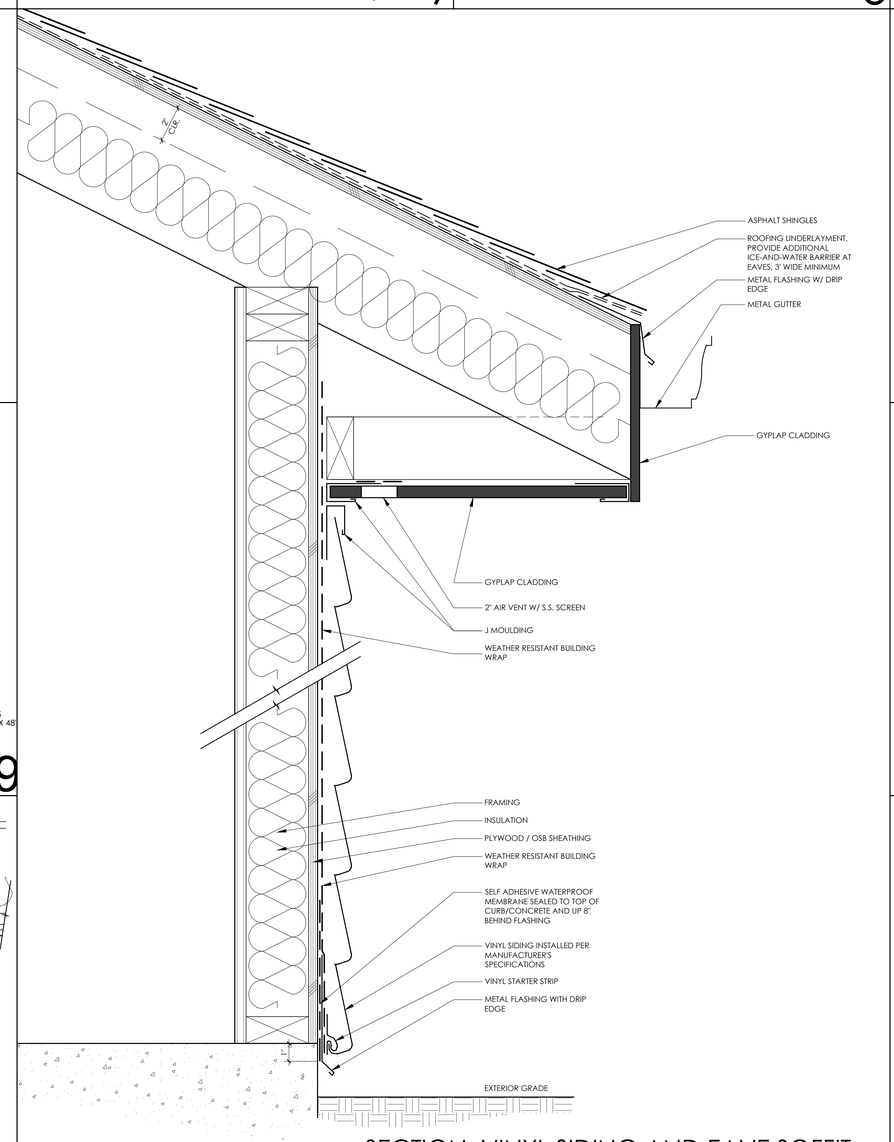
scale: NTS



General Note:
"membrane flashing" refers to self adhesive laminated bituminous waterproof membrane.

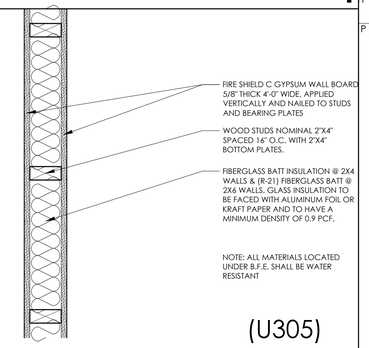
TYP. MEMBRANE FLASHING @ OPENINGS

SCALE: NTS 4



SECTION: VINYL SIDING AND EAVE SOFFIT 5

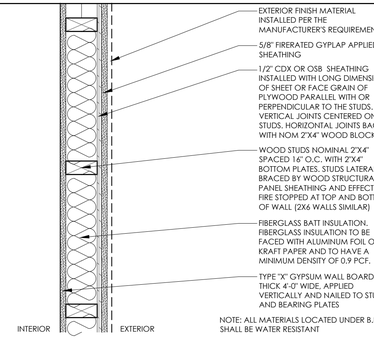
scale: 3" - 1'-0"



(U305)

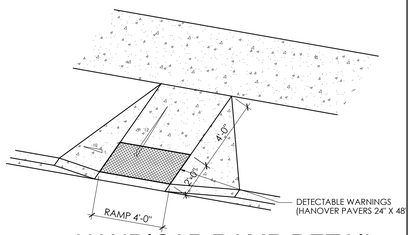
1 HR. INTERIOR WALL ASSEMBLY 3

scale: 1 1/2" - 1'-0"



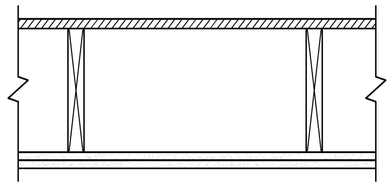
1 HR. EXTERIOR WALL ASSEMBLY 2

scale: 1 1/2" - 1'-0"



HANDICAP RAMP DETAIL 9

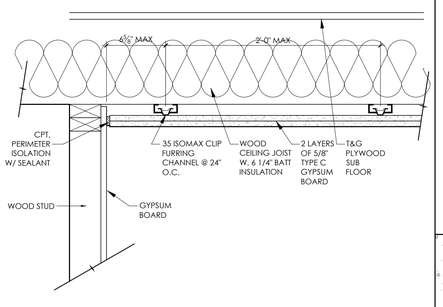
SCALE 1/4"=1'-0"



FC 5406 (1 HOUR): Base Layer 5/8"(15.9 mm) Fire-Shield Gypsum Board applied at right angles to 2x10 wood joists 24"o.c. with 1-1/4" Type W or S drywall screws 24"oc. Face layer 5/8" Fire-Shield Gypsum Board applied at right angles to joists with 1-7/8" Typwe W or S drywall Screws 12"o.c. at joints and intermediate joists and 1-1/2" Type G screew 12" o .c placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" wood structural panels applied at right angle to joists with 8d nails. Ceiling provides one hour fire resistance protection for joists.

1 HR. CEILING ASSEMBLY 1

scale: NTS



ACOUSTIC CEILING DETAIL 8

scale: 1 1/2" - 1'-0" (UL L583)

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SIGNATURE LI#21AI01936000
CHRISTOPHER HALLIDAY

SUBMITTAL INFO./ DATE

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Ocean City NJ, 08226

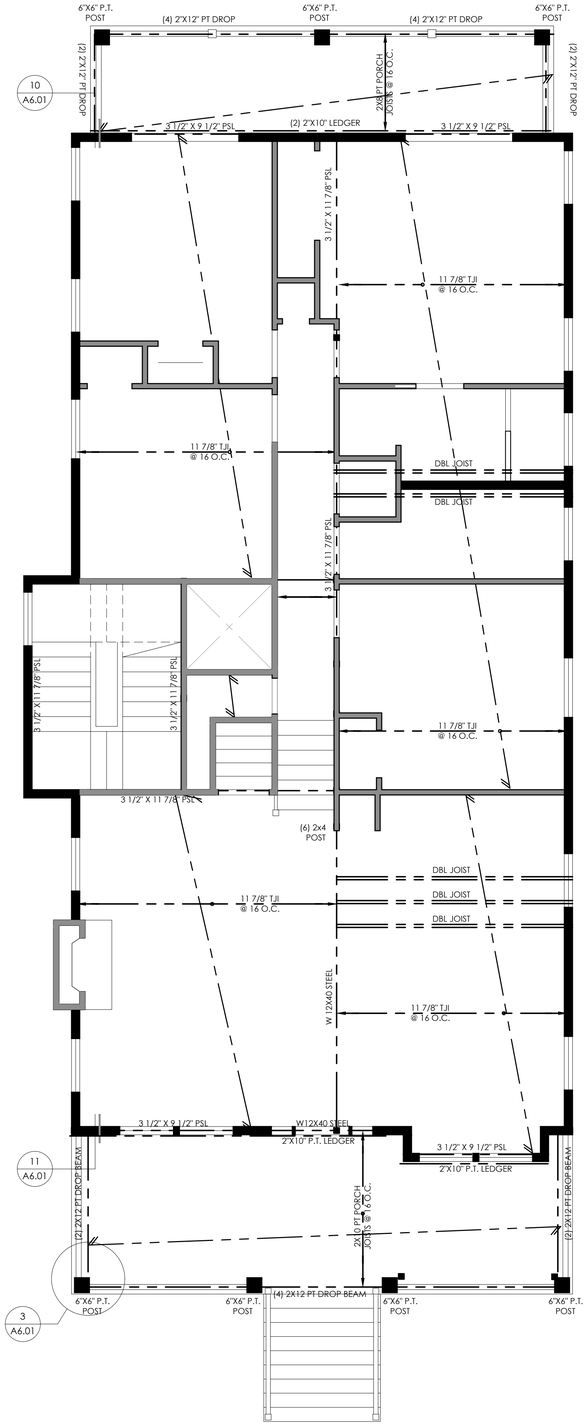
[LOT AND BLOCK]
Lot 47
Block 302

SHEET NUMBER AND NAME:

A6.02

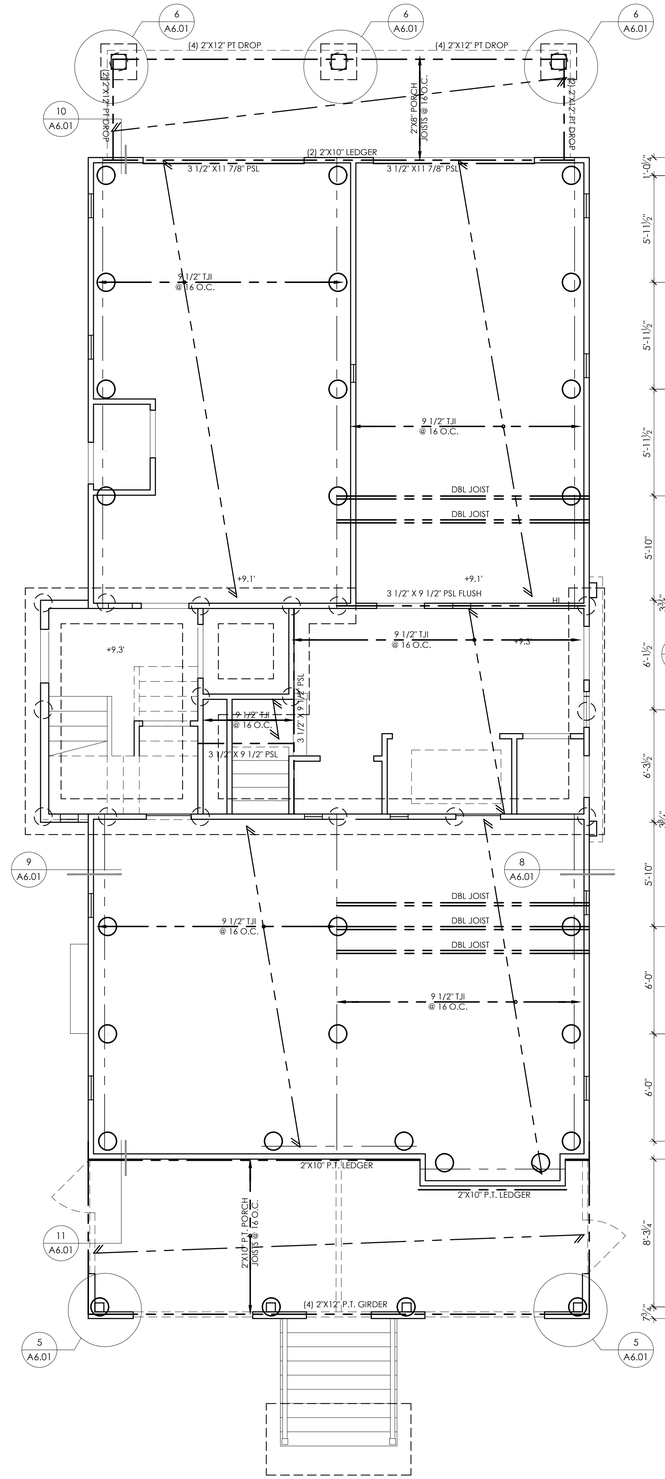
Details

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"



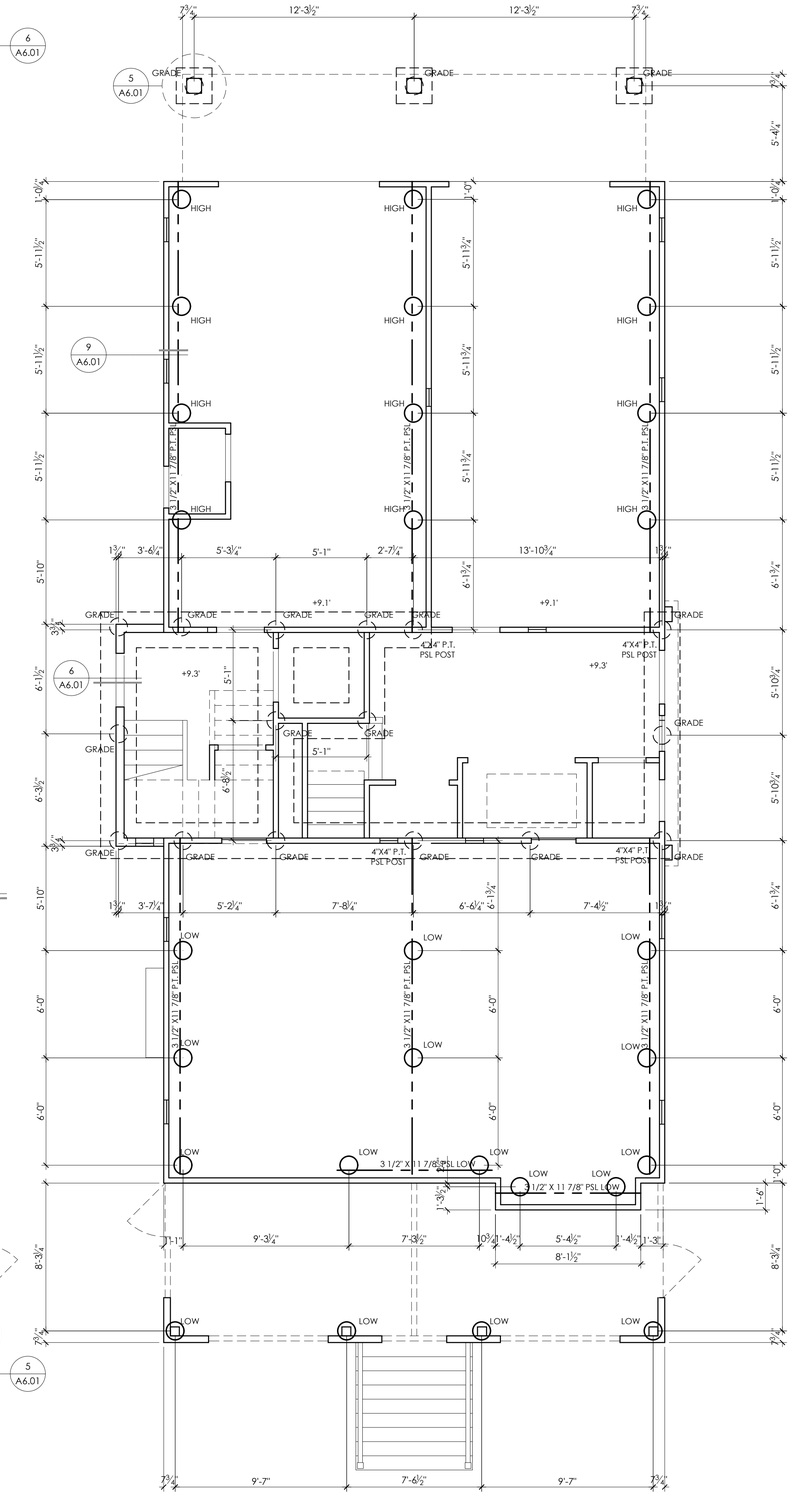
SECOND FLOOR FRAMING PLAN

scale: 1/4" - 1'-0"



FIRST FLOOR FRAMING PLAN

scale: 1/4" - 1'-0"



FOUNDATION PLAN

scale: 1/4" - 1'-0"

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CHRISTOPHER HALLIDAY

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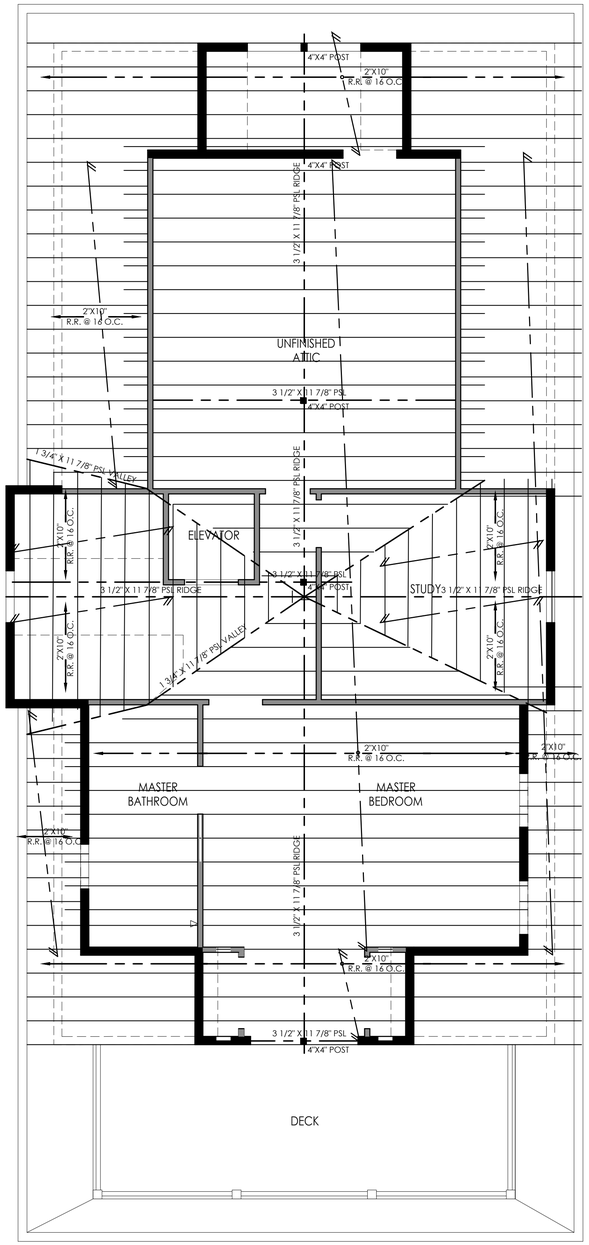
Lot 47
Block 302

SHEET NUMBER AND NAME:

S.1

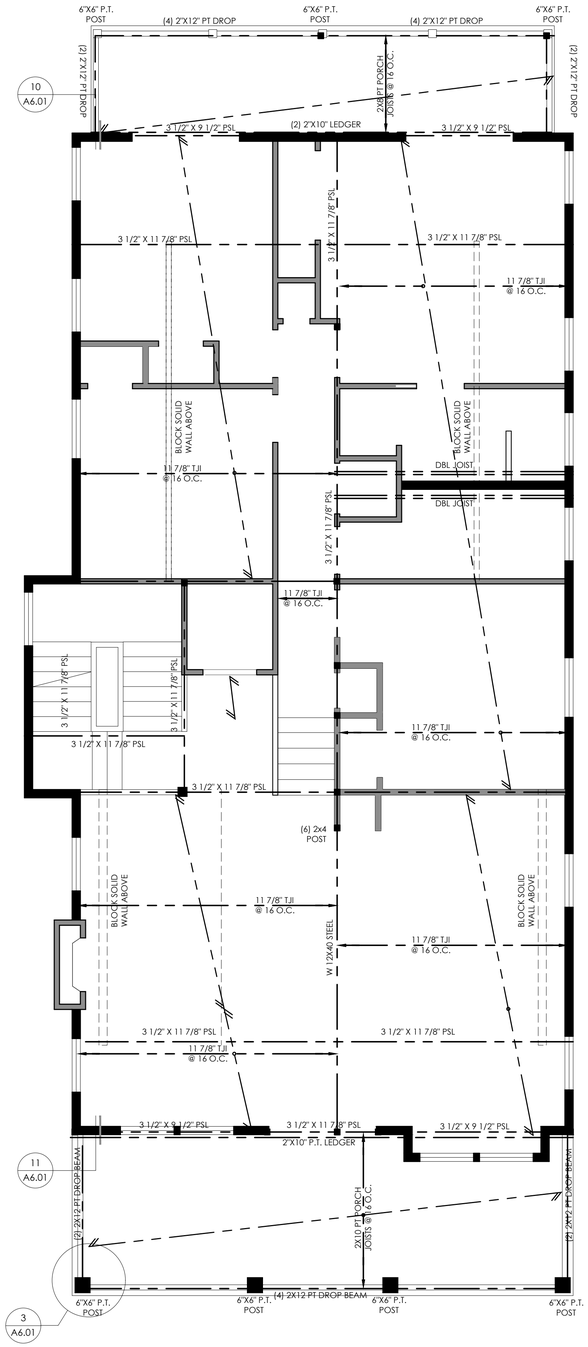
First + Second Floor Framing Plans

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN

scale: 1/4" - 1'-0"



FRONT SECOND FLOOR DECK TO BE CONSTRUCTED WITH FIRE TREATED LUMBER

SECOND FLOOR FRAMING CEILING AND ROOF PLAN

scale: 1/4" - 1'-0"

Halliday Architects

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CHRISTOPHER HALLIDAY

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[LOT AND BLOCK]
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Block 302

SHEET NUMBER AND NAME:

S.2

Attic Framing Plan + Roof Framing Plan

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"