

1661 Asbury LLC

1661 Asbury Ave

1661 ASBURY AVENUE LLC
1661 ASBURY AVENUE
BLOCK 1603 LOT 1
OCEAN CITY, NJ

TITLE SHEET



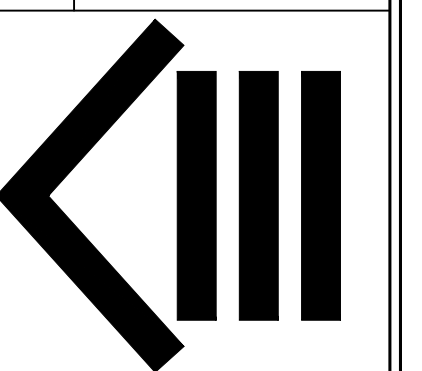
Permit Plans

November 12, 2021

PE, PP, RA

GEORGE WRAY THOMAS
Registered Architect
Professional Engineer

GW
G. Wray Thomas
P. 609 927-3050
F. 609 927-3330
WWW.GWTHOMAS.NET
599 SHORE ROAD
SOMERS POINT
NEW JERSEY
E. 21822



THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:

Date:
11-12-21

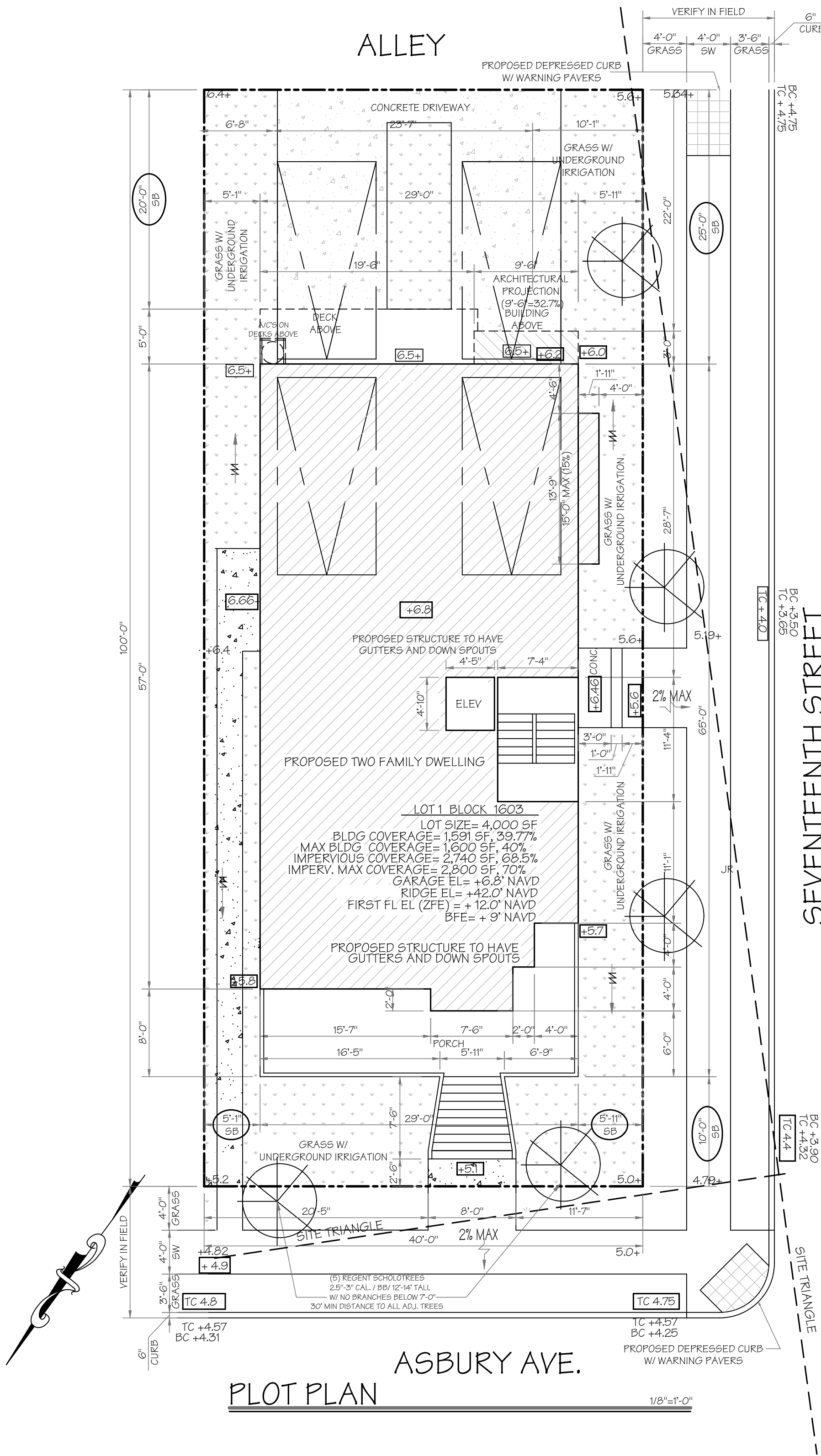
Scale:
AS NOTED

Drawn:
APN

Checked:
GWT

File No:
23621

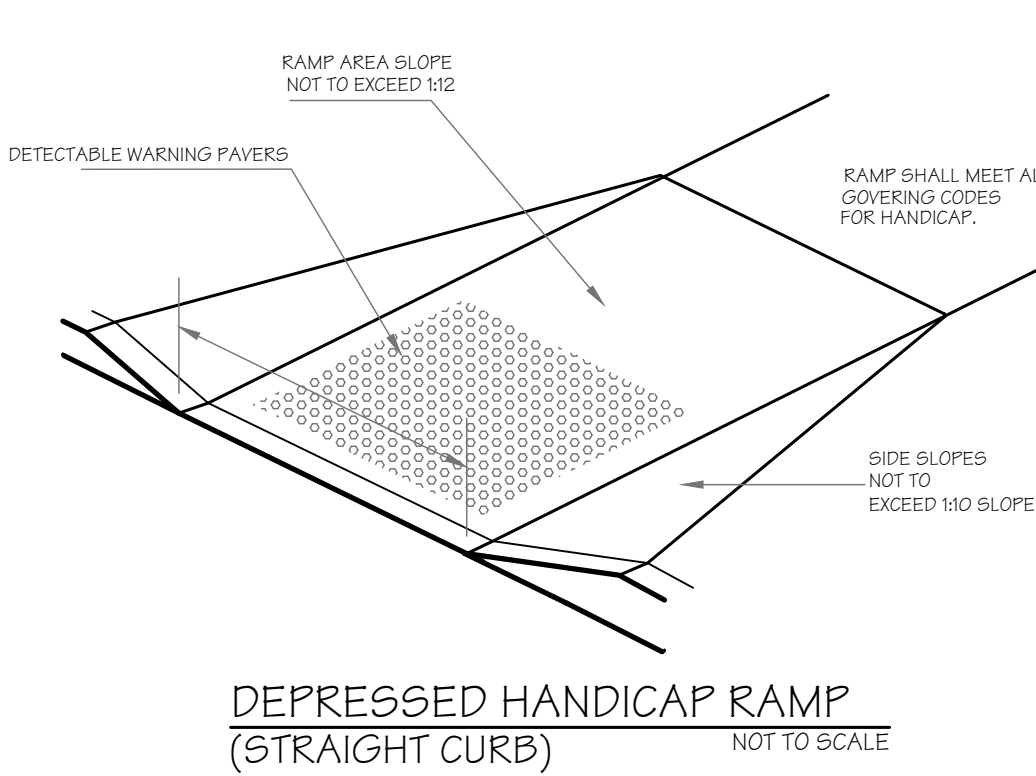
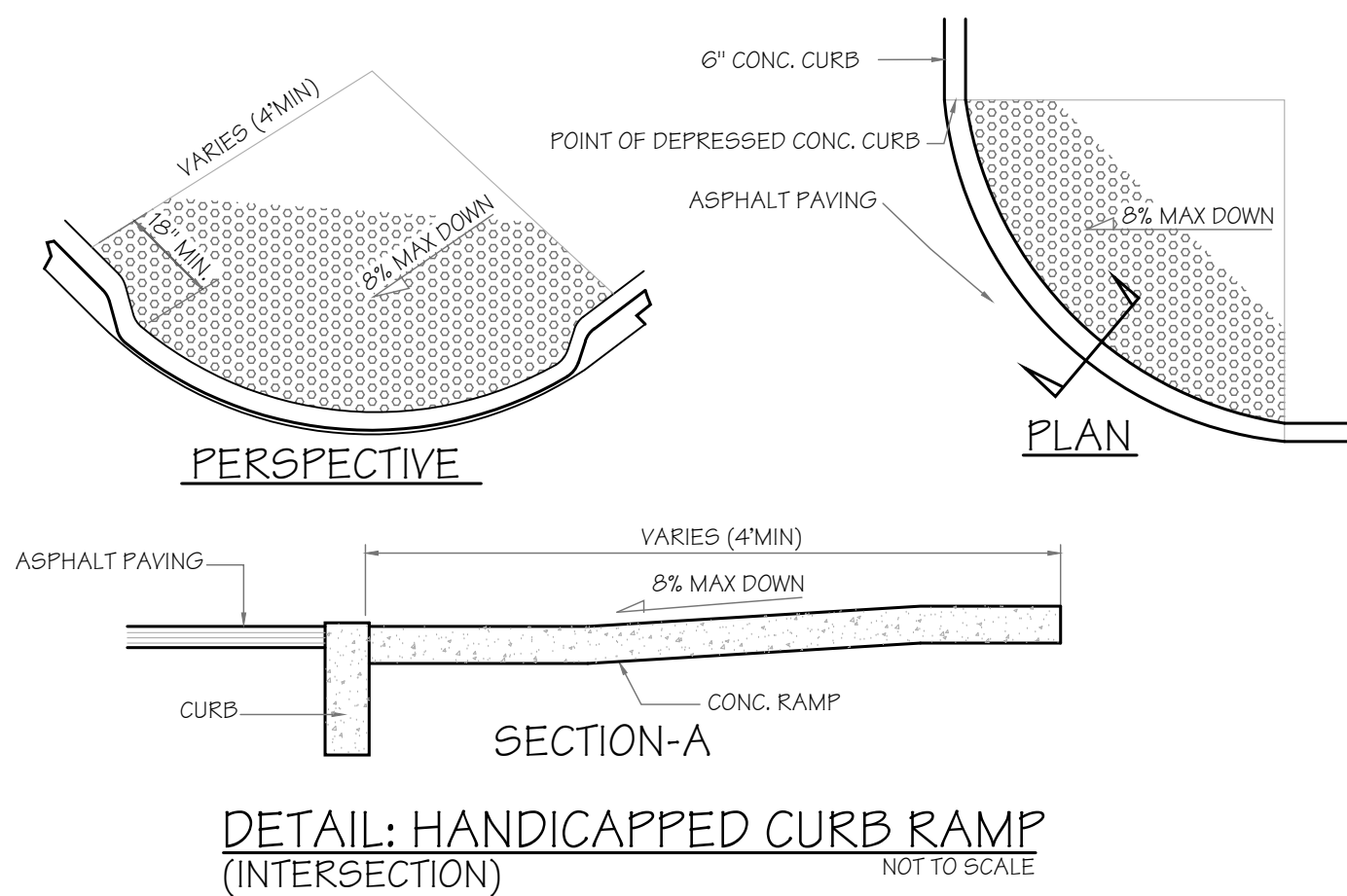
Dwg. No.
T-1



NOTE
SIDEWALKS AND DRIVEWAYS SHALL HAVE A MINIMUM CONCRETE THICKNESS OF 4", EXCEPT WHERE THE SIDEWALK IS PART OF A DRIVEWAY IN WHICH CASE THE MINIMUM CONCRETE THICKNESS SHALL BE 6". MINIMUM SIDEWALK WIDTH SHALL BE 6' EXCEPT IN THOSE BLOCKS OR AREAS WHERE PARTIALLY DEVELOPED SIDEWALKS OF LESSER OR GREATER WIDTHS EXIST.

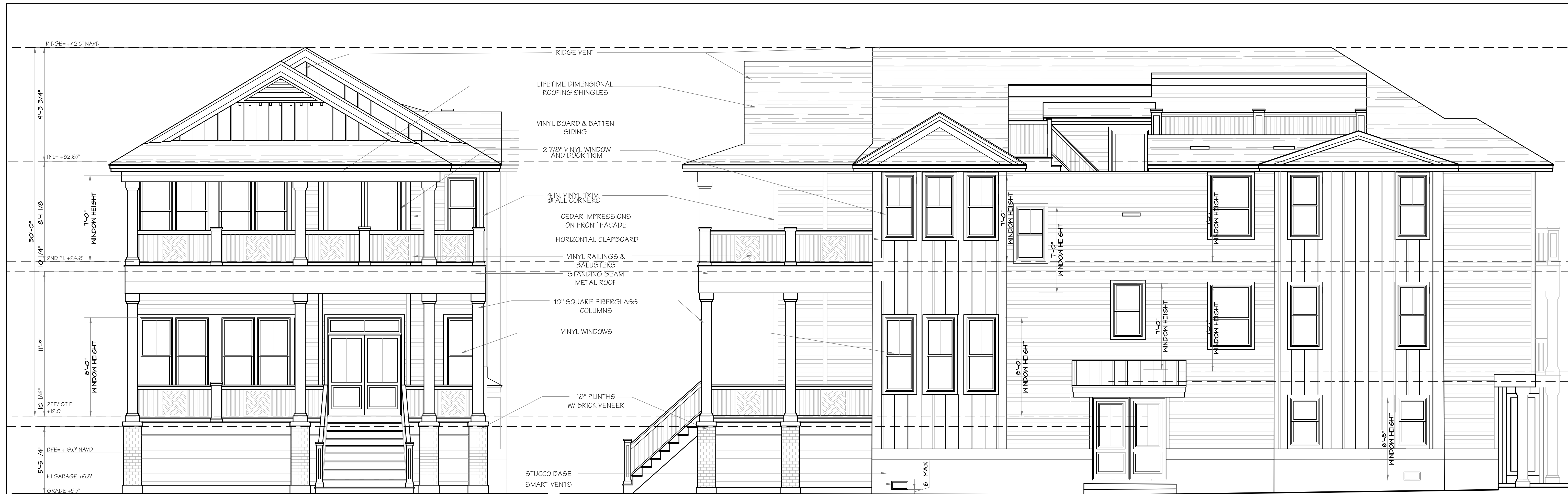
THAT PORTION OF THE DRIVEWAY FROM THE INTERIOR PROPERTY LINE TO THE STREET SHALL HAVE A MINIMUM THICKNESS OF 6" AND SHALL BE CONSTRUCTED OF CONCRETE. ALL DRIVEWAYS SHALL BE REINFORCED WITH WELDED WIRE FABRIC (MIN. 6X6), FIBERMESH, OR AN EQUIVALENT APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE.

EXPANSION JOINTS SHALL BE INSTALLED AT INTERVALS NOT EXCEEDING 20'. PREFORMED BITUMINOUS CELLULAR JOINT FILLERS 1/2" THICK SHALL BE PLACED IN THE EXPANSION JOINTS. FORMED JOINTS SHALL BE CUT INTO THE CONCRETE SIDEWALK BETWEEN THE EXPANSION JOINTS AT EQUAL INTERVALS NOT EXCEEDING WITH WIDTH OF THE SIDEWALK.



BUILDING DATA	
2018 INTERNATIONAL RESIDENTIAL CODE NJ ED.	
USE GROUP = R5	
CONSTRUCTION TYPE = 5B DCA	
TOTAL BLDG. SF = 3,346 SF	
TOTAL STRUCTURAL VOLUME = 54,372 CF	
LAND AREA DIST. = 2,091 SF	
FLOOD ZONE = AE	
BASE FLOOD ELEVATION = +9 (NAVD = 88 DATUM)	

LIST OF DRAWINGS		
DATE	PAGE #	TITLE
11-12-21	T-1	TITLE SHEET
11-12-21	A-1	ELEVATIONS
11-12-21	A-2	GROUND/FIRST/SECOND FLOOR PLANS
11-12-21	A-3	FIRST AND SECOND FLOOR STRUCTURAL PLANS
11-12-21	A-4	FOUNDATION AND ROOF STRUCTURAL PLANS
11-12-21	A-5	GROUND/FIRST/SECOND FLOOR ELECTRICAL PLANS
9-14-18		DETAIL SHEET
5-17-18	FR-15	WOOD FRAMING CONSTRUCTION MANUAL DETAILS
4-20-13	FS1	FIRE STOPPING DETAILS
12-14-16	TJ/HD	TJ/HOLD DOWN DETAILS

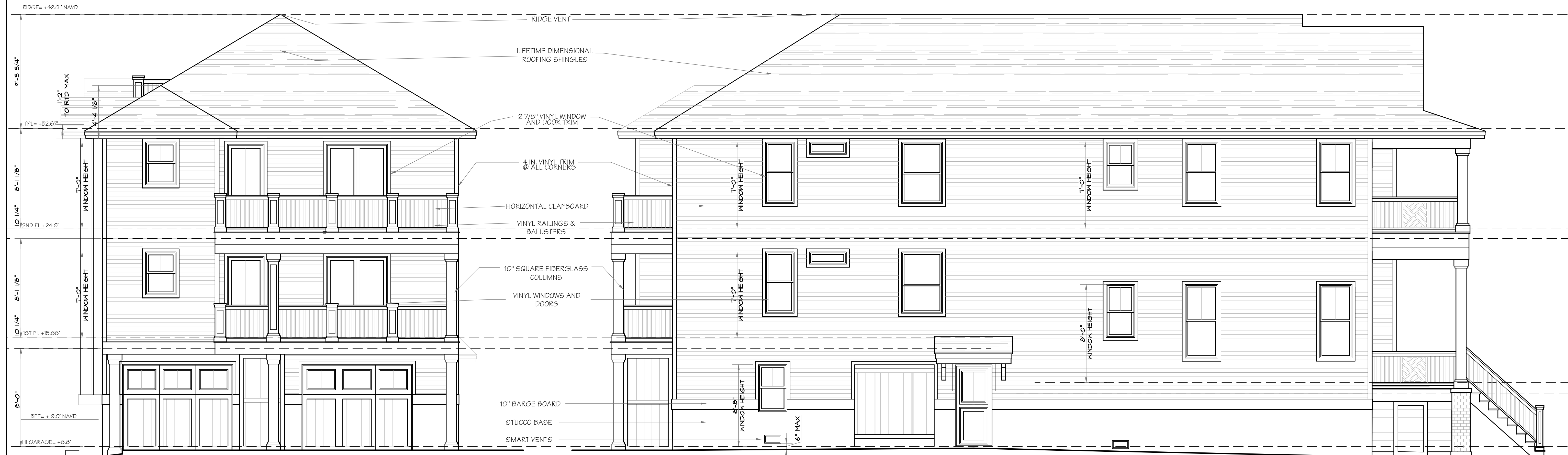


FRONT ELEVATION

NOTE: ALL WINDOWS MORE THAN 6'-0" ABOVE GRADE, DECKS OR PORCHES MUST HAVE SILLS 24 IN. AFF

RIGHT SIDE ELEVATION

NOTE: ALL WINDOWS MORE THAN 6'-0" ABOVE GRADE, DECKS OR PORCHES MUST HAVE SILLS 24 IN. AFF



REAR ELEVATION

NOTE: ALL WINDOWS MORE THAN 6'-0" ABOVE GRADE, DECKS OR PORCHES MUST HAVE SILLS 24 IN. AFF

LEFT SIDE ELEVATION

NOTE: ALL WINDOWS MORE THAN 6'-0" ABOVE GRADE, DECKS OR PORCHES MUST HAVE SILLS 24 IN. AFF

1661 ASBURY AVENUE LLC
1661 ASBURY AVENUE
BLOCK 1603 LOT 1
OCEAN CITY, NJ

ELEVATIONS

PE, PP, RA

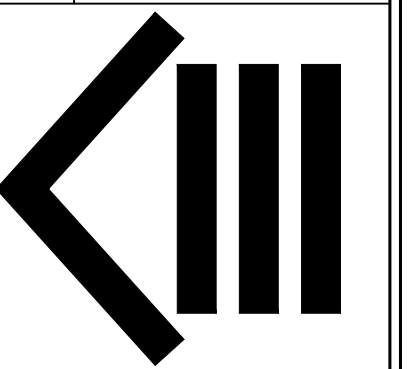
DOCUMENT PREPARED BY GUY THOMAS ARCHITECTURE ARE NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF GUY THOMAS ARCHITECTURE. ALL RIGHTS RESERVED. THIS DOCUMENT AND DESIGN ARE THE PROPERTY OF GUY THOMAS ARCHITECTURE. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF GUY THOMAS ARCHITECTURE IS STRICTLY PROHIBITED. SEE THAT ANY USE OF THESE PLANS SHALL BE CONSIDERED AN UNAUTHORIZED AND ILLEGAL ACT. WE WILL DENY RESPONSIBILITY FOR ANY SUCH VIOLATIONS.

GEORGE WRAY THOMAS

Registered Architect
Professional Engineer

P: (609) 927-3050 F: (609) 927-3330
WWW.GUYTHOMAS.NET
599 SHORE ROAD SOMERS POINT NEW JERSEY

GWT
G. W. Thomas
P. 09568
E. 21822



THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:

Date:
11-12-21

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

Drawn:
APN

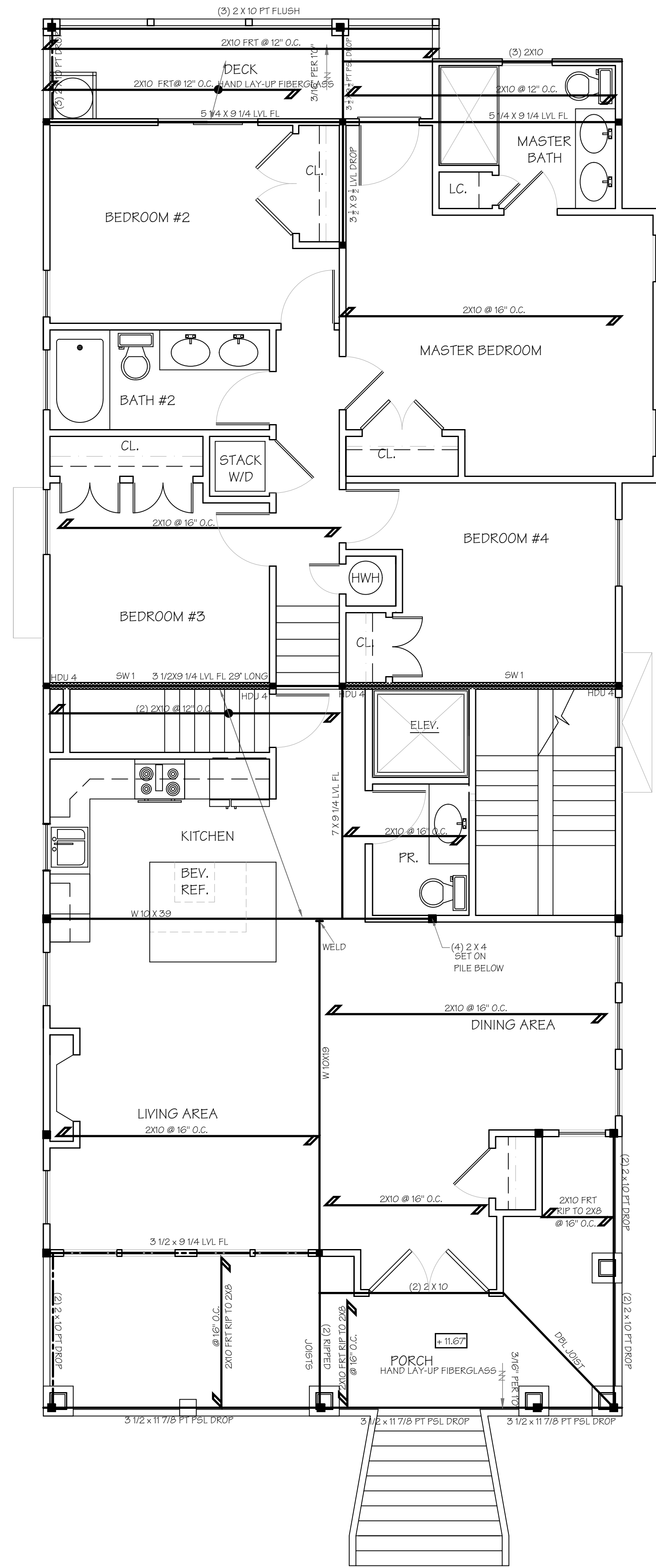
Checked:
GWT

File No:
23621

Dwg. No.
A-1

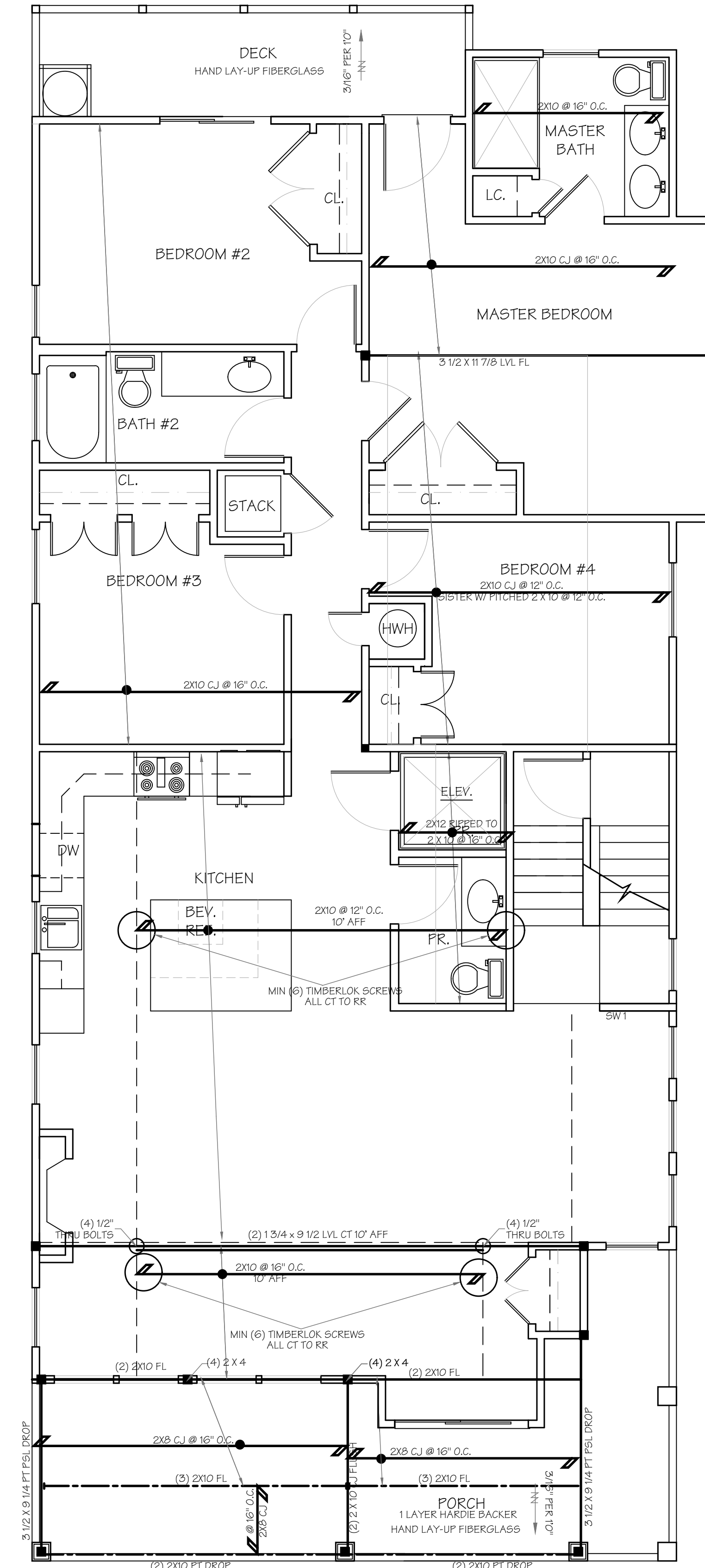
STRUCTURAL POST KEY

- MIN. (3) 2x POST DN UNLESS OTHERWISE NOTED
- POST/ POINT LOAD FROM ABOVE
- ▨ SHEAR WALL



FIRST FLOOR PLAN

NOTE: PT LUMBER SHALL HAVE FIELD APPLIED COATING
MANUFACTURER: NO-BURN.



SECOND FLOOR PLAN

NOTE: PT LUMBER SHALL HAVE FIELD APPLIED COATING
MANUFACTURER: NO-BURN.

1661 ASBURY AVENUE LLC
1661 ASBURY AVENUE
BLOCK 1603 LOT 1
OCEAN CITY, NJ

FIRST & SECOND FLOOR
STRUCTURAL PLANS

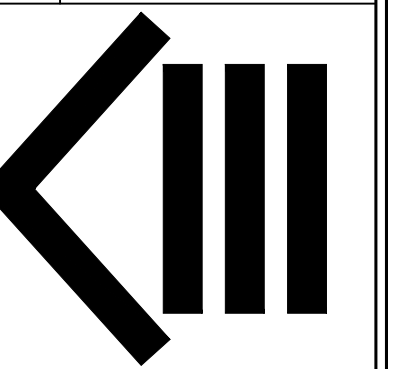
PE, PP, RA

GEORGE WRAY THOMAS

Registered Architect
Professional Engineer

P: (609) 927-5050
F: (609) 927-3330
WWW.GWTHOMAS.NET

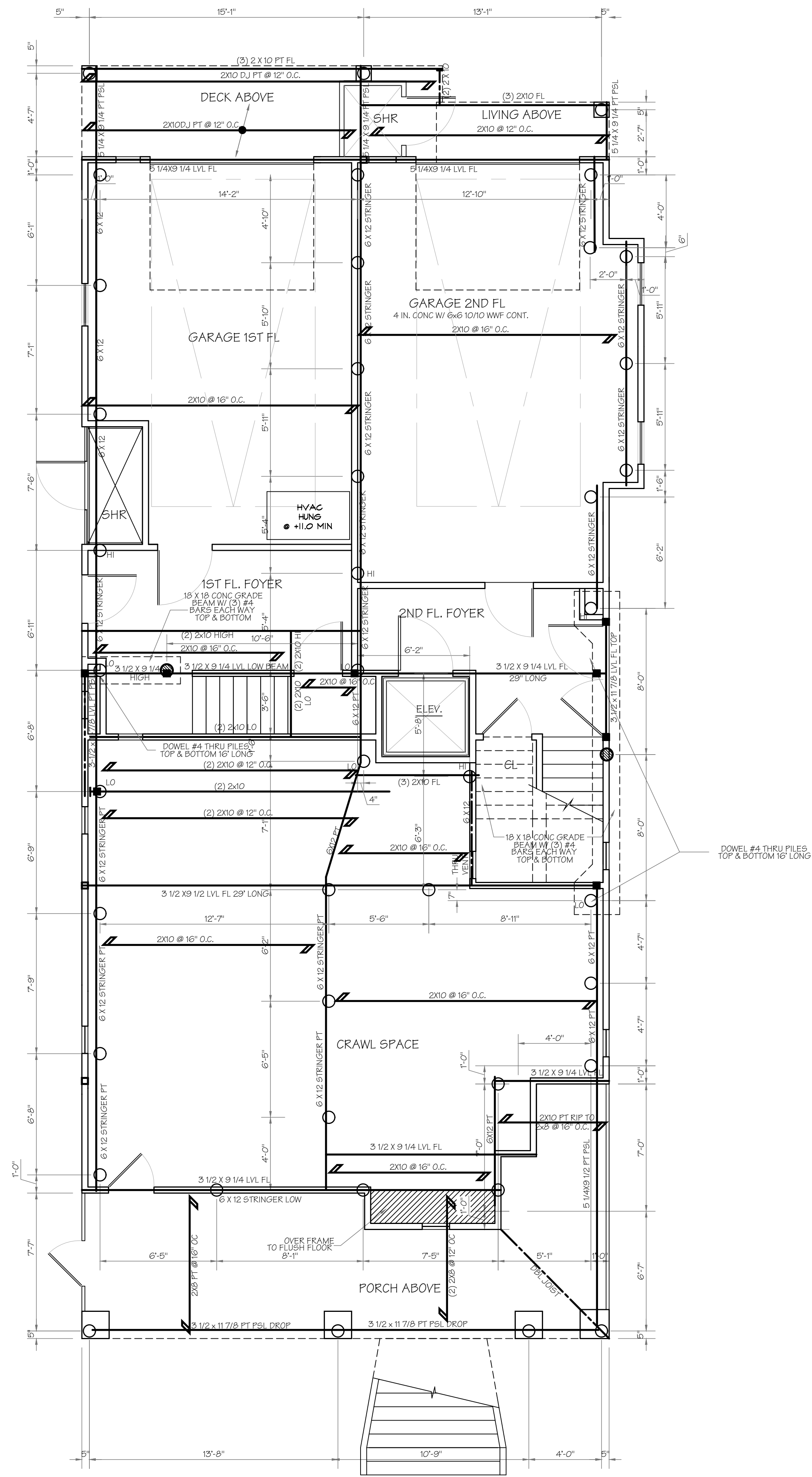
GW Thomas
G. W. Thomas
P. E., A. E., P. E.
E. 21822



THESE DESIGNS ARE
COPYRIGHT
PROTECTED

Revisions:

Date:	11-12-21	File No:	
Scale:	1/4" = 1'-0"		23621
Drawn:	APN	Dwg. No.:	A-3
Checked:	GWT		



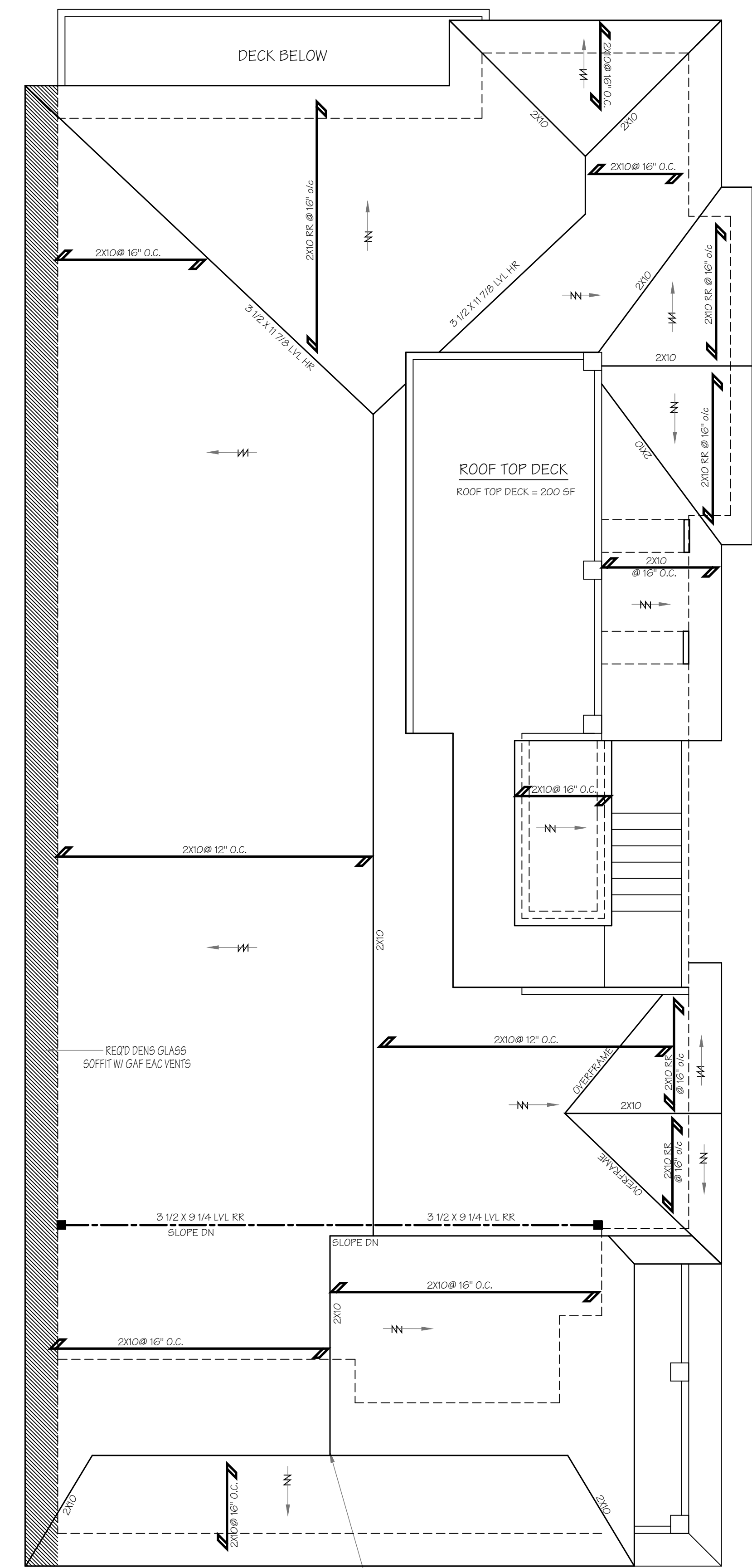
STRUCTURAL POST KEY

- MIN. (3) 2x POST DN UNLESS OTHERWISE NOTED
- POST/ POINT LOAD FROM ABOVE
- ▨ SHEAR WALL

PILING LEGEND

- PILE STRINGER
- ▨ PILE GRADE BEAM

GROUND FLOOR/PILE PLAN



ROOF PLAN
ROOF TOP DECK 200 SF (MAX FLAT ROOF)

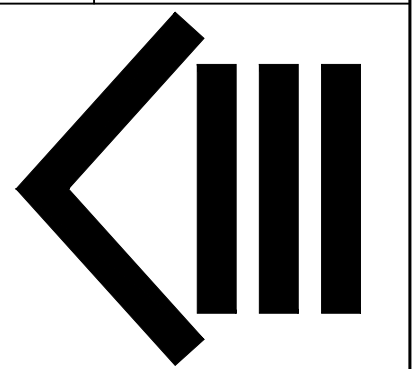
1661 ASBURY AVENUE LLC
1661 ASBURY AVENUE
BLOCK 1603 LOT 1
OCEAN CITY, NJ

**FIRST & SECOND FLOOR
STRUCTURAL PLANS**

PE, PP, RA

GEORGE WRAY THOMAS
Registered Architect
Professional Engineer

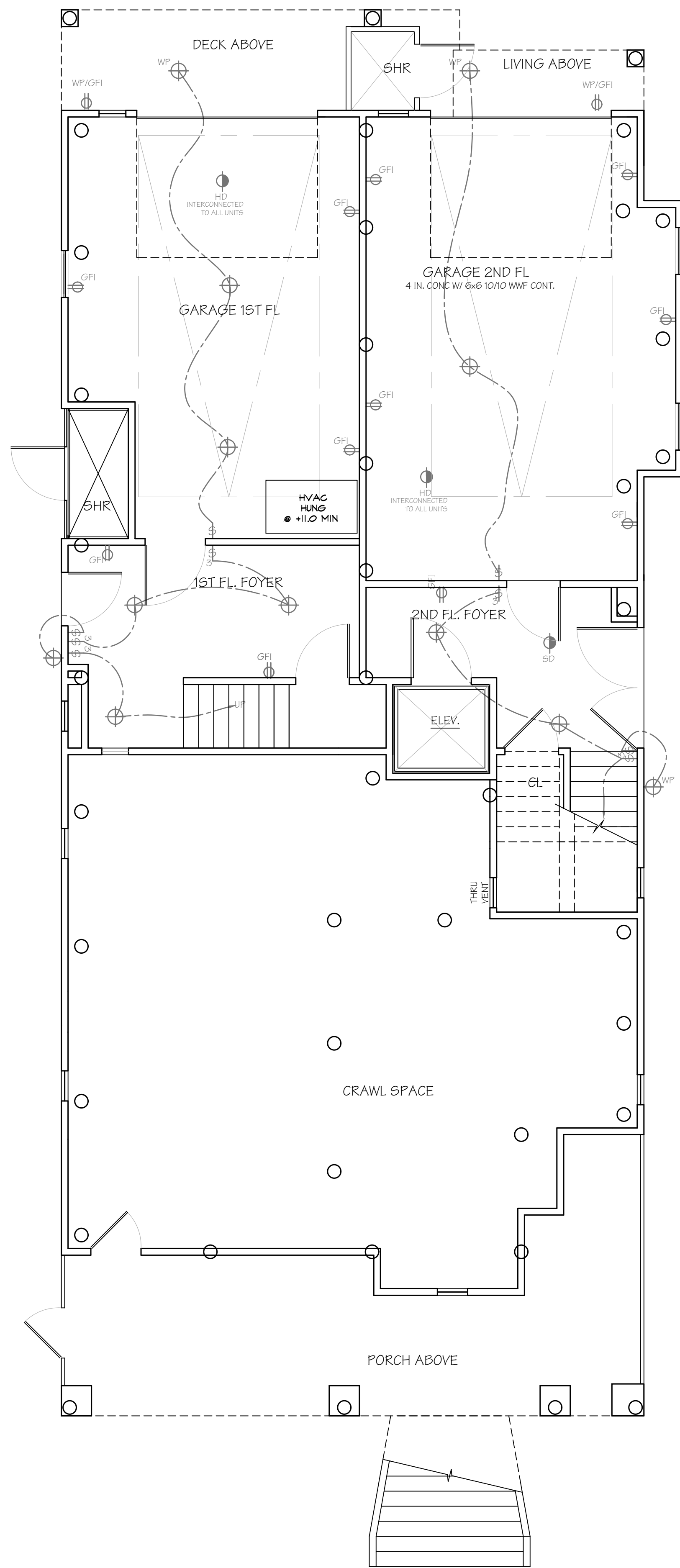
GW Thomas
G. W. Thomas
P. 609 927-3330
WWW.GWTHOMAS.NET
599 SHORE ROAD
SOMERS POINT NEW JERSEY
E 21822



THESE DESIGNS ARE
**COPYRIGHT
PROTECTED**

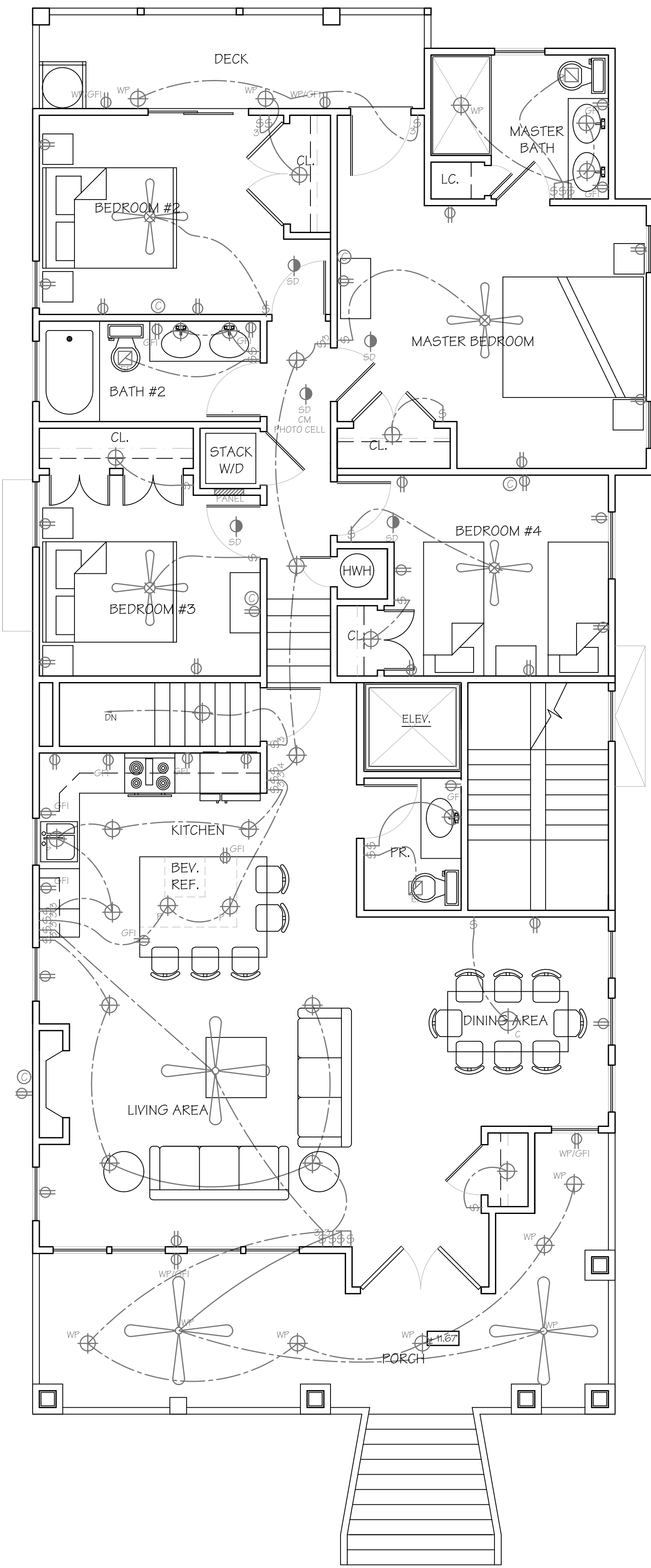
Revisions:

Date:	11-12-21	File No.:	23621
Scale:	1/4" = 1'-0"	Drawn:	APN
Checked:	GWT	Dwg. No.:	A-4



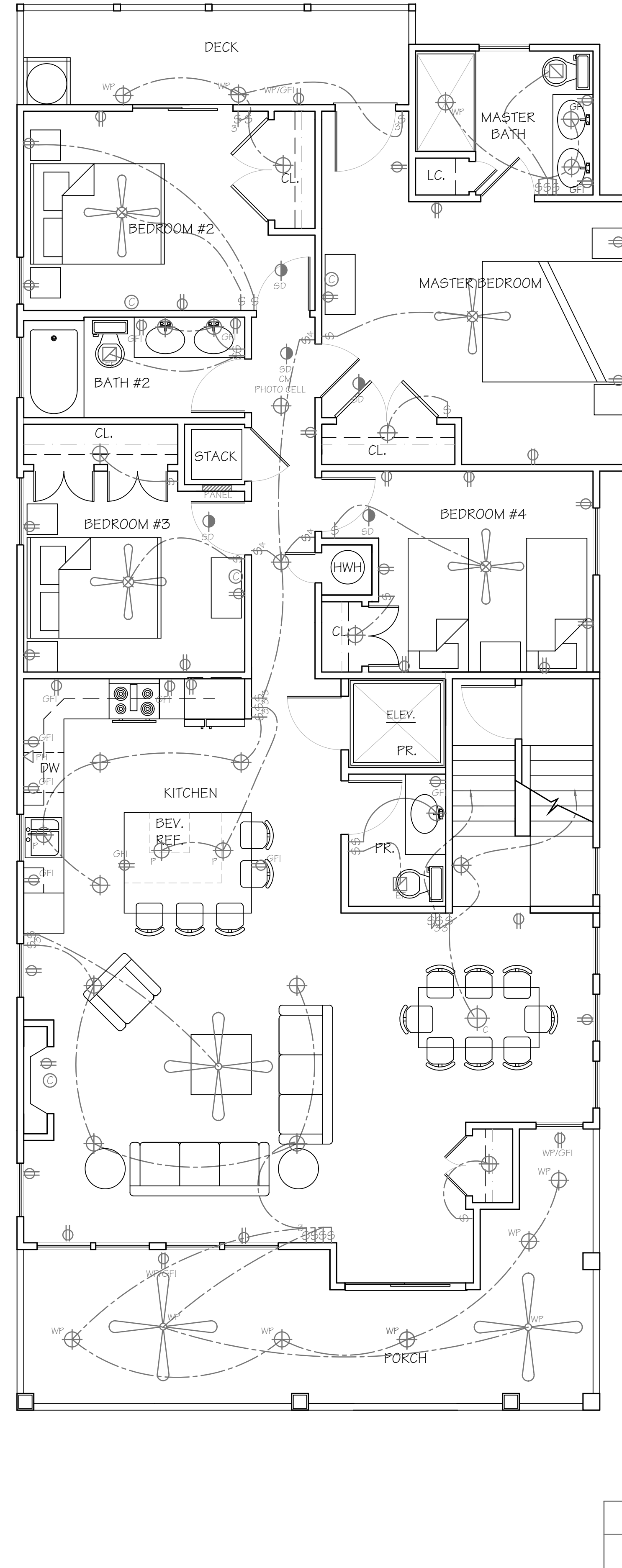
GROUND FLOOR/PILE PLAN

NOTE:
 - ALL CEILING FANS TO HAVE LIGHTS.
 - SD'S MUST BE LOCATED MIN OF 36" AWAY FROM TIPS OF FAN BLADES,
 BATHROOM DOORS W/ TUB / SHOWER, 4 HVAC SUPPLY OUTLETS, TYP.
 - CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE
 INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS



FIRST FLOOR PLAN

ELECTRICAL
 NOTE: SD'S MUST BE LOCATED MIN OF 36" AWAY FROM FAN BLADES, TYP.
 NOTE:
 - ALL CEILING FANS TO HAVE LIGHTS.
 - SD'S MUST BE LOCATED MIN OF 36" AWAY FROM TIPS OF FAN BLADES,
 BATHROOM DOORS W/ TUB / SHOWER, 4 HVAC SUPPLY OUTLETS, TYP.
 - CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE
 INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS



SECOND FLOOR PLAN

ELECTRICAL
 NOTE: SD'S MUST BE LOCATED MIN OF 36" AWAY FROM FAN BLADES, TYP.
 NOTE:
 - ALL CEILING FANS TO HAVE LIGHTS.
 - SD'S MUST BE LOCATED MIN OF 36" AWAY FROM TIPS OF FAN BLADES,
 BATHROOM DOORS W/ TUB / SHOWER, 4 HVAC SUPPLY OUTLETS, TYP.
 - CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE
 INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS

ELECTRICAL LEGEND		

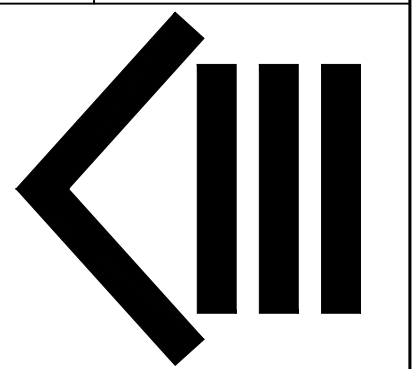
1661 ASBURY AVENUE LLC
 1661 ASBURY AVENUE
 BLOCK 1603 LOT 1
 OCEAN CITY, NJ

ELECTRICAL PLANS

PE, PP, RA

GEORGE WRAY THOMAS
 Registered Architect
 Professional Engineer

GW Thomas
 G. W. Thomas
 P. 609.927.3330
 F. 609.927.3330
 WWW.GWTHOMAS.NET
 599 SHORE ROAD SOMERS POINT NEW JERSEY
 E 21822



THESE DESIGNS ARE
COPYRIGHT
 PROTECTED

Revisions:	
Date: 11-12-21	File No: 23621
Scale: 1/4" = 1'-0"	Dwg. No. A-5
Drawn: APN	Checked: GWT