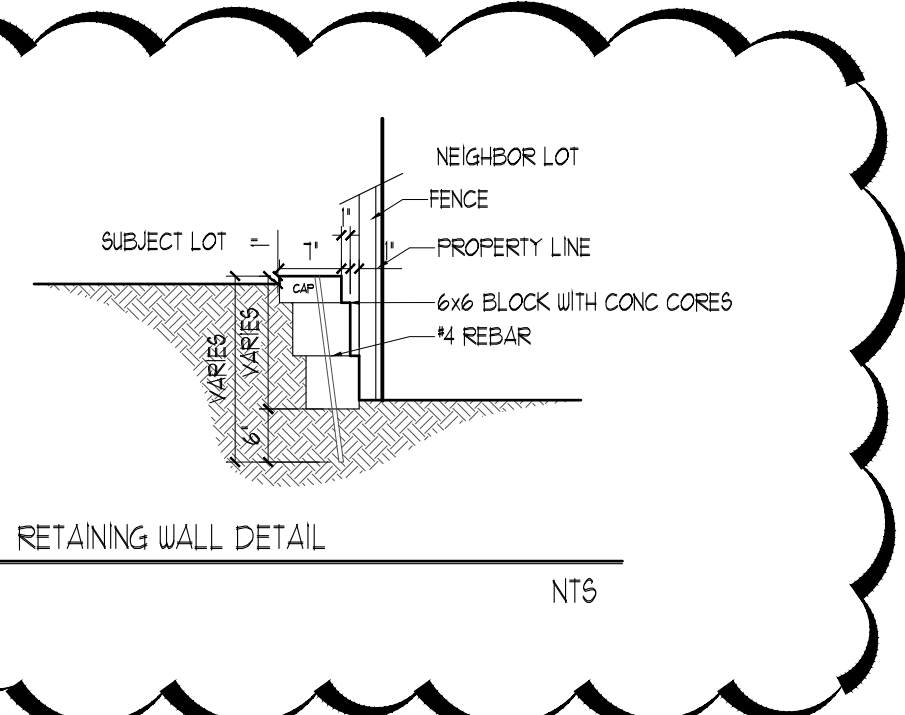
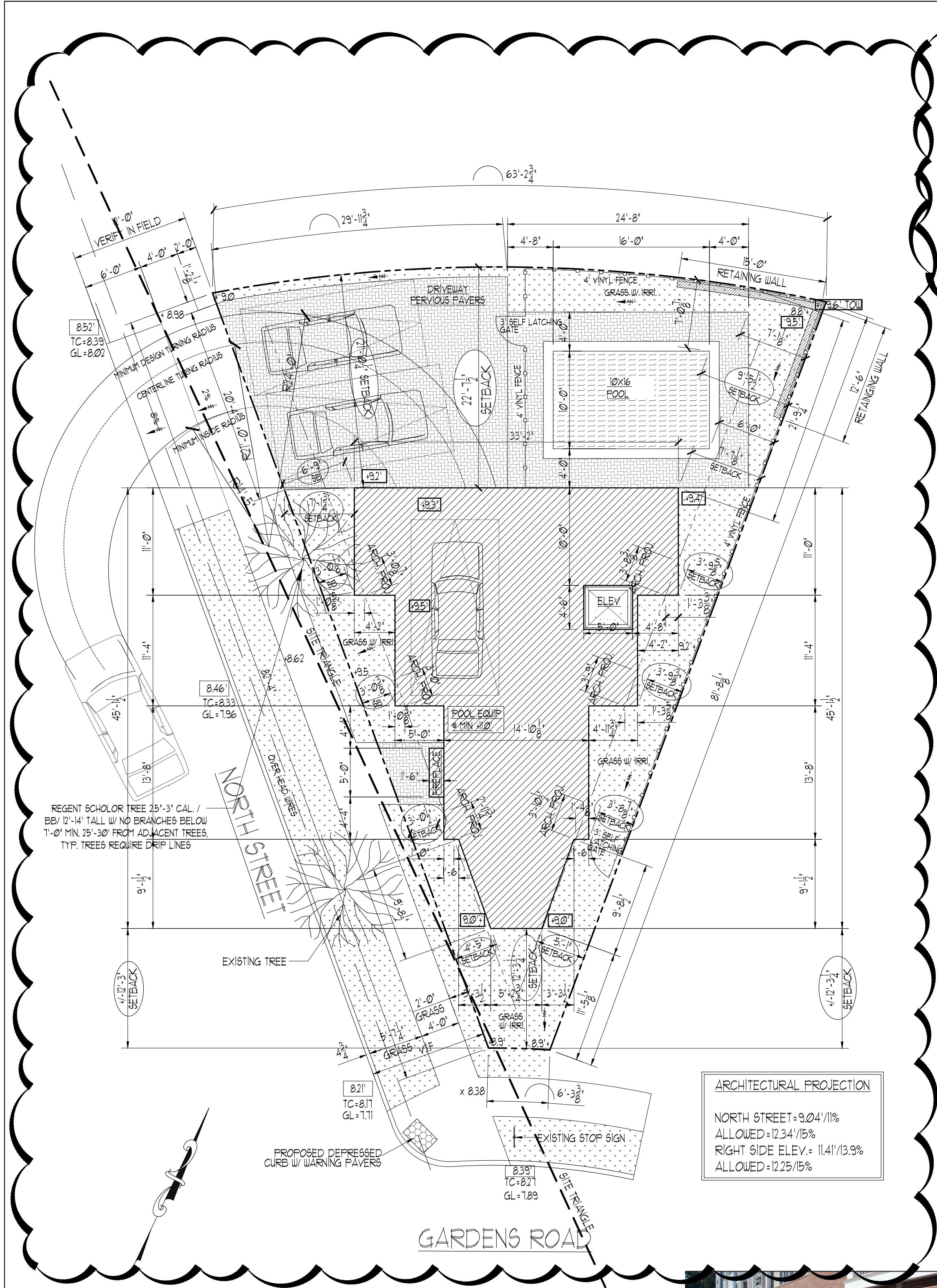




NOTE
SIDEWALKS AND DRIVEWAYS SHALL HAVE A MINIMUM CONCRETE THICKNESS OF 4" EXCEPT WHERE THE SIDEWALK IS PART OF A DRIVEWAY IN WHICH CASE THE MINIMUM CONCRETE THICKNESS SHALL BE 6" MINIMUM SIDEWALK WIDTH SHALL BE 6' EXCEPT IN THOSE BLOCKS OR AREAS WHERE PARTIALLY DEVELOPED SIDEWALKS OF LESSER OR GREATER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

FINISHED GRADE	
9.2	
9.4	
9.0	
9.0	
36.6/4=9.15	

LOT:23 BLOCK: 70.38
LOT AREA : 2,789 SF
BLDG COVERAGE: 912 SF, 32.7%
(916.15 SF, 35% PERMITTED)
IMP. COVERAGE: 1840 SF, 58.8%
(1613.4 SF, 60% PERMITTED)
FAR: 2.02 SF, 73.3%
(2231 SF, 80% PERMITTED)
EL FIRST FLOOR: +18.15'
RIDGE HEIGHT: +48.15'
ABFE: +9' NAVD
ZFE: +18.15' NAVD
HI GARAGE: +9.5'
PROPOSED STRUCTURES TO HAVE GUTTERS & DOWN SPOUTS

ARCHITECTURAL PROJECTION
NORTH STREET=9.04'/11%
ALLOWED=12.34'/15%
RIGHT SIDE ELEV.= 11.41'/13.3%
ALLOWED=12.25'/15%



GARDENS ROAD ELEVATION

PERMIT PLANS

November 14, 2024
Revision January 28, 2025

BUILDING DATA

2021 INTERNATIONAL RESIDENTIAL CODE, NJ EDITION
USE GROUP = R5
CONSTRUCTION TYPE = 5A DCA
FLOOD ZONE = AE
BASE FLOOD = +10.0'
TOTAL BUILDING SF: 4,716 SF
STRUCTURAL VOLUME: 88,753 CF
BUILDING COV. (NOT IMPERVIOUS)= 3,400 SF

LIST OF DRAWINGS		
DATE	PAGE #	TITLE
1-28-25	T-1	COVER SHEET
1-28-25	A-1	GARDEN ROAD & NORTH STREET ELEVATIONS
1-28-25	A-2	REAR SIDE & RIGHT SIDE ELEVATIONS
11-14-24	A-3	GROUND FLOOR & FIRST FLOOR ARCHITECTURAL PLANS
1-28-25	A-4	SECOND FLOOR & HALF-STORY ARCHITECTURAL PLANS
11-14-24	A-5	FOUNDATION PLAN, GROUND & FIRST FLR. STRUCTURAL PLANS
1-28-25	A-6	SECOND FLR, HALF-STORY & ROOF STRUCTURAL PLANS
11-14-24	A-7	GROUND & FIRST ELECTRICAL PLAN
1-28-25	A-8	SECOND & HALF-STORY ELECTRICAL PLAN
11-14-24	DET-1	DETAILS & NOTES
8-29-22	FR15	WOOD FRAMING DETAILS
8-29-22	TJ1/HD	TJI AND SHEER WALL DETAILS
8-29-22	FS-1	FIRE STOPPING DETAILS
11-14-24	PP-1	POOL PLAN & DETAILS

Aqua Rite™
Permeable Paver

Aqua Rite is a permeable paver that provides environmental benefits with multiple system options providing design versatility. Aqua Rite supports vehicular traffic. Aqua Rite is an excellent, green, stormwater management solution for residential and commercial needs.

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OCEAN CITY, NJ

TITLE SHEET

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ARCHITECTURE & ENGINEERING

Andrew Bechtold
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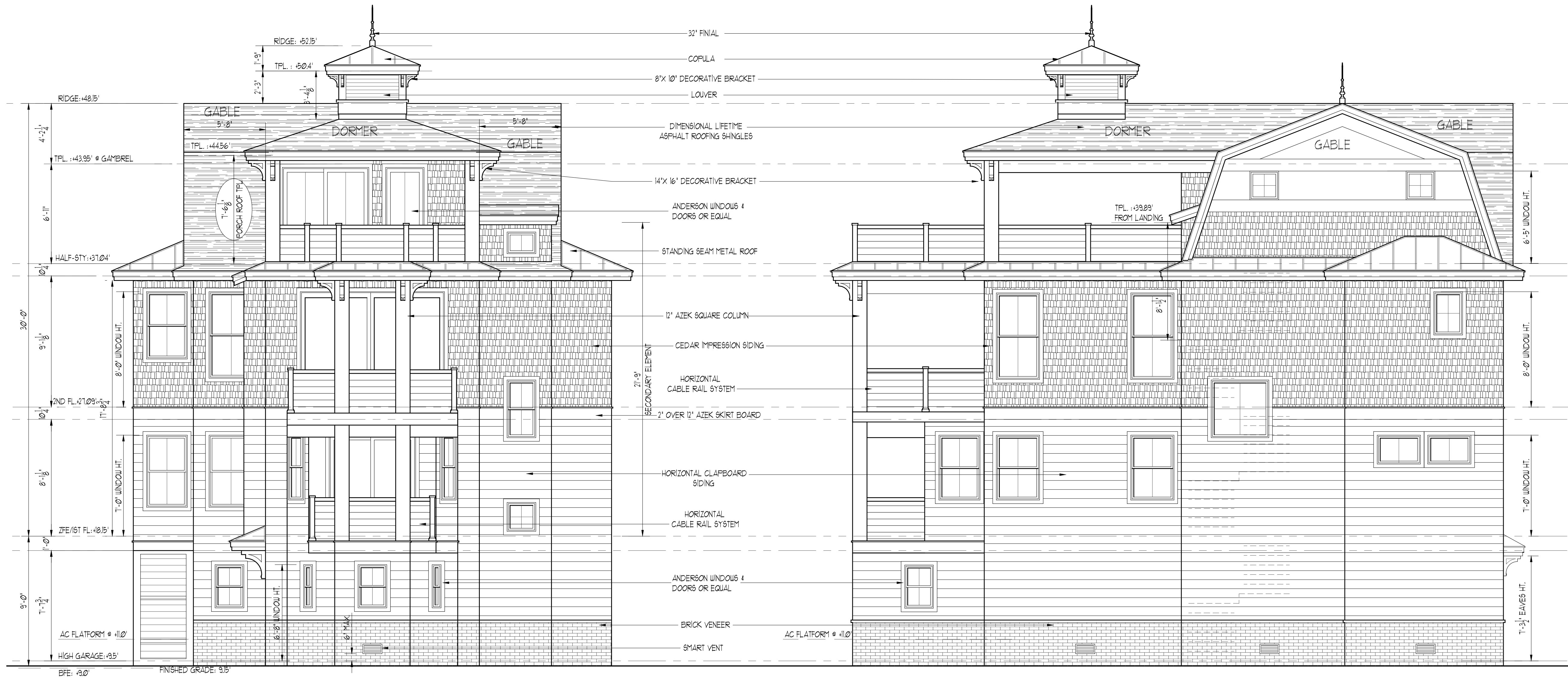
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Dwg. No.

Checked: GWT/ACB

T-1



GARDENS ROAD ELEVATION

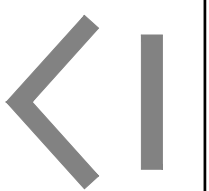
RIGHT SIDE ELEVATION

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GARDENS ROAD &
NORTH STREET
ELEVATIONS

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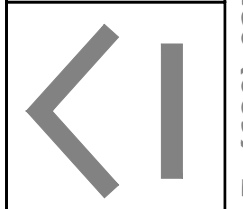
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COSTE RESIDENCE
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REAR & RIGHT
SIDE ELEVATIONS

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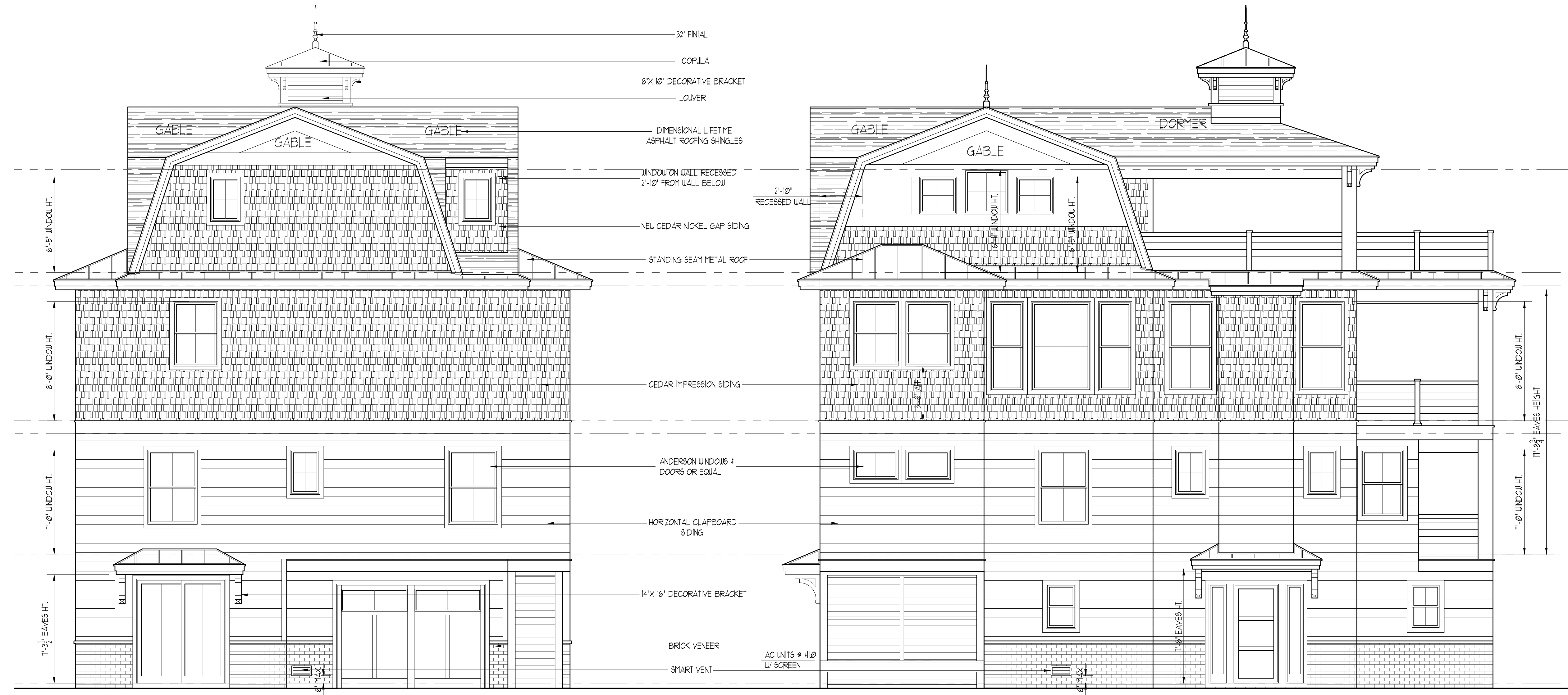
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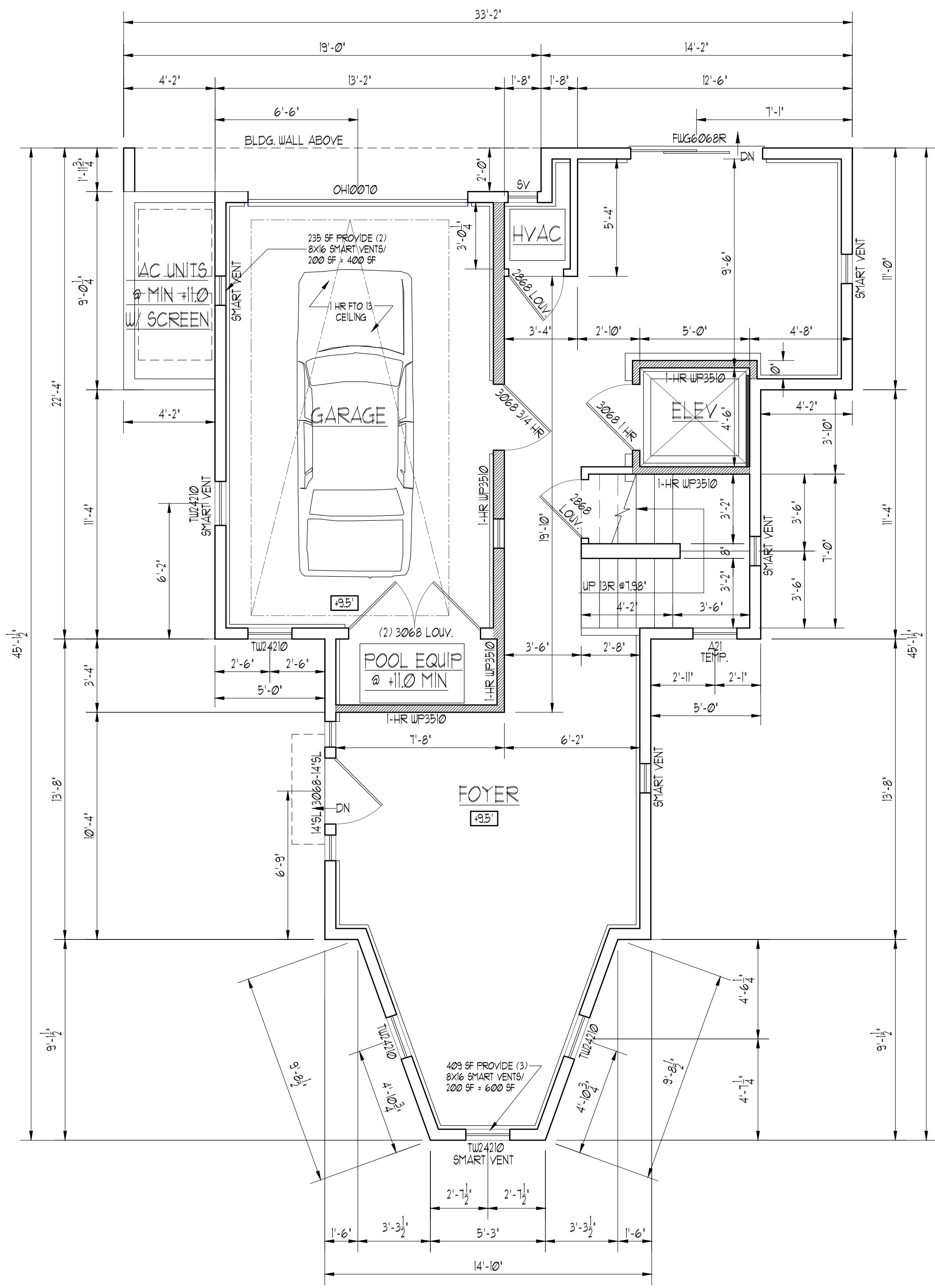
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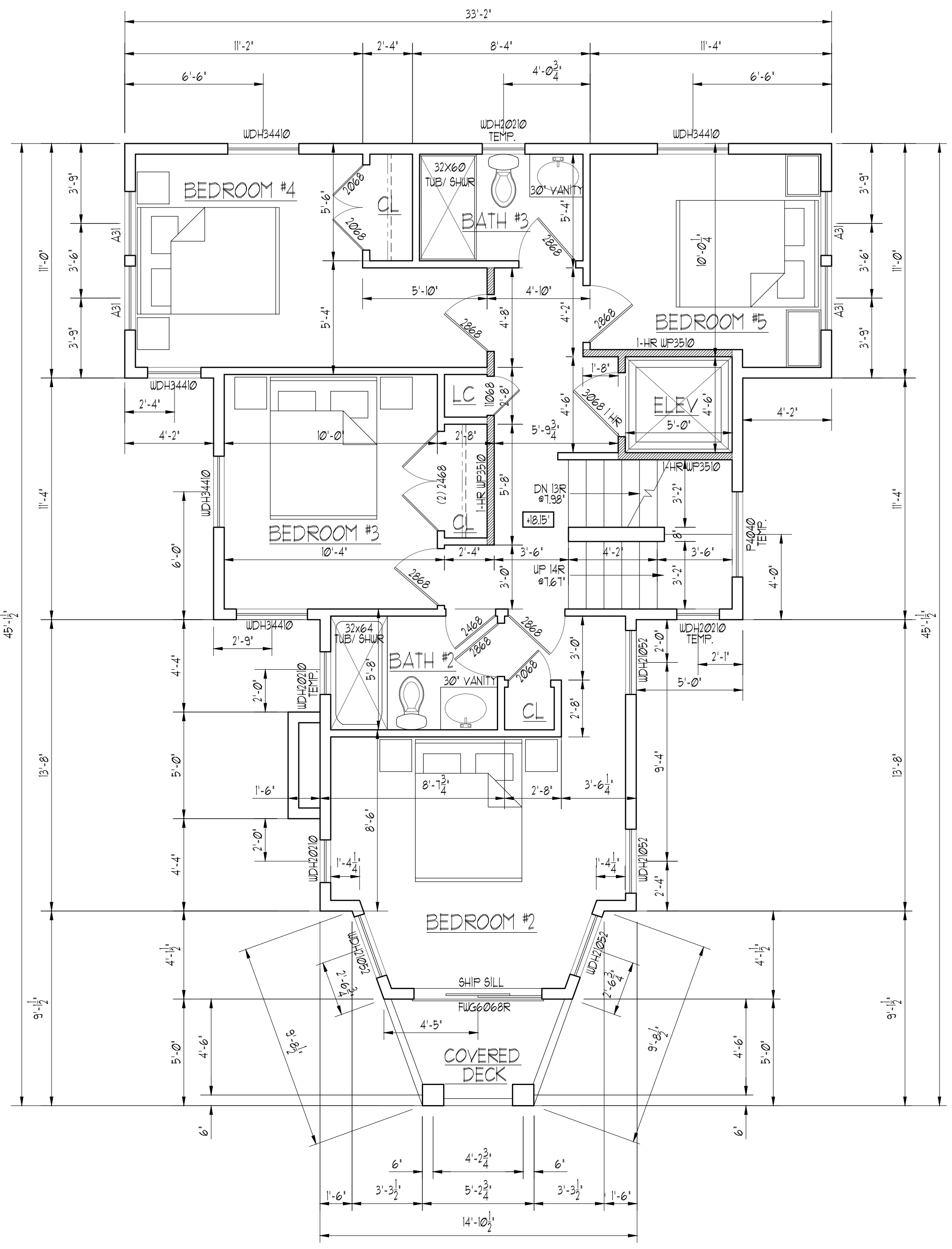


REAR ELEVATION

NORTH STREET ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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

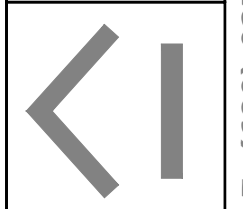
904 SF

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GROUND & FIRST
FLOOR PLANS

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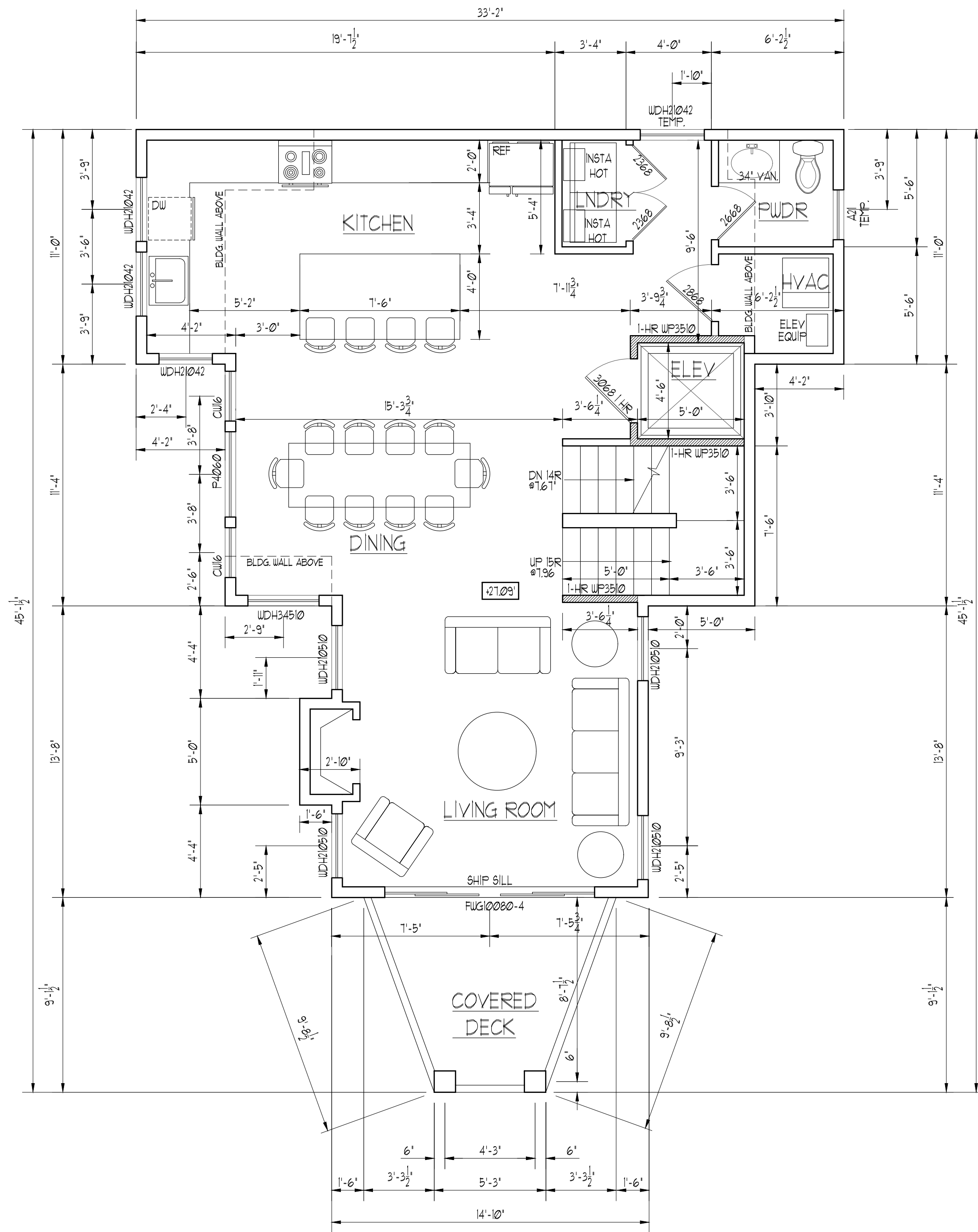
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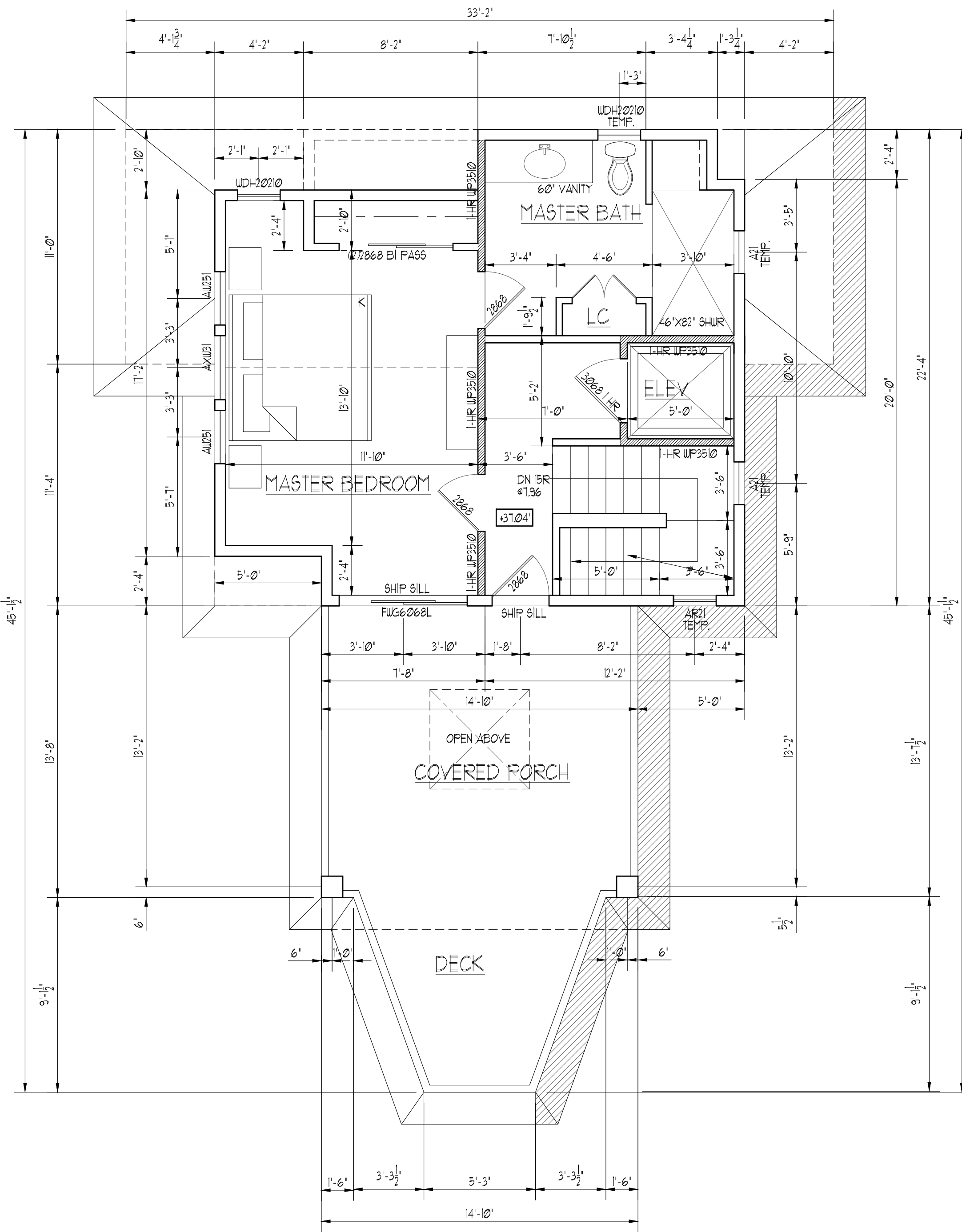
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Checked: GWT/ACB	A-3



SECOND FLOOR PLAN

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

862 SF



HALF STORY PLAN

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

345 SF 39.3% @ 5'
345 SF 39.3% @ 1'

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SECOND FLOOR
AND HALF STORY
PLANS

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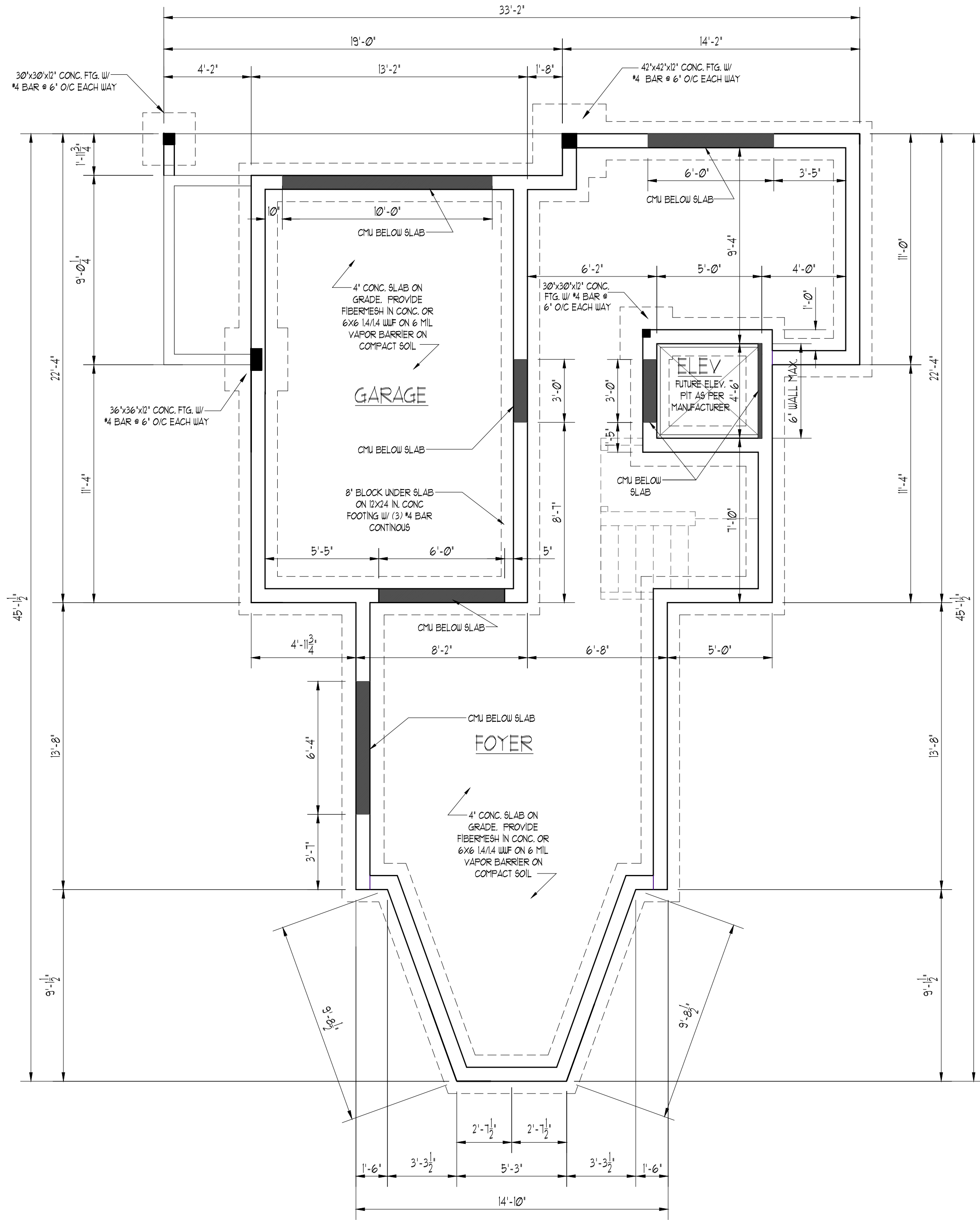
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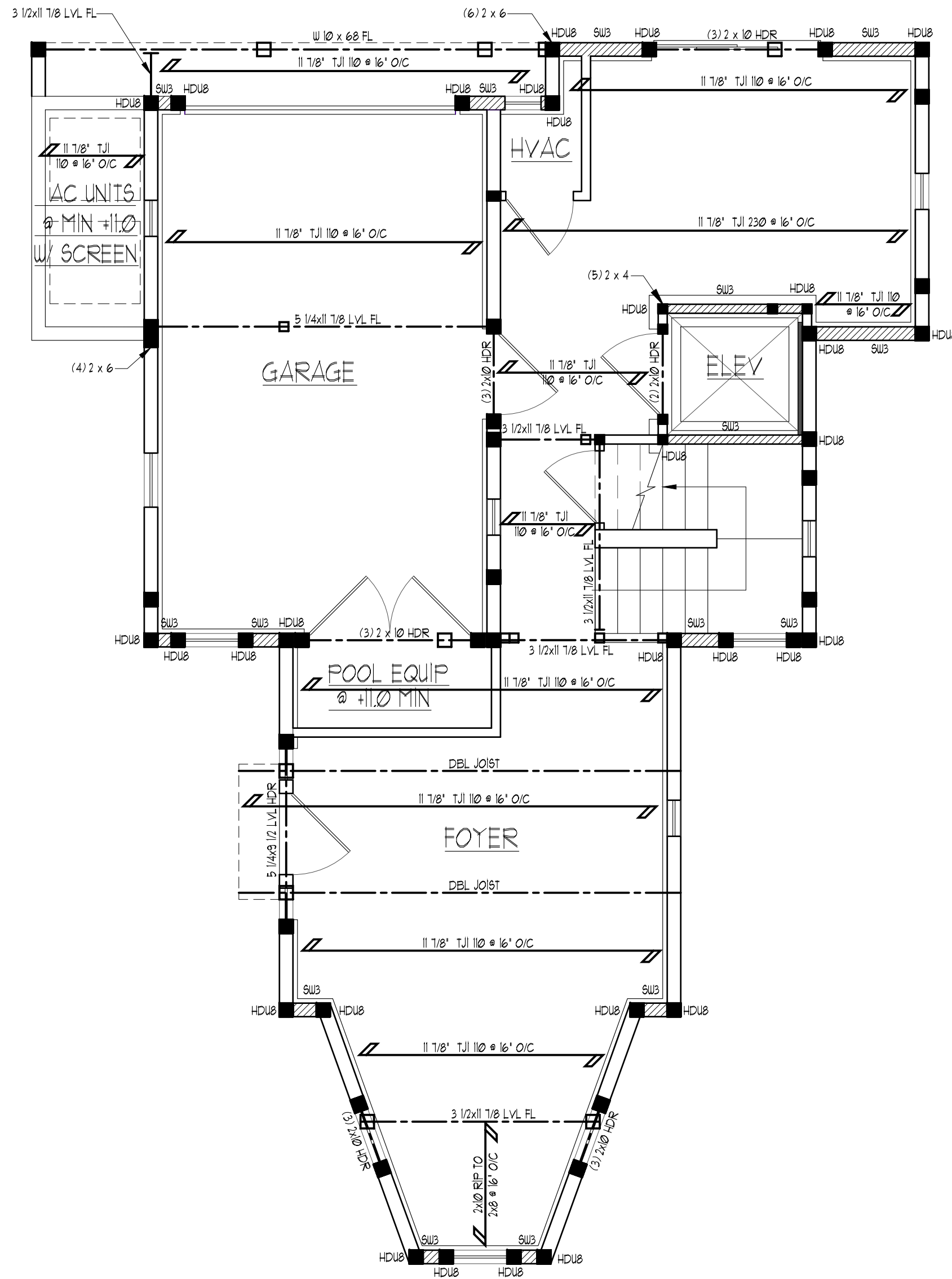
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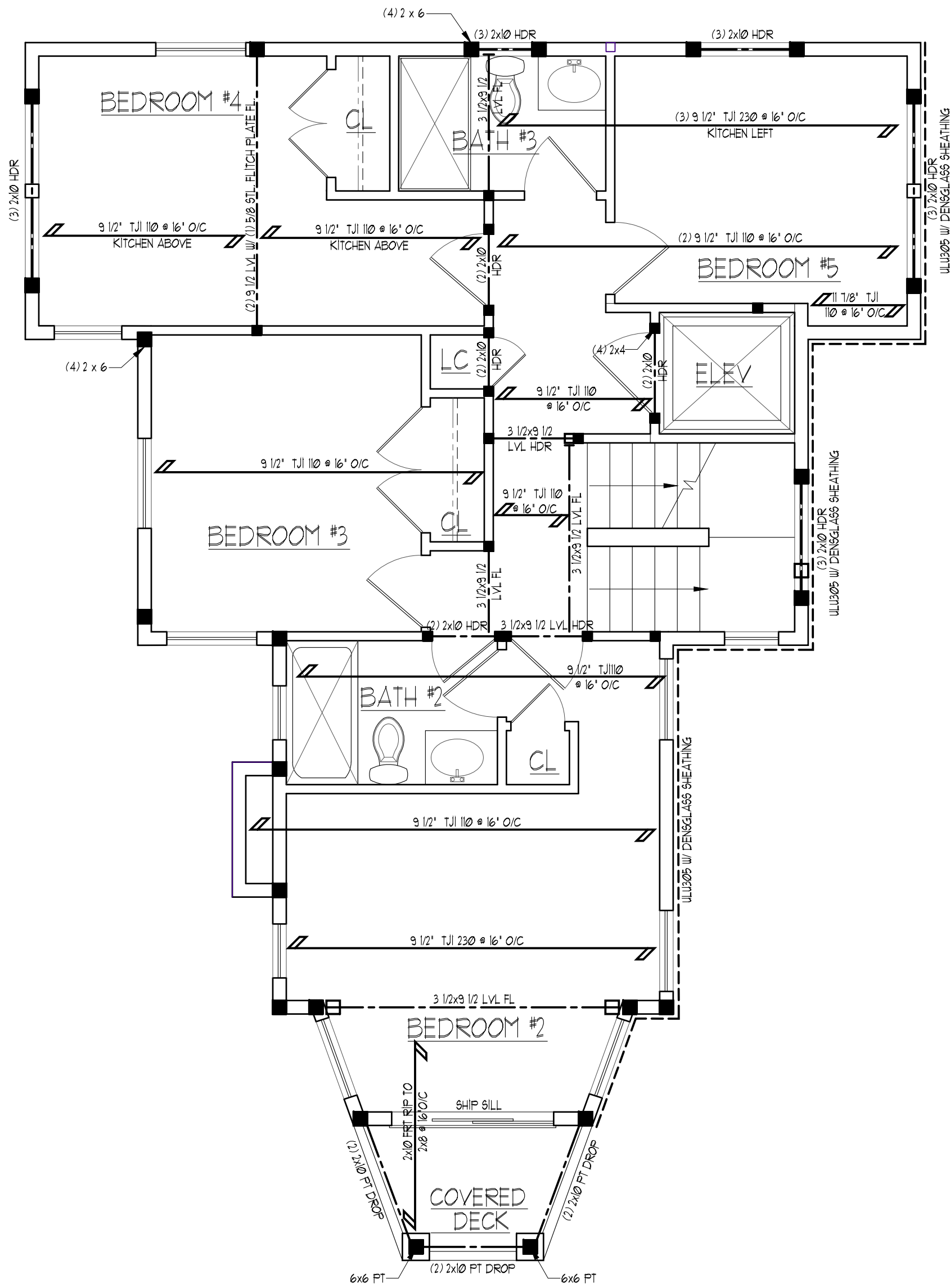


FOUNDATION PLAN



GROUND FLOOR PLAN

NOTE: ALL FT LUMBER 6'-0" OR MORE ABOVE GRADE SHALL HAVE FIELD APPLIED COATING MANUFACTURE NO-BURN



FIRST FLOOR PLAN

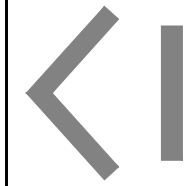
NOTE: ALL FT LUMBER 6'-0" OR MORE ABOVE GRADE SHALL HAVE FIELD APPLIED COATING MANUFACTURE NO-BURN

POST LEGEND	
	POST FROM ABOVE
	MIN (3) 2X WALL THICKNESS UNLESS OTHERWISE NOTED

COSTE RESIDENCE
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FOUNDATION,
GROUND & FIRST FLOOR
STRUCTURAL PLANS

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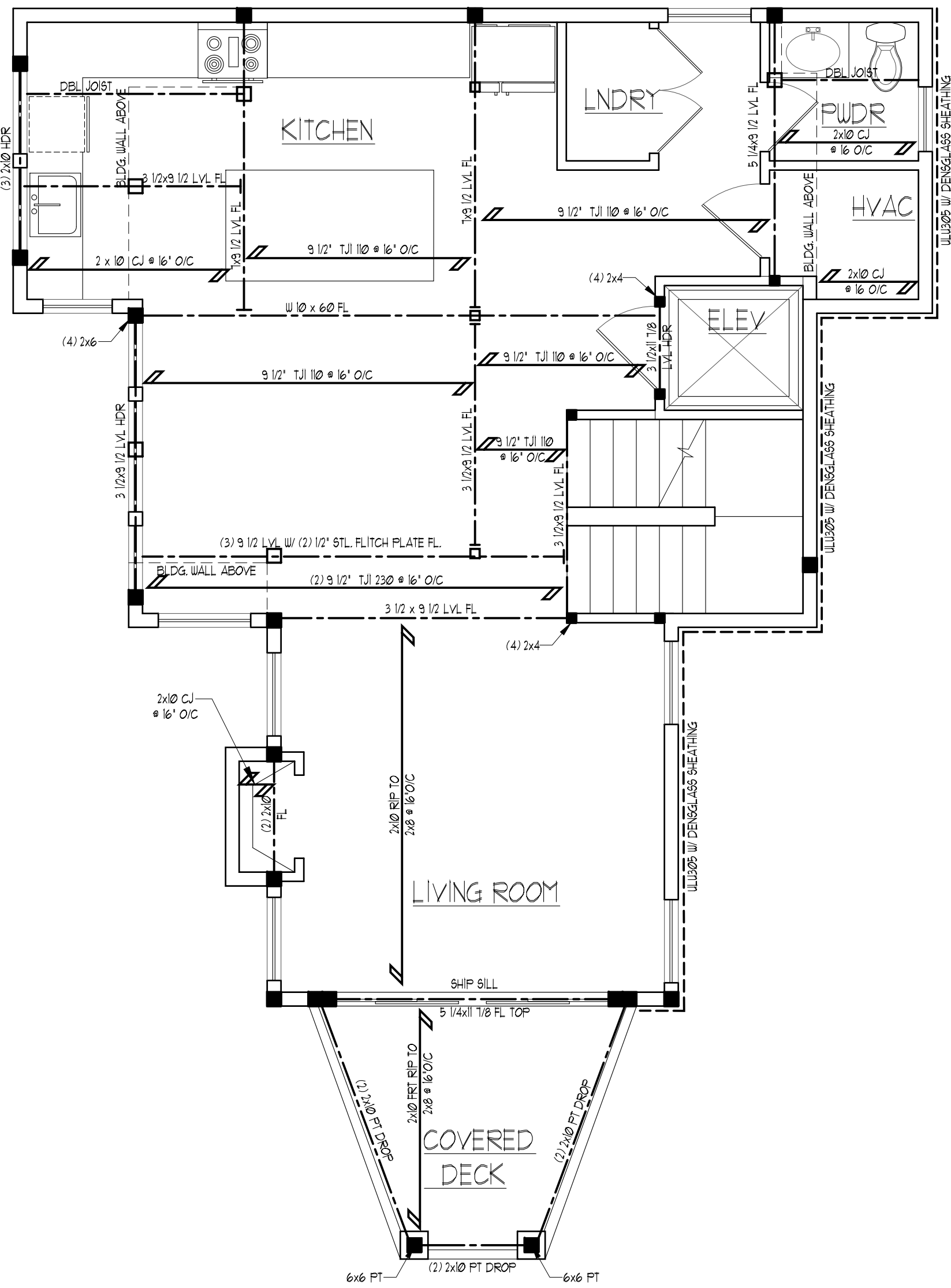
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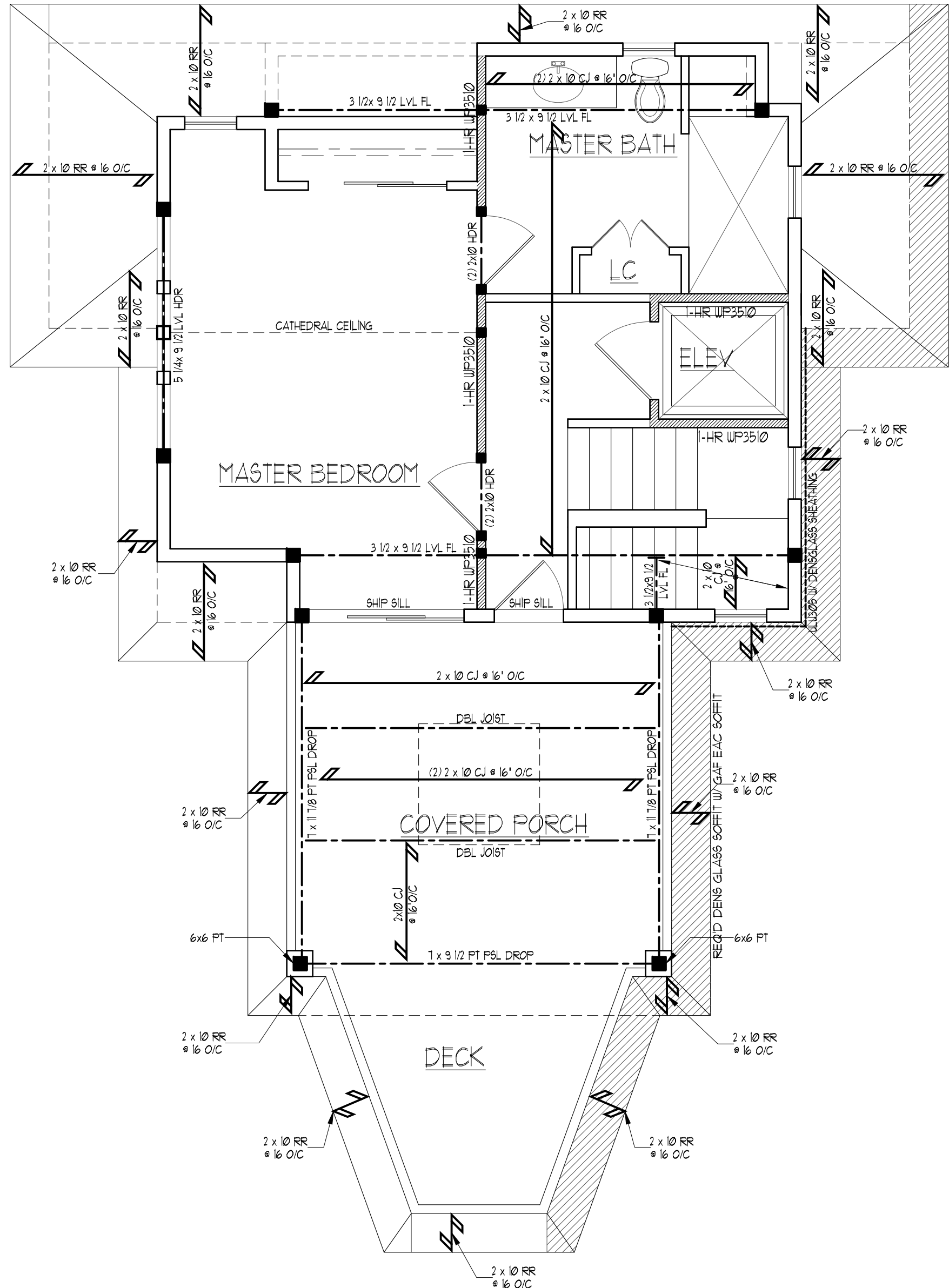
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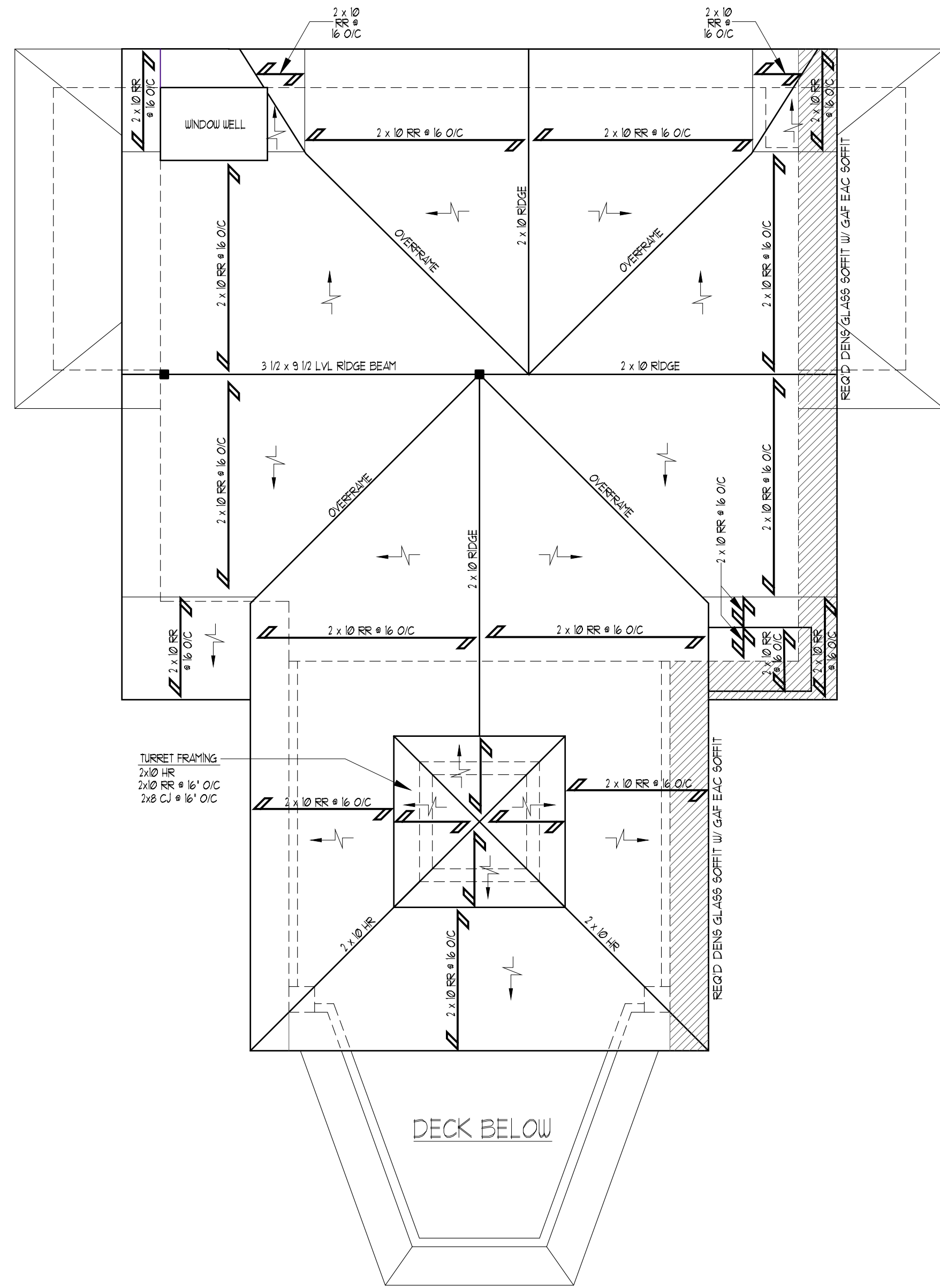
SECOND FLOOR PLAN

NOTE: ALL PT LUMBER 6'-0" OR MORE ABOVE GRADE SHALL HAVE FIELD APPLIED COATING MANUFACTURE NO-BURN



HALF STORY PLAN

NOTE: ALL PT LUMBER 6'-0" OR MORE ABOVE GRADE SHALL HAVE FIELD APPLIED COATING MANUFACTURE NO-BURN



ROOF PLAN

AREA OF ROOF ABOVE: 1164 SF (4 ON 12 OR GREATER)
CUPOLA AREA: 23 SF / 2% OF ROOF (3% MAX)

POST LEGEND
□ POST FROM ABOVE
■ MIN 13/12" WALL THICKNESS
UNLESS OTHERWISE NOTED

COSTE RESIDENCE
829 NORTH STREET
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SECOND FLOOR
HALF STORY &
ROOF PLANS

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A-6

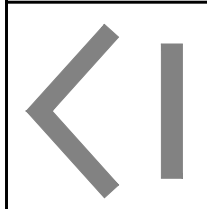
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ELECTRICAL PLANS

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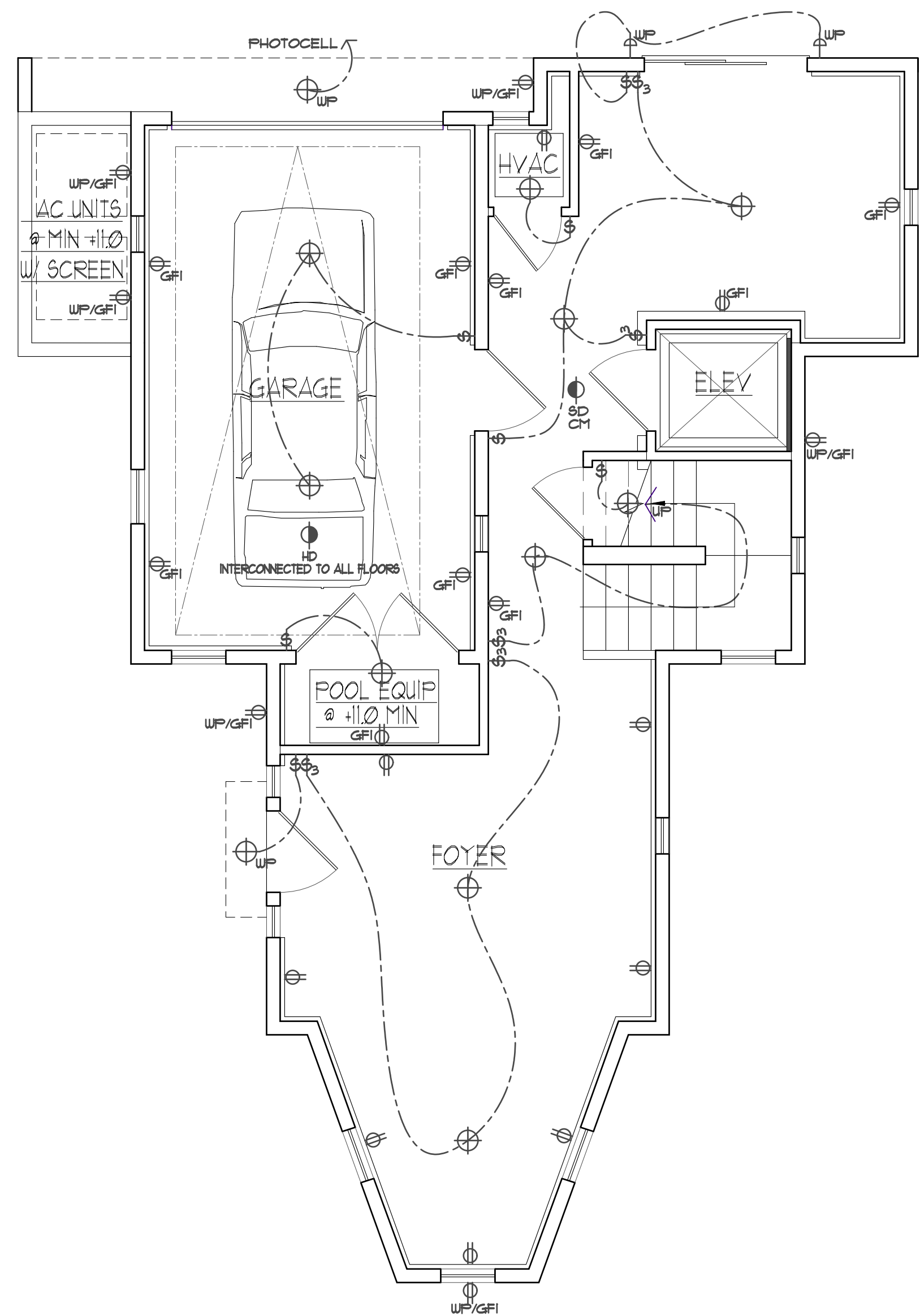


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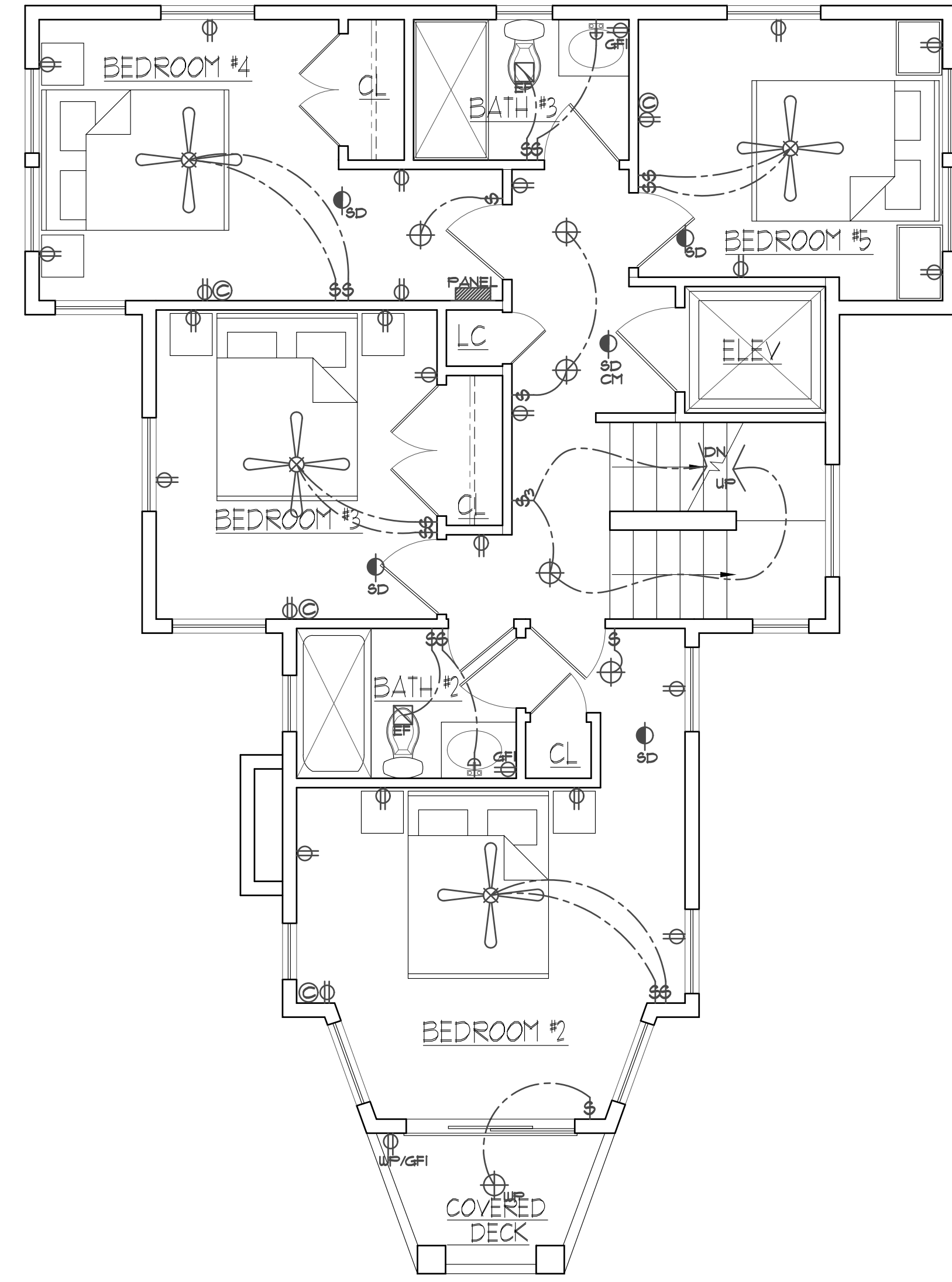
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Drawn: APN/JPO	Dwg. No. A-7
Checked: GWT/ACB	



GROUND FLOOR 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
 - NOTE ELECTRICAL LAYOUT SAME FOR EACH SIDE

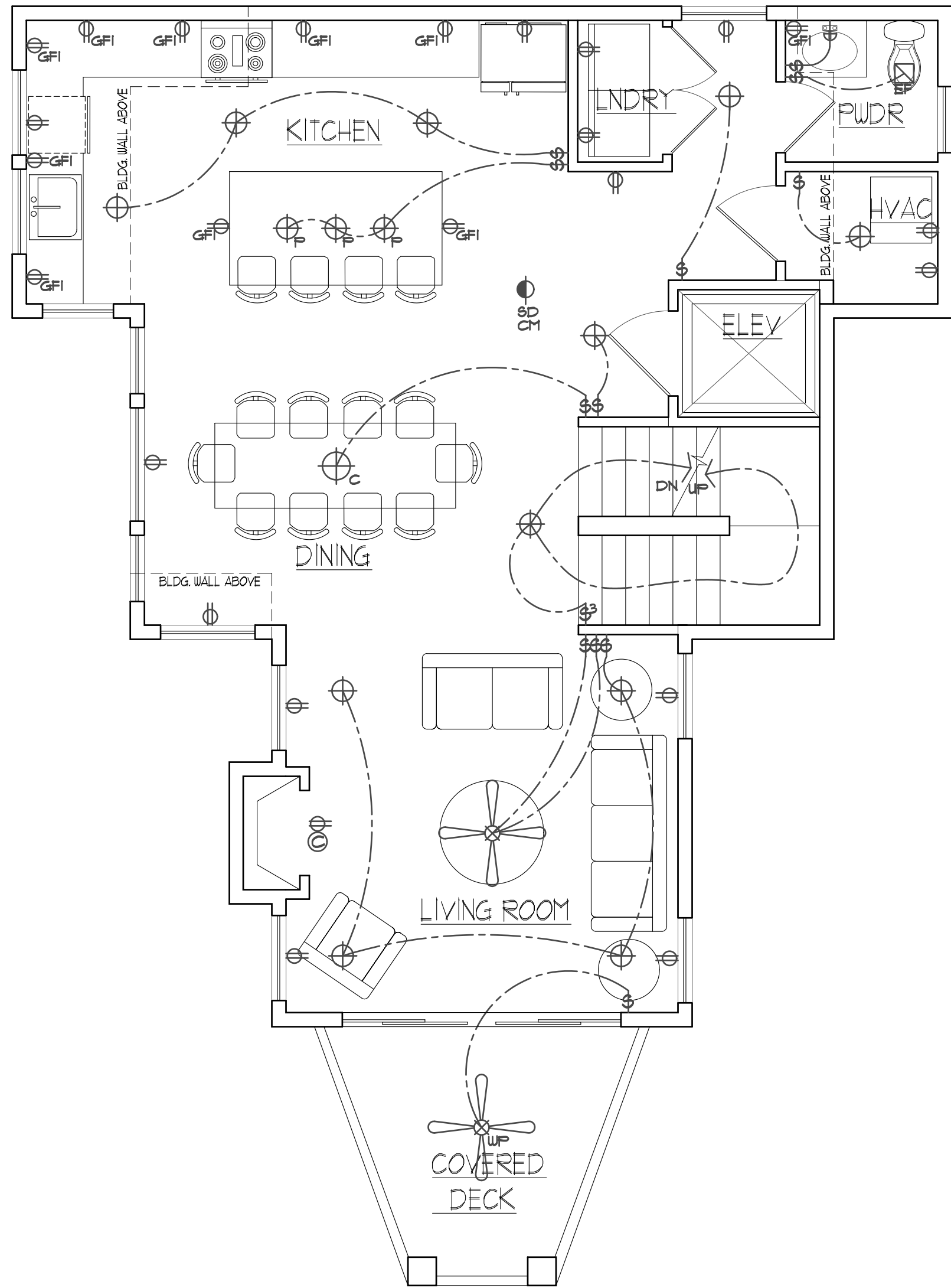


FIRST FLOOR PLAN

- 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
 - NOTE ELECTRICAL LAYOUT SAME FOR EACH SIDE

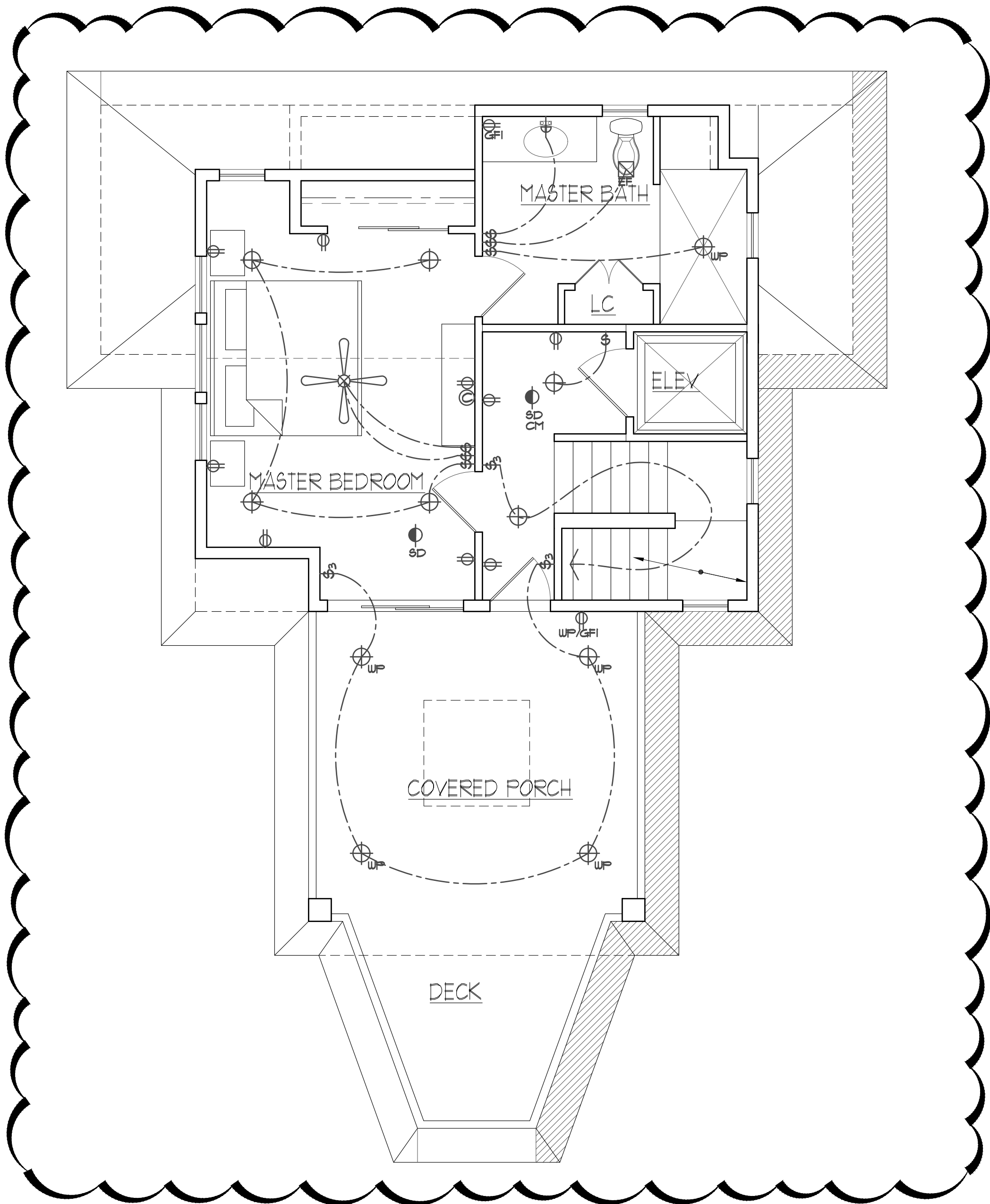
ELECTRICAL LEGEND

- | | | |
|----------------------------------|-----------------------|----------------|
| ELECTRIC FAN | OUTLET | FAN |
| CABLE | GFI OUTLET | FAN WITH LIGHT |
| SMOKE DETECTOR | WATERPROOF GFI OUTLET | |
| SMOKE DETECTOR & CARBON MONOXIDE | LIGHT | |
| ELECTRIC SWITCH | PENDANT LIGHT | |
| WALL MOUNTED LIGHT | WATERPROOF LIGHT | |
| ELECTRICAL PANEL | CHANDELIER | |



SECOND FLOOR 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 & HVAC SUPPLY OUTLETS, TYP.
 - CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS
 - NOTE ELECTRICAL LAYOUT SAME FOR EACH SIDE



HALF STORY 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 & HVAC SUPPLY OUTLETS, TYP.
 - CARBON MONOXIDE ALARMS / DETECTORS, WHERE REQUIRED, SHALL BE INSTALLED NO MORE THAN 10'-0" FROM ALL SLEEPING ROOMS
 - NOTE ELECTRICAL LAYOUT SAME FOR EACH SIDE

ELECTRICAL LEGEND			
ELECTRIC FAN	OUTLET		
CABLE	GFI OUTLET		
SMOKE DETECTOR	WATERPROOF GFI OUTLET		
SMOKE DETECTOR / CARBON MONOXIDE	LIGHT		
ELECTRIC SWITCH	PENDANT LIGHT		
WALL MOUNTED LIGHT	WATERPROOF LIGHT		
ELECTRICAL PANEL	CHANDELIER		

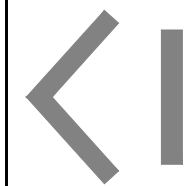
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Revisions:
1-28-25

Date:
11-14-24

File No:

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

6524

Drawn:
APN/JPO

Dwg. No.

Checked:
GWT/ACB

A-8