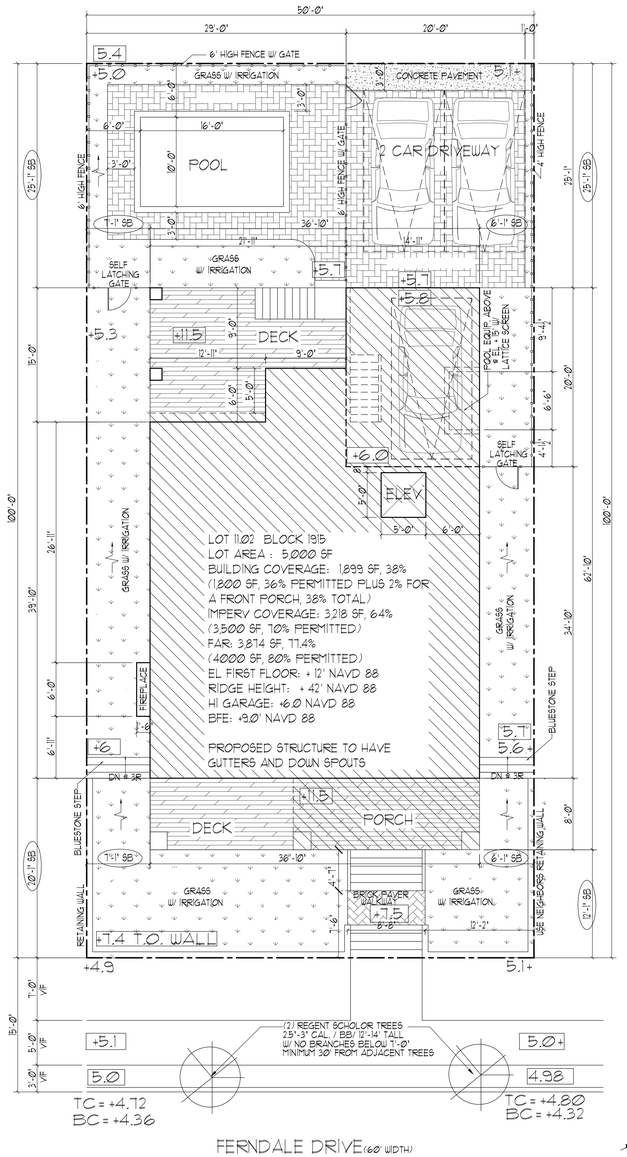
1924 FERNDALE AVE. LLC.

1924 FERNDALE DRIVE
OCEAN CITY, NEW JERSEY

FRONT ELEVATION

Permit Plans
March 3, 2023



PLOT PLAN

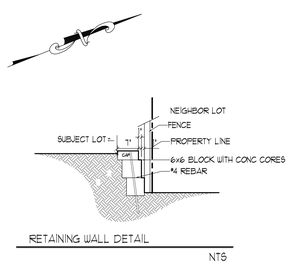
NOTE: ALL GRADES SHOWN ARE NAVD 1988

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 ½" 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 CALC.
+6.0'
+5.7'
+5.7'
+5.4'
+22.8' /4 = +5.7'



RETAINING WALL DETAIL

NTS

BUILDING DATA

2018 INTERNATIONAL RESIDENTIAL CODE, NJ EDITION
USE GROUP = R5
CONSTRUCTION TYPE = 5B
TOTAL BLDG. SF = 2,314 SF
TOTAL STRUCTURAL VOLUME = 63,056 CF
BUILDING COVER (Not Impervious) = 2,314 SF
FLOOD ZONE = A-7
BASE FLOOD ELEVATION = +9.0' NAVD 88

LIST OF DRAWINGS

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7-15-22	FR-15	WOOD FRAMING CONSTRUCTION MANUAL DETAIL SHEET
7-15-22	TJI/HD	TJI & HOLD DOWN DETAIL
8-29-22	FS-1	FIRE STOPPING DETAIL

1924 FERNDALE AVE LLC
1924 FERNDALE DRIVE
LOT: 11.02 BLOCK: 1915
OCEAN CITY, NEW JERSEY

TITLE SHEET

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Revisions:

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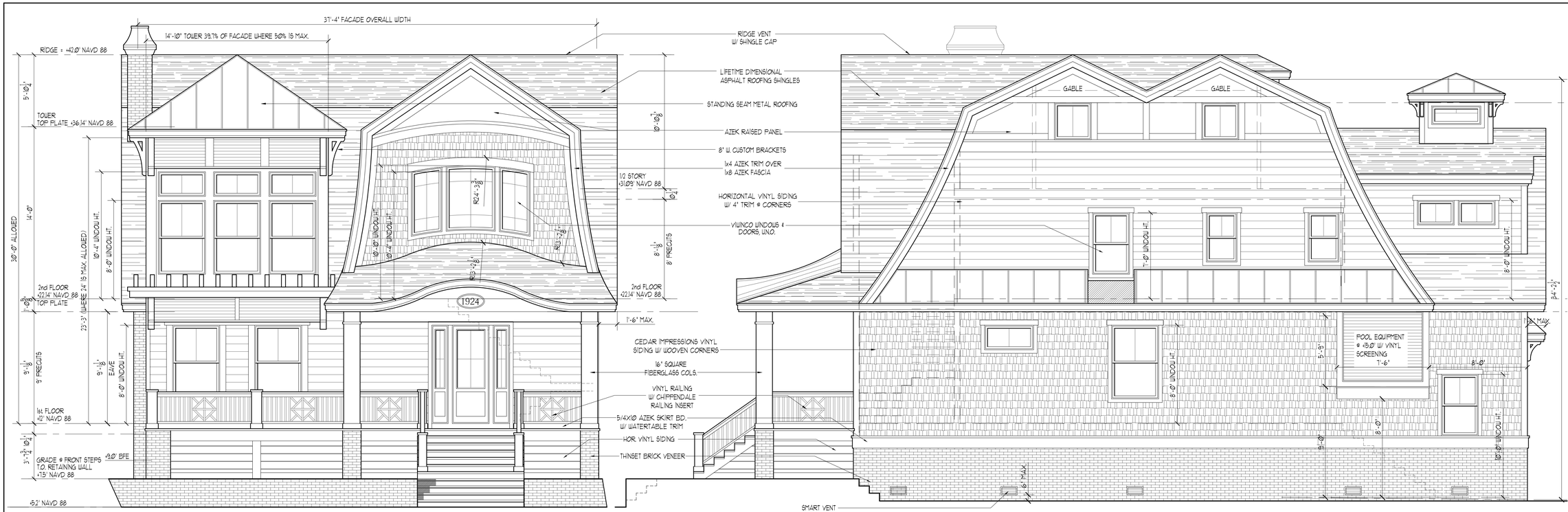
Drawn: DJRACB,WAG,JPO	Dwg. No. T-1
Checked: GWT/ACB	



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

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1924 FERNDALE DRIVE
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OCEAN CITY, NEW JERSEY

ELEVATIONS

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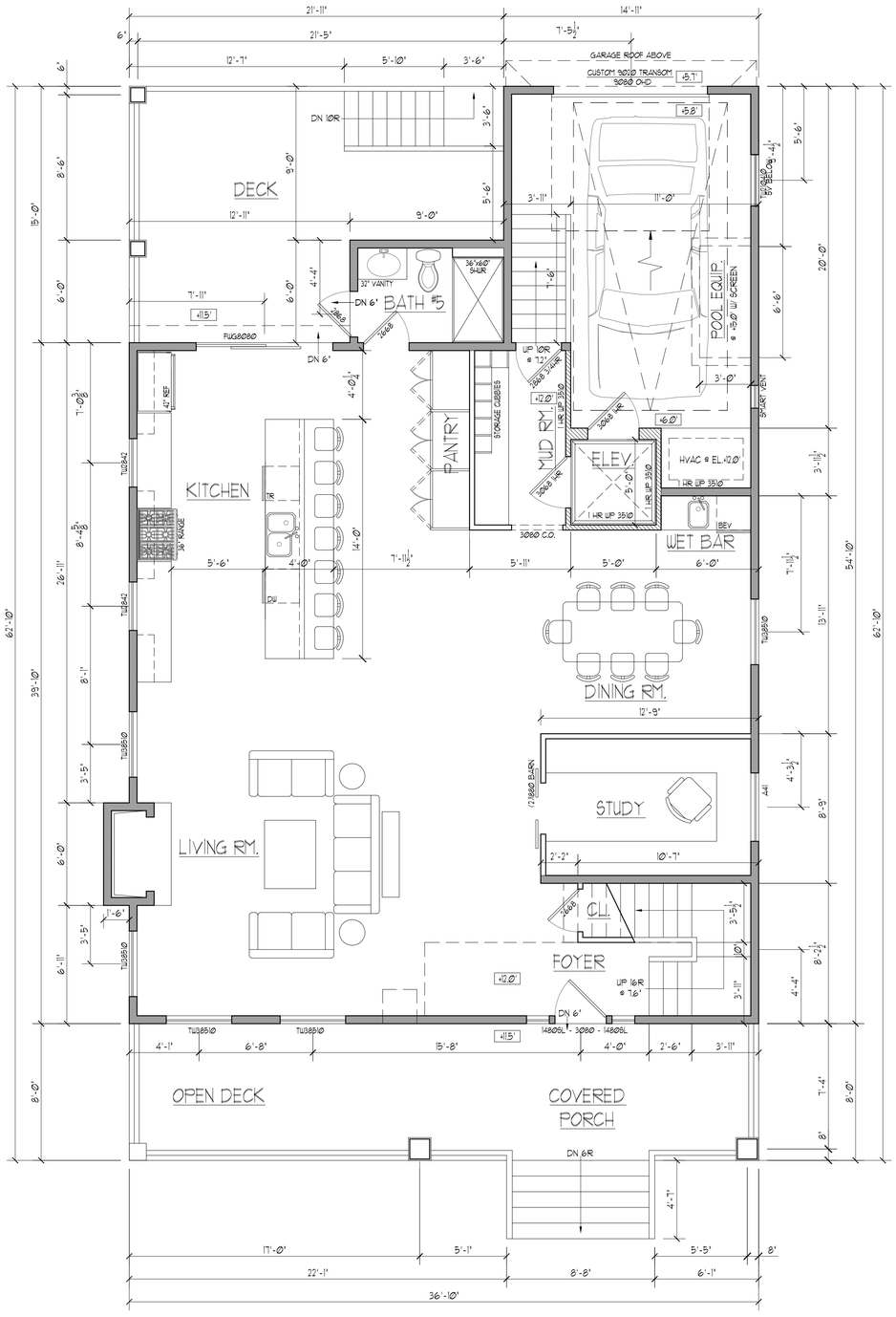
NOTE:
SEE SHEET FR-15 FOR SHEAR WALL, HOLD DOWN, & STRAP SCHEDULES

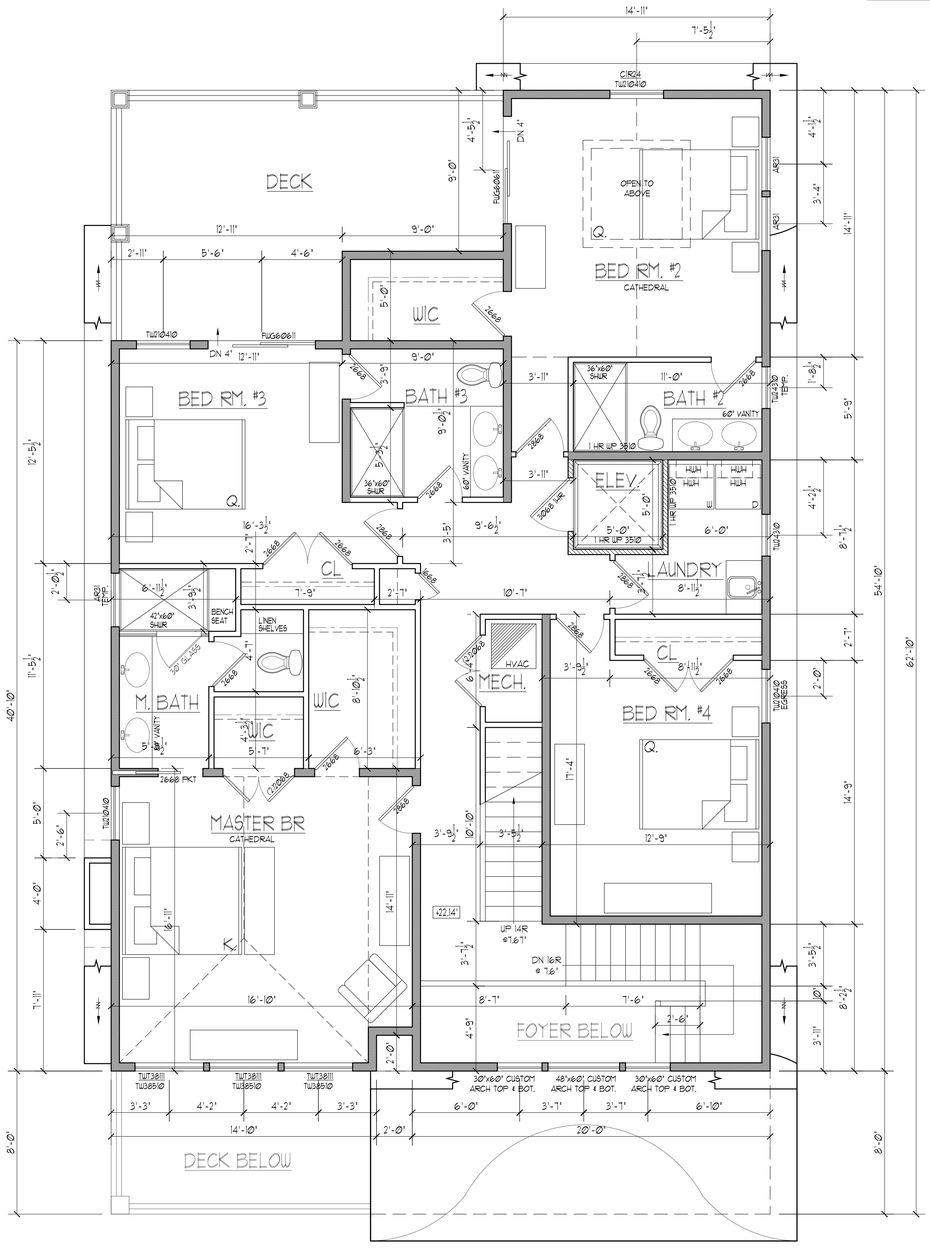
WALL LEGEND

- 2X4 STUD WALL
- 2X6 STUD WALL



FIRST FLOOR PLAN

1467 SF HAB.
276 SF GARAGE



SECOND FLOOR PLAN

1671 SF

1924 FERNDALE AVE LLC
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FIRST & SECOND FLOOR PLANS

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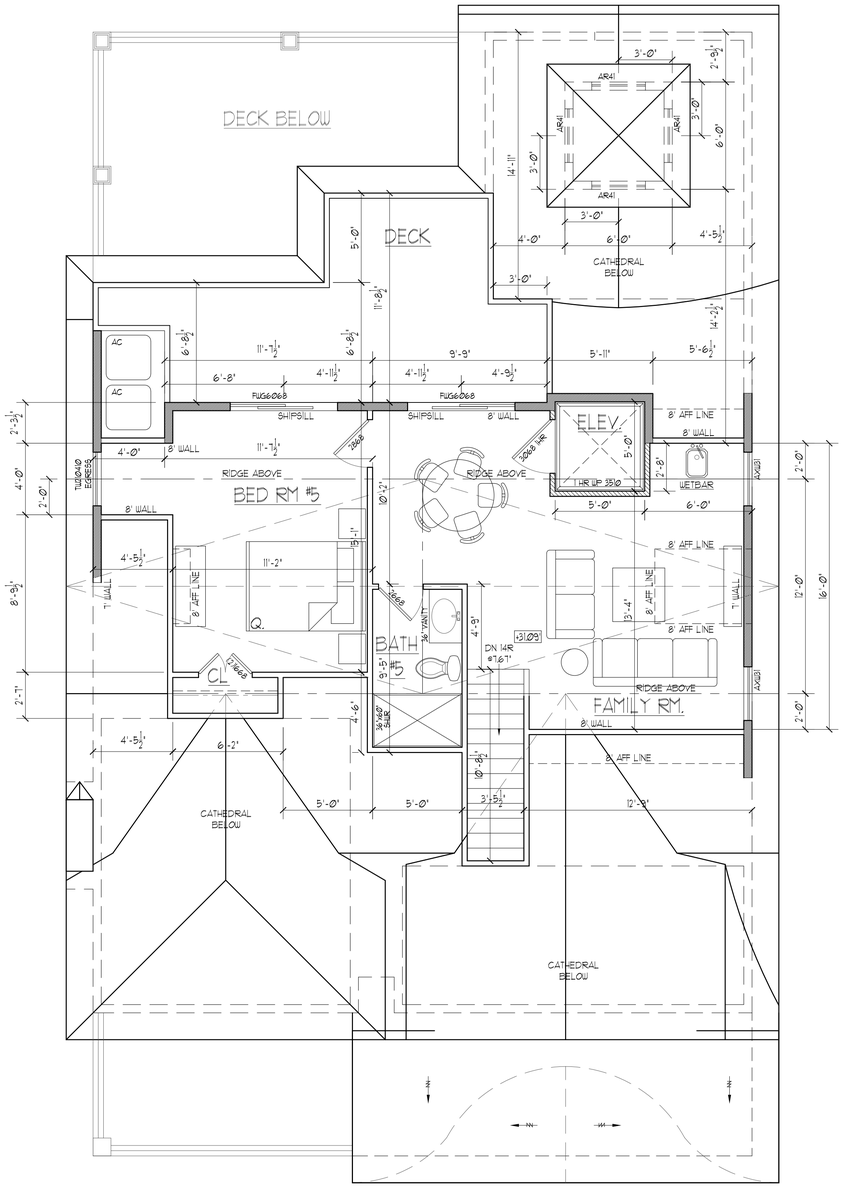
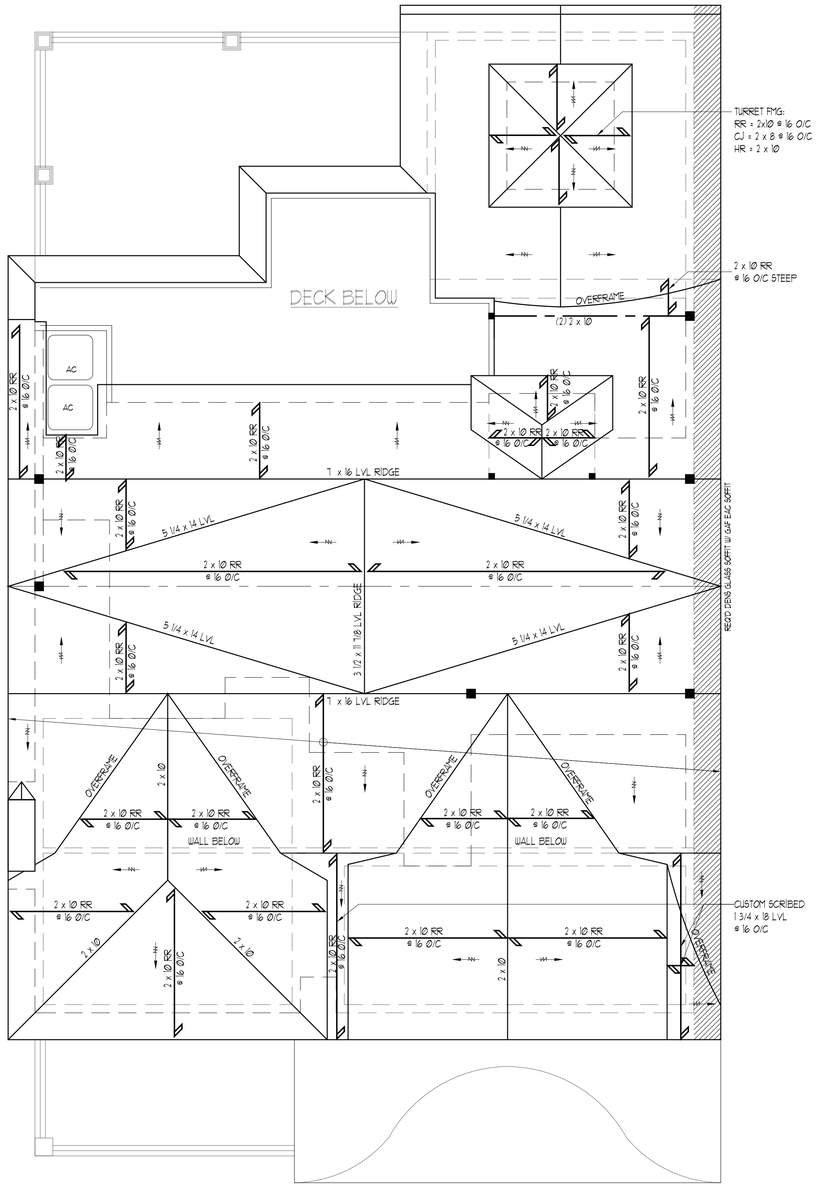


1/2 STORY FLOOR PLAN

510 SF @ 7' AFF= 31.48% OF FLOOR BELOW
510 SF @ 5' AFF= 31.48% OF FLOOR BELOW



ROOF PLAN

COPULA=36 SF, 1.18% AREA OF ROOF/3% MAX)
FLAT ROOF 185 SF.= 11% OF FLOOR BELOW

1924 FERNDALE AVE LLC
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1/2 STORY & ROOF
FLOOR PLANS

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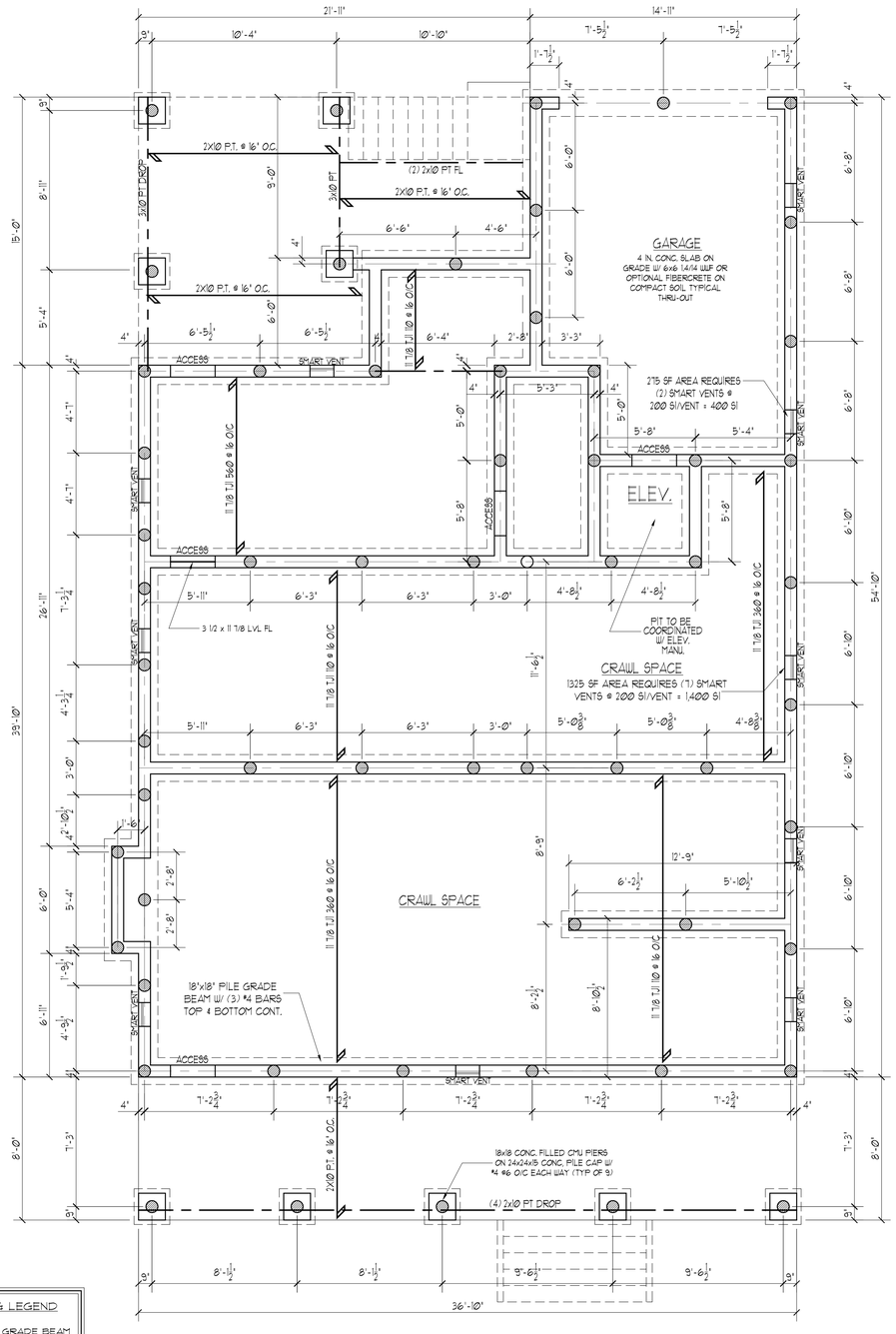
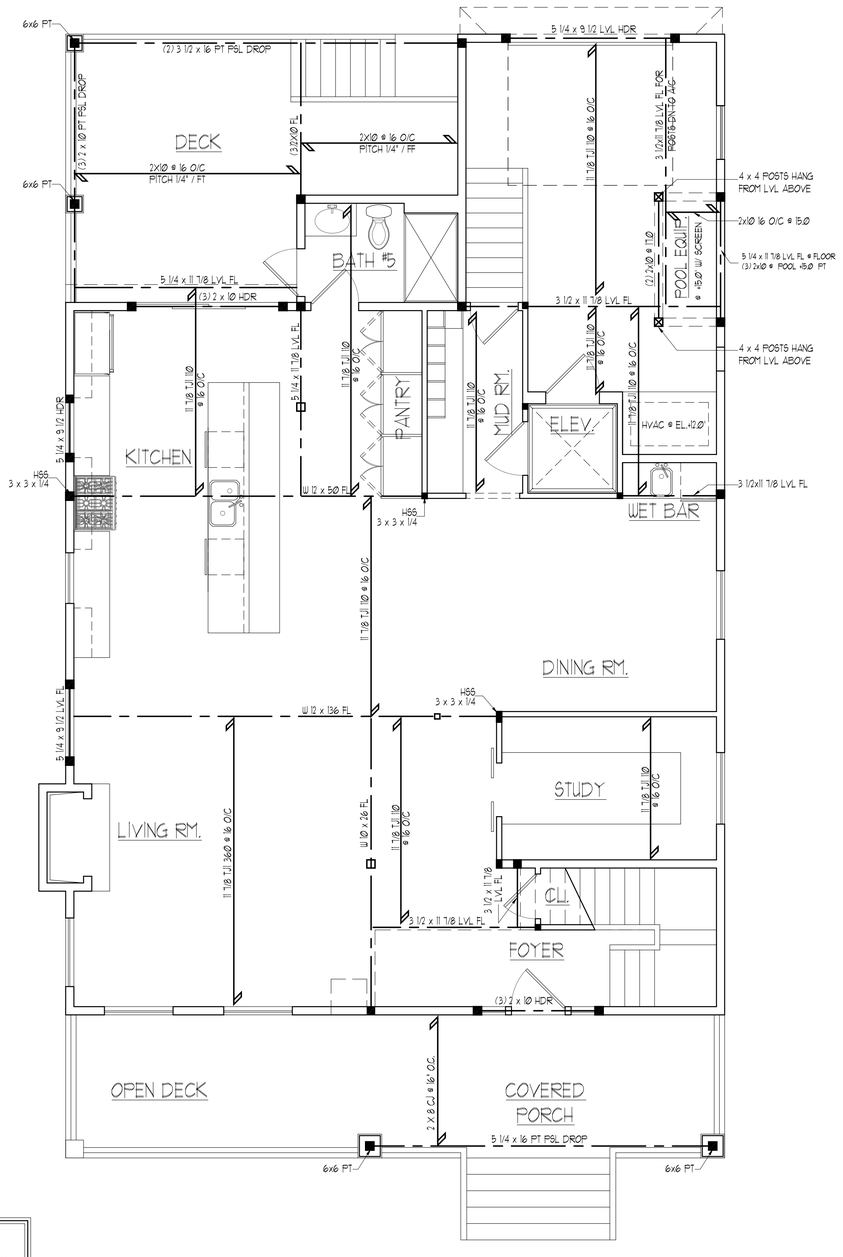
NOTE:
SEE SHEET FR-15 FOR SHEAR WALL, HOLD DOWN, & STRAP SCHEDULES

WALL LEGEND
- 2X4 STUD WALL
- 2X6 STUD WALL



PILING LEGEND
- PILE GRADE BEAM



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

FOUNDATION PLAN

FIRST FLOOR PLAN

NOTE #1: ALL PT LUMBER 5'-0" OR MORE ABOVE GRADE SHALL HAVE FIELD APPLIED COATING MANUFACTURE NO-BURN PLUS OR SAFE-T-GUARD BY FIRETECT
NOTE #2: DIMENSIONS ARE TO FACE OF STUD. FACE OF STUD AND FACE OF CMU ARE COPLANAR
NOTE #3: ALL WINDOWS MORE THAN 6'-0" ABOVE GRADE, DECKS OR PORCHES MUST HAVE SILLS 24 IN. AFF

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1924 FERNDALE DRIVE
LOT: 11.02 BLOCK: 1915
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FOUNDATION PLAN & FIRST FLOOR STRUCTURAL PLANS

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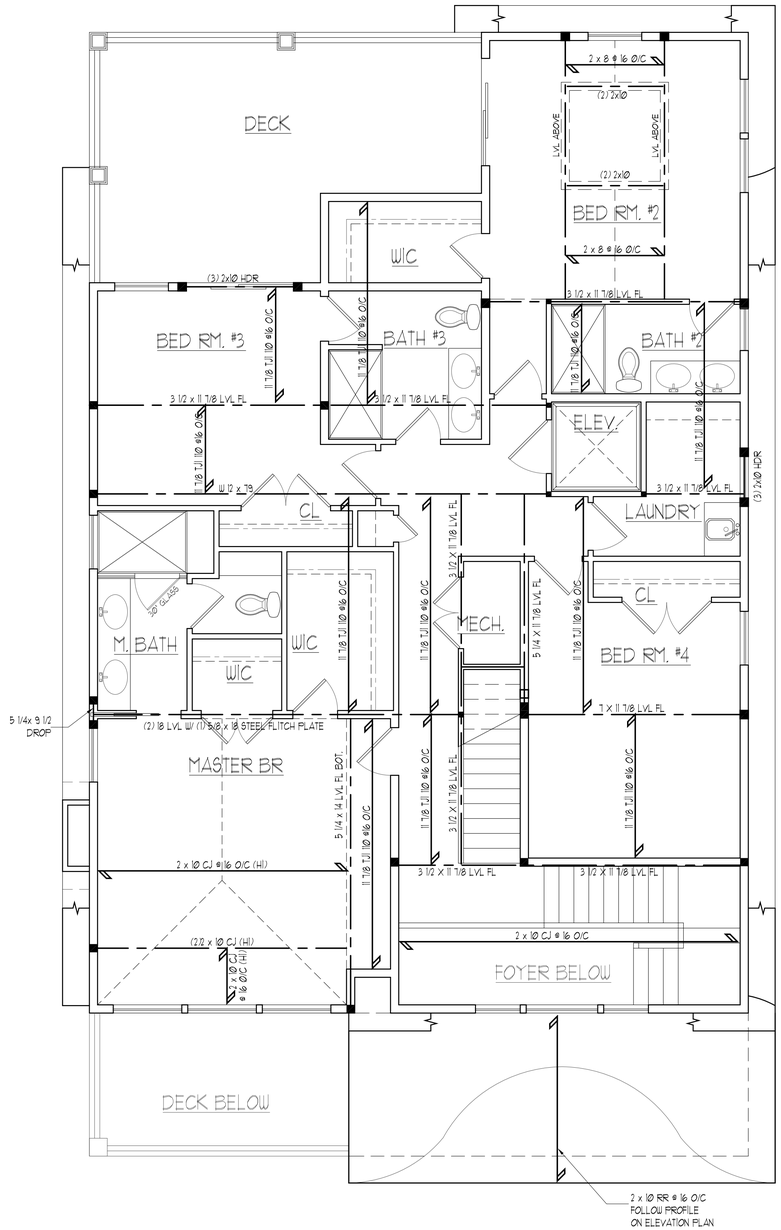
WALL LEGEND

- 2X4 STUD WALL
- 2X6 STUD WALL



SECOND FLOOR PLAN

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NOTE #2: DIMENSIONS ARE TO FACE OF STUD. FACE OF STUD AND FACE OF CMU ARE COPLANAR
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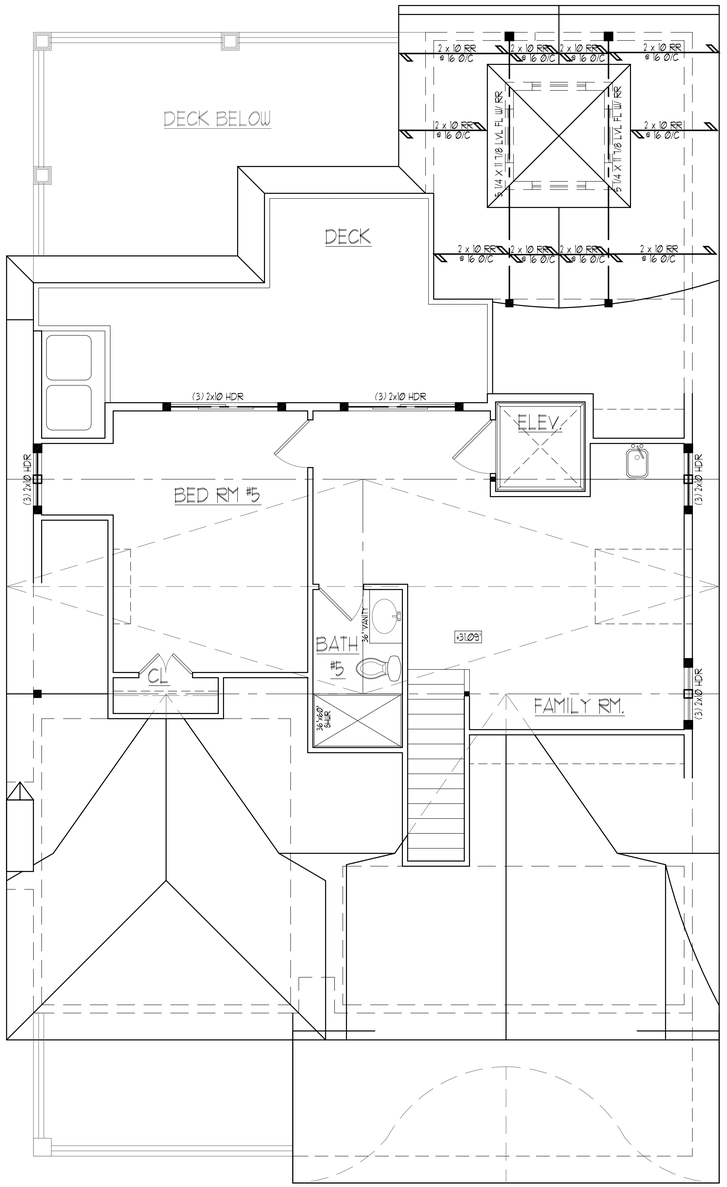

1/2 STORY FLOOR PLAN

1924 FERNDALE AVE LLC
1924 FERNDALE DRIVE
LOT: 11.02 BLOCK: 1915
OCEAN CITY, NEW JERSEY

SECOND & 1/2 STORY
STRUCTURAL PLANS

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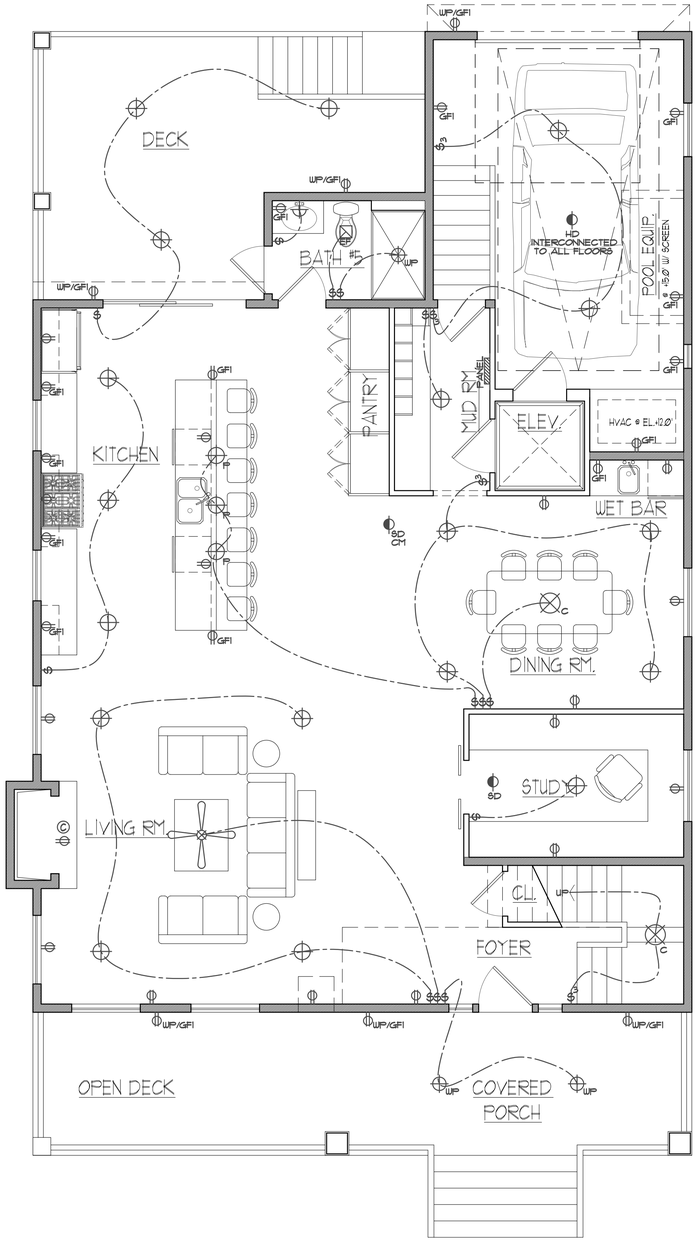
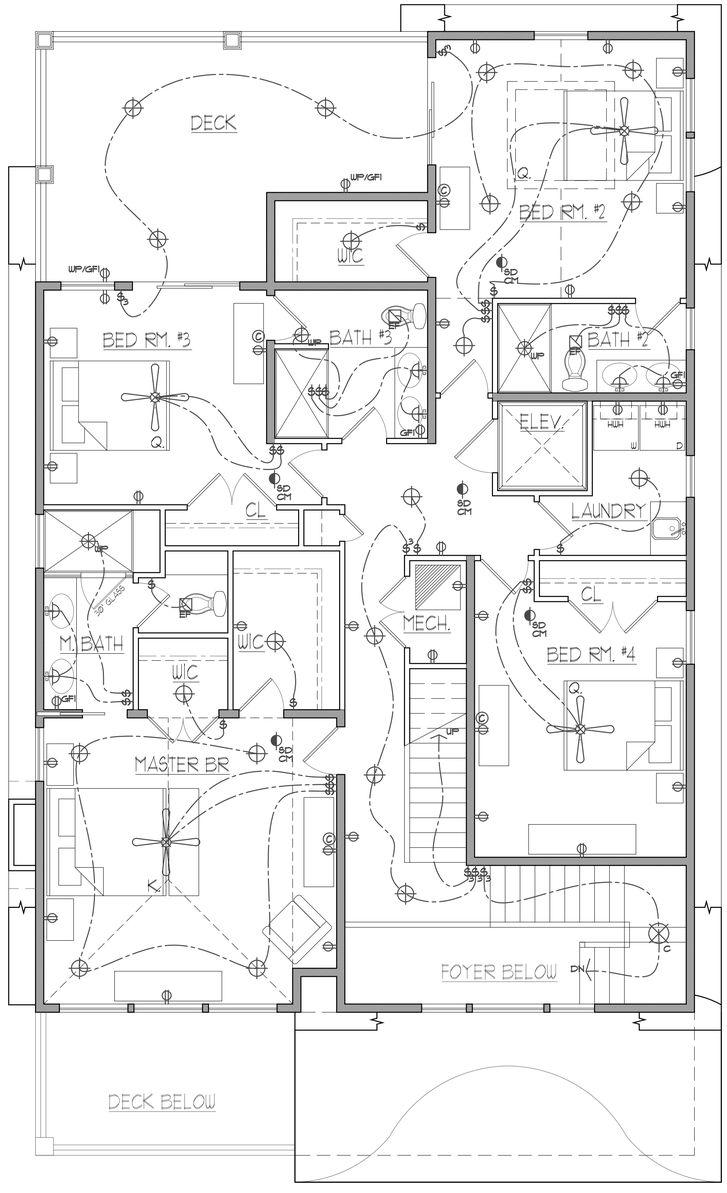


FIRST FLOOR PLAN



SECOND FLOOR PLAN

1924 FERNDALE AVE LLC
1924 FERNDALE DRIVE
LOT: 1102 BLOCK: 1915
OCEAN CITY, NEW JERSEY

ELECTRICAL PLANS

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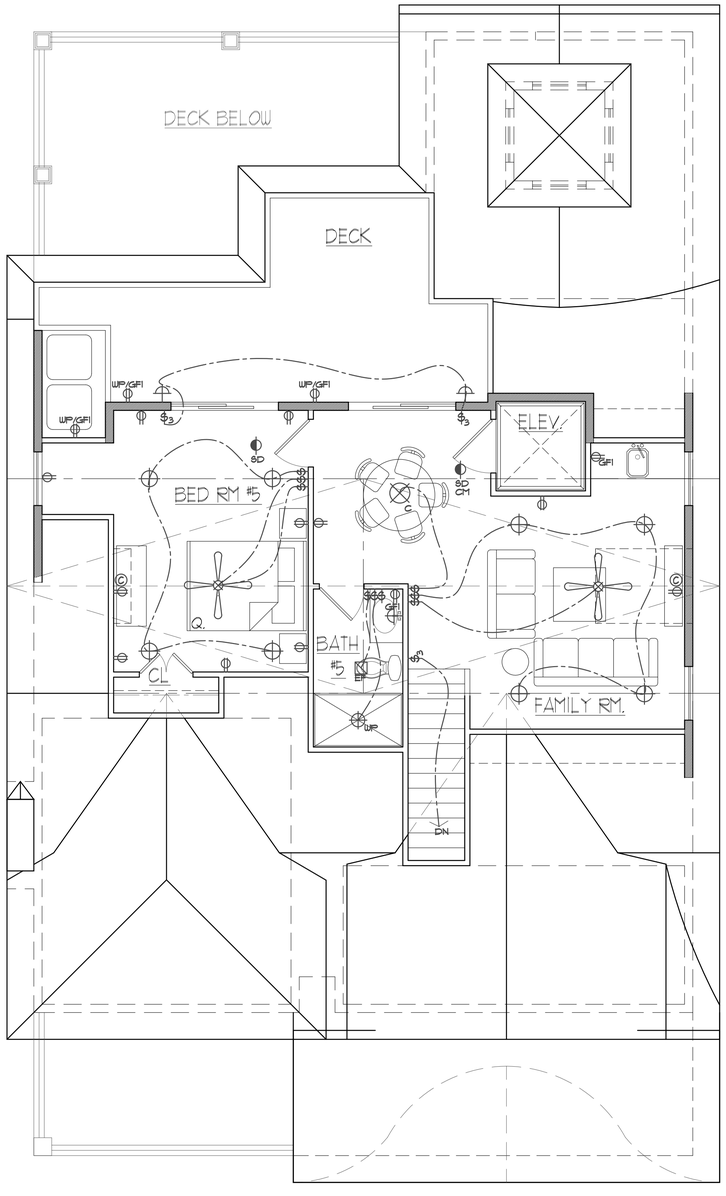

1/2 STORY FLOOR PLAN

ELECTRICAL LEGEND

- ELECTRIC FAN
- CABLE
- SD — SMOKE DETECTOR
- SD CM — SMOKE DETECTOR / CARBON MONOXIDE
- ELECTRIC SWITCH
- PANEL — ELECTRICAL PANEL
- OUTLET
- GFI — GFI OUTLET
- WP/GFI — WATERPROOF GFI OUTLET
- LIGHT
- P — PENDANT LIGHT
- WP — WATERPROOF LIGHT
- CH — CHANDELIER
- WALL MOUNTED LIGHT
- FAN
- FAN WITH LIGHT

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

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ELECTRICAL PLANS

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