

1A SURVEY
NOT TO SCALE

3A SETBACK SURVEY
NOT TO SCALE

ARTHUR W. PONZIO COMPANY & ASSOCIATES, INC.
400 NORTH DOVER AVENUE
ATLANTIC CITY, N.J. 08401
609-344-8194 PH / 609-344-1594 FX

8/10/2020

TO: Barry & Jennifer Toren

Reference: 1 SOUTH SUMMER AVENUE, MARGATE NJ

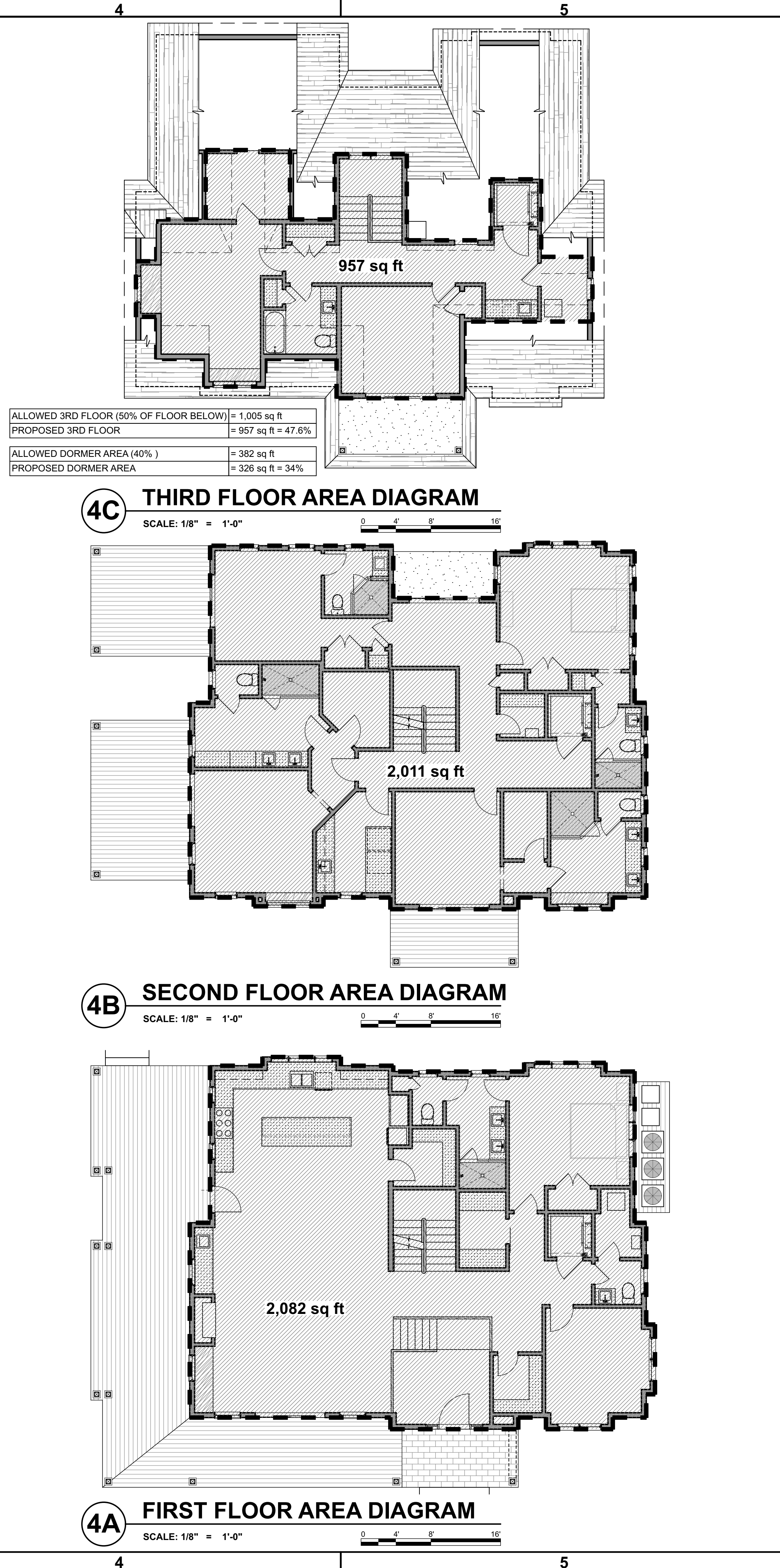
Please be advised that the current 200' radius front yard average setbacks are as follows;

Ventnor Avenue
Porch Average <3 = 5.00'
Building Average <3 = 5.00'

Summer Avenue
Porch Average = 11.04'
Building Average = 17.90'

Thank you and if you have any questions, feel free to call

Daniel J. Ponzio Sr.
Daniel J. Ponzio Sr.
Professional Land Surveyor
New Jersey License No. GS37603



4A FIRST FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

[Lolo] architect
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ZONING SUBMISSION

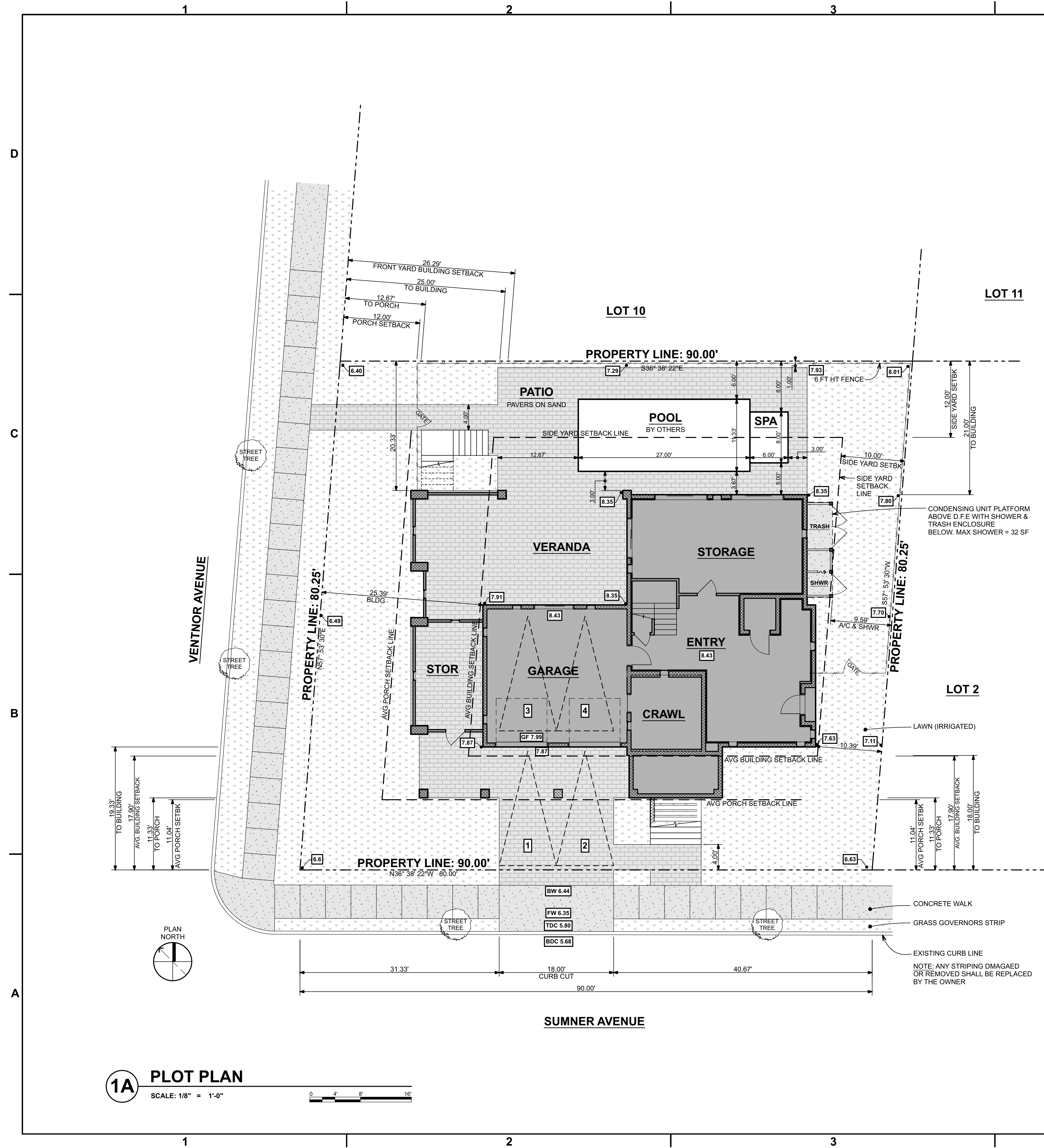
Toren Residence
1 S Summer Avenue
City of Margate
Block 119 Lot 1
Atlantic County, NJ

#	Date	REVISION

DATE : 3/29/21

Site Information

SHEET C-101
5 OF 24



ZONING CONFORMANCE SCHEDULE: S-60 ZONE			
1 SOUTH SUMNER AVENUE			
BLOCK 119 LOT 1			
FEMA ZONE AE (B.F.E. = 9.0 NAVD 1988)			
	REQUIRED	PROPOSED	
USE	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	C
MIN LOT AREA	6,000 SQ FT	7,200 SQ FT	C
MIN LOT WIDTH	50 FT	80.25 FT VENTNOR AVE & 90 FT SUMNER AVE	C
BUILDING COVERAGE	30% = 2,160 SQ FT	2,090 SQ FT = 29%	C
VENTNOR AVE FRONT YARD - PORCH	12 FT MIN	12.67 FT	C
VENTNOR AVE FRONT YARD - BUILDING	25 FT MIN	25.39 FT	C
SUMNER AVE FRONT YARD - PORCH	11.04 FT MIN	11.33 FT	C
VENTNOR AVE FRONT YARD - BUILDING	17.90 FT MIN	18.00 FT	C
REAR YARD	NOT APPLICABLE	NOT APPLICABLE	C
MINIMUM SIDE YARD	10 FT MIN	10.39 FT	C
TOTAL SIDE YARD	22 FT TOTAL	31.39 FT	C
STORIES	2.5 STORIES	2.5 STORIES	C
FLOORS	2.5 FLOORS	2.5 FLOORS	C
MIN ROOF PITCH	5:12	5:12	C
FRONT YARD LANDSCAPE (VENTNOR AVE)	60%	67.5%	C
FRONT YARD LANDSCAPE (SUMNER AVE)	60%	60.9%	C
LANDSCAPE COVERAGE	35%	2,836 sq ft = 39.4%	C
BUILDING HEIGHT	30 FT ABV FF	29'-11" ABV FF	C
OFF STREET PARKING	7 BEDROOMS = 4 SPACES	7 BEDROOMS = 4 SPACES	C
PARKING SPACE SIZE	9'x18'	9'x18'	C
AC UNITS	5 FT	9.59'	C
EXTERIOR SHOWER SETBACK	3 FT	9.59'	C
DRIVEWAY CURB CUTS	(1) 10 FT WIDE or (1) 18 FT WIDE	(1) 18 FT WIDE	C

C = CONFORMING
 NC = NON-CONFORMING
 ENC = EXISTING NON-CONFORMING
 TBD = TO BE DETERMINED
 ETR = EXISTING TO REMAIN

TYPICAL SITE NOTES

- PROVIDE UNDERGROUND UTILITIES (ELECTRIC, TELEPHONE, CABLE, ETC) FROM NEAREST EXISTING LOCATION
- SET ELECTRIC & GAS METERS ABOVE DESIGN FLOOD ELEVATION
- A LICENSED SURVEYOR SHALL STAKE OUT FOR ALL PILING/FOUNDATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE BUILDING DIMENSIONS OR YARD SETBACK COMPLIANCE PRIOR TO INSTALL OF PILING/FOUNDATIONS.
- VERIFY ACTUAL ON SITE GRADE CONDITIONS SUCH AS TO CURB, AVERAGE GRADES, ETC WITH THOSE PROPOSED ON THE PLOT PLAN AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION OF PILING/FOUNDATION.
- VERIFY NEW GRADING/SITE WORK DOES NOT ALLOW STORMWATER RUNOFF TO DRAIN ONTO ADJACENT NEIGHBORING PROPERTIES
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
- FINISHED INTERIOR GRADE OR HOUSEKEEPING SLABS MUST BE AT OR ABOVE THE ADJACENT EXTERIOR GRADE.

GRADE LEGEND

EXISTING ELEVATION (BASED ON NAVD'88)

PROPOSED ELEVATION (BASED ON NAVD'88)

TYPICAL STREET TREE NOTES

LONDON PLANE TREE OR CITY APPROVED EQUAL SHALL BE PLANTED WITHIN GOVERNORS STRIP AS ADEQUATE SPACE IS AVAILABLE AND NO OVERHEAD WIRES PRESENT. TREES SHALL BE NO CLOSER THAN 25 FT FROM THE INTERSECTION AND SHALL NOT BLOCK ANY SIGNS. 3" CALIPER/8 FT HIGH

TYPICAL LAWN NOTES

LAWN W/ UNDERGROUND SPRINKLER SYSTEM: INSTALL IRRIGATION SYSTEM CONSISTING OF VALVES, WATER LINES SPRINKLER HEADS, AND CONTROL PANELS TO ADEQUATELY COVER SOD AND PLANT BED AREA. INSTALL AS RECOMMENDED BY THE MANUFACTURER

GATE NOTES

ALL OUTDOOR GATES OR DOORS OPENING THROUGH THE FENCE ENCLOSURE SHALL BE EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING DEVICE DESIGNED TO KEEP AND CAPABLE OF KEEPING SUCH DOOR OR GATE SECURELY CLOSED AT ALL TIMES WHEN NOT IN ACTUAL USE, AND SUCH OUTDOOR GATES OR DOORS SHALL REMAIN LOCKED AT ALL TIMES THE POOL OR HOT TUB/SPA IS NOT IN USE.

FENCE NOTES

ALL OUTDOOR THE FENCE SURROUNDING SWIMMING POOLS AND HOT TUBS/SPAS SHALL BE NO LESS THAN SIX FEET AND NO MORE THAN SIX FEET ABOVE FINISHED GRADE. THE FENCE MUST BE STRUCTURALLY SUITABLE TO DETER ACCESS TO THE POOL, HAVING NO OPENINGS, HOLES OR GAPS LARGER THAN FOUR INCHES IN ANY DIRECTION, INCLUDING GATES, AND DESIGNED SO AS NOT TO PERMIT AN EASY TOEHOLD TO CLIMB OVER IT. THE FENCE SHALL BE CONSTRUCTED OF WEATHER-RESISTIVE MATERIALS AND SHALL BE ASSEMBLED OR FABRICATED WITH SUFFICIENT RIGIDITY TO PREVENT SUBSTANTIAL ALTERATION OR DEFORMATION OF THE LAWFUL OPENINGS, HOLES OR GAPS.

POOL NOTES

POOL FOUNDATION, WALLS, REINFORCING DESIGN AND ANY MECHANICAL OR ELECTRICAL SERVICES TO THE POOL SHALL BE PROVIDED BY THE POOL CONTRACTOR AND HIS/HER CONSULTANTS. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY ELECTRIC AND GAS LINES TO THE POOL EQUIPMENT AREAS AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM

SURVEY LIST REQUIRED DURING CONSTRUCTION

THE GENERAL CONTRACTOR SHALL OBTAIN THE FOLLOWING AND INCLUDE IN BASE BID

- FOUNDATION AS BUILT SURVEY INCLUDING TOP OF BLOCK
- ROOF HEIGHT ELEVATION LETTER
- FINAL AS BUILT SURVEY
- FLOOD ELEVATION CERTIFICATES

TYPICAL SHRUB NOTES

- SUMNER AVE: PROVIDE MIN 49 SHRUBS, NO LESS THAN 18 INCHES HIGH (90-40)/2+24)
- VENTNOR AVE: PROVIDE MIN 45 SHRUBS, NO LESS THAN 18 INCHES HIGH (80-25-40)/2+24)
- MIN OF 50% OF THE SHRUBS SHALL BE PLANTED BETWEEN THE PRINCIPAL STRUCTURE AND THE FRONT PROPERTY LINE
- SELECT SHRUBS FROM CITY OF MARGATE APPROVED LISTING

LANDSCAPE PLAN

THE GENERAL CONTRACTOR SHALL PROVIDE A LANDSCAPING PLAN TO THE OWNER FOR THEIR APPROVAL. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY'S ZONING REGULATIONS.

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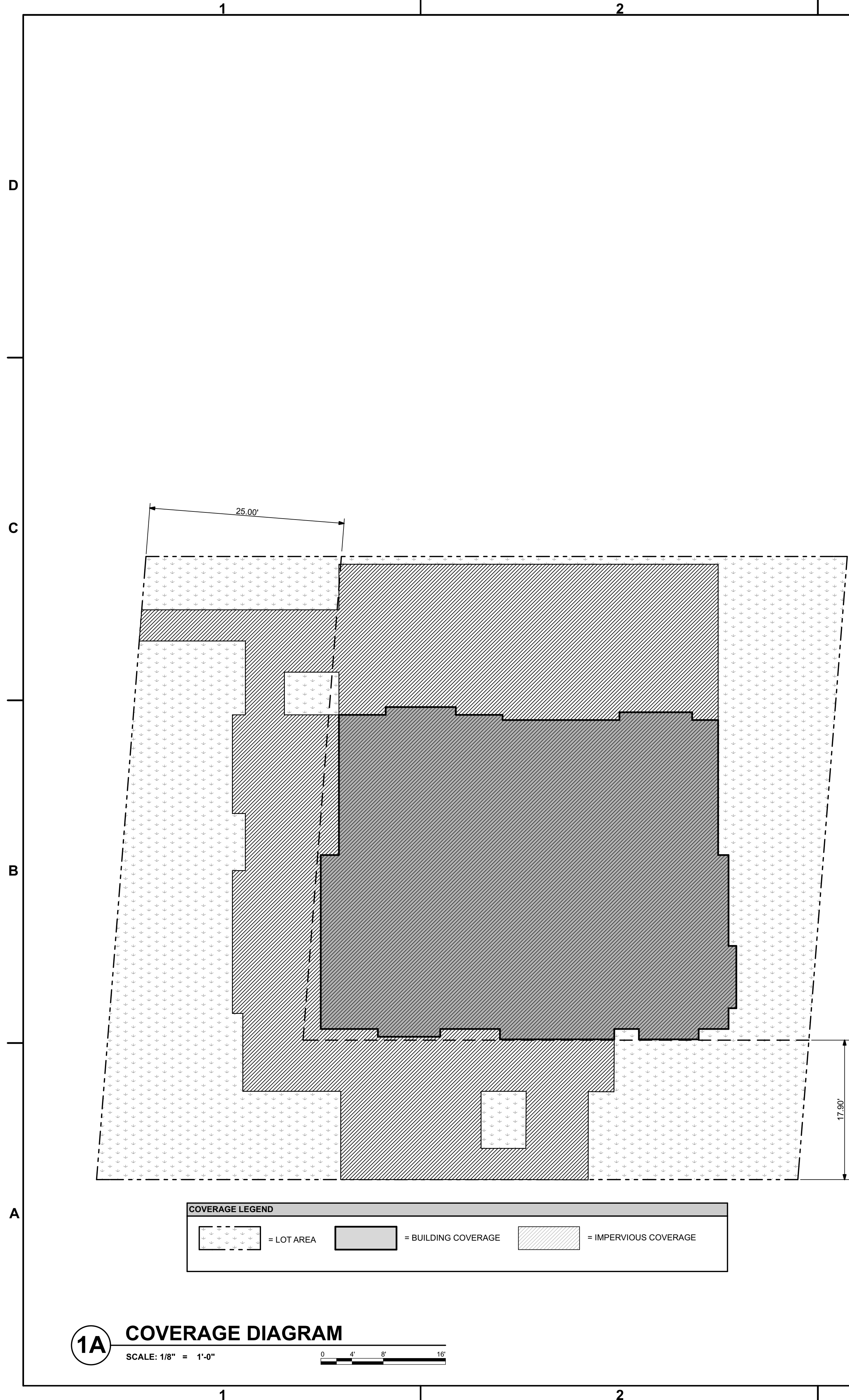
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Plot Plan

SHEET C-102
 6 OF 24

1A PLOT PLAN
 SCALE: 1/8" = 1'-0"



Generated by REScheck-Web Software
Compliance Certificate

Project TOREN RESIDENCE

Energy Code: **2018 IECC**
 Location: **Margate City, New Jersey**
 Construction Type: **Single-family**
 Project Type: **New Construction**
 Conditioned Floor Area: **5,035 ft2**
 Glazing Area: **19%**
 Climate Zone: **4 (5169 HDD)**
 Permit Date:
 Permit Number:

Construction Site: 1 S. Sumner Ave, Margate, NJ
 Owner/Agent:
 Designer/Contractor: Robert Lolio, [LOLIO]architects, 219 Bellevue Avenue, Hammonton, NJ 08037, 856-322-6476, bob@loliioarchitect.com

Compliance: Passes using UA trade-off
 Compliance: **12.1% Better Than Code** Maximum UA: **643** Your UA: **565** Maximum SHGC: **0.40** Your SHGC: **0.25**
 The % Better or Worse Than Code index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling: Flat Ceiling or Scissor Truss	2,082	43.0	0.0	0.028	58
Wall: Wood Frame, 16" o.c.	4,515	24.0	0.0	0.054	198
Door: Glass Door (over 50% glazing) SHGC: 0.20	328			0.300	98
Window: Vinyl Frame SHGC: 0.28	520			0.310	161
Floor: All-Wood Joist/Truss	2,082	43.0	0.0	0.024	50

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version: REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title _____ Signature _____ Date _____

Project Title: TOREN RESIDENCE Report date: 01/26/21
 Data filename: Page 1 of 9



Robert J. Lolio, RA
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 www.loliioarchitect.com

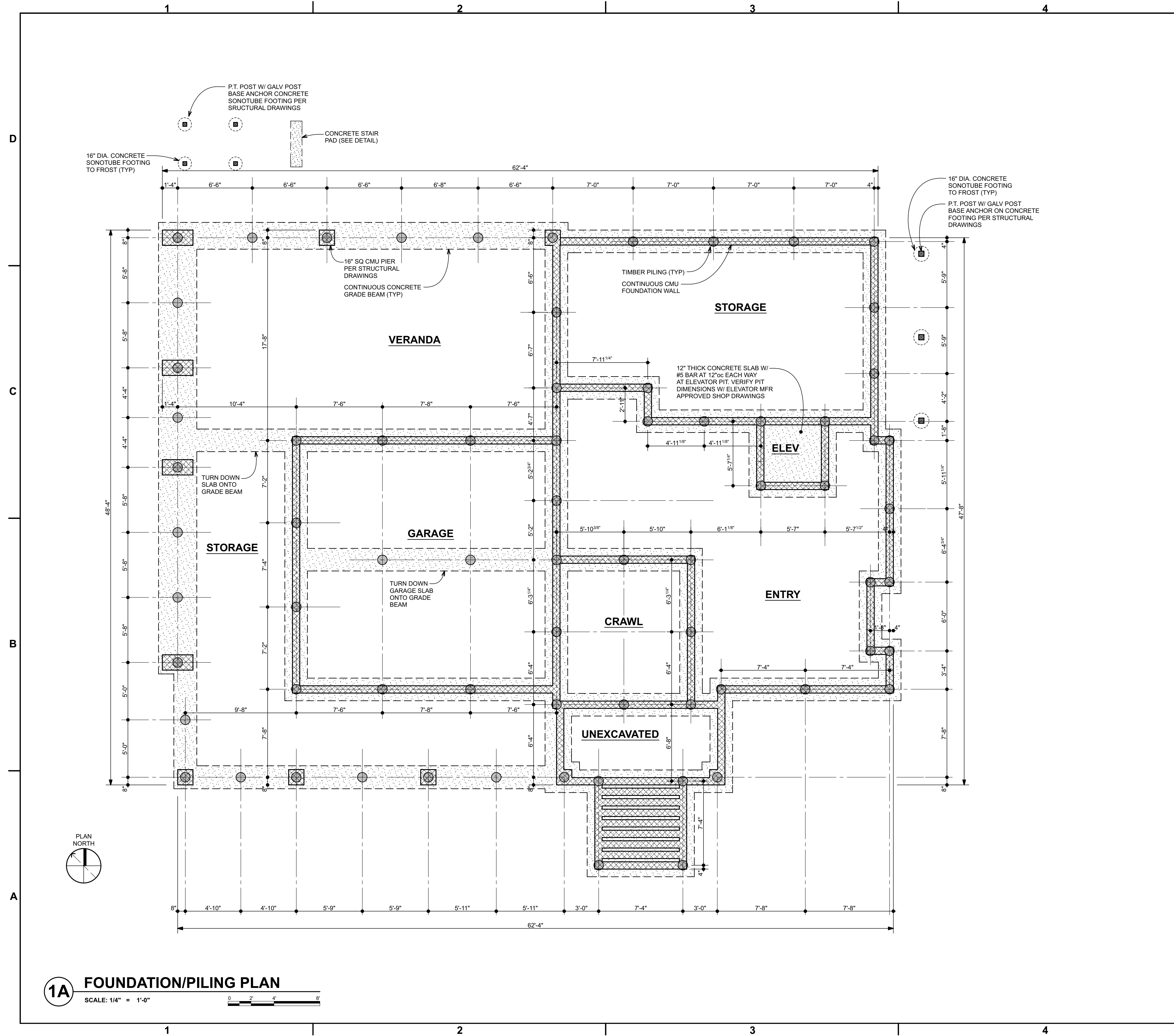
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Toren Residence
 1 S Sumner Avenue
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Coverage Diagram & Site Details
SHEET C-103
 7 OF 24



TYPICAL PLAN NOTES

1. ALL DIMENSIONS ARE FINISHED DIMENSION UNLESS NOTED OTHERWISE.
2. THIS SET OF PLANS IS FOR THE CONSTRUCTION OF A (2.5) STORY SINGLE FAMILY RESIDENCE.
3. PROVIDE HANGING ROD & SHELF ABOVE AT ALL CLOTHES/COATS CLOSETS UNLESS NOTED OTHERWISE (ROD&SH)
4. PROVIDE (5) ADJUSTABLE SHELVES AT LINEN/STORAGE CLOSETS.
5. THE PLANS AND DETAILS HEREIN HAVE BEEN PREPARED BASED ON ARCHITECTS UNDERSTANDING OF THE PROPOSED INSTALLATION. NOTIFY ARCHITECT IMMEDIATELY IF SITE CONDITIONS DIFFER FROM THOSE DEPICTED ON THE PLANS & DETAILS.
6. TYPICAL INTERIOR WALL = 2x4 STUD WALL @ 16"OC WITH DOUBLE TOP PLATE & SINGLE BOTTOM PLATE UNLESS NOTED.
7. TYPICAL EXTERIOR WALL = 2x6 STUD WALL @ 16"OC WITH DOUBLE TOP PLATE & SINGLE BOTTOM PLATE UNLESS NOTED.
8. H. RAIL = ALL STAIR HANDRAILS SHALL BE NO LESS THAN 34" HT AND NO MORE THAN 38" HT MEASURED VERT. FROM STAIR NOSING. PROVIDE 38" HT GRASPABLE HANDRAIL AT OPEN SIDES OF STAIR AS MEASURED VERTICALLY ABOVE NOSING.
9. G. RAIL = ALL GUARD RAIL SHALL BE A MIN. 3'-0" HT
10. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYP BD
11. INTERIOR FINISHES PER OWNER
12. USE PRESSURE TREATED STUDS & PLYWOOD BELOW DESIGN FLOOD ELEVATION.
13. ROOF PITCHES ARE APPROXIMATE AND G.C SHALL VERIFY ROOF PITCHES IN FIELD TO CONFORM TO THE ALLOWABLE BUILDING HT.
14. GENERAL CONTRACTOR TO CONFIRM HEADROOM CLEARANCE AT STAIRS PRIOR TO FRAMING AND NOTIFY ARCHITECT IMMEDIATELY OF ANY CONCERNS
15. GROUND FOUNDATION RE-BAR TO ELECTRICAL SYSTEM
16. WINDOWS ARE DIMENSIONED TO THE CENTERLINE UNLESS NOTED OTHERWISE.
17. ALL INTERIOR WALL CORNERS SHALL BE SQUARE (90 DEGREE)

FIRE PLACE NOTES

1. MANUFACTURER AND MODEL TO BE SELECTED BY THE OWNER
2. FIREPLACE SHALL BE A PREMANUFACTURED CODE APPROVED DIRECT VENT FIREPLACE W/ GAS LOG SET & NON-COMBUSTIBLE HEARTH
3. FRAMED FIRE PLACE WALLS AND CHASES ARE APPROXIMATE. VERIFY ACTUAL DIMENSIONS WITH SELECTED MODEL AND MANUFACTURER. SEE MANUFACTURER'S SPECIFICATIONS FOR ALL REQUIRED CLEARANCES, CHASE CONSTRUCTION DIMENSIONS, & ALL FIRE-STOP LOCATIONS FOR CHIMNEY.
4. CONFIRM ALL REQUIRED FIREBOX CLEARANCES WITH MANUFACTURER PRIOR TO FRAMING.

ELEVATOR NOTES

1. MANUFACTURER AND MODEL TO BE SELECTED BY THE OWNER
2. VERIFY/COORDINATE SIZE OF ELEVATOR SHAFT AND PIT DIMENSIONS BASE ON THE FINAL SELECTED MANUFACTURER & MODEL SHOP DRAWINGS

CONSTRUCTION TYPE V-A NOTES

1. ALL FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, EXTERIOR WALLS, & INTERIOR LOAD-BEARING WALLS SHALL BE 1 HR FIRE RATED ASSEMBLIES. SEE FIRE RATED ASSEMBLIES FOR ADDITIONAL INFORMATION.
2. PENETRATIONS SUCH AS RECESSED LIGHT FIXTURES, IN CEILING LOUD SPEAKERS, ETC SHALL RECEIVE UL-RATED FIRE RATED LIGHT COVER BY TENMAT OR EQUAL TO MAINTAIN THE INTEGRITY OF THE FIRE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY

INTERIOR TRIM

INTERIOR TRIM SHALL BE COORDINATED WITH THE OWNER UNLESS NOTED OTHERWISE. CONTRACTOR SHALL MOCK-UP INTERIOR TRIM DETAIL ON SITE FOR OWNERS APPROVAL PRIOR TO ORDERING MATERIALS.

INTERIOR STAIR

THE INTERIOR STAIR DESIGN & INSTALLATION SHALL BE COORDINATED WITH THE OWNER UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF THE STAIR AND RAILING FOR THE OWNER'S APPROVAL PRIOR TO ORDERING.

KITCHEN DESIGN

THE KITCHEN DESIGN & LAYOUT SHALL BE COORDINATED WITH THE OWNER. THE KITCHEN DESIGNER SHALL PREPARE CABINERY DRAWINGS FOR THE OWNER'S APPROVAL PRIOR TO ORDERING.

FLOOD VENT NOTES

- PER IRC R322.2.2.
- 2.1. THE TOTAL NET AREA ON NON-ENGINEERED OPENINGS SHALL NOT BE LESS THAN 1 SQUARE INCH FOR SQUARE FOOT OF ENCLOSED AREA WHERE THE ENCLOSED AREA IS MEASURED ON THE EXTERIOR OF THE ENCLOSURE WALLS, OR THE OPENINGS SHALL BE DESIGNED AS ENGINEERED OPENINGS AND THE CONSTRUCTION DOCUMENTS SHALL INCLUDE A STATEMENT BY THE REGISTERED DESIGN PROFESSIONAL THAT THE DESIGN OF THE OPENINGS WILL PROVIDE FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON THE EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS.
 - 2.2. OPENINGS SHALL NOT BE LESS THAN 3" IN ANY DIRECTION IN THE PLANE OF THE WALL
 - 2.3. THE PRESENCE OF LOUVERS, BLADES, SCREENS, AND FACEPLATES OR OTHER COVERS AND DEVICES SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATER INTO AND OUT OF THE ENCLOSED AREA AND SHALL BE ACCOUNTED FOR IN THE DETERMINATION OF THE NET OPEN AREA
- PER IRC R322.2.2.1
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 2. THE BOTTOM OF EACH OPENING SHALL BE NOT MORE THAN 1 FT ABOVE THE HIGHER OF THE FINAL INTERIOR GRADE OR FLOOR AND THE FINISHED EXTERIOR GRADE IMMEDIATELY UNDER THE OPENING.
 3. OPENINGS SHALL BE PERMITTED TO BE INSTALLED IN DOORS AND WINDOW
- PER IRC R406.1.2.
- THE FINISHED GROUND LEVEL OF AN UNDER FLOOR SPACE SUCH AS A CRAWL SPACE SHALL BE EQUAL TO OR HIGHER THAN THE OUTSIDE FINISHED GROUND LEVEL ON AT LEAST ONE SIDE.

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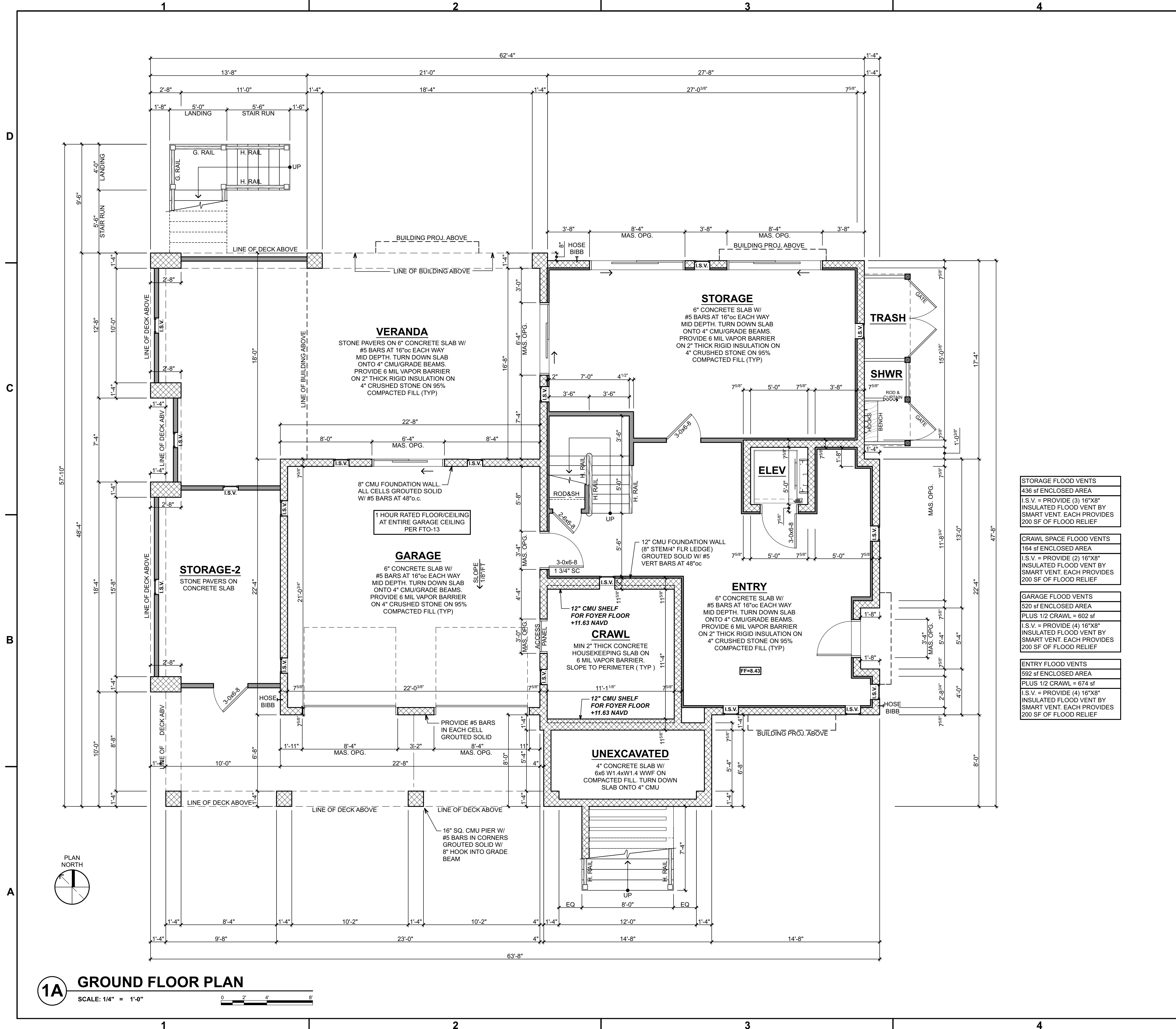
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 - PROVIDE HANGING ROD & SHELF ABOVE AT ALL CLOTHES/COATS CLOSETS UNLESS NOTED OTHERWISE (ROD&SH)
 - PROVIDE (5) ADJUSTABLE SHELVES AT LINEN/STORAGE CLOSETS.
 - THE PLANS AND DETAILS HEREIN HAVE BEEN PREPARED BASED ON ARCHITECTS UNDERSTANDING OF THE PROPOSED INSTALLATION. NOTIFY ARCHITECT IMMEDIATELY IF SITE CONDITIONS DIFFER FROM THOSE DEPICTED ON THE PLANS & DETAILS.
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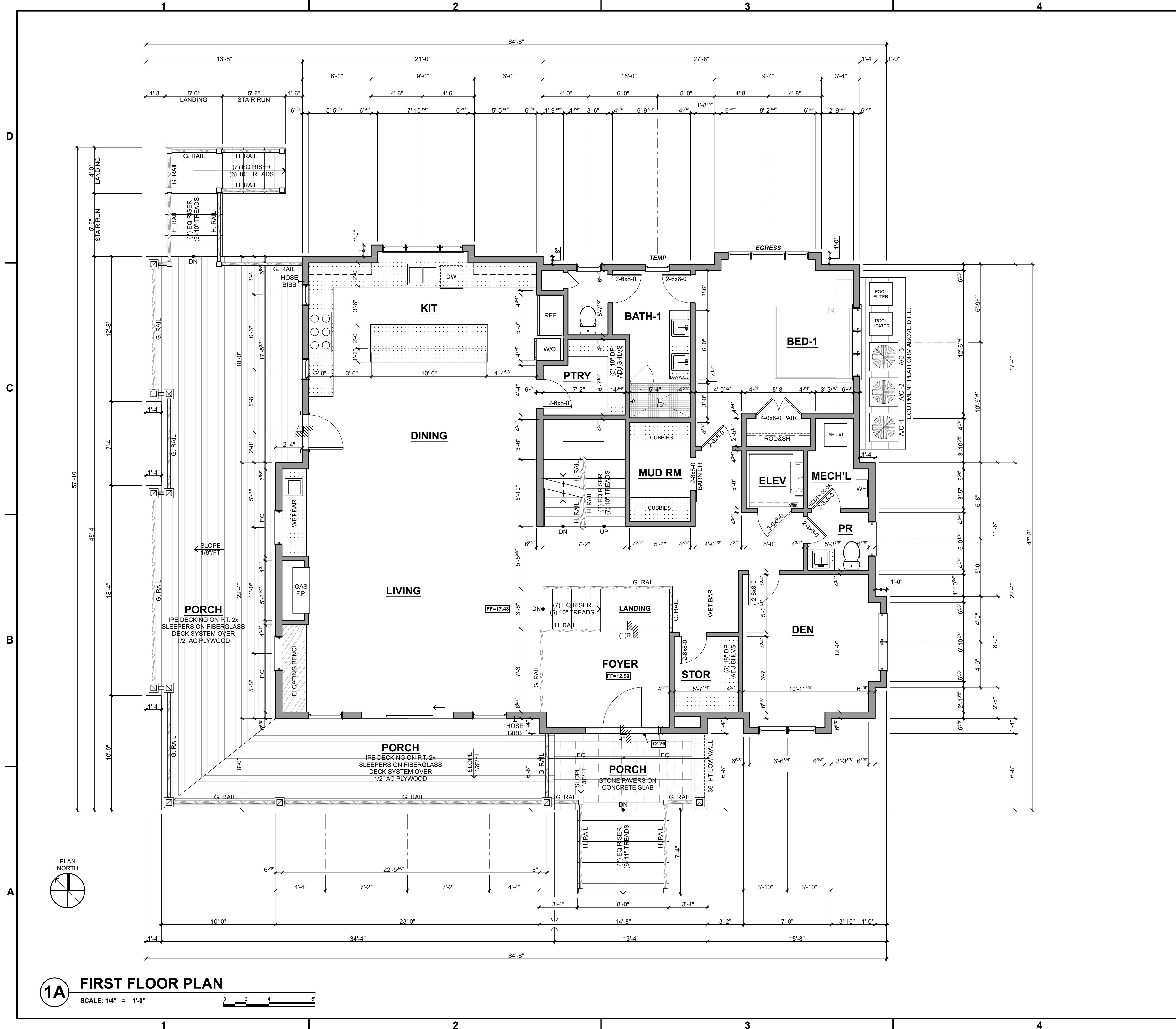
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Ground Floor Plan

SHEET A-102
9 OF 24



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 10. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYP BD
 11. INTERIOR FINISHES PER OWNER
 12. USE PRESSURE TREATED STUDS & PLYWOOD BELOW DESIGN FLOOD ELEVATION.
 13. ROOF PITCHES ARE APPROXIMATE AND G.C SHALL VERIFY ROOF PITCHES IN FIELD TO CONFORM TO THE ALLOWABLE BUILDING HT.
 14. GENERAL CONTRACTOR TO CONFIRM HEADROOM CLEARANCE AT STAIRS PRIOR TO FRAMING AND NOTIFY ARCHITECT IMMEDIATELY OF ANY CONCERNS
 15. GROUND FOUNDATION REBAR TO ELECTRICAL SYSTEM
 16. WINDOWS ARE DIMENSIONED TO THE CENTERLINE UNLESS NOTED OTHERWISE.
 17. ALL INTERIOR WALL CORNERS SHALL BE SQUARE (90 DEGREE)
- FIRE PLACE NOTES**
1. MANUFACTURER AND MODEL TO BE SELECTED BY THE OWNER
 2. FIREPLACE SHALL BE A PREMANUFACTURED CODE APPROVED DIRECT VENT FIREPLACE WITH GAS LOG SET & NON-COMBUSTIBLE HEARTH
 3. FRAMED FIRE PLACE WALLS AND CHASES ARE APPROXIMATE. VERIFY ACTUAL DIMENSIONS WITH SELECTED MODEL AND MANUFACTURER. SEE MANUFACTURER'S SPECIFICATIONS FOR ALL REQUIRED CLEARANCES, CHASE CONSTRUCTION DIMENSIONS, & ALL FIRE-STOP LOCATIONS FOR CHIMNEY.
 4. CONFIRM ALL REQUIRED FIREBOX CLEARANCES WITH MANUFACTURER PRIOR TO FRAMING.
- ELEVATOR NOTES**
1. MANUFACTURER AND MODEL TO BE SELECTED BY THE OWNER
 2. VERIFY/COORDINATE SIZE OF ELEVATOR SHAFT AND PIT DIMENSIONS BASE ON THE FINAL SELECTED MANUFACTURER & MODEL SHOP DRAWINGS
- CONSTRUCTION TYPE V-A NOTES**
1. ALL FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, EXTERIOR WALLS, & INTERIOR LOAD-BEARING WALLS SHALL BE 1 HR FIRE RATED ASSEMBLIES. SEE FIRE RATED ASSEMBLIES FOR ADDITIONAL INFORMATION.
 2. PENETRATIONS SUCH AS RECESSED LIGHT FIXTURES, IN CEILING LOUD SPEAKERS, ETC SHALL RECEIVE UL-RATED FIRE RATED LIGHT COVER BY TENMAT OR EQUAL TO MAINTAIN THE INTEGRITY OF THE FIRE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY
- INTERIOR TRIM**
- INTERIOR TRIM SHALL BE COORDINATED WITH THE OWNER UNLESS NOTED OTHERWISE. CONTRACTOR SHALL MOCK-UP INTERIOR TRIM DETAIL ON SITE FOR OWNERS APPROVAL PRIOR TO ORDERING MATERIALS.
- INTERIOR STAIR**
- THE INTERIOR STAIR DESIGN & INSTALLATION SHALL BE COORDINATED WITH THE OWNER UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF THE STAIR AND RAILING FOR THE OWNER'S APPROVAL PRIOR TO ORDERING.
- KITCHEN DESIGN**
- THE KITCHEN DESIGN & LAYOUT SHALL BE COORDINATED WITH THE OWNER. THE KITCHEN DESIGNER SHALL PREPARE CABINETS DRAWINGS FOR THE OWNER'S APPROVAL PRIOR TO ORDERING.
- FLOOD VENT NOTES**
- PER IRC R322.2.2.
- 2.1. THE TOTAL NET AREA ON NON-ENGINEERED OPENINGS SHALL NOT BE LESS THAN 1 SQUARE INCH FOR SQUARE FOOT OF ENCLOSED AREA WHERE THE ENCLOSED AREA IS MEASURED ON THE EXTERIOR OF THE ENCLOSURE WALLS, OR THE OPENINGS SHALL BE DESIGNED AS ENGINEERED OPENINGS AND THE CONSTRUCTION DOCUMENTS SHALL INCLUDE A STATEMENT BY THE REGISTERED DESIGN PROFESSIONAL THAT THE DESIGN OF THE OPENINGS WILL PROVIDE FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON THE EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS.
 - 2.2. OPENINGS SHALL NOT BE LESS THAN 3" IN ANY DIRECTION IN THE PLANE OF THE WALL
 - 2.3. THE PRESENCE OF LOUVERS, BLADES, SCREENS, AND FACEPLATES OR OTHER COVERS AND DEVICES SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATER INTO AND OUT OF THE ENCLOSED AREA AND SHALL BE ACCOUNTED FOR IN THE DETERMINATION OF THE NET OPEN AREA
- PER IRC R322.2.2.1
1. THERE SHALL NOT BE LESS THAN TWO OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA. IF BUILDING HAS MORE THAN ONE ENCLOSED AREA BELOW THE DESIGN FLOOD ELEVATION, EACH AREA SHALL HAVE OPENINGS
 2. THE BOTTOM OF EACH OPENING SHALL BE NOT MORE THAN 1 FT ABOVE THE HIGHER OF THE FINAL INTERIOR GRADE OR FLOOR AND THE FINISHED EXTERIOR GRADE IMMEDIATELY UNDER THE OPENING.
 3. OPENINGS SHALL BE PERMITTED TO BE INSTALLED IN DOORS AND WINDOW
- PER IRC R406.1.2.
- THE FINISHED GROUND LEVEL OF AN UNDER FLOOR SPACE SUCH AS A CRAWL SPACE SHALL BE EQUAL TO OR HIGHER THAN THE OUTSIDE FINISHED GROUND LEVEL ON AT LEAST ONE SIDE.

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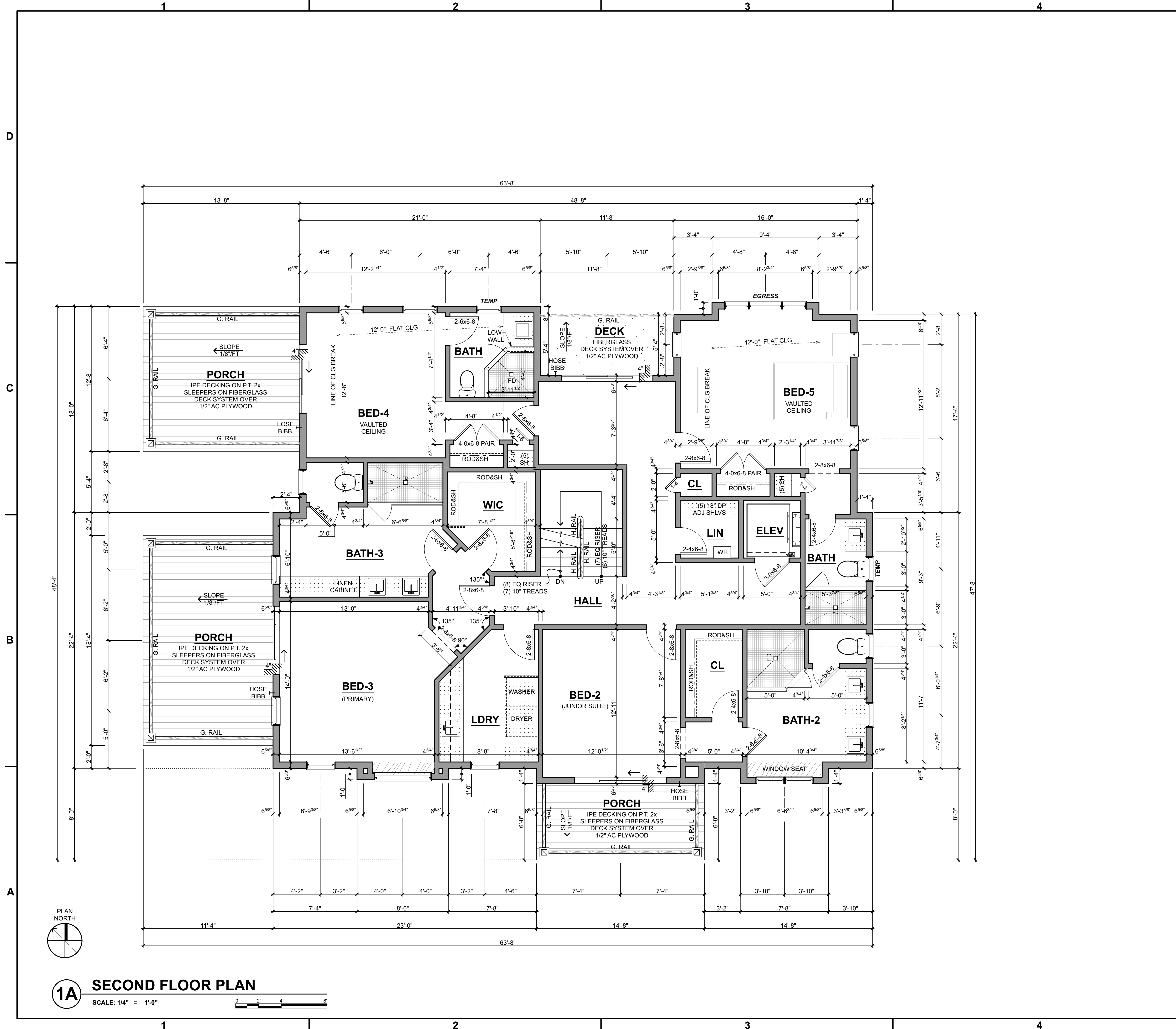
Toren Residence
 1 S Sumner Avenue
 City of Margate
 Block 119 Lot 1
 Atlantic County, NJ

#	Date	REVISION

DATE : 3/29/21

First Floor Plan

SHEET A-103
 10 OF 24



- TYPICAL PLAN NOTES**
1. ALL DIMENSIONS ARE FINISHED DIMENSION UNLESS NOTED OTHERWISE.
 2. THIS SET OF PLANS IS FOR THE CONSTRUCTION OF A (2.5) STORY SINGLE FAMILY RESIDENCE.
 3. PROVIDE HANGING ROD & SHELF ABOVE ALL CLOTHES/COATS CLOSETS UNLESS NOTED OTHERWISE (ROD&SH).
 4. PROVIDE (5) ADJUSTABLE SHELVES AT LINEN/STORAGE CLOSETS.
 5. THE PLANS AND DETAILS HEREIN HAVE BEEN PREPARED BASED ON ARCHITECTS UNDERSTANDING OF THE PROPOSED INSTALLATION. NOTIFY ARCHITECT IMMEDIATELY IF SITE CONDITIONS DIFFER FROM THOSE DEPICTED ON THE PLANS & DETAILS.
 6. TYPICAL INTERIOR WALL = 2x4 STUD WALL @ 16"OC WITH DOUBLE TOP PLATE & SINGLE BOTTOM PLATE UNLESS NOTED.
 7. TYPICAL EXTERIOR WALL = 2x6 STUD WALL @ 16"OC WITH DOUBLE TOP PLATE & SINGLE BOTTOM PLATE UNLESS NOTED.
 8. H. RAIL = ALL STAIR HANDRAILS SHALL BE NO LESS THAN 34" HT AND NO MORE THAN 38" HT MEASURED VERT. FROM STAIR NOSING. PROVIDE 38" HT GRASPABLE HANDRAIL AT OPEN SIDES OF STAIR AS MEASURED VERTICALLY ABOVE NOSING.
 9. G. RAIL = ALL GUARD RAIL SHALL BE A MIN. 3'-0" HT
 10. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYP BD
 11. INTERIOR FINISHES PER OWNER
 12. USE PRESSURE TREATED STUDS & PLYWOOD BELOW DESIGN FLOOR ELEVATION.
 13. ROOF PITCHES ARE APPROXIMATE AND G.C SHALL VERIFY ROOF PITCHES IN FIELD TO CONFORM TO THE ALLOWABLE BUILDING HT.
 14. GENERAL CONTRACTOR TO CONFIRM HEADROOM CLEARANCE AT STAIRS PRIOR TO FRAMING AND NOTIFY ARCHITECT IMMEDIATELY OF ANY CONCERNS
 15. GROUND FOUNDATION RE-BAR TO ELECTRICAL SYSTEM
 16. WINDOWS ARE DIMENSIONED TO THE CENTERLINE UNLESS NOTED OTHERWISE.
 17. ALL INTERIOR WALL CORNERS SHALL BE SQUARE (90 DEGREE)
- FIRE PLACE NOTES**
1. MANUFACTURER AND MODEL TO BE SELECTED BY THE OWNER
 2. FIREPLACE SHALL BE A PREMANUFACTURED CODE APPROVED DIRECT VENT FIREPLACE W/ GAS LOG SET & NON-COMBUSTIBLE HEARTH
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 4. CONFIRM ALL REQUIRED FIREBOX CLEARANCES WITH MANUFACTURER PRIOR TO FRAMING.
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1. MANUFACTURER AND MODEL TO BE SELECTED BY THE OWNER
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- CONSTRUCTION TYPE V-A NOTES**
1. ALL FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, EXTERIOR WALLS, & INTERIOR LOAD-BEARING WALLS SHALL BE 1 HR FIRE RATED ASSEMBLIES. SEE FIRE RATED ASSEMBLIES FOR ADDITIONAL INFORMATION.
 2. PENETRATIONS SUCH AS RECESSED LIGHT FIXTURES, IN CEILING LOUD SPEAKERS, ETC SHALL RECEIVE UL-RATED FIRE RATED LIGHT COVER BY TENMAT OR EQUAL TO MAINTAIN THE INTEGRITY OF THE FIRE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY
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- FLOOD VENT NOTES**
- PER IRC R322.2.2.
- 2.1. THE TOTAL NET AREA ON NON-ENGINEERED OPENINGS SHALL NOT BE LESS THAN 1 SQUARE INCH FOR SQUARE FOOT OF ENCLOSED AREA WHERE THE ENCLOSED AREA IS MEASURED ON THE EXTERIOR OF THE ENCLOSURE WALLS, OR THE OPENINGS SHALL BE DESIGNED AS ENGINEERED OPENINGS AND THE CONSTRUCTION DOCUMENTS SHALL INCLUDE A STATEMENT BY THE REGISTERED DESIGN PROFESSIONAL THAT THE DESIGN OF THE OPENINGS WILL PROVIDE FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON THE EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS.
 - 2.2. OPENINGS SHALL NOT BE LESS THAN 3" IN ANY DIRECTION IN THE PLANE OF THE WALL
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ZONING SUBMISSION

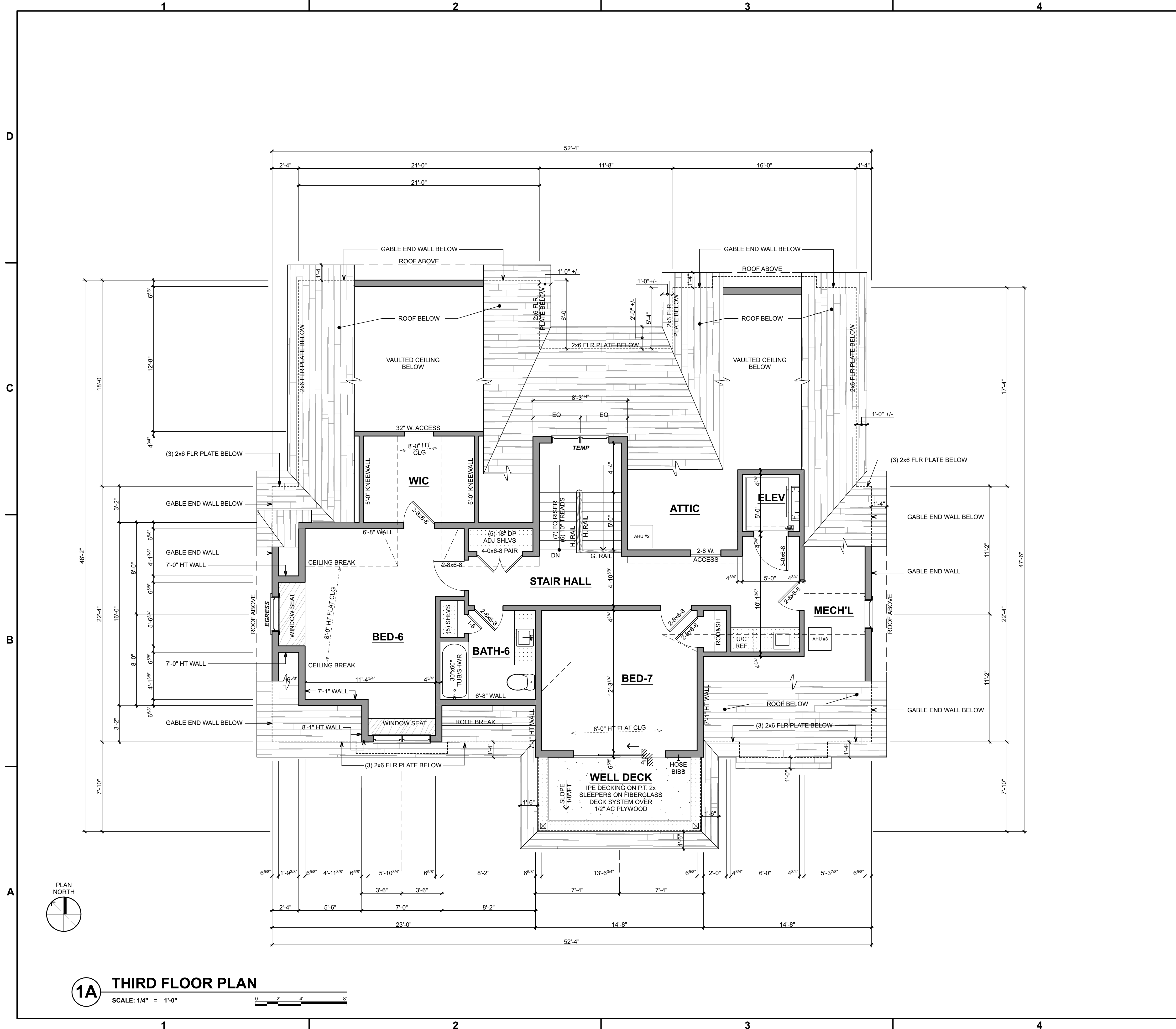
Toren Residence
 1 S Sumner Avenue
 City of Margate
 Block 119 Lot 1
 Atlantic County, NJ

#	Date	REVISION

DATE : 3/29/21

Second Floor Plan

SHEET A-104
 11 OF 24



TYPICAL PLAN NOTES

1. ALL DIMENSIONS ARE FINISHED DIMENSION UNLESS NOTED OTHERWISE.
2. THIS SET OF PLANS IS FOR THE CONSTRUCTION OF A (2.5) STORY SINGLE FAMILY RESIDENCE.
3. PROVIDE HANGING ROD & SHELF ABOVE AT ALL CLOTHES/COATS CLOSETS UNLESS NOTED OTHERWISE (ROD&SH).
4. PROVIDE (5) ADJUSTABLE SHELVES AT LINEN/STORAGE CLOSETS.
5. THE PLANS AND DETAILS HEREIN HAVE BEEN PREPARED BASED ON ARCHITECTS UNDERSTANDING OF THE PROPOSED INSTALLATION. NOTIFY ARCHITECT IMMEDIATELY IF SITE CONDITIONS DIFFER FROM THOSE DEPICTED ON THE PLANS & DETAILS.
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9. G. RAIL = ALL GUARD RAIL SHALL BE A MIN. 3'-0" HT
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11. INTERIOR FINISHES PER OWNER
12. USE PRESSURE TREATED STUDS & PLYWOOD BELOW DESIGN FLOOD ELEVATION.
13. ROOF PITCHES ARE APPROXIMATE AND G.C SHALL VERIFY ROOF PITCHES IN FIELD TO CONFORM TO THE ALLOWABLE BUILDING HT.
14. GENERAL CONTRACTOR TO CONFIRM HEADROOM CLEARANCE AT STAIRS PRIOR TO FRAMING AND NOTIFY ARCHITECT IMMEDIATELY OF ANY CONCERNS
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16. WINDOWS ARE DIMENSIONED TO THE CENTERLINE UNLESS NOTED OTHERWISE.
17. ALL INTERIOR WALL CORNERS SHALL BE SQUARE (90 DEGREE)

FIRE PLACE NOTES

1. MANUFACTURER AND MODEL TO BE SELECTED BY THE OWNER
2. FIREPLACE SHALL BE A PREMANUFACTURED CODE APPROVED DIRECT VENT FIREPLACE W/ GAS LOG SET & NON-COMBUSTIBLE HEARTH
3. FRAMED FIRE PLACE WALLS AND CHASES ARE APPROXIMATE. VERIFY ACTUAL DIMENSIONS WITH SELECTED MODEL AND MANUFACTURER. SEE MANUFACTURER'S SPECIFICATIONS FOR ALL REQUIRED CLEARANCES, CHASE CONSTRUCTION DIMENSIONS, & ALL FIRE-STOP LOCATIONS FOR CHIMNEY.
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ELEVATOR NOTES

1. MANUFACTURER AND MODEL TO BE SELECTED BY THE OWNER
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CONSTRUCTION TYPE V-A NOTES

1. ALL FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, EXTERIOR WALLS, & INTERIOR LOAD-BEARING WALLS SHALL BE 1 HR FIRE RATED ASSEMBLIES. SEE FIRE RATED ASSEMBLIES FOR ADDITIONAL INFORMATION.
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FLOOD VENT NOTES

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- 2.1. THE TOTAL NET AREA ON NON-ENGINEERED OPENINGS SHALL NOT BE LESS THAN 1 SQUARE INCH FOR SQUARE FOOT OF ENCLOSED AREA WHERE THE ENCLOSED AREA IS MEASURED ON THE EXTERIOR OF THE ENCLOSURE WALLS, OR THE OPENINGS SHALL BE DESIGNED AS ENGINEERED OPENINGS AND THE CONSTRUCTION DOCUMENTS SHALL INCLUDE A STATEMENT BY THE REGISTERED DESIGN PROFESSIONAL THAT THE DESIGN OF THE OPENINGS WILL PROVIDE FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON THE EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS.
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Toren Residence
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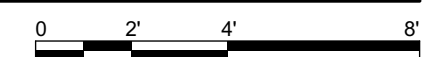
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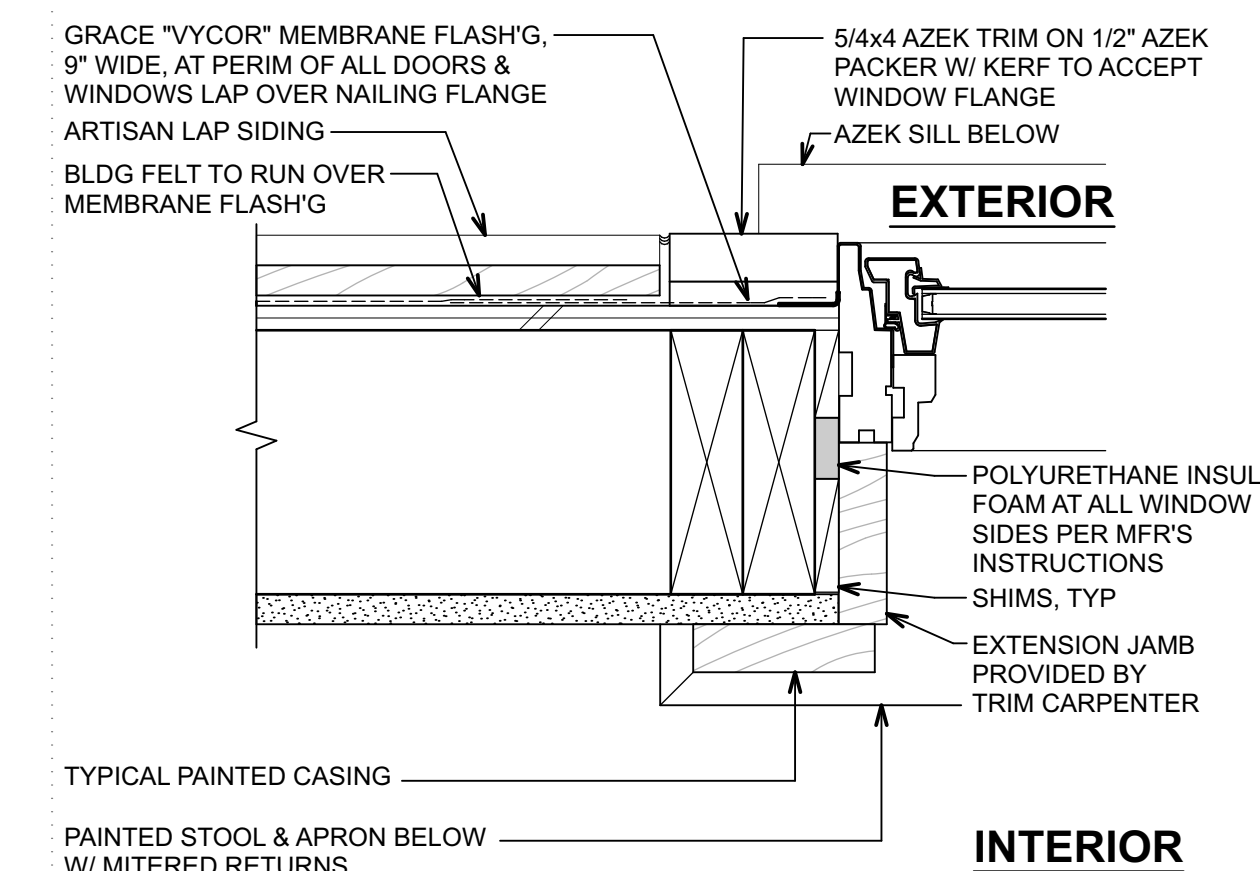
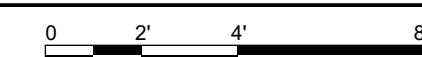
1C LEFT ELEVATION

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



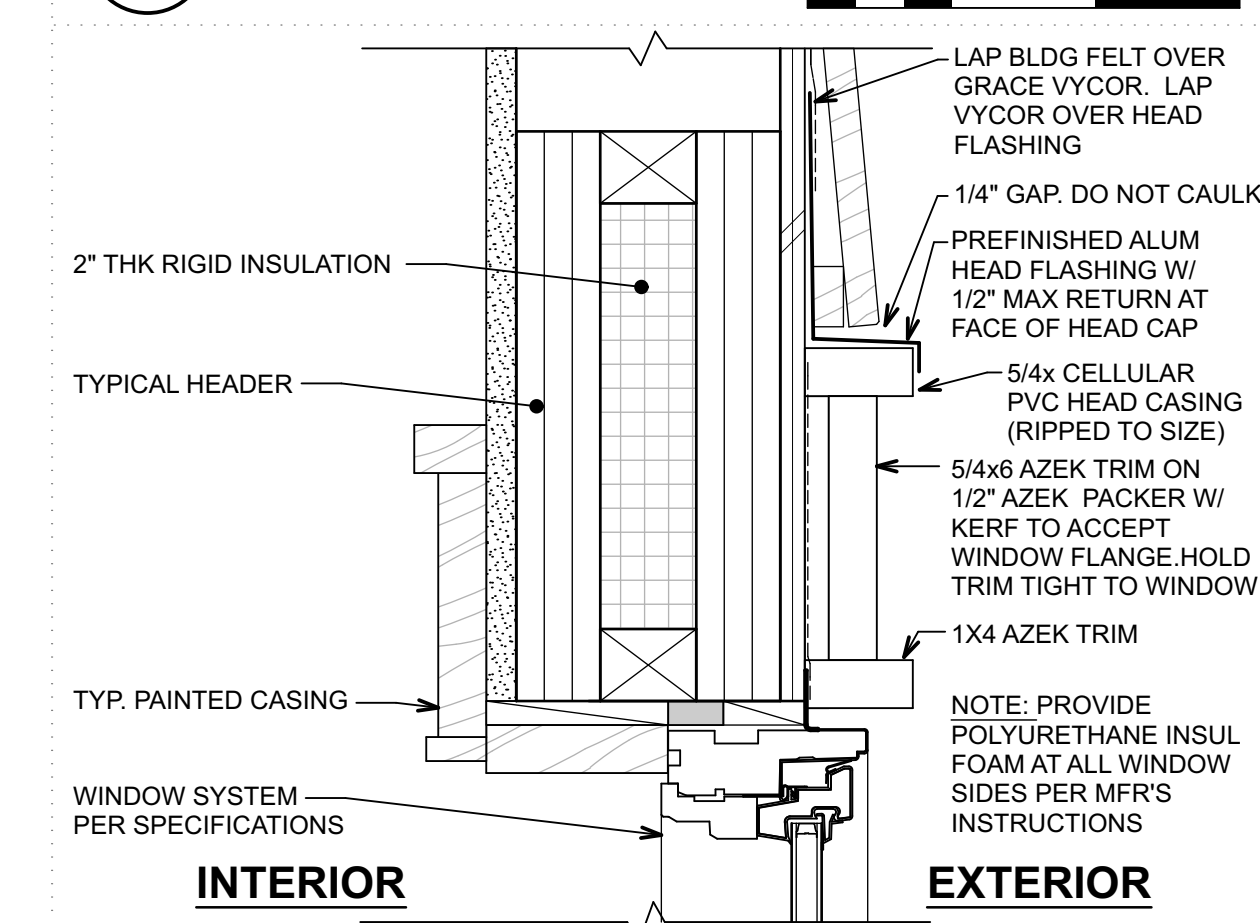
1A REAR ELEVATION

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



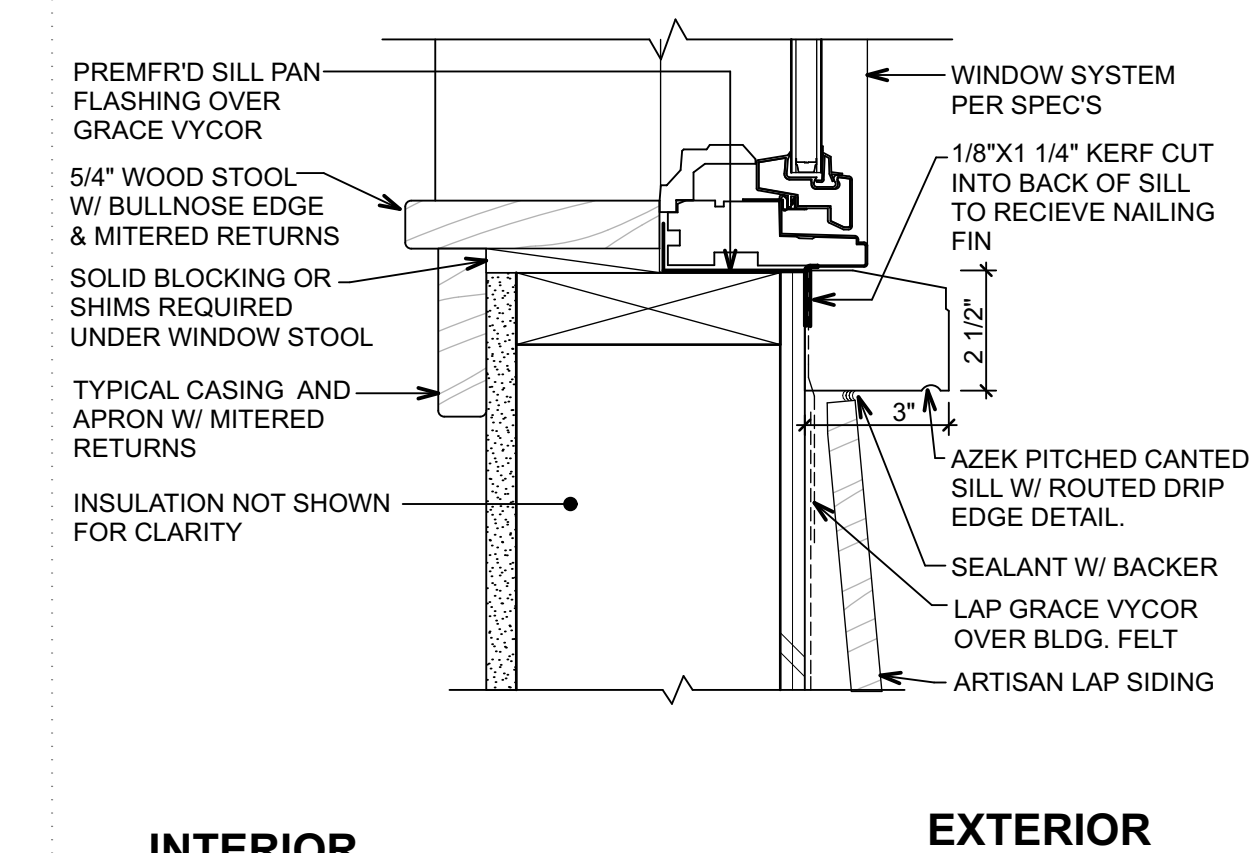
2C WINDOW JAMB DETAIL

SCALE: 3" = 1'-0"



2B WINDOW HEAD DETAIL

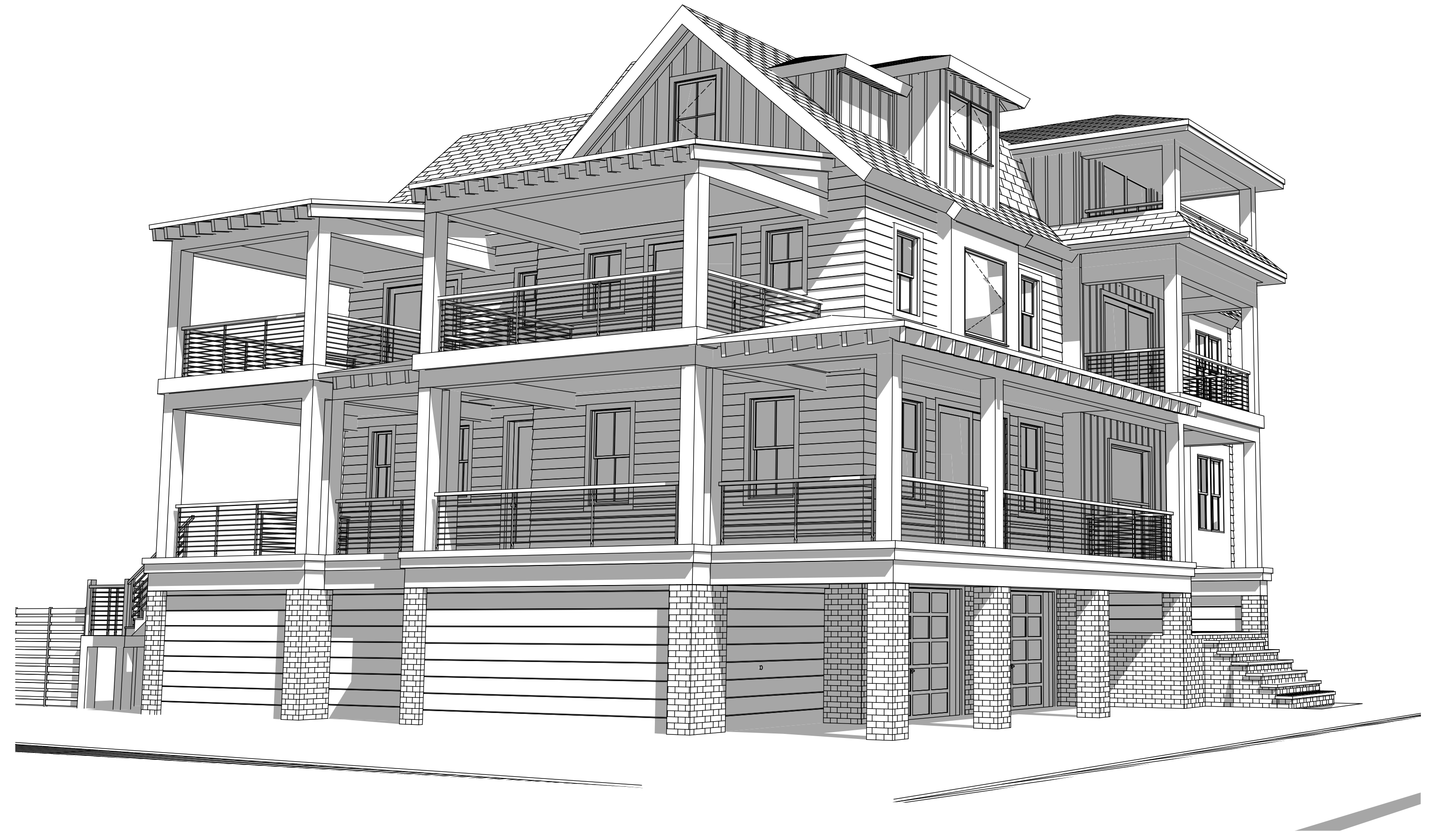
SCALE: 3" = 1'-0"



5A WINDOW SILL DETAIL

SCALE: 3" = 1'-0"





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Renderings

**SHEET
 A-203**
 17 OF 24