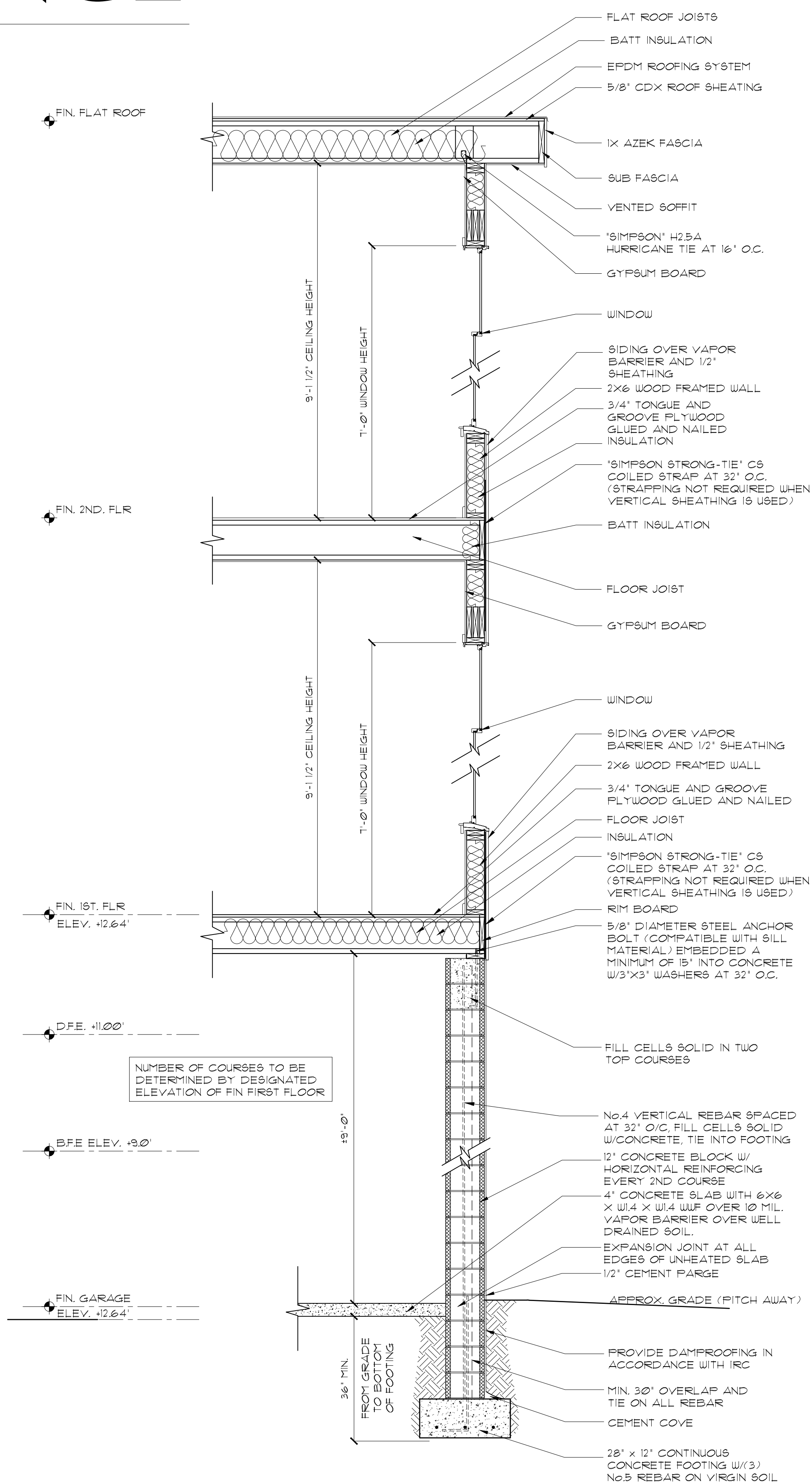
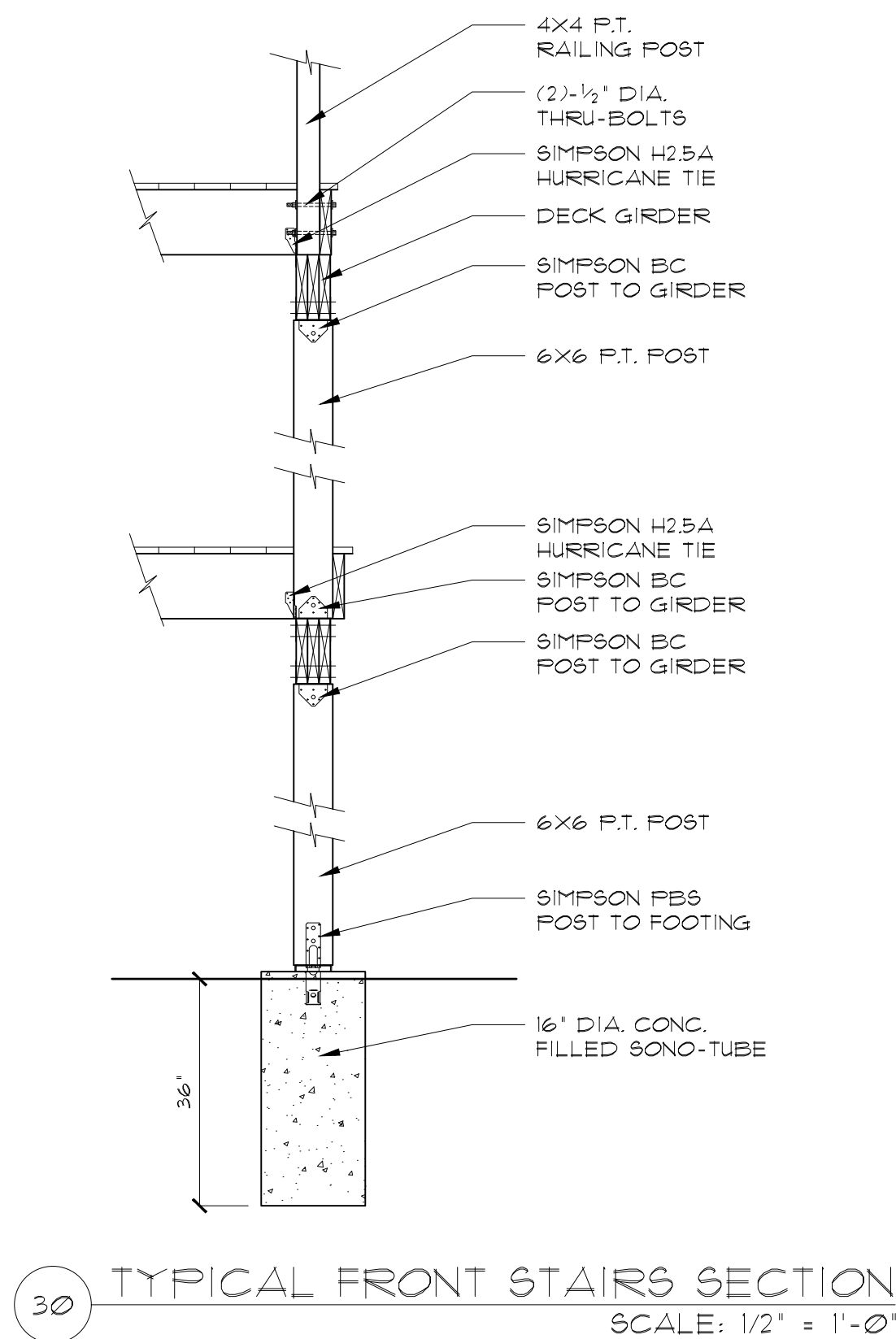


new construction for

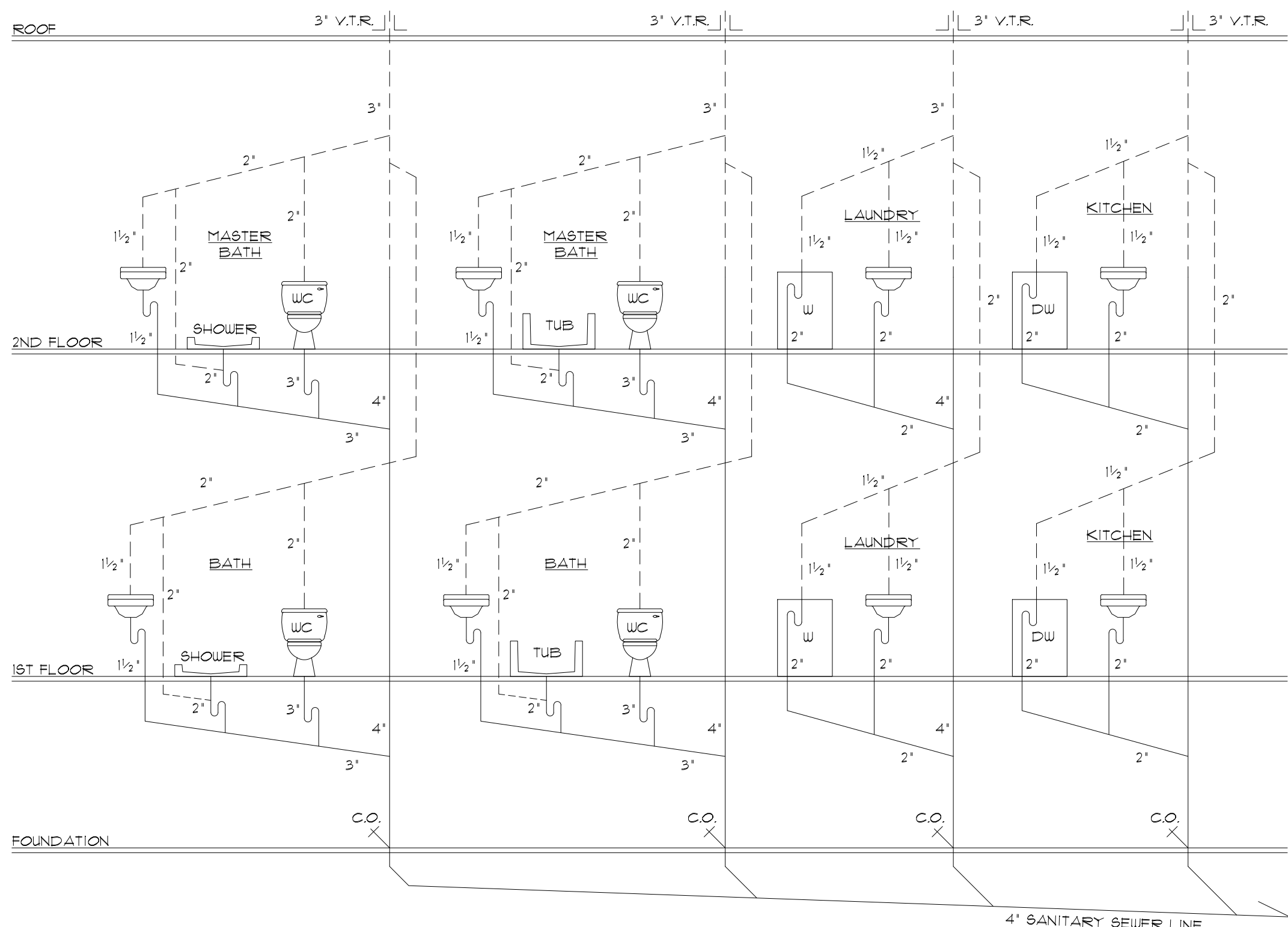
THE PHAN RESIDENCE

164 OCEAN AVENUE
SEA BRIGHT, NEW JERSEY
BLOCK 33 ~ LOT 20.01



BUILDING DEPARTMENT DATA	
	COMBINED
HABITABLE SPACES	
FIRST FLOOR	1806 SQ. FT.
SECOND FLOOR	1806 SQ. FT.
TOTAL	3612 SQ. FT.
VOLUME	55,605 CU. FT.
CONSTRUCTION CLASS	5B
USE GROUP	R-5

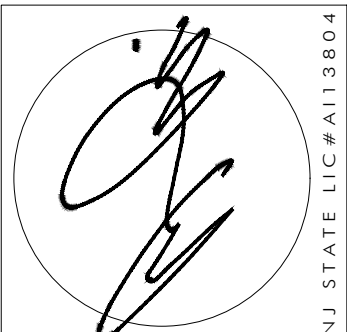
* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS



PLUMBING RISER DIAGRAM
N.T.S.

20 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



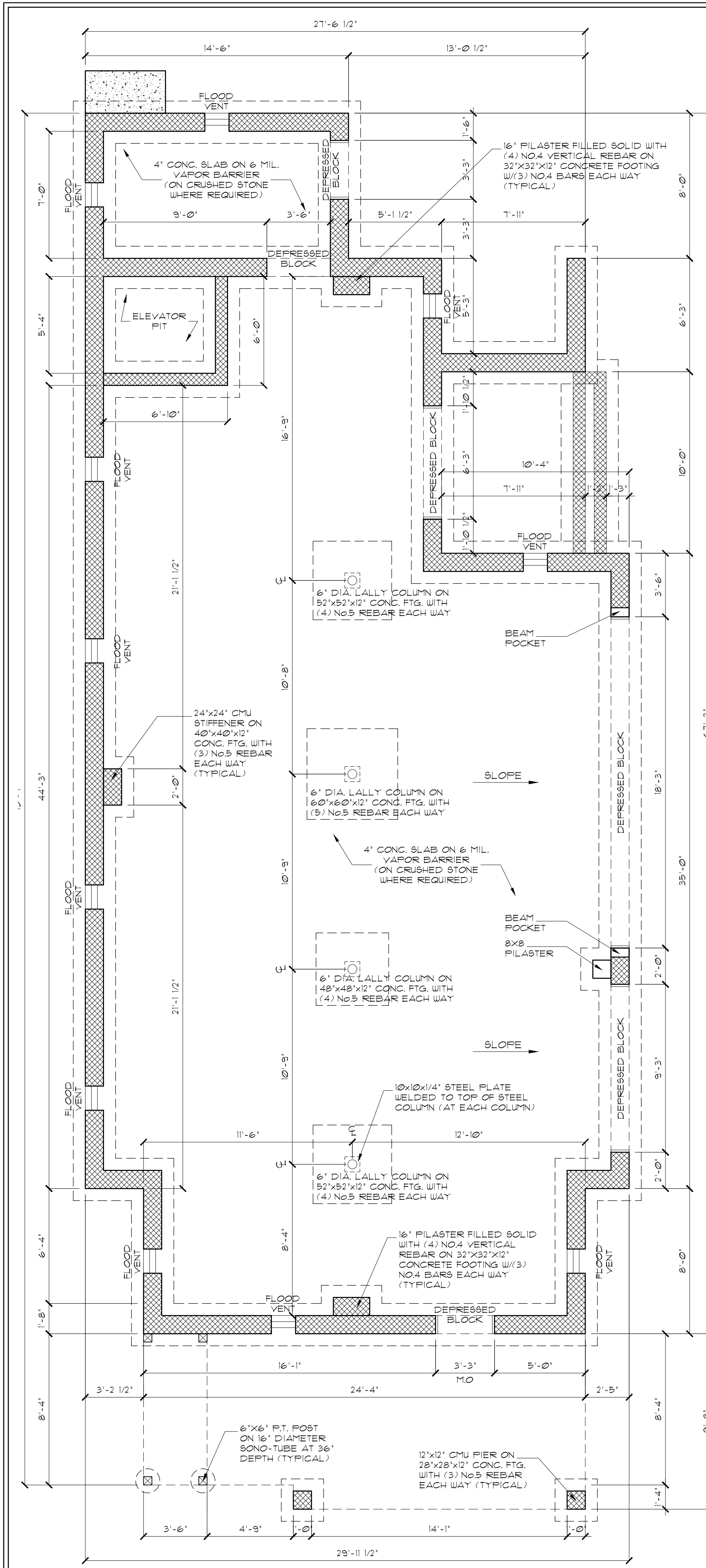
AMERICAN ARCHITECT

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REVISIONS		DATE

CLIENT	PHAN RESIDENCE
ADDRESS	164 OCEAN AVENUE SEA BRIGHT, NEW JERSEY
JOB NUMBER	23-025
BLOCK	33
LOT	20.01

DRAWN BY	JM
DATE	04/14/25
SHEET NO.	A-1



FOUNDATION WALL LEGEND

8" CMU WALL, HORIZ. DUAL WALL REIN. EVERY OTHER COURSE # NO. 4 VERT. BARS AT 32" O.C. ON 24"x12" CONCRETE FOOTING WITH (3) NO. 5 BARS CONT. AND NO. 5 BAR TRANS. AT 36" O.C. (TYP.)

FOUNDATION GENERAL NOTES

1. PREPARE SITE FOR FOUNDATION WORK.

2. 16" PILASTER FILLED SOLID WITH (4) NO. 4 VERTICAL REBAR ON 32"x32"x12" CONCRETE FOOTING WITH (3) NO. 5 BARS EACH WAY (TYPICAL) AND TIE TO FOUNDATION.

3. 16"x16" PIER FILLED SOLID WITH (4) NO. 4 VERTICAL REBAR ON 32"x32"x12" CONCRETE FOOTING WITH (3) NO. 5 BARS EACH WAY (TYPICAL).

4. 3 1/2" LALLY COLUMN (1/4" THICK) ON 36"x36"x12" CONCRETE FOOTING WITH (4) NO. 5 BARS EACH WAY (TYPICAL).

5. PROVIDE 1/2" DIA. ANCHOR BOLTS A MAXIMUM OF 32" ON CENTER. BOLTS SHALL BE LOCATED IN MIDDLE THIRD OF PLATE. PROVIDE A MINIMUM OF 2 BOLTS PER PLATE WITH ONE BOLT NO MORE THAN 12" FROM OR NO LESS THAN 1" DIAMETERS FROM EACH END. BOLTS SHALL BE EMBEDDED A MINIMUM OF 1".

6. FOUNDATION PERIMETER DIMENSIONS ARE EXISTING FOR REFERENCE ONLY. FIELD VERIFY ALL DIMENSIONS.

'SMART VENT' FLOOD VENT CALCULATION

(1) 8"x16" 'SMART VENT' PROTECTS 200 SQ. FT. OF ENCLOSED SPACE

ENCLOSURE AREA 1 - REAR ENTRY:
ENCLOSED SPACE = 435 SQ. FT.
435 SQ. FT. / 200 = 2.18 OR 3 REQUIRED

ENCLOSURE AREA 2 - GARAGE:
ENCLOSED SPACE = 1238 SQ. FT.
1238 SQ. FT. / 200 = 6.19 OR 7 REQUIRED

NOTE: IF 'SMART VENT' BRAND FLOOD VENTS ARE NOT USED, THE NUMBER OF REQUIRED VENTS SHALL BE DETERMINED BASED ON THE FOLLOWING CALCULATION:
FOR EVERY (1) SQ. FT. OF ENCLOSED SPACE, (1) SQ. INCH OF CLEAR FLOOD VENT AREA IS REQUIRED.

FRAMING STRUCTURAL NOTES:

CONTRACTOR TO NOTIFY ARCHITECT IF ANY DISCREPANCIES EXIST BETWEEN PLANS AND EXISTING CONDITIONS.

ALL POINT LOADS TO BE CONTINUOUS TO FOUNDATION (VERIFY ALL POINT LOADS)

SB = SOLID BLOCKING

ALL BEAMS & GIRDERS ARE TO BE FLUSH FRAMED UNLESS OTHERWISE NOTED.

PROVIDE FLUSH MOUNT HANGERS AT ALL FLUSH BEAM TO BEAM/ JOIST TO BEAM CONNECTIONS.

UNLESS OTHERWISE NOTED, ALL HEADERS SHALL HAVE (2) 2x JACK STUDS FROM THE BOTTOM PLATE TO THE UNDERSIDE OF THE HEADER & (1) KING STUD TO THE SIDE OF THE HEADER CONTINUOUS FROM THE BOTTOM PLATE TO THE TOP PLATE.

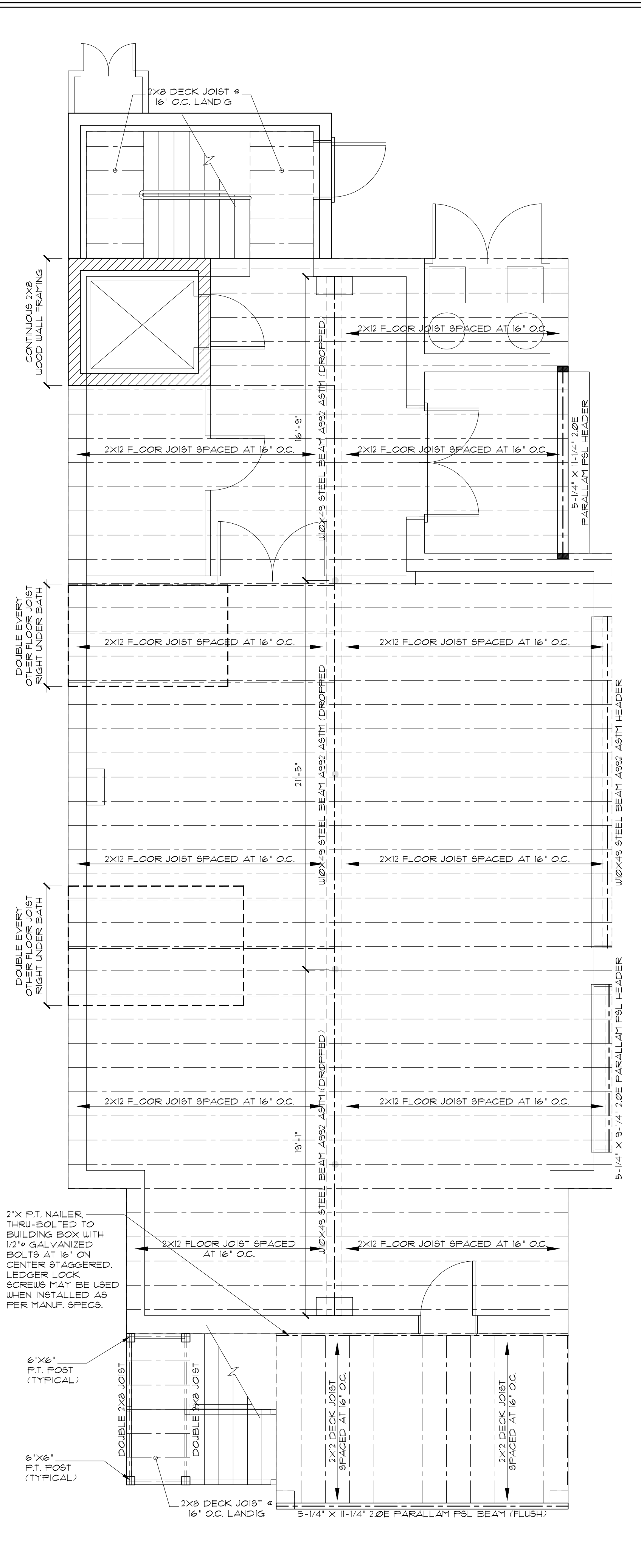
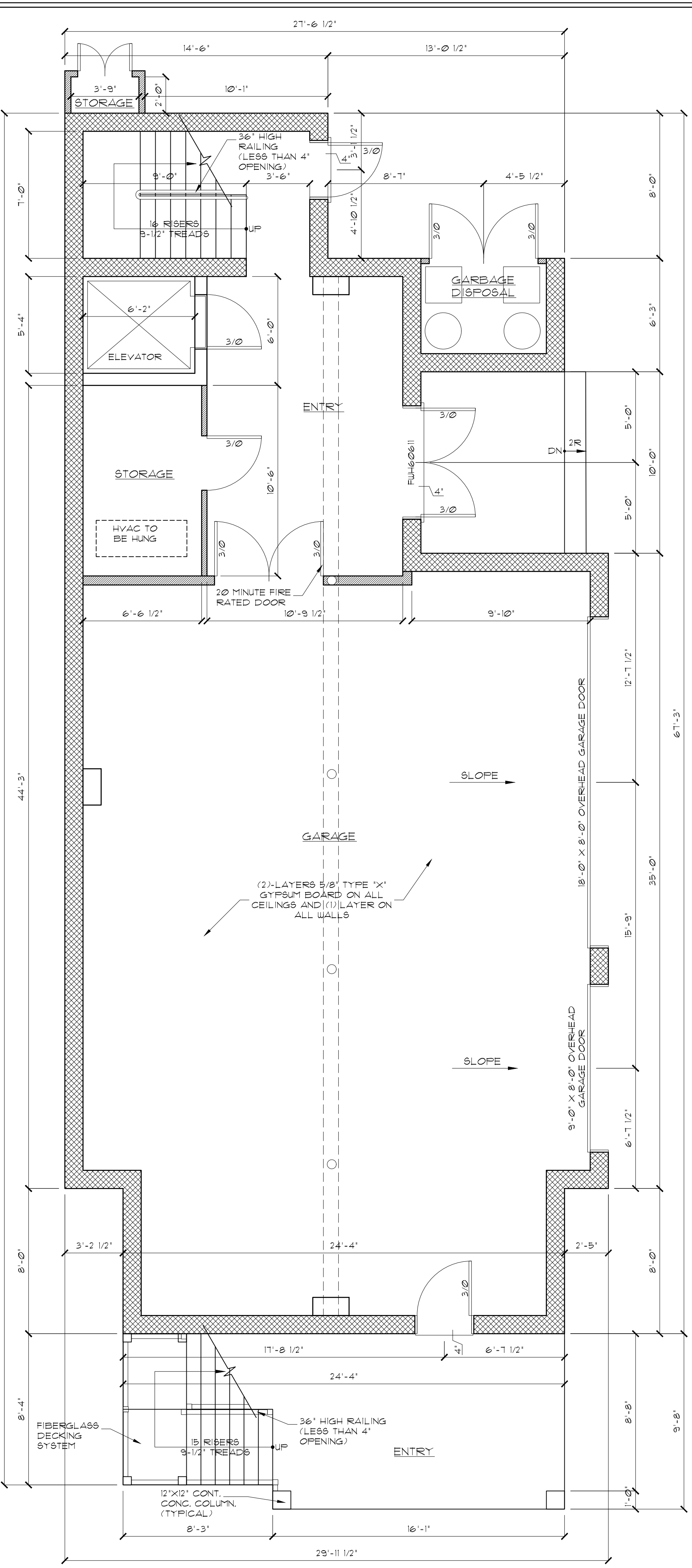
ALL BLOCKING TO BE CONTINUOUS TO FOUNDATION. FILL ALL CELLS SOLID BELOW

ALL FASTENERS AND CONNECTORS SHALL BE COPPER, STAINLESS STEEL, HOT-DIP ZINC COATED OR NON-METALLIC (STAINLESS STEEL IS REQUIRED WITHIN 300 FEET OF SALT WATER SHORELINE)

ALL BUILDING MATERIALS USED BELOW THE DESIGN FLOOD ELEVATION (D.F.E.) SHALL BE FLOOD-RESISTANT MATERIALS. REFER TO FEMA TECHNICAL BULLETIN FOR ACCEPTABLE MATERIALS.

ALL MECHANICAL AND ELECTRICAL SYSTEMS TO BE LOCATED AT OR ABOVE THE DESIGN FLOOD ELEVATION (D.F.E.). REFER TO LOCAL CODES.

ABBREVIATION LEGEND	
C.J.	CEILING JOISTS
CMU	CONCRETE MASONRY UNIT
F.J.	FLOOR JOISTS
FLR.	FLOOR
FTG.	FOOTING
JSTs.	JOISTS
MIL.	MILLIMETER
ML.	MICROLLAM
M.O.	MASONRY OPENING
O.C.	ON CENTER
OSB	ORIENTED STRAND BOARD
PBL.	PARALLEL STRAND LUMBER
RAPT.	RAPERS
S.B.	SOLID BLOCKING
T&G	TONGUE AND GROOVE
W.M.	WELDED WIRE MESH
P.T.	PRESSURE TREATED



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

GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

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PHAN RESIDENCE

164 OCEAN AVENUE

SEA BRIGHT, NEW JERSEY

DATE: 04/14/25

DRAWN BY: JM

SHEET NO. A-3

REVISIONS

DATE

DESCRIPTION

CLIENT

PHAN RESIDENCE

164 OCEAN AVENUE

SEA BRIGHT, NEW JERSEY

JOB NUMBER

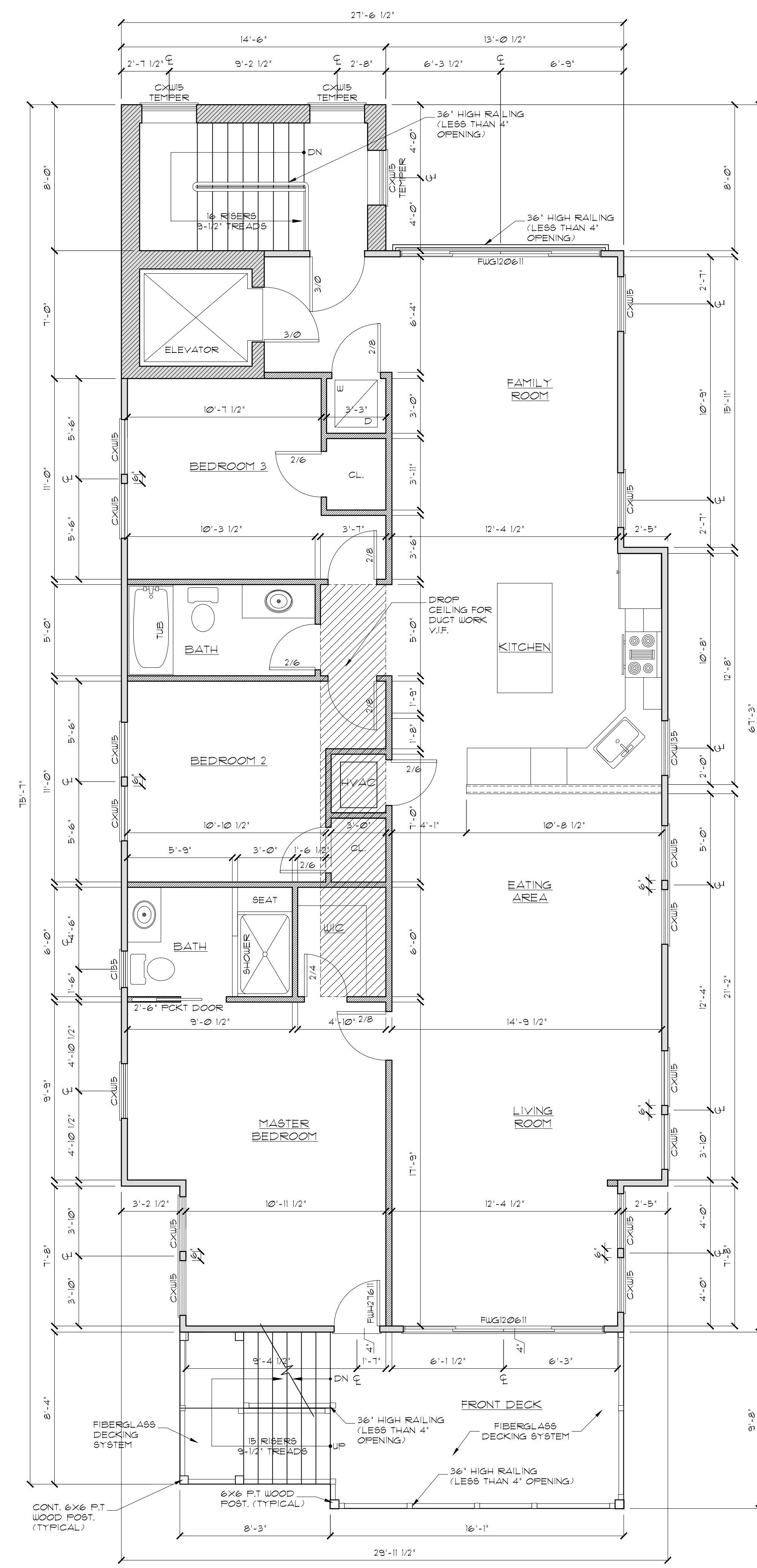
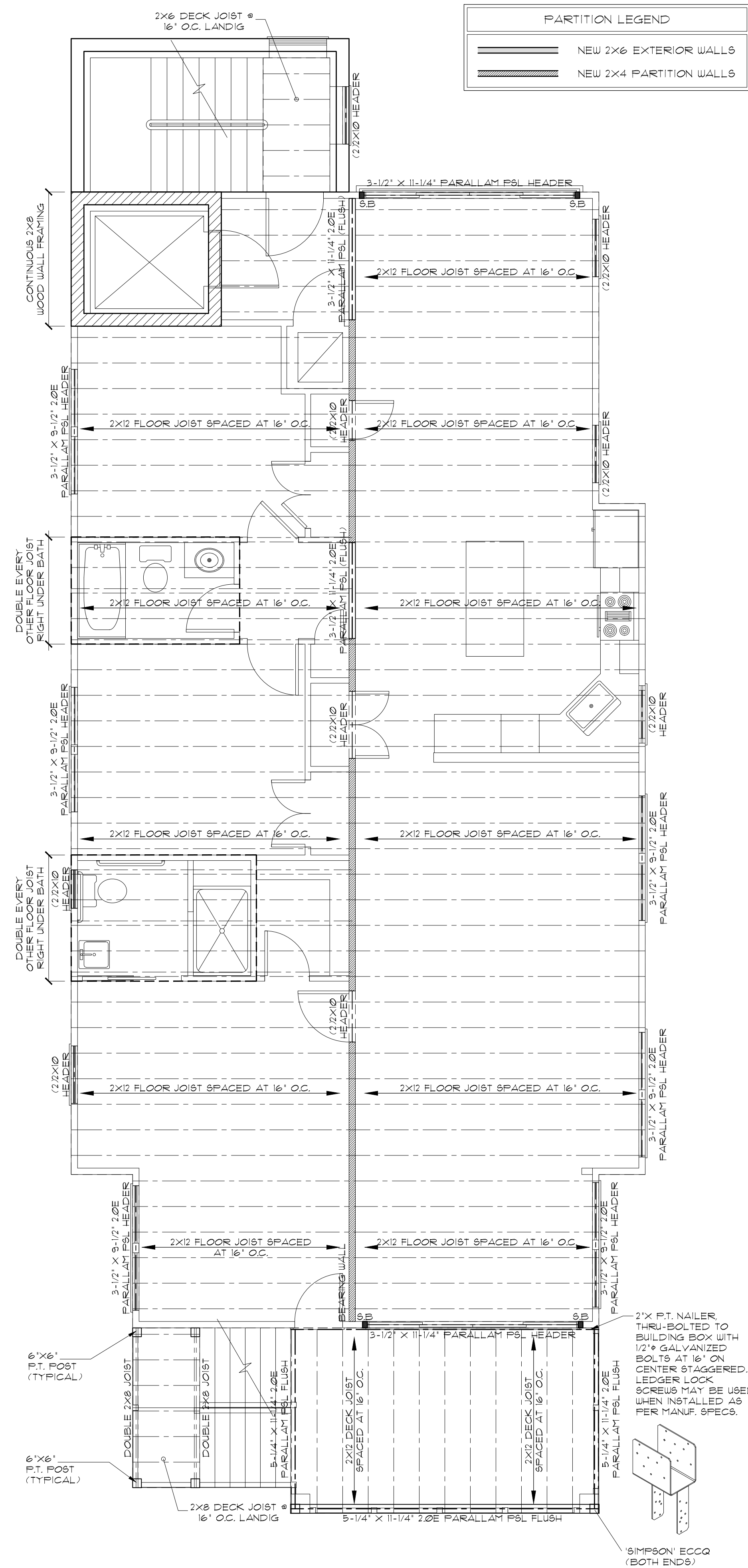
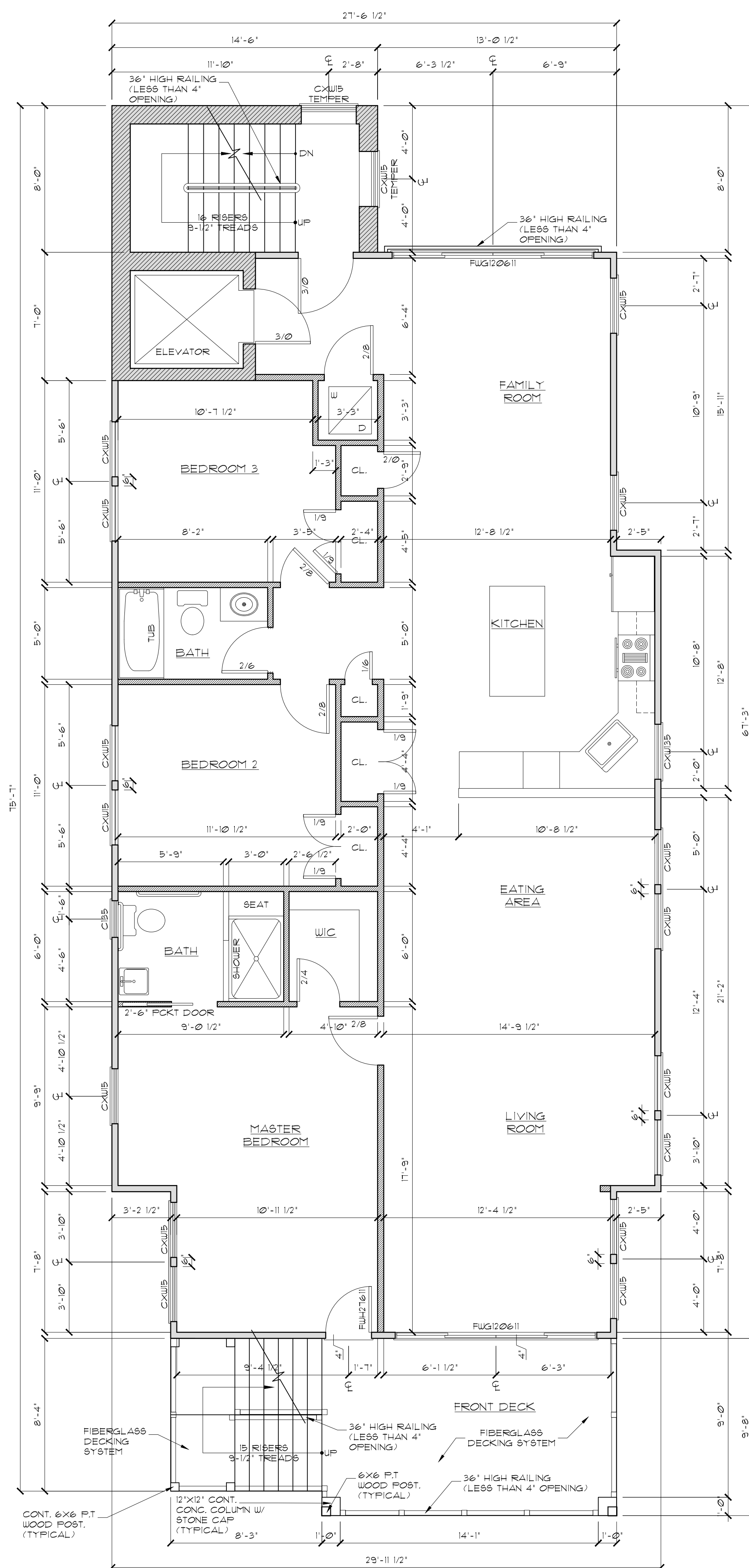
23-025

BLOCK

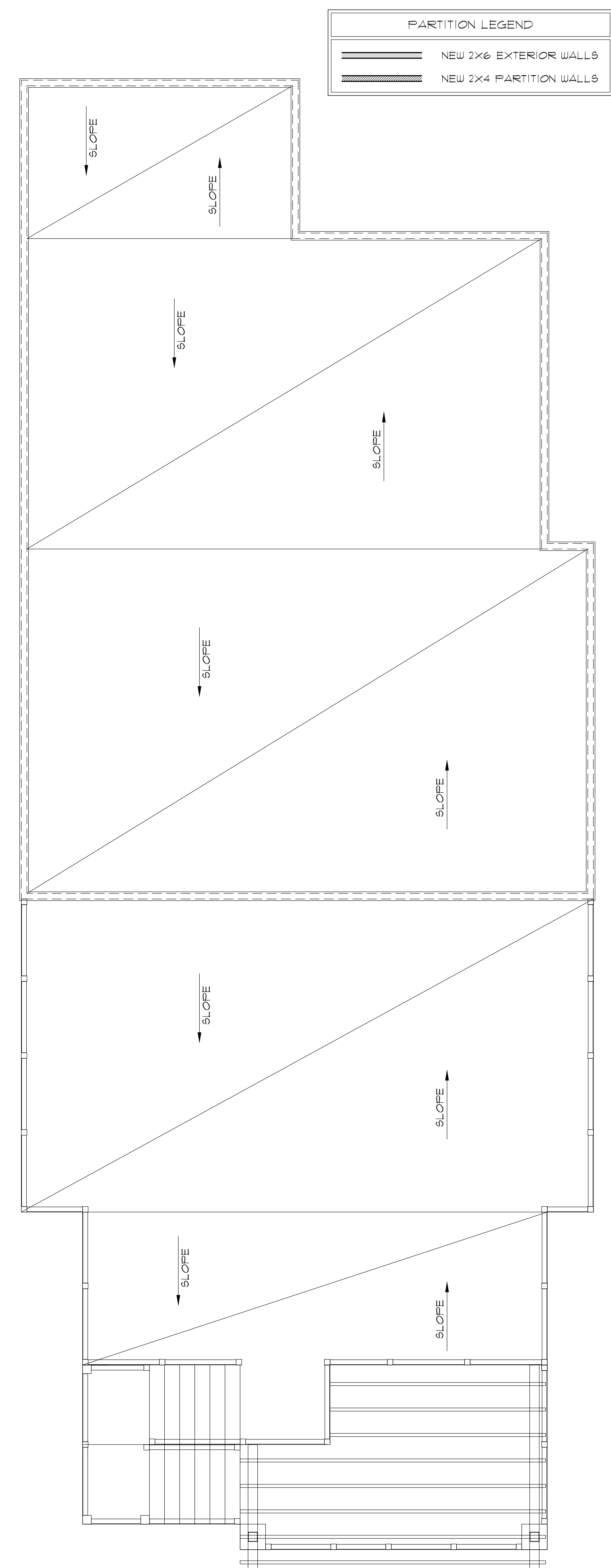
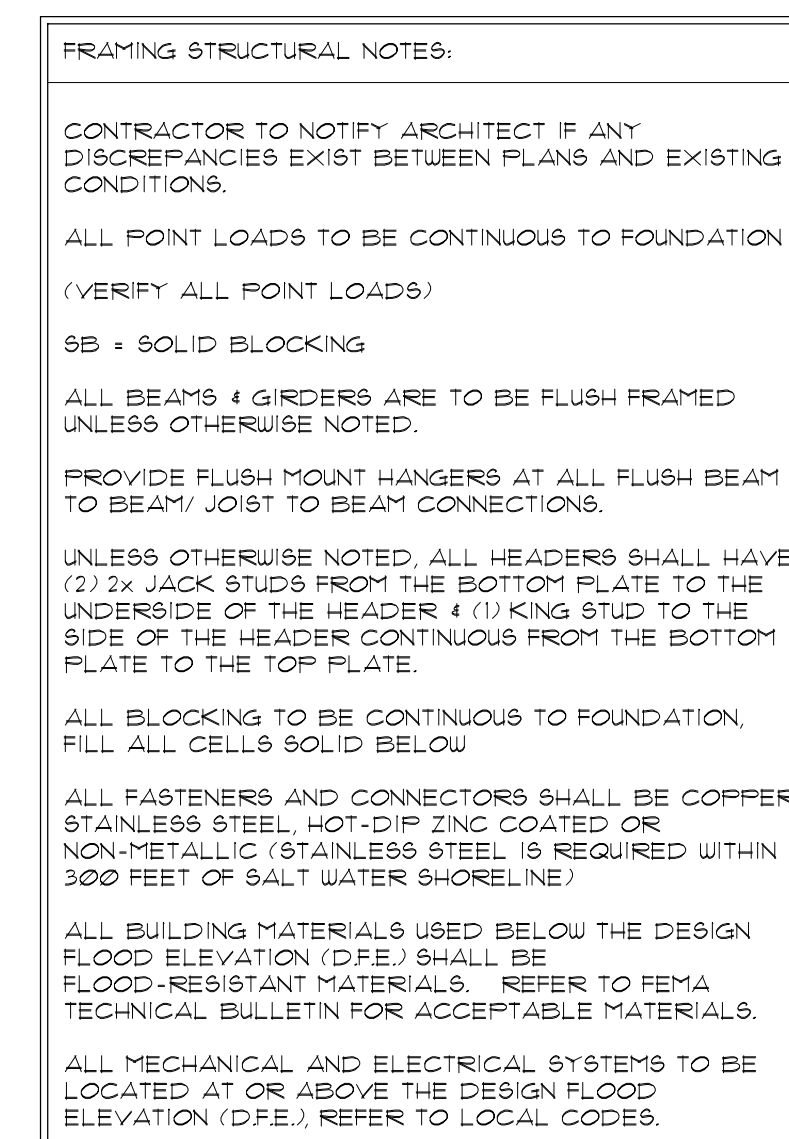
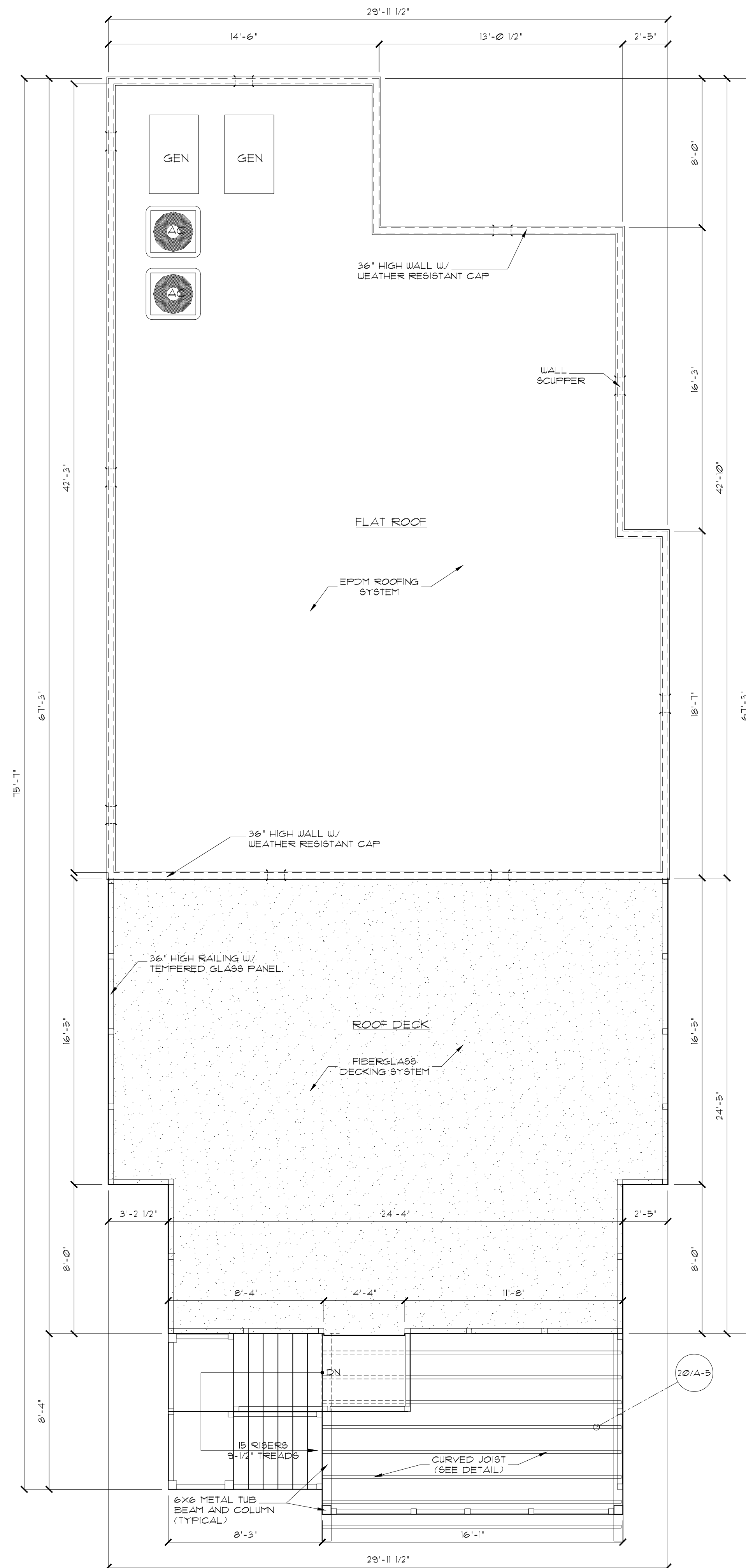
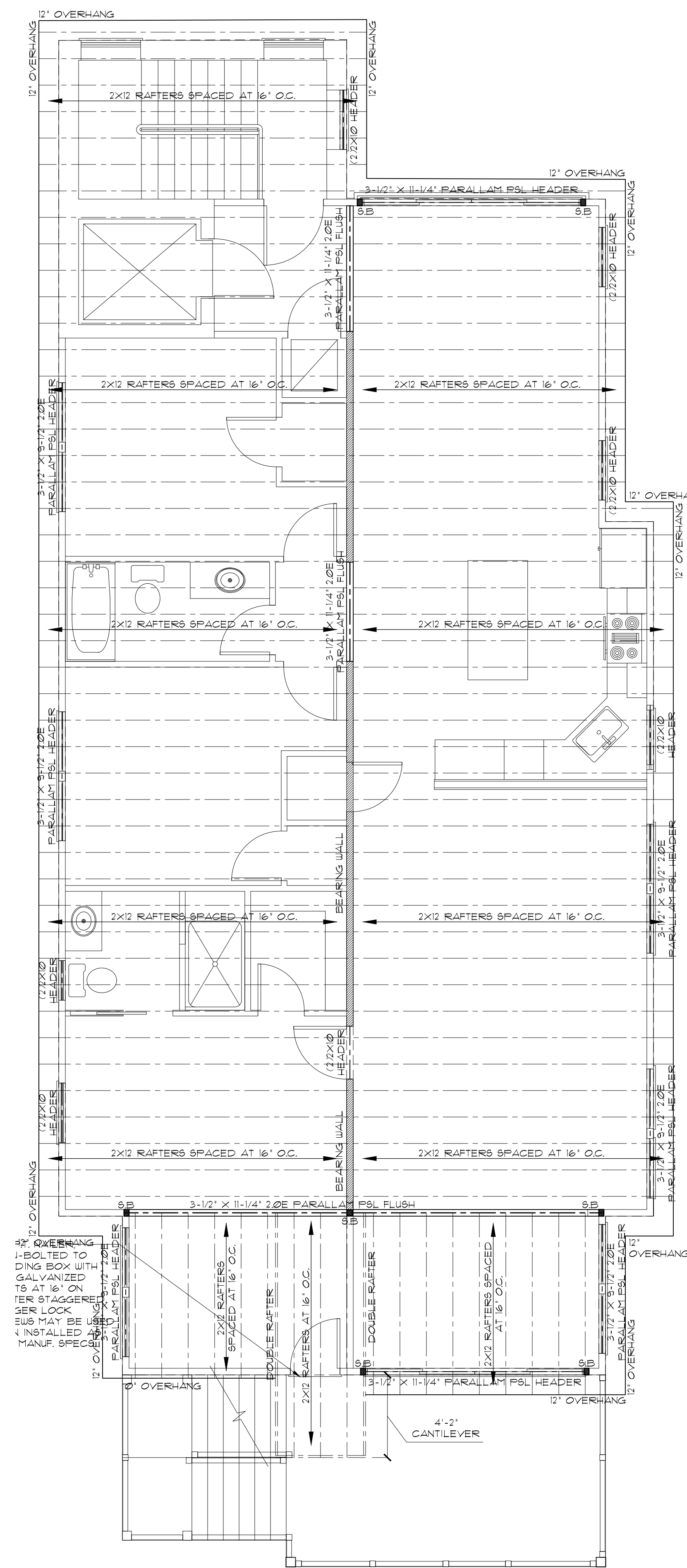
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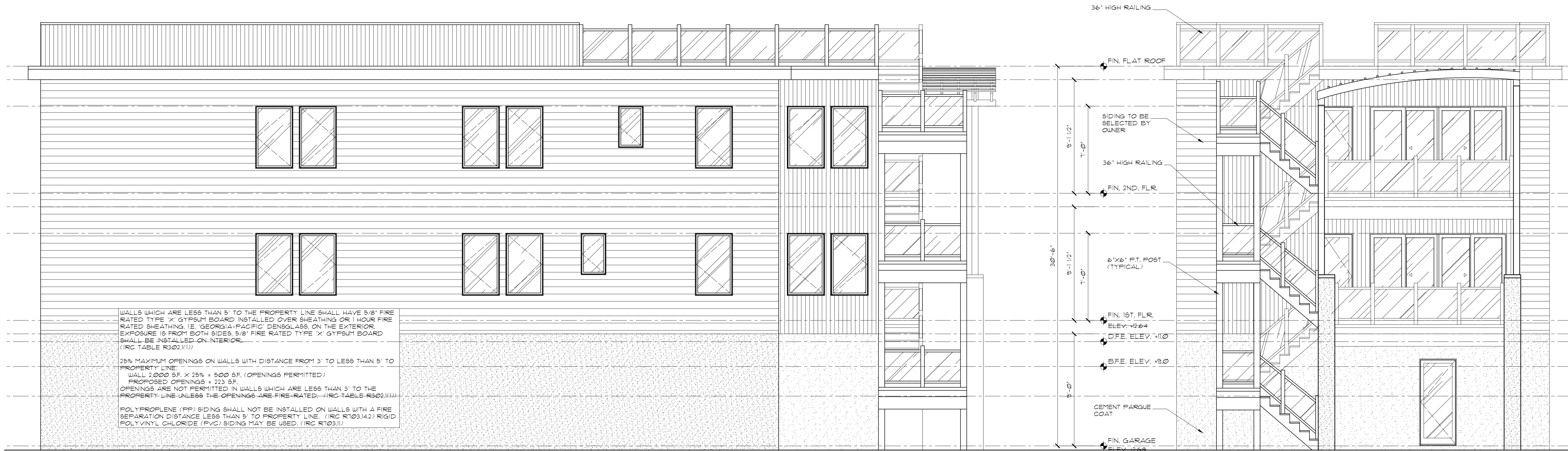
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NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.





LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

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PHAN RESIDENCE

SHEET NO.
A-6

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164 OCEAN AVENUE
SEA BRIGHT, NEW JERSEY

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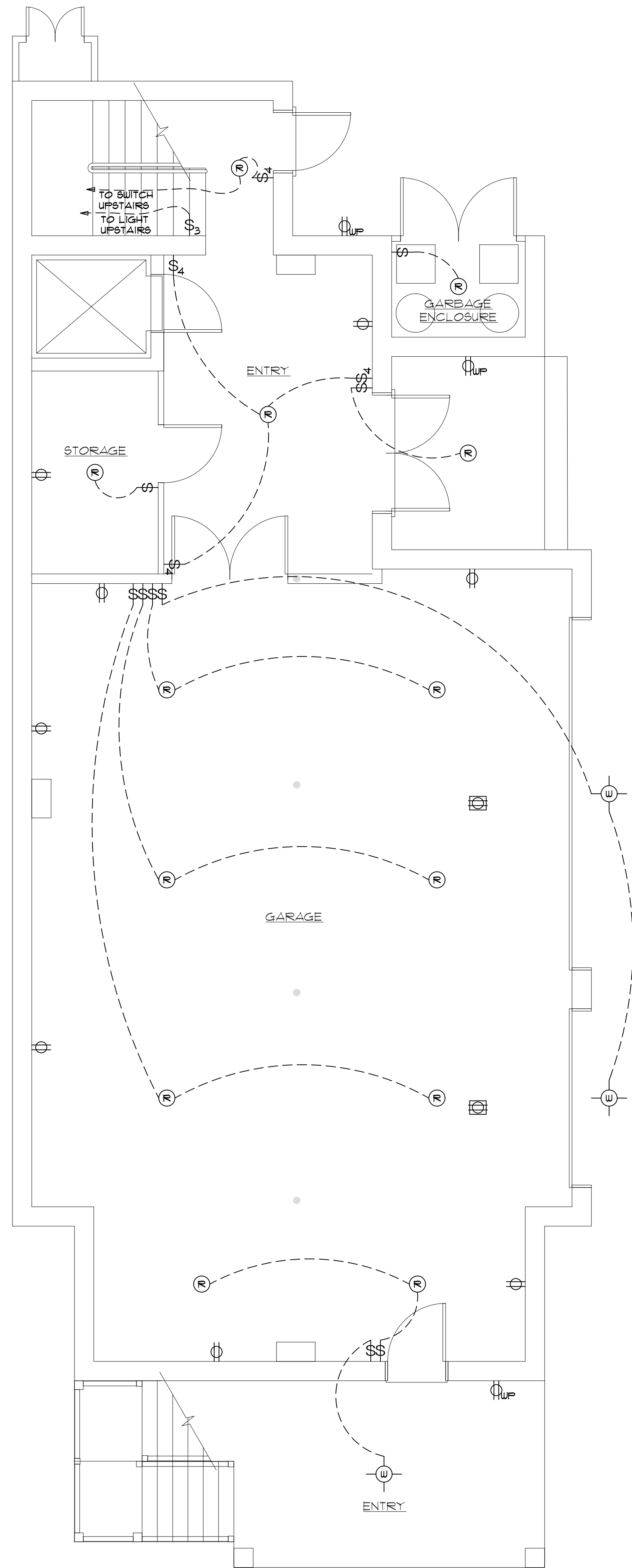
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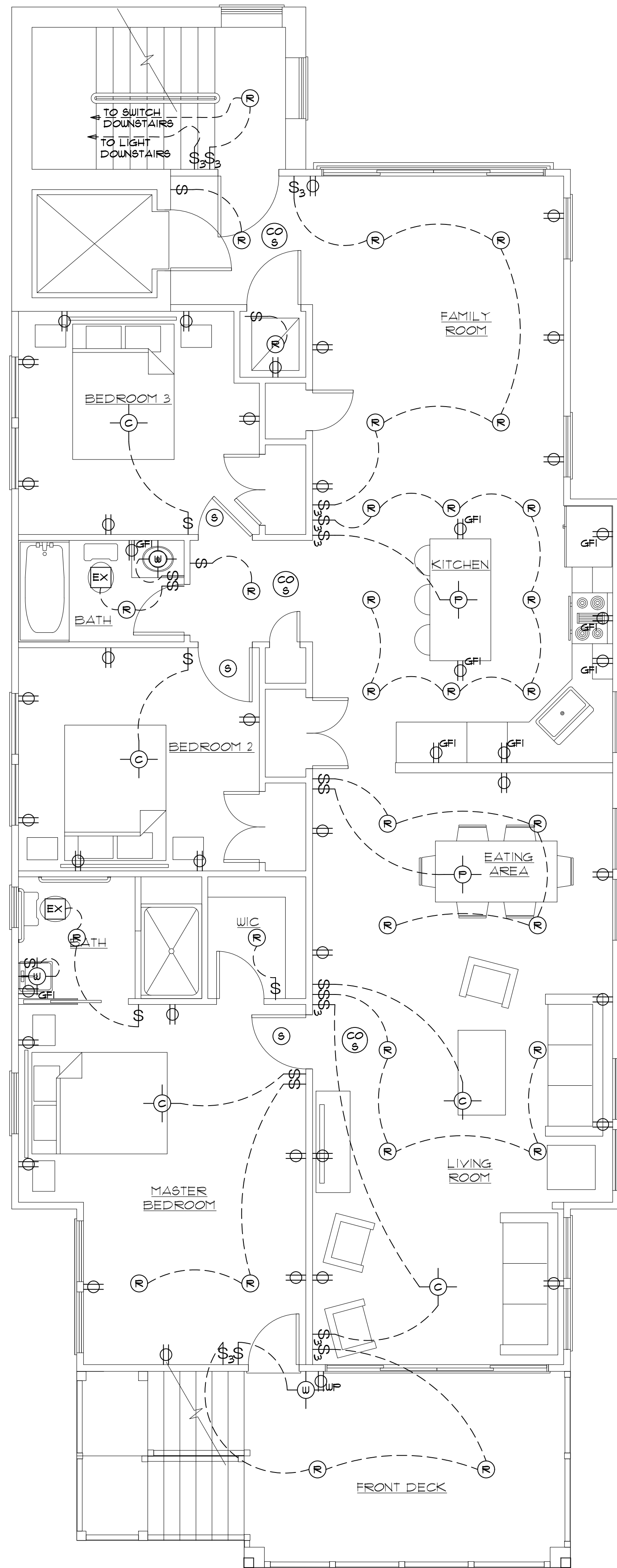
ANTHONY M. CONDOURIS

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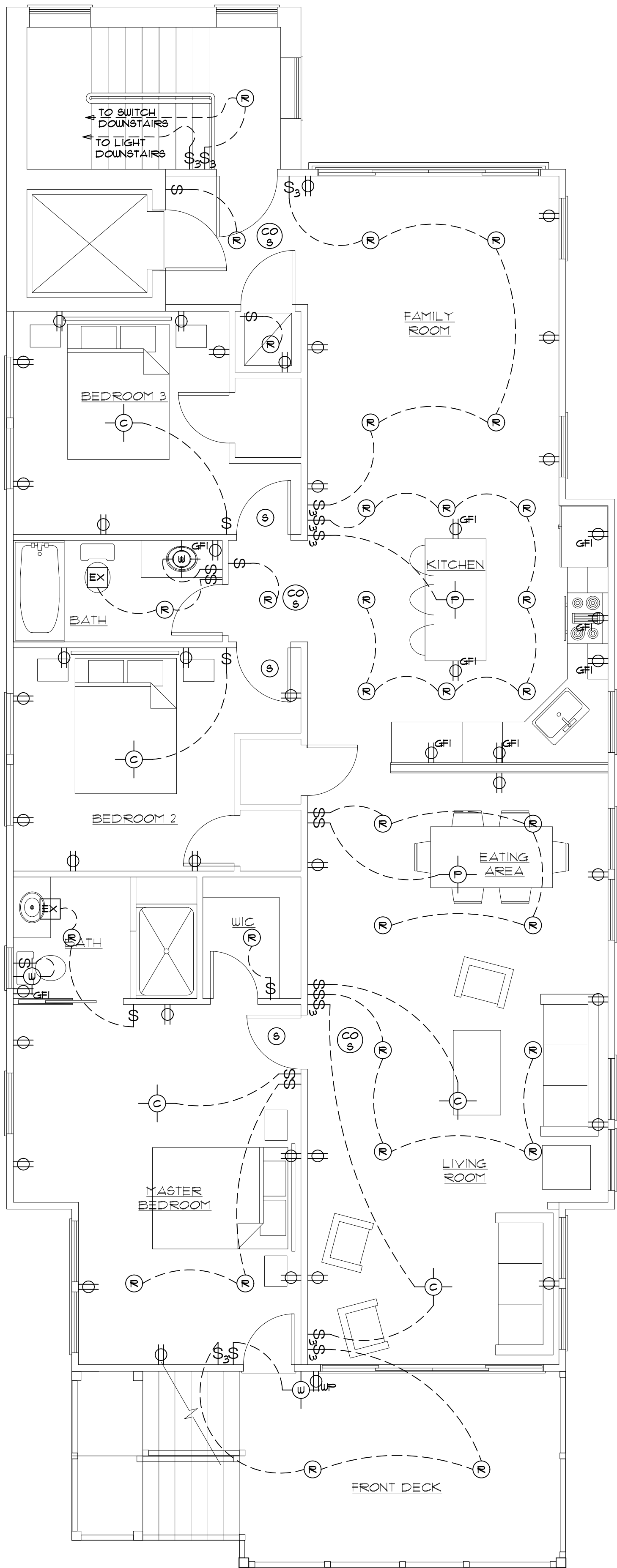
FLAT ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



FLAT ROOF DECK PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOL LIST	
\$	SWITCH
\$3	THREE-WAY SWITCH
\$4	FOUR-WAY SWITCH
⊕	DUPLEX RECEPTACLE
⊕GFI	GFI RECEPTACLE
⊕UP	WEATHERPROOF GFI RECEPTACLE
⊕	CEILING RECEPTACLE
⊕C	CEILING MOUNTED LIGHT FIXTURE
⊕W	WALL MOUNTED LIGHT FIXTURE
⊕P	PENDANT LIGHT FIXTURE
⊕R	RECESSED LIGHT FIXTURE
⊕EX	EXHAUST FAN
⊕S	SMOKE DETECTOR
⊕CO S	CARBON MONOXIDE & SMOKE DETECTOR

- ELECTRICAL GENERAL NOTES:
- EXACT ELECTRICAL LAYOUT AND FIXTURE COUNT SHALL BE VERIFIED DURING WALK-THROUGH WITH HOMEOWNER
 - ALL SMOKE DETECTORS SHALL BE AC WIRED INTERCONNECTED WITH BATTERY BACK-UP
 - PROVIDE FOR A MINIMUM OF ONE LIGHT FIXTURE IN ATTIC
 - UPGRADE EXISTING ELECTRICAL AS REQUIRED
 - ALL ELECTRICAL OUTLETS TO BE INSTALLED ABOVE FLOOD ELEVATION
 - FIRE RATED FIXTURE ASSEMBLIES ARE REQUIRED WHEN RECESSED LIGHTS ARE USED IN A FIRE RATED ASSEMBLY



ROOF DRAIN PLAN
SCALE: 1/4" = 1'-0"

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E-1

SHEET NO.

20.01

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33

BLOCK