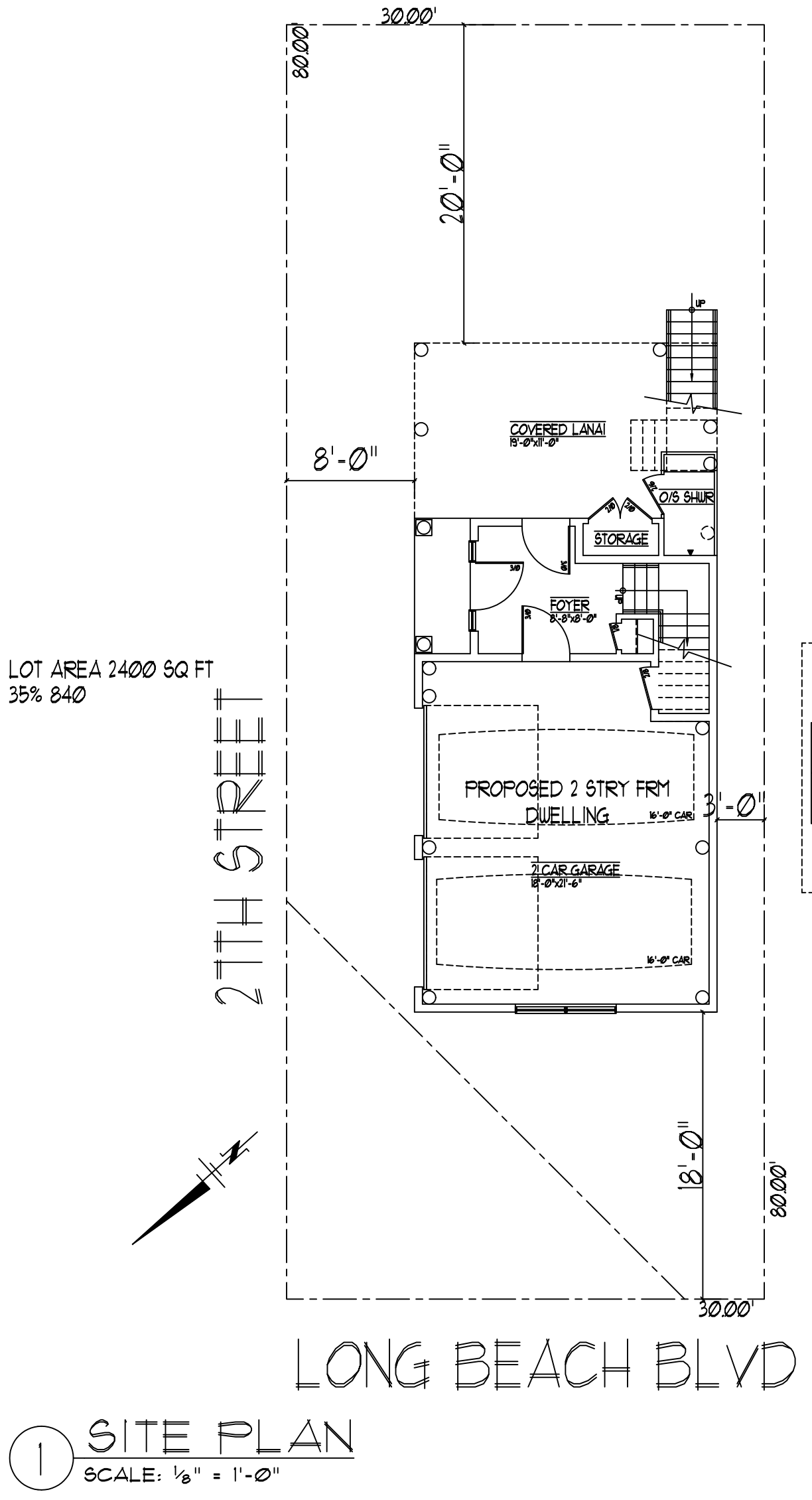


NICHOLS
BEACH HOUSE



OWNER/CLIENT: NICHOLS RESIDENCE
BLOCK 20, LOT 13
2702 LONG BEACH BOULEVARD
SHIP BOTTOM, NJ

ARCHITECT: MUSGNUM & ASSOCIATES ARCHITECTS
BARNEGAT LIGHT, N.J.

NOTE:

ALL OPERABLE WINDOWS 6' ABOVE A
FLAT SURFACE SHALL NOT HAVE
OPENING LESS THAN 24" FROM
FROM THE FINISHED FLOOR

NOTE:

DESIGNED AS PER MINIMUM DESIGN
LOADS FOR BUILDINGS AND OTHER
STRUCTURES (ASCE-7)

SHEET INDEX

TS-1 TITLE SHEET / SITE PLAN
A-1 FLOOR PLANS
A-2 ELEVATIONS
A-3 RENDERS

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL FEDERAL STATE AND LOCAL CODES AND AGENCIES HAVING JURISDICTION.
2. ANY CONFLICT OR DISCREPANCY WHATSOEVER BETWEEN DRAWINGS, SPECIFICATIONS AND OR EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. THE DRAWINGS ARE AND REMAIN THE PROPERTY OF THE ARCHITECT AND ARE INTENDED FOR THE USE ON THIS SITE ONLY AND MAY NOT BE USED OR REPRODUCED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
4. ALL SHORING, SCAFFOLDING, ETC. SHALL BE PERFORMED IN AN ORDERLY AND CAREFUL MANNER IN STRICT ACCORDANCE WITH OSHA REGULATIONS AND ACCEPTED SAFE CONSTRUCTION PRACTICES.
5. THE GENERAL CONTRACTOR SHALL REQUIRE ALL SUCCESSFUL BIDDERS TO FURNISH COPIES OF INSURANCE CERTIFICATES IN EFFECT AS EVIDENCE THAT THIS WORK IS FULLY COVERED BY WORKMAN'S COMPENSATION, INSURANCE, PUBLIC LIABILITY AND PROPERTY DAMAGE.
6. ALL PLUMBING SHALL CONFORM TO NATIONAL STANDARD PLUMBING CODE, LATEST EDITION.
7. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRICAL CODE 2008 EDITION.
8. ALL MECHANICAL WORK TO BE PERFORMED ACCORDING TO ASHRAE STANDARDS.

TYPICAL NOTES

1. N.T.S. NOT TO SCALE
2. V.I.F. VERIFY IN FIELD
3. U.N.O. UNLESS NOTED OTHERWISE
4. (E) INDICATES EGRESS WINDOW REQUIRED
5. ⑦ INDICATES TEMPERED GLASS REQUIRED
6. PROVIDE (2) 2x10 HEADERS AT ALL TRIMMED OPENINGS & DOORS UNLESS NOTED OTHERWISE
7. PROVIDE DOUBLE FLOOR JOISTS BENEATH ALL PARALLEL WALLS.
8. PROVIDE SOLID WOOD BLOCKING AS REQUIRED BENEATH ALL POINT LOADS.

ELECTRICAL SCHEDULE

	OUTLET (DUPLEX RECEPTACLE)		CARBON MONOXIDE DETECTOR
	OUTLET (QUADRIplex RECEPTACLE)		WALL MOUNTED
	GROUND FAULT INTERRUPT		FLOODLIGHTS
	FAN / LIGHT		SMOKE DETECTOR
	RECESSED		WALL SCONCE
	EYEBALL		SWITCH
	CAN LIGHT		3-WAY SWITCH
	EXHAUST FAN		CEILING FAN JUNCTION BOX / OUTLET
	FLUORESCENT		WEATHERPROOF OUTLET
	CEILING MOUNTED		HEAT LAMP

BUILDING DATA

GROUND LEVEL	491 S.F.
FIRST FLOOR	534 S.F.
COVERED DECK	109.5 S.F.
SECOND FLOOR	746.2 S.F.
ROOF DECK	443.8 S.F.
TOTAL BUILDING VOLUME	22,411 C.F.
BUILDING HEIGHT	13'-1"
LOT AREA	2,400 S.F.
ALLOWABLE BUILDING LOT COVERAGE	840 S.F. (35%)
ACTUAL LOT COVERAGE	806 S.F.
FLOOD ZONE	AE 0
CONSTRUCTION CLASS	5 B
USE GROUP	R-5
BUILDING CODE	2021 IRC



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609-361-3456 PHONE
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MAarch@comcast.net E-MAIL

REVISIONS:

NO.	DATE	REMARKS
DRAIN		MILL
CHECKED		RFM
DATE	11/29/2023	
SCALE		AS SHOWN
PROJECT NO.		

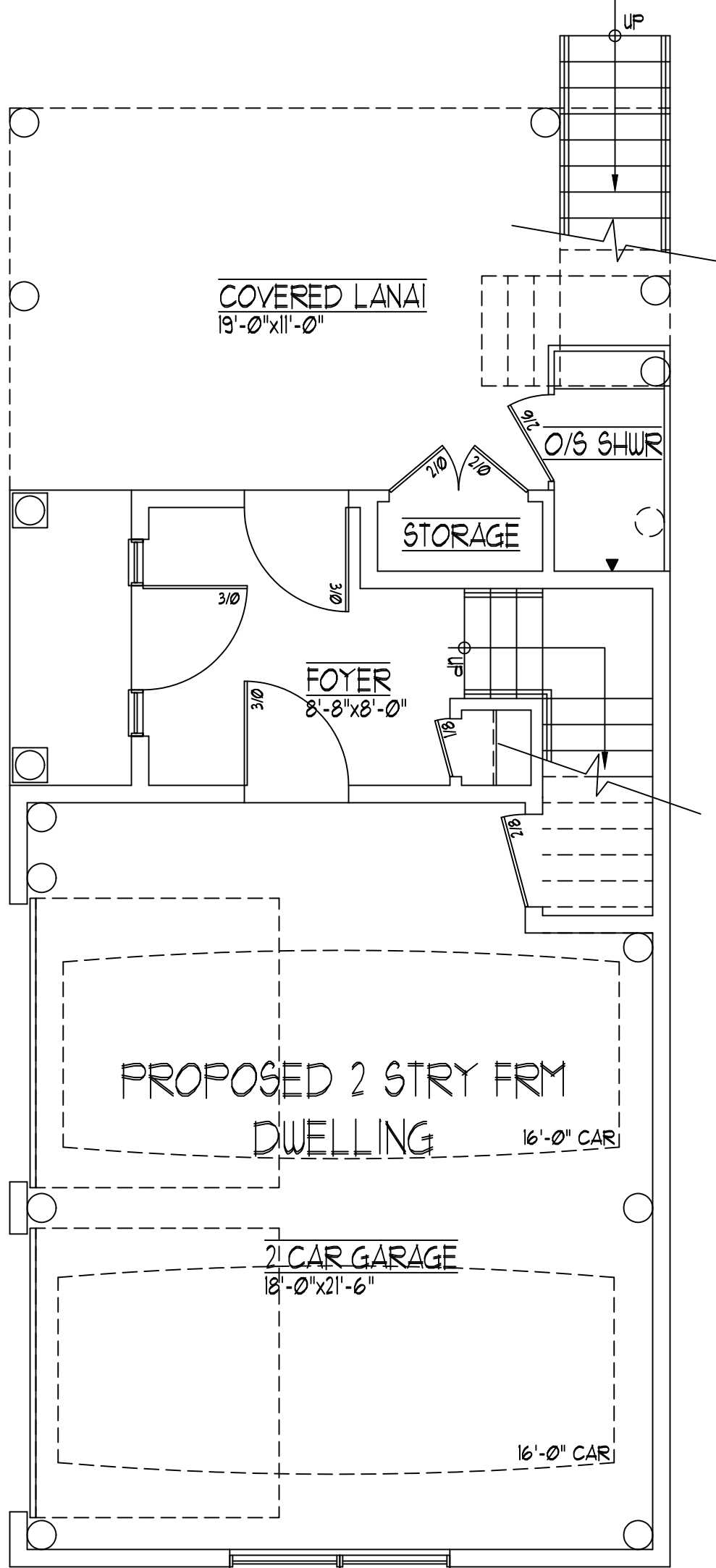
ROBERT P. MUSGNUM NJ AI 12612

NICHOLS RESIDENCE

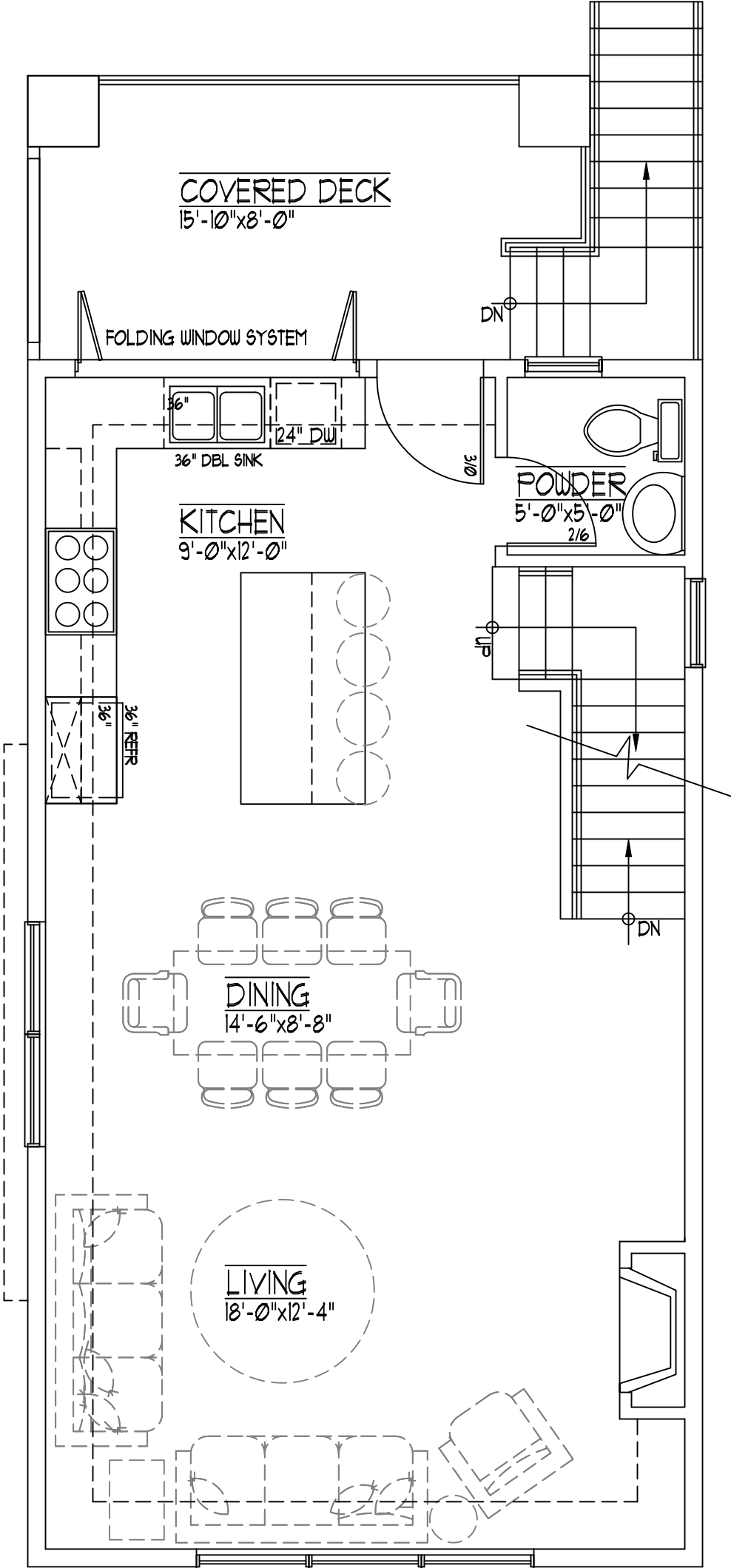
2702 LONG BEACH BLVD
SHIP BOTTOM, NJ

TITLE SHEET
SITE PLAN

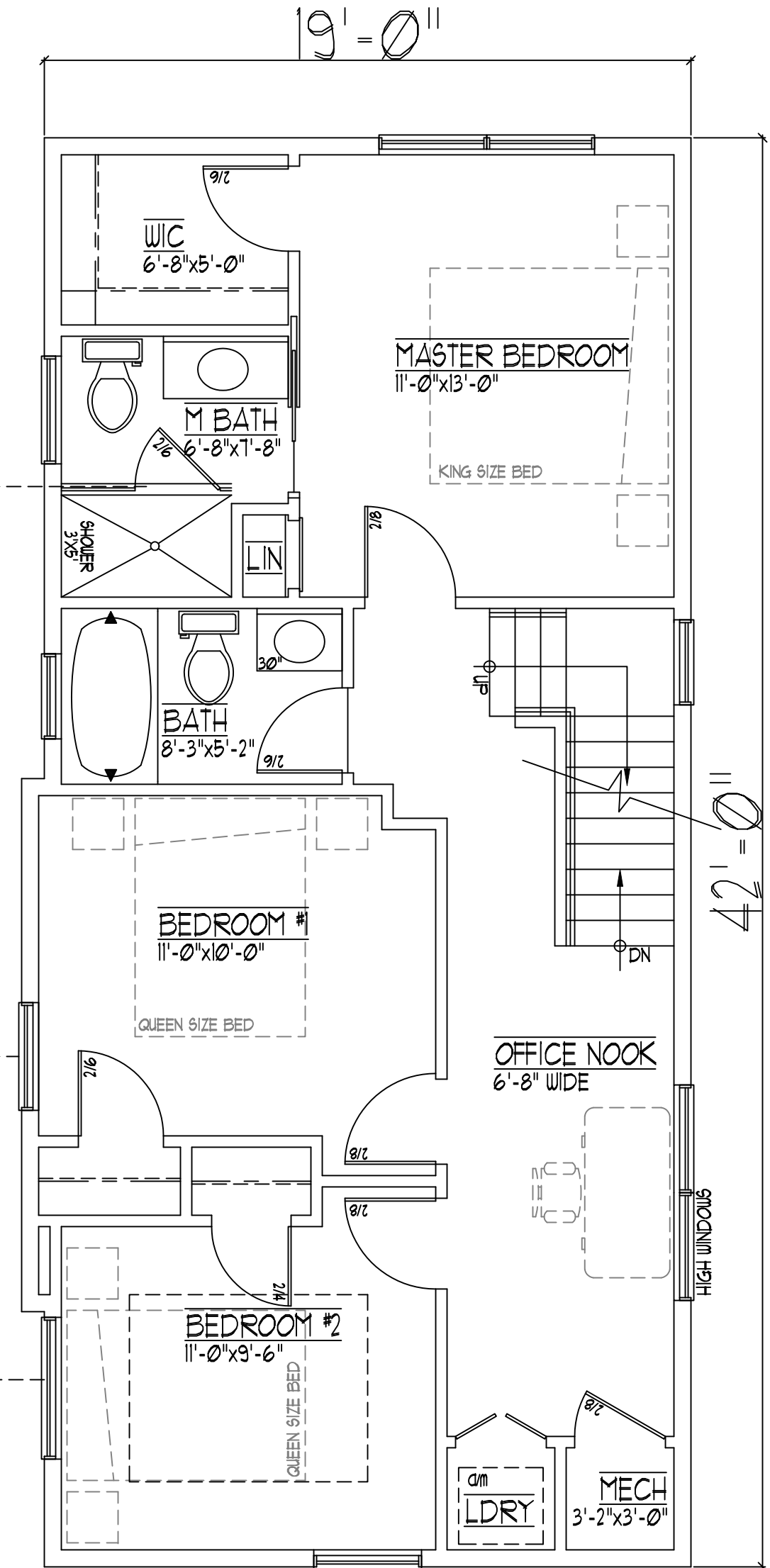
TS-1



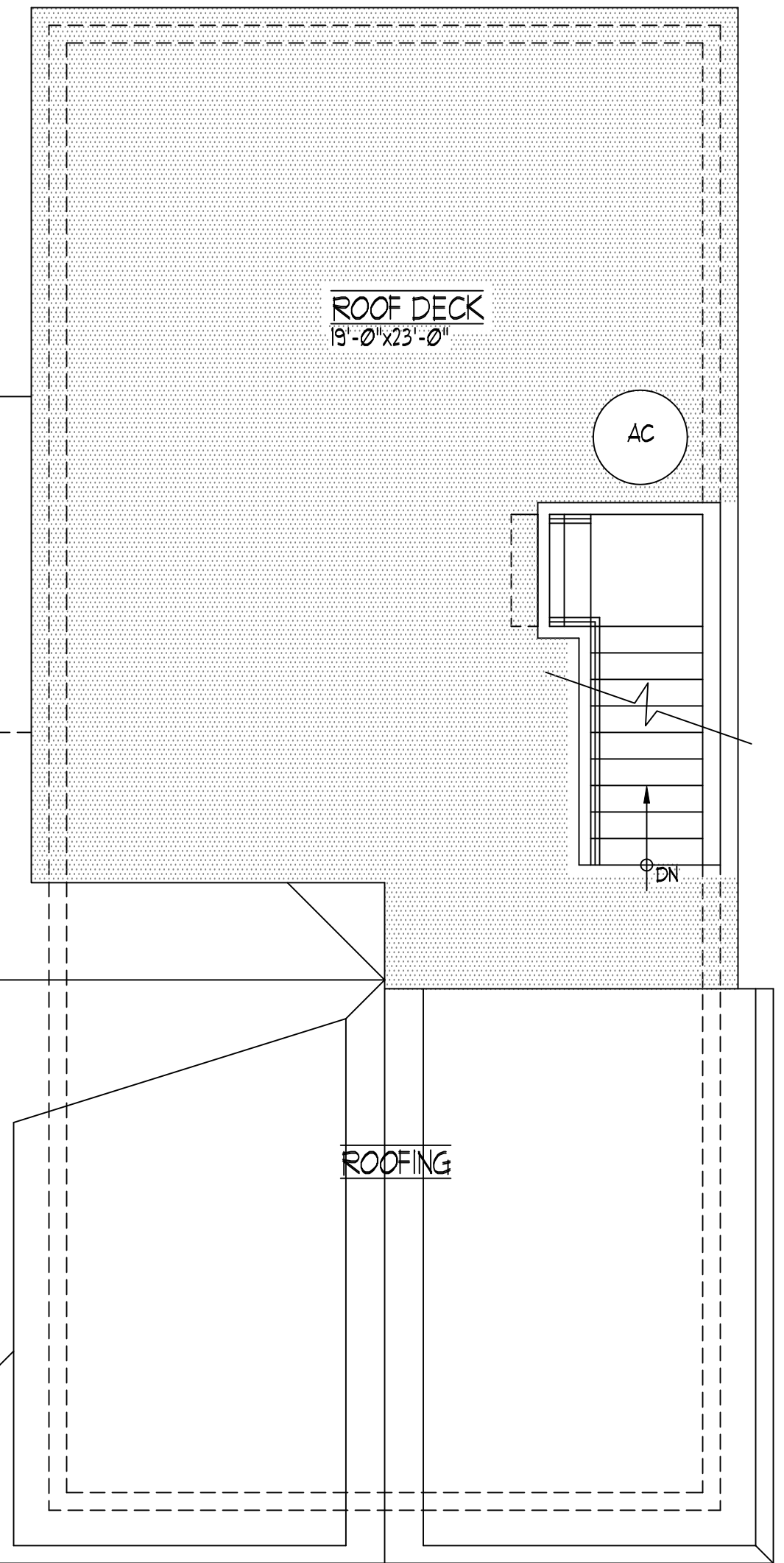
1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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



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

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REVISIONS:		
NO.	DATE	REMARKS

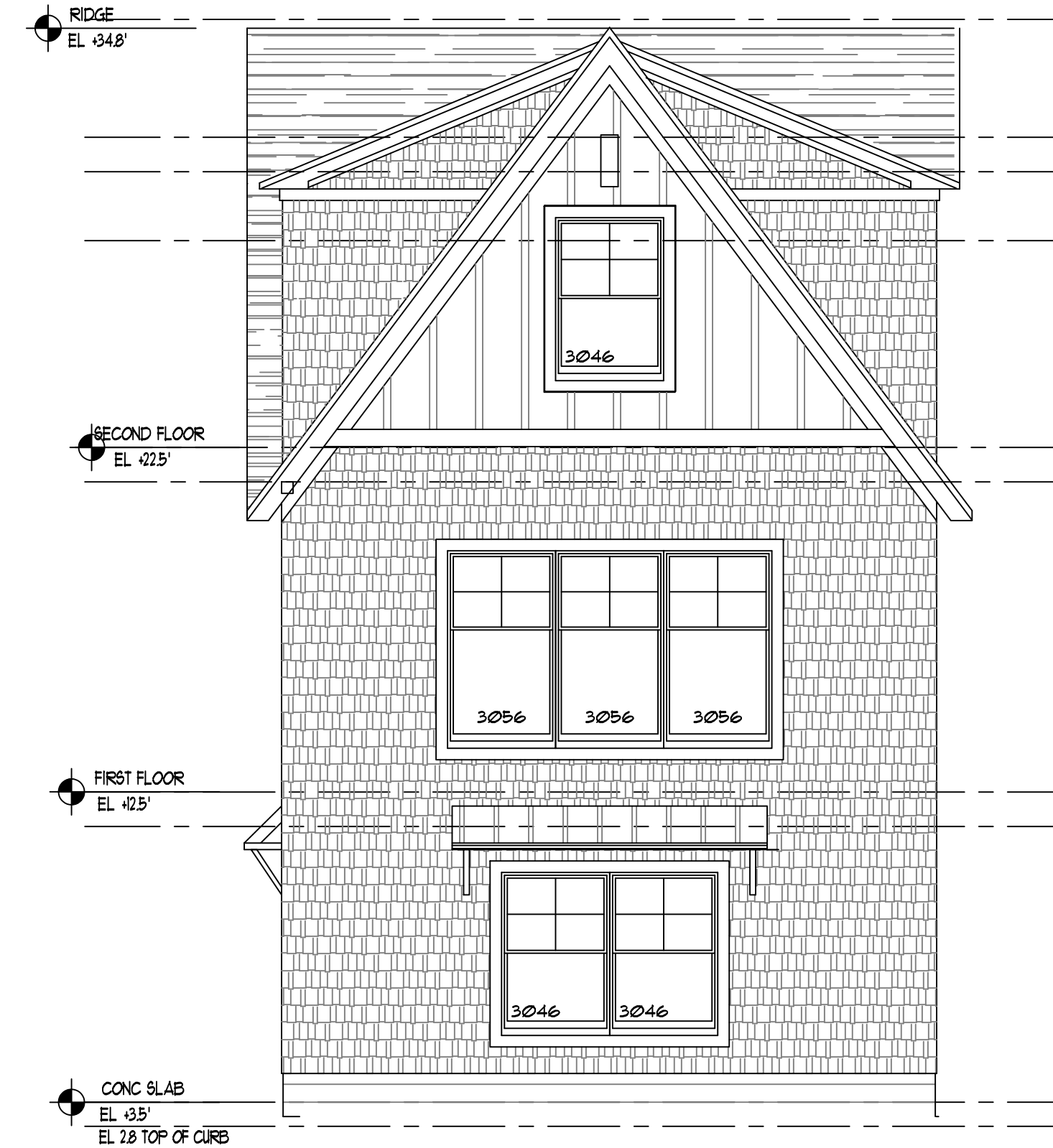
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NICHOLS RESIDENCE

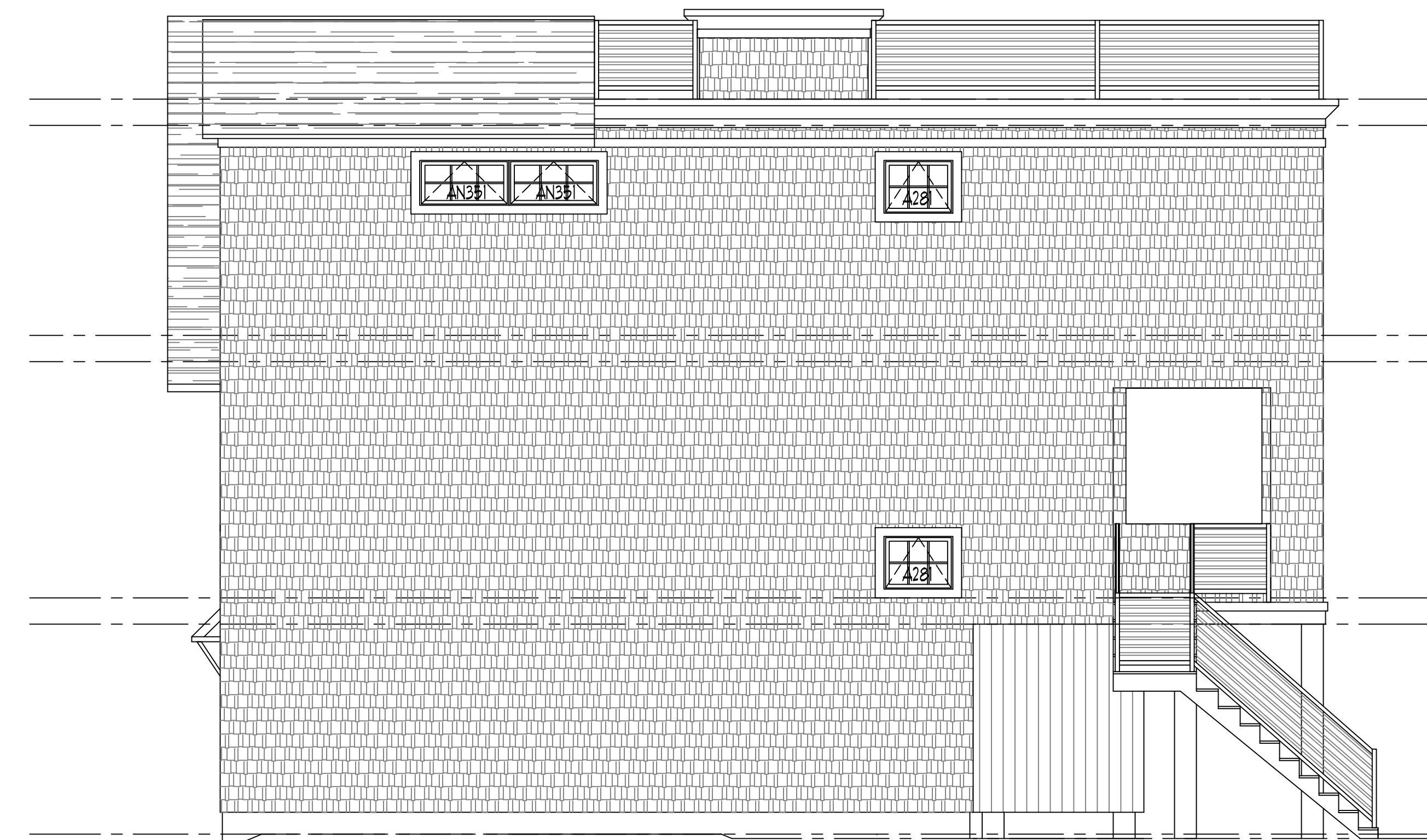
2702 LONG BEACH BLVD
SHIP BOTTOM, NJ
FLOOR PLANS



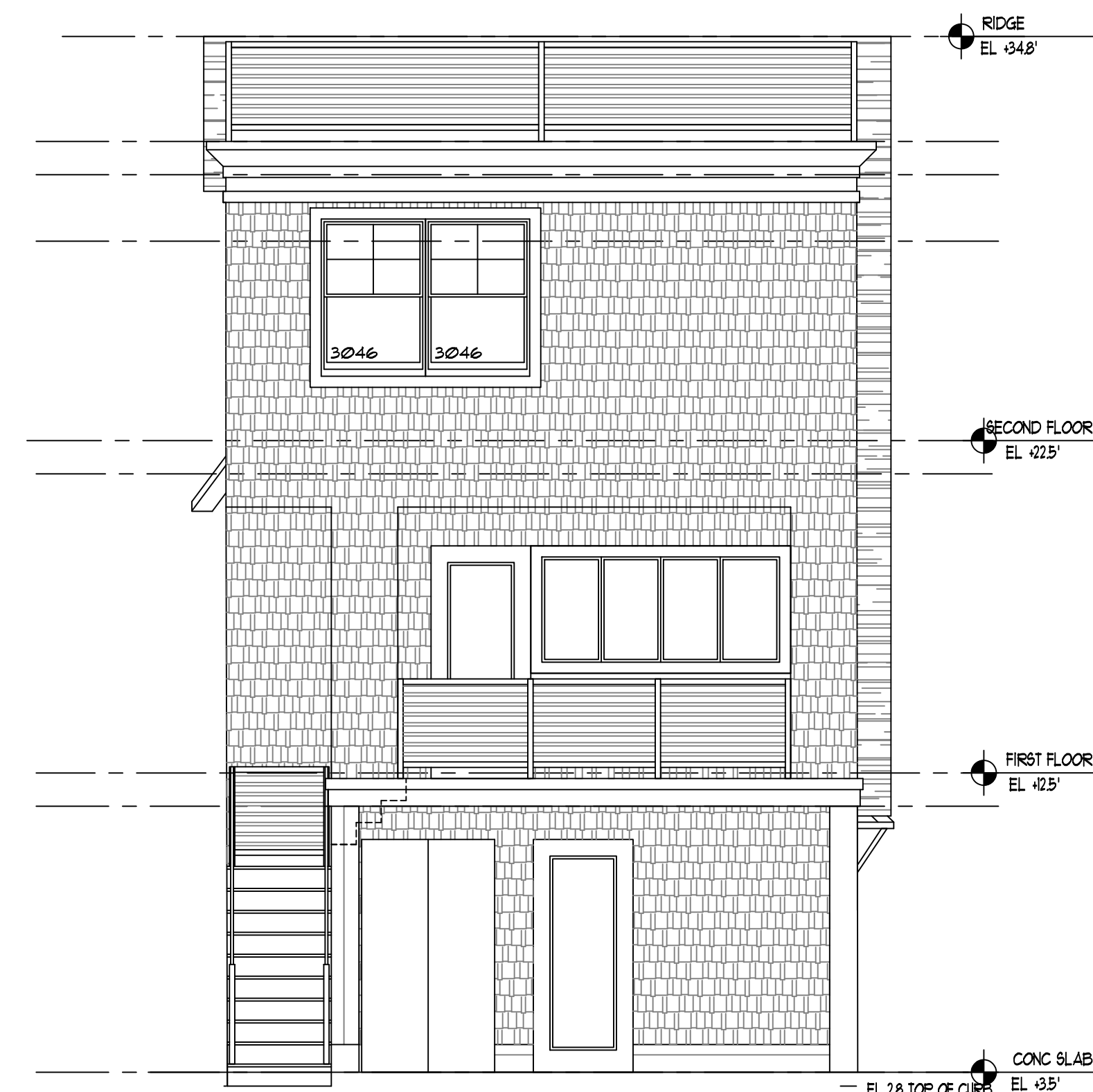
① 21TH STREET ELEVATION
SCALE: 1/4"=1'-0"



② LB BLVD ELEVATION
SCALE: 1/4"=1'-0"



③ SOUTH ELEVATION
SCALE: 1/4"=1'-0"



④ EAST ELEVATION
SCALE: 1/4"=1'-0"



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REVISIONS:

NO.	DATE	REMARKS
1		
2		
3		
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10		

DRAWN: MLL
CHECKED: RPT
DATE: 11/29/2013
SCALE: AS SHOWN
PROJECT NO.

ROBERT P. MUSGNUG NJ AI 12612

NICHOLS RESIDENCE

2102 LONG BEACH BLVD
SHIP BOTTOM, NJ

ELEVATIONS

A-2



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REVISIONS:

NO.	DATE	REMARKS
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DRAIN	MLL
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CHECKED _____ RPM _____

DATE 11/29/2023

SCALE AS SHOWN

PROJECT NO. _____

ROBERT P. MUSGNUM NJ AI 12612

NICHOLS RESIDENCE

2702 LONG BEACH BLVD
SHIP BOTTOM, NJ

RENDERS

A-3