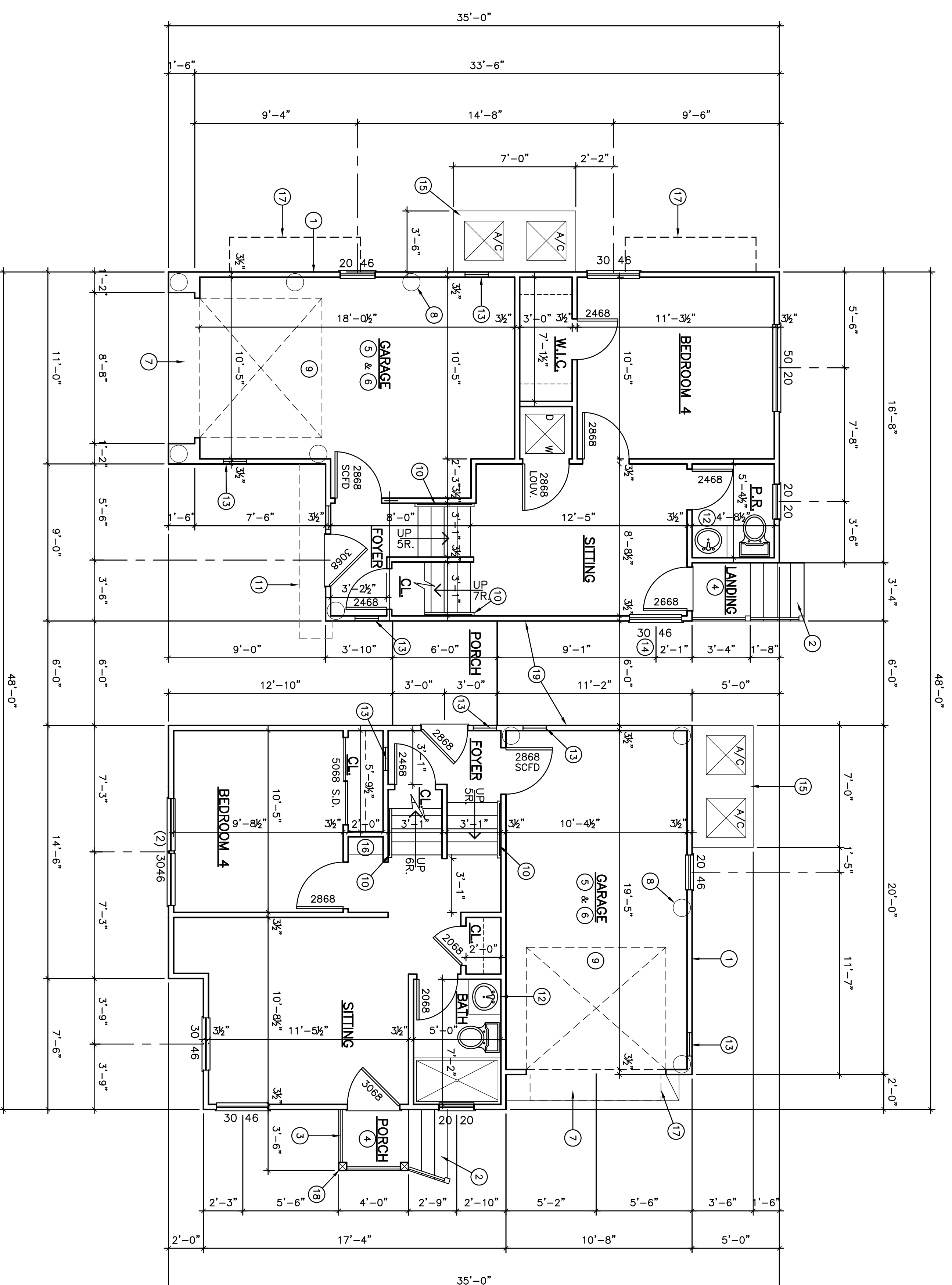


NOTE: ALL FIRST FLOOR WALLS 7'-4" PL HEIGHT



LOT COVERAGE CALCULATION

UNIT A GARAGE: 217 S.F.
 UNIT A LIVING AREA: 369 S.F.
 UNIT A REAR STAIR/LANDING: 19 S.F.
 UNIT B GARAGE: 213 S.F.
 UNIT B LIVING AREA: 410 S.F.
 UNIT B ENTRY STAIR/LANDING: 20 S.F.

TOTAL LOT COVERAGE: 1246 S.F.
 TOTAL STAIR/LANDING AREA: 75 S.F.

FIRST FLOOR PLAN

1/4"=1'-0"

05

KEYED NOTES

01

- 1 3/4" CEMENT BOARD ON 2x4 ACO. STUD WALL @ 16" O.C.
- 2 COMPOSITE STEPS DN. TO GRADE AS RECD PROVIDE 36" HIGH VINYL RAILING W/ BALUSTERS MAX. 3/4" APART. ALL STAIR HANDRAILS TO BE OF GRASPABLE CONFIGURATION.
- 3 36" HIGH VINYL RAILING W/ BALUSTERS MAX. 3/4" APART. (TYP.)
- 4 3/4" x6" COMPOSITE OR ACO. DECKING
- 5 DOUBLE LAYER 5/8" TYPE "X" GYP. BD. ON CLG. AND SINGLE LAYER ON WALLS COMMON TO LIVING AREA. TAPED W/ (1) COAT SPACKLE THROUGHOUT TO PROVIDE 1 HOUR FIRE RAINING PER F10 13. OF THE N.I. U.S.G.C.
- 6 4" CONCRETE SLAB W/ 6X6 1/2" W.W.M. ON COMP. FILL & 10 WLL W/40R BARRIER (SEE SLAB NOTE ON SHEET A1.1), FITCH SLAB 8:12 TO O/H DOORS FOR DRAINAGE @ PARKING AREAS
- 7 CONCRETE APRON
- 8 PILE PER DETAIL 04 ON SHEET A1.0 (TYP.) EXTEND PILES TO SECOND FLOOR CEILING. FINISH PER OWNER & CONTRACTOR AGREEMENT
- 9 9"x8" OVERHEAD DOOR
- 10 36" HIGH CONT. HANDRAILING STAIR HANDRAIL TO BE OF GRASPABLE CONFIGURATION, RETURN RAIL ENDS TO WALL
- 11 LINE OF EYEBROW ROOF ABOVE. SEE DETAIL 08 ON SHEET A2.4
- 12 24" VANITY
- 13 16"x8" SMART FLOOD VENT. SEE FLOOD ZONE CONSTRUCTION NOTES SHEET A2.2
- 14 TEMPERED SAFETY GLASS
- 15 1/2" x8" T&G PLYWOOD OVER T&ERED JOISTS
- 16 16"x8" SMART FLOOD VENT. SEE FLOOD ZONE CONSTRUCTION NOTES SHEET A2.2
- 17 CUSTOM SHELF ABOVE
- 18 A/C PLATFOM. SET BOTTOM OF PLATFOM MIN. 8'-4" ABOVE GRADE FOR SHOWER BELOW. PROVIDE MONOLITHIC F/G MEMBRANE OVER 3/4" A/C PLYWOOD OVER 3/4" T&G PLYWOOD OVER T&ERED JOISTS
- 19 AZEK OR EQ. COLUMN COVER OVER 6"x6" P/T POST W/ GALV. STEEL POST BASE & CAP
- 20 WALS BETWEEN UNITS A & B TO HAVE 5/8" ONE HOUR FIRE RATED SHEATHING ON EXTERIOR OF COMMON WALLS. SOFFITS TO BE FIRE BLOCKED WITH 2x LUMBER IN ACCORDANCE WITH DETAIL 18 ON SHEET A2.4



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CONSULTANT:

CONSULTANT:

NO.	DATE	DESCRIPTION:
12/22/25	ISSUED FOR PERMIT	

PROJECT: PROPOSED
 2 FAMILY HOME
 FOR
 CLAM COVE HOLDINGS, LLC
 8200 BEACH AVENUE
 BRIGHTON BEACH, NJ 08008
 LONG BEACH TOWNSHIP, OCEAN COUNTY
 PROJECT NO. 25078

TITLE:
 FIRST FLOOR
 PLAN

DRAWING:

A2.0

DWG. BY: REM CHKD. BY: SCL

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS A PROFESSIONAL'S SEAL AND SIGNATURE ARE ON THE DRAWING

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