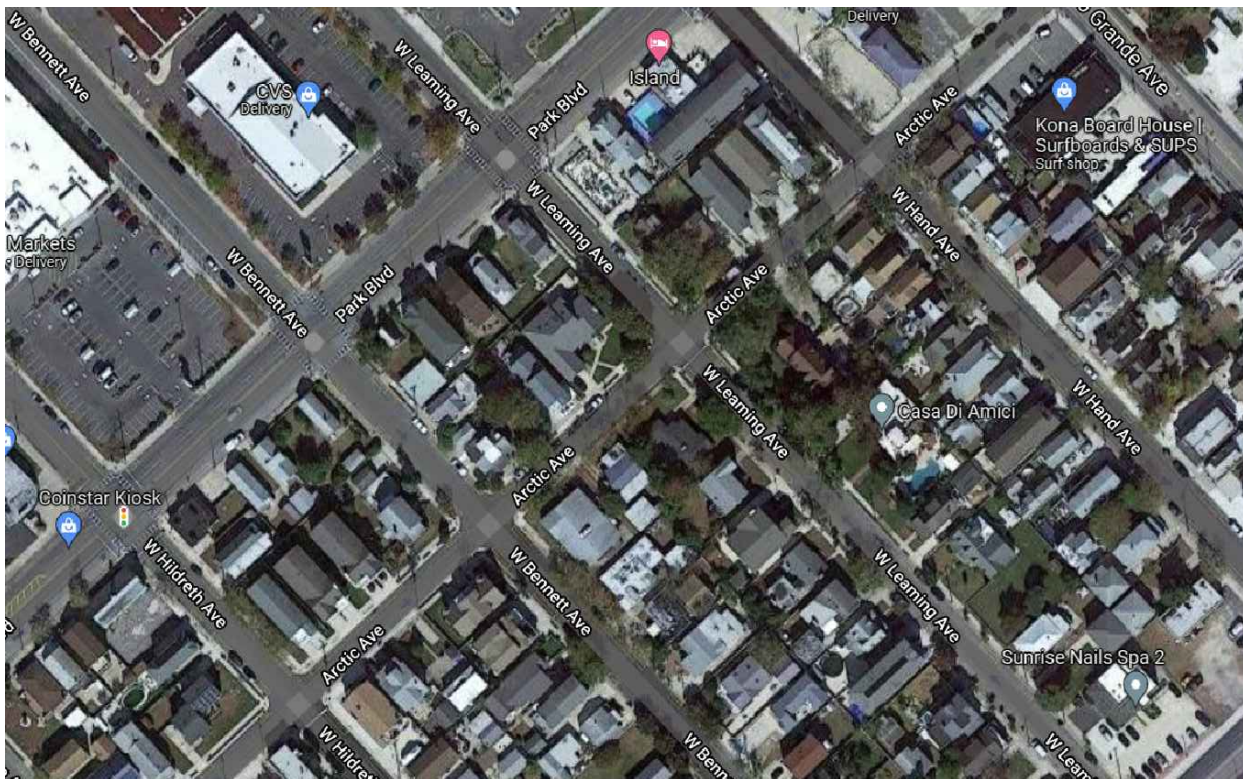
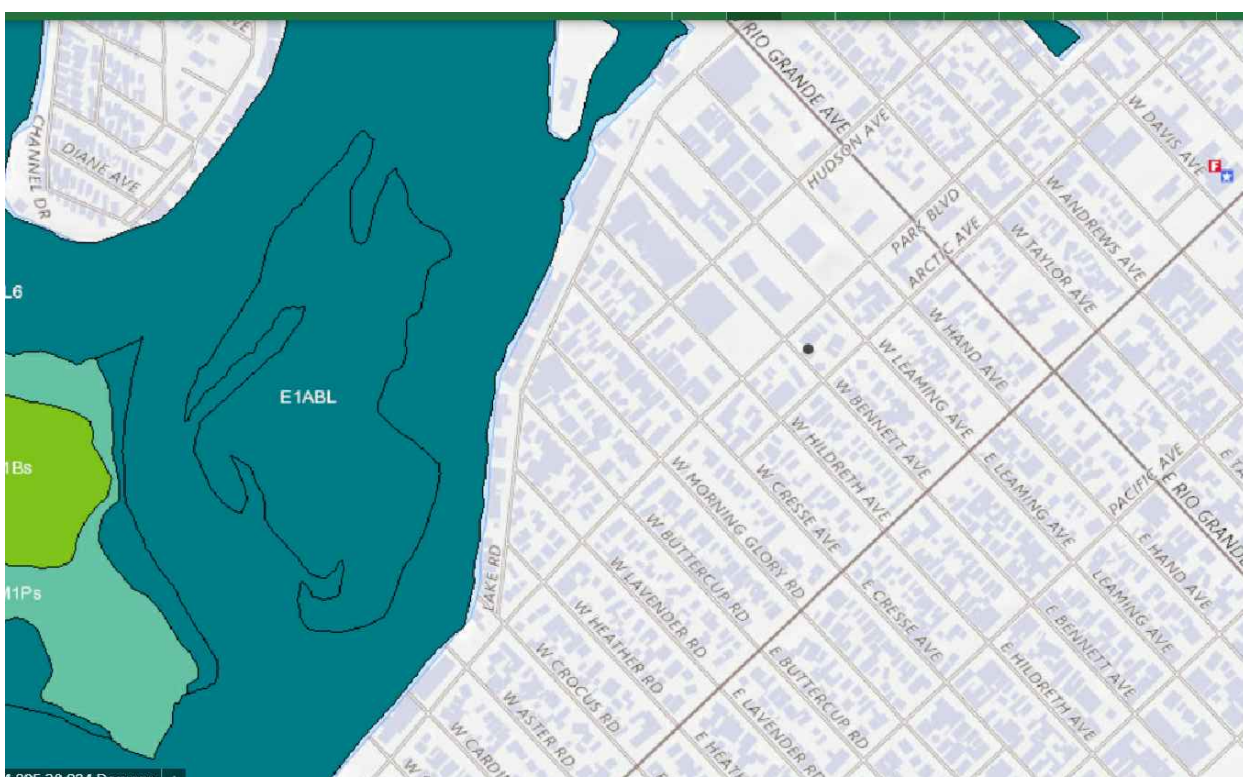




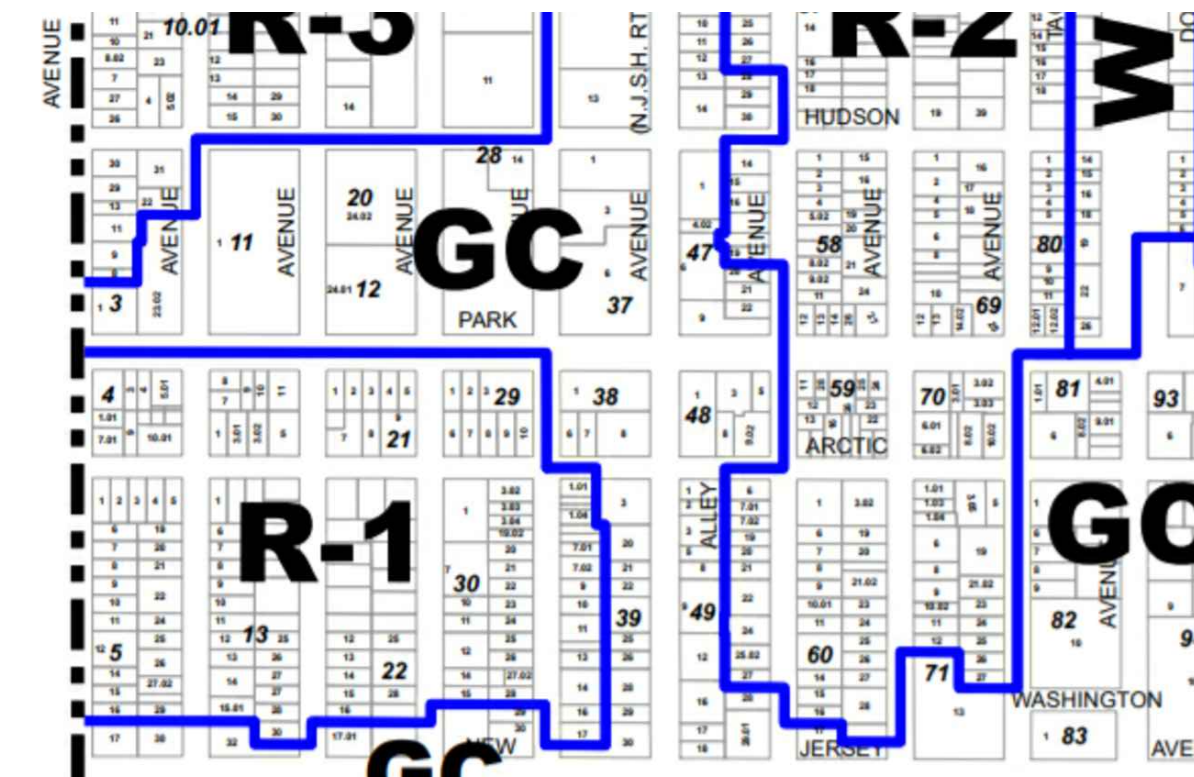
3 GENERAL LOCATION MAP
SCALE: N.T.S.
GOOGLE KEY MAP



5 U.S.G.S. MAP
SCALE: N.T.S.



4 GENERAL TAX MAP
SCALE: N.T.S.



6 WEST WILDWOOD ZONING MAP
SCALE: N.T.S.

NOTES:

PROJECT DESCRIPTION:

This set of plans has been prepared for the purpose of municipal and agency review and approval. This set of plans shall not be utilized as construction documents.

The existing lot contains two detached single family residences and a 12' curb cut. The owner is proposing to demolish the existing structures and construct a new single-family semidetached duplex with two three bedroom units and four parking spaces.

SURVEY INFORMATION:

Site and elevation data are referenced from a construction survey and deed provided by the owner as well as the architect's field measurements.

ZONING REQUIREMENTS:

ZONE: R-1 (LOW DENSITY RESIDENTIAL)
LOT SIZE: 3600 SF
BLDG HEIGHT:

REQUIRED:
MAX. 35' ABOVE T.O.C.
EXISTING: N.A.
PROPOSED: 35' ABOVE T.O.C.

ZONING COMPLAINT CHART - ZONE R-1 LOT SIZE: 3,600 SF

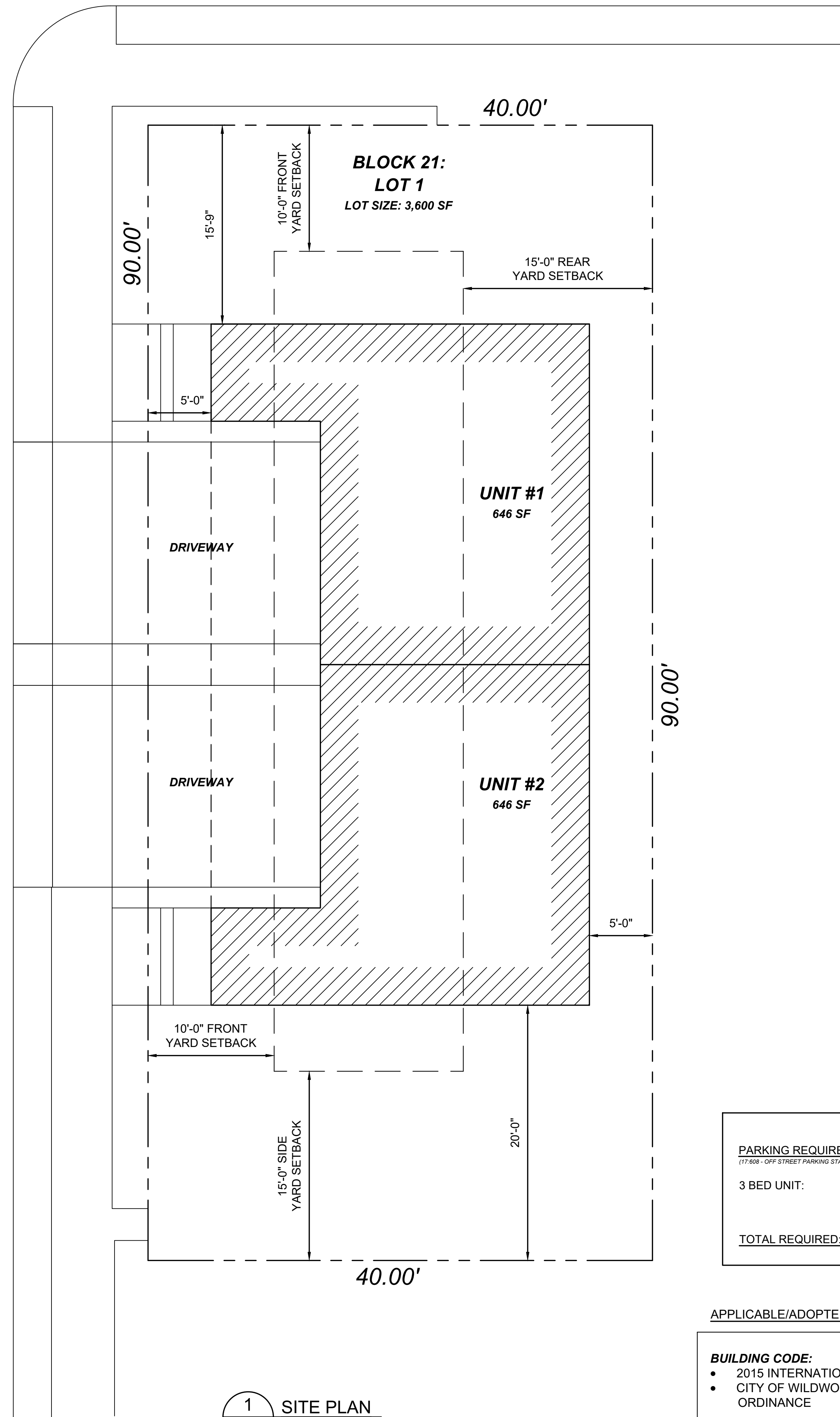
ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIES
LOT AREA MIN.	7,200 SF	3,600 SF	UNCHANGED	NO
MAX. BLDG AREA	45% MAX.	27.1%(975 SF)	45% (1,620 SF)	YES
MAX. IMPERVIOUS	70% MAX.	46.2%(1,662 SF)	51.5% (1,857 SF)	YES
MIN. FRONT YARD	10'	5.5'	5'	NO
MIN. SIDE YARD	15' EA.	6.4'	20'	YES
MIN. REAR YARD	15'	N/A	5'	NO
MAX. HGT.	35' FROM TOC	26.6'	35' FROM TOC	YES



2 PERSPECTIVE
SCALE: N.T.S.

PARK AVENUE 70' WIDE R.O.W.

BENNETT AVENUE 60' WIDE R.O.W.



1 SITE PLAN
SCALE: 3/16" = 1'-0"
BLOCK 21
LOT 1

PARKING REQUIREMENTS (17-808 - OFF STREET PARKING STANDARDS)	
3 BED UNIT:	2 SPACES
TOTAL REQUIRED:	4 SPACES

APPLICABLE/ADOPTED CODES AND REGULATIONS

- BUILDING CODE:**
- 2015 INTERNATIONAL RESIDENTIAL CODE
 - CITY OF WILDWOOD LAND DEVELOPMENT ORDINANCE

OCCUPANCY CLASSIFICATION: R-5 RESIDENTIAL

CONSTRUCTION TYPES: VA

RMA
RYAN MORSON ARCHITECTURE, LLC
218 1st Ave Tel: 215.538.3385
Cape May Court House, NJ info@rma-arch.com

Consultants

N/A

Project

New Single Family
Semi Detached (Duplex)
Residence(s)

Owner

Mark Daley
215.626.7659
mdcofpa@gmail.com

ADDRESS:
207 Bennett Avenue,
Wildwood NJ 08260
BLOCK 21, Lot 1

Revisions

No.	Date	Issue
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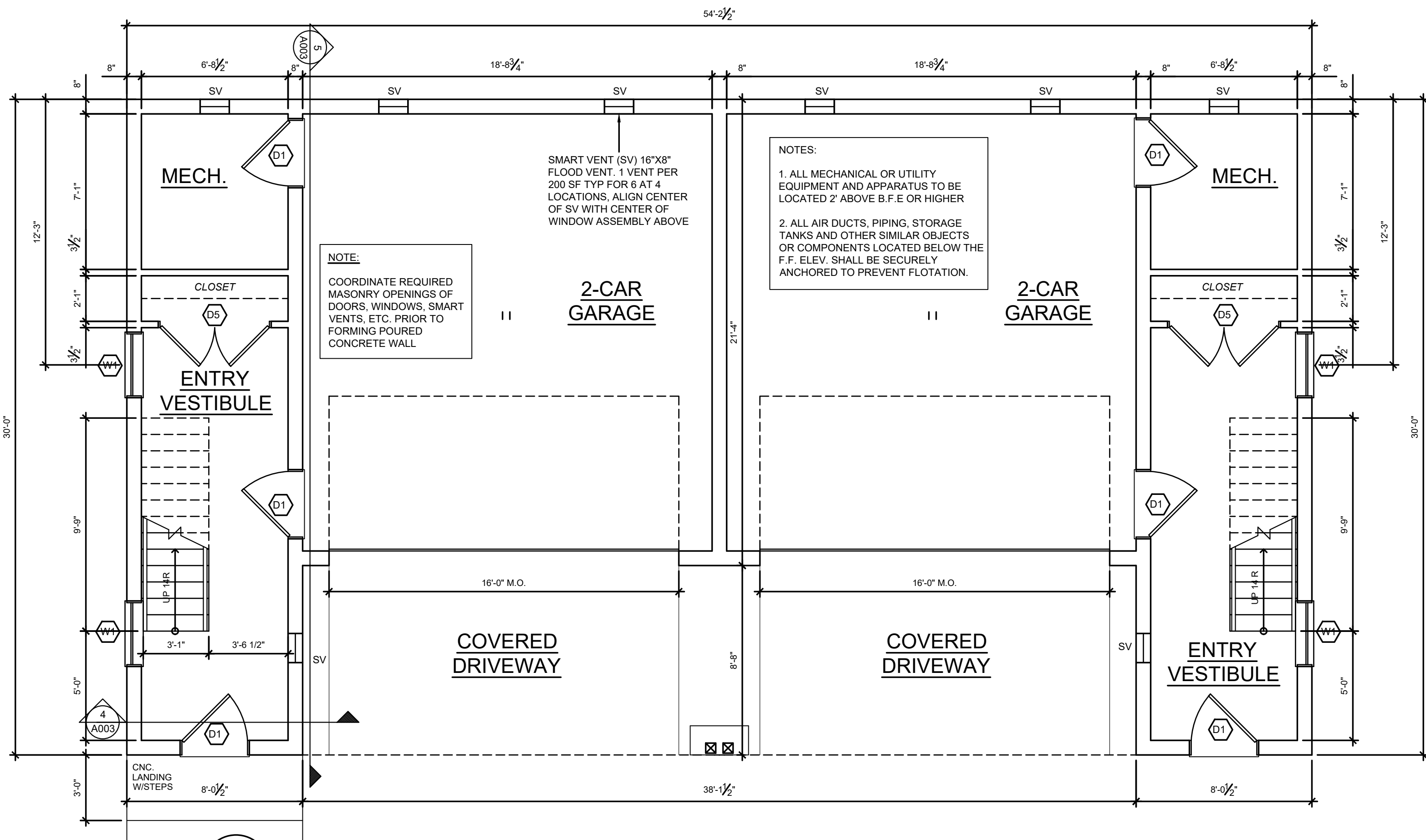
Drawing Title

ZONING DRAWINGS

All dimensions, levels, layouts and field conditions shall be verified at the site by the contractor before proceeding with the work.

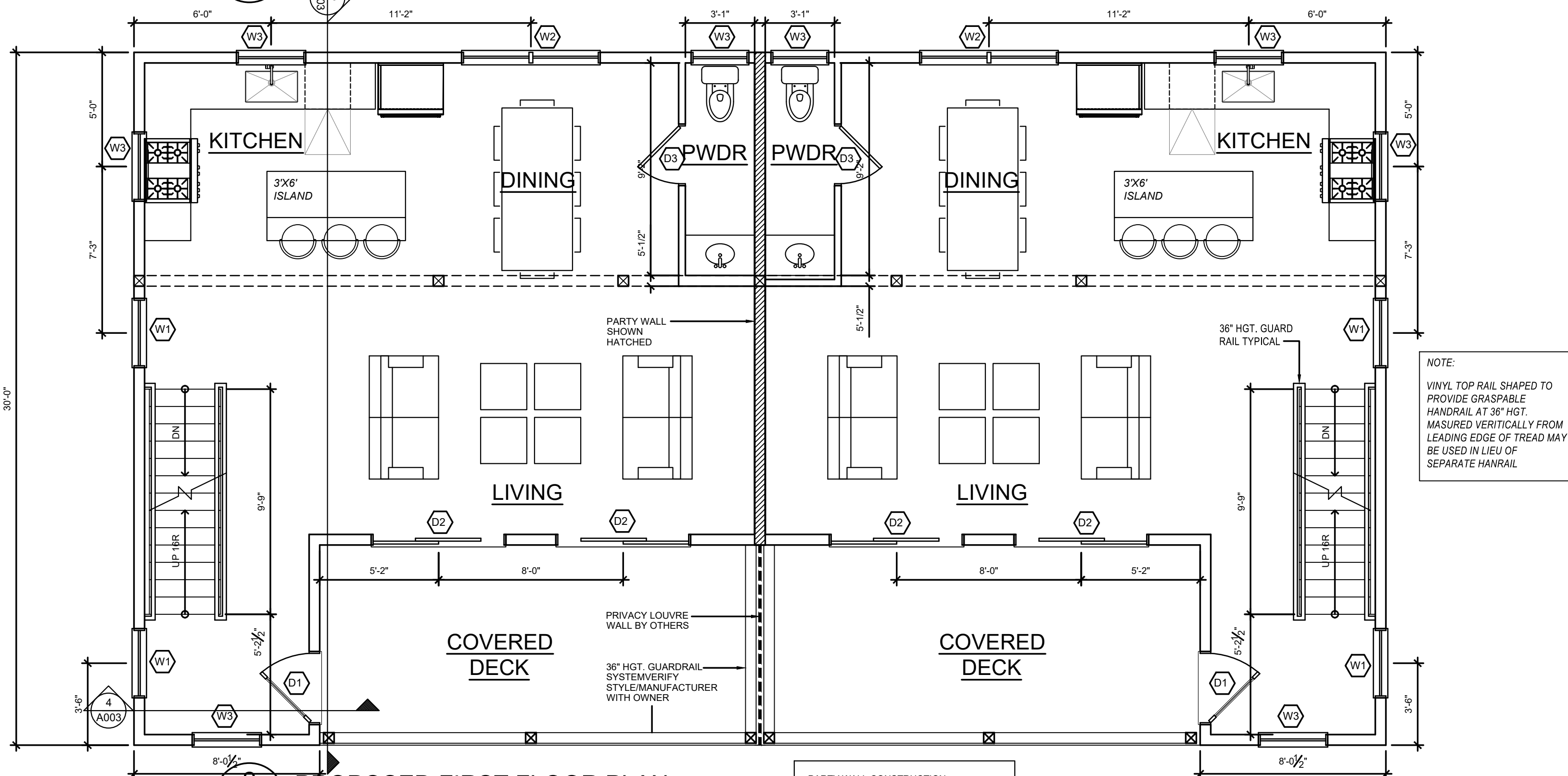
RMA Project No.: 2187	
Date: 4.8.2022	
Drawn by XX	Checked by XX
	Approved by RM
Scale: AS NOTED	
Dwg No:	

S001



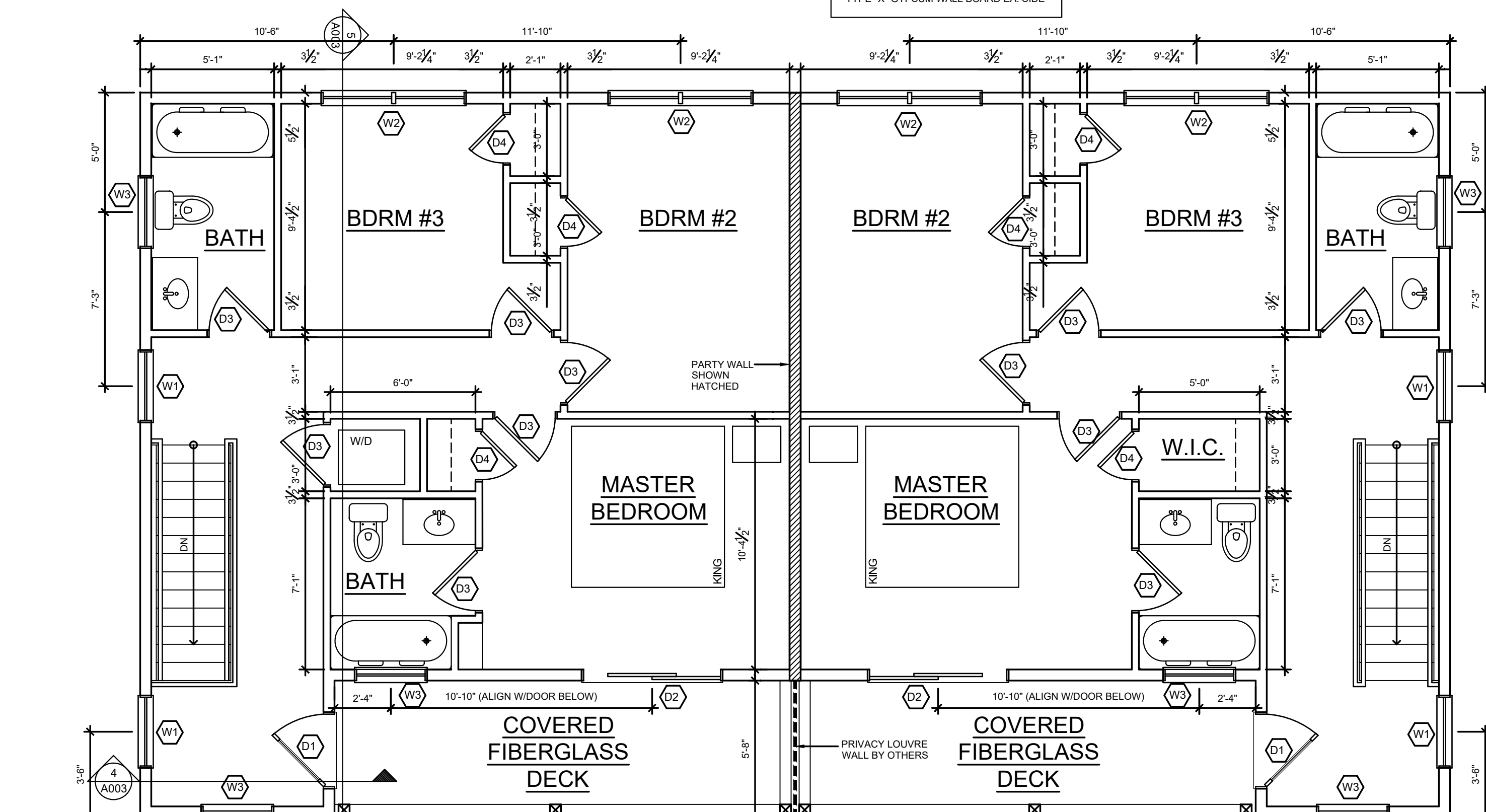
1 PROPOSED GROUND LVL PLAN

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



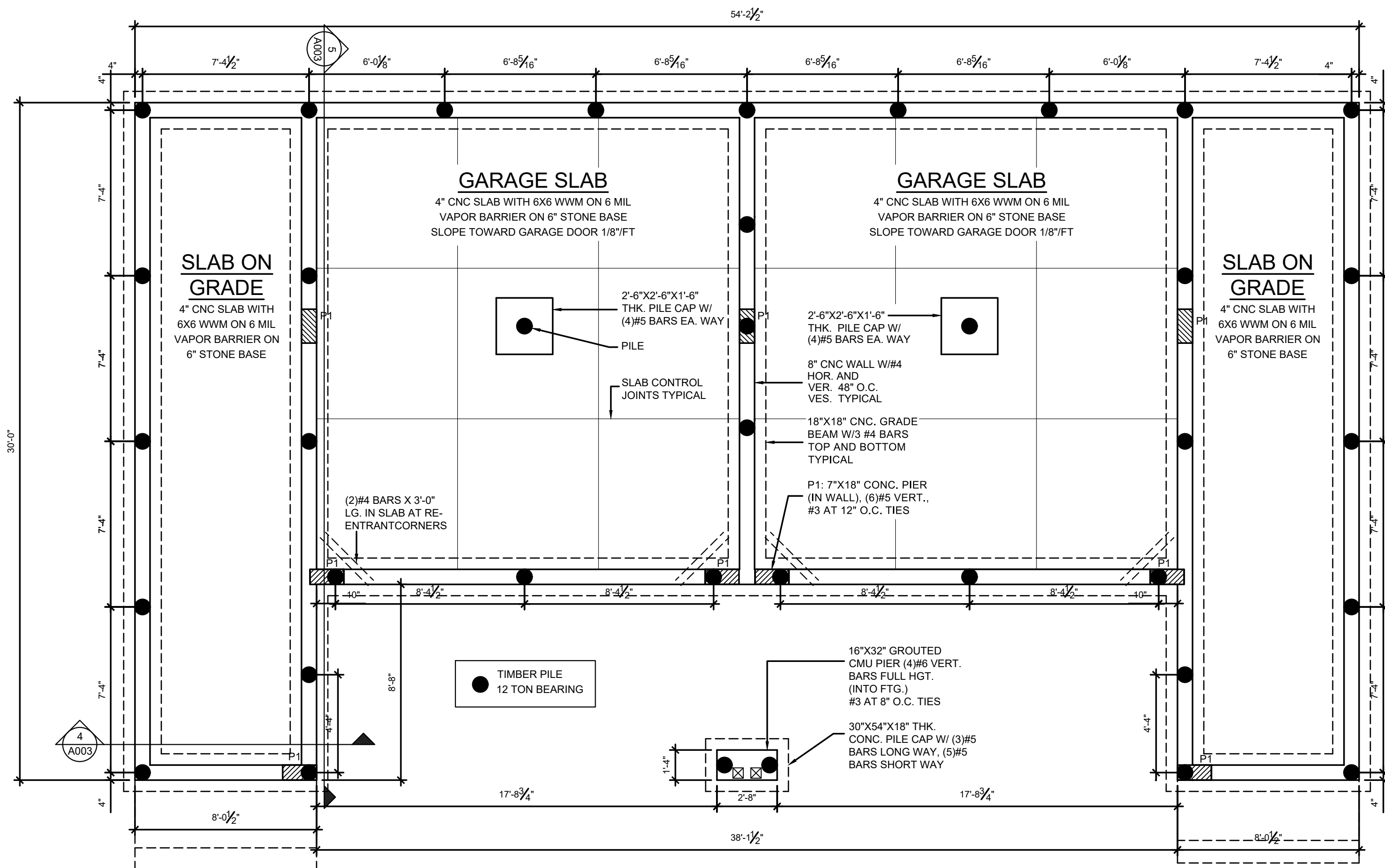
2 PROPOSED FIRST FLOOR PLAN

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



3 PROPOSED 2ND FLOOR PLAN

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



4 FOUNDATION PLAN

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

NOTE:

TYPICAL WINDOW DESIGNATION

3000-3'-0"x5'-0"

PROVIDE HEADERS AS NOTED ON THE PLANS. UNMARKED EXTERIOR OPENINGS SHALL RECEIVE THE FOLLOWING MINIMUM HEADERS:

2ND FLOOR: 2'-0" TO 3'-0" W. 3/2X10
2ND FLOOR: 3'-0" TO 4'-0" W. 3/2X12
3RD FLOOR: 2'-0" TO 3'-0" W. 5-1/4X8-1/4" PSL
3RD FLOOR: 3'-0" TO 4'-0" W. 5-1/4X8-1/4" PSL

ALL WINDOW SIZES SHOWN ARE GENERIC FOR REFERENCE ONLY. VERIFY WITH SELECTED WINDOW MANUFACTURER FOR EXACT ROUGH OPENINGS PRIOR TO FRAMING.

*UNIT MUST MEET OR EXCEED THE REQUIREMENTS OF AN EGRESS WINDOW

DOOR SCHEDULE			
DOOR NUMBER	LABEL	SIZE (WxH)	COMMENTS
1		3'-0"x8'-8"	EXT. DOOR WITH W/EMP GLASS
2		6'-0"x8'-8"	EXT. DOOR WITH W/EMP GLASS
3		2'-8"x8'-8"	INTERIOR DOOR
4		2'-0"x8'-8"	INTERIOR DOOR
5		4'-0"x8'-8"	DBL DOOR

NOTE:

1. ALL EXTERIOR WALLS TO BE 2X6 W/ STUDS UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE 2X4 STUDS.

2. MAXIMUM RISER 8-1/4", MIN TREAD 10".

3. STAIR HANDRAILS ARE TO BE 34" ABOVE TREAD. NO HANDRAILS SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.

4. ALL STAIRWAY HANDRAILS SHALL HAVE A MINIMUM CROSS SECTION WITH AN OUTSIDE DIAMETER OF AT LEAST 1-1/2" AND NOT GREATER THAN 2-3/8" OR EQUIVALENT GRASPABILITY.

5. MAINTAIN MIN. HEADROOM OF 80" FROM TREAD NOSE TO ANY OBSTRUCTION ABOVE.

6. ALL SMOKE DETECTORS ARE TO BE INTERCONNECTED WITH BATTERY BACK-UP.

FINISH NOTES AT

BELOW B.F.E.

ALL MATERIALS TO BE WATER RESISTANT PER FEMA REQUIREMENTS

FLOORS: CERAMIC TILE

WALLS: MASONRY, STUCCO FINISH

WOOD TREATED LUMBER, CEMENT BOARD

WOOD TREATED LUMBER WITH VINYL BOARD

DOORS: METAL PAINT W/OL BASED PAINT

VINYL CLAD, PAINT W/OL BASED PAINT

TRIM: WOOD PAINTED W/OL BASED PAINT

WOOD OR WOOD PAINTED W/OL BASED PAINT OR WATER SEALED WITH APPROVED PRODUCT

NO MEP INSTALLATIONS SHALL BE BELOW B.F.E.

MIN TWO FLOOD VENTS IN ENTRY AREA

NOTES:

TYPICAL CEILING ASSEMBLY:

THE CEILING ASSEMBLY SHALL CONSIST OF TWO LAYERS OF 5/8" GYPSUM WALLBOARD. THE BASE LAYER SHALL BE APPLIED AT RIGHT ANGLES TO THE JOIST WITH 1-1/4" MIN. DRYWALL SCREWS OR NAILS AT 24" O.C. THE FACE LAYER SHALL BE APPLIED AT RIGHT ANGLES TO THE JOIST WITH 1-1/4" DRYWALL SCREWS OR NAILS AT 12" O.C. THE FACE LAYER JOINTS SHALL BE OFFSET FROM THE BASE LAYER JOINTS BY A MIN. OF ONE JOIST BAY. THE JOINTS OF THE FACE LAYER SHALL BE TAPE AND PROVIDED WITH A MIN. OF ONE LAYER OF SPACKLE INSULATION. MAY BE INSTALLED IN THIS ASSEMBLY.

THERE ARE NO RESTRICTIONS ON THE INSTALLATION OF UTILITIES ABOVE THE CEILING MEMBRANE. THERE ARE NO RESTRICTIONS ON THE TYPE OF FLOORING TO BE USED AS THE TOP MEMBRANE. IF UNUSABLE SPACE IS LOCATED ABOVE A PORTION OF THE ASSEMBLY, NO TOP MEMBRANE IS REQUIRED.

PROTECTION FOR ANY PENETRATIONS IN THE UPPER MEMBRANE OF THE ASSEMBLY (I.E. HEATING AND AIR CONDITIONING REGISTERS) IS NOT REQUIRED.

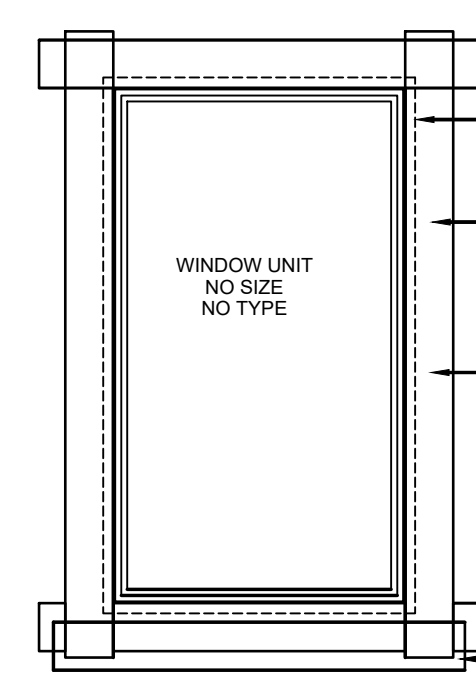
MEMBRANE PENETRATIONS SHALL BE PERMITTED IN SECTION 714.2.6 OF THE BUILDING SUBCODE. (THE BOTTOM MEMBRANE PROVIDES THE ONE HOUR RESISTANCE FOR THE STRUCTURAL MEMBERS. THEREFORE, THERE IS NO NEED TO SPECIFY THE MATERIAL FOR THE UPPER PORTION OF THE ASSEMBLY.)

INTERIOR SUPPORT MEMBERS:

IF THERE IS A DROPPED GIRDER OR BEAM SUPPORTING THE FLOOR/CEILING ASSEMBLY AND THE GIRDER CONSISTS OF A MINIMUM (3) 2X10 MEMBERS, THERE IS NO ADDITIONAL PROTECTION REQUIRED FOR THIS GIRDER. GIRDERS SMALLER THAN (3) 2X10 MEMBERS, OR OF ENGINEERED LUMBER OR OF STEEL, CONSTRUCTION MUST BE ENCASED IN A MINIMUM OF (2) LAYERS OF 5/8" TYPE "X" GYPSUM WALLBOARD. THE BASE LAYER IS REQUIRED TO BE SECURED WITH A MIN. OF 1" SCREWS AT 12" O.C. THE FACE LAYER SHALL BE PROVIDED WITH TAPE AND (1) COAT OF SPACKLE MINIMUM. NO ADDITIONAL PROTECTION IS REQUIRED OF THE COL. OR WALL SUPPORTING THE GIRDER.

EXTERIOR AND INTERIOR LOAD BEARING WALL ASSEMBLY:

2X4 (MIN) WOOD STUDS AT 16" O.C. W/5/8" TYPE "X" FIRE RATED GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO THE STUDS ON THE INTERIOR SIDE OF THE GARAGE AND SECURED WITH A MINIMUM OF 1-1/4" DRYWALL SCREWS OR NAILS AT 12" O.C. THE JOINTS SHALL BE TAPE AND PROVIDED WITH (1) COAT OF SPACKLE. INSULATION MAY BE INSTALLED IN THIS WALL. THE WALL IS REQUIRED TO BE CONTINUOUS TO THE UNDERSIDE OF MEMBRANE ABOVE.



WINDOW FLANGE SHOWN DASHED

SELF-ADHESIVE FLEXIBLE ROLL FLASHING

LAY ROLL FLASHING IN PATTERN SHOWN STARTING AT THE BOTTOM THEN SIDES AND TOP LAST

FINAL (LOWEST) SECTION OF ROLL FLASHING STUCK ALONG TOP EDGE AND THEN WOVEN BETWEEN FIRST TWO COURSES OF SIDING TO DRAIN TO EXT.

Consultants

N/A

Project

New Single Family
Semi Detached (Duplex)
Residence(s)

Owner

Mark Daley
215.626.7659
mdcofpa@gmail.com

ADDRESS:

207 Bennett Avenue,
Wildwood NJ 08260

BLOCK 21, Lot 1

Revisions

No. Date Issue

Drawing Title

FLOOR PLANS,
FRAMING PLANS

All dimensions, levels, layouts and field conditions shall be verified at the site by the contractor before proceeding with the work.

RMA Project No.: 2187

Date: 4.22.2022

Drawn by: XX Checked by: XX Approved by: RM

Scale: AS NOTED

Dwg No:

A001

■ Consultants

N/A

■ Project

New Single Family
Semi Detached (Duplex)
Residence(s)

■ Owner

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mdcolpa@gmail.com

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BLOCK 21, Lot 1

■ Revisions

No.	Date	Issue
-----	------	-------

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■ Drawing Title

ELEVATIONS

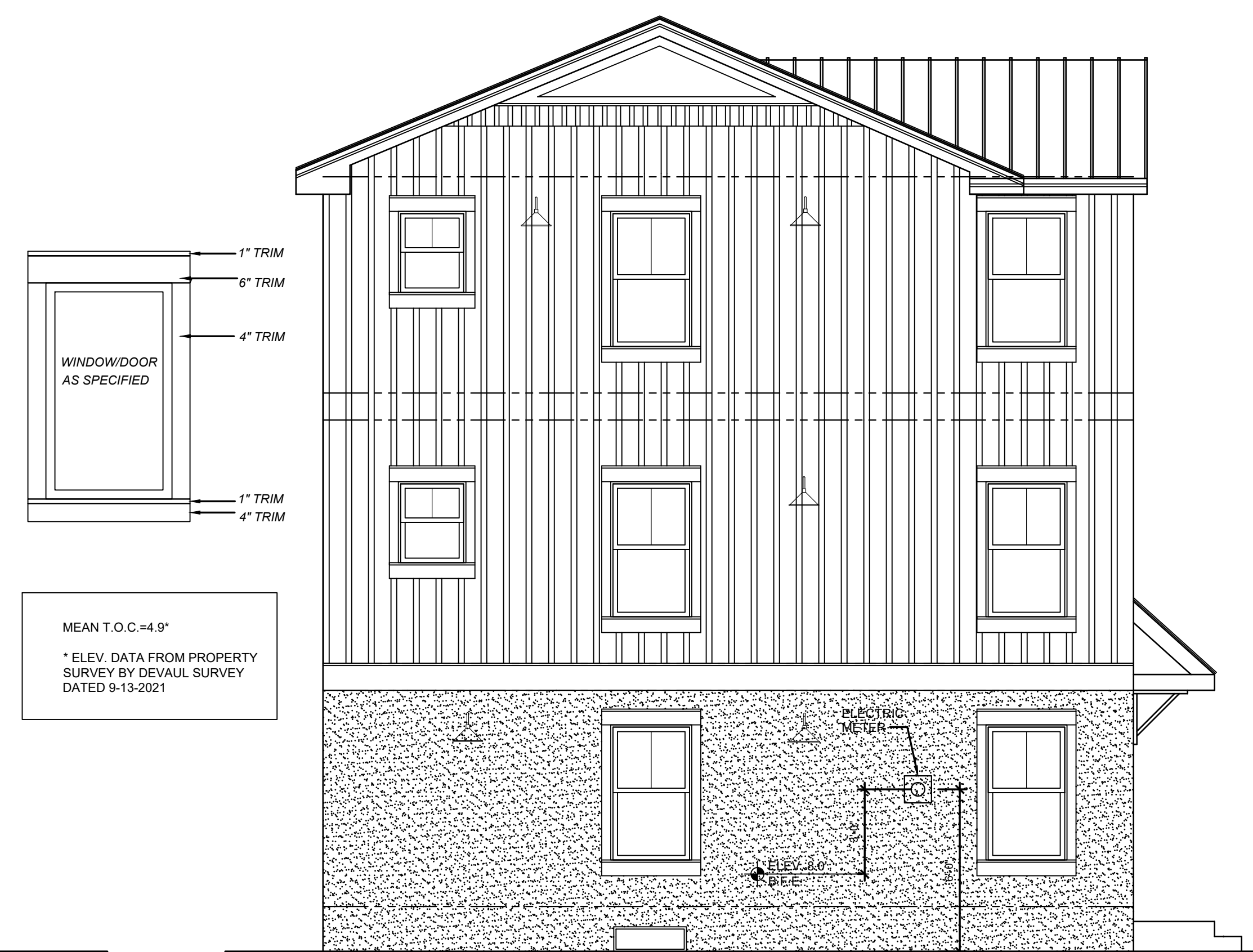
All dimensions, levels, layouts and field conditions shall be verified at the site by the contractor before proceeding with the work.

RMA Project No.:	2187	
Date:	4.8.2022	
Drawn by	Checked by	Approved by
XX	XX	RM
Scale:	AS NOTED	
Dwg No:		

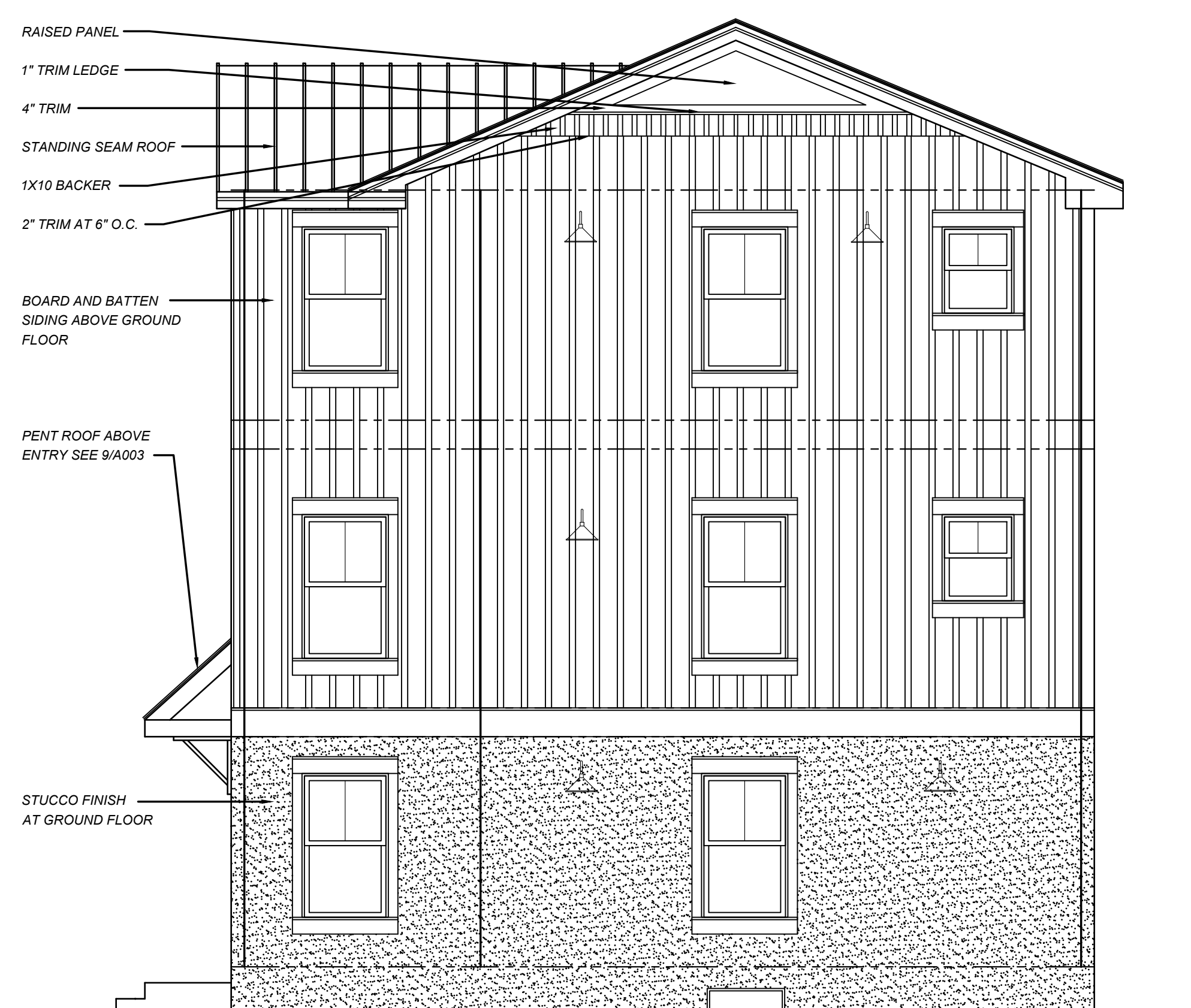
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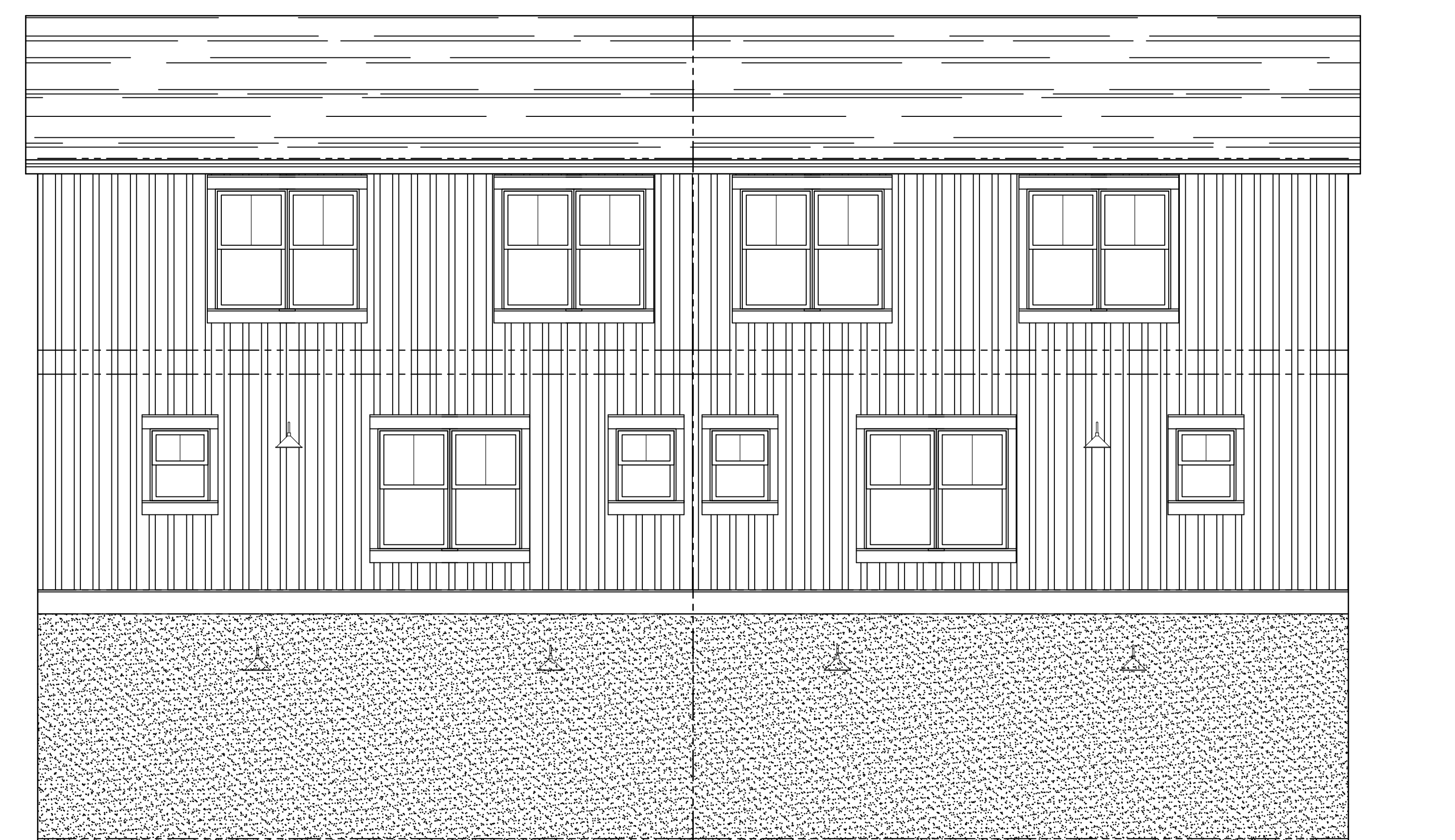
1 PROPOSED FRONT ELEVATION
A002 SCALE: 1/4" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
A002 SCALE: 1/4" = 1'-0"



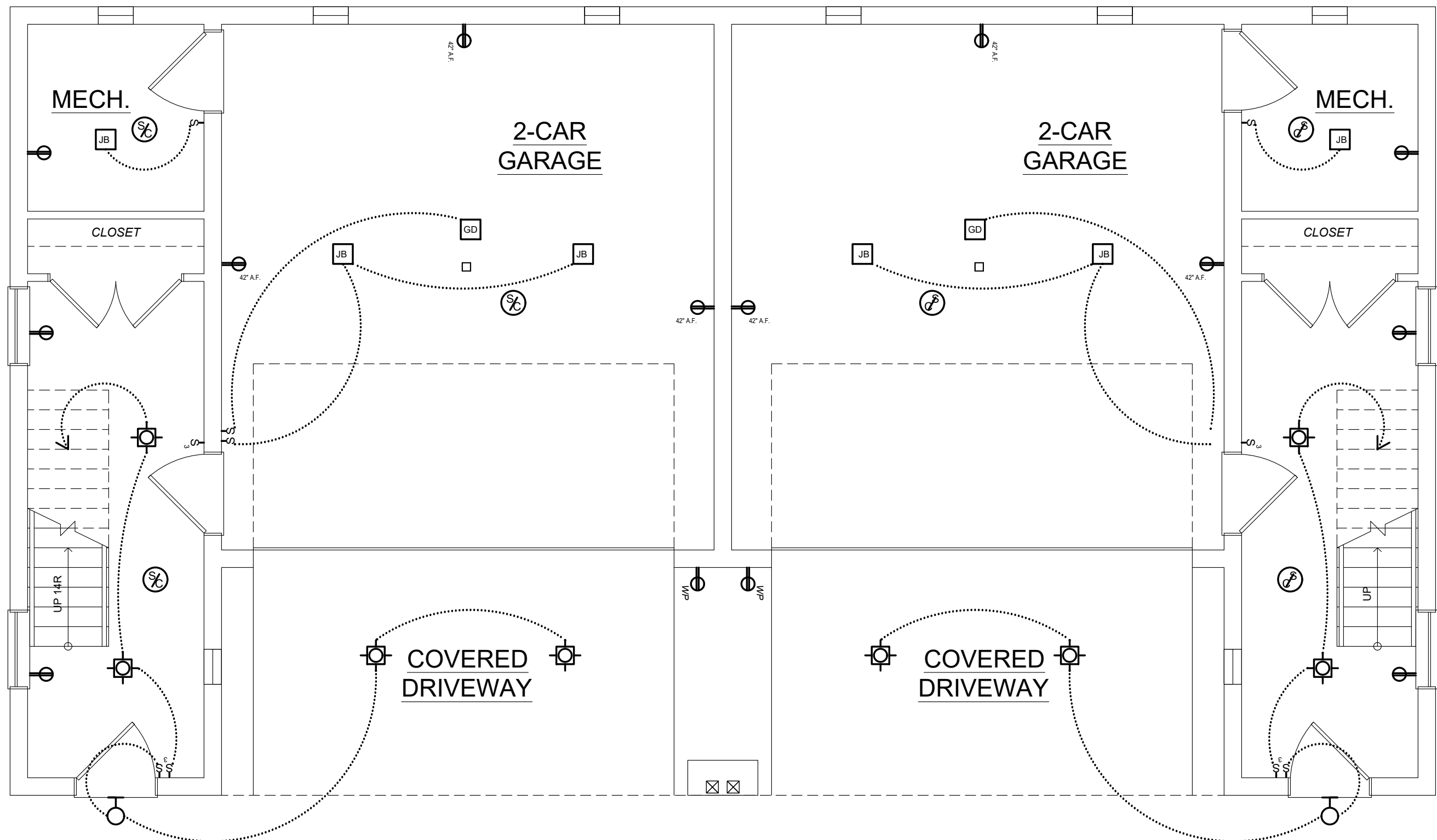
3 PROPOSED RIGHT SIDE ELEVATION
A002 SCALE: 1/4" = 1'-0"



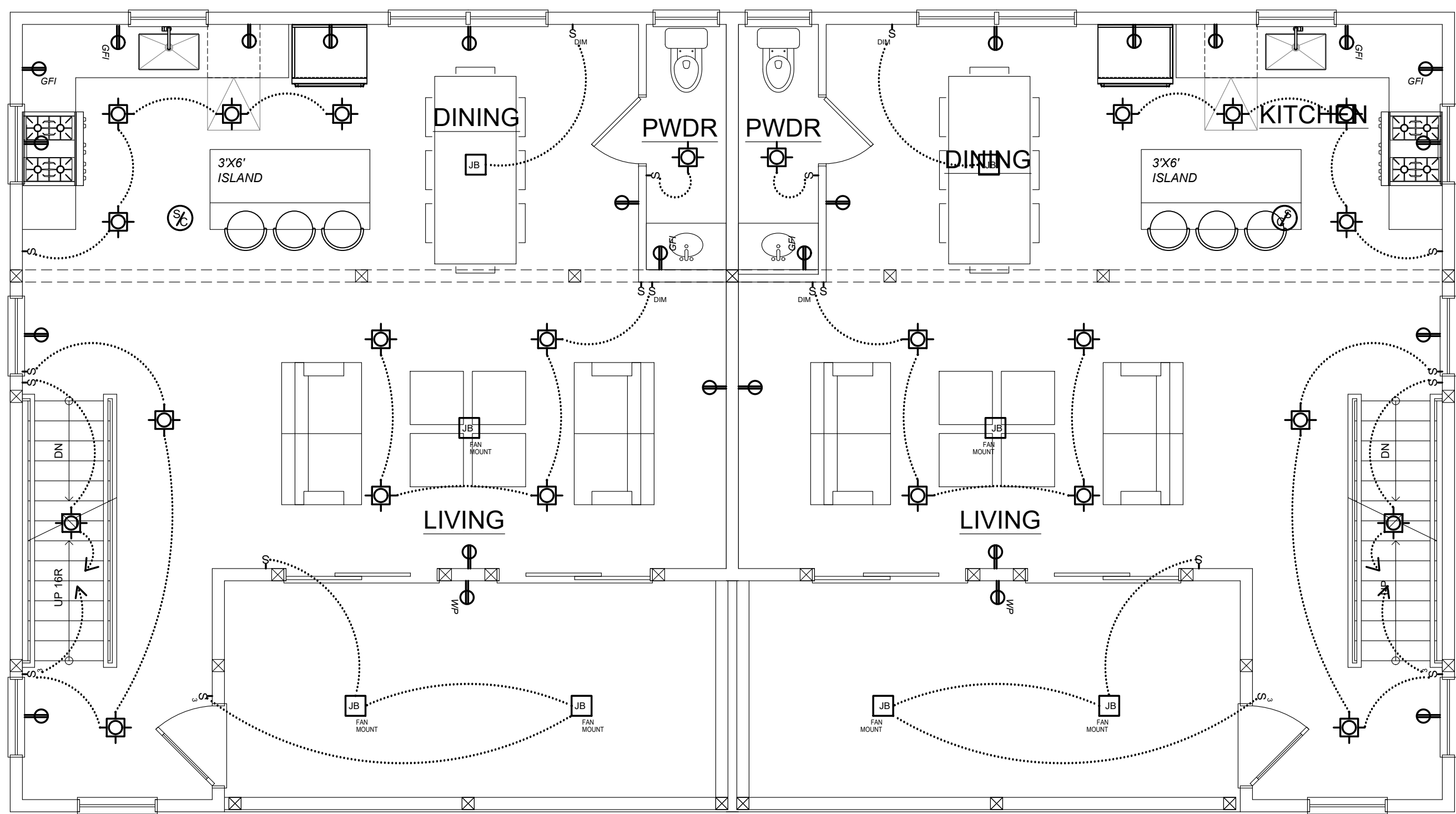
4 PROPOSED REAR ELEVATION
A002 SCALE: 1/4" = 1'-0"

9 SECTION AT PENT ROOF
A003 SCALE: 1-1/2" = 1'-0"

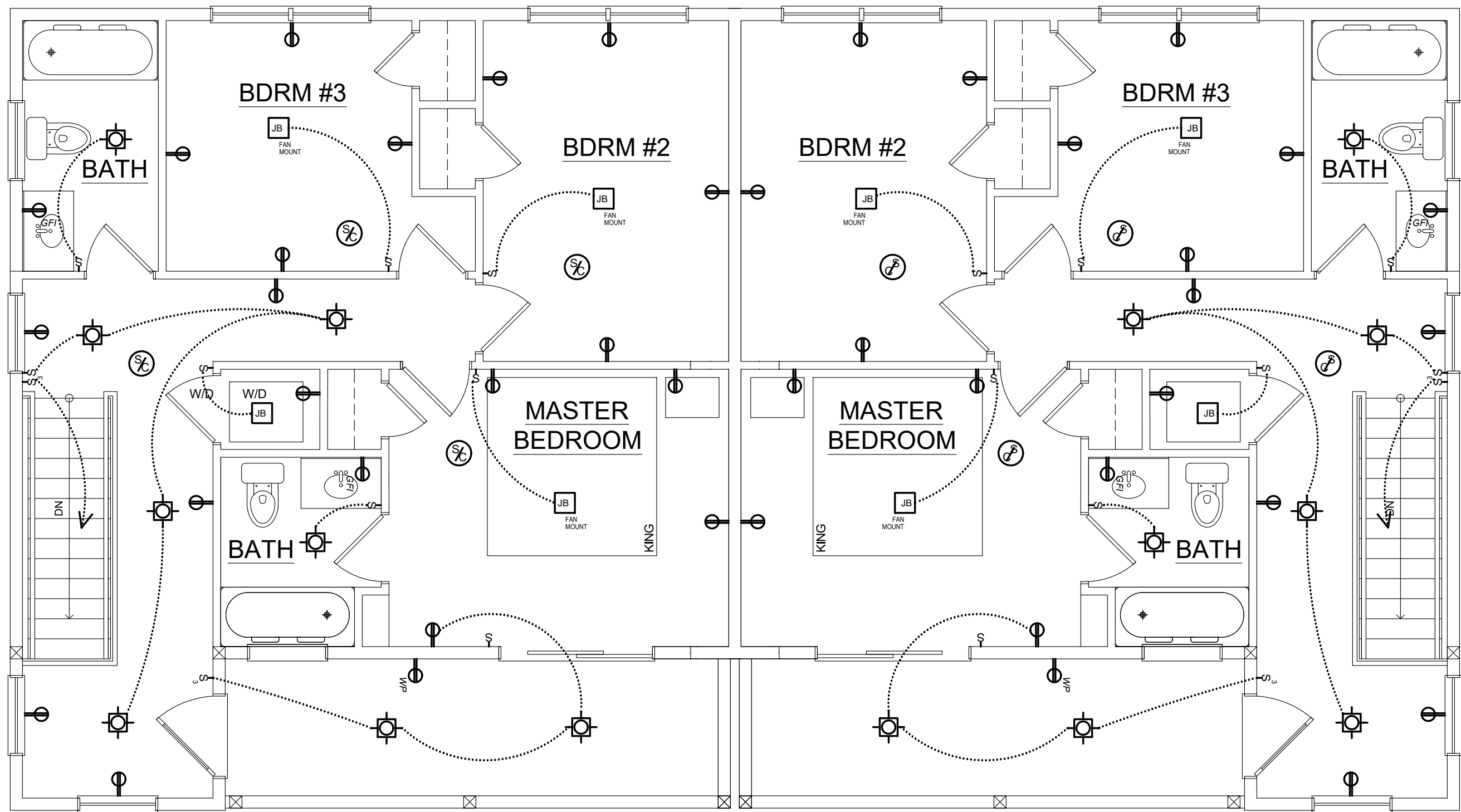
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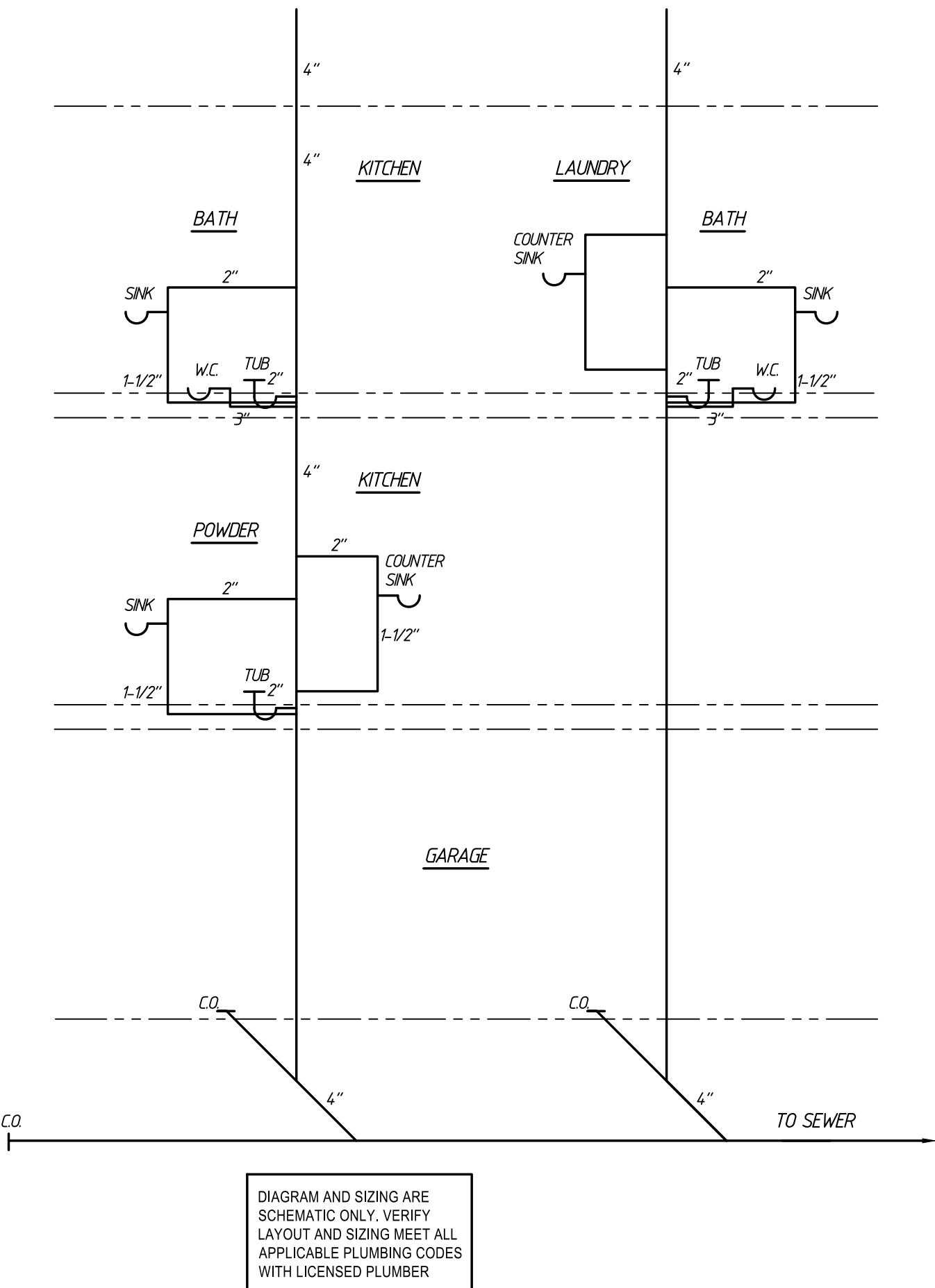
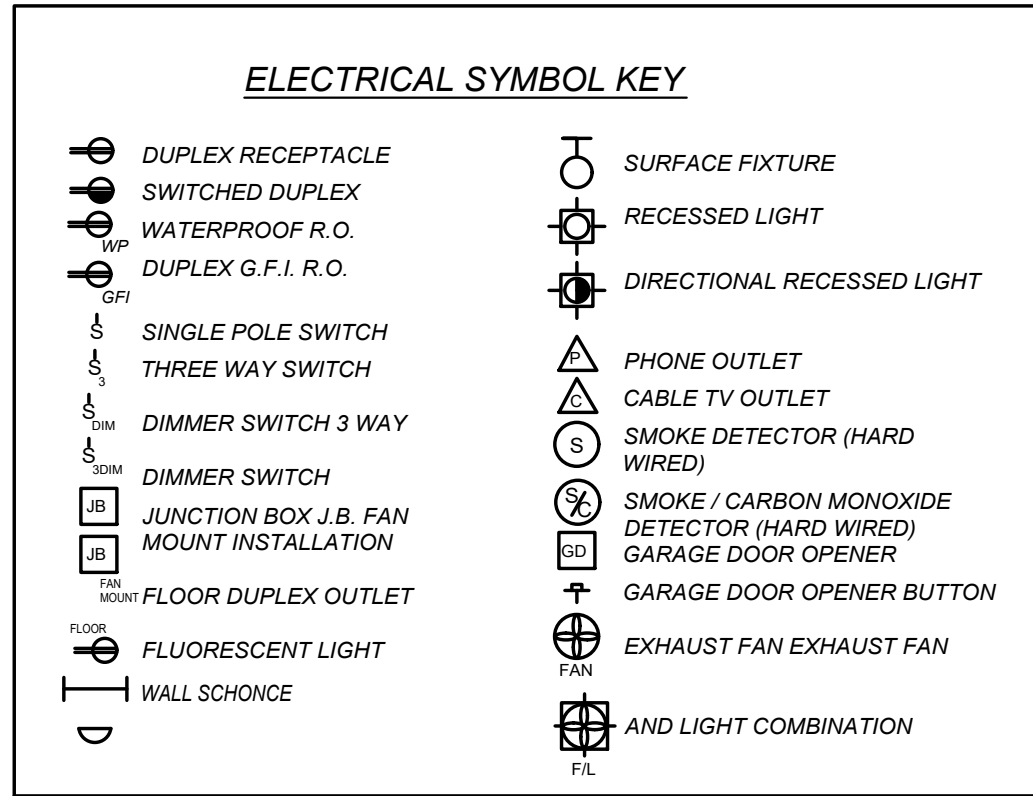
1 GROUND LEVEL ELECTRICAL DIAGRAM
A004 SCALE: 1/4" = 1'-0"



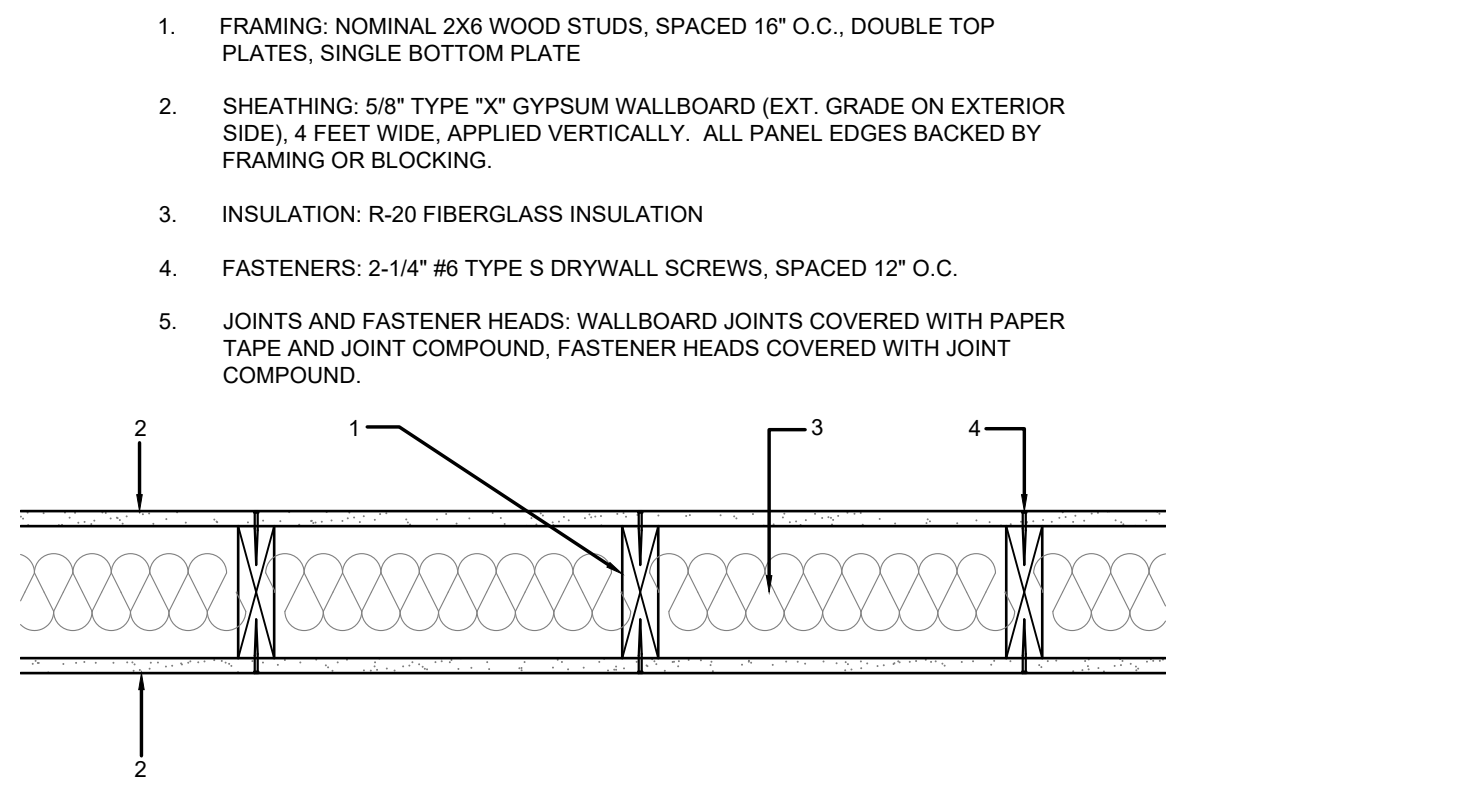
2 1ST FLOOR ELECTRICAL DIAGRAM
A004 SCALE: 1/4" = 1'-0"



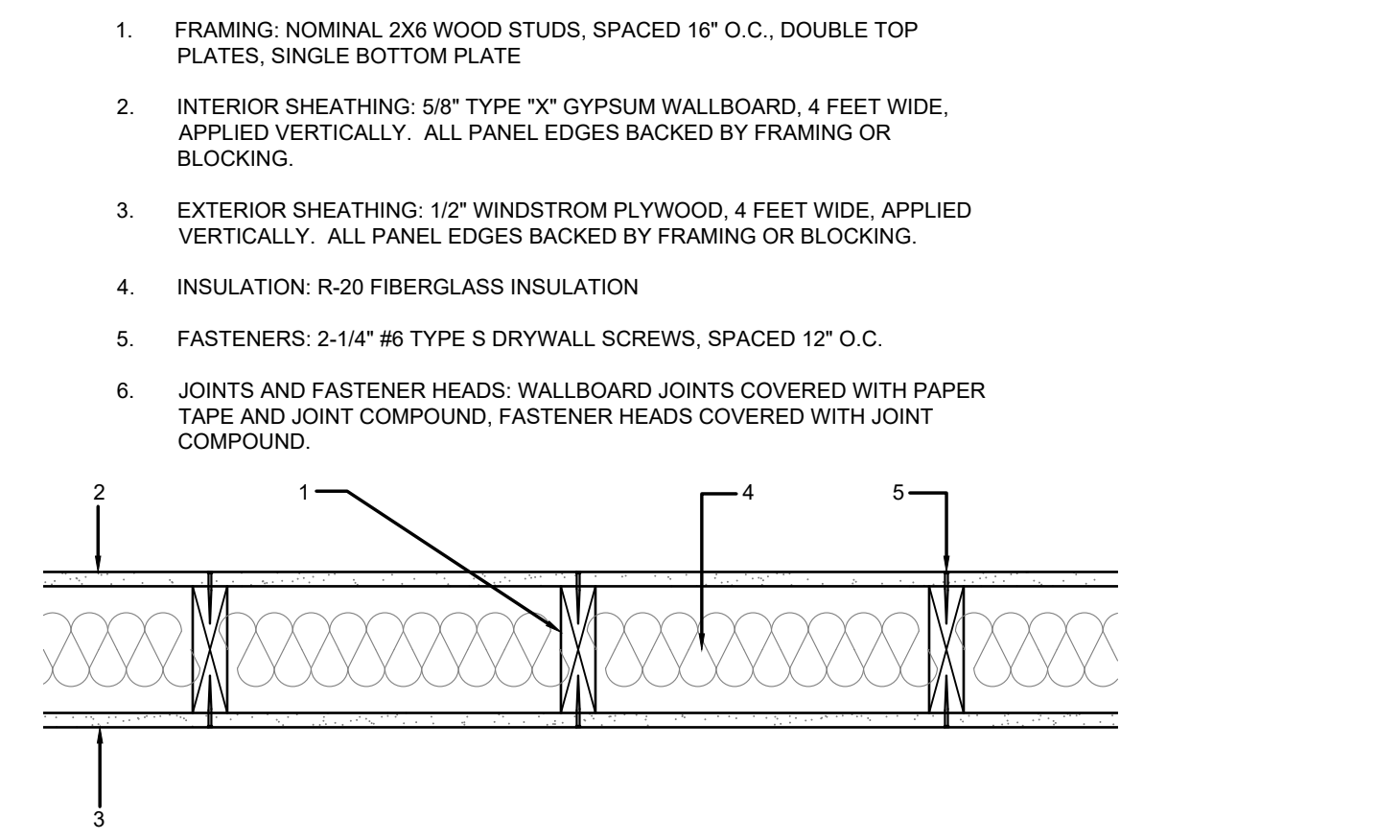
3 2ND FLOOR ELECTRICAL DIAGRAM
A004 SCALE: 1/4" = 1'-0"



4 PLUMBING RISER DIAGRAM
A004 SCALE: 1/4" = 1'-0"



5 1 HOUR INTERIOR FIRE RATED WALL ASSEMBLY
A004 SCALE: 1-1/2" = 1'-0" ASTM E119/NFPA 251



6 1 HOUR EXTERIOR FIRE RATED WALL ASSEMBLY
A004 SCALE: 1-1/2" = 1'-0" ASTM E119/NFPA 251

Consultants

N/A

Project

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Semi Detached (Duplex)
Residence(s)

Owner

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BLOCK 21, Lot 1

Revisions

No.	Date	Issue

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Drawing Title

ELECTRICAL,
PLUMBING

All dimensions, levels, symbols and field conditions shall be verified at the site by the contractor before proceeding with the work.

RMA Project No.:		2187
Date:		4.8.2022
Drawn by XX	Checked by XX	Approved by RM
Scale:		AS NOTED
Dwg No:		

A004