

NEW DUPLEXES

35 S. ANNAPOLIS AVE

ATLANTIC CITY, NEW JERSEY

DRAWING INDEX

ARCHITECTURAL

CS-1 COVER SHEET

A-1.0 FLOOR PLANS
A-2.0 ELEVATIONS

SQUARE FOOTAGE BREAKDOWN:

FRONT UNIT:

ENTRY: 110

GARAGE / STORAGE: 767

1ST FLOOR: 861

2ND FLOOR: 821

REAR UNIT:

ENTRY: 134

GARAGE / STORAGE: 742

1ST FLOOR: 937

2ND FLOOR: 810

PROJECT TEAM

ARCHITECT

MARSHALL SABATINI, PC
113 CUMBERLAND PLACE
BRYN MAWR, PA 19010
P: 610.525.2993

OWNER

35 S ANNAPOLIS AVE, LLC
102 S FRANKLIN AVENUE
MARGATE, NEW JERSEY

SUBMISSIONS

[illegible]

marshall sabatini architecture +

948 matsonford road
conshohocken, pa 19428
marshallsabatinini.com
610.525.2993

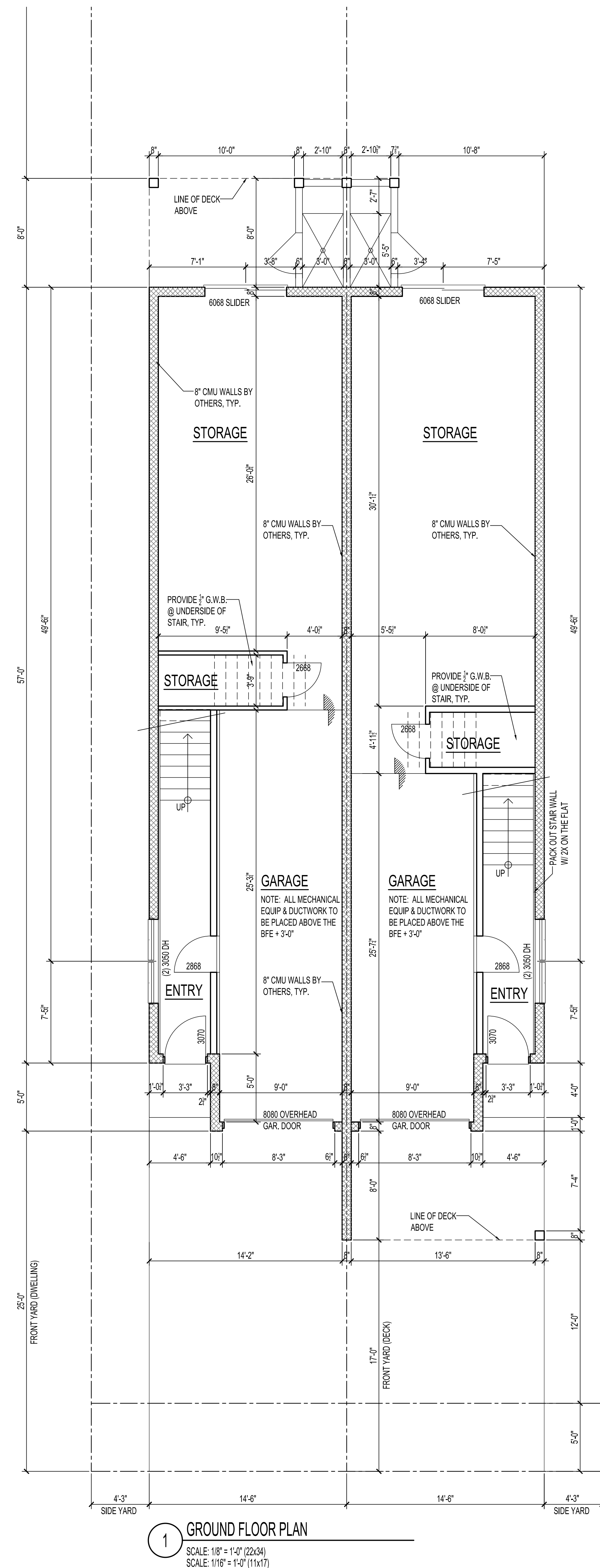
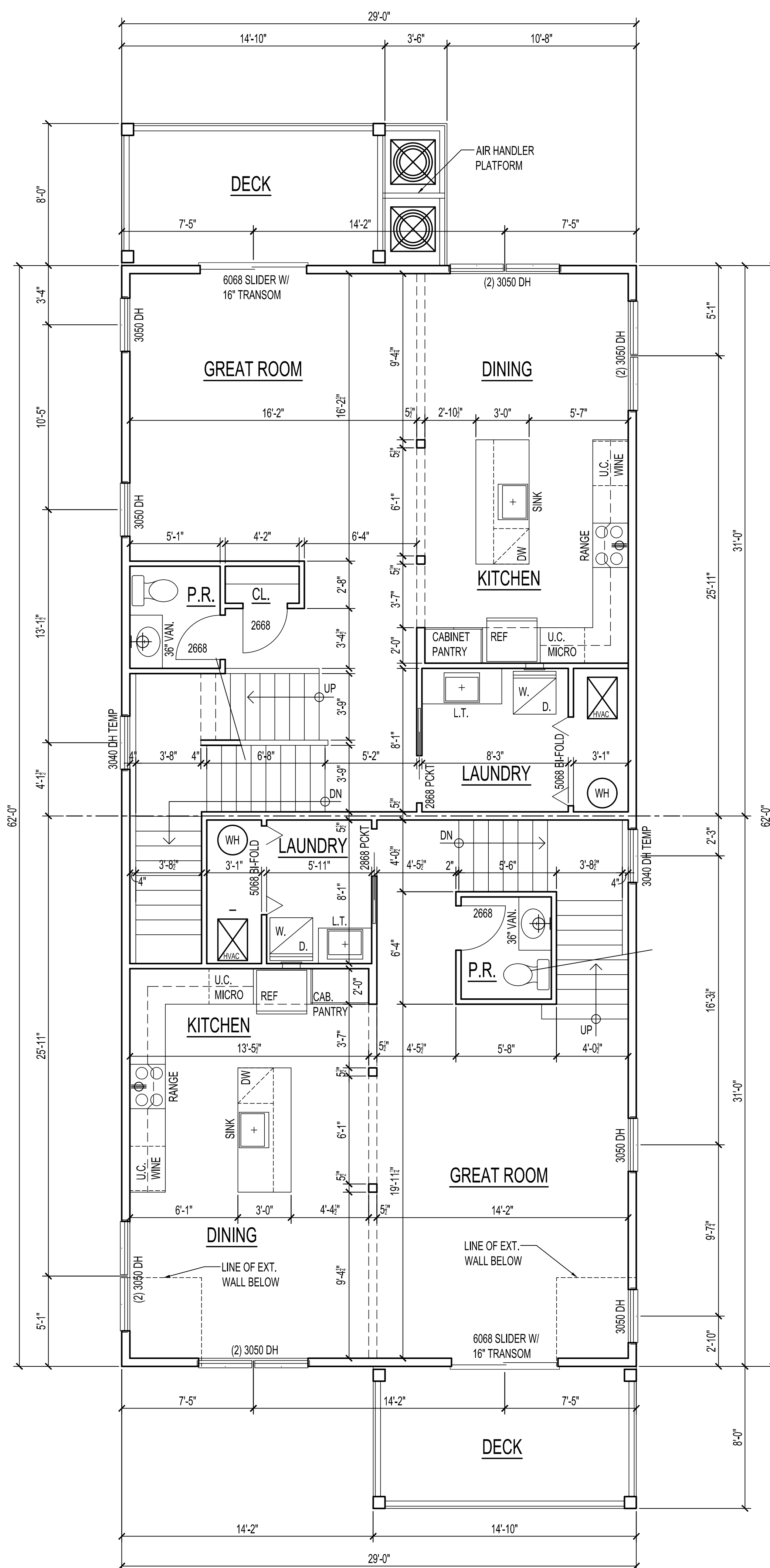
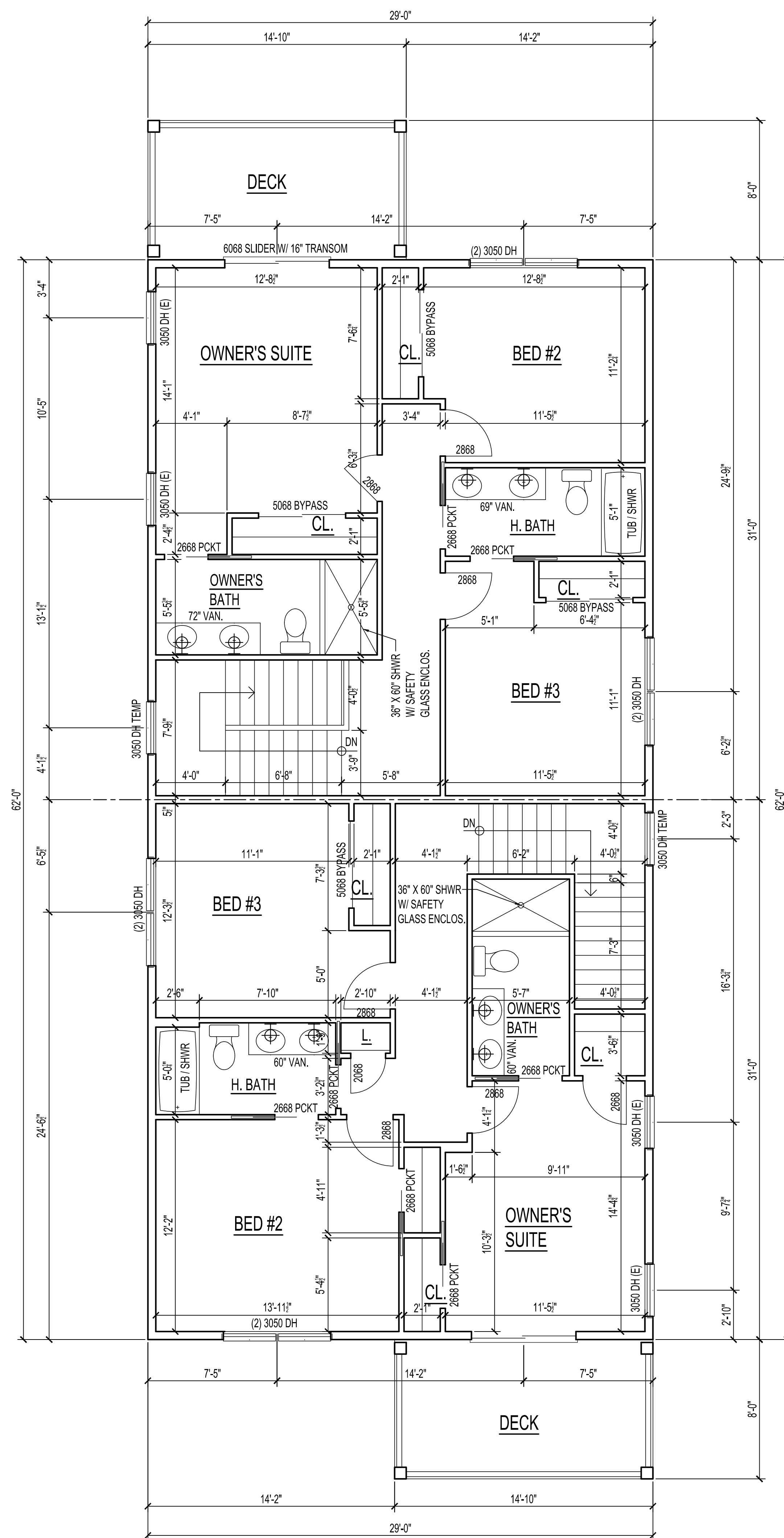
john c. marshall, aia
pa: ra016598 nc: 10298
de: s5-0006974 nj: al 17354
dc: arc 100938 ny: 030706
fl: ar92788 oh: 0814561
ga: ra012908 sc: 8861
il: 001.019835 va: 0401 013849
md: 14747

new construction for
new duplex units
35 annapolis avenue, atlantic city, new jersey
35 s. annapolis LLC, bryn mawr, pa

project number:	2476
drawn by:	jas
checked by:	jas

[illegible]

copyright © 2024



general notes

1. ALL DIMENSIONS ARE TO NEW ROUGH FRAMING
2. ALL EXTERIOR WALLS SHALL BE 2X6 STUDS AT 16" O.C. MAX. UNLESS NOTED OTHERWISE
3. ALL INTERIOR WALLS SHALL BE 2X4 STUDS AT 16" O.C. MAX. UNLESS NOTED OTHERWISE
4. STAIR TREADS SHALL BE 10" PLUS 1/4" NOSING UNLESS NOTED OTHERWISE IN PLANS
5. ALL STAIR RISERS SHALL BE 6" MIN. TO 8 1/4" MAX.
6. HANDRAILS REQUIRED AT ALL STAIRS WITH FOUR OR MORE RISERS
7. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESERVATIVE TREATED
8. ALL EXTERIOR LUMBER SHALL BE PRESERVATIVE TREATED
9. WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR / BUILDER SHALL NOTIFY THE ARCHITECT IN WRITING BEFORE ANY WORK HAS BEGUN
10. ALL WINDOWS SHALL BE SINGLE OR DOUBLE HUNG (AS SPECIFIED BY OWNER) UNLESS NOTED OTHERWISE IN PLANS
11. WINDOW & DOOR SIZES ARE LISTED IN FEET & INCHES (IE. 2040" IS 2'-0" WIDE X 4'-0" HIGH)
12. WINDOWS NOTED WITH SYMBOL (I) SHALL MEET EMERGENCY ESCAPE REQUIREMENTS PER IRC SECTION R310.
13. ALL WINDOWS SHALL HAVE A CONTINUOUS ADHESIVE MEMBRANE PAN.
14. ALL PENETRATIONS SHALL BE SEALED WITH FOAM OR CAULKING.
15. WINDOWS NOTED WITH SYMBOL (T) SHALL BE PROVIDED WITH TEMPERED GLASS OR OTHER APPROVED SAFETY GLAZING.

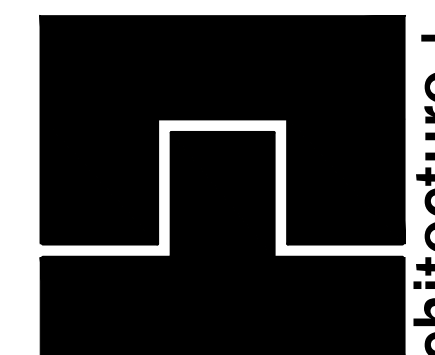
1. PROVIDE (1) LAYER OF 5/8" TYPE "X" G.W.B. ON GARAGE SIDE OF WALLS BETWEEN HOUSE & GARAGE TYP.
2. PROVIDE (2) LAYERS OF 5/8" TYPE "X" G.W.B. ON GARAGE CEILING AS PER FTO-13, TYP.
3. PROVIDE (1) LAYER OF 5/8" TYPE "X" G.W.B. ON EXT. LOAD BEARING GARAGE WALLS, TYP.
4. PROVIDE (2) LAYERS OF 5/8" TYPE "X" G.W.B. ON GIRDERS IN THE GARAGE THAT ARE SMALLER THAN (3) 2x10'S, TYP.

issued for

copyright © 2024

marshall sabinati all rights reserved. all ideas, design, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of marshall sabinati and the same may not be duplicated, used or disclosed to any person firm or corporation for any purpose whatsoever without the written consent of the architect.

a-1.0



948 matsonford road
conshohocken, pa 1942
marshallsabatini.com
610.525.2993

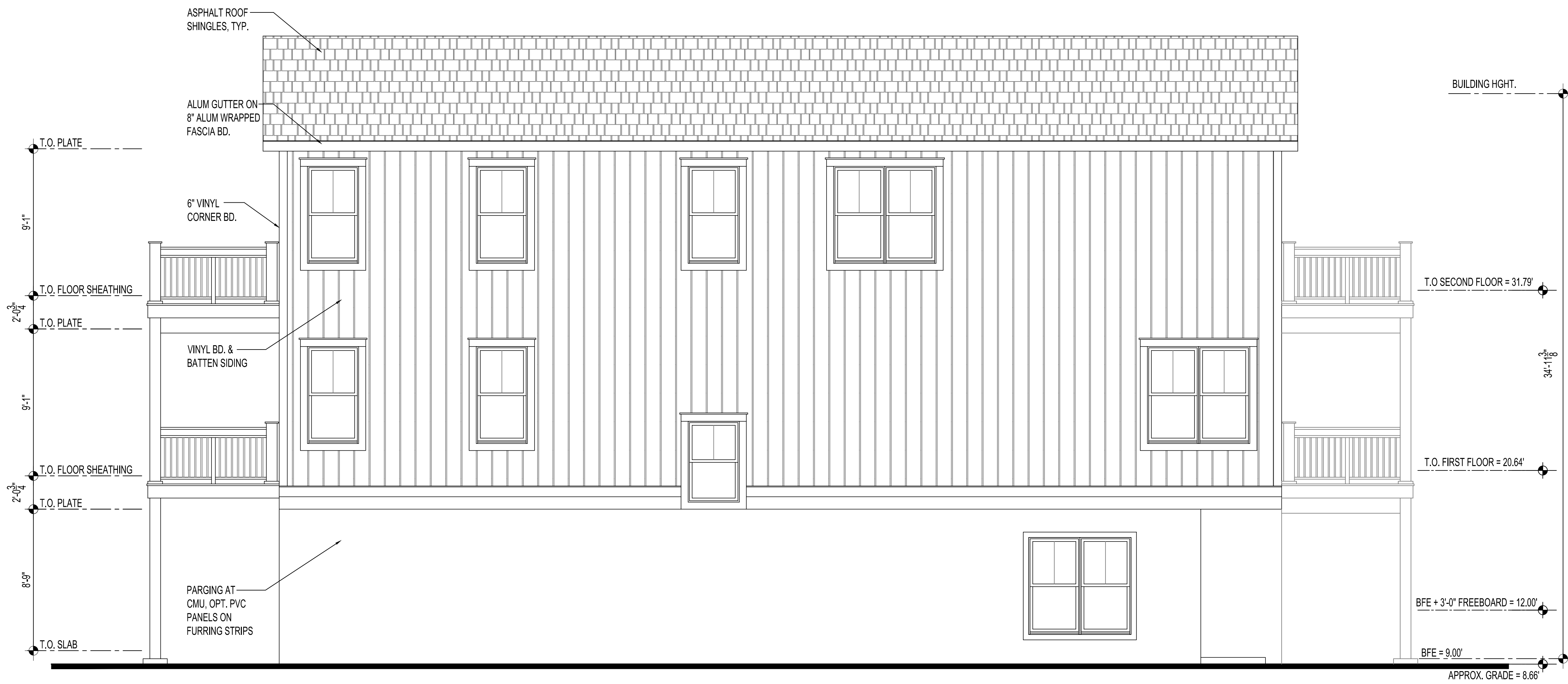
john c. marshall, aia

pa: ra016598 nc: 10298
de: s5-0006974 nj: al 17354
dc: arc 100938 ny: 030706
fl: ar92788 oh: 0814561
ga: ra012908 sc: 8861
il: 001019835 va: 0401 013845
md: 14747

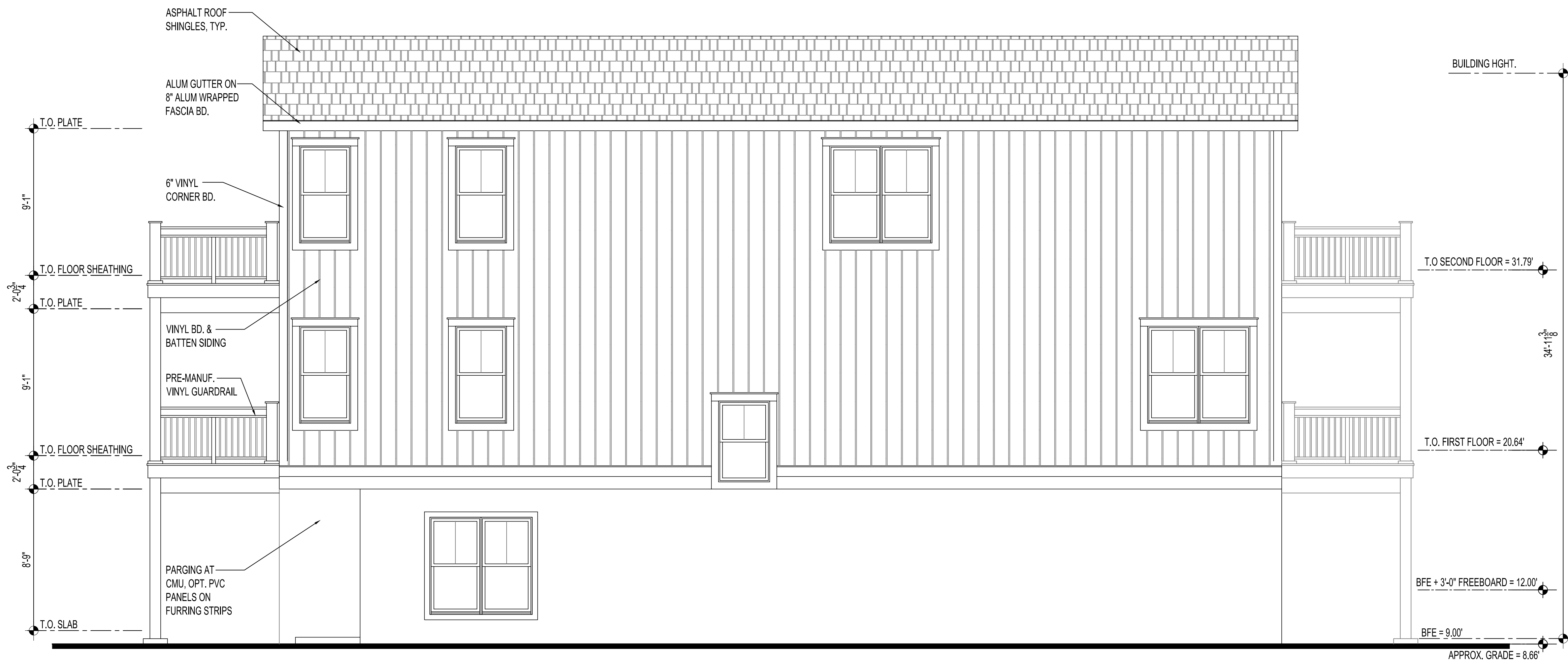
new construction for
floor plans

new duplex units
new construction for
s avenue, atlantic city, new jersey

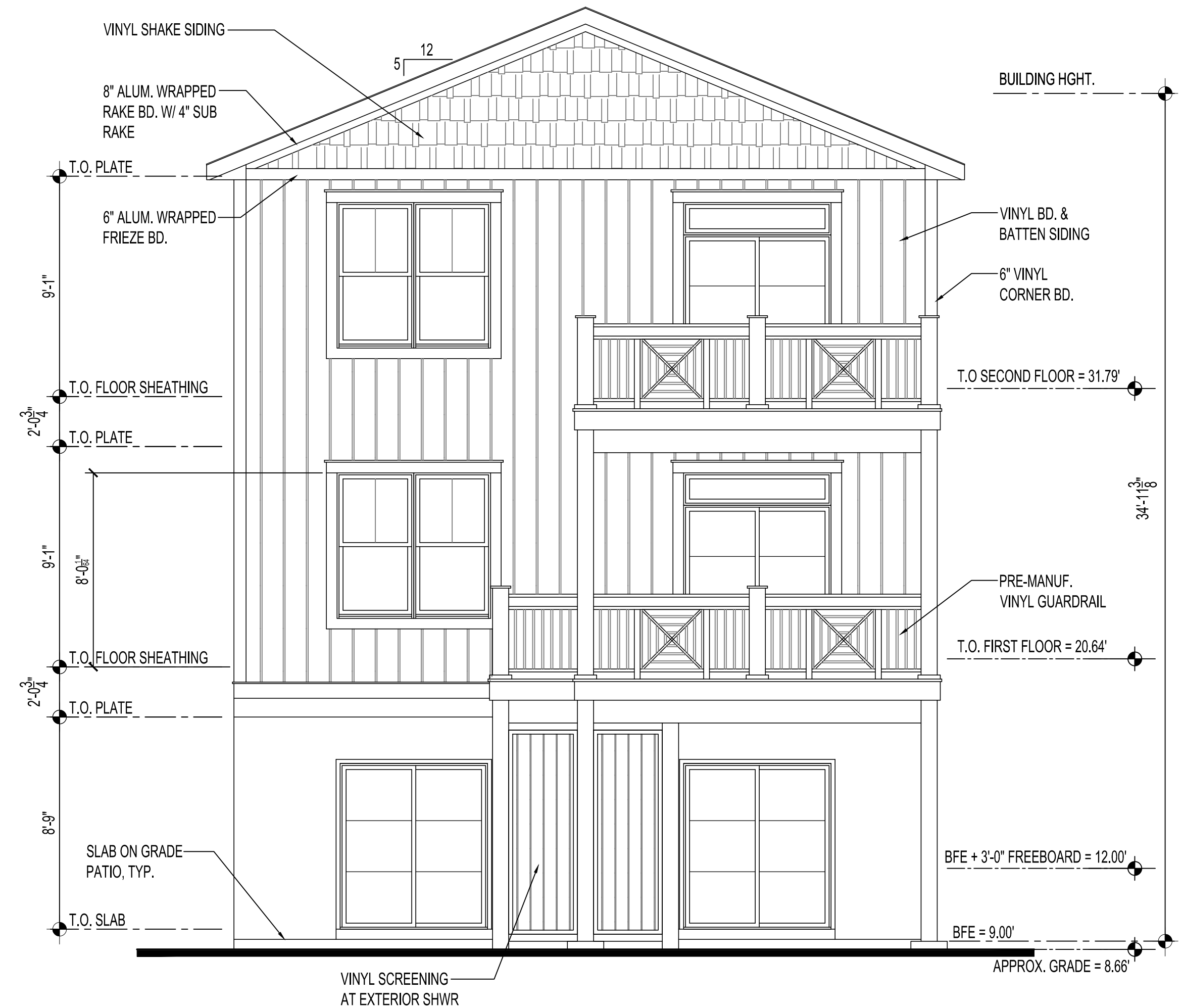
35 annapolis avenue, atlantic city, new jersey
35 s. annapolis LLC, bryn mawr, pa



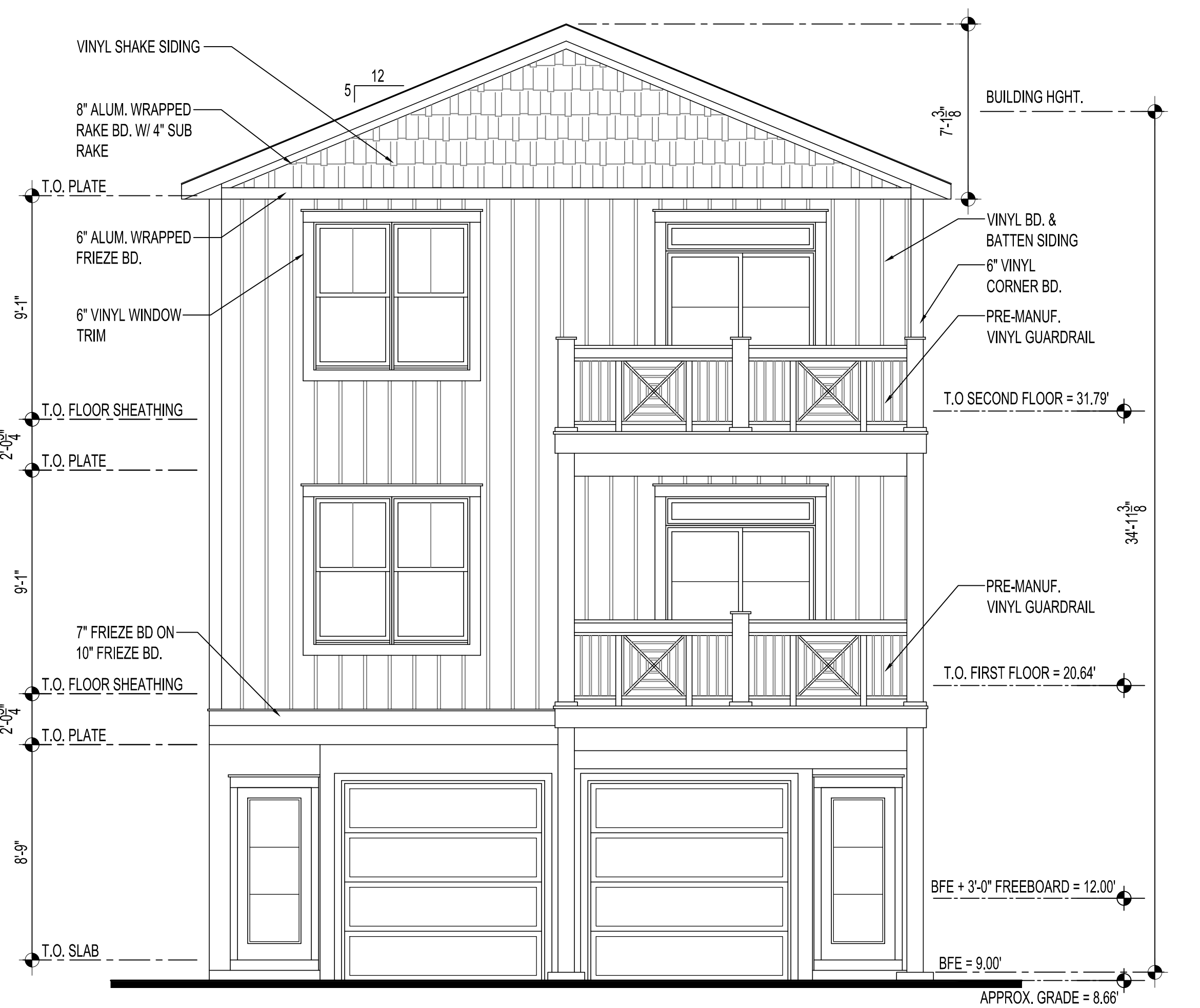
4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)



3 REAR ELEVATION
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0" (22x34)
SCALE: 1/8" = 1'-0" (11x17)