2 21st STREET VIEW
1/2" = 1'-0"

1 WATERFRONT VIEW
1/2" = 1'-0"

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P-1

JOB NO.
FILE:

DRAWN BY: BJM
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SCALE: 1/2" = 1'-0"

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION

J. Blackman

GERALD S. BLACKMAN JR.
NJ LICENSE #17113

PROJECT

AVALON ANCHORAGE MARINA

885 21ST STREET
AVALON, NEW JERSEY 08202

DWG. TITLE

SITE PERSPECTIVES

PROJECT NORTH

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PRINCIPAL: DANIEL A. SIROUSKY, AIA, PP, NCARB
PRINCIPAL: PAUL A. KISS, AIA, PP, NCARB

PARTNER: GERALD S. BLACKMAN, JR
AIA, PP, NCARB
ASSOCIATE: STEVEN J. BOLOGNO, AIA

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TOTAL BUILDING AREA DATA

BUILDING	NUMBER OF RES. UNITS	RESIDENTIAL LIVING AREA	RESIDENTIAL DECK AREA	RESIDENTIAL GARAGE/STOR.	RESIDENTIAL COMMON AREA	MARINA OFFICE AREA	MARINA DECK AREA	MARINA COMMON AREA	MARINA USE / STORAGE	MARINA RESTROOMS	TOTAL BUILDING AREA
DUPLEX #1	(2) UNITS	5,172 SF	990 SF	1,612 SF	----	----	----	----	476 SF	----	8,250 SF
DUPLEX #2	(2) UNITS	5,172 SF	990 SF	1,612 SF	----	----	----	----	476 SF	----	8,250 SF
DUPLEX #3	(2) UNITS	5,172 SF	810 SF	1,612 SF	----	----	----	----	476 SF	----	8,070 SF

BUILDING AREA DATA - TYPICAL DUPLEX

FLOOR	PROGRAM	RESIDENTIAL		MARINA USE	TOTAL FLOOR
		UNIT 1	UNIT 2		
GROUND	ENTRY GARAGE STORAGE	55 SF 774 SF 27 SF	55 SF 774 SF 27 SF	---- ---- 476 SF	110 SF 1,550 SF 530 SF
FLR. TOTAL		861 SF	861 SF	476 SF	**2,190 SF**
1ST	RESIDENTIAL DECKS	905 SF 190 SF	905 SF 190 SF	---- ----	1,810 SF 380 SF
FRL. TOTAL		1,095 SF	1,095 SF	----	**2,190 SF**
2nd	RESIDENTIAL DECKS	984 SF 190 SF	984 SF 190 SF	---- ----	1,968 SF 380 SF
FLR. TOTAL		1,174 SF	1,174 SF	----	**2,358 SF**
HABITABLE ATTIC	RESIDENTIAL DECKS	637 SF 115 SF	637 SF 115 SF	---- ----	1,274 SF 230 SF
FLR. TOTAL		752 SF	752 SF	----	**1,504 SF**
UNIT TOTAL		3,887 SF	3,887 SF		
TOTAL AREA PER DUPLEX		**7,774 SF**		**476 SF**	**8,250 SF**

NOTE:
THE TOTAL DECK AREA OF UNITS 5 & 6 IN DUPLEX #3 IS 810 SF.
THE TOTAL BUILDING AREA OF DUPLEX #3 IS 8,070 SF

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PROJECT NORTH

PROJECT
AVALON ANCHORAGE MARINA
885 21ST STREET
AVALON, NEW JERSEY 08202

DWG. TITLE
COVER SHEET & PROJECT DATA

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT PRIOR TO STARTING CONSTRUCTION

GERALD S. BLACKMAN JR.
NJ LICENSE #21113

REVISIONS	DATE

DRAWN BY: BJW
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DATE: 2/10/2016
SCALE:

JOB NO. 1403.03
FILE:

CS-1

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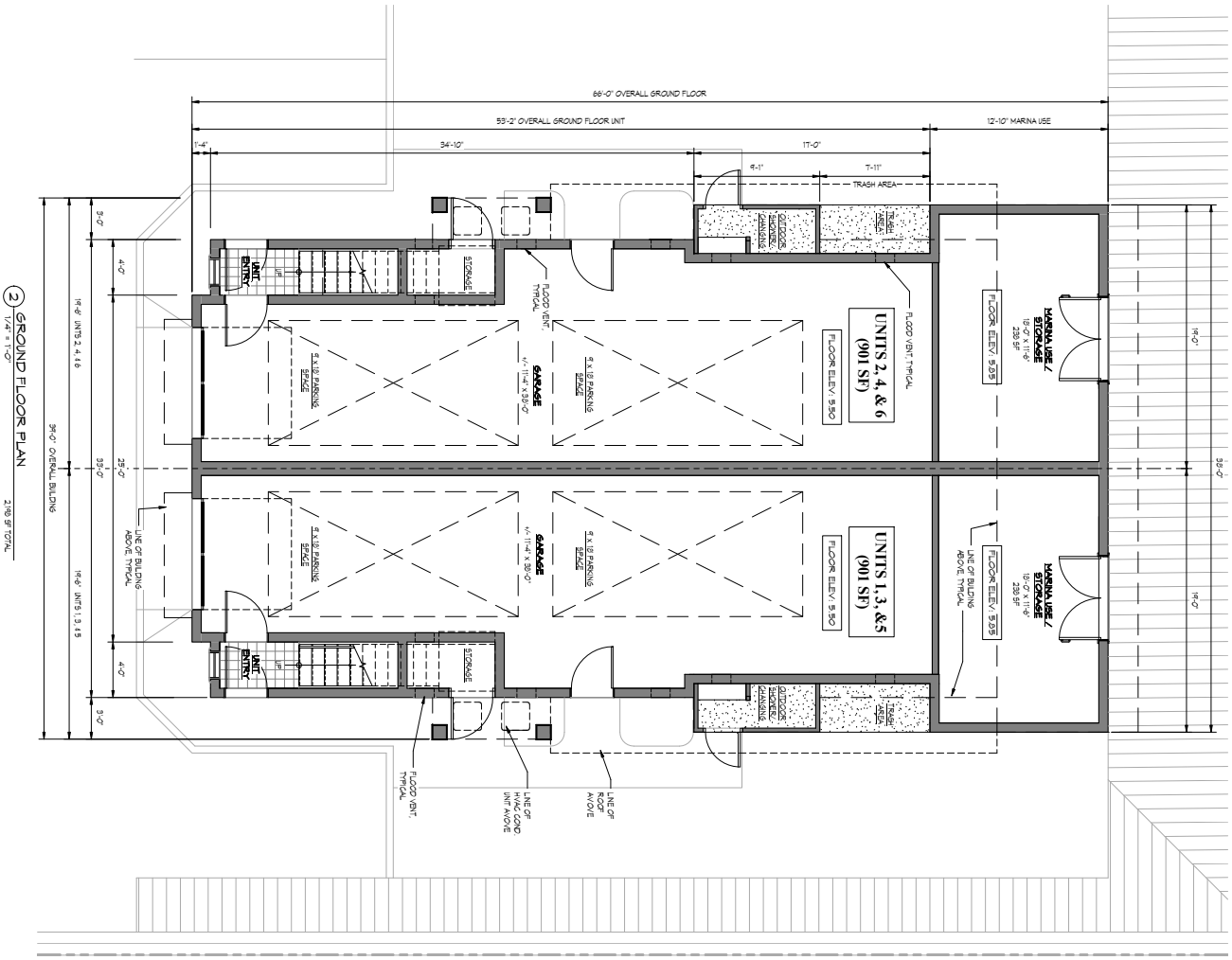
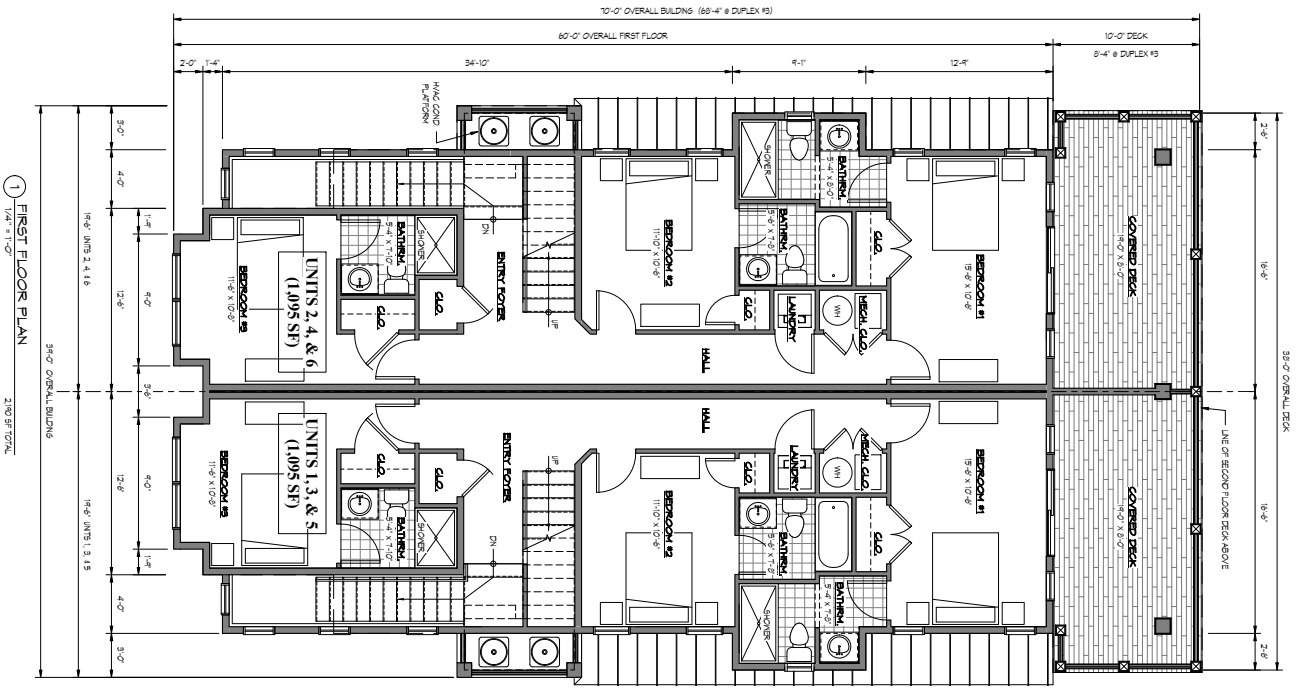


2 GROUND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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A1-5

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J. Blackman

GERALD S. BLACKMAN JR.
NJ LICENSE #17113

PROJECT

AVALON ANCHORAGE MARINA

885 21st STREET
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DWG. TITLE

TYPICAL UNIT FLOOR PLANS

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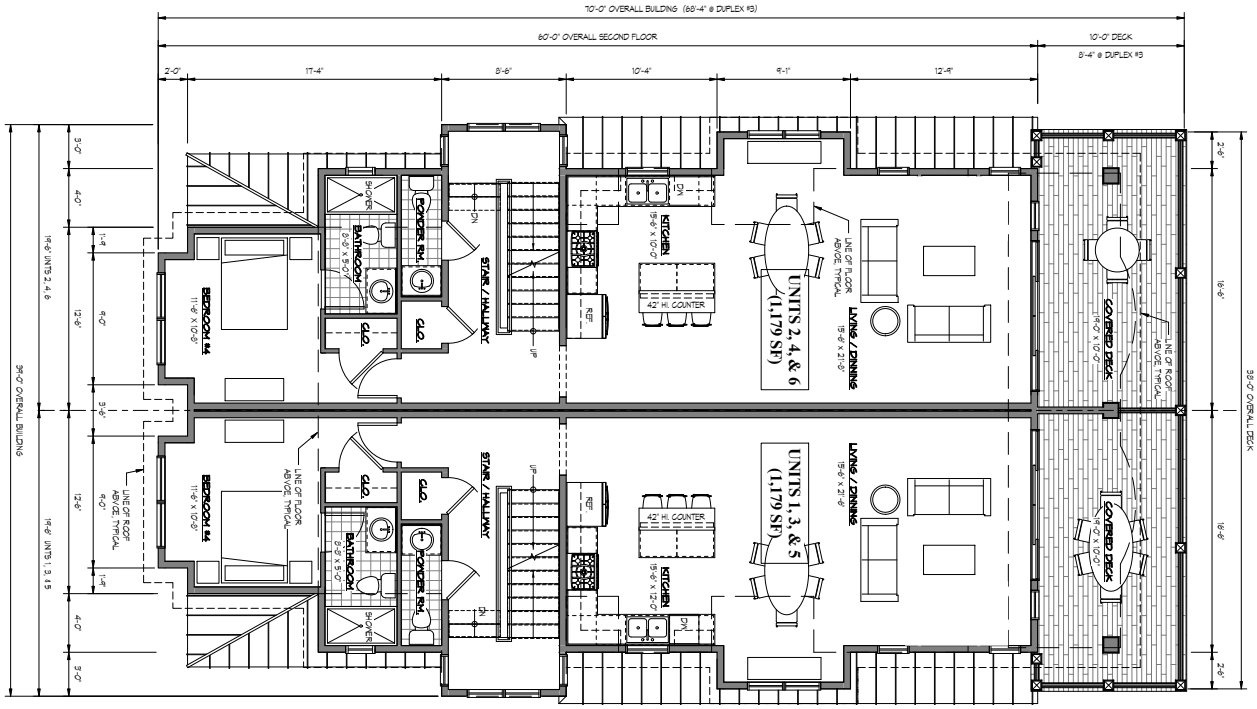
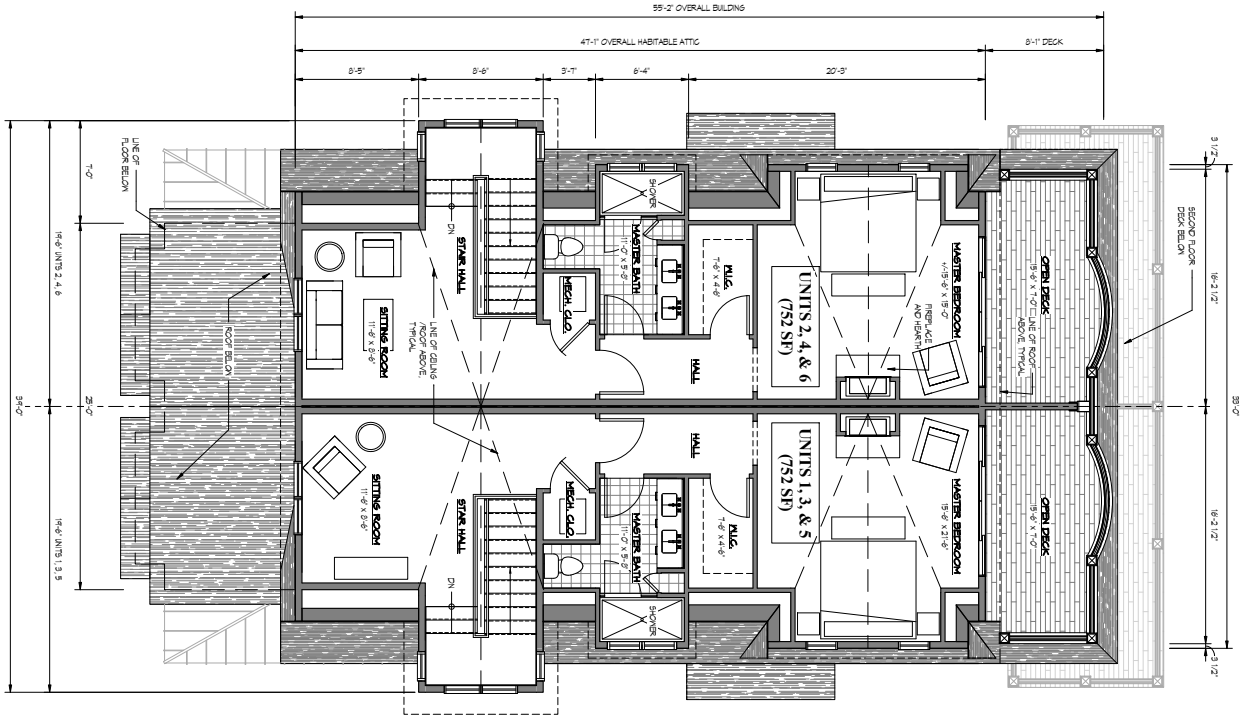


1 SECOND FLOOR PLAN
1/4" = 1'-0"



2 HABITABLE ATTIC PLAN
1/4" = 1'-0"

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A1-6

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J. Blackman
GERALD S. BLACKMAN JR.
NJ LICENSE #17113

PROJECT
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885 21st STREET
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DWG. TITLE
TYPICAL UNIT FLOOR PLANS

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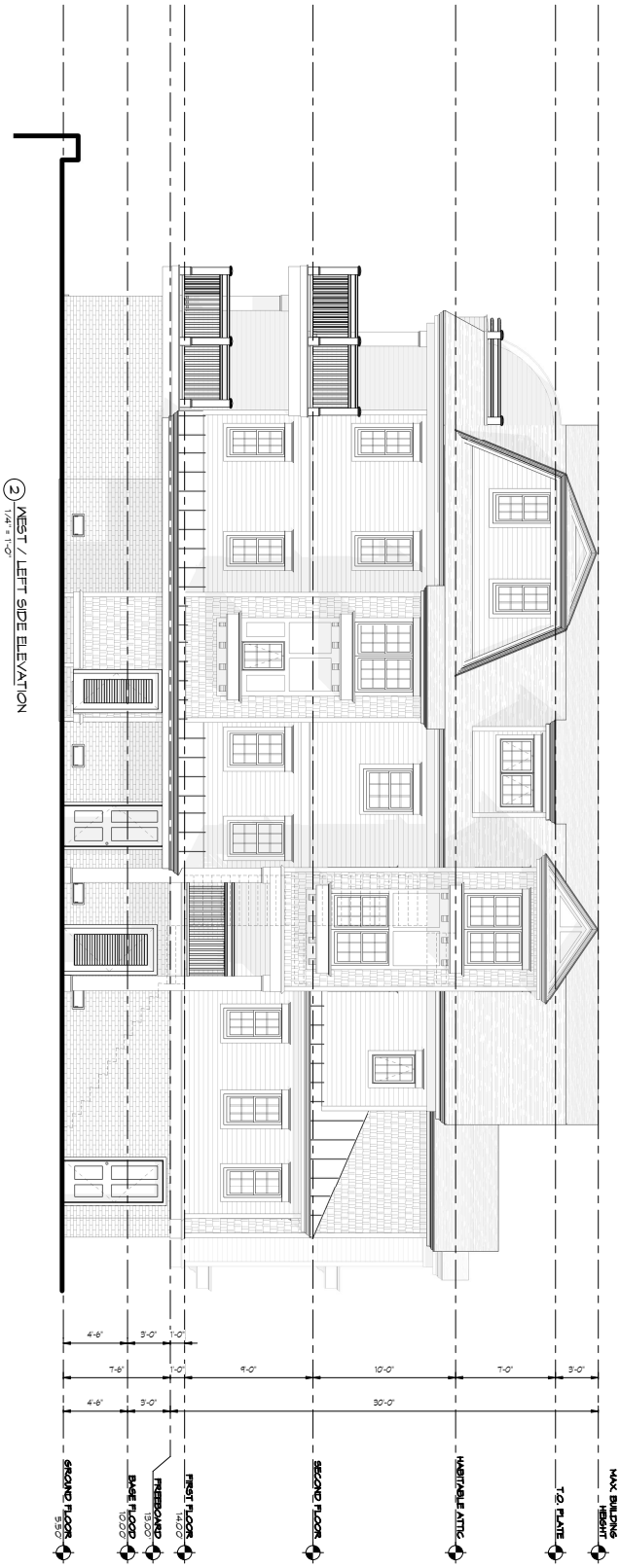
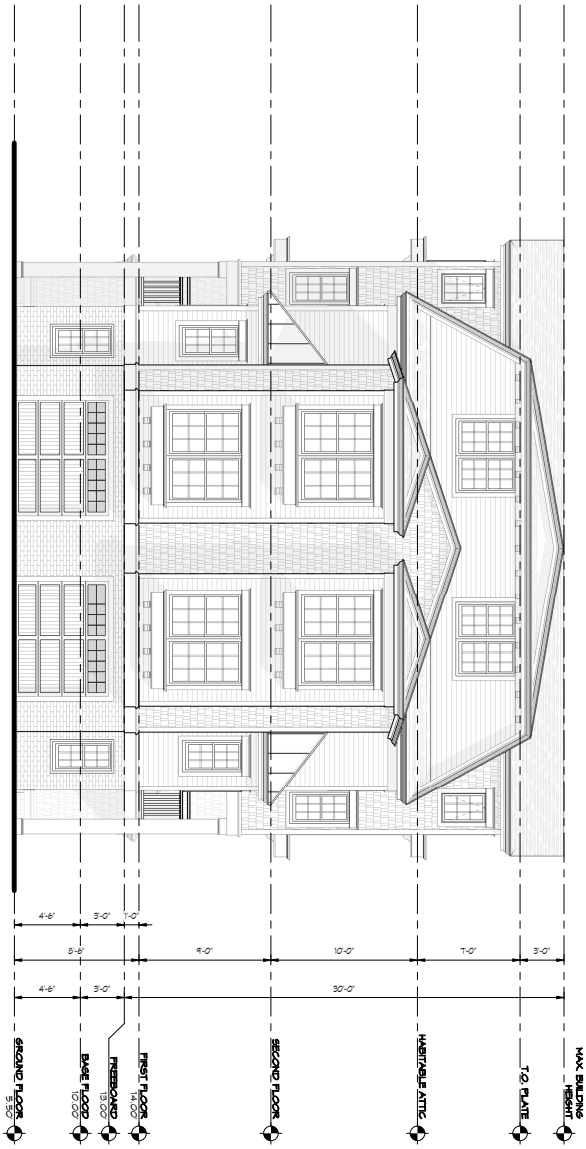


2 WEST / LEFT SIDE ELEVATION
1/4" = 1'-0"



1 SOUTH / DRIVEWAY ELEVATION
1/4" = 1'-0"

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A2-4

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J. Blackman

GERALD S. BLACKMAN JR.
NJ LICENSE #17113

PROJECT

AVALON ANCHORAGE MARINA

885 21st STREET
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DWG. TITLE

BUILDING ELEVATIONS

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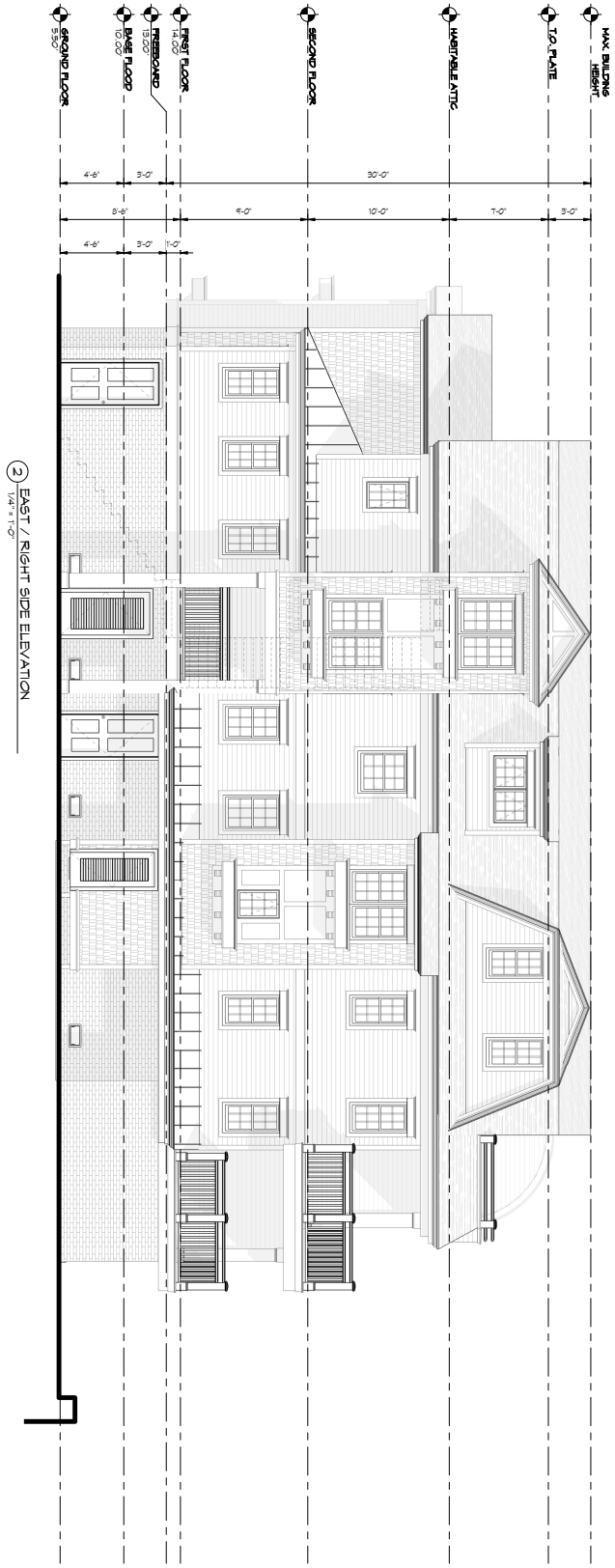
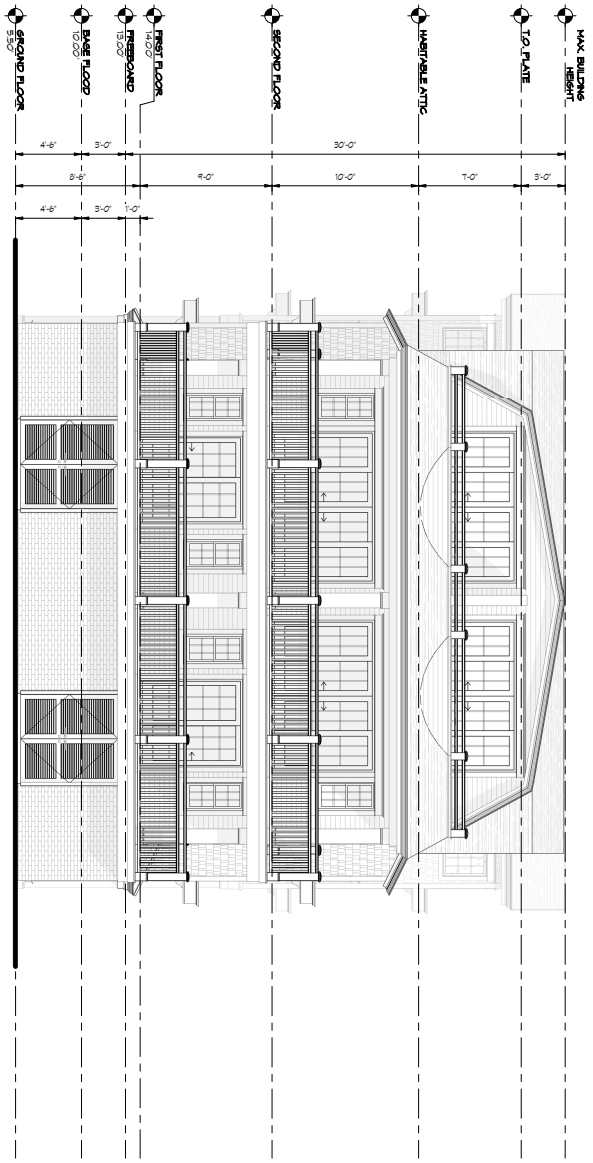


2 EAST / RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 NORTH / WATERSIDE WALKWAY ELEVATION
1/4" = 1'-0"

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A2-5

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NO.	DESCRIPTION	DATE

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GERALD S. BLACKMAN JR.
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PROJECT

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