

new single family residence

103 Park Place Avenue

Lot 8 Block 25

Borough of Bradley Beach

Monmouth County, NJ

Sheet List				
Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
A0	cover sheet, zoning & statistical data, architectural plot plan, half story calculations	1	09-17-2019	Revision 1 - revisions per Zoning review
A1	exterior elevations	1	09-17-2019	Revision 1 - revisions per Zoning review
A2	foundation and first floor plans	1	09-17-2019	Revision 1 - revisions per Zoning review
A3	second floor, habitable attic and roof plans	1	09-17-2019	Revision 1 - revisions per Zoning review
G1	garage & garage apartment plans, typ. wall section	1	09-17-2019	Revision 1 - revisions per Zoning review
G2	garage apartment elevations & sections	1	09-17-2019	Revision 1 - revisions per Zoning review

LIST OF PROFESSIONALS

OWNER:	Mr. Dan Walsh 103 Park Place Avenue, Lot 8 Block 25, Borough of Bradley Beach, NJ
ARCHITECT:	the Creative Minds Group Architecture, LLC 128 Bartlett Ave West Creek NJ 08092
GENERAL CONTRACTOR:	n/a
SURVEYOR:	Landmark Surveying & Engineering, INC. 813 Main Street, Avon-by-the-Sea NJ 07717
CIVIL ENGINEER:	n/a
MEP ENGINEER:	n/a
LANDSCAPE ARCHITECT:	n/a
A/V SPECIALIST:	n/a
COASTAL ENGINEER:	n/a

PLAN REVIEW SHALL BE IN ACCORDANCE WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE INCLUDING ALL AMENDMENTS	
BUILDING	INTERNATIONAL RESIDENTIAL CODE - 2015 (w/ NJ EDITS) N.J.A.C. 5:23-3.21
ELECTRICAL	NATIONAL ELECTRICAL CODE (NFPA70) - 2014
ENERGY	INTERNATIONAL ENERGY CONSERVATION CODE - 2015
PLUMBING	NATIONAL STANDARD PLUMBING CODE 2015
MECHANICAL	INTERNATIONAL MECHANICAL CODE 2015
FUEL GAS	INTERNATIONAL FUEL GAS SUBCODE 2015
FIRE	INTERNATIONAL FIRE CODE 2015
FLOOD	NOT APPLICABLE
REHAB	NOT APPLICABLE
ELEVATOR	NOT APPLICABLE
BARRIER FREE	NOT APPLICABLE
SPRINKLERS (where applicable)	COMMERCIAL: NOT APPLICABLE MULTI FAMILY RES: 1-2 FAM. RES.

SQUARE FOOTAGE AND VOLUME CALCULATIONS			
PRIMARY DWELLING			
Foundation / Crawl Space	SF		
Porch Foundation	1,005		
First Floor	1,005		
Second Floor	938		
Attic @ 5' HH (Zoning)	428	45.63%	<50% therefore half story
Attic @ 7' HH (Const.)	406	43.28%	>1/3 therefore VA const
GARAGE/APARTMENT			
Garage Level	540		
1 Bedroom Apartment	540		
TOTAL LIVING SPACE (HOUSE) (SF)	2,371		
TOTAL LIVING SPACE (1 BEDROOM APARTMENT) (SF)	540		
CONSTRUCTION VOLUME (CF)			
Primary Dwelling	28,827		
Garage/Apartment	11,745		

NJUCC REQUIREMENTS	
USE GROUP	R5
PRINCIPAL BLDG USE	single family residence
SPRINKLERED	no
CONSTRUCTION TYPE	VA
HEIGHT/ NO. OF STORIES	34.7' / 2.5 story

SITE & GEOGRAPHY	
FEMA BFE	n/a
T.O. BLOCK	per engineer
ELEV. OF LOWEST FLOOR	per engineer
ELEV OF LOWEST HORIZ. STRUCTURAL ELEMENT	per engineer
GROUND SNOW LOAD	20 psf
BASIC WIND SPEED	115 mph
SEISMIC DESIGN CATEGORY	A
SUBJECT TO DAMAGE FROM	
WEATHERING	severe
TERMITES	moderate to heavy
DECAY	slight to moderate
FROST LINE DEPTH	36"
CLIMATE ZONE	4a
SUMMER DESIGN TEMP	90° w/ 100% RH
WINTER DESIGN TEMP	0° w/ 50 MPH WIND

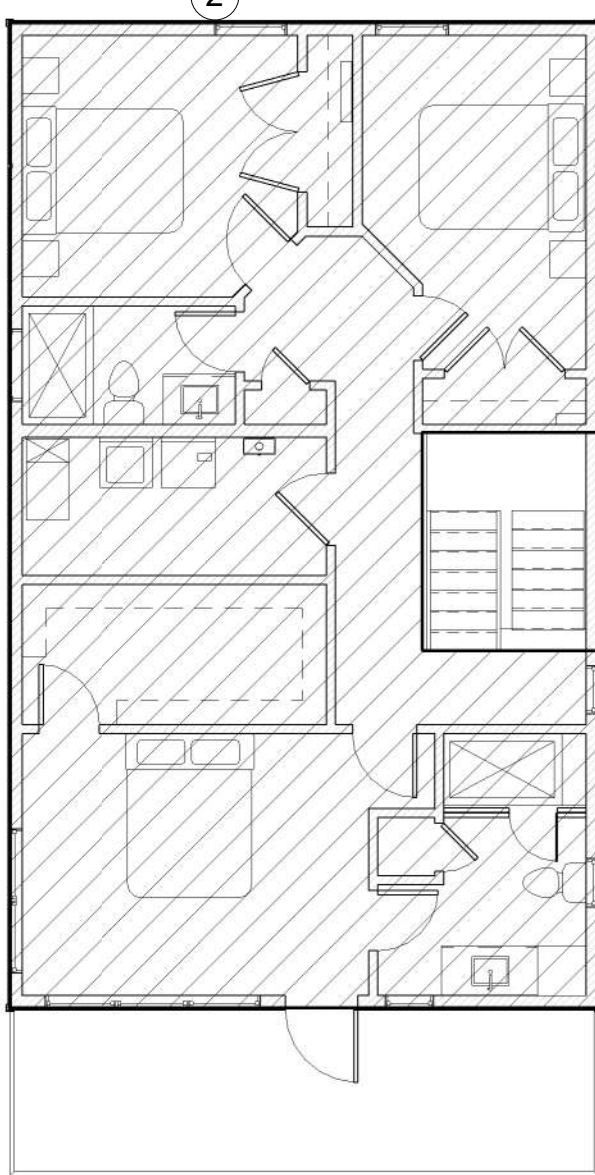
DESIGN LOADS	
FLOORS (LIVING AREAS)	40 psf live + 12 psf dead
FLOORS (BEDROOMS)	30 psf live + 12 psf dead
DECKS	60 psf live + 12 psf dead
STAIRS	40 psf live + 6 psf dead
ROOF LOAD	20 psf live + 10 psf dead
GUARDRAILS & HANDRAILS	200 psf live at any point along top
ATTIC w/ STORAGE	20 psf live + 6 psf dead
ATTIC w/o STORAGE	10 psf live + 6 psf dead
STORAGE LIGHT HEAVY	125 psf 250 psf
GARAGES	40 psf live*
OFFICE BUILDINGS FILE & COMPUTER ROOMS BASED ON OCC. LOBBIES & FIRST FLR CORR.-----	100 psf (2,000 lb conc.) 50 psf (2,000 lb conc.) 80 psf (2,000 lb conc.)

BUILDING ELEMENT	TYPE VA
Primary Structural Frame	1
Bearing Walls	
exterior	1
interior	1
Non-Bearing Walls & Partitions	see IBC section 602
exterior	
interior	0
Floor Construction and Associated Secondary Members	1
Roof Construction and Associated Secondary Members	1

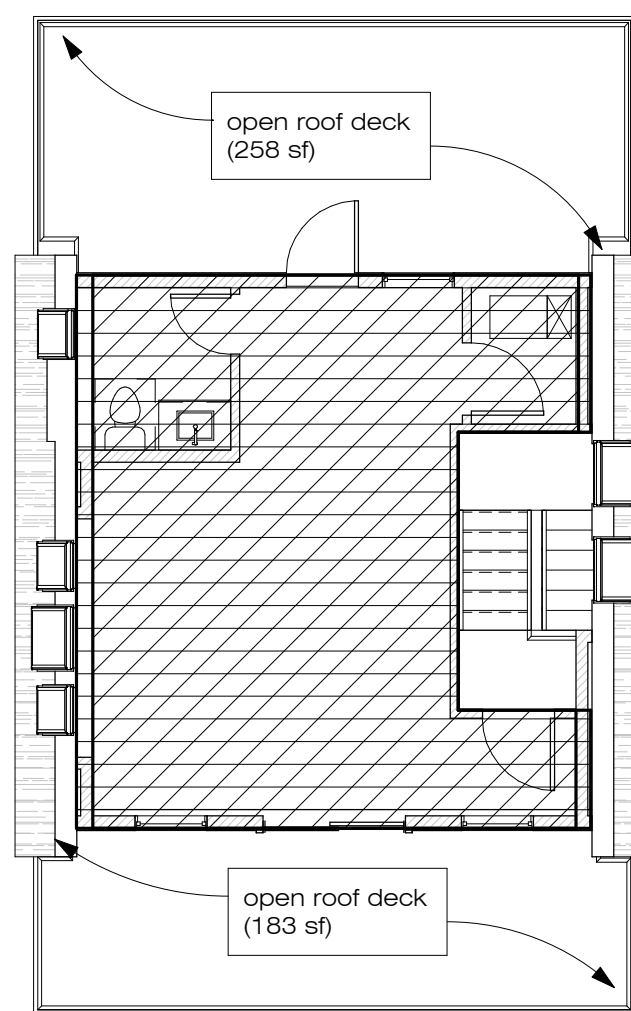
* floors in garages and portions of a building used for the storage of motor vehicles shall be designed for the uniformly distributed live loads of 40 psf or the following concentrated load: (1) for garages restricted to passenger vehicles accommodating not more than nine passengers, 3,000 lb. acting on an area of 4.5 in. by 4.5 in. footprint of a jack; and (2) for mechanical parking structures without slab or deck that are used for storing passenger car only, 2,250 lb. per wheel. Garages accommodating trucks and buses shall be designed in accordance with an approved method, which contains provisions for truck and bus loading.



2 3d perspective



5 second floor area plan
1/8" = 1'-0"



6 attic level area plan
1/8" = 1'-0"

AREA OF FLOOR BELOW - 938 sf
938 * 50% = 469 sf
938 * 33.3% = 313 sf

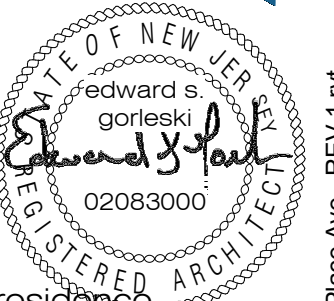
cross hatch represents areas with clg. ht. @ 5'-0" and greater
diagonal hatch represents areas with clg. ht. @ 7'-0" and greater

HALF STORY COMPLIANCE:
SECOND FLOOR = 938 sf
938 sf * 50% = 469 sf
PROPOSED FINISHED ATTIC @ 5'-0" CLG HT. = 428 sf
therefore complies w/ half story requirement

VB CONSTRUCTION COMPLIANCE:
SECOND FLOOR = 938 sf
938 sf * 1/3 = 313 sf
PROPOSED FINISHED ATTIC @ 7'-0" CLG HT. = 406 sf
therefore VA Construction



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cover sheet, zoning & statistical data, architectural plot plan, half story calculations

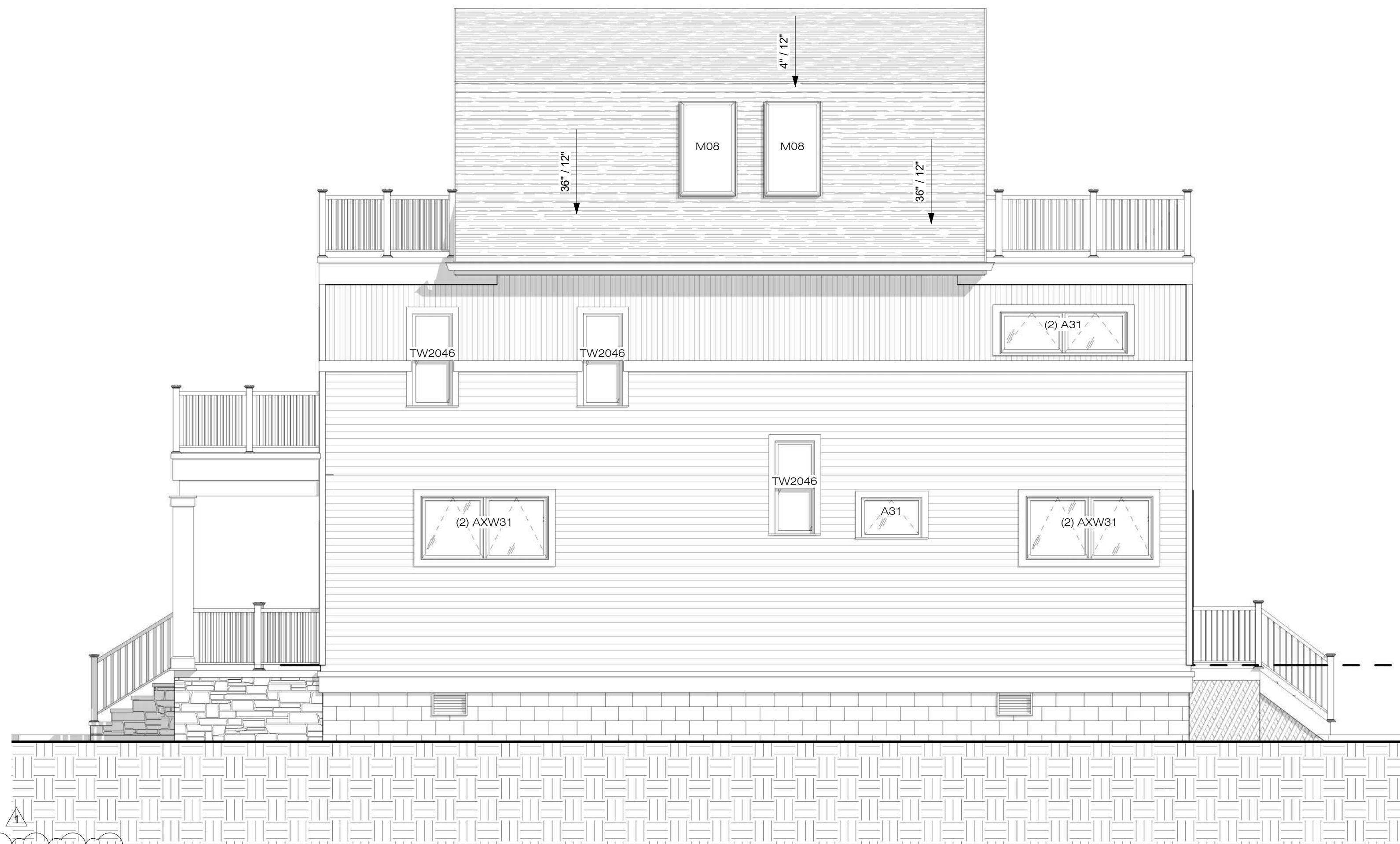
PROJECT # 18-056
DATE ISSUED: 6-14-2019
ISSUED FOR: zoning permit

No.	Description	Date
1	Revision 1 - revisions per Zoning review	09-17-2019

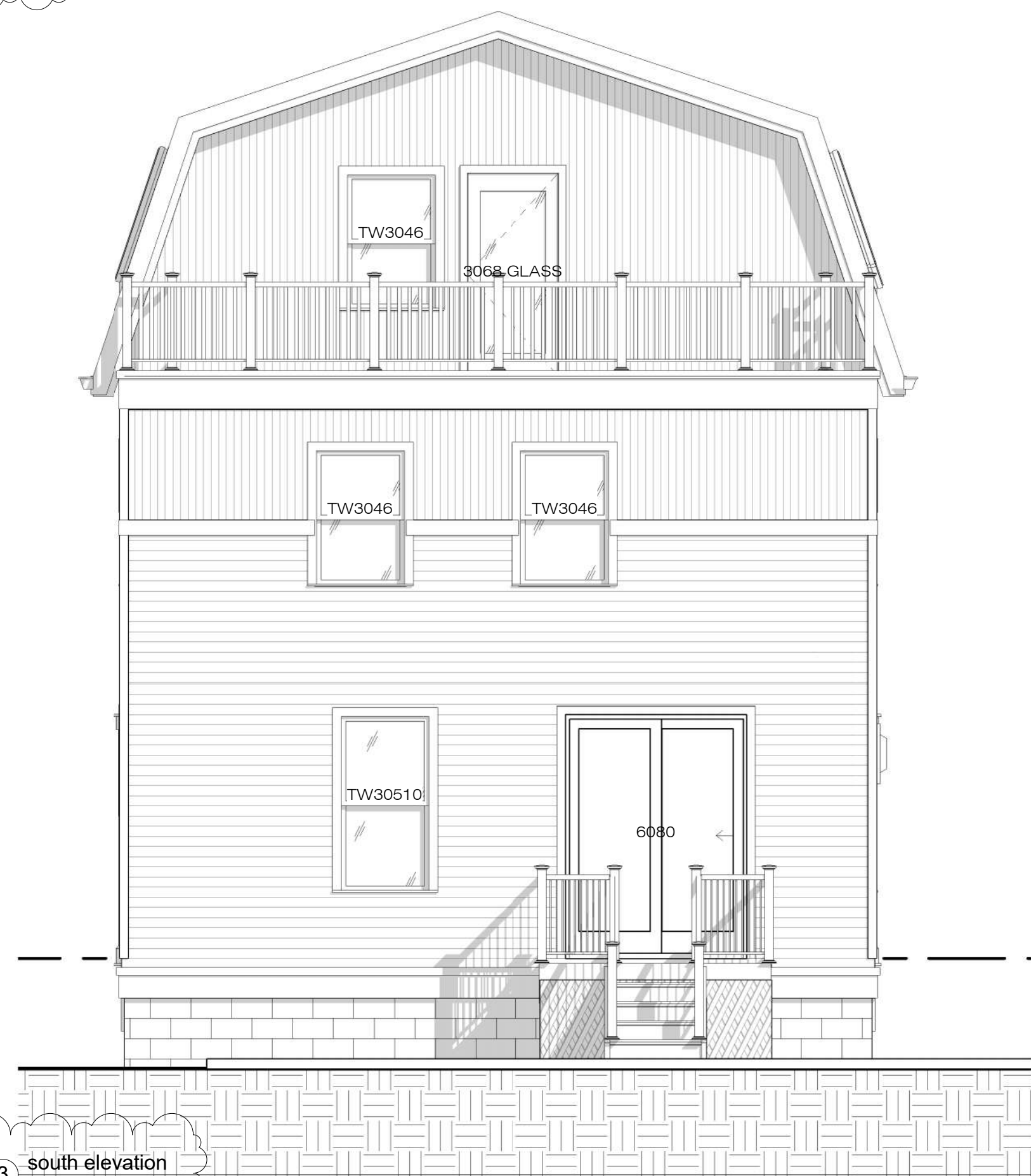
A0



1 north elevation
1/4" = 1'-0"



2 west elevation
1/4" = 1'-0"



3 south elevation
1/4" = 1'-0"



4 east elevation
1/4" = 1'-0"



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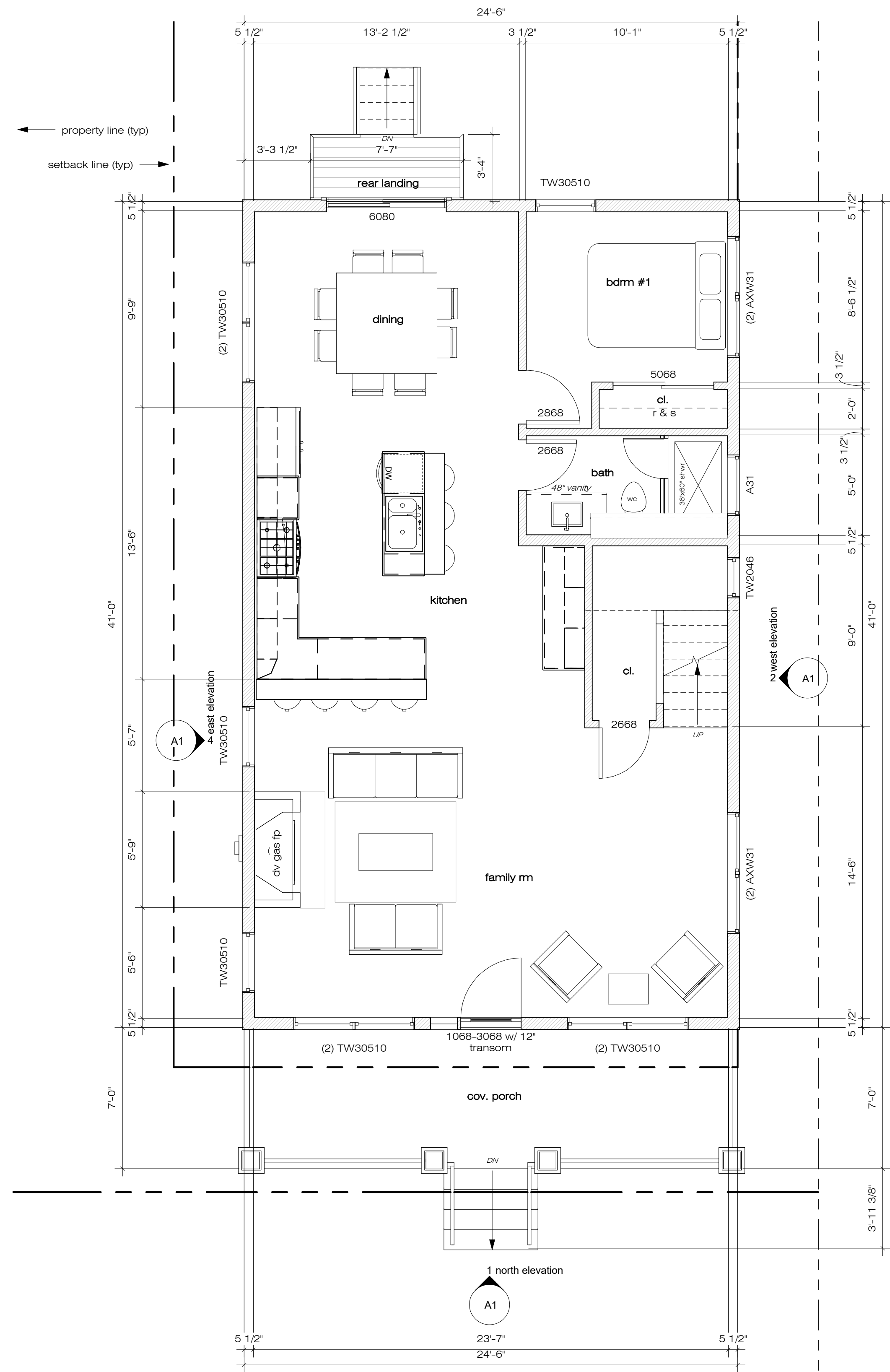
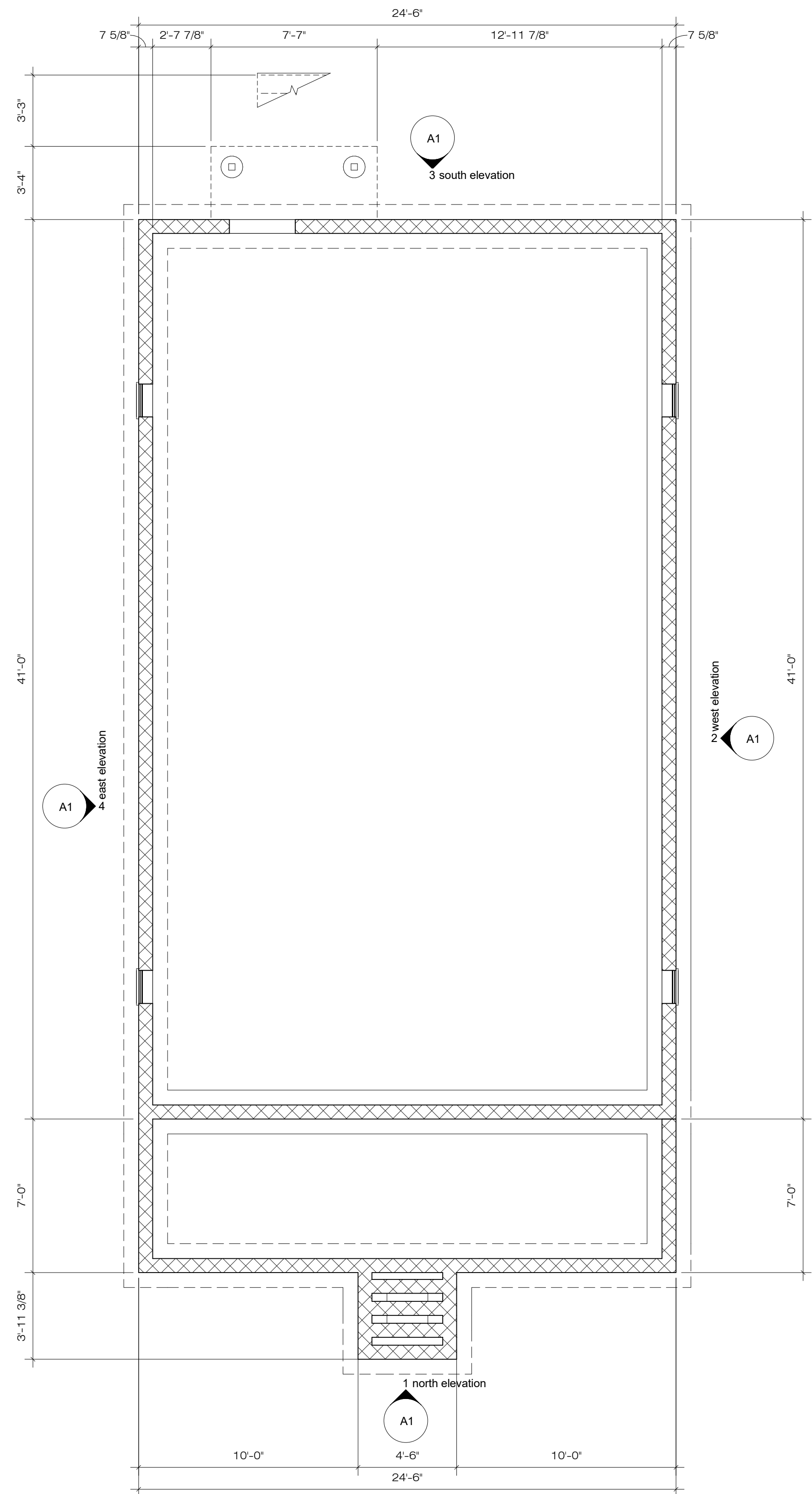
new single family residence
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exterior elevations

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A1

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1 entry level/garage plan
1/4" = 1'-0"

2 first floor plan
1/4" = 1'-0"



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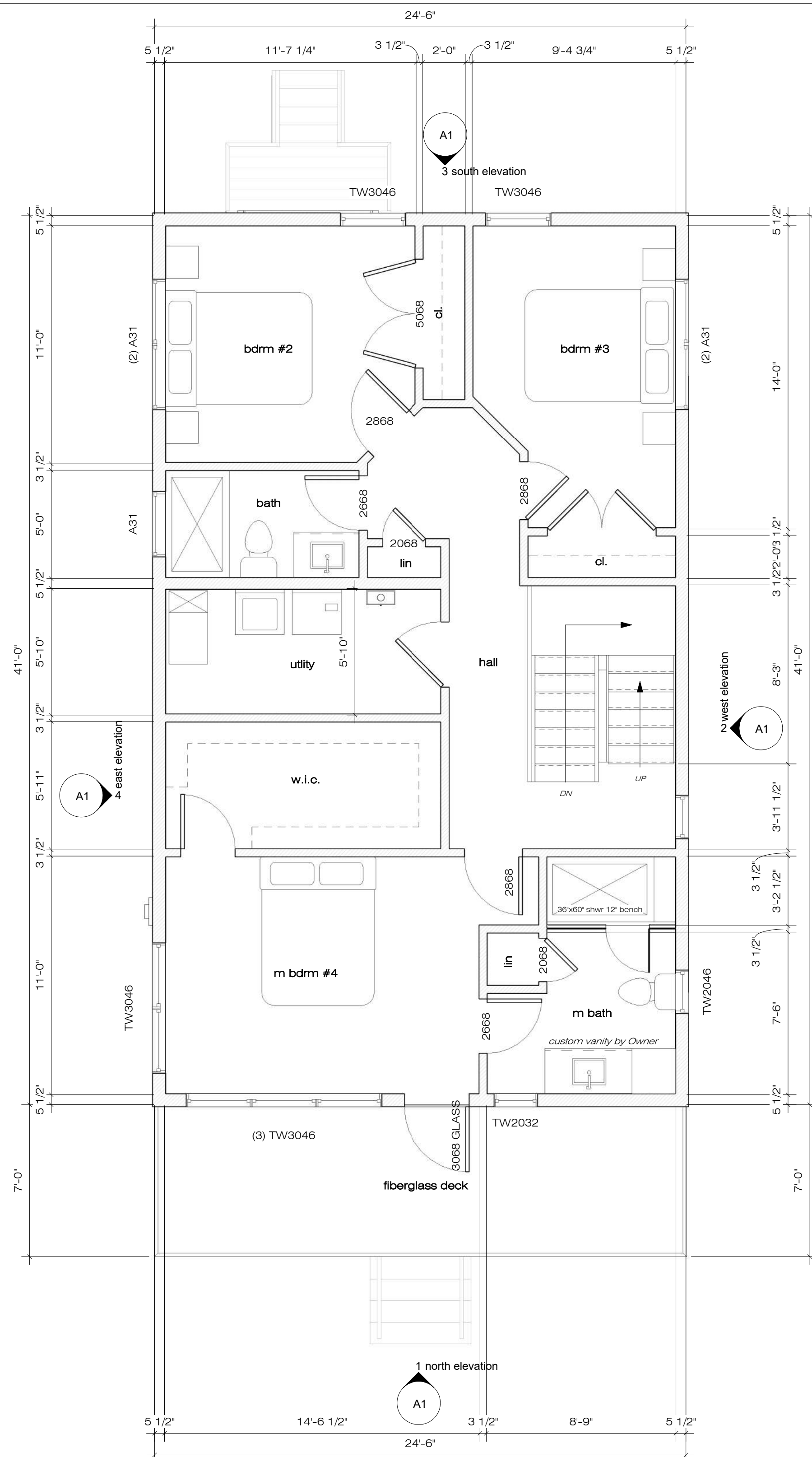


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foundation and first floor plans

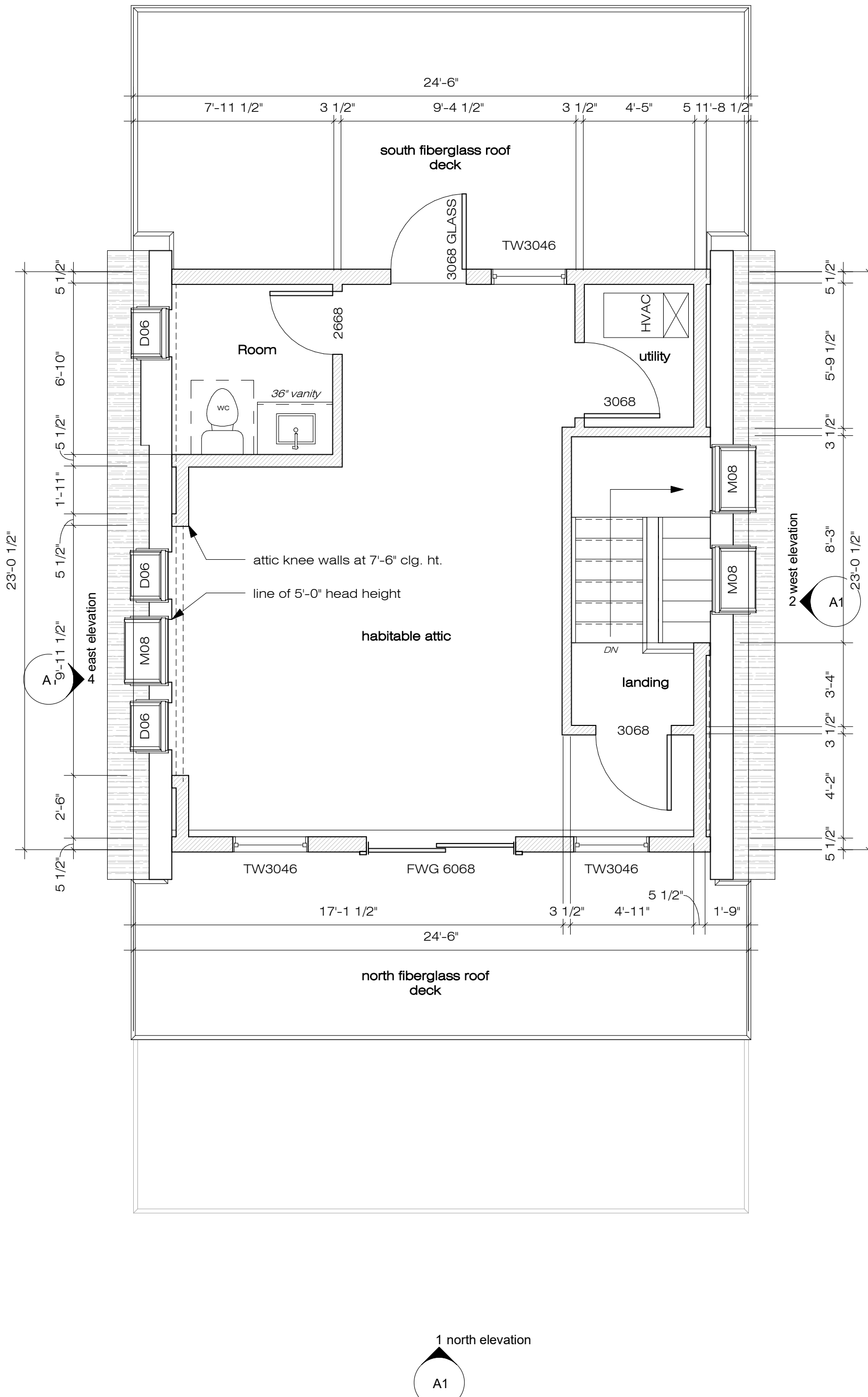
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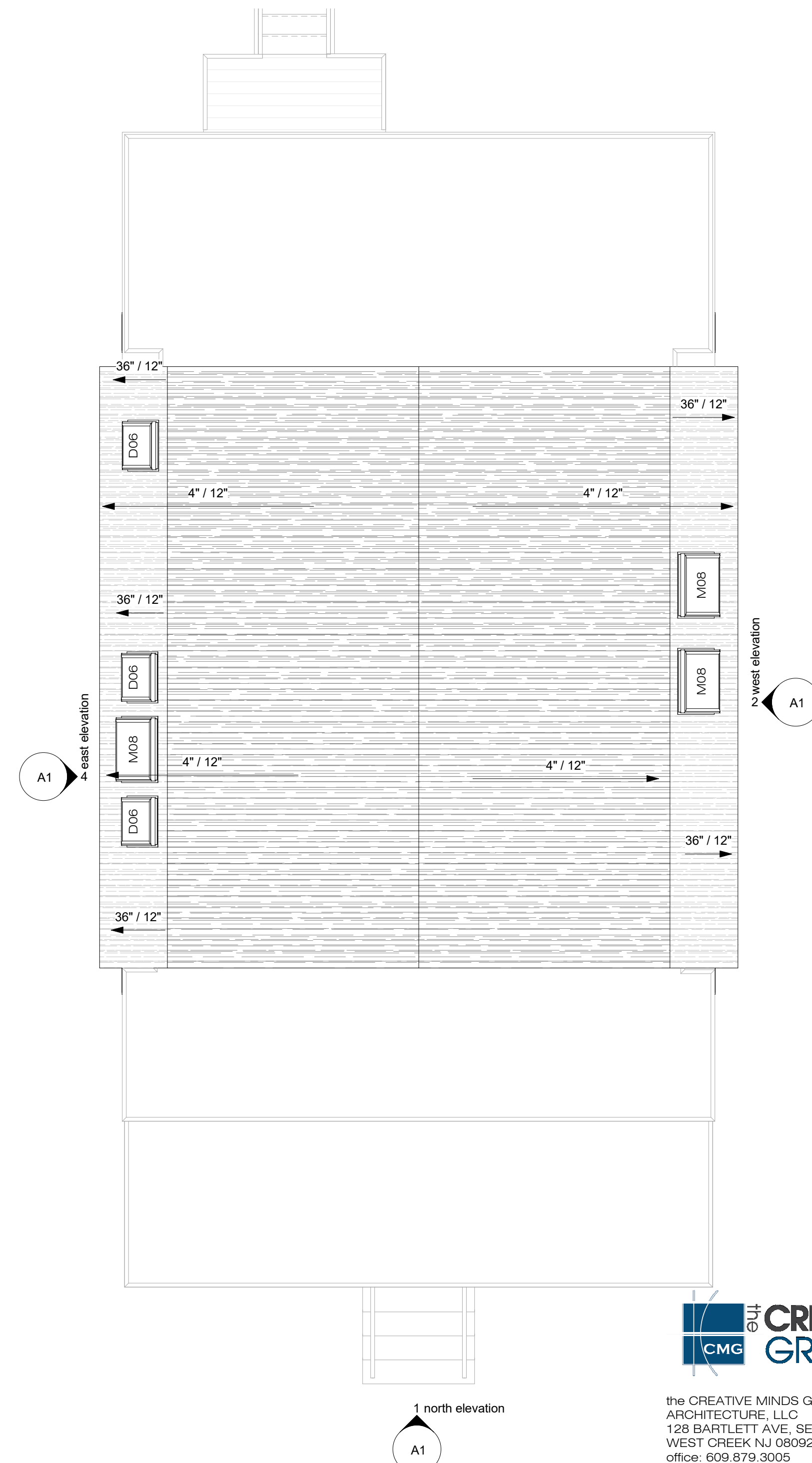
A2



1 second floor plan
1/4" = 1'-0"



2 04 - attic plan
1/4" = 1'-0"



3 roof plan
1/4" = 1'-0"



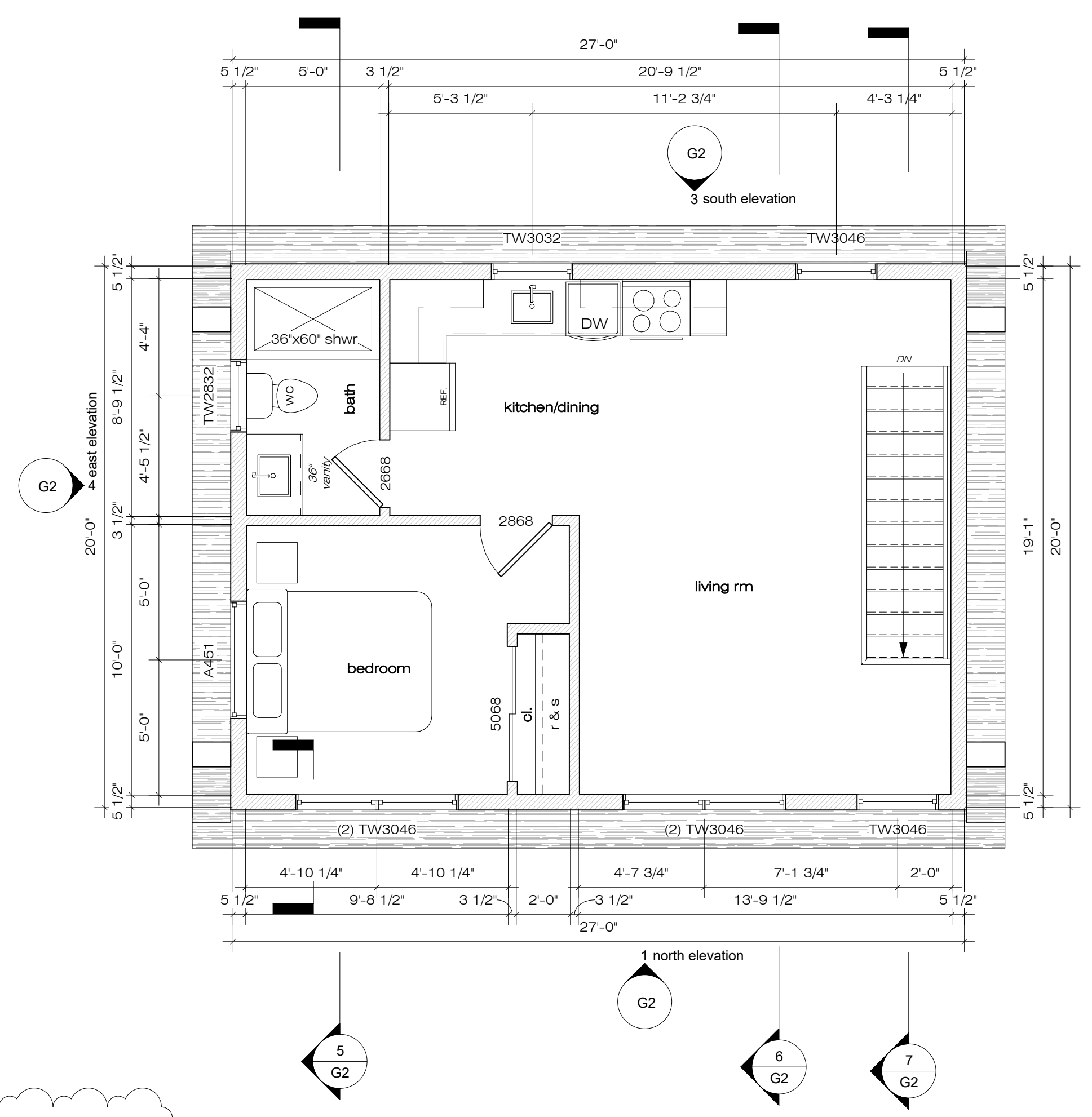
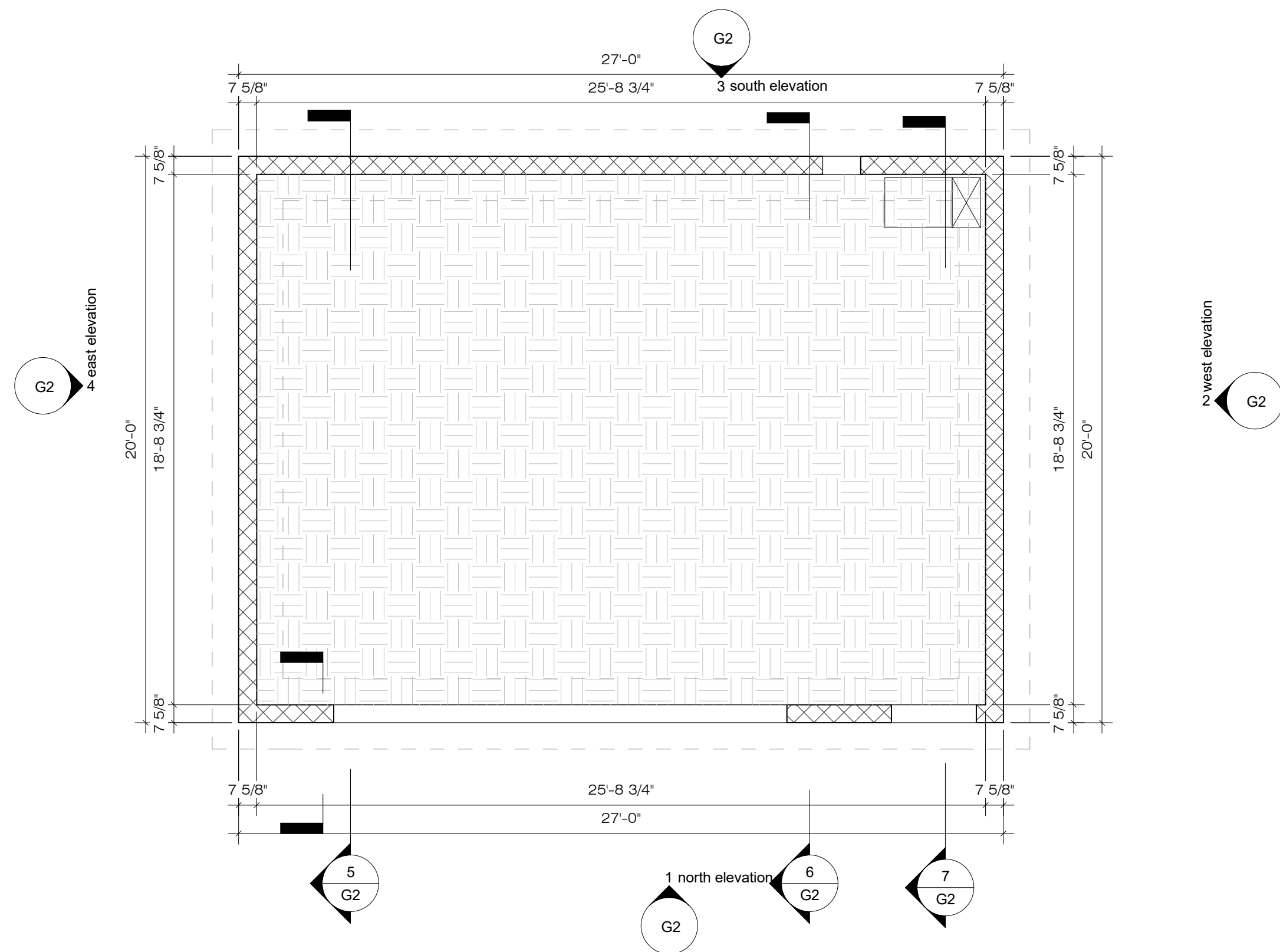
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second floor, habitable attic and roof plans

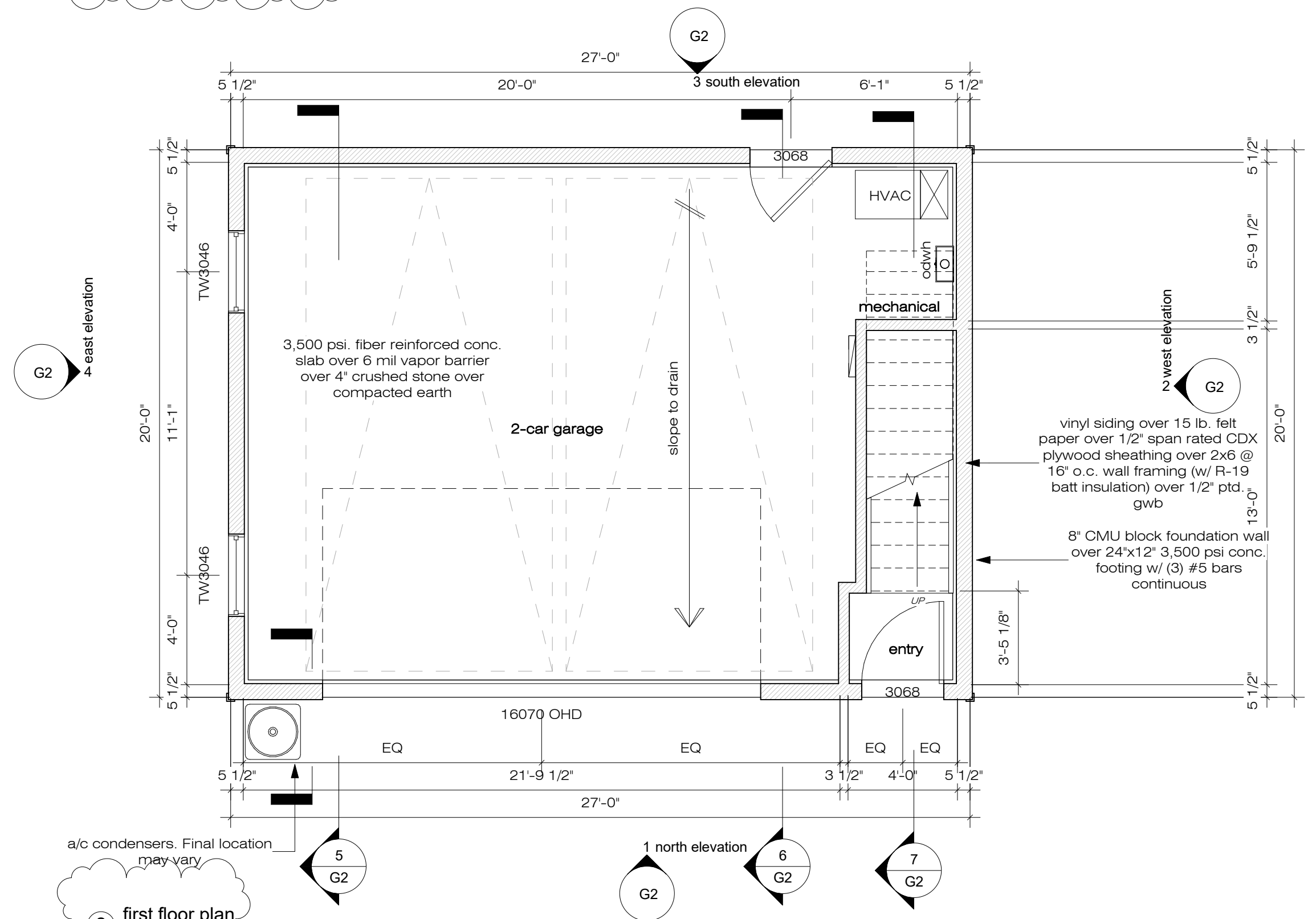
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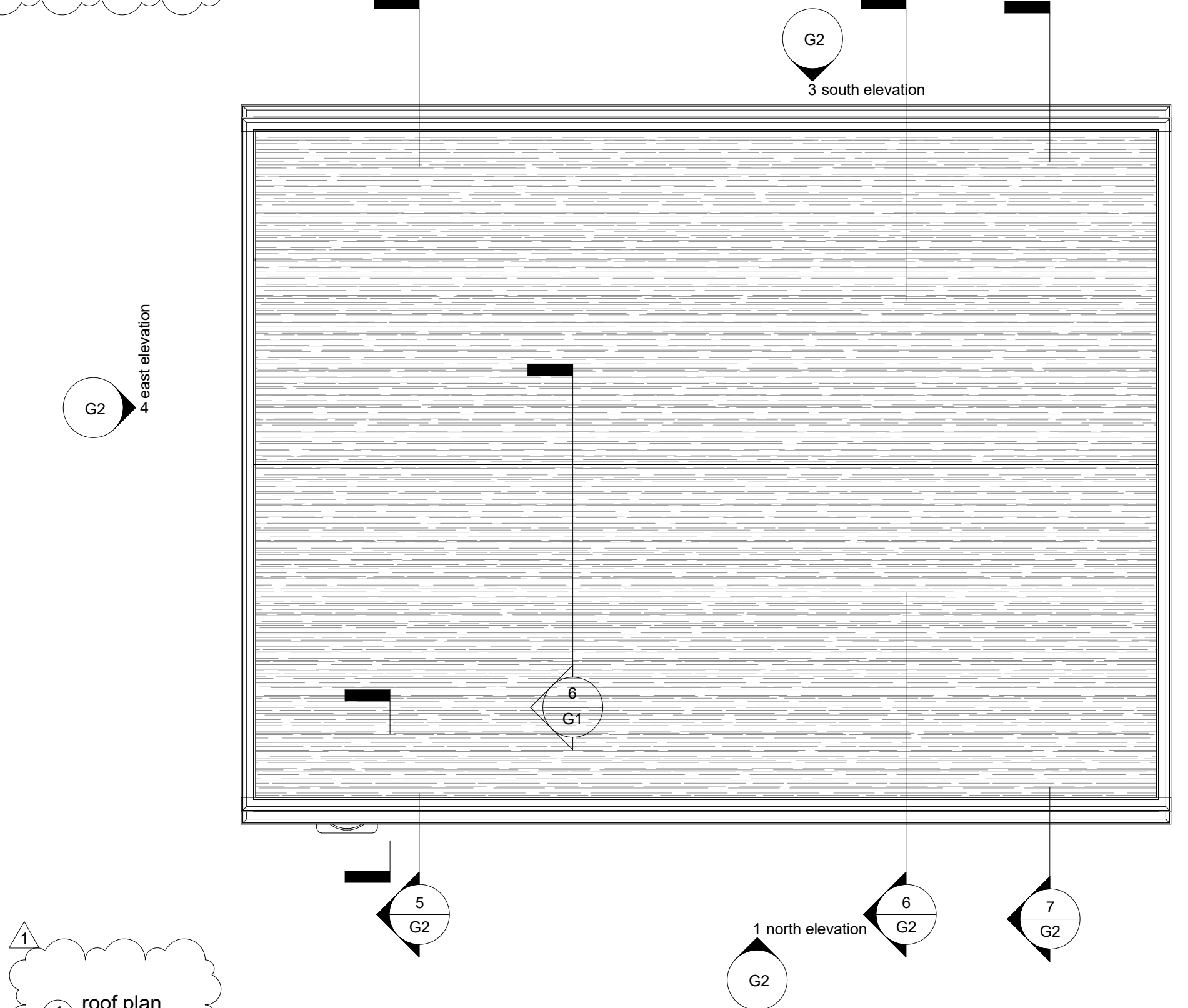


1 garage foundation plan
1/4" = 1'-0"

3 second floor plan
1/4" = 1'-0"



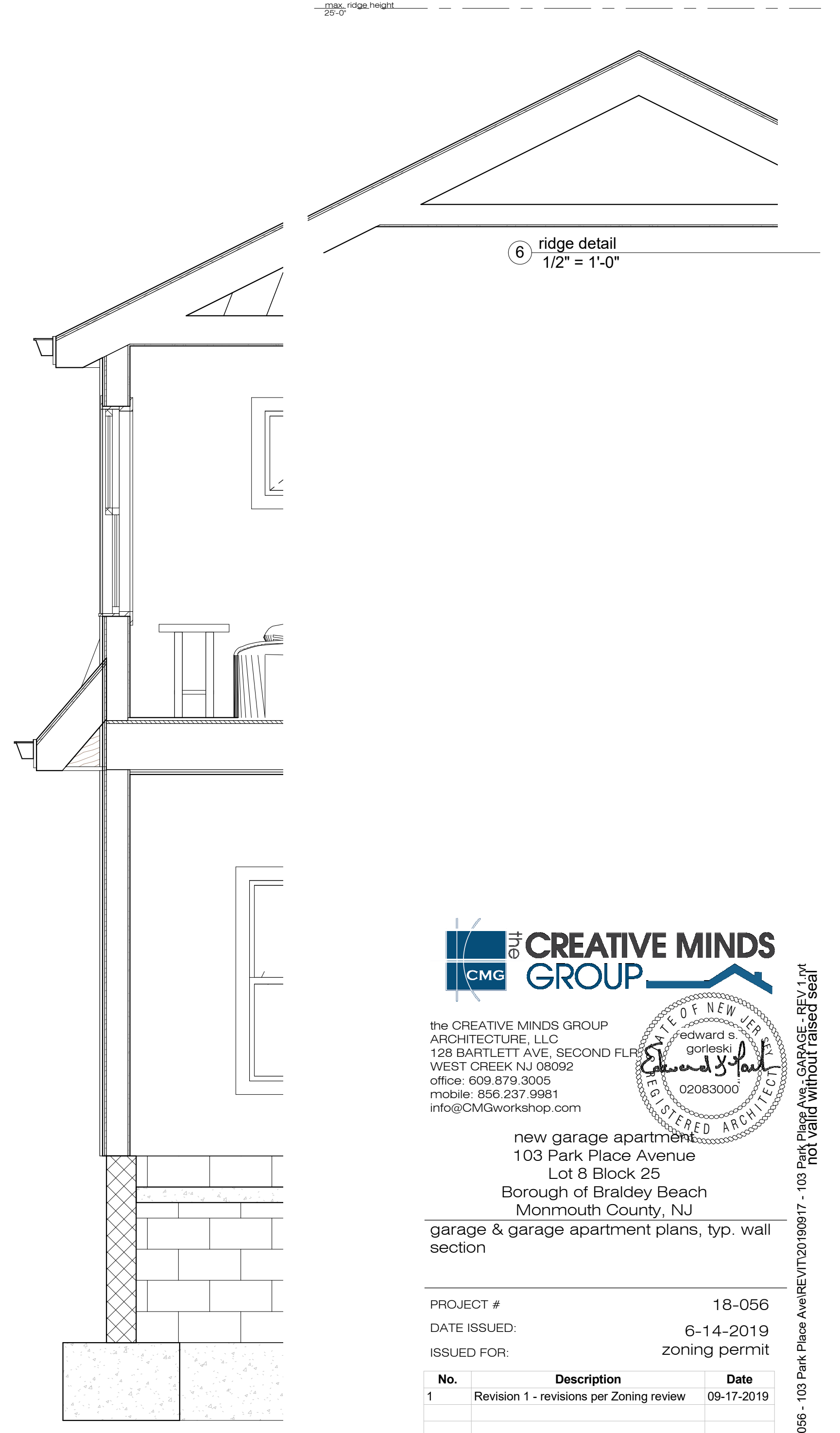
2 first floor plan
1/4" = 1'-0"



4 roof plan
1/4" = 1'-0"

GARAGE FIRE RATING NOTES

- The wall between the garage and the house shall be provided with one layer of 5/8" thick, type X gypsum wallboard on the garage side of the wall. The wallboard shall be applied at right angles to each side of the stud and with 1-1/4" drywall screws or nails at 12" o.c. The joints of the wallboard shall be taped and provided with one coat of spackle minimum. It is permissible to install insulation in this wall. This wall is required to be continuous to the underside of the ceiling membrane above. Membrane penetrations shall be as permitted in Section 714.3.2 of the Building Subcode, except that a metallic or fire resistance rated electrical panelboard of any size may penetrate the membrane, provided there are no gaps or open spaces greater than 1/8" at the edge of the panelboard box employing a flush-type cover. The floor-ceiling assembly shall consist of two (2) layers of 5/8" thick, type X gypsum wallboard. The base layer shall be applied at right angles to the joists with 1-1/4" minimum drywall screws or nails at 24" o.c. The face layer shall be applied at right angles to the joists with 1-7/8" minimum drywall screws or nails at 12" o.c. The face layer joints shall be offset from the base layer joints by a minimum of one joist bay. The joints of the face layer shall be taped and provided with a minimum of one layer of spackle. Insulation may be installed in this floor-ceiling 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, then 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 of the bottom membrane shall be as permitted in Section 714.4.2 of the Building Subcode. The exterior load bearing walls are required to be provided with one layer of 5/8" thick, type X gypsum wallboard applied at right angles to the studs and secured with a minimum of 1-1/4" drywall screws or nails at 12" o.c. The joints of the wallboard shall be taped and provided with a minimum of one coat of spackle. Insulation may be installed in this wall. This wall is required to be continuous to the underside of the ceiling membrane above. Through penetrations or membrane penetrations shall be as permitted in Sections 714.3.1 or 714.3.2, respectively, of the Building Subcode, except that a metallic or fire-resistance rated electrical panelboard of any size may penetrate the membrane, provided there are no gaps or open spaces greater than 1/8" at the edge of the panelboard box employing a flush-type cover.



6 typ wall section at garage
1/2" = 1'-0"

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garage & garage apartment plans, typ. wall section

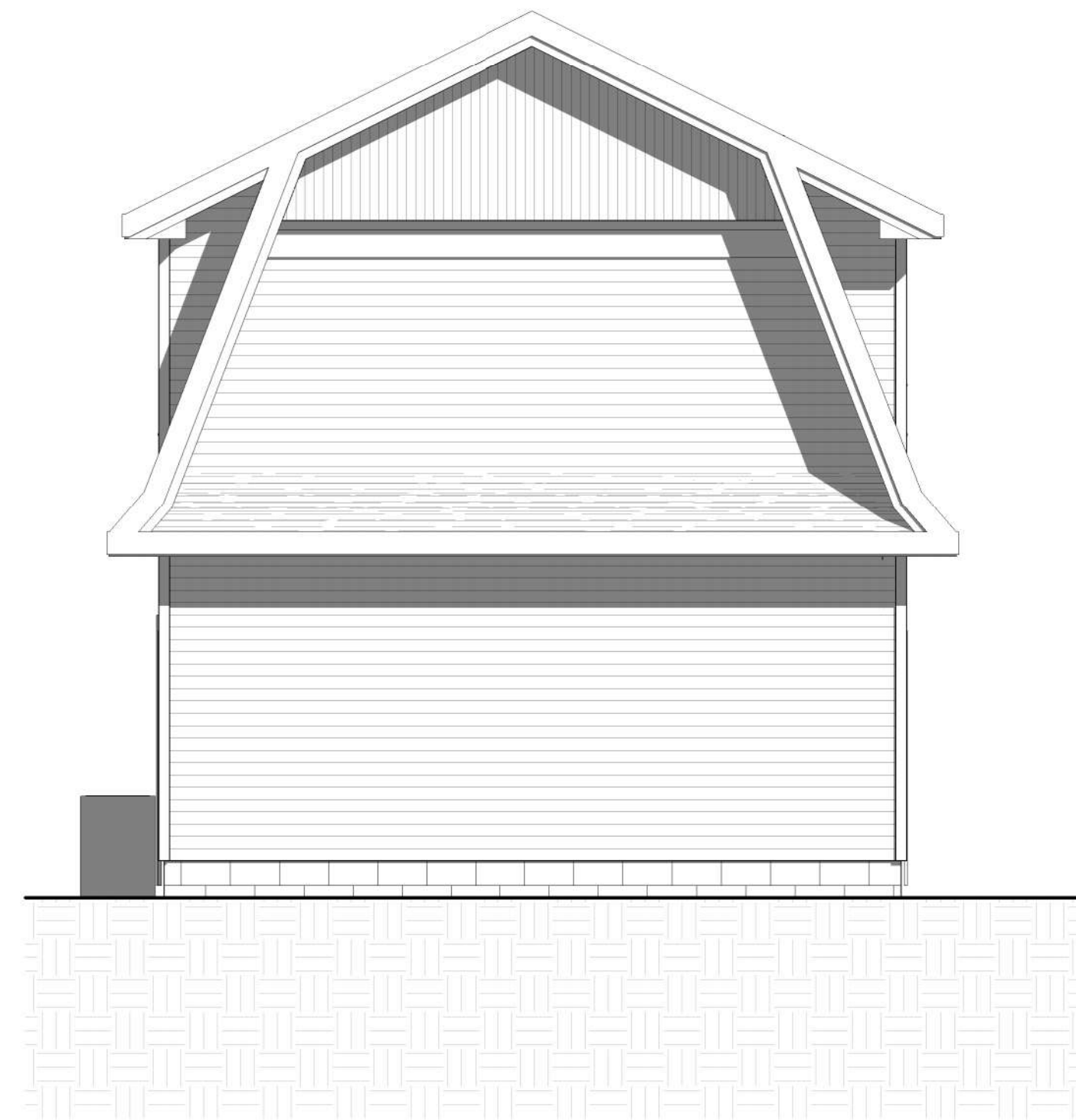
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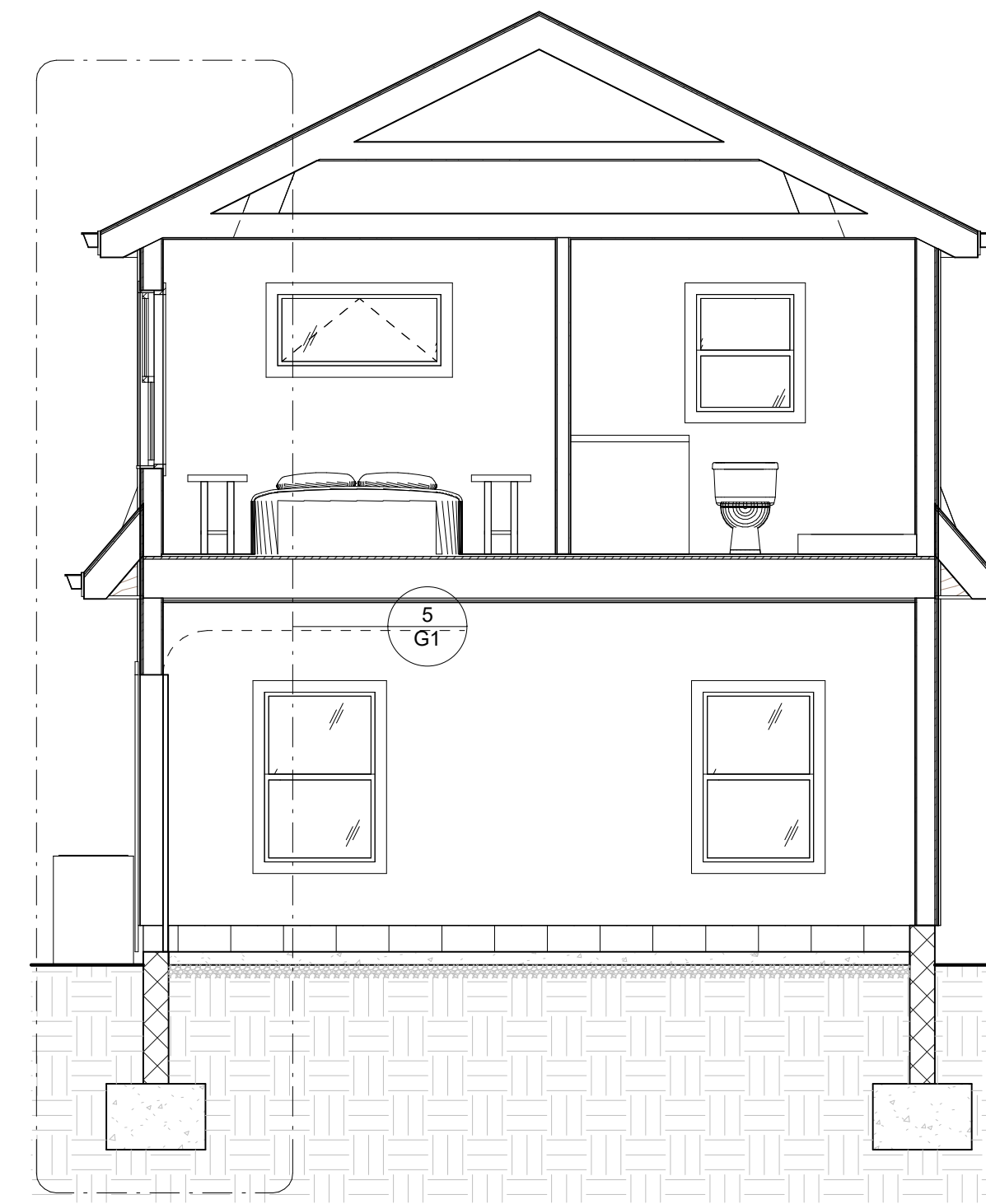
G1



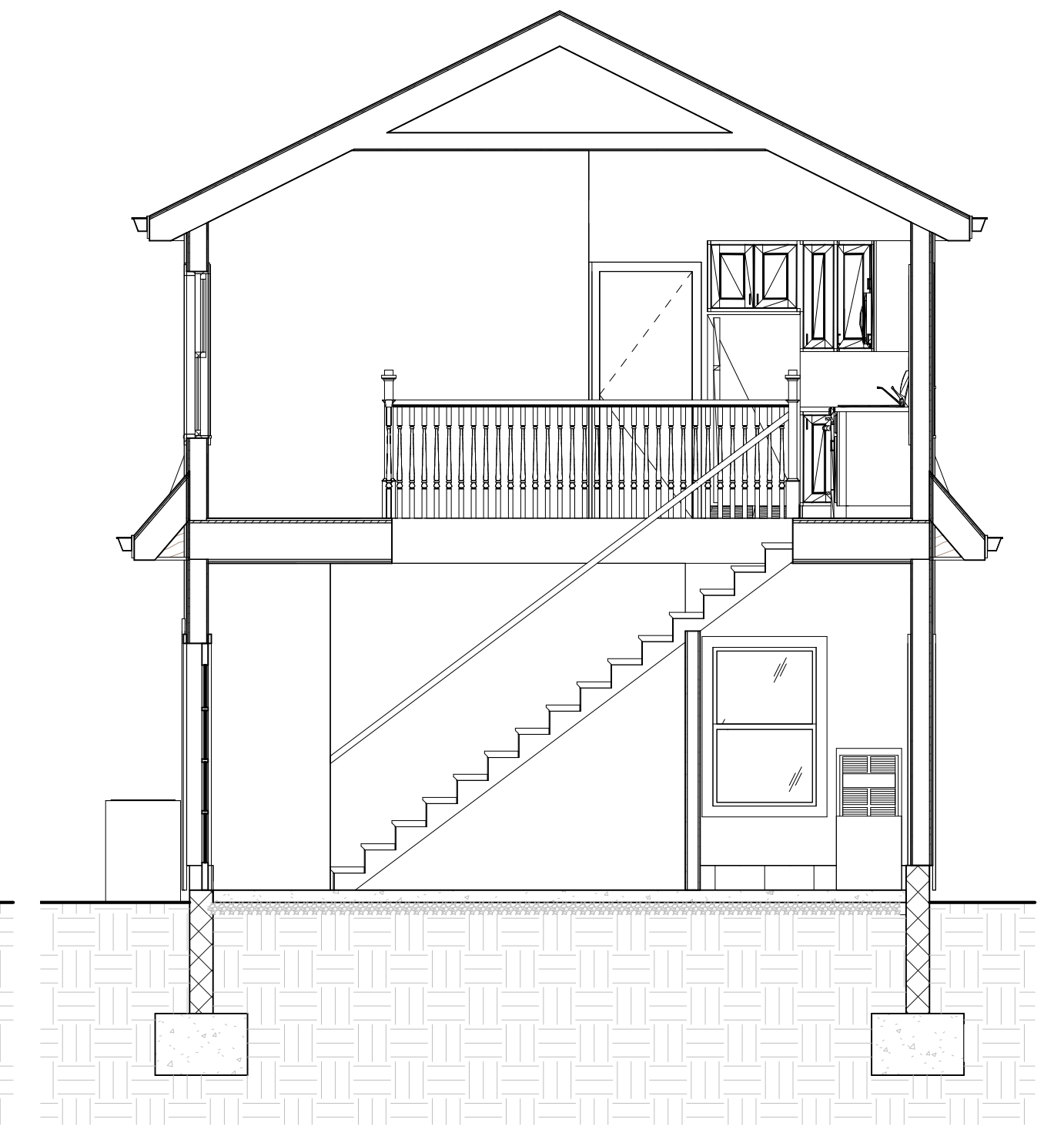
1 north elevation
1/4" = 1'-0"



2 west elevation
1/4" = 1'-0"



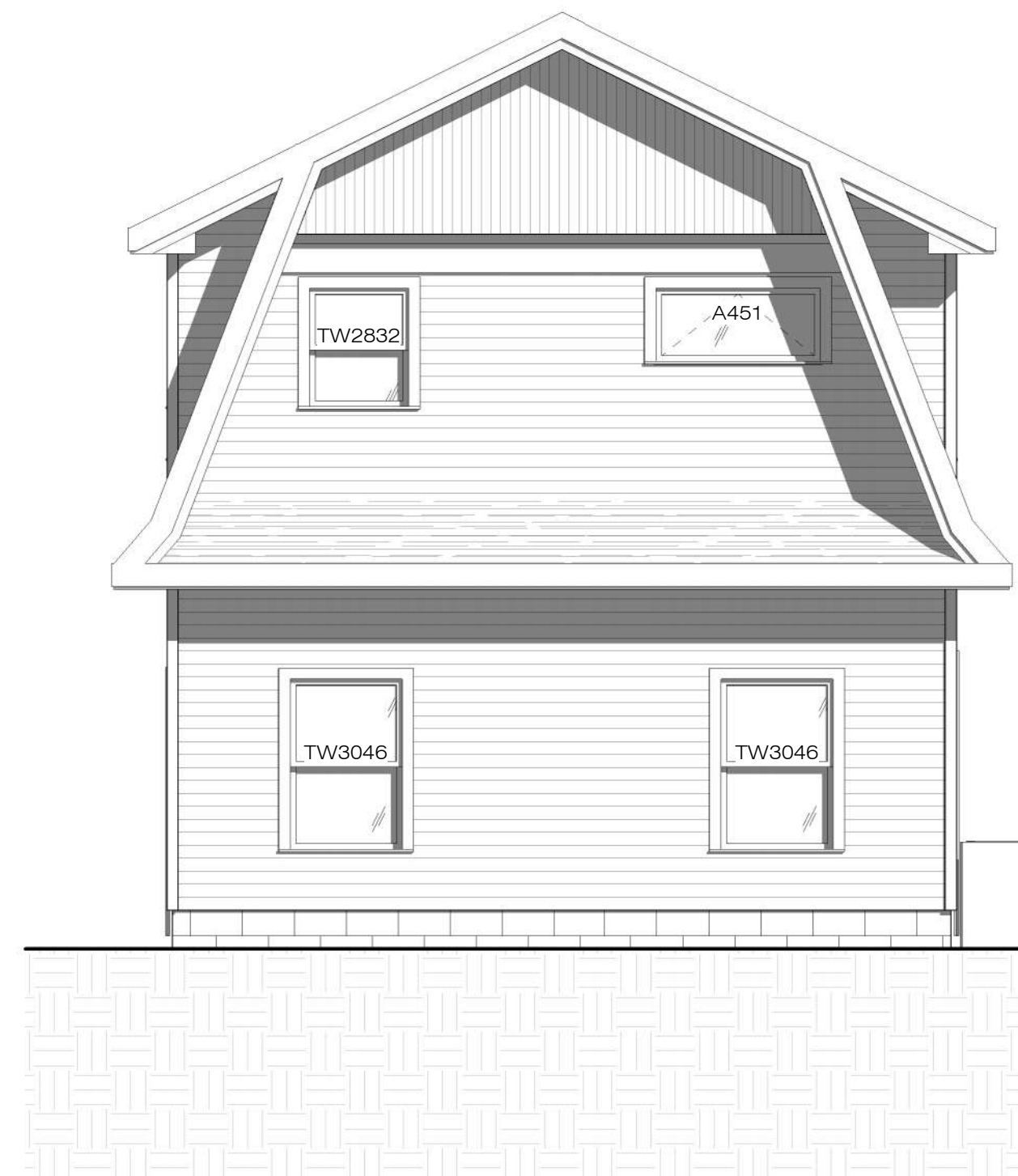
5 Section 1
1/4" = 1'-0"



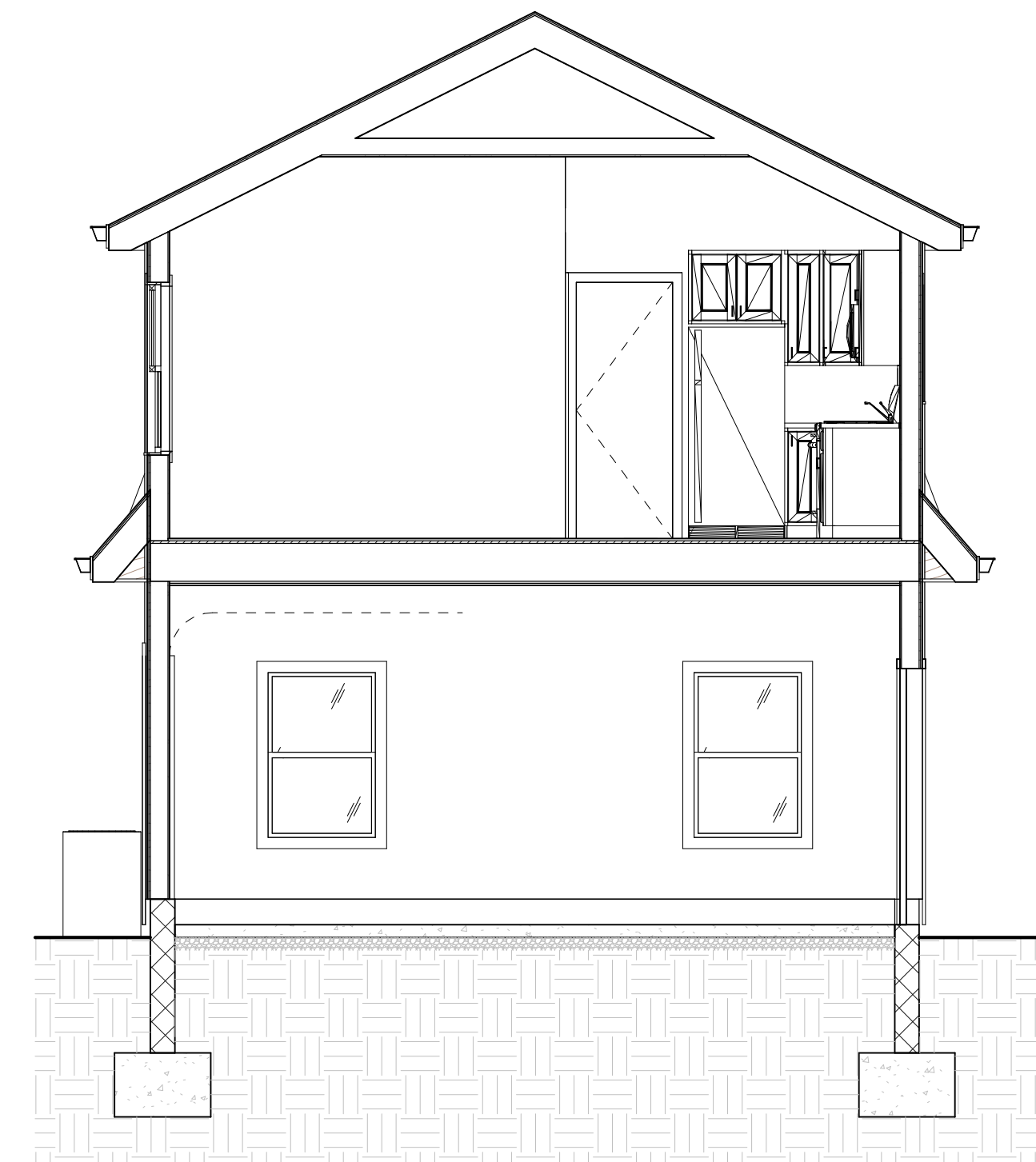
7 Section 3
1/4" = 1'-0"



3 south elevation
1/4" = 1'-0"



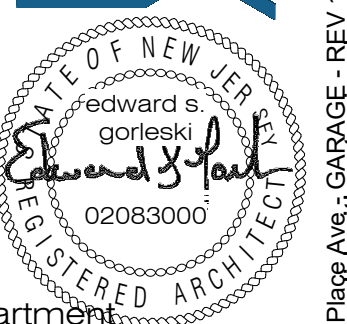
4 east elevation
1/4" = 1'-0"



6 Section 2
1/4" = 1'-0"



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new garage apartment
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garage apartment elevations & sections

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