new single family residence
103 Park Place Avenue
Lot 8 Block 25
Borough of Bradley Beach
Monmouth County, NJ

Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
A0	cover sheet, zoning & statistical data, architectural plot plan, half story calculations	2	07-03-2020	Revision 2 -modified attic plan
A1	exterior elevations	2	07-03-2020	Revision 2 -modified attic plan
A2	foundation and first floor plans	1	09-17-2019	Revision 1 - revisions per Zoning review
A3	second floor, habitable attic and roof plans	2	07-03-2020	Revision 2 -modified attic plan
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

PLAN REVIEW SHALL BE IN ACCORDANCE WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE INCLUDING ALL AMENDMENTS	
BUILDING	INTERNATIONAL RESIDENTIAL CODE - 2018 (w/ NJ EDITS) N.J.A.C. 5:23-3.21
ELECTRICAL	NATIONAL ELECTRICAL CODE (NFPA70) - 2017
ENERGY	INTERNATIONAL ENERGY CONSERVATION CODE - 2018
PLUMBING	NATIONAL STANDARD PLUMBING CODE 2018
MECHANICAL	INTERNATIONAL MECHANICAL CODE 2018
FUEL GAS	INTERNATIONAL FUEL GAS CODE 2018
FIRE	INTERNATIONAL FIRE CODE 2018
FLOOD	NOT APPLICABLE
REHAB	NOT APPLICABLE
ELEVATOR	NOT APPLICABLE
BARRIER FREE	NOT APPLICABLE
SPRINKLERS (where applicable)	NOT APPLICABLE

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	30"
CLIMATE ZONE	4a
SUMMER DESIGN TEMP	90° w/ 100% RH
WINTER DESIGN TEMP	0° w/ 50 MPH WIND

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

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

SQUARE FOOTAGE CALCS:

PRIMARY DWELLING

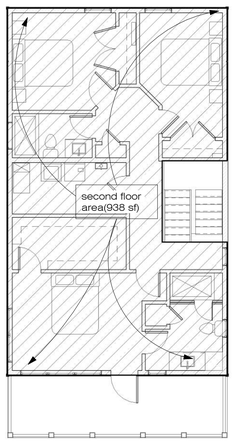
Foundation/Crawl Space	1,005 sf
Porch Foundation	172 sf
First Floor	1,005 sf
Cov. Front Porch	172 sf
Second Floor	938 sf
Habitable Attic (5' Headheight)(enclosed)	433 sf
Habitable Attic (incl. north deck)	612 sf
Habitable Attic (7' Headheight)	427 sf
Total Conditioned Floor Area:	2,341 sf
Volume	59,821 cf

GARAGE/APARTMENT

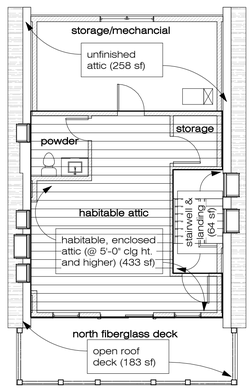
Garage Level	540 sf
1 Bedroom Apartment	540 sf
Volume	11,745 cf

1 3d perspective

2



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



HABITABLE ATTIC/HALF STORY AREA CALCULATIONS:

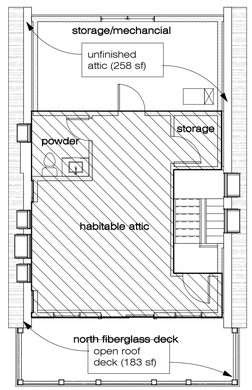
cross hatch represents areas with clg. ht. @ 5'-0" and greater

HALF STORY COMPLIANCE:
AREA OF SECOND FLOOR = 938 sf
938 sf * 50% = 469 sf = maximum allowable for half story

PROPOSED FINISHED ATTIC @ 5'-0" CLG HT. = 433 sf (45.7%)

PROPOSED ATTIC INCLUDING ENCLOSED AREA @ 5'-0" CLG HT AND NORTH FIBERGLASS DECK = 612 sf (65.2%)

3 half story area calculation
1/8" = 1'-0"



HABITABLE ATTIC AREA CALCULATIONS:

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

CONSTRUCTION TYPE COMPLIANCE:
SECOND FLOOR = 968 sf
968 sf * 1/3 = 290 sf = maximum allowable for VB const.

PROPOSED FINISHED ATTIC @ 7'-0" CLG HT. = 427 sf (44%)
therefore VA Construction

4 construction type area calculation
1/8" = 1'-0"

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, LLC128 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

the CREATIVE MINDS GROUP
ARCHITECTURE, LLC
128 BARTLETT AVE, SECOND FLR
WEST CREEK NJ 08092
office: 609.879.3005
mobile: 856.237.9981
info@CMGworkshop.com

STATE OF NEW JERSEY
edward s. gorleski
02083000
REGISTERED ARCHITECT

new single family residence
103 Park Place Avenue
Lot 8 Block 25
Borough of Bradley Beach
Monmouth County, NJ

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
2	Revision 2 -modified attic plan	07-03-2020

A0

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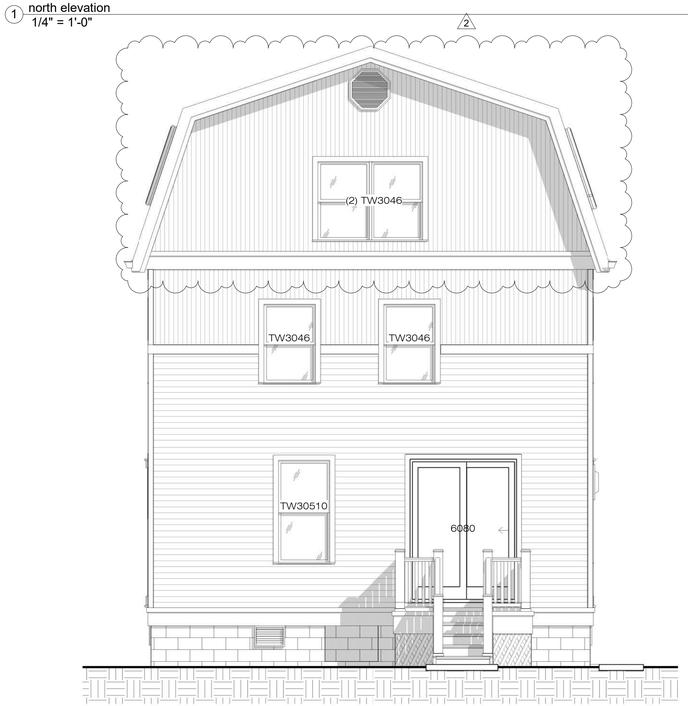
1 north elevation
1/4" = 1'-0"



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

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

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

the CREATIVE MINDS GROUP
CMG
the CREATIVE MINDS GROUP ARCHITECTURE, LLC
128 BARTLETT AVE, SECOND FLR
WEST CREEK NJ 08092
office: 609.879.3005
mobile: 856.237.9981
info@CMGcorporation.com

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edward s. gorleski jr.
02083000
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new single family residence
103 Park Place Avenue
Lot 8 Block 25
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Monmouth County, NJ

exterior elevations

PROJECT # 18-056
DATE 6-14-2019
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2	Revision 2 -modified attic plan	07-03-2020

A1

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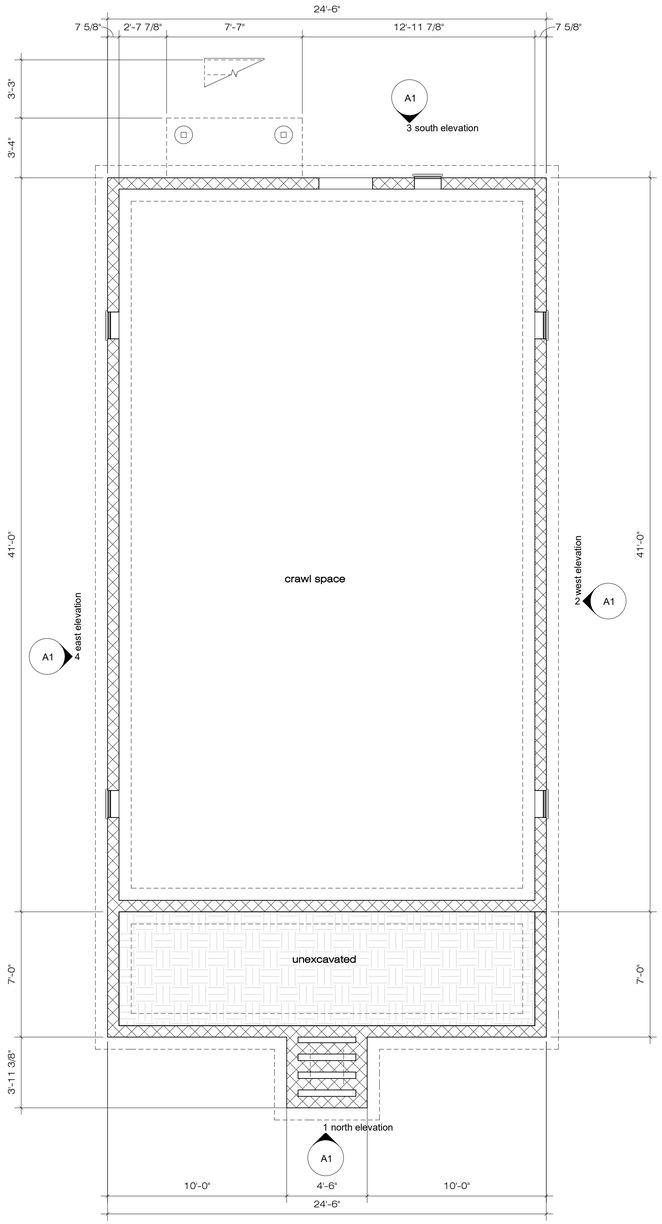
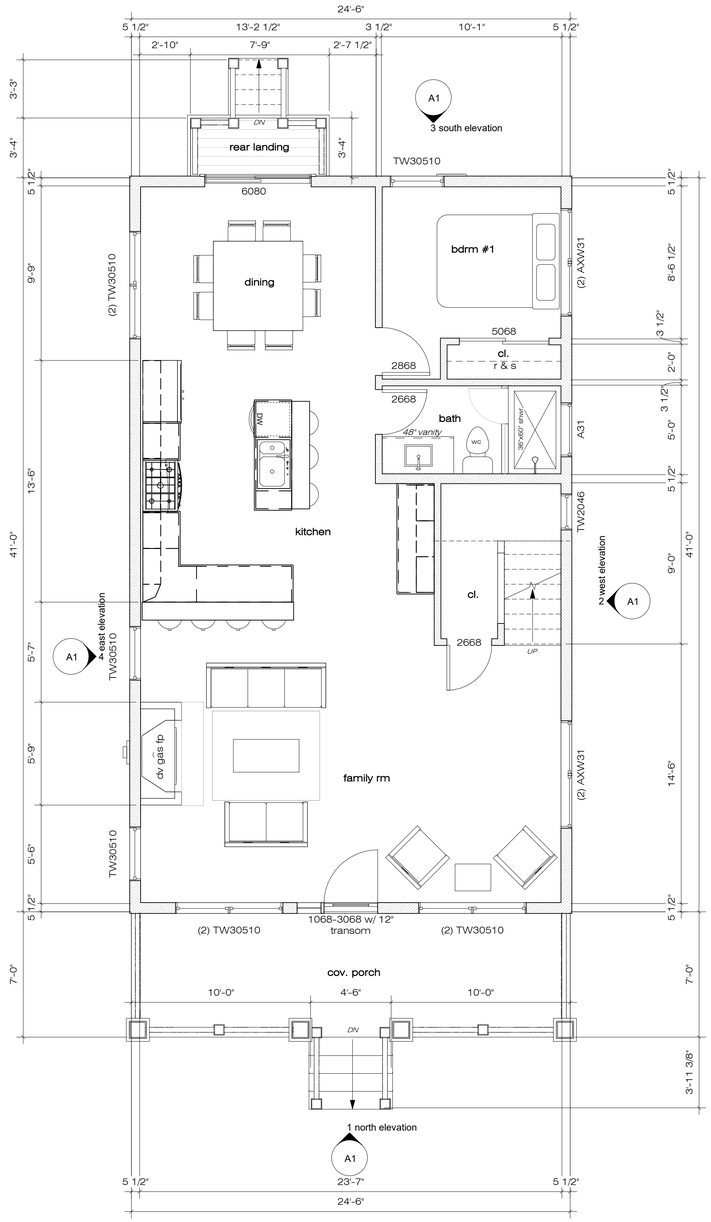


1 entry level/garage plan
1/4" = 1'-0"



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

the CREATIVE MINDS GROUP
ARCHITECTURE, LLC
128 BARTLETT AVE, SECOND FLR
WEST CREEK NJ 08092
office: 609.879.3005
mobile: 856.237.9981
info@CMGworkshop.com

STATE OF NEW JERSEY
edward s gorleski
02083000
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new single family residence
103 Park Place Avenue
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Monmouth County, NJ

foundation and first floor plans

PROJECT # 18-056
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No.	Description	Date
1	Revision 1 - revisions per Zoning review	09-17-2019

A2

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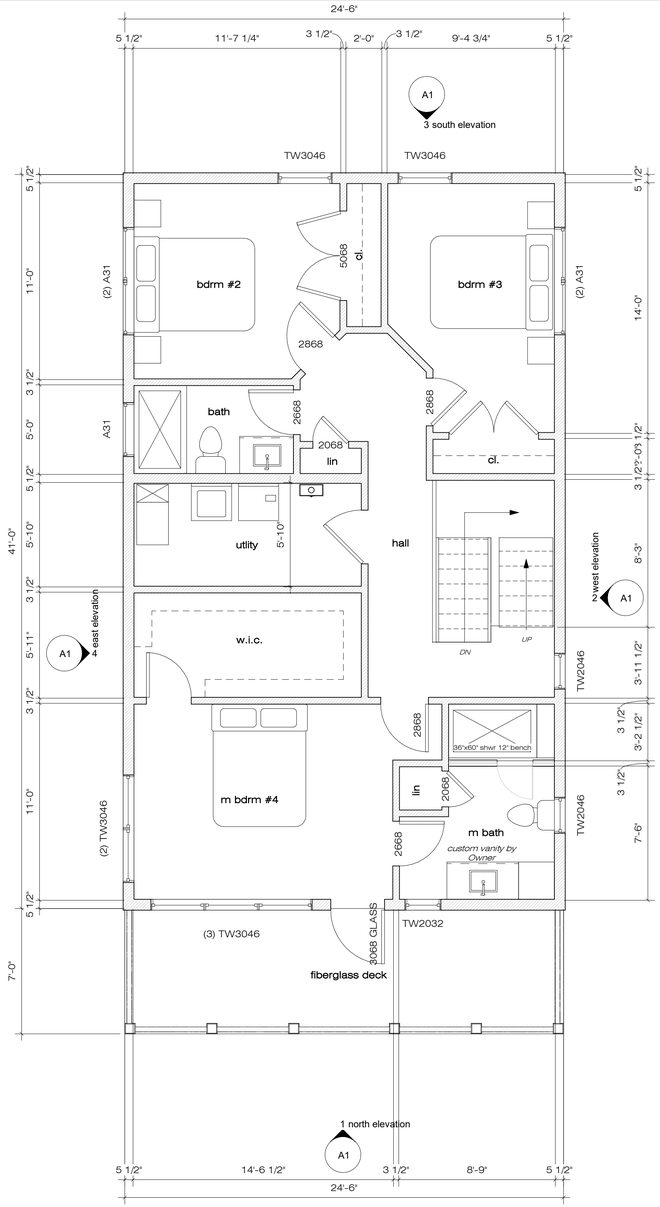
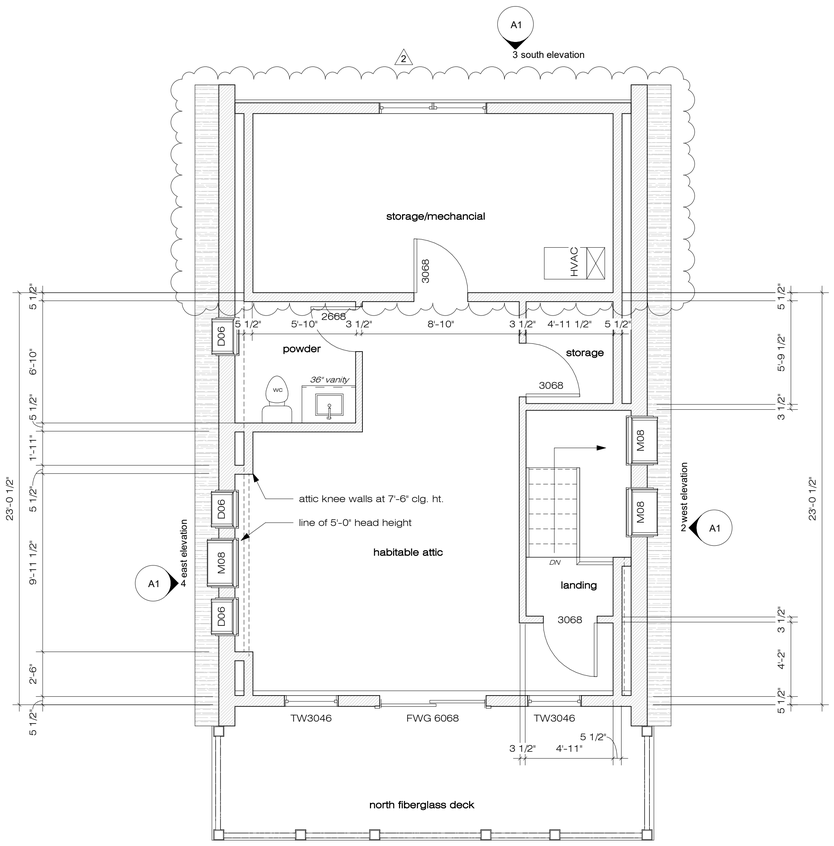
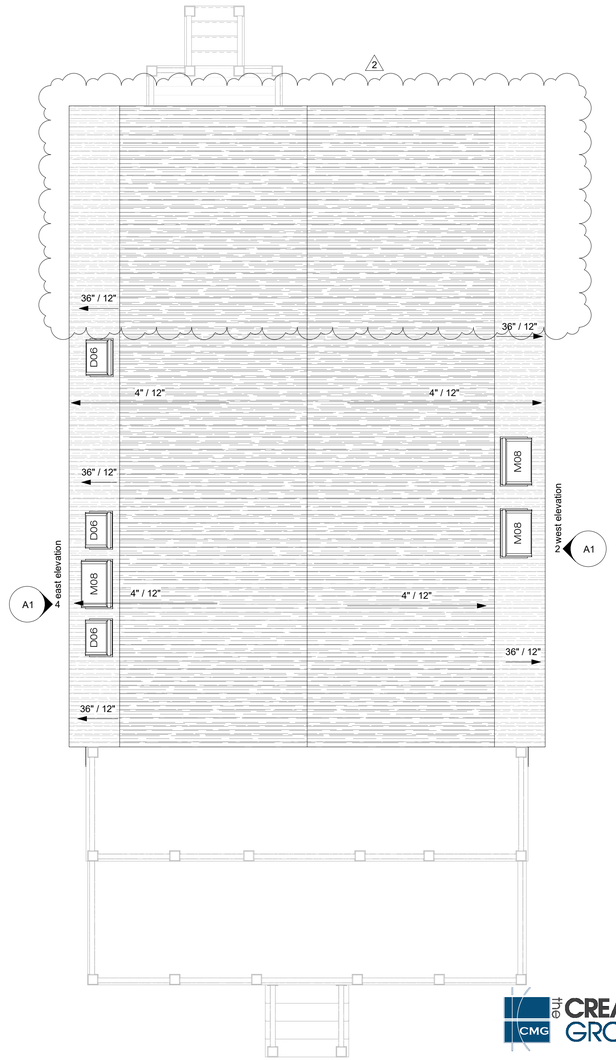


1 second floor plan
1/4" = 1'-0"



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



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

the CREATIVE MINDS GROUP
ARCHITECTURE, LLC
128 BARTLETT AVE, SECOND FLR
WEST CREEK NJ 08092
office: 609.879.3005
mobile: 856.237.9981
info@CMGarchitecture.com

STATE OF NEW JERSEY
edward s gorleski
02083000
REGISTERED ARCHITECT

new single family residence
103 Park Place Avenue
Lot 8 Block 25
Borough of Bradley Beach
Monmouth County, NJ

second floor, habitable attic and roof plans

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

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1	Revision 1 - revisions per Zoning review	09-17-2019
2	Revision 2 -modified attic plan	07-03-2020

A3

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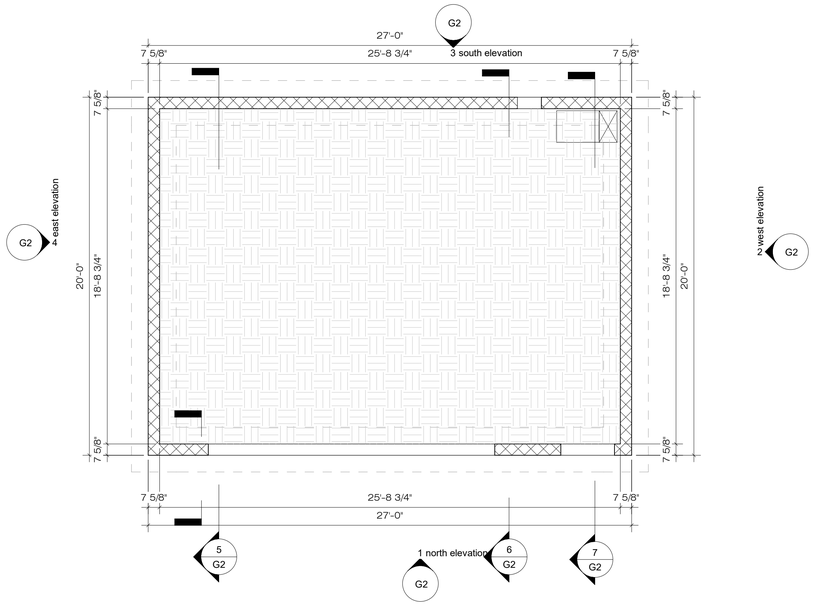
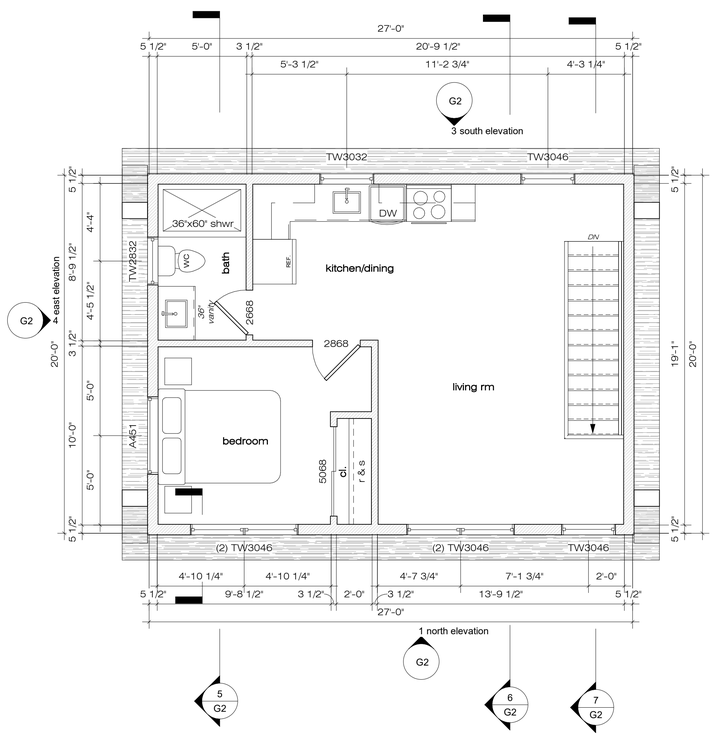
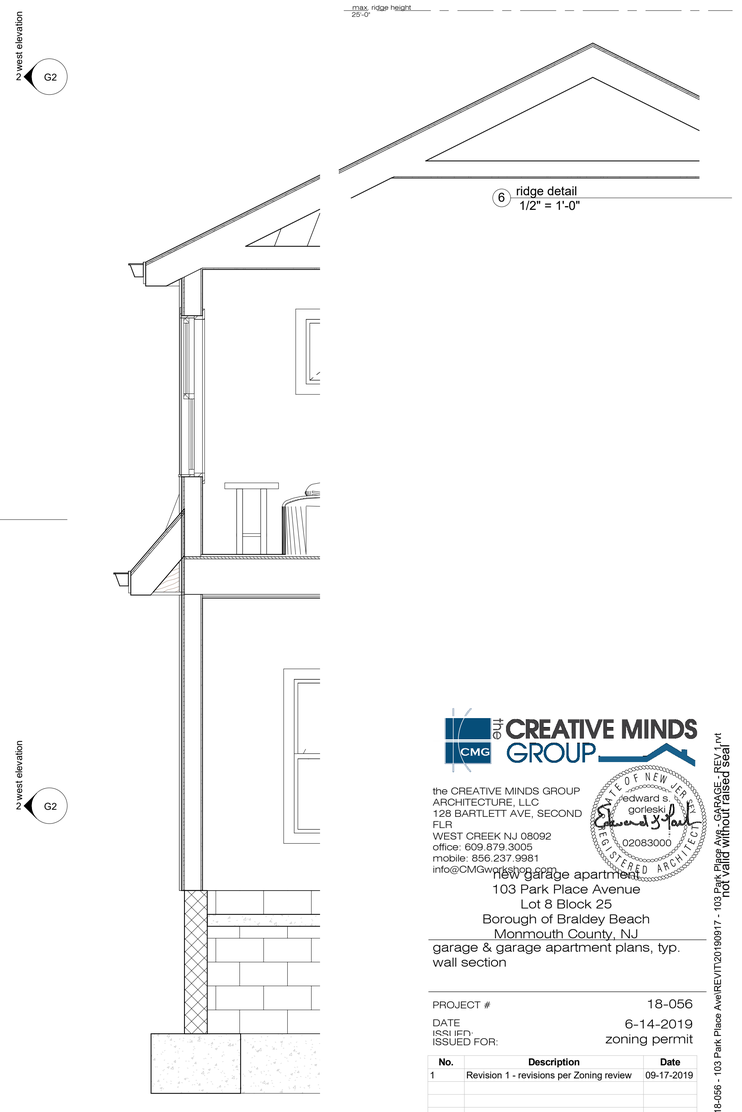


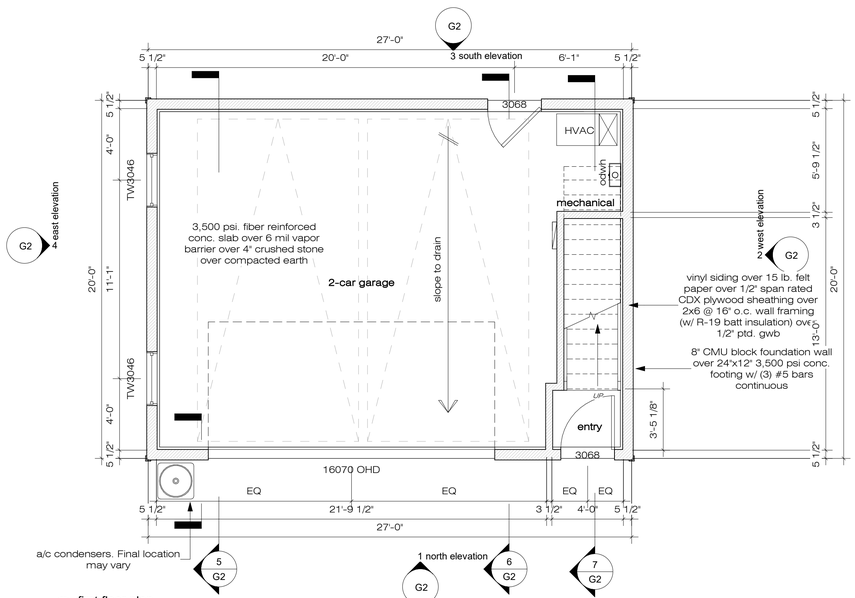
1 garage foundation plan
1/4" = 1'-0"



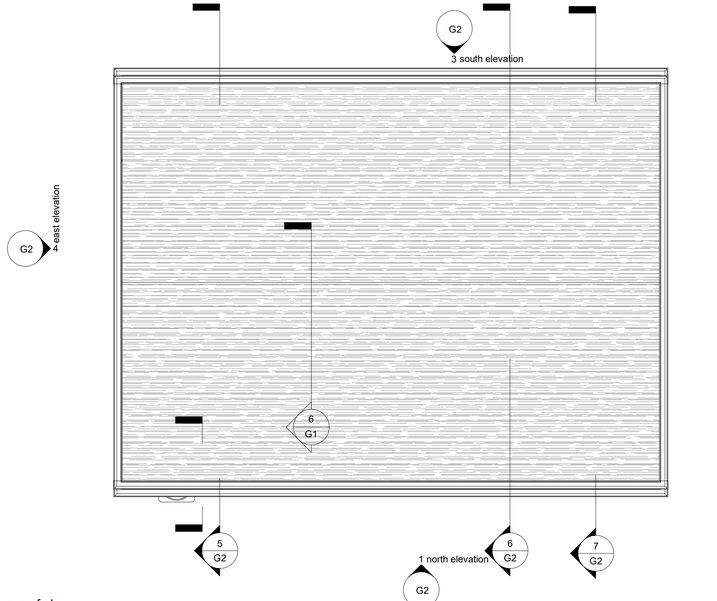
3 second floor plan
1/4" = 1'-0"



5 typ wall section at garage
1/2" = 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 penetrationsshall be as permitted in Section 714.3.2 of the Building Subcode, except that a mettalic 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 membrance is required. Protection for any penetrations in the upper membrance of the assembly (i.e., heating ans 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 membrance 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 gpas or open spaces greater than 1/8" at the edge of the panelboard box employing a flush-type cover.

the CREATIVE MINDS GROUP
ARCHITECTURE, LLC
128 BARTLETT AVE, SECOND FLR
WEST CREEK NJ 08092
office: 609.879.3005
mobile: 856.237.9981
info@CMGworkroom.com

STATE OF NEW JERSEY
edward s. gorleski
02083000
REGISTERED ARCHITECT

new garage apartment
103 Park Place Avenue
Lot 8 Block 25
Borough of Braldey Beach
Monmouth County, NJ

garage & garage apartment plans, typ. wall section

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

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

G1

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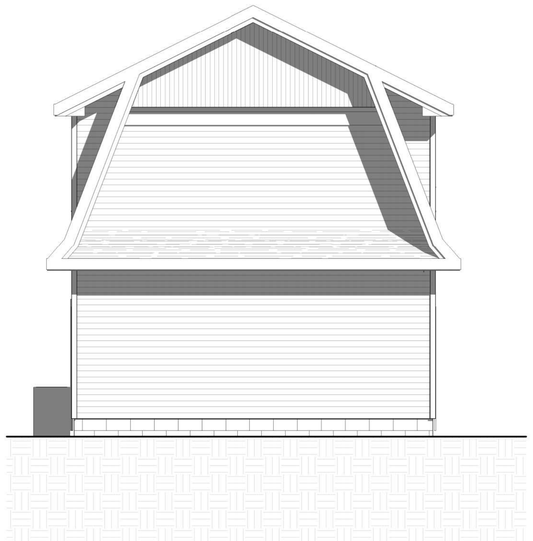
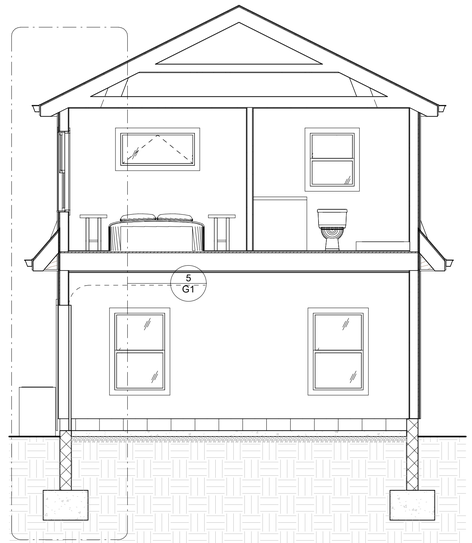
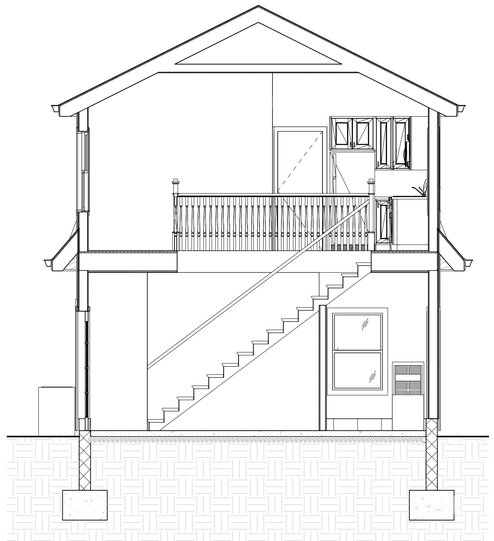
1 north elevation
1/4" = 1'-0"



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



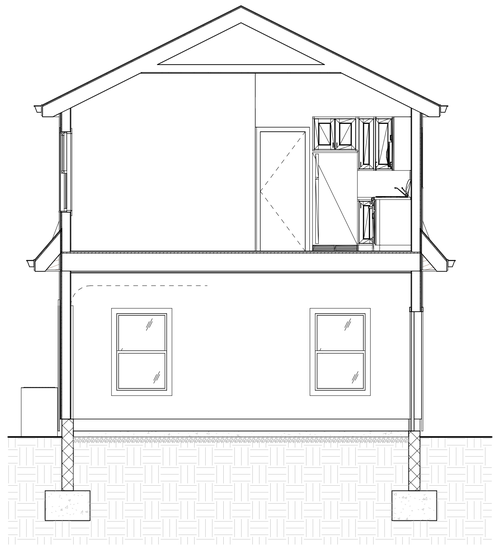
5 Section 1
1/4" = 1'-0"



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"

the CREATIVE MINDS GROUP
ARCHITECTURE, LLC
128 BARTLETT AVE, SECOND FLR
WEST CREEK NJ 08092
office: 609.879.3005
mobile: 856.237.9981
info@CMGworkstation.com

STATE OF NEW JERSEY
edward s gorlesky
02083000
REGISTERED ARCHITECT

new garage apartment
103 Park Place Avenue
Lot 8 Block 25
Borough of Braldey Beach
Monmouth County, NJ
garage apartment elevations & sections

PROJECT #	18-056
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ISSUED FOR:	zoning permit

No.	Description	Date
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G2

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