

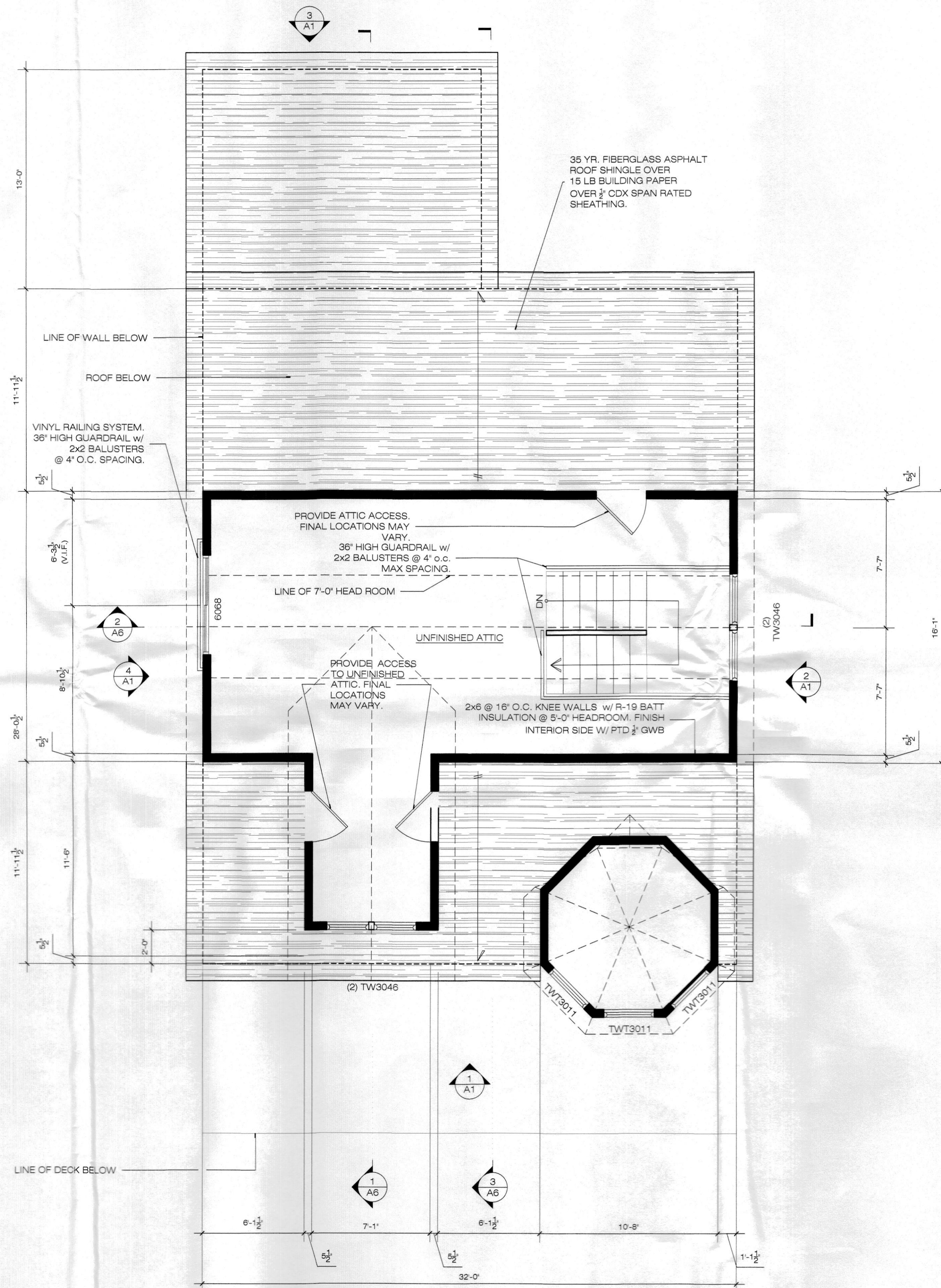
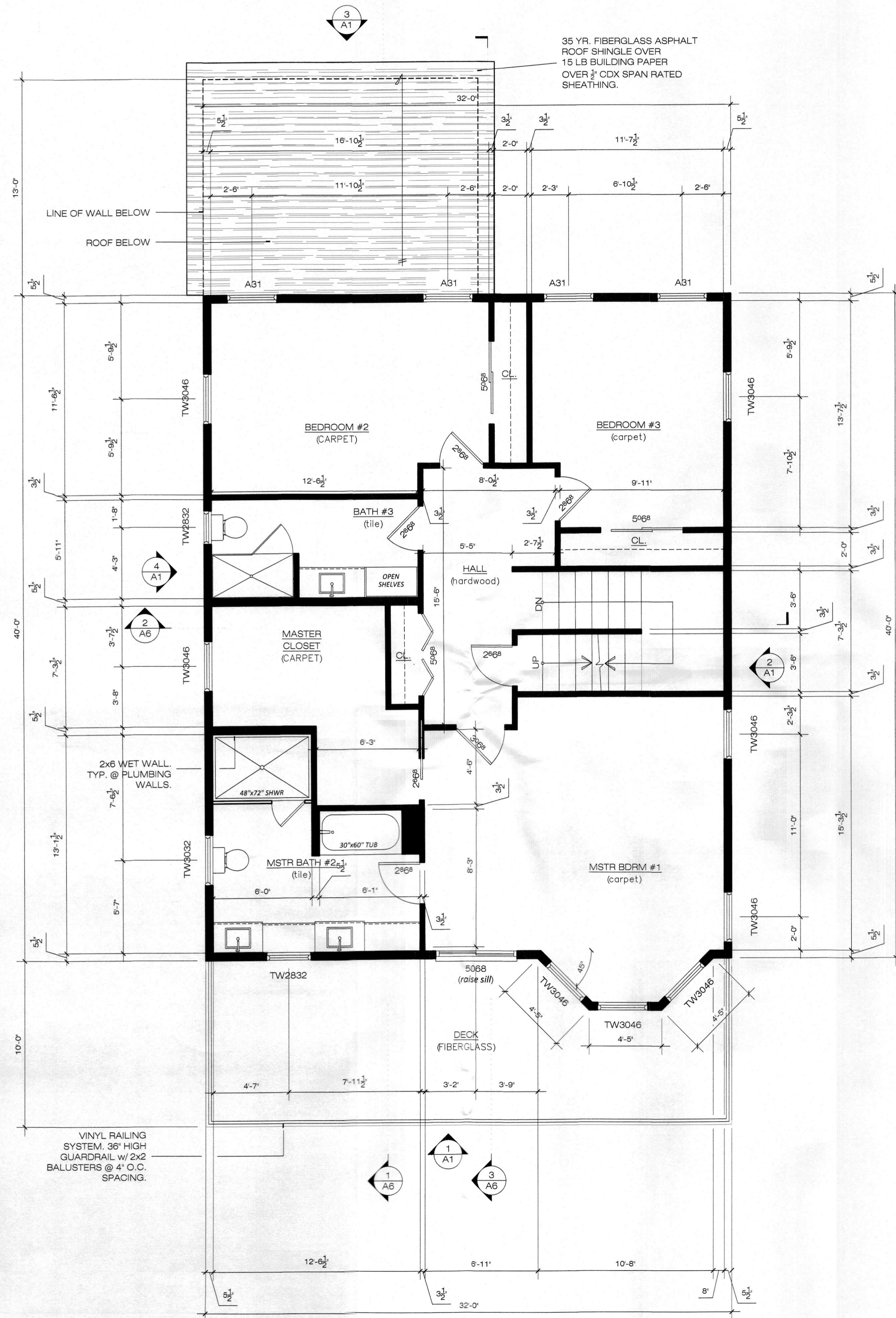
CMG CREATIVE MINDS GROUP
ARCHITECTURE, LLC
128 BARTLETT AVE, 2ND FLR
WEST CREEK, NJ 08092
office: 609.879.3005
mobile: 856.237.9981
info@CMGworkshop.com

EDWARD S. GORLESKI
REGISTERED ARCHITECT
20830

the CIOFFI RESIDENCE
511 McCABE AVENUE
BOR. of BRADLEY BEACH, MONMOUTH CTY
BLOCK: 34 LOT: 3
FLOOR PLANS

PROJECT NO: 19-072
DATE ISSUED: 10/17/19
ISSUED FOR: ISSUE FOR BID

REVISIONS		
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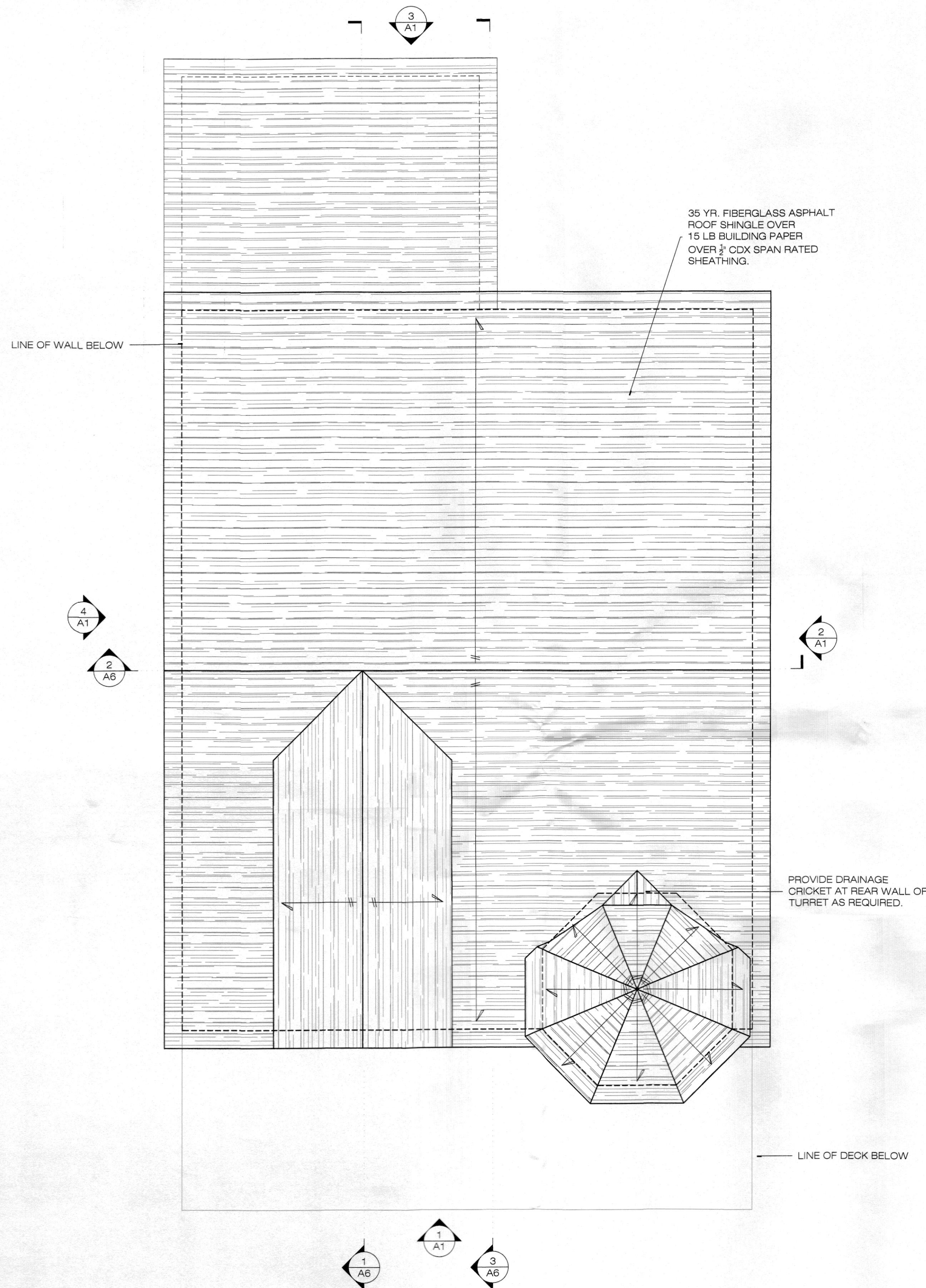
EDWARD S. GORLESKI
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the CIOFFI RESIDENCE
 511 McCABE AVENUE
 BOR. of BRADLEY BEACH, MONMOUTH CTY
 BLOCK: 34 LOT: 3
 2ND FLOOR AND UNFINISHED ATTIC PLANS

PROJECT NO: 19-072
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A3



1 ROOF PLAN
A4 SCALE: 1/4" = 1'-0"

General Notes

- Copyright 2019 Creative Minds Group Architecture, LLC, all rights reserved. The copying or reuse of these documents, or portions thereof, for other than the original project or purpose originally intended, without written permission of Creative Minds Group Architecture, LLC is strictly prohibited.
- These plans are property of the Architect and may not be copied, re-used or altered without his approval. In all cases, these original prints shall remain in the Architects possession. Duplicates will be issued only with the written permission of the Architect.
- Perform all work in conformance with the latest adopted editions of the New Jersey Uniform Construction and local codes and agencies having jurisdiction.
- Building to be built in accordance with all applicable codes as noted on Cover Sheet.
- Design Loads: As noted on cover sheet.
- This building designed in accordance with methods prescribed in the American Forest and Paper Association (AFPA) Wood Frame Construction Manual for One- and Two-Family Dwellings (WFCM) (2001).
- The contractor shall insure that construction complies with national, state and local statutes, ordinances and regulations.
- All layout dimensions as indicated shall be adjusted where required. Rough openings required by specific building components shall take precedence for proper fit of finished component.
- Guarantee all material, work or equipment altered or furnished under this contract, for a period of one year from date of final acceptance of the installations.
- Be responsible for coordinating all work included in the entire project.
- Ensure that all items of construction shall be installed per the Manufacturers written specifications.
- Coordinate with the Owner the removal/relocation of existing plantings, to gain access to the structure where necessary, before work begins. Restore all existing exterior conditions of the structure, including all landscaped and grassed areas, to pre-construction conditions, unless otherwise noted.
- Ensure all construction equipment and materials be stored and placed so as to not endanger inhabitants, the public, the workers, or adjoining property for the duration of the construction project.
- Contractor shall provide all shoring, bracing, barricades, temporary fences, partitions and excavation, etc. to accomplish all of the work in an appropriate manner.
- Contractor shall verify the exact location of all underground utilities and notify the respective utility companies before starting construction or demolition. This notice applies to all information shown on these plans or any associate plans for this project, including plans prepared by others such as utility company plans or engineering plans. The Architect assumes no liability for the contractor's failure to verify any underground locations prior to beginning excavation work or damages done to any underground utility or the contractor's labor, materials or equipment due to failure to verify locations of any utilities.
- No changes to the plans are permitted. The architect shall not be responsible for any departure from these drawings at any time during construction.
- This foundation design is based on assumed soils: Group 1 - GW, GP, SW and/or SP only (good drainage characteristics, low frost heave potential & low volume change potential expansion). The minimum acceptable soil bearing capacity is 3,000 psf. It is the responsibility of the owner/builder to make subsurface investigation such as borings, and consult with a soils engineer, if necessary, to establish that the soil bearing capacity is adequate. If it is less than 3,000 psf, notify architect prior to commencement of work. Specific soil conditions at variance with this requirement shall be brought to the attention of the Architect by the contractor. If no soil testing or site studies are performed by the Architect or are not provided for his use, responsibility for site problems such as surface water, sub-surface water, rock, poor soil conditions, backfill material, etc., and construction modifications to accommodate related problems shall be the responsibility of others.
- Backfill, where applicable, shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill.
- The builder shall be responsible for the correct siting of the structure on the property and for confirmation of all requirements for siting.
- The insulation proposed for this single family residence meets the requirements of the New Jersey model energy code. A ResCheck compliance certificate shall be submitted in conjunction with the construction documents.
- Upon completion of work, submit to the Owner a manual of all necessary warranties, instructions, maintenance manuals, instructions for care and maintenance of surfaces and equipment. Contents shall include manufacturers and installers names, addresses and phone numbers and instructions for startup, operation, maintenance, parts lists and data sheets. The contractor shall furnish all literature of the manufacturer, relating to the equipment, including motors or other manufacturers equipment. Also cuts, wiring diagrams, instructions, and all other information that would be useful to the Owner for the operation and maintenance of the same.
- All materials installed below the Base Flood Elevation (BFE) must be in accordance with the National Flood Insurance Program (NFIP) Technical Bulletin 2-08 and applicable local codes.
- File for, obtain and forward to the Owner the C.O. (Certificate of Occupancy), and all other permits and certificates of inspection at completion of the project.

Dimension Notes

- Contractor shall verify all dimensions and existing conditions at the site before proceeding with any phase of the project. Notify the Architect and owner immediately of any discrepancies between drawings and the actual conditions encountered at the site before proceeding with related work.
- Never scale drawings. Contractor shall refer to written dimensions only. All dimensions and conditions shall be verified in the field and any discrepancies reported to the architect prior to construction. In all cases, the details and drawings shall be checked with existing conditions from work in place, and variations, if any, be referenced to the architect for adjustment. The contractor will be held responsible for the fit of work in place. The contractor shall fix, at his expense, any errors done due to the assumption that leads up to conflicting situations with the intent of the project. Large scale details always take precedence over smaller scaled details and plans.
- All interior dimensions on plans are to rough framing. Critical dimensions are noted "hold". Finished dimensions will vary in actual construction. Do not scale drawings, dimensions are to be used. Where discrepancies are found, verify with owner or Architect.
- All exterior wall dimensions are aligned with the outside face of wall framing, unless otherwise noted.
- Plus/Minus dimensions are flexible dimensions requiring close attention to alignments or matching existing adjacent conditions. The contractor must closely examine the dimension string and strategy in order to determine the intent of the dimension relative to those around it. This dimension is only provided as a verification and for contractors rough use in determining sizes for cost estimating purposes.
- Inter-floor alignments - when elements are dimensioned in relation to construction elements on the floor or floors above and/or below, the contractor must verify alignments are translated on the exterior and interior of the structure, U.N.O.

Bath Notes

- Tub: Fiberglass tub. Tile tub enclosure walls and ceilings. No glass enclosure. Provide shower curtain rod as selected by owner. Provide standard tub faucet/shower head w/ handheld diverter. Faucety as selected by owner.
- Shower: Coordinate design of built-in seating, niches, and/or shelves with owner prior to installation. Tile floor, marble slab curb, tile walls & tile ceiling. Marble slab seats, marble slab shelves. Provide a frameless glass enclosure w/ a 26" swing door. Provide standard shower head w/ handheld diverter. Faucety as selected by owner.
- Balance of Walls & Ceilings: Mold Resistant GWB, painted.
- Floor: Tile
- Provide wood blocking in walls behind and at side walls of shower for future grab bar anchorage. Solid blocking at inside face of wall at 36" AFF - 30" centered at side walls and 48" centered along rear.
- Accessories: Coordinate accessories (mirrors, towel racks, toilet tissue holders, shelves, etc) with owner.

Foundation Notes

- GC shall locate foundation walls as necessary for alignment of new and existing finished exterior surfaces.
- All foundation walls to be 12" thick on 24"W x 12"D spread footings, unless noted otherwise.
- Continuous vertical steel reinforcing (U.N.O.):
 - 6" wall: #4 @ 48" O.C.
 - 7" wall: #4 @ 40" O.C.
 - 8" wall: #4 @ 32" O.C. or #5 @ 40" O.C.
 - 9" wall: #4 @ 24" or #5 @ 32" O.C. or #6 @ 48" O.C.
 - 10" Wall: #5 @ 24" O.C. or #6 @ 32" O.C. or #7 @ 40" O.C.
- Tie corners and grout cells as required.
- T.O. new footings to be 3'-0" below grade, min.
- Tie and key all new foundations and footings to existing foundation walls. Where necessary, step down to meet existing footing @ 1.2 rise/run. Tie and key as necessary using #4 rebar by 2'-0" @ 16" O.C. vert. drilled into existing foundation walls.
- Under all 4x4 posts or larger, provide solid engineered ML lumber blocking between bottom of post and foundation sill. Fill cells of CMU walls solid with 3,000 psi concrete grout, 12" each side of post centerline and 3'-0" deep, min, U.N.O.
- Basement Slab - 4" Conc. Slab (4,000 psi) w/ 2.1x2.1x6x6 WWF on 6 mil vapor barrier on 6" compacted gravel base on undisturbed soil (3,000 psf). Separate slab from end wall with 1/2" fiber form board and sealant.
- Unless otherwise noted, at all openings in foundation wall, which are 2'-0" wide and larger, double up 1 1/4" TSL rim joist. Length of double rim joist to be size of opening plus 12" bearing at both ends.
- All wood, sills and nailers in contact with concrete and/or masonry block shall be wolmanized.
- All piers and pilasters to be filled solid with concrete.
- At entire perimeter of home provide foundation drain.
- All connections in contact with treated lumber to be stainless steel as per Simpson specifications.
- Beam pockets in masonry walls shall include an aluminum moisture shield. Shim as required.

Structural Notes

- Framing:
 - All repetitive lumber (non-bearing partitions, floor joists, rafters, ceiling joists, etc.) to be Douglas Fir #2 or better (or approved equal) meeting the allowable stress requirements of the "National Design Specification for Wood Construction", as published by the National Forest Products Association. Use the following specifications, unless noted otherwise:
 - All lumber (girders, headers, bearing partitions) to be Douglas Fir #2 or better (or approved equal) and to have a minimum fiber stress of 1,150 psi and a minimum modulus of elasticity of 2,000,000.
 - All microlams to have a minimum fiber stress of 2,600 psi and a modulus of elasticity of 1,900,000.
 - All parallams to have a minimum fiber stress of 2,900 psi and a modulus of elasticity of 2,000,000.
 - Provide double floor joists under all parallel partitions.
 - Provide double ceiling joists at attic eaves.
 - All engineered lumber shall be as manufactured by Weyerhaeuser or equivalent. Install in strict accordance with all the manufacturer's specifications and installation details. Parallam beams shall be kept dry through the duration of construction.
 - Provide bearing plates and anchor bolts, studs, or wall anchors for all wall bearing beams.
 - All sheathing shall be APA rated CDX grade Douglas Fir plywood or better.
 - Installation and fastening of all wood members shall meet the latest standards of the residential IBC of NJ., the National Design Specification for Wood Construction, the American Plywood Association and the American Institute of Timber Construction. Joist hangers shall be manufactured by Simpson Strong Tie or equal and installed per manufacturer's written specifications.
 - Provide temporary and permanent bracing for framing, including trusses, to hold member securely in position at all times.
 - All built up columns must be nailed in accordance with the National Design Specification for Wood Construction, Section 15.3.3.
 - All fasteners and miscellaneous hardware shall be hot-dipped galvanized, stainless steel, or otherwise approved for use in coastal areas. All nailing sizes, patterns and materials shall be as specified by WFCM Table 2.
 - Headers over all interior doors and trimmed openings shall be minimum (2) 2 x 8 Douglas Fir #2 or better, unless otherwise noted. Headers over all exterior openings and load bearing walls shall be (2) 2 x 10 Douglas Fir #2 or better, unless otherwise noted.
 - Contractor shall ensure continuous load transfer (solid blocking) of all point loads to the building foundation.
 - Contractor shall advise the architect in writing of any unidentified point loads that may require further attention.
 - Provide fireblocking as required per NJIRC section R602.8.
 - All wood in contact with concrete or masonry shall be wolmanized or pressure treated.
 - All wood framing must be fastened in accordance with the Fastener Schedule for Structural Members, (Table R602.3(1) IRC) or AFPA Wood Frame Construction Manual for one and two-Family Dwellings (WFCM) Nailing Schedule (Table 3.1), whichever is more restrictive.
 - Beams and girders:
 - 4" minimum bearing for built up wood beams on masonry.
 - 4'-0" minimum lap of built up beam layers attached with 10d nails at 32" o.c. staggered top and bottom.
 - See manufacturer's specifications for pre-engineered girders.
 - Floor joists:
 - The ends of each joist shall not have less than 1 1/2" of bearing on wood.
 - Joists framing from opposite sides over a bearing support shall lap a minimum of 3' and fastened together with (3) 10d nails.
 - Double joists under parallel partitions above.
 - Double joists around openings in floor, ceiling and roof.
 - Double joists under bath tubs.
 - Where wood framing members are supported by other wood members at a similar elevation, use metal joist hanger of appropriate sizes.
 - Install 1" x 3" cross bridging in continuous lines perpendicular to floor framing so that no such member has an un-braced top and bottom length in excess of 8' - 10' maximum. For spans less than 16' center bridging.
 - See manufacturer's specifications for details on pre-engineered floor joists.
 - Floor sheathing:
 - Space joints 1/8" unless otherwise noted by manufacturer; space butt joints 1/32".
 - Stagger end joints, one joist spacing minimum.
 - Wall framing:
 - See details for guidance on cutting, notching and drilling wood studs.
 - Provide fire blocking as per International Residential Code, New Jersey edition.
 - Top plates: provide overlapping at corner and intersections with bearing partitions. End joists shall be offset at least 24".
 - Roof and framing:
 - The ends of each joist shall not have less than 1 1/2" if bearing on wood.
 - Ends of ceiling joists shall be lapped a minimum of 3' or butted over bearing partition or beams and fastened together with 3 - 10d nails.
 - See details for guidelines on cutting, notching and drilling ceiling joists and rafters.
 - See manufacturer's specifications and drawings for pre-engineered wood roof trusses.
 - Sheathing: exterior walls
 - Space joints 1/8" unless otherwise noted by manufacturer.
 - Sheathing: roof
 - Space joints 1/8" unless otherwise noted by manufacturer.
 - Stagger end joints; one joist spacing minimum.
- Sheetrock 1/2" GWB U.N.O on plans. Provide water resistant GWB in Bathrooms and at wet areas. Install per manufacturer's written specifications.
- Refer to manufacturer's specifications for all exterior and interior wall and roof assemblies.

Concrete Notes

- All concrete shall be 3500 p.s.i. at 28 days, mechanically vibrated, have crack control or construction joints at 30 foot maximum and shall be reinforced as required in accordance with the latest edition of building code requirements for reinforced concrete A.C.I. 318.
- Comply with recommendations of ACI 301 Specifications for Structural Concrete for Buildings, ACI 318 "Building Code Requirements for Reinforced Concrete", and Concrete Reinforcing Steel Institute, "Manual of Standard Practice."
- Reinforcing steel shall be A-615 Grade 60 (60 ksi) deformed hi-bond and conform to the latest ASTM specifications.
- Welded Wire Fabric: (WWF) ASTM A-185, 6x6-W1.4xW1.4
- No concrete shall be poured when the temperature is 40 degrees F and falling. All concrete shall be cured in accordance with the latest specifications of the A.C.I. code.

CREATIVE MINDS GROUP
 the CREATIVE MINDS GROUP ARCHITECTURE, LLC
 128 BARTLETT AVE, 2nd FLR
 WEST CREEK, NJ 08092
 office: 609.679.3006
 mobile: 856.237.9981
 info@CMGworkshop.com

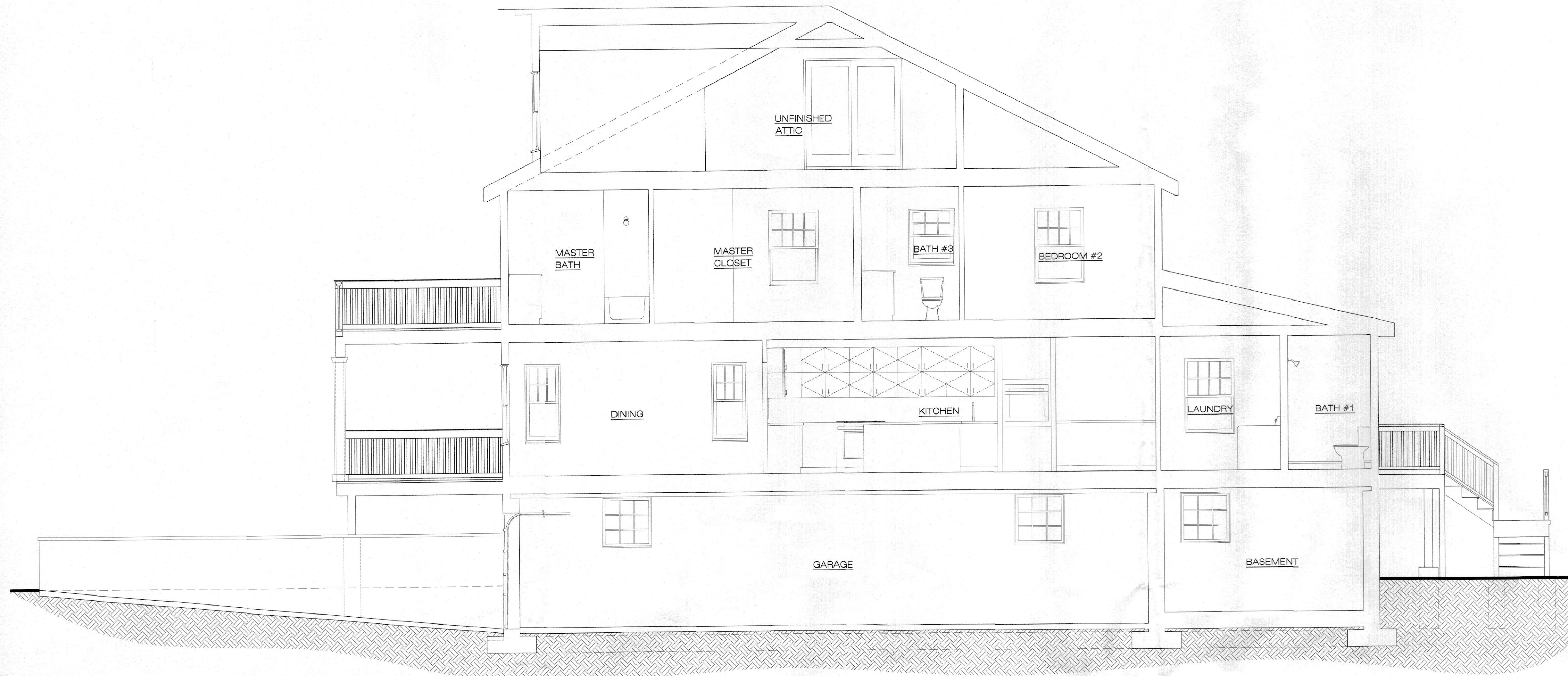
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 BLOCK: 34 LOT: 3

ROOF PLAN NOTES

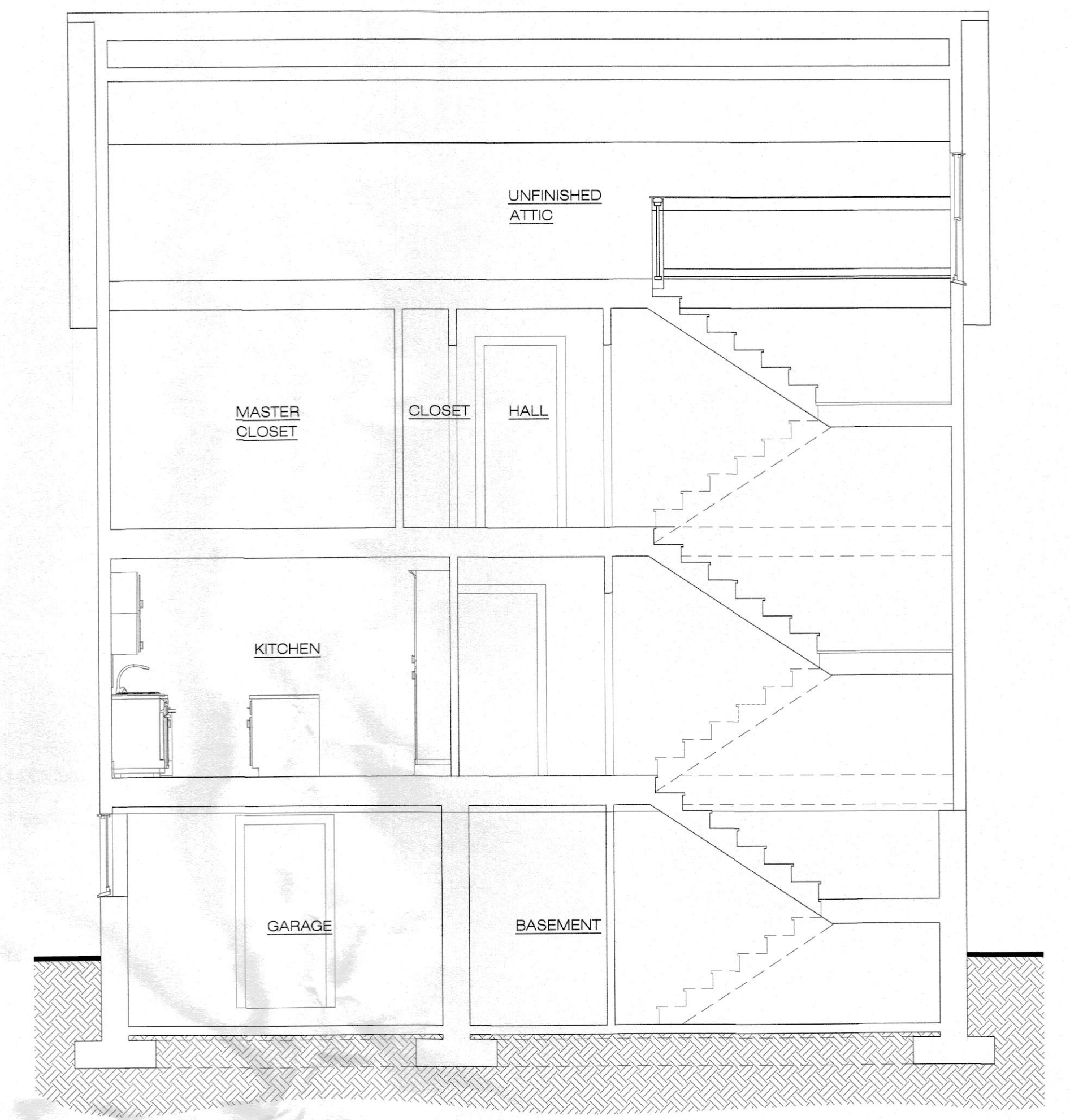
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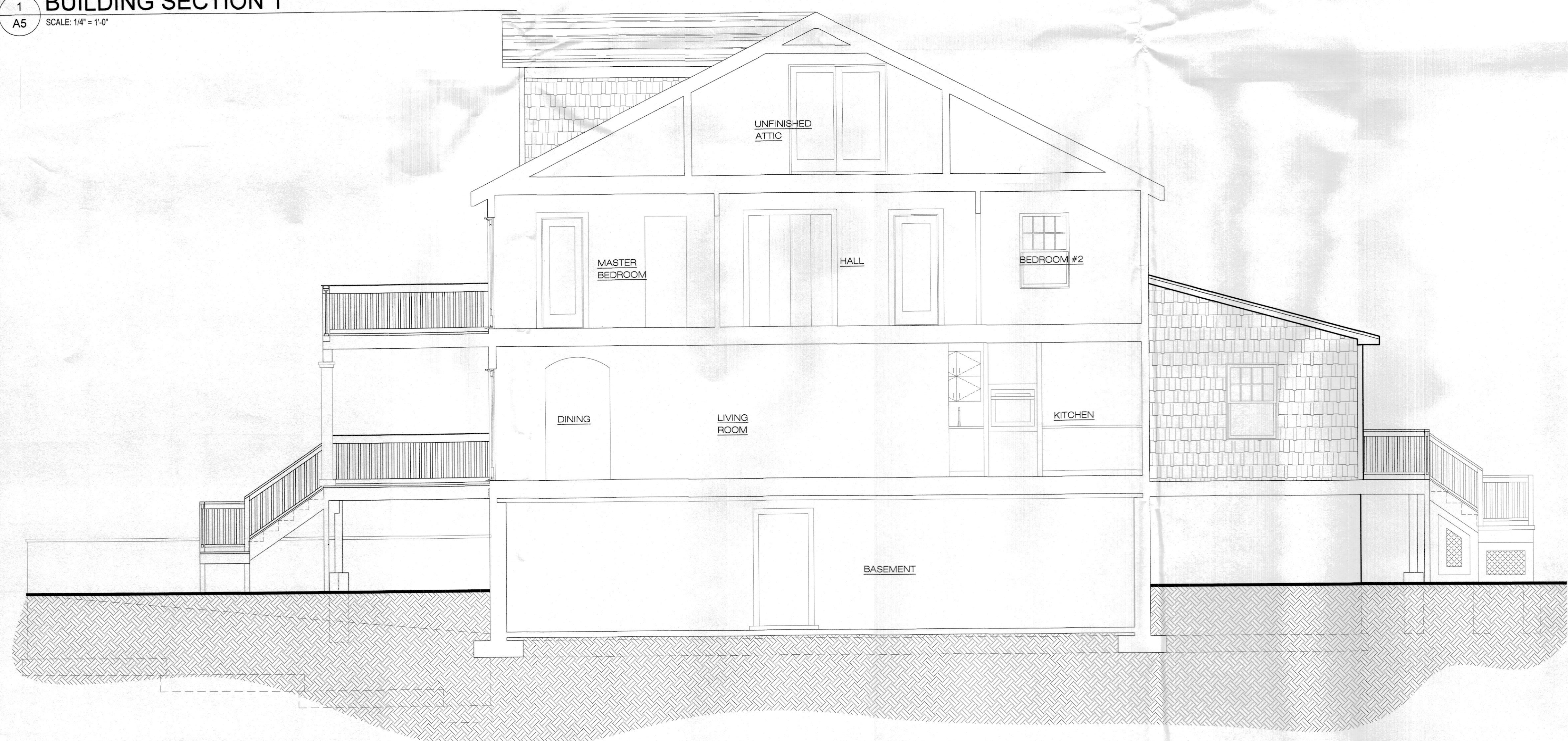
A4



1 BUILDING SECTION 1
A5 SCALE: 1/4" = 1'-0"



2 BUILDING SECTION 2
A5 SCALE: 1/4" = 1'-0"



3 BUILDING SECTION 3
A5 SCALE: 1/4" = 1'-0"

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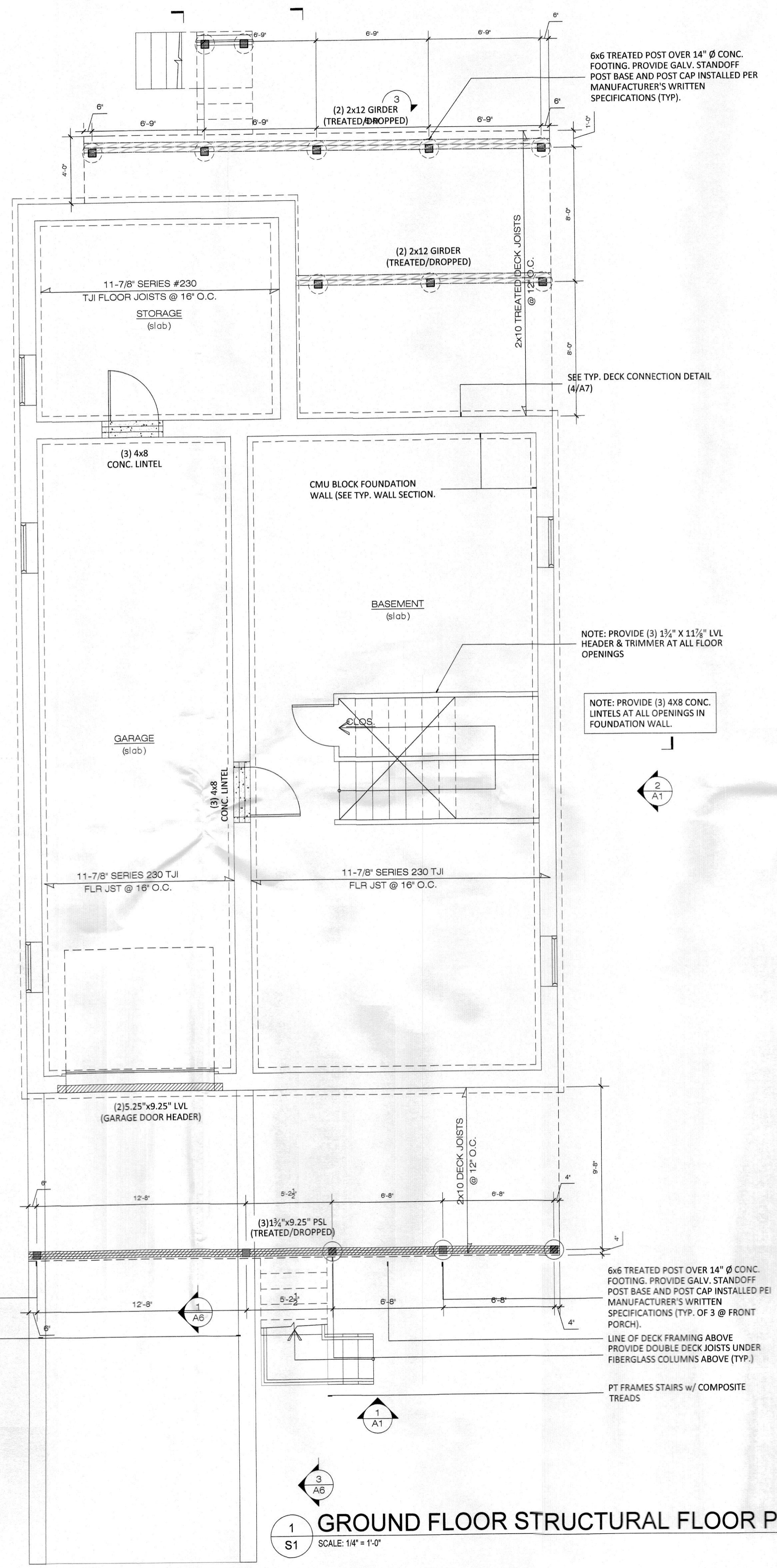


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 BUILDING SECTIONS

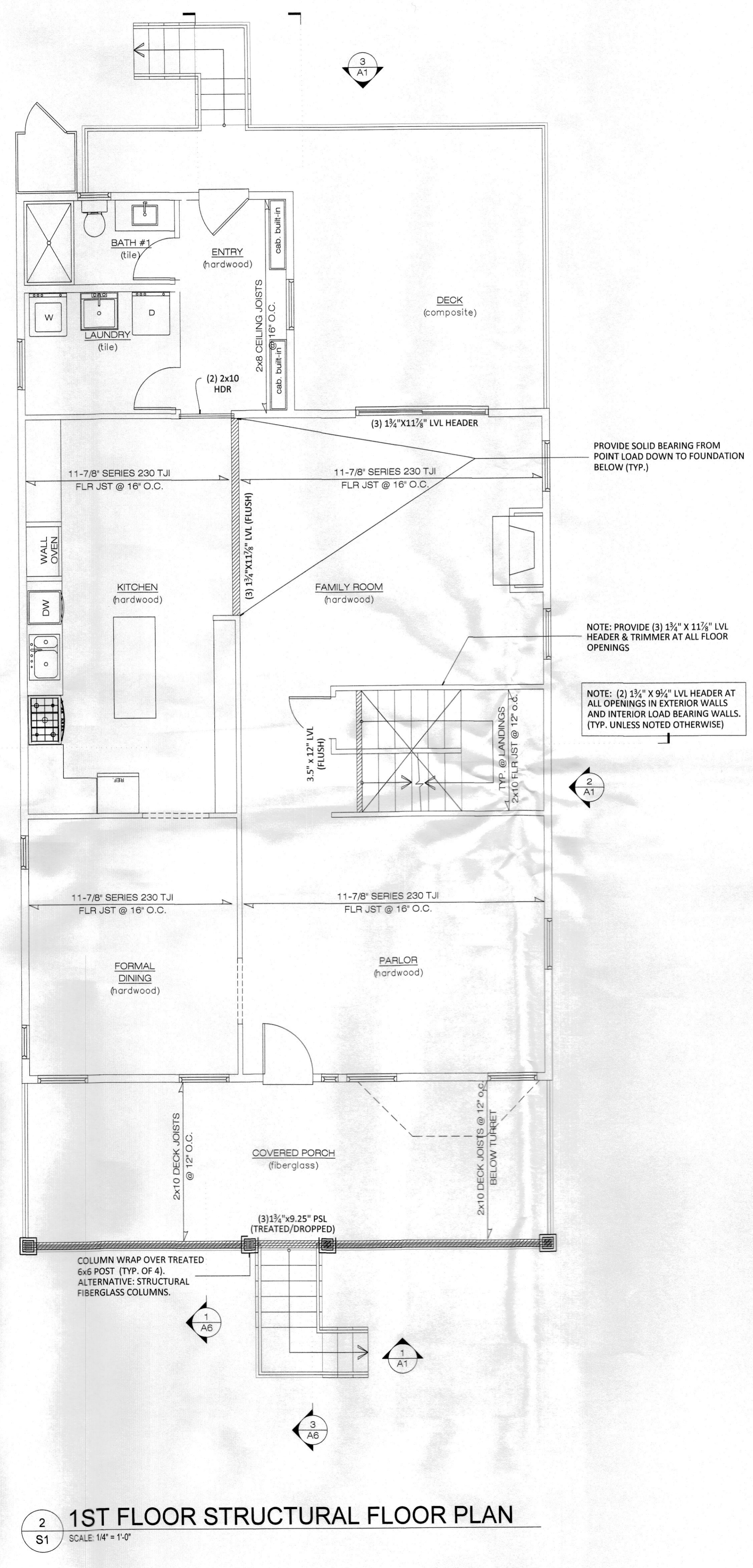
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A5



1 GROUND FLOOR STRUCTURAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 1ST FLOOR STRUCTURAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

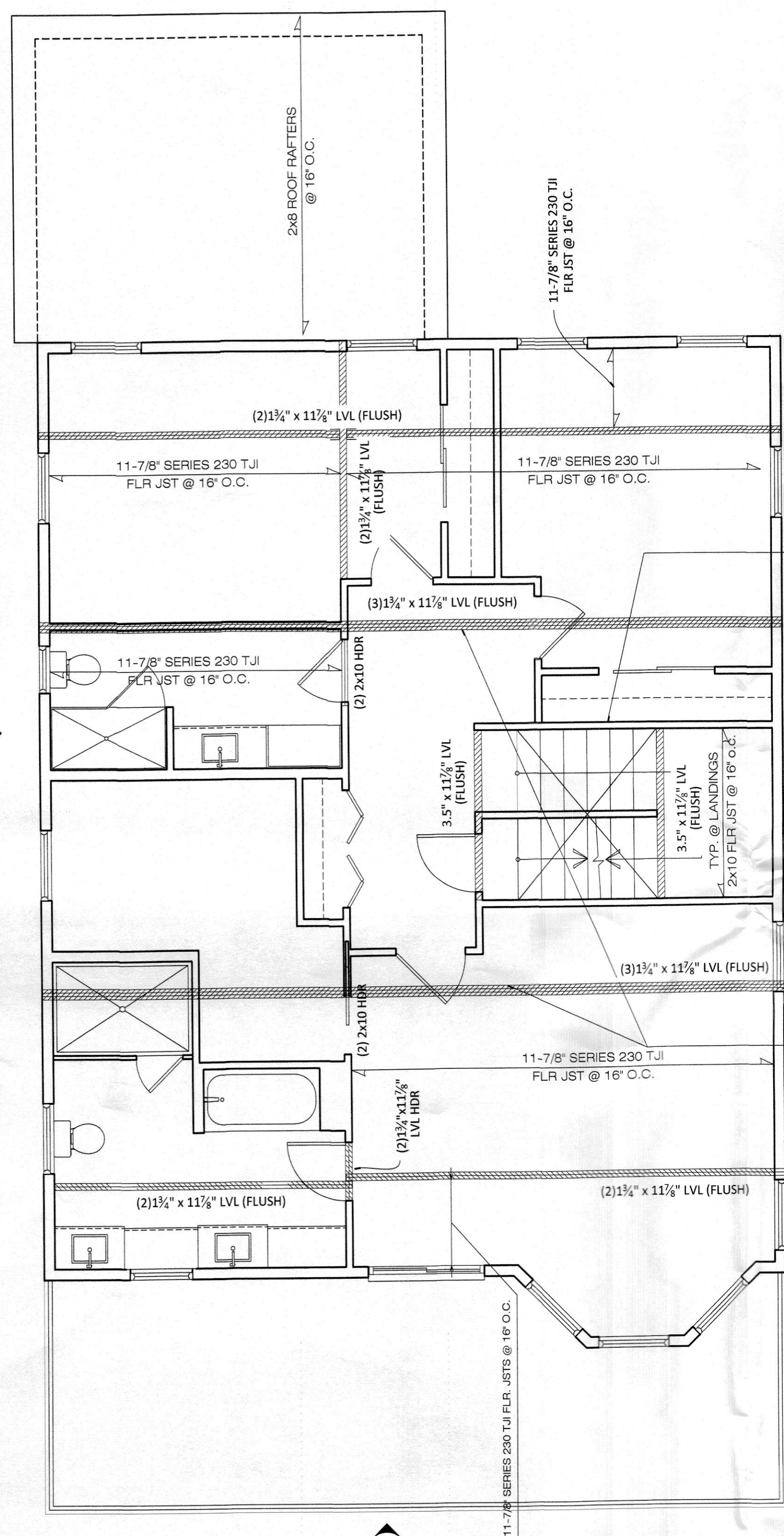
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GROUND FLOOR STRUCTURAL FLOOR PLAN
1ST FLOOR STRUCTURAL FLOOR PLAN

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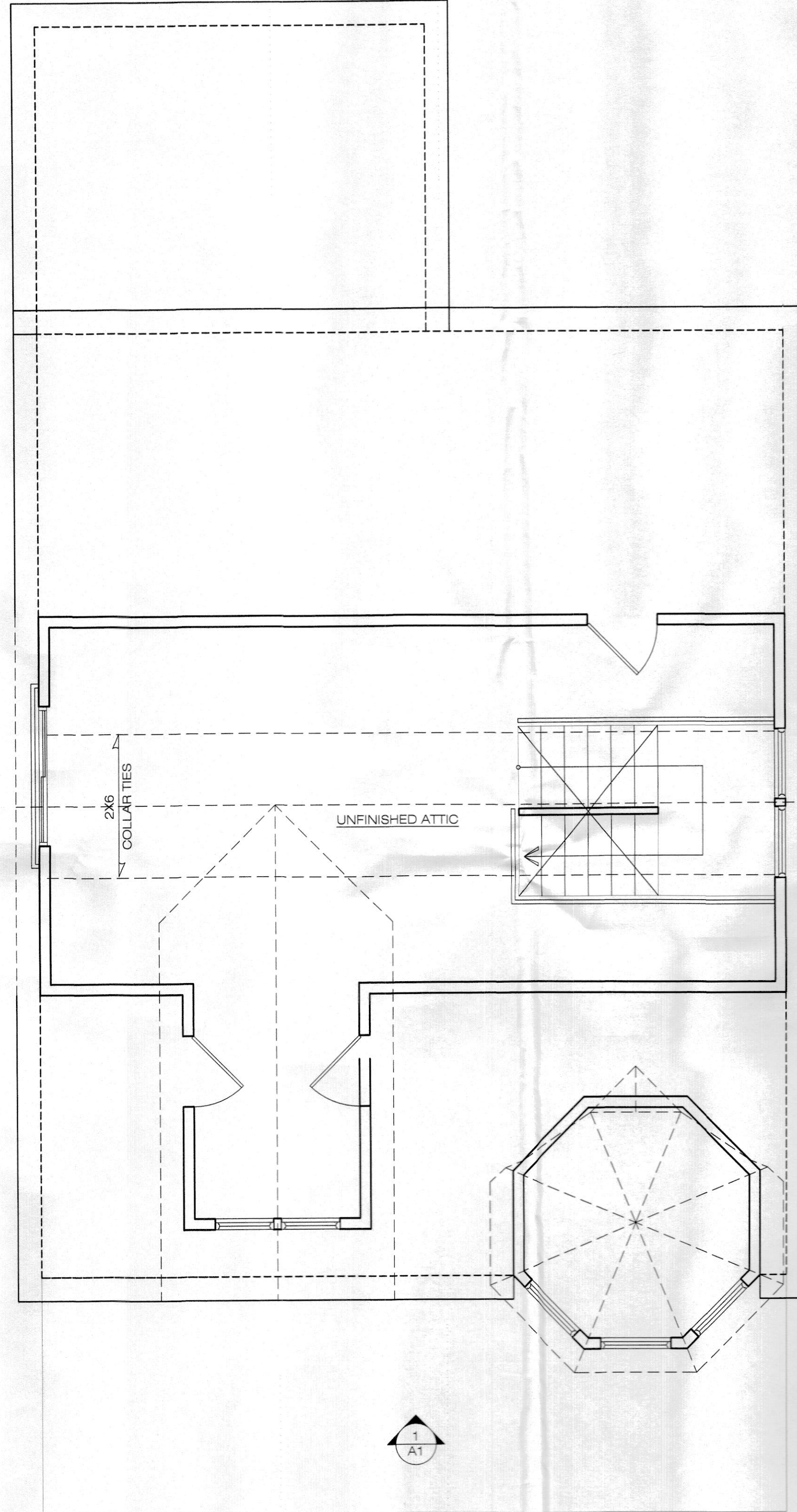
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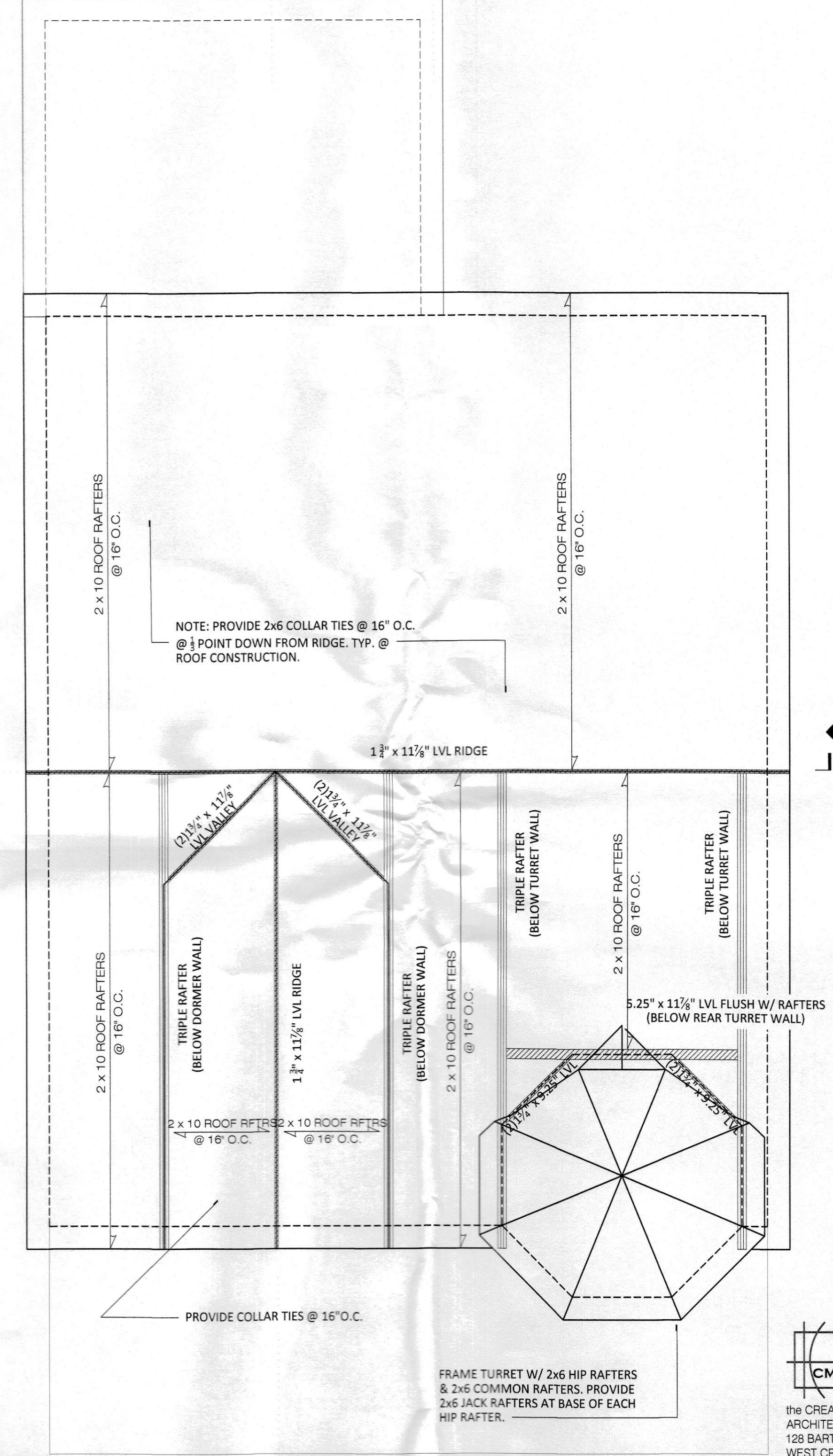
NOTE: PROVIDE (3) 1 3/4" X 1 1/2" LVL HEADER & TRIMMER AT ALL FLOOR OPENINGS

(3) 1 3/4" X 1 1/2" LVL (FLUSH) ALIGNED W/ ATTIC KNEE WALLS. FIELD VERIFY ALIGNMENT W/ ATTIC KNEE WALLS ABOVE.

1 2ND FLOOR STRUCTURAL FLOOR PLAN
S2 SCALE: 1/4" = 1'-0"



2 UNFINISHED ATTIC STRUCTURAL FLOOR PLAN
S2 SCALE: 1/4" = 1'-0"



NOTE: PROVIDE 2x6 COLLAR TIES @ 16" O.C. @ 1/4 POINT DOWN FROM RIDGE. TYP. @ ROOF CONSTRUCTION.

FRAME TURRET W/ 2x6 HIP RAFTERS & 2x6 COMMON RAFTERS. PROVIDE 2x6 JACK RAFTERS AT BASE OF EACH HIP RAFTER.

3 ROOF STRUCTURAL FLOOR PLAN
S2 SCALE: 1/4" = 1'-0"

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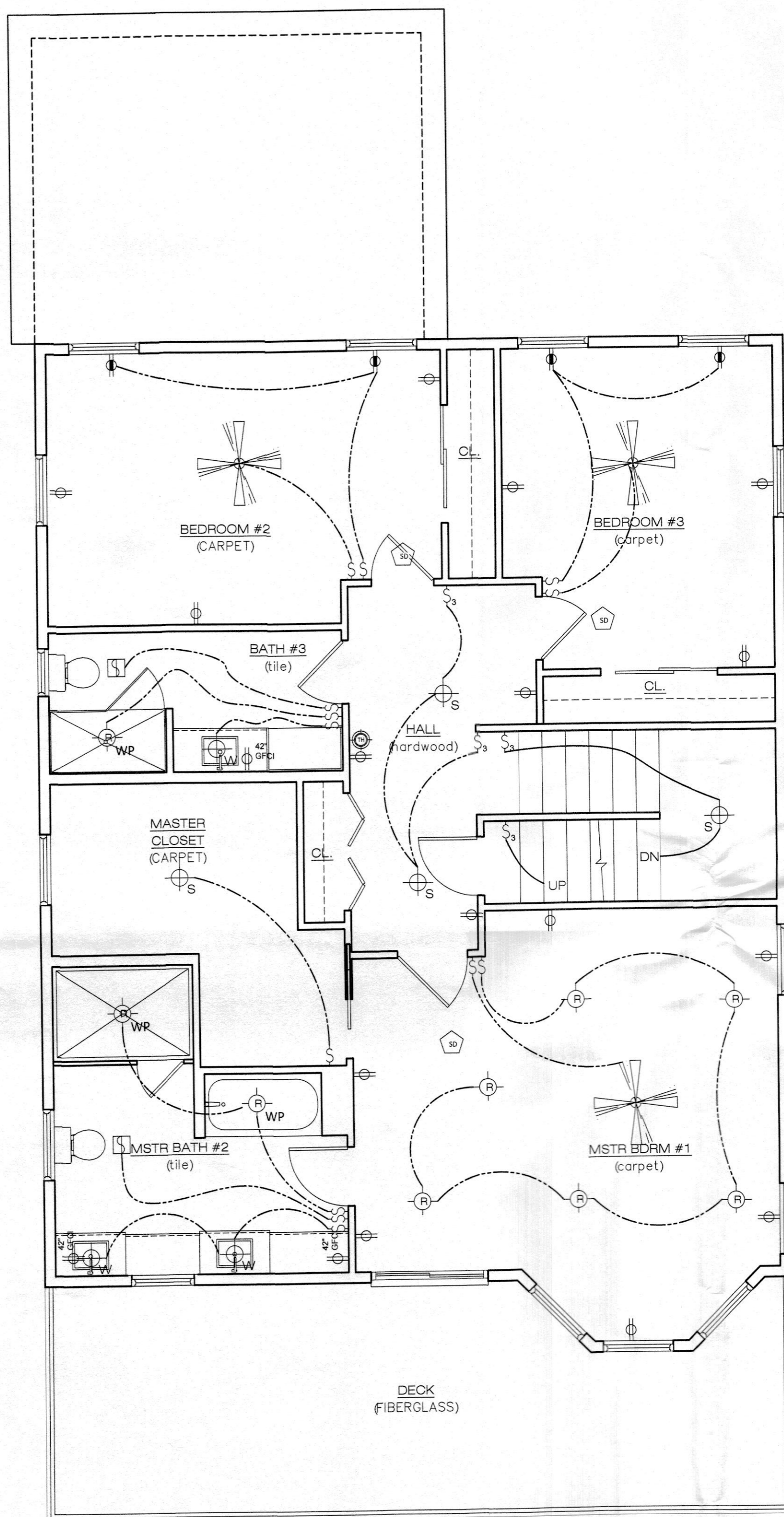
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2ND FLOOR STRUCTURAL FLOOR PLAN
 UNFINISHED ATTIC STRUCTURAL FLOOR PLAN
 ROOF STRUCTURAL FLOOR PLAN

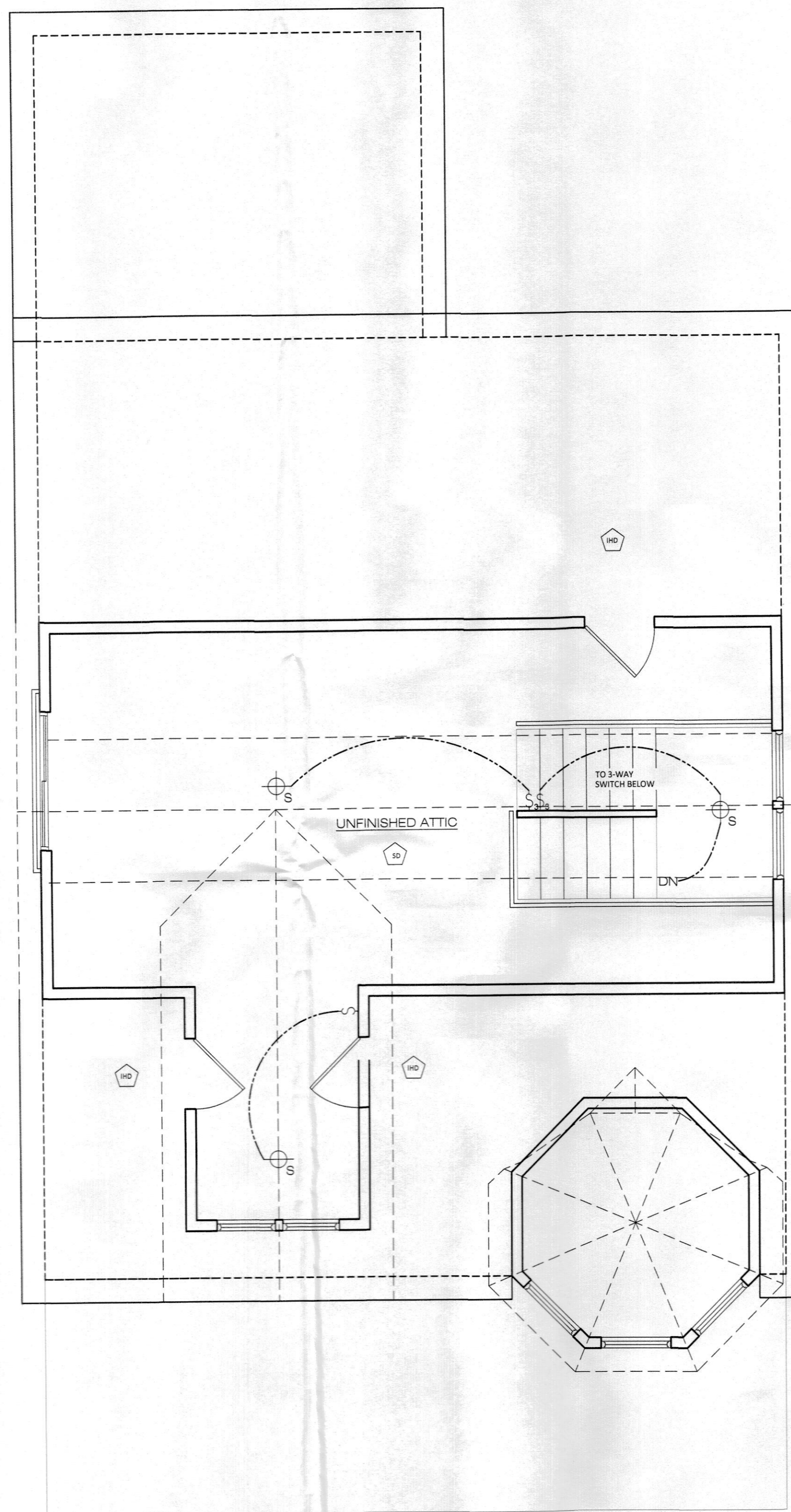
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S2



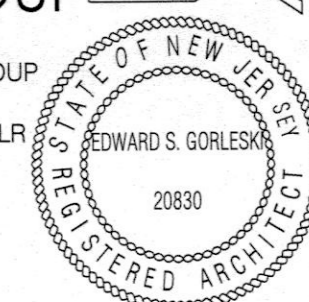
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E2 2ND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2
E2 UNFINISHED ATTIC FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS			
	ELECTRIC METER		RECESSED DOWNLIGHT
	MAIN BREAKER PANEL		RECESSED WALLWASHER
	SINGLE POLE SWITCH		SMOKE DETECTOR
	3 WAY SWITCH		SMOKE DETECTOR/CO COMBO
	4 WAY SWITCH		INTERCONNECTED HEAT DEVICE
	DIMMER SWITCH		FLOOD LIGHTS
	DUPLEX OUTLET		WALKWAY / STEP LIGHT
	TOP SWITCHED OUTLET		EXHAUST FAN
	WATERPROOF OUTLET		EXHUST FAN/LIGHT COMBO
	GROUND FAULT INTERRUPT		CEILING FAN w/ LIGHT KIT
	42" CAB HEIGHT, GROUND FAULT INTERRUPT		THERMOSTAT
	220V RECEPTACLE		JUNCTION BOX
	OVERHEAD (GARAGE DOOR) RECEPTACLE		WIRELESS NETWORK MODEM CONNECTION
	RANGE RECEPTACLE		TELEPHONE
	REFRIGERATOR RECEPTACLE		COMPUTER
	DEDICATED RECEPTACLE		MEDIA BOX w/ DUPLEX OUTLET
	FLOOR OUTLET		HARDWIRED EXIT SIGN
	CIRCUIT WIRE		EMERGENCY GENERATOR (COORDINATE SIZING REQUIREMENTS W/ ELEC. CONTRACTOR)
	CEILING MOUNTED LIGHT		
	PENDANT LIGHT FIXTURE		
	WALL MOUNTED LIGHT		

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E2