

new single family residence 301 A Park Place Ave Borough of Bradley Beach, Monmouth County, NJ 07720 block 23 lot 12

Plan review shall be in accordance with the New Jersey Uniform Construction Code including all amendments	
BUILDING (N.J.A.C. 5:23-3.21)	INTERNATIONAL RESIDENTIAL CODE - 2021 (W/ NJ EDITS)
ELECTRICAL (N.J.A.C. 5:23-3.16)	NATIONAL ELECTRICAL CODE (NFPA70) - 2020
ENERGY (N.J.A.C. 5:23-3.18)	INTERNATIONAL ENERGY CONSERVATION CODE - 2021 (LOW-RISE RESIDENTIAL)
PLUMBING (N.J.A.C. 5:23-3.15)	NATIONAL STANDARD PLUMBING CODE - 2021
MECHANICAL (N.J.A.C. 5:23-3.20)	INTERNATIONAL MECHANICAL CODE - 2021
FUEL GAS (N.J.A.C. 5:23-3.22)	INTERNATIONAL FUEL GAS CODE - 2021
FIRE	INTERNATIONAL FIRE CODE - 2018

DESIGN LOADS	
ref: 2021 IRC Table R301.5 & ASCE/SEI 7-05	
FLOORS (LIVING AREAS)	40 psf live + 12 psf dead
FLOORS (BEDROOMS)	30 psf live + 12 psf dead
BALCONIES (EXTERIOR)	100 psf live + 12 psf dead
1&2 Fam. Res. (not exceeding 100 sf)	60 psf live + 12 psf dead
DECKS	40 psf live + 6 psf dead
STAIRS	40 psf live + 6 psf dead
ROOF LOAD	20 psf live + 10 psf dead
GUARDRAILS & HANDRAILS	200 psf live load at any point along the top
ATTIC w/ STORAGE	20 psf live + 6 psf dead
ATTIC w/o STORAGE	10 psf live + 6 psf dead

BUILDING DATA (ref: 2021 IBC/IRC)	
	PROPOSED
USE GROUP (IBC Chapter 3)	R5
PRINCIPAL BUILDING USE	single family residence
SPRINKLERED	no
PROPOSED TOTAL AREA	1,859
CONSTRUCTION TYPE (IBC Chapter 6)	VA
PROPOSED HEIGHT	29.8'
PROPOSED # OF STORIES	2.5
OCCUPANT LOAD FACTOR (IBC Table 1004.5)	1/200sf

SQUARE FOOTAGE AND VOLUME CALCULATIONS			
PRIMARY DWELLING	proposed		
Basement	697		
First Floor	697		
Second Floor	782		
Attic (>5' head height)	380	48.6%	
Attic (>7' head height)	380	48.6%	
TOTAL LIVING SPACE (HOUSE) (SF)	1,859		
CONSTRUCTION VOLUME (CF)			
Primary Dwelling	22,712		

Sheet List				
Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
GENERAL				
A0.0	cover sheet			
ARCHITECTURAL				
A1	exterior elevations			
A2	basement, first floor, second floor plans			
A3	attic and roof plans			



2 schematic 3d exterior (northwest)



3 schematic 3d exterior (northeast)

the CREATIVE MINDS GROUP
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EDWARD S. GOLESKI
02083600
STATE OF NEW JERSEY
REGISTERED ARCHITECT

new single family residence
301 A Park Place Ave
Borough of Bradley Beach,
Monmouth County, NJ 07720
cover sheet

PROJECT # 22-058
DATE ISSUED: 06-15-2023
ISSUED FOR: issue for zoning

No.	Description	Date

A0.0



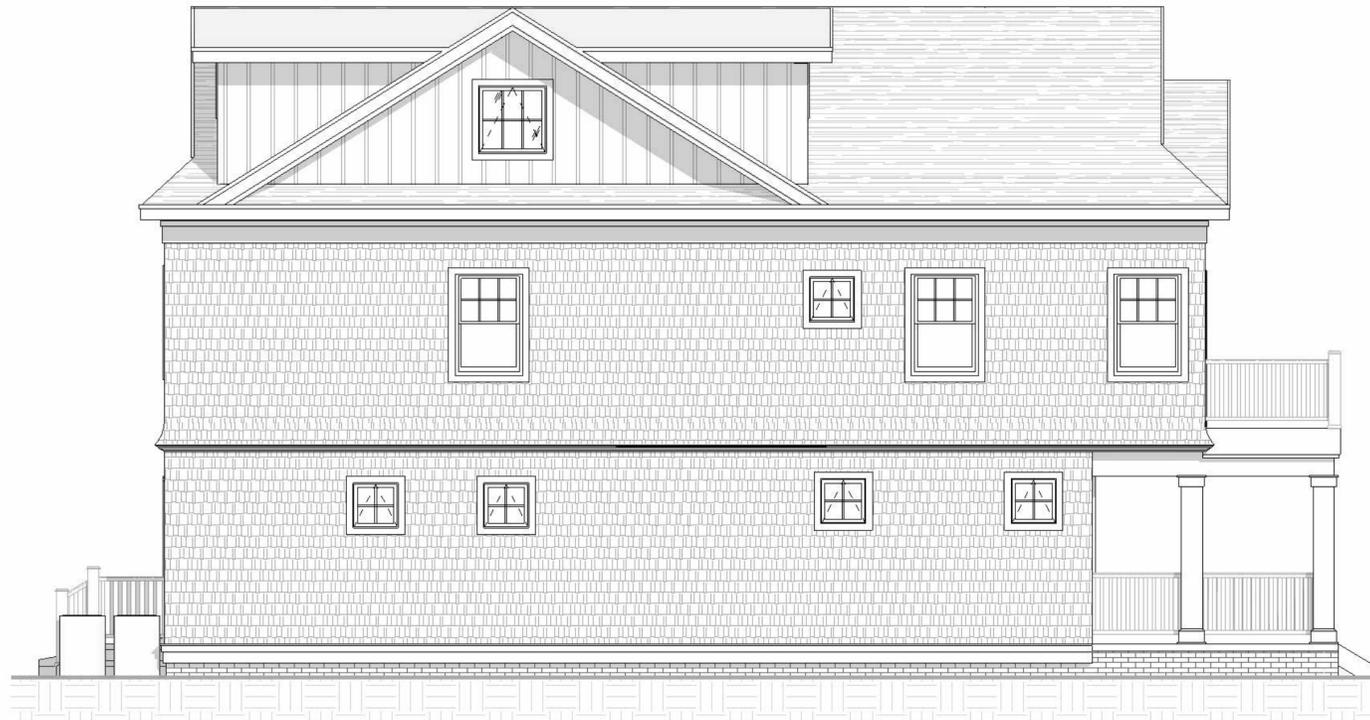
1 north elev.
3/16" = 1'-0"



2 west elevation
3/16" = 1'-0"



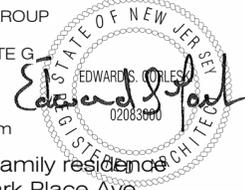
3 south elevation
3/16" = 1'-0"



4 east elevation
3/16" = 1'-0"



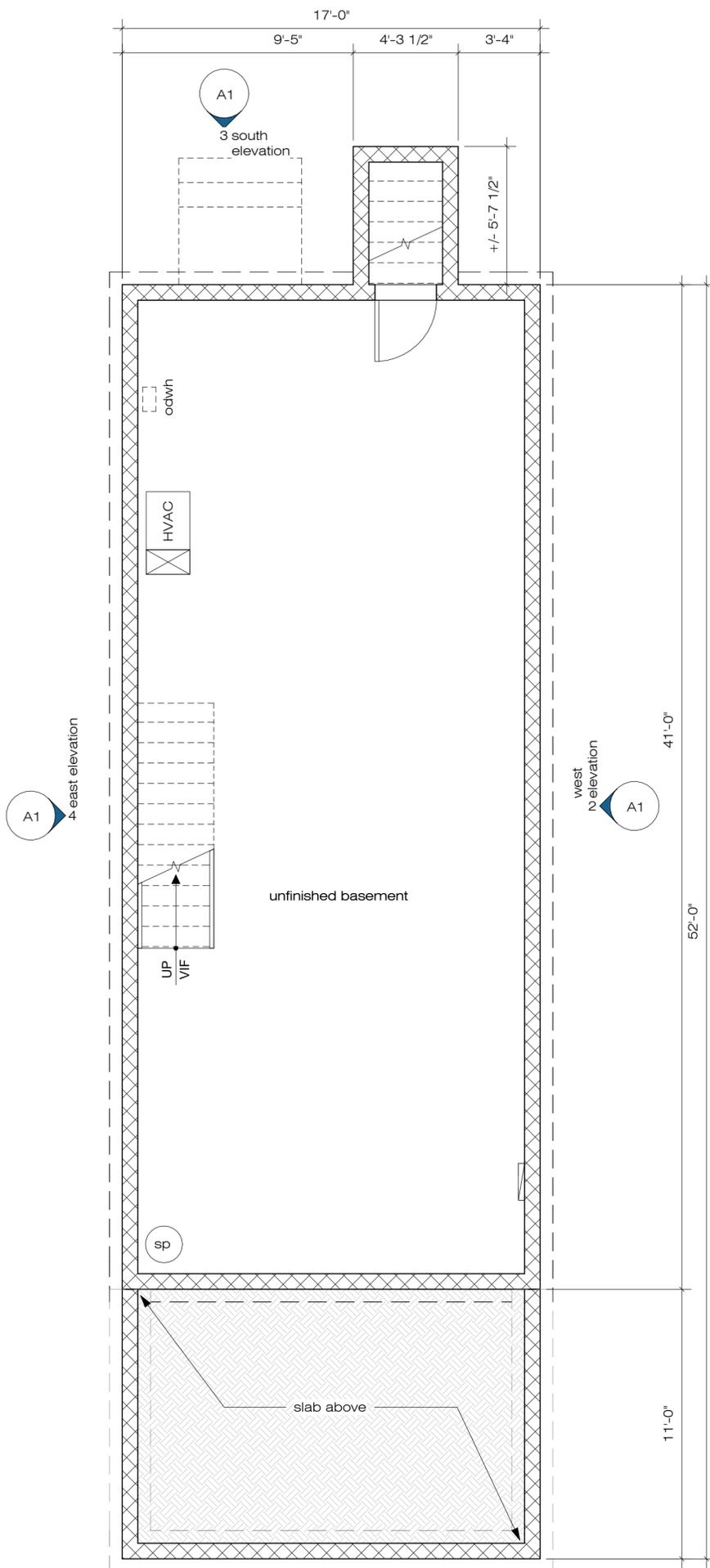
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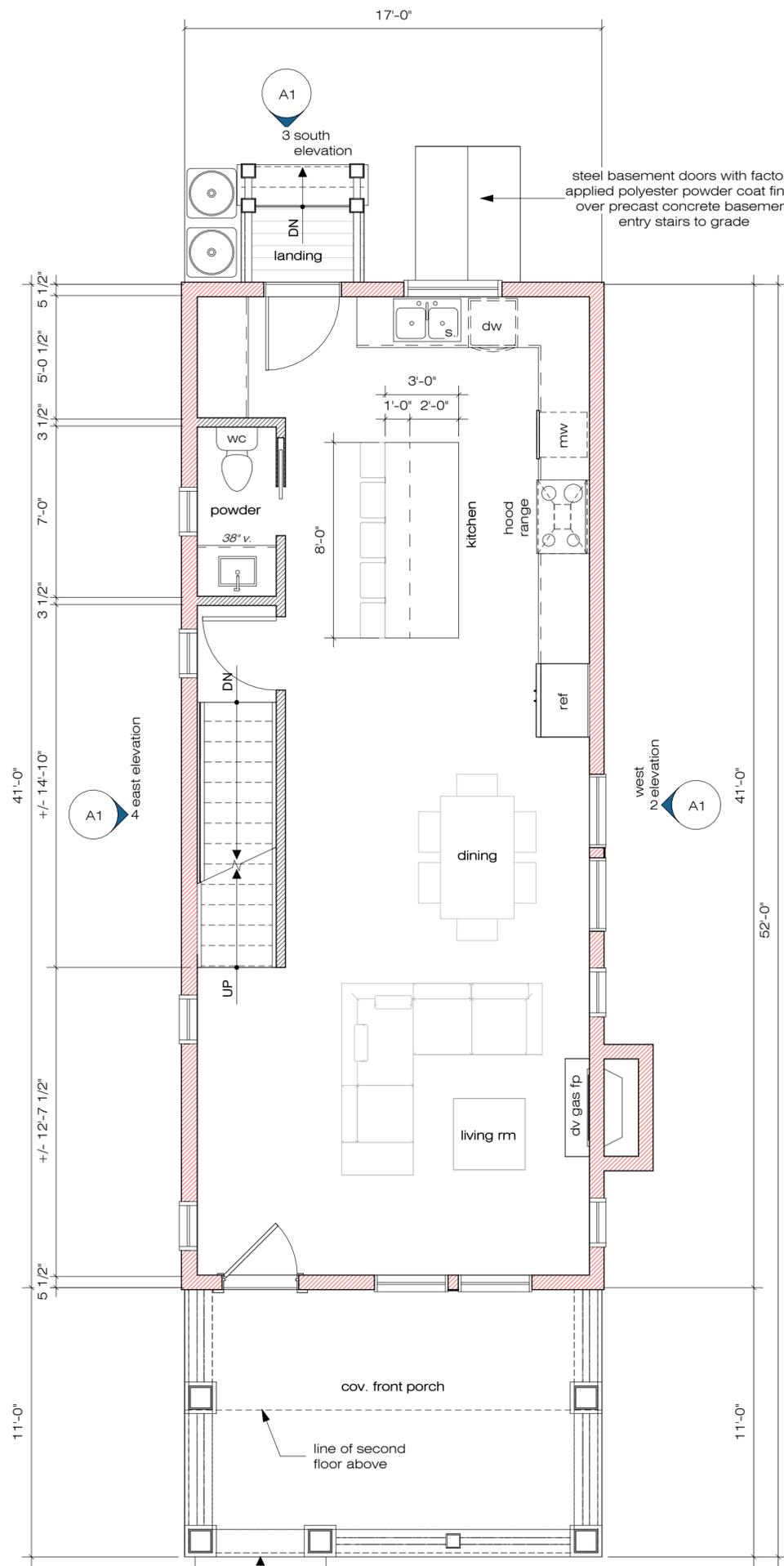
new single family residence
301 A Park Place Ave
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exterior elevations

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



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



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 basement, first floor, second floor plans

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A2

