

Z1

cover sheet

PROJECT # 23-004

DATE ISSUED: 10-11-2023

ISSUED FOR: Issue for Zoning

new single family residence
 1817 Ocean Avenue, Borough
 of Ship Bottom
 Ocean County, NJ
 block: 56 lot: 1.01

No.	Description	Date

the CREATIVE MINDS GROUP
 ARCHITECTURE, LLC
 703 Mill Creek Ave, SUITE G
 Manahawkin, NJ 08050
 office: 609.879.3005
 mobile: 856.237.9981
 info@CMGworkshop.com

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
FLOOD	ASCE24-05 FLOOD RESISTANT DESIGN AND CONSTRUCTION
REHAB (N.J.A.C. 5:23-6)	n/a
ELEVATOR (N.J.A.C. 5:23-12)	AMERICAN SOCIETY OF MECHANICAL ENGINEERS

BUILDING DATA (ref: 2021 IBC/IRC)	
	PROPOSED
USE GROUP (IBC Chapter 3)	R5
PRINCIPAL BUILDING USE	single family residence
SPRINKLERED	no
PROPOSED TOTAL AREA	2,074
CONSTRUCTION TYPE (IBC Chapter 6)	VB
PROPOSED HEIGHT	35'
PROPOSED # OF STORIES	2
OCCUPANT LOAD FACTOR (IBC Table 1004.5)	1/200 sf

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



1 schematic 3d perspective (southeast)

 2 schematic 3d perspective (southwest)



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



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

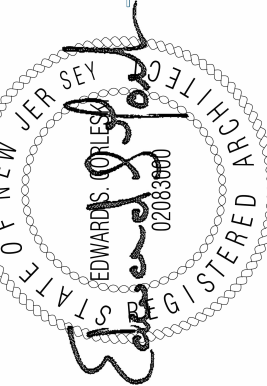


3 east elevation
3/16" = 1'-0"



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

the CREATIVE MINDS GROUP
ARCHITECTURE, LLC
703 Mill Creek Ave, SUITE G
Manahawkin, NJ 08050
office: 609.879.3005
mobile: 856.237.9981
info@CMGworkshop.com



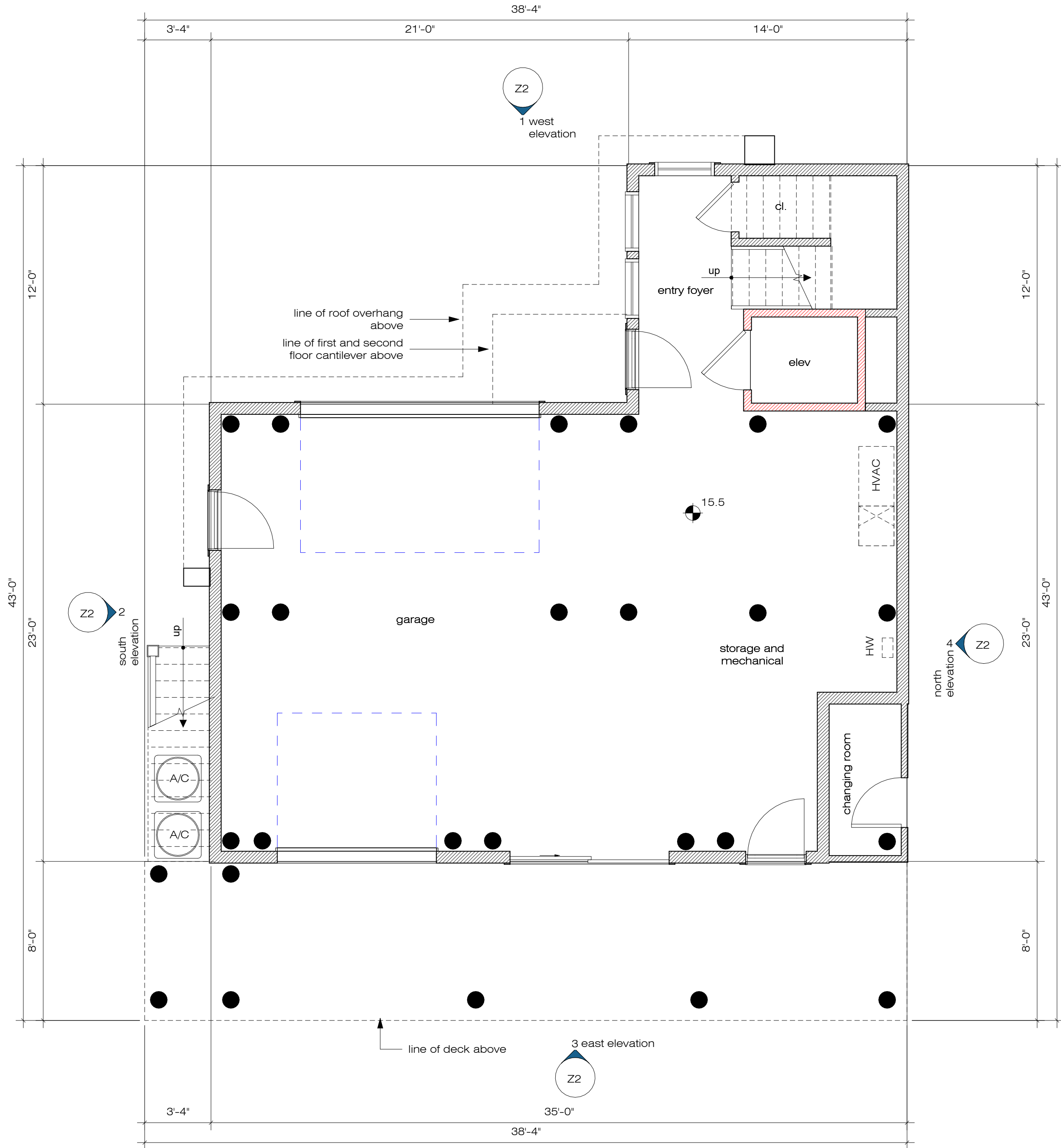
No.	Description	Date

new single family residence
1817 Ocean Avenue, Borough
of Ship Bottom
Ocean County, NJ
block: 56 lot: 1.01

exterior elevations
PROJECT # 23-004
DATE ISSUED: 10-11-2023
ISSUED FOR: Issue for Zoning

22

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



1817

004

10-11-2023

Issue for Zoning

entry level plan

PROJECT #

23-004

DATE ISSUED:

10-11-2023

ISSUED FOR:

Issue for Zoning

new single family residence

1817 Ocean Avenue, Borough

of Ship Bottom

Ocean County, NJ

block: 56 lot: 1.01

No.	Description	Date

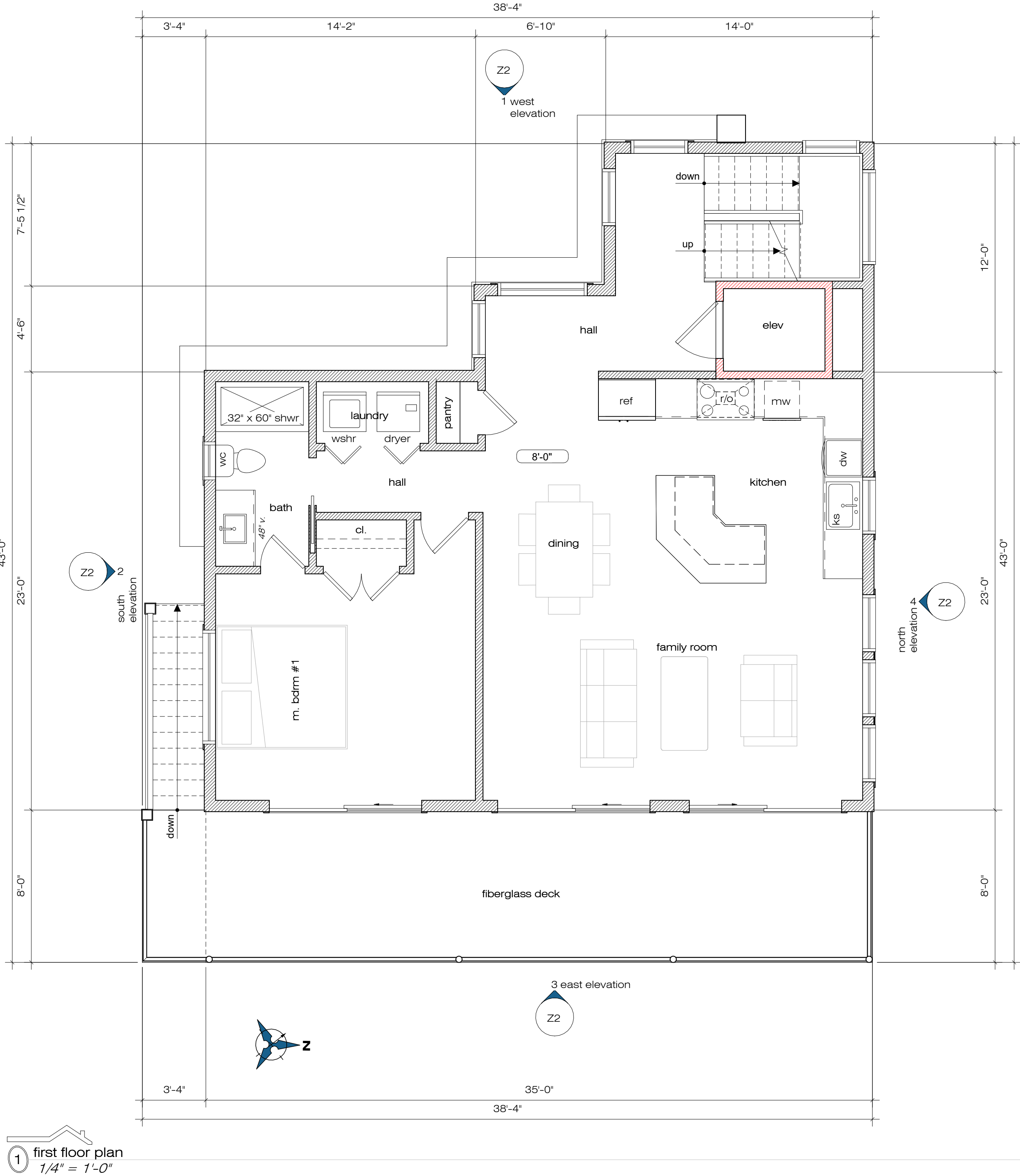
CMG

the CREATIVE MINDS GROUP
ARCHITECTURE, LLC
703 Mill Creek Ave, SUITE G
Manahawkin, NJ 08050
office: 609.879.3005
mobile: 856.237.9981
info@CMGworkshop.com

EDWARD S. GORLESKI
REGISTERED ARCHITECT
STATE OF NEW JERSEY
02083000

Edward S. Gorleski

C:\Users\Edward S. Gorleski\Dropbox\2023\23-004 - 1817 Ocean Ave Ship Bottom\06 - graphics\REVIT\1817 Ocean Ave Oceanfront - Issue for Zoning.rvt



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

1

first floor plan

1/4" = 1'-0"

PROJECT #

23-004

DATE ISSUED:

10-11-2023

ISSUED FOR:

Issue for Zoning

new single family residence

1817 Ocean Avenue, Borough

of Ship Bottom

Ocean County, NJ

block: 56 lot: 1.01

No.	Description	Date

the CREATIVE MINDS GROUP

ARCHITECTURE, LLC

703 Mill Creek Ave, SUITE G

Manahawkin, NJ 08050

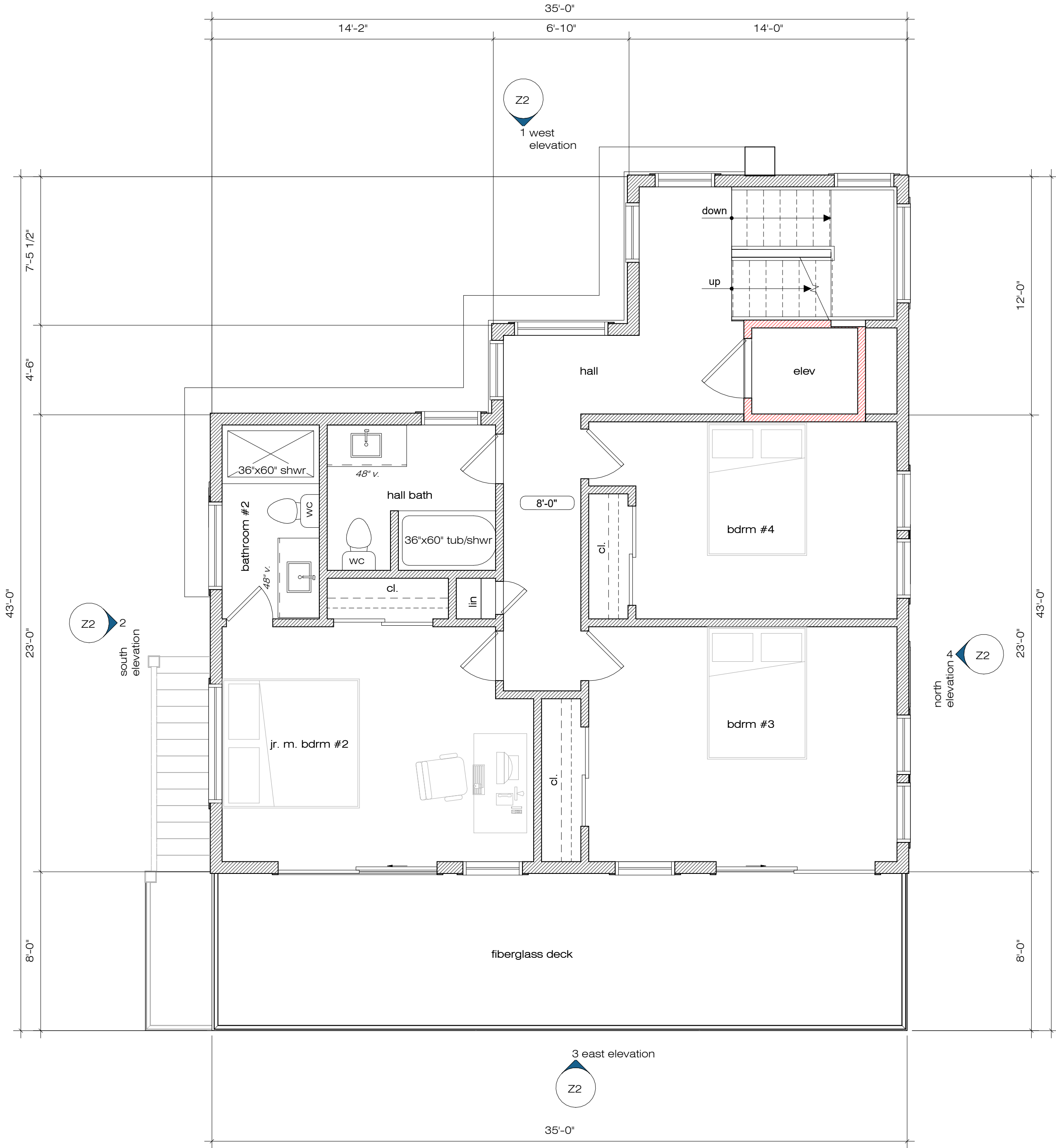
office: 609.879.3005

mobile: 856.237.9981

info@CMGworkshop.com

Z4

C:\Users\Edward S. Gorfeski\Dropbox\2023\23-004 - 1817 Ocean Ave Ship Bottom\06 - graphics\REVIT\1817 Ocean Ave Oceanfront - Issue for Zoning.rvt



Z5

second floor plan

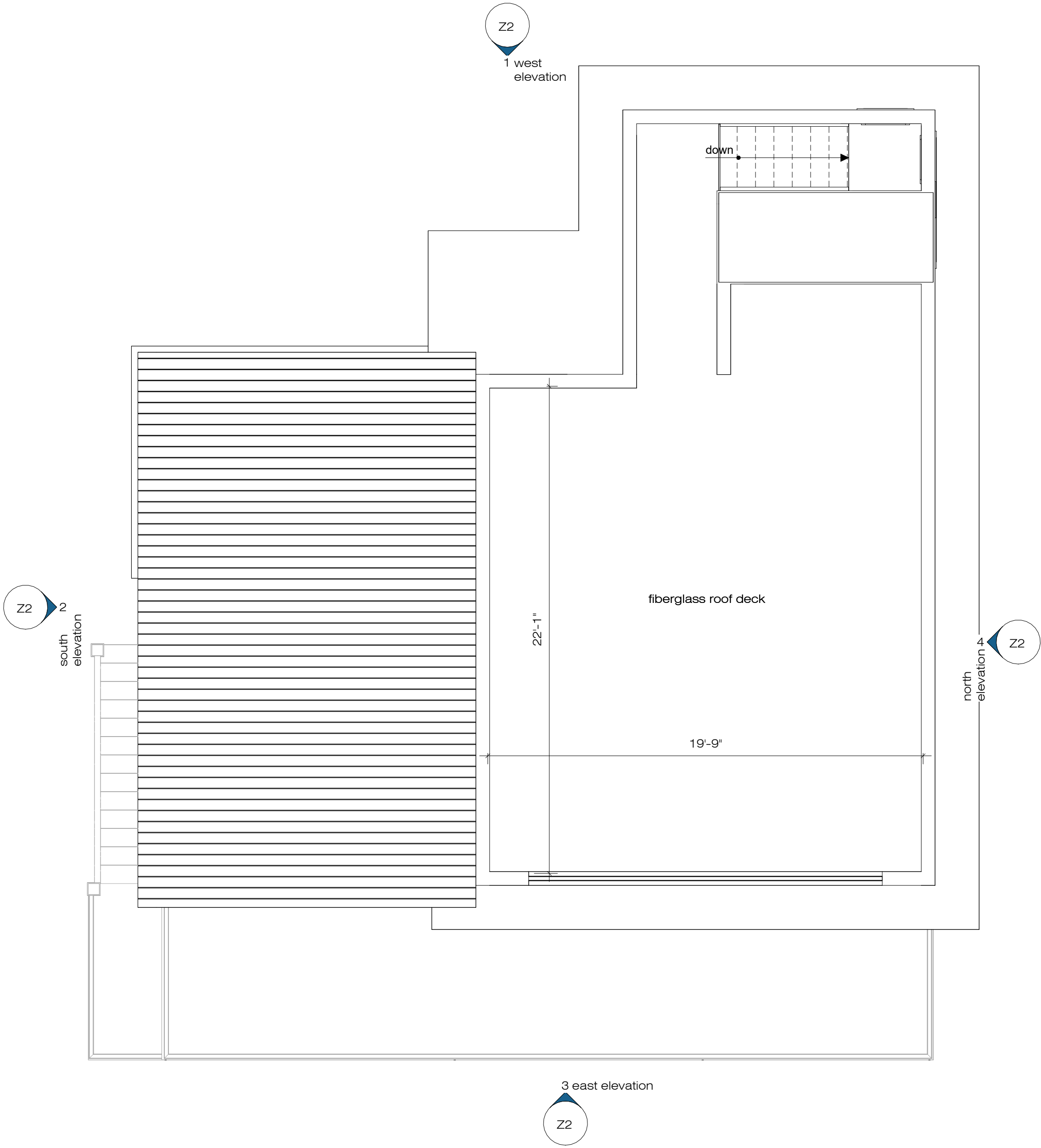
PROJECT # 23-004
DATE ISSUED: 10-11-2023
ISSUED FOR: Issue for Zoning

new single family residence
1817 Ocean Avenue, Borough
of Ship Bottom
Ocean County, NJ
block: 56 lot: 1.01

No.	Description	Date

the CREATIVE MINDS GROUP
ARCHITECTURE, LLC
703 Mill Creek Ave, SUITE G
Manahawkin, NJ 08050
office: 609.879.3005
mobile: 856.237.9981
info@CMGworkshop.com

C:\Users\Edward S. Gorfeski\Dropbox\2023\23-004 - 1817 Ocean Ave Ship Bottom\06 - graphics\REVIT\1817 Ocean Ave Oceanfront - Issue for Zoning.rvt



Z6

roof plan

PROJECT # 23-004
DATE ISSUED: 10-11-2023
ISSUED FOR: Issue for Zoning

new single family residence
1817 Ocean Avenue, Borough
of Ship Bottom
Ocean County, NJ
block: 56 lot: 1.01

No.	Description	Date

the CREATIVE MINDS GROUP
ARCHITECTURE, LLC
703 Mill Creek Ave, SUITE G
Manahawkin, NJ 08050
office: 609.879.3005
mobile: 856.237.9981
info@CMGworkshop.com

CMG

EDWARD S. GORLESKI
EDWARDS GORLESKI
02083000
REGISTERED ARCHITECT
STATE OF NEW JERSEY

C:\Users\Edward S. Gorleski\Dropbox\2023\23-004 - 1817 Ocean Ave Ship Bottom\06 - 1817 Ocean Ave Oceanfront - Issue for Zoning.rvt