New Residence for:

George Li

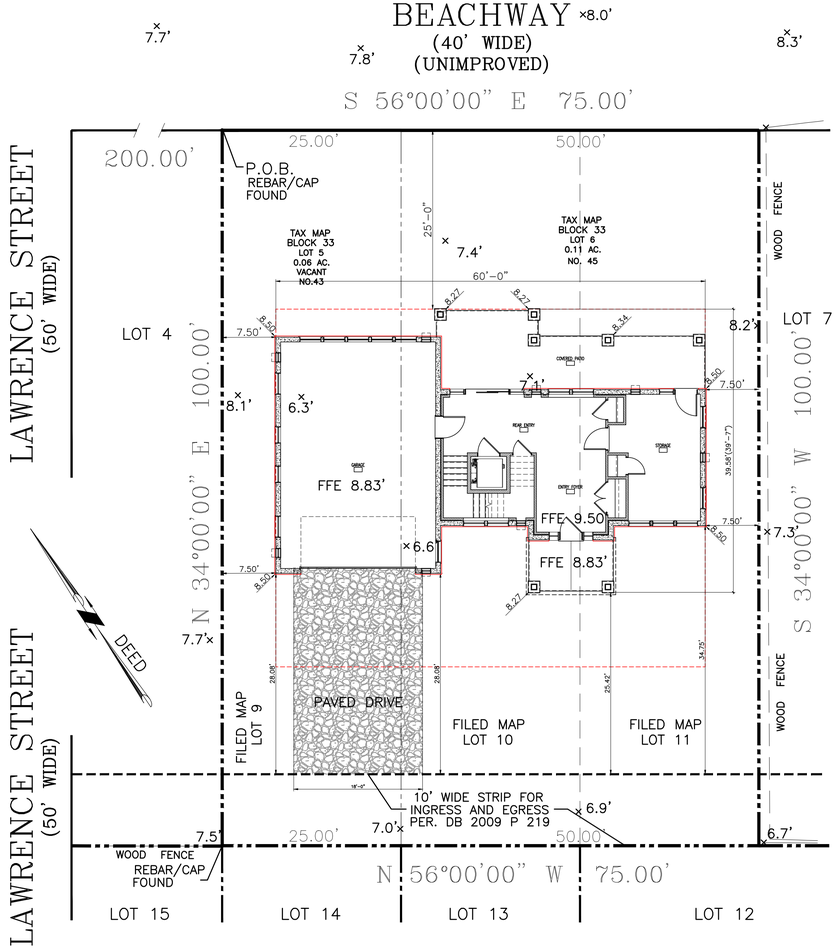
45 Ocean Blvd
Keansburg, New Jersey











SITE PLAN
1" = 10'-0"

BUILDING INFORMATION

USE GROUP 'R' - RESIDENTIAL
CONSTRUCTION CLASS - 5B - COMBUSTIBLE
WOOD FRAME EXTERIOR WALLS
WOOD FRAME FLOORS
WOOD FRAME ROOF
100% FIRE SUPPRESSION

REFERENCED BUILDING SUBCODES:
INTERNATIONAL RESIDENTIAL CODE 2021 - N.J. EDITION
NATIONAL STANDARD PLUMBING CODE 2021 - N.J. EDITION
INTERNATIONAL FUEL GAS CODE 2021
NATIONAL ELECTRIC CODE 2020
INTERNATIONAL ENERGY CONSERVATION CODE 2021

AREA (SQUARE FEET)

	FLOOR AREA	DECK AREA
GROUND FLOOR	1493.56	
FIRST FLOOR	1482.67	331.20
SECOND FLOOR	1482.67	331.10
ROOF DECK		231.17
VOLUME	53,395 CF	

LIST OF DRAWINGS

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A-1.10 ENERGY CALCULATIONS
FOUNDATION INSULATION PLAN
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SANITARY RISER DIAGRAM
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SD1.0 FOUNDATION DETAILS
SD2.0 FRAMING DETAILS
SD2.1 FRAMING DETAILS
SD2.2 FRAMING DETAILS
SD3.0 FRAMING DETAILS

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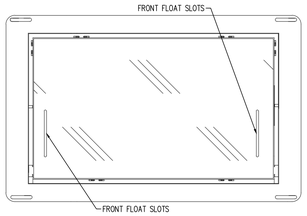
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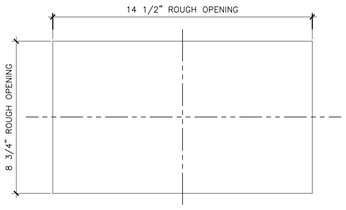
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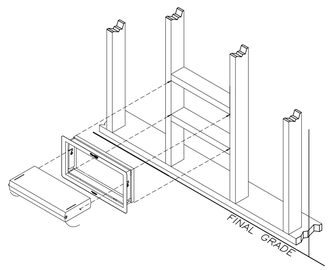
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drawing no. A-1.00





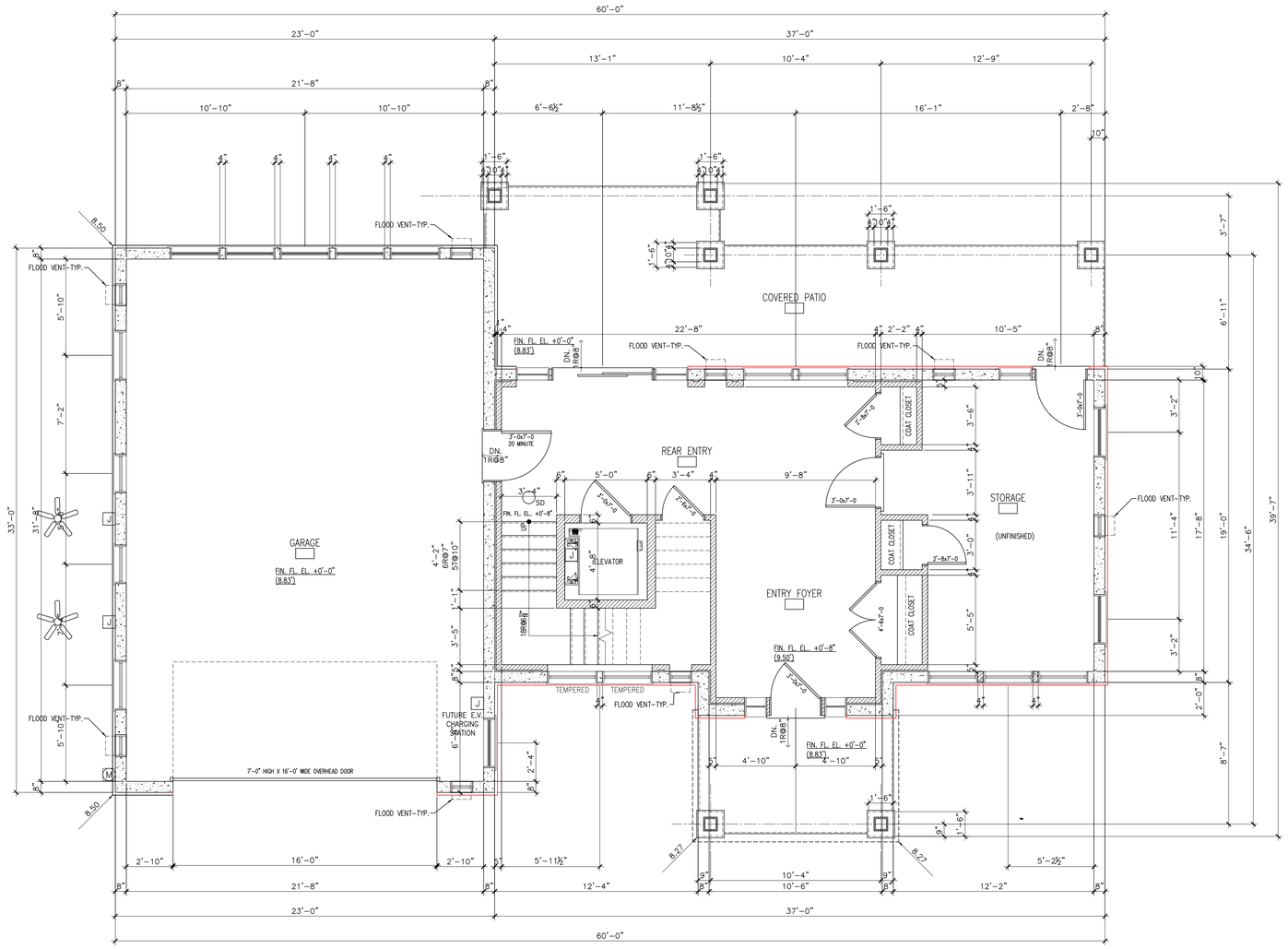
"Smart Vent" MODEL #1540-570
ROUGH OPENING DIAGRAM DESIGNED TO
FIT BETWEEN 2 BY WOOD STUDS



A TYPICAL FLOOD VENT DETAIL
3" = 1'-0"

FLOOD VENT CALCULATIONS

AREA	UNIT	
ENCLOSED UNDER FLOOR SPACE		
GARAGE	686 S.F.	
FRONT & REAR ENTRY	431 S.F.	
STORAGE	199 S.F.	
REQUIRED FLOOD OPENING	1 S.I. PER 1 S.F.	
FLOOD COVERAGE AREA OF VENT	200 S.I. / 200 S.F.	
FLOOD VENTS REQUIRED	686 / 200 = 3.43	(4)
	431 / 200 = 2.15	(3)
	199 / 200 = 0.99	(1)
TOTAL REQUIRED		(7)
FLOOD VENTS PROPOSED		(8)



GROUND FLOOR PLAN
1/4" = 1'-0"

LEGEND - GENERAL CONSTRUCTION

	PARTITION OR ITEM TO BE REMOVED
	EXISTING PARTITION.
	NEW PARTITION.
	NEW 1 HOUR RATED INTERIOR PARTITION.
	NEW LOW PARTITION WALL
1	WALL PARTITION TYPE TAG
	EXISTING DOOR TO REMAIN
	DOOR and FRAME TO BE REMOVED
	NEW DOOR and FRAME

GARAGE RATINGS:

– PROVIDE ONE LAYER OF ⅝" TYPE-X GWB AT GARAGE SIDE OF WALL BETWEEN HOUSE AND GARAGE. EXTEND TO CEILING.

– PROVIDE TWO LAYERS ⅝" TYPE-X GWB AT UNDERSIDE OF FLOOR SYSTEM. BASE LAYER SHALL BE APPLIED AT RIGHT ANGLES TO THE JOISTS WITH 1¼" MINIMUM DRYWALL SCREWS OR NAILS @ 24" O.C. FACE LAYER SHALL BE APPLIED AT RIGHT ANGLES TO THE JOISTS WITH 1⅞" MINIMUM DRYWALL SCREWS OR NAILS @ 12" O.C. THE FACE LAYER JOINTS SHALL BE OFFSET FROM THE BASE LAYER JOINTS BY ONE JOIST BAY.

– PROVIDE ONE LAYER OF ⅝" TYPE-X GWB TO INSIDE FACE OF SIDE BEARING WALLS WHICH SUPPORT FLOOR ABOVE.

– ALL BEAMS/GIRDERS SUPPORTING FLOOR SYSTEMS WHICH ARE LESS THAN 3-2x10 MEMBERS, OR IS MADE OF ENGINEERED LUMBER OR STEEL, IT IS TO BE WRAPPED WITH 2 LAYERS OF ½" TYPE-X GYPSUM WALLBOARD.

– ALL FASTENING TO BE 1¼" DRYWALL SCREWS OR NAILS @ 12" O.C. UNLESS OTHERWISE NOTED.

– TAPE AND SPACKLE FACE LAYER AT EACH SURFACE

ABOVE DETAILS PER NJAC – FTO-13

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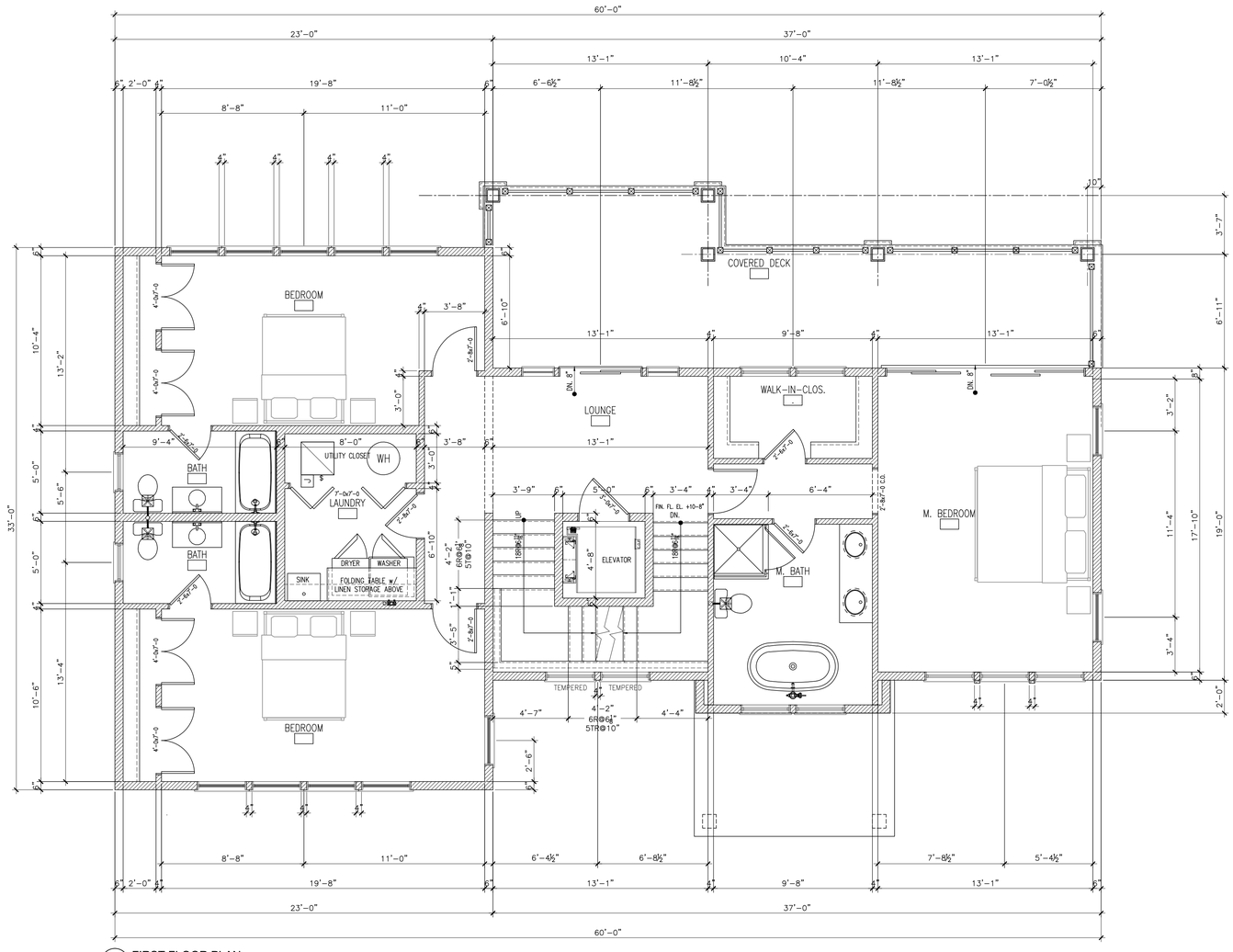
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project no.
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date:
July 24, 2026

drawing title
GROUND FLOOR PLAN

drawing no.
A-2.00



FIRST FLOOR PLAN
1/4" = 1'-0"

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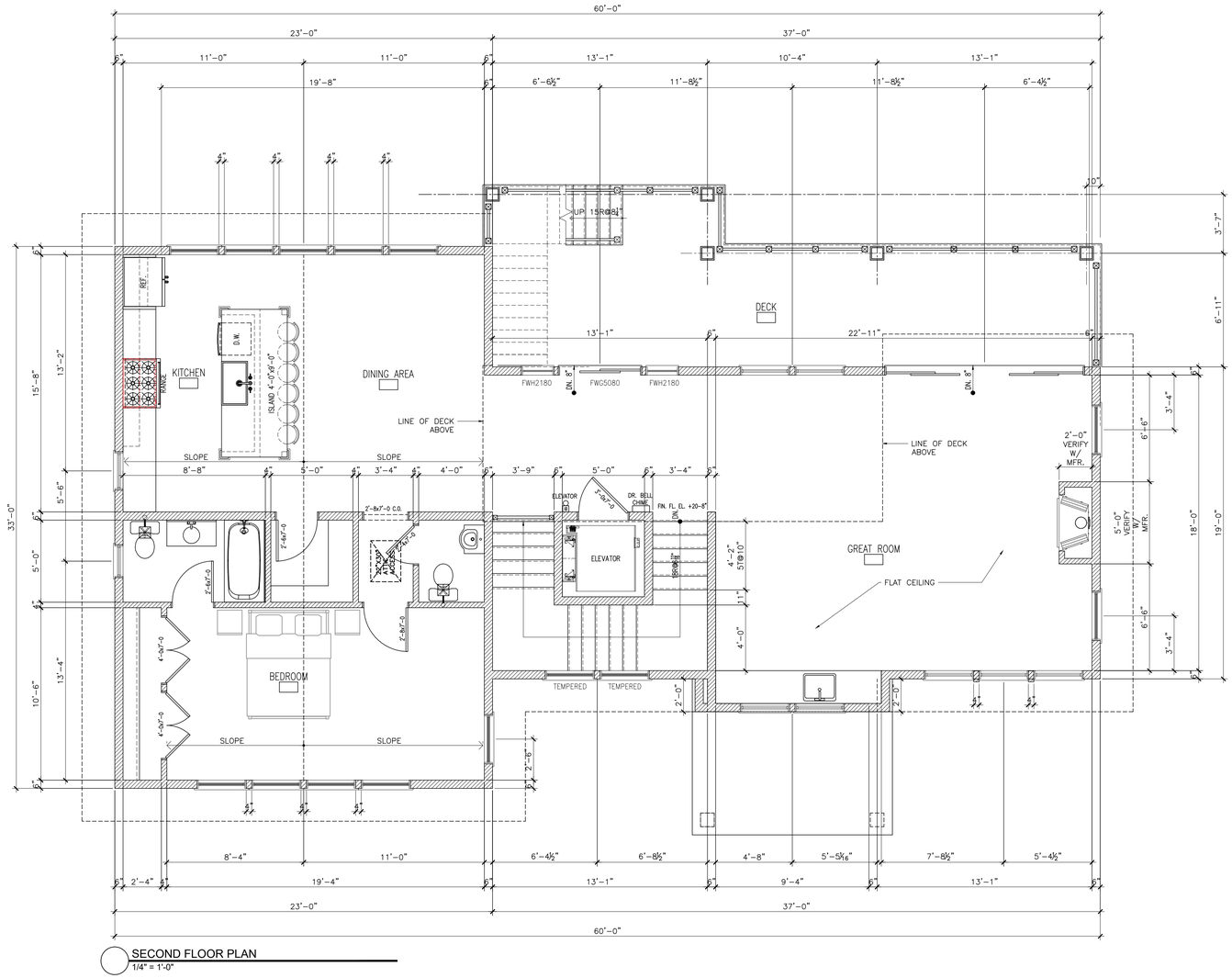
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date:
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drawing title
FIRST FLOOR PLAN

drawing no.
A-2.10



SECOND FLOOR PLAN
1/4" = 1'-0"

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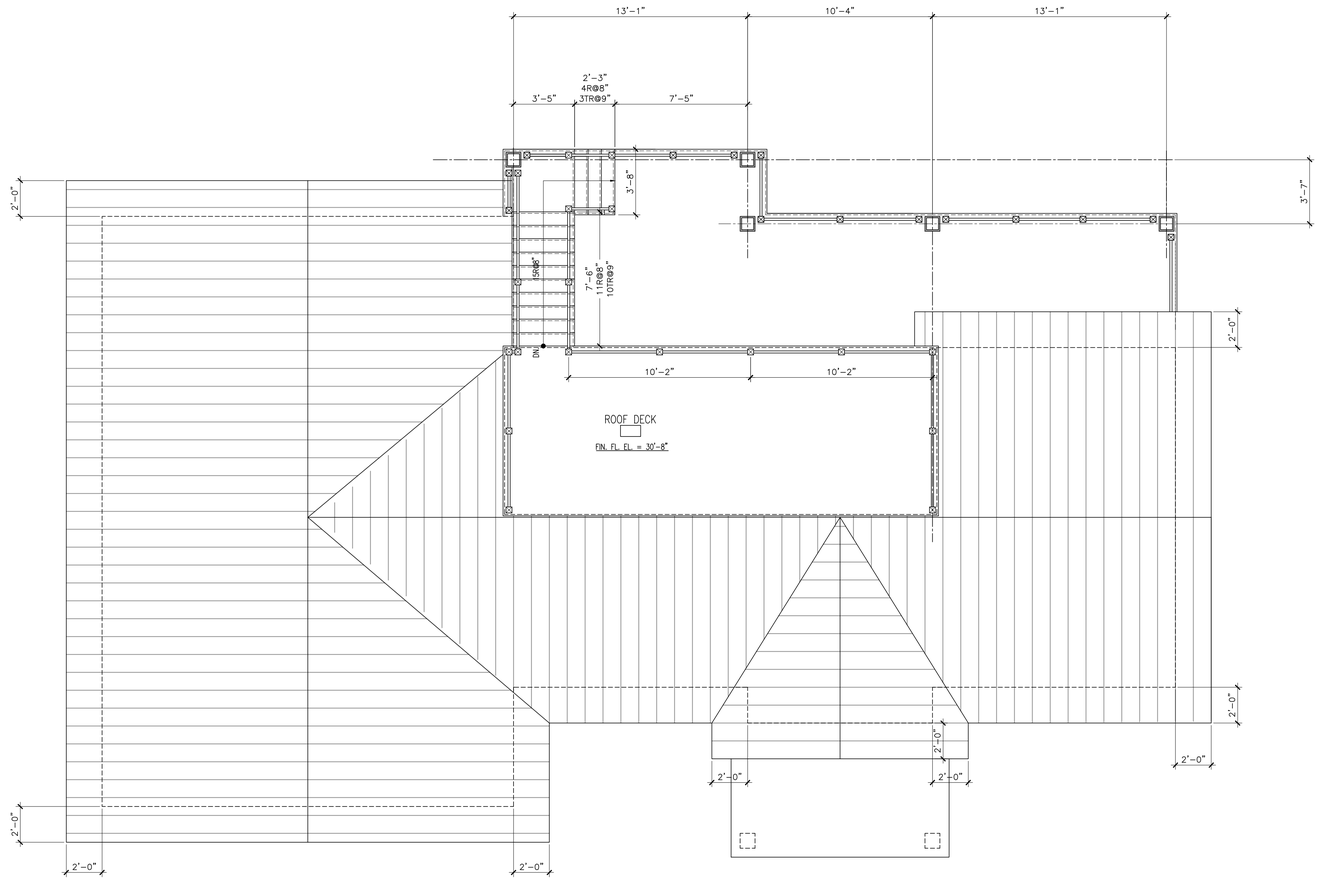
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project no. 2569

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drawing title: SECOND FLOOR PLAN

drawing no. A-2.20



ROOF PLAN
1/4" = 1'-0"

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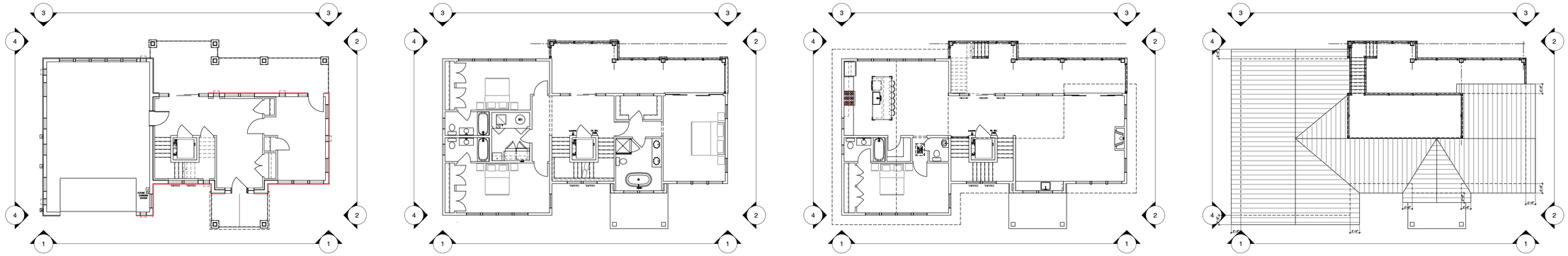
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1 FRONT ELEVATION
1/4" = 1'-0"



REF. REFERENCE PLAN - ELEVATIONS
3/32" = 1'-0"

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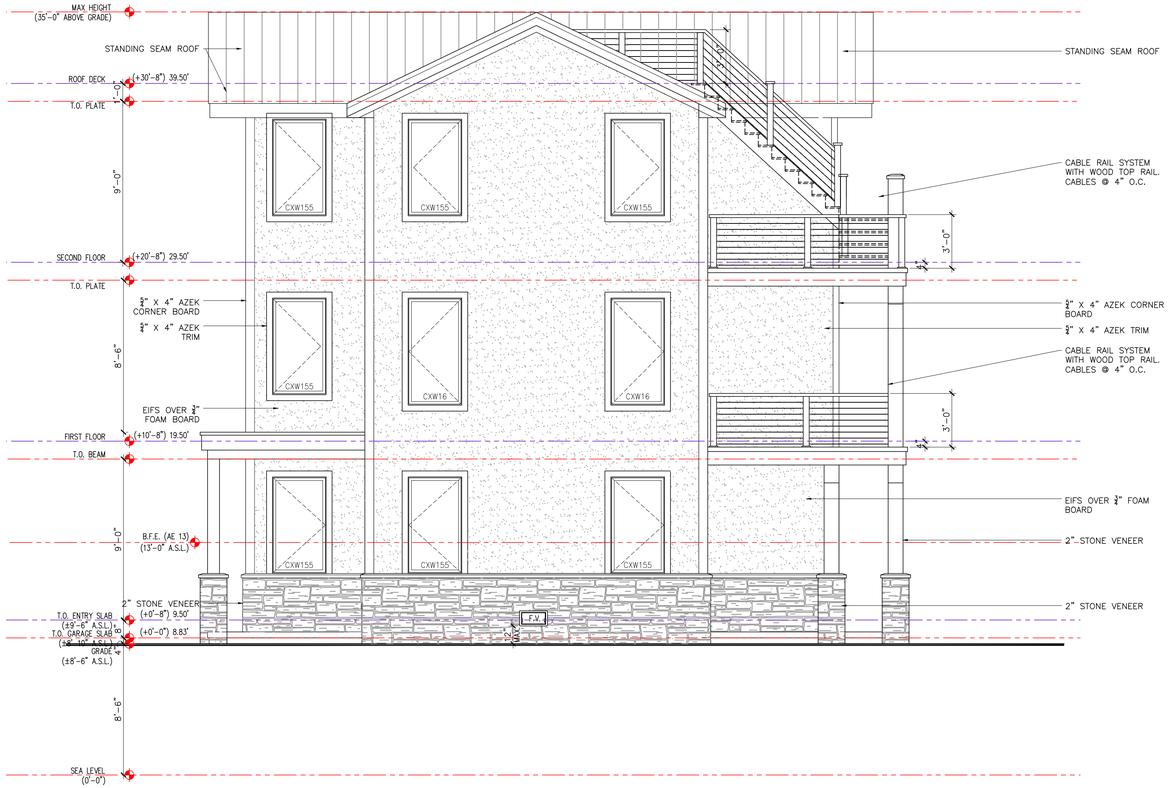
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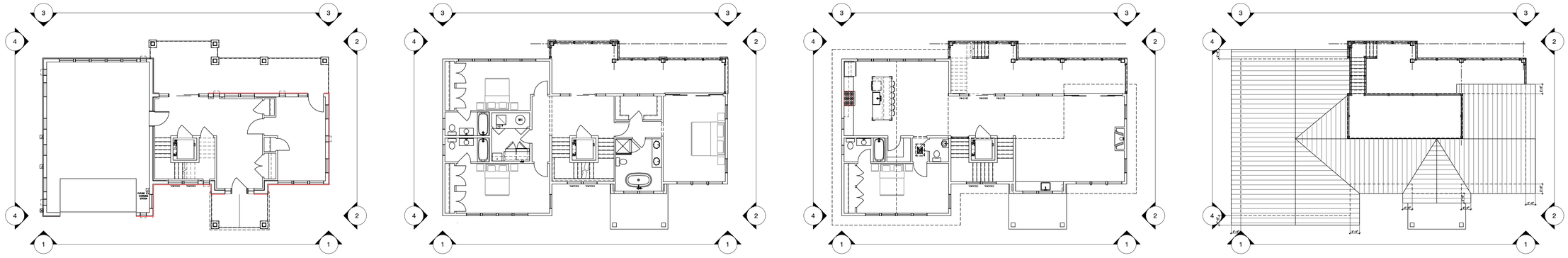
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FLOOR PLANS

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A-3.00



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



REF. REFERENCE PLAN - ELEVATIONS
3/32" = 1'-0"

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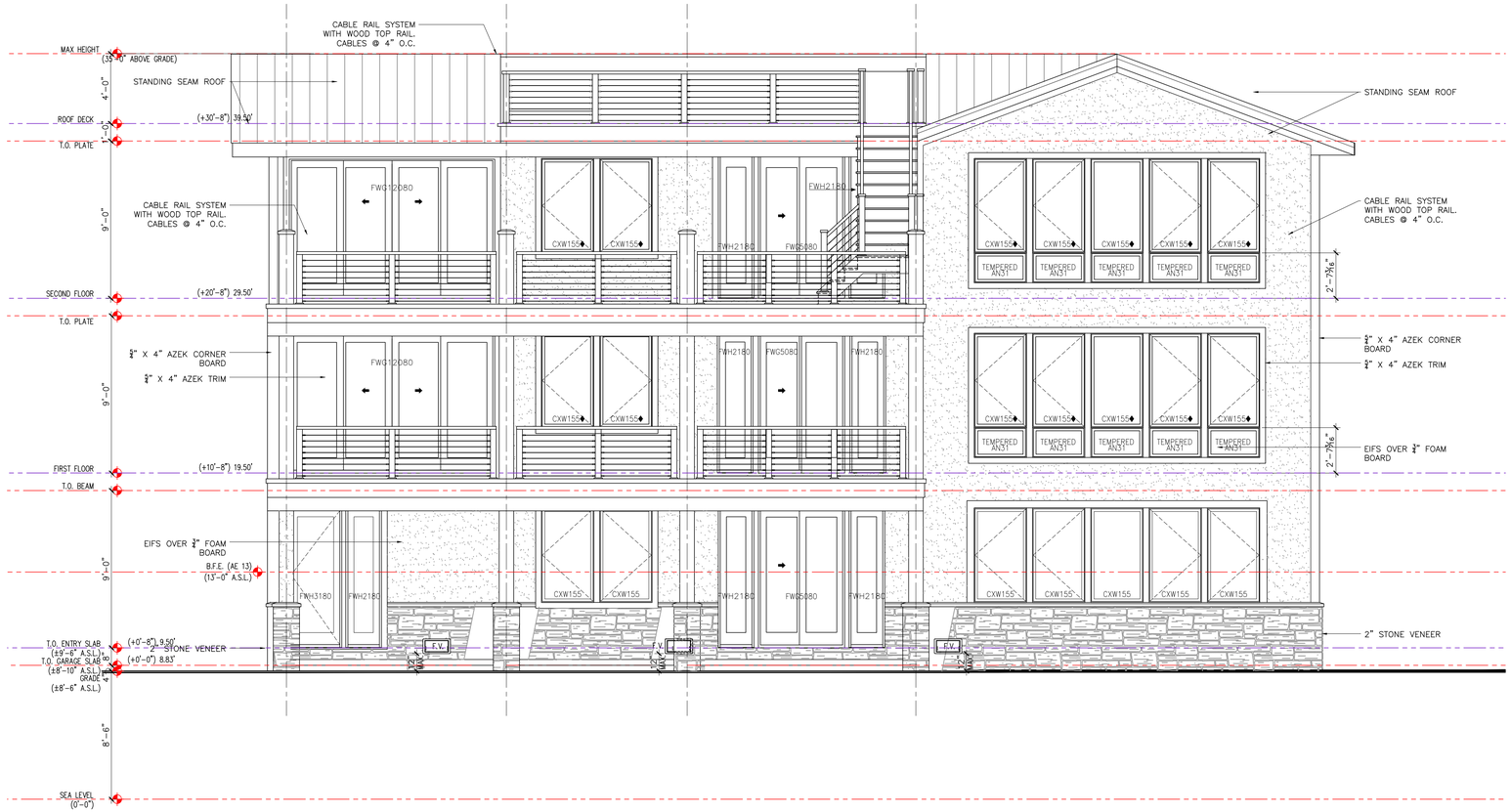
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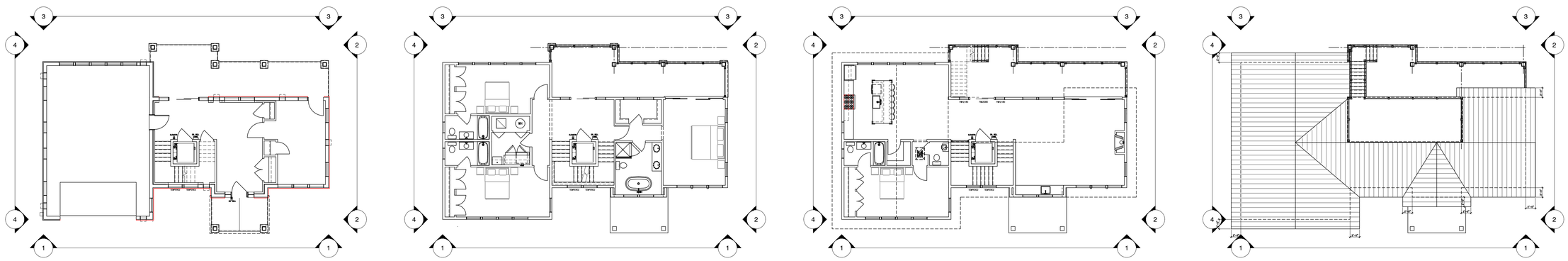
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RIGHT SIDE ELEVATION

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A-3.10



3 REAR ELEVATION - (WATERFRONT)
1/4" = 1'-0"



REF REFERENCE PLAN - ELEVATIONS
3/32" = 1'-0"

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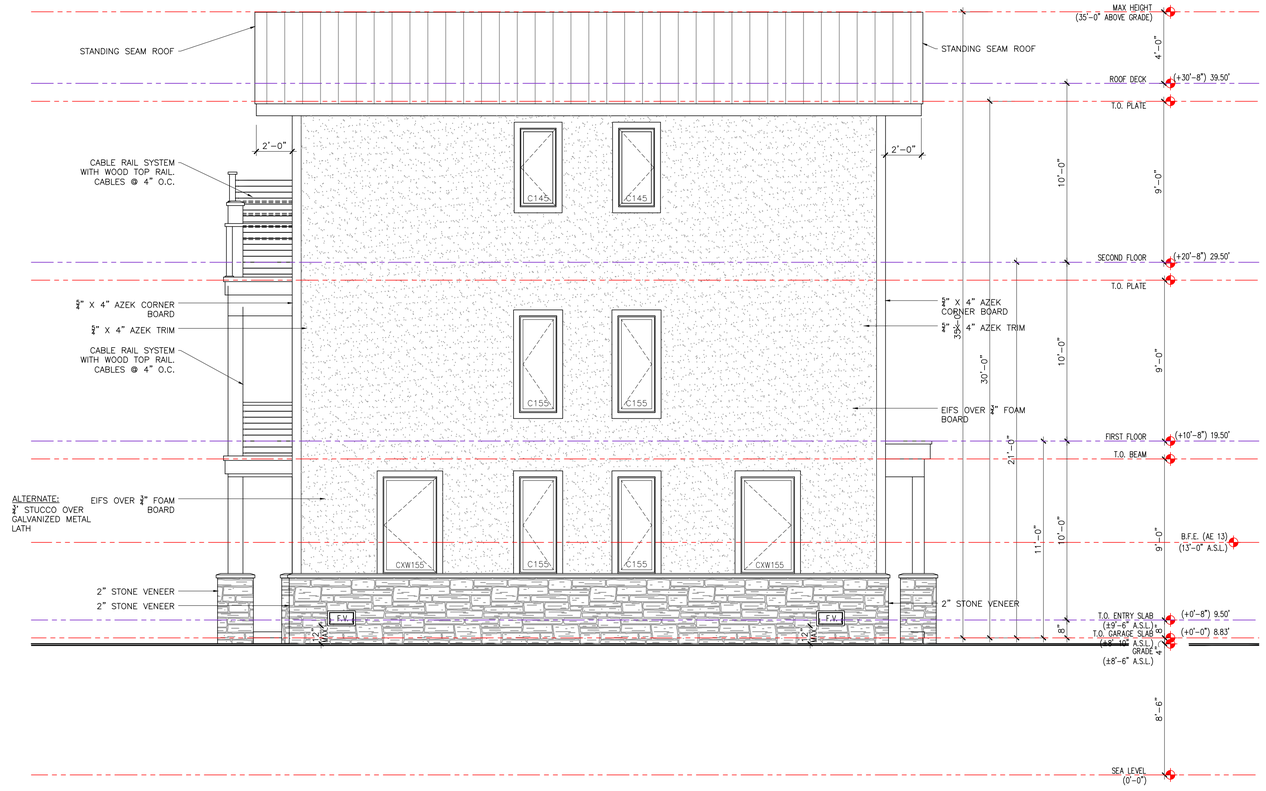
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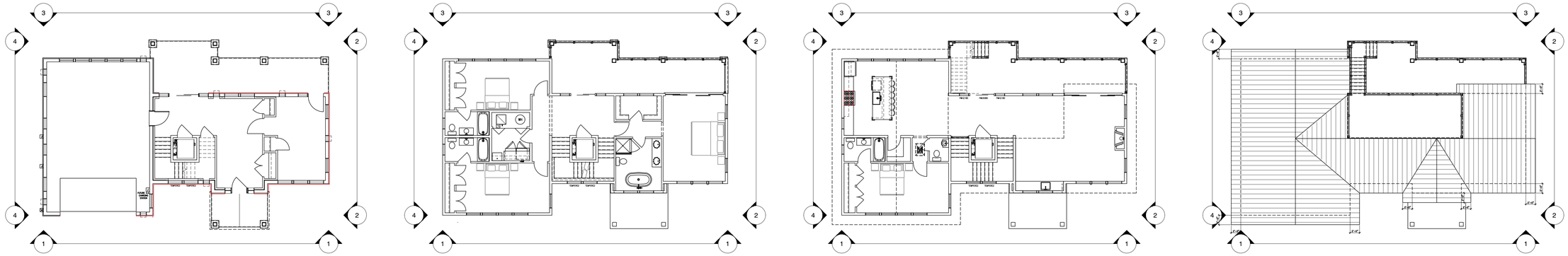
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drawing title
REAR ELEVATION

drawing no.
A-3.20



4 LEFT SIDE ELEVATION
1/4" = 1'-0"



REF. REFERENCE PLAN - ELEVATIONS
3/32" = 1'-0"

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drawing title
FLOOR PLANS

drawing no.
A-3.30