4 STORY 30 RESIDENTIAL UNIT BUILDING
WITH ROOFTOP AMENITY SPACE &
GROUND FLOOR RETAIL & PARKING AT:

# 133-137 MONMOUTH STREET

RED BANK BOROUGH, BLOCK 42; LOTS 5 & 6,
MONMOUTH COUNTY, NJ 07701

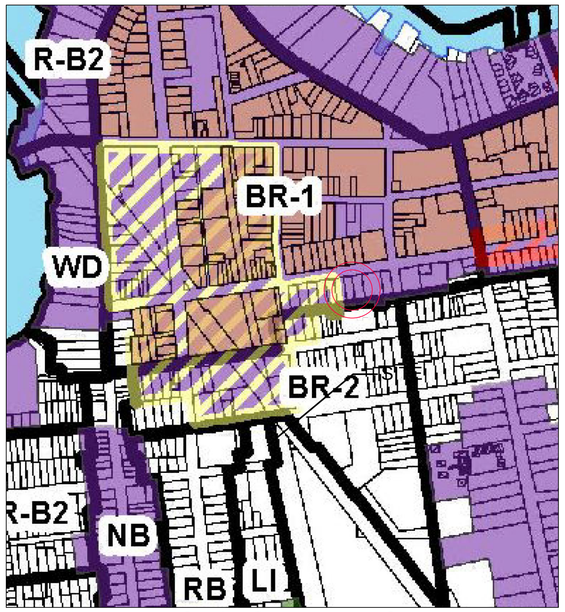



## VICINITY MAP

SCALE: 1' = 100'-00"




## REDBANK TRAIN STATION REDEVELOPMENT AREA MAP




## REDBANK ZONING MAP - ZONE BR-1

SCALE: NOT TO SCALE

## BUILDING USE GROUPS

| | |
|---|---|
| USE GROUPS: | R-2 - (30 UNIT) MULTI FAMILY RESIDENTIAL<br>S-2 - LOW HAZARD STORAGE (PARKING)<br>M / B - MERCANTILE / BUSINESS (RETAIL VANILLA BOX)<br>B - ACCESSORY ASSEMBLY (COMMON ROOF DECK) |
| CONSTRUCTION CLASSIFICATION: | (4) FLOORS TYPE VA OVER<br>(1) FLOORS TYPE 1A (3 HR PODIUM) |
| FIRE CLASS TYPE | R.C.S. |

| FIRE RATINGS: | TYPE 1A | TYPE VA |
|---|---|---|
| PRIMARY STRUCTURAL FRAME | 3 HR | 1 HR |
| BEARING WALLS | | |
| EXTERIOR | 3 HR | 1 HR |
| INTERIOR | 3 HR | 1 HR |
| NON BEARING WALLS | 3 HR | 1 HR |
| EXTERIOR | SEE TABLE 602 / FIRE SEPARATION DISTANCE | |
| INTERIOR | 0 HR | 0 HR |
| FLOORS | 2 HR | 1 HR |
| ROOF CONSTRUCTION | 1.5 HR | 1 HR |

TABLE 602: FIRE SEPARATION DISTANCE:
ALL EXTERIOR WALLS WITHIN 10' OF LOT LINES TO BE 1 HR RATED.

## Legend

- Rehabilitation Area
- Affordable Housing (AH) Overlay Zone
- Affordable Housing District
- Design District Overlay Zone
- Train Station Overlay District
- Washington Street Historic District
- Red Bank Parcels

## BUILDING CODE COMPLIANCE

1. 2024 INTERNATIONAL BUILDING CODE (NJ EDITION) WITH EDITS FROM NJ 5:23-3.14
2. 2023 NATIONAL ELECTRICAL CODE
3. 2024 NATIONAL STANDARD PLUMBING CODE
4. 2024 INTERNATIONAL MECHANICAL CODE
5. 2024 INTERNATIONAL FUEL GAS CODE
6. 2019 ASHRAE 90.1 (ENERGY CODE)
7. 2024 IBC CHAPTER 11 & NJAC 5:23-7 BARRIER FREE SUBCODE (ICC A117.1-2017
8. NJAC 5:23-12 ELEVATOR SUBCODE



## MONMOUTH STREET FACADE RENDERING

## BUILDING INFORMATION

| | PROPOSED AREAS | BUILDING VOLUME CALCULATION | | |
|---|---|---|---|---|
| Site Area: | 15,000 sf | | HEIGHT | AREA |
| 1st Floor: | 14,037 sf (93.58%)<br>includes 605 Commercial / Retail | | 14' | 196,518 CU FT |
| 2nd Floor: | 12,250 sf (81.67%) | | 11' | 134,750 CU FT |
| | | | 11' | 134,200 CU FT |
| 3rd Floor: | 12,200 sf (81.33%) | | 11' | 134,200 CU FT |
| | | | 11' | 23,397 CU FT |
| 4th Floor: | 12,200 sf (81.33%) | TOTAL | 57' | 623,065 CU FT |
| Roof (5th floor): | 2,127 sf (14.18%) | | | |
| Total sf: | 52,814 sf | | | |
| Total # of Spaces: | 40<br>24 Standard<br>2 Handicap Accessible 8'x18'<br>14 Tandem | | | |
| Total # of Units: | 30 | | | |

UNIT MATRIX

| | studio | 1 bed | 2 bed | 3 bed | total |
|---|---|---|---|---|---|
| floor 2 | 0 | 2 | 6 | 2 | 10 |
| floor 3 | 0 | 2 | 6 | 2 | 10 |
| floor 4 | 0 | 3 | 6 | 1 | 10 |
| total | 0 | 7 | 18 | 5 | 30 |
| total % | 0 | 23.3% | 60.0% | 16.7% | 100% |

AFFORDABLE UNITS: 20% AFFORDABLE = 5 UNITS REQUIRED, 5 UNITS PROPOSED

| REQUIRED: | PROPOSED: | |
|---|---|---|
| 20% MAX 1 BED = 1 | 1 BED = 1 | #206 |
| 30% MIN 2 BED = 3 | 2 BED = 3 | #204,208,308 |
| 20% MIN 3 BED = 1 | 3 BED = 1 | #205 |

## ASHRAE 90.1-2022 ENERGY CODE

TABLE 5.5-4 BUILDING ENVELOPE REQUIREMENTS FOR CLIMATE ZONE 4A

| | |
|---|---|
| ROOFS | |
| INSULATION ENTIRELY ABOVE DECK | R-30 C.I. |
| METAL BUILDING | |
| ATTIC AND OTHER | R-49 |
| WALLS, ABOVE GRADE | |
| MASS | R-11.4 C.I. |
| METAL BUILDING | |
| STEEL FRAMED | R-13 + R-7.5 C.I. |
| WOOD FRAMED AND OTHER | R-13 + R-3.8 C.I. OR R-20 |
| WALL, BELOW GRADE | R-10 C.I. |
| FLOORS | |
| MASS | R-16.7 C.I. |
| STEEL JOIST | R-30 |
| WOOD FRAMED AND OTHER | |
| SLAB ON GRADE FLOORS | |
| HEATED | R-15 FOR 24" |
| UNHEATED | R-20 FOR 24" |
| OPAQUE DOORS | |
| SWINGING | U-0.370 |
| NON-SWINGING | U-0.310 |

## DRAWING LIST

| | TITLE | REV # | DATE |
|---|---|---|---|
| Z-1 | TITLE SHEET: MAPS, PROJECT INFO | | 2026-10-29 |
| Z-2 | EXISTING SITE CONDITIONS | | 2026-10-29 |
| Z-3 | ARCHITECTURAL PLANS - FLOOR 1 & 2 | | 2026-10-29 |
| Z-4 | ARCHITECTURAL PLANS - FLOOR 3 & 4 | | 2026-10-29 |
| Z-5 | ARCHITECTURAL PLANS - ROOF | | 2026-10-29 |
| Z-6 | ELEVATIONS - FRONT , REAR | | 2026-10-29 |
| Z-7 | ELEVATIONS - EAST (SIDE) , WEST (SIDE) | | 2026-10-29 |
| Z-8 | DETAILS | | 2026-10-29 |

## BUILDING / SITE CHARACTERISTICS

| | | |
|---|---|---|
| 1. | NO OF STORIES: | 5 |
| 2. | HEIGHT OF STRUCTURE: | 58'-0" |
| 3. | AREA OF LARGEST FLOOR: | 12,552 SQ FT |
| 4. | NEW BUILDING AREA: | 51,329 SQ FT |
| 5. | VOLUME OF NEW STRUCTURE: | 602, 275 CU FT |
| 6. | MAX LIVE LOAD | 100 PSF (DECKS) |
| 7. | MAX OCCUPANCY LOAD | 200 SF PER OCCUPANT = 60+60+60 = 180 |
| 8. | INDUSTRIALIZED BUILDING: | STATE APPROVED__ HUD___ |
| 9. | TOTAL LAND AREA DISTURBED: | +/- 16,000 SQ FT |
| 10. | FLOOD HAZARD ZONE: | NO |
| 11. | BASE FLOOD ELEVATION: | N/A |
| 12. | WETLANDS | YES NO X |

## DRAWING REVISIONS

## RED BANK ZONING BOARD OF ADJUSTMENT

CHAIRMAN SECRETARY DATE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Ciaran Kelly, AIA
NJ License # 18866


| # | Date | Issue |
|---|---|---|
| - | 2026/10/29 | ZONING |

Project Title
133 MONMOUTH STREET
-

Project Description
A NEW 4 STORY MIXED USE BUILDING WITH 30 RESIDENTIAL UNITS OVER RETAIL & PARKING

Applicant
133 MONMOUTH STREET LLC

| | | |
|---|---|---|
| Project Number | : | 25-1729 |
| Drawn by | : | AJM |
| Checked by | : | FJM, ACV |
| Scale | : | As Noted |

Sheet Title
TITLE SHEET

Sheet Number
Z-1

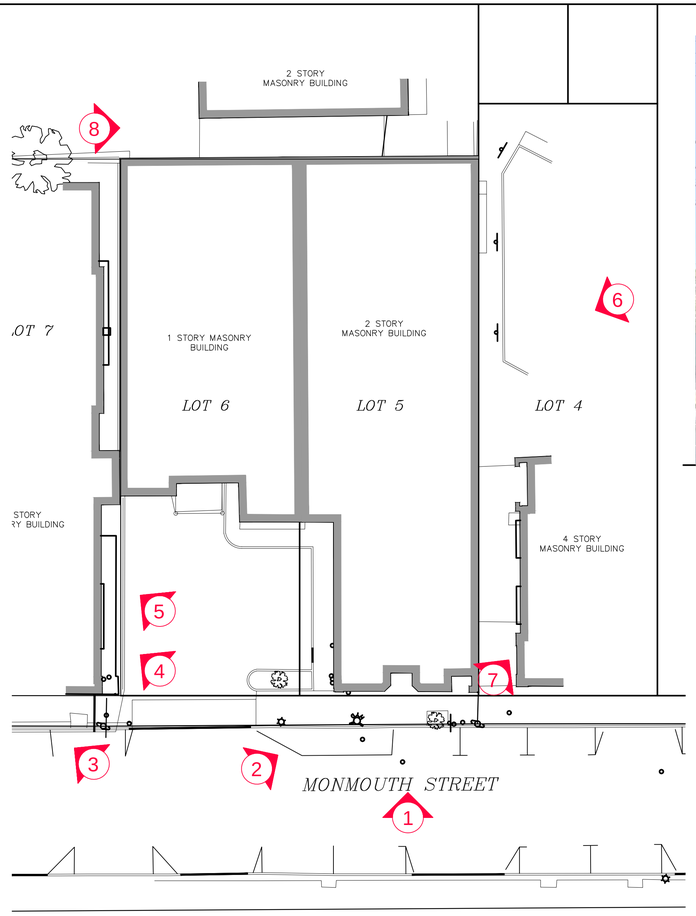



PHOTO LOCATION PLAN
SCALE: NONE




1 VIEW FROM MONMOUTH STREET
SCALE: NONE




2 VIEW FROM MONMOUTH STREET
SCALE: NONE



4 VIEW FROM STATION PLACE PARKING LOT
SCALE: NONE



5 121 MONMOUTH (UNDER CONSTRUCTION)
SCALE: NONE



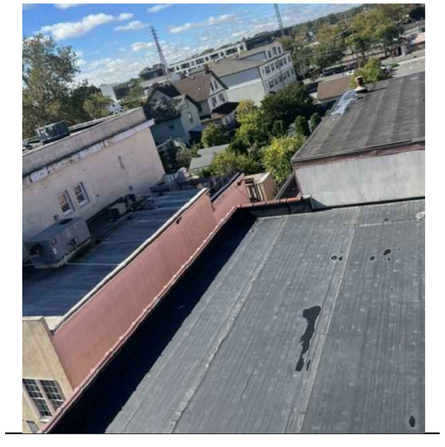
3 121 MONMOUTH (UNDER CONSTRUCTION)
SCALE: NONE



6 STATION PLACE PARKNG LOT
SCALE: NONE



7 SETBACK AT STATION PLACE
SCALE: NONE



8 REAR OF SITE AT CHARTER SCHOOL
SCALE: NONE

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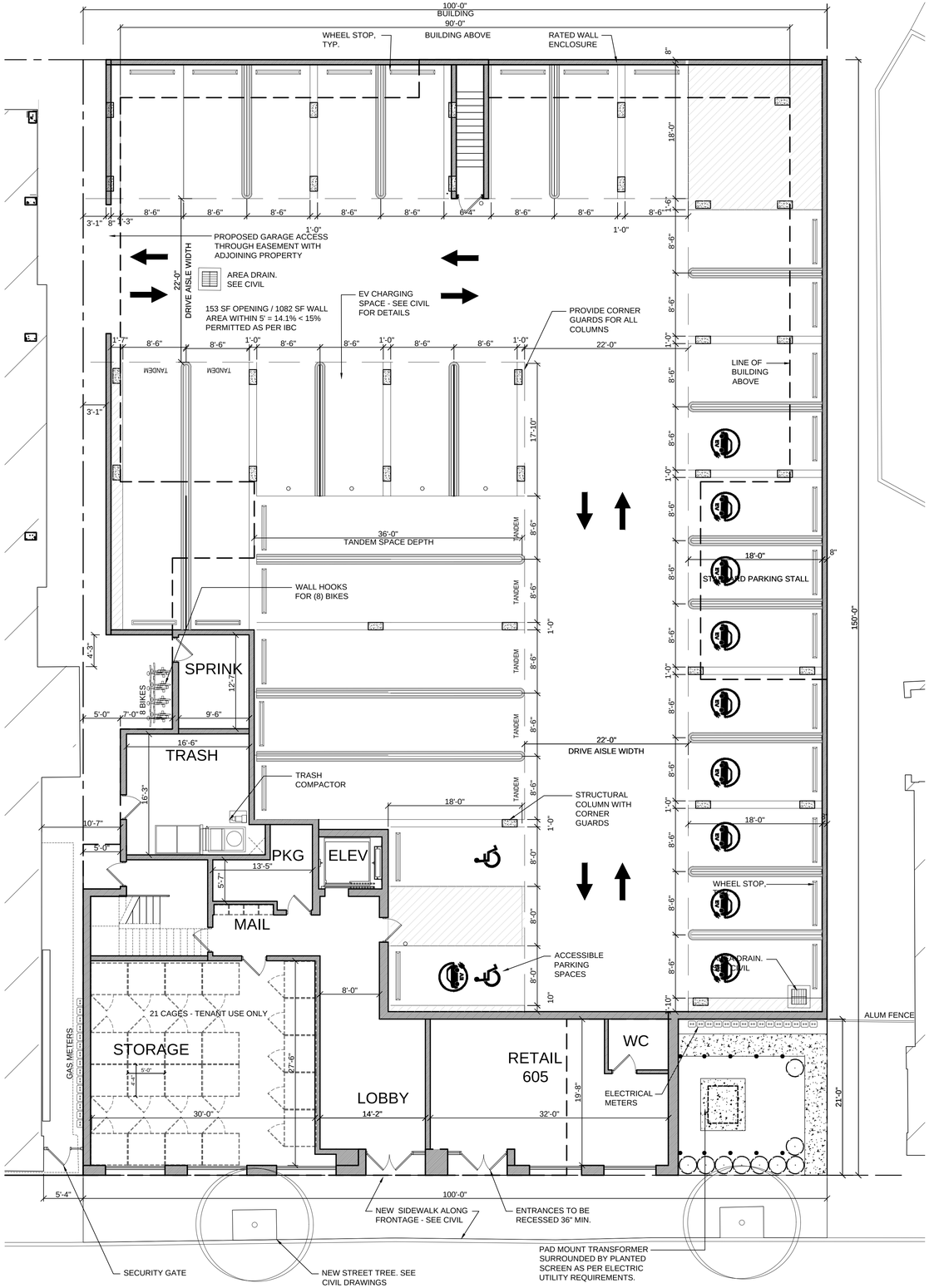
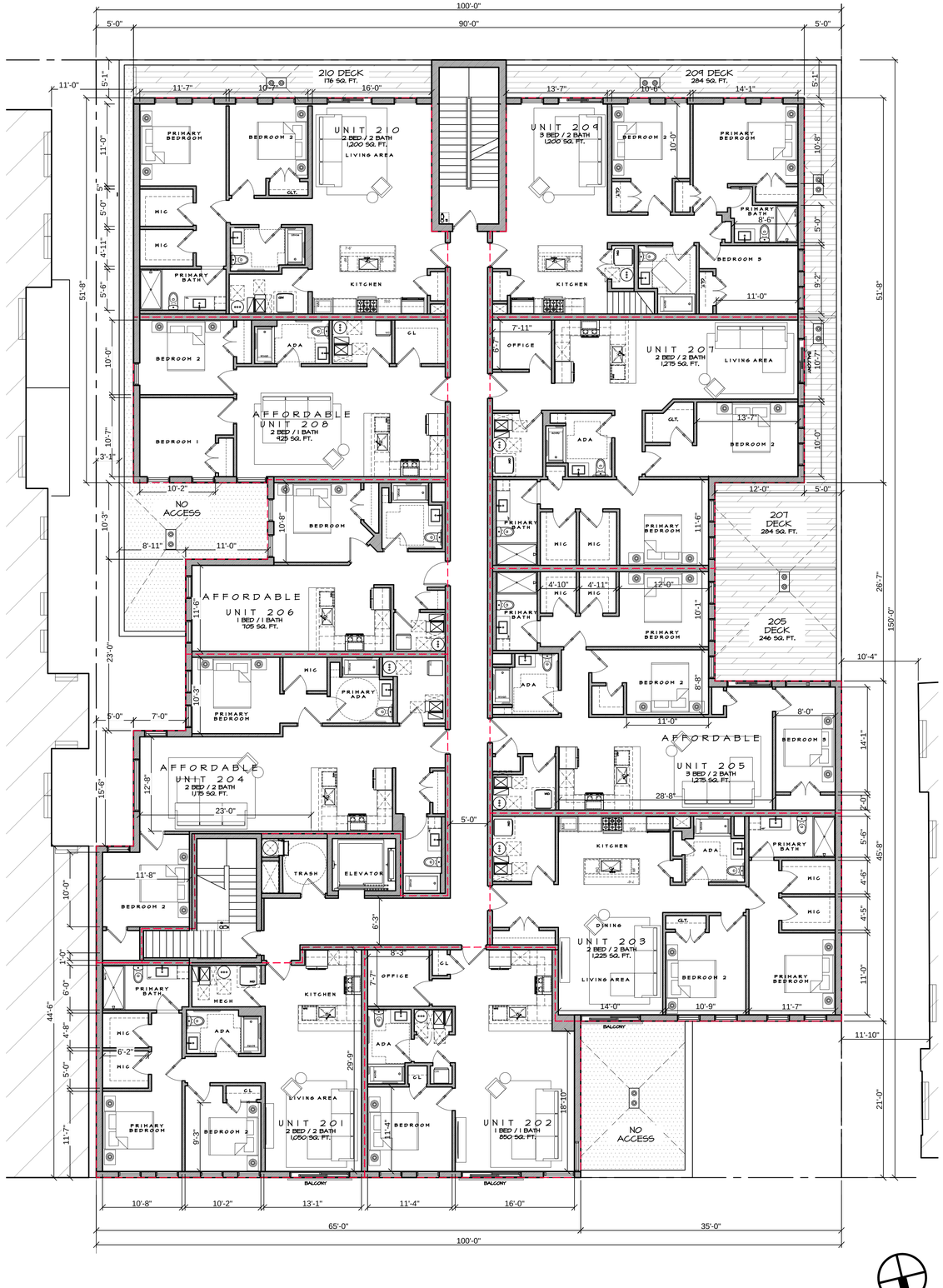
Sheet Title
EXISTING SITE PHOTOGRAPHS

Sheet Number
Z-2




1 1ST FLOOR PLAN
SCALE:1/8" = 1'-0"




2 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

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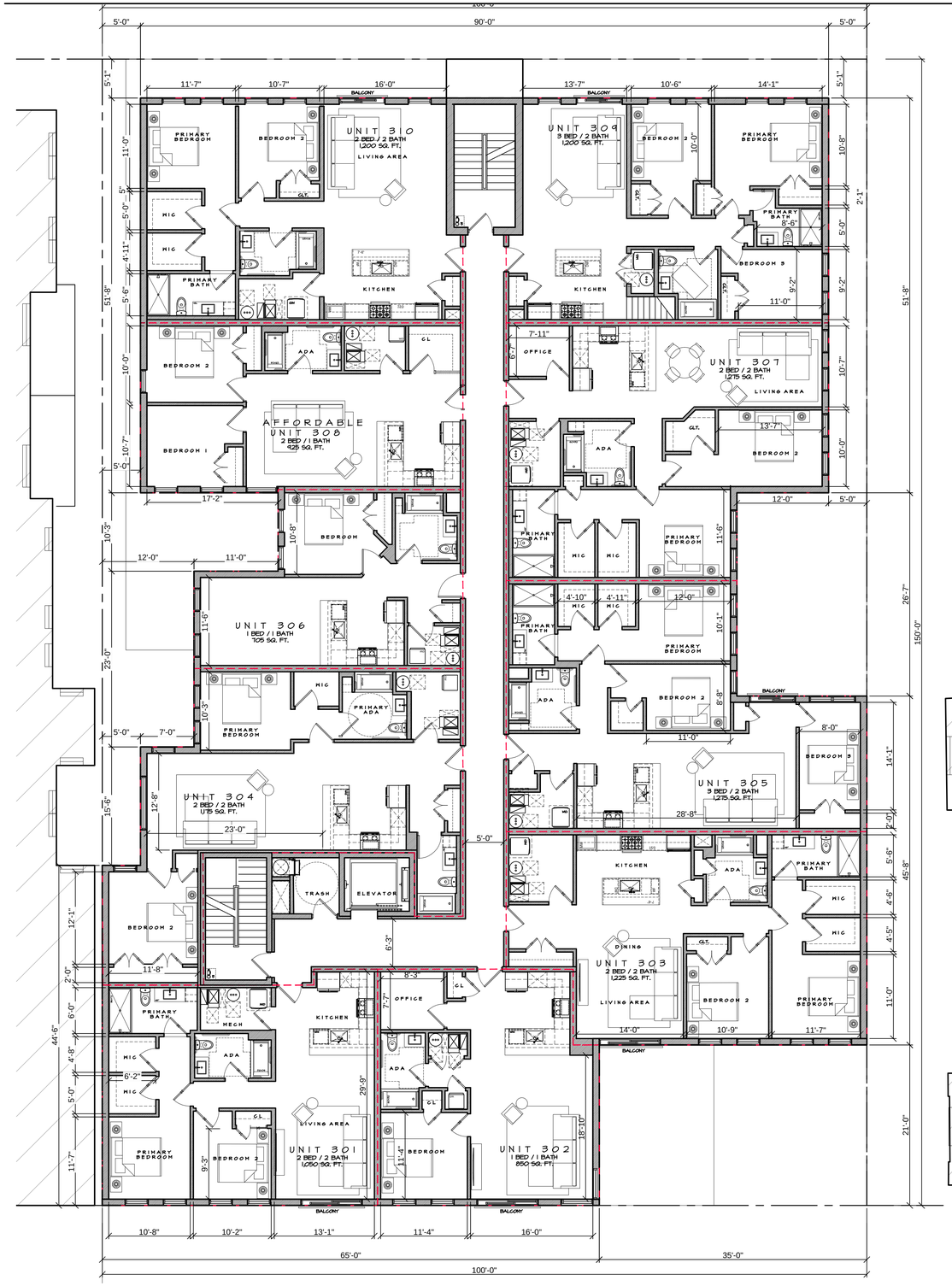
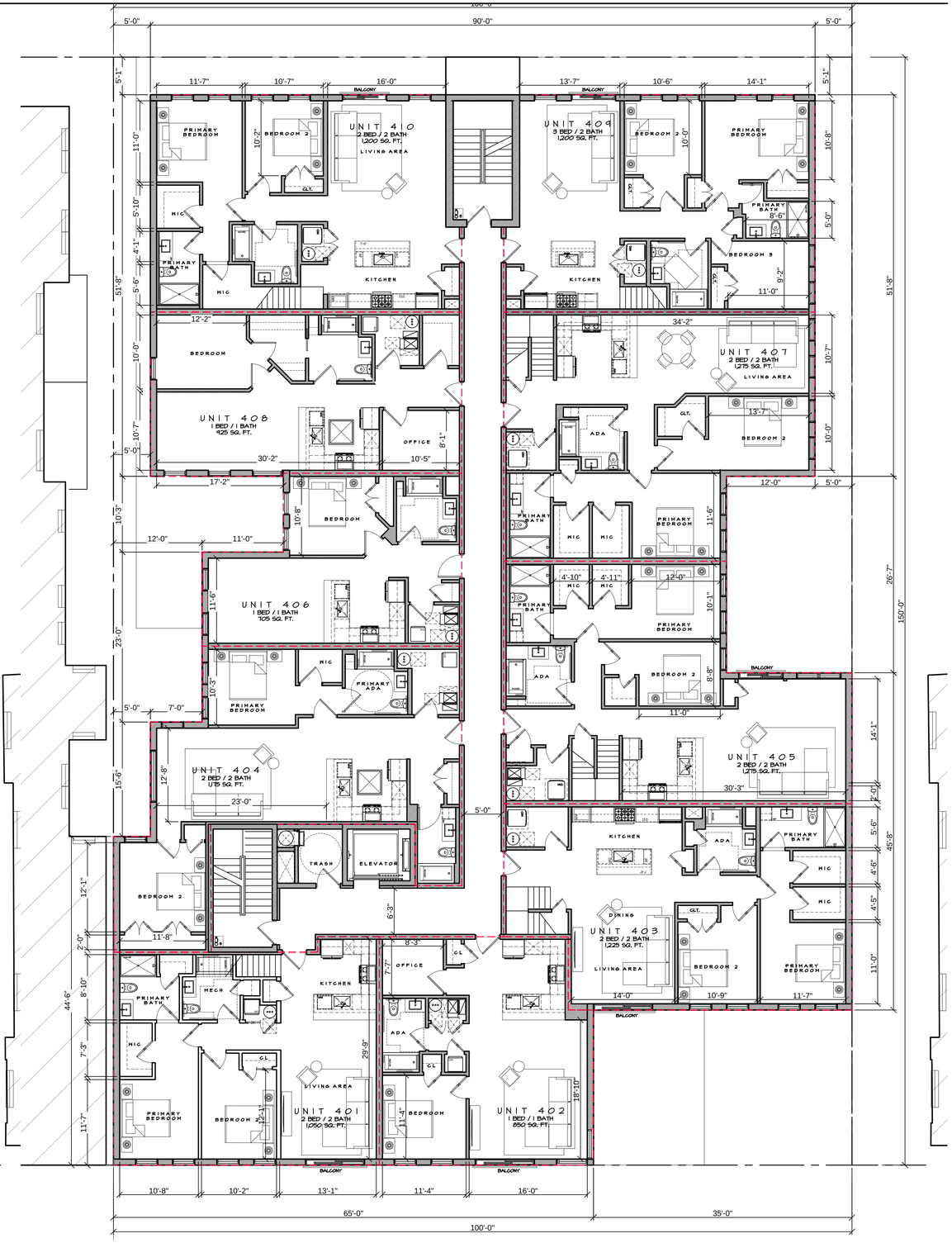
| Scale | : | As Noted |

Sheet Title
ARCHITECTURAL PLANS
FLOOR 1 (PARKING & RETAIL)
FLOOR 2 (RESIDENTIAL)

Sheet Number
Z-3




1 3RD FLOOR PLAN
SCALE:1/8" = 1'-0"




2 4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

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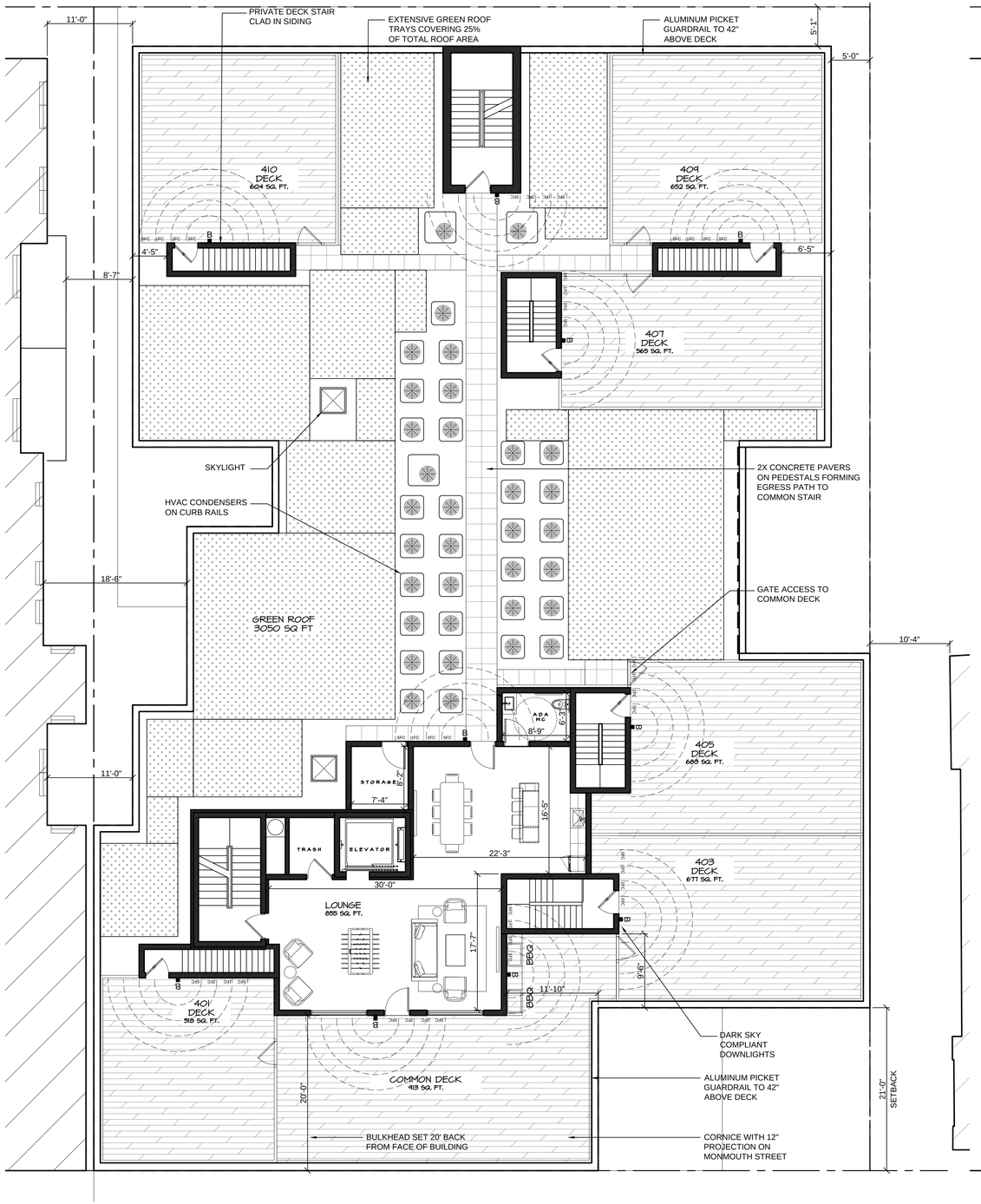
Sheet Title
ARCHITECTURAL PLANS
FLOOR 3
FLOOR 4

Sheet Number
Z-4

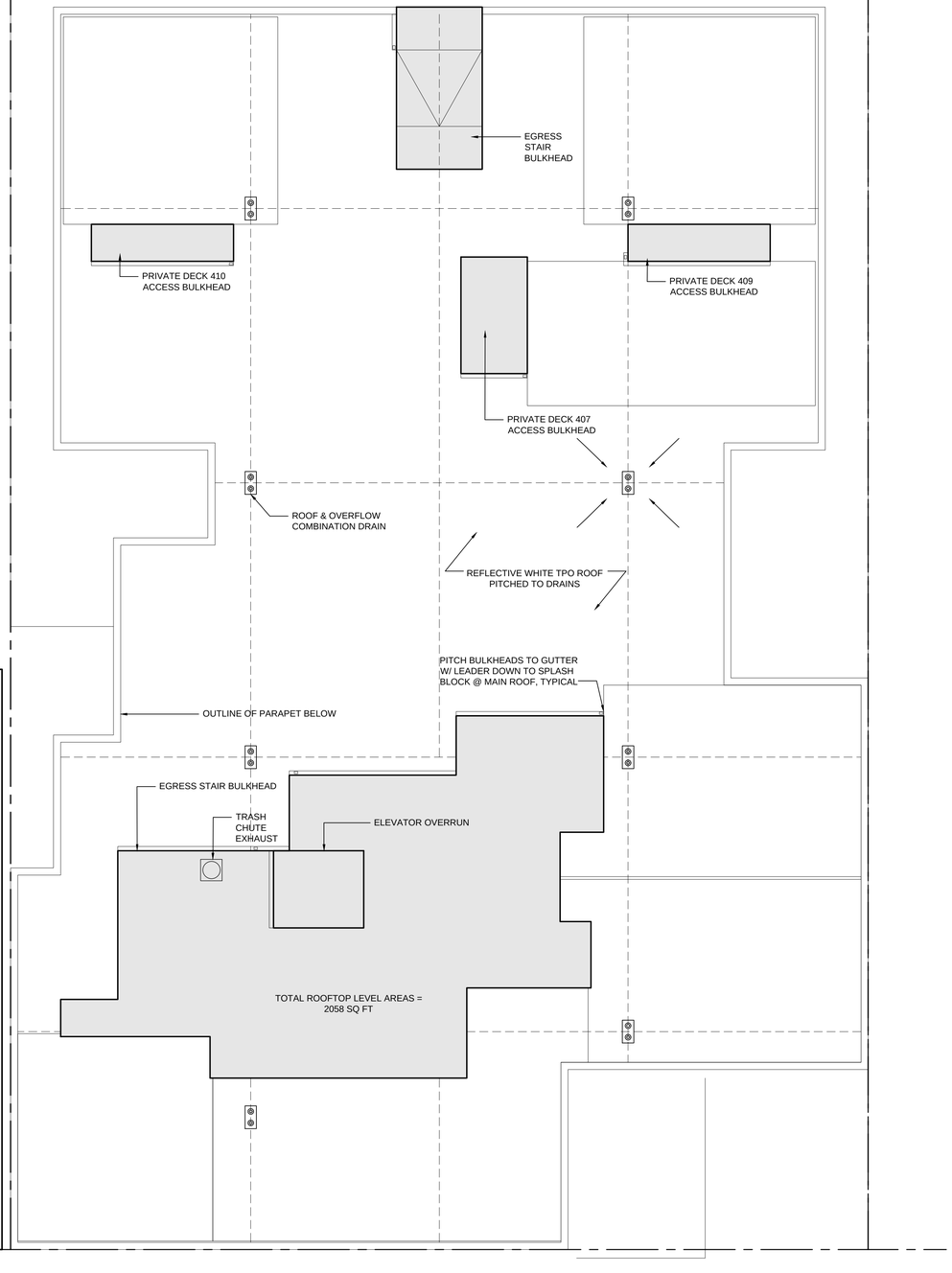



1 ROOF PLAN

SCALE 1/8" = 1'-0"

TOTAL ROOF AREA = 12,200 SQ FT

GREEN ROOF AREA = 3050 SQ FT (25%)




2 BULKHEAD PLAN

SCALE: 1/8" = 1'-0"

TOTAL ROOF AREA = 12,200 SQ FT (100%)
TOTAL BULKHEAD AREA = 2,127 SQ FT (17.43%)
TOTAL DECK AREA = 4612 SQ FT (37.80%)

0' 2' 4' 8' 16' 32'

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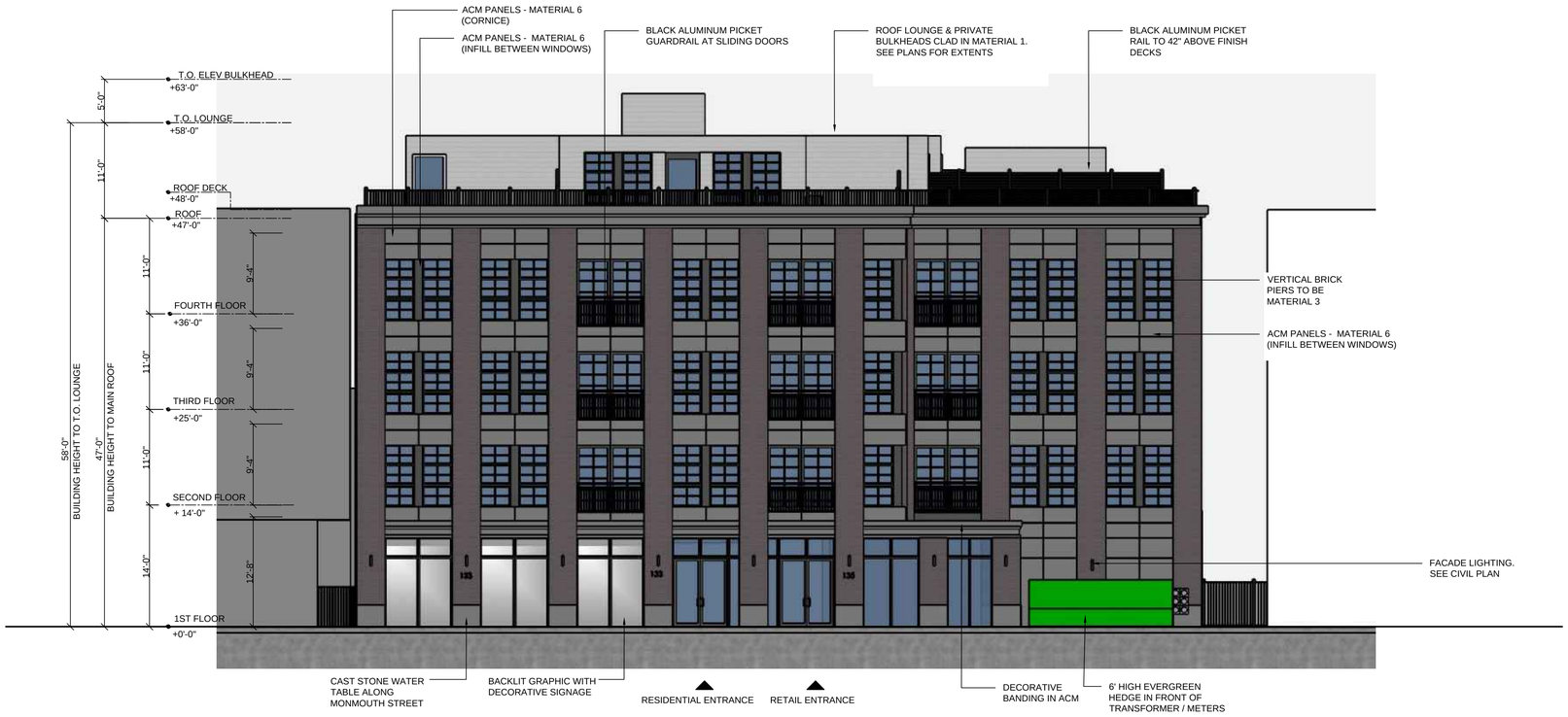
| Checked by | : | FJM, ACV |
| Scale | : | As Noted |

Sheet Title

ARCHITECTURAL PLANS
ROOF
BULKHEAD

Sheet Number

Z-5




1 BUILDING ELEVATION - MONMOUTH STREET

SCALE: 1/8" = 1'-0"




2 BUILDING ELEVATION - REAR / SOUTH

SCALE: 1/8" = 1'-0"



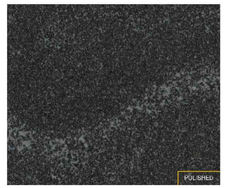

**MATERIAL 1**
CEMENT BOARD SIDING
JAMES HARDIE - PEARL GRAY
(OR ARCHITECT APPROVED EQUAL)




**MATERIAL 2**
CEMENT BOARD SIDING
JAMES HARDIE - NIGHT GRAY
(OR ARCHITECT APPROVED EQUAL)



**MATERIAL 3**
FACE BRICK (FULL BRICK)
GLENGERY - EBONITE SMOOTH MODULAR
(OR ARCHITECT APPROVED EQUAL)




**MATERIAL 4**
WATER TABLE
AMERICAN MIST - POLISHED GRANITE
(OR ARCHITECT APPROVED EQUAL)




**MATERIAL 5**
WINDOW FRAMES
MANUFACTURER'S STANDARD BLACK
(OR ARCHITECT APPROVED EQUAL)



**MATERIAL 6**
INFILL PANELS
ALPOLIC - SMOKED SILVER
(OR ARCHITECT APPROVED EQUAL)

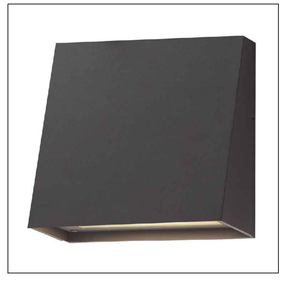
3 FACADE MATERIALS

SCALE: NONE



TYPE: A
LOCATION: SIDEWALK / 1ST FLOOR EXTERIOR
MANUFACTURER: ASD
MODEL:OLWS-21-PC PHOTOCELL
SIZE:10"
COLOR: BRONZE

SEE CIVIL PLAN FOR LOCATIONS



TYPE: B
LOCATION: ROOF DECKS
MANUFACTURER: MAXIM LIGHTING
MODEL:P2868857
SIZE:5.5" W X 5.5" H
COLOR: BRONZE

SEE ROOF PLAN FOR LOCATIONS

4 EXTERIOR LIGHTING

SCALE: NONE

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| Scale | : | As Noted |

Sheet Title

BUILDING ELEVATIONS
MONMOUTH STREET
REAR / SOUTH

Sheet Number

Z-6




1 BUILDING ELEVATION - EAST

SCALE: 1/8" = 1'-0"




2 BUILDING ELEVATION - WEST

SCALE: 1/8" = 1'-0"

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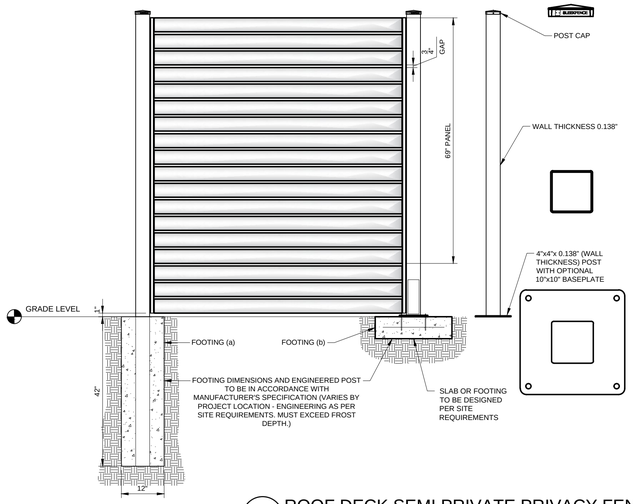
| Scale | : | As Noted |

Sheet Title

BUILDING ELEVATIONS
EAST
WEST

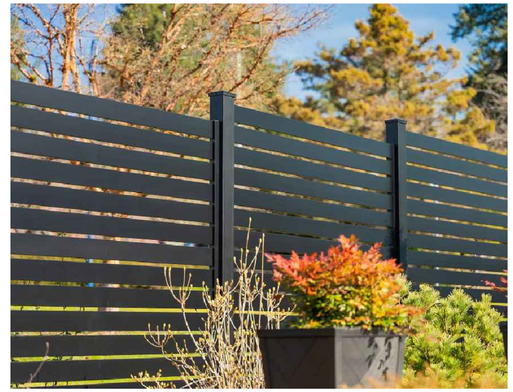
Sheet Number

Z-7




## 1 ROOF DECK SEMI PRIVATE PRIVACY FENCE - 6' HIGH / GATE DETAIL

SCALE: NONE



## 2 ROOF DECK SEMI PRIVATE PRIVACY FENCE

SCALE:NONE

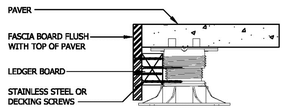



VISTA RAILINGS - XB - TEXTURED BLACK - 42" HIGH

## 3 ALUMINUM PICKET RAILING SYSTEM

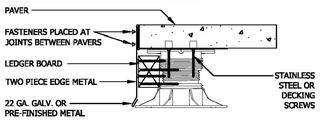
SCALE:NONE

BOTTOM OF FASCIA BOARD MAY BE CUT ABOVE SUBSTRATE TO ALLOW WATER TO ESCAPE. FASCIA BOARD MUST FULLY CONTAIN PAVERS, AND MUST TIE BACK INTO A BUILDING WALL OR PARAPET.

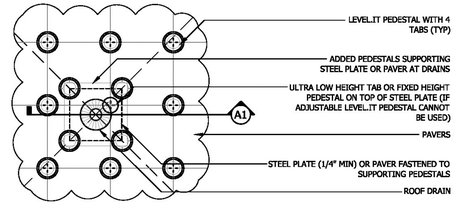



**WOOD FASCIA CONTAINMENT**

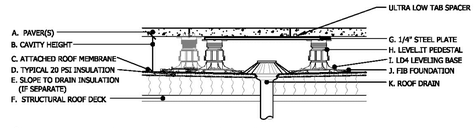
BOTTOM OF METAL CONTAINMENT MAY BE BENT OR CUT ABOVE SUBSTRATE TO ALLOW WATER TO ESCAPE. METAL CONTAINMENT MUST FULLY CONTAIN PAVERS, AND MUST TIE BACK IN TO A BUILDING WALL OR PARAPET.



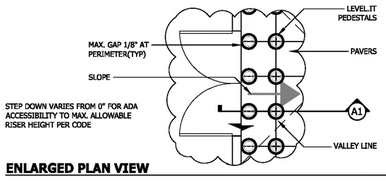

**METAL FLASHING CONTAINMENT**




**ENLARGED PLAN VIEW**

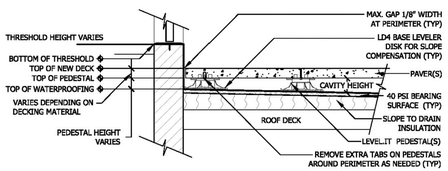



A1 **DRAIN PEDESTAL PLACEMENT SECTION DETAIL**

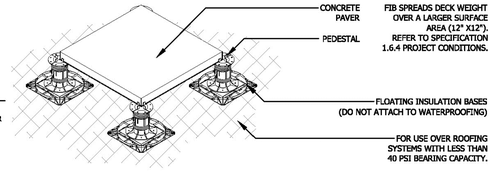



STEP DOWN VARIES FROM 0" FOR ADA ACCESSIBILITY TO MAX. ALLOWABLE RISER HEIGHT PER CODE

**ENLARGED PLAN VIEW**




A1 **THRESHOLD PEDESTAL PLACEMENT SECTION DETAIL**



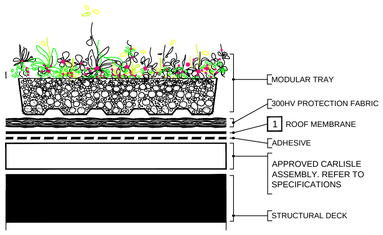

**PEDESTALS ON FIBs (FLOATING INSULATION BASES)**

**Bison** Innovative Products
1975 West 13th Avenue
Denver, CO 80204 USA
BisonIP.com
info@BisonIP.com
Phone 303.892.0400
Toll Free 800.333.4234
Fax 303.825.5988

## 4 ROOF DECK PEDESTAL SYSTEM

SCALE: NONE

CARLISLE MODULAR ROOF GARDEN ASSEMBLY — EPDM/TPO/PVC




NOTES:
1. ROOF MEMBRANE (EPDM, TPO, PVC), THICKNESS IS DEPENDENT UPON WARRANTY LENGTH. SEE SHEET MRG A.2 FOR ADDITIONAL INFORMATION. REFER TO "SPECIFICATIONS" FOR COMPLETE SYSTEM INFORMATION.
2. APPROVED INSULATION: POLYISO OR ACCEPTABLE COVER BOARD MIN. COMPRESSIVE STRENGTH 25 POUNDS PER SQUARE INCH [172 KPa (Kilopascals) / 17577 Kilogram/meter²). REFER TO SPECS FOR ADDITIONAL INFORMATION.

EPDM/TPO/PVC · BONDING ADHESIVE · FOAM ADHESIVE · 300HV PROTECTION FABRIC · GROWTH MEDIA · ROOF INSULATION, VARYING COMPRESSIVE STRENGTH · SEE NOTE(S)

ON EXISTING / NEW LOW SLOPE ROOFS
TYPICAL MRG ASSEMBLY
2013 ROOF GARDEN DETAILS — DETAIL NO. MRG| A.1 MODULAR ROOF GARDEN
PAGE 1 OF 2

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PAGE ORDER M.2

GREEN ROOF MAINTENANCE SCHEDULE

GREEN ROOF PLANT ESTABLISHMENT PERIOD

THE ESTABLISHMENT PERIOD FOR GREEN ROOF IS THE FIRST FULL GROWING SEASON FOLLOWING PLANTING. CAREFUL WATERING AND ATTENTION TO THE GREEN ROOF SYSTEM IS KEY TO MAINTAINING A HEALTHY ROOF AND HEADING-OFF FUTURE MAINTENANCE DIFFICULTIES.

| INSTALLATION SEASON | ESTABLISHMENT PERIOD |
|---|---|
| FALL OR WINTER | SPRING & SUMMER OF THE FOLLOWING YEAR |
| SPRING | UNTIL ONSET OF COOL FALL WEATHER |
| SUMMER | THROUGH SUMMER OF THE FOLLOWING YEAR |

DURING ESTABLISHMENT PERIOD, CHECK GREEN ROOF FREQUENTLY TO ENSURE THAT THE AUTOMATIC IRRIGATION SYSTEM (IF INSTALLED) IS FUNCTIONING PROPERLY, TO HAND-WATER (IF NECESSARY), AND TO WEED OUT ANY INVASIVE PLANTS. DOCUMENT ALL MAINTENANCE ACTIVITIES.

RECOMMENDED GREEN ROOF WATERING SCHEDULE

SEDUM CUTTINGS
- OVERHEAD WATERING TWICE DAILY FOR THE FIRST TWO (2) WEEKS
- ONCE A DAY FOR THE THIRD WEEK
- ONCE A WEEK FOR THE NEXT FOUR (4) WEEKS
- FOR THE DURATION OF THE ESTABLISHMENT PERIOD AS-NEEDED, CHECK AT LEAST WEEKLY.

SEDUM PLUGS, TILES. AND PRE-GROWN GREEN ROOF TRAYS
- ONCE A WEEK FOR THE FIRST FOUR (4) WEEKS
- FOR THE DURATION OF THE ESTABLISHMENT PERIOD: AS-NEEDED, CHECK AT LEAST WEEKLY.

ONGOING MAINTENANCE ACTIVITIES

A GREEN ROOF SHOULD BE INSPECTED AT LEAST ONCE PER MONTH DURING THE GROWING SEASON TO ASSESS VEGETATIVE COVER AND TO LOOK FOR LEAKS OR DRAINAGE PROBLEMS. DOCUMENT ALL MAINTENANCE ACTIVITIES.

- REMOVE ALL DEBRIS THAT CAN BLOCK DRAINAGE AND SMOTHER GREEN ROOF PLANTS.
- HAND WEED, DO NOT DIG OR USE POINTED TOOLS WHERE THERE IS POTENTIAL TO HARM THE ROOT BARRIER OR WATERPROOF MEMBRANE.
- INSPECT ROOF DRAINS, DRAINAGE PATHS, SCUPPERS, AND GUTTERS TO ENSURE THEY ARE NOT OVERGROWN.
- REPLACE PLANTS & GROWING MEDIA AS NECESSARY.
- CHECK MOISTURE LEVELS AND WATER AS NECESSARY PER INSTALLERS RECOMMENDATIONS BUT DO NOT OVER WATER.
- REGULARLY CHECK IRRIGATION SYSTEM AND WINTERIZE YEARLY
- AVOID THE USE OF HERBICIDES, INSECTICIDES, AND FUNGICIDES.
- DO NOT POWER WASH

* INFORMATION PROVIDED BY COLUMBIA GREEN TECHNOLOGIES
INFO@COLUMBIA-GREEN.COM WWW.COLUMBIA-GREEN.COM

GREEN ROOF LOAD CALCULATION:

GREEN ROOF SYSTEM & SUPPORT STRUCTURE TO BE DESIGNED IN CONFORMANCE WITH ALL APPLICABLE BUILDING AND FIRE CODES

IBC SECTION 1607.1.29 UNIFORM LIVE LOAD FOR FLAT ROOFS = 20 PSF

IBC SECTION 1607.11.3 LANDSCAPED ROOFS:
GREEN ROOF TRAYS @ 3" DEPTH = 15 PSF DEAD LOAD

TOTAL LOAD = 35 PSF

TRUSS MANUFACTURER TO DESIGN FOR LOAD PROVIDED BY GREEN ROOF MANUFACTURER

## 5 EXTENSIVE GREEN ROOF TRAY SYSTEM & MAINTENANCE NOTES

SCALE: NONE

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SEAL

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| # | Date | Issue |
|---|---|---|
| - | 2026/10/29 | ZONING |

Project Title

133 MONMOUTH STREET

-

Project Description

A NEW 4 STORY MIXED USE BUILDING WITH 30 RESIDENTIAL UNITS OVER RETAIL & PARKING

Applicant

133 MONMOUTH STREET LLC

| | | |
|---|---|---|
| Project Number | : | 25-1729 |
| Drawn by | : | AJM |
| Checked by | : | FJM, ACV |
| Scale | : | As Noted |

Sheet Title

DETAILS

Sheet Number

Z-8