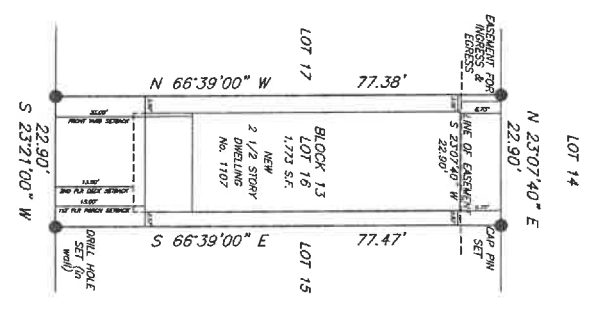


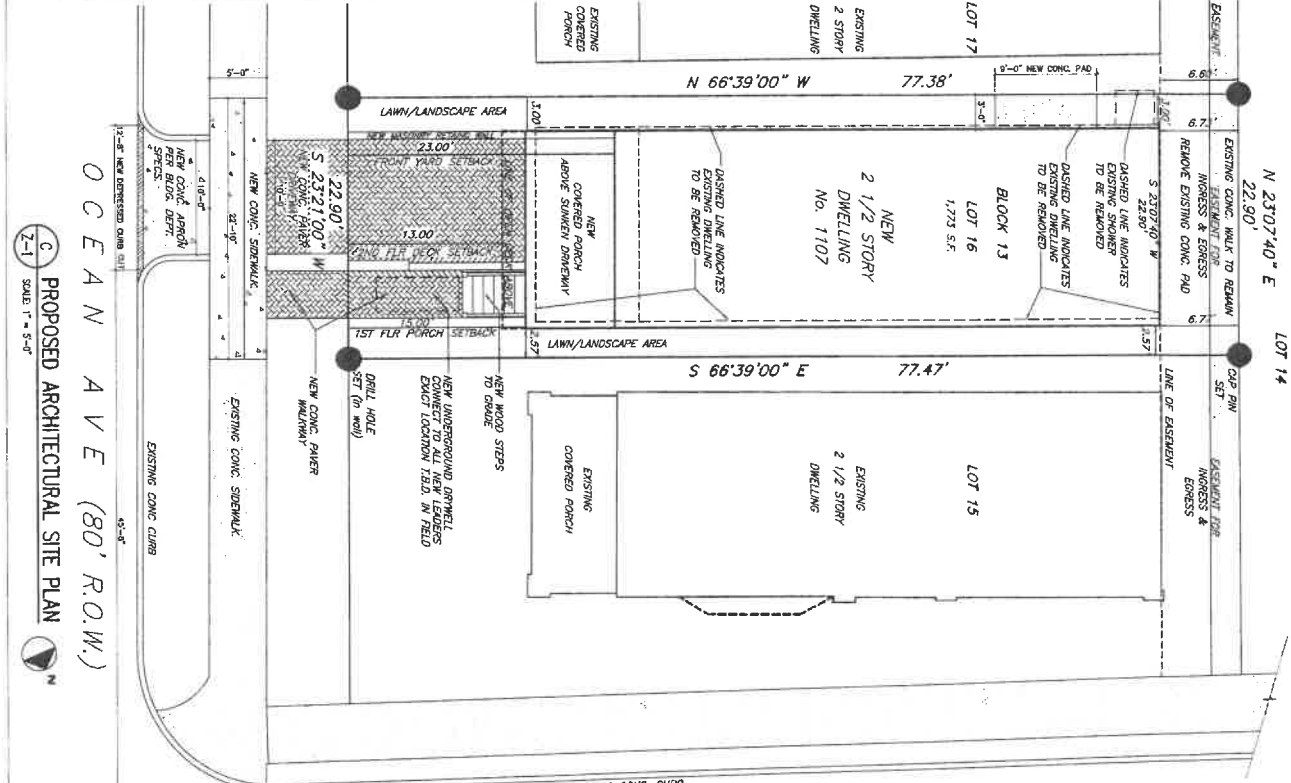
**EXISTING PLOT PLAN**  
 SCALE: 1" = 10'-0"  
 PROJECT ADDRESS: 1107 OCEAN AVENUE, BRADLEY BEACH, NJ 07720  
 CLIENT: MR. THOMAS & LESLIE CARLUCCI  
 ARCHITECT: MOSS ARCHITECTURE LLC  
 DATE: 05.26.20



**PROPOSED PLOT PLAN**  
 SCALE: 1" = 10'-0"  
 PROJECT ADDRESS: 1107 OCEAN AVENUE, BRADLEY BEACH, NJ 07720  
 CLIENT: MR. THOMAS & LESLIE CARLUCCI  
 ARCHITECT: MOSS ARCHITECTURE LLC  
 DATE: 05.26.20

**SITE / ZONING BULK REQUIREMENTS**

ZONE	R	B	BLOCK	LOT
MIN. LOT AREA - MINIMUM LOT	3,500 SF	4,375 SF (0)	NO CHANGE	NO CHANGE
MIN. LOT WIDTH	75 FT.	22.80 FT. (0)	NO CHANGE	NO CHANGE
MIN. LOT DEPTH	100 FT.	72.80 FT. (0)	NO CHANGE	NO CHANGE
MIN. LOT FRONT SETBACK	10 FT.	24 FT.	7.00 FT.	7.00 FT.
MIN. SIDE YARD (ONE SIDE)	2.0 FT.	2.0 FT.	2.0 FT.	2.0 FT.
MIN. SIDE YARD (TWO SIDES)	5.0 FT.	5.0 FT.	5.0 FT.	5.0 FT.
MIN. REAR YARD SETBACK	3.0 FT.	4.0 FT. (0)	NO CHANGE	NO CHANGE
MIN. FRONT YARD SETBACK	10 FT.	10 FT.	10 FT.	10 FT.
MAX. BUILDING HEIGHT	3 STORIES	3 STORIES	3 STORIES	3 STORIES
MAX. BALCONY COVERAGE	20%	20%	20%	20%
MAX. SETBACK FROM FRONT PROJECTION AND FRONT YARD	4.0 FT.	4.0 FT.	4.0 FT.	4.0 FT.
MAX. SETBACK FROM SIDE PROJECTION AND FRONT YARD	4.0 FT.	4.0 FT.	4.0 FT.	4.0 FT.



**PROPOSED ARCHITECTURAL SITE PLAN**  
 SCALE: 1" = 5'-0"  
 PROJECT ADDRESS: 1107 OCEAN AVENUE, BRADLEY BEACH, NJ 07720  
 CLIENT: MR. THOMAS & LESLIE CARLUCCI  
 ARCHITECT: MOSS ARCHITECTURE LLC  
 DATE: 05.26.20

**MOSS ARCHITECTURE LLC**  
 428 MONMOUTH AVENUE  
 BRADLEY BEACH, NJ 07720  
 TEL: 732-567-8311  
 EMAIL: info@mossarch.com

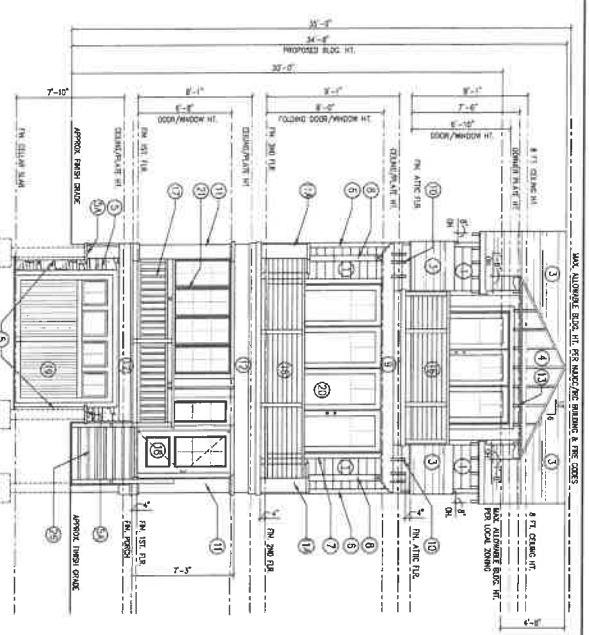
**MR. THOMAS & LESLIE CARLUCCI**  
 1107 OCEAN AVENUE  
 BRADLEY BEACH, NJ 07720

**NEW CUSTOM RESIDENCE**  
 BLOCK 13 / LOT 16  
 1107 OCEAN AVENUE  
 BRADLEY BEACH, NJ 07720

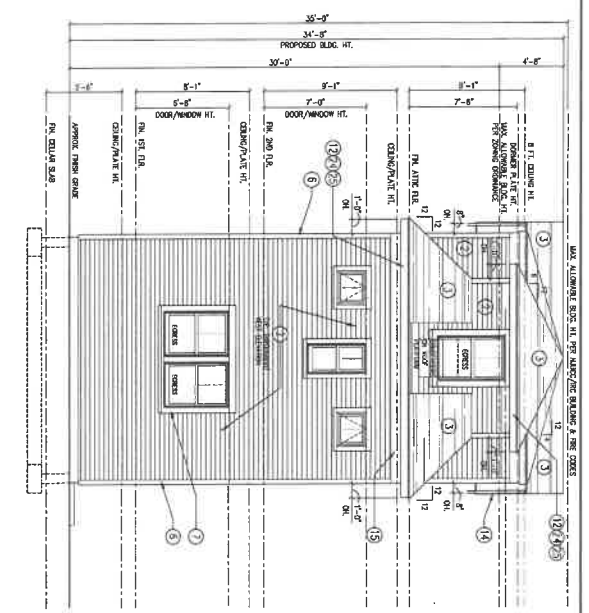
NO.	DATE	REVISION / ISSUED TO
1	06/17/21	ISSUED TO ATTORNEY FOR FINAL REVIEW & COMMENT



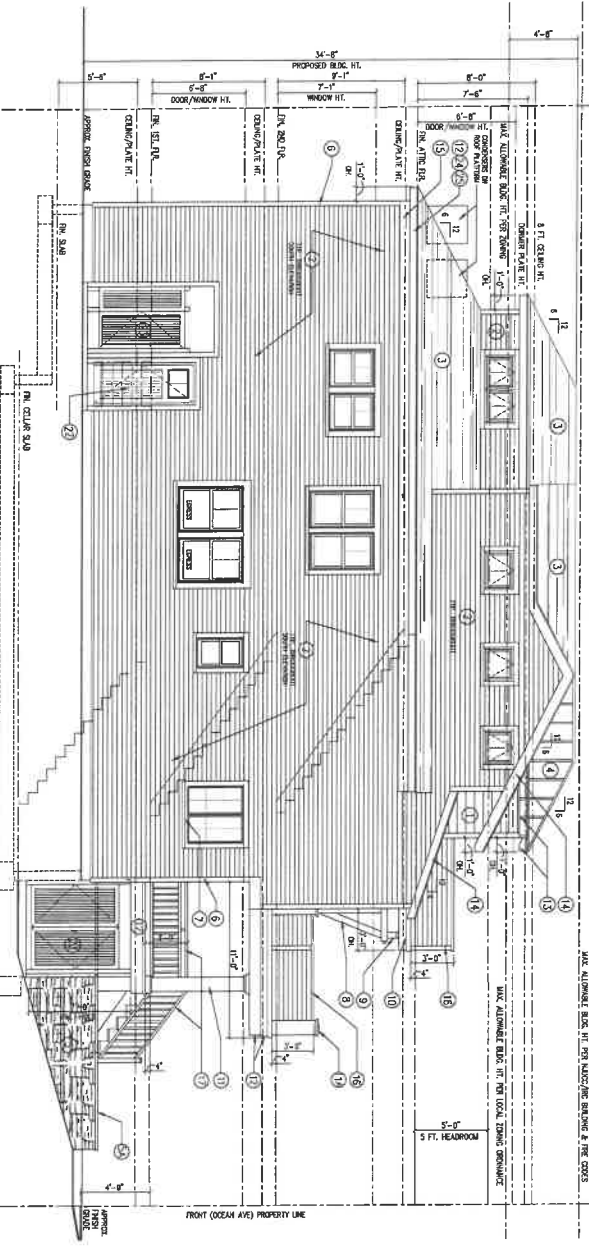
**A** PROPOSED FRONT (OCEAN AVE) ELEVATION  
SCALE: 1/4" = 1'-0"



**C** PROPOSED REAR (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"



**B** PROPOSED LEFT SIDE (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"



ITEM	DESCRIPTION	ITEM	DESCRIPTION
1	ROOF COVER OR WITH SLOPE OF 20% OR MORE	16	ROOF COVER OR WITH SLOPE OF 20% OR MORE
2	FINISH ROOFING AS SELECTED BY OWNER	17	FINISH ROOFING AS SELECTED BY OWNER
3	ROOFING/FLASHING ROOF SHIELDS	18	ROOFING/FLASHING ROOF SHIELDS
4	FLASHING/FLASHING AS SELECTED BY OWNER	19	FLASHING/FLASHING AS SELECTED BY OWNER
5	FLASHING/FLASHING AS SELECTED BY OWNER	20	FLASHING/FLASHING AS SELECTED BY OWNER
6	FLASHING/FLASHING AS SELECTED BY OWNER	21	FLASHING/FLASHING AS SELECTED BY OWNER
7	FLASHING/FLASHING AS SELECTED BY OWNER	22	FLASHING/FLASHING AS SELECTED BY OWNER
8	FLASHING/FLASHING AS SELECTED BY OWNER	23	FLASHING/FLASHING AS SELECTED BY OWNER
9	FLASHING/FLASHING AS SELECTED BY OWNER	24	FLASHING/FLASHING AS SELECTED BY OWNER
10	FLASHING/FLASHING AS SELECTED BY OWNER	25	FLASHING/FLASHING AS SELECTED BY OWNER
11	FLASHING/FLASHING AS SELECTED BY OWNER	26	FLASHING/FLASHING AS SELECTED BY OWNER
12	FLASHING/FLASHING AS SELECTED BY OWNER	27	FLASHING/FLASHING AS SELECTED BY OWNER
13	FLASHING/FLASHING AS SELECTED BY OWNER	28	FLASHING/FLASHING AS SELECTED BY OWNER
14	FLASHING/FLASHING AS SELECTED BY OWNER	29	FLASHING/FLASHING AS SELECTED BY OWNER
15	FLASHING/FLASHING AS SELECTED BY OWNER	30	FLASHING/FLASHING AS SELECTED BY OWNER

<b>MOSS ARCHITECTURE LLC</b> 425 MORNINGSIDE AVENUE BRADLEY BEACH, NJ 07720 TEL: 732-567-8311 Email: mrymossarch@gmail.com	CLIENT: MR. THOMAS & LESLIE CARLUCCI 1107 OCEAN AVENUE BRADLEY BEACH, NJ 07720	PROJECT: NEW CUSTOM RESIDENCE BLOCK 13 / LOT 16 1107 OCEAN AVENUE BRADLEY BEACH, NJ 07720	COMMENTS:	05/25/21 ISSUED TO ATTORNEY FOR FINAL REVIEW & COMMENT
				04/29/21 ISSUED TO LOCAL ZONING OFFICER
PROJECT NO: N-3 SHEET NO: 19-04R PROJECT MANAGER: MAN DRAWN BY: MAN SCALE: AS NOTED DATE: 05.25.20	PROPOSED ELEVATIONS			DATE: _____ REVISION / ISSUED TO: _____

