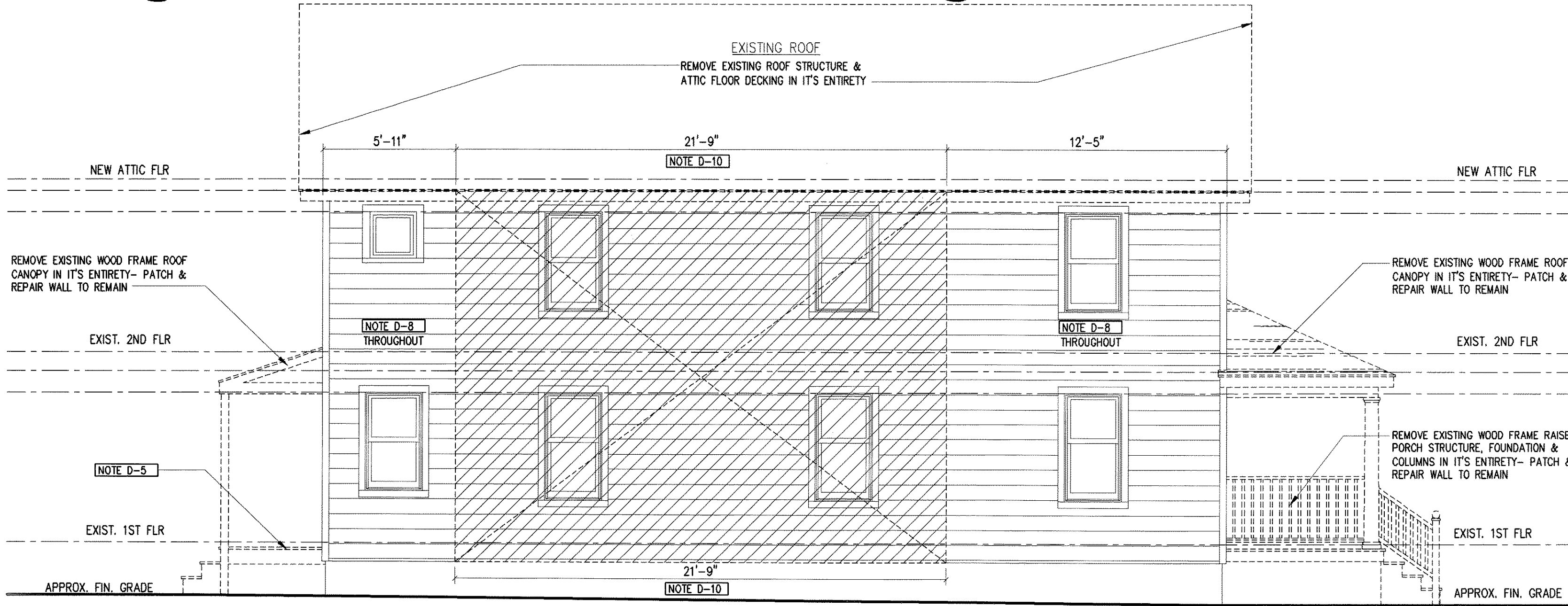


LEGEND

EXISTING WALL TO REMAIN
 EXISTING TO BE REMOVED
 EXISTING COVERED PORCH STRUCTURE TO BE REMOVED

1 FIRST FLOOR DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"

2 SECOND FLOOR DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"



3 DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"

DEMOLITION NOTES

- D-1. REMOVE ALL INTERIOR PARTITIONS AS INDICATED, DOORS & WINDOWS. REMOVE ALL FLOOR WALL & CEILING FINISHES, PLASTER & LATH, DOWN TO EXISTING WOOD FRAMING. REPLACE ANY DETERIORATED DAMAGED FRAMING MEMBERS AS REQ'D. (V.I.F.)
- D-2. EXISTING KITCHEN: CONTRACTOR SHALL REMOVE EXISTING COUNTERTOPS, CABINETS, FURNISHINGS, APPLIANCES AND EQUIPMENT IN ITS ENTIRETY. SALVAGE EXISTING TO BE RE-USED AS DIRECTED BY OWNER. REMOVE ALL WALL, FLOOR & CEILING FINISHES TO ROUGH FRAMING. CUT & CAP ALL EXISTG. UTILITIES AND/OR WIRING BACK TO MAINS OR SOURCE PANEL AS REQUIRED (V.I.F.)
- D-3. EXISTING BATHROOM: CONTRACTOR SHALL REMOVE EXISTING FIXTURES AND EQUIPMENT IN ITS ENTIRETY. REMOVE ALL WALL, FLOOR & CEILING FINISHES TO ROUGH FRAMING. CUT & CAP ALL EXISTG. UTILITIES AND/OR WIRING BACK TO MAINS OR SOURCE PANEL AS REQUIRED (V.I.F.)
- D-4. REMOVE EXISTING SECOND FLOOR SUPPORT BEAM. PROVIDE TEMPORARY SHORING FOR EXISTING FLOOR FRAMING AS REQUIRED. INSTALL NEW BEAM AS PER FRAMING PLANS ON DWG. S-1. PATCH & REPAIR ALL EXISTING ADJACENT WALL & CEILING SURFACES TO REMAIN.
- D-5. REMOVE EXISTING WOOD FRAME LANDING & FOUNDATION AND ROOF SUPPORT COLUMNS IN ITS ENTIRETY. REMOVE EXISTING OUTDOOR SHOWER PANELS- CUT & CAP EXIST PLUMBING LINES TO POINT OF NEW SHOWER (SEE PLANS)
- D-6. REMOVE EXISTING MASONRY CHIMNEY STACK DOWN TO BELOW FIRST FLOOR FRAMING OR BASEMENT SLAB AS DIRECTED BY OWNER (V.I.F.)
- D-7. REMOVE AND/OR RELOCATE EXISTING RADIATORS AND PIPE RUNS AS DIRECTED BY OWNER
- D-8. REMOVE ALL EXISTING SIDING, FURRING AND BUILDING WRAP DOWN TO EXISTING SUBSTRATE/SHEATHING. PATCH & REPAIR SHEATHING AS REQ'D. PREPARE SURFACE FOR NEW FIRE RATED EXT. SHEATHING ON EAST/WEST EXTERIOR.
- D-9. REMOVE EXISTING 4" DIA. CAST IRON PLUMBING STACK AND PROTECTIVE WOOD FRAMED CHASE CONSTRUCTION IN ITS ENTIRETY TO UNDERGROUND HORIZONTAL SANITARY MAIN. PREPARE FOR NEW SANITARY RISER CONNECTION INSIDE EXISTING EXTERIOR WALL. COORD. WITH PLUMBING SUB-CONTRACTOR. PATCH & REPAIR EXISTING WALL AND ROOF AS REQ'D.
- D-10. REMOVE PORTION OF EXISTING EXTERIOR WALL STRUCTURE IN ITS ENTIRETY. PREPARE FOR NEW FLOOR FRAMING AND EXTERIOR WALL FRAMING (SEE DWG. S-1)
- D-11. REMOVE PORTION OF EXISTING FLOOR BEAM STRUCTURE ABOVE EXISTING BASEMENT. PREPARE FOR NEW FLOOR FRAMING (SEE DWG. S-1)
- D-12. REMOVE EXISTING WALLS AT BASEMENT ACCESS STEPS. REMOVE EXISTING CONC STEPS AND SAWCUT REAR CMU STARWELL WALL. PREPARE FOR NEW ACCESS STARWELL CONSTRUCTION (SEE PLANS)

CODE SUMMARY

PLAN REVIEW AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE NAJCC REHABILITATION SUBCODE & WHERE APPLICABLE I.R.C./2018 NEW JERSEY EDITION INCLUDING ANY/ALL AMENDMENTS PER N.J.U.C.C.

ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN FOREST & PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM) AS REQUIRED BY CODE SECTION R301.2.1.1

BASIC WIND SPEED 115 MPH/ EXPOSURE B

BUILDING ASPECT RATIO- XX
 MAXIMUM BUILDING LENGTH XX FT.

MAX. ALLOW. BUILDING HEIGHT TO MEAN ROOF HT.-
 33 FT. ALLOWED/ 25 PROPOSED

USE GROUP R5

CONSTRUCTION CLASSIFICATION VB

DESIGN LOADS	LIVE (PSF)	DEAD (PSF)
* SLEEPING ROOMS	30	15
* NON-SLEEPING ROOMS	40	15
* BATHROOM (W/ TILE)	40	25
* ENTRY & KITCHEN (W/ TILE)	40	25
* STAIRS	40	15
* ATTICS W/LIMITED STORAGE	20	12
* ATTICS W/O STORAGE	10	12
* VOLUME CEILING	30	15
* ROOF	30	15
* EXTERIOR WOOD DECK	40	12
* EXTERIOR BALCONY	60	15

ZONING SUMMARY

LOCAL ZONING R-1
 BLOCK 20/ LOT 10

NEW CONSTRUCTION-

	88 S.F.	124 S.F.	42 S.F.	600 S.F.
GROUND FLOOR ADDITION				
NEW COVERED PORCH				
SECOND FLOOR ADDITION				
NEW ROOF/UNFINISHED ATTIC STORAGE SPACE				
TOTAL	854 S.F.			
UNFINISHED ATTIC STORAGE SPACE (OVER 7 FT. CEILING) *FIRE	0 S.F. (0.0%)			
AREA LARGEST FLOOR	647 S.F.			
NEW BLDG. VOLUME- PRINCIPLE BLDG.	3,500 C.F.			

LOT

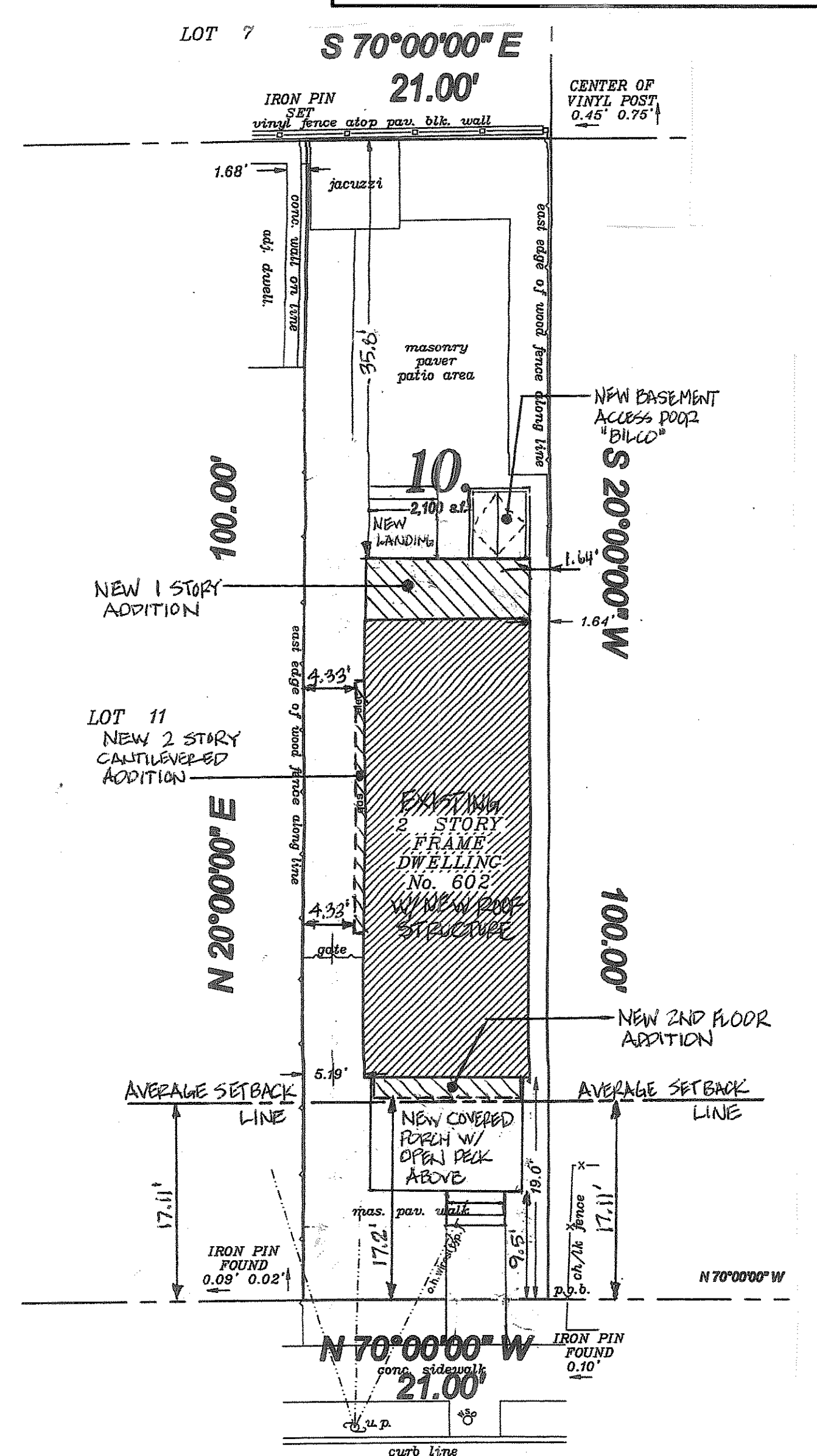
	REQ'D./ALLOWED	PROPOSED
MIN. AREA	5,000 S.F.	2,100 S.F. (EXIST.)
MIN. WIDTH	50 FT.	21.00 FT. (EXIST.)
MIN. DEPTH	100 FT.	100 FT. (EXIST.)
MAX. BLDG. COVERAGE	35% (735 S.F.)	36.7% (771 S.F.)**
MAX. IMPERVIOUS COVERAGE	60% (1,260 S.F.)	60.0% (1,260 S.F.)

PRINCIPLE BUILDING

	REQ'D./ALLOWED	PROPOSED
FRONT YARD SETBACK	17.11 FT. (AVERAGE)	17.25 FT. (NEW)
SIDE YARD SETBACK (10% LOT WIDTH)	2.10 FT.	1.64 FT. (NEW)**
SIDE YARD SETBACK (20% LOT WIDTH)	4.20 FT.	4.25 FT. (NEW)
REAR YARD SETBACK	25 FT.	+/-36.0 FT. (NEW)
MAXIMUM HEIGHT	30 FT.	29.75 FT. (NEW)
BLDG. STORIES	2	2 (EXISTING/NEW)
OFF STREET PARKING	2 SPACES	0 SPACES**

**VARIANCE REQUIRED

BLOCK 20 ***



OCEAN PARK AVE

A PLOT PLAN
 SCALE: 1" = 10'-0"

ALL INFORMATION NOTED ON THIS SITE PLAN IS TAKEN FROM A SURVEY PREPARED BY PAUL K. LYNCH LAND SURVEYOR, P.O. BOX 1453 WALL, N.J. 07719; PAUL K. LYNCH LC #38585 DATED 9.8.20

PROJECT ADDRESS
 602 OCEAN PARK AVENUE
 BRADLEY BEACH, N.J. 07720

OWNER/APPLICANT
 MR. MATTHEW & MELISSA O'NEILL
 602 OCEAN PARK AVENUE
 BRADLEY BEACH, N.J. 07720

ISSUED TO ATTORNEY FOR ZONING BOARD SUBMITTAL

REVISION / ISSUED TO

DATE

No

CONSULTANTS

MR. MATTHEW & MELISSA O'NEILL
 602 OCEAN PARK AVENUE
 BRADLEY BEACH, NJ 07720

ALTERATIONS to
 O'NEILL RESIDENCE
 BLOCK 20 / LOT 10
 602 OCEAN PARK AVENUE
 BRADLEY BEACH, NJ 07720

MOSS ARCHITECTURE LLC

429 MONMOUTH AVENUE
 BRADLEY BEACH, NJ 07720
 BUS. 732-567-8311
 EMAIL: mrossarch@msa.com

PROJECT MANAGER: M/M

DRAWN BY: M/M

SCALE: AS NOTED

DATE: 03.01.21

LOT NUMBER: 20-24R

TITLE: PLOT PLAN, DEMOLITION PLANS & NOTES

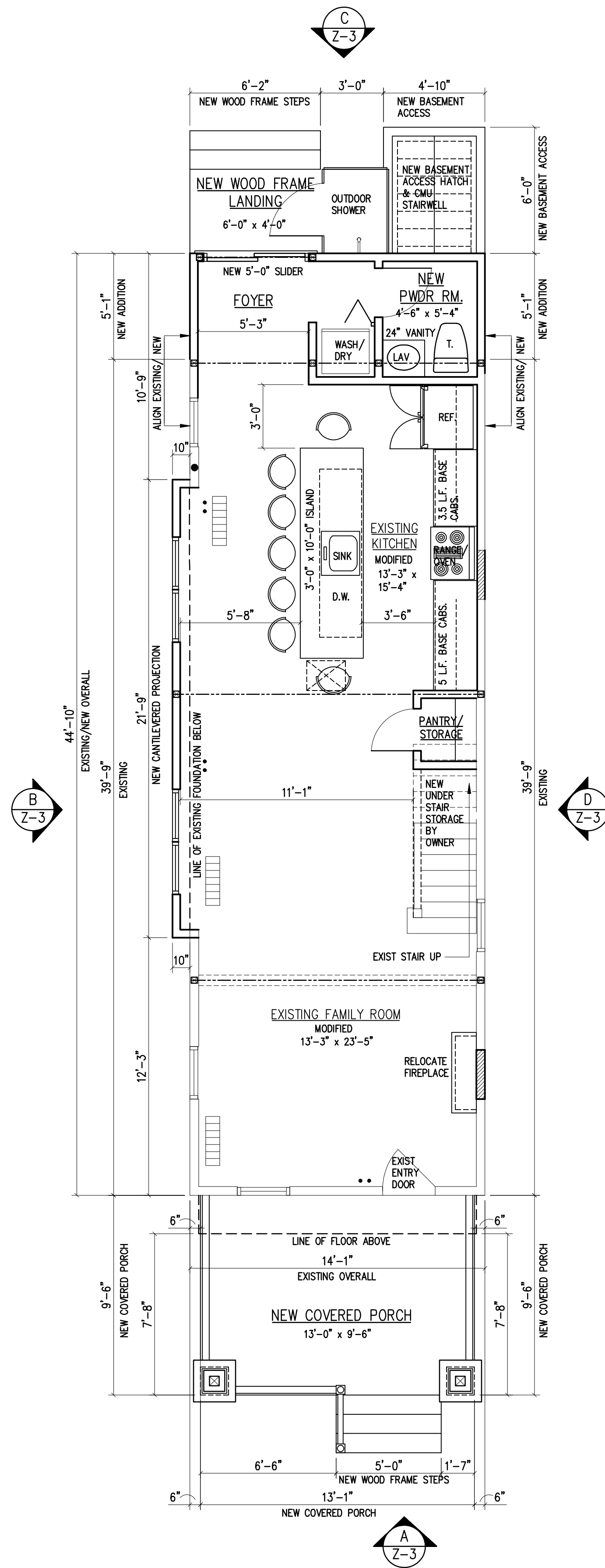
ARCHITECT: MICHAEL J. MOSS

LC No. AL-15000

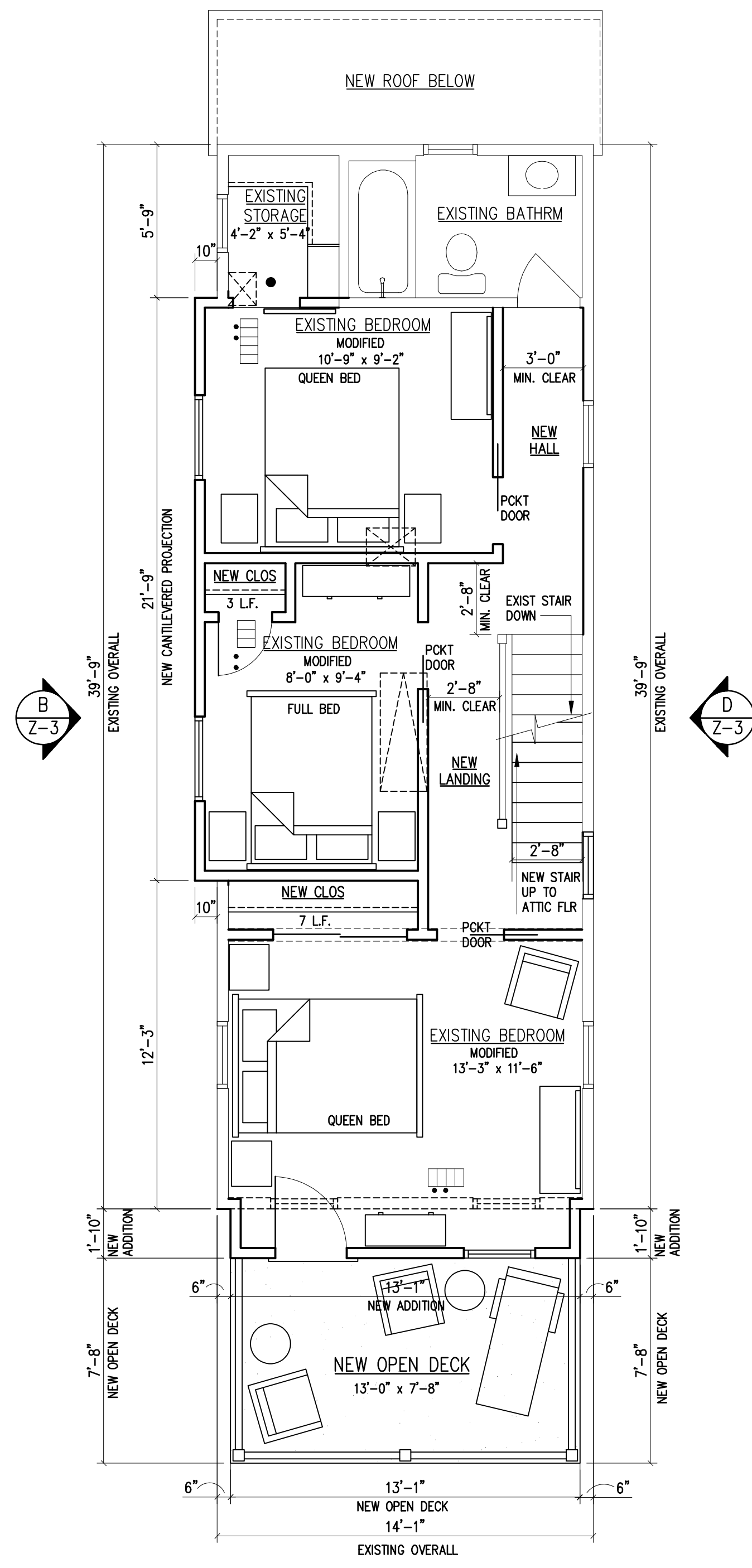
DRAWING No. Z-1

DECK NOTES

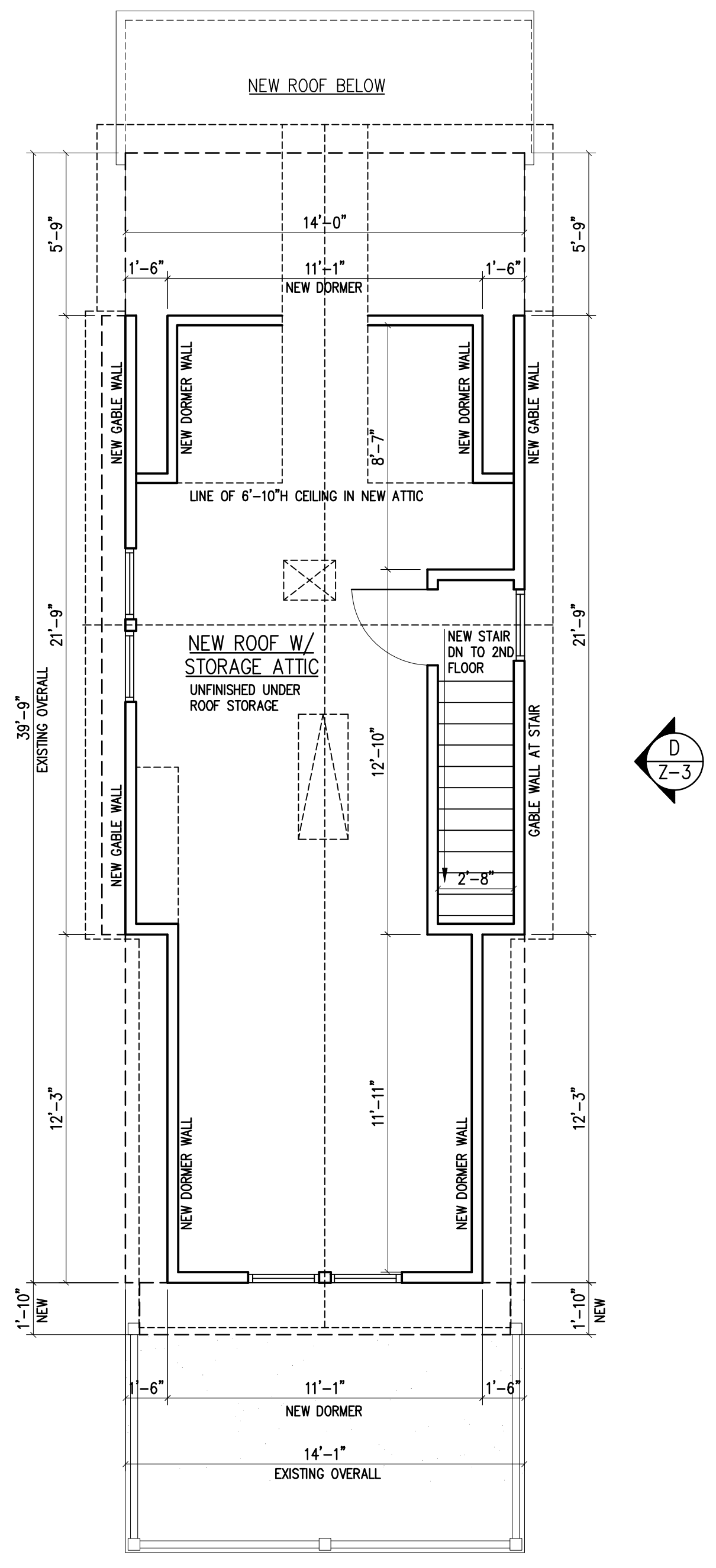
1. ALL WORK SHALL CONFORM TO ANY / ALL APPLICABLE STATE AND LOCAL CODES CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK.
2. ALL LUMBER USED SHALL BE NATURALLY DURABLE (REDWOOD OR CEDAR) OR BE PRESERVATIVE TREATED (SOUTHERN YELLOW PINE) WITH A MINIMUM FIBER STRESS PER THE JOIST/ GIRDER CHART.
3. POST FOUNDATIONS MAY BE EITHER OF THE FOLLOWING:
 A. 12" DIAMETER "SONOTUBE" FILLED SOLID WITH CONCRETE; OR
 B. 16"x16" SOLID CONCRETE; OR
 C. 16"x16" MASONRY (SEE NOTE #4) FILLED SOLID WITH CONCRETE; OR
 D. 16"x16" MASONRY (SEE NOTE #4) FILLED SOLID WITH CONCRETE; OR
 E. 16"x16" MASONRY (SEE NOTE #4) FILLED SOLID WITH CONCRETE; OR
 F. 16"x16" MASONRY (SEE NOTE #4) FILLED SOLID WITH CONCRETE; OR
 G. PROVIDE CONTINUOUS METAL FLASHING (OVER UNDERLAMENT / BELOW SINKING / OVER SHEATHING). FLASHING SHALL CONTINUE OVER THE LEDGER. PROVIDE BACK-COAT OR SLP-SHEETS.
4. PROVIDE APPROVED METAL JOIST HANGERS, POST CAPS, ANCHORS, AND OTHER FASTENERS (ALL SIMPSON "STRONG-TIE" OR EQUAL OR BETTER) AS REQUIRED TO SUIT FRAMING CONDITIONS AND DETAILS. INSTALL FASTENERS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND DETAILS FOR THE USE INTENDED.
5. ALL POSTS TO BE SECURED TO THE FOUNDATION USING AN APPROVED METAL POST BASE w/ AN INTEGRATED ANCHORING SYSTEM.
6. ALL METAL CONNECTORS, BOLTS, NAILS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED. SEE DETAILS THIS SHEET FOR ADDITIONAL INFORMATION.
7. RESIDENTIAL STAIR NOTES
 A. WIDTH / MIN. PERMITTED 36"
 B. HEADROOM / MIN. PERMITTED 6'-8"
 C. TREADS AND RISERS
 MAX. PERMITTED RISER HEIGHT 8-1/4"
 MIN. PERMITTED RISER HEIGHT 4"
 MIN. PERMITTED TREAD DEPTH 9"
 D. RAILINGS AND GUARDS (STYLE AS SELECTED BY OWNER)
 MIN. PERMITTED STAIR RAILINGS HEIGHT 36"
 MIN. PERMITTED GUARD HEIGHT 36"
 E. OPEN GUARDS SHALL HAVE BALUSTERS OR OTHER CONSTRUCTION SUCH THAT A SPHERE WITH A DIAMETER OF 4-INCHES (4") CANNOT PASS THROUGH ANY OPENING. ALL DECK EDGES SHALL BE FITTED WITH A GUARDRAIL PER CODE REQUIREMENTS.



1
Z-2
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" 1ST FLOOR LIVABLE AREA- 826 S.F.
1ST FLOOR LIVABLE AREA + COVERED PORCH- 965 S.F.



2
Z-2
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" 2ND FLOOR AREA- 826 S.F.

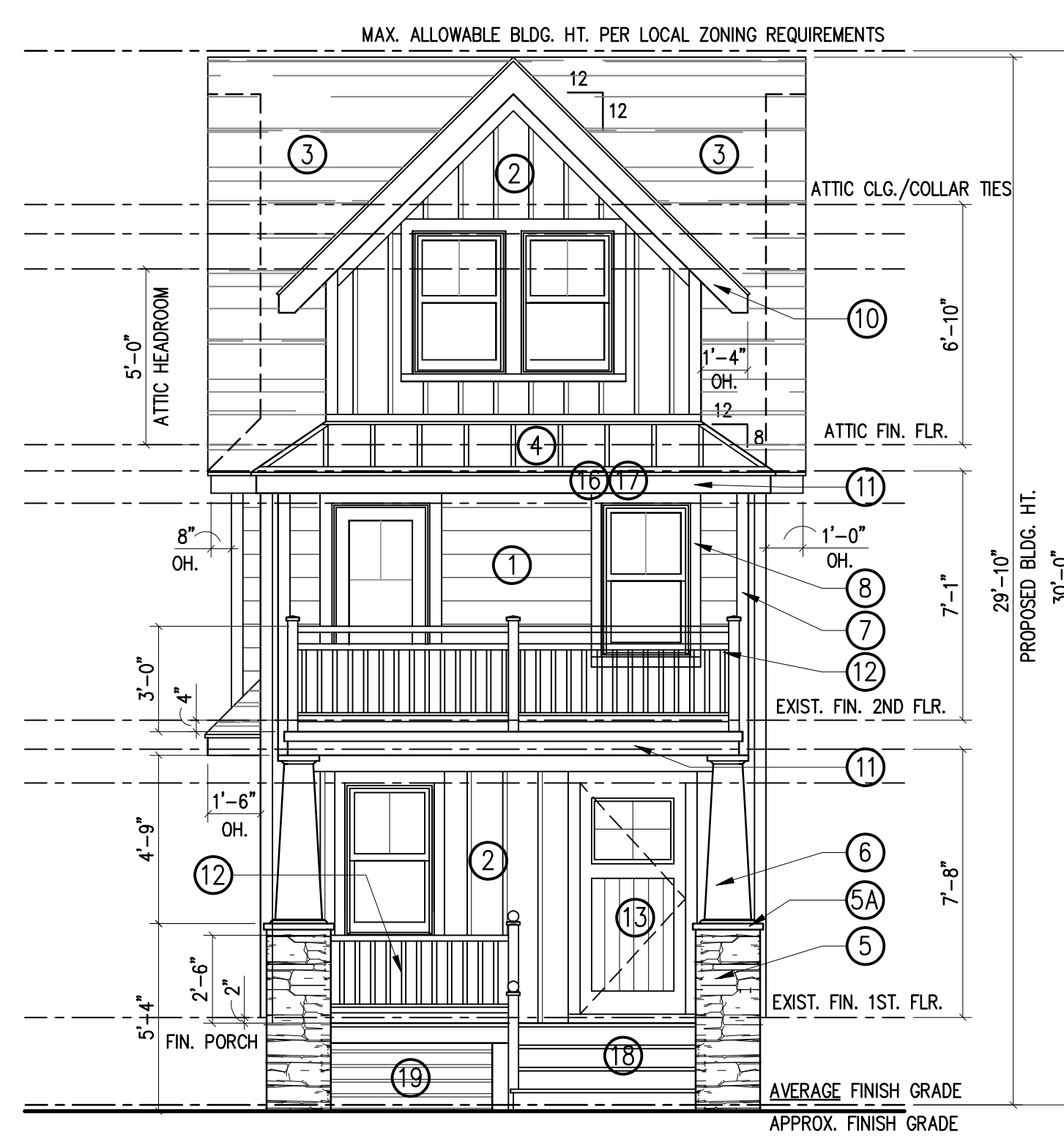


3
Z-2
PROPOSED ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0" 2ND FLOOR AREA- 826 S.F.

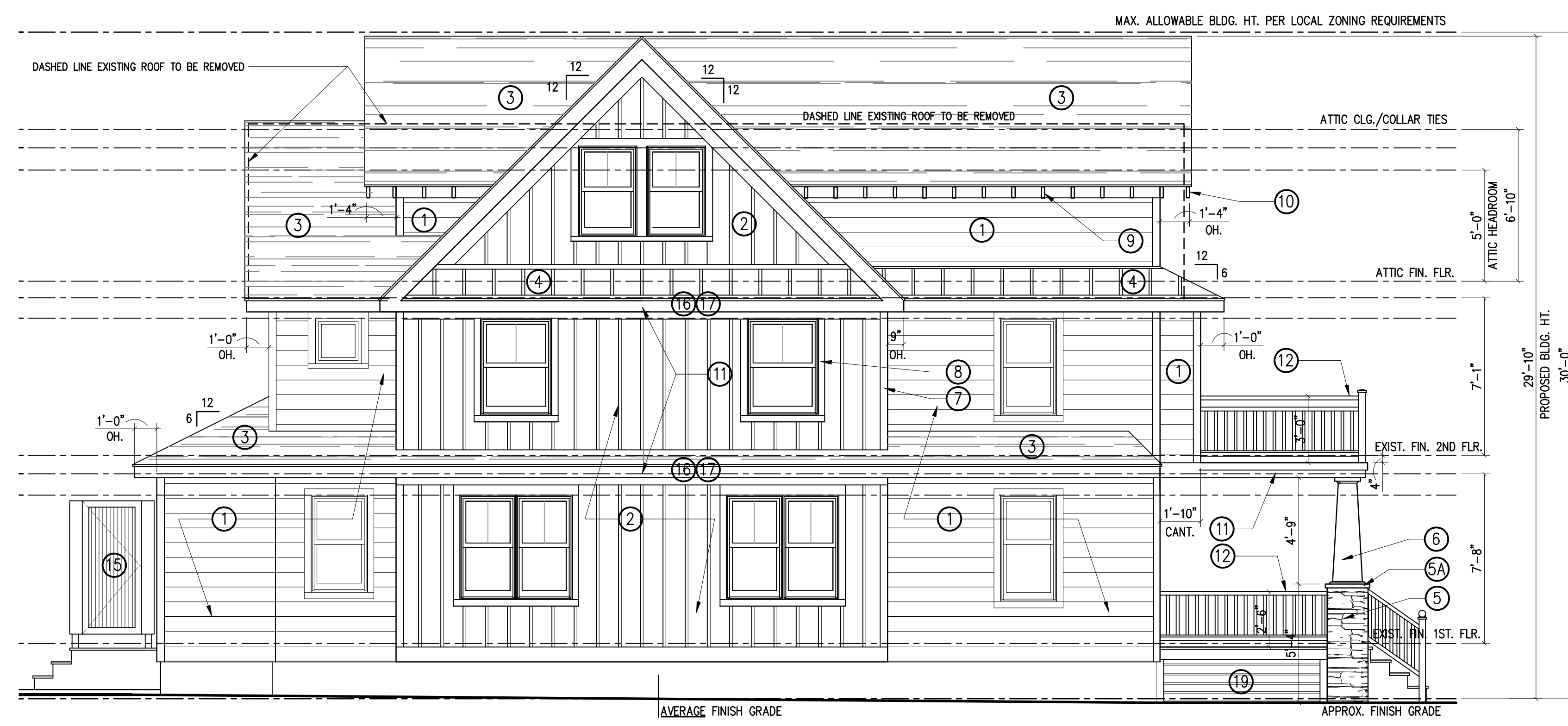
MOSS ARCHITECTURE LLC 429 MONMOUTH AVENUE BRADLEY BEACH, NJ 07720 Bus: 732-367-6311 Email: mrossarch@gmail.com		CLIENT MR. MATTHEW & MELISSA O'NEILL 602 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720	PROJECT ALTERATIONS to O'NEILL RESIDENCE BLOCK 20 / LOT 10 602 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720
ARCHITECT MICHAEL J. MOSS LIC. No. AI-15000	PROJECT MANAGER M/JM	DRAWN BY M/JM	DATE 03.01.21
JOB NUMBER 20-24R		SCALE AS NOTED	
DRAWING No. Z-2		TITLE PROPOSED FLOOR PLANS	
REVISIONS No. DATE 06/30/21 ISSUED TO ATTORNEY FOR ZONING BOARD SUBMITTAL 06/17/21 ISSUED TO LOCAL ZONING OFFICER REVISION / ISSUED TO			

EXTERIOR FINISH SCHEDULE

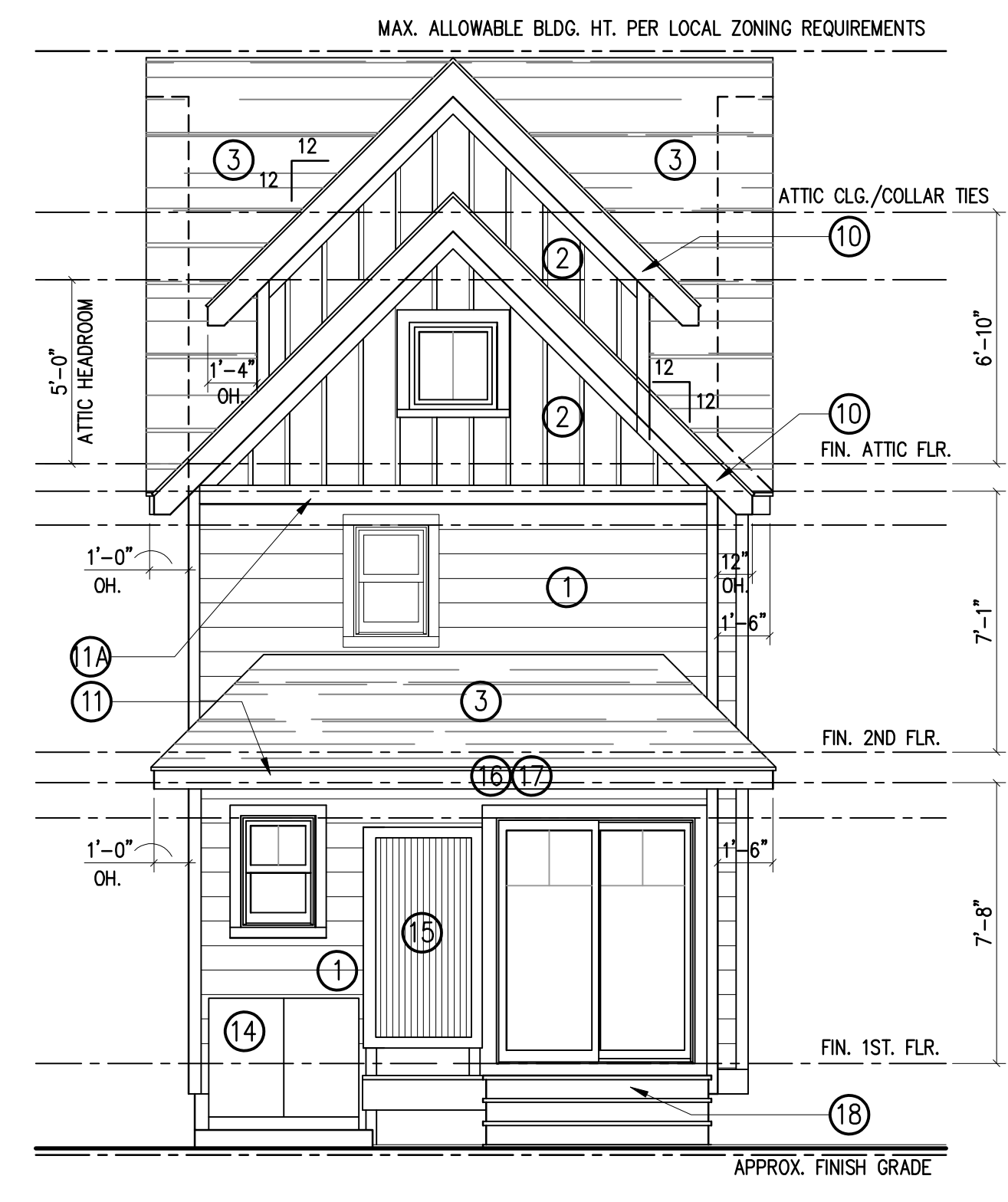
ITEM	DESCRIPTION
1	VINYL SIDING 7" EXPOSURE AS SELECTED BY OWNER
2	BOARD & BATTEN VINYL SIDING AS SELECTED BY OWNER
3	FIBERGLASS/ASPHALT ROOF SHINGLES COLOR/STYLE AS SELECTED BY OWNER
4	METAL ROOF SYSTEM COLOR AS SELECTED BY OWNER
5	THIN STONE VENEER
5A	LIMESTONE PIER/WALL CAP
6	DECORATIVE SPLAYED CRAFTSMAN FIBERGLASS COLUMN W/ CAP & BASE
7	COMPOSITE 4" CORNERBOARD TRIM TYP. THROUGHOUT
8	COMPOSITE 4" WINDOW TRIM & SILL TYP. THROUGHOUT
9	POLYURETHANE DECORATIVE RAFTER TAIL/CORBEL
10	COMPOSITE 8" RAKE BOARD W/ DECORATIVE TAIL TYP. THROUGHOUT
11	COMPOSITE 8" CORNICE TRIM BOARD
11A	COMPOSITE FASCIA BOARD
12	PVC DECORATIVE PORCH RAILING AS SELECTED BY OWNER
13	FIBERGLASS ENTRY DOOR AS SELECTED BY OWNER
14	BASEMENT ACCESS HATCH AS SELECTED BY OWNER
15	PVC PRIVACY SCREEN PANEL/DOOR COLOR & STYLE AS SELECTED BY OWNER
16	ALUM. GUTTER & LEADER TYP. THROUGHOUT
17	COMPOSITE BEADBOARD SOFFIT TYP. AT ALL ROOF OVERHANGS
18	WOOD FRAME STEPS W/ COMPOSITE DECKING AS SELECTED BY OWNER
19	COMPOSITE FRAME SECURITY SCREEN W/ COMPOSITE DECK BOARD SLATS



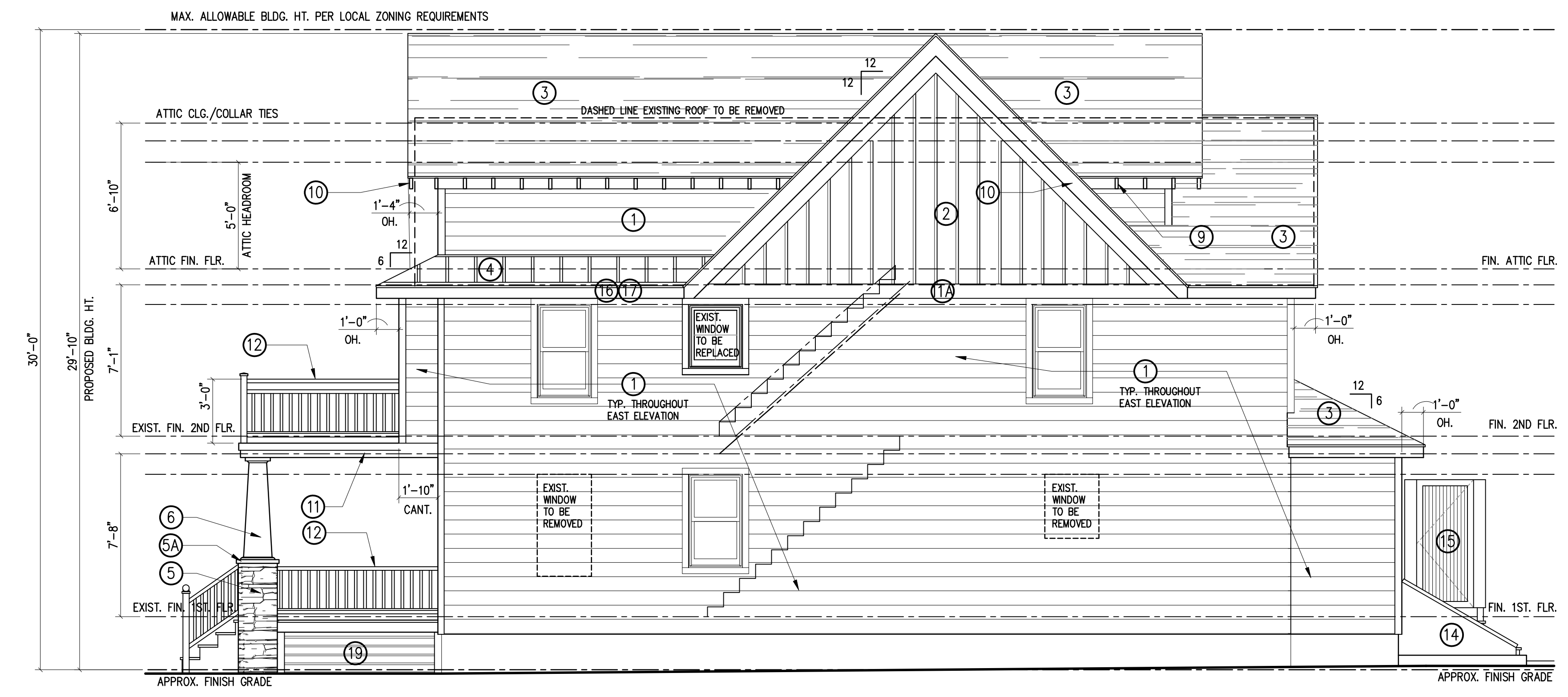
A PROPOSED FRONT (SOUTH) ELEVATION
Z-3 SCALE: 1/4" = 1'-0"



B PROPOSED LEFT-SIDE (WEST) ELEVATION
Z-3 SCALE: 1/4" = 1'-0"



C PROPOSED REAR (NORTH) ELEVATION
Z-3 SCALE: 1/4" = 1'-0"



D PROPOSED RIGHT-SIDE (EAST) ELEVATION
Z-3 SCALE: 1/4" = 1'-0"

ISSUED TO ATTORNEY FOR ZONING BOARD SUBMITTAL 06/30/21		ISSUED TO LOCAL ZONING OFFICER 06/17/21		REVISION / ISSUED TO No	
CONSULTANTS					
CLIENT MR. MATTHEW & MELISSA O'NEILL 602 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720					
PROJECT ALTERATIONS to O'NEILL RESIDENCE BLOCK 20 / LOT 10 602 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720					
ARCHITECT MOSS ARCHITECTURE LLC 429 MONMOUTH AVENUE BRADLEY BEACH, NJ 07720 Bus. 732-567-6311 Email: mrossarch@gmail.com					
JOB NUMBER 20-24R	PROJECT MANAGER MJM	DRAWN BY MJM	SCALE AS NOTED	DATE 03.01.21	TITLE PROPOSED ELEVATIONS
DRAWING No. Z-3					