

CODE SUMMARY

- PLAN REVIEW AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 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/ 28 PROPOSED
- USE GROUPR5
- CONSTRUCTION CLASSIFICATIONVB
- 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	15
* STAIRS	20	12
* ATTICS W/LIMITED STORAGE	10	12
* ATTICS W/O STORAGE	30	15
* VOLUME CEILING	30	15
* ROOF	40	12
* EXTERIOR WOOD DECK	60	15
* EXTERIOR BALCONY		

ZONING SUMMARY

SEE SITE/ZONING BULK REQUIREMENTS TABLE
THIS SHEET

CLIENT

MR. JAMES & JENNIFER MORRISON
905 CENTRAL AVENUE
BRADLEY BEACH, NJ 07720

PROJECT

NEW CUSTOM RESIDENCE
BLOCK 23/ LOT 14
905 CENTRAL AVENUE
BRADLEY BEACH, NJ 07720

ARCHITECT

MOSS ARCHITECTURE LLC
429 MONMOUTH AVENUE
BRADLEY BEACH, NJ 07720
Bus: 732-567-8311
Email: m.j.moss@moarch.com

DATE

06.20.21

SCALE

AS NOTED

DRAWN BY

MJM

PROJECT MANAGER

MJM

JOB NUMBER

21-06R

TITLE

SITE DEMOLITION PLAN, ZONING TABLE & NOTES

ARCHITECT

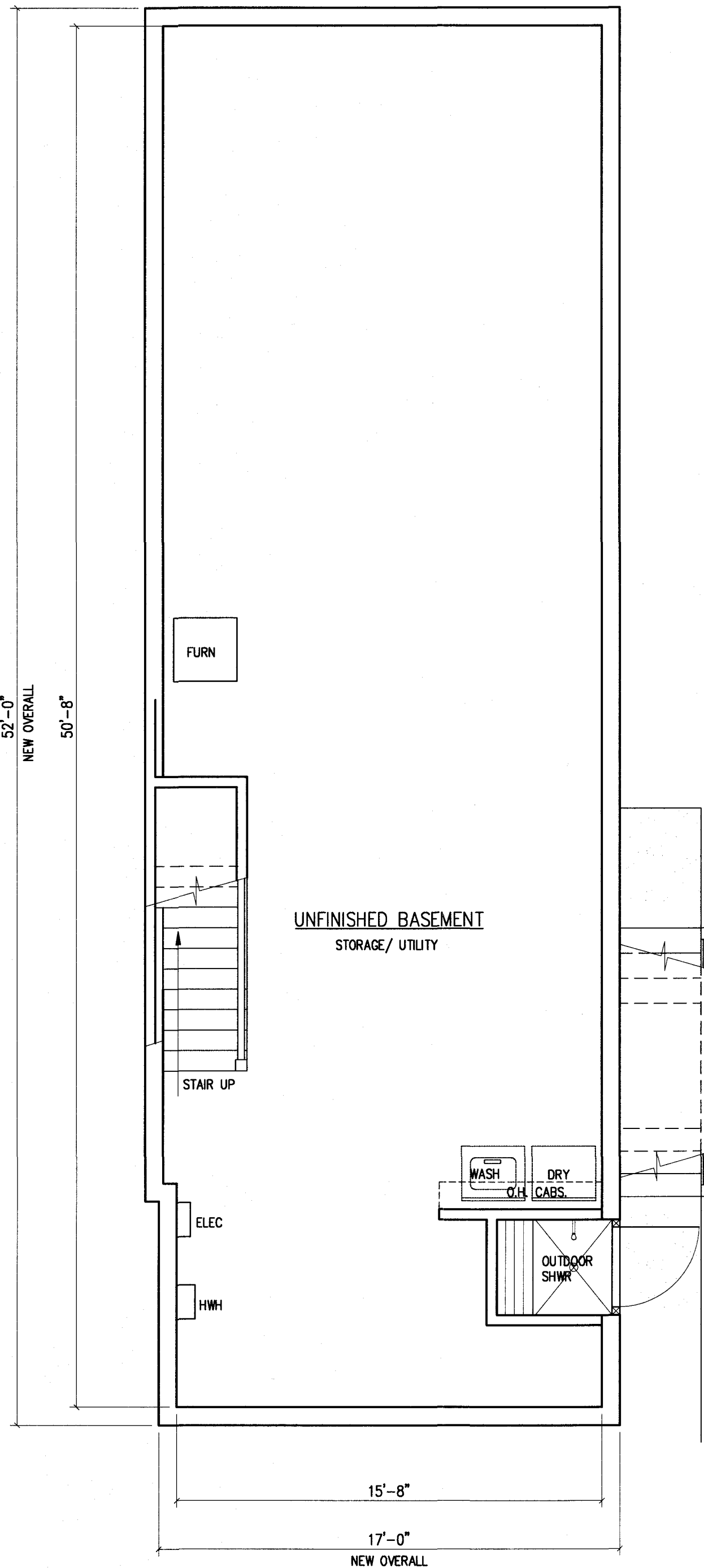
MICHAEL J. MOSS

U.C. No.

AI-15000

DRAWING No.

Z-1



2
Z-1

PROPOSED BASEMENT PLAN

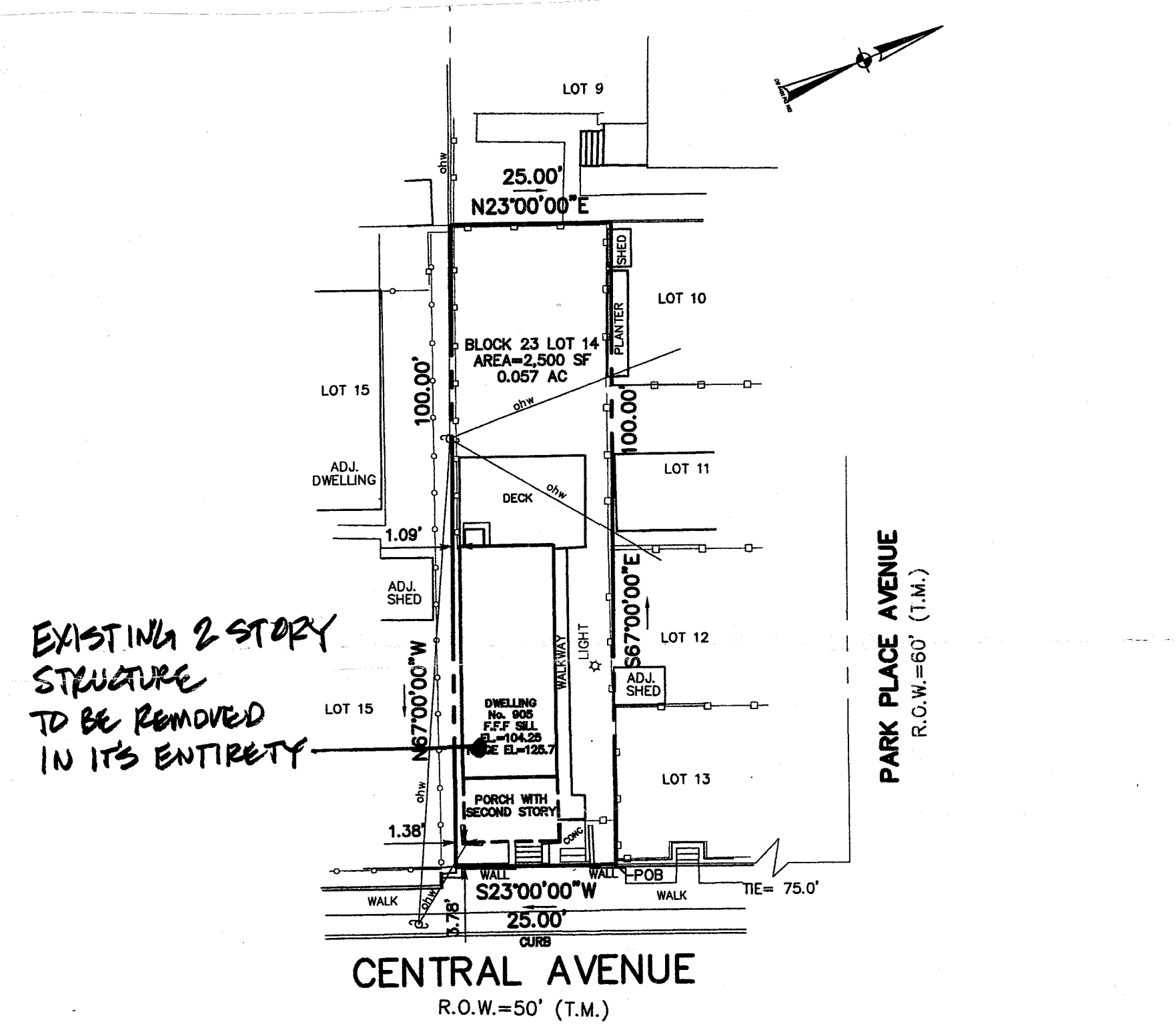
SCALE: 1/4" = 1'-0"

PROJECT ADDRESS
905 CENTRAL AVENUE
BRADLEY BEACH, N.J. 07720

OWNER/APPLICANT
MR. JAMES & JENNIFER MORRISON
905 CENTRAL AVENUE
BRADLEY BEACH, N.J. 07720

SITE / ZONING BULK REQUIREMENTS			
ZONE: R-1 BLOCK: 23 LOT: 14			
	REQUIRED	EXISTING STRUCTURE TO BE REMOVED	PROPOSED NEW STRUCTURE
MIN. LOT AREA- INTERIOR LOT	5,000 S.F.	2,500 S.F. (1)	NO CHANGE
MIN. LOT WIDTH	50 FT.	25.00 FT. (1)	NO CHANGE
MIN. LOT DEPTH	100 FT.	100.00 FT.	NO CHANGE
MIN. FRONT YARD SETBACK (CENTRAL AVENUE)	15 FT.	3.78 FT.**	17.00 FT.*
MIN. SIDE YARD (ONE SIDE)	10% LOT WIDTH 2.50 FT.	1.09 FT.**	2.50 FT.
MIN. SIDE YARD (ONE SIDE)	20% LOT WIDTH 5.00 FT.	9.00 FT.	5.00 FT.
MIN. REAR YARD SETBACK	25.00 FT.	51.00 FT.	25.00 FT.
MAX. BUILDING COVERAGE	35% 875 S.F.	52.2 %** 927 S.F.	40.5%* 1,012 FT.
MAX. IMPERVIOUS COVERAGE	60% 1,500 S.F.	69.2 %** 1,227 S.F.	67.5%* 1,690 FT.
MAX. BUILDING HEIGHT	30.00 FT. 2 STORIES	+/- 25.00 FT. 2 STORIES	32.75 FT.* 2 1/2 STORIES*
OFF STREET PARKING	2 SPACES	0 SPACES**	1 SPACE
DRIVEWAY CURBOUT WIDTH	12 FT. MAX.	NONE	12 FT.
DRIVEWAY WIDTH	12 FT. MAX.	NONE	12.0 FT.
DRIVEWAY LENGTH	20 FT. MIN.	NONE	17.0 FT.**
DRIVEWAY LOCATION FROM PROP. LINE	3 FT. MIN.	NONE	5.00 FT.

* VARIANCE REQUIRED ** EXISTING NON-CONFORMING
(1) NON-CONFORMING LOT BY ORDINANCE



NOTES:
1. ALL BUILDING OFFSETS MEASURED TO SIDING
UNLESS NOTED OTHERWISE
2. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM

TO:
1. GEORGE LIPARI

REFERENCES:
1. DEED BOOK 346B PAGE 160
2. BOROUGH OF BRADLEY BEACH TAX MAP SHEET 2
3. FILED MAP CASE No. 71-7, FILED 02-06-1985

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

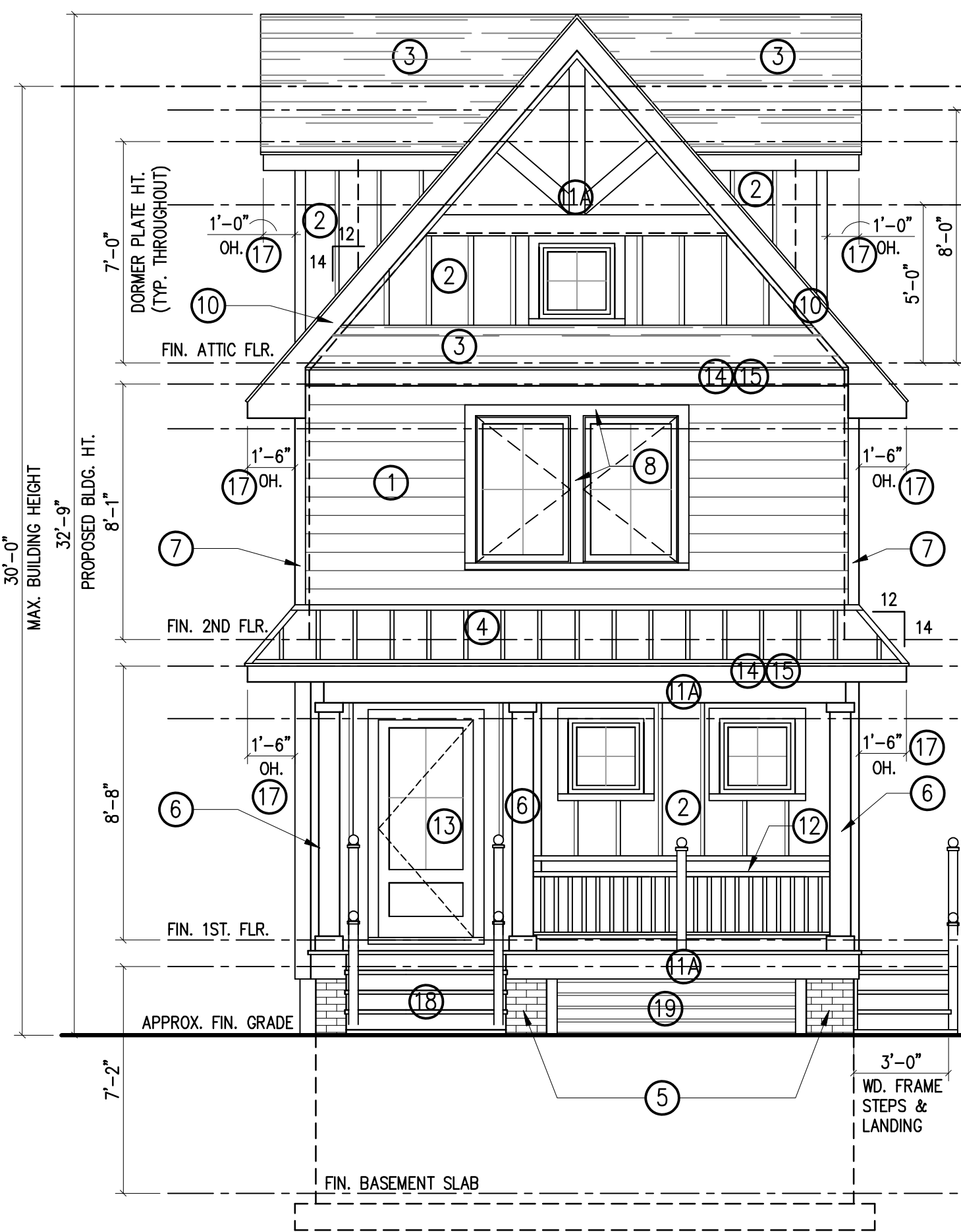
A
Z-1

SITE DEMOLITION PLAN

SCALE: 1" = 20'-0"

ALL INFORMATION NOTED ON THIS SITE PLAN IS TAKEN FROM A SURVEY
PREPARED BY LANDMARK SURVEYING AND ENGINEERING, INC., 813 MAIN STREET,
AVON, N.J. 07717; RODOLFO PIERRI P.L.S. LIC #246503860600 DATED 9.20.21

- GENERAL DEMOLITION NOTES
- THE GENERAL CONTRACTOR, HEREIN AFTER CALLED THE "CONTRACTOR", SHALL BE RESPONSIBLE FOR ALL DEMOLITION DESCRIBED ON THIS DRAWING AND ANY OTHER DEMOLITION THAT IS DIRECTED IN WRITING BY THE ARCHITECT NOT SPECIFICALLY NOTED ON THIS DRAWING.
 - THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES AS REQUIRED FOR COMPLETE DEMOLITION AND REMOVALS AND RELATED WORK. THE CONTRACTOR SHALL PERFORM ALL OPERATIONS AS INDICATED HERE-ON AND AS MAY BE REASONABLY IMPLIED AS NECESSARY TO COMPLETE THE DEMOLITION WORK DESCRIBED HERE-ON.
 - THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SIDES OF THIS DWELLING IN A TIMELY MANNER. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DEBRIS REMOVAL AND DELIVERIES.
 - SALVAGE DEFINITION: THE CONTRACTOR SHALL REMOVE, REPAIR, CLEAN AND STORE REMOVED ITEMS/MATERIALS AS DIRECTED FOR RE-USE OR RECYCLING BY THE OWNER AND/OR ARCHITECT.
 - THE CONTRACTOR SHALL REPAIR AND/OR REPLACE AT HIS OWN EXPENSE ANY DAMAGE DONE TO PROPERTY OF THE OWNER AND/OR ANY OTHER PERSON(S) ON OR OFF THE PROJECT SITE AS A RESULT OF THE CONTRACT WORK DESCRIBED HERE-ON.
 - ALL DEMOLITION WORK SHALL CONFORM TO LATEST EDITION OF APPLICABLE REFERENCE SPECIFICATIONS AND TO CURRENT GOVERNING CODES AND REQUIREMENTS OF STATE & LOCAL AUTHORITIES HAVING JURISDICTION.
 - THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO COMMENCEMENT OF DEMOLITION WORK AND CAREFULLY ACCESS DESCRIBED HERE-ON, EXISTING CONDITIONS AND SCOPE OF WORK REQUIRED TO EXECUTE ALL DEMOLITION WORK. ADDITIONALLY, THE CONTRACTOR SHALL OBSERVE ALL EXISTING TO REMAIN CONSTRUCTION AND REPORT IN WRITING TO THE ARCHITECT AND OWNER ALL STRUCTURAL AND OTHER UNSATISFACTORY AND/OR DIFFERENT CONDITIONS.
 - THE CONTRACTOR SHALL PATCH & REPAIR ALL EXISTING TO REMAIN SUPPORT STRUCTURE, FLOORS, WALLS AND/OR CEILINGS IN PROJECT AREAS. PREPARE DAMAGED EXISTING TO REMAIN CONSTRUCTION FOR NEW FINISHES.
 - REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ANY ADDITIONAL DEMOLITION NOTES.
 - AT COMPLETION OF EACH DAY WORK, THE CONTRACTOR SHALL CLEAN ALL PROJECT AREAS OF ACCUMULATED TRASH, WASTE, DEBRIS AND/OR DIRT WHERE WORK HAS BEEN PERFORMED. CONTRACTOR SHALL NOT ALLOW TRASH, WASTE, DEBRIS AND/OR DIRT TO ACCUMULATE WITH-IN OR OUTSIDE OF PROJECT AREAS/SITE.

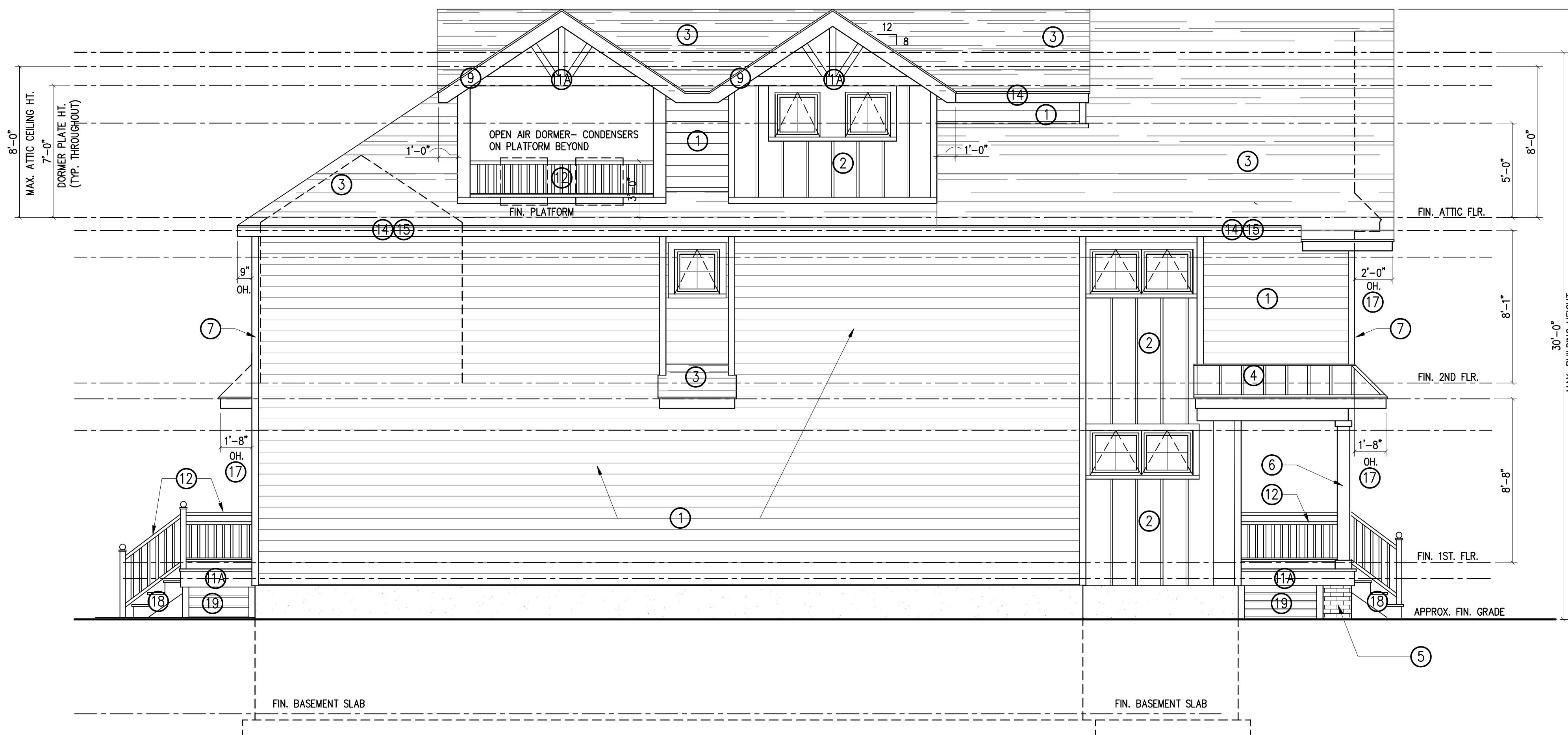


A
Z-3 PROPOSED FRONT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

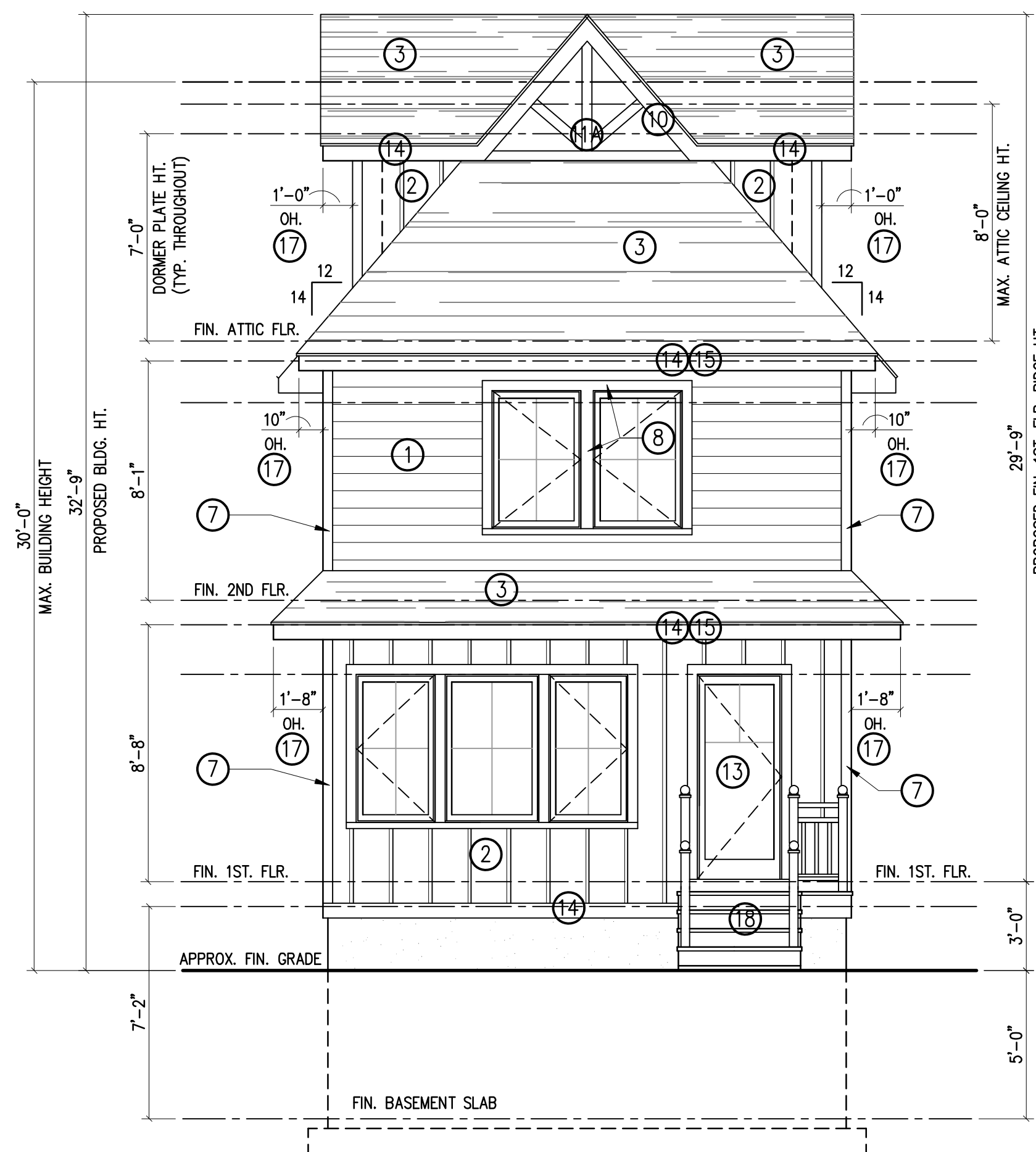


B
Z-3 PROPOSED RIGHT-SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

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 BRICK VENEER ON CMU PIERS
5A	
6	DECORATIVE 8 x 8 CRAFTSMAN FIBERGLASS COLUMN W/ CAP & BASE
7	COMPOSITE 4" CORNERBOARD TRIM TYP. THROUGHOUT
8	COMPOSITE 4" WINDOW TRIM & SILL TYP. THROUGHOUT
9	COMPOSITE 8" RAKE BOARD W/ DECORATIVE TAIL TYP. THROUGHOUT
10	COMPOSITE 8" RAKE BOARD
11	COMPOSITE 8" CORNICE TRIM BOARD
11A	COMPOSITE TRIM BOARD
12	PVC DECORATIVE PORCH RAILING AS SELECTED BY OWNER
13	FIBERGLASS ENTRY DOOR AS SELECTED BY OWNER
14	COMPOSITE 6" FASCIA TRIM BOARD
15	ALUM. GUTTER & LEADER TYP. THROUGHOUT
16	PVC PRIVACY SCREEN PANEL/DOOR COLOR & STYLE AS SELECTED BY OWNER
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



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



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

CLIENT
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Email: mjr@moosarch.com

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JOB NUMBER
21-06R
TLC No.
AI-15000

ARCHITECT
MICHAEL J. MOSS
TLC No.
AI-15000
DRAWING No.
Z - 3

REVISION / ISSUED TO	
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