

A 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

1. THE GENERAL CONTRACTOR, HERE-IN 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.
2. 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-IN AND AS MAY BE REASONABLY IMPLIED AS NECESSARY TO COMPLETE THE DEMOLITION WORK DESCRIBED HERE-ON.
3. THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SIDES OF THIS DWELING IN A TIMELY MANNER. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DEBRIS REMOVAL AND DELIVERIES.
4. 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.
5. 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.
6. 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.
7. 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 DIFFICENT CONDITIONS.
8. 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.
9. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ANY ADDITIONAL DEMOLITION NOTES.
9. 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.

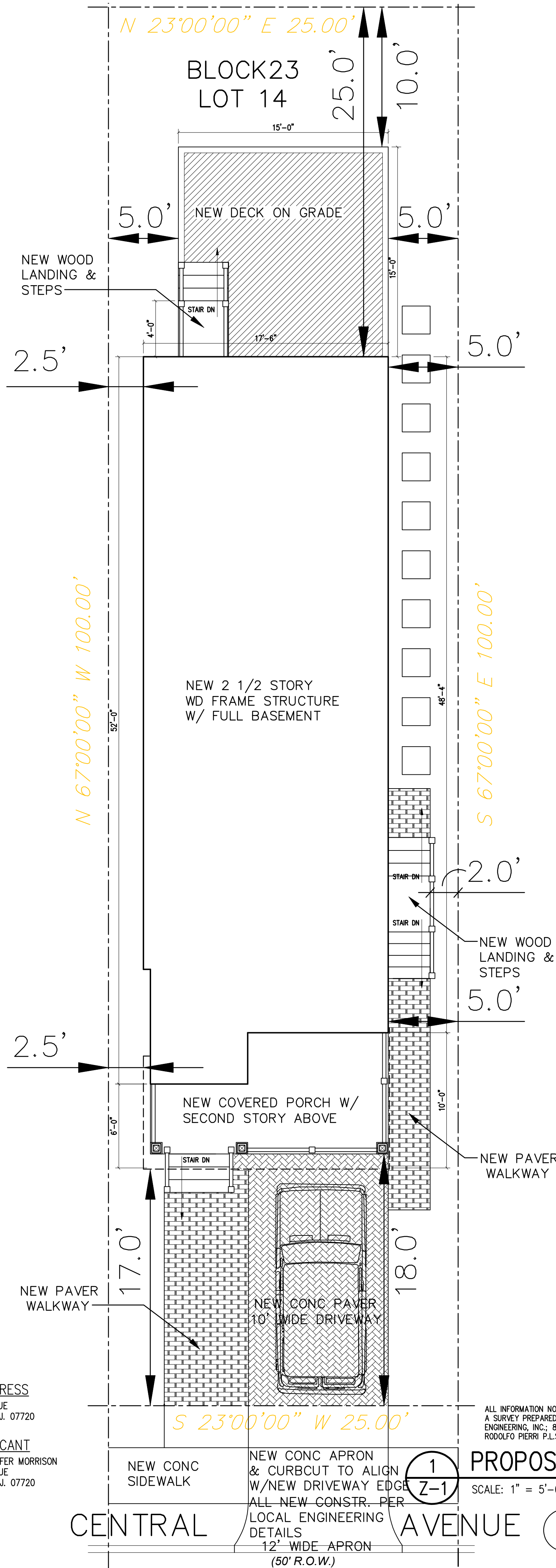
SITE / ZONING BULK REQUIREMENTS			
ZONE: R-1 BLOCK: 23 LOT: 14			
	REQUIRED	EXISTING STRUCTURE TO BE REMOVED	PROPOSED NEW STRUCTURE
MIN. LOT AREA- INTERIOR LOT	5,000 S.F.	2,500 S.F. (1)	NO CHANGE
MIN. LOT WIDTH	50 FT.	25.00 FT. (1)	NO CHANGE
MIN. LOT DEPTH	100 FT.	100.00 FT.	NO CHANGE
MIN. FRONT YARD 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.	27.9 % 698 S.F.	40.5%* 1,012 FT.
MAX. IMPERVIOUS COVERAGE	60% 1,500 S.F.	69.2 %** 1,227 S.F.	59.5% 1,487 FT.
MAX. BUILDING HEIGHT	30.00 FT. 2 STORIES	+/-25.00 FT. 2 STORIES	30.00 FT. 2 1/2 STORIES*
MIN. DECK ON GRADE REAR SETBACK	25.00 FT.	N/A	10.00 FT.*
MIN. SIDE ENTRY PLATFORM SETBACK	3.00 FT.	N/A	2.00 FT.*
OFF STREET PARKING	2 SPACES	0 SPACES**	1 SPACE
DRIVEWAY CURBOUT WIDTH	12 FT. MAX.	NONE	12 FT.
DRIVEWAY WIDTH	12 FT. MAX.	NONE	10.0 FT.
DRIVEWAY LENGTH	20 FT. MIN.	NONE	18.0 FT.**
DRIVEWAY LOCATION FROM PROP. LINE	3 FT. MIN.	NONE	5.00 FT.

* VARIANCE REQUIRED ** EXISTING NON-CONFORMING

(1) NON-CONFORMING LOT BY ORDINANCE

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

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



PROPOSED PLOT PLAN

SCALE: 1" = 5'-0"

PROPOSED BASEMENT PLAN

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

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 GROUP R5
- CONSTRUCTION CLASSIFICATION VB
- DESIGN LOADS
* SLEEPING ROOMS 30
* NON-SLEEPING ROOMS 40
* BATHROOM (W/ TILE) 40
* ENTRY & KITCHEN (W/ TILE) 40
* STAIRS 40
* ATTICS W/LIMITED STORAGE 20
* ATTICS W/O STORAGE 10
* VOLUME CEILING 30
* ROOF 30
* EXTERIOR WOOD DECK 40
* EXTERIOR BALCONY 60

LIVE (PSF)	DEAD (PSF)
30	15
40	15
40	25
40	15
20	12
10	12
30	15
30	15
40	12
60	15

ZONING SUMMARY

SEE SITE/ZONING BULK REQUIREMENTS TABLE THIS SHEET

CONSULTANTS

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

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

CLIENT

MOSS ARCHITECTURE LLC
429 MONMOUTH AVENUE
BRADLEY BEACH, NJ 07720
Bus. 732-567-5311
Email: mrossarch@gmail.com

DATE 06.20.21

SCALE AS NOTED

DRAWN BY MJM

PROJECT MANAGER MJM

DATE 06.20.21

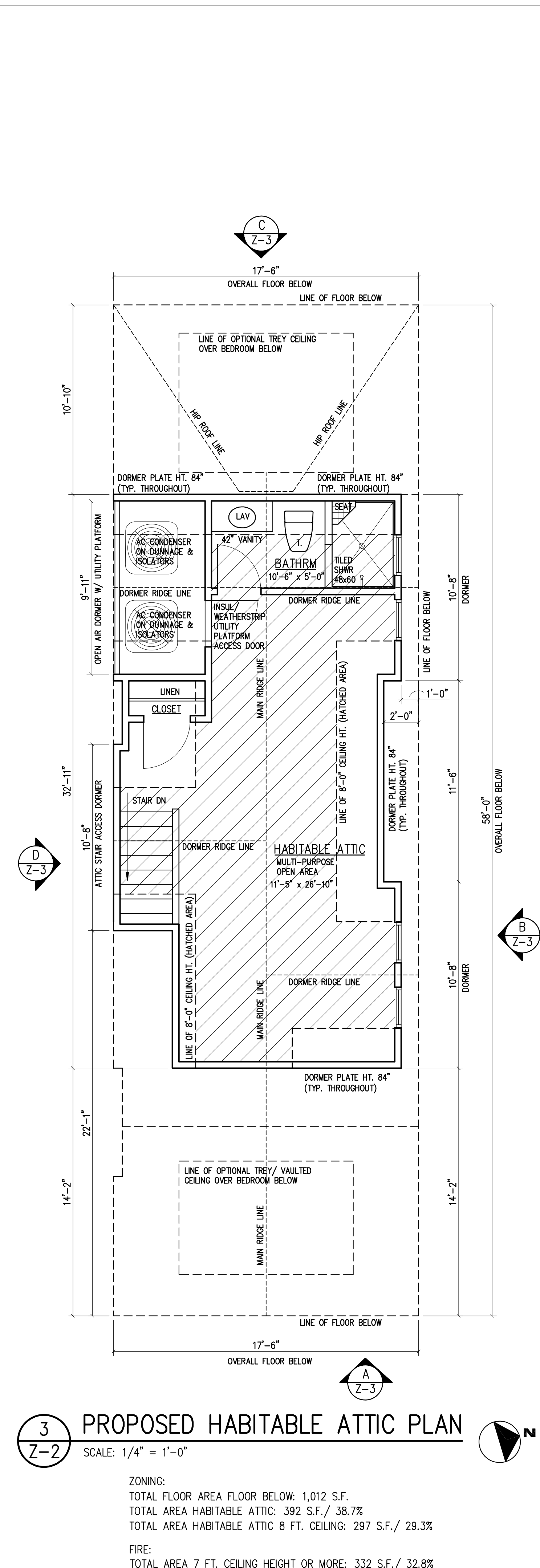
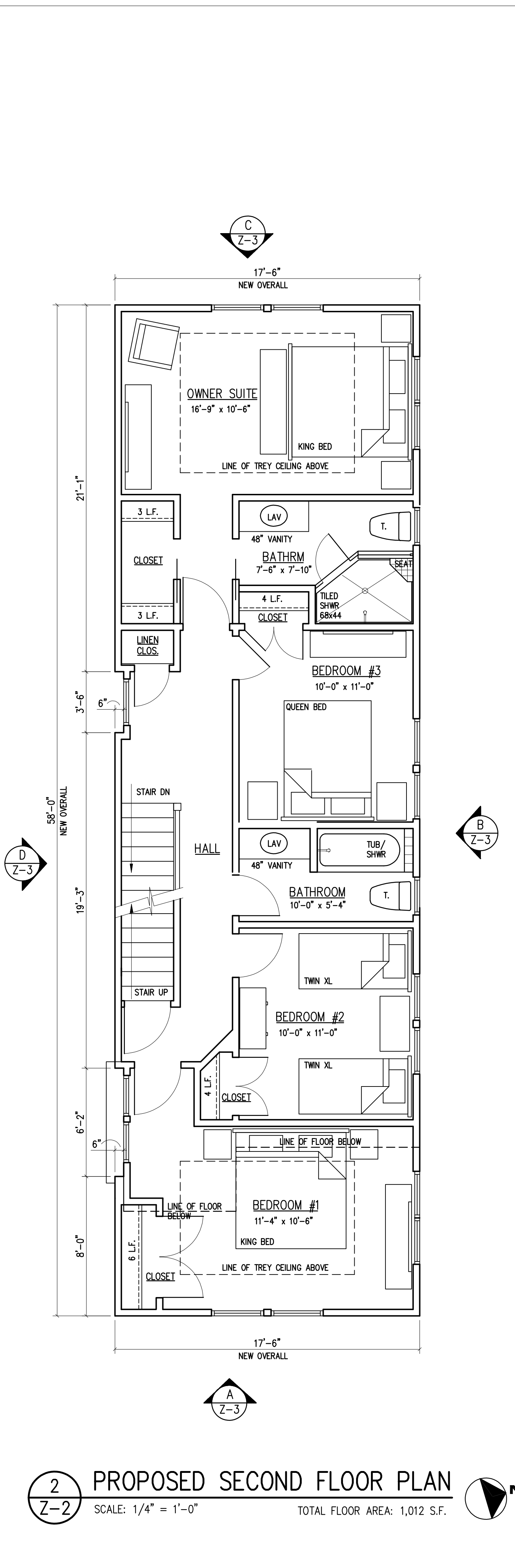
ARCHITECT MICHAEL J. MOSS
LIC. No. AI-15000

DRAWING No. Z-1

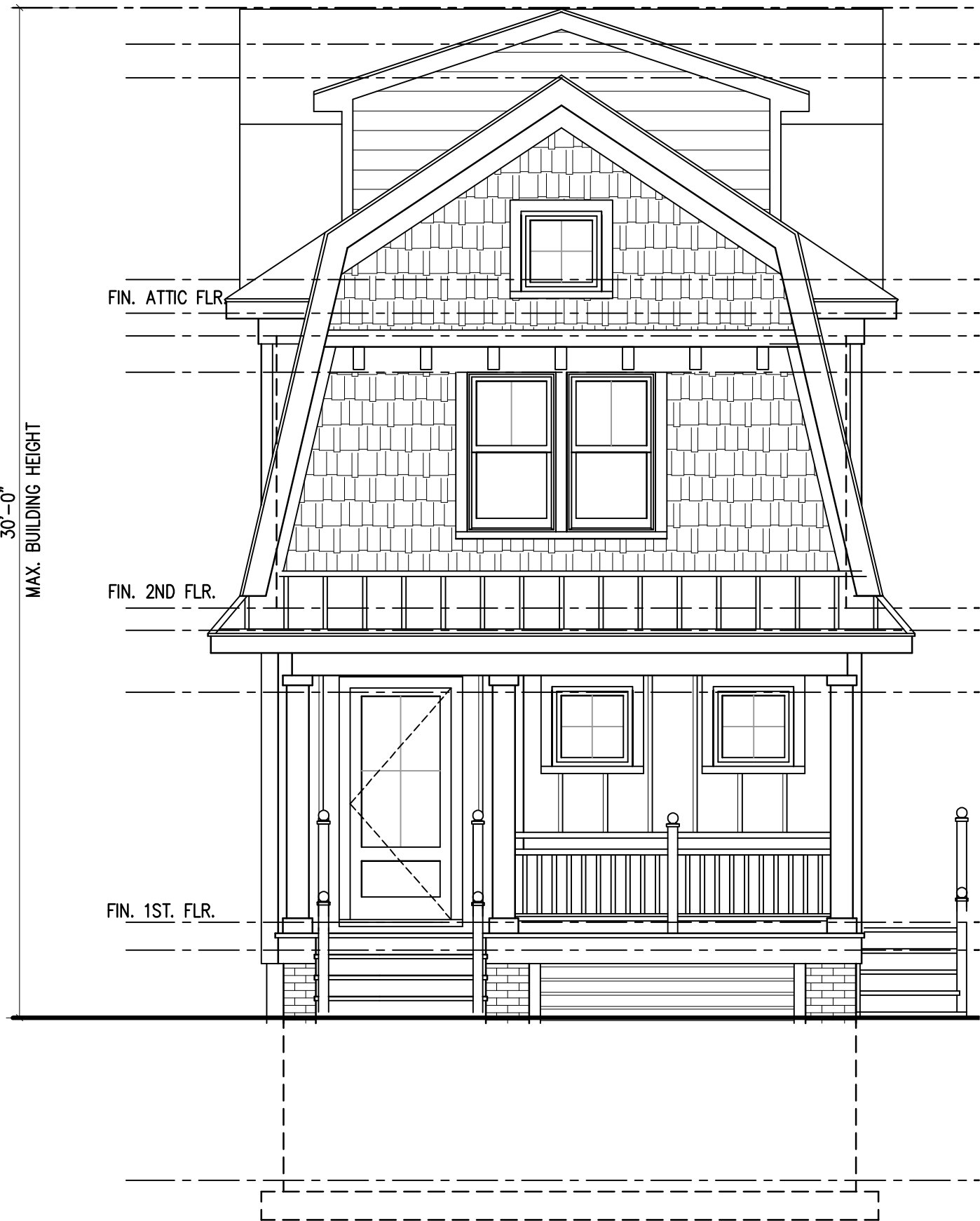
DATE 06.20.21

SCALE 1/4" = 1'-0"

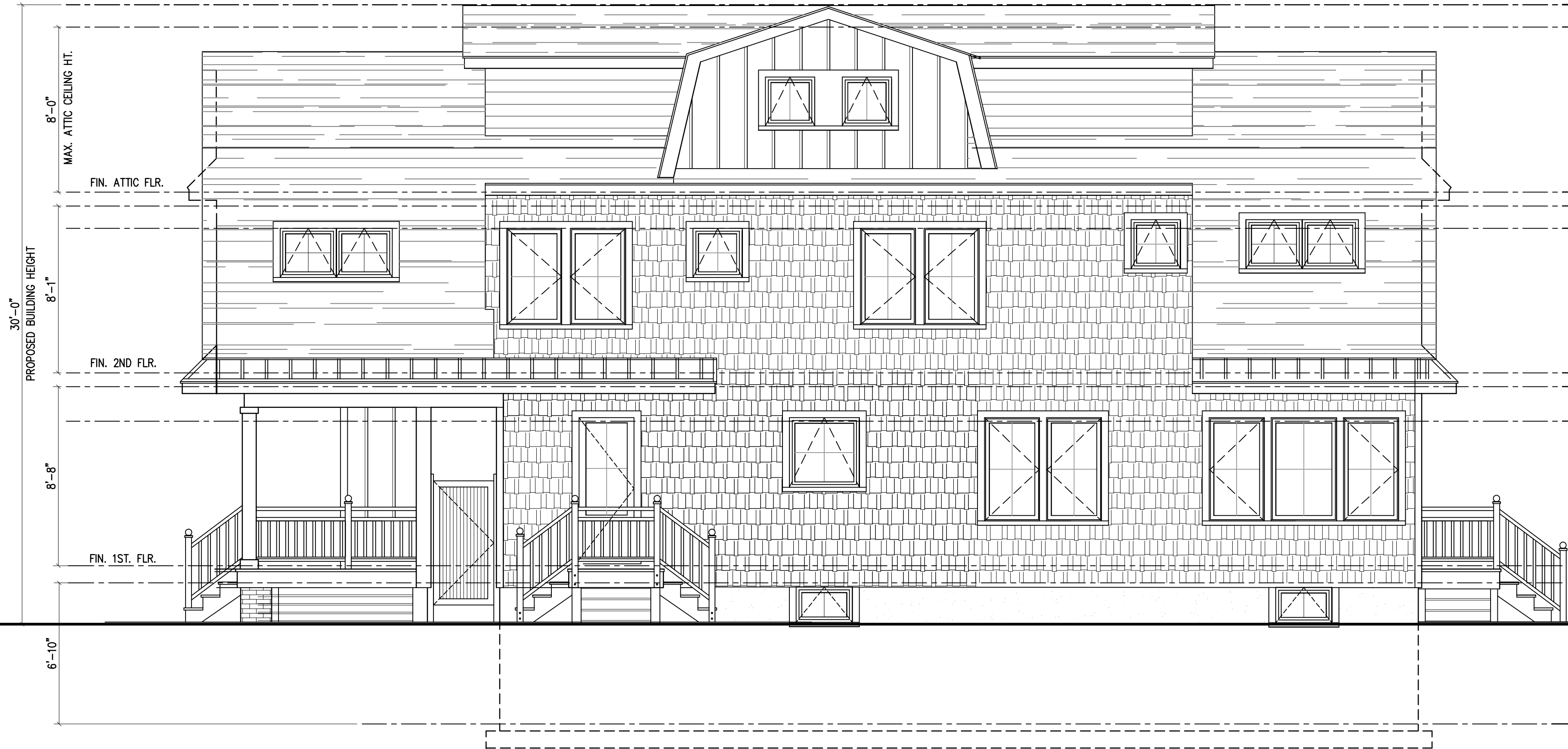
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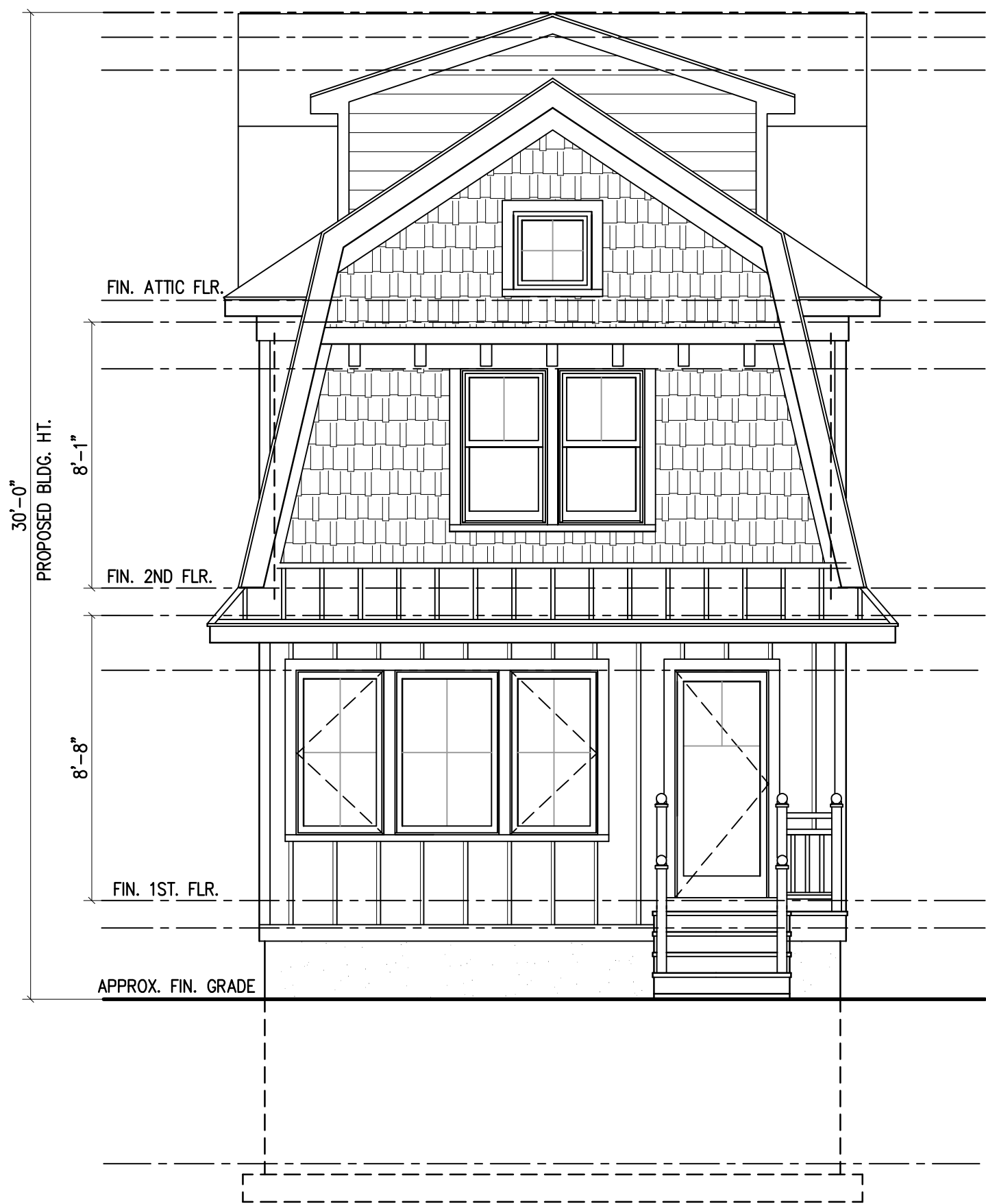
PROJECT		CLIENT		CONSULTANTS	
NEW CUSTOM RESIDENCE BLOCK 23/ LOT 14 905 CENTRAL AVENUE BRADLEY BEACH, NJ 07720		MR. JAMES & JENNIFER MORRISON 905 CENTRAL AVENUE BRADLEY BEACH, NJ 07720			
LOG NUMBER 21-06R		PROJECT MANAGER MJM		DATE 06.20.21	
TITLE PROPOSED FLOOR PLANS		SCALE AS NOTED		DRAWN BY MJM	
DRAWING No.		No.		No.	
AL-15000		MICHAEL J. MOSS			
3/28/22		6/6/22		ISSUED TO ATTORNEY FOR VARIANCE APPLICATION	
3/28/22		6/6/22		REVISED PER LAND USE BOARD & OWNER COMMENTS	
11/30/21		3/28/22		ISSUED TO ATTORNEY FOR VARIANCE APPLICATION	
11/8/21		11/30/21		REVISED PER OWNER COMMENTS	
11/8/21		11/8/21		ISSUED FOR ZONING PERMIT	
No		No		REVISION / ISSUED TO	
DATE		DATE		DATE	



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"



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

B
Z-3 PROPOSED LEFT-SIDE (SOUTH) 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

CONSULTANTS

CLIENT

**MOSS
ARCHITECTURE LLC**

423 MONMOUTH AVENUE
BRADLEY BEACH, NJ 07720
Bus. 732-567-5311
Email: mjr@mossarca.com

ARCHITECT
MICHAEL J. MOSS
LIC. No. AI-15000

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

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

PROJECT
JOB NUMBER 21-06R
PROJECT MANAGER MJM
DRAWN BY MJM
SCALE AS NOTED
DATE 06.20.21

TITLE
PROPOSED ELEVATIONS

Z - 3

ISSUED TO ATTORNEY FOR VARIANCE APPLICATION
6/6/22

REVISED PER LAND USE BOARD & OWNER COMMENTS
6/6/22

ISSUED TO ATTORNEY FOR VARIANCE APPLICATION
5/28/22

REVISED PER ENGINEER COMMENTS
3/2/22

ISSUED FOR ZONING PERMIT
11/8/21

REVISION / ISSUED TO
DATE

No