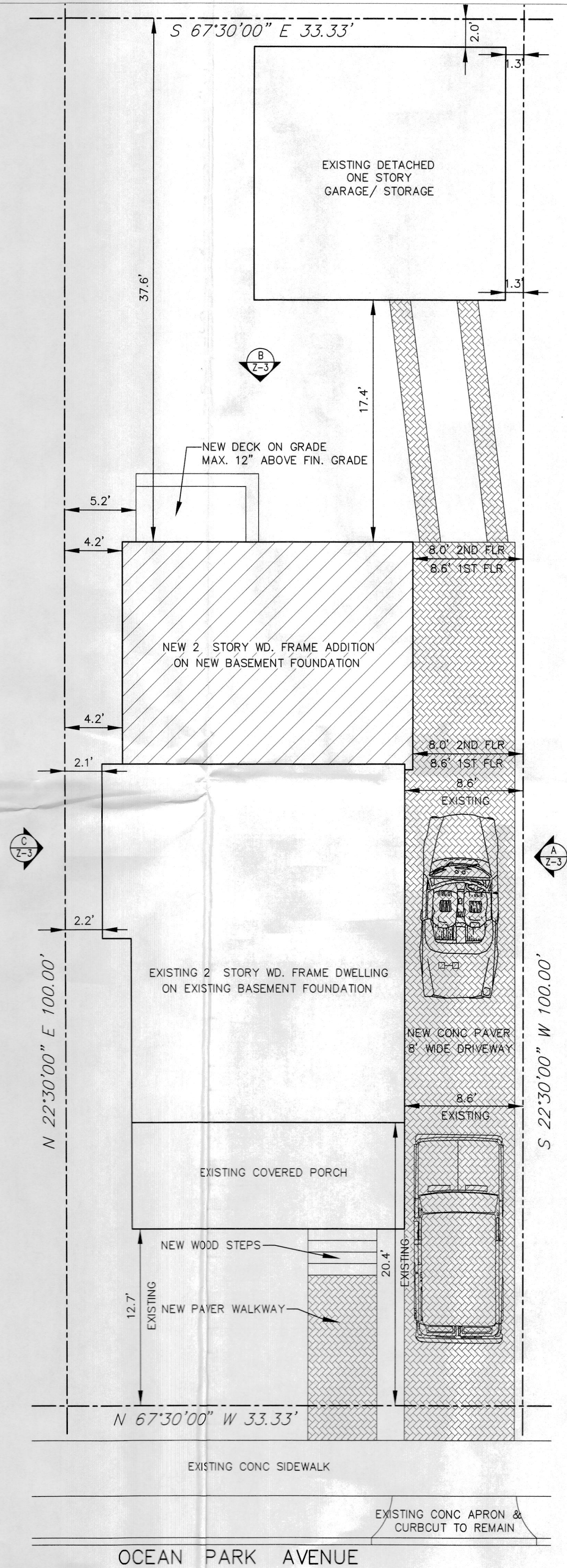




1
Z-1 **PROPOSED PLOT PLAN**

SCALE: 1" = 5'-0"

ALL INFORMATION NOTED ON THIS SITE PLAN IS TAKEN FROM A SURVEY PREPARED BY CHARLES SURMONTE P.E. & P.L.S. LAND SURVEYOR: 301 MAIN STREET, ALLENHURST, N.J. 07711; CHARLES SURMONTE LIC #35885 DATED 7.27.21

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

OWNER/APPLICANT
MR. GREGORY SMITH
506 OCEAN PARK AVENUE
BRADLEY BEACH, N.J. 07720

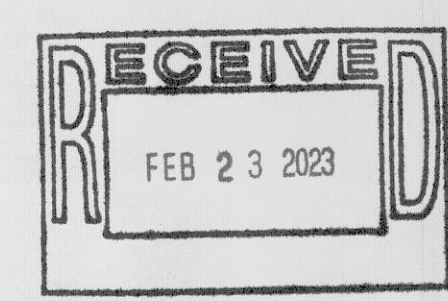
SITE / ZONING BULK REQUIREMENTS			
ZONE: R-1 BLOCK: 21 LOT: 14			
	REQUIRED	EXISTING STRUCTURE TO REMAIN	PROPOSED 2-STORY REAR ADDITION W/ BASEMENT
MIN. LOT AREA- INTERIOR LOT	5,000 S.F.	3,333 S.F. (1)	NO CHANGE
MIN. LOT WIDTH	50 FT.	33.33 FT. (1)	NO CHANGE
MIN. LOT DEPTH	100 FT.	100 FT.	NO CHANGE
MIN. FRONT YARD SETBACK (OCEAN PARK AVENUE)	**15.9 AVERAGE	20.4 FT.	NO CHANGE
COVERED FRONT PORCH SETBACK (OCEAN PARK AVENUE)	**10.1 AVERAGE	12.7 FT.	NO CHANGE
MIN. SIDE YARD (ONE SIDE)	3.33 FT. (10%)	2.1 FT.**	4.2 FT.
MIN. SIDE YARD (ONE SIDE)	6.66 FT. (20%)	8.6 FT.	8.0 FT.
MIN. SIDE YARD (ACCESSORY GARAGE)	5.00 FT.	1.3 FT.**	ACCESSORY GARAGE TO BE REPAIRED/ REFINISHED
MIN. REAR YARD (ACCESSORY GARAGE)	5.00 FT.	2.0 FT.**	
MIN. REAR YARD SETBACK	25 FT.	52.8 FT.	36.8 FT.
MAX. BUILDING COVERAGE	35% 1,167 S.F.	31.9 % 1,116 S.F.	40.7 % 1,359 S.F.
MAX. IMPERVIOUS COVERAGE	60% 2,100 S.F.	52.8 % 1,849 S.F.	59.5 % 1,985 S.F.
MAX. BUILDING HEIGHT	30.00 FT. 2 STORIES	+/-22.0 FT. 2 STORIES	29.5 FT. 2 STORIES
MIN. DECK ON GRADE REAR SETBACK	25.00 FT.	N/A	32.7 FT.
MIN. DECK ON GRADE REAR SETBACK	5.00 FT.	N/A	5.2 FT.
OFF STREET PARKING	2 SPACES	3 SPACES	3 SPACES
DRIVEWAY CURBOUT WIDTH	12 FT. MAX.	EXISTING	NO CHANGE
DRIVEWAY WIDTH	12 FT. MAX. 8 FT. MIN.	8.6 FT.	8.0 FT.
DRIVEWAY LENGTH	20 FT. MIN.	+/-80 FT.	NO CHANGE
DRIVEWAY SETBACK FROM SIDE PROP. LINE	3 FT. MIN.	0.0 FT.**	0.6 FT.*
MIN. DISTANCE PRINCIPLE STRUCTURE TO ACCESSORY STRUCTURE	20 FT. MIN.	32.5 FT.	17.4 FT.*

* VARIANCE REQUIRED ** EXISTING NON-CONFORMING

(1) NON-CONFORMING LOT BY ORDINANCE

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	LIVE (PSF) DEAD (PSF)
* NON-SLEEPING ROOMS	30 15
* BATHROOM (W/ TILE)	40 15
* 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 15
* EXTERIOR BALCONY	60 12

ZONING SUMMARY	
SEE SITE/ZONING BULK REQUIREMENTS TABLE THIS SHEET	
IMPERVIOUS CALCS:	
BUILDINGS	1,359 S.F.
FRONT YARD WALKS,STEPS,WALLS	76 S.F.
SIDE YARD DRIVEWAY,WALKS,STEPS	498 S.F.
REAR YARD ENTRY PLATFORM, STEPS, DRIVEWAY	52 S.F.
REAR DECK ON GRADE- 45 S.F.	0 S.F.
TOTAL	(59.5%) 1,985 S.F.



MOSS ARCHITECTURE LLC

429 MONMOUTH AVENUE
BRADLEY BEACH, NJ 07720
Phone: 732-567-5311
Email: mossaarch@gmail.com

MR. GREGORY SMITH
506 OCEAN PARK AVENUE
BRADLEY BEACH, NJ 07720

**ADDITION & ALTERATIONS to
SMITH RESIDENCE**
BLOCK 21/ LOT 14
506 OCEAN PARK AVENUE
BRADLEY BEACH, NJ 07720

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

DATE
09.01.22

SCALE
AS NOTED

DRAWN BY
MJM

PROJECT MANAGER
MJM

JOB NUMBER
21-1BR

TITLE
PLOT PLAN, ZONING TABLE & NOTES

DRAWING No.
Z - 1

CONSULTANTS

CLIENT

PROJECT

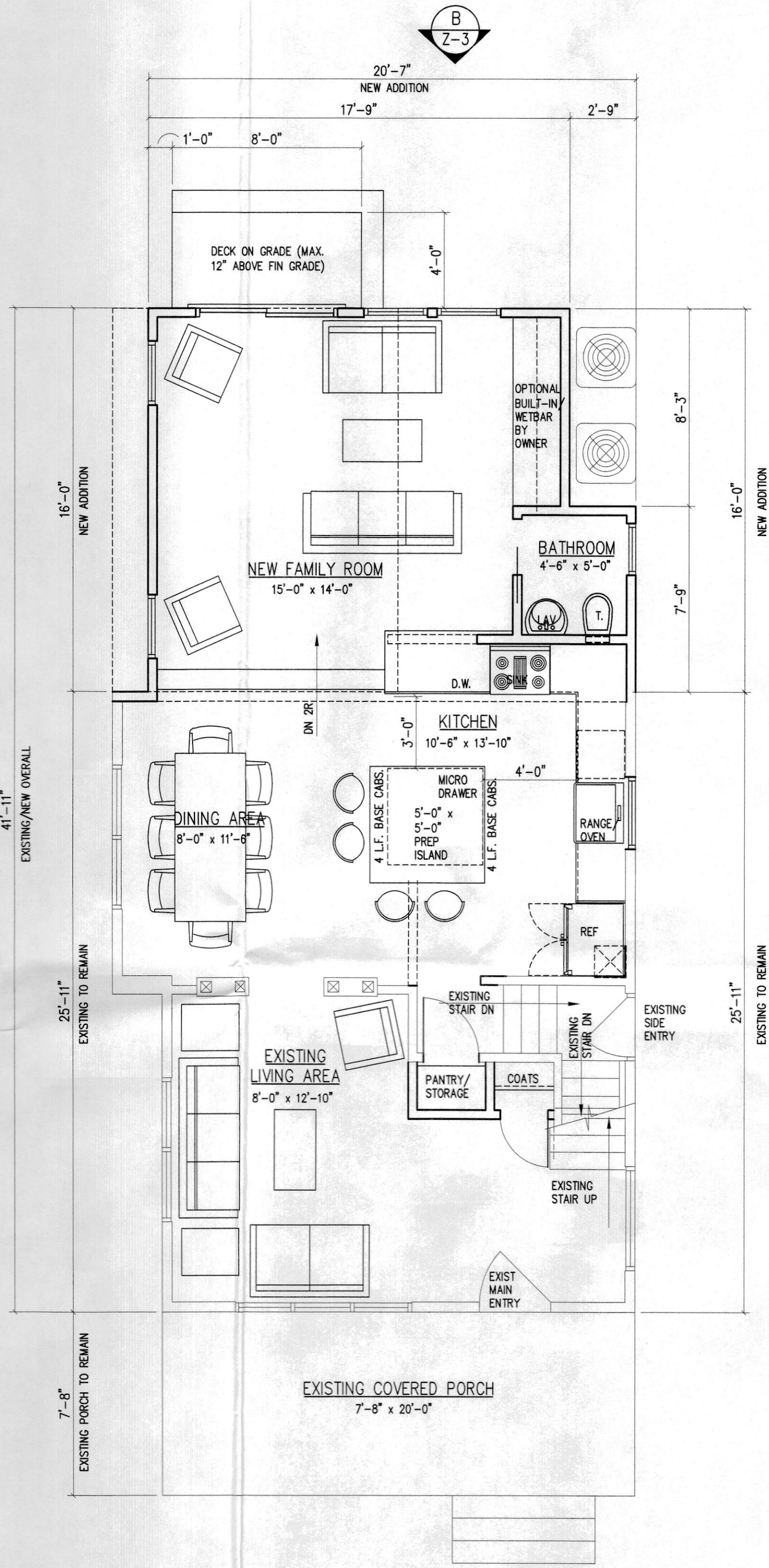
REVISION / ISSUED TO

2/14/23
11/28/22
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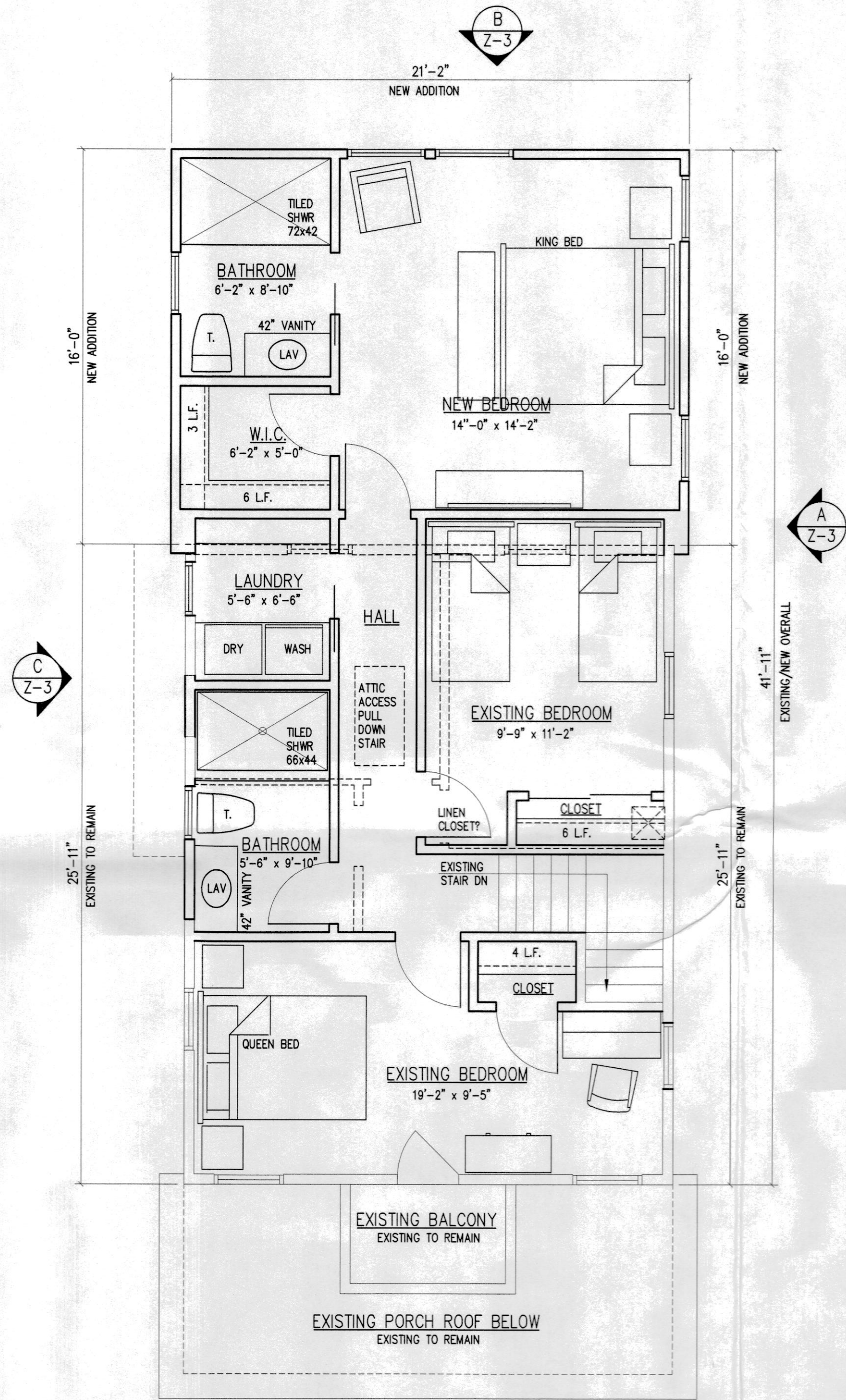
ISSUED TO CITY FOR VARIANCE APPLICATION
ISSUED FOR ZONING "FINAL"
REVISION / ISSUED TO

No
-

DATE



1 PROPOSED FIRST FLOOR PLAN
Z-2 SCALE: 1/4" = 1'-0"



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

MOSS
ARCHITECTURE LLC

429 MONMOUTH AVENUE
BRADLEY BEACH, NJ 07720
Bus: 732-567-6311
Email: mjmossarch@gmail.com

PROJECT MANAGER M.J.M. DATE 09.01.22
JOB NUMBER 21-18R SCALE AS NOTED
TITLE PROPOSED FLOOR PLANS

Z - 2

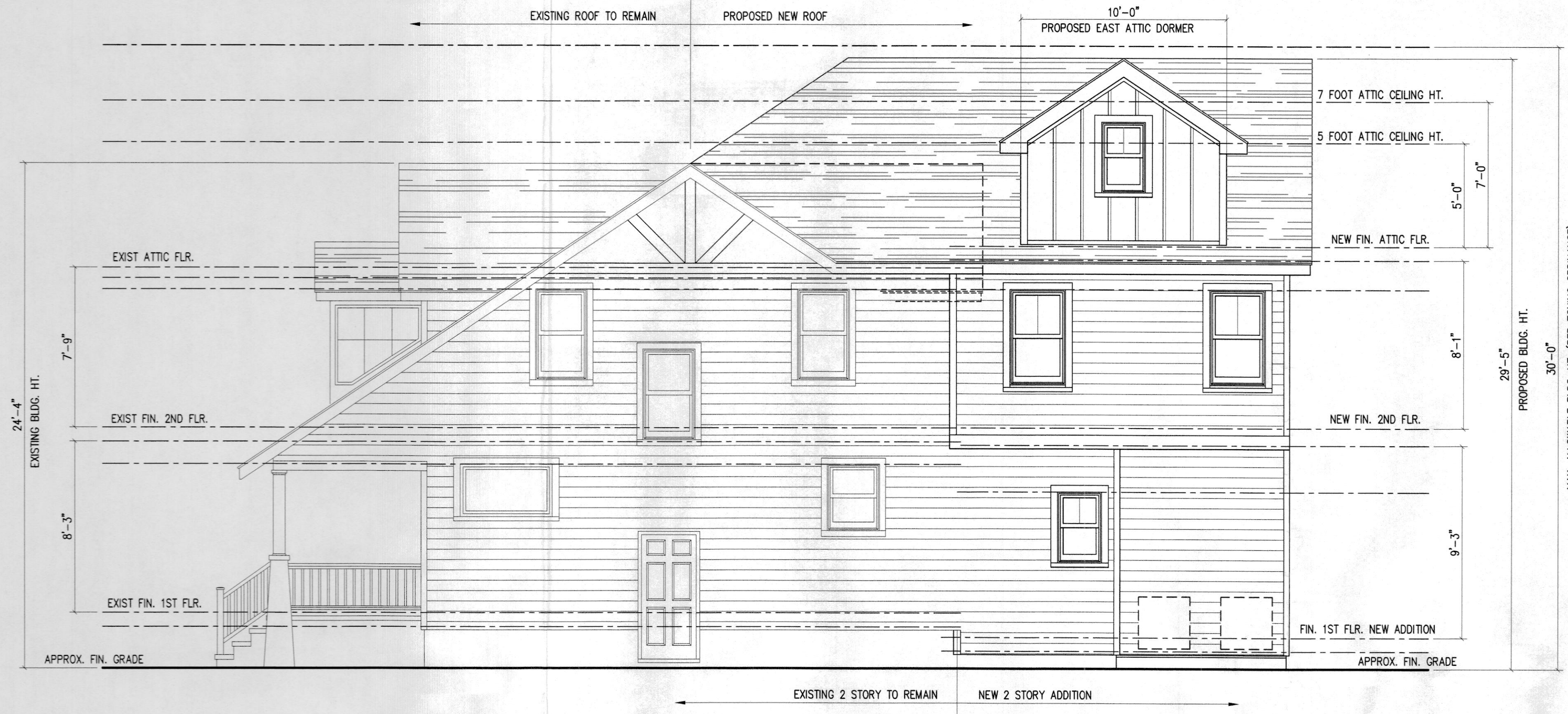
MR. GREGORY SMITH
506 OCEAN PARK AVENUE
BRADLEY BEACH, NJ 07720

ADDITION & ALTERATIONS to
SMITH RESIDENCE
BLOCK 21/ LOT 14
506 OCEAN PARK AVENUE
BRADLEY BEACH, NJ 07720

CONSULTANTS

ISSUED TO CITY FOR VARIANCE APPLICATION
ISSUED FOR ZONING DENIAL
REVISION / ISSUED TO

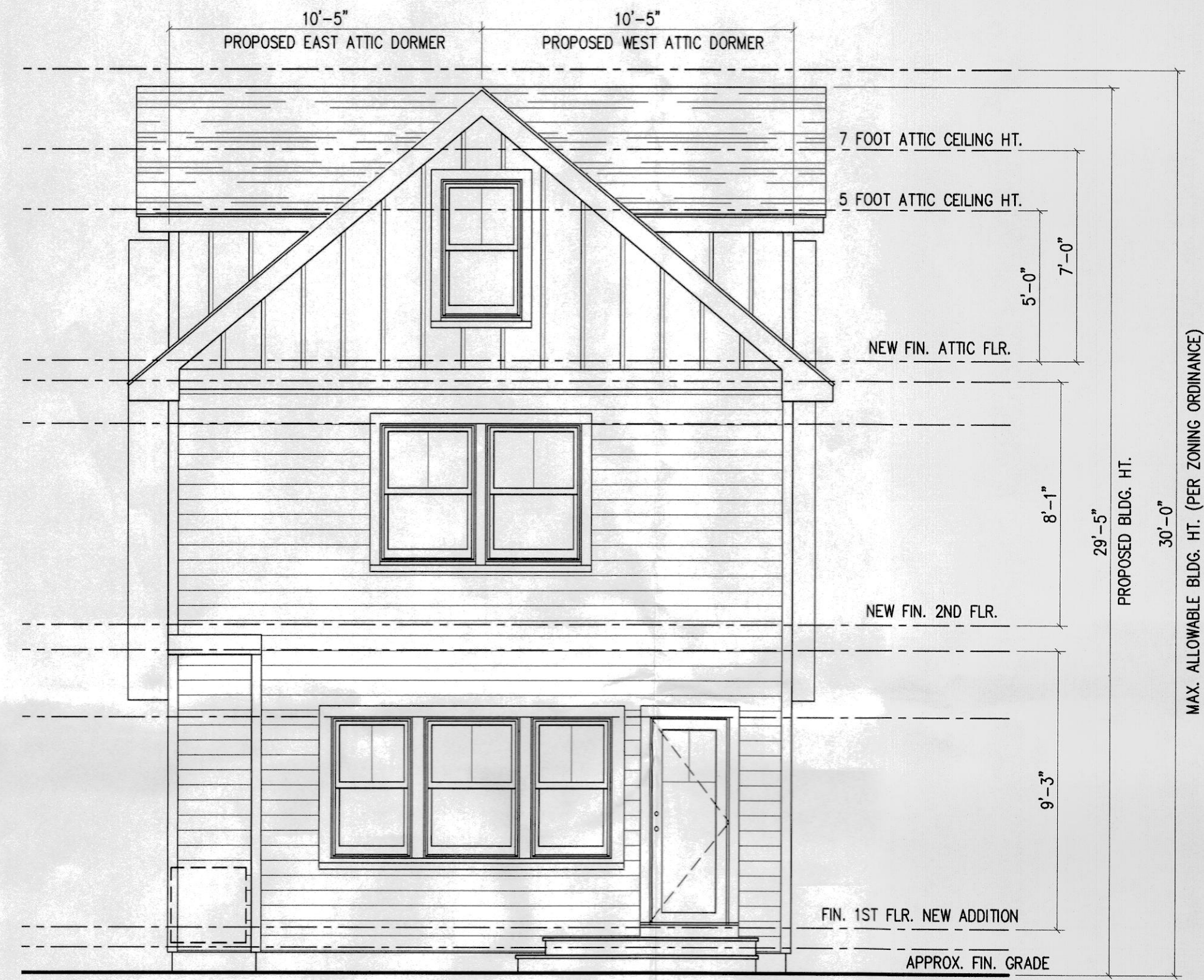
2/14/23
11/28/22
DATE



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



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



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

MOSS ARCHITECTURE LLC		ARCHITECT		MICHAEL J. MOSS		LIC. No. AI-15000	
429 MONMOUTH AVENUE BRADLEY BEACH, NJ 07720 Phone: 732-567-8331 Email: mj@mossarch.com		PROJECT MANAGER		DRAWN BY		DATE	
21-18R		MJM		MJM		09.01.22	
JOB NUMBER		PROJECT MANAGER		DRAWN BY		DATE	
21-18R		MJM		MJM		09.01.22	
TITLE		PROPOSED ELEVATIONS		CONSULTANTS		CLIENT	
Z - 3		ADDITION & ALTERATIONS to SMITH RESIDENCE BLOCK 21/ LOT 14 506 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720		MR. GREGORY SMITH 506 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720		ISSUED TO ATTY FOR VARIANCE APPLICATION 2/14/23 REVISED PER CLIENT COMMENTS RE- ISSUED FOR REVIEW 2/7/23 ISSUED FOR ZONING DENIAL 11/28/22 REVISION / ISSUED TO	
No		No		No		No	