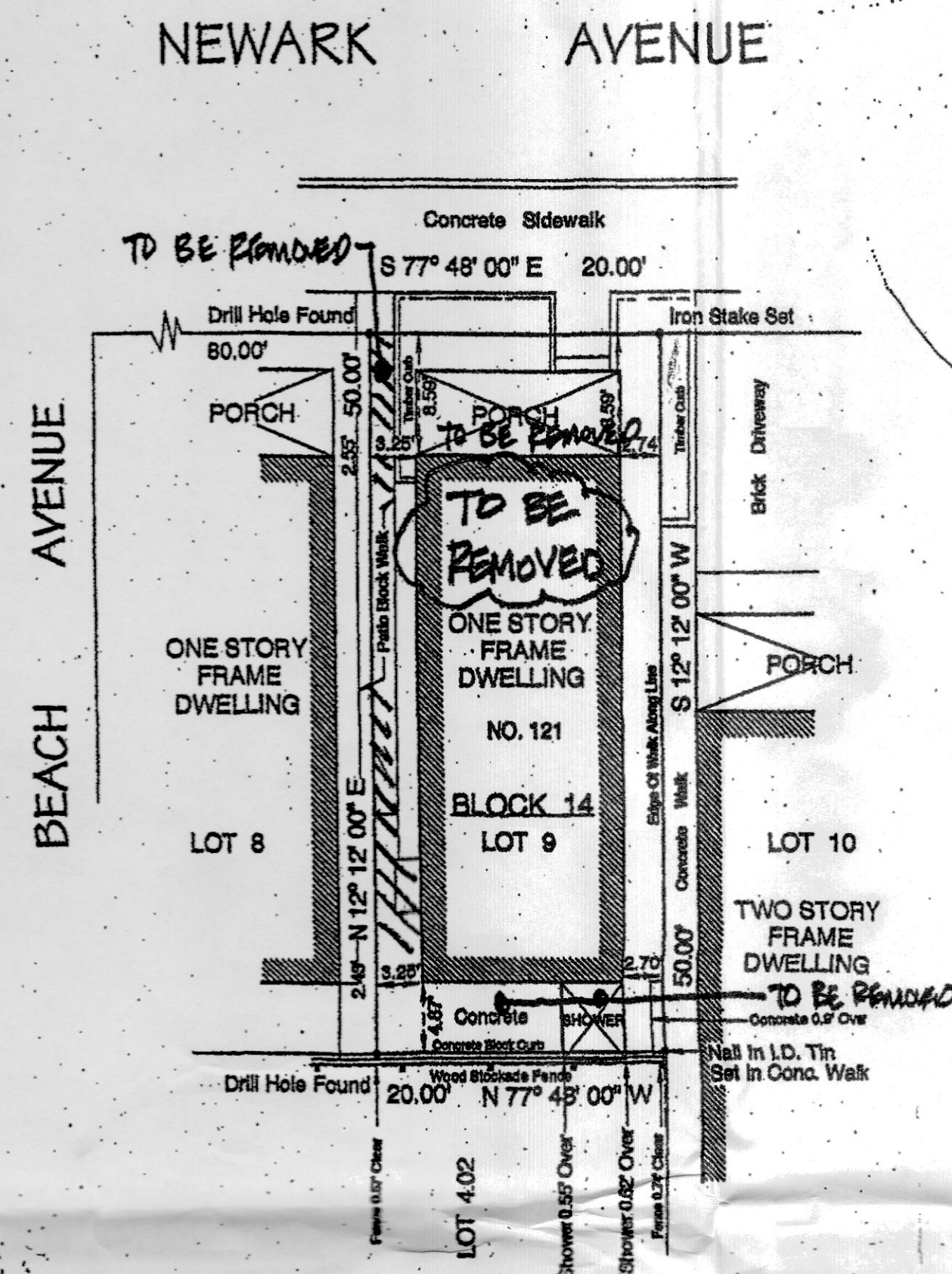




A
Z-1 SITE DEMOLITION PLAN
SCALE: 1" = 20'-0"

ALL INFORMATION NOTED ON THIS SITE PLAN IS TAKEN FROM A SURVEY PREPARED BY MICHAEL J. WILLIAMS LAND SURVEYING, LLC; 56 MAIN AVENUE, OCEAN GROVE, N.J. 07756; MICHAEL J. WILLIAMS P.L.S. LIC #25800 DATED 3.23.21

GENERAL DEMOLITION NOTES

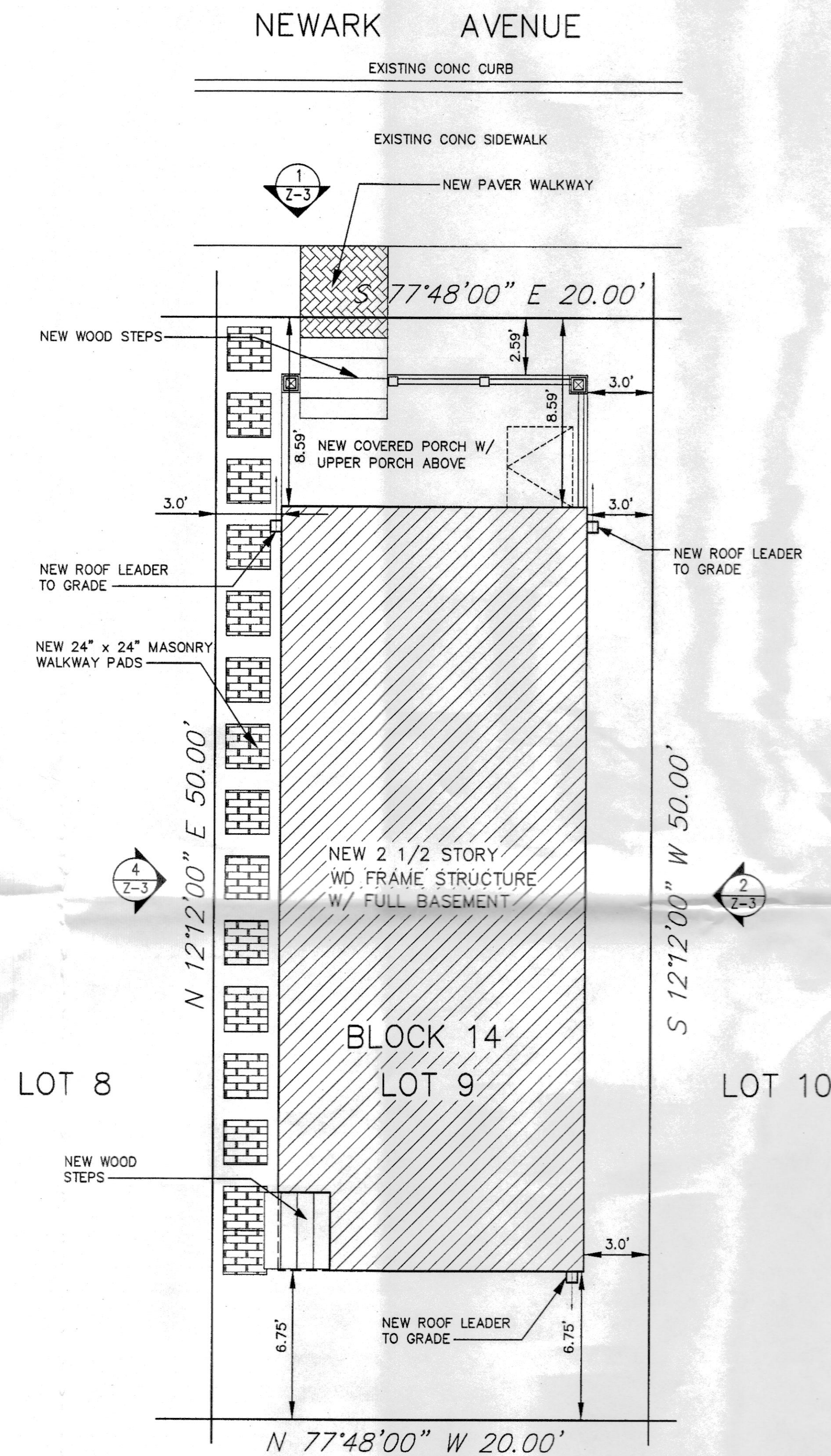
- THE GENERAL CONTRACTOR, HERE-IN AFTER CALLED THE "CONTRACTOR", SHALL BE RESPONSIBLE FOR ALL DEMOLITION DESCRIBED ON THIS DRAWING AND ANY OTHER DEMOLITION THAT IS DIRECTED IN WRITING BY THE ARCHITECT NOT SPECIFICALLY NOTED ON THIS DRAWING.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT 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.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITES 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 DIFFICULT 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.

SITE / ZONING BULK REQUIREMENTS			
ZONE: R-B BLOCK: 14 LOT: 9			
	REQUIRED	EXISTING STRUCTURE TO BE REMOVED	PROPOSED NEW STRUCTURE
MIN. LOT AREA- INTERIOR LOT	5,000 S.F.	1,000 S.F. (1)	NO CHANGE
MIN. LOT WIDTH	50 FT.	20.00 FT. (1)	NO CHANGE
MIN. LOT DEPTH	100 FT.	50.00 FT. (1)	NO CHANGE
MIN. FRONT YARD SETBACK (NEWARK AVENUE)	13.09 FT. AVERAGE	8.59 FT.**	8.59 FT.*
MIN. FRONT PORCH SETBACK (NEWARK AVENUE)	7.98 FT. AVERAGE	2.60 FT.**	2.60 FT.*
MIN. UPPER DECK SETBACK (NEWARK AVENUE)	NONE	NONE	2.60 FT.*
MIN. BALCONY SETBACK (NEWARK AVENUE)	NONE	NONE	9.59 FT.*
MIN. SIDE YARD (ONE SIDE)	10% LOT WIDTH 2.00 FT.	2.70 FT.	3.00 FT.
MIN. SIDE YARD (ONE SIDE)	20% LOT WIDTH 4.00 FT.	3.25 FT.**	3.00 FT.*
MIN. REAR YARD SETBACK	10.00 FT.	4.87 FT.**	6.75 FT.*
MAX. BUILDING COVERAGE	35% 350 S.F.	57.6% 576 S.F.	56.9% 569 S.F.
MAX. IMPERVIOUS COVERAGE	60% 600 S.F.	78.3% 783 S.F.	64.0% 640 S.F.
MAX. BUILDING HEIGHT	30.00 FT. 2 STORIES	+/-15.00 FT. 1 STORY	29.33 FT. 2 1/2 STORIES
OFF STREET PARKING	2 SPACES	0 SPACES**	0 SPACES*
DRIVEWAY CURBOUT WIDTH	12 FT. MAX.	NONE	NONE
DRIVEWAY WIDTH	12 FT. MAX.	NONE	NONE
DRIVEWAY LENGTH	20 FT. MIN.	NONE	NONE
DRIVEWAY LOCATION FROM PROP. LINE	3 FT. MIN.	NONE	NONE

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

PROJECT ADDRESS
121 NEWARK AVENUE
BRADLEY BEACH, N.J. 07720

OWNER/APPLICANT
MR. PAUL ALONZO
121 NEWARK AVENUE
BRADLEY BEACH, N.J. 07720



B
Z-1 PROPOSED PLOT PLAN
SCALE: 1/4" = 1'-0"

ALL INFORMATION NOTED ON THIS SITE PLAN IS TAKEN FROM A SURVEY PREPARED BY MICHAEL J. WILLIAMS LAND SURVEYING, LLC; 56 MAIN AVENUE, OCEAN GROVE, N.J. 07756; MICHAEL J. WILLIAMS P.L.S. LIC #25800 DATED 3.23.21

CODE SUMMARY

- PLAN REVIEW AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE I.R.C./2016 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

SEE SITE/ZONING BULK REQUIREMENTS TABLE THIS SHEET

IMPERVIOUS CALCS:
BUILDINGS 569 S.F.
FRONT YARD WALK/STEPS 11 S.F.
SIDE YARD WALKWAY PADS (15) 60 S.F.
TOTAL (64.0%) 640 S.F.

CONSULTANTS

MR. PAUL ALONZO
121 NEWARK AVENUE
BRADLEY BEACH, NJ 07720

NEW CUSTOM RESIDENCE
BLOCK 14/ LOT 9
121 NEWARK AVENUE
BRADLEY BEACH, NJ 07720

CLIENT

MOSS ARCHITECTURE LLC
429 MONMOUTH AVENUE
BRADLEY BEACH, NJ 07720
Bus: 732-567-8311
Email: mprosser@mossarch.com

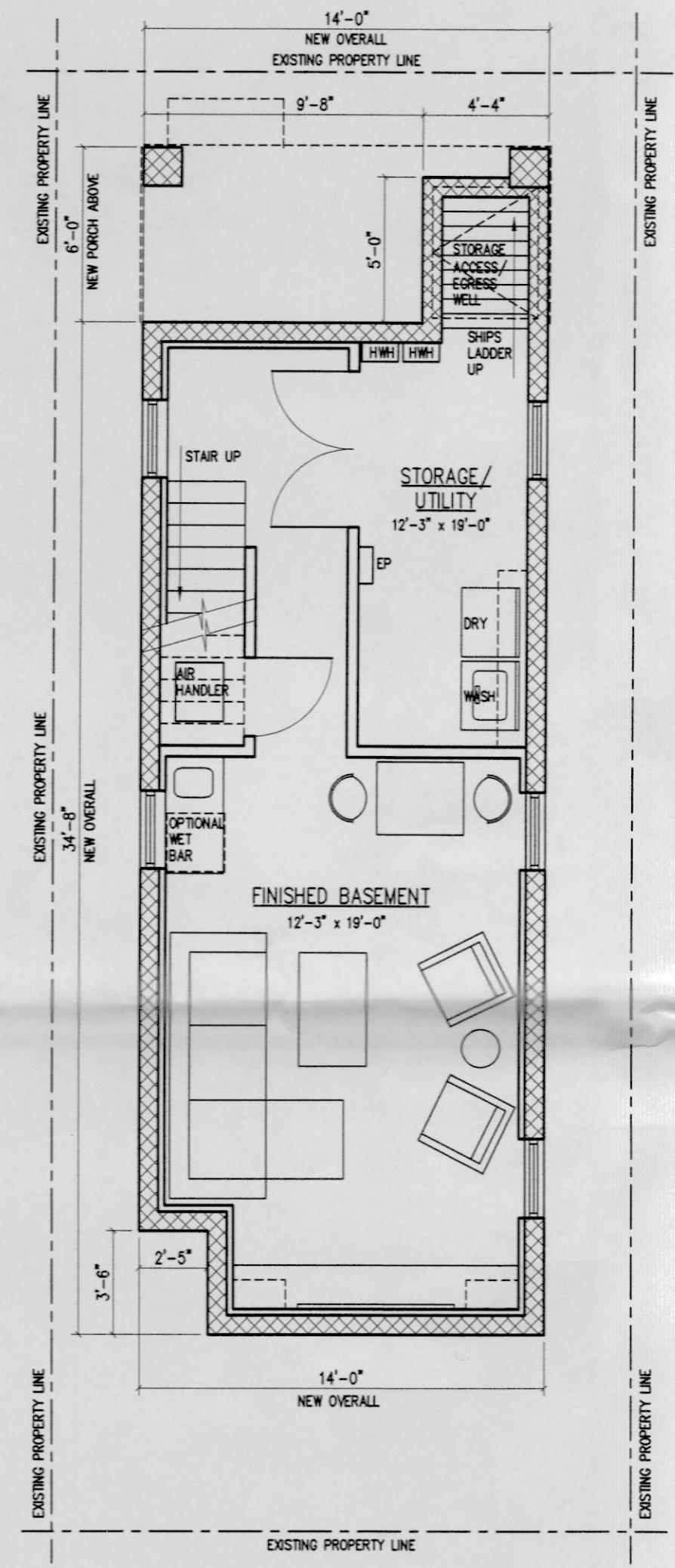
DATE 10.20.21
SCALE AS NOTED
DRAWN BY MJM
PROJECT MANAGER MJM
JOB NUMBER 21-DBR

ARCHITECT MICHAEL J. MOSS
LIC. No. AL-15000
DRAWING No.

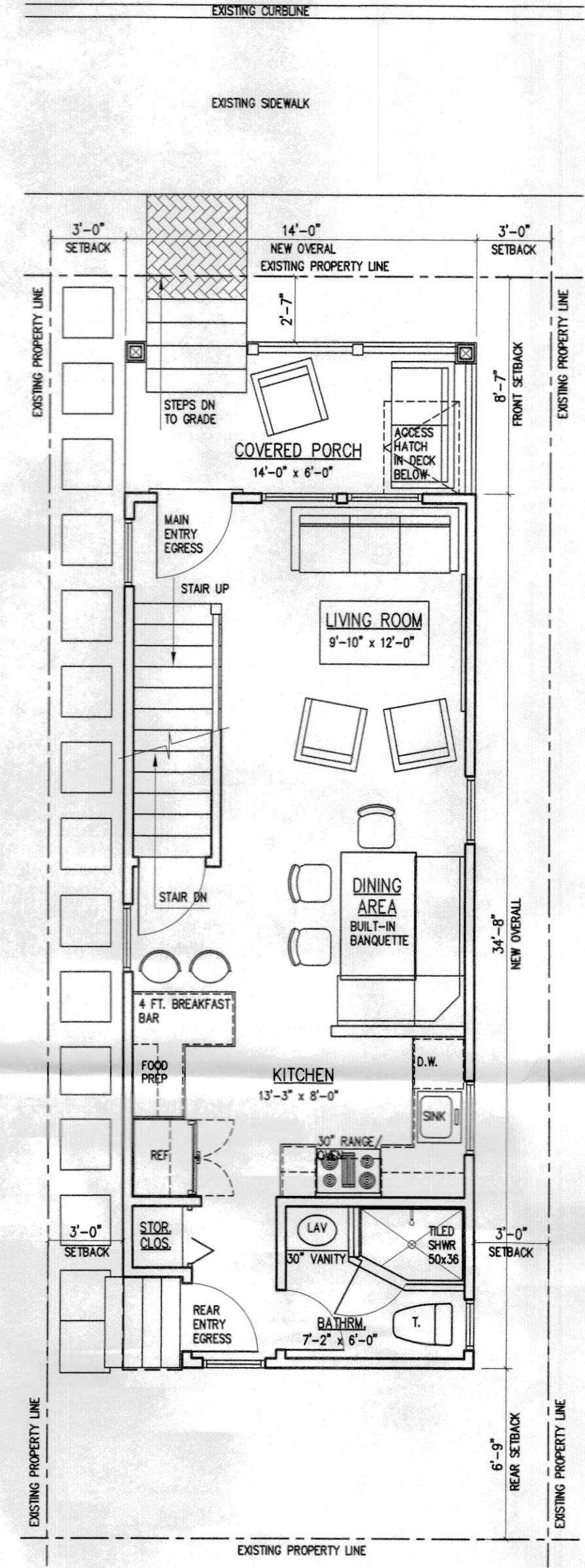
SITE DEMOLITION PLAN, PLOT PLAN, ZONING TABLE & NOTES

Z-1

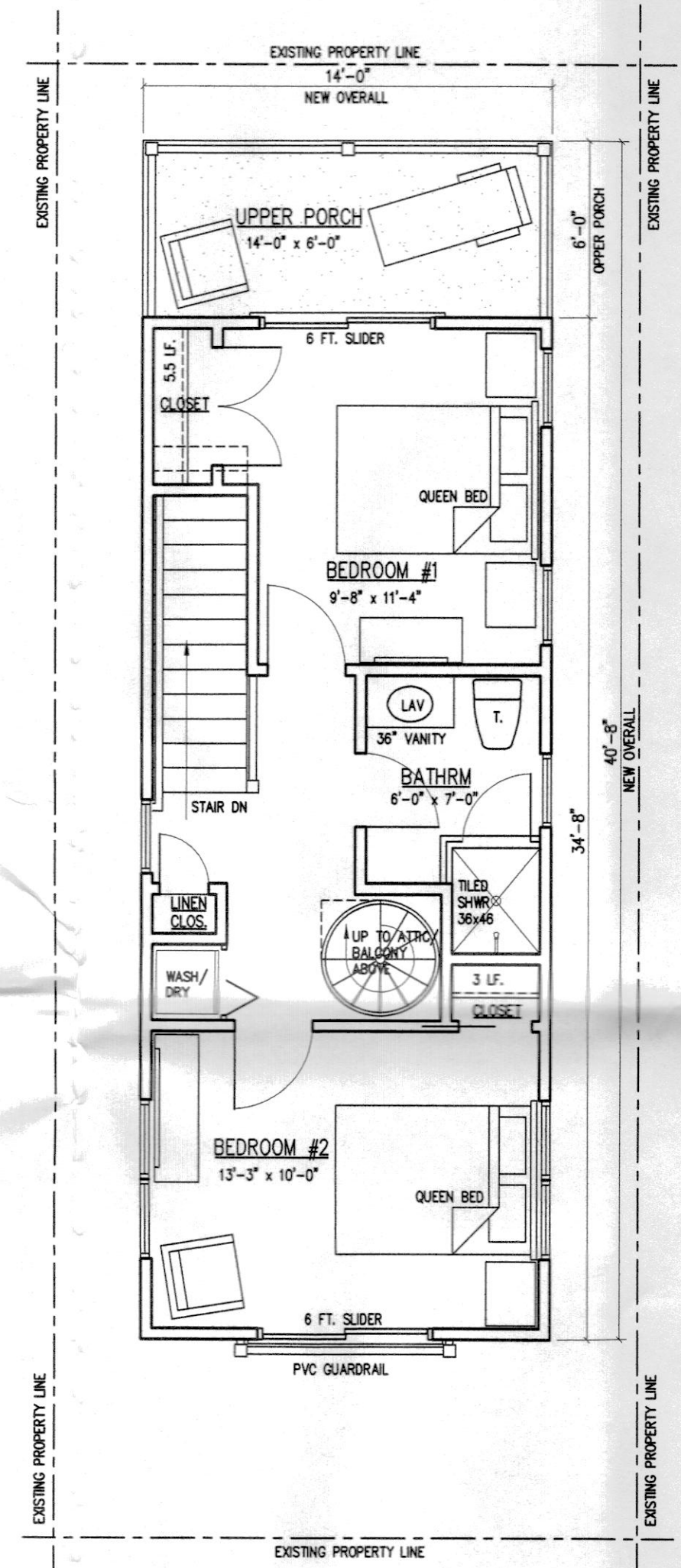
1
Z-2
PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



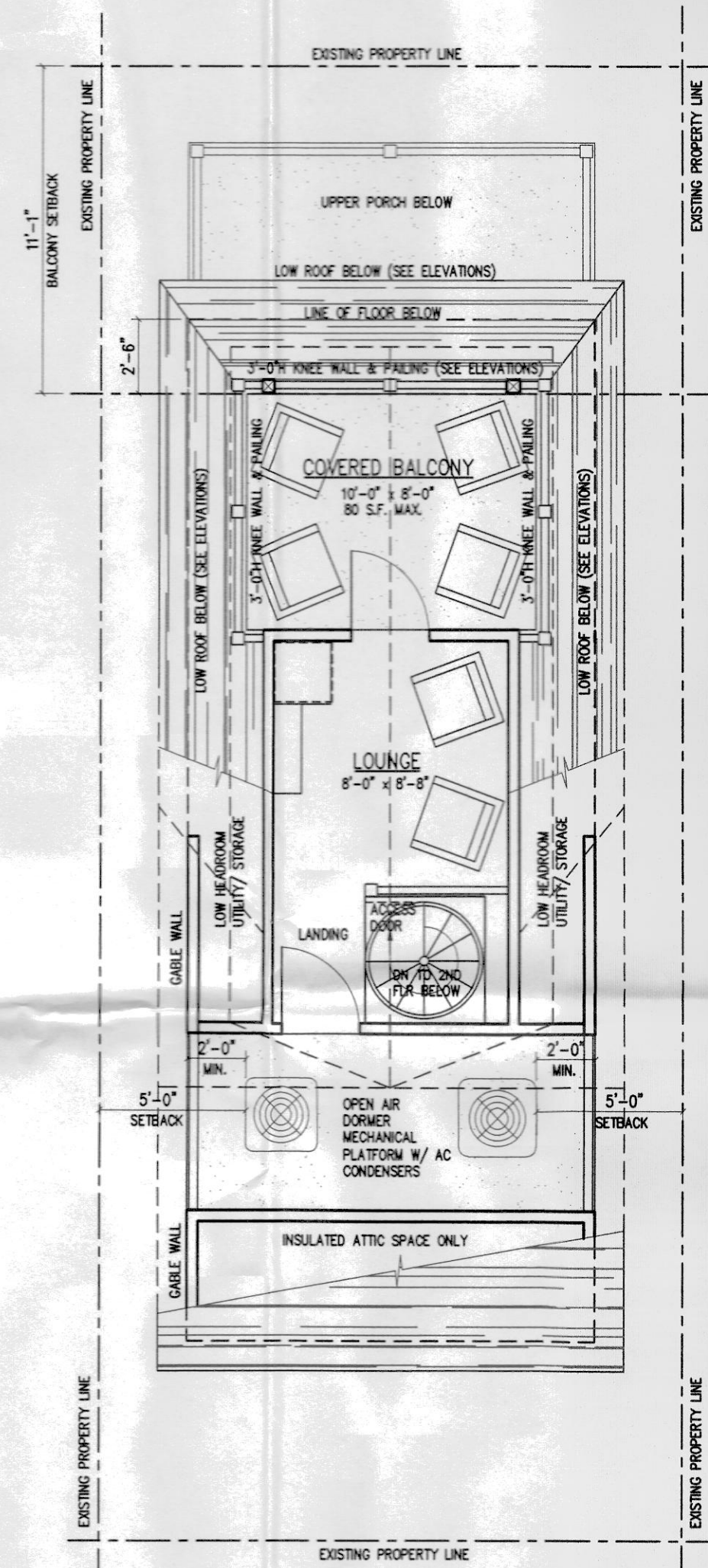
2
Z-2
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



3
Z-2
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
AREA 2ND FLR 485 S.F.



4
Z-2
PROPOSED ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"
AREA HALF STORY
185 S.F. INCL. BALCONY
38.1% OF FLOOR BELOW



ARCHITECT MICHAEL J. MOSS LIC. No. AI-15000	PROJECT MR. PAUL ALONZO 121 NEWARK AVENUE BRADLEY BEACH, NJ 07720 NEW CUSTOM RESIDENCE BLOCK 14/ LOT 9 121 NEWARK AVENUE BRADLEY BEACH, NJ 07720	CONSULTANTS	REVISION / ISSUED TO				
			DATE	ISSUED TO CLIENT FOR ZONING PERMIT	ISSUED TO AGENCY FOR LAND USE BOARD SUBMISSION	REVISED PER ATTORNEY COMMENTS	
JOB NUMBER 21-08R		PROJECT MANAGER M.J.M.	DRAWN BY M.J.M.	SCALE AS NOTED	DATE 10.20.21	TITLE PROPOSED FLOOR PLANS	
Z - 2							

