

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

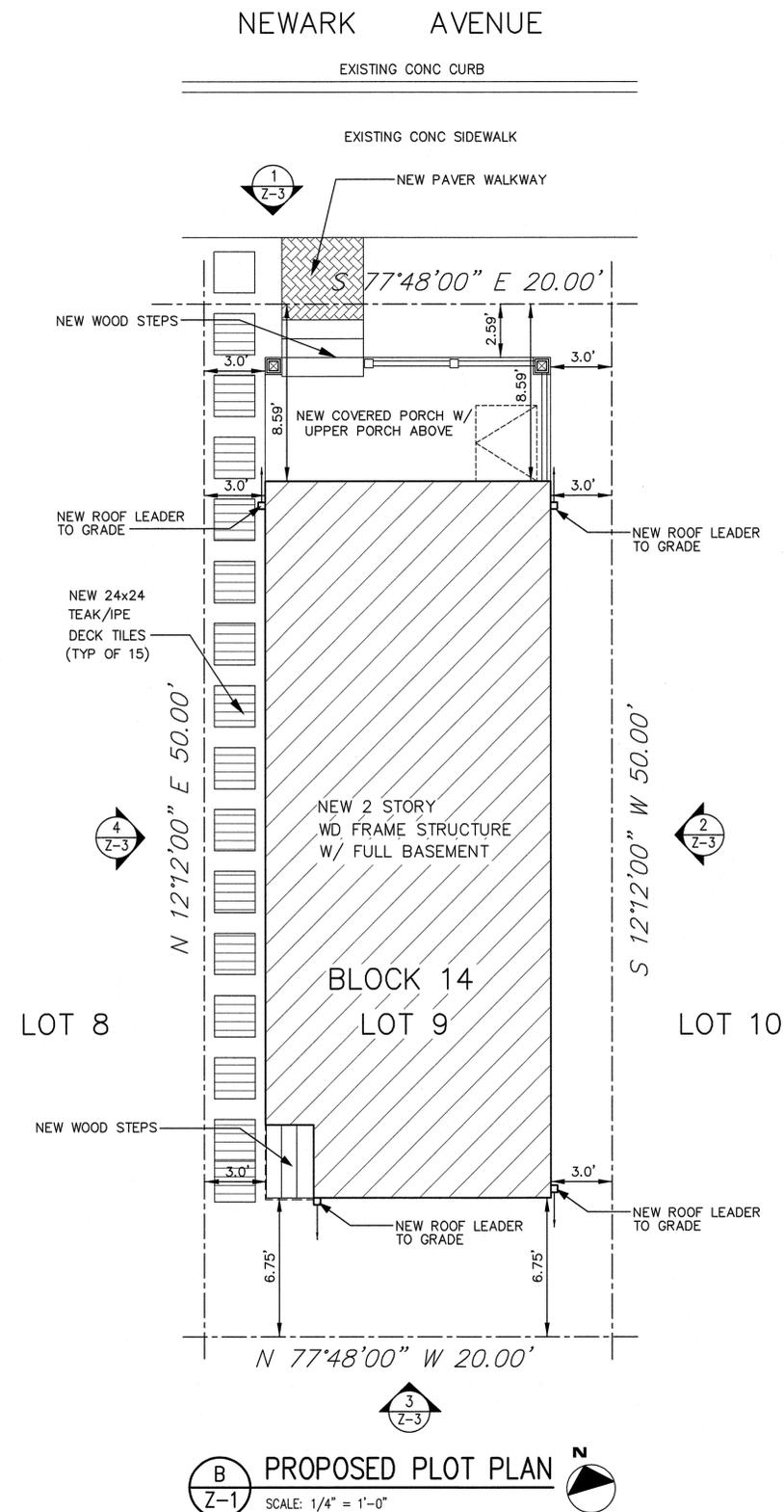
ALL INFORMATION NOTED ON THIS SITE PLAN IS TAKEN FROM A SURVEY PREPARED BY MICHAEL J. WILLIAMS LAND SURVEYING, LLC; 56 MAIN AVENUE, OCEAN GROVE, N.J. 07756; MICHAEL J. WILLIAMS P.L.S. LIC #25800 DATED 3.23.21

**GENERAL DEMOLITION NOTES**

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 DWELLING IN A TIMELY MANNER. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DEBRIS REMOVAL AND DELIVERIES.
4. SALVAGE DEMOLITION: 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 DIFFICULT 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-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	NONE
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.	57.68% 576 S.F.	56.08% 569 S.F.
MAX. IMPERVIOUS COVERAGE	60% 600 S.F.	78.38% 783 S.F.	64.08% 640 S.F.
MAX. BUILDING HEIGHT	30.00 FT. 2 STORIES	+/-15.00 FT. 1 STORY	25.66 FT. 2 STORIES
OFF STREET PARKING	2 SPACES	0 SPACES**	0 SPACES*
DRIVEWAY CURB CUT 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



**(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

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

**CODE SUMMARY**

- PLAN REVIEW AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE I.R.C./2021 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 (WFDM) 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/ 22 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 TEAK/IPE DECK TILES 60 S.F.  
TOTAL (64%) 640 S.F.  
MINUS TEAK/IPE DECK TILES (58%) 580 S.F.

REVISION / ISSUED TO	DATE
ISSUED TO CLIENT FOR ZONING PERMIT	3/28/22
ISSUED TO ATTORNEY FOR LAND USE BOARD SUBMISSION	9/12/22
REVISED PER ATTORNEY COMMENTS	10/17/22
REVISED PER LIB ENGINEER COMMENTS	12/23/22
REVISED PER LIB ENGINEER COMMENTS	1/25/23
REVISED PER LIB COMMENTS	4/28/23

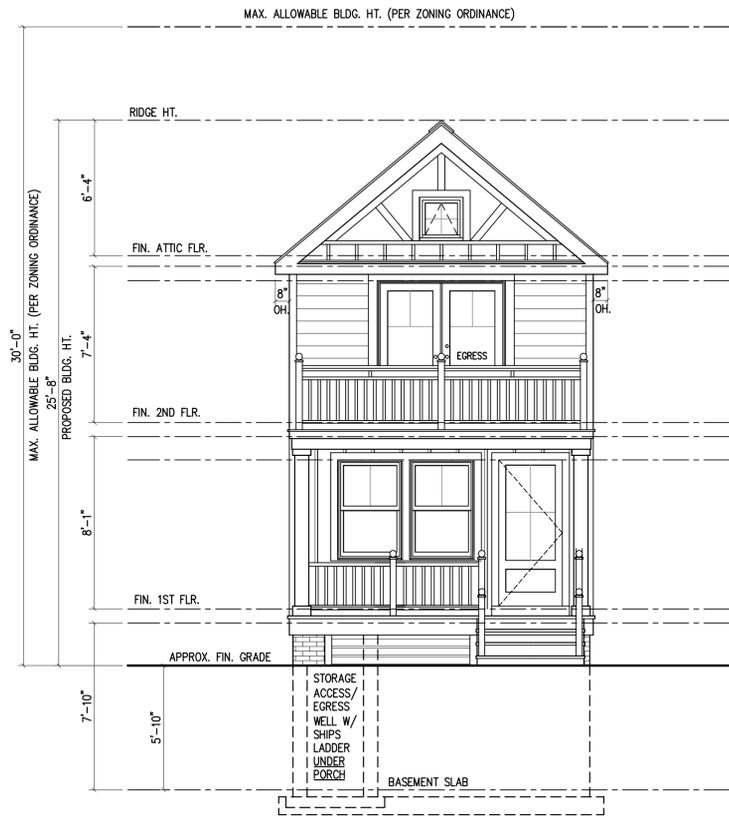
CONSULTANTS  
MR. PAUL ALONZO  
121 NEWARK AVENUE  
BRADLEY BEACH, NJ 07720  
NEW CUSTOM RESIDENCE  
BLOCK 14/ LOT 9  
121 NEWARK AVENUE  
BRADLEY BEACH, NJ 07720

CLIENT  
PROJECT  
DATE  
SCALE  
AS NOTED  
DRAWN BY  
M/JM  
PROJECT MANAGER  
M/JM  
DATE  
10.20.21

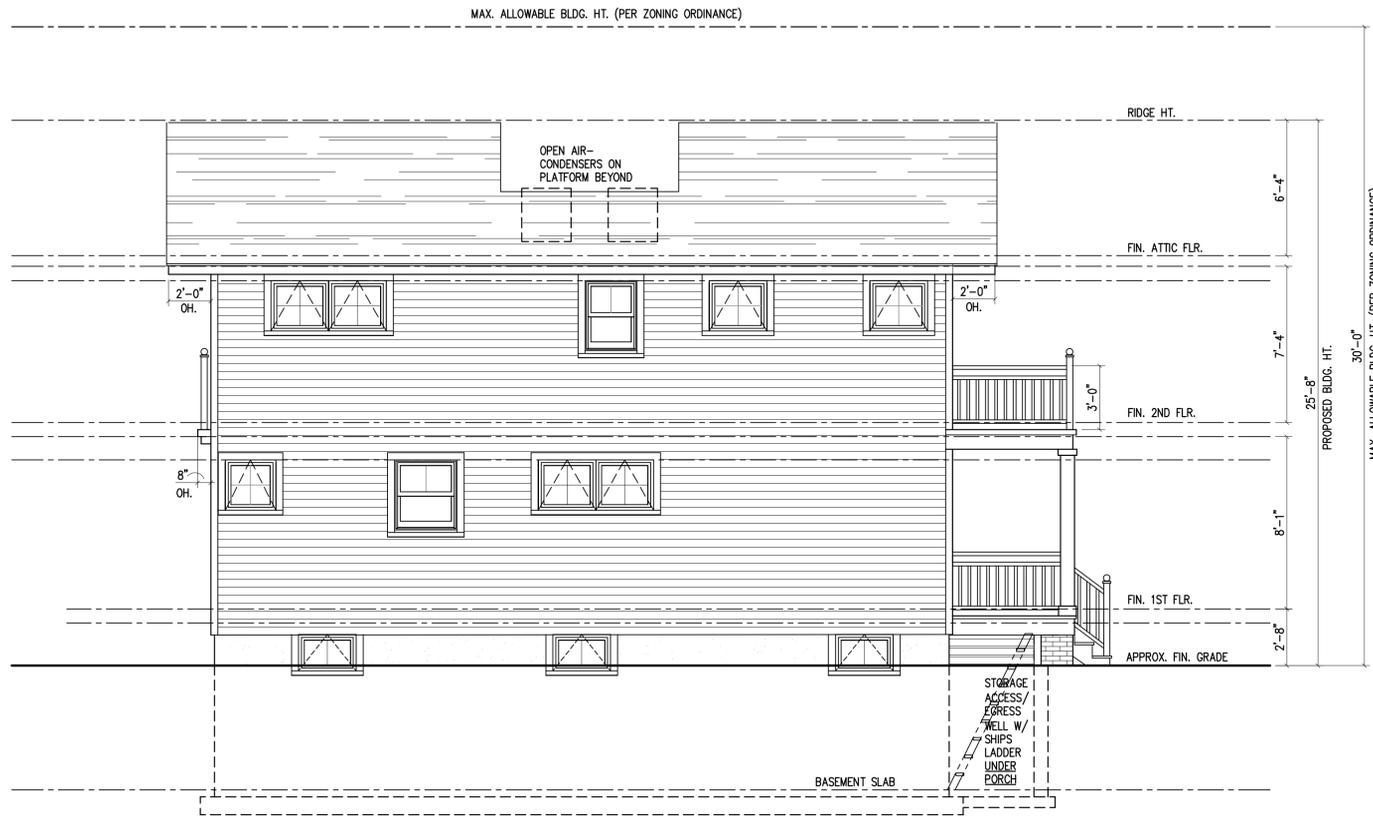
**MOSS ARCHITECTURE LLC**  
603 MONMOUTH AVENUE  
BRADLEY BEACH, NJ 07720  
Bus: 732-567-8311  
Email: m.jrossarch@gmail.com

ARCHITECT  
MICHAEL J. MOSS  
LIC. No. AI-15000  
DRAWING No. Z-1  
TITLE  
SITE DEMOLITION PLAN, PLOT PLAN, ZONING TABLE & NOTES

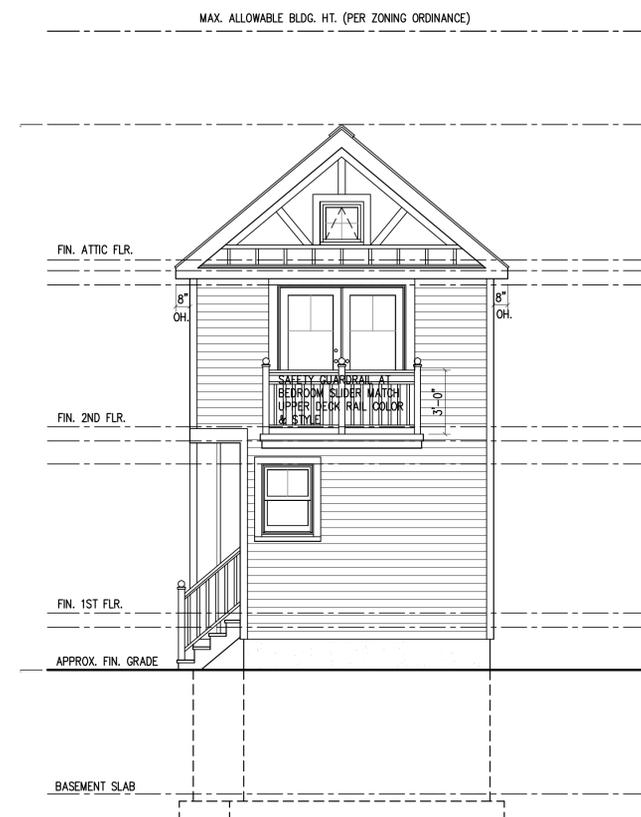




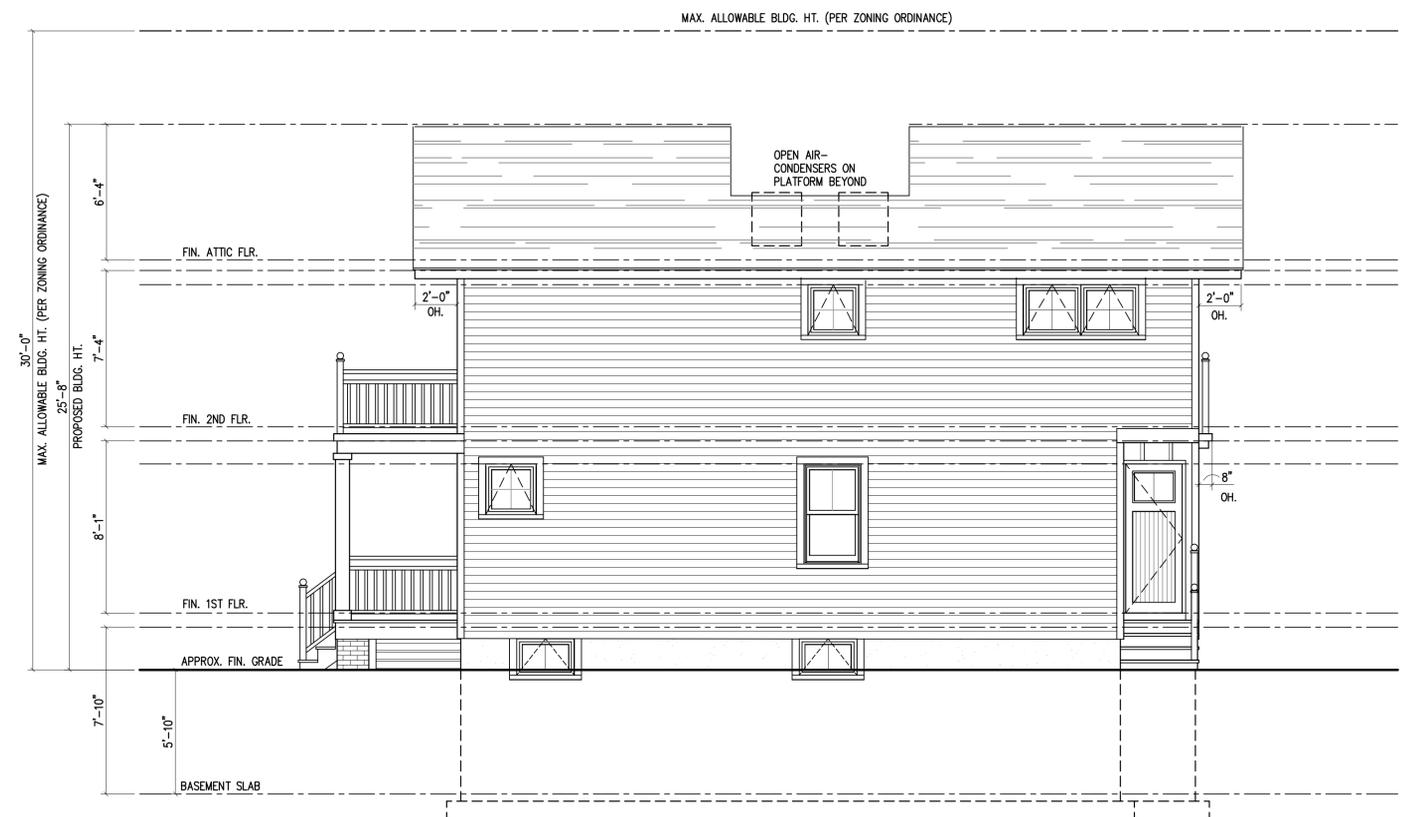
**1** PROPOSED FRONT (NORTH) ELEVATION  
 Z-3 SCALE: 1/4" = 1'-0"



**2** PROPOSED LEFT SIDE (EAST) ELEVATION  
 Z-3 SCALE: 1/4" = 1'-0"



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



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

NO.	DATE	REVISION / ISSUED TO
1	4/28/23	REVISED PER LUB COMMENTS
2	10/17/22	REVISED PER ATTORNEY COMMENTS
3	9/12/22	ISSUED TO ATTORNEY FOR LAND USE BOARD SUBMISSION
4	3/28/22	ISSUED TO CLIENT FOR ZONING PERMIT
5		REVISION / ISSUED TO

CONSULTANTS	
CLIENT	MR. PAUL ALONZO 121 NEWARK AVENUE BRADLEY BEACH, NJ 07720
PROJECT	NEW CUSTOM RESIDENCE BLOCK 14/ LOT 9 121 NEWARK AVENUE BRADLEY BEACH, NJ 07720

ARCHITECT	MICHAEL J. MOSS LIC. No. AI-15000
DRAWN BY	MJM
PROJECT MANAGER	MJM
DATE	10.20.21
SCALE	AS NOTED
TITLE	PROPOSED ELEVATIONS

ARCHITECTURE LLC	429 MONMOUTH AVENUE BRADLEY BEACH, NJ 07720 Bus. 732-567-5311 Email: mjr@mossarca.com
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ARCHITECT	MICHAEL J. MOSS LIC. No. AI-15000
DRAWN BY	MJM
PROJECT MANAGER	MJM
DATE	10.20.21
SCALE	AS NOTED
TITLE	PROPOSED ELEVATIONS

**Z-3**