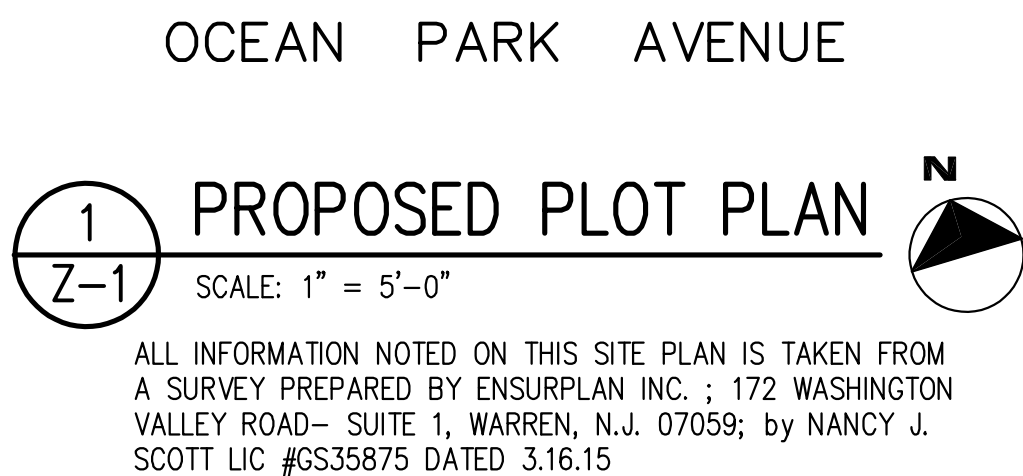




PROJECT ADDRESS
400 OCEAN PARK AVENUE
BRADLEY BEACH, N.J. 07720

OWNER/APPLICANT
MR. NEIL & SUSAN WASSER
400 OCEAN PARK AVENUE
BRADLEY BEACH, N.J. 07720

SITE / ZONING BULK REQUIREMENTS			
ZONE: R-1		BLOCK: 22	LOT: 12
		EXISTING 1 1/2 STORY STRUCTURE TO BE REMOVED DOWN TO 1ST FLOOR DECK & NEW 2 1/2 STORY STRUCTURE TO BE CONSTRUCTED OVER EXISTING FOUNDATION	
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA- INTERIOR LOT	5,000 S.F.	3,500 S.F. (1)	NO CHANGE
MIN. LOT WIDTH	50 FT.	50.00 FT.	NO CHANGE
MIN. LOT DEPTH	100 FT.	70.00 FT. (1)	NO CHANGE
MIN. FRONT YARD SETBACK (OCEAN PARK AVENUE)	**19.6 AVERAGE	17.2 FT.**	17.2 FT.*
FRONT PORCH SETBACK (OCEAN PARK AVENUE)	**11.2 AVERAGE	8.6 FT.**	8.7 FT.*
MIN. FRONT YARD SETBACK (MADISON AVENUE)	**7.9 AVERAGE NOT < 10 FT.	10.6 FT.	10.1 FT.
MIN. SIDE YARD (ONE SIDE)	5.00 FT.	13.9 FT.	3.8 FT.*
MIN. SIDE YARD (ACCESSORY GARAGE)	5.00 FT.	1.5 FT.**	ACCESSORY GARAGE TO BE REMOVED
MIN. REAR YARD (ACCESSORY GARAGE)	5.00 FT.	9.3 FT.	
MIN. REAR YARD SETBACK	17.5 FT.	16.2 FT.**	14.5 FT.*
MAX. BUILDING COVERAGE	35% 1,225 S.F.	31.9% 1,118 S.F.	36.6 %* 1,282 S.F.
MAX. IMPERVIOUS COVERAGE	60% 2,100 S.F.	52.8 % 1,849 S.F.	54.1% 1,894 FT.
MAX. BUILDING HEIGHT	30.00 FT. 2 STORES	+/- 22.0 FT. 1 1/2 STORES	29.83 FT. 2 1/2 STORES*
MIN. ELEVATED DECK SIDE YD. SETBACK	5.00 FT.	N/A	N/A
MIN. ELEVATED DECK REAR YD. SETBACK	25.00 FT.	N/A	N/A
MIN. SIDE ENTRY PLATFORM SETBACK	3.00 FT.	N/A	N/A
OFF STREET PARKING	2 SPACES	2 SPACES	3 SPACES
DRIVEWAY CURBOUT WIDTH	12 FT. MAX.	12 FT.	12.0 FT.
DRIVEWAY WIDTH	12 FT. MAX. 8 FT. MIN.	11 FT.	9.0 FT.
DRIVEWAY LENGTH	20 FT. MIN.	43 FT.	40.0 FT.
DRIVEWAY SETBACK FROM SIDE PROP. LINE	3 FT. MIN.	3.0 FT.	3.0 FT.

* PENDING REQUIRED ** EXISTING NON-CONFORMING

(1) NON-CONFORMING LOT BY ORDINANCE

- * 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 PAPER & PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFMA) AS REQUIRED BY CODE SECTION R301.2.1.1
- * BASIC WIND SPEED 15 MPH/ EXPOSURE B
- * BUILDING ASPECT RATIO= XX
MAXIMUM BUILDING LENGTH XX FT.
- * MAX. ALLOW. BUILDING HEIGHT TO MEAN ROOF HT.=
33 FT. ALLOWED/ 26 FT. PROPOSED
- * USE GROUP RS
- * CONSTRUCTION CLASSIFICATION VB
- * DESIGN LOADS

	LIVE (PSF)	DEAD (PSF)
* SLEEPING ROOMS	30	15
* NON-SLEEPING ROOMS	40	15
* BATHROOMS (W/ TILE)	40	25
* ENTRY & KITCHEN (W/ TILE)	40	25
* STAIRS	40	25
* ATTICS /LIMITED STORAGE	20	12
* ATTICS /W/ STORAGE	10	12
* VOLUME CEILING	10	12
* ROOF	30	15
* EXTERIOR WOOD DECK	40	12
* EXTERIOR BALCONY	60	15

SEE SITE/ZONING BULK REQUIREMENTS TABLE THIS SHEET	
IMPERVIOUS CALCS:	
BUILDINGS	1,282 S.F.
FRONT YARD WALKS, STEPS, WALLS	4.3 S.F.
SIDE YARD DRIVEWAY, WALKS, STEPS	372 S.F.
REAR YARD LANDING, WALKS, STEPS, COND. PADS	197 S.F.
REAR DECK STEPS	N/A
TOTAL	(54.1%) 1,894 S.F.

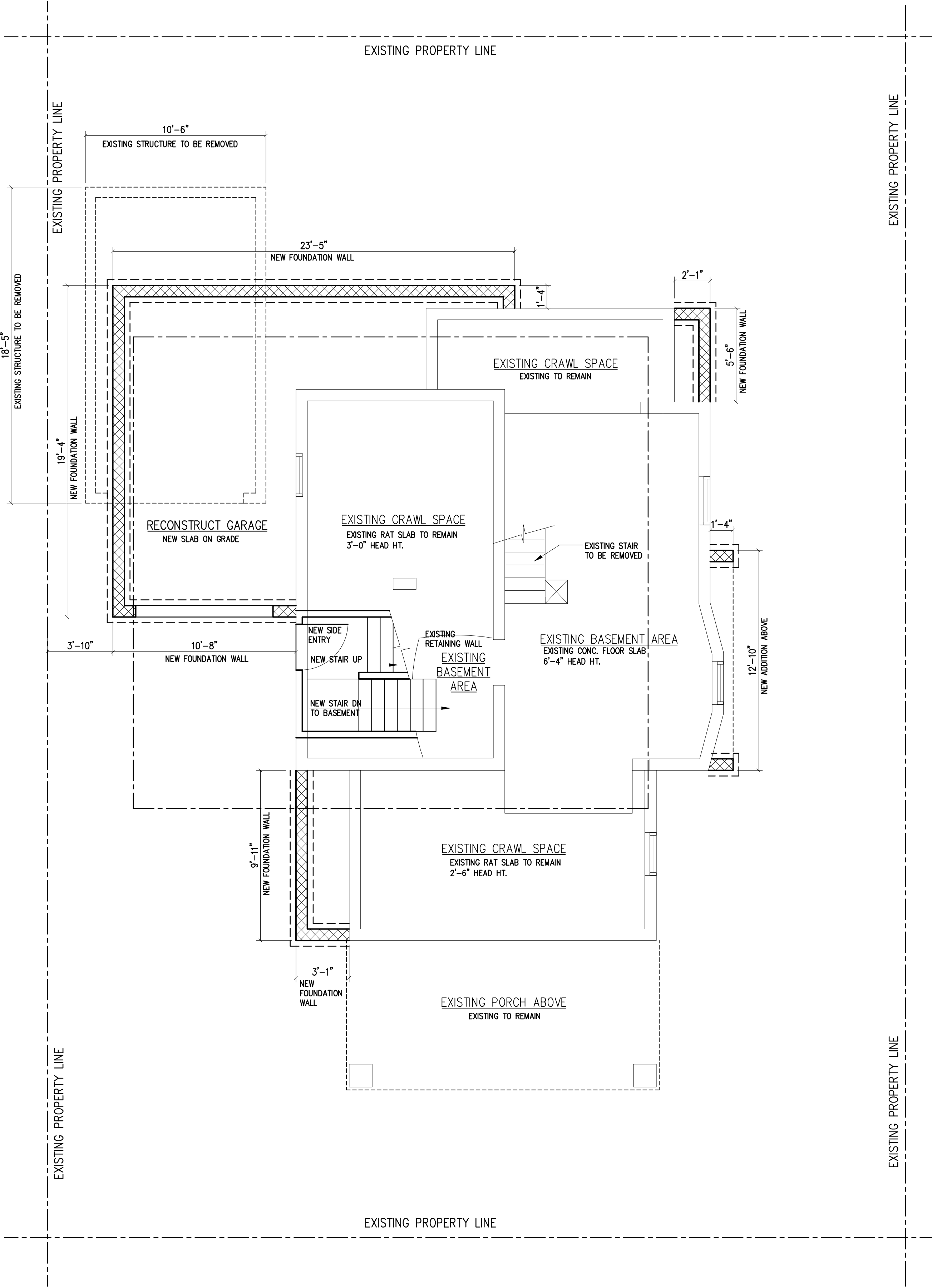
429 MONMOUTH AVENUE
BRADLEY BEACH, NJ 07720
Bus. 732-567-8311
Email: mjnosserch@gmail.com

ADDITION & ALTERATIONS to
WASSER RESIDENCE
BLOCK 22/ LOT 12
400 OCEAN PARK AVENUE
BRADLEY BEACH, NJ 07720

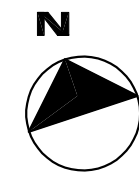
-	2/10/23				ISSUED TO ATTY FOR VARIANCE APPLICATION
-	1/8/23				ISSUED TO OWNERS FOR FINAL REVIEW
-	11/28/22				ISSUED FOR ZONING "DENIAL"
No	DATE				REVISION / ISSUED TO

ARCHITECT
MICHAEL J. MOSS
U.C. No. AI-15000

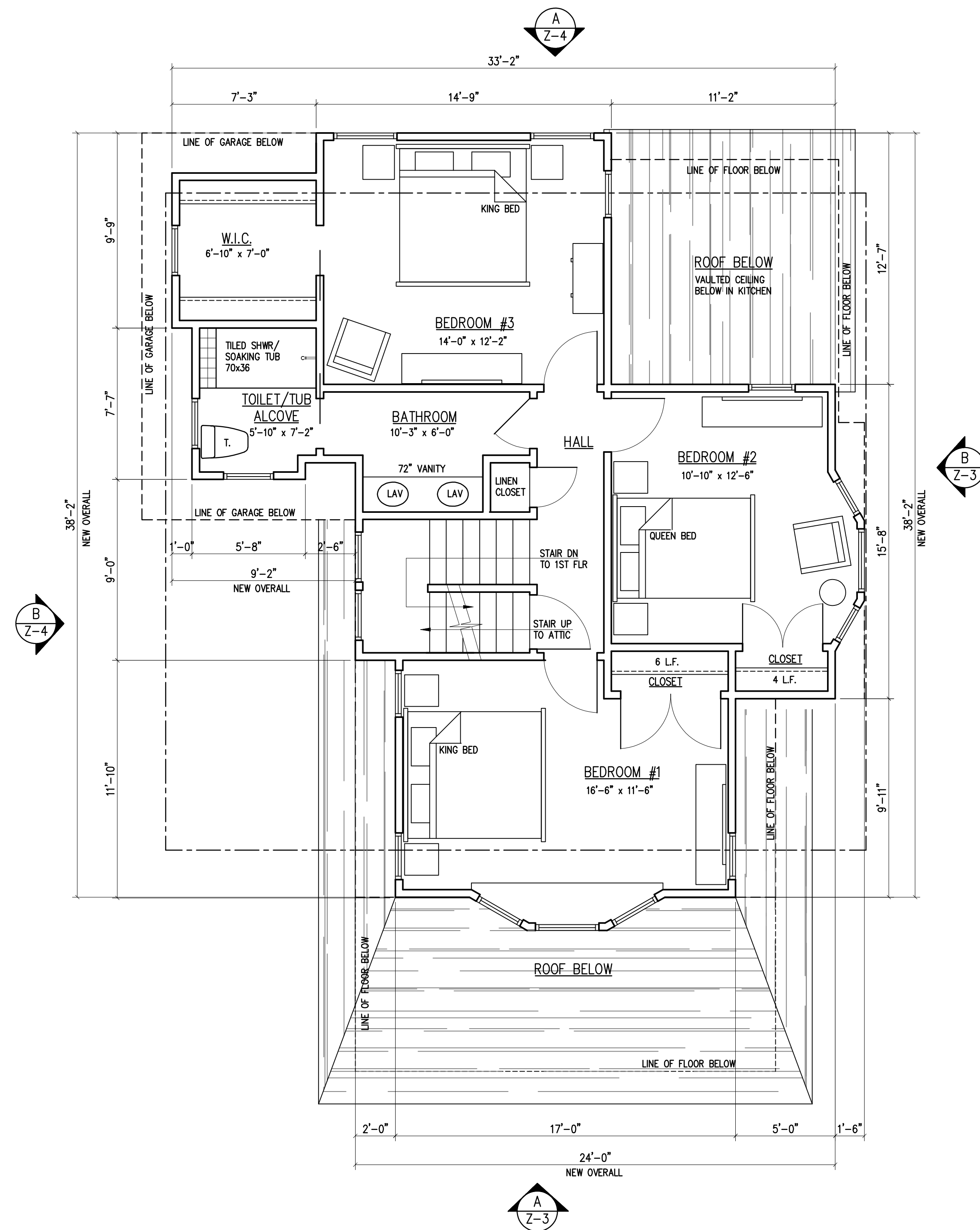
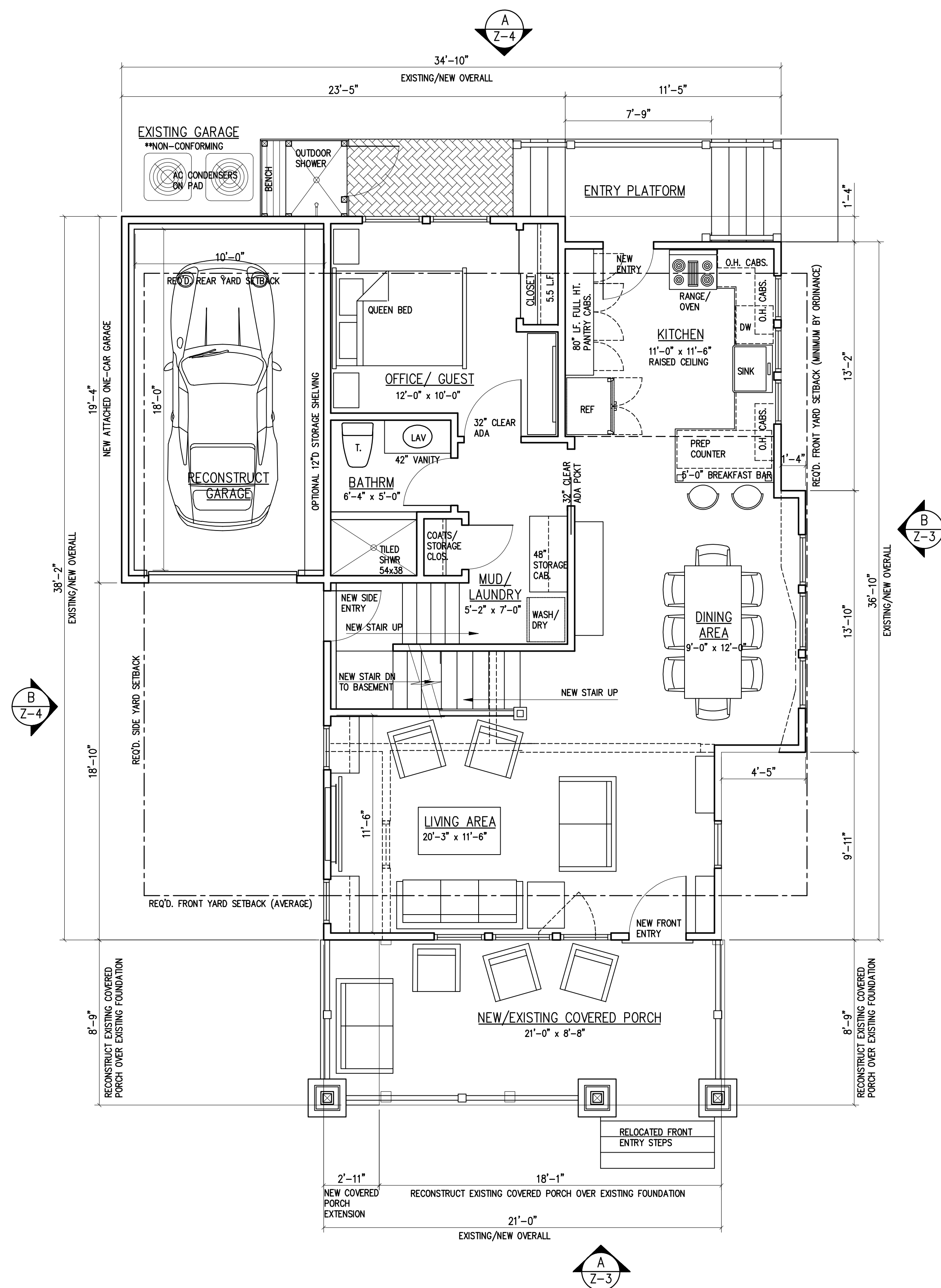
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1
Z-1A PROPOSED FOUNDATION & EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"

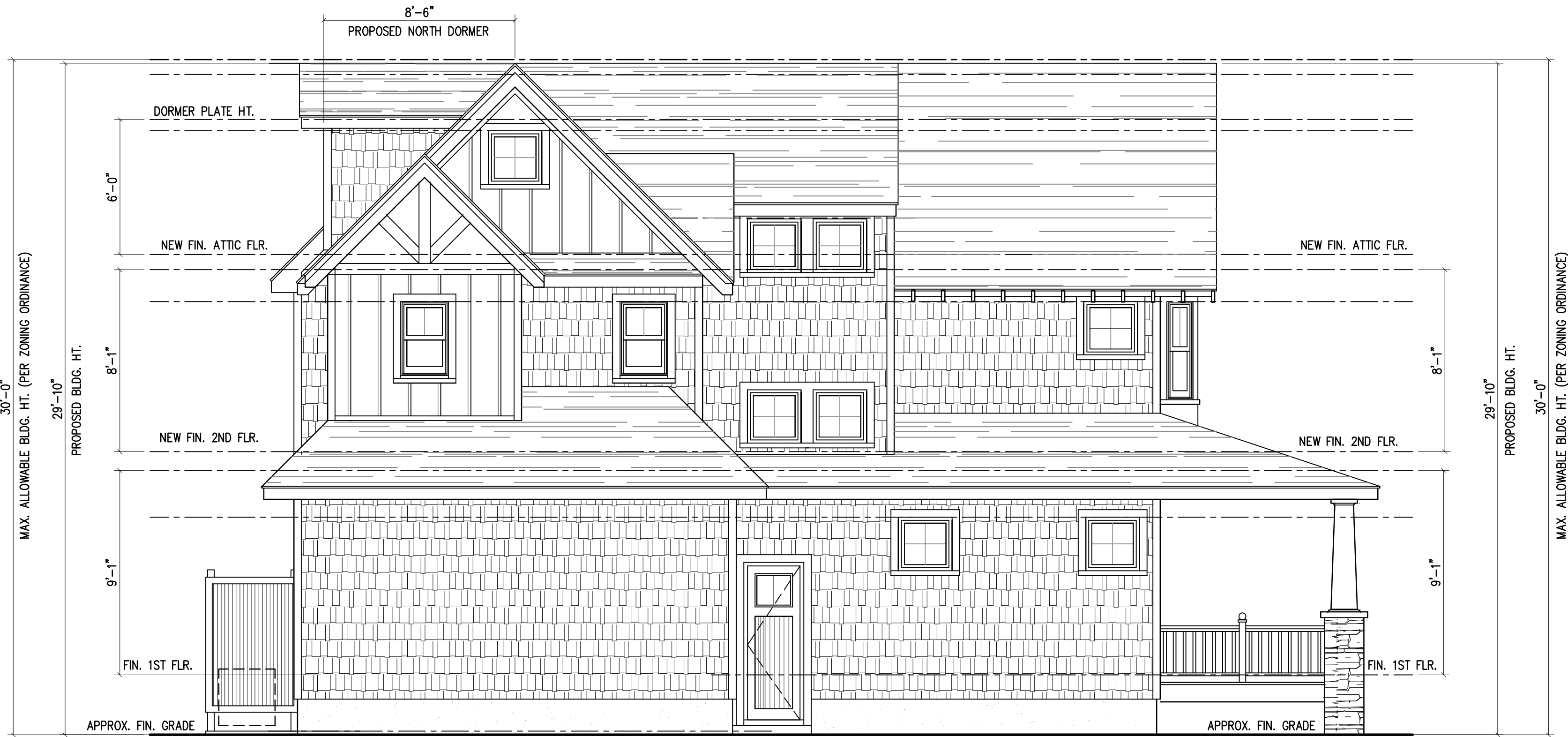


ARCHITECT MICHAEL J. MOSS LIC. No. AI-15000	JOB NUMBER 22-01R	PROJECT MANAGER MJM	DRAWN BY MJM	SCALE AS NOTED	DATE 06.01.22	TITLE EXISTING/PROPOSED BASEMENT/FOUNDATION PLAN	DRAWING No. Z - 1 A	CONSULTANTS									
								CLIENT MR. NEIL & SUSAN WASSER 400 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720									
								PROJECT ADDITION & ALTERATIONS to WASSER RESIDENCE BLOCK 22/ LOT 12 400 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720									
								No									
								ISSUED TO LUB 4/28/23 REVISION / ISSUED TO									





ARCHITECT MICHAEL J. MOSS LIC. No. AI-15000	MOSS ARCHITECTURE LLC 429 MONMOUTH AVENUE BRADLEY BEACH, NJ 07720 Bus. 732-567-8311 Email: myjrossarch@gmail.com				CLIENT MR. NEIL & SUSAN WASSER 400 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720		CONSULTANTS	
	PROJECT ADDITION & ALTERATIONS to WASSER RESIDENCE BLOCK 22/ LOT 12 400 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720							
DRAWING No. Z - 3	JOB NUMBER 22-01R	PROJECT MANAGER M.J.M	DRAWN BY M.J.M	SCALE AS NOTED	DATE 06.01.22	PROPOSED ELEVATIONS		
	TITLE PROPOSED ELEVATIONS					No DATE REVISION / ISSUED TO		



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



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

ARCHITECT MICHAEL J. MOSS LIC. No. AI-15000	DRAWING No. Z - 4	JOB NUMBER 22-01R		PROJECT MANAGER MJM	DRAWN BY MJM	SCALE AS NOTED	DATE 06.01.22	TITLE PROPOSED ELEVATIONS																			
		MOSS ARCHITECTURE LLC 429 MONMOUTH AVENUE BRADLEY BEACH, NJ 07720 Bus. 732-567-5311 Email: mjmossarch@gmail.com							CLIENT MR. NEIL & SUSAN WASSER 400 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720																		
		PROJECT ADDITION & ALTERATIONS to WASSER RESIDENCE BLOCK 22/ LOT 12 400 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720							CONSULTANTS																		
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