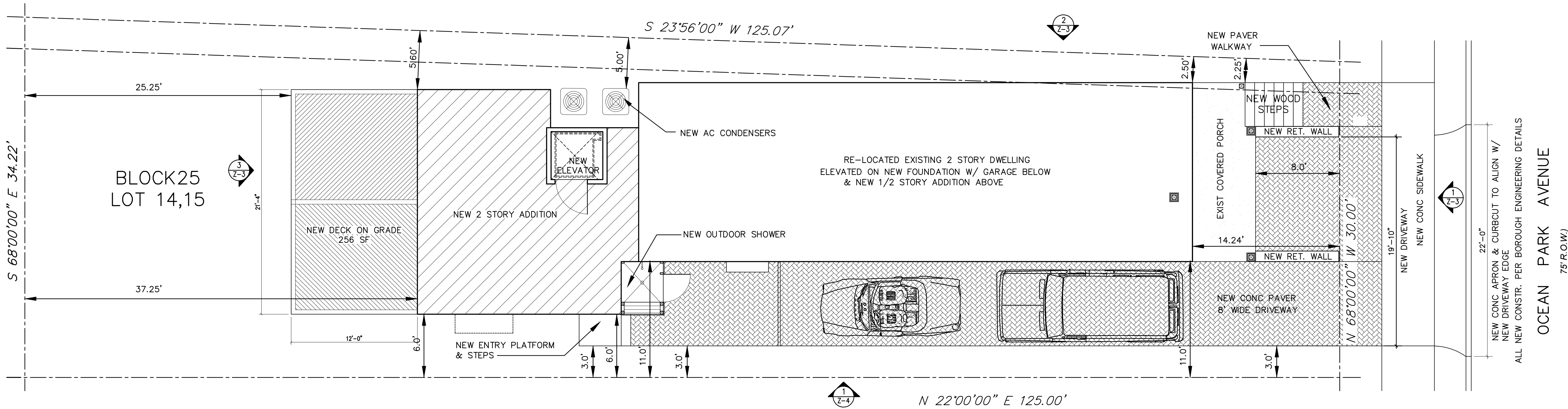




1
Z-1 **PROPOSED PLOT PLAN**
SCALE: 1" = 5'-0"

ALL INFORMATION NOTED ON THIS SITE PLAN IS TAKEN FROM A SURVEY PREPARED BY PAUL K. LYNCH LAND SURVEYOR, P.O. BOX 1453 WALL, N.J. 07719; PAUL K. LYNCH LIC #35855 DATED 8.05.21

SITE / ZONING BULK REQUIREMENTS			
ZONE: R-B		BLOCK: 25 LOT: 14,15	
	REQUIRED	EXISTING STRUCTURE TO BE ELEVATED & PLACED ON NEW FOUNDATION	PROPOSED EXISTING W/ 1/2 STORY ADDITION & NEW 2 STORY REAR ADDITION & BASEMENT GARAGE/STORAGE
MIN. LOT AREA-- INTERIOR LOT	5,000 S.F.	4,014 S.F. (1)	NO CHANGE
MIN. LOT WIDTH	50 FT.	30.00 FT. (1)	NO CHANGE
MIN. LOT DEPTH	100 FT.	125.00 FT.	NO CHANGE
MIN. FRONT YARD SETBACK (OCEAN PARK AVENUE)	25 FT.	14.24 FT.**	14.24 FT.*
FRONT PORCH SETBACK (OCEAN PARK AVENUE)	**17.79 AVERAGE	6.24 FT.**	8.0 FT.* COVERED PORCH 6.24 FT.* UPPER PORCH
MIN. SIDE YARD (ONE SIDE)	5.00 FT.	10.52 FT.	6.00 FT.
MIN. SIDE YARD (ONE SIDE)	10.00 FT.	2.92 FT.	2.50 FT.*
MIN. REAR YARD SETBACK	25.00 FT.	57.77 FT.	37.25 FT.
MAX. BUILDING COVERAGE	35% 1,405 S.F.	25.1 % 1,009 S.F.	34.9 % 1,404 S.F.
MAX. IMPERVIOUS COVERAGE	60% 2,408 S.F.	37.3 % 1,498 S.F.	54.6% 2,193 FT.
MAX. BUILDING HEIGHT	30.00 FT. 2 STORIES	4/- 28.33 FT. 2 STORIES	29.75 FT. 2 1/2 STORIES*
MIN. DECK ON GRADE SIDE YD. SETBACK	5.00 FT.	1.0 FT.**	5.80 FT.
MIN. DECK ON GRADE REAR YD. SETBACK	25.00 FT.	33.0 FT.	25.25 FT.
MIN. SIDE ENTRY PLATFORM SETBACK	3.00 FT.	N/A	3.0 FT.
OFF STREET PARKING	4 SPACES	4 SPACES	4 SPACES
DRIVEWAY CURBOUT WIDTH	12 FT. MAX.	12 FT.	22.0 FT.*
DRIVEWAY WIDTH	12 FT. MAX. 8 FT. MIN.	11 FT.	8.0 FT. GARAGE* 8.0 FT. SIDE YARD
DRIVEWAY LENGTH	20 FT. MIN.	NONE	14.0 FT. GARAGE* 53.0 FT. SIDE YARD
DRIVEWAY SETBACK FROM SIDE PROP. LINE	3 FT. MIN.	0.00 FT.**	3.0 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 RS
- 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 80
- LIVE (PSF) DEAD (PSF)
30 15
40 15
40 25
40 25
40 15
20 12
10 12
30 15
30 15
40 12
80 15

ZONING SUMMARY

SEE SITE/ZONING BULK REQUIREMENTS TABLE THIS SHEET

IMPERVIOUS CALCS:
BUILDINGS 1,404 S.F.
FRONT YARD DRIVEWAY,WALKS,STEPS,WALLS 252 S.F.
SIDE YARD DRIVEWAY,WALKS,STEPS 446 S.F.
REAR DECK ON GRADE 256 SF. -- 207 SF.(-0.5%) 55 S.F.
CONDENSER PLATFORM 36 S.F.

TOTAL (54.6%) 2,193 S.F.

MOSS
ARCHITECTURE LLC

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

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

PROJECT MANAGER M/JM
DRAWN BY M/JM
SCALE AS NOTED
DATE 09.07.21

DRAWING No. Z - 1

CLIENT
MS. REGINA REYNOLDS &

MR. JAMES PALMERIN

100 OCEAN PARK AVENUE

BRADLEY BEACH, NJ 07720

PROJECT
ADDITION & ALTERATIONS to

REYNOLDS PALMERIN RESIDENCE

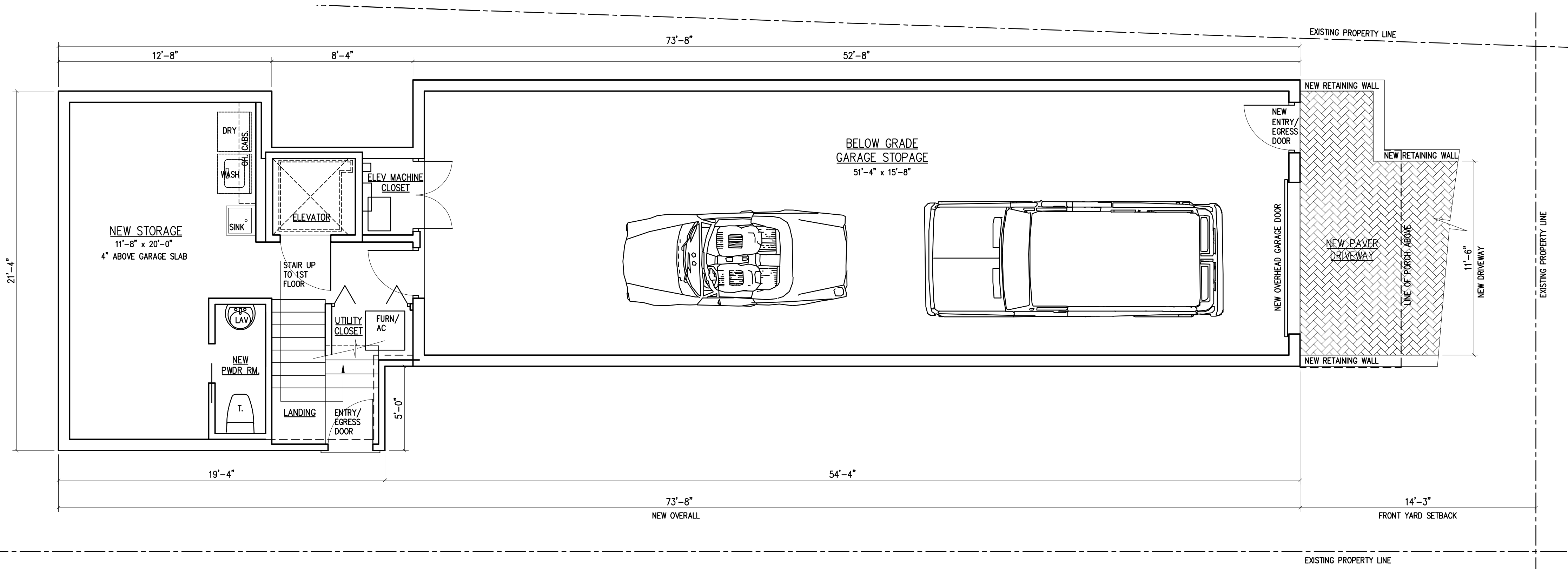
BLOCK 25 / LOT 14,15

100 OCEAN PARK AVENUE

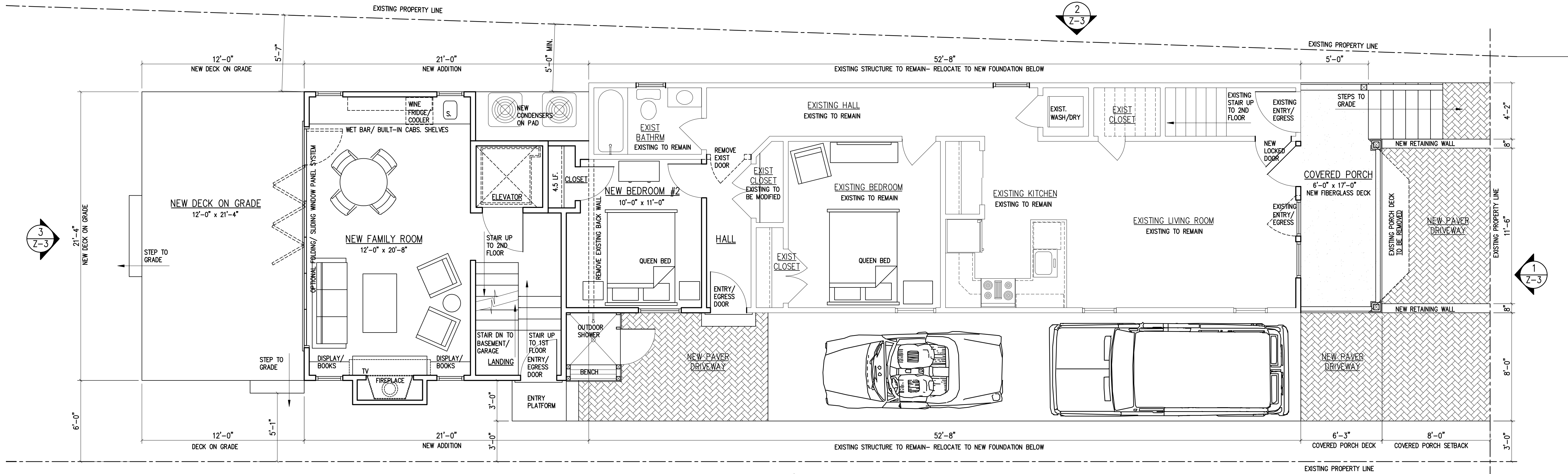
BRADLEY BEACH, NJ 07720

CONSULTANTS

REVISION / ISSUED TO	DATE	No
ISSUED TO ATTORNEY FOR LUB SUBMISSION	2/24/23	-
REVISED PER OWNER/ATTORNEY COMMENTS	2/23/23	-
REVISED PER OWNER/ATTORNEY COMMENTS	10/31/22	-
ISSUED FOR ZONING PERMIT	7/21/22	-

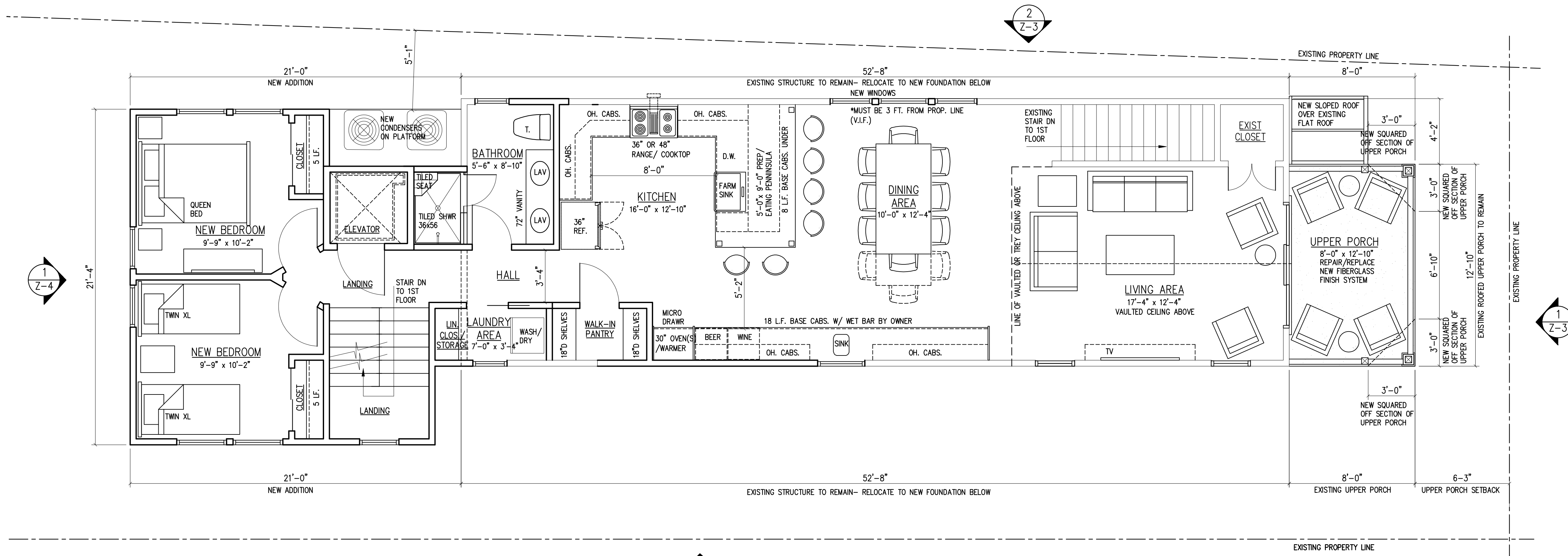


1
Z-2 NEW GARAGE/STORAGE PLAN
SCALE: 1/4" = 1'-0"

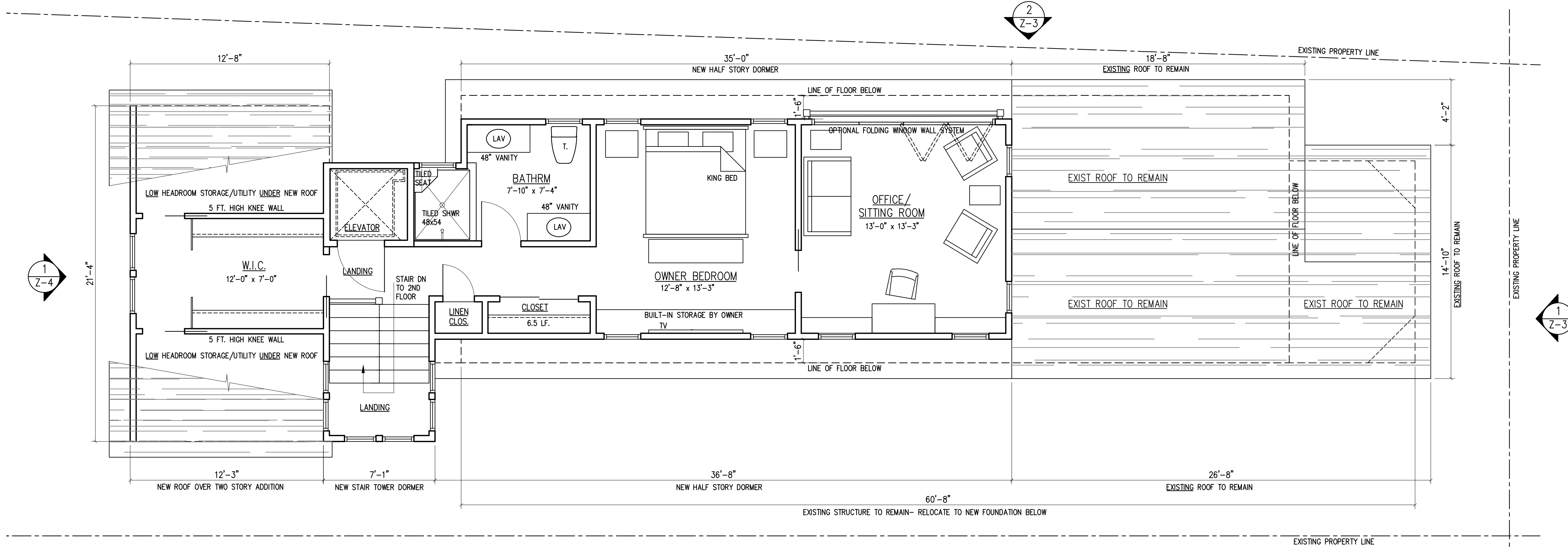


2
Z-2 EXISTING/NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONSULTANTS		CLIENT		PROJECT		DATE	
		MS. REGINA REYNOLDS & MR. JAMES PALMERIN 100 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720		ADDITION & ALTERATIONS to REYNOLDS PALMERIN RESIDENCE BLOCK 25 / LOT 14,15 100 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720		2/24/23	ISSUED TO ATTORNEY FOR LUB SUBMISSION
						2/23/23	REVISED PER OWNER/ATTORNEY COMMENTS
						10/31/22	REVISED PER OWNER/ATTORNEY COMMENTS
						7/21/22	ISSUED FOR ZONING PERMIT
						7/12/22	ISSUED TO CLIENT FOR FINAL REVIEW & COMMENT
						No	REVISION / ISSUED TO
						DATE	

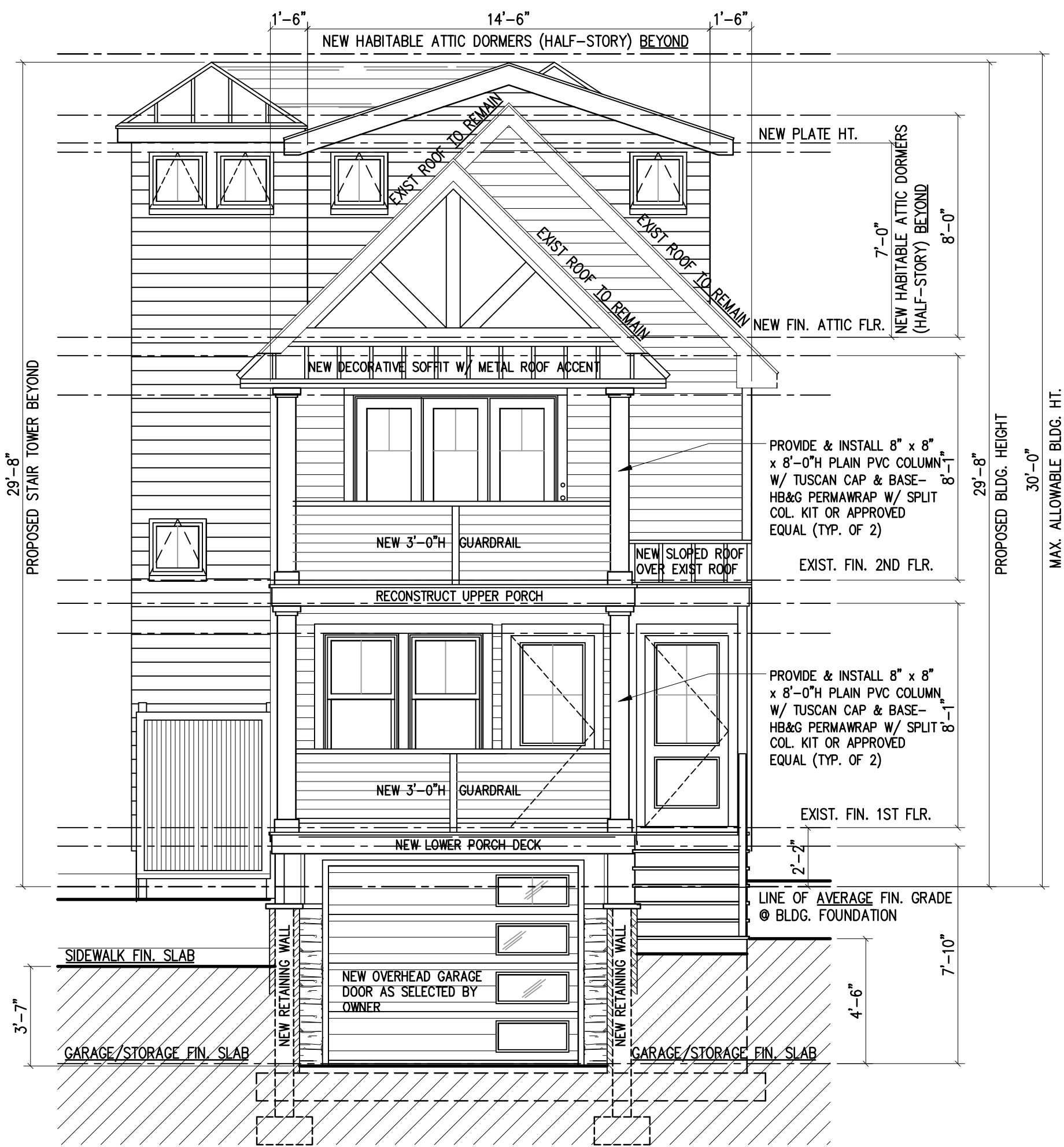


1
Z-2A EXISTING/NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" 1305 S.F.

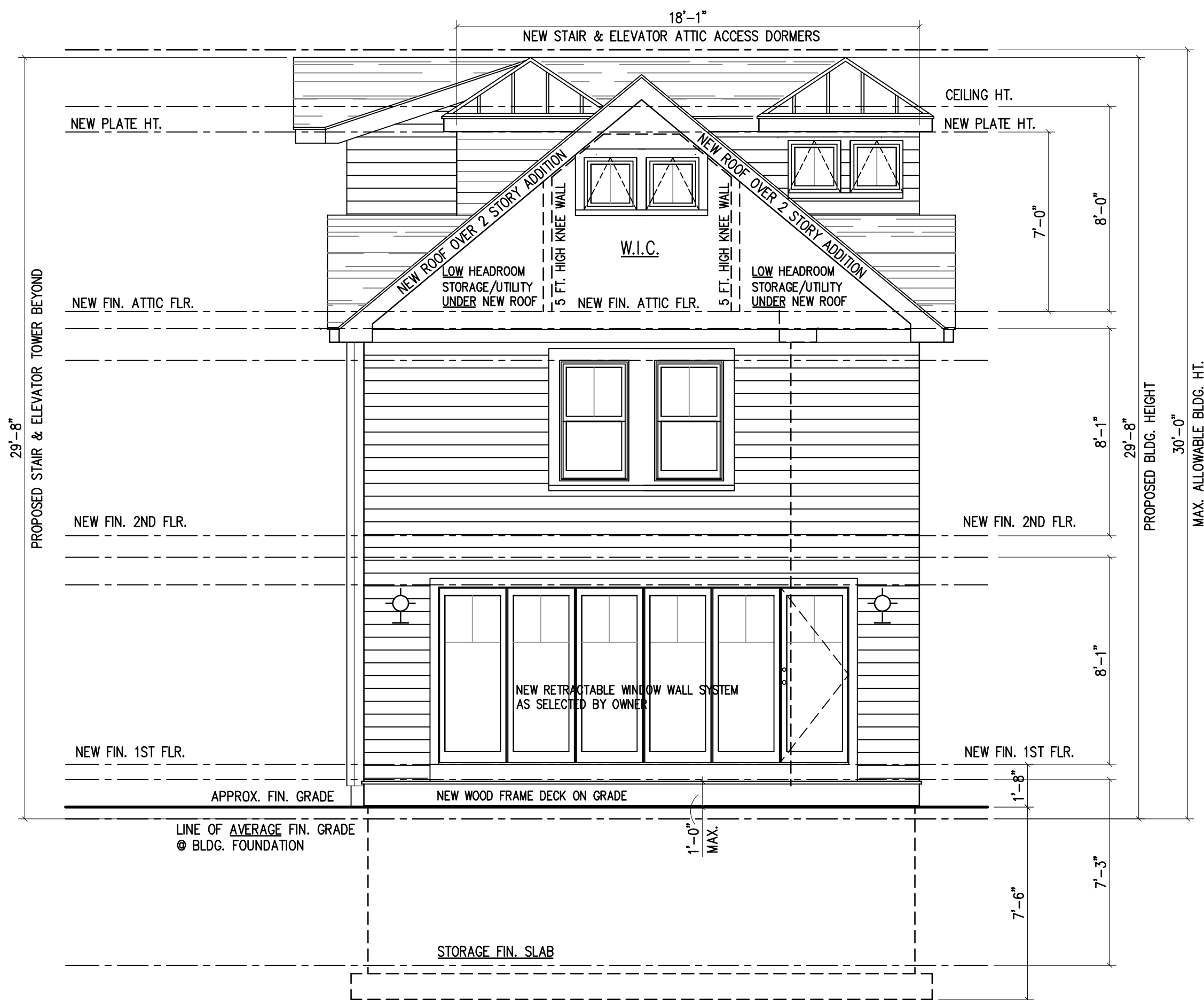


2
Z-2A NEW HABITABLE ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0" HALF STORY- 634 S.F.
48.6% FLOOR BELOW

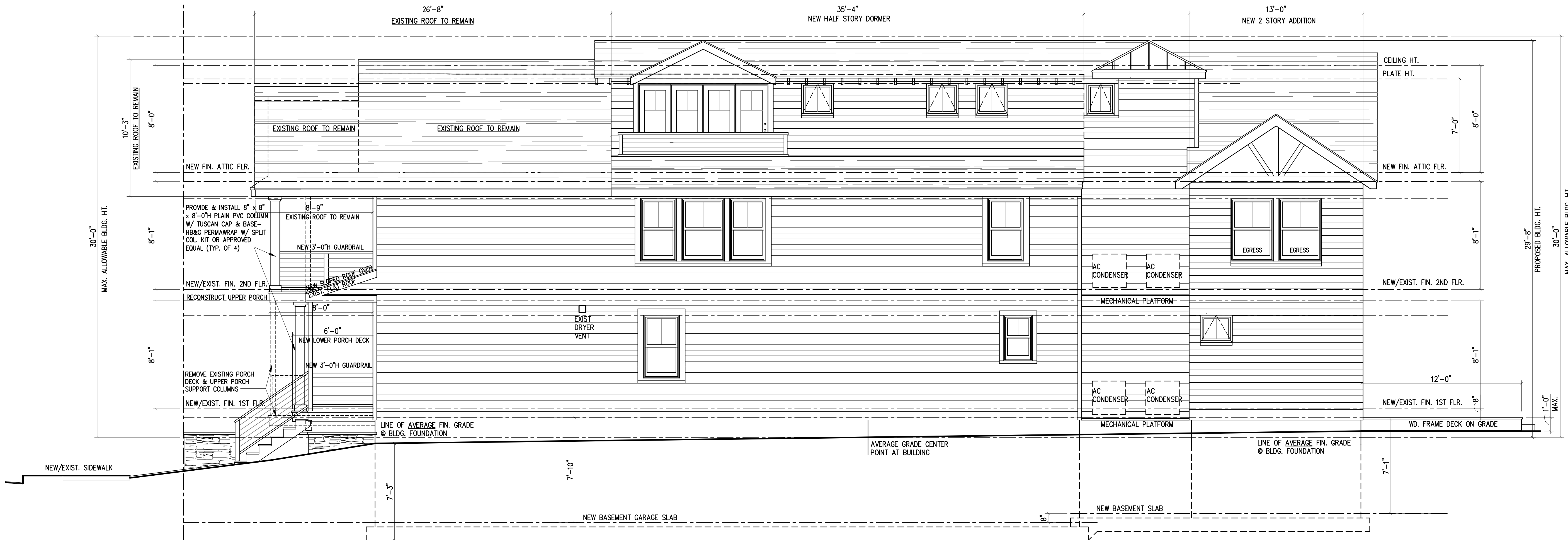
MOSS ARCHITECTURE LLC 429 MONMOUTH AVENUE BRADLEY BEACH, NJ 07720 Bus: 732-567-5311 Email: mprossarch@gmail.com	ARCHITECT MICHAEL J. MOSS L.C. No. AI-15000	JOB NUMBER 21-09R	PROJECT MANAGER MJM	DRAWN BY MJM	SCALE AS NOTED	DATE 09.07.21	TITLE PROPOSED FLOOR PLANS	CLIENT MS. REGINA REYNOLDS & MR. JAMES PALMERIN 100 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720	PROJECT ADDITION & ALTERATIONS to REYNOLDS PALMERIN RESIDENCE BLOCK 25 / LOT 14,15 100 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720	CONSULTANTS	ISSUED TO ATTORNEY FOR LUB SUBMISSION 2/24/23	REVISED PER OWNER/ATTORNEY COMMENTS 2/23/23	REVISED PER OWNER/ATTORNEY COMMENTS 10/31/22	ISSUED FOR ZONING PERMIT 7/7/22	ISSUED TO CLIENT FOR FINAL REVIEW & COMMENT 7/12/22	REVISION / ISSUED TO No



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

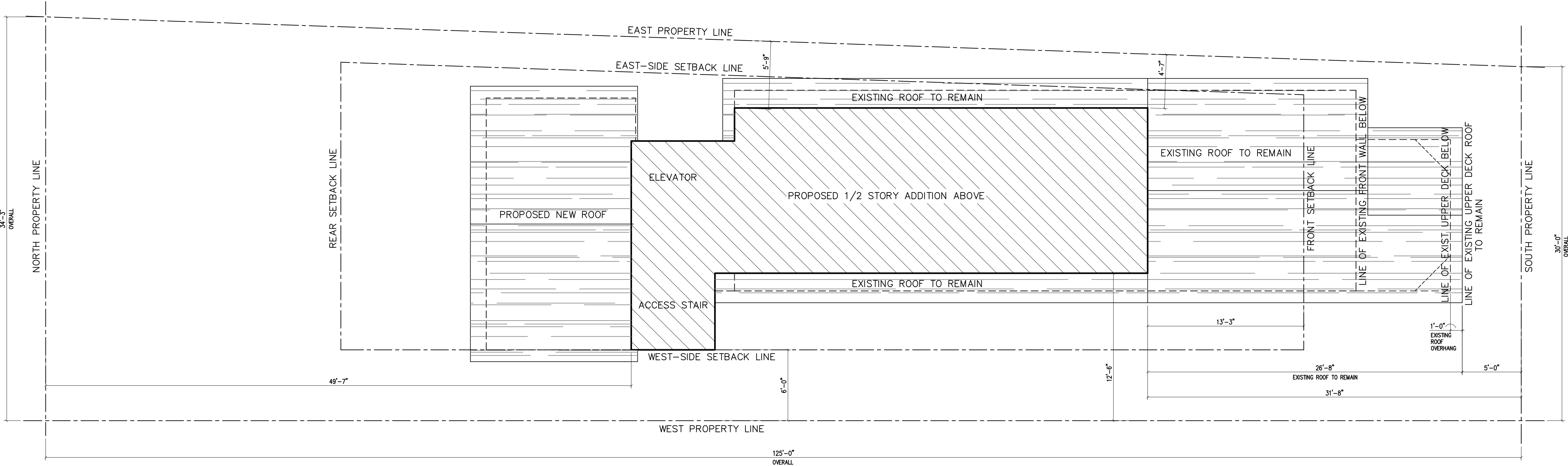


3 PROPOSED REAR (NORTH) ELEVATION
Z-3 SCALE: 1/4" = 1'-0"



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

ARCHITECT MICHAEL J. MOSS LIC. No. AI-15000		JOB NUMBER 21-09R		PROJECT MANAGER M/JM		DRAWN BY M/JM		SCALE AS NOTED		DATE 09.07.21	
DRAWING No.		TITLE PROPOSED ELEVATIONS									
Z - 3											
MOSS ARCHITECTURE LLC 429 MONMOUTH AVENUE BRADLEY BEACH, NJ 07720 Bus. 732-367-5311 Email: mjr@mossarca.com											
CLIENT MS. REGINA REYNOLDS & MR. JAMES PALMERIN 100 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720		PROJECT ADDITION & ALTERATIONS to REYNOLDS PALMERIN RESIDENCE BLOCK 25 / LOT 14,15 100 OCEAN PARK AVENUE BRADLEY BEACH, NJ 07720									
CONSULTANTS											
										ISSUED TO ATTORNEY FOR LUB SUBMISSION 2/24/23	
										REVISED PER OWNER/ATTORNEY COMMENTS 2/23/23	
										REVISED PER OWNER/ATTORNEY COMMENTS 10/21/22	
										ISSUED FOR ZONING PERMIT 7/27/22	
										ISSUED TO CLIENT FOR FINAL REVIEW & COMMENT 7/12/22	
										REVISION / ISSUED TO DATE	
										No	



1
Z-5 **PROPOSED HALF-STORY LOCATION PLAN**

SCALE: 1" = 5'-0"

ALL INFORMATION NOTED ON THIS SITE PLAN IS TAKEN FROM A SURVEY PREPARED BY PAUL K. LYNCH LAND SURVEYOR; P.O. BOX 1453 WALL, N.J. 07719; PAUL K. LYNCH LIC #35855 DATED 8.05.21

MOSS
ARCHITECTURE LLC

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

DWG NUMBER: 21-09R
PROJECT MANAGER: MJM
DRAWN BY: MJM
SCALE: AS NOTED
DATE: 09.07.21

TITLE: PROPOSED HALF-STORY LOCATION PLAN

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

Z - 5

CLIENT

GEAR PROPERTIES LLC
100 OCEAN PARK AVENUE
BRADLEY BEACH, NJ 07720

PROJECT

ADDITION & ALTERATIONS to
REYNOLDS PALMERIN RESIDENCE
BLOCK 25 / LOT 14,15
100 OCEAN PARK AVENUE
BRADLEY BEACH, NJ 07720

CONSULTANTS

ISSUED TO LUB
6/2/23
DATE

REVISION / ISSUED TO