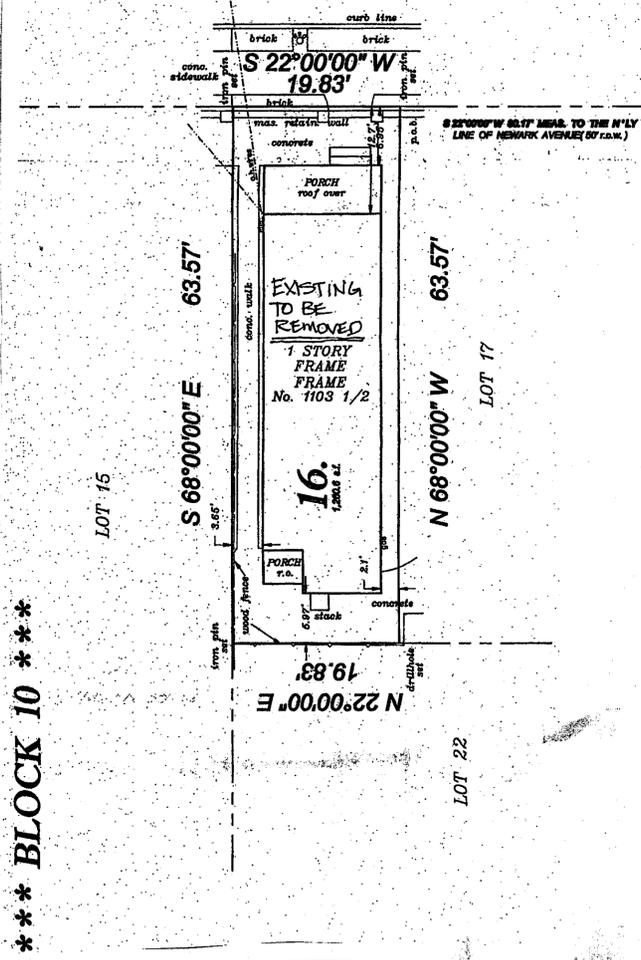


BEACH AVENUE



*** BLOCK 10 ***

A SITE DEMOLITION PLAN
SCALE: 1" = 10'-0"

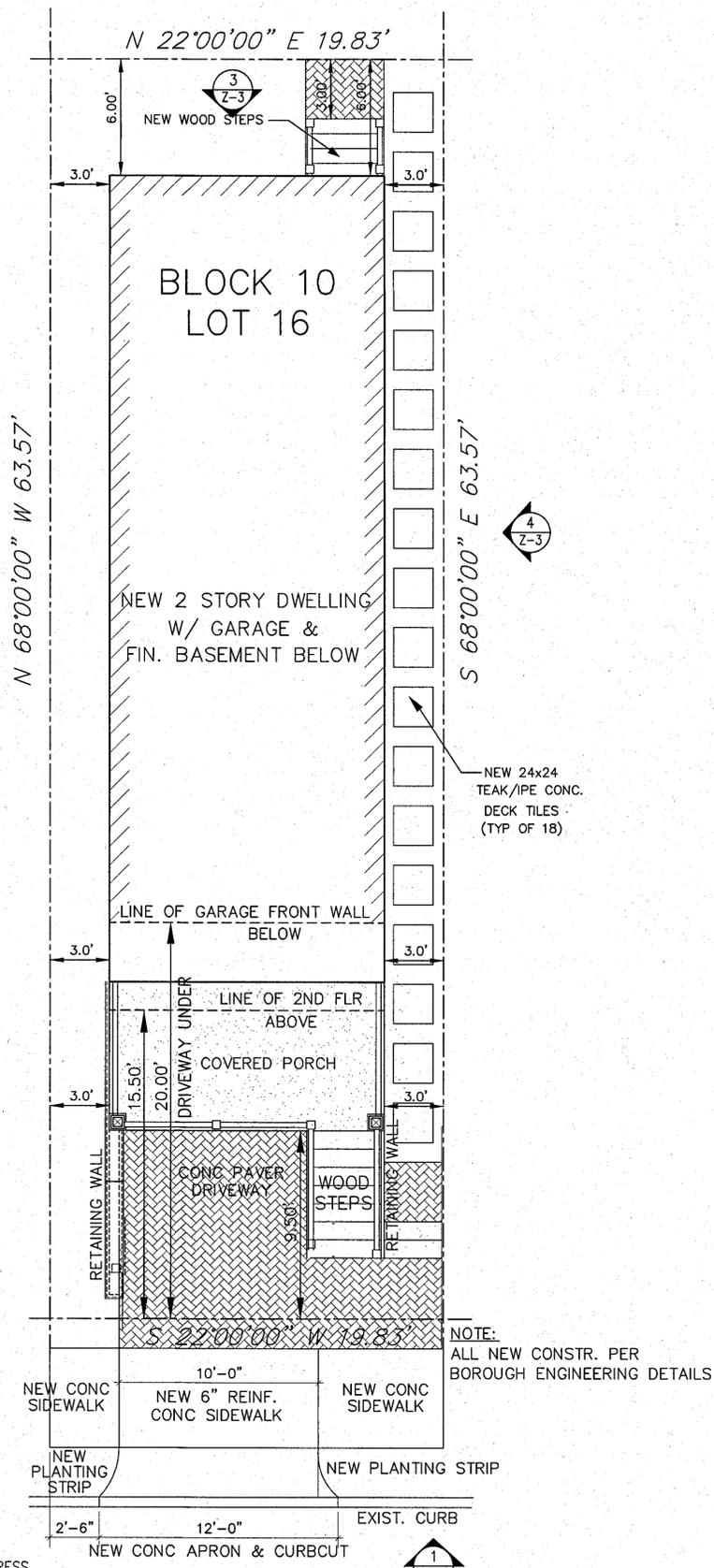
ALL INFORMATION NOTED ON THIS SITE PLAN IS TAKEN FROM A SURVEY PREPARED BY PAUL K. LYNCH LAND SURVEYOR; P.O. BOX 1453 WALL, N.J. 07719; PAUL K. LYNCH LIC #35855 DATED 2.17.22

GENERAL DEMOLITION NOTES

1. THE GENERAL CONTRACTOR, HEREIN 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 RELATED WORK. THE CONTRACTOR SHALL PERFORM ALL OPERATIONS AS INDICATED HERE-ON 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 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.
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 DEFICIENT 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.
10. 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-1 BLOCK: 10 LOT: 16 | | | |
| | REQUIRED | EXISTING STRUCTURE TO BE REMOVED | PROPOSED NEW STRUCTURE |
| MIN. LOT AREA- INTERIOR LOT | 5,000 S.F. | 1,261 S.F. (1) | NO CHANGE |
| MIN. LOT WIDTH | 50 FT. | 19.83 FT. (1) | NO CHANGE |
| MIN. LOT DEPTH | 100 FT. | 63.57 FT. (1) | NO CHANGE |
| MIN. FRONT YARD SETBACK (BEACH AVENUE) | 9.87 FT. AVERAGE (3) | 12.70 FT. | 15.50 FT. |
| MIN. FRONT PORCH SETBACK (BEACH AVENUE) | 5.78 FT. AVERAGE (3) | 6.95 FT. | 9.50 FT. |
| MIN. UPPER PORCH SETBACK (BEACH AVENUE) | NONE | NONE | 9.50 FT. |
| MIN. SIDE YARD (SOUTH SIDE) | 4.0 FT. | 2.10 FT.** (2) | 3.00 FT.* |
| MIN. SIDE YARD (NORTH SIDE) | 4.0 FT. | 3.65 FT.** (2) | 3.00 FT.* |
| MIN. REAR YARD SETBACK | 25 MIN. X 63.57 FT. 15.9 FT. | 5.97 FT.** (2) | 6.00 FT.* |
| MAX. BUILDING COVERAGE | 35% 441 S.F. | 56.17%** (2) 707 S.F. | 52.77% 665 S.F. |
| MAX. IMPERVIOUS COVERAGE | 60% 757 S.F. | 84.43%** (2) 1,064 S.F. | 71.7% 904 S.F. |
| MAX. BUILDING HEIGHT | 27.00 FT. 2 STORIES | 1-15.00 FT. 1 STORY | 27.00 FT. 29 FT. MECH. BULKHEAD 2 STORIES |
| COVERED PORCH MIN. SIDE YARD (SOUTH SIDE) | 4.00 FT. | 2.10 FT.** (2) | 3.00 FT.* |
| COVERED PORCH MIN. SIDE YARD (NORTH SIDE) | 4.00 FT. | 3.65 FT.** (2) | 3.00 FT.* |
| UPPER PORCH MIN. SIDE YARD (EAST SIDE) | 4.00 FT. | NONE | 3.00 FT.* |
| UPPER PORCH MIN. SIDE YARD (WEST SIDE) | 4.00 FT. | NONE | 3.00 FT.* |
| OFF STREET PARKING | 2 SPACES | 0 SPACES** (1) | 2 SPACES |
| DRIVEWAY CURB CUT WIDTH | 12 FT. MAX. | NONE | 9.5 FT. |
| DRIVEWAY WIDTH | 12 FT. MAX | NONE | 20 FT. |
| DRIVEWAY LENGTH | 20 FT. | NONE | 20 FT. |
| DRIVEWAY SETBACK FR SIDE PROP. LINE | 1 FT. MIN. | NONE | 3.50 FT. |

* VARIANCE REQUIRED ** EXISTING NON-CONFORMING
(1) NON-CONFORMING LOT BY ORDINANCE
(2) NON-CONFORMING STRUCTURE BY ORDINANCE
(3) DETERMINED BY SETBACK REPORT BY PAUL K. LYNCH LAND SURVEYOR



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

PROJECT ADDRESS
1103 1/2 BEACH AVENUE
BRADLEY BEACH, N.J. 07720

OWNER/APPLICANT
MR. MICHAEL LATERZA
MR. PETER DI NUOVO
1103 1/2 BEACH AVENUE
BRADLEY BEACH, N.J. 07720

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 2.17.22

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 (WFOA) 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/ 24 FT. PROPOSED
- USE GROUP R5
- CONSTRUCTION CLASSIFICATION VB
- DESIGN LOADS LIVE (PSF) DEAD (PSF)

ZONING SUMMARY

SEE SITE/ZONING BULK REQUIREMENTS TABLE THIS SHEET

IMPERVIOUS CALCS:

| | |
|--|-------------------------|
| BUILDINGS | 665 S.F. |
| FRONT DRIVEWAY, WALK, STEPS, RET. WALL | 155 S.F. |
| SIDE YARD WALKWAY TILES | 72 S.F. |
| REAR YARD PAD | 12 S.F. |
| TOTAL | (71.7%) 904 S.F. |

- CONSTRUCTION NOTES**
- C-1. ALL ROOF DRAINAGE SHALL BE CONNECTED TO AN ONSITE DRYWELL SYSTEM. CONTRACTOR TO INSTALL NEW DRYWELL SYSTEM W/ OVERFLOW RELIEF VALVE(S) AS PER GRADING & DRAINAGE PLAN. DRAINAGE PLAN SHALL MEET ALL REQUIREMENTS OF THE BOROUGH ENGINEER.
 - C-2. OWNER SHALL MAINTAIN NATURAL GRASS AREA BETWEEN EXISTING/NEW SIDEWALK AND EXISTING/NEW CONC. CURB PER BOROUGH ENGINEER.
 - C-3. CONTRACTOR SHALL REPLACE AND/OR REPAIR EXISTING CONCRETE SIDEWALK & CURB ALONG THE ENTIRE LOT FRONTAGE TO THE SATISFACTION OF THE BOROUGH ENGINEER. ALL NEW WORK SHALL BE INSTALLED IN STRICT COMPLIANCE W/ CURRENT BOROUGH STANDARDS & DETAILS.

MOSS ARCHITECTURE LLC
429 MONMOUTH AVENUE
BRADLEY BEACH, NJ 07720
PH: 732-561-2626
Email: myproffession@gmail.com

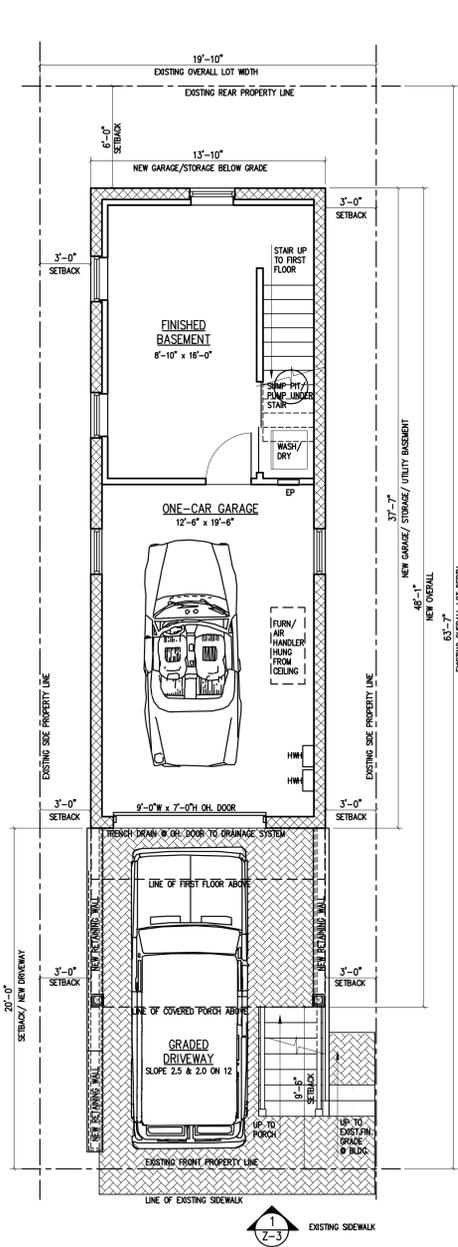
CLIENT: MICHAEL LATERZA & PETER DI NUOVO
1103 1/2 BEACH AVENUE
BRADLEY BEACH, NJ 07720

PROJECT: NEW CUSTOM RESIDENCE
BLOCK 10 / LOT 16
1103 1/2 BEACH AVENUE
BRADLEY BEACH, NJ 07720

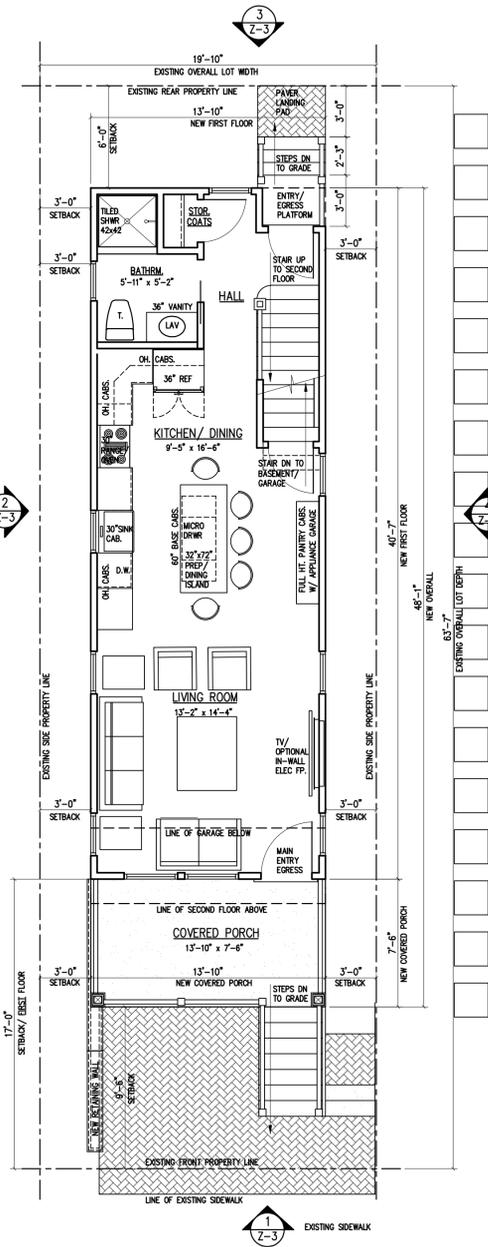
DATE: 07.05.22
SCALE: AS NOTED
DRAWN BY: MJM
PROJECT MANAGER: MJM
JOB NUMBER: H22-02A
TITLE: SITE DEMOLITION PLAN, PLOT PLAN, ZONING TABLE & NOTES

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

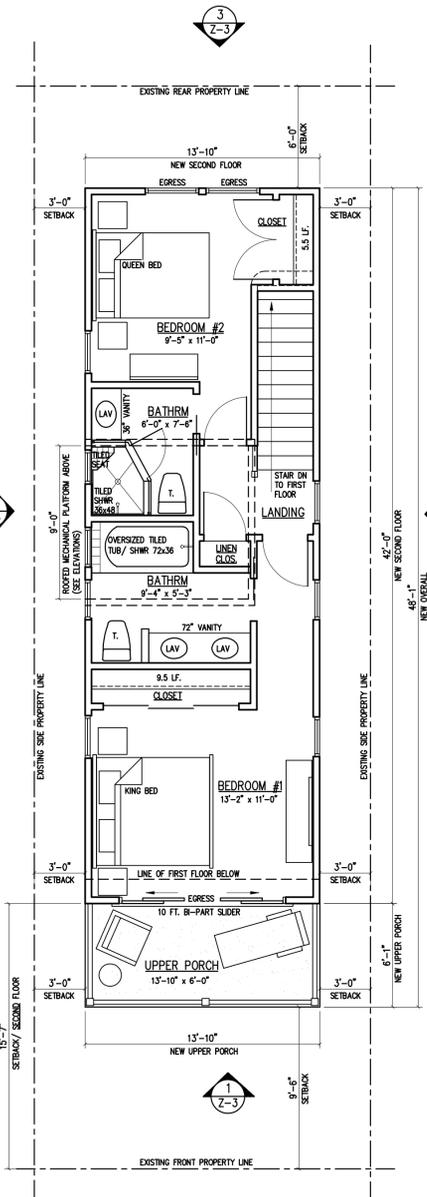
Z-1



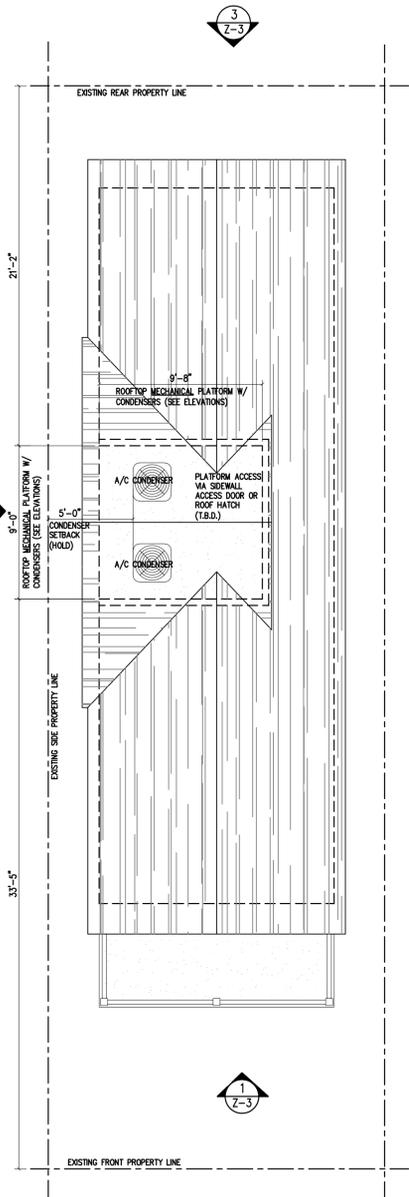
1
Z-2
PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"
520 S.F.



2
Z-2
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
548 LIVABLE S.F.



3
Z-2
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
581 LIVABLE S.F.



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

| REVISION / COMMENT | DATE | NO |
|---|---------|----|
| ISSUED TO CLIENT FOR FINAL REVIEW & COMMENT | 5/24/24 | - |
| ISSUED TO ATTORNEY FOR LUB SUBMISSION | 5/24/24 | - |
| RE-ISSUED TO ATTORNEY FOR LUB SUBMISSION | 6/11/24 | - |
| RE-ISSUED TO ATTORNEY COMMENTS | 6/12/24 | - |
| RE-ISSUED TO ATTORNEY FOR LUB SUBMISSION | 1/24/25 | - |
| RE-ISSUED TO ATTORNEY FOR LUB SUBMISSION | 1/27/25 | - |

| CONSULTANTS | DATE | NO |
|-------------|------|----|
| | | |

CLIENT: **MICHAEL LA TERZA & PETER DI NUOVO**
 1103 1/2 BEACH AVENUE
 BRADLEY BEACH, NJ 07720

PROJECT: **NEW CUSTOM RESIDENCE**
 BLOCK 10 / LOT 16
 1103 1/2 BEACH AVENUE
 BRADLEY BEACH, NJ 07720

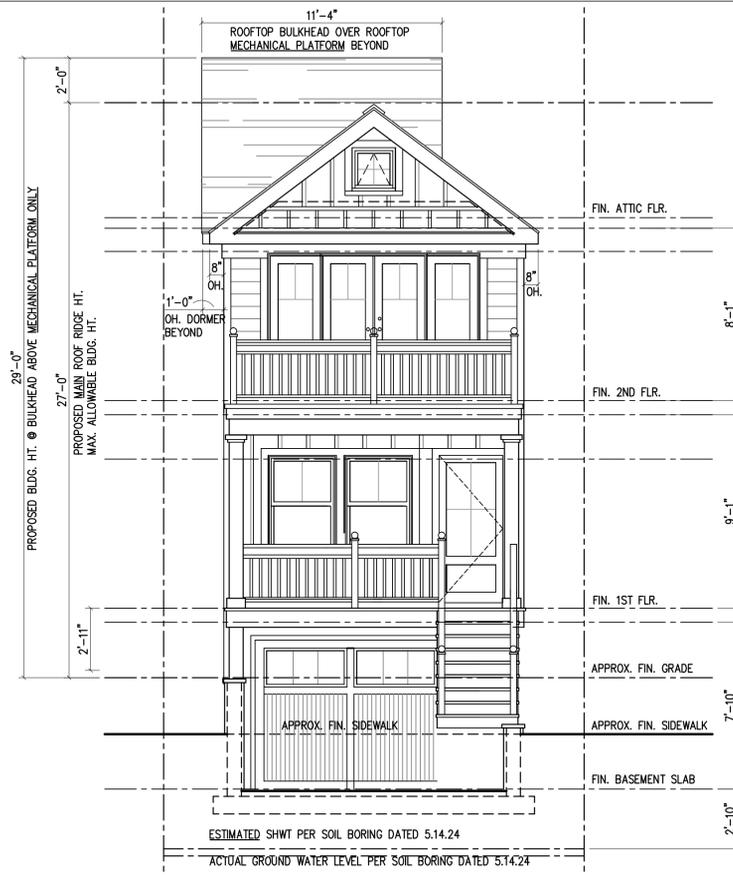
MOSS ARCHITECTURE LLC
 429 MONMOUTH AVENUE
 BRADLEY BEACH, NJ 07720
 Bus. 732-567-5311
 Email: myprossarch@gmail.com

DATE: 07.05.22
 SCALE: AS NOTED
 DRAWN BY: MJM
 PROJECT MANAGER: MJM
 JOB NUMBER: H22-02A

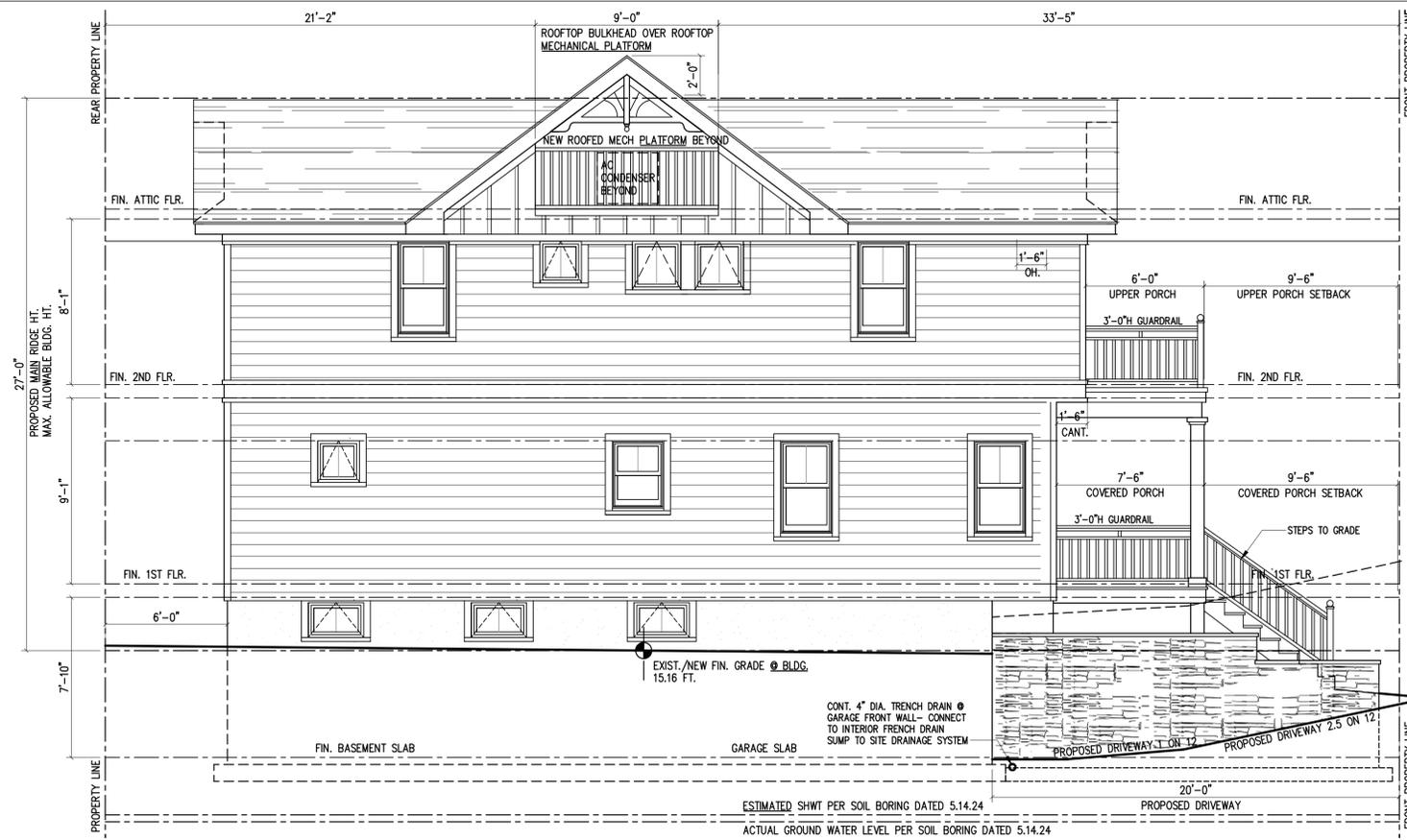
TITLE: **PROPOSED FLOOR PLANS**

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

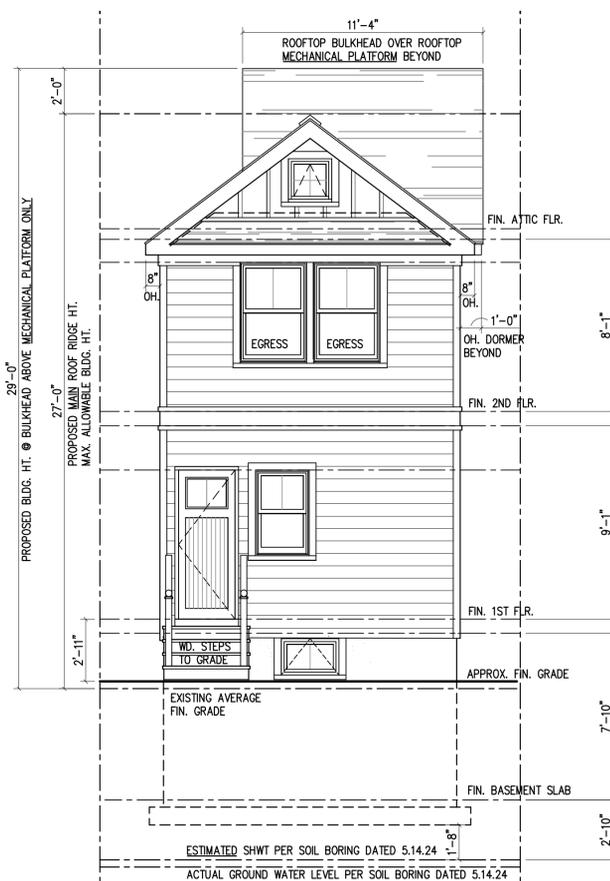
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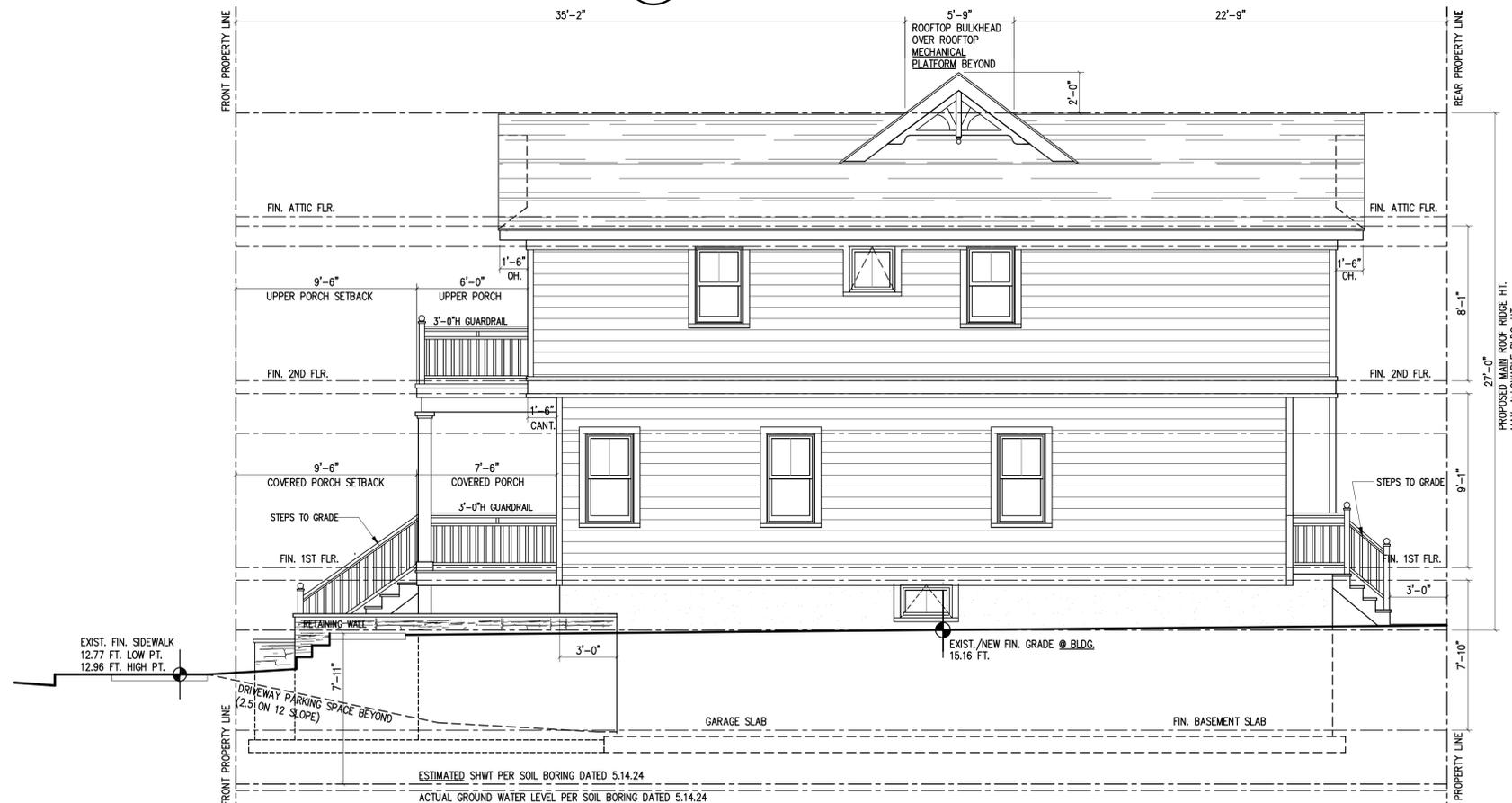
1 PROPOSED FRONT (EAST) ELEVATION
 Z-3 SCALE: 1/4" = 1'-0"



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



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



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

| NO. | DATE | REVISION / ISSUED TO |
|-----|---------|---|
| 1 | 1/27/25 | RE-ISSUED TO ATTORNEY FOR LUB SUBMISSION |
| 2 | 1/24/25 | REVISED PER ATTORNEY COMMENTS |
| 3 | 6/12/24 | RE-ISSUED TO ATTORNEY FOR LUB SUBMISSION |
| 4 | 6/11/24 | REVISED PER ATTORNEY COMMENTS |
| 5 | 5/24/24 | ISSUED TO ATTORNEY FOR LUB SUBMISSION |
| 6 | 5/8/24 | ISSUED TO CLIENT FOR FINAL REVIEW & COMMENT |
| 7 | 5/8/24 | REVISED PER OWNER COMMENTS |
| 8 | 4/17/24 | ISSUED TO CLIENT FOR FINAL REVIEW & COMMENT |

CONSULTANTS

CLIENT
MICHAEL LA TERZA & PETER DI NUOVO
 1103 1/2 BEACH AVENUE
 BRADLEY BEACH, NJ 07720

PROJECT
 NEW CUSTOM RESIDENCE
 BLOCK 10 / LOT 16
 1103 1/2 BEACH AVENUE
 BRADLEY BEACH, NJ 07720

MOSS ARCHITECTURE LLC
 429 MONMOUTH AVENUE
 BRADLEY BEACH, NJ 07720
 Bus. 732-567-5311
 Email: myprossarc@aol.com

PROJECT MANAGER: M/M
 DRAWN BY: M/M
 SCALE: AS NOTED
 DATE: 07.05.22

JOB NUMBER: H22-02A
 TITLE: PROPOSED ELEVATIONS

ARCHITECT
MICHAEL J. MOSS
 LIC. No. A1-15000

Z-3