

ZONING ANALYSIS			
PROJECT NAME :		THE LUBA RESIDENCE	
STREET ADDRESS :		600 BRADLEY BLVD	
BLOCK :		89 LOT : 5	
ZONING DISTRICT :		R-1	
LOT REQUIREMENTS :			
LOT AREA :	REQUIRED 5000 SF (CORNER LOT)	EXISTING 5680 SF	PROPOSED UNCHANGED
MINIMUM LOT WIDTH :	50 FEET	50 FEET	UNCHANGED
MINIMUM LOT DEPTH :	100 FEET	111.24 FEET	UNCHANGED
LIST OF AREAS :			
BUILDING FOOTPRINT :		1814 SF	UNCHANGED
PROPOSED COVERED PORCH :			117 SF
DRIVEWAY :		299 SF	UNCHANGED
CONCRETE :		88 SF (FRONT WALK) + 52 SF (COVERED FRONT STOOP) = 140 SF TOTAL	UNCHANGED
WOOD DECK (w/ STEPS) :		225 SF (REMOVED)	155 SF (REAR) + 250 SF (BRADLEY BLVD) = 405 SF TOTAL
SETBACKS :			
FRONT :	25 FEET (EAST-WEST) (PRINCIPAL) 15 FEET (NORTH-SOUTH) (PRINCIPAL)	34.2 FEET (EAST-WEST) 8.6 FEET (NORTH-SOUTH)	25.2 FEET (EAST-WEST) UNCHANGED (NORTH-SOUTH) (EXISTING NON-CONFORMING)
REAR :	25 FEET (PRINCIPAL) 5 FEET (ACCESSORY)	+/- 14.5 FEET	UNCHANGED (EXISTING NON-CONFORMING)
SIDE YARDS :	ONE SIDE : 5 FEET (PRINCIPAL) 5 FEET (ACCESSORY) OTHER SIDE : 10 FEET (PRINCIPAL)	+/- 7.5 FEET	UNCHANGED
MAXIMUM BUILDING COVERAGE :	35% OF LOT AREA (1988 SF)	1814 SF + 52 SF = 1866 SF TOTAL (32.9% OF LOT AREA)	1866 SF (EXISTING) + 117 SF (BALCONY) = 1983 SF TOTAL (34.92% OF LOT AREA)
MAXIMUM IMPERVIOUS LOT COVERAGE :	60% OF LOT AREA (3408 SF)	1814 SF + 299 SF + 140 SF + 225 SF = 2478 SF TOTAL (43.7% OF LOT AREA)	
MAXIMUM HEIGHT :	35 FEET (PRINCIPAL)	CONFORMS	UNCHANGED

NOTE:
THE ADJACENT DRAWING IS A REPRODUCTION OF AN ORIGINAL SURVEY. ORIGINAL SURVEY SHOWN FADED TO CALL ATTENTION TO ANY MARK-UPS BY THIS OFFICE.

REVISIONS:

DATE: OCTOBER 24, 2020

MINKLER
ARCHITECTURE & DESIGN

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PROJECT:
**ADDITIONS & ALTERATIONS FOR:
THE LUBA RESIDENCE**

600 BRADLEY BLVD
BLOCK 89, LOT 5
BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ 07720

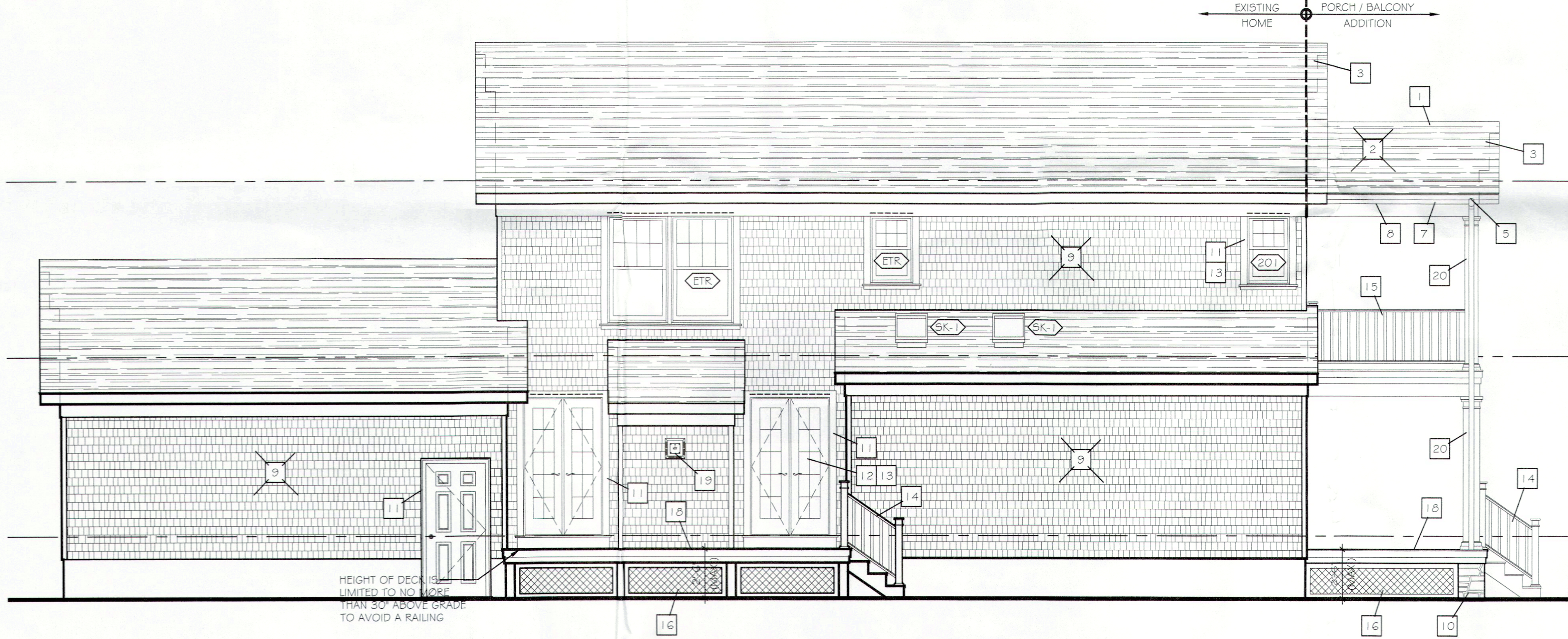
A. VINCENT MINKLER
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Z-1
SHEET 02 OF 11



1 BRADLEY BLVD ELEVATION
SCALE: 1/4" = 1'-0"

2 PACIFIC AVE ELEVATION
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES			
MARK	DESCRIPTION	MARK	DESCRIPTION
1	CONTINUOUS RIDGE VENT BY RIDGEMASTER. MAINTAIN 1" CLEAR AIR SPACE FOR FREE PASSAGE OF AIR.	15	36" HIGH OPEN GUARDRAIL (AS SELECTED BY OWNER), WITH 2x2 BALUSTERS WITH 4" NEWEL POSTS (ALL COMPOSITE MATERIAL).
2	ROOFING: ASPHALT SHINGLES TO MATCH EXISTING OVER 30# BLDG. FELT, OVER 5/8" EXP. 1 (CDX) APA RATED SHEATHING. INSTALLATION OF ROOF SHINGLES TO MEET OR EXCEED 120 M.P.H. WIND LOAD. PROVIDE ICE AND WATER SHIELD OVER ENTIRE ROOF ON ALL ROOF SLOPES 4:12 AND LESS. ON ROOF SLOPES OVER 4:12 PROVIDE ICE & WATER SHIELD ALONG ENTIRE LENGTH OF NEW EAVES TO 2'-0" FROM THE INSIDE STUD WALL LINE. OVERLAP EDGES MIN. 3" @ TOP / BOTTOM & MIN. 6" @ SIDE EDGES.	16	VINYL LATTICE IN 1X EXPANDED CELLULAR PVC FRAME (USE PRIVACY SPACING) WOOD GRAIN OUT
3	GABLE DETAIL: SEE BUILDING SECTION. CONSTRUCT W/ EXPANDED CELLULAR PVC (SMOOTH SIDE OUT), OVER 2X SUB-FASCIA	17	EXISTING FRONT PORCH AND STEPS TO BE REFINISHED: BLUE STONE OR AS SELECTED BY OWNER
4	CONCEALED ROOF TO WALL FLASHING. (TYP. AT ALL ROOF TO WALL INTERSECTIONS).	18	NEW PORCH / DECK AND STEPS: COMPOSITE MATERIAL OR AS SELECTED BY OWNER. MAXIMUM 30" HEIGHT ABOVE GRADE.
5	GUTTER AND LOCATION: SEE SPECIFICATION SHEETS. VERIFY DOWNSPOUT LOCATION w/ OWNER. PROVIDE SPLASH BLOCKS.	19	DIRECT-VENT FIREPLACE EXHAUST. CONFIRM LOCATION w/ MANUFACTURER'S CLEARANCES.
6	FLY RAFTER: 1" x 6" EXPANDED CELLULAR PVC (SMOOTH SIDE OUT), OVER 2x SUB-FASCIA (TYP.)	20	COLUMN: 1'0" SQUARE DECORATIVE COLUMN BY "HB & G" OVER STRUCTURAL POST. PROVIDE COPPER CAP FLASHING. MAINTAIN GAP AT BOTTOM OF STRUCTURAL POST FOR VENTILATION AND DRAINAGE. (TYPICAL FOR ALL NEW COLUMNS)
7	FASCIA: 1" x 6" EXPANDED CELLULAR PVC (SMOOTH SIDE OUT), OVER 2x SUB-FASCIA	21	COLUMN: PROVIDE NEW 1'0" SQUARE DECORATIVE COLUMN BY "HB & G" OVER EXISTING STRUCTURAL POST. PROVIDE COPPER CAP FLASHING. MAINTAIN GAP AT BOTTOM OF STRUCTURAL POST FOR VENTILATION AND DRAINAGE. (TYPICAL FOR REPLACED COLUMNS)
8	SOFFIT: BEADED VINYL w/ VENTING.	22	DECORATIVE SHINGLE PATTERN CENTERED IN THE SPACE ABOVE THE EXISTING ROOF BELOW. ANGLE OF PATTERN TO MATCH EXISTING ROOF PITCH BELOW.
9	SIDING: AS SELECTED BY OWNER		
10	MANUFACTURED STONE VENEER: AS DIRECTED BY OWNER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. INSTALL WHERE INDICATED ON THESE ELEVATIONS.		
11	WINDOW / DOOR TRIM: 1" x 4" VINYL LINEALS (TYPICAL)		
12	PROVIDE DECORATIVE GRILLES AT WINDOWS AND DOORS AS DIRECTED BY OWNER		
13	WINDOW / DOOR SYSTEM: SEE WINDOW AND DOOR SCHEDULE. PROVIDE COPPER FLASHING ABOVE ALL OPENINGS.		
14	34" HIGH OPEN GRASPABLE HANDRAIL (AS SELECTED BY OWNER), WITH 2x2 BALUSTERS WITH 4" NEWEL POSTS (ALL COMPOSITE MATERIAL).		

10/24/2020 CAUSEY/MINKLER/PC/DM/A.L/D095/20202020-032 600 BRADLEY BLVD - BRADLEY BLVD - CONSTRUCTION DOCUMENTS/CD/032-A-3 ELEVATIONS.DWG

A. VINCENT MINKLER

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A-3
SHEET 06 OF 11

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