

NOTE:
 1. ALL BUILDING OFFSETS MEASURED TO SIDING UNLESS NOTED OTHERWISE
 2. DEED BOOK #308 PAGE 5263
 3. BOROUGH OF BRADLEY BEACH TAX MAP SHEET #1
 4. FILED MAP CASE NO. 71-0, FILED 07-27-1994

REFERENCES:
 1. DEED BOOK #308 PAGE 5263
 2. BOROUGH OF BRADLEY BEACH TAX MAP SHEET #1
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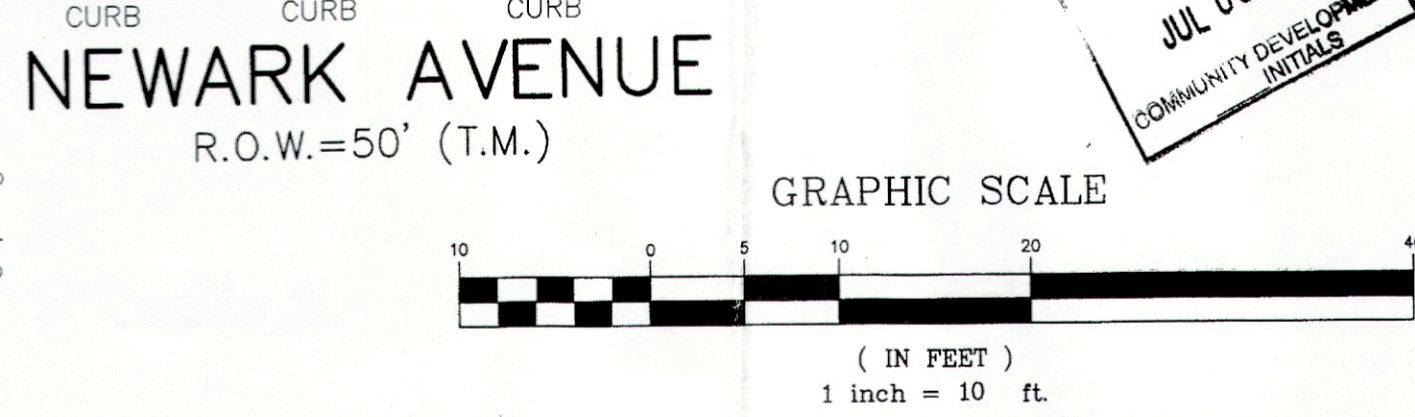
NOTES: THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH MAY BE DISCLOSED BY A TITLE SEARCH. UNDERGROUND STRUCTURES AND/OR UTILITIES NOT LOCATED BY THIS SURVEY. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.

THIS SURVEYOR IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OF WETLANDS AND/OR TOXIC WASTES. NO STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS AND/OR TOXIC WASTES IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS SURVEY.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (N.J.S.A. 45:9-26.3) AND N.J.A.C. 17:40-5.1(i). THIS SURVEY IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OR TO DELINEATE PROPERTY FOR NAMED PARTIES.

THIS IS A LAND SURVEY BASED ON THE DEED DESCRIPTION FOR THIS PROPERTY AND DOES NOT INCLUDE ANY STATE CLAIMS, EASEMENTS, WETLANDS, UNDERGROUND UTILITIES AND/OR UNDERGROUND STRUCTURES UNLESS MARKED IN THE FIELD AT THE TIME OF THIS SURVEY.

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP IS THE PRODUCT OF A SURVEY PERFORMED ON OR ABOUT THE DATE INDICATED IN THE TITLE BLOCK HEREON BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH N.J.A.C. 17:40-5.1. LAND SURVEYOR INFORMATION TO THE TITLE INSURER SO THAT THEY MAY INSURE TITLE TO THE LAND SHOWN HEREON AND FOR THE MORTGAGE HOLDER NAMED ABOVE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE, EXCEPT AS PROVIDED HEREIN.

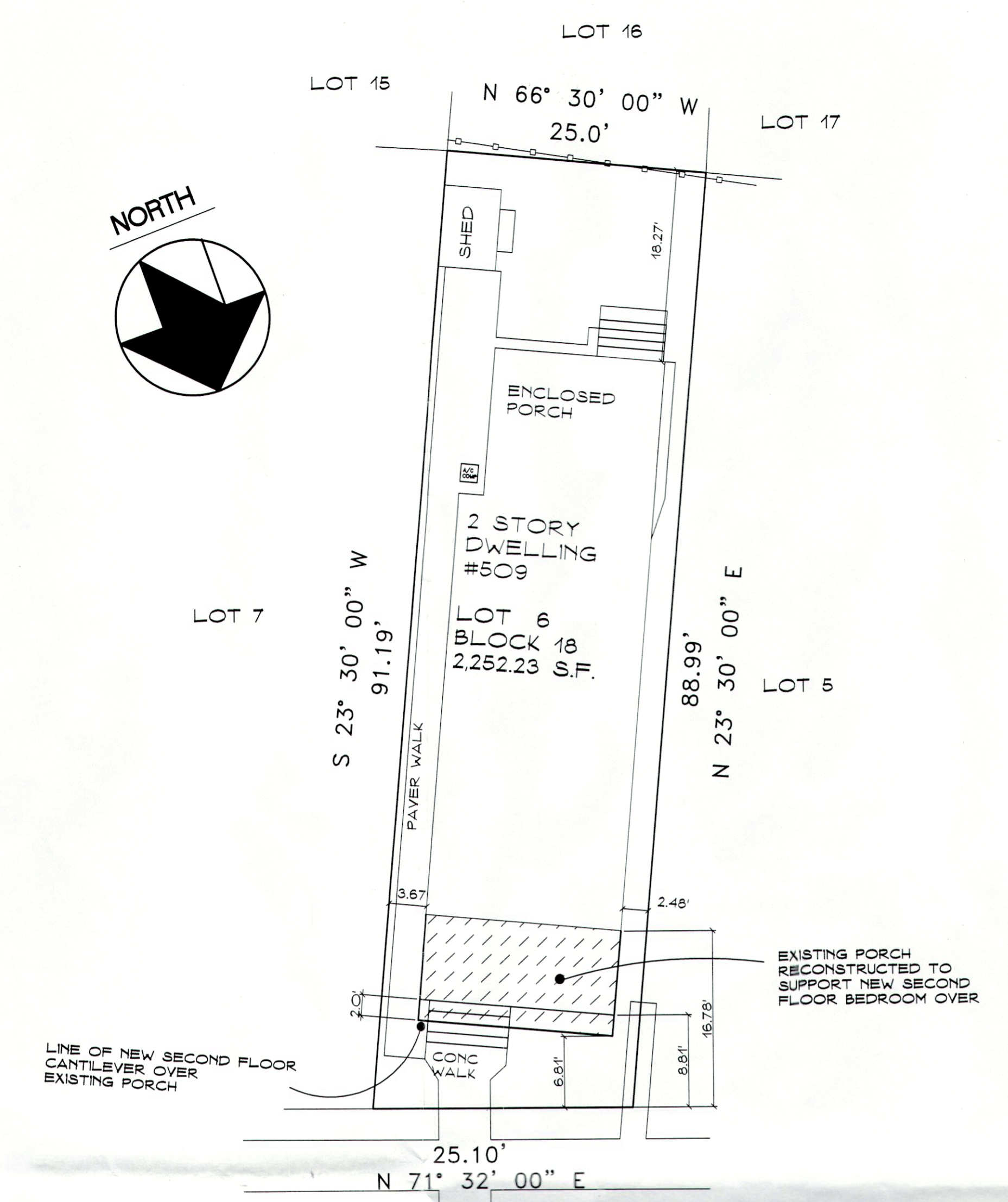


SURVEY OF PROPERTY
 509 NEWARK AVENUE
 LOT 6, BLOCK 18, on T.M. SHEET #1
 situate in
 BOROUGH OF BRADLEY BEACH
 MONMOUTH COUNTY
 NEW JERSEY

LANDMARK SURVEYING AND ENGINEERING, INC.
 813 Main Street
 Avon-by-the-Sea, New Jersey 07717
 Tel: (732)775-8558 - Fax: (732)775-7848
 CERT. OF AUTH. #24GA27929700
 Email: Landmarkse@Optimum.net
 Web: www.Landmarkse.net

ZENON T. GRYBOWSKI
 N.J. PROFESSIONAL LAND SURVEYOR - 23918
 N.J. PROFESSIONAL PLANNER - 2911

DATE: 02/14/2018
 DRAWN BY: BS/TG SHEET # 1 OF 1 DRAWING: 18031SRV JOB #: 18031



SITE DIAGRAM
 SCALE 1" = 20'

NOTE:
 ALL DIMENSIONS GIVEN ARE TO BE CHECKED AND CONFIRMED BY A NEW JERSEY LICENSED SURVEYOR PRIOR TO THE START OF CONSTRUCTION.

THIS IS NOT A SURVEY. INFORMATION SHOWN WAS TAKEN FROM A SURVEY PREPARED BY LANDMARK SURVEYING AND ENGINEERING, INC. - ZENON T. GRYBOWSKI - 813 MAIN STREET, AVON BY THE SEA, NEW JERSEY N.J. LIC. #23916 - DATE OF SURVEY 12/4/2018

ZONE REQUIREMENTS				
ZONE DISTRICT R-1				
PRINCIPAL BUILDING				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	COMPLIANT
MIN. LOT AREA	5,000 S.F.	2,252.23 S.F.	NO CHANGE	NO
MIN. LOT WIDTH	50'	25.0'	NO CHANGE	NO
MIN. LOT DEPTH	100'	91.19'	NO CHANGE	NO
MIN. SETBACKS				
FRONT YARD TO BUILDING	25'	16.78'	NO CHANGE	NO
TO PORCH	17'	6.81'	6.81' SEC FLR ADD	NO
SIDE YARD	5' - 10' TOTAL	2.48' - 6.15'	NO CHANGE	NO
REAR YARD	25'	18.27'	NO CHANGE	NO
MAX. BUILDING COVERAGE	35%	1,174 S.F. = 52.12%	1,210 S.F. = 53.72%	NO
MAX. IMPERVIOUS COVERAGE	60%	1,574 S.F. = 69.88%	1,595 S.F. = 70.81%	NO
BUILDING HEIGHT	35'	26'-5"	26'-5"	YES

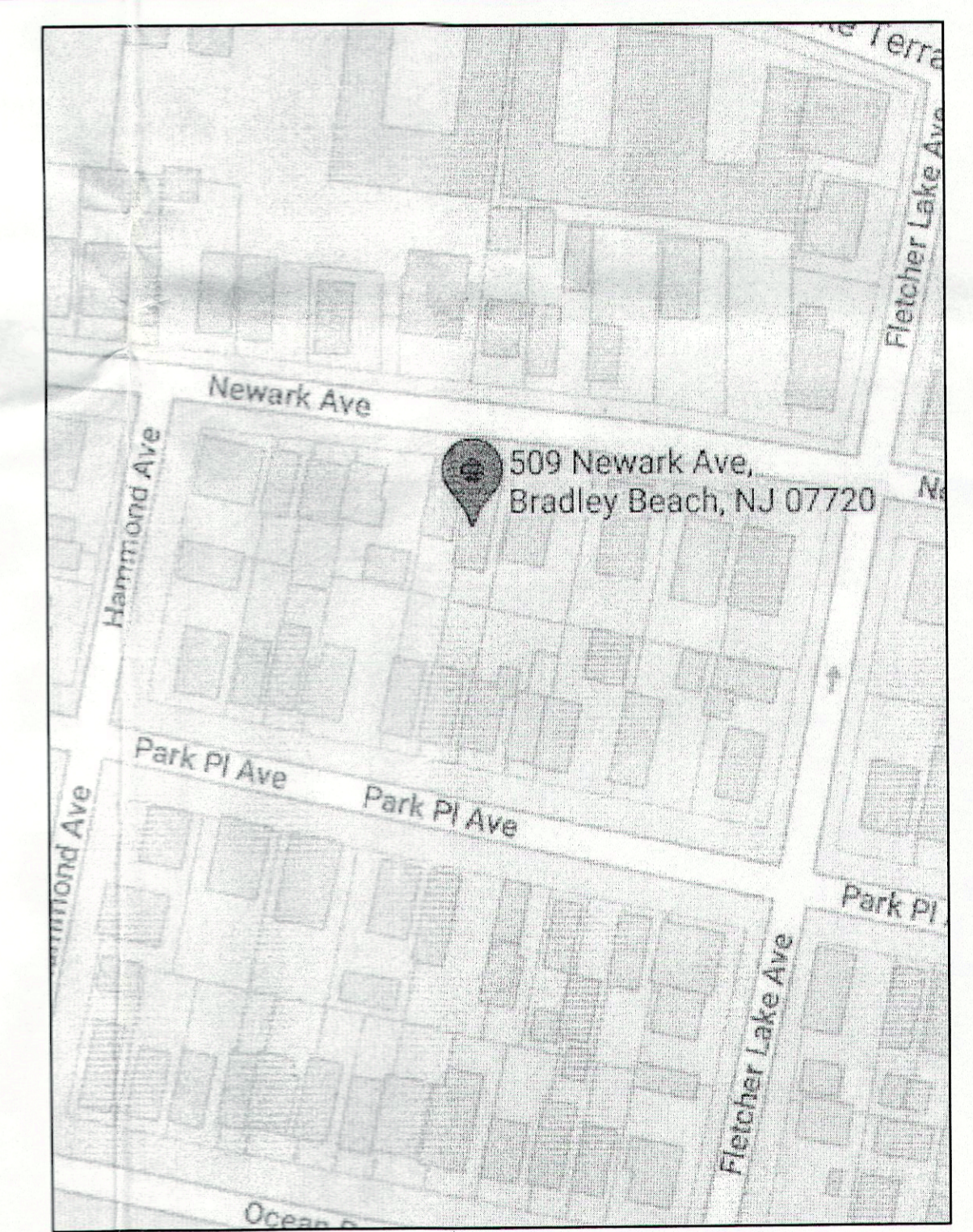
* EXISTING NON-COMFORMING

	EXISTING	PROPOSED
LOT SIZE	2,252.23 S.F.	2,252.23 S.F.
HOUSE W/ PORCH	1,132 S.F. = 50.26%	1,168 S.F. = 51.86%
SHED	42 S.F. = 1.86%	42 S.F. = 1.86%
TOTAL BUILDING	1,174 S.F. = 52.12%	1,210 S.F. = 53.72%
WALKWAYS & STEPS	400 S.F. = 17.76%	385 S.F. = 17.09%
TOTAL IMPERVIOUS	1,574 S.F. = 69.88%	1,595 S.F. = 70.81%

PROPOSED SITE DIAGRAM



FRONT ELEVATION EXISTING CONDITIONS

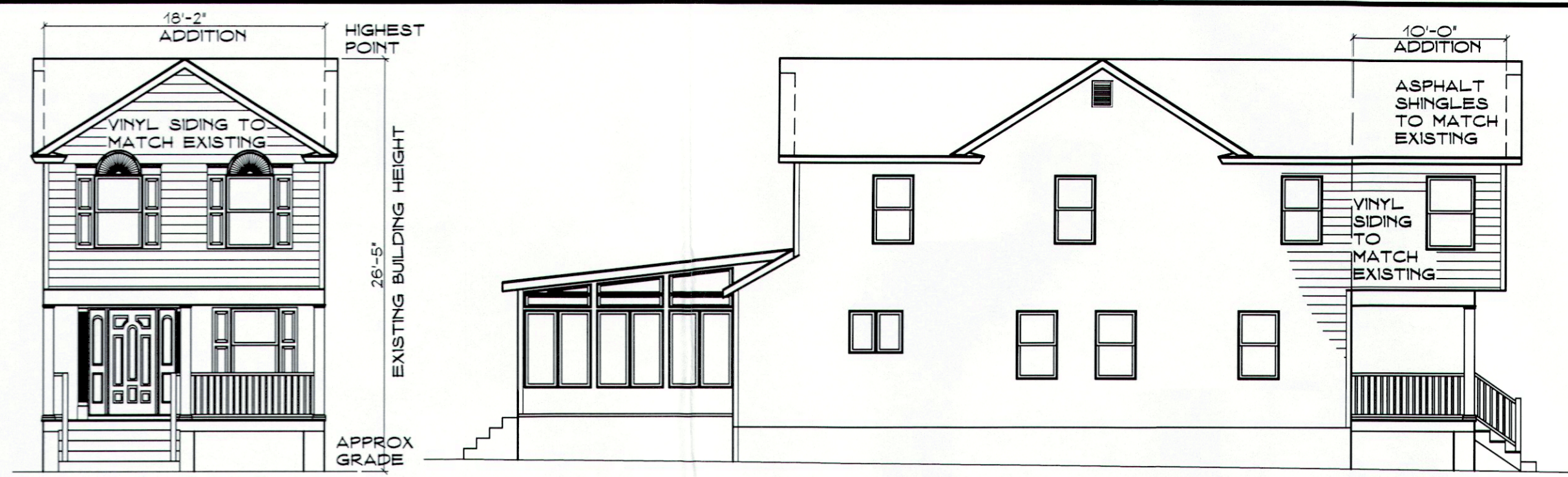


KEY MAP - NO SCALE

RV ARCHITECT
 RICHARD VILLANO LLC AIA
 2006 State Hwy 71 Spring Lake Heights, New Jersey 07762 Tel: 732-282-9300 Fax: 732-282-9301
 WEB: ARCHITECTRICHARDVILLANO.COM

SHEET TITLE: EXISTING SURVEY - PROPOSED SITE DIAGRAM - ZONING CHART - KEY MAP	COMM NO: 20210524
DATE: 8-12-2021	DRAWN: TM
PROJECT: BEDROOM ADDITION OVER EXISTING COVERED PORCH CONNOLLY RESIDENCE	CHK: RV
509 NEWARK AVE LOT 6, BLOCK 18 BRADLEY BEACH, NEW JERSEY	SCALE: AS NOTED
Richard Villano	DRAWING NO:
RICHARD VILLANO NEW JERSEY LICENSE # N J 1088312 MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS AND NATIONAL COUNCIL ARCHITECTURAL REGISTRATION BOARD	SP-1
REVISIONS:	SHEET: 1 OF 2

SITE DIAGRAM AND ZONING CHART

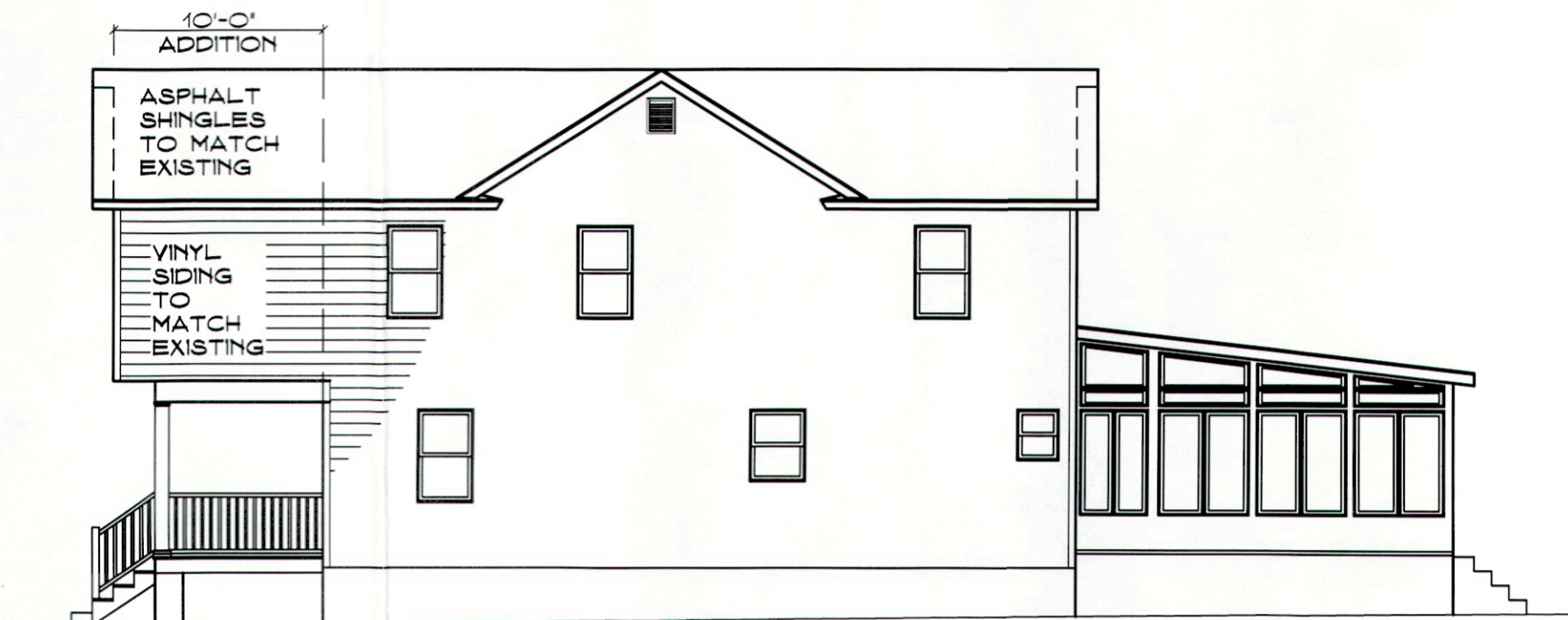


FRONT ELEVATION
SCALE 1/8" = 1'-0"

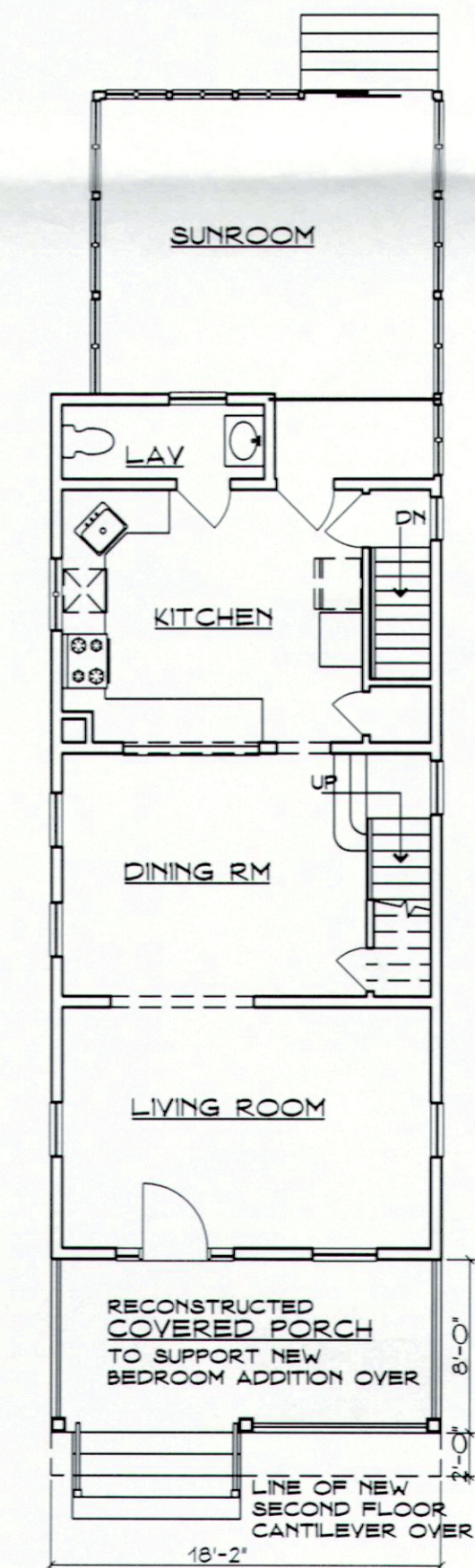
LEFT ELEVATION
SCALE 1/8" = 1'-0"



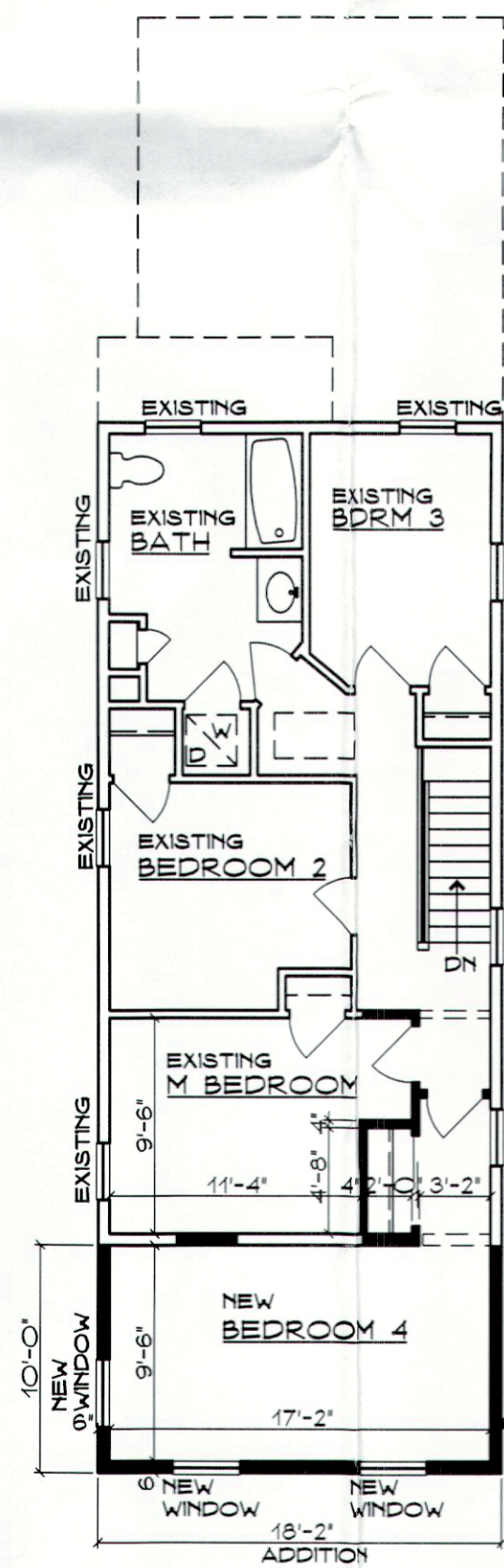
REAR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

NEW SECOND FLOOR ADDITION = 181 S.F.

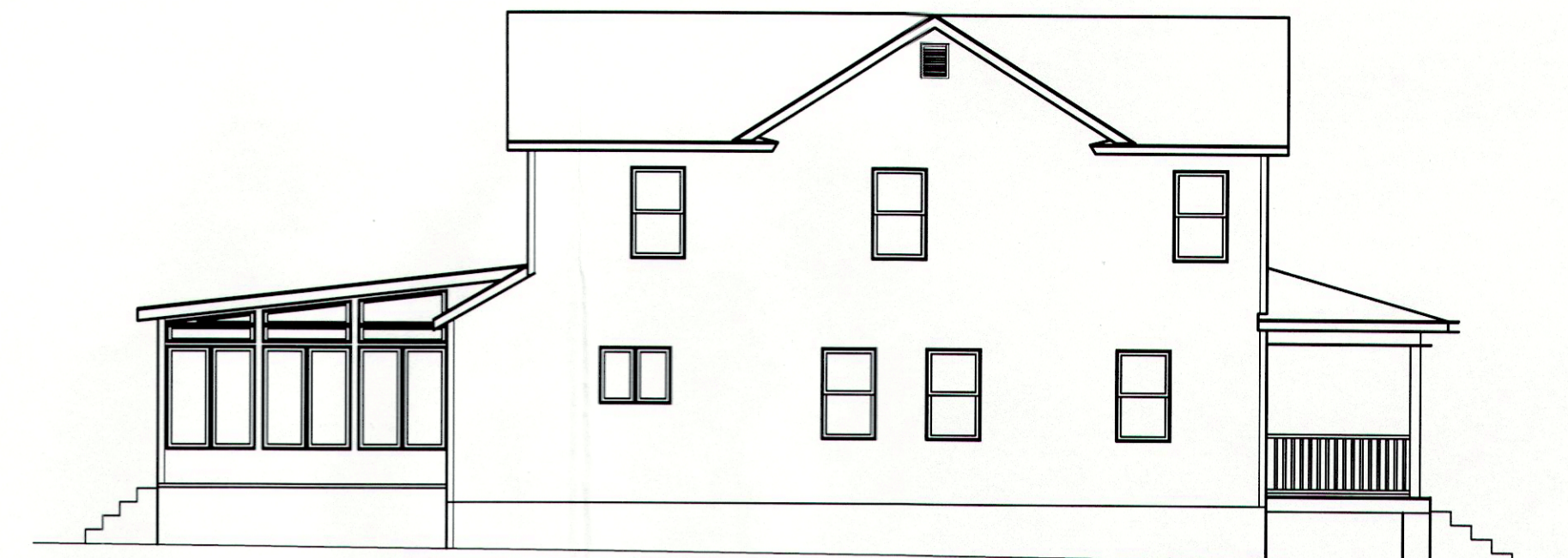
LEGEND

- EXISTING WALLS TO REMAIN
- - - - EXISTING WALLS TO BE REMOVED
- NEW 2" X 4" - 16' O/C OR 2" X 6" - 16' O/C STUD PARTITIONS

PROPOSED PLANS



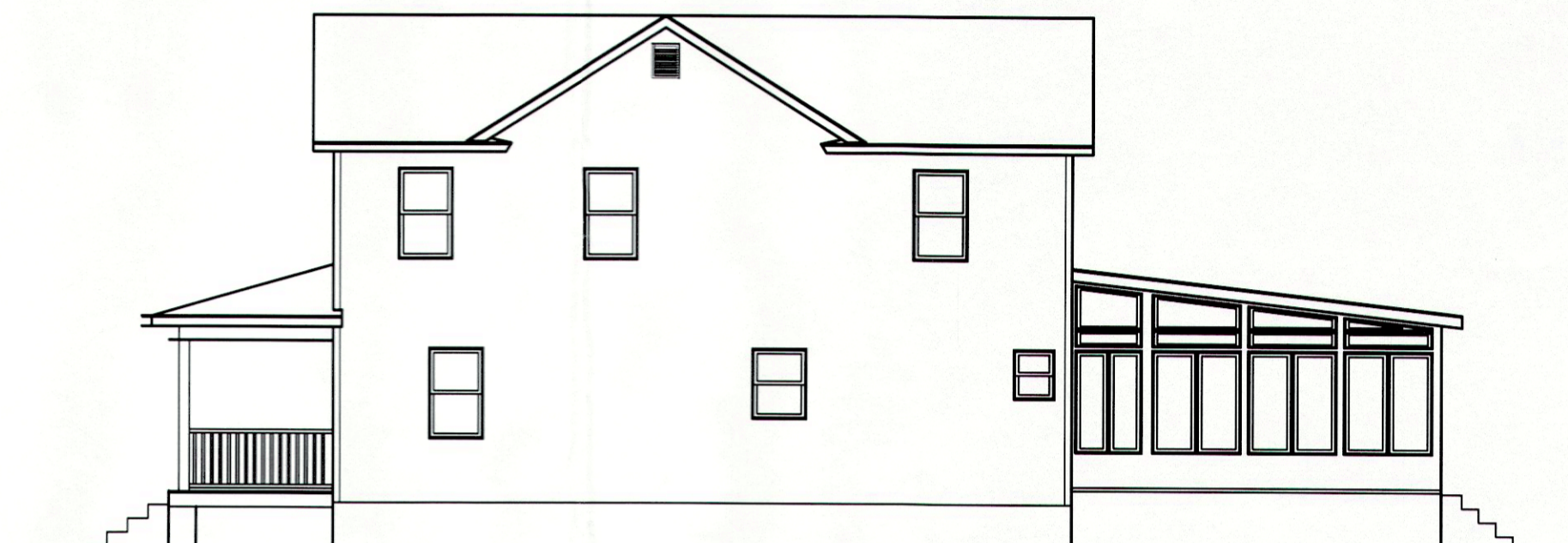
FRONT ELEVATION
SCALE 1/8" = 1'-0"



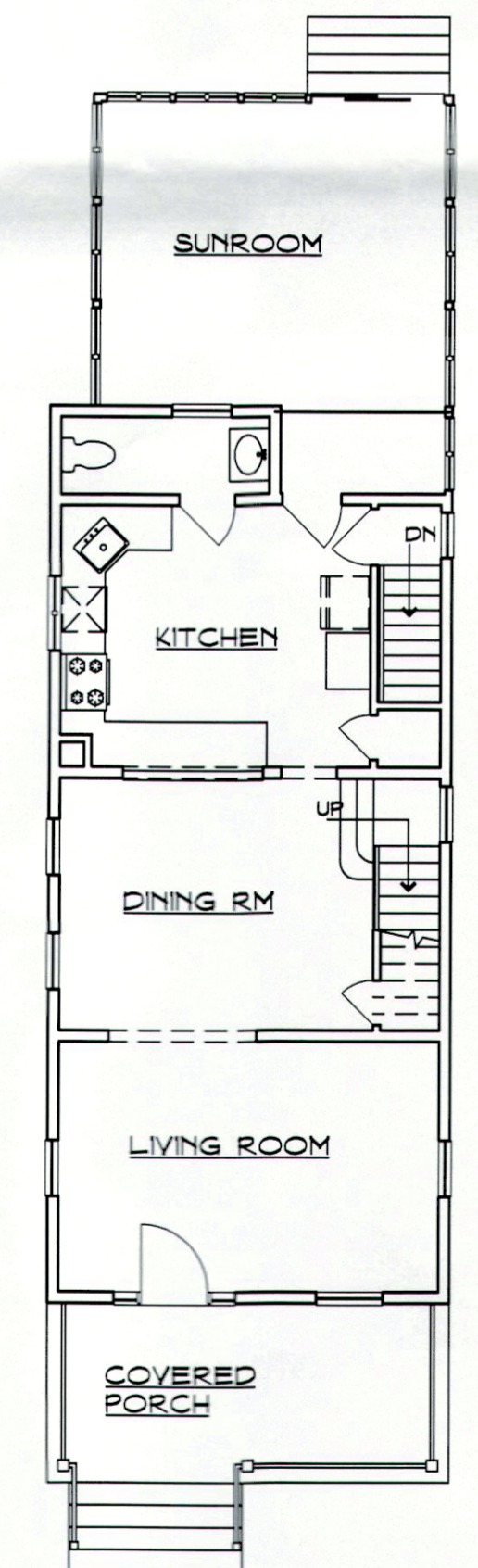
LEFT ELEVATION
SCALE 1/8" = 1'-0"



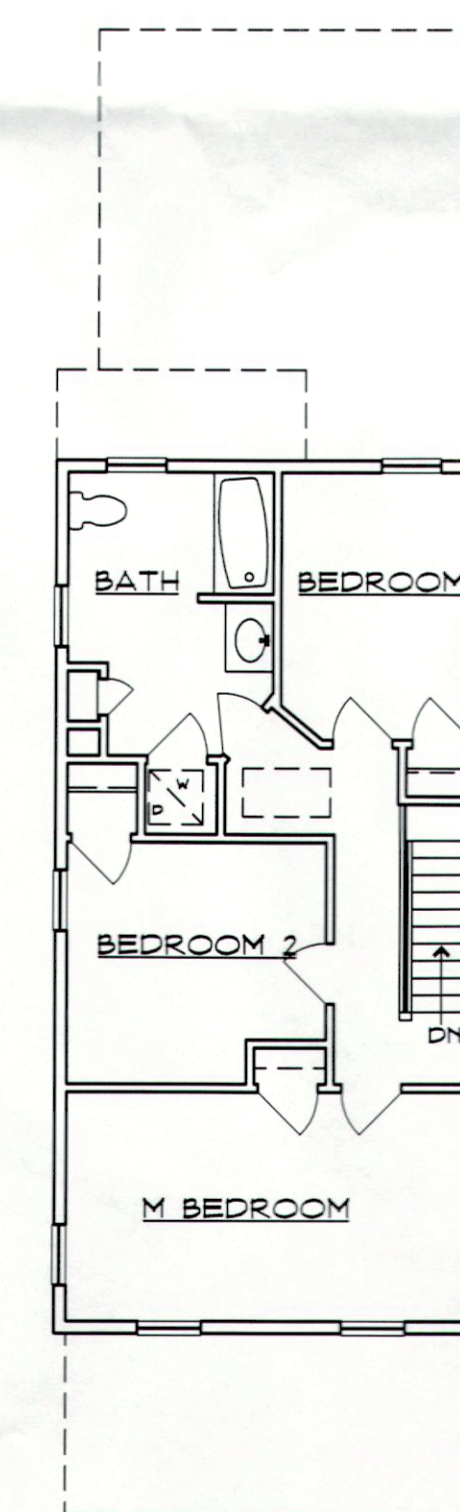
REAR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

EXISTING PLANS

RV ARCHITECT
RICHARD VILLANO LLC AIA

2006 STATE HWY 71 SPRING LAKE HEIGHTS, NEW JERSEY 07762 Tel: 732-282-9300 Fax: 732-282-9301
WEB: ARCHITECTRICHARDVILLANO.COM

REVISIONS	SHEET TITLE	EXISTING & PROPOSED FLOOR PLANS AND ELEVATIONS	COMD. NO.	20210712
	PROJECT	BEDROOM ADDITION OVER EXISTING COVERED PORCH CONNOLLY RESIDENCE	DATE	8-12-2021
	DRAWN	TM	CHK	RV
	SCALE	AS NOTED	DRAWING NO.	SP-2
RICHARD VILLANO NEW JERSEY LICENSE # N.J. A108312 MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS AND NATIONAL COUNCIL ARCHITECTURAL REGISTRATION BOARDS		SHEET: 2 OF 2		