

NOTE:
 1. ALL BUILDING OFFSETS MEASURED TO SIDING UNLESS NOTED OTHERWISE
 2. SURROUND OF BRADLEY BEACH TAX MAP SHEET No. 1
 3. FILED MAP CASE No. 71-8, FILED 07-27-1994

REFERENCES:
 1. OPEN BOOK 2002 PAGE 5283
 2. SURROUND OF BRADLEY BEACH TAX MAP SHEET No. 1
 3. FILED MAP CASE No. 71-8, FILED 07-27-1994

NOTES: THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH MAY BE DISCOVERED BY A TITLE SEARCH. UNDERGROUND STRUCTURES AND/OR UTILITIES NOT LOCATED BY THIS SURVEY. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MADE WITH THE LAND SURVEYOR'S SIGNATURE SEAL SHALL BE CONSIDERED TO BE VALID COPIES. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY SECURED A CERTIFIED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.

THIS SURVEYOR IS NOT OBLIGATED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OF HAZARDOUS AND/OR HIGH VOLTAGE OR HAZARDOUS AND/OR HIGH VOLTAGE LINES OR THE LOCATION OF ANY SUCH LINES OR THE LOCATION OF ANY SUCH LINES OR THE LOCATION OF ANY SUCH LINES.

A NORTH ARROW AND DEGREES NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, 214 (R.S. 14A, 49-5-3a.3) AND R.E.A.C. 18-2-3-2. THIS SURVEY IS MADE ONLY TO ASSIST PARTIES TO PURCHASE AND/OR MORTGAGE OR TO DELINEATE PROPERTY FOR BOUND PARTIES.

THIS IS A LAND SURVEY BASED ON THE BEST AVAILABLE INFORMATION FOR THIS FRONT AND REAR BOUNDARIES AND SETBACKS, EASEMENTS, AND PLANS. UNDERGROUND UTILITIES AND/OR HAZARDOUS AND/OR HIGH VOLTAGE LINES ARE NOT SHOWN ON THIS SURVEY.

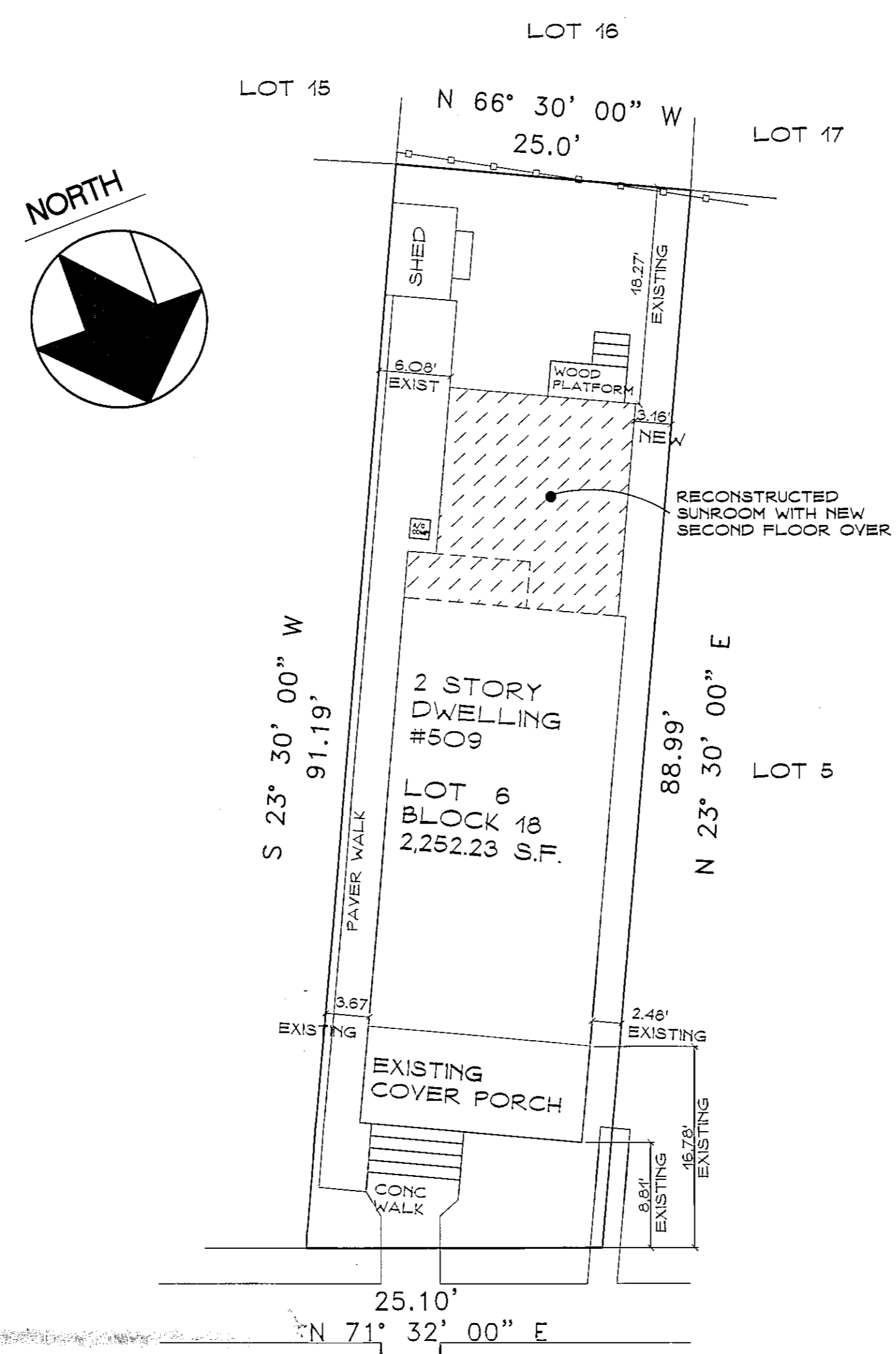
I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP IS THE PRODUCT OF A SURVEY PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS, NEW JERSEY. THIS MAP IS MADE TO PROVIDE INFORMATION TO THE TITLE RECORDS SO THAT THEY MAY BE MORE USEFUL TO THE LAND SURVEYOR AND FOR THE MORTGAGE LENDER. UNDER NO CIRCUMSTANCES SHALL THIS SURVEY BE USED TO CONVEY OR CONVEY ANY RIGHTS OR INTERESTS IN REAL PROPERTY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT GUARANTEED, EXCEPT AS PROVIDED HEREIN.

REV.	DESCRIPTION	DATE	BY
1	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	02/14/2018	ZENON T. GRYBOWSKI

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

SCALE: 1"=10'
 DATE: 02/14/2018
 DRAWN BY: BS/TC SHEET #: 1 OF 1 DRAWING: JOB #: 18031

EXISTING SITE DIAGRAM



SITE DIAGRAM
 SCALE 1" = 10'

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

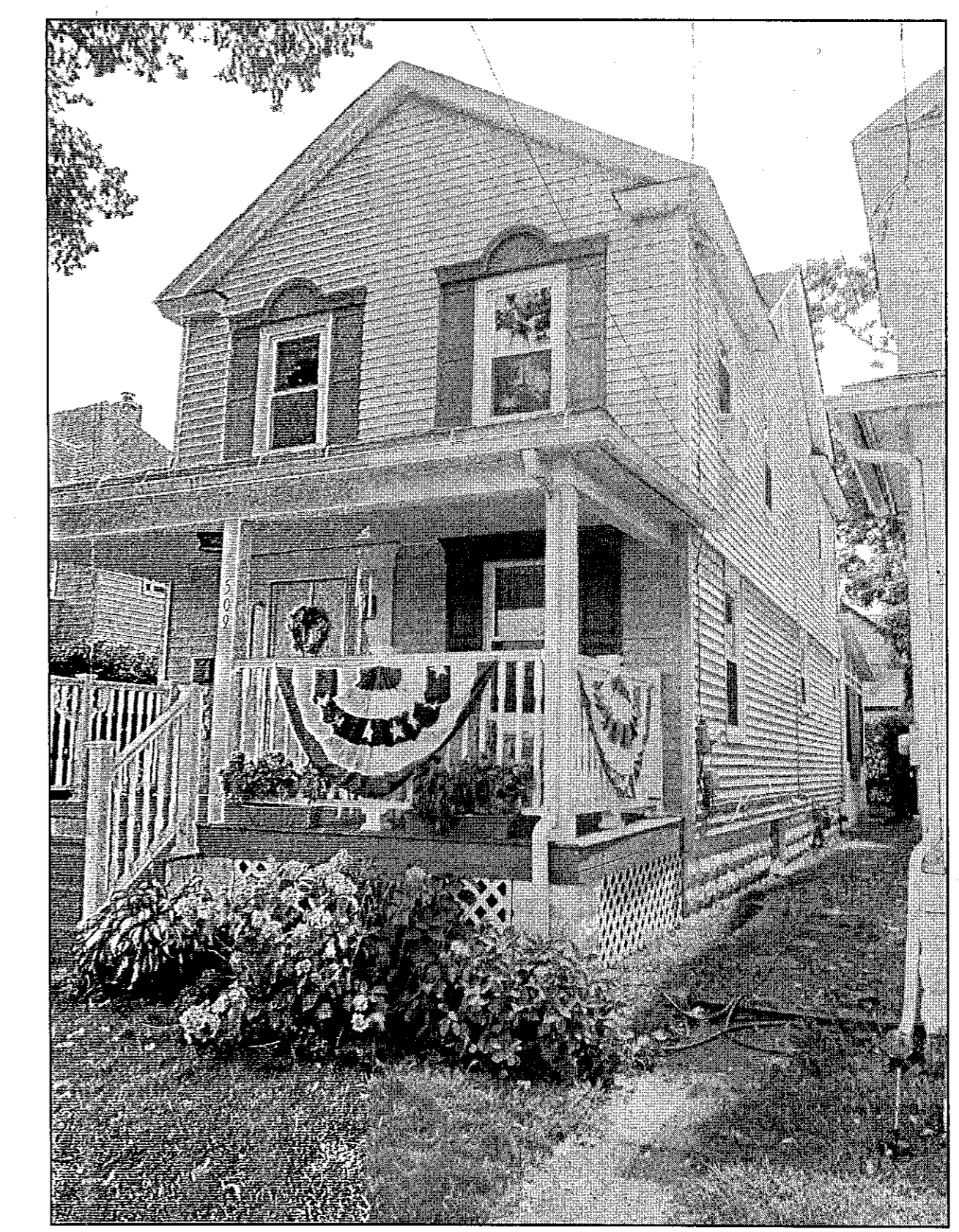
THIS IS NOT A SURVEY. INFORMATION SHOWN WAS TAKEN FROM A SURVEY PREPARED BY LANDMARK SURVEYING AND ENGINEERING, INC. - ZENON T. GRYBOWSKI - 813 MAIN STREET, AVON BY THE SEA, NEW JERSEY N.J. LIC. #23916 - DATE OF SURVEY 12/4/2016

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'	94.19'	NO CHANGE	NO.
MIN. SETBACKS				
FRONT YARD TO BUILDING	25'	16.78'	NO CHANGE	NO.
TO PORCH	17'	8.8'	NO CHANGE	NO.
SIDE YARD	5' - 10' TOTAL	2.4' - 6.15'	NO CHANGE	NO.
REAR YARD	25'	16.27'	NO CHANGE	NO.
MAX. BUILDING COVERAGE	35%	1,174 S.F. = 52.12%	1,162 S.F. = 51.59%	NO.
MAX. IMPERVIOUS COVERAGE	60%	1,574 S.F. = 69.88%	1,549 S.F. = 68.77%	NO.
BUILDING HEIGHT	35'	26'-5"	25.75'	YES

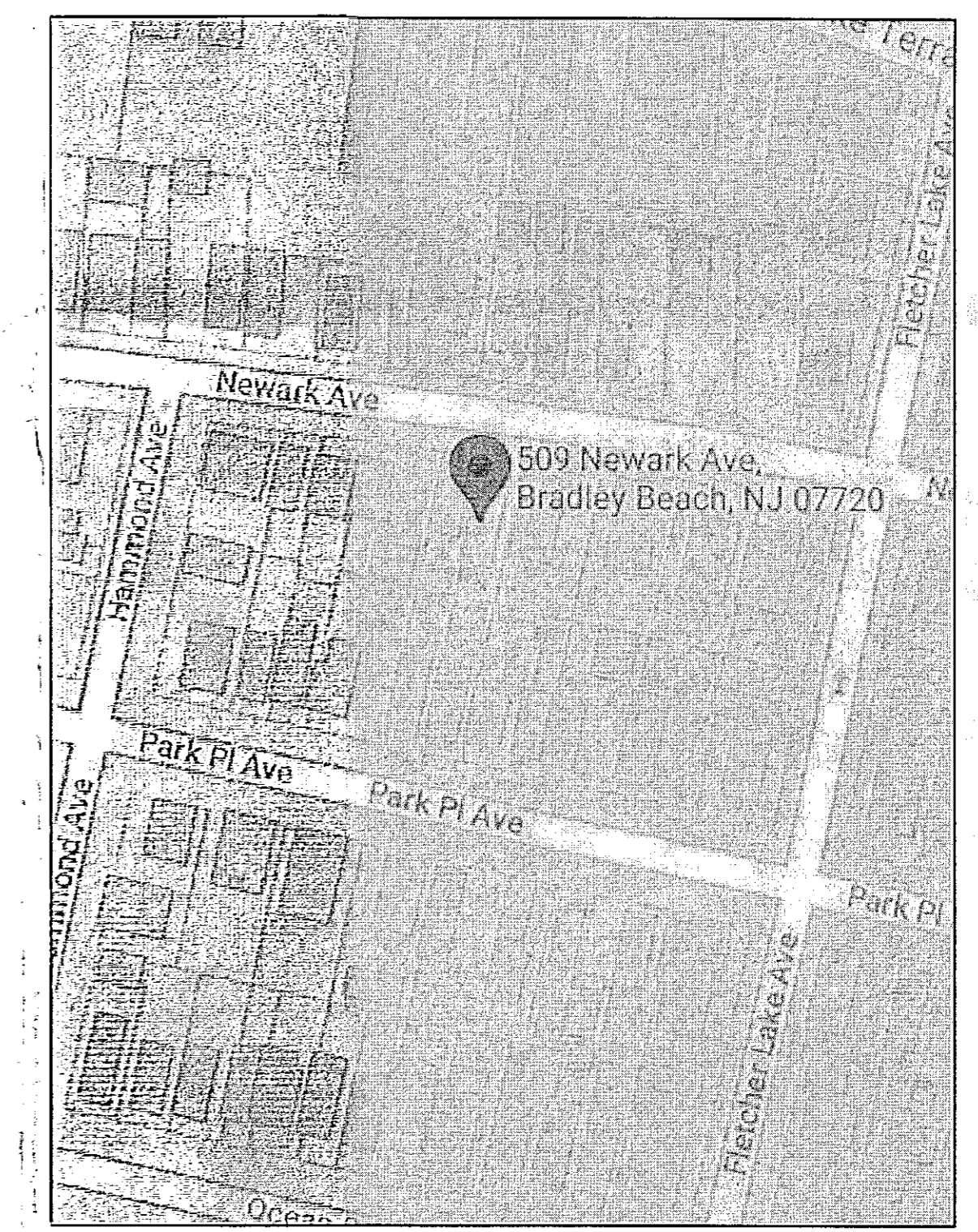
* EXISTING NON-COMPLYING

EXISTING		PROPOSED	
LOT SIZE	2,252.23 S.F.	LOT SIZE	2,252.23 S.F.
HOUSE W/ PORCH	1,132 S.F. = 50.26%	HOUSE W/ PORCH	1,120 S.F. = 49.72%
SHED	42 S.F. = 1.86%	SHED	42 S.F. = 1.86%
TOTAL BUILDING	1,174 S.F. = 52.12%	TOTAL BUILDING	1,162 S.F. = 51.59%
WALKWAYS & STEPS	400 S.F. = 17.76%	WALKWAYS & STEPS	385 S.F. = 17.09%
TOTAL IMPERVIOUS	1,574 S.F. = 69.88%	TOTAL IMPERVIOUS	1,549 S.F. = 68.77%

PROPOSED SITE DIAGRAM



FRONT ELEVATION EXISTING CONDITIONS



KEY MAP - NO SCALE

SITE DIAGRAM AND ZONING CHART

RV ARCHITECT
 RICHARD VILLANO LLC AIA

2006 STATE HWY 71 SHREDLAND HEIGHTS, NEW JERSEY 07762 TEL 732-282-9300 FAX 732-282-9301
 WEB ARCHITECTRICHARDVILLANO.COM

SHEET TITLE	DATE	COM. NO.
EXISTING SURVEY - PROPOSED SITE DIAGRAM - ZONING CHART - KEY MAP	11-23-2021	20210524

PROJECT	DRAWN	CHK.	SCALE
BEDROOM ADDITION OVER EXISTING RECONSTRUCTED SUNROOM CONNOLLY RESIDENCE	TM	RV	AS NOTED

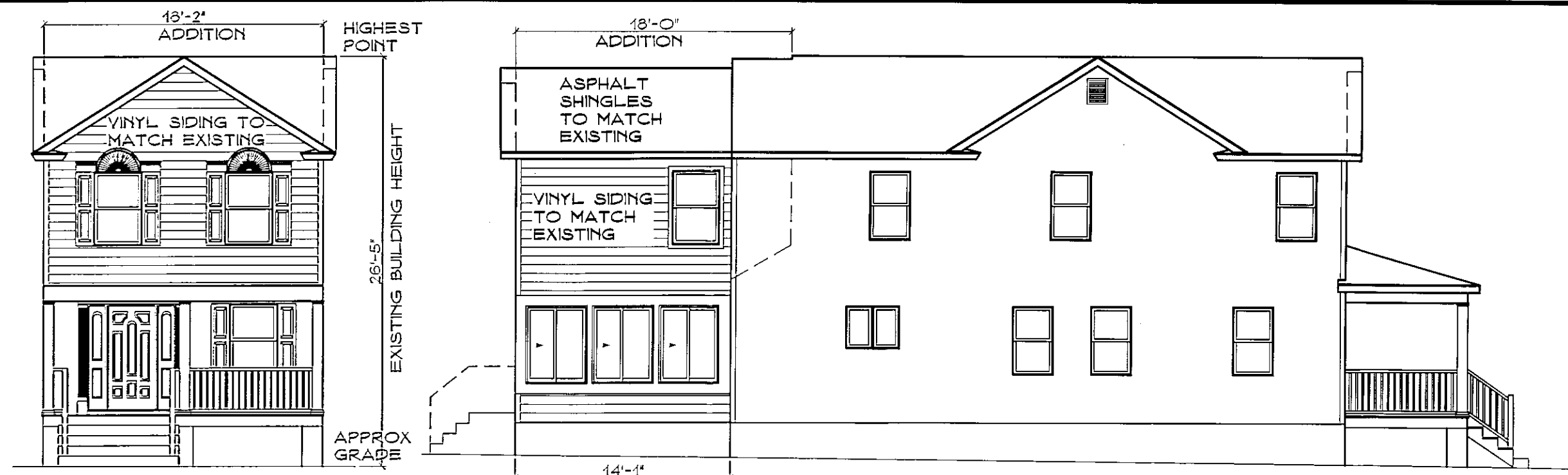
509 NEWARK AVE
 LOT 6, BLOCK 18
 BRADLEY BEACH, NEW JERSEY

Richard Villano

RICHARD VILLANO NEW JERSEY LICENSE # NJ A108312
 MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS AND NATIONAL COUNCIL ARCHITECTURAL REGISTRATION BOARDS

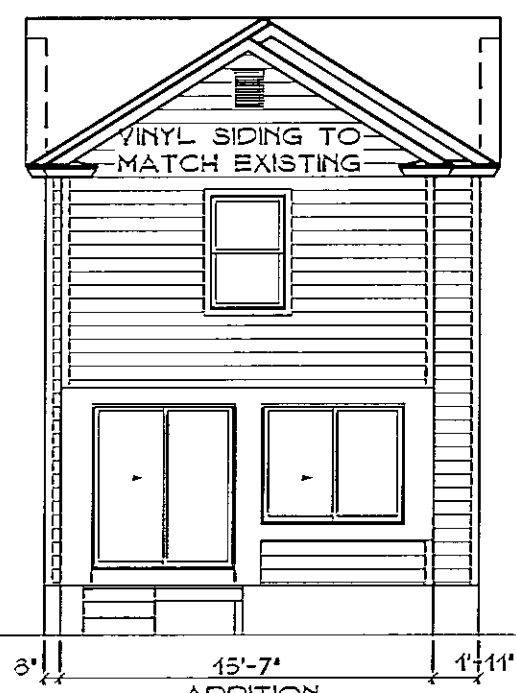
SP-1

REVISIONS: SHEET 1 OF 2



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

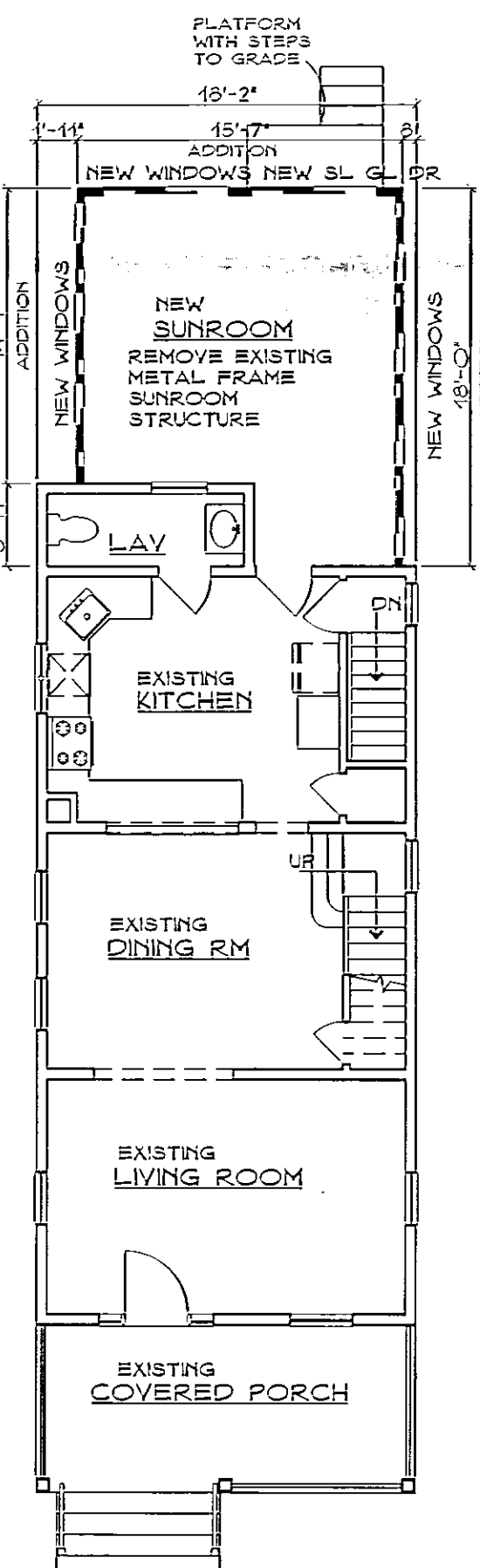
LEFT ELEVATION
SCALE 1/8" = 1'-0"



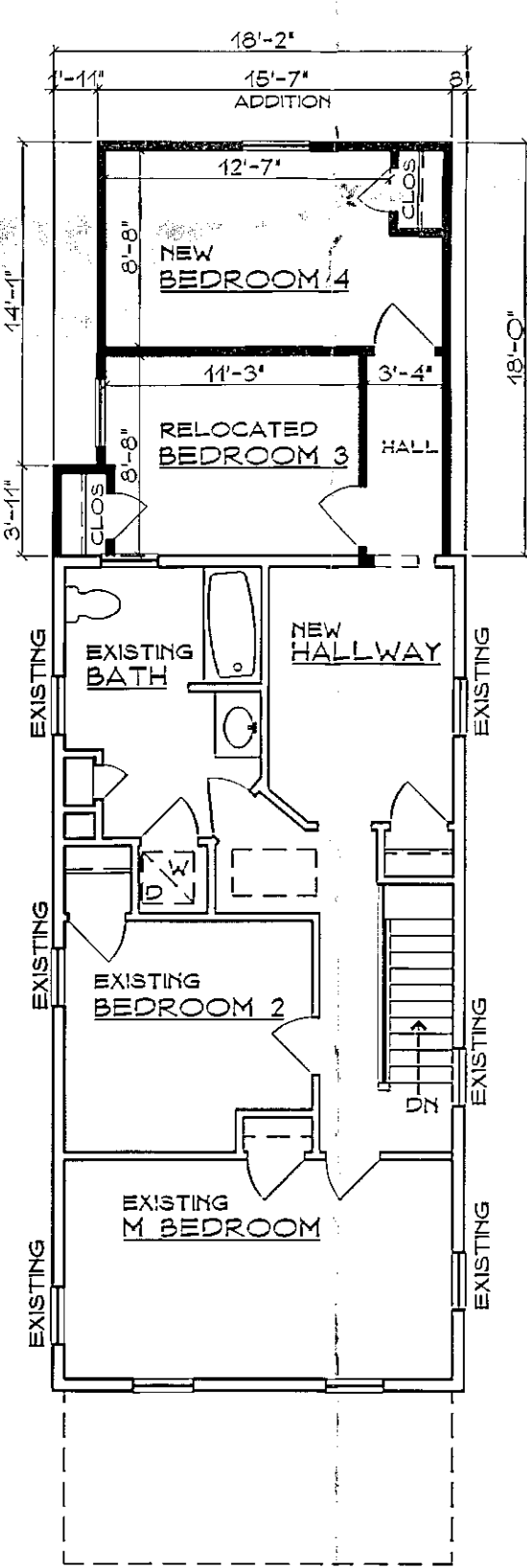
REAR ELEVATION
SCALE 1/8" = 1'-0"



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



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"
RECONSTRUCTED SUNROOM
ADDITION = 247 S.F.



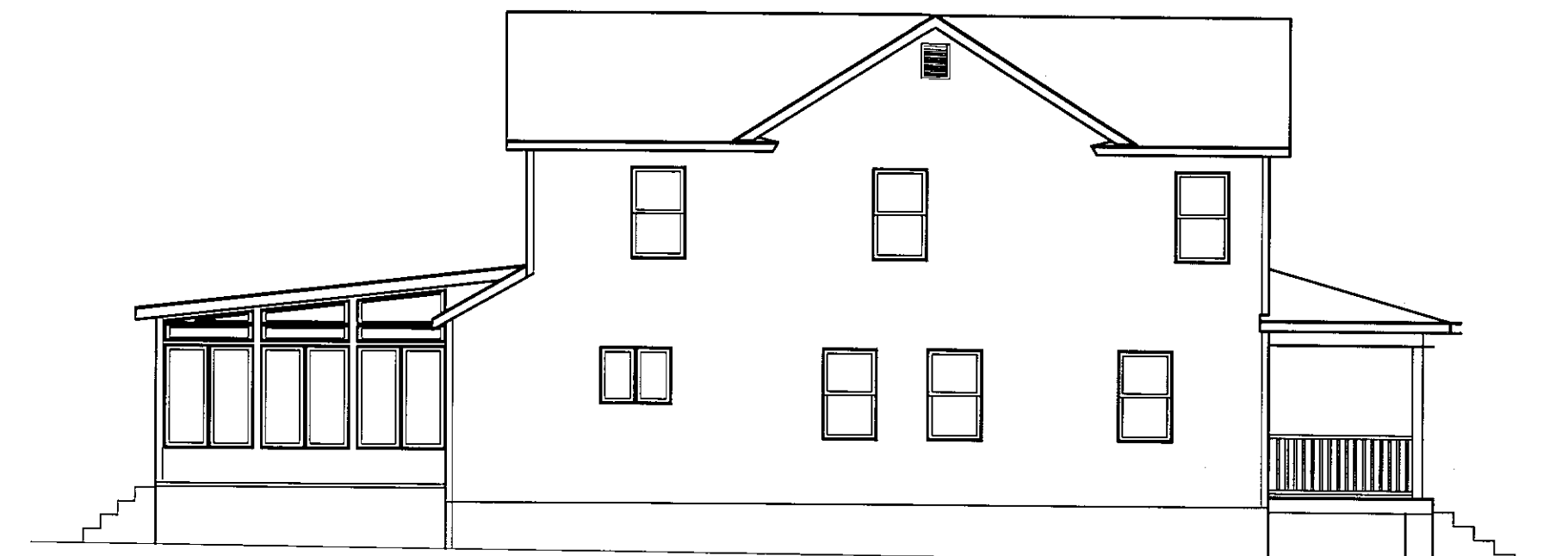
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"
NEW SECOND FLOOR ADDITION = 288 S.F.

- LEGEND**
- EXISTING WALLS TO REMAIN
 - - - - EXISTING WALLS TO BE REMOVED
 - NEW 2" X 4" - 18" O/C OR 2" X 6" - 18" O/C STUD PARTITIONS

PROPOSED PLANS



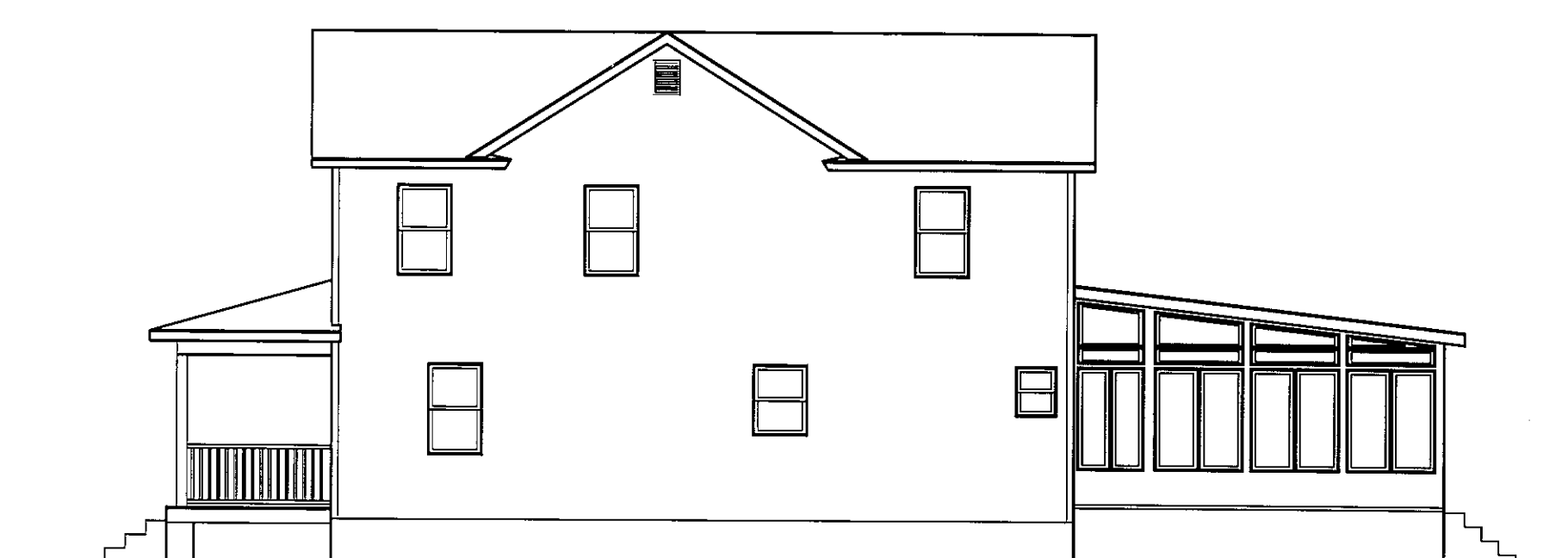
FRONT ELEVATION
SCALE 1/8" = 1'-0"



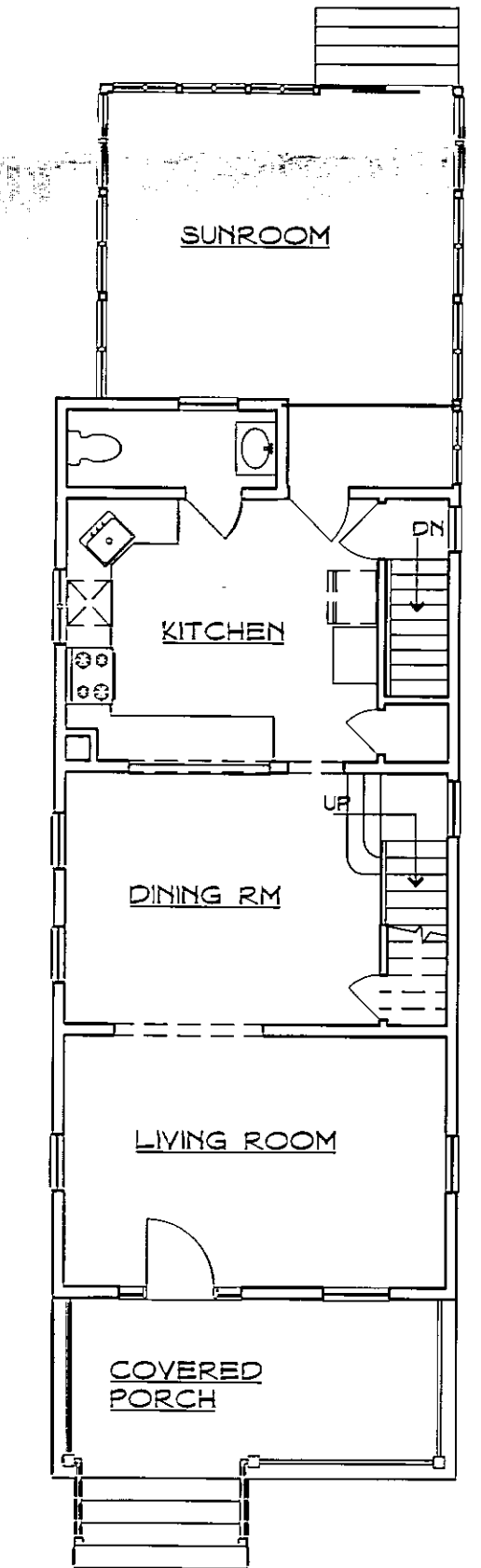
LEFT ELEVATION
SCALE 1/8" = 1'-0"



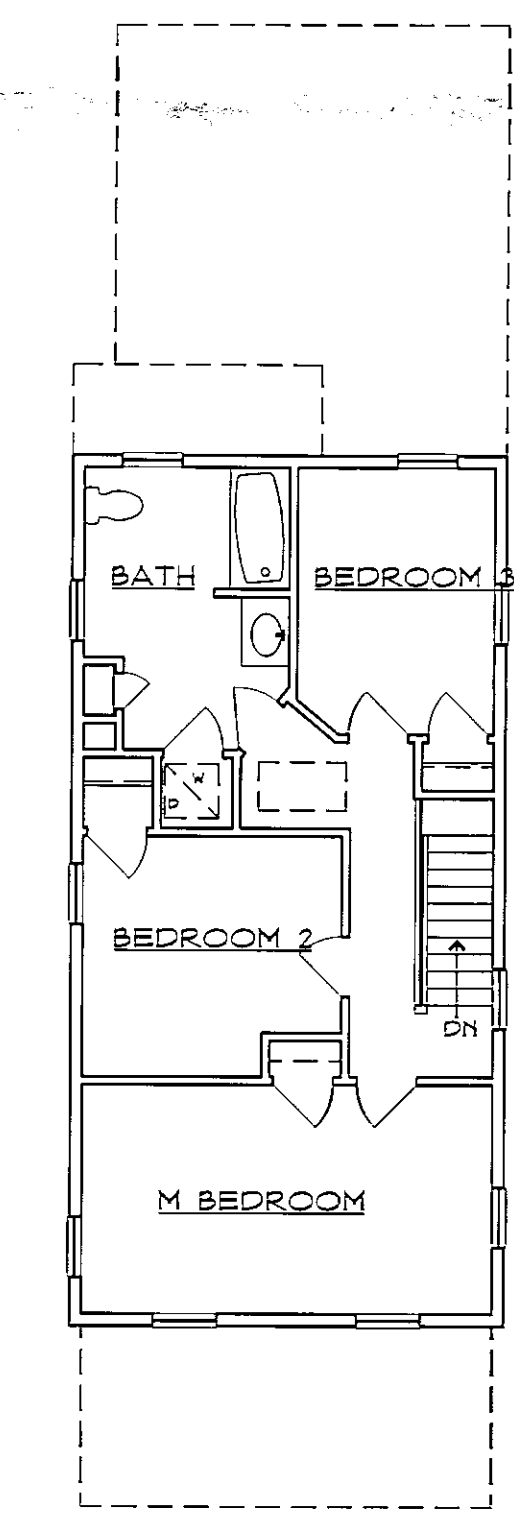
REAR ELEVATION
SCALE 1/8" = 1'-0"



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

SHEET TITLE EXISTING & PROPOSED FLOOR PLANS AND ELEVATIONS		COMM. NO.: 20210712
PROJECT BEDROOM ADDITION OVER EXISTING RECONSTRUCTED SUNROOM CONNOLLY RESIDENCE 509 NEWARK AVE LOT 6, BLOCK 18 BRADLEY BEACH, NEW JERSEY		DATE: 11-23-2021
DRAWN: TM		CHK: RV
SCALE: AS NOTED		DRAWING NO.: SP-2
REVISIONS		SHEET: 2 OF 2