

ADDITION & ALTERATION TO: GOLDSTEIN RESIDENCE 316 OCEAN PARK AVE. BRADLEY BEACH, NEW JERSEY

OWNER AND APPLICANT:

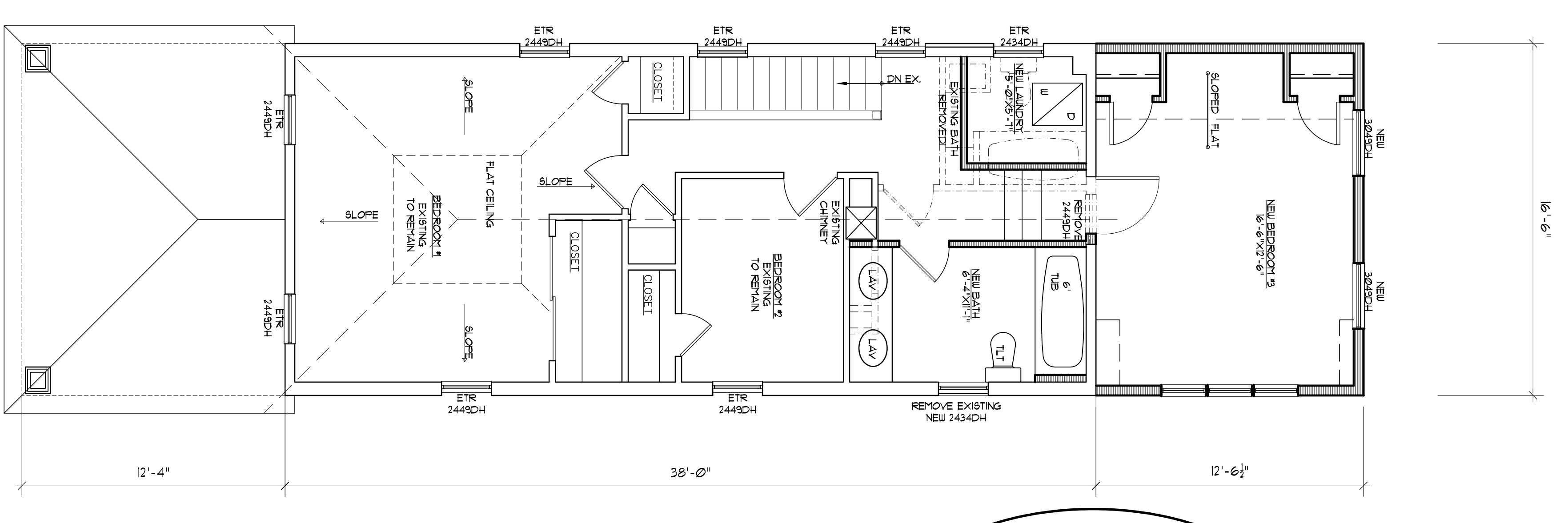
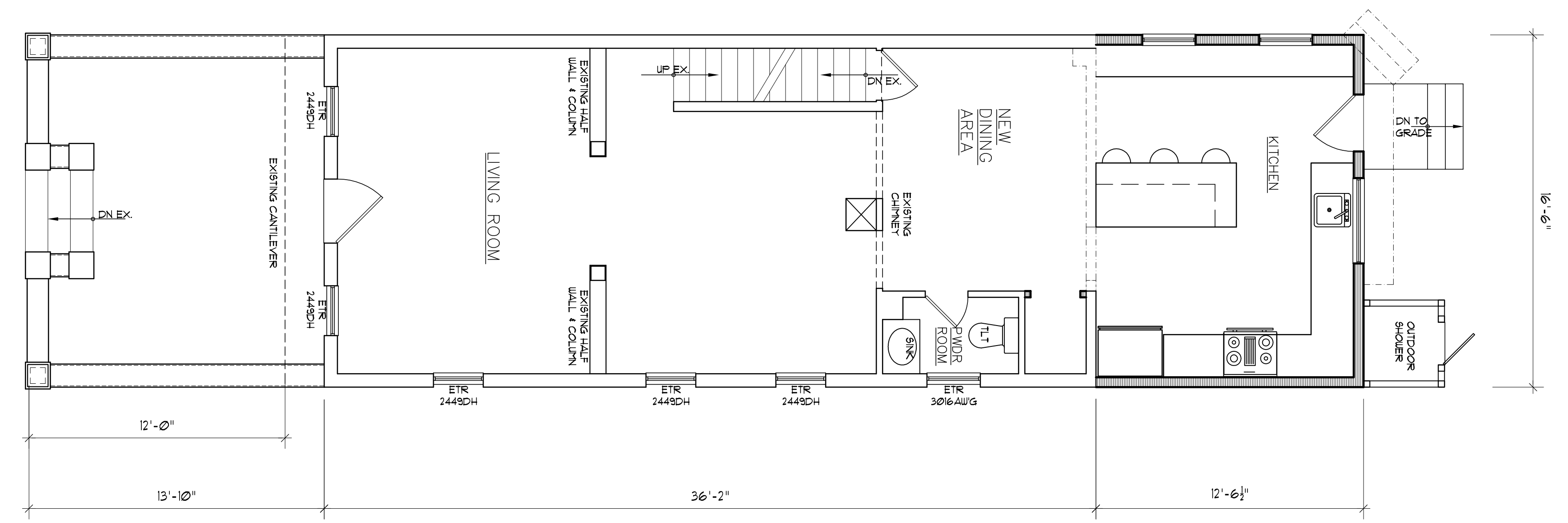
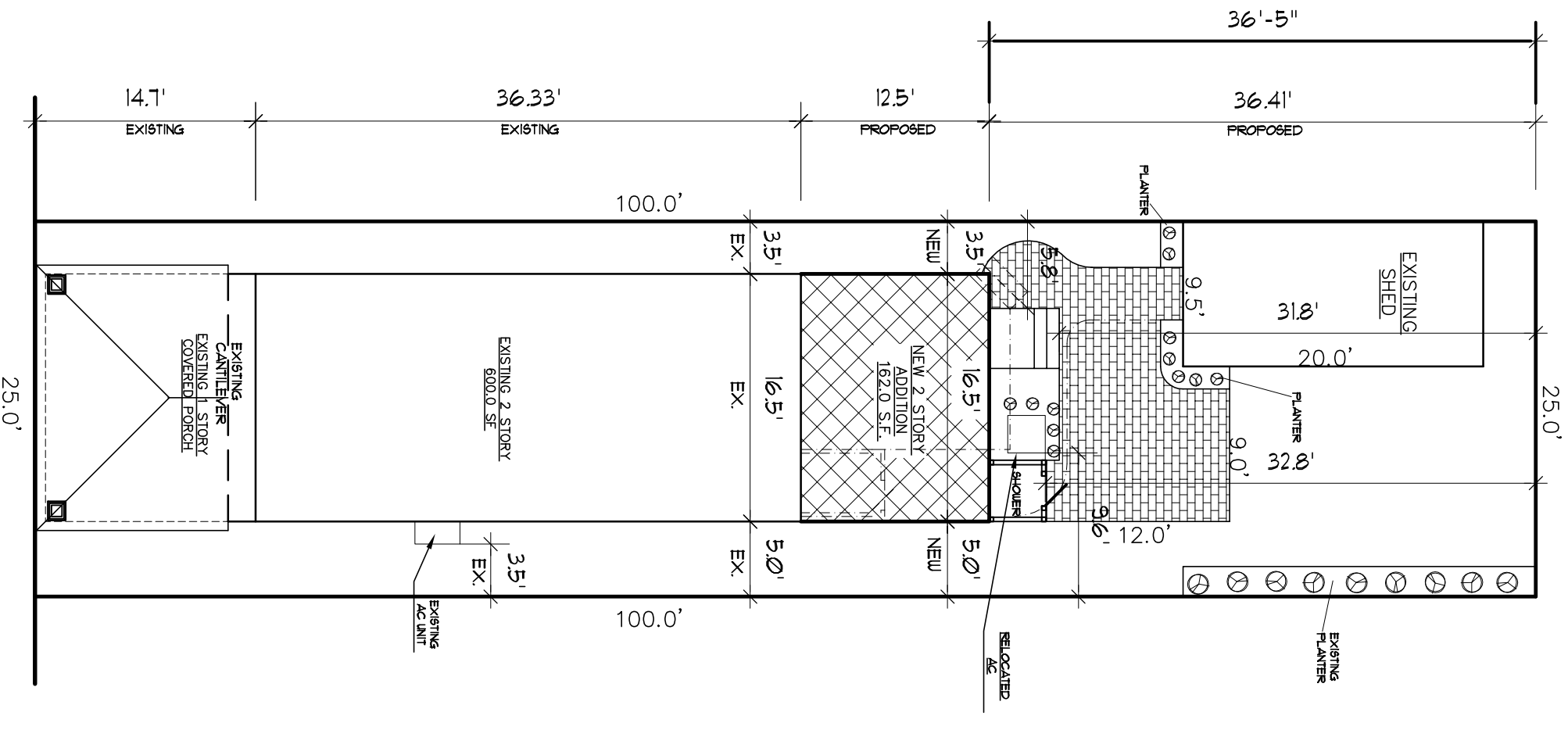
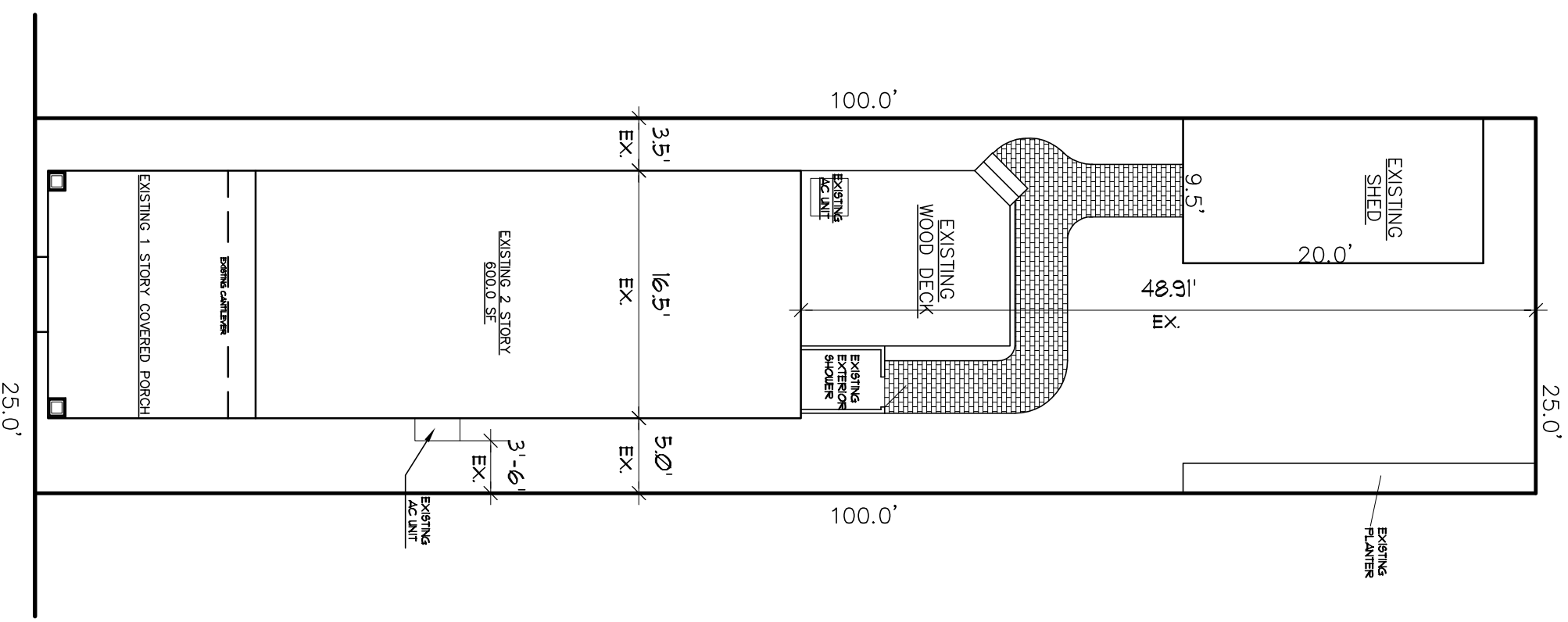
TARA GOLDSTEIN
316 OCEAN PARK AVE.
BRADLEY BEACH, N.J. 07730

ZONING: R-1 RESIDENTIAL ZONE (INTERIOR LOT)		REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA	5,000 SF	5,000 SF	2,600 SF*	2,600 SF**
MINIMUM LOT WIDTH	50'	50'	25'	25'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM SETBACKS				
PRINCIPAL BUILDING:				
FRONT YARD	35'	14.7'	14.7'	14.7'
REAR YARD	57.0'	13.5'	13.5'	13.5'
BEAR	25'	48.9'	48.9'	48.9'
ACCESSORY BUILDING:				
FRONT				
SIDE				
REAR				
MAXIMUM BUILDING AREA (AVOID COVERED PORCH)				
MAXIMUM BUILDING AREA (AVOID COVERED PORCH)	825 SF (33%)	825 SF (33%)	1023 SF (41.2%)*	1023 SF (41.2%)*
MAXIMUM IMPERVIOUS AREA				
MAXIMUM IMPERVIOUS AREA	60%	1203 SF (48.3%)	1484 SF (58%)	1484 SF (58%)
MAXIMUM BUILDING HEIGHT				
MAXIMUM BUILDING HEIGHT	35'	20'6"	20'6"	20'6"
PRINCIPAL BUILDING STORAGE				
PRINCIPAL BUILDING STORAGE	25'	12'	12'	12'
* EXISTING NONCONFORMING TO REMAIN				
** NEW NONCONFORMING				

ARCHITECTURAL DRAWING KEY	
P1	COVER SHEET / PROJECT DATA & NOTES / TRAINING SCHEDULE
P2	PLANS / ELEVATIONS / DETAILS
	EXISTING TO BE REMOVED
	EXISTING PARTITION
	PAYERS

EXISTING BUILDING FOOTPRINT	
EXISTING BUILDING AREA	596 SF
EXISTING COVERED PORCH	229 SF
TOTAL	825 SF
EXISTING LOT COVERAGE	
EXISTING BUILDING COVERAGE	825 SF
SHED	103 SF
REAR PLATFORM & STEPS	19 SF
EXISTING SHOWER	18 SF
EXISTING PAVERS	25 SF
EXISTING FRONT CONCRETE WALKWAY	4 SF
TOTAL	123 SF
TOTAL	
1377 / 2800 = 49.2%	

PROPOSED BUILDING FOOTPRINT	
PROPOSED BUILDING AREA	803 SF
EXISTING COVERED PORCH	229 SF
TOTAL	1032 SF
EXISTING LOT COVERAGE	
BUILDING COVERAGE	1032 SF
SHED	103 SF
REAR PLATFORM & STEPS	19 SF
PAVERS	18 SF
EXISTING SHOWER	4 SF
A/C CONDENSER	6 SF
TOTAL	1484 SF
TOTAL	
1484 / 2800 = 53.0%	



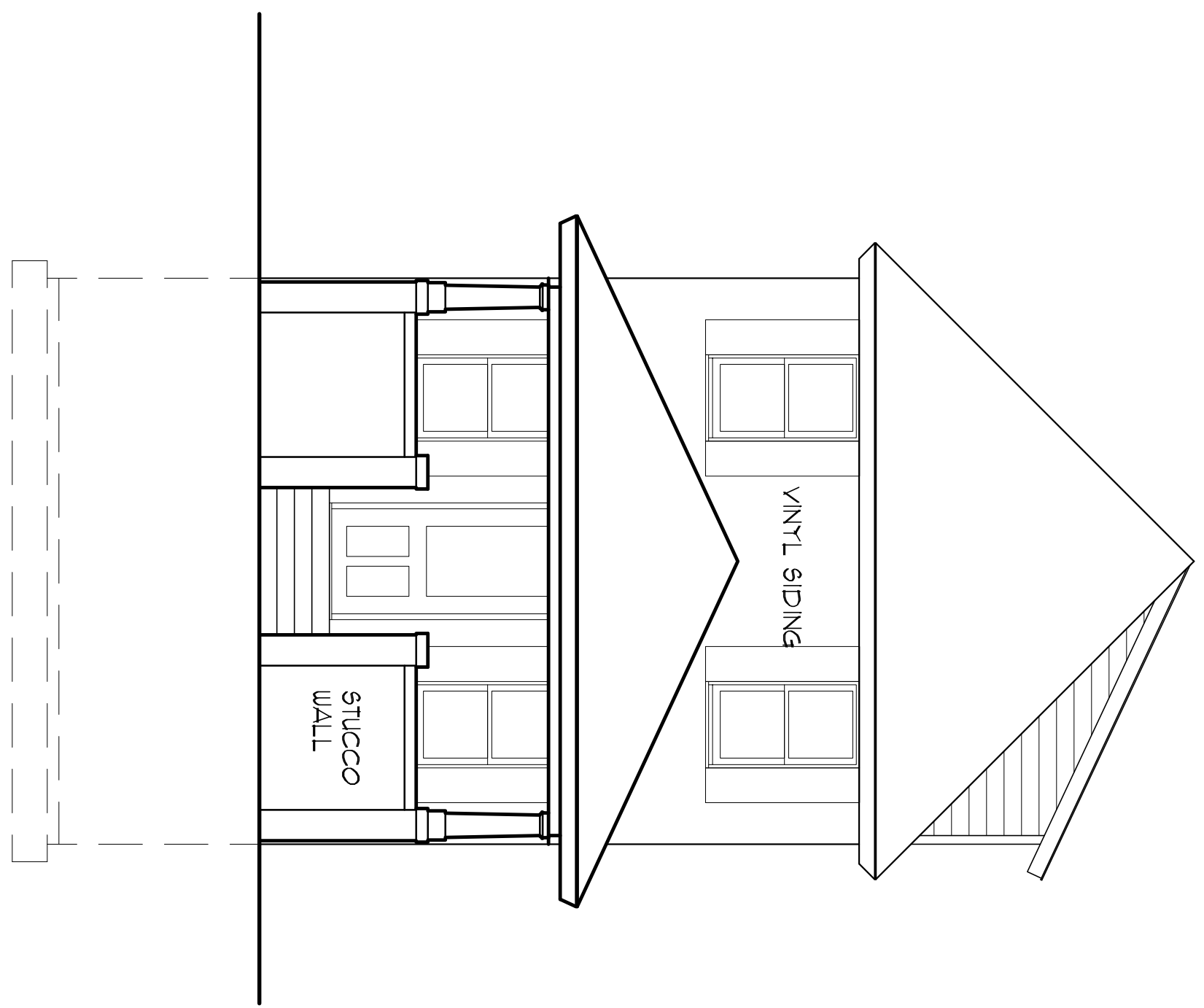
1 PLOT PLAN (EXISTING CONDITIONS)
SCALE 1/4" = 1'-0"

2 PLOT PLAN (PROPOSED CONDITIONS)
SCALE 1/4" = 1'-0"

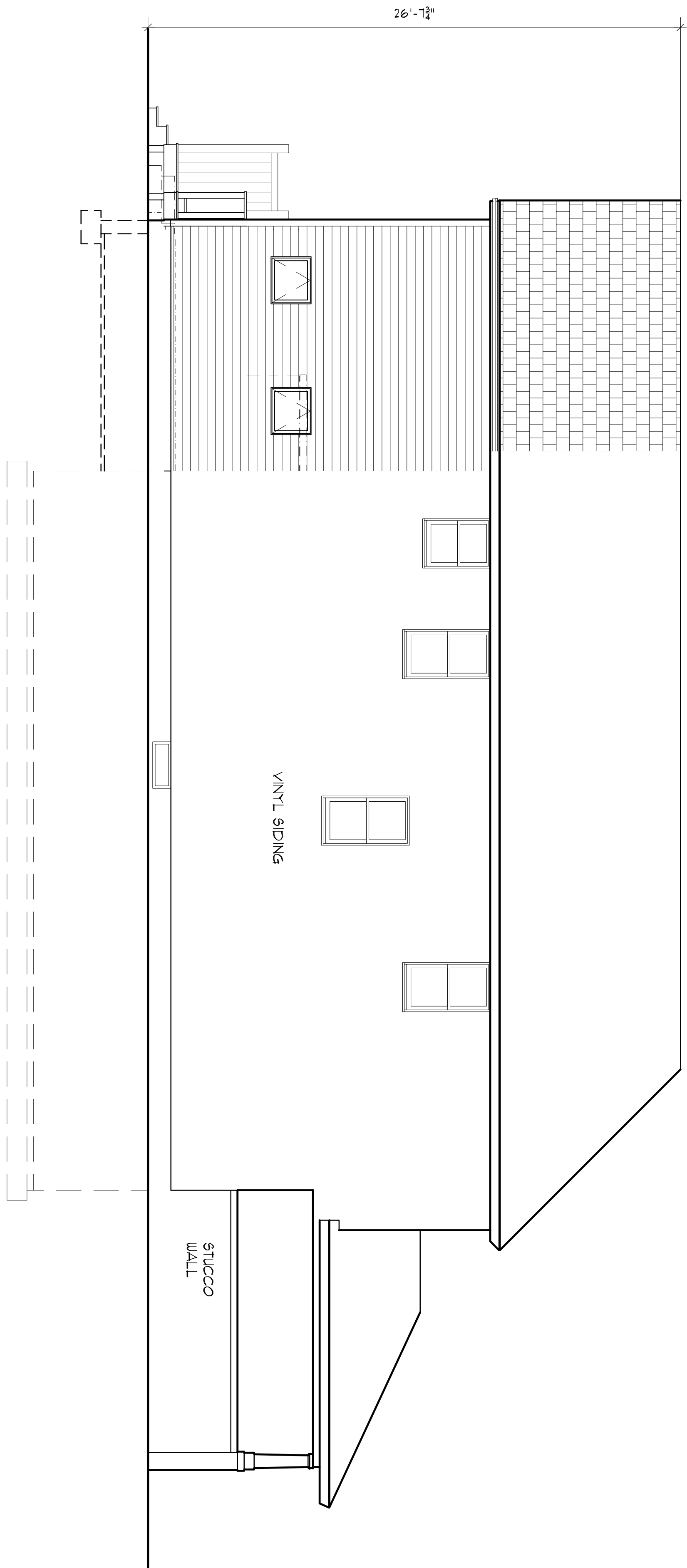
3 PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

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

NOTE:
THIS DRAWING WAS PREPARED BASED ON INFO
PROVIDED BY THE CLIENT.
RICHARD ZIN
N.J. LIC # 34888
DATED 5-1-16



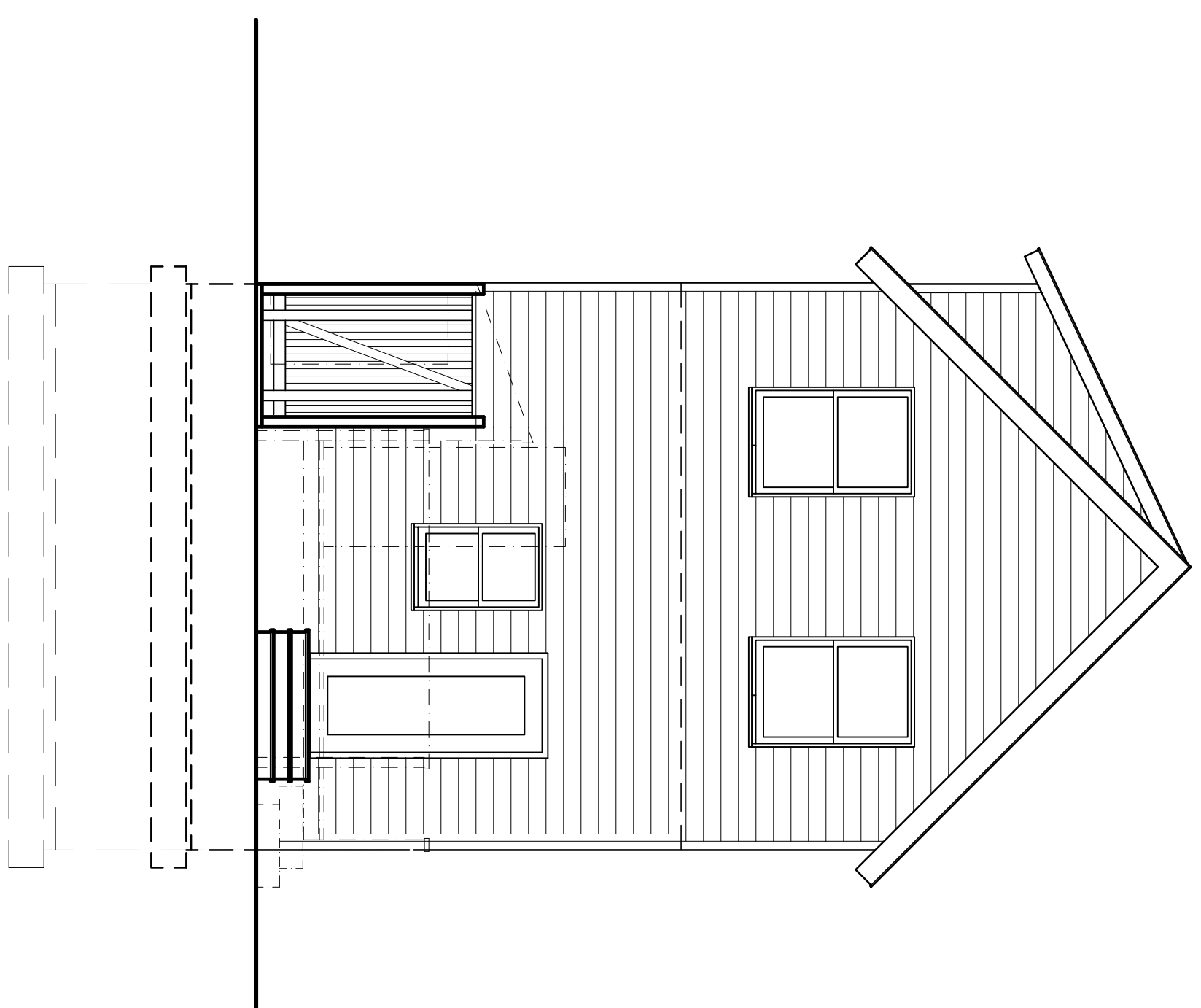
6'-8" 6'-4" 8'-1" 7'-4"



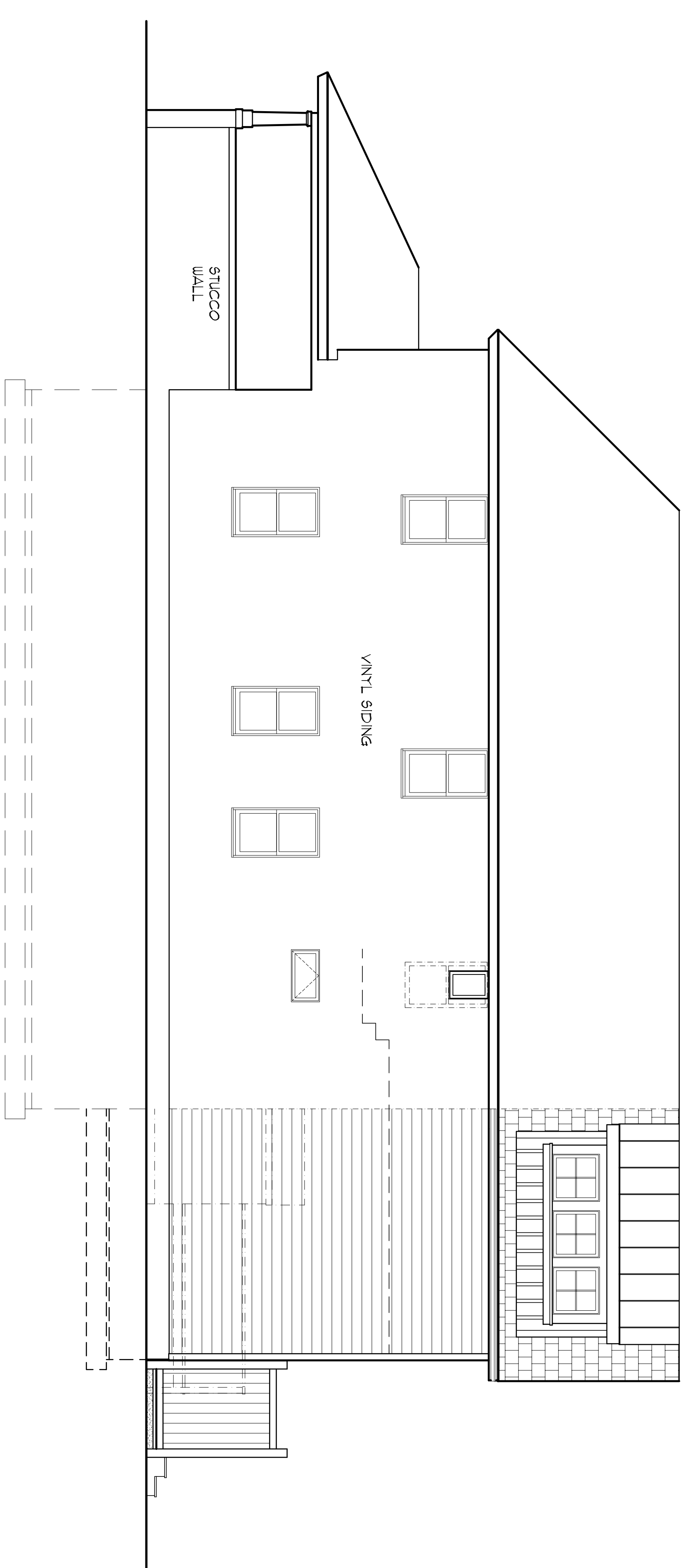
26'-7 1/2"

1 FRONT ELEVATION (NO CHANGE)
SCALE 1/4"

2 LEFT SIDE ELEVATION
SCALE 1/4"



6'-8" 6'-8" 8'-1" 7'-4"



3 REAR ELEVATION
SCALE 1/4"

4 RIGHT SIDE ELEVATION
SCALE 1/4"

Documents prepared by the Architect are intended for use solely with respect to the project. The Architect shall remain liable for all errors, omissions, and other matters and shall not be held responsible for any errors or omissions in the project. The Architect shall not be held responsible for any errors or omissions in the project. The Architect shall not be held responsible for any errors or omissions in the project. The Architect shall not be held responsible for any errors or omissions in the project.



David H. Feldman, R.A., AIA
N.J. A11172, TX. 24155, FL. A697542
NY. 0516102-1, CT. A190000331
PA. SA403211, VA. 040014026
Marjorie S. Dopart-Feldman, R.A., AIA
N.J. A11543, VT. 0030041553
MD. 17566, VA. 040013843
SC. 9604

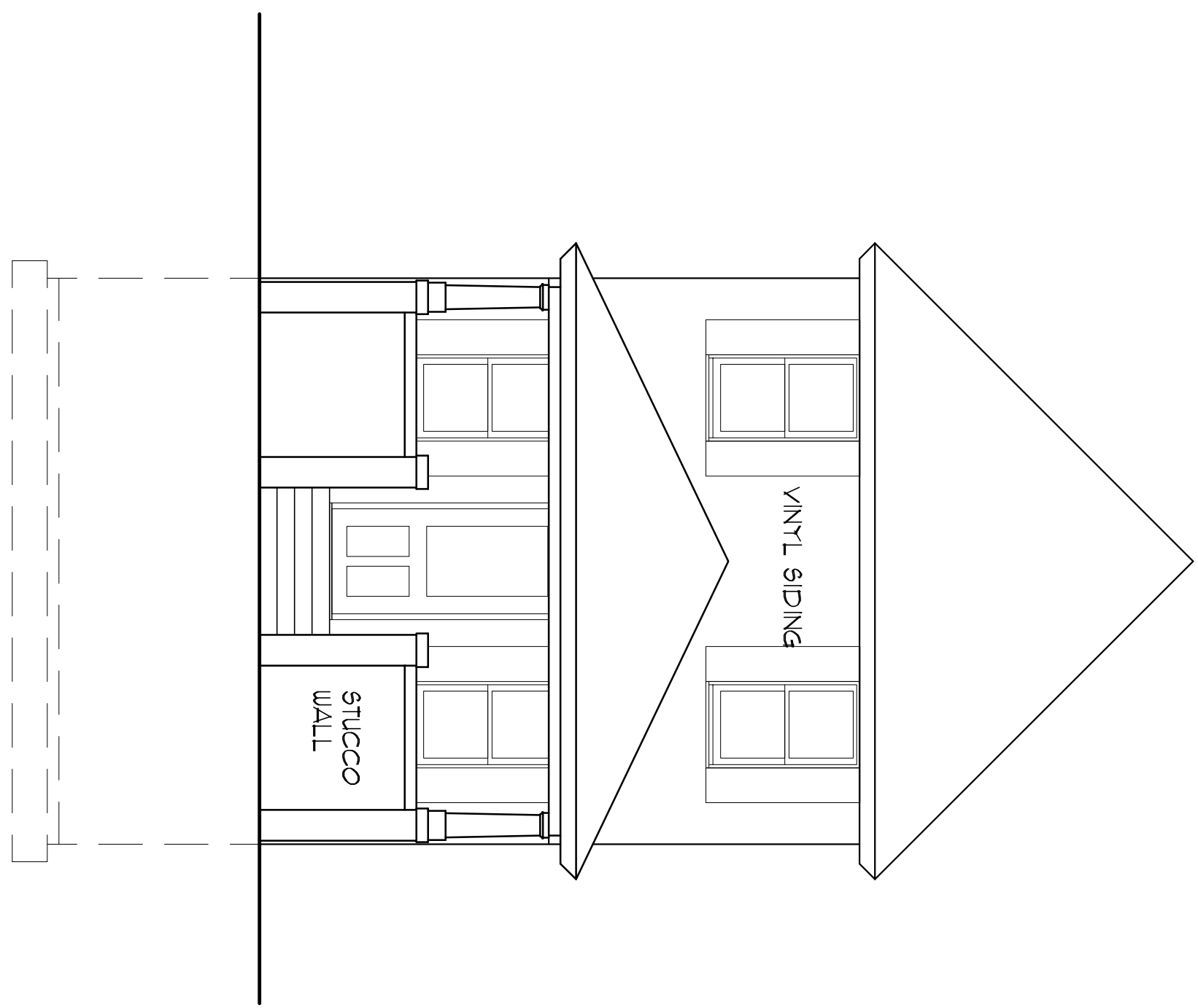
SCALE: 1"-2'-0"
SCALE: 2'-6"-2"
REV: 4-21-21

PROJECT: 20045
DIA: SY, JA
SHEET: 2 OF 3

PRELIMINARY ELEVATIONS

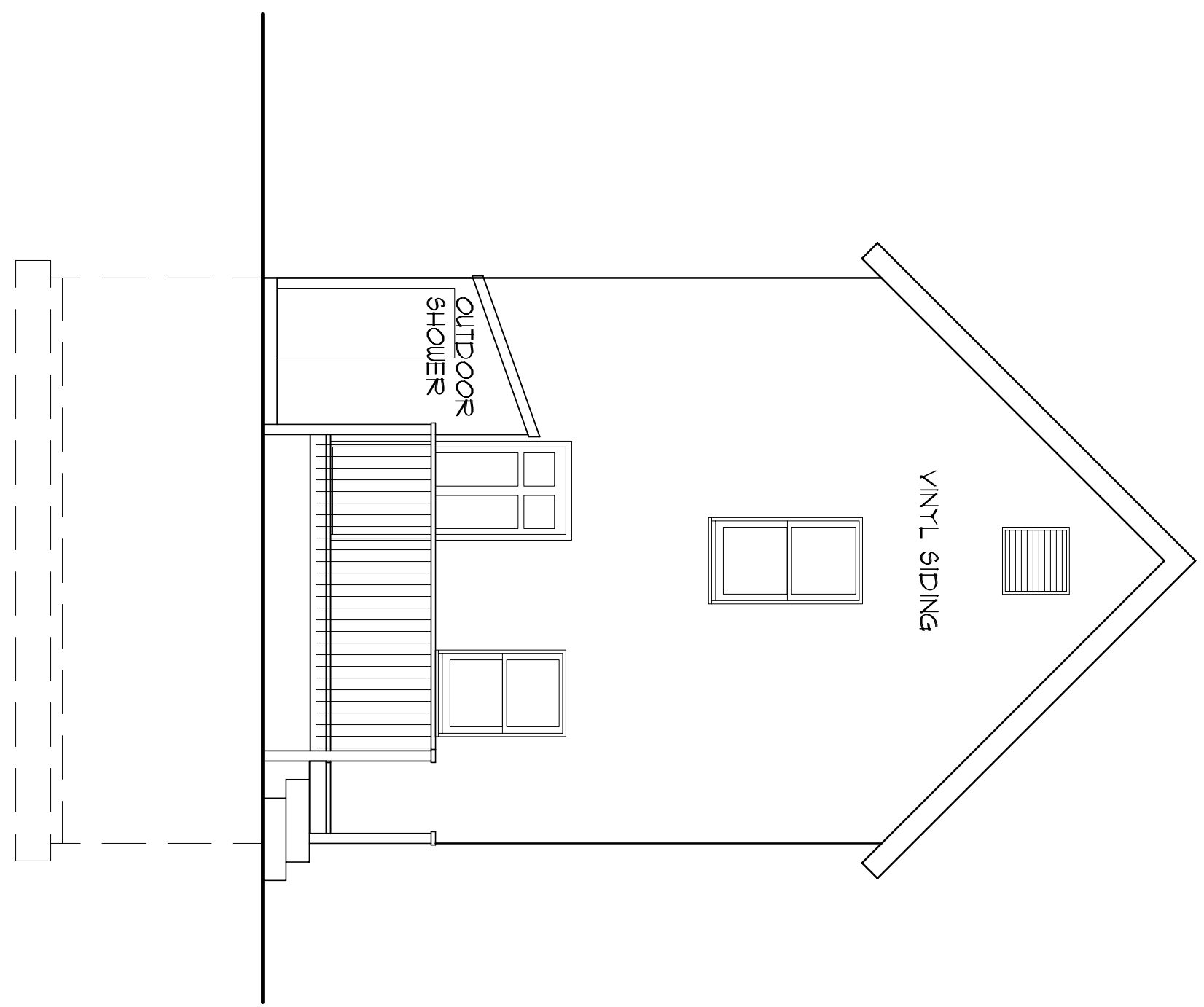
P2

ADDITION & A TO:
GOLDSTEIN RESIDENCE
316 OCEAN PARK AVE.
BRADLEY BEACH, NEW JERSEY



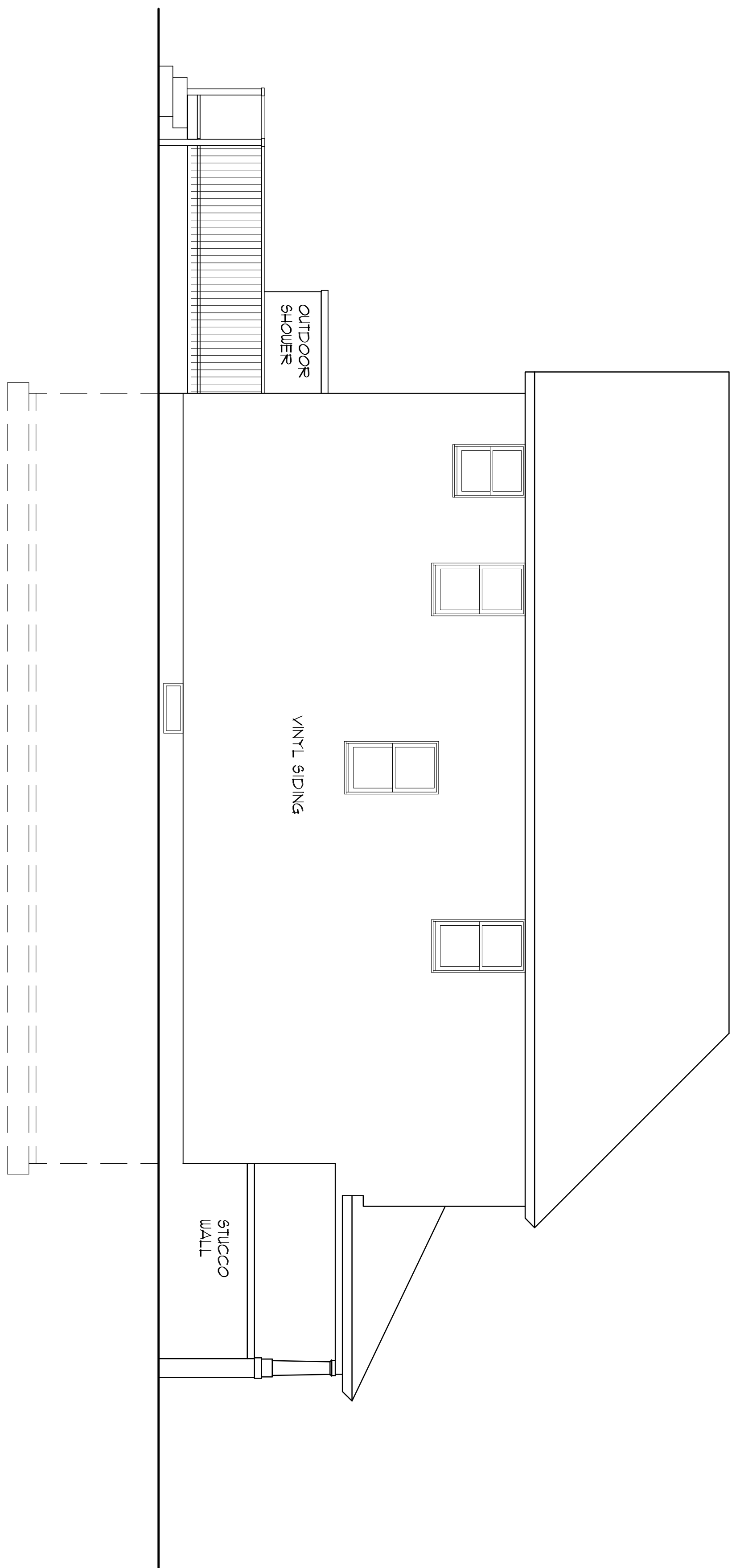
1 EXISTING FRONT ELEVATION
SCALE 1/4"=1'

6'-8" 6'-4" 8'-1" 7'-4"

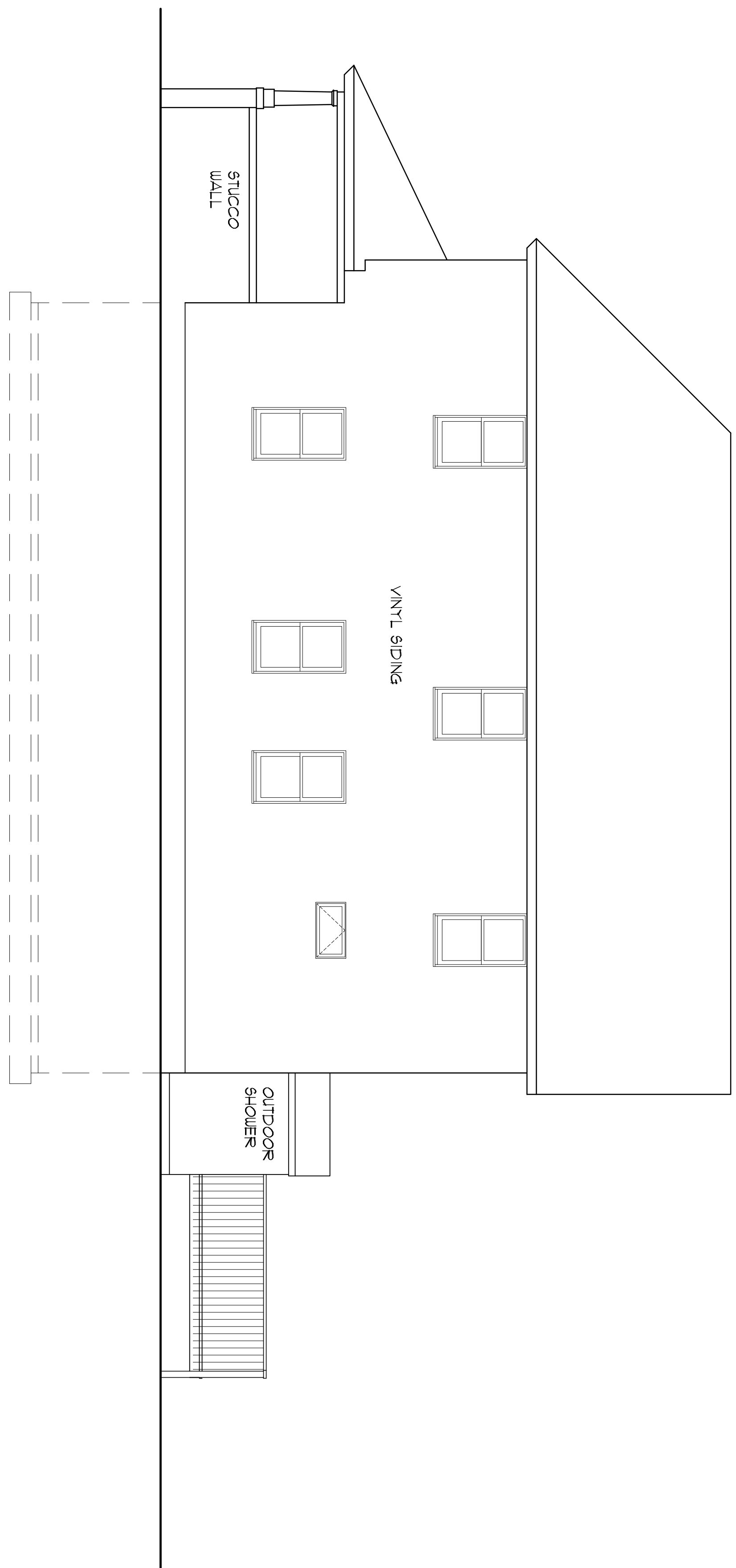


3 EXISTING REAR ELEVATION
SCALE 1/4"=1'

6'-8" 6'-4" 8'-1" 7'-4"



2 EXISTING LEFT SIDE ELEVATION
SCALE 1/4"=1'



4 EXISTING RIGHT SIDE ELEVATION
SCALE 1/4"=1'

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David H. Feldman, R.A., AIA
N.J. A-11172, TX#-24755 FL#-A697542
NY#-016182-1, CT#-A11,0000331
PA#-84403211, VA#-040014026
Marjorie S. Dopart-Feldman, R.A., AIA
N.J. A-111543 VT#-0030041553
MD#-17566 VA#-040013843
SC#-9604

AS BUILTS:
316 OCEAN PARK AVE.
BRADLEY BEACH, NEW JERSEY

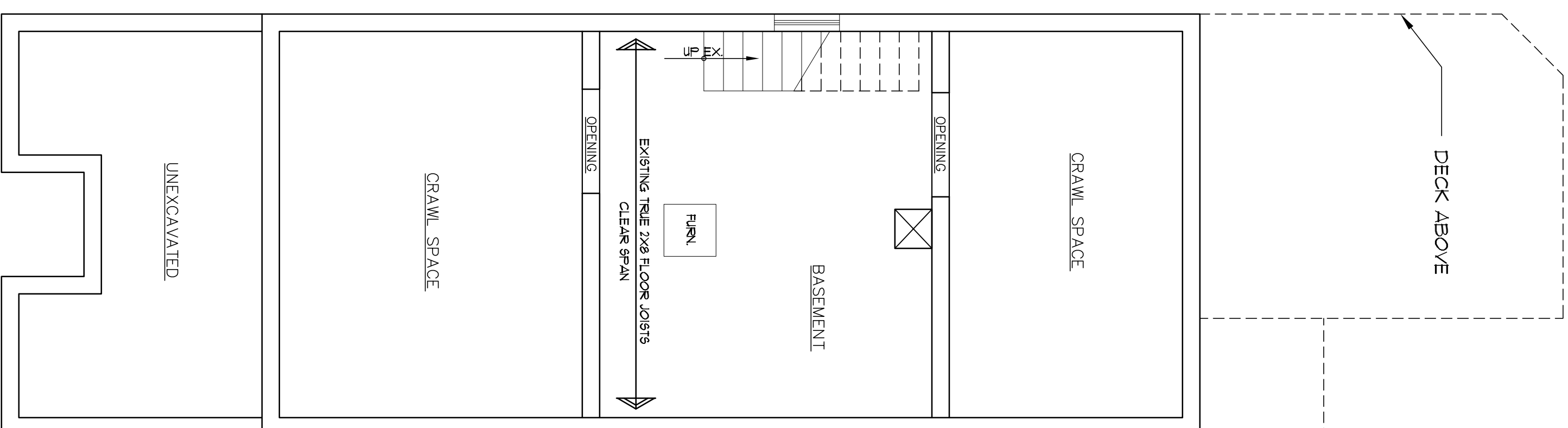
AS BUILT ELEVATIONS

PROJECT 2004S
DIA BY JA
SHEET 1 OF 2

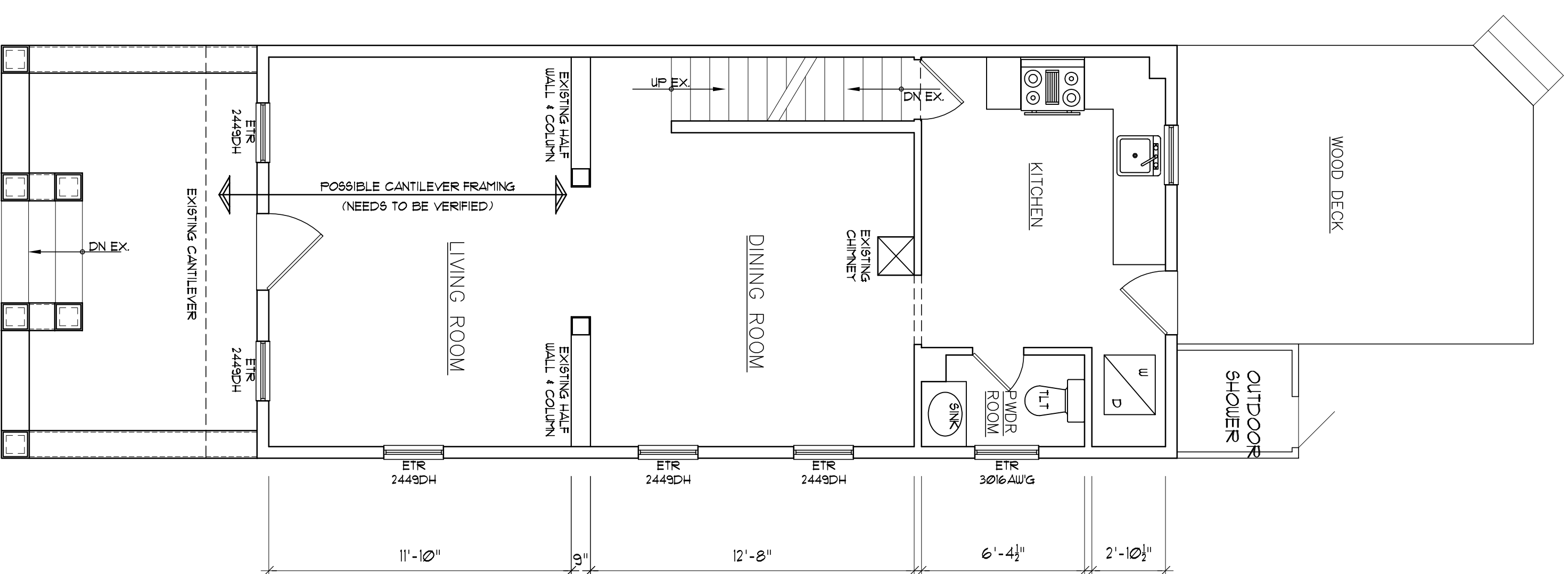
ABI

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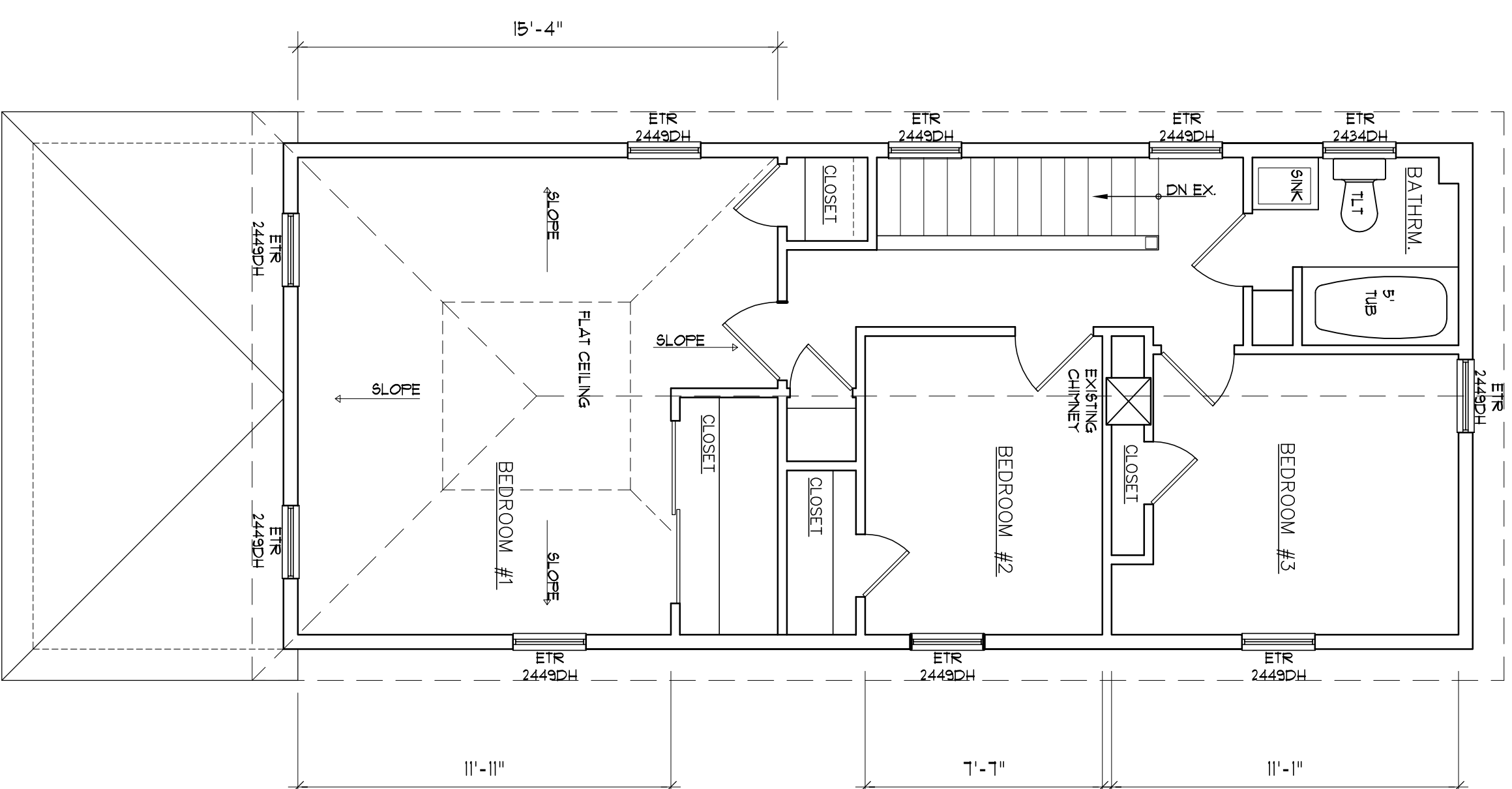
1670 Route 34 North - Suite 1B - Wall, New Jersey 07727 - 732-761-8180



1 EXISTING BASEMENT FOUNDATION PLAN
 AB2 SCALE 1/4"=1"



2 EXISTING FIRST FLOOR PLAN
 AB2 SCALE 1/4"=1"



3 EXISTING SECOND FLOOR PLAN
 AB2 SCALE 1/4"=1"

Documents prepared by the Architect are intended for use solely with respect to the project. The Architect shall retain all claims, the liability and other responsibilities for the project. The Owner shall retain or provide the title of the Architect's professional design by using the project name.

