

SITE DIAGRAM AND ZONING CHART

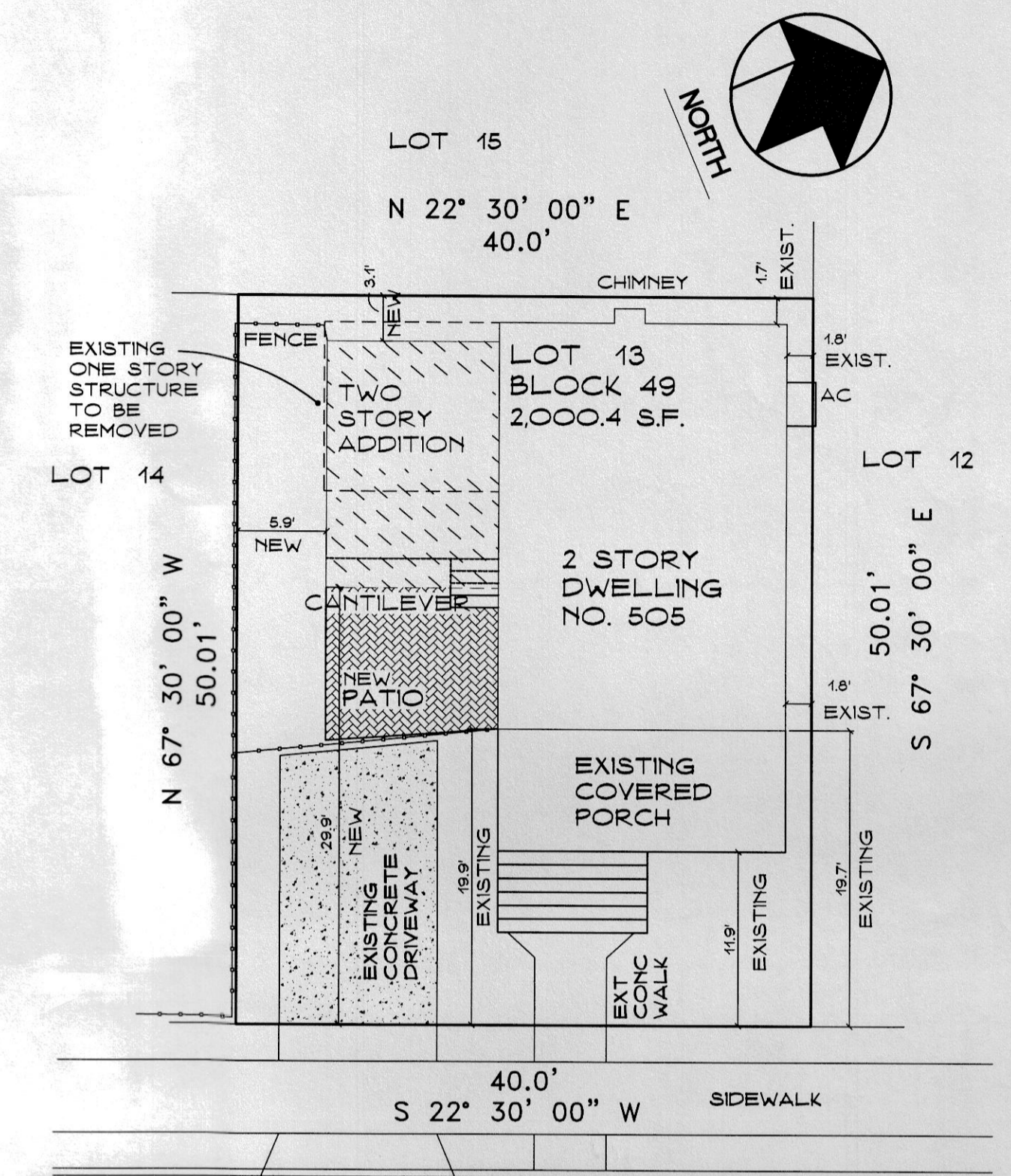


EXISTING CONDITIONS OF THE FRONT OF THE RESIDENCE

ZONE REQUIREMENTS ZONE DISTRICT R-1				
PRINCIPAL BUILDING				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	COMPLIANT
MIN. LOT AREA	5,000 S.F.	2,000.4 S.F.	N.A.	NO
MIN. LOT WIDTH	50'	40'	N.A.	NO
MIN. LOT DEPTH	100'	50.01'	N.A.	NO
MIN. SETBACKS				
FRONT YARD	18'	19.7' - HOUSE 11.9' - PORCH	29.9' - HOUSE	YES
SIDE YARD	10% & 20%	1.8' & 5.5'	1.8' & 5.9'	NO
REAR YARD	10'	1.7'	3.1'	NO
MAX. BUILDING COVERAGE	35%	871 S.F. = 43.54%	932 S.F. = 46.59%	NO
MAX. IMPERVIOUS COVERAGE	60%	1,319 S.F. = 65.93%	1,352 S.F. = 67.58%	NO
MAX. BUILDING HGT	35'	32'-8"	31'-7"	YES

EXISTING BUILDING COVERAGE		PROPOSED BUILDING COVERAGE	
LOT SIZE	2,000.4 S.F.	LOT SIZE	2,000.4 S.F.
HOUSE WITH PORCHES	871 S.F. = 43.54%	HOUSE WITH PORCHES	932 S.F. = 46.59%
TOTAL	871 S.F. = 43.54%	TOTAL	932 S.F. = 46.59%

EXISTING IMPERVIOUS COVERAGE		PROPOSED IMPERVIOUS COVERAGE	
LOT SIZE	2,000.4 S.F.	LOT SIZE	2,000.4 S.F.
HOUSE WITH PORCHES	871 S.F. = 43.54%	HOUSE WITH PORCHES	932 S.F. = 46.59%
FRONT WALKWAY AND STEPS	93 S.F. = 4.64%	FRONT WALKWAY AND STEPS	93 S.F. = 4.64%
PATIO	150 S.F. = 7.49%	PATIO	122 S.F. = 6.09%
DRIVEWAY	205 S.F. = 10.24%	DRIVEWAY	205 S.F. = 10.24%
TOTAL	1,319 S.F. = 65.93%	TOTAL	1,352 S.F. = 67.58%



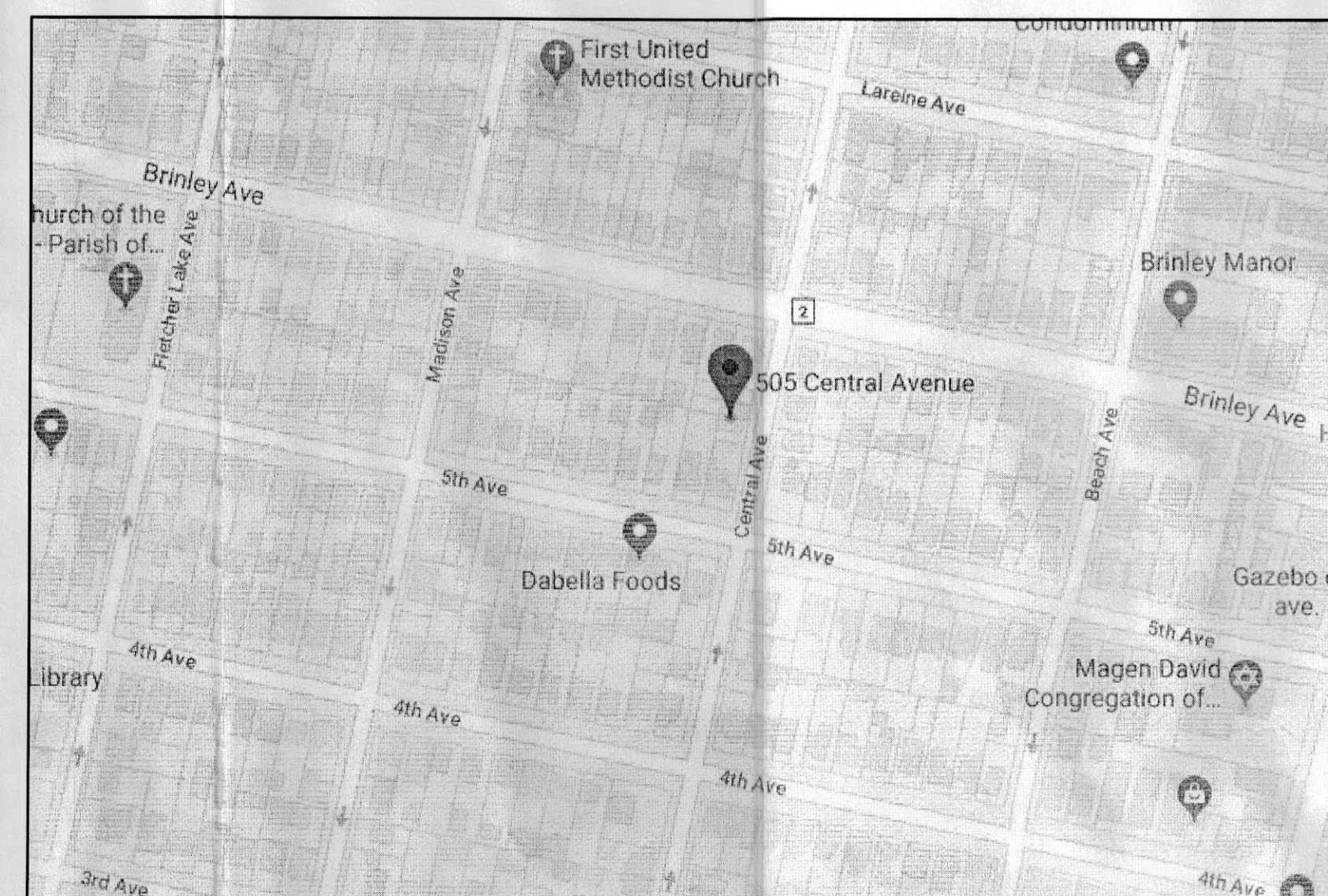
CENTRAL AVENUE

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 CHARLES SURMONTE P.E. & P.L.S. NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. #35835 - DATE OF SURVEY 6-21-2010



KEY MAP
NO SCALE

RV ARCHITECT
RICHARD VILLANO LLC AIA

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

SHEET TITLE SITE DIAGRAM & ZONING CHART	COMM. NO: 20190819 DATE: 9-19-2019
PROJECT ADDITION - ALTERATION TO THE SMITH - PRICE RESIDENCE LOT 13 - BLOCK 49 505 CENTRAL AVENUE BRADLEY BEACH, N.J.	DRAWN: RV CHK: TM SCALE: AS NOTED DRAWING NO: SP-1
REVISIONS	RICHARD VILLANO NEW JERSEY LICENSE # NJ A108912 MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS AND NATIONAL COUNCIL ARCHITECTURAL REGISTRATION BOARDS SHEET: 1 OF 2

PROPOSED PLANS



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



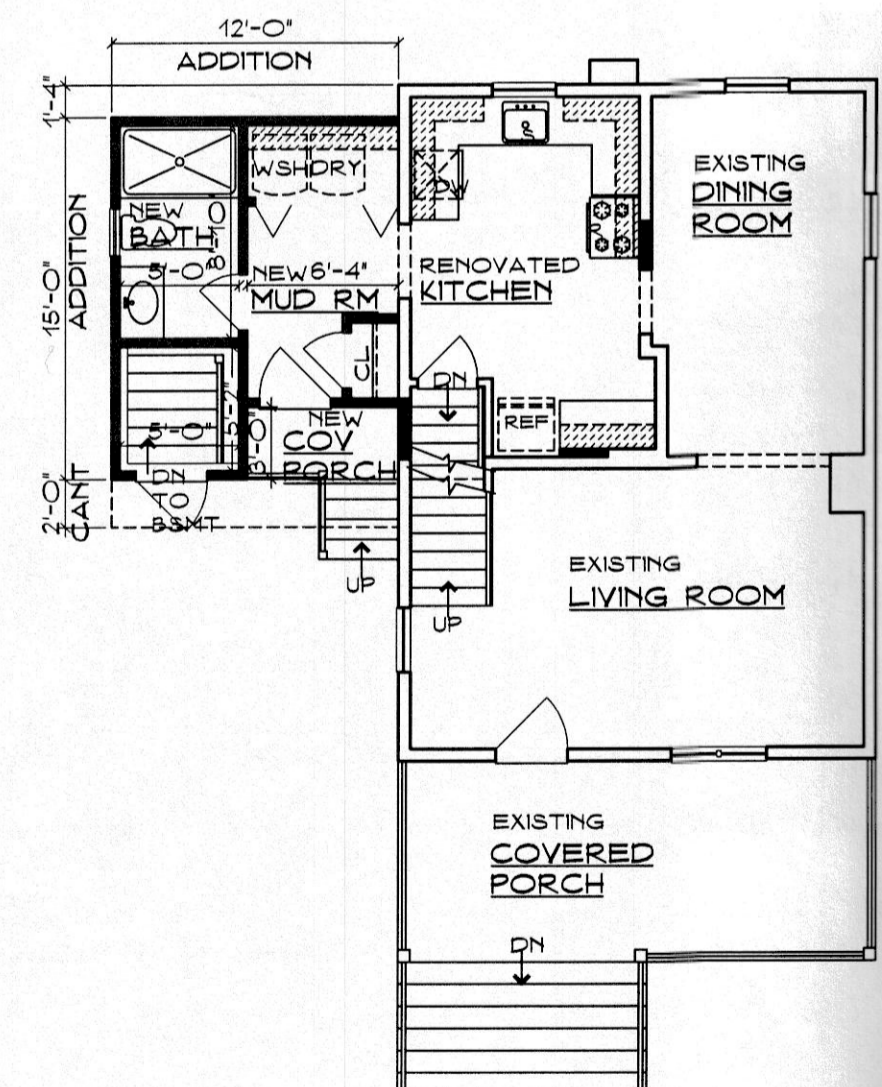
LEFT ELEVATION
SCALE 1/8" = 1'-0"



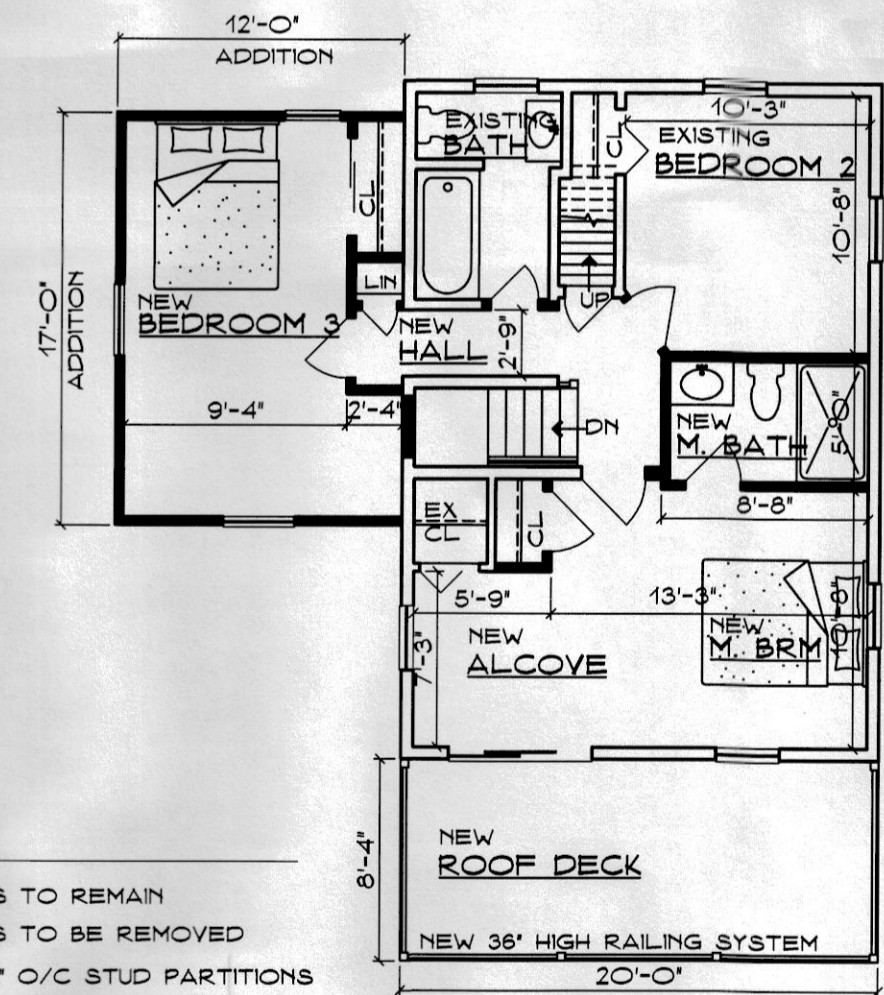
REAR ELEVATION
SCALE 1/8" = 1'-0"



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



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



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

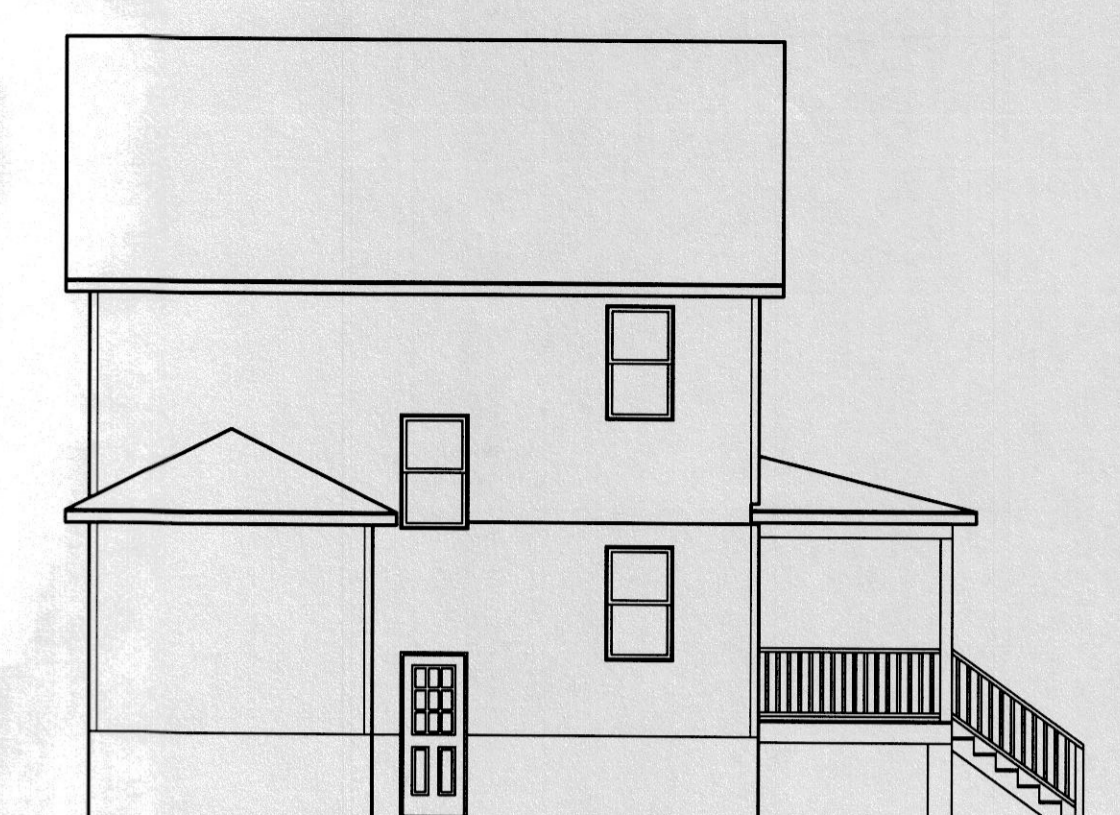
SQUARE FOOTAGE TOTALS

EXISTING FIRST FLOOR LIVING AREA	560 S.F.
PROPOSED FIRST FLOOR LIVING AREA	161 S.F.
EXISTING SECOND FLOOR LIVING AREA	560 S.F.
PROPOSED SECOND FLOOR LIVING AREA	204 S.F.
TOTAL LIVING AREA	1,485 S.F.

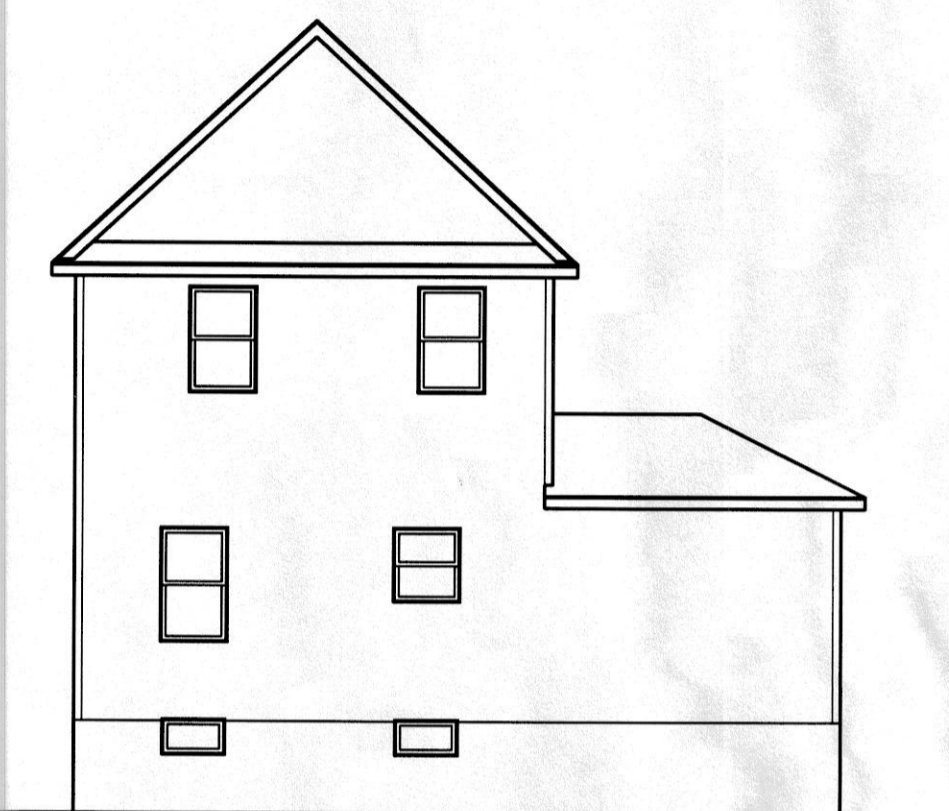
EXISTING PLANS



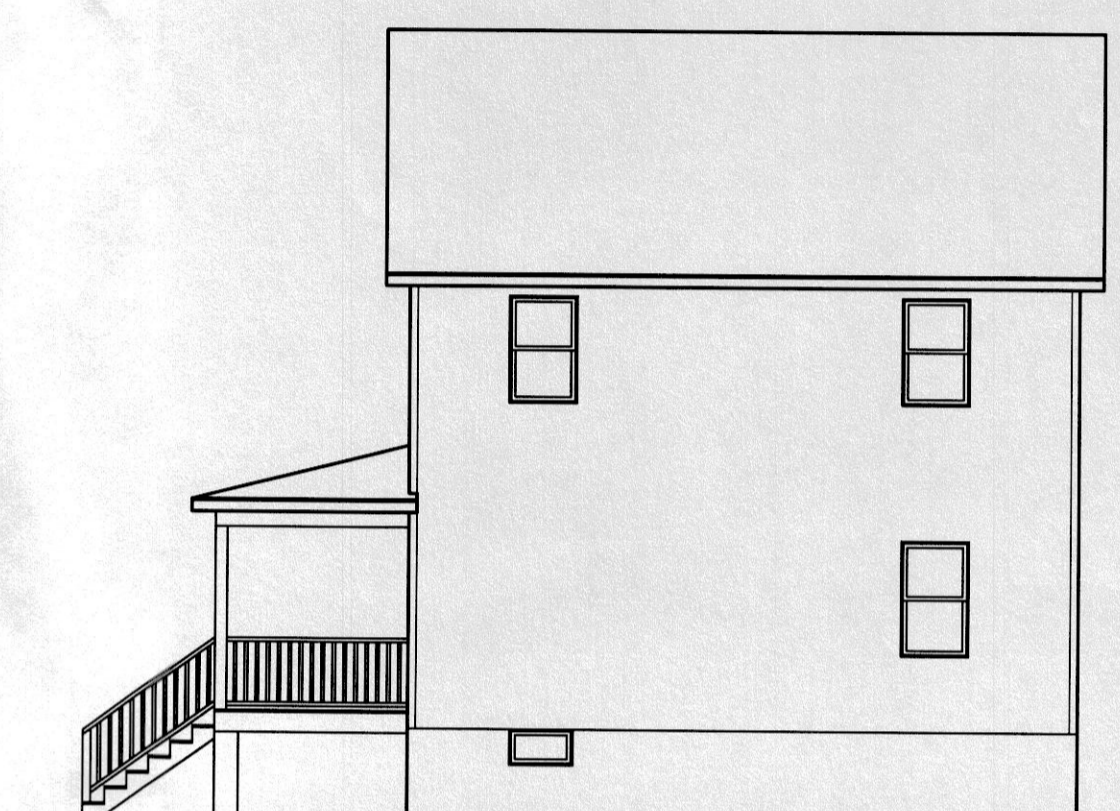
FRONT ELEVATION
SCALE 1/8" = 1'-0"



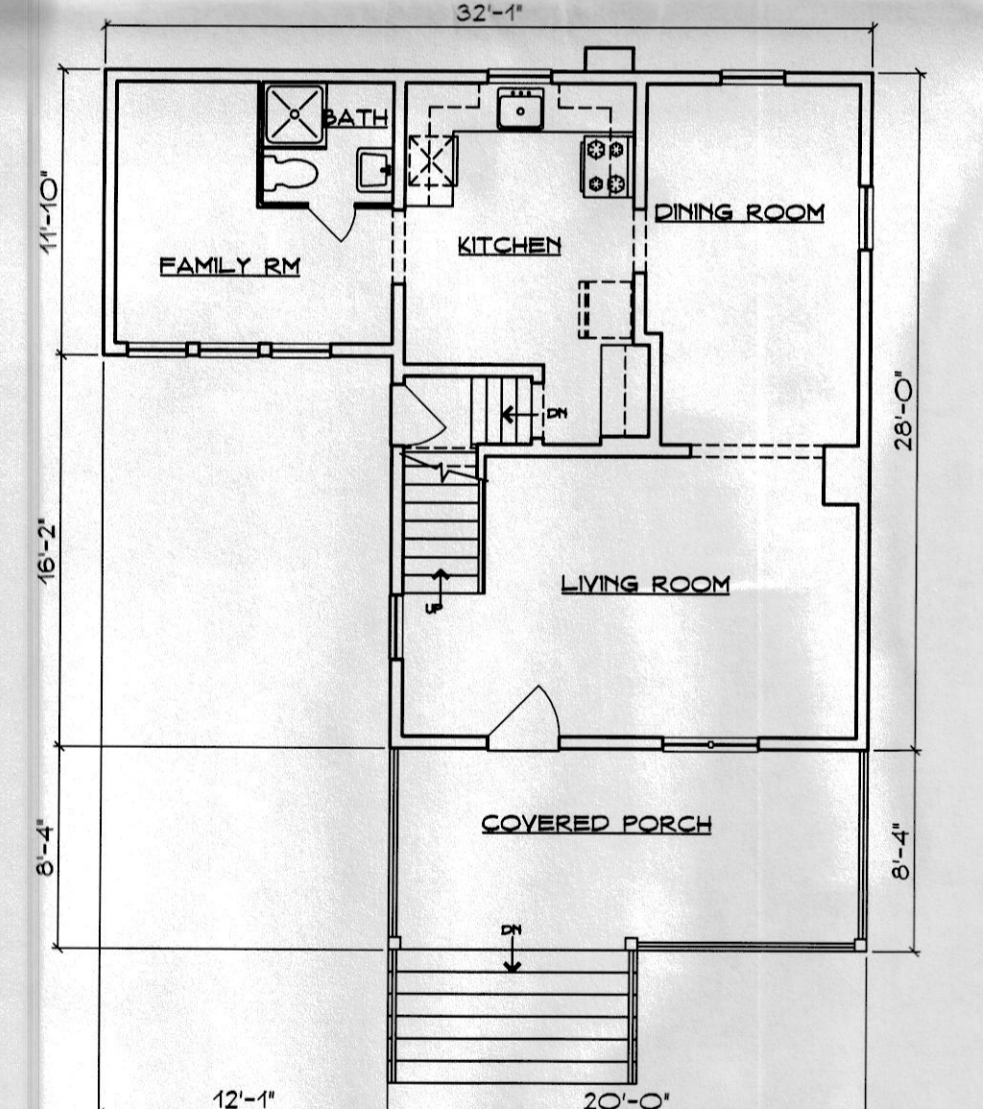
RIGHT ELEVATION
SCALE 1/8" = 1'-0"



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



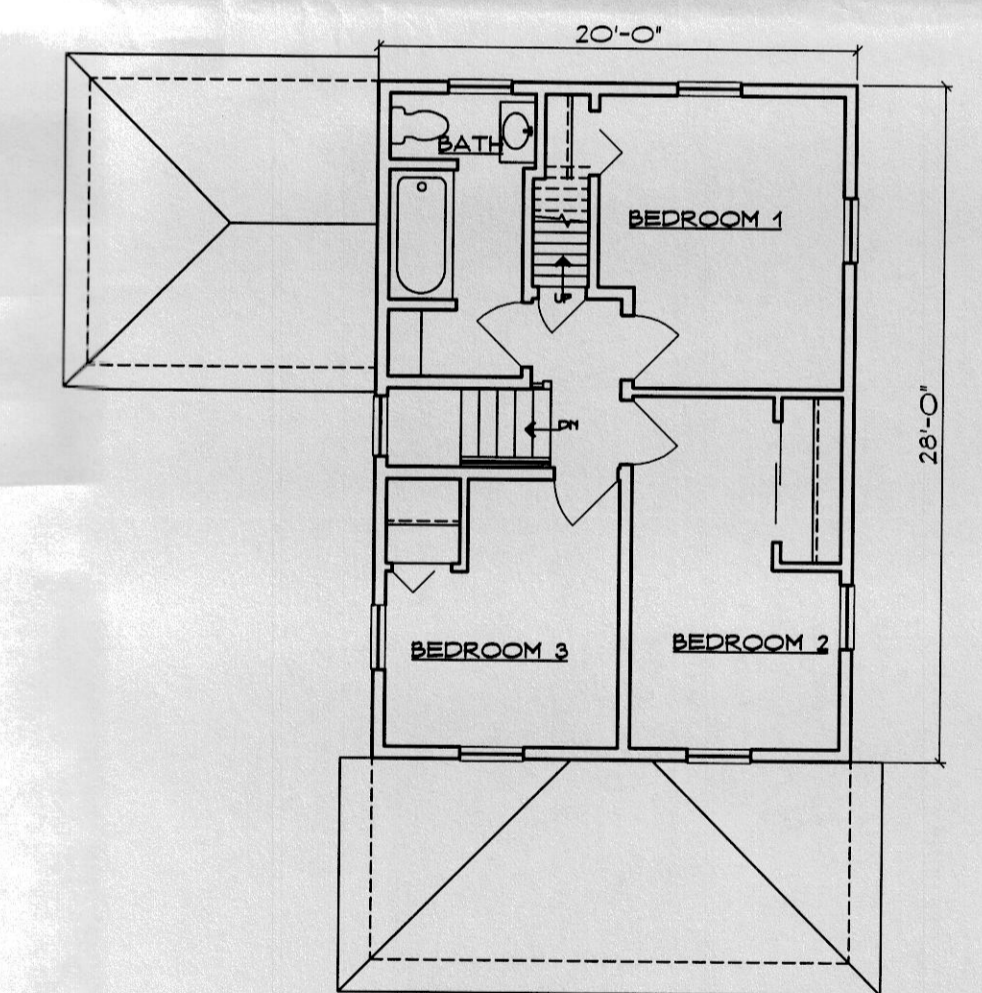
LEFT ELEVATION
SCALE 1/8" = 1'-0"



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

SQUARE FOOTAGE TOTALS

EXISTING FIRST FLOOR LIVING AREA	702 S.F.
EXISTING SECOND FLOOR LIVING AREA	560 S.F.
TOTAL LIVING AREA	1,262 S.F.



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

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PROJECT ADDITION - ALTERATION TO THE SMITH - PRICE RESIDENCE LOT 13 - BLOCK 49 505 CENTRAL AVENUE BRADLEY BEACH, N.J.	DRAWN: RV CHK: TM SCALE: AS NOTED DRAWING NO.:
Richard Villano	SP-2
RICHARD VILLANO NEW JERSEY LICENSE # N.J. A108312 MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS AND NATIONAL COUNCIL ARCHITECTURAL REGISTRATION BOARD	REVISIONS SHEET: 2 OF 2