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Bruswick Surveying Incorporated
Licensed Land Surveyors
61 Stelton Road Piscataway, New Jersey
08854 (732) 752-0100

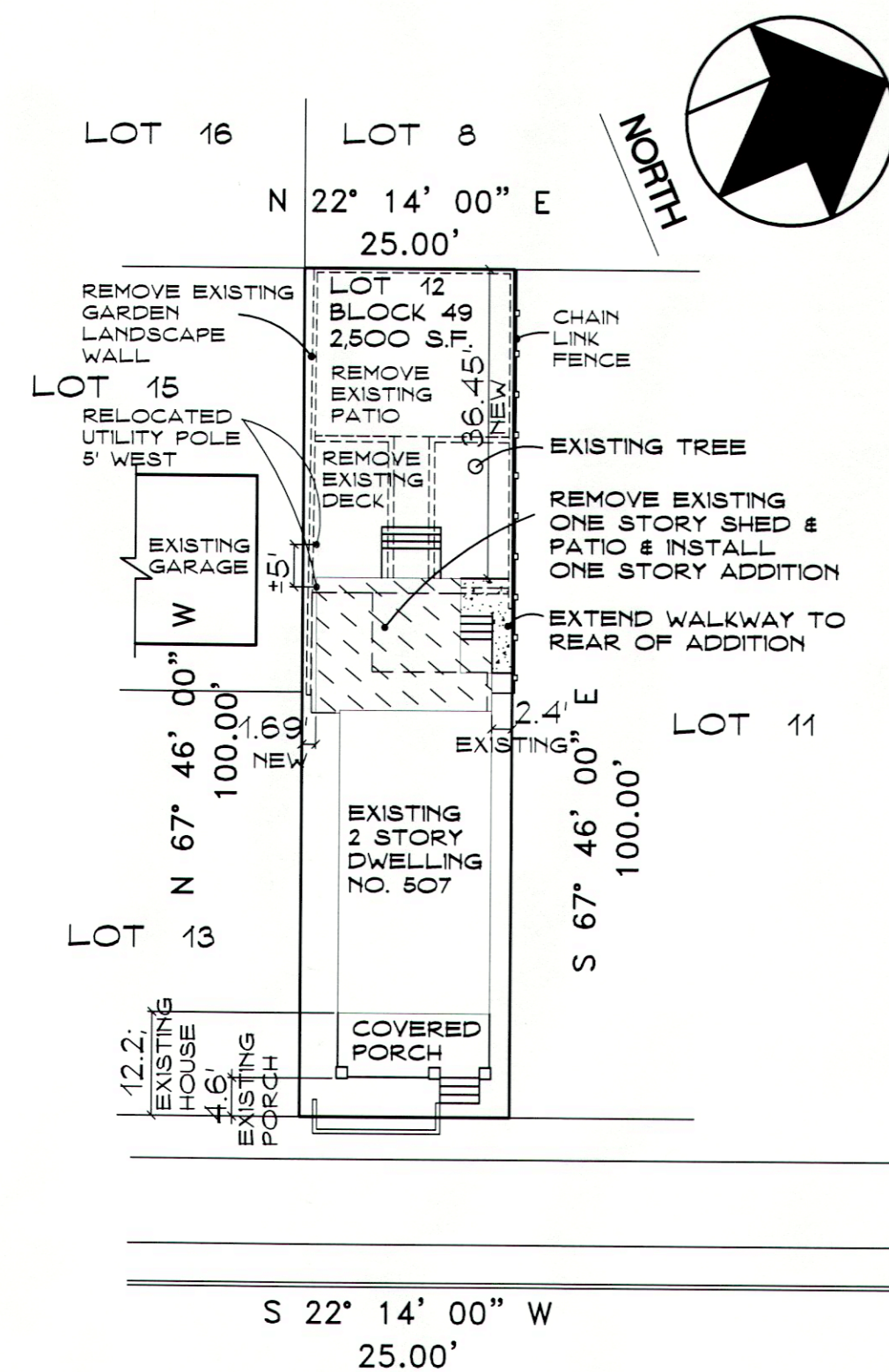
PLAN OF SURVEY
Mark and Paula Rann
Borough of Bradley Beach
Morris County, New Jersey
Block 49 Lot 12

I hereby certify this survey to:
Mark Rann and Paula Rann,
husband and wife; Couch
Braunsdorf Insurance Group,
Inc.; Old Republic National
Title Insurance Company; Alison
E. Kosberg, Esq.;

Robert M. Horvath N.J.L.S. 27476
JAY A. Stuhl, Jr. N.J.L.S. 36762

Drawn by: TG Job No: 1446-13 Date: 10/17/2013
Checked by: REH Scale: 1"=20'
Cert. No: 24GA27940000

EXISTING SURVEY OF PROPERTY



CENTRAL AVENUE

PROPOSED 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 BRUSWICK SURVEYING INCORPORATED LICENSED LAND SURVEYORS 61 STELTON ROAD, PISCATAWAY, NJ 08854 ROBERT HORVATH - NEW JERSEY LAND SURVEYOR N.J. LIC. #27476 - DATE OF SURVEY 10-17-2013

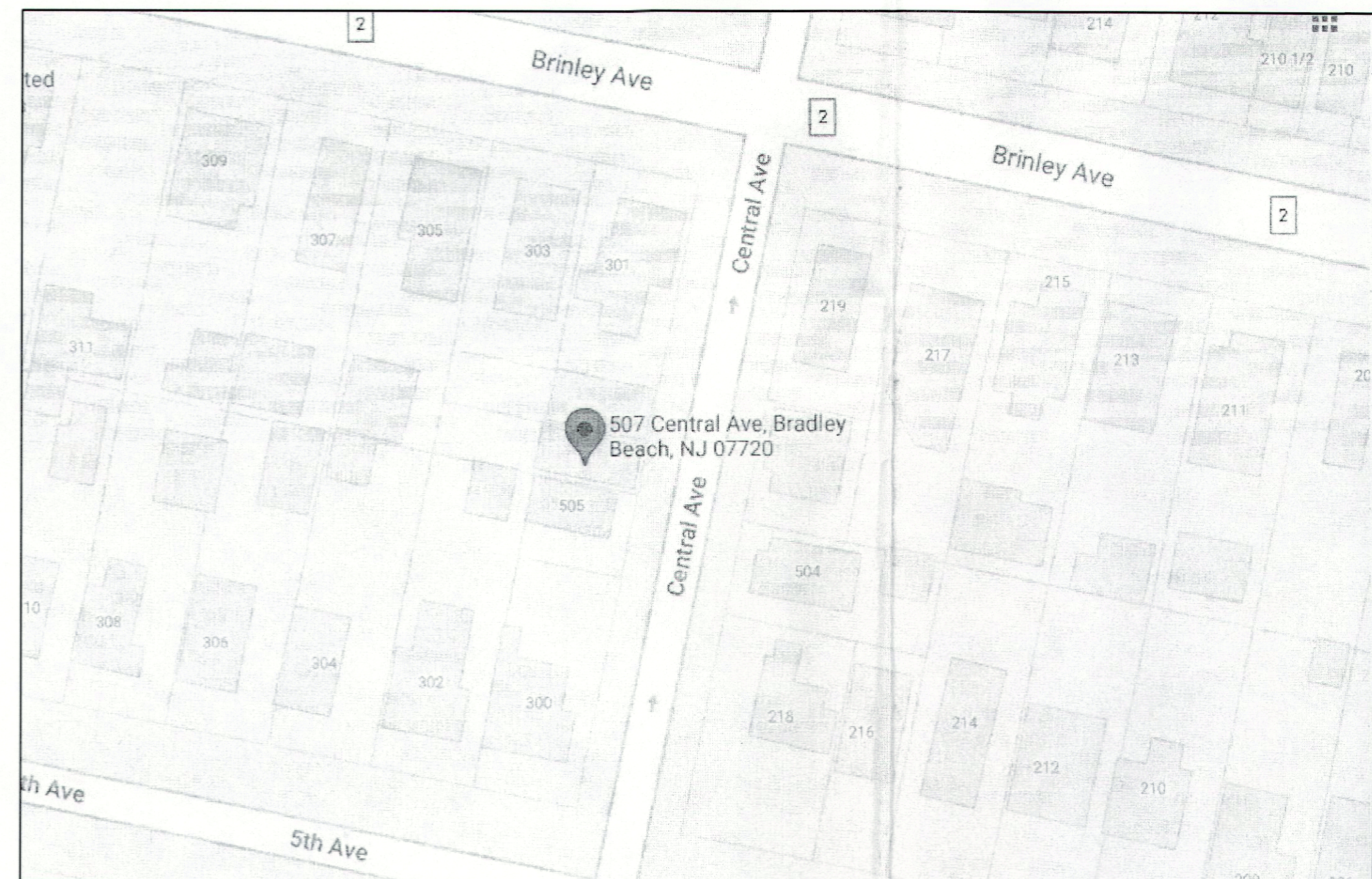
ZONE REQUIREMENTS
ZONE DISTRICT R-1

PRINCIPAL BUILDING DESCRIPTION	REQUIRED	EXISTING	PROPOSED	COMPLIANT
MIN. LOT AREA	5,000 S.F.	2,500 S.F.	NO CHANGE	NO
MIN. LOT WIDTH	50'	25'	NO CHANGE	NO
MIN. LOT DEPTH	100'	100'	NO CHANGE	YES
MIN. SETBACKS FRONT YARD	15'	12'-2" HOUSE 4'-8" PORCH	NO CHANGE NO CHANGE	NO
SIDE YARD REAR YARD	10% & 20% 25'	0.5' - 2.9' TOTAL 36.18'	1.69' - 4.09' TOTAL 36.45'	NO YES
MAX. BUILDING COVERAGE	35%	942 S.F. = 37.68%	1,066 S.F. = 42.64%	NO
MAX. IMPERVIOUS COVERAGE	60%	2,167 S.F. = 86.68%	1,317 S.F. = 52.68%	YES
MAX. BLDG. HGT.	35'	24'-9"	14'-9"	YES

EXISTING		PROPOSED	
LOT SIZE	2,500 SQ. FT.	LOT SIZE	2,500 SQ. FT.
BUILDING COVERAGE		BUILDING COVERAGE	
HOUSE W/ FRONT PORCH	780 S.F. = 31.20%	HOUSE W/ FRONT PORCH	780 S.F. = 31.20%
REAR ATTACHED SHEDS	162 S.F. = 6.48%	1 STORY ADDITION	286 S.F. = 11.44%
TOTAL BUILDING	942 S.F. = 37.68%	TOTAL BUILDING	1,066 S.F. = 42.64%
IMPERVIOUS COVERAGE		IMPERVIOUS COVERAGE	
TOTAL BUILDING	942 S.F. = 37.68%	TOTAL BUILDING	1,066 S.F. = 42.64%
REAR PATIO 1	442 S.F. = 17.68%	WALKS & STEPS	209 S.F. = 8.36%
REAR PATIO 2	149 S.F. = 5.96%	NEW PLATFORM & STEPS	42 S.F. = 1.68%
DECK	430 S.F. = 17.20%	TOTAL IMPERVIOUS	1,317 S.F. = 52.68%
LANDSCAPE WALL	56 S.F. = 2.24%		
WALKS	148 S.F. = 5.92%		
TOTAL IMPERVIOUS	2,167 S.F. = 86.68%		



EXISTING CONDITIONS OF THE REAR OF THE RESIDENCE



KEY MAP - NO SCALE

SITE DIAGRAM AND ZONING CHART

RV ARCHITECT
RICHARD VILLANO LLC AIA

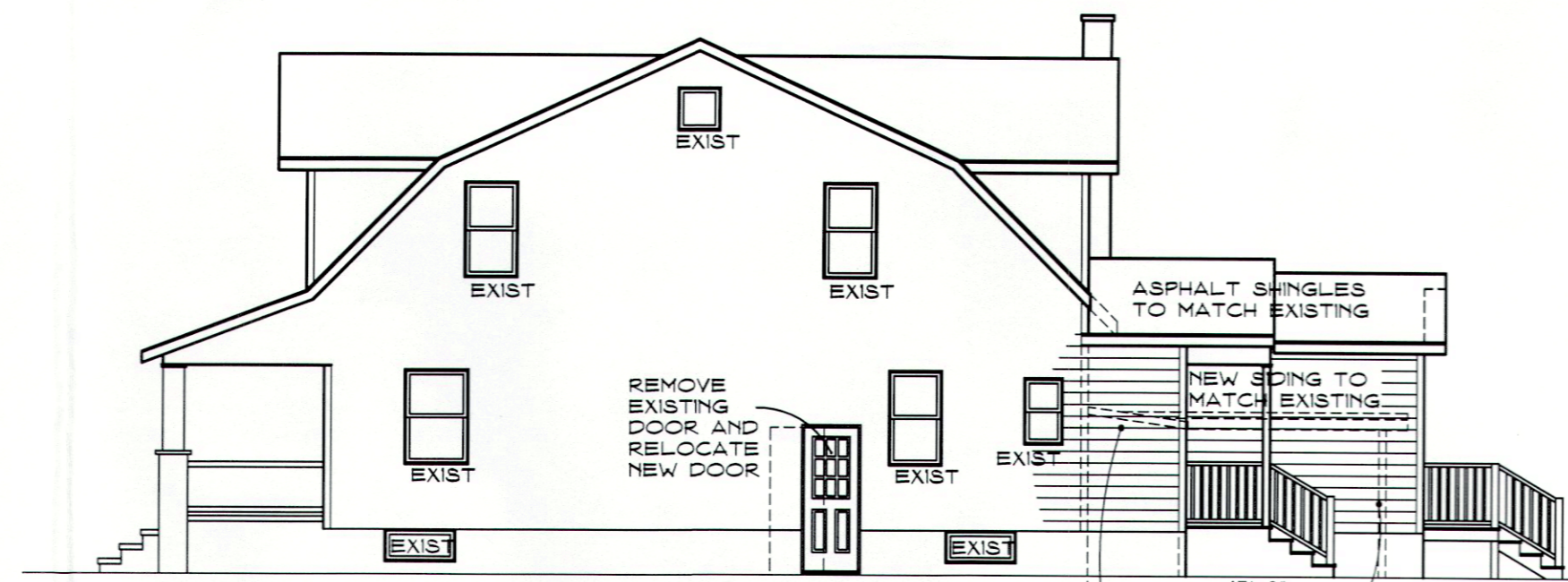
2006 STATE HWY 71 SPRING LAKE HEIGHTS, NEW JERSEY 07762 Tel: 732-282-9300 Fax: 732-282-9301
WEB: ARCHITECTRICHARDVILLANO.COM

SHEET TITLE	SITE DIAGRAM - ZONING CHART KEY MAP & PICTURES	COMM NO	20200803
DATE	6-8-2021	DRAWN	TM/RV
PROJECT	ADDITION - ALTERATION TO THE RANN RESIDENCE LOTS 12 - BLOCK 49 507 CENTRAL AVENUE BRADLEY BEACH, N.J.	CHK	RV
SCALE	AS NOTED	DRAWING NO.	SP-1
REVISIONS		SHEET	1 OF 2



FRONT ELEVATION

SCALE 1/8" = 1'-0"



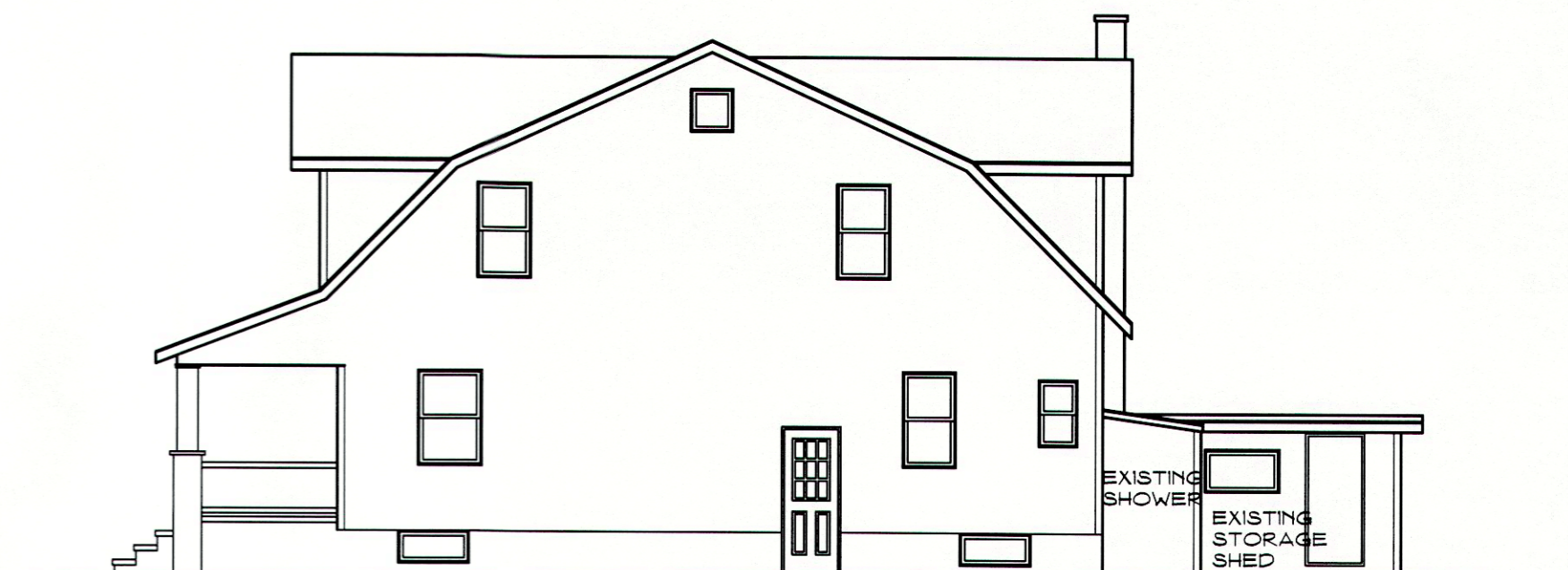
RIGHT ELEVATION

SCALE 1/8" = 1'-0"



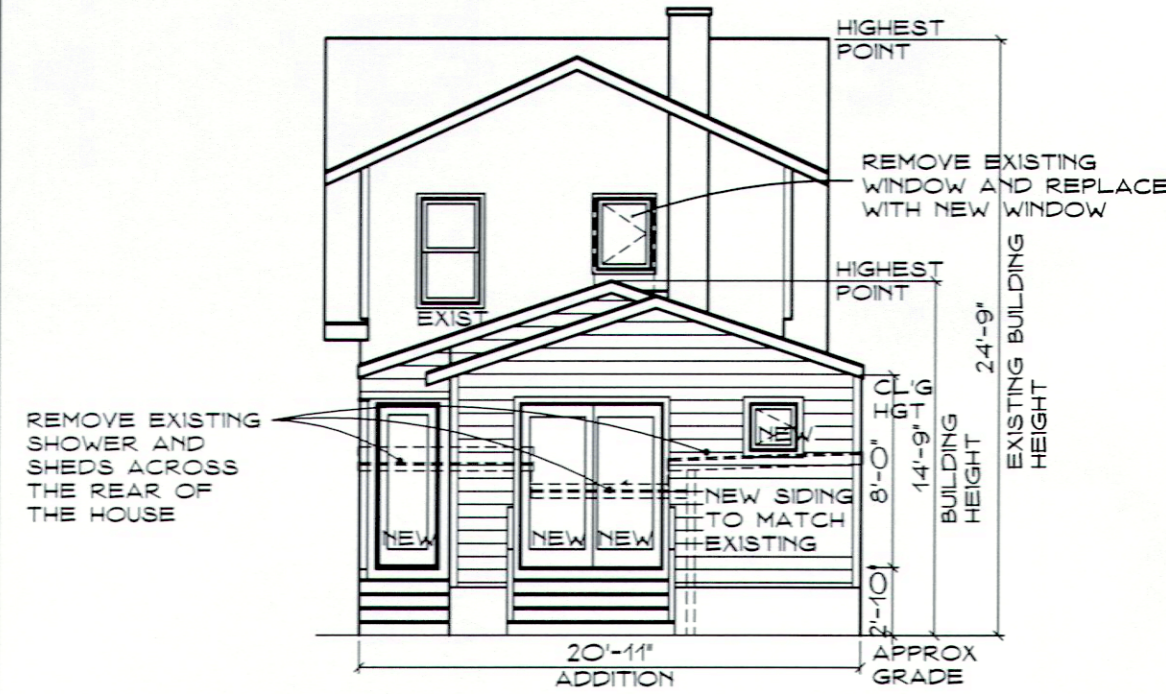
FRONT ELEVATION

SCALE 1/8" = 1'-0"



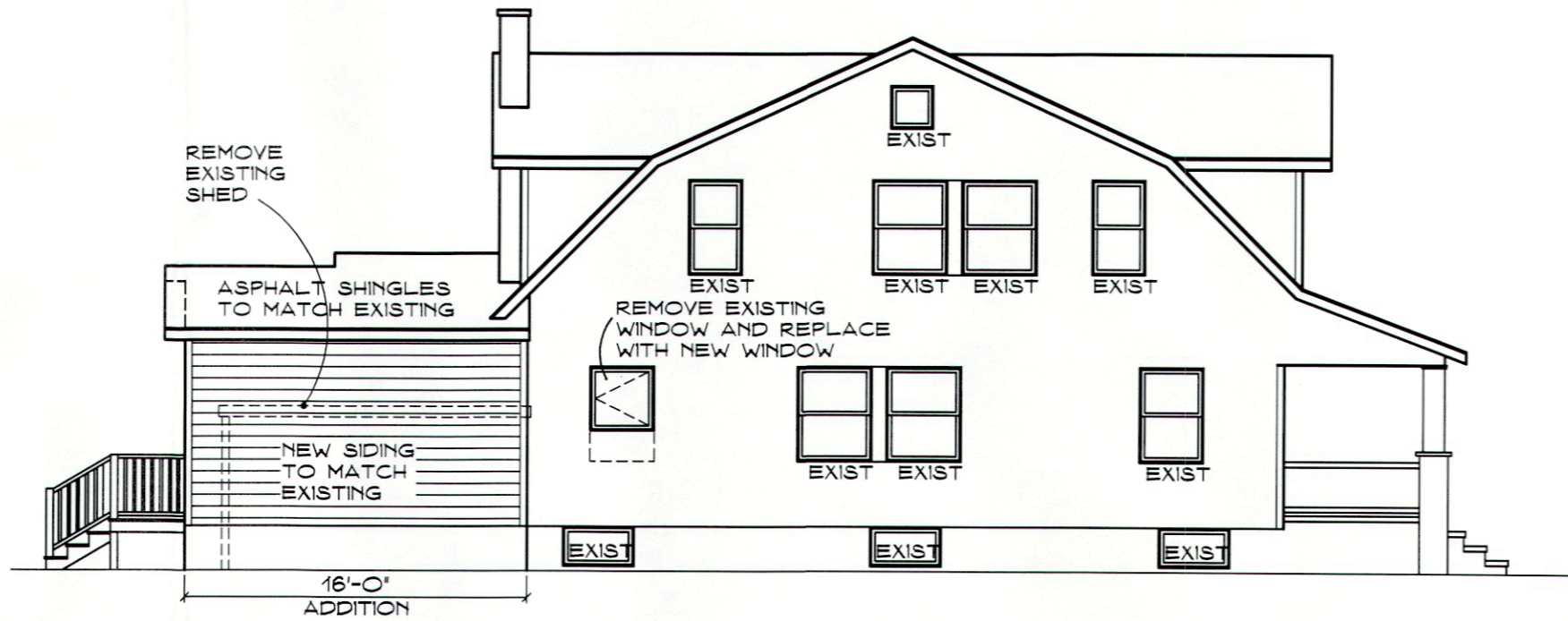
RIGHT ELEVATION

SCALE 1/8" = 1'-0"



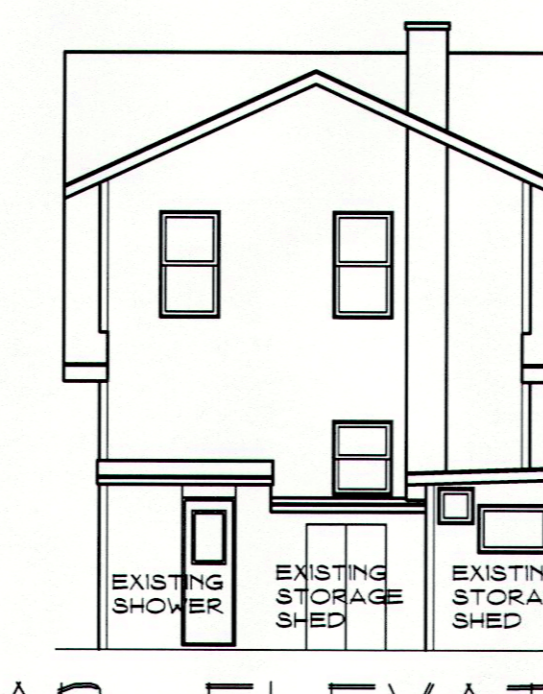
REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT ELEVATION

SCALE 1/8" = 1'-0"



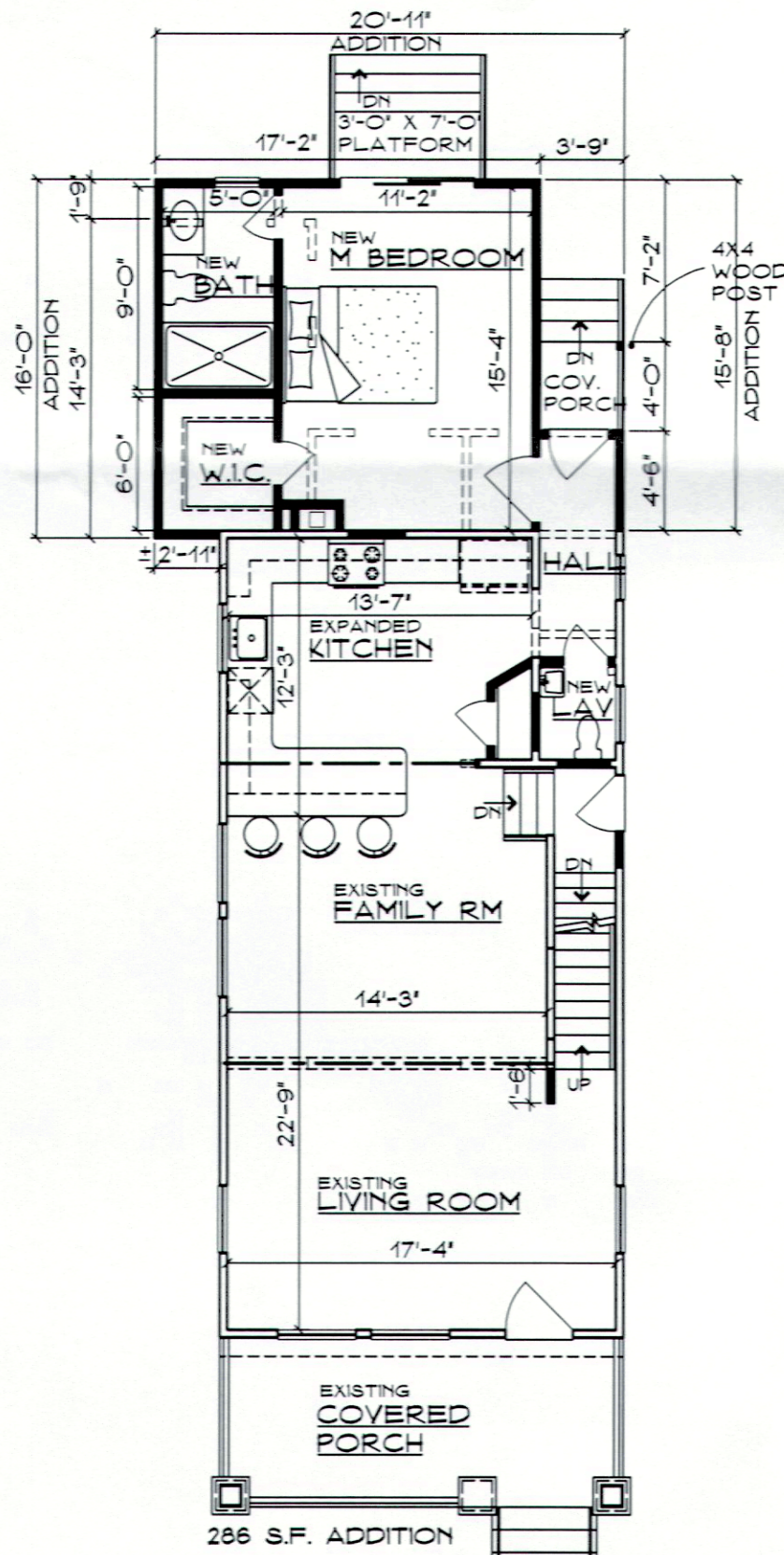
REAR ELEVATION

SCALE 1/8" = 1'-0"



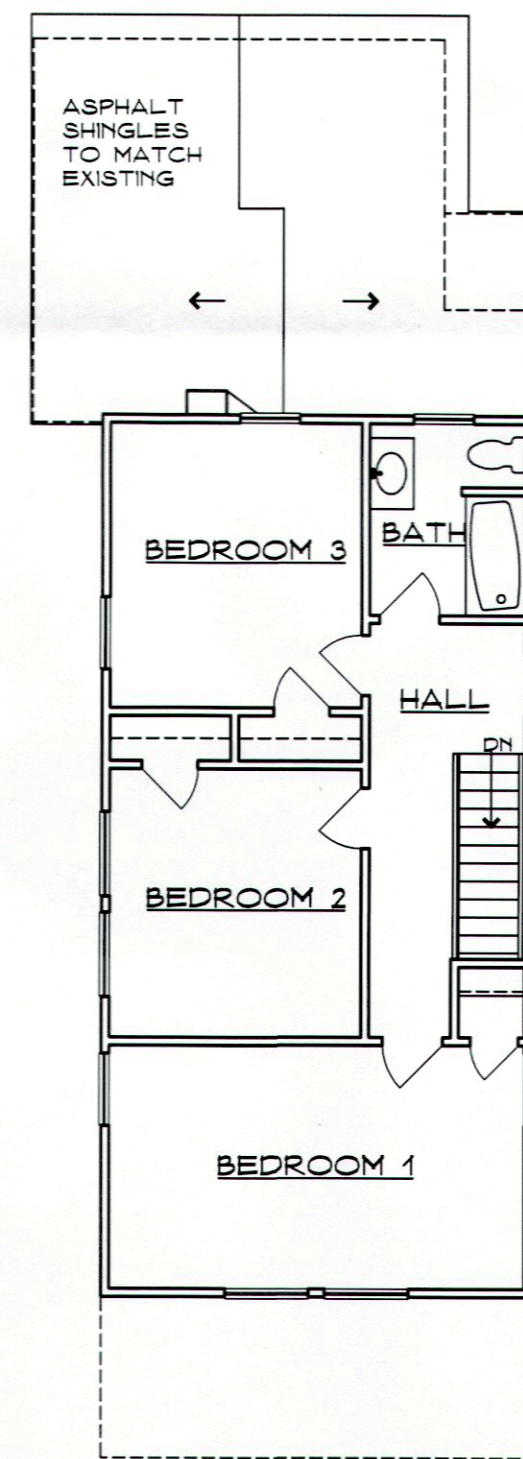
LEFT ELEVATION

SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

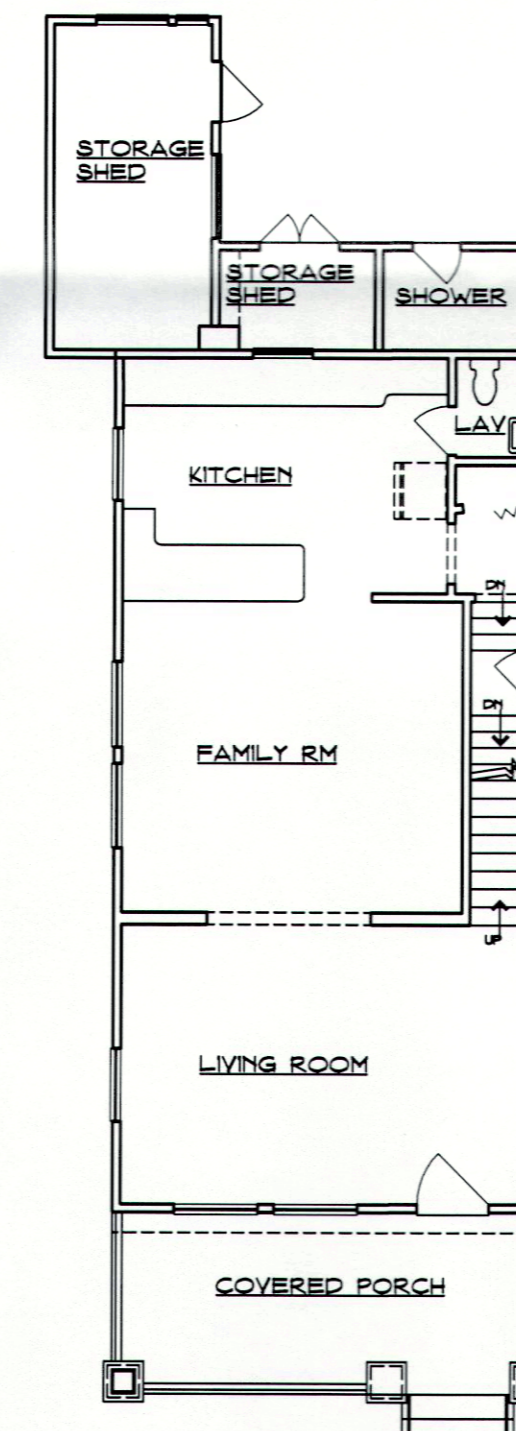


SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

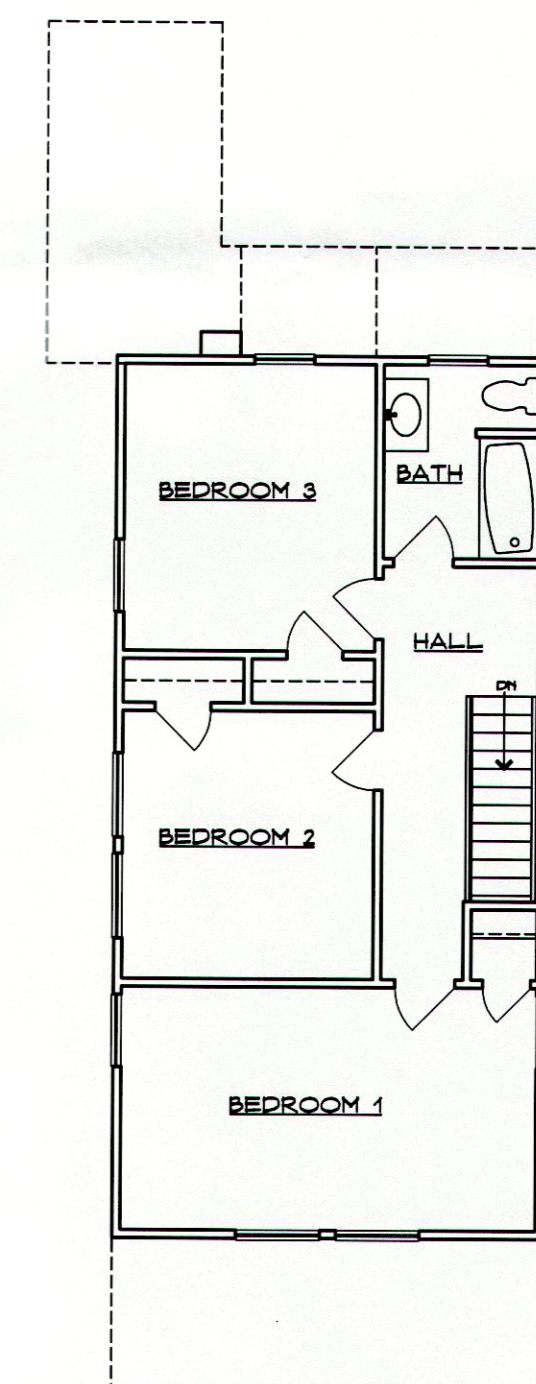
LEGEND

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



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

SQUARE FOOTAGE TOTALS

EXISTING FIRST FLOOR LIVING AREA	642 S.F.
PROPOSED FIRST FLOOR LIVING AREA	286 S.F.
EXISTING SECOND FLOOR LIVING AREA	657 S.F.
TOTAL LIVING AREA	1,585 S.F.

SQUARE FOOTAGE TOTALS

EXISTING FIRST FLOOR LIVING AREA	642 S.F.
EXISTING SECOND FLOOR LIVING AREA	657 S.F.
TOTAL LIVING AREA	1,299 S.F.
STORAGE SHEDS AND SHOWER	164 S.F.

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 & ELEVATIONS
 DATE 6-8-2021
 PROJECT ADDITION - ALTERATION TO THE RANN RESIDENCE LOT 12 - BLOCK 49 507 CENTRAL AVENUE BRADLEY BEACH, N.J.
 DRAWN RV
 CKD TM
 SCALE AS NOTED
 DRAWING NO.

COM: NO: 2020803
 DATE 6-8-2021
 DRAWN RV
 CKD TM
 SCALE AS NOTED
 DRAWING NO.
SP-2

Richard Villano
 RICHARD VILLANO NEW JERSEY LICENSE # N.J. A108312
 MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS AND NATIONAL COUNCIL ARCHITECTURAL REGISTRATION BOARDS

REVISIONS
 SHEET: 2 OF 2

PROPOSED PLANS

EXISTING PLANS