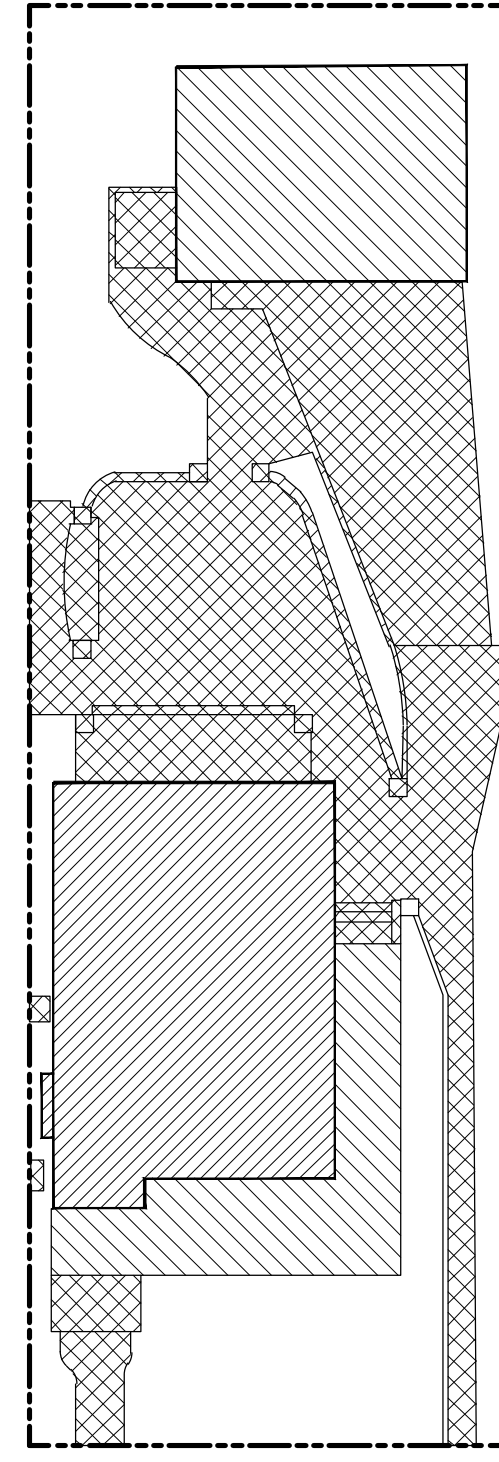


EXIST. COV. CALCS.

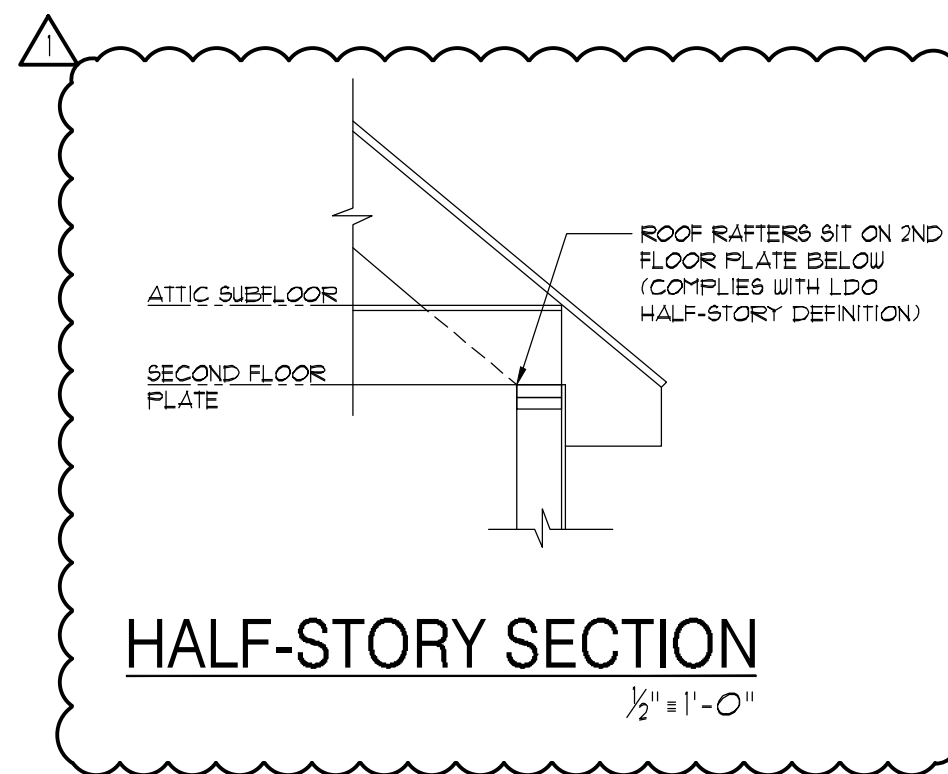
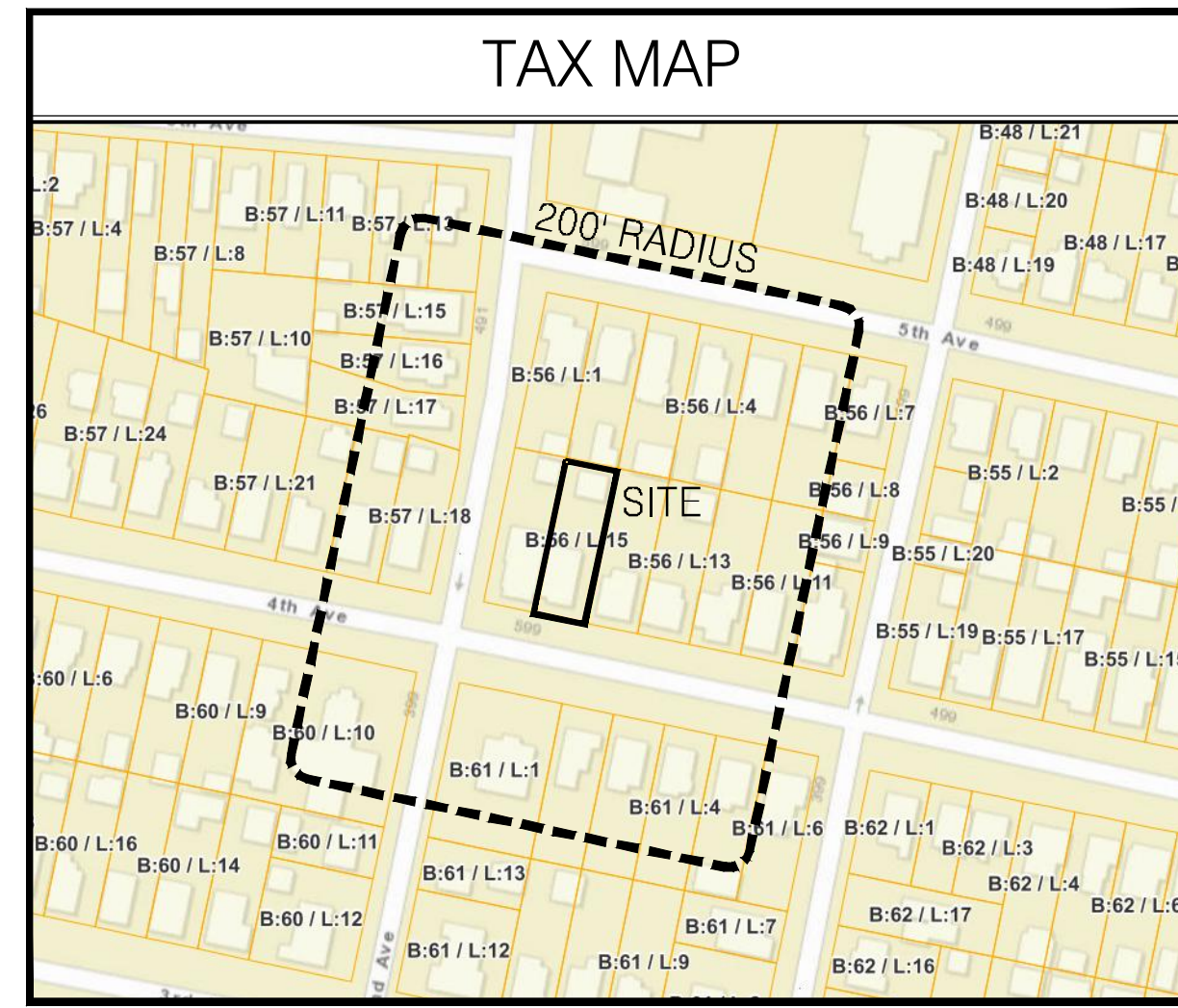
LOT AREA: 1500 SQ. FT.
 BUILDING COVERAGE: 2,352 SQ. FT. (31.4%)
 LOT COVERAGE: 5,039 SQ. FT. (61.1%)



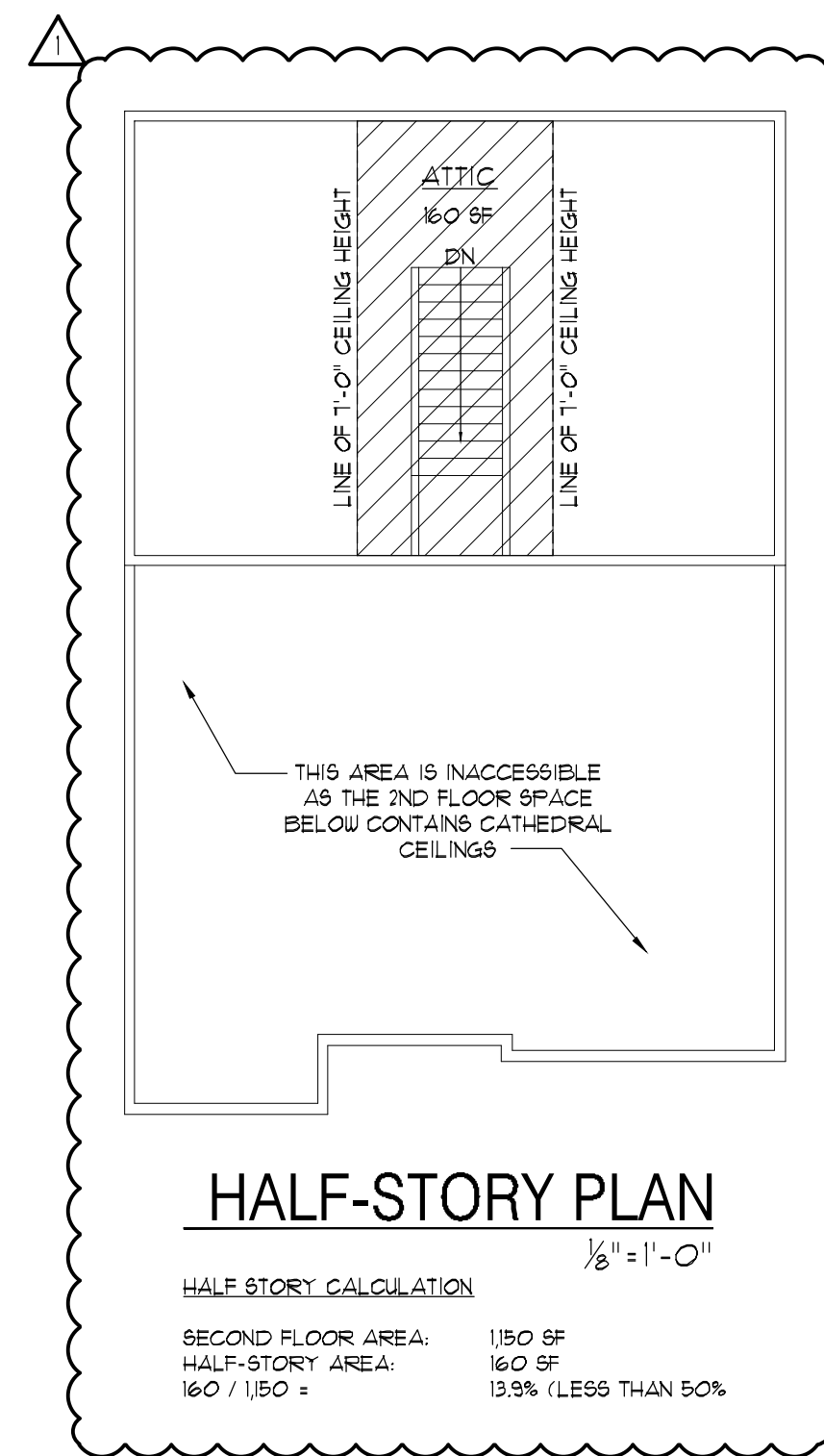
PROP. COV. CALCS.

LOT AREA: 1500 SQ. FT.
 BUILDING COVERAGE: 2,428 SQ. FT. (31.4%)
 LOT COVERAGE: 5,074 SQ. FT. (61.1%)

NOTE: ACCESSORY STRUCTURE PLANS SHOWN FOR INFORMATION PURPOSES ONLY. NO CHANGES PROPOSED AT ACCESSORY STRUCTURE.

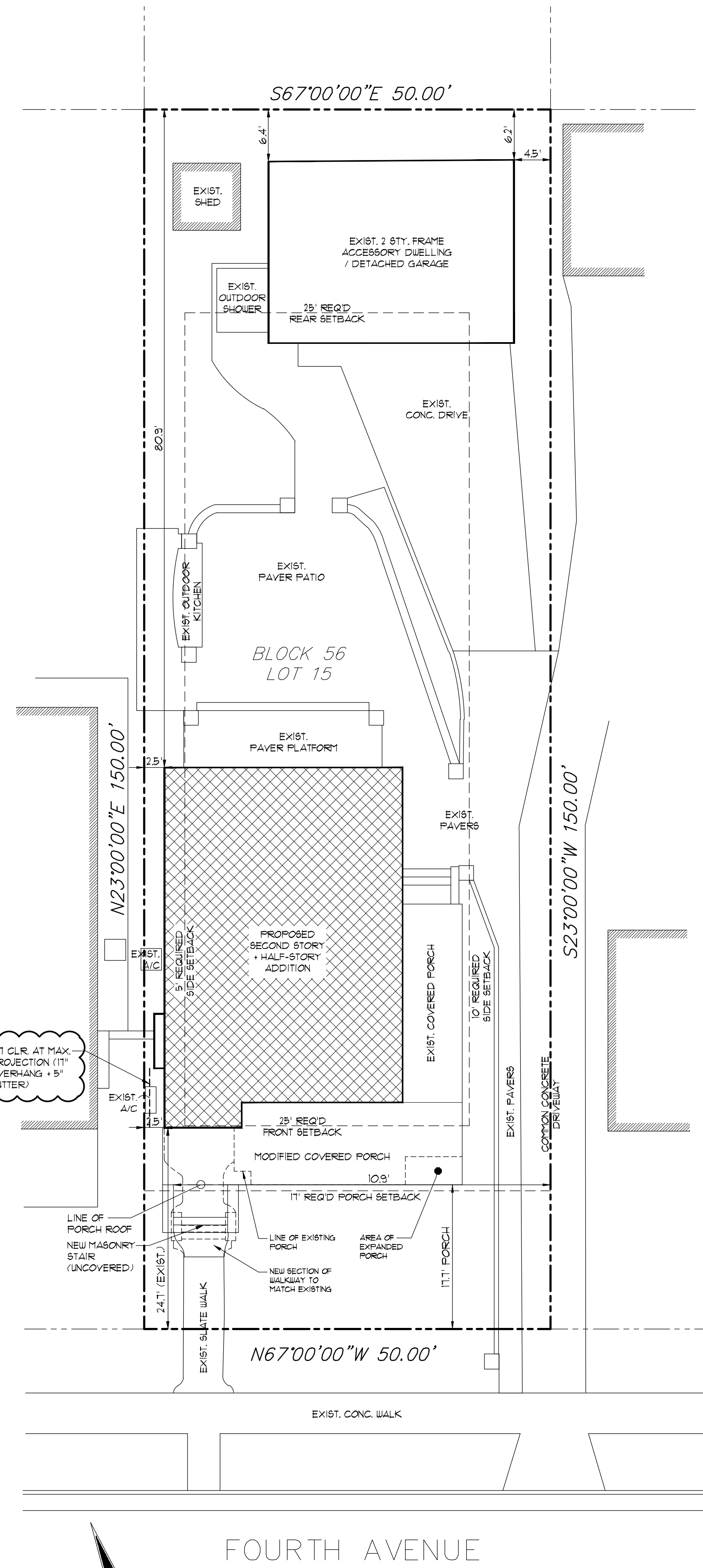


HALF-STORY SECTION
 1/2" = 1'-0"



HALF-STORY PLAN
 1/8" = 1'-0"

HALF-STORY CALCULATION
 SECOND FLOOR AREA: 1180 SF
 HALF-STORY AREA: 160 SF
 160 / 1180 = 13.5% (LESS THAN 50%)



PROPOSED SITE PLAN
 1" = 10'-0"

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY JOHN W. McCORD, SR. LIC. NO. 35385, POLARIS SURVEY AND DESIGN, DATED 4/1/18.

PROPOSED ADDITION/ALTERATIONS FOR:
CAPONEGRO RESIDENCE
 510 Fourth Ave
 Bradley Beach, New Jersey
 Block: 56 Lot: 15

PROJECT INFORMATION

BUILDING CODES:
 REHABILITATION SUBCODE (NJAC 5:23-6)
 INTERNATIONAL RESIDENTIAL CODE - 2018 (NJ EDITION), WHERE APPLICABLE

BUILDING STATISTICS:
 USE GROUP: R-5
 CONSTRUCTION CLASS: 5B
 NUMBER OF STORIES: 2

DESIGN LOADS:

FLOOR LOADING:	DEAD LOAD:	15 PSF
	LIVE LOAD LIVING:	40 PSF
	LIVE LOAD SLEEPING:	30 PSF
	LIVING LOAD HABITABLE ATTIC:	30 PSF
	LIVE LOAD 1ST FLOOR DECK:	40 PSF
	LIVE LOAD BALCONY:	60 PSF
ROOF LOADING:	DEAD LOAD:	15 PSF
	LIVE LOAD (GROUND SNOW):	30 PSF

WIND SPEED (MIH): 125 MPH (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE WIND DOES NOT EXCEED 130 MPH)

BUILDING AREA:

	EXISTING	ADDED	TOTAL
FIRST FLOOR	1,192 SF	0 SF	1,192 SF
SECOND FLOOR	1,030 SF	120 SF	1,150 SF
TOTAL	2,222 SF	120 SF	2,342 SF
CONSTRUCTION VOLUME	11,681 CU. FT.	3,391 CU. FT.	21,078 CU. FT.
ACCESSORY - FIRST FLOOR	630 SF	NO CHANGE	
ACCESSORY - SECOND FLOOR	591 SF	NO CHANGE	
ACCESSORY - TOTAL AREA	1,221 SF	NO CHANGE	

ZONING INFORMATION

REQUIREMENTS FOR R-1 SINGLE FAMILY RESIDENTIAL ZONE

	REQ'D/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 SQ. FT.	1,500 SQ. FT.	1,500 SQ. FT.
MINIMUM LOT WIDTH	50 FT.	50 FT.	50 FT.
MINIMUM LOT DEPTH	100 FT.	150 FT.	150 FT.
MIN. FRONT YARD SETBACK	25 FT.	24.7 FT. ⊕	24.7 FT. ⊕ ⊕
PORCH SETBACK -	11 FT.	11.7 FT.	11.7 FT.
MIN. SIDE YARD SETBACK-	5 FT. & 10 FT.	25 FT. (WEST) ⊕ 10.9 FT. (EAST)	25 FT. (WEST) ⊕ ⊕ 10.9 FT. (EAST)
REAR YARD SETBACK	25 FT.	80.9 FT.	80.9 FT.
ACCESSORY STRUCTURE:			
REAR YARD SETBACK-	5 FT.	6.2 FT.	6.2 FT.
SIDE YARD SETBACK-	5 FT.	4.5 FT. ⊕	4.5 FT. ⊕
MAX. % BLDG. COVERAGE	35%	31.4%	32.4%
MAX. % TOTAL LOT COV.	60%	61.1%	61.1% ⊕ ⊕
MAX. NUMBER OF STORIES	2 1/2	1 1/2	2 1/2 ⊕
MAX. BUILDING HEIGHT	35 FT.	16.23 FT.	29.9 FT.
EXISTING USE OR USES	SINGLE-FAMILY RESIDENTIAL		
PROPOSED USE OR USES	SINGLE-FAMILY RESIDENTIAL		

⊕ PRE-EXISTING NONCONFORMITY, UNCHANGED
 ⊕ VARIANCE REQUIRED

DRAWING INDEX

A-1	SITE PLAN, COVERAGE CALCULATIONS, PROJECT INFORMATION
A-2	EXISTING FLOOR PLANS AND ELEVATIONS
A-3	FLOOR PLANS
A-4	ELEVATIONS

PROPOSED ADDITION/ALTERATIONS:
CAPONEGRO RESIDENCE
 510 Fourth Avenue
 Bradley Beach, NJ 07720

SCALE:
 Stephen J. Callaghan, AIA
 N.J.L.C. # A006669

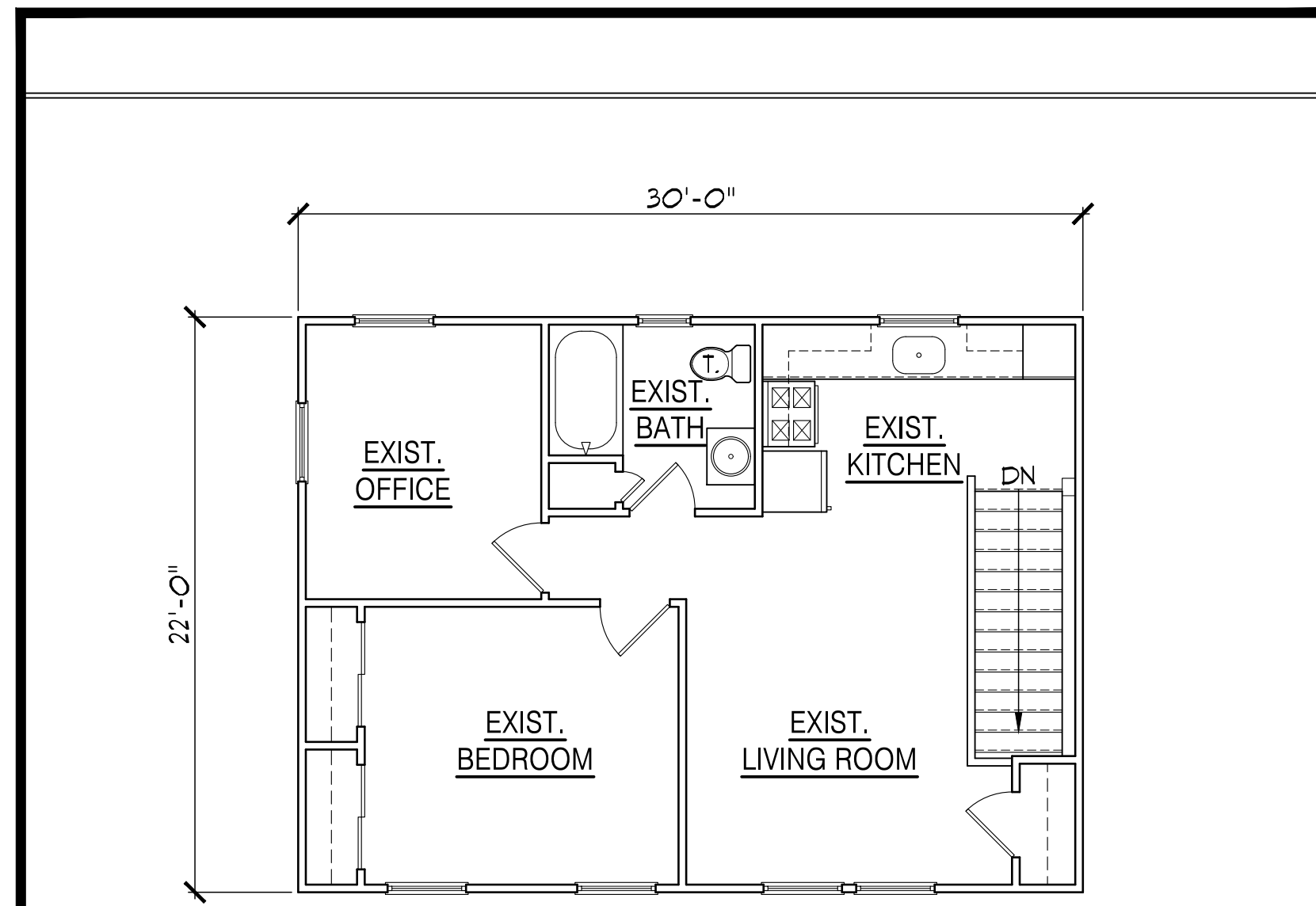
SHORE POINT ARCHITECTURE, PA
 108 South Main Street, Ocean Grove, New Jersey 07756
 P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

SITE PLAN, COVERAGE CALCS PROJECT INFORMATION
 SCALE: AS SHOWN
 DRAWN: KIMB

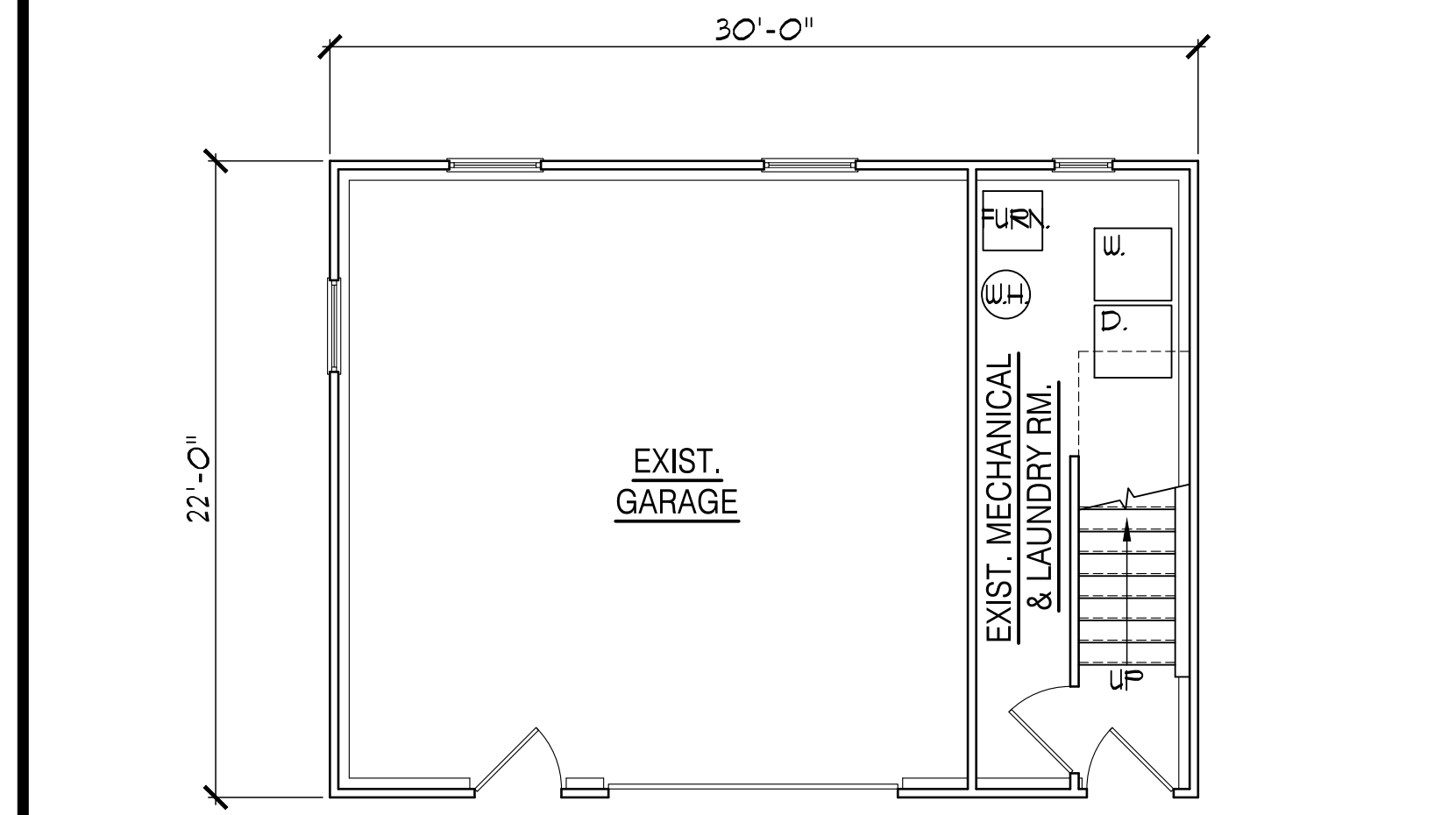
DATE	REVISION/DESCRIPTION
06/09/2020	VARIANCE SUBMISSION
06/26/20	VARIANCE SUBMISSION-R1
08/03/20	VARIANCE SUBMISSION-R2

JOB NUMBER
2020-05

A-1
 CAPONEGRO

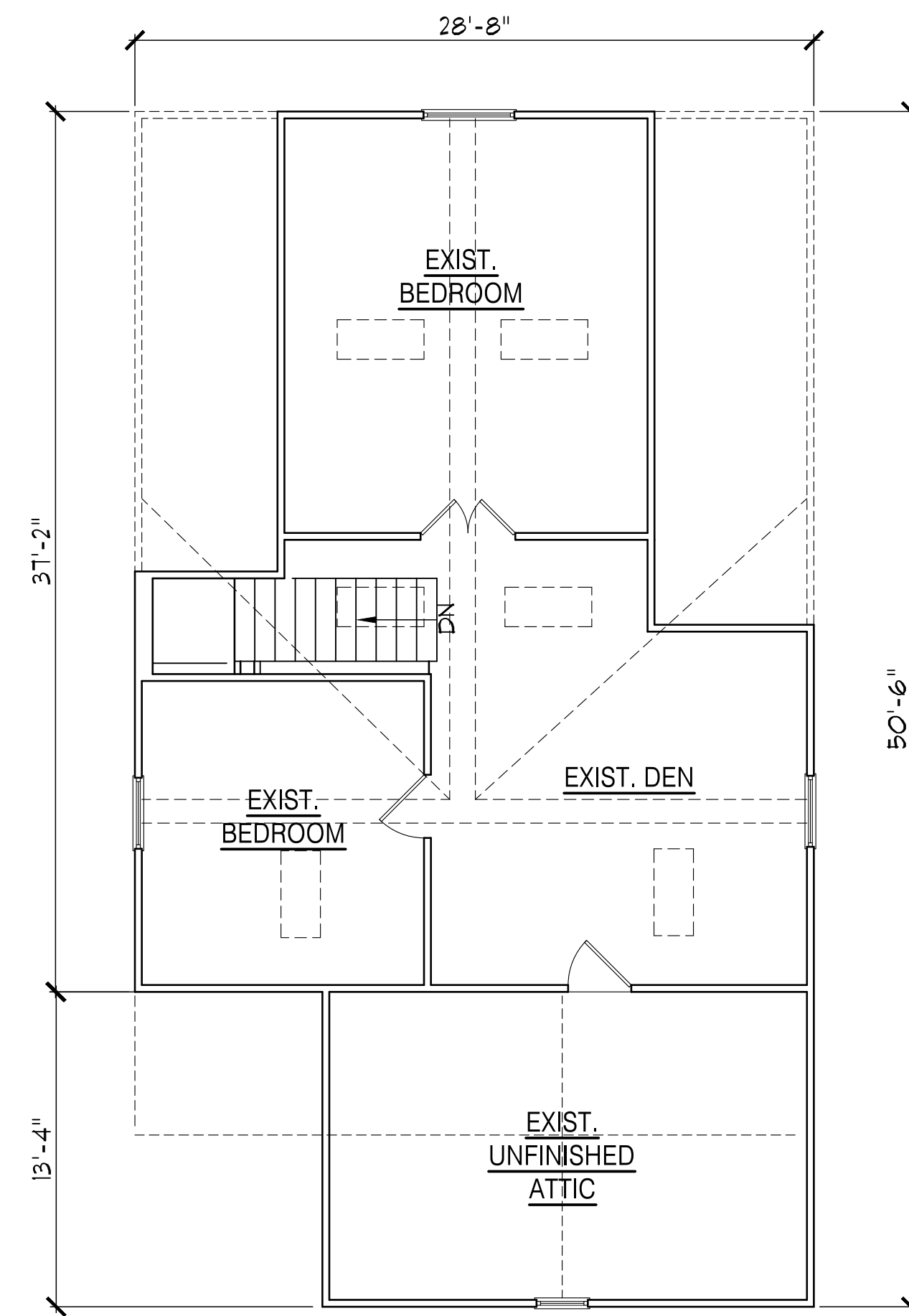


ACCESSORY - SECOND FLOOR PLAN
1/8" = 1'-0"

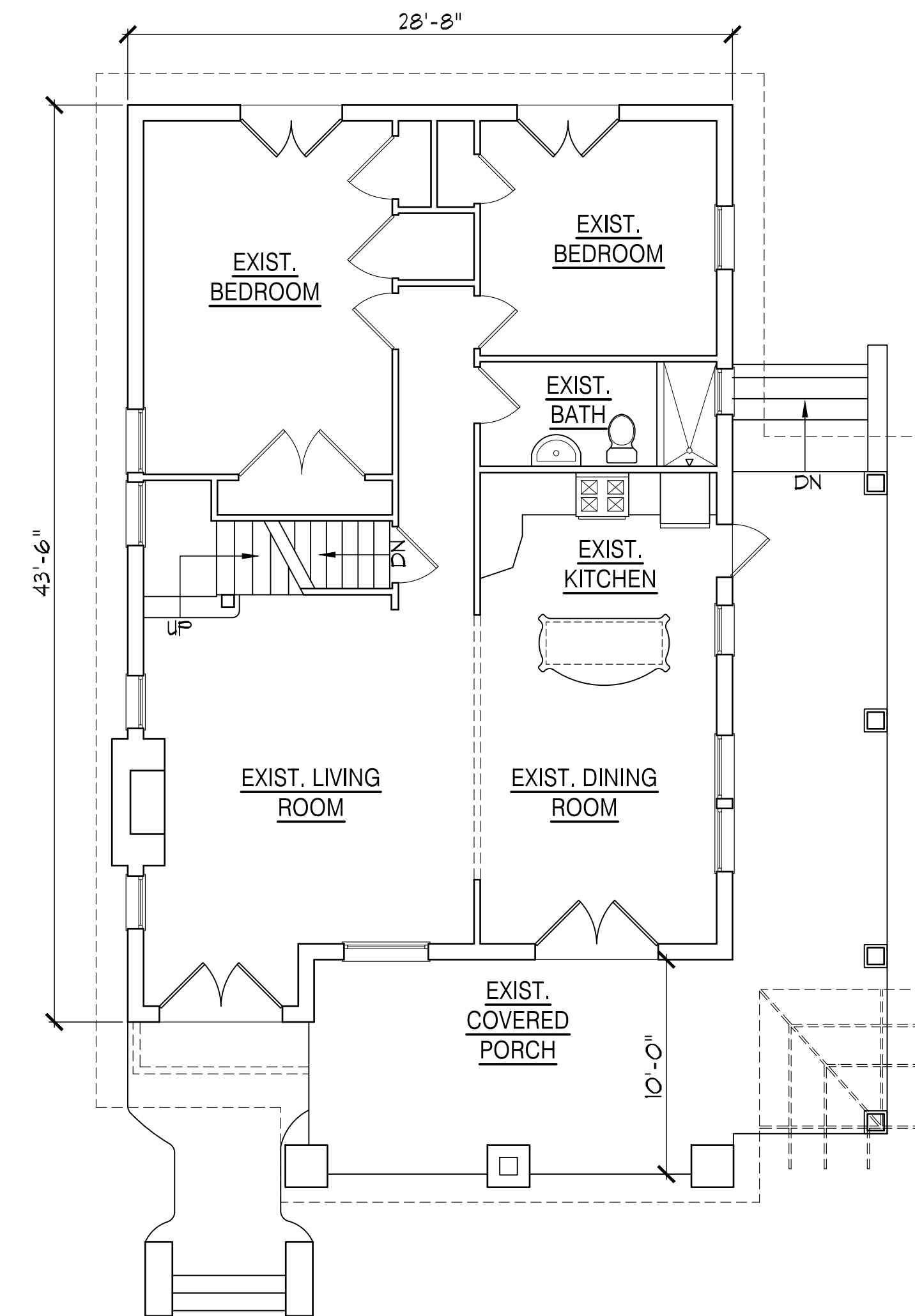


ACCESSORY - FIRST FLOOR PLAN
1/8" = 1'-0"

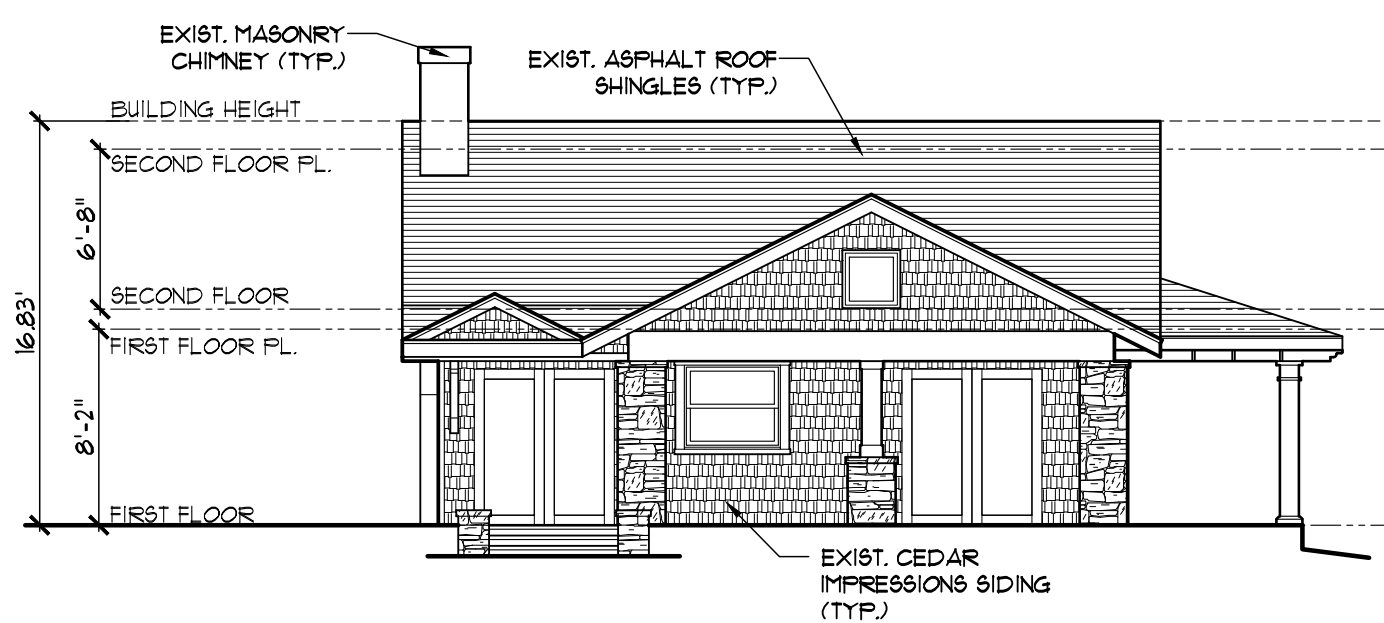
NOTE: ACCESSORY STRUCTURE PLANS SHOWN FOR INFORMATION PURPOSES ONLY, NO CHANGES PROPOSED AT ACCESSORY STRUCTURE.



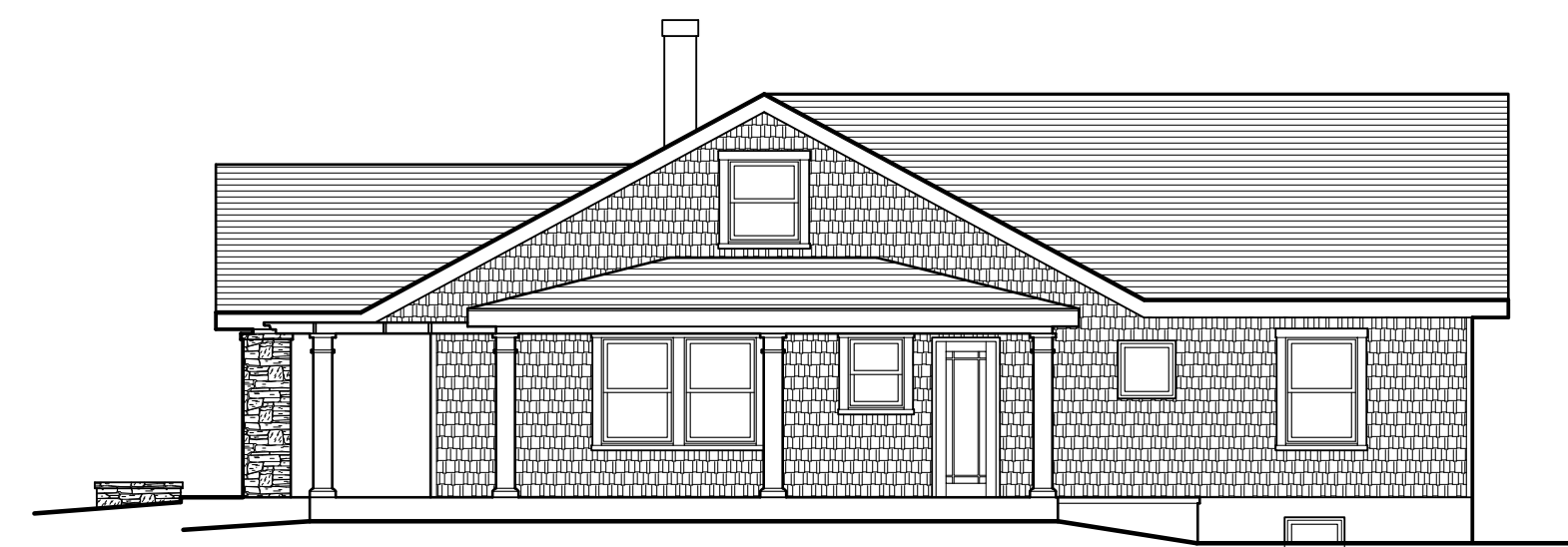
EXIST. SECOND FLOOR PLAN
1/8" = 1'-0"



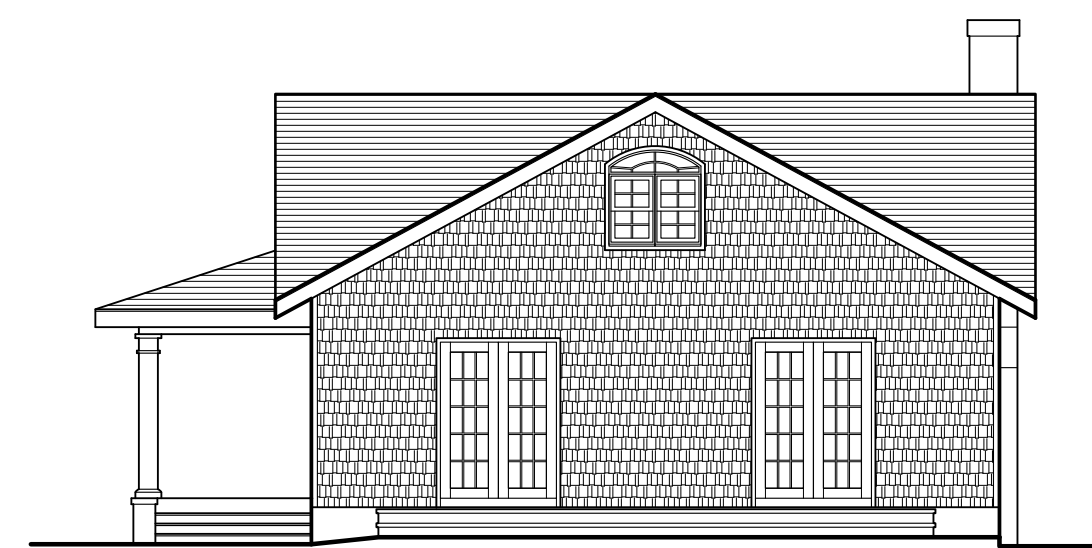
EXIST. FIRST FLOOR PLAN
1/8" = 1'-0"



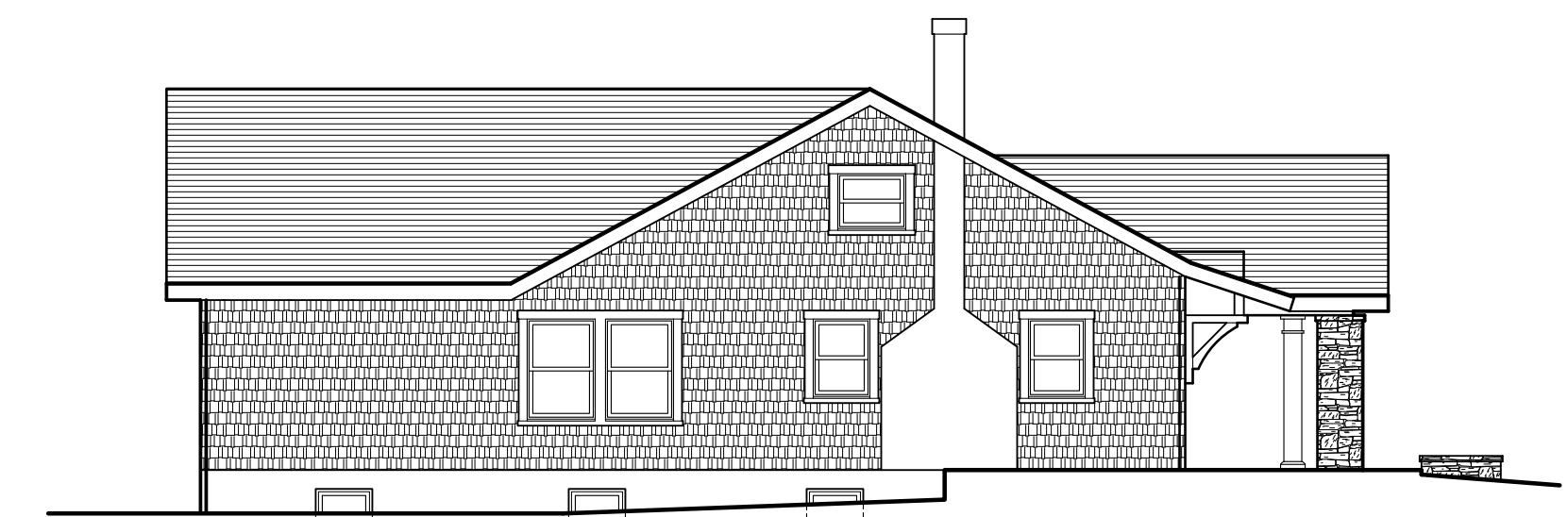
EXIST. FRONT ELEV. (SOUTH)
1/8" = 1'-0"



EXIST. SIDE ELEV. (EAST)
1/8" = 1'-0"

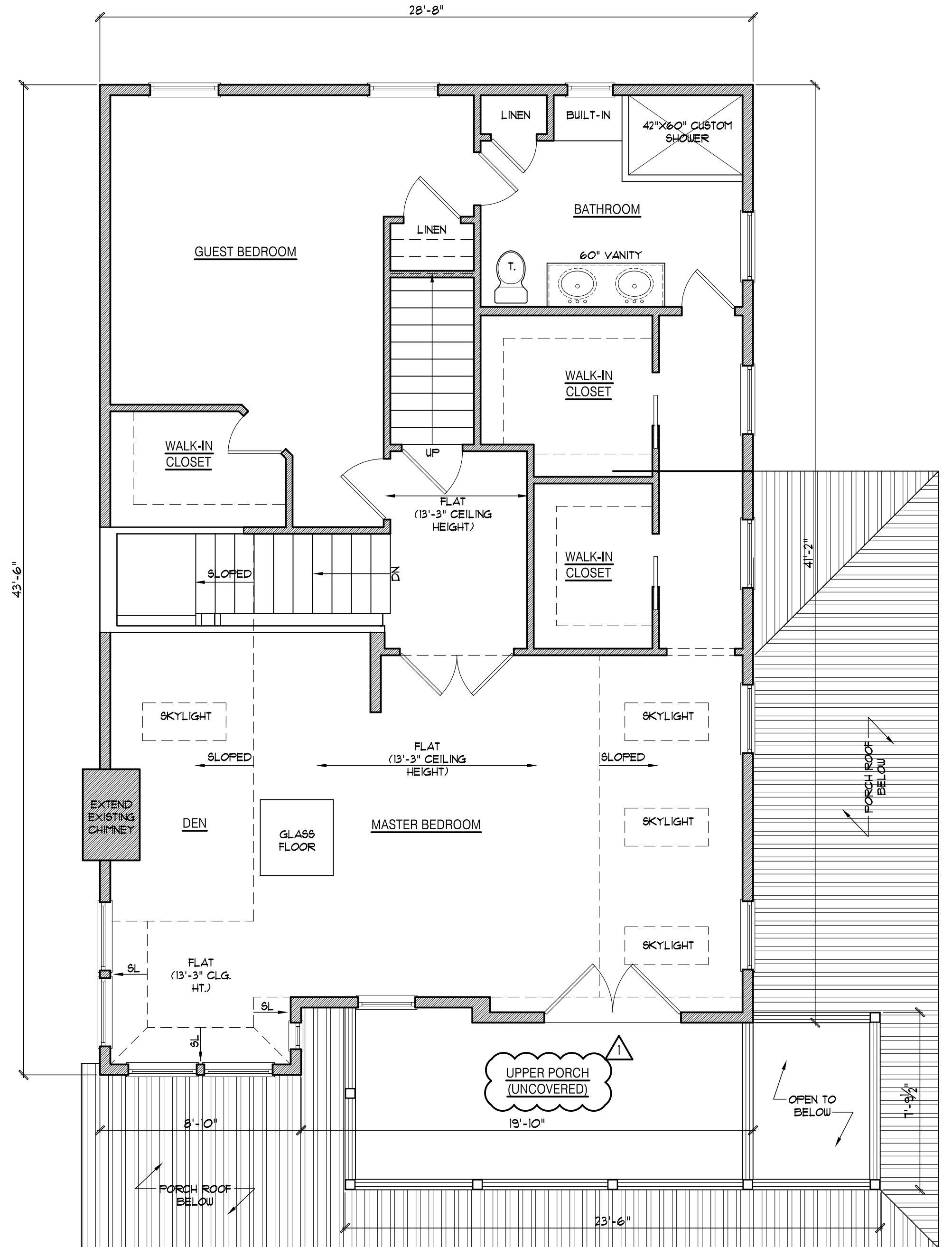


EXIST. REAR ELEV. (NORTH)
1/8" = 1'-0"



EXIST. SIDE ELEV. (WEST)
1/8" = 1'-0"

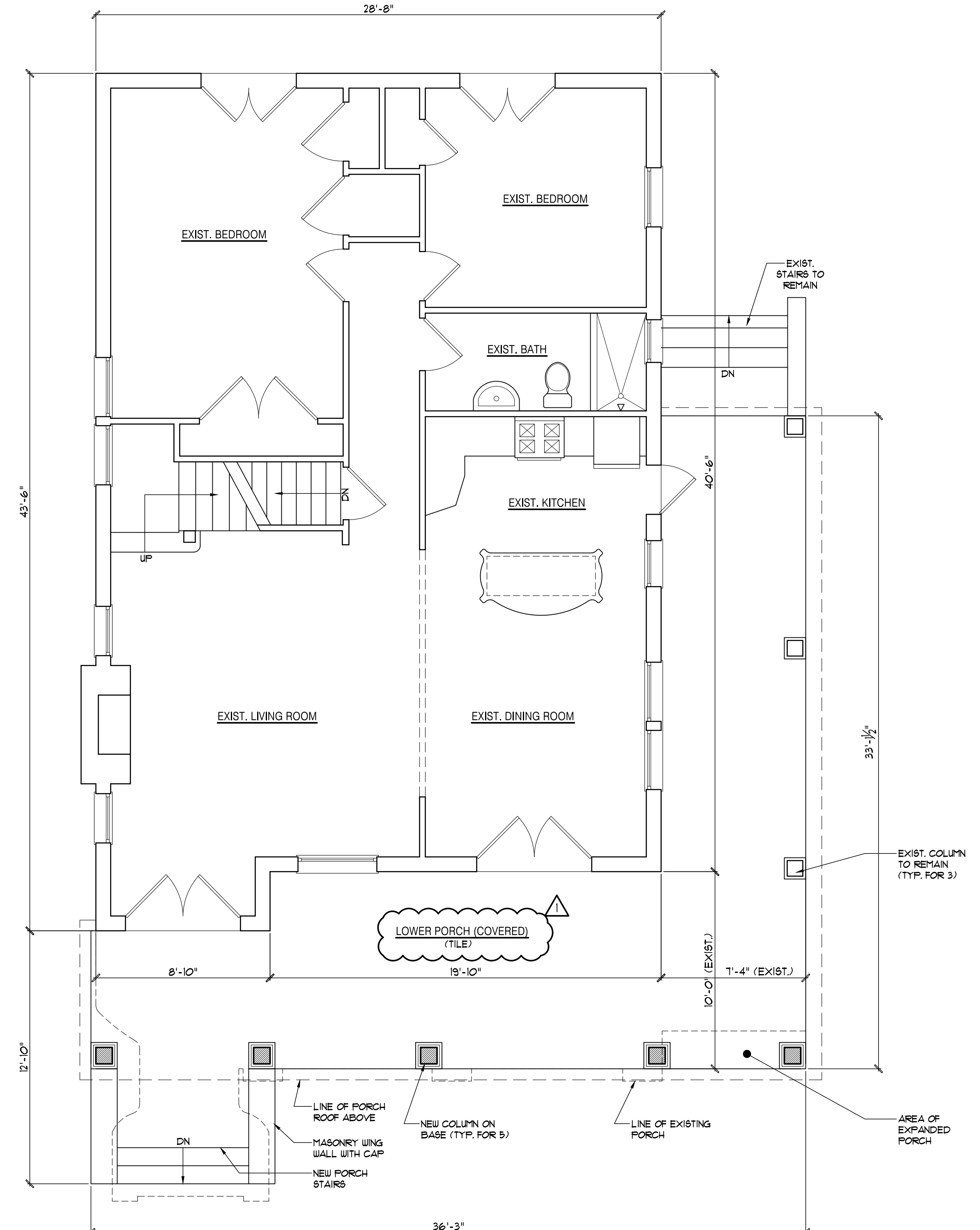
DATE	REVISION/SUBMISSION
06/09/20	VARIANCE SUBMISSION
06/26/20	VARIANCE SUBMISSION-R1
08/03/20	VARIANCE SUBMISSION-R2



LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NEW FRAME WALL CONSTRUCTION

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



LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NEW FRAME WALL CONSTRUCTION

FIRST FLOOR PLAN
1/4" = 1'-0"

DATE	REVISION/SUBMISSION
06/09/20	VARIANCE - SUBMISSION
06/26/20	VARIANCE - SUBMISSION-R1
08/03/20	VARIANCE - SUBMISSION-R2

