

NEW CONDENSER PADS AT:
506 BRINLEY AVE.

BOROUGH OF BRADLEY BEACH, NJ
ISSUED FOR LAND USE BOARD REVIEW - MARCH 17th, 2022

PROJECT DESCRIPTION:

NEW/PROPOSED CONCRETE MECHANICAL/CONDENSER PADS
FOR NEW MECHANICAL EQUIPMENT AT:

506 BRINLEY AVE.
BRADLEY BEACH, NJ
BLOCK: 43, LOT: 17, ZONE: R-1

SHEET INDEX:

ARCHITECTURAL DRAWINGS:

A-1 RENOVATION PLAN & LAND SURVEY

BULK TABLE:

ZONE: R-1, BLOCK: 43, LOT: 17, 0.412 ACRES

MINIMUM LOT REQUIREMENTS (INTERIOR LOT ON EAST-WEST STREET):

REGULATION	EXISTING	REQUIRED	PROPOSED	VARIANCE REQUESTED
AREA (SQ FT)	17,950	5,000	NO CHANGE	NO
WIDTH (FT)	100.0'	50.0'	NO CHANGE	NO
DEPTH (FT)	175.9'	100.0'	NO CHANGE	NO

MINIMUM YARD REQUIREMENTS:

REGULATION	EXISTING	REQUIRED	PROPOSED	VARIANCE REQUESTED
FRONT (FT)	7.9'	25.0'	NO CHANGE	EXNC*
REAR (FT)	3.5'	25.0'	NO CHANGE	EXNC*
SIDE (FT) (INDIVIDUAL & COMBINED)	2.7' & 6'	5' & 10'	NO CHANGE	EXNC*
ACCESSORY STRUCTURE:				
REAR (FT)	N/A	N/A	N/A	N/A
SIDE (FT)	N/A	N/A	N/A	N/A

*EXNC = EXISTING NONCONFORMING - NO CHANGE PROPOSED

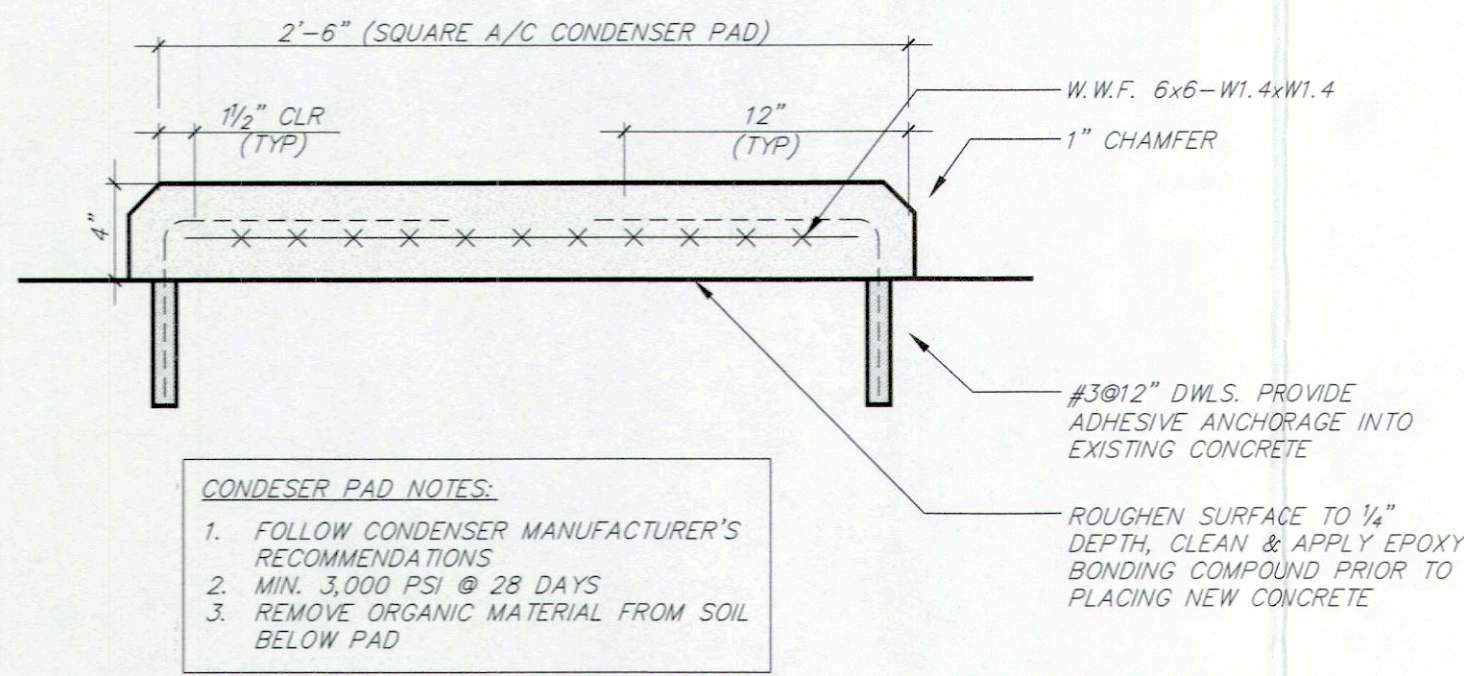
COVERAGE & HEIGHT:

REGULATION	EXISTING	REQUIRED	PROPOSED	VARIANCE REQUESTED
MAX. BUILDING COVERAGE (%)	39.7%	35%	39.7%	YES
MAX. IMPERVIOUS COVERAGE (%)	58.7%	60%	58.8%	NO
MAX. BUILDING HEIGHT (FT)	17.5'	35.0'	NO CHANGE	NO

NOTE: SITE PLAN BASED ON LAND SURVEY

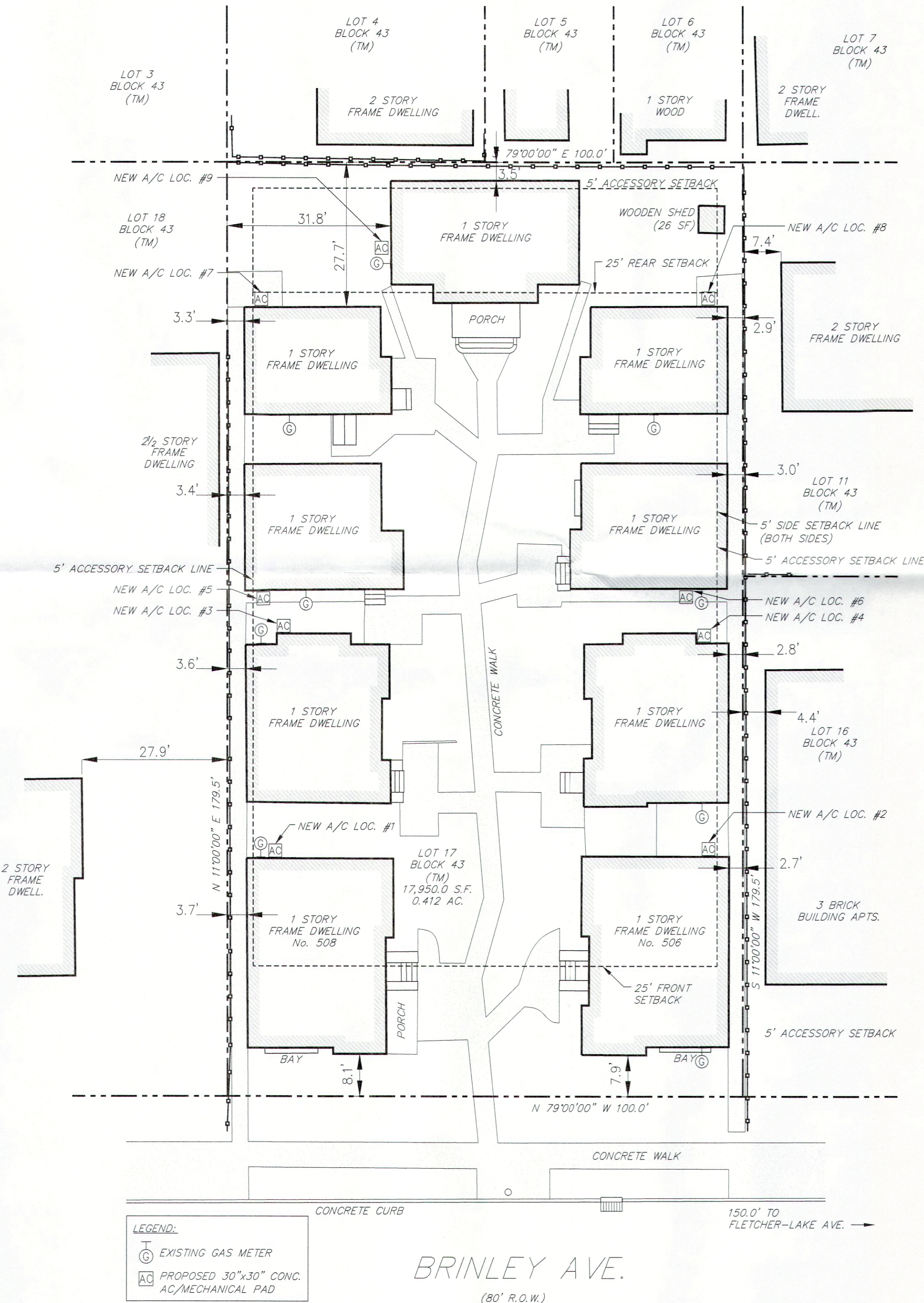
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NO CHANGES PROPOSED TO EXISTING VOLUME, FOOTPRINT, USE, EGRESS OR EXTERIOR APPEARANCE



2 CONDENSER PAD ~ SECTION DETAIL

1-1/2"=1'-0"



1 BLOCK 43, LOT 17
SITE PLAN w/ CONDENSER PAD LOCATIONS

1/16"=1'-0"

JONATHAN WOLFE, AIA
NJ LIC. No. 20365

SITE PLAN OF:
506 BRINLEY AVE.
BRADLEY BEACH, NJ

SHEET TITLE
**PROPOSED MECH./
PAD LOCATIONS**

DATE ISSUED
17 MARCH 2022

SCALE
AS NOTED

DRAWN BY
JPW

DATE CREATED
03/01/2022

SHEET NO.
A-1

W

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