

REVISIONS	BY

**Tom Petersen ARCHITECT**  
 6 COUNTRY LANE • HOWELL • NEW JERSEY 732-730-1783  
 NJ ARCH. LIC. NO. A108201

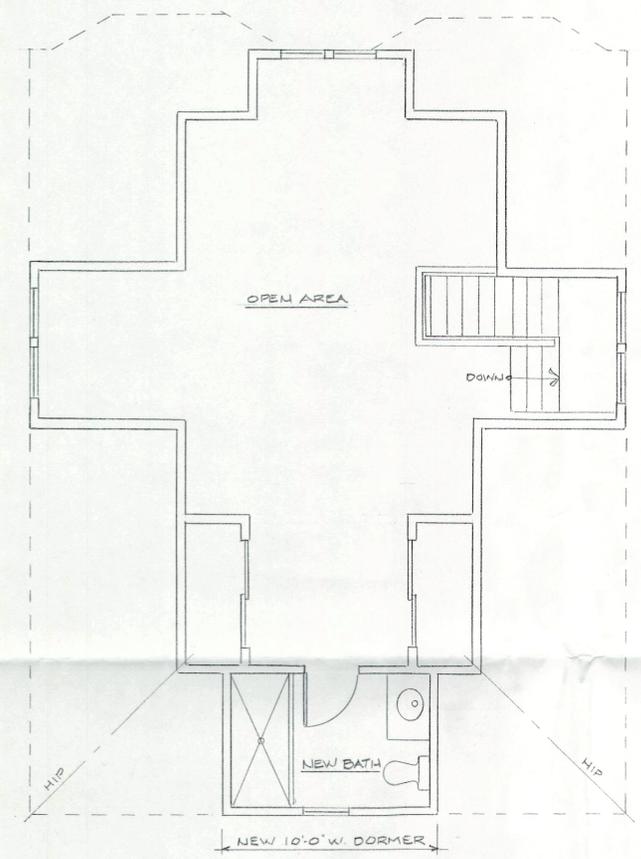


PETRUCCELLI RESIDENCE  
 ADDITION & RENOVATIONS  
 614 4TH AVE, BRADLEY BEACH NJ  
 BLOCK 57 LOT 25

FLOOR PLANS  
 GENERAL NOTES

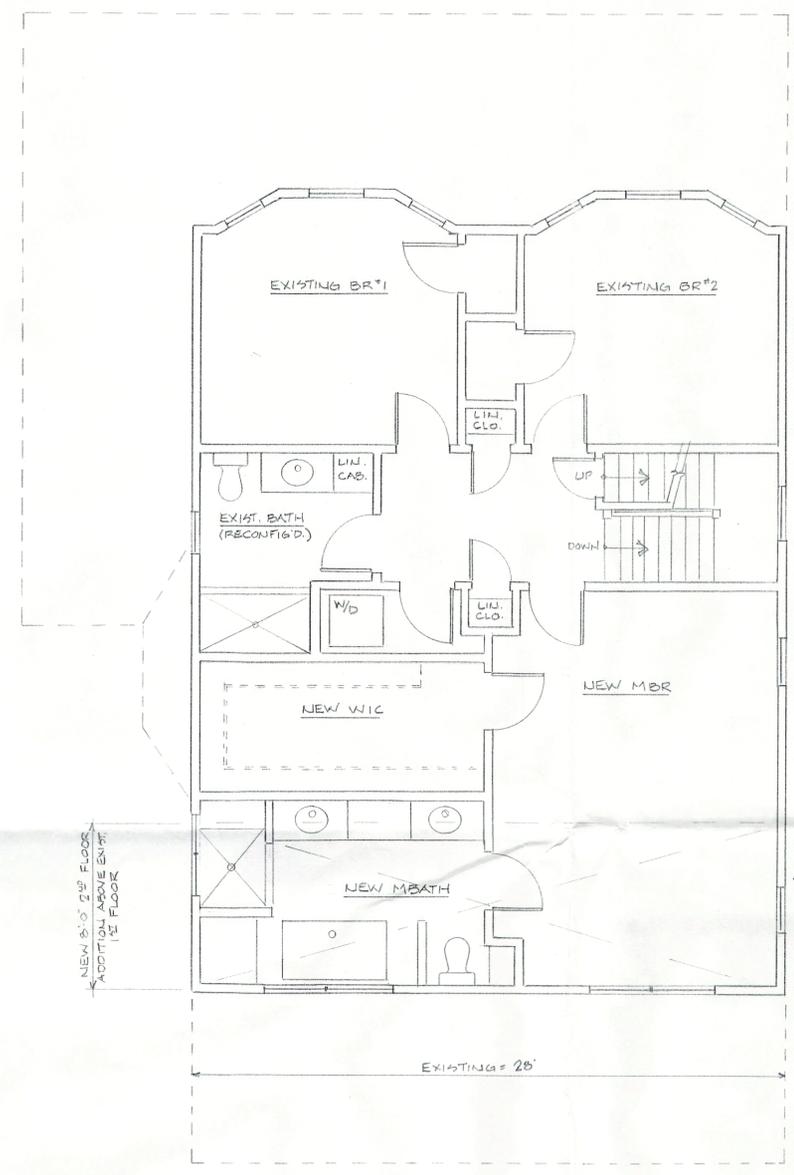
DATE:	4.5.22
SCALE:	1/4" = 1'-0"
DRAWN BY:	TP
PROJECT #	2207
SHEET NO.	1
OF 2 SHEETS	

EXISTING COVERED PORCH TO BE RE-CONSTRUCTED @ SAME LOCATION + DIBE. W/ NEW FOOTINGS, NEW FLOOR, ROOF STRUCTURE, AND NEW COLUMNS, RAILS, FLOORING + CEILING



**ATTIC FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**ATTIC AREA CALCULATIONS**  
 2ND FLOOR AREA = 1,032 SF  
 ZONING: ALLOWABLE ATTIC AREA @ 5'H. = 50% x 1,032 SF = 516 SF  
 PROPOSED ATTIC AREA @ 5'H. = 512 SF  
 BUILDING: ALLOWABLE ATTIC AREA @ 7'H. = 1/3 x 1,032 SF = 344 SF  
 PROPOSED ATTIC AREA @ 7'H. = 333 SF

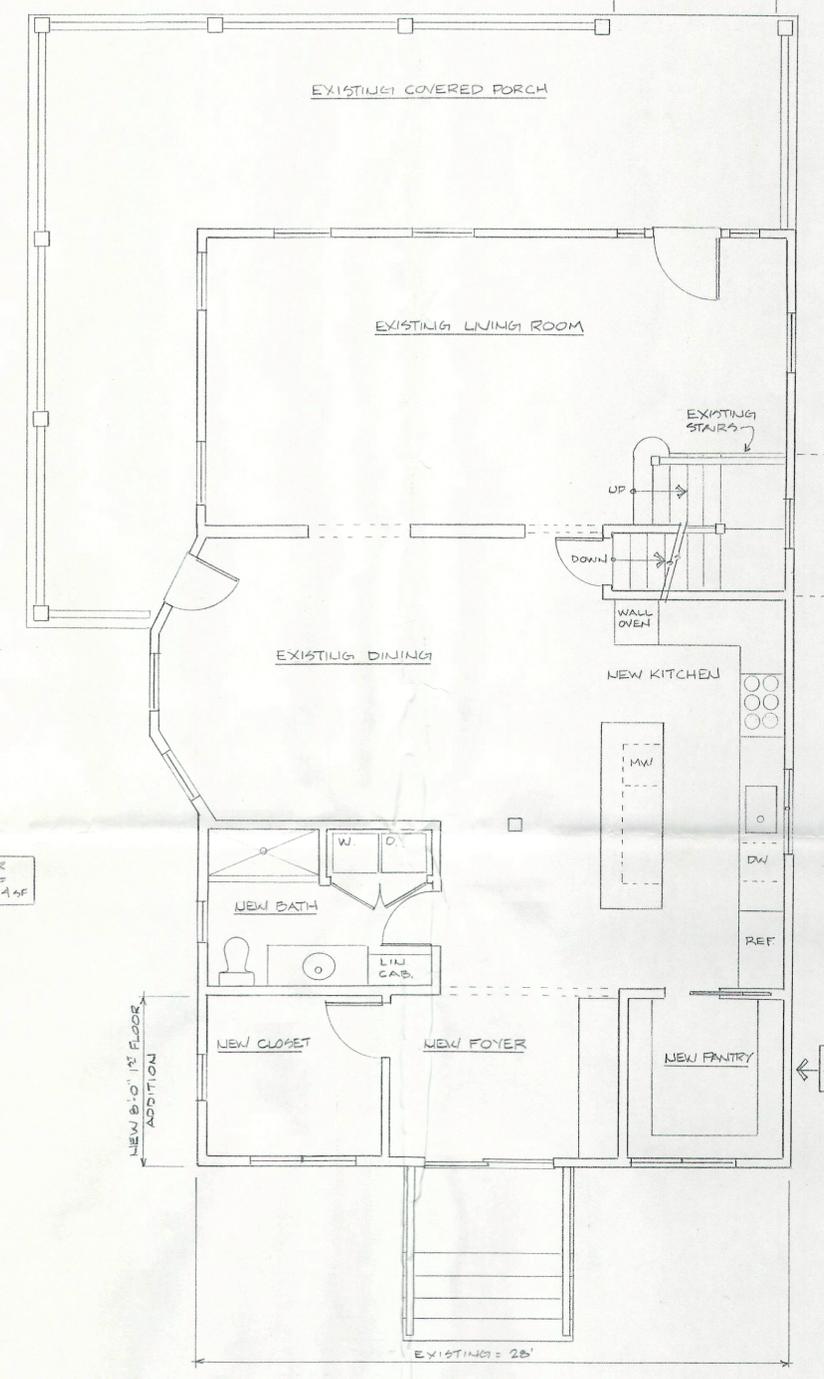


**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

EXISTING = 28'

NEW 8'-0" 2ND FLOOR ADDITION ABOVE EXIST. 1ST FLOOR

2ND FLOOR ADDITION = 28' x 8' = 224 SF



**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

EXISTING = 28'

NEW 8'-0" 1ST FLOOR ADDITION

1ST FLOOR ADDITION = 28' x 8' = 224 SF

- PROJECT DESCRIPTION**
- Interior renovations and additions at existing 2 1/2 - story, single-family residence:
    - New 8' addition at rear (north) first floor, requires variance for extension of pre-existing non-conforming side yard setback (5' required, 3.8' existing and proposed at west side).
    - New 8' addition at rear (north) second floor above existing first floor, requires variance for extension of pre-existing non-conforming side yard setback (5' required, 3.8' existing and proposed at west side).
    - Addition at 1/2-story above new second floor addition to match existing building height, requires variance for building height (35' required, 36.04' existing and proposed).
    - New wood-frame awning above existing ground-floor side (west) door, requires variance for side yard setback (3' required, 1.8' proposed).
  - Site improvements including new pool and paved areas.
  - See 'Plot Plan' by Landmark Surveying and Engineering, dated 3-23-22, for Zoning Chart, including coverages.

*TP*



LEFT SIDE (W) ELEVATION  
SCALE: 1/4" = 1'-0"



REAR (N) ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT (S) ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT SIDE (E) ELEVATION  
SCALE: 1/4" = 1'-0"

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 ADDITIONS & RENOVATIONS  
 614 4TH AVE, BRADLEY BEACH, NJ  
 BLOCK 97 LOT 25

ELEVATIONS

DATE: 4.13.22  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: TP  
 PROJECT #: 2207

SHEET NO.  
**2**  
 OF 2 SHEETS

*TP*