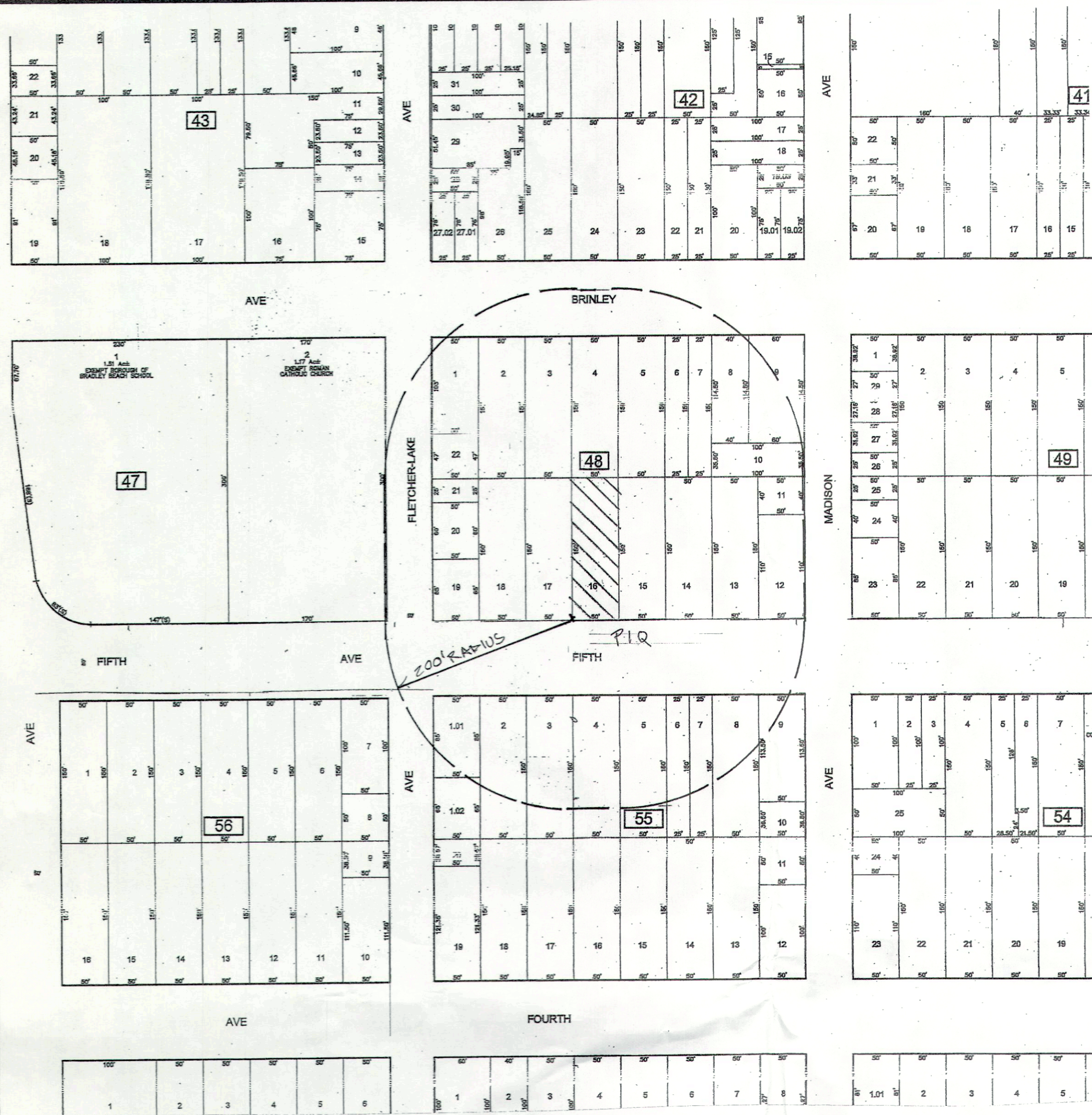




SITE LOCATION MAP

SCALE: 1" = 100'

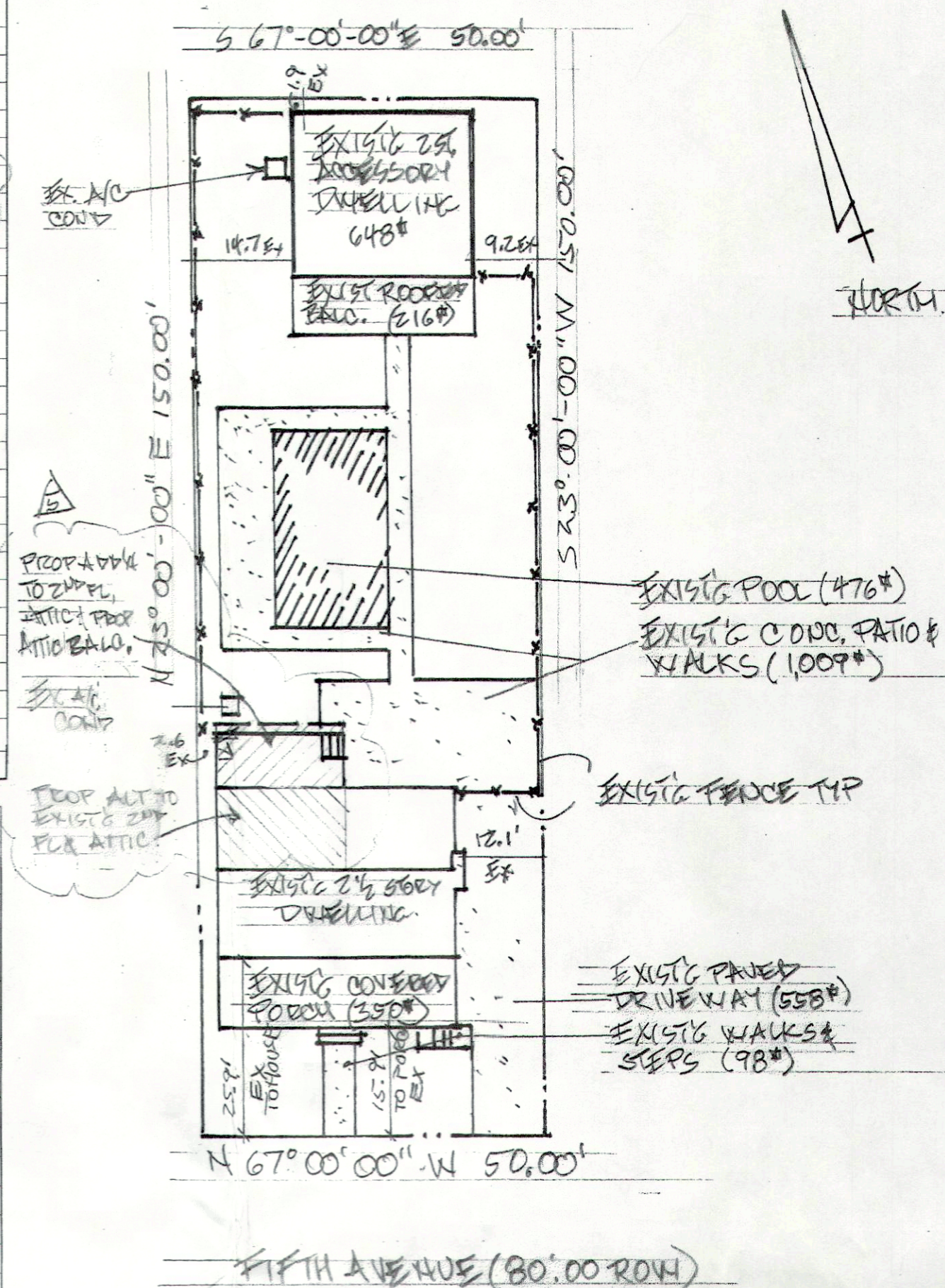
Based on Tax Map of the Borough of Bradley Beach Sheets
Sheets 7, 8, 10, & 11



EXISTING CONDITIONS FROM NORTH EAST

BRADLEY BEACH R-1 zoning requirements				
REQUIREMENT	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARKS
MIN. LOT AREA	5,000 s.f.	7,500 s.f.	No Change	
WIDTH	50'	50'	No Change	
DEPTH	100'	150'	No Change	
MIN. SETBACKS, PRINCIPAL				
FRONT	25' EAST-WEST*	25.9 to house 15.9 to porch	No Change No Change	Pre-existing nonconforming condition to continue West, pre-existing nonconforming condition to be expanded
SIDE	5' / 10'	2.6(w) / 12.1 (e)	No Change	
REAR	25'	90'	89'	
MIN. SETBACKS, ACCESSORY				
SIDE	5' / 5'	14.7(w) / 9.2 (e)	No Change	
REAR	5'	1.9	No Change	Pre-existing nonconforming condition to continue
MAX. ACCESSORY BUILDING AREA	600s.f.	924	No Change	Pre-existing nonconforming condition to continue
MIN. DISTANCE FROM PRINCIPAL	20'	57'	56'	
MAX. HEIGHT PRINCIPAL	35' / 2.5 stories	32' / 2.5 stories	No Change	
ACCESSORY	28' / 2 stories	28' / 2 stories	No Change	
MAX. LOT COVERAGE				
BUILDING	35%	28.6%	28.9%	
IMPERVIOUS	60%	57.6%	57.8%	
BALCONY				
per ordinance section 450-13.c				
NUMBER OF BALCONIES PER UNIT	1	0	1	
ORIENTATION	At front of dwelling	N/A	At rear of dwelling	Proposed nonconforming condition
HEIGHT	At lowest 1/2 story walking surface max.	N/A	Complies	
AREA	80 sf maximum	N/A	123.4 sf	Inc. in 1/2 story area - Proposed nonconforming condition

BUILDING AND LOT COVERAGE BREAKDOWN (gsf)			
LOCATION	EXISTING	PROPOSED	REMARKS
BUILDING			
Primary residence and covered porches	1,283	1,301.5	18.5 sf 2nd floor cantilever
Secondary residence and covered porch	864	864	
TOTAL	2,147	2,165.5	
Percent of lot area	28.6%	28.9%	35% allowed
IMPERVIOUS			
Building from above	2,147	2,165.5	
Front walks and steps	98	98	
Paved driveway	558	558	
Concrete patio and walks	1,009	1,009	
In ground pool	476	476	
A/C condensers (2)	32	32	
TOTAL	4,320	4,338.5	
Percent of lot area	57.6%	57.8%	60% allowed



PLOT PLAN

SCALE: 1" = 20'

Existing site information is based on a property survey by:
KF2T-Professional Land Surveyors
Colts Neck, NJ
Kenneth P. Frank- NJPLS Lic. No. 36727



EXISTING CONDITIONS FROM SOUTH EAST

BUILDING AND LOT INFORMATION

ADDRESS: 408 FIFTH AVENUE, BOROUGH OF BRADLEY BEACH
LOT: 16 BLOCK: 48
OCCUPANCY: R-5 DETACHED SINGLE FAMILY DWELLING (PER IBC NJ 2018)
CONSTRUCTION TYPE: VB UNPROTECTED FRAME (PER IBC NJ 2018)

DESIGN LOAD CRITERIA
In pounds per square foot (psf)

LIVING SPACE: 40 psf Live Load + 10 psf Dead Load = 50 PSF Total Load
SLEEPING SPACE: 30 psf LL + 10 psf DL = 40 PSF TL
CEILING: 20 psf LL + 10 psf DL = 30 PSF TL
ROOF: 30 psf LL + 10 psf DL = 40 PSF TL
WOOD DECKS: 60 psf LL + 10 psf DL = 70 PSF TL
GROUND SNOW LOAD: 25 psf LL (included in roof live load)
DESIGN WIND SPEED: 130 mph
EXPOSURE: B

SMOKE DETECTOR NOTE:
SMOKE DETECTORS SHALL BE HARD WIRED WITH A BATTERY BACK UP
AND INTERCONNECTED TO EACH OTHER THROUGHOUT THE ENTIRE HOUSE

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ADDITION AND ALTERATIONS
408 FIFTH AVENUE
BLOCK: 48 LOT: 16
BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY, NEW JERSEY

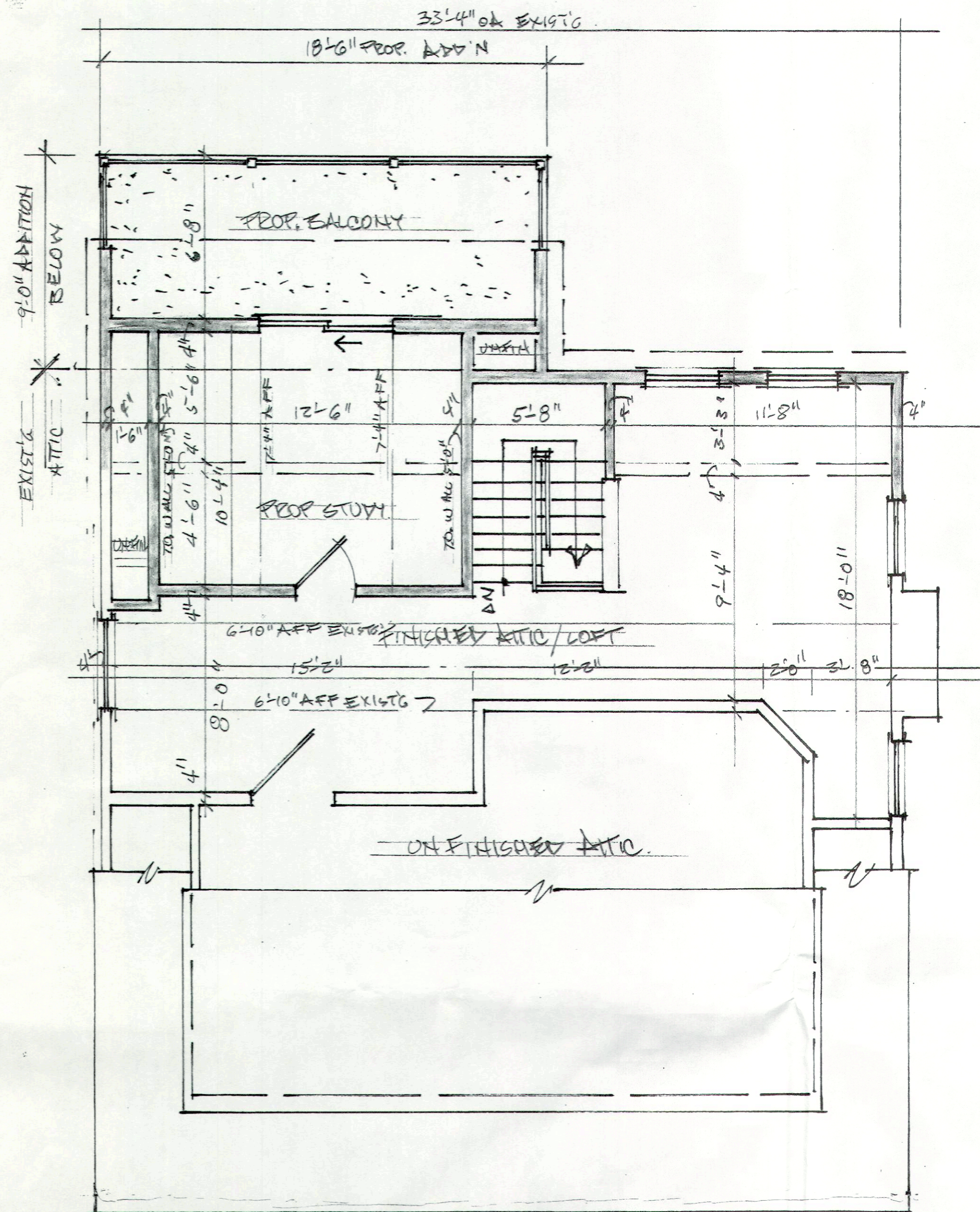
MATTHEW T. CRONIN AIA
NJ LICENSE No. A112367

REVISION
Rev. 1) 10/9/21
Rev. 2) 12/17/21
Rev. 3) 2/28/22
Rev. 4) 5/5/22
Revision 5) 5/10/22

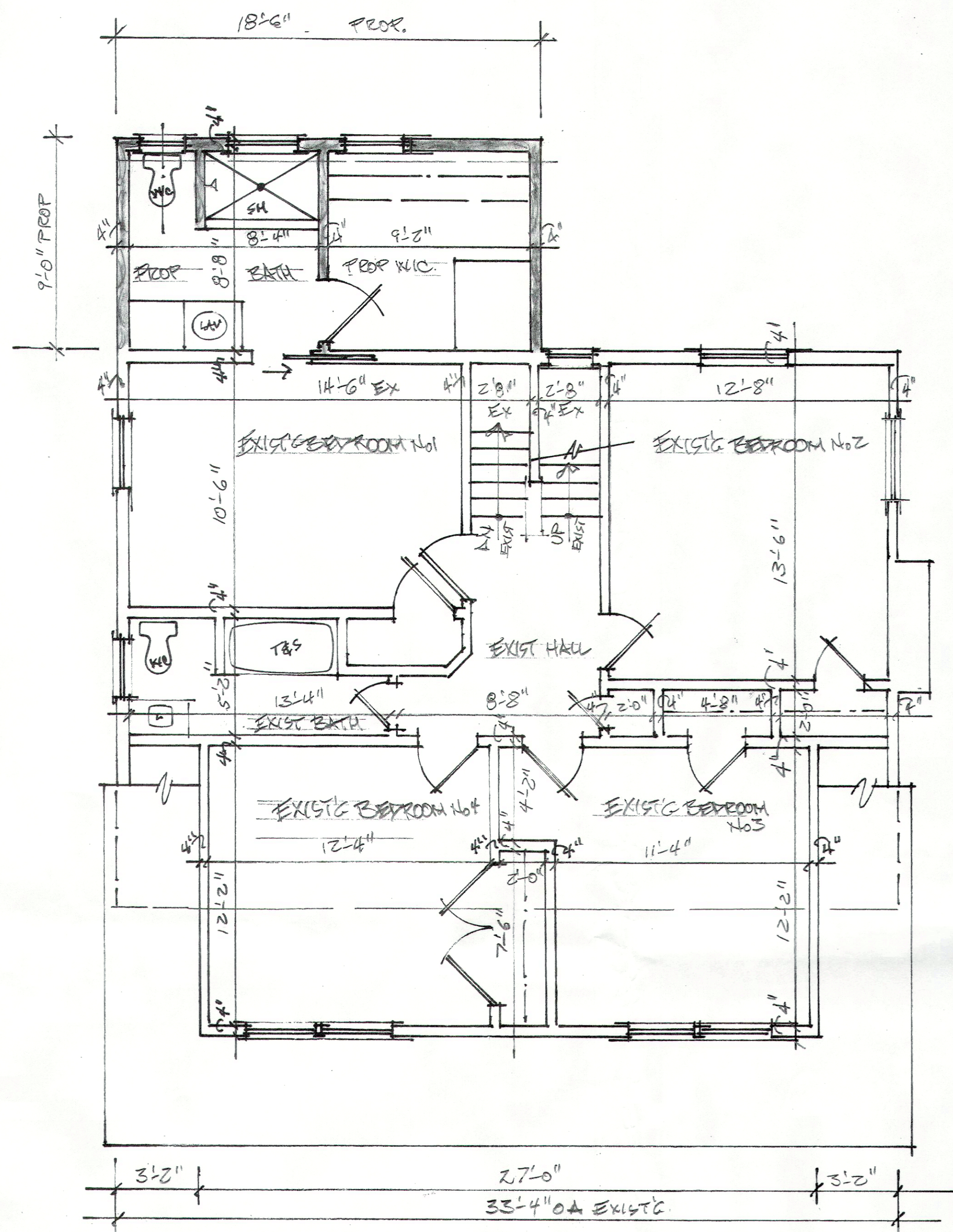
DATE
8/23/2021

SHEET TITLE

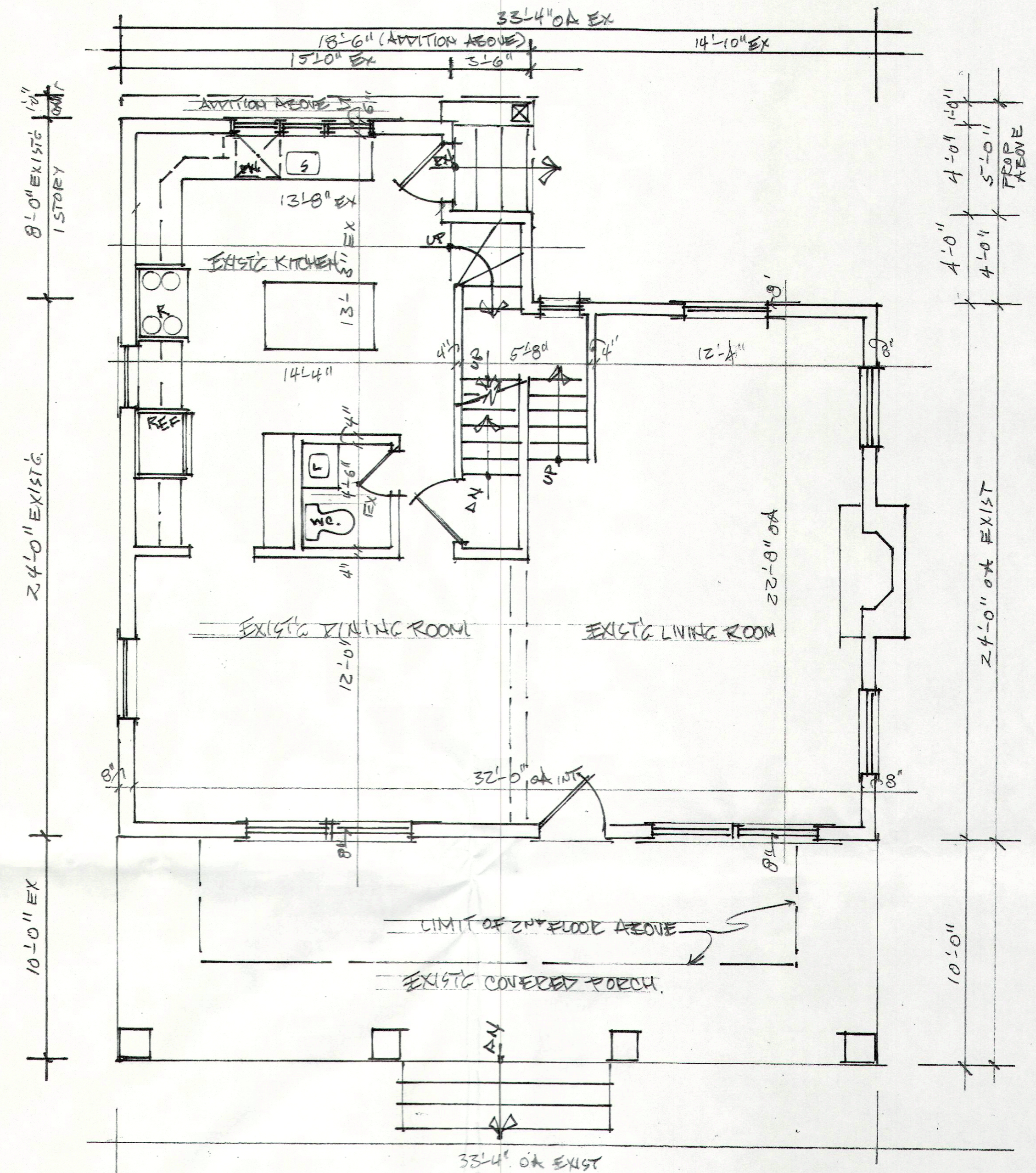
COMM No
SHEET No.
1 of 3



PROPOSED ATTIC - 1/2 STORY PLAN
SCALE: 1/4" = 1'-0"



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



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

FLOOR AREA CALCULATIONS		(gsf)		REMARKS
LOCATION	EXISTING	PROPOSED CHANGE	PROPOSED TOTAL	
FIRST FLOOR	934	0	934	
SECOND FLOOR	893	166.5	1059.5	
1/2 STORY AT ATTIC	398	295	693	163.5 over the 529.5 allowed
per definition including balcony	446 ALLOWED		529.5 ALLOWED	

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ADDITION AND ALTERATIONS
408 FIFTH AVENUE
BLOCK: 48 LOT: 16
BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY, NEW JERSEY

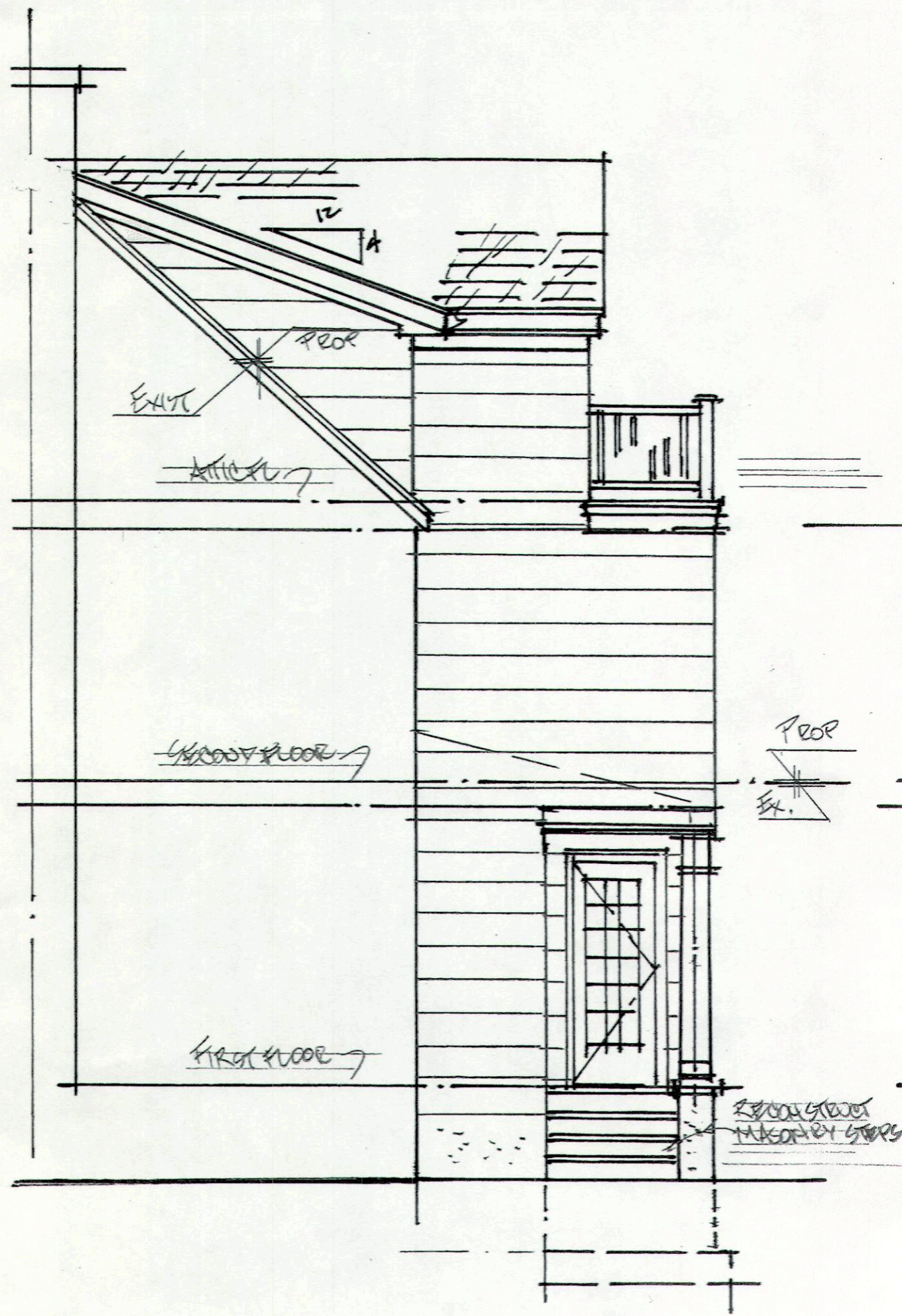
MATTHEW T. CRONIN AIA
NJ LICENSE No. AI 12367

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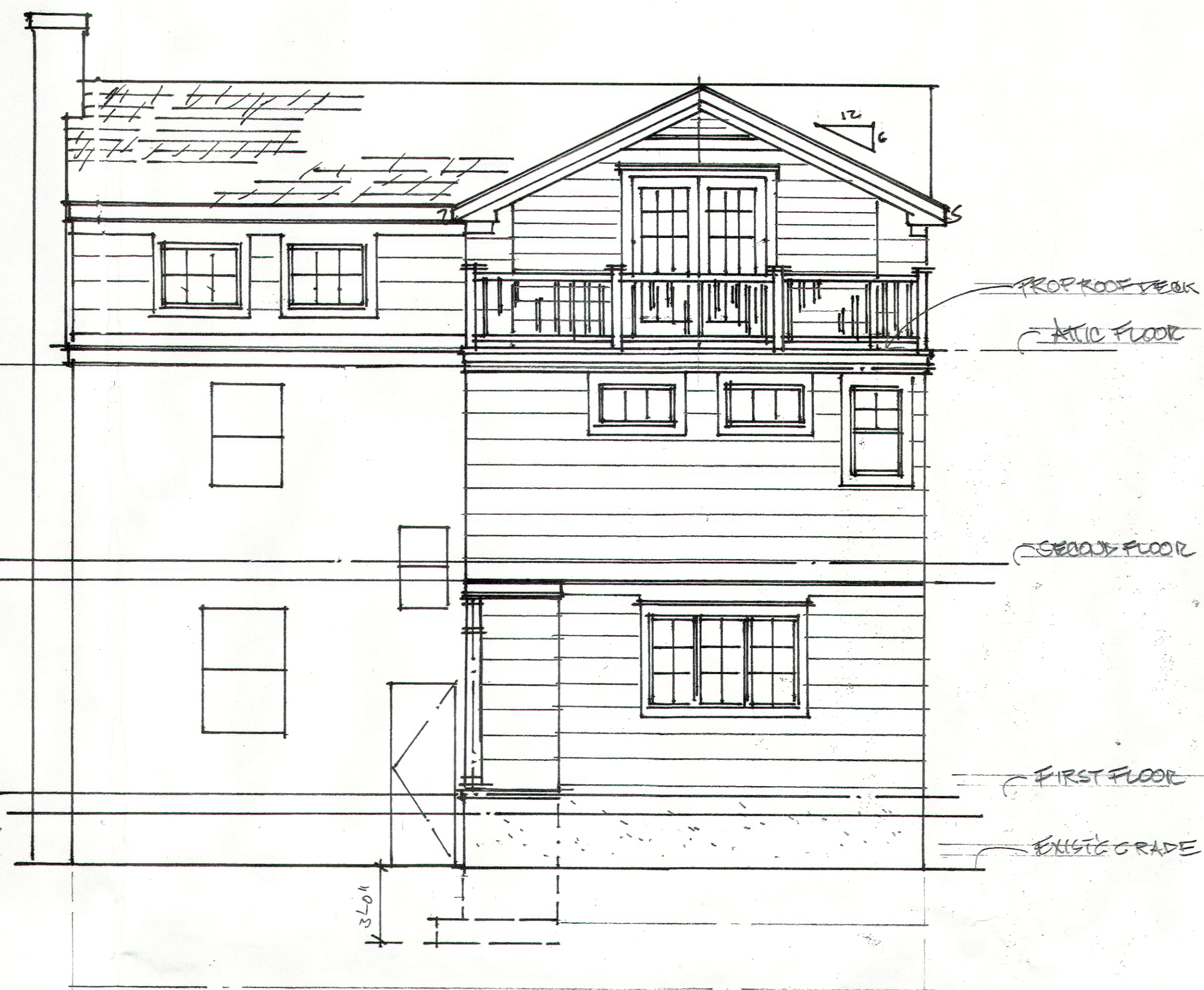
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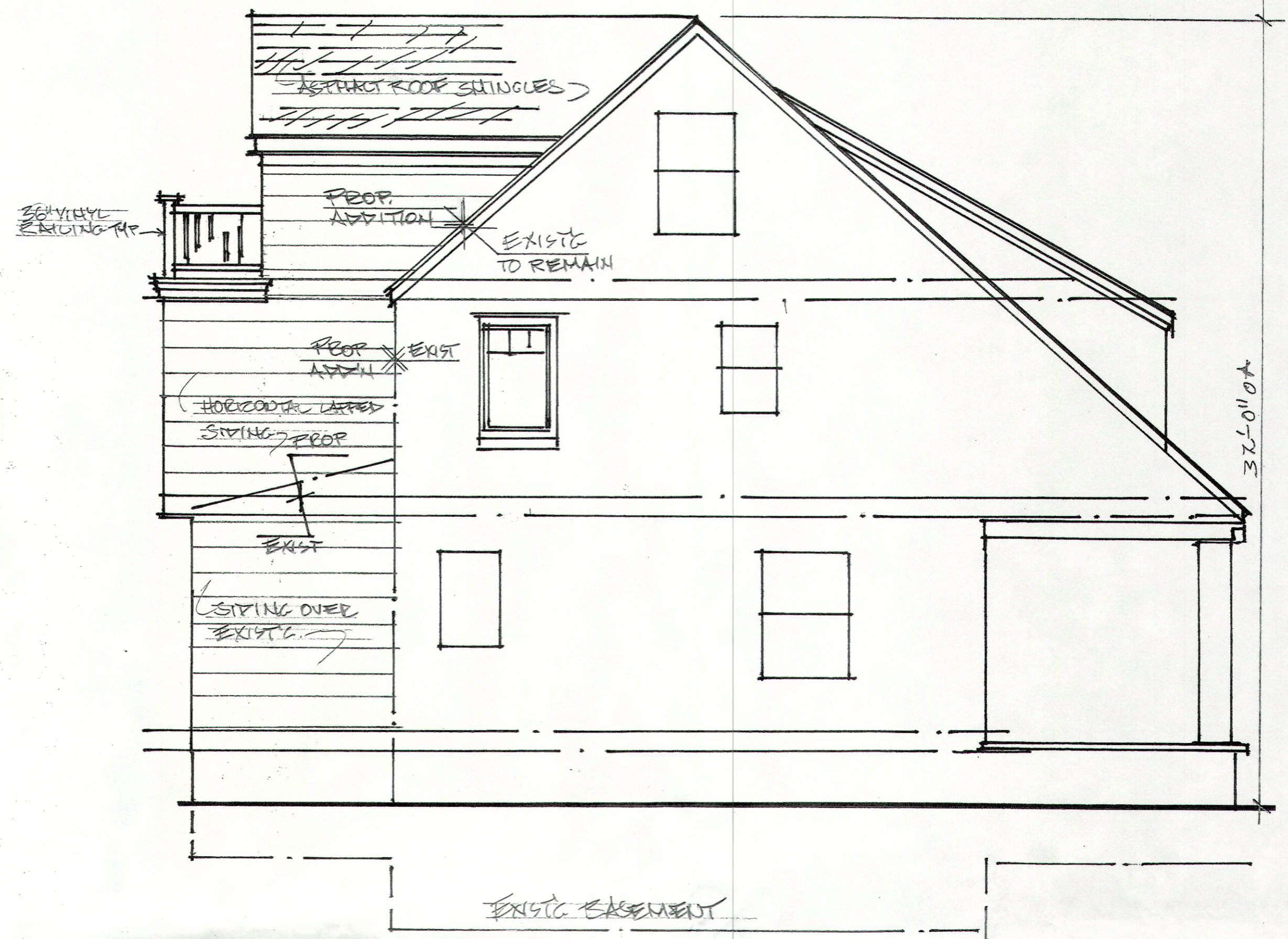
COMM No
SHEET No.
2 of 3



PARTIAL EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



WEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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ADDITION AND ALTERATIONS
408 FIFTH AVENUE
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[Signature]
MATTHEW T. CRONIN AIA
NJ LICENSE NO. A112267

REVISION
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DATE 8/23/2021

SHEET TITLE

COMM No. SHEET No.
3 of 3