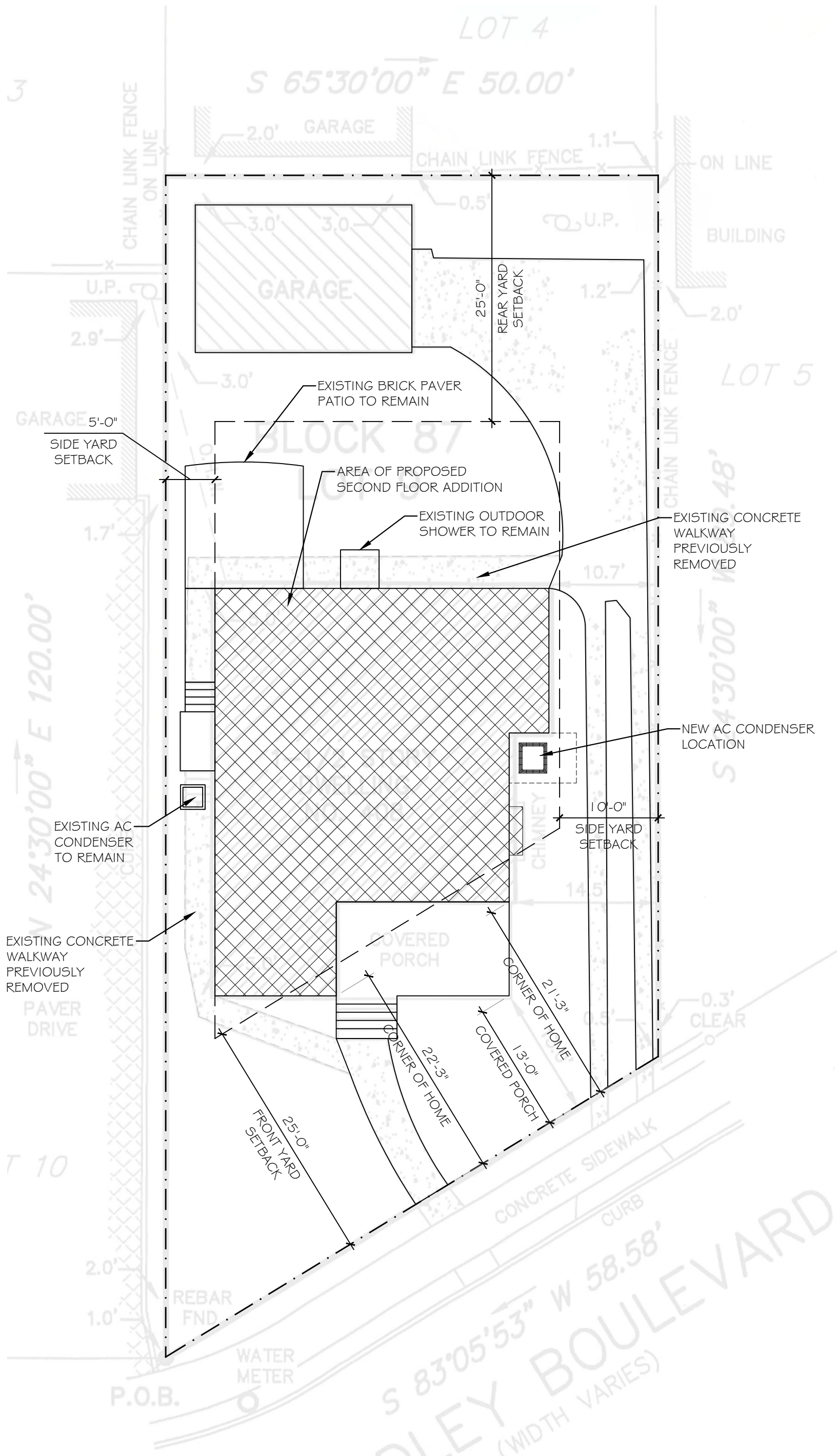




1 PLOT DIAGRAM
SCALE: 1" = 10'-0"

ZONING ANALYSIS

DATE OF FIRST CODE RESEARCH : 12/21/2021
DATE OF SECOND CODE RESEARCH :

PROJECT NAME : THE FEHRENBACH RESIDENCE

STREET ADDRESS : 408 BRADLEY BLVD

BLOCK : 87 LOT : 9

ZONING DISTRICT : R-1

LOT REQUIREMENTS :	REQUIRED	EXISTING	PROPOSED
LOT AREA :	5000 SF (CORNER LOT)	5237 SF	UNCHANGED
MINIMUM LOT WIDTH :	50 FEET	50 FEET	UNCHANGED
MINIMUM LOT DEPTH :	100 FEET	104.75 FEET (AVERAGE)	UNCHANGED
SETBACKS :			
FRONT :	25 FEET (EAST-WEST) (PRINCIPAL) 15 FEET (NORTH-SOUTH) (PRINCIPAL)	13 FEET (COVERED PORCH) 21.25 FEET (CORNER OF HOME)	UNCHANGED (EXISTING NON-CONFORMING)
REAR :	25 FEET (PRINCIPAL) 5 FEET (ACCESSORY)	+/- 42 FEET	UNCHANGED
SIDE YARDS :			
ONE SIDE :	5 FEET (PRINCIPAL) 5 FEET (ACCESSORY)	5 FEET	UNCHANGED
OTHER SIDE :	10 FEET (PRINCIPAL)	10.7 FEET	UNCHANGED
LIST OF AREAS :			
BUILDING FOOTPRINT :		1128 SF	UNCHANGED
DETACHED GARAGE :		330 SF	UNCHANGED
COVERED FRONT PORCH & STEPS :		195 SF	UNCHANGED
DRIVEWAY :		677 SF	UNCHANGED
AC CONDENSERS :		7 SF	7 SF + 9 SF = 16 SF TOTAL
OUTDOOR SHOWER :		16 SF	UNCHANGED
PATIO, WALK & SIDE STEPS :		72 SF (FRONT WALK) + 31 SF (SIDE STEPS) + 29 SF (SIDE WALK) + 153 SF (BRICK PATIO) = 285 SF TOTAL	UNCHANGED
MAXIMUM BUILDING COVERAGE :	35% OF LOT AREA (1832.95 SF)	1128 SF + 330 SF + 195 SF = 1653 SF TOTAL (31.6% OF LOT AREA)	UNCHANGED
MAXIMUM IMPERVIOUS LOT COVERAGE :	60% OF LOT AREA (3142.2 SF)	1128 SF + 330 SF + 195 SF + 677 SF + 7 SF + 16 SF + 285 SF = 2638 SF TOTAL (50.4% OF LOT AREA)	2638 SF (EXISTING) + 9 SF = 2647 SF TOTAL (50.6% OF LOT AREA)
MAXIMUM HEIGHT :	35 FEET (PRINCIPAL)	23 FEET	33.5 FEET

NOTE:
THE ADJACENT DRAWING IS A REPRODUCTION OF AN ORIGINAL SURVEY PROVIDED BY THE HOME OWNER. ORIGINAL SURVEY SHOWN FADED TO CALL ATTENTION TO ANY MARK-UPS BY THIS OFFICE.

PROJECT DATA

SCOPE OF WORK :

INTERIOR ALTERATIONS, SECOND STORY ADDITION.

BUILDING INFORMATION

USE GROUP : R5
CONSTRUCTION TYPE : 5B

AREAS :
EXISTING FIRST FLOOR AREA : 1128 SF
PROPOSED SECOND FLOOR AREA : 1128 SF
PROPOSED HABITABLE ATTIC AREA : 304 SF

VOLUME OF ADDITION : 11,128 CU. FT.

REVISIONS:

MINKLER
ARCHITECTURE & DESIGN

54 CHAPEL HILL RD, RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

DATE: AUGUST 3, 2022

PROJECT:

ADDITIONS & ALTERATIONS FOR:
THE FEHRENBACH RESIDENCE

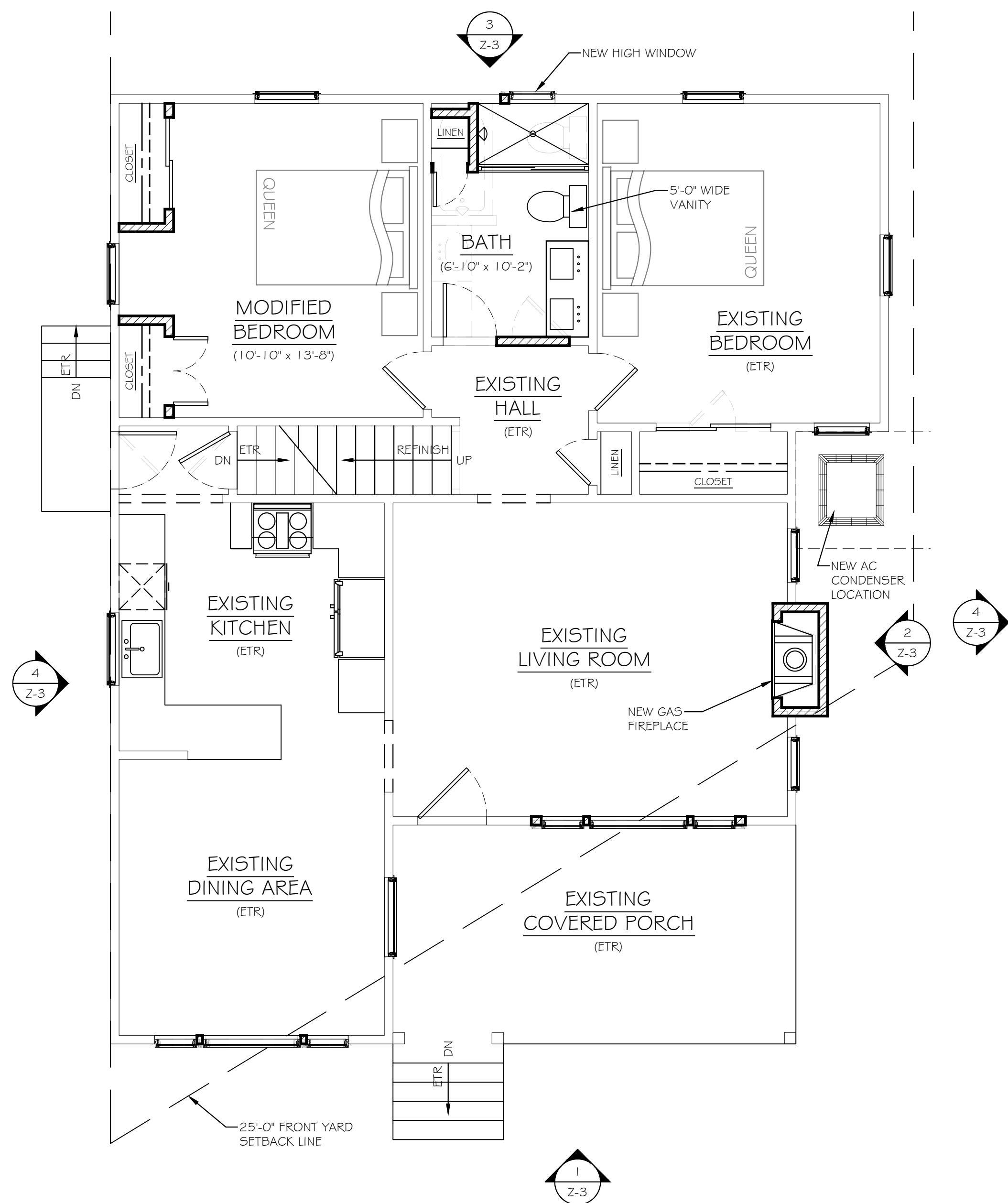
408 BRADLEY BLVD
BLOCK 87, LOT 9
BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ 07720

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

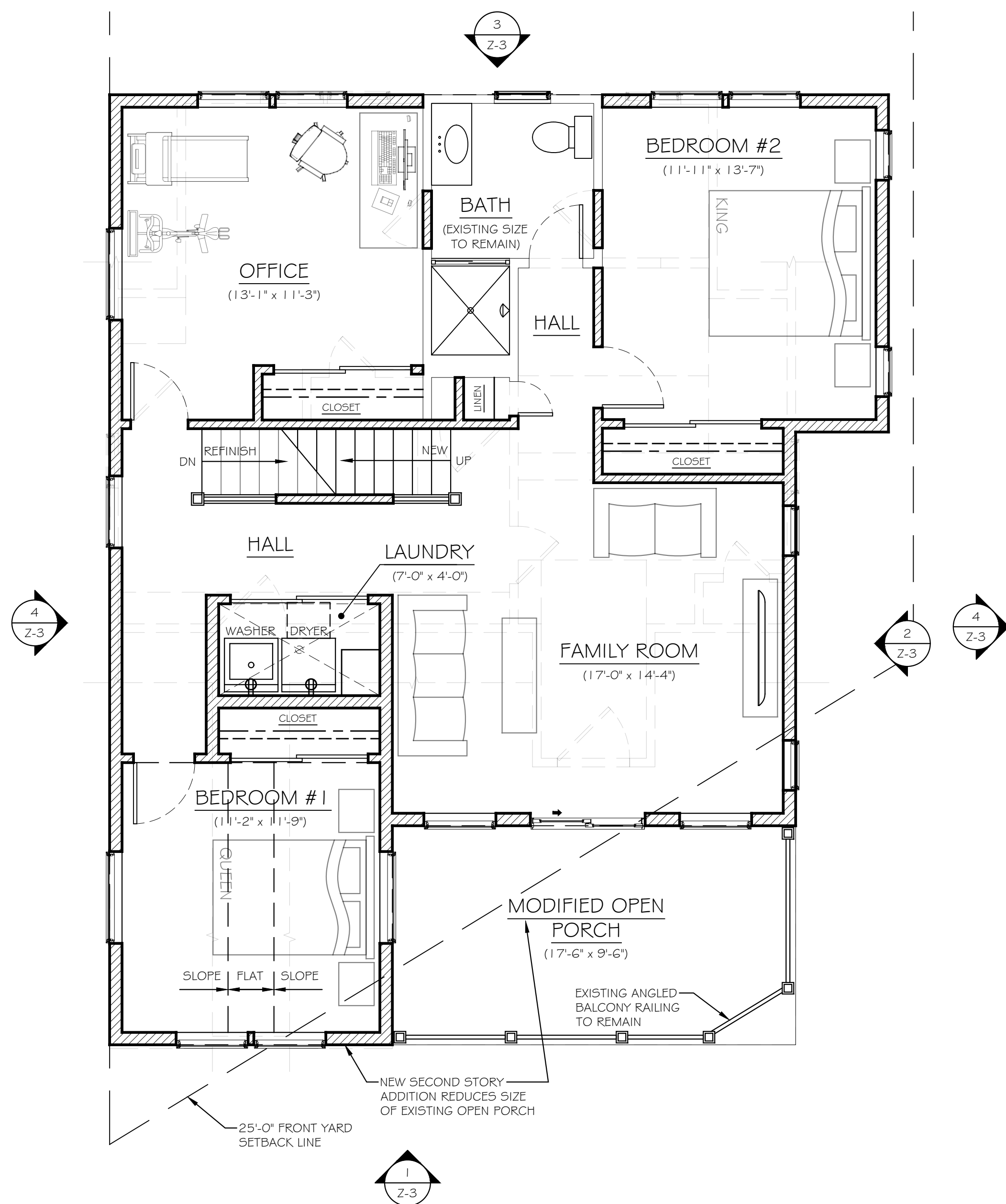
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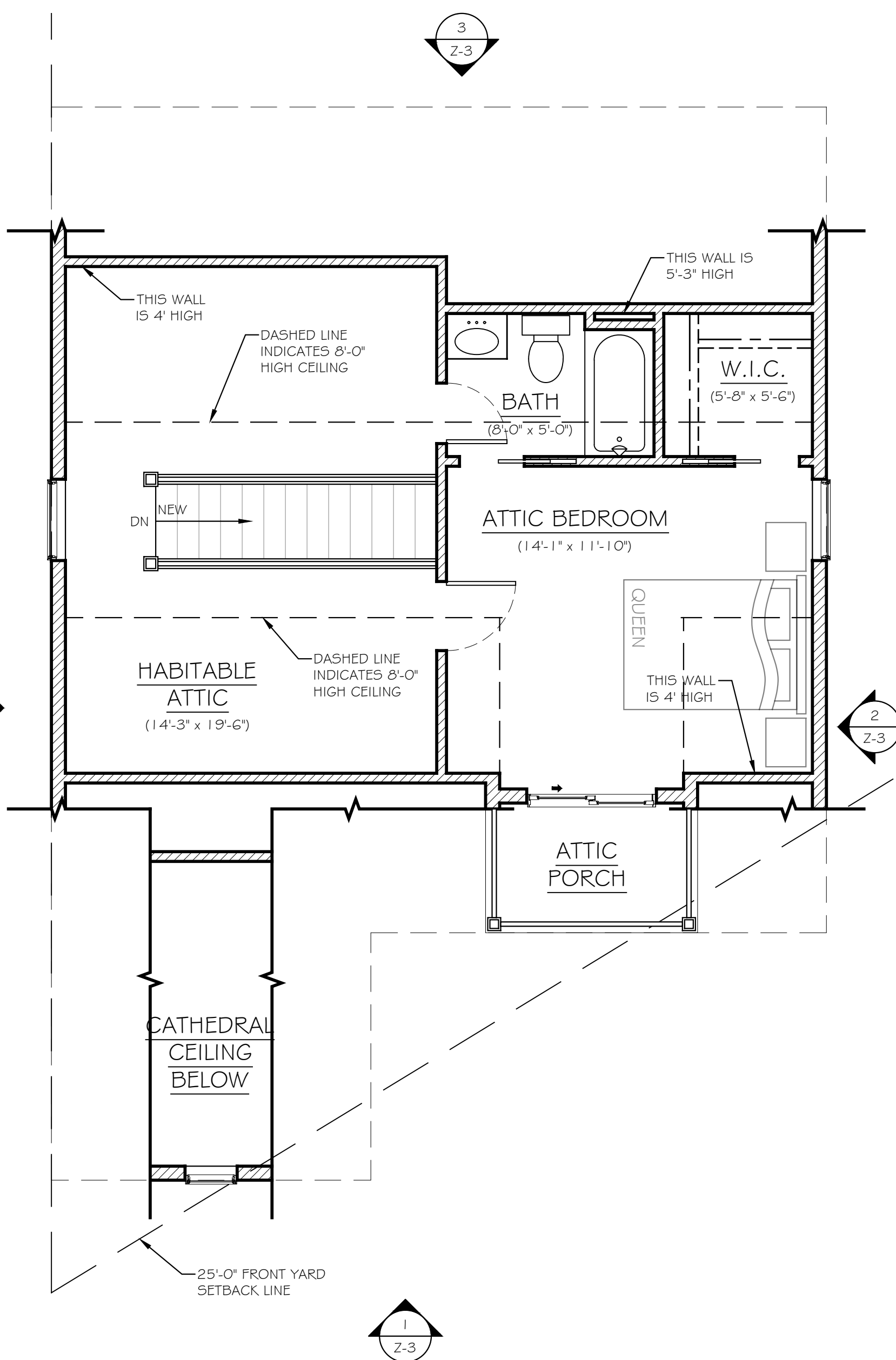


1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

WALL LEGEND	
DETAIL	DESCRIPTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN
	NEW 2x WALL STUDS (SEE PLAN FOR SIZE)



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



3 PROPOSED HABITABLE ATTIC PLAN
 SCALE: 1/4" = 1'-0"

2018 IRC HABITABLE ATTIC CALCULATIONS

AREA OF SECOND FLOOR:	1128 S.F.
33% OF 982 S.F.:	372 S.F.
AREA OF ATTIC FLOOR: 7'-0" OR MORE IN HEIGHT:	304 S.F.
% OF ATTIC FLOOR OVER 7'-0" IN HEIGHT AS COMPARED TO SECOND FLOOR AREA :	27%
	27% < 33%

PROJECT:

ADDITIONS & ALTERATIONS FOR:
THE FEHRENBACH RESIDENCE

408 BRADLEY BLVD
 BLOCK 87, LOT 9
 BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ 07720

REVISIONS:

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



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



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

REVISIONS:

MINKLER
ARCHITECTURE & DESIGN

DATE: AUGUST 3, 2022

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PROJECT:

ADDITIONS & ALTERATIONS FOR:
THE FEHRENBACH RESIDENCE

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