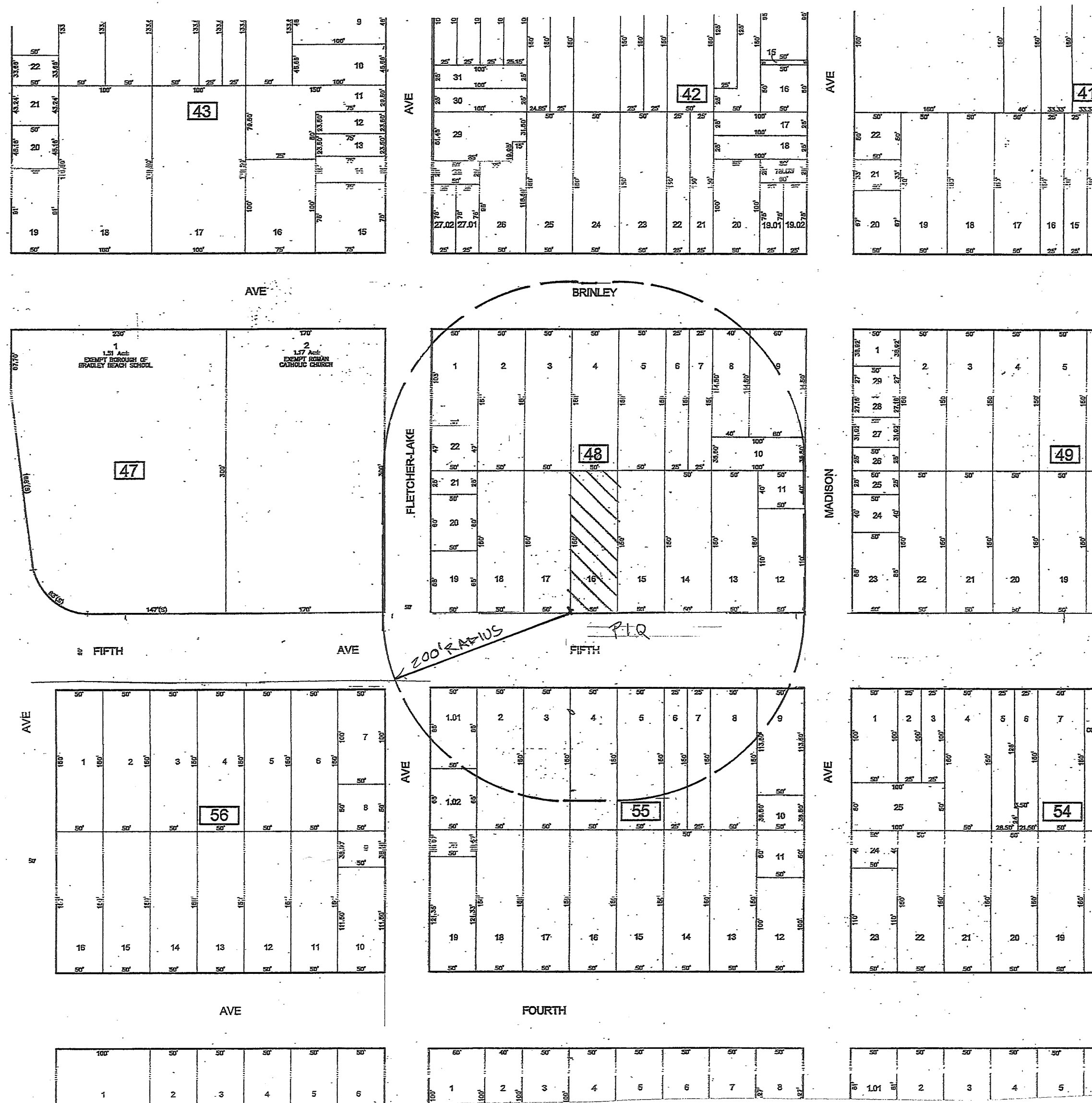
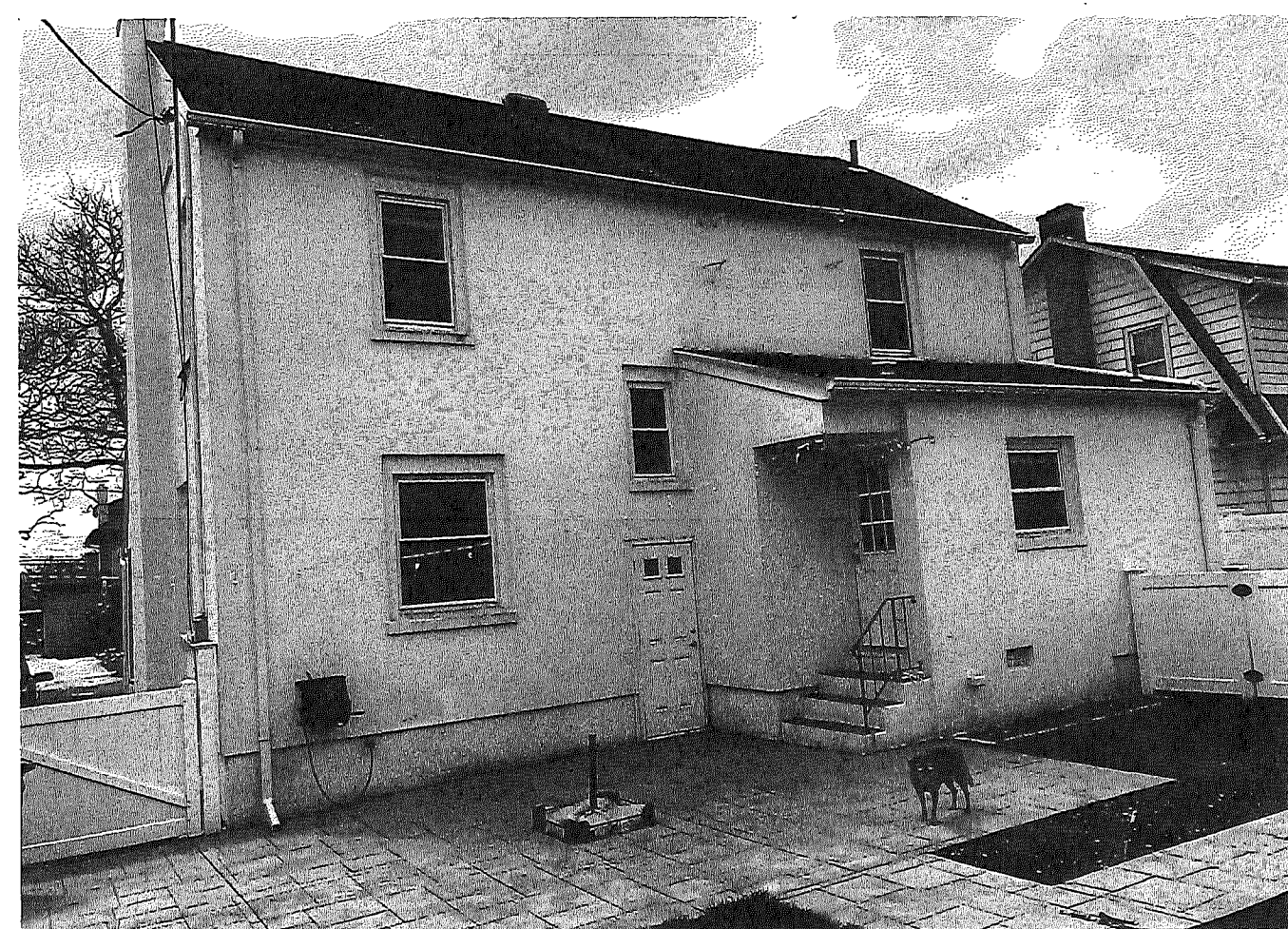




SITE LOCATION MAP

SCALE: 1" = 100'

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



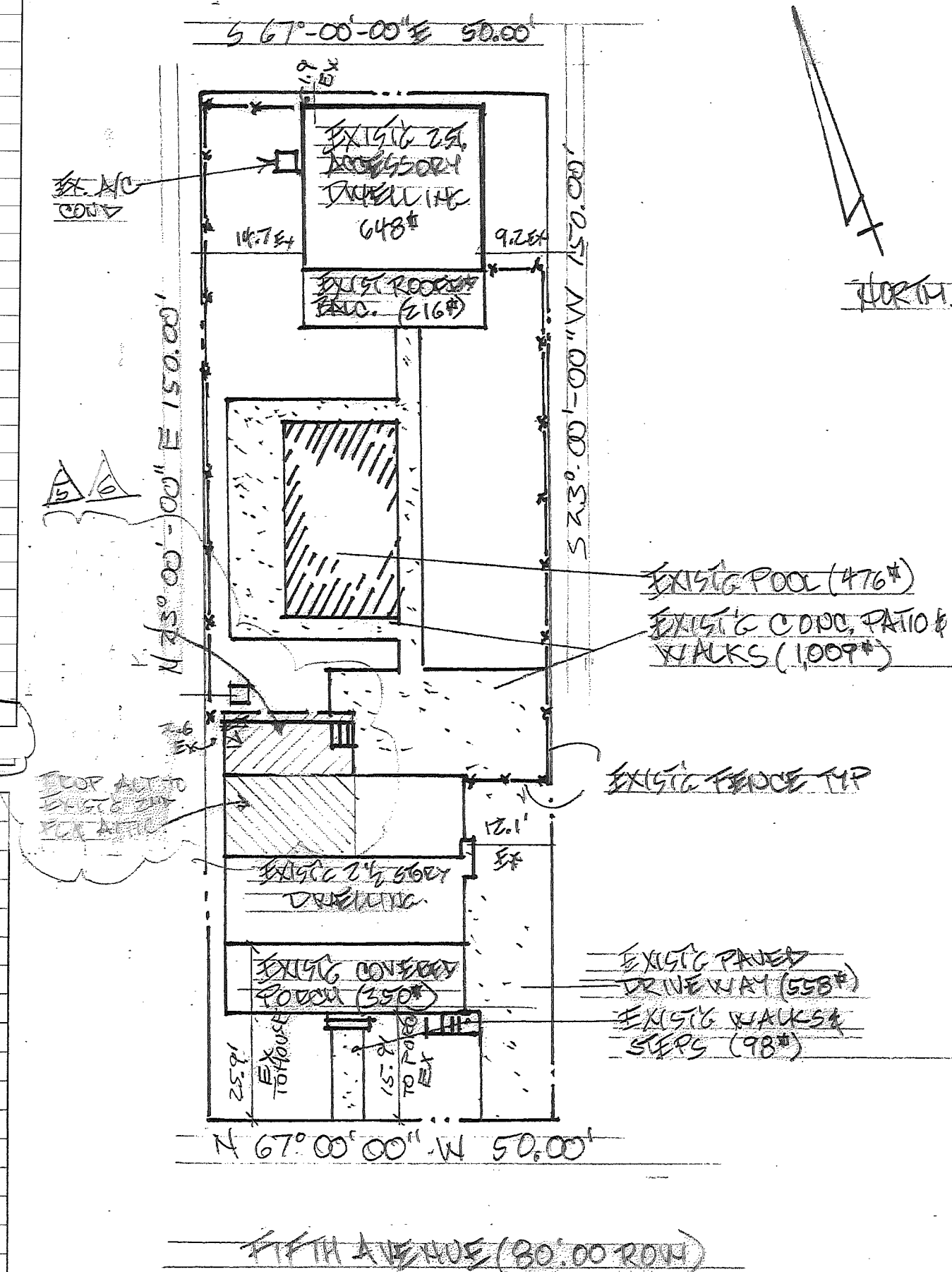
EXISTING CONDITIONS FROM NORTH EAST



EXISTING CONDITIONS FROM SOUTH 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	Pre-existing nonconforming condition to continue
SIDE	5' / 10'	2.6(w) / 12.1 (e)	No Change	West, pre-existing nonconforming condition to be expanded
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				The balcony has been removed from this application

BUILDING AND LOT COVERAGE BREAKDOWN (sqft)			
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

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

MATTHEW T. CRONIN, AIA
ARCHITECT
P.O. BOX 225 REID BANK, NEW JERSEY 07701
PHONE: 732-747-6363 matt.croninarch@gmail.com FAX: 732-747-6966

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

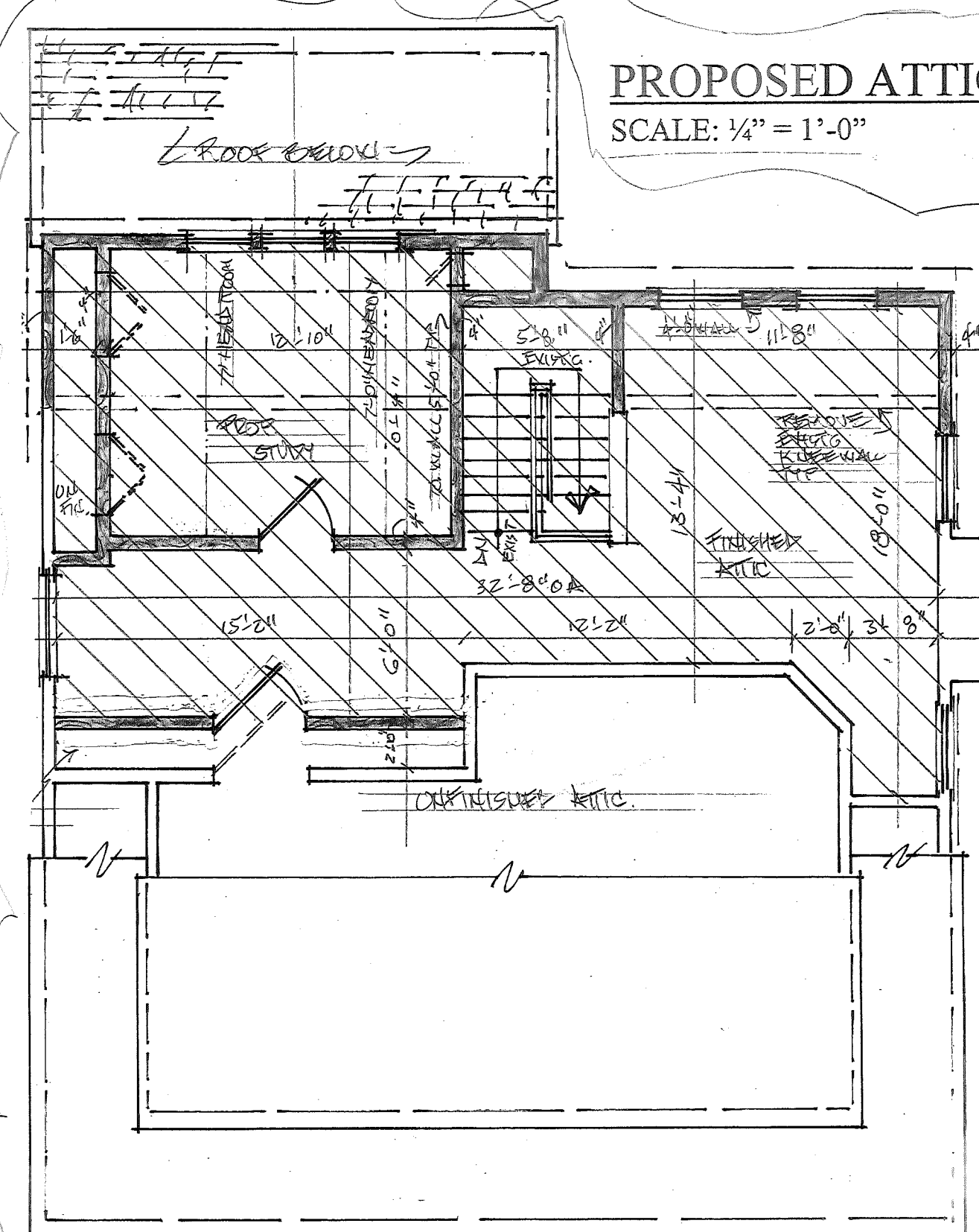
MATTHEW T. CRONIN AIA
NJ LICENSE No. AI 12367

REVISION
Rev. 1) 01-21
Rev. 2) 12-17-21
Rev. 3) 2-28-22
Rev. 4) 5-9-22
Revision 5) 5/10/22
Revision 6) 8/29/22

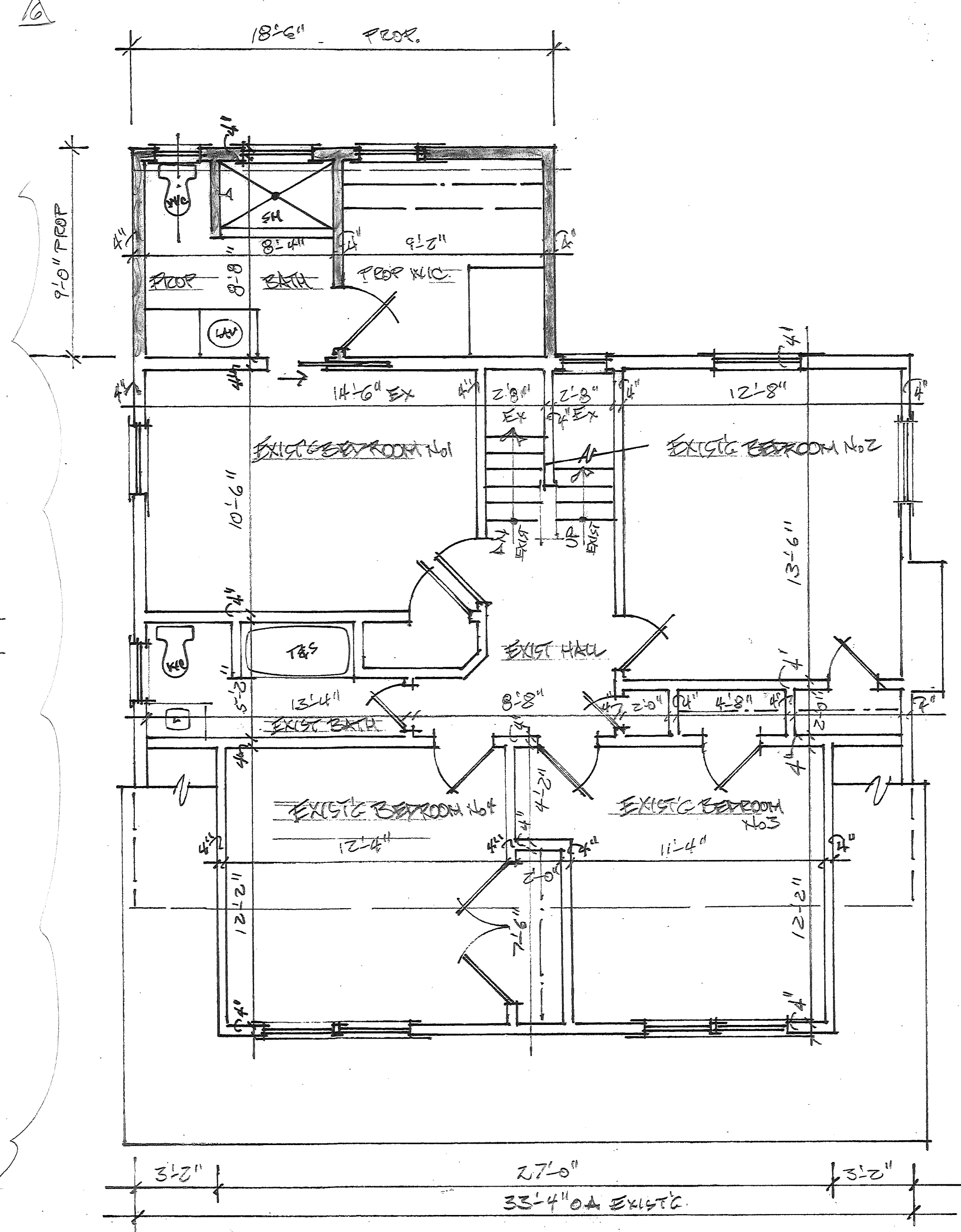
DATE 8/23/2021

SHEET TITLE

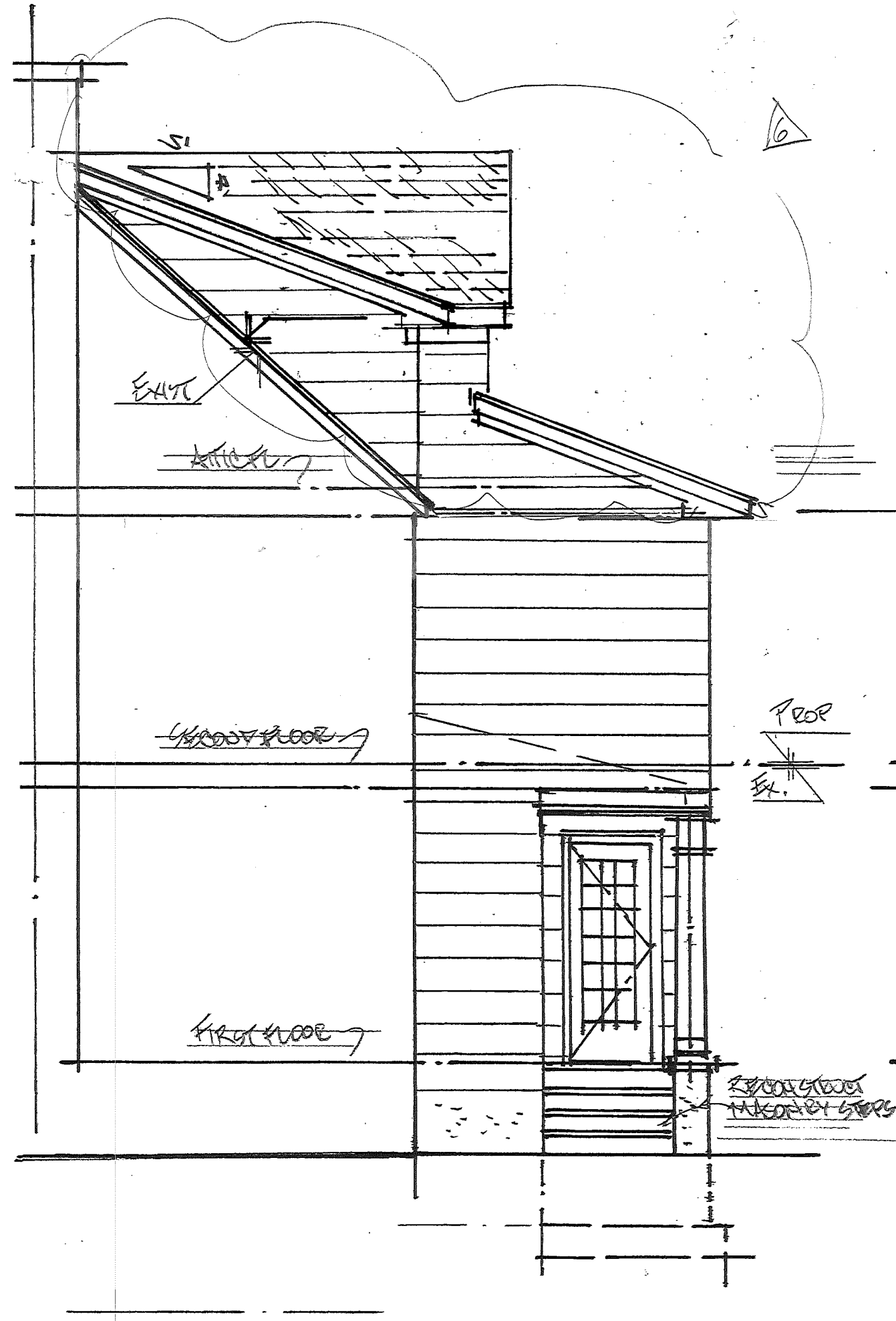
COMM No. SHEET No.
1 of 3



HALF STORY LOCATION DIAGRAM
SCALE: 3/16" = 1'-0"
NOTE: The hatched area indicates the location of the half story, per the Borough's Ordinance

[illegible]

FLOOR AREA CALCULATIONS		(gsf)			
LOCATION	EXISTING	PROPOSED CHANGE	PROPOSED TOTAL	REMARKS	
FIRST FLOOR	934	0	934		
SECOND FLOOR	893	166.5	1059.5		
1/2 STORY AT ATTIC	398	295	523.5	per definition in ordinance.	
	446 ALLOWED		529.5 ALLOWED		



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"

MATTHEW T. CRONIN, AIA
ARCHITECT

P.O. BOX 225 REID BANK, NEW JERSEY 07701
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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
BY LICENSURE NO. A112357

REVISION	DATE
Rev. 1) 10-9-21	
Rev. 2) 12-17-21	
Rev. 3) 2-28-22	
Rev. 4) 5-9-22	
Revision 6) 8/29/22	

DATE
8/23/2021

SHEET TITLE

COMM No
SHEET No.
3 of 3