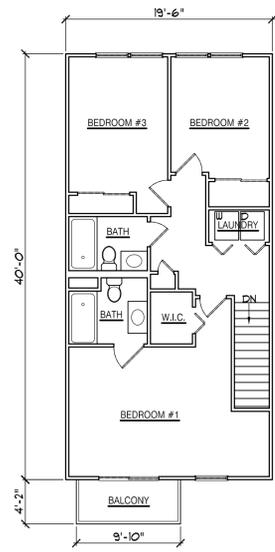
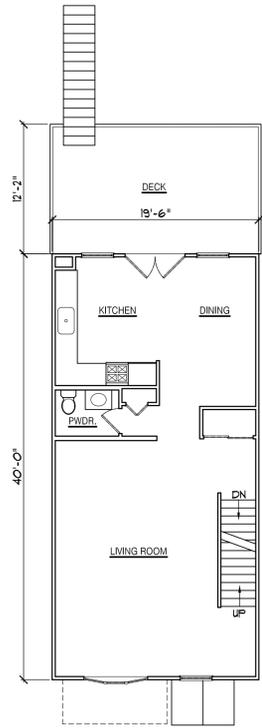


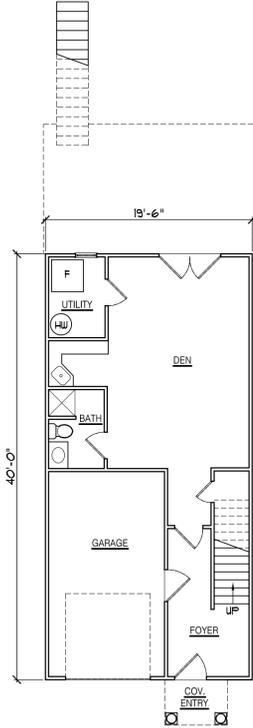
EXISTING CONDITIONS



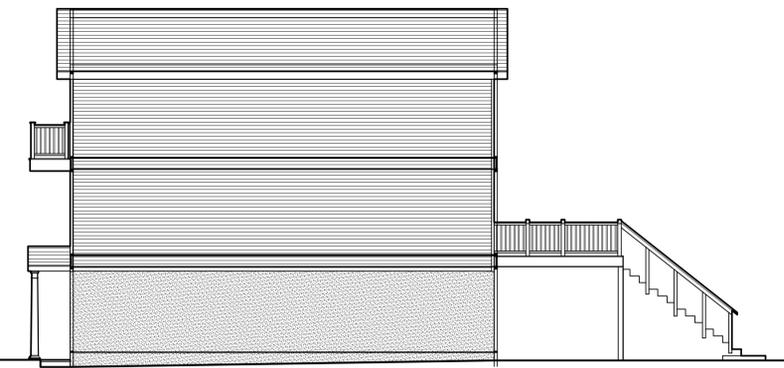
EXIST. THIRD FLOOR PLAN  
1/8" = 1'-0"



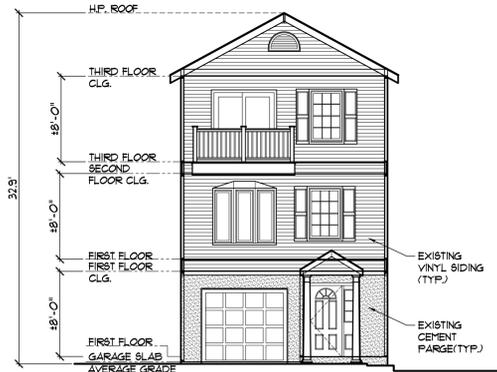
EXIST. SECOND FLOOR PLAN  
1/8" = 1'-0"



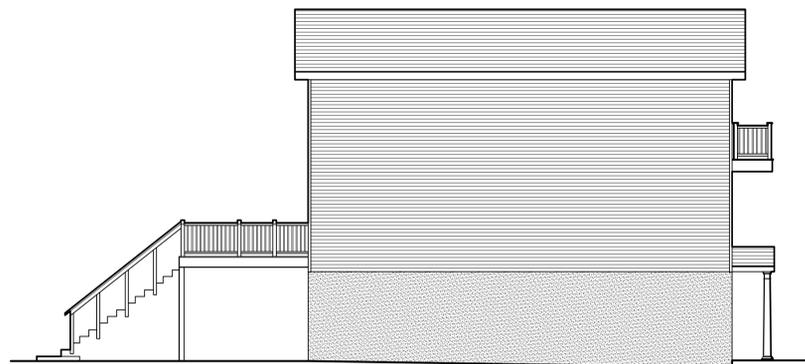
EXIST. FIRST FLOOR PLAN  
1/8" = 1'-0"



EXISTING SIDE ELEV. (EAST)  
1/8" = 1'-0"



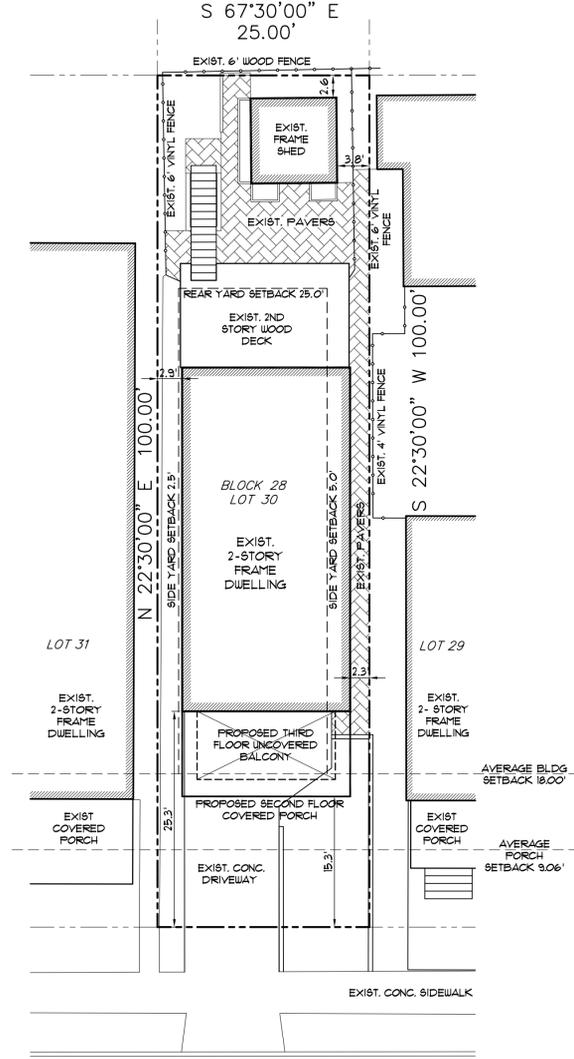
EXIST. FRONT ELEVATION (SOUTH)  
1/8" = 1'-0"



EXISTING SIDE ELEV. (WEST)  
1/8" = 1'-0"



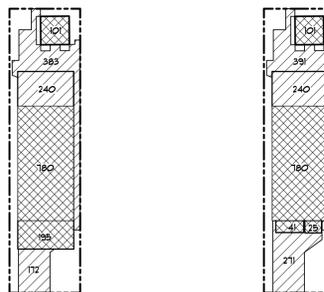
EXIST. REAR ELEVATION (NORTH)  
1/8" = 1'-0"



MCCABE AVENUE  
N 67°30'00" W  
25.00'

SITE PLAN  
1" = 10'-0"

SITE INFORMATION (INCLUDING AVERAGE PORCH SETBACK AND AVERAGE BUILDING SETBACK) TAKEN FROM "SURVEY OF PROPERTY" PREPARED BY JEFFREY S GRUNN, PLS LIC. NO. 24680433900 OF LAKELAND SURVEYING, DATED 11/01/22.



PROPOSED		EXISTING	
BUILDING COVERAGE:	1076 SQ. FT. (43.0%)	BUILDING COVERAGE:	941 SQ. FT. (31.9%)
IMPERVIOUS COVERAGE:	1871 SQ. FT. (14.8%)	IMPERVIOUS COVERAGE:	1849 SQ. FT. (14.0%)

PROPOSED ALTERATIONS:  
**ABRUSCI RESIDENCE**  
316 1/2 McCabe Avenue  
Bradley Beach, NJ 07720  
Block: 28 Lot: 30

**PROJECT INFORMATION**

**BUILDING CODES:**  
REHABILITATION SUBCODE (NJAC 5:23-6)  
INTERNATIONAL RESIDENTIAL CODE - 2018 (NJ EDITION), WHERE APPLICABLE

**BUILDING STATISTICS:**  
USE GROUP: R-5 (SINGLE FAMILY RESIDENCE)  
CONSTRUCTION CLASS: 5B (UNPROTECTED WOOD FRAMED CONSTRUCTION)  
NUMBER OF STORIES: 3  
WIND SPEED (MIIL): 125 MPH (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE WIND DOES NOT EXCEED 130 MPH)  
FLOOD HAZARD: THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA

**BUILDING AREA: (UNCHANGED)**

FIRST FLOOR AREA:	561 SQ. FT.
SECOND FLOOR AREA:	741 SQ. FT.
THIRD FLOOR AREA:	741 SQ. FT.
TOTAL:	2,005 SQ. FT.
CONSTRUCTION VOLUME:	22,410 CU. FT.

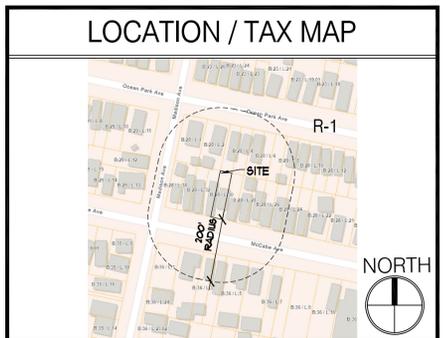
**ZONING INFORMATION**  
REQUIREMENTS FOR R-1 ZONE (SINGLE-FAMILY RESIDENTIAL)

	REQD./ALLOWED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SQ. FT.	2,500 SQ. FT.	2,500 SQ. FT.
MIN. LOT WIDTH	50 FT.	25 FT.	25 FT.
MIN. LOT DEPTH	100 FT.	100 FT.	100 FT.
MIN. FRONT YARD SETBACK BUILDING	18 FT. (1)	25.3 FT.	25.3 FT.
MIN. PORCH SETBACK	9.06 FT. (2)	21.3 FT.	15.3 FT.
MIN. REAR YARD SETBACK	25 FT.	34.3 FT.	34.3 FT.
MIN. SIDE YARD SETBACK	2.5 FT.	2.9 FT. (WEST) 2.3 FT. (EAST)	2.9 FT. (WEST) 2.3 FT. (EAST)
ACCESSORY STRUCTURE:			
REAR YARD SETBACK-SIDE YARD SETBACK-	5 FT. 5 FT.	2.6 FT. 3.8 FT.	2.6 FT. 3.8 FT.
MAX. BUILDING COVERAGE	35% (875 SQ. FT.)	31.9% (941 SQ. FT.)	43.0% (1076 SQ. FT.)
MAX. IMPERVIOUS COVERAGE	6.0% (1500 SQ. FT.)	14.0% (1849 SQ. FT.)	14.8% (1871 SQ. FT.)
MAX. BUILDING HEIGHT	35 FT.	32.9 FT.	32.9 FT.
MAX. NUMBER OF STORIES	2 1/2 STY.	3 STY.	3 STY.
EXISTING USE OR USES	SINGLE-FAMILY RESIDENTIAL		
PROPOSED USE OR USES	SINGLE-FAMILY RESIDENTIAL		
PRE-EXISTING NONCONFORMITY, UNCHANGED	☐		
PRE-EXISTING NONCONFORMITY, INCREASED	☒		

(1) PER ORDINANCE SECTION 450-26 PART D, (d): "AVERAGE FRONT YARD SETBACKS OF PRINCIPAL STRUCTURES ON ALL DEVELOPED PROPERTIES ON THE SAME SIDE OF THE STREET WITHIN 200' OF THE PROPERTY, AS DOCUMENTED BY A LICENSED SURVEYOR, WAS UTILIZED."  
(2) PER ORDINANCE SECTION 450-26 PART D, (d): "AVERAGE PORCH SETBACKS OF PRINCIPAL STRUCTURES ON ALL DEVELOPED PROPERTIES ON THE SAME SIDE OF THE STREET WITHIN 200' OF THE PROPERTY, AS DOCUMENTED BY A LICENSED SURVEYOR, WAS UTILIZED."

**DRAWING INDEX**

A-1	PROJECT INFORMATION, SITE PLAN, EXISTING CONDITIONS
A-2	PARTIAL FLOOR PLANS, PARTIAL ELEVATIONS



PROPOSED ALTERATIONS:  
**ABRUSCI RESIDENCE**  
316 1/2 McCabe Ave.  
Bradley Beach, NJ 07720  
Block: 28 Lot: 30

SEAL: *Stephen J. Carls*  
Stephen J. Carls, AIA  
NJ LIC # A00868

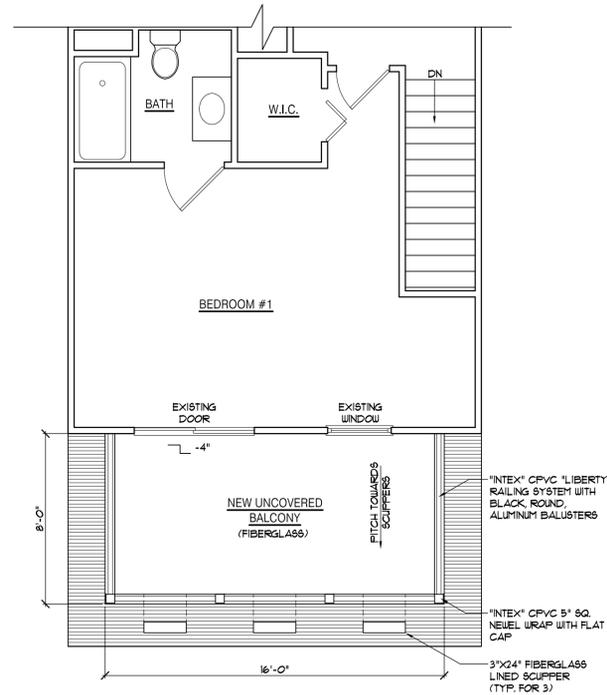
**SHORE POINT ARCHITECTURE, PA**  
106 South Main Street, Ocean Grove, New Jersey 07756  
P: 322.774.8900 F: 732.774.7250 www.shorepointarch.com

PROJECT INFORMATION,  
SITE PLAN, EXISTING  
CONDITIONS  
SCALE: AS SHOWN DRAWN: ABF

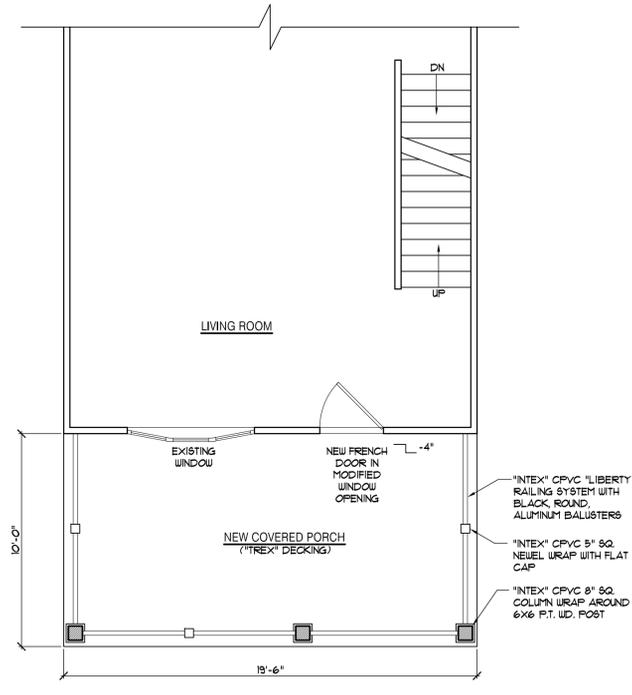
DATE	12/30/2022
REVISION/SUBMISSION	
12/30/22 ZONING SUBMISSION	
1/10/23 VARIANCE SUBMISSION	

JOB NUMBER  
**2022-45**

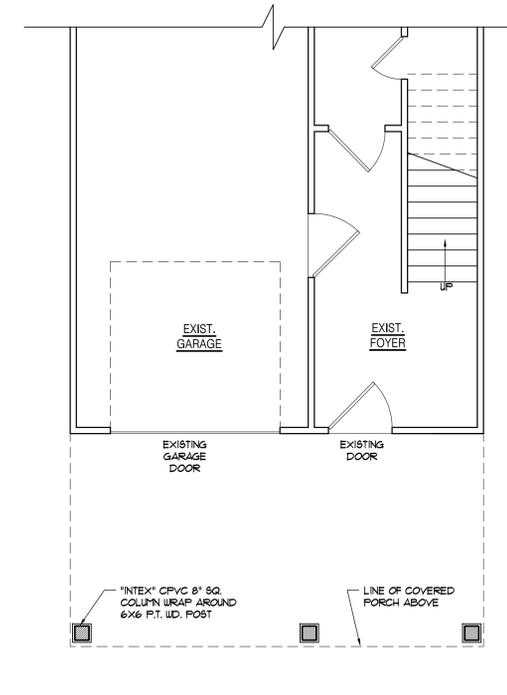
**A-1**  
ABRUSCI



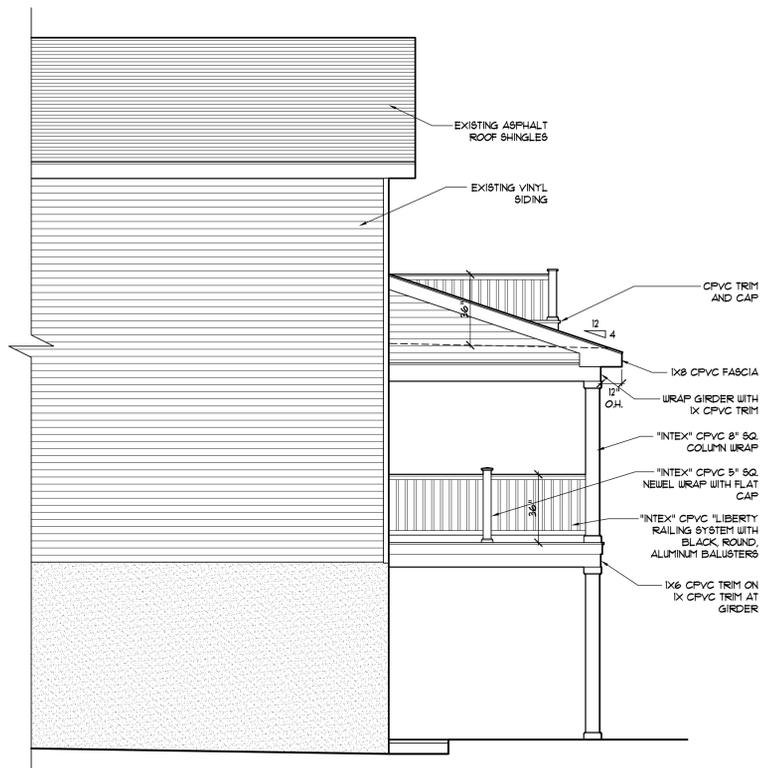
PARTIAL THIRD FLOOR PLAN  
1/4"=1'-0"



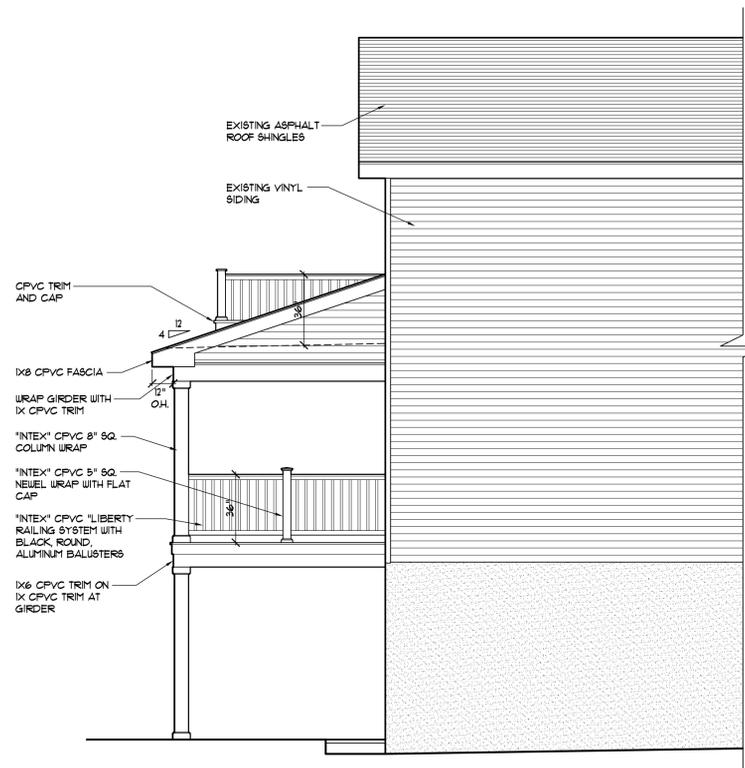
PARTIAL SECOND FLOOR PLAN  
1/4"=1'-0"



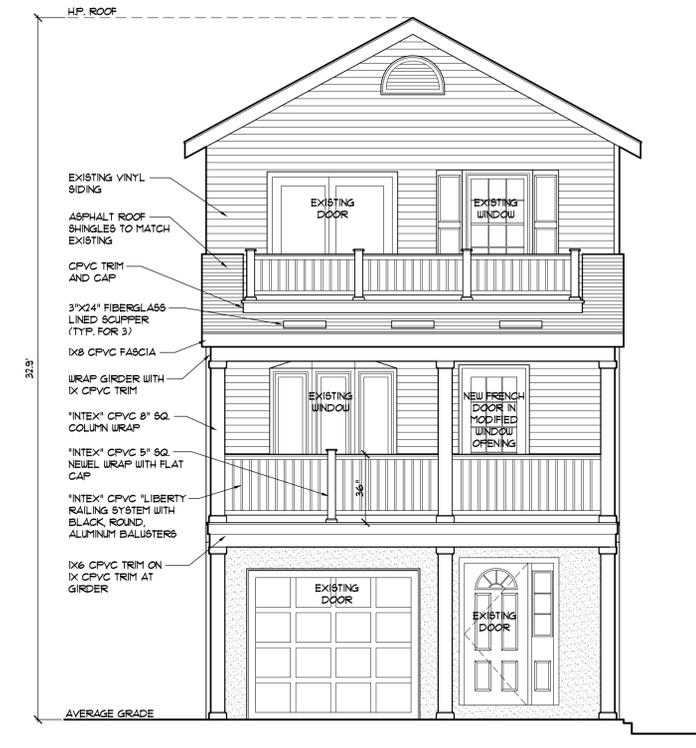
PARTIAL FIRST FLOOR PLAN  
1/4"=1'-0"



PARTIAL SIDE ELEVATION (WEST)  
1/4"=1'-0"



PARTIAL SIDE ELEVATION (EAST)  
1/4"=1'-0"



FRONT ELEVATION (SOUTH)  
1/4"=1'-0"

PROPOSED ALTERATIONS:  
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Block: 28  
Lot: 30

SEAL:  
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PARTIAL FLOOR PLANS,  
PARTIAL ELEVATIONS  
SCALE: AS SHOWN  
DRAWN: ABF

DATE	REVISION/SUBMISSION
12/30/2022	ZONING SUBMISSION
1/10/23	VARIANCE SUBMISSION

JOB NUMBER  
2022-45

**A-2**  
ABRUSCI