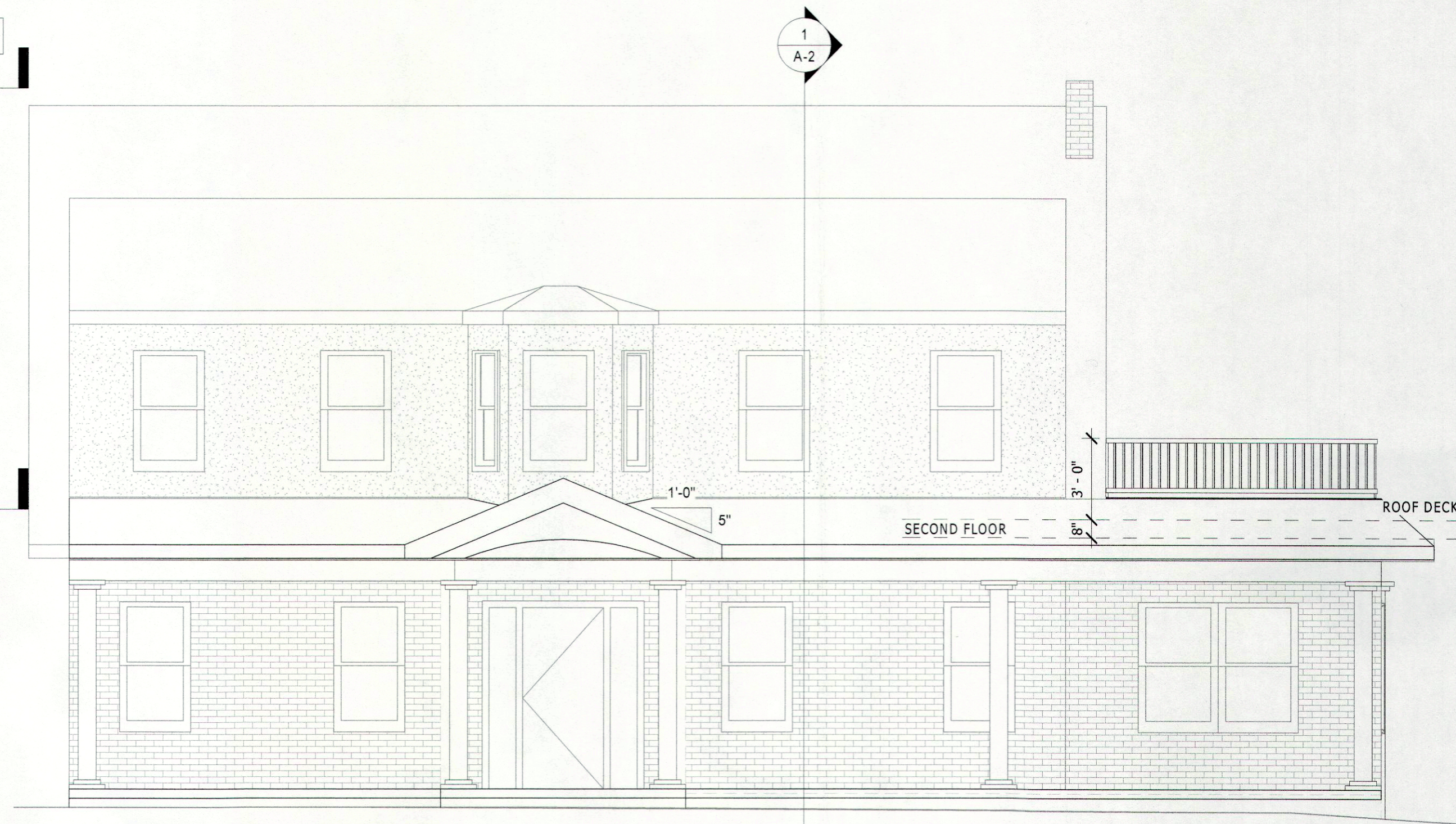


402 Second Avenue, Bradley Beach, New Jersey Zone District: R-1		[Lot #: 7	[Block #: 69		
Item Regulated	Requirements	Existing	Proposed Addition	Comments	
Building Setback (Min. ft.)	Front (Bldg)	25'	25'		
	Front (Porch)	25'	18' - 6"	17' - 4"	Does Not Comply
	Rear (Bldg.)	25'	20.9'		
	Right side (Bldg)	5'	13.5'		
	Right Side (Porch)	5'	13' - 5"	13' - 6"	
	Left side (Bldg)	5'	4.3'		
	Left Side (Porch)	5'	20' - 3"	6' - 3"	
Building height (Max. Ft.)	35'	27' ft.	13.25 ft.		
Max. Building Coverage	35%	30.4%	37%	Does Not Comply	
Impervious Coverage	60%	52.79%	5.65% (Total: 58.34%)	Complies	

*VARIANCE REQUIRED

#02 Second Avenue, Bradley Beach, New Jersey Lot 2 Area: +/- .158 Acre +/- 6,011 SF Zone District: R-1					
	Existing	Proposed	Total	Comments	
Impervious Areas for Lot 7504	House	1,418.00	83.00	1,501.00	Roof Deck Overhang
	Garage			420.00	
	Driveway	1,129.00	-15.00	1,094.00	
	Porch	235.00	169.00	404.00	
	Porch Removal		-48.00	-48.00	
	Walkway	166.00	-30.00	136.00	
	Total Gross Floor Area	3,348.00	159.00	3,507.00	
Impervious Coverage %	0.5570	0.0265	0.5834		
60% Requirement:	3,606.60 (sf. available)	55.70 %	2.65 %	58.34 %	Complies
Lot 7 Area (sf):	6,011.00				



EXISTING KITCHEN

EXISTING WINDOW WELL TO REMAIN

EXISTING MASONRY PORCH TO BE REMOVED

6'-6"

2'-0"

PROPOSED NEW PORCH TO MATCH EXISTING

169 SF

EXISTING LIVING ROOM

EXISTING WINDOW WELL TO REMAIN

EXISTING MASONRY PORCH TO REMAIN

187 SF

DN

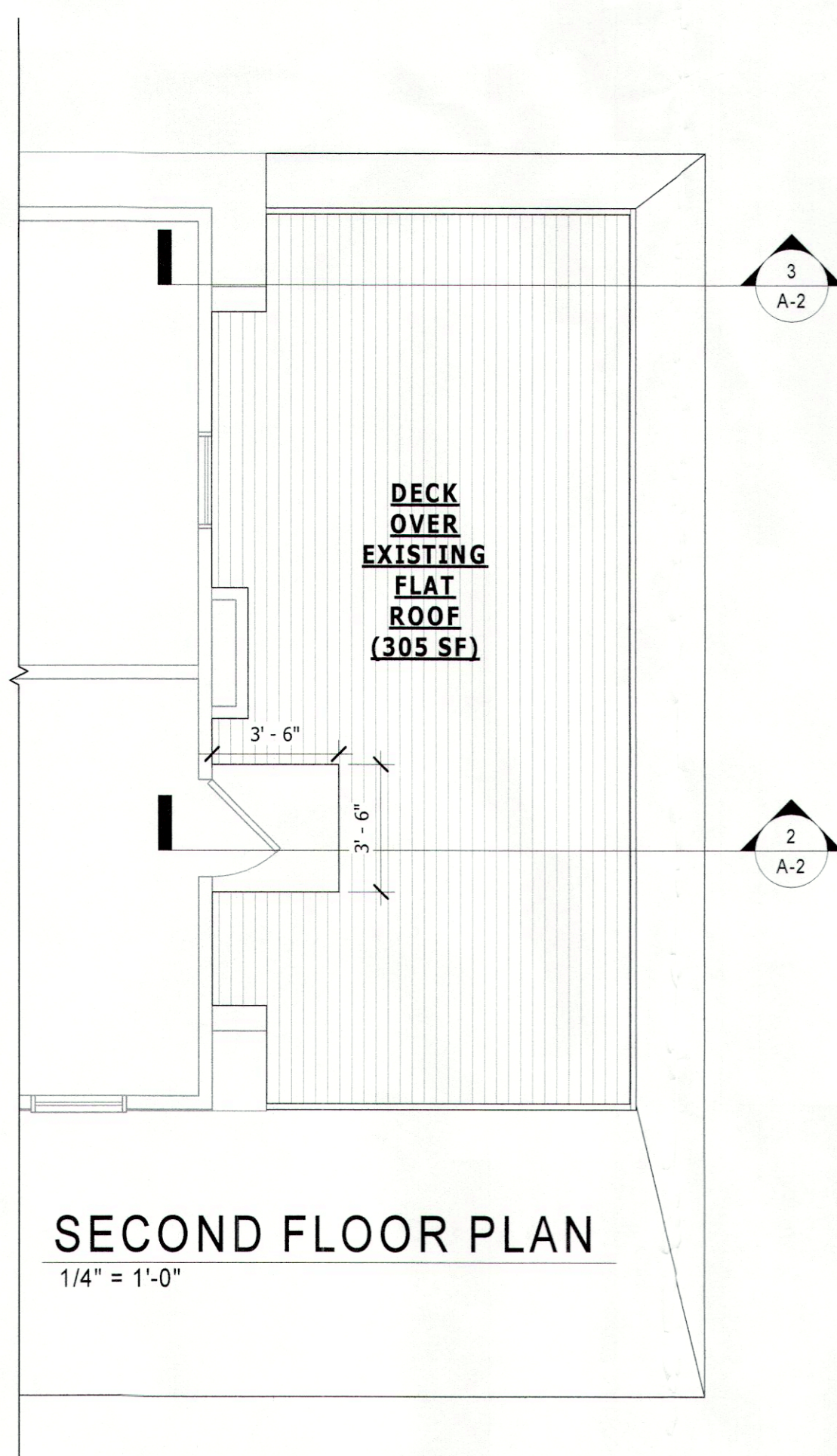
FIRST FLOOR PLAN

1/4" = 1'-0"

$$1/4'' = 1'-0''$$
[illegible]

1" = 20'-0"

SECOND AVENUE
(80' R.O.W.)


$$1/4'' = 1'-0''$$


$$1/4'' = 1'-0''$$

RECEIVED
MAY 25 2023

[illegible]

FORTUNATO ARCHITECTURE

DANIEL FORTUNATO • ARCHITECT, P.A.
13 TAMARACK CIRCLE, SKILLMAN, NEW JERSEY 08558
609-683-0180 • www.fortunatoarchitecture.com

RIVERA RESIDENCE
402 SECOND AVENUE
BRADLEY BEACH, NEW JERSEY

DRAWN
CJN
CHECKED
DF
DATE
10/25/2022
SCALE
As indicated
JOB NO.
2022-161
SHEET

A-1

1 OF 2 SHEETS

4/25/2023 1:51:54 PM