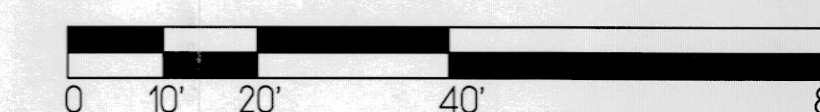


PROPOSED
LEFT ELEVATION
SCALE 1/4" = 1'-0"

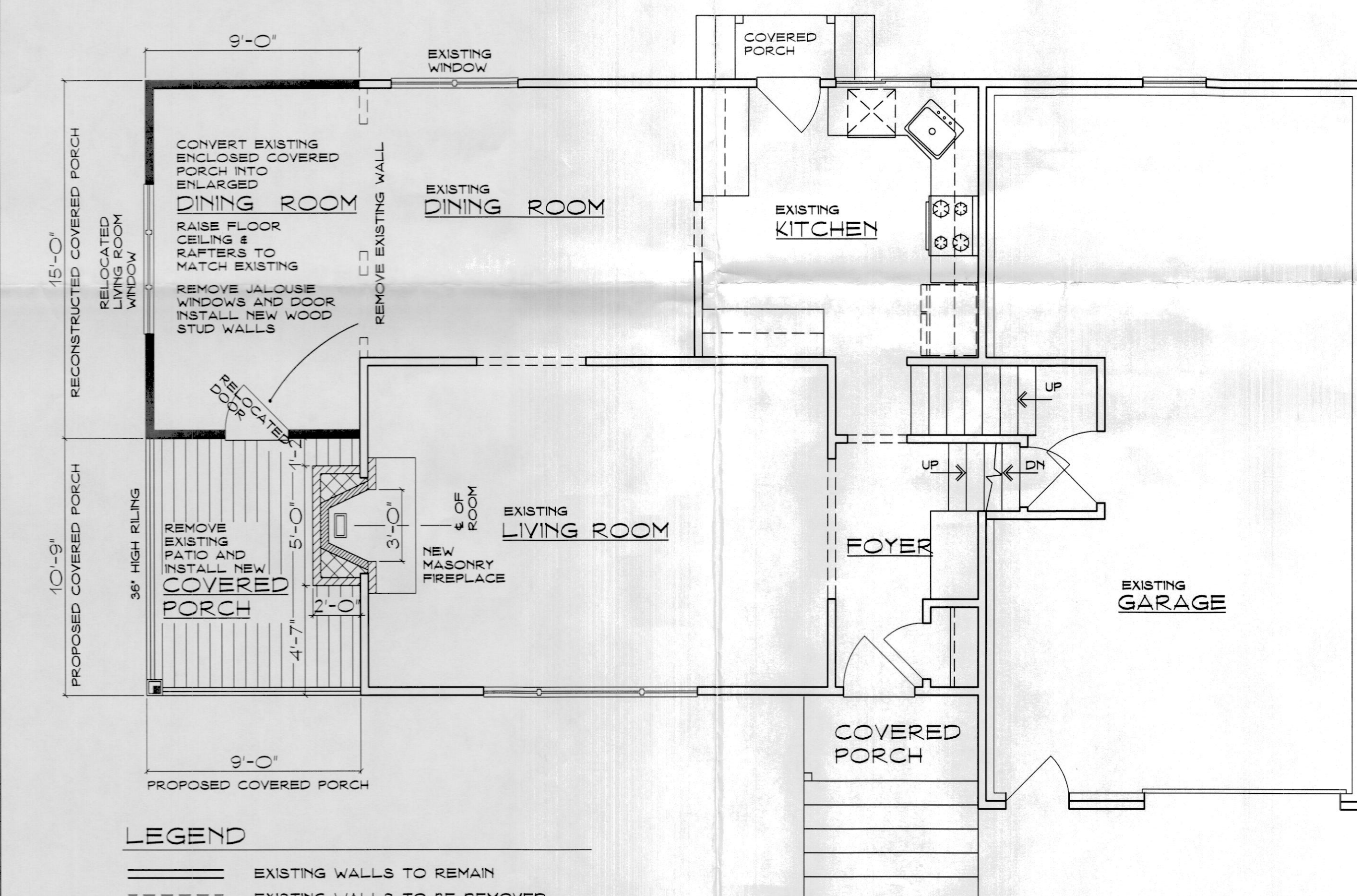
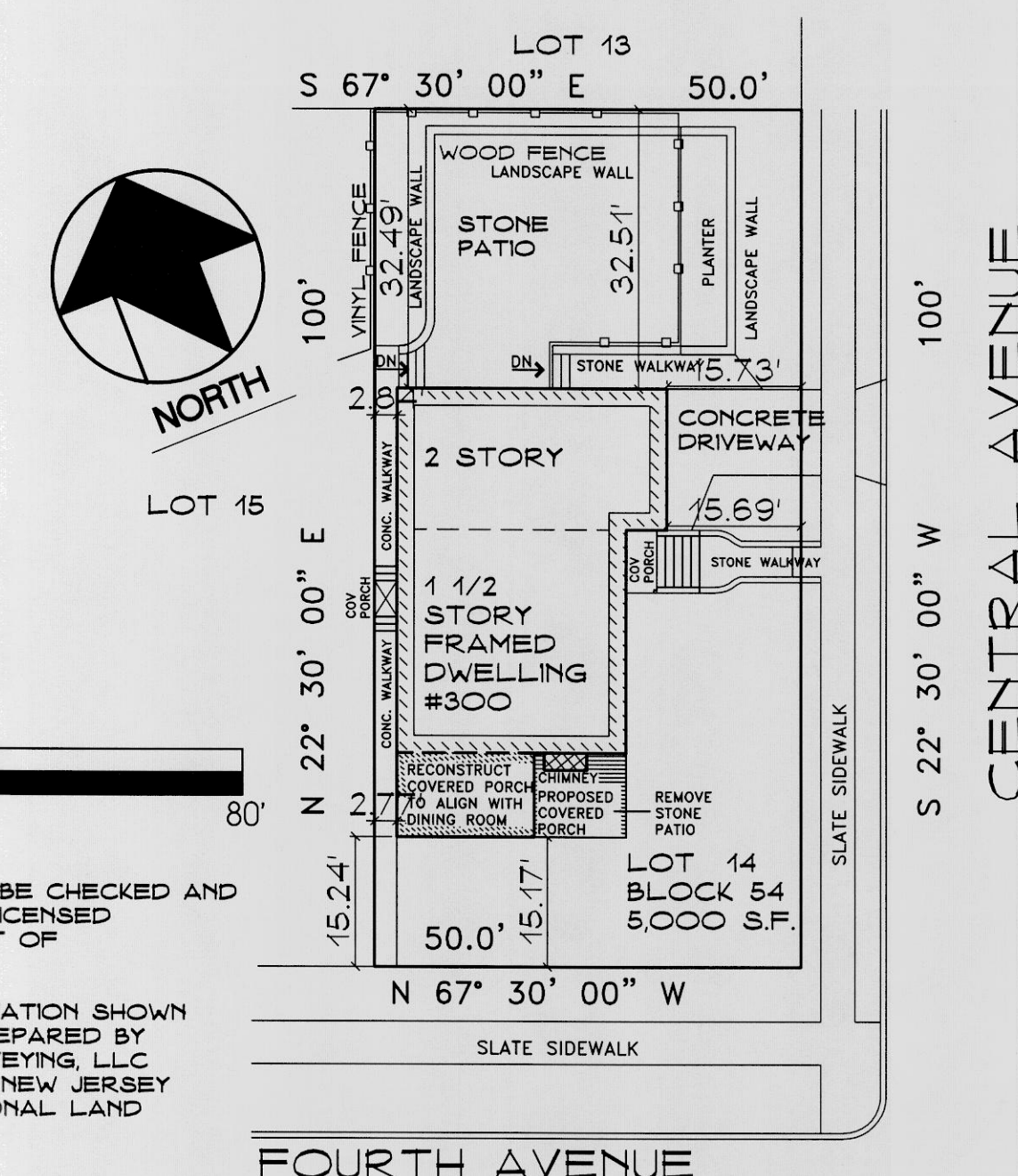


SCALE 1" = 20'



NOTE :
ALL DIMENSIONS GIVEN ARE TO BE CHECKED AND
CONFIRMED BY A NEW JERSEY LICENSED
SURVEYOR PRIOR TO THE START OF
CONSTRUCTION.

THIS IS NOT A SURVEY. INFORMATION SHOWN
WAS TAKEN FROM A SURVEY PREPARED BY
MICHAEL J. WILLIAMS LAND SURVEYING, LLC
56 MAIN AVENUE OCEAN GROVE, NEW JERSEY
MICHAEL J. WILLIAMS PROFESSIONAL LAND
SURVEYOR N.J. LIC. #25800
DATE OF SURVEY 12-28-2005



LEGEND

- | | |
|-------|---------------------------------------|
| ===== | EXISTING WALLS TO REMAIN |
| ----- | EXISTING WALLS TO BE REMOVED |
| ===== | NEW 2' X 4' - 16' O/C STUD PARTITIONS |

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

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 54 LOT 14 AS SHOWN
ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF
BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY

PROPERTY IS LOCATED IN THE R-1 RESIDENTIAL ZONE
AND CONTAINS A TOTAL OF ±0.114 ACRES (5,000 S.F.)

APPLICANT: FRANK OADES
DIANE PORTANTIERE
300 FOURTH AVENUE
BRADLEY BEACH, NJ 07720
PHONE (732) 539-4284
E-MAIL FRADIA@OPTIMUM.NET

APPLICANT PROPOSES TO RECONSTRUCT AN EXISTING COVERED PORCH TO A FINISHED ROOM AND CONSTRUCT A NEW COVERED PORCH

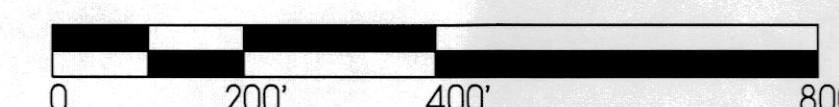


FRONT ELEVATION EXISTING CONDITIONS



KEY MAP

APPROX SCALE 1" = 200'



<div style="text-align: center;"> ZONE REQUIREMENTS ZONE DISTRICT R-1 </div>				
PRINCIPAL BUILDING				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	COMPLIANT
MIN. LOT AREA	5,000 S.F.	5,000 S.F.	NO CHANGE	YES
MIN. LOT WIDTH	50'	50'	NO CHANGE	YES
MIN. LOT DEPTH	100'	100'	NO CHANGE	YES
MIN. SETBACKS				
FRONT YARD	25'	15.17'	NO CHANGE	NO ●
FOURTH AVE	15'	15.69'	NO CHANGE	YES
CENTRAL AVE	5' AND 10'	2.77'	NO CHANGE	NO ●
SIDE YARD				
REAR YARD	25'	32.49'	NO CHANGE	YES
MAX. BUILDING COVERAGE	35%	26.88% = 1,344 SF	28.80% = 1,440 SF	YES
MAX. IMPERVIOUS COVERAGE	60%	58.24% = 2,912 SF	58.06% = 2,903 SF	YES
BUILDING HEIGHT	35'	24'-4"	NO CHANGE	YES

● EXISTING NON-CONFORMING

EXISTING BUILDING COVERAGE		PROPOSED BUILDING COVERAGE	
LOT SIZE	5,000 SQ. FT.	LOT SIZE	5,000 SQ. FT.
HOUSE W/ PORCHES	1,344 S.F. = 26.88%	HOUSE W/ PORCHES & CHIMNEY	1,440 S.F. = 28.80%
EXISTING IMPERVIOUS COVERAGE		PROPOSED IMPERVIOUS COVERAGE	
LOT SIZE	5,000 SQ. FT.	LOT SIZE	5,000 SQ. FT.
HOUSE W/ PORCHES	1,344 S.F. = 26.88%	HOUSE W/ PORCHES & CHIMNEY	1,440 S.F. = 28.80%
DRIVEWAY	184 S.F. = 3.68%	DRIVEWAY	184 S.F. = 3.68%
FRONT WALK & STEPS	103 S.F. = 2.06%	FRONT WALK & STEPS	103 S.F. = 2.06%
SIDE CONC. WALKS	179 S.F. = 3.58%	SIDE CONC. WALKS	179 S.F. = 3.58%
REAR STONE PATIO	997 S.F. = 19.94%	REAR STONE PATIO	997 S.F. = 19.94%
FRONT PATIO	105 S.F. = 2.10%		
TOTAL IMPERVIOUS	2,912 S.F. = 58.24%	TOTAL IMPERVIOUS	2,903 S.F. = 58.06%

APPROVED AS A FINAL PLAT OF A SITE PLAN BY THE
BOROUGH OF BRADLEY BEACH BOARD OF ADJUSTMENT

CHAIRMAN

DATE _____

SECRETARY

DATE _____

ENGINEER

DATE _____

VARIANCE APPLICATION

FRONT YARD SETBACK FROM FOURTH AVENUE

RV ARCHITECT
RICHARD VILLANO LLC AIA

2006 STATE HWY 71 SPRING LAKE HEIGHTS, NEW JERSEY 07762 Tel 732-282-9300 Fax 732-282-9301
WEB ARCHITECTRICHARDVILLANO.COM

<div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> REVISIONS </div>	<div style="border: 1px solid black; padding: 5px;"> <p> SHEET TITLE ELEVATIONS - FLOOR PLAN - KEY MAP - SITE DIAGRAM & ZONING CHART </p> </div>	<div style="border: 1px solid black; padding: 5px;"> <p> COMM. NO: 202303C DATE: 0-14-2023 </p> </div>
	<div style="border: 1px solid black; padding: 5px;"> <p> PROJECT RECONSTRUCTION OF COVERED PORCH AND NEW COVERED PORCH </p> </div>	<div style="border: 1px solid black; padding: 5px;"> <p> DRAWN: RV CHK: TM SCALE: AS NOTED </p> </div>
	<div style="border: 1px solid black; padding: 5px;"> <p> OADES & PORTANTIERE RESIDENCE LOT 14, BLOCK 54 300 FOURTH AVENUE BRADLEY BEACH MONMOUTH COUNTY, NJ </p> </div>	<div style="border: 1px solid black; padding: 5px;"> <p> DRAWING NO: </p> </div>
	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p> <i>Richard Villano</i> </p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p> RICHARD VILLANO NEW JERSEY LICENSE # N J A108312 MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS AND THE NATIONAL COUNCIL ARCHITECTURAL REGISTRATION BOARD </p> </div>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p> A-1 </p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p> SHEET: 1 OF 1 </p> </div>