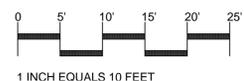


FRONT YARD SETBACK AVERAGE WITHIN 200 FEET

ADDRESS	OFFSET TO DWELLING	OFFSET TO PORCH
COMM. BUILDING 420 MAIN ST	22.92'	N/A
DWELLING No. 621	23.10'	17.28'
DWELLING No. 619	16.94'	11.45'
DWELLING No. 617	22.84'	16.24'
SUBJECT SITE DWELLING No. 615	21.54'	15.68'
DWELLING No. 613 1/2	28.49'	18.62'
DWELLING No. 613	21.39'	15.49'
DWELLING No. 611 1/2	118.17'	112.37'
DWELLING No. 611	16.51'	10.53'
DWELLING No. 609	14.50'	9.50'
DWELLING No. 607	16.49'	8.86'
AVERAGE WITHIN 200'	29.35'	23.60'

ZONING INFORMATION ZONE: R-1

ZONING CRITERIA	REQUIRED BY THE ZONING ORDINANCE	EXISTING CONDITIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
LOT AREA - MIN.	5,000 sq. ft.	9,110.14 sq. ft.	9,110.14 sq. ft.	
LOT FRONTAGE/WIDTH - MIN.	50 ft.	50 ft.	50 ft.	
LOT DEPTH - MIN.	100 ft.	186.10 ft.	186.10 ft.	
SETBACKS - PRINCIPAL BUILDING				
FRONT YARD - MIN.	25 ft. OR THE AVERAGE WITHIN 200 FEET (EAST-WEST STREETS) <small>SEE ABOVE SETBACKS BY LANDMARK SURVEYING AND ENGINEERING, INC.</small>	DWELLING = 23.06 ft. * COVERED PORCH = 15.70 ft. *	DWELLING = 23.06 ft. COVERED PORCH = 15.70 ft.	
SIDE YARD #1 - MIN.	10% OF LOT WIDTH = 5 ft.	2.06 ft. *	2.06 ft. (At Second Floor Addition)	**
SIDE YARD #2 - MIN.	20% OF LOT WIDTH = 10 ft.	12.23 ft.	12.23 ft.	
REAR YARD - MIN.	25 ft.	110.84 ft.	71.08 ft.	
BUILDING HEIGHT - MAX.	35 ft. / 2 1/2 STORIES	36.25 ft. (MAX.) / 2 1/2 STORIES *	36.25 ft. (MAX.) / 2 1/2 STORIES	**
SETBACKS - ACCESSORY STRUCTURE				
REAR YARD - MIN.	5 ft.	6.86 ft.	6.86 ft.	
SIDE YARD - MIN.	5 ft.	7.25 ft.	7.25 ft.	
ACCESSORY BUILDING HEIGHT - MAX.	25 ft. TWO STORY	24.8 ft.	24.8 ft.	
LOT COVERAGE - BUILDINGS MAX.	35% (9,110.14 sq. ft. x .35 = 3,188.5 sq. ft.)	2,304.5 sq. ft. + 9,110.14 sq. ft. = 25.2%	3,161.55 sq. ft. + 9,110.14 sq. ft. = 34.7%	
LOT COVERAGE - IMPERVIOUS MAX.	60% (9,110.14 sq. ft. x .60 = 5,466.1 sq. ft.)	4,690.3 sq. ft. + 9,110.14 sq. ft. = 51.5%	5,135.05 sq. ft. + 9,110.14 sq. ft. = 56.3%	
* EXISTING NON-CONFORMING CONDITION				
** NON-CONFORMITY REQUIRED BY PROPOSED WORK		SEE PLOT PLAN WITH GRADING BY LANDMARK SURVEYING AND ENGINEERING, DRAWING 1 OF 1 REVISE DATED 9-8-25 SHOWING AREA CALCULATIONS		
FRONT COVERED PORCH = 265.4 SQ. FT.				



PLOT PLAN
1" = 10'

THIS SITE PLAN HAS BEEN PREPARED USING A PLOT PLAN PROVIDED BY LANDMARK SURVEYING AND ENGINEERING 813 MAIN STREET, AVON-BY-THE-SEA, N.J. DATED 9-8-25

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ADDITIONS AND ALTERATIONS TO THE RESIDENCE OF:
MR. R. KURTZ
615 FIFTH AVENUE
BRADLEY BEACH, NEW JERSEY

LOT: 4
BLOCK: 57

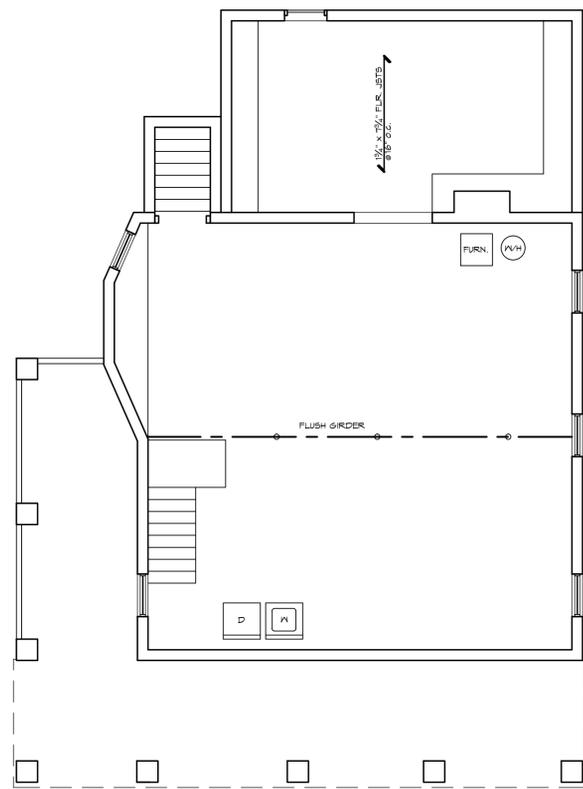
PLOT PLAN, ZONING INFORMATION & AVERAGE SETBACK CHART

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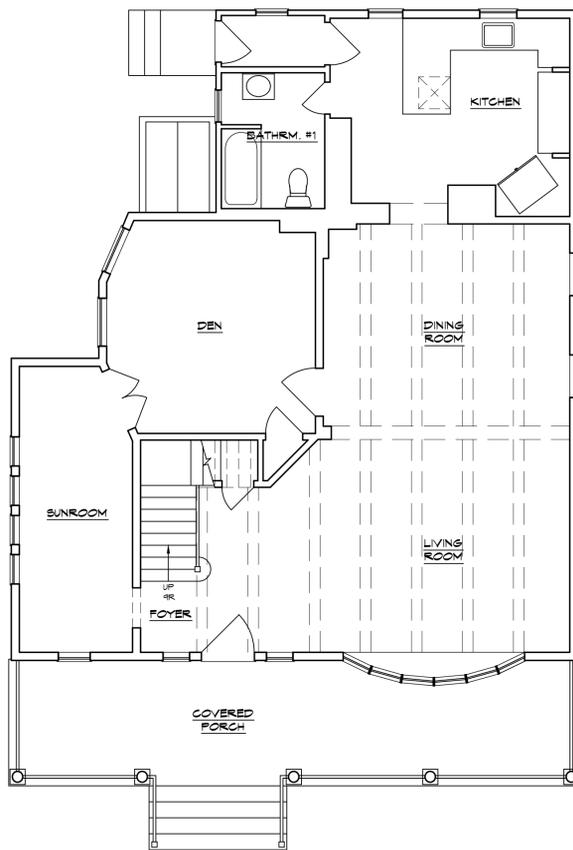
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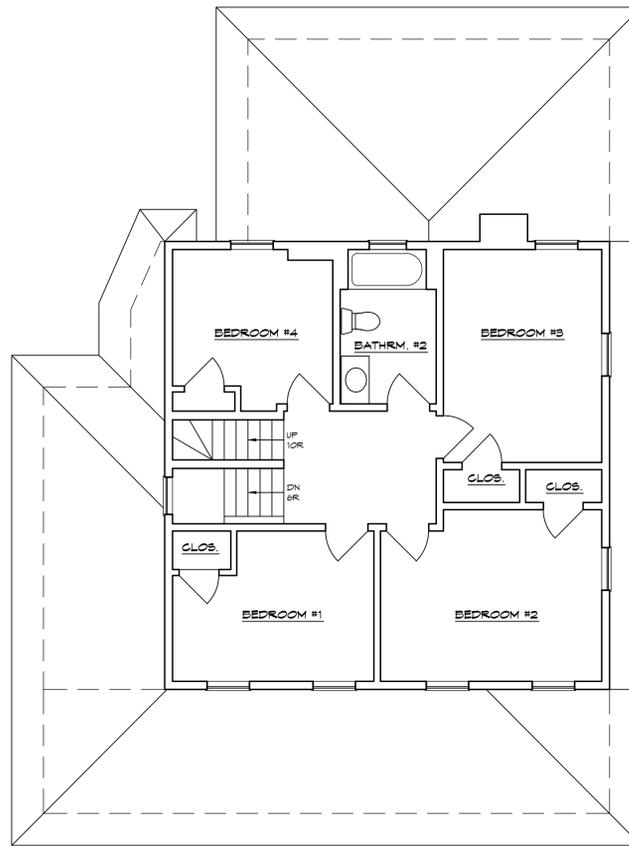
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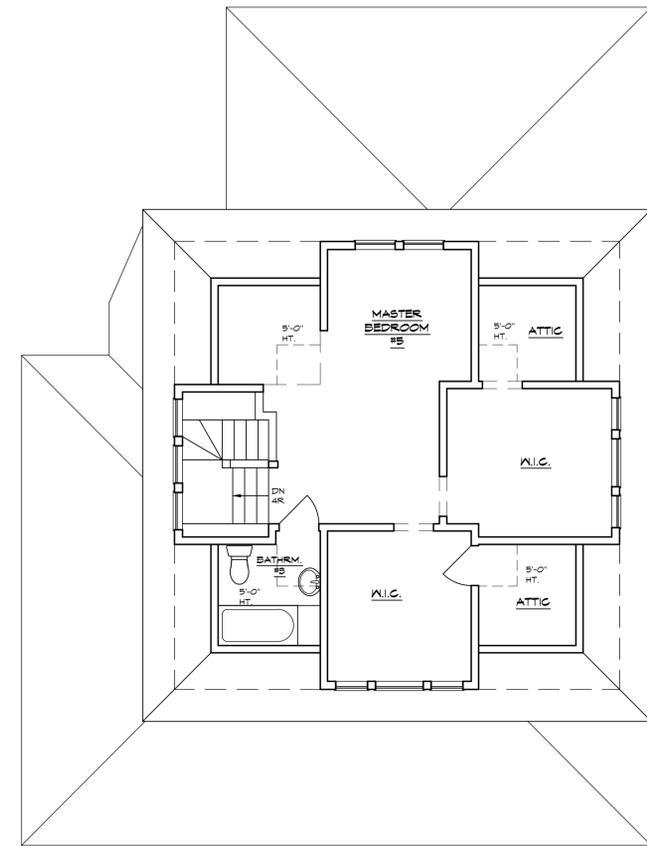
BASEMENT PLAN - EXISTING
 3/16" = 1'-0"



FIRST FLOOR PLAN - EXISTING
 3/16" = 1'-0"
 EXISTING LIVING AREA = 1,242.0 sq. ft.

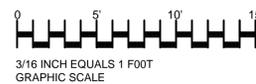
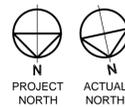


SECOND FLOOR PLAN - EXISTING
 3/16" = 1'-0"
 EXISTING LIVING AREA = 785.2 sq. ft.



HALF-STORY PLAN - EXISTING
 3/16" = 1'-0"
 EXISTING LIVING AREA ABOVE 5'-0" = 383.6 sq. ft.
 383.6 DIV. BY 785.2 = 48.8%

SYMBOLS LEGEND	
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN
	NEW STUD WALLS TO BE ADDED
	NEW CMU WALLS TO BE ADDED
	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN
	NEW DOOR - REFER TO DOOR SCHEDULE OR FLOOR PLANS



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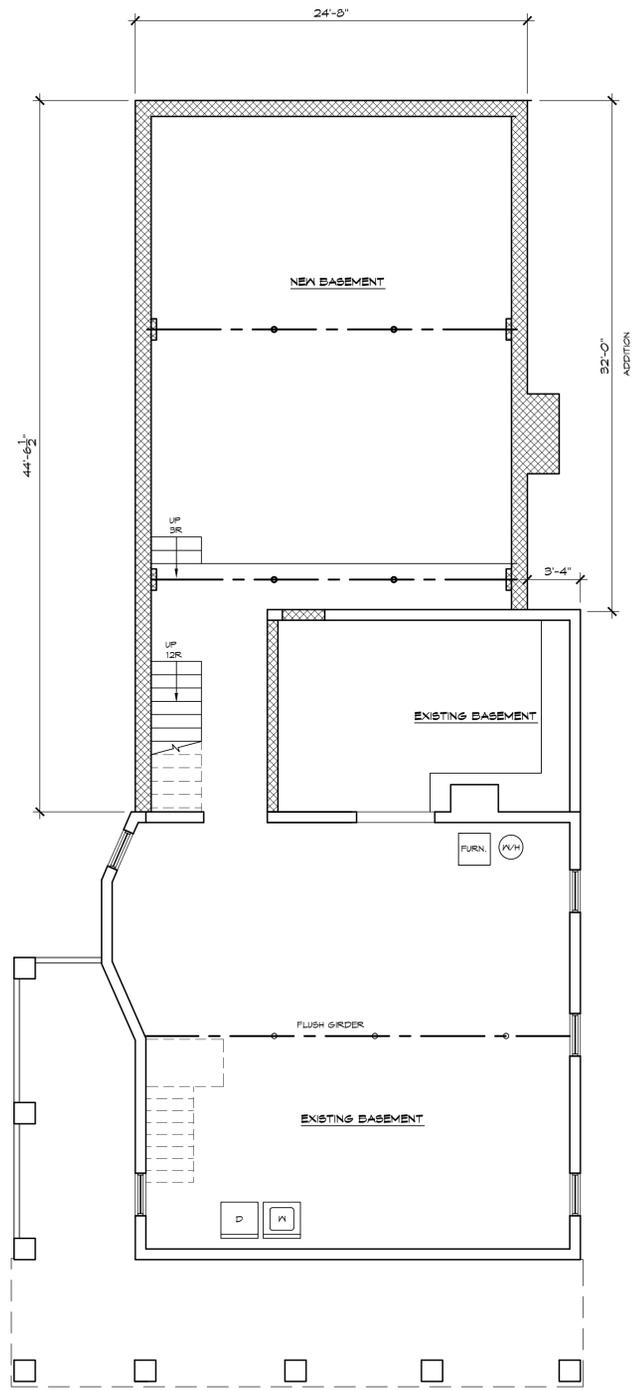
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ADDITIONS AND ALTERATIONS TO THE RESIDENCE OF:
MR. R. KURTZ
 615 FIFTH AVENUE
 BRADLEY BEACH, NEW JERSEY
 BASEMENT, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR PLANS - EXISTING

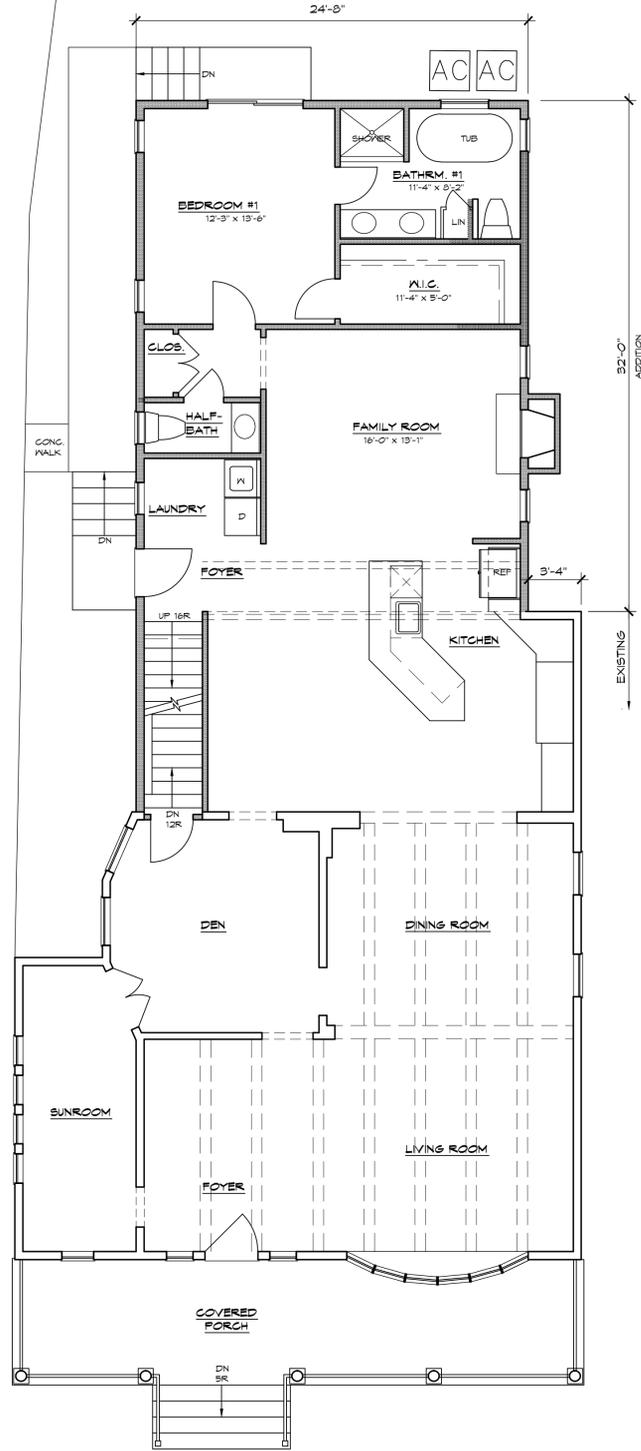
LOT: 4
 BLOCK: 57

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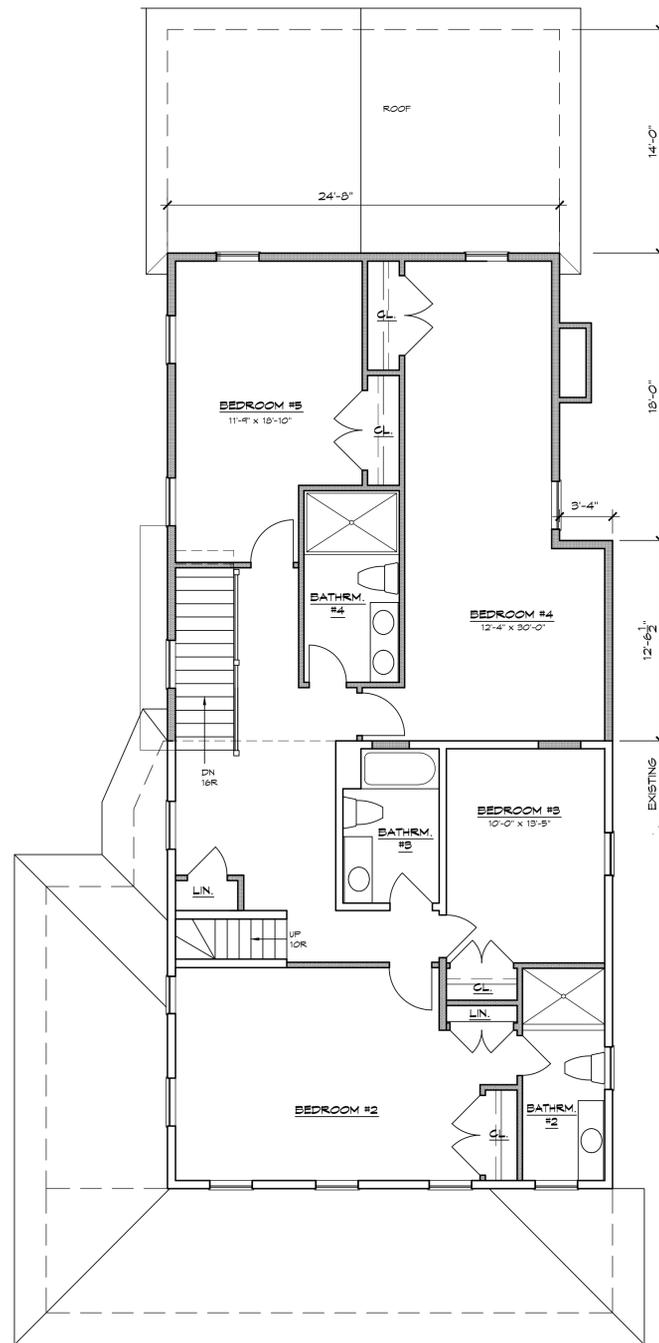
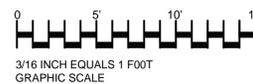
DATE • 9 / 10 / 25
 PHASE • Zoning



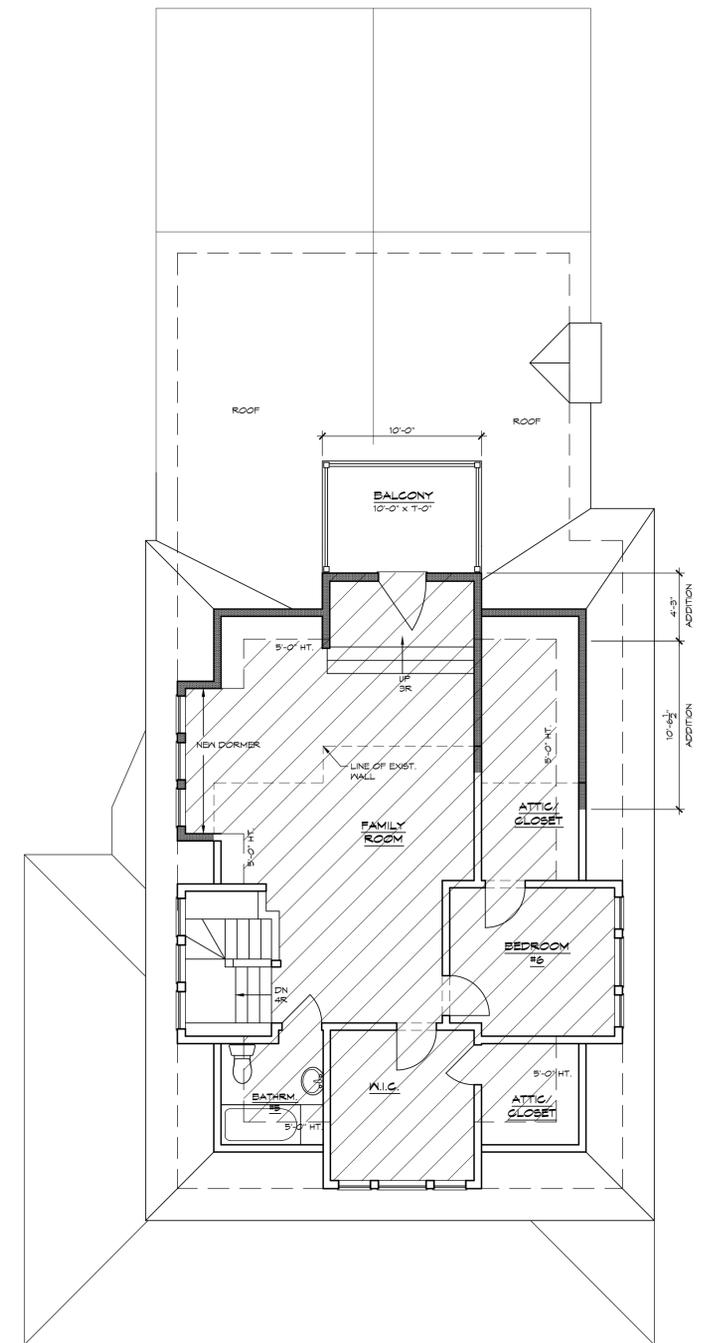
BASEMENT PLAN - EXISTING & PROPOSED
 5/16" = 1'-0"



FIRST FLOOR PLAN - PROPOSED
 5/16" = 1'-0"
 EXISTING FIRST FLOOR AREA = 1,242 sq. ft.
 ADDITIONAL FIRST FLOOR AREA = 875 sq. ft.
 TOTAL FIRST FLOOR AREA = 2,117 sq. ft.



SECOND FLOOR PLAN - PROPOSED
 5/16" = 1'-0"
 EXISTING SECOND FLOOR AREA = 706 sq. ft.
 ADDITIONAL SECOND FLOOR AREA = 812 sq. ft.
 TOTAL SECOND FLOOR AREA = 1,518 sq. ft.



HALF STORY PLAN - PROPOSED
 5/16" = 1'-0"
 FLOOR AREA OVER 5'-0" = 715.0 sq. ft.
 BALCONY AREA = 70.0 sq. ft.
 TOTAL HALF STORY AREA = 785.0 sq. ft.
 PERCENT OF SECOND FLOOR AREA = 785.0 DIV. BY 1,540 sq. ft. = 48.9 %
 MAXIMUM FLOOR AREA SHALL BE 50% OF THE FLOOR AREA (1,540 sq. ft.) OF THE FLOOR BELOW, WHERE THE CEILING HEIGHT IS A MINIMUM OF 5'-0" ABOVE THE FLOOR AND A HEIGHT OF AT LEAST 7'-0" = 745 sq. ft. max.

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ADDITIONS AND ALTERATIONS TO THE RESIDENCE OF:
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 BASEMENT, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR PLANS - PROPOSED

LOT: 4
 BLOCK: 57

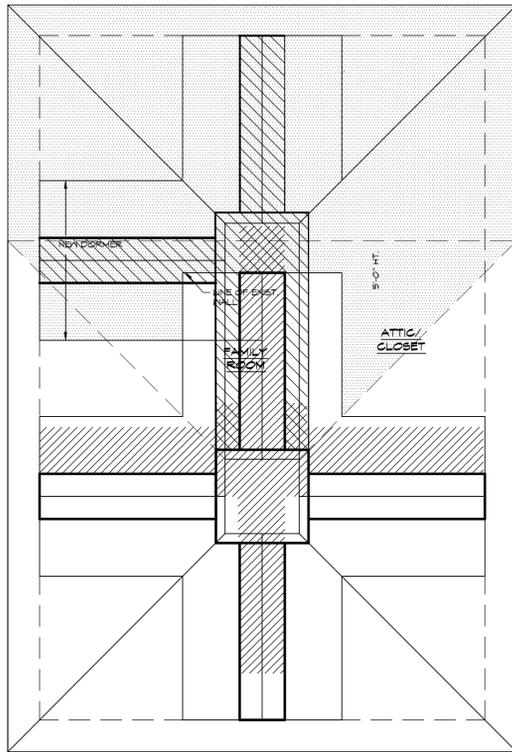
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10 / 13 / 25
 Revised Half Story Plan

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 PHASE • Zoning

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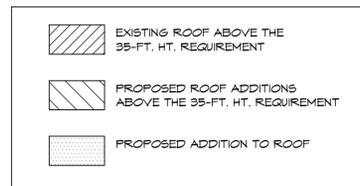


ROOF PLAN - PROPOSED

3/16" = 1'-0"

EXISTING ROOF AREA = 1,024 SQ. FT.
 EXISTING ROOF AREA ABOVE THE 35-FOOT HEIGHT REQUIREMENT = 154 SQ. FT., OR 15.5 % OF EXISTING ROOF AREA
 PROPOSED ROOF AREA ADDITION = 472 SQ. FT. TOTAL PROPOSED ROOF AREA = 1,496 SQ. FT.
 PROPOSED AREA OF ADDITION ABOVE THE 35-FOOT HEIGHT REQUIREMENT = 111 SQ. FT.
 TOTAL ROOF AREA PROPOSED ABOVE THE 35-FOOT HEIGHT REQUIREMENT = 276 SQ. FT. OR 18.4%

THE MAXIMUM HEIGHT IS AT ELEVATION 138.08 FT.
 THE LOWEST GRADE HEIGHT IS AT ELEVATION 101.64 FT.
 MAXIMUM HEIGHT ABOVE GRADE IS 36.44 FT., OR 4.1% ABOVE THE HEIGHT REQUIREMENT OF 35 FT.



NORTH ELEVATION - PROPOSED

1/4" = 1'-0"



EAST ELEVATION - PROPOSED

1/4" = 1'-0"

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ADDITIONS AND ALTERATIONS TO THE RESIDENCE OF:
MR. R. KURTZ
 615 FIFTH AVENUE
 BRADLEY BEACH, NEW JERSEY
 LOT: 4
 BLOCK: 57

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 Revised East Elevation

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SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"



WEST ELEVATION - PROPOSED
1/4" = 1'-0"

ADDITIONS AND ALTERATIONS TO THE RESIDENCE OF:
MR. R. KURTZ
615 FIFTH AVENUE
BRADLEY BEACH, NEW JERSEY
LOT: 4
BLOCK: 57
SOUTH & WEST ELEVATIONS - PROPOSED

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10 / 13 / 25
Revised West Elevation
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