



TOTAL ARCHITECTURE

Cory Fernandez, AIA

ARCHITECT

License No. 21A102040500
50 DIVISION ST, SUITE 501
SOMERVILLE, NJ 08876
PHONE: 908-625-6459

PROJECT No. 25042

NEW HOME, THE
**KINNEY
RESIDENCE**
106 CENTRAL AVENUE
BRADLEY BEACH, NJ 07720
BLOCK:75 LOT:1

DATE: 10/23/25
ZBA DWGS

No.	Revision/Issue	Date

THIS SITE PLAN APPLICATION WAS APPROVED BY THE
LAND USE BOARD OF THE BOROUGH OF BRADLEY BEACH
AT A MEETING HELD ON _____

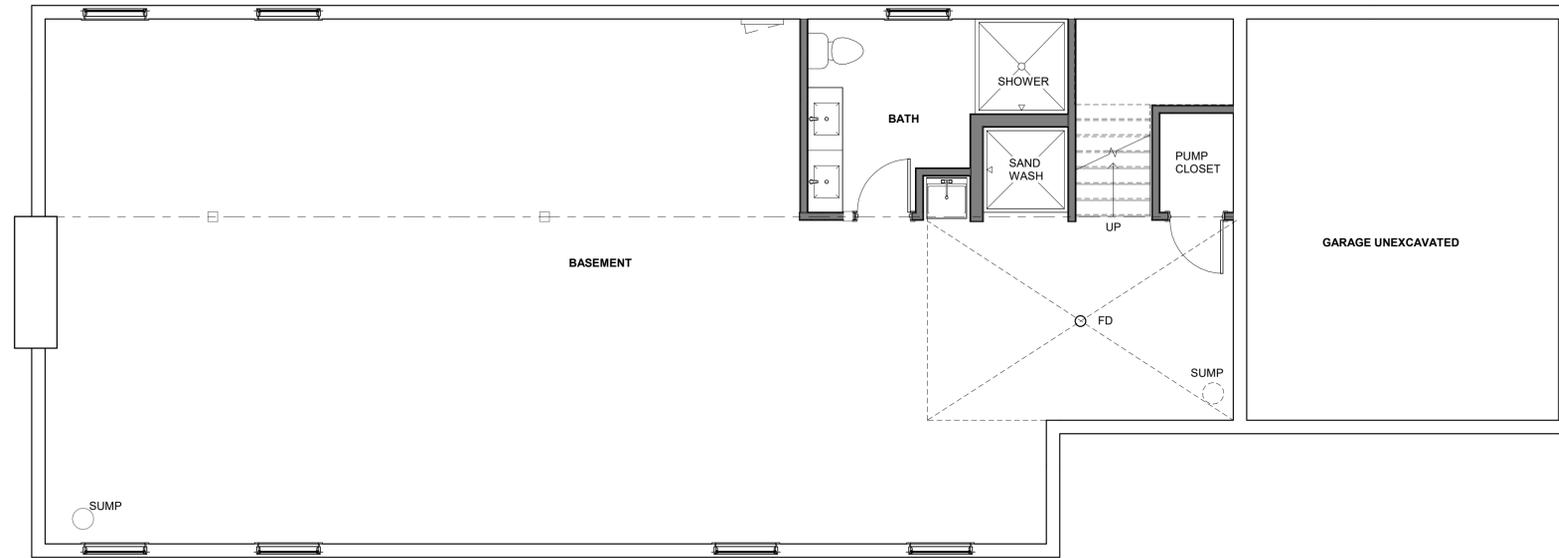
CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____

COVER SHEET

G001



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



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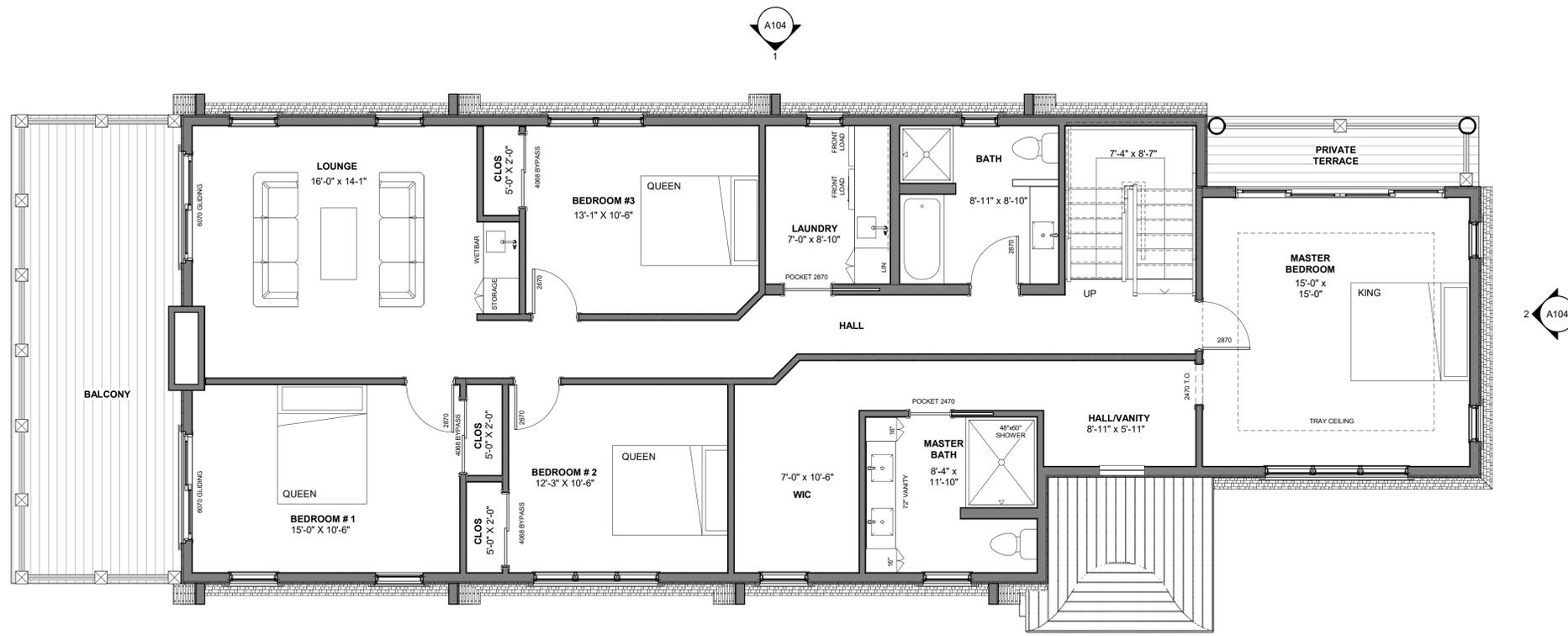
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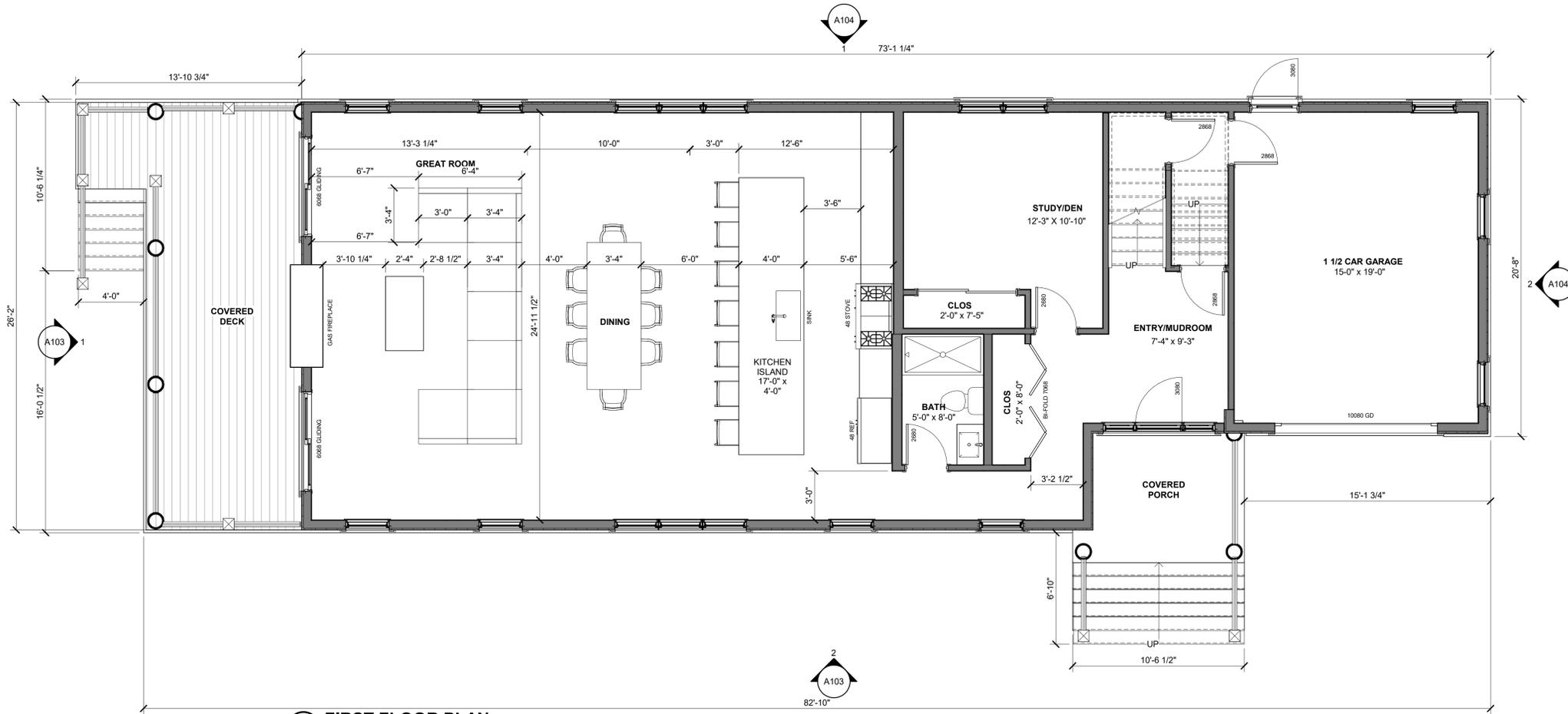
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**BASEMENT /
FOUNDATION
PLANS**

A100



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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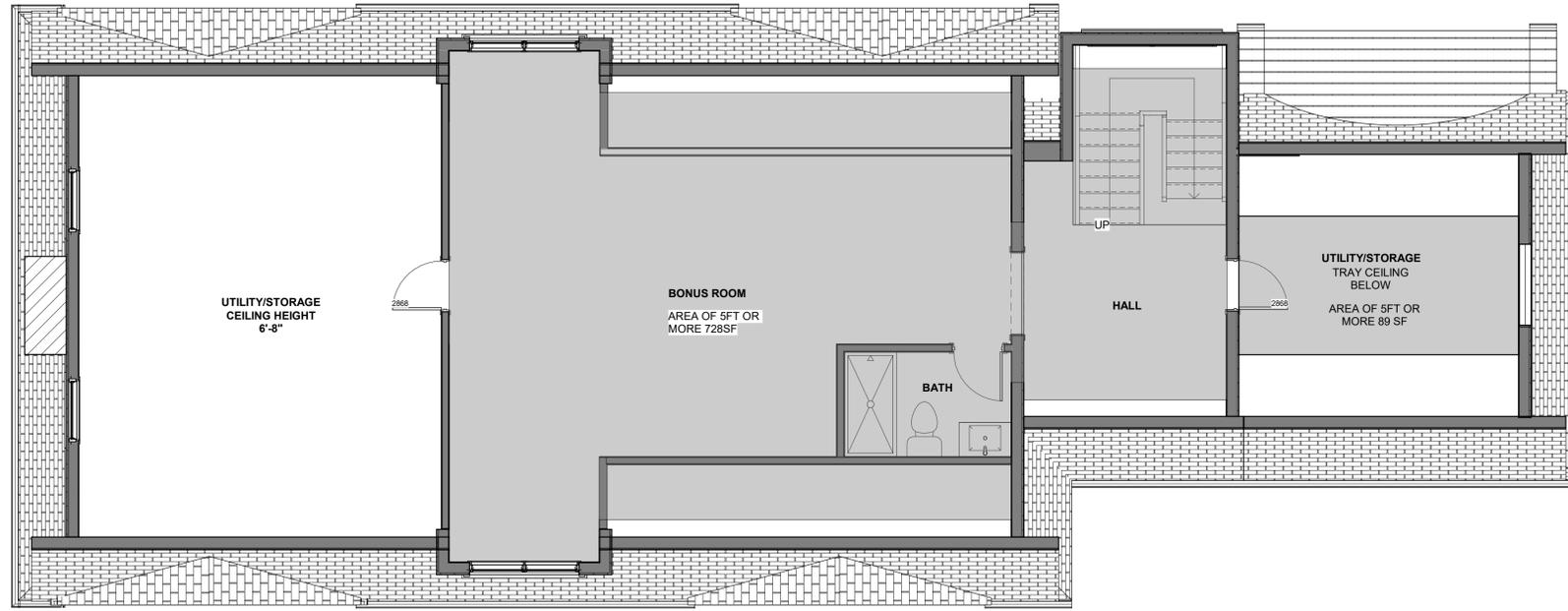
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FIRST & SECOND FLOOR PLANS

A101



HALF-STORY

A story under a sloping roof, which may have dormers with windows, having a floor area not exceeding 50% of the floor area below it, inclusive of any balconies on said story. The roof rafters shall intersect the exterior wall within one foot of the floor of said half-story. See also "story, half."

STORY, HALF

A story under a sloping roof, which may have dormers with windows, having a floor area not exceeding 50% of the floor area below it, inclusive of any balconies on said story. The roof rafters shall intersect the exterior wall within one foot of the floor of said half story. See also "half-story."

FLOOR AREA

The total enclosed floor area of a building measured from the exterior face of a structure used for residential purposes or for business or commercial activities which, in the case of the latter, includes customer facilities, showcase facilities, storage and sales facilities. Floor area shall be computed as follows:

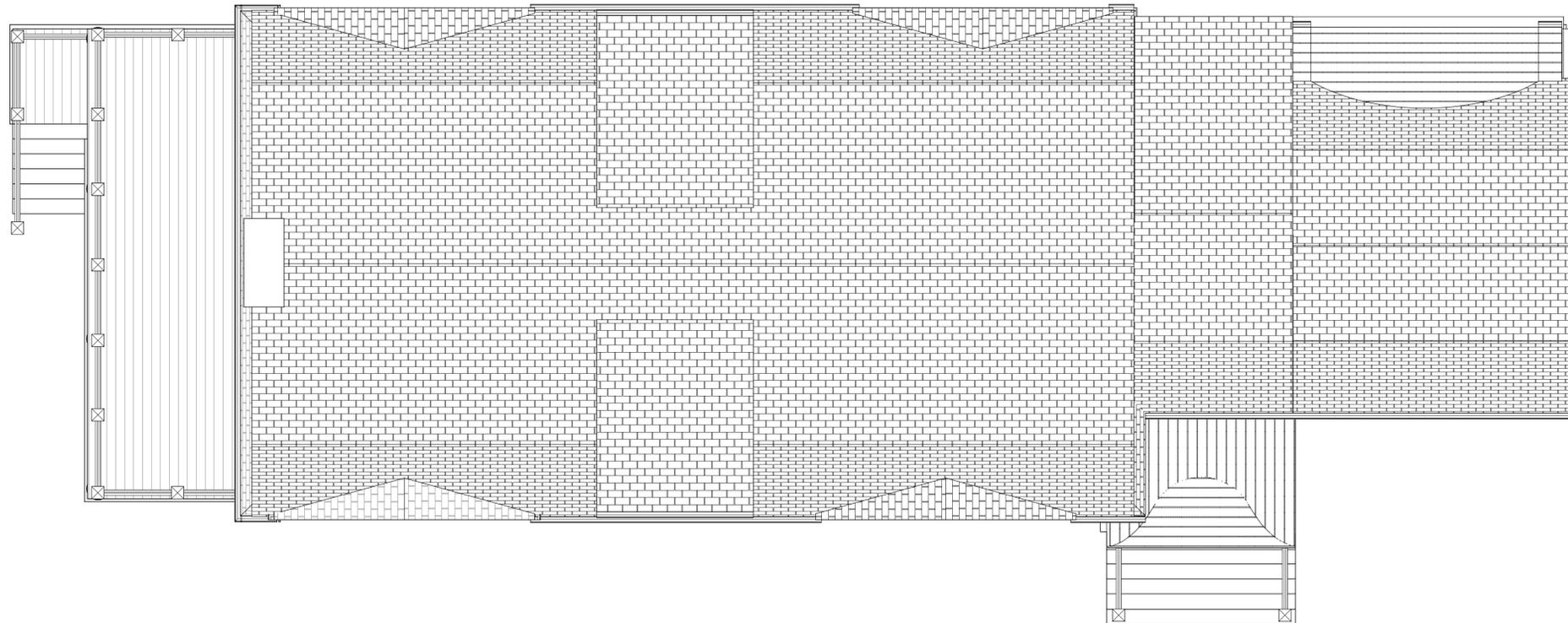
A. Ground-floor area shall be considered as the overall exterior dimensions of the dwelling exclusive of porches, garages, patios, basements and cellars.

B. Second- and third-floor areas shall be considered as floor area only when the side walls are at least five feet in height over a finished floor and reach a ceiling height of at least seven feet.

C. Split-level dwellings shall be considered as one-story or ground-level dwellings unless a third level is constructed. To be considered a split-level dwelling, a building shall contain three or more floor levels, each separated from the adjoining floor level by a vertical distance of more than one foot three inches but less than seven feet.

ATTIC FLOOR AREA (7 FT OR MORE CEILING) = 817 SF
 2ND FLOOR AREA = 1701 SF
 ATTIC AREA WITH CEILING HEIGHT OF MORE THAN 7'-0" < 50% OF SECOND STORY AREA

2 T.O. ATTIC FLR
 SCALE: 1/4" = 1'-0"



1 ROOF PLAN
 SCALE: 1/4" = 1'-0"

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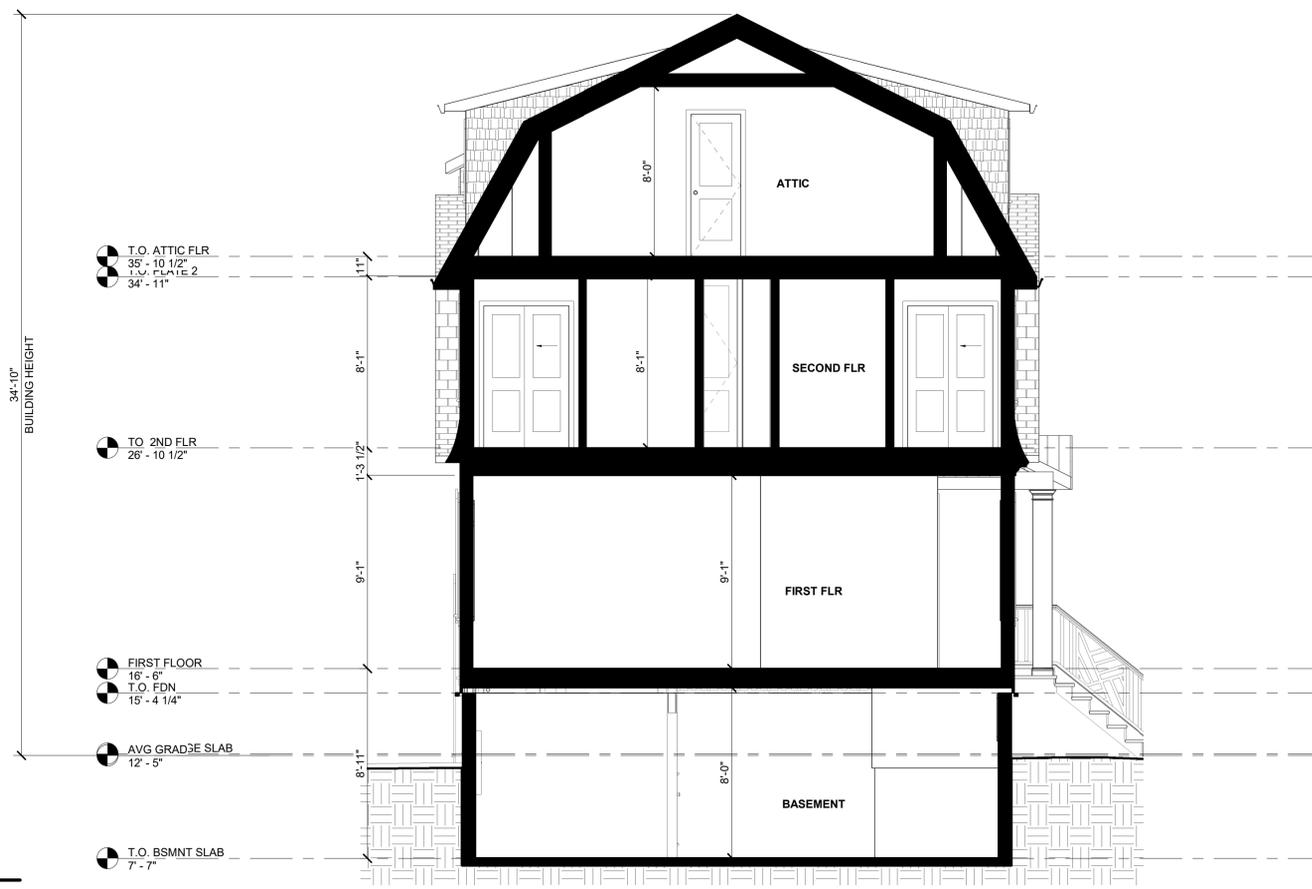
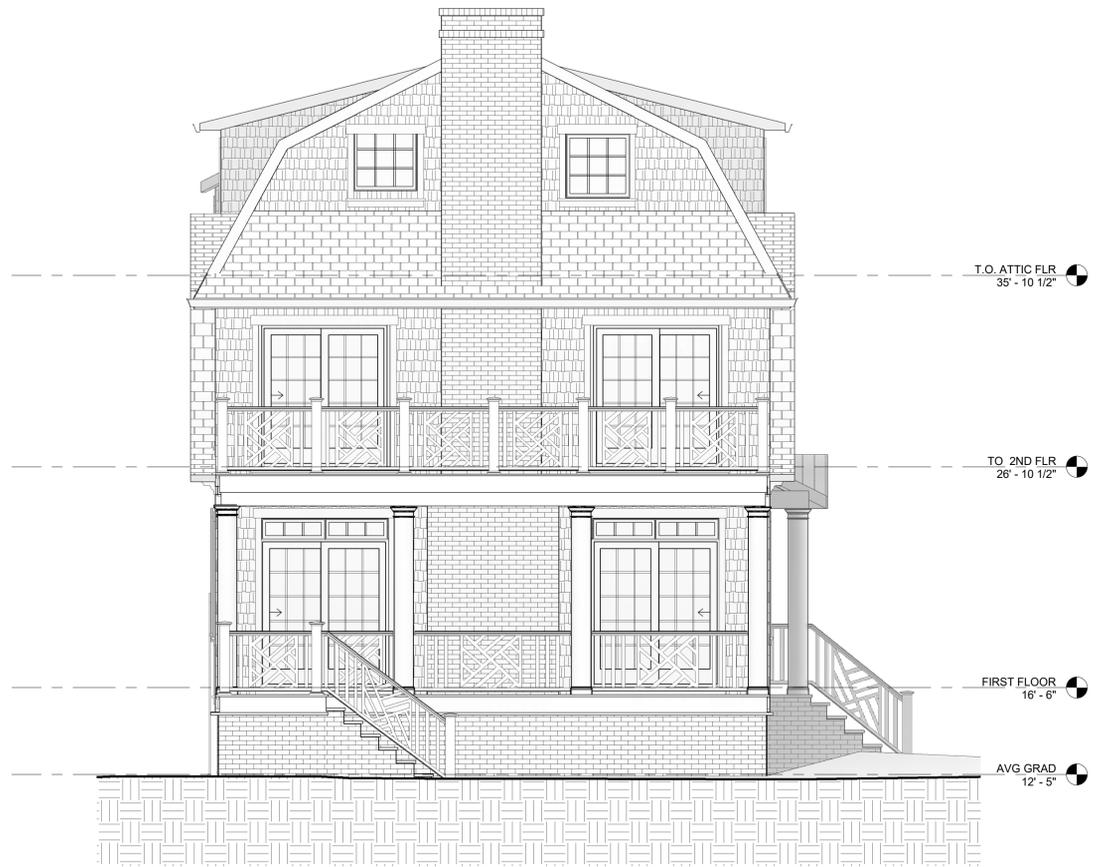
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ATTIC & ROOF PLAN

A102



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

3 CONCEPT SECTION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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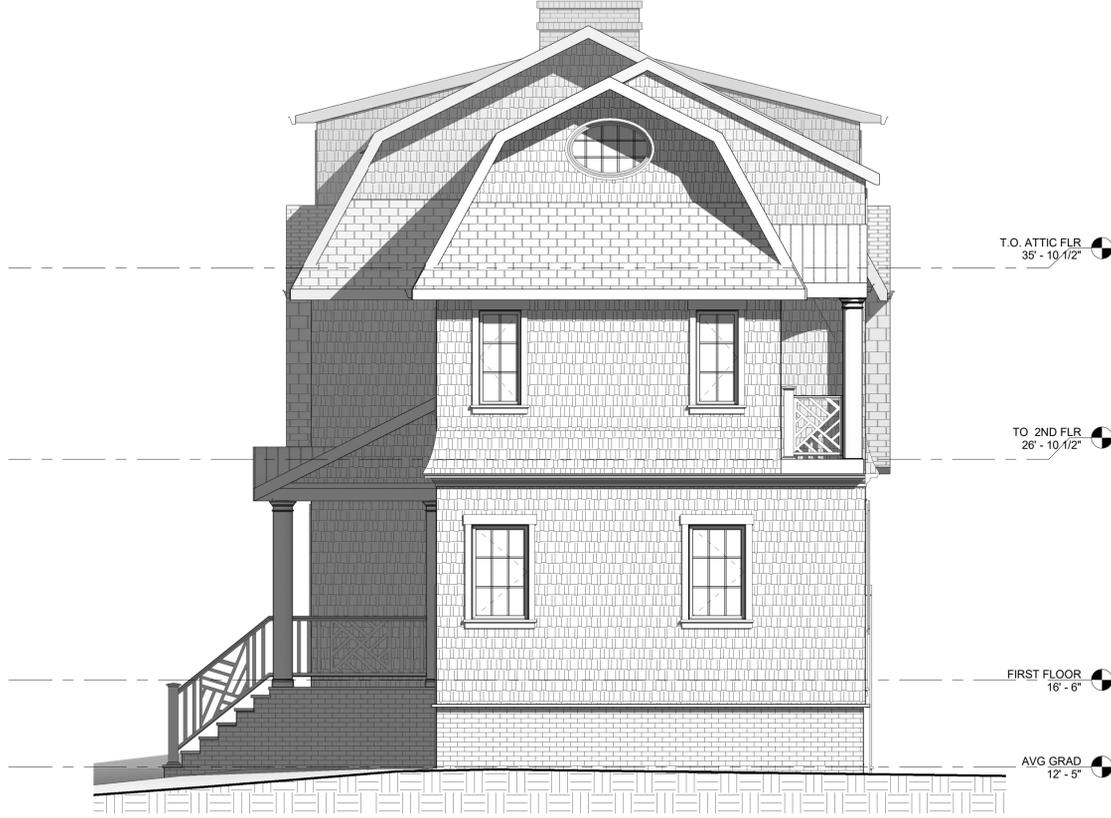
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ELEVATIONS

A103



2 SOUTH ELEVATION
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1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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ELEVATIONS-2

A104