

**ZONING REGULATIONS**

R-1 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)			
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA (INTERIOR LOT)	5,000 SF (0.1148 AC)	5,000 SF (0.1148 AC)	NO CHANGE
LOT DENSITY	-	8.712 DU / AC	NO CHANGE
MIN. LOT WIDTH	50 FT	50 FT	NO CHANGE
MIN. LOT DEPTH	100 FT	100 FT	NO CHANGE
MIN. FRONT YARD SETBACK (EAST - WEST)*	14.2 FT*	14.6 FT	NO CHANGE
MIN. FRONT PORCH SETBACK*	8.9 FT	7.8 FT	7.7 FT
MIN. REAR YARD SETBACK	25 FT	50 FT	39.4 FT
MIN. SIDE YARD SETBACKS	5 FT AND 10 FT	2.2 FT AND 21 FT	2.2 FT AND 12 FT
MAX. BUILDING COVERAGE	35% / 1,750 SF	19.9% / 997 SF	36.3% / 1,814 SF
MAX. IMPERVIOUS COVERAGE	60% / 3,000 SF	24% / 1,197 SF	59.8% / 2,989 SF
FLOOR AREA RATIO	-	±0.272 / ±1,358 SF	0.547 / 2,735 SF
MAX. BLDG. STORIES	2.5 ST	2 ST	2.5 ST
MAX. BLDG. HT	35 FT	±24 FT	35' MAX.
MIN. PARKING SPACES	2	0	3
MECH. EQUIPMENT - SIDE YARD SETBACK	5 FT	-	3.5 FT
ACCESSORY STRUCTURE - SHED			
REAR YARD SETBACK	3 FT	2.1 FT	NO CHANGE
SIDE YARD SETBACK	3 FT	2.4 FT	NO CHANGE
BUILDING HT.	10 FT	±8 FT	NO CHANGE
AREA	100 SF	45 SF	NO CHANGE

\*PREVAILING SETBACK WITHIN 200 FT MAY BE USED

**ZONING CALCULATIONS**

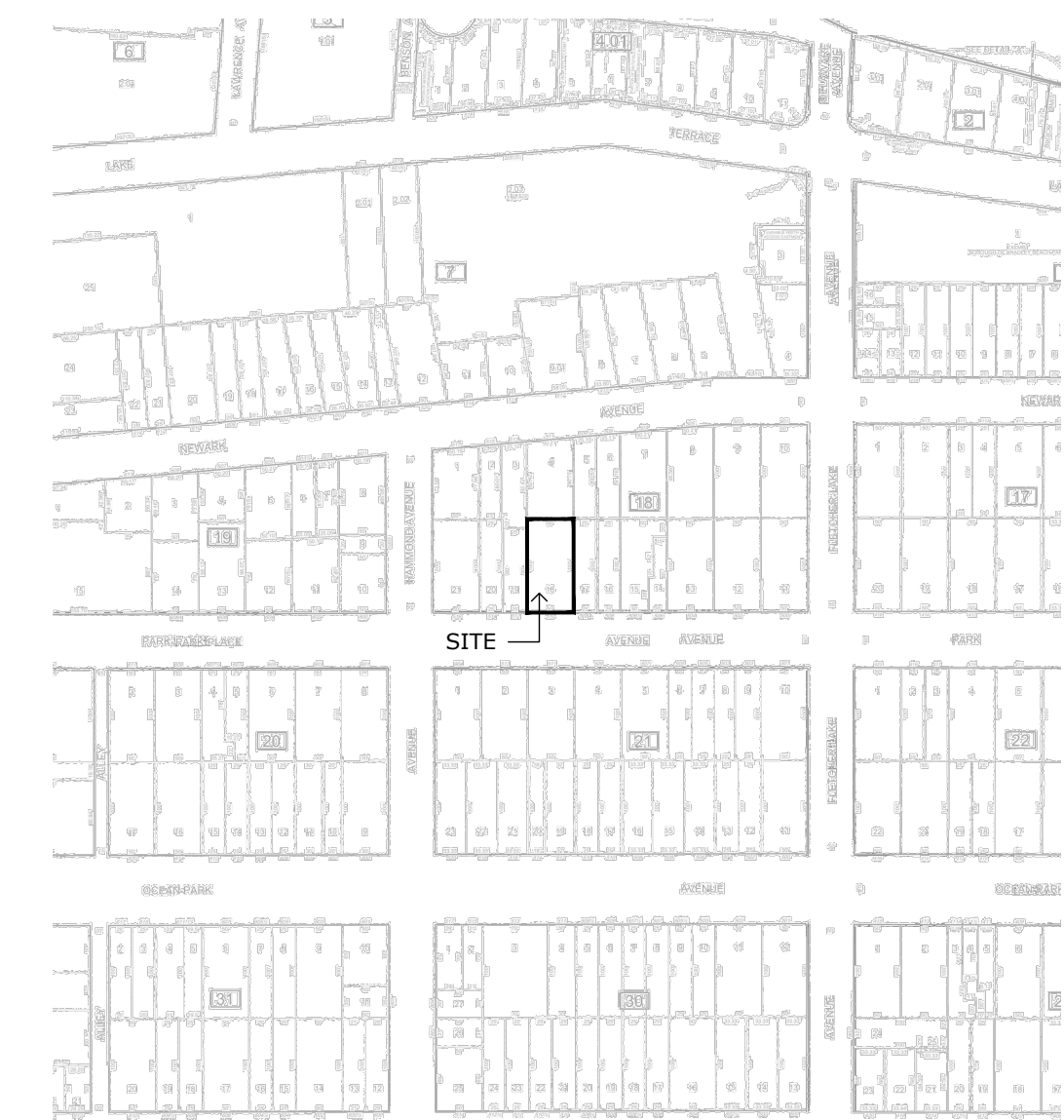
BUILDING COVERAGE			
	EXISTING	PROPOSED	
RESIDENCE	762 SF	1,408 SF	
FRONT PORCH	235 SF	332 SF	
SIDE ENTRY OVERHANG	-	11 SF	
REAR OVERHANG	-	47 SF	
SHOWER	-	16 SF	
SHED	45 SF	45 SF	SHEDS EXCLUDED UP TO 100 SF
TOTAL	997 SF	1,814 SF	

IMPERVIOUS COVERAGE			
	EXISTING	PROPOSED	
RESIDENCE	762 SF	1,408 SF	
FRONT PORCH	235 SF	332 SF	
SIDE ENTRY OVERHANG	-	11 SF	
REAR OVERHANG	-	47 SF	
SHOWER	-	16 SF	
SHED	45 SF	45 SF	SHEDS EXCLUDED UP TO 100 SF
FRONT WALKWAY	44 SF	61 SF	
DRIVEWAY	-	592 SF	
RAMP	-	13 SF	
A/C EOPM PADS	-	31 SF	DECK STEPS EXCLUDED
REAR STEPS	-	479 SF	
REAR PATIO	30 SF	30 SF	
SHED PAVING	-	-	
TOTAL	1,197	2,989 SF	

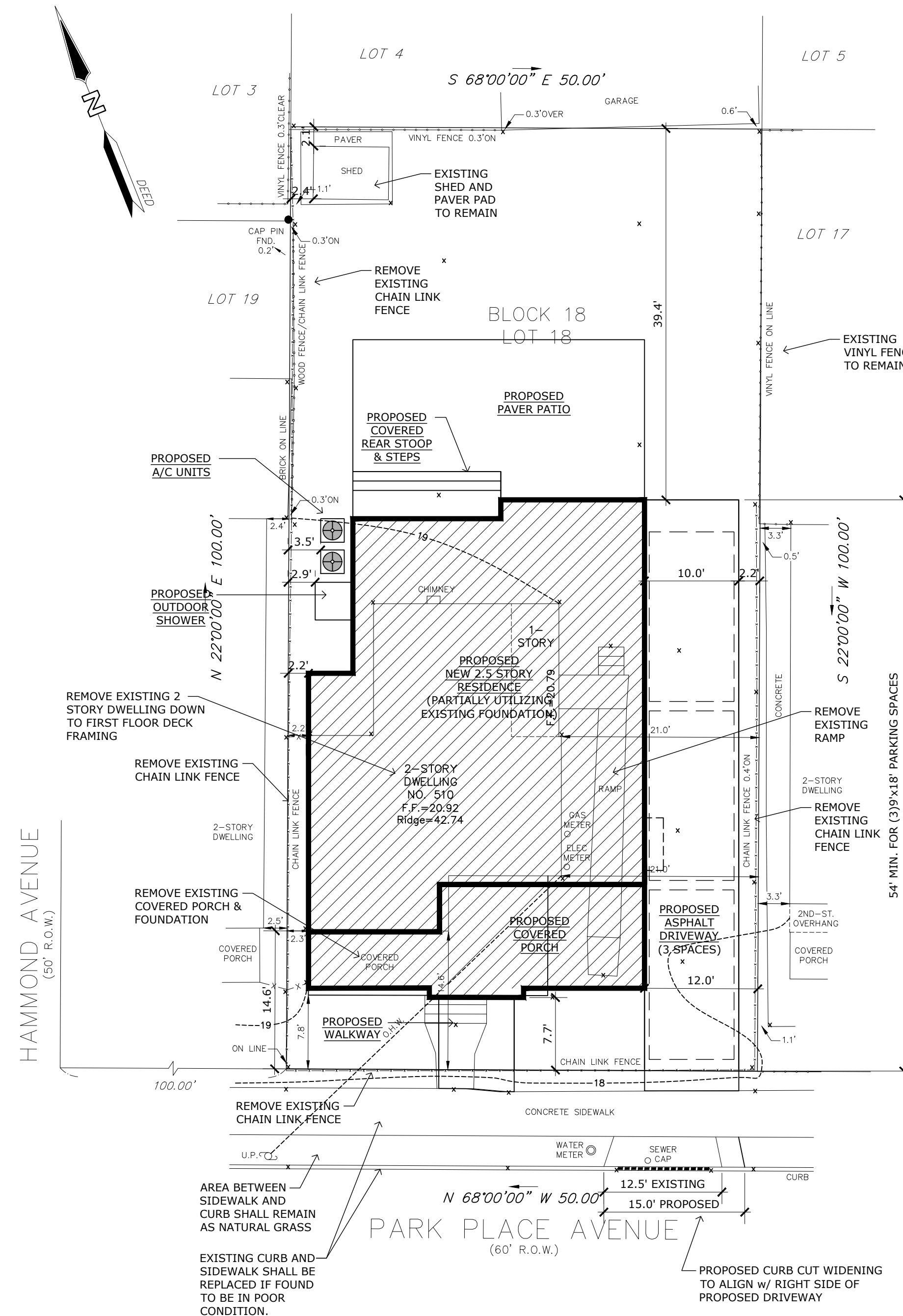
FLOOR AREA RATIO	
FLOOR	PROPOSED
1st FLOOR	1,430 SF
2nd FLOOR	1,305 SF
TOTAL	2,735 SF



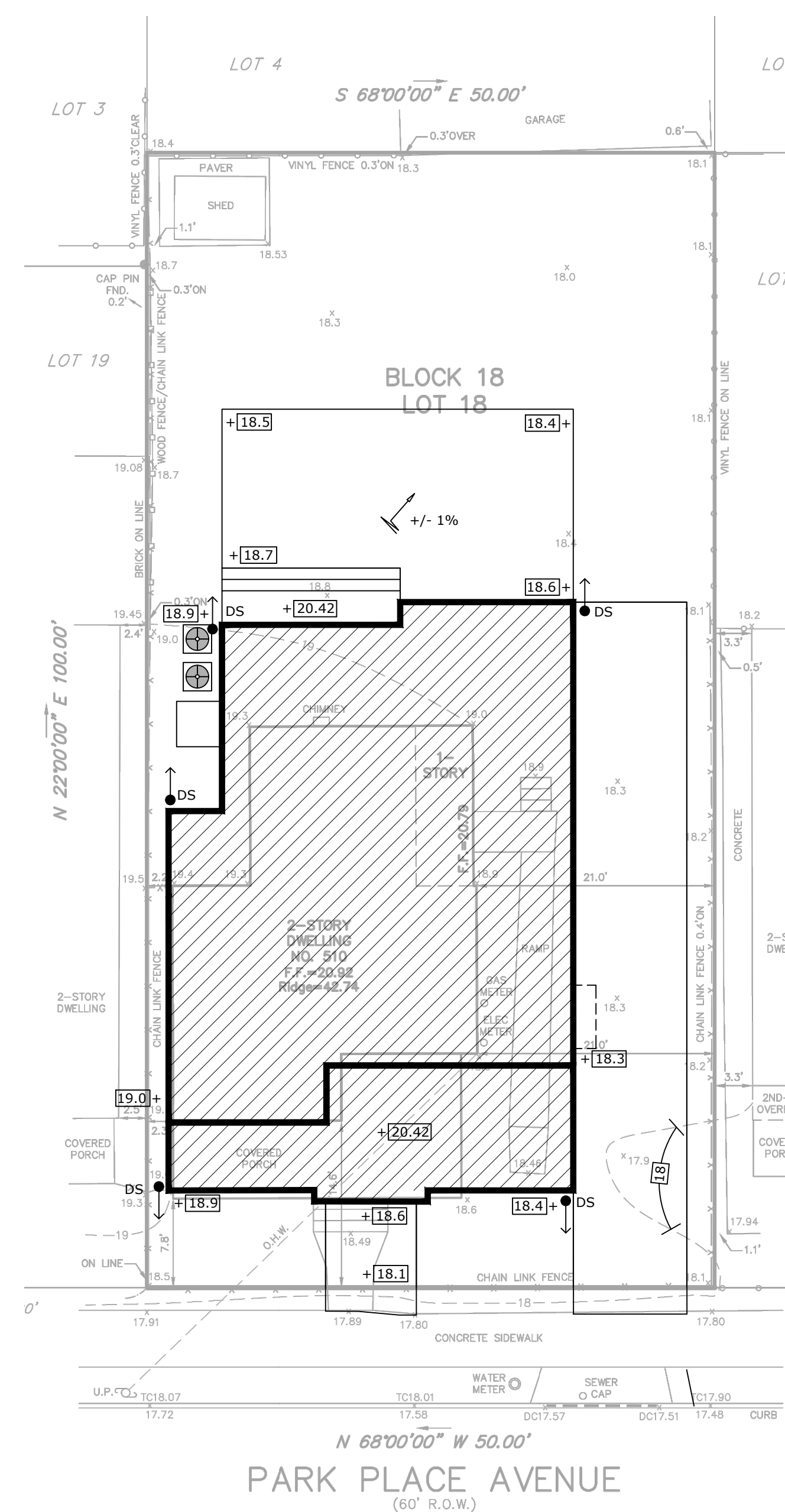
**KEY MAP**  
A1 1" = 200'

# New Single Family Residence Falvo Residence

510 Park Place Ave., Bradley Beach, NJ 07720 / Monmouth County  
Block 18 / Lot 18 (Tax Map Sheet 1)



**1 SITE PLAN / ZONING DIAGRAM**  
A1 1" = 10'



**2 GRADING PLAN**  
A1 1" = 10'

**DRAWING LIST**

- A1 ZONING / SITE PLANS
- A2 FLOOR PLANS
- A3 EXTERIOR ELEVATIONS

**GENERAL NOTES**

1. UTILITY LOCATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
2. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS OR HER SATISFACTION PRIOR TO CONSTRUCTION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS.
3. DO NOT SCALE DRAWINGS, AS ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS (STRUCTURES, ETC.) ARE SCHEMATIC ONLY AND ARE PROVIDED TO GIVE THE REVIEWER A CLEARER OVERALL PICTURE OF THE SITE.
4. THIS IS A GRADING REVISION PLAN AND IS NOT A SURVEY.
5. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS.
6. ALL MATERIALS, WORKSMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE NEW JERSEY EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
7. NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.
8. THE PUBLIC SIDEWALK AT THE STREET, IF DAMAGED BY CONSTRUCTION ACTIVITY, MUST BE REPLACED USING 4,500 PSI CONCRETE.

**SYMBOLS LEGEND**

	PROPOSED SURFACE DRAINAGE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	DOWNSPOUT TO SPLASHBLOCK
	DOWNSPOUT TO SUBSURFACE DRAIN

**BOARD CHAIRMAN**

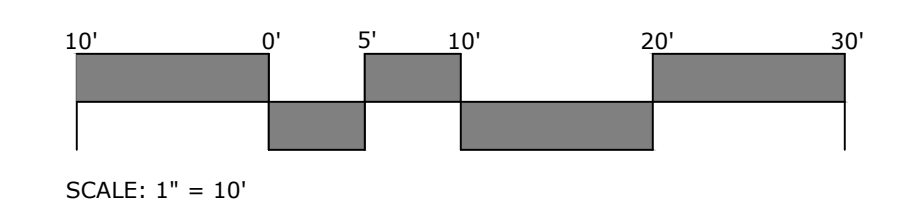
NAME:  
SIGNATURE:  
DATE:

**BOARD SECRETARY**

NAME:  
SIGNATURE:  
DATE:

**BOROUGH ENGINEER**

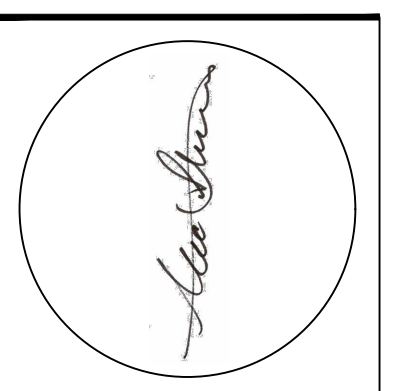
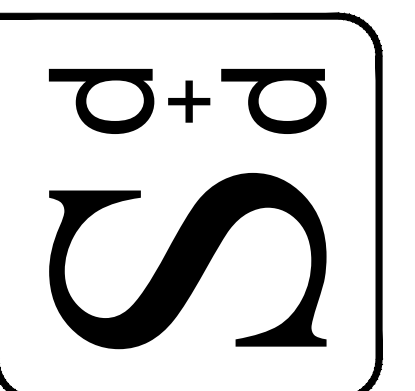
NAME:  
SIGNATURE:  
DATE:



INFORMATION ON THIS SITE PLAN IS TAKEN FROM SURVEY PREPARED BY:  
CHARLES SURMONTE, P.E. & P.L.S.  
NJLS LIC NO. 35885  
DATED: 09 / 09 / 2024

PROPERTY OWNER INFORMATION:  
Michael and Kavitha Falvo  
Phone # 908.872.8218  
510 Park Place  
Bradley Beach, NJ 07720

**SHISSIAS**  
DESIGN + DEVELOPMENT  
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27 1st St. Rumson, NJ 07760



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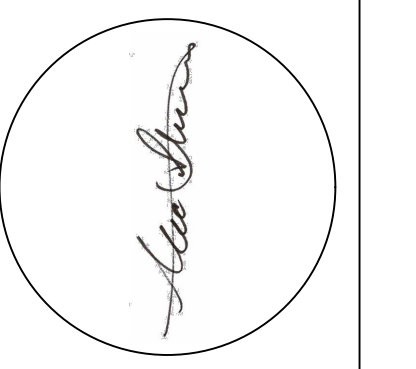
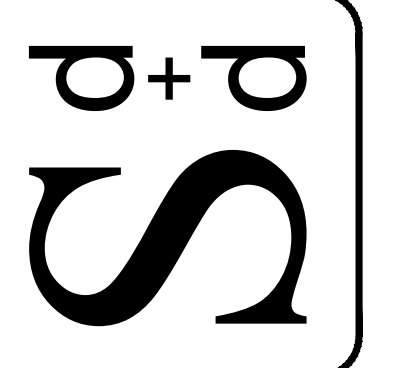
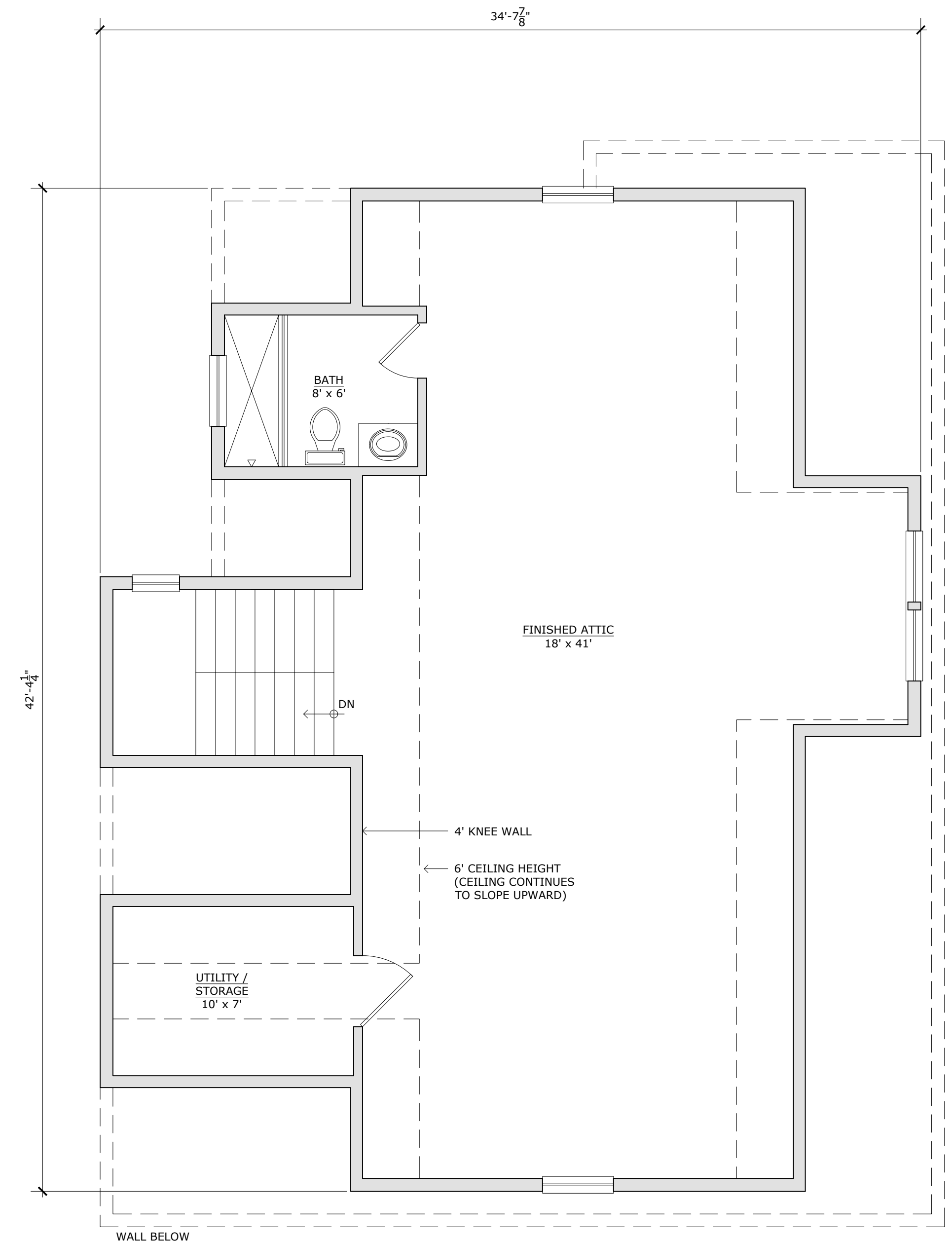
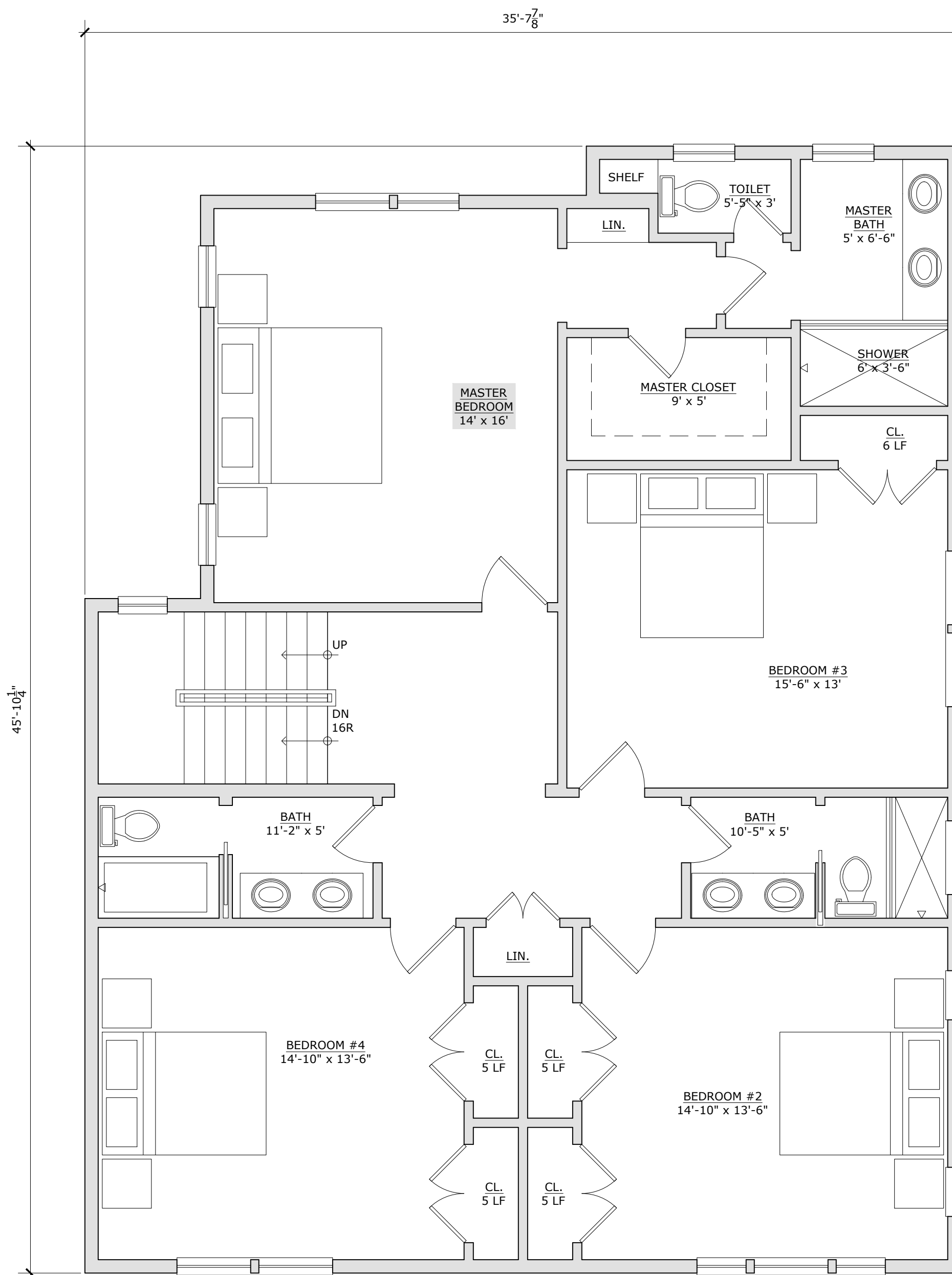
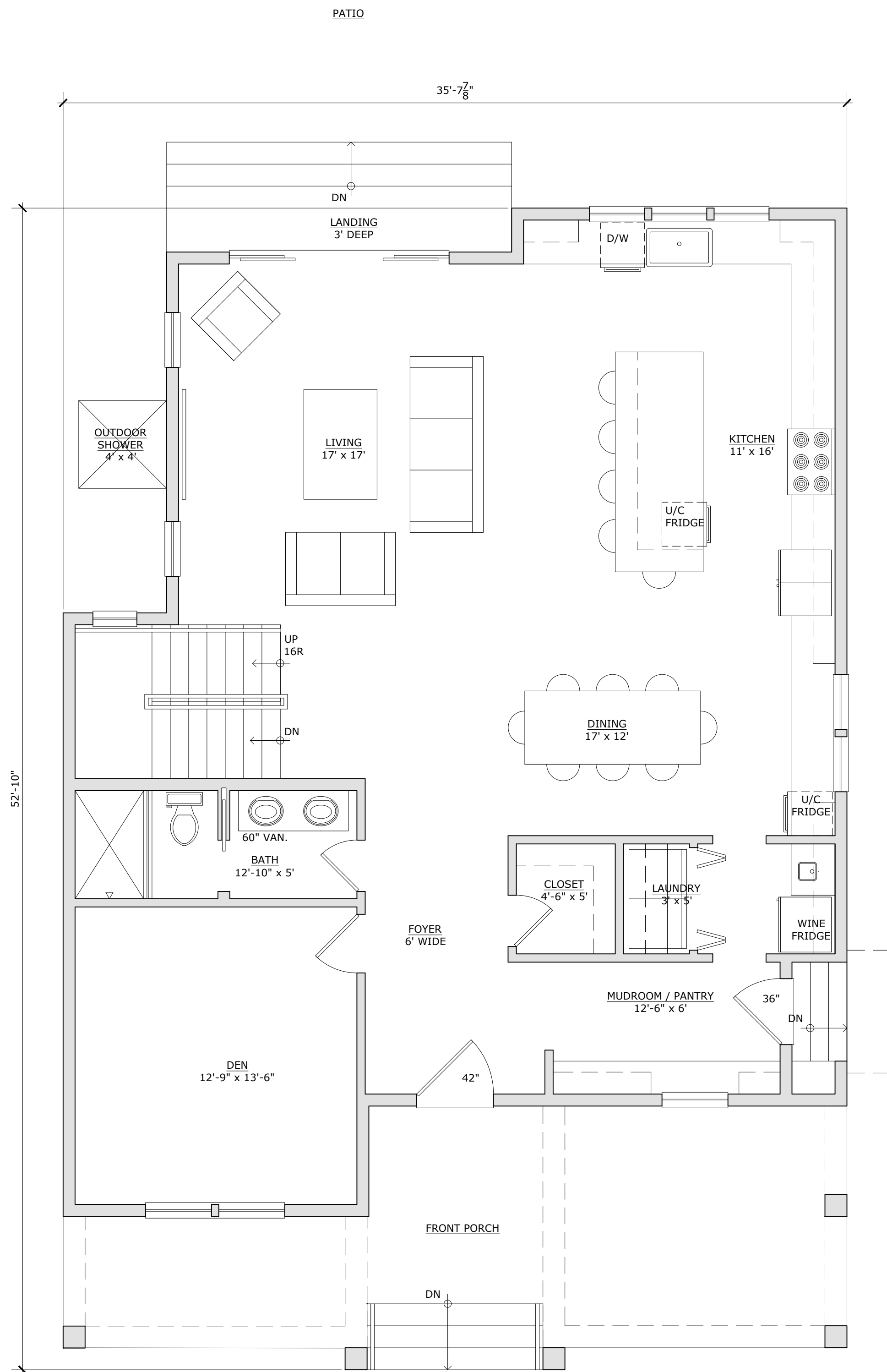
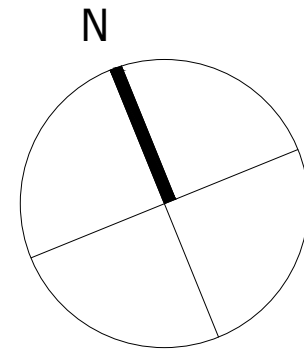
ISSUE	REVISIONS
11/21/25	Zoning
02/11/26	Town Review

**Falvo Residence**  
New Single Family Residence  
510 Park Place Ave., Bradley Beach, NJ 07720 / Monmouth County  
Block 18 / Lot 18 (Tax Map Sheet 1)

Proj. No: 2023.02  
Issued For: Zoning  
Date: 04 / 23 / 2024

**ZONING / SITE PLAN**

**A1**



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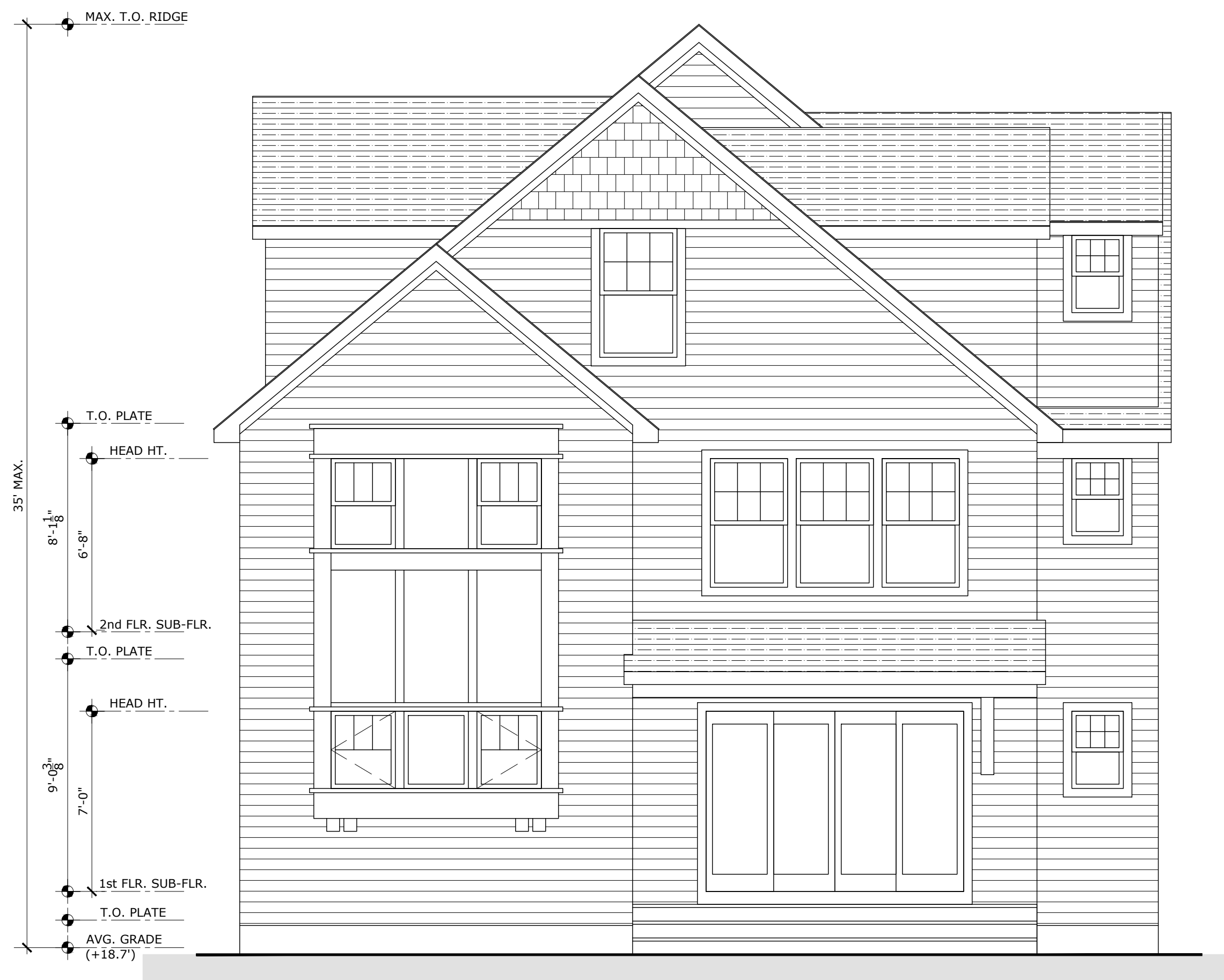
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 New Single Family Residence

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FLOOR PLANS

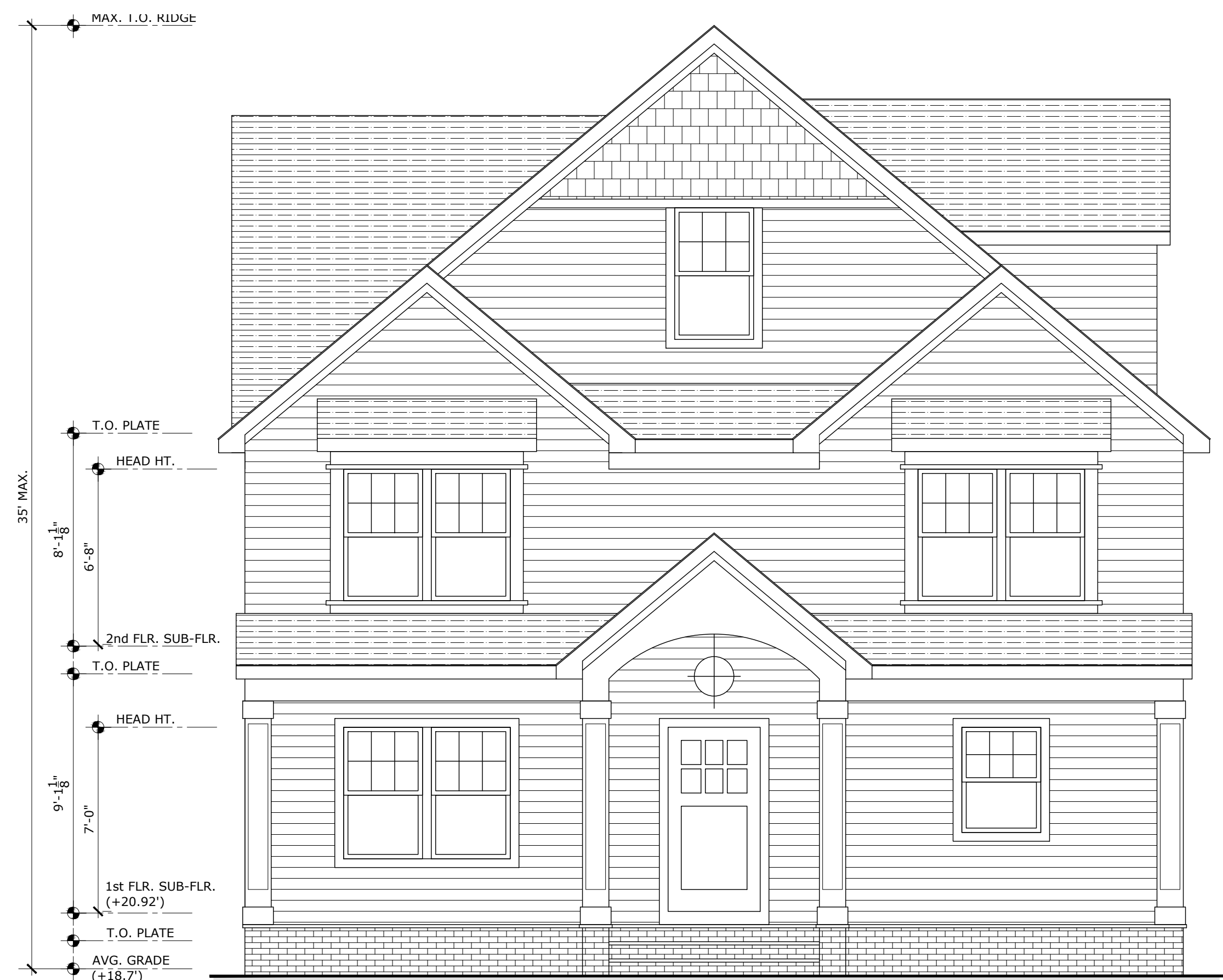
**A2**



3 REAR ELEVATION  
A3 1/4" = 1'-0"



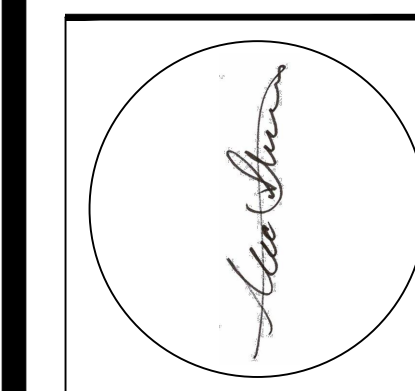
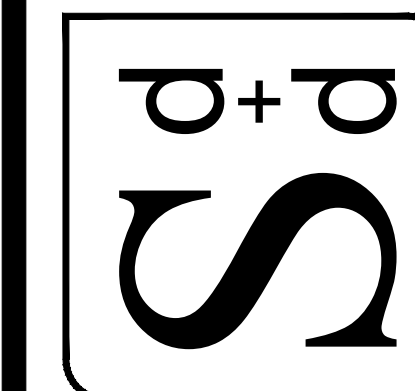
4 LEFT SIDE ELEVATION  
A3 1/4" = 1'-0"



1 FRONT ELEVATION  
A3 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION  
A3 1/4" = 1'-0"



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EXTERIOR  
ELEVATIONS

**A3**