



**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

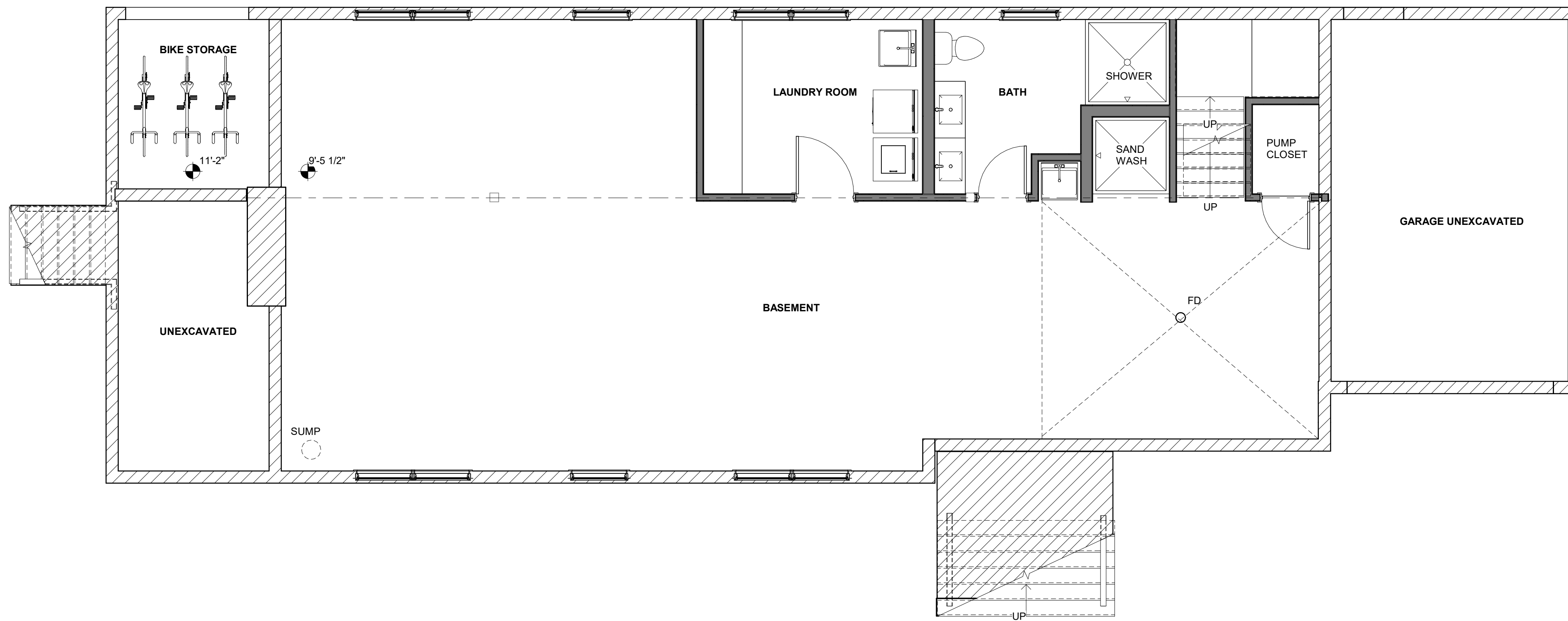
BLOCK:75 LOT:1

DATE: 03/09/26  
ZBA DWGS

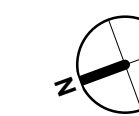
No.	Revision/Issue	Date
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COVER SHEET

**G001**



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



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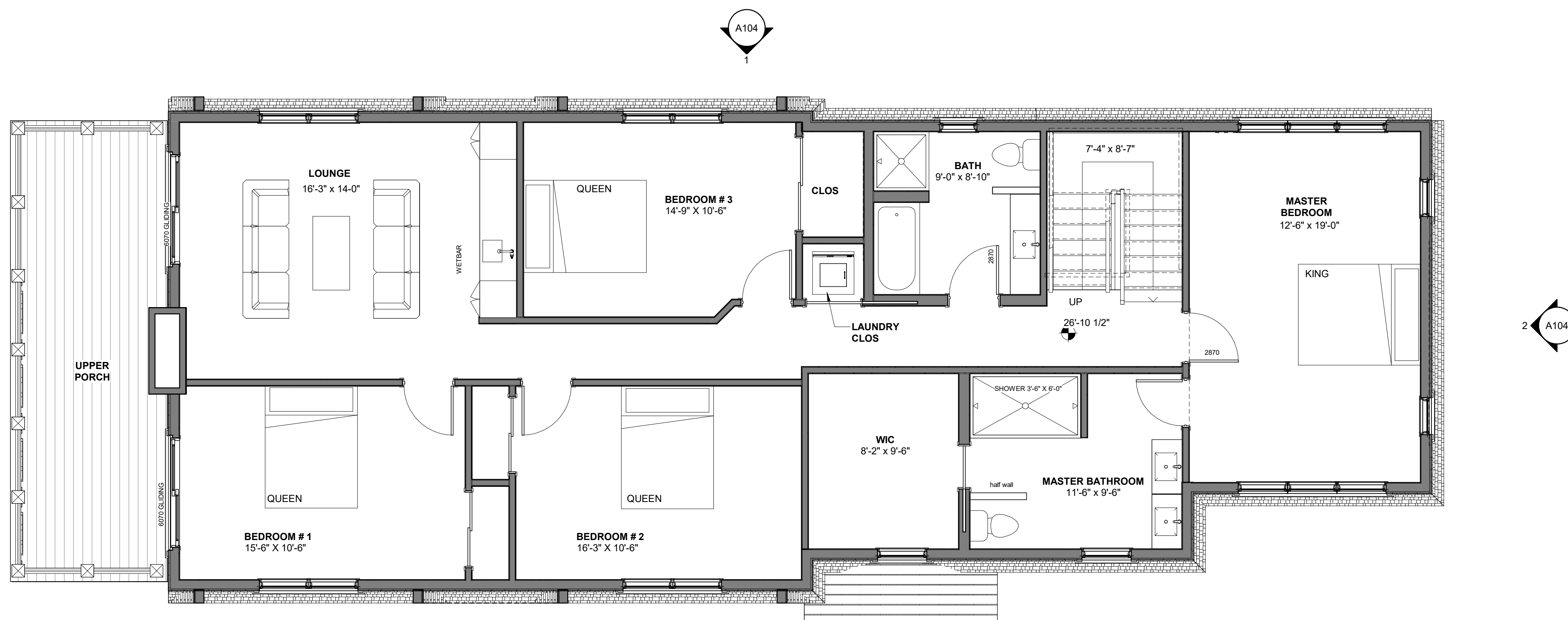
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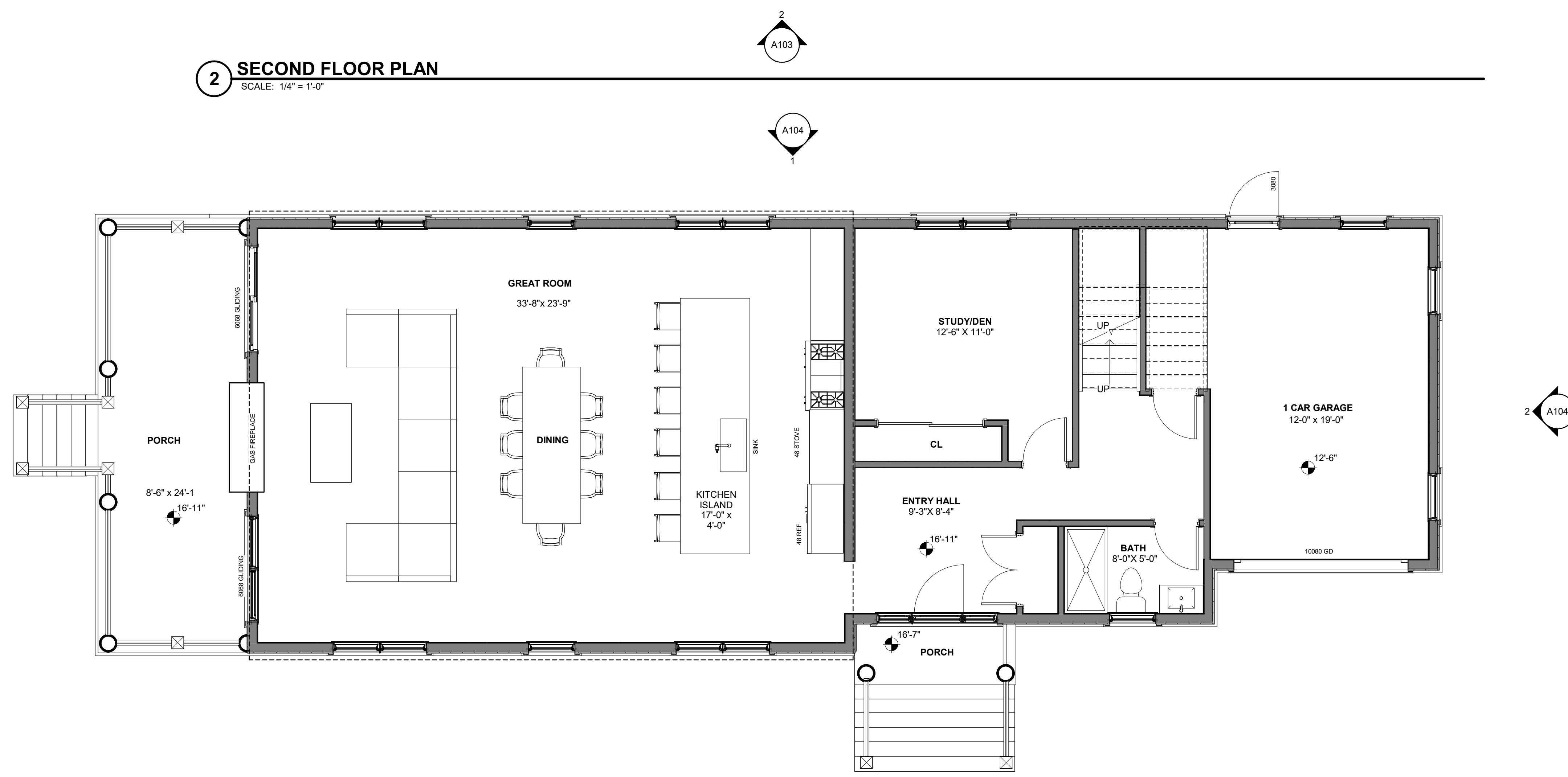
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BASEMENT /  
FOUNDATION  
PLANS

**A100**



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



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

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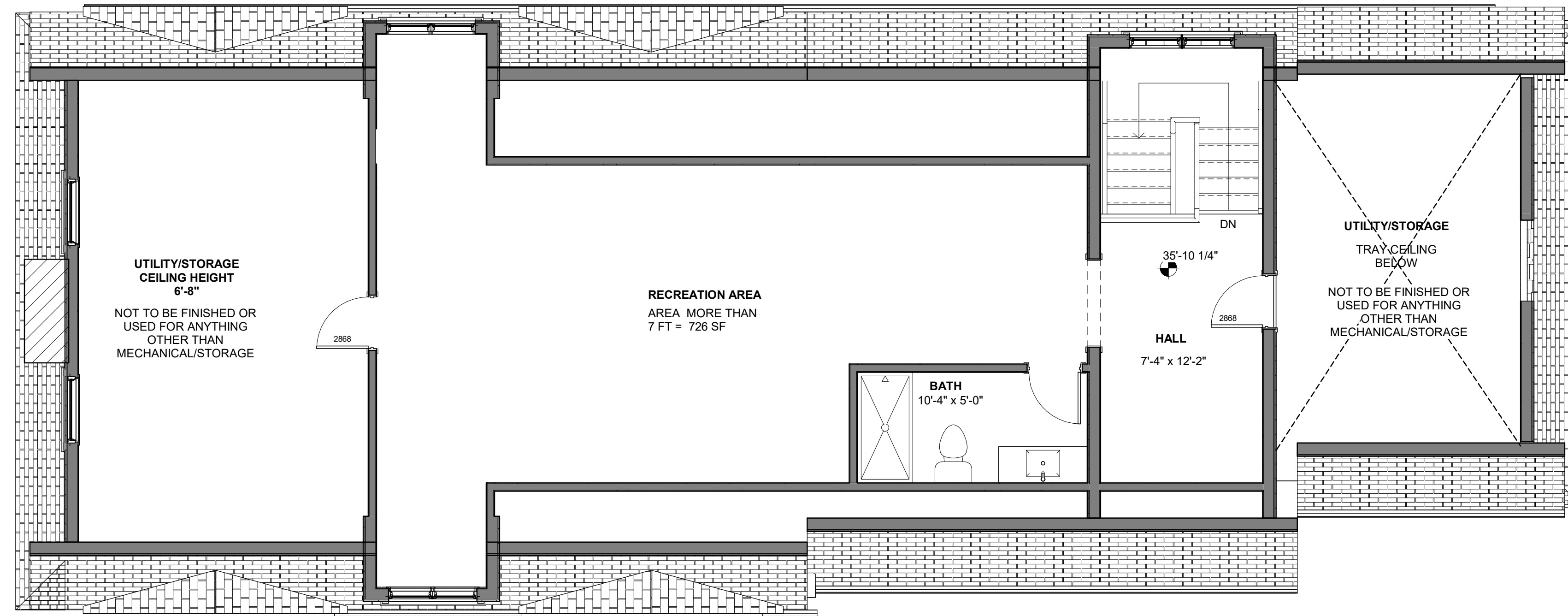
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FIRST & SECOND FLOOR PLANS

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."

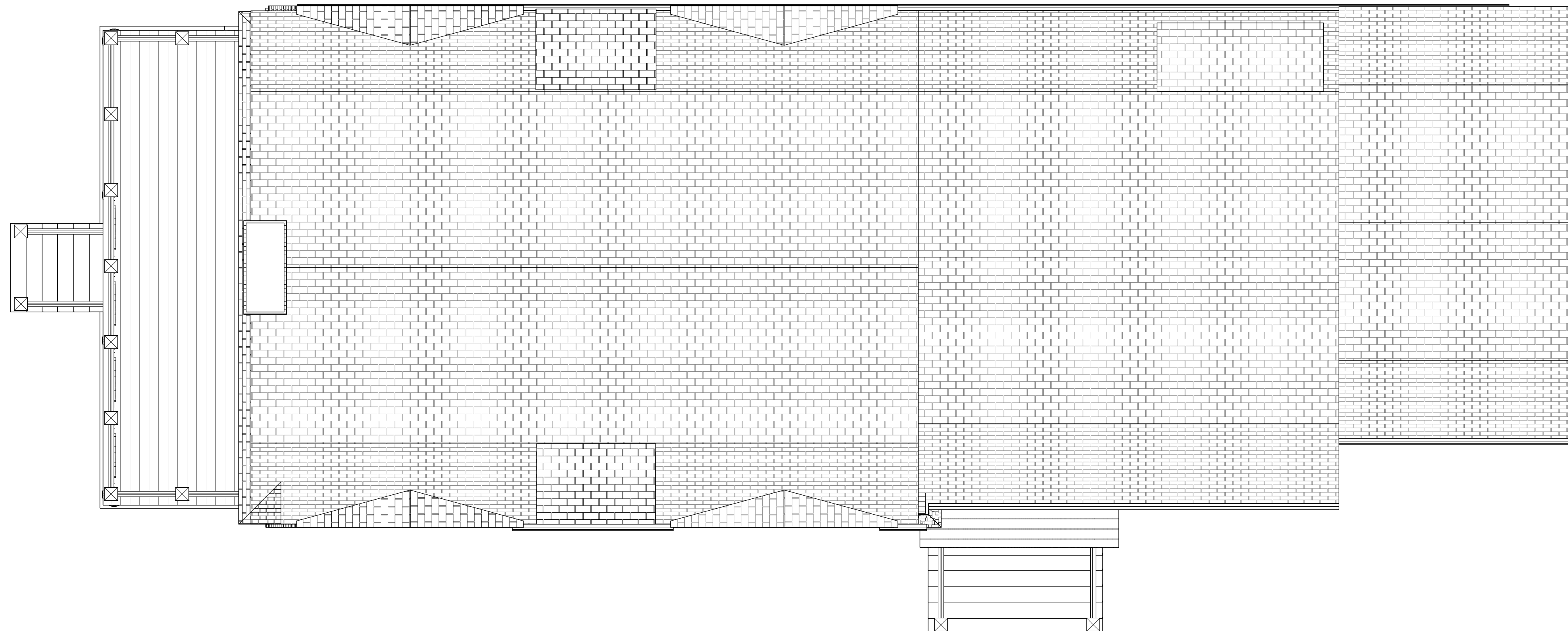
**FLOOR AREA**

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, 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) = 741 SF  
2ND FLOOR AREA = 1663 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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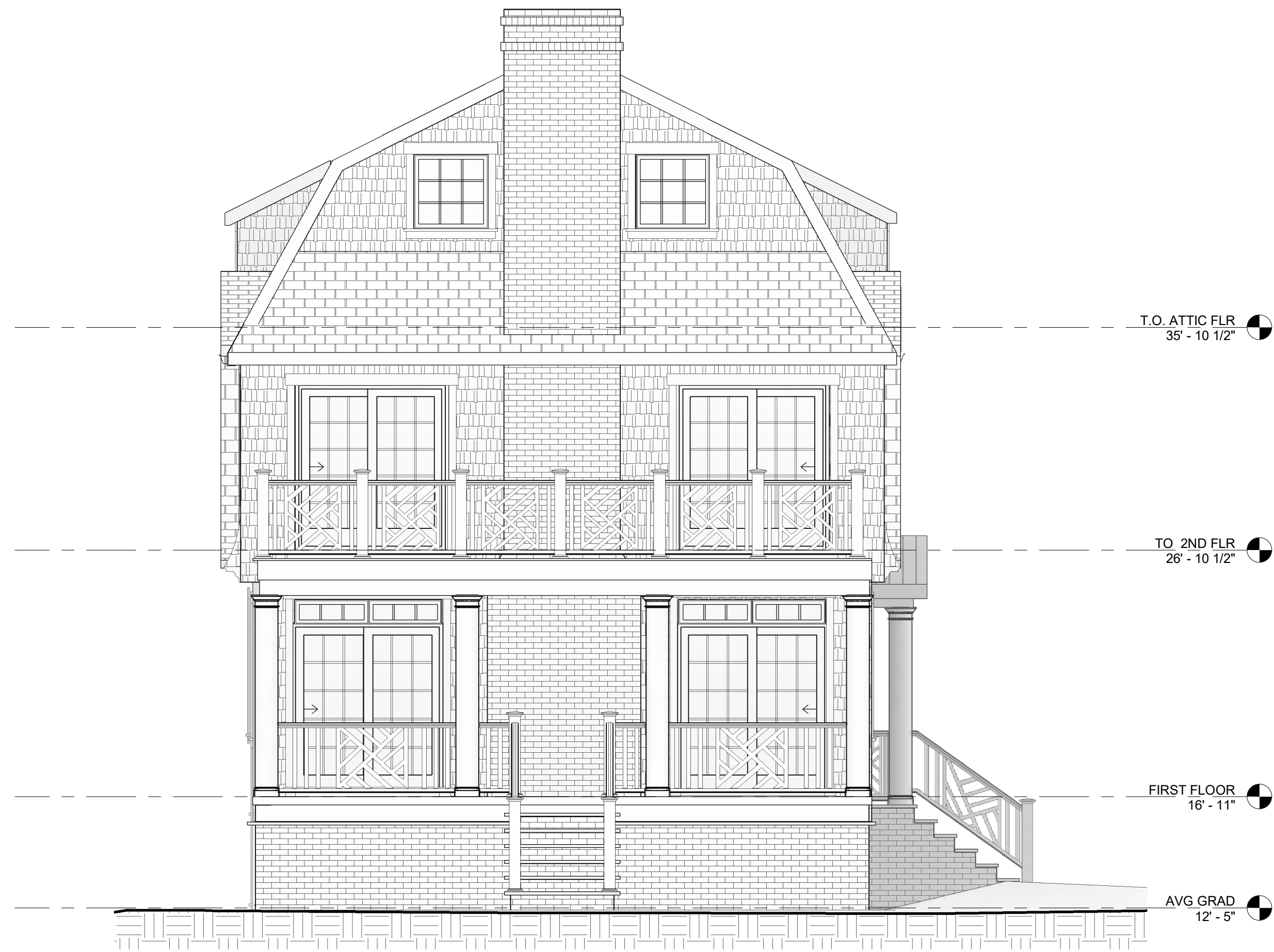
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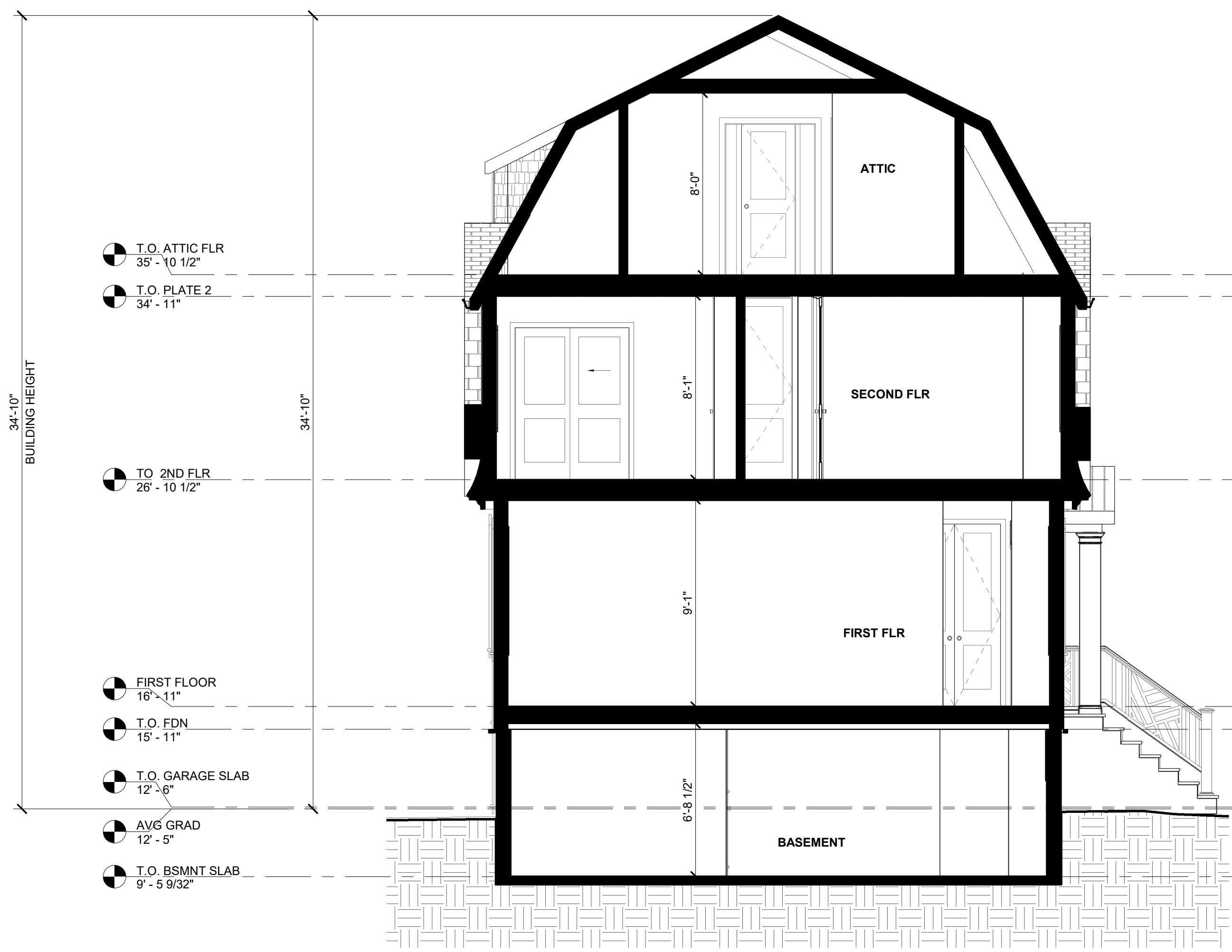
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ATTIC & ROOF PLAN

**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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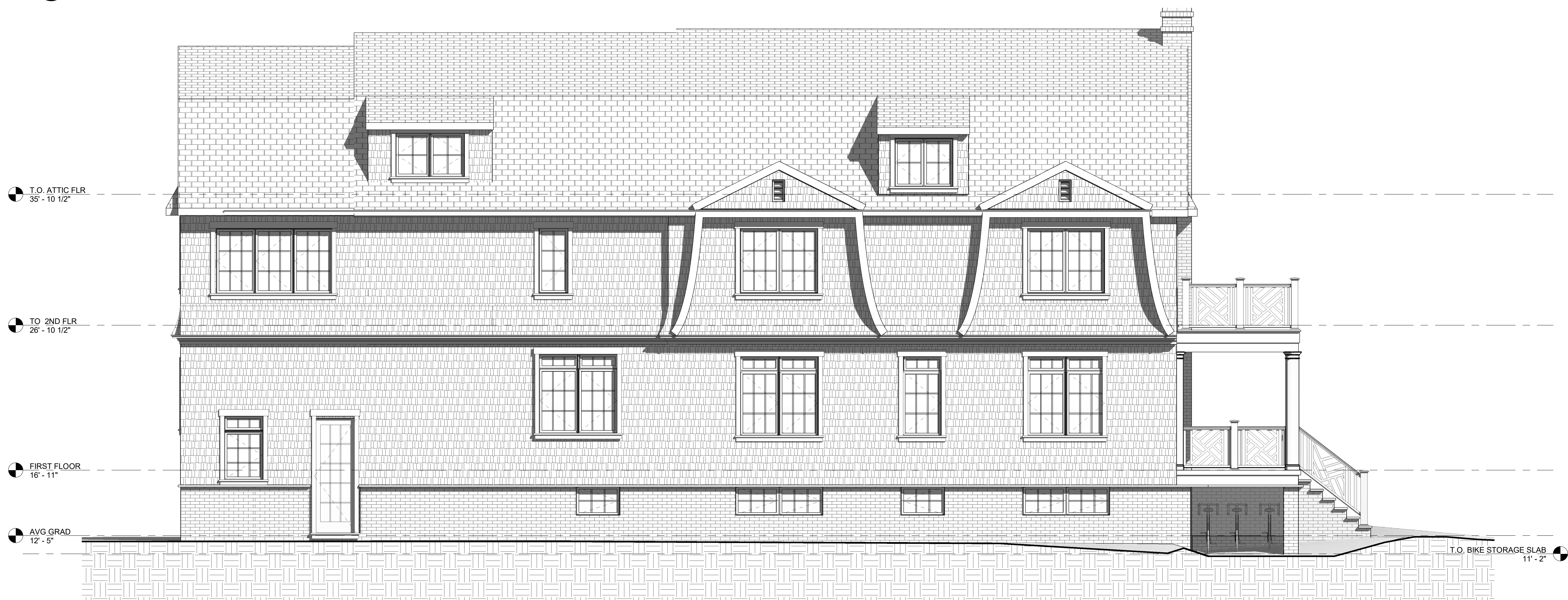
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ELEVATIONS

A103



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



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

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ELEVATIONS-2

A104