

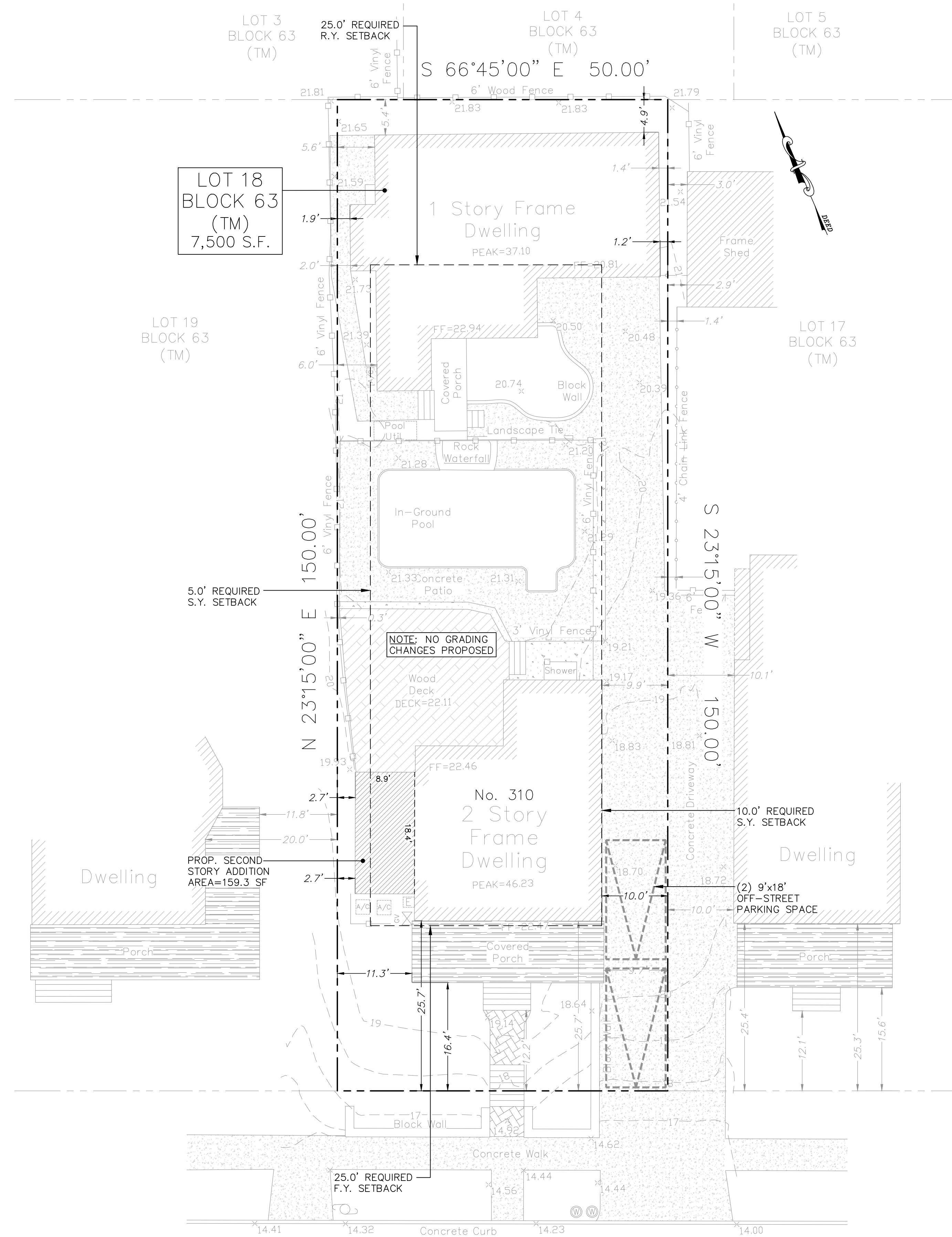
**EXISTING CONDITIONS/DEMO PLAN**  
SCALE: 1"=20'



**LIST OF VARIANCES**

1. THE MINIMUM REQUIRED SIDE YARD SETBACK IS 5 FEET; WHEREAS THE SIDE SETBACK TO THE PROPOSED ADDITION IS 2.7 FEET.

- NOTES:
1. ALL ELEVATIONS PROVIDED IN NAVD 88.
  2. PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE.
  3. EXISTING CONDITIONS AND ELEVATIONS BASED ON INFORMATION CONTAINED ON "TOPOGRAPHIC SURVEY OF PROPERTY" DATED 09/21/2023 PREPARED LAKELAND SURVEYING.
  4. SEE ARCHITECTURAL PLANS BY GRASSO DESIGN GROUP FOR CONSTRUCTION DETAILS.
  5. ALL PROPOSED YARD AREAS NOT OCCUPIED BY HARD SURFACES SHALL CONSIST OF STONE AND/OR LAWN.
  6. ALL ROOF LEADERS SHALL BE DIRECTED TOWARDS RIGHT-OF-WAY, OR PERVIOUS YARD AREAS - NOT TOWARDS ADJACENT PROPERTIES.
  7. FINAL GRADING SHALL BE FIELD ADJUSTED AS REQUIRED TO ENSURE POSITIVE DRAINAGE AWAY FROM DWELLING & NEIGHBORING PROPERTIES.
  8. DO NOT SCALE THESE PLANS.



**PROPOSED IMPROVEMENT PLAN**  
SCALE: 1"=10'

BUILDING COVERAGE		
ITEM	EXISTING (S.F.)	PROPOSED (S.F.)
2-STORY DWELLING	1,066	1,066
1-STORY DWELLING	1,265	1,265
COVERED PORCH (FRONT)	272	272
COVERED PORCH (REAR)	73	73
<b>TOTAL</b>	<b>2,676</b>	<b>2,676</b>
<b>TOTAL AS A % of 7,500.0 SF</b>	<b>35.7%</b>	<b>35.7%</b>

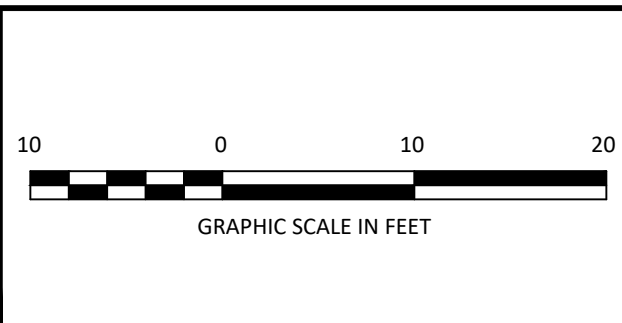
IMPERVIOUS COVERAGE		
ITEM	EXISTING (S.F.)	PROPOSED (S.F.)
BUILDING COVERAGE	2,676	2,676
MASONRY STAIRS / WALK (FRONT)	96	96
CONCRETE DRIVEWAY	1,362	1,362
CONCRETE POOL PATIO / WATERFALL	645	645
WOOD DECK / STAIRS	543	543
CONCRETE WALKWAY (REAR)	173	173
POOL UTILITY	19	19
A/C UNITS	10	10
<b>TOTAL</b>	<b>5,524</b>	<b>5,524</b>
<b>TOTAL AS A % of 7,500.0 SF</b>	<b>73.7%</b>	<b>73.7%</b>

ZONING REQUIREMENTS FOR RESIDENTIAL SINGLE FAMILY ZONE R-1			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA (min.)	5,000.0 SF	7,500 SF	NO CHANGE
LOT WIDTH (min.)	50.0'	50.0'	NO CHANGE
LOT DEPTH (min.)	100.0'	150.0'	NO CHANGE
FRONT SETBACK (min.)	PRINCIPAL 25.0' (b)	25.7'	NO CHANGE
	COVERED PORCH 17.0' (c)	16.4'	NO CHANGE
REAR SETBACK (min.)	PRINCIPAL 25.0'	4.9'	* NO CHANGE
SIDE SETBACK (min.)	PRINCIPAL-ONE SIDE 5.0'	1.2' (a)	NO CHANGE
	PRINCIPAL - OTHER SIDE 10.0'	1.9' (a)	NO CHANGE
	PRINCIPAL SECOND STORY ADDITION 5.0'	N/A	2.7' (V)
BUILDING COVERAGE (max.)	35.0%	35.7% (a)	35.7%
IMPERVIOUS COVERAGE (max.)	60.0%	73.7% (a)	73.7%
BUILDING HEIGHT (max.)	STORIES 2.5	2.0	NO CHANGE
	FEET 35.0' (d)	26.83'	NO CHANGE
OFF STREET PARKING SPACES	2.0	2.0	NO CHANGE

- (a) EXISTING NON-CONFORMITY  
 (b) MINIMUM ON EAST / WEST STREETS  
 (c) PORCH MAY EXTEND 8.0' INTO REQUIRED FRONT YARD SETBACK  
 (d) MEASURED FROM PEAK (EL. 46.23) TO AVERAGE GRADE (EL. 19.4)  
 (V) VARIANCE NEEDED

REVISION NO.	DATE	REVISION

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**PLOT / GRADING PLAN**  
310 THIRD AVENUE  
BLOCK 63 - LOT 18  
BOROUGH OF BRADLEY BEACH MONMOUTH COUNTY NEW JERSEY

PROJECT NO.	DATE
26-113	04/20/2026
DRAWN BY EKC	DESIGNED BY MCH
SCALE AS NOTED	CHECKED BY MCH
MCH ENGINEERING INC	
SHEET NO. 1	of 1