

PROJECT INFORMATION

USE GROUP		R-5
CONSTRUCTION TYPE		5B
PROJECT TYPE (AS DEFINED BY THE REHAB SUBCODE)		ALTERATION / ADDITION
FLOOD HAZARD ZONE		X
NUMBER OF STORIES		2
HEIGHT OF STRUCTURE		31 FT
AREA OF LARGEST FLOOR		1,734 SF
AREAS		
	EXISTING	PROPOSED
FIRST FLOOR SQUARE FOOTAGE	1,361 SF	1,734 SF
SECOND FLOOR SQUARE FOOTAGE	897 SF	1,652 SF
TOTAL HABITABLE SQUARE FOOTAGE	2,258 SF	3,386 SF
COVERED EXTERIORS SQUARE FOOTAGE	198 SF	271 SF
GARAGE SQUARE FOOTAGE	435 SF	435 SF
TOTAL VOL. OF HABITABLE SPACES & PORCHES	21,430 CF	29,256 CF

ZONING REGULATIONS

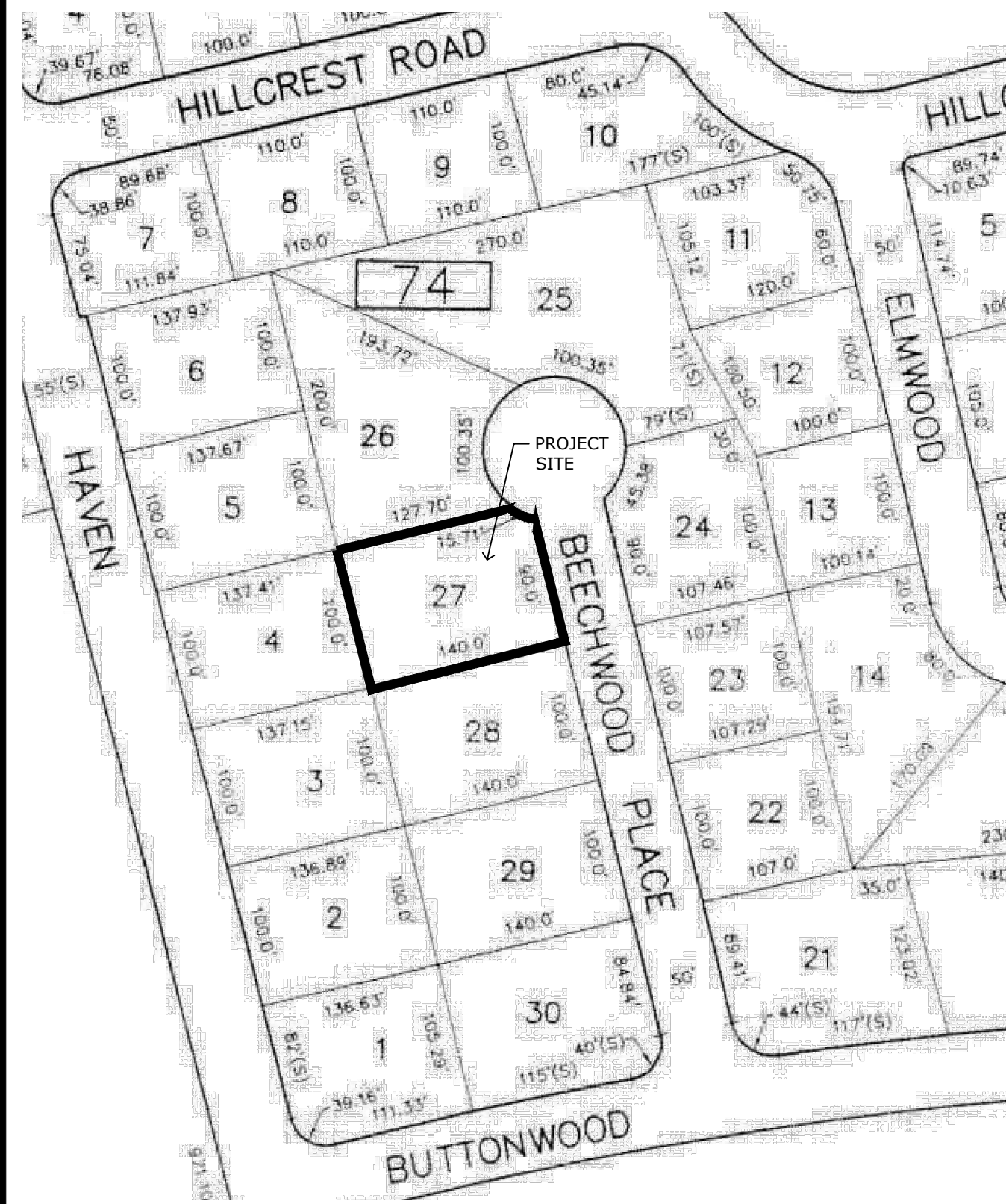
R-10B ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)			
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	13,926 SF (0.32 AC)	NO CHANGE
MIN. LOT FRONTAGE / WIDTH	100 FT	90 FT / 100 FT	NO CHANGE
MIN. LOT DEPTH	100 FT	127.7 FT	NO CHANGE
MIN. FRONT YARD SETBACK	25 FT	44.2 FT	NO CHANGE
MIN. FRONT YARD SETBACK (PORCH)	25 FT	39.8 FT	36.7 FT (STEPS)
MIN. REAR YARD SETBACK	30 FT	55.8 FT	52.2 FT
MIN. SIDE YARD SETBACK / COMBINED	10 FT / 25 FT	12 FT / 28.7 FT	NO CHANGE
MAX. LOT COVERAGE	45% / 6,266 SF	31.8% / 4,429 SF	37% / 5,148 SF
MAX. HABITABLE FLOOR AREA RATIO	0.28 / 3,899 SF	0.17	0.255
MAX. HABITABLE FLOOR AREA	3,220 SF	2,371 SF	3,542 SF
MAX. BUILDING COVERAGE	35% / 4,874 SF	13.9% / 1,937 SF	18.3% / 2,544 SF
MAX. BLDG. HT.	32 FT	±24 FT	31 FT
MAX. BLDG. STORIES	2.5 ST	2.5 ST	2.5 ST
FRONT YARD DRIVEWAY COVERAGE	25%	10.38%	24.99%

ZONING CALCULATIONS

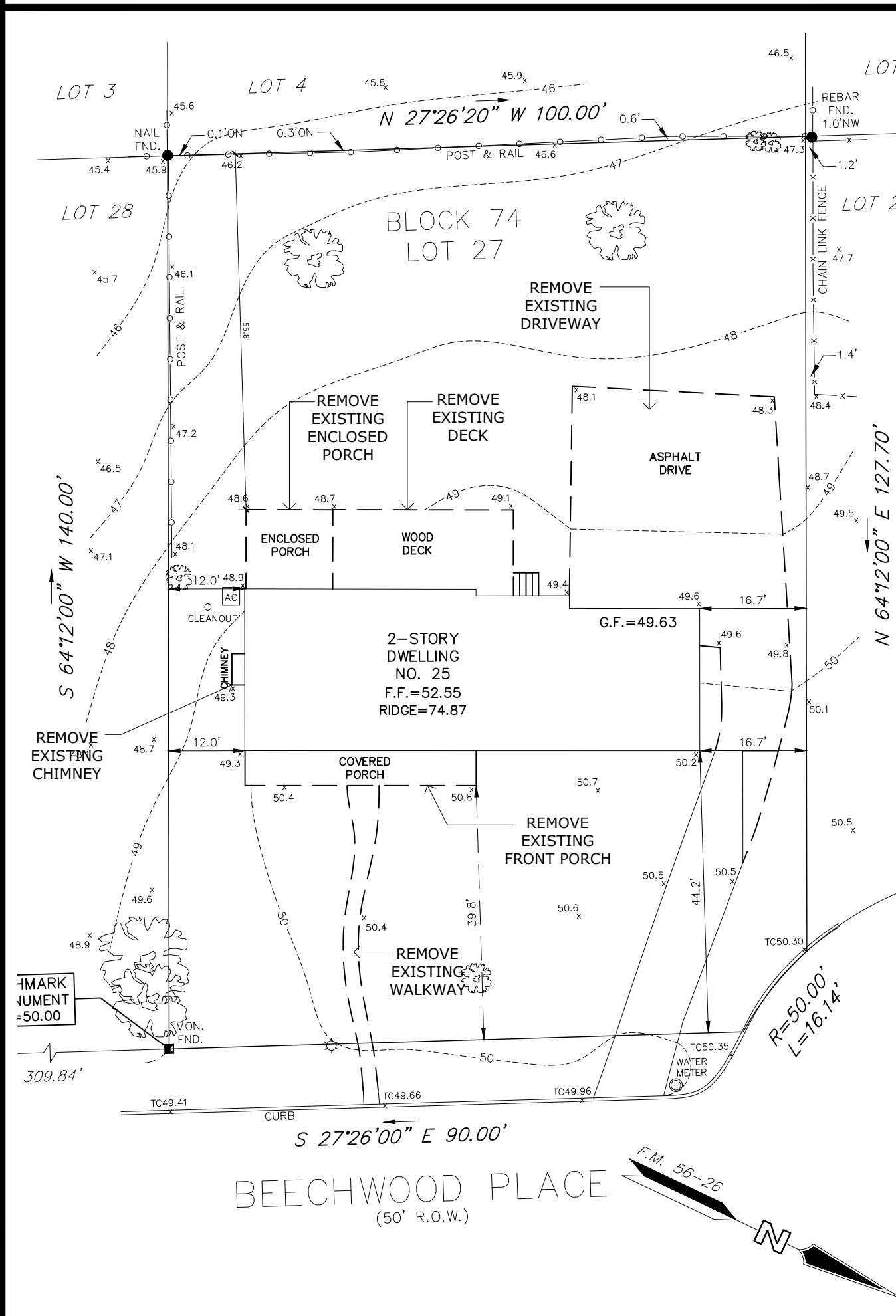
LOT COVERAGE		HABITABLE FLOOR AREA	
	EXISTING	PROPOSED	
BUILDING FOOTPRINT	1,740 SF	2,273 SF	EXISTING 1,427 SF / PROPOSED 1,810 SF
FRONT PORCH	197 SF	215 SF	EXISTING 944 SF / PROPOSED 1,732 SF
REAR PORCH	-	56 SF	
DRIVEWAY	1,930 SF	1,164 SF	
FRONT WALKWAY & STEPS	371 SF	-	
REAR DECK & STEPS	168 SF	-	
REAR ENCLOSED PORCH	-	963 SF	
REAR PATIO & STEPS	-	87 SF	
SIDE WALKWAY	-	74 SF	
BILCO DOORS	8 SF	16 SF	
A/C EQPM	-	-	
TOTAL LOT COVERAGE	4,429 SF	5,148 SF	TOTAL BUILDING COVERAGE 1,937 SF / 2,544 SF
		FRONT YARD DRIVEWAY COVERAGE	
		EXISTING 467 SF	PROPOSED 1,112 SF
		FRONT YARD AREA 4,450 SF	4,450 SF
		TOTAL BUILDING COVERAGE	10.38% / 24.99%



3 Z1 PERSPECTIVE SKETCH (FRONT ELEVATION)
NOT TO SCALE



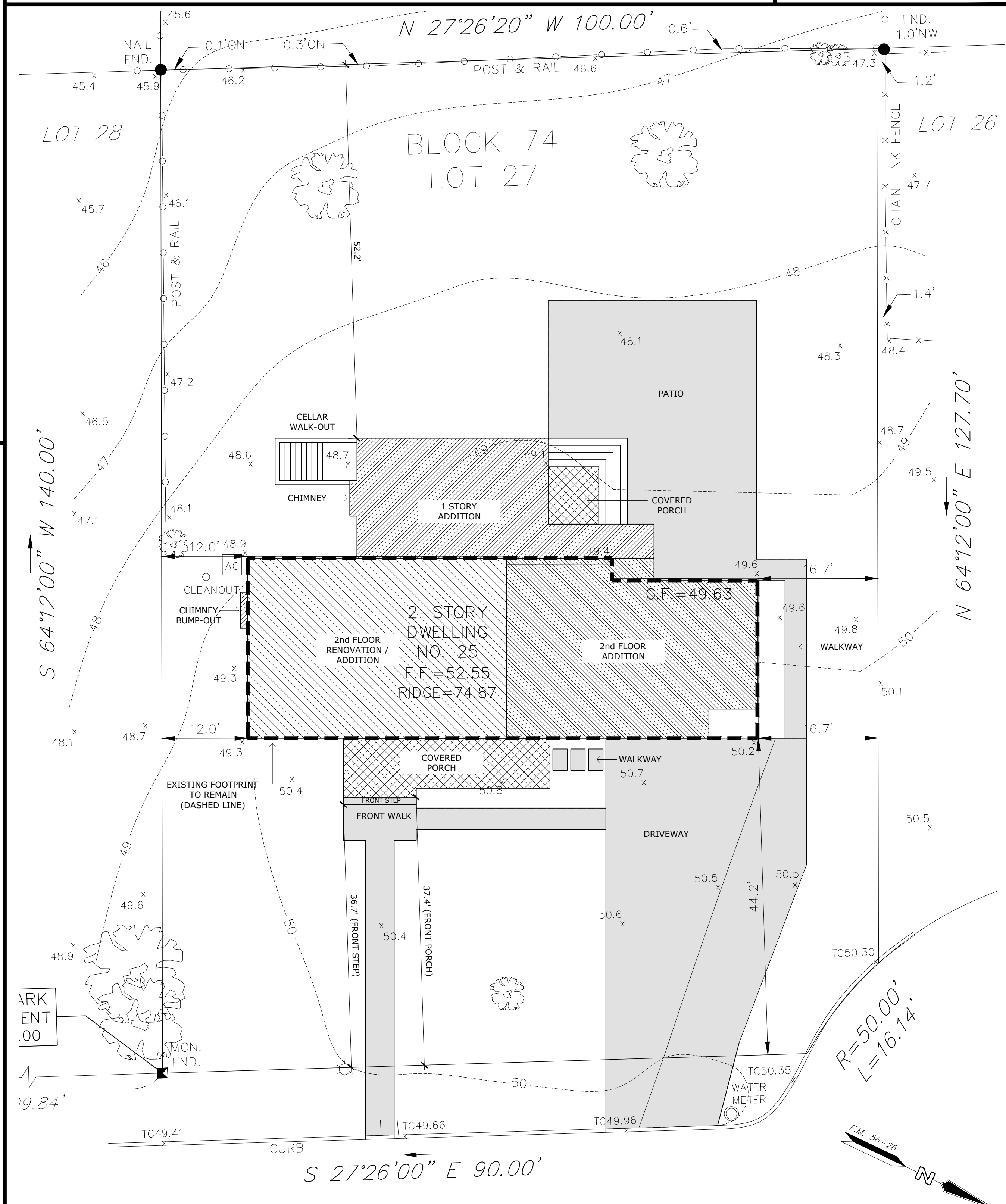
3 Z1 KEY MAP / TAX MAP
1" = 100' TAX MAP SHEET #3
DATE: 08 / 10 / 2012



1 Z1 EXISTING SITE PLAN
1" = 10'

INFORMATION ON THIS SITE PLAN IS TAKEN FROM SURVEY PREPARED BY:
CHARLES SURMONTE, P.E. & P.L.S.
NJLS LIC NO. 35885
DATED: 08 / 02 / 19

Single Family Addition & Renovation
Keefe Residence
25 Beechwood Place, Fair Haven, NJ 07704
Block 74 / Lot 27

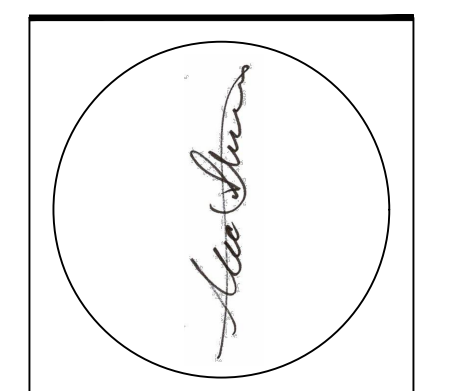
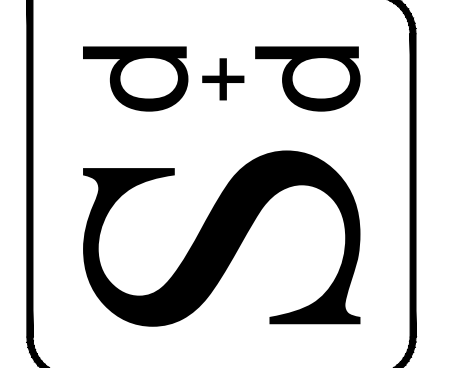


2 Z1 PROPOSED SITE PLAN
1" = 10'

DRAWING LIST

- Z1 PROJECT INFO & SITE PLANS
- Z2 EXISTING FLOOR PLANS
- Z3 PROPOSED FLOOR PLANS
- Z4 EXTERIOR ELEVATIONS

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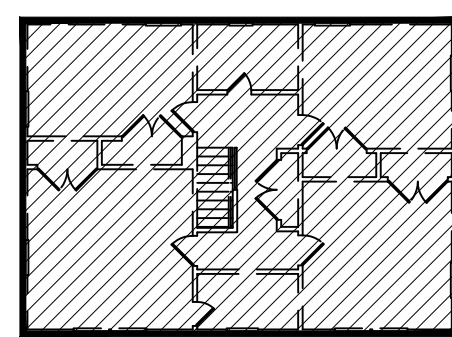
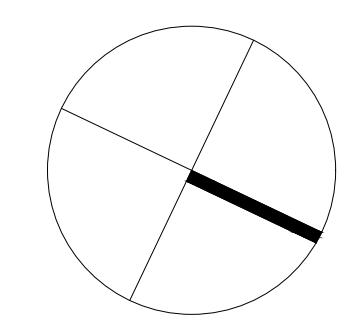
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Block 74 / Lot 27 / Monmouth County

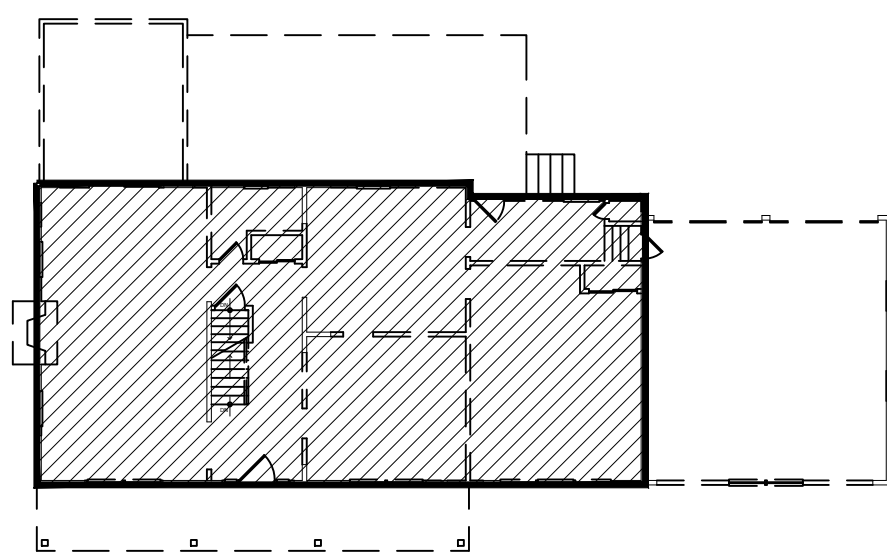
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PROJECT INFO & SITE PLANS

Z1

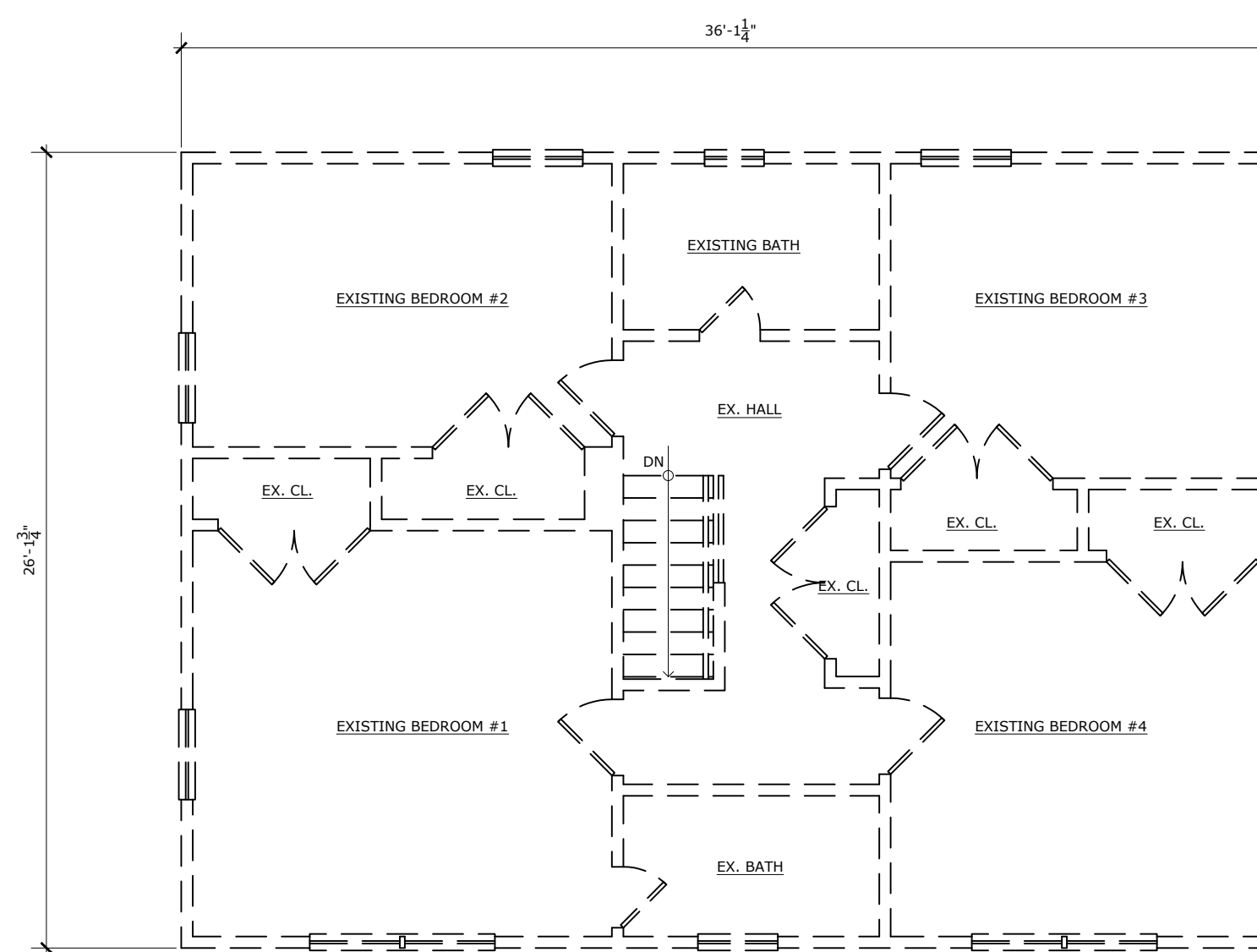


EXISTING 2nd FLOOR
(HATCH INDICATES HABITABLE FLOOR AREA)

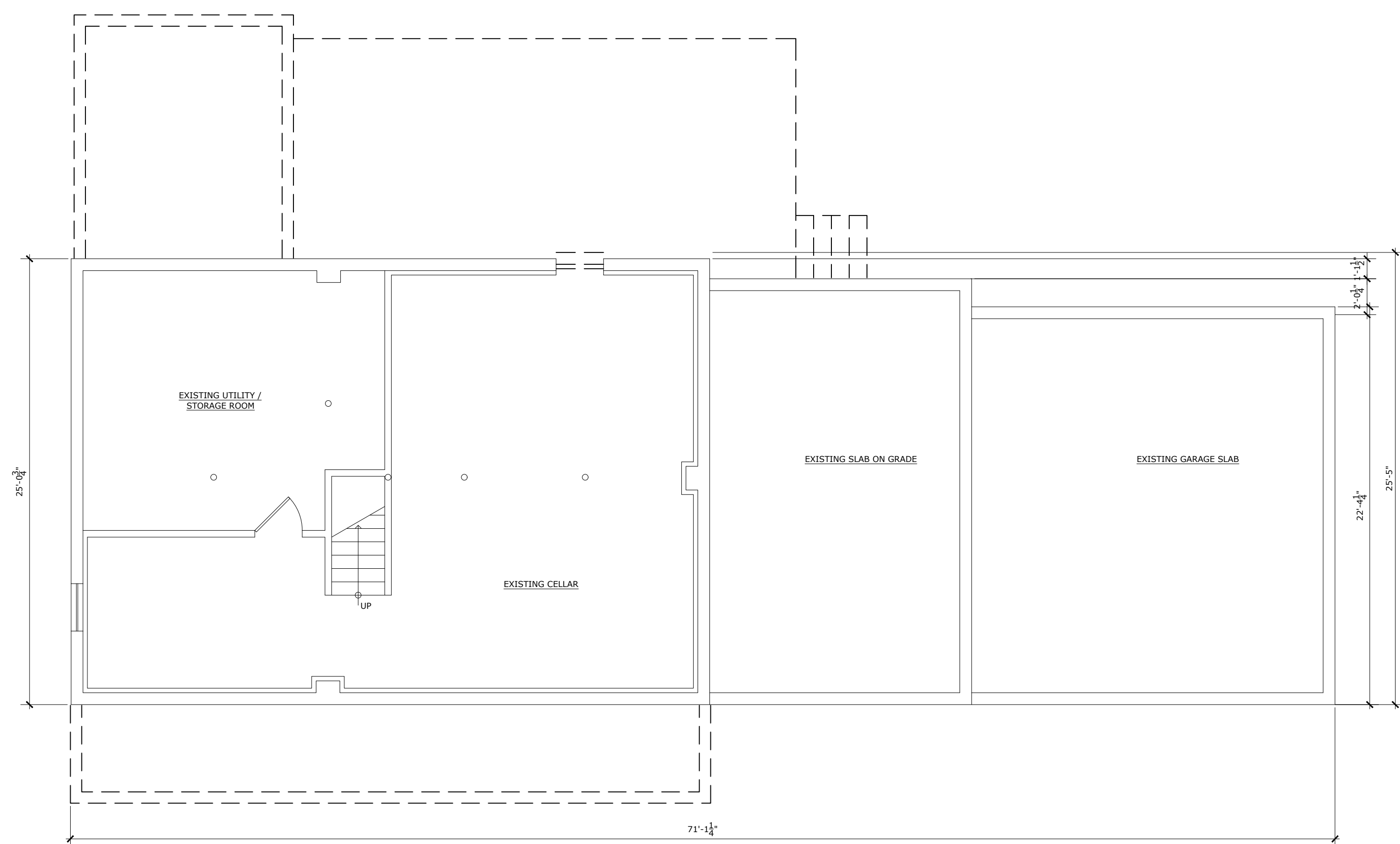


EXISTING 1st FLOOR
(HATCH INDICATES HABITABLE FLOOR AREA)

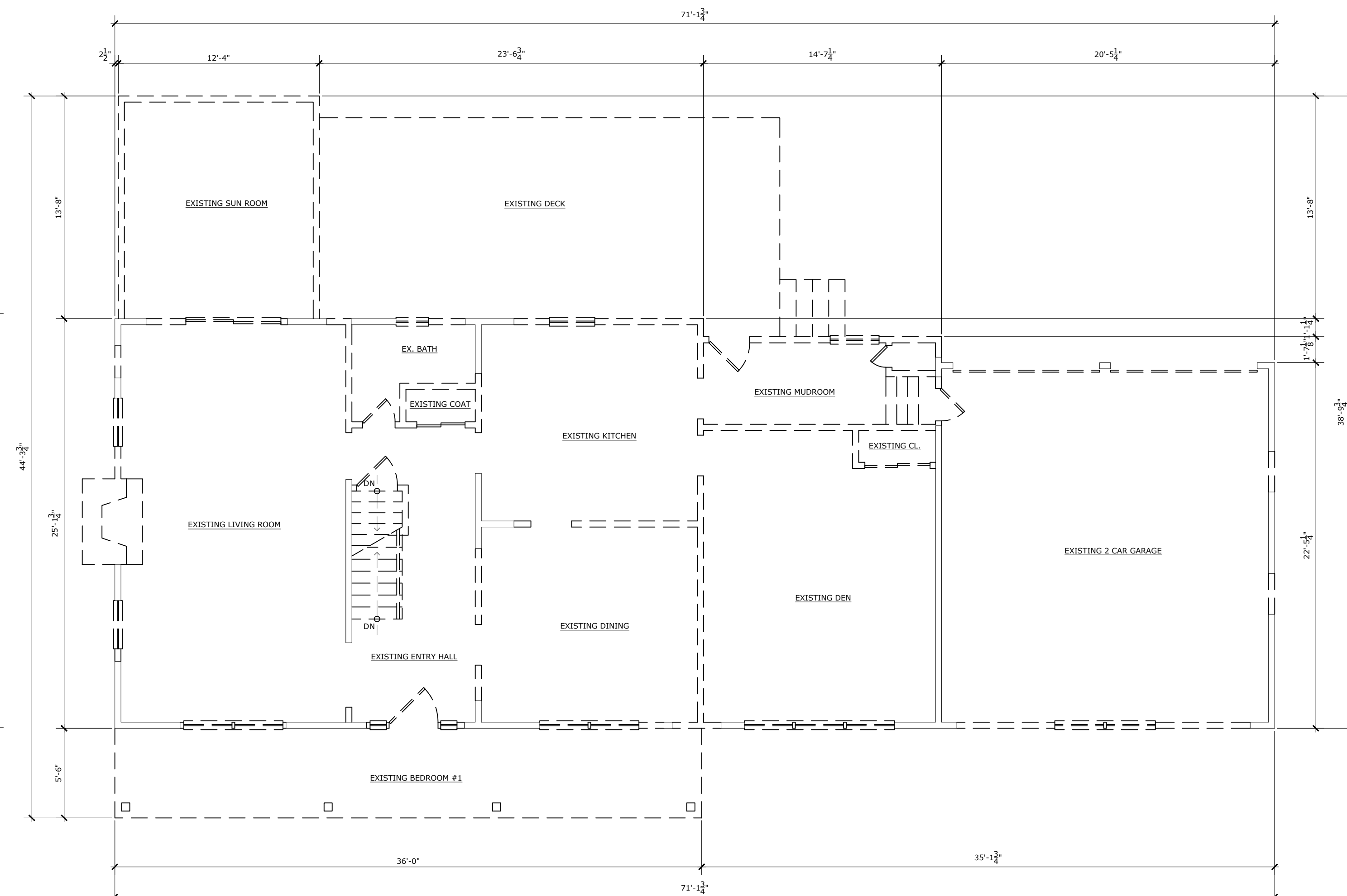
3
Z1 HABITABLE FLOOR AREA
1/16" = 1'-0"



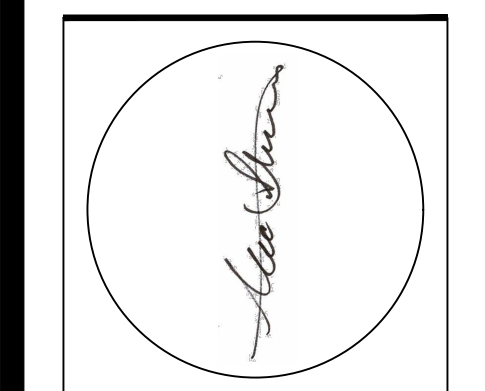
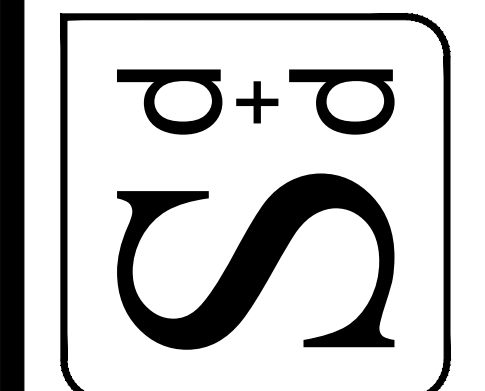
2
Z2 EXISTING / DEMOLITION 2nd FLOOR PLAN
3/16" = 1'-0"



0
Z2 EXISTING / DEMOLITION CELLAR PLAN
3/16" = 1'-0"



1
Z2 EXISTING / DEMOLITION 1st FLOOR PLAN
3/16" = 1'-0"

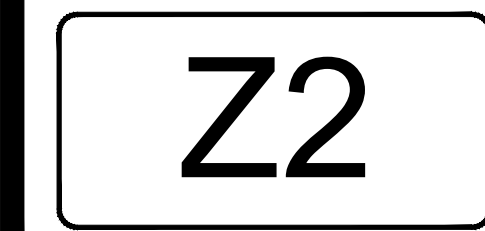


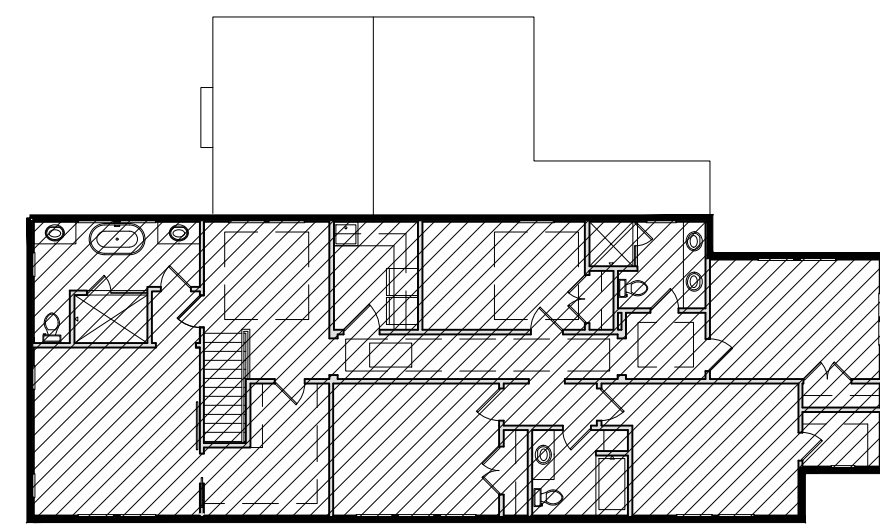
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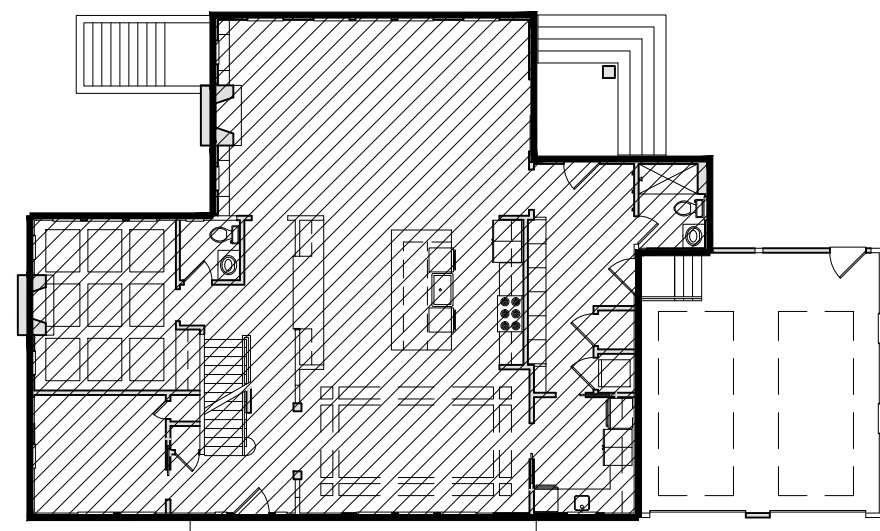
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EXISTING FLOOR PLANS



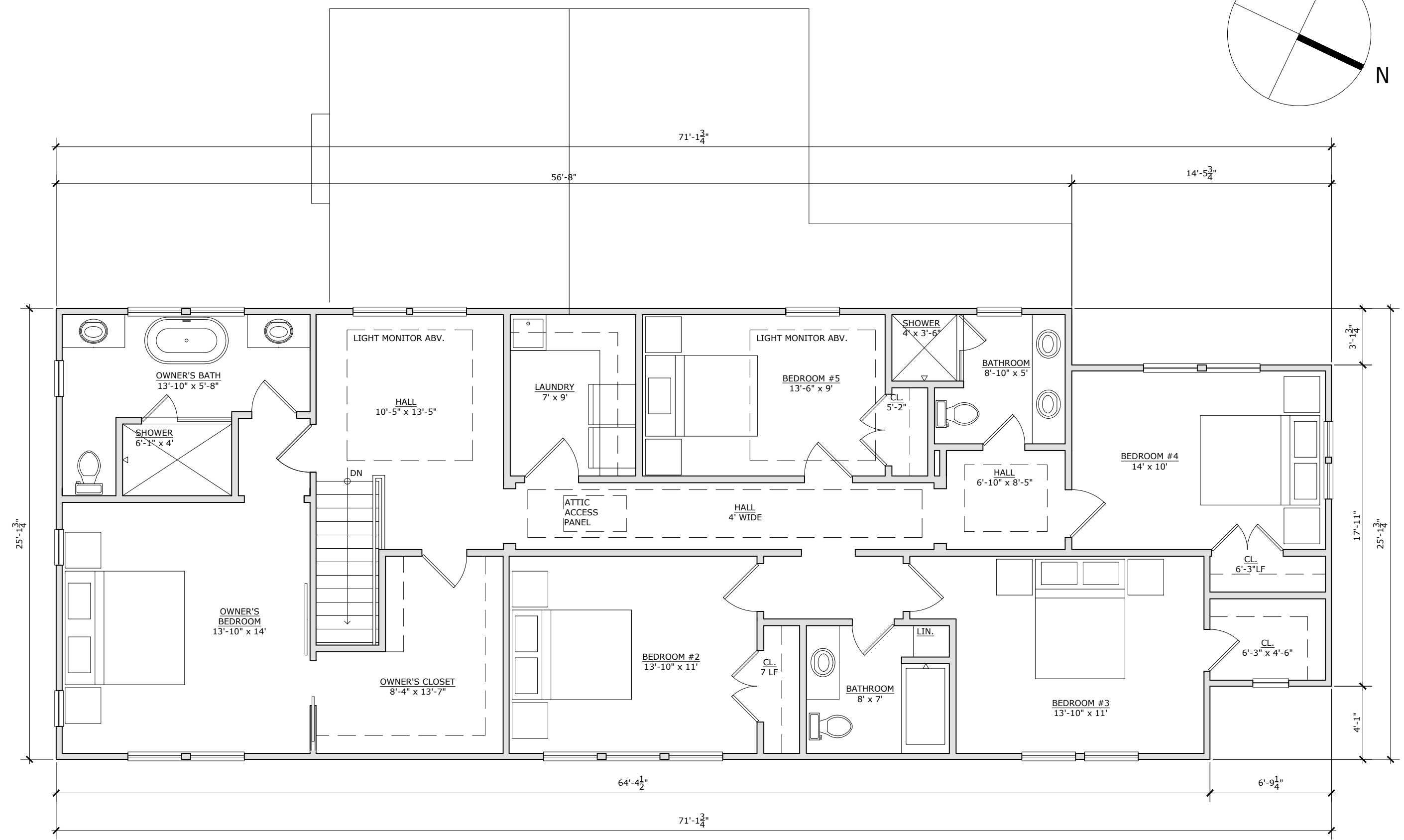


PROPOSED 2nd FLOOR
(HATCH INDICATES HABITABLE FLOOR AREA)

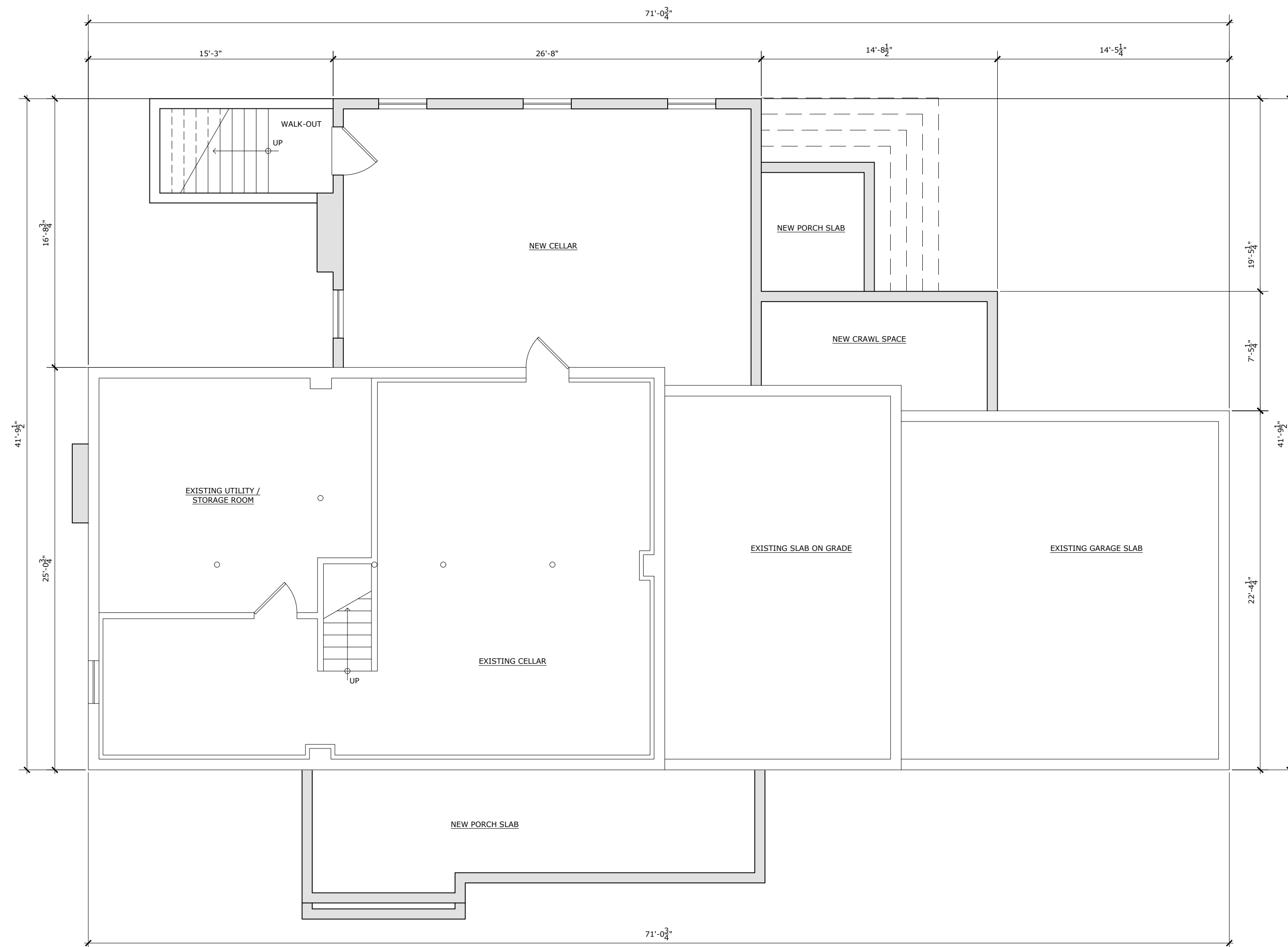


PROPOSED 1st FLOOR
(HATCH INDICATES HABITABLE FLOOR AREA)

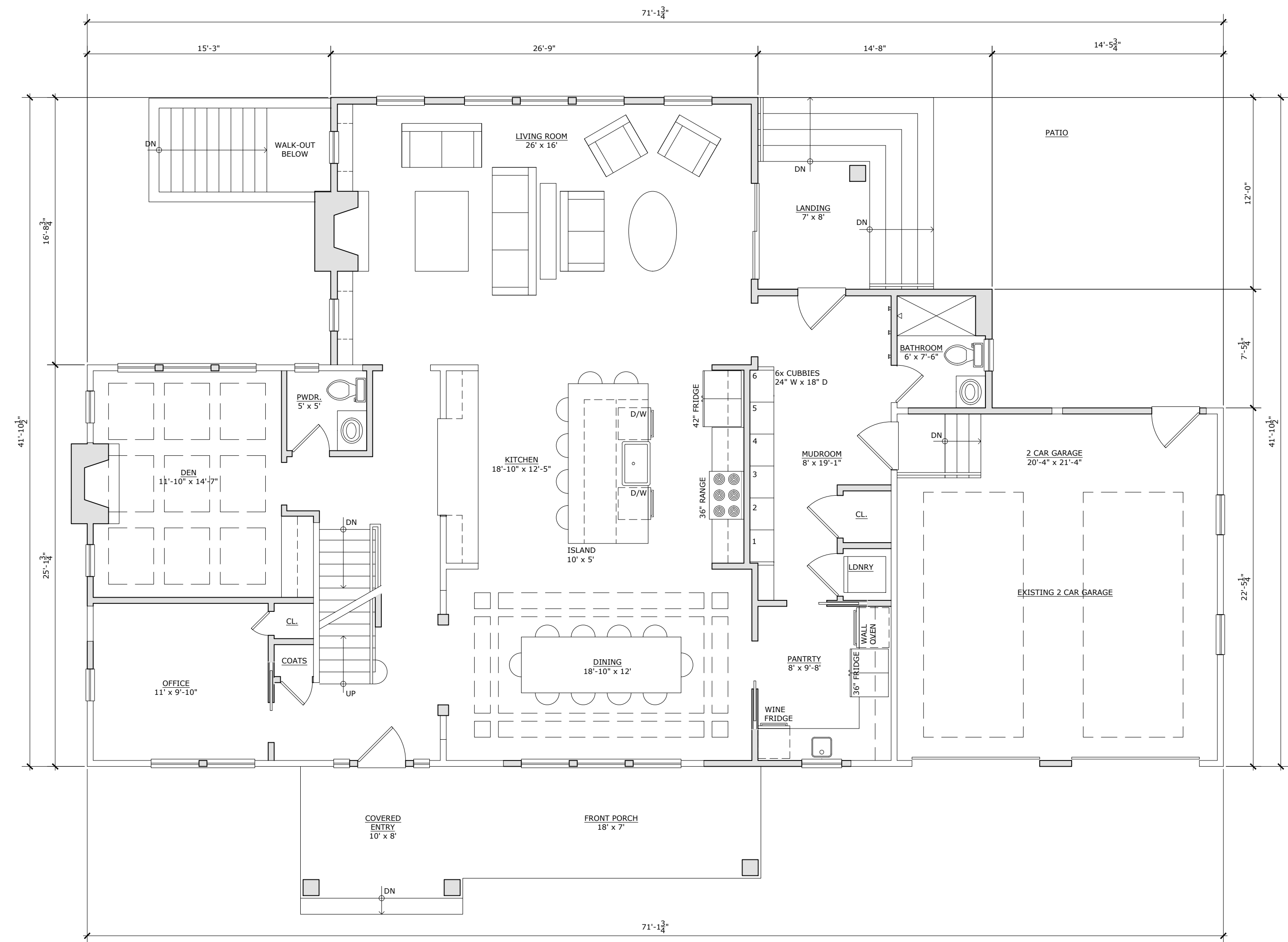
3
Z3
1/16" = 1'-0"



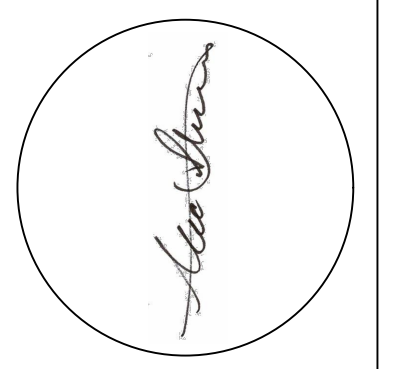
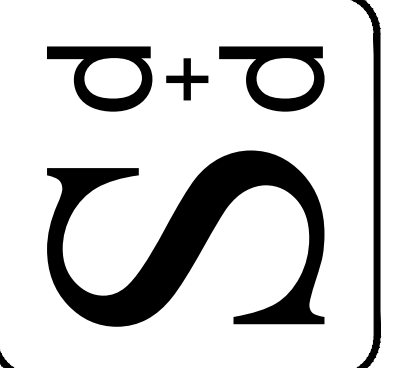
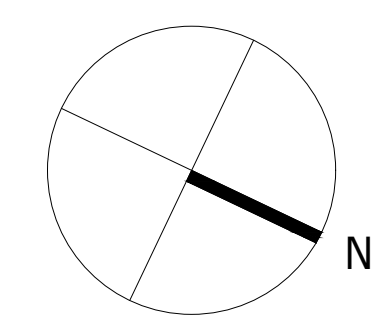
2
Z3
3/16" = 1'-0"



0
Z3
3/16" = 1'-0"



1
Z3
3/16" = 1'-0"



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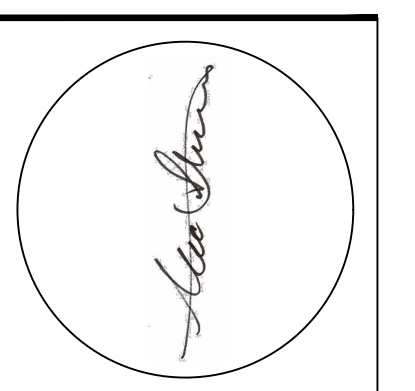
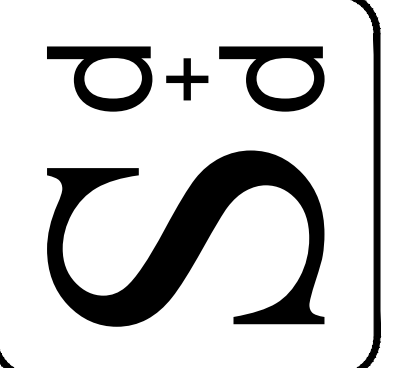
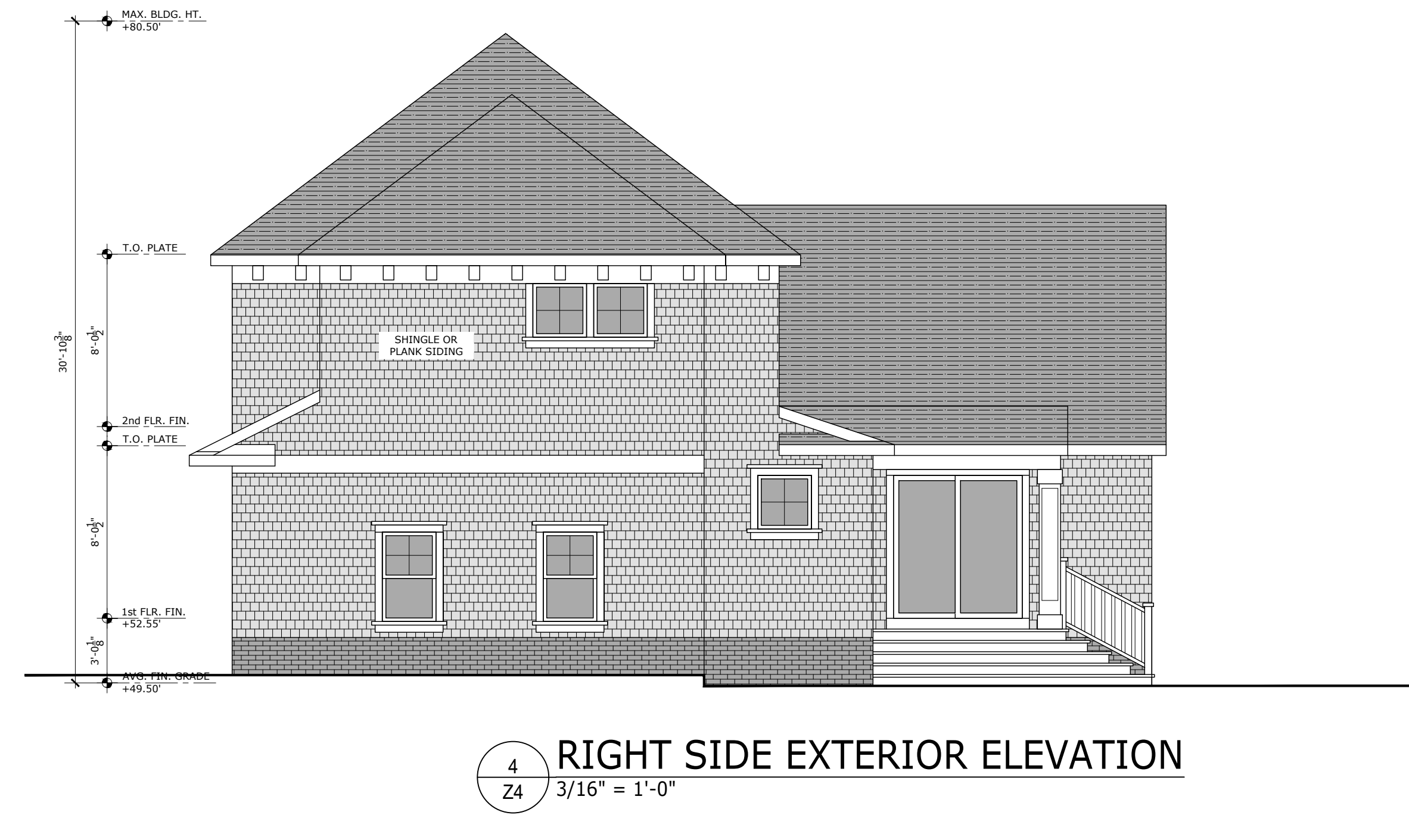
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FLOOR PLANS

Z3



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EXTERIOR ELEVATIONS

Z4