

# FEMINELLO RESIDENCE

## PROPOSED RESIDENTIAL RENOVATION AND ADDITION

2 HOLLY LANE  
FAIR HAVEN, NJ  
BLOCK : 79 LOT: 32

### NUMERIC SUMMARY

PROPOSED RENOVATION AND ADDITION TO AN EXISTING TWO (2)-STORY, WOOD-FRAMED, SINGLE-FAMILY RESIDENCE:

	HOUSE (EXIST./RENOV.)	HOUSE (RENOV.)	HOUSE (NEW)	HOUSE (EXIST./RENOV./ADDED)	GARAGE (EXIST./RENOV.)	GARAGE (NEW)	FRONT PORCH (RENOV.)	PATIO / WALKWAY (NEW)	OUTDOOR LIVING (NEW)	PATIO / BBQ (NEW)
1ST FLOOR	584.00 SF.	674.00 SF.	397.00 SF.	43.00 SF.	453.00 SF.	80.00 SF.	58.00 SF.	159.00 SF.	270.00 SF.	321.00 SF.
2ND FLOOR	1,212.00 SF.	402.00 SF.	269.00 SF.	-----	-----	-----	-----	-----	-----	-----
TOTAL	1,796.00 SF.	1,076.00 SF.	666.00 SF.	43.00 SF.	453.00 SF.	80.00 SF.	58.00 SF.	159.00 SF.	270.00 SF.	321.00 SF.

TOTAL HOUSE (EXIST./RENOV./NEW): 3,561.00 SF.

### DRIVE / WALK WAY FRONT YARD:

AREA OF FRONT YARD: 5,493 SF.  
AREA OF DRIVE / WALK WAY: 1,293 SF. (DESIGNED IS 25.71% OF FRONT YARD WHERE 25% IS ALLOWED)

WIDTH OF DRIVEWAY: 21'-6" (WHERE 24'-0" IS ALLOWED)  
WIDTH OF DRIVEWAY AT STREET: 12'-0" (WHERE 24'-0" IS ALLOWED)  
WIDTH OF CURB CUT: 16'-0" (WHERE 18'-0" IS ALLOWED, WIDTH OF DRIVEWAY + 4'-0")

MAX. NUMBER OF DRIVEWAYS: 1 (WHERE LENGTH OF FRONTAGE IS 150'-0" OR LESS, 1 DRIVEWAY IS ALLOWED)

### NOTE

ANY ELEMENTS ON THESE DRAWINGS WHICH REQUIRES FURTHER CLARIFICATION OR INTERPRETATION SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT. ANY IMPLEMENTATION OF ALTERATIONS TO THIS DESIGN WITHOUT INVOLVEMENT FROM THE ARCHITECT SHALL CONSTITUTE A TRANSFERENCE OF LIABILITY FOR THAT ELEMENT TO THE CONTRACTOR.

### INDEX

SHEET #1:	FLOOR LOAD DESIGN NOTES USE GROUP CONSTRUCTION TYPE NUMERIC SUMMARY SCOPE OF WORK
SHEET #2:	EXISTING FIRST FLOOR PLAN EXISTING SECOND FLOOR PLAN
SHEET #3:	FIRST FLOOR PLAN
SHEET #4:	SECOND FLOOR PLAN
SHEET #5:	FRONT ELEVATION RIGHT SIDE ELEVATION
SHEET #6:	REAR ELEVATION LEFT SIDE ELEVATION
SHEET #7:	PLOT PLAN KEY MAP

### SCOPE OF WORK

THE PROJECT SCOPE CONSISTS OF THE RENOVATION AND ADDITIONS TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AS INDICATED ON THESE DRAWINGS. THE ADDITION CONSISTS OF FIRST AND SECOND FLOOR ELEMENTS, A FRONT COVERED PORCH, A COVERED OUTDOOR LIVING, MASONRY PATIO, BBQ, POOL, AND POOL PATIO. THE MAJORITY OF THE EXISTING FOUNDATION, FIRST FLOOR FRAMING, SECOND FLOOR FRAMING, AND EXTERIOR WALLS ARE TO REMAIN AND BE ADJUSTED AS REQUIRED TO ACCOMMODATE THE PROPOSED NEW WORK. CONSULT WITH THE ARCHITECT AS REQUIRED.

### DESIGN LOADS

1ST FLOOR:	40 PSF LIVE LOAD,	20 PSF DEAD LOAD
2ND FLOOR:	40 PSF LIVE LOAD,	20 PSF DEAD LOAD
ROOF:	20 PSF LIVE LOAD, SNOW LOAD 125%	20 PSF DEAD LOAD

**NOTE:**  
FOR ALL HORIZONTAL STRUCTURAL MEMBERS THE MAXIMUM ALLOWABLE DEFLECTION UNDER TOTAL LOAD, AT MID-SPAN, SHALL BE 3/32" MAXIMUM.

USE GROUP: R5 IBC / IRC 2018 NJ  
CONSTRUCTION TYPE: 5B IBC 2018 NJ

### ZONING SCHEDULE

R-50	SINGLE FAMILY RESIDENCE	PERMITTED	EXISTING	PROPOSED
HEIGHT:	MAX. BLDG. 2 1/2 STORY	32 FT. 2 STORY	27.89 FT. 2 STORY	27.89 FT. 2 STORY
LOT:	MIN. FRONTAGE MIN. LOT AREA MIN. LOT DEPTH MIN. LOT WIDTH MAX. LOT COVERAGE MAX. BUILDING COVERAGE MAX. F.A.R. MAX. H.F.A.	129 FT. 30,000.00 SF. 200.00 FT. 129.00 FT. 4,368.00 SF. (30%) 2,912.00 SF. (20%) 2,184.00 SF. (15%) 5,180.00 SF.	117.55 FT.* 14,562.00 SF.* 112.25 FT.* 119.75 FT.* 4,398.00 SF. (30.20%)* 1,862.00 SF. (12.79%)* 2,909.00 SF. (19.95%)* 2,876.00 SF.	117.55 FT.* 14,562.00 SF.* 112.25 FT.* 119.75 FT.* 5,554.00 SF. (38.14%)** 2,981.00 SF. (17.72%)* 3,610.00 SF. (24.79%)** 3,610.00 SF.
BUILDING:	MIN. FRONT SETBACK  MIN. SIDE SETBACK  MIN. COMB. SIDE SETBACK MIN. REAR SETBACK	50.00 FT.  20.00 FT.  40.00 FT. 30.00 FT.	50.58 FT. (HOUSE) 49.58 FT.* (PORCH)  11.90 FT.*  38.48 FT.* 40.58 FT.	50.58 FT. (HOUSE) 49.58 FT.* (PORCH) 47.00 FT.* (GARAGE) 11.90 FT.* (EXISTING) 11.75 FT.* (PROPOSED) 38.35 FT.** 40.58 FT. 30.08 FT. (OUTDOOR LIVING)
ACCESS:	MIN. SIDE SETBACK MIN. REAR SETBACK	10.00 FT. 10.00 FT.	N/A N/A	11.42 FT. 11.00 FT.
DRIVEWAY:	FRONT YARD DRIVE / WALK WAY (OF EXISTING FRONT YARD) FRONT YARD DRIVE / WALK WAY (OF PROPOSED FRONT YARD) DRIVEWAY WIDTH DRIVEWAY WIDTH AT STREET CURB CUT WIDTH (EXISTING)  CURB CUT WIDTH (PROPOSED)  MAX. NUMBER OF DRIVEWAYS OFF STREET PARKING	1,399.00 SF. (25%) 1,399.00 SF. (25%) 24.00 FT. 24.00 FT. 21.92 FT. (WIDTH OF DRIVEWAY + 4.00 FT.) 18.00 FT. (WIDTH OF DRIVEWAY + 4.00 FT.)  1 (150 FT. OR LESS OF FRONTAGE) 3 SPACES (REFER TO PARKING NOTE BELOW)	1,915.00 SF. (36.25%)* N/A 22.00 FT. 17.92 FT. 24.00 FT.* N/A 2*	N/A 1,293.00 SF. (23.79%) N/A 14.00 FT. N/A 18.00 FT. 2 SPACES* (REFER TO PARKING NOTE BELOW)

**PARKING NOTE:**  
AS PER 50-9.2 EXHIBIT 'A' - A 4-BEDROOM SINGLE-FAMILY DETACHED DWELLING REQUIRES 5 OFF STREET PARKING SPACES. PROPOSED DESIGN HAS AN ATTACHED TWO-CAR GARAGE WITH AN ACCESS DRIVEWAY OF 46.92 FT. LONG (FRONT OF GARAGE IS 5.08 FT. OVER THE FRONT SETBACK LINE). TOTAL OFF-STREET SPACES ARE 2. - VARIANCE IS REQUIRED \*  
NOTE: TWO ADDITIONAL PARKING SPACES ARE PROVIDED BETWEEN THE FRONT SETBACK LINE AND THE STREET.

**EXISTING LOT COVERAGE INCLUDES:**  
EXISTING FIRST FLOOR (1,274 SF.)  
EXISTING GARAGE (496 SF.)  
EXISTING FRONT PORCH (45 SF.)  
EXISTING STAIRS (31 SF.)  
EXISTING DRIVEWAY (1,847 SF.)  
EXISTING WALKWAYS (976 SF.)  
EXISTING REAR PATIO (240 SF.)  
EXISTING A/C CONDENSER AND GENERATOR (42 SF.)  
EXISTING CANTILEVERS (47 SF.)

**PROPOSED LOT COVERAGE INCLUDES:**  
EXISTING/RENOVATED FIRST FLOOR TO REMAIN (1,298 SF.)  
EXISTING GARAGE TO REMAIN (493 SF.)  
EXISTING FRONT PORCH RENOVATED (58 SF.)  
EXISTING GARAGE RENOVATED TO HOUSE (45 SF.)  
EXISTING/RENOVATED DRIVEWAY TO REMAIN (815 SF.)  
EXISTING A/C CONDENSER AND GENERATOR TO REMAIN (42 SF.)  
EXISTING CANTILEVERS TO REMAIN (41 SF.)  
PROPOSED FIRST FLOOR ADDITION (397 SF.)  
PROPOSED GARAGE ADDITION (80 SF.)  
PROPOSED COVERED OUTDOOR LIVING (270 SF.)  
PROPOSED FRONT PATIO / WALKWAY (164 SF.)  
PROPOSED PATIO / BBQ (316 SF.)  
PROPOSED DRIVEWAY (584 SF.)  
PROPOSED CANTILEVER (6 SF.)  
PROPOSED POOL PATIO (700 SF.)  
PROPOSED POOL (971 SF.)  
PROPOSED POOL EQUIPMENT (7 SF.)

**EXISTING BUILDING COVERAGE INCLUDES:**  
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EXISTING GARAGE (496 SF.)  
EXISTING FRONT PORCH (45 SF.)  
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**PROPOSED BUILDING COVERAGE INCLUDES:**  
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EXISTING FRONT PORCH RENOVATED (58 SF.)  
EXISTING GARAGE RENOVATED TO HOUSE (45 SF.)  
EXISTING CANTILEVERS TO REMAIN (17 SF.)  
PROPOSED FIRST FLOOR ADDITION (397 SF.)  
PROPOSED GARAGE ADDITION (80 SF.)  
PROPOSED COVERED OUTDOOR LIVING (270 SF.)  
PROPOSED CANTILEVER (6 SF.)

**EXISTING F.A.R./H.F.A. RATIO INCLUDES:**  
EXISTING FIRST FLOOR (1,262 SF.)  
EXISTING SECOND FLOOR (1,645 SF.)

**PROPOSED F.A.R./H.F.A. RATIO INCLUDES:**  
EXISTING/RENOVATED FIRST FLOOR TO REMAIN (1,298 SF.)  
EXISTING/RENOVATED SECOND FLOOR (1,645 SF.)  
EXISTING GARAGE RENOV. TO HOUSE (45 SF.)  
PROPOSED FIRST FLOOR ADDITION (397 SF.)  
PROPOSED SECOND FLOOR ADDITION (269 SF.)

\* NON-CONFORMING ZONING CONDITION CREATED BY EXISTING CONDITIONS.  
\*\* NON-CONFORMING ZONING CONDITION CREATED BY PROPOSED NEW WORK.

PROPOSED  
RENOVATION AND  
ADDITION  
FOR  
**FEMINELLO**  
2 HOLLY LANE  
FAIR HAVEN, NJ

**DRAWING:**  
COVER PAGE INFORMATION

**DATE:**  
APRIL 21, 2020

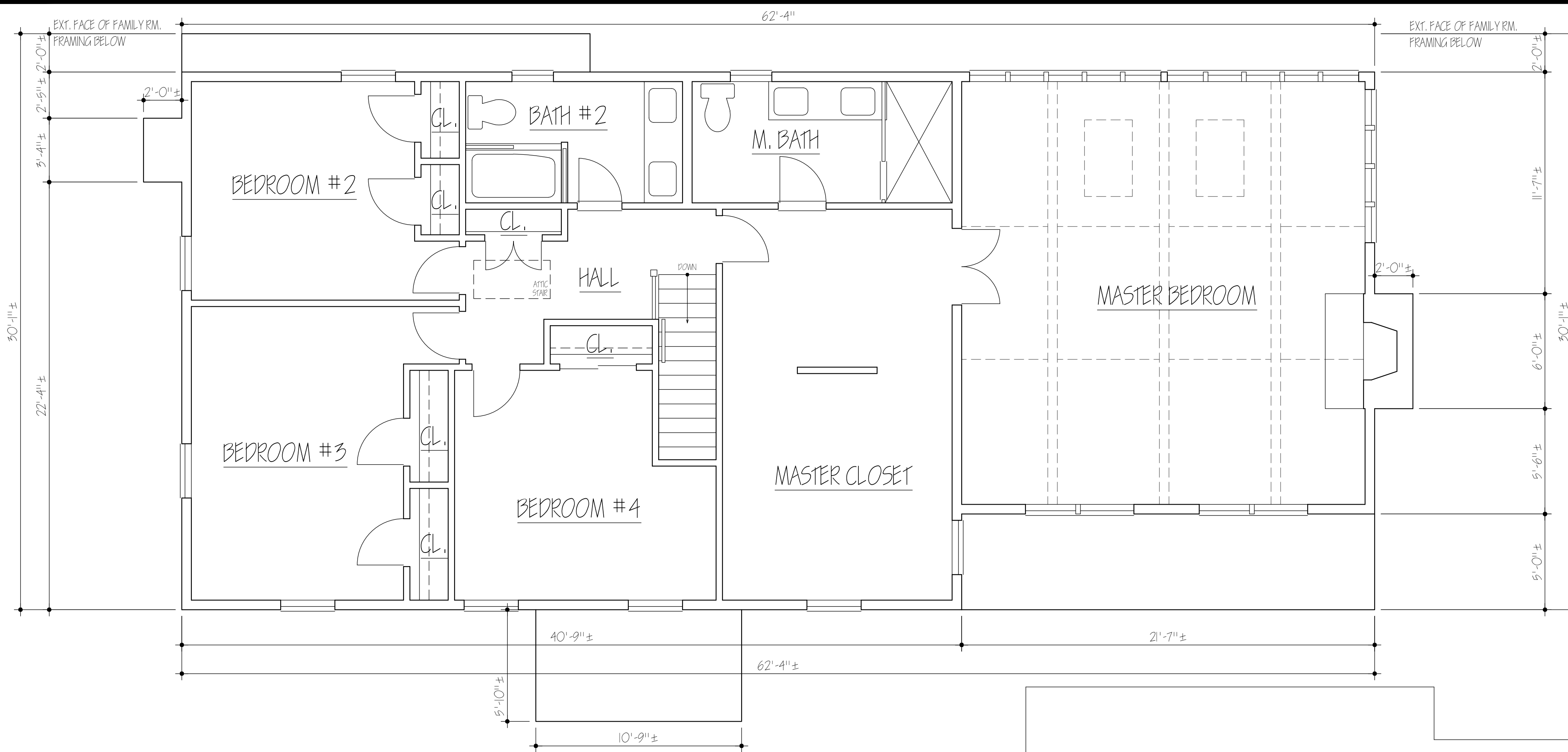
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DECEMBER 15, 2020

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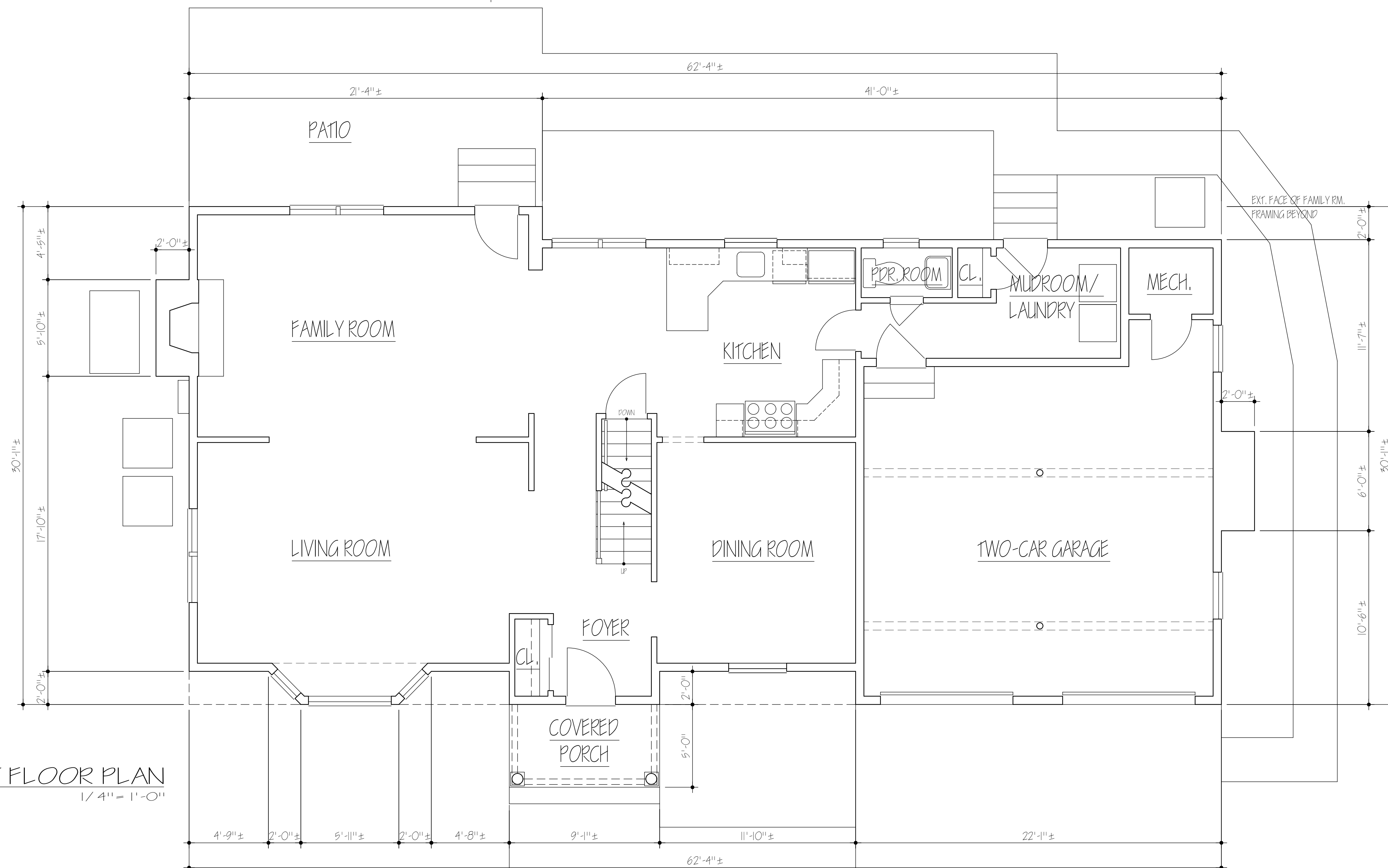
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1049 Broadway West Long Branch, NJ 07764

**LICENSES:**  
NJ 10795  
NY 02685J  
MD 9678  
PA RA-012365-B  
FL AR-100476

1 OF 7



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



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

PROPOSED RENOVATION AND ADDITION FOR  
**FEMINELLO**  
2 HOLLY LANE  
FAIR HAVEN, NJ

DRAWING:  
EXIST. FIRST FLOOR PLAN  
EXIST. SECOND FLOOR PLAN

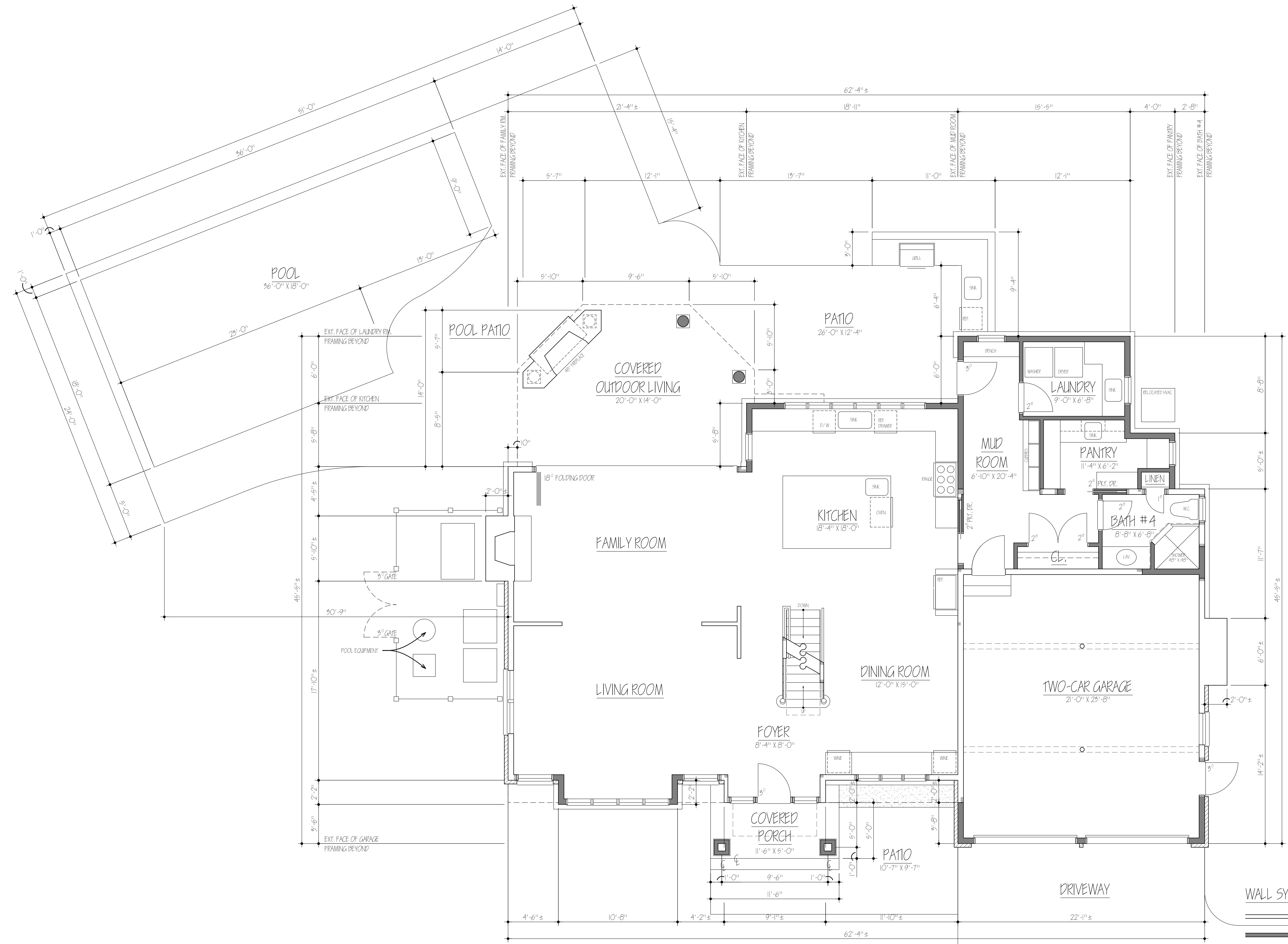
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MD 9678  
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FL AR-100474



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

**WALL SYMBOLS LEGEND**

— EXISTING CONDITION TO REMAIN AS SHOWN

— 2" X 4" OR 2" X 6" WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH INTERIOR SURFACE

PROPOSED RENOVATION AND ADDITION FOR  
**FEMINELLO**  
2 HOLLY LANE  
FAIR HAVEN, NJ

**DRAWING:**  
FIRST FLOOR PLAN

**DATE:**  
APRIL 2, 2020

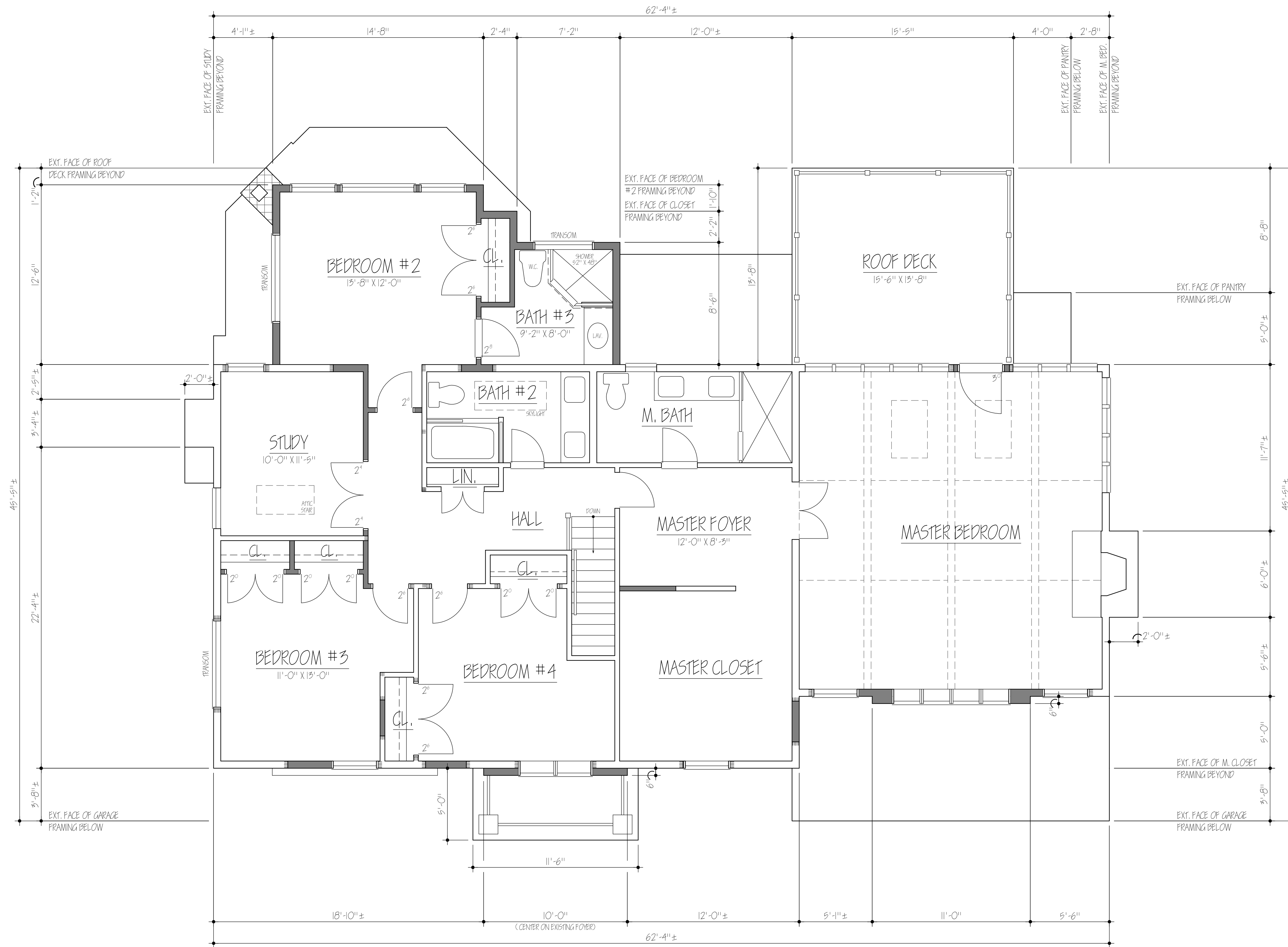
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**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**WALL SYMBOLS LEGEND**

- EXISTING CONDITION TO REMAIN AS SHOWN
- 2" X 4" OR 2" X 6" WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH INTERIOR SURFACE

PROPOSED RENOVATION AND ADDITION FOR  
**FEMINELLO**  
2 HOLLY LANE  
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**DRAWING:**  
SECOND FLOOR PLAN  
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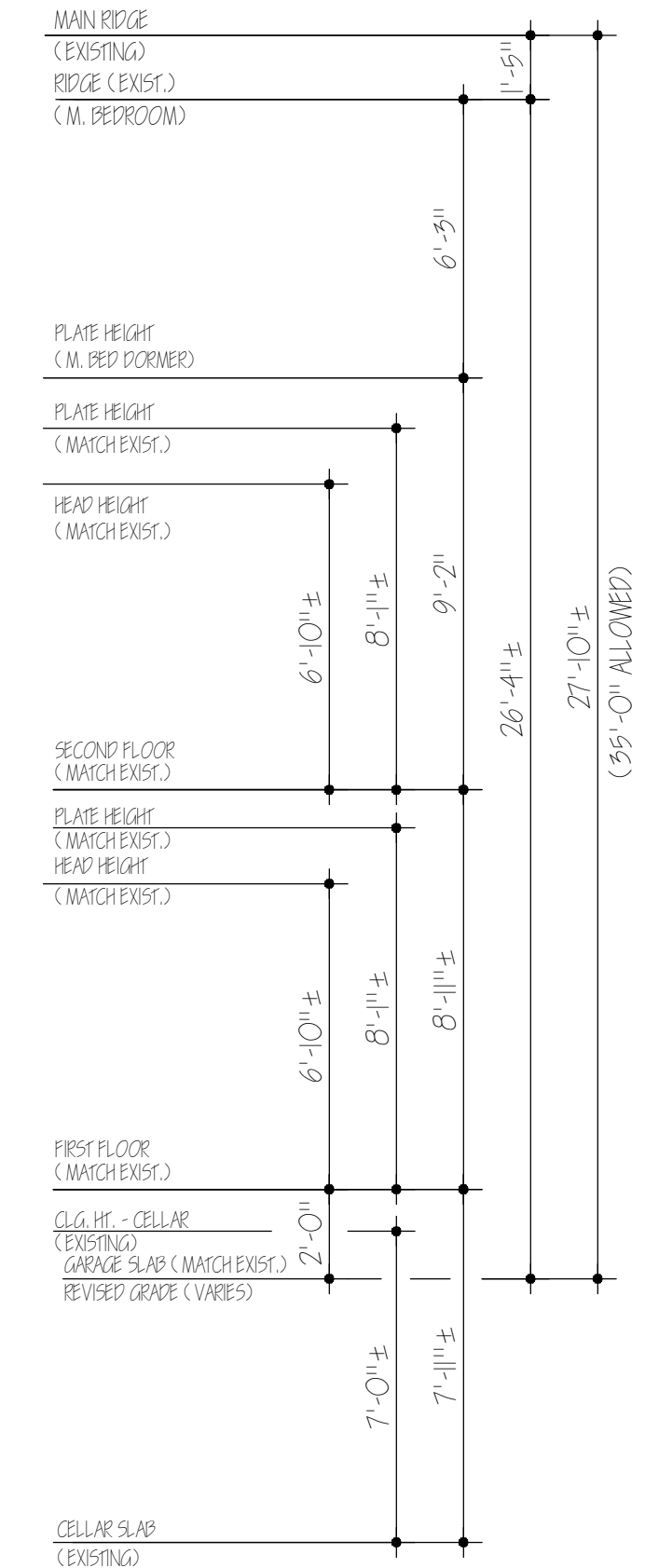
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**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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

PROPOSED RENOVATION AND ADDITION FOR  
**FEMINELLO**  
2 HOLLY LANE  
FAIR HAVEN, NJ

---

**DRAWING:**  
FRONT ELEVATION  
RIGHT SIDE ELEVATION

**DATE:**  
APRIL 2, 2020

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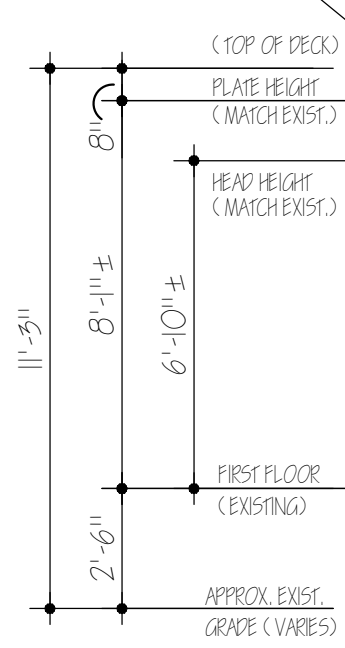
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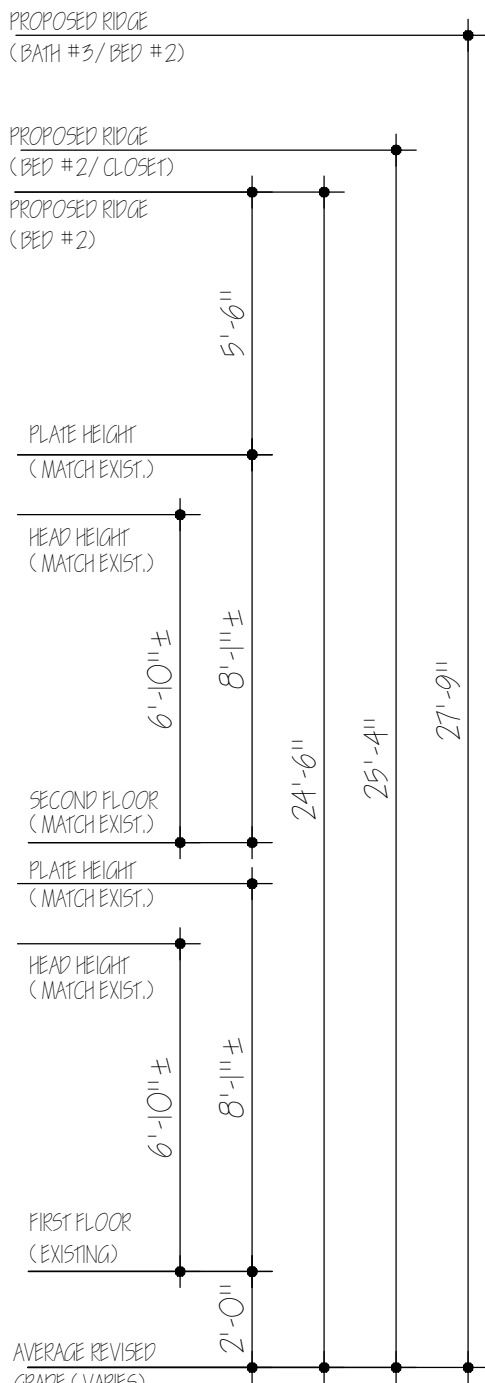
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- ASPHALT/FIBERGLASS ROOF SHINGLES ("TIMBERLINE ULTRA" BY "GAF")
- 5/4" X 6" "AZEK" (OR EQUAL) FASCIA - PAINTED
- 5/4" X 10" "AZEK" (OR EQUAL) FRIEZE WITH 6" "AZEK" CROWN - PAINTED
- TYPICAL RAILING - 36" HIGH
- 5/4" X 6" "AZEK" (OR EQUAL) FASCIA - PAINTED
- 5/4" X 10" "AZEK" (OR EQUAL) FRIEZE WITH 6" "AZEK" CROWN - PAINTED
- STANDING SEAM METAL ROOF (AS SELECTED BY OWNER)
- 5/4" X 4" "AZEK" (OR EQUAL) CORNERBOARD - PAINTED
- 16" WHITE CEDAR SHINGLES, PRE-FINISHED, 5 1/4" EXPOSURE
- 4" BRICK VENEER WITH STONE CAP (AS SELECTED BY OWNER)



- 5/4" X 6" "AZEK" (OR EQUAL) FASCIA - PAINTED
- 5/4" X 10" "AZEK" (OR EQUAL) FRIEZE WITH 6" "AZEK" CROWN - PAINTED
- WINDOWS SHALL BE "400 SERIES" (CLAD) BY "ANDERSEN" (OR AS SELECTED BY OWNER)
- 5/4" X 4" "AZEK" (OR EQUAL) TRIM - PAINTED (TYPICAL AT ALL WINDOWS AND DOORS)
- 5/4" X 4" "AZEK" (OR EQUAL) SILL WITH 5/4" "AZEK" (OR EQUAL) CAP - PAINTED
- ASPHALT/FIBERGLASS ROOF SHINGLES ("TIMBERLINE ULTRA" BY "GAF")



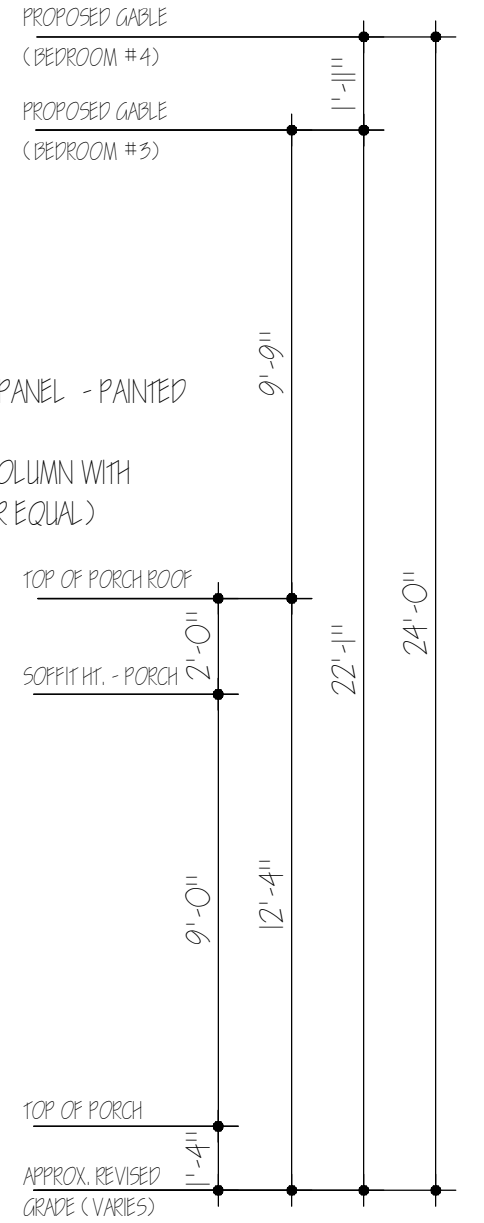
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

- 4" BRICK VENEER WITH STONE CAP (AS SELECTED BY OWNER)
- MASONRY PATIO WITH 4" BRICK VENEER (AS SELECTED BY OWNER)
- MASONRY BBQ WITH 4" BRICK VENEER (AS SELECTED BY OWNER)
- APPROX. EXISTING GRADE (VARIES)
- MASONRY FIREPLACE WITH 4" BRICK VENEER (AS SELECTED BY OWNER)
- 5/4" X 6" "AZEK" (OR EQUAL) FASCIA - PAINTED
- 4" BRICK VENEER WITH STONE CAP (AS SELECTED BY OWNER)
- 12" ROUND, "PERMACAST" COLUMN, CAPITAL, AND BASE BY "HB&G" (OR EQUAL)

- 5/4" X 6" "AZEK" (OR EQUAL) FASCIA - PAINTED
- 5/4" X 10" "AZEK" (OR EQUAL) FRIEZE WITH 6" "AZEK" CROWN - PAINTED
- WINDOWS SHALL BE "400 SERIES" (CLAD) BY "ANDERSEN" (OR AS SELECTED BY OWNER)
- 5/4" X 4" "AZEK" (OR EQUAL) TRIM - PAINTED (TYPICAL AT ALL WINDOWS AND DOORS)
- 5/4" X 4" "AZEK" (OR EQUAL) SILL WITH 5/4" "AZEK" (OR EQUAL) CAP - PAINTED
- ASPHALT/FIBERGLASS ROOF SHINGLES ("TIMBERLINE ULTRA" BY "GAF")
- 5/4" X 6" "AZEK" (OR EQUAL) FASCIA - PAINTED
- 16" WHITE CEDAR SHINGLES, PRE-FINISHED, 5 1/4" EXPOSURE
- 12" ROUND, "PERMACAST" COLUMN, CAPITAL, AND BASE BY "HB&G" (OR EQUAL)
- MASONRY FIREPLACE WITH 4" BRICK VENEER (AS SELECTED BY OWNER)
- MASONRY BBQ WITH 4" BRICK VENEER (AS SELECTED BY OWNER)



- 5/4" X 6" "AZEK" (OR EQUAL) FASCIA - PAINTED
- 5/4" X 10" "AZEK" (OR EQUAL) FRIEZE WITH 6" "AZEK" CROWN - PAINTED
- BOARD AND BATTEN SIDING - 1/2" "AZEK" PLYWOOD SHEET WITH 5/4" X 2" "AZEK" (OR EQUAL) VERTICAL BATTEN TRIM



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

- MASONRY PORCH WITH 4" BRICK VENEER (AS SELECTED BY OWNER)
- 4" BRICK VENEER WITH STONE CAP (AS SELECTED BY OWNER)
- STONE SILL (AS SELECTED BY OWNER)

PROPOSED RENOVATION AND ADDITION FOR  
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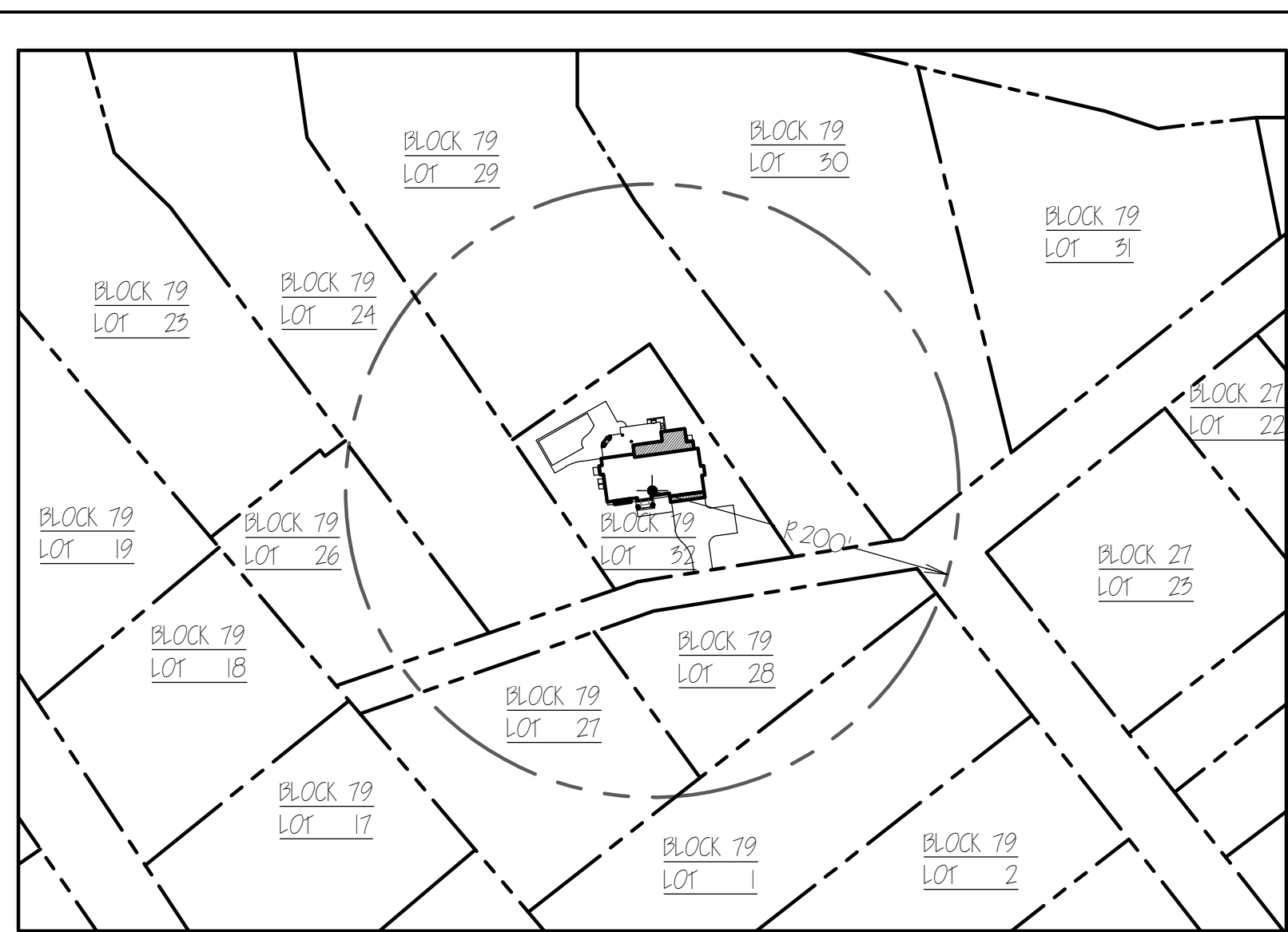
DRAWING:  
REAR ELEVATION  
LEFT SIDE ELEVATION  
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APRIL 21, 2020  
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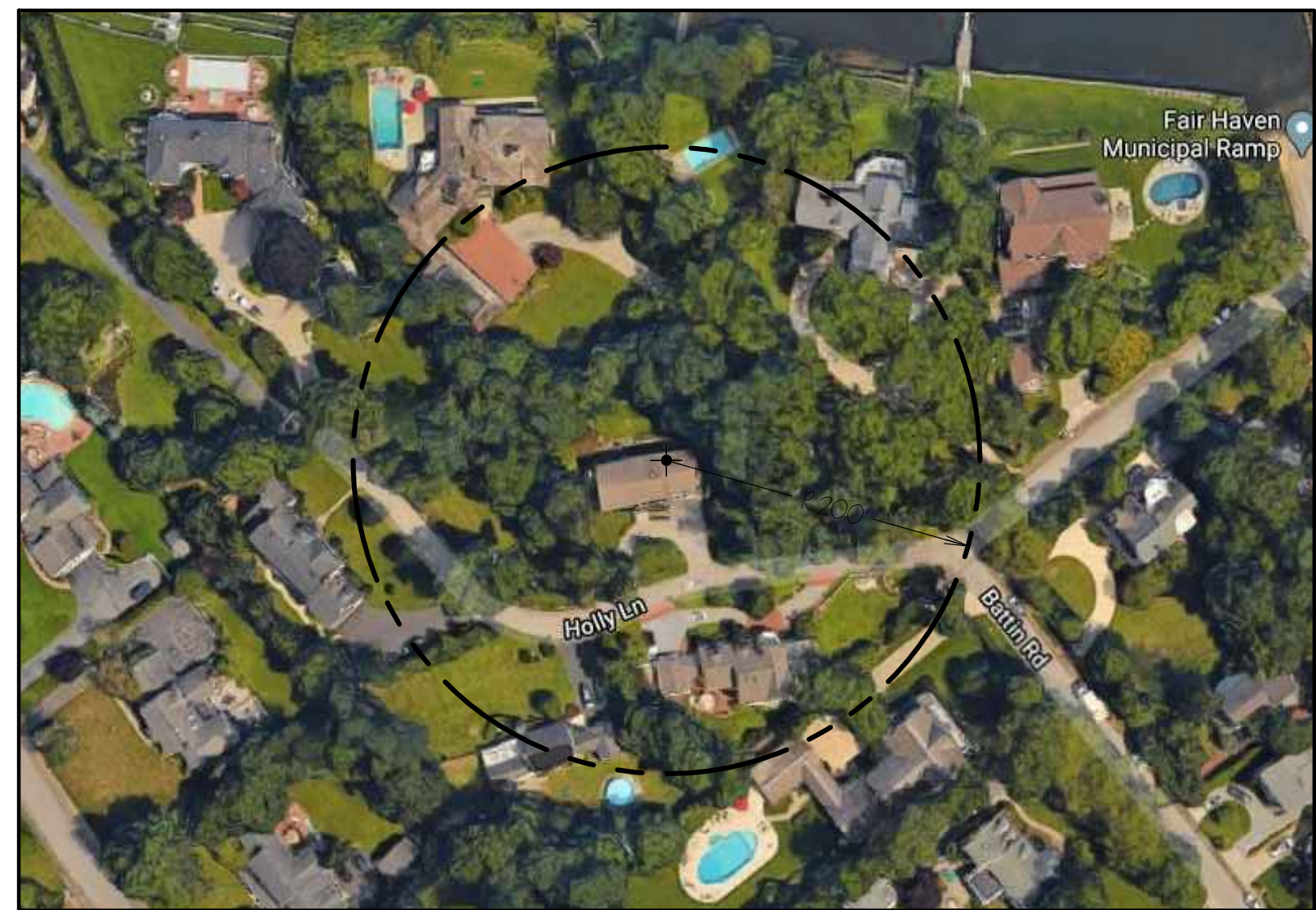


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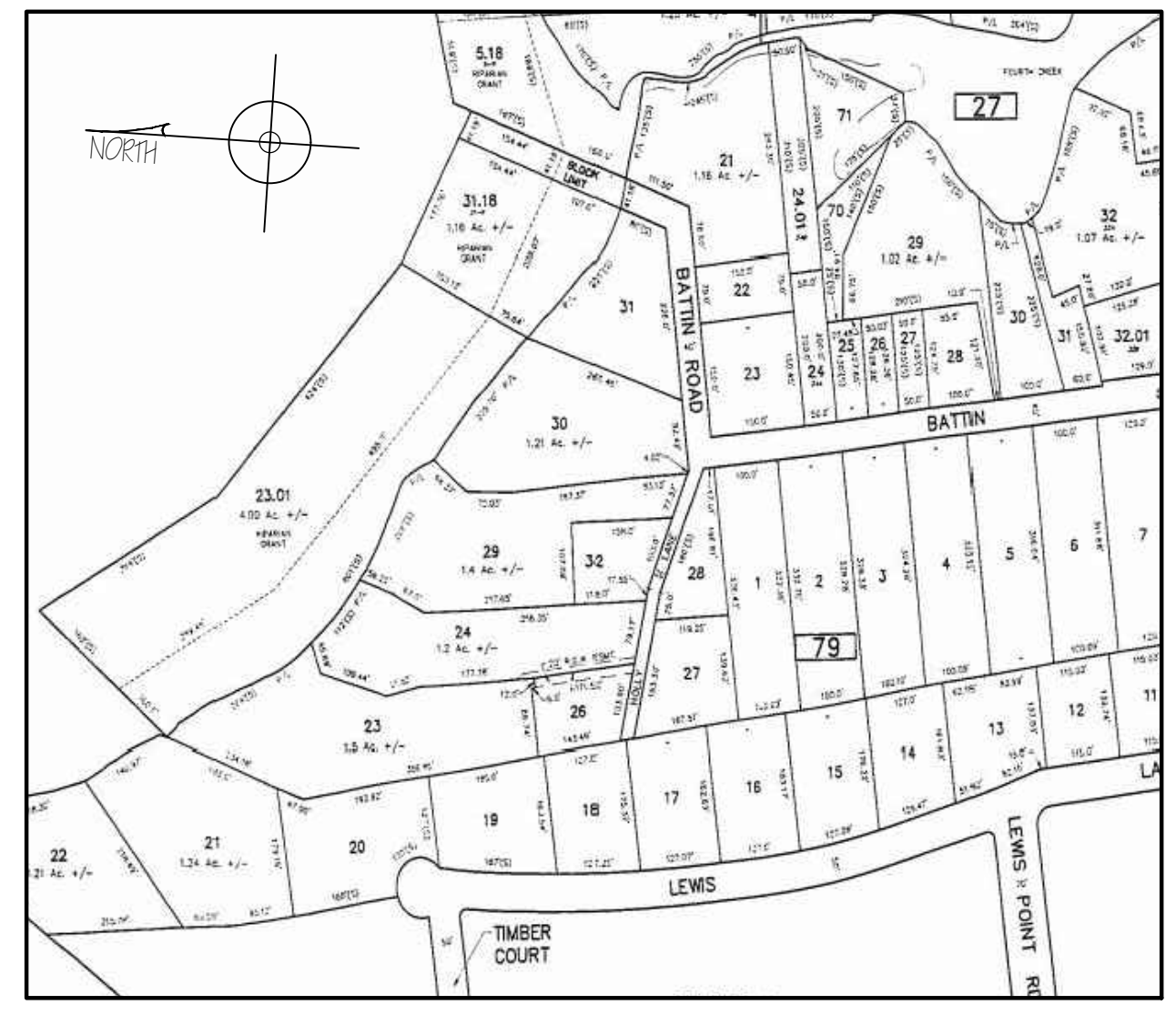
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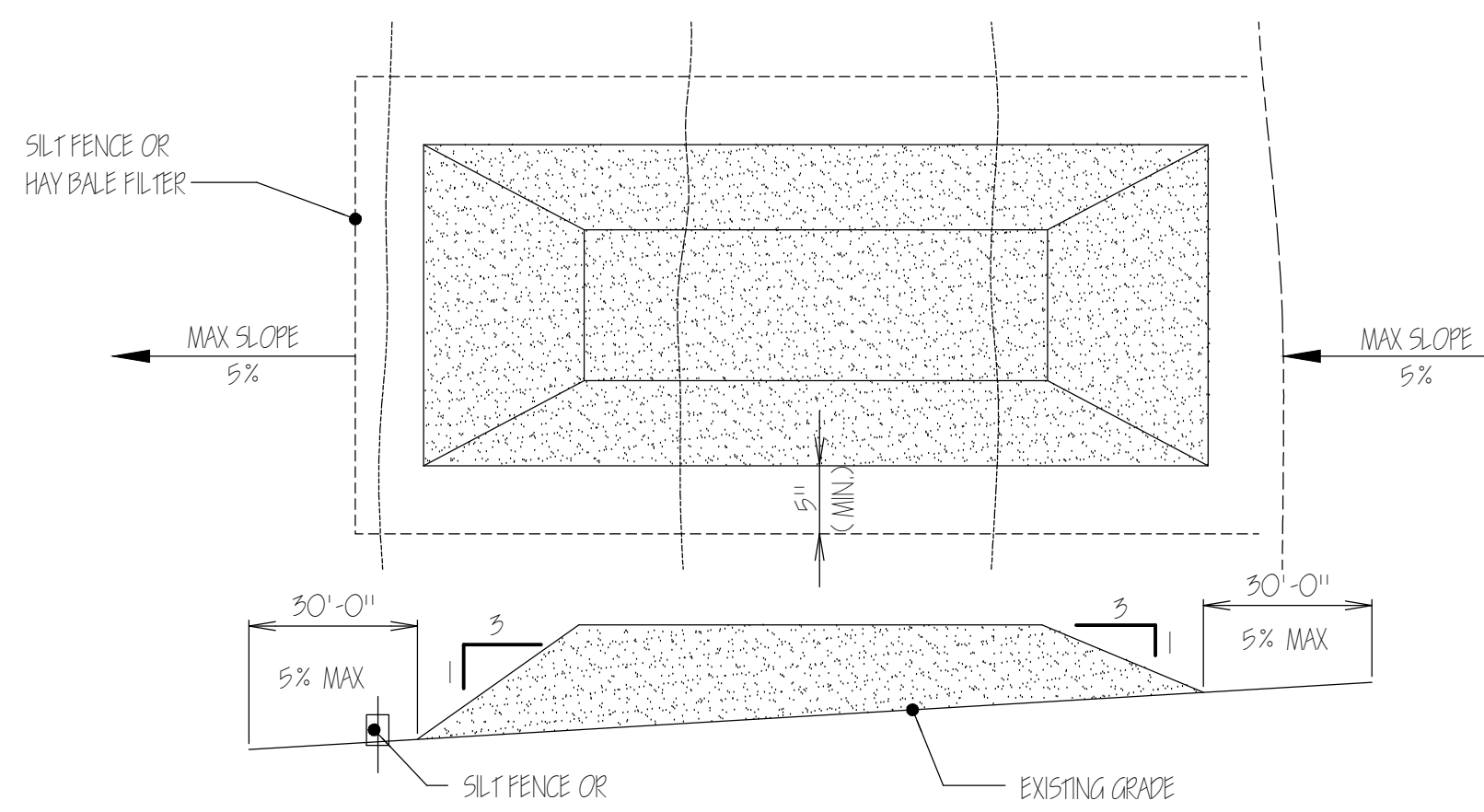
**A** KEY MAP  
SCALE: 1" = 100'-0"



**B** AERIAL MAP  
SCALE: 1" = 100'-0"

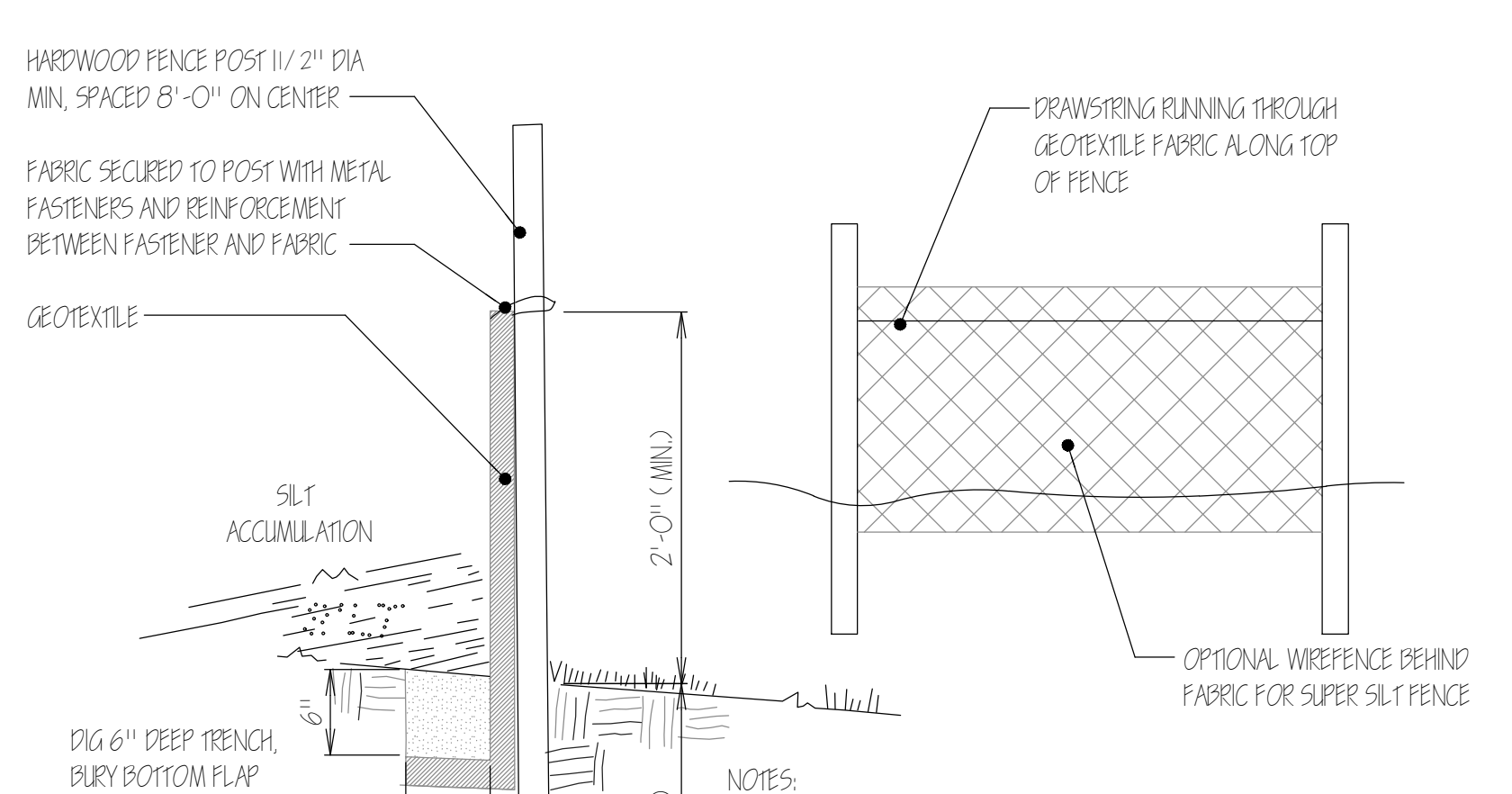


**C** TAX MAP  
SCALE: N.T.S.



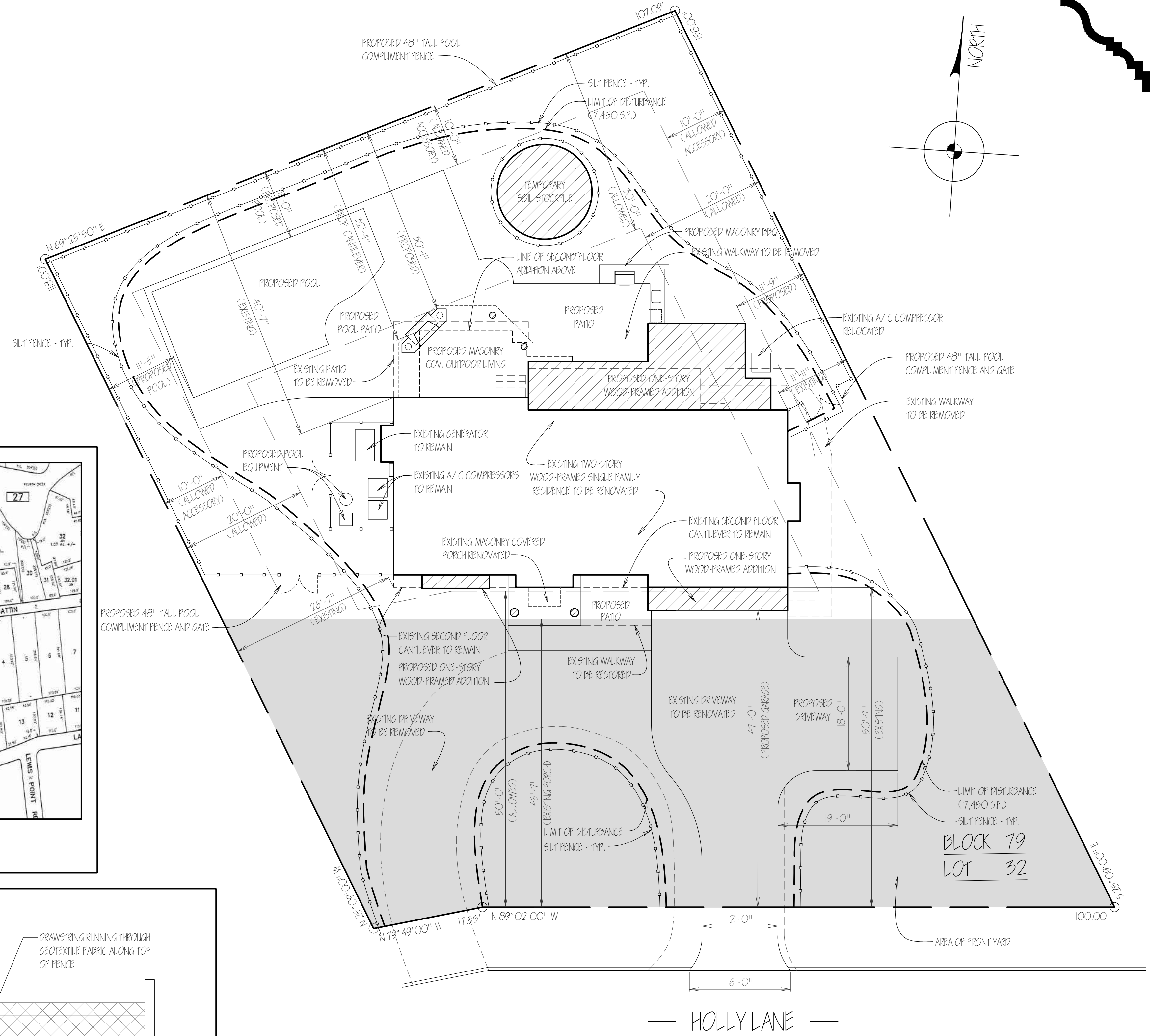
**D** TEMPORARY SOIL STOCKPILE  
SCALE: N.T.S.

NOTES:  
1. ALL SIDE SLOPES SHALL BE 3 TO 1 OR LESS.  
2. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIREMENTS.  
3. SILT FENCE OR HAY BALE FILTER SHALL BE INSTALLED AS DETAILED HEREON.  
4. HEIGHT SHALL NOT BE GREATER THAN 20'.



**E** SILT FENCE  
SCALE: N.T.S.

NOTES:  
1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY USE OF WIRE TIES OR HOG RINGS. 3 FASTENERS PER POST.  
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO A COMMON POST BY WRAPPING EACH END OF THE FABRIC AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.



**PLOT PLAN**  
SCALE: 1" = 10'-0"

**NOTE:**  
INFORMATION TAKEN FROM SURVEY, PROVIDED BY OWNER, DONE BY "CONTROL LAYOUTS, INC.", HIGHLAND PARK, NEW JERSEY AND DATED NOVEMBER 20, 2015. REFER TO THOSE DRAWINGS FOR ANY ADDITIONAL NOTES AND DIMENSIONS.

**OFF STREET PARKING:**  
AS PER 50-9.2 EXHIBIT 'A' - A 4 BEDROOM SINGLE-FAMILY DETACHED DWELLING REQUIRES 5 OFF STREET PARKING SPACES. PROPOSED DESIGN HAS AN ATTACHED TWO-CAR GARAGE WITH AN ACCESS DRIVEWAY OF 46.92 FT. LONG (FRONT OF GARAGE IS 9.08 FT. OVER THE FRONT SETBACK LINE). TOTAL OFF-STREET SPACES ARE 2.  
- VARIANCE IS REQUIRED \*

NOTE: TWO ADDITIONAL PARKING SPACES ARE PROVIDED BETWEEN THE FRONT SETBACK LINE AND THE STREET.

**DRIVE / WALK WAY FRONT YARD:**  
AREA OF FRONT YARD: 5,453 SF.  
AREA OF DRIVE / WALK WAY: 1,295 SF. (DESIGNED IS 23.71% OF FRONT YARD WHERE 25% IS ALLOWED)  
WIDTH OF DRIVEWAY: 21'-6" (WHERE 24'-0" IS ALLOWED)  
WIDTH OF DRIVEWAY AT STREET: 12'-0" (WHERE 24'-0" IS ALLOWED)  
WIDTH OF CURB CUT: 16'-0" (WHERE 18'-0" IS ALLOWED, WIDTH OF DRIVEWAY + 4'-0")  
MAX. NUMBER OF DRIVEWAYS: 1 (WHERE LENGTH OF FRONTAGE IS 150'-0" OR LESS, 1 DRIVEWAY IS ALLOWED)

PROPOSED RENOVATION AND ADDITION FOR  
**FEMINELLO**  
2 HOLLY LANE  
FAIR HAVEN, NJ

**DRAWING:**  
PLOT PLAN  
**DATE:**  
APRIL 2, 2020  
**REVISED:**  
JULY 10, 2020  
DECEMBER 15, 2020

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