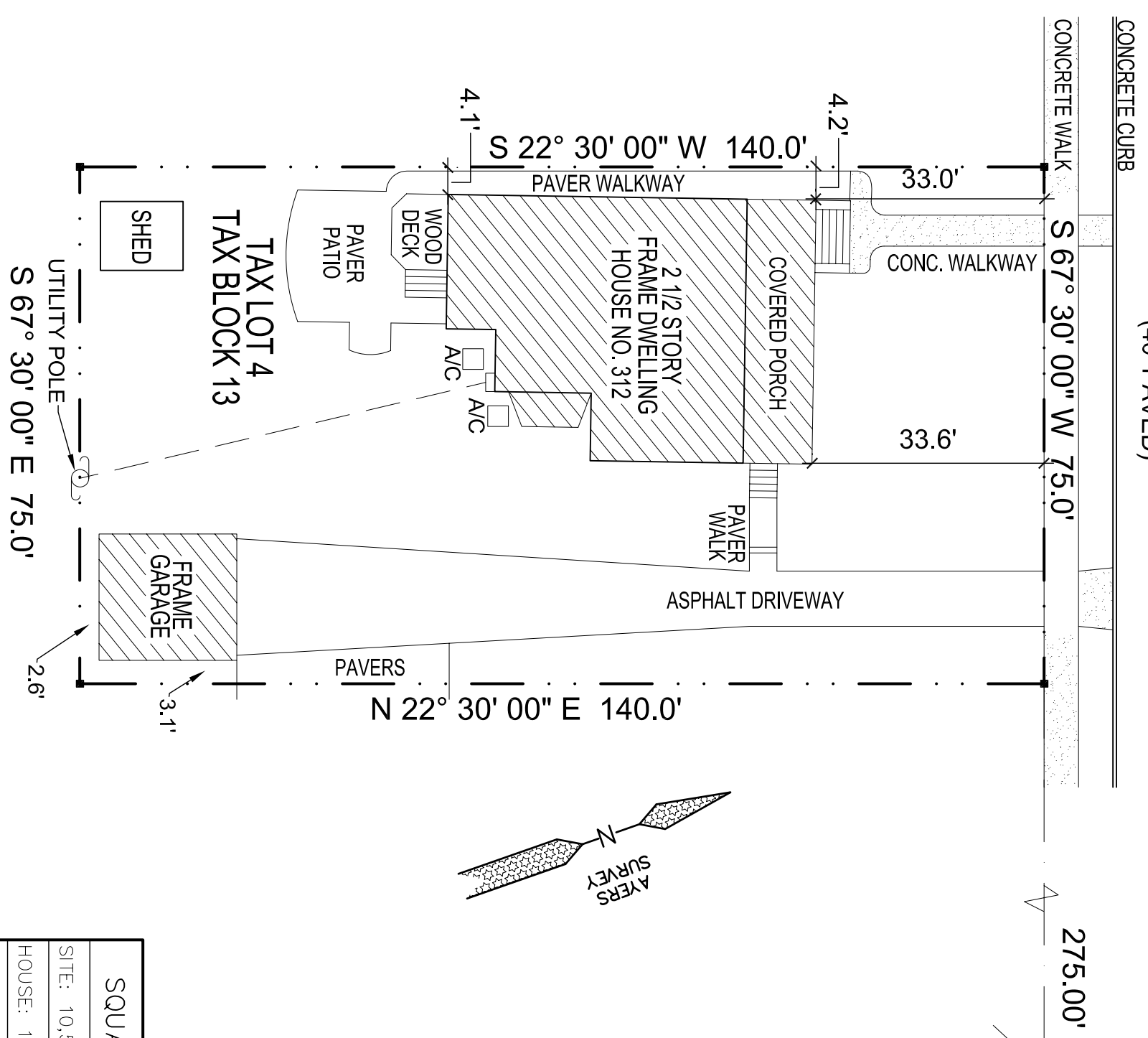


SPIER AVENUE
(A.K.A. ATLANTIC AVE.)
(60' R.O.W.)
(40' PAVED)



DESCRIPTION:
INFORMATION FROM SURVEY BY:
CHARLES SURMONTE, P.E. & P.L.S., LIC. # 38885
301 MAIN ST., 2ND FLOOR, ALLENHURST, NJ 07711
JOB NO.: 17-005, DATED: 01-10-17

1 Existing Site Plan
SCALE: 1" = 20'-0"

SQUARE FOOTAGES:

SITE:	10,500 SF
HOUSE:	1,445 SF
COVERED FRONT PORCH:	394 SF
REAR WOOD PORCH:	79 SF
DETACHED GARAGE:	374 SF
SHED:	120 SF
CONCRETE WALKWAYS:	171 SF
ASPHALT DRIVEWAY:	1,242 SF
PAVERS:	889 SF
STAIRS:	93 SF
HVAC PADS:	16 SF

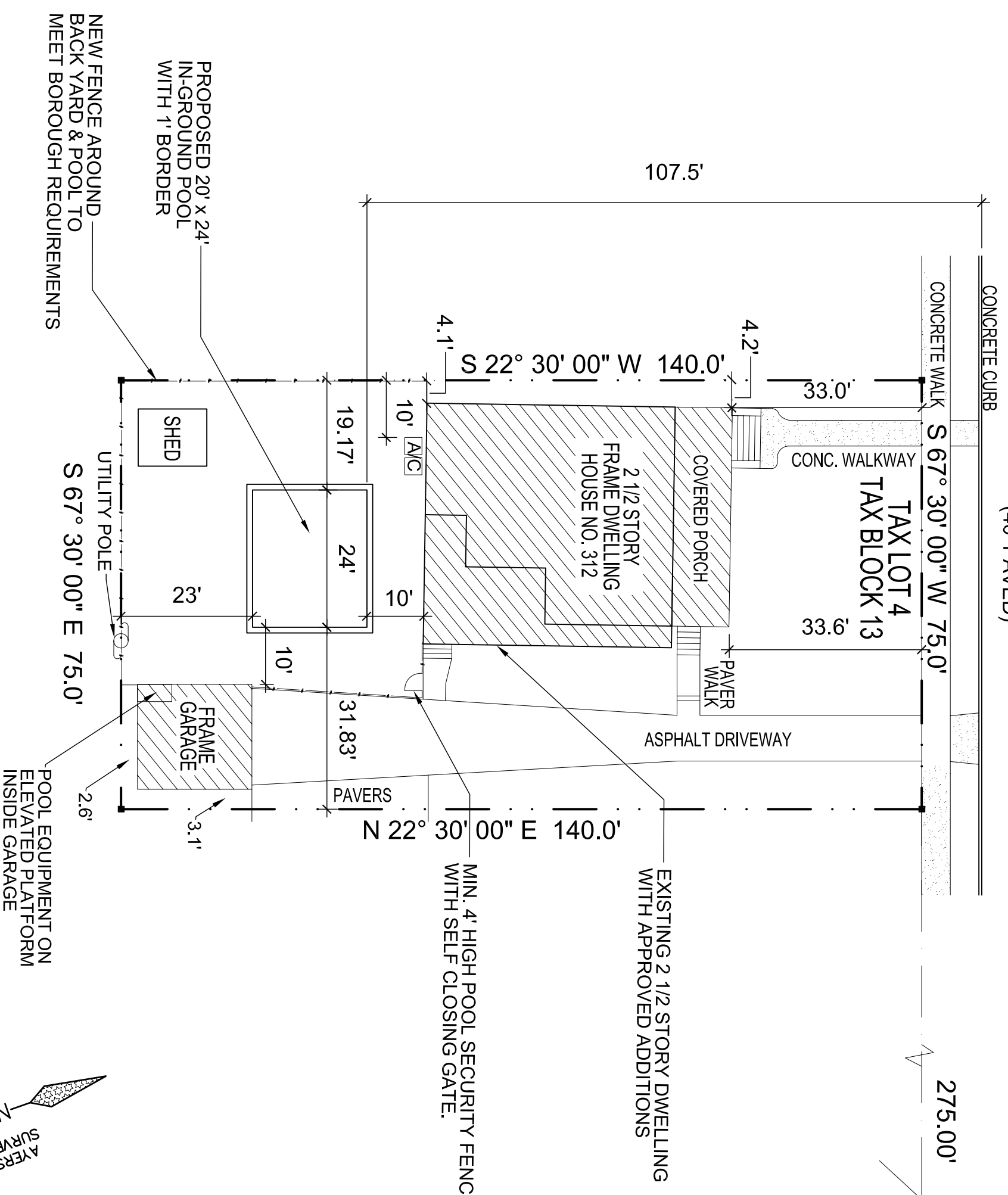
PAGE AVENUE
(60' WIDE)

ZONING REQUIREMENTS:

REQUIREMENT	EXISTING	PROPOSED	VARIANCE
SITE: 50' x 140' (7,000 sq.ft.)	75' x 140' +/- (10,500.00 sq.ft.)	75' x 140' +/- (10,500.00 sq.ft.)	X
PROPERTY FRONTAGE: 50'	75.00'	75.00'	X
PROPERTY DEPTH: 140'	140.00'	140.00'	X
FRONT YARD SETBACK: ALIGNED WITH ADJACENT LOT WIDTH, MIN. 5' ONE SIDE	43.3'(TO HOUSE) (ALIGNED)	43.3'(TO HOUSE) (ALIGNED)	X
SIDE YARD SETBACK: 30% OF LOT WIDTH, MIN. 5'	43' / 32.2' 36.3' (60')	43' / 28.25' 32.35' (60')	X*
REAR YARD SETBACK: 20% OF LOT WIDTH (20% OF 140' = 28.0')	53.1' +/-	53.1' +/-	X
BUILDING HEIGHT: 35'	40' +/-	40' +/-	X*
MAX. BUILDING COVERAGE: (20% OF LOT = 2,100)	1,918 sq.ft. (18.27%)	2,220 sq.ft.* (21.14%)	X
MAX. IMPERVIOUS COVERAGE: (40% OF LOT = 4,200)	4,023 sq.ft. (38.32%)	5,002 sq.ft.* (47.63%)	X
POOL SETBACKS: 25' SIDE(S) AND REAR(R), 100' FROM FRONT CURB	N/A	19.17'(S) / 23.07'(R) 107.5' +/- FRONT	X

ZONE: R2

2 Proposed Site Plan
SCALE: 1" = 20'-0"

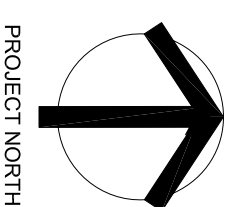


SQUARE FOOTAGES:

SITE:	10,500 SF
HOUSE:	1,826 SF
COVERED FRONT PORCH:	394 SF
DETACHED GARAGE:	374 SF
SHED:	120 SF
STAIRS:	85 SF
FRONT WALKWAY:	136 SF
ASPHALT DRIVEWAY:	1,242 SF
PAVERS:	157 SF
SIDEWALK @ FRONT EAST SIDE:	32 SF
SIDEWALK @ REAR EAST SIDE:	31 SF
HVAC PADS:	16 SF
POOL:	480 SF
POOL BORDER:	92 SF

PAGE AVENUE
(60' WIDE)

SPIER AVENUE
(A.K.A. ATLANTIC AVE.)
(60' R.O.W.)
(40' PAVED)



PROJECT NORTH

Robert A. Hazelrigg & Associates, Architects

3430 Sunset Avenue, Suite 1
Wanamassa, New Jersey 07712
(732) 922-9815 (732) 229-7314 (Fax)

Robert A. Hazelrigg, AIA NJ - AI 7690
Thomas F. Lavin, AIA NJ - AI 17755

THESE DRAWINGS AND SPECIFICATIONS ARE ISSUED AS INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE HEREAFTER WITH RESPECT TO THIS PROJECT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER OR BY OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS, WITHOUT THE AGREEMENT OF THE ARCHITECT.
REPRODUCTION IS PROHIBITED
COPYRIGHT 2016 Robert A. Hazelrigg, AIA

Proposed Pool for Existing 2 1/2 Story Dwelling
The Rogers Residence
312 Spier Avenue
Allenhurst NJ
EXISTING & PROPOSED SITE PLANS

REVISION ISSUE
07/10/17: ADDED FENCE
08/07/17: KNOWN POOL EQUIPMENT
DATE: 08/22/2017
SCALE: AS NOTED
PROJ. NO.: 20110103
SHEET
S1.0