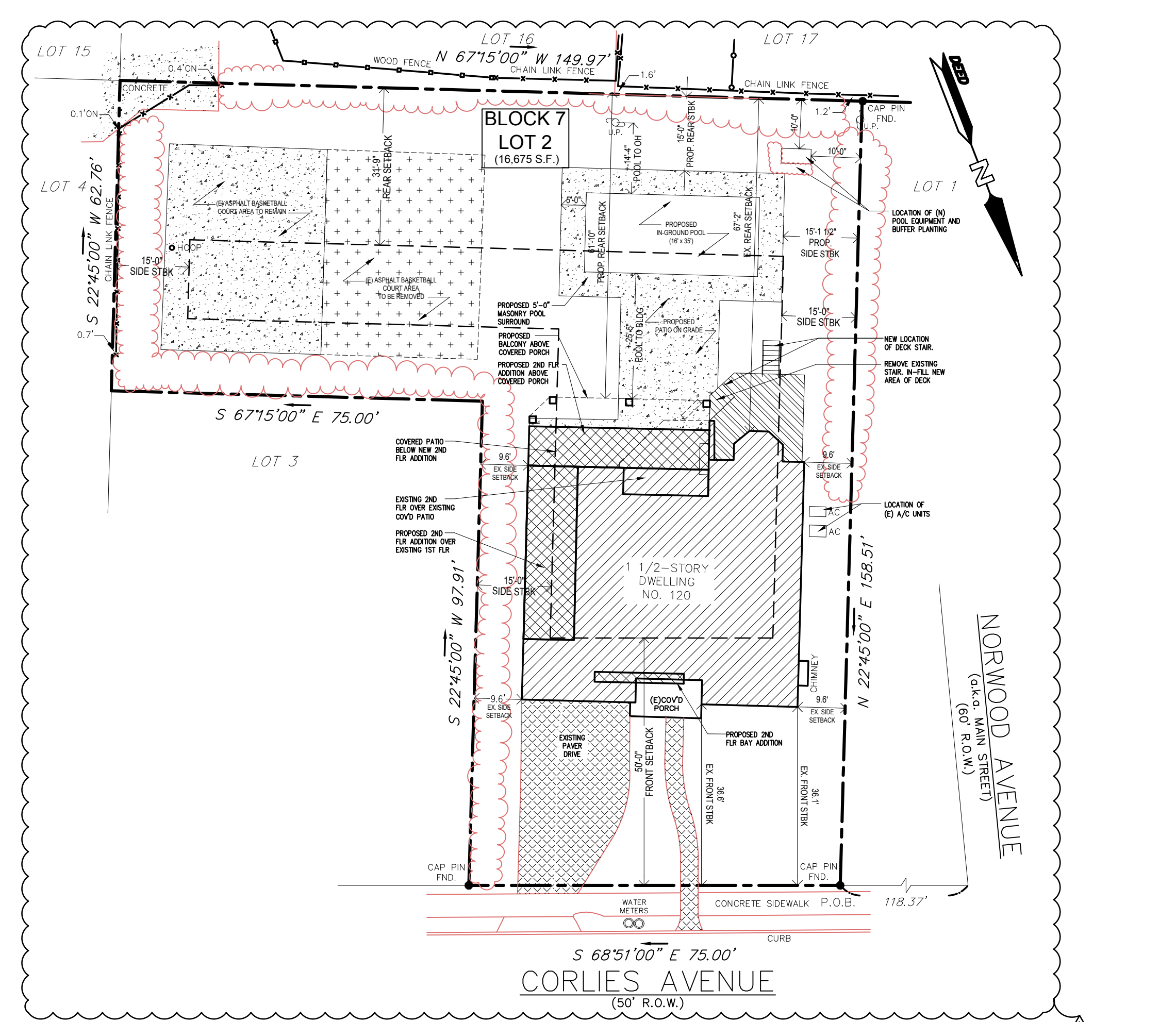




FRONT ELEVATION – PROPOSED
SCALE: NTS



ALL SITE PLAN INFO. TAKEN FROM SURVEY DONE BY CHARLES SURMONTE PE & PLS NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR, 301 MAIN STREET ALLENHURST, NJ 07711 PH 732-660-0606 LIC # 35885 PROJ. 14-1115 09-10-14 1"=20'

SITE PLAN
SCALE: 1" = 20'-0"



BUILDING COVERAGE (allow 3,335 SF)	
(E) HOUSE, GARAGE, FRT ENTRY	= 2,676 SF
(E) REAR COVD PATIO	= 125 SF
TOTAL (E) BUILDING COVERAGE	= 2,801 SF
	= 16.8%
(N) REAR ADDITION	= 174 SF
(N) REAR COVD PATIO	= 192 SF
TOTAL (N) BLD'G COVERAGE	= 366 SF
TOTAL (N&E) BLD'G COVERAGE	= 3,167 SF
	= 19%
LOT COVERAGE (allow 6,670sf)	
(E) CONC. WALK	= 150 SF
(E) ASPHALT DRIVE	= 740 SF
(E) REAR CONC PATIO	= 228 SF
(E) REAR WOOD PATIO	= 235 SF
(E) BASKETBALL COURT 45x65	= 2,925 SF
TOTAL (E) LOT COVERAGE	= 4,278 SF
TOTAL (E) BLD'G COVERAGE	= 2,801 SF
TOTAL (E) LOT & (E) BLD'G	= 7,079 SF
	= 42.5%
REMOVE HALF BASKETBALL CRT	= -1,463 SF
REMOVE REAR PATIO AREA (under (N) Addition & Balcony)	= -228 SF
(N) REAR WOOD DECK infill	= 18 SF
(N) REAR WOOD STAIR relo	= 24 SF
(N) POOL (16x35)	= 560 SF
(N) POOL SURROUND	= 280 SF
(N) PATIO (20x20) not under balcony	= 400 SF
(N) POOL EQUIPMENT (3 x 6)	= 18 SF
TOTAL (N) LOT COVERAGE	= -391 SF
TOTAL (N&E) LOT COVERAGE	= 3,887 SF
TOTAL (N&E) BLD'G COVERAGE	= 3,167 SF
TOTAL PROP N & E LOT & BLDG	= 7,054 SF
	= 42.3%

ZONING TABLE				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	VARIANCE
ZONE	R-2	R-2	R-2	---
LOT AREA (50x140)	7,000 SF	16,675 SF	16,675 SF	---
LOT WIDTH @ Front	50'	75'	75'	---
LOT DEPTH	140'	158.51'	158.51'	---
FRONT SETBACK	50'	36.1'	36.1'	* Ex. Non-Conform.
SIDE SETBACK	15' / 30' both	9.6' / 19.2' both	9.6' / 19.2' both	* Ex. Non-Conform.
REAR SETBACK	20% x 158.51' 31'-9"	67'-2"	62'-10" balcony	---
MAX. BLD'G HEIGHT	35' / 2 1/2 story	23'-1" / 2 STORY	23'-1" / 2 STORY	---
POOL MAX. WATER SURFACE	800 SF MAX.	N/A	560 SF PROP.	---
POOL TO ADJ. STRUCTURE	> 10'-0"	N/A	+25'-5"	---
POOL SETBACKS	---	N/A	15'-1 1/2"	---
POOL EQUIP. LOCATION	REAR, w/ 10'-0" STBK	N/A	10'-0" Rear, 10'-0" Side	---
POOL BUFFER TO OH WIRES	> 5'-0"	N/A	+14'-4"	---
MAX. BUILDING COVAGE	20%, 3,335 SF	16.8%, 2,801 SF	19%, 3,167 SF	---
MAX. IMPERV. LOT COV'G	40%, 6,670 SF	42.5%, 7,079 SF	42.3%, 7,054 SF	* Ex. Non-Conform.
MIN. 1st FLR. AREA (2-STRY)	825 SF	2,050 SF	2,128 SF	---
MIN. GROSS FLR. AREA (2-STRY)	1,650 SF	3,152 SF	3,809 SF	---
OFF-STREET PARKING	5 Bdrm, 3 park sp	---	5 Bdrm, 3 park sp	---

LIST OF DRAWINGS

COVER
G-1 = GENERAL INFORMATION
A-1 = FIRST FLOOR PLAN
A-2 = SECOND FLOOR PLAN
A-3 = FRONT & REAR ELEVATIONS

PROJECT DATA

USE GROUP: R-5
CONSTRUCTION CLASS: VB
AREA:
(E) BASEMENT 420 SF
(E) GARAGE 434 SF
(N) GARAGE <65> SF
(E) FIRST FLOOR 1,972 SF
(N) FIRST FLOOR 148 SF
(E) SECOND FLOOR 1,050 SF
(N) SECOND FLOOR 698 SF
TOTAL LIVING AREA: (E&N) 3,868 SF
BLDG HEIGHT: 23'-1"
BLD'G VOLUME: (E) 55,283 CubF
(N) 10,210 CubF

APPLICABLE BUILDING CODES

2015 INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION
2015 INTERNATIONAL MECHANICAL CODE, NEW JERSEY EDITION
2015 INTERNATIONAL ENERGY CONSERVATION CODE NEW JERSEY EDITION
2015 NATIONAL STANDARD PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE (NEC)
ALL MATERIALS USED ARE TO BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED DETAILS AND INSTRUCTIONS.



W. LERMAN ARCHITECTURE

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Space Planning · Interior Design

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LICENSE

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REVISIONS		
NO.	DATE	DESCRIPTION
01-02-20		ZONING BD. ISSUE
01-30-20		ZONING BD. ISSUE

PROPOSED ALTERATION & ADDITIONS FOR:

TAWIL RESIDENCE

120 CORLIES AVE
ALLENHURST, N.J.

GENERAL INFORMATION

DATE	7/3/19	JOB NO.	2019-24
SCALE	AS NOTED	DWG. NO.	G-1
DWN. BY	MCP	CHECKED	WML
			2 OF 5