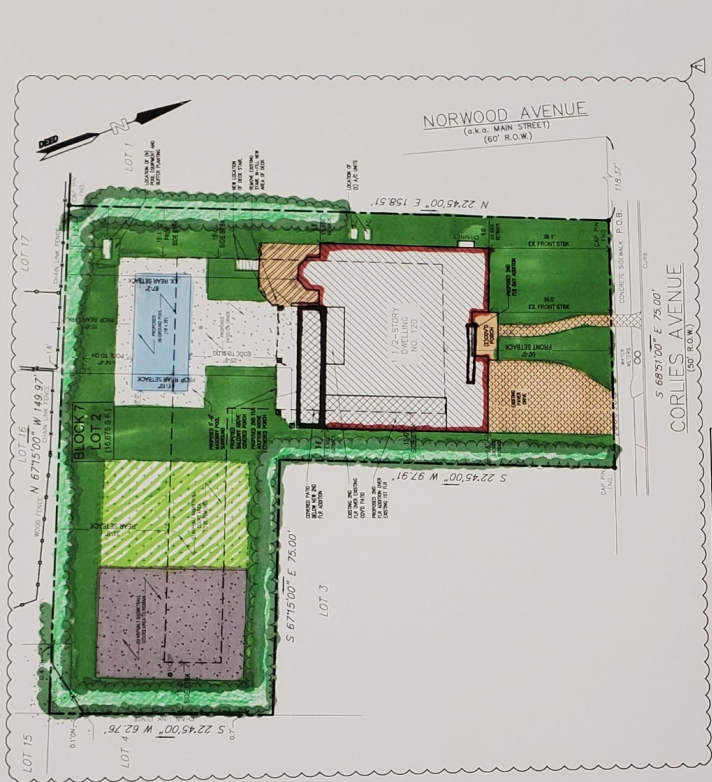


FRONT ELEVATION - PROPOSED
SCALE: NIS



ALL SITE PLAN INFO TAKEN FROM SURVEY DONE BY CHARLES SORMONTE, P.E. & P.L.S., PROFESSIONAL SURVEYOR, 1000 W. ALLEN AVE., SUITE 200, ALLENHURST, NJ 07711, PH: 732-660-0806 LIC # 35885. PROJ. 14-1115 09-10-14 1"-20"

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

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	VARIANCE
ZONE	R-2	R-2	R-2	
LOT AREA	7,000 SF	18,875 SF	75	16,875 SF
LOT WIDTH @ Front	140'	158.51'	75'	Ex. Non-Conform
LOT DEPTH	50'	96.11'	88'	Ex. Non-Conform
REAR SETBACK	157.50' both	96.11'	88'	62.10' balcony
REAR SETBACK	20'x158.51' (max)	88'	88'	62.10' balcony
MAX BLDG HEIGHT	33'-0" (max)	N/A	N/A	33'-0" (max)
POOL MAX STAIR RISE	> 10'-0"	N/A	15'-11/2"	5'-11/2"
POOL SETBACKS	REAR: 10'-0" STAIR: N/A	N/A	10'-0" Rear: 10'-0" Side	10'-0" Rear: 10'-0"
POOL BUFFER TO LOT LINES	> 5'-0"	N/A	N/A	N/A
MIN. IMPERV. LOT COVAGE	20%	3,336 SF	18.6%	2,803 SF
MIN. IMPERV. LOT COVAGE	45%	14,678 SF	42.3%	14,208 SF
MIN. GROSS FLE. AREA (2.5/100)	1,850 SF	3,152 SF	3,899 SF	2,128 SF
OFF-STREET PARKING	5 (600sq. 3 park/1sq)	3,152 SF	5 (600sq. 3 park/1sq)	3,152 SF

ZONING TABLE

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 655 SF
(E) FIRST FLOOR 1,973 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"
BLDG VOLUME: (E) 55,283 Cubf
(N) 10,210 Cubf

APPLICABLE BUILDING CODES

2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) SECTION 107.10
2015 INTERNATIONAL MECHANICAL CODE, NEW YORK EDITION
2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE NEW YORK EDITION
2015 INTERNATIONAL FIRE AND SAFETY CODE
2014 NATIONAL ELECTRICAL CODE (NEC)
ALL MATERIALS USED SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS FOR THE APPLICATION.

WALL LEGEND

SYMBOL	DESCRIPTION
---	EXIST. WALL TO REMAIN
---	NEW WALL
---	EXISTING WALL TO BE REMOVED