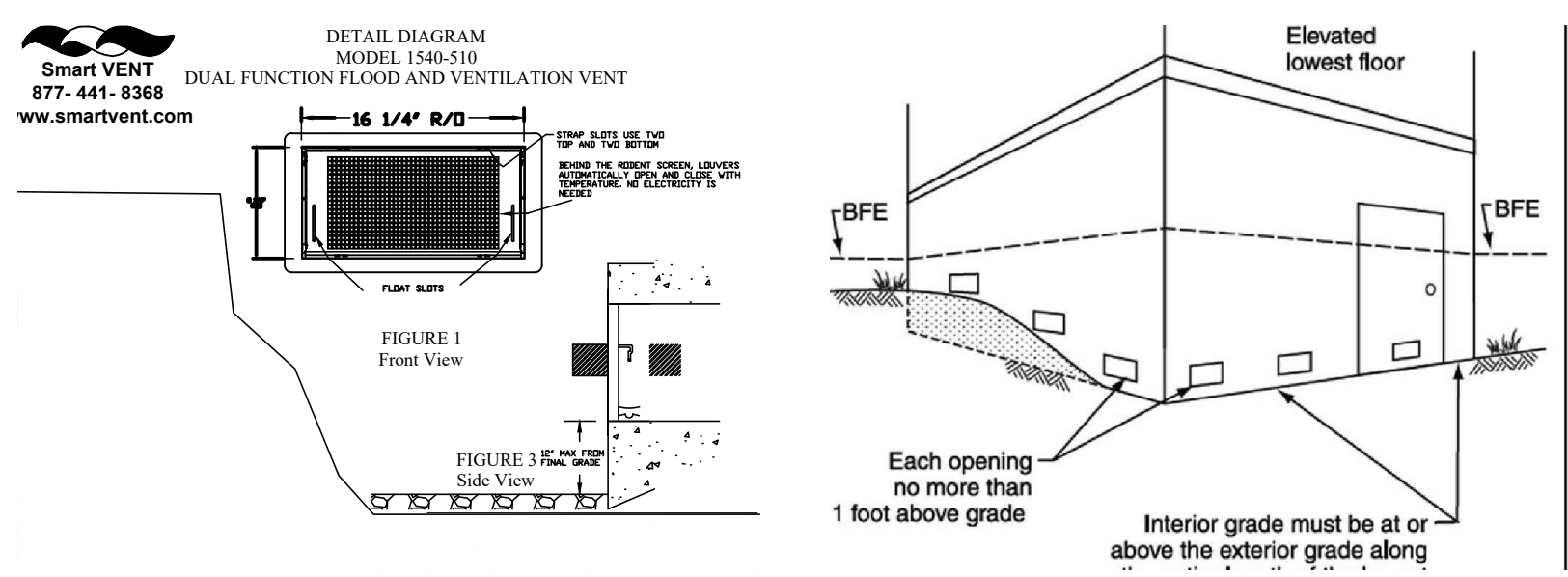


SITE PLAN
SCALE: 1/8"=1'-0"

ZONING INFORMATION - R5A REDEVELOPMENT

	REQUIRED	EXISTING	PROVIDED
** LOT AREA (MIN)	5000 SF	2500 SF	2500 SF
** LOT FRONTAGE	50'	25'	25'
SETBACKS			
FRONT	25'	0'	25'
REAR	25'	0'	26'
* SIDE (EACH)	7.5'	0'	4.5'
* SIDE (BOTH)	15'	0'	9'
* LOT COVERAGE (MAX)	50%	0'	42.3% -1059SF
* BUILDING COVERAGE (MAX)	25%	0'	31.3% -784SF
BUILDING HEIGHT (MAX)	35' - 2 1/2	0'	29'-2"

DECK - 169 SQ FT < 216 SF **PRE EXISTING NON CONFORMITY * VARIANCE



788 SF / 200 SF 4 FLOOD VENTS

NOTES:

- ALL BUILDING MATERIALS BELOW ELEVATION BOTTOM OF FIRST FLOOR STRUCTURE TO HAVE DAMAGED RESISTANT MATERIAL.
- ALL ATTENDANT UTILITIES TO BE 3' ABOVE BFE
- ENCLOSED AREAS BELOW ELEVATED STRUCTURE CAN BE USED ONLY FOR PARKING VEHICLES AND STORAGE



VIEW OF EXISTING LOT

BAYVIEW

R and T Land Surveying
Land Surveying Consulting Mapping
P.O. Box 124, Atlantic Highlands, NJ 07716
Ronald Trinidad
Professional Land Surveyor
New Jersey License No. 246504337000

SURVEY
SCALE: 1/8"=1'-0"

CATHERINE FRANCO ARCHITECT

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REVISIONS		
No.	Date:	Description:

Project: PROPOSED NEW SINGLE FAMILY HOUSE
BAYVIEW AVE.
KEANSBURG
LOT: 25 BLOCK: 18

Owner: MR. KEVIN BUDGE.

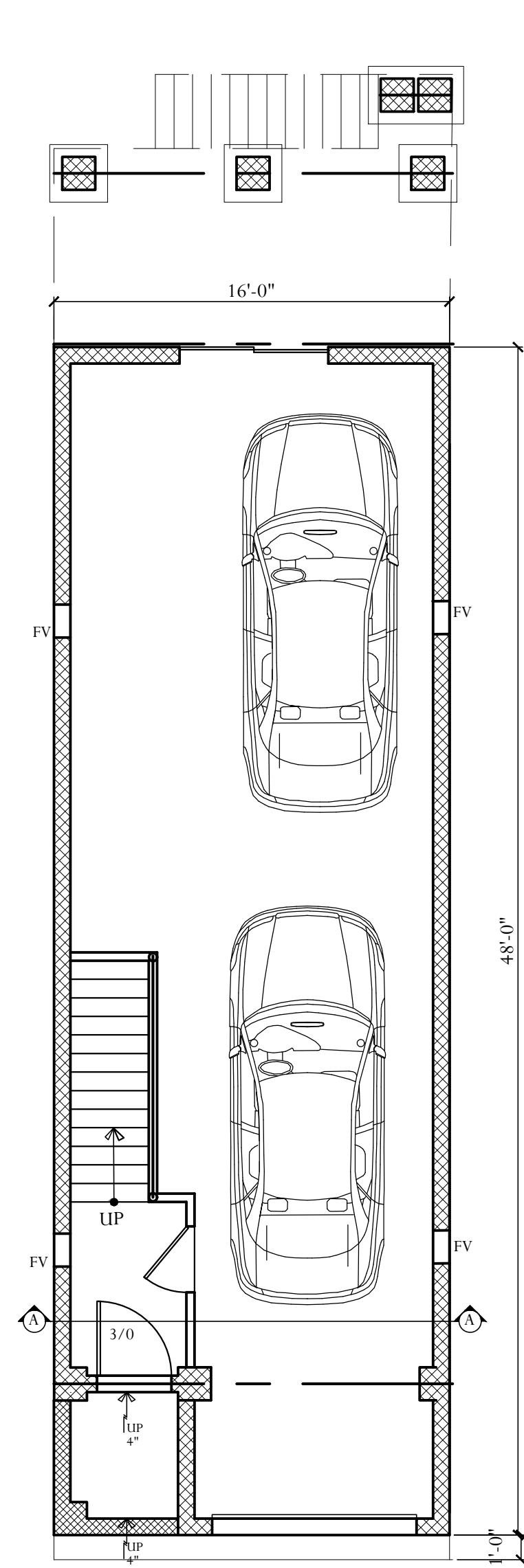
Drawing Title: ZONING

Project No. 2507 Date 6.16.25

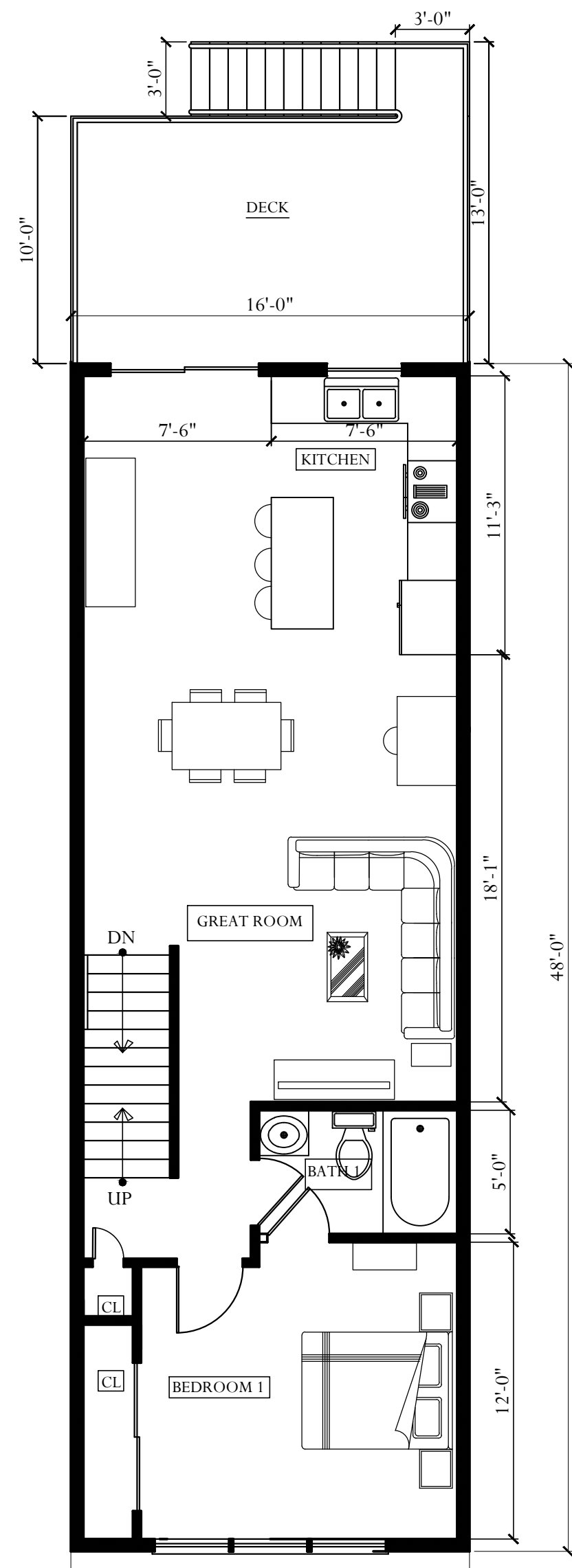
CATHERINE FRANCO, AIA
NJ RA A111411
NJ PP 5416

Drawn by: CF

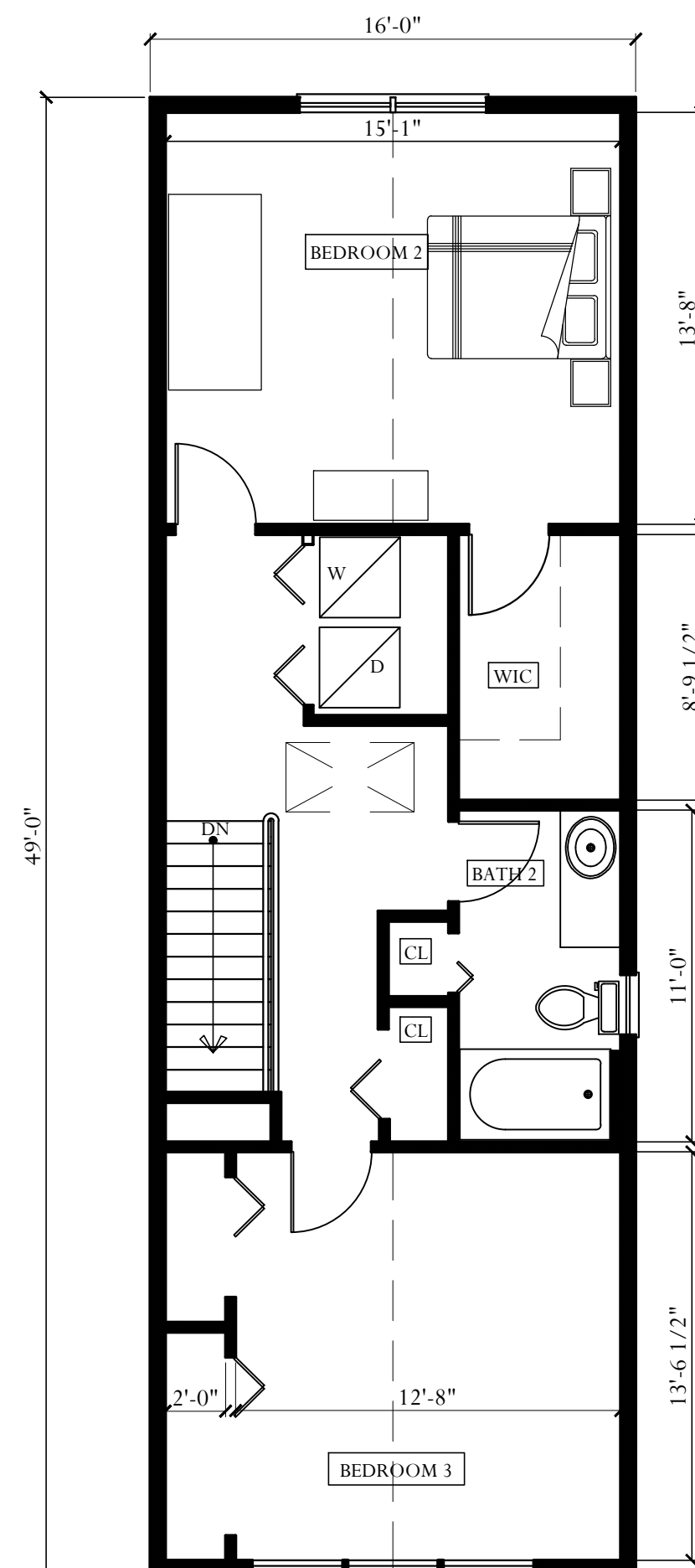
Dwg. No. Z1
1 of 2



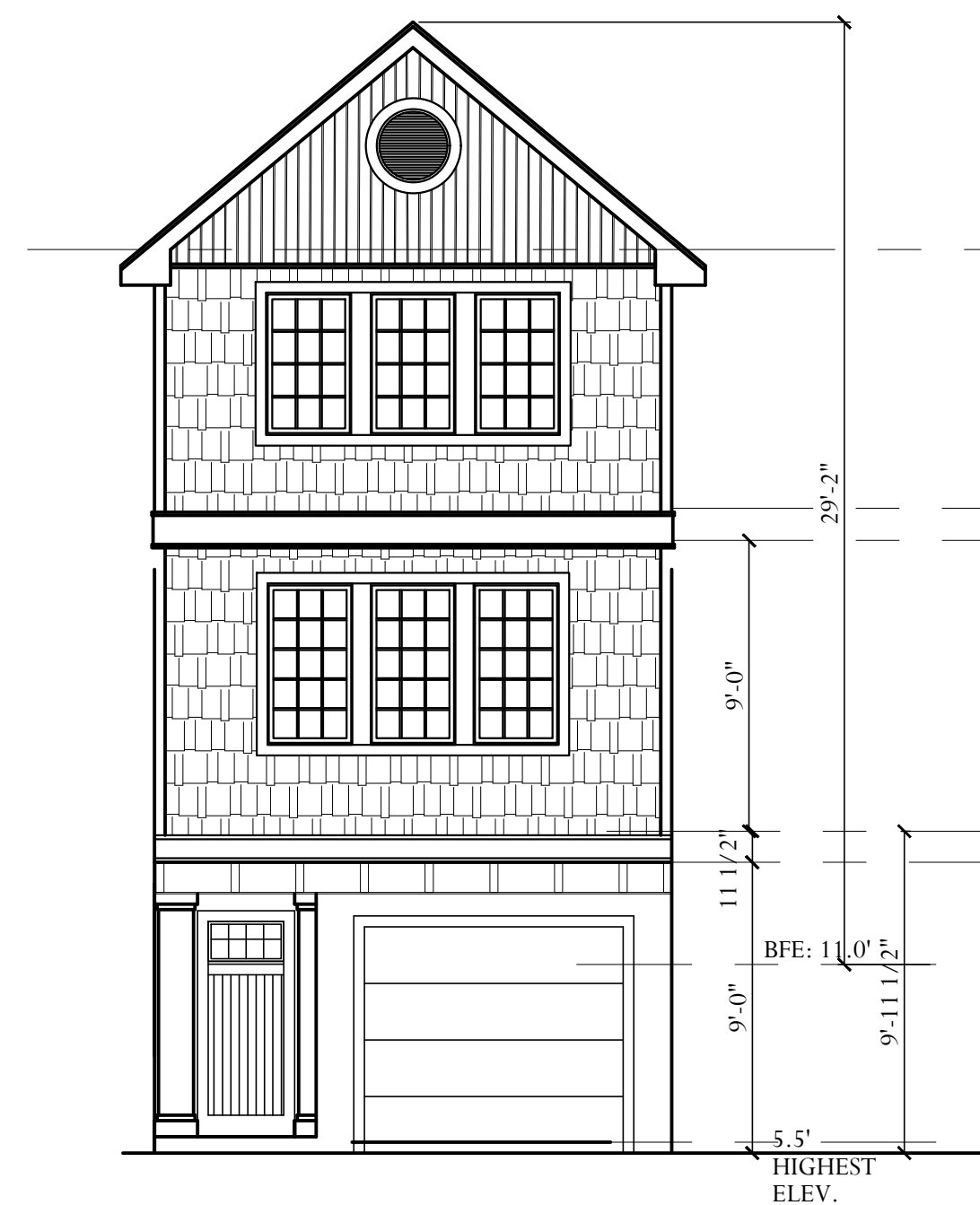
FOUNDATION / GARAGE PLAN
SCALE: 3/16"=1'-0"



FIRST FL. PLAN
SCALE: 3/16"=1'-0"



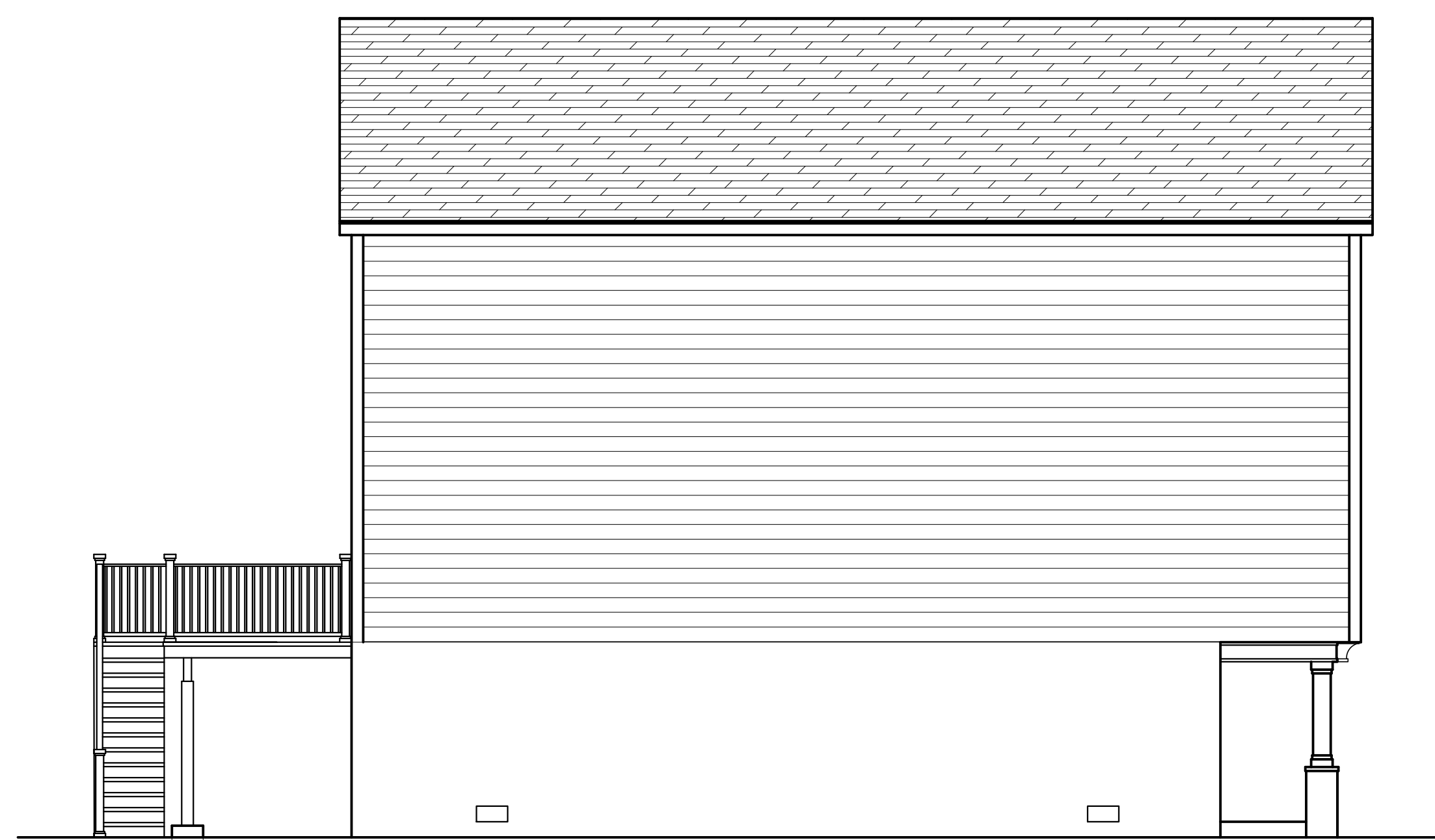
SECOND FL. PLAN
SCALE: 3/16"=1'-0"



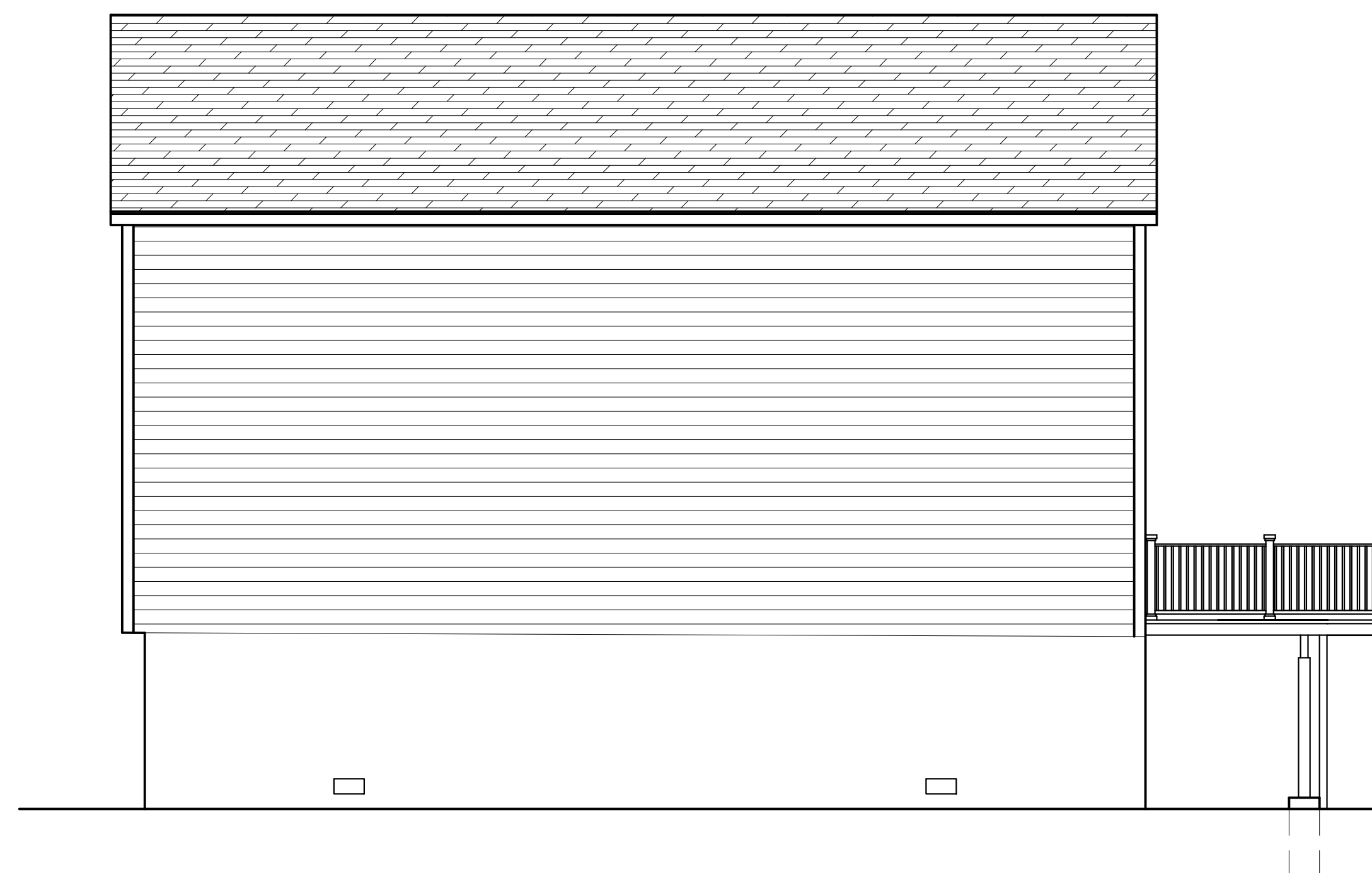
FRONT ELEVATION
SCALE: 3/16"=1'-0"



REAR ELEVATION
SCALE: 3/16"=1'-0"



LEFT ELEVATION
SCALE: 3/16"=1'-0"



RIGHT ELEVATION
SCALE: 3/16"=1'-0"

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REVISIONS

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NEW SINGLE FAMILY HOUSE
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KEANSBURG
LOT: 25 BLOCK: 18

Owner: MR. KEVIN BUDGE.

Drawing Title: **ZONING**

Project No. 2507 Date 6.16.25

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NJ RA A111411
NJ PP 5416

Drawn by:
CF

Dwg. No.

Z2
2 of 2