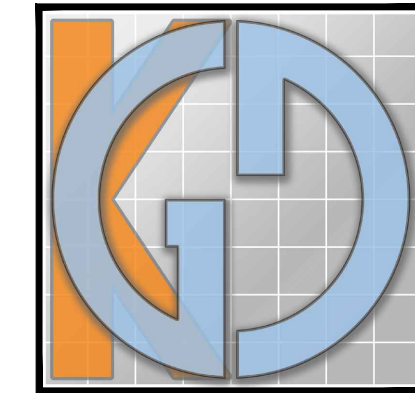


1 PROPOSED ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

ZONING CONFORMANCE			
DEVELOPMENT REGULATIONS - 22 ATTACHMENT 5 SCHEDULE OF ZONING DISTRICT REGULATIONS			
R-5A	REQUIREMENT	EXISTING	PROPOSED
INTERIOR LOT			
AREA	5,000 SF.	1,150 SF.	1,150 SF. NC
FRONTAGE	50'	25'	25' NC
MINIMUM YARD REQUIREMENTS			
FRONT	25'	9.5'	9.5' NC
SIDE	7.5'	2.9' / 5.2'	2.9' / 5.2' NC
TOTAL SIDES	15'	8.1'	8.1' NC
REAR	25'	21.1'	21.1' NC 13.1' (TO DECK) 10.1' (TO STAIR)
LOT SHAPE			
LOT DIA.	35'	10'	10' NC
MAXIMUM BUILDING HEIGHT			
HEIGHT	35'	< 35'	34.9'
STORIES	2½	1	2
MINIMUM GROSS GROUND FLOOR AREA			
FLOOR AREA	600 SF.	511 SF.	639 SF.
MAXIMUM GROSS LOT COVERAGE			
ALL	50.0%	53.2% (1)	45.1% (2)
BUILDING	25.0%	34.1% (2)	31.5% (4)
* EXISTING NON-COMFORMANCE NC NO CHANGE V VARIANCE REQUIRED (1) 596 SF. (EXIST. HOUSE FOOTPRINT) + 346 SF. (EXIST. FRONT 4 SIDE WALKS, REAR PATIO) 942 SF. / 1,150 SF. = 0.819 = 81.9% (2) 596 SF. / 1,150 SF. = 0.518 = 51.8% (3) 596 SF. (EXIST. HOUSE FOOTPRINT) 61 SF. (PROP. ADDITION) + 143 SF. (PROP. DRIVEWAY) 800 SF. / 1,150 SF. = 0.696 = 69.6% (4) 651 SF. / 1,150 SF. = 0.566 = 56.6%			
INFORMATION TAKEN FROM EXISTING CONDITION SURVEY BY: JASEN S. LEATHERMAN, P.L.S. 1008 SHEILA DRIVE TOMS RIVER, NJ 08753 DATED: 11/1/25			



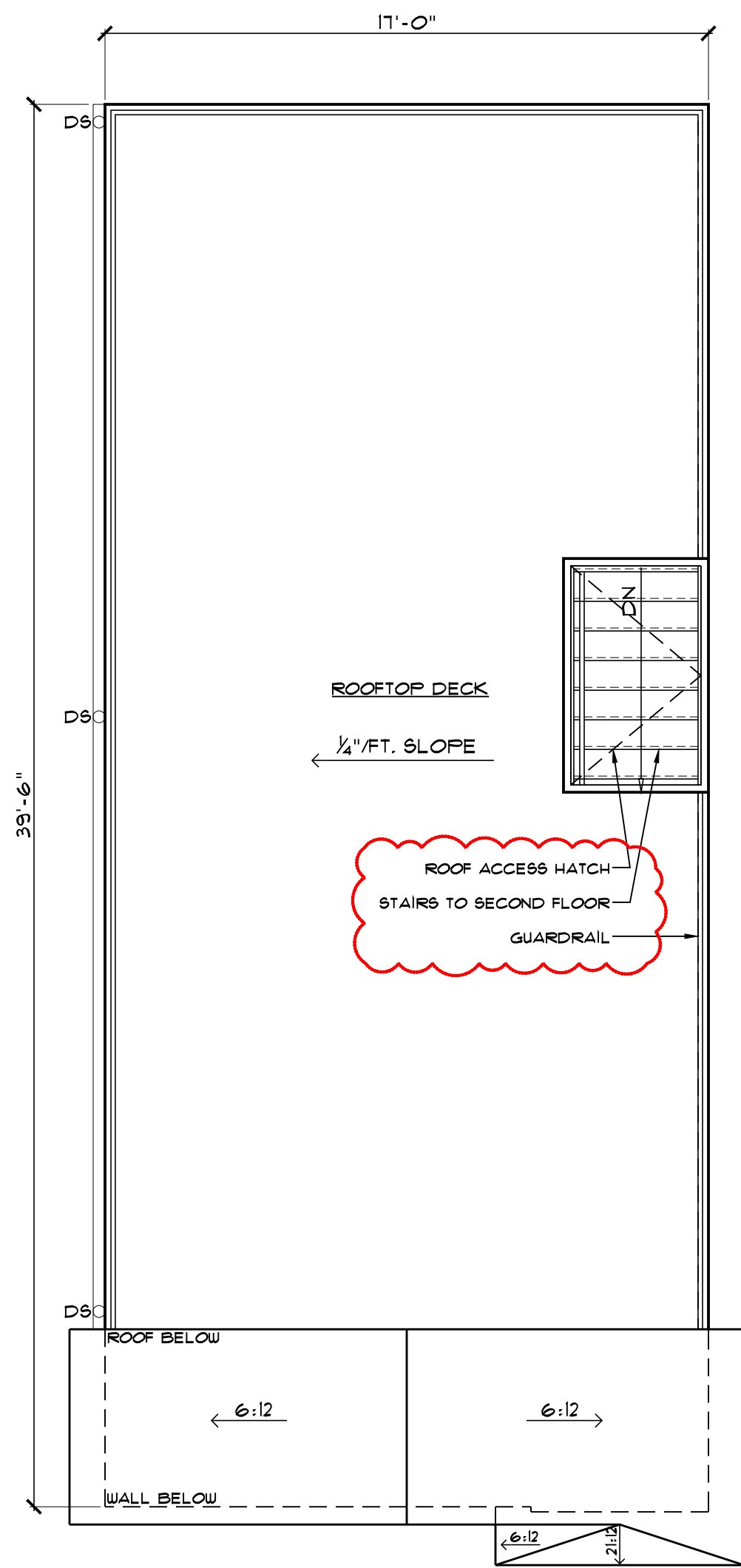
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ARCHITECTURAL
 SITE PLAN &
 ZONING CONFORMANCE

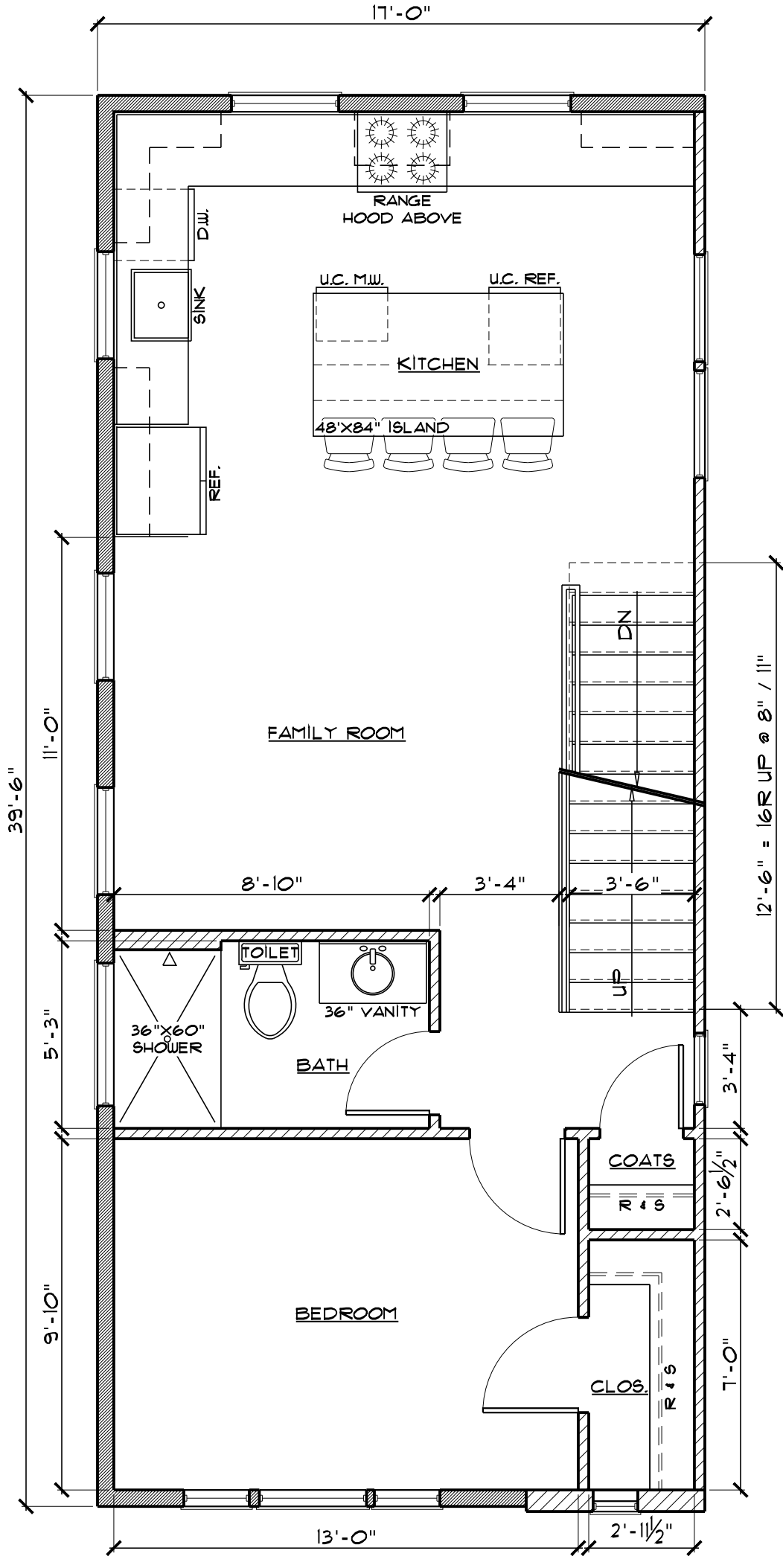
house elevation, addition & alterations to:
THE LUETHKE RESIDENCE
 BLOCK 24
 LOT 2
 11 WATERVIEW PLACE
 KEANSBURG, NEW JERSEY 07734

23.26	REVISIONS PER T & M PHONE CALL	1	NUMBER	NORTH
			REVISION	
			DATE	
			SCALE: AS NOTED DO NOT SCALE DRAWINGS	

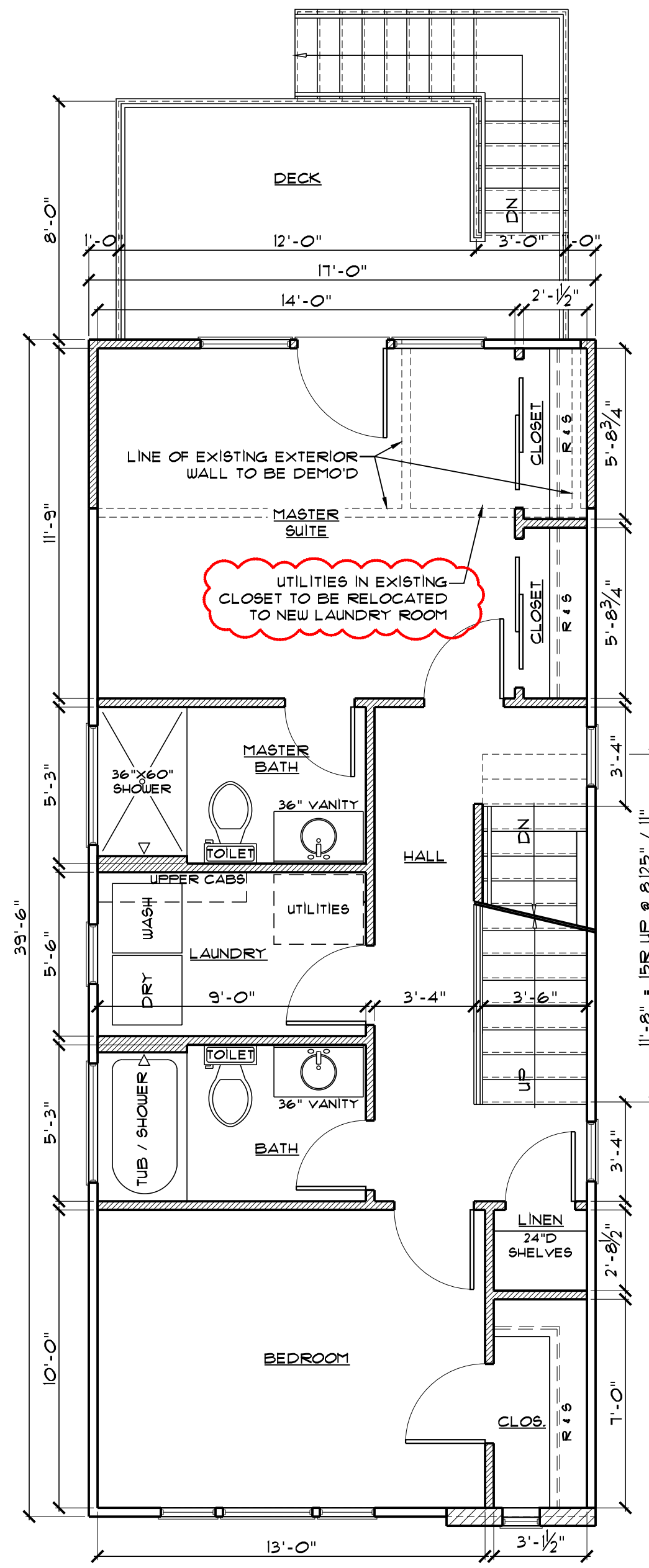
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A-1.0
 12.15.25 | 25-64
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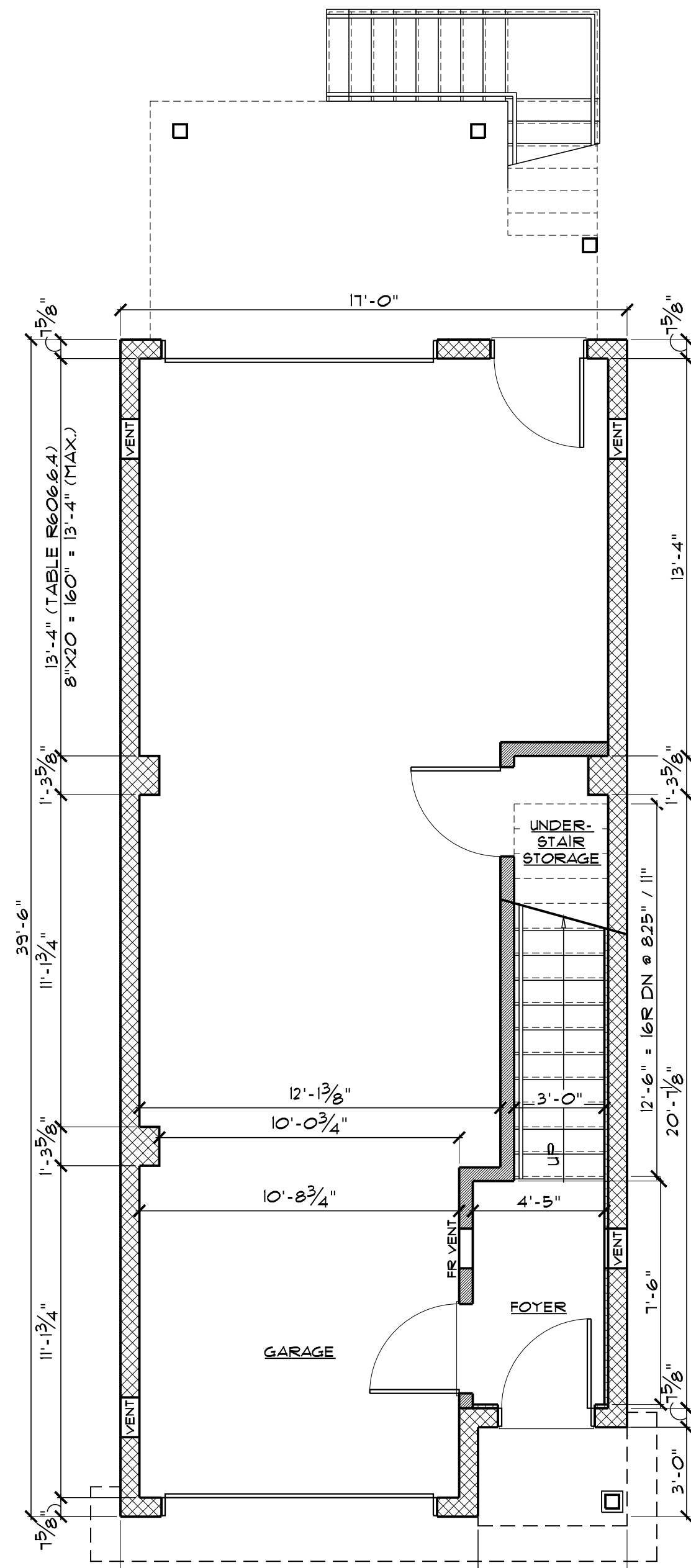
3 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
AREA: 583 sf

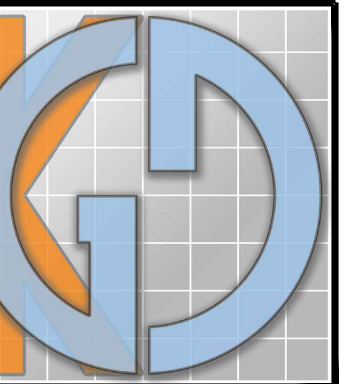


1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
AREA: 639 sf



0 PROPOSED GRADE LEVEL PLAN
SCALE: 1/4" = 1'-0"
AREA: 651 sf (FOR FLOOD VENTS - 4 VENTS REQUIRED)

LEGEND	
EXISTING	(Solid line)
DEMOLITION	(Dashed line)
NEW 8" CMU WALL	(Cross-hatched pattern)
NEW 2x8 WALL	(Horizontal line pattern)
NEW 2x6 WALL	(Vertical line pattern)
NEW 2x4 WALL	(Diagonal line pattern)
NEW FURRING	(Dotted pattern)



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PROPOSED PLANS

THE LUETKE RESIDENCE

house elevation, addition & alterations to:

11 WATERVIEW PLACE
KEANSBURG, NEW JERSEY 07734
BLOCK 24
LOT 2

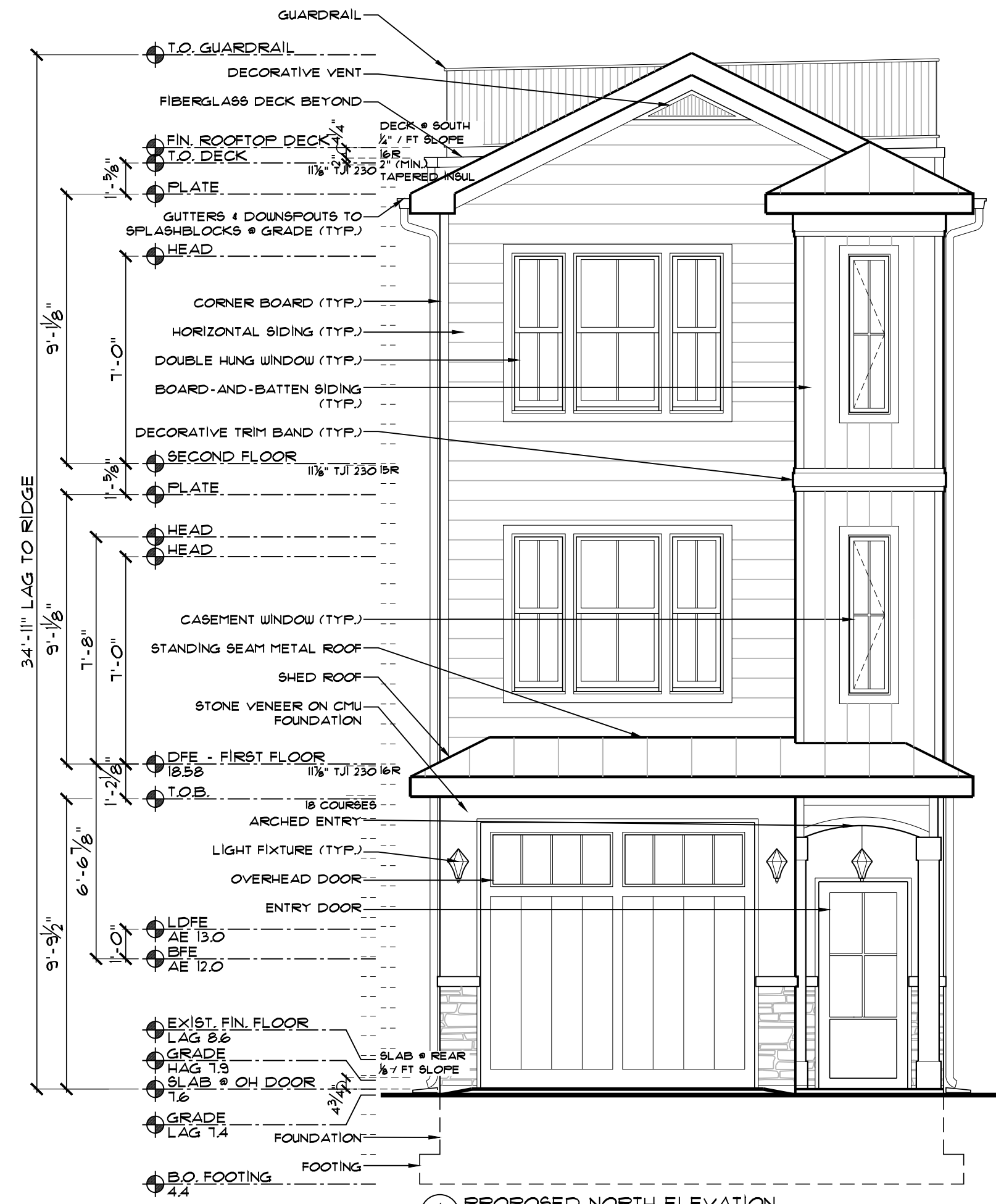
REVISIONS PER T & M PHONE CALL	NUMBER	DATE	REVISION
1			

SCALE: AS NOTED
DO NOT SCALE DRAWINGS

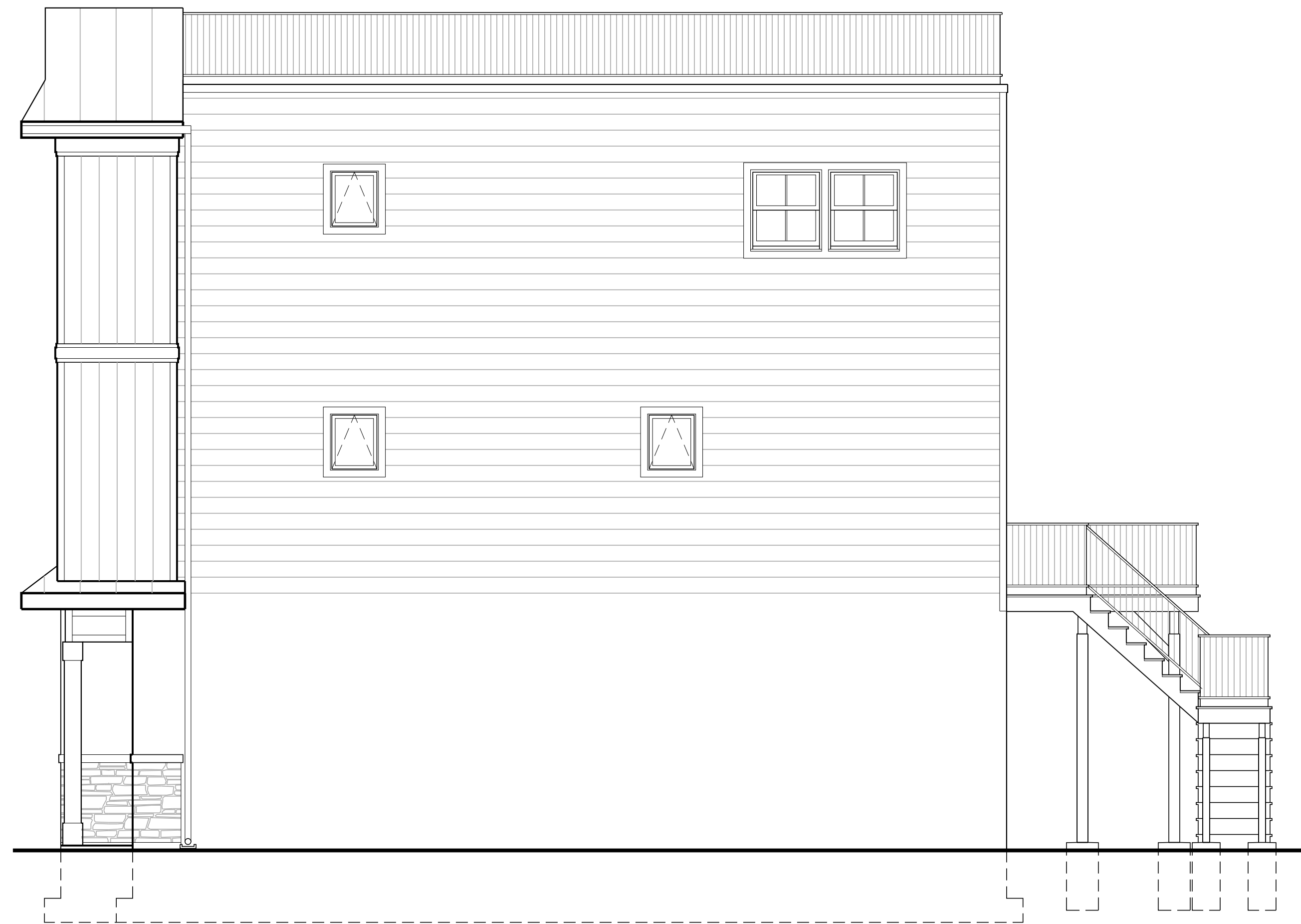
ZONING

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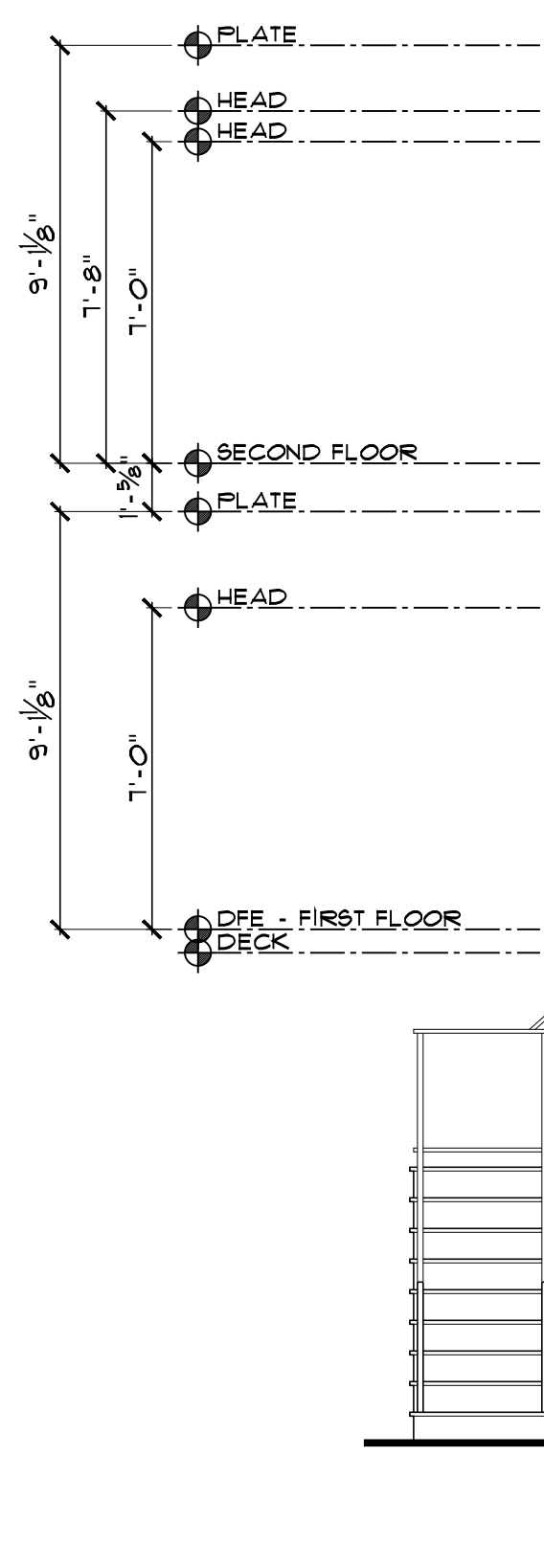
12.15.25 25-64



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



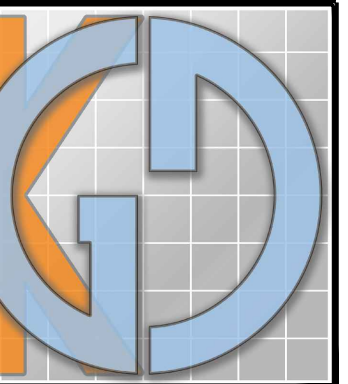
2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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PROPOSED
ELEVATIONS

house elevation, addition & alterations to:
THE LUETHKE RESIDENCE

11 WATERVIEW PLACE
KEANSBURG, NEW JERSEY 07734

BLOCK 24
LOT 2

23.26	REVISIONS PER T & M PHONE CALL	1	NUMBER	NORTH
	DATE		REVISION	
SCALE: AS NOTED DO NOT SCALE DRAWINGS				

ZONING

A-2.0

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