

### Zoning Schedule

49 St. Johns Place  
Keansburg, NJ 07734

Zone: R-7  
Single Family Residential  
Block: 178  
Lot: 1.01

Use Occupancy Classification: R-5  
Construction Classification: VB

### ZONING LEGEND

- EXISTING BUILDING COVERAGE TO REMAIN
- EXISTING IMPERVIOUS COVERAGE TO REMAIN
- NEW BUILDING AREA
- IMPERVIOUS COVERAGE TO BE REMOVED

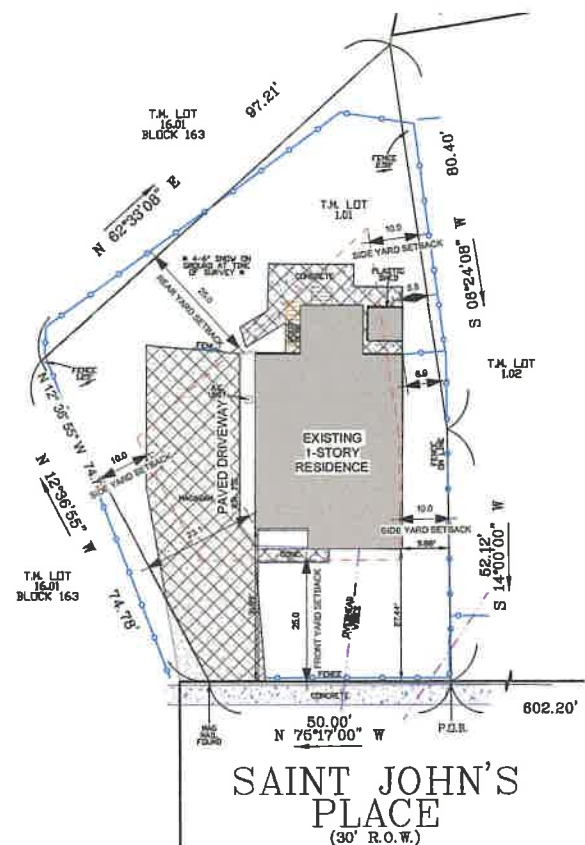
Principal Structure	Required	Existing	Proposed	
Min. Lot Size	7,500 sq. ft.	7,082.5 sq. ft.	No Change	*
Min. Lot Frontage	75 ft.	50.0 ft.	No Change	*
Min. Front Yard	25 ft.	27.44 ft.	No Change	
Min. Side Yard (One)	10 ft.	6.9 ft.	4.7 ft.	**
Min. Side Yard (Both)	20 ft.	30.0 ft.	27.8 ft.	**
Min. Rear Yard	25 ft.	27.5 ft.	15.7 ft.	**
Max. Stories	2 1/2	1 1/2	No Change	
Max. Building Height	35 ft.	14.7 ft.	No Change	
Max. Impervious Coverage	40%	42%	44%	**
Max. Building Coverage	25%	19%	24%	

\* Existing Non-conformity  
\*\* Non-conformity

### Coverage Calculations

Lot Size (sf) 7,082.00

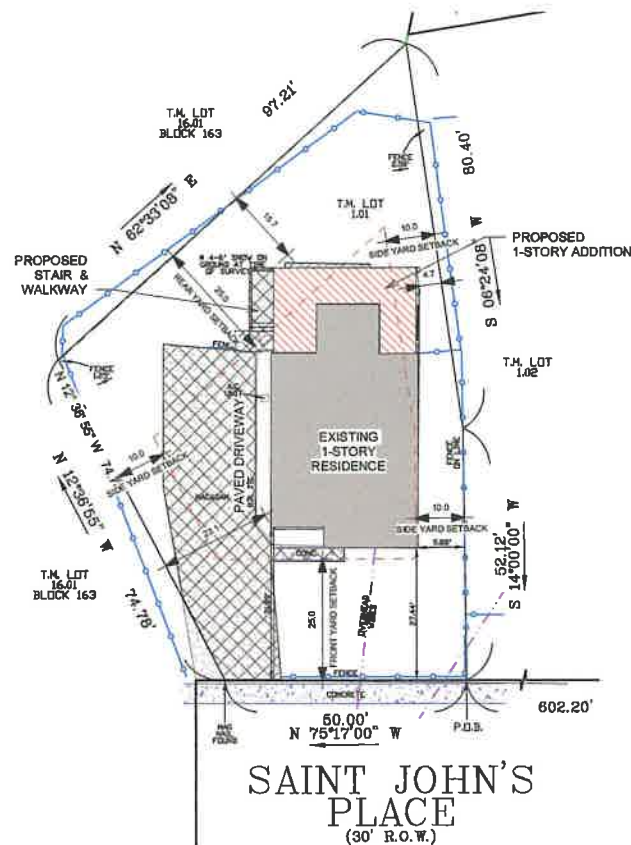
	Impervious Coverage		Building Coverage	
	Existing	Proposed	Existing	Proposed
House	1,311.50	1,701.96	1,311.50	1,701.96
Driveway	1,249.10	1,249.10		
Walkway	42.90	42.90		
Rear Walkway & Deck	298.50			
Shed	47.80			
Side Stairs & Walkway		98.96		
Totals	2,950	3,093	1,312	1,702
Lot Size	7,082	7,082	7,082	7,082
	42%	44%	19%	24%
	2.02% Net		5.51% Net	



BASED ON SURVEY PROVIDED  
BY KTJ ASSOCIATES, LLC  
(908) 754-7888  
DATED: 2/27/2026



1 Site - Existing  
1" = 20'-0"



BASED ON SURVEY PROVIDED  
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DATED: 2/27/2026



2 Site - Proposed  
1" = 20'-0"

### Owner Information

Shirley Eddings  
49 St. Johns Place  
Keansburg, NJ 07734

No. Description Date

Zoning

## Eddings Residence

### SITE PLAN & ZONING ANALYSIS

Seal Date 03/20/2026  
Project No. 25-024  
Drawn by RJW  
Checked by RJW  
DWG No. A-002  
Scale As indicated  
Page

	EXISTING FRAME WALL		CALLOUT TAG
	PROPOSED FRAME WALL		SECTION TAG
	EXISTING MASONRY WALL		DOOR TAG
	PROPOSED MASONRY WALL		WINDOW TAG
	SWING DOOR		WALL TAG
	BI-FOLD DOOR		SPOT ELEVATION
	CASED OPENING		REVISION TAG
	WINDOW		

**DRAWING SYMBOL LEGEND**  
1/8" = 1'-0"

NOTES:

- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK AND SHALL PROVIDE ALL DIMENSIONS AND LAYOUT REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, MECHANICAL, ETC.). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF THE VARIOUS TRADES.
- THE CONTRACTOR SHALL NOT SCALE ANY DRAWINGS.
- ALL DIMENSIONS ARE STUD TO STUD UNLESS OTHERWISE NOTED. ALL MEASUREMENTS NOT INCLUDED ON DRAWINGS TO BE CONFIRMED BY THE ARCHITECT.
- ALL FRAMING MEMBERS AND OTHER CONSTRUCTION MATERIALS TO COMPLY WITH STRUCTURAL SPECIFICATIONS.
- LEVEL ALL FLOORS AND CEILINGS AS REQUIRED TO CREATE A UNIFORM SURFACE AT THE FLOOR AND CEILING UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PATCH FLOORING AS REQUIRED DUE TO DEMOLITION. MATCH EXISTING FLOORING UNLESS OTHERWISE NOTED.
- WOOD FLOORING: SELECT 2-1/4" X 3/4" QUARTERED AND RIFT WHITE OAK STRIP FLOORING STAINED WITH (2) COATS OF POLYURETHANE SATIN FINISH. STAIN AND FINISH TO BE APPROVED BY OWNER & ARCHITECT. NO VISIBLE LENGTHS LESS THAN 3'-0" ARE TO BE USED ON ALL AREAS UNLESS OTHERWISE NOTED.
- PRIME AND BACK PRIME ALL PAINTED WOOD.
- INSTALL 16 OZ. COPPER FLASHING 8" ABOVE WINDOW AND DOOR TRIM WITH DRIP EDGE AND AT 8" AT ALL VERTICAL SURFACES ABOVE ROOF.
- PROVIDE 16 OZ. COPPER FLASHING AND PAN AT ALL WINDOWS AND DOOR. PROVIDE 16 OZ. COPPER STEP FLASHING AT ALL VERTICAL SURFACES WHERE APPLICABLE.
- PROVIDE GARDEN STATE LUMBER DRIP CAP MODEL NUMBER 8926 AT ALL WINDOWS AND DOORS WITH COPPER FLASHING 8" ABOVE THE MOULDING.
- PROVIDE 30 LB FELT UNDERLAYMENT AT ALL NEW EXTERIOR STUD WALLS UNLESS OTHERWISE NOTED.
- PROVIDE SOUND ATTENUATION INSULATION AT ALL NEW AND RENOVATED BATHROOMS & POWDER ROOMS.
- PLUMBING FIXTURES & FITTINGS AND APPLIANCES TO BE SELECTED BY OWNER.

Owner Information

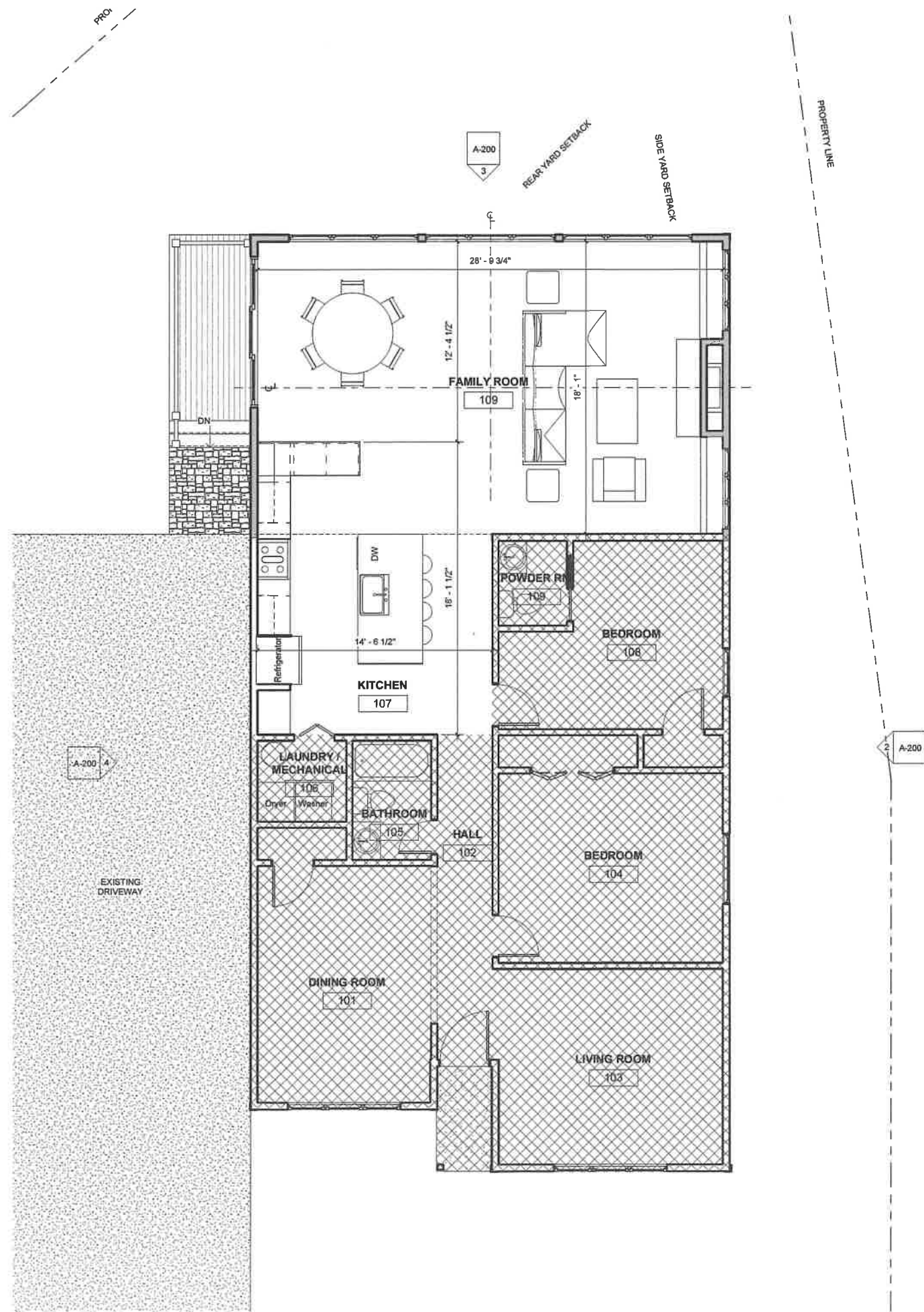
Shirley Eddings  
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No.	Description	Date

Zoning

## Eddings Residence

### FIRST FLOOR PLAN



1 First Floor  
1/4" = 1'-0"

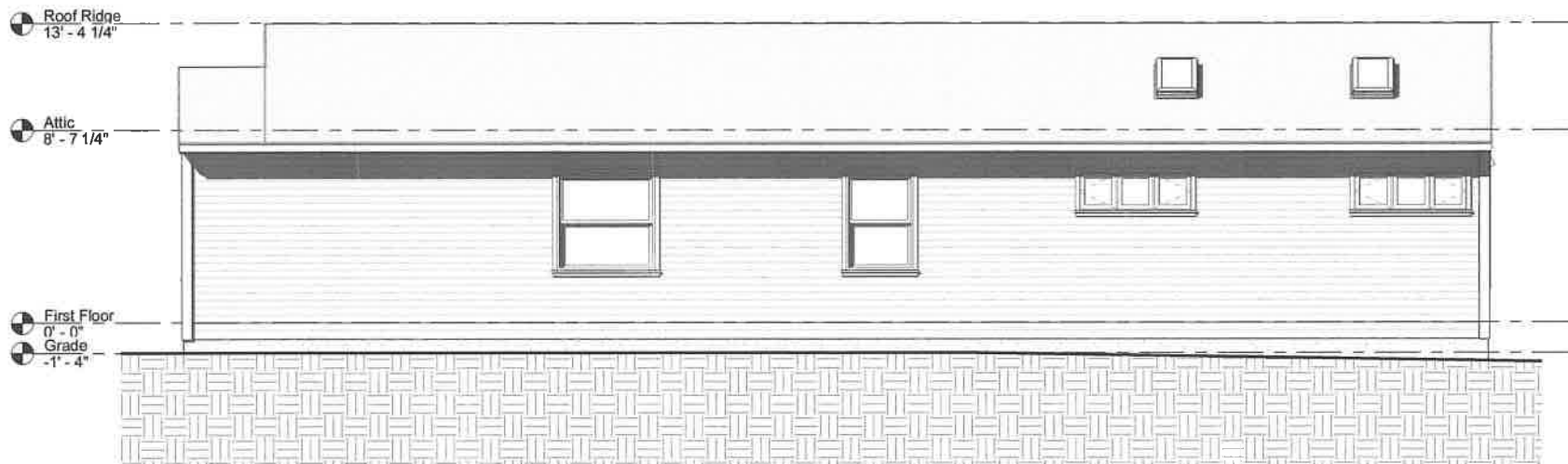
Seal \_\_\_\_\_ Date 06/17/2025  
Project No. 25-024  
Drawn by RJW  
Checked by RJW  
DWG No. A-101  
Scale As indicated  
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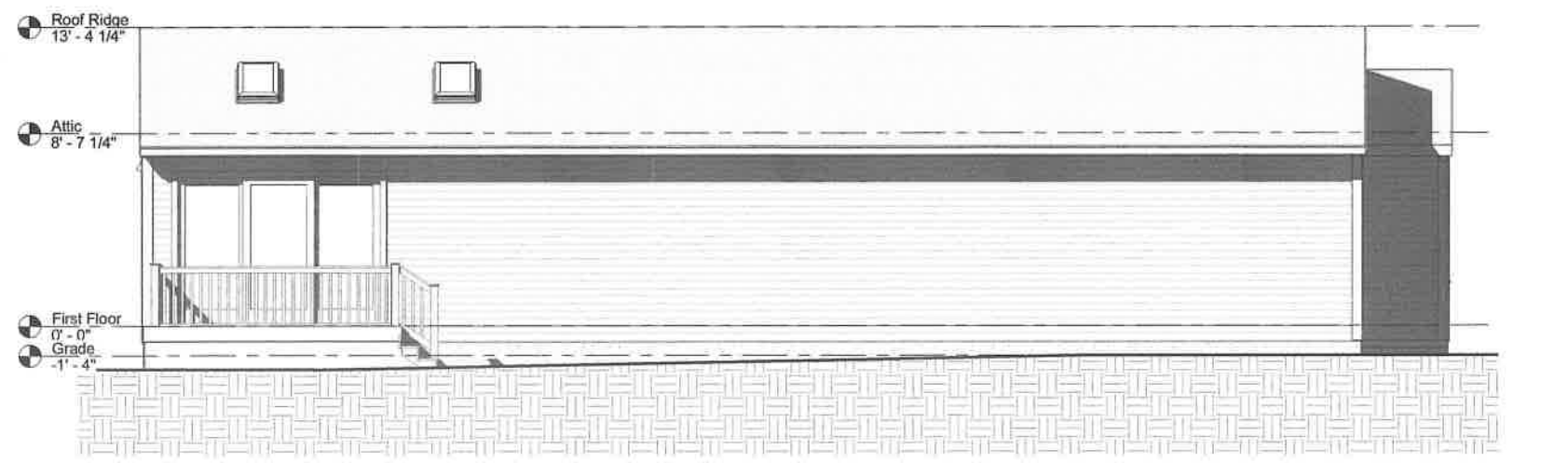
1 South  
1/4" = 1'-0"



3 North  
1/4" = 1'-0"



2 East  
1/4" = 1'-0"



4 West  
1/4" = 1'-0"

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No.	Description	Date
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Zoning

## Eddings Residence

EXTERIOR ELEVATIONS

Scale	Date	06/17/2025
	Project No.	25-024
	Drawn by	RJW
	Checked by	RJW
	DWG No.	A-200
	Scale	1/4" = 1'-0"
	Page	