

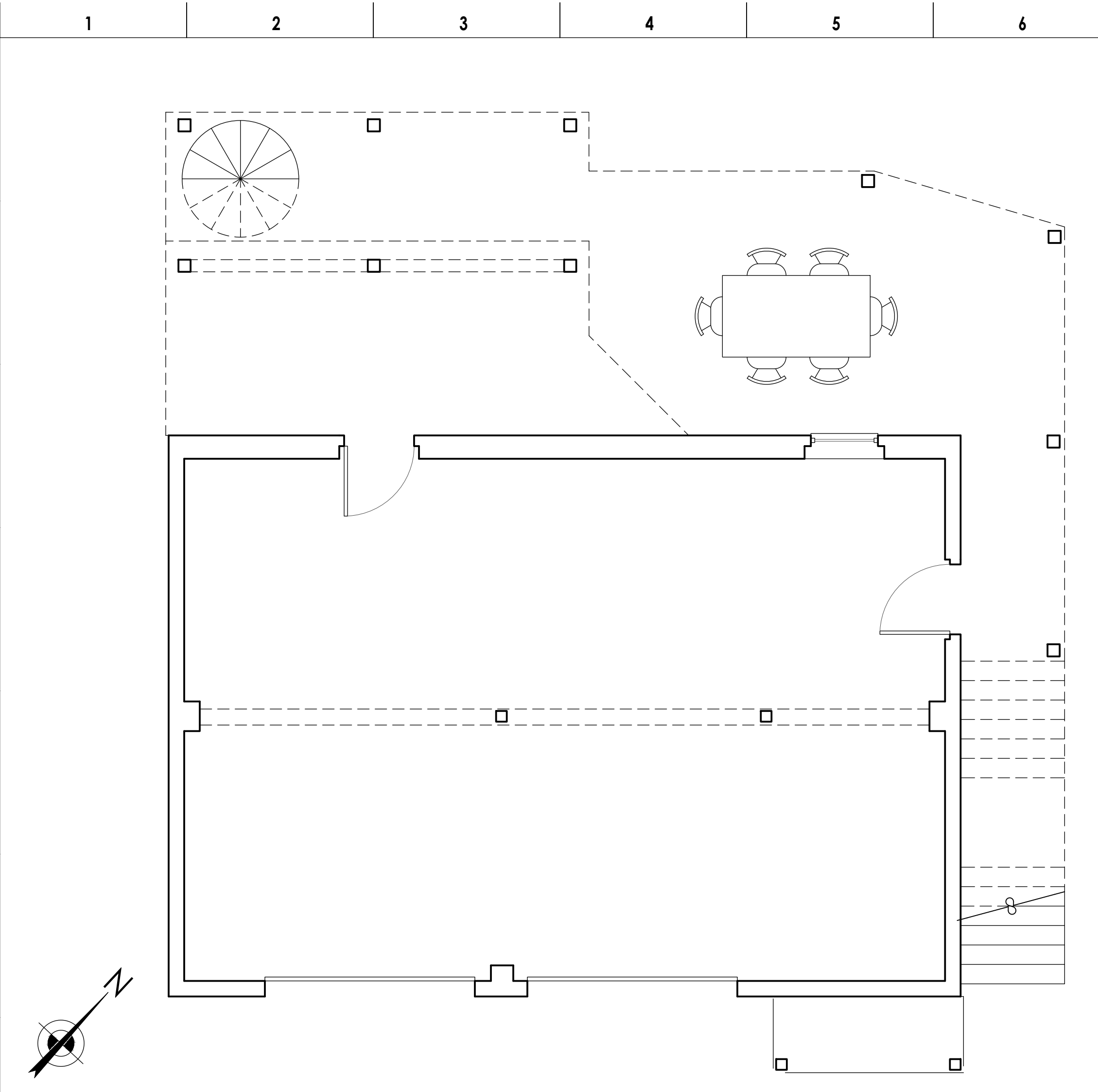


WESKETCH ARCHITECTURE, INC.

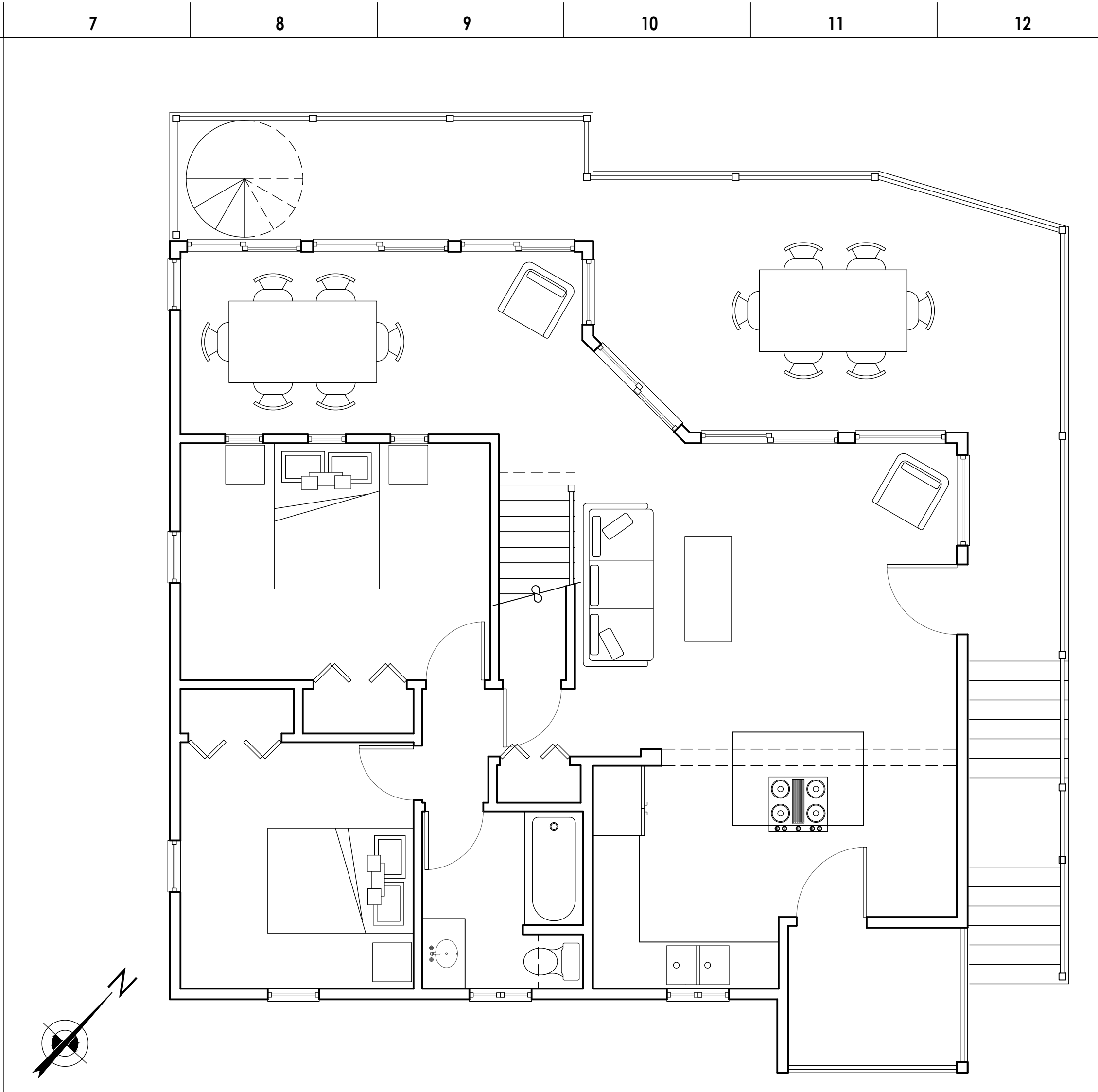
1932 LONG HILL ROAD, MILLINGTON, NJ 07946  
TEL: 908.647.8200 FAX: 908.626.9197  
EMAIL: INFO@WESKETCH.COM

#	ISSUE	DATE
1	SD REVIEW	21 JAN 2020
2	BOARD REVIEW	03 MAR 2020

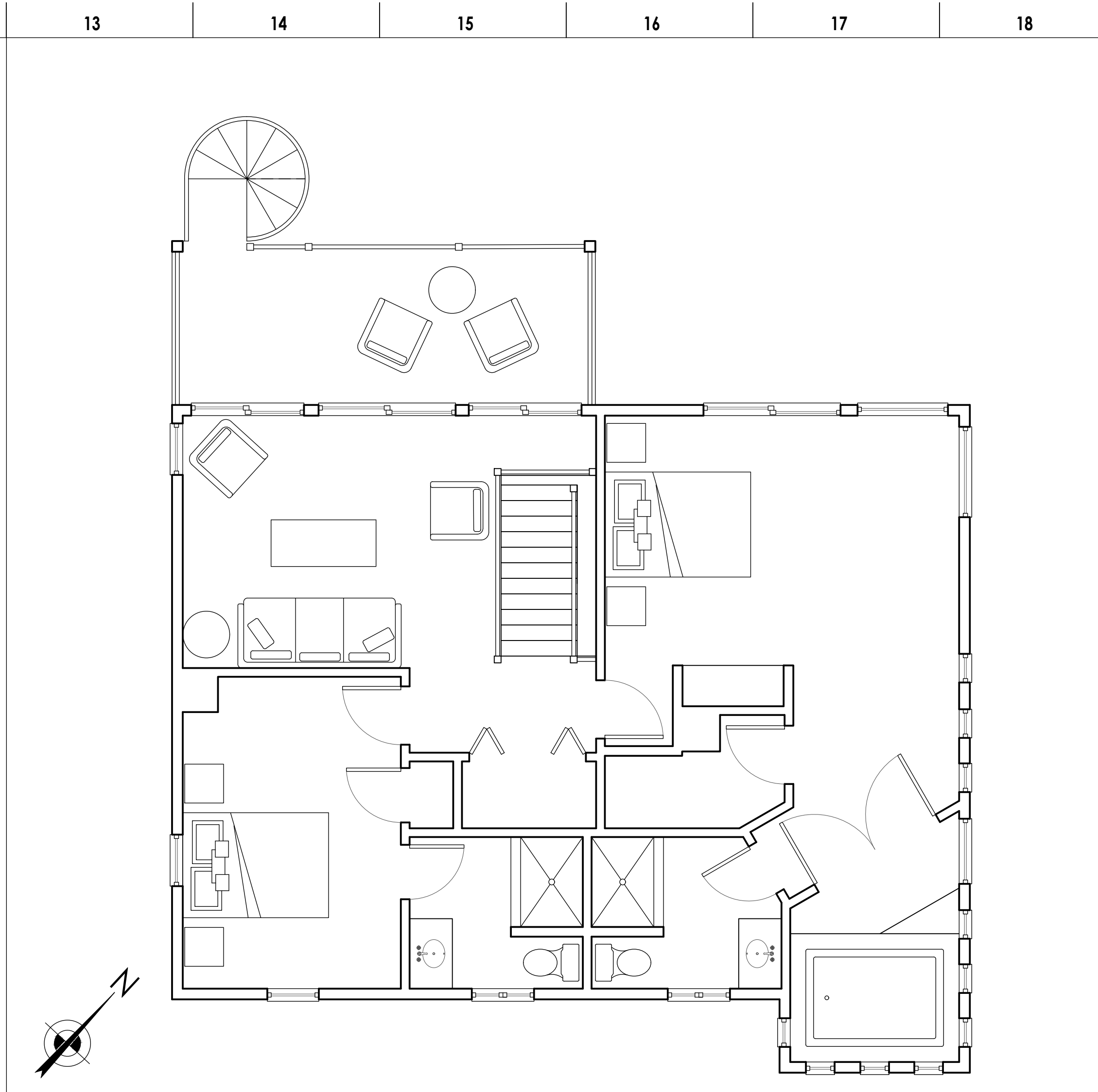
REVISION	DATE



K-1 PROPOSED BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'



K-7 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'



K-13 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'

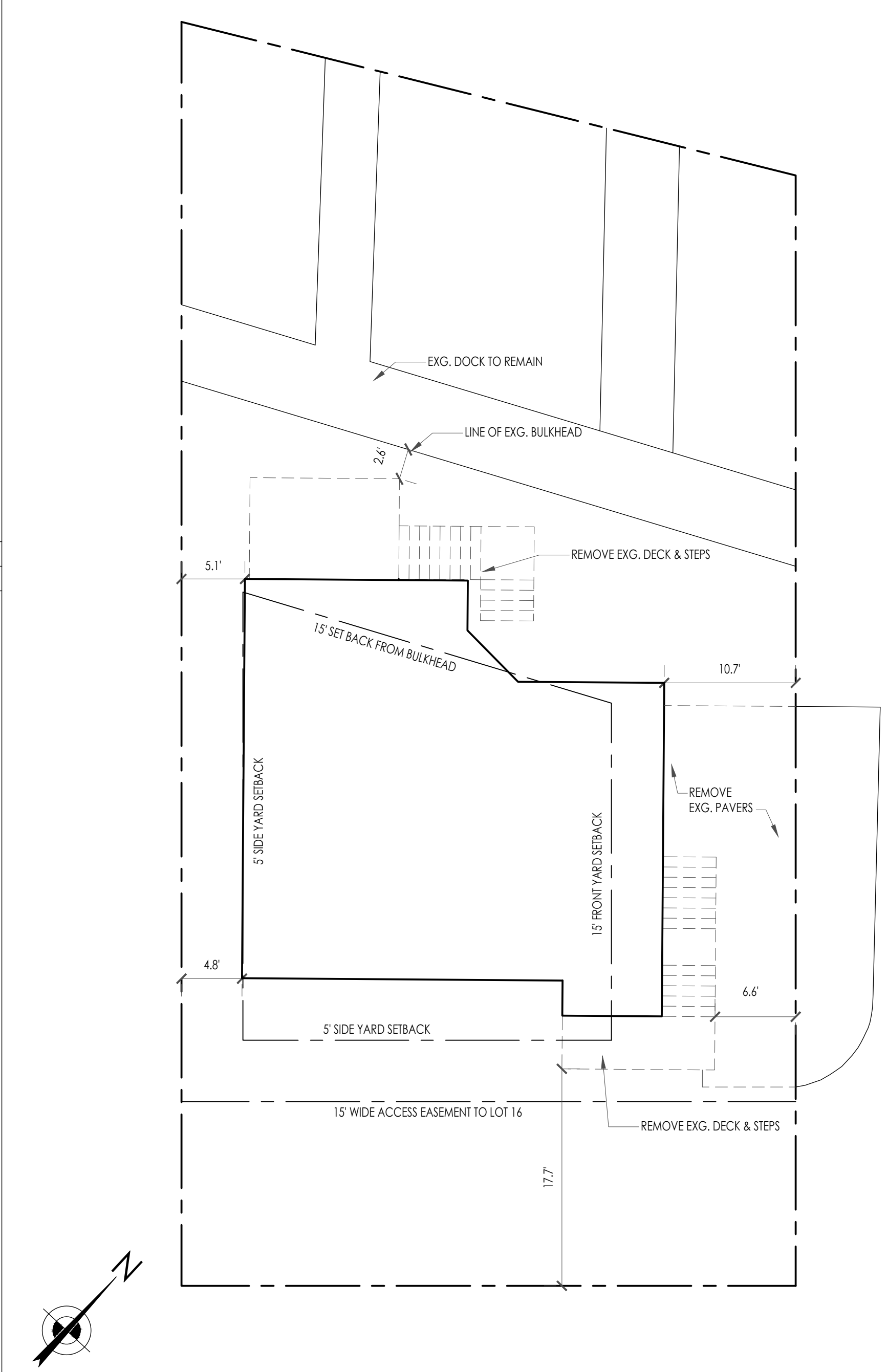
EXISTING LOT COVERAGE SCHEDULE		
COMPONENT	COVERAGE (SF)	REMARKS
EXG. HOUSE	1,012 SF	
EXG. REAR DECK & STEPS	163 SF	
EXG. FRONT DECK & STEPS	110 SF	
EXG. RAISED HOUSE	-40 SF	PERMITTED MODIFICATIONS & EXCEPTIONS
TOTAL:	1,225 SF	
1,225 SF / 3,311 SF = 37%		

PROPOSED LOT COVERAGE SCHEDULE		
COMPONENT	COVERAGE (SF)	REMARKS
EXG. HOUSE TO REMAIN	1,012 SF	
NEW REAR DECK & STEPS	412.6 SF	
EXG. RAISED HOUSE	-40 SF	PERMITTED MODIFICATIONS & EXCEPTIONS
TOTAL:	1,384.6 SF	
1,384.6 SF / 3,311 SF = 41%		

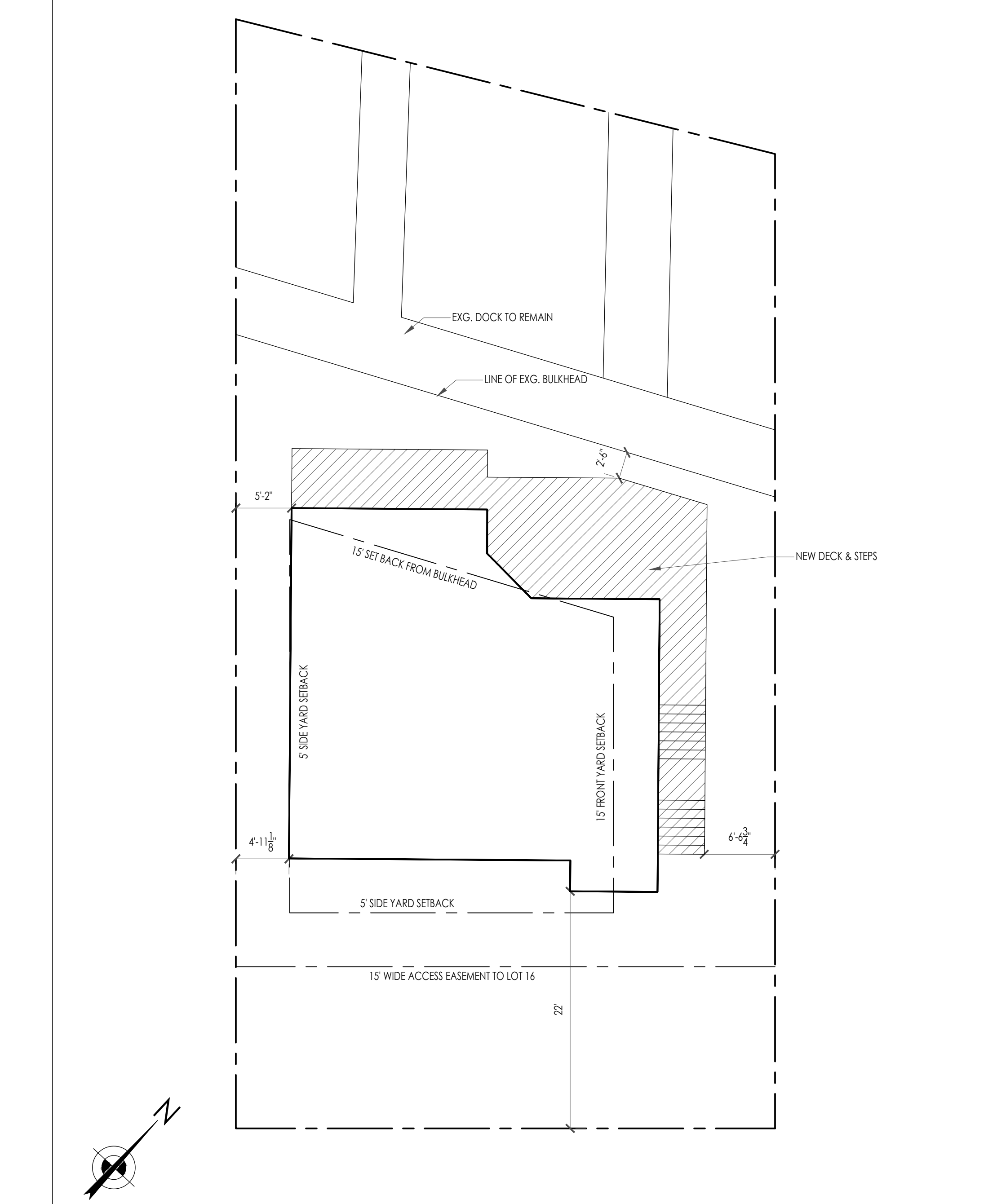
A-1 ZONING INFORMATION  
SCALE: NTS

ZONING INFORMATION					
LOT:	17	ADDRESS:	434 IROQUOIS AVE BEACH HAVEN, NJ		
BLOCK:	53	MUNICIPALITY:	BEACH HAVEN BOROUGH		
LOCAL BUILDING ZONE:	MARINE COMMERCIAL	COUNTY:	OCEAN		
	REQUIRED	EXISTING	PROPOSED	NET DIFFERENCE	REMARKS
LOT AREA:	5,000 SF	4,833 TOTAL SF 3,311 SF	NO CHANGE	NO CHANGE	EXG. NON CONFORMING
LOT WIDTH:	50'	50'	NO CHANGE	NO CHANGE	EXG. NON CONFORMING
FRONT YARD:	15'	6.6' & 2.6'	NO CHANGE	NO CHANGE	EXG. NON CONFORMING, CORNER LOT
SIDE YARD:	5'	4.8' & 17.7'	4.8' & 22'	-4.3'	VARIANCE NEEDED
REAR YARD:	8'	N/A CORNER LOT	N/A CORNER LOT	N/A CORNER LOT	N/A CORNER LOT
SIDE YARDS COMBINED	16'	12.16'	NO CHANGE	NO CHANGE	EXG. NON CONFORMING
LOT COVERAGE:	35% MAXIMUM	37%	41%	+4%	VARIANCE NEEDED
IMPERVIOUS LOT COVERAGE:	40% MAXIMUM	46.55%	43%	-3.5%	EXG. NON CONFORMING
BUILDING HEIGHT:	35' / 3 STORIES	<35'	NO CHANGE	NO CHANGE	EXG. NON CONFORMING
FLOOR AREA:	816 SF MIN	1,011 SF	NO CHANGE	NO CHANGE	EXG. NON CONFORMING

A-1 ZONING INFORMATION  
SCALE: NTS



A-8 EXISTING SITE PLAN  
SCALE: 1/8" = 1'



A-13 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'

PROJECT:  
**KANE RESIDENCE**  
LOT 17, BLOCK 53  
434 IROQUOIS AVE  
BEACH HAVEN, NJ 08008

**SCHEMATIC DESIGN**

SEAL & SIGNATURE:  
  
  
WILLIAM E. S. KAUFMAN  
N.J. AI 13324

PROJECT NO.: 5468  
DRAWING BY: AT  
CHK BY: XX  
DWG NO.:

**A-101.00**

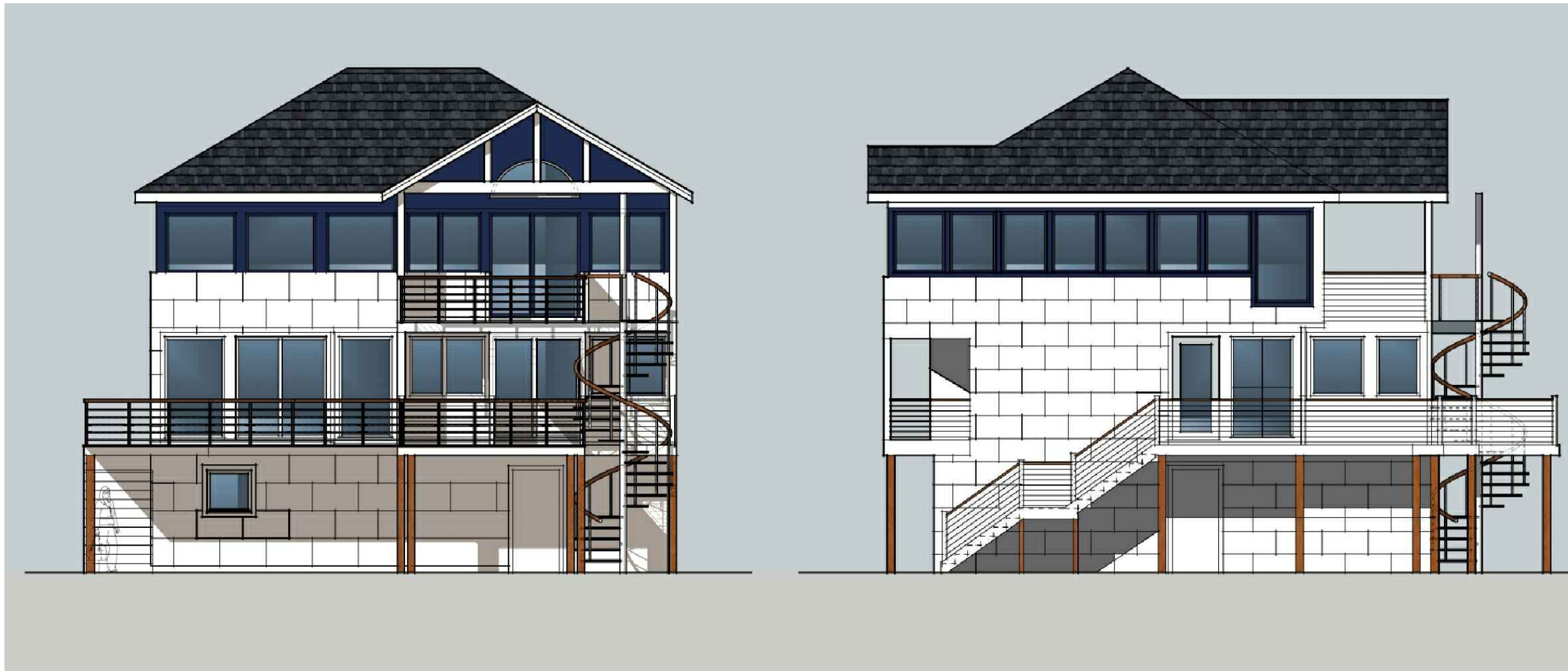


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NJ AI 13324  
WILLIAM E.S. KAUFMAN

## KANE RESIDENCE

SCHEMATIC DESIGN

LOT 17 & BLOCK 53

434 IROQUOIS AVE.

BEACH HAVEN, NJ 08008

PROJECT # 5468

DRAWN BY: AT

DATE: 03 MAR 2020

# A-102

1

NORTH & EAST RENDERED ELEVATION  
SCALE: NTS