

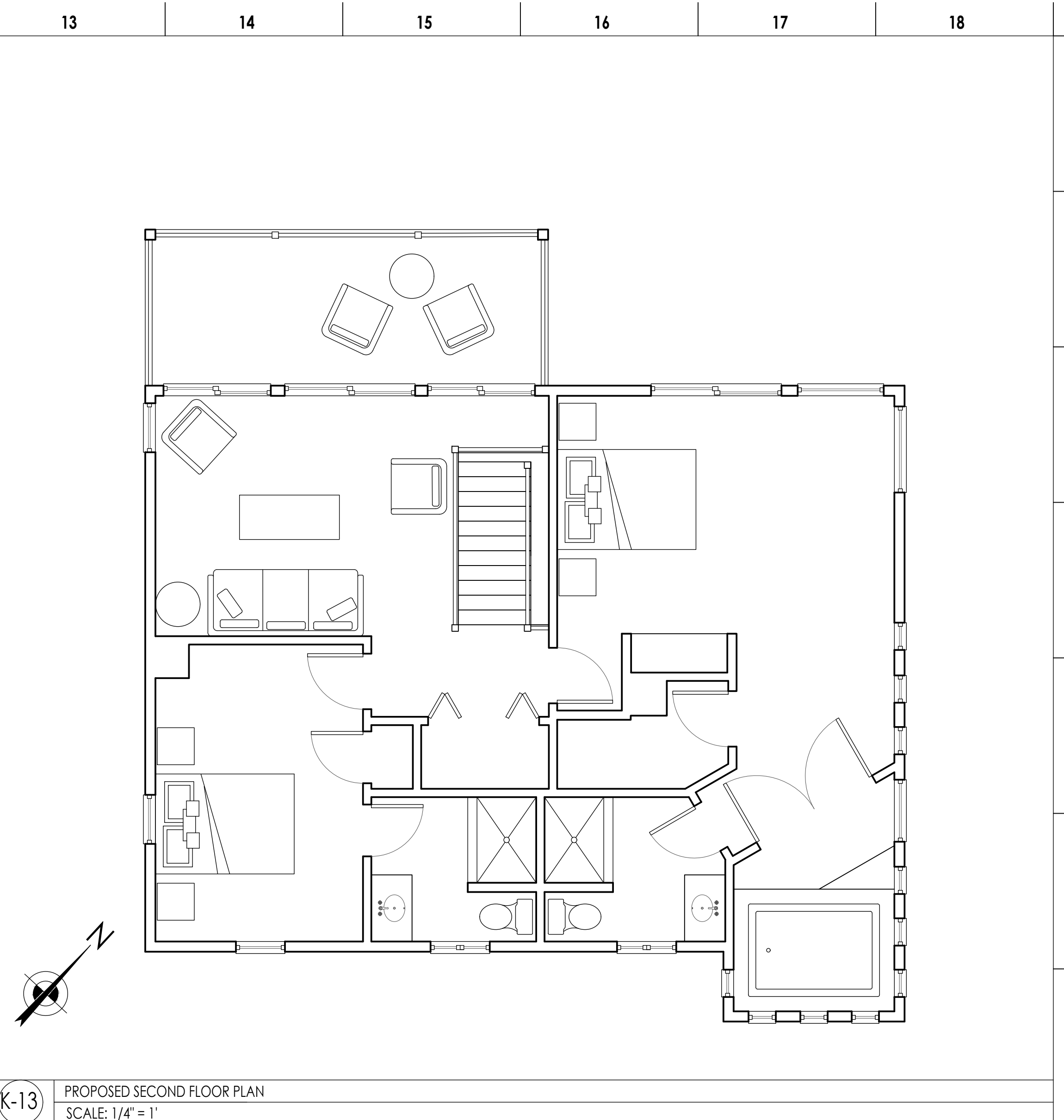
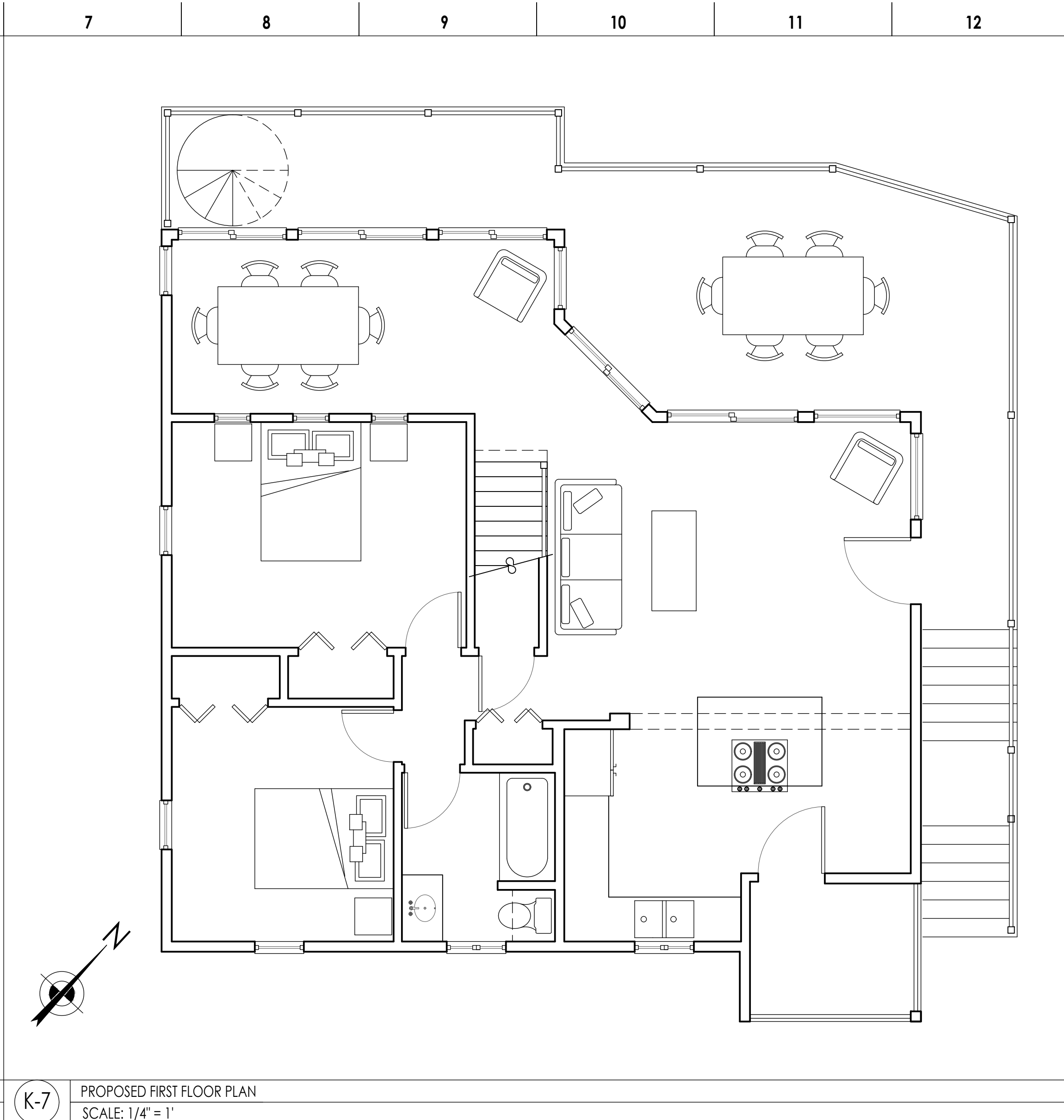
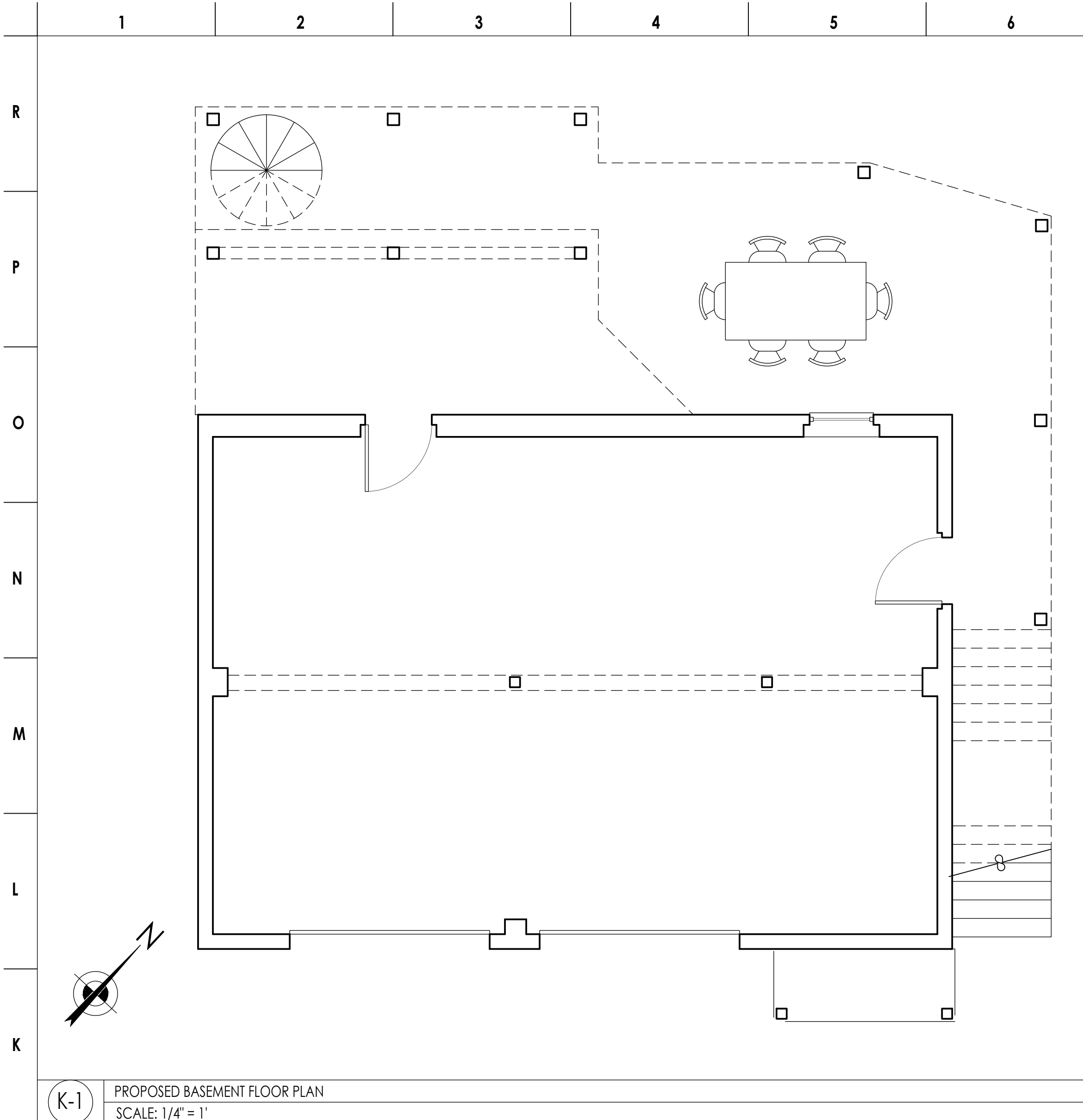


WESKETCH ARCHITECTURE, INC.

1932 LONG HILL ROAD, MILLINGTON, NJ 07946
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EMAIL : INFO @ WESKETCH.COM

#	ISSUE	DATE
1	SD REVIEW	21 JAN 2020
2	BOARD REVIEW	03 MAR 2020
3	BOARD REVIEW REVISION 1	19 MAY 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 IMPERVIOUS COVERAGE SCHEDULE		
COMPONENT	COVERAGE (SF)	REMARKS
EXG. HOUSE	1,012 SF	
EXG. REAR DECK & STEPS	163 SF	
EXG. FRONT DECK & STEPS	110 SF	
EXG. PAVER PATIO	256 SF	
TOTAL:	1,541 SF	
1,541 SF / 3,311 SF = 46.5%		

PROPOSED IMPERVIOUS COVERAGE SCHEDULE		
COMPONENT	COVERAGE (SF)	REMARKS
EXG. HOUSE TO REMAIN	1,012 SF	
NEW REAR DECK & STEPS	412.6 SF	
EXG. PAVER PATIO TO REMAIN	290 SF	
TOTAL:	1,714.6 SF	
1,714.6 SF / 3,311 SF = 52%		

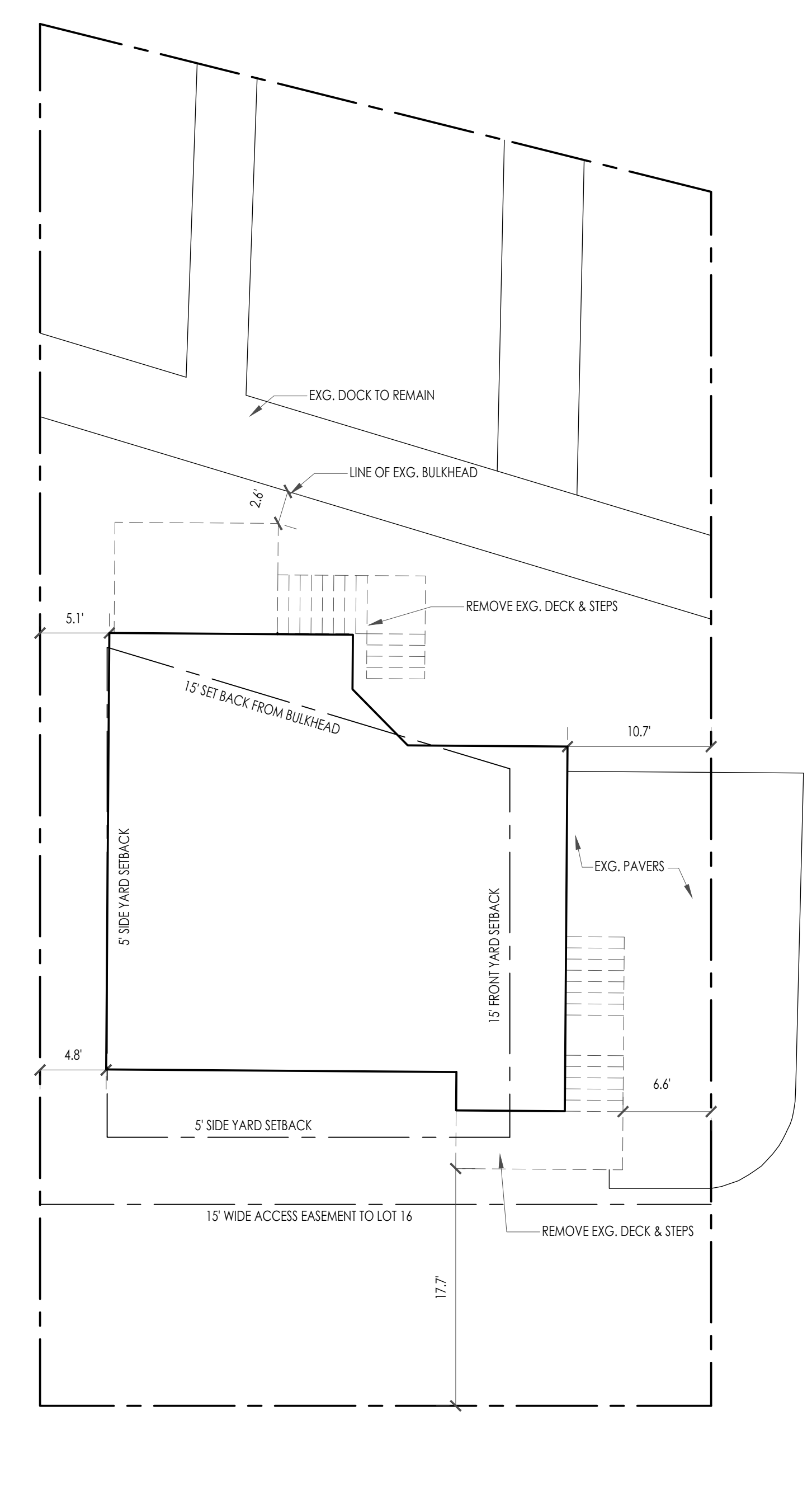
EXISTING BUILDING COVERAGE SCHEDULE		
COMPONENT	COVERAGE (SF)	REMARKS
EXG. HOUSE	1,012 SF	
EXG. REAR DECK & STEPS	163 SF	
EXG. FRONT DECK & STEPS	110 SF	
EXG. RAISED HOUSE	-60 SF	PERMITTED MODIFICATIONS & EXCEPTIONS
TOTAL:	1,225 SF	
1,225 SF / 3,311 SF = 37%		

PROPOSED BUILDING COVERAGE SCHEDULE		
COMPONENT	COVERAGE (SF)	REMARKS
EXG. HOUSE TO REMAIN	1,012 SF	
NEW REAR DECK & STEPS	412.6 SF	
EXG. RAISED HOUSE	-60 SF	PERMITTED MODIFICATIONS & EXCEPTIONS
TOTAL:	1,364.6 SF	
1,364.6 SF / 3,311 SF = 41%		

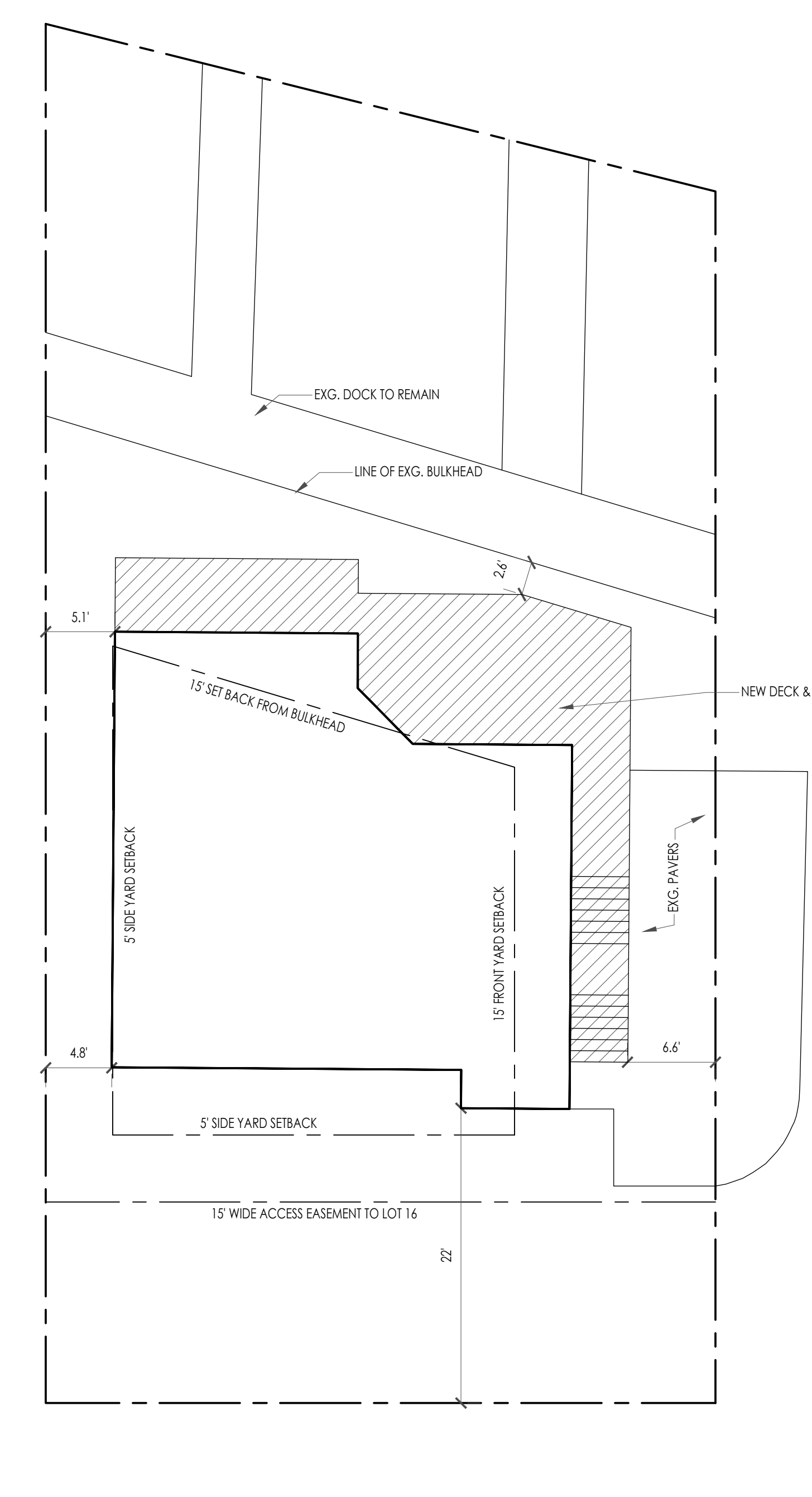
A-1 COVERAGE CALCULATIONS
SCALE: NTS

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 (UPLAND)	NO CHANGE	NO CHANGE	EXG. NON CONFORMING
LOT WIDTH:	50'	50'	NO CHANGE	NO CHANGE	CONFORMING
FRONT YARD:	15'	6.6'	NO CHANGE	NO CHANGE	EXG. NON CONFORMING
SIDE YARD:	5'	2.6' & 17.7'	2.6' & 22'	+4.3'	VARIANCE REQUIRED FOR ONE SIDE
REAR YARD:	8'	4.8'	NO CHANGE	NO CHANGE	EXG. NON CONFORMING
SIDE YARDS COMBINED	16'	20.3'	24.6'	4.3'	CONFORMING
IMPERVIOUS LOT COVERAGE:	40% MAXIMUM	46.5%	52%	+5.5%	CONFORMING
BUILDING COVERAGE:	35% MAXIMUM	37%	41%	+4%	VARIANCE NEEDED
BUILDING HEIGHT:	35' / 3 STORIES	<35'	NO CHANGE	NO CHANGE	EXG. CONFORMING
FLOOR AREA:	816 SF MIN	1,011 SF	NO CHANGE	NO CHANGE	EXG. 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

GENERAL INFORMATION

SEAL & SIGNATURE:

WILLIAM E. S. KAUFMAN
N.J. AI 13324

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

A-101.01



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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: 20 MAY 2020

A-102.01

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NORTH & EAST RENDERED ELEVATION
SCALE: NTS