

# Existing Site Plan

Survey Information provided by:
Martin A. Grant Surveying Inc.

3 Jillian Court, Monroe Township, NJ 08831
Martin A. Grant, Professional Land Surveyor
N.J. License No. GS 35365
Survey Performed: October 29, 2018

GENERAL NOTES:

EXISTING CURB AND SIDEWALK ALONG THE FRONTAGE WILL BE REPLACED IF FOUND IN POOR CONDITION. PLANTING AREA BETWEEN CURB AND SIDEWALK MUST REMAIN NATURAL GRASS.

2

ZONE REQUIREMENTS

Proposed Site Plan

SCALE: 1" = 20'-0"





CONCRETE DRIVEWAY

ZONE: R-1	REQUIRED/ALLOWED	EXISTING /CONFORMING	ONFORMING	PROPOSED /CONFORMING	CONFORMING	
LOT SIZE	50'W x 100'D 5,000. sq.ft.	50.00'+ W × 150.00'+ D 7,500. sq.ft.	CONFORMS	50.00'+ W × 150.00'+ D 7,500. sq.ft.	CONFORMS	NO CHANGE
FRONT YARD SETBACK	25'	24.9' (TO HOUSE)	NON-CONFORMING	24.9' (TO HOUSE) 14.9' (TO PORCH)	EXISTING NON-CONFORMING NON-CONFORMING	VARIANCE REQ.
SIDE YARD SETBACK	5' (1 SIDE)	2.3'	EXISTING NON-CONFORMING	2.3'	EXISTING NON-CONFORMING	NO CHANGF
	10' (2 SIDES)	11.3'	CONFORMS	11.3'	CONFORMS	VARIANCE REQ.
REAR YARD SETBACK	25'	74'+	CONFORMS	74'+	CONFORMS	NO CHANGE
BUILDING HEIGHT	35'	30' +/-	CONFORMS	30' +/-	CONFORMS	NO CHANGE
BUILDING COVERAGE	35%	2,569. sq.ft. (34.25%)	CONFORMS	2,943. sq.ft. (39.24%)	NON-CONFORMING	VARIANCE REQ.
	7,500 x 35% = 2,625	(INCLUDES FRONT & REAR DWELLINGS, COV. PATIO)	DWELLINGS, COV. PATIO)	(INCLUDES FRONT & REAR DWELLINGS, COVERED PATIO, NEW FRONT COVERED PORCH)	DWELLINGS, IT COVERED PORCH)	
IMPERVIOUS COVERAGE	60%		SNITSIXA		SNISSIXA	
	7,500 x 60% = 4,500	4,/69. sq.ft. (63.59%)	NON-CÖNFÖRMING	5,0/2. sq.ft. (6/.63%)	NON-CÖNFÖRMING	VAKIANCE KEQ.

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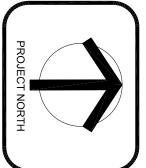
Proposed Covered Porch Addition to Existing Dwelling Garry Residence

204 Évergreen Avenue Bradley Beach, NJ

**EXISTING & PROPOSED SITE PLANS** 

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## Robert A. Hazelrigg & Associates, Architects

N 32° 40' 00" E 150.00'

CONC.

WOOD DECK

S 32° 40' 00" W 150.00'

BLOCK 75 LOT 13 7,500 SF

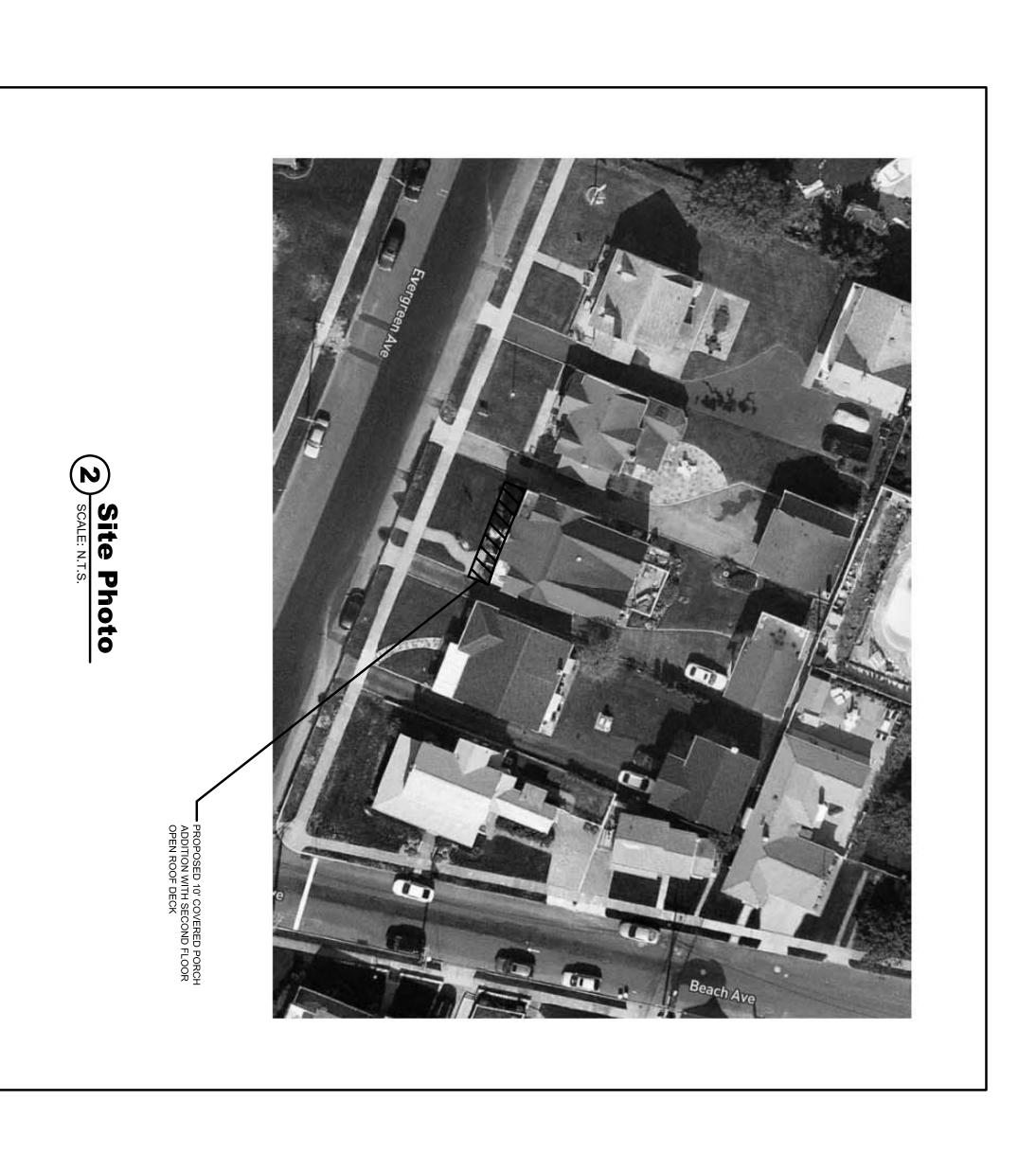
\$ 5<u>7° 2</u>0' 00<u>" E</u> 50.00<u>'</u>

3430 Sunset Avenue, Suite 1 Wanamassa, New Jersey 07712 (732) 922 - 9815 (732) 229-7314 (Fax)

Robert A. Hazelrigg, AIA NJ - AI 7690 Thomas F. Lavin, AIA NJ - AI 17755



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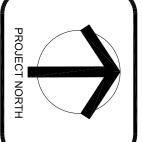
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Garry Residence 204 Evergreen Avenue Bradley Beach, NJ

AREA MAP, SITE PHOTO

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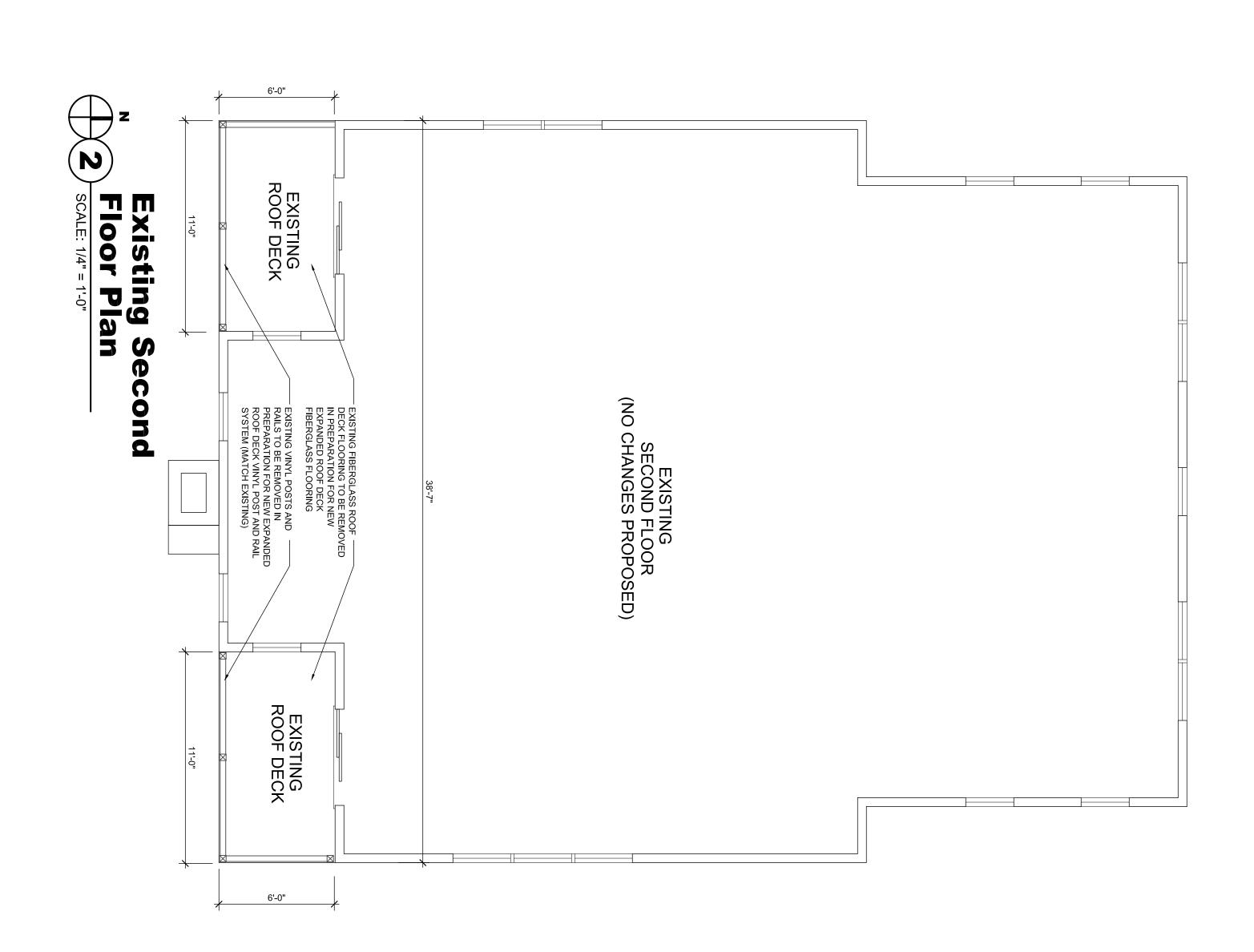
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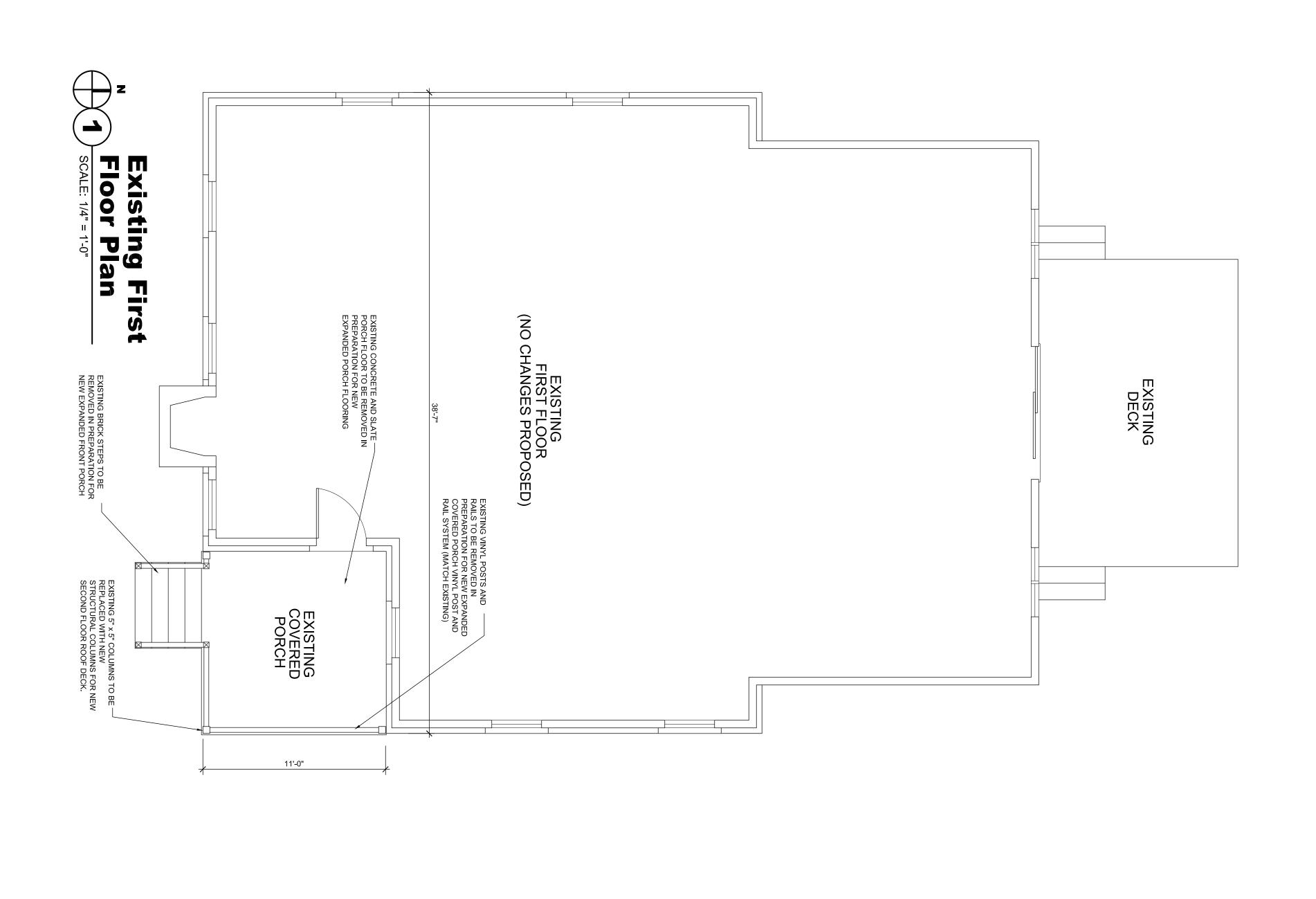
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EXISTING FLOOR PLANS

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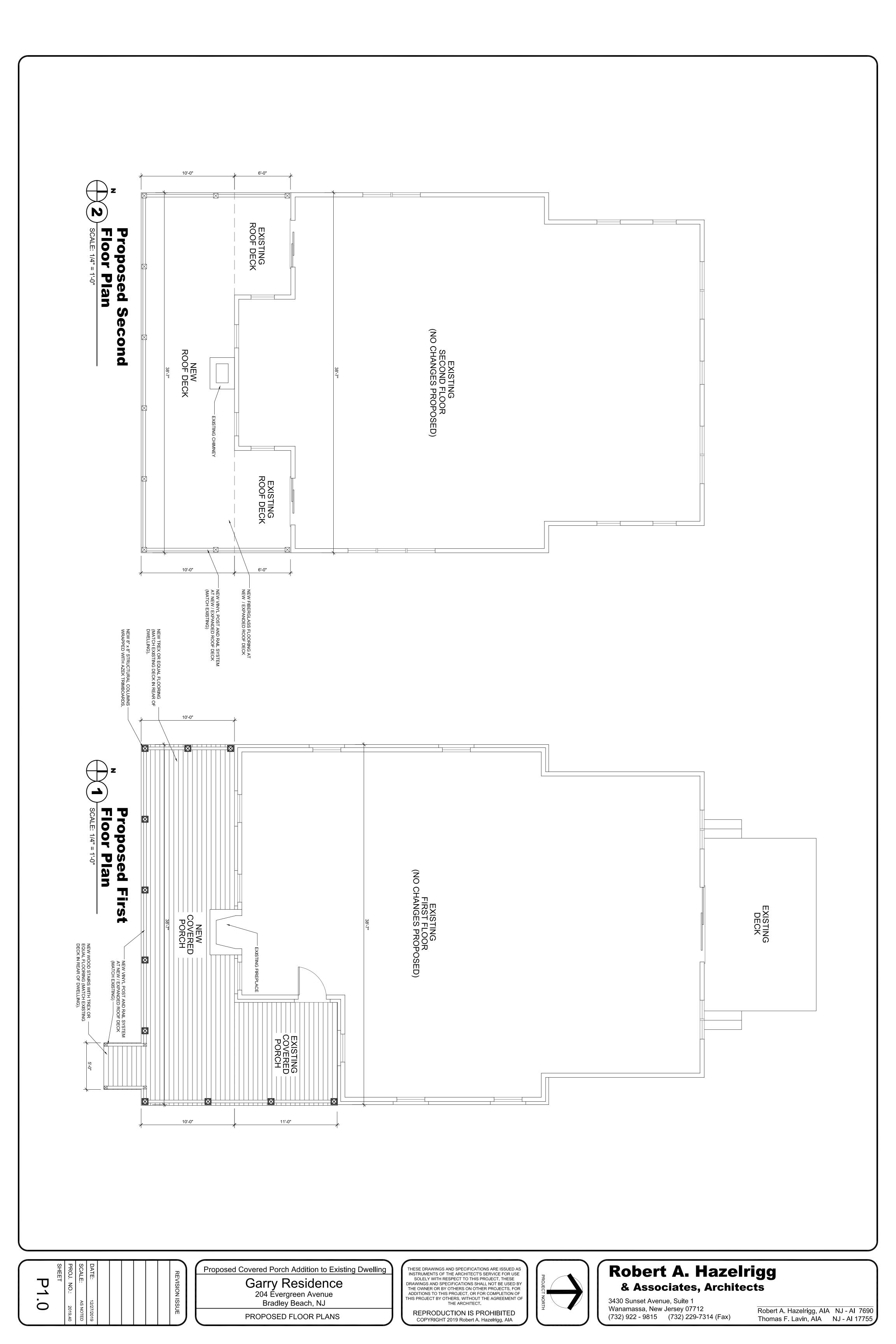
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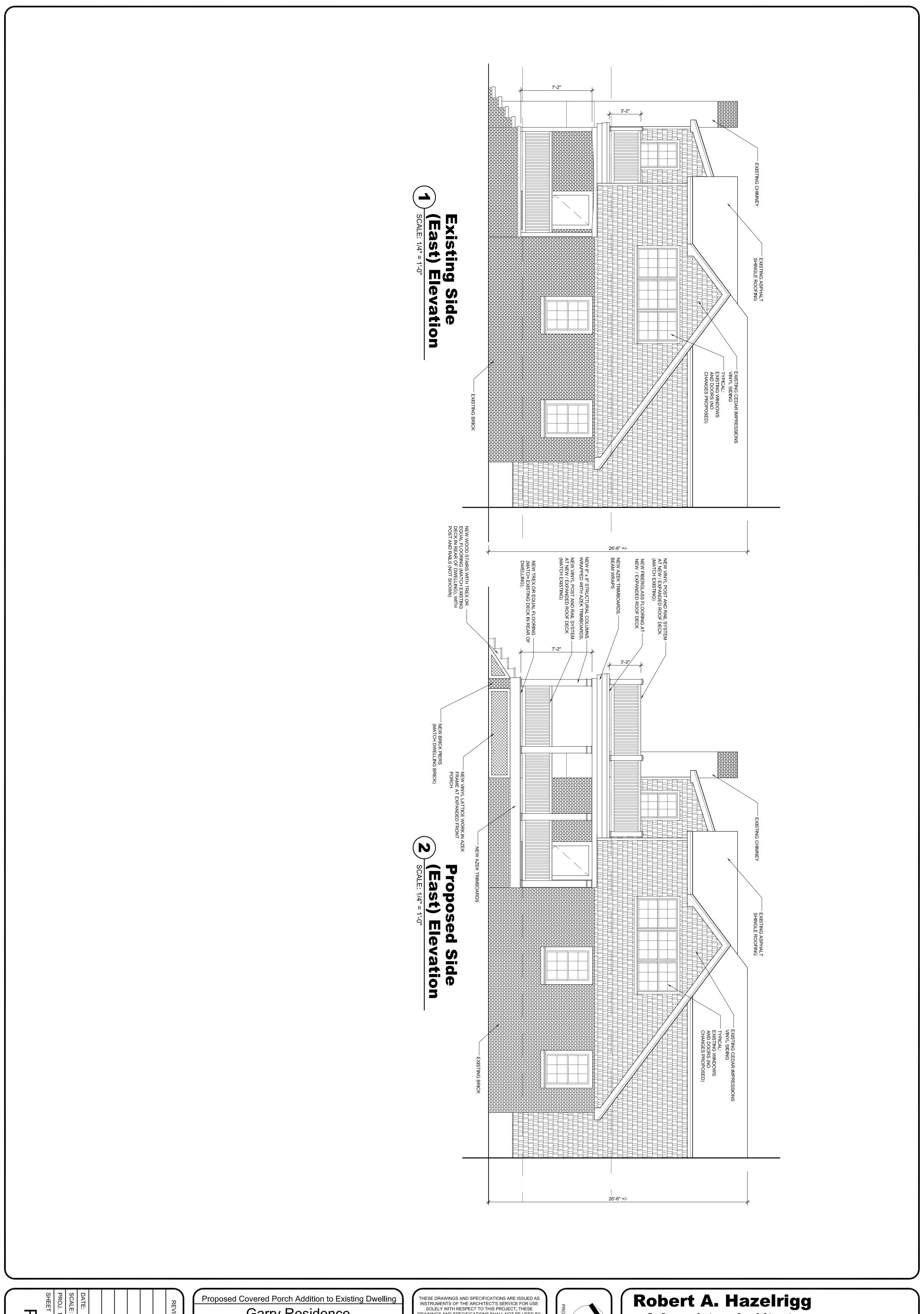
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**EXISTING & PROPOSED ELEVATIONS** 

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