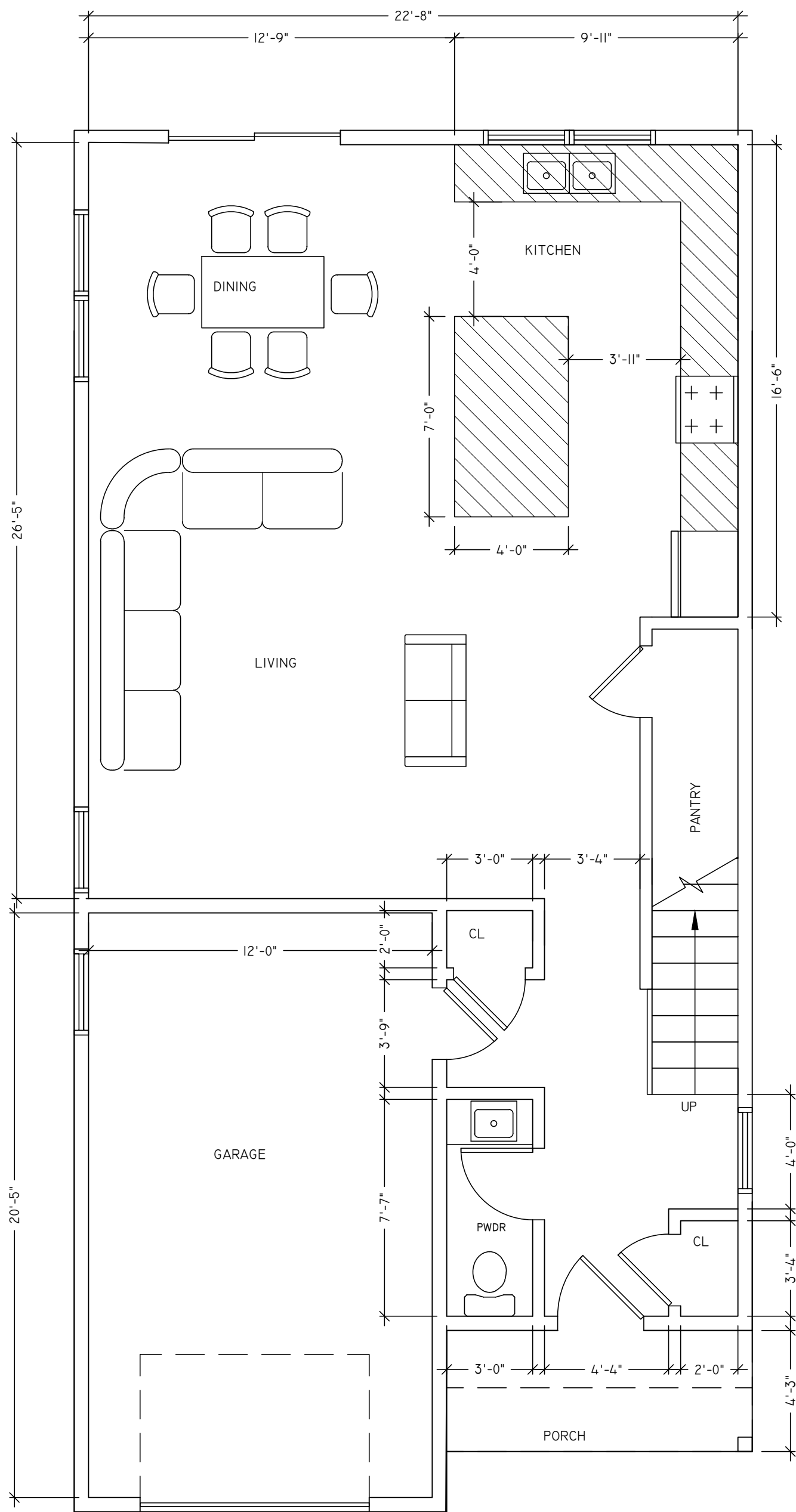
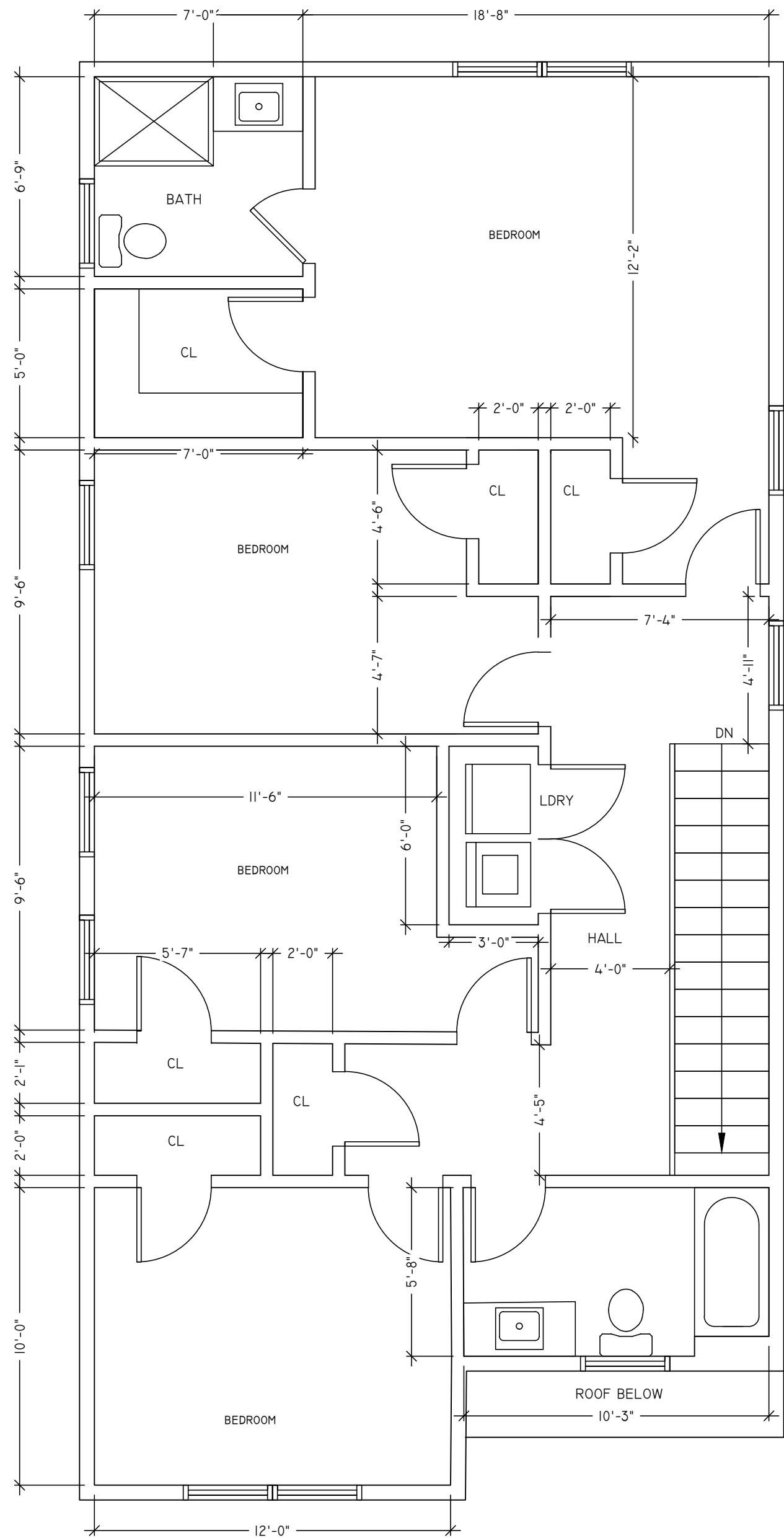




1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

BUILDING DATA	
JOB TYPE:	NEW CONSTRUCTION
No. OF STORIES:	2 STORY
BUILDING HEIGHT:	23'-11"
AREA LARGEST FLOOR:	1026 SF
VOLUME OF NEW STRUCTURE:	20,500 CF
MAX LIVE LOAD:	40 LBS/SF
MAX OCCUPANCY LOAD:	10 OCCS @ 200 GROSS
FLOOD HAZARD ZONE:	ZONE X
BASE FLOOD ELEVATION:	N/A
USE GROUP:	R-5
CONSTRUCTION CLASS:	5B
DESCRIPTION OF WORK:	NEW CONSTRUCTION SINGLE FAMILY RESIDENCE (4 BEDROOM, 2.5 BATH).

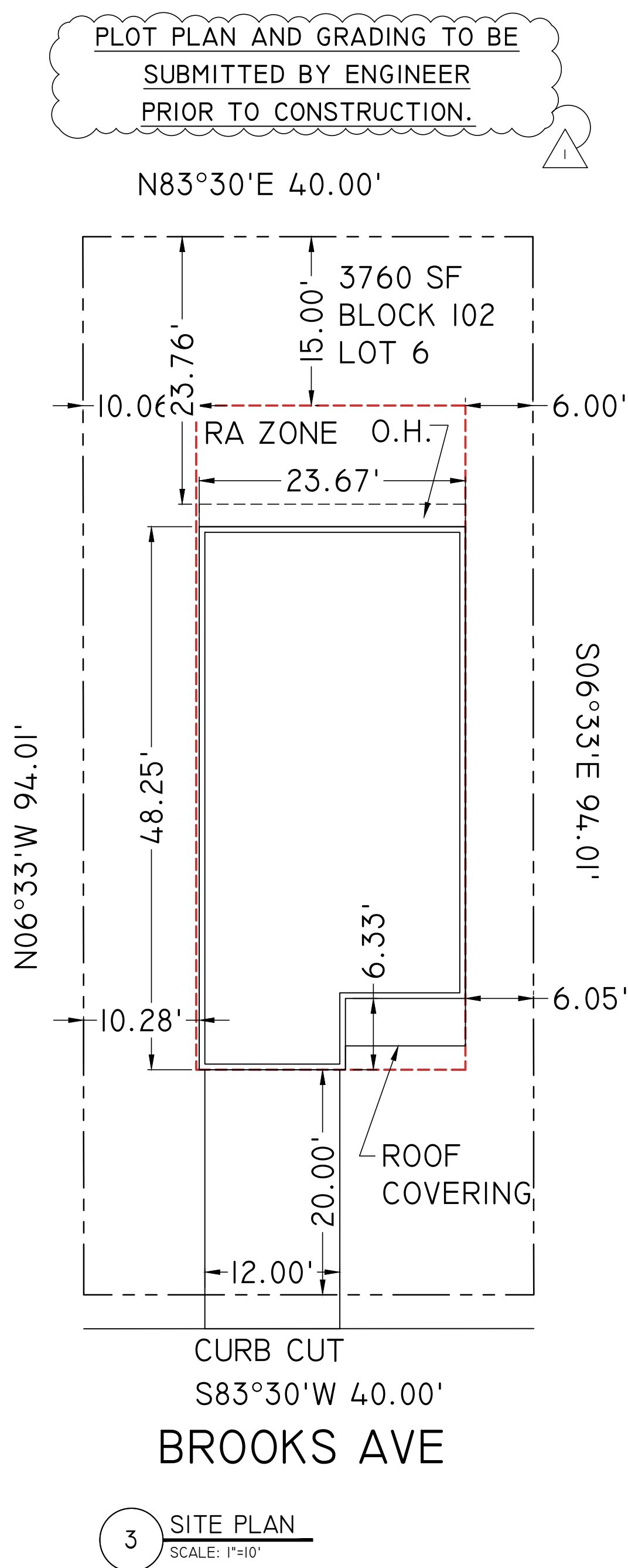
FLOOR	PROPOSED	
GARAGE:	245 SF	
1ST FLOOR AREA (LIVING):	781 SF	
2ND FLOOR AREA (LIVING):	1026 SF	
LIVING SPACE TOTAL:	1,807 SF (EXCLUDES GARAGE)	

APPLICABLE CODES- NEW JERSEY	
• NEW JERSEY UNIFORM CONSTRUCTION CODE REHABILITATION SUBCODE NJUCC, SUBCHAPTER 6	
• 1 & 2 FAMILY DWELLING SUBCODE (NJAC 5:23-5.21) INT'L. RESIDENTIAL CODE 2018, NJ EDITION	
• MECHANICAL SUBCODE (NJAC 5:23-3.20) INT'L MECHANICAL CODE 2018	
• ELECTRICAL SUBCODE (NJAC 5:23-3.16) NATIONAL ELECTRICAL CODE (NFPA 70) 2017	
• PLUMBING SUBCODE (NJAC 5:23-3.15) NATIONAL STANDARD PLUMBING CODE 2018	
• ENERGY SUBCODE (NJAC 5:23-3.18) RES. - INT'L. ENERGY CONSERVATION CODE /2018	
• FUEL GAS SUBCODE (NJAC 5:23-3.22) INT'L FUEL GAS CODE 2018	

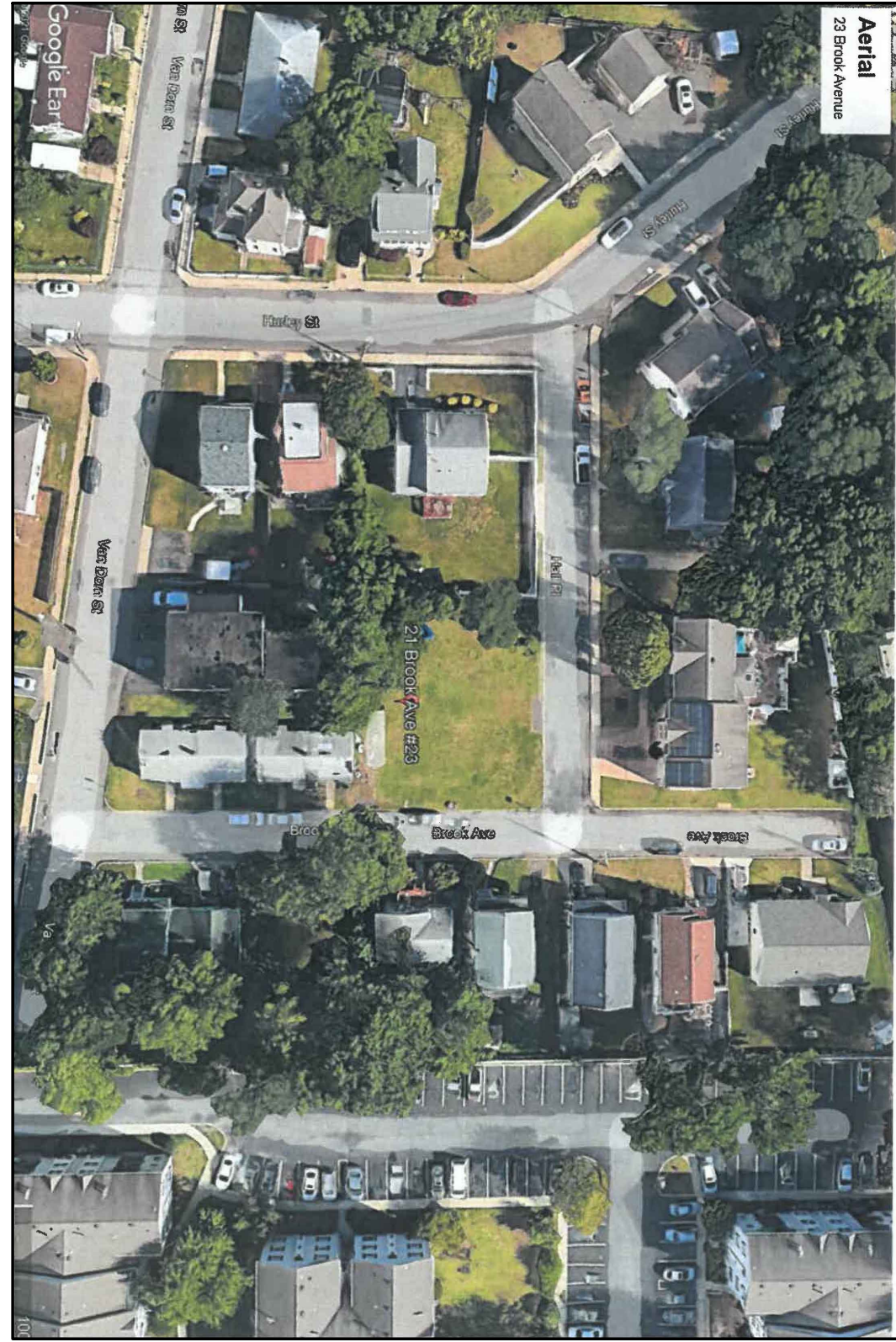
R-A ZONE			
	REQUIRED	PROPOSED	VARIANCE
LOT AREA (MIN)	5,000 SF	3760 SF (ENC)	YES
LOT WIDTH (MIN)	50 FEET	40 FEET (ENC)	YES
FRONT SETBACK (FT)	20 FEET	20 FEET	NO
REAR SETBACK (FT)	15 FEET	23.76 FEET	NO
SIDE SETBACK (FT)	6 FEET	6.05 FEET	NO
COMBINED	16 FEET	16.33 FEET	NO
BUILDING HT. (FT)	30.00 FEET (2.5 STORY)	23'-11" 2 STORY	NO
BLDG'G COVERAGE PRINCIPAL	30%	29.76% 1119 SF	NO
ALL IMPERVIOUS	60%	36.14% 1359 SF	NO
MAX COVERAGE FRONT YARD OF PARKING	30%	30% 240 SF/800 SF	NO

SITE PLAN BASED ON SURVEY PROVIDED BY:
KEE ENGINEERING ENTERPRISES
51 GERARD AVENUE, MATAWAN, NJ 07747
T: 732-290-9600
ROBERT KEE, JR., NJ LIC. # 24GB02320600
DATED: 3/11/21

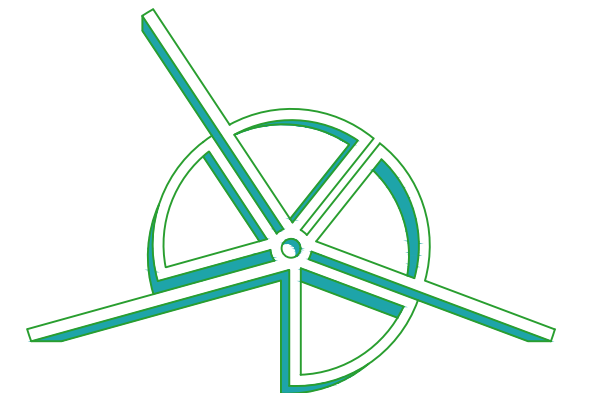
PROPOSED PARKING 2- REQUIRED 2.5 SPACES



3 SITE PLAN
SCALE: 1"=10'



4 AERIAL
NOT TO SCALE



JASON PEIST
ARCHITECT, LLC

171 BROAD ST. MATAWAN, NJ 07747
732-379-0743 | WWW.JASONPEIST.COM

23 BROOK AVE
KEYPORT, NJ 07735
MONMOUTH COUNTY
BLOCK 102 LOT 6

REVISIONS:		
#	DESCRIPTION:	DATE:
1	ISSUED FOR ZONING	5/18/2021
2	REV I - T&M COMMENTS	10/11/2021

DRAWING TITLE:

BUILDING INFORMATION

ARCHITECTURAL LICENSE #:
NJ # 21A102035200
NY # 039598

Jason Peist

JASON PEIST, AIA - ARCHITECT

© COPYRIGHT 2021

DRAWINGS, SPECIFICATIONS & OTHER DOCUMENTS, BOTH PAPER COPIES AND IN ELECTRONIC FORM, PREPARED BY JASON PEIST AND CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY FOR THIS PROJECT. THEY MAY NOT BE USED FOR ANY PURPOSES BEYOND THE SCOPE OF THIS CONTRACT WITHOUT WRITTEN PERMISSION FROM JASON PEIST. UNLAWFUL USE OF INSTRUMENTS OF SERVICE SHALL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

DATE: 5/17/21
SCALE: AS NOTED
DRAWN BY: J.R.P.
JOB NUMBER: 21-083
SHEET: 1 OF 2

DRAWING NUMBER

A-1

NOTE:
THIS DRAWING IS APPROVED ONLY FOR THE SCOPE OF WORK INDICATED ON THE DRAWINGS. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR CONSIDERED AS EITHER BEING APPROVED BY THIS ARCHITECT AND HIS CONSULTANTS OR IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS