

EXISTING CONDITIONS* FOR:
3 CASS STREET
BLOCK: 33, LOTS: 16, 17, 20, 20.01
BOROUGH OF KEYPORT
MONMOUTH COUNTY, NJ

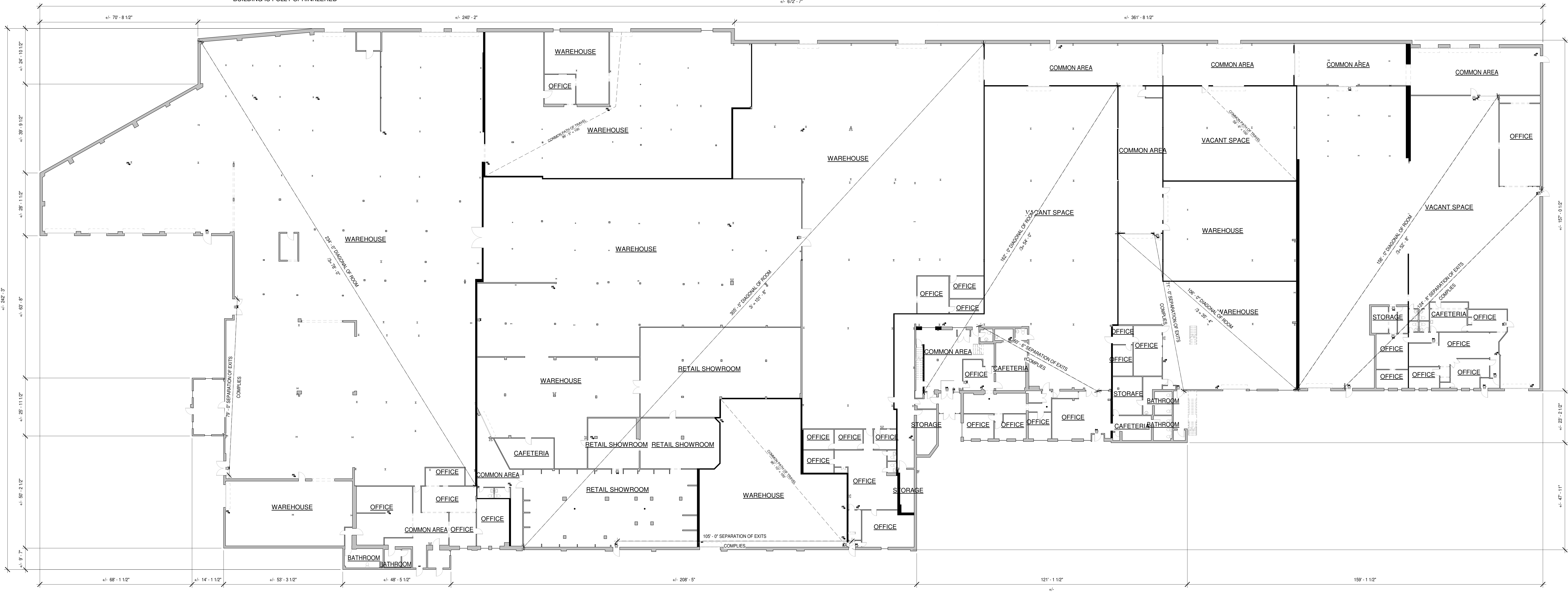
ZONING DATA

	REQUIRED (1 INDUSTRIAL)	LOTS 16, 17, 20 & 21.01
MIN LOT AREA	15,000 SF	+/- 374,844 SF
MIN LOT WIDTH	100'	+/- 345' / 280' / 220' / 260'
MIN FRONT YARD SETBACK	15'	*
MIN REAR YARD SETBACK	25'	*
MIN ONE SIDE YARD SETBACK	6'	*
MIN BOTH SIDE YARD SETBACK	16'	*
MAX BUILDING COVERAGE	50% MAX	+/- 34%
ALL BUILDINGS AND IMPERVIOUS SURFACE COVERAGE	90% MAX	+/- 54%
MAX BUILDING HEIGHT	40'	27' - 8"

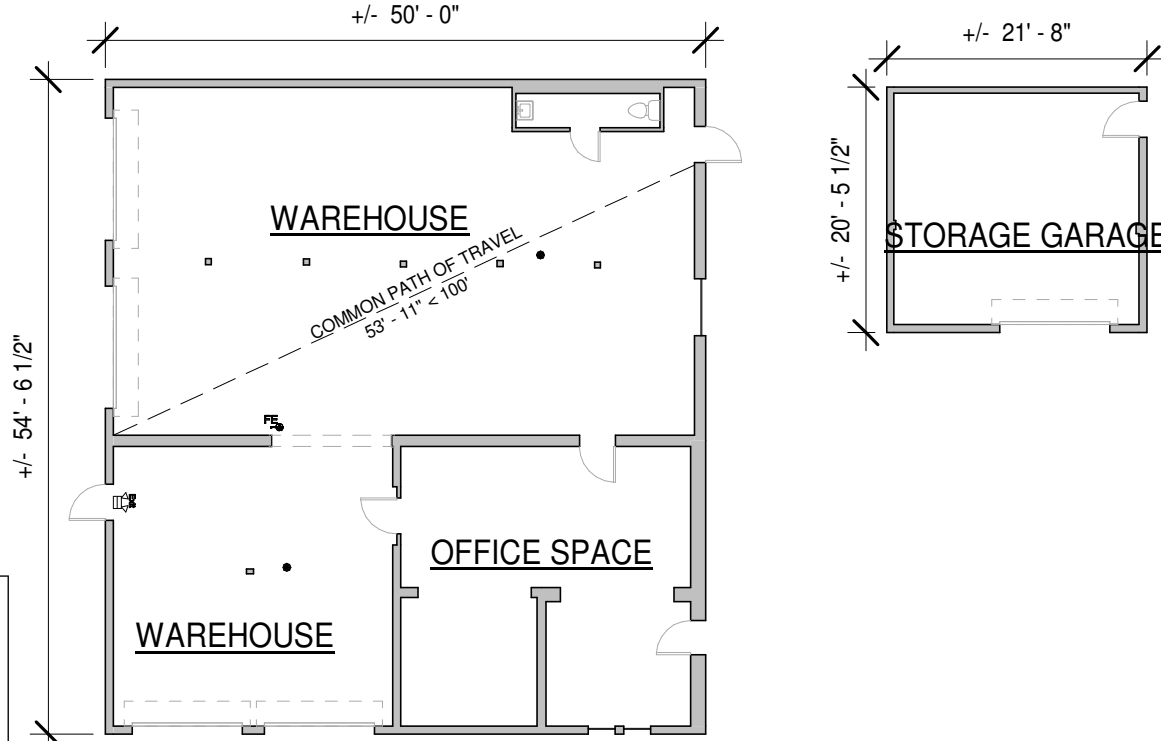
*EXISTING NON-COMPLIANCE

SITE PLAN OF _____
BLOCK _____ DATE _____ APPLICANT _____
ADDRESS _____
I CONSENT TO THE FILING OF THIS PLAN WITH THE PLANNING BOARD
(OWNER) _____ (DATE) _____
I HEREBY CERTIFY THAT I HAVE PREPARED THE PLOT PLAN AND THAT ALL DIMENSIONS AND INFORMATION THEREON DEPICTED IS CORRECT.
(NAME) _____ (TITLE AND LICENSE) _____
I HAVE REVIEWED THIS PLOT PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER THAT JURISDICTION
(DATE) _____ (MUNICIPAL ENGINEER) _____
APPROVED BY PLANNING BOARD:
PLOT PLAN FINAL
(CHAIRMAN) _____ (DATE) _____

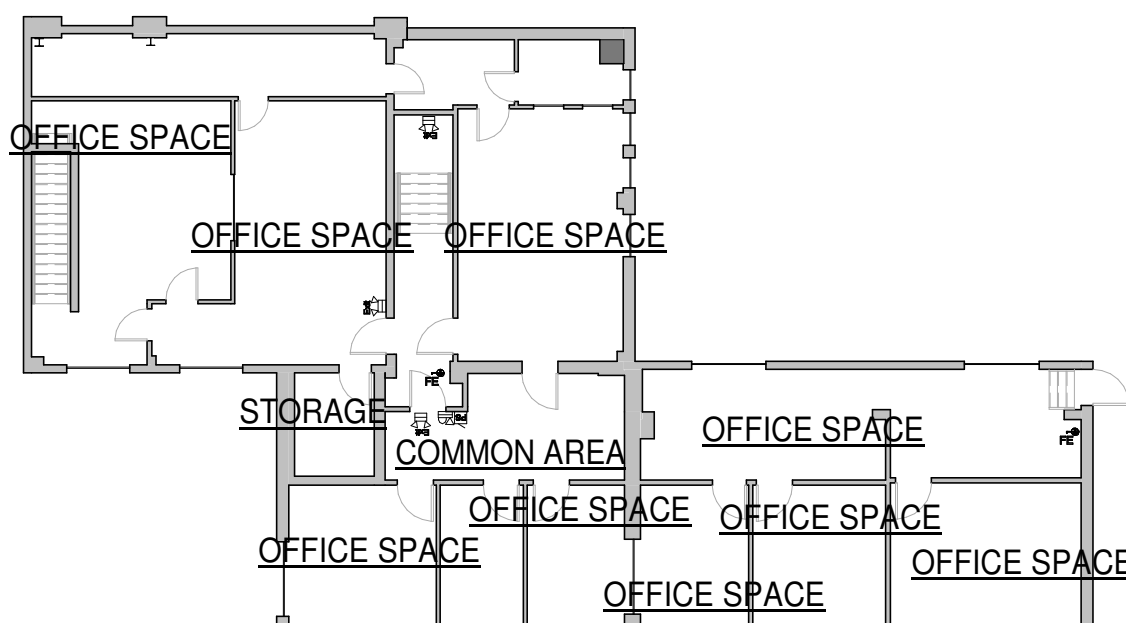
EXISTING OCCUPANCY GROUP S-1/B/M/F*
TYPE OF CONSTRUCTION III-B*
BUILDING IS FULLY SPRINKLERED*
*BASED ON SURVEY PROVIDED BY OWNER



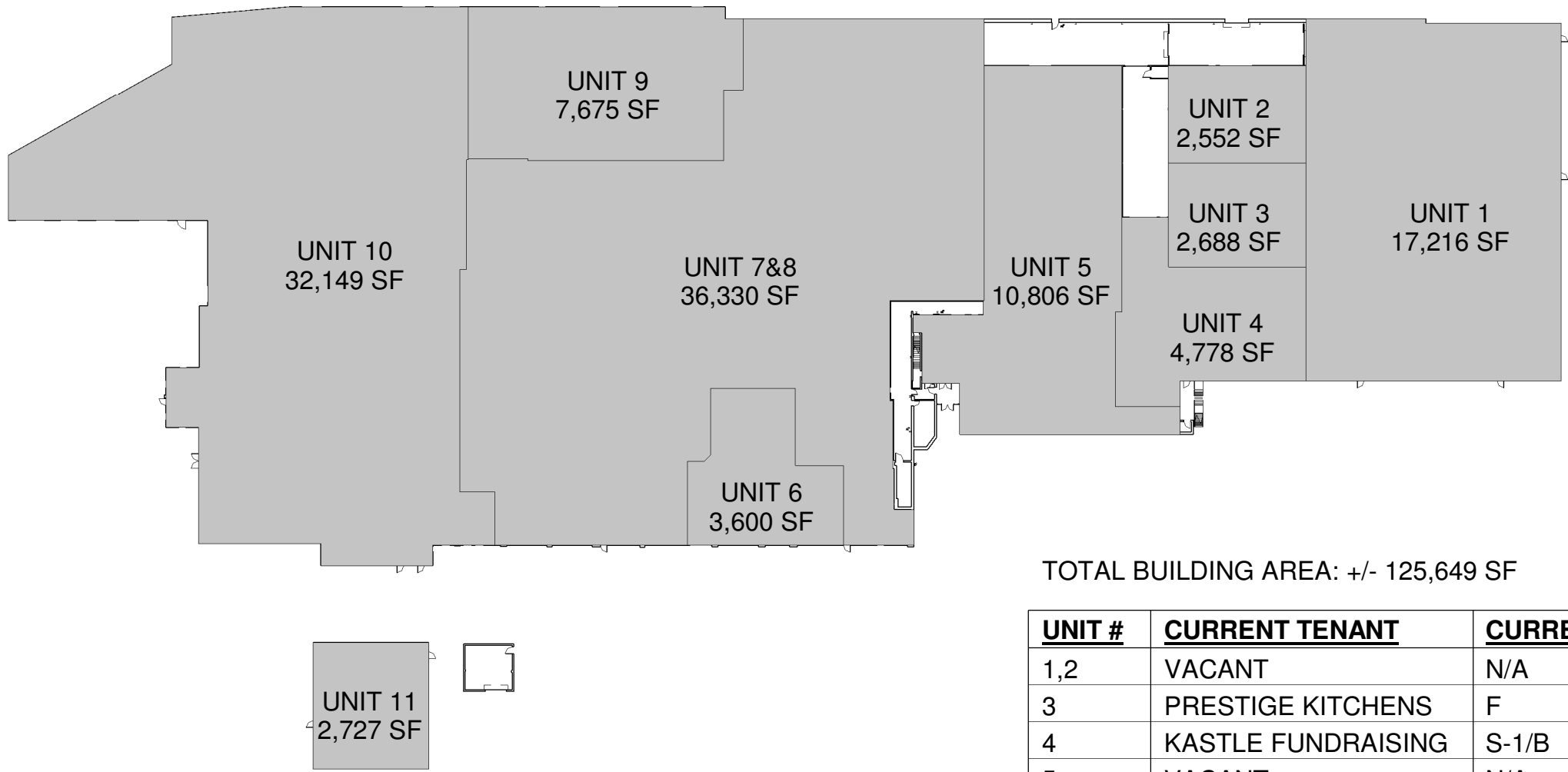
FIRST FLOOR EXISTING CONDITIONS PLAN
Scale: 1/16" = 1'-0"



LEGEND	
LIFE SAFETY	FIRE ALARM
TRAVEL DISTANCE TO EGRESS DOOR	PULL STATION
DISTANCE BETWEEN EXITS	FIRE ALARM CONTROL PANEL
START POINT	ANNUNCIATOR PANEL
EMERGENCY LIGHT WITH BATTERY BACK-UP	TAMPER SWITCH
EXIT SIGN AND EMERGENCY LIGHT WITH BATTERY BACK-UP	FLOW SWITCH
EXTERIOR MEANS OF EGRESS LIGHTING	EMERGENCY STROBE
EXIT SIGN HARDWIRED W/ BATTERY BACK-UP	EMERGENCY HORN AND STROBE
ILLUMINATED EXIT SIGN W/ DIRECTIONAL ARROW	WATER PROOF EMERGENCY HORN AND STROBE
PORTABLE WALL MOUNTED ABC TYPE FIRE EXTINGUISHER	SPEAKER AND STROBE
AREA OF REFUGE	
EX. FAN-RTM DUCT TO EXT	
SMOKE DETECTOR-DIRECT WIRED	



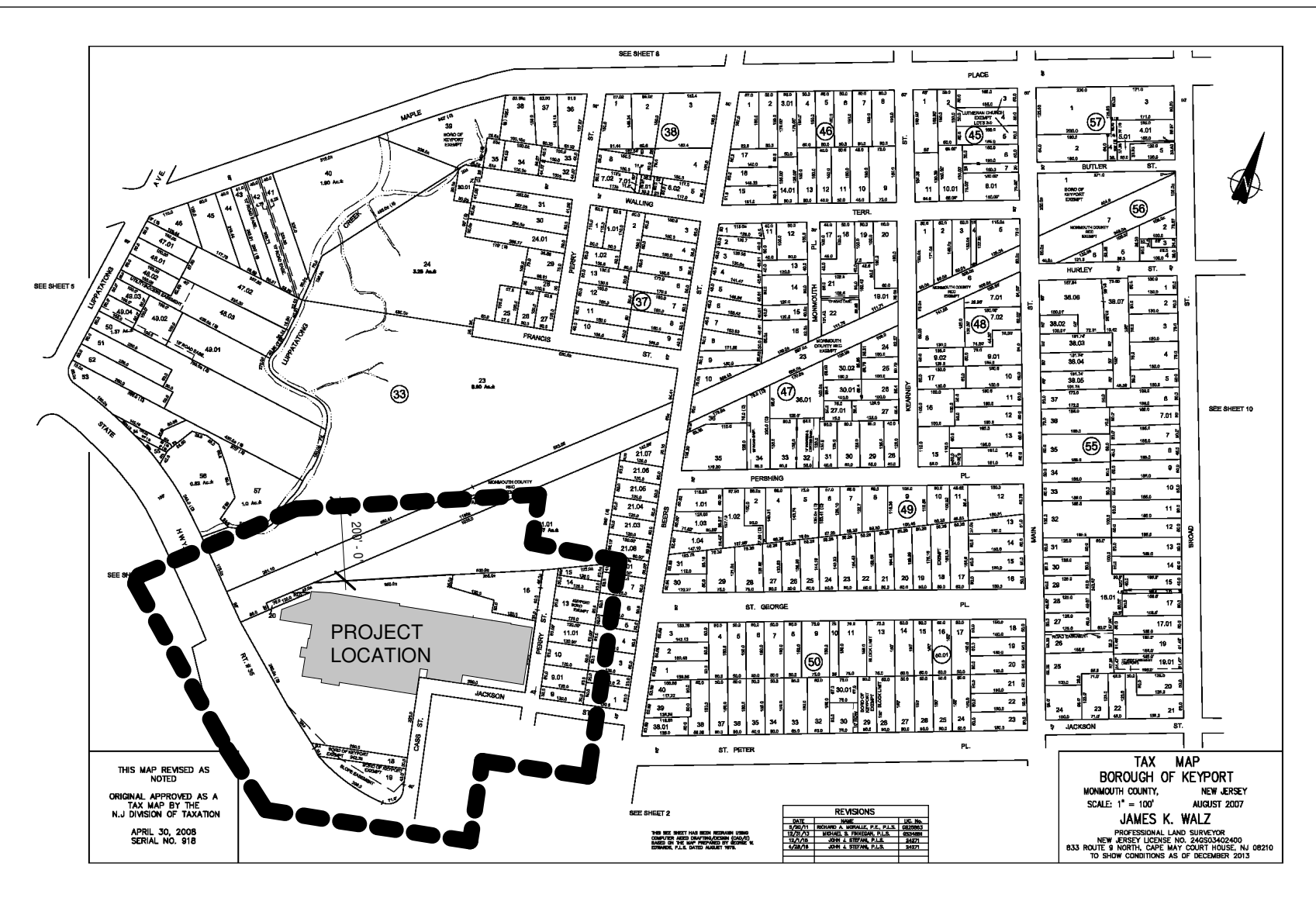
SECOND FLOOR EXISTING CONDITIONS PLAN
Scale: 1/16" = 1'-0"



TOTAL BUILDING AREA: +/- 125,649 SF

UNIT #	CURRENT TENANT	CURRENT USE
1.2	VACANT	N/A
3	PRESTIGE KITCHENS	F
4	KASTLE FUNDRAISING	S-1/B
5	VACANT	N/A
6	CRAFTSMEN RAILING	F
7.8	BEST TILE	S-1/B
9	VACANT	N/A
10	AUTOMOBY	F
11	SERVICE AIR	S-1/B

KEY PLAN
Scale: 1/64" = 1'-0"

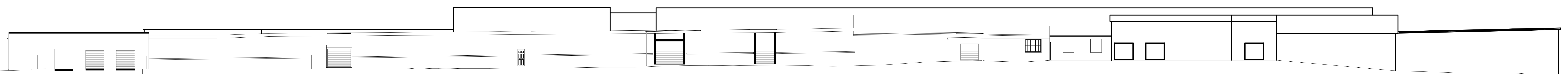
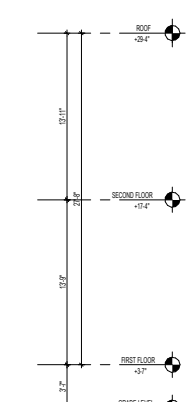


TAX MAP
Scale: 1" = 400'-0"

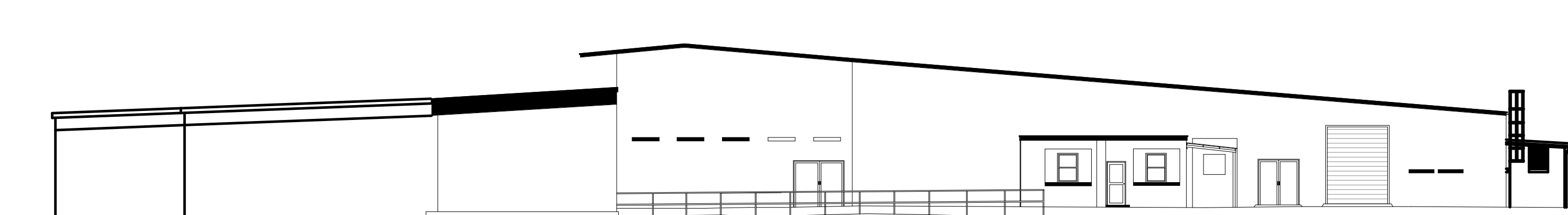
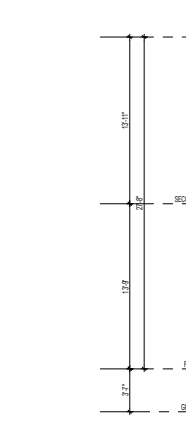
REVISION		Date	Description
No.	1	10/25/2023	REVISED AS PER REVIEW LETTER



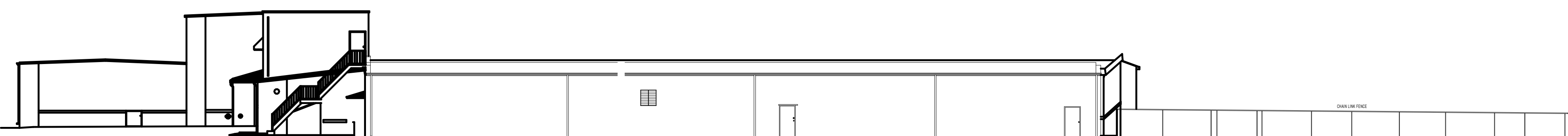
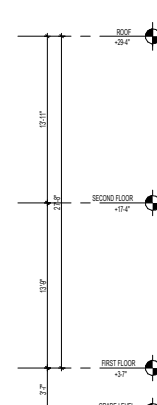
A ELEVATION A
1/16" = 1'-0"



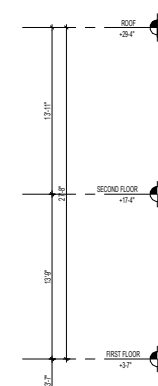
B ELEVATION $\frac{1}{16}'' = 1'-0''$



C ELEVATION C
1/16" = 1'-0"



D ELEVATION D
1/16" = 1'-0"



EXISTING CONDITIONS* FOR:
3 CASS STREET
 BLOCK: 33, LOTS: 16, 17, 20, 20.01
 BOROUGH OF KENPORT
 MONMOUTH COUNTY, NJ

[illegible]

LAWRENCE S. SCHREIBER © 2023 R R F Design Studio and Architectural Services LLC 92 Certificate of Authorization No. AC 00120400	
ELEVATIONS	
JOB#:	23CA9259
DWN:	EG
CHK:	BF
DATE:	10/23/2023
DRAWING NO.	