

EXHIBIT C

SUPPLEMENTAL ATTACHMENT

SPECIFICATION SHEETS TO

SUPPLEMENT EXHIBIT B



## Russo Seamless Gutter, LLC

estimates@russogutter.com

5100 NJ- 33

Farmingdale, NJ 07727

Contractor License #: Lic # 13VH00268100

Hi Robert Tice!

GUTTERS (732) 751-8870

Job Address: 98 Lawrence Avenue Neptune Township, NJ 07756

Accept Re Print (<https://jobprogress.com/api/public/proposals/1746648265681bbcc9c4af7/file>)

Download <https://jobprogress.com/api/public/proposals/1746648265681bbcc9c4af7/file?download=1>



**SEAMLESS GUTTER, LLC**  
& EXTERIORS  
"We're More Than Just Gutters"



**GAF Certified**  
Weather Shutter Roofing Contractor



SINCE 1997  
**20 YEARS**

5100 NJ-33 Farmingdale, NJ 07727 | Phone: 732-751-8870 | Website: russogutter.com

NAME

Robert Tice

ADDRESS

98 Lawrence Avenue

CITY

STATE

ZIP

EMAIL

Neptune Township

New Jersey

07756

bobtice1@verizon.net

HOME:

CELL:

(732) 904-2469

(732) 904-2469

DATE

05/07/2025

Please review the estimate below.

Feel free to contact us if you have any questions or concerns.

We look forward to working with you.

Safety is our Goal, Our Technicians are OSHA 10 certified

7:22

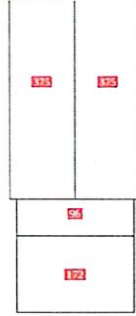


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Roof	Facets	Total
Labeled Facets	7	1788 ft²
Small Facets	2	0 ft²
Total	9	1788 ft²



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PROPERTY ID: 123456  
MODEL ID: M365-00  
NAME: TOCONITA RA ARCH-  
3 APR 2023  
Page 14

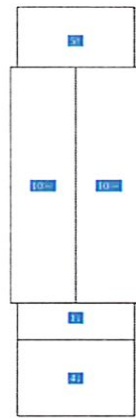
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Complete Measurements

Mark Toconita RA Architecturals ...

ROOF PITCH

Roof Pitch	Area	Percentage
10 / 12	756 ft²	63.64%
4 / 12	172 ft²	14.48%
5 / 12	157 ft²	13.22%
1 / 12	96 ft²	8.08%
6 / 12	7 ft²	0.59%



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PROPERTY ID: 123456  
MODEL ID: M365-00  
NAME: TOCONITA RA ARCH-  
3 APR 2023  
Page 25

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Complete Measurements

Mark Toconita RA Architecturals ...

PHOTOS



Open M365 Copilot



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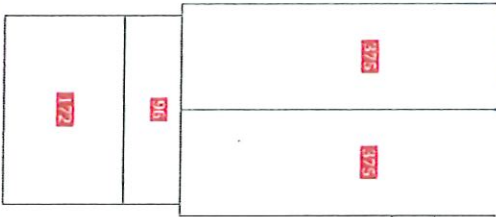
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Roof	Facets	Total
Labeled Facets	7	1188 ft²
Small Facets	2	0 ft²
Total	9	1188 ft²



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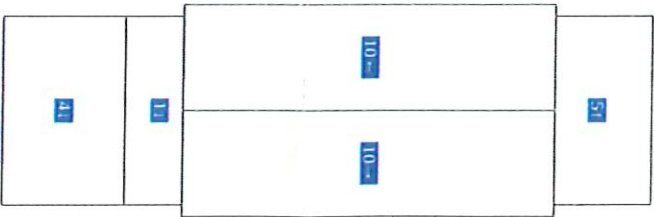
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PROPERTY ID: 1535116  
MODEL ID: 15348150  
MARK: TOCONITA RA ARCH-  
1 APR 2025  
Page 24

Hover Complete Measurements

Mark Toconita RA Architecturals ...  
ROOF PITCH

Roof Pitch	Area	Percentage
10 / 12	756 ft²	63.64%
4 / 12	172 ft²	14.48%
5 / 12	157 ft²	13.22%
1 / 12	96 ft²	8.08%
6 / 12	7 ft²	0.59%



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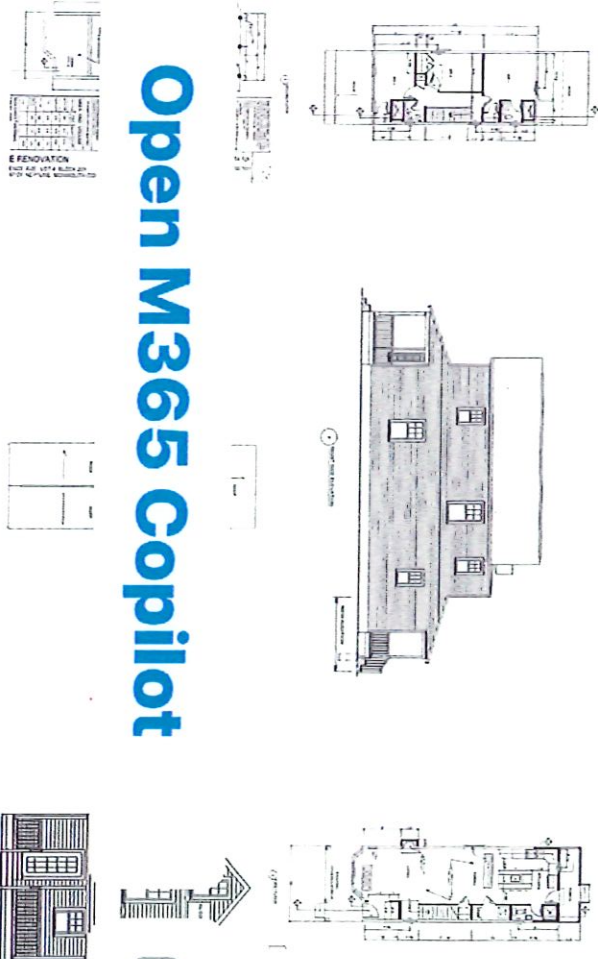
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PROPERTY ID: 1535116  
MODEL ID: 15348150  
MARK: TOCONITA RA ARCH-  
1 APR 2025  
Page 25

Hover Complete Measurements

Mark Toconita RA Architecturals ...  
PHOTOS



Open M365 Copilot





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## Timberline HDZ®

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[Find a contractor](#)



All Products

Your Area



Pewter  
Gray



Appalachian  
Sky



Barkwood



Birchwood



Biscayne  
Blue



Cedar Falls



Charcoal



Copper  
Canyon



Drift

[Jump to  
Overview](#)

### About Timberline HDZ® Shingles



# Hardie® Plank Lap Siding

**Submittal Form**
**01**

Submitted to: .....

Project Name: .....

Submitted by: .....

Date: .....

☐ HZ5® Product Zone    ☐ HZ10® Product Zone

 Product Width:   ☐ 5-1/4in   ☐ 6-1/4in   ☐ 7-1/4in   ☐ 8in   ☐ 8-1/4in   ☐ 9-1/4in   ☐ 12in

 Product Finish:   ☐ Primed   ☐ ColorPlus® Technology

 Product Texture:   ☐ Smooth   ☐ Select Cedarmill®   ☐ Colonial Roughsawn®  
                              ☐ Colonial Smooth®   ☐ Rustic Cedar

# Hardie® Plank Lap Siding

**Specification Sheet**
**01**

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBER CEMENT SIDING

## HARDIE® PLANK LAP SIDING

### Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

### Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

### Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

### Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

### Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

### Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

\*HZ5: 9-1/4, 12 only available primed    HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight 2.31 lbs. per square foot

### Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

### Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



**Performance Properties**

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
THERMAL	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
	Thermal Conductivity	ASTM C177	(BTU/(hr·ft²·F))/inch		2.07
DURABILITY	Actual Thermal Conductivity		(K <sub>cs</sub> )	As reported	6.62
	Thermal Resistance		R=1/ K <sub>cs</sub>		0.48
	Actual Thermal Resistance		(R)		0.15
	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

**Installation**

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

**Warranty**

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty  
ColorPlus® Technology: 15-year Limited Finish Warranty

**Sustainable Design Contribution**

- Regionally sourced content- varies by project location
  - Avoidance of certain chemicals or Red List Compliance
- Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

**Storage and Handling**

Store flat and keep dry and covered prior to installation.

**Technical Services**

Contact James Hardie Technical Services online at [JamesHardie.com](http://JamesHardie.com), or by phone at (800)426-4051

# EXHIBIT D

ZONING BOARD OF ADJUSTMENT  
ZBA RESOLUTION #25/06 & PLANS AND  
APPLICATION AS SUBMITTED TO THE  
ZONING BOARD OF ADJUSTMENT,  
RELIED UPON FOR THE CERTIFICATE OF  
APPROPRIATENESS APPLICATION



APPLICANT: SRT2 REALTY, LLC  
(ELIZABETH TICE, MAN. MEM.)  
APPLICATION NUMBER: ZB24/12  
BLOCK: 98  
LOT: 4  
ADDRESS: 98 LAWRENCE AVENUE  
ATTORNEY FOR APPLICANT: JEFFERY BEEKMAN, ESQ.  
RESOLUTION NUMBER: 25/06



**RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT  
OF THE TOWNSHIP OF NEPTUNE  
USE AND BULK VARIANCE FOR SMALL ADDITION  
ON MULTI-FAMILY RESIDENTIAL USE  
(EXPANSION OF PRE-EXISTING, NON-CONFORMING USE)**

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WHEREAS, VICE CHAIR SHANE MARTINS, offered the following Resolution moved and seconded by BOARD MEMBER DR. JAMES BROWN:

WHEREAS, SRT2 REALTY, LLC by and through their Attorney, JEFFERY BEEKMAN, ESQ. hereinafter referred to as the "applicant" filed an application with the Zoning Board of Adjustment of the Township of Neptune, (hereinafter referred to as the "Board") seeking the following relief:

Applicants are seeking Use Variance approval to renovate the front single-family dwelling by adding a 53 sq. ft. addition to the first-floor kitchen space, as well as an addition of a 70 sq. ft. covered porch in the rear of the front dwelling. Applicants are also proposing to replace the current rear walkway with a 101 sq. ft. new walkway and install a 5 sq. ft. bay window and a 5 sq. ft. gas fireplace on the south side of the house. The applicant is represented by Jeffrey P. Beekman, Esq.

WHEREAS, the application pertains to premises known and designated as Block 98, Lot 4 on the Tax Map of the Township of Neptune, which premises are located at 98 Lawrence Avenue, Neptune, NJ 07753;

WHEREAS, all notice requirements were satisfied by the applicant and the Board has jurisdiction to hear, consider and determine the application at issue; and

WHEREAS, the Board held a public hearing with regard to the referenced application on the following date, (Originally scheduled for 9/4/2024; carried to;) DECEMBER 4, 2024.

WHEREAS, the following items were entered as Exhibits at the hearing, including but not limited to; any and all documentation as submitted and appearing on the Neptune Township website (NeptuneTownship.org) for presentation at the Public Meeting conducted either "In Person" or via Zoom with public notice along with any and all documentation provided at the Public Hearing as so denoted as "Exhibit" after identification and submission into the record; to wit;



## **SRT2 Realty (Tice) 98 Lawrence**

1. Community Impact Statement
2. Survey
3. Lease Assignment (copy)
4. Zoning Permit Denial
5. Architectural Plans
6. Use Variance Plans
7. Checklist & Application
8. Resolution of SRT2 Realty LLC
9. Avakian Review #1
10. 94 Lawrence Property Card
11. 96 Lawrence Property Card
12. Mark Toconita RA Architecturals
13. Najarian Assoc. Variance Plan
14. Neighbor Chimney Comparison
15. PQ 98 Lawrence Property Cards
16. PQ 98 Lawrence Rear Yard Comparison
17. Sanborn Maps- 3 Pages

**WHEREAS**, The Board listened to the Testimony of the following:

### **1. ELIZABETH TICE- MANAGING MEMBER LLC**

**WHEREAS**, The Board took Questions from the following member of the Public as to the witnesses presented:

### **1. NOT APPLICABLE**

**WHEREAS**, The Board took Commentary on the Application upon conclusion of the witness testimony as follows:

### **1. NOT APPLICABLE**

**WHEREAS**, the Board, having given due consideration to the Exhibits moved into evidence and the Testimony presented at said hearing(s), does make the following findings of fact:

1. This is a modest addition to property which is preexisting non-conforming use. Both units in the subject structure are significantly small.
2. Making a functional kitchen, porch on rear and fireplace repair with a replacement of the existing walkway, will benefit the property. In total, this is less than 225 sf (230 total) for the expansion. The only reason the applicant is before the Board and required to appear is that this proposed construction constitutes a D2 expansion of use on a property which has been there forever as a multi-family property.
3. Per Board Planner **JENNIFER BEAHM**, there are proof for the expansion of the site to indicate the site can accommodate the proposed expansion of use. The standard for zoning is a lesser standard. In this situation, there is an expansion for 50 SF for kitchen, covered porch and 5 SF for fireplace. The site can absolutely accommodate the use and is still subject to HPC approval for exterior. This is a functional expansion for the rental

units. Beahm submits that this is minor ask and takes no exception to same and benefit outweigh any negative. The conditions are existing and the building coverage for the 2 family dwelling with proposed addition, is still under allowable coverage for the site.

4. **VICE CHAIR SHANE MARTINS** appreciates that the applicant is asking for permission rather than forgiveness in this pending application.

**WHEREAS**, In order to prevail on an application for a variance, the Municipal Land Use Law (MLUL), N.J.S.A. 40:55D – 70, requires the applicant to establish that the variance can be granted without substantial detriment to the public good and that the granting of the variance does not substantially impair the intent and purpose of the master plan, zone plan and zoning ordinance.

**NOW THEREFORE, BE IT RESOLVED**, by the Board of Adjustment of the Township of Neptune that it hereby adopts the aforesaid findings of fact and specifically makes the following conclusions:

- a. Based upon the aforesaid findings of fact, the Board concludes that:
  - i. The applicant has demonstrated that the proposed use of the property in question is substantially the same kind of use as that to which the premises were devoted at the time of the passage of the zoning ordinance.
- b. Based upon the aforesaid findings of fact, the Board further concludes that the granting of the approval set forth herein will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of the zoning ordinance and the zoning plan of the Township of Neptune.
- c. Special reasons have been demonstrated and the Board accepts the opinion of the Applicant's planner, with commentary from the Board Planner, as to these reasons as well as the enhanced proofs required.
- d. **The Board specifically includes herein by reference, the Transcripts from the hearings, which provide the detailed basis and description of the decision as memorialized in this Resolution and do hereby rely upon same for further reference, as necessary.**

**BE IT FURTHER RESOLVED**, by the Board of Adjustment of the Township of Neptune that the following be and are hereby **GRANTED**:

Applicant is granted use variance relief for approval to renovate the front single-family dwelling by adding a 53 sq. ft. addition to the first-floor kitchen space, as well as an addition of a 70 sq. ft. covered porch in the rear of the front dwelling. Applicants shall also replace the current rear walkway with a 101 sq. ft. new walkway and install a 5 sq. ft. bay window and a 5 sq. ft. gas fireplace on the south side of the house per the plans submitted.

**ALL APPROVALS GRANTED HEREIN ARE SUBJECT TO THE FOLLOWING CONDITIONS:**

- (1) The applicant shall comply with any requirements established by, and obtain any necessary approvals of the following, **IF APPLICABLE**, to the proposed construction herein:

- a. All Plans must be approved by Township Engineer and Code and Construction Departments for the issuance of Permits;
- b. MONMOUTH COUNTY PLANNING BOARD;
- c. FIRE MARSHALL;
- d. BOARD OF HEALTH;
- e. SOIL CONSERVATION AND SEDIMENT CONTROL APPROVALS AND PERMITS;
- f. AFFORDABLE HOUSING CONTRIBUTION (ORD. 04-22)
- g. BOARD OF ADJUSTMENT PLANNER (Per Report)
- h. BOARD OF ADJUSTMENT ENGINEER (Per Report);
- i. POSTING OF PERFORMANCE GUARANTEES AND INSPECTION FEES;
- j. FINAL SITE PLAN DRAWINGS INCORPORATING ALL CHANGES AND/OR AMENDMENTS MADE AT THE HEARING.
- k. FINAL DESIGN SUBJECT TO APPROVAL OF THE BOARDS'S PROFESSIONALS.
- l. SUBJECT TO THE APPLICANT COMPLYING WITH ANY AND ALL FEDERAL, STATE, COUNTY AND LOCAL LAWS, RULES AND REGULATIONS AFFECTING AND PERTAINING TO THE DEVELOPMENT OR USE OF THE SITE IN QUESTION.
- m. APPLICANT MUST SATISFY AND PAY FOR ANY TAX MAP REVISION FEE AS A CONDITION OF APPROVAL FOR ANY AND ALL SUBDIVISIONS OR OTHERWISE AS MAY BE DEEMED NECESSARY FOR RESOLUTION COMPLIANCE.

(2) SUBJECT TO ALL REPRESENTATIONS AND TESTIMONY OF THE APPLICANT BEING TRUTHFUL AND ACCURATE

ROLL CALL VOTE:

THOSE IN FAVOR: MARTINS, BROWN, BASCOM, FRANTZ, RILEY, WESTON, DREMLUCK, DIPACE.

THOSE OPPOSED: NONE

ABSENT:

ABSTAINED:

MEMORIALIZATION VOTE:

THOSE IN FAVOR: ALL IN FAVOR

THOSE OPPOSED: NONE

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a true copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Neptune at its meeting on DECEMBER 4, 2024 and memorialized at the meeting held on March 5, 2025,

Date: March 27, 2025

---

HEATHER KEPLER  
Administrative Officer of the  
Zoning Board of Adjustment.  
Township of Neptune.

DESCRIPTION		PROPERTY LOCATION TO CHAMBERLAIN AVE		SKETCH	
<b>SITE INFORMATION</b> Sewer: SEW/WATER Water: Gas: SEWER ONLY Topography: LEVEL Road: PAVED					
<b>BUILDING INFORMATION</b> Type and Use: N.A. Story Height: TWO STORY Style: COLONIAL Exterior Fin: FRAME  Roof Type: GABLE Roof Material: SHINGLE Foundation: BRICK Condition: NORMAL Quality: 17 Source: DMG VACANT  Bath: Mod: Avg:2 Old: Kitchen: Mod: Avg:1 Old: Room Count: Tot: 6 Bed: 3 Bth: 2 Year Built: 1880 Eff Age (Years): 35 Livable Area: 1247					
<b>BASEMENT</b> 432 SF <b>FIRST STORY</b> 655 SF <b>UPPER STORY</b> 592 SF 1 <b>FORCED HOT AIR</b> 1247 SF <b>3 FIXTURE BATH</b> 2 <b>UNFIN ATTIC</b> 432 SF <b>EXP. ATTIC (UNF)</b> 432 SF <b>ENCLOSED PORCH</b> 24 <b>OPEN PORCH</b> 101 SF					
SALE DATE 00/00/00 SALE PRICE 0					

Copyright (c) 1999 MicroSystems NJ, Inc., L.L.C.

05/15/24 Scale: 10

PQ - 98 Lawrence



Block 201	Land Desc	Owner Name	Land	32,300	Exemption	Net Taxable Value Deductions
Lot 4	Bldg Desc	Street Address	Bank	Inpr	53,200	Code
Qual	Addi Lots	City & State	Zip	07756	Total	85,500
Acct#	Acresage	Property Location	Zone	HD81	Value	0
	0.000	Class 2				

# DESCRIPTION

## SITE INFORMATION

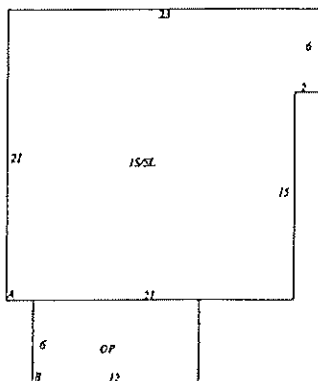
Sewer: SEW/WATER  
 Water:  
 Gas: SEWER ONLY  
 Topography: LEVEL  
 Road: PAVED

## BUILDING INFORMATION

Type and Use: N.A.  
 Story Height: ONE STORY  
 Style: BUNGALOW  
 Exterior Fin: FRAME  
 Roof Type: GABLE  
 Roof Material: SHINGLE  
 Foundation: CONCRETE SLAB  
 Condition: NORMAL  
 Quality: 17  
 Source: ESTIMATED  
 Bath: Mod: Avg: 1 Old:  
 Kitchen: Mod: Avg: 1 Old:  
 Room Count: Tot: 3 Bed: 1 Bth: 1  
 Year Built: 1930  
 Eff Age (Years): 35  
 Livable Area: 453  
 FIRST STORY 453 SF  
 CONC. SLAB 453 SF  
 1  
 FLOOR OR WALL F 453 SF  
 3 FIXTURE BATH 1  
 OPEN PORCH 72

SALE DATE 00/00/00  
 SALE PRICE 0

# SKETCH







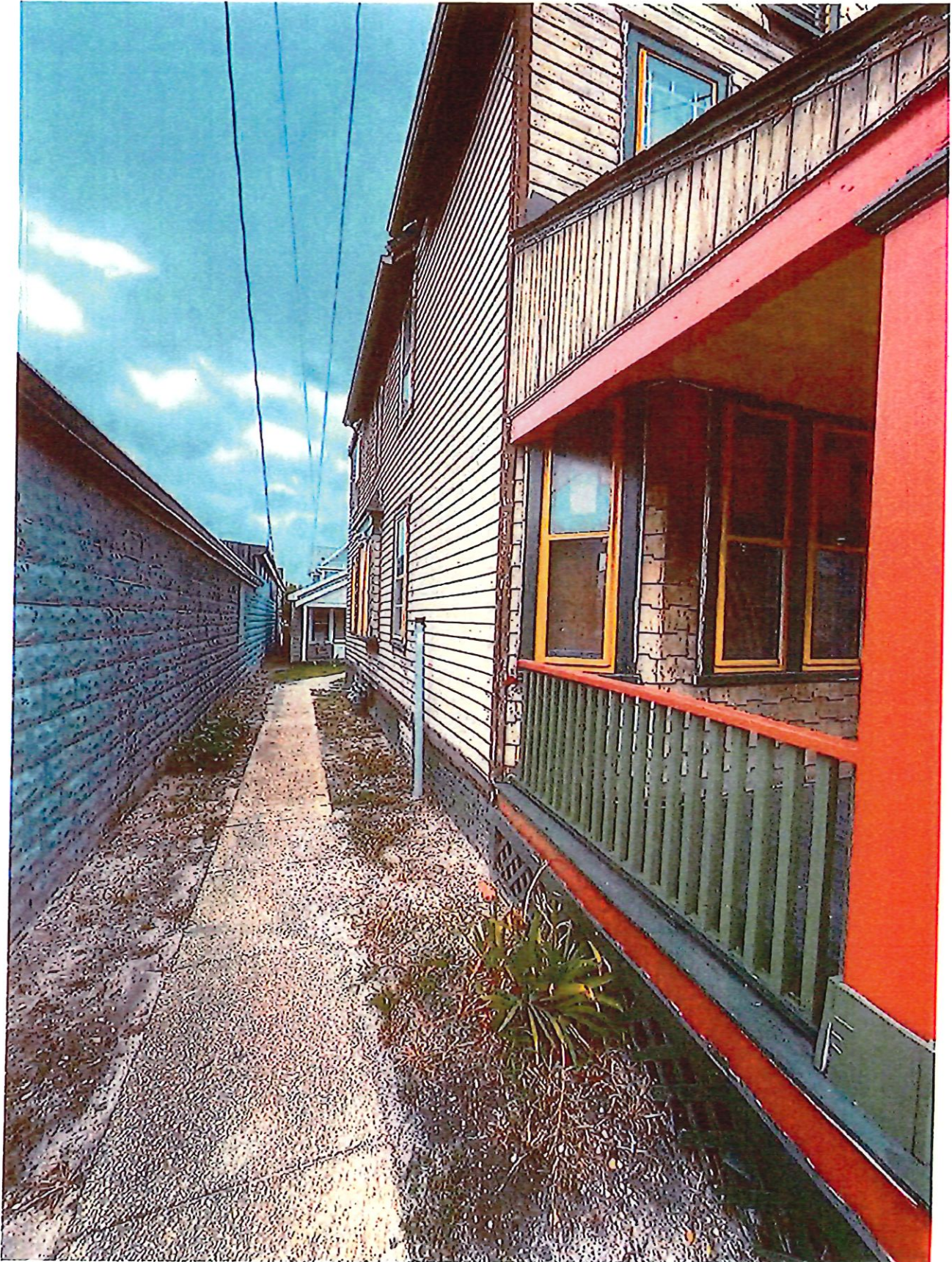








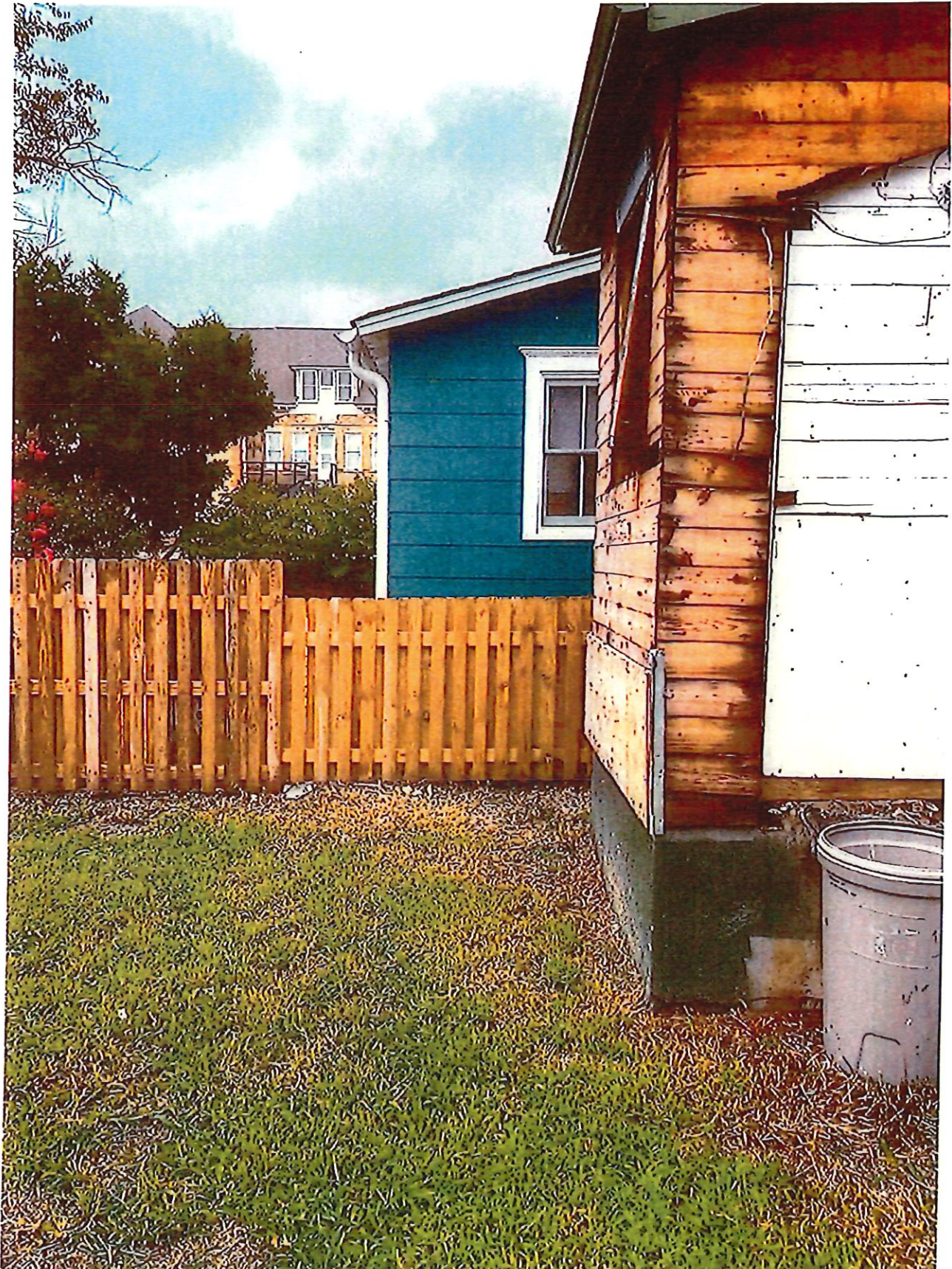






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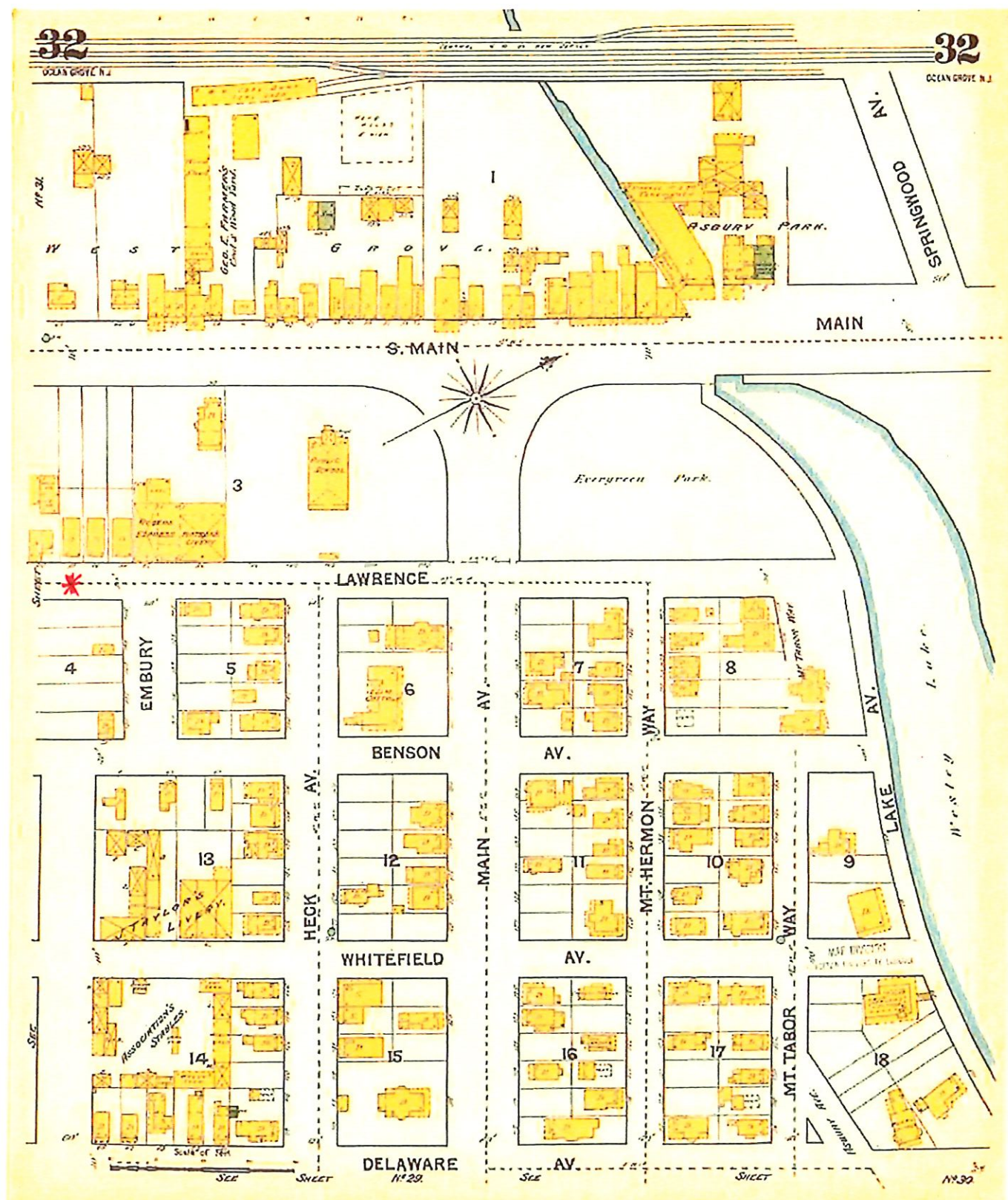
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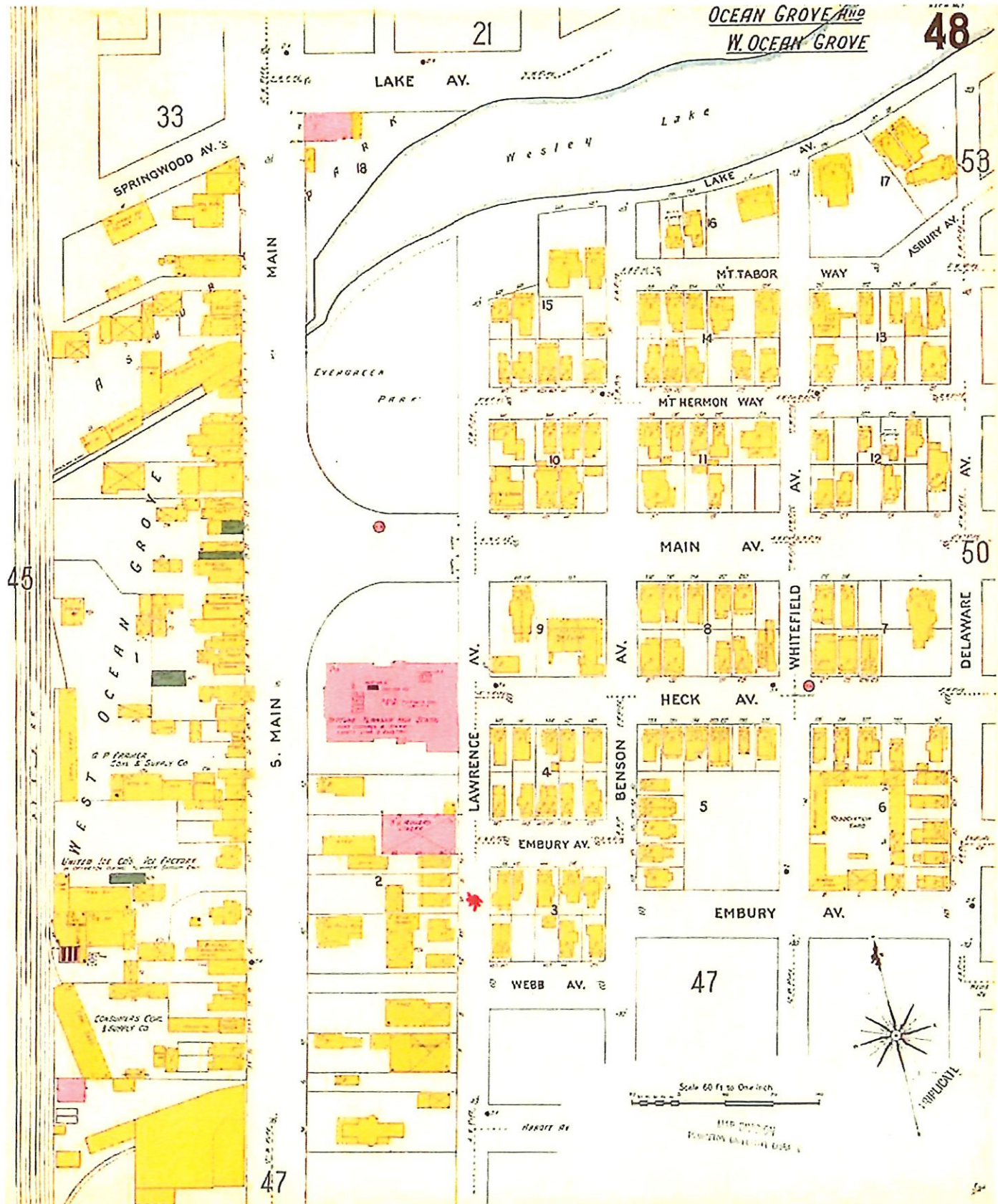






1890 Sanborn Map

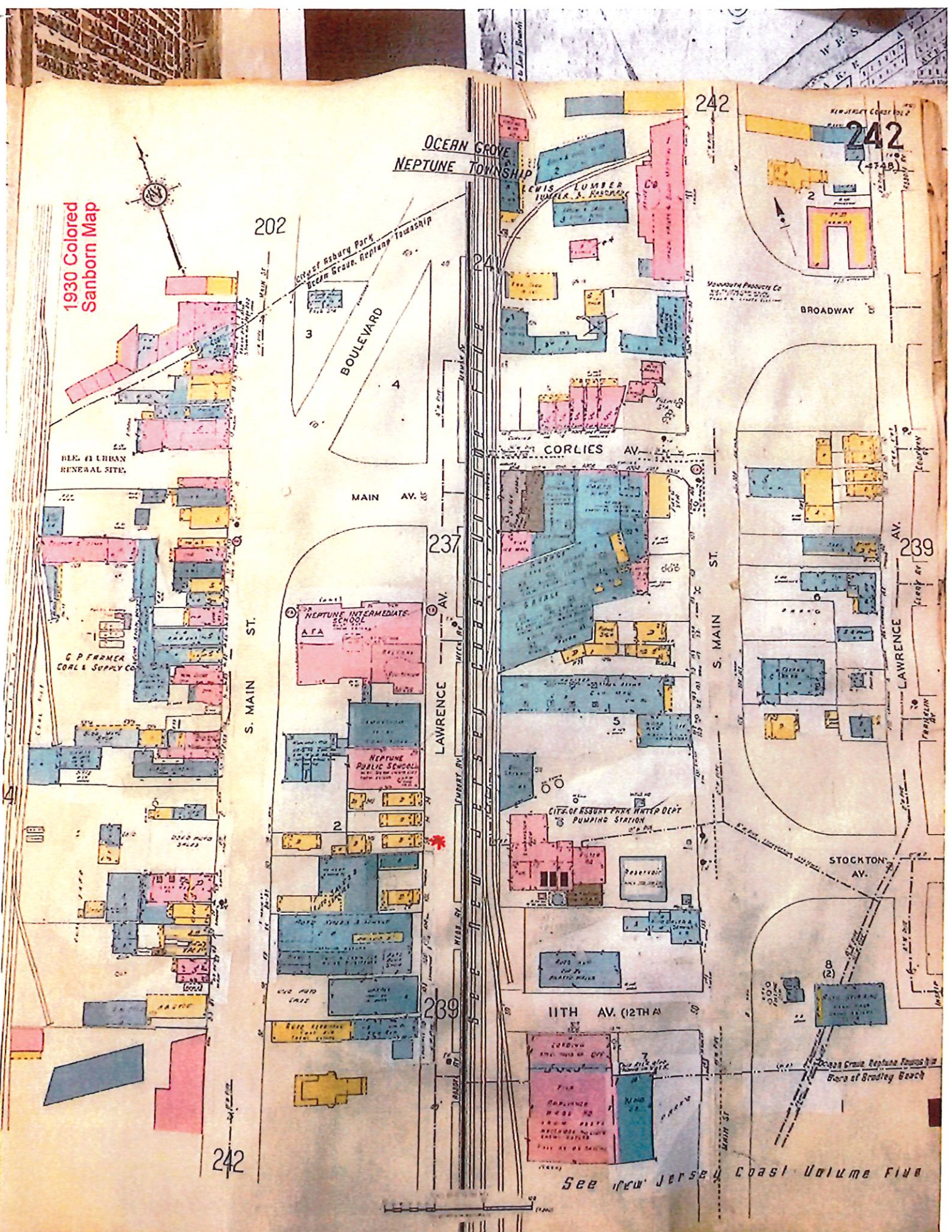




1905 Sanborn Map



1930 Colored  
Sanborn Map





# Rear Yard Comparison

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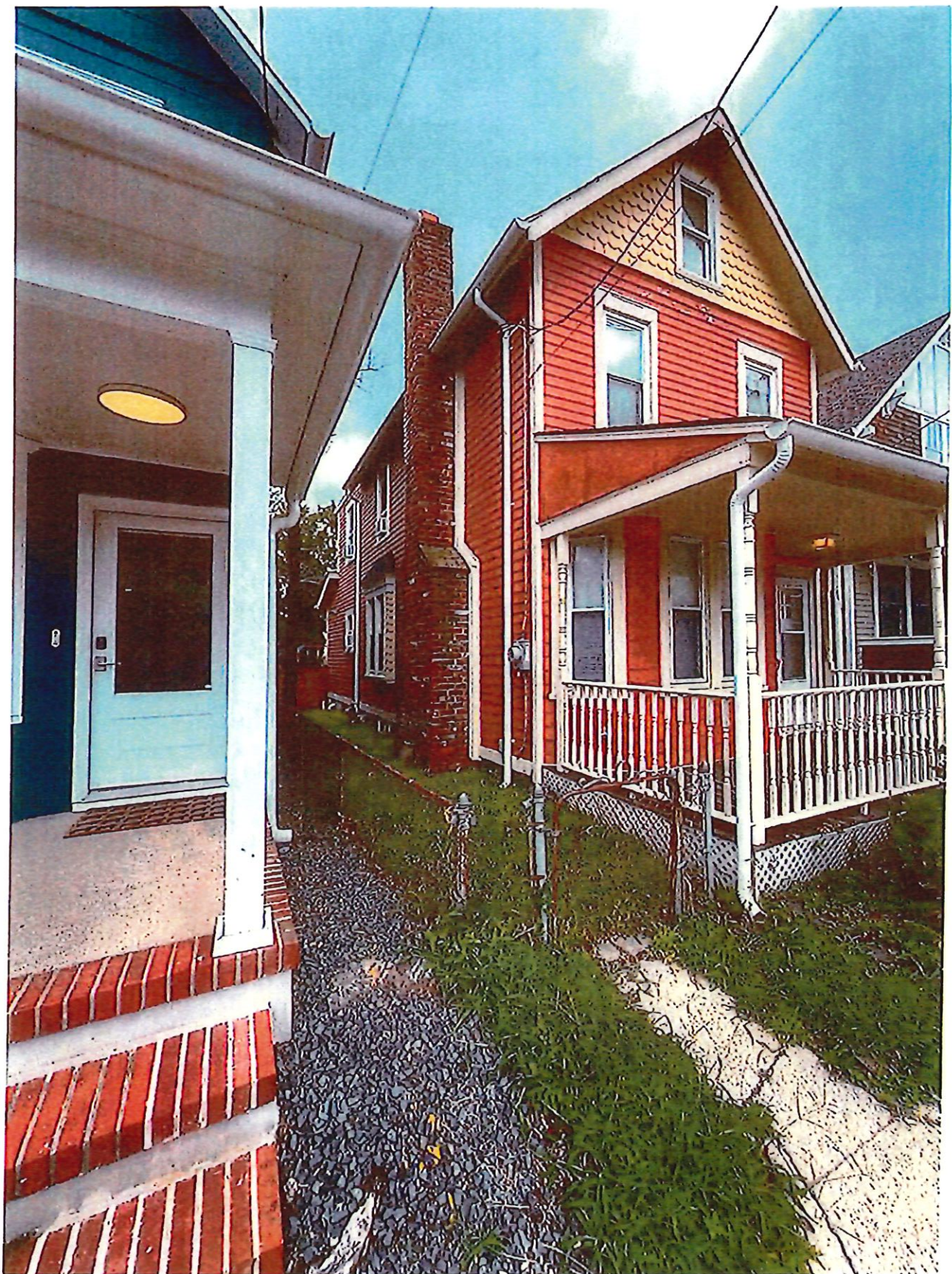
# Chimney Comparison

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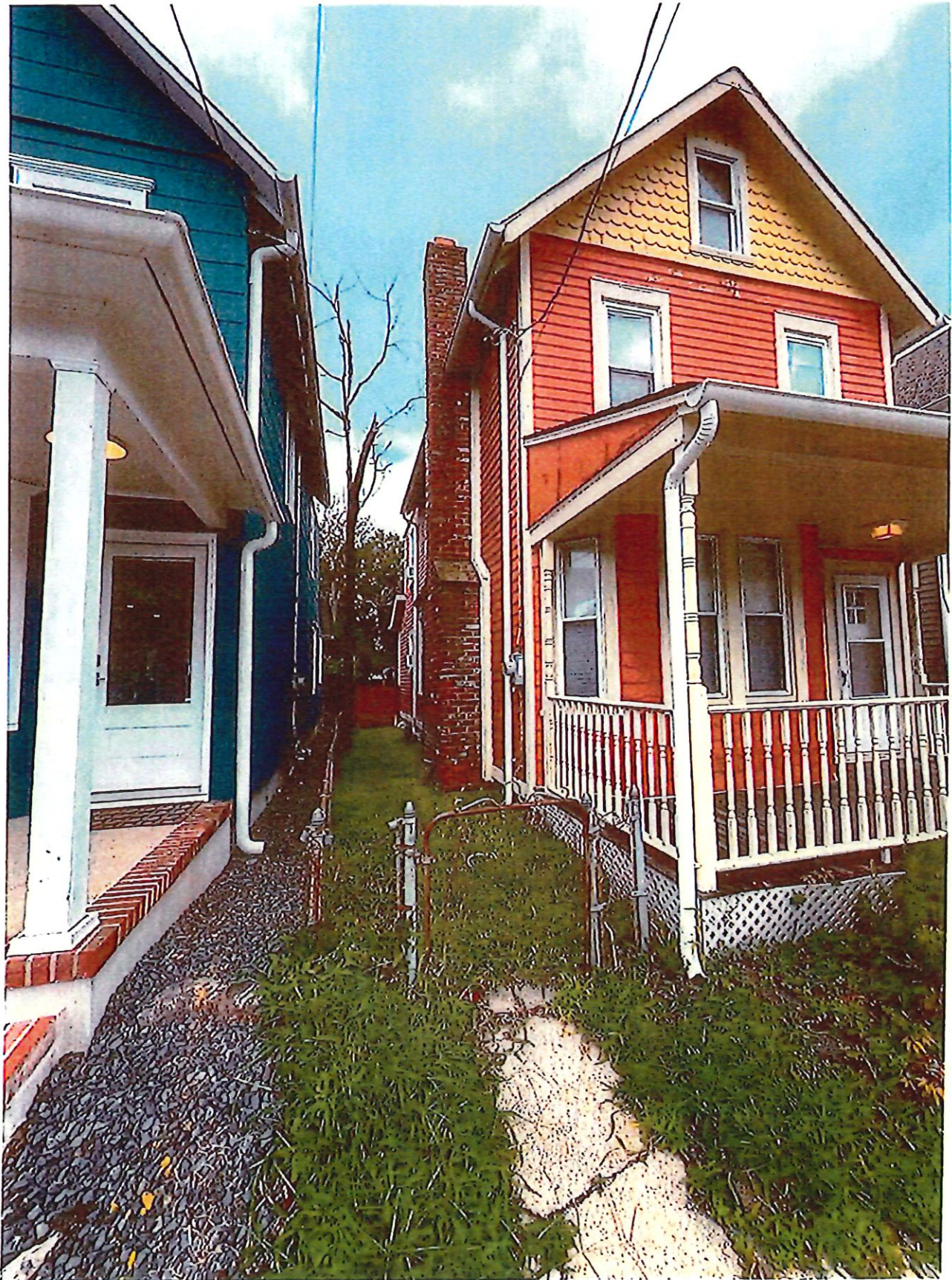






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image003.jpg





Block 201	Land Desc 25X92	Owners Name	Land 365,800	Exemption	Net Taxable Value	Deductions
Lot 3	Bldg Desc 2S-F-L-1U	Street Address	Bank 00000 Impr 479,600	Code		Cd No-04
Qual	Addl Lots	City & State	Zip 07756 Total 845,400	Value 0		
Acct# 00020913	Acresage 0.000 class 2	Property Location 96 LAWRENCE AVE	Zone HD81			

DESCRIPTION	SKETCH
<b>SITE INFORMATION</b> Sewer: SEW/WATER Water: Gas: SEWER ONLY Topography: LEVEL Road: PAVED	
<b>BUILDING INFORMATION</b> Type and Use: N.A. Story Height: TWO STORY Style: COLONIAL Exterior Fin: FRAME Roof Type: GABLE Roof Material: SHINGLE Foundation: BRICK Condition: GOOD Quality: 17 Source: OWNER Bath: Mod: 3 Avg: Old: Kitchen: Mod: 1 Avg: Old: Room Count: Tot: 6 Bed: 3 Bth: 3 Year Built: 1904 Eff Age (Years): 15 Livable Area: 1342	
BASEMENT 416 SF FIRST STORY 766 SF UPPER STORY 576 SF 1 FORCED HOT AIR 1342 SF AC (COMB DUCTS) 1342 SF 3 FIXTURE BATH 2 2 FIXTURE BATH 1 OPEN PORCH 98 PATIO 154 SF	
SALE DATE 00/00/00 SALE PRICE 0	

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09/11/24

Scale: 10

96 LAWRENCE











Block 201	Land Desc 25X92	Owners Name	Land 365,800	Exemption	Net Taxable Value	Deductions
Lot 2	Bldg Desc 2S-F-L-1U	Street Address	Bank 00000 Impr 542,100	Code		Cd No-Dw
Qual	Addl Lots	City & State	Zip 18847 Total 907,900	Value 0		
Acct# 00020906	Acres 0.000 Class 2	Property Location 94 LAWRENCE AVE	Zone HDB1			

DESCRIPTION	SKETCH
<p><b>SITE INFORMATION</b></p> <p>Sewer: SEW/WATER  Water: SEWER ONLY  Gas: LEVEL  Topography: PAVED  Road: PAVED</p> <p><b>BUILDING INFORMATION</b></p> <p>Type and Use: N.A.  Story Height: TWO STORY  Style: COLONIAL  Exterior Fin: FRAME</p> <p>Roof Type: GABLE  Roof Material: SHINGLE  Foundation: BRICK  Condition: NORMAL  Quality: 18  Source: ESTIMATED</p> <p>Bath: Mod:2 Avg: Old:  Kitchen: Mod:1 Avg: Old:  Room Count: Tot: 6 Bed: 3 Bth: 2  Year Built: 1904  Eff Age (Years): 15  Livable Area: 1268</p> <p>BASEMENT 192 SF  FIRST STORY 692 SF  UPPER STORY 576 SF</p> <p>HW/STEAM RADIATOR 1268 SF  3 FIXTURE BATH 2  FIREPLACE 2STY 1  UNFIN ATTIC 416 SF  EXP. ATTIC (UNF) 416 SF  OPEN PORCH 92  PATIO 374 SF</p> <p>SALE DATE 00/00/00  SALE PRICE 0</p>	

94 LAWRENCE





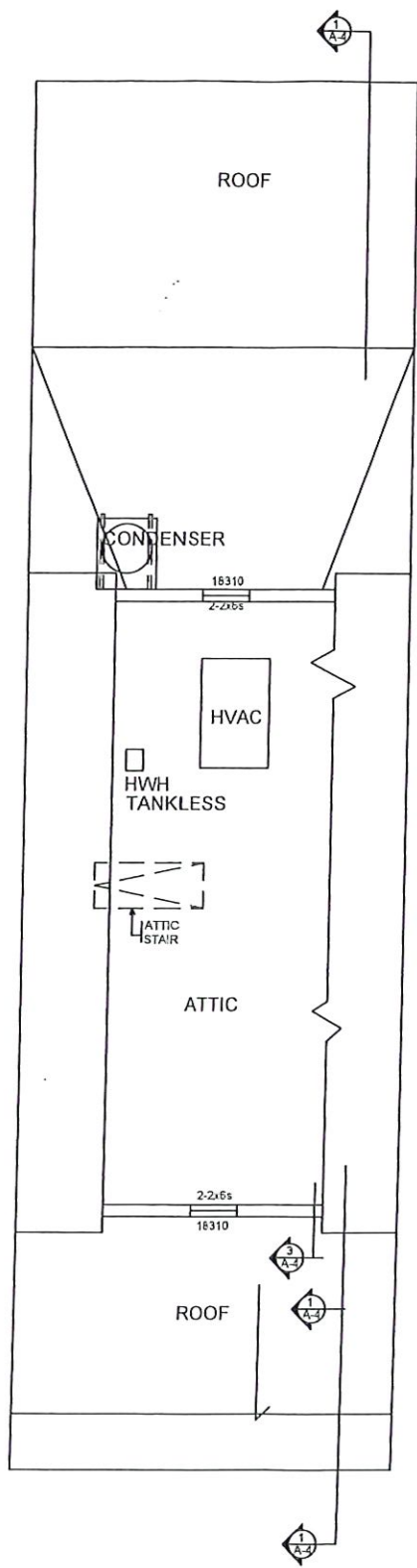




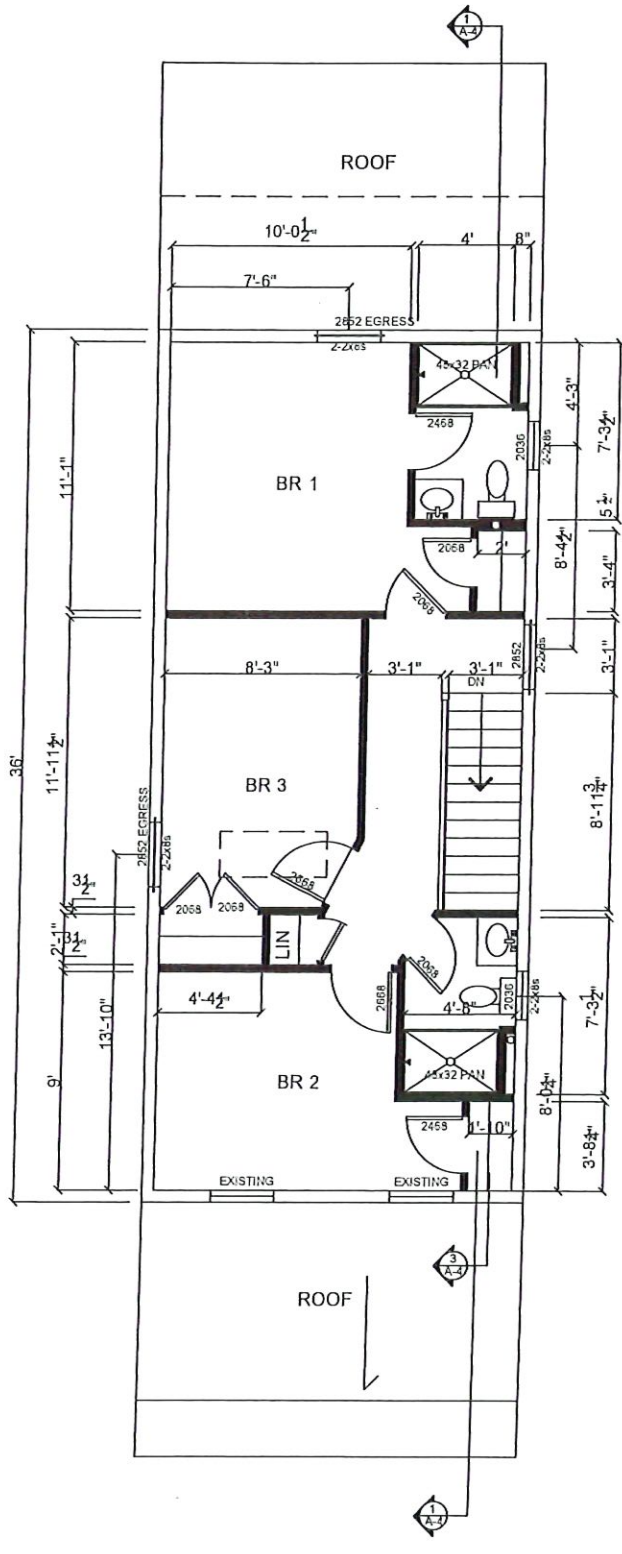


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A TRUE COPY

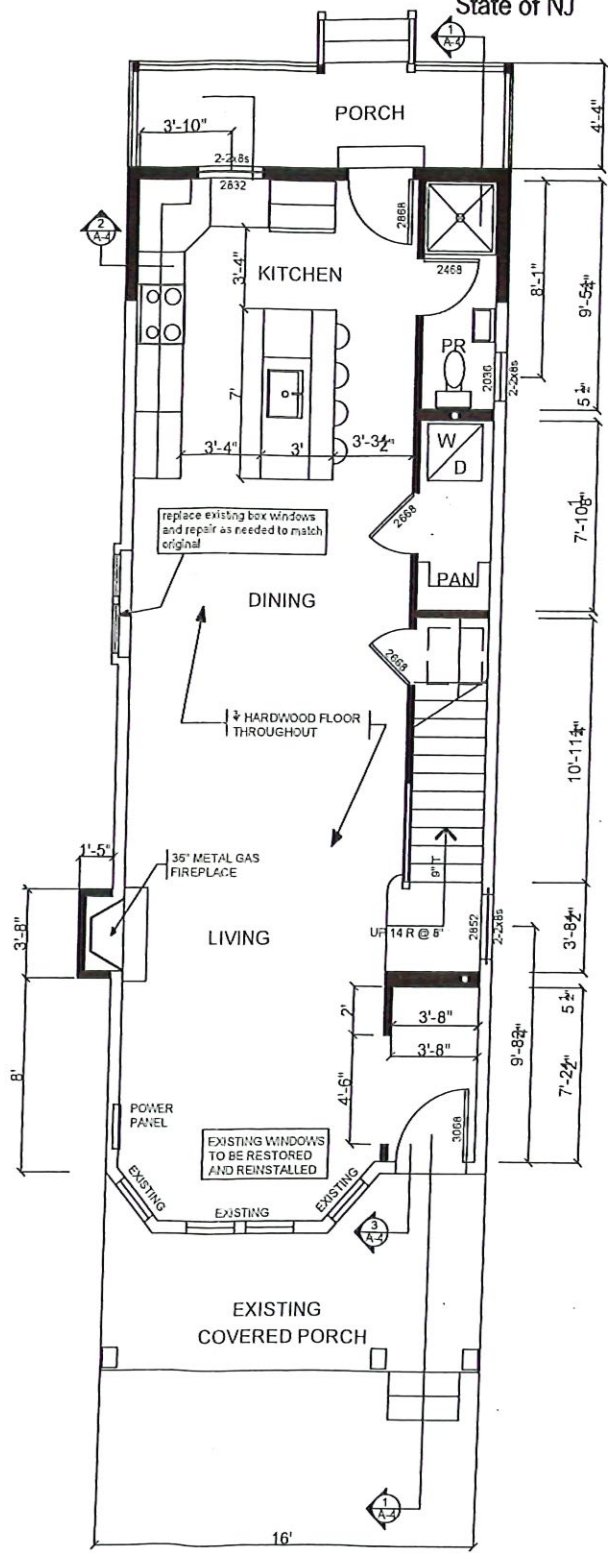
Jeffrey P. Beekman, Esq.  
An Attorney at Law  
State of NJ



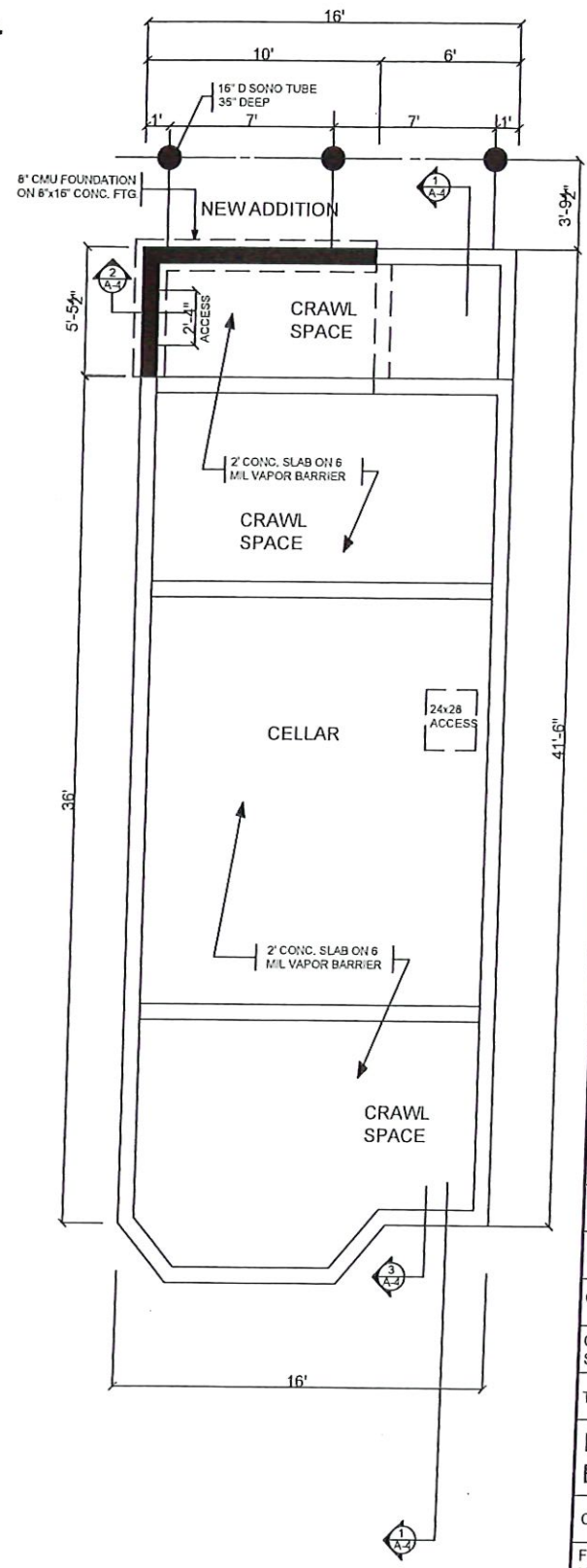
4 ATTIC



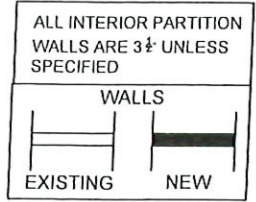
3 SECOND FLOOR



2 FIRST FLOOR



1 FOUNDATION PLAN



GENERAL NOTES

SUB CONTRACTORS SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY ERRORS OR DISCREPANCIES FOUND ON THE PLANS AND PROCEED ONLY AFTER APPROVAL BY OWNER

SOILS ::  
PRESUMPTIVE SOIL BEARING CAPACITY AT 2000 PSI

CONCRETE ::  
ALL CONCRETE TO BE 2000 PSI AT 28 DAYS

WOOD ::  
ALL STRUCTURAL LUMBER TO BE HEM-FIR #2 OR EQUAL  
ALL EXTERIOR LUMBER TO BE TREATED OR CEDAR

WINDOWS ::  
ALL WINDOWS UNLESS OTHERWISE NOTED TO BE ANDERSON 400 SERIES DOUBLE HUNG WINDOWS. MINIMUM SILL HEIGHT NOT LESS THAN 24\"/>

METALS ::  
ALL HANGERS FRAMING ANCHORS AND FASTENERS TO BE HOT DIPPED GALVANIZED STEEL BY SIMPSON STRONG-TIE

MECHANICAL, ELECTRICAL, PLUMBING ::  
SUB CONTRACTORS SHALL CLOSELY EXAMINE FIELD CONDITIONS AND COORDINATE WITH OTHER TRADES TO AVOID INTERFERENCE WITH STRUCTURAL ELEMENTS.

CODE CONFORMANCE

2021 INTERNATIONAL RESIDENTIAL BUILDING CODE, NEW JERSEY  
ADDITION USE GROUP R-5\*

2021 INTERNATIONAL ENERGY CONSERVATION SUBCODE

\* DESIGNATED HISTORIC BUILDING

AREA AND VOLUME

LOCATION	AREA IN SQ FT	HEIGHT	VOLUME IN CU FT
1st FLOOR	688	9'-3"	6364
2nd FLOOR	576	8'-8"	5040
ATTIC	416	3'-8"	1560
CELLAR	288	6'-8"	1944
CRAWL SPACE	400	2'-6"	1000
TOTAL			15908

BUILDING THERMAL ENVELOPE

CLIMATE ZONE 4	R REQ'D	R PROVIDED
FENESTRATION U-FACTOR	.30	.27
GLAZED FENESTRATION	.40	.30
CEILING R-VALUE	60	60 / 30*
WOOD FRAMED WALL R-VALUE	30	28.25* EX 28.25* NEW
FLOOR R-VALUE	19	19
BASEMENT WALL R-VALUE	15	15

HOUSE RENOVATION

98 LAWRENCE AVE. LOT 4 BLOCK 201  
TOWNSHIP OF NEPTUNE MONMOUTH CO. NJ

OWNER:

SRT2 REALTY, LLC  
(732) 904-2469

MARK TOCONITA RA

LICENSE NO. 21A1007551  
(609) 548-2293

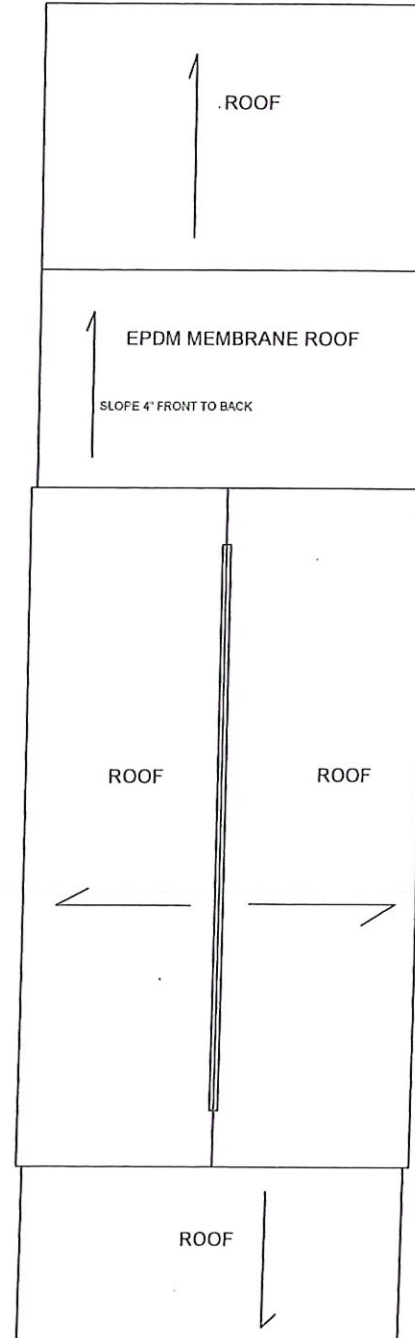
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A-1

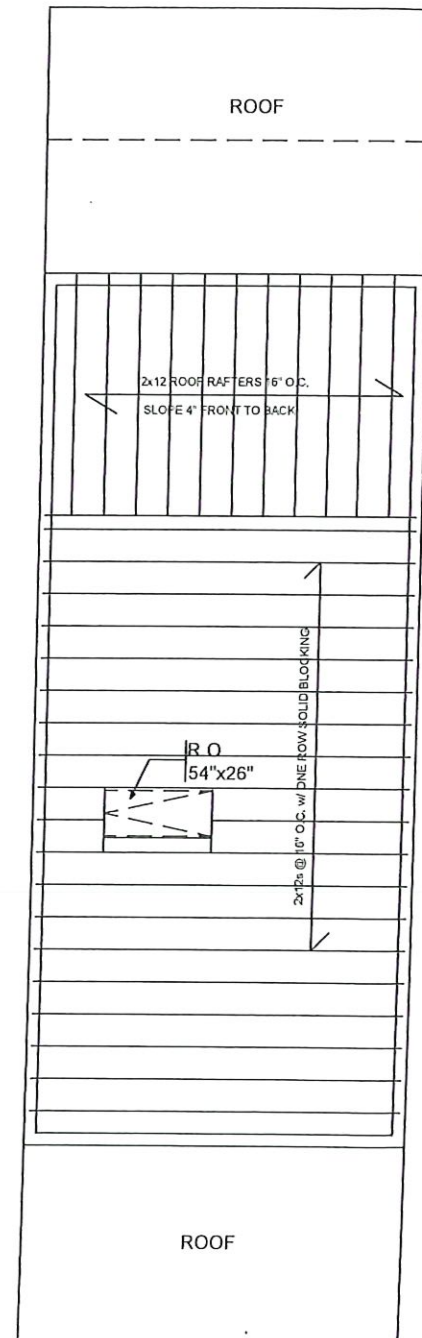


NEW  
GAF TIMBERLINE HDZ ROOF  
SHINGLE OVER UNDERLAYMENT  
W/ PERIMETER ICE AND WATER  
SHIELD ALONG ALL EDGES

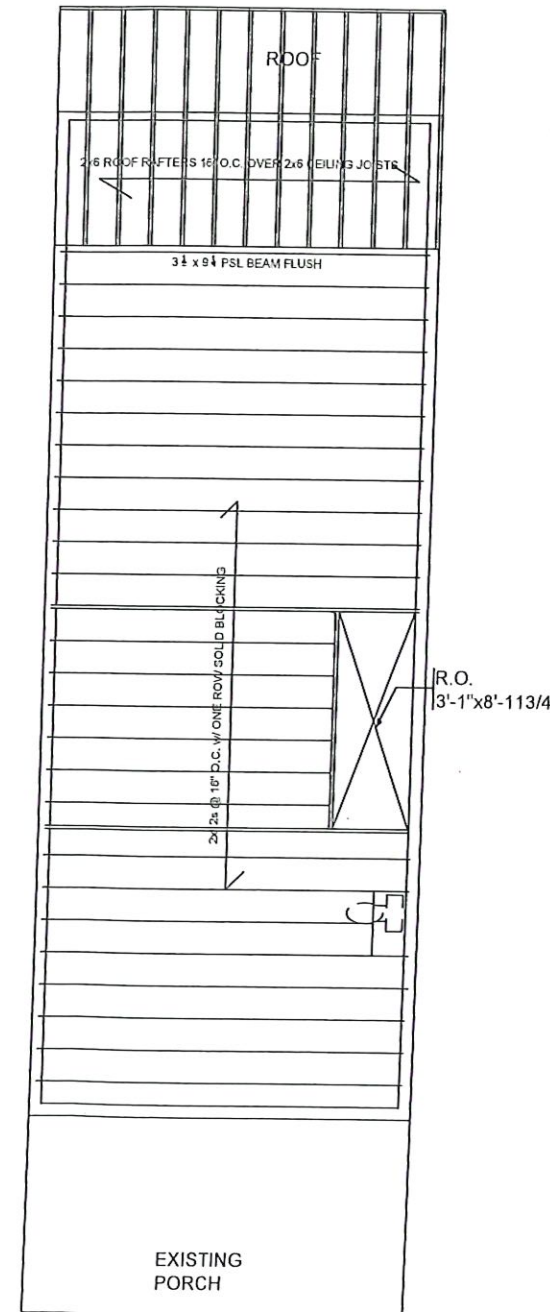
REMOVE  
REMOVE ALL EXISTING ROOFING  
PATCH OR REPLACE ALL ROTTED  
SHEATHING WITH 5/8" OSB.



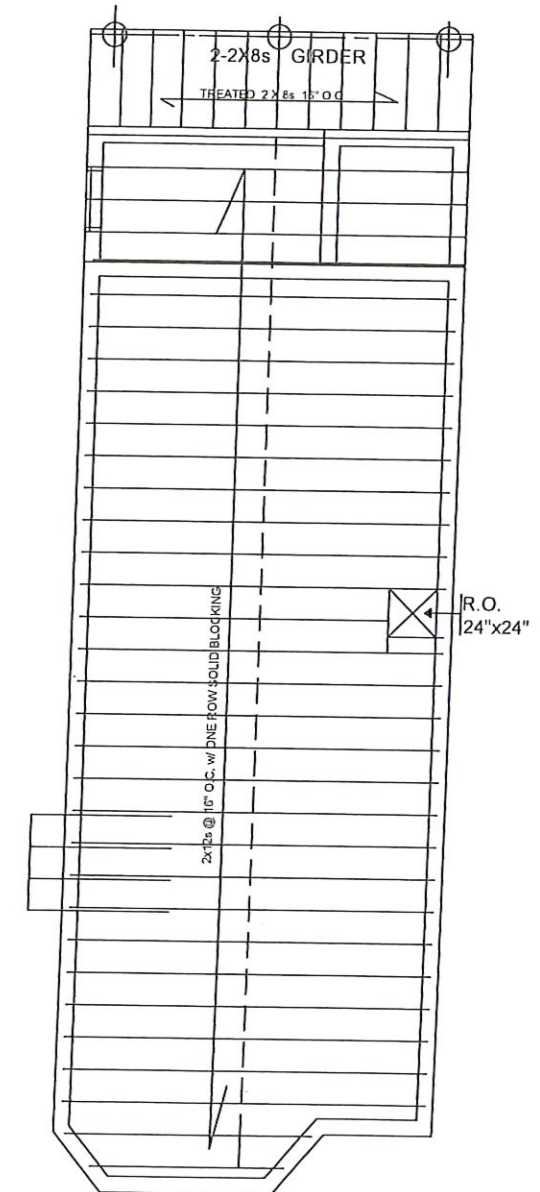
ROOF PLAN



ATTIC FRAMING PLAN



SECOND FLOOR FRAMING PLAN



FIRST FLOOR FRAMING PLAN

CERTIFIED TO BE  
A TRUE COPY

Jeffrey P. Beon  
An Attorney at Law  
State of NJ

HOUSE RENOVATION

98 LAWRENCE AVE. LOT 4 BLOCK 201  
TOWNSHIP OF NEPTUNE MONMOUTH CO. NJ

DATE: 11/01/2024

A-2

OWNER:

SRT2 REALTY, LLC  
(732) 904-2469

MARK TOCONITA RA  
LICENSE NO. 21A1007551  
(609) 548-2293



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A TRUE COPY

Jeffrey P. Beekman, Esq.  
An Attorney at Law  
State of NJ



4 RIGHT SIDE ELEVATION



3 REAR ELEVATION



2 LEFT SIDE ELEVATION



1 FRONT ELEVATION

# HOUSE RENOVATION

98 LAWRENCE AVE. LOT 4 BLOCK 201  
TOWNSHIP OF NEPTUNE MONMOUTH CO. NJ

DATE: 11/01/2024

A-3

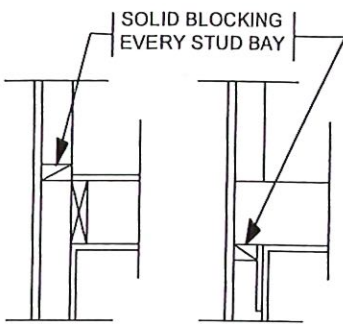
OWNER:

SRT2 REALTY, LLC  
(732) 904-2469

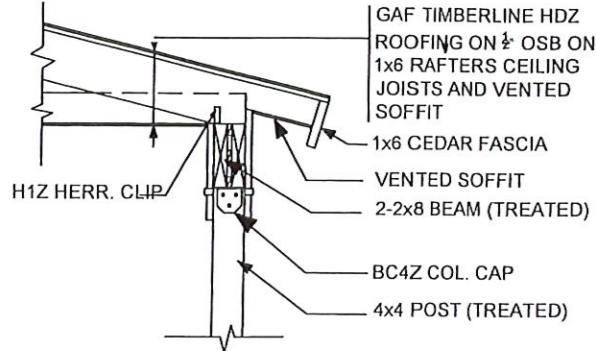
MARK TOCONITA RA

LICENSE NO. 21A1007551  
(609) 548-2293

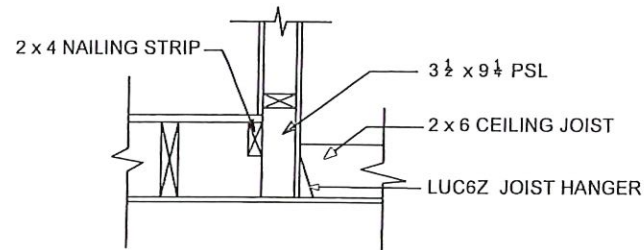




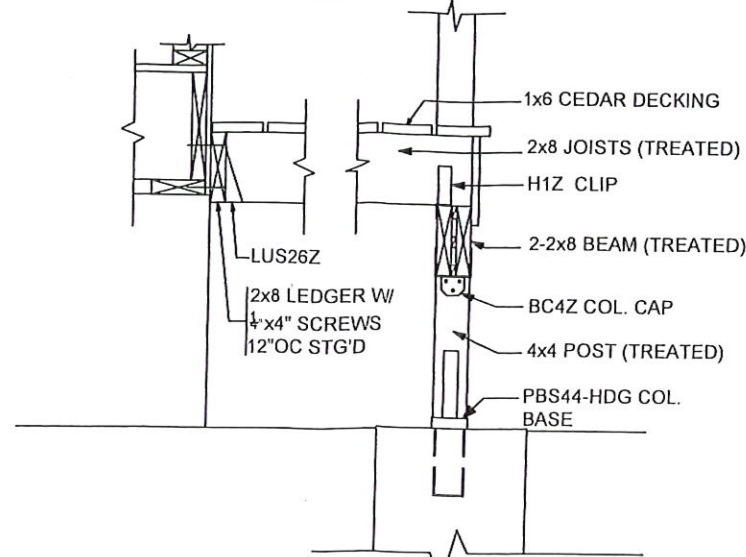
4 FIRE BLOCKING DETAIL  
AT 2ND FL. AND AT ATTIC



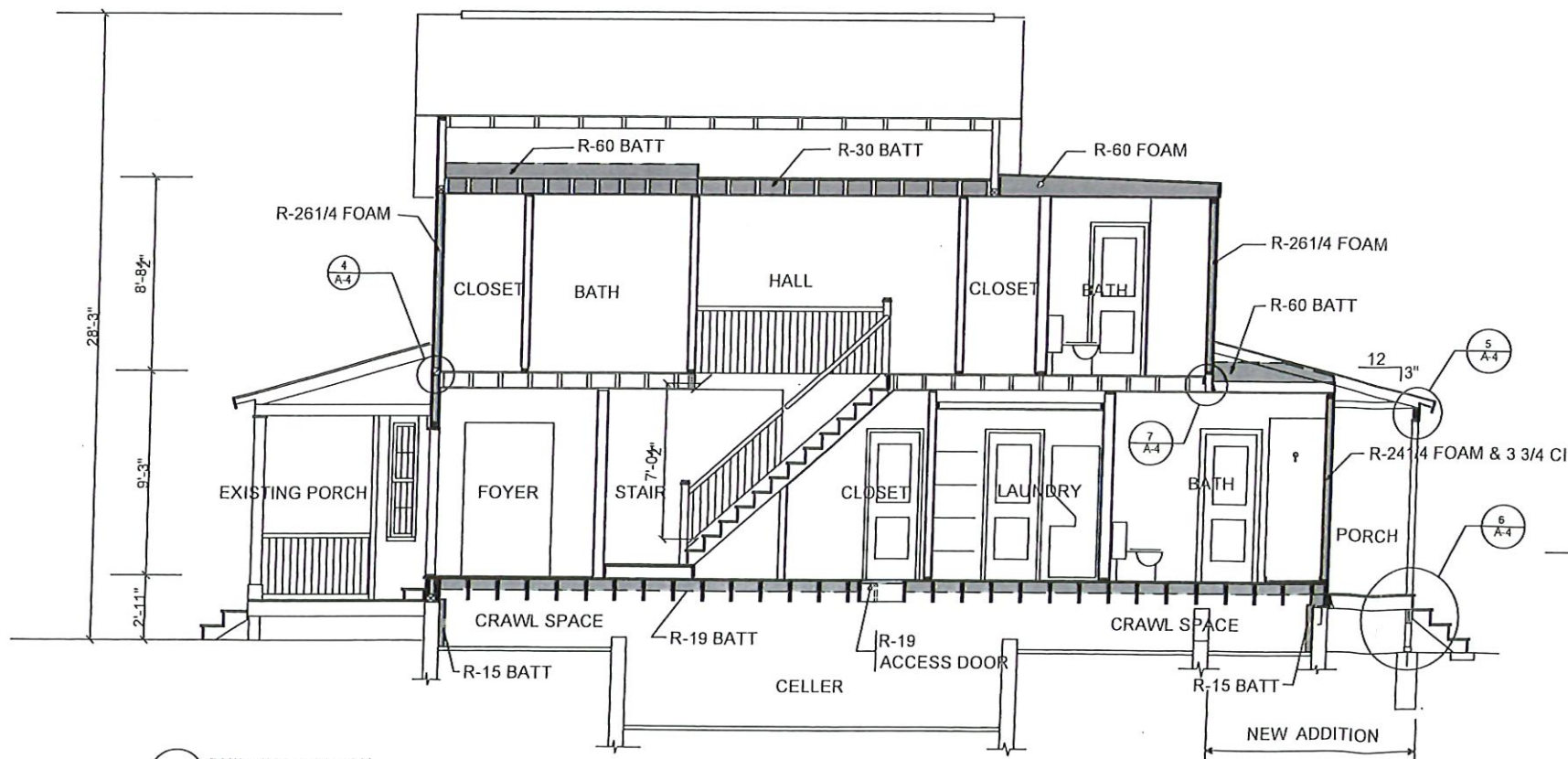
5 REAR PORCH DETAIL  
AT ROOF BEAM



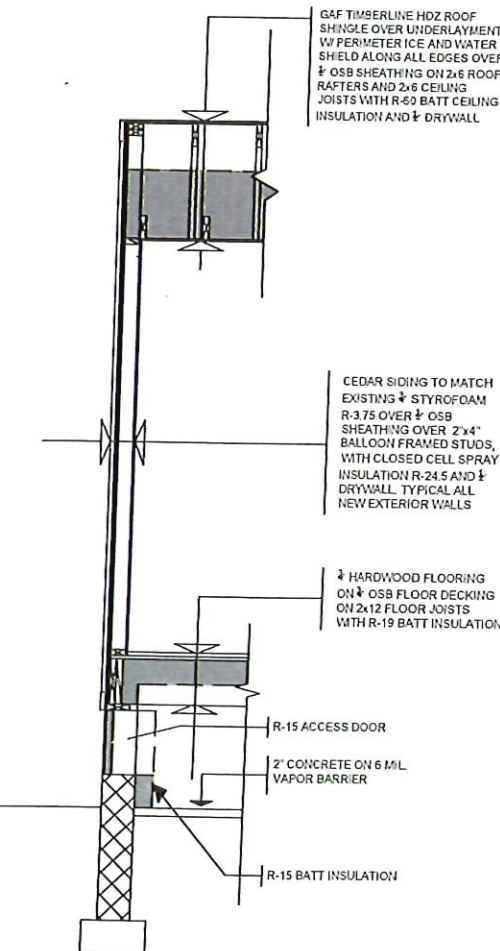
7 DETAIL 2ND FLOOR REAR  
FLUSH BEAM



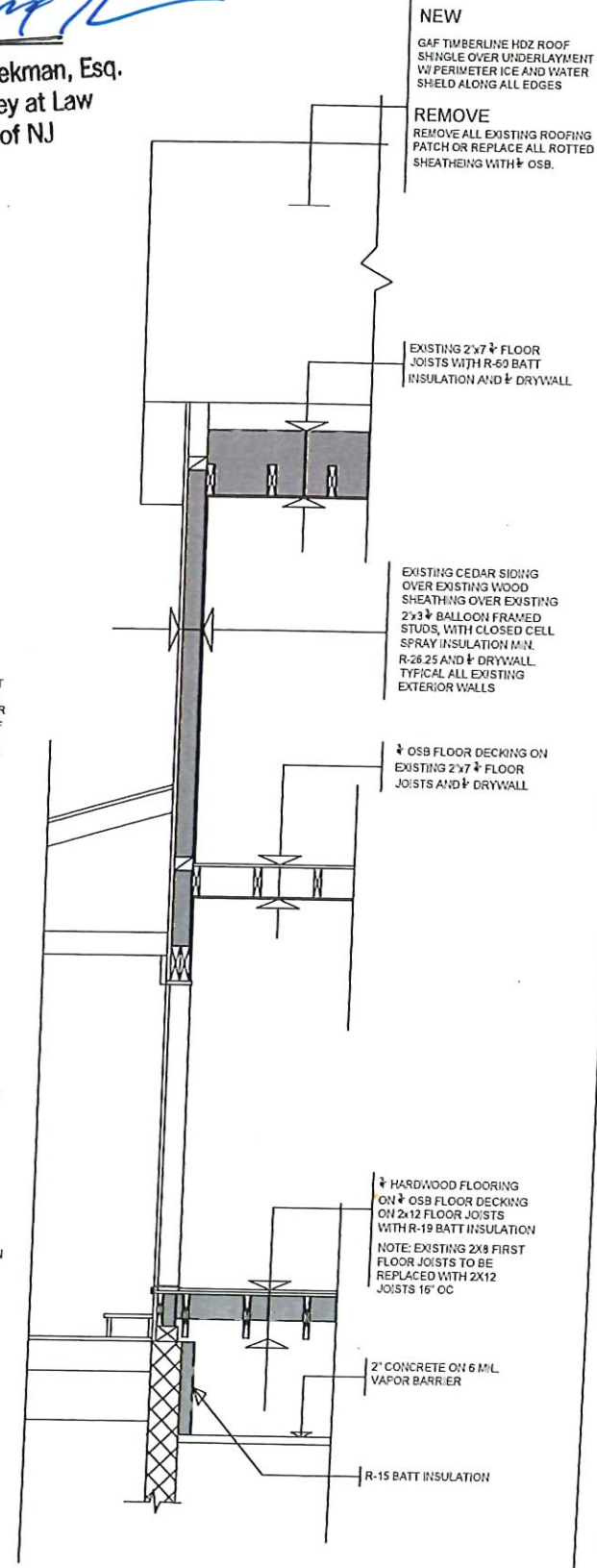
6 REAR PORCH DETAIL  
AT POST TO GIRDER



1 BUILDING SECTION



2 WALL SECTION  
AT NEW ADDITION



3 WALL SECTION  
AT FRONT DOOR

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Jeffrey P. Beekman, Esq.  
An Attorney at Law  
State of NJ

MARK TOCONITA RA  
LICENSE NO. 21A1007551  
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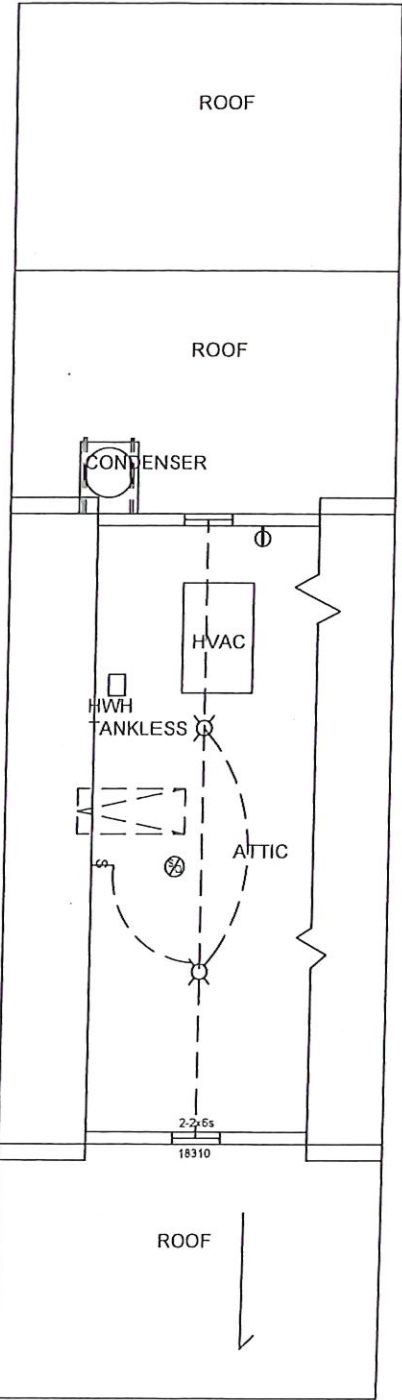
OWNER:  
SRT2 REALTY, LLC  
(732) 904-2469

HOUSE RENOVATION  
98 LAWRENCE AVE. LOT 4 BLOCK 201  
TOWNSHIP OF NEPTUNE MONMOUTH CO. NJ

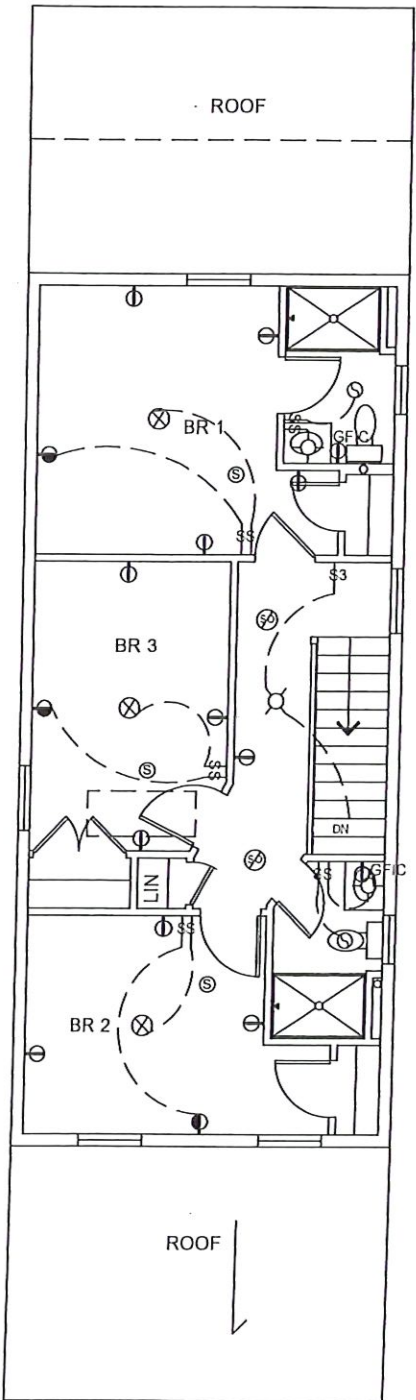
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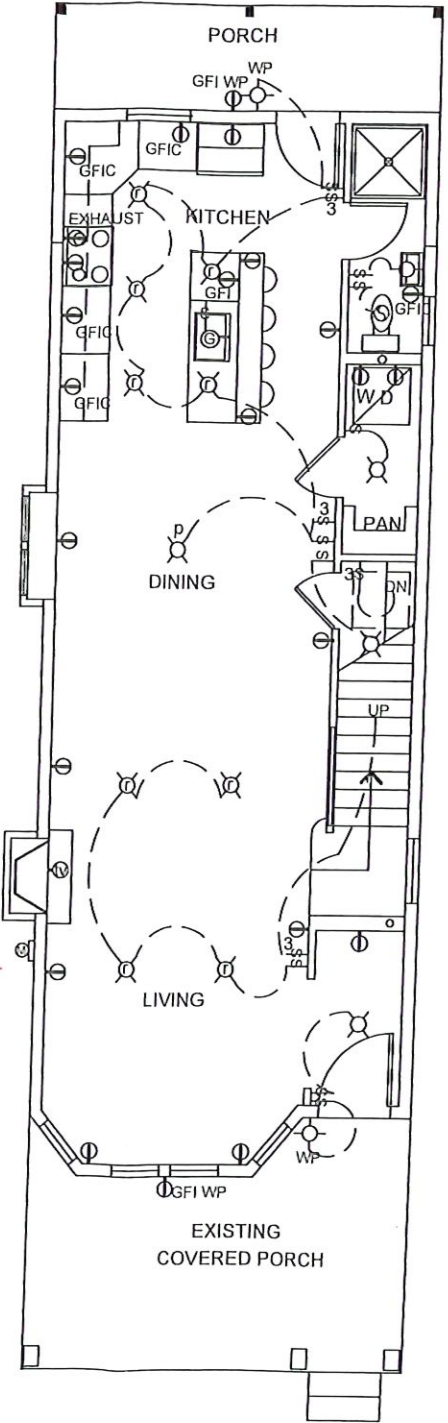




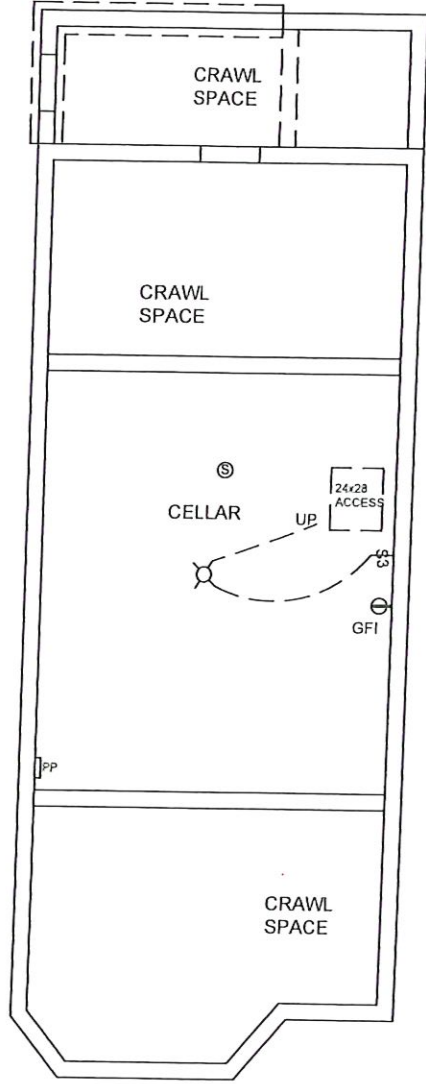
ATTIC



SECOND FLOOR



FIRST FLOOR



FOUNDATION PLAN

CERTIFIED TO BE  
A TRUE COPY  
*[Signature]*  
Jeffrey P. Beekman, Esq.  
An Attorney at Law  
State of NJ

ELECTRICAL LEGEND	
	DUPLEX OUTLET
	GROUND FAULT INTERRUPT OUTLET
	GROUND FAULT INTERRUPT OUTLET COUNTER HEIGHT
	GROUND FAULT INTERRUPT OUTLET WATERPROOF
	SWITCHED OUTLET
	SINGLE POLE SWITCH
	3-WAY SWITCH
	WALL MOUNTED LIGHT
	RECESSED LIGHT
	PENDANT LIGHT
	CEILING MOUNTED LIGHT
	CEILING EXHAUST FAN
	CEILING FAN
	ELECTRICAL SMOKE DETECTOR
	ELECTRICAL COMBINATION CO AND SMOKE DETECTOR
	POWER PANEL
	ELECTRIC METER

MARK TOCONITA RA  
LICENSE NO. 21A1007551  
(609) 548-2293

OWNER:  
SRT2 REALTY, LLC  
(732) 904-2469

HOUSE RENOVATION  
98 LAWRENCE AVE. LOT 4 BLOCK 201  
TOWNSHIP OF NEPTUNE MONMOUTH CO. NJ

DATE: 11/01/2024

E-1