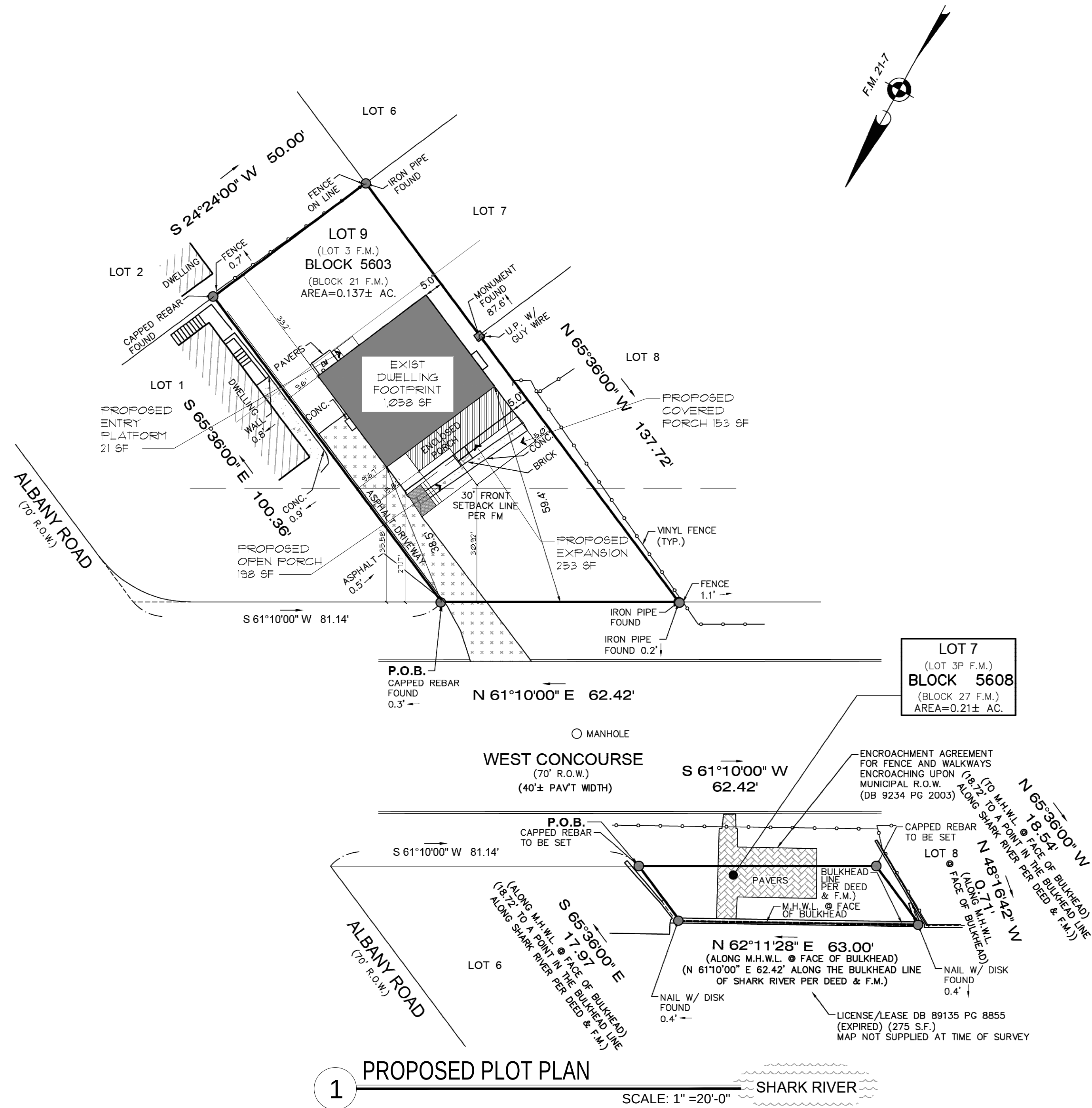




1 PROPOSED PLOT PLAN

SCALE: 1" = 20'-0"

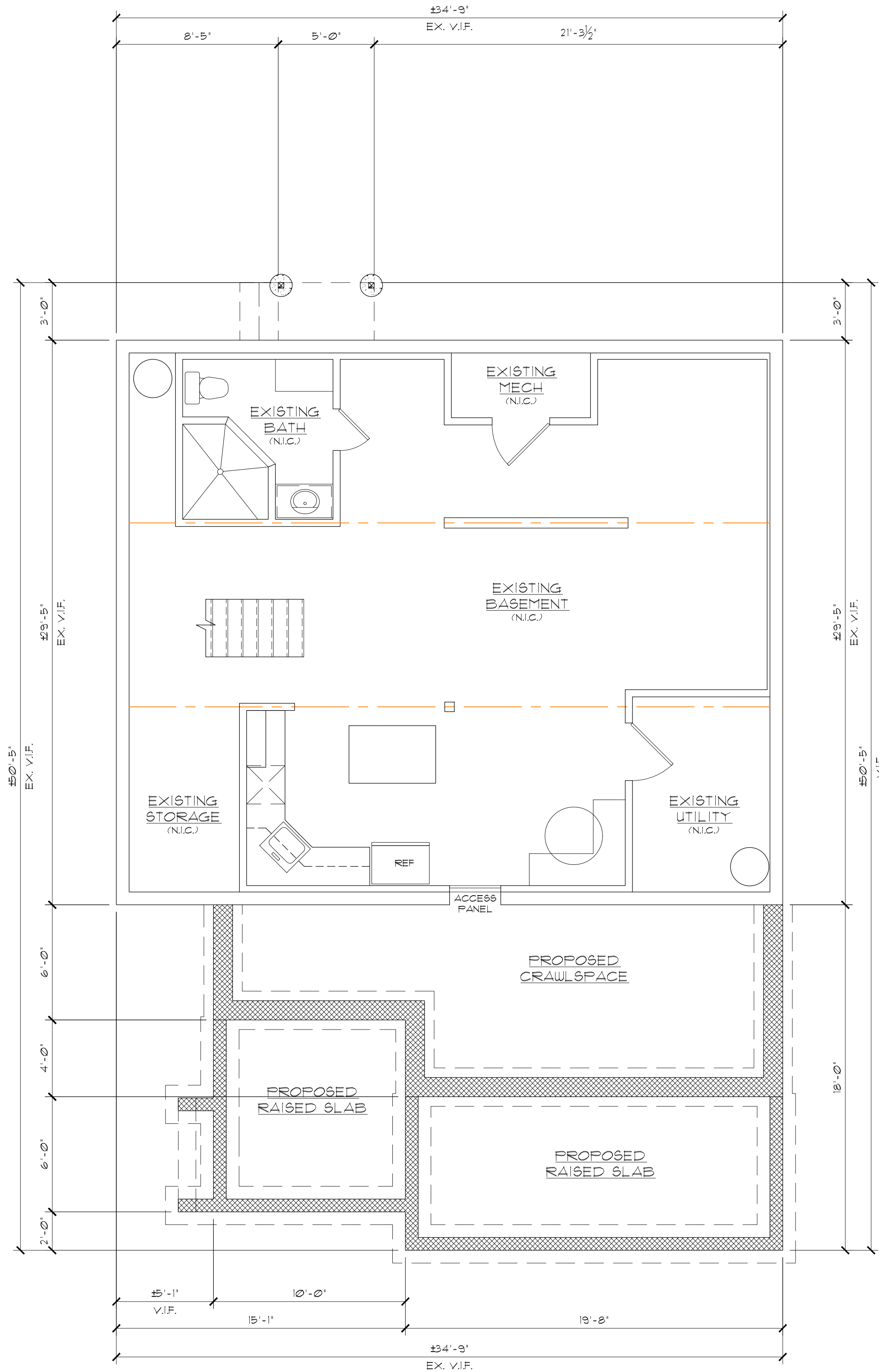
SHARK RIVER

ZONING & CONSTRUCTION DATA			
BLOCK 5306	DESIGN GROUP	R-5	
LOT 9	CONSTRUCTION CLASS	TYPE VB	
ZONE R-2	CLIMATE ZONE	4	
	WIND ZONE	120 ML/HR	
	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 SF	5,952 SF**	NO CHANGE
LOT WIDTH	100 FT	50 FT**	NO CHANGE
LOT FRONTAGE	100 FT	62.42 FT**	NO CHANGE
LOT DEPTH	100 FT	119.04 FT	NO CHANGE
PRINCIPAL BUILDING			
FRONT YARD	25 FT	34.7 FT	30.92 FT
REAR YARD	30 FT	33.2 FT	NO CHANGE
SIDE YARD	10 FT	9.6 FT/5 FT**	NO CHANGE
BOTH SIDE YARDS	25 FT	14.6 FT**	NO CHANGE
BUILDING HEIGHT	35 FT / 2-1/2 STORY	18.5± FT / 1 STORY	27.6 FT / 2-1/2 STY
% LOT COVERAGE BUILDING	30% (1,185.6 SQ.FT.)	22% (1,311 SQ.FT.)	29.3% (1,744 SQ.FT.)
% IMPERVIOUS COVERAGE	40% (2,380.8 SQ.FT.)	32.2% (1,918 SQ.FT.)	36.2% (2,156 SQ.FT.)
NOTES:			
*** INDICATES PRE-EXISTING NONCONFORMING CONDITION			
■ INDICATES PROPOSED AND APPROVED NONCONFORMING CONDITION			

BUILDING COVERAGE CALCULATION			
	EXISTING	PROPOSED	TOTAL
HOUSE	1,058 SF	253 SF	1,311 SF
ENCLOSED FRONT PORCH	253 SF	(-253 SF)	0 SF
COVERED FRONT PORCH	0 SF	153 SF	153 SF
TOTAL BUILDING COVERAGE	1,311 SF	153 SF	1,464 SF

IMPERVIOUS COVERAGE CALCULATION			
	EXISTING	PROPOSED	TOTAL
TOTAL BUILDING COVERAGE	1,311 SF	153 SF	1,464 SF
DRIVEWAY	526 SF	REMAIN	526 SF
FRONT OPEN PORCH	0 SF	113 SF	113 SF
FRONT WALKWAY	81 SF	(-49 SF)	32 SF
REAR ENTRY PLATFORM	0 SF	21 SF	21 SF
TOTAL IMPERVIOUS COVERAGE	1,918 SF	238 SF	2,156 SF

FLOOR AREA AND VOLUME			
	EXISTING	PROPOSED	TOTAL
BASEMENT	1,058 SF	0 SF	1,058 SF
FIRST FLOOR	1,058 SF	220 SF	1,278 SF
SECOND FLOOR	0 SF	1,165 SF	1,165 SF
ATTIC	0 SF	381 SF	381 SF
TOTAL HABITABLE FLOOR AREA	1,058 SF	1,766 SF	2,824 SF
TOTAL VOLUME	15,341 CF	13,166 CF	28,507 CF



1 ALTERED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



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ISSUES

DATE:	DESCRIPTION
9/25/2024	ISSUE DESIGN 1
12/4/2024	ISSUE ZONING SET
2/7/2025	REV. VARIANCE SET

PROJECT

RESIDENCE
404 WEST CONCOURSE
NEPTUNE, NJ 07753

KEY PLAN

SEAL

JAMES CONNOR
N.J. LIC. # 21A02199700

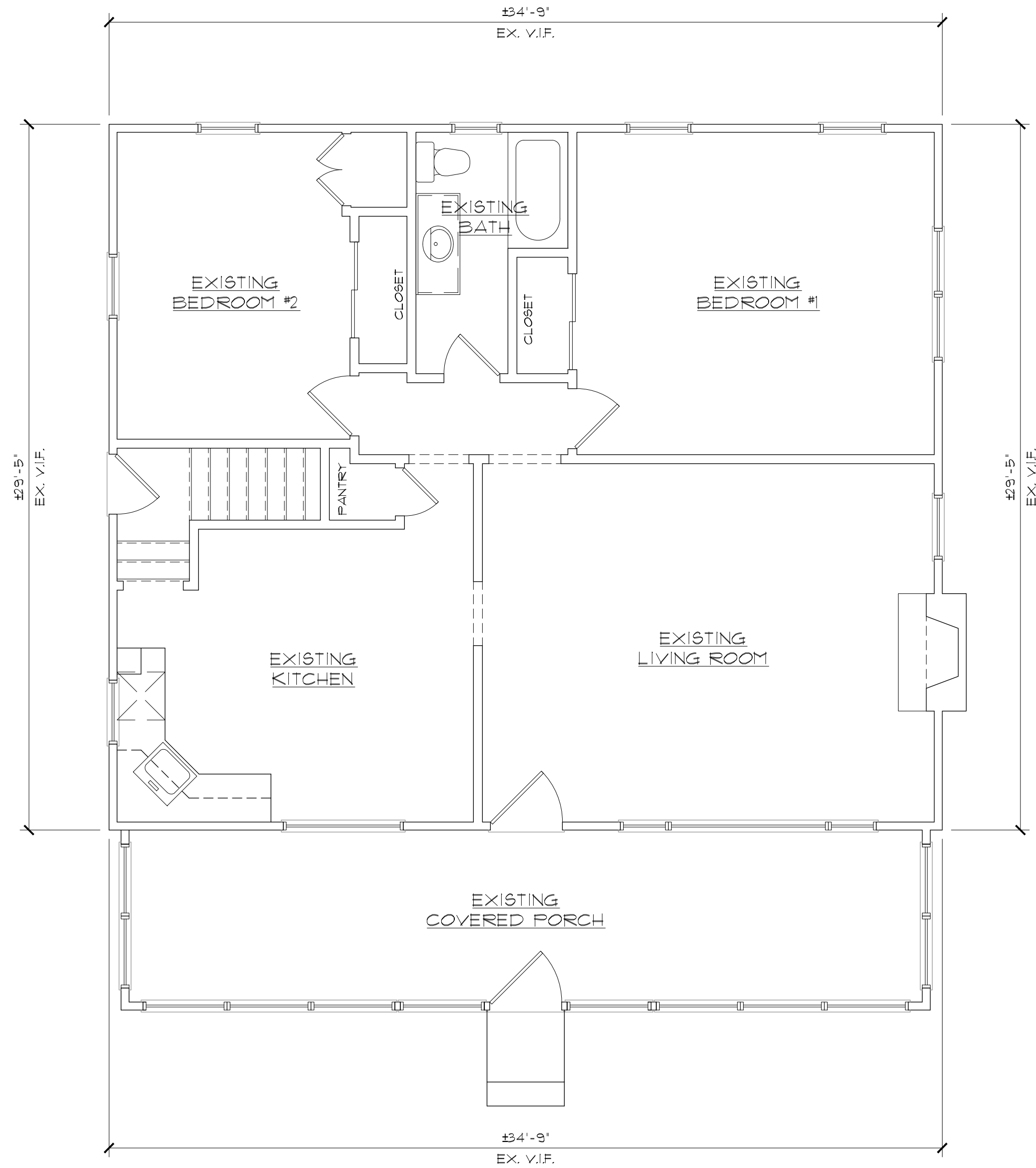
SHEET TITLE:

**PROPOSED
FLOOR PLANS**

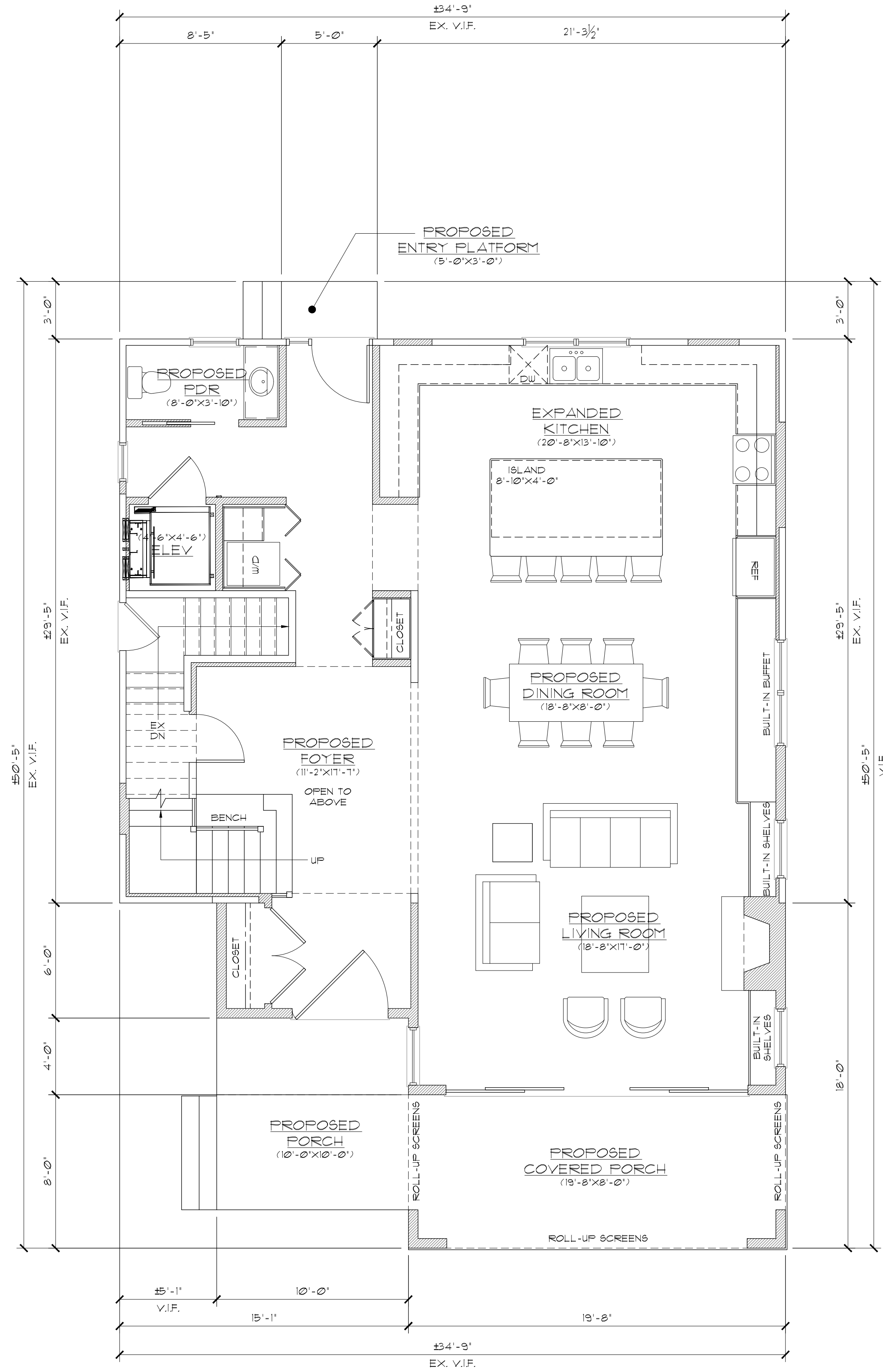
JOB NO.: 24-021	DRAWN BY JTC
SCALE AS NOTED	DATE 9/25/2024

BSCAN/ APPLICATION NO.:

SHEET NO. A-100	PAGE 1 OF 4
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1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 ALTERED FIRST FLOOR PLAN (1,278 S.F.)
SCALE: 1/4" = 1'-0"



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ISSUES	
DATE:	DESCRIPTION
9/25/2024	ISSUE DESIGN 1
12/4/2024	ISSUE ZONING SET
2/7/2025	REV. VARIANCE SET

PROJECT
RESIDENCE
404 WEST CONCOURSE
NEPTUNE, NJ 07153

KEY PLAN

SEAL



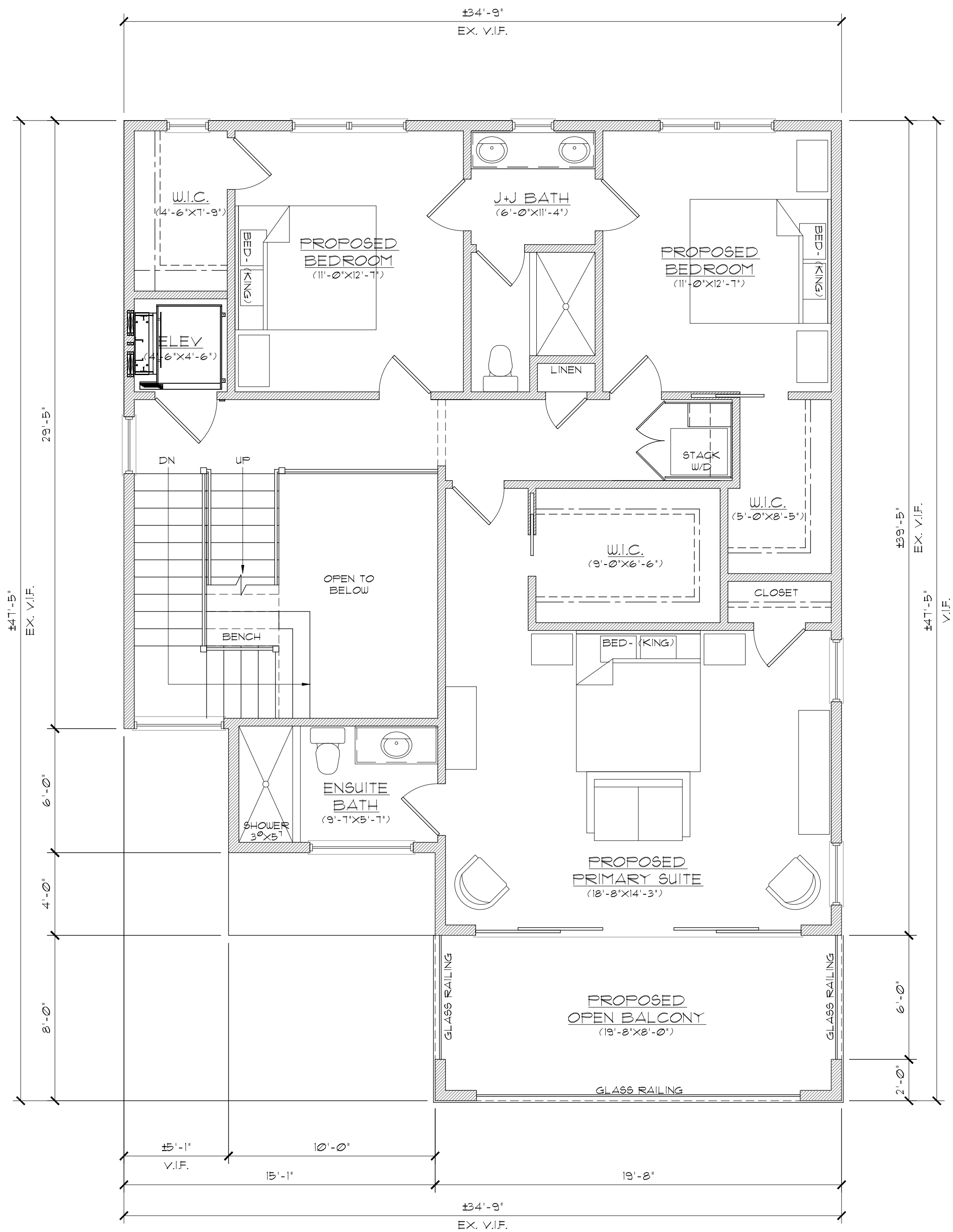
JAMES CONNOR
N.J. LIC. # 21A102199700

SHEET TITLE:

PROPOSED
FLOOR PLANS

JOB NO.: 24-021	DRAWN BY JTC
SCALE AS NOTED	DATE 9/25/2024

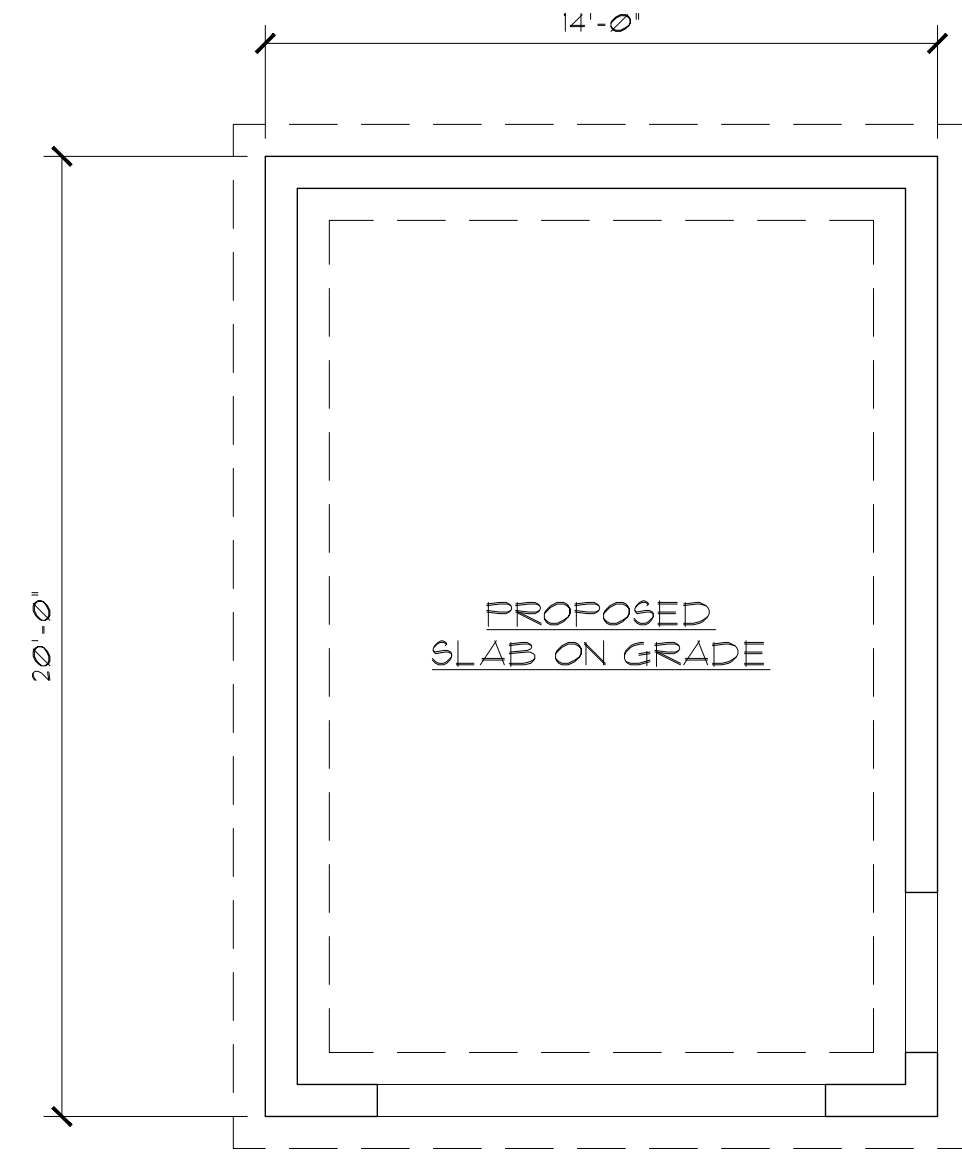
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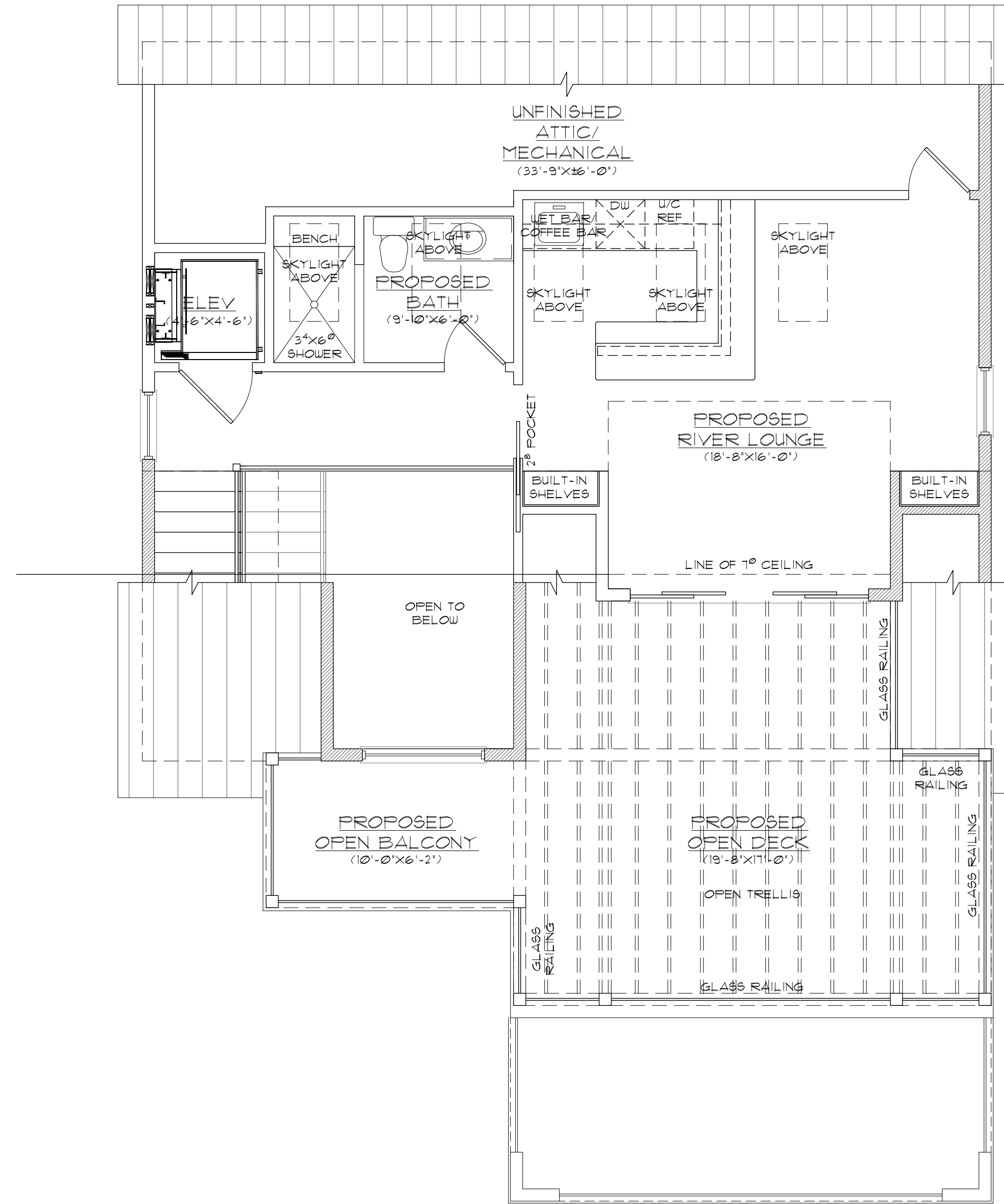
1 PROPOSED SECOND FLOOR PLAN (1,278 S.F.)
SCALE: 1/4" = 1'-0"



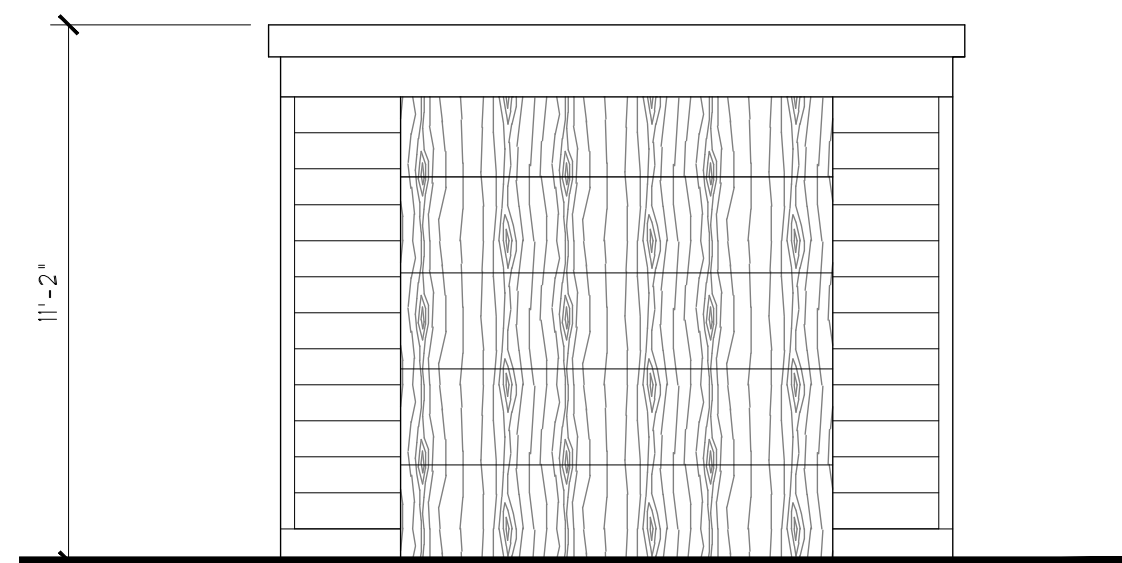
3 PROPOSED GARAGE PLAN (280 S.F.)
SCALE: 1/4" = 1'-0"



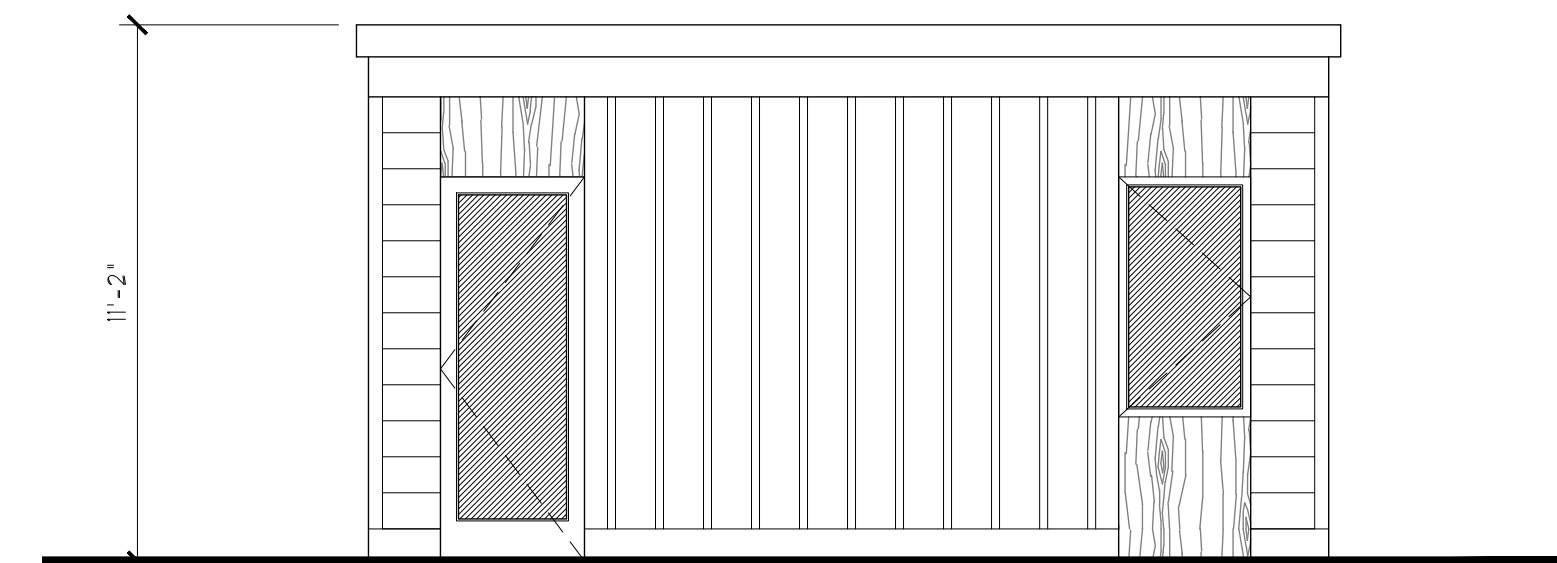
4 PROPOSED GARAGE FOUNDATION
SCALE: 1/4" = 1'-0"



2 PROPOSED ATTIC PLAN (407 S.F.)
SCALE: 1/4" = 1'-0"



5 PROPOSED GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



6 PROPOSED GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



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ISSUES	
DATE:	DESCRIPTION
9/25/2024	ISSUE DESIGN 1
12/4/2024	ISSUE ZONING SET
2/7/2025	REV. VARIANCE SET

PROJECT
RESIDENCE
404 WEST CONCOURSE
NEPTUNE, NJ 07753

KEY PLAN

SEAL
JAMES CONNOR
N.J. LIC. # 21A102199700

SHEET TITLE:
**PROPOSED FLOOR
PLANS & GARAGE
DRAWINGS**

JOB NO.: 24-021	DRAWN BY: JTC
SCALE: AS NOTED	DATE: 9/25/2024

BSCAN/ APPLICATION NO.:



ISSUES

PROJECT

RESIDENCE

KEY PLAN

REAL

JAMES CONNOR
J. LIC. # 21A102199700

SHEET TITLE:

PROPOSED FLOOR PLANS

OB NO.:

O.:

SCALE

2/25/2024

SCAN/ APPLICATION NO.:

SHEET NO.

AGE

A-103

4 OF 4

