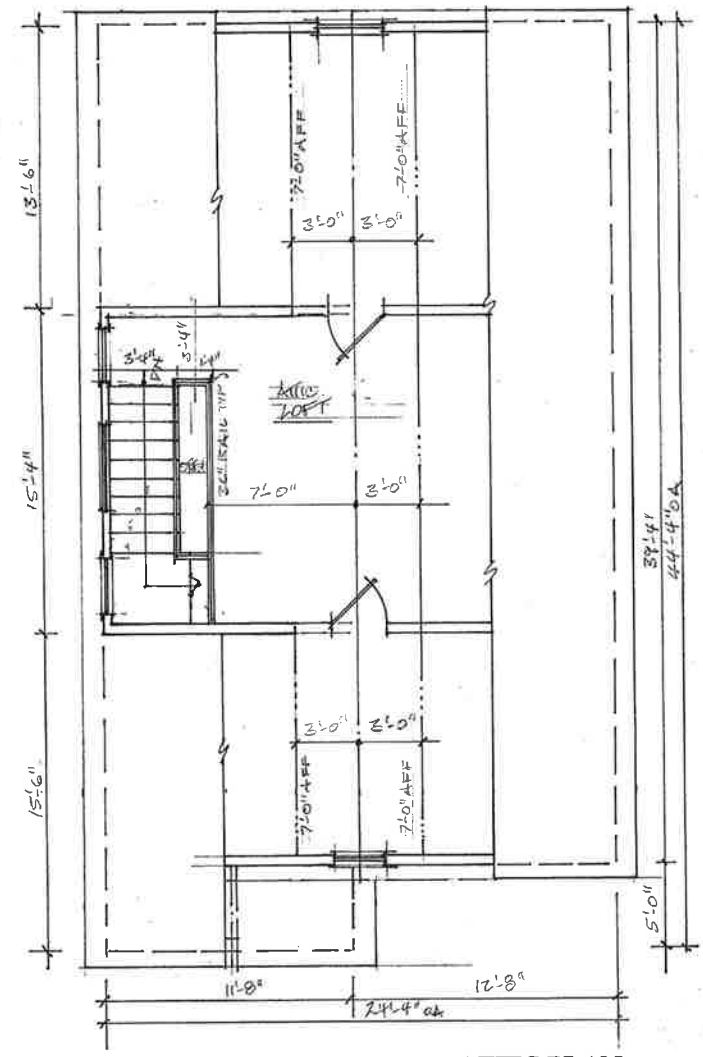
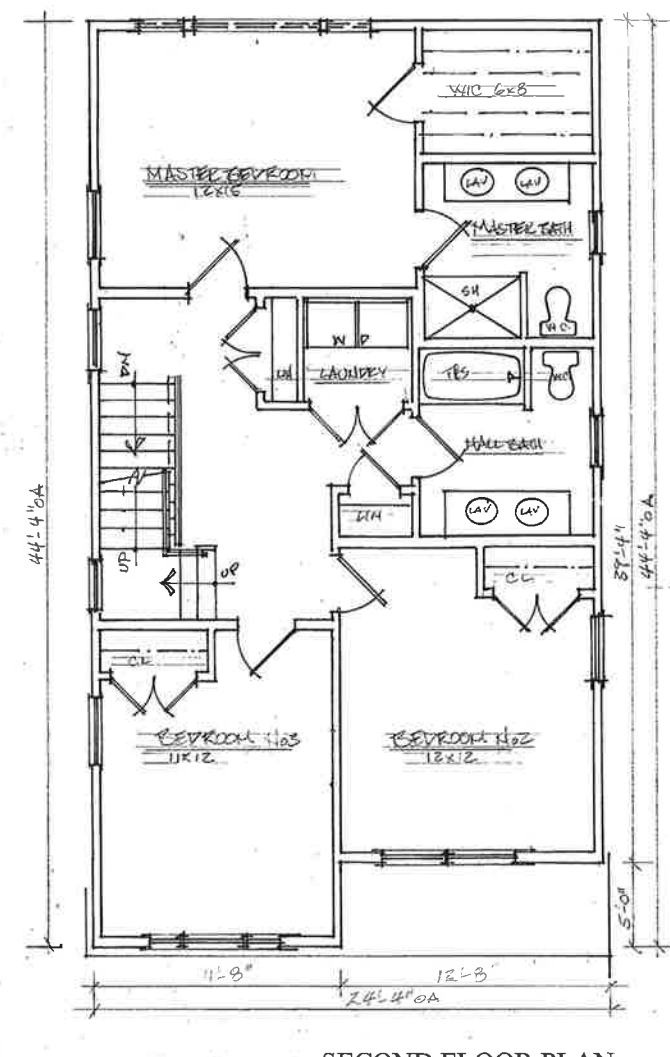


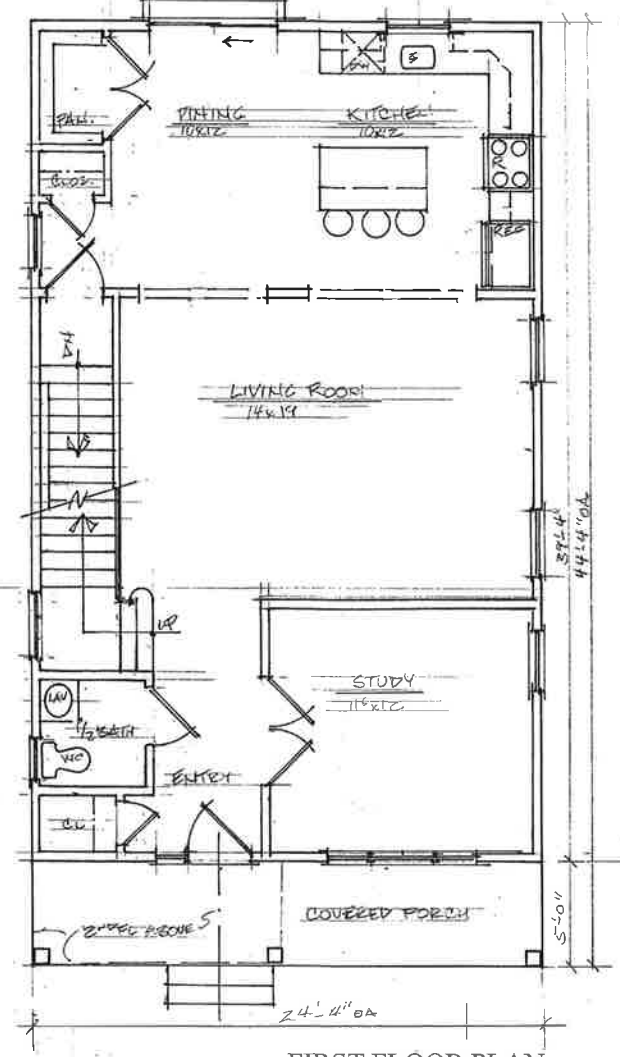
PROPOSED LOT 5.01



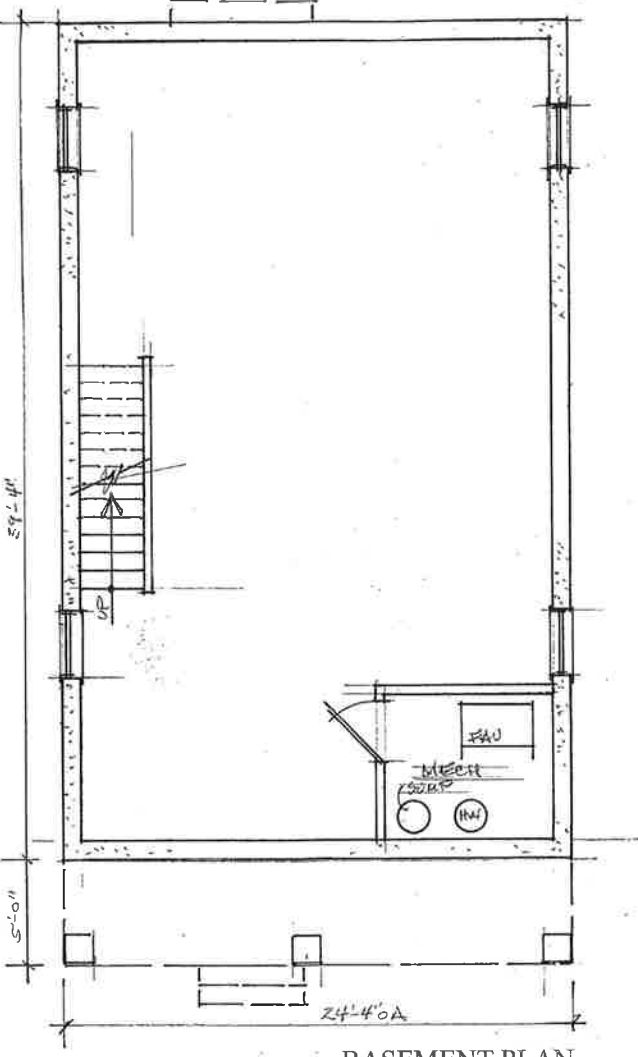
ATTIC PLAN
SCALE: 1/4" = 1'-0"



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



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



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



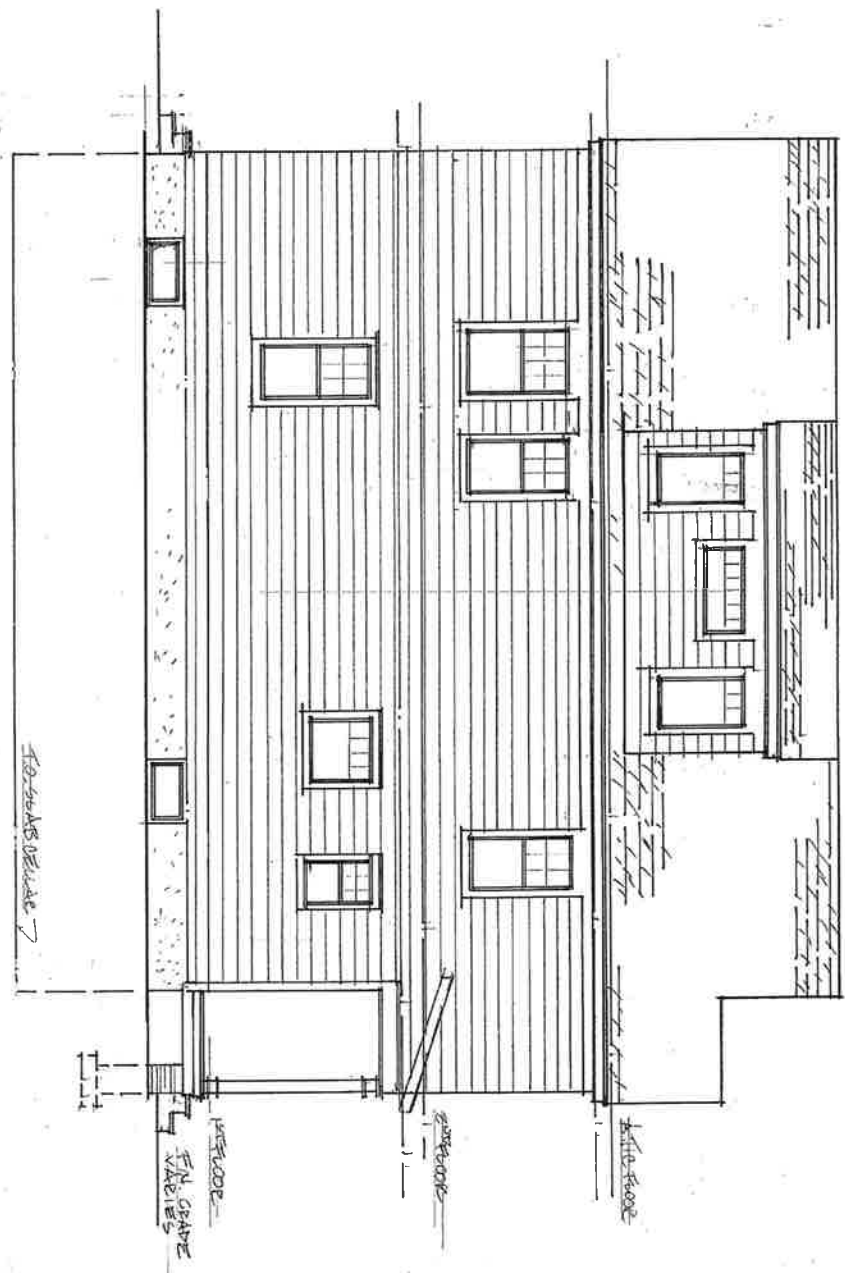
ZONING REQUIREMENTS FOR THE "RD" RESIDENTIAL DISTRICT						
REQUIREMENT	ALLOWED / REQUIRED	EXISTING LOT 3	REMARKS	PROPOSED LOT 3	REMARKS	PROPOSED LOT 5.01
LOT AREA	3,500 s.f. min. 5,000 if fronting on river	28,105.20		23,805.20		4300 s.f.
LOT FRONTAGE	50' min.	75.19'		32.19'	Proposed nonconforming condition	43'
SETBACKS						
FRONT YARD	30' min.	193.8'		193.8'		30'
SIDE YARD	4' min.					4.3' / 14.3'
TOTAL SIDE YARDS	10' if fronting on river 15' min.	9.10' / 9.7'	Pre-existing nonconforming	9.10' / 9.7'	Continued pre-existing nonconforming	18.6'
REAR YARD	25' min.	102' +/-	Pre-existing nonconforming	102' +/-	Continued pre-existing nonconforming	25.6'
SIDE YARD ACCESSORY	4' min.	5.8'		5.8'		N/A
REAR YARD ACCESSORY	8' min.	200' +/-		200' +/-		N/A
BUILDING HEIGHT	2.5 story / 35' max.	20' +/-		20' +/-		2.5 story / 26'-10"
LOT COVERAGE	40% max. building only	9.48%		11.19%		25.08%
HABITABLE FLOOR AREA	1,300 gsf min.	1,300 s.f. +		1,300 gsf +		2,298 gsf

BUILDING AREA (gsf)		
LOCATION	AREA	REMARKS
FIRST FLOOR	957	
SECOND FLOOR	1,015	1,015 / 3 = 338.4 gsf
ATTIC (1/2 STORY)	326	Total floor area with head room at 7' or higher
TOTAL	2,298	

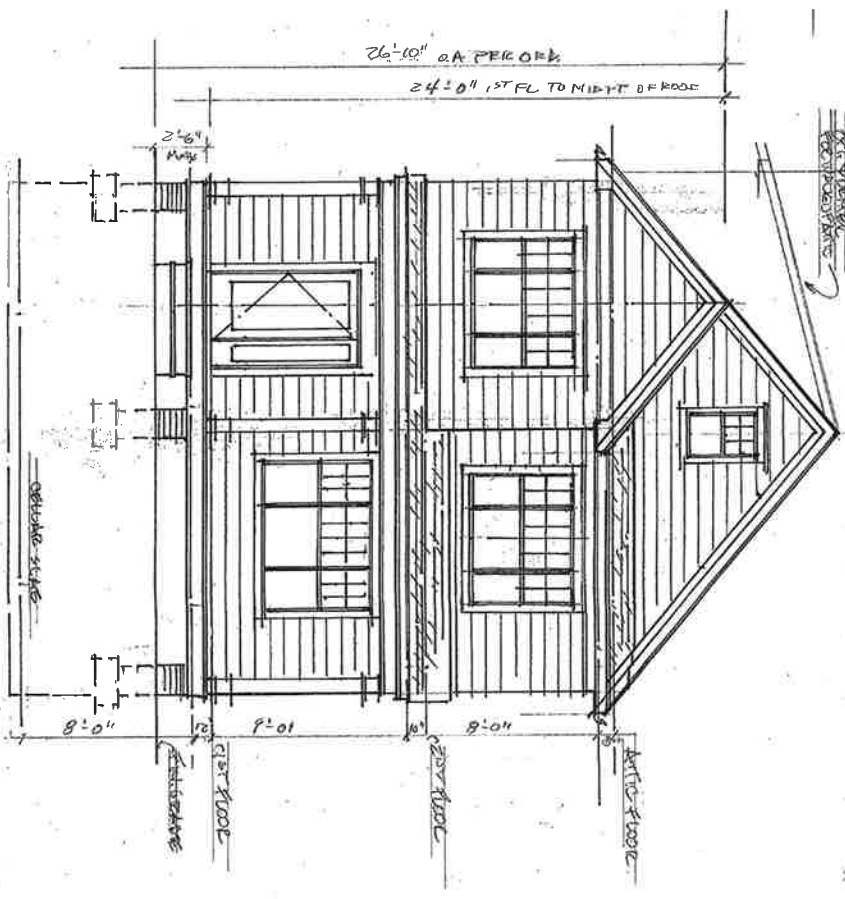
MATTHEW T. CRONIN, AIA
ARCHITECT
P.O. BOX 225 RED BANK, NEW JERSEY 07701
PHONE: 732-747-6363 matt.croninarch@gmail.com FAX: 732-747-6966

PROPOSED SUBDIVISION OF:
70 LOCUST AVENUE LOT 3 BLOCK 39
PROPOSED RESIDENCE FOR LOT: 3.01
BOROUGH OF RED BANK
MONMOUTH COUNTY, NEW JERSEY

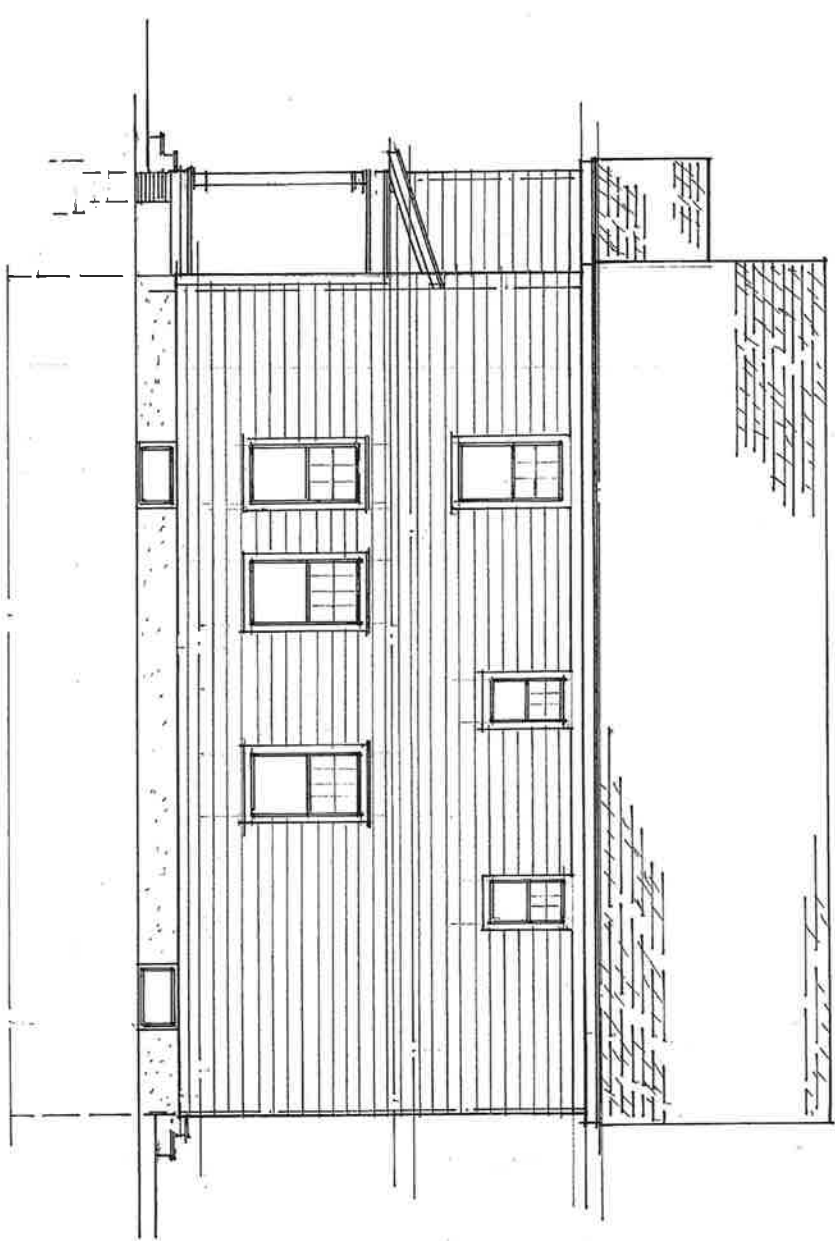
MATTHEW T. CRONIN AIA NJ LICENSE No. A112367
REVISION
DATE 12/18/19
SHEET TITLE
COUNT No. SHEET No. 1 of 2



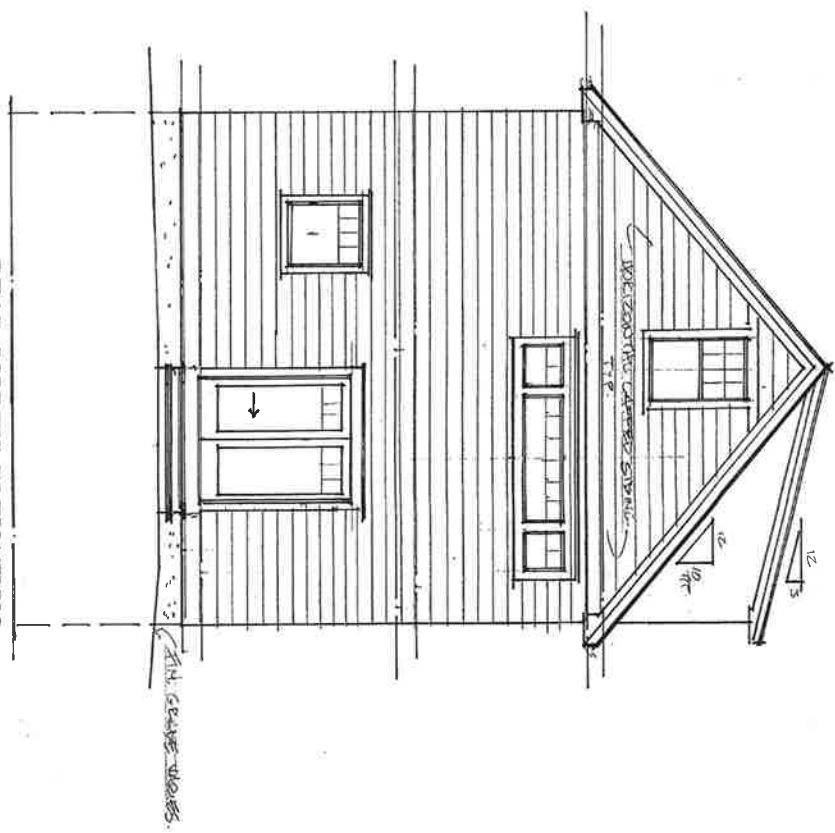
WEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

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PROPOSED SUBDIVISION OF:
70 LOCUST AVENUE LOT: 3 BLOCK: 39
PROPOSED RESIDENCE FOR LOT: 3.01
BOROUGH OF RED BANK
MONMOUTH COUNTY, NEW JERSEY

COMM No	SHEET No	REVISION	MATTHEW T. CRONIN, AIA REGISTERED ARCHITECT NO. 12345
2 of 2	2 of 2	DATE 12/18/19 SHEET TITLE	