STATISTICAL DATA

OWNER: MIKE & MELISSA ALFONSO

LOCATION: 110 EAST CALIFORNIA AVE
LONG BEACH TWP, NEW JERSEY 08008
LOT: 13 BLOCK: 11.22

LONG BEACH TWP : RESIDENTIAL ZONE R-50
FLOOD ZONE: AE B.F.E. 7

INTERNATIONAL RESIDENTIAL BUILDING CODE
NEW JERSEY EDITION 2021

(SINGLE FAM.) R-50 ZONING INFORMATION

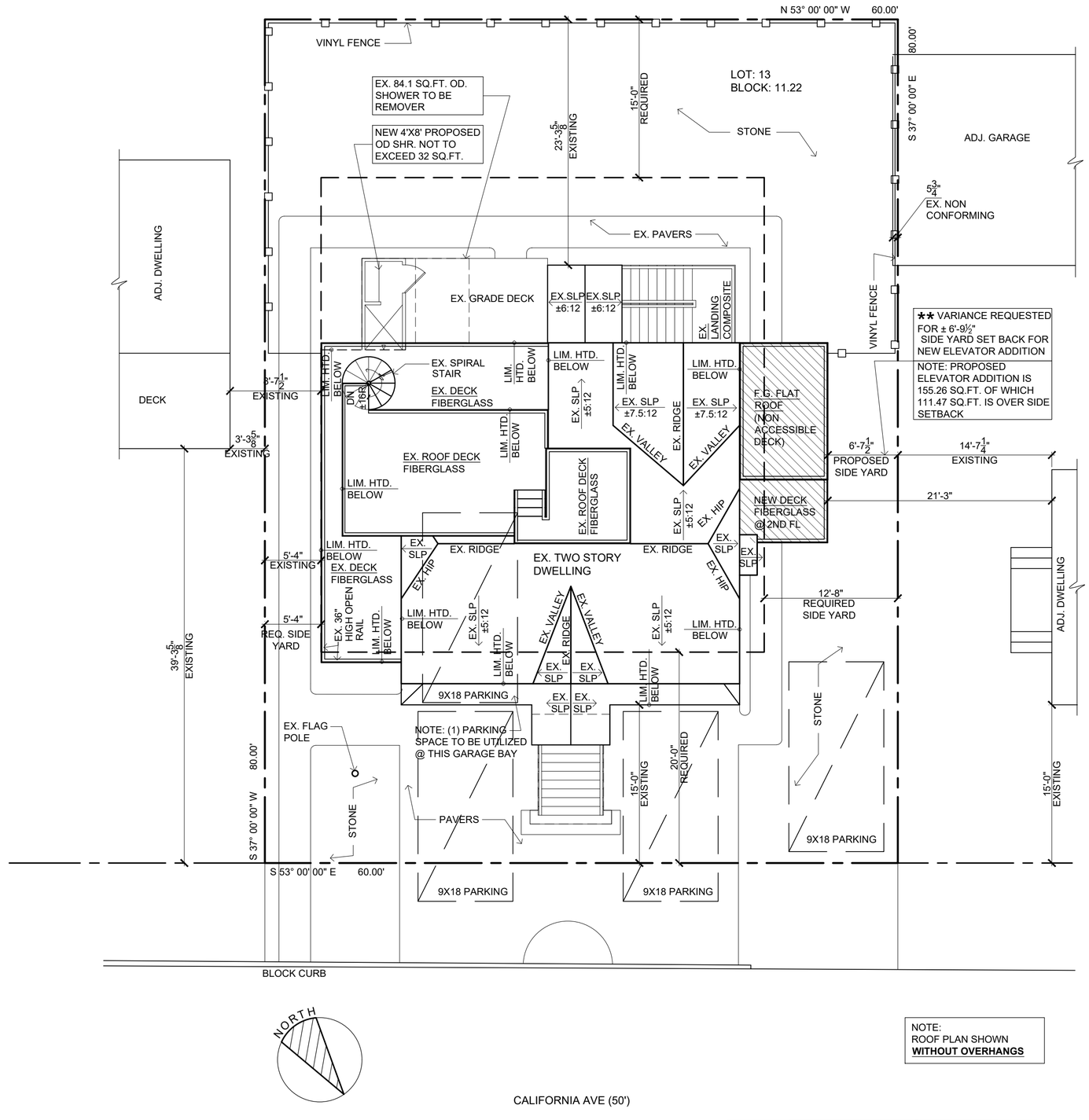
	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 SQ.FT. MIN.	4,800 SQ.FT.	EX. TO REMAIN
LOT WIDTH	50' MIN.	80'	EX. TO REMAIN
FRONT SETBACK	20' MIN.	PREVAILING	EX. TO REMAIN
SIDE SETBACK	4' MIN. (30% of frontage)	5'-4" & 14'-11¾"	5'-4" & ** 6'-7½"
COMBINED SIDE YARD SETBACK	18' MIN. (30% of 60' frontage) MIN. 15' ADJ. STRUCT.	20.33'	** 12.23'
REAR SETBACK	≤75' DEPTH = 10' MIN. >75' TO ≤ 80' = 15' MIN. >80' DEPTH = 20' MIN.	±23'-3⅝"	EX. TO REMAIN
ACC. SIDE S.B.	4' MIN.		
MAX BLDG HT. ABV. COS. PER ZONE	34' IN AE AND AO 34' AT BAY AND LAGOON 36' MAX. VE ZONES	±34.30'	EX. TO REMAIN
BLDG. COVERAGE	33 1/3% MAX. 1,599.99 SQ. FT.	±30.6% ±1,468.8 SQ.FT.	32.37% 1,554.1 SQ. FT.
IMPERVIOUS COVERAGE	75% MAX. 3,600 SQ. FT.	±54.39% ±2,610.56 SQ.FT.	±56.42% ±2,708 SQ. FT.
OFF-STREET PARKING	0-3,000 SQ. FT = 3 SPACES REQ'D	*2 SPACES EX. (1 IN GARAGE)	**EX TO REMAIN

NUMBER OF STORIES:	2	EX TO REMAIN
VOLUME:	37,719 CU.FT.	40,300 CU.FT.
FIRST FLOOR:	1329.97 SQ.FT.	1,420.03 SQ.FT.
SECOND FLOOR:	1,116.5 SQ.FT.	1,122.9 SQ.FT.
HEATED FLOOR AREA:	2,446.5 SQ.FT.	2,542.93 SQ.FT.
PLUMBING FIXTURES:		EX TO REMAIN
HAVC:		EX TO REMAIN
WATER HEATER:		EX TO REMAIN
WATER / SEWER:	MUNICIPAL	EX TO REMAIN

* EXISTING NON CONFORMING
** VARIANCE REQUESTED

LOT COVERAGE NOTE:
WHEN CALCULATING LOT COVERAGE BOTH FRONT AND REAR ENTRY STAIR ARE DEDUCTING 70 SQUARE FEET FROM RAISING THE ORIGINAL STRUCTURE

DIMENSION NOTE:
DO NOTE SCALE DRAWINGS.
VERIFY ALL DIMENSIONS IN FIELD @ REVIEW W/ ARCHITECT AS REQUIRED



NOTE:
ROOF PLAN SHOWN
WITHOUT OVERHANGS

MOD. SITE PLAN

SCALE: 1/8"=1'-0"

NJ 21AI02091600
609.879.6264
ANDOLINE ARCHITECT
128 BARTLETT AVENUE, WEST CREEK, NEW JERSEY 08092

PROGRESS DRAWING

THE ALFONSO RESIDENCE
LOT 13 BLOCK 11.22 110 E. CALIFORNIA AVE
LONG BEACH TWP, NEW JERSEY 08008

DATE:
03-07-2025
REVISED:

JOB#
2023-050

1

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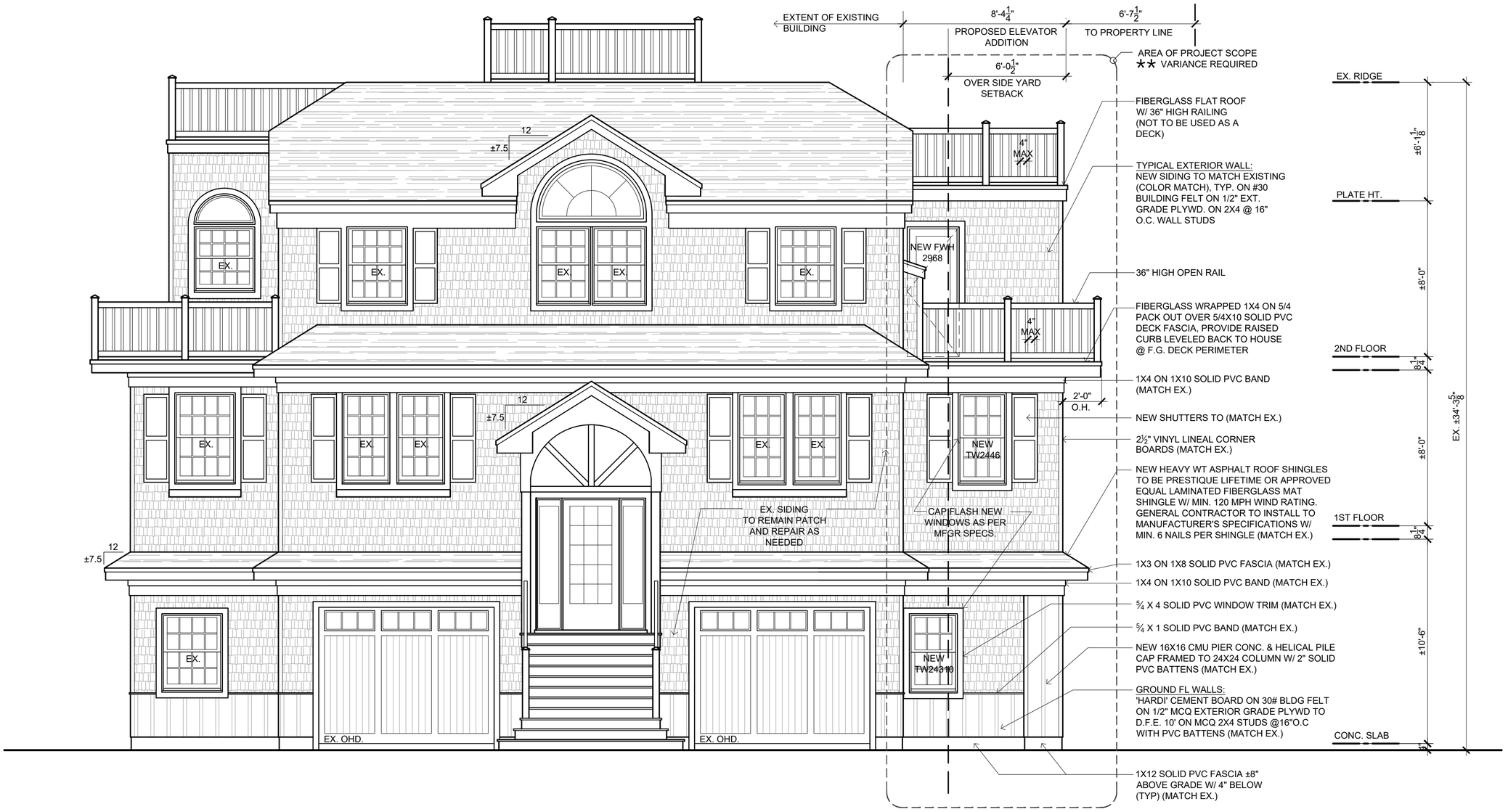

MOD. NORTH ELEVATION

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

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NJ 21AI02091600

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MOD. EAST ELEVATION

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

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PROGRESS DRAWING

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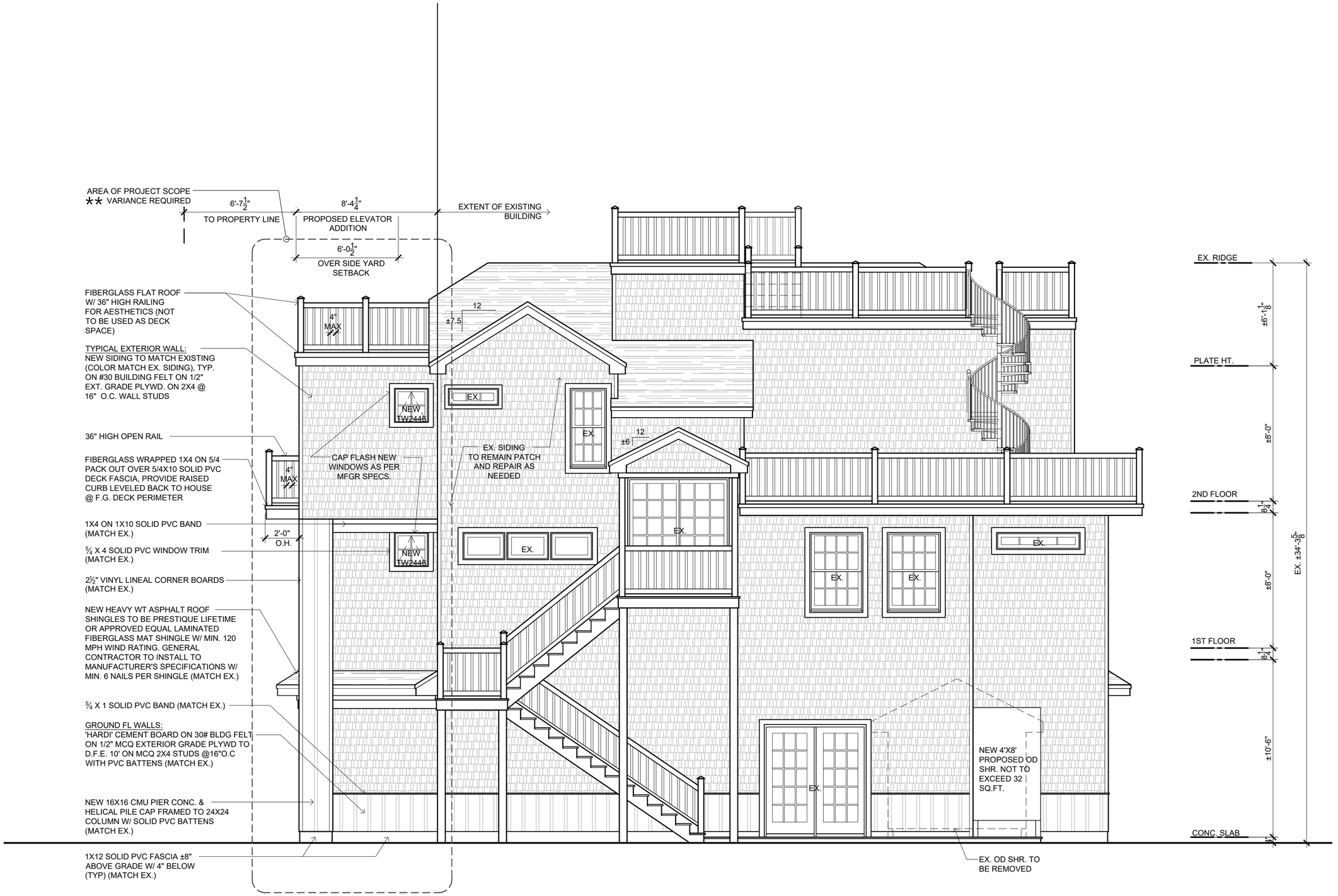

MOD. SOUTH ELEVATION

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

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4

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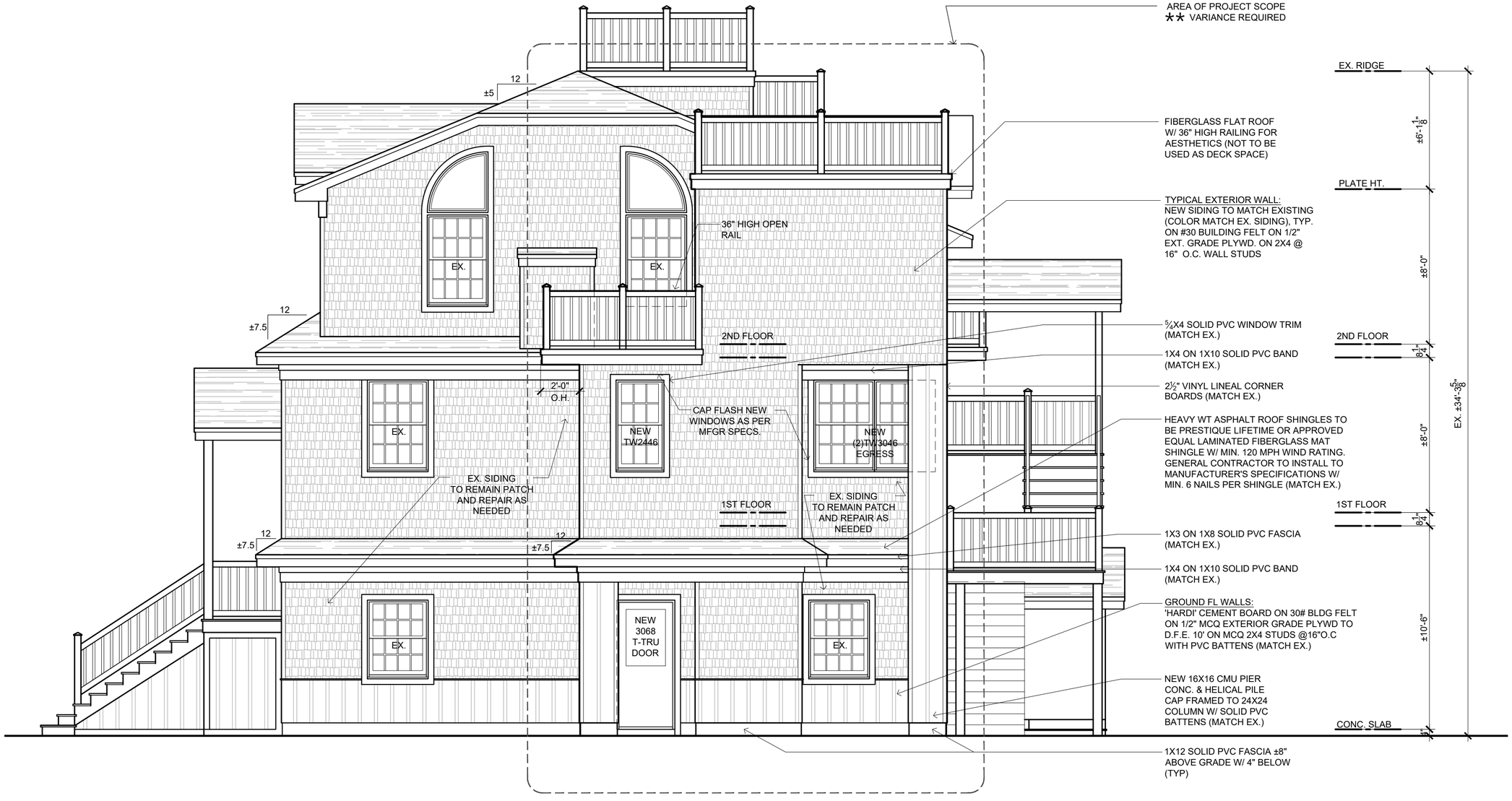

MOD. WEST ELEVATION

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

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5

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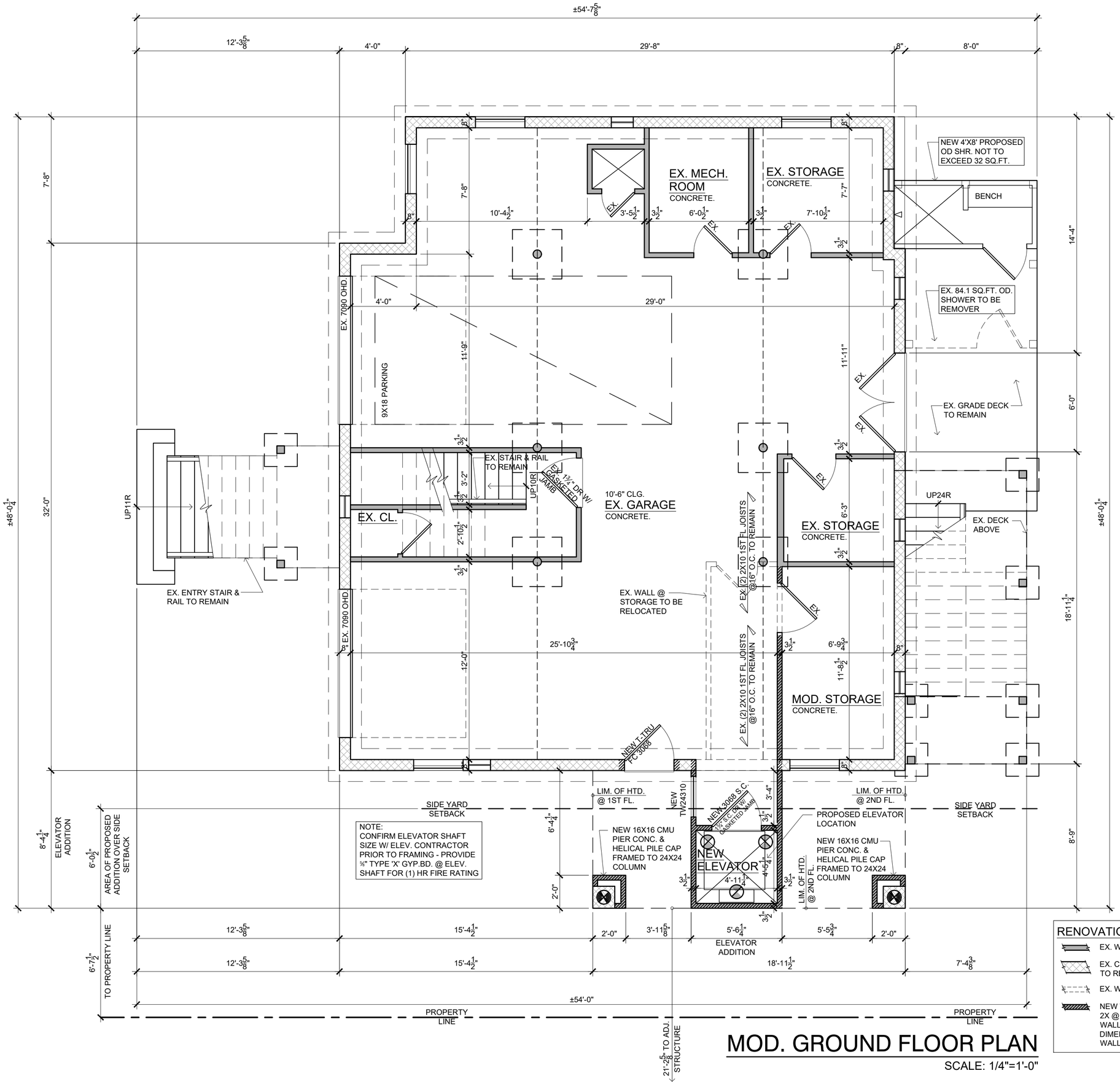

MOD. GROUND FLOOR PLAN

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

RENOVATION LEGEND

- EX. WALL TO REMAIN
- EX. CMU BLOCK WALL TO REMAIN
- EX. WALL REMOVED
- NEW WOOD FRAMED 2X @ 16"O.C. STUD WALL - SEE DIMENSIONS FOR WALL SIZES

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6

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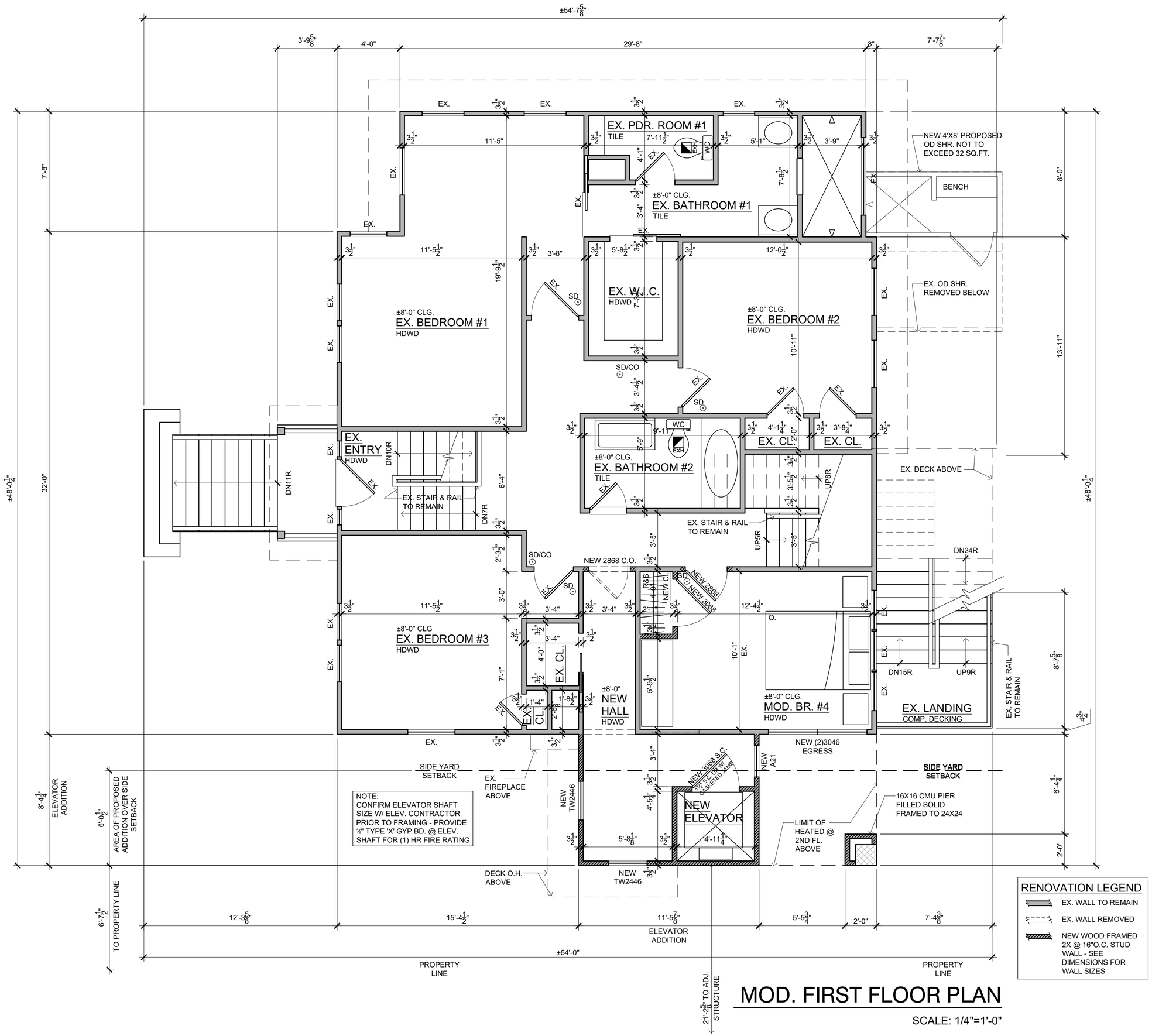

MOD. FIRST FLOOR PLAN

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

RENOVATION LEGEND

- EX. WALL TO REMAIN
- EX. WALL REMOVED
- NEW WOOD FRAMED 2X @ 16"O.C. STUD WALL - SEE DIMENSIONS FOR WALL SIZES

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7

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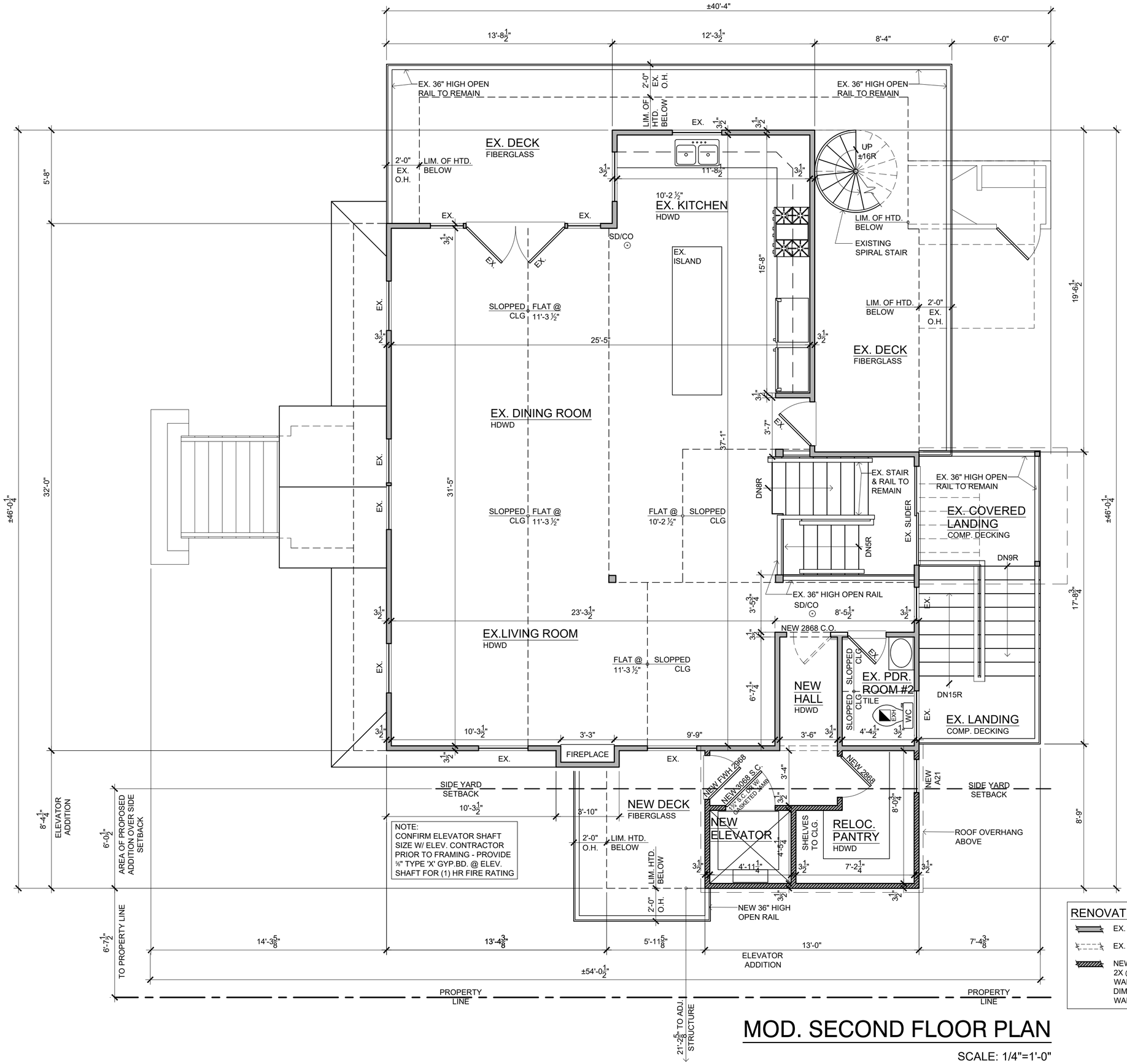

RENOVATION LEGEND

- EX. WALL TO REMAIN
- EX. WALL REMOVED
- NEW WOOD FRAMED 2X @ 16"O.C. STUD WALL - SEE DIMENSIONS FOR WALL SIZES

MOD. SECOND FLOOR PLAN

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

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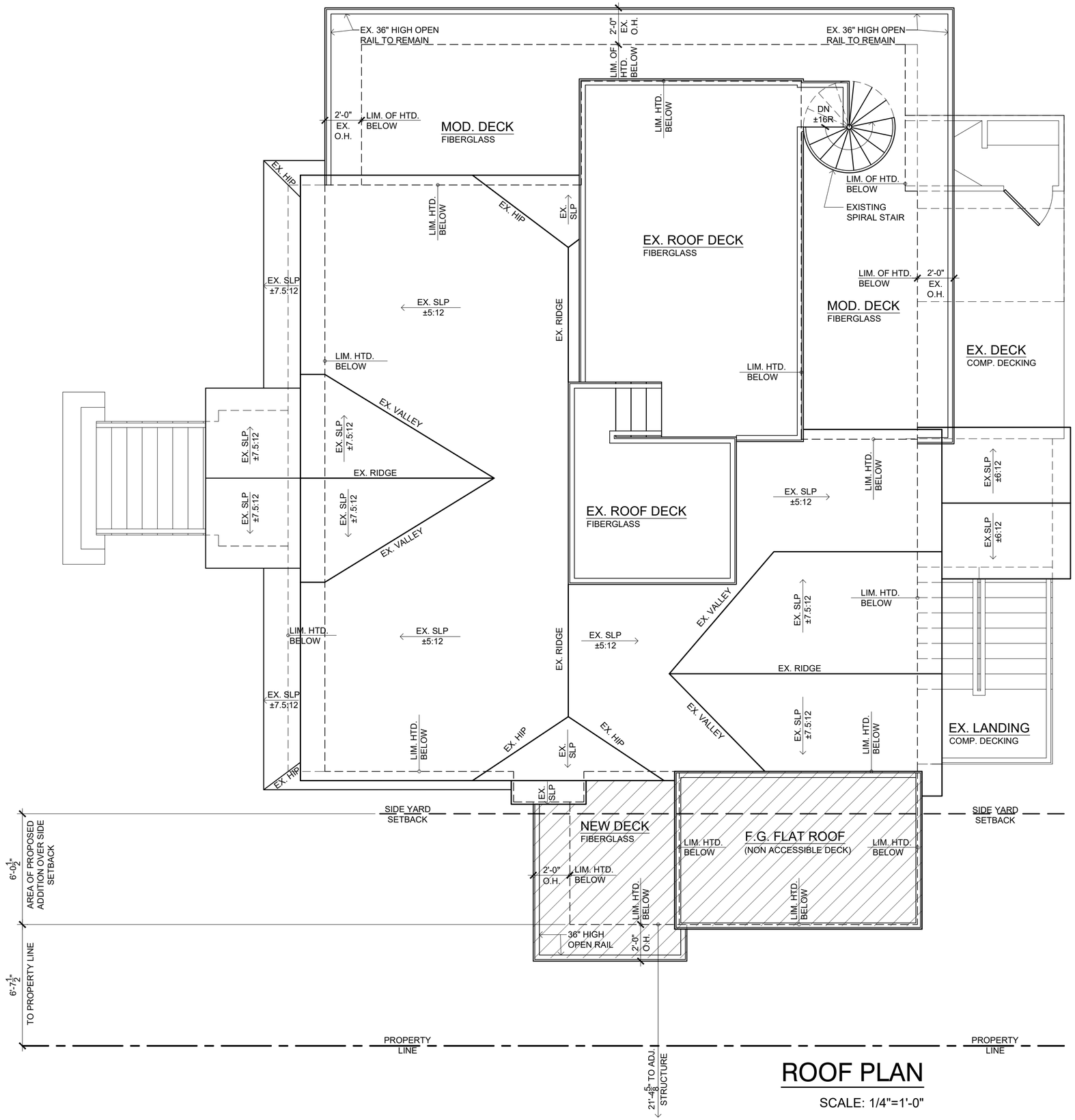

ROOF PLAN

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

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9