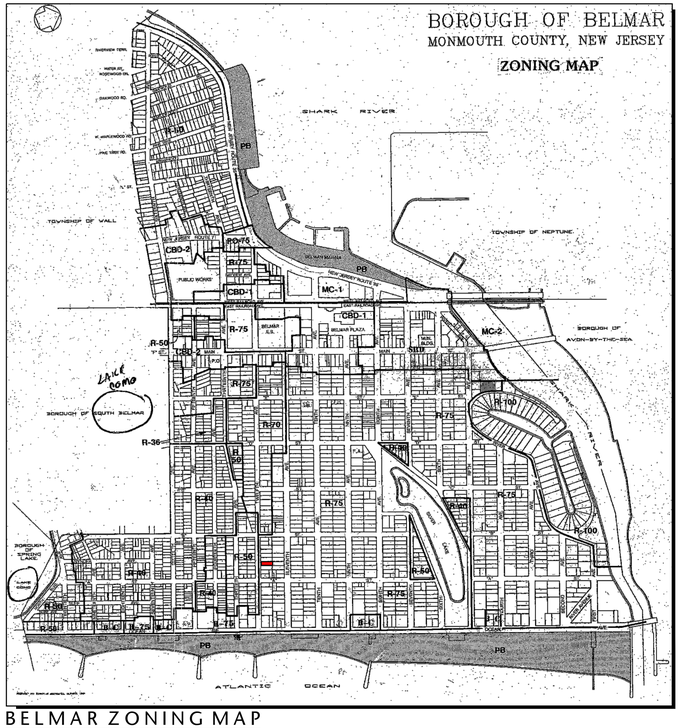
206 12th Street

Addition to Single Family House

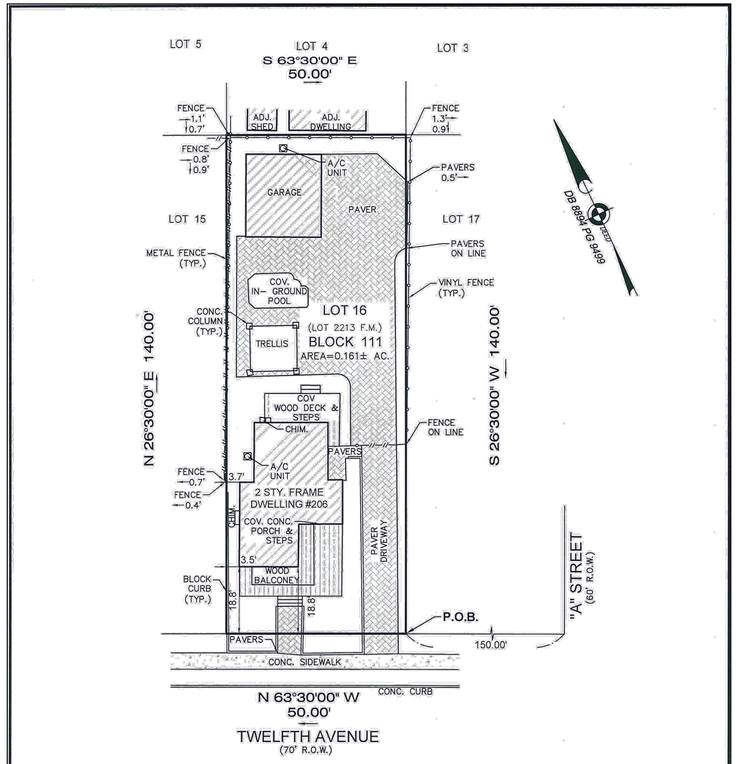


BELMAR ZONING MAP

NOT TO SCALE

SITE AREA MAP

NOT TO SCALE



DISCUSSION TOPIC: PAVERS CROSS BOUNDARY LINE BETWEEN SUBJECT LOT AND LOT 17.

PREPARED FOR: *LISA MARINO AND HAROLD FUDALI*

Filed Map Reference:	Filed Map Block:	Filed Map Lot:	Filing Date:	Filed Map No.
MAP OF OCEAN BEACH, MONMOUTH COUNTY, NEW JERSEY		2213	7/6/1883	36-2

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 9/24/19 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D)).

DB 8894 PG 9499

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN engineering & surveying
P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

SURVEY OF PROPERTY

LOT 16 — BLOCK 111

BOROUGH OF BELMAR

COUNTY OF MONMOUTH — NEW JERSEY

Scale:	Drawn By:	Date:	JOB #:	CAD File #:	Sheet #
1"=20'	MS	9/24/19	19-10139	19-10139	1 OF 1

SITE SURVEY

SCALE AS SHOWN

ZONING INFORMATION: R-75 District

ITEM	REQUIRED	EXISTING	PROPOSED	VARIATION
ZONE DISTRICT				
Residential – Single Family	Residential	Residential	Residential	Complies
MINIMUM LOT SIZE				
Lot Area (Minimum)	7,500 sf	7,000 sf	No Change	Existing Non-Conforming
Lot Frontage (Minimum)	50 ft.	50 ft.	No Change	Complies
MINIMUM YARD REQUIREMENTS (Principal Building)				
Principal Building				
Front Yard (Minimum)	20 ft.	18.8 ft.	No Change	Existing Non-Conforming
Side Yard (Minimum)	5 ft.	3.5 ft.	No Change	Existing Non-Conforming
Combined Yard (Minimum)	15 ft.	21.22 ft.	No Change	Complies
Rear Yard (Minimum)	40 ft.	80.8 ft. – House 72.6 ft. – Rear Porch	No Change	Complies
Accessory Building				
Side Yard (Minimum)	3 ft.	5.3 ft.	No Change	Complies
Rear Yard (Minimum)	3 ft.	5.4 ft.	No Change	Complies
LOT SHAPE REQUIREMENTS				
Diameter (Minimum)	30 ft.	30 ft.	No Change	Complies
MAXIMUM BUILDING HEIGHT				
Principal Building				
Feet (Maximum)	35 ft.	23-9'	35'	Complies
Stories (Maximum)	2-1/2	2	3	Variance
Accessory Building				
Feet (Maximum)	18 ft.	18 ft.	No Change	Existing Non-Conforming
Stories (Maximum)	1	2	No Change	Existing Non-Conforming
SITE COVERAGE REQUIREMENTS + FAR				
FAR (Maximum)	55%	39.0% (2731/7000)	52.0% (3668/7000)	Complies
Lot Coverage, Impervious (Maximum)	50%	28.8 % (2016/7000)	29.0 % (2036/7000)	Complies
Lot Coverage, Building (Maximum)	25%	27.7% (1940/7000)	28.8%(2018/7000)	Variance

EXISTING

BUILDING COVERAGE:

Primary Structure:	1,452 sf
Residence Front Porch: Rear Porch:	879.7 sf 380 sf 192.3 sf
Accessory Building:	488 sf
Total:	1,940 sf | 27.7% (1940/7000)

FAR:

Lot Size:	7,000 sf
Main Residence: Garage:	879.7 x 2 = 1,759.4 sf 488 x 2 = 976 sf
Total:	2,735.4 sf
FAR:	39.0% (2,731 sf / 7,000 sf)

PROPOSED

BUILDING COVERAGE:

Primary Structure: – Residence – Front Porch:	 1,150 sf 380 sf
Accessory Building:	488 sf
Total:	28.8% (2,018 sf / 7000 sf)

FAR:

Lot Size:	7,000 sf
Main Residence: – Ground Floor – Second Floor – Third Floor	 1036 sf 1145 sf 512 sf
Garage: – Ground Floor – Second Floor	 488 sf 488 sf
Total:	3669 sf
FAR:	52.4%% (3669 sf / 7,000 sf)

PROJECT SCOPE:

- Partial demolition of back of existing structure to allow for integration of new addition
- New 3-story addition to back of existing 2-story structure (3) stories total.
- Alteration to roof line of existing house to add in integration with addition.
- Minor alterations to site as required by scope of work

CODES:

THIS PROJECT IS DESIGNED USING THE FOLLOWING CODES:

THE INTERNATIONAL BUILDING CODE / 2018
ONE AND TWO FAMILY DWELLING SUBCODE/2018
THE INTERNATIONAL MECHANICAL CODE/ 2018
THE NATIONAL ELECTRICAL CODE/ 2017
THE NATIONAL STANDARD PLUMBING CODE/ 2018
THE INTERNATIONAL FUEL GAS CODE / 2018
THE INTERNATIONAL ENERGY CODE / 2018

NEIGHBOR NOTIFICATION:

ADJOINING PROPERTY NOTIFICATION REQUIRED PRIOR TO ISSUING OF PERMITS FOR CONSTRUCTION.

GENERAL NOTES

1. ALL WORK DESCRIBED SHALL CONFORM AND BE CONSTRUCTED UNDER THE PROVISIONS OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND ALL THE REQUIREMENTS OF THE CITY OF HOBOKEN.
2. ALL DIMENSIONS AND LOCATIONS AS INDICATED SHALL BE CONSIDERED REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF CONSTRUCTION OR INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.
3. ALL UTILITY CONNECTIONS ARE TO BE IN ACCORDANCE WITH LOCAL CODES.
4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE SHOWN TO THE FRONT FACE OF WALLS.

DRAWING LIST:

ARCHITECTURAL

G100	TITLE SHEET; AREA MAP; PROJECT DATA; PROJECT SCOPE; zONING DATA, DRAWING LIST SITE PLAN
G101	ZONING COVERAGES DIAGRAMS
G102	NEIGHBOR NOTOFICATION LIST AND MAP
A100	EXISTING FLOOR PLANS
A101	FIRST & SECOND FLOOR PLANS
A102	THIRD FLOOR & ATTIC PLAN
A200	EXISTING ELEVATIONS
A201	PROPOSED FRONT & EAST SIDE ELEVATION
A202	PROPOSED BACK & WEST SIDE ELEVATION

REVISIONS

NO.	DESCRIPTIONS	DATE
3.	Zoning Submission	03.17.2020
3.	Preliminary Zoning Rebview	02.28.2020
2.	Client Review	02.25.2020
1.	Preliminary Zoning Review	02.17.2020

ISSUES

NO.	TO WHOM ISSUED	DATE

Lisa & Harold Fudali — OWNER
206 12th Street
Belmar, NJ 07719

206 12th Street
Belmar, NJ 07719
Block 111 - Lot 16

n a s t a s i
a r c h i t e c t s

321 Newark Street
Hoboken, NJ 07030
Tel: 201. 653. 2577
Fax: 201. 653. 2642
NJ License #AI11550
NY License #021574

Cover Page
Zoning Data
Applicable Definitions
Lot Coverage
Site Plan

Date:	March 17th, 2020
Scale:	As Noted
Drawn By:	AG
Checked By:	JN
Phase/Revision:	Zoning

G100

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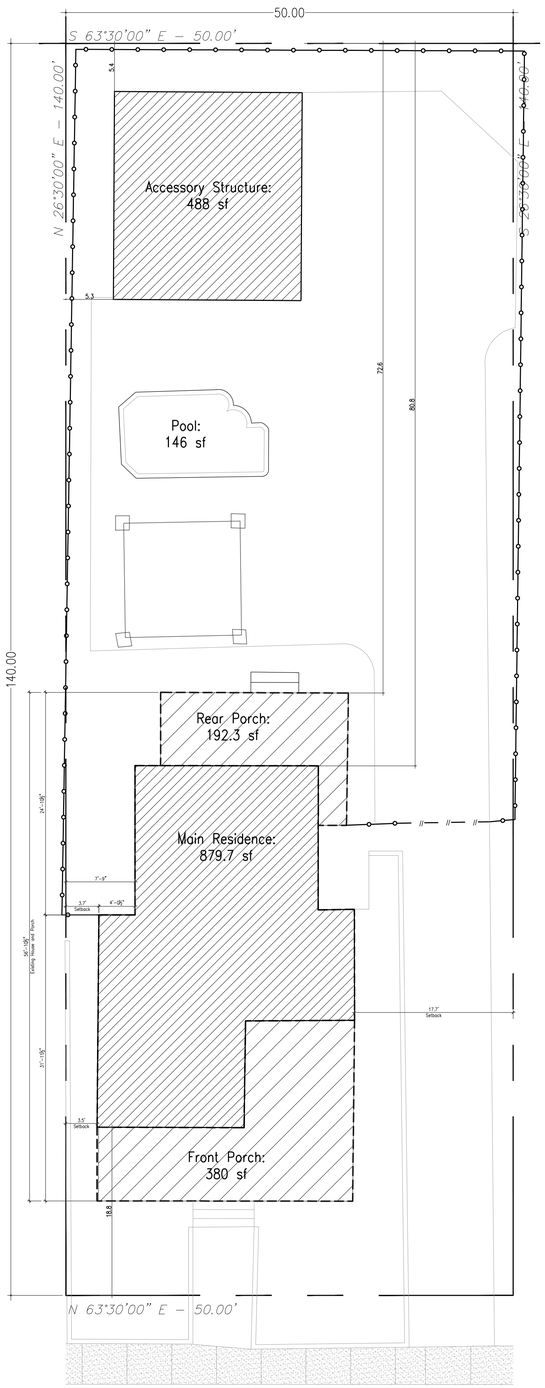
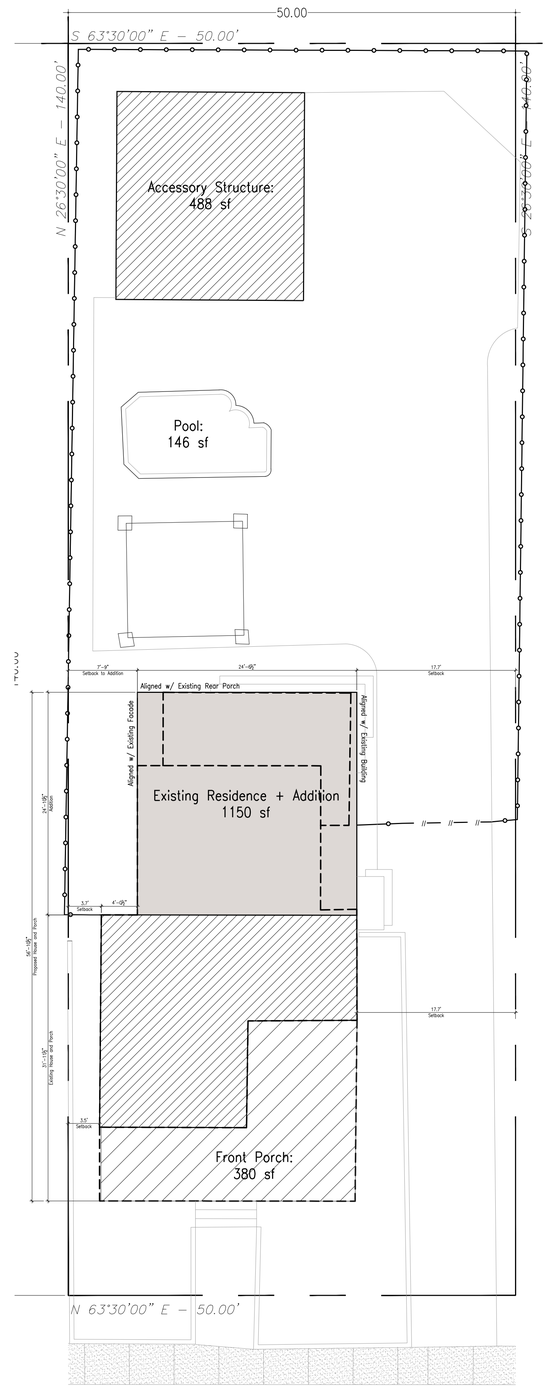


LOT COVERAGE: EXISTING
1/8" = 1' - 0"



LOT COVERAGE: PROPOSED
1/8" = 1' - 0"

BUILDING:
shall mean a combination of materials to form a construction, having a roof and adapted to permanent, temporary, or continuous occupancy. It shall also be defined to include any enclosed or partially enclosed structure and shall be construed as if followed by the "or part thereof." Within the definition of "building," there shall be included tents, lunch wagons, trailers, dining cars, camp cars or other structures on wheels or having other supports.

BUILDING AREA:
shall mean the total of areas determined from outside dimensions on a horizontal plane at ground level of all enclosed and roofed spaces of principal and accessory buildings. A pergola, awning, or similar structure having more than a minimal area and which has the effect of a roof structure shall be considered a roof for the purpose of calculating building area.

BUILDING COVERAGE:
shall mean the area of a tract covered by buildings and roofed areas. Building coverage is expressed as a percentage of the total lot area.

BUILDING HEIGHT:
shall mean the vertical dimension measured to the highest point of a building (subject to the exceptions in subsection 40–7.12) from the original lot grade or any revised lot grade shown on a site plan, sub– division plan, or plot plan approved by the appropriate Municipal Agency. Such revised lot grade shall not include mounding, terracing, or other devices designed to allow increased building height.

STORY, HALF:
shall mean that portion of a building under a gable, hip, gambrel or sloping roof, that has the line of intersection of the roof and wall face not more than three (3') feet above the floor level and in which space the possible floor area with head room of five (5') feet or less occupies at least forty (40%) percent of the total floor area of the story directly beneath. The minimum roof slope must be at least thirty (30) degrees (seven–twelfths (7/12) pitch ratio).

FLOOR AREA, GROSS:
shall mean the sum of the area of all floors of all principal or accessory buildings, including parking levels, basements and cellars, measured between the outside faces of exterior walls or from the centerline of walls common to two (2) structures or uses. For the purpose of determining required parking, areas used for parking will not be considered floor area.

FLOOR AREA, GROSS, RESIDENTIAL:
shall mean the sum of the areas of the floor or floors of all principal and accessory buildings measured between the inside faces of exterior wall or from the centerline of walls common to two (2) structures or uses.

FLOOR AREA:
shall include any carport area that has habitable space above it.

REVISIONS

NO.	DESCRIPTIONS	DATE

created on 3/10/2020

Belmar Borough
Buffer Report

Office of the Assessor
601 Main Street
Belmar, New Jersey 07719
Telephone: (732) 681-3700
Facsimile: (732) 681-3434

Highlighted feature(s)

Subject Property (1)

Block	Lot	Qualifier	Location	Owner	Street	City/State/Zip	UID
111	16		206 TWELFTH AVE	FUDALI, HAROLD & LISA	26 HYDE PARK DR	EAST BRUNSWICK, NJ 08816	1307-001110000-00016000-00000

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Adjoining Properties (34)

Block	Lot	Qualifier	Location	Owner	Street	City/State/Zip	UID
121	16						
111	1		201 ELEVENTH AVE	BE OUR HOUSE LLC	380 STAGECOACH ROAD	MILLSTONE, NJ 08510	1307-001110000-00001000-00000
111	2		203 ELEVENTH AVE	MEIER, JOHN W JR	203 ELEVENTH AVE	BELMAR, NJ 07719	1307-001110000-00002000-00000
111	3		205 ELEVENTH AVE	205 STW, LLC	1506 MAIN ST	BELMAR, NJ 07719	1307-001110000-00003000-00000
111	4		207 ELEVENTH AVE	MISTRETTA, PIETRINA	207 11TH AVE	BELMAR, NJ 07719	1307-001110000-00004000-00000
111	5		209 ELEVENTH AVE	PERAS, DENNIS M & PATRICIA A	209 ELEVENTH AVE	BELMAR, NJ 07719	1307-001110000-00005000-00000
111	6		215 ELEVENTH AVE	BARRETT, WALTER JR & LOURDES J	19 W 7TH ST	BAYONNE, NJ 07002	1307-001110000-00006000-00000
111	12		214 TWELFTH AVE	SMITH, RICHARD C & JOSEPHINE	12 SARGENT ST	BRIDGEWATER, NJ 08807	1307-001110000-00012000-00000
111	13		212 TWELFTH AVE	NUNES, V & E & RODRIGUES,B & M	124 INWOOD AVE	COLONIA, NJ 07067	1307-001110000-00013000-00000
111	14		210 TWELFTH AVE	SELLITTO, M & A & ROTELLA, R & F	210 TWELFTH AVE	BELMAR, NJ 07719	1307-001110000-00014000-00000
111	15		208 TWELFTH AVE	MAGNESS, JAY M & LISANTE, NADINE	208 TWELFTH AVE	BELMAR, NJ 07719	1307-001110000-00015000-00000
111	17		204 TWELFTH AVE	DEMARCO, DIANA	204 12TH AVE	BELMAR, NJ 07719	1307-001110000-00017000-00000

created on 3/10/2020

Block	Lot	Qualifier	Location	Owner	Street	City/State/Zip	UID
111	18		202 TWELFTH AVE	DONATE, ANDREW JR & ANNA E	406 ALBEE FARM RD	NOKOMIS, FL 34275	1307-001110000-00018000-00000
111	19		200 TWELFTH AVE	BELMAR IV REALTY LLC	213 SOUTH AVENUE	EAST CRANFORD, NJ 07016	1307-001110000-00019000-00000
111	20		1105 A ST	SKWIAT, B J, FRIEND, M & MAVRODE,M	1105 A STREET	BELMAR, NJ 07719	1307-001110000-00020000-00000
111	21		1103 A ST	CAMA, CYNTHIA C/O TBWAG ENT LLC	PO BOX 1393	WALL, NJ 07719	1307-001110000-00021000-00000
111	22		1101 A ST	TBWAG ENTERPRISES, LLC	PO BOX 1393	WALL, NJ 07719	1307-001110000-00022000-00000
111	23		211 ELEVENTH AVE	ALESSIO, JOHN & JENNIFER	50 WEST LINDSLEY ROAD #41	CEDAR GROVE, NJ 07009	1307-001110000-00023000-00000
121	1		201 TWELFTH AVE	KONONOV,S.,EDELMAN,N.&H. TRUST	68-1785 MELIA ST UNIT 213	WAIKOLOA, HI 96738	1307-001210000-00001000-00000
121	2		203 TWELFTH AVE	PERGER, IMRE & JACQUELINE & S. & A.	203 12TH AVE	BELMAR, NJ 07719	1307-001210000-00002000-00000
121	3		205 TWELFTH AVE	CRAIG, JAYNE E	205 TWELFTH AVE	BELMAR, NJ 07719	1307-001210000-00003000-00000
121	4		207 TWELFTH AVE	KLEISSLER, KEITH & GERALDENE	207 TWELFTH AVE	BELMAR, NJ 07719	1307-001210000-00004000-00000
121	5		207,5 TWELFTH AVE	SCIANNI, ANTHONY	PO BOX 190	COLTS NECK, NJ 07722	1307-001210000-00005000-00000
121	6		209 TWELFTH AVE	FRANK, JOSEPH R & JUDITH M	209 TWELFTH AVENUE	BELMAR, NJ 07719	1307-001210000-00006000-00000
121	7		211 TWELFTH AVE	LEONARD, JACK R & ALICE A	211 TWELFTH AVE	BELMAR, NJ 07719	1307-001210000-00007000-00000
121	8		213 TWELFTH AVE	HARRIS, WESLEY J JR	213 TWELFTH AVE	BELMAR, NJ 07719	1307-001210000-00008000-00000
121	9		215 TWELFTH AVE	GENARDI, COREY & MICHELLE	82 NORMANDY RD	CLIFTON, NJ 07013	1307-001210000-00009000-00000
121	18		210 THIRTEENTH AVE	BELMAR, INC	596 BROADWAY, APT 26A	LYNBROOK, NY 11563	1307-001210000-00018000-00000
121	19		208 THIRTEENTH AVE	STIRRUP, TODD A & STEPHANIE	7 PATREY COURT	CHESTER, NJ 07930	1307-001210000-00019000-00000
121	20		206 THIRTEENTH AVE	DALAKIAN, MARTIN A & PELAEZ,GAIL D	2 TARA DR	PARSIPPANY, NJ 07054	1307-001210000-00020000-00000
121	21		204 THIRTEENTH AVE	REVANO, LAURA & CAESAR	204 THIRTEENTH AVE	BELMAR, NJ 07719	1307-001210000-00021000-00000
121	22		202 THIRTEENTH AVE	GROOME, JAMES P & JEAN	202 THIRTEENTH AVE	BELMAR, NJ 07719	1307-001210000-00022000-00000
121	24		1203 A ST	STEPHENS, JANET Y	2607 BELMAR BLVD	BELMAR, NJ 07719	1307-001210000-00024000-00000
121	25		1201 A ST	CORALLO, VICTOR & JOHANNA	1201 A ST	BELMAR, NJ 07719	1307-001210000-00025000-00000

D1 Neighbor Notification List
NTS

BOROUGH OF BELMAR, N.J.
601 MAIN STREET
P.O. BOX A
BELMAR, N.J. 07719
732-681-3700

THE FOLLOWING UTILITIES ARE ATTACHED TO AND MADE PART OF THIS 200' CERTIFIED LIST AND MUST BE NOTIFIED IN ACCORDANCE WITH CHAPTER 245, P.L. 1991 of N.J.

1. Public Service Electric and Gas Company
   Manager - Corporate Properties
   80 Park Plaza, T6B
   Newark, New Jersey 07102

2. Dave Kuyendall, Engineering
   Monmouth Cablevision
   1501 18th Avenue
   Post Office Box 58
   Wall, New Jersey 07719

3. Monmouth County Planning Board
   Hall of Records, Annex 2nd Floor
   E. Main Street
   P. O. Box 1255
   Freehold, New Jersey 07728

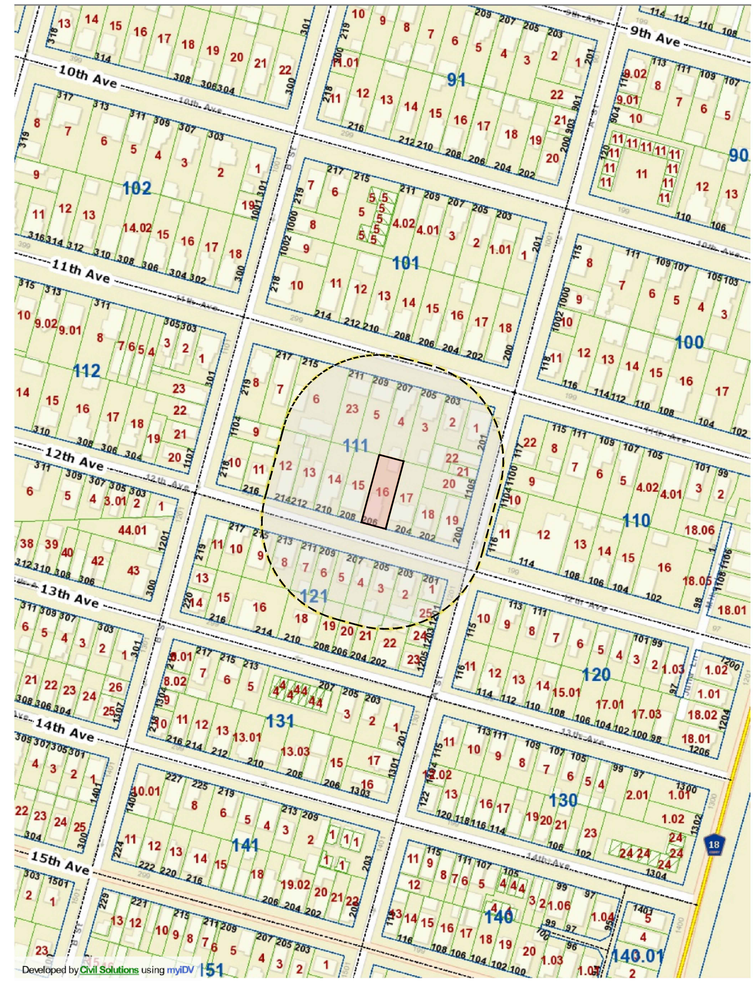
4. Borough of Belmar
   P.O. Box A
   Belmar, New Jersey 07719

5. Verizon New Jersey Inc.
   Attn: Ralph Sotomayor - ROW
   5100 Belmar Boulevard
   Farmingdale, NJ 07727

6. Jersey Central Power & Light
   Attn: Craig Mandel
   300 Madison Avenue
   P.O. Box 1911
   Morristown, NJ 07962

created on 3/10/2020

Belmar Borough - Map
Buffer Report



P1 200' Radius Map
Scale: 1' = 50'

REVISIONS

NO.	DESCRIPTIONS	DATE

NO.	TO WHOM ISSUED	DATE
3.	Zoning Submission	03.17.2020
3.	Preliminary Zoning Rebview	02.28.2020
2.	Client Review	02.25.2020
1.	Preliminary Zoning Review	02.17.2020

ISSUES

Lisa & Harold Fudali OWNER
206 12th Street
Belmar, NJ 07719

206 12th Street
Belmar, NJ 07719

Block 111 - Lot 16

n a s t a s i
a r c h i t e c t s

321 Newark Street
Hoboken, NJ 07030
Tel: 201. 653. 2577
Fax: 201. 653. 2642
NJ License #AI11550
NY License #021574

Neighbor Notification Information

Date:	March 17th, 2020
Scale:	As Noted
Drawn By:	AG
Checked By:	JN
Phase/Revision:	Zoning

G102

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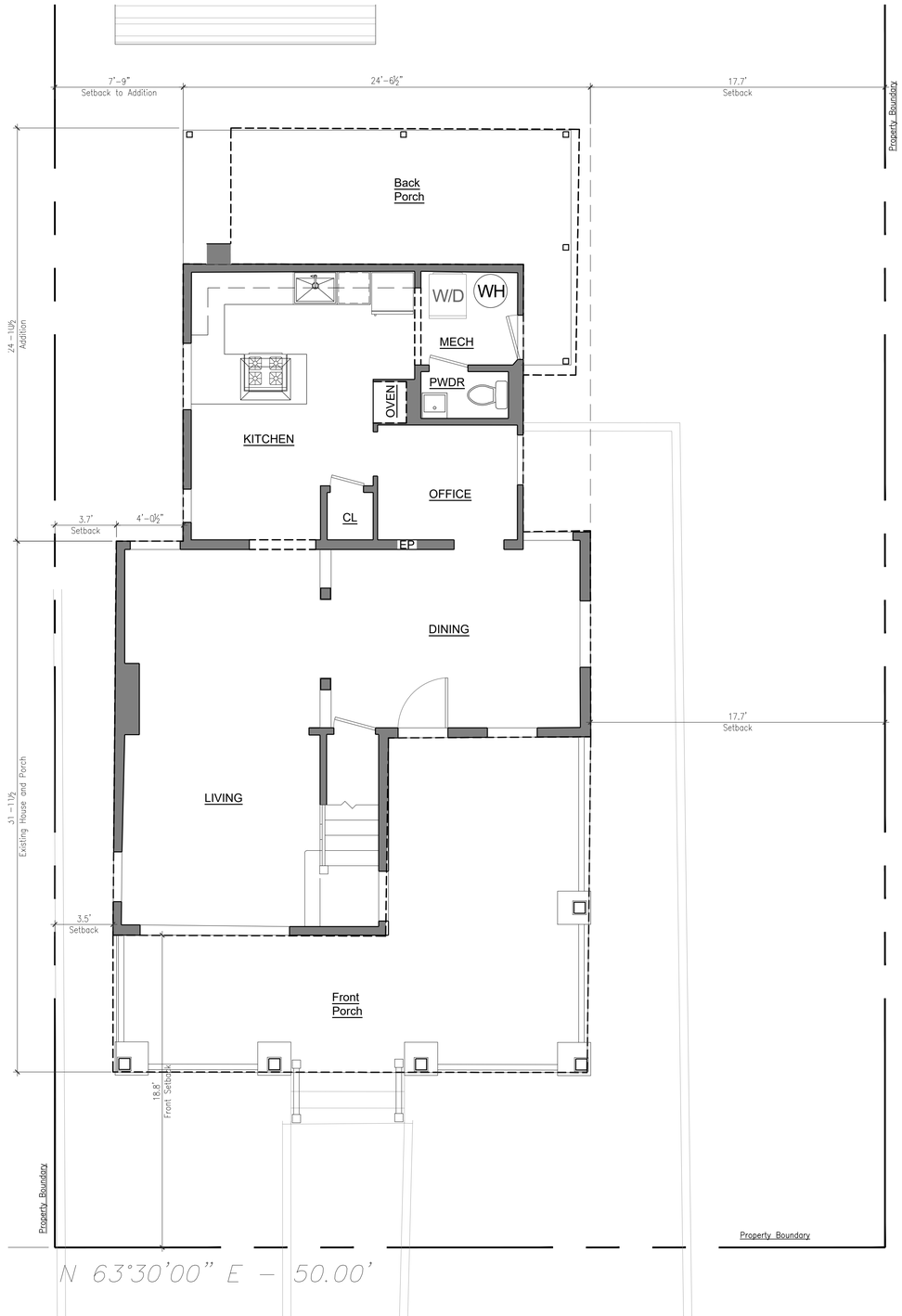
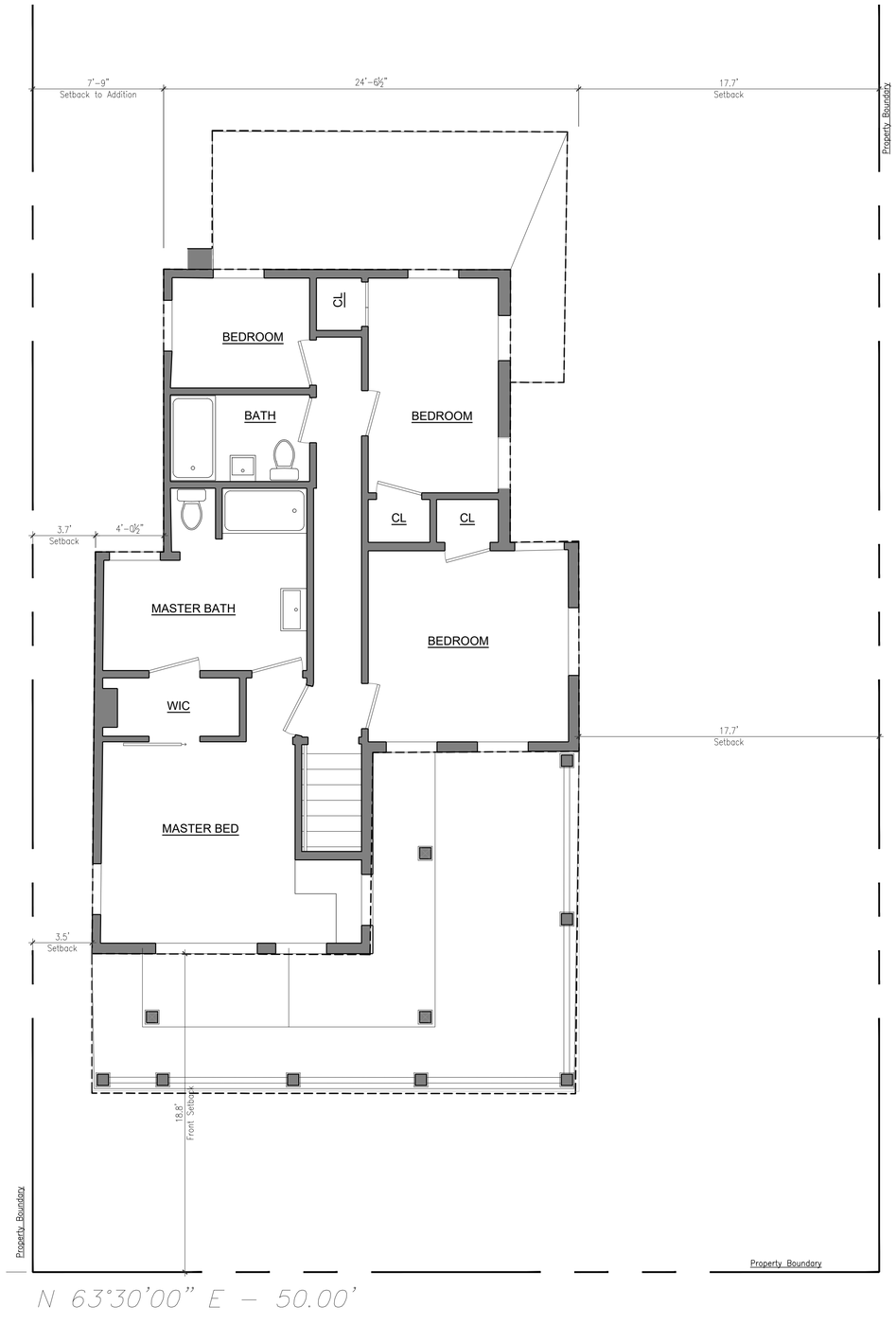


P1 Existing First Floor Plan
1/4" = 1'-0"



P2 Existing Second Floor Plan
1/4" = 1'-0"

REVISIONS

NO.	DESCRIPTIONS	DATE

NO.	TO WHOM ISSUED	DATE
3.	Zoning Submission	03.17.2020
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2.	Client Review	02.25.2020
1.	Preliminary Zoning Review	02.17.2020

ISSUES

Lisa & Harold Fudali
206 12th Street
Belmar, NJ 07719
OWNER

206 12th Street
Belmar, NJ 07719

Block 111 - Lot 16

n a s t a s i
a r c h i t e c t s

321 Newark Street
Hoboken, NJ 07030
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Fax: 201. 653. 2642
NJ License #AI11550
NY License #021574

Existing Plans

Date:	March 17th, 2020
Scale:	As Noted
Drawn By:	AG
Checked By:	JN
Phase/Revision:	Zoning

A100

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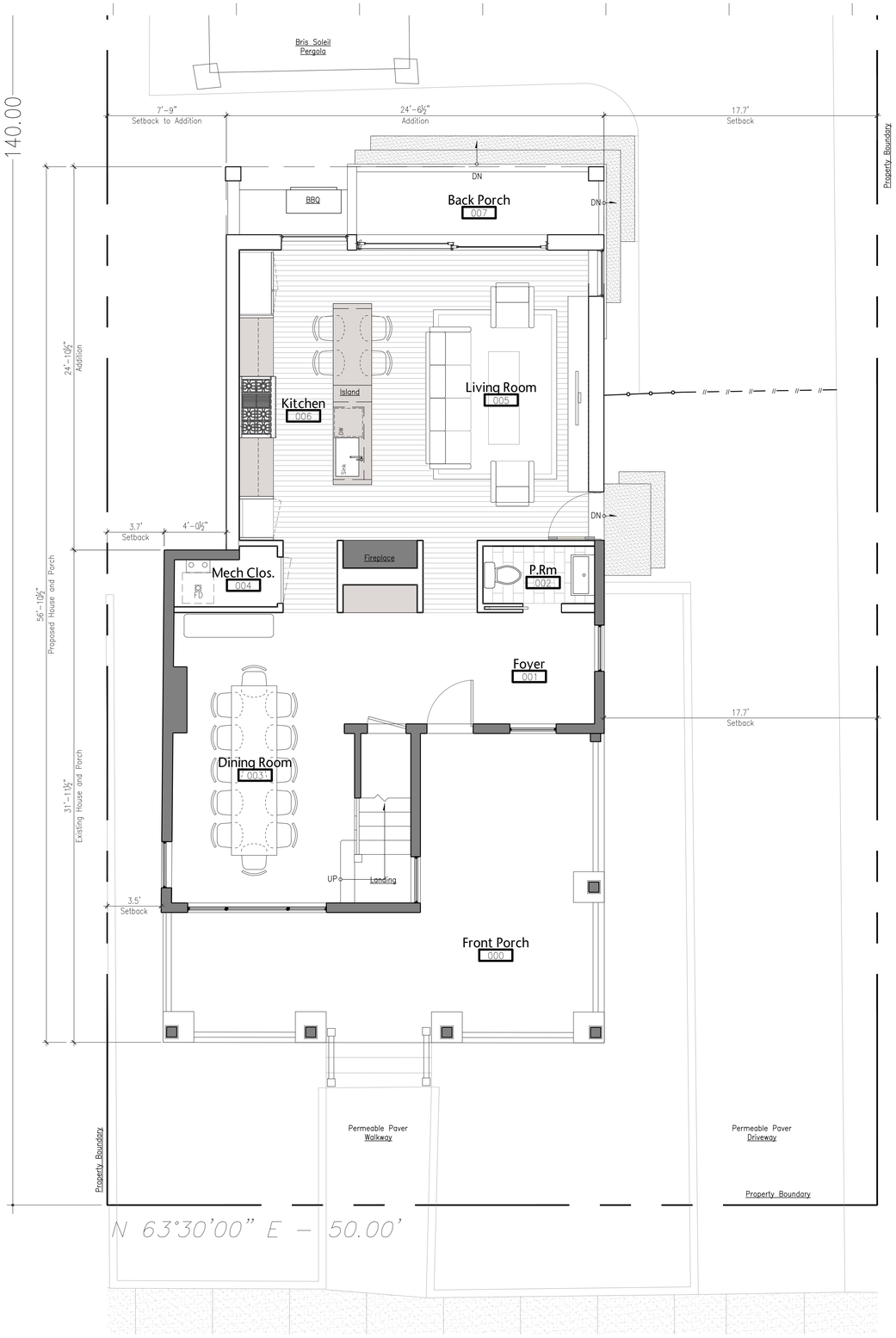
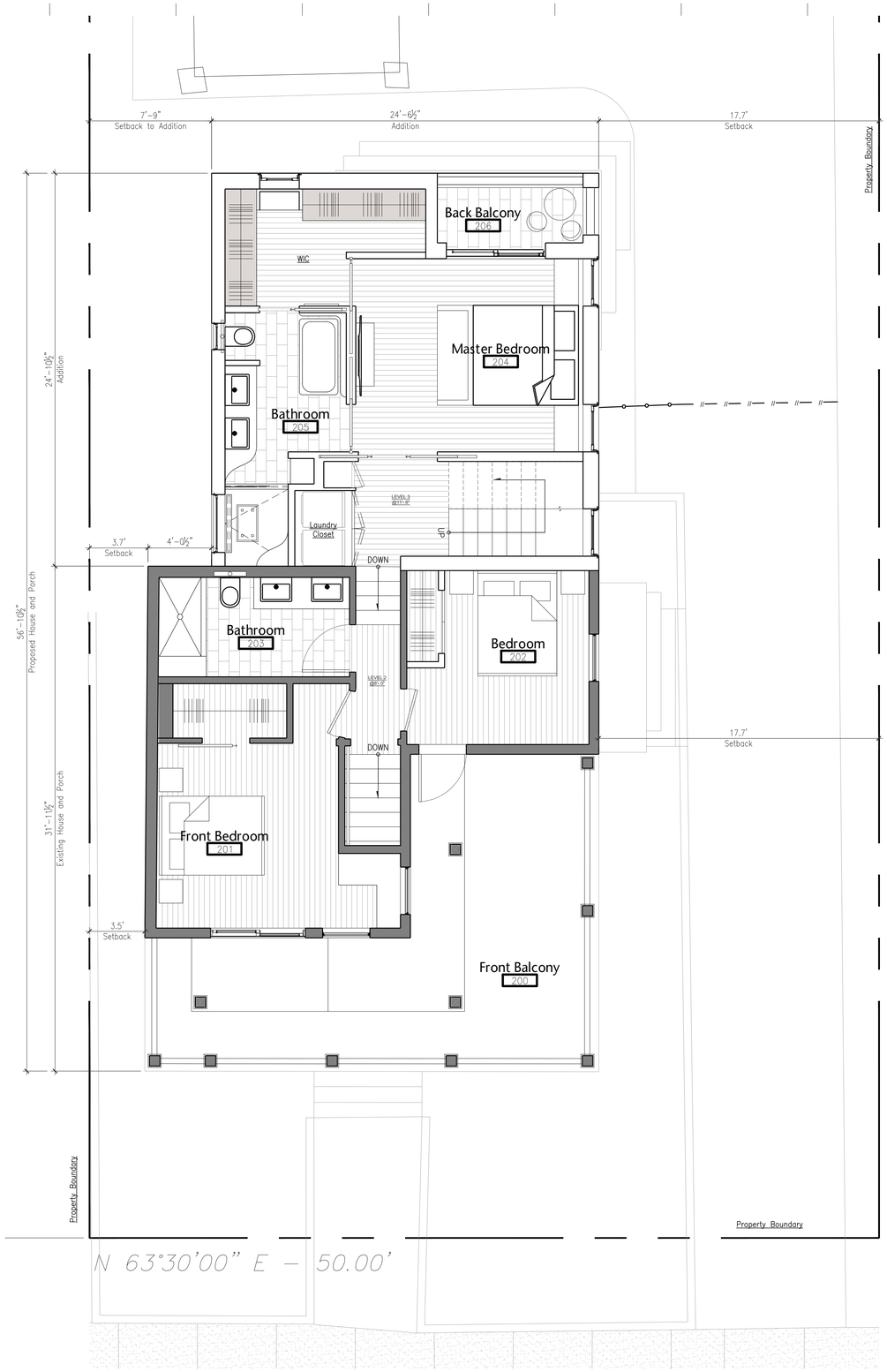


P1 First Floor Plan
1/4" = 1'-0"



P2 Second Floor Plan
1/4" = 1'-0"

REVISIONS		
NO.	DESCRIPTIONS	DATE
3.	Zoning Submission	03.17.2020
3.	Preliminary Zoning Rebview	02.28.2020
2.	Client Review	02.25.2020
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NO.	TO WHOM ISSUED	DATE

ISSUES

Lisa & Harold Fudali — OWNER
206 12th Street
Belmar, NJ 07719

206 12th Street
Belmar, NJ 07719

Block 111 - Lot 16

n a s t a s i
a r c h i t e c t s

321 Newark Street
Hoboken, NJ 07030
Tel: 201. 653. 2577
Fax: 201. 653. 2642
NJ License #AI11550
NY License #021574

Proposed Floor Plans
First Floor Plan
Second Floor Plan

Date:	March 17th, 2020
Scale:	As Noted
Drawn By:	AG
Checked By:	JN
Phase/Revision:	Zoning

A101

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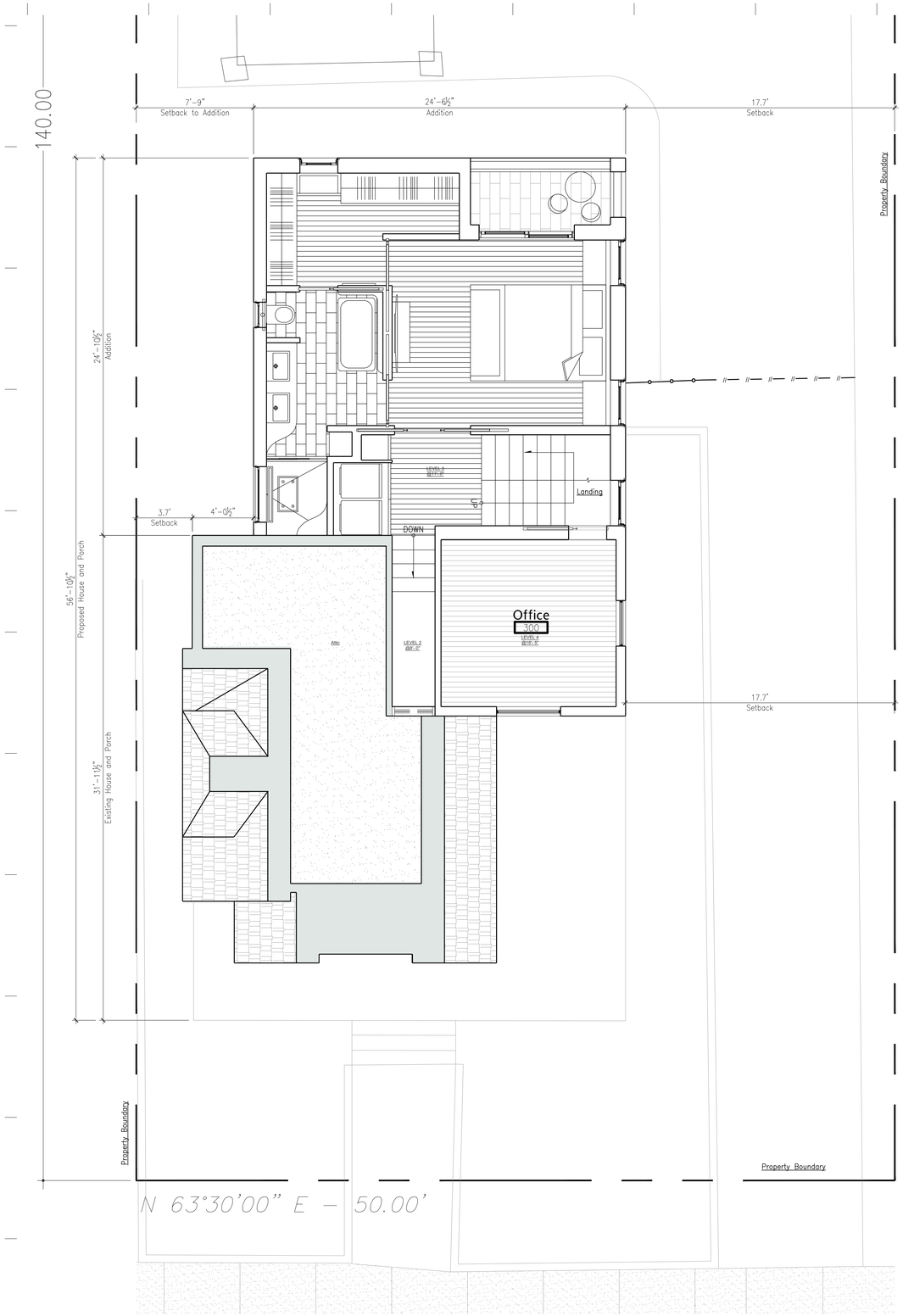
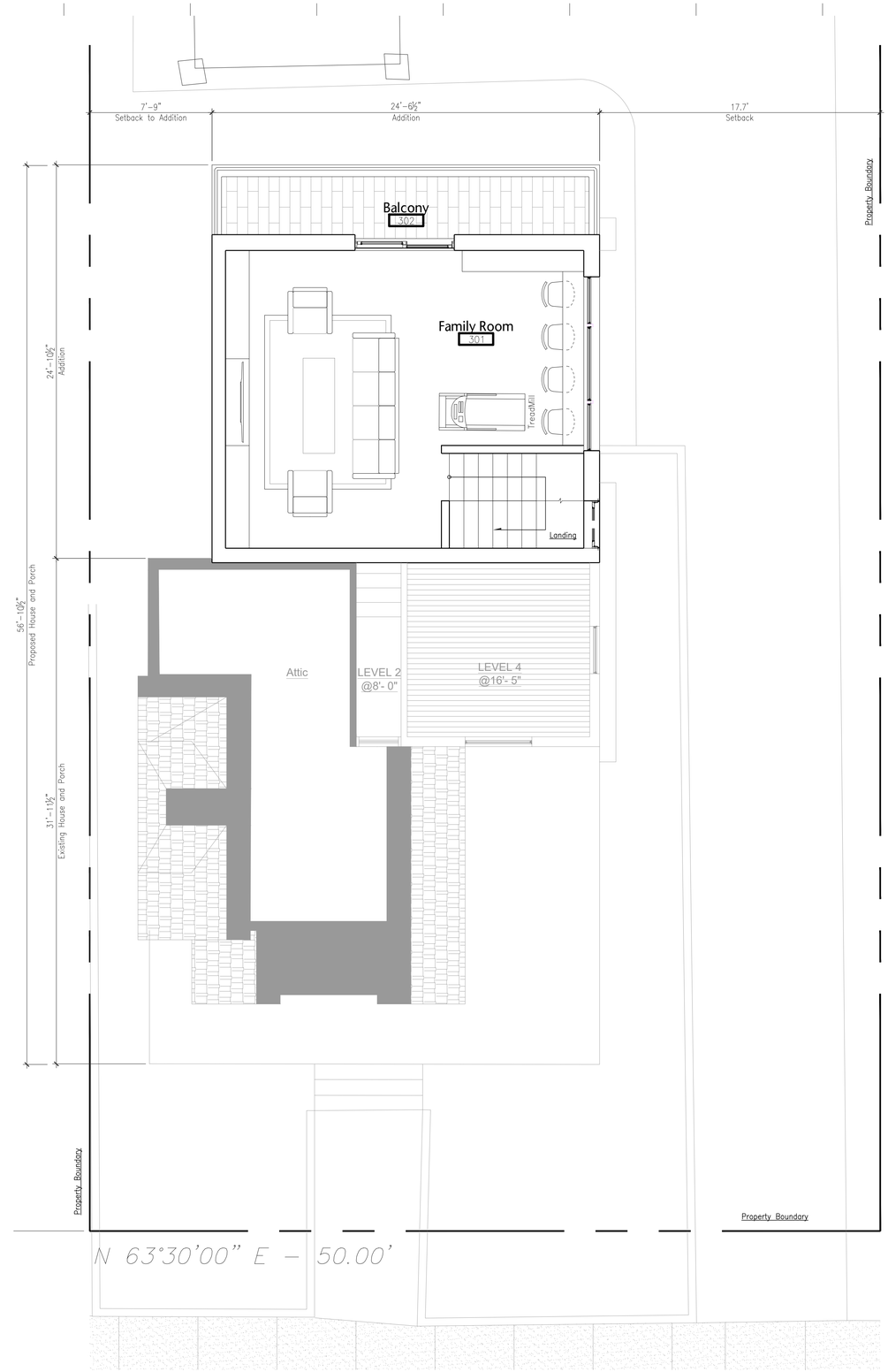


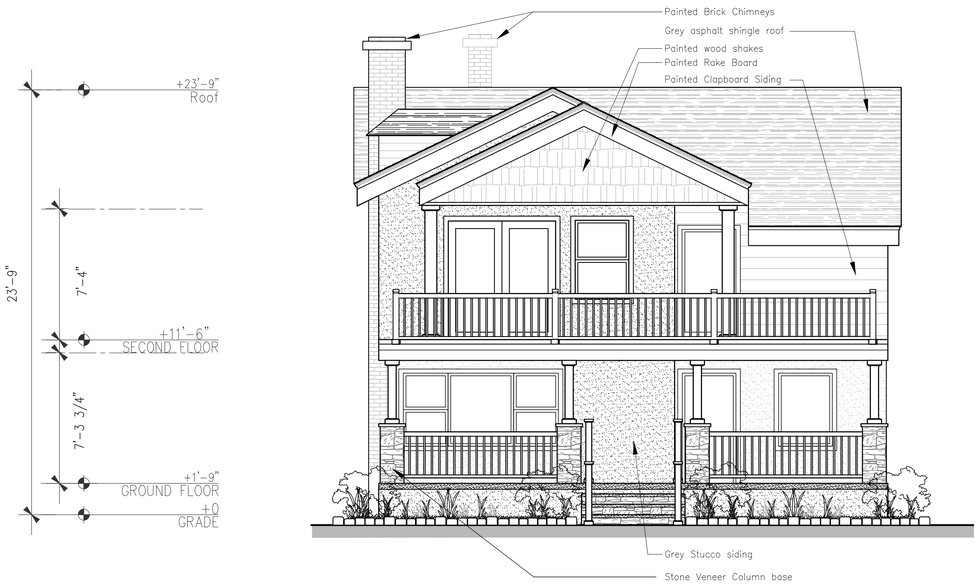
P1 Third Floor: Half Story
1/4" = 1'-0"



P1 Third Floor: Penthouse
1/4" = 1'-0"

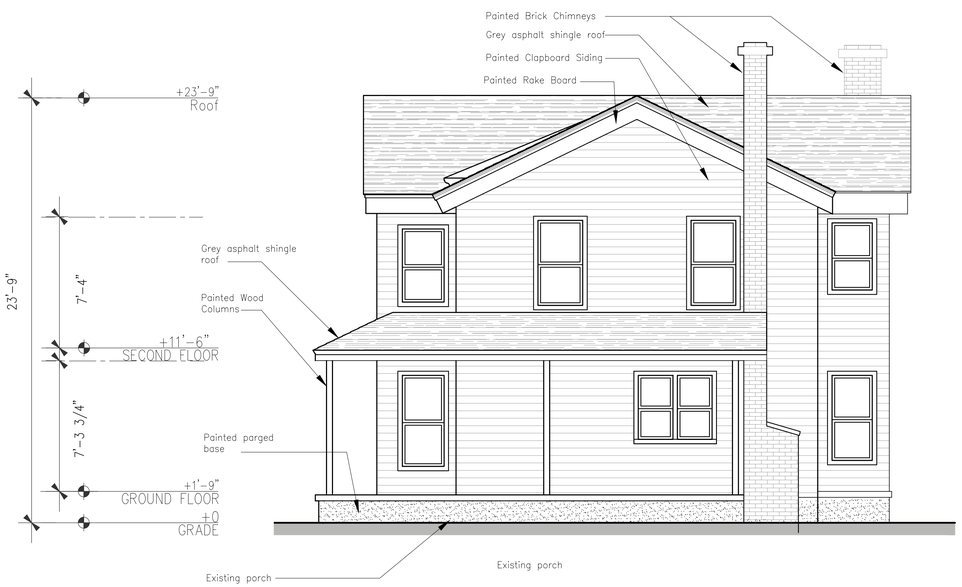
REVISIONS

NO.	DESCRIPTIONS	DATE

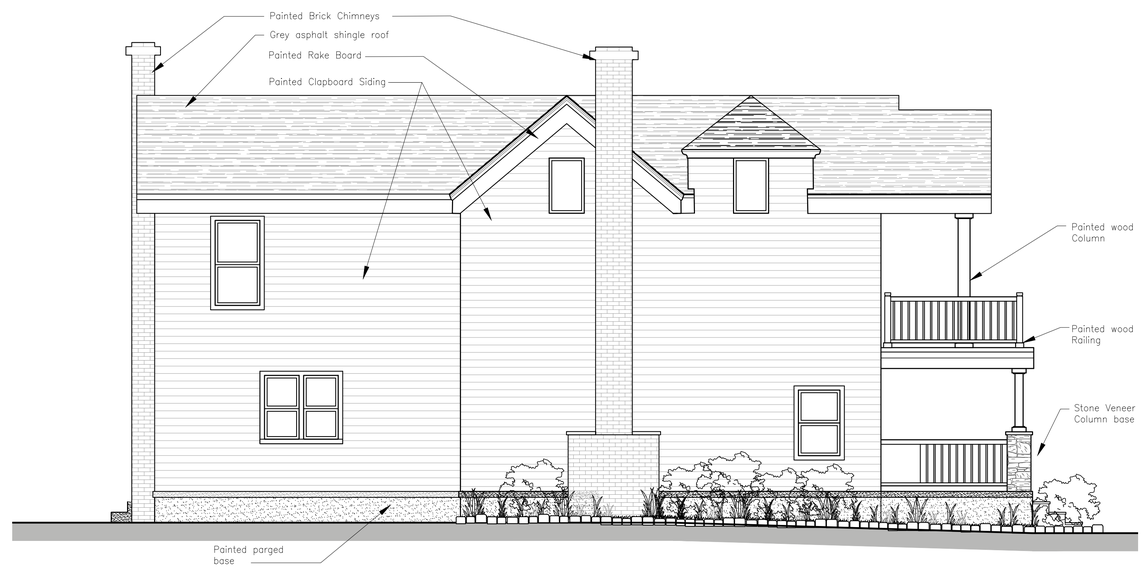


E1 Existing Front Elevation
1/4" = 1'-0"

E2 Existing East Side Elevation
1/4" = 1'-0"



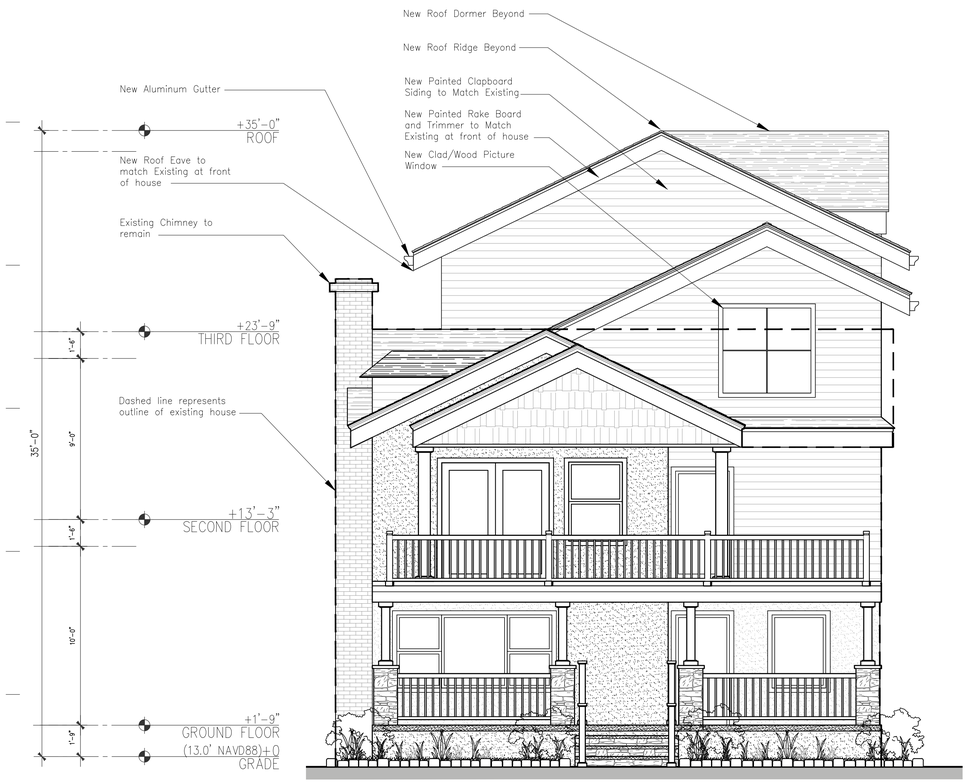
E3 Existing Rear Elevation
1/4" = 1'-0"



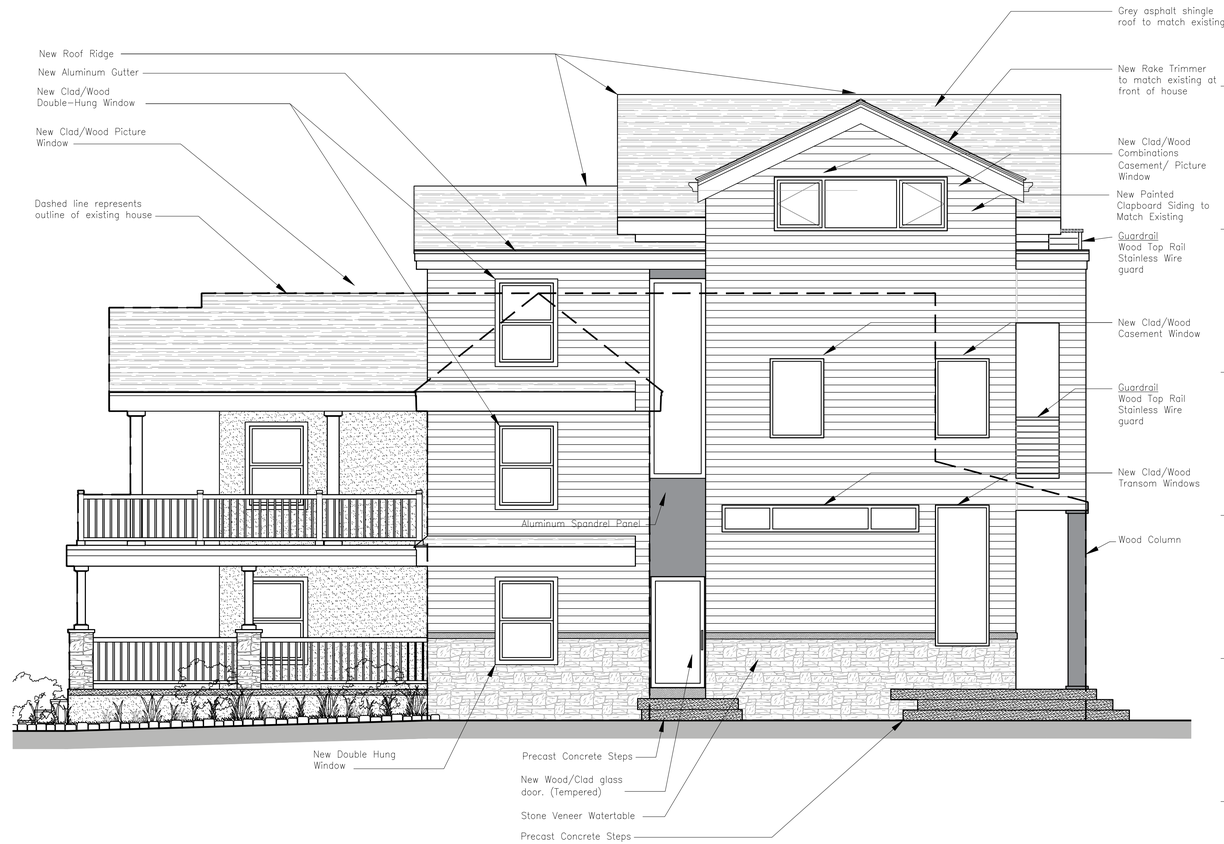
E2 ExistingWest Side Elevation
1/4" = 1'-0"

REVISIONS

NO.	DESCRIPTIONS	DATE



E1 Front Facade Elevation
1/4" = 1'-0"



E2 East Side Elevation
1/4" = 1'-0"

REVISIONS

NO.	DESCRIPTIONS	DATE
3.	Zoning Submission	03.17.2020
3.	Preliminary Zoning Rebview	02.28.2020
2.	Client Review	02.25.2020
1.	Preliminary Zoning Review	02.17.2020
NO.	TO WHOM ISSUED	DATE

ISSUES

Lisa & Harold Fudali **OWNER**
206 12th Street
Belmar, NJ 07719

206 12th Street
Belmar, NJ 07719

Block 111 - Lot 16

n a s t a s i
a r c h i t e c t s

321 Newark Street
Hoboken, NJ 07030
Tel: 201. 653. 2577
Fax: 201. 653. 2642
NJ License #AI111550
NY License #021574

Proposed Elevations
Front Facade
East Elevation

Date:	March 17th, 2020
Scale:	As Noted
Drawn By:	AG
Checked By:	JN
Phase/Revision:	Zoning

A201

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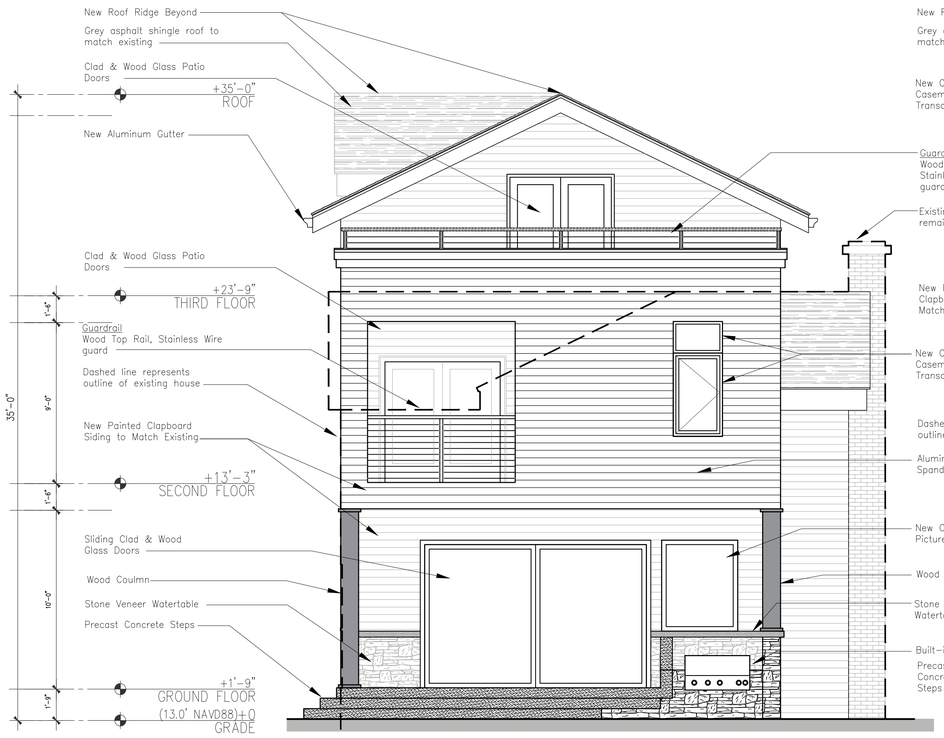
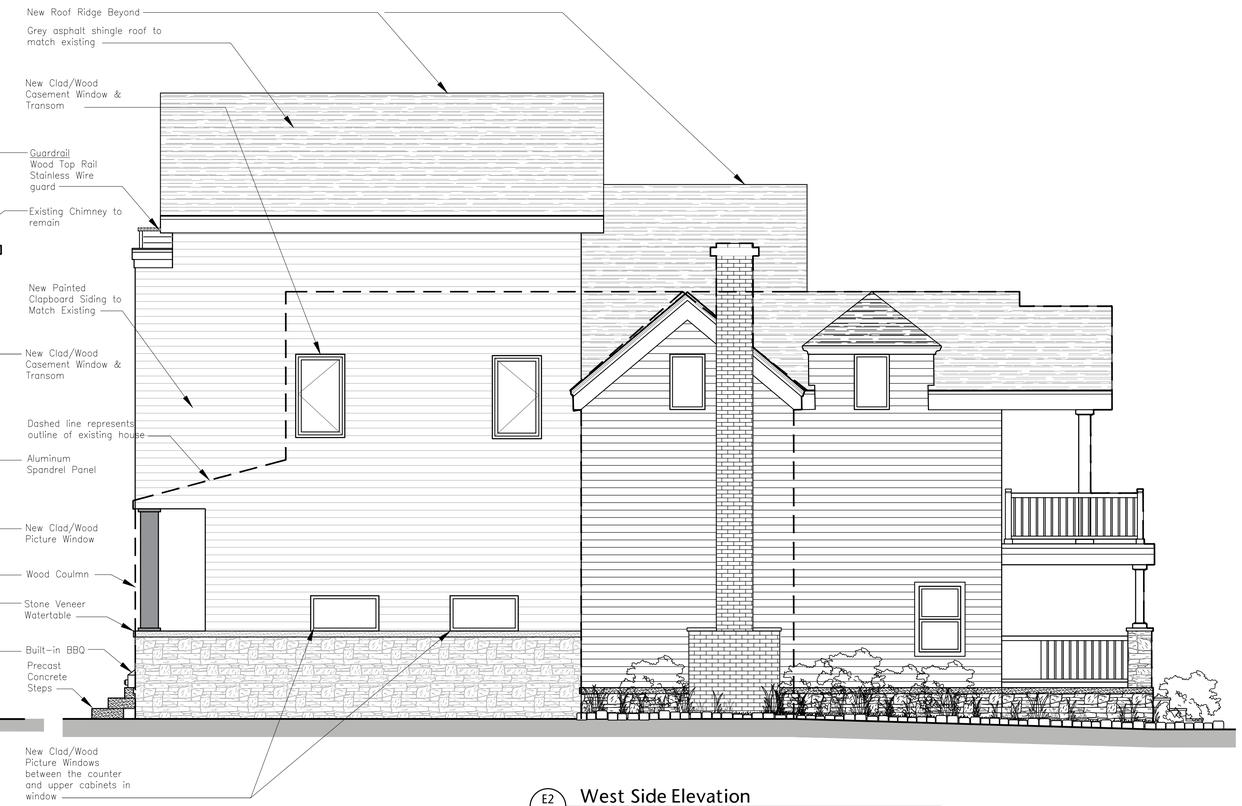


E1 Back Facade Elevation
1/4" = 1'-0"



E2 West Side Elevation
1/4" = 1'-0"

REVISIONS

NO.	DESCRIPTIONS	DATE
3.	Zoning Submission	03.17.2020
3.	Preliminary Zoning Rebview	02.28.2020
2.	Client Review	02.25.2020
1.	Preliminary Zoning Review	02.17.2020
NO.	TO WHOM ISSUED	DATE

ISSUES

Lisa & Harold Fudali **OWNER**
206 12th Street
Belmar, NJ 07719

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Belmar, NJ 07719

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NY License #021574

Proposed Elevations
Back Elevation
Wesrt Side Elevation

Date:	March 17th, 2020
Scale:	As Noted
Drawn By:	AG
Checked By:	JN
Phase/Revision:	Zoning

A202

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