

494 Broadway, Suite 3
Long Branch, NJ 07740

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www.ParallelGrp.com

ALTERATIONS TO:
GORMAN RESIDENCE
13 New Street
Sea Bright, NJ 07760
Block: 13 Lot: 5

Antonio Esposito, AIA
NY 101693
NY 031733-1
PA RA403995
Certificate of Authorization
*AC000953

Title:

SITE PLAN
ZONING SCHEDULE
200' KEY MAP

Comm. No. 1723.20.021

Date: SEPTEMBER 14, 2020

Drawn By: KW

Checked By: AS

Scale: As Shown

Revisions

No.	Date	Description
1	10/20/2020	ZONING BOARD

13 NEW STREET
SEA BRIGHT, NJ

A-002

1 OF 4

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ZONING REQUIREMENTS - R-3	BLOCK: 13	LOT: 5	REQUIRED	EXISTING	PROPOSED	CODE COMPLIANCE	REMARKS
MIN. LOT AREA	1800 SF.	1367 SF.	NO CHANGE	●	●	EXISTING	
MIN. LOT WIDTH	25'	25'	NO CHANGE	●	●	EXISTING	
MIN. LOT DEPTH	60'	54'-4"	NO CHANGE	●	●	EXISTING	
MIN. PRINCIPAL FRONT YARD	5'	5'-1/2"	NO CHANGE	●	●	EXISTING	
MIN. PRINCIPAL SIDE YARD	3' (ONE) 6' (BOTH)	4'-0 1/2"-2' 1'-2" (BOTH)	NO CHANGE	●	●	EXISTING	
MIN. PRINCIPAL REAR YARD	15'	7'-5"	3'-6" (TO REAR DECK)	●	●	PROPOSED	
PRINCIPAL BUILDING HT.	35'	35'	NO CHANGE	●	●	EXISTING	
MAX. IMPERVIOUS COVERAGE	10%	11%	NO CHANGE	●	●	EXISTING	
MAX. BUILDING COVERAGE	50%	54%	NO CHANGE	●	●	EXISTING	

AREAS	EXISTING	PROPOSED	TOTALS
DWELLING FOOTPRINT	734 SF.		734 SF.
DRIVEWAY	85 SF.		85 SF.
REAR PATIO	151 SF.		154 SF.
TOTALS	970 SF.		973 SF.

THE ZONING BOARD OF ADJUSTMENT, IN ACCORDANCE WITH THE BOROUGH OF SEA BRIGHT SITE PLAN REGULATIONS, APPROVES THIS PLAN ON

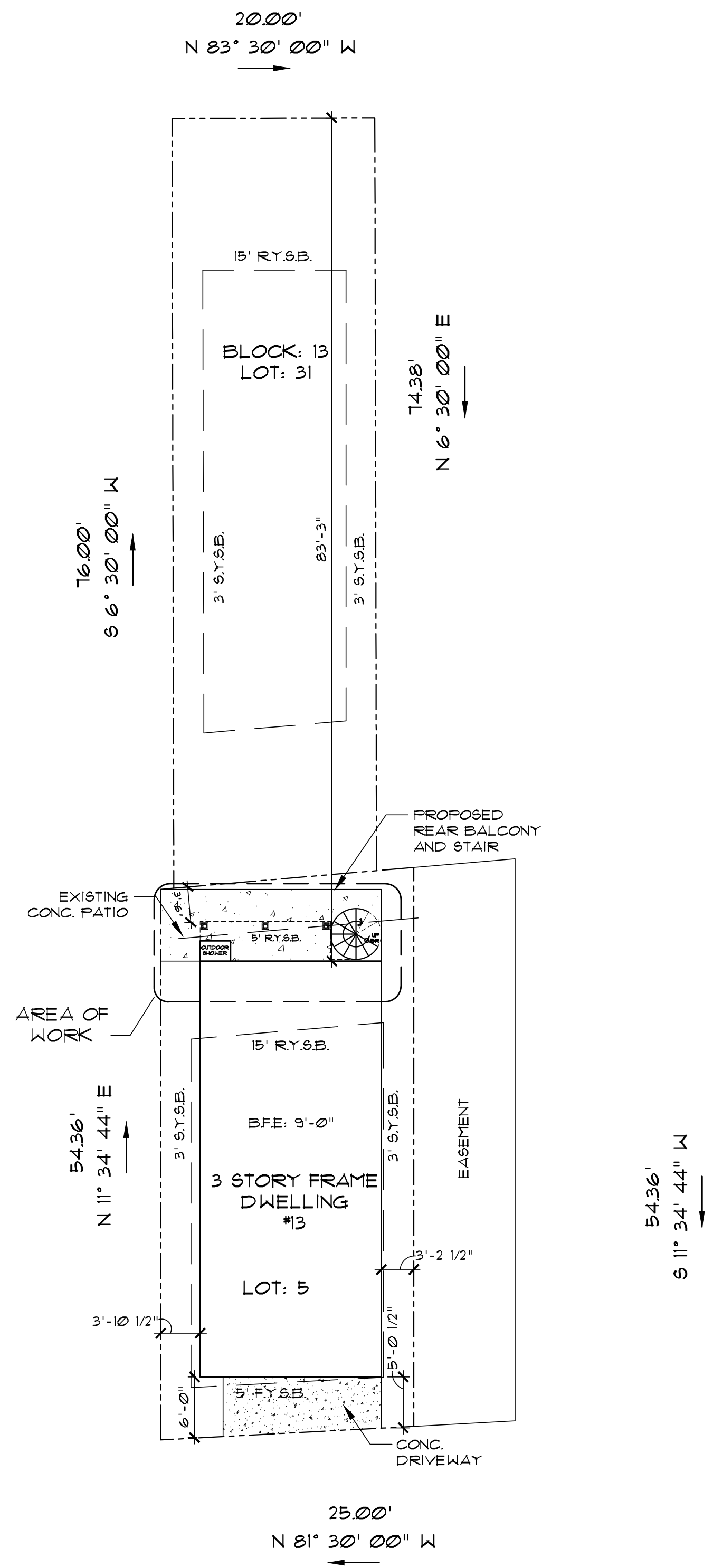
SIGNED: _____ DATE _____
BOARD CHAIRMAN

SIGNED: _____ DATE _____
BOARD SECRETARY

SIGNED: _____ DATE _____
BOARD ENGINEER

NOTE FOR LOT 31:
SITE PLAN BASED ON SURVEY BY:
GERALD L. BRACHT
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE #GS35824
105 FORCY LANE
RED BANK, NEW JERSEY, 07701
DATED: APRIL 18, 2011

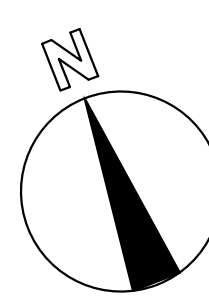
NOTE FOR LOT 5:
SITE PLAN BASED ON SURVEY BY:
RICHARD E. STOCKTON & ASSOCIATES
RICHARD STOCKTON
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE #13102
175 BROADWAY
LEONARDO, NEW JERSEY, 07137
DATED: SEPTEMBER 4, 2002



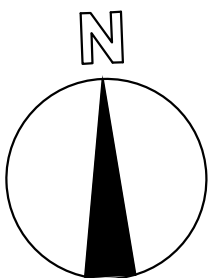
SITE PLAN LEGEND

---	PROPERTY LINE
---	WALL ABOVE
---	DEMO
---	OVERHEAD WIRE
---	SETBACK LINE
-x-x-x-	FENCE LINE
---	DRIVE/WALKS
▨	BUILDING FOOTPRINT
▨	CONCRETE


SITE PLAN
SCALE: 1"=10'-0"



200' MAP
SCALE: NTS



ALTERATIONS TO:
GORMAN RESIDENCE
13 New Street
Sea Bright, NJ 07760
Block: 13 Lot: 5


Anthony Scillone, AIA
NJ 401693
NY 031733-1
PA RA403995
Certificate of Authorization
#AC000553

Title:
EXISTING FIRST FLOOR PLAN
PRELIM FIRST FLOOR PLAN

Comm. No. 1723.20.021

Date: SEPTEMBER 14, 2020

Drawn By: KW

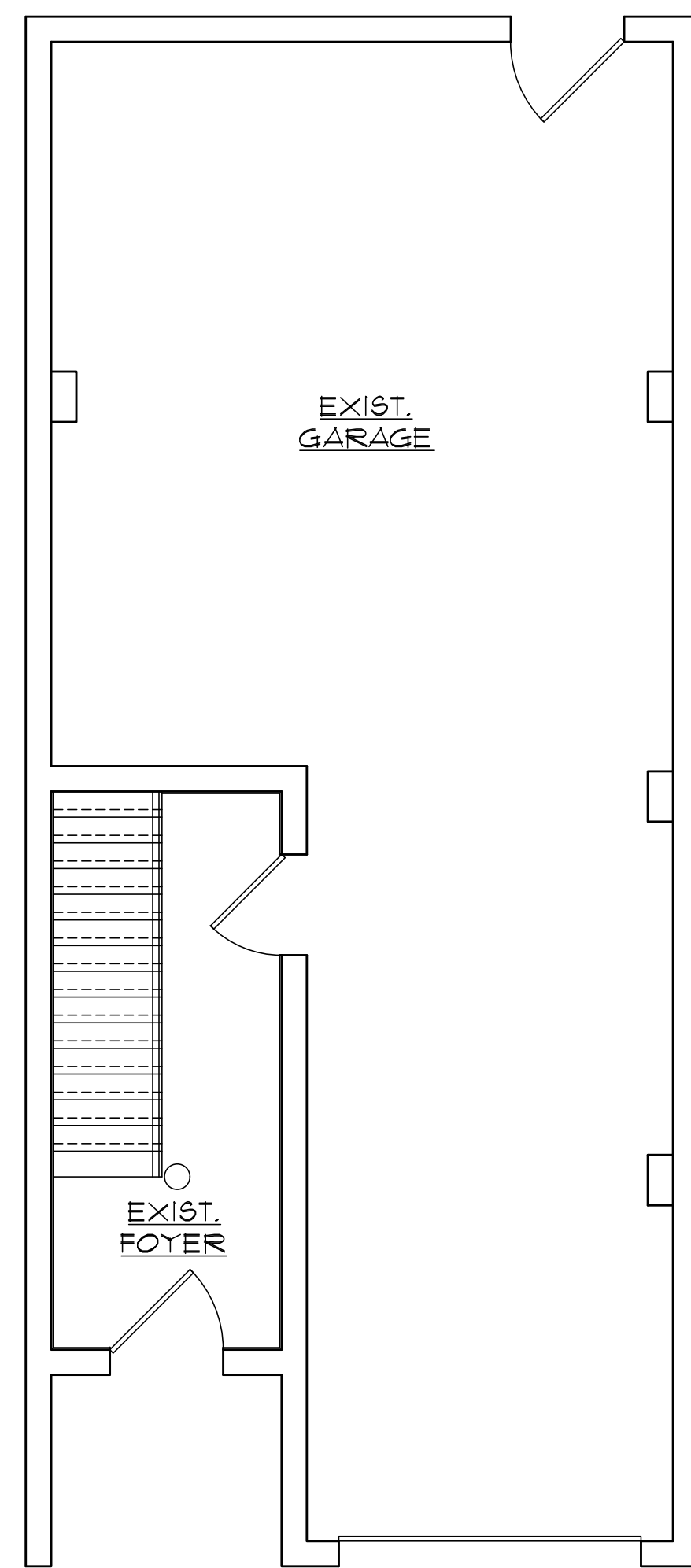
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Scale: As Shown

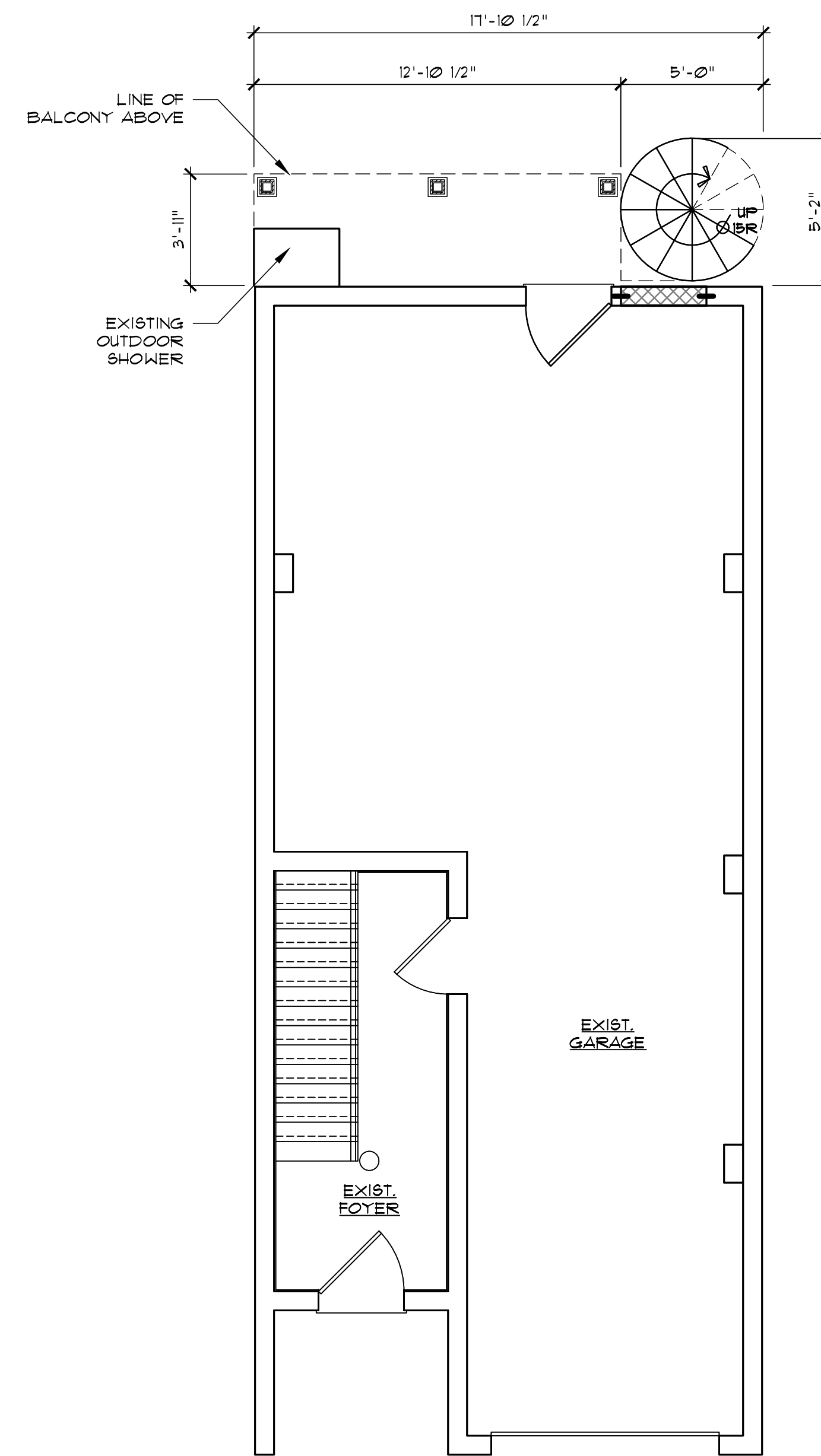
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13 NEW STREET
SEA BRIGHT, NJ

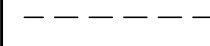

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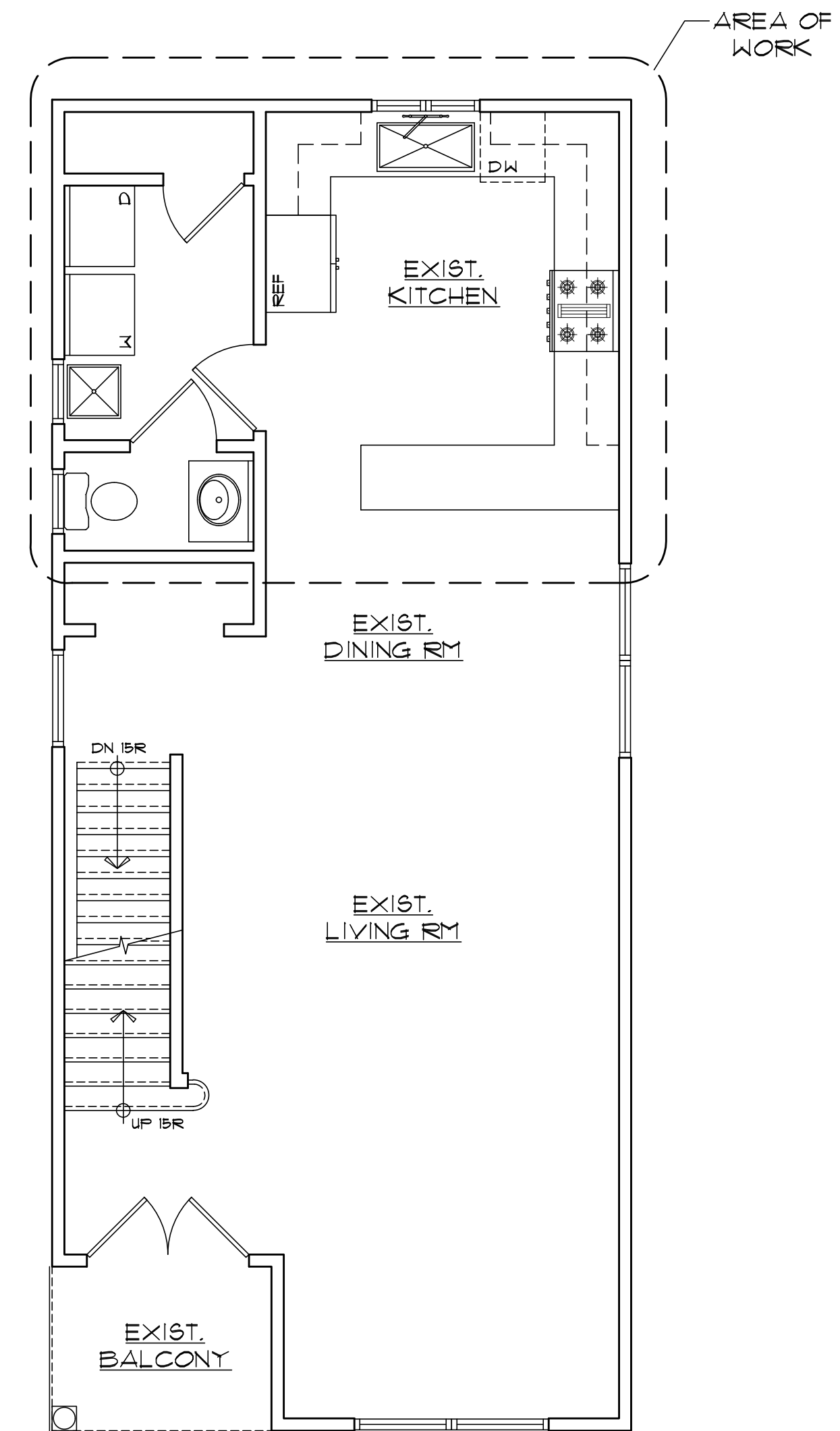
1 **EXISTING FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"



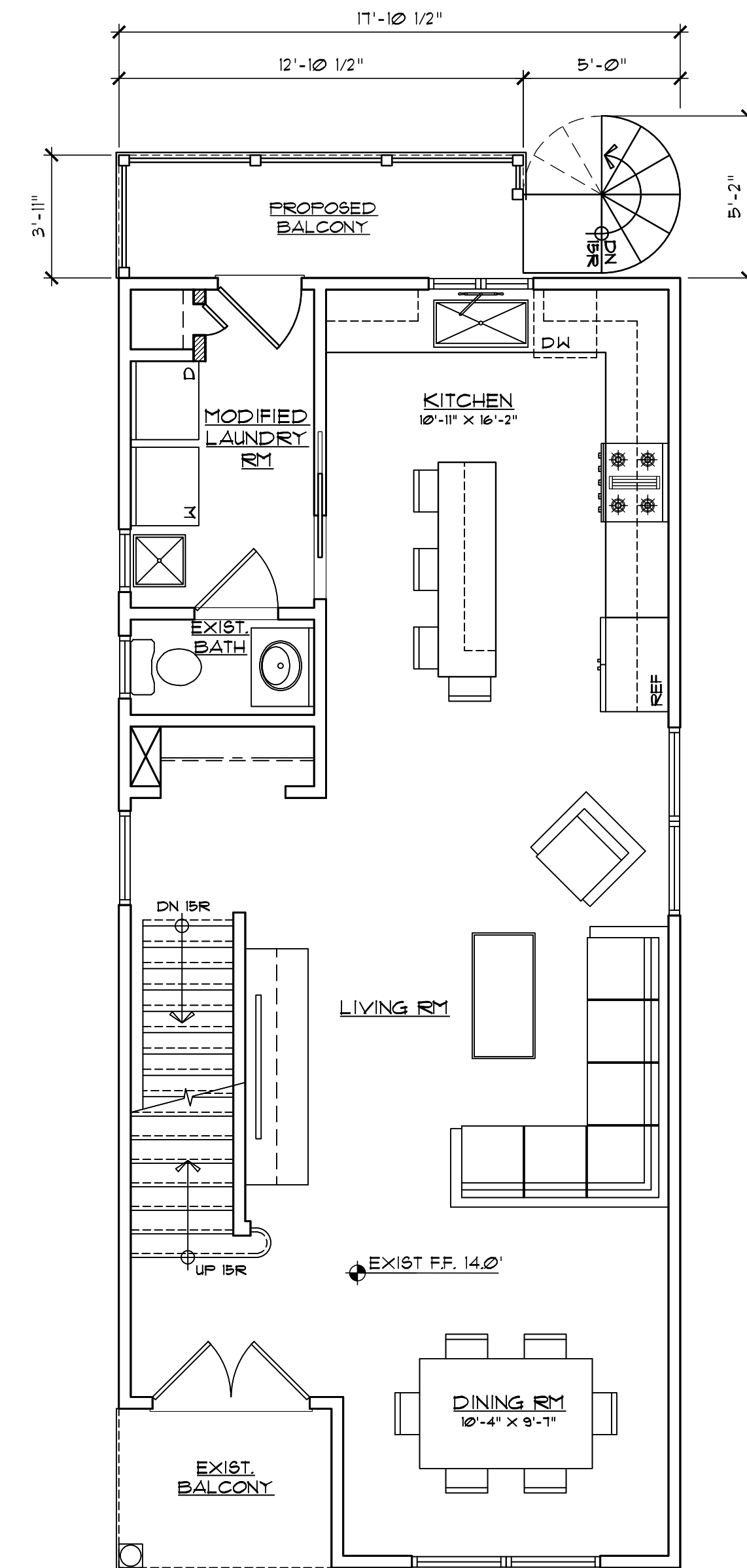
2 **PRELIM FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND	
	LINE OF ITEM ABOVE
	NEW 3 1/2" WD. STUD EXTERIOR WALLS/ 3 1/2" WD. STUD INTERIOR WALLS (UNO.)

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




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

FLOOR PLAN LEGEND

-----	LINE OF ITEM ABOVE
=====	NEW 3 1/2" WD. STUD EXTERIOR WALLS/ 3 1/2" WD. STUD INTERIOR WALLS (UNO.)

ALTERATIONS TO:
GORMAN RESIDENCE
13 New Street
Sea Bright, NJ 07760
Block: 13 Lot: 5


Anthony Scillone, AIA
NJ 401639
NY 03133-1
PA RA403995
Certificate of Authorization
#AC000953

Title:
ELEVATIONS

Comm. No. 1723.20.021

Date: SEPTEMBER 14, 2020

Drawn By: KW

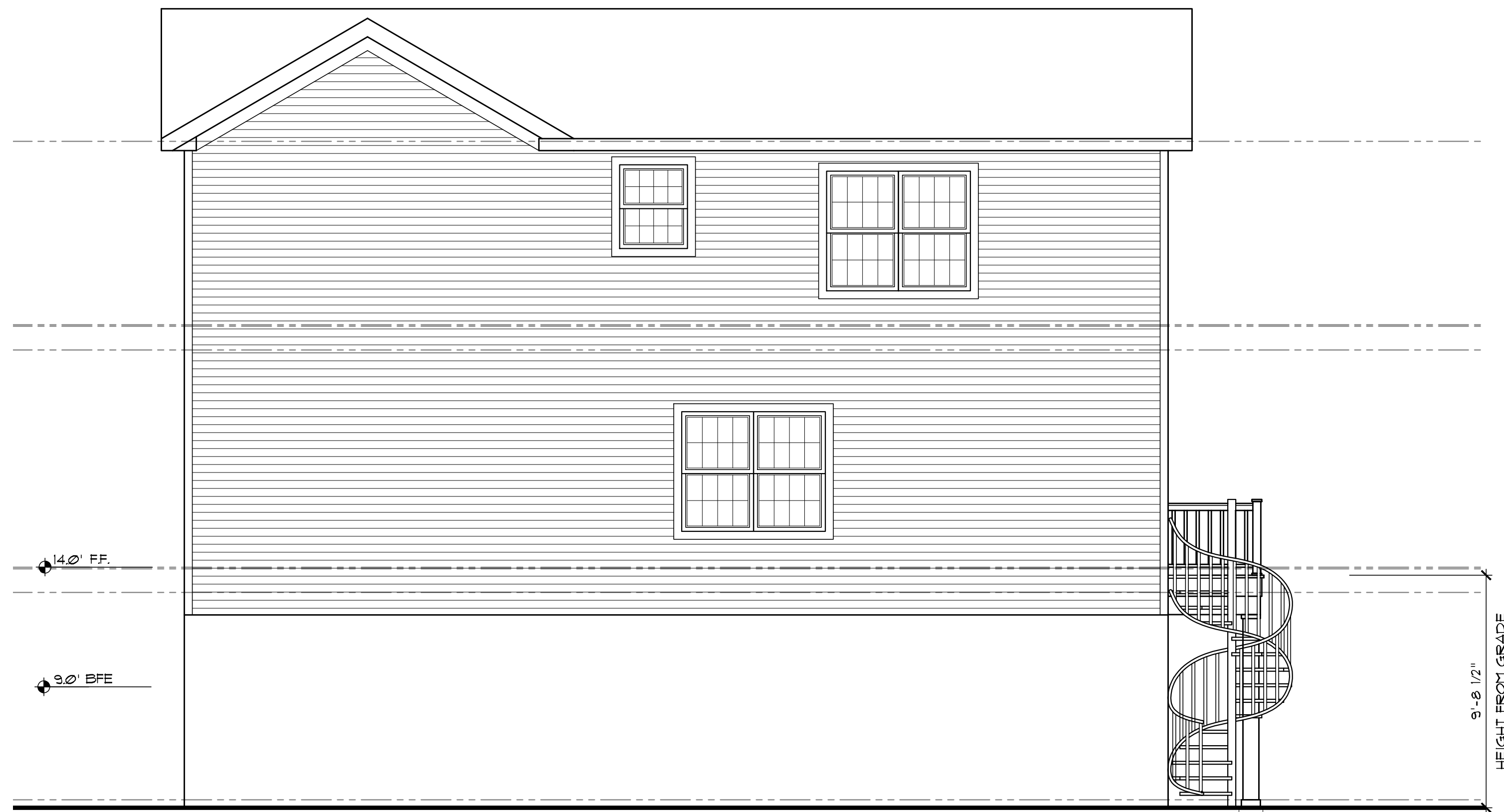
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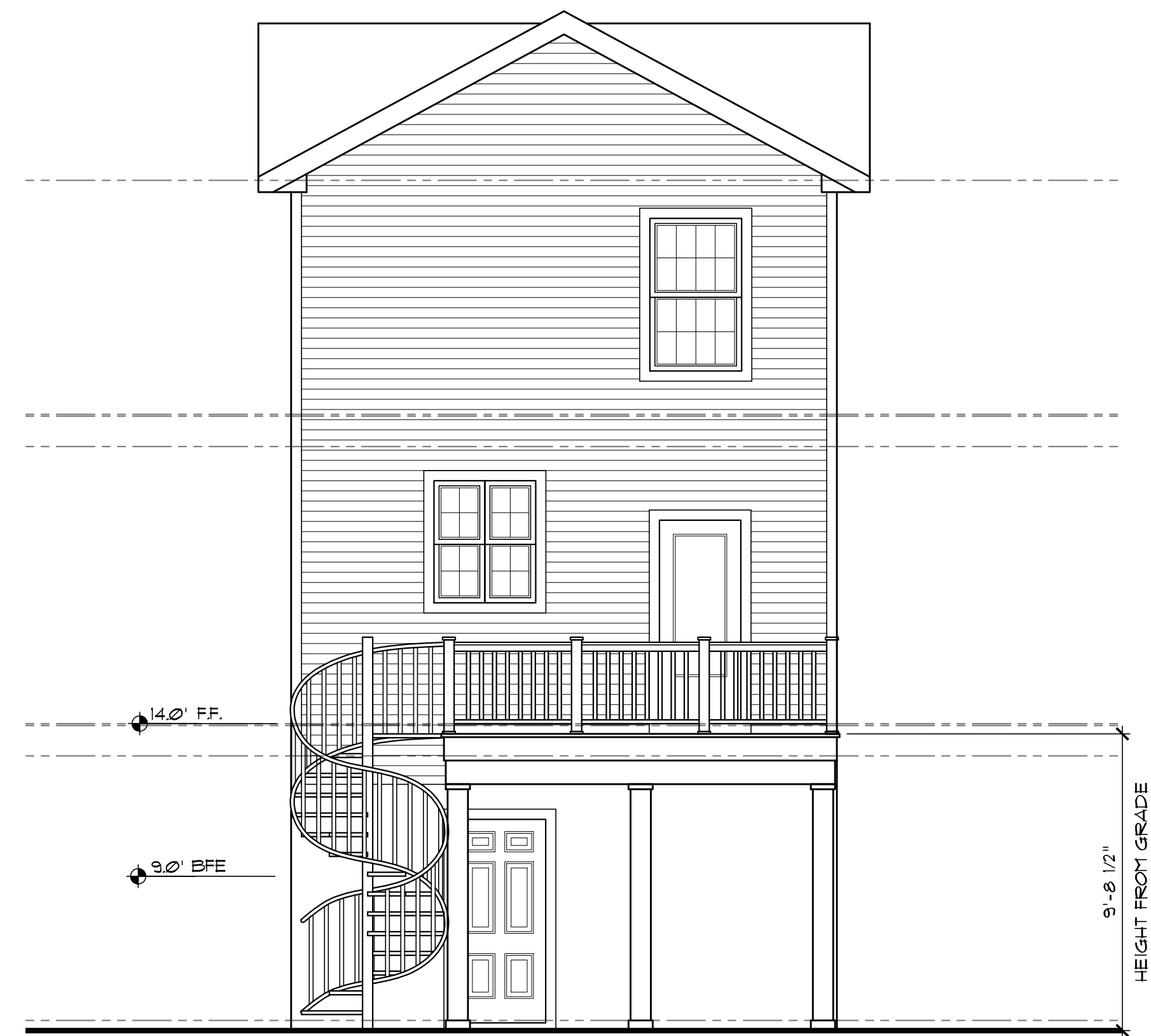
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13 NEW STREET
SEA BRIGHT, NJ

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



2 REAR ELEVATION
SCALE: 1/4"=1'-0"



3 LEFT ELEVATION
SCALE: 1/4"=1'-0"