

**ZONING INFORMATION R-2**

	REQUIRED	EXISTING	PROVIDED
V - PE	LOT AREA (MIN) 4000 SF	5600 SF	
	LOT WIDTH (MIN) 50'	40'	
	LOT DEPTH (MIN) 60'	140'	
V - N	SETBACKS		
	FRONT 25'	33.4' / 4.8'	25.5' / 4.8'
	REAR NA	NA	NA
V - N	SIDE (EACH) 7', 8'	41.83' / 4.8'	41.83' / 4.8'
	SIDE (BOTH) 15'	9.4'	9.4'
	LOT COVERAGE (MAX) 70%	xx%	38.4%(2155SF)
	BUILDING COVERAGE (MAX) 50%	18%	36.7%(1945SF)
	BUILDING HT FROM GRADE TO MEAN ROOF 33'	20'	33'

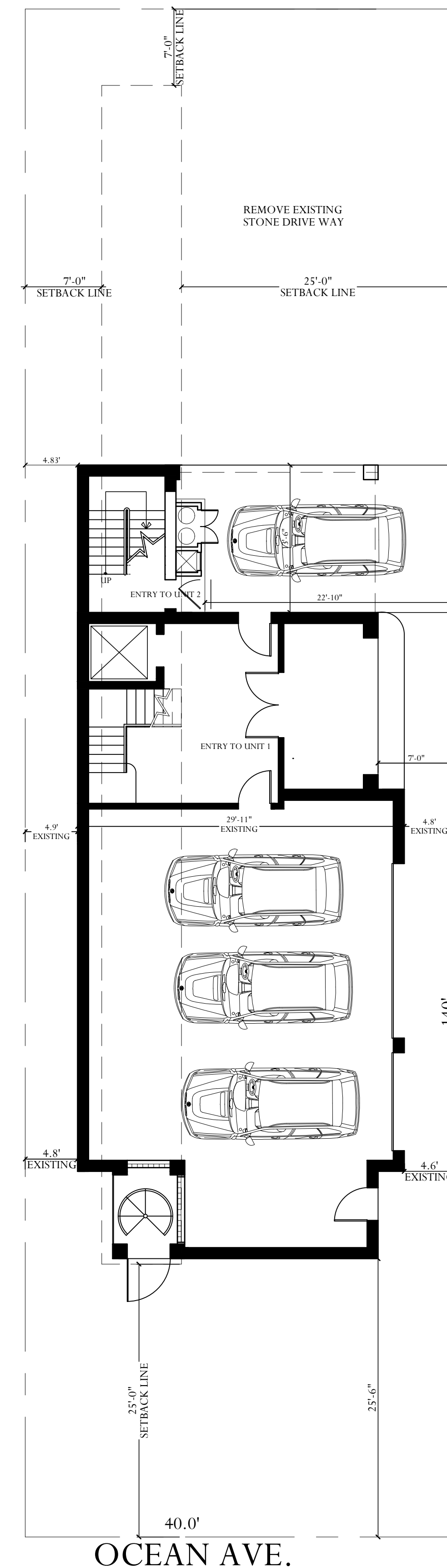
- V - PE - VARIANCE FOR PRE EXISTING CONDITION
- V - N - VARIANCE FOR NEW CONDITION
- V - PE - EXISTING TWO FAMILY - VARIANCE FOR EXPANDING ON NON-CONFORMITY



OCEAN AVE. VIEW



ARIEL VIEW



SITE PLAN / GRADE PLAN  
SCALE 1/8" = 1'-0"

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

SURVEY OF PROPERTY  
BLOCK 33 LOT 20.01

PREPARED BY:  
**C.C. WIDDIS SURVEYING, LLC**  
Professional Surveyors - Licensed in New Jersey  
675 Broadway, Long Branch, New Jersey 07740  
Phone: 732.223.8800 - Fax: 732.223.8804  
www.ccwiddissurveying.com

DATE: 09/25/17

**WILLIAM H. ZIEMAN, JR.**  
S.E. Professional Land Surveyor

CATHERINE FRANCO  
ARCHITECT  
&  
PLANNER  
architecturedevelopmentstrategiesplanning

150 MONMOUTH AVENUE  
ATLANTIC HIGHLANDS, NEW JERSEY 07716  
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APPLICATION NO. \_\_\_\_\_ APPROVED / DISAPPROVED BY THE BOROUGH  
OF SEA BRIGHT PLANNING BOARD / BOARD OF ADJUSTMENTS  
ON \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

REVISIONS

No.	Date:	Description:

Project:  
PROPOSED HOUSE LIFT & ADDITION FOR  
164 OCEAN AVE., SEA BRIGHT NJ  
LOT: 20.01 BLOCK: 33

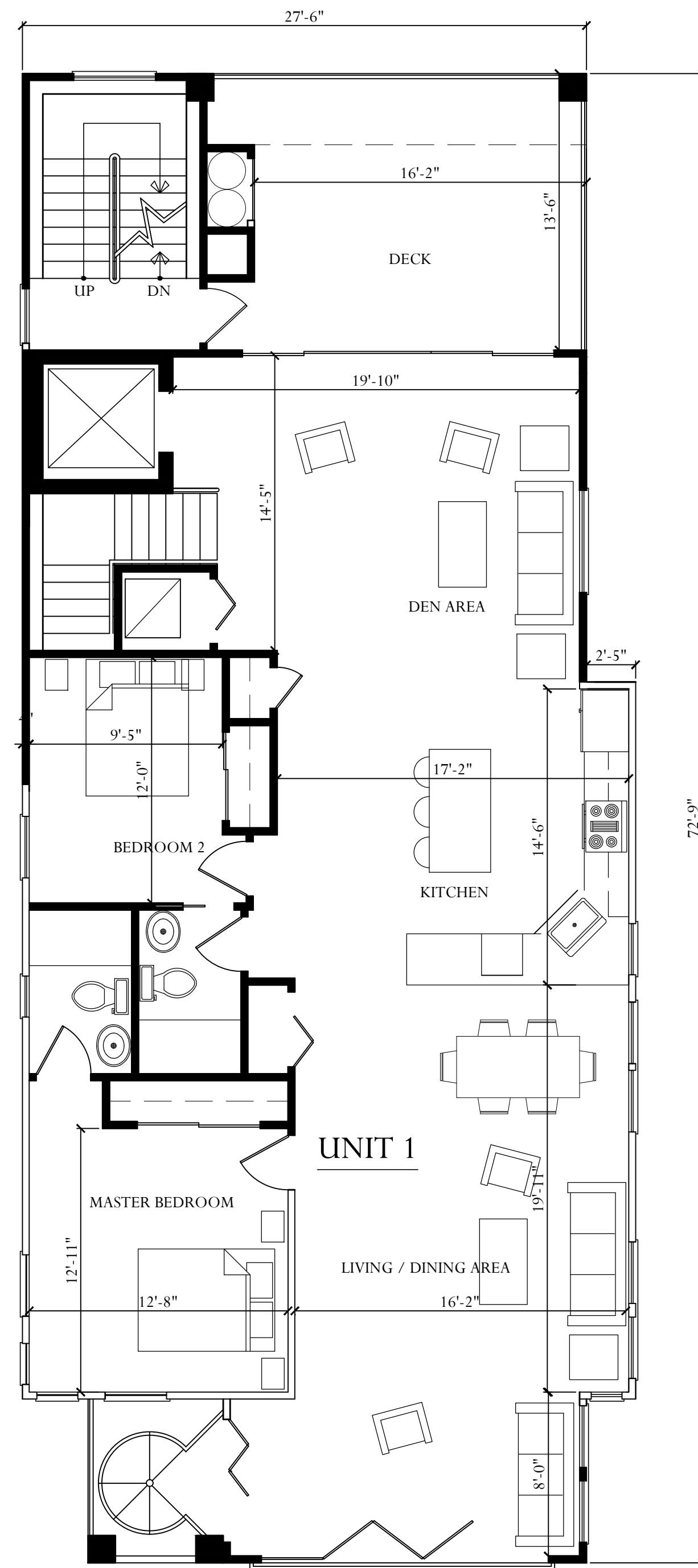
Owner:  
MR. & MRS. PHAN  
164 OCEAN AVE.  
SEA BRIGHT  
NEW JERSEY

Drawing Title:  
Project No. A-1720 Date 9.25.17

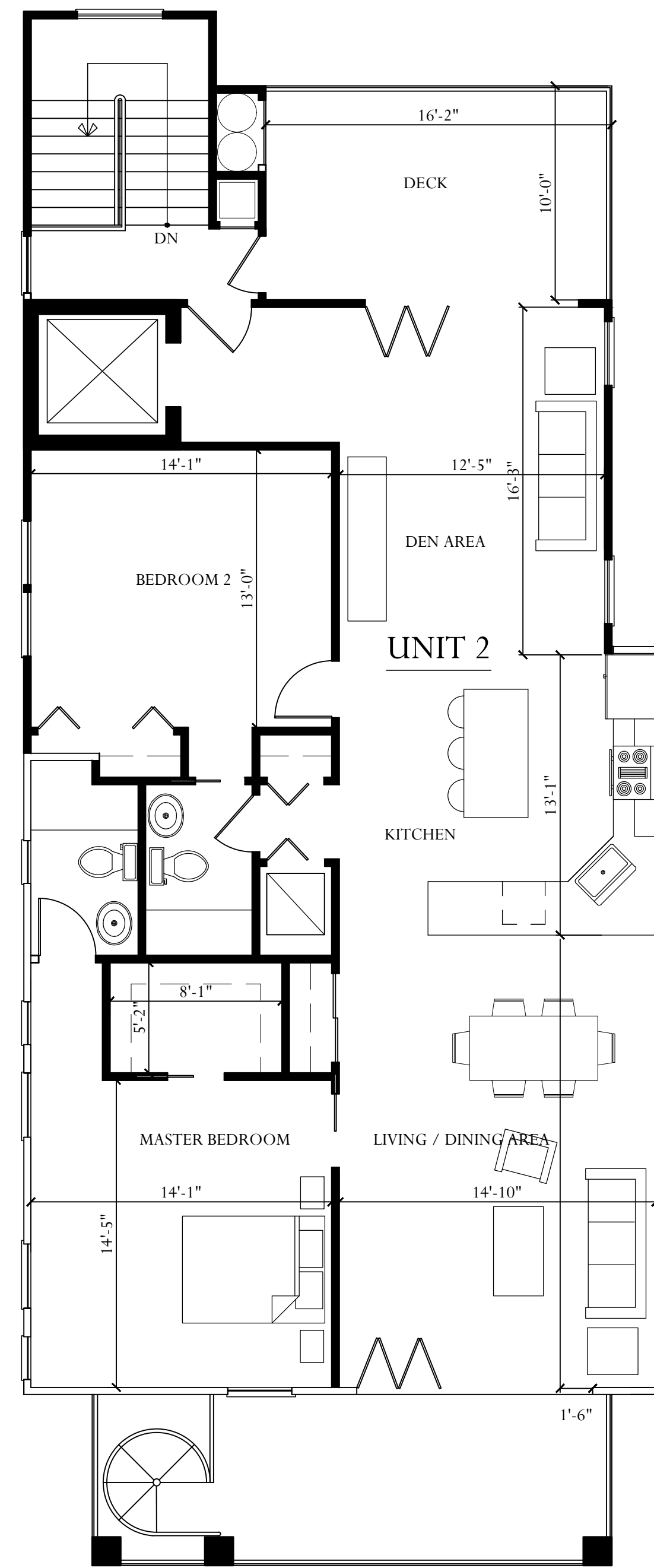
CATHERINE FRANCO, AIA  
NJ RA A11411  
NJ PP 5416

Drawn by:  
CF  
Dwg. No.  
**Z1**  
1 of 3

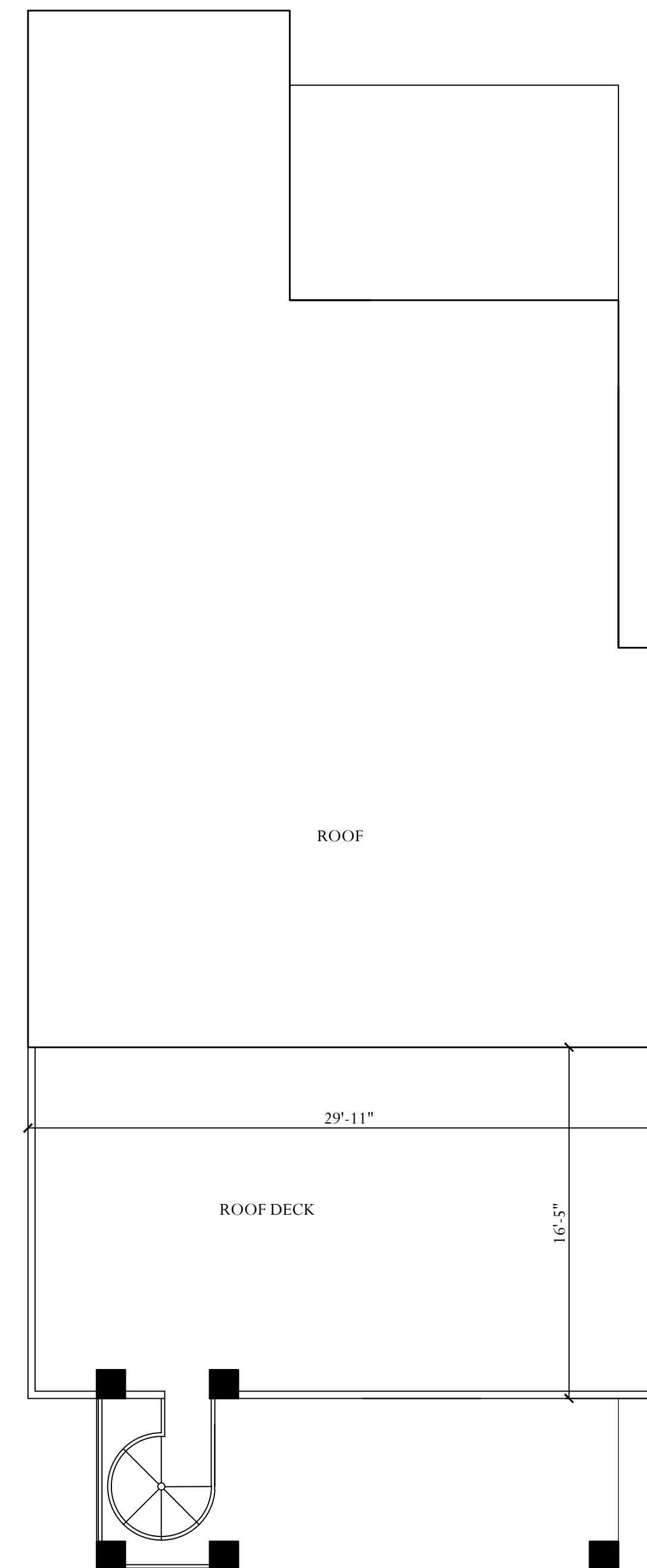




FIRST FLOOR PLAN  
SCALE :  $\frac{3}{16}$ " - 1'-0"



SECOND FLOOR PLAN  
SCALE :  $\frac{3}{16}$ " - 1'-0"



ROOF & ROOF DECK PLAN  
SCALE :  $\frac{3}{16}$ " - 1'-0"

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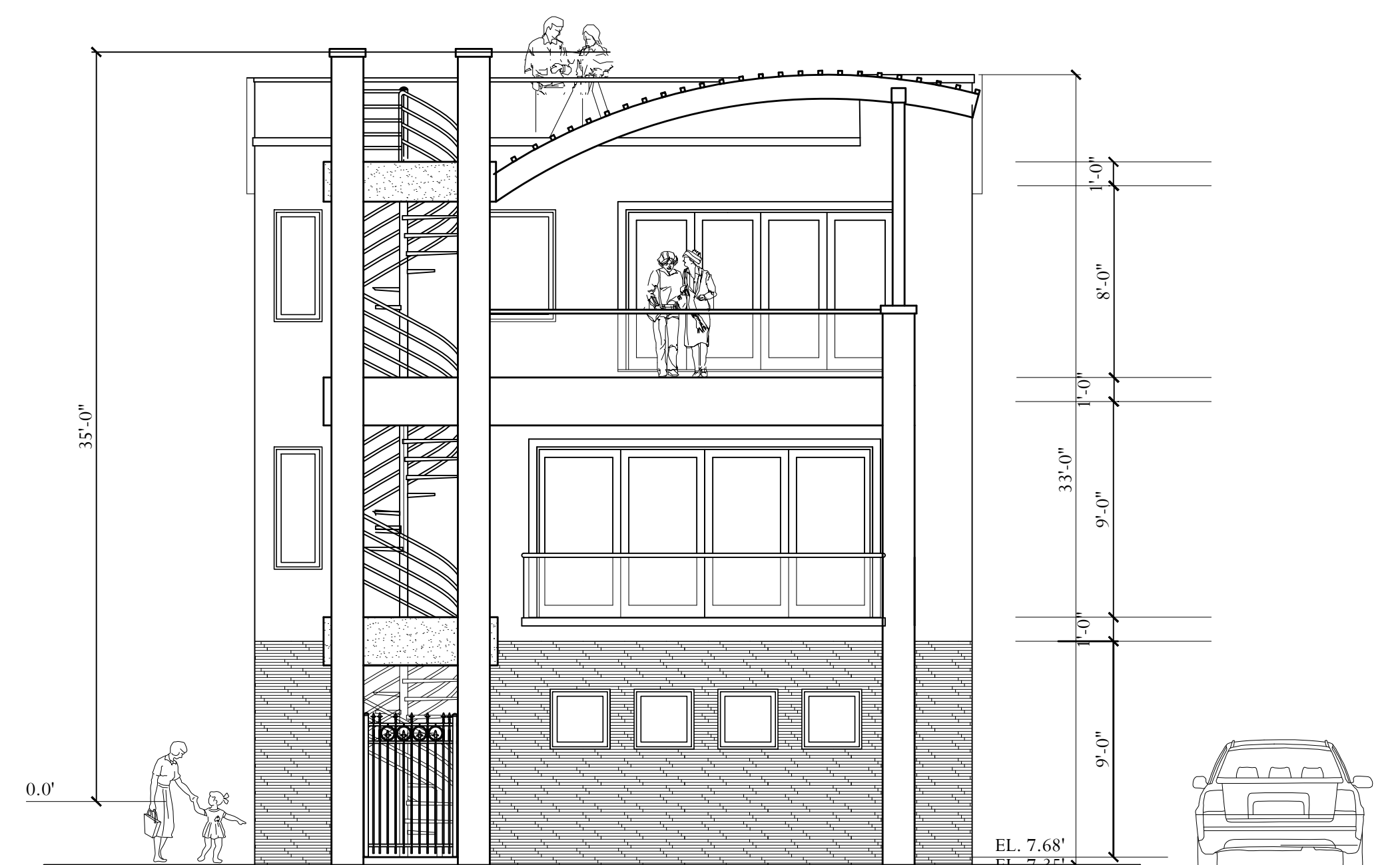
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NJ PP 5416  
Drawn by: CF  
Dwg. No. Z2  
2 of 3

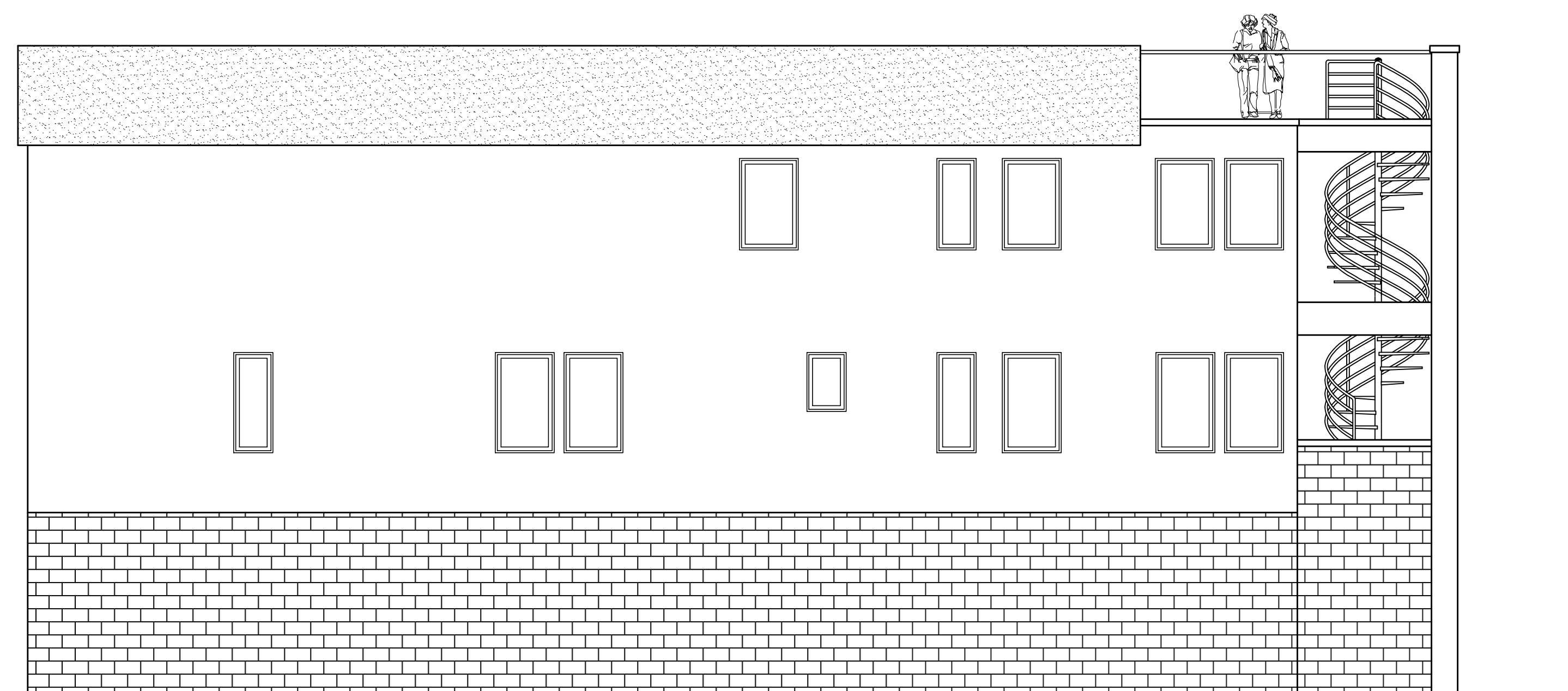
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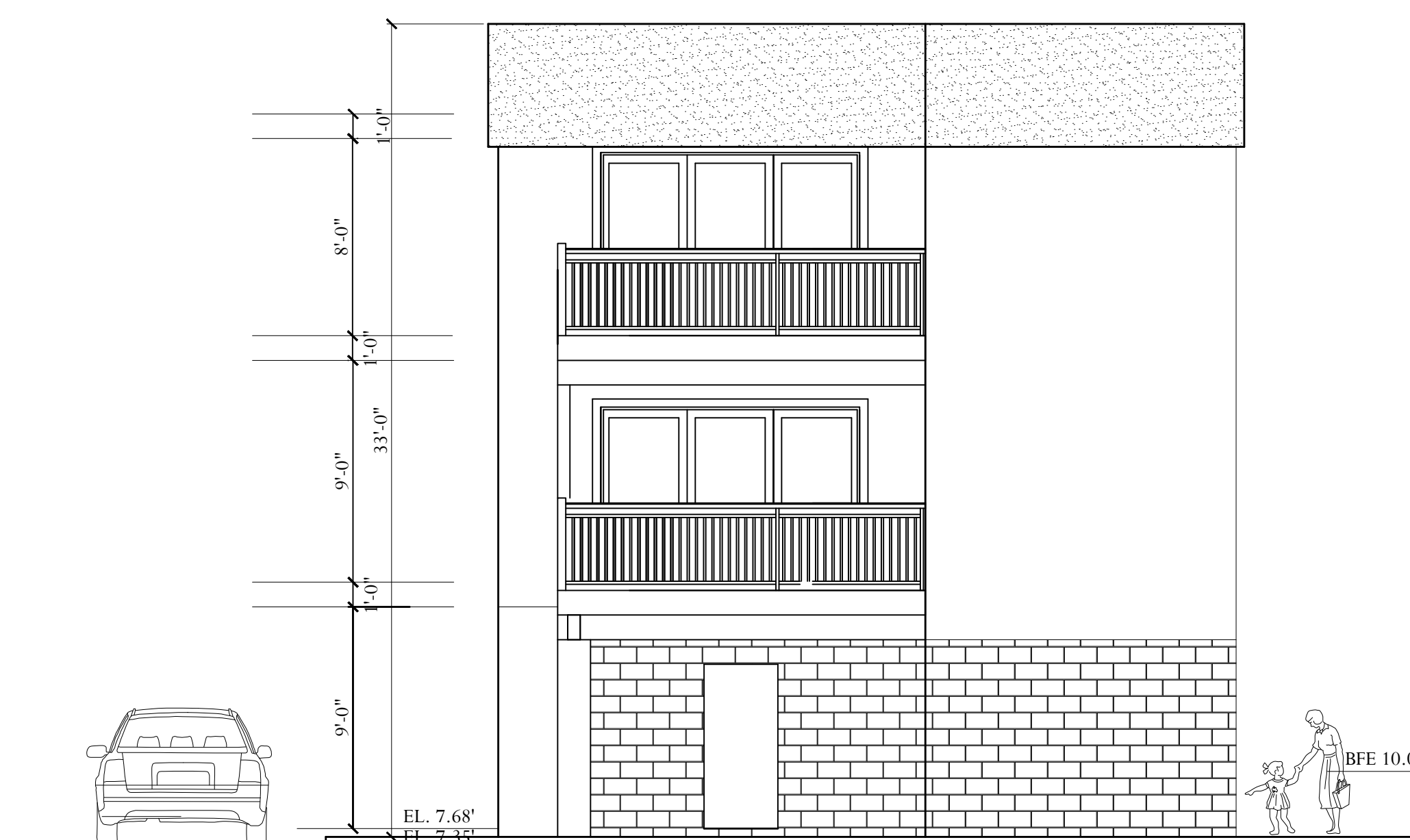
OCEAN AVE. ELEVATION  
SCALE 3/16" - 1'-0"



MOUNTAIN VIEW WAY  
SCALE 3/16" - 1'-0"



LEFT ELEVATION  
SCALE 3/16" - 1'-0"



REAR ELEVATION  
SCALE 3/16" - 1'-0"

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CF

Dwg. No.

**Z3**  
3 of 3