

OCEAN AVENUE (WIDTH VARIES)

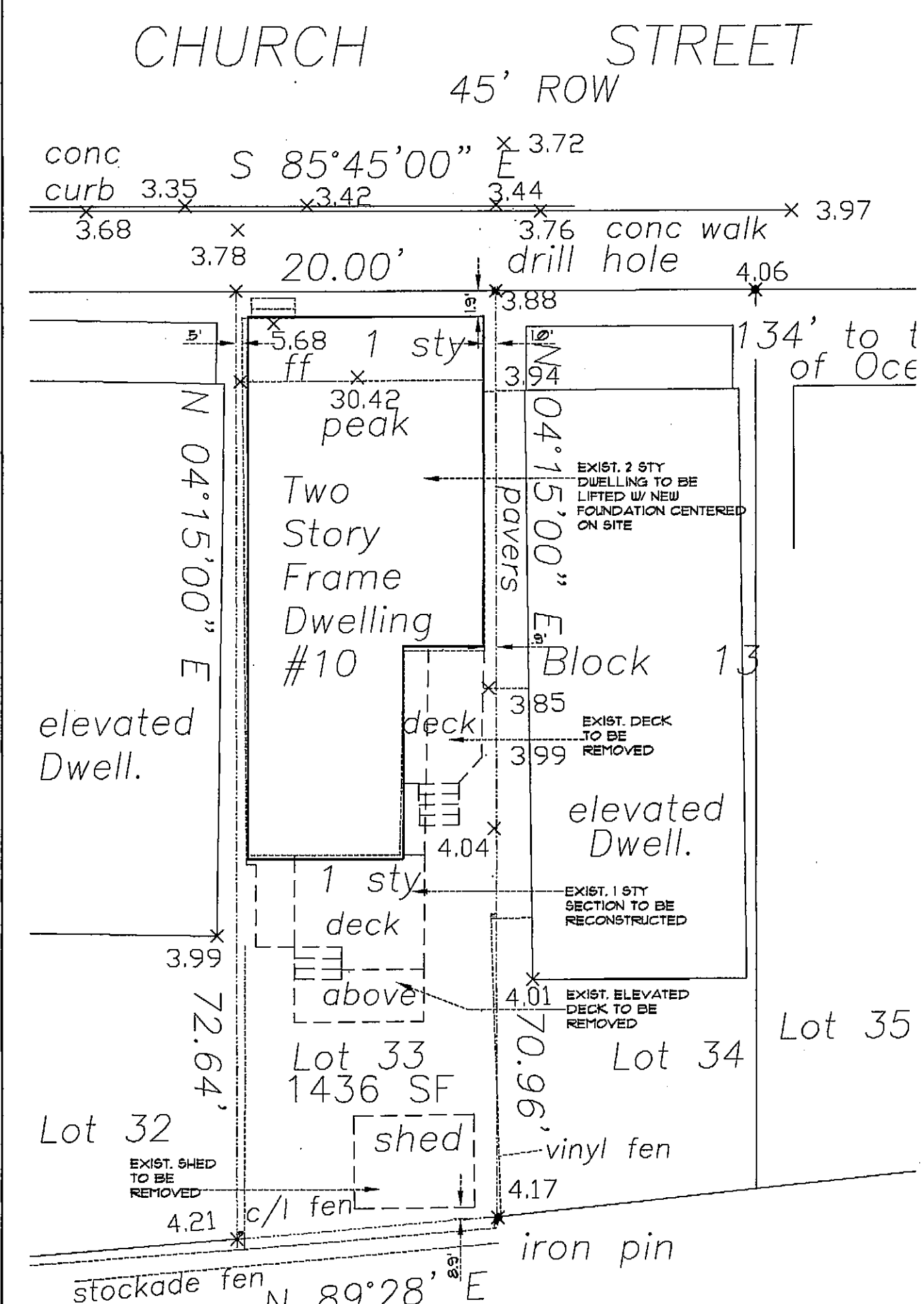
KEY MAP
SCALE N.T.S.

ZONING DATA

10 CHURCH STREET
BLOCK-13 LOT-33
R-3 ZONE

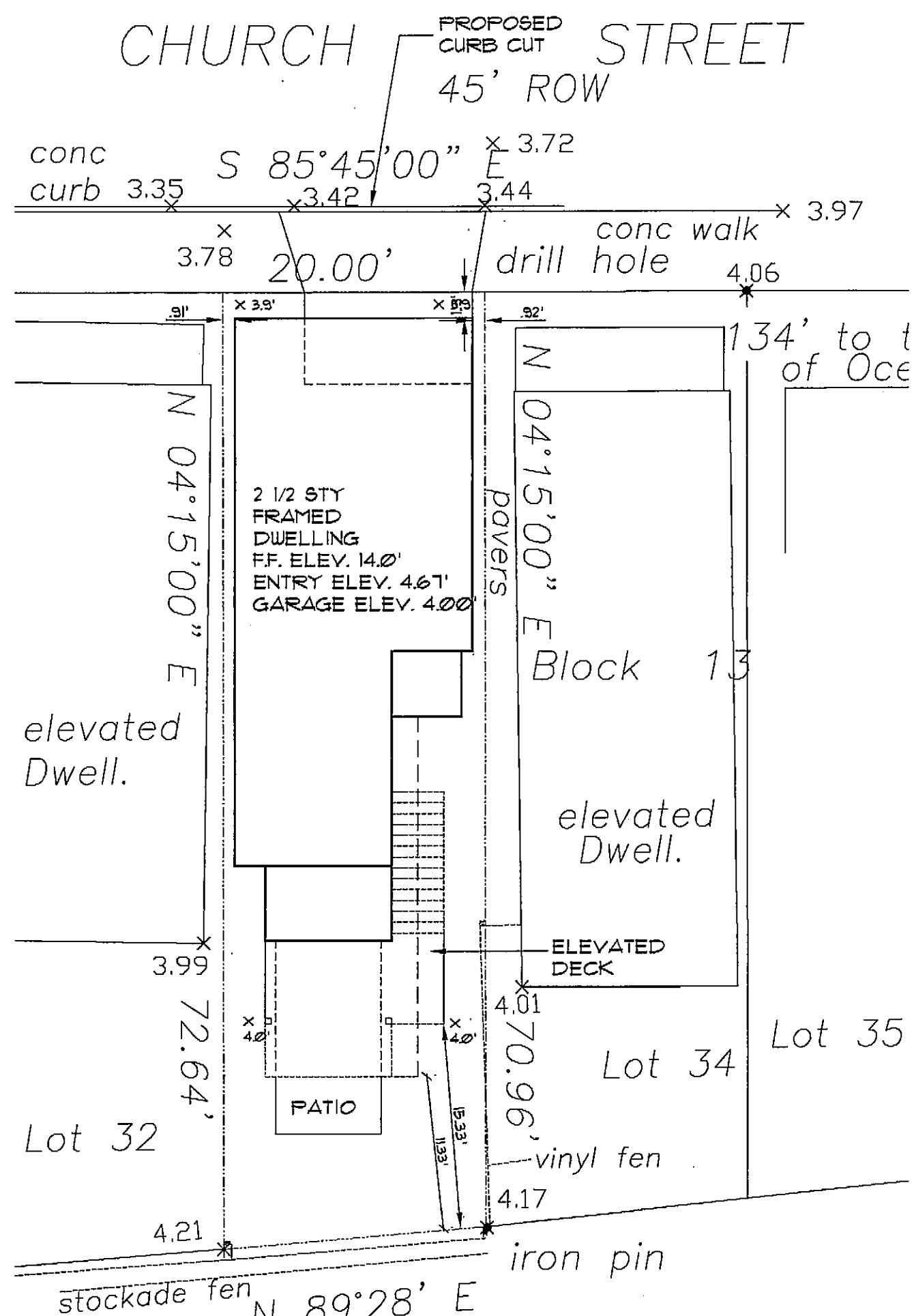
	REQUIRED	EXISTING	PROPOSED
LOT AREA	1,800 SF	* 1,436 SF	** N/C
LOT WIDTH	25'	* 20.0'	** N/C
LOT DEPTH	60'	* 10.96'	N/C
FYSB	5/12"	* 13'	** N/C
SYSB	3' / 6'	* 0.5' / 10' / 15"	** .91' / .92' / 1.83'
RYSB	15'	15.00'	** 15.33' (DWELL.) ** 11.33' (BALCONY)
BH	2 1/2' (33')	2 / 23.42'	** 2 1/2' / 35'
BC	50 %	* 952 SF. / 66.30 %	** 918 SF. / 63.98 %
LC	10 %	* 1215 SF. / 10.68 %	** 1005 SF. / 10.0 %

* -EXISTING NON-CONFORMING CONDITION
** -VARIANCE NEEDED



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

SURVEY INFORMATION
TAKEN FROM SURVEY BY:
RICHARD STOCKTON & ASSOC, INC.
NJ LICENSE 15102
PO BOX 124
ATLANTIC HIGHLANDS, NJ 07716
DATED: 10-7-19



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

EXISTING AREA

FIRST FLOOR 756 SF
SECOND FLOOR 598 SF
1,354 SF

PROPOSED AREA

FIRST FLOOR 739 SF
SECOND FLOOR 766 SF
ATTIC FLOOR 250 SF (32.64%)
1,755 SF

GARAGE 498 SF
LOWER FOYER 122 SF
DECK / STEPS 173 SF
SECOND FLOOR FRONT BALCONY 91 SF
SECOND FLOOR REAR BALCONY 47 SF
ATTIC FLOOR BALCONY 127 SF

BOROUGH OF SEA BRIGHT PLANNING BOARD

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

EXISTING BUILDING COVERAGE

DWELLING 768 S.F.
DECKS 118 S.F.
SHED 66 S.F.
952 S.F. / 66.30 %

PROPOSED BUILDING COVERAGE

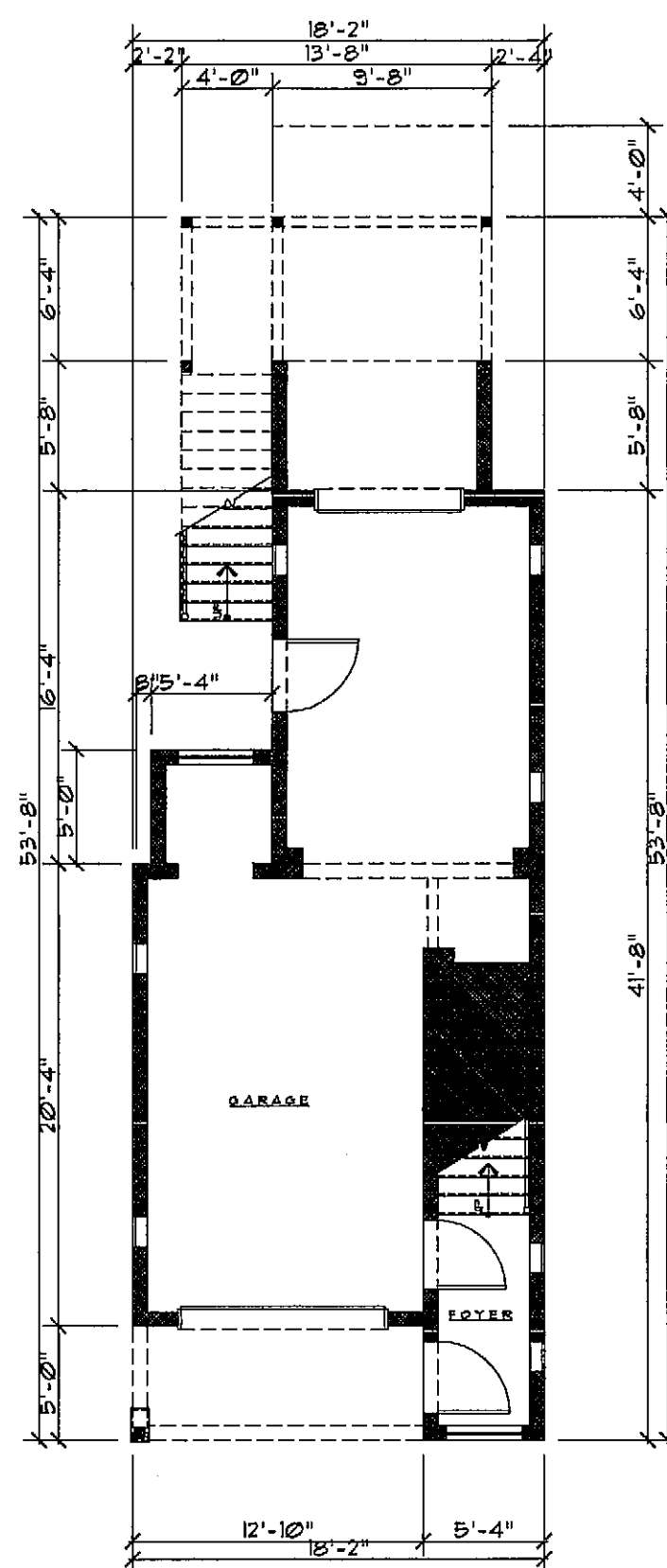
DWELLING 739 S.F.
DECKS 132 S.F.
916 S.F. / 63.98 %

EXISTING LOT COVERAGE

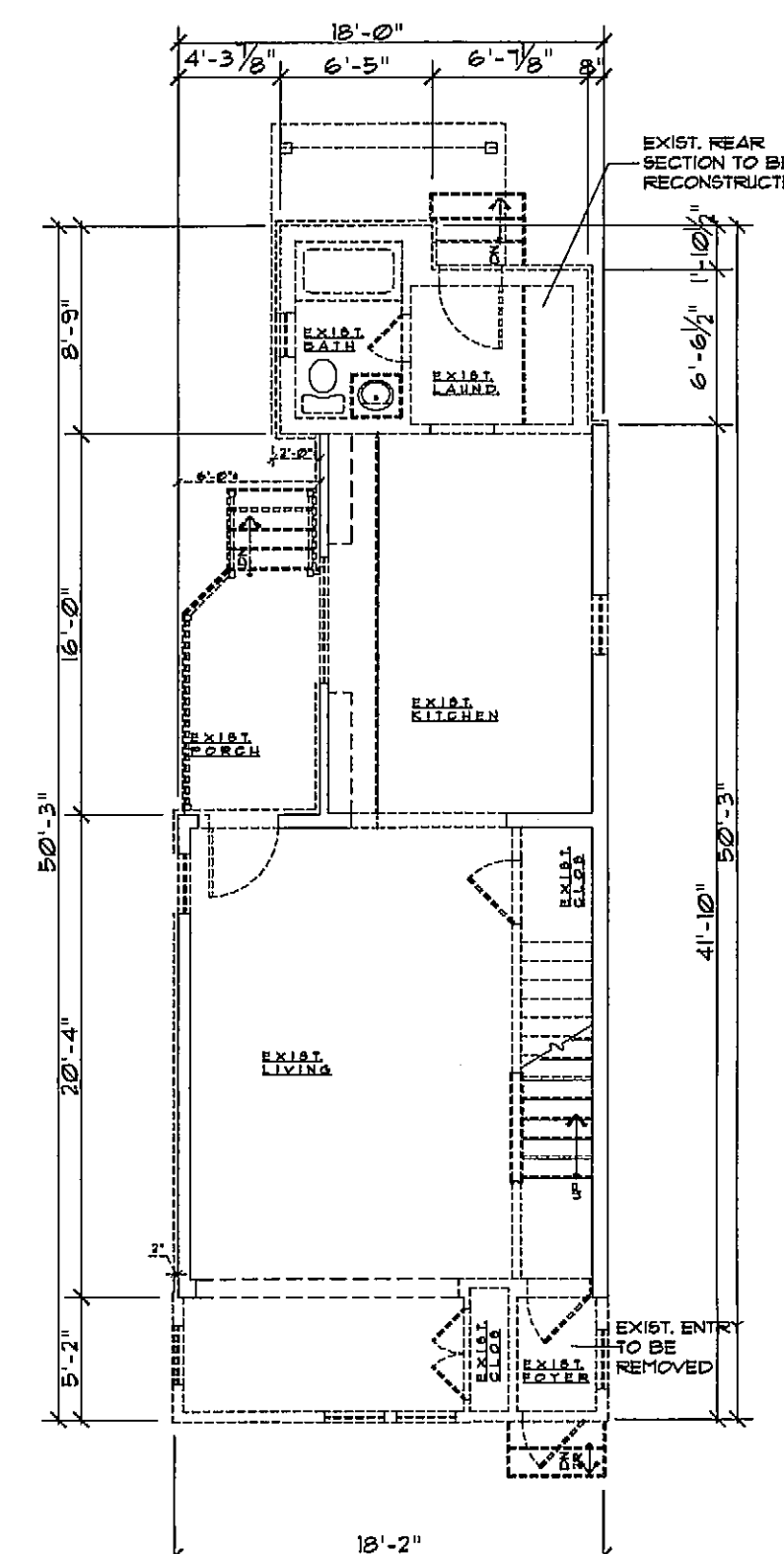
BC 952 S.F.
WALKS 63 S.F.
1,015 S.F. / 70.68 %

PROPOSED LOT COVERAGE

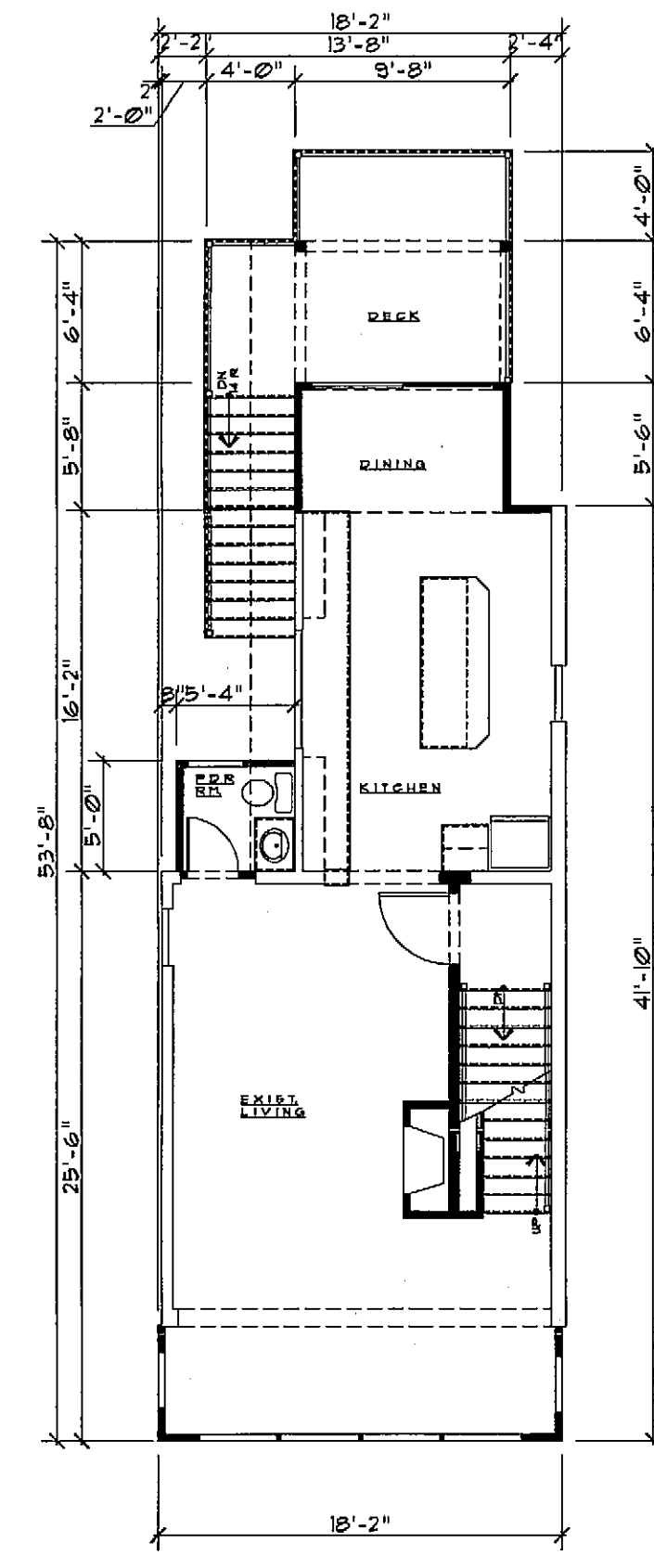
BC 871 S.F.
WALKS 63 S.F.
PATIO 71 S.F.
1,005 S.F. / 70.0 %



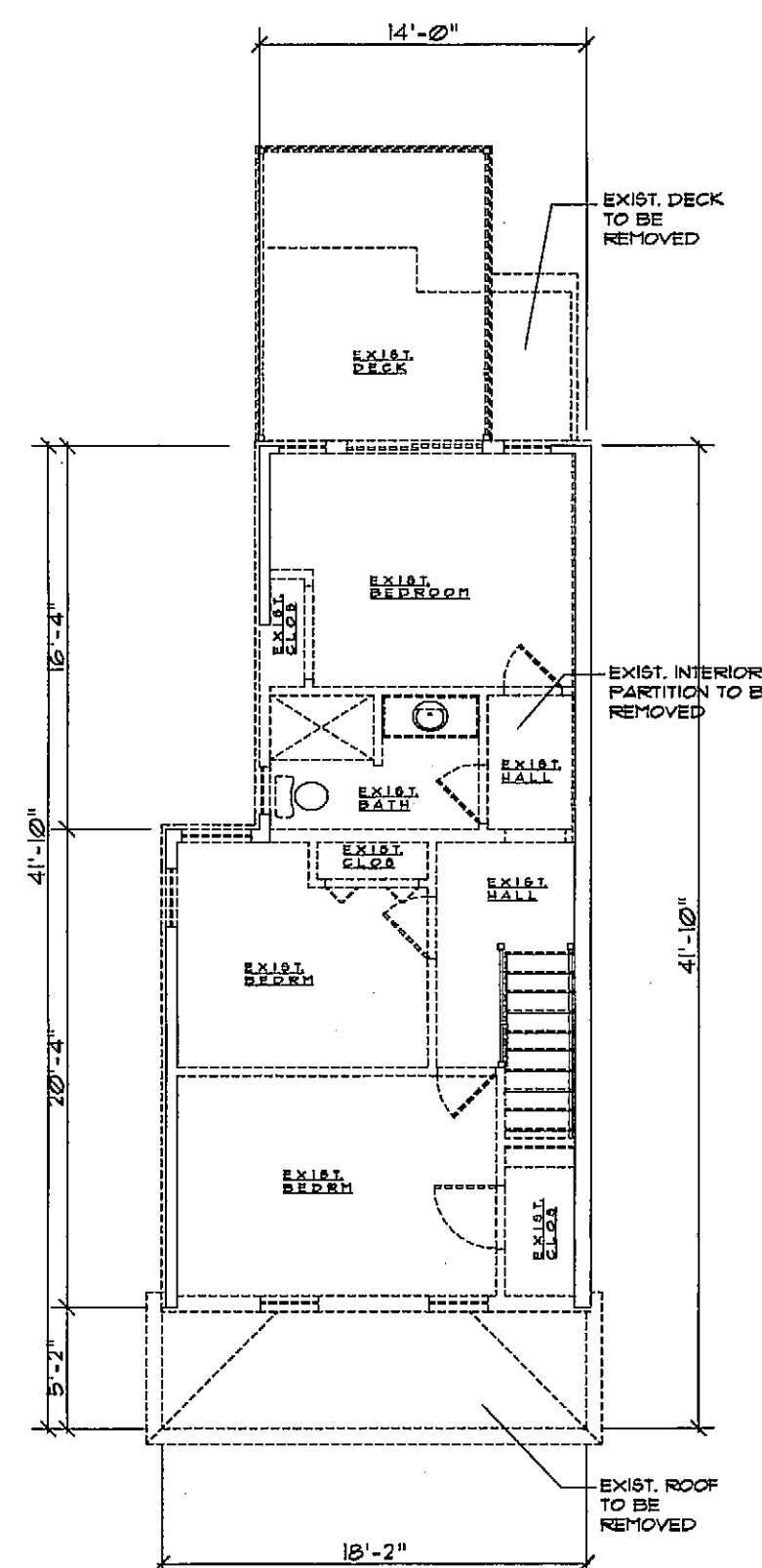
PROPOSED FLOOR ENCLOSURE PLAN
SCALE: 1/8" = 1'-0"



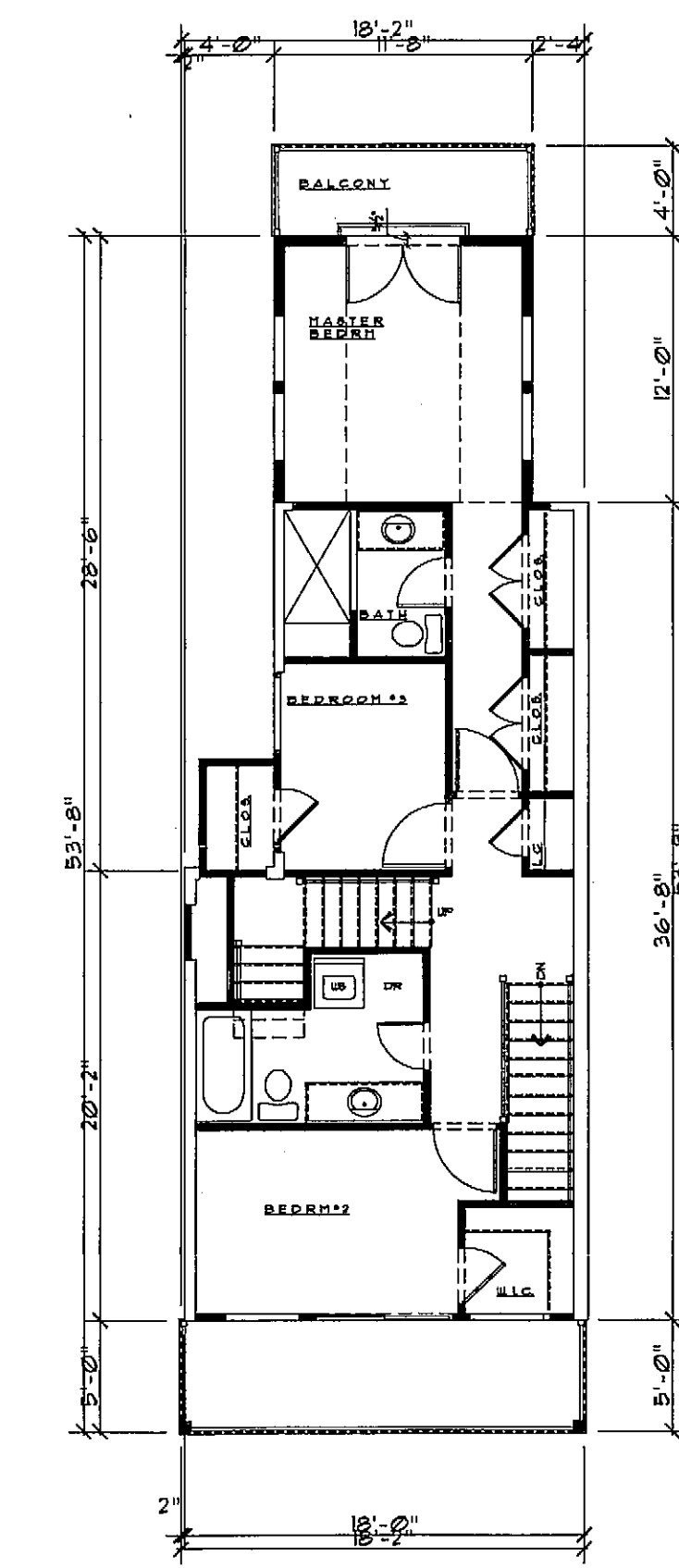
EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



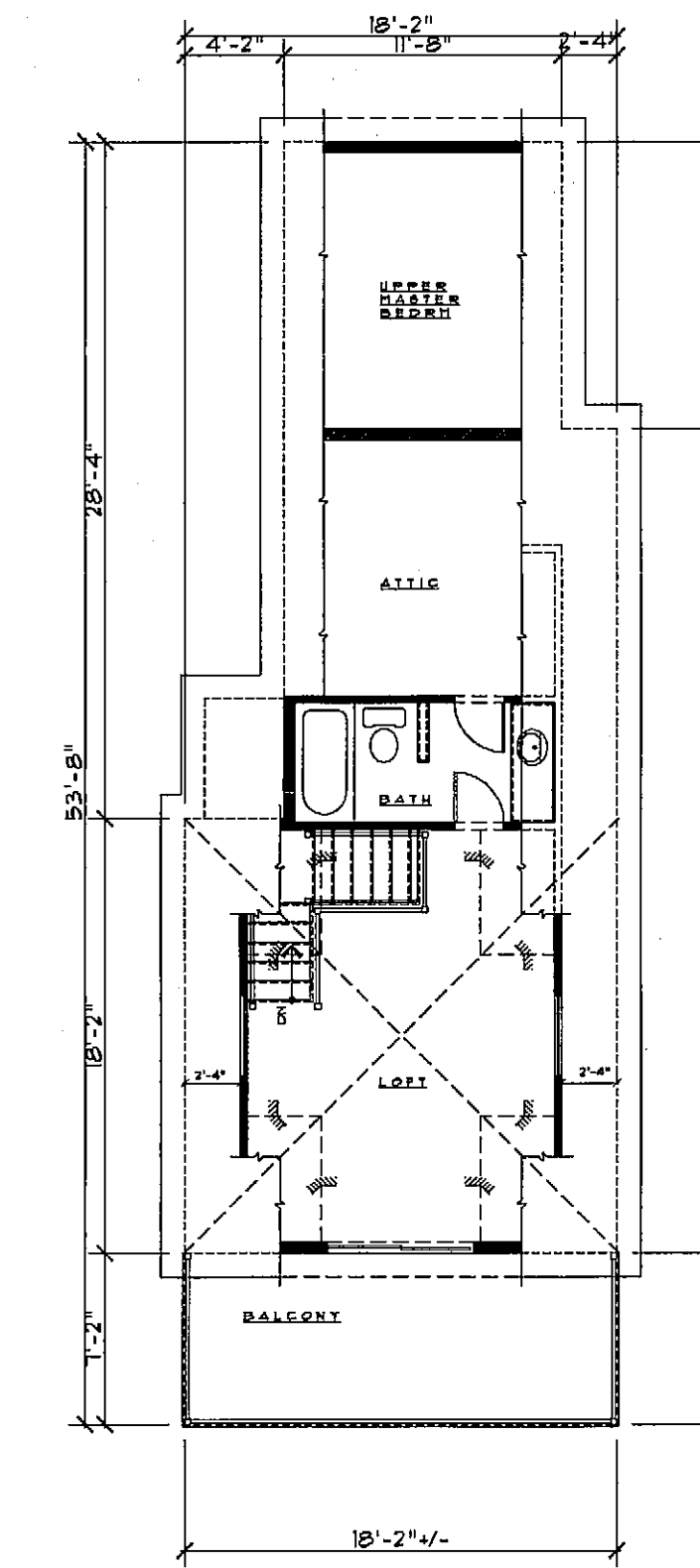
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED ATTIC FLOOR PLAN
SCALE: 1/8" = 1'-0"

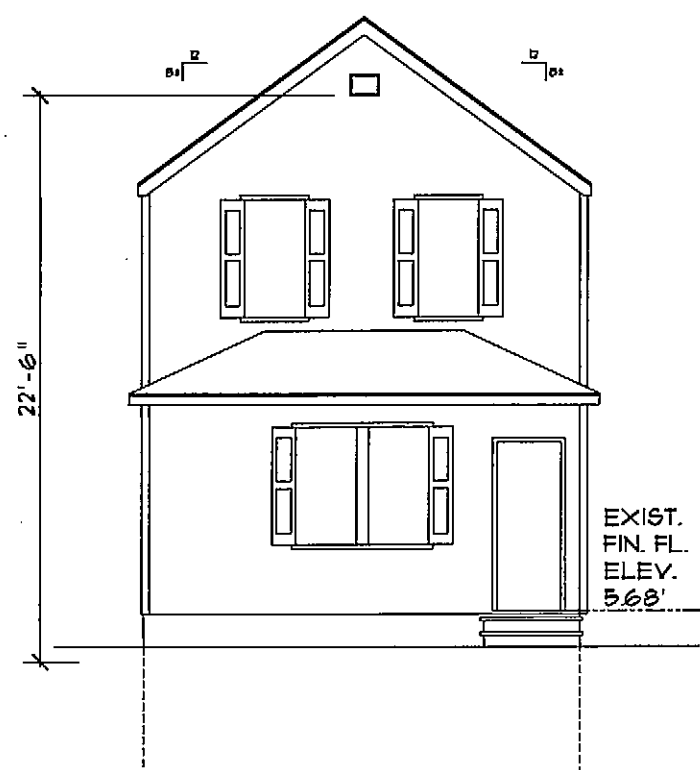
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ARCHITECT
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PH: (732) 870-2977 • FAX: (732) 870-1213 • EMAIL: jeremiahregan@aol.com
NEW JERSEY LIC. A-10726
MARYLAND LIC. 8800-A

PROJECT TITLE
ADDITION • ALTERATION
DUANE RESIDENCE
10 CHURCH STREET
SEA BRIGHT, NJ
BLOCK 13 LOT-33

SUBJECT
SITE PLAN
ZONING DATA
FLOOR PLANS

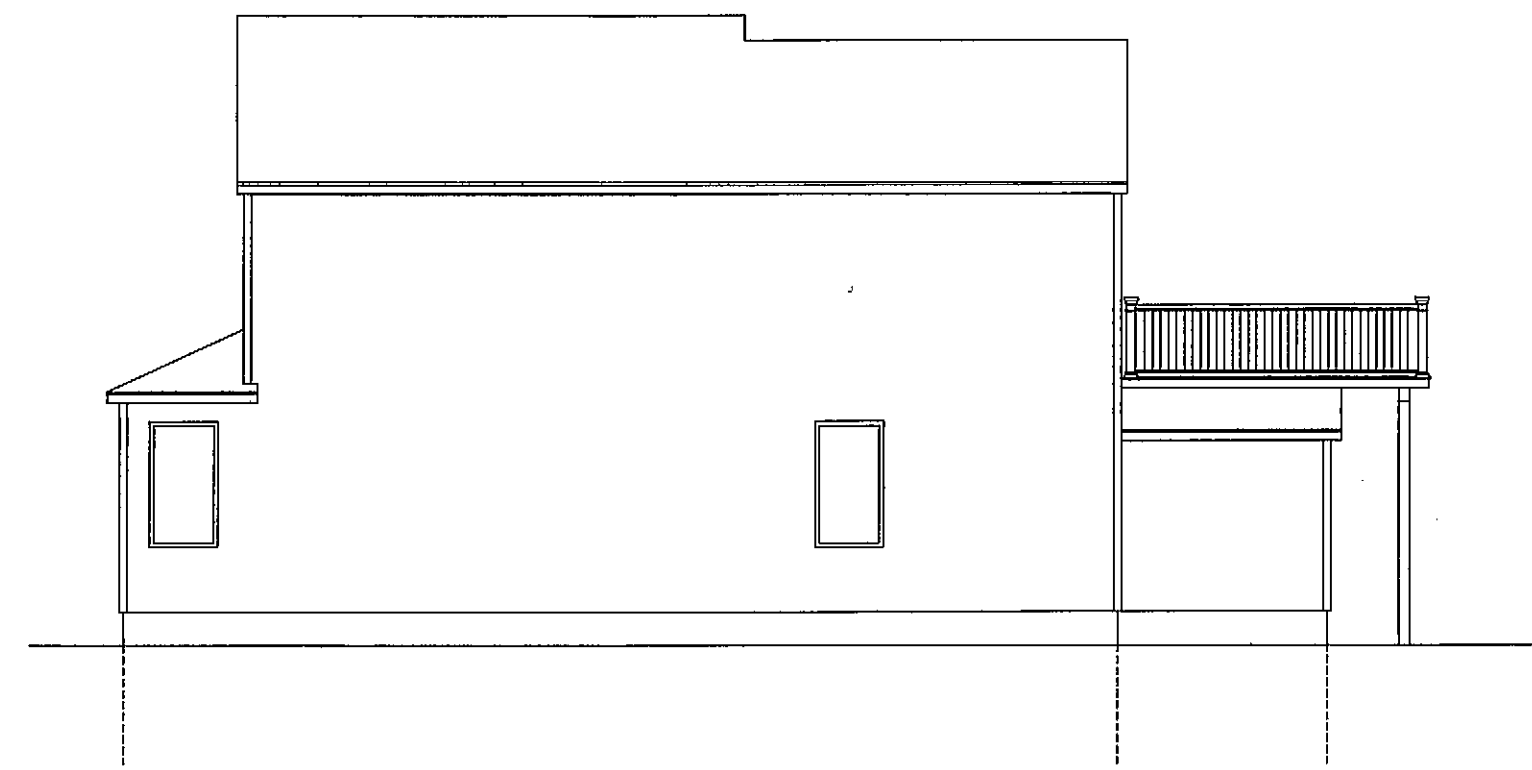
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12.11.20	GENERAL	MH

SCALE AS NOTED	DRAWN BY MH	CHECKED BY JJR
PROJECT NO. 2022	DATE 3/4/20	
DRAWING NO. V-1		



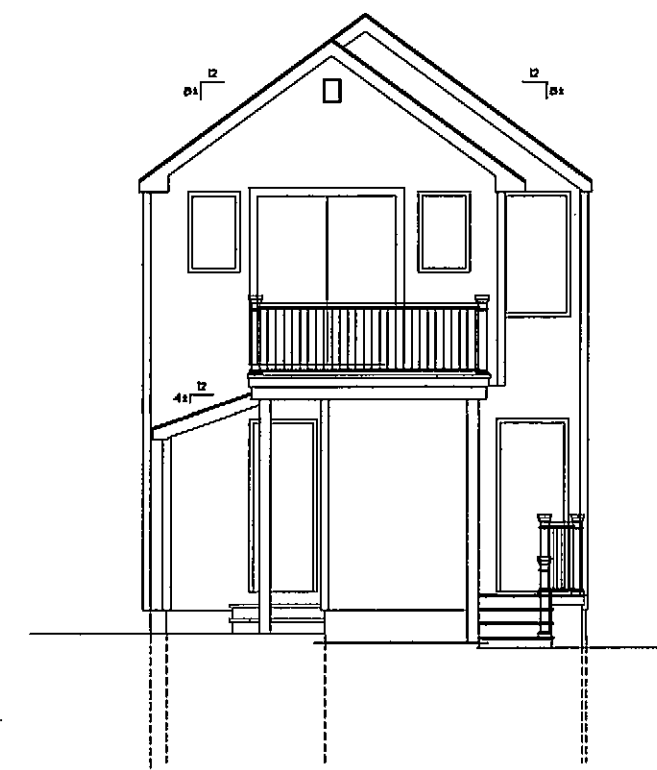
EXISTING
FRONT
ELEVATION

SCALE 1/8" = 1'-0"



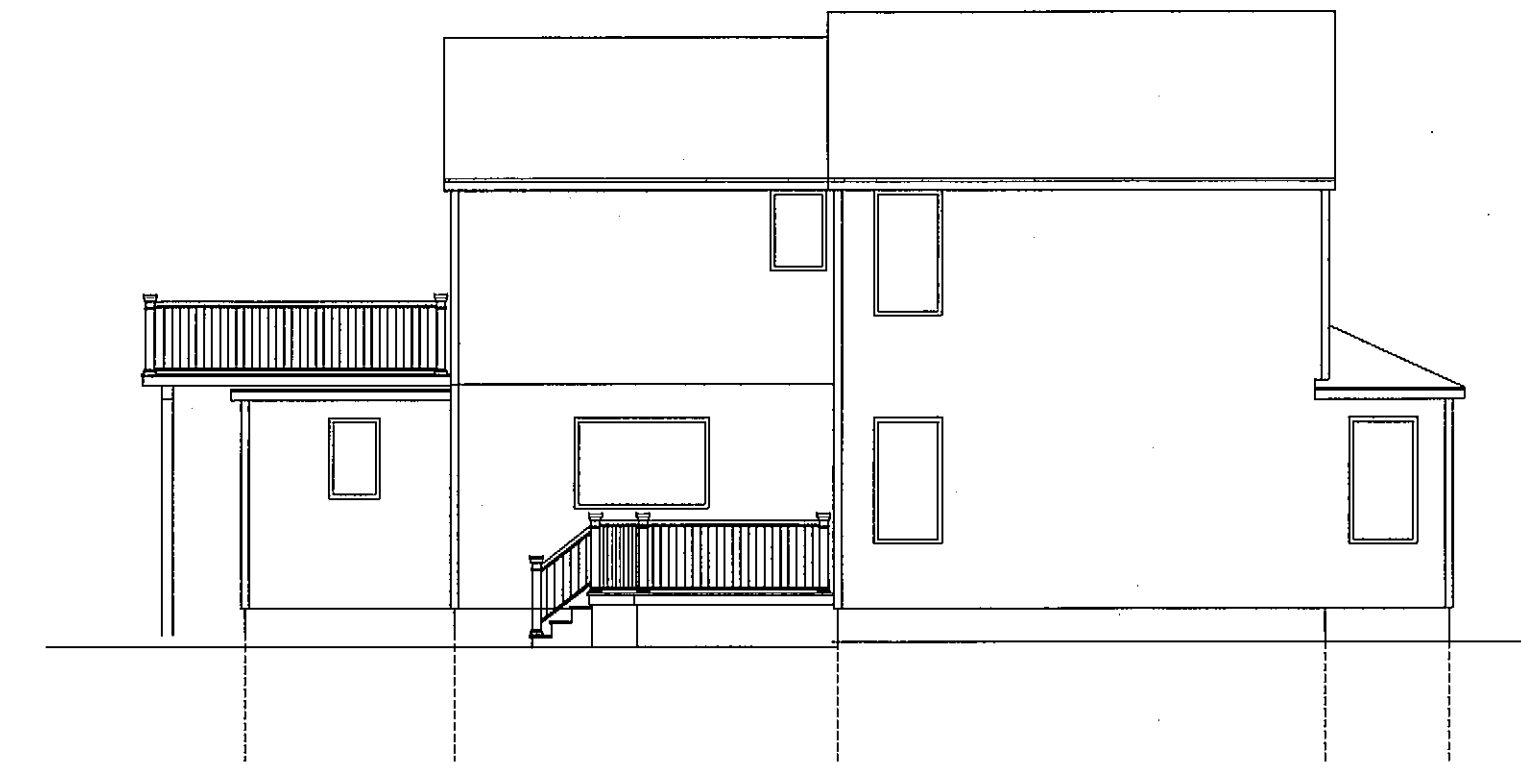
EXISTING
RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



EXISTING
REAR
ELEVATION

SCALE 1/8" = 1'-0"

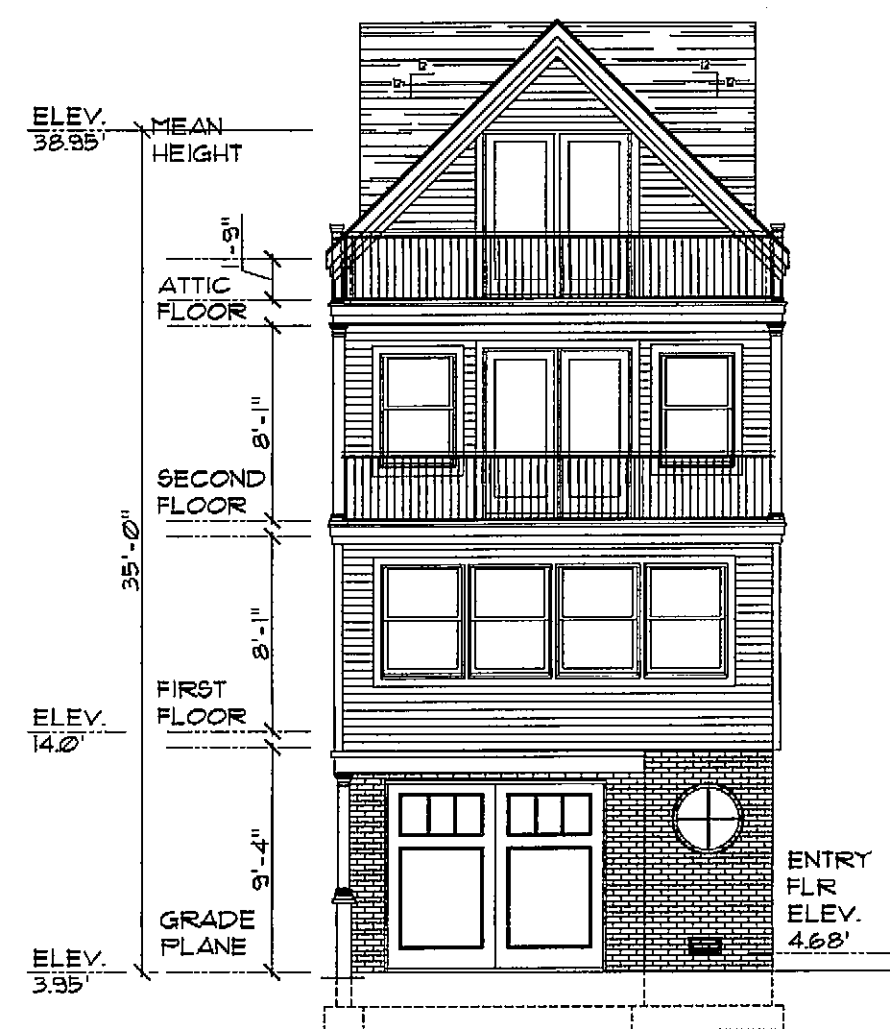


EXISTING
LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"

FLOOD RESISTANT CONSTRUCTION

BASE FLOOD ELEVATION	8'0" + 3'0"
EXIST. FIRST FLOOR ELEV.	5.68'
PROPOSED FIRST FLOOR ELEV.	14.2'
PROPOSED GARAGE ELEV.	4.2'
PROPOSED ENTRY ELEV.	4.61'



PROPOSED
FRONT
ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED
RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED
REAR
ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED
LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"

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MARYLAND LIC. 880-A

PROJECT TITLE
ADDITION • ALTERATION
DUANE RESIDENCE
10 CHURCH STREET
SEA BRIGHT, NJ
BLOCK 13 LOT 33

SUBJECT
ELEVATIONS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12.11.20	GENERAL	MH

SCALE AS NOTED	DRAWN BY MH	CHECKED BY JJR
PROJECT NO. 2022	DATE 9/4/20	

DRAWING NO.
V-2
2 OF 2

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