

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

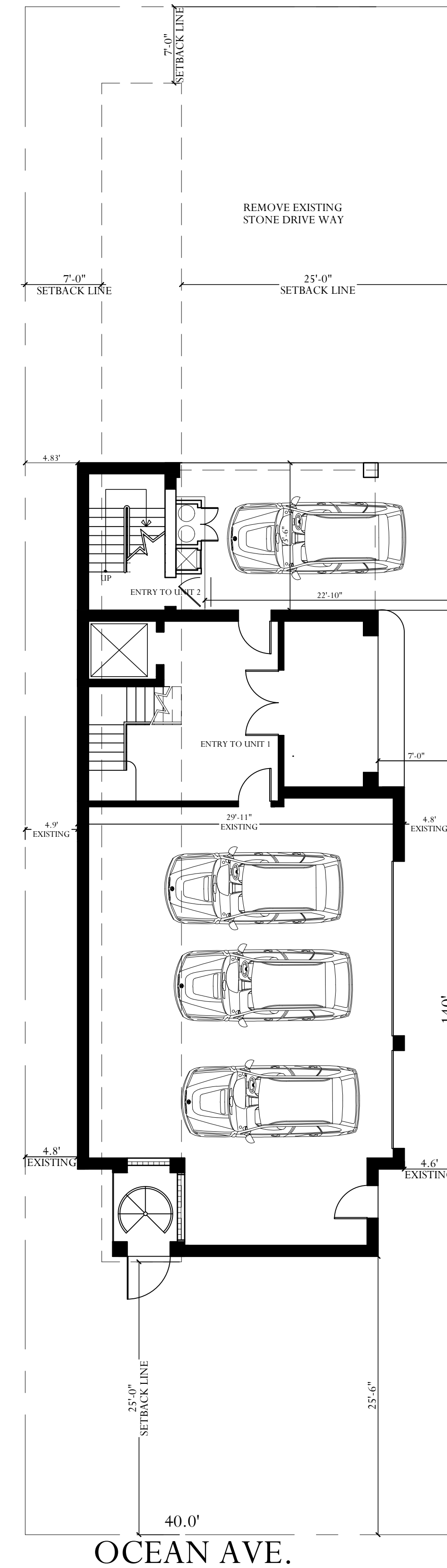
SURVEY BY:
SCALE 1/8" = 1'-0"

SURVEY OF PROPERTY
BLOCK 33 LOT 20.01

PREPARED BY:
C.C. WIDDIS SURVEYING, LLC
Professional Land Surveyors
175 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.
P.L.S. Professional Land Surveyor



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

CATHERINE FRANCO ARCHITECT & PLANNER
architecturedevelopmentstrategiesplanning

150 MONMOUTH AVENUE
ATLANTIC HIGHLANDS, NEW JERSEY 07716
TEL: 732.291.5942
E-MAIL: CFARCHITECTS@HOTMAIL.COM

INTELLECTUAL PROPERTY
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APPLICATION NO. _____ APPROVED / DISAPPROVED BY THE BOROUGH OF SEA BRIGHT PLANNING BOARD / BOARD OF ADJUSTMENTS ON _____

DATE _____ DATE _____

CHAIRMAN _____ SECRETARY _____

REVISIONS

| No. | Date: | Description: |
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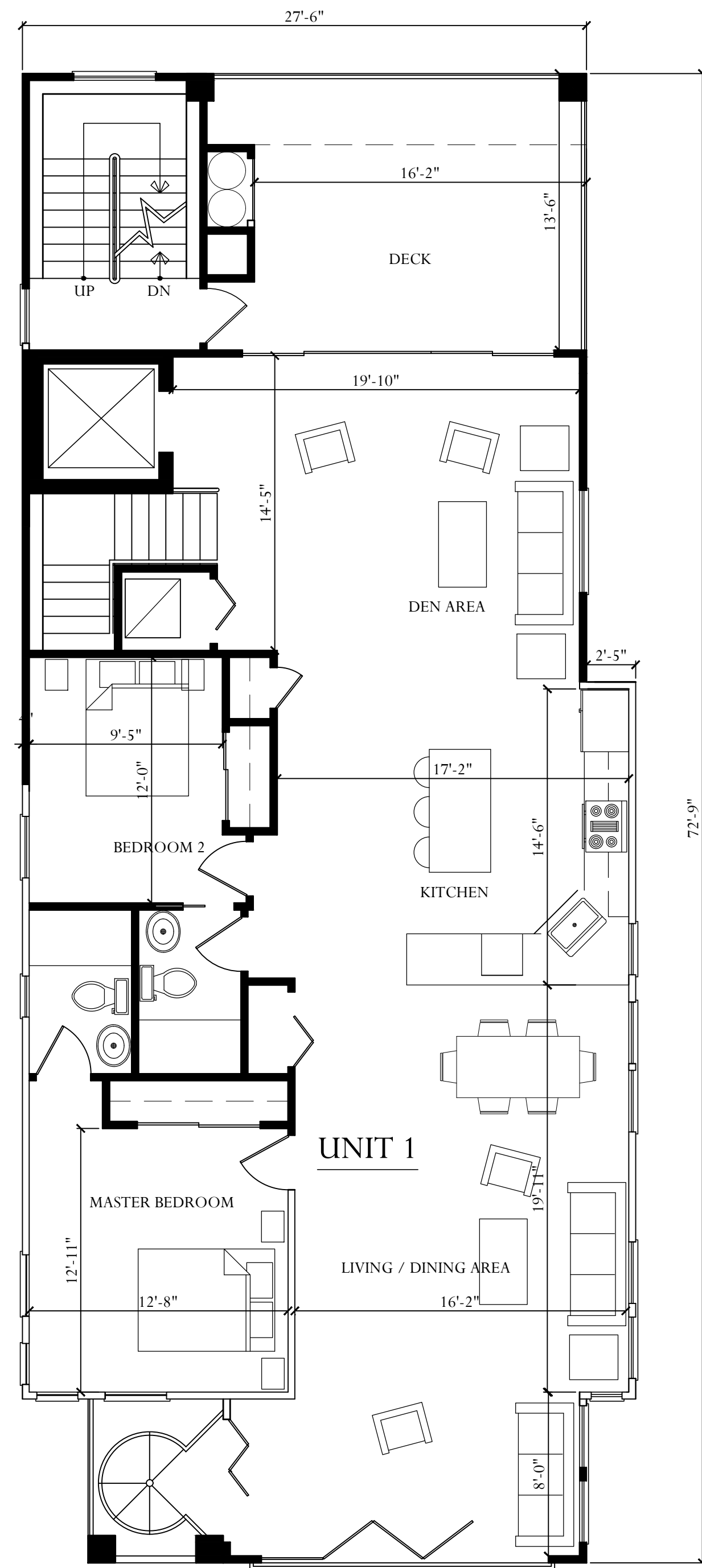
Project: PROPOSED HOUSE LIFT & ADDITION FOR 164 OCEAN AVE., SEA BRIGHT NJ LOT: 20.01 BLOCK: 33

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

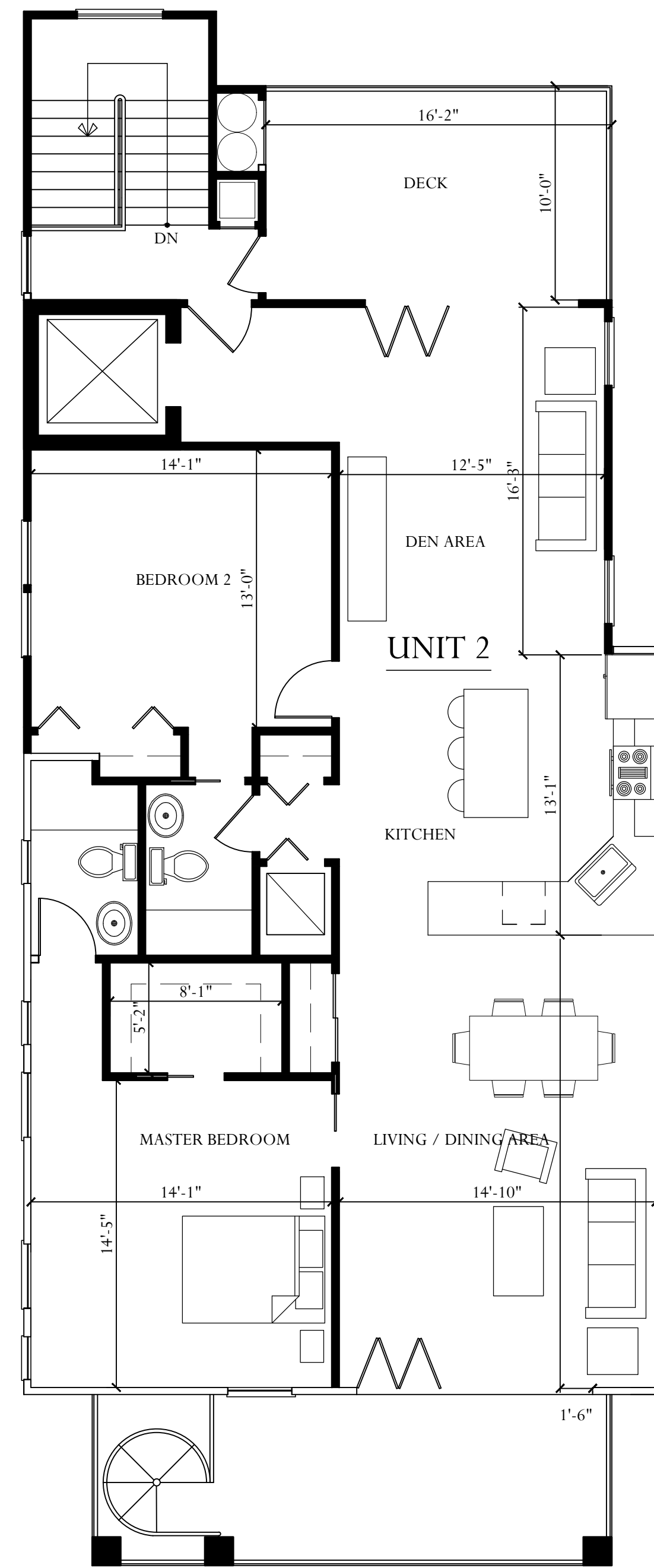
Drawing Title: _____
Project No. A-1720 Date 9.25.17

CATHERINE FRANCO, AIA
NJ RA A11411
NJ PP 5416

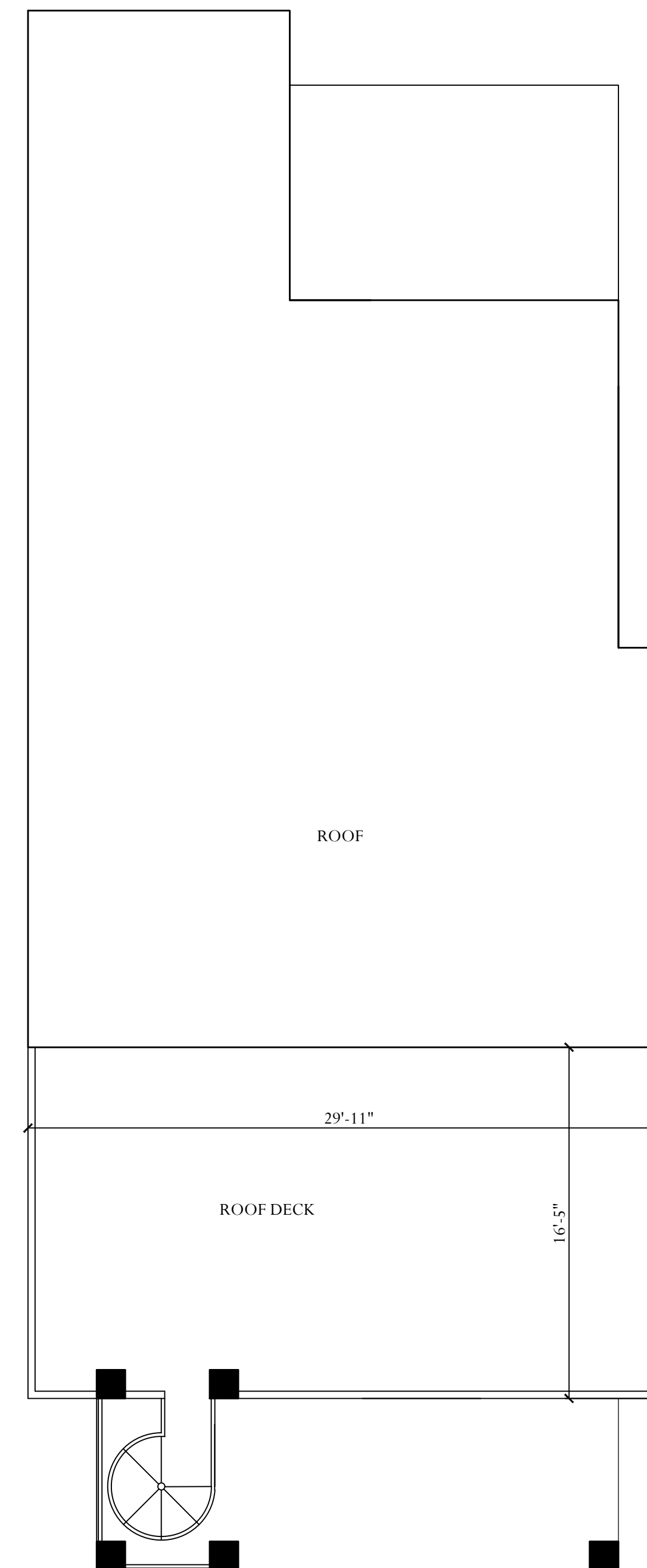
Drawn by: CF
Dwg. No. **Z1**
1 of 3



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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SEA BRIGHT
NEW JERSEY

Drawing Title:

Project No. A-1720 Date 9.25.17

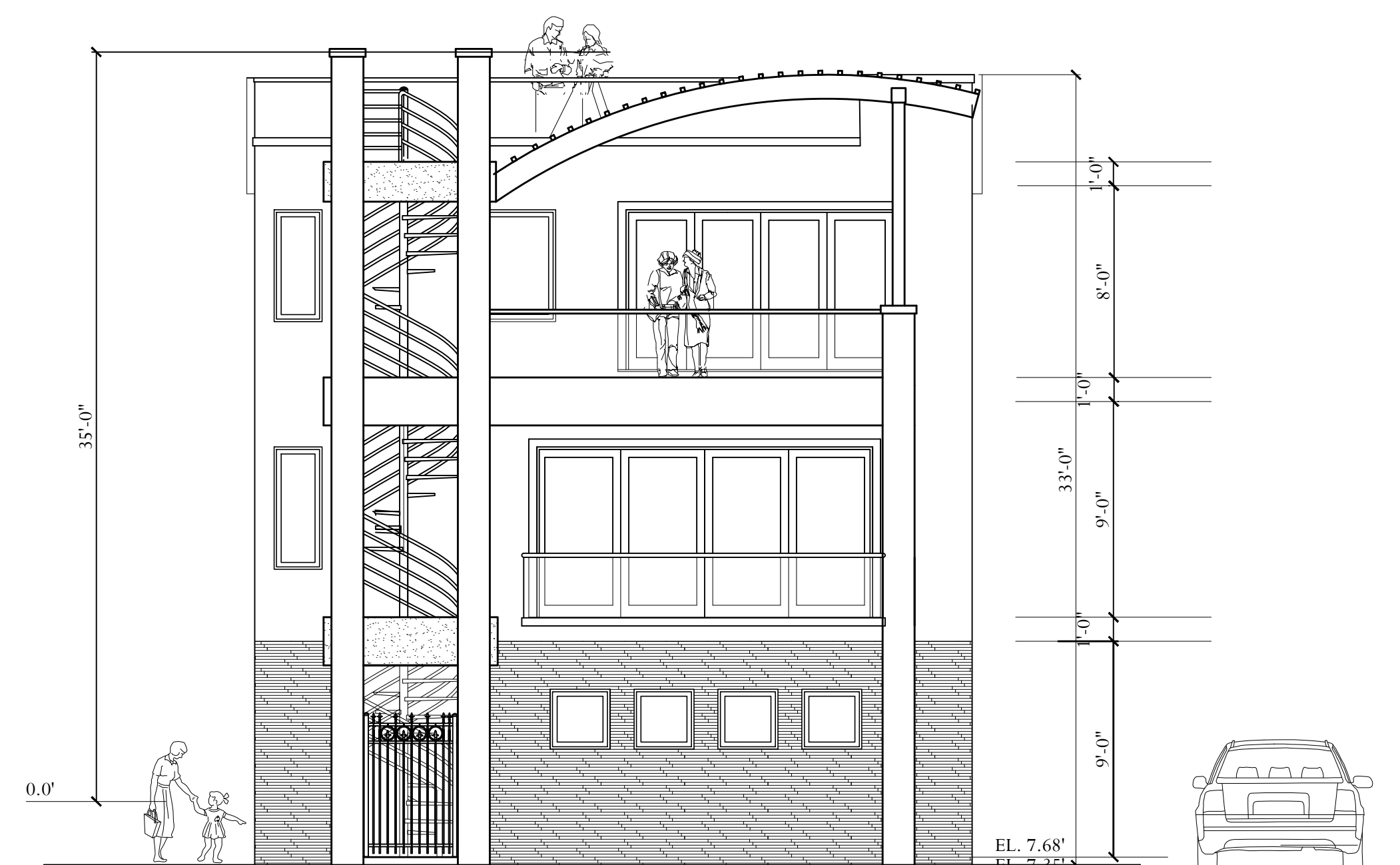
CATHERINE FRANCO, AIA
NJ RA A11411
NJ PP 5416

Drawn by:
CF

Dwg. No.

Z2
2 of 3

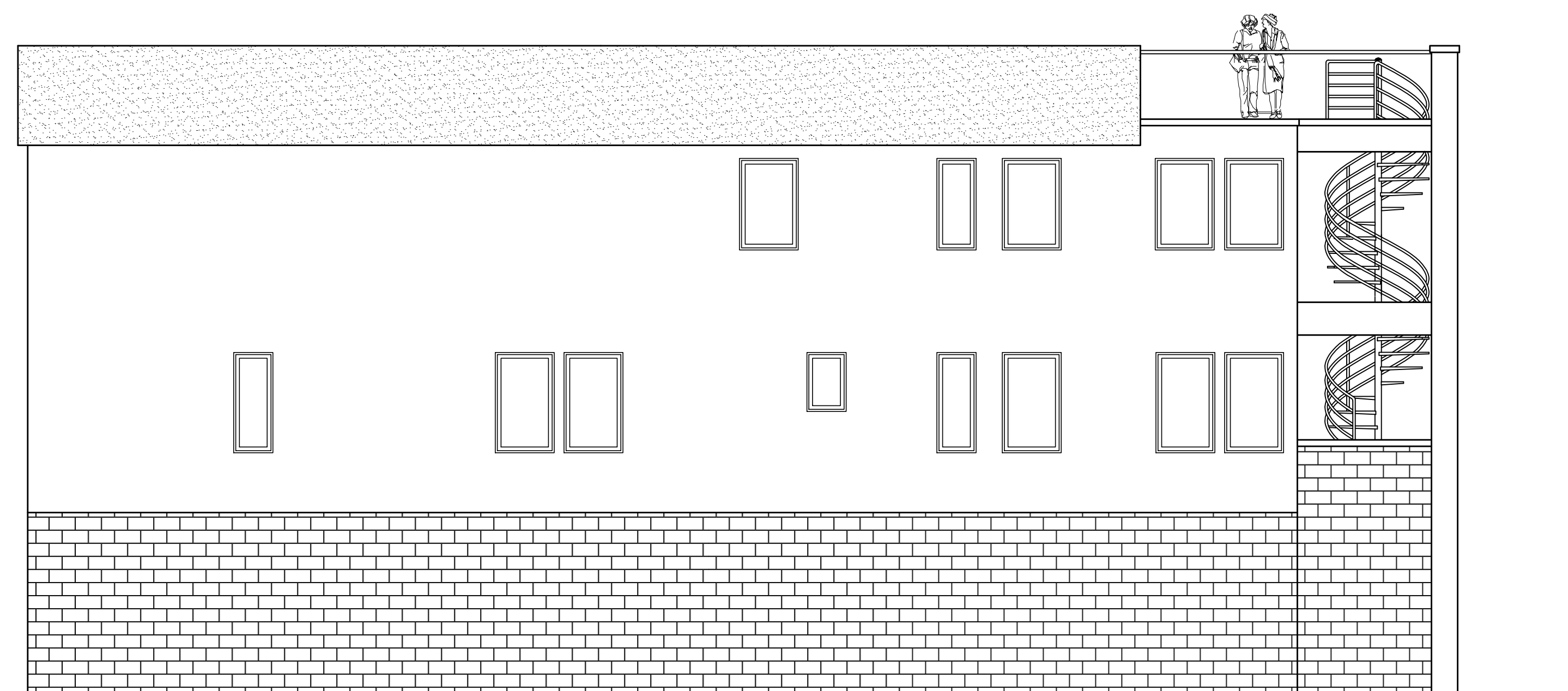
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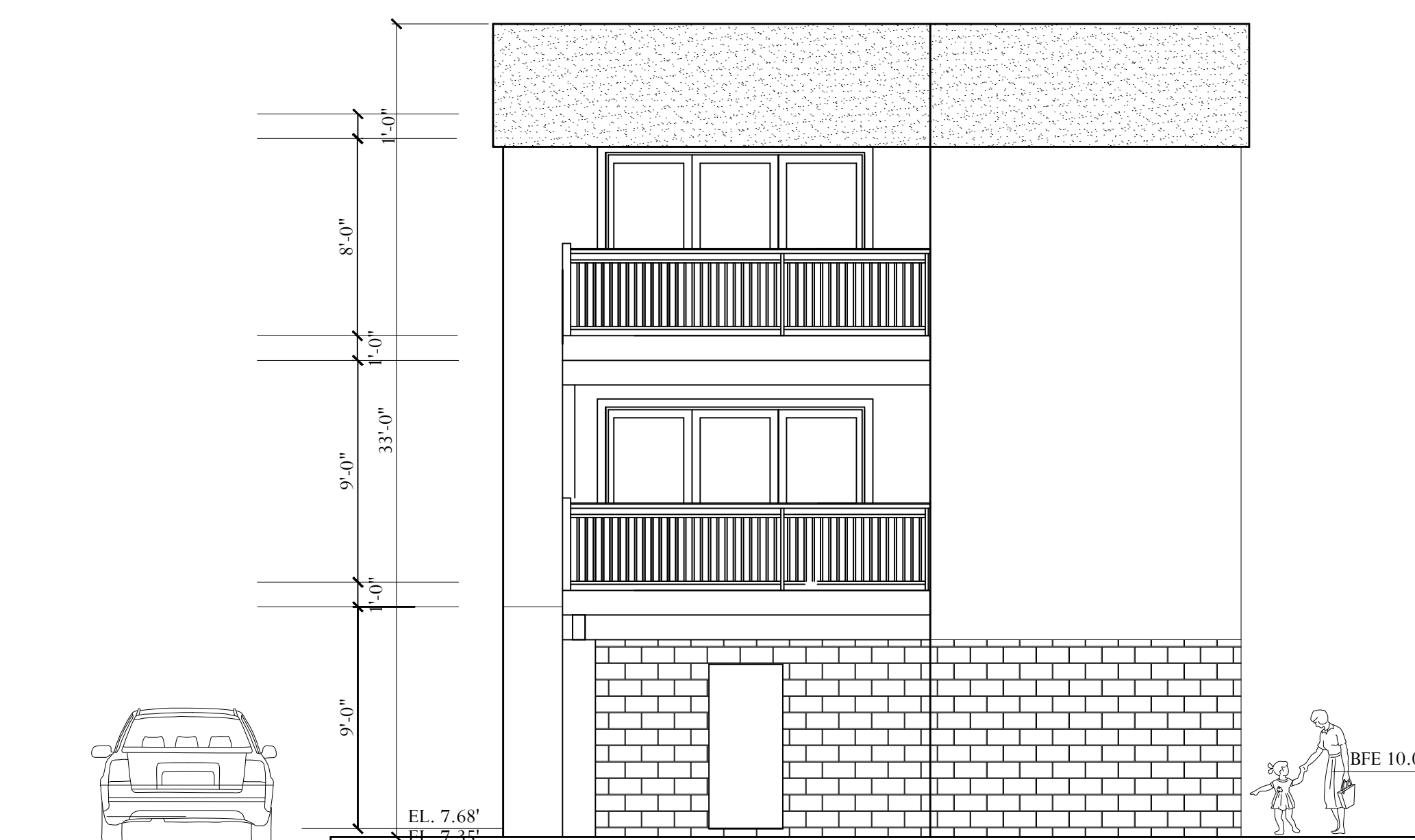
OCEAN AVE. ELEVATION
SCALE 3/16" - 1'-0"



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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Drawn by:
CF

Dwg. No.
Z3
3 of 3