

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'	17' / 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%(1008SF)	37.7%+-=(1945SF)
	BUILDING HT FROM GRADE TO MEAN ROOF 33'	20'	33'

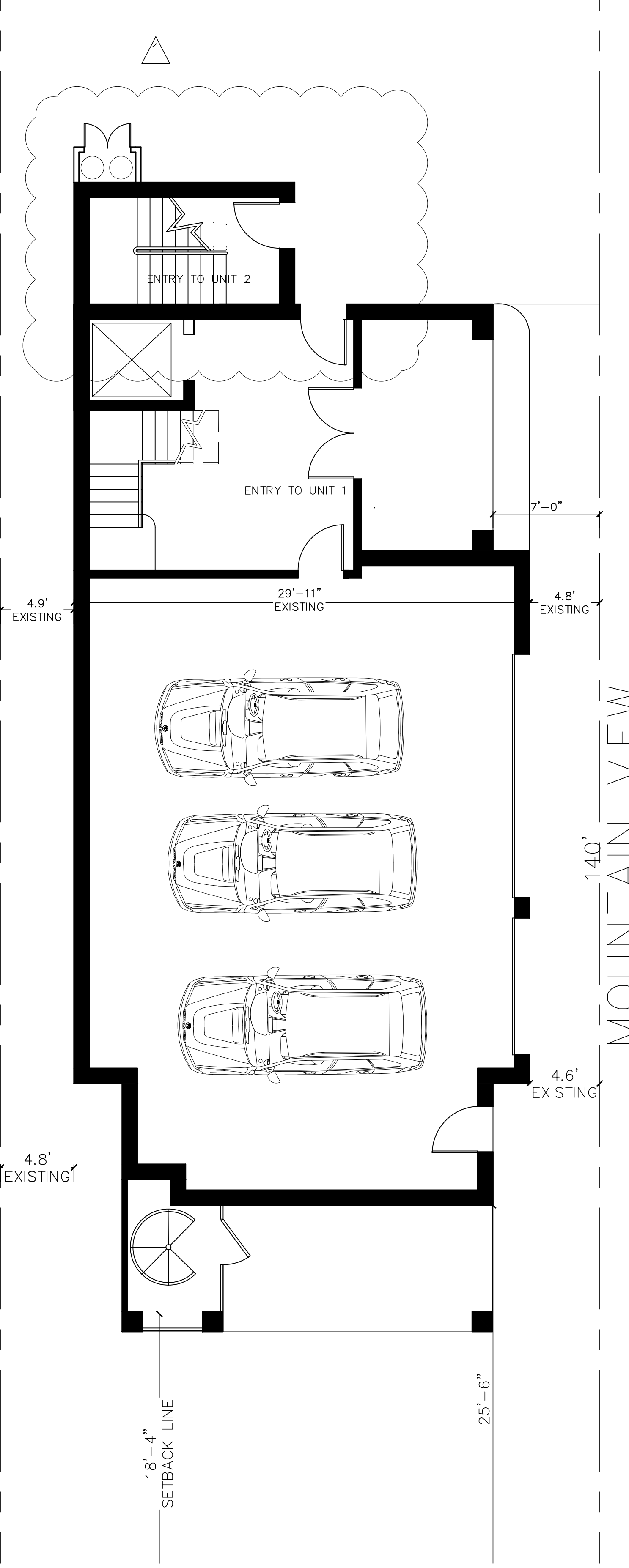
V - PE - VARIANCE FOR PRE EXISTING CONDITION
 V - N - VARIANCE FOR NEW CONDITION
 V - PE - EXISTING TWO FAMILY - VARIANCE FOR EXPANDING ON NON-COMFORMITY



OCEAN AVE. VIEW



ARIEL VIEW



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

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APPLICATION NO. _____ APPROVED / DISAPPROVED BY THE BOROUGH OF SEA BRIGHT PLANNING BOARD / BOARD OF ADJUSTMENTS ON _____
 CHAIRMAN _____ SECRETARY _____
 DATE _____ DATE _____

REVISIONS		
No.	Date:	Description:

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

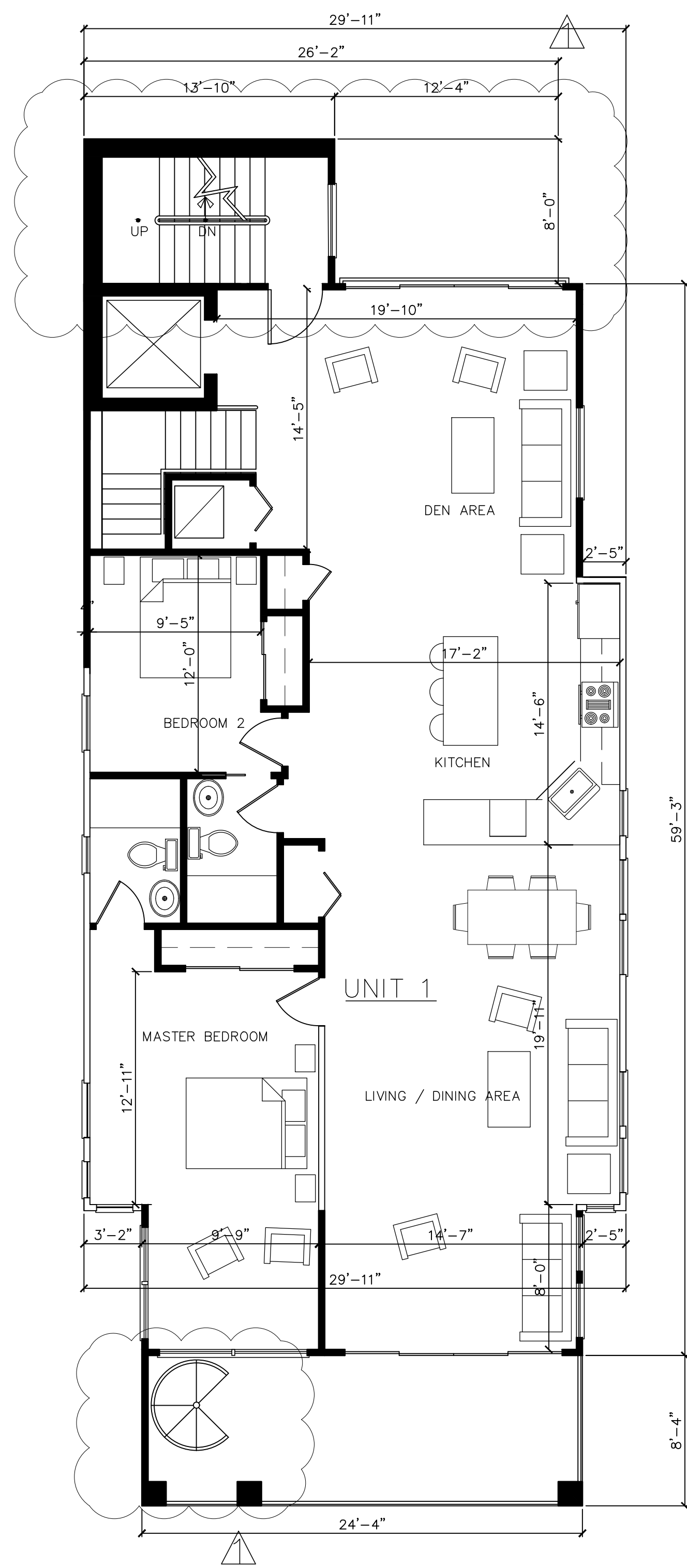
Owner: MR. & MRS. PHAN
 164 OCEAN AVE.
 SEA BRIGHT
 NEW JERSEY

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

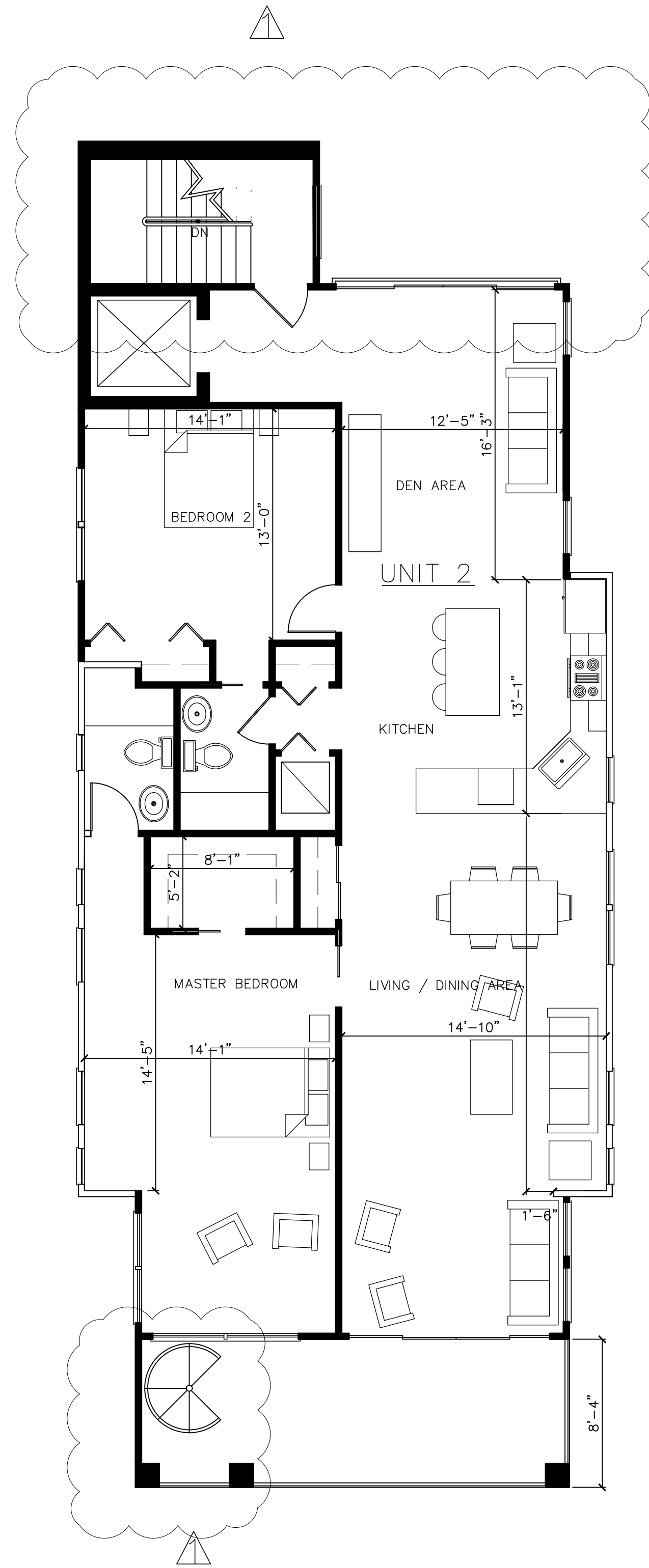
CATHERINE FRANCO, AIA
 NJ RA A111411
 NJ PP 5416
 Drawn by: CF
 Dwg. No. Z1
 1 of 4

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

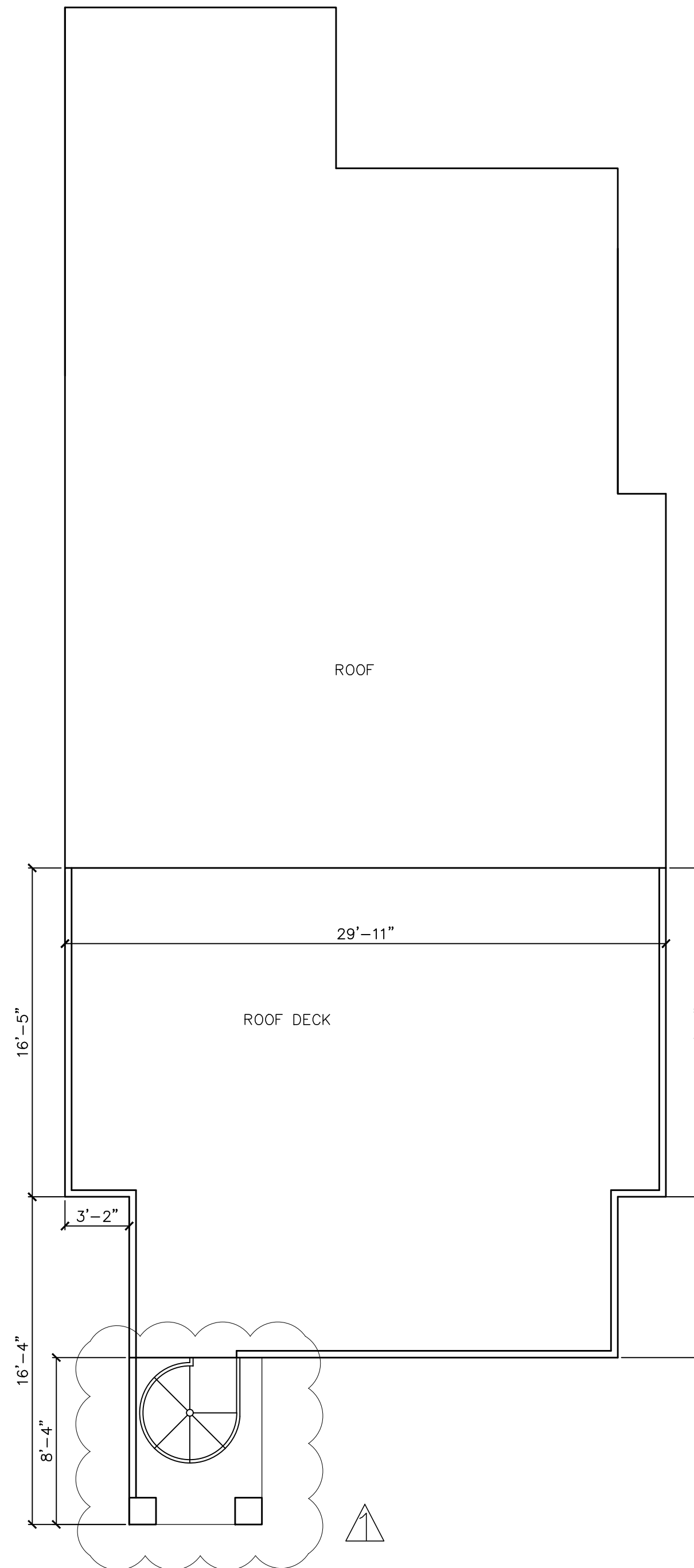
SURVEY OF PROPERTY
 BLOCK 33 LOT 20.01
 DIVISION OF: BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY
 C.C. WIDDIS SURVEYING, LLC
 175 Broadway, Long Branch, New Jersey 07740
 Phone: 732-222-8888 - Fax: 732-222-8884
 www.ccsurveying.com
 WILLIAM H. ZIEMAN, JR.
 J.L. Professional Land Surveyor



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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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 A111411
NJ PP 5416

Drawn by:
CF

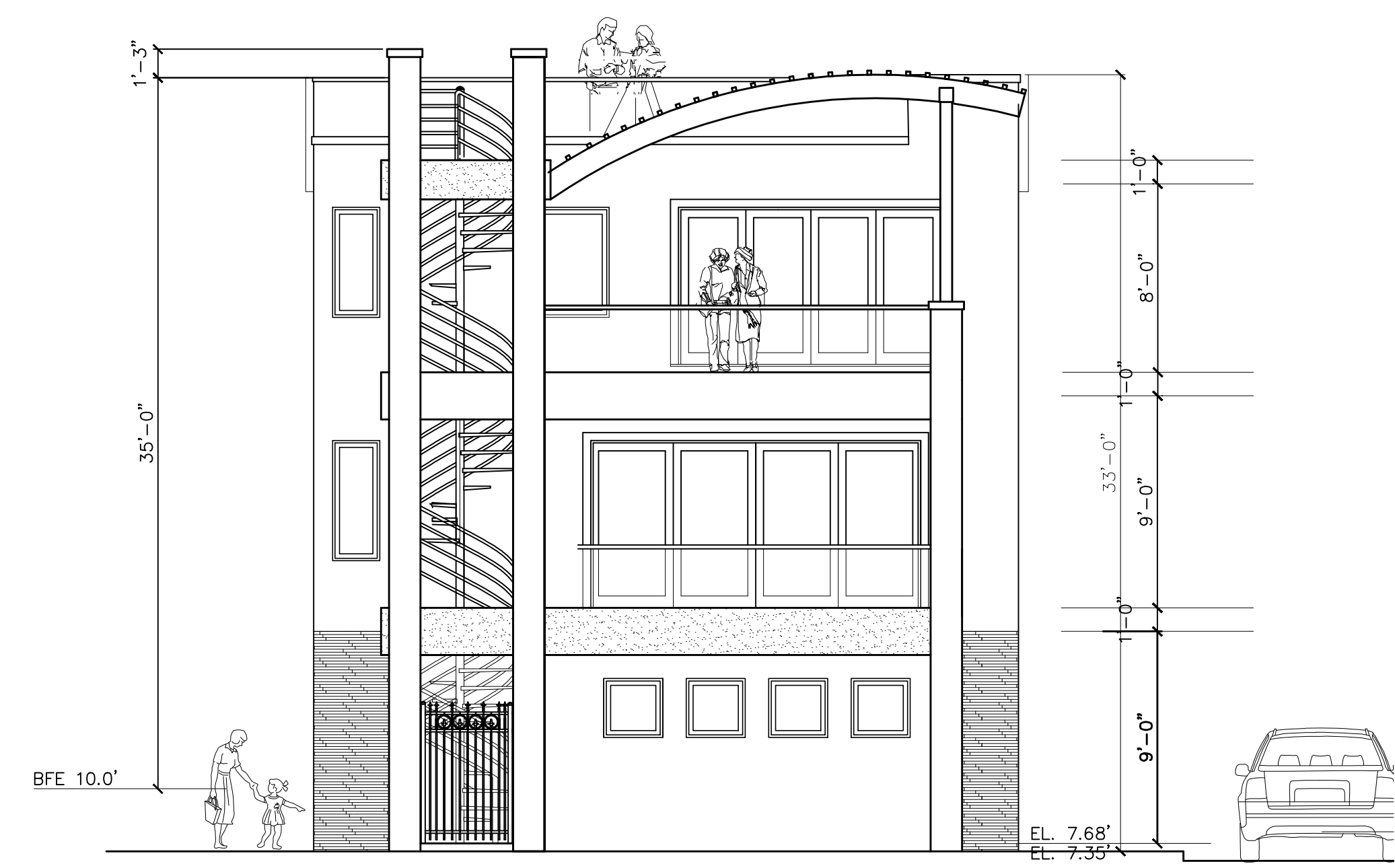
Dwg. No.
Z2
2 of 4

CATHERINE FRANCO
ARCHITECT
&
PLANNER

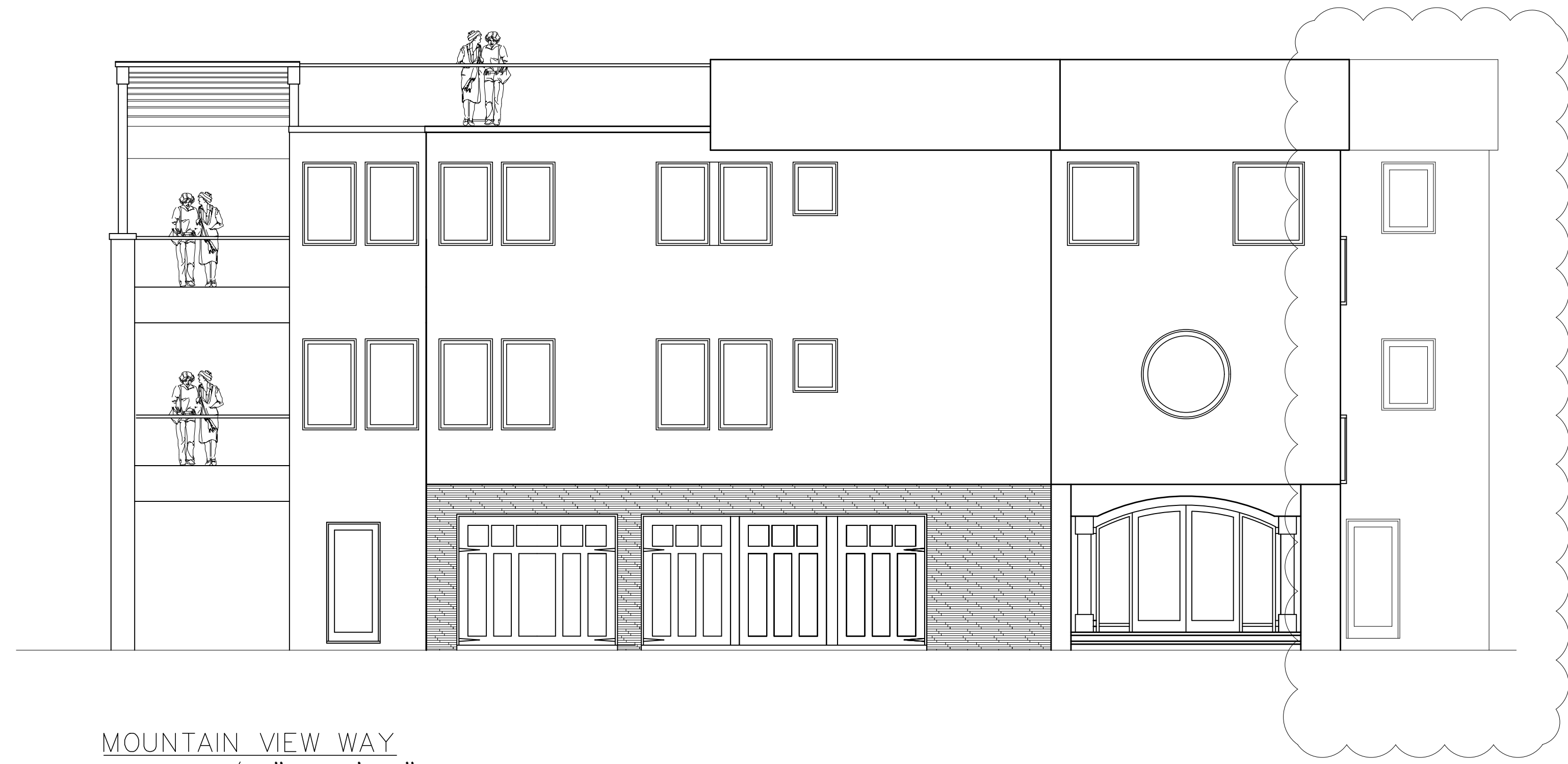
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E-MAIL: CFARCHITECTS@HOTMAIL.COM

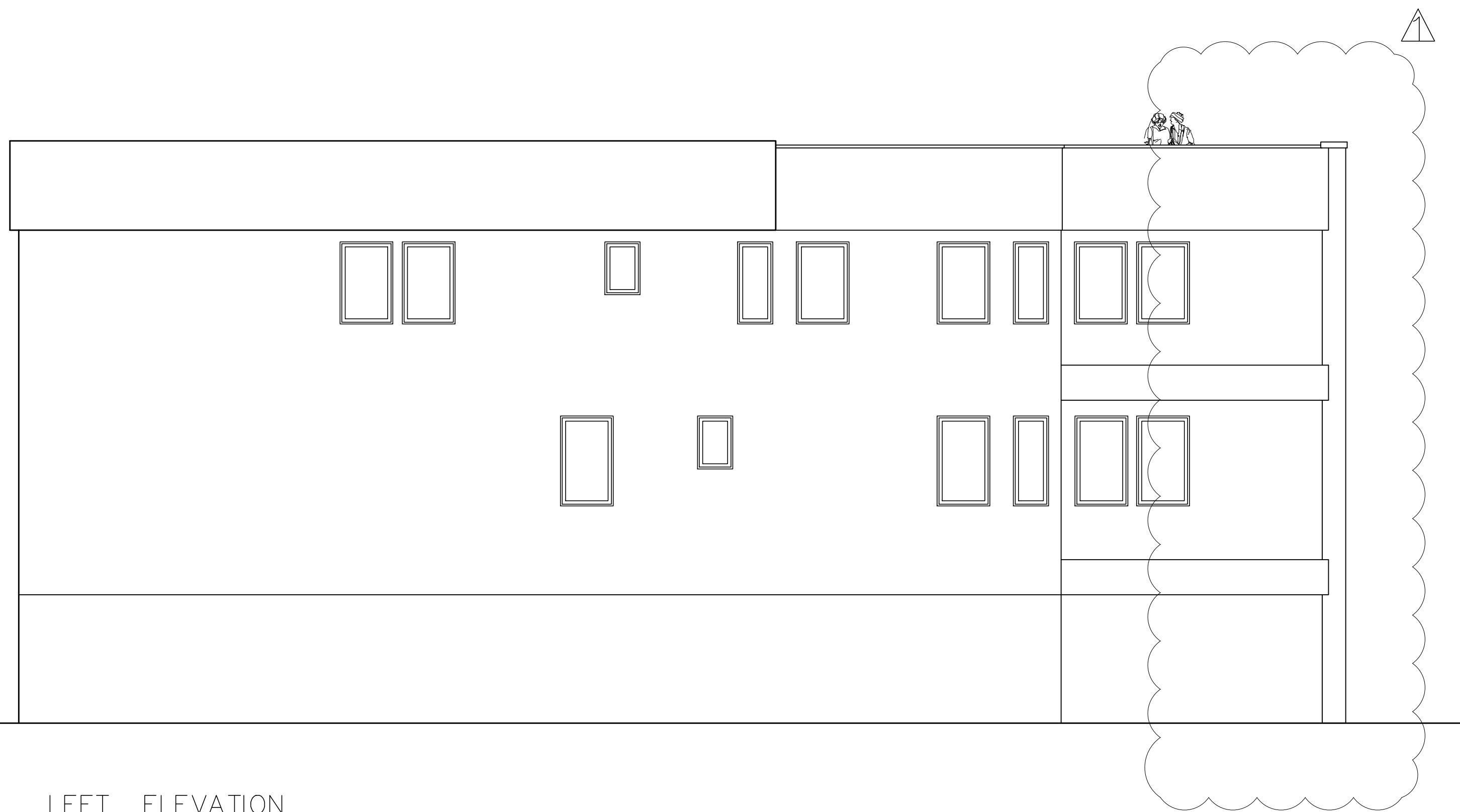
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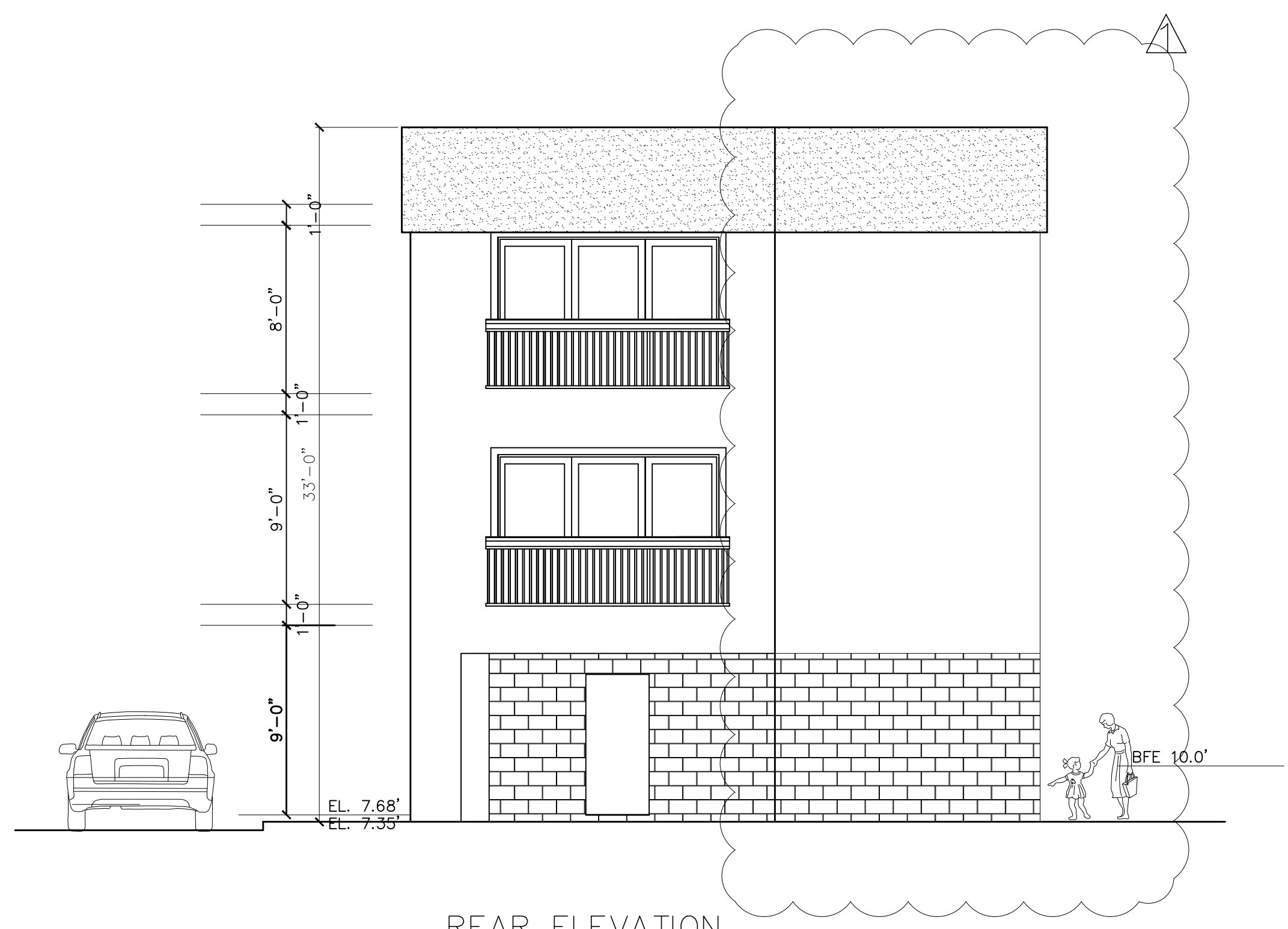
OCEAN AVE. ELEVATION
SCALE 3/16" - 1'-0"



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



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



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

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.
Z4
4 of 4

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APPROVED / DISAPPROVED BY THE BOROUGH OF SEA BRIGHT PLANNING BOARD / BOARD OF ADJUSTMENTS ON _____ DATE _____

CHAIRMAN _____ SECRETARY _____

REVISIONS		
No.	Date	Description
1	4.24.21	RESOLUTION

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SEA BRIGHT
NEW JERSEY

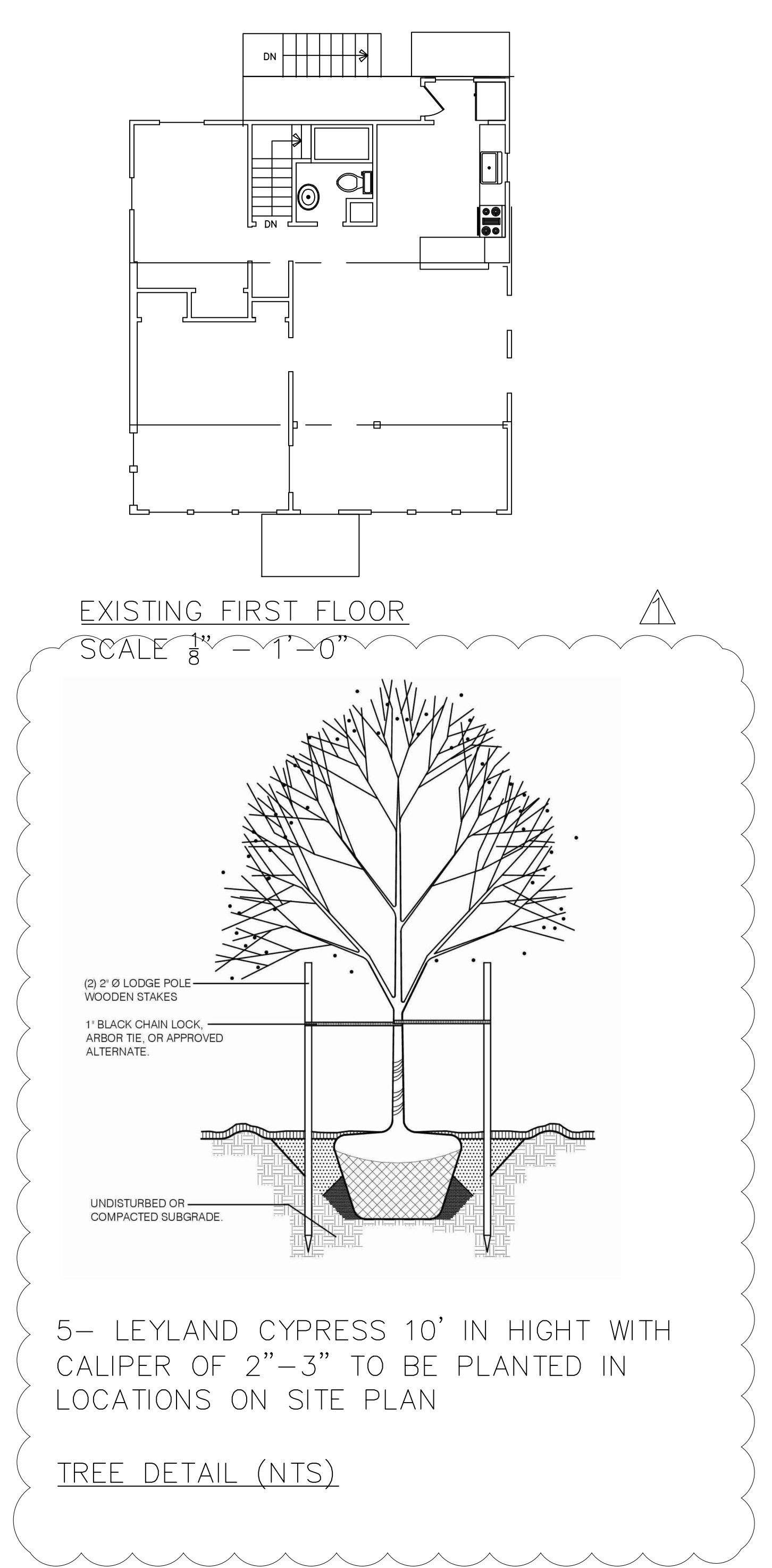
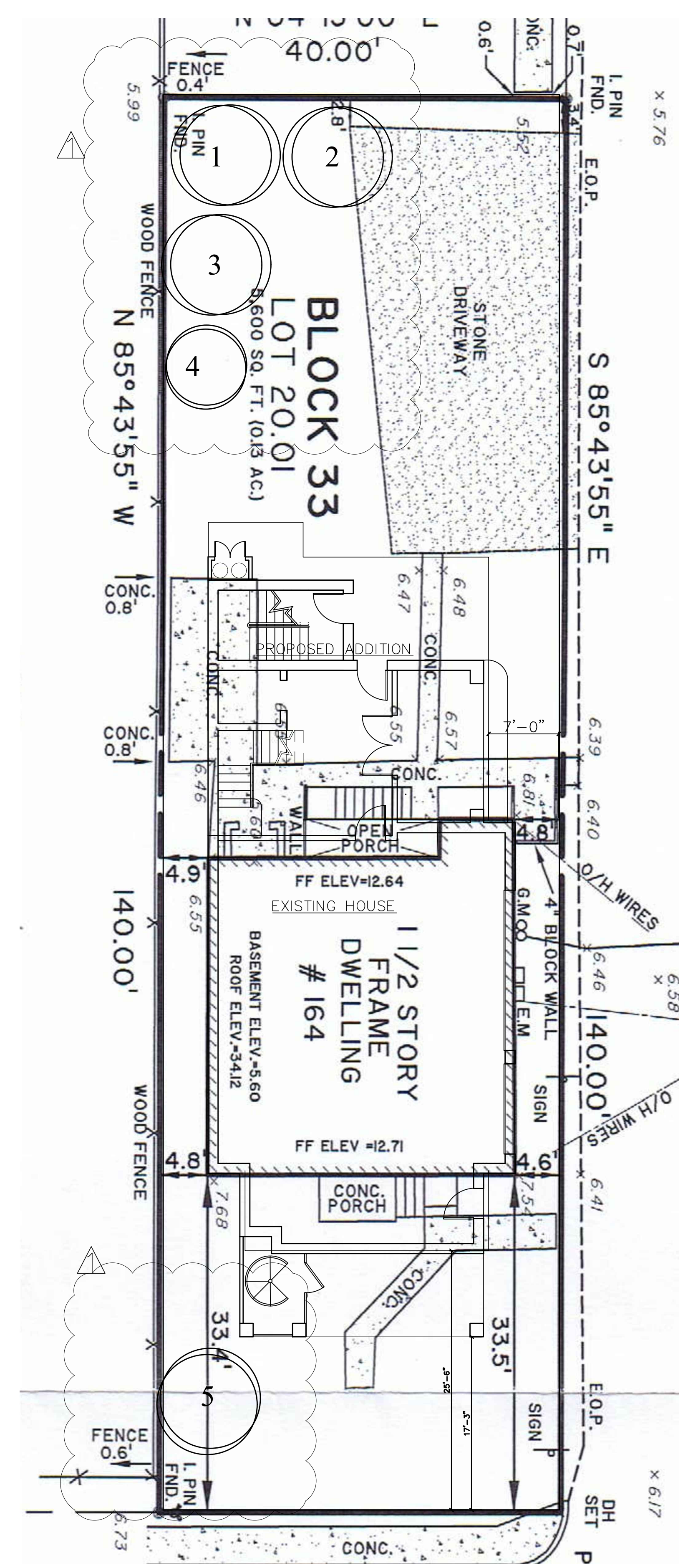
Drawing Title: COVERAGE DRAWING

Project No. A-1720 Date 9.25.17

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NJ PP 5416

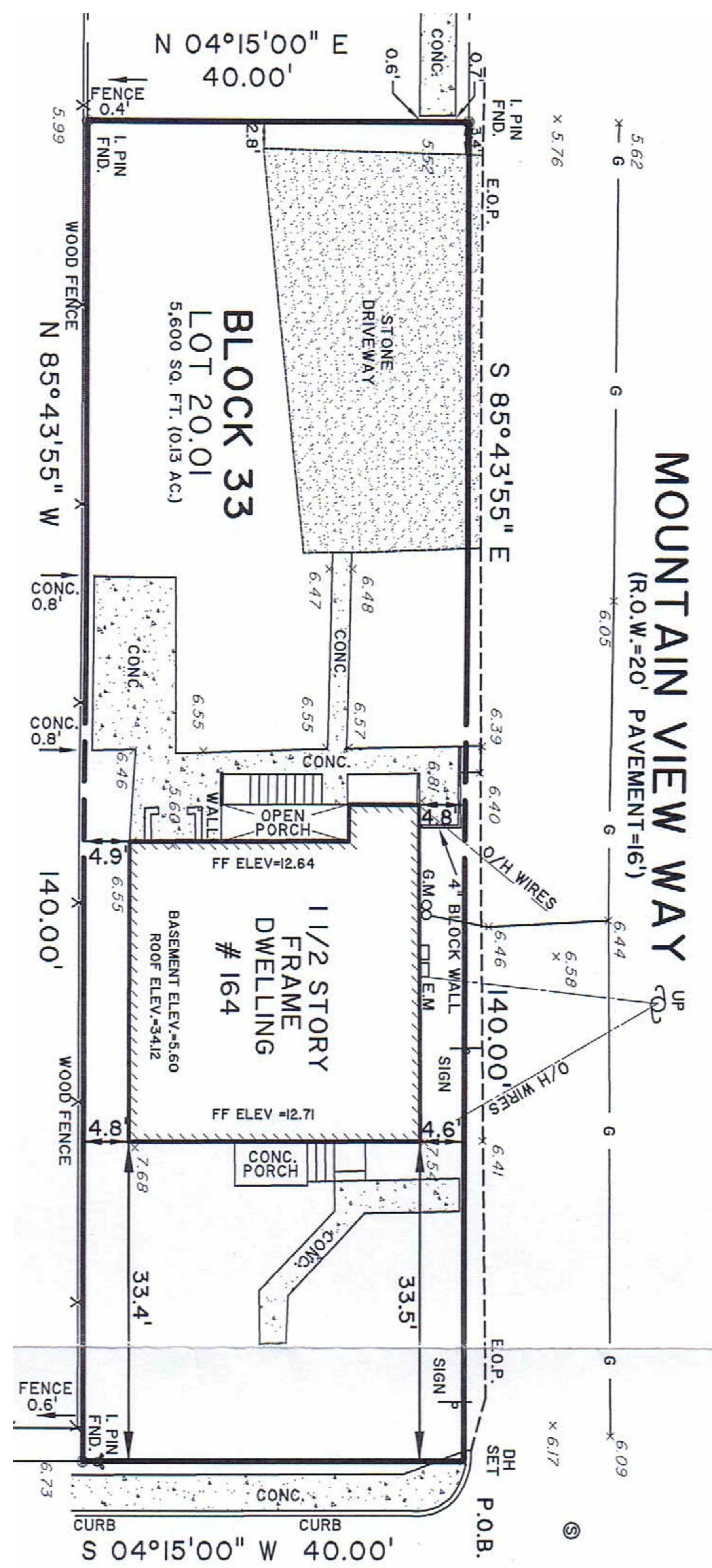
Drawn by: CF

Dwg. No. Z4



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

SURVEY OF PROPERTY
BLOCK 33 LOT 20.01
Borough of Sea Bright, Monmouth County, New Jersey
C.C. WIDDIS SURVEYING, LLC
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www.c.c.widdis.com
WILLIAM H. ZIEMAN, JR.
S.E. Professional Land Surveyor
Professional Land Surveyor, License No. 1889



OCEAN AVENUE
(R.O.W.=40' PAVEMENT=30.2')