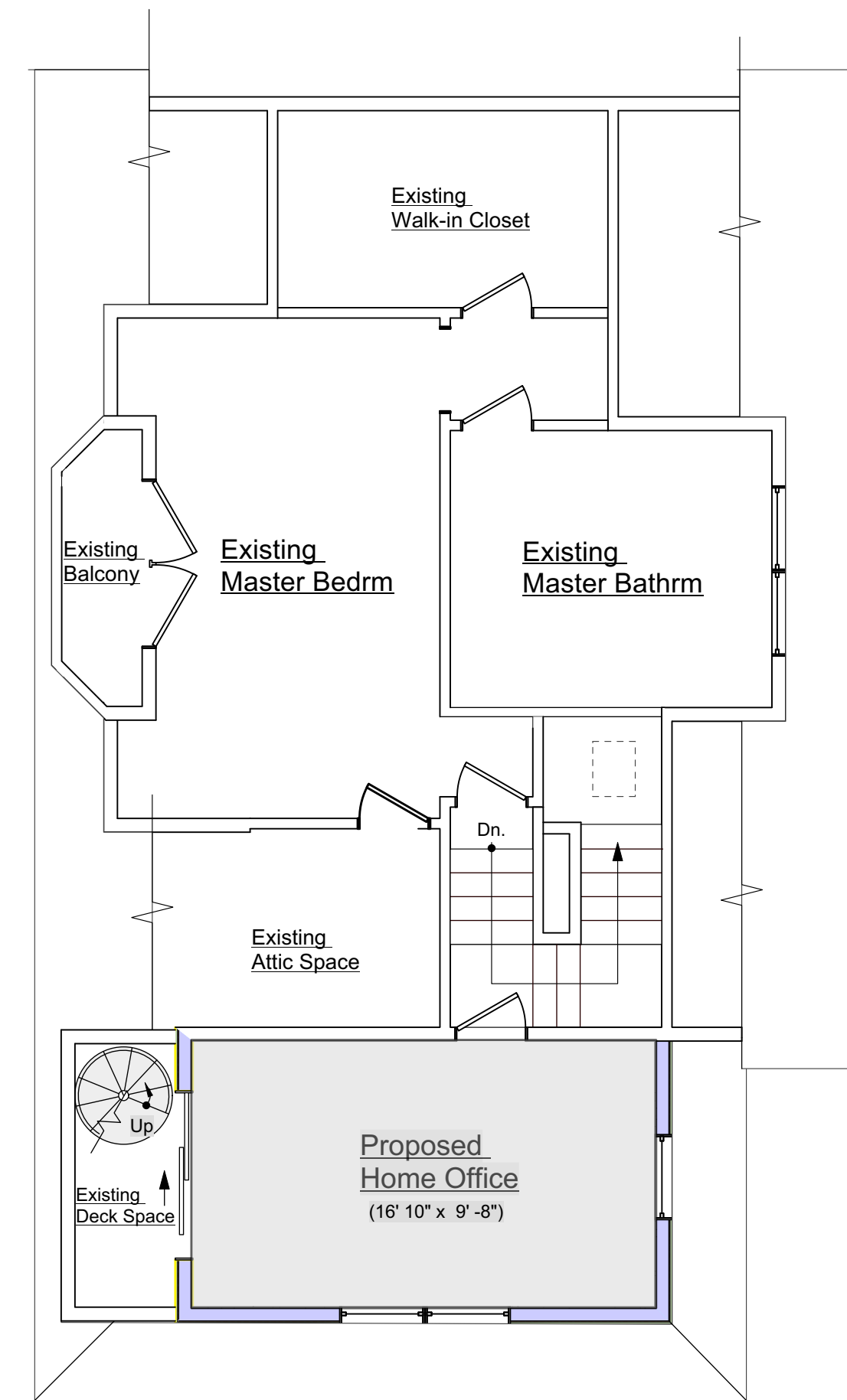
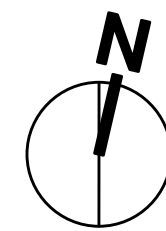


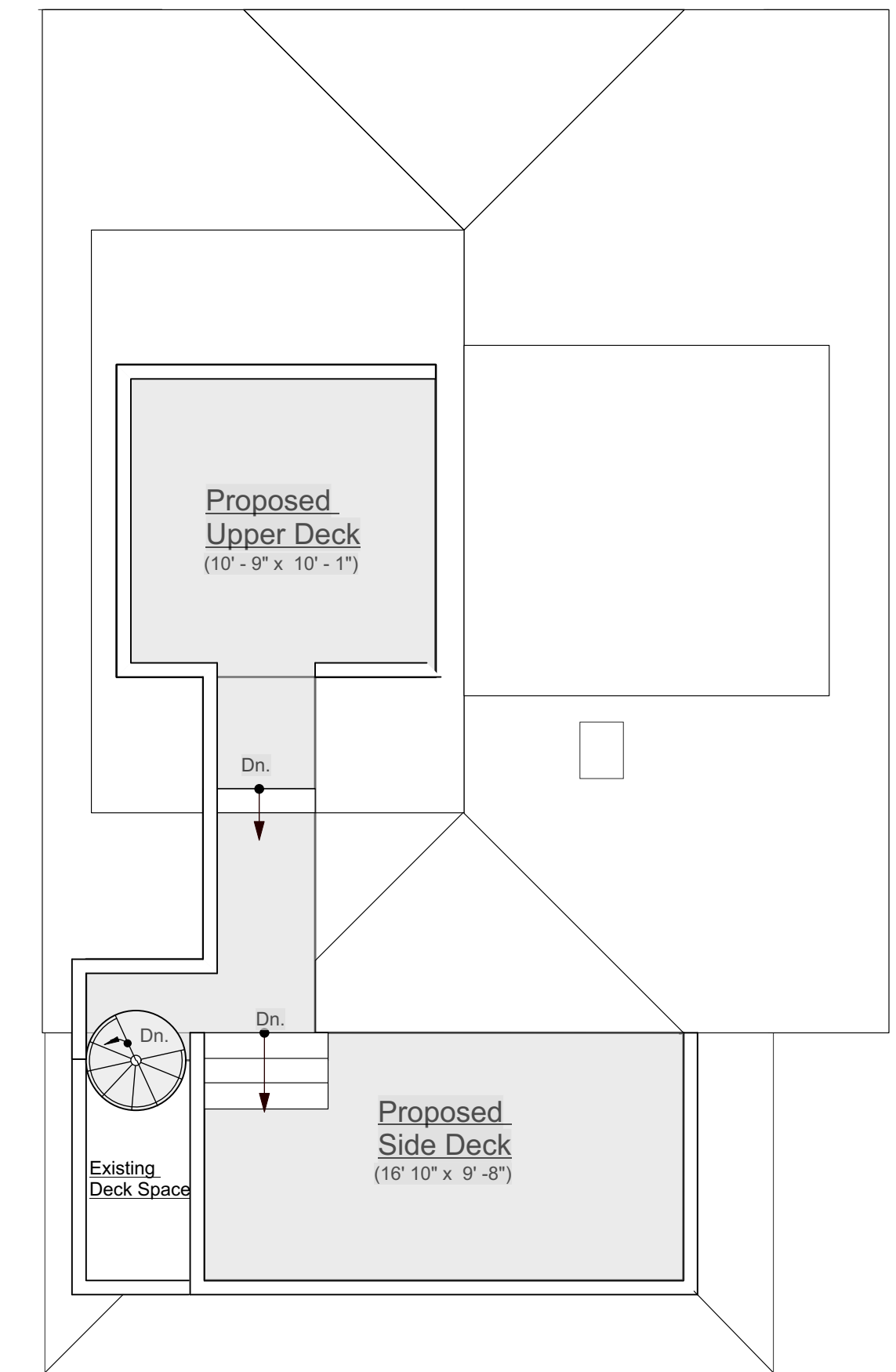
**LOWER LEVEL DECK ADDITION w/ SHOWER and DRESSING Space & FRONT SIDEWALK and DRIVEWAY Extension**

SCALE: 3/16" = 1' - 0"



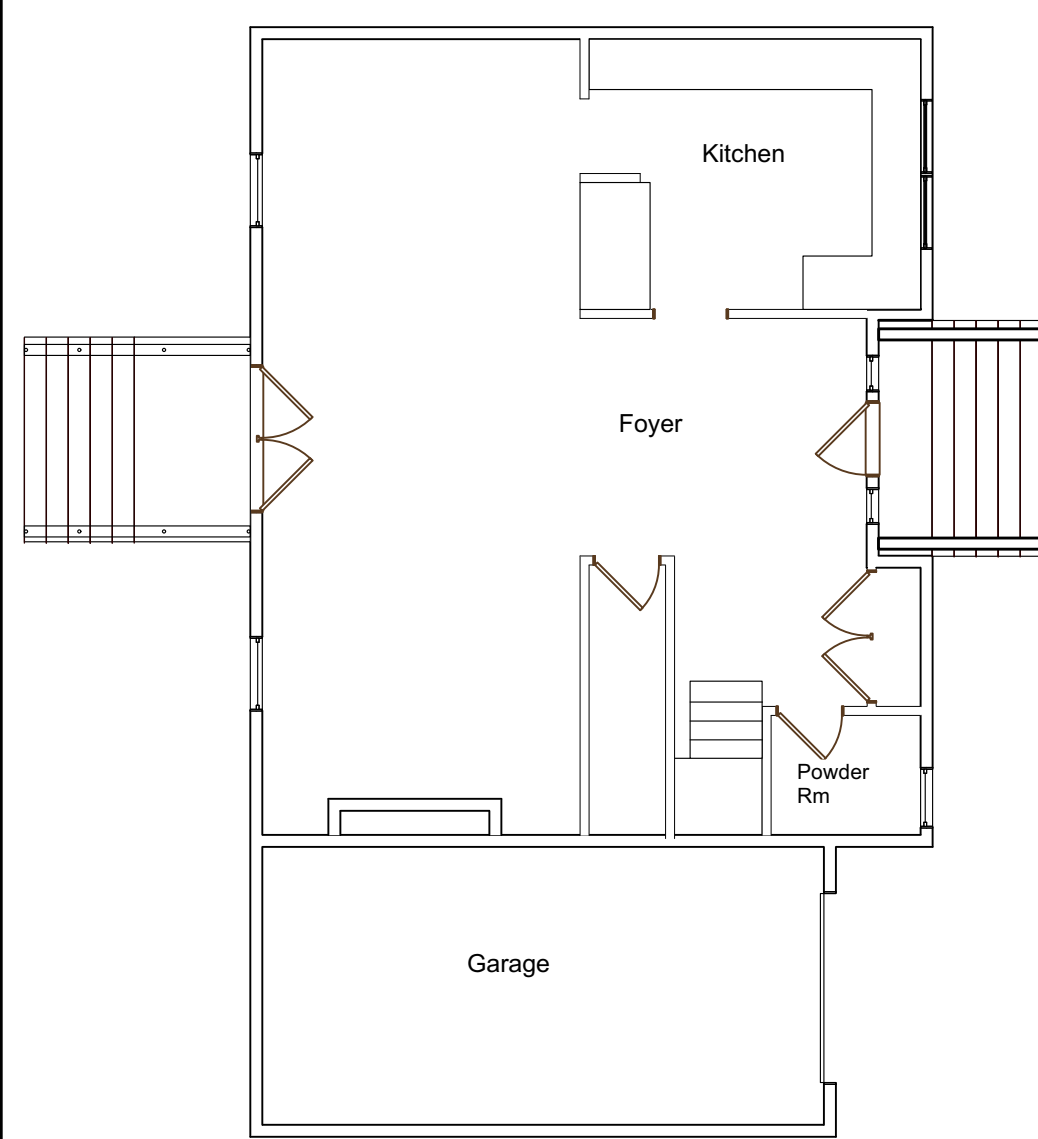
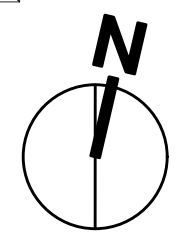
**PROPOSED HOME OFFICE PLAN CONVERSION of Existing Side Roof Deck**

SCALE: 3/16" = 1' - 0"



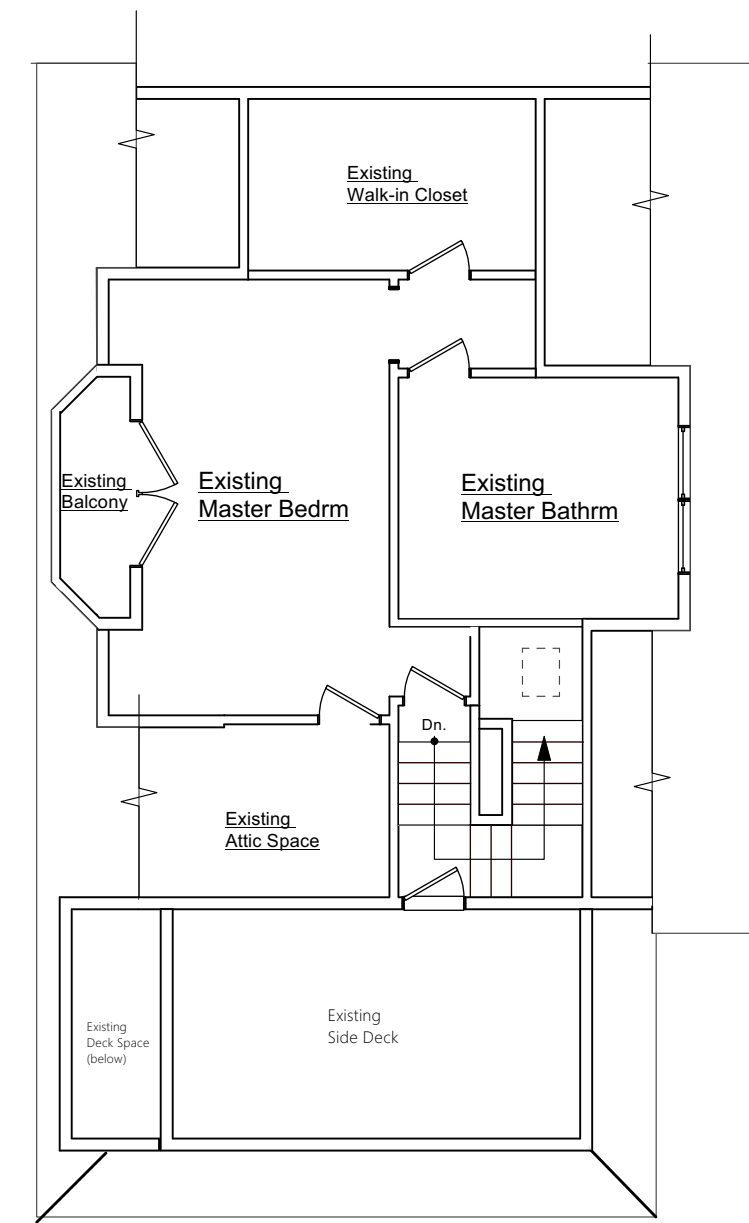
**3rd STORY ROOF DECK PLAN & LOWER SIDE DECK**

SCALE: 3/16" = 1' - 0"



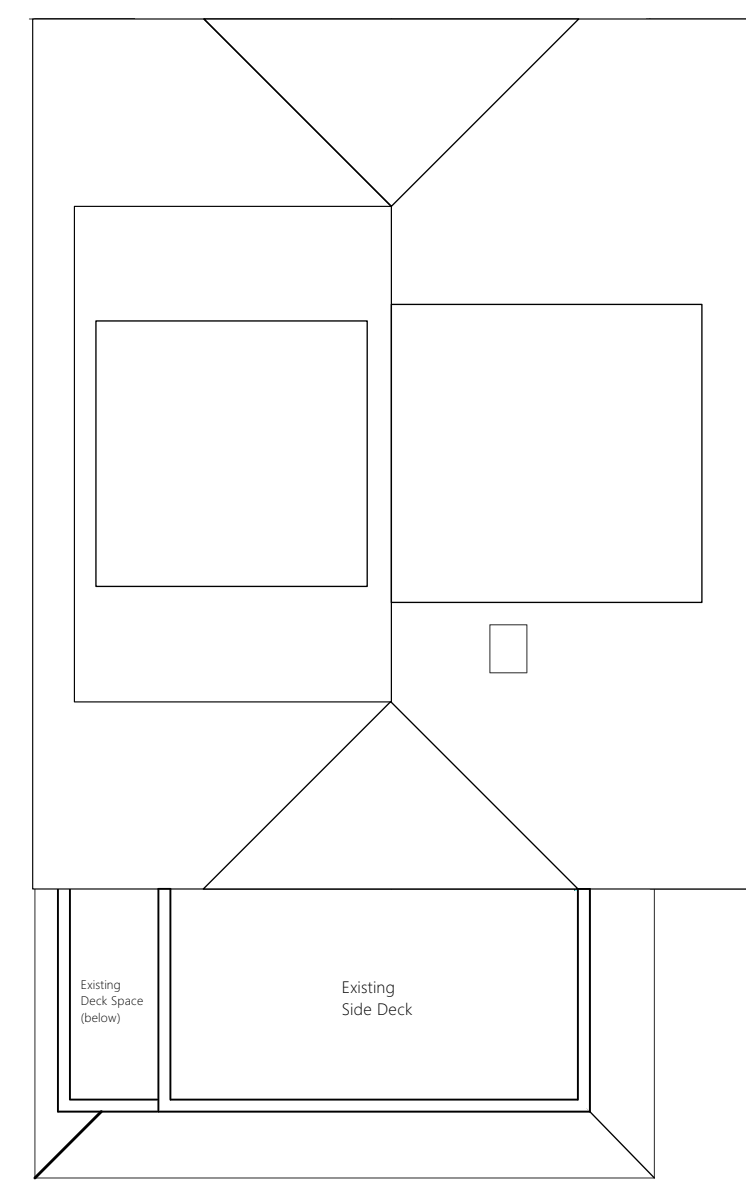
**Existing FIRST FLOOR PLAN**

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



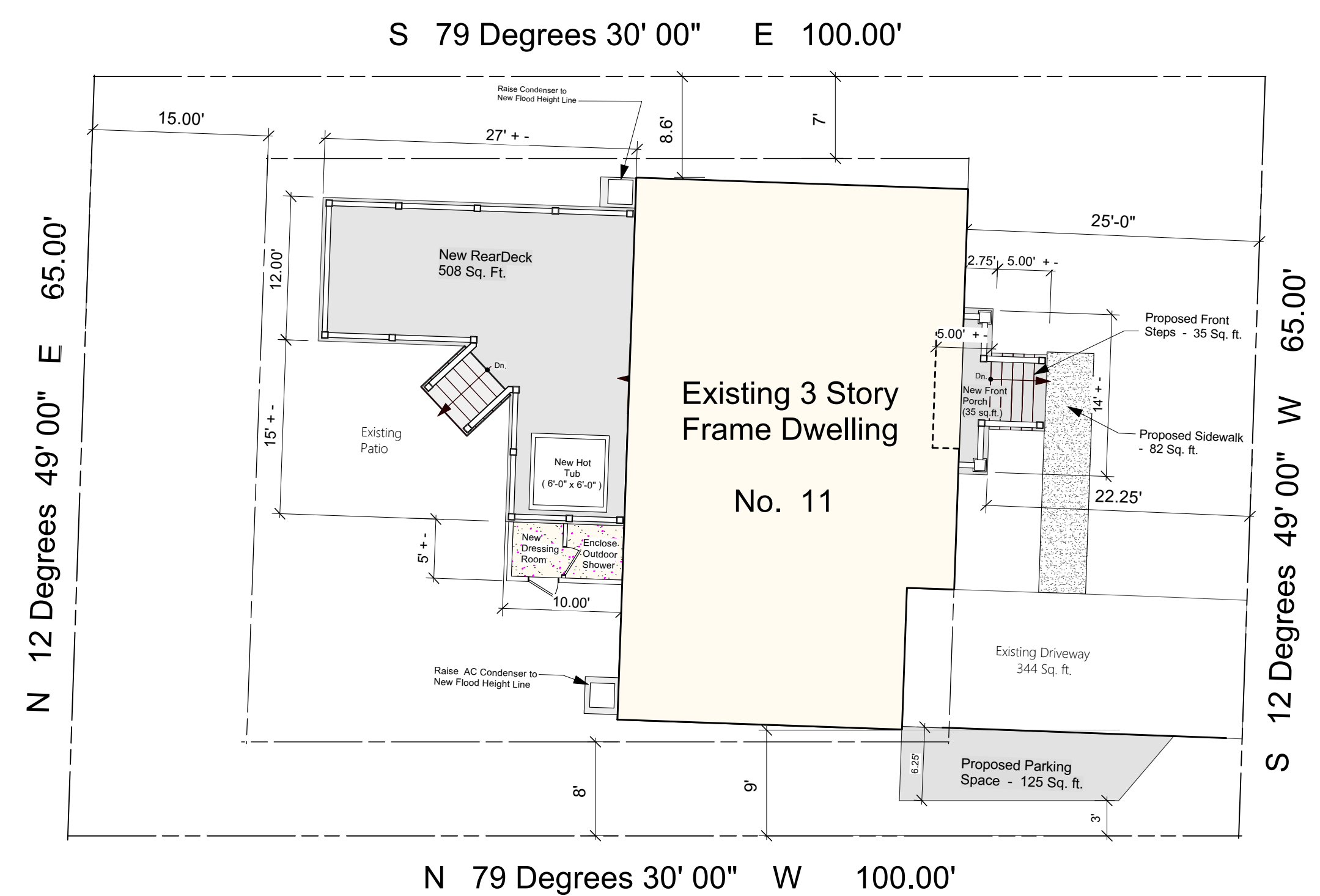
**Existing THIRD FLOOR & Lower SIDE DECK**

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



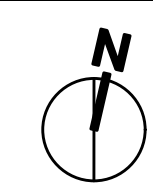
**Existing ROOF PLAN and SIDE DECK PLAN**

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



**PROPOSED SITE PLAN**

SCALE: 1" = 30' - 0"



**LEGEND for Site Improvements to Property**

- Rear Deck, Front Stoop, Extended Driveway and Raised Platforms
- Concrete Front Sidewalk
- Raised Teak Deck Boards

Daniel and Jill Singer  
11 Garden Way  
Lot: 12 Block: 2  
Sea Bright, New Jersey 07701

**Zoning Information for Sea Bright**

Items of Concern	Existing	Proposed	Required	Pre-Exist	Variance
Single Family					
1. Principal Buildings - Main	6,500 sq. ft.	Same	4,000 sq. ft.		
a. Minimum Lot Size	65 feet	Same	50 ft		
b. Minimum Lot Width	100 feet	Same	60 ft		
c. Minimum Lot Depth	25 feet	22.25 feet*	25 ft		X
d. Minimum Front Yard Setback	15 feet	Same	15 ft		
e. Minimum Rear Yard Setback	8.6 feet	Same	7 ft		
f. Min. One Side Yard Setback	17.6 feet	Same	15 ft		
g. Min. Both Side Yard Setback	20 %	28.6 %	50 %		
h. Maximum Building Coverage	37.7 %	46 %	70 %		
i. Maximum Lot Coverage	8 + ft.	Same	ft. **		
j. Air-Conditioning Units	None	None	ft.		
k. Standby generators	35 ft. w/ 3-stories	Same	38 ft. not exceeding or 2 1/2 stories***		X
l. Maximum Building Height					

\* New Front Porch is above 18 inches and has a covered roof, so it would be considered building coverage  
 \*\* Could not locate in ordinance, but both condensers are located in rear yard within the footprint of building  
 \*\*\* Existing Structure is 3 Stories

Addition and Alteration to Existing Residence  
 Lot: 12 Block: 2  
**Dan and Jill Singer**  
 11 Garden Way  
 Sea Bright, New Jersey

Site Plan  
 Bulk Infor  
 Floor Plans

**MARK R. FITZSIMMONS, A.I.A. ARCHITECT**  
 Tel: 732 747 6481

New Jersey License No. 09621

234 River Road  
 Red Bank,  
 New Jersey 07701

Issue No.	Issue Date	Issue Note
A	12/13/21	Zoning Application
C	3/11/2022	Revised Zoning Application

Revision No.	Revision Date	Revision Note

Drawn by:	DATE:
MRF	3/11/2022
Checked by:	Scale:
MRF	AS NOTED
Drawing No.:	

**Z-1**

REVISED: 33 inch Front Porch Depth in lieu of 5 feet