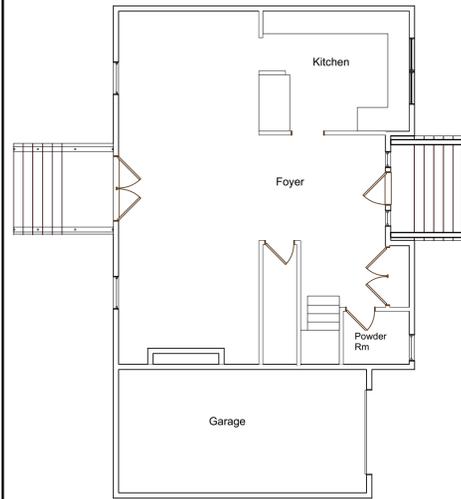


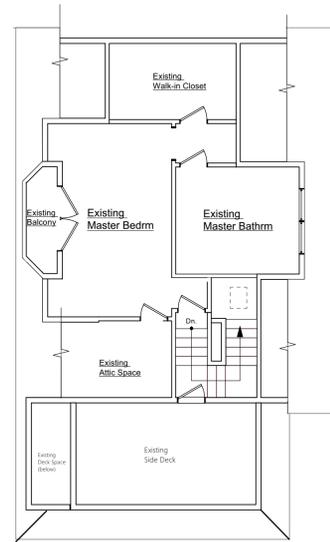
LOWER LEVEL DECK ADDITION w/ SHOWER and DRESSING Space & FRONT SIDEWALK and DRIVEWAY Extension

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



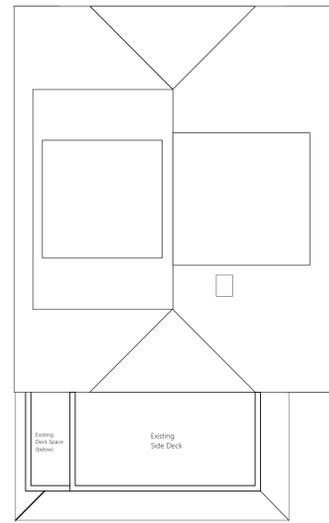
Existing FIRST FLOOR PLAN

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



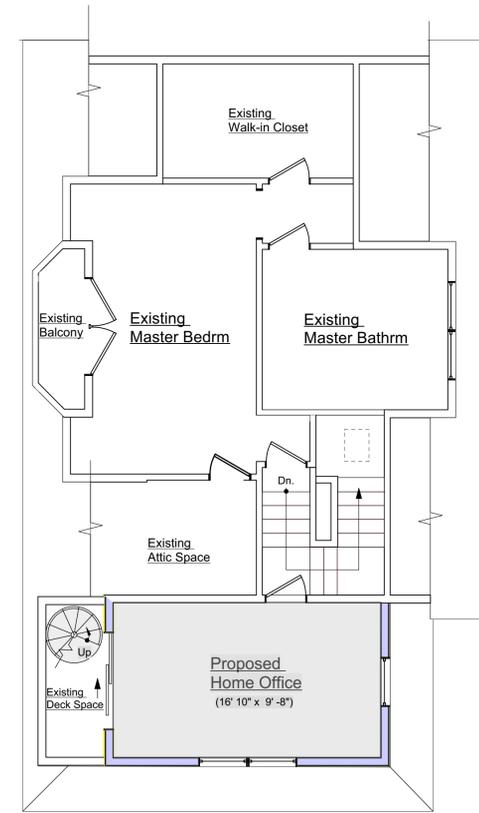
Existing THIRD FLOOR & Lower SIDE DECK

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



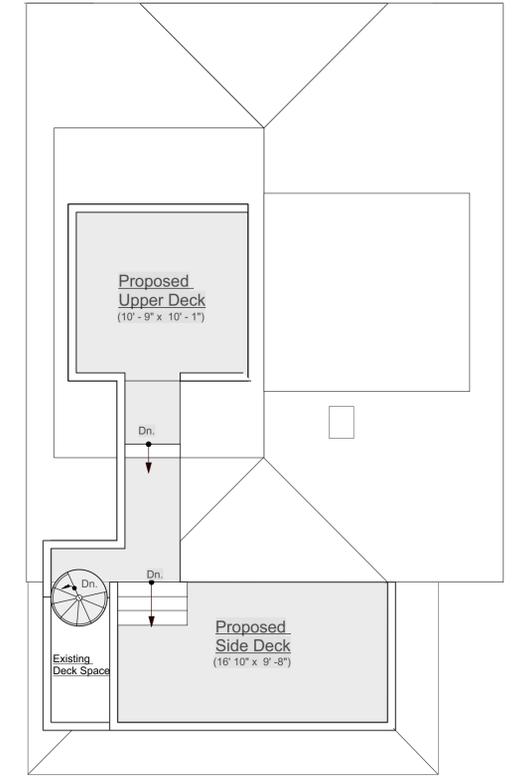
Existing ROOF PLAN and SIDE DECK PLAN

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



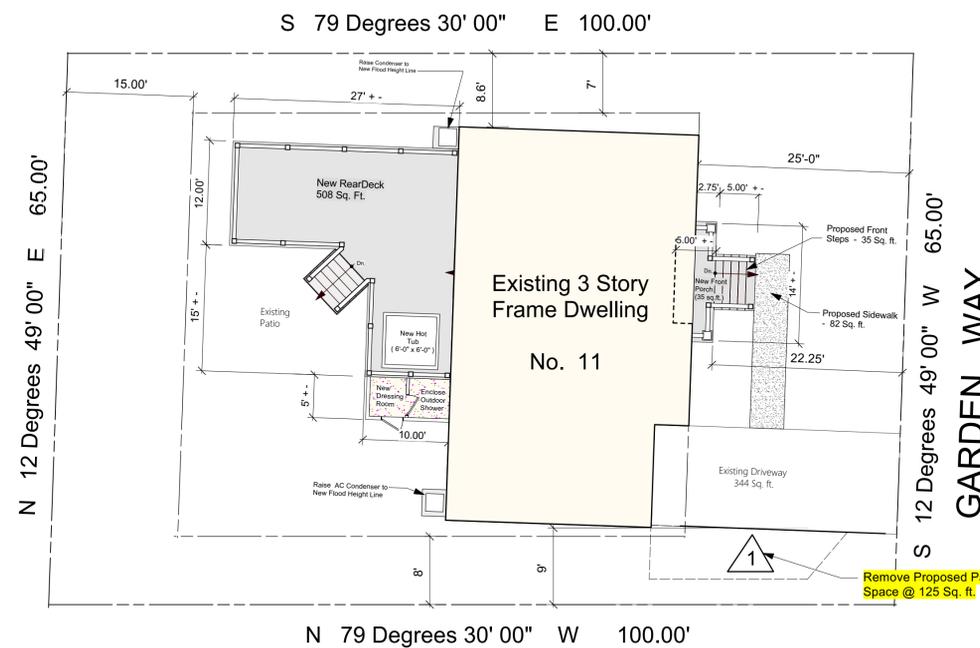
**PROPOSED HOME OFFICE PLAN
CONVERSION of Existing Side Roof Deck**

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



3rd STORY ROOF DECK PLAN & LOWER SIDE DECK

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



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
Zone: Residential - R2					
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 2/3-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

234 River Road
 Red Bank,
 New Jersey 07701
 New Jersey License No. 09621

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
1	5/23/2022	Remove proposed parking space - 125 Sq. Ft.

Drawn by:	MRF	DATE:	5/23/2022
Checked by:	MRF	Scale:	AS NOTED

Z-1

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