

proposed alterations for

# BROTHERS DALEY

1124 OCEAN AVENUE  
SEA BRIGHT, NEW JERSEY

APPROVED AS A PRELIMINARY & FINAL SITE PLAN BY  
THE ZONING BOARD OF THE TOWNSHIP OF SEA BRIGHT  
AT THE REGULAR MEETING OF:

(DATE)

CHAIRMAN (DATE)

SECRETARY (DATE)

ENGINEER (DATE)

| BUILDING DATA                            |               |
|------------------------------------------|---------------|
| EXISTING RESTAURANT GROSS SQUARE FOOTAGE | 4,229 SQ. FT. |
| EXISTING COURTYARD GROSS SQUARE FOOTAGE  | 3,139 SQ. FT. |
| PROPOSED ANNEX GROSS SQUARE FOOTAGE      | 1,875 SQ. FT. |
| GRAND TOTAL SQUARE GROSS SQUARE FOOTAGE  | 9,243 SQ. FT. |
| CONSTRUCTION CLASS                       | 3B            |
| USE GROUP                                | B             |

PROPOSED RESTAURANT ANNEX (LOT 1)

| CALCULATED OCCUPANCY                                                                                |              |
|-----------------------------------------------------------------------------------------------------|--------------|
| OCCUPANCY (NET FLOOR AREA)<br>CHAIRS ONLY (NET FLOOR AREA / 15 NET):<br>10 / 1 = 10 OCCUPANTS       | 10 OCCUPANTS |
| OCCUPANCY (NET FLOOR AREA)<br>STANDING SPACE (NET FLOOR AREA / 15 NET):<br>208 / 5 = 42 OCCUPANTS   | 42 OCCUPANTS |
| OCCUPANCY (NET FLOOR AREA)<br>TABLES & CHAIRS (NET FLOOR AREA / 15 NET):<br>518 / 15 = 35 OCCUPANTS | 35 OCCUPANTS |
| OCCUPANCY (KITCHENS, COMMERCIAL)<br>(SERVICE AREA / 200):<br>400 / 200 = 2 OCCUPANTS                | 2 OCCUPANTS  |
| TOTAL CALCULATED OCCUPANTS                                                                          | 89 OCCUPANTS |

PROPOSED RESTAURANT ANNEX (LOT 1)

| ZONING DATA (B-1 CENTRAL BUSINESS)   |               |               |               |                                   |
|--------------------------------------|---------------|---------------|---------------|-----------------------------------|
| ITEM                                 | REQUIRED      | EXISTING      | PROPOSED      | NOTES                             |
| MINIMUM LOT AREA                     | 3,000 SQ. FT. | 1,875 SQ. FT. | 1,875 SQ. FT. | EXISTING NON-CONFORMITY NO CHANGE |
| MINIMUM LOT WIDTH                    | 50 FT.        | 33 FT.        | 33 FT.        | EXISTING NON-CONFORMITY NO CHANGE |
| MINIMUM LOT DEPTH                    | 60 FT.        | 65.33 FT.     | 65.33 FT.     |                                   |
| MINIMUM FRONT SETBACK (WEST SIDE)    | 0 FT.         | 0 FT.         | 0 FT.         |                                   |
| MINIMUM REAR SETBACK                 | 15 FT.        | 0 FT.         | 0 FT.         | EXISTING NON-CONFORMITY NO CHANGE |
| MINIMUM SIDE SETBACK (EACH / BOTH)   | 0 / 0 FT.     | 0 / 0 FT.     | 0 / 0 FT.     |                                   |
| MAX. BUILDING HEIGHT (STORIES / FT.) | 3 / 42.0 FT.  | 1 / 12.0 FT.  | 1 / 12.0 FT.  |                                   |
| MAXIMUM BUILDING COVERAGE            | 50 %          | 100 %         | 100 %         | EXISTING NON-CONFORMITY NO CHANGE |
| MAXIMUM LOT COVERAGE                 | 75 %          | 100 %         | 100 %         | EXISTING NON-CONFORMITY NO CHANGE |
| MINIMUM GROSS FLOOR AREA (GFA)       | 880 SQ. FT.   | 1,875 SQ. FT. | 1,875 SQ. FT. |                                   |

PROPOSED RESTAURANT ANNEX (LOT 1)

| OFF-STREET PARKING DATA (PER OCCUPANCY) |                                                               |                          |           |                   |
|-----------------------------------------|---------------------------------------------------------------|--------------------------|-----------|-------------------|
| ITEM                                    | REQUIRED                                                      | PROPOSED SPACE OCCUPANTS | REQUIRED  | NOTES             |
| CLASS II, RESTAURANT                    | 10 PER EACH 3 PERSONS OF LEGAL CAPACITY, PLUS 10 PER EMPLOYEE | 89 / 3                   | 30 SPACES | VARIANCE REQUIRED |

PROPOSED RESTAURANT ANNEX (LOT 1)

| OFF-STREET PARKING DATA (PER SEATING) |                                                               |                  |           |                   |
|---------------------------------------|---------------------------------------------------------------|------------------|-----------|-------------------|
| ITEM                                  | REQUIRED                                                      | BASED ON SEATING | REQUIRED  | NOTES             |
| CLASS II, RESTAURANT                  | 10 PER EACH 3 PERSONS OF LEGAL CAPACITY, PLUS 10 PER EMPLOYEE | 51 SEATS / 3     | 17 SPACES | VARIANCE REQUIRED |

EXISTING RESTAURANT (LOT 2)

| CALCULATED OCCUPANCY                                                                                  |               |
|-------------------------------------------------------------------------------------------------------|---------------|
| OCCUPANCY (NET FLOOR AREA)<br>CHAIRS ONLY (NET FLOOR AREA / 15 NET):<br>259 / 1 = 37 OCCUPANTS        | 37 OCCUPANTS  |
| OCCUPANCY (NET FLOOR AREA)<br>STANDING SPACE (NET FLOOR AREA / 15 NET):<br>823 / 5 = 165 OCCUPANTS    | 165 OCCUPANTS |
| OCCUPANCY (NET FLOOR AREA)<br>TABLES & CHAIRS (NET FLOOR AREA / 15 NET):<br>1975 / 15 = 132 OCCUPANTS | 132 OCCUPANTS |
| OCCUPANCY (KITCHENS, COMMERCIAL)<br>(SERVICE AREA / 200):<br>1264 / 200 = 7 OCCUPANTS                 | 7 OCCUPANTS   |
| TOTAL CALCULATED OCCUPANTS                                                                            | 341 OCCUPANTS |

EXISTING RESTAURANT (LOT 2)

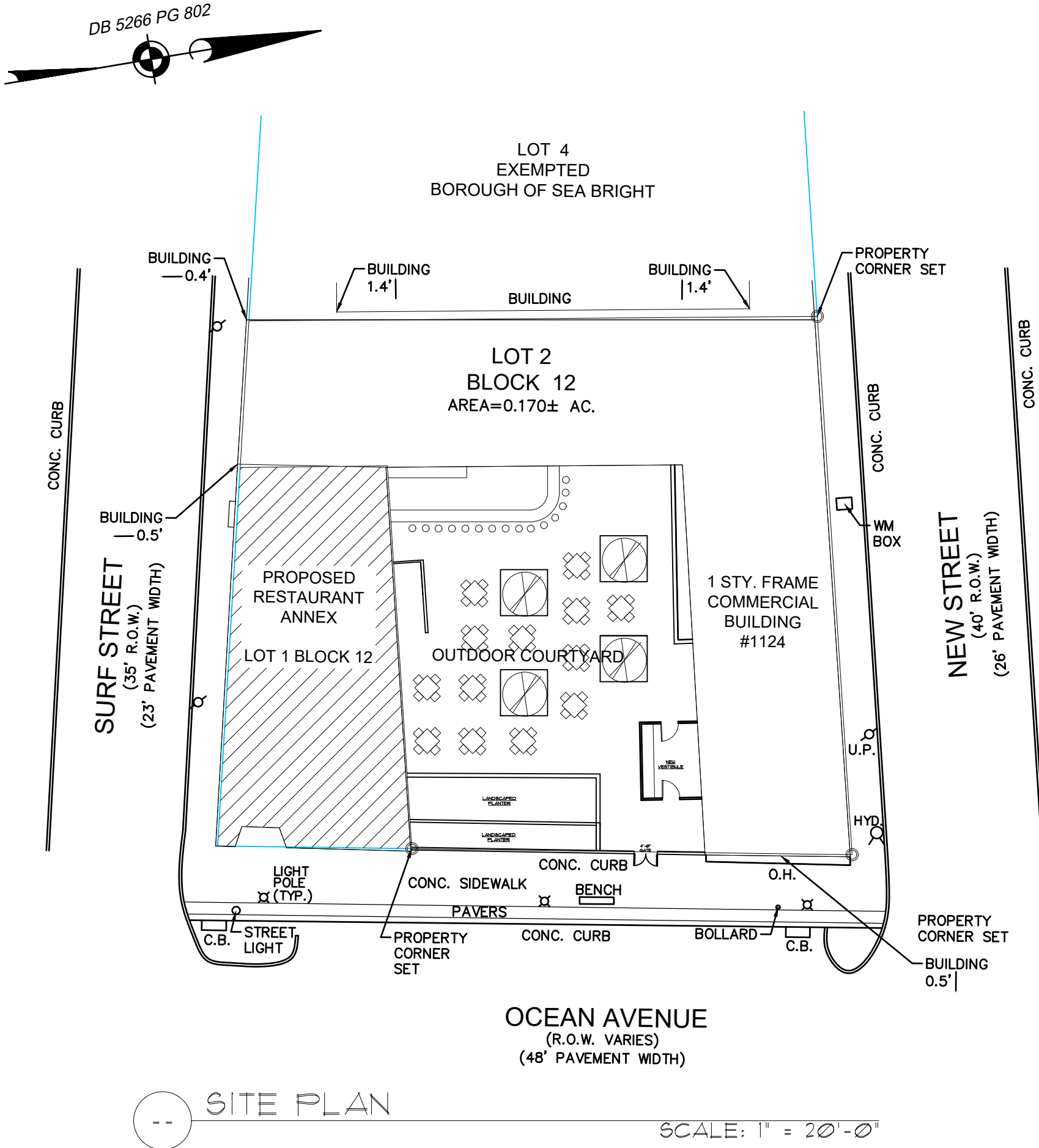
| ZONING DATA (B-1 CENTRAL BUSINESS)   |               |               |               |                                                       |
|--------------------------------------|---------------|---------------|---------------|-------------------------------------------------------|
| ITEM                                 | REQUIRED      | EXISTING      | PROPOSED      | NOTES                                                 |
| MINIMUM LOT AREA                     | 3,000 SQ. FT. | 7,390 SQ. FT. | 7,390 SQ. FT. |                                                       |
| MINIMUM LOT WIDTH                    | 50 FT.        | 75 FT.        | 75 FT.        |                                                       |
| MINIMUM LOT DEPTH                    | 60 FT.        | 65.33 FT.     | 65.33 FT.     |                                                       |
| MINIMUM FRONT SETBACK (WEST SIDE)    | 0 FT.         | 0 FT.         | 0 FT.         |                                                       |
| MINIMUM REAR SETBACK                 | 15 FT.        | 0 FT.         | 0 FT.         | EXISTING NON-CONFORMITY NO CHANGE                     |
| MINIMUM SIDE SETBACK (EACH / BOTH)   | 0 / 0 FT.     | 0 / 0 FT.     | 0 / 0 FT.     |                                                       |
| MAX. BUILDING HEIGHT (STORIES / FT.) | 3 / 42.0 FT.  | 1 / 16.5 FT.  | 1 / 16.5 FT.  |                                                       |
| MAXIMUM BUILDING COVERAGE            | 50 %          | 55.3 %        | 57.2 %        | EXISTING NON-CONFORMITY INTENSIFIED VARIANCE REQUIRED |
| MAXIMUM LOT COVERAGE                 | 75 %          | 89 %          | 89 %          | EXISTING NON-CONFORMITY NO CHANGE                     |
| MINIMUM GROSS FLOOR AREA (GFA)       | 880 SQ. FT.   | 4,090 SQ. FT. | 4,229 SQ. FT. |                                                       |

EXISTING RESTAURANT (LOT 2)

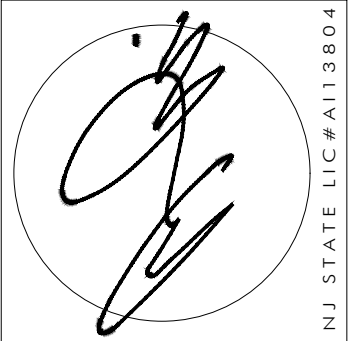
| OFF-STREET PARKING DATA (PER OCCUPANCY) |                                                               |                          |            |                   |
|-----------------------------------------|---------------------------------------------------------------|--------------------------|------------|-------------------|
| ITEM                                    | REQUIRED                                                      | PROPOSED SPACE OCCUPANTS | REQUIRED   | NOTES             |
| CLASS II, RESTAURANT                    | 10 PER EACH 3 PERSONS OF LEGAL CAPACITY, PLUS 10 PER EMPLOYEE | 341 / 3                  | 114 SPACES | VARIANCE REQUIRED |

EXISTING RESTAURANT (LOT 2)

| OFF-STREET PARKING DATA (PER SEATING) |                                                               |                  |           |                   |
|---------------------------------------|---------------------------------------------------------------|------------------|-----------|-------------------|
| ITEM                                  | REQUIRED                                                      | BASED ON SEATING | REQUIRED  | NOTES             |
| CLASS II, RESTAURANT                  | 10 PER EACH 3 PERSONS OF LEGAL CAPACITY, PLUS 10 PER EMPLOYEE | 167 SEATS / 3    | 56 SPACES | VARIANCE REQUIRED |



NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

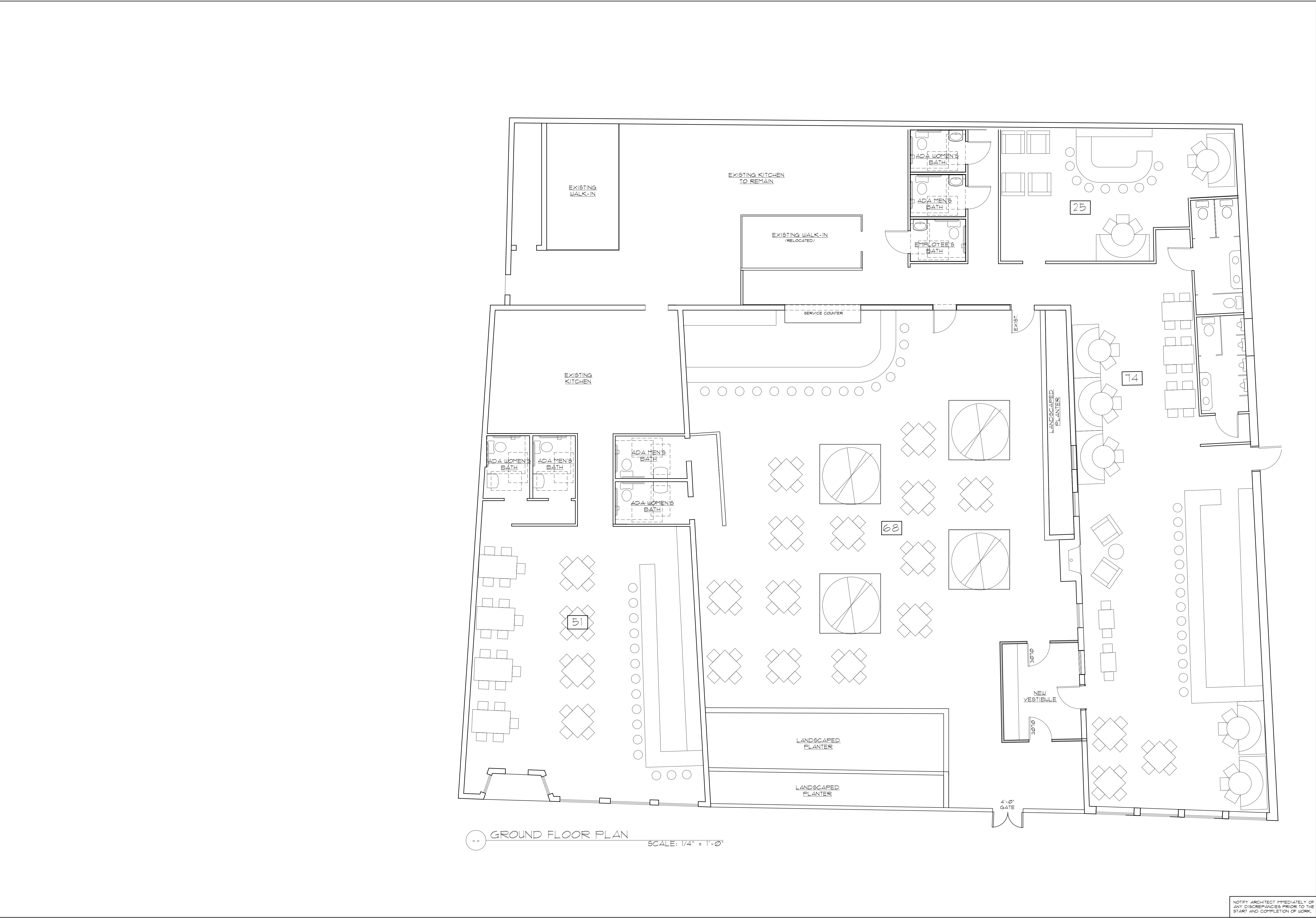


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| REVISIONS |  | DATE |
|-----------|--|------|
| Δ         |  |      |

|            |                                             |
|------------|---------------------------------------------|
| CLIENT     | BROTHERS DALEY                              |
| ADDRESS    | 1124 OCEAN AVENUE<br>SEA BRIGHT, NEW JERSEY |
| JOB NUMBER | 23-153                                      |
| LOT        | 1 & 2                                       |

|           |        |
|-----------|--------|
| DATE      | 1/3/24 |
| DRAWN BY  | TC     |
| SHEET NO. | A-1    |



DATE  
1/3/24

DRAWN BY  
TC

CLIENT  
BROTHERS DALEY

ADDRESS  
1124 OCEAN AVENUE  
SEA BRIGHT, NEW JERSEY

JOB NUMBER  
23-153

REVISIONS  
DATE

DATE

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

ARCHITECT

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ANTHONY M. CONDOURIS

142

12

142

1/3/24

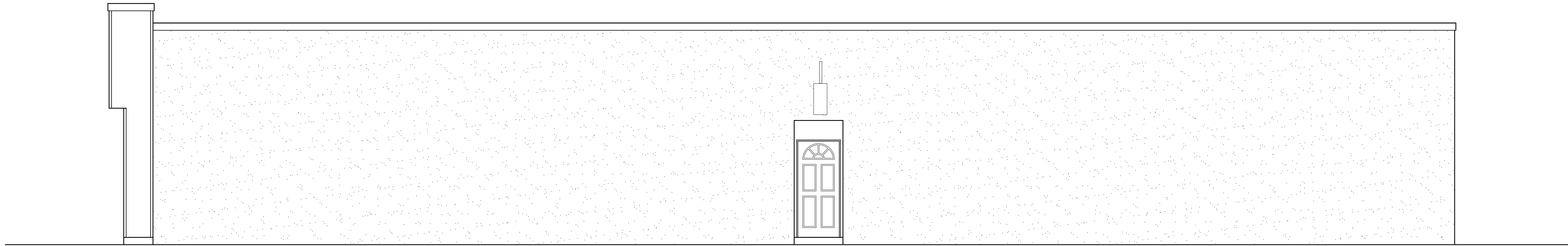
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1/3/24

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1/3/24

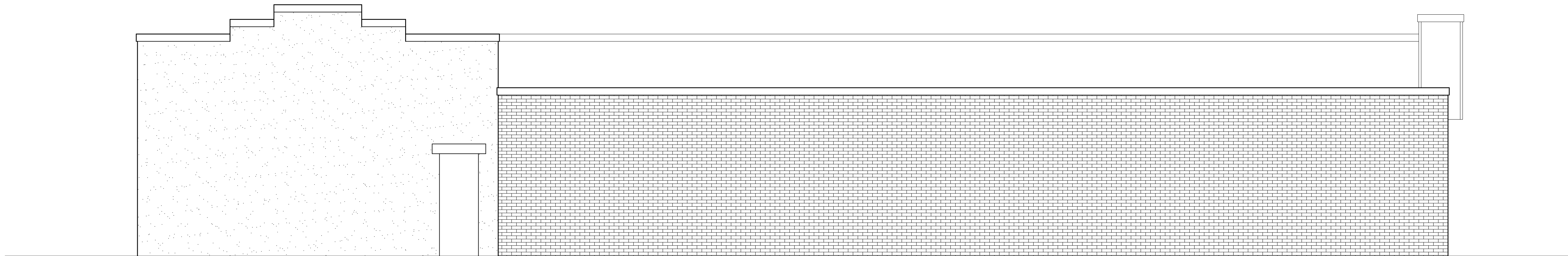
142



-- NORTH SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



-- EAST SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



-- SOUTH SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

|                                                                                                                                                                                     |  |                |  |                                                        |             |            |  |      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------|--|--------------------------------------------------------|-------------|------------|--|------|
| DATE<br>1/3/24                                                                                                                                                                      |  | DRAWN BY<br>TC |  | CLIENT<br>BROTHERS DALEY                               | REVISIONS   |            |  | DATE |
| SHEET NO.<br><b>A-3</b>                                                                                                                                                             |  |                |  | ADDRESS<br>1124 OCEAN AVENUE<br>SEA BRIGHT, NEW JERSEY |             |            |  |      |
|                                                                                                                                                                                     |  |                |  | JOB NUMBER<br>23-153                                   | BLOCK<br>12 | LOT<br>142 |  |      |
| <div><div>ANTHONY M. CONDOURIS</div><div>ARCHITECT</div><div>20 BINGHAM AVENUE, RUMSON, NJ 07760<br/>telephone ~ 732-842-3800 ~ fax 732-842-7777 ~ www.amcarchitect.com</div></div> |  |                |  |                                                        |             |            |  |      |