

[illegible]




-- SITE PLAN SCALE: 1" = 10'-0"

 EAST SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

ZONING DATA (B-1 CENTRAL BUSINESS)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	3,000 SQ. FT.	1,390 SQ. FT.	1,390 SQ. FT.	
MINIMUM LOT WIDTH	50 FT.	15 FT.	15 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 %	51.2 %	65.8 %	EXISTING NON-CONFORMITY INTENSIFIED VARIANCE REQUIRED
MAXIMUM LOT COVERAGE	15 %	89 %	89 %	EXISTING NON-CONFORMITY NO CHANGE
MINIMUM GROSS FLOOR AREA (GFA)	880 SQ. FT.	4,229 SQ. FT.	4,229 SQ. FT.	
SIGN PROJECTION OVER SIDEWALK				VARIANCE REQUIRED

9'-4"

1'-0"

19'-0"

2x4 WOOD STUD WALL WITH PL WOOD VENEER BOTH SIDES
ATTACH STUDS TO MASONRY WALL WITH MASONRY FASTENERS

9'-4"

1'-0"

19'-0"

EXISTING BUILDING MASONRY WALL

RECYCLED WOOD TOP PLATE

3'-0" OPENING

2x4 WOOD STUD WALL WITH PL WOOD VENEER BOTH SIDES
ATTACH STUDS TO STONE PATIO WITH MASONRY FASTENERS


 BATHROOM VESTIBULE DETAILS
 SCALE: 1/4" = 1'-0"

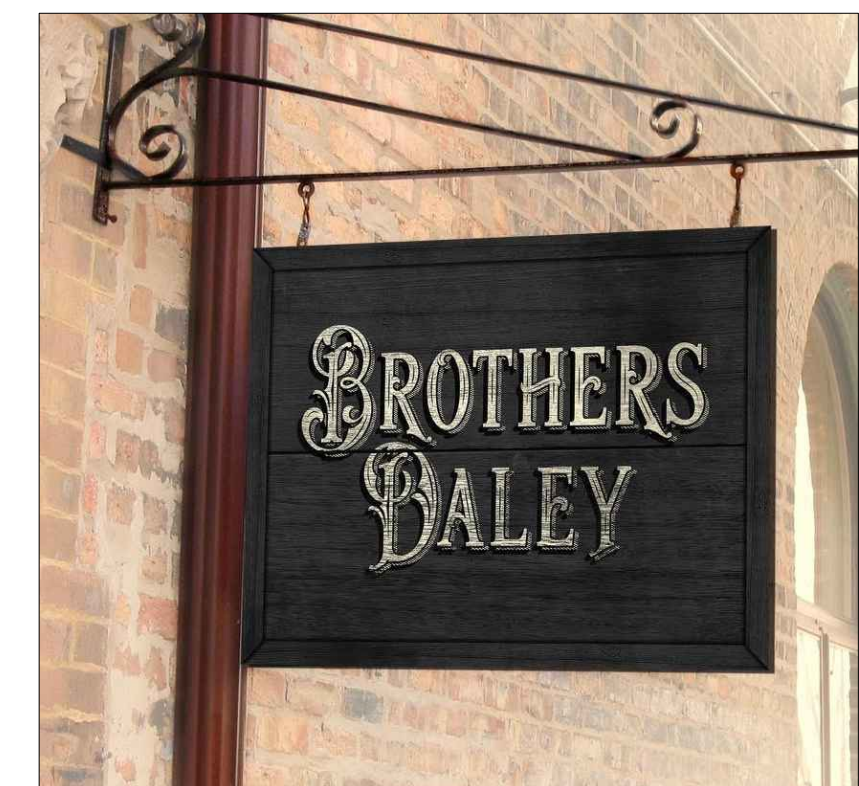
Diagram illustrating the elevation view of a wall and roof assembly. The components shown include:

- EXISTING MASONRY WALL
- NEW MASONRY WALL
- 6x6 P.T. POST
- BEAM
- SLAB
- APPROX. GRADE (PITCH AWAY)

CROSS SECTION AT OUTDOOR BAR
SCALE: 1/4" = 1'-0"

IMAGE OF PROPOSED SIGN

NOT TO SCALE



(48' PAVEMENT WIDTH)

PROPOSED BATHROOM VESTIBULE

PROPOSED ROOF

PROPOSED SIGN

PROPOSED SIGN (NEW STREET SIDE)

Drillpress Entry

Architectural drawing of a sign detail. The sign is rectangular with a height of 2'-0" and a width of 3'-0". It is mounted on a wall with a height of 8'-7 1/2". The sign is attached to a vertical post that is 1'-4" wide. The drawing includes a scale of 1/4" = 1'-0" and a north arrow pointing towards the top right.

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)

NJ STATE LIC#A113804

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DATE _____

REVISION _____

BROTHERS DALEY		
1124 OCEAN AVENUE SEA BRIGHT, NEW JERSEY		
JOB NUMBER 23-153	BLOCK 12	LOT 2

5/28/24	TC
HEET NO.	
V-1	