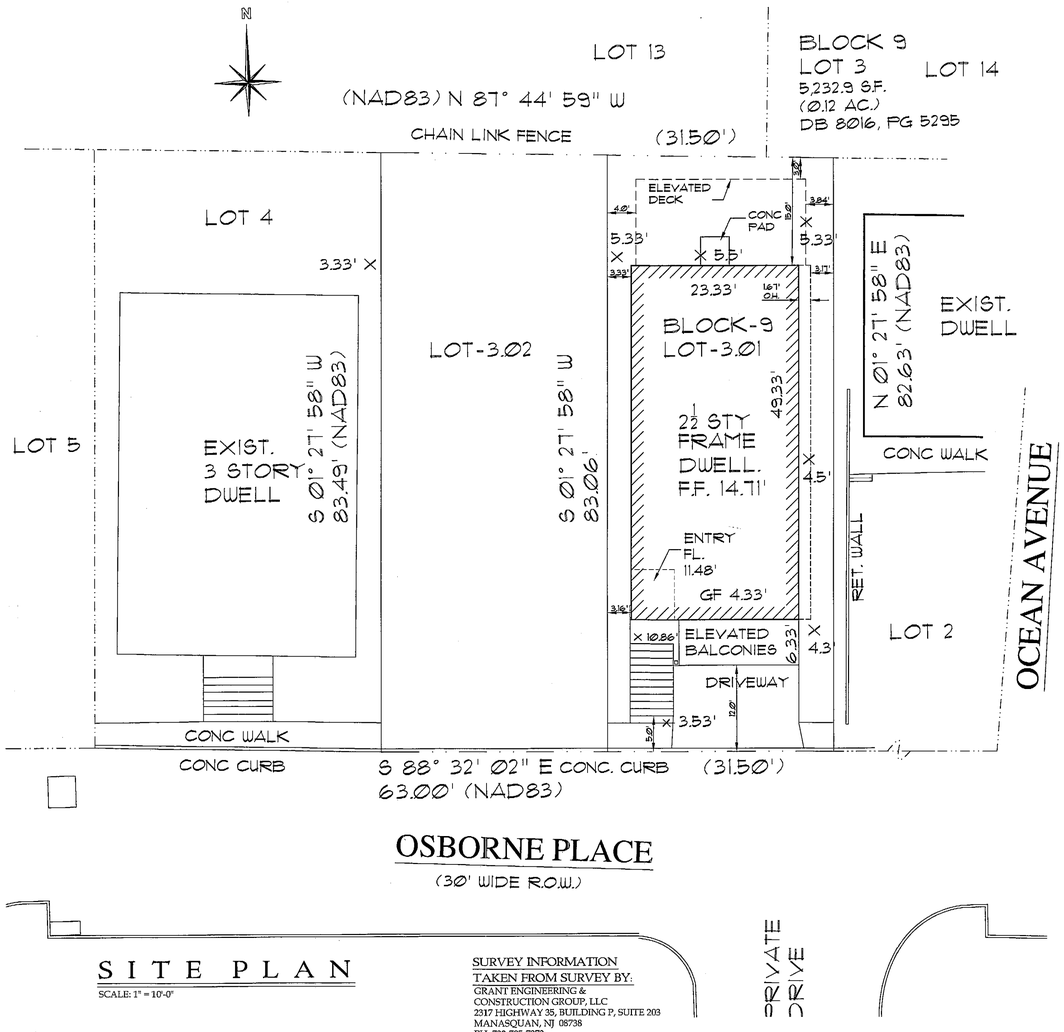


SITE PLAN

SCALE: 1" = 10'-0"

SURVEY INFORMATION
TAKEN FROM SURVEY BY:
GRANT ENGINEERING &
CONSTRUCTION GROUP, LLC
2317 HIGHWAY 35, BUILDING P, SUITE 203
MANASQUAN, NJ 08738
PH: 732-705-7373
FX: 732-377-5612
DATE: 12-8-16

ZONING DATA

3 OSBORNE PLACE
BLOCK-9 LOT-3.01
R-3 ZONE

	REQUIRED	EXISTING	PROPOSED
USE	SINGLE FAMILY	- SINGLE FAMILY	NC
LOT AREA	1,800 SF	2,609.6' S.F.	NC
LOT WIDTH	25'	31.5'	NC
LOT DEPTH	60'	82.63'	NC
FYSB	5' TO 12'	5.0' STEPS 12.0' DWELLING	NC NC
SYSB	3' / 6'	3.16' / 6.33'	NC
RYSB	15'	15.0' DWELLING	** 3.08' DECK NC
B.H.	2 1/2 / 38'	2 1/2 / 36'-0"	NC
BC	50 %	1,251 S.F. / 47.84%	** 1,535 S.F. / 58.82%
LC	70 %	1,628 SF / 62.39 %	NC

* -EXISTING NON-CONFORMING CONDITION
**-VARIANCE NEEDED

BUILDING COVERAGE

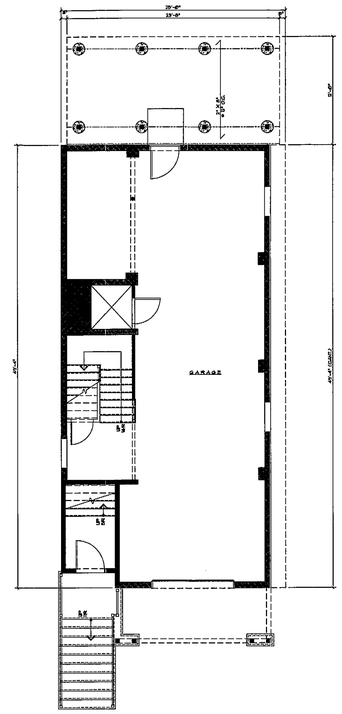
DWELLING	1,251 S.F. / 47.84%
ELEVATED DECK	284 S.F. / 10.88%
	1,535 S.F. / 58.82%

PROP. LOT COVERAGE

BC	1,251 S.F.
STEPS	90 S.F.
SIDEWALK	63 S.F.
DRIVEWAY	208 S.F.
CONC. PAD	16 S.F.
	1,628 S.F/ 62.39%

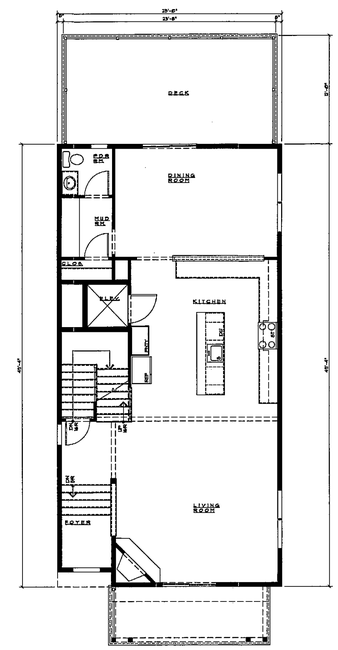
AREA

FIRST FLOOR	1,223 S.F.
SECOND FLOOR	1,262 S.F.
ATTIC FLOOR	417 S.F.
	2,902 S.F.(33.04%)
DECK	284 S.F.



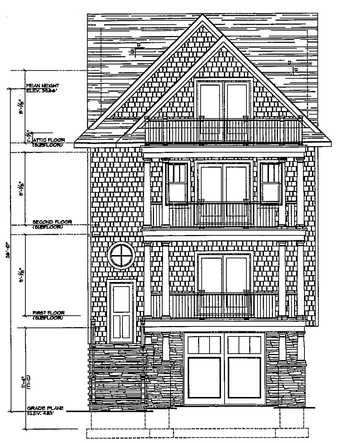
FLOOD ENCLOSURE PLAN

SCALE: 1/8" = 1'-0"
(@ 6'-0" ABOVE SLAB)



FIRST FLOOR PLAN

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

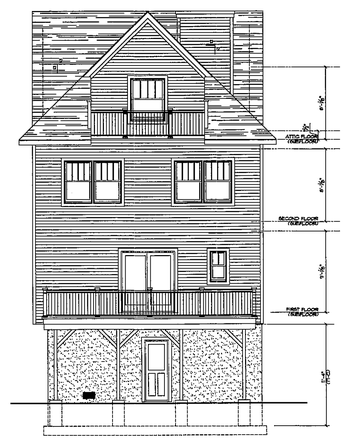


FRONT ELEVATION

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

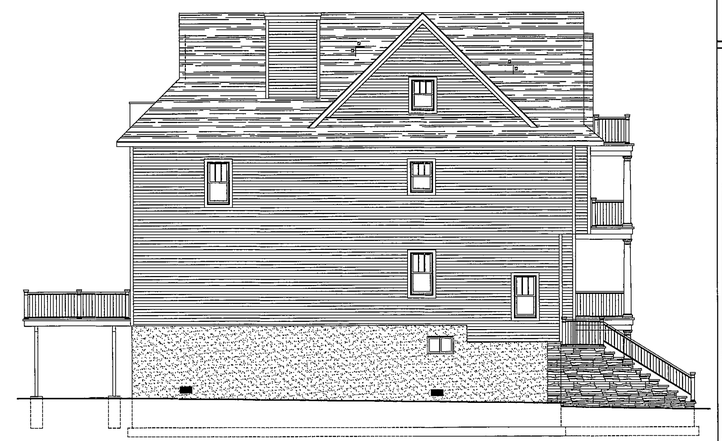
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

JEREMIAH J. REGAN, A.I.A.
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NEW JERSEY LIC. AI-10726
MARYLAND LIC. 8060-A

PROJECT TITLE
ADDITION • ALTERATION
LOBIONDO RESIDENCE (OSBORNE 3)
3 OSBORNE PLACE
SEA BRIGHT, NJ
BLOCK-9 LOT-3.01

SUBJECT
EXIST. CONDITIONS

REVISIONS

NO.	DATE	DESCRIPTION	BY

SCALE	DRAWN BY	CHECKED BY
AS NOTED	MH	JJR
PROJECT NO. 2008	DATE 3/10/20	

DRAWING NO
Z-1
1 OF 1

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