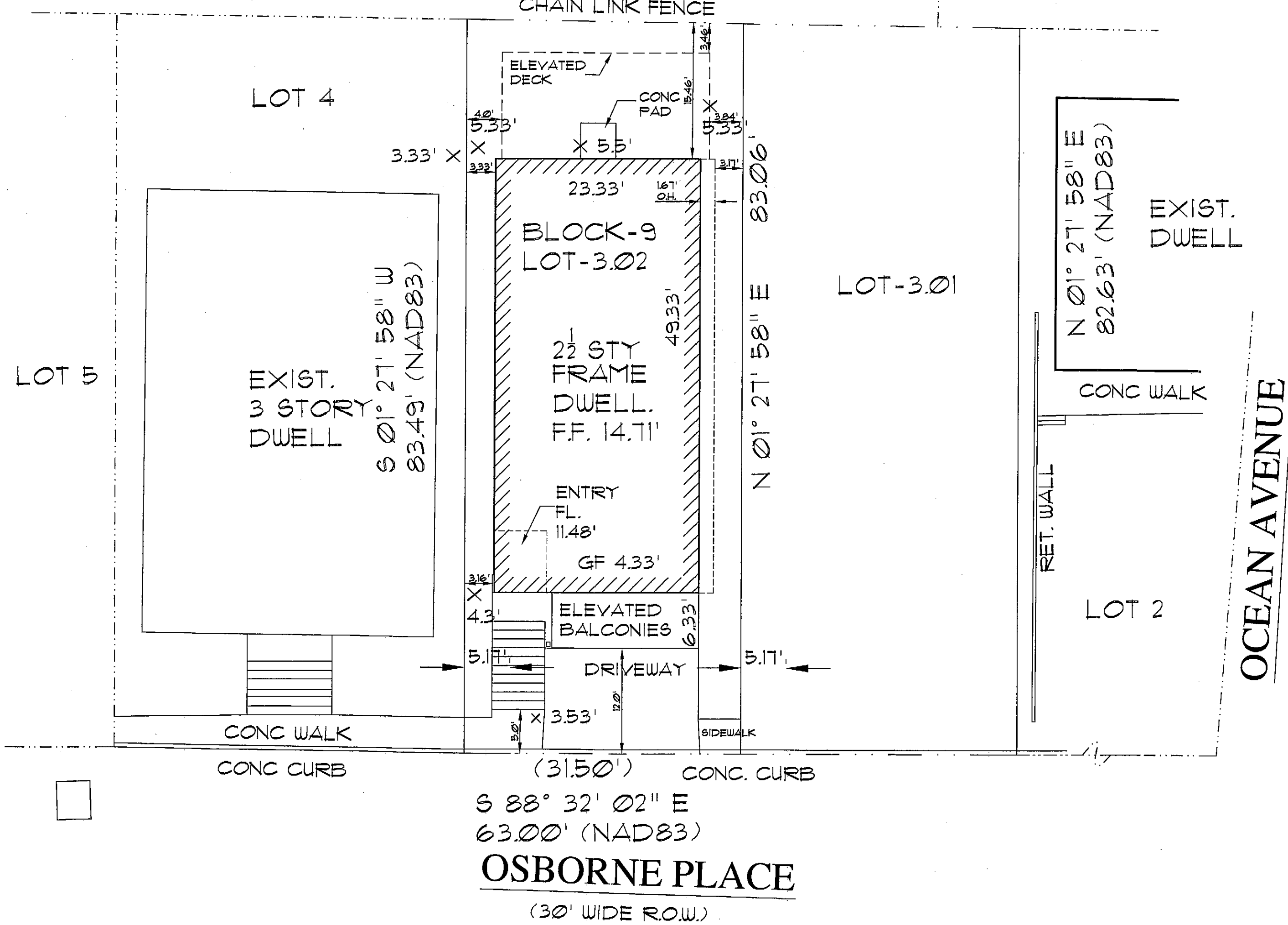


LOT 13  
(NAD83) N 87° 44' 59" W 63.01'  
(31.50')

BLOCK 9  
LOT 3 LOT 14  
5,232.9 SF.  
(0.12 AC.)  
DB 8016, PG 5295



**ZONING DATA**

3A OSBORNE PLACE  
BLOCK-9 LOT-3.02  
R-3 ZONE

USE	REQUIRED	EXISTING	PROPOSED
	SINGLE FAMILY	- SINGLE FAMILY	NC
LOT AREA	1,800 SF	2,623.2 SF.	NC
LOT WIDTH	25'	31.5'	NC
LOT DEPTH	60'	83.06'	NC

FY8B	5' TO 12'	5.0' STEPS 12.0' DWELLING	NC NC
SY8B	3' / 6'	3.16' / 6.33'	NC
RY8B	15'	15.46' DWELLING	** 3.46' DECK NC

BH.	2 1/2 / 38'	2 1/2 / 36'-0"	NC
BC	50 %	1251 SF. / 47.69%	** 1535 SF. / 58.52%
LC	70 %	1628 SF. / 62.06 %	NC

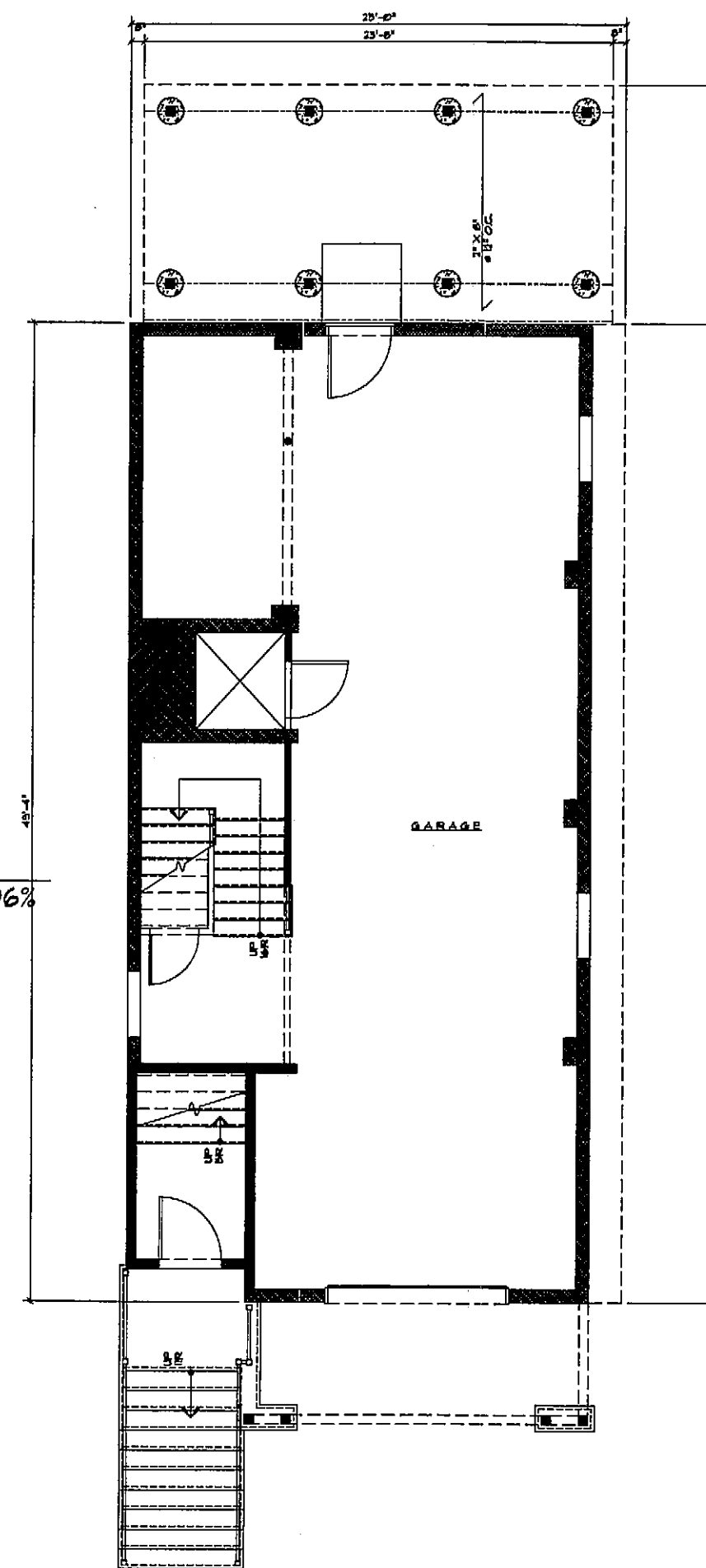
\* -EXISTING NON-CONFORMING CONDITION  
\*\* -VARIANCE NEEDED

**BUILDING COVERAGE**

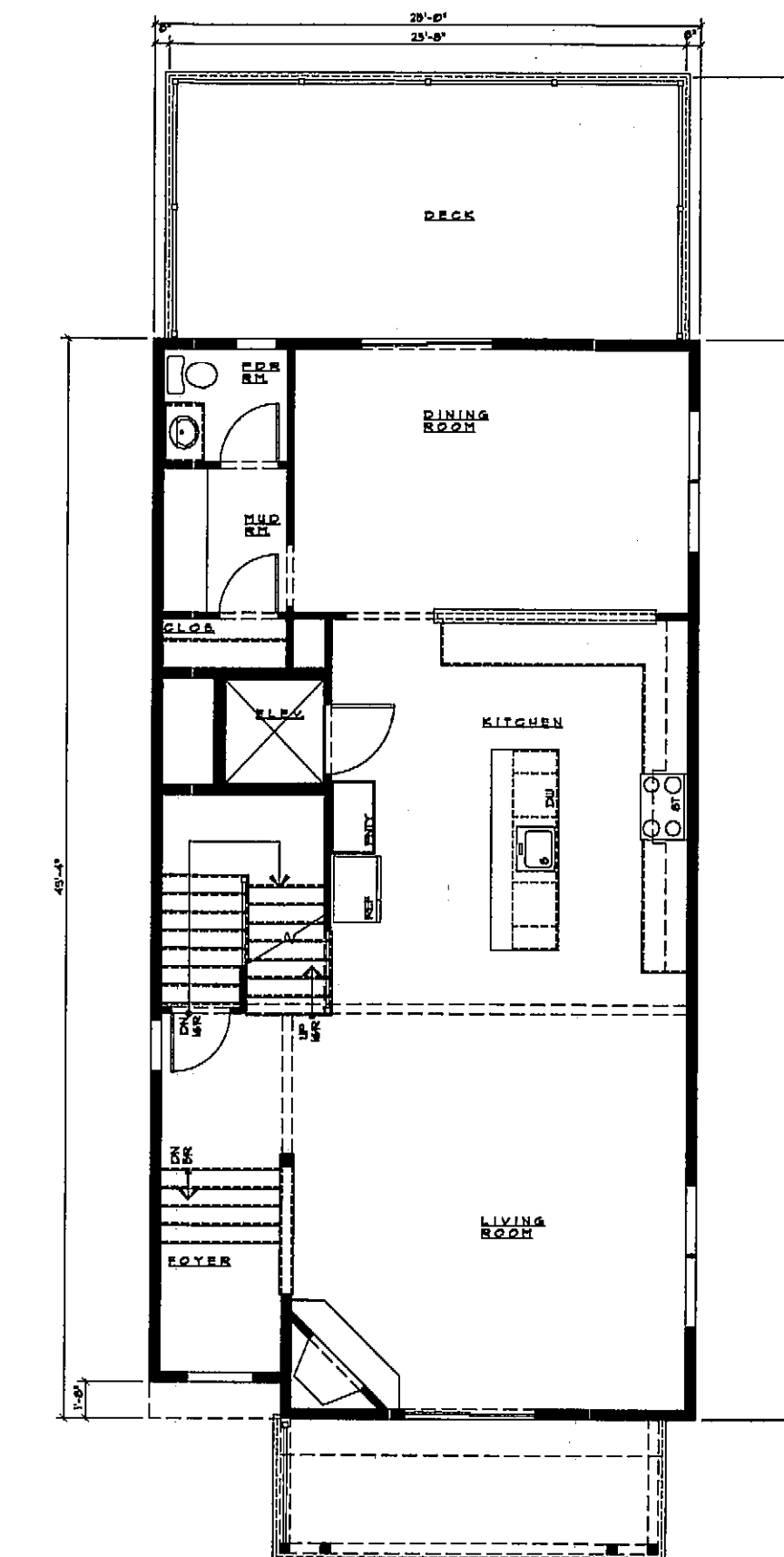
DWELLING	1,251 S.F. / 47.69%
ELEVATED DECK	284 S.F. / 10.83%
	1,535 S.F. / 58.52%

**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. / 62.06%



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



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

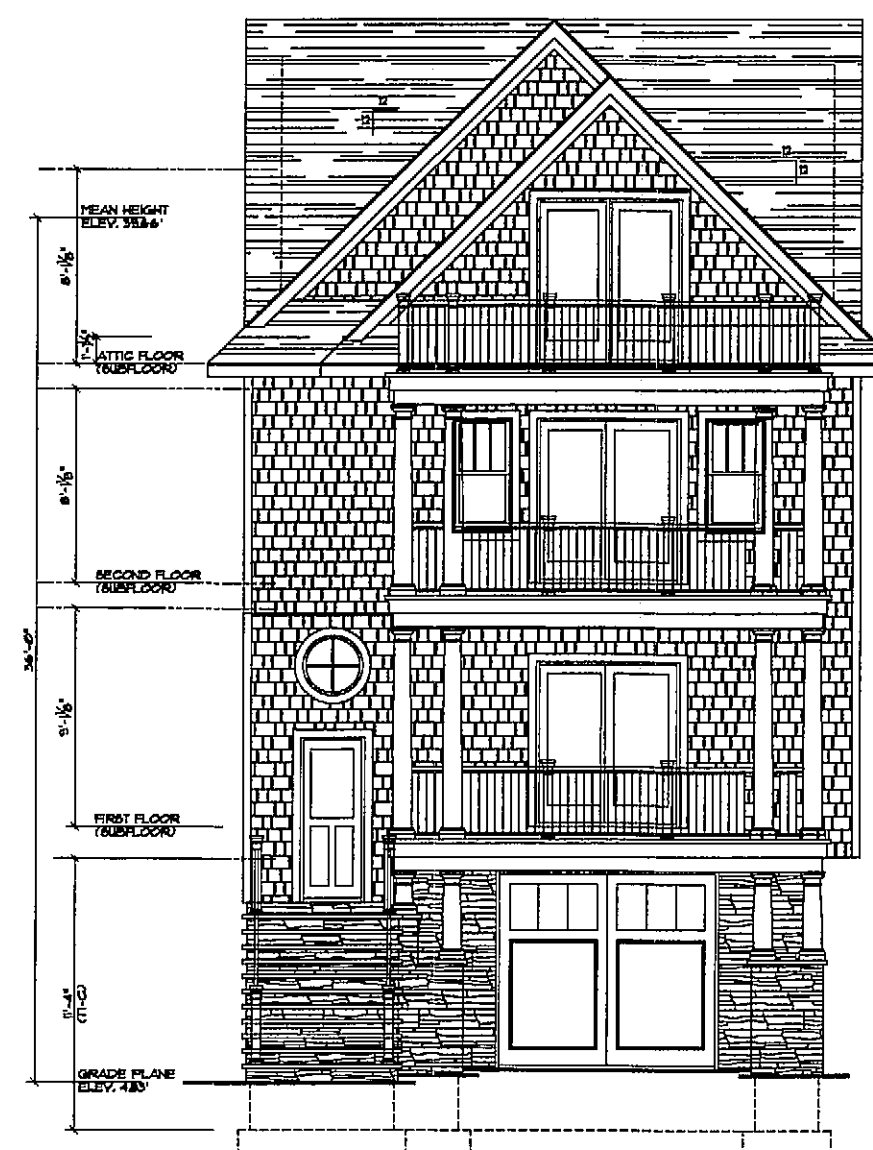
**AREA**

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.

**SITE PLAN**

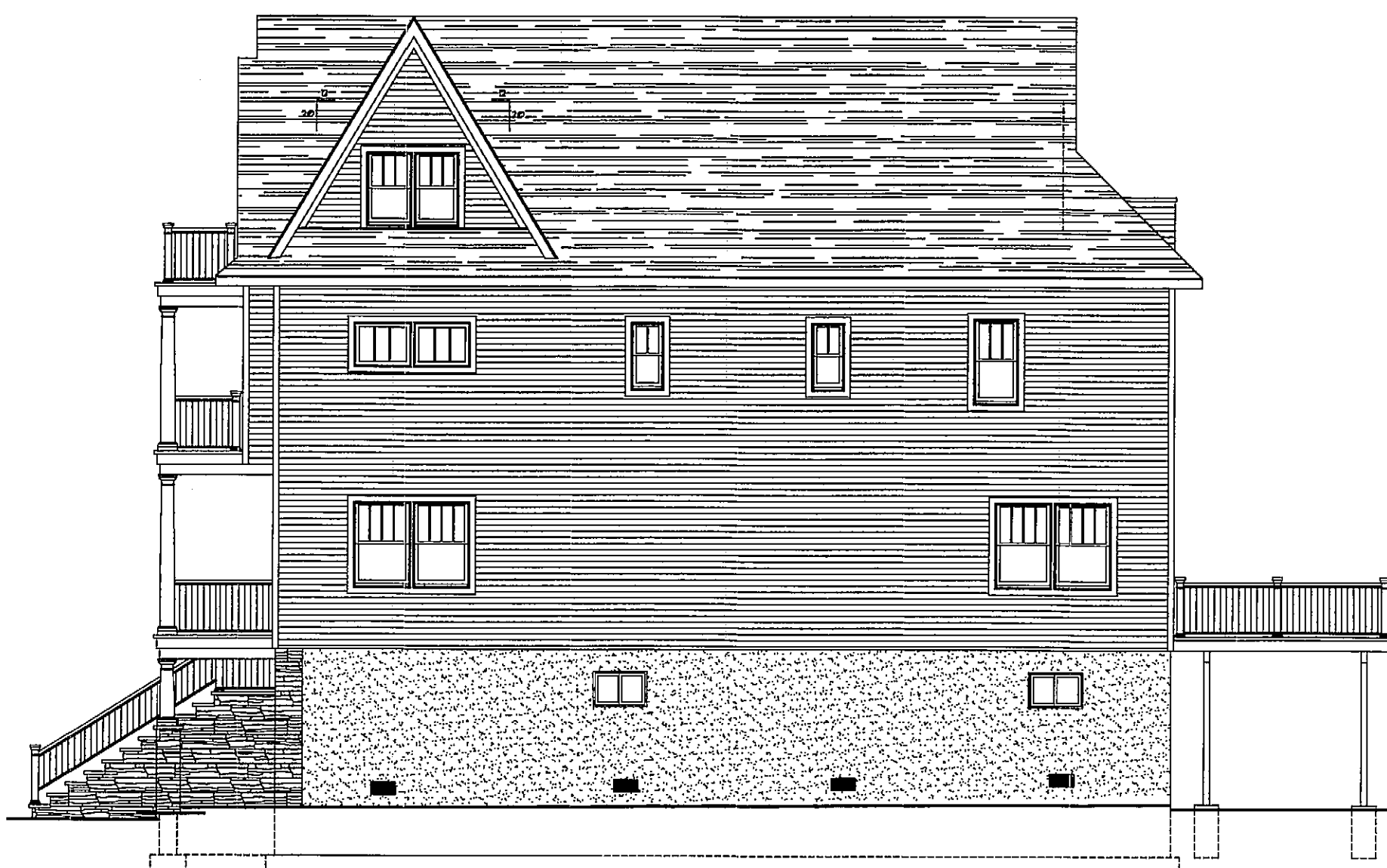
SCALE: 1" = 10'-0"

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



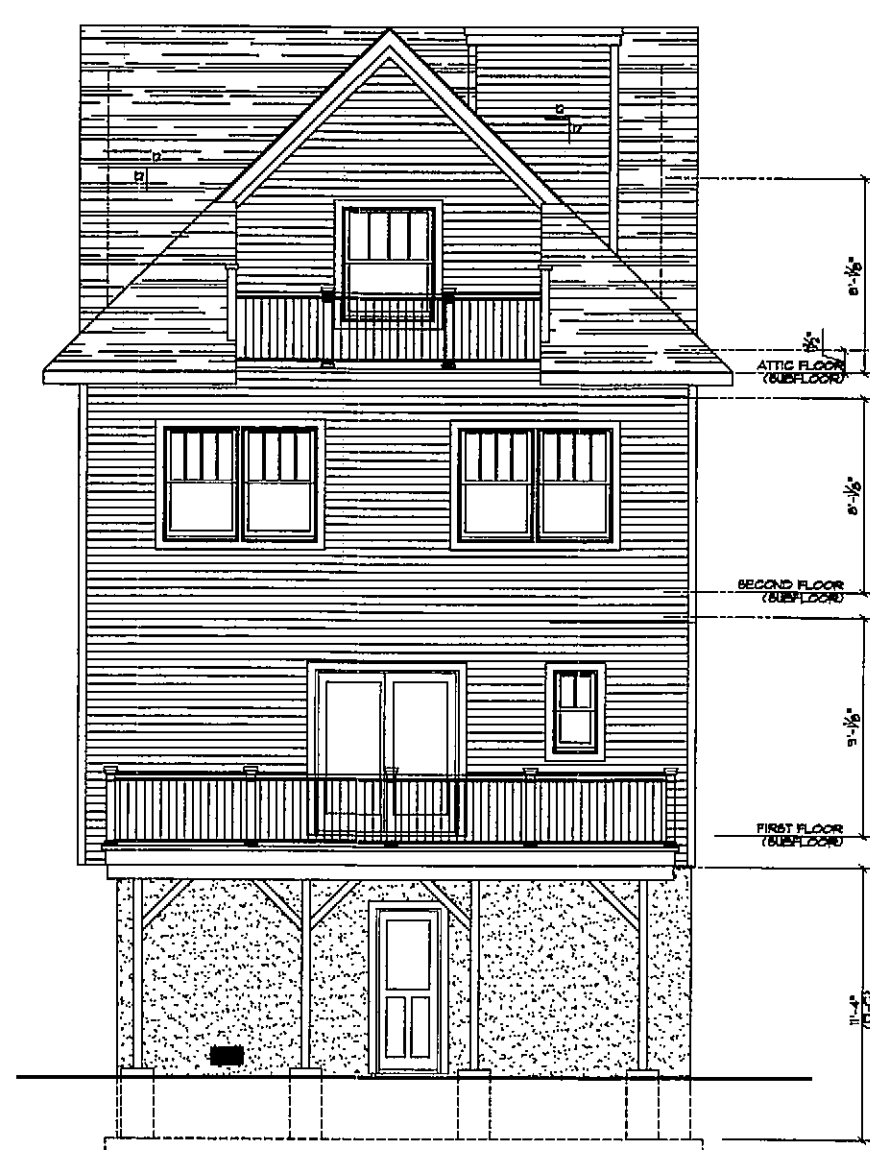
**FRONT ELEVATION**

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



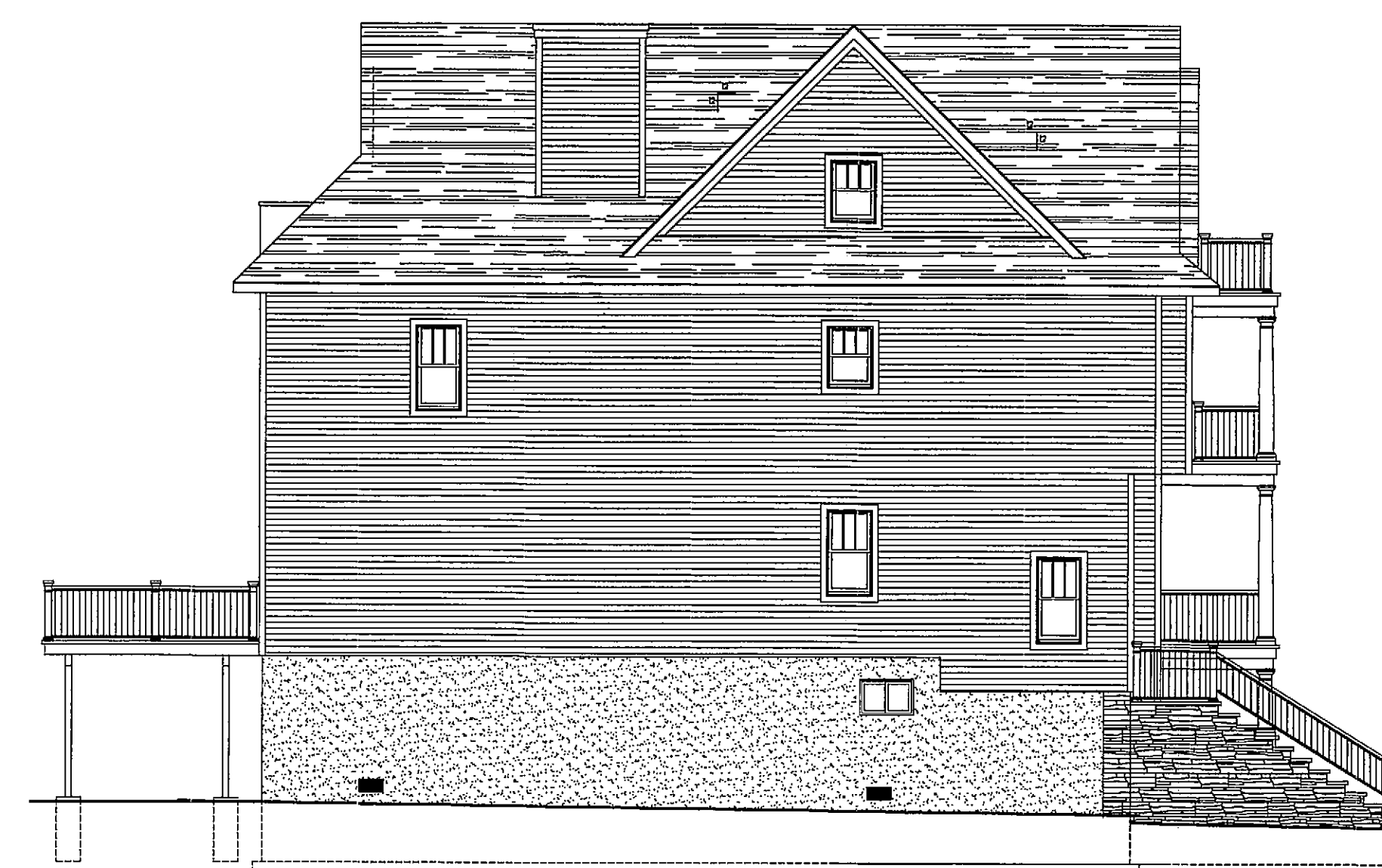
**RIGHT ELEVATION**

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.**  
ARCHITECT  
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NEW JERSEY LIC. A1-10726  
MARYLAND LIC. 8686-A

PROJECT TITLE  
ADDITION • ALTERATION  
LOBIONDO RESIDENCE (OSBORNE 3A)  
3A OSBORNE PLACE  
SEA BRIGHT, NJ  
BLOCK-9 LOT-3.02

SUBJECT  
EXIST. CONDITIONS

REVISIONS

NO.	DATE	DESCRIPTION	BY

SCALE AS NOTED  
PROJECT NO. 2009  
DRAWN BY MH  
CHECKED BY JJR  
DATE 3/10/20

DRAWING NO. **Z-1**  
1 OF 1