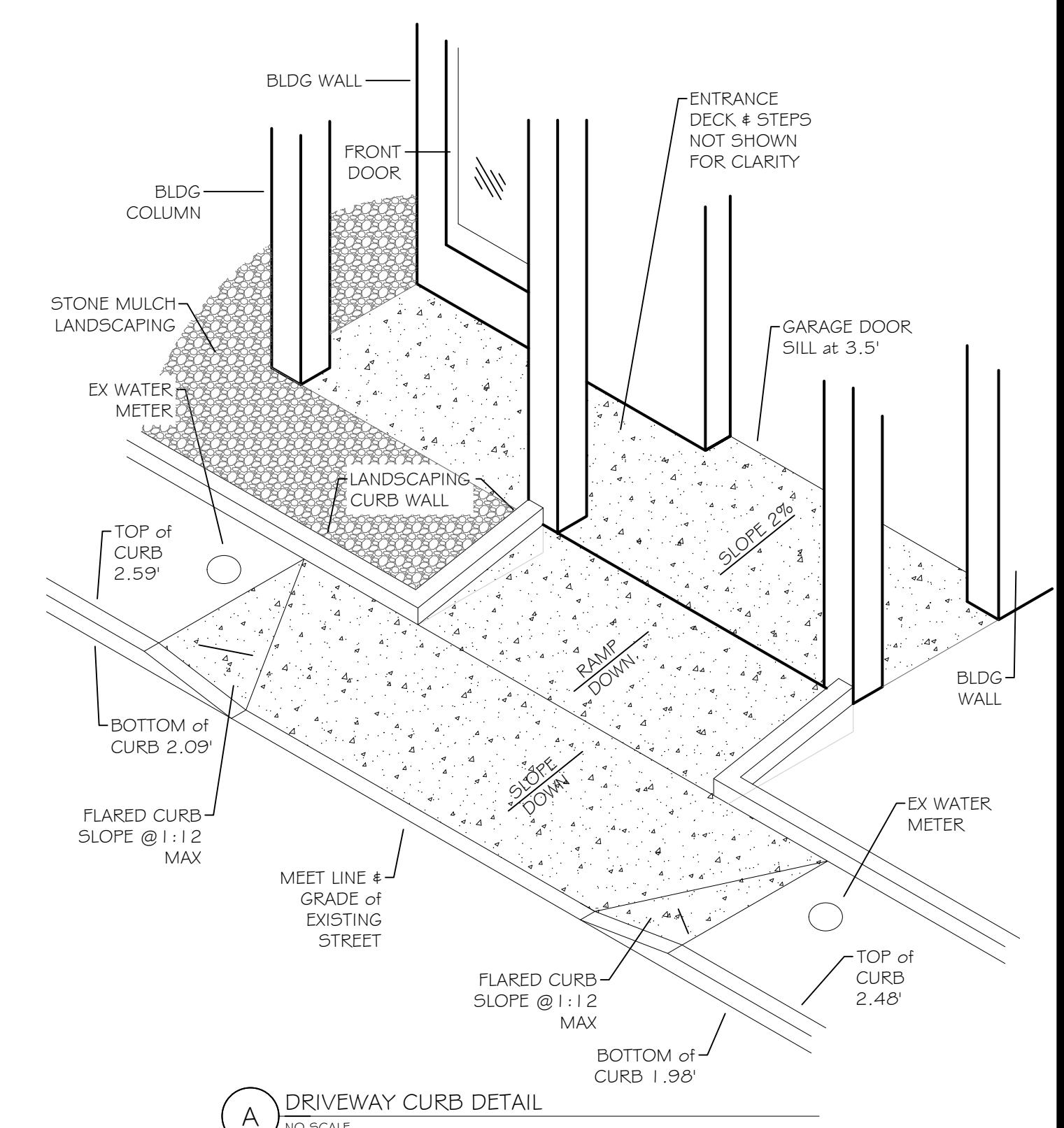
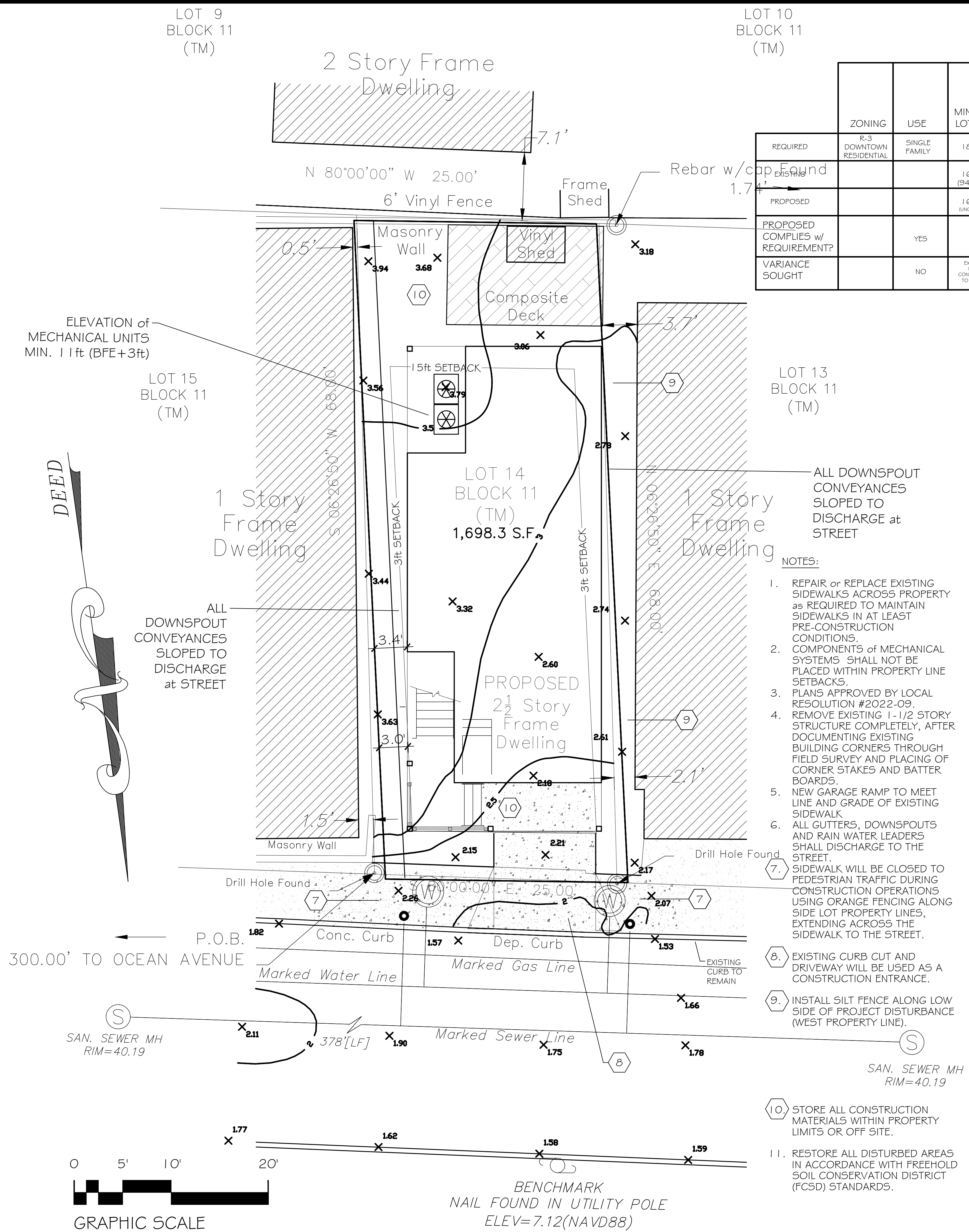
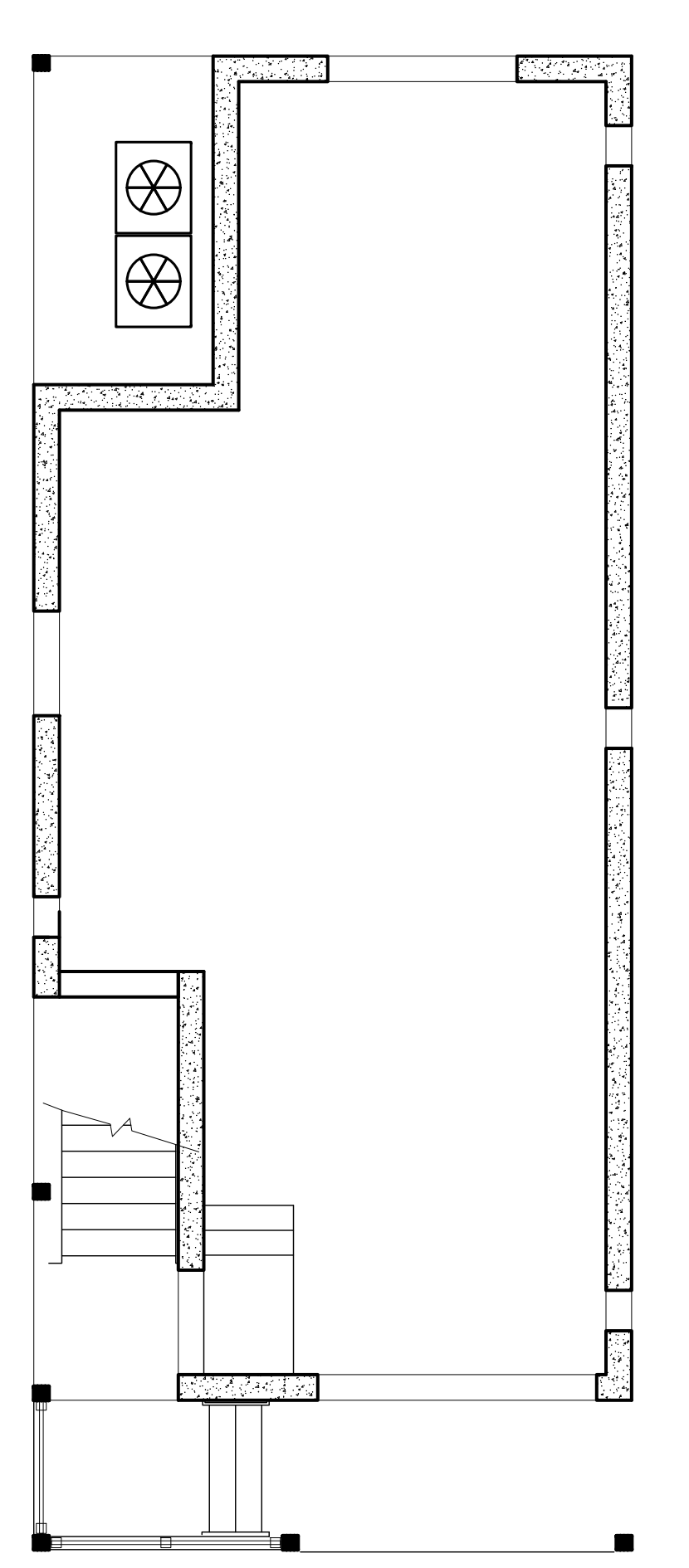
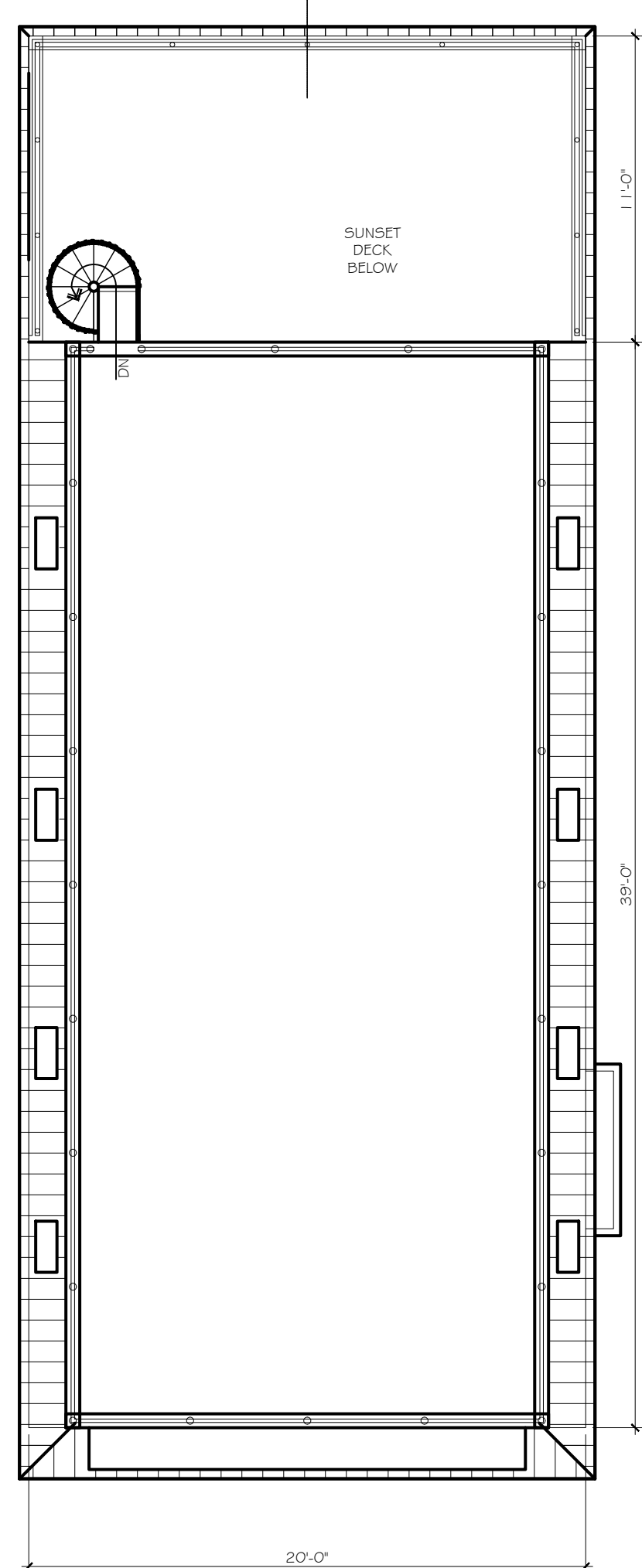


GROUND LEVEL	696sf
1st FLOOR	870sf
2nd FLOOR	1000sf
ATTIC LEVEL	290sf
TOTAL	2,856sf

	ZONING	USE	MINIMUM LOT SIZE	MINIMUM YARD DIMENSIONS			MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING COVERAGE	MAXIMUM LOT COVERAGE	MINIMUM GFA TOTAL	
				FRONT SETBACK	SIDE YARD SETBACKS EITHER SIDE	BOTH SIDES					REAR SETBACK
REQUIRED	R-3 DOWNTOWN RESIDENTIAL	SINGLE FAMILY	1,800sf	5-12ft	3ft	6ft	15ft	BASE 30ft *94.22%=35.8ft (BFE=8ft + 3ft)	50%	70%	880sf
EXISTING			1,696sf (94.22%)	10.2'	0.1ft	4.7ft	12.6ft	±28ft	13x45' DECK 70sf = 39.6%	±40%	1,170sf
PROPOSED			1,696sf (UNCHANGED)	5.3'	0.1ft (UNCHANGED)	3.1ft	12.6ft (UNCHANGED)	±28ft	13x45' DECK 70sf = 39.6%	±40%	1,170sf
PROPOSED COMPLIES w/ REQUIREMENT?		YES	NO	YES	NO	NO	NO	YES	YES	YES	YES
VARIANCE SOUGHT		NO	EXISTING NON-CONFORMING TO REMAIN	NO	EXISTING NON-CONFORMING TO REMAIN	YES	EXISTING NON-CONFORMING TO REMAIN	NO	NO	NO	NO



IT IS A VIOLATION STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY.

**Brian Manthey**  
ARCHITECT

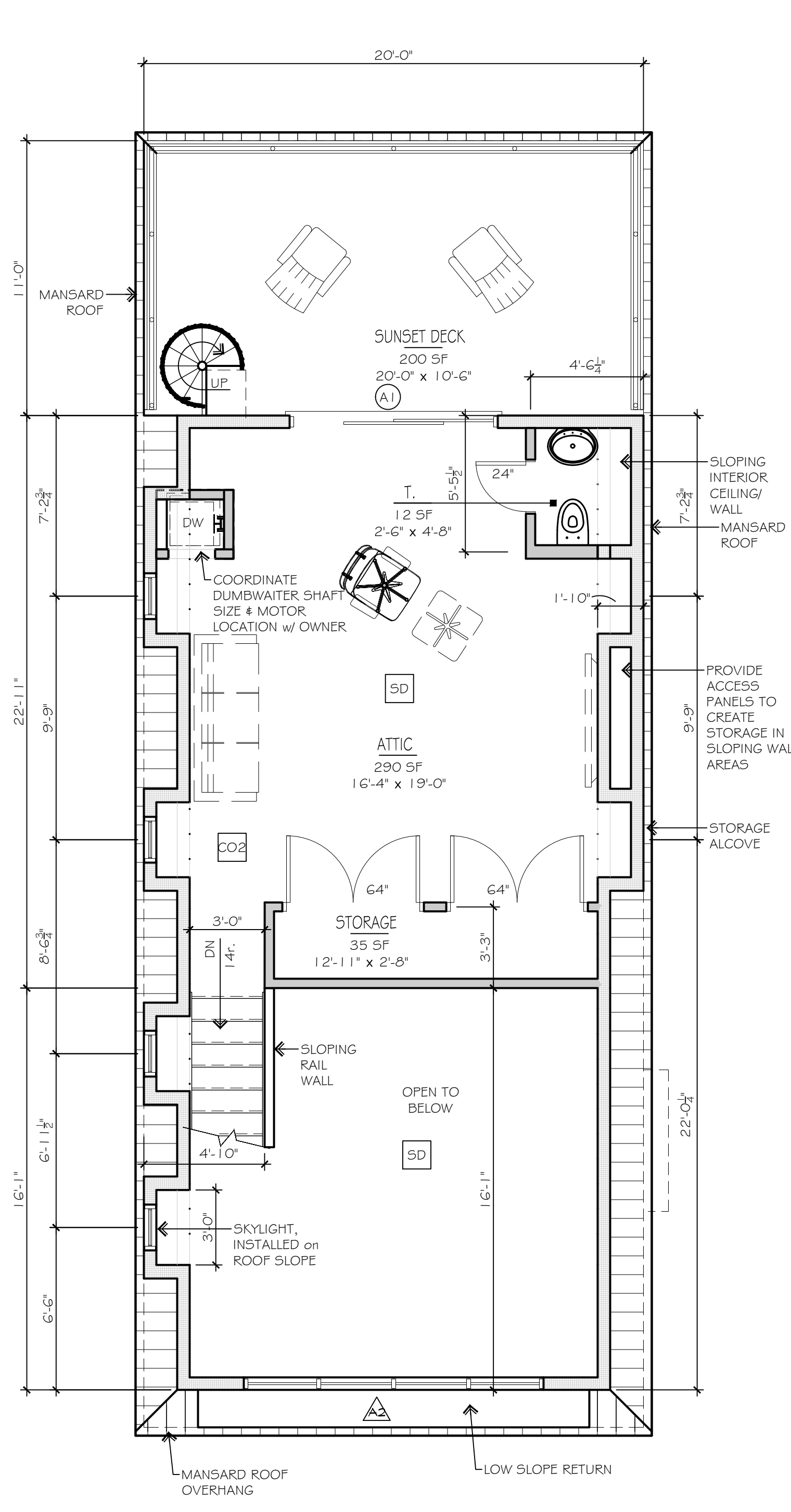
1919 Paterson Road MARIETTA, NEW YORK 13110  
E-mail: Brian@ManArchitect.com Phone: 315.636.8436

OWNER CONTACT INFO:  
Ph.: 973.417.5454  
Email: gcmiddle@gmail.com

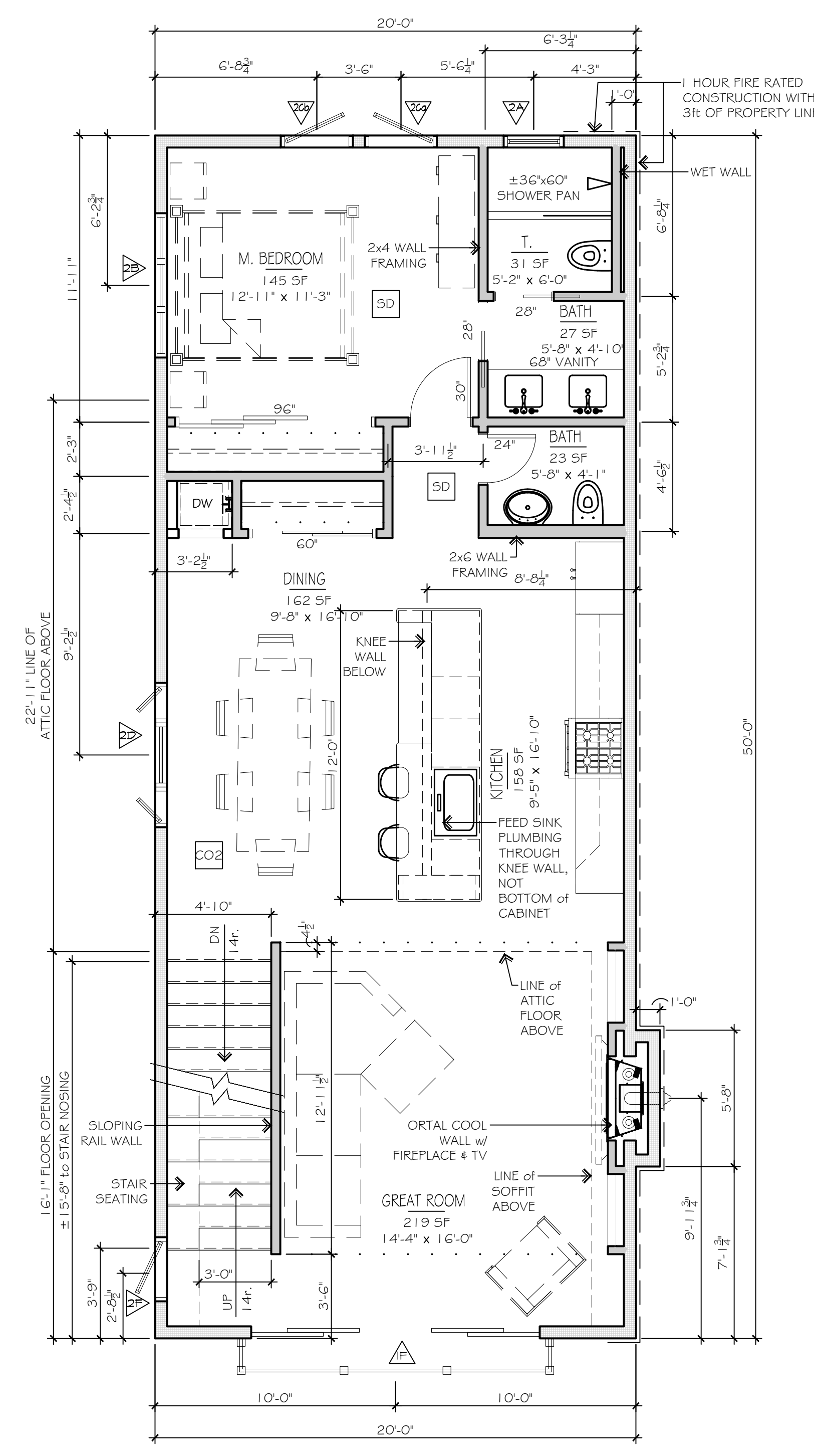
DATE \_\_\_\_\_  
SCALE AS NOTED  
DRAWN BY BSM  
TITLE SURVEY, SITE PLANS & ZONING

**Middleton Surf House #2**  
22 Surf St  
Sea Bright, NJ 07760  
Lot 14, Block 11  
Monmouth County

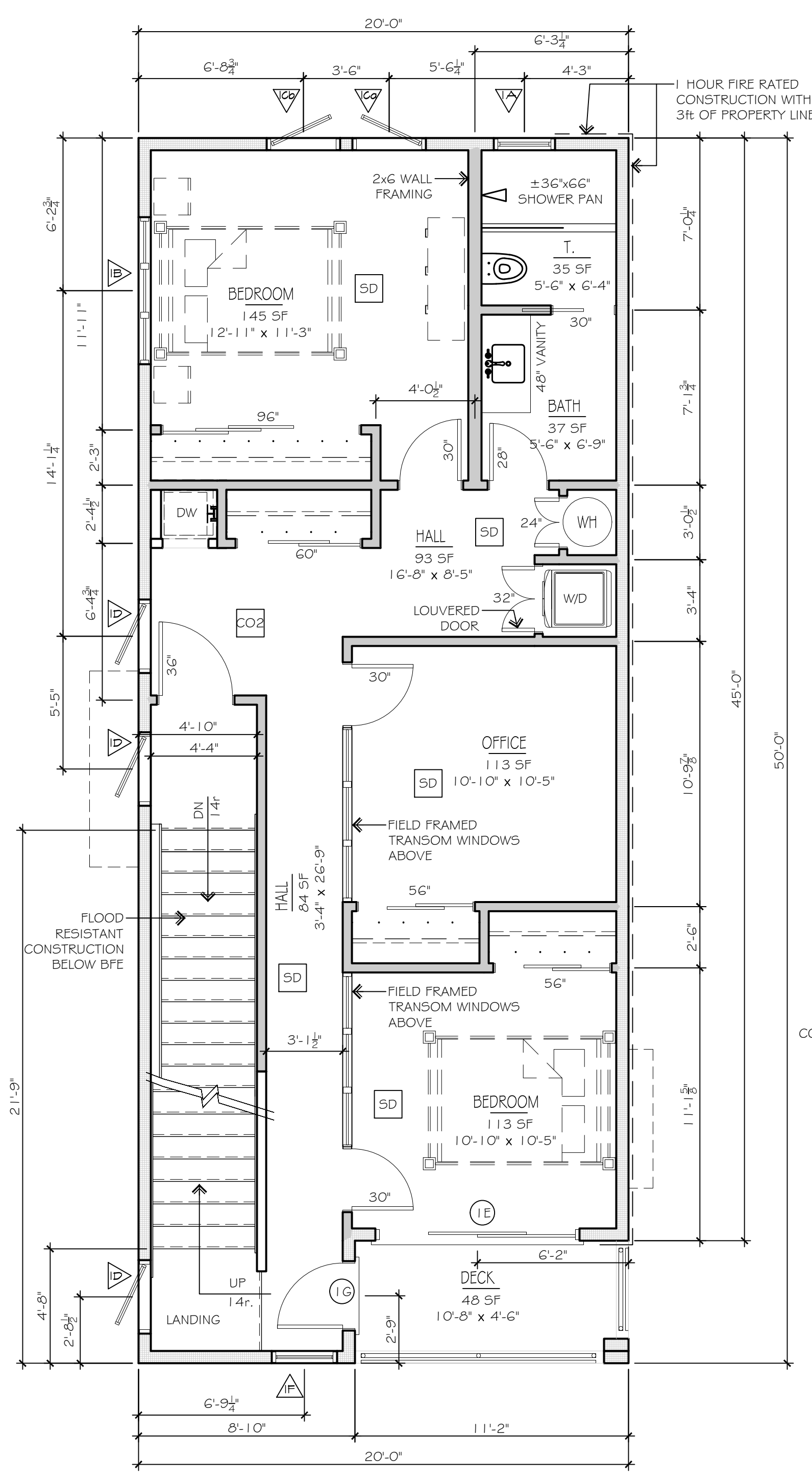
**L1**



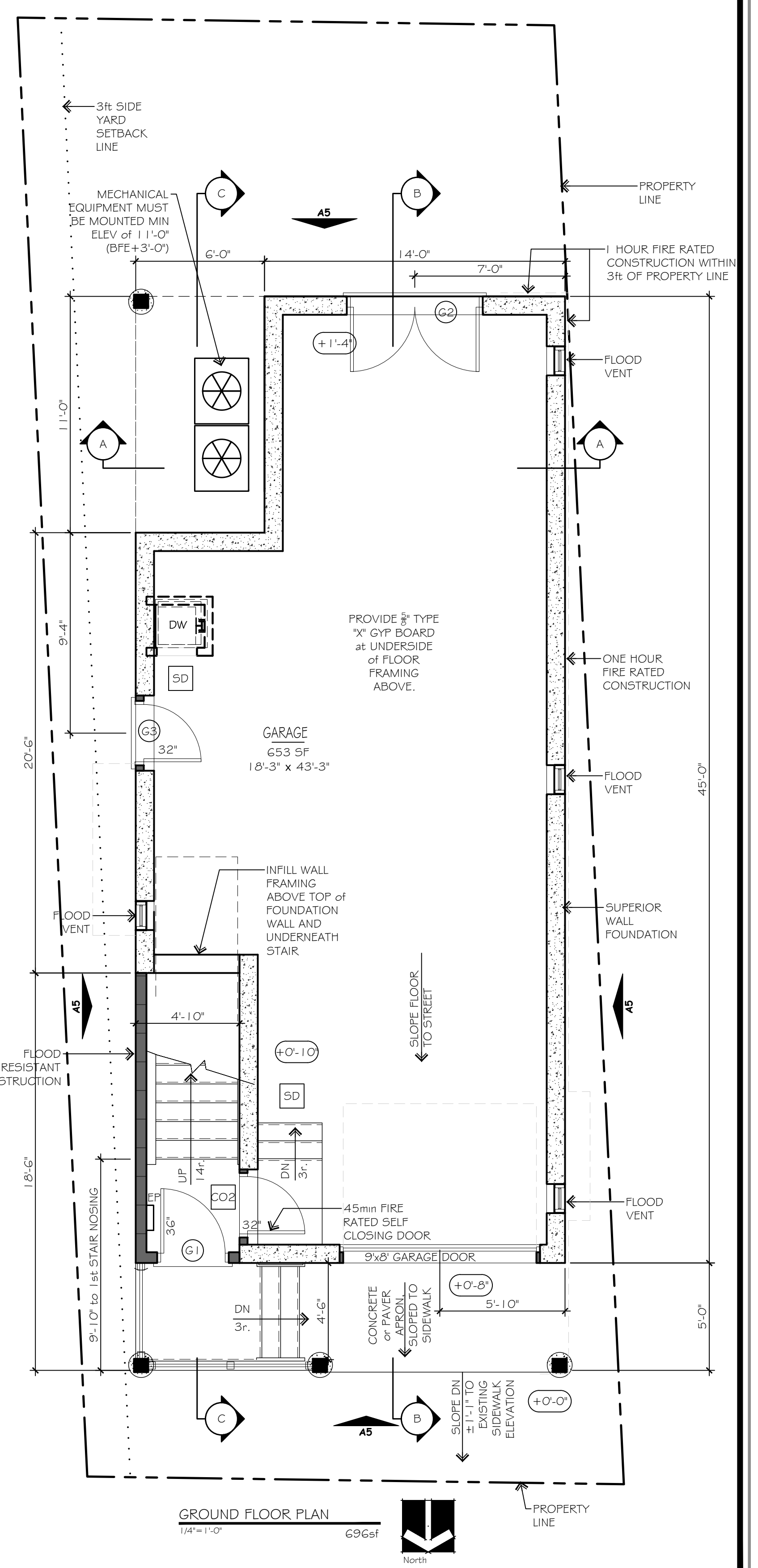
ATTIC FLOOR PLAN  
1/4"=1'-0"



2nd FLOOR PLAN  
1/4"=1'-0"



1st FLOOR PLAN  
1/4"=1'-0"



GROUND FLOOR PLAN  
1/4"=1'-0"

- SD SMOKE DETECTOR- HARD WIRED AND INTERCONNECTED, PLACE ON A CIRCUIT WITH A CEILING LIGHT.
- CO2 CARBON MONOXIDE DETECTOR, ON SAME CIRCUIT AS SMOKE DETECTORS.

PROVIDE COMPLETE RESIDENTIAL SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D, 2019.

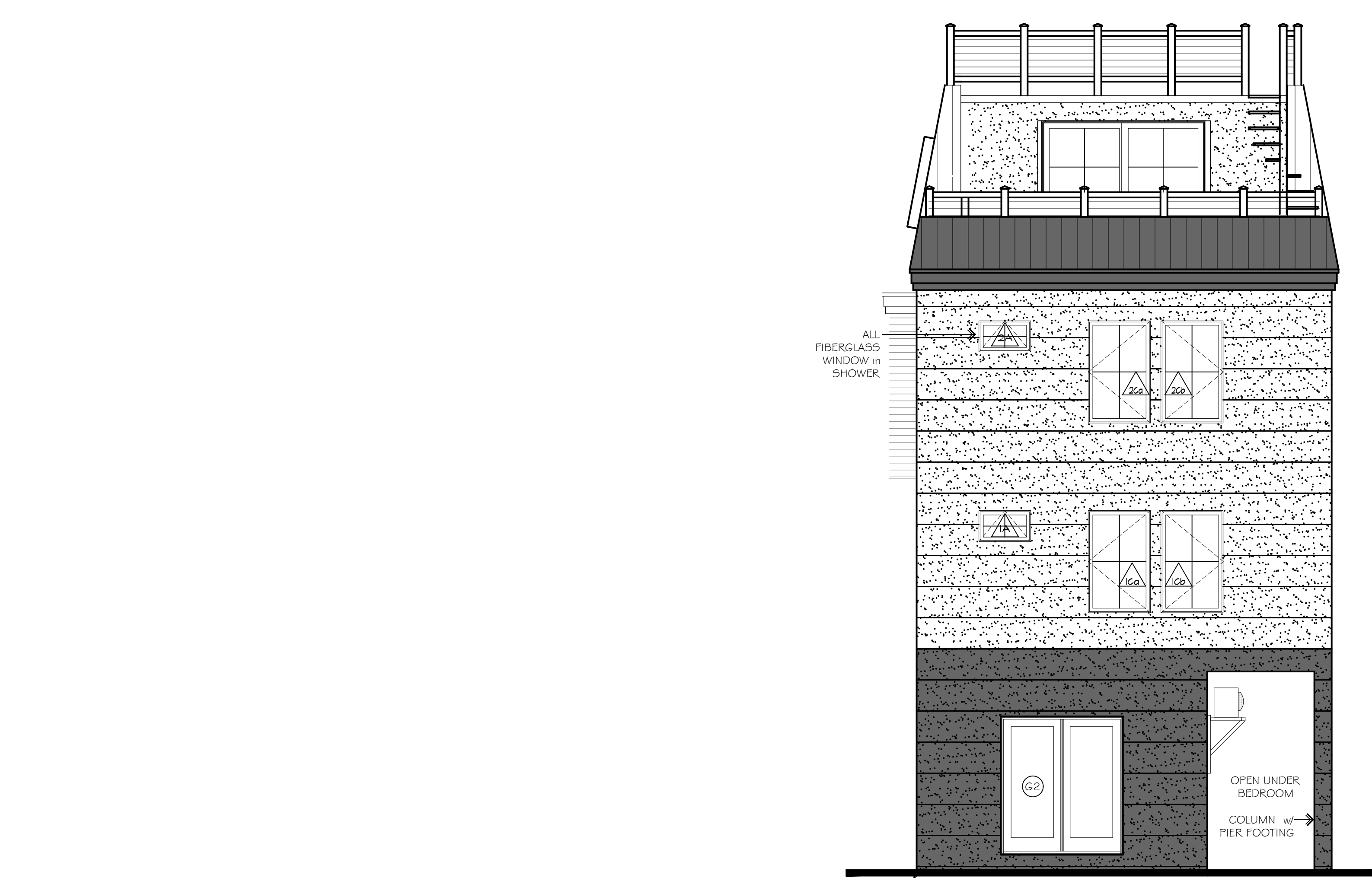
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**Middleton Surf House #2**  
22 Surf St  
Sea Bright, NJ 07760  
Lot 14, Block 11  
Monmouth County

DATE 27 Nov '23  
SCALE 1/4"=1'-0"  
DRAWN BY BSM  
TITLE FLOOR PLANS

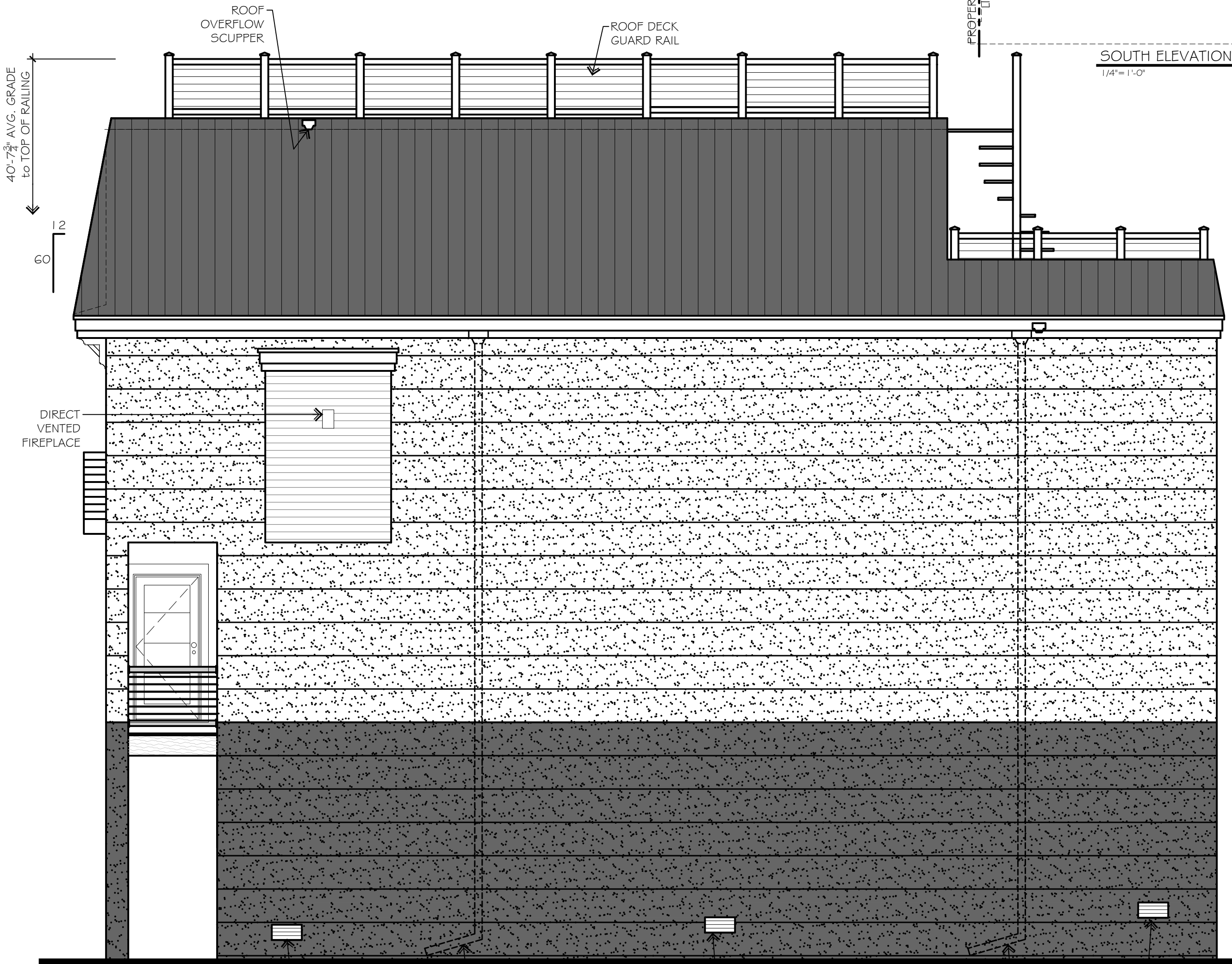
**A101**



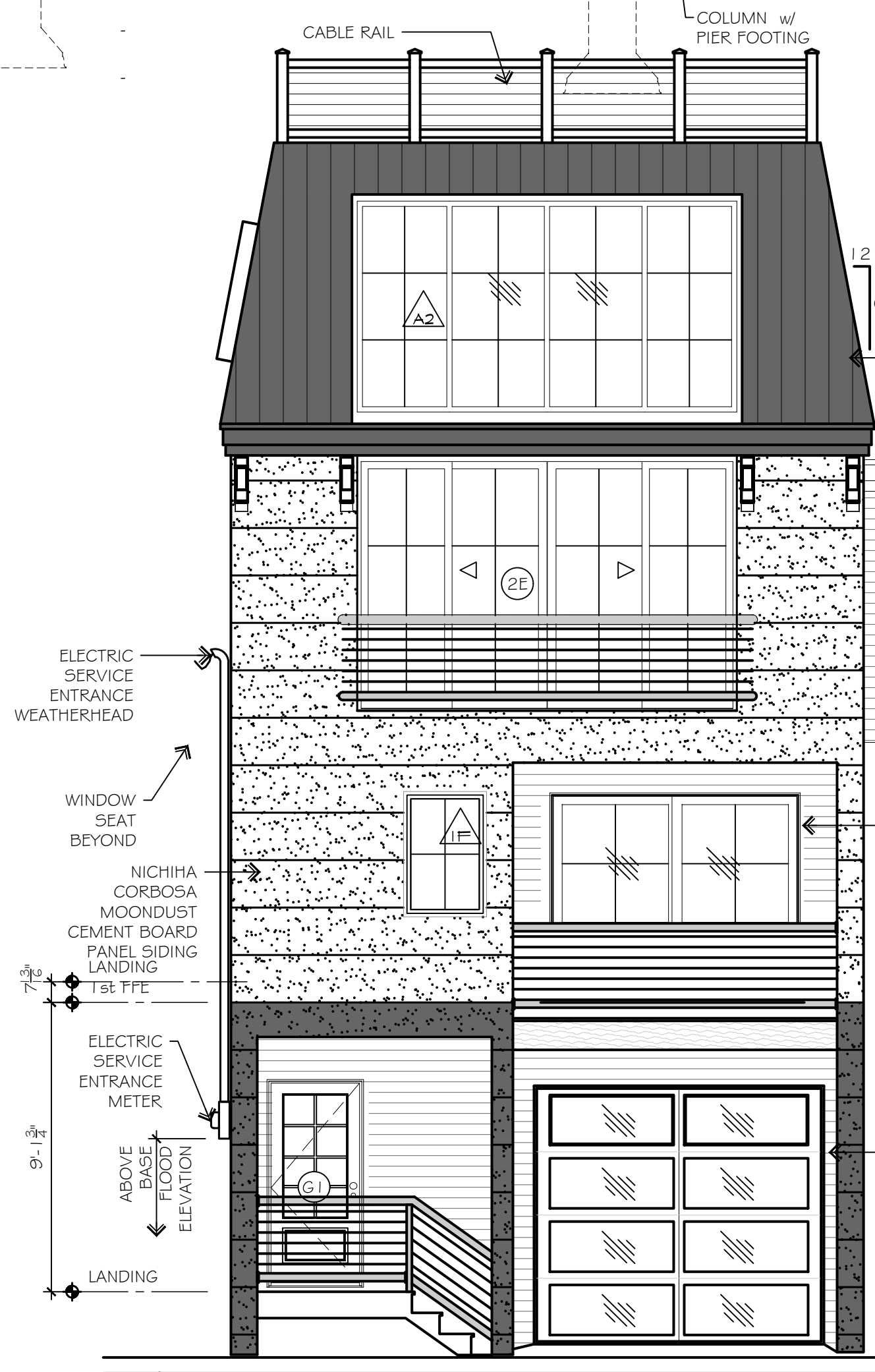
SOUTH ELEVATION  
1/4" = 1'-0"



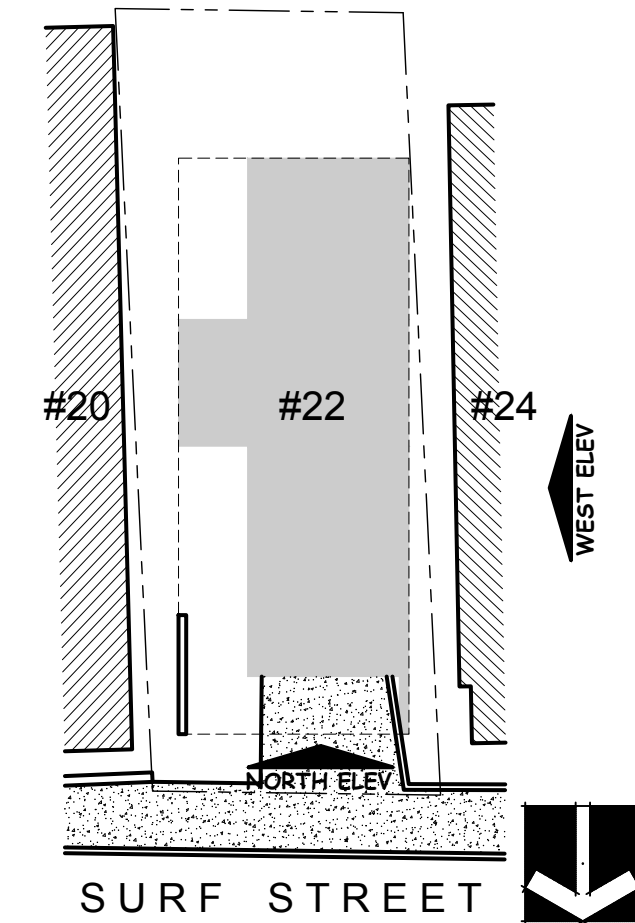
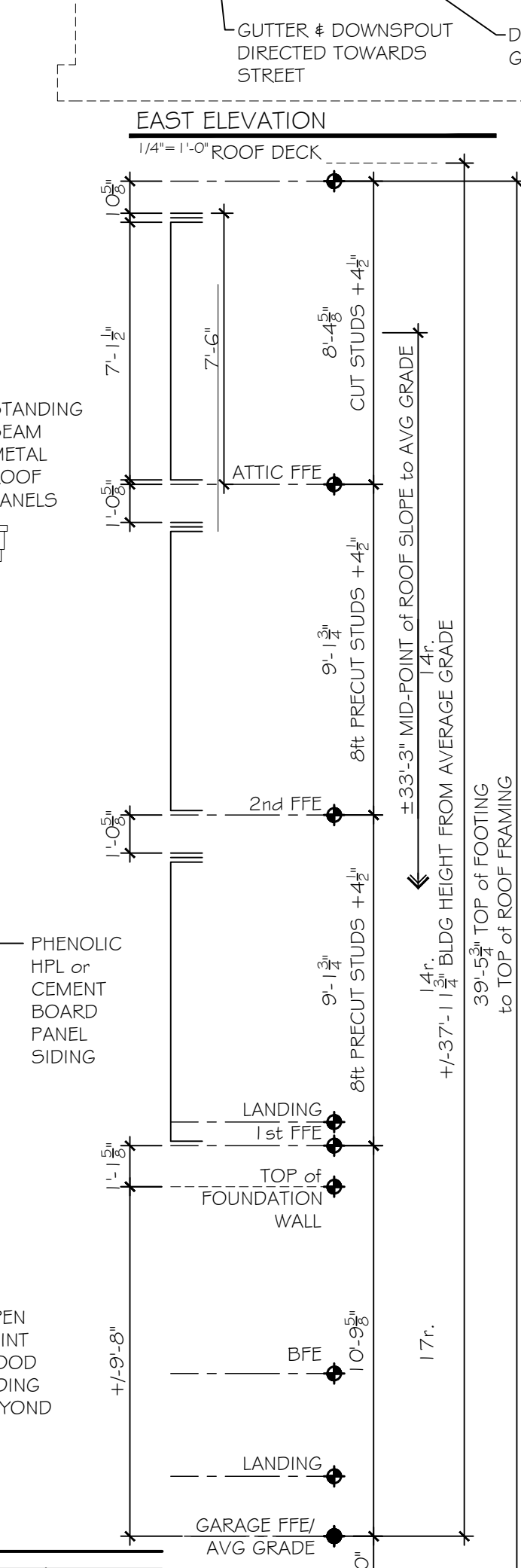
EAST ELEVATION  
1/4" = 1'-0" ROOF DECK



WEST ELEVATION  
1/4" = 1'-0"



NORTH ELEVATION  
1/4" = 1'-0"



PROVIDE COMPLETE RESIDENTIAL SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D, 2019.

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**Middleton Surf House #2**  
22 Surf St  
Sea Bright, NJ 07760  
Lot 14, Block 11  
Monmouth County

DATE 27 Nov '23  
SCALE 1/4" = 1'-0"  
DRAWN BY BSM  
TITLE EXTERIOR ELEVATIONS

**A201**