

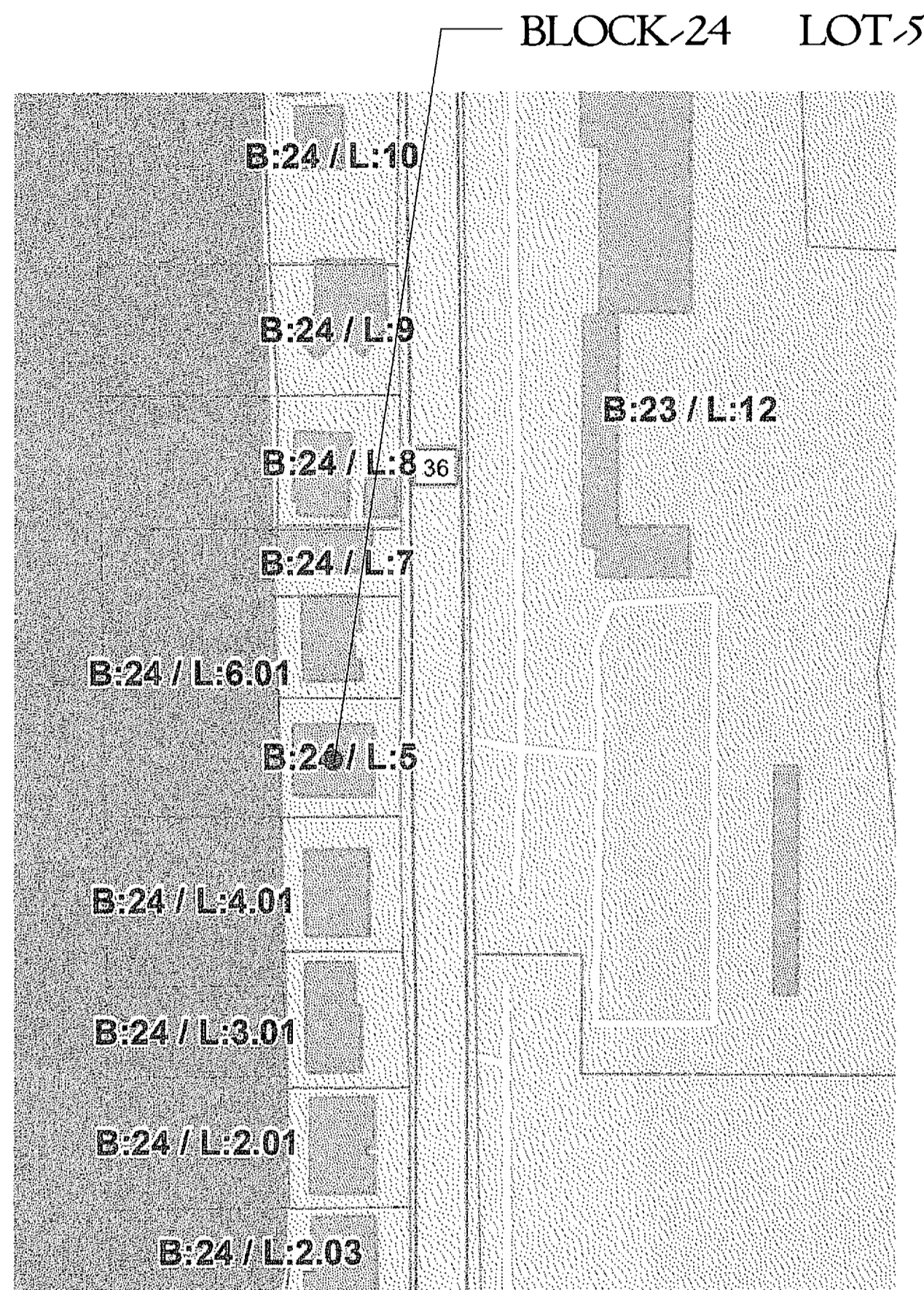
LOBIONDO RESIDENCE
 912 OCEAN AVENUE
 SEA BRIGHT, NJ
 BLOCK-24 LOT-5
 PROJECT-2246 DATE-11-8-22

BOROUGH OF SEA BRIGHT PLANNING BOARD

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____



KEY MAP
 SCALE: N.T.S. GIS MONMOUTH COUNTY

ZONING DATA

912 OCEAN AVENUE
 BLOCK-24 LOT-5
 RESIDENTIAL R-2 ZONE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	4,000 SF	5,738 SF	N/C
LOT WIDTH	50'	70.0'	N/C
LOT DEPTH	60'	74.56'	N/C
FYSB	25.0'	-	25.00'
YSB	1' / 15'	-	7.61' / 15.33'
RYSB	15'	-	** 11.56' (DWELL) ** 3.56' (DECK)
BH	2 1/2 / 38'	-	** 3 / 42'-0" **
BUILDING COVERAGE	50%	-	2,288 SF / 43.68 %
LOT COVERAGE	70%	-	3,588 SF / 68.50 %
GFA	880 SF	-	3,216 SF / 62.58 %
PARKING	5 BEDROOMS 3-SPACES	-	5 BEDROOMS 12-SPACES

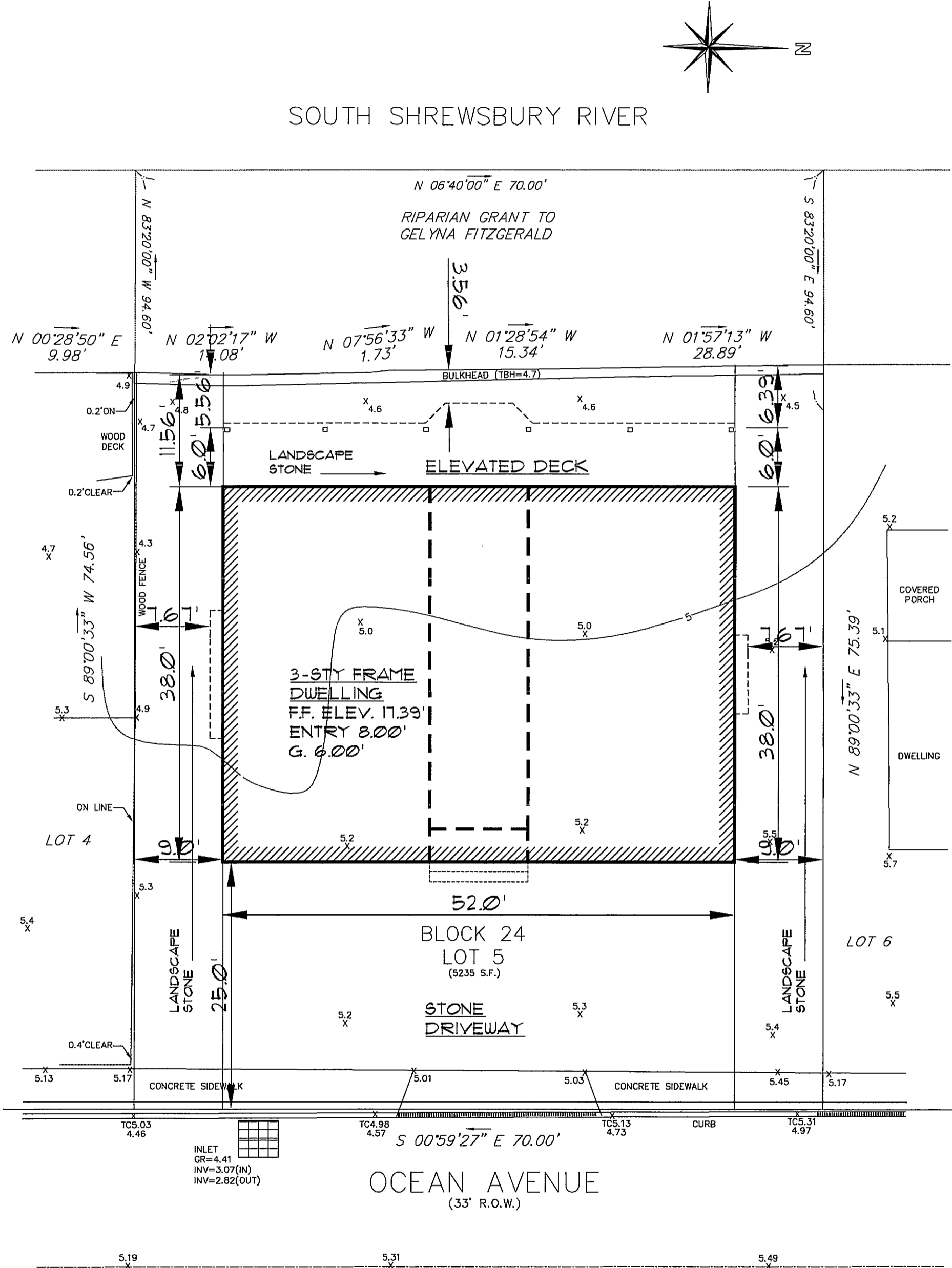
N/C - NO CHANGE
 * - EXISTING NON-CONFORMITIES
 ** - VARIANCE NEEDED

BUILDING COVERAGE

DWELLING	1,976 SF
ELEVATED DECK	312 SF
TOTAL	2,288 SF / 43.68 %

LOT COVERAGE

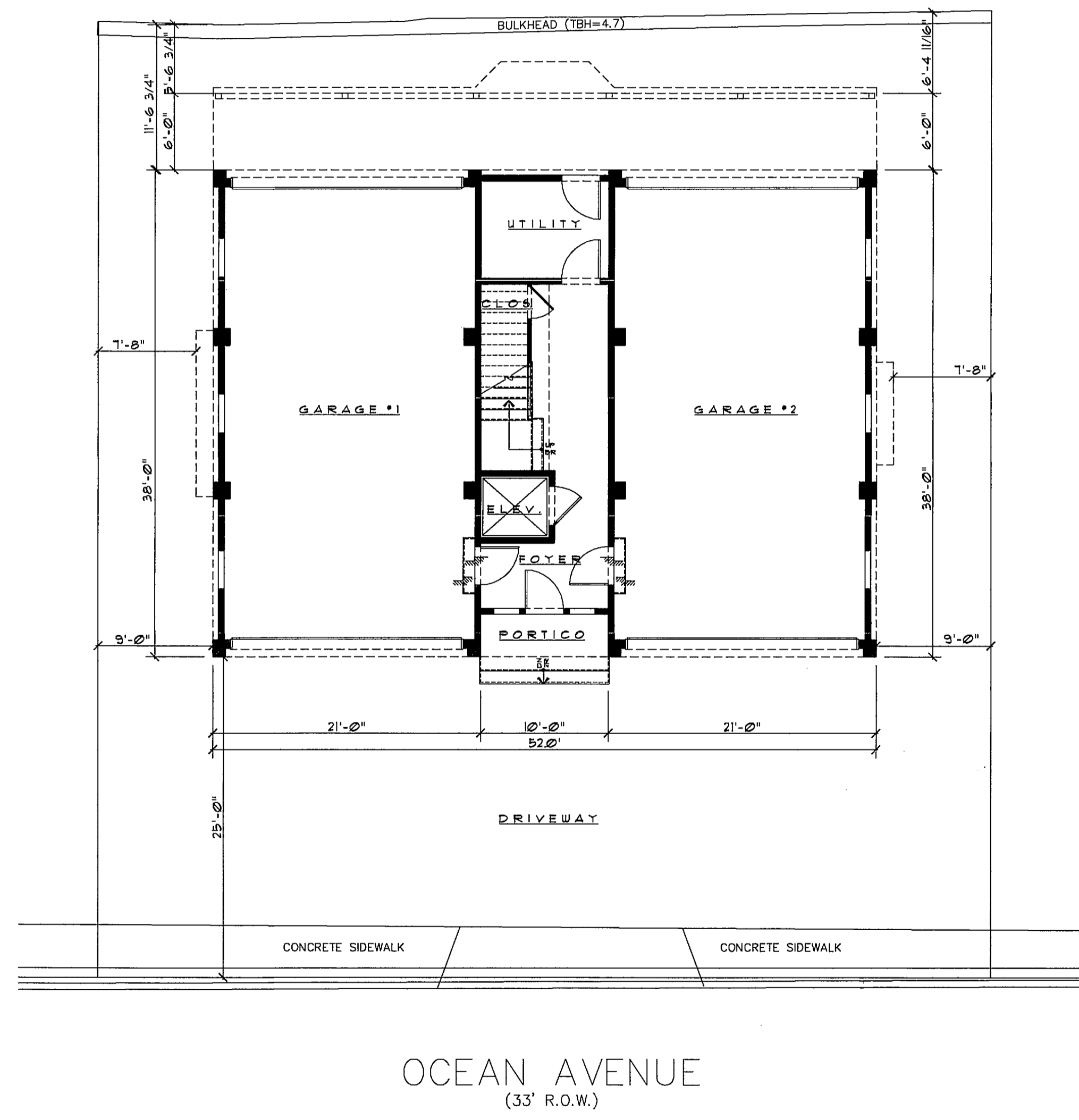
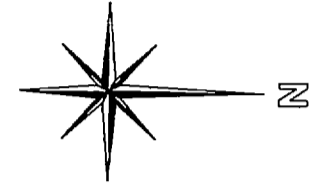
BC	2,288 SF
DRIVEWAY	1,300 SF
TOTAL	3,588 SF / 68.50 %



SITE PLAN

SCALE: 1" = 10'-0"

SURVEY INFORMATION
 TAKEN FROM SURVEY BY:
 CHARLES SURMONTE P.E. & P.L.S.
 LICENSE # 33885
 301 MAIN STREET, 2ND FLOOR
 ALLENHURST, NJ 07711
 PH: 732-660-0606
 FAX: 732-660-0404
 DATE:



FLOOD ENCLOSURE PLAN

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

JJ REGAN, A.I.A.
 ARCHITECT
 147 BRIGHTON AVENUE • 2ND FLR • LONG BRANCH • NJ • 07740
 PH: (732) 870-2977 • FAX: (732) 870-1213 • EMAIL: jeremiahregan@aol.com
 NEW JERSEY LIC AL-0726
 MARYLAND LIC 8660-A

PROJECT TITLE
 ADDITION • ALTERATION
 LOBIONDO RESIDENCE
 912 OCEAN AVENUE
 SEA BRIGHT, NJ
 BLOCK-24 LOT-5

SUBJECT
 KEY MAP
 SITE PLAN
 ZONING DATA
 SIGNATURE BLOCK
 FL ENCL PLAN

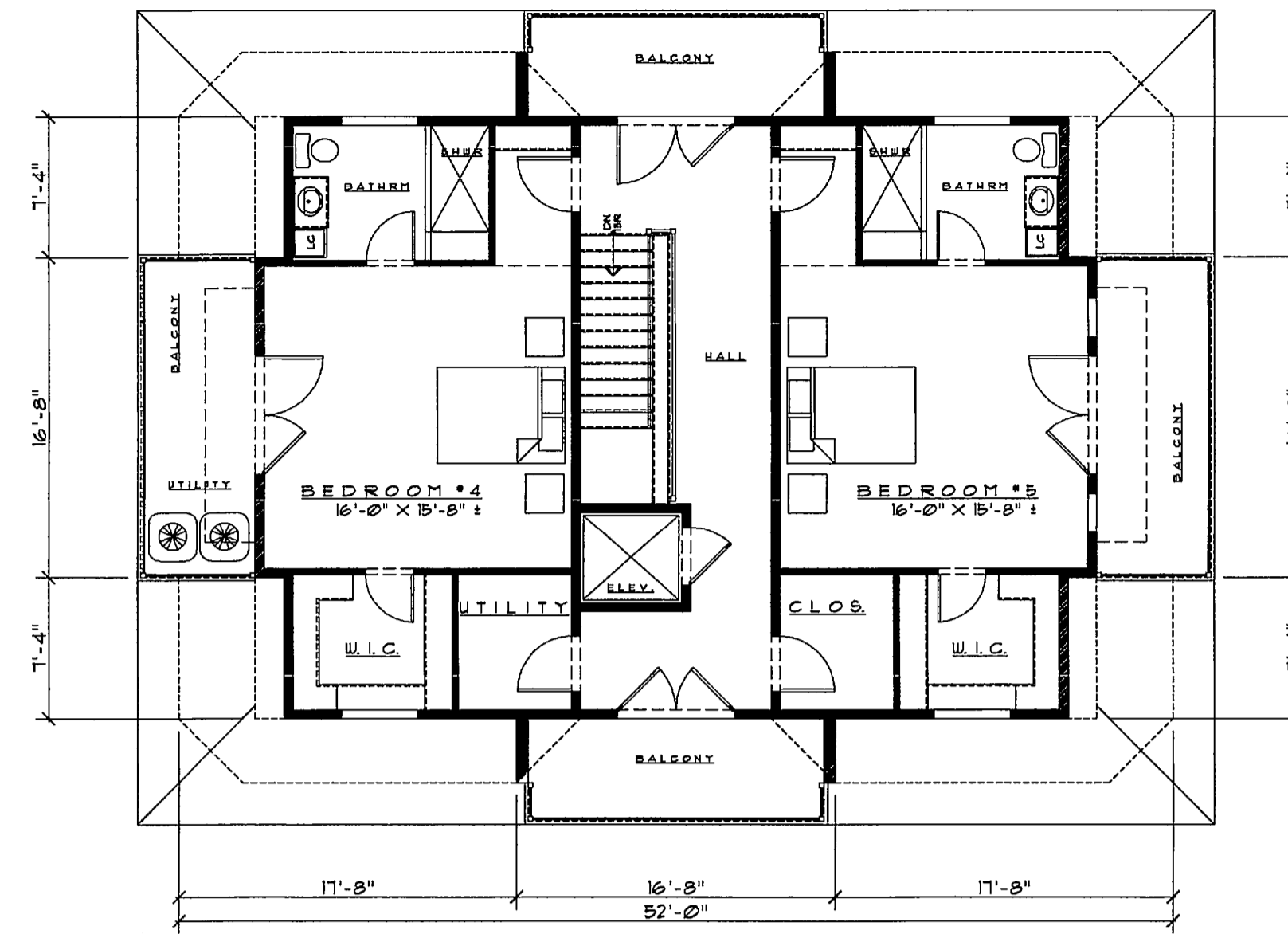
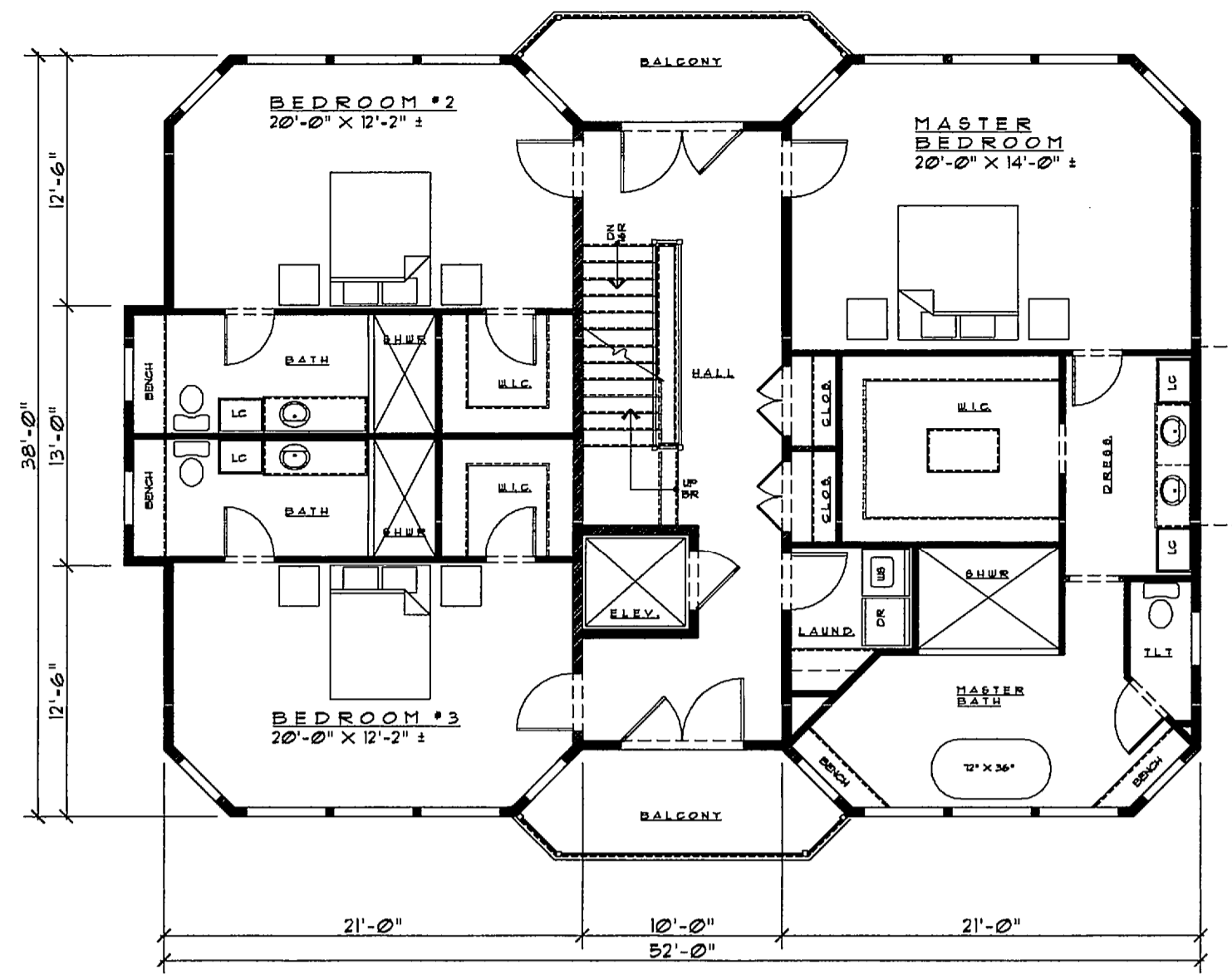
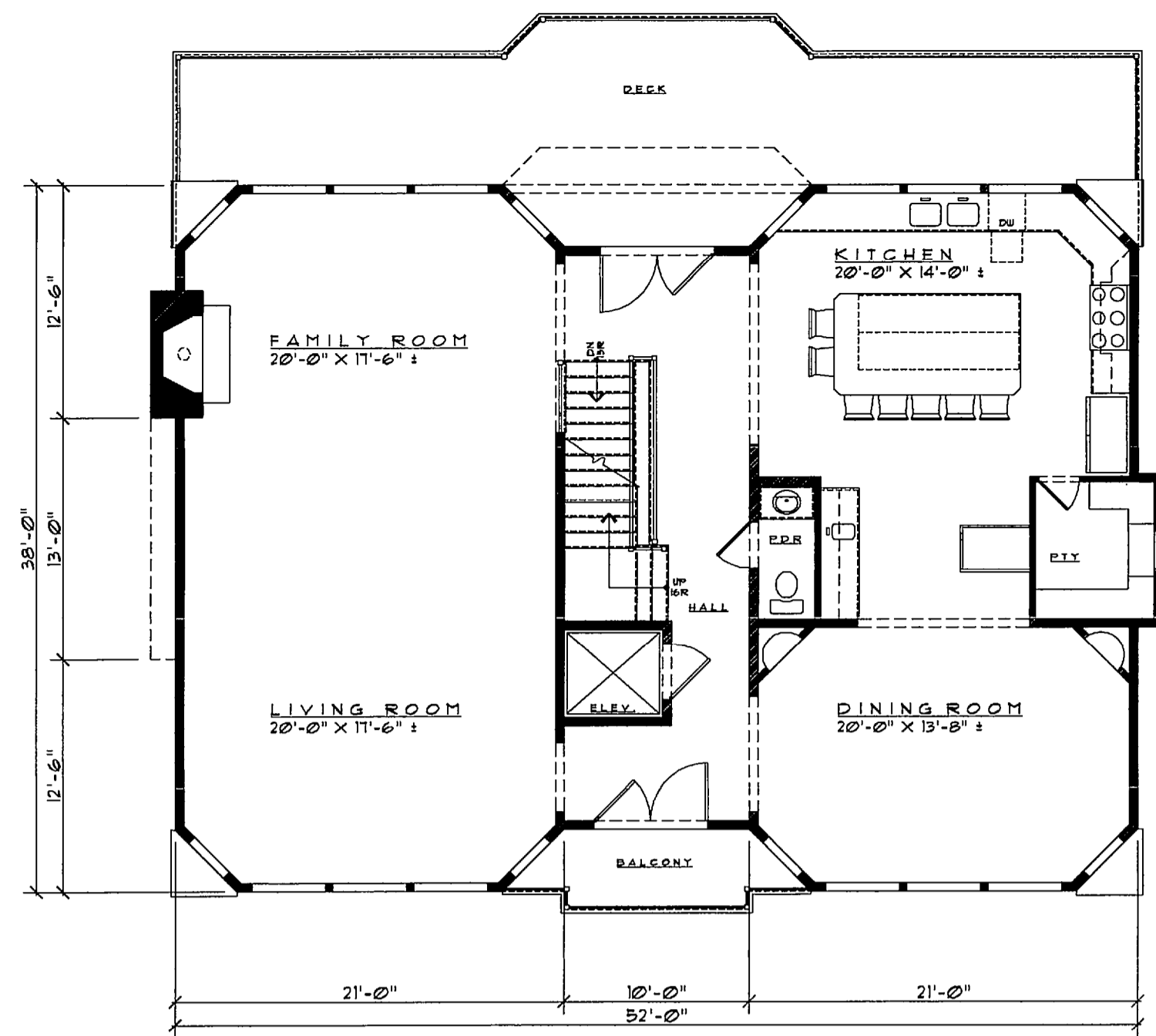
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8-13-23	-DATA	MH

SCALE	DRAWN BY	CHECKED BY
AS NOTED	MH	JJ R
PROJECT NO.	DATE	
2246	11/8/22	

DRAWING NO.
V-1
 1 OF 2

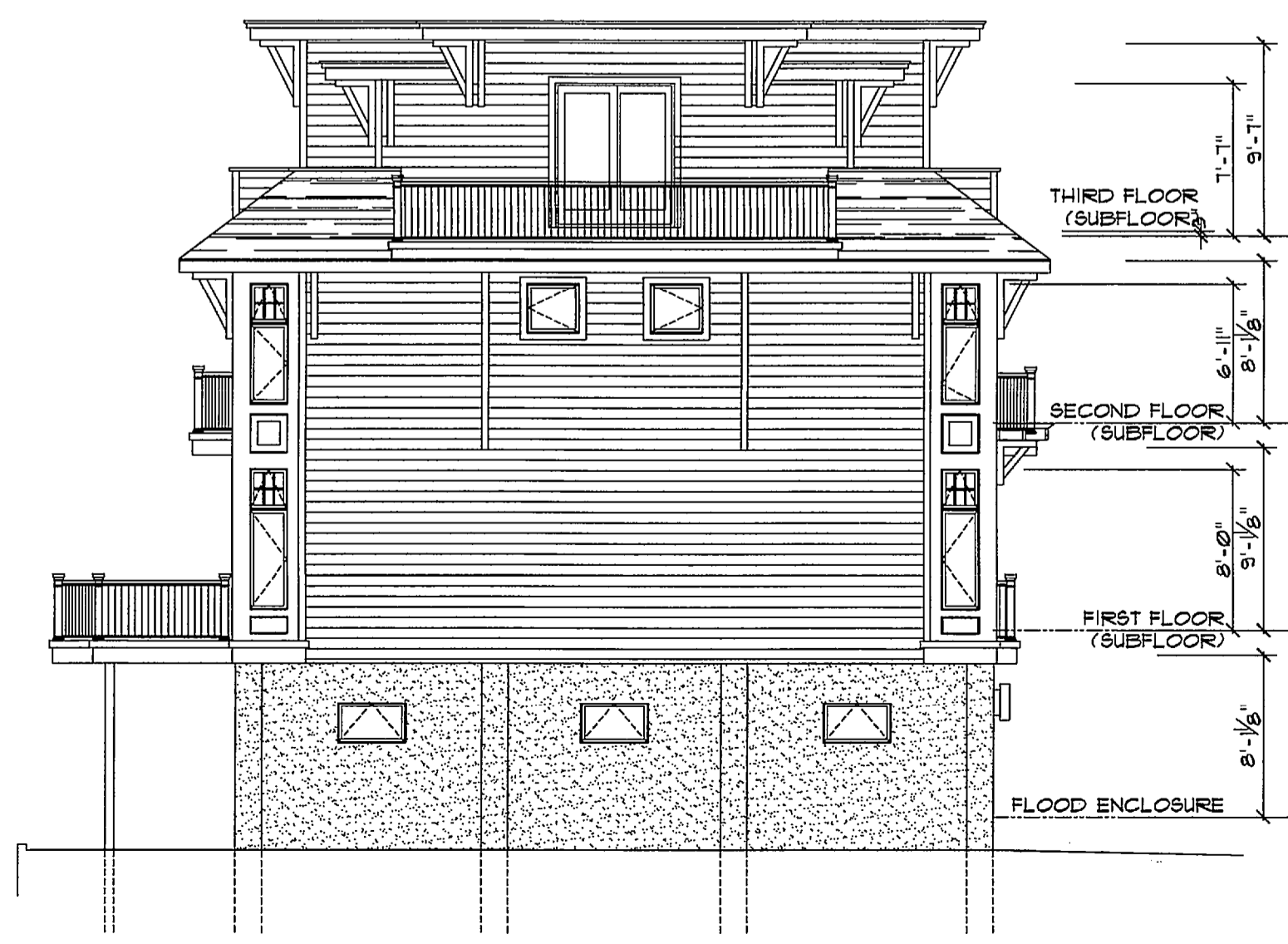
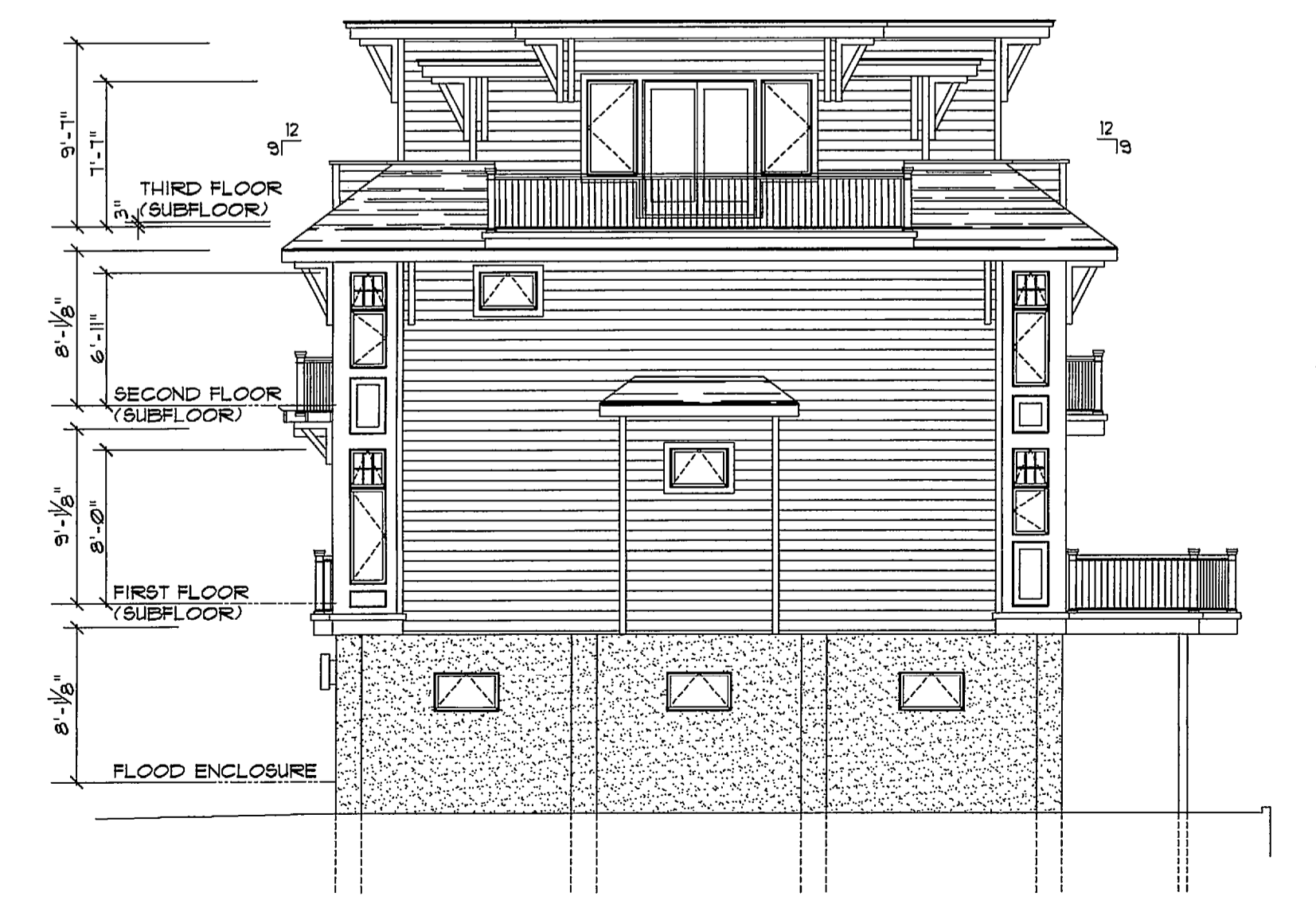
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AREA

GROUND LEVEL ENTRY	380 SF
GARAGE # 1	798 SF
GARAGE # 2	798 SF
FIRST FLOOR	1,914 SF
SECOND FLOOR	1,914 SF
THIRD FLOOR	1,340 SF
TOTAL	5,168 SF

FIRST FLOOR FRONT BALCONY	46 SF
FIRST FLOOR REAR DECK	438 SF
SECOND FLOOR FRONT BALCONY	76 SF
SECOND FLOOR REAR BALCONY	76 SF
THIRD FLOOR FRONT BALCONY	90 SF
THIRD FLOOR SIDE BALCONY	100 SF
THIRD FLOOR REAR BALCONY	90 SF
THIRD FLOOR UTILITY BALCONY	100 SF



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PROJECT TITLE
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 LOBIONDO RESIDENCE
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 SEA BRIGHT, NJ
 BLOCK-24 LOT-5

SUBJECT
 FLOOR PLANS
 ELEVATIONS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8.25.23	AREA	MH

SCALE	DRAWN BY	CHECKED BY
A5	MH	JJ Γ
NOTED	PROJECT NO.	DATE
	2246	11/8/22

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