

**KEY PLAN**

SCALE: N.T.S.

BLOCK-782 LOT-6

**EXISTING BUILDING COVERAGE**

DWELLING 2,266 SF / 4.22 %

**PROPOSED BUILDING COVERAGE**

DWELLING (LESS 76 SF) 2,190 SF  
ADDITION 1,976 SF  
4,166 SF / 7.76 %

**EXISTING LOT COVERAGE**

DWELLING 2,266 SF  
DRIVEWAY 2,800 SF  
5,066 SF / 9.43 %

**PROPOSED LOT COVERAGE**

DWELLING 4,166 SF  
DRIVEWAY 3,870 SF  
8,036 SF / 14.96 %

**EXISTING FLOOR AREA RATIO**

FIRST FLOOR 2,190 SF  
BASEMENT 1,558 SF  
3,748 SF / .10

**PROPOSED FLOOR AREA RATIO**

FIRST FLOOR 3,140 SF  
BASEMENT 2,228 SF  
5,368 SF / .10

**EXISTING BUILDING HEIGHT**

MEAN ROOF HEIGHT 89.60'  
GRADE PLANE 73.75'  
15.85' / 15'-10 3/16"

**PROPOSED BUILDING HEIGHT**

MEAN ROOF HEIGHT 94.60'  
GRADE PLANE 73.75'  
20.85' / 20'-10 3/16"

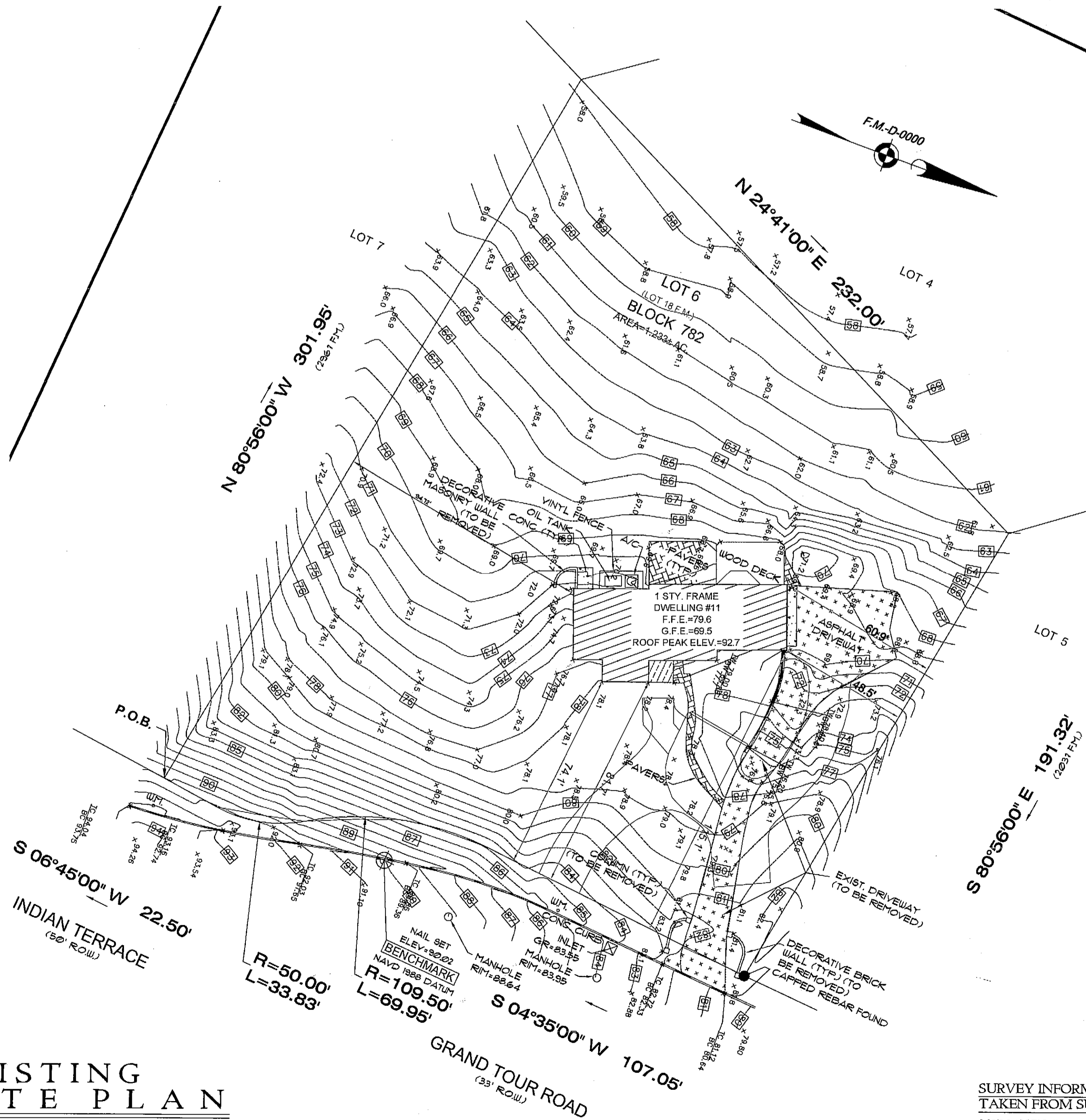
**ZONING DATA**

11 GRAND TOUR ROAD  
BLOCK-782 LOT-6  
ZONE- R102

	REQUIRED	EXISTING	PROPOSED
LOT AREA	110,000 SF	* 53,709.48 SF	N/C
LOT FRONTAGE	250'	* 233.33'	N/C
FY9B	75'	* 74'	N/C
SY9B	40'	48.5' / 12.75'	N/C
RY9B	15'	* 12.85' (DWELL.) * 63.88' (DECK)	N/C ** N/C (SCREENED PORCH)
BC	8%	22.66 SF / 4.22 %	41.66 SF / 7.76 %
LC	15%	5,066 SF / 9.43 %	8,036 SF / 14.96 %
BH	2 1/2 / 35'	2 / 15'-10 3/16"	2 / 20'-10 3/16"

F.A. (MIN)	1500 SF / 2,000 SF	2,190 SF	3,140 SF
F.A. (MAX)	10,000 SF	2,190 SF	3,140 SF
F.A.R.	.01	.01	** .10

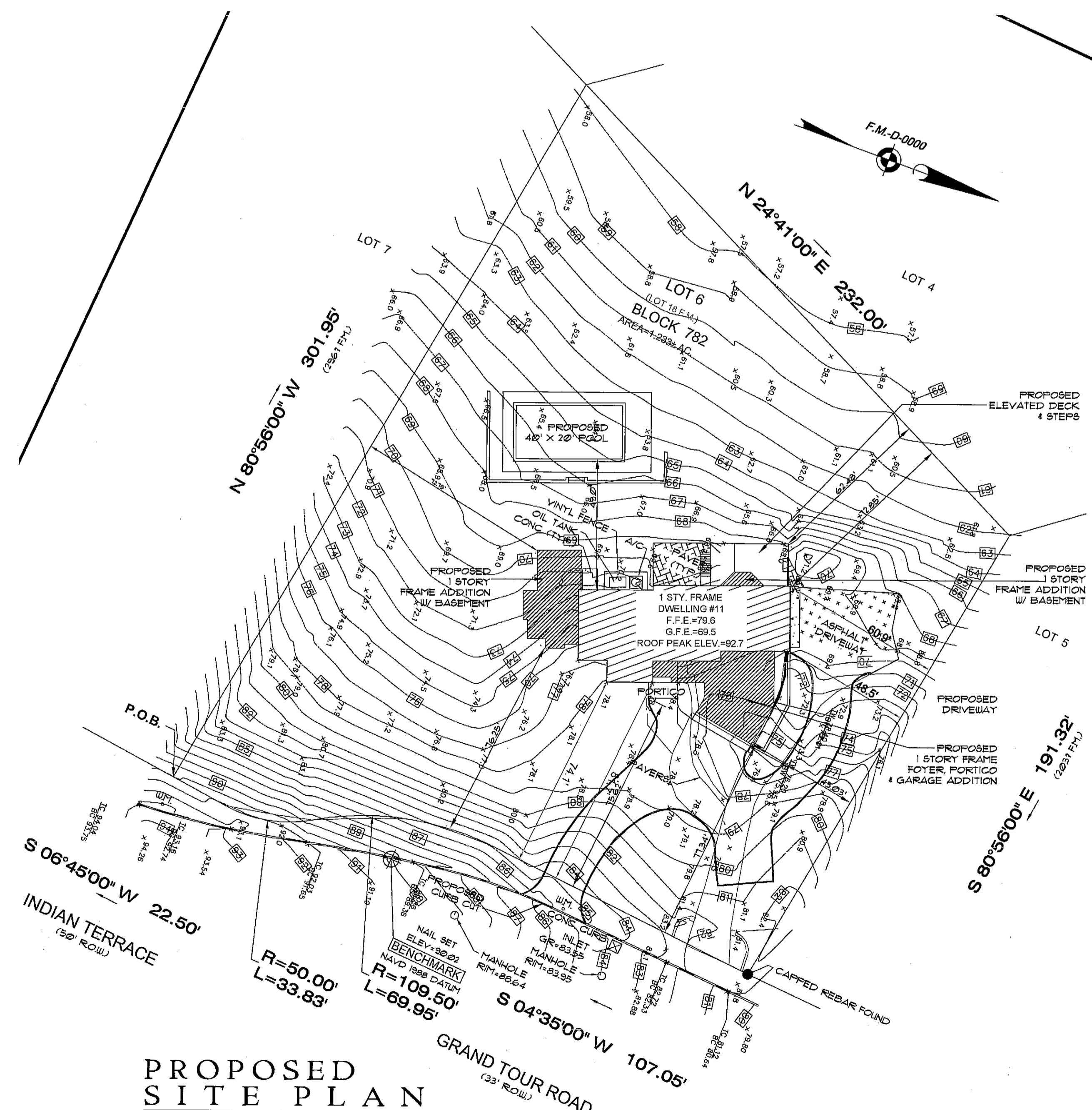
N/C - NO CHANGE  
\* - EXISTING NON-CONFORMITIES  
\*\* - VARIANCE NEEDED  
⊗ - UNDERSIZED LOT R-45 FOR COVERAGES



**EXISTING SITE PLAN**

SCALE: 1" = 30'-0"

SURVEY INFORMATION  
TAKEN FROM SURVEY BY:  
MORGAN ENGINEERING & SURVEYING  
PO BOX 5232  
TOMS RIVER, NJ 08754  
(732) 270-9690  
DATE: 7-19-21



**PROPOSED SITE PLAN**

SCALE: 1" = 30'-0"

**JJ** JEREMIAH J. REGAN, A.I.A.  
ARCHITECT  
147 BRIGHTON AVENUE • 2ND FLR • LONG BRANCH • N.J. • 07740  
PH: (732) 870-2977 • FAX: (732) 870-1213 • EMAIL: jeremiahregan@aol.com  
NEW JERSEY LIC #A1-00726  
MARYLAND LIC #880-A

PROJECT TITLE  
ADDITION • ALTERATION  
HEAL RESIDENCE  
11 GRAND TOUR ROAD  
LOCUST, NJ  
BLOCK-782 LOT-6

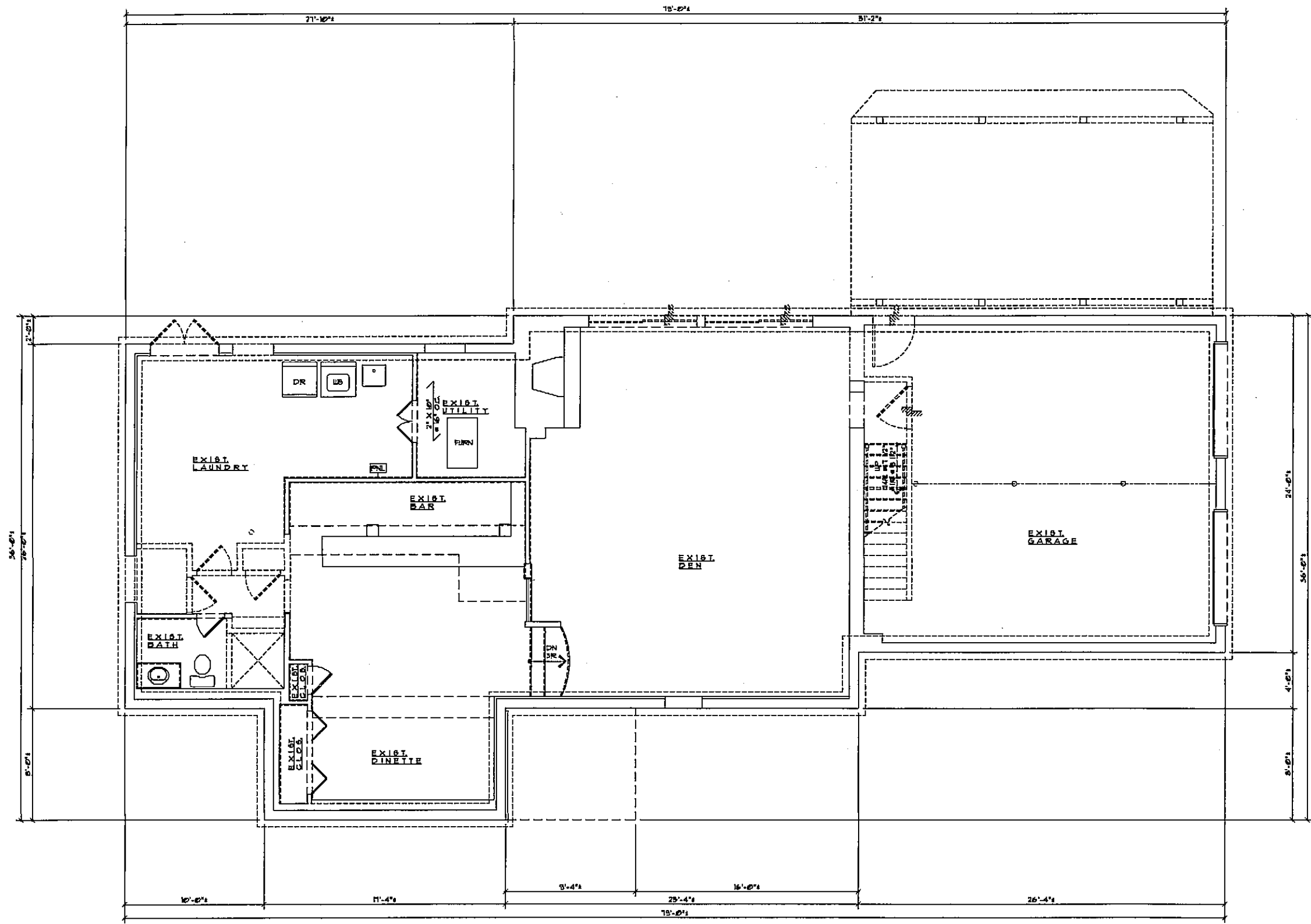
SUBJECT  
SITE PLAN  
ZONING DATA

REVISIONS

NO.	DATE	DESCRIPTION	BY

SCALE AS NOTED  
DRAWN BY MH  
CHECKED BY JJR  
PROJECT NO. 2141  
DATE 10/22/21  
DRAWING NO. V-1  
1 OF 3

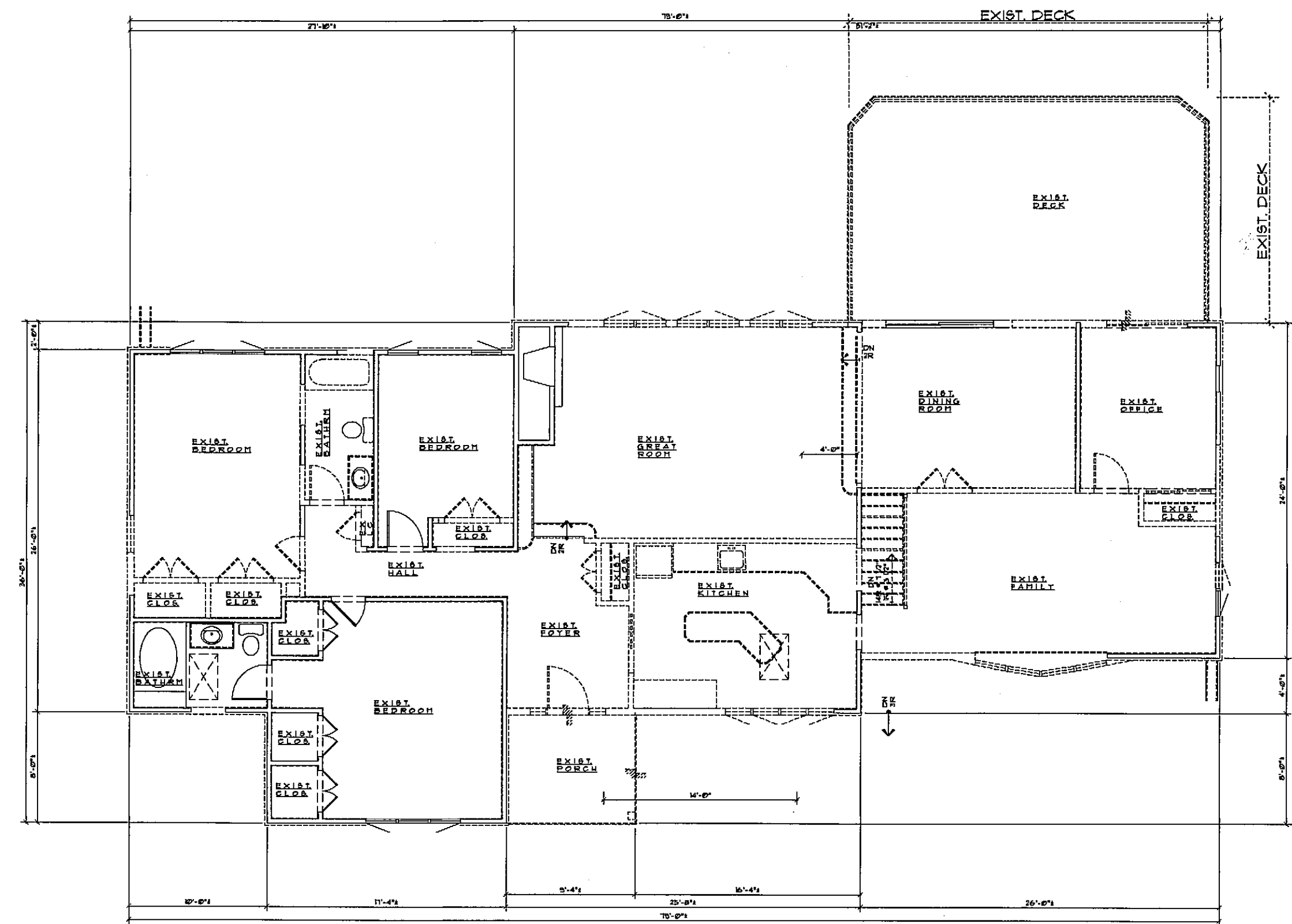
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**EXISTING FOUNDATION PLAN**

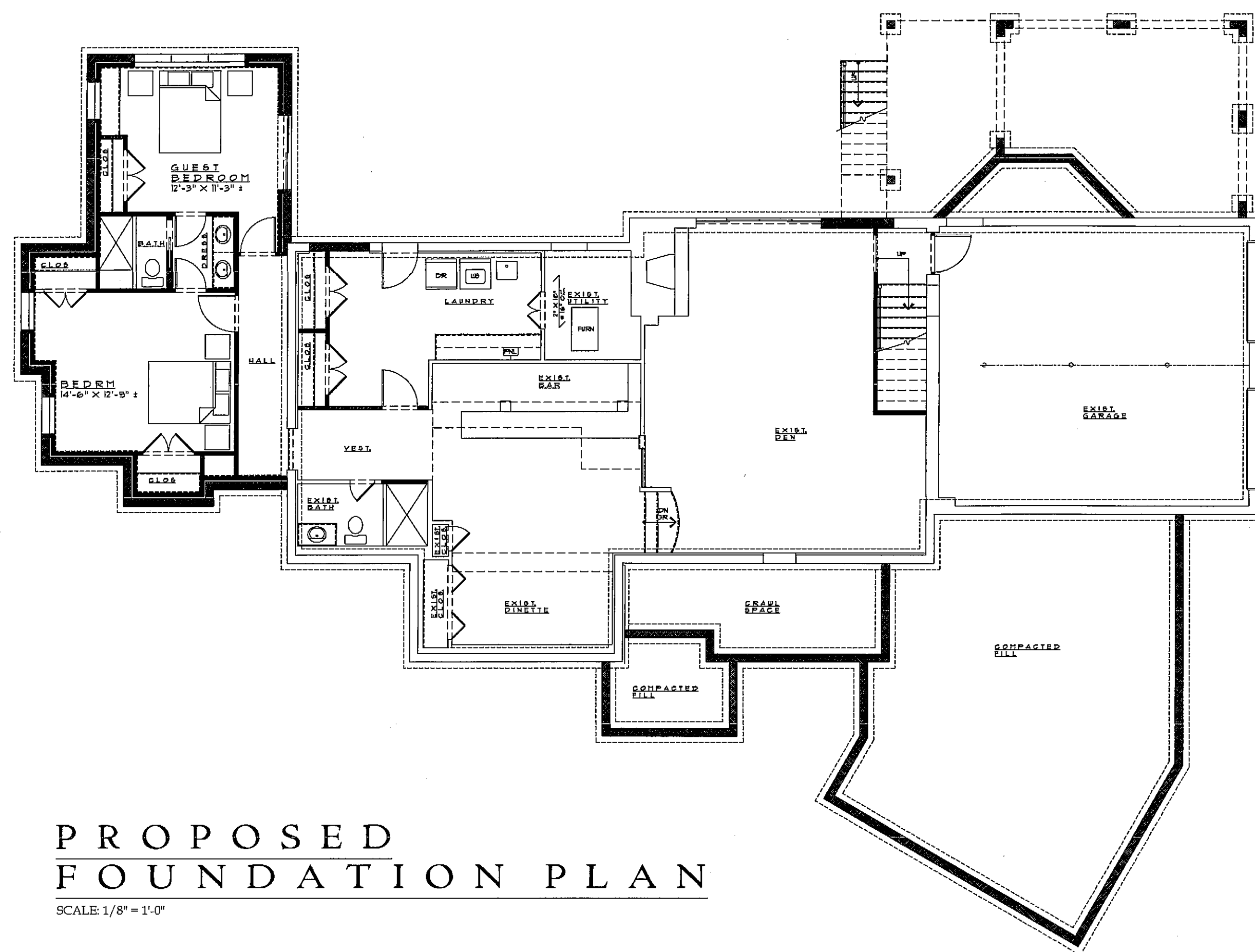
SCALE 1/8" = 1'-0"

<b>EXISTING BUILDING COVERAGE</b>	
EXIST. FIRST FLOOR	2,190 SF
FIRST FLOOR ADDITION	950 SF
	3,140 SF
<b>EXIST. BASEMENT</b>	
BASEMENT ADDITION	1,558 SF
	670 SF
	2,228 SF
<b>EXIST. GARAGE</b>	
GARAGE ADDITION	632 SF
CRAWL SPACE ADDITION	686 SF
FRONT PORCH ADDITION	280 SF
SCREEN PORCH ADDITION	78 SF
REAR DECK / STEPS ADDITION	262 SF
	130 SF / 56 SF



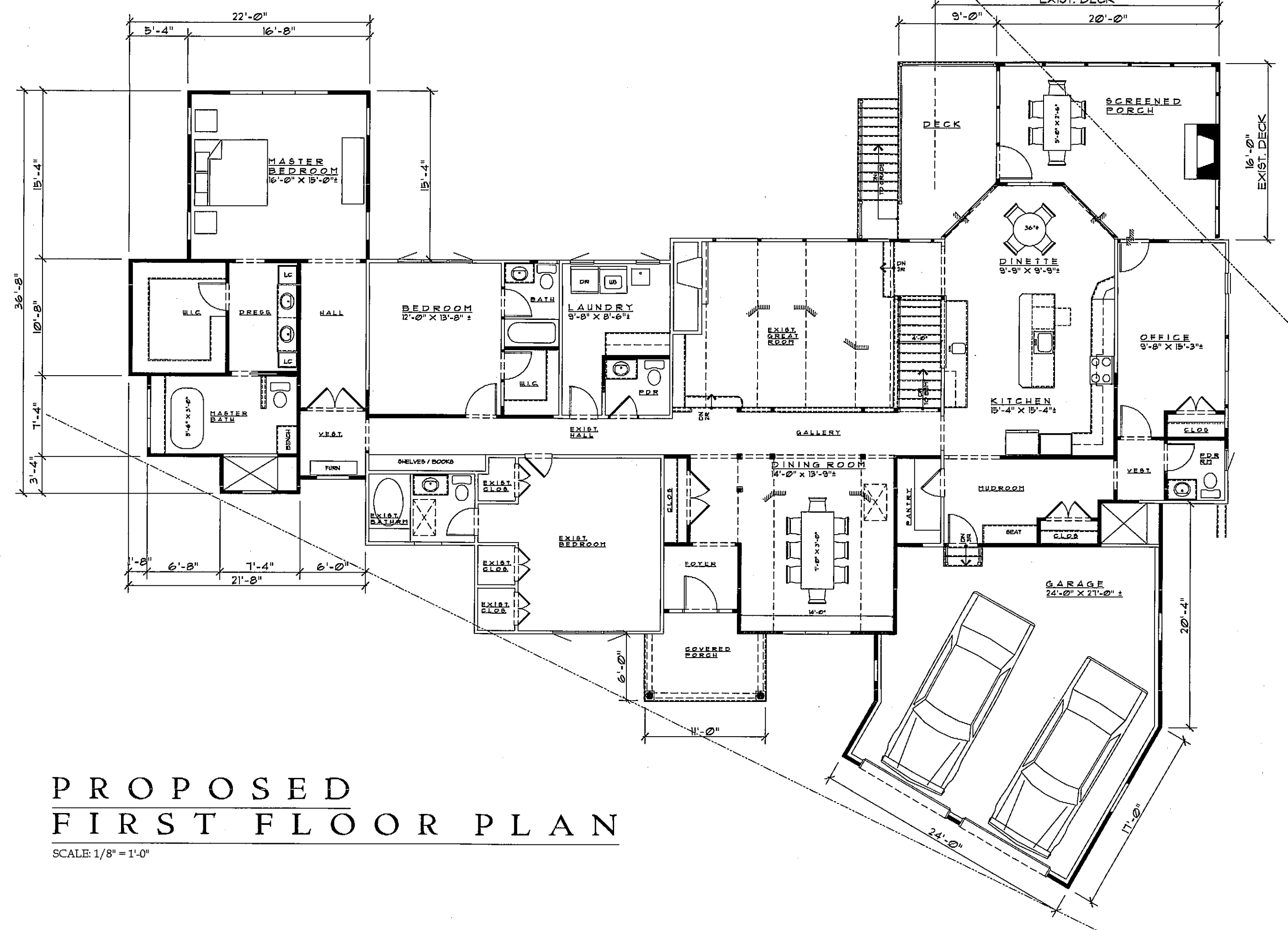
**EXISTING FIRST FLOOR PLAN**

SCALE 1/8" = 1'-0"



**PROPOSED FOUNDATION PLAN**

SCALE 1/8" = 1'-0"



**PROPOSED FIRST FLOOR PLAN**

SCALE 1/8" = 1'-0"

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 MARYLAND LIC #860-A

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 ADDITION • ALTERATION  
 HEAL RESIDENCE  
 11 GRAND TOUR ROAD  
 LOCUST, NJ  
 BLOCK-782 LOT-6

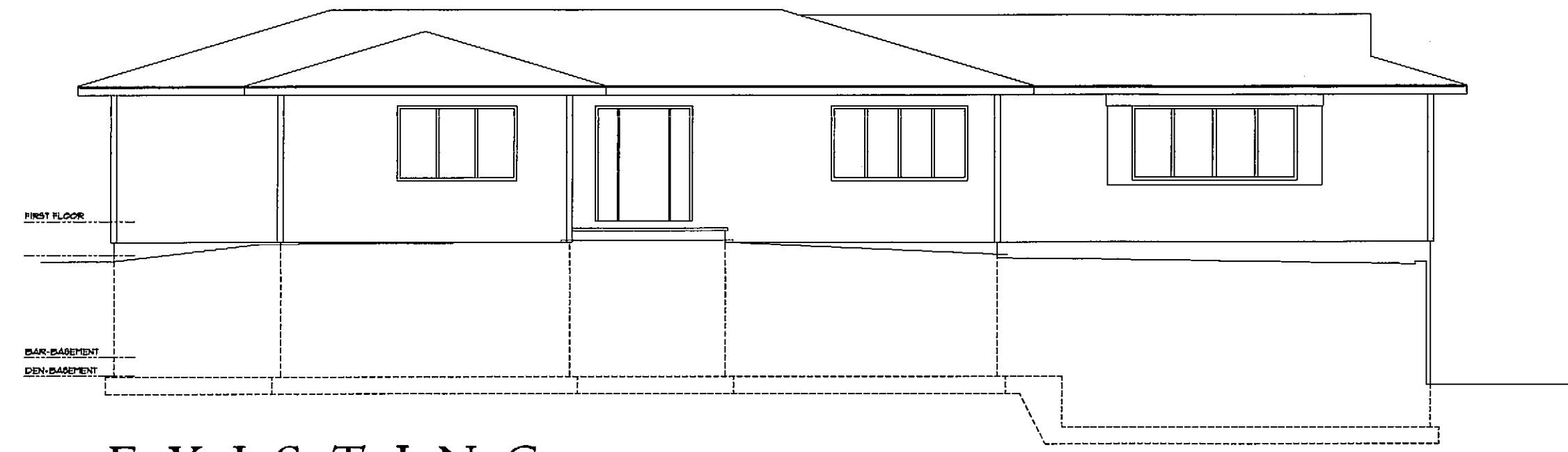
SUBJECT  
 EXIST. & PROPOSED  
 FLOOR PLANS

REVISIONS			
NO.	DATE	DESCRIPTION	BY

SCALE AS NOTED	DRAWN BY MH	CHECKED BY JJ
PROJECT NO. 2141	DATE 10/22/21	

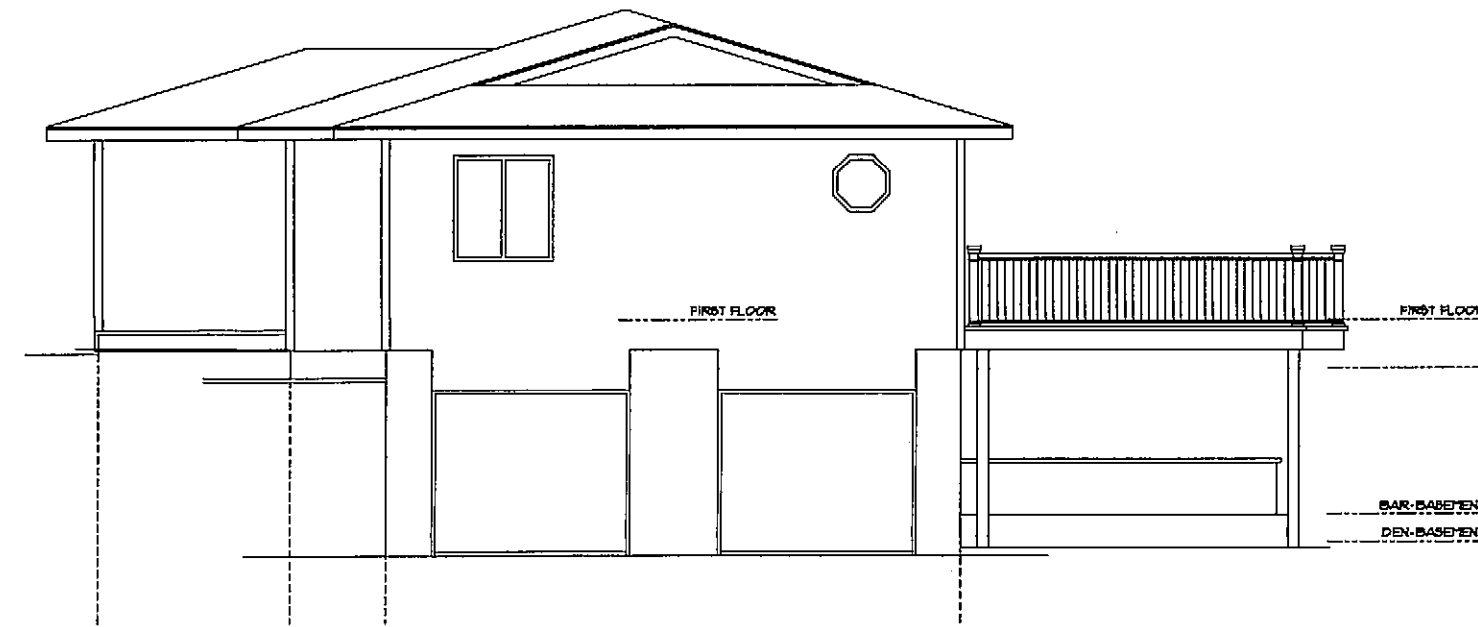
DRAWING NO. **V-2**  
 2 OF 3

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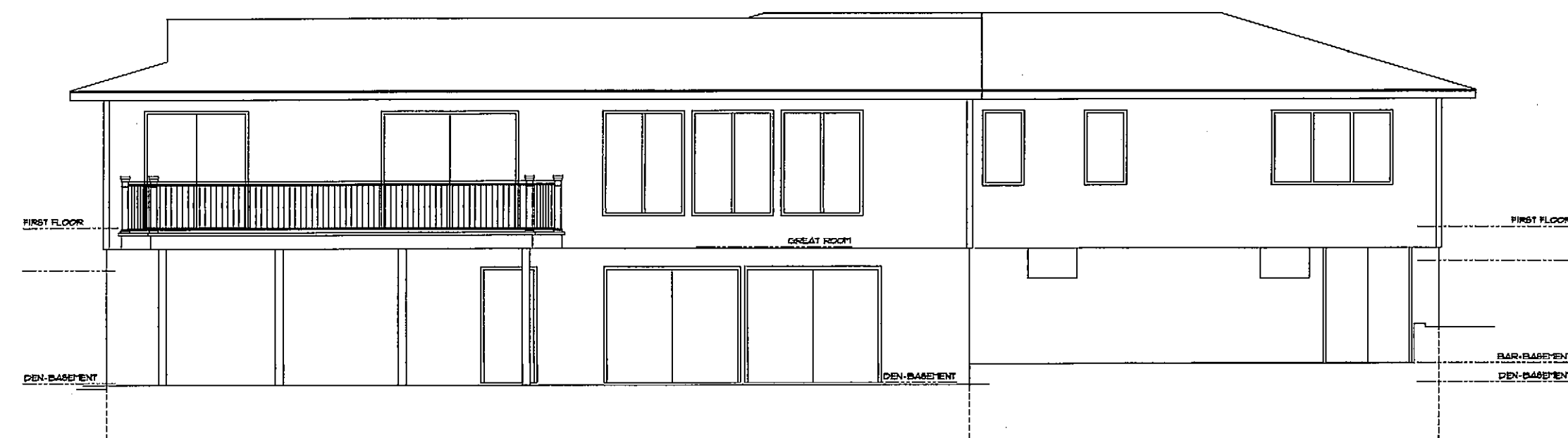
EXISTING  
FRONT ELEVATION

SCALE 1/8" = 1'-0"



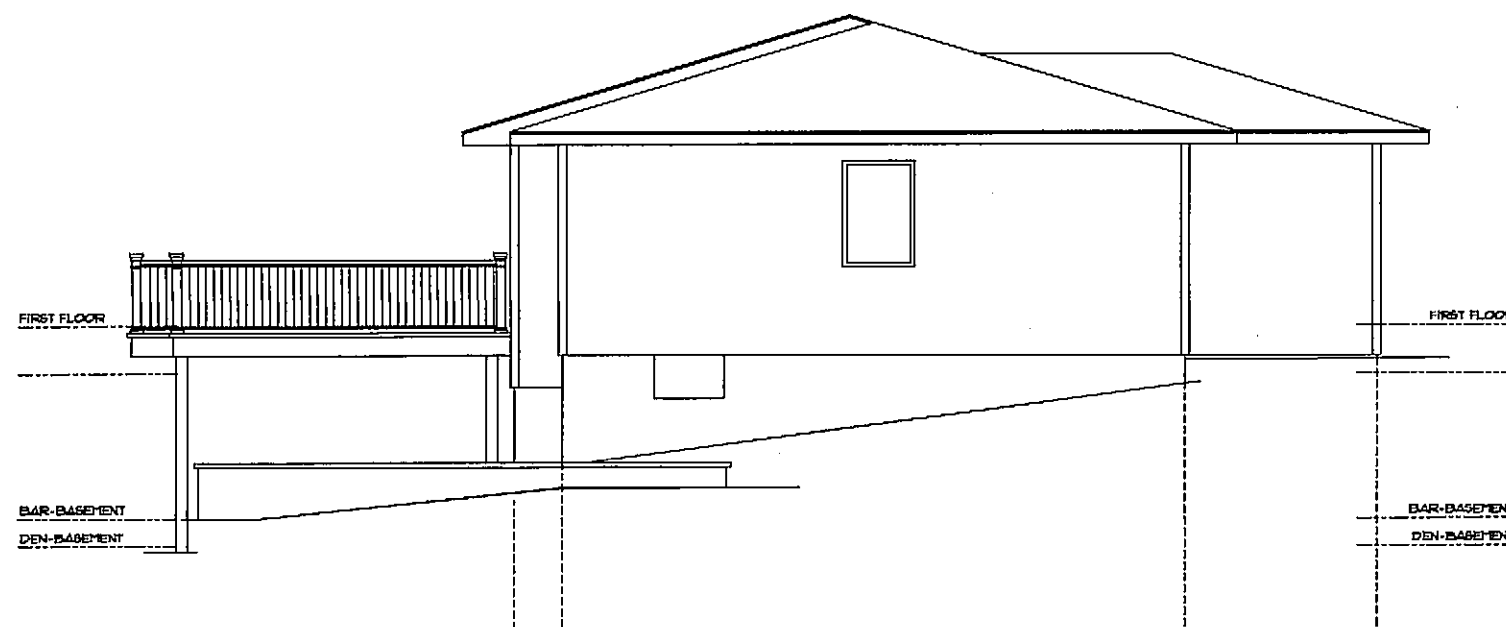
EXISTING  
RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



EXISTING  
REAR ELEVATION

SCALE 1/8" = 1'-0"



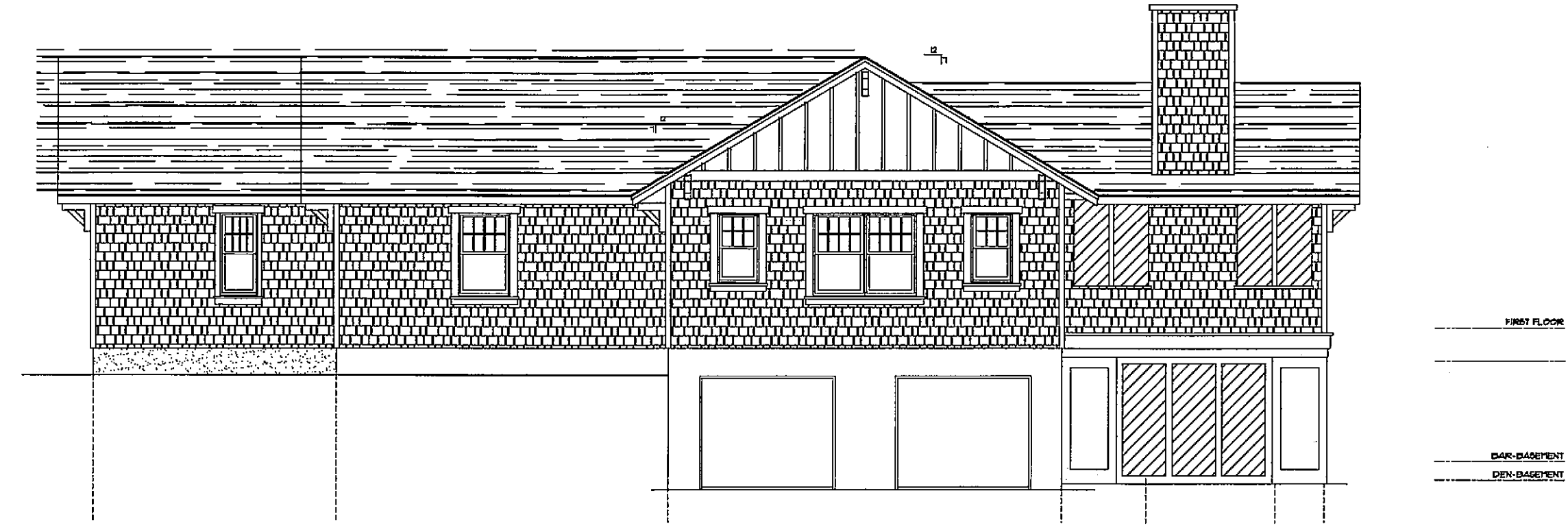
EXISTING  
LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED  
FRONT ELEVATION

SCALE 1/8" = 1'-0"



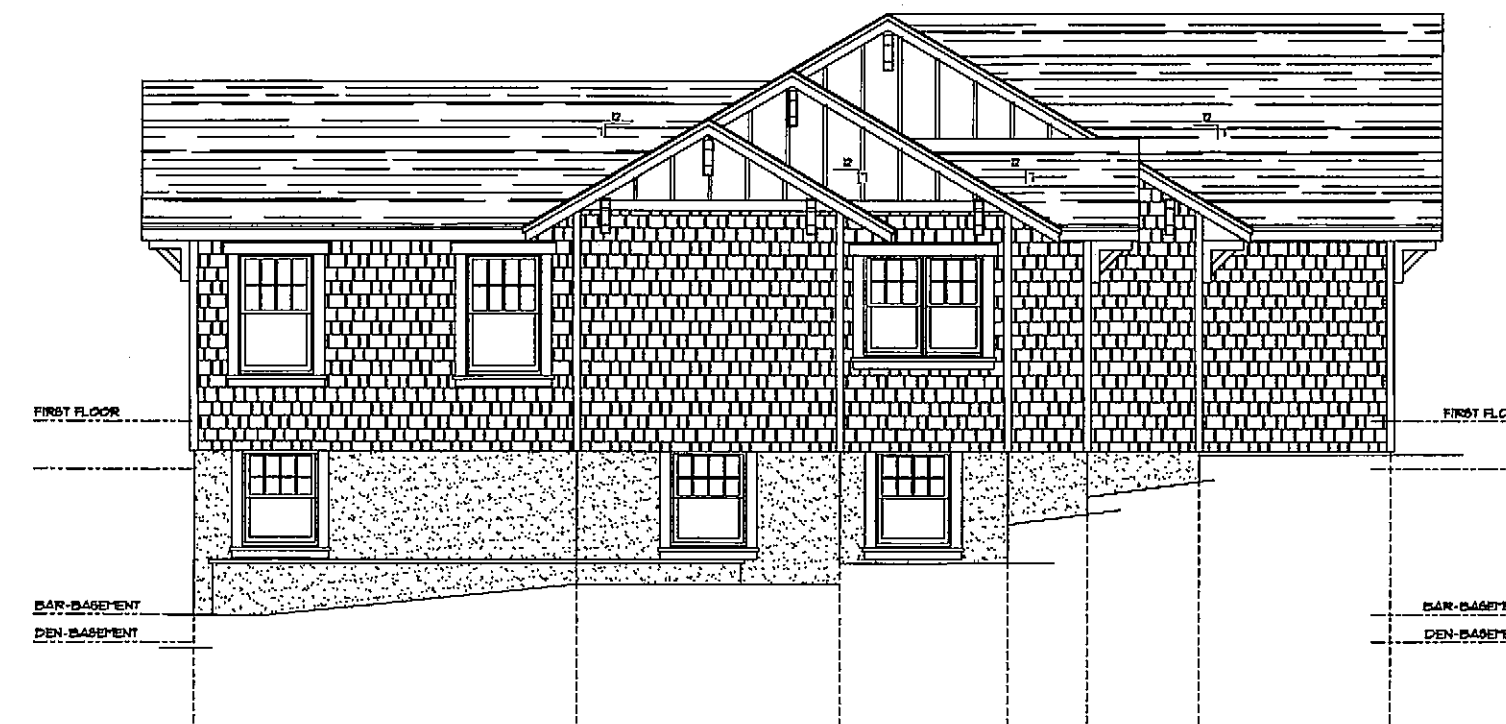
PROPOSED  
RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED  
REAR ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED  
LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"

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ARCHITECT

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PROJECT TITLE  
ADDITION • ALTERATION  
HEAL RESIDENCE

11 GRAND TOUR ROAD  
LOCUST, NJ  
BLOCK-782 LOT-6

SUBJECT

EXIST. & PROPOSED  
ELEVATIONS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	9-7-22	-SIDING & BRICK	MH

SCALE	DRAWN BY	CHECKED BY
AS NOTED	MH	JJR

PROJECT NO.	DATE
2141	10/22/21

DRAWING NO.

V-3

3 OF 3

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