



* RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY. ARCHITECTURAL DRAWINGS AND SPECIFICATIONS SHALL BE REFERENCED FOR FINAL DESIGN AND MATERIAL SELECTIONS*

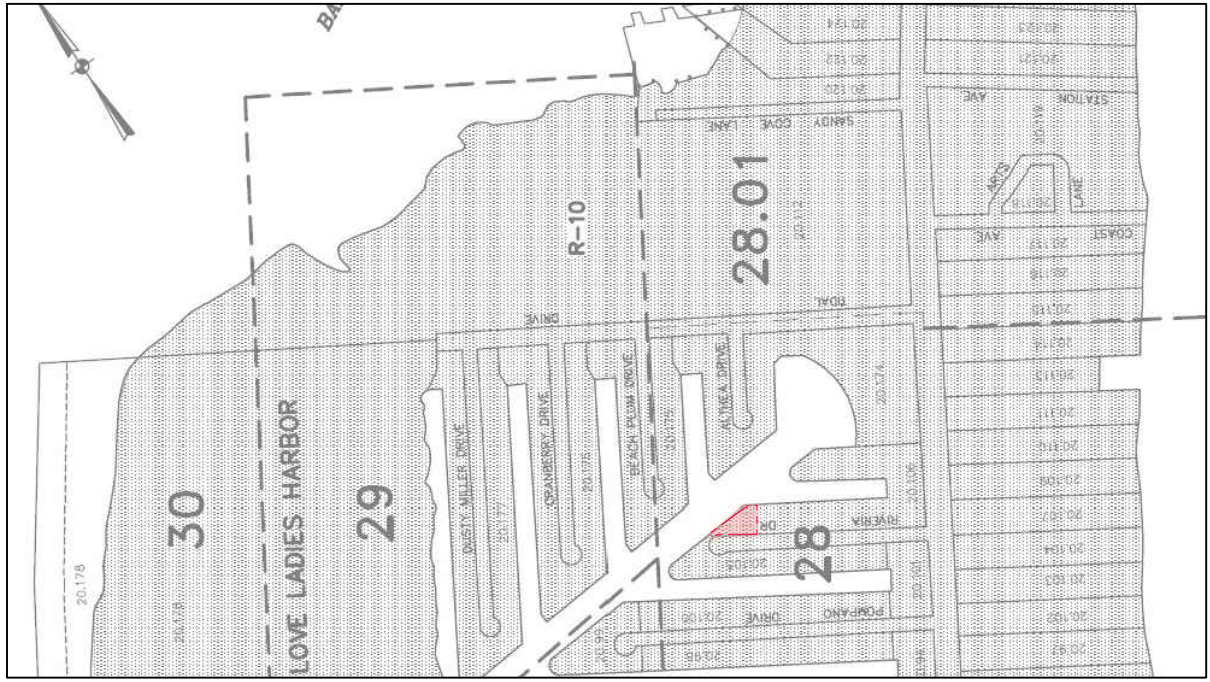
PRIVATE RESIDENCE

286 RIVIERA DRIVE - LONG BEACH TOWNSHIP, NEW JERSEY

◆ ISSUE FOR VARIANCE ◆



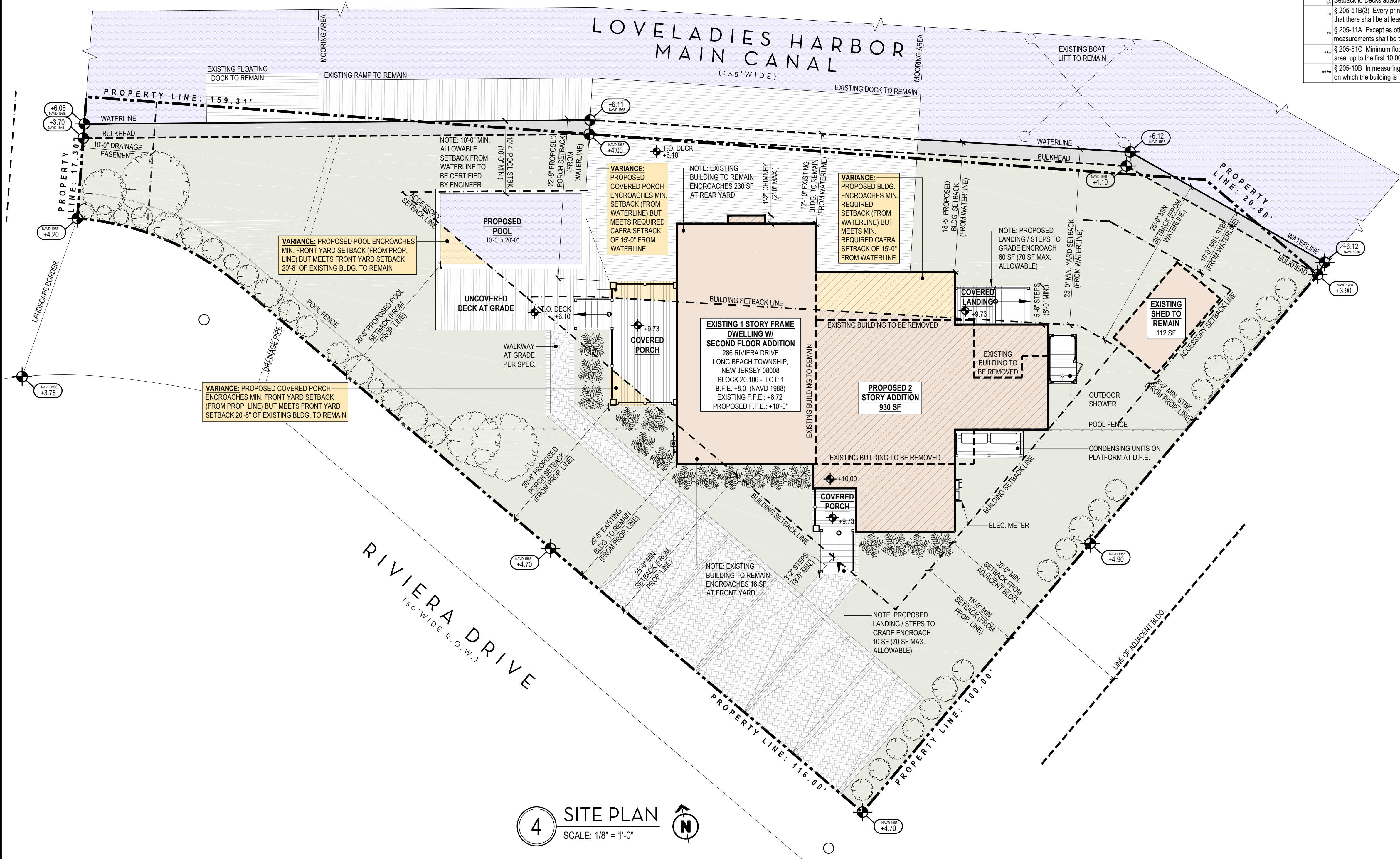
1 FEMA MAP
REFERENCE ONLY



2 ZONING MAP
REFERENCE ONLY



3 AERIAL IMAGE
REFERENCE ONLY



4 SITE PLAN
SCALE: 1/8" = 1'-0"

ZONING CONFORMANCE SCHEDULE - R-10						
286 RIVIERA DRIVE, BEACH HAVEN - TOWNSHIP OF LONG BEACH, NEW JERSEY						
BLOCK 20.106 - LOT 1						
FEMA ZONE AE (B.F.E.: + 8' NAVD 1988) - MAP ID: 34029C0507F						
NO.	ITEM	PERMITTED	EXISTING	PROPOSED	VARIANCE?	NOTES
1.	Lot Description					
a.	Use	R-10	R-10	R-10	NO	
b.	Minimum Lot Area	10,000 sf	8,998 sf	8,998 sf	NO	existing non-conforming
c.	Upland Lot Area	n/a	8,894 sf	8,894 sf	NO	utilized for site calculations
2.	Principal Building & Lot Requirements					
a.	Front Yard Setback - Riviera Drive @ Existing Bldg.	25'-0" min.	20'-8"	20'-8"	NO	existing non-conforming
b.	Front Yard Setback - Riviera Drive @ Proposed Bldg.	25'-0" min.	n/a	25'-10"	NO	
c.	Front Yard Setback - Riviera Drive @ Proposed Porch	25'-0" min.	n/a	20'-8"	YES	matches 20'-8" setback at existing bldg.
d.	Side Yard Setback - East	15'-0" min.**	15'-0"	15'-0"	NO	meets 30'-0" min. from adjacent building
e.	Side Yard Setback - West	15'-0" min.**	8'-4"	7'-5"	NO	from property line, excludes easement
f.	Rear Yard Setback - Loveladies Harbor @ Existing Building	25'-0" min.	12'-10"	12'-10"	NO	from waterline, existing non-conforming
g.	Rear Yard Setback - Loveladies Harbor @ Proposed Bldg.	25'-0" min.	n/a	18'-5"	YES	from waterline, meets 15'-0" CAFRA stbk
h.	Rear Yard Setback - Loveladies Harbor @ Proposed Porch	25'-0" min.	n/a	22'-8"	YES	from waterline, meets 15'-0" CAFRA stbk
i.	Maximum Building Height	34'-0"****	20'-0"	32'-11"	NO	from average crown of road
j.	Minimum Floor Area	900 sft***	1,220 sf	1,564	NO	% of upland lot area
k.	Maximum Building Coverage	25.0% (2,224 sf)	14.8% (1,332 sf)	19.5% (1,730 sf)	NO	% of upland lot area, includes accessory
l.	Maximum Lot Coverage (Impervious)	75.0% (6,670 sf)	28.2% (2,511 sf)	48.8% (4,341 sf)	NO	% of upland lot area
3.	Parking and Access					
a.	Off-Street Parking	2	2	5	NO	surface parking (9' x 18' spaces)
4.	Accessory Building Requirements					
a.	Front Yard Setback (Riviera Drive)	25'-0" min.	n/a	n/a	NO	
b.	Side Yard Setback (East)	8'-0" min.	9'-3"	8'-4"	NO	
c.	Rear Yard Setback (Loveladies Harbor)	10'-0" min.	13'-2"	10'-4"	NO	
d.	Setback from Principal Structure	5'-0" min.	6'-0"	9'-3"	NO	
e.	Accessory Building Max. Size	100 sf	112 sf	112 sf	NO	existing non-conforming
f.	Accessory Building Max. Height	10'-0"	10'-0"	10'-0"	NO	
5.	Pool Requirements					
a.	Front Yard Setback (Riviera Drive)	25'-0" min.	n/a	20'-8"	YES	matches 20'-8" setback at existing bldg.
b.	Side Yard Setback (West)	8'-0" min.	n/a	5'-10"	NO	
c.	Side Yard Setback	8'-0" min.	n/a	n/a	NO	
d.	Rear Yard Setback (Loveladies Harbor)	10'-0" min.	n/a	10'-4"	NO	from waterline w/ engineer certification
e.	Setback to Decks attached to Principal Structure	5'-0" min.	n/a	4'-7"	NO	allowable w/ engineer certification
... \$ 205-51B(3) Every principal building shall be provided with two side yards totaling 30 feet in width, the minimum width of one side yard being not less than 10 feet and further provided that there shall be at least 30 feet between two adjacent houses						
... \$ 205-11A Except as otherwise set forth herein, in all sections of the Long Beach Township, when measuring setback requirements for front yard, rear yard, and side yard, the measurements shall be taken from the property lines and from any easement line existing on said lot exclusive of walkway, utility, and drainage easements.						
... \$ 205-51C Minimum floor area of residential buildings... every new dwelling unit shall have a minimum living space on the first floor of nine square feet for every 100 square feet of lot area, up to the first 10,000 square feet of lot, said living space to be exclusive of porches, garages and accessory structures.						
... \$ 205-10B In measuring the building height to determine a conformity with this subsection, the measurement shall be taken from the crown of road or easement or finished grade of the lot on which the building is located, with a maximum grade elevation of five feet M.S.L.						

GENERAL NOTES

- Do not scale prints.
- All dimensions are to face of framing. Field verify and report all discrepancies to architect.
- Please refer to the **Architectural Specifications Book** for detailed material information and additional notes.
- Please refer to **Structural Drawings** regarding all framing, fastening, concrete, and pile specifications and information.
- No drywall permitted below base floor elevation. Use preservative treated plywood at walls below B.F.E. and/or replace drywall with cement board at fire rated walls below B.F.E.
- Ground foundation re-bar to the electrical system.
- Where floor/ceiling assemblies are required to have minimum 1-hour fire-resistance rating: recessed fixtures shall be installed such that the required fire resistance will not be reduced. All recessed fixtures to receive UL-rated fixture protection cover by Tenna or equal. If 5/8" gyp boxes are constructed as fixture protection covers, all joints must receive fire-rated caulk. An allowable max of 1 square inch wire penetration at top must receive fire-rated caulk.
- Finished interior grade or slab elevation at crawlspaces must be above adjacent exterior grade.
- All utilities are to run underground from nearest existing location.
- Contractor shall use a licensed land surveyor to stake out foundation. Verify all building dimensions and compliance with yard setbacks prior to installation of piles or foundation work.
- Contractor shall verify all existing benchmark elevations and average grade prior to installation of foundation. Contractor shall notify Architect of any discrepancy between actual conditions and the drawings.
- Contractor shall obtain and verify compliance of as-built survey (including ridge height) at framing completion.
- This site plan was prepared with information provided by Eric Glasser, N.J. Land Surveyor License No. 43222 and dated Jan. 18, 2023.
- Provide minimum .5% to 1% slope across length of site toward street in order to provide positive drainage to street. At no point should new grading allow water to drain onto adjacent properties.
- Verify T.O.C. elevation & average grade prior to installation of foundation. Notify architect of any discrepancy between actual condition & the drawings.
- See foundation plan for property line to face of block dimensions.

VARIANCE APPLICATION NOTES

- Owner/Applicant: Christine & John McLaughlin
- The site is in the R-10 residential conforming use.
- Construction type: 5B, two-story
- Existing Lot 1, Block 20.106, shown as per the Survey prepared by Eric Glasser, N.J. Land Surveyor License No. 43222 and dated Jan. 18, 2023.
- Lot is located in Flood Zone AE (Base Elev. +8.0') per F.E.M.A. MAP ID 34029C0507F.
- All floor areas of existing building to remain shall be raised to elevation 9'-0" (B.F.E. 8'-0" + 1'-0") minimum.
- Applicant proposes to expand existing 1-story framed dwelling w/ 2-story framed addition
- Project expansion exceeds the existing building coverage by 398 SF (400 SF max. as eligible through Permit-by-rule).
- Project assumes the land area fronting the body of water (Loveladies Harbor) as the rear yard of the property per the definition of "Yard, Front" as taken from Article I of the Township of Long Beach, NJ Zoning Ordinance.
- Per 205-11C, setbacks have been taken from the waterline (Loveladies Harbor), not the property line.
- Project proposes a pool in the yard fronting Riviera Drive per Ordinance 205-5 A, stating that pools shall be permitted in the front yard of properties immediately adjacent to the ocean, bay or lagoon, provided that such structure complies with all other zoning ordinances & setback requirements
- A variance is requested for the following:
 - 205-51B(4)** Minimum rear yard setback per zoning district R-10 is 25'-0" from any rear lot line. The proposed rear yard setback (at the principal structure) is 18'-5" from the waterline - which exceeds the 10'-0" minimum required setback from the waterline per 205-11C(1) & exceeds the 15'-0" minimum required CAFRA setback.
 - 205-51B(2)** Minimum front yard setback per zoning district R-10 is 25'-0" from the street line. The proposed front yard setback (at the covered porch addition) is 20'-8" from the front property line - which matches that of the existing nonconforming structure to remain.
 - 205-51B(2)** Minimum front yard setback per zoning district R-10 is 25'-0" from the street line. The proposed front yard setback (at the pool) is 20'-8" from the front property line - which matches that of the existing nonconforming structure to remain.

MUNICIPAL ZONING BOARD APPROVAL

PURSUANT TO THE MUNICIPAL LAND USE LAW (1975) OF THE STATE OF NEW JERSEY, AND THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, THIS PLAT IS APPROVED BY THE PLANNING BOARD OF THE SAID MUNICIPALITY.

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

ASHER
SLAUNWHITE
ARCHITECTS

ASHER SLAUNWHITE ARCHITECTS, LLC
WWW.ASHERARCHITECTS.COM
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TEL 215-576-1413 FAX 215-576-0879
9723 SECOND AVENUE, STONE HARBOR, NJ 08247
TEL 609-368-1411 FAX 609-368-0099

PRIVATE RESIDENCE
286 Riviera Drive, Long Beach Township, New Jersey
SHEET TITLE:
SITE PLAN, DETAILS & ZONING DATA
(ISSUE FOR VARIANCE)

Project:
Sheet Title:
286 Riviera Drive, Long Beach Township, New Jersey
NJ REG 11774
PA REG 013728

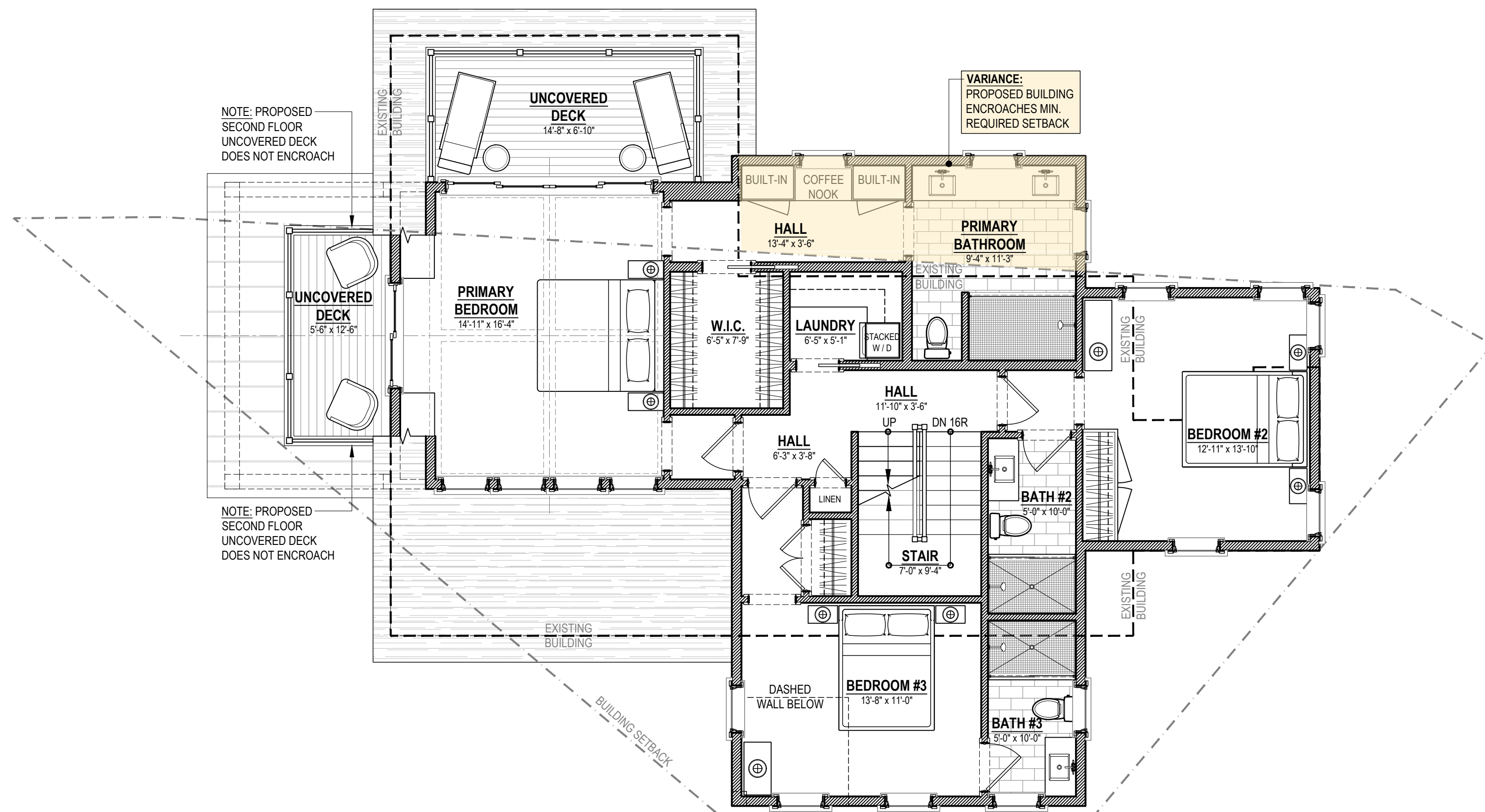
Revision Date:

Issue Date:
FEB. 10, 2023
Drawn by: Initials
MA, WF

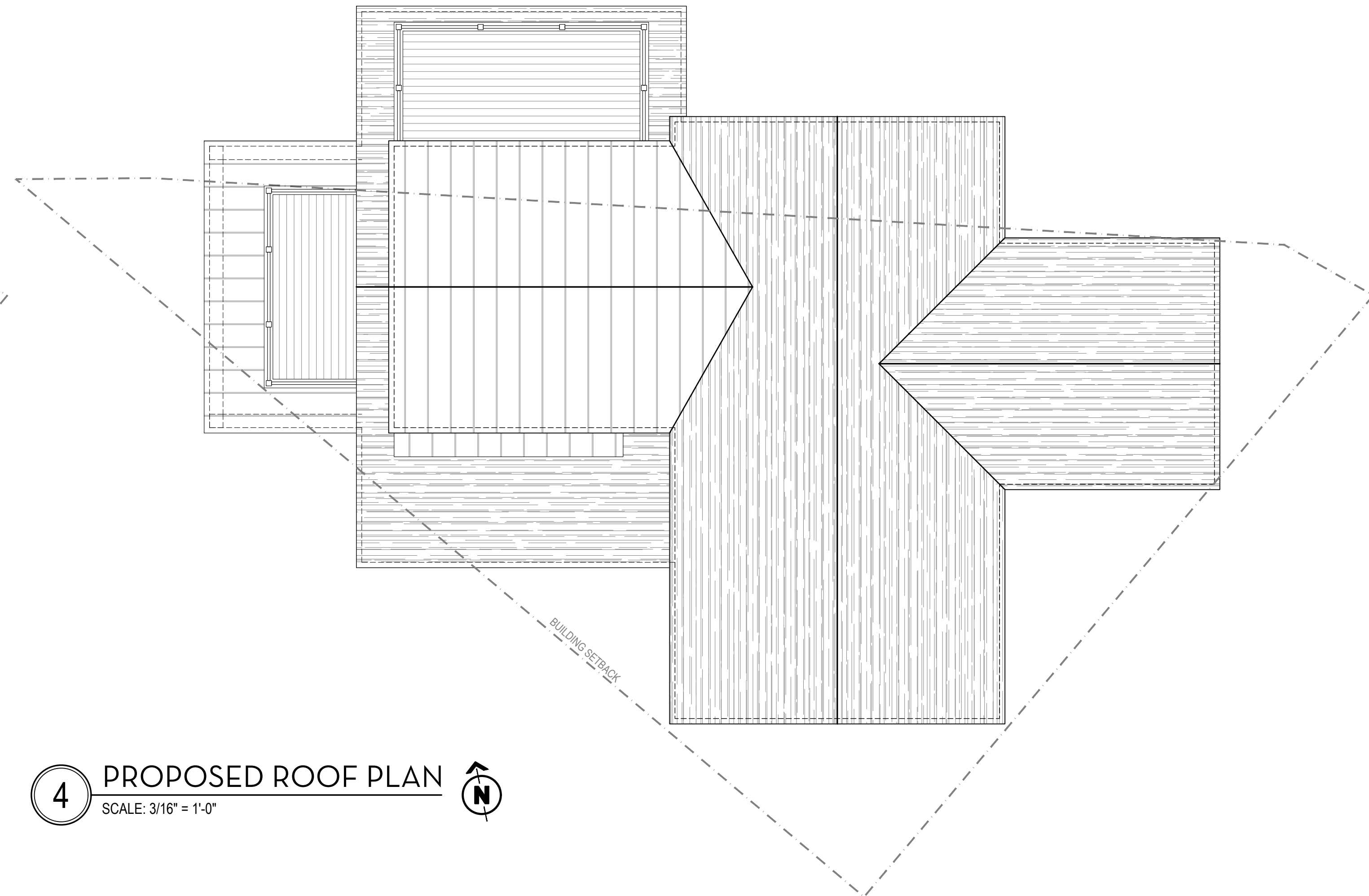
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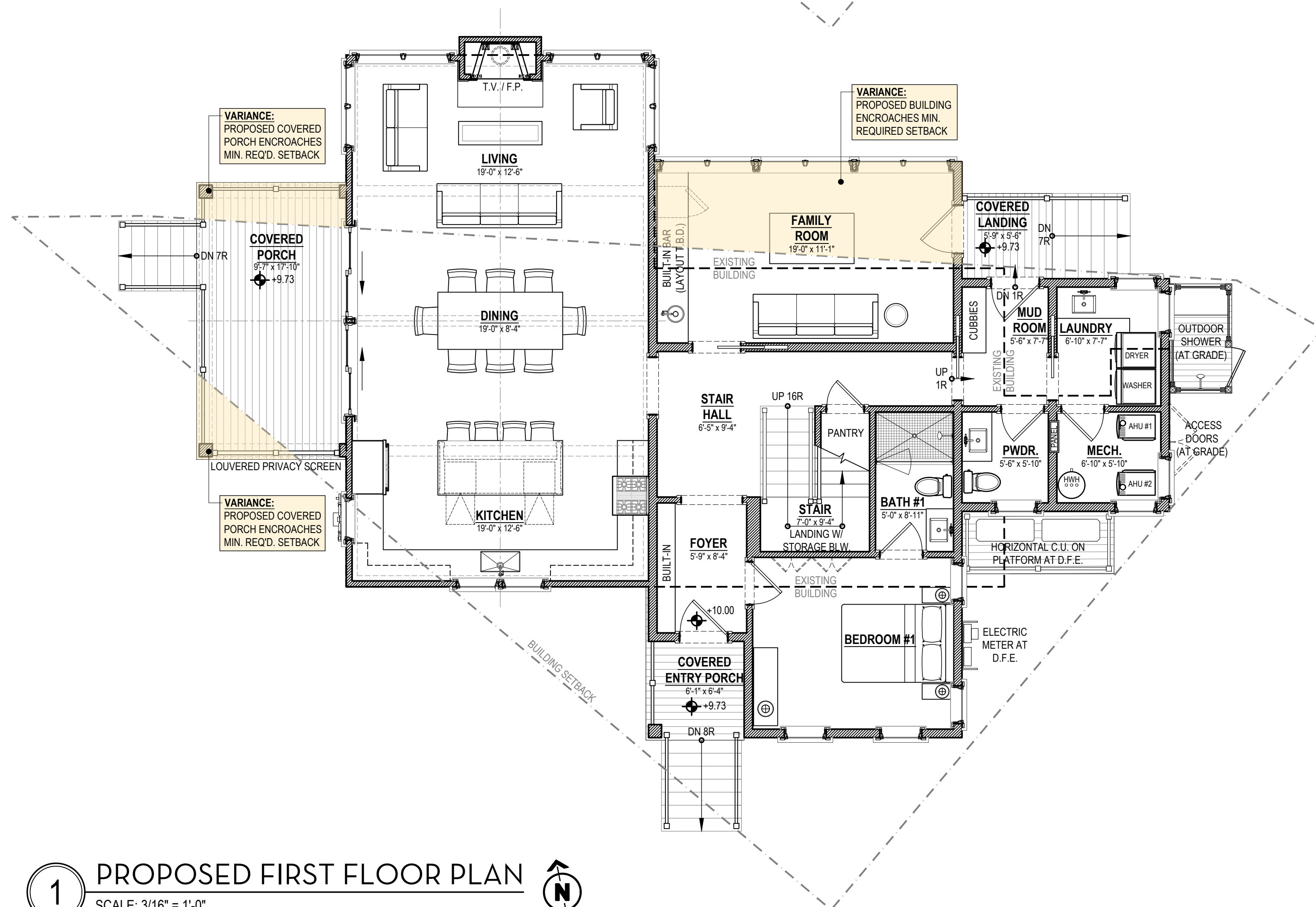
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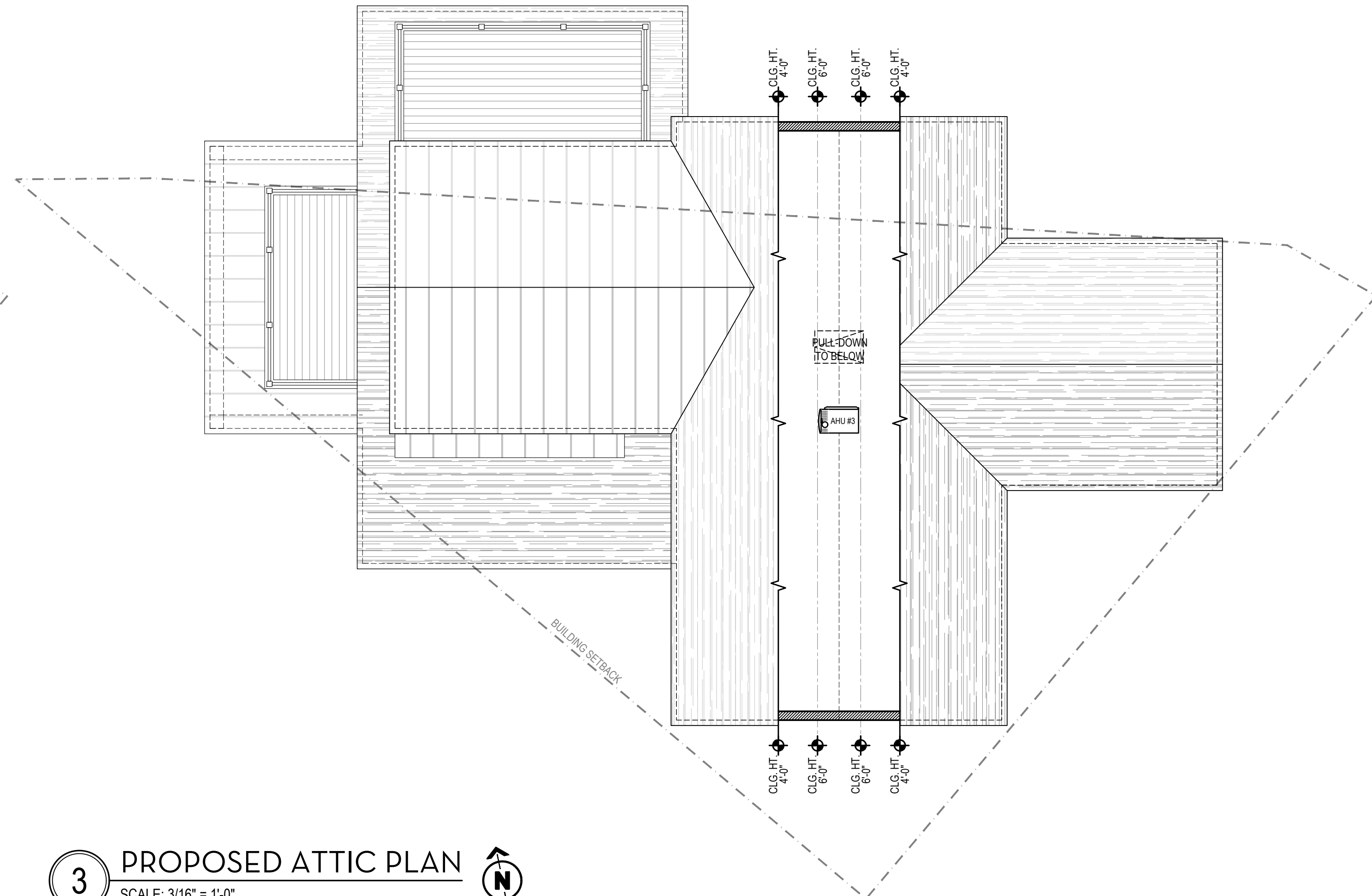
2 PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



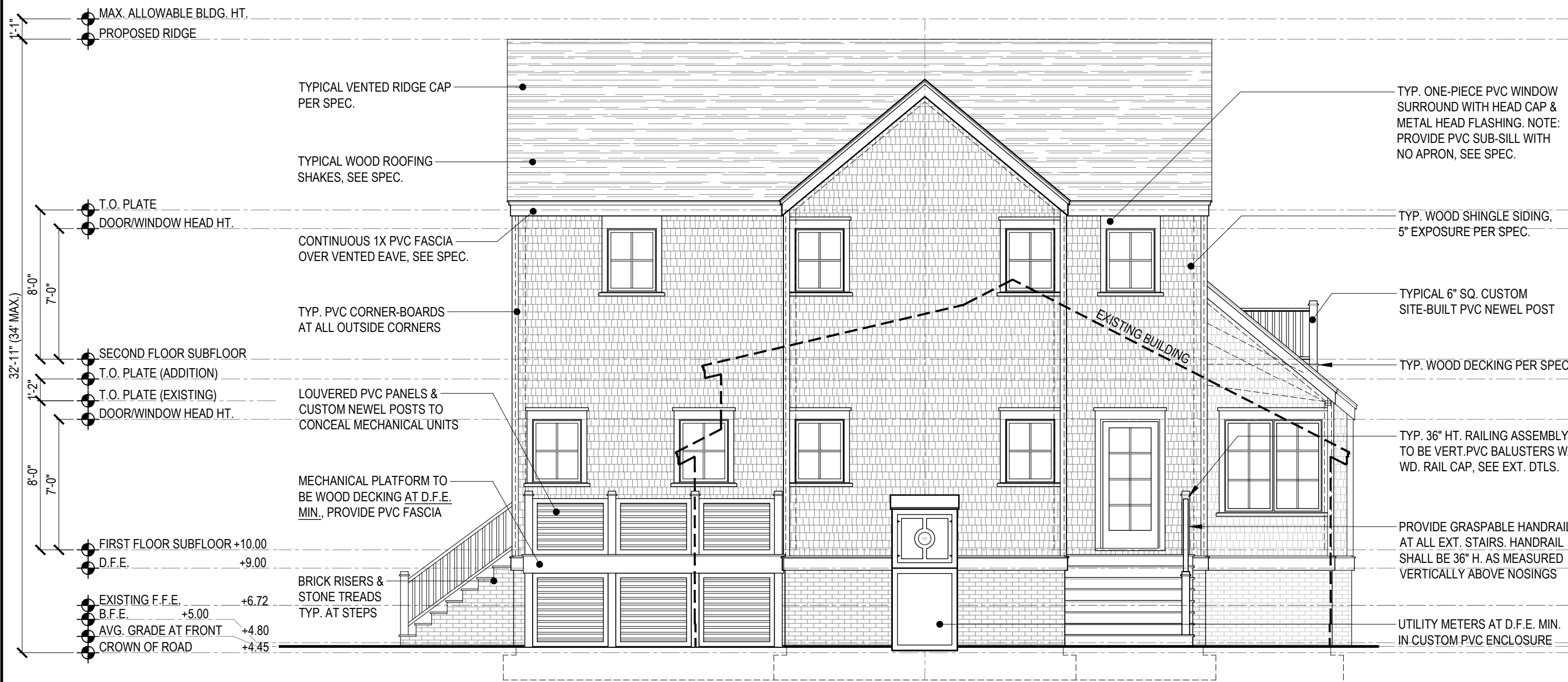
4 PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



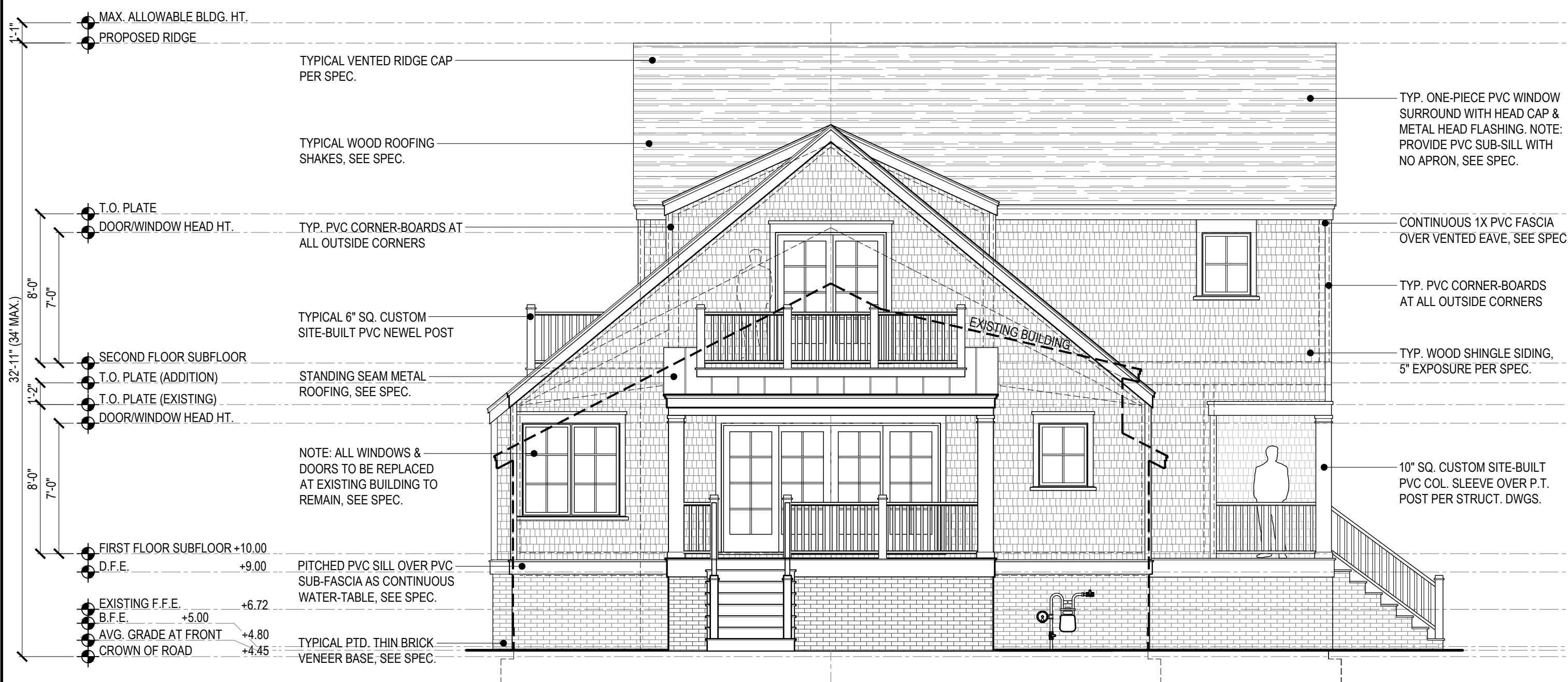
1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



3 PROPOSED ATTIC PLAN
SCALE: 3/16" = 1'-0"



1 SIDE ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION (WEST)
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



4 FRONT ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"