



**KEY PLAN**

SCALE: N.T.S.

**ZONING DATA**

267 BROAD STREET  
BLOCK-105 LOT-4  
PROFESSIONAL OFFICE ZONE DISTRICT

	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,500 SF	11,999.51 SF	N/C
LOT FRONTAGE	75'	* 60'	N/C
FYSB	20'	62.4'	N/C
SYSB	10' / 25'	* 6.6' (LS) / 10.6' (RS) / 11.2' (T)	N/C
RYSB	25'	96.3'	86.63'
BH	2 1/2 / 35'	2 1/2 / 32'-4"	2 1/2 / 34'-8"
BC		1586 SF / 13.22%	1816 SF / 15.13%
LC	35 %	* 8,051 SF / 67.03 %	** 8,265 SF / 68.88 %
PARKING	9.0 / 1,000 SF 13 REQUIRED	* 12 SPACES	** 11 SPACES

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

**EXISTING BUILDING COVERAGE**

BUILDING 1,586 SF / 13.22 %

**PROPOSED BUILDING COVERAGE**

BUILDING 1,528 SF  
ADDITION 133 SF  
FRONT PORCH ADDITION 53 SF  
REAR PORCH ADDITION 102 SF  
1,816 SF / 15.13 %

**EXISTING LOT COVERAGE**

BUILDING COVERAGE 1,586 SF  
DRIVEWAY / PARKING 5,983 SF  
WALKS 463 SF  
AC 19 SF  
8,051 SF / 67.09 %

**PROPOSED LOT COVERAGE**

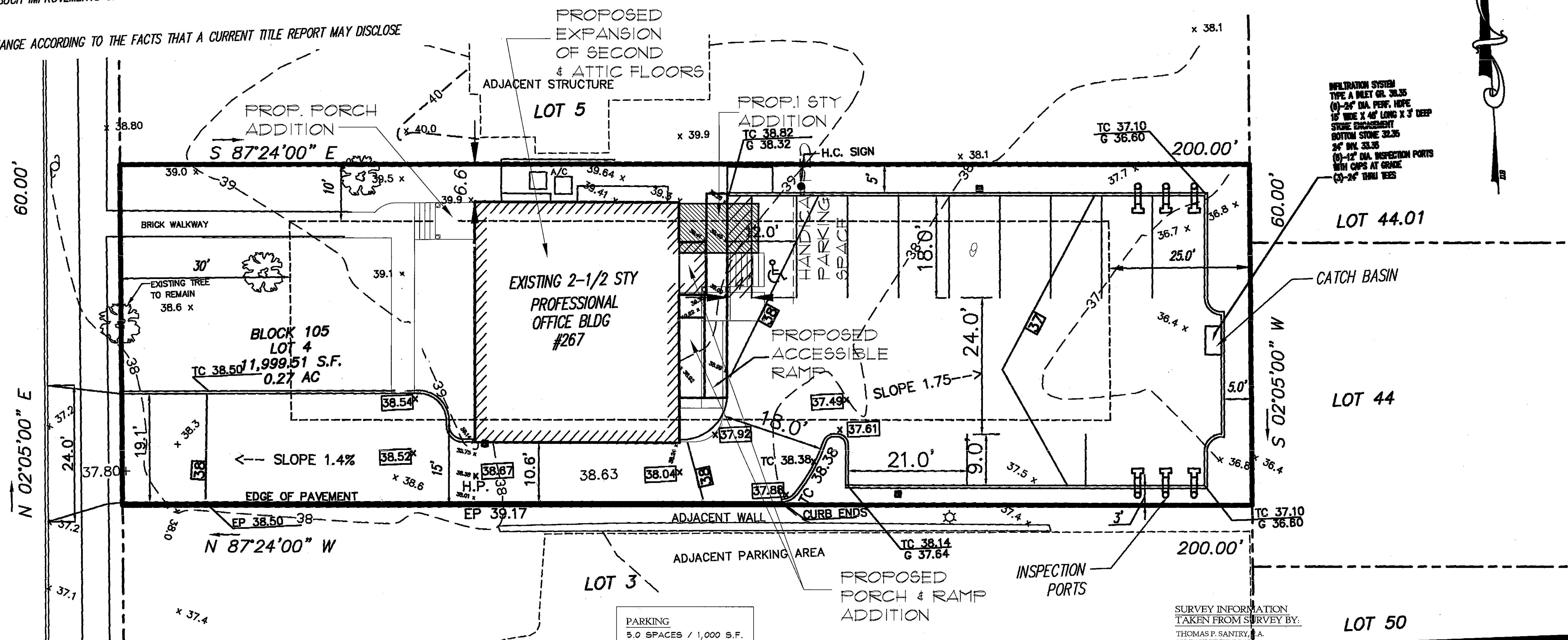
BUILDING COVERAGE 1,816 SF  
DRIVEWAY / PARKING 5,823 SF  
RAMP 231 SF  
WALKS 376 SF  
AC 19 SF  
8,265 SF / 68.88 %

A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).

FORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT SHOWN.

THE SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE.

**BROAD STREET**  
65' R.O.W.



**PROPOSED SITE PLAN**

SCALE: 1" = 10'-0"

**PARKING**  
5.0 SPACES / 1,000 S.F.  
21 SPACES REQUIRED  
11 SPACES PROVIDED

**SURVEY INFORMATION TAKEN FROM SURVEY BY:**  
THOMAS P. SANTRY, P.E.  
128 EAST RIVER ROAD  
RUMSON, NJ 07760  
PH: 732-741-4800  
FAX: 732-741-0084  
DATE: 10-27-21

**INFILTRATION SYSTEM**  
TYPE A INLET OR 30.35  
(8)-24" DIA. PERF. HOPE  
15" WIDE X 40" LONG X 3' DEEP  
STONE CHAMBER  
BOTTOM STONE 32.35  
24" INX 30.35  
(8)-12" DIA. INSPECTION PORTS  
WITH CAPS AT GROUND  
(3)-24" THRU TEES

**JJ REGAN ARCHITECT**  
JEREMIAH J. REGAN, A.I.A.  
147 BRIGHTON AVENUE • 2ND FLR • LONG BRANCH • NJ • 07740  
PH: (732) 870-2977 • FAX: (732) 870-1213 • EMAIL: jeremiahregan@aol.com  
NEW JERSEY LIC. AI-80726  
MARYLAND LIC. 8609-A

**PROJECT TITLE**  
ADDITION • ALTERATION  
267 BROAD STREET, LLC  
267 BROAD STREET  
RED BANK, NJ  
BLOCK-105 LOT-4

**SUBJECT**  
KEY MAP  
SITE PLAN  
ZONING DATA

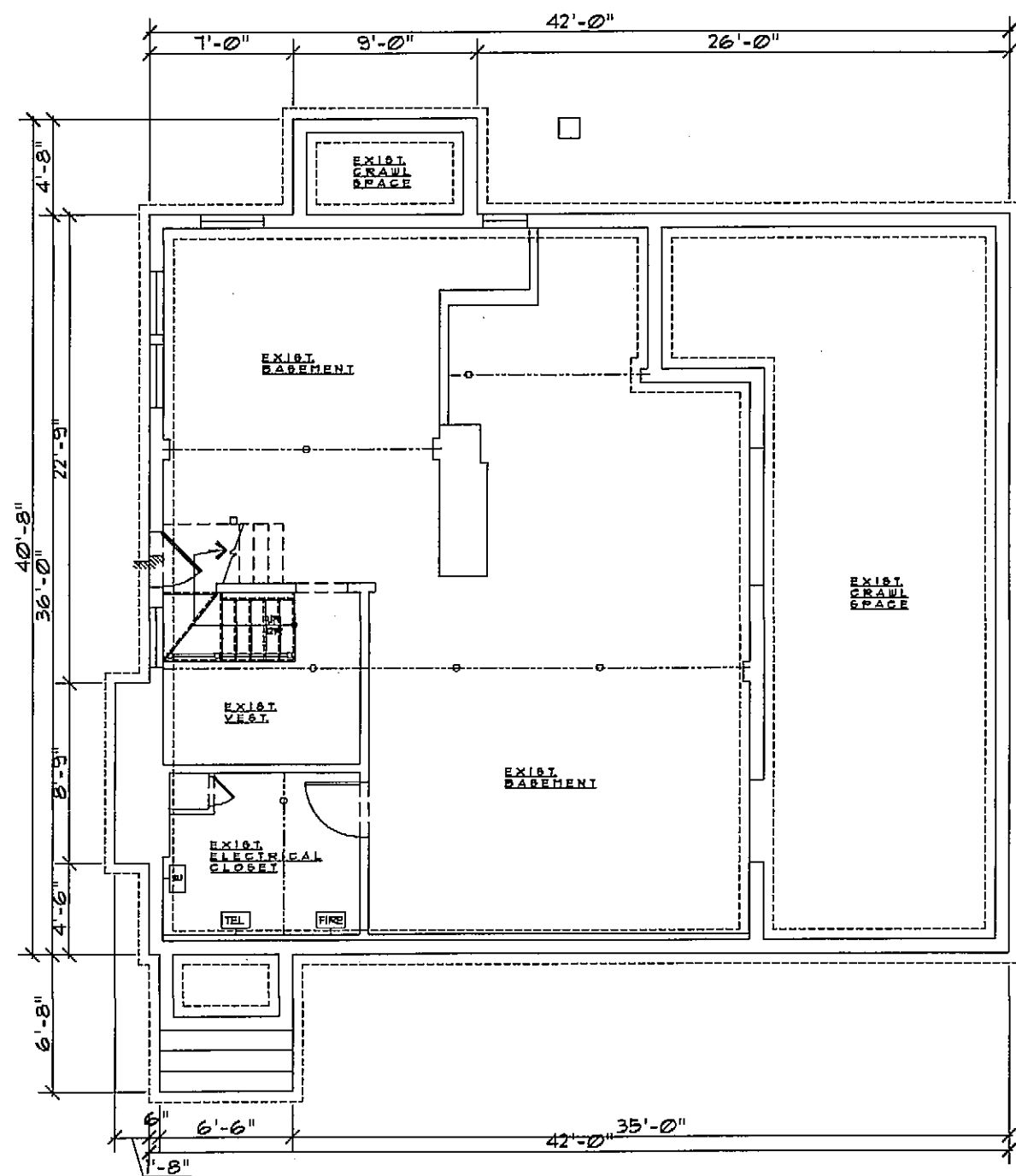
**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	12-15-21	GENERAL	MH
2	12-23-21	PARKING	MH
3	1-4-22	GENERAL	MH

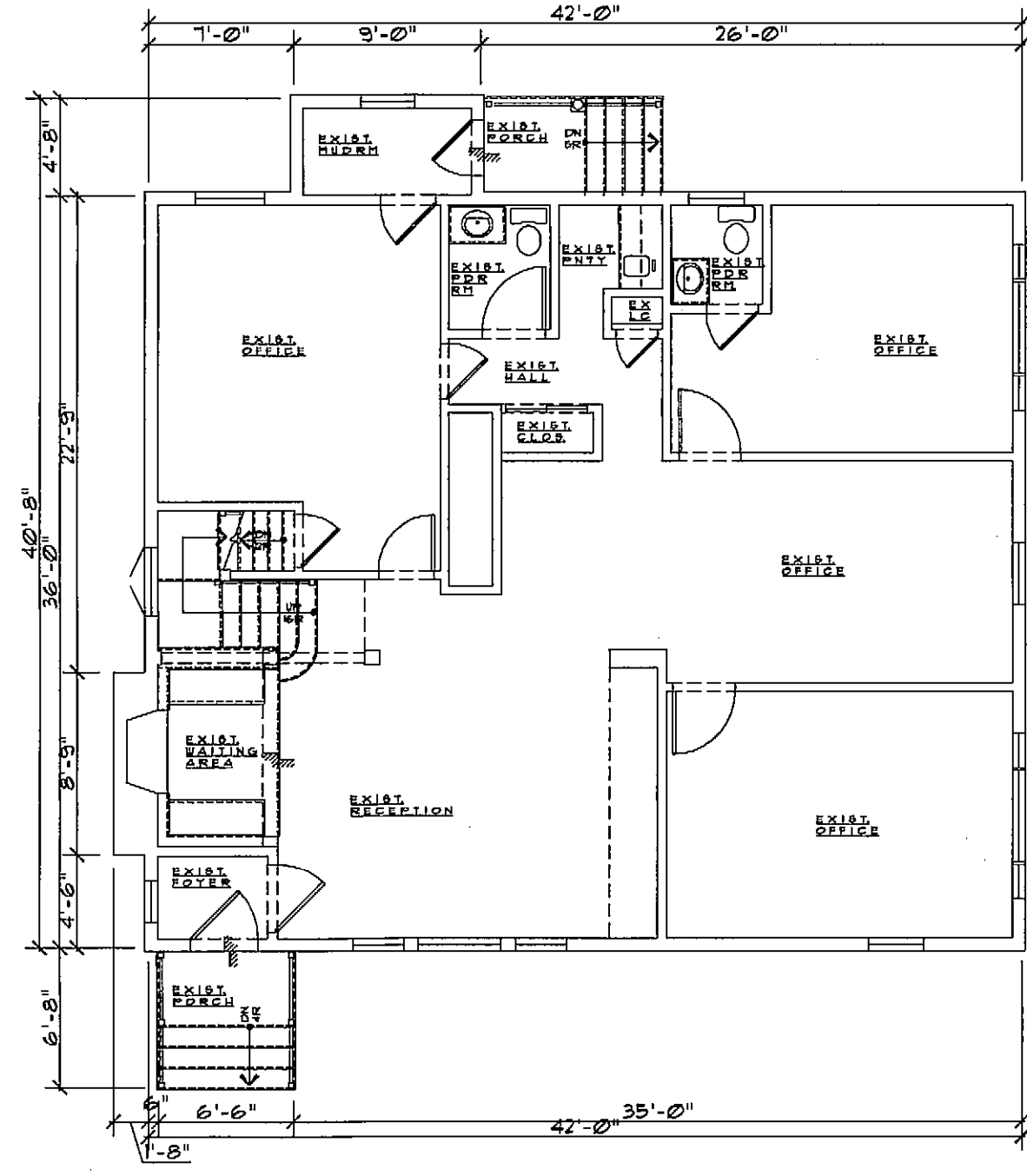
SCALE AS NOTED  
DRAWN BY MH  
CHECKED BY JJ R  
PROJECT NO. 2130  
DATE 10/30/21

**V-1**  
1 OF 3

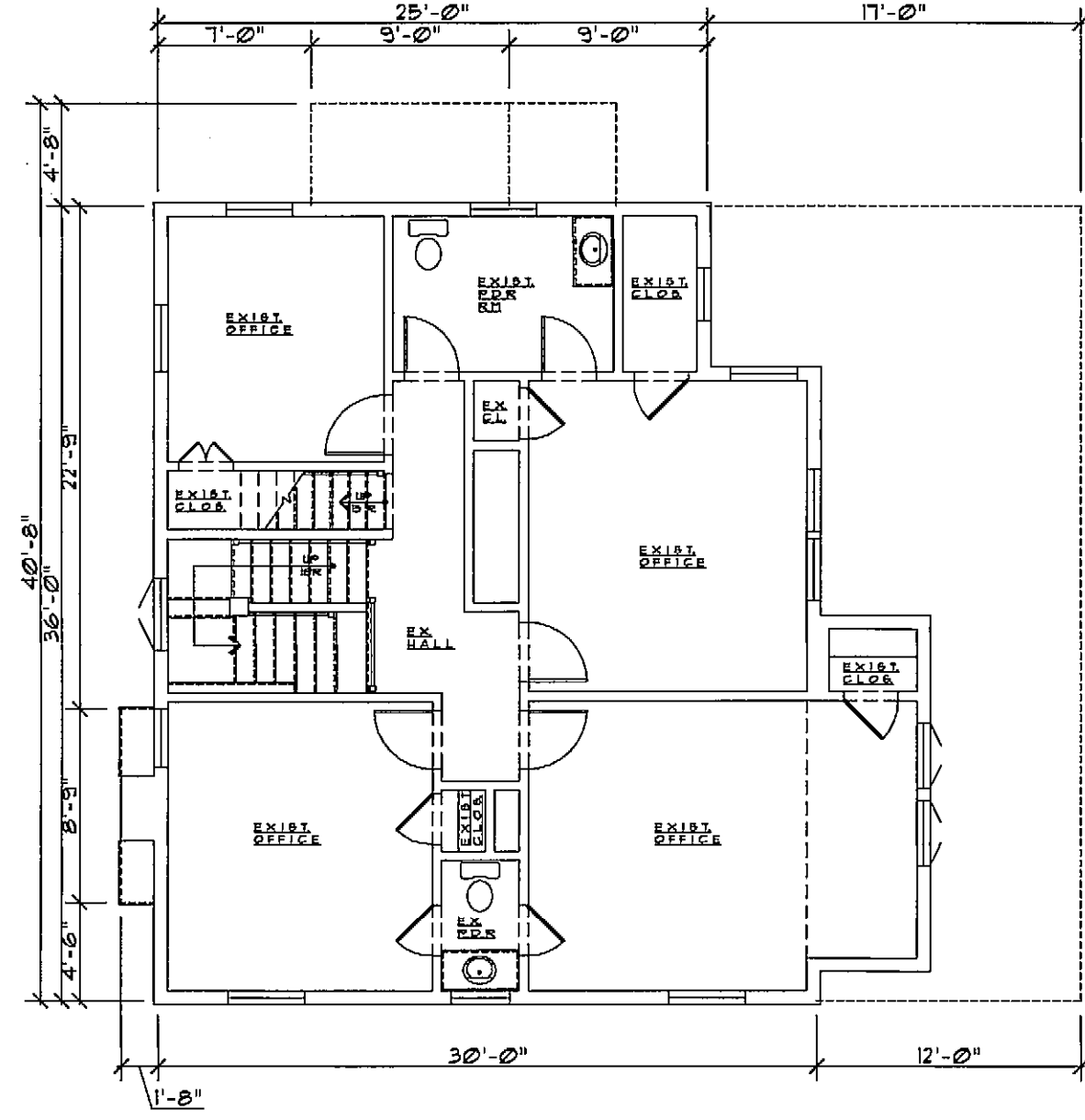
COPYRIGHT JEREMIAH J. REGAN ARCHITECT - ALL RIGHTS RESERVED



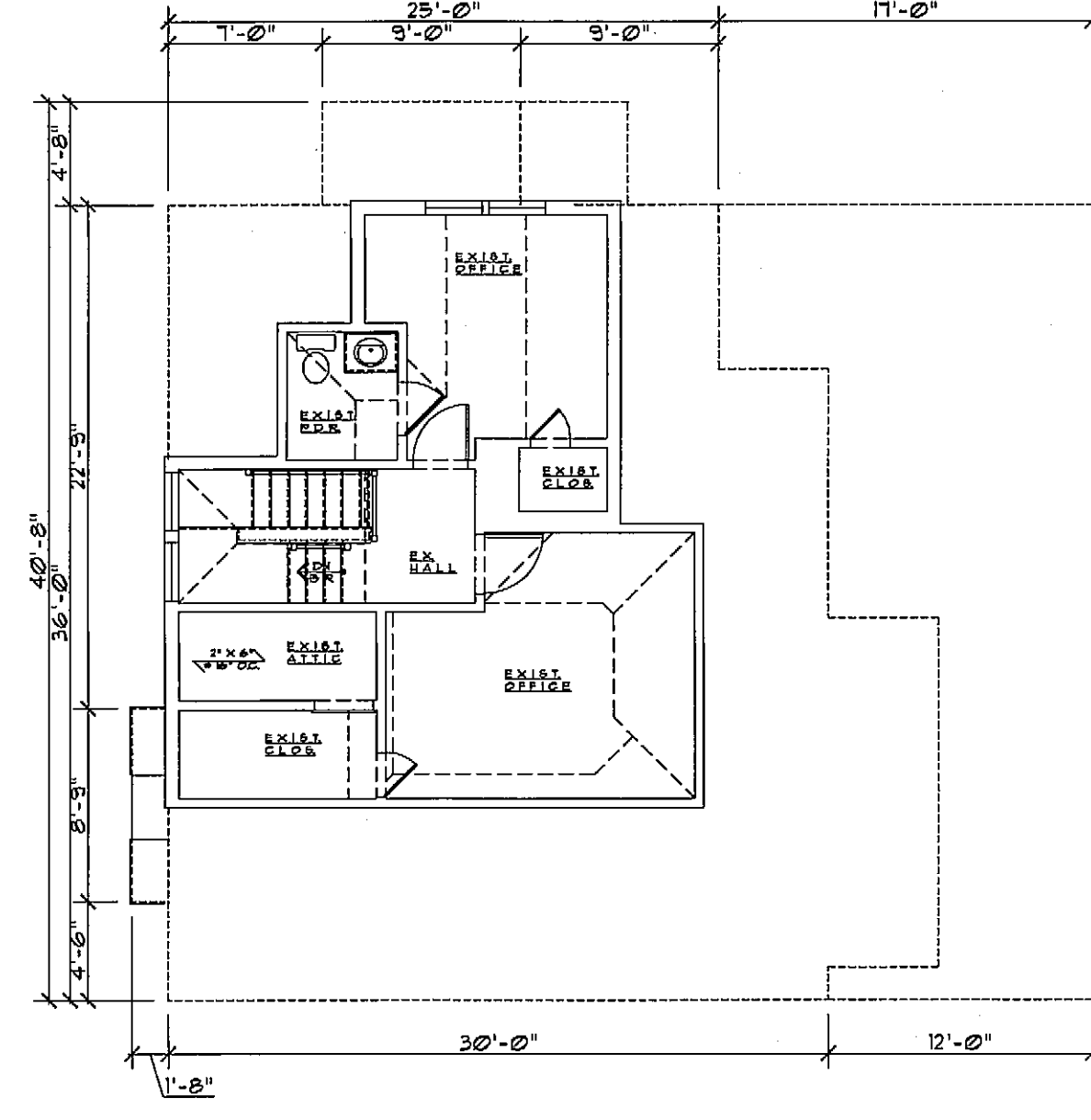
EXISTING FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"



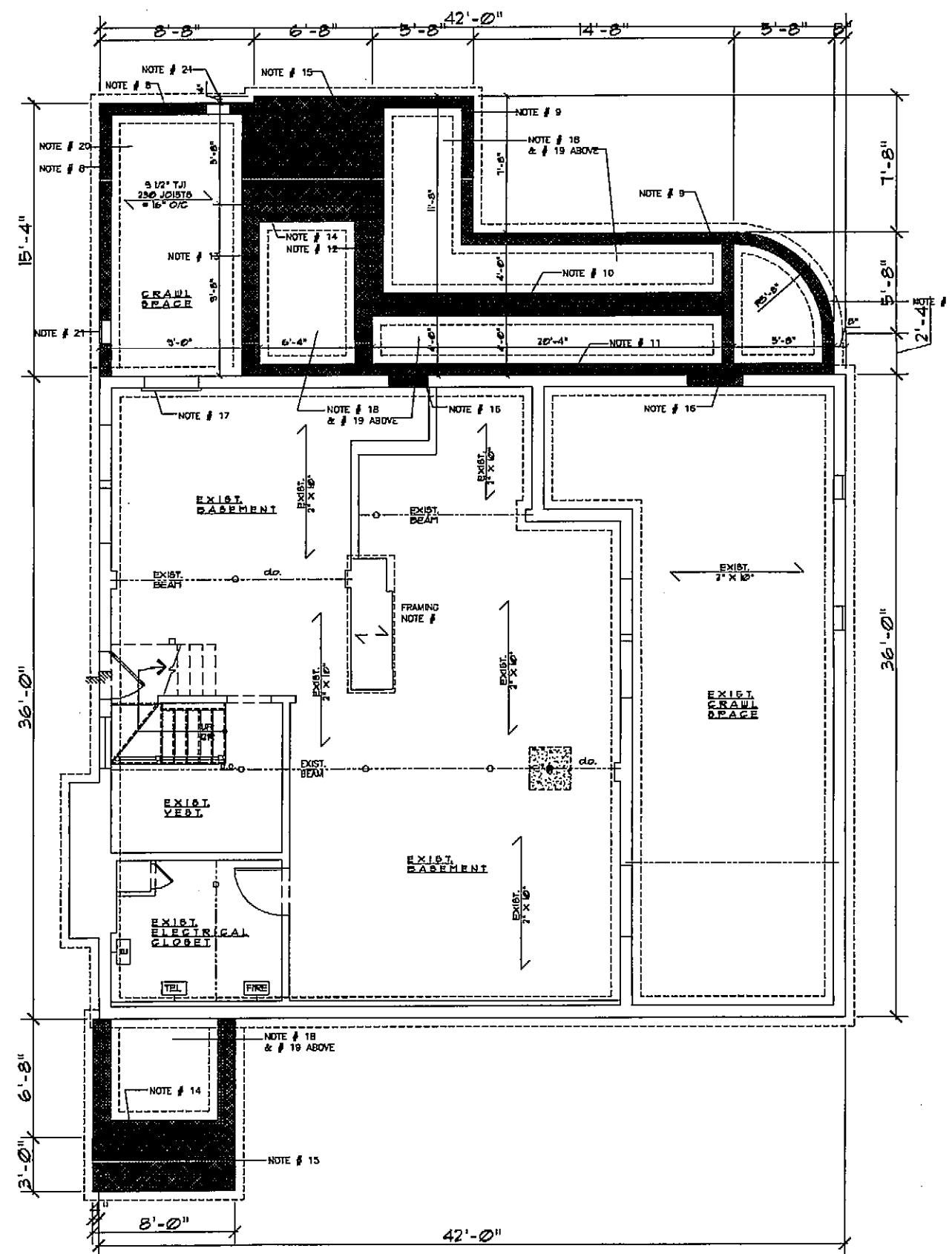
EXISTING FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



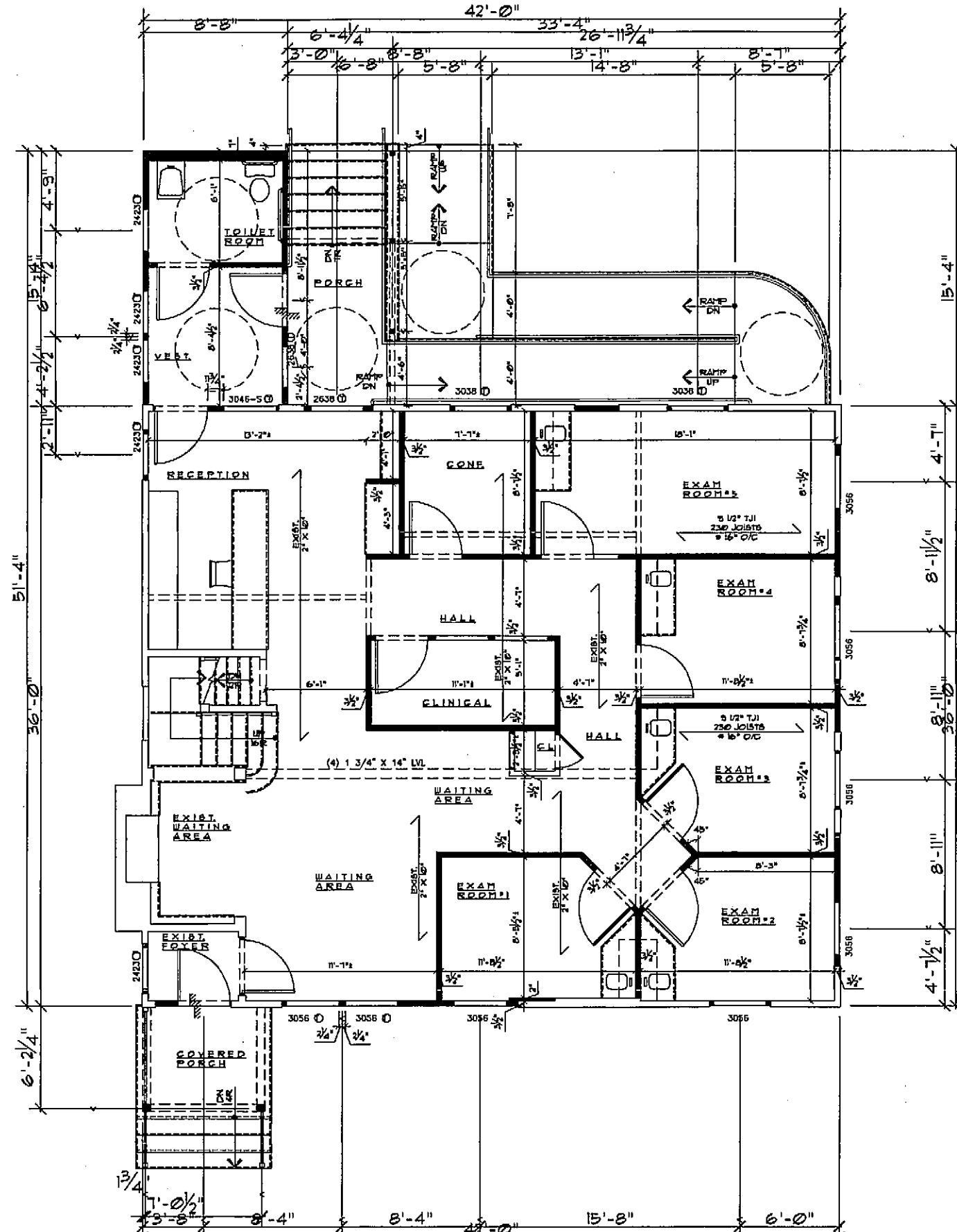
EXISTING SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



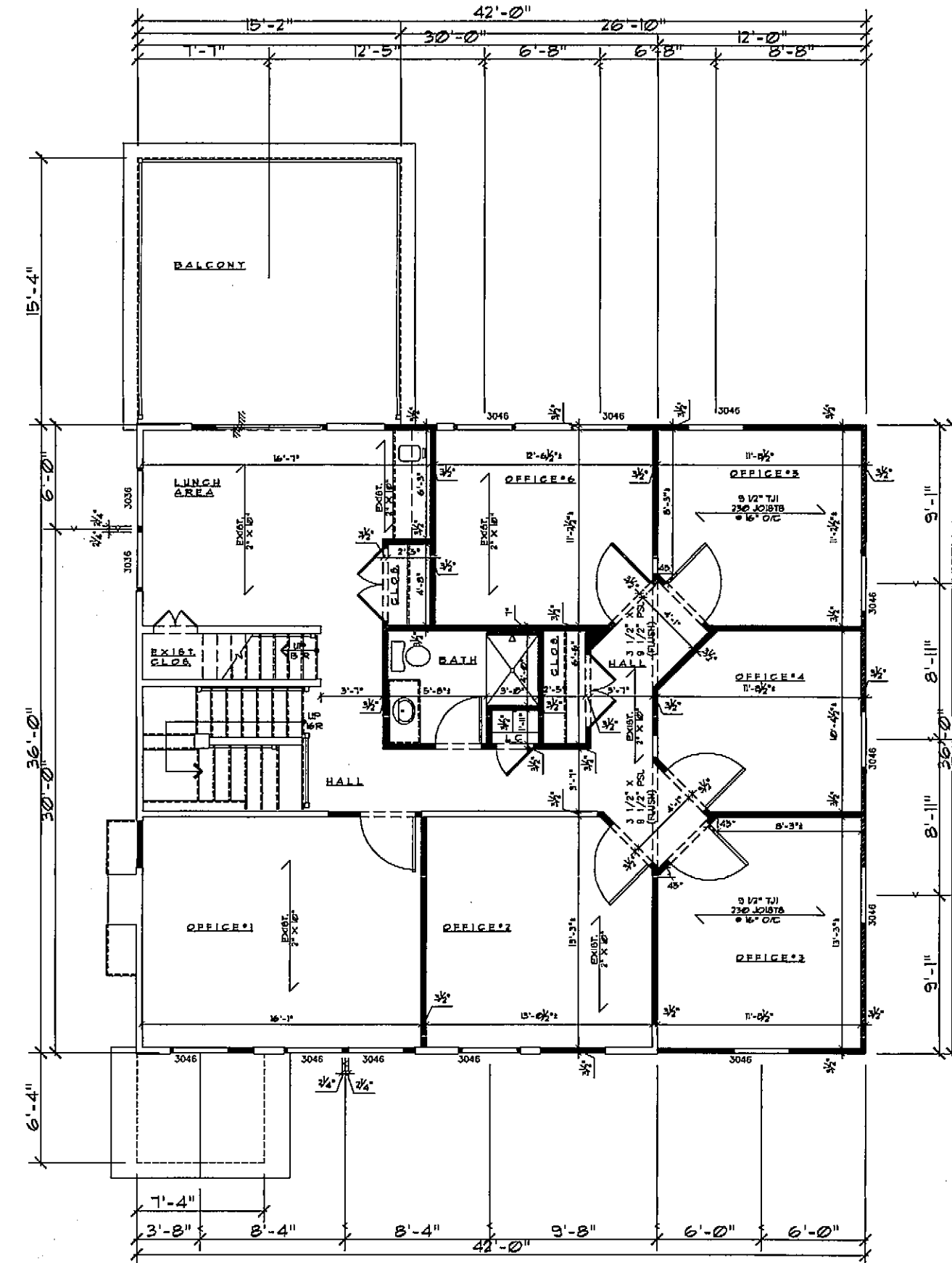
EXISTING THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



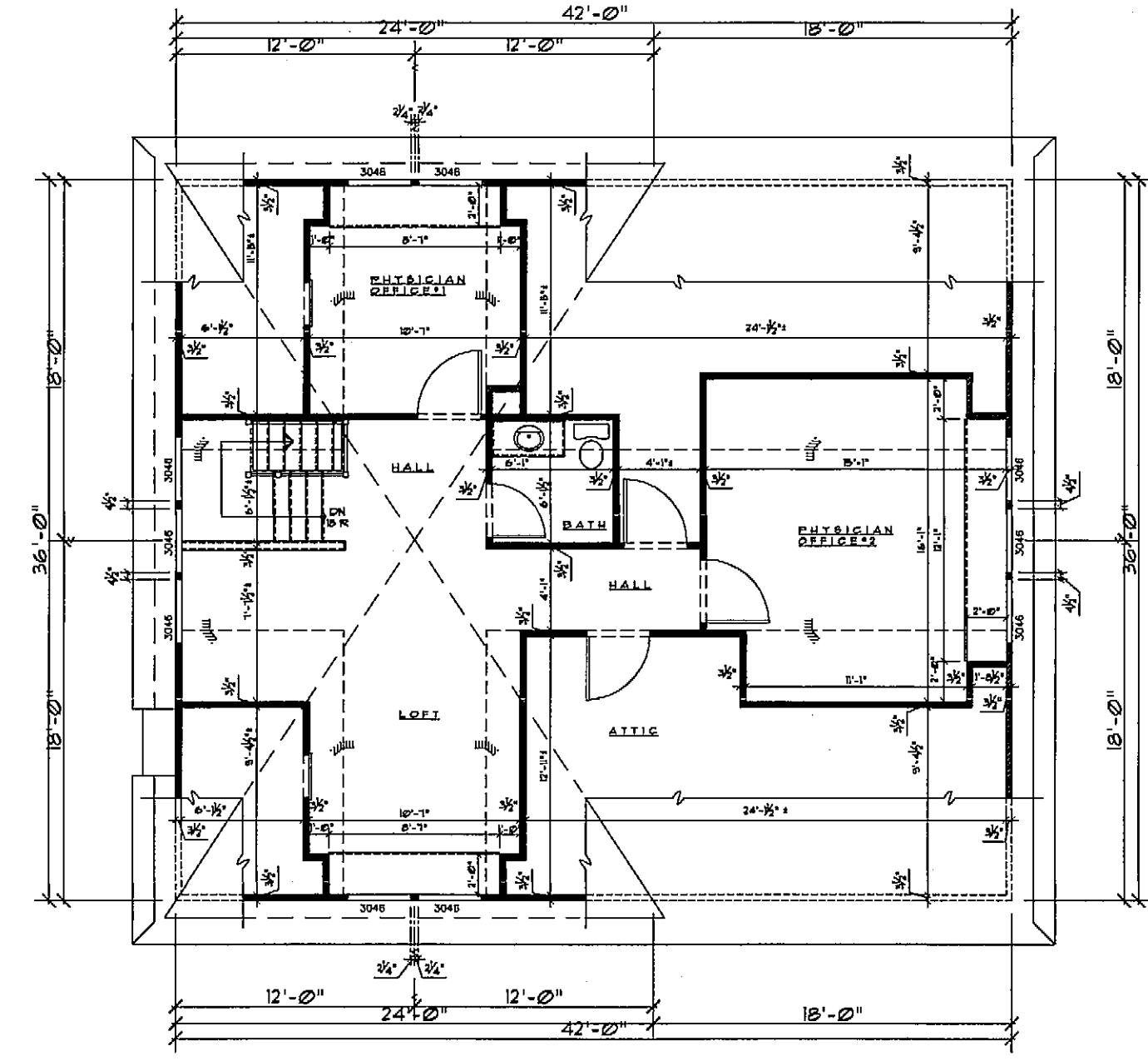
PROPOSED FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"



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



PROPOSED SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



PROPOSED THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

AREA	
EXIST. FIRST FLOOR	1,572 S.F.
AREA TO BE REMOVED	60 S.F.
FIRST FLOOR ADDITION	1,512 S.F.
	133 S.F.
	1,645 S.F.
EXIST. SECOND FLOOR	1,289 S.F.
SECOND FLOOR ADDITION	223 S.F.
	1,512 S.F.
EXIST. ATTIC FLOOR	252 S.F.
ATTIC FLOOR ADDITION	246 S.F.
	498 S.F. (32.94 %)
	3,655 S.F.

**JJR** JEREMIAH J. 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 #A10726  
MARYLAND LIC #8687A

PROJECT TITLE  
ADDITION • ALTERATION  
267 BROAD STREET, LLC  
267 BROAD STREET  
RED BANK, NJ  
BLOCK-105 LOT-4

SUBJECT  
-EXIST. FLOOR PLANS  
-PROP. FLOOR PLANS

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12-15-21	FLOOR PLAN	MH
2	12-23-21	AREA	MH
3	1-3-22	GENERAL	MH

SCALE	DRAWN BY	CHECKED BY
AS NOTED	MH	JJR
PROJECT NO.	DATE	
2130	10/30/21	

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

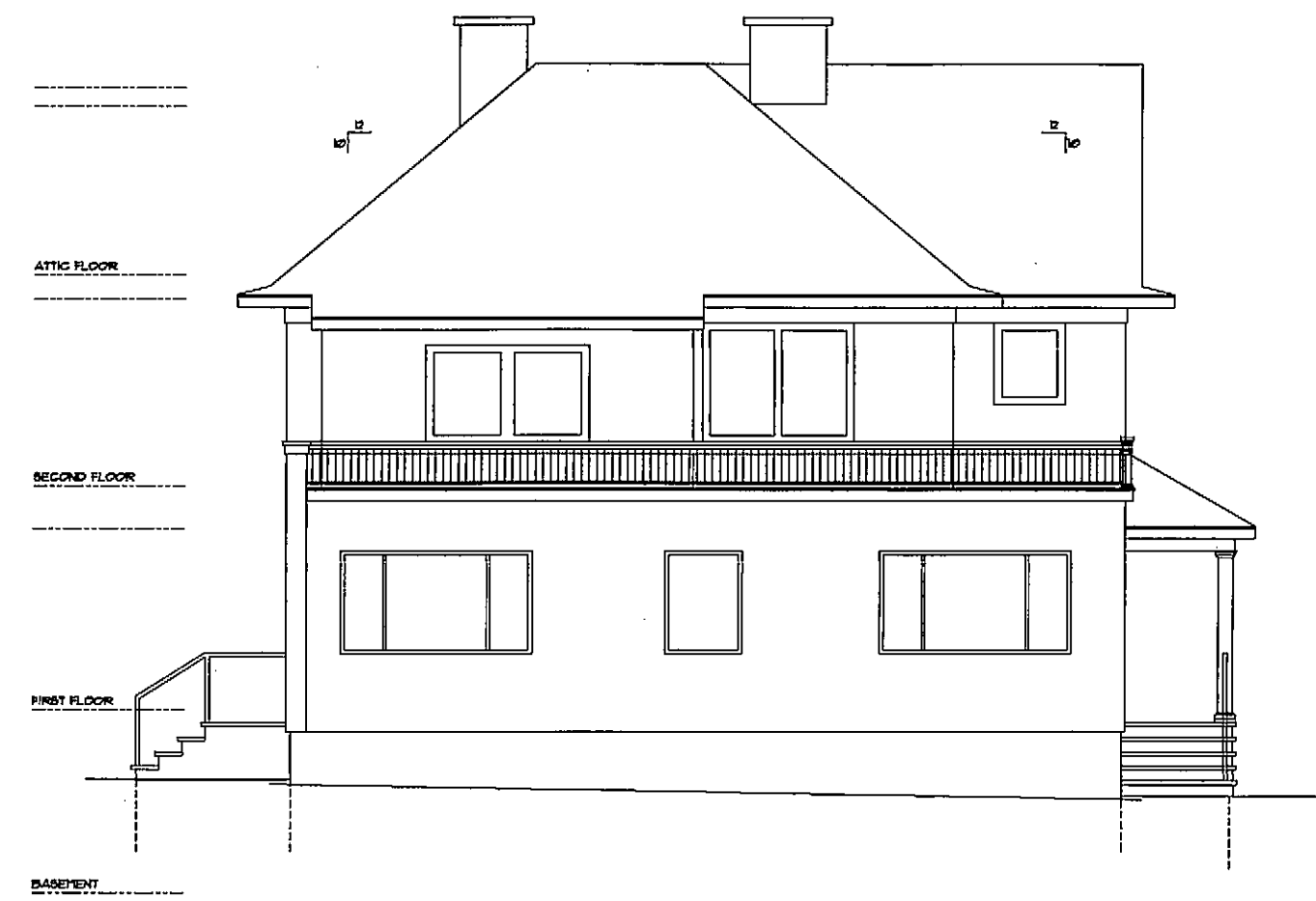
COPYRIGHT FERRELL REGAN ARCHITECT - ALL RIGHTS RESERVED





**EXISTING  
FRONT ELEVATION**

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



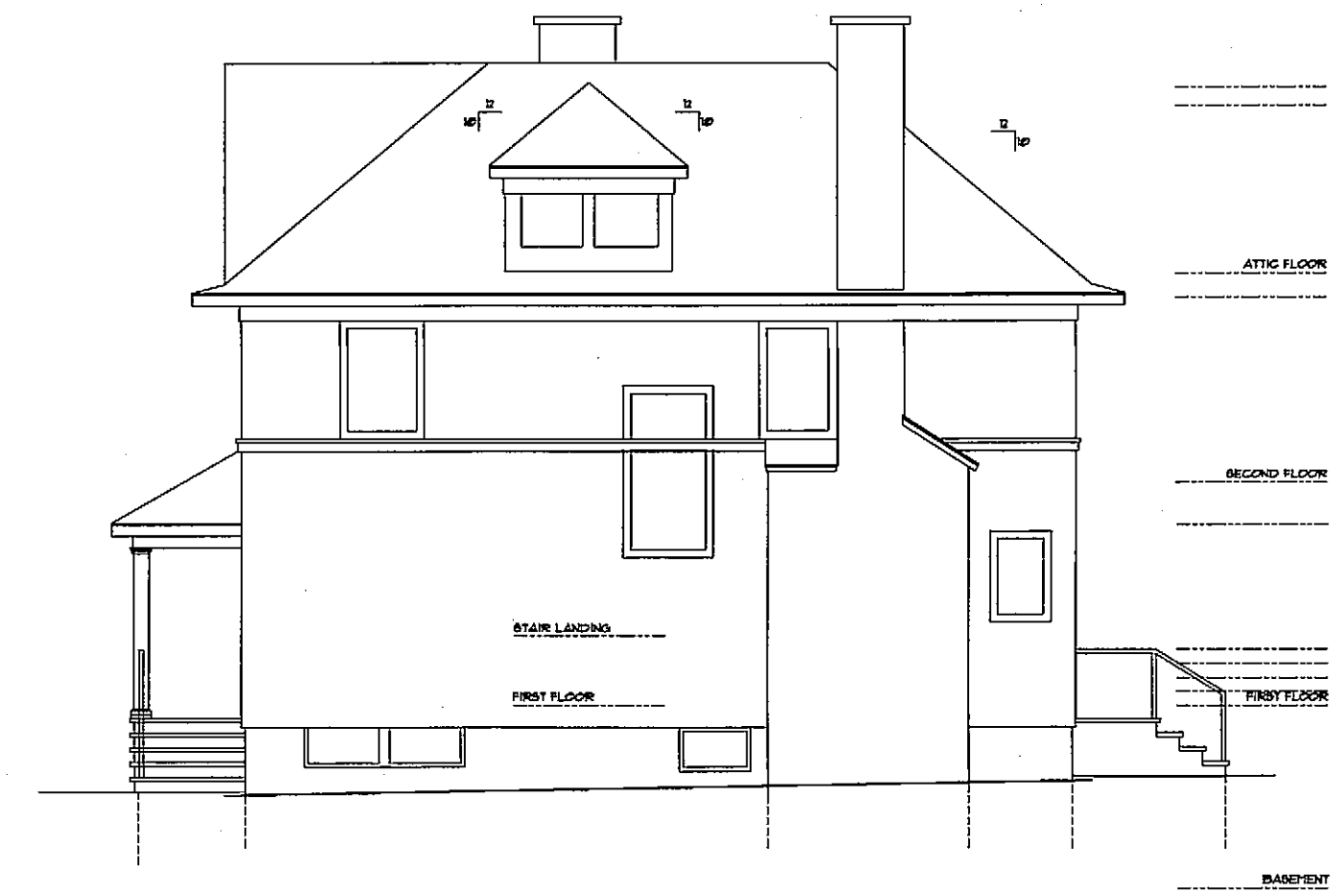
**EXISTING  
RIGHT SIDE ELEVATION**

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



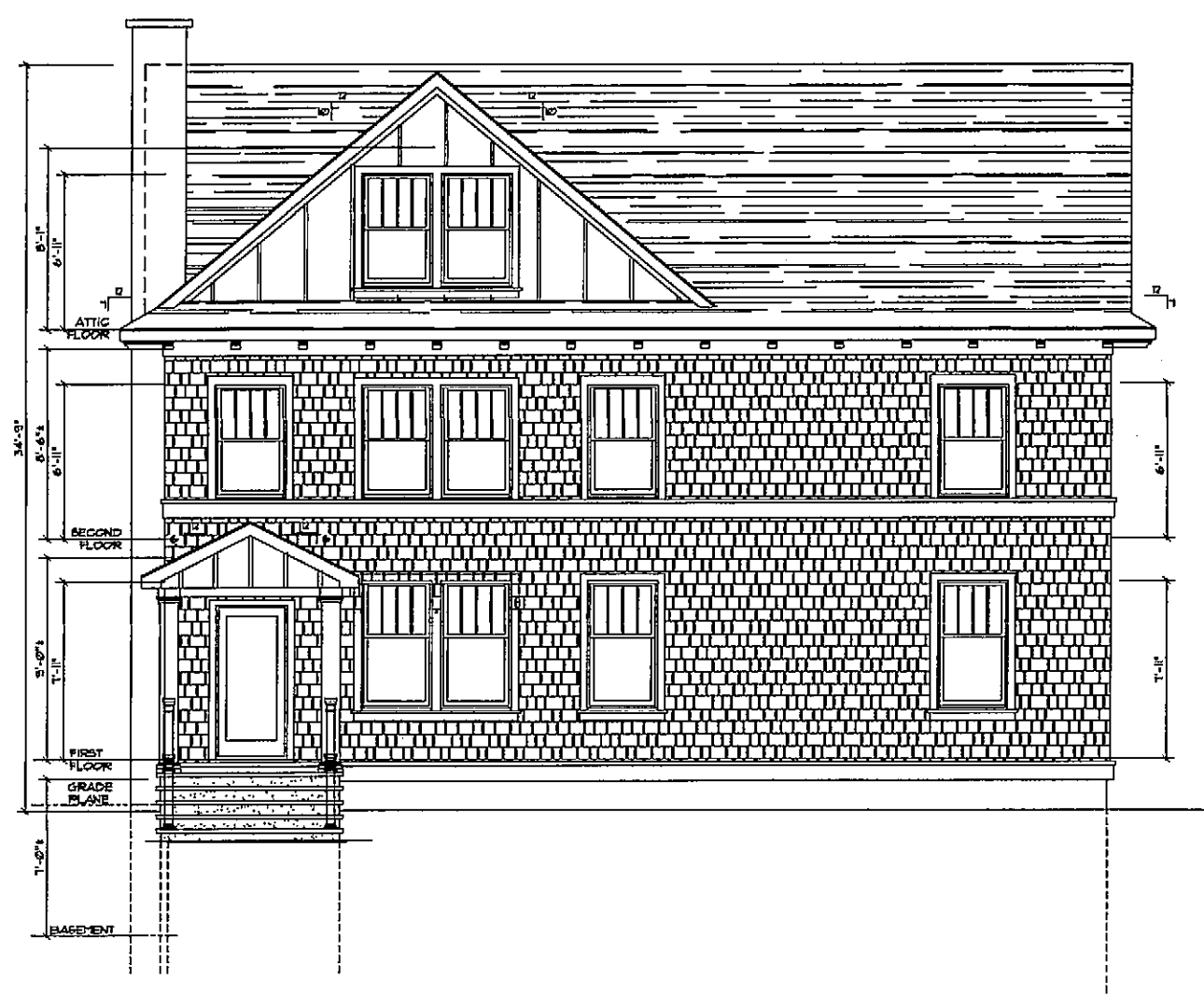
**EXISTING  
REAR ELEVATION**

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"

**JJ** JEREMIAH J. REGAN, AIA  
ARCHITECT  
147 BRIGHTON AVENUE • 2ND FLR • LONG BRANCH • NJ • 07740  
PH: (732) 870-2977 • FAX: (732) 870-4213 • EMAIL: jeremiahregan@aol.com  
NEW JERSEY LIC A-10726  
MARYLAND LIC 8060-A

PROJECT TITLE  
ADDITION • ALTERATION  
267 BROAD STREET, LLC  
267 BROAD STREET  
RED BANK, NJ  
BLOCK 105 LOT 4

SUBJECT  
EXIST. ELEVATIONS  
PROP. ELEVATIONS

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12-15-21	ELEVATIONS	MEI
2	12-23-21	ELEVATIONS SIDING	MEI
3	1-3-22	GENERAL	MEI

SCALE AS NOTED  
DRAWN BY MH  
CHECKED BY JJR  
PROJECT NO 2130  
DATE 10/30/21

DRAWING NO  
**V-3**  
3 OF 3

COPYRIGHT JEREMIAH J. REGAN ARCHITECT - ALL RIGHTS RESERVED