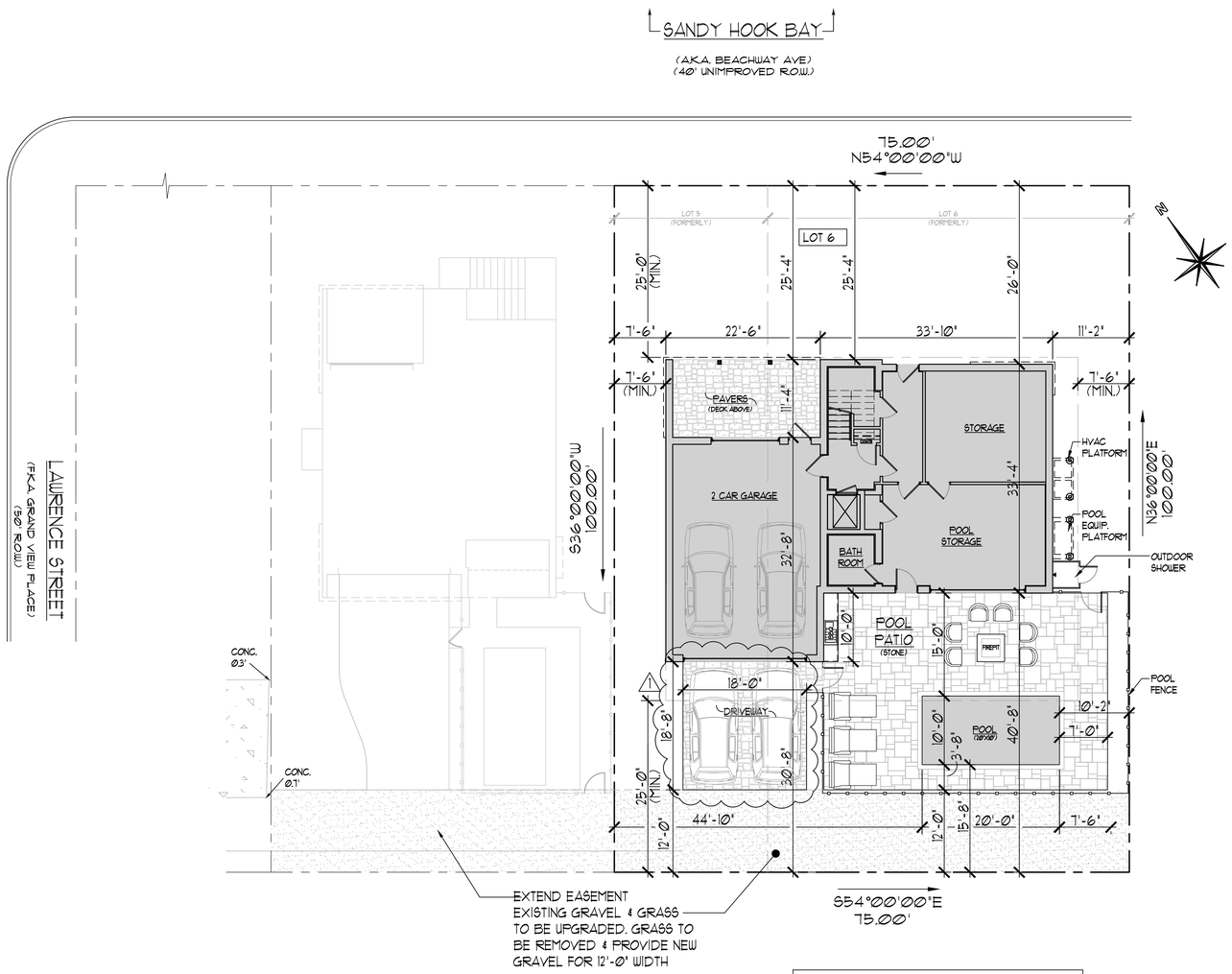


PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

NOTE:
SITE PLAN INFORMATION PROVIDED BY:
LAKELAND SURVEYING,
NJ LIC. NO. - 24GS04132900
117 HIBERNIA AVE, ROCKAWAY, NJ
SURVEY OF PROPERTY DATED 6/14/2017
TAX LOT 6 (FORMERLY 5 & 6, TAX BLOCK 33,
PROJECT NUMBER 171794

ZONING & CONSTRUCTION DATA

BLOCK - 33
LOT - 6
(FORMERLY 5 & 6)
ZONE - R-5

DESIGN GROUP R-5
CONSTRUCTION CLASS TYPE VB
CLIMATE ZONE 1
WIND ZONE 110 ML/HR

DESIGN LOADS: (SHALL MEET OR EXCEED THE REQUIRED OF SECTION R301.)
FLOORS: 40 PSF LIVE LOAD 10 PSF DEAD LOAD
ROOF: 30 PSF LIVE LOAD 10 PSF DEAD LOAD

	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 SF	7,500 SF	NO CHANGE
LOT WIDTH	50 FT	75 FT	NO CHANGE
LOT DEPTH	100 FT	100 FT	NO CHANGE
PRINCIPAL BUILDING			
FRONT YARD	25 FT	N/A	25 FT
REAR YARD	25 FT	N/A	25 FT
SIDE YARD	7.5 FT	N/A	7.5 FT
BOTH SIDE YARDS	15 FT	N/A	15 FT
BUILDING HEIGHT	35 FT/2½ STORIES	25 FT +/-	34.92 FT (HOUSE PARAPET) (31.25' FT ABOVE B.F.E.) 38.33 FT (RAILING 34.66' A.B.F.E.)
% LOT COVERAGE PRINCIPAL BUILDING	25% = 1,875 SF	VACANT LAND	1,874 SF (24.99%)
% IMPERVIOUS COVERAGE	50% = 3,750 SF	VACANT LAND	3,697 SF (49.29%)

NOTES:
"*" INDICATES PRE-EXISTING NONCONFORMING CONDITION
INDICATES PROPOSED NONCONFORMING CONDITION

FLOOD ZONE AE - 11'-0'

IMPERVIOUS COVERAGE CALCULATION		
	EXISTING	PROPOSED
HOUSE (PRINCIPLE BUILDING LOT COV.)	N/A	1874 SF (24.99%)
FRONT DECK	N/A	255 SF
DRIVEWAY	N/A	336 SF
POOL PATIO SURROUND	N/A	996 SF
POOL	N/A	200 SF
AC EQUIPMENT	N/A	18 SF
POOL EQUIPMENT	N/A	18 SF
TOTAL COVERAGE	Ø SF	3,697 SF (49.29%)
NOTES: -		

AREA CALCULATION		
	EXISTING	PROPOSED
GRND FLR ENTRY	N/A	214 SQ. FT.
FIRST FLOOR	N/A	1,710 SQ. FT.
SECOND FLOOR	N/A	1,710 SQ. FT.
ATTIC	N/A	N/A
TOTAL (HABITABLE)	N/A	3,860 SQ. FT.
GARAGE, & STORAGE	N/A	1,660 SQ. FT.
TOTAL VOLUME:		46,407 CU. FT.

BRAYLOVSKY RESIDENCE

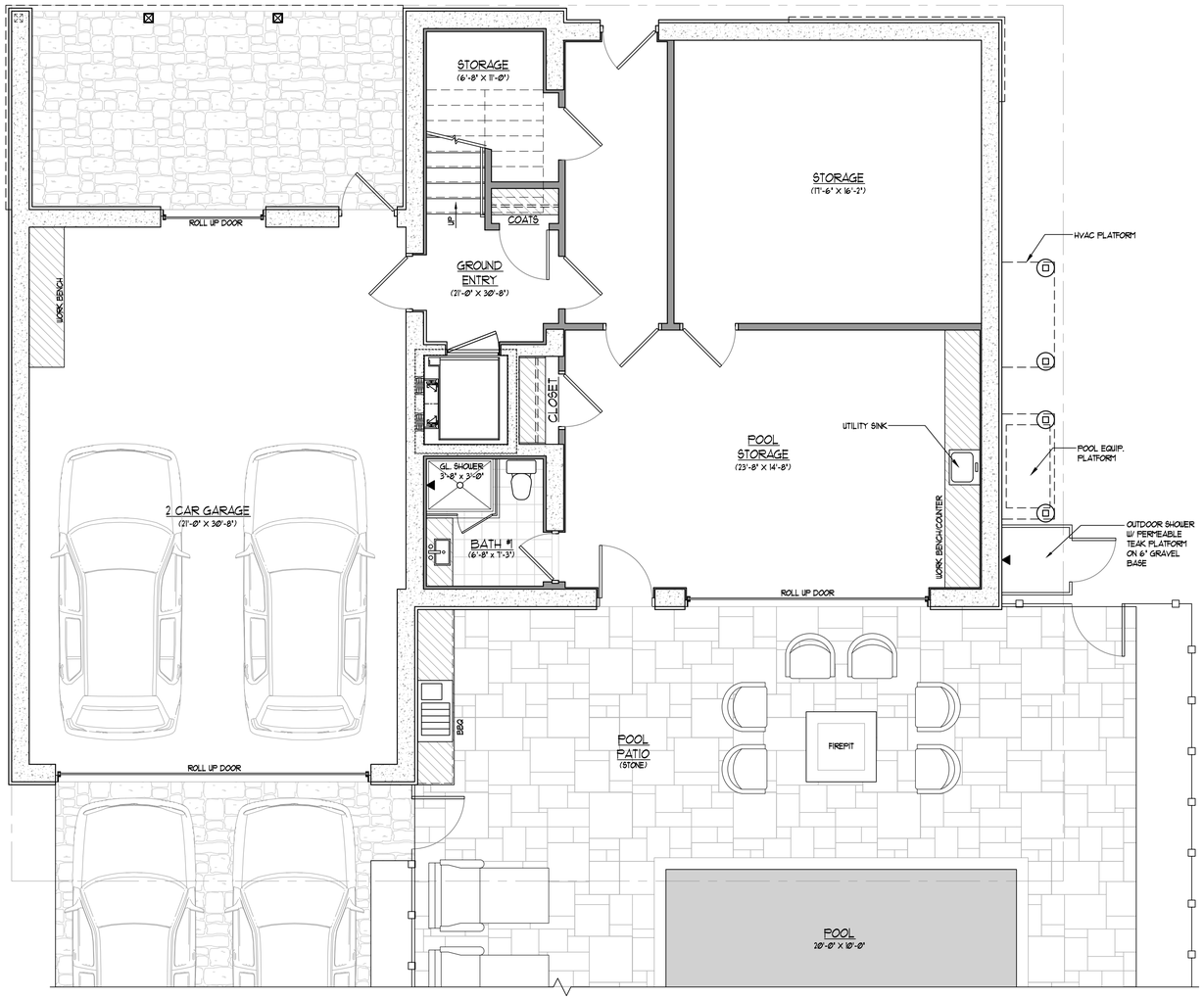
MICHAEL SAVARESE ASSOCIATES
34 SYCAMORE AVENUE, UNIT 1E, LITTLE SILVER, NJ 07739 (732) 530-1424
114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-6031

ISSUE:
09/30/22 - ORIGINAL ISSUE
10/11/22 - REVISION #1 + ADDITIONAL PROPOSED ELEVATIONS
10/25/22 - REVISION #2 (DOOR CHANGES TO POOL STORAGE)
03/08/23 - REVISED PER ZONING COMMENTS 1

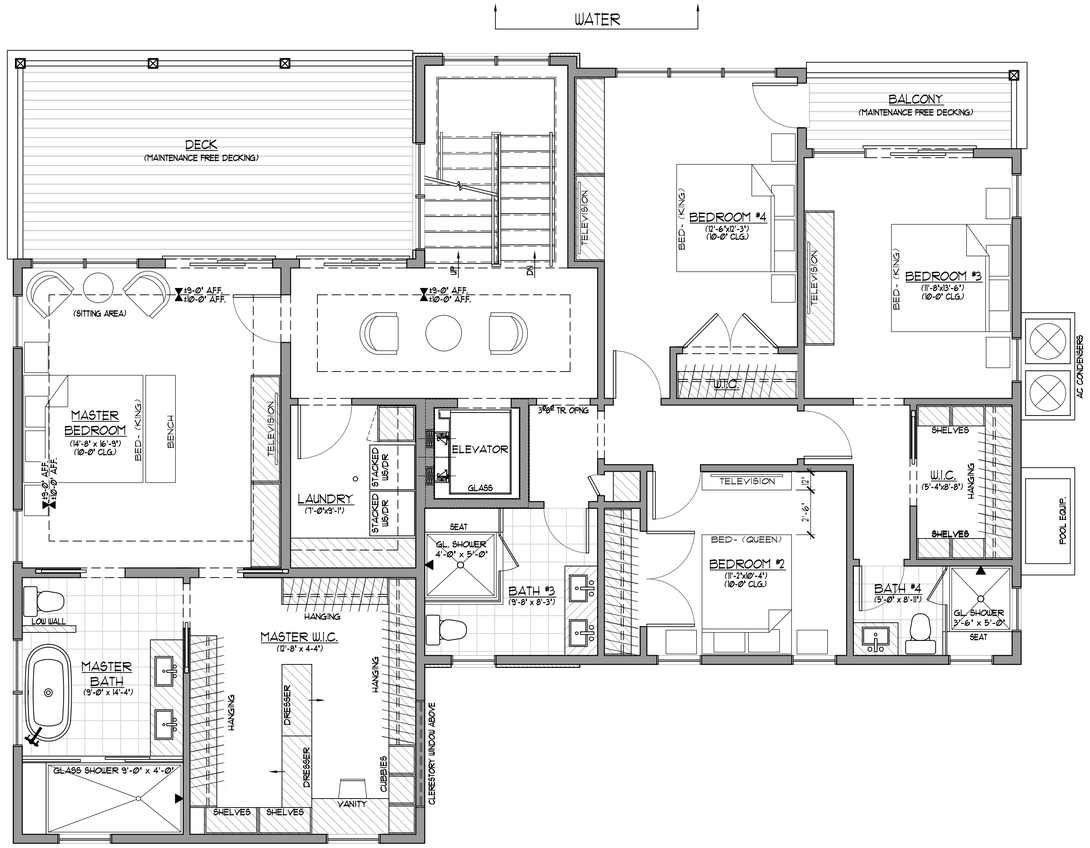
SEAL:
MICHAEL SAVARESE
N.J. LIC. #11043
N.Y. LIC. #20632
MICHELLE DEL VECCHIO
N.J. LIC. #18468

45 OCEAN BLVD.
KEANSBURG, NJ
DATE: 09/30/2022
SCALE: AS NOTED
PROJECT NUMBER: 800-22237

SK-1 R3



1 PROPOSED GROUND LEVEL PLAN — 214 SF (HABITABLE)
SCALE: 1/4" = 1'-0" — 1,660 SF (GARAGE/STORAGE/ CABANA)



2 PROPOSED FIRST FLOOR PLAN — 1,770 SF
SCALE: 1/4" = 1'-0"

BRAYLOVSKY RESIDENCE

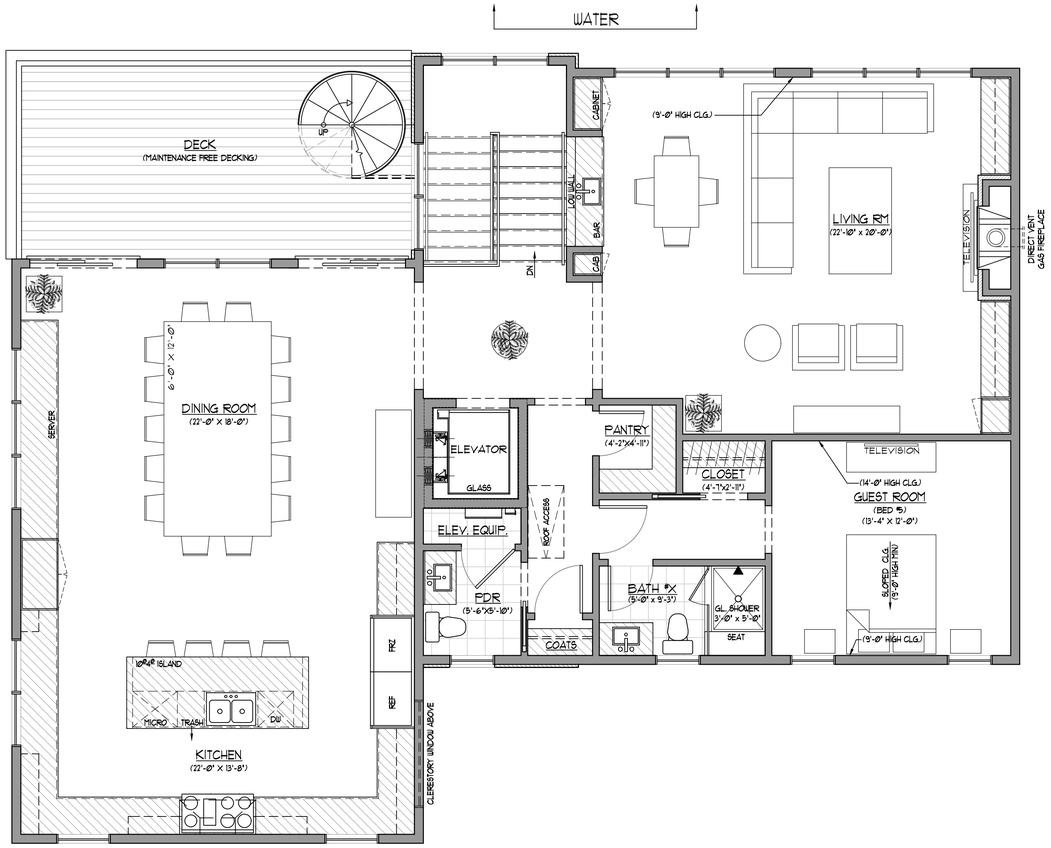
MICHAEL SAVARESE ASSOCIATES
34 SYCAMORE AVENUE, UNIT 1E, LITTLE SILVER, NJ 07739 (732) 530-1424
114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-6031

ISSUE:
09/30/22 - ORIGINAL ISSUE
10/11/22 - REVISION #1 + ADDITIONAL PROPOSED ELEVATIONS
10/25/22 - REVISION #2 (DOOR CHANGES TO POOL STORAGE)
03/08/23 - REVISED PER ZONING COMMENTS 1

SEAL:
MICHAEL SAVARESE
N.J. LIC. #11043
N.Y. LIC. #20632
MICHELLE DEL VECCHIO
N.J. LIC. #18468

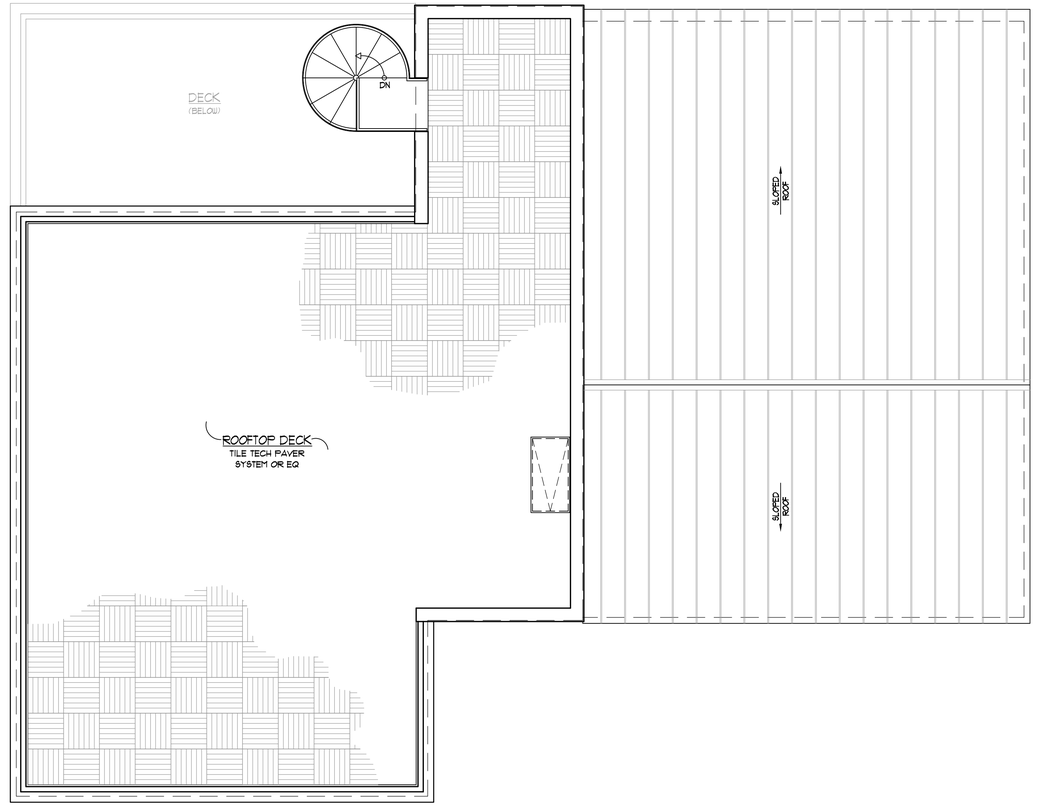
45 OCEAN BLVD.
KEANSBURG, NJ
DATE: 09/30/2022
SCALE: AS NOTED
PROJECT NUMBER: 800-22237

SK-1 R3



1 PROPOSED SECOND FLOOR PLAN 1,770 SF

SCALE: 1/4" = 1'-0"



2 PROPOSED ROOF DECK PLAN

SCALE: 1/4" = 1'-0"

BRAYLOVSKY RESIDENCE

MICHAEL SAVARESE ASSOCIATES
34 SYCAMORE AVENUE, UNIT 1E, LITTLE SILVER, NJ 07739 (732) 530-1424
114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-6031

ISSUE:

09/30/22 - ORIGINAL ISSUE
10/11/22 - REVISION #1 + ADDITIONAL PROPOSED ELEVATIONS
10/25/22 - REVISION #2 (DOOR CHANGES TO POOL STORAGE)
03/08/23 - REVISED PER ZONING COMMENTS 1

SEAL:

MICHAEL SAVARESE
N.J. LIC. #11043
N.Y. LIC. #20632

MICHELLE DEL VECCHIO
N.J. LIC. #18468

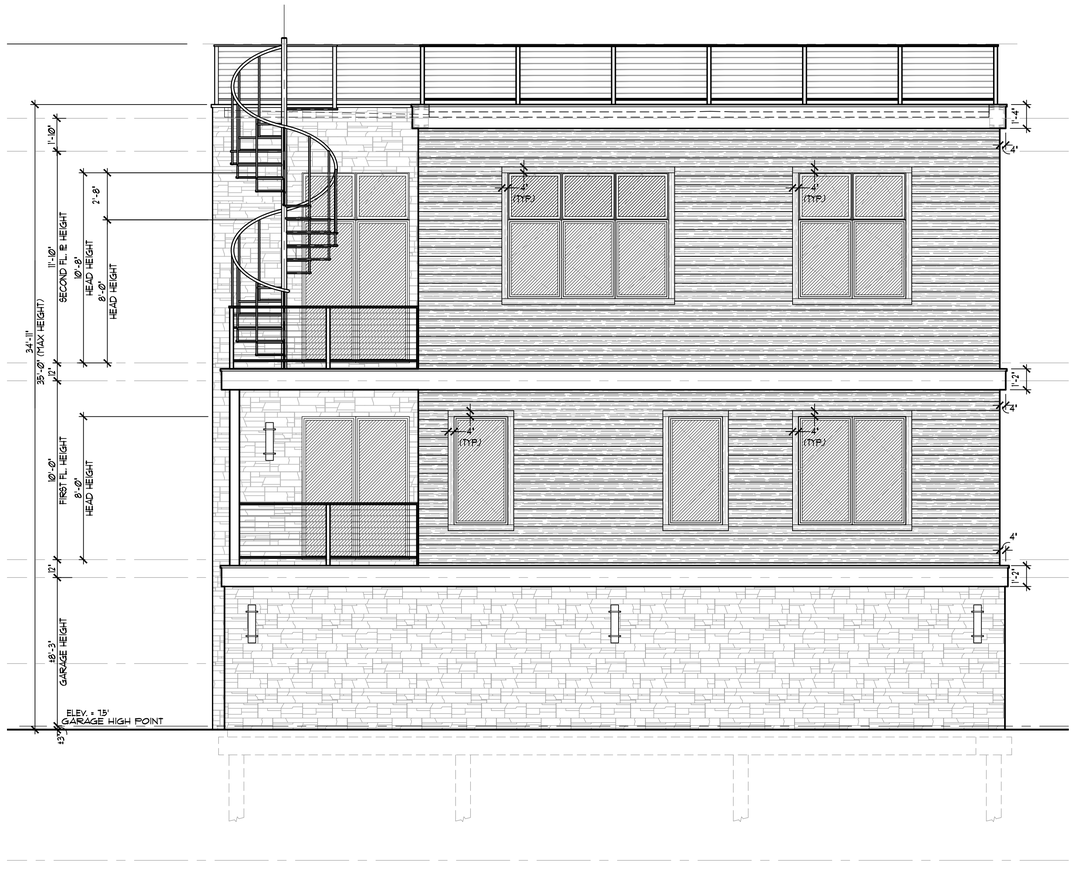
45 OCEAN BLVD.
KEANSBURG, NJ
DATE: 09/30/2022
SCALE: AS NOTED
PROJECT NUMBER: 800-22237

SK-1 R3



1 PROPOSED FRONT ELEVATION (SANDY HOOK BAY SIDE)

SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION (NORTH WEST SIDE)

SCALE: 1/4" = 1'-0"

BRAYLOVSKY RESIDENCE

MICHAEL SAVARESE ASSOCIATES
34 SYCAMORE AVENUE, UNIT 1E, LITTLE SILVER, NJ 07739 (732) 530-1424
114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-6031

ISSUE:

09/30/22 - ORIGINAL ISSUE
10/11/22 - REVISION #1 + ADDITIONAL PROPOSED ELEVATIONS
10/25/22 - REVISION #2 (DOOR CHANGES TO POOL STORAGE)
03/08/23 - REVISED PER ZONING COMMENTS 1

SEAL:

MICHAEL SAVARESE
N.J. LIC. #11043
N.Y. LIC. #20632

MICHELLE DEL VECCHIO
N.J. LIC. #18468

45 OCEAN BLVD.
KEANSBURG, NJ
DATE: 09/30/2022
SCALE: AS NOTED
PROJECT NUMBER: 800-22237

SK-1 R3



1 PROPOSED REAR ELEVATION (FACING SOUTHWEST)

SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION (SOUTH EAST SIDE)

SCALE: 1/4" = 1'-0"

BRAYLOVSKY RESIDENCE

MICHAEL SAVARESE ASSOCIATES
34 SYCAMORE AVENUE, UNIT 1E, LITTLE SILVER, NJ 07739 (732) 530-1424
114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-6031

ISSUE:

09/30/22 - ORIGINAL ISSUE
10/11/22 - REVISION #1 + ADDITIONAL PROPOSED ELEVATIONS
10/25/22 - REVISION #2 (DOOR CHANGES TO POOL STORAGE)
03/08/23 - REVISED PER ZONING COMMENTS 1

SEAL:

MICHAEL SAVARESE
N.J. LIC. #11043
N.Y. LIC. #20632

MICHELLE DEL VECCHIO
N.J. LIC. #18468

45 OCEAN BLVD.
KEANSBURG, NJ
DATE: 09/30/2022
SCALE: AS NOTED
PROJECT NUMBER: 800-2223J

SK-1 R3