

# proposed addition and renovation for DECHIARO RESIDENCE

27 CENTER STREET  
SEA BRIGHT, NEW JERSEY  
BLOCK 10 ~ LOT 14

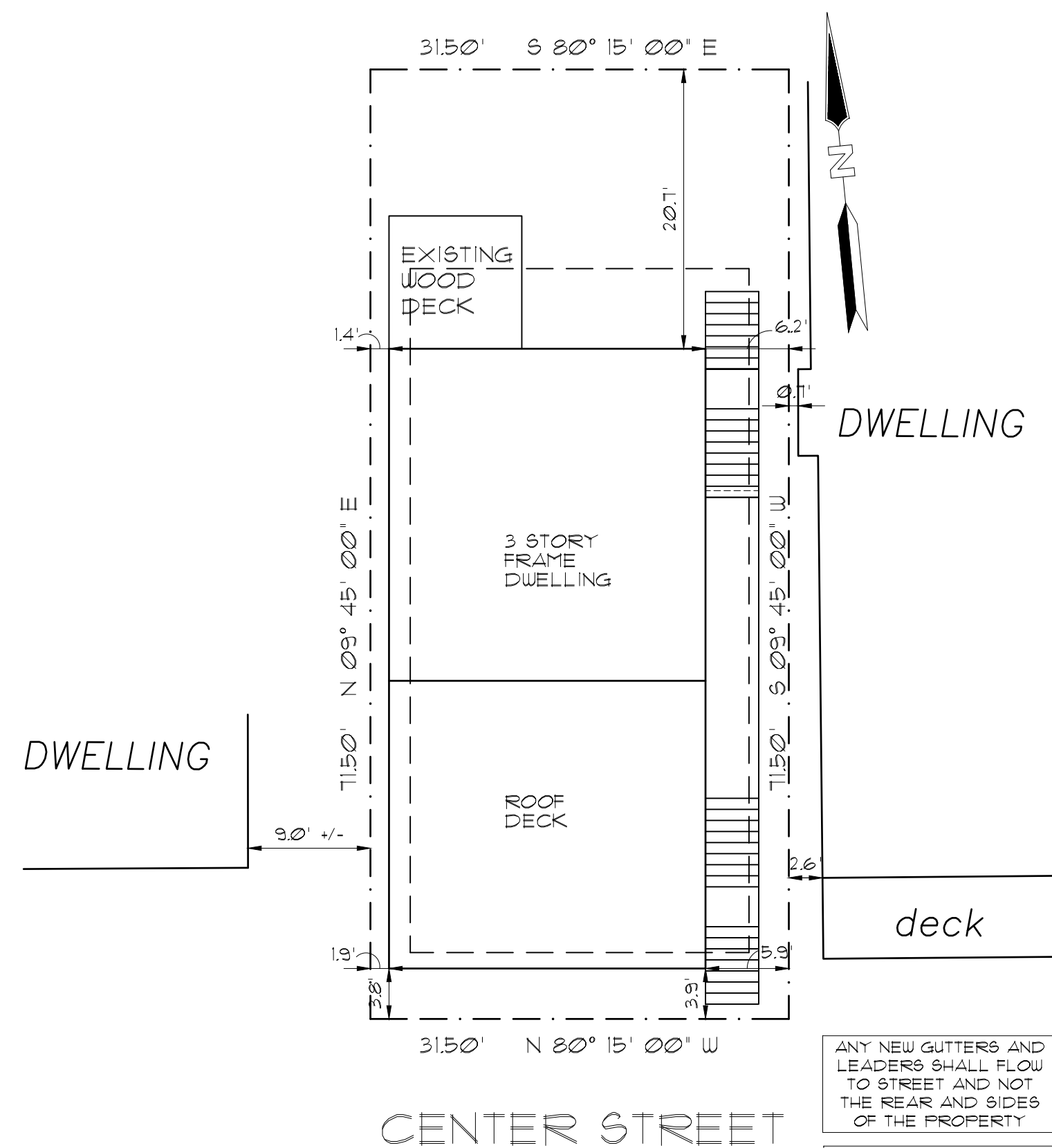
INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY DONE BY  
GREGG A. GAFFNEY N.J. P.L.S. L.I.C. NO. G543304 OF CONTROL  
LAYOUTS, INC. DATED 06/28/14.

LICENSED SURVEYOR TO VERIFY SETBACKS, PROPERTY  
LINES AND SET PROPER FIRST FLOOR ELEVATION AND  
CORNERS OF BUILDING PRIOR TO CONSTRUCTION

BUILDING DEPARTMENT DATA			
	EXISTING	ADDED	COMBINED
HABITABLE SPACES			
FIRST FLOOR	1,071 SQ. FT.	0 SQ. FT.	1,071 SQ. FT.
SECOND FLOOR	829 SQ. FT.	242 SQ. FT.	1,071 SQ. FT.
ATTIC T-0*	0 SQ. FT.	357 SQ. FT.	357 SQ. FT.
TOTAL	1,900 SQ. FT.	599 SQ. FT.	2,499 SQ. FT.
VOLUME	31,490 CU. FT.	8,433 CU. FT.	39,923 CU. FT.
CONSTRUCTION CLASS		5B	
USE GROUP		R-5	

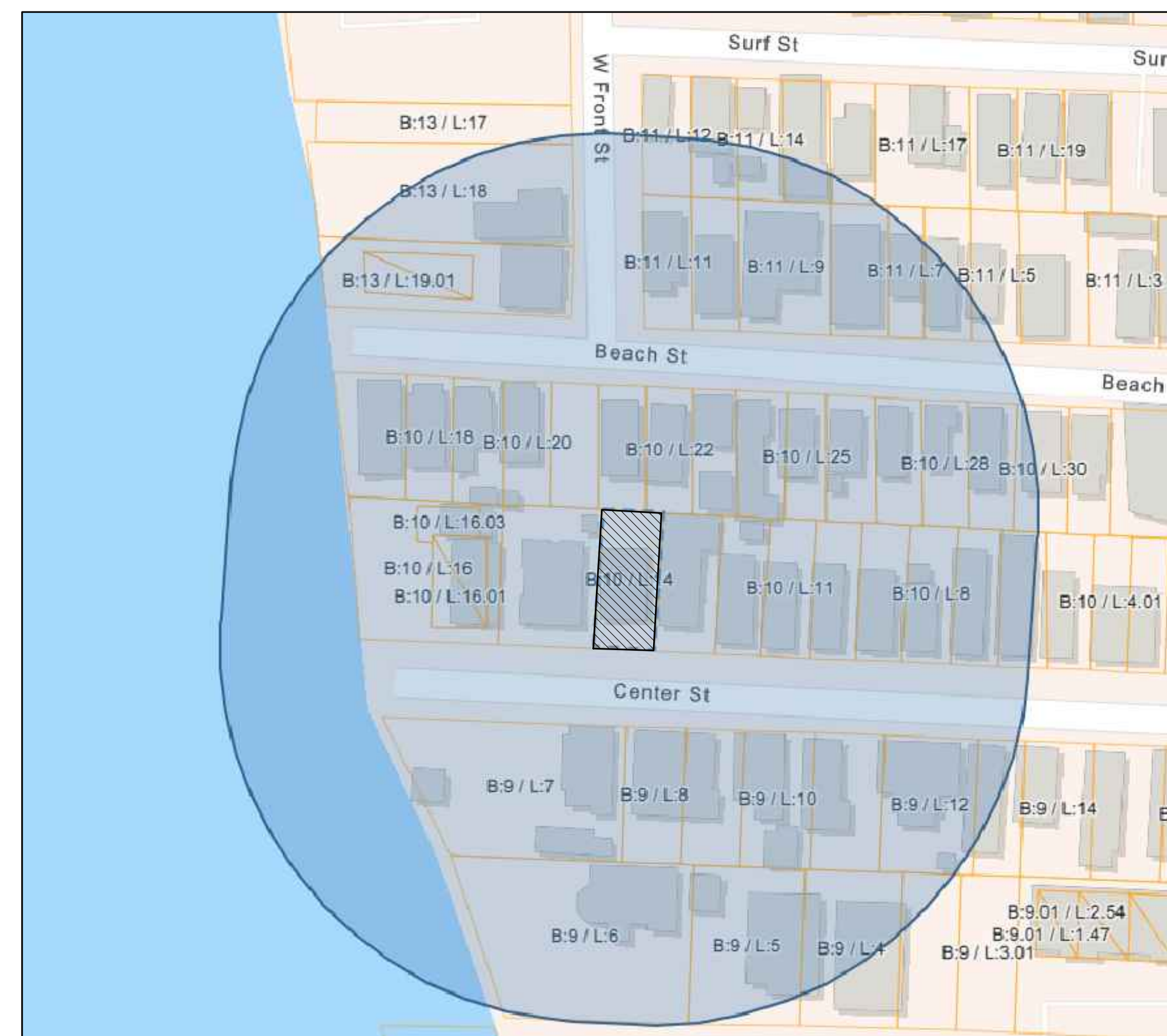
\* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS

ZONING DATA (R-3)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	1,800 SQ. FT.	2,292 SQ. FT.	2,292 SQ. FT.	
MINIMUM LOT FRONTAGE	25 FT.	31.5 FT.	N/C	
MINIMUM LOT DEPTH	60 FT.	71.5 FT.	N/C	
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK	5/12 FT.	3.0 FT.	N/C	EXISTING NON CONFORMITY UNCHANGED
MINIMUM REAR SETBACK	15 FT.	20.1 FT.	N/C	
MINIMUM SIDE SETBACK (ONE/BOTH)	3/6 FT.	14.76 FT.	N/C	EXISTING NON CONFORMITY INTENSIFIED VARIANCE REQUIRED
MAX. BUILDING HEIGHT (STORIES/FT.)	2.9/30 FT.	2/31 FT.	3/33 FT.	VARIANCE REQUIRED
MAXIMUM BUILDING COVERAGE	50 %	49.5 %	N/C	
MAXIMUM LOT COVERAGE	70 %	63 %	N/C	

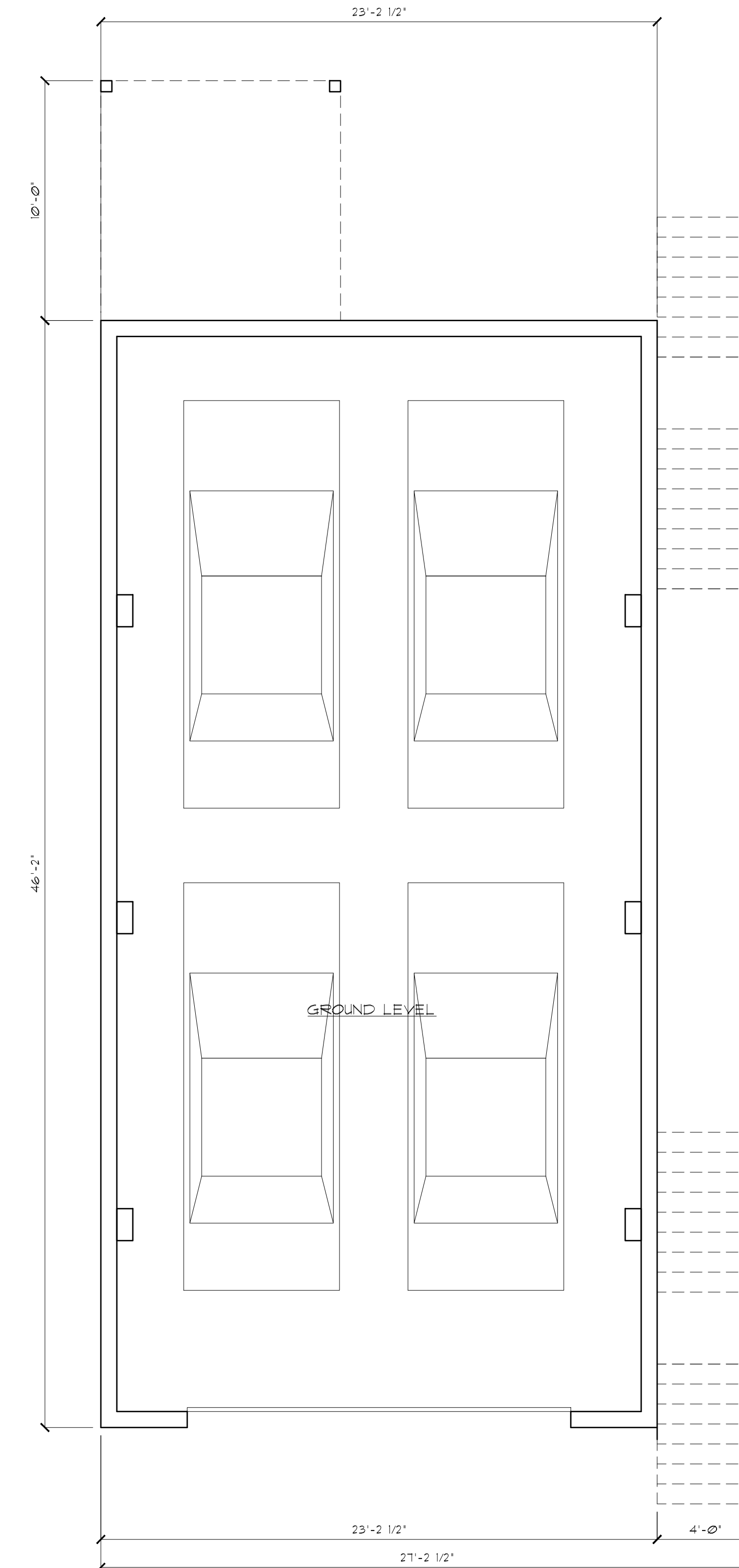


ANY NEW GUTTERS AND LEADERS SHALL FLOW TO STREET AND NOT THE REAR AND SIDES OF THE PROPERTY

CURB AND SIDEWALK TO BE RECONSTRUCTED IF DAMAGED DURING CONSTRUCTION



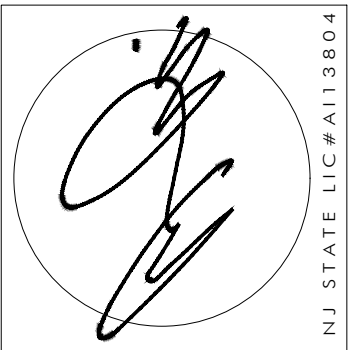
200 FT KEY MAP  
SCALE: N.T.S.



GROUND LEVEL PLAN  
SCALE: 1/4" = 1'-0"

SITE PLAN  
SCALE: 1" = 10'-0"

CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_  
BOARD ENGINEER \_\_\_\_\_



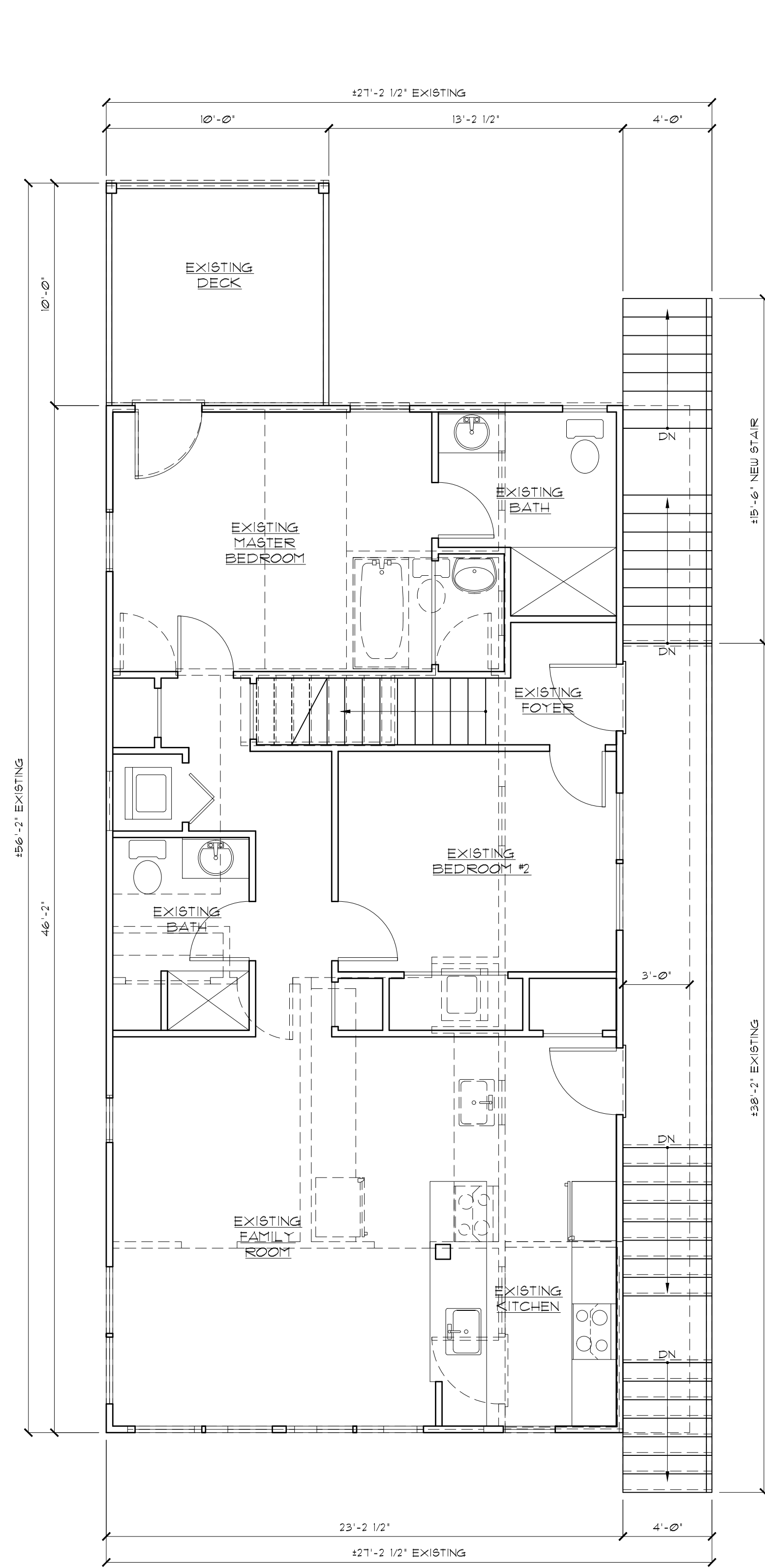
ANTHONY M. CONDOURIS  
ARCHITECT  
20 BINGHAM AVENUE, ROOM 507  
JERSEY CITY, NJ 07310  
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcaichitect.com ~ www.amcaichitect.com

REVISIONS	DATE

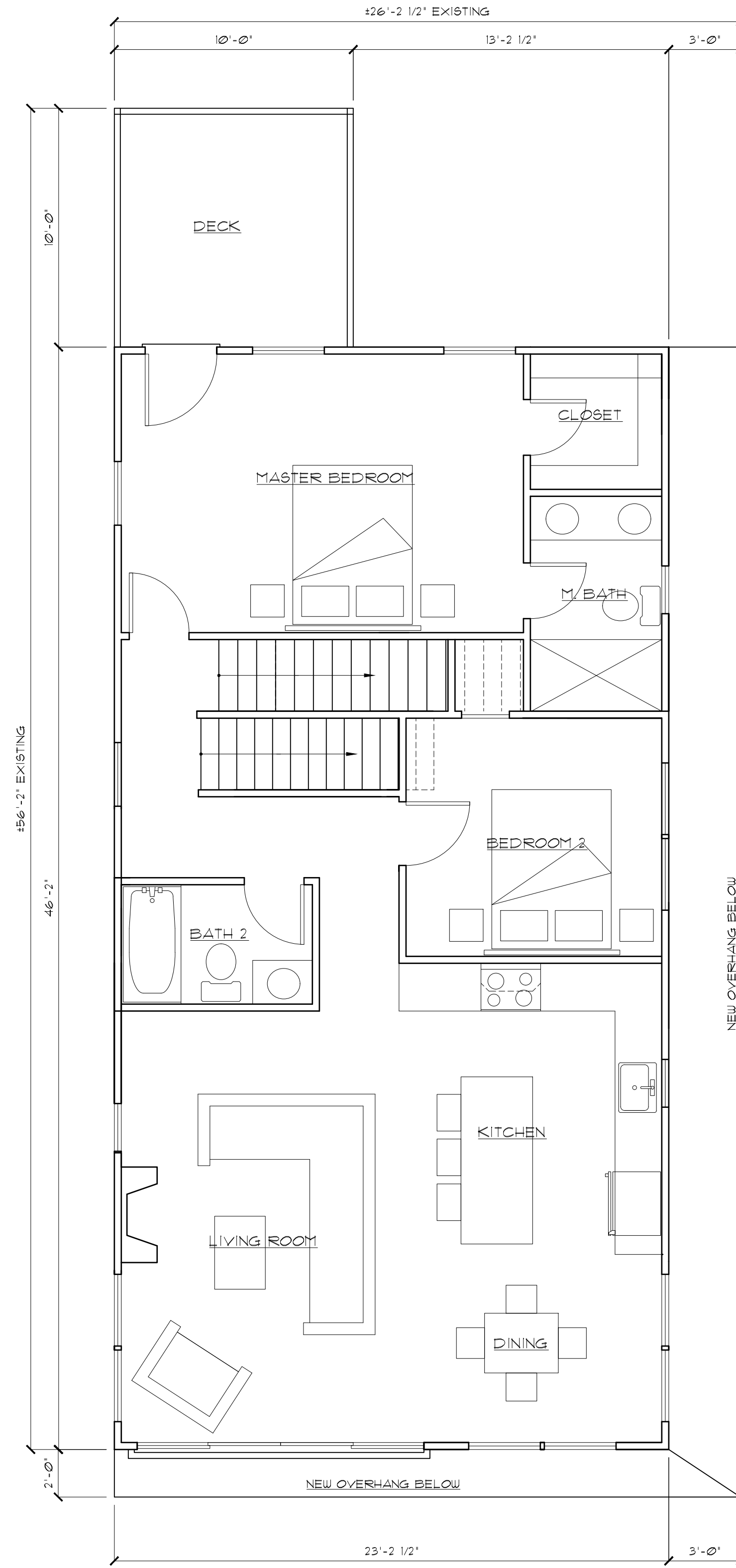
CLIENT: DECHIARO RESIDENCE  
ADDRESS: 27 CENTER STREET, SEA BRIGHT, NEW JERSEY  
JOB NUMBER: 22-125  
BLOCK: 10  
LOT: 14

DATE: 10/7/23  
DRAWN BY: MB  
SHEET NO.: V-1

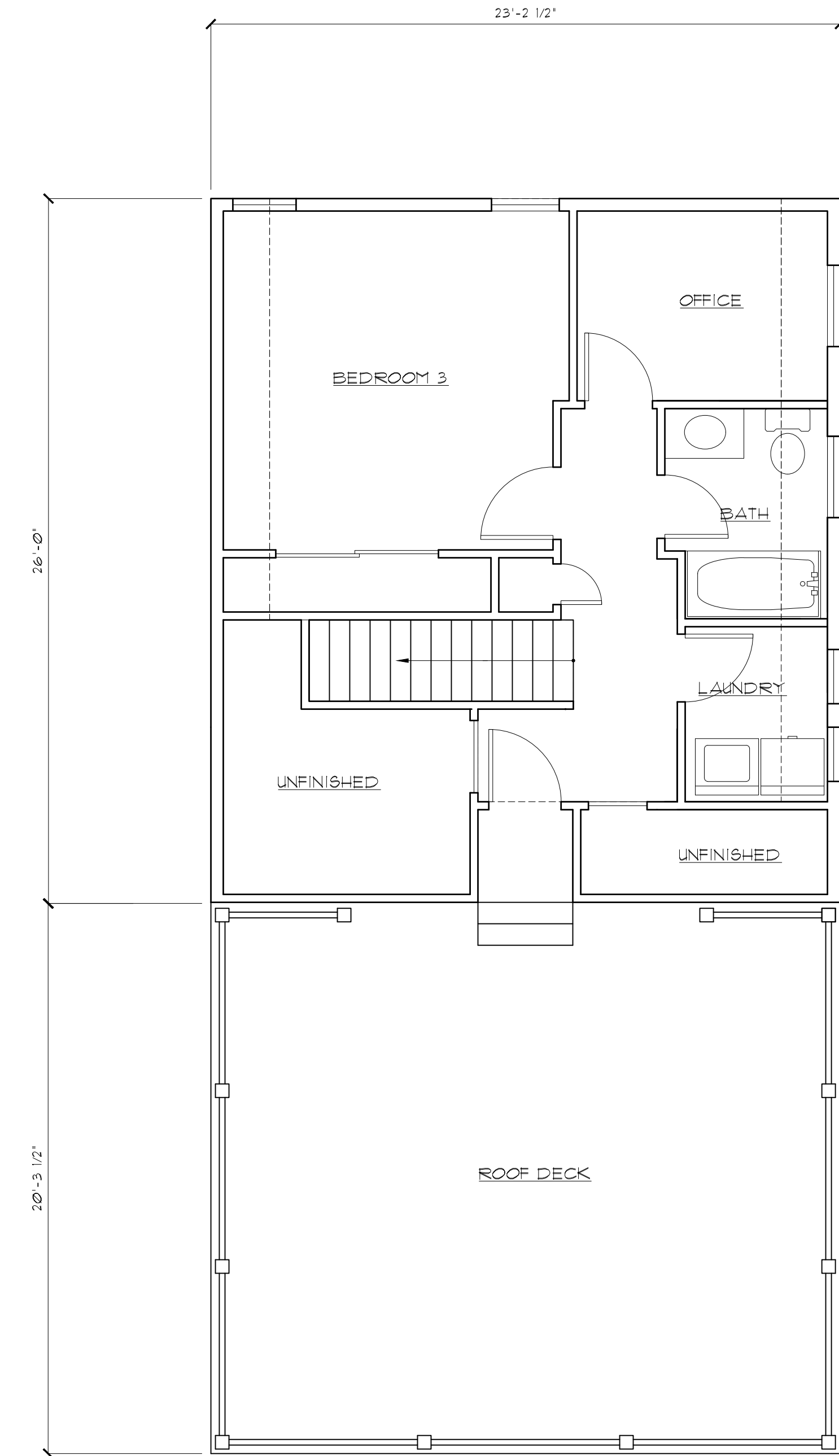
NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

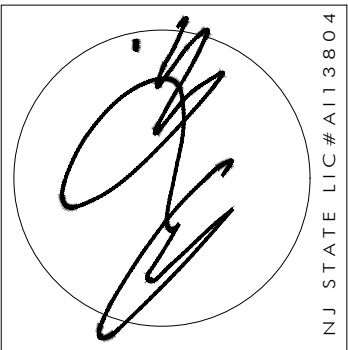


**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**ATTIC FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



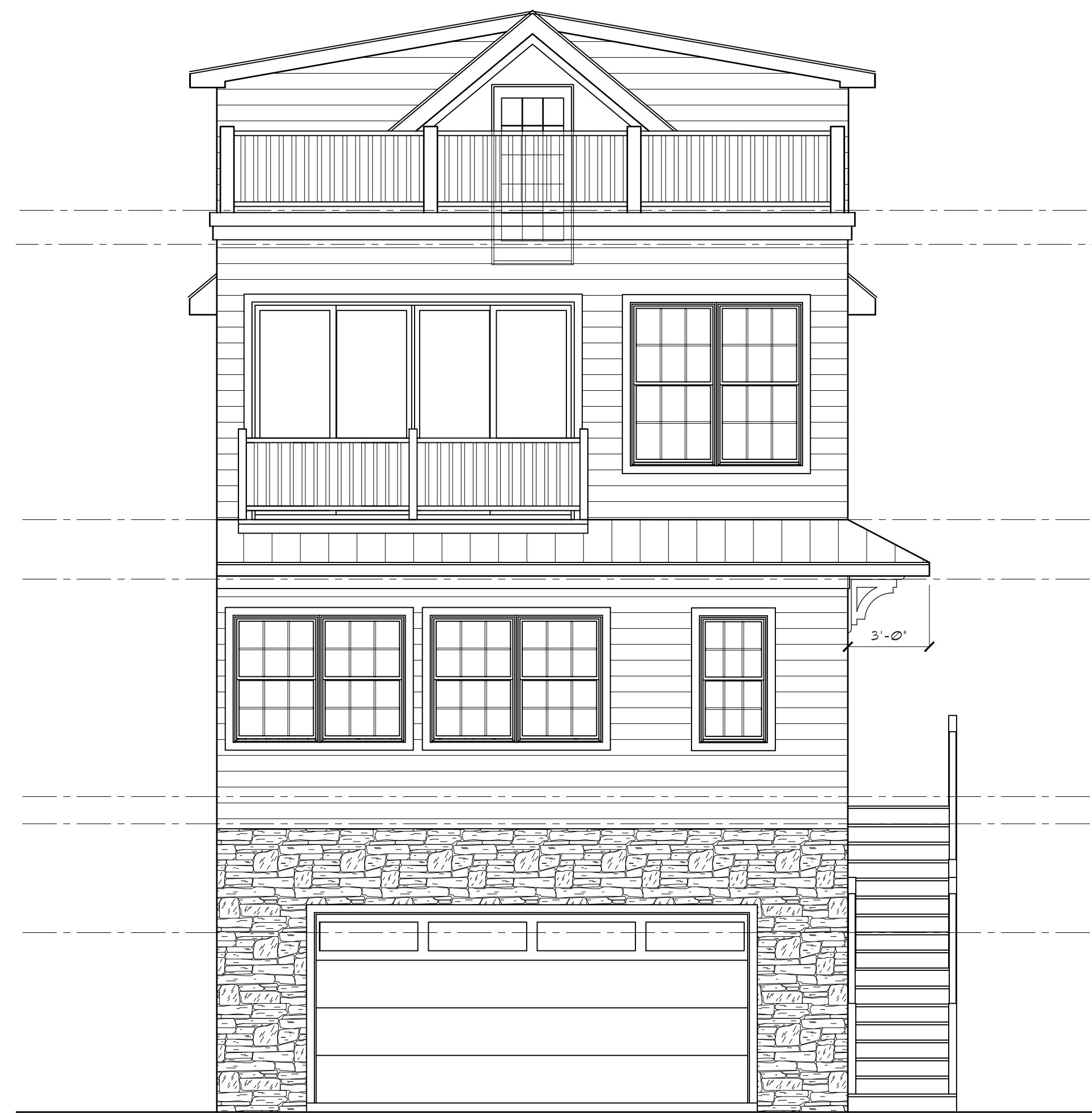
**A N T H O N Y M. C O N D O U R I S**  
**A R C H I T E C T**  
20 BINGHAM AVENUE, RUMSON NJ 07760  
Telephone ~ 732-842-3800 ~ fax 732-842-7777 ~ www.amcatarchitect.com

REVISIONS	DATE

CLIENT	DECHIARO RESIDENCE
ADDRESS	21 CENTER STREET SEA BRIGHT, NEW JERSEY
JOB NUMBER	22-125
BLOCK	10
LOT	14

DATE	10/7/23
DRAWN BY	MB
SHEET NO.	<b>V-2</b>

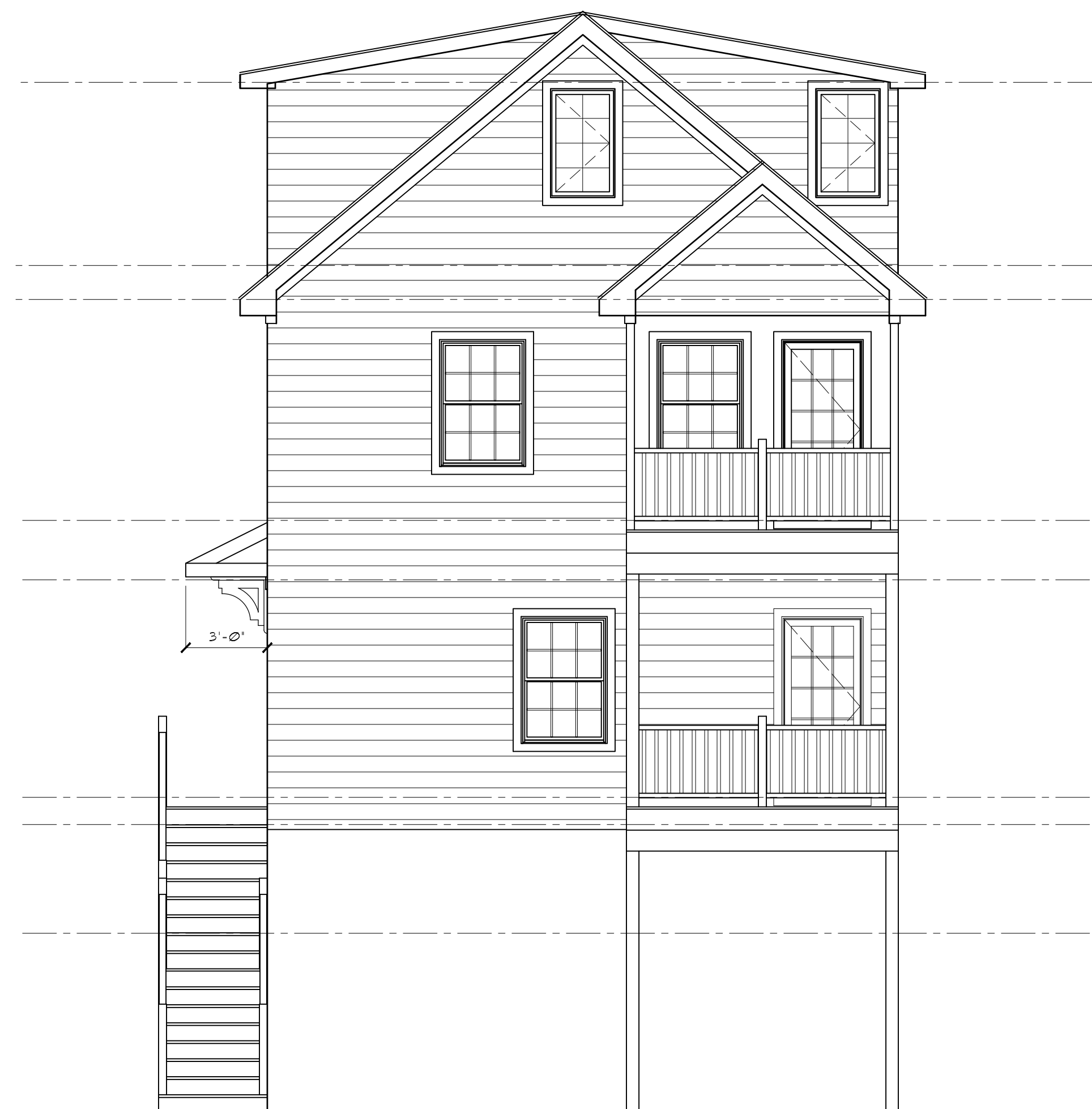
NJ STATE LIC#A13384



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



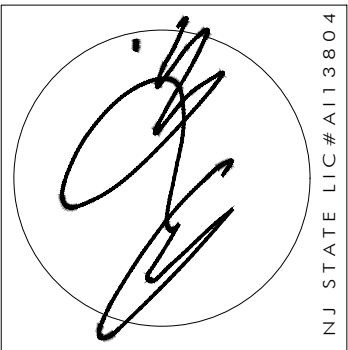
**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



ANTHONY M. CONDOURIS  
**ARCHITECT**  
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 Telephone ~ 732-842-3800 ~ fax 732-842-7777 ~ www.amcatarchitect.com  
 NJ STATE LIC # A13804

REVISIONS	DATE

CLIENT	DECHIARO RESIDENCE
ADDRESS	21 CENTER STREET SEA BRIGHT, NEW JERSEY
JOB NUMBER	22-125
BLOCK	10
LOT	14

DATE	10/7/23
DRAWN BY	MB
SHEET NO.	<b>V-3</b>

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.