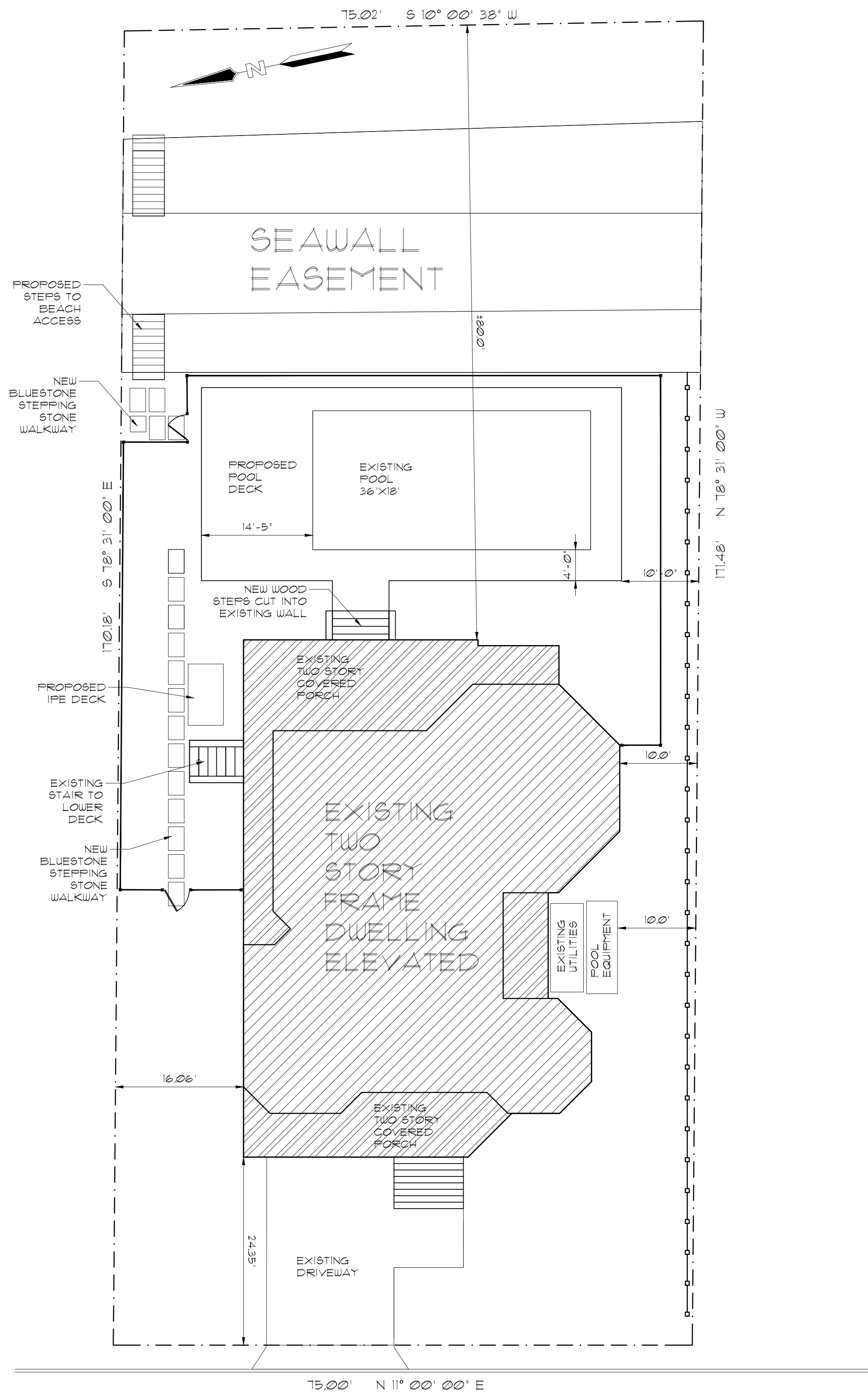


# proposed pool and patio for BERKOWITZ RESIDENCE

9 TRADEWINDS LANE  
SEA BRIGHT, NEW JERSEY  
BLOCK 4 ~ LOT 7.10



TRADEWINDS LANE

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

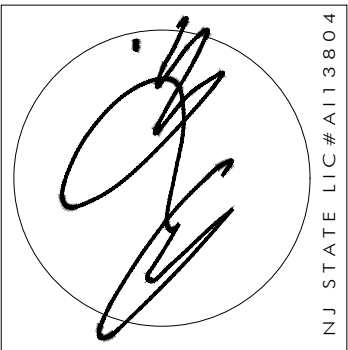
EXISTING AREA CALCULATIONS (BASED ON LOT AREA OF 12,811 SQ. FT.)	
BUILDING COVERAGE:	
DWELLING	+2,853 SF.
TOTAL	
22.26%	
LOT COVERAGE:	
DWELLING	+2,853 SF.
SEAWALL	+2,351 SF.
DRIVEWAY	+448 SF.
WALKS/PATIOS	+200 SF.
POOL	+648 SF.
TOTAL	
50.73%	

PROPOSED AREA CALCULATIONS (BASED ON LOT AREA OF 12,811 SQ. FT.)	
BUILDING COVERAGE:	
DWELLING	+2,853 SF.
TOTAL	
22.26%	
LOT COVERAGE:	
DWELLING	+2,853 SF.
SEAWALL	+2,351 SF.
DRIVEWAY	+448 SF.
WALKS/PATIOS	+347 SF.
POOL PATIO	+1,416 SF.
TOTAL	
57.87%	

INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY DONE BY  
GREGORY S. WALLACH N.J. P.L.S. LIC. NO. 0632645 OF THOMAS  
FINNEGAN LAND SURVEYING, DATED 02/23/21.

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

ZONING DATA (R-1)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	7500 SQ. FT.	12,811 SQ. FT.	N/C	
MINIMUM LOT FRONTAGE	75 FT.	75 FT.	N/C	
MINIMUM LOT DEPTH	80 FT.	170 FT.	N/C	
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK	25 FT.	24.35 FT.	N/C	
MINIMUM REAR SETBACK	20 FT.	80 FT.	N/C	
MINIMUM SIDE SETBACK (ONE/BOTH)	10/25 FT.	10/25.12 FT.	N/C	
MAX. BUILDING HEIGHT (STORIES/FT.)	25/35 FT.	2/35 FT.	N/C	
ACCESSORY BUILDING				
MINIMUM REAR SETBACK	N/A	N/A	N/A	
MINIMUM SIDE SETBACK	N/A	N/A	N/A	
MAX. BUILDING HEIGHT (STORIES/FT.)	N/A	N/A	N/A	
MAXIMUM BUILDING COVERAGE	30 %	22.26 %	22.26 %	
MAXIMUM LOT COVERAGE	50 %	50.73 %	57.87 %	EXISTING NON CONFORMITY INTENSIFIED VARIANCE REQUIRED



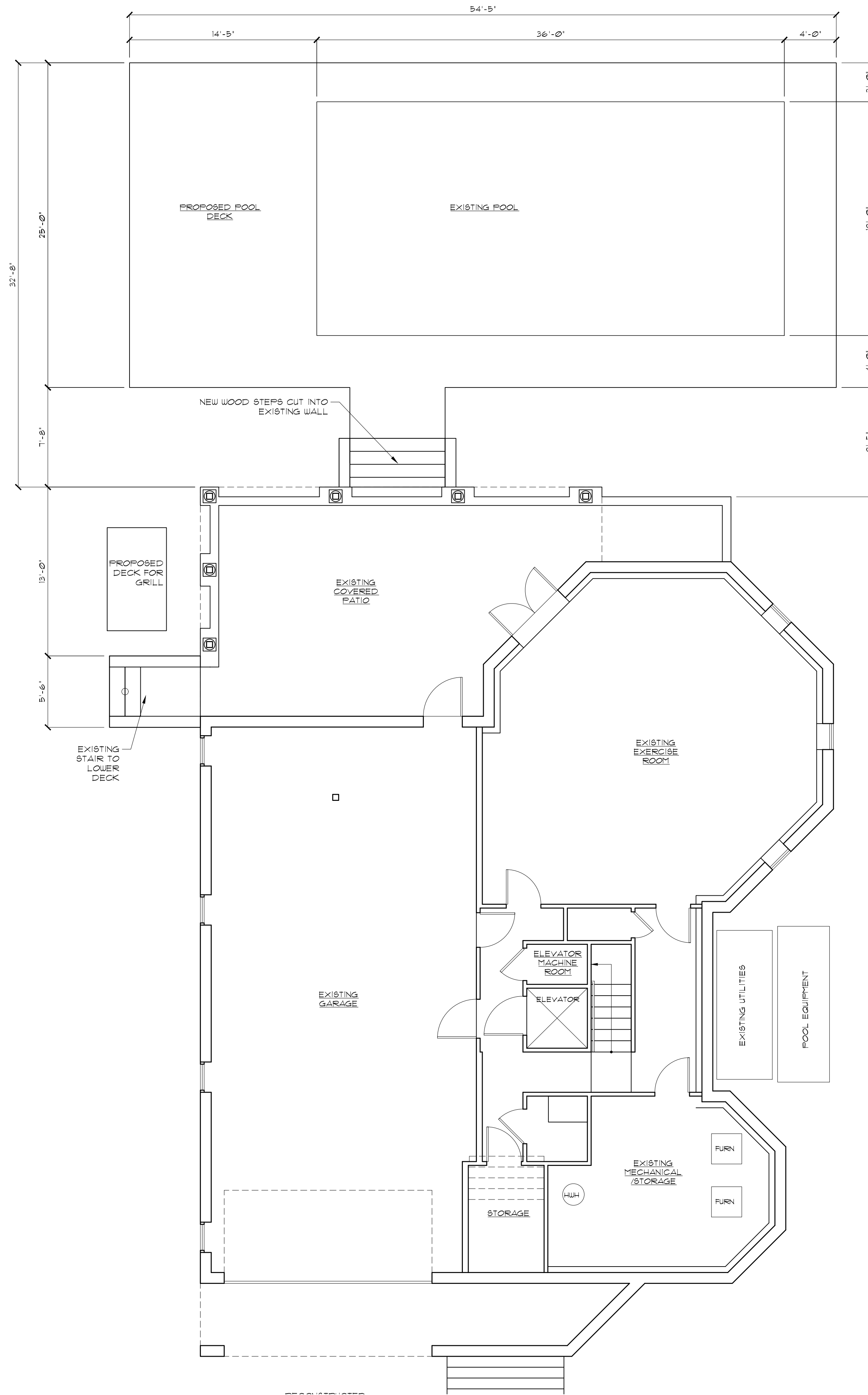
ANTHONY M. CONDOURIS  
**ARCHITECT**  
 20 BINGHAM AVENUE, ROOM 201  
 SEA BRIGHT, NJ 07760  
 PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS	DATE

CLIENT: BERKOWITZ RESIDENCE  
 ADDRESS: 9 TRADEWINDS LANE  
 SEA BRIGHT, NEW JERSEY  
 JOB NUMBER: 23-021  
 BLOCK: 4  
 LOT: 7.10

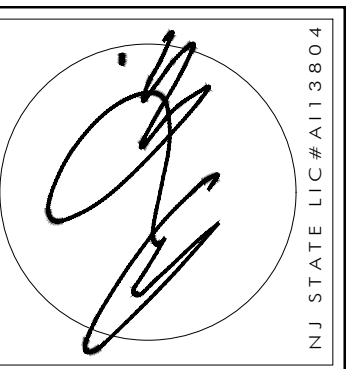
DRAWN BY: MB  
 DATE: 03/07/23  
 SHEET NO.: **V-1**

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



**GROUND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

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



ANTHONY M. CONDOURIS  
**ARCHITECT**  
 20 BINGHAM AVENUE, RUMSON NJ 07760  
 telephone ~ 732-842-3800 ~ fax 732-842-7777 ~ www.amcatarchitect.com

REVISIONS	DATE

CLIENT	BERKOWITZ RESIDENCE
ADDRESS	9 TRADEWINDS LANE SEA BRIGHT, NEW JERSEY
JOB NUMBER	23-021
BLOCK	4
LOT	110

DATE	03/07/23
DRAWN BY	MB
SHEET NO.	<b>V-2</b>