

proposed addition and renovation for DECHIARO RESIDENCE

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

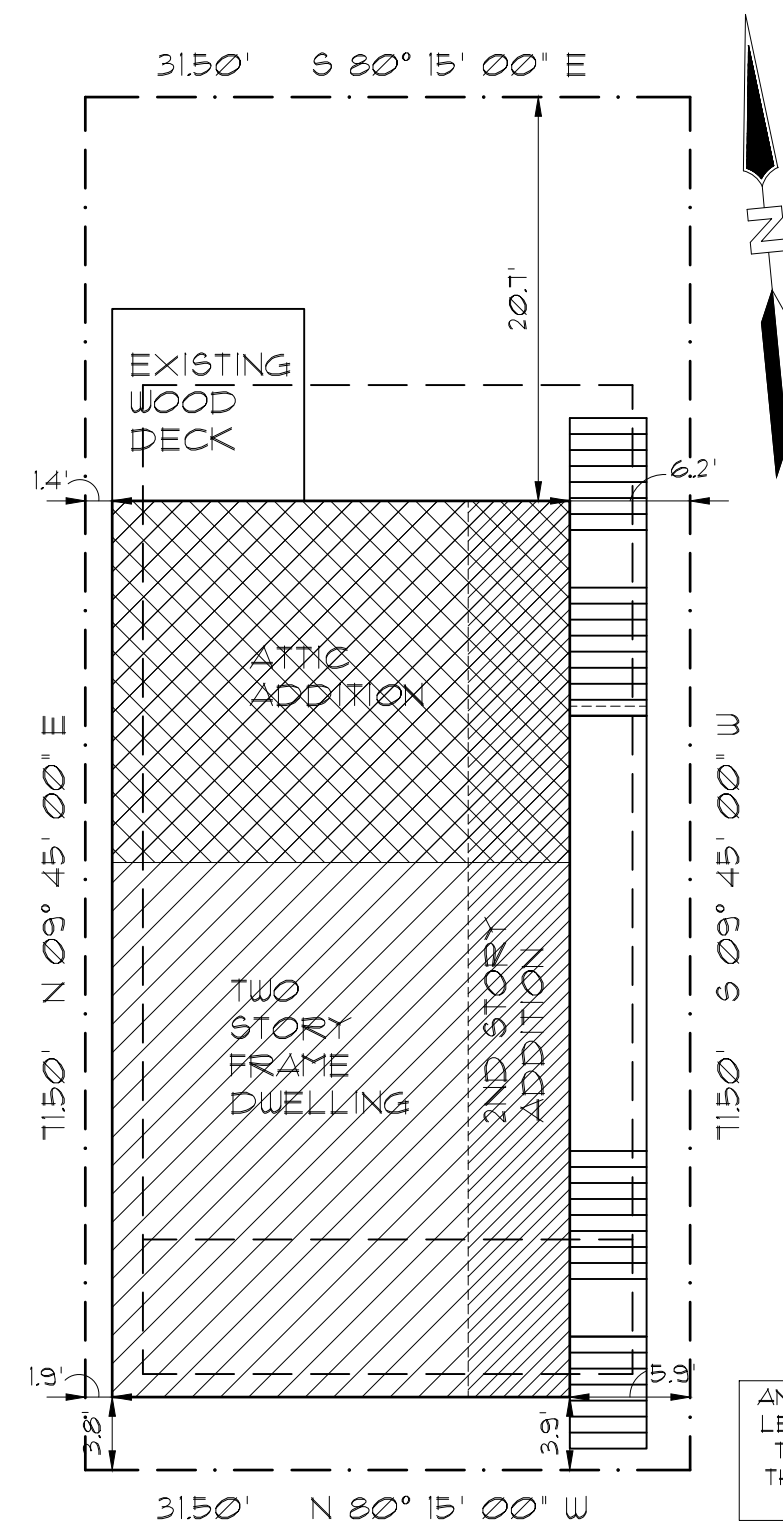
BUILDING DEPARTMENT DATA			
	EXISTING	ADDED	COMBINED
HABITABLE SPACES			
FIRST FLOOR	1,071 SQ. FT.	0 SQ. FT.	1,071 SQ. FT.
SECOND FLOOR	829 SQ. FT.	242 SQ. FT.	1,071 SQ. FT.
ATTIC 1'-0"	0 SQ. FT.	357 SQ. FT.	357 SQ. FT.
TOTAL	1,900 SQ. FT.	599 SQ. FT.	2,499 SQ. FT.
VOLUME	31,490 CU. FT.	8,433 CU. FT.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

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

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

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.	3/33.2 FT.	VARIANCE REQUIRED
MAXIMUM BUILDING COVERAGE	50 %	49.5 %	N/C	
MAXIMUM LOT COVERAGE	70 %	63 %	N/C	



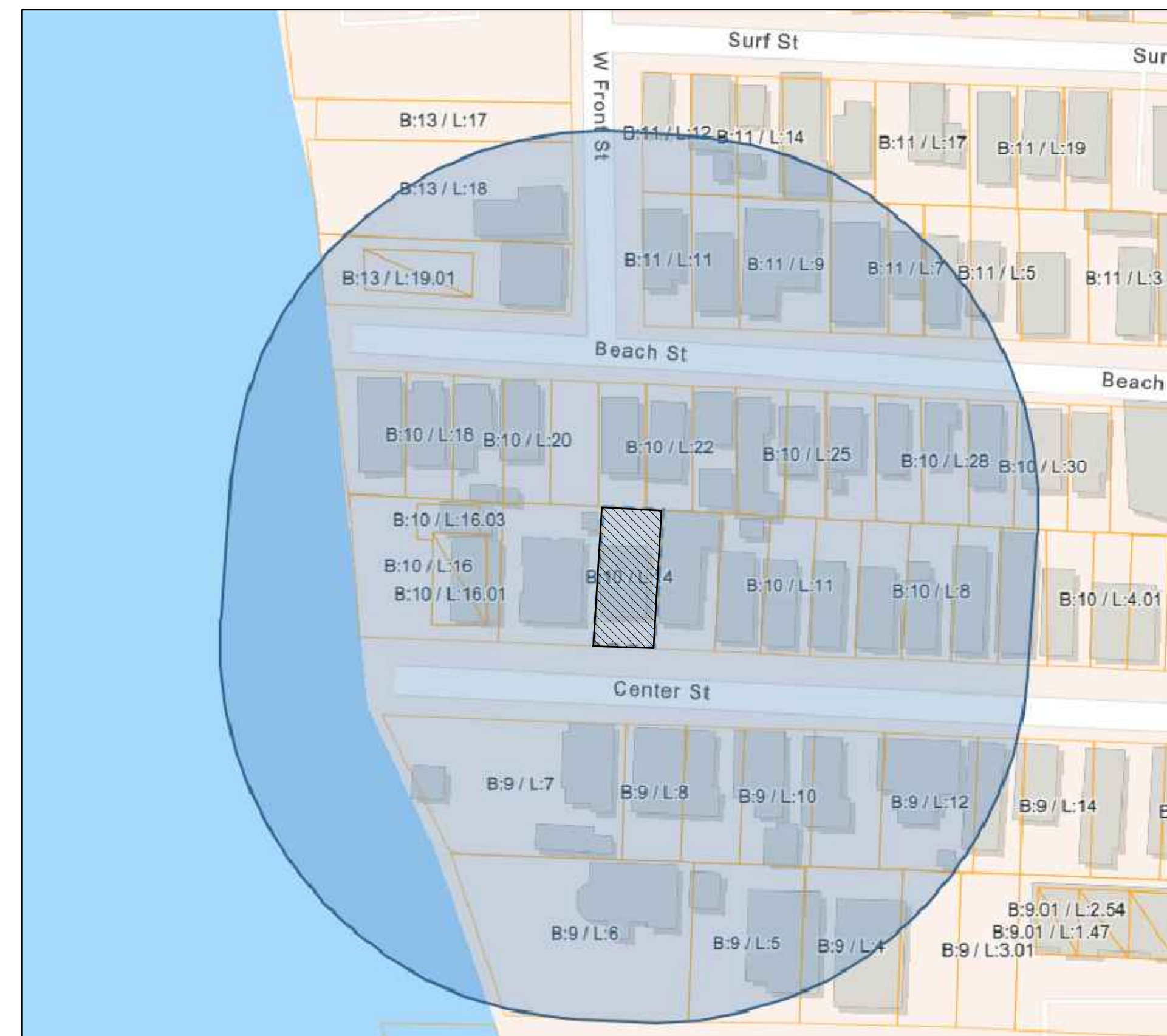
CENTER STREET

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

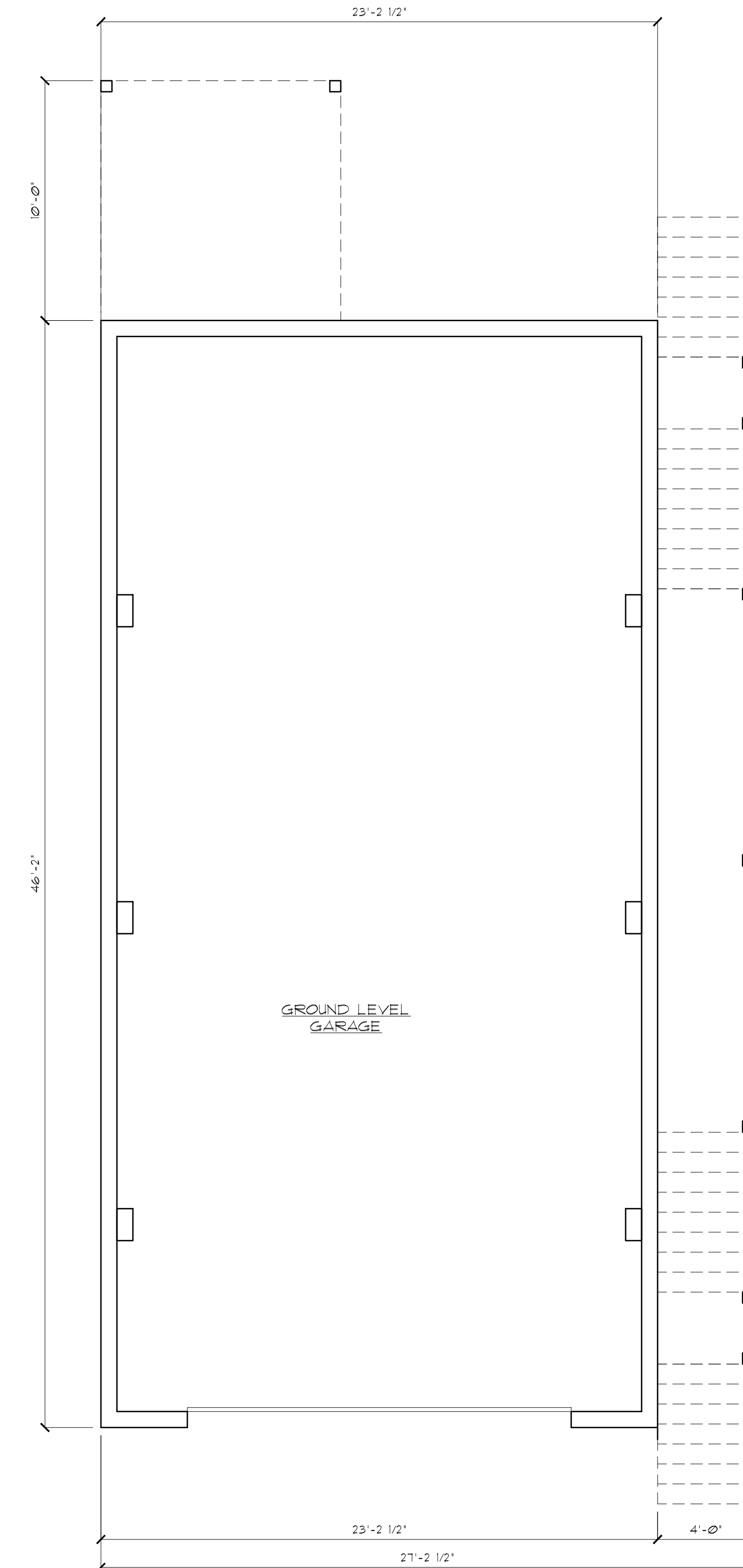
ANY NEW GUTTERS AND LEADERS SHALL FLOW TO STREET AND NOT THE REAR AND SIDES OF THE PROPERTY

CURB AND SIDEWALK TO BE RECONSTRUCTED IF DAMAGED DURING CONSTRUCTION

CHAIRMAN _____
SECRETARY _____
BOARD ENGINEER _____



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



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

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

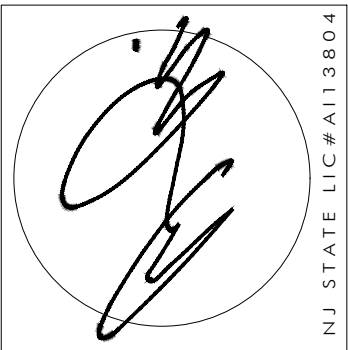


ANTHONY M. CONDOURIS
ARCHITECT
20 BINGHAM AVENUE, ROOM 2076
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcaichitect.com ~ www.amcaichitect.com

REVISIONS	DATE

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

DATE: 6/12/23
DRAWN BY: MB
SHEET NO.: V-1



N.J. STATE LIC #A13804

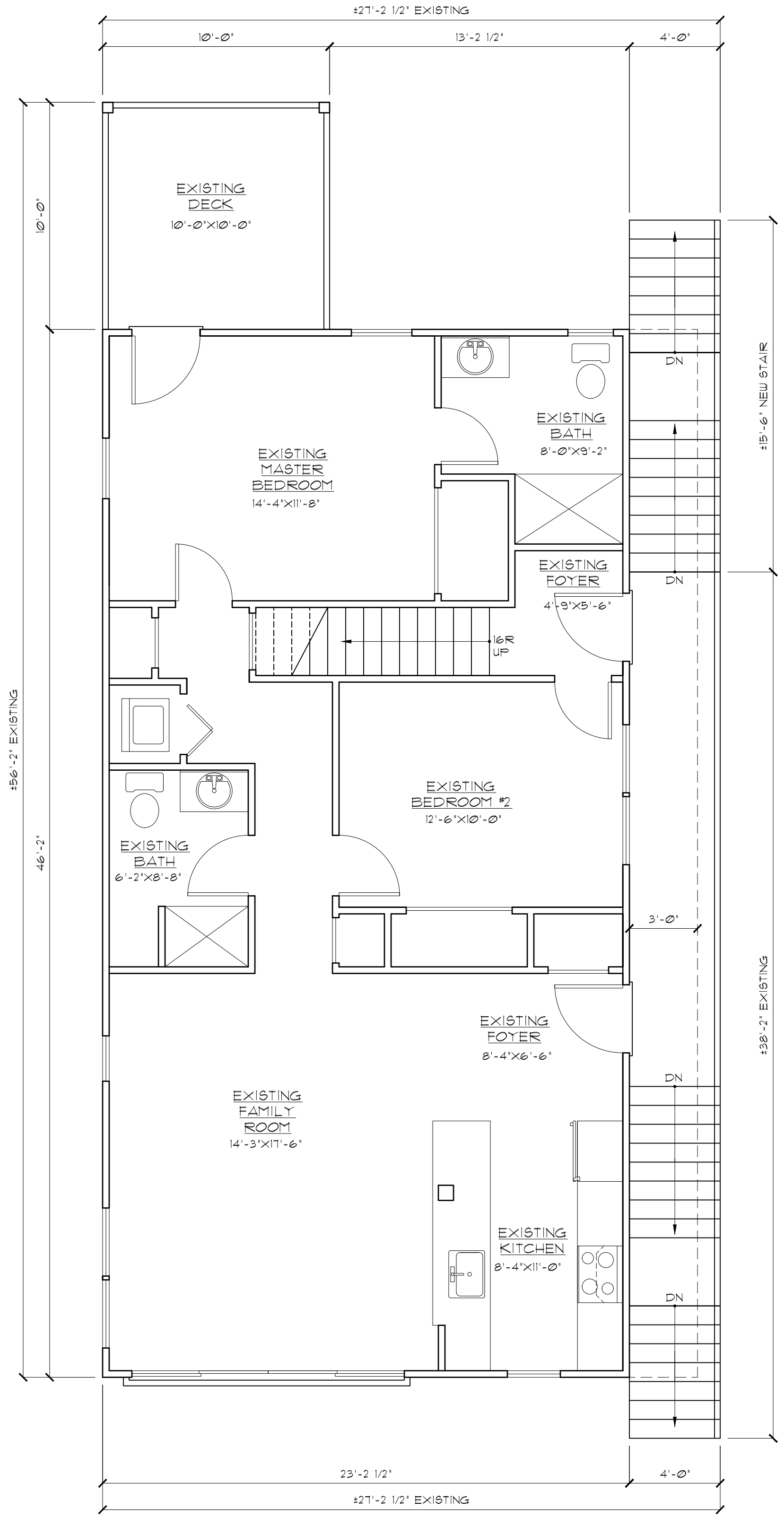
ANTHONY M. CONDOURIS
ARCHITECT
 20 BINGHAM AVENUE, RUMSON, NJ 07760
 telephone ~ 732-842-3800 ~ fax 732-842-7777 ~ www.amcatarchitect.com

REVISIONS	DATE

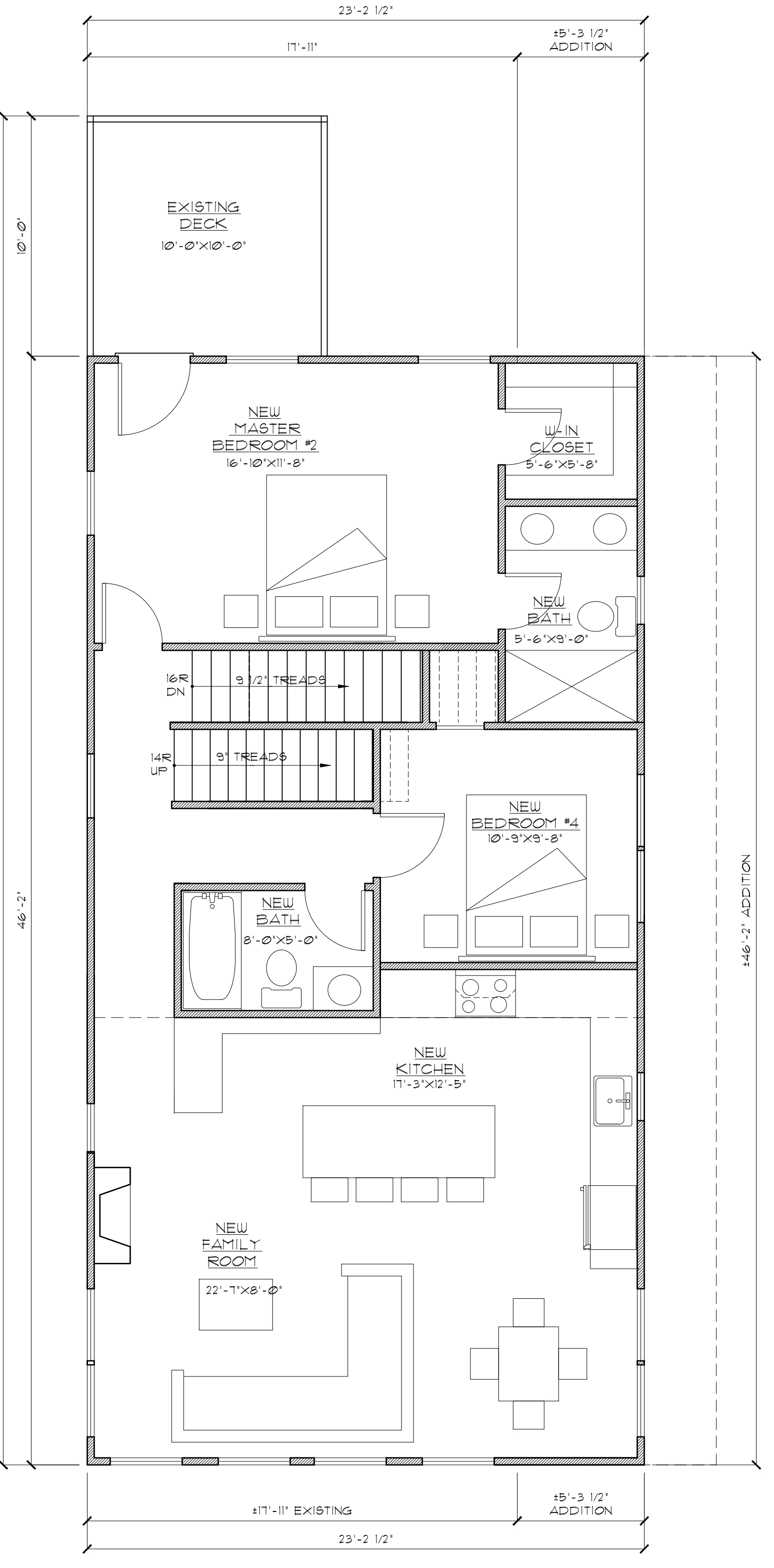
CLIENT	DECHIARO RESIDENCE
ADDRESS	21 CENTER STREET SEA BRIGHT, NEW JERSEY
JOB NUMBER	22-125
BLOCK	10
LOT	14

DATE	6/12/23
DRAWN BY	MB
SHEET NO.	V-2

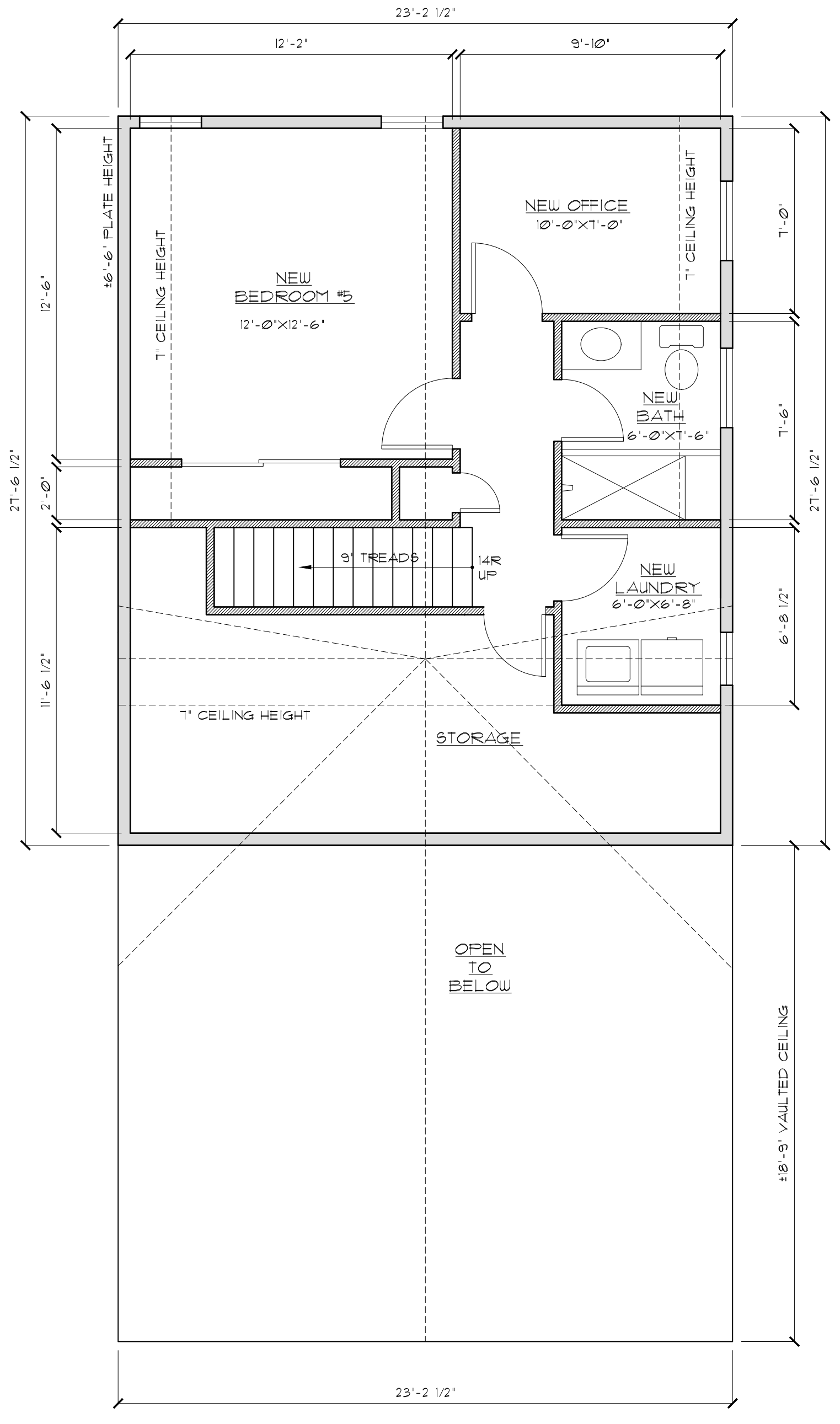
NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



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



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



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



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



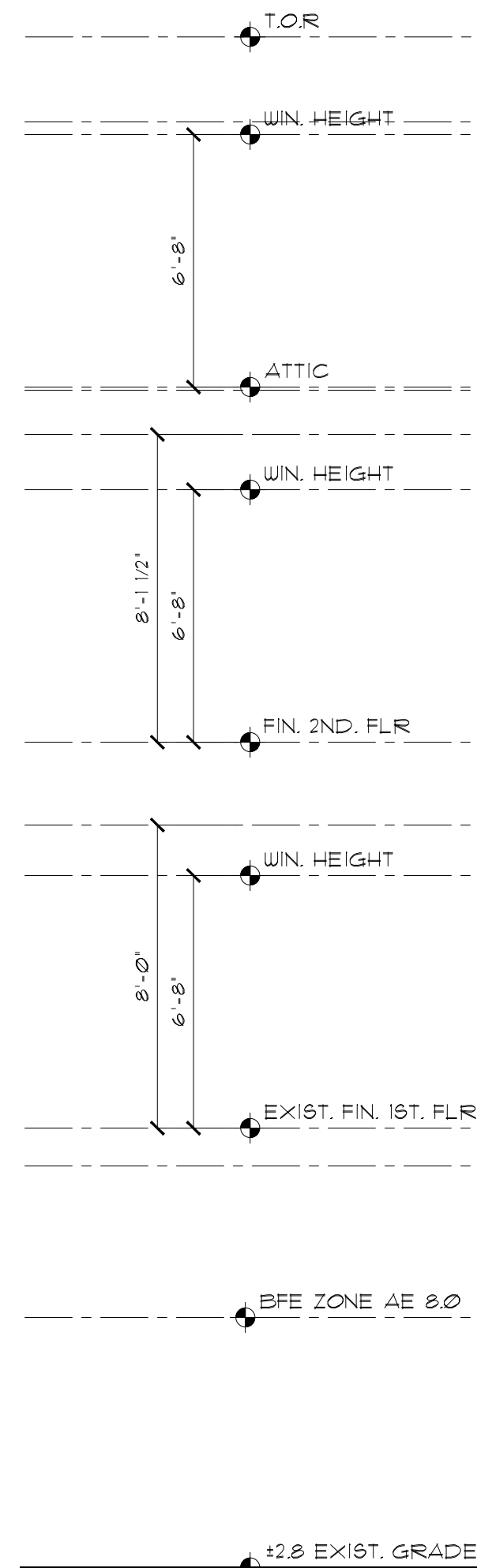
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



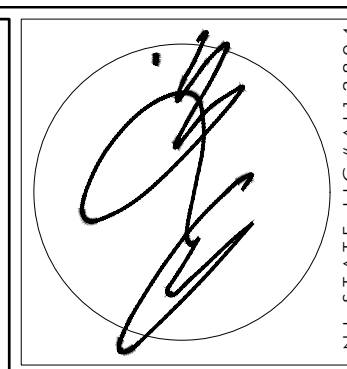
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



39.2' MEAN ROOF HEIGHT



ANTHONY M. CONDOURISI
ARCHITECT
20 BINGHAM AVENUE, RUMSON NJ 07760
Telephone ~ 732-842-3800 ~ fax 732-842-7777 ~ www.amcaichitect.com

REVISIONS	DATE

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

DATE	6/12/23
DRAWN BY	MB
SHEET NO.	V-3

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