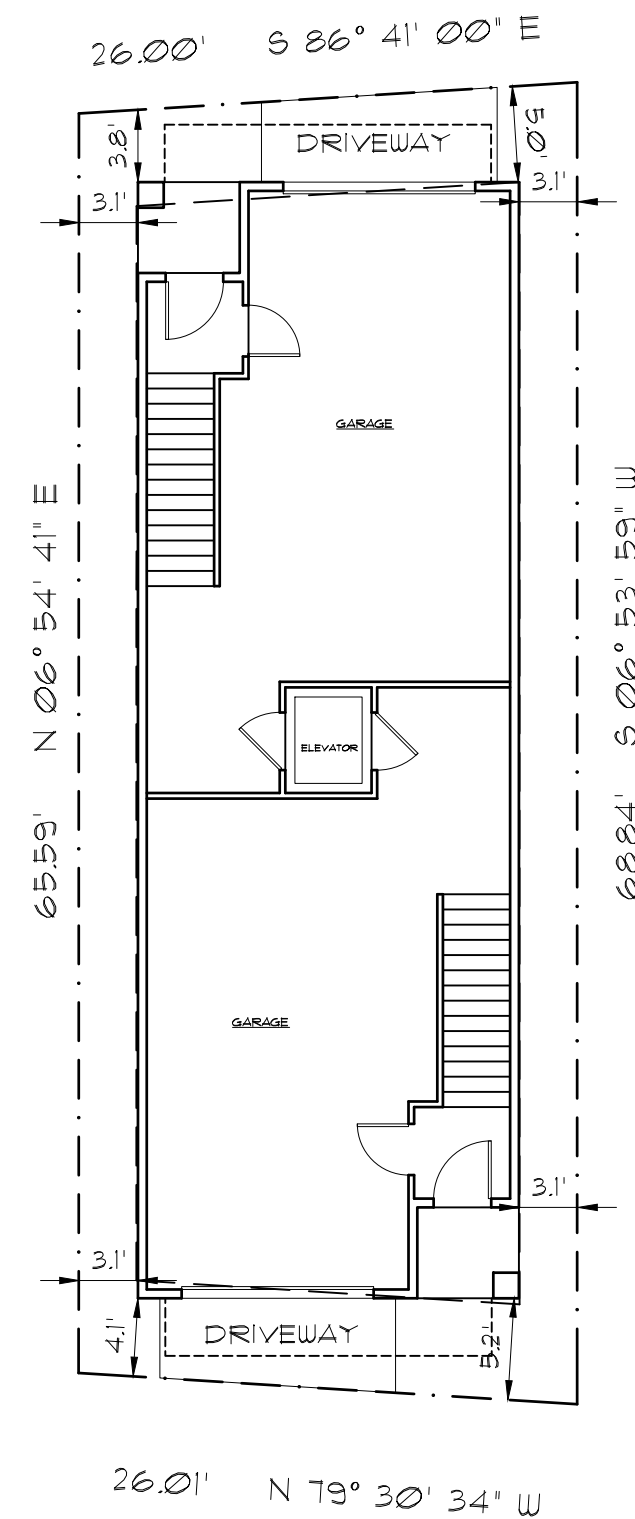


proposed two family house for CHENOWETH RESIDENCE

22 NEW STREET
SEA BRIGHT, NEW JERSEY
BLOCK 12 ~ LOT 11.01

NEW STREET



SURF STREET

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

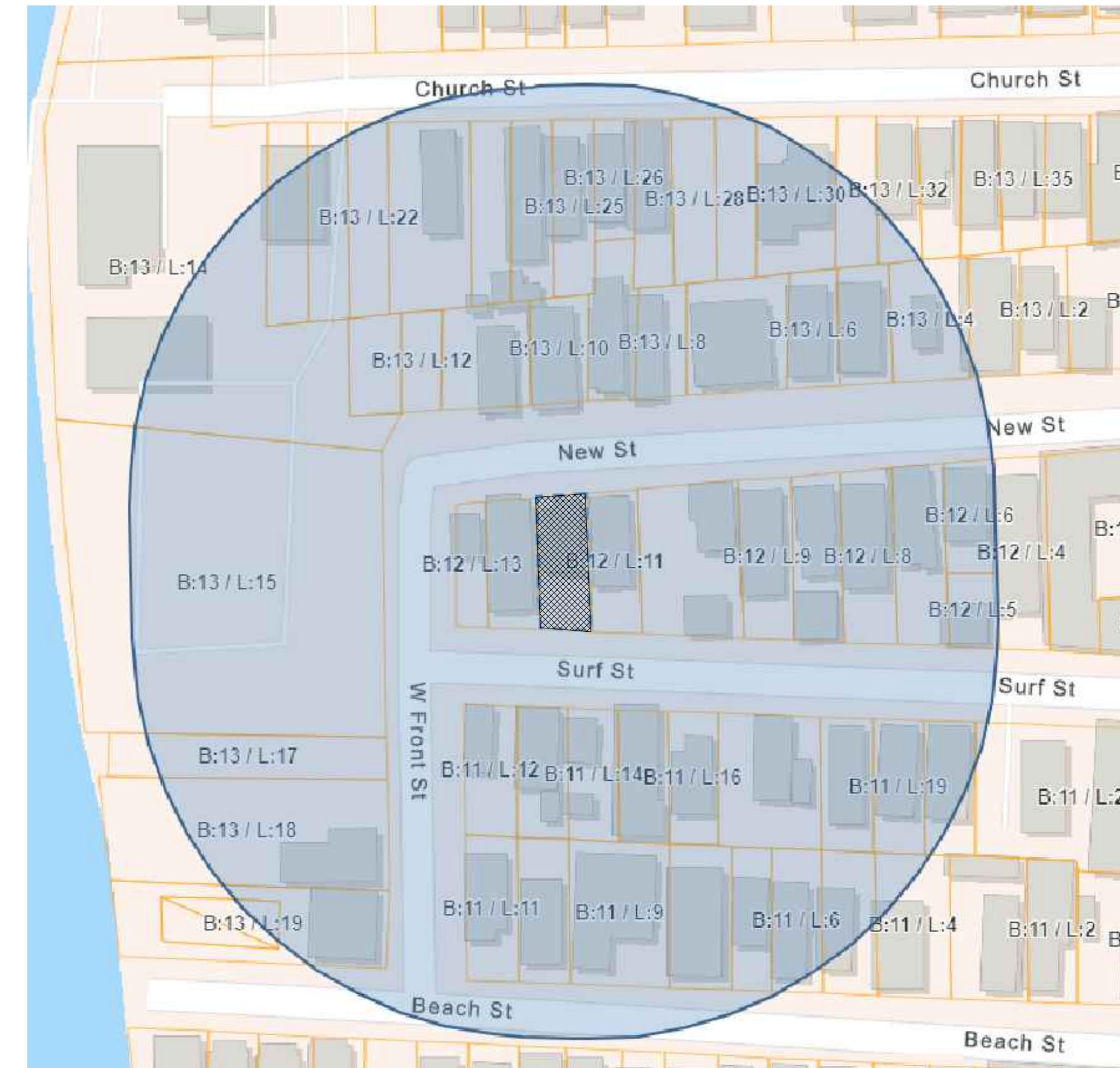
BUILDING DEPARTMENT DATA	
	PROPOSED
HABITABLE SPACES	
FIRST FLOOR	1,150 SQ. FT.
SECOND FLOOR	1,150 SQ. FT.
ATTIC (OVER 7'-0" HEIGHT)	579 SQ. FT.
TOTAL	2,879 SQ. FT.
OTHER SPACES	
GROUND ENCLOSURE	1,102 SQ. FT.
VOLUME	39,331 CU. FT.
CONSTRUCTION CLASS	5B
USE GROUP	R-5

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

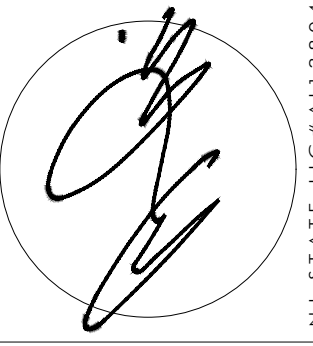
INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY DONE BY JOHN P. AUGUSTINE N.J. P.L.S. LIC. NO. 34838 OF GRAVATT CONSULTING, DATED 09/23/21.

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

ZONING DATA (R-3)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	1,200 SQ. FT.	1,144 SQ. FT.	N/C	FRE-EXISTING
MINIMUM LOT FRONTAGE	25 FT.	26 FT.	N/C	
MINIMUM LOT DEPTH	60 FT.	65.59 FT.	N/C	
PRINCIPAL BUILDING			Deck Building	
MINIMUM FRONT SETBACK (NEW STREET)	5 FT.	4.5 FT.	1 FT. 3.8 FT.	EXISTING NON CONFORMITY VARIANCE REQUIRED
MINIMUM FRONT SETBACK (SURF STREET)	5 FT.	2 FT. OVER	1 FT. 41 FT.	EXISTING NON CONFORMITY VARIANCE REQUIRED
MINIMUM SIDE SETBACK (ONE/BOTH)	3/6 FT.	11/5 FT.	31/6.2 FT.	
MAX. BUILDING HEIGHT (STORIES/FT.)	25/30 FT.	34 FT.	25/37.5 FT.	
ACCESSORY BUILDING				
MINIMUM REAR SETBACK	4 FT.	N/A	N/A	
MINIMUM SIDE SETBACK	4 FT.	N/A	N/A	
MAX. BUILDING HEIGHT (STORIES/FT.)		N/A	N/A	
MAXIMUM BUILDING COVERAGE	50 %	16.6 %	11.84 %	EXISTING NON CONFORMITY VARIANCE REQUIRED
MAXIMUM LOT COVERAGE	10 %		14 %	EXISTING NON CONFORMITY VARIANCE REQUIRED



200 FT MAP
SCALE: N.T.S.



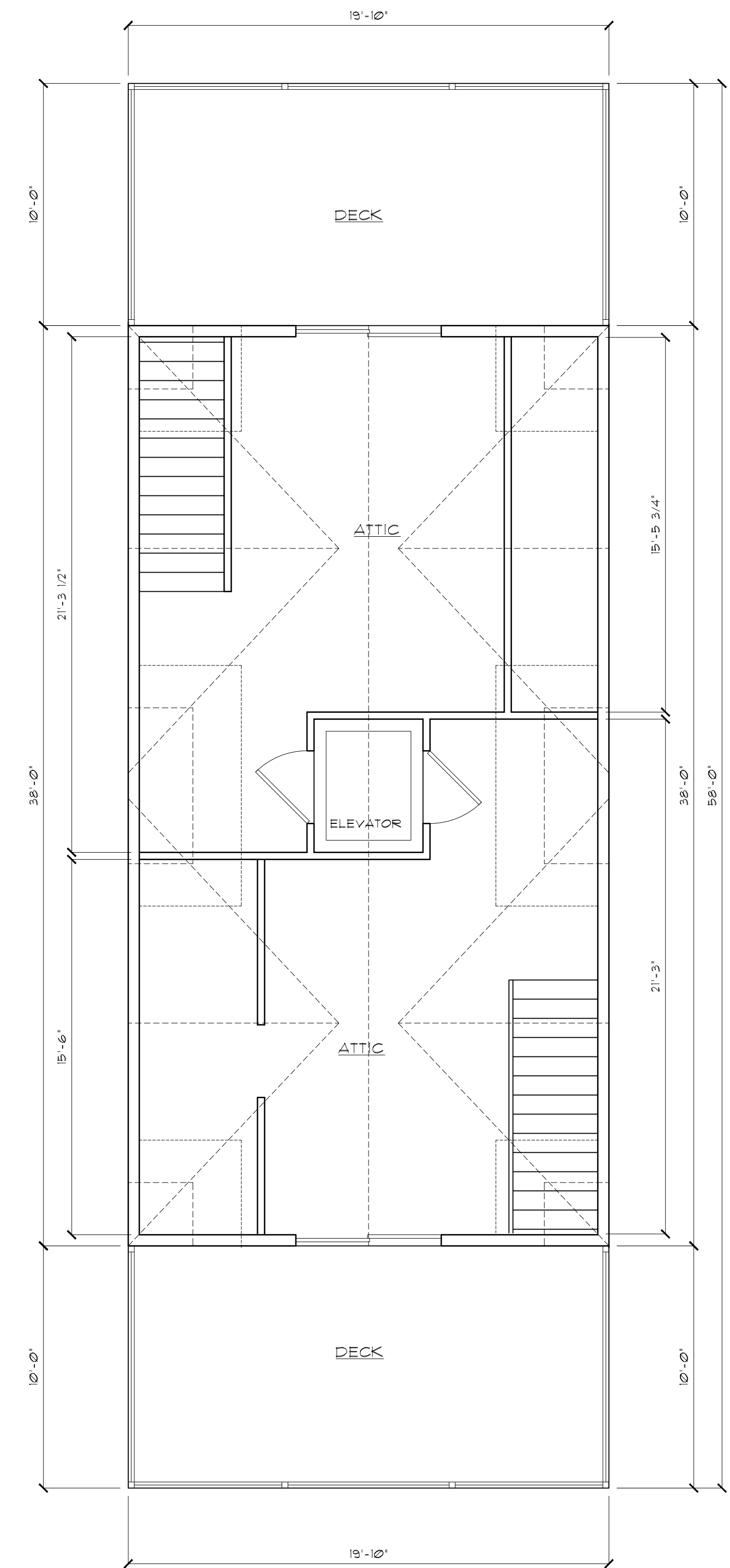
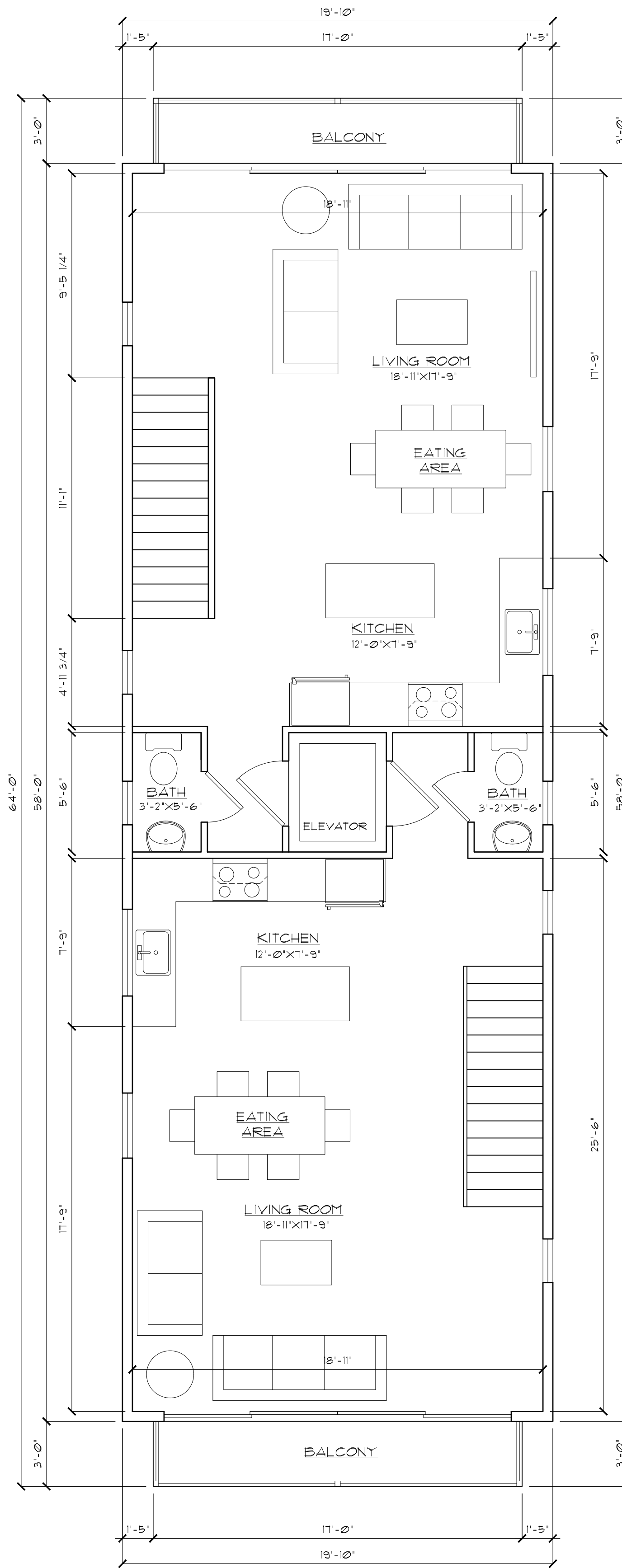
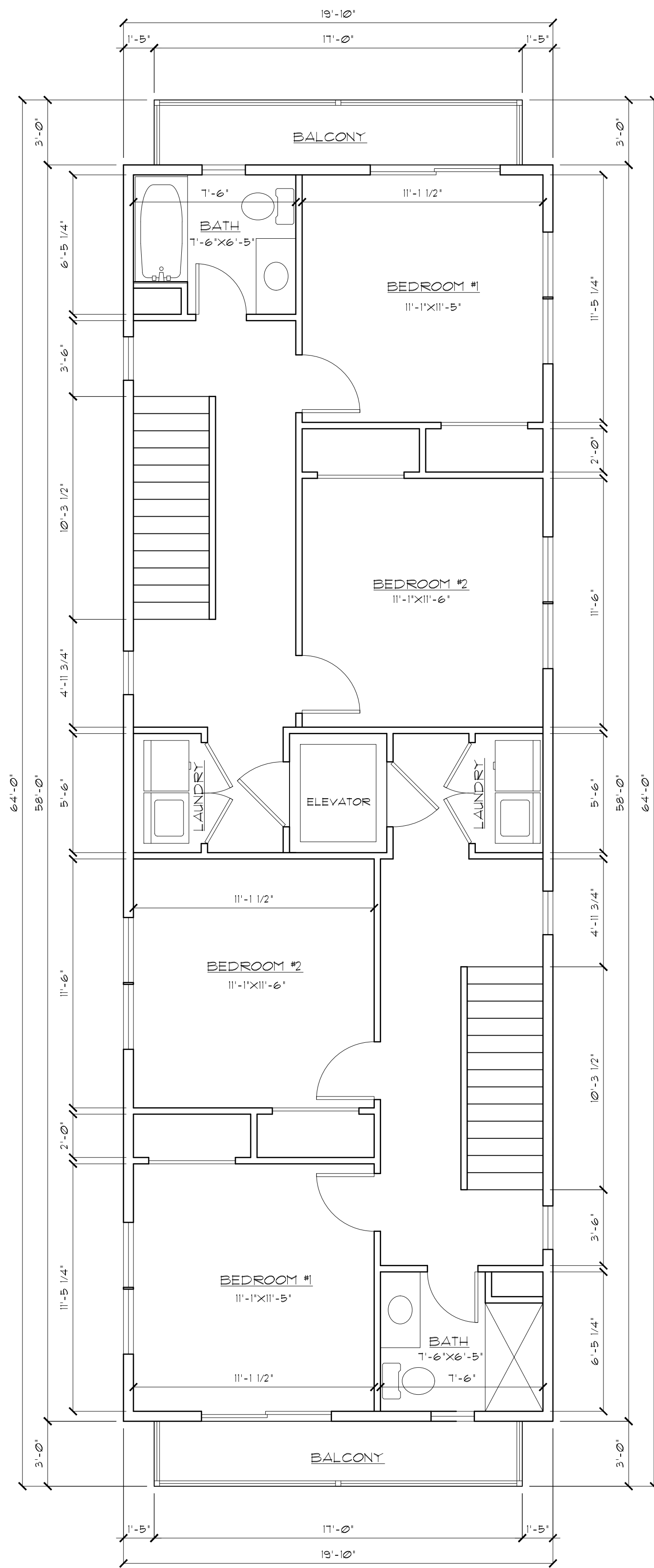
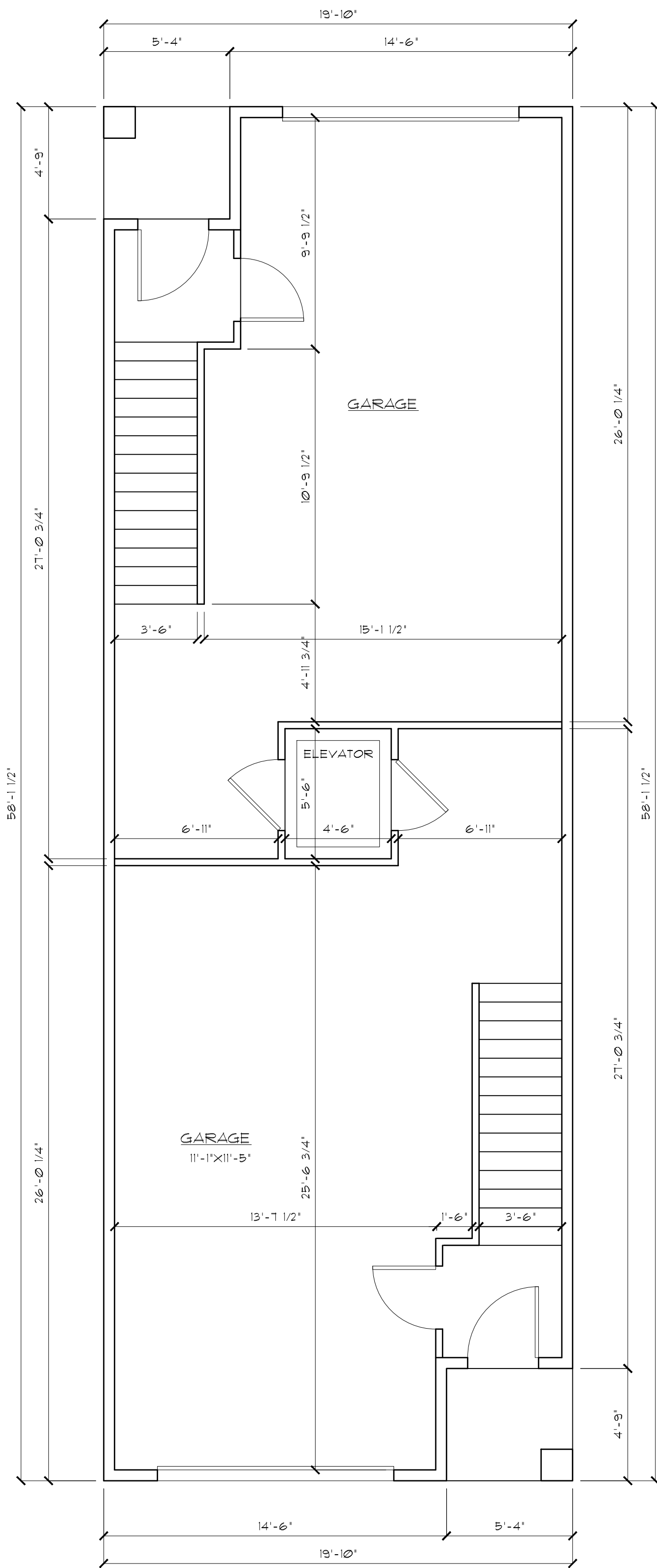
AMERICAN ARCHITECT
20 BINGHAM AVENUE, SUMMONS POINT, NJ 07760
PHONE: 732-842-3800 - FAX: 732-842-7777 - email: info@amcarcarchitect.com - www.amcarcarchitect.com

REVISIONS	DATE

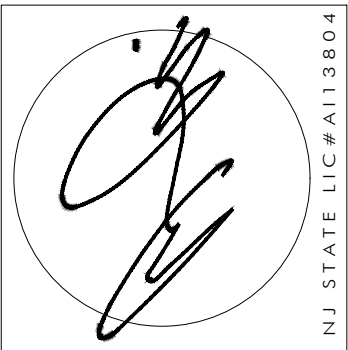
CLIENT: CHENOWETH RESIDENCE
ADDRESS: 22 NEW STREET, SEA BRIGHT, NEW JERSEY
JOB NUMBER: 21-159
BLOCK: 12
LOT: 11.01

DATE: 11/22/21
DRAWN BY: MB
SHEET NO.: Z-1

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



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



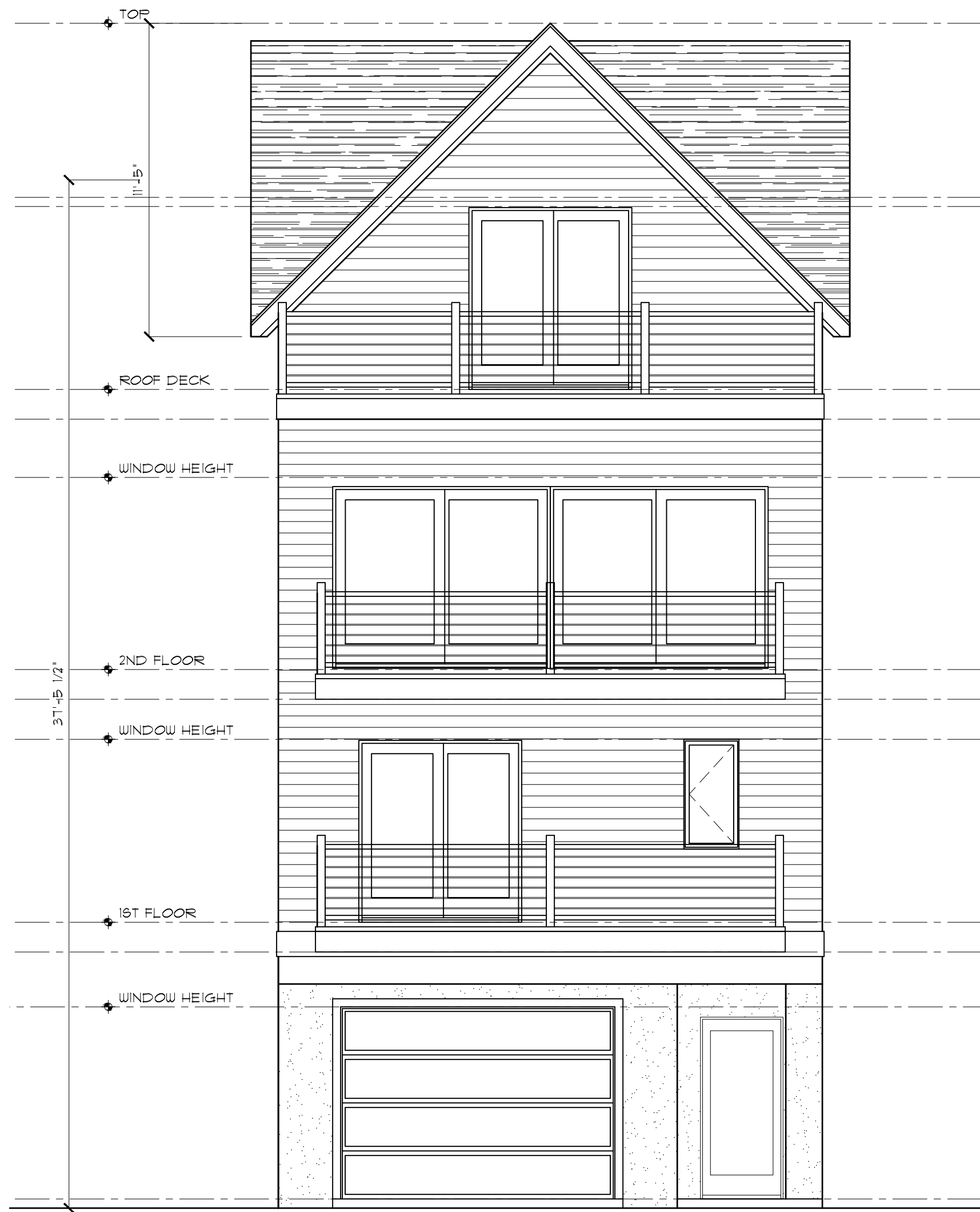
ANTHONY M. CONDOURIS
ARCHITECT
20 BINGHAM AVENUE, RUMSON NJ 07760
Telephone ~ 732-842-3800 ~ fax 732-842-7777 ~ www.amcaarchitect.com

REVISIONS	DATE

CLIENT: CHENOWETH RESIDENCE
ADDRESS: 22 NEW STREET
SEA BRIGHT, NEW JERSEY
JOB NUMBER: 21-159
BLOCK: 12
LOT: 11.01

DATE: 11/22/21
DRAWN BY: MB
SHEET NO.: Z-2

NJ STATE LIC #A113804

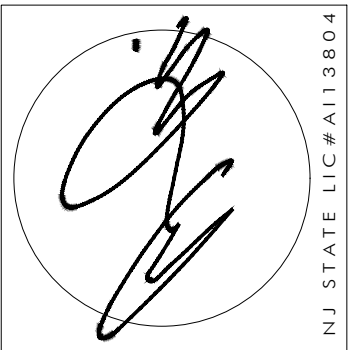


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

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



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REVISIONS	DATE

CLIENT	CHENOWETH RESIDENCE
ADDRESS	22 NEW STREET SEA BRIGHT, NEW JERSEY
JOB NUMBER	21-159
BLOCK	12
LOT	11.01

DATE	11/22/21
DRAWN BY	MB
SHEET NO.	Z-3