

proposed additions and renovations for

BISCHOFF RESIDENCE

12 SOUTH STREET
SEA BRIGHT, NEW JERSEY
BLOCK 14 ~ LOT 15



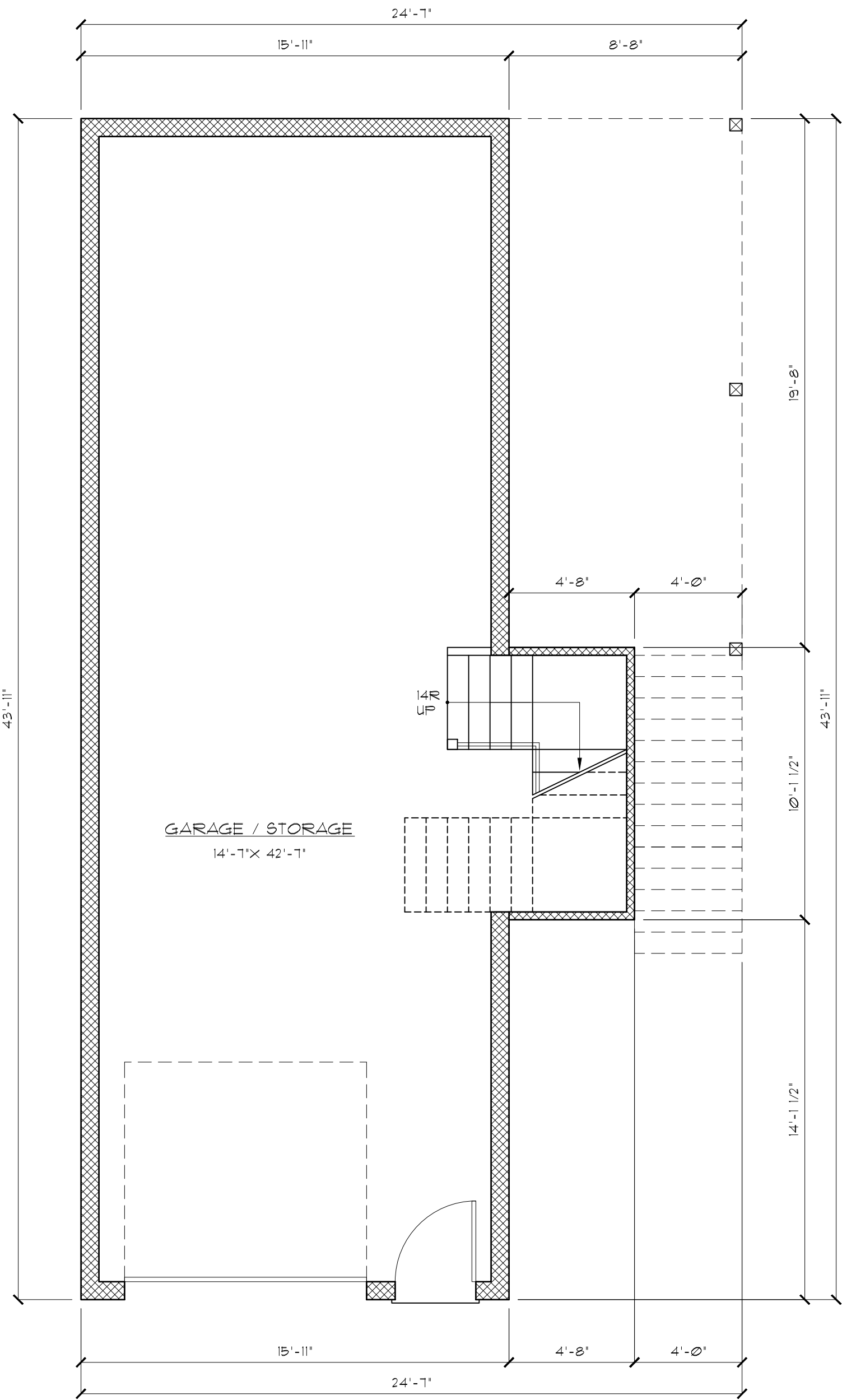
INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY DONE BY
THOMAS P. SANTRY NJ, P.L.S. L.C. No. 24363540000, DATED 06/27/23.

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.	1,125 SQ. FT.	N/C	EXISTING NON CONFORMITY
MINIMUM LOT FRONTAGE	25 FT.	25 FT.	N/C	
MINIMUM LOT DEPTH	60 FT.	45 FT.	N/C	EXISTING NON CONFORMITY
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK	5 1/2 FT.	0 FT.	N/C	EXISTING NON CONFORMITY EXTENDED VERTICALLY VARIANCE REQUIRED
MINIMUM REAR SETBACK	15 FT.	0 6 FT.	N/C	EXISTING NON CONFORMITY EXTENDED VERTICALLY VARIANCE REQUIRED
MINIMUM SIDE SETBACK (ONE/BOTH)	3/6 FT.	0 0 FT.	N/C	EXISTING NON CONFORMITY EXTENDED VERTICALLY VARIANCE REQUIRED
MAX. BUILDING HEIGHT (STORIES/FT.)	25/38 FT.	2/24 FT.	3/38 FT.	VARIANCE REQUIRED
MAXIMUM BUILDING COVERAGE	50 %	76.8 %	76.8 %	EXISTING NON CONFORMITY
MAXIMUM LOT COVERAGE	70 %	100 %	100 %	EXISTING NON CONFORMITY

BUILDING DEPARTMENT DATA			
	EXISTING	ADDED	COMBINED
HABITABLE SPACES			
FIRST FLOOR	628 SQ. FT.	118 SQ. FT.	746 SQ. FT.
SECOND FLOOR	473 SQ. FT.	203 SQ. FT.	676 SQ. FT.
ATTIC	0 SQ. FT.	316 SQ. FT.	316 SQ. FT.
TOTAL	1,101 SQ. FT.	637 SQ. FT.	1,738 SQ. FT.
VOLUME	13,950 CU. FT.	10,538 CU. FT.	24,488 CU. FT.
CONSTRUCTION CLASS		5B	
USE GROUP		R-5	

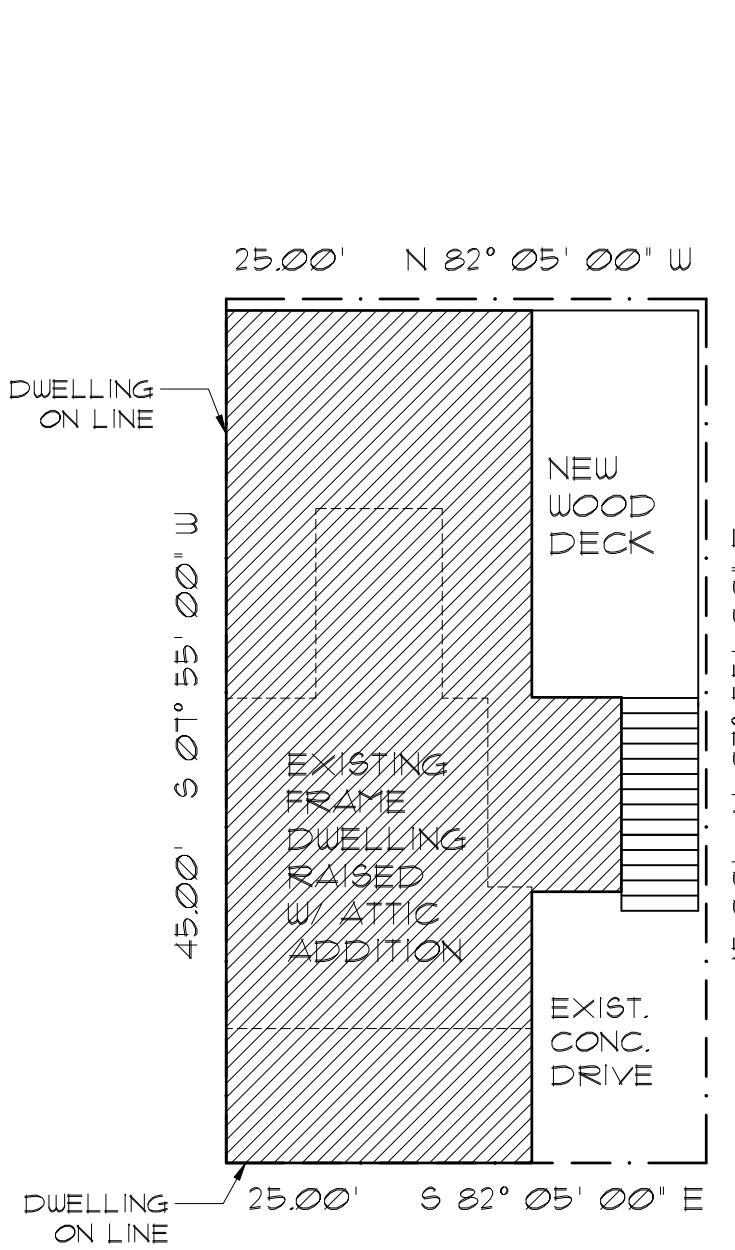
* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS



GROUND LEVEL PLAN

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

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



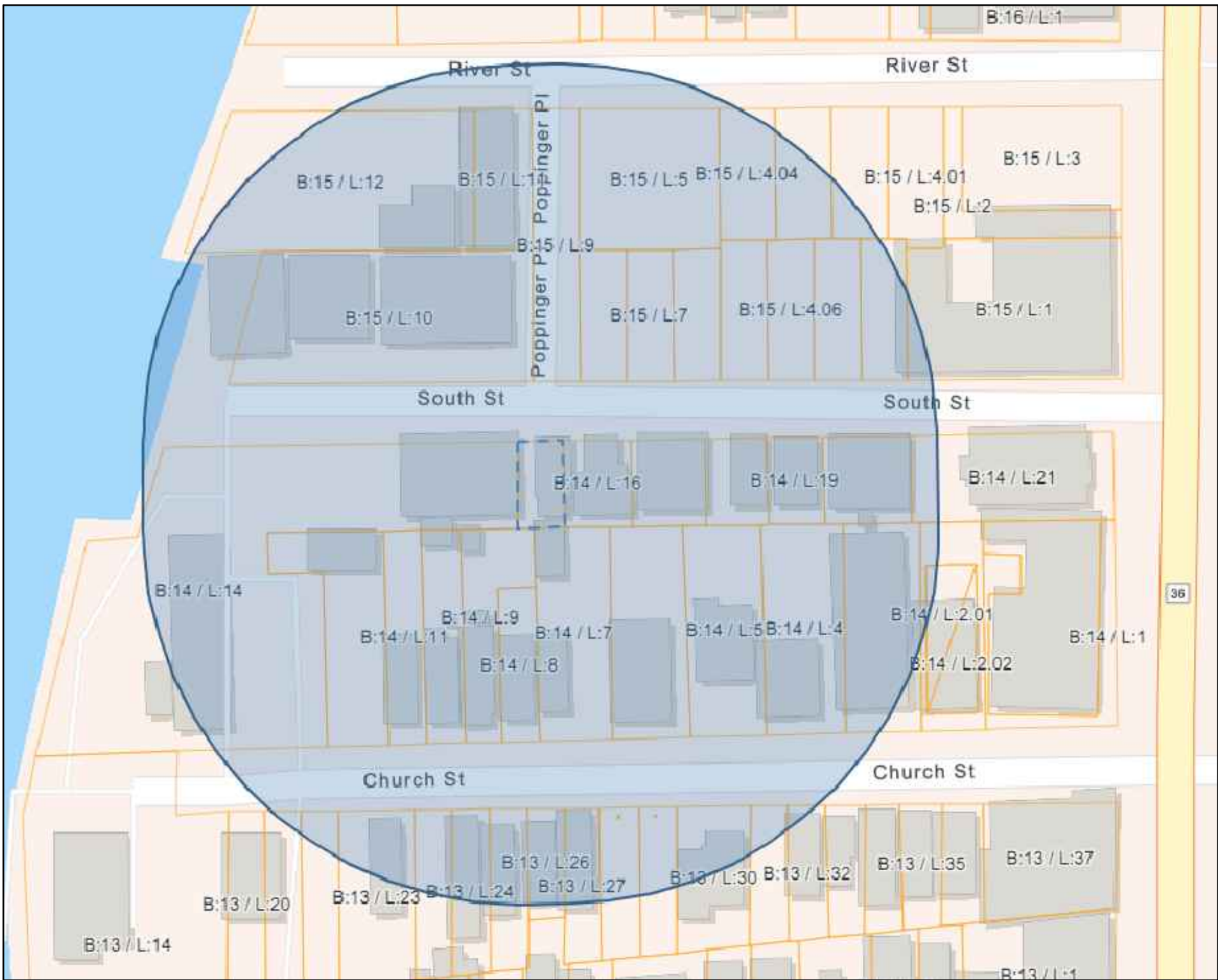
SITE PLAN

SCALE: 1" = 10'-0"

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

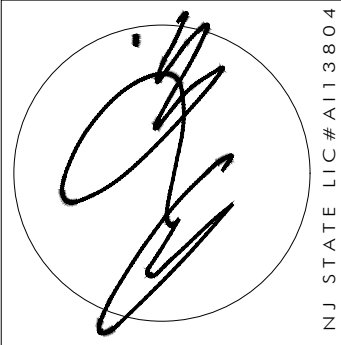
CURB AND SIDEWALK
TO BE RECONSTRUCTED
IF DAMAGED DURING
CONSTRUCTION

CHAIRMAN _____
SECRETARY _____
BOARD ENGINEER _____



200 FT KEY MAP

SCALE: N.T.S.

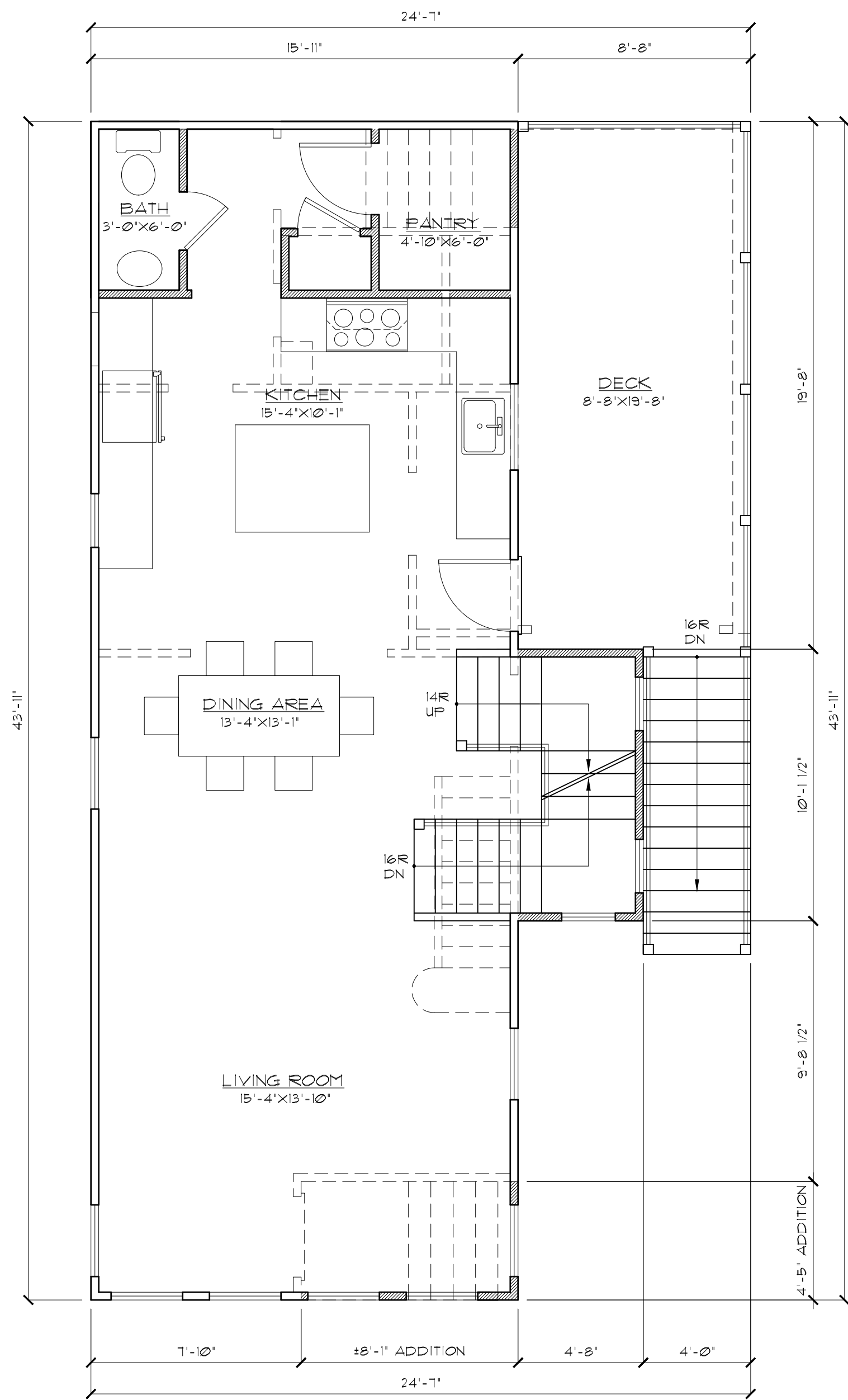


ANTHONY M. CONDOURIS
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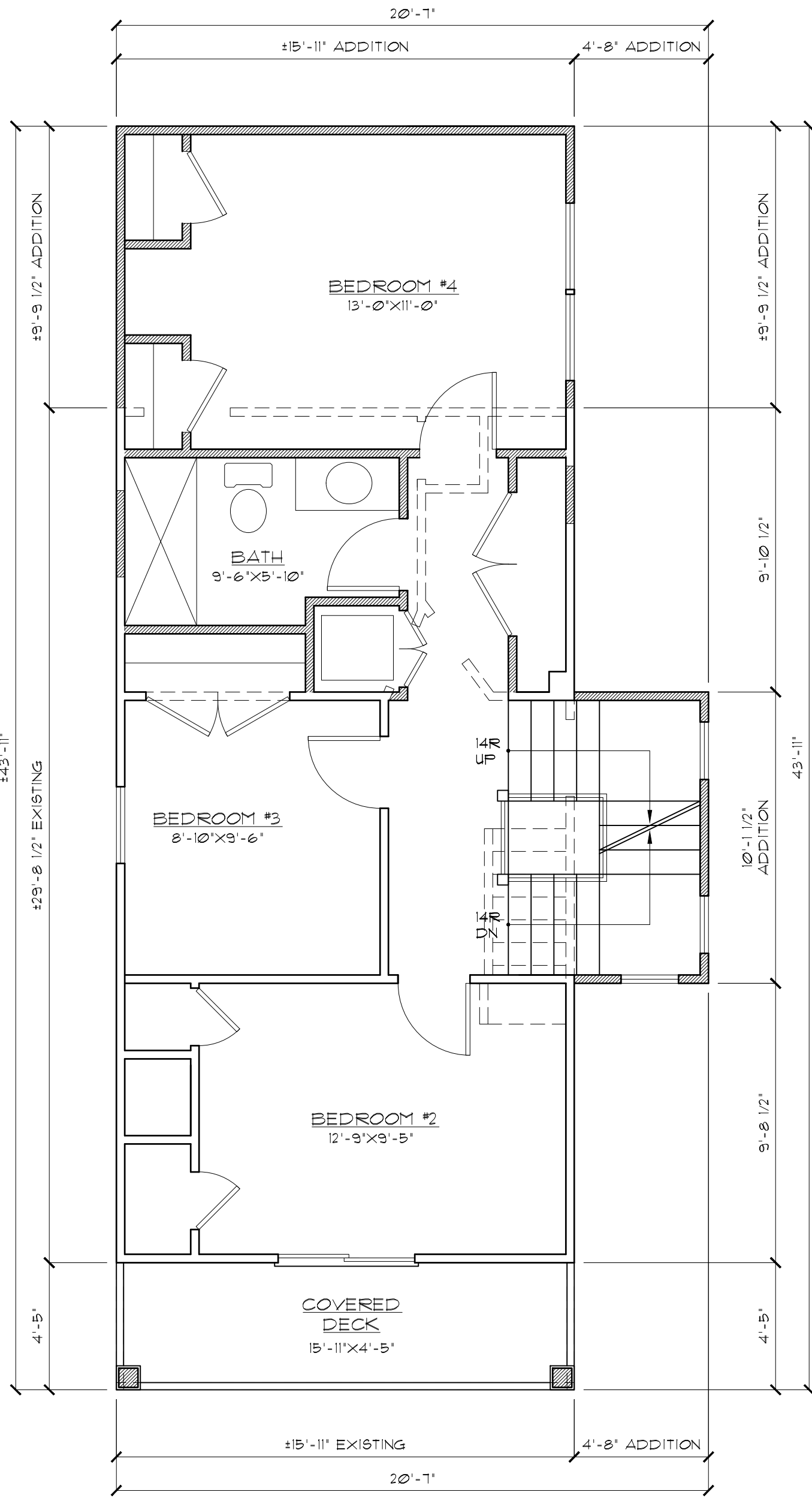
REVISIONS	DATE

BISCHOFF RESIDENCE
12 SOUTH STREET
SEA BRIGHT, NEW JERSEY
JOB NUMBER 23-088
BLOCK 14
LOT 15

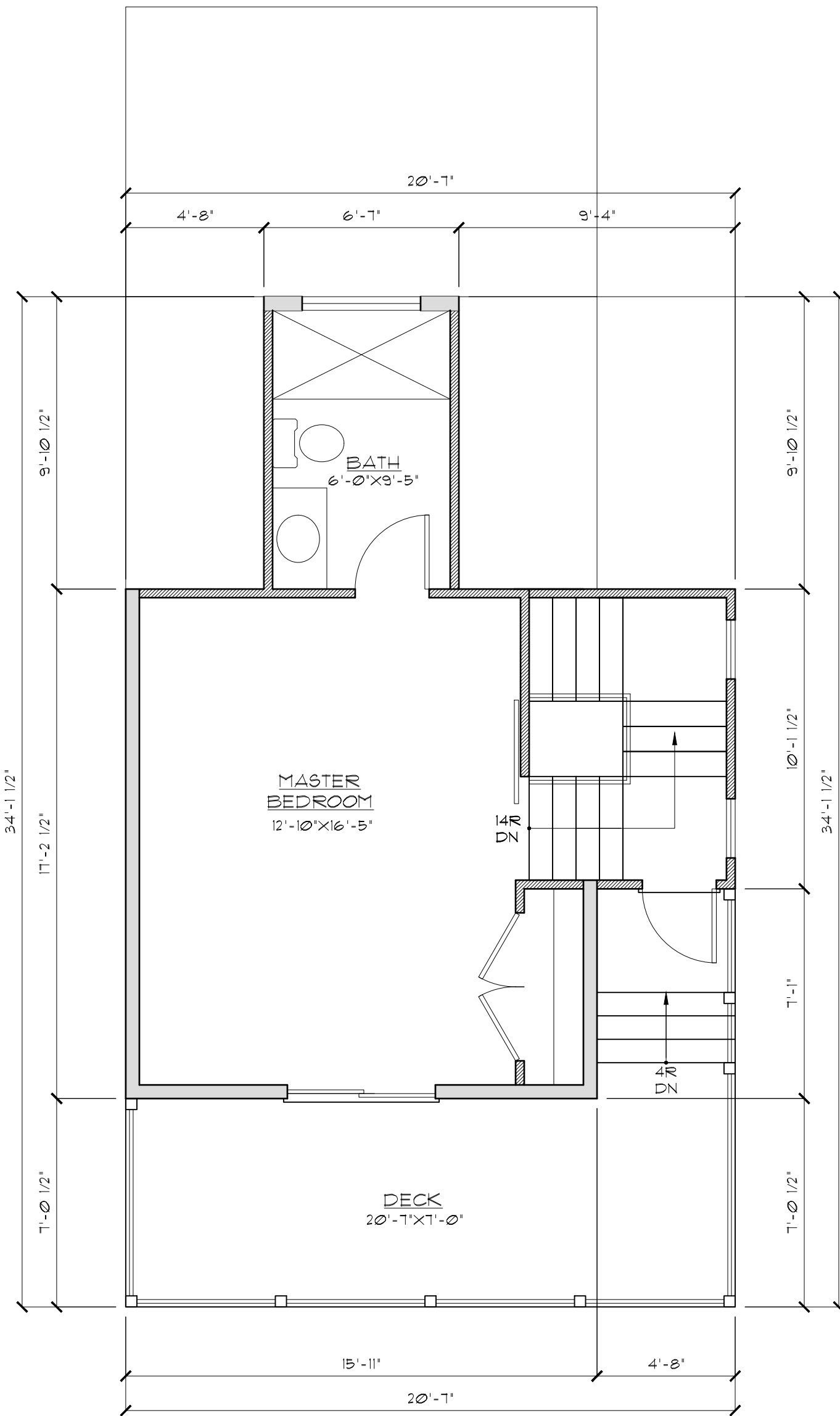
DATE 10/19/23
DRAWN BY MB
SHEET NO. V-1



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



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



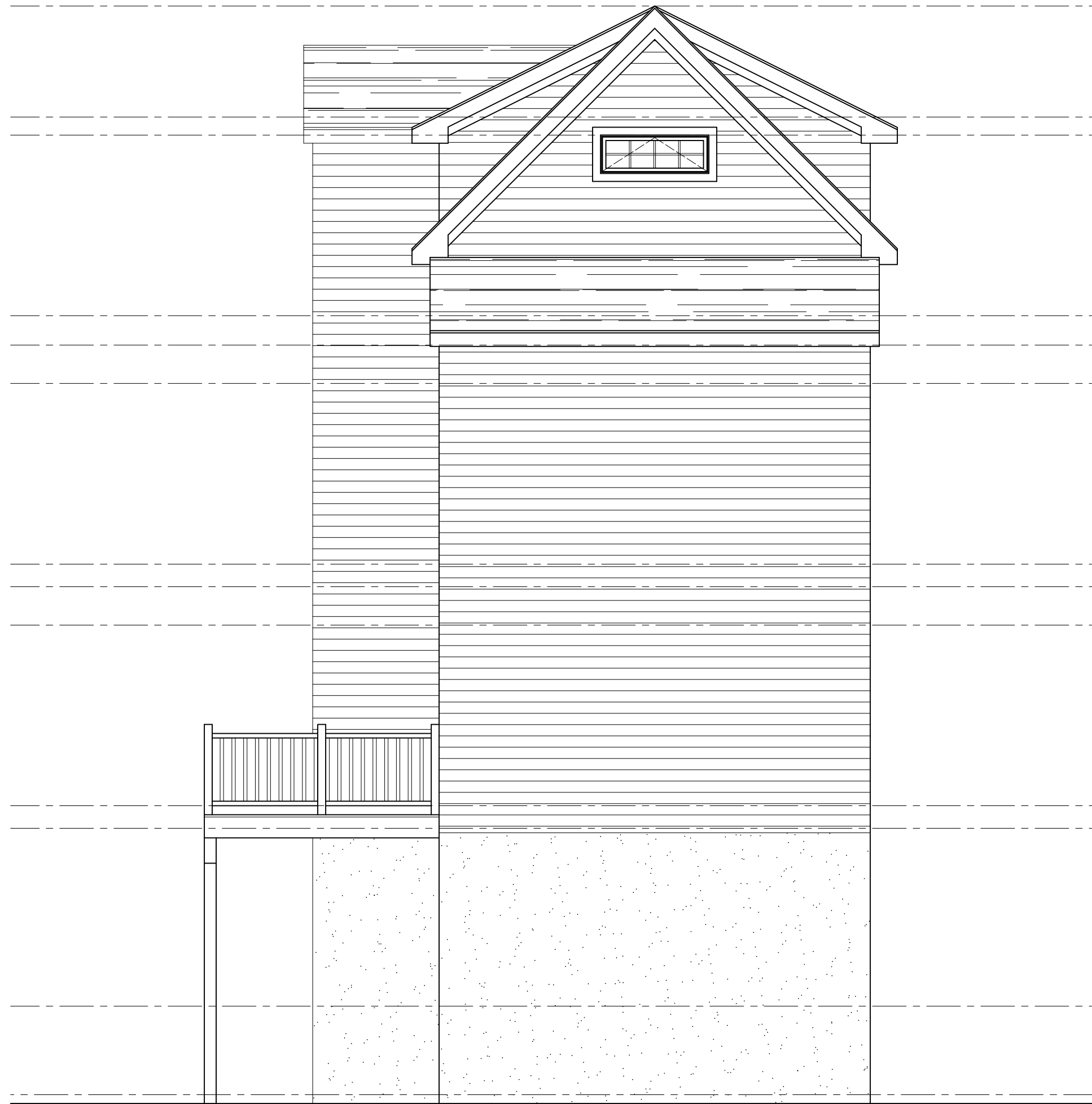
ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

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DATE 10/19/23		DRAWN BY MB		CLIENT BISCHOFF RESIDENCE	REVISIONS DATE		A N T H O N Y M. C O N D O U R I S		ARCHITECT 20 BINGHAM AVENUE, RUMSON NJ 07760 telephone ~ 732-842-3800 ~ fax 732-842-7777 ~ www.amcarchitect.com		
SHEET NO.		V-2		ADDRESS 12 SOUTH STREET SEA BRIGHT, NEW JERSEY		BLOCK 14		LOT 15		NJ STATE LIC #A13804	



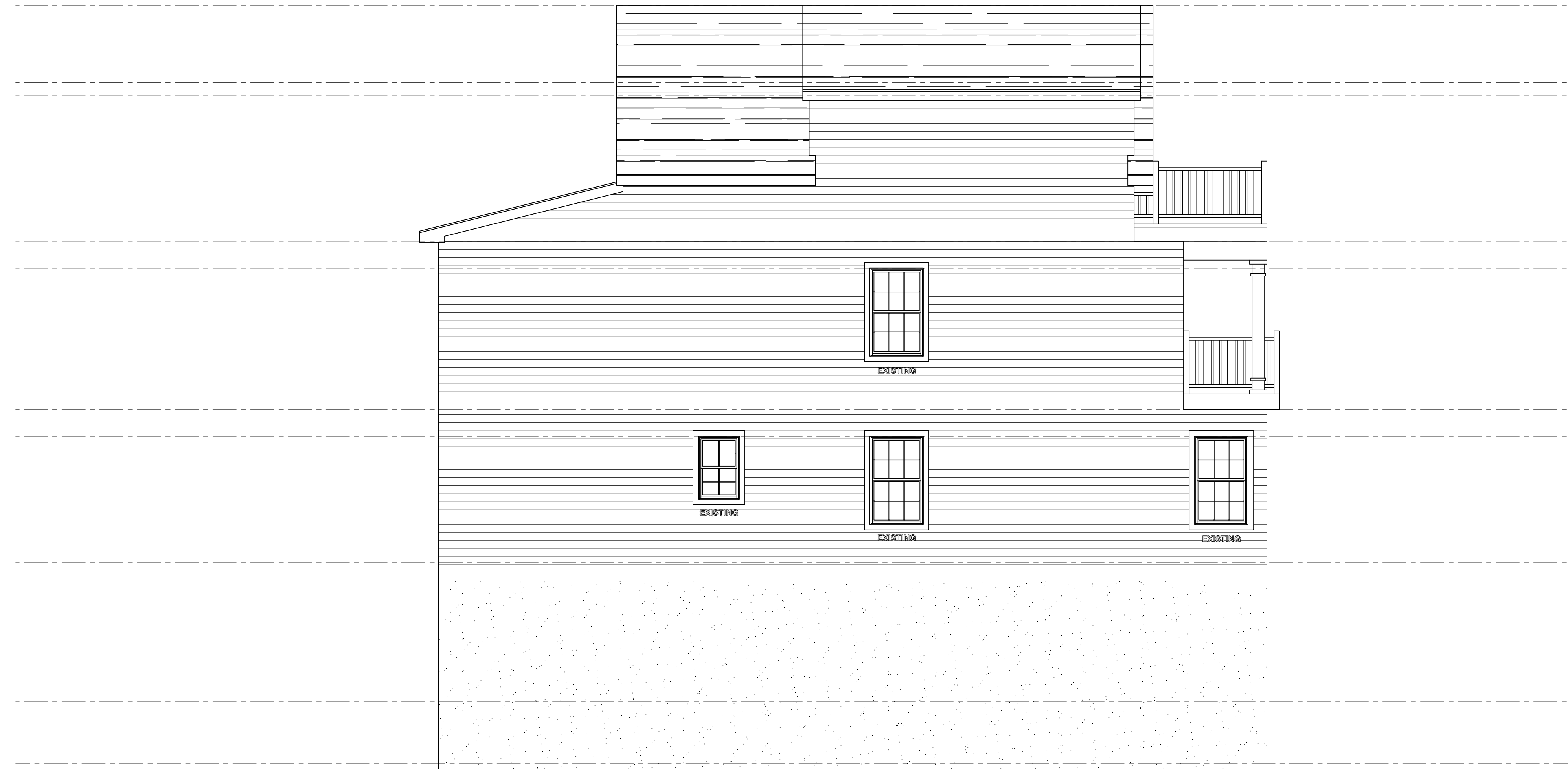
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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SHEET NO.	V-3