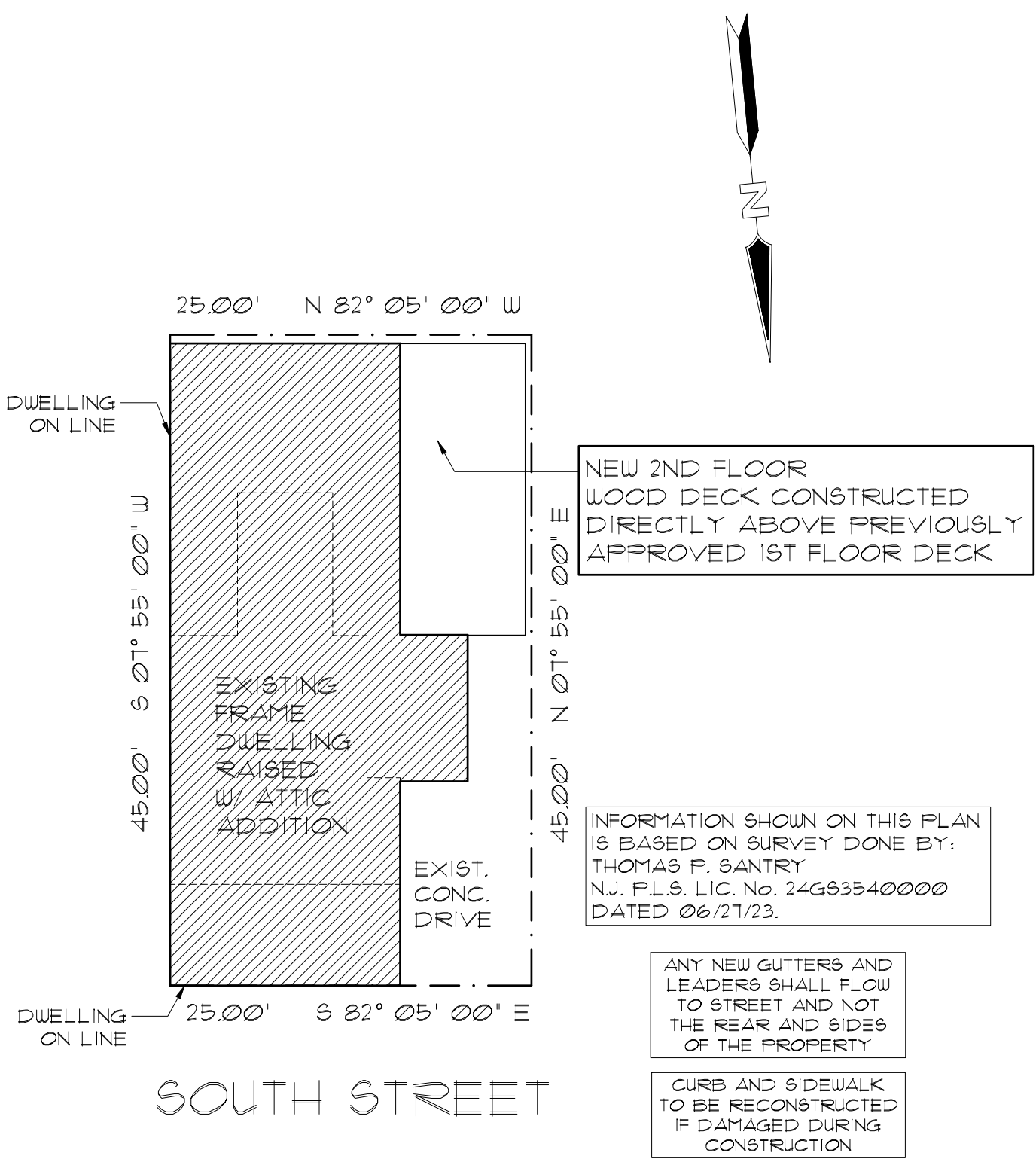


proposed additions and renovations for

BISCHOFF RESIDENCE

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

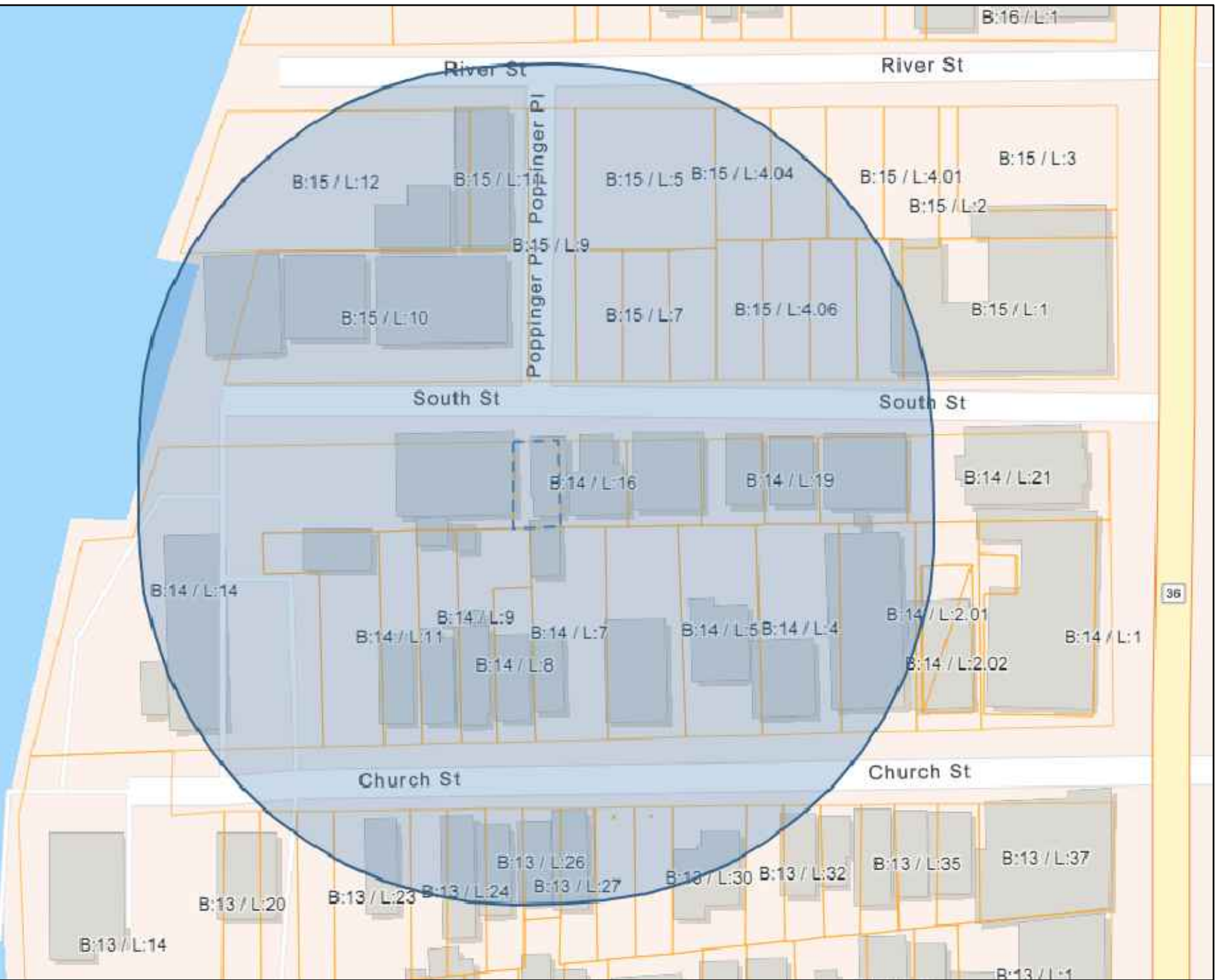


SITE PLAN
SCALE: 1" = 10'-0"

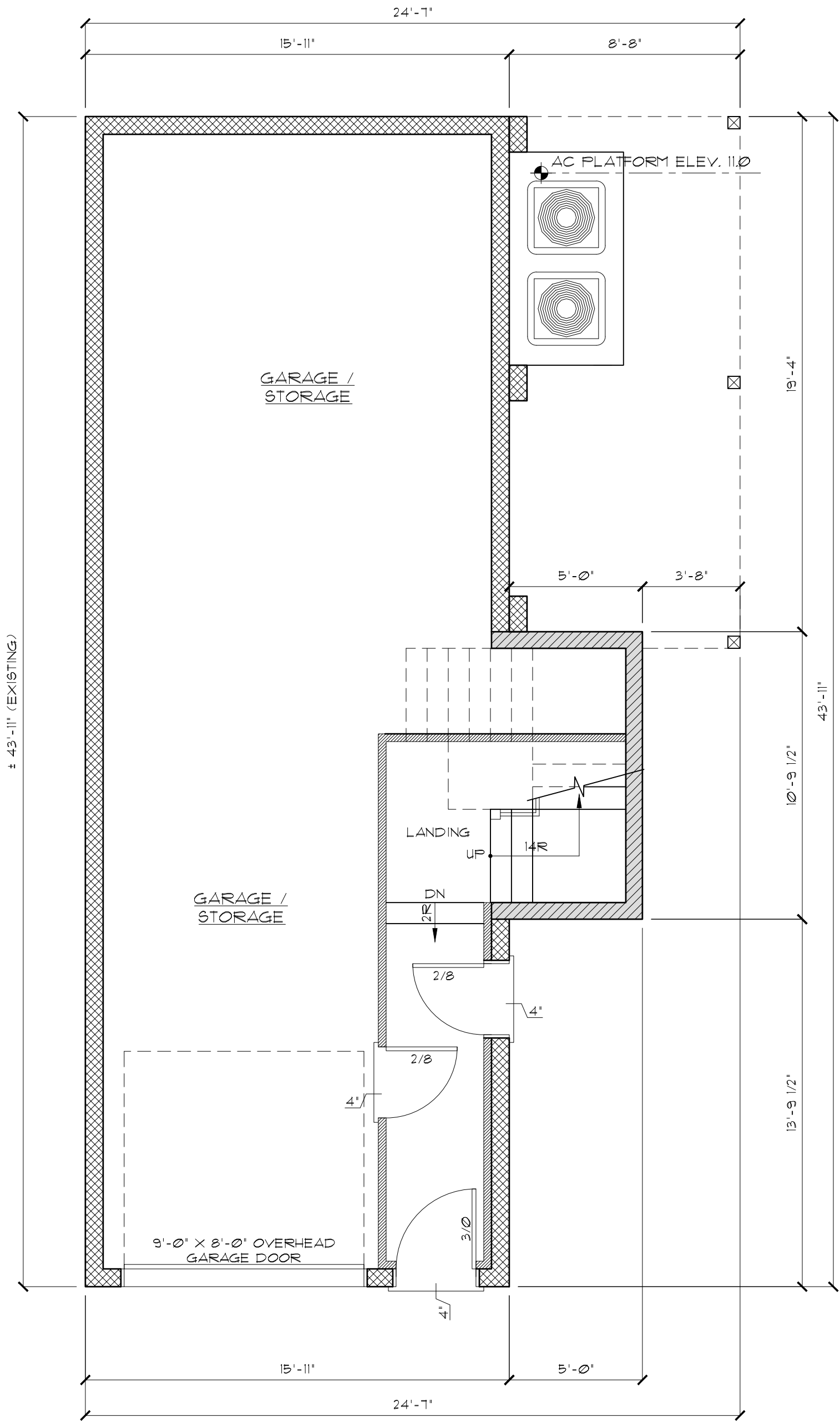
INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY DONE BY: THOMAS P. SANTRY N.J. P.L.S. LIC. No. 24G93540000, DATED 06/21/23.

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
MINIMUM REAR SETBACK	15 FT.	06 FT.	N/C	EXISTING NON CONFORMITY EXTENDED VERTICALLY VARIANCE REQUIRED
MINIMUM SIDE SETBACK (ONE/BOTH)	3/6 FT.	00 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 GRANTED
MAXIMUM BUILDING COVERAGE	50 %	16.8 %	16.8 %	EXISTING NON CONFORMITY
MAXIMUM LOT COVERAGE	10 %	100 %	100 %	EXISTING NON CONFORMITY



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



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

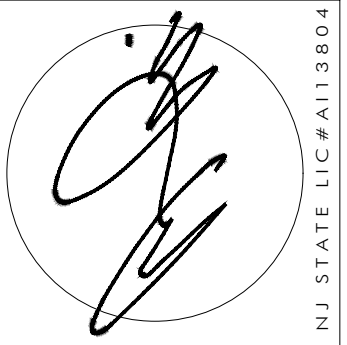
NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

UNIFIED PLANNING - ZONING BOARD

BOARD CHAIRMAN (DATE)

BOARD SECRETARY (DATE)

BOARD ENGINEER (DATE)

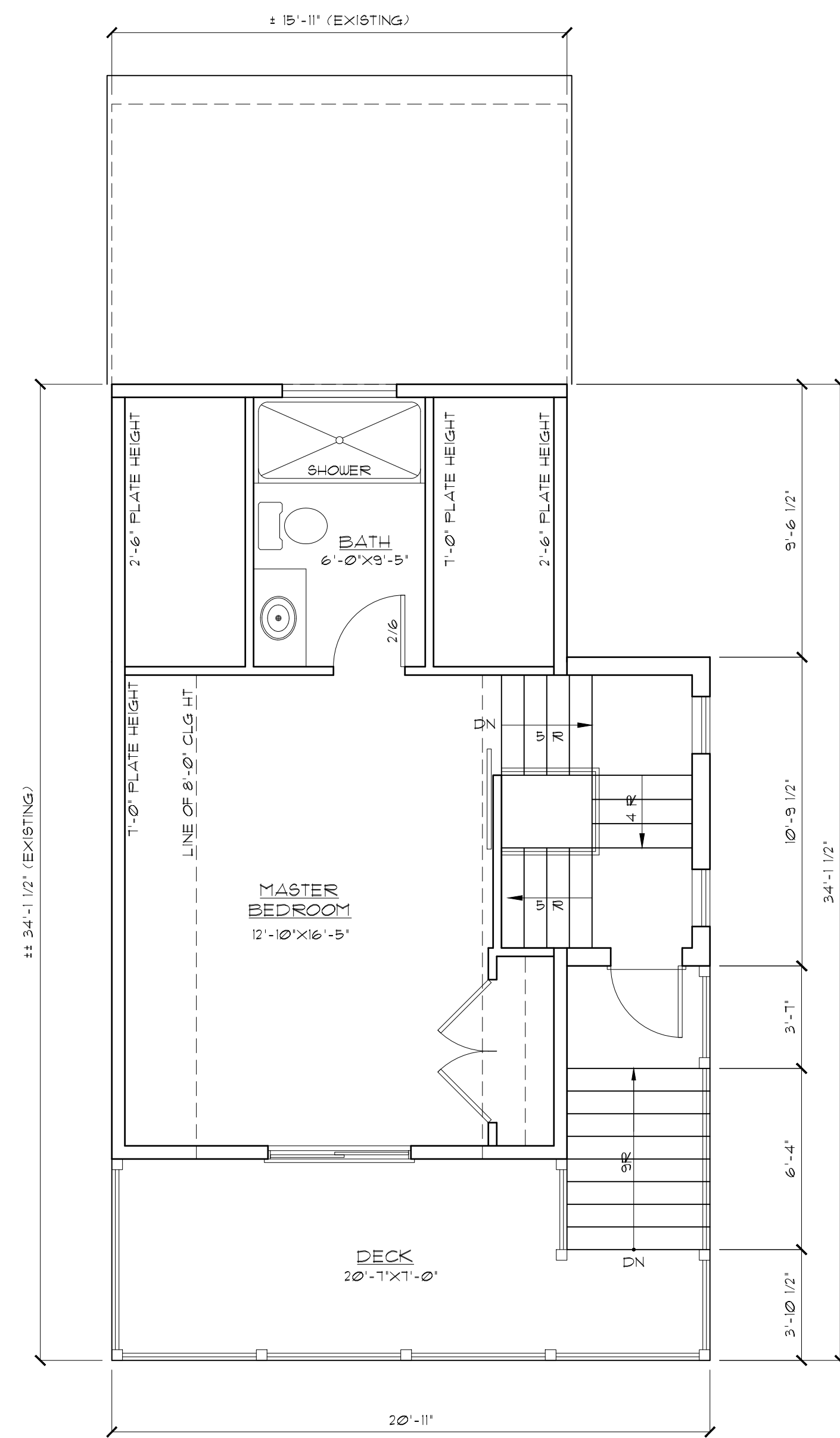
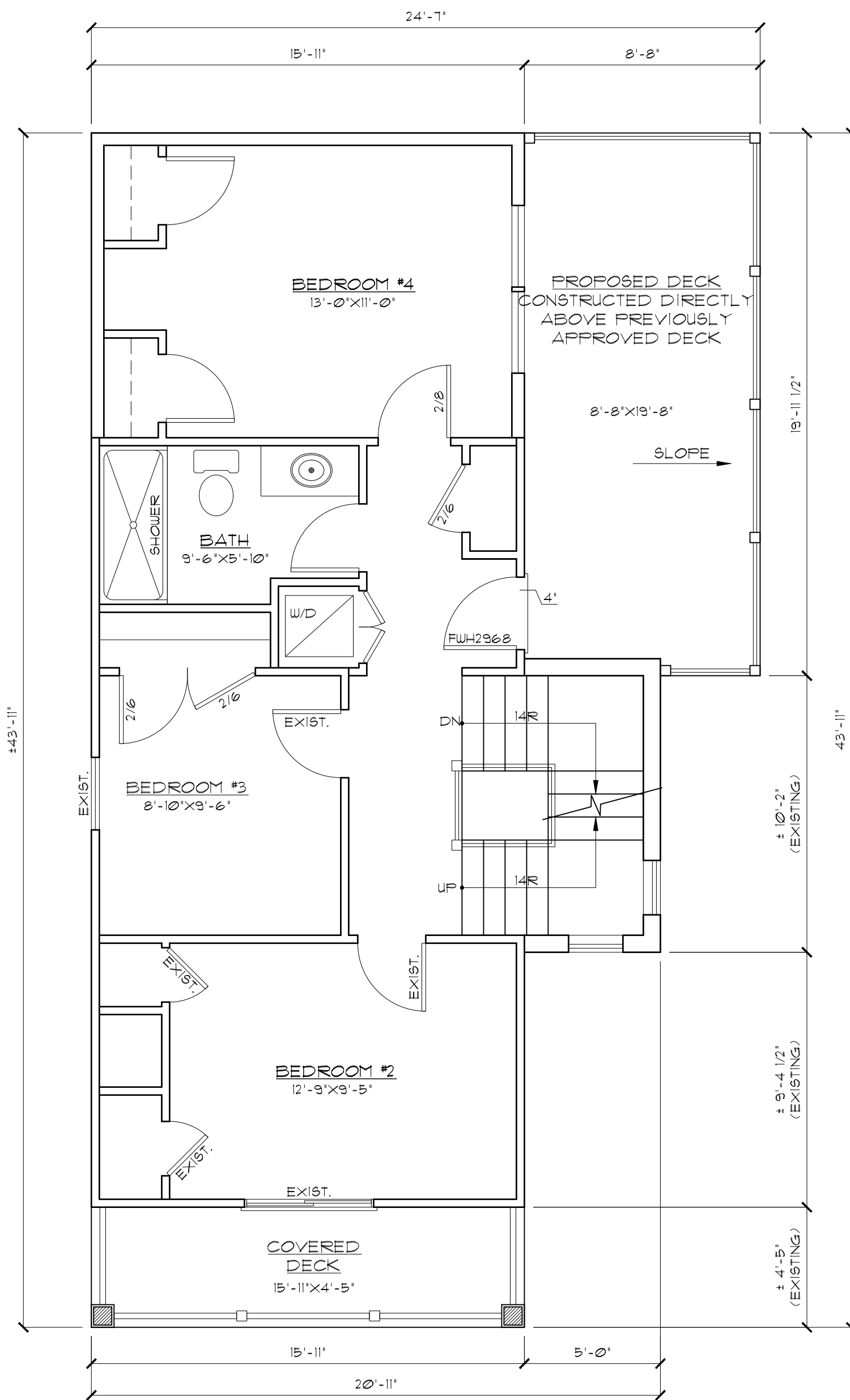
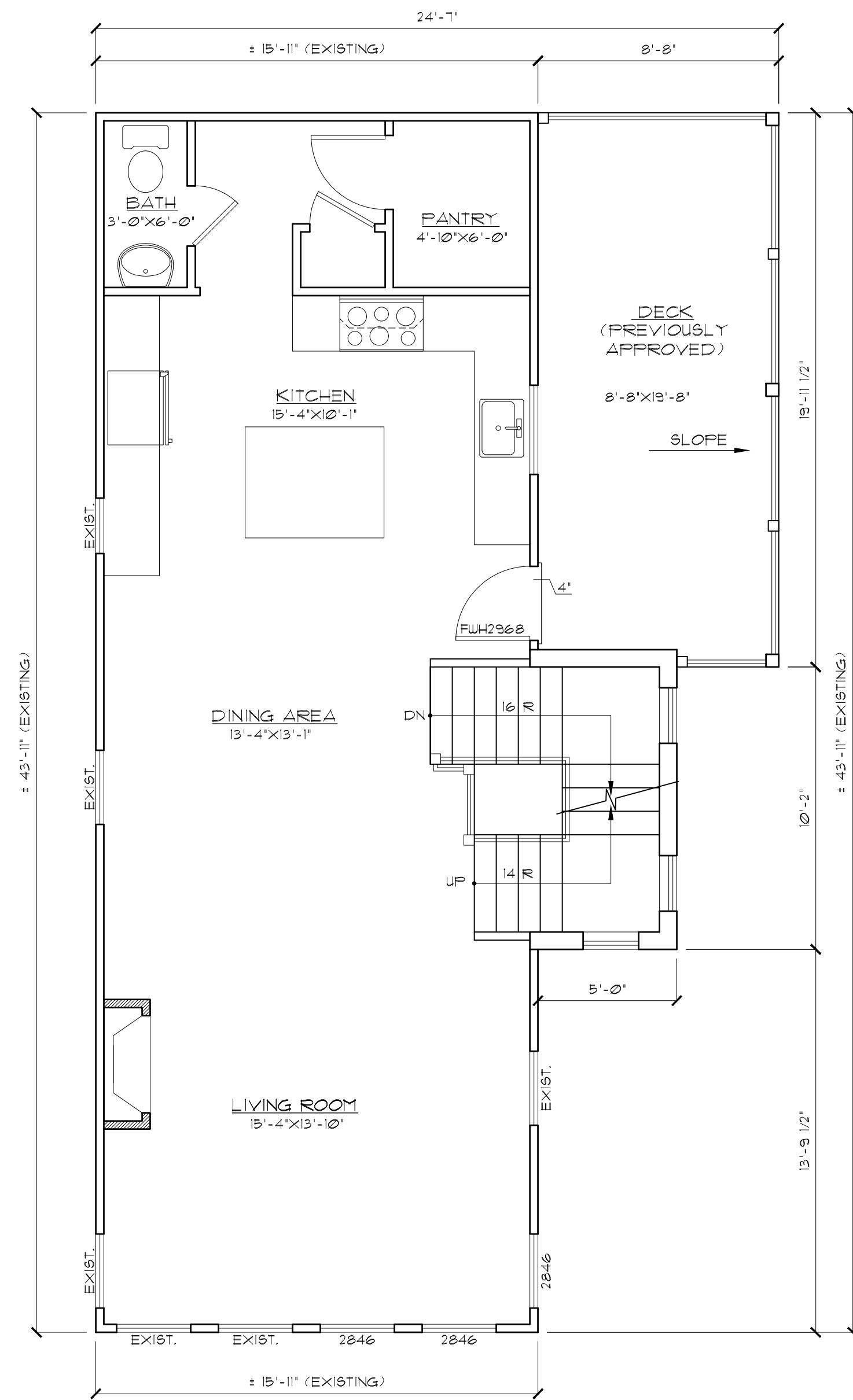


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REVISIONS	DATE

CLIENT	BISCHOFF RESIDENCE
ADDRESS	12 SOUTH STREET SEA BRIGHT, NEW JERSEY
JOB NUMBER	24-156
LOT	15
BLOCK	14

DATE 1/20/25
DRAWN BY MB
SHEET NO. V-1

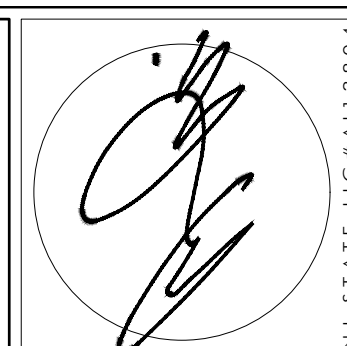


NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

DATE	DRAWN BY	CLIENT
1/20/25	MB	BISCHOFF RESIDENCE
SHEET NO.	ADDRESS	JOB NUMBER
V-2	12 SOUTH STREET SEA BRIGHT, NEW JERSEY	24-156
	BLOCK	LOT
	14	15

Δ	REVISIONS	DATE

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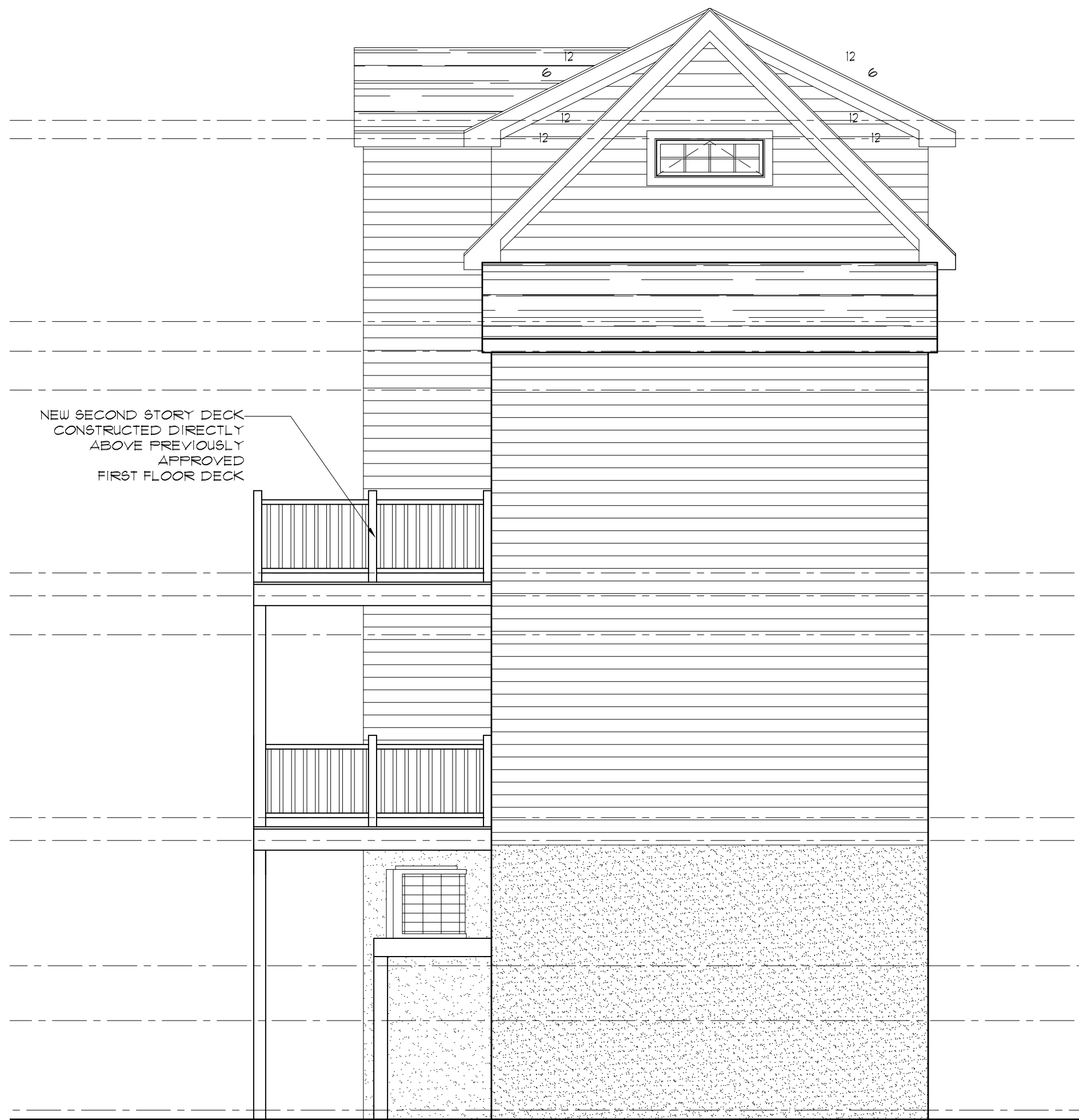




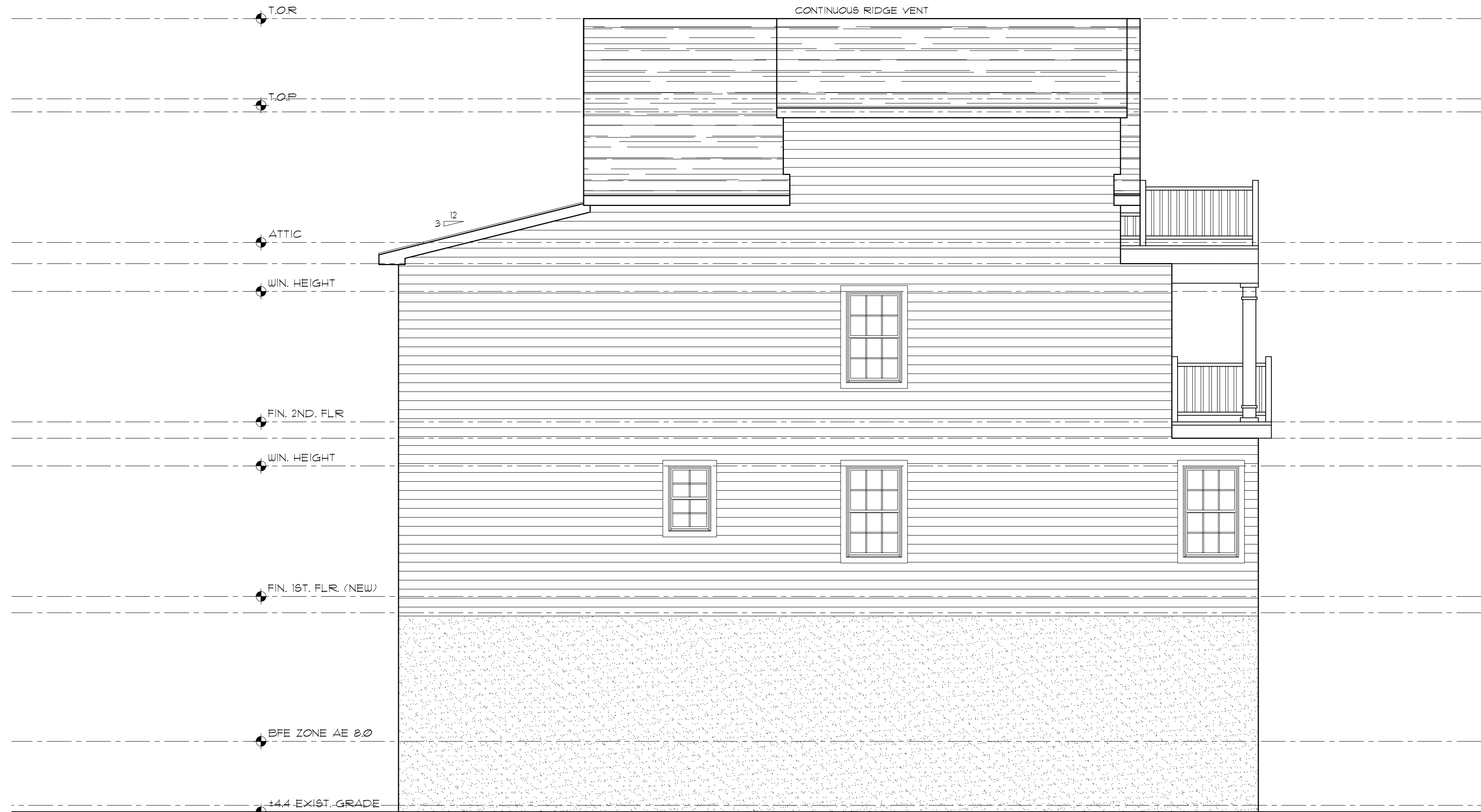
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

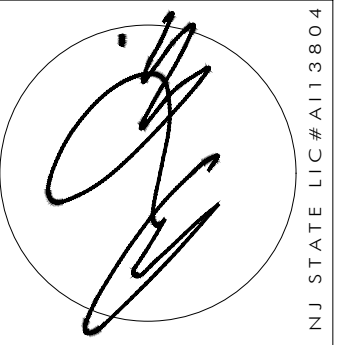


REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

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



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REVISIONS	DATE

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DATE	1/20/25
DRAWN BY	MB
SHEET NO.	V-3