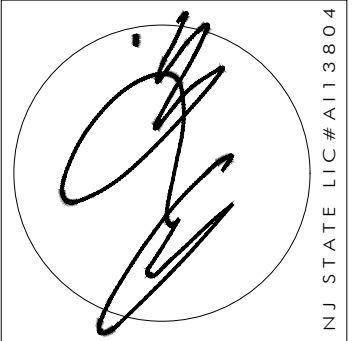
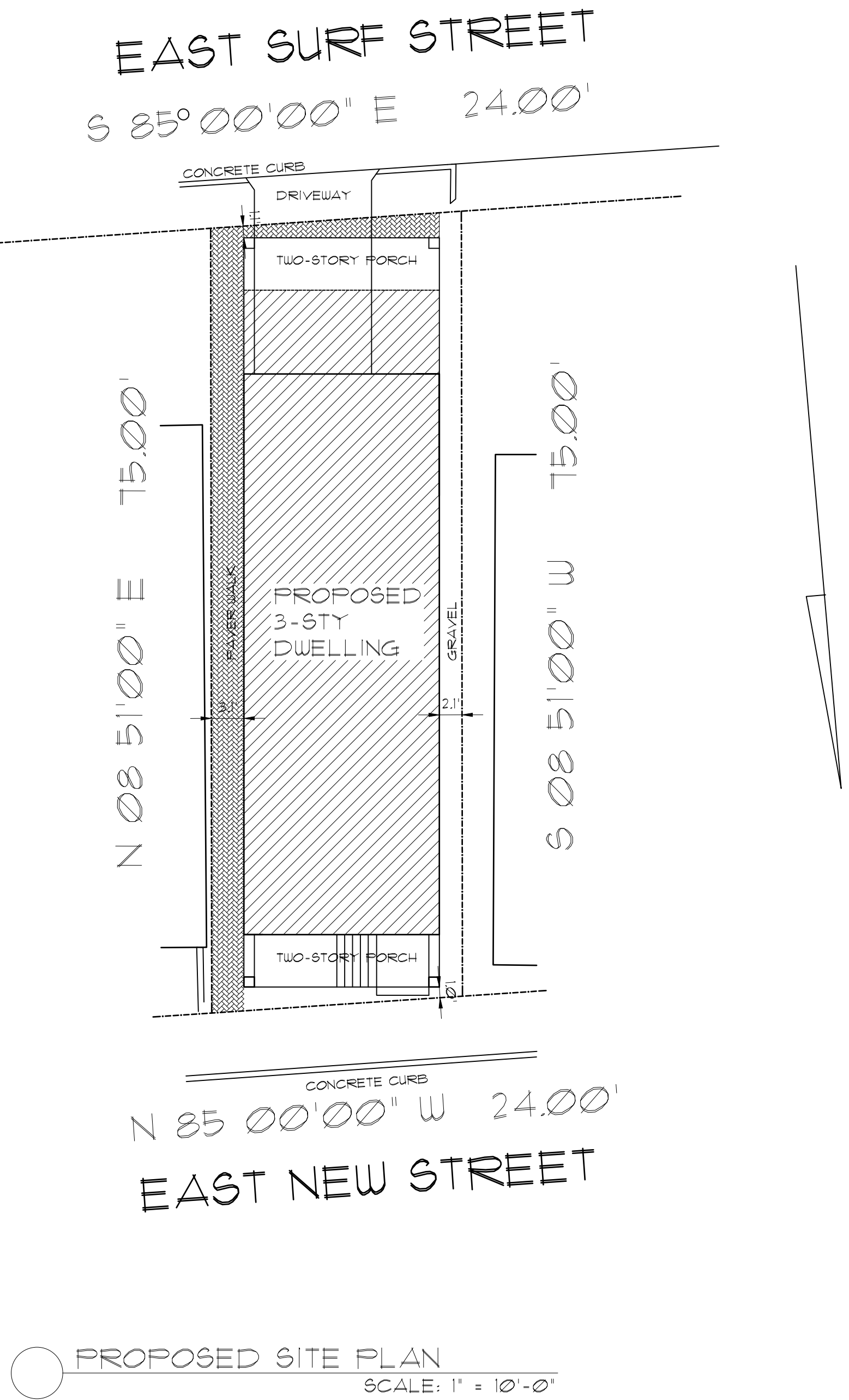
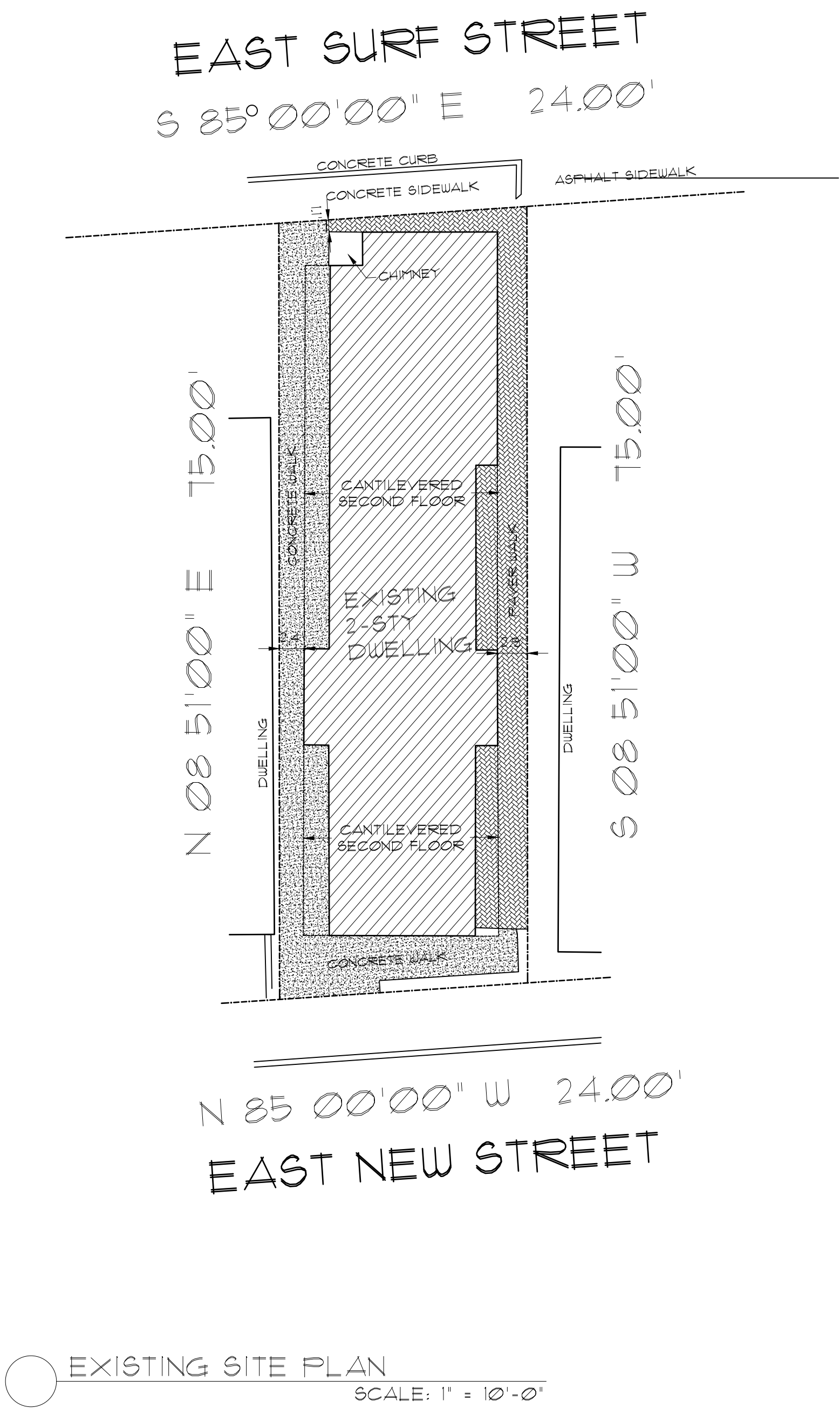


NEW CONSTRUCTION FOR

THE LARKINS RESIDENCE

8 EAST NEW STREET, SEA BRIGHT, NEW JERSEY
BLOCK 20 ~ LOT 2

ZONING DATA (B-1)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	3,000 SQ. FT.	1,795 SQ. FT.	1,795 SQ. FT.	EXISTING NON-CONFORMITY - NO CHANGE
MINIMUM LOT WIDTH	50 FT.	23.95 FT.	23.95 FT.	EXISTING NON-CONFORMITY - NO CHANGE
MINIMUM LOT DEPTH	60 FT.	75 FT.	75 FT.	
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK	25 FT.	4.6 FT.	1 FT.	VARIANCE REQUIRED
MINIMUM REAR SETBACK	15 FT.	11 FT.	11 FT.	EXISTING NON-CONFORMITY EXTENDED VERTICALLY VARIANCE REQUIRED
MINIMUM SIDE SETBACK	0 FT.	2.4' EAST / 2.9' WEST	3.1' EAST / 2.1' WEST	
MAX. BUILDING HEIGHT (STORIES/FT.)	3 STY / 45 FT.	2 STY / 23 FT.	3 STY / 38 FT.	
MAXIMUM BUILDING COVERAGE	50 %	67.5 %	74.3 %	VARIANCE REQUIRED
MAXIMUM LOT COVERAGE	75 %	100 %	89.2 %	EXISTING NON-CONFORMITY IMPROVED VARIANCE REQUIRED
MINIMUM GROSS FLOOR AREA (GFA)	880 SQ. FT.	1600 SQ. FT.	2,100 SQ. FT.	
SINGLE FAMILY RESIDENCE IS NOT A PERMITTED USE IN THE B-1 ZONE 130-49C (3) (a) (1)				VARIANCE REQUIRED



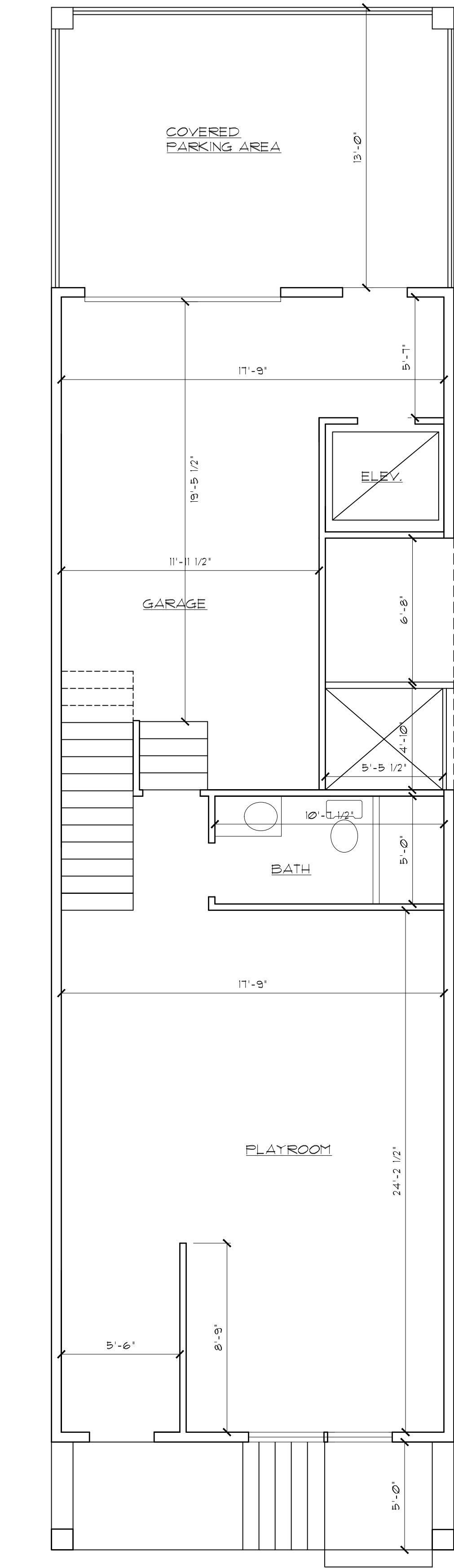
ARCHITECT
20 BINGHAM AVENUE, SUMMONS
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS	DATE

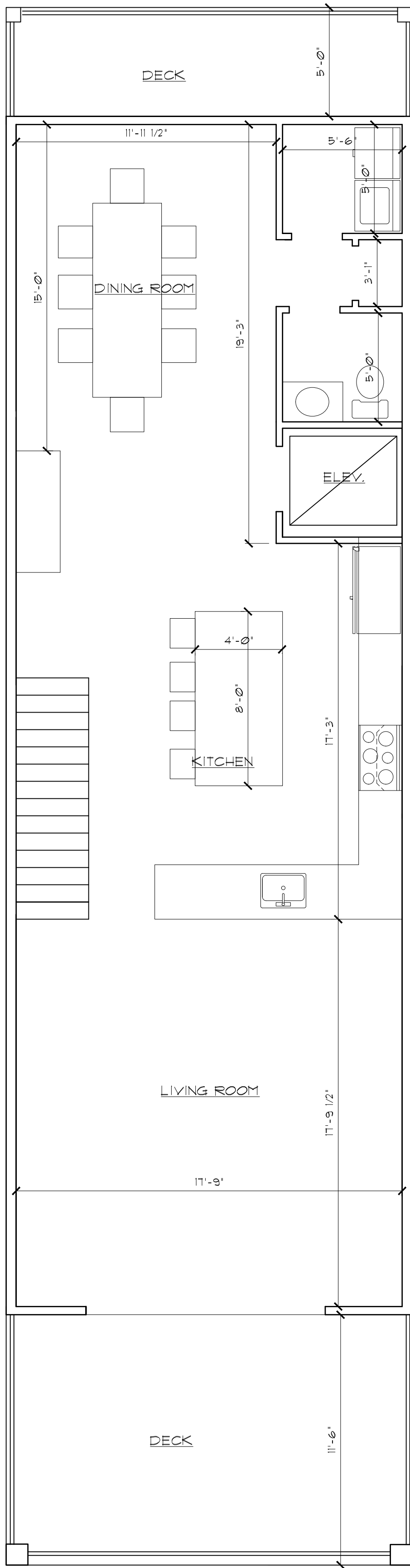
CLIENT	LARKINS RESIDENCE
ADDRESS	8 EAST NEW STREET SEA BRIGHT, NEW JERSEY
JOB NUMBER	25-044
BLOCK	20
LOT	2

DATE	05/22/25
DRAWN BY	JM
SHEET NO.	A-1

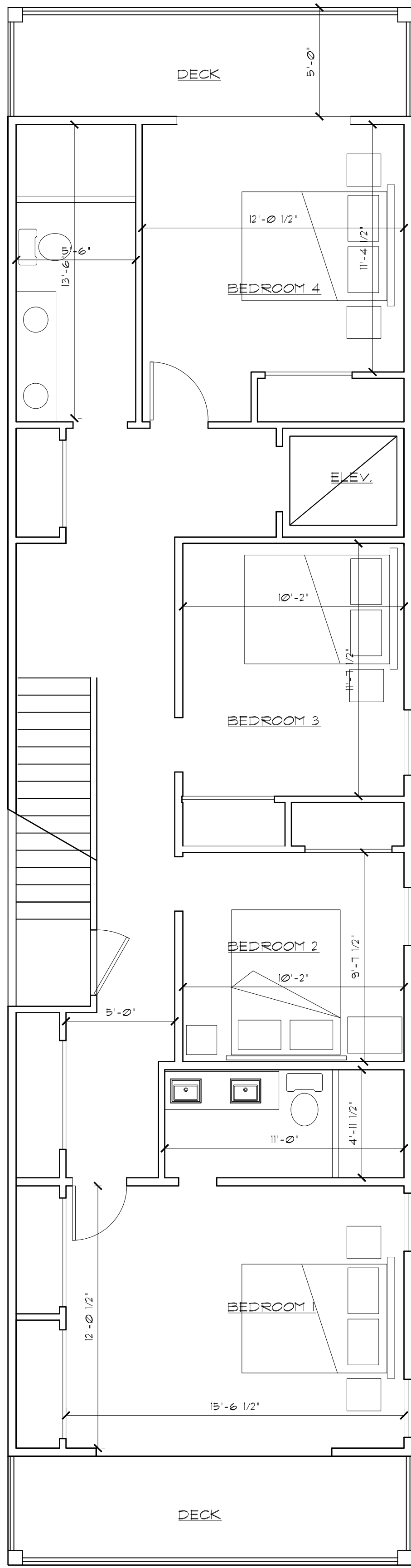
NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



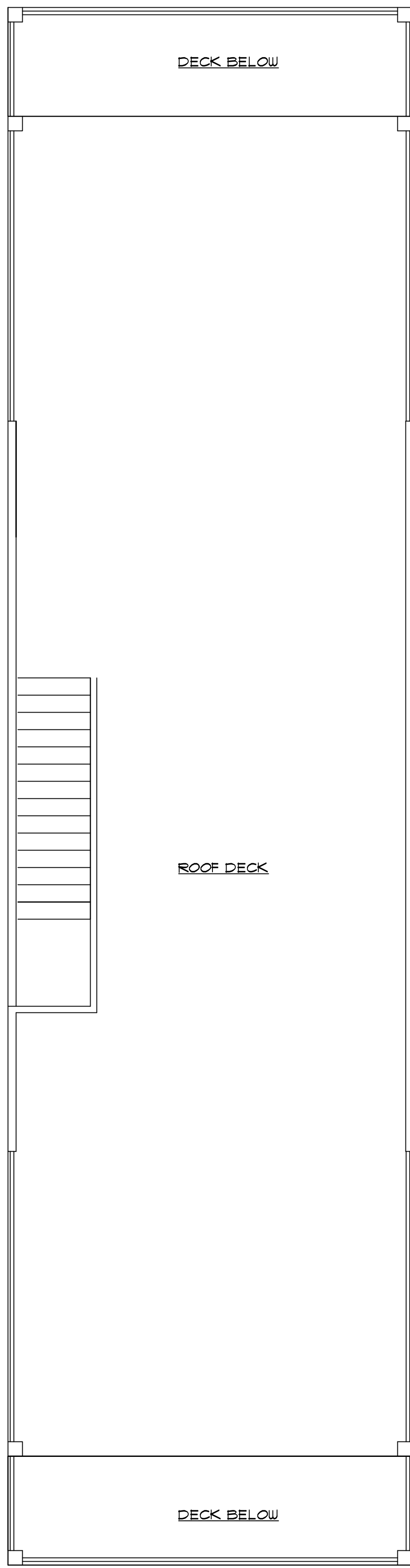
10 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



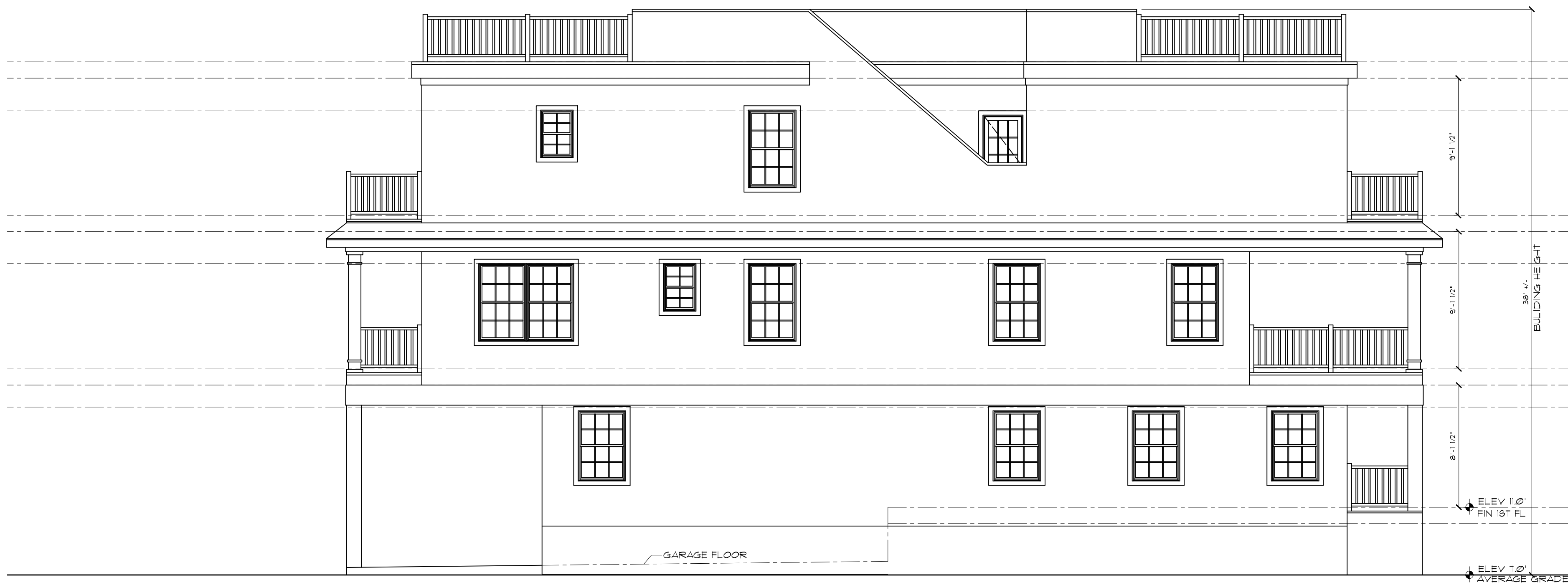
20 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



20 ROOF DECK PLAN
SCALE: 1/4" = 1'-0"

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

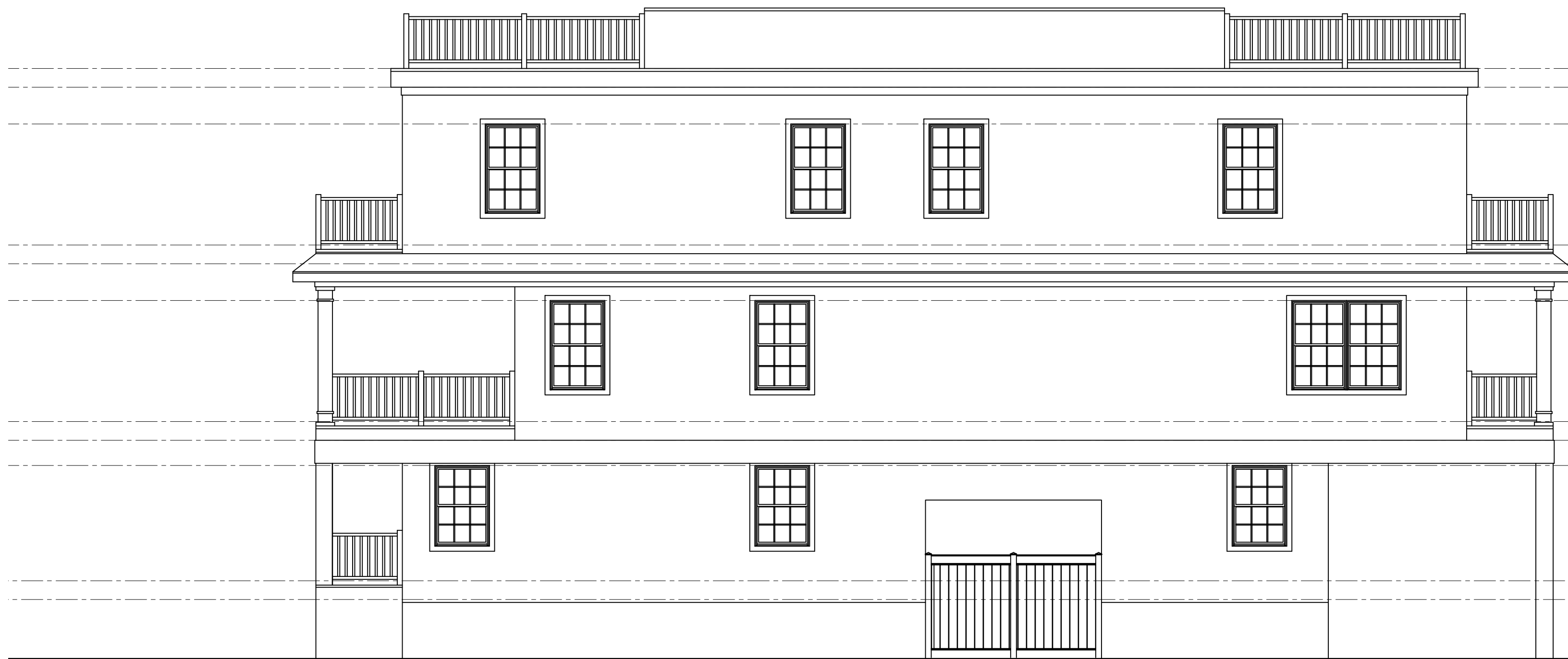
DATE 05/22/25		DRAWN BY JM		CLIENT LARKINS RESIDENCE	REVISIONS		DATE		A N T H O N Y M. C O N D O U R I S		-ZC		
SHEET NO.		A-2		ADDRESS 8 EAST NEW STREET SEA BRIGHT, NEW JERSEY		BLOCK 25-044		LOT 20		JOB NUMBER 25-044		2	
20 B I N G H A M A V E N U E , R U M S O N N J 0 7 7 6 0												phone-732-842-3800 ~ fax-732-842-7777 ~ email-info@amcarchitect.com ~ www.amcarchitect.com	
20 B I N G H A M A V E N U E , R U M S O N N J 0 7 7 6 0												phone-732-842-3800 ~ fax-732-842-7777 ~ email-info@amcarchitect.com ~ www.amcarchitect.com	



10 EAST ELEVATION
SCALE: 3/16" = 1'-0"



10 EAST NEW STREET ELEVATION
SCALE: 3/16" = 1'-0"



10 WEST ELEVATION
SCALE: 3/16" = 1'-0"



10 EAST SURF STREET ELEVATION
SCALE: 3/16" = 1'-0"

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

DATE
05/22/25

DRAWN BY
JM

CLIENT
LARKINS RESIDENCE

SHEET NO.
A-3

ADDRESS
8 EAST NEW STREET
SEA BRIGHT, NEW JERSEY

JOB NUMBER
25-044

REVISIONS

DATE

REVISIONS

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