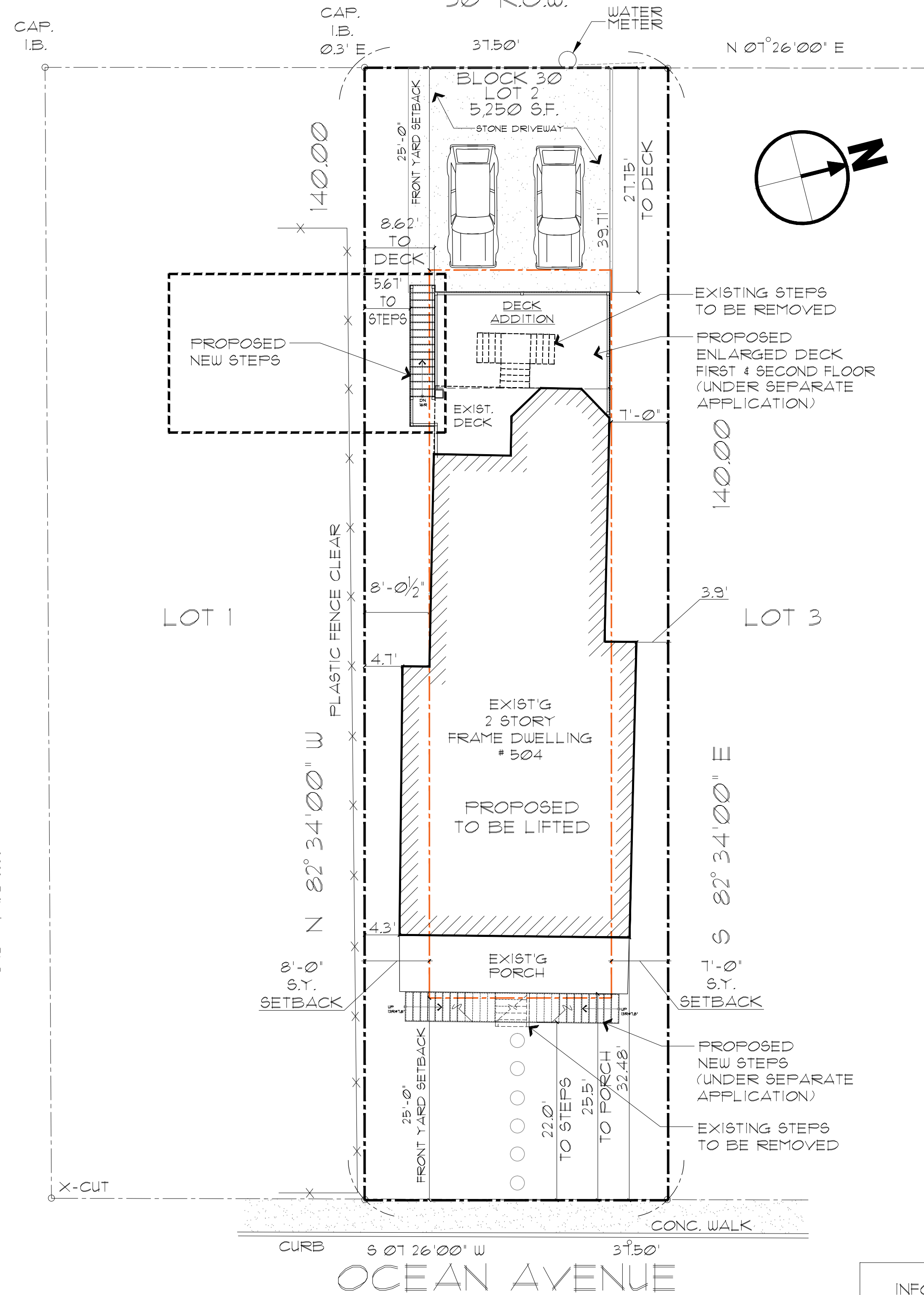


NORMANDIE PLACE  
30' R.O.W.



ZONING & CONSTRUCTION DATA

BLOCK 30	DESIGN GROUP	R-5	DESIGN LOADS: (SHALL MEET OR EXCEED THE REQUIRED OF SECTION R301.1.)
LOT 2	CONSTRUCTION CLASS	TYPE VB	FLOORS: 40 PSF LIVE LOAD 10 PSF DEAD LOAD
ZONE R-2	CLIMATE ZONE	1	ROOF: 30 PSF LIVE LOAD 10 PSF DEAD LOAD
	WIND ZONE	110 ML/HR	

	REQUIRED	EXISTING	PROPOSED ADDITION/DECK
LOT AREA	4,000 SQ. FT.	5,250 SQ. FT.	NO CHANGE
LOT WIDTH (FRONTAGE)	50 FT.	37'-6" FT. ** NON-CONF.	NO CHANGE
LOT DEPTH	60 FT.	140 FT.	NO CHANGE

PRINCIPLE BUILDING

MIN. FRONT YARD	25 FT.	32.48 FT.	22.0 FT. TO PORCH STEPS 25.5 FT. TO PORCH
MIN. REAR YARD	15 FT.	33.0 FT. TO DECK STAIRS	27.75 FT. TO DECK
MIN. SIDE YARD	7 FT. (1 SIDE), 15 FT. (2 SIDES)	4.3 FT./3.9 FT. ** NON-CONF.	5.6 FT. @ REAR STAIRS/7 FT. 8.62 FT. @ REAR DECK/7 FT.
MAX. BLDG. HEIGHT	2 1/2 STORIES OR 30 FT. (UNDERSIZED LOT)	30.3 FT. FROM AVG. GRADE	34.0 FT. FROM AVG. GRADE
MAX. LOT COVERAGE	MAX. 70%	54.7% (SEE CHART)	57.1% (SEE CHART)
MAX. PRINC. BUILDING COVERAGE	MAX. 50%	1,612 / 5,250 = 30.7%	NO CHANGE
MIN. GFA (TOTAL SQ. FT.)	MIN. 880 SQ. FT.	3,244 SQ. FT.	NO CHANGE

NOTES:  
 "\*\*\*\*" INDICATES PRE-EXISTING NONCONFORMING CONDITION  
 [Hatched Area] INDICATES PROPOSED NONCONFORMING CONDITION

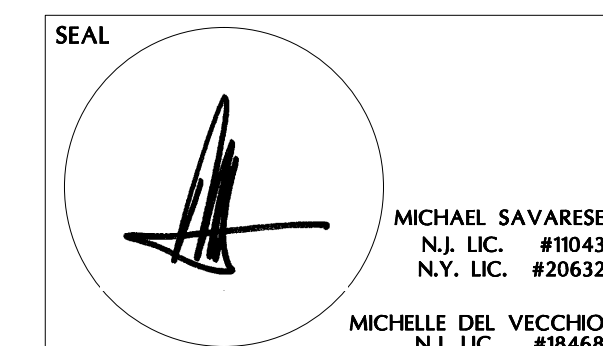
LOT COVERAGES	EXISTING	PROPOSED
PRINCIPAL BLDG	1,612 SQ. FT.	NO CHANGE
STONE DRIVEWAY	925 SQ. FT.	700 SQ. FT.
DECKS/PORCHES/STEPS	335 SQ. FT.	721 SQ. FT.
TOTAL	2,872 SQ. FT.	3,033 SQ. FT.
TOTAL / 5,250 SQ. FT.	54.7%	57.1%

FLOOD ZONE INFORMATION	
FLOOD ZONE	AE-(EL 9)
FEMA ADVISORY B.F.E.	+9 FT. (NAVD88)
F.I.R.M. B.F.E. (INSURANCE MAP)	+8 FT. (NAVD88)
SEA BRIGHT ORD. (FEMA BFE + 2' FT)	+9 FT. + 3 FT. = +12 FT.
EXIST'G ELEV. OF FIN. 1ST FLR	+11.3 FT.
PROPOSED ELEV. OF FIN. 1ST FLR	+16.05 FT.

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

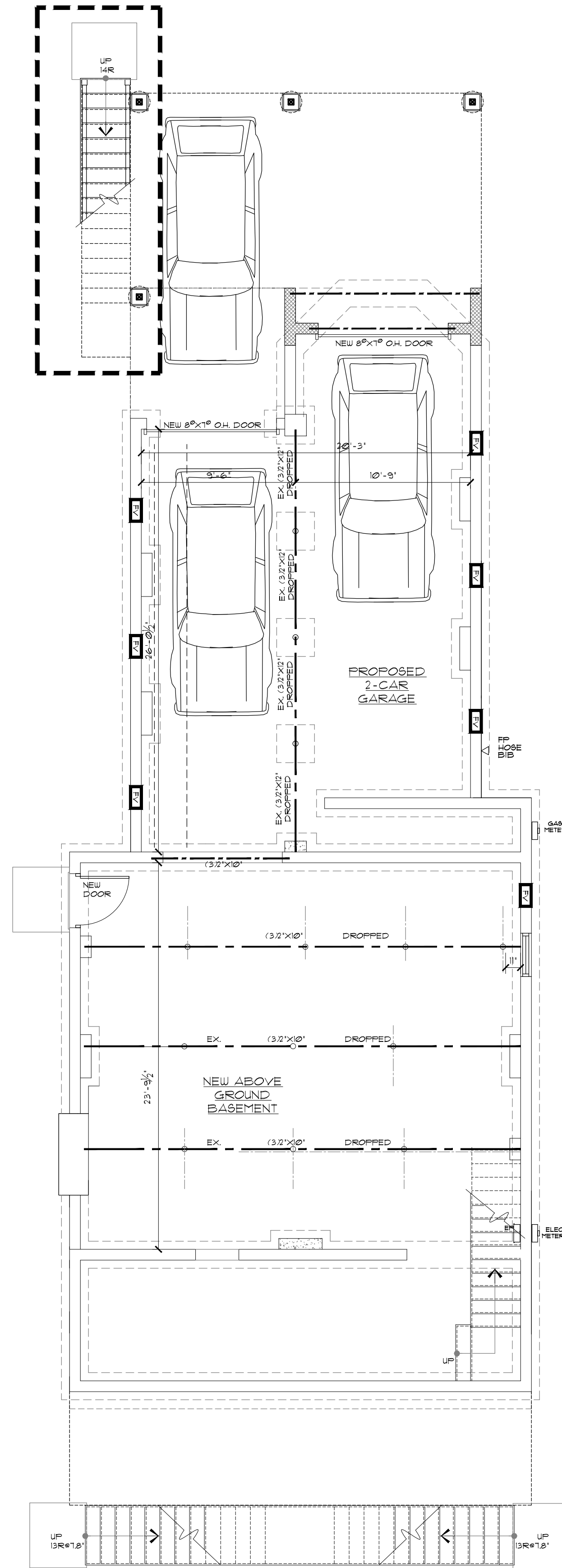
INFORMATION ON SITE PLAN OBTAINED FROM A SURVEY PREPARED BY:  
 SENECA SURVEY CO., INC.  
 SURVEYORS AND PLANNERS  
 1470 ROUTE N<sup>O</sup>. 88 WEST  
 BRICK, NEW JERSEY 08724 (732)840-8040  
 ROBERT W. SMITH, JR.  
 PROFESSIONAL LAND SURVEYOR LIC. NO. 023934  
 DATED: 04/17/2018

REAR STAIRS ONLY

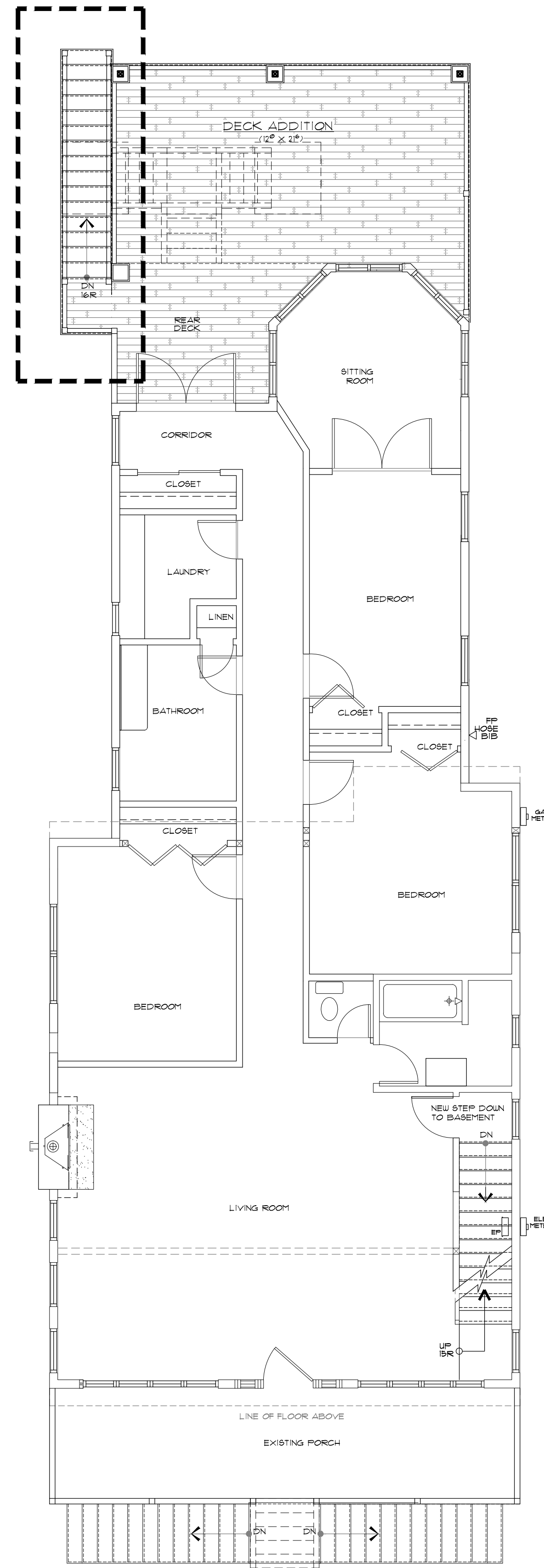


PULTORAK RESIDENCE

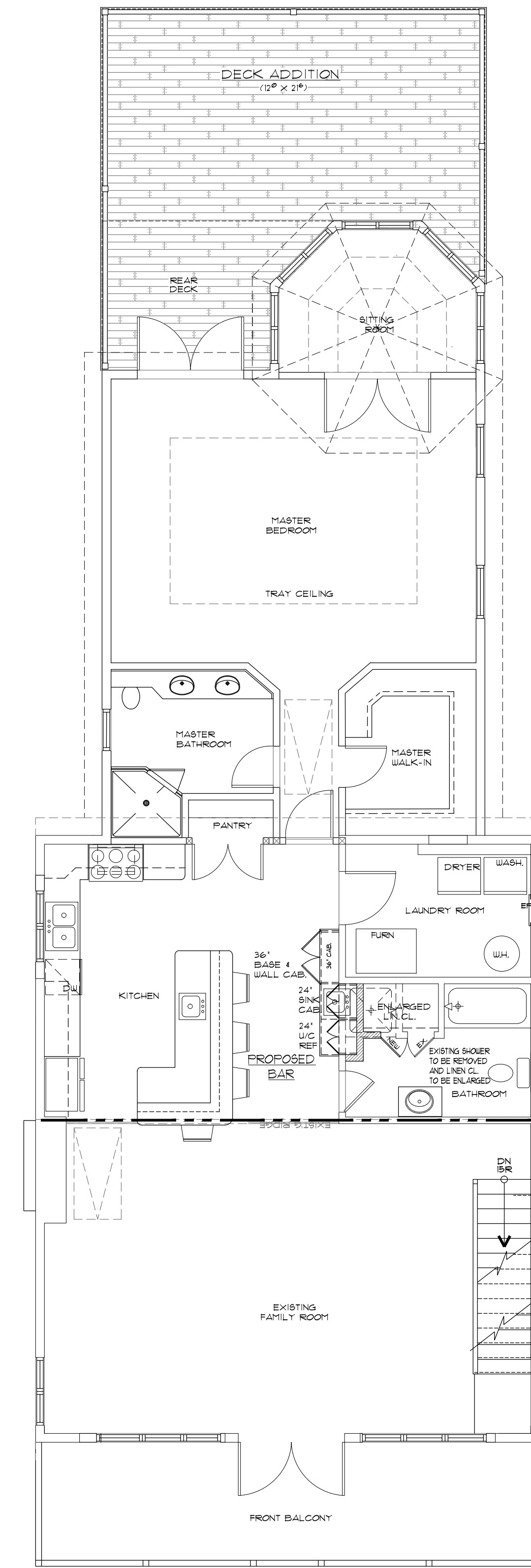
504 OCEAN AVENUE  
 SEA BRIGHT, N.J.  
 DATE: 02/10/2020  
 SCALE: AS SHOWN  
 PROJECT NUMBER: 800-19347



1 PROPOSED TWO-CAR GARAGE PLAN  
SCALE: 3/16" = 1'-0"



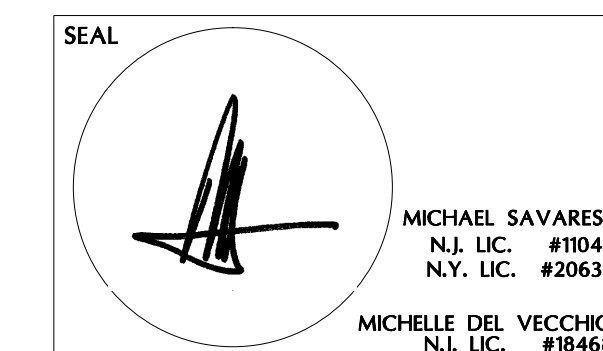
2 PROPOSED FIRST FLOOR PLAN - TWO CAR  
SCALE: 3/16" = 1'-0"



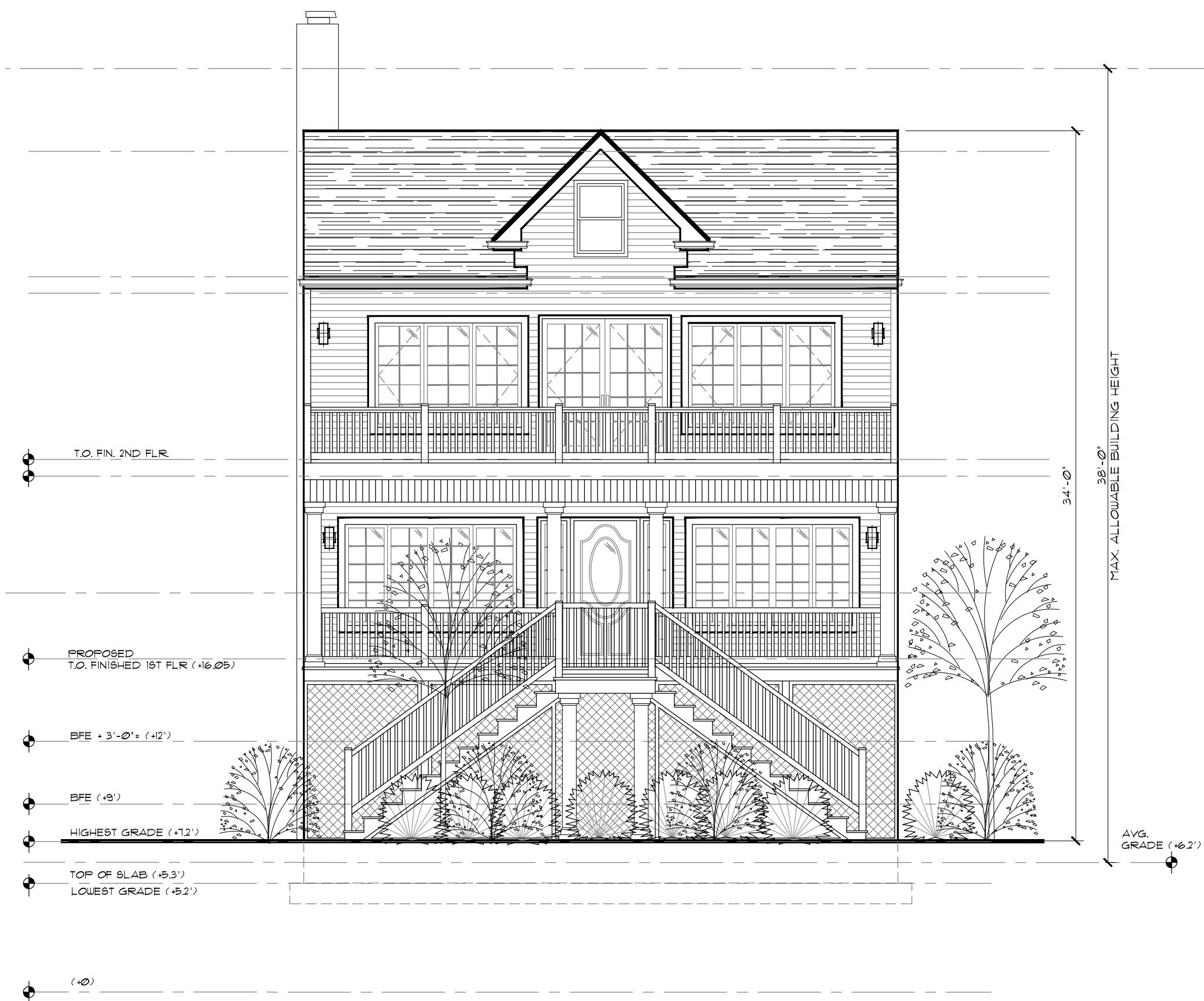
3 PROPOSED SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

PULTORAK RESIDENCE

REAR STAIRS ONLY







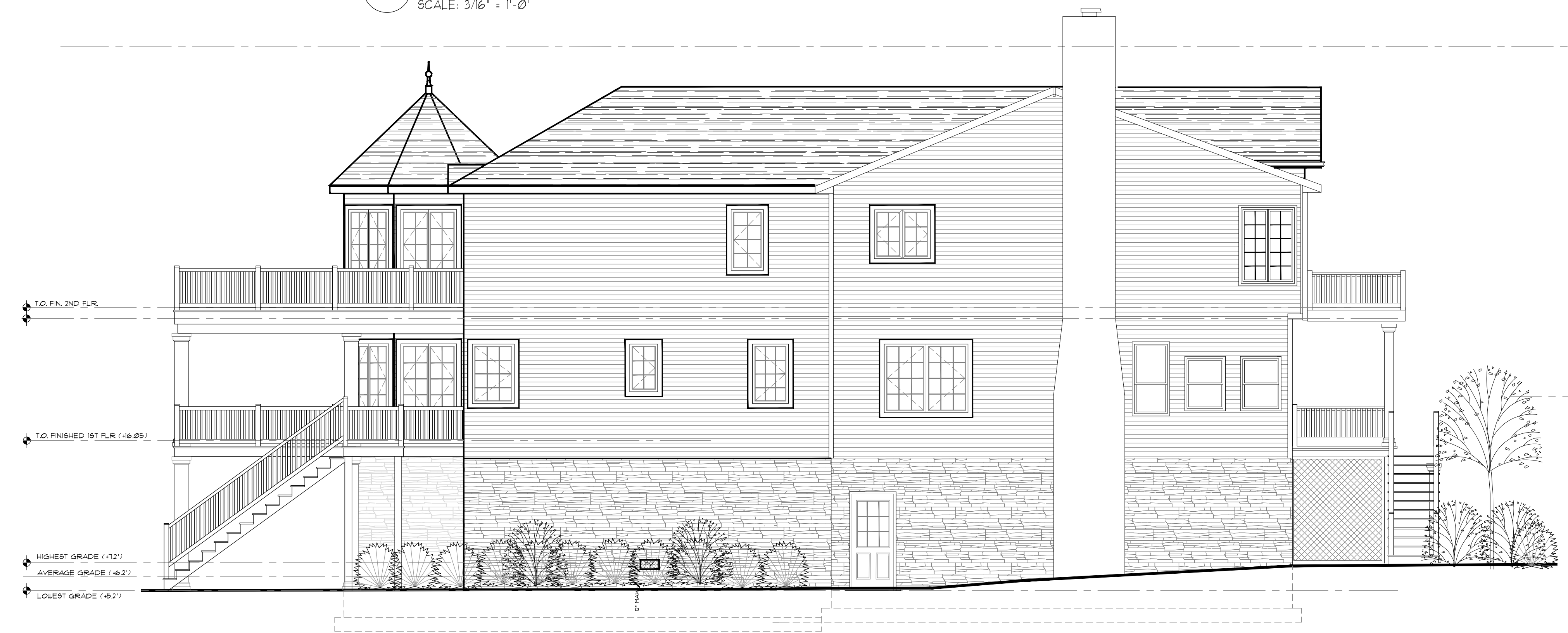
1 PROPOSED FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



3 PROPOSED REAR ELEVATION  
SCALE: 3/16" = 1'-0"



4 PROPOSED LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"