



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



2 FEMA FLOOD MAP

CUTRONA ARCHITECTURE, PLLC
80 LINCOLN AVENUE
STATEN ISLAND, N.Y. 10306
ARCHITECTURE-INTERIOR DESIGN-SPACE PLANNING

PROJECT NAME:
PRIVATE RESIDENCE
PROJECT LOCATION:
48 NORMANDIE PLACE
SEA BRIGHT, N.J. 07760

SITE NOTES

- ALL METES & BOUNDS INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM LAND SURVEY PREPARED BY BERNARD M. COLLINS SURVEYING INC. SURVEY NO. 3154ELEV. DATED 01-20-17. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
- PROPOSED CONSTRUCTION WILL NOT HAVE AN ADVERSE EFFECT ON ADJOINING PROPERTIES.
- THE OWNER/BUILDER OF THE PROPERTY SHOWN ON THIS SITE PLAN HAS STATED THAT ALL WORK PERFORMED UNDER THIS APPLICATION WILL HAVE NO ADVERSE EFFECT ON ANY SURROUNDING PROPERTIES CONCERNING STORM WATER DRAINAGE. MOREOVER, HE/SHE WILL BE RESPONSIBLE TO MAKE CERTAIN THAT WHILE THE WORK IS BEING PERFORMED, THE SURROUNDING PROPERTY WILL BE PROTECTED FROM STORM WATER DAMAGE.
- ALL FINISHED GRADES SHOWN ON THE FINAL SURVEY OF THE REFERENCED PROPERTY SHALL CONFORM TO THE ELEVATIONS SHOWN AS PROPOSED GRADES ON THIS SITE PLAN.
- PROPERTY LOCATED IN FLOOD ZONE AE (EL. 8) & ZONE VE (EL. 10), COMMUNITY NUMBER 345311 MAP NUMBER 34025-00098F, EFFECTIVE DATE SEPTEMBER 25, 2009, PROPERTY LOCATED IN FLOOD ZONE AE (EL. 10) WITH MODERATE HAVEL ACTION & ZONE VE (EL. 12), BASED ON FEMA PRELIMINARY FLOOD INSURANCE RATE MAPS RELEASED JANUARY 31, 2014.

ZONING INFORMATION

BLOCK No.: 24
LOT No.: 23 & 23.01
HOUSE No.: 48 NORMANDIE PLACE
ZONING DISTRICT: R-2 LAND USE MAP BOROUGH OF SEA BRIGHT
USE GROUP: RESIDENTIAL

LOT WIDTH REGULATIONS

| REQUIRED | EXISTING | PROPOSED |
|------------|---|----------|
| 30'-0" MIN | 25'-0" NON-CONFORMING LOT WIDTH (MIN. 30'-0") | 25'-0" |

YARD REGULATIONS

| | REQUIRED | PROPOSED |
|------------------------------|----------------|---------------|
| FRONT YARD: | 25'-0" MIN | 30'-25" |
| SIDE YARD: | 7'-0" MIN EACH | 3'-0" & 3'-0" |
| REAR YARD (FROM SHTL. LINE): | 15'-0" MIN | 74'-6" |

HEIGHT & SETBACK REGULATIONS

| | REQUIRED | PROPOSED |
|----------------------|--|----------|
| MAX. HEIGHT OF BLDG. | 35' ± 3 STORIES REDUCED TO 17.5' EXISTING LOT WIDTH 25'-0" THEREFORE HEIGHT = 30'-0" (130-50 (A/B)) + 3' FREEBOARD | 32'-11" |

ZONING LOT AREA

LOT AREA: ± 3,497.0 SQ.FT. NON-CONFORMING LOT AREA (MIN. 4,000 SQ.FT.)

SITE PLAN LEGEND

| | | | |
|------------------------------------|--|----------------|------|
| PROPOSED CURB WALL @ PROPERTY LINE | | TOP OF CURB | T.C. |
| FIRE HYDRANT | | BOTTOM OF CURB | B.C. |
| UTILITY POLE | | TOP OF WALL | T.W. |
| LIGHT POLE | | BOTTOM OF WALL | B.W. |
| EXISTING CONTOUR LINE | | | |
| PROPOSED CONTOUR LINE | | | |

GRADE LEGEND

| | |
|----------------------------|-----|
| LEGAL GRADE DESIGNATION | [] |
| EXISTING GRADE DESIGNATION | () |
| PROPOSED GRADE DESIGNATION | < > |

LOT COVERAGE REGULATIONS

| | ALLOWABLE | PROPOSED |
|-----------------------------------|-------------------------|-------------------------|
| MAX. BUILDING COVERAGE PERMITTED: | 50.0% 1,993.5 SQ.FT. | 51.3% 2,045.4 SQ.FT. |
| MAX. LOT COVERAGE PERMITTED: | 70.0% 2,790.9 SQ.FT. | 71.1% 2,835.0 SQ.FT. |

FLOOR AREA BREAKDOWN

| | PROPOSED |
|-------------------------|----------------|
| FIRST FLOOR: | 1,549.3 SQ.FT. |
| SECOND FLOOR: | 1,564.6 SQ.FT. |
| TOTAL GROSS FLOOR AREA: | 3,163.9 SQ.FT. |

PERVIOUS/IMPERVIOUS CALCULATIONS

| | |
|---------------------|----------------|
| PROPOSED IMPERVIOUS | 2,835.0 SQ.FT. |
| PROPOSED PERVIOUS | 1,152.0 SQ.FT. |

FLOOD HAZARD CONTROL ACT NOTES:

- DECK:
 - THE DECK IS NOT ENCLOSED WITH WALLS EITHER ABOVE OR BELOW ITS FLOOR EXCEPT FOR PROTECTIVE OR DECORATIVE FENCING, BANISTERS OR LATTICE WORK THAT ALLOW FLOODWATERS TO PASS FREELY.
 - THE DECK WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FEDERAL FLOOD REDUCTION STANDARDS 44 C.F.R. PART 60 & FEMA'S TECHNICAL BULLETINS.
 - THE DECK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PERMIT-BY-RULE 16 AT N.J.A.C. 7:19-1.16.
- THERE IS NO RIPARIAN ZONE REQUIREMENT SINCE THE SITE IS LOCATED ON THE BARRIER ISLAND.
- RESIDENTIAL CONSTRUCTION IN TIDAL FLOOD HAZARD AREA
 - THE LOWEST HABITABLE FLOOR SHALL BE A MINIMUM OF 1 FOOT ABOVE THE FLOOD HAZARD AREA DESIGN ELEVATION.
 - THE LOWEST FLOOR SHALL MEET THE FOLLOWING:
 - THE LOWEST FLOOR IS USED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE;
 - THE LOWER LEVEL SHALL NOT BE ENCLOSED, AND SHALL HAVE FEMA COMPLIANT DECORATIVE LATTICE.
 - THE PROPOSED DRIVEWAY ASSOCIATED WITH HABITABLE BUILDING SHALL MEET THE REQUIREMENTS AT N.J.A.C. 7:19-12.6(C). THE DRIVEWAY WILL NOT BE CONSTRUCTED FOR A BUILDING THAT IS PART OF RESIDENTIAL SUBDIVISION OR MULTITENANT DEVELOPMENT AND A DEED MODIFICATION WILL BE PROVIDED IN ACCORDANCE WITH 12.6(C)III & III, SINCE IT IS NOT FEASIBLE TO CONSTRUCT THE DRIVEWAY AT LEAST ONE FOOT ABOVE THE BFE.

CAFRA GENERAL NOTES:

- INDIGENOUS COASTAL PLANTS ARE ENCOURAGED TO BE USED WHEREVER FEASIBLE. NO PLASTIC LINERS SHALL BE USED IN LANDSCAPED OR GRAVEL AREAS. ALL LINERS SHALL BE MADE OF FILTER CLOTH OR OTHER PERMEABLE MATERIAL.
- CROWN DRIVEWAY TO PITCH RUNOFF TO DRAIN ONTO PERMEABLE AREAS OF THE SITE OR USE OTHER PERMEABLE STONE.
- PROPOSED SILT FENCE SHALL BE ERECTED PRIOR TO CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION AND LANDSCAPING IS COMPLETE.
- ALL CONSTRUCTION SHALL COMPLY WITH FEMA REQUIREMENTS AND FLOOD HAZARD CONTROL ACT REQUIREMENTS.

V-ZONE/LIMNA NOTES:

- BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER FOR DWELLING AND GARAGE AREA TO BE SET AT MIN. ELEVATION 11.0 MIN. (FEMA PRELIMINARY FIRM 10.0 PLUS 1 FOOT OF FREEBOARD TO BOTTOM OF GIRDER). THE LOWEST HORIZONTAL STRUCTURAL MEMBER (GIRDER) SHALL BE A MINIMUM OF 1 FOOT IN HEIGHT.
- PROPOSED FINISHED FLOOR LIVING SPACE TO BE ELEVATION 14.13.
- ALL AREAS BELOW LOWEST HORIZONTAL GIRDER MIN. (EL. 11.0) SHALL BE NON BEARING BREAKAWAY WALLS IN ACCORDANCE WITH FEMA REQUIREMENTS IF ENCLOSED.
- LOWEST HORIZONTAL STRUCTURAL MEMBER SHALL BE SUPPORTED BY PILING DRIVEN TO A TIP ELEVATION AS RECOMMENDED BY STRUCTURAL ENGINEER.
- GARAGE (EL. 4.75) SHALL BE NON STRUCTURAL CONCRETE SLAB, NOT CONNECTED TO SUPPORT PILING IN ACCORDANCE WITH V-ZONE FEMA STANDARDS.
- GARAGE DOORS IF INSTALLED SHALL BE NON BEARING AND BREAKAWAY DESIGN BELOW THE LOWEST HORIZONTAL STRUCTURAL MEMBER MIN. (EL. 11.0).
- LOWER LEVEL BELOW EL. 11.0 SHALL ONLY BE USED FOR STORAGE AND PARKING AND SHALL NOT BE USED FOR HABITABLE SPACE.
- IF ENCLOSED THE PROPOSED GARAGE WILL BE ENCLOSED USING NON BEARING (FEMA COMPLIANT) BREAKAWAY WALLS AND FEMA COMPLIANT FLOOD VENTS.
- ALL DUCT WORK, ELECTRICAL COMPONENTS AND MECHANICALS SERVICING THE BUILDING SHALL BE LOCATED ABOVE THE DFE AND ALL SERVICE CONDUIT AND/OR PIPING FOR THE SUBJECT BUILDING SHALL NOT BE LOCATED ON THE BREAK-AWAY WALLS.
- ALL STAIRWAY SYSTEMS FOR THE SUBJECT BUILDING BELOW THE DFE SHALL BE OF BREAK-AWAY CONSTRUCTION DESIGN AND SHALL BREAK CLEANLY AWAY DURING THE BASE FLOOD EVENT WITHOUT CAUSING DAMAGE TO THE BUILDING OR ITS FOUNDATION, OR THE STAIRWAY SYSTEMS SHALL BE DESIGNED TO RESIST FLOOD LOADS AND REMAIN IN PLACE DURING THE BASE FLOOD EVENT WITH THE ELEVATED BUILDING AND ITS FOUNDATION DESIGNED TO RESIST ANY FLOOD LOADS THAT ARE TRANSFERRED FROM THE STAIRS TO THE BUILDING.
- THE BUILDING AND ANY ASSOCIATED DECKS, WHICH ARE LOCATED IN THE LIMNA FLOOD ZONE, SHALL BE DESIGNED WITH A DEEP FOUNDATION (PILES OR COLUMNS) TO SUPPORT THE STRUCTURE IN THE EVENT OF SCOUR OR EROSION, AND THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER FOR THE ELEVATED STRUCTURE, INCLUDING GARAGE, SHALL BE ABOVE THE DFE.

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