

PROPOSED IMPERVIOUS

N.J.A.C. 7:13-7.16.

DESIGN ELEVATION.

DECORATIVE LATTICE.

PROPOSED PERVIOUS

PERVIOUS/IMPERVIOUS CALCULATIONS

FLOOD HAZARD CONTROL ACT NOTES:

3. RESIDENTIAL CONSTRUCTION IN TIDAL FLOOD HAZARD AREA

DRIVEWAY AT LEAST ONE FOOT ABOVE THE BFE.

B) LOWEST FLOOR SHALL MEET THE FOLLOWING:

A) THE DECK IS NOT ENCLOSED WITH WALLS EITHER ABOVE OR BELOW ITS FLOOR EXCEPT FOR

2. THERE IS NO RIPARIAN ZONE REQUIREMENT SINCE THE SITE IS LOCATED ON THE BARRIER ISLAND.

2) THE LOWER LEVEL SHALL NOT BE ENCLOSED, AND SHALL HAVE FEMA COMPLIANT

3) THE PROPOSED DRIVEWAY ASSOCIATED WITH HABITABLE BUILDING SHALL MEET THE

REDUCTION STANDARDS 44 C.F.R. PART 60 & FEMA'S TECHNICAL BULLETINS.

B) THE DECK WILL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FEDERAL FLOOD

C) THE DECK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PERMIT-BY-RULE 16 AT

A) THE LOWEST HABITABLE FLOOR SHALL BE A MINIMUM OF 1 FOOT ABOVE THE FLOOD HAZARD AREA

1) THE LOWEST FLOOR IS USED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE;

REQUIREMENTS AT N.J.A.C. 7:13-12.6(C). THE DRIVEWAY WILL NOT BE CONSTRUCTED FOR A BUILDING

THAT IS PART OF RESIDENTIAL SUBDIVISION OR MULTIUNIT DEVELOPMENT AND A DEED MODIFICATION

WILL BE PROVIDED IN ACCORDANCE WITH 12.6(C)3|| & III, SINCE IT IS NOT FEASIBLE TO CONSTRUCT THE

FEMA FLOOD MAP

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. 3159ELEV. DATED 01-20-17. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR IT'S ACCURACY.
- 2. 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 345317 MAP NUMBER 34025C0088F, EFFECTIVE DATE SEPTEMBER 25, 2009. PROPERTY LOCATED IN FLOOD ZONE AE (EL 10) WITH MODERATE WAVE ACTION & ZONE VE (EL 12), BASED ON FEMA PRELIMINARY FLOOD INSURANCE RATE MAPS RELEASED JANUARY 31, 2014.

SITE PLAN LEGEND

PROPOSED CURB WALL @ PROPERTY LINE		TOP OF CURB	T.C.
FIRE HYDRANT	\Diamond	BOTTOM OF CURB	B.C.
UTILITY POLE	Q	TOP OF WALL	T.M.
LIGHT POLE	*	BOTTOM OF WALL	B.W.
EXISTING CONTOUR LINE	_/	MALL	D.M.

GRADE LEGEND

PROPOSED CONTOUR LINE

LEGAL GRADE DESIGNATION EXISTING GRADE DESIGNATION PROPOSED GRADE DESIGNATION

ZONING INFORMATION

BLOCK NO. :

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

EXISTING 25'-0" NON-CONFORMING LOT MIDTH (MIN. 50'-0")

YARD REGULATIONS

PROPOSED 38.25' FRONT YARD: SIDE YARD: 7.0' MIN EACH 3.0' \$ 3.0' REAR YARD (FROM SHTL LINE):

15.0' MIN

HEIGHT & SETBACK REGULATIONS

PROPOSED REQUIRED MAX. HEIGHT OF BLDG.

35'*/3 STORIES REDUCED TO 17.5' EXISTING LOT WIDTH 25'-0" THEREFORE HEIGHT = 30'-0" [130-50 (A)(5)] + 3' FREEBOARD

ZONING LOT AREA

LOT AREA: = 3,987.0 SQ.FT. NON-CONFORMING LOT AREA (MIN. 4,000 SQ.FT.)

2,835.0 SQ.FT.

1,152.0 SQ.FT.

GIRDER). THE LOWEST HORIZONTAL STRUCTURAL MEMBER (GIRDER) SHALL BE A MINIMUM OF 1 FOOT IN

MIN. ELEVATION 11.0 MIN. (FEMA PRELIMINARY FIRM 10.0 PLUS 1 FOOT OF FREEBOARD TO BOTTOM OF

- 2. PROPOSED FINISHED FLOOR LIVING SPACE TO BE ELEVATION 14.13.
- 3. 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 PILINGS DRIVEN TO A TIP ELEVATION AS RECOMMENDED BY STRUCTURAL ENGINEER. PROTECTIVE OR DECORATIVE FENCING, BANISTERS OR LATTICE WORK THAT ALLOW FLOODWATERS TO
 - GARAGE (EL 4.75) SHALL BE NON STRUCTURAL CONCRETE SLAB, NOT CONNECTED TO SUPPORT PILINGS 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
 - 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

LOCATED ABOVE THE DFE AND ALL SERVICE CONDUIT AND/OR PIPING FOR THE SUBJECT BUILDING SHALL

- 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 LIMWA 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.

ISSUE DATE:

01-12-22 CA PLLC JOB NUMBER:

A21-008

DRAWN BY: REVIEWED BY:

SHEET/DRAWING TITLE:

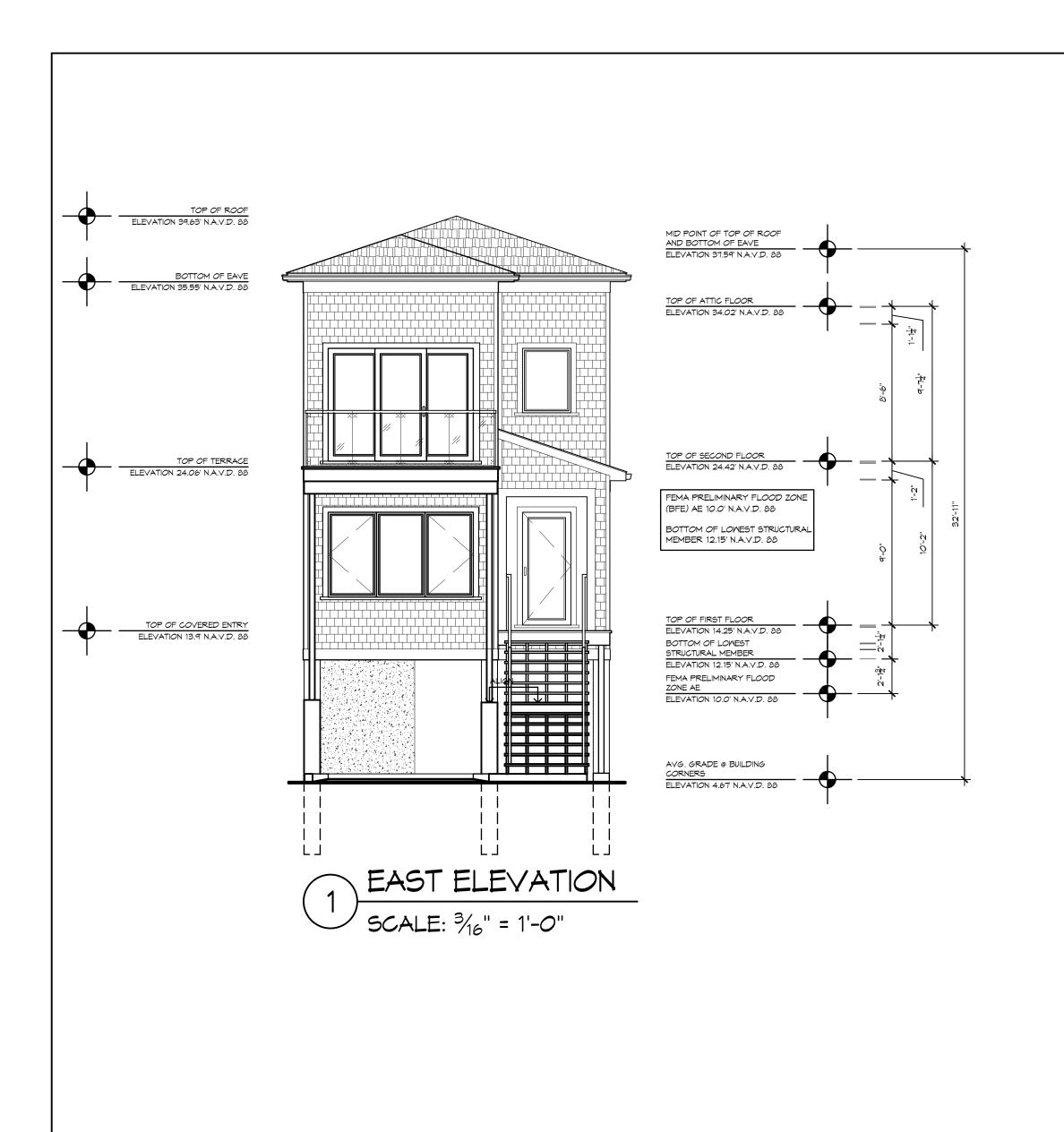
SITE PLAN, ZONING & BLDG. **CODE INFO & NOTES**

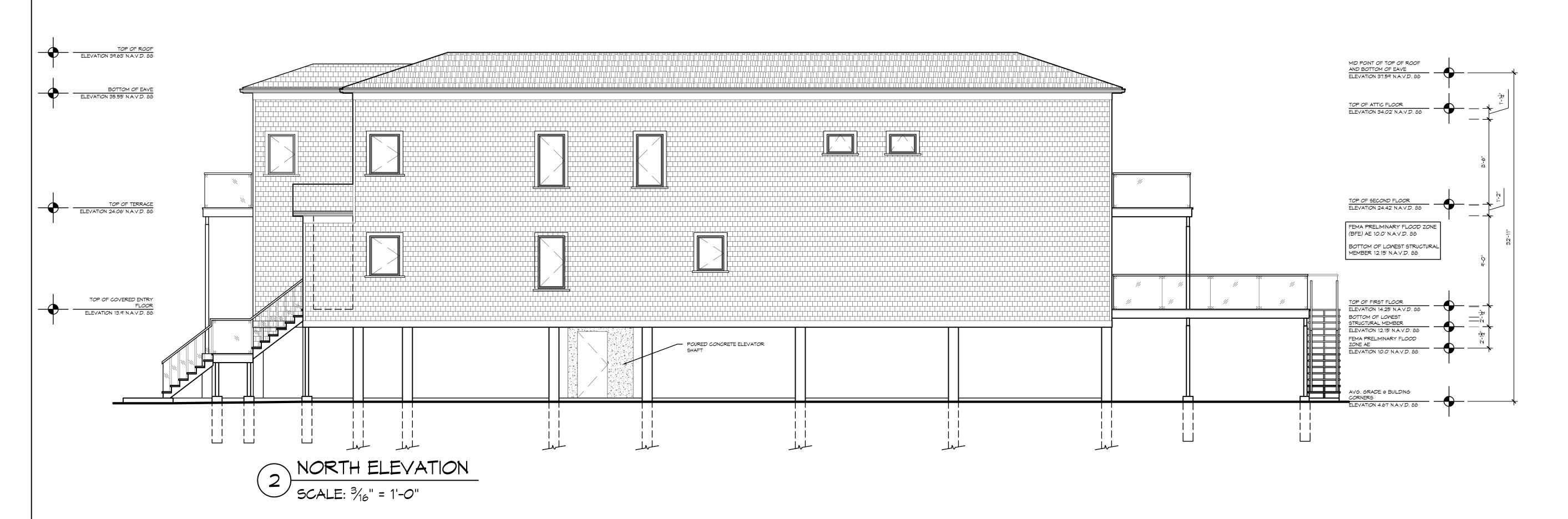
SHEET NUMBER:

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DOB JOB NUMBER:

ARCHITECT'S SEAL





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

ISSUE DATE:
01-12-22

CA PLLC JOB NUMBER:

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DRAWN BY: REVIEWED BY:

J.W.

SHEET/DRAWING TITLE:

EXTERIOR ELEVATION

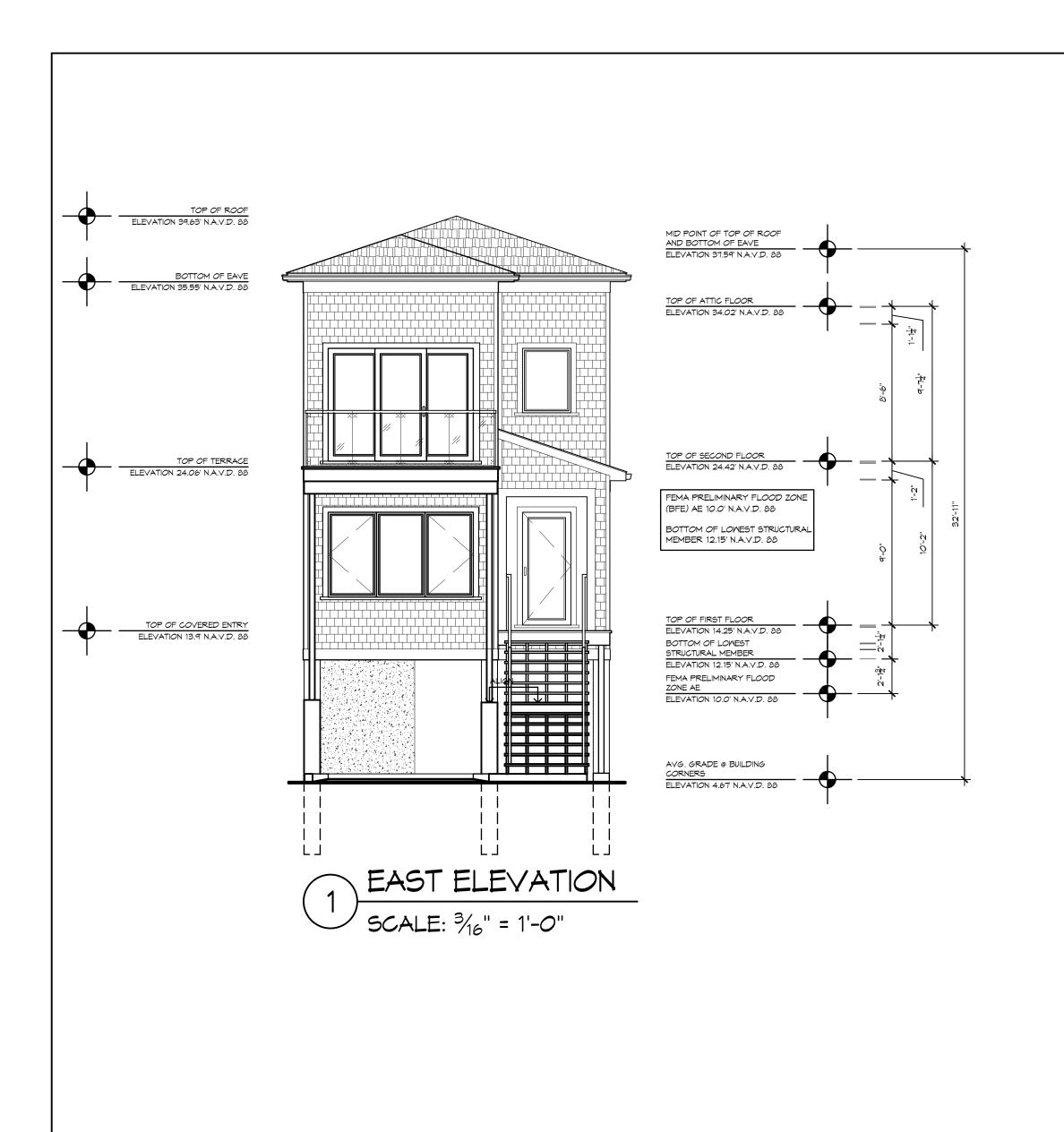
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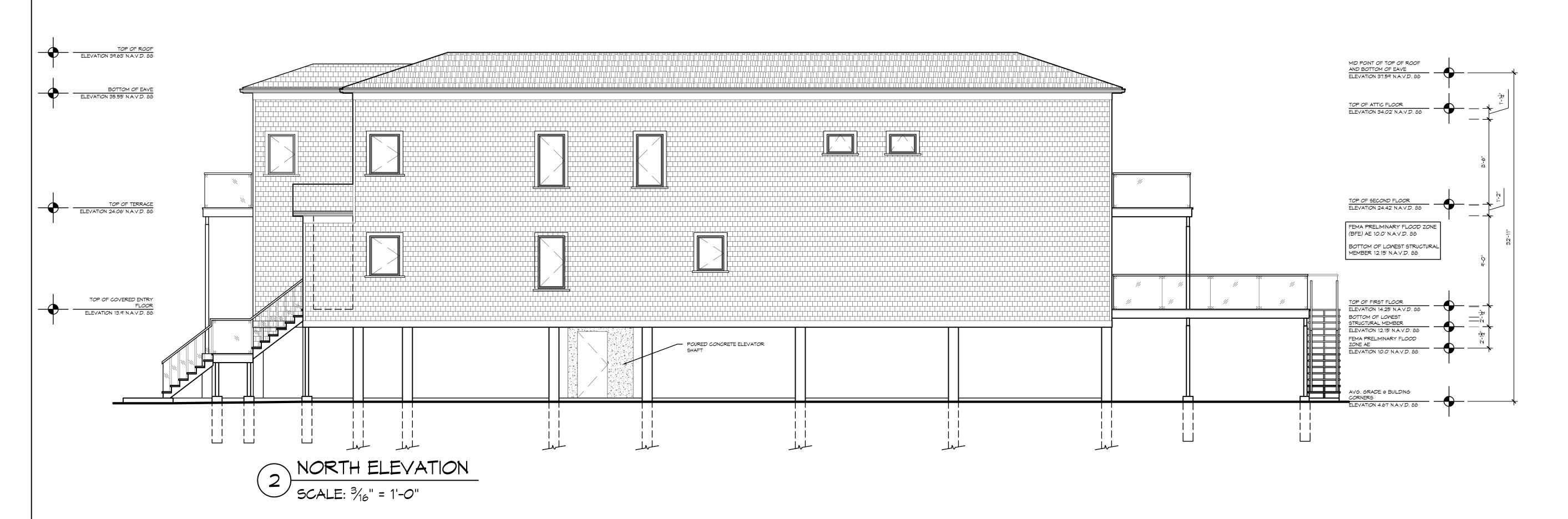
<u>A-300.00V</u>

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