

PROPERTY IS LOCATED IN THE R-2 RESIDENTIAL ZONE

DESCRIPTION	REQUIRED	FORMER EXISTING	PROPOSED
LOT SIZE	4,000 S.F.	3,987 S.F.*	3,987 S.F. (4), 5,737 S.F. (5)
LOT WIDTH	25 FT.	25 FT.	25 FT.
LOT DEPTH	60 FT.	159.5 FT.	159.5 FT.
FRONT SETBACK	25 FT.	71.9 FT.	38.25 FT.
SIDE SETBACK			
NORTH	7 FT.	1.8 FT.*	3.0 FT. (2.8 FT. GRANTED)
SOUTH	7 FT.	7 FT.	3.0 FT. (2.2 FT. GRANTED)
COMBINED	15 FT.	4.6 FT.*	6.0 FT. (4.0 FT. GRANTED)
REAR SETBACK	15 FT.	28.9 FT.	27.4 FT.
BUILDING HEIGHT (MAX)	10 FT.	19.2 FT.	32.8 FT. (8)
BLDG COVERAGE	50% (1,993.5 S.F.)	40% (1,596.2 S.F.)	51.3% (2,045.4 S.F.)**
LOT COVERAGE	70% (2,790.9 S.F.)	63.4% (2,528.0 S.F.)	71.1% (2,835.0 S.F.)**
GROSS FLOOR AREA	880 S.F.	1,708 S.F.	3,092 S.F.

ACCESSORY	REQUIRED	FORMER EXISTING	PROPOSED
SIDE SETBACK	5 FT.	3.1 FT.*	N/A
REAR SETBACK	5 FT.	109.5 FT.	N/A
HEIGHT	15 FT.	10.8 FT.*	N/A
COVERAGE	500 S.F.	648.1 S.F.*	N/A
DISTANCE TO DWELL	5 FT.	24.2 FT.	N/A

* EXISTING NON-CONFORMING
 ** VARIANCE GRANTED PREVIOUSLY
 *** VARIANCE REQUESTED

- PER BOROUGH OF SEA BRIGHT ORDINANCE SECTION 130-50C WHEN A STRUCTURE IS BUILT OR RAISED TO A MINIMUM OF THREE FEET ABOVE THE BASE FLOOD ELEVATION, THEN THE HEIGHT LIMIT OF THE STRUCTURE SHALL BE REVISED TO 38 FEET IN BUILDING HEIGHT.
- THE MAXIMUM PERMITTED HEIGHT FOR UNDERSIZED LOTS SHALL NOT BE LESS THAN 30 FEET.
- BUILDING HEIGHT IS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE AT ALL CORNERS OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF FOR FLAT ROOFS; THE AVERAGE DISTANCE BETWEEN THE EAVES AND RIDGE LEVEL FOR GABLE, HIP, AND GAMBREL ROOFS; AND TO THE DECK LEVEL FOR MANSARD ROOFS.
- AREA TO RIPARIAN GRANT LINE
- TOTAL LOT AREA TO M.H.W.L.
- ROOF MEDIAN EL. 37.47 - AVG. GRADE (4.67) = 32.8 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 FENCINGS, 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. 7:13-7.16.
- THERE IS NO RIPARIAN ZONE REQUIREMENT SINCE THE SITE IS LOCATED ON THE BARRIER ISLAND AREA.
- 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.

V-ZONE/LIMWA NOTES

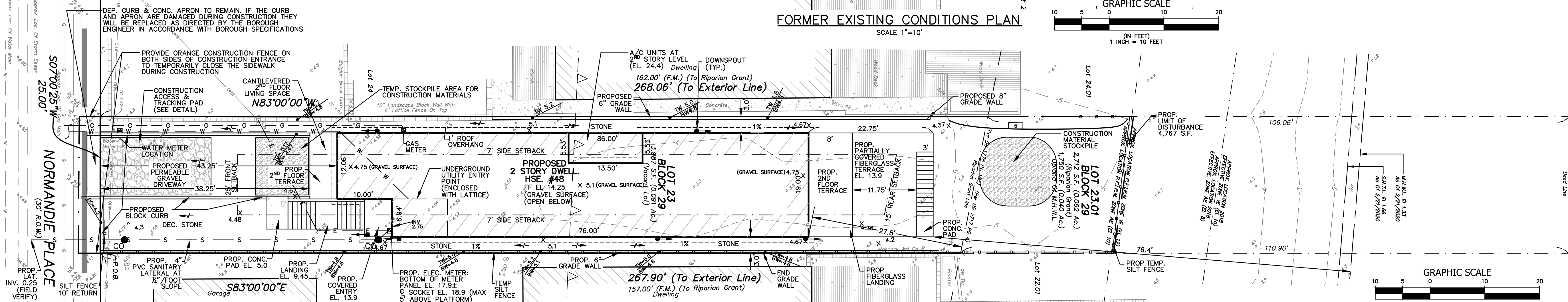
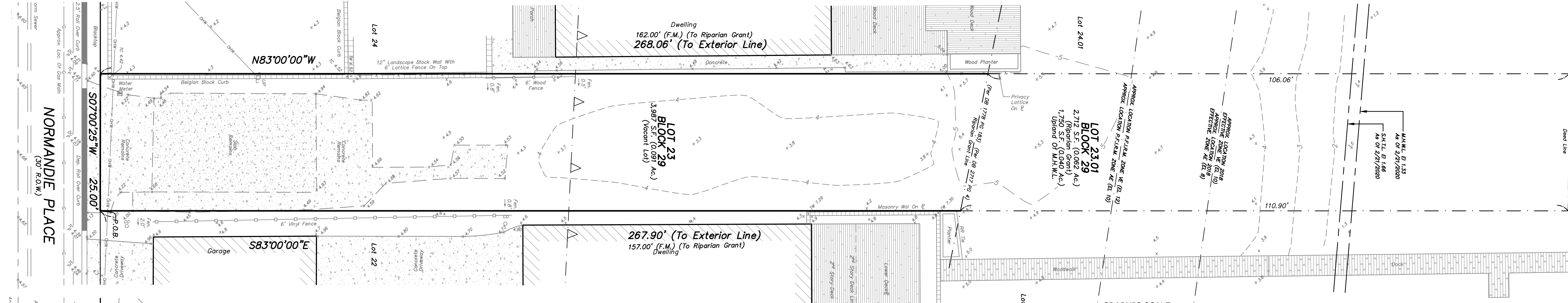
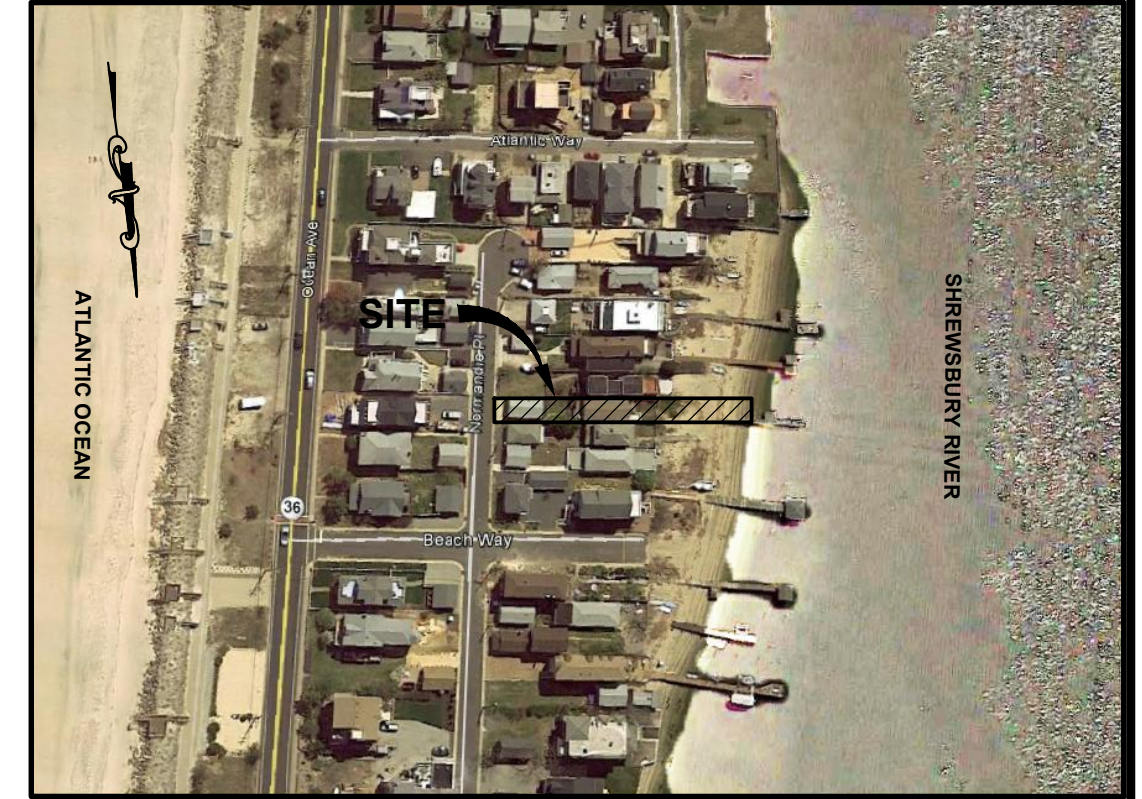
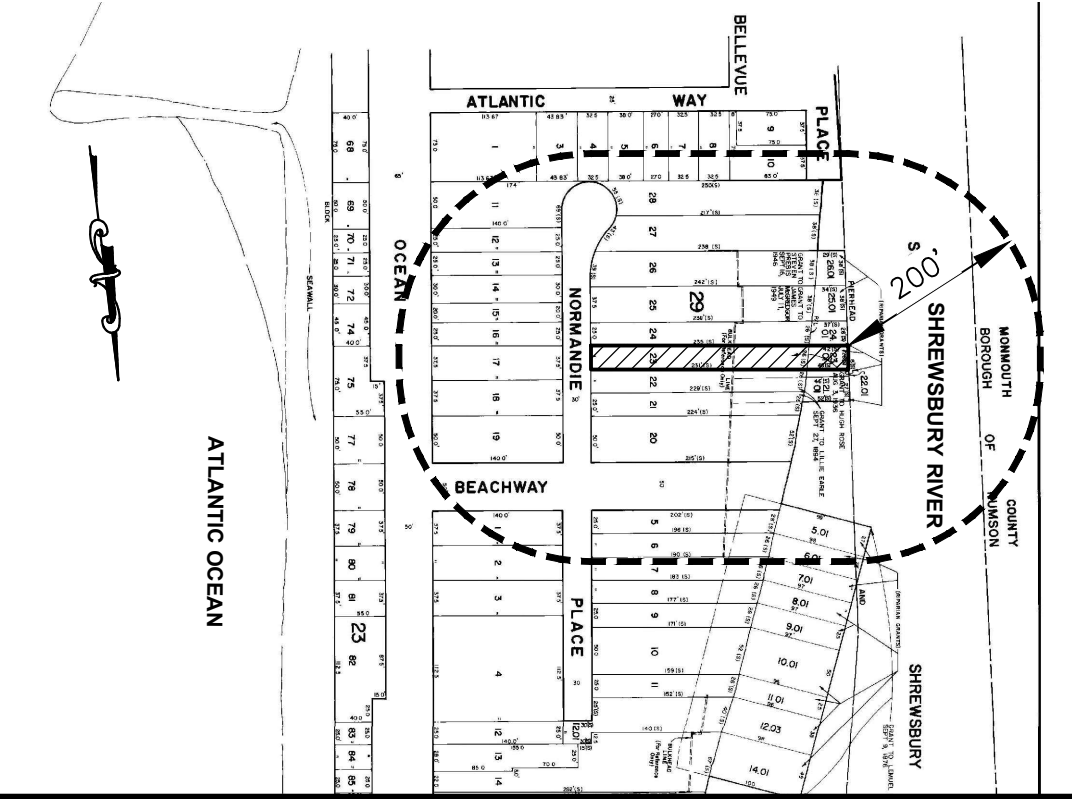
- BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER FOR DWELLING AND GARAGE AREA TO BE SET AT MIN. ELEVATION 11.0 MIN. (FEMA PRELIMINARY FIRM 10.0 PLUS 1 FOOT OF FREEBOARD TO BOTTOM OF GIRDER). THE LOWEST HORIZONTAL STRUCTURAL MEMBER (GIRDER) SHALL BE A MINIMUM OF 1 FOOT IN HEIGHT. (PROPOSED BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER IS 12.13 NAVD8S)
- PROPOSED FINISHED FLOOR LIVING SPACE TO BE ELEVATION 14.23.
- ALL AREAS BELOW LOWEST HORIZONTAL GIRDER MIN. (EL. 11.0) SHALL BE OPEN OR ENCLOSED WITH FEMA COMPLIANT LATTICE.
- LOWEST HORIZONTAL STRUCTURAL MEMBER SHALL BE SUPPORTED BY PILINGS DRIVEN TO A TIP ELEVATION AS RECOMMENDED BY STRUCTURAL ENGINEER.
- GARAGE (EL. 4.75-5.1) SHALL BE GRAVEL SURFACE, NOT CONNECTED TO SUPPORT PILINGS IN ACCORDANCE WITH V-ZONE/LIMWA 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.
- ALL DUCT WORK, ELECTRICAL COMPONENTS AND MECHANICALS SERVING THE BUILDING SHALL BE LOCATED ABOVE THE DFE AND ALL SERVICE CONDUIT AND/OR PIPING FOR THE SUBJECT BUILDING SHALL NOT BE LOCATED ON BREAK-AWAY WALLS OR FEMA COMPLIANT LATTICE.
- 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 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.

GENERAL NOTES:

- SURVEY AND TOPOGRAPHY TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY LOTS 23 & 23.01 BLOCK 29, BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY LINDSTROM, DIESSNER AND CARR P.C. DATED 01/20/2017. UPDATED 2/21/2020 WILLIAM H. DOOLITTLE, P.L.S. FOR NICHOLAS GIANNATASIO.
- ELEVATIONS BASED ON NAVD 1988 DATUM AND GPS RTK OBSERVATIONS.
- PROPERTY LOCATED IN FLOOD ZONE AE (EL. 8) & ZONE VE (EL. 10). COMMUNITY NUMBER 345317 MAP NUMBER 340250088B, 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.
- APPLICANT PROPOSES TO CONSTRUCT A NEW 2 STORY DWELLING TO REPLACE EXISTING DWELLING AND FREESTANDING GARAGE. LOWER GRADE LEVEL IS NOT PROPOSED TO BE ENCLOSED, DECORATIVE LATTICE IS PROPOSED FOR AESTHETIC PURPOSES ONLY.
- UTILITIES ARE EXISTING AND SHALL REMAIN AND BE RECONNECTED TO PROPOSED DWELLING IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND UTILITY COMPANY REQUIREMENTS. LOCATION OF EX. UTILITIES IS APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION/EXCAVATION.
- FOR COMPLETE BUILDING DIMENSIONS AND INFORMATION SEE ARCHITECTURAL PLANS.
- THERE ARE NO WETLANDS ON SITE.
- THERE IS NO BELOW GRADE BASEMENT PROPOSED.
- A COVER WITH A FLOOR THAT IS NOT 1 FOOT ABOVE THE BFE IS NOT PERMITTED.
- ANY AND ALL IMPORTED EARTHEN MATERIAL SHALL BE CERTIFIED CLEAN.
- OWNER/APPLICANT: ARMEN KHACHATURIAN, PE
 c/o SBTLZ LLC
 186 WOOD AVENUE SOUTH, 1ST FLOOR
 ISELIN, NJ 08830-2763

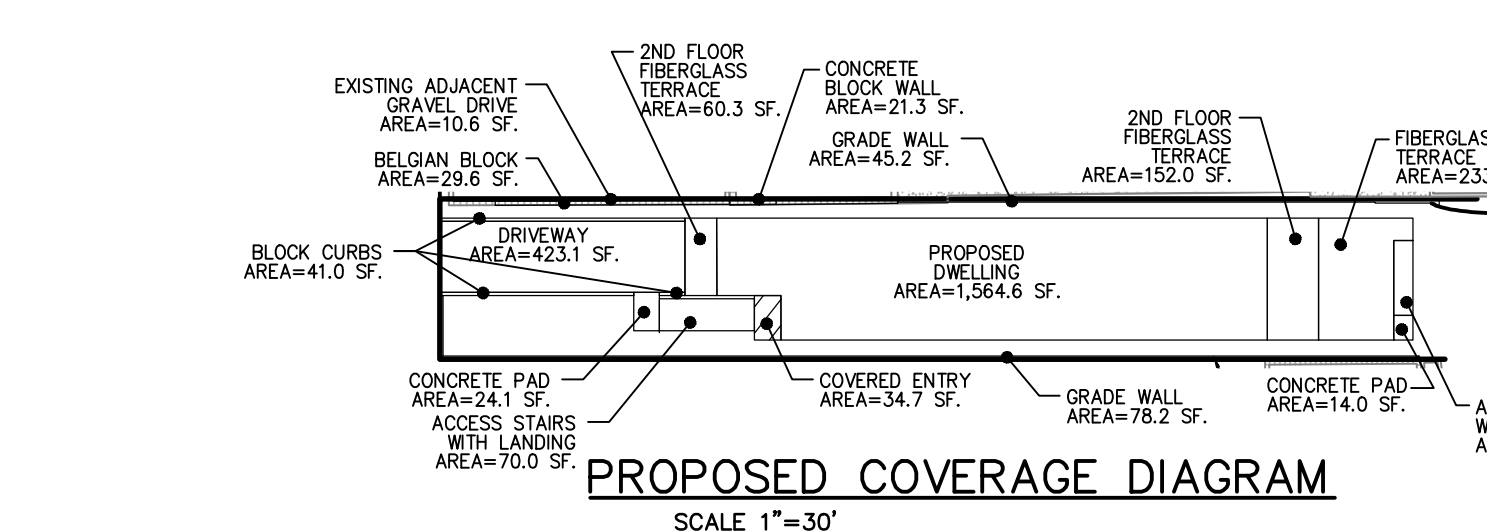
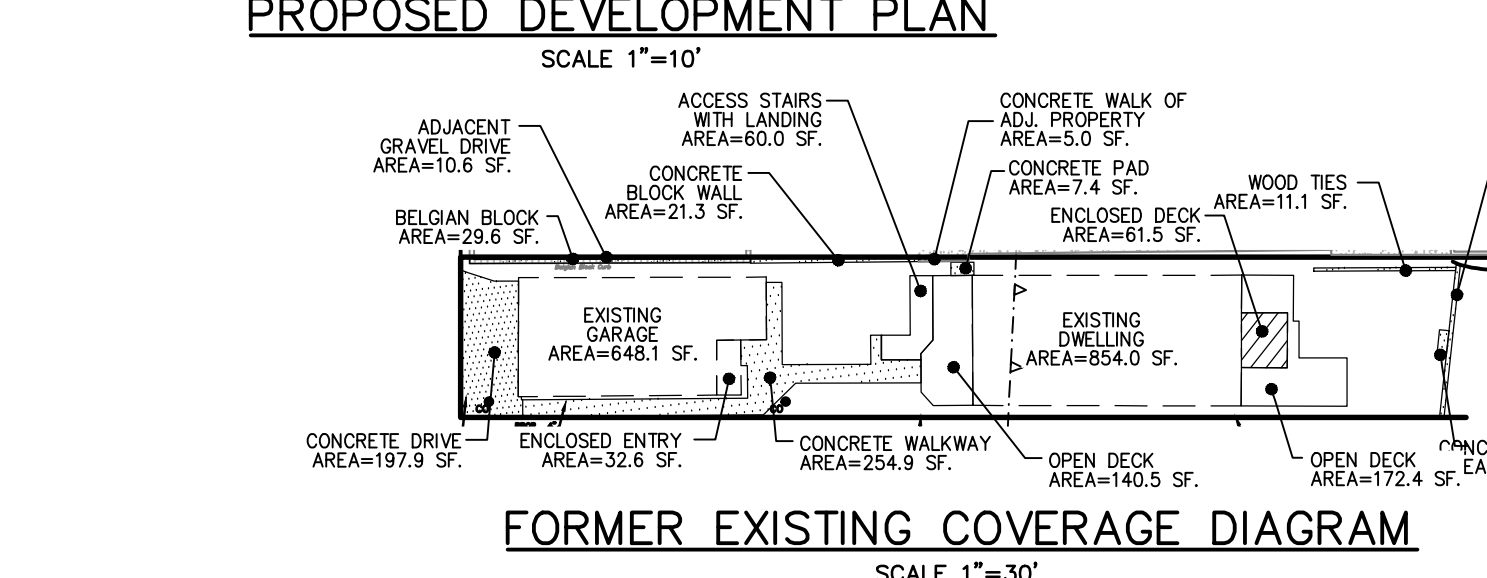
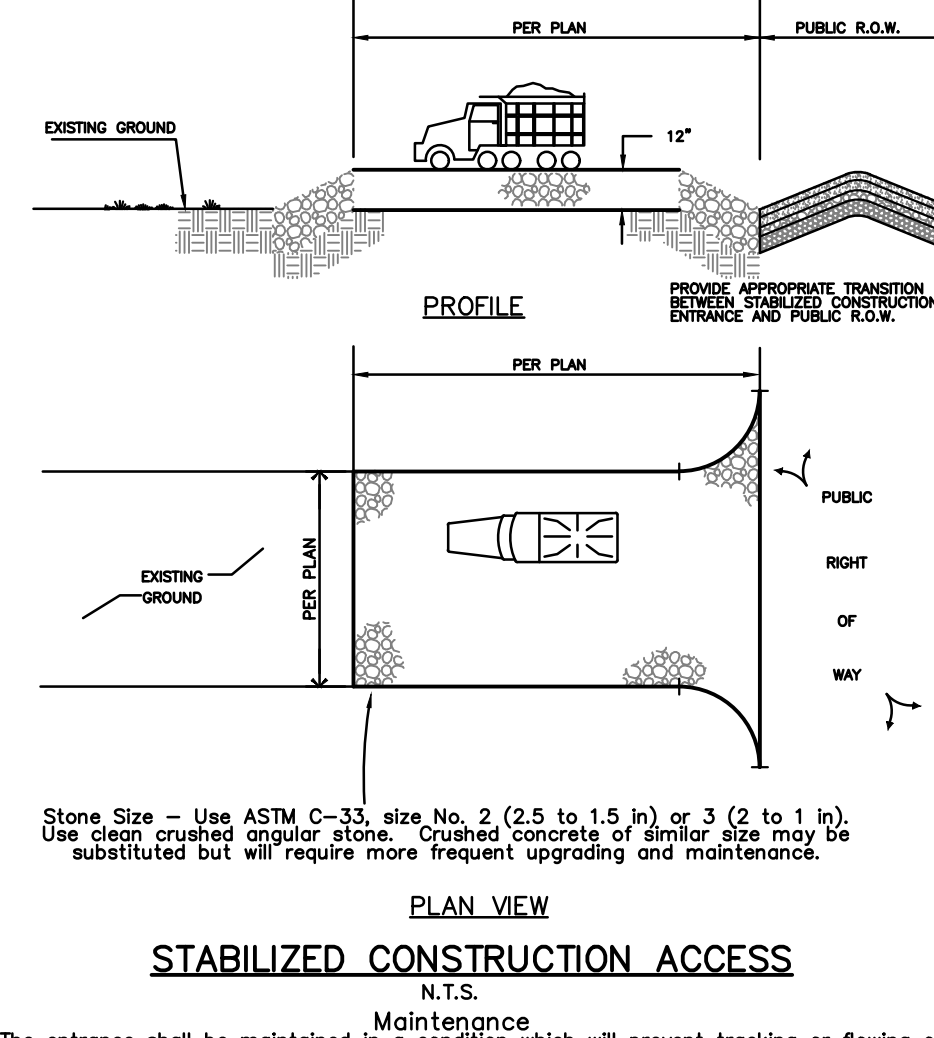
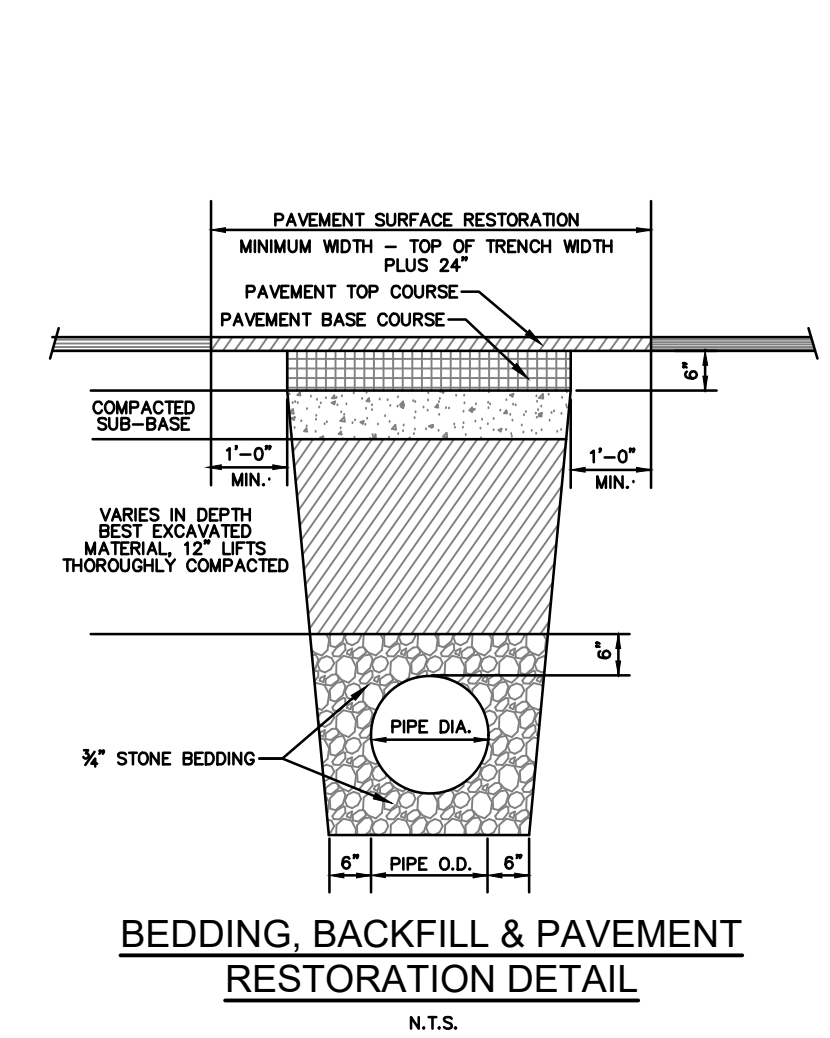
LEGEND:

- 47 EXISTING CONTOUR
- 121.45 PROPOSED CONTOUR
- 123.45 EXISTING SPOT GRADE
- 123.45 PROPOSED SPOT GRADE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING M.H.
- PROPOSED M.H.
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- SOIL BORING LOCATION
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- TOP OF BLOCK



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 ERRECTED 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.



FORMER EXISTING COVERAGE

EXISTING BUILDING COVERAGE	=	854.0 S.F.
EXISTING DWELLING	=	648.1 S.F.
EXISTING GARAGE	=	32.8 S.F.
EXISTING ENCLOSED ENTRY	=	61.5 S.F.
EXISTING ENCLOSED DECK	=	1,596.2 S.F.
TOTAL BLDG. COVERAGE	=	3,092.6 S.F.
EXISTING LOT COVERAGE	=	197.9 S.F.
EXISTING ADJACENT GRAVEL DRIVE	=	10.6 S.F.
EXISTING CONCRETE WALKWAY	=	299.9 S.F. (254.9+45.0)
EXISTING BELGIAN BLOCK	=	29.6 S.F.
EXISTING CONCRETE BLOCK WALLS	=	37.2 S.F. (21.3+15.9)
EXISTING WOOD	=	7.4 S.F.
EXISTING CONCRETE PAD	=	11.1 S.F.
EXISTING CONCRETE STEP	=	5.8 S.F.
EXISTING ACCESS STAIRS/LAND	=	312.9 S.F. (140.5+172.4)
EXISTING OPEN DECKS	=	931.8 S.F.
TOTAL IMP. COVERAGE	=	1,596.2 S.F.
TOTAL LOT COVERAGE	=	2,528.0 S.F.

PROPOSED COVERAGE

PROPOSED BUILDING COVERAGE	=	1,564.6 S.F.
PROPOSED DWELLING	=	34.7 S.F.
PROPOSED ENCLOSED ENTRY	=	446.1 S.F. (60.3+152.0+233.8)
PROPOSED BELGIAN BLOCK	=	29.6 S.F.
PROPOSED CONCRETE BLOCK WALLS	=	37.2 S.F. (21.3+15.9)
PROPOSED WOOD	=	7.4 S.F.
PROPOSED CONCRETE PAD	=	11.1 S.F.
PROPOSED CONCRETE STEP	=	5.8 S.F.
PROPOSED ACCESS STAIRS/LAND	=	312.9 S.F. (140.5+172.4)
PROPOSED OPEN DECKS	=	931.8 S.F.
TOTAL IMP. COVERAGE	=	2,045.4 S.F.
TOTAL LOT COVERAGE	=	2,835.0 S.F.

REVISIONS

NO.	DATE	REVISION DESCRIPTION	BY
7	1/7/22	REVISED DWELLING	JAR
6	8/12/21	UPDATE EXISTING CONDITIONS	JAR
5	6/15/20	REVISED AS PER BOROUGH ENGINEER	JAR
4	3/5/20	REVISED AS PER BOROUGH CHECKLIST	JAR
3	10/22/19	REVISE ELEVATIONS FOR FLOOD ZONE	JAR
2	5/16/19	REVISED DWELLING AND HARDSCAPE / CALCULATIONS	JAR
1	11/03/2017	REMOVE DOCK AND MOORING PILES FROM PLAN	KJW

Lindstrom, Diessner & Carr, P.C.
 ENGINEERING ♦ SURVEYING ♦ PLANNING
 136 Drum Point Road • Suite 6 • Brick, NJ 08723 • Tel: (732)477-8900 • Fax: (732)477-8026

KHACHATURIAN RESIDENCE
GENERAL PERMIT NO. 5 & PLOT PLAN FOR VARIANCE
LOTS 23 & 23.01 BLOCK 29

CHARLES E. LINDSTROM
 PROFESSIONAL ENGINEER N.J. LIC. NO. 24602473900
 PROFESSIONAL PLANNER N.J. LIC. NO. 33100233300

DRAWN BY: KJW **SCALE:** AS NOTED **DATE:** 6/21/2017 **SHEET:** 1 OF 1 **PROJECT:** 16214.1