

GENERAL NOTES

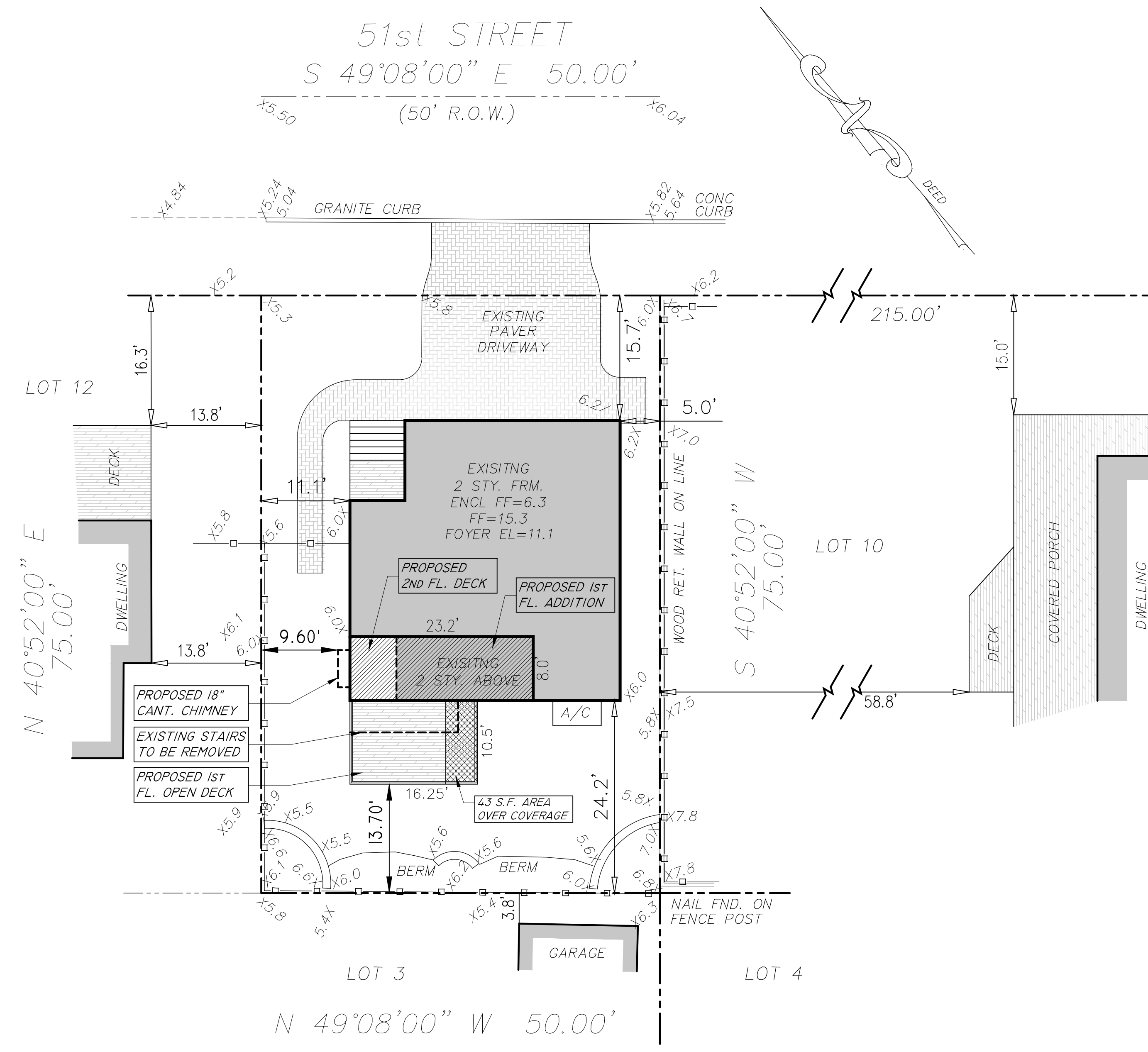
- THE APPLICANT IS:
ALBERT & GAIL VINCI
620 BLUE RIDGE LANE
MAHWAH NJ, 07430
PH: 551-427-8419
 - THE BULK INFORMATION FOR THE PROPOSED DEVELOPMENT IS IDENTIFIED IN THE BULK CHART.
 - LOT 11, BLOCK 15.78 AND IS LOCATED IN THE "R-50 SINGLE FAMILY RESIDENCE" ZONE.
 - THE EXISTING STRUCTURES ARE DEPICTED ON THE EXISTING SURVEY PREPARED BY F, P & L ASSOCIATES, JOHN W. LORD, P.E. & P.L.S., FOR (NOT LISTED). THE PROPOSED SITE PLAN IS BASED ON THIS SIGNED AND SEALED DRAWING.
 - THE EXISTING SITE IS RECTANGULAR IN SHAPE WITH 50 FEET OF FRONTAGE ON 51st STREET, AND 75 FEET OF LOT DEPTH WITH A LOT AREA OF 3,750 SF (0.09 AC).
 - THE EXISTING BUILDING IS A TWO STORY SINGLE FAMILY HOME OVER GROUND LEVEL PARKING. THE BUILDING IS TO REMAIN.
- THE EXISTING FIRST HABITABLE FLOOR REAR DECK BEING ENCLOSED. THE REAR DECK STAIRS ARE BEING REMOVED. A NEW REAR OPEN FIRST FLOOR DECK ADDITION IS PROPOSED AT THE REAR OF THE BUILDING. THESE CHANGES ARE DEPICTED ON THE SIGNED AND SEALED ARCHITECTURAL PLANS BY WILLIAM G. BROWN ARCHITECTS DATED 9-9-2021.
- THERE ARE NO FLOODWAYS, MARSHES, DUNES OR WATERWAYS. THE "EFFECTIVE" BASE FLOOD ZONE IS "AE" WITH AN ELEVATION +8. THE "ADVISORY" BASE FLOOD ZONE IS "AE" WITH AN ELEVATION +8. ALL ELEVATIONS SHOWN ARE BASED ON N.A.V.D 1988 DATUM.
 - OCEAN COUNTY SOILS CONSERVATION DISTRICT PERMIT NOT REQUIRED. TOTAL LAND AREA DISTURBED IS 1,062 S.F. WHICH IS LESS THEN 5,000 S.F. REQUIRED.

CONSTRUCTION NOTES

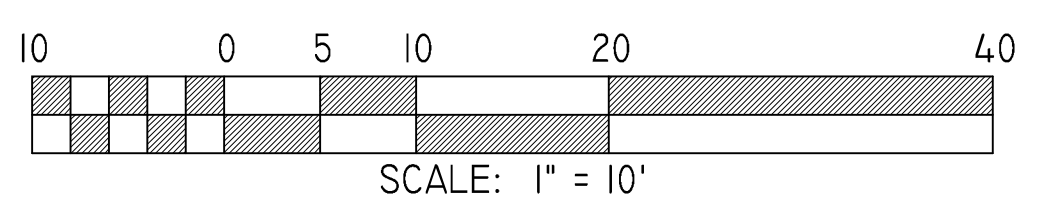
- ALL ELEVATIONS SHOWN ARE BASED ON N.A.V.D 1988 DATUM.
- ROOF LEADER SHALL BE DIRECTED TOWARDS THE STREET.
- ALL MECHANICALS INCLUDING DUCTWORK AND AC UNITS SHALL BE RAISED ABOVE THE BASE FLOOD ELEVATION PLUS 1 FOOT FREEBOARD (DESIGN FLOOD) MINIMUM.
- THE MAXIMUM ALLOWABLE BUILDING HEIGHT SHALL BE 34 FEET.
- THE BUILDING HEIGHT IS THE VERTICAL DIMENSION MEASURED FROM THE AVERAGE ELEVATION OF THE STREET CENTERLINE TO THE HIGHEST POINT OF THE ROOF.

SYMBOLS LEGEND:

- SURFACE RUNOFF
- ⊙ UTILITY POLE
- ⊙ SEWER MAN HOLE
- 3.71 EXISTING SPOT ELEVATION
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TB TOP OF BULKHEAD
- BB BOTTOM OF BULKHEAD
- ▭ PROPOSED GRADE
- ▭ TOP OF SLAB
- EXISTING CONTOUR
- ▭ PROPOSED CONTOUR
- G GAS LINE
- PG PROPOSED GAS LINE
- E ELECTRIC LINE
- PE PROPOSED ELECTRIC LINE
- S SANITARY SEWER LINE
- PS PROPOSED SANITARY SEWER LINE
- W WATER LINE
- FW PROPOSED WATER LINE



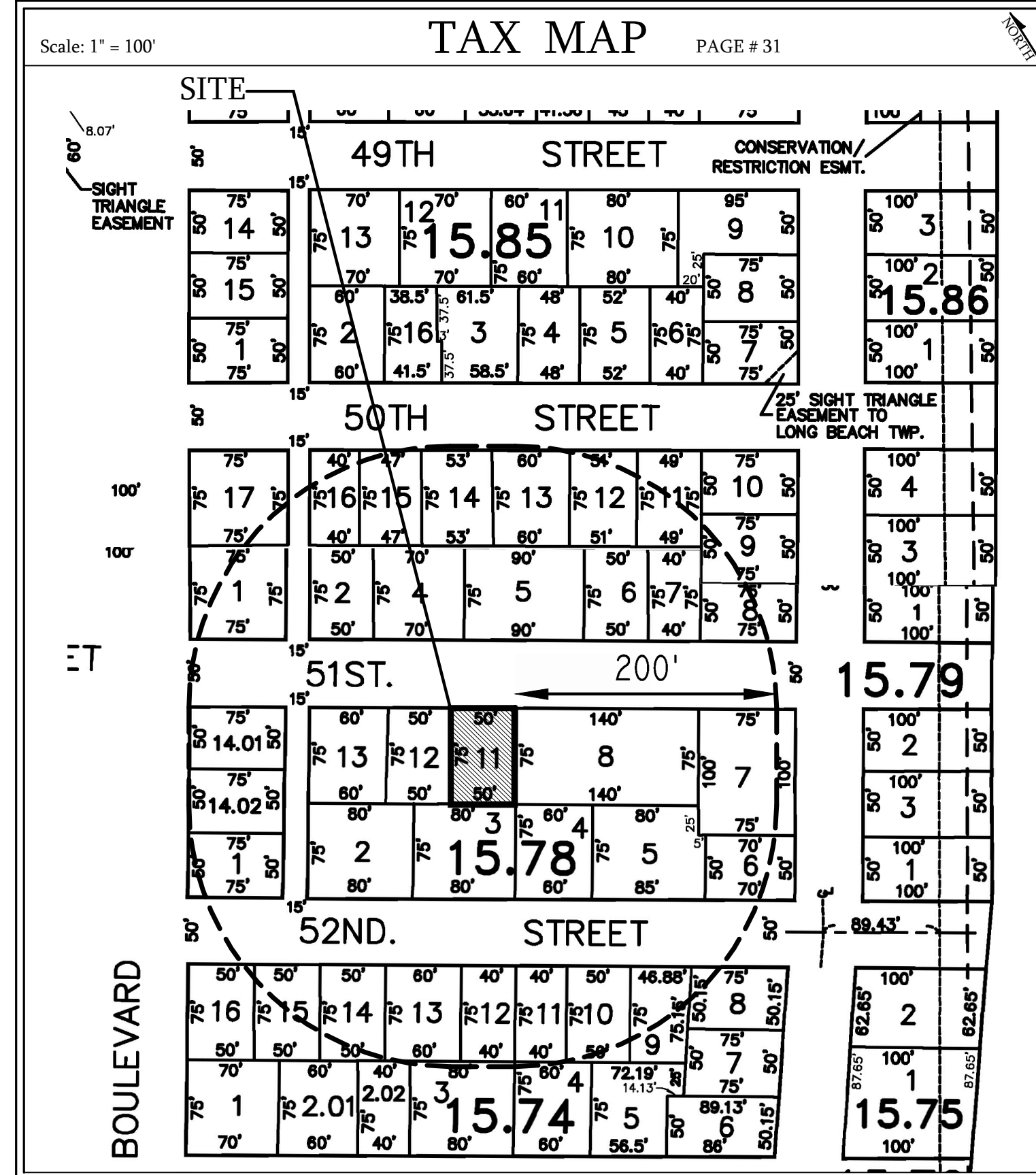
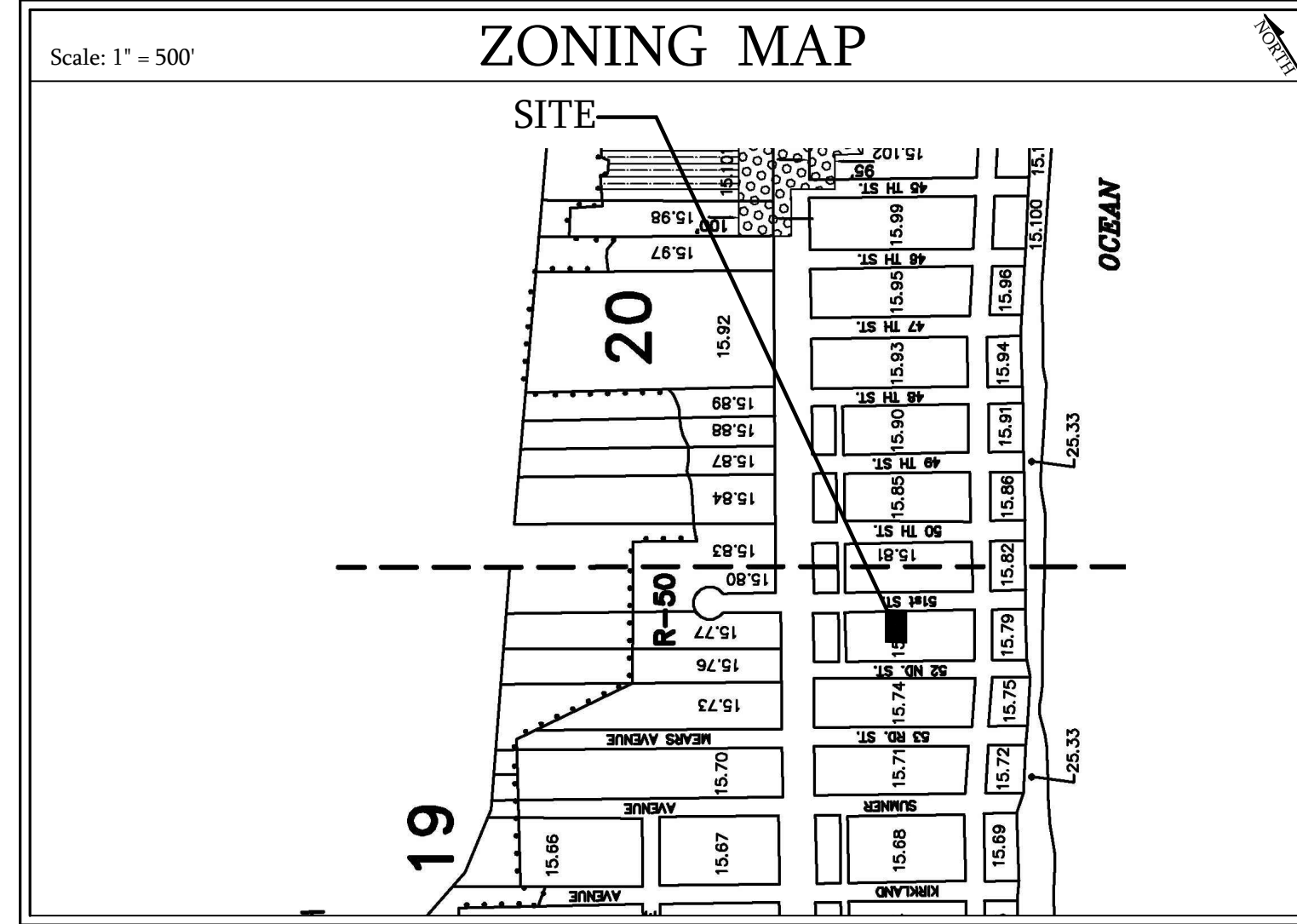
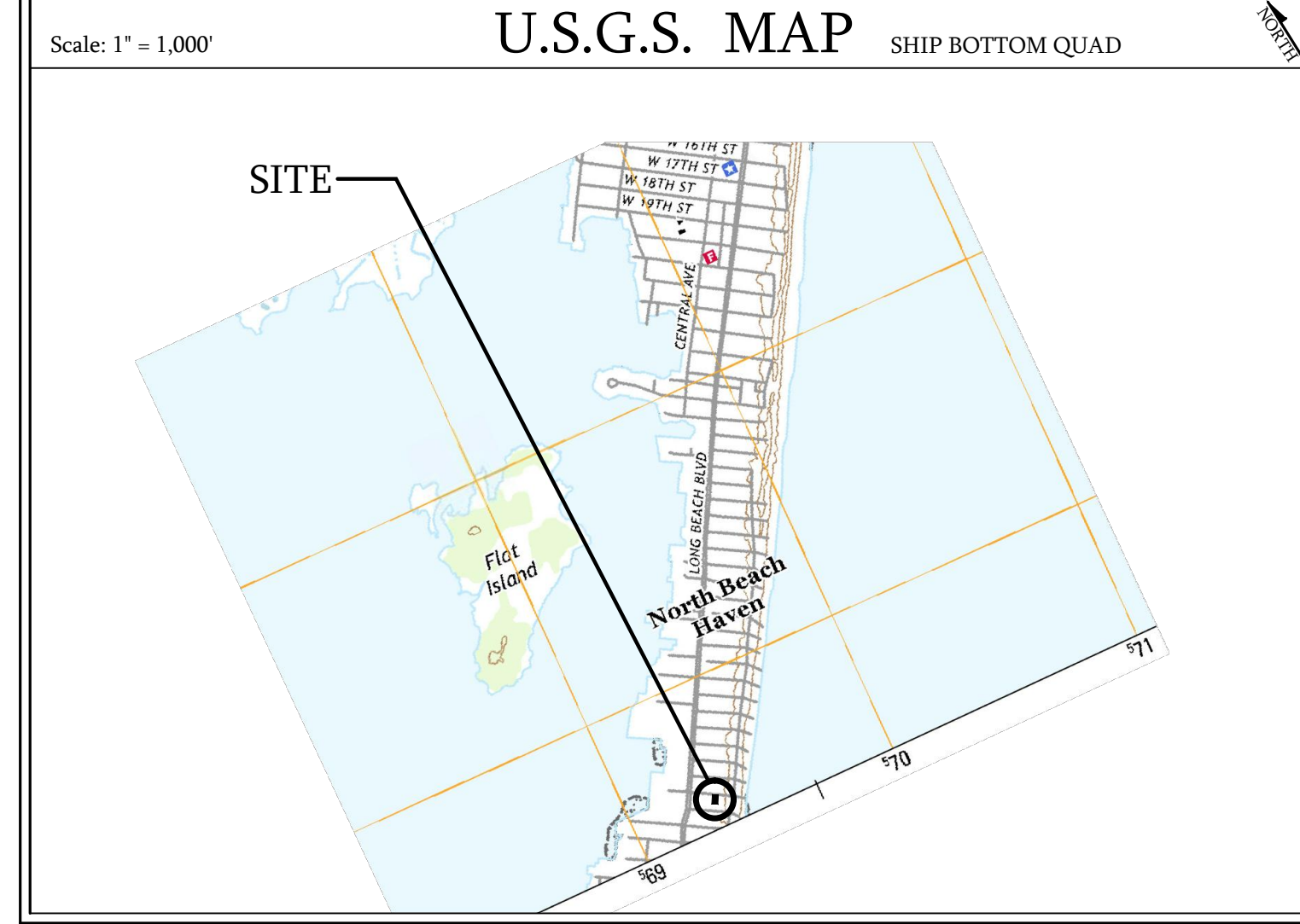
PROPOSED PLOT PLAN



BULK CHART - "R-50 GENERAL RESIDENTIAL"

| ITEM | REQUIRED | EXISTING | PROPOSED | VARIANCE |
|---------------------------------|--------------------|-------------------------------------|---------------------------------------|--------------|
| USE | SINGLE FAMILY | SINGLE FAMILY | SINGLE FAMILY | |
| LOT AREA | 5,000 S.F. | 3,750 S.F. (0.09 AC.) * | NO CHANGE | YES (E.N.C.) |
| LOT WIDTH | 50 FT. | 50 FT * | NO CHANGE | |
| LOT DEPTH | 75 FT (MEDIAN) | 75 FT | NO CHANGE | |
| FRONT YARD SETBACK | 15.65 FT | 15.7 FT | NO CHANGE | |
| AVG. of 16.3' WEST & 15.0' EAST | | | | |
| SIDE YARD SETBACK (MIN.) | 4 FT | 5 FT | NO CHANGE | |
| SIDE YARD SETBACK (OTHER) | 9 FT | 11.1 FT | NO CHANGE | |
| SIDE YARD SETBACK (COMBINED) | 15 FT | 16.1 FT | NO CHANGE | |
| ADJOINING BUILDING SETBACK | 15 FT | 24.9 FT (WEST) 63.8 FT (EAST) | NO CHANGE | |
| REAR YARD SETBACK (@ 75' DEPTH) | 10 FT | +/- 20 FT | 13.7 FT | |
| BUILDING HEIGHT (ST. C.L.) | 34 FT | < 34 FT | NO CHANGE | |
| LOT COVERAGE | 33.3% (1,250 S.F.) | 31.6% (1,177 S.F.) 73 S.F. UNDER | 34.5% (1,293 S.F.) ** 43 S.F. OVER | YES |
| IMPERVIOUS COVERAGE | 75% (2,812 S.F.) | 47.7% (1,787 S.F.) | 52.3% (1,958 S.F.) | |
| FRONT YARD | 60% of 785 S.F. | 58.1% (456 S.F.) | NO CHANGE | |
| PARKING - 2 PER DWELLING UNIT | 2 SPACES | 2 SPACE | NO CHANGE | |

* EXISTING NONCONFORMITY (E.N.C.)
** PROPOSED NONCONFORMITY



APPROVALS

CITY ZONING BOARD

| | |
|----------------|------|
| Chairperson | Date |
| Secretary | Date |
| Board Engineer | Date |

INDEX

| | DATE | REV. | REV. |
|------------------------------|----------|------|------|
| ZB-1 COVER SHEET & PLOT PLAN | 2-3-2022 | | |

VINCI RESIDENCE

18 EAST 51ST STREET
LONG BEACH TOWNSHIP, NEW JERSEY, 08008
BLOCK: 15.78 LOT: 11

PROPOSED ADDITION

VARIANCE PLAN

COVER PAGE & PLOT PLAN

TEN 10 ARCHITECTURE LLC.
714 NORTH MAIN STREET
MANAHAWK NJ, 08050
609.549.0502
INFO@TEN10ARCH.COM
WWW.TEN10ARCH.COM
CERT. OF AUTH. # AC-969

DANIEL PAUL WHEATON
REGISTERED ARCHITECT
PROFESSIONAL PLANNER
33.100624500

REVISIONS:

| | |
|---------------|-----------------|
| DRAWN: DPW | DATE: 2-3-2022 |
| CHECKED: DPW | SCALE: AS NOTED |
| DWG. No. ZB-1 | FILE NO: 22A-03 |