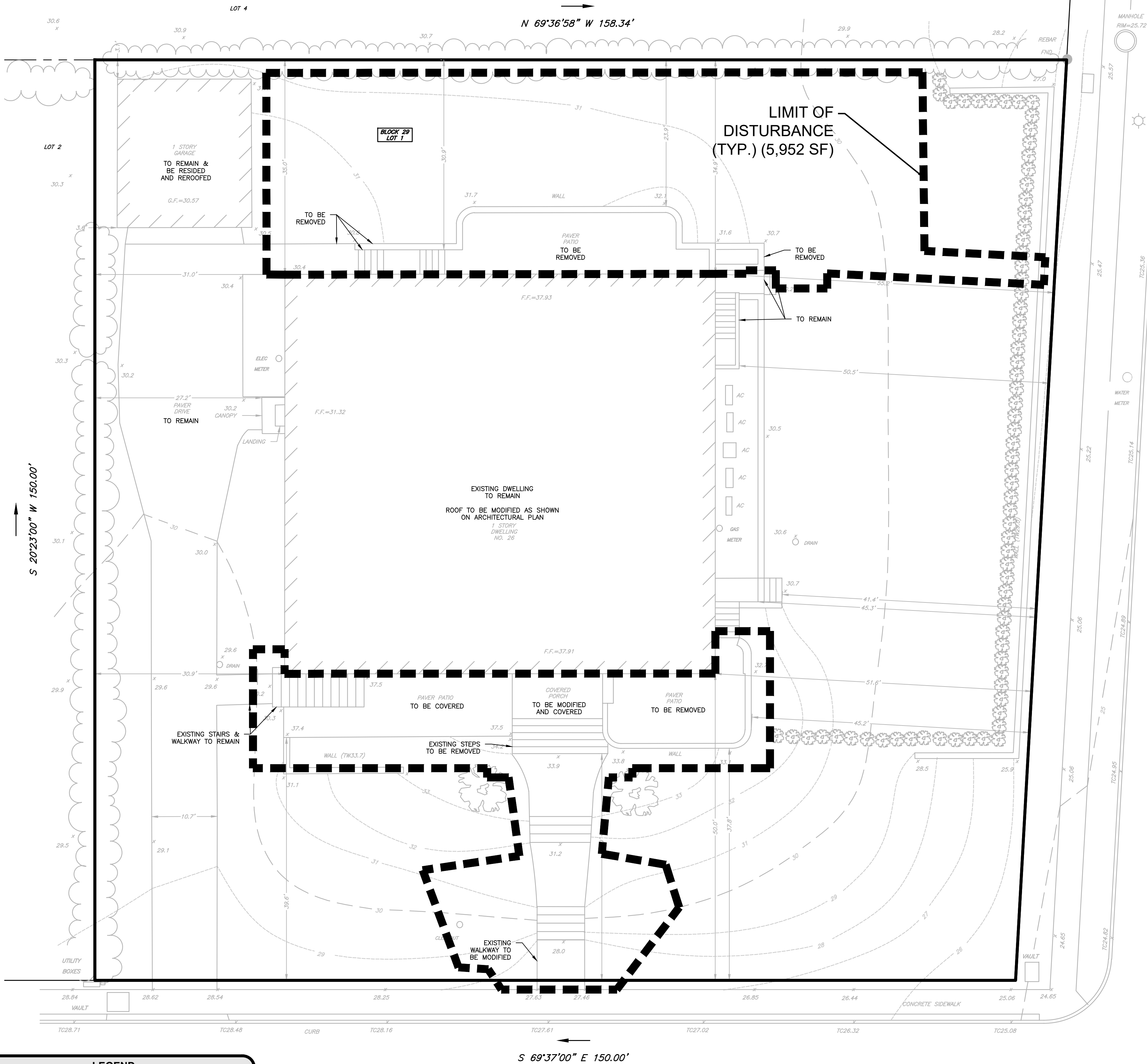
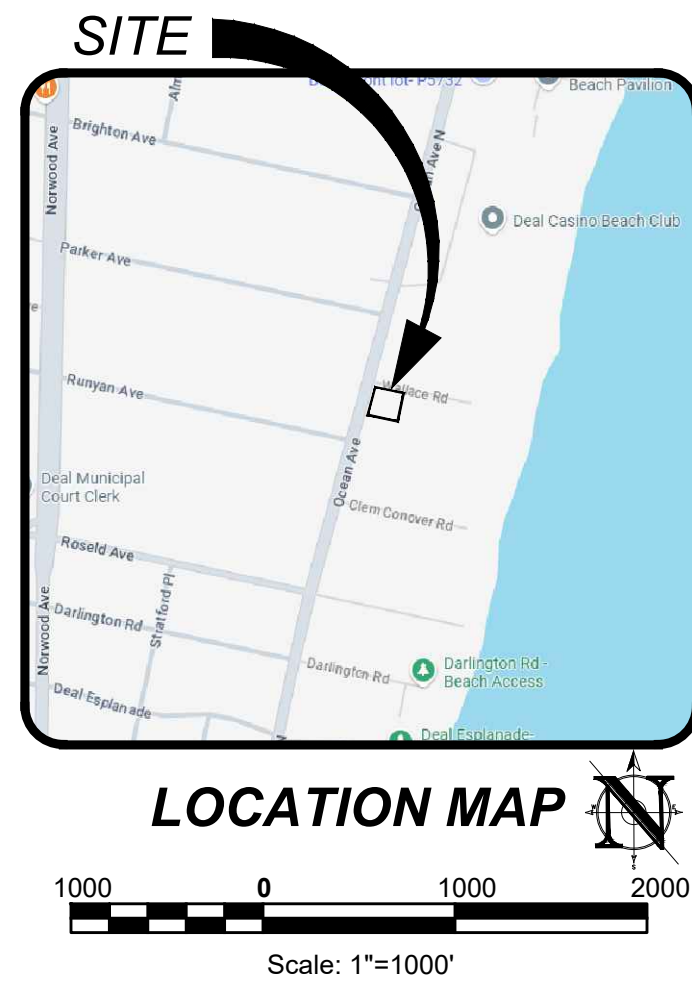
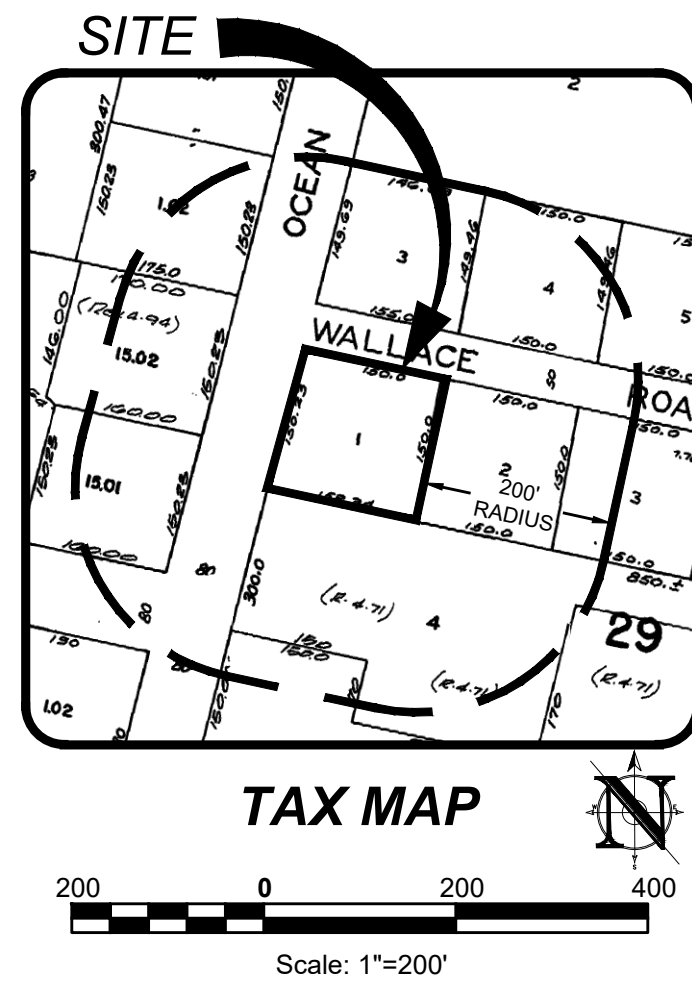
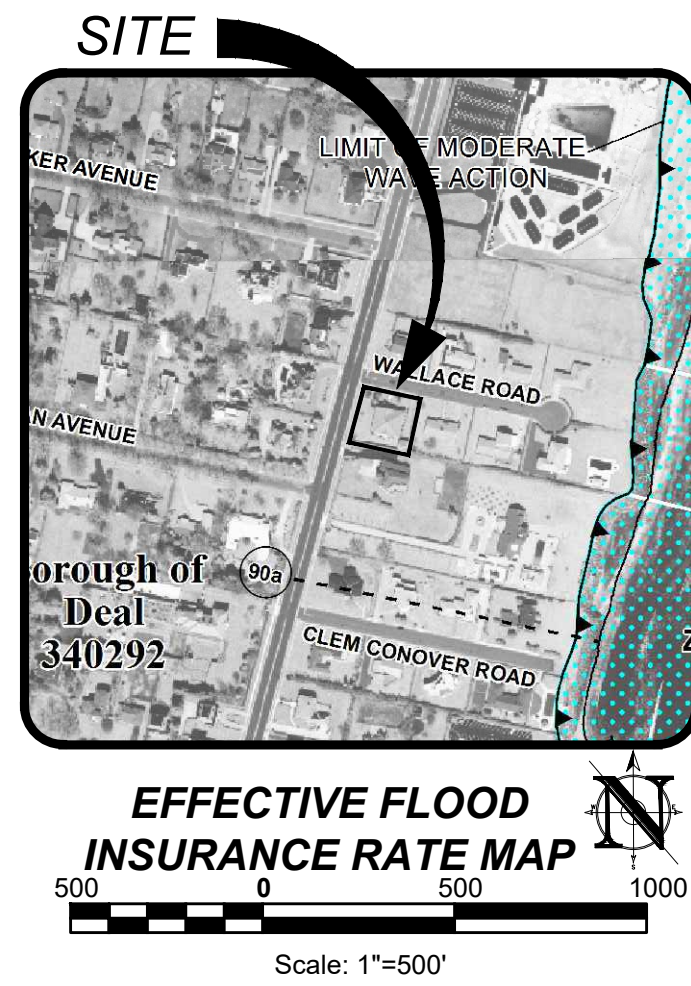


File: X:\data\3492 - Michael Tawil\25-2492-01 - 26 Wallace Road_Dwg_1\25249201\DWG\01-Prop.dwg, ----> 01-EXISTING
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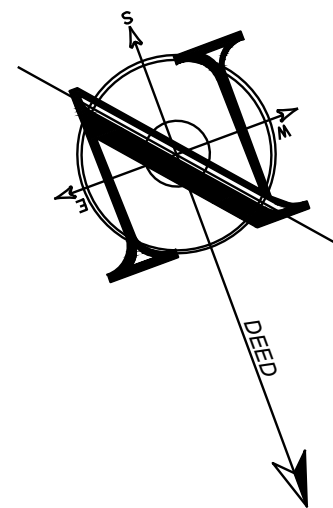


N 23°34'00" E 150.23'
OCEAN AVENUE
(60' R.O.W.)



LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE



WALLACE ROAD
(50' R.O.W.)

SCALE: 1" = 10'



PROJECT INFORMATION

PROJECT NAME:

26 WALLACE ROAD

PROJECT LOCATION:
BLOCK 29, LOT 1
26 WALLACE ROAD
BOROUGH OF DEAL
MONMOUTH COUNTY, NJ

OWNER:
MICHAEL TAWIL
2191 EAST 4TH STREET
BROOKLYN, NY 11223

APPLICANT:
MICHAEL TAWIL
2191 EAST 4TH STREET
BROOKLYN, NY 11223

APPLICANT'S PROFESSIONALS

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ANSELL GRIMM & AARON, PC
1500 LAWRENCE AVENUE
OCEAN, NJ 07712

ARCHITECT:
BRICK CITY RECONSTRUCTION
59 LINCOLN PARK SUITE 100
NEWARK, NJ 07102

SURVEYOR:
CHARLES SURMONTE P.E. & P.L.S.
301 MAIN STREET, 2ND FLOOR
ALLENHURST, NJ 07711



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(or local 7 days prior to excavation)



InSite Engineering, LLC
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ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B,
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PROFESSIONAL ENGINEER, PLANNER
N.J.P.E. 24GE05079000 N.J.P.P. 33LI00626800

REVISIONS

Rev.#	Date	Comment
1	11/06/25	REV PER ARCHITECT
0	08/07/25	INITIAL RELEASE

SCALE: 1"=10'
DATE: 05/07/25
JOB #: 25-2492-01
DESIGNED BY: TJJ
DRAWN BY: NLC
CHECKED BY: PRW
NOT FOR CONSTRUCTION

APPROVED BY:
FOR CONSTRUCTION
PLAN INFORMATION

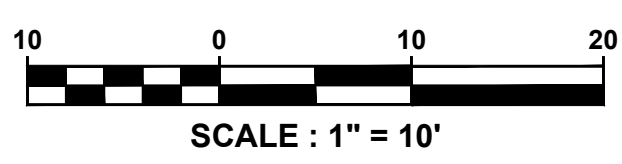
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PLOT PLAN

SHEET TITLE:
EXISTING CONDITIONS

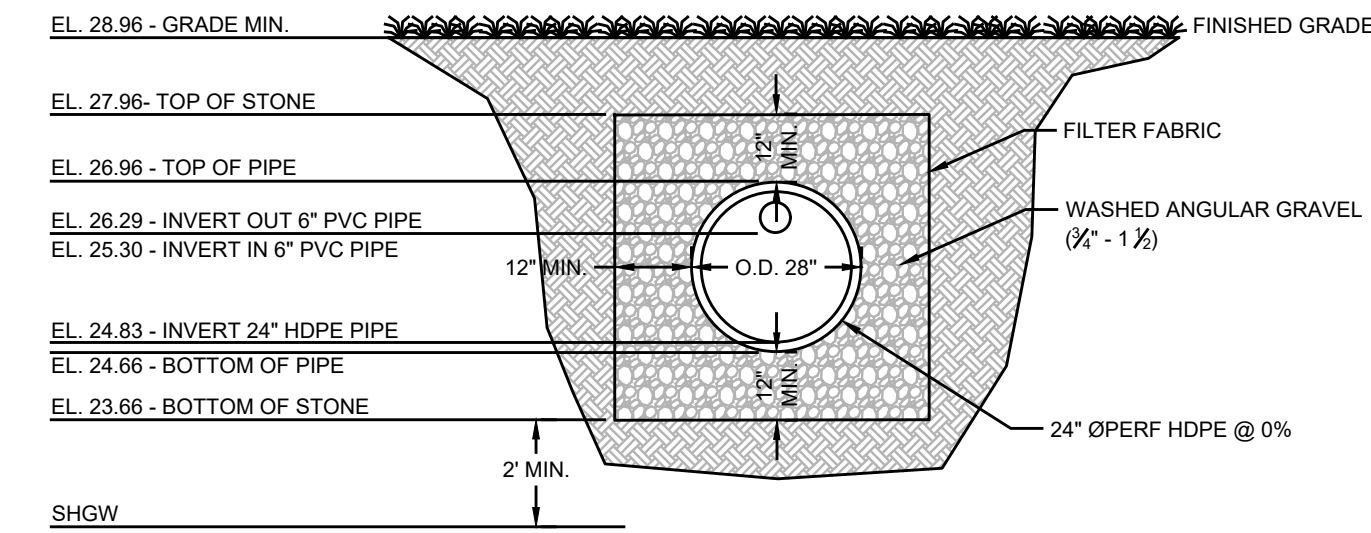
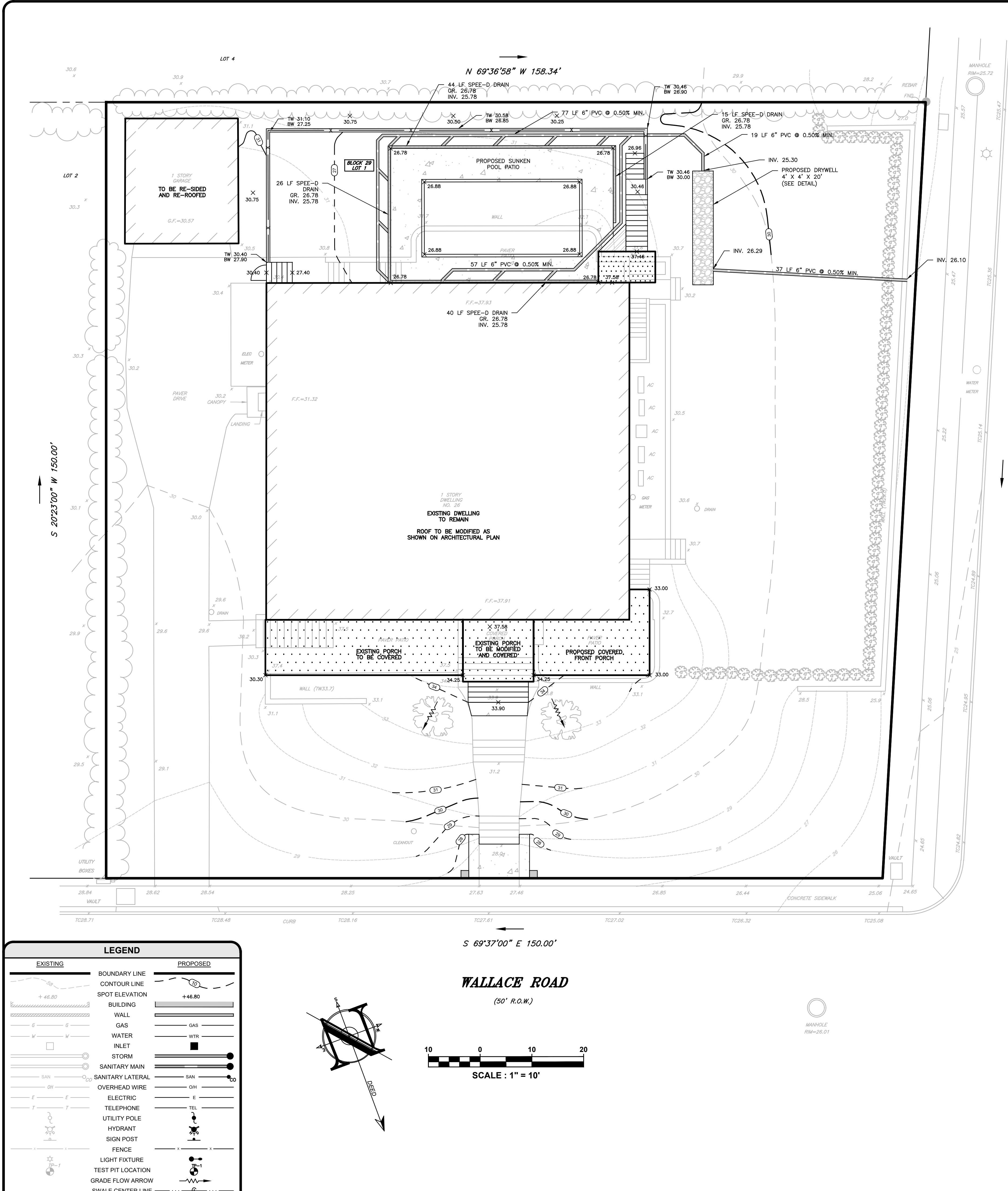
SHEET NO.:
1 OF 3

ZONING COMPLIANCE CHART						
R-1 (RESIDENTIAL DISTRICT)						
SINGLE FAMILY DWELLINGS - PERMITTED						
ORD. SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES	
30 ATTACH. 1	MIN. LOT AREA (SF)	18,750	23,126 (0.531 AC)	NO CHANGE	YES	
30 ATTACH. 1	MIN. LOT WIDTH (FT)	150	150.23	NO CHANGE	YES	
30 ATTACH. 1	MIN. LOT FRONTAGE (FT)	150	150.00	NO CHANGE	YES	
30 ATTACH. 1	MIN. LOT DEPTH (FT)	125	150.00	NO CHANGE	YES	
	PRINCIPAL BUILDING					
30 ATTACH. 1	MIN. FRONT YARD SETBACK					
	WALLACE ROAD (FT)	50 (1)(2)	50.0 (TO BUILDING) 37.8 (TO PORCH) (N)	NO CHANGE (TO BUILDING) 38.00 (TO PORCH) (I)(V)	YES	NO (I)(V)
	OCEAN AVENUE (FT)	50 (1)(2)	51.6 (TO BUILDING) 45.2 (TO PORCH) 45.3 (TO LANDING)	NO CHANGE (TO BUILDING) 34.00 (TO STEPS) 47.12 (TO PORCH)	YES	YES
			41.4 (TO STEPS)	NO CHANGE (TO EX. LANDING) 50.20 (TO PR. LANDING)	YES	YES
				NO CHANGE (TO STEPS)	YES	YES
30 ATTACH. 1	MIN. REAR YARD SETBACK (FT)	30 (3)(4)	27.2 (N)	NO CHANGE (N)	YES	NO (N)
30 ATTACH. 1	MIN. SIDE YARD SETBACK (FT)	35 (5)	34.9 (TO BUILDING) (N) 23.9 (TO PORCH) (N) 30.9 (TO STEPS) (N)	NO CHANGE (TO BLDG) (N) 28.85 (TO LANDING) (V) 9.86 (TO STEPS) (V)	YES	NO (N) NO (V) NO (V)
30 ATTACH. 1	MAX. BUILDING HEIGHT					
	MAX. BUILDING HEIGHT @ 64' (FT)	28 (6)	27.30	NO CHANGE	YES	
		42 (6)	32.39	NO CHANGE	YES	
	ACCESSORY BUILDING - DETACHED GARAGE					
30 ATTACH. 2	ALLOWABLE YARD LOCATION	REAR	REAR	NO CHANGE	YES	
30 ATTACH. 2	MIN. STREET SETBACK (FT)	25	122.7	NO CHANGE	YES	
30 ATTACH. 2	MIN. REAR YARD SETBACK (FT)	10 (7)	3.6 (N)	NO CHANGE (N)	YES	NO (N)
30 ATTACH. 2	MIN. SIDE YARD SETBACK (FT)	10 (7)	3.1 (N)	NO CHANGE (N)	YES	NO (N)
30 ATTACH. 2	MAX. BUILDING HEIGHT (FT)	18	17.46	NO CHANGE	YES	
30 ATTACH. 2	MAX. REAR YARD COVERAGE (%)	35	17.1	NO CHANGE	YES	
	ACCESSORY STRUCTURE - SWIMMING POOL					
15-2.1.a.1	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	SIDE	YES	
15-2.1.a.2	MIN. STREET SETBACK (FT)	50 (1)	N/A	65.13 (V)	YES	
15-2.1.a.3	MIN. REAR YARD SETBACK (FT)	30	N/A	61.46	YES	
15-2.1.a.2	MIN. SIDE YARD SETBACK (FT)	30	N/A	15.37 (V)	NO (V)	
	ACCESSORY STRUCTURE - POOL PATIO					
15-2.1.a.4	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	SIDE	YES	
15-2.1.a.4	MIN. REAR YARD SETBACK (FT)	10	N/A	54.98	YES	
15-2.1.a.4	MIN. SIDE YARD SETBACK (FT)	30	N/A	8.86 (V)	NO (V)	
15-2.1.a.4	MAX. SIDE YARD COVERAGE (%)	35	N/A	27.63	YES	
	POOL EQUIPMENT					
15-2.1.a.4	ALLOWABLE YARD LOCATION	REAR	N/A	SIDE (V)	NO (V)	
15-2.1.a.4	MIN. REAR YARD SETBACK (FT)	10	N/A	95.10	YES	
15-2.1.a.4	MIN. SIDE YARD SETBACK (FT)	30	N/A	28.85 (V)	NO (V)	
	DRIVEWAY					
30-86-6.a	MAX. FRONT YARD WIDTH (FT)	20	10.7	NO CHANGE	YES	
30-86-6.a	MAX. FRONT YARD COVERAGE (%)	35	7.0	NO CHANGE	YES	
30-86-6.b	MAX. SIDE YARD COVERAGE (%)	50	0	NO CHANGE	YES	
	LOT COVERAGE					
30 ATTACH. 1	MAX. BUILDING COVERAGE (%)	20 (8)	20.2 (N)	23.66 (V)	NO (V)	
30 ATTACH. 1	MAX. IMPERVIOUS COVERAGE (%)	40	39.5	42.70 (V)	NO (V)	

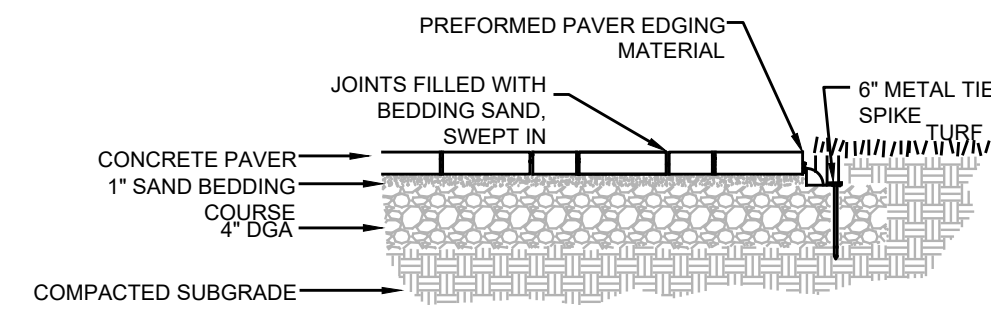
LOT COVERAGE CALCULATIONS		
ITEM	EXISTING (SF)	PROPOSED (SF)
DWELLING	4,570	4,570
COVERED PORCH	108	835
POOL EQ. ENCLOSURE	N/A	86
GARAGE	529	529
DRIVEWAY	1,690	1,690
LANDING & STEPS	456	407
WALKWAYS	438	447
PATIOS	965	677
POOL	N/A	420
WALLS	358	296
BBQ	N/A	14
A/C UNITS	19	19
DECORATIVE COLUMNS	N/A	5
TOTAL	9,133	9,875



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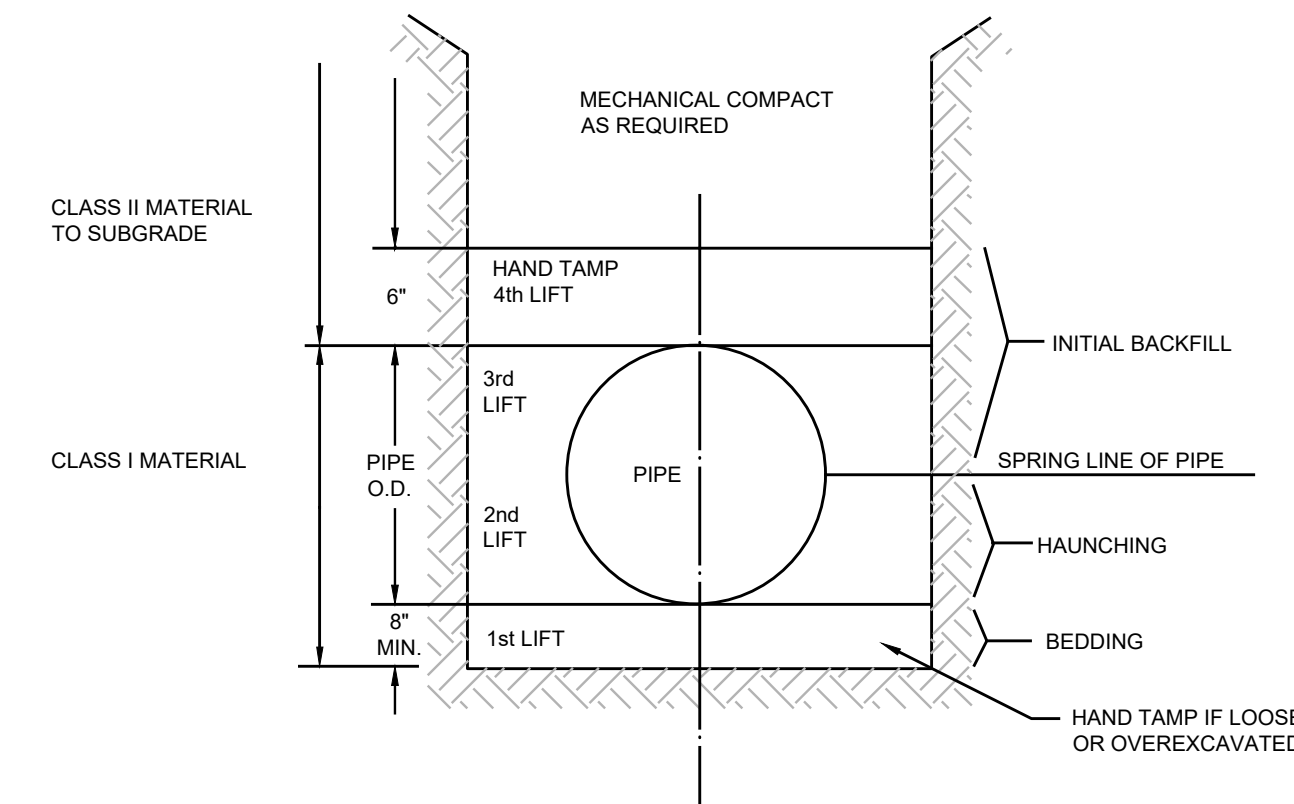


**DRYWELL - CROSS-SECTION
PERFORATED PIPE**
NTS



CONCRETE PAVER WALKWAY
NTS

NOTE:
CLASS I MATERIAL - 3/4" BROKEN STONE
CLASS II MATERIAL - COARSE SAND AND GRAVEL

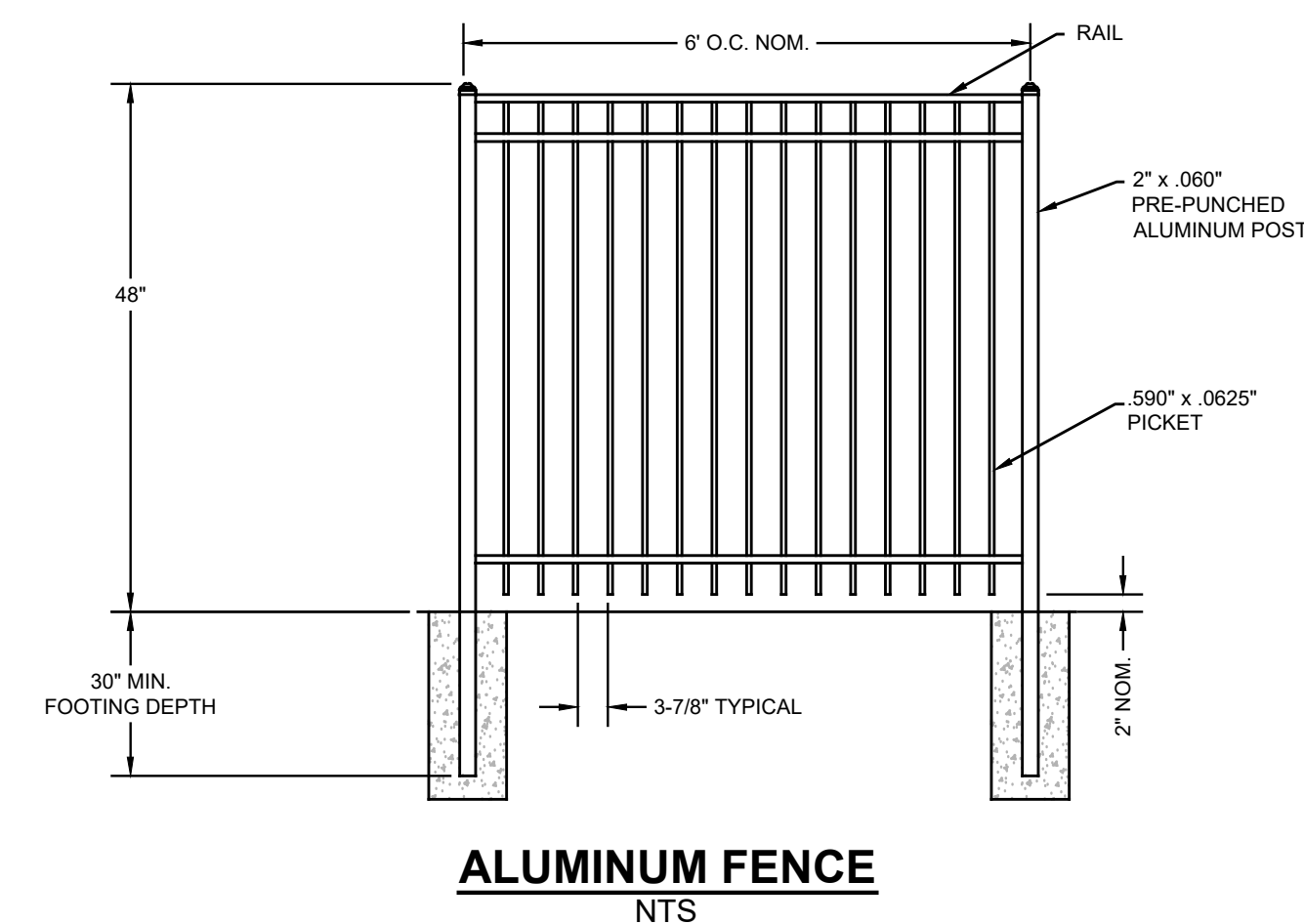


PIPE BEDDING DETAIL
NTS

Part No.	Description	Color	Pkg Qty	Wt. Ea. (lbs)	Product Class	Specifications
400	4" Channel Drain	Gray	24 ft.	4.92	25FF	NO SLOTTED, 4" R.PVC
400-10	10" Channel Drain	Gray	60 ft.	11.00	25FF	3/4" O.D. Channel Drain with 1/2" x 1/2" x 1/2" slots

Grate should be recessed 1/8" below finish grade in most applications. Grate should be recessed 1/4" in traffic applications.

SPEE-D DRAIN
NTS



ALUMINUM FENCE
NTS

LEGEND	
EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
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STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
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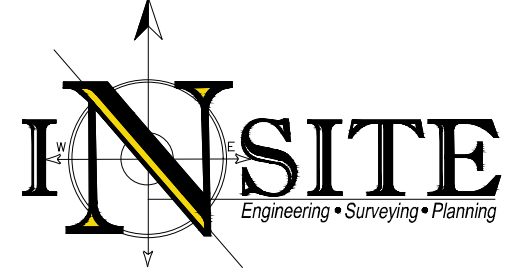
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BRICK CITY RECONSTRUCTION
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PLOT PLAN

SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NO.:
3 OF 3