

PROPOSED ADDITION/ALTERATIONS:
ARNO RESIDENCE

140 Stockton Avenue
Ocean Grove, NJ 07756
Block: 289 Lot: 3

PROJECT INFORMATION

BUILDING CODES:
REHABILITATION SUBCODE (NJAC 5:23-6)
INTERNATIONAL RESIDENTIAL CODE - 2018 (NJ EDITION), WHERE APPLICABLE

BUILDING STATISTICS:
USE GROUP: R-5
CONSTRUCTION CLASS: 5B
NUMBER OF STORIES: 2
WIND SPEED (VUL): 125 MPH (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE VUL DOES NOT EXCEED 130 MPH)

BUILDING AREA:

	EXISTING	ADDED	TOTAL
FIRST FLOOR AREA	704 SF	120 SF	824 SF
SECOND FLOOR AREA	679 SF	0 SF	679 SF
TOTAL	1383 SF	120 SF	1503 SF
CONSTRUCTION VOLUME			31214 CF

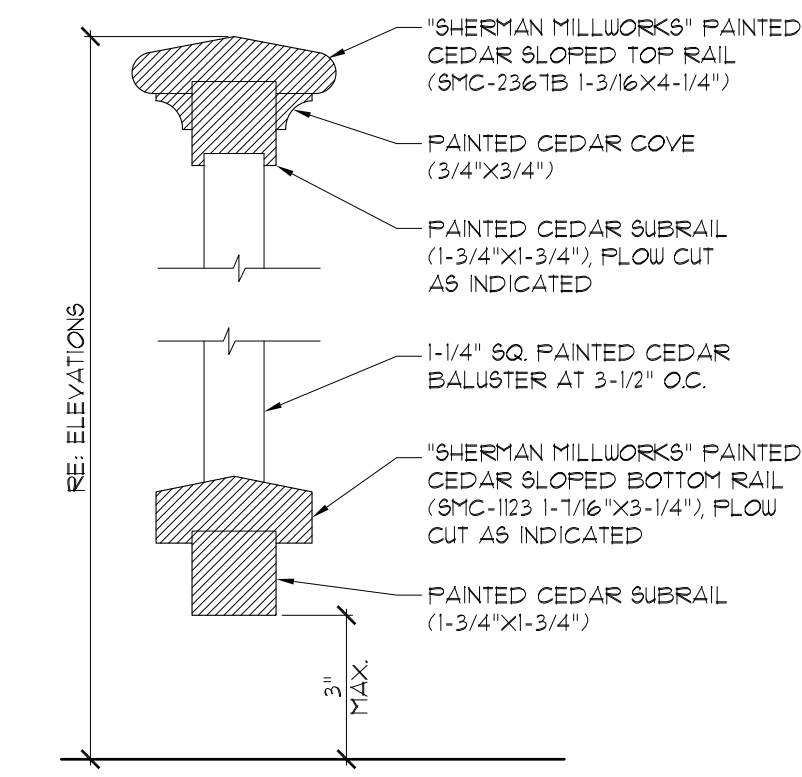
ZONING INFORMATION

REQUIREMENTS FOR HD-RI DISTRICT (HISTORIC DISTRICT - SINGLE FAMILY)

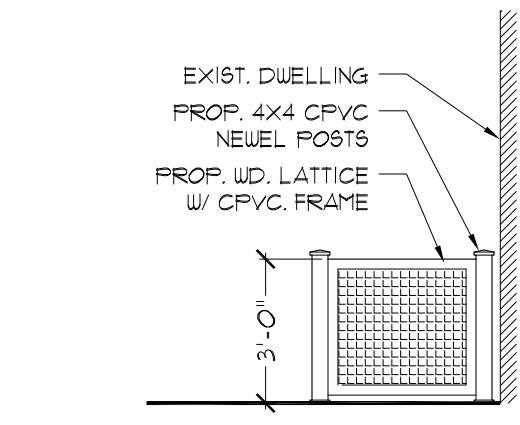
	REQ'D/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	1800 SQ. FT.	3,002 SQ. FT.	3,002 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	50.03 FT.	50.03 FT.
MINIMUM LOT FRONTAGE	30 FT.	50.03 FT.	50.03 FT.
MINIMUM LOT DEPTH	60 FT.	60 FT.	60 FT.
MINIMUM FRONT YARD SETBACK:			
MIN. FRONT YARD SETBACK	10 FT.	12 FT.	12 FT.
MIN. FRONT PORCH SETBACK	4 FT.	8.3 FT.	8.3 FT.
MINIMUM SIDE YARD SETBACK:			
EAST-	2 FT.	14.8 FT.	14.8 FT.
WEST-	2 FT.	5.8 FT.	5.8 FT.
MINIMUM REAR YARD SETBACK:	3.1 FT.	23.2 FT.	13.2 FT.
MAX. % BLDG. COVERAGE	85%	25.1%	35.1%
MAX. % TOTAL LOT COV.	90%	30.4%	45.0%
MAX. NUMBER OF STORIES	2.5	2	2
MAX. BUILDING HEIGHT (MP)	35 FT.	24.8 FT.	24.8 FT.
MIN. IMPROVABLE LOT AREA	1,000 SQ. FT.	2,158.8 SQ. FT.	2,158.8 SQ. FT.
MIN. IMPROVABLE AREA - DIAMETER OF CIRCLE (FEET)	21 FT.	46.03 FT.	46.03 FT.
EXISTING USE OR USES		SINGLE-FAMILY RESIDENTIAL	
PROPOSED USE OR USES		SINGLE-FAMILY RESIDENTIAL	

DRAWING INDEX

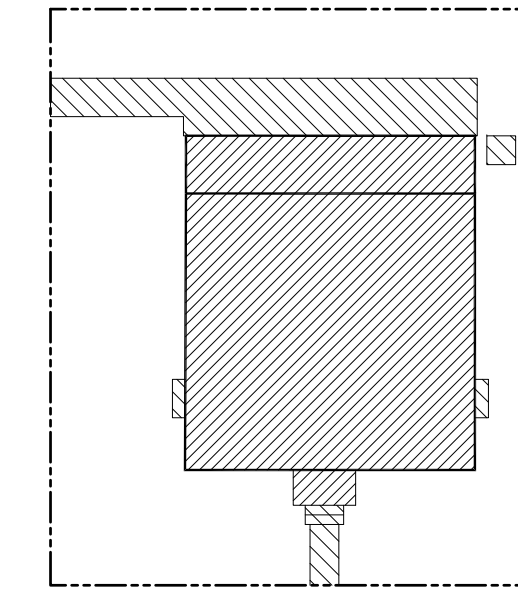
- A-1 PROJECT INFORMATION, SITE PLAN, EXISTING CONDITIONS
- A-2 FLOOR PLANS, ELEVATIONS



1 RAILING DETAIL
3/4" = 1'-0"

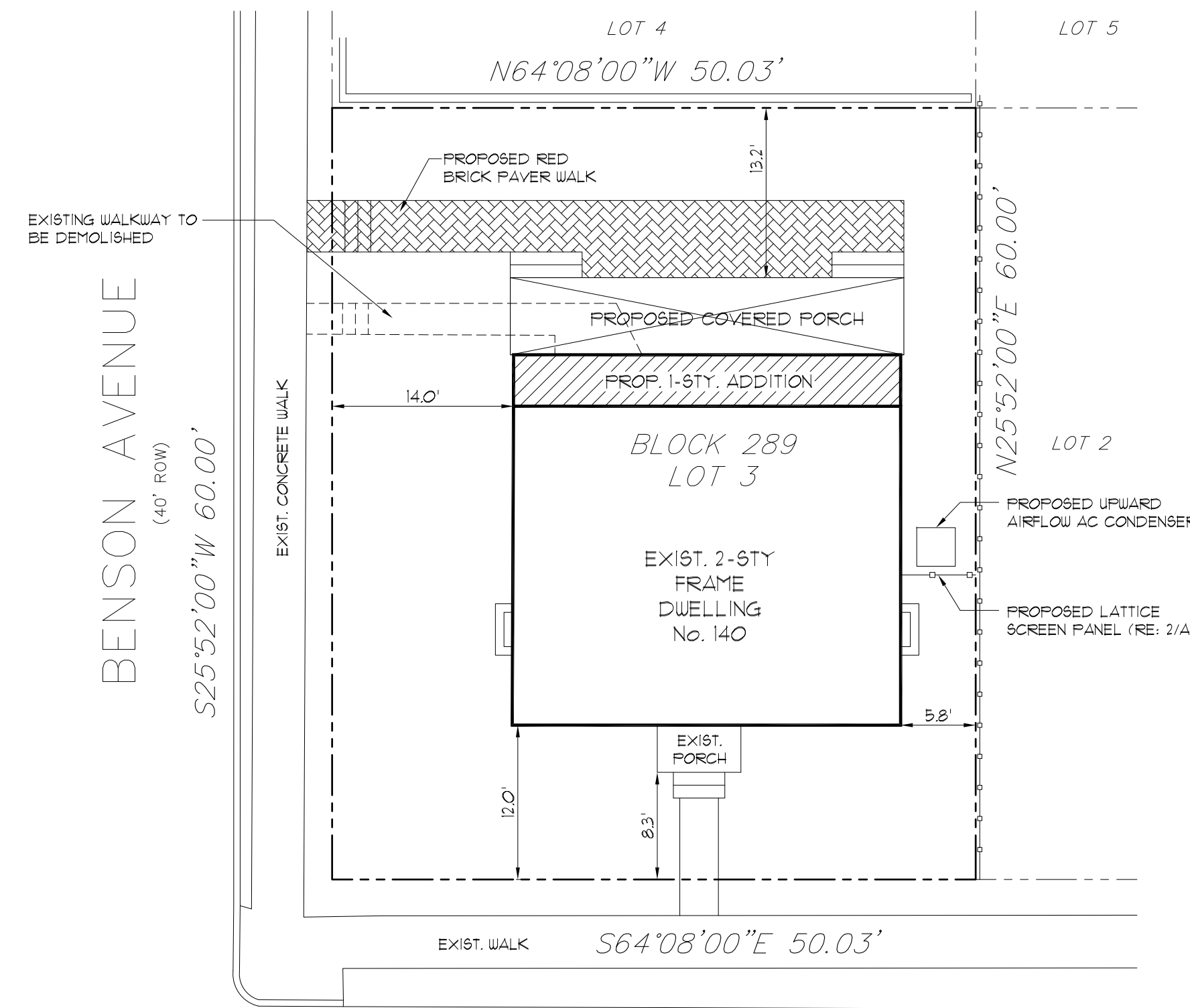


2 LATTICE DETAIL
1/4" = 1'-0"



PROP. COV. CALCS.

LOT AREA: 3,002 SQ. FT.
BUILDING COVERAGE: 1,073 SQ. FT. (35.7%)
LOT COVERAGE: 1,350 SQ. FT. (45.0%)



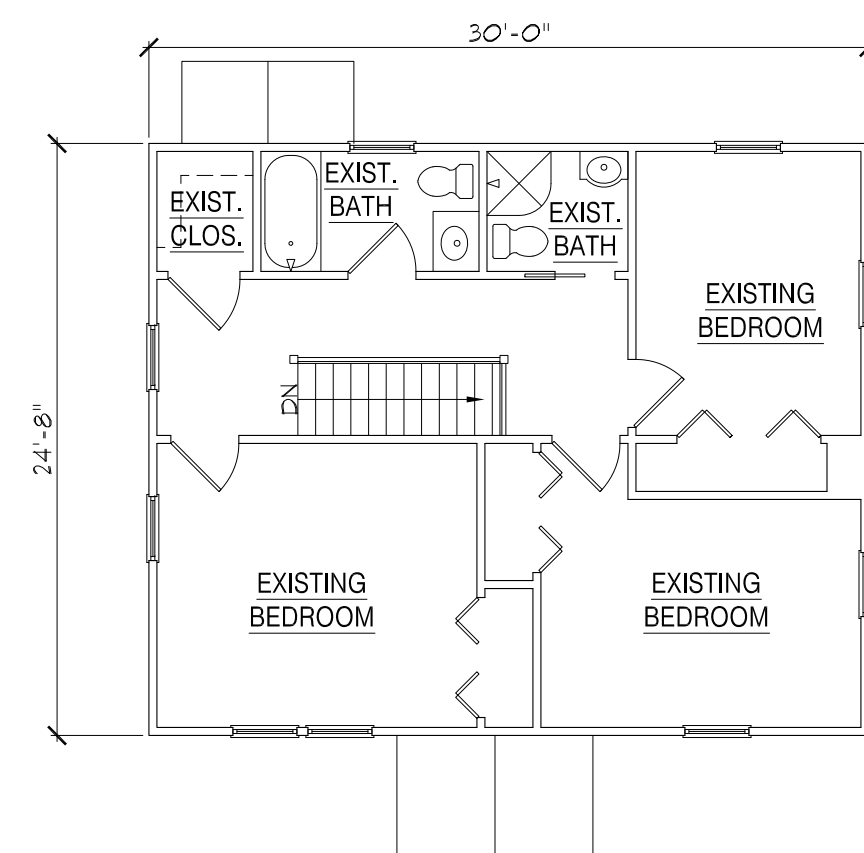
STOCKTON AVENUE
(60' ROW)

SITE PLAN

1" = 10'-0"

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY THOMAS M. ERNST, PLS LIC. NO. 18000, THOMAS M. ERNST & ASSOCIATES, DATED 3/5/2003.

EXISTING CONDITIONS



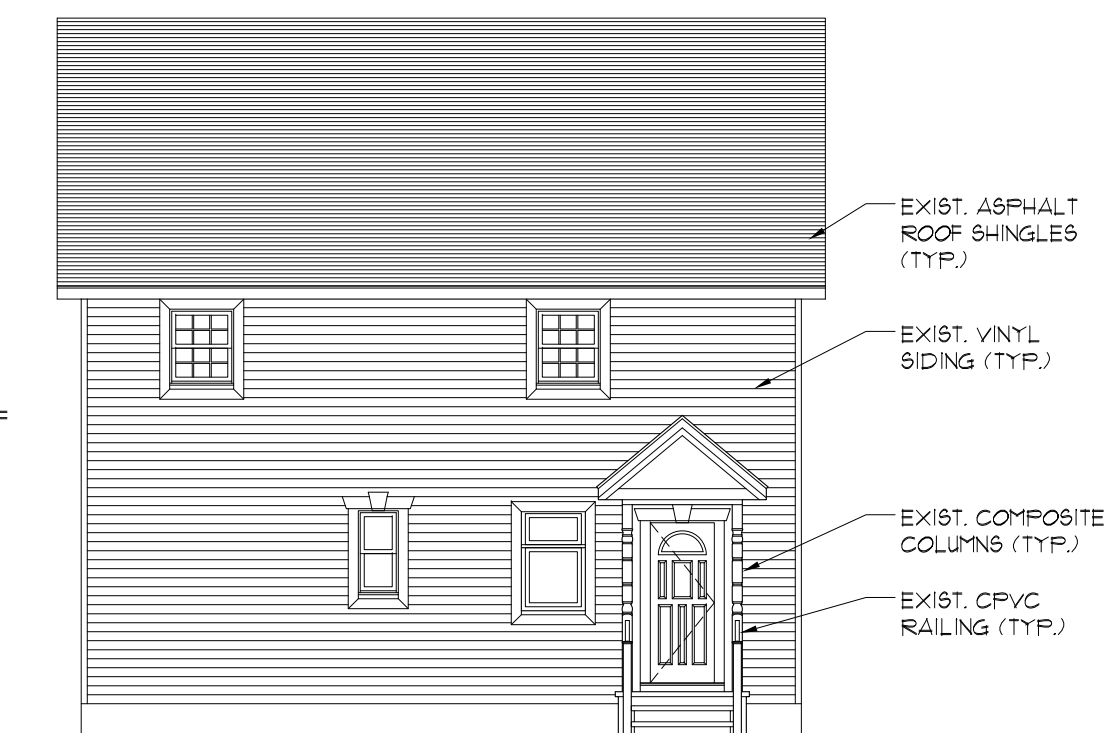
EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



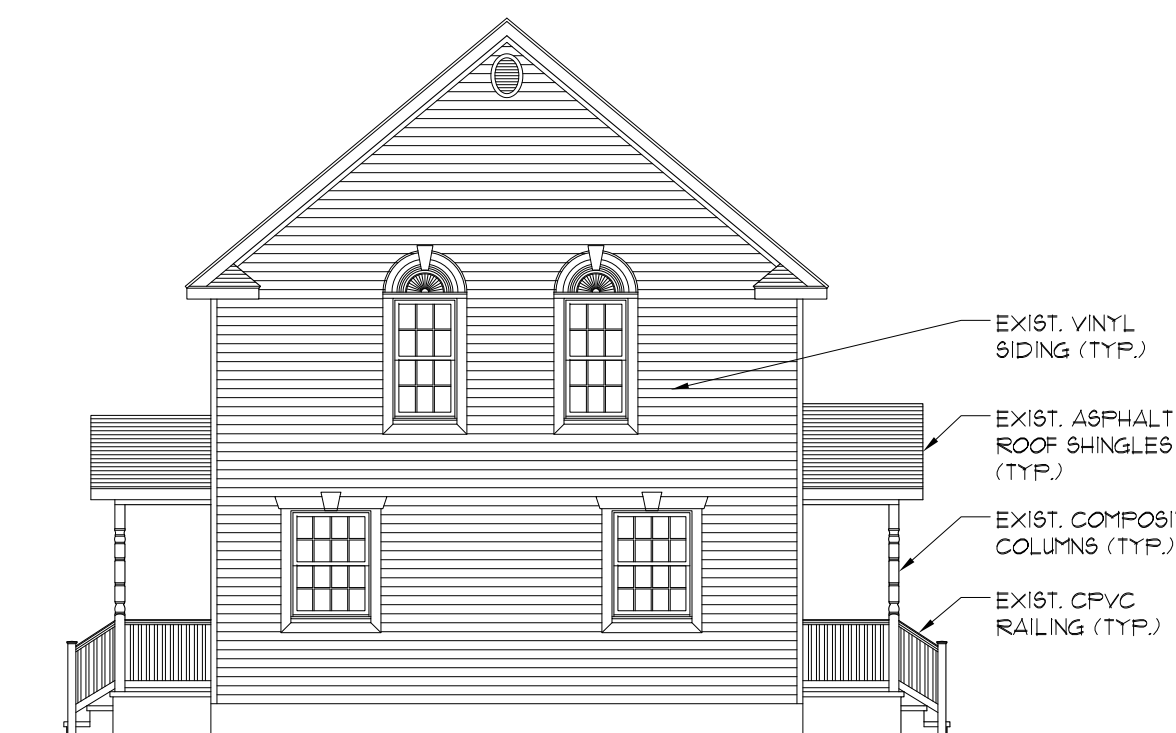
EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



EXISTING SIDE (WEST) ELEVATION
1/8" = 1'-0"



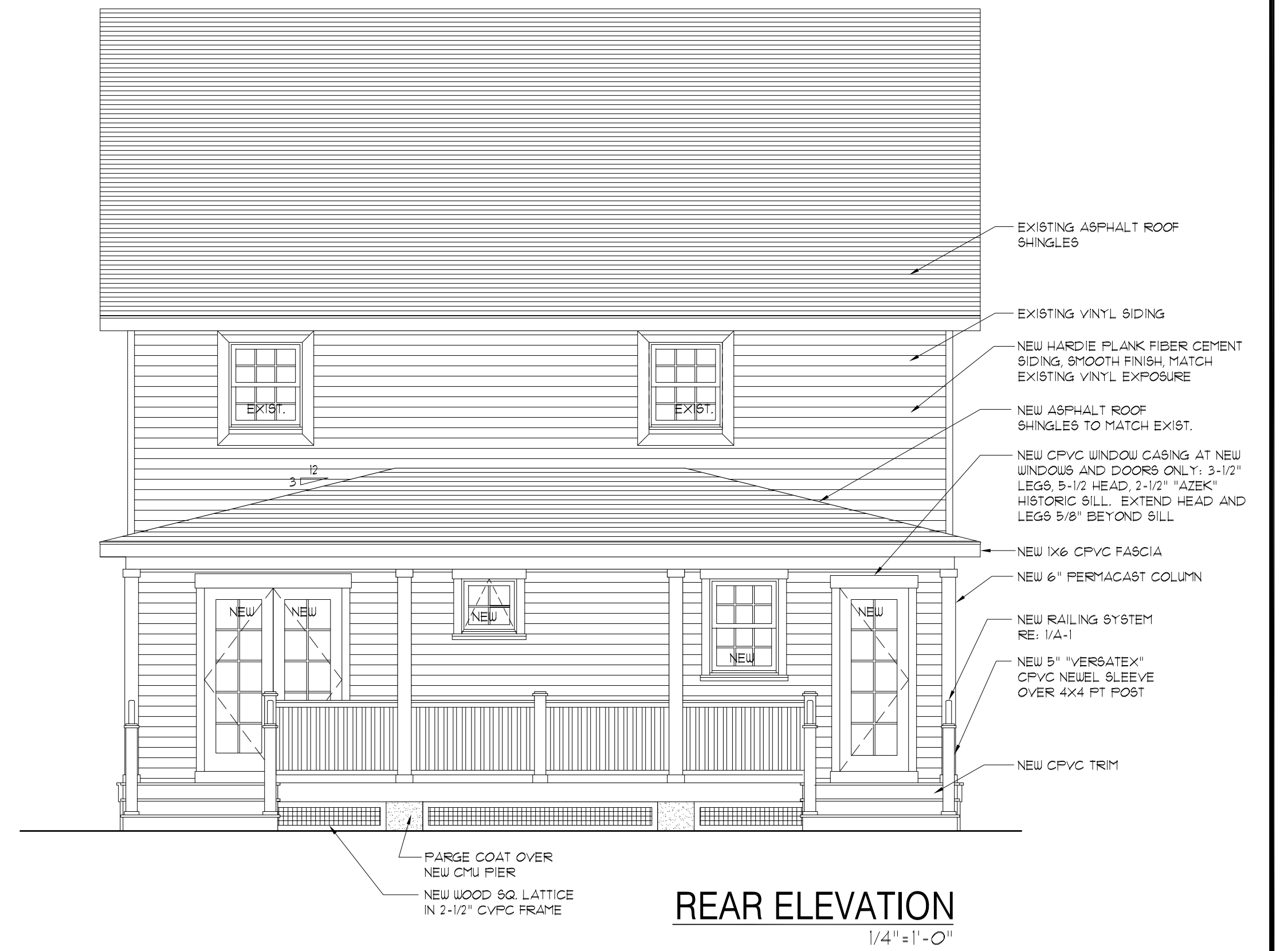
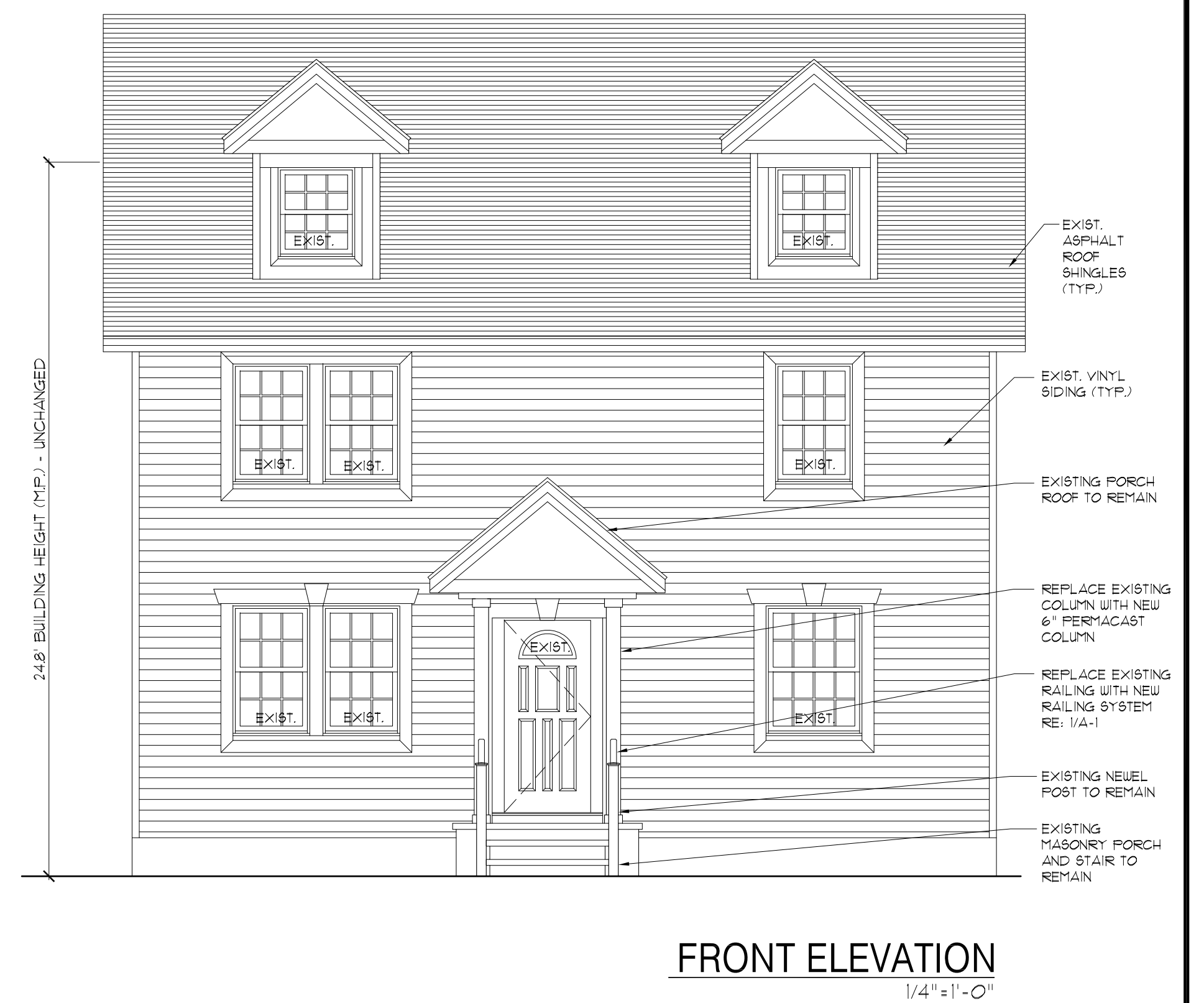
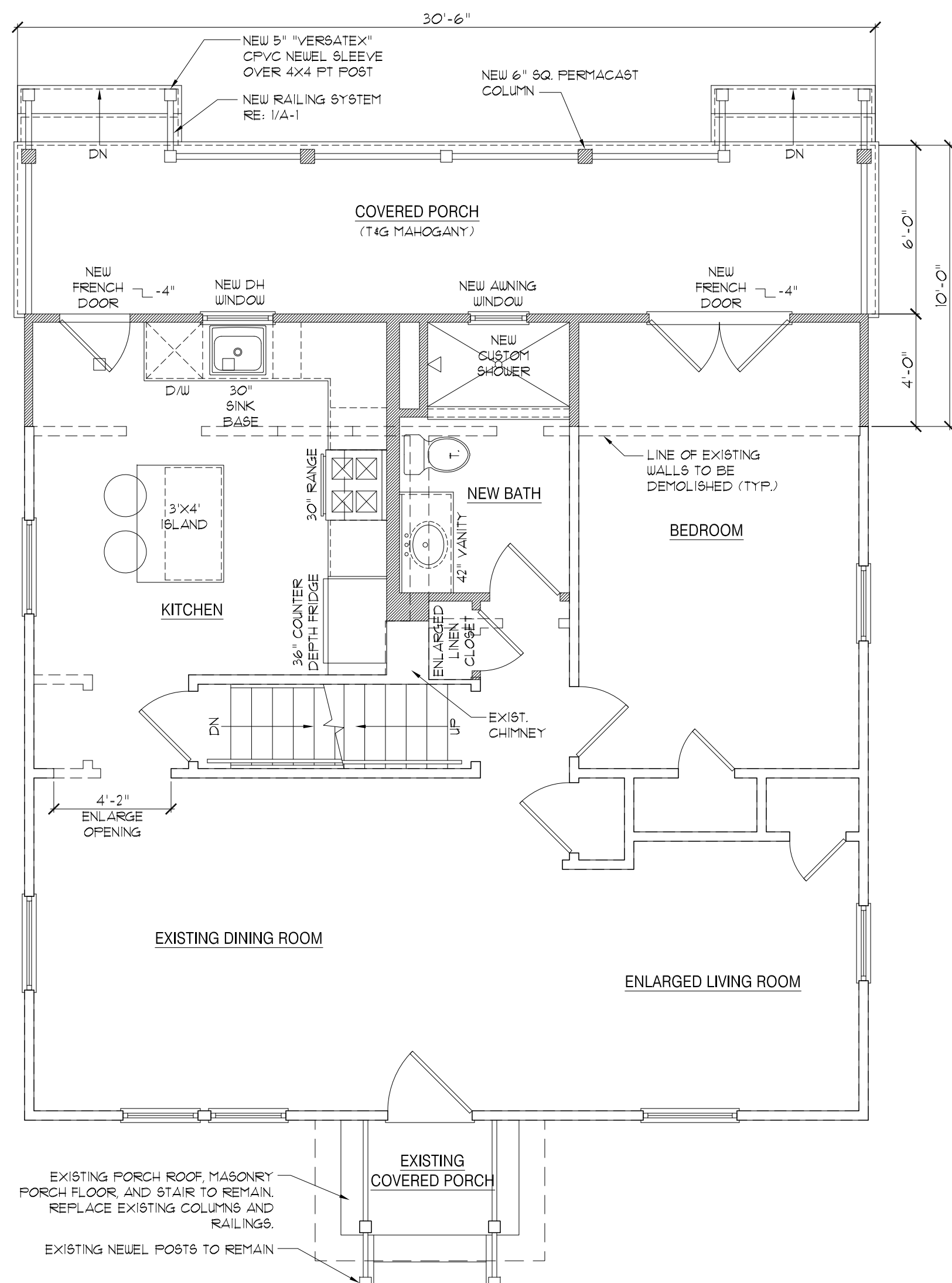
EXISTING REAR ELEVATION
1/8" = 1'-0"



EXISTING SIDE (EAST) ELEVATION
1/8" = 1'-0"



EXISTING FRONT ELEVATION
1/8" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW WD. FRAME WALL CONSTRUCTION

DATE	REVISION/SUBMISSION	DATE
8/13/21	ZONING/HPC SUBMISSION	08/23/2021