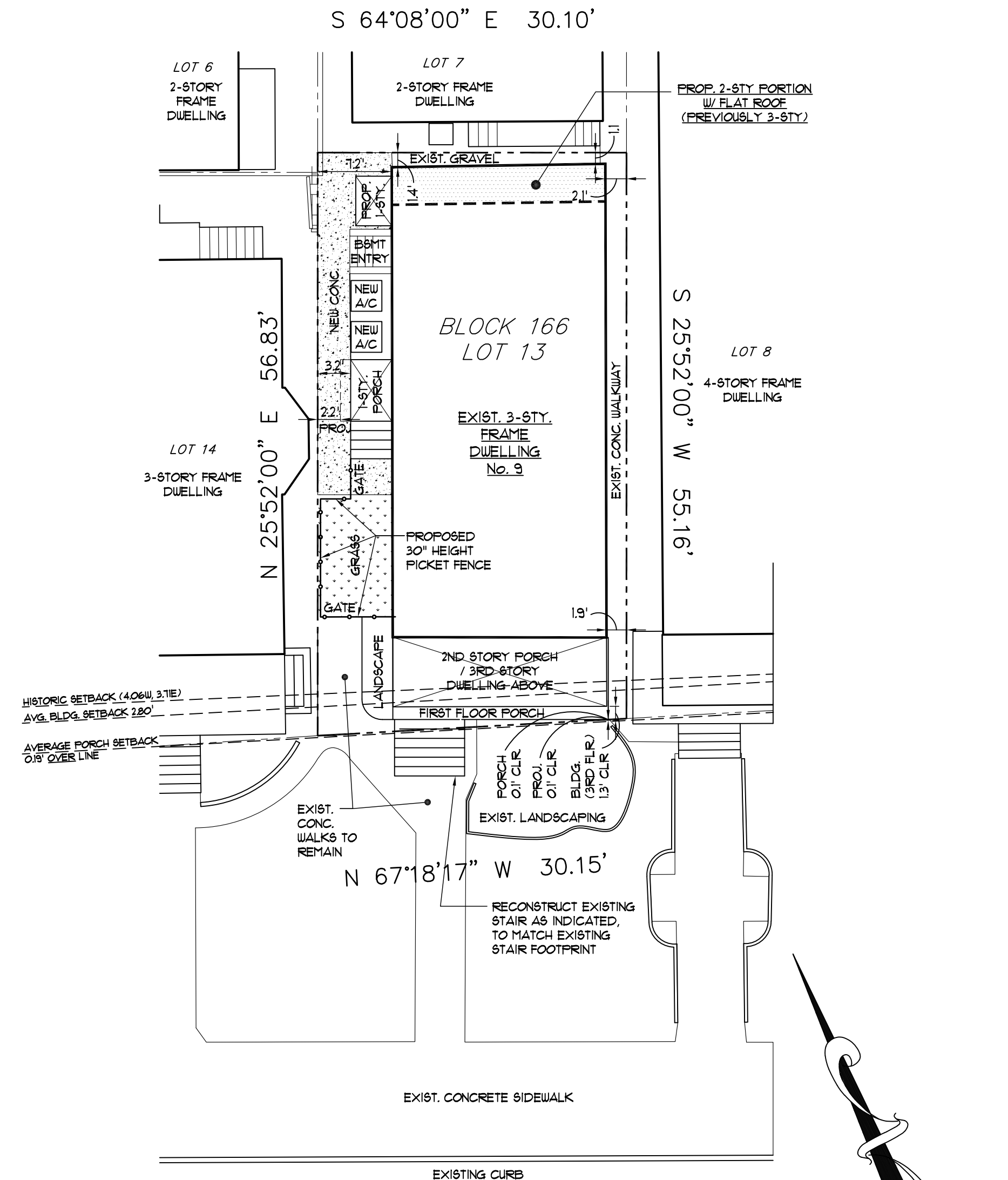


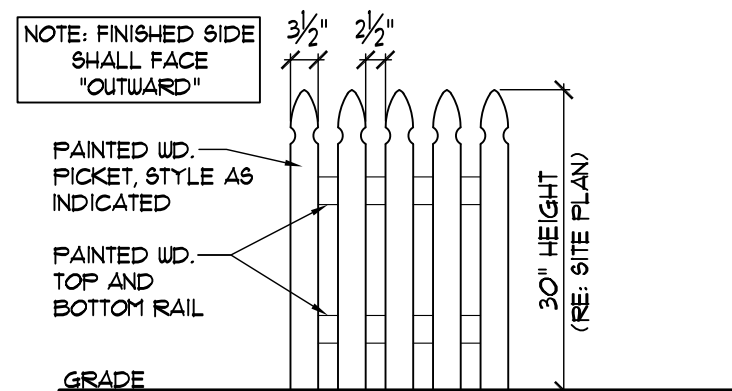


MAIN VARIABLE WIDTH ROW AVENUE

PROPOSED SITE PLAN

1" = 10' - 0"

SITE INFORMATION TAKEN FROM "TOPOGRAPHIC SURVEY OF PROPERTY", DATED 3/2/21, PREPARED BY JEFFREY S. GRUHN (NJPLS NO. 24G804339900) OF LAKELAND SURVEYING (4 W. MAIN ST. ROCKAWAY, NJ)

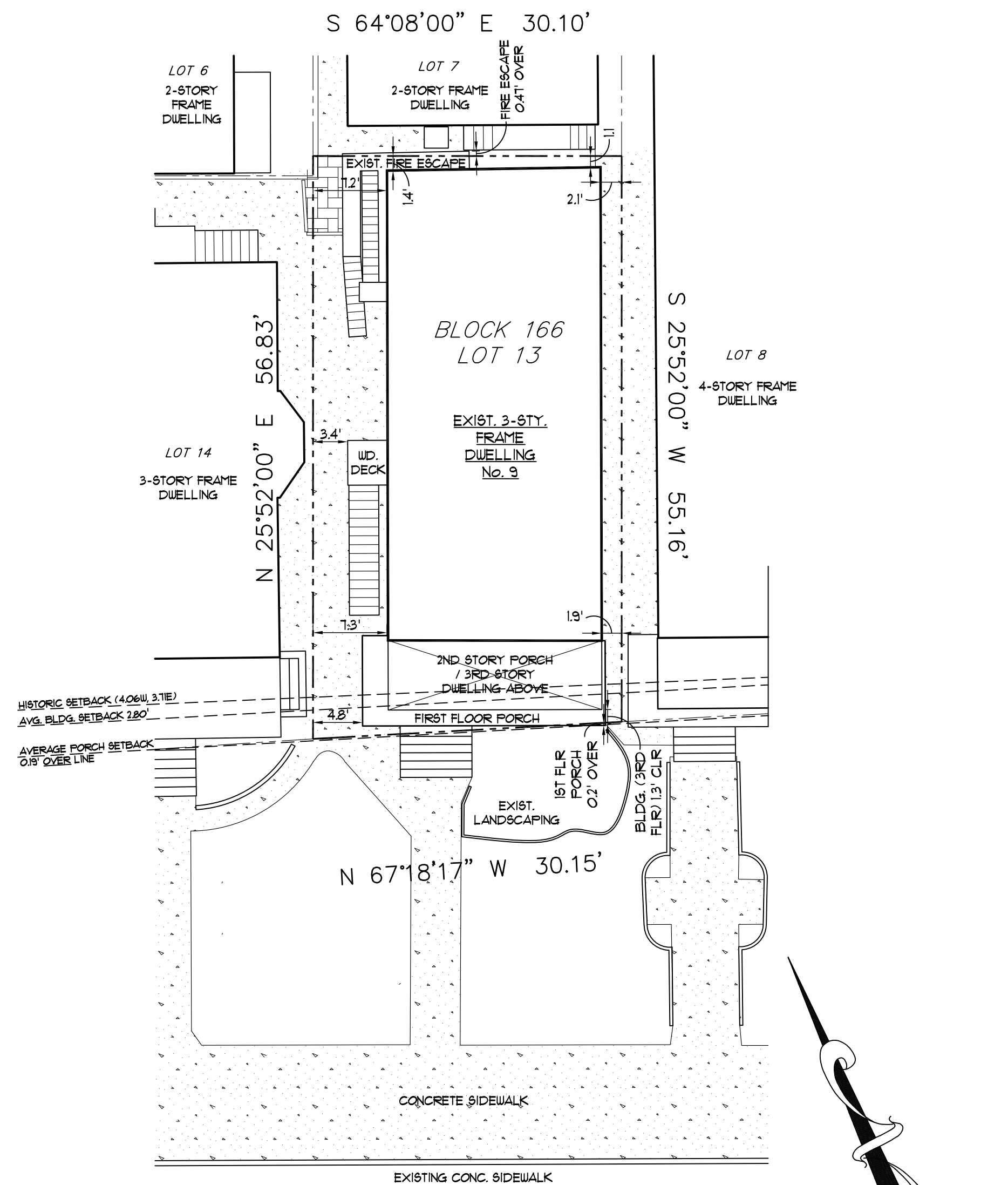


PICKET FENCE DETAIL

NOTE: FENCE PAINT COLOR SHALL BE SUBMITTED TO HPC FOR APPROVAL

PROPOSED COV. CALCS.

LOT AREA (TO CURB): 2,958 SQ. FT.
BUILDING COVERAGE: 1,668 SQ. FT. (39.5%)
LOT COVERAGE: 2,081 SQ. FT. (70.4%)

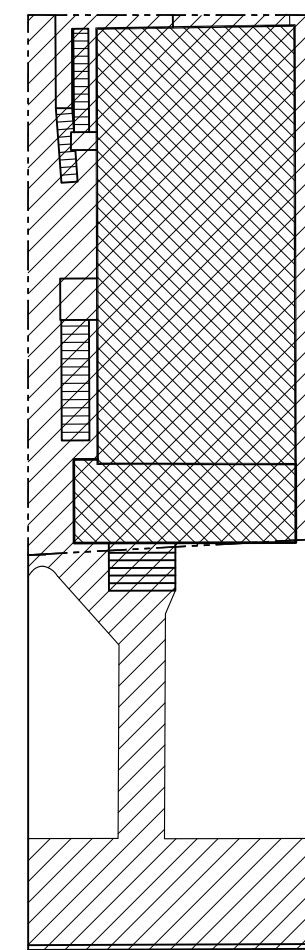


MAIN VARIABLE WIDTH ROW AVENUE

EXISTING SITE PLAN

1" = 10' - 0"

SITE INFORMATION TAKEN FROM "TOPOGRAPHIC SURVEY OF PROPERTY", DATED 3/2/21, PREPARED BY JEFFREY S. GRUHN (NJPLS NO. 24G804339900) OF LAKELAND SURVEYING (4 W. MAIN ST. ROCKAWAY, NJ)



EXIST. COV. CALCS.

LOT AREA (TO CURB): 2,958 SQ. FT.
BUILDING COVERAGE: 1,668 SQ. FT. (39.5%)
LOT COVERAGE: 2,236 SQ. FT. (75.5%)

PROPOSED ADDITION / ALTERATIONS:

CHAR RESIDENCE

9 Main Avenue
Ocean Grove, NJ 07756
Block: 166 Lot: 13

PROJECT INFORMATION

BUILDING CODES:

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

BUILDING STATISTICS:

USE GROUP: R-2
CONSTRUCTION CLASS: EXISTING NON CONFORMING 5B
NUMBER OF STORIES: 3 (NOTE: BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC TYPE 130 SPRINKLER SYSTEM. EXISTING FIRE ESCAPES TO BE ELIMINATED)
WIND SPEED (V_{ult}): 125 MPH (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE V_{ult} DOES NOT EXCEED 150 MPH)
FLOOR HAZARD: THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA

BUILDING AREA:

	EXISTING	PROPOSED
FIRST FLOOR AREA	922 SQ. FT.	922 SQ. FT.
SECOND FLOOR AREA	888 SQ. FT.	892 SQ. FT.
+ THIRD FLOOR AREA	793 SQ. FT.	121 SQ. FT.
TOTAL	2,603 SQ. FT.	2,541 SQ. FT.
CONSTRUCTION VOLUME	21,150 CU. FT.	

* TAKEN FROM A CEILING HEIGHT OF 7'-0" OR GREATER

ZONING INFORMATION

REQUIREMENTS FOR HD-O DISTRICT (HISTORIC DISTRICT - OCEANFRONT)

	REQ'D/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA ⁽¹⁾	1,800 SQ. FT.	2,958 SQ. FT.	2,958 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	30.10 FT.	30.10 FT.
MINIMUM LOT FRONTAGE	30 FT.	30.15 FT.	30.15 FT.
MINIMUM LOT DEPTH ⁽¹⁾	60 FT.	81.8 FT.	81.8 FT.
MIN. FRONT YARD SETBACK			
BUILDING (AVG.)	2.80 FT.	13 FT.	13 FT.
PORCH (AVG.) ⁽²⁾	0 FT.	0.2 FT. (OVER)	0.1 FT.
PROJECTIONS	2 FT.	0.5 FT. (OVER)	0.1 FT.
MIN. SIDE YARD SETBACK			
BUILDING (EAST):	2 FT.	1.9 FT.	1.9 FT.
PROJECTIONS (EAST):	2 FT.	0.8 FT.	0.8 FT.
BUILDING (WEST):	2 FT.	3.4 FT.	3.2 FT.
PROJECTIONS (WEST):	2 FT.	4.8 FT.	2.2 FT.
MINIMUM COMBINED SIDE YARD SETBACK	4 FT.	8.2 FT.	5.4 FT.
MIN. REAR YARD SETBACK			
BUILDING:	2 FT.	1.1 FT.	1.1 FT.
PROJECTIONS:	2 FT.	0.41 FT. (OVER)	1.1 FT.
MAX. % BLDG. COVERAGE	85%	38.9%	39.5%
MAX. % TOTAL LOT COV.	90%	15.5%	10.4%
MAX. NUMBER OF STORIES ⁽³⁾	2-1/2	3	3
MAX. BUILDING HEIGHT (MP.)	35 FT.	30.9 FT.	31.9 FT.
EXISTING USE OR USES	SINGLE-FAMILY RESIDENTIAL		
PROPOSED USE OR USES	SINGLE-FAMILY RESIDENTIAL		

- EXISTING NON-CONFORMITY, UNCHANGED
- EXISTING NON-CONFORMITY, IMPROVED
- EXISTING NON-CONFORMITY, ELIMINATED

(1) TAKEN TO CURB LINE

(2) AVERAGE PORCH SETBACK IS LOCATED OVER THE PROPERTY LINE (-0.19')

(3) CEILING HEIGHT, AS TAKEN AT A HEIGHT OF 7'-0" OR GREATER WAS REDUCED.

DRAWING INDEX

A-1 PROJECT INFORMATION, SITE PLAN
A-2 EXISTING CONDITIONS
A-3 DEMOLITION CALCULATIONS AND BUILDING SECTIONS
A-4 FLOOR PLANS
A-5 FLOOR PLANS
A-6 ELEVATIONS

PROPOSED ADDITION / ALTERATIONS:

CHAR RESIDENCE

9 Main Avenue
Ocean Grove, NJ 07756
Block: 166 Lot: 13

SCALE:

Stephen J. Carlini, AIA
NJ LIC # A008689

SHORE POINT
ARCHITECTURE, PA
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

SITE PLAN,
PROJECT INFORMATION
SCALE: AS SHOWN

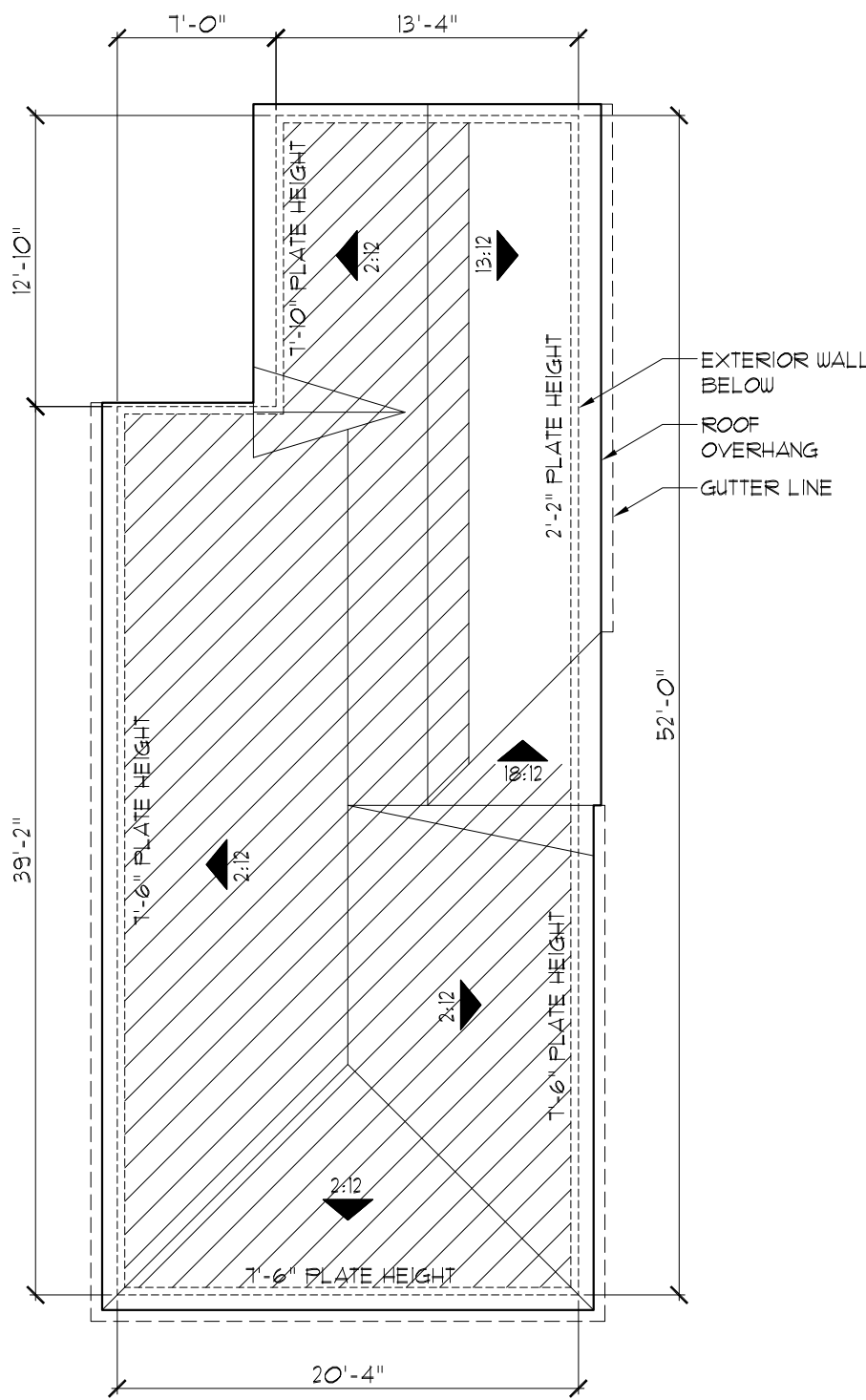
DATE
4/28/2021

REVISION SUBMISSION
ZONING SUBMISSION

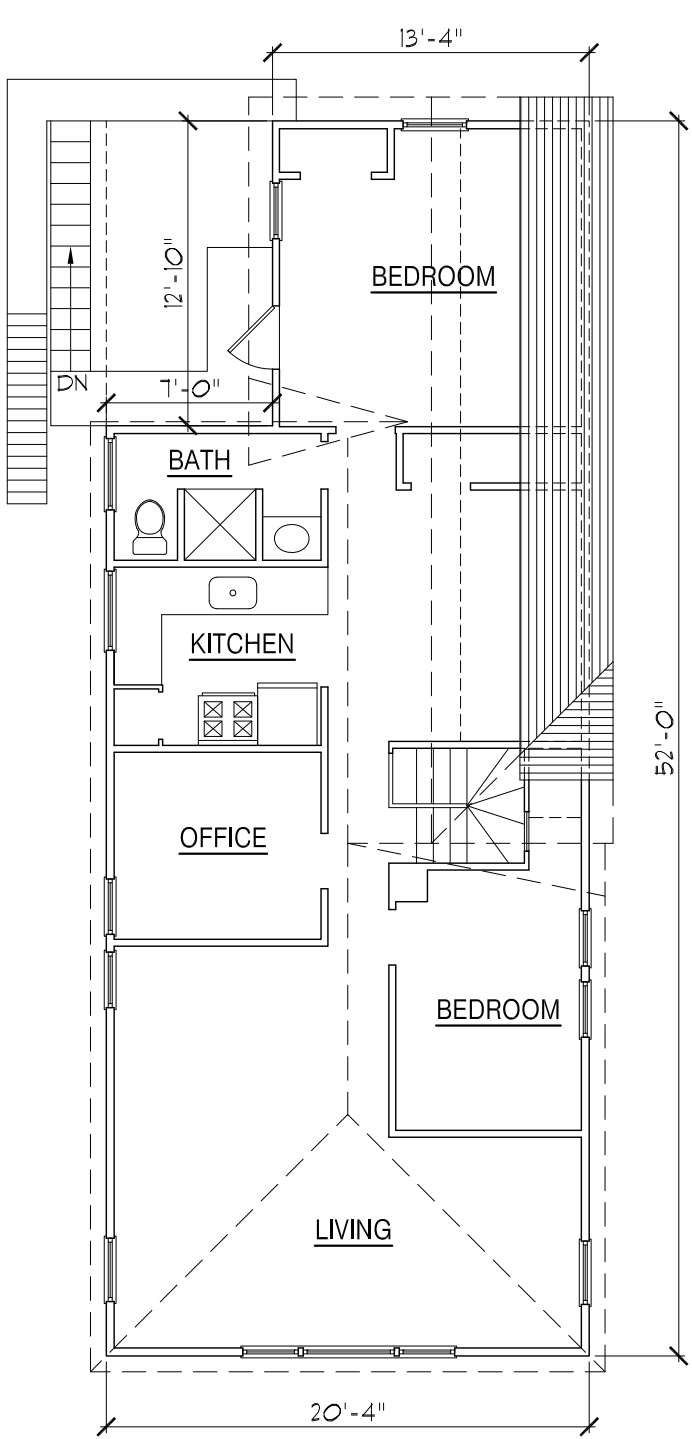
JOB NUMBER
2021-07

A-1
CHAR

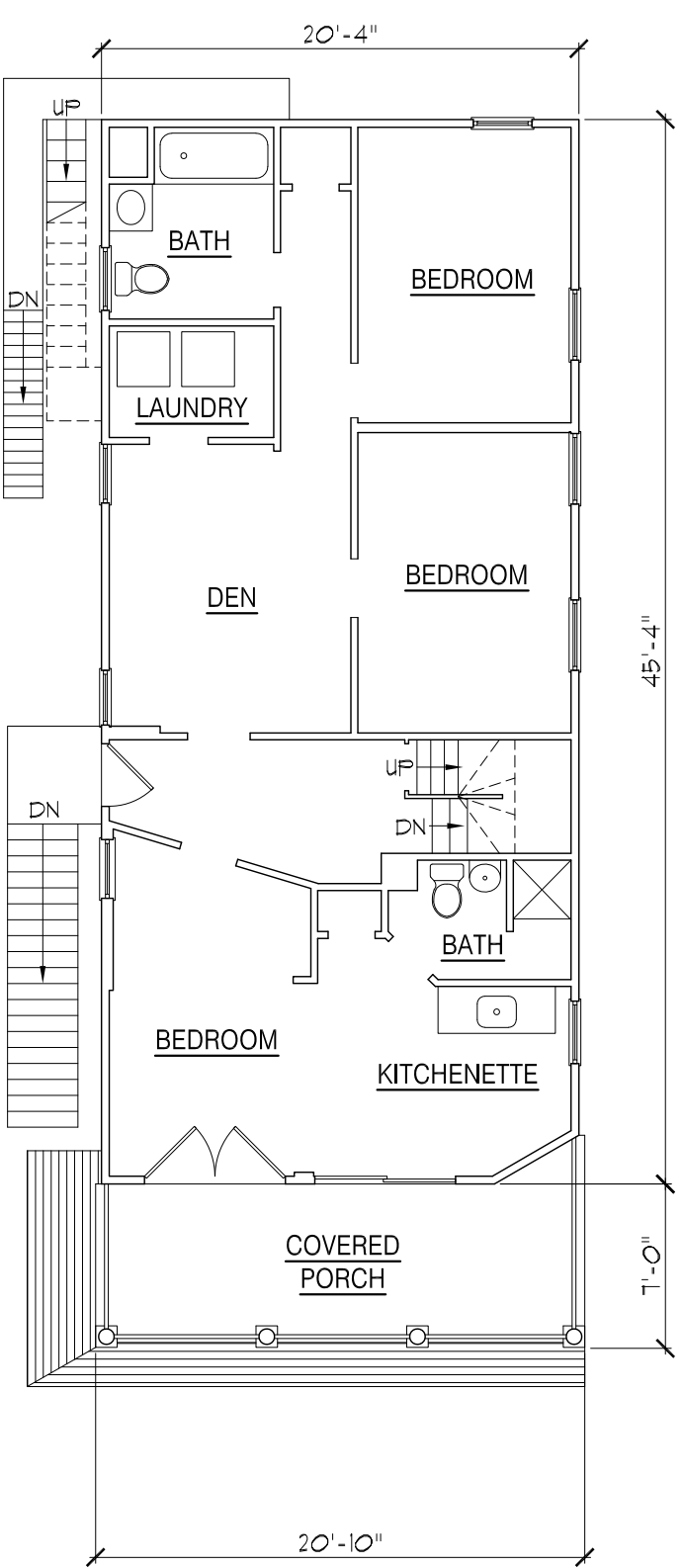
EXISTING CONDITIONS



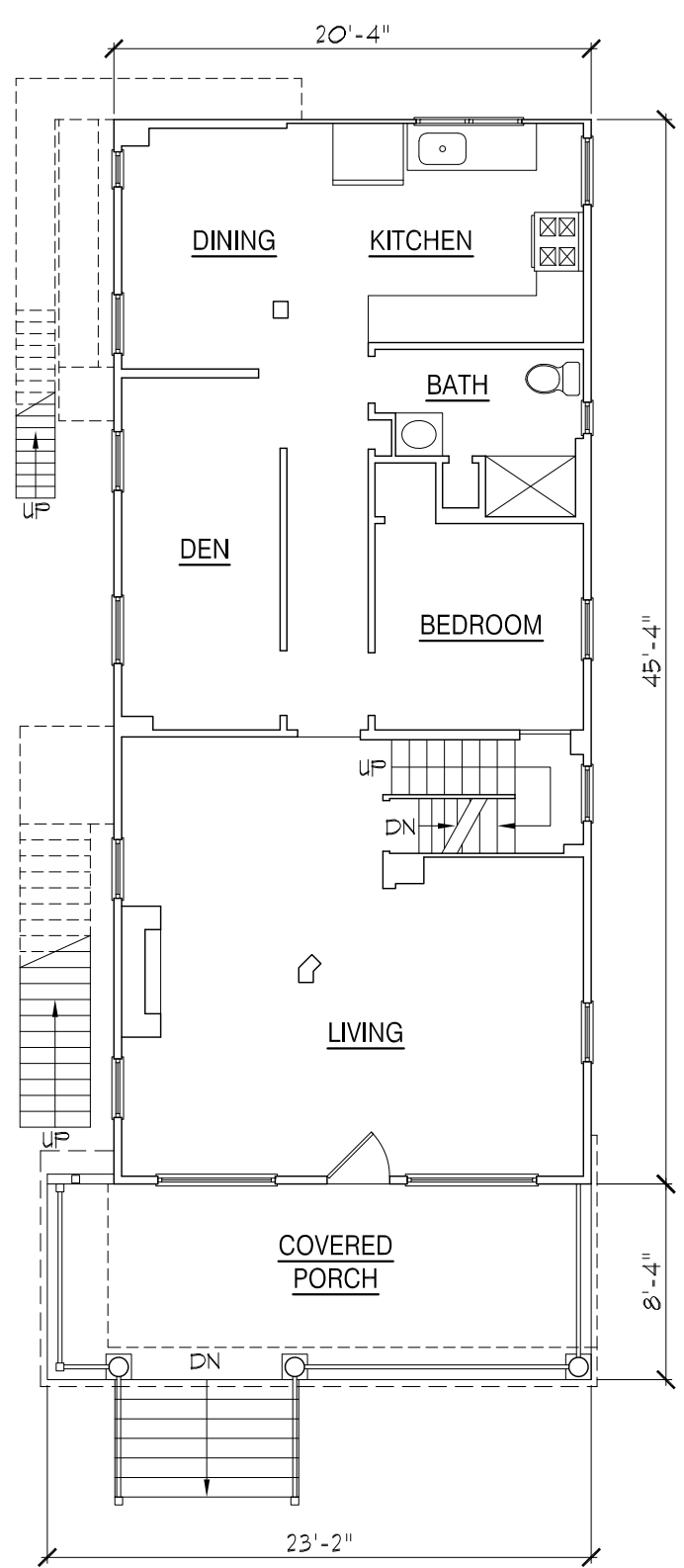
EXIST. ROOF PLAN
1/8" = 1'-0"



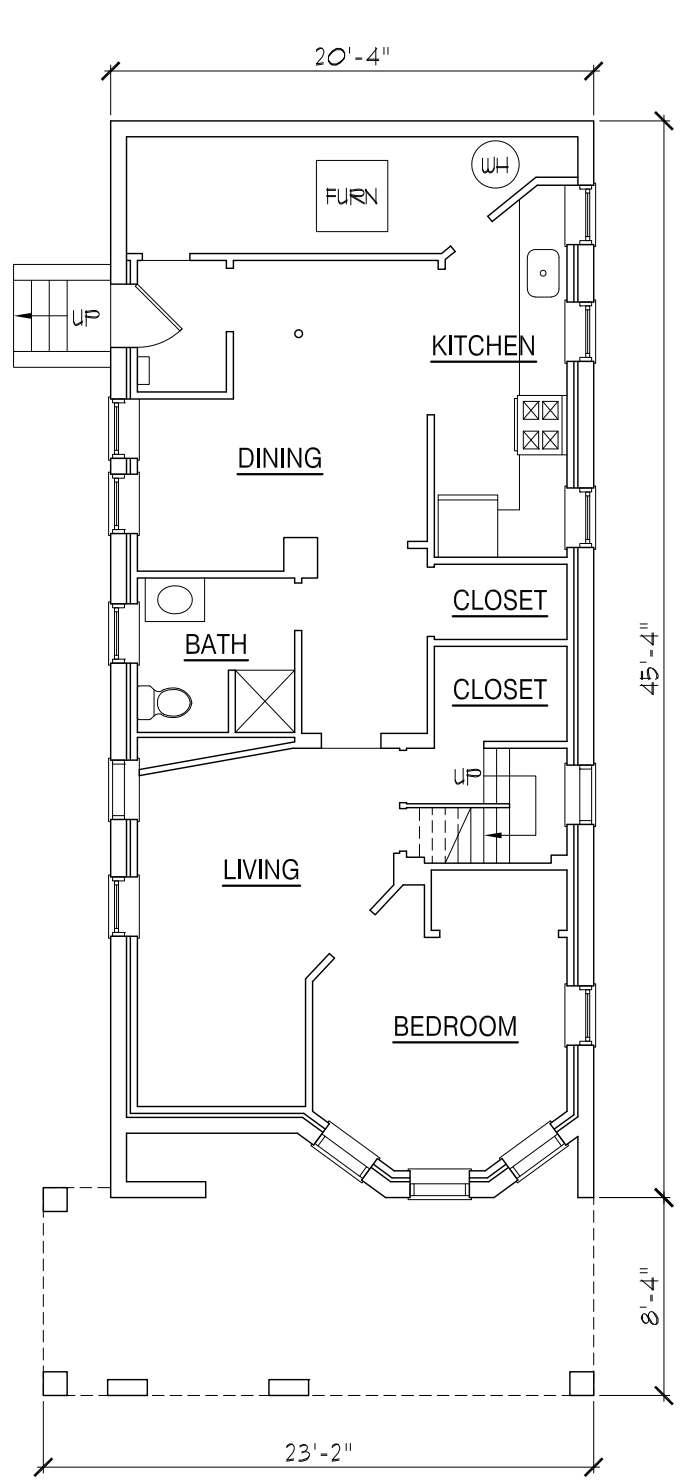
EXIST. THIRD FLR. PLAN
1/8" = 1'-0"



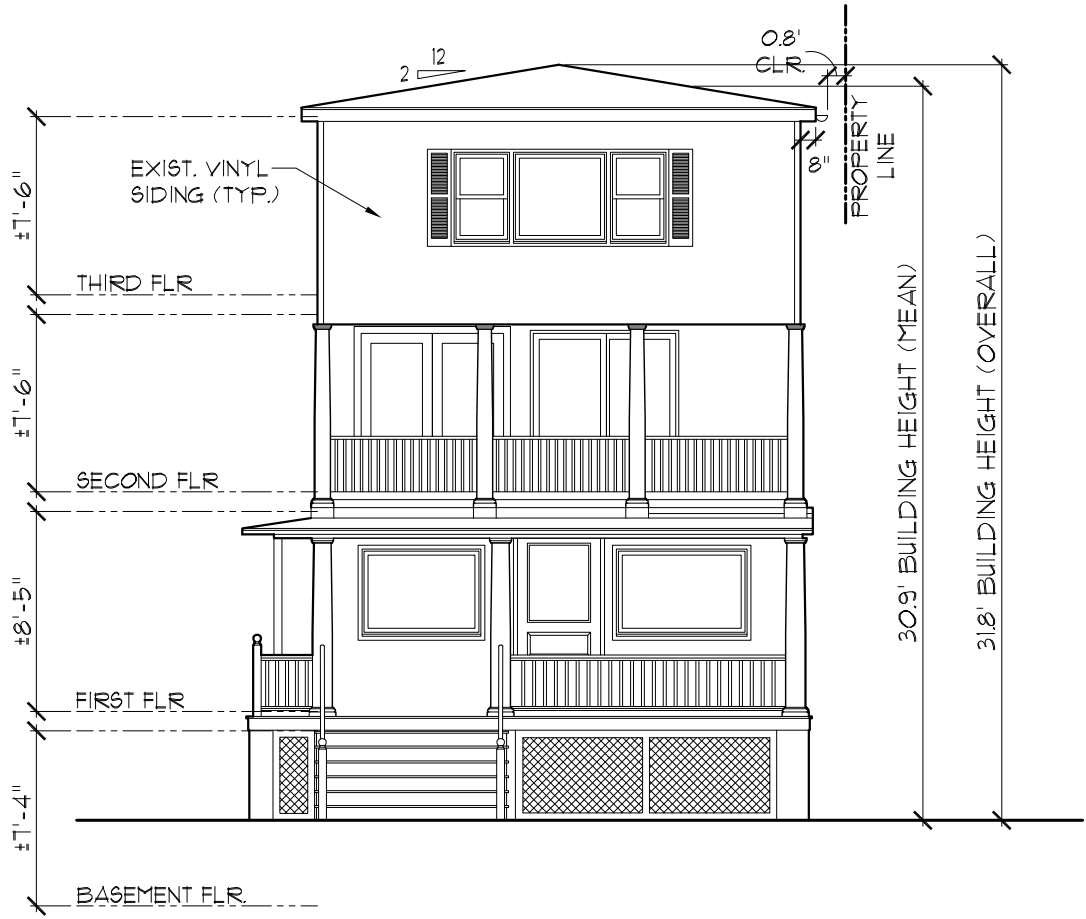
EXIST. SECOND FLR. PLAN
1/8" = 1'-0"



EXIST. FIRST FLR. PLAN
1/8" = 1'-0"



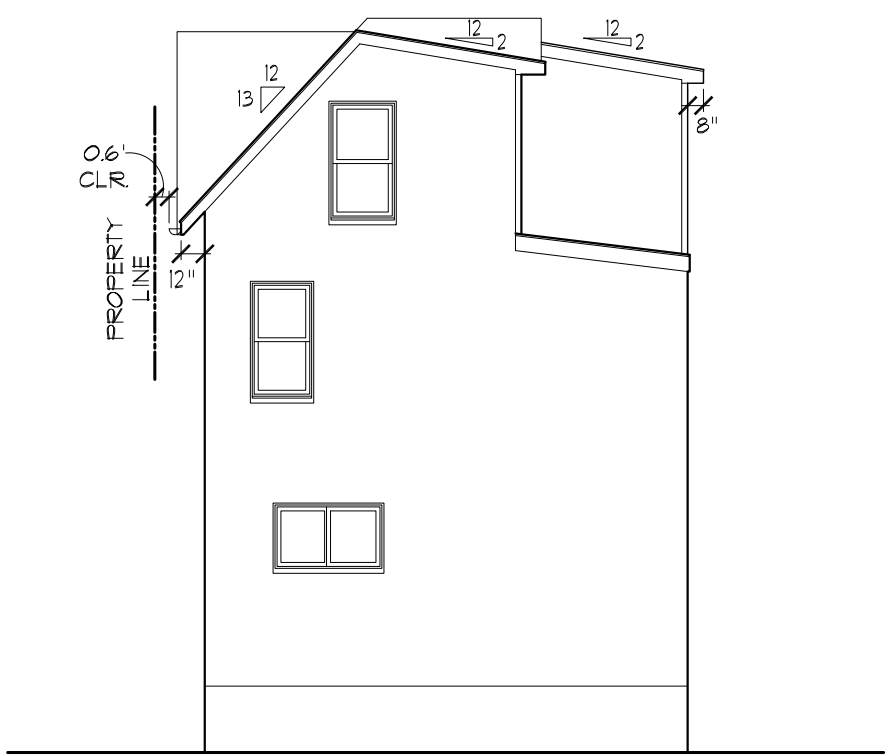
EXIST. BASEMENT PLAN
1/8" = 1'-0"



EXIST. FRONT ELEV. (SOUTH)
1/8" = 1'-0"



EXIST. SIDE ELEV (WEST)
1/8" = 1'-0"



EXIST. REAR ELEV. (NORTH)
1/8" = 1'-0"



EXIST. SIDE ELEV (EAST)
1/8" = 1'-0"

PROPOSED ADDITION / ALTERATIONS:

CHAR RESIDENCE

Block: 166
Lot: 13

SEAL:

Stephen J. Carlini, AIA
NJ LIC # A006889

SHORE POINT
ARCHITECTURE, PA
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

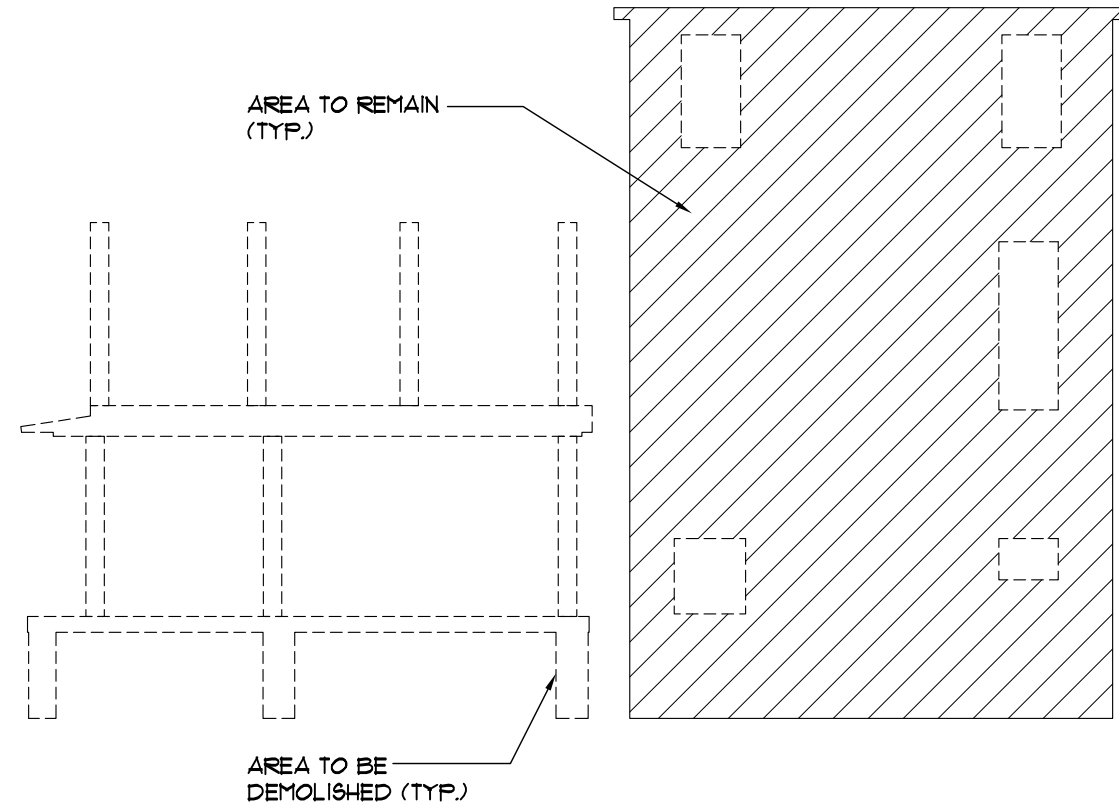
EXISTING CONDITIONS

SCALE: AS SHOWN
DRAWN: ABF

DATE	REVISION/SUBMISSION	DATE
4/28/21	ZONING SUBMISSION	4/28/2021

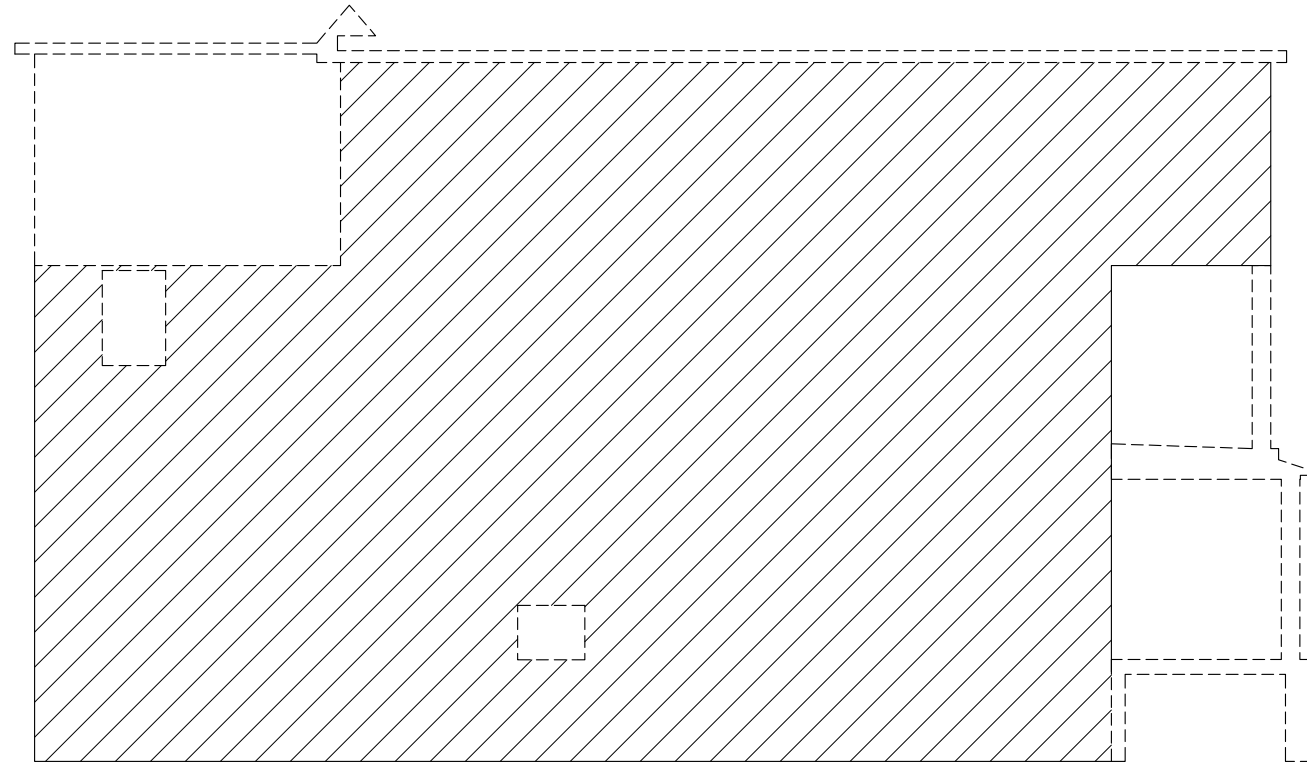
JOB NUMBER
2021-07

A-2
CHAR



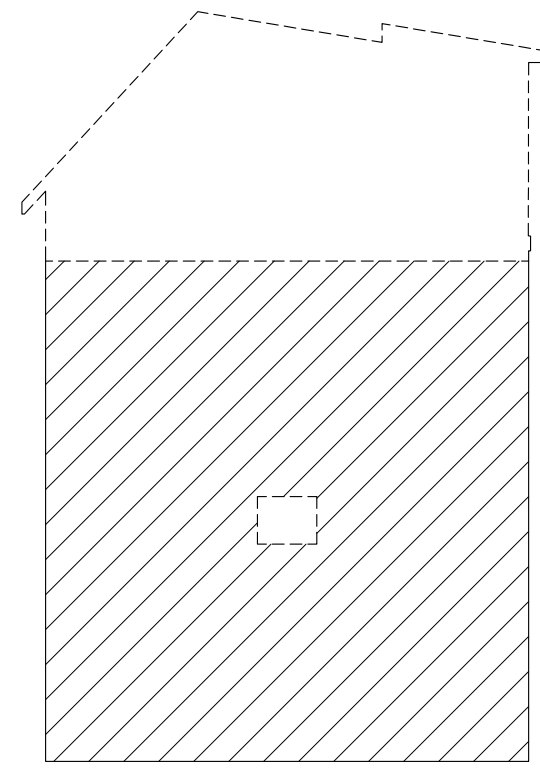
FRONT (SOUTH)

TOTAL AREA = 109 SQ. FT.
DEMO AREA = 155 SQ. FT.



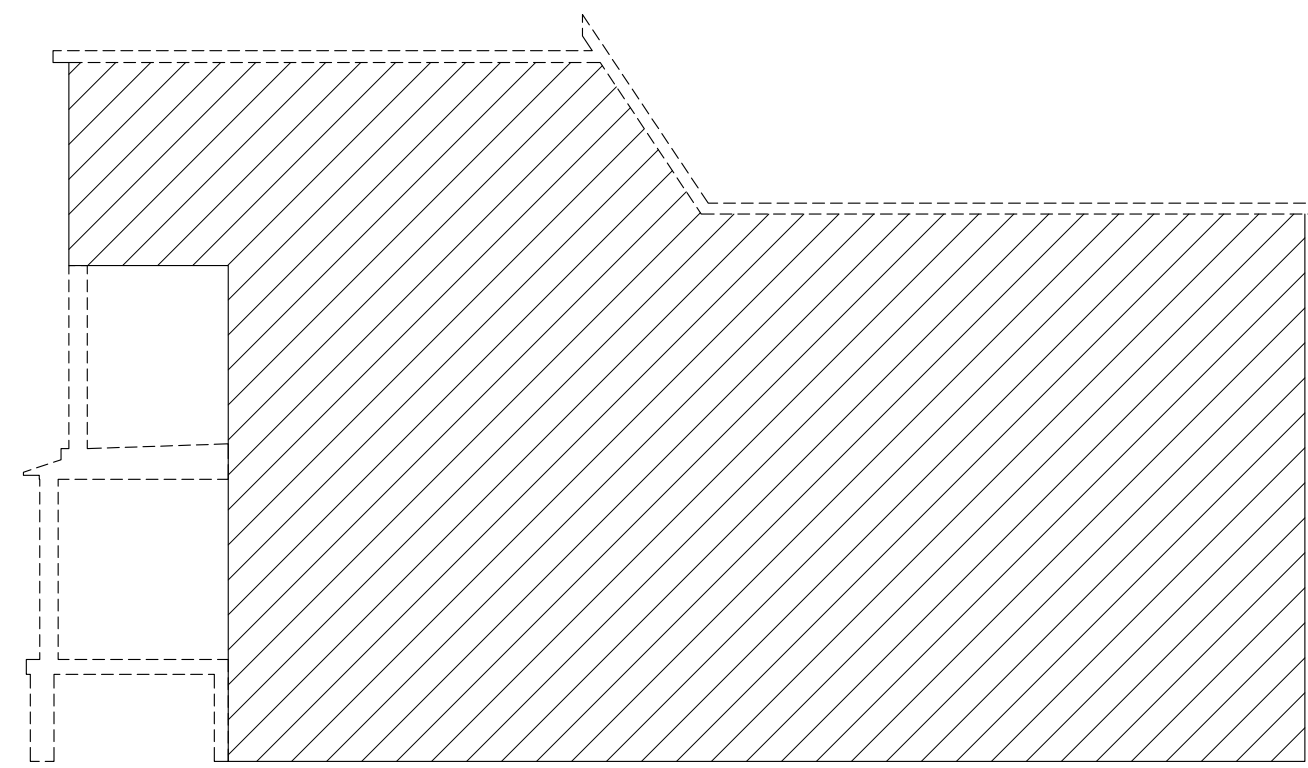
LEFT SIDE (WEST)

TOTAL AREA = 1551 SQ. FT.
DEMO AREA = 193 SQ. FT.



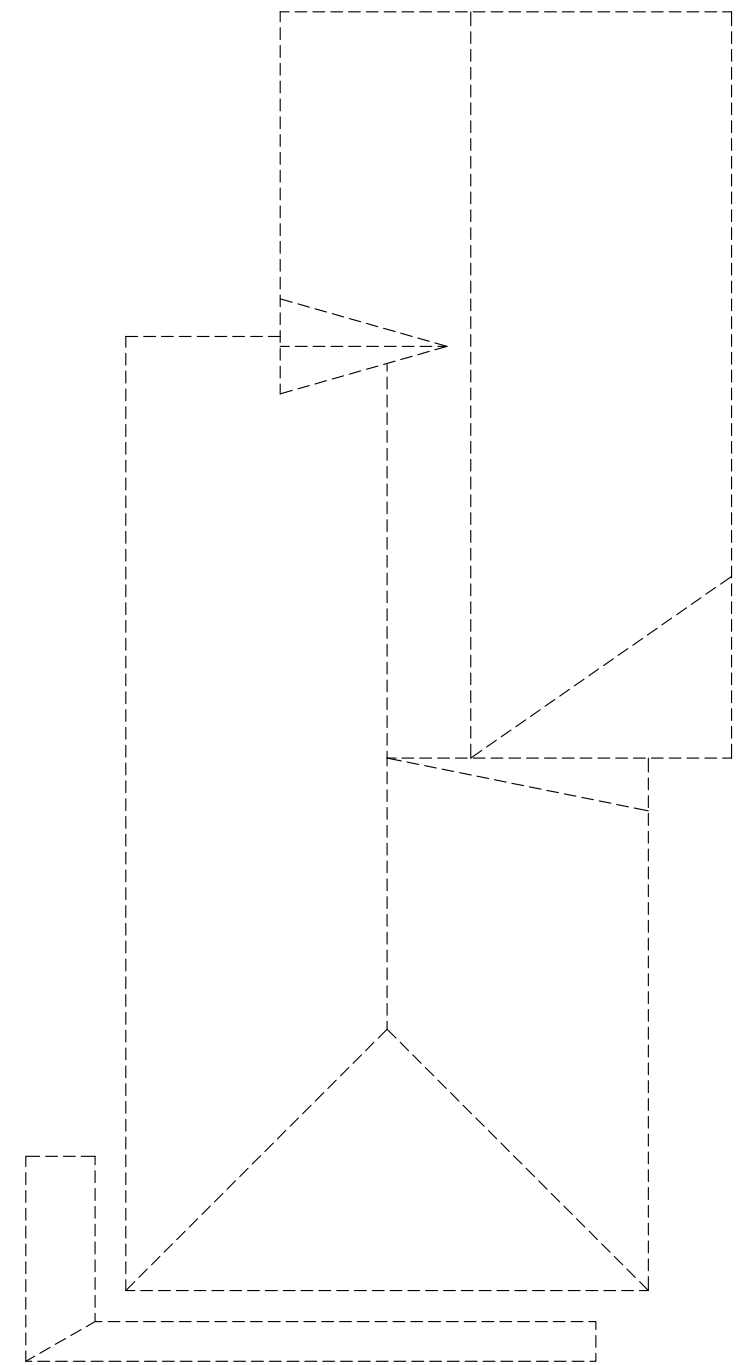
REAR (NORTH)

TOTAL AREA = 609 SQ. FT.
DEMO AREA = 185 SQ. FT.



RIGHT SIDE (EAST)

TOTAL AREA = 1376 SQ. FT.
DEMO AREA = 61 SQ. FT.

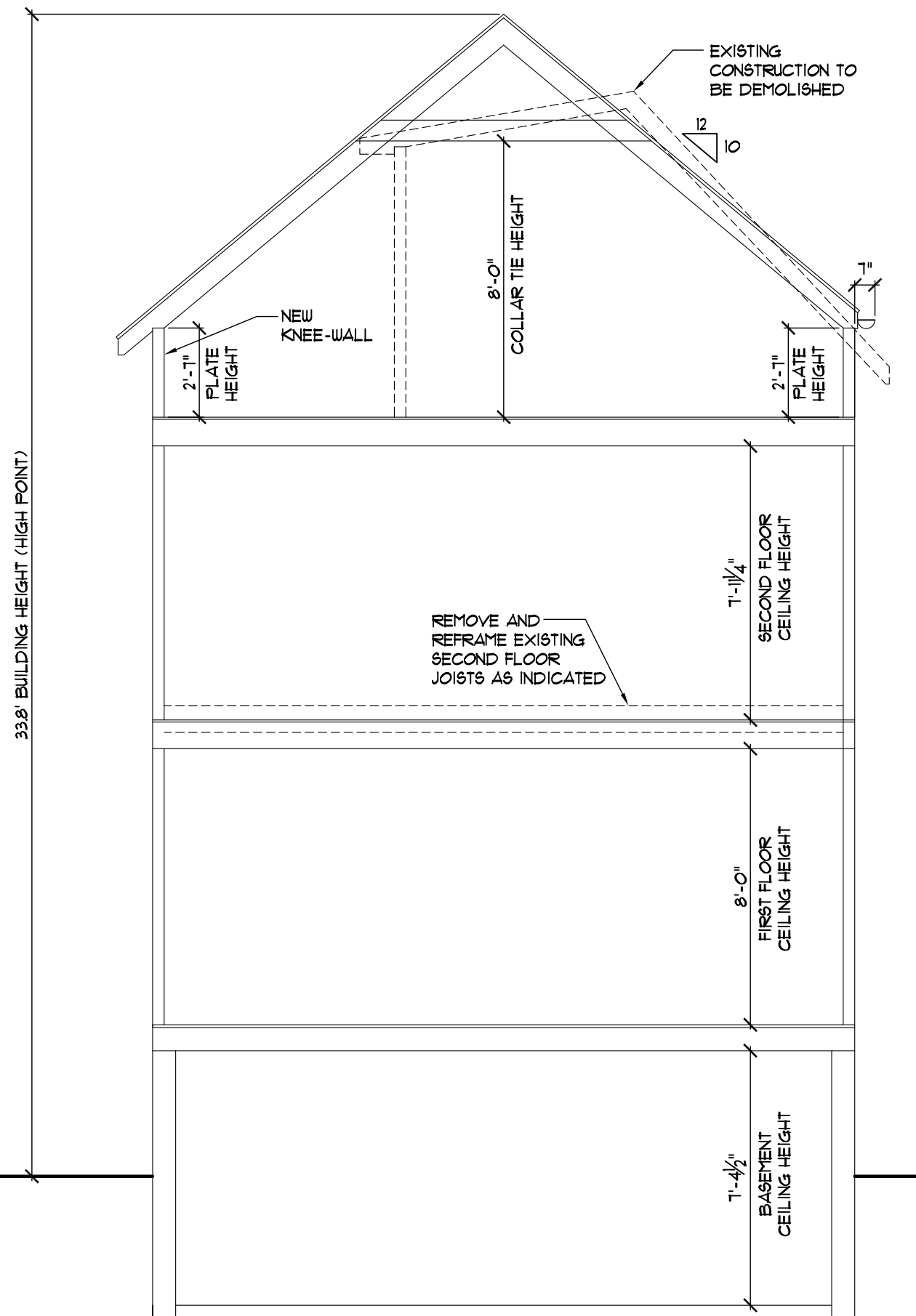


ROOF

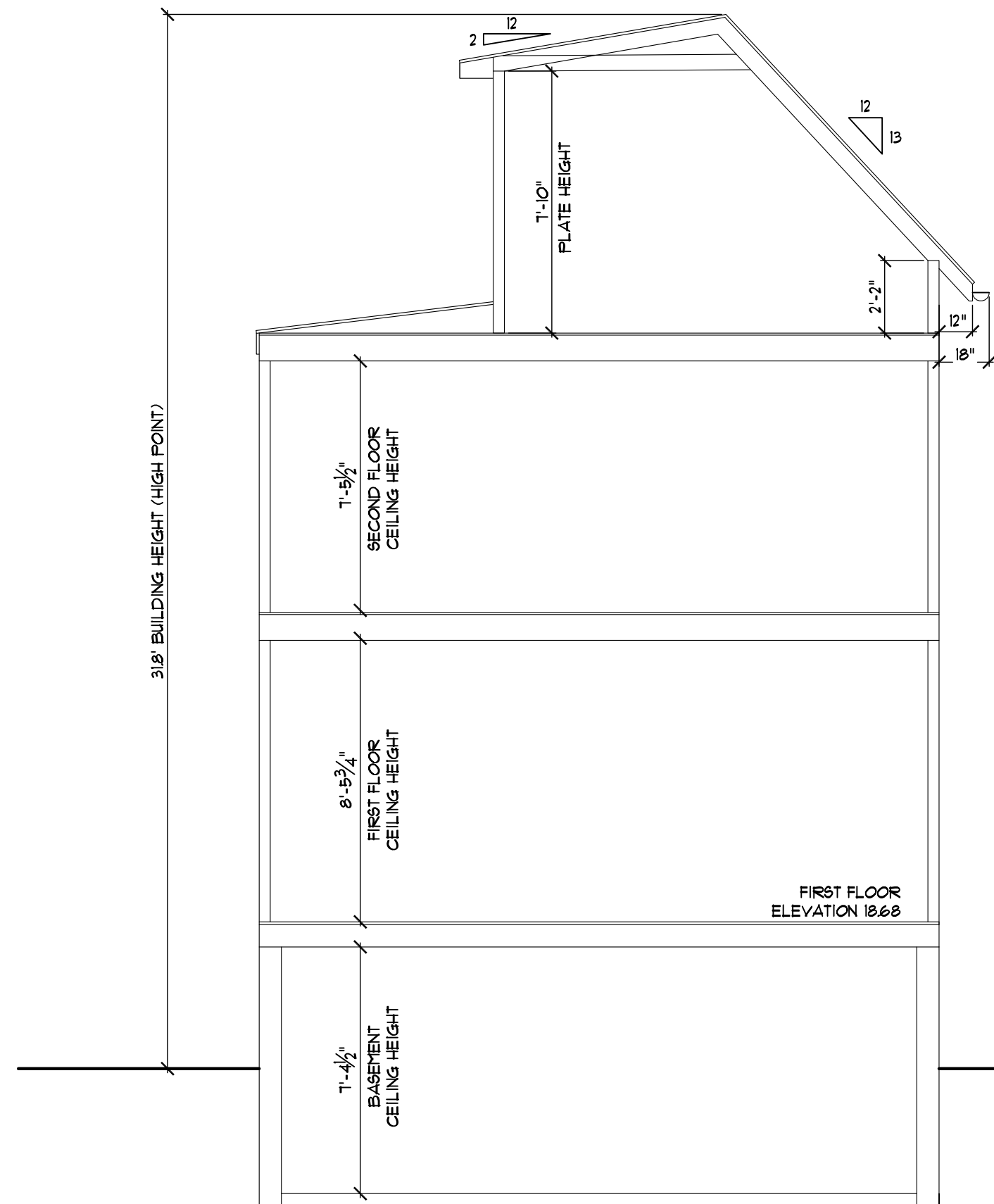
TOTAL AREA = 1265 SQ. FT.
DEMO AREA = 1265 SQ. FT.

DEMOLITION CALCS

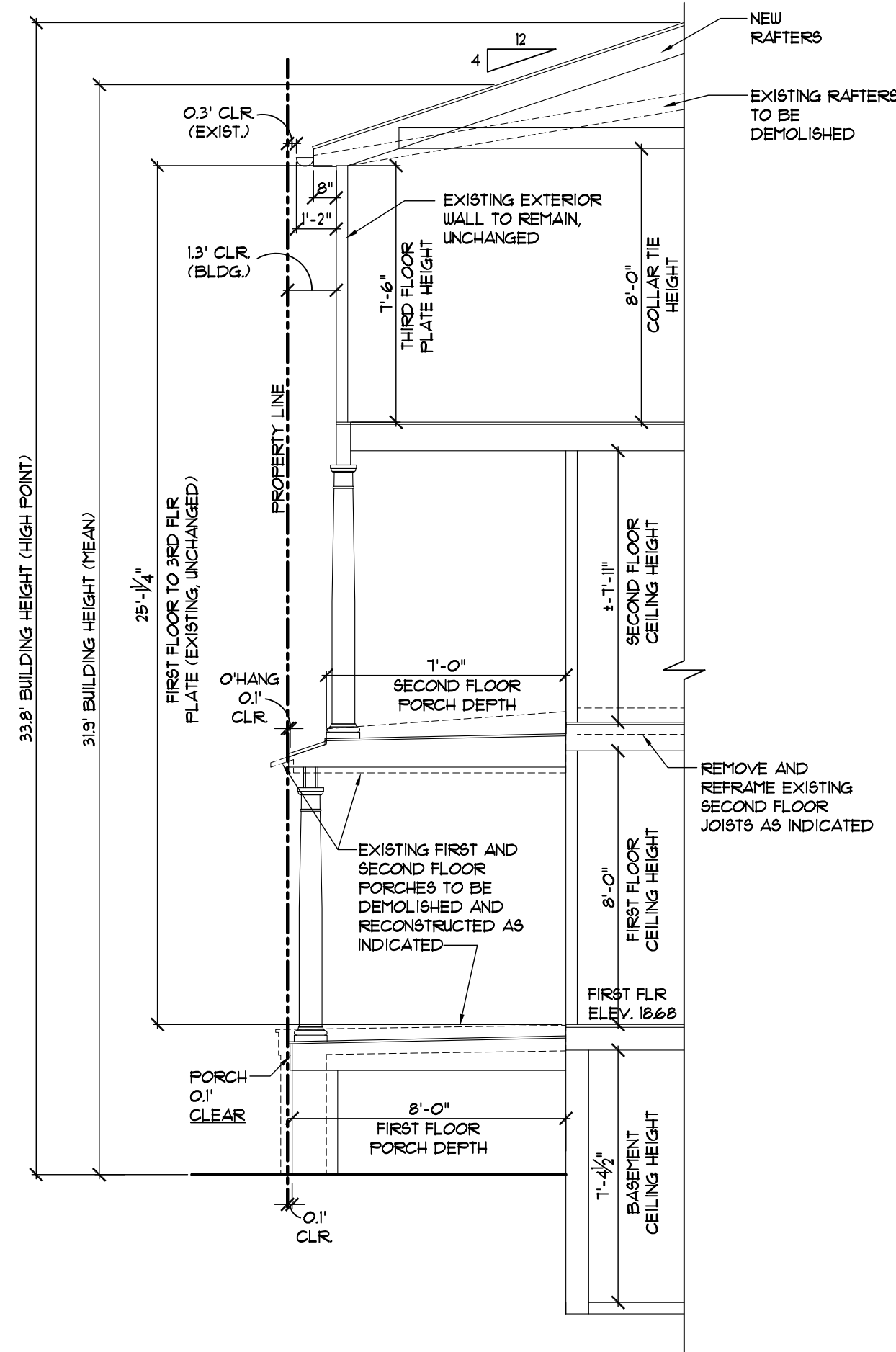
TOTAL AREA = 5516 SQ. FT.
DEMO AREA = 1889 SQ. FT.
PERCENTAGE = 33.1% (PARTIAL DEMOLITION)



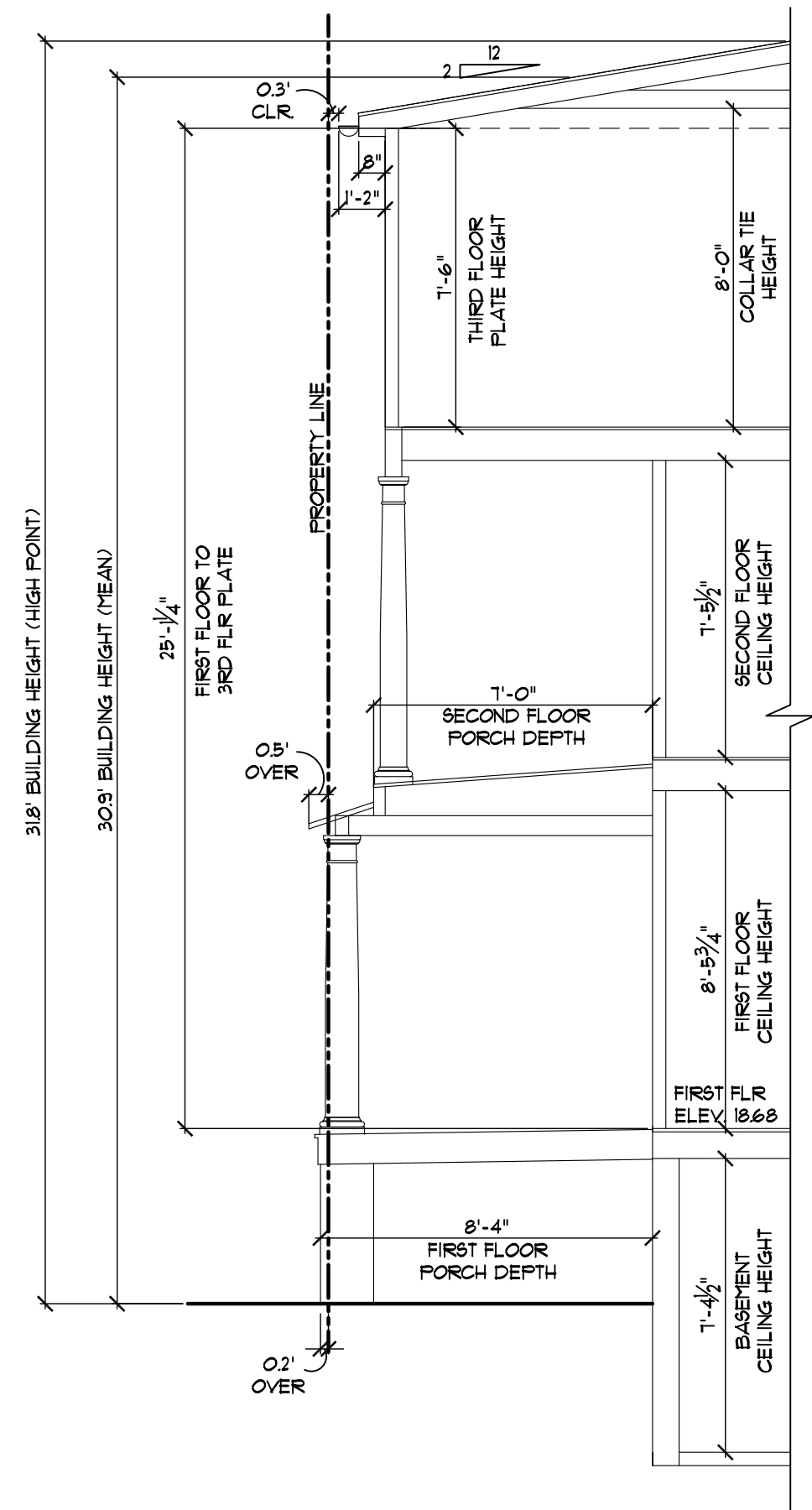
PROPOSED SECTION B-B
1/4" = 1'-0"



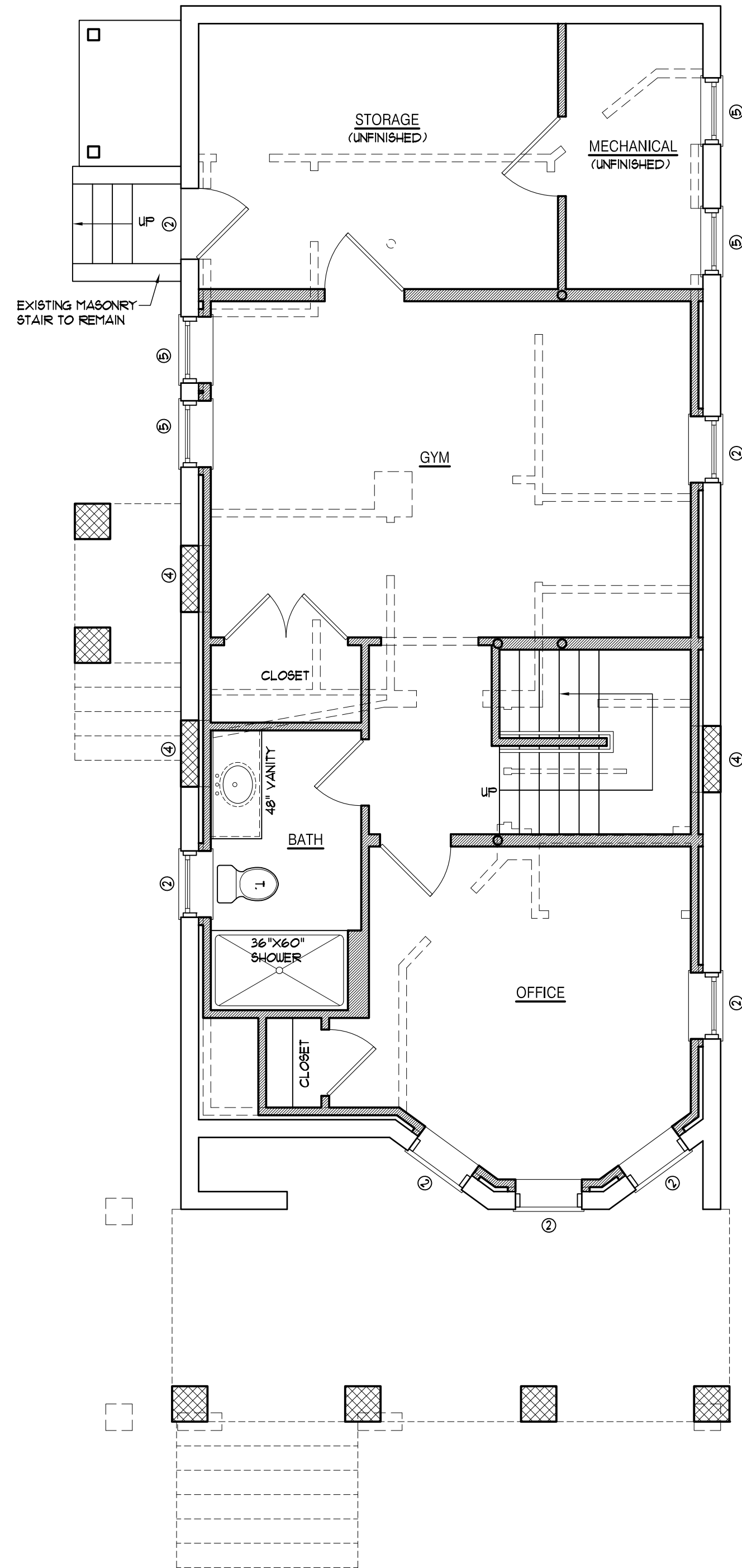
EXISTING SECTION B-B
1/4" = 1'-0"



PROPOSED SECTION A
1/4" = 1'-0"



EXISTING SECTION A
1/4" = 1'-0"

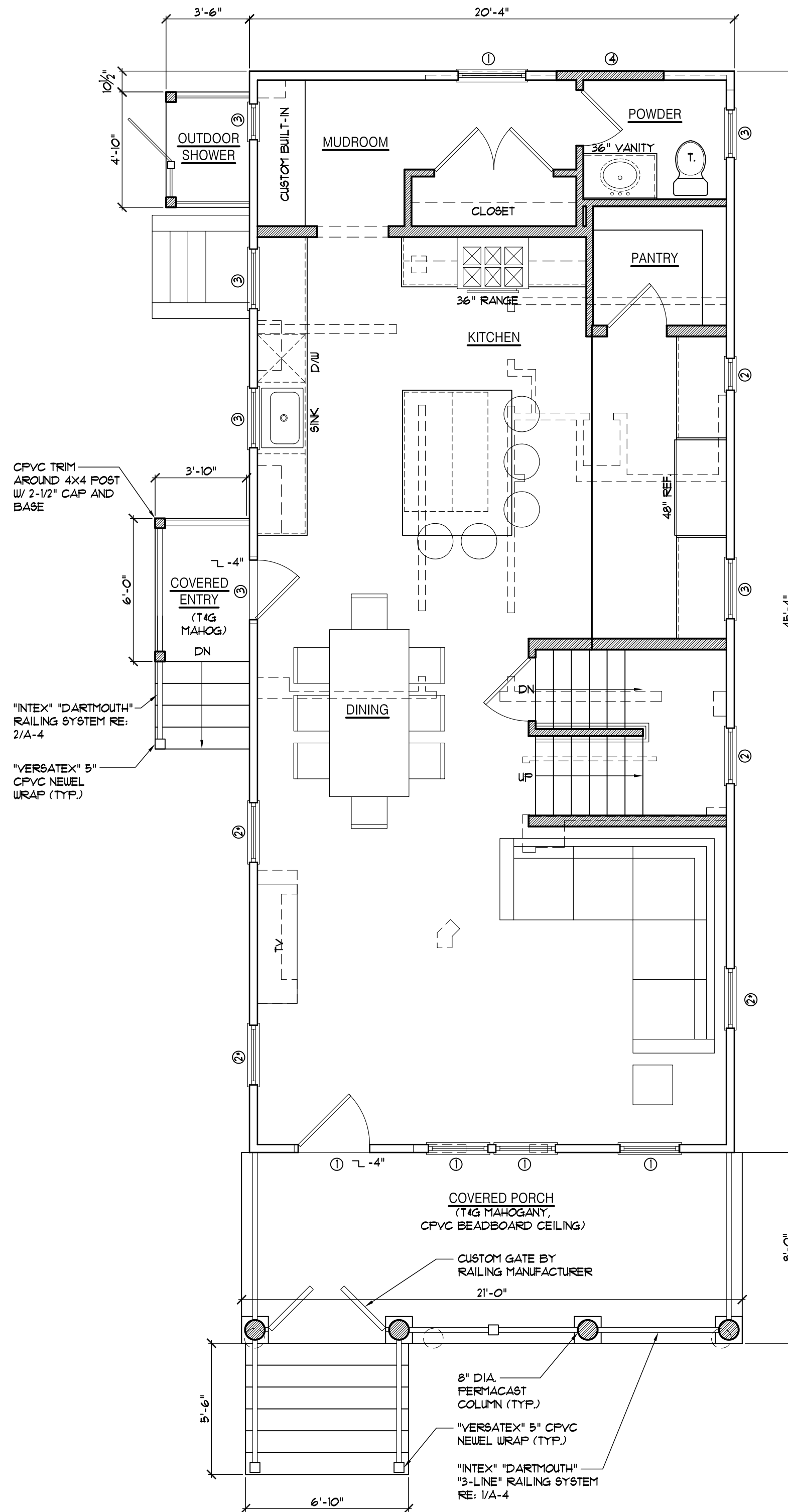


BASEMENT PLAN
1/4"=1'-0"

WINDOW / EXTERIOR DOOR LEGEND

- NEW WINDOW / DOOR IN NEW OPENING
- *NEW FULL FRAME WINDOW IN EXISTING OPENING
- NEW FULL FRAME WINDOW OR EXTERIOR DOOR IN MODIFIED OPENING
- REMOVE EXISTING WINDOW / EXTERIOR DOOR AND INELL OPENING
- NEW VINYL BASEMENT WINDOW IN MODIFIED OPENING

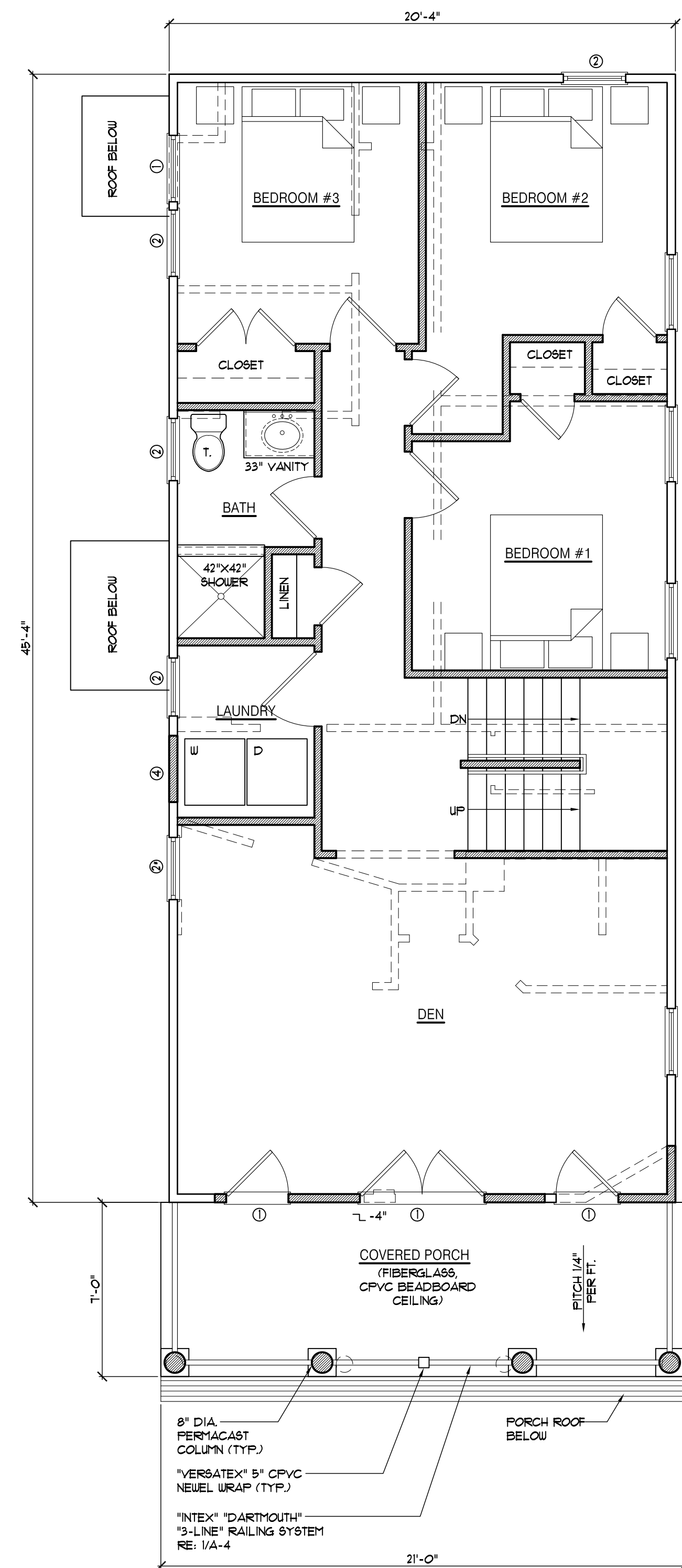
*DENOTES EXISTING WOOD WINDOW (ALL OTHERS EXISTING WINDOWS ARE VINYL REPLACEMENT)



FIRST FLR. PLAN
1/4"=1'-0"

LEGEND

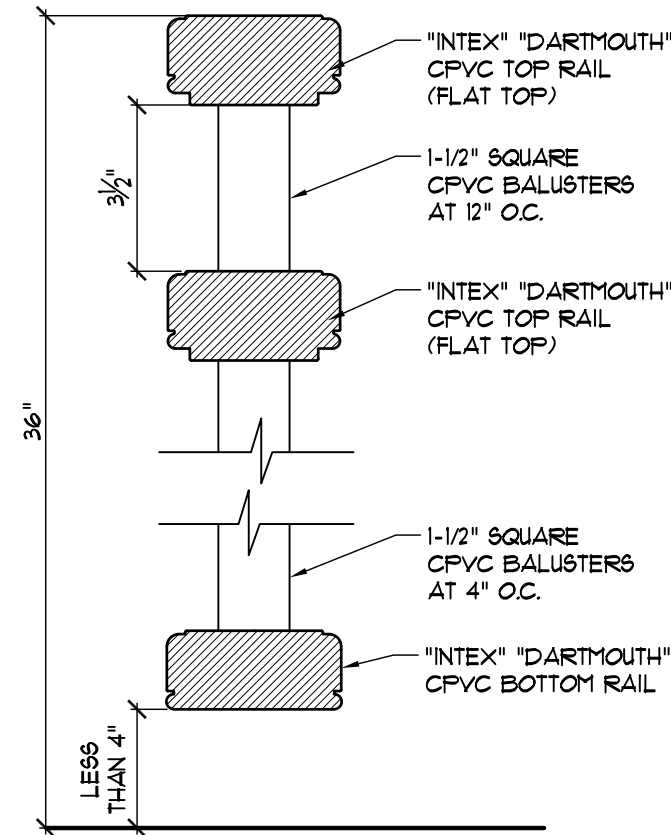
- WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- PROPOSED WALLS



SECOND FLR. PLAN
1/4"=1'-0"

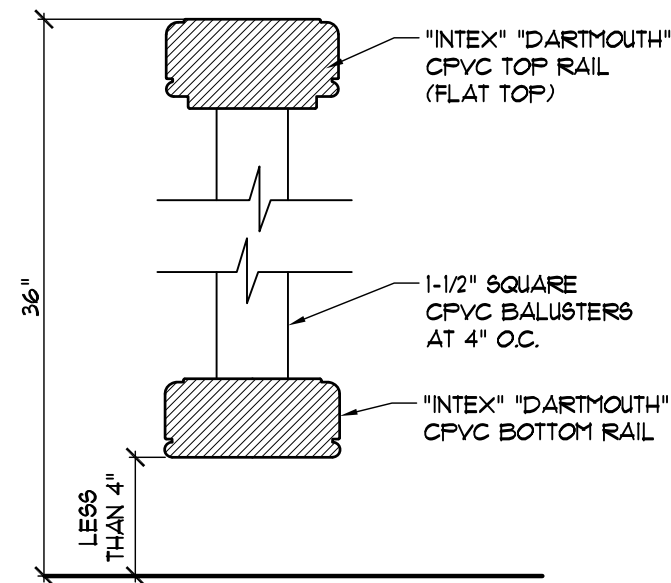
LEGEND

- WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- PROPOSED WALLS



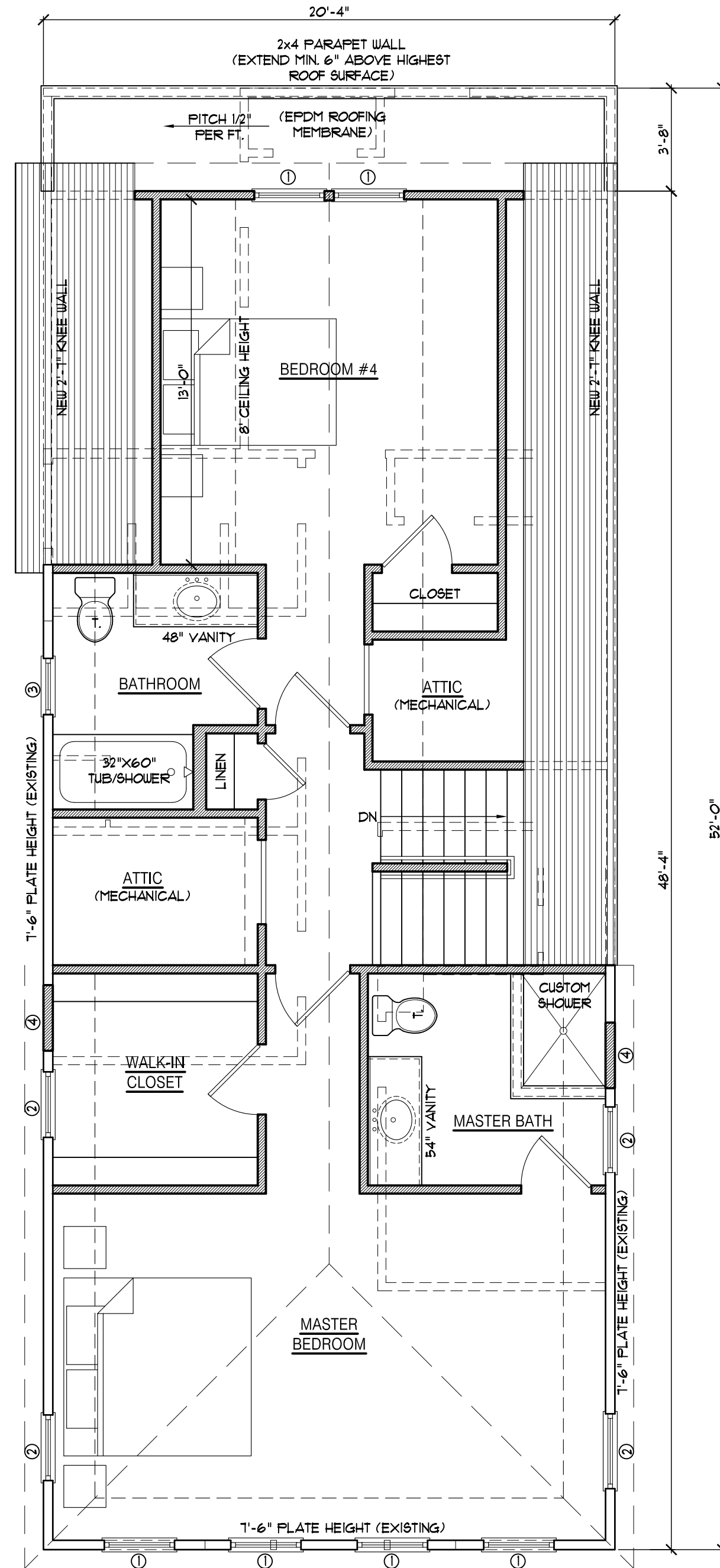
FRONT PORCH
RAILING DETAIL

1 3"=1'-0"



RAILING DETAIL

2 3"=1'-0"



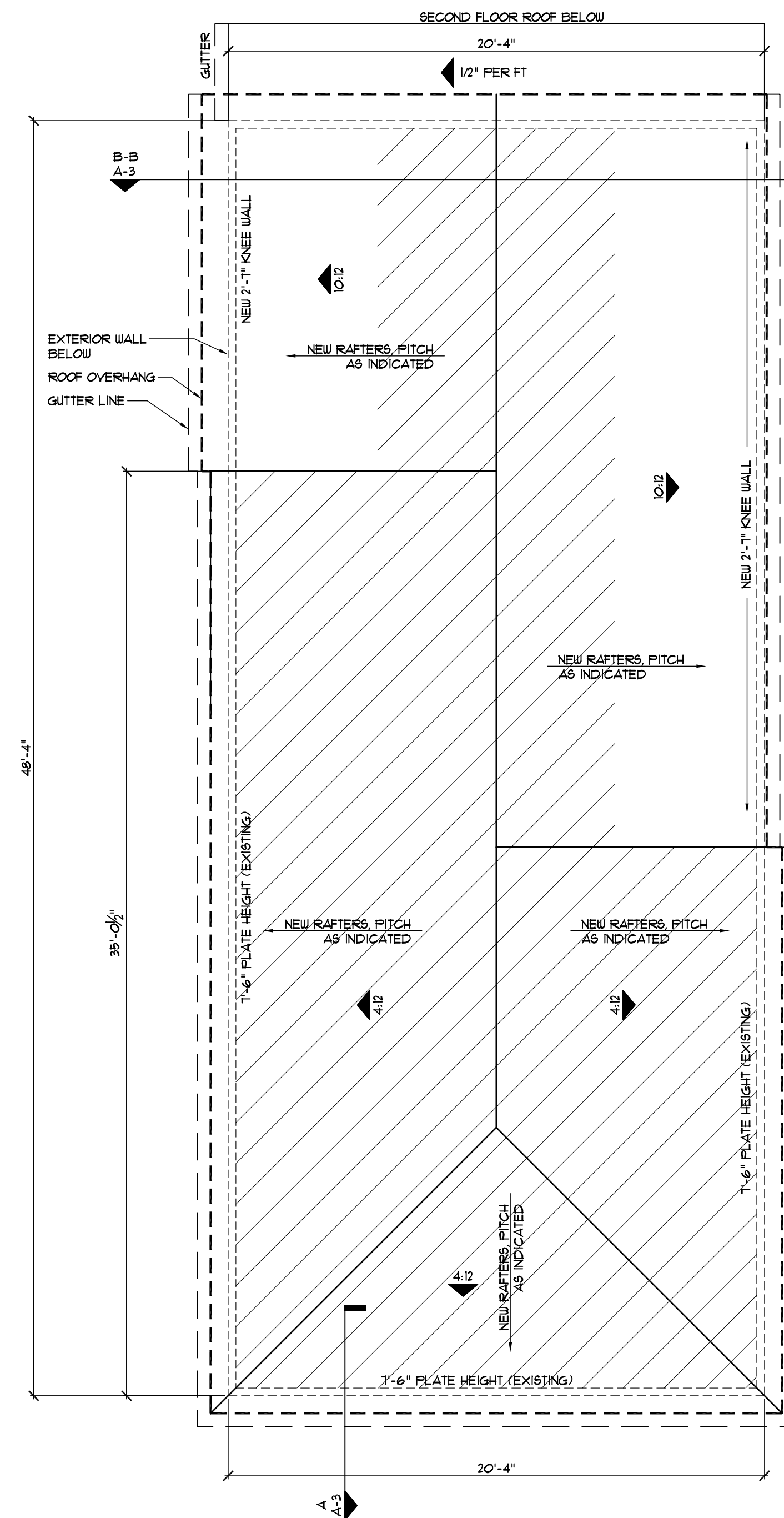
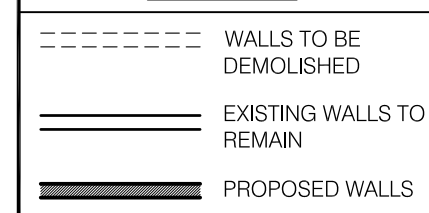
THIRD FLR. PLAN
1/4"=1'-0"

WINDOW / EXTERIOR DOOR LEGEND

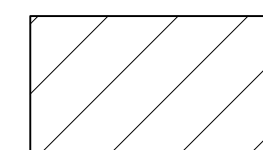
- 1 NEW WINDOW / DOOR IN NEW OPENING
- 2 *NEW FULL FRAME WINDOW IN EXISTING OPENING
- 3 NEW FULL FRAME WINDOW OR EXTERIOR DOOR IN MODIFIED OPENING
- 4 REMOVE EXISTING WINDOW / EXTERIOR DOOR AND INFILL OPENING
- 5 NEW VINYL BASEMENT WINDOW IN MODIFIED OPENING

*DENOTES EXISTING WOOD WINDOW (ALL OTHERS EXISTING WINDOWS ARE VINYL REPLACEMENT)

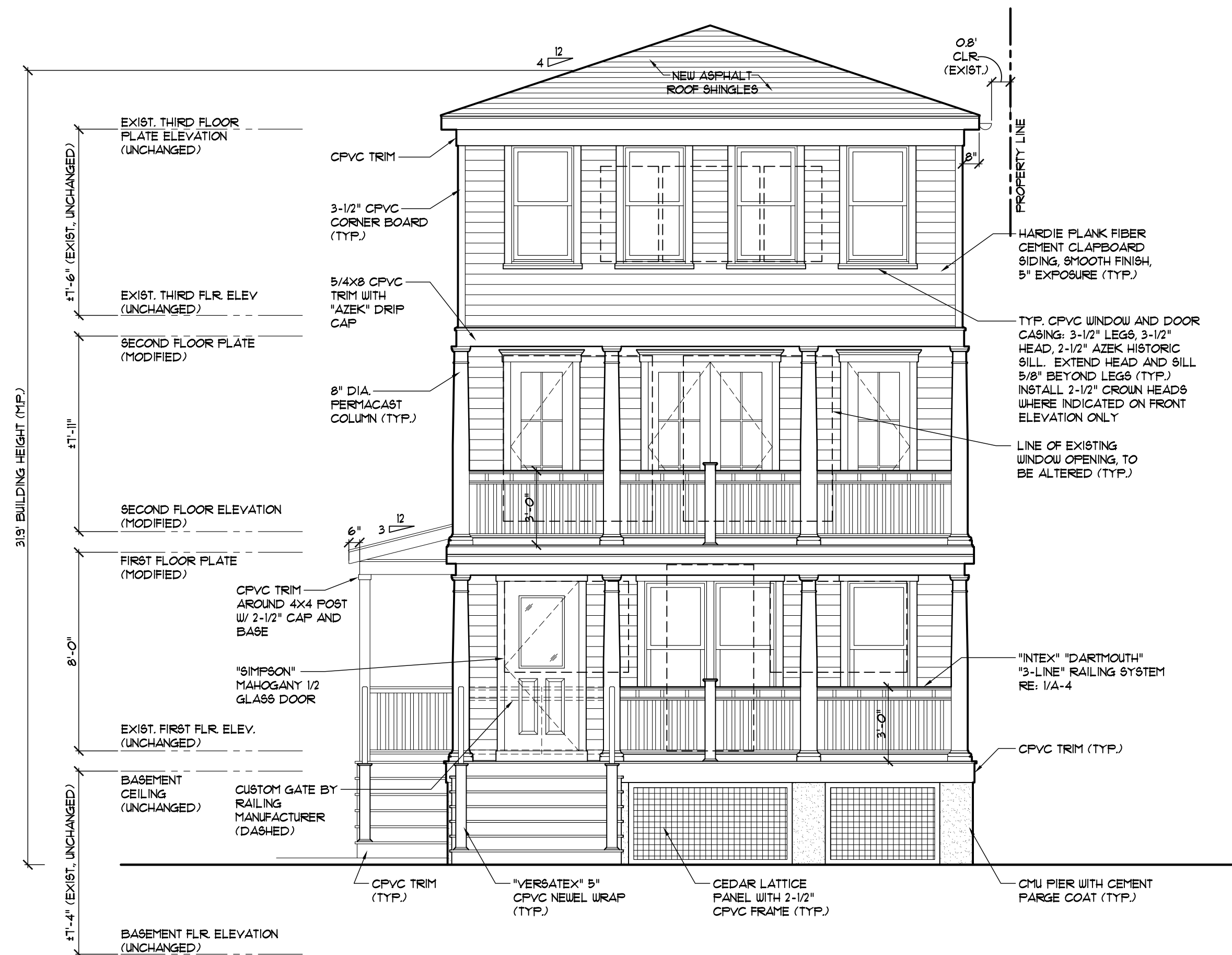
LEGEND



PROPOSED ROOF PLAN
1/4"=1'-0"



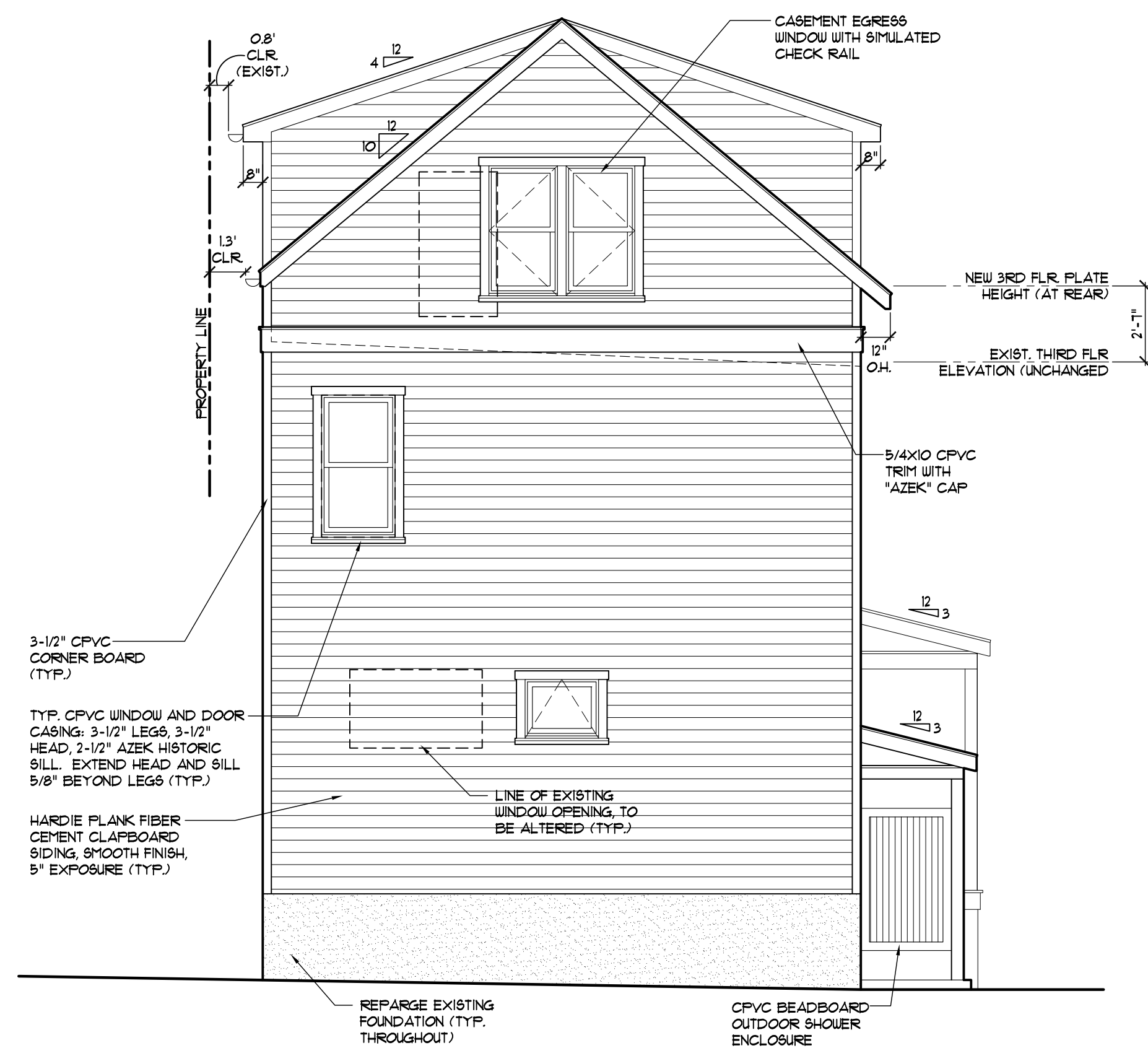
AREA OF 1'-0" OR GREATER
CEILING HEIGHT = 127 SQ. FT.



FRONT ELEV. (SOUTH)
1/4" = 1'-0"



SIDE ELEV (WEST)
1/4" = 1'-0"



REAR ELEV. (NORTH)
1/4" = 1'-0"



SIDE ELEV (EAST)
1/4" = 1'-0"