

STONE RESIDENCE

14 Abbott Avenue
Ocean Grove, NJ 07756
Block: 247 Lot: 3

PROJECT INFORMATION

BUILDING CODES:
REHABILITATION SUBCODE (NJAC 5:23-6)
INTERNATIONAL RESIDENTIAL CODE - 2021 (NJ EDITION), WHERE APPLICABLE

BUILDING STATISTICS:
USE GROUP: R-5
CONSTRUCTION CLASS: 5B
NUMBER OF STORIES: 2

WIND SPEED (V_W): 125 MPH (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE V_W DOES NOT EXCEED 150 MPH)
FLOOD HAZARD: THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA

BUILDING AREA:

	EXISTING	ADDED	TOTAL
FIRST FLOOR AREA	1,606 SQ. FT.	--	1,606 SQ. FT.
SECOND FLOOR AREA	1,406 SQ. FT.	--	1,406 SQ. FT.
HABITABLE ATTIC AREA	50 SQ. FT.	109 SQ. FT.	159 SQ. FT.
TOTAL	3,164 SQ. FT.	109 SQ. FT.	3,273 SQ. FT.
CONSTRUCTION VOLUME		39,368 CU. FT.	

* HABITABLE ATTIC AREA TAKEN FROM A CEILING HEIGHT OF 7' OR GREATER. NOTE: PROPOSED HABITABLE ATTIC AREA IS LESS THAN 1/3 OF FLOOR AREA BELOW, THEREFORE, IT DOES NOT QUALIFY AS A "STORY"

ZONING INFORMATION

REQUIREMENTS FOR HD-O DISTRICT
(HISTORIC DISTRICT-OCEAN FRONT)

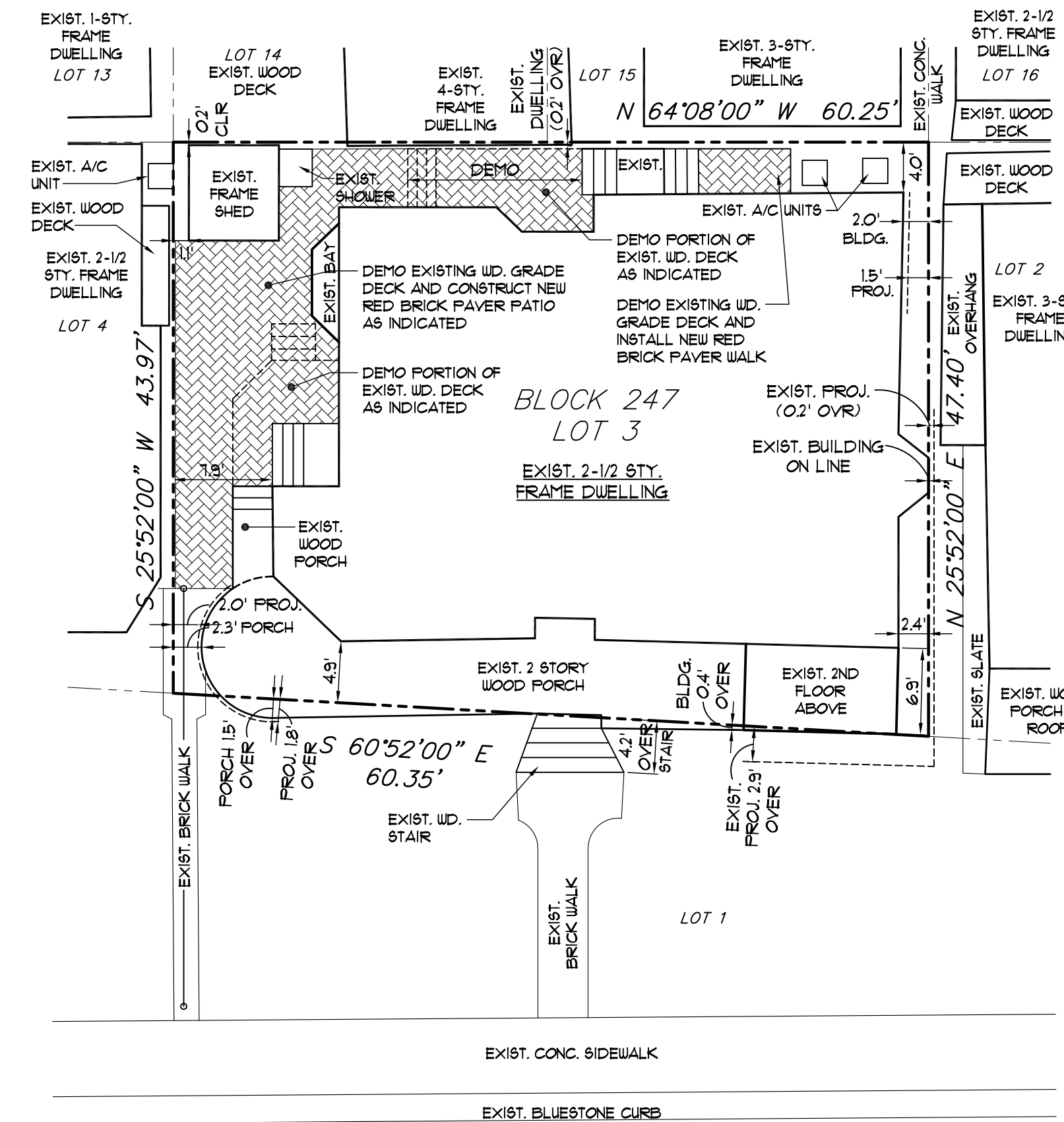
	REQ'D. / ALLOWABLE	EXISTING	PROPOSED
MINIMUM LOT AREA ⁽¹⁾	1,800 SQ. FT.	4,636 SQ. FT.	4,636 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	60.25 FT.	60.25 FT.
MINIMUM LOT FRONTAGE	30 FT.	60.35 FT.	60.35 FT.
MINIMUM LOT DEPTH ⁽¹⁾	60 FT.	18.31 FT.	18.31 FT.
MIN. FRONT YARD SETBACK			
BUILDING	AVG. ALIGNMENT	0.4 FT. (OVER)	0.4 FT. (OVER)
PORCH	AVG. ALIGNMENT	1.5 FT. (OVER)	1.5 FT. (OVER)
PROJECTION	2.0 FT.	2.9 FT. (OVER)	2.9 FT. (OVER)
MIN. SIDE YARD SETBACK			
BUILDING (WEST)	2 FT.	0.0 FT. (ON LINE)	0.0 FT. (ON LINE)
PROJECTIONS (WEST)	2 FT.	0.2 FT. (OVER)	0.2 FT. (OVER)
BUILDING (EAST)	2 FT.	2.3 FT.	2.3 FT.
PROJECTIONS (EAST)	2 FT.	2.0 FT.	2.0 FT.
MIN. COMBINED SIDE YARD SETBACK	4 FT.	2.3 FT.	2.3 FT.
MIN. REAR YARD SETBACK	3.1 FT.	4.0 FT.	4.0 FT.
PROJECTIONS	2.0 FT.	2.9 FT.	2.9 FT.
ACCESSORY STRUCTURE			
SHED			
SIDE YARD SETBACK	2 FT.	1.1 FT.	1.1 FT.
REAR YARD SETBACK	3.1 FT.	0.2 FT.	0.2 FT.
MAX. BUILDING COVERAGE	85% (3,992 SQ. FT.)	44.6% (2,095 SQ. FT.)	44.5% (2,089 SQ. FT.)
MAX. TOTAL LOT COVER	90% (4,226 SQ. FT.)	67.6% (3,116 SQ. FT.)	67.3% (3,162 SQ. FT.)
MAX. NUMBER OF STORIES	2-1/2 STORIES	2-1/2 STORIES	2-1/2 STORIES
MAX. BUILDING HEIGHT	35 FT.	26.5 FT.	26.5 FT.
EXISTING USE OR USES	SINGLE-FAMILY RESIDENTIAL		
PROPOSED USE OR USES	SINGLE-FAMILY RESIDENTIAL		

(1) PER ORDINANCE SECTION 413.03 PART E: FOR LOTS EAST OF CENTRAL AVENUE, THE LOT AREA AND DEPTH REQUIREMENT SHALL BE MEASURED FROM THE CURB LINE RATHER THAN THE PROPERTY LINE. A CALCULATION OF BUILDING AND LOT COVERAGE REQUIREMENTS SHALL BE BASED ON THE RESULTANT LOT AREA

PRE-EXISTING NON-CONFORMITY, UNCHANGED

DRAWING INDEX

- A-1 PROJECT INFORMATION, SITE PLAN, DETAILS
- A-2 EXISTING CONDITIONS
- A-3 FLOOR PLANS
- A-4 ELEVATIONS



ABBOTT AVENUE
25.0' R.O.W.

PROPOSED SITE PLAN

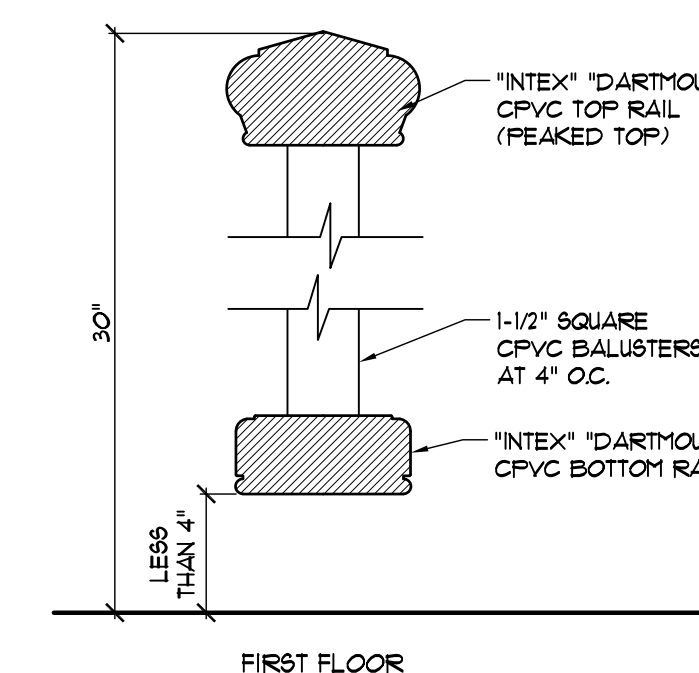
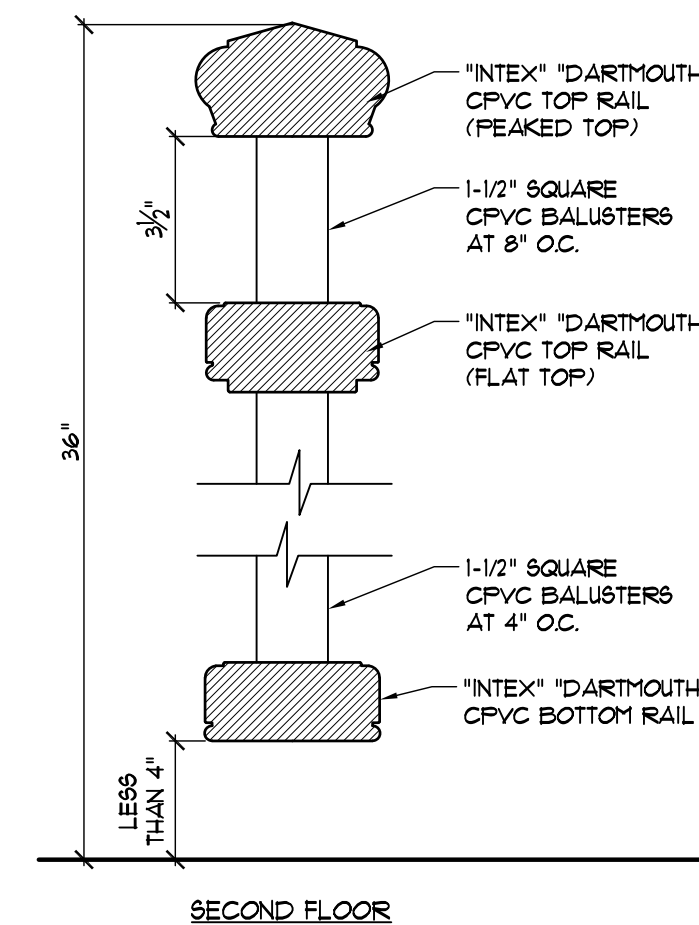
1"=10'-0"

SITE INFORMATION TAKEN FROM "PLAN OF SURVEY", DATED 05/18/23, PREPARED BY GREGG A. GAFFNEY (NJPLS NO. 6543304) OF CONTROL LAYOUTS, INC. LAND SURVEYORS

COVERAGE CALCS

1"=20"

LOT AREA:	4,636	SQ. FT.
BUILDING COVERAGE:		
PRINCIPAL BUILDING	1,718	SQ. FT.
COVERED PORCH	310	SQ. FT.
SHED	55	SQ. FT.
ENCROACHING STRUCTURE	5	SQ. FT.
TOTAL	2,089	SQ. FT. (44.5%)
IMPERVIOUS COVERAGE:		
TOTAL BUILDING COVERAGE	2,089	SQ. FT.
UNCOVERED PORCHES	32	SQ. FT.
REAR DECK	14	SQ. FT.
STEPS	69	SQ. FT.
BRICK PAVERS	408	SQ. FT.
SHOWER	8	SQ. FT.
A/C UNITS	8	SQ. FT.
WALK WAYS	172	SQ. FT.
SIDEWALK	362	SQ. FT.
TOTAL	3,162	SQ. FT. (67.3%)



ENLARGED RAILING DETAIL

3"=1'-0"

PROPOSED ALTERATIONS:
STONE RESIDENCE
14 Abbott Avenue
Ocean Grove, NJ 07756
Block: 247
Lot: 3

SEAL:
Stephen J. Calikpe, AIA
NJ LIC # A100689

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

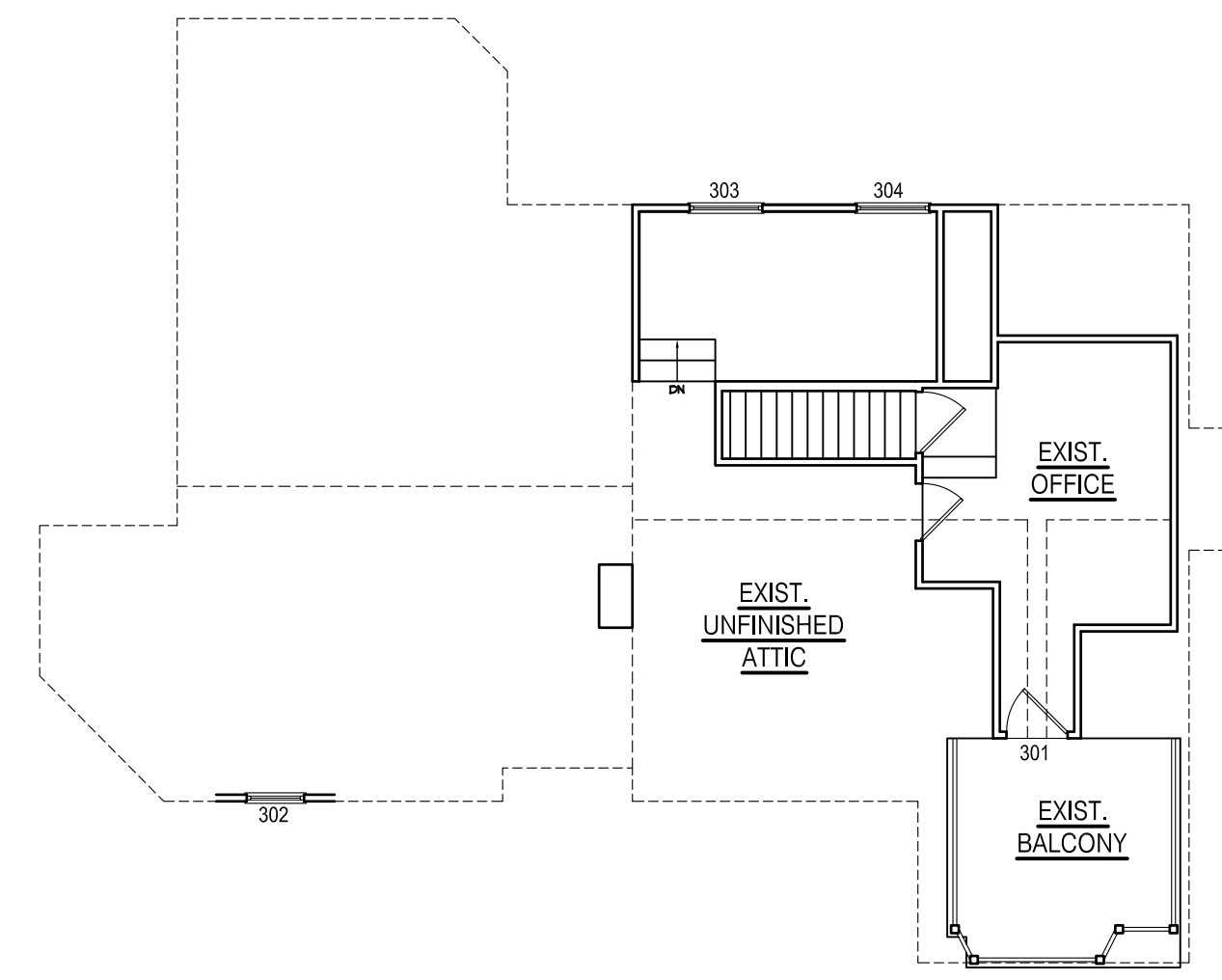
PROJECT INFORMATION,
SITE PLAN, DETAILS
SCALE: AS SHOWN
DRAWN: ABF

DATE	REVISION SUBMISSION	DATE
02/13/23	ISSUED FOR PERMITS PERMIT	09/15/2023
11/09/23	FIELD CHANGES - WINDOWS,	
5/1/24	SIDING, SITE WORK	

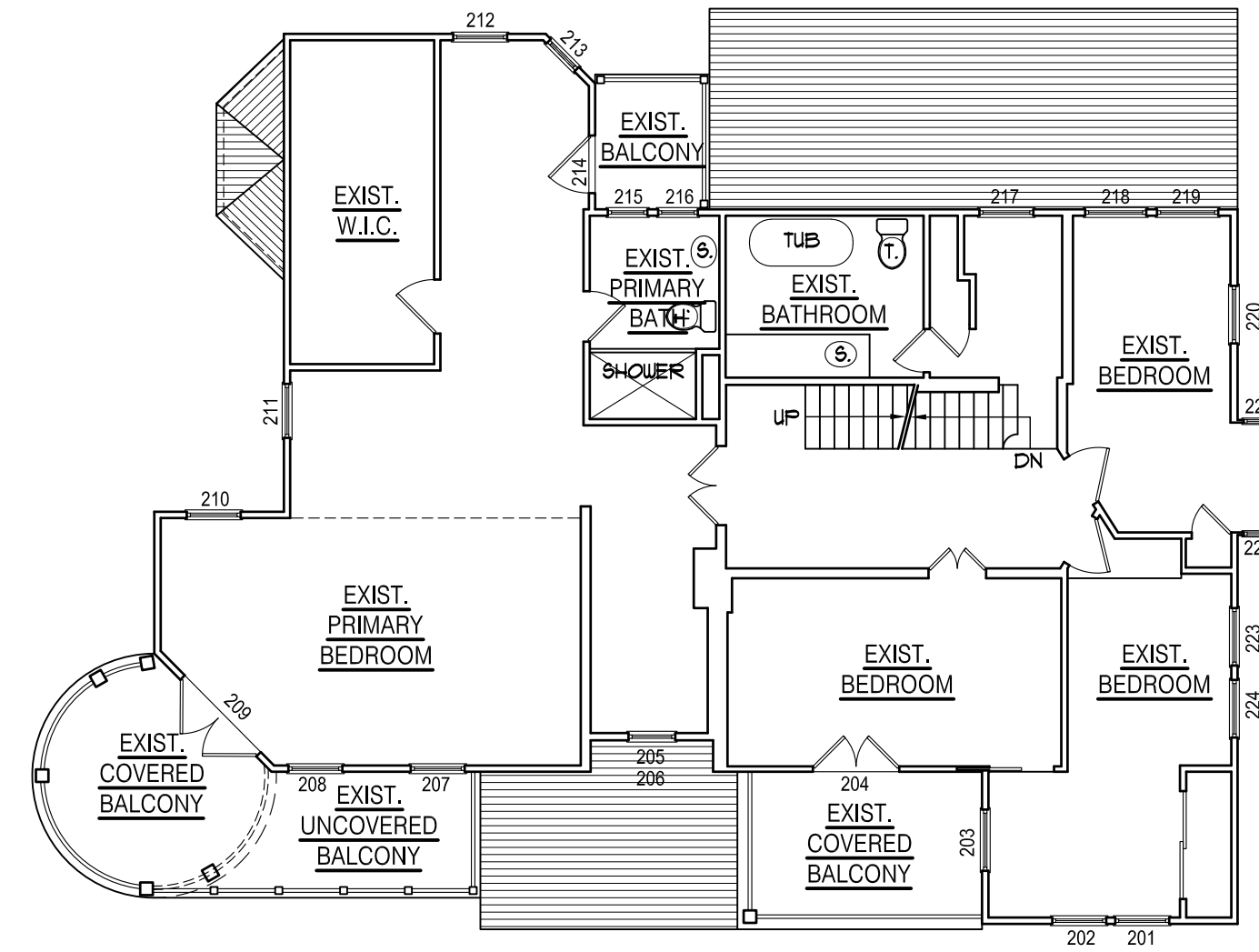
JOB NUMBER
2023-21

A-1
Stone

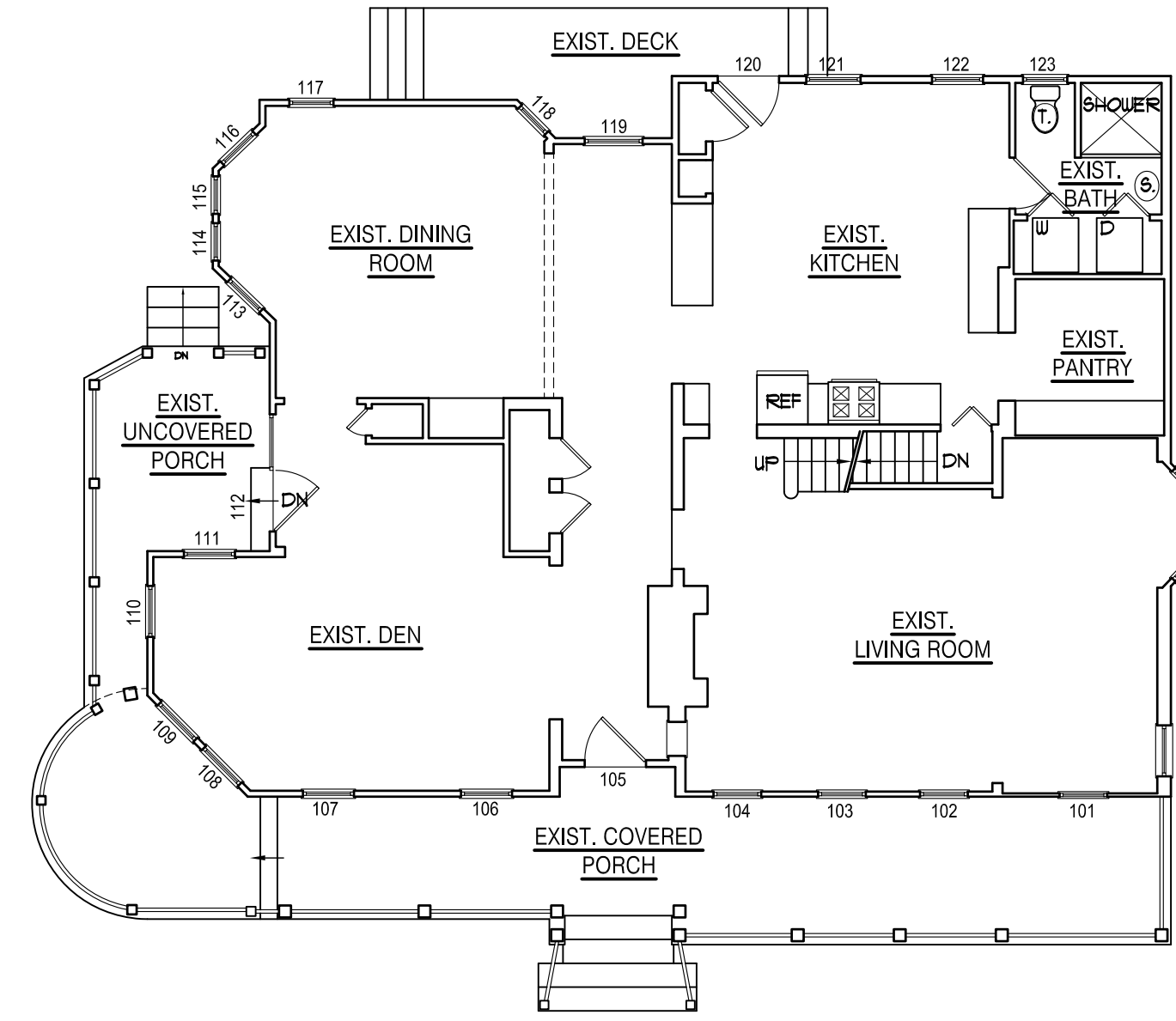
EXISTING CONDITIONS



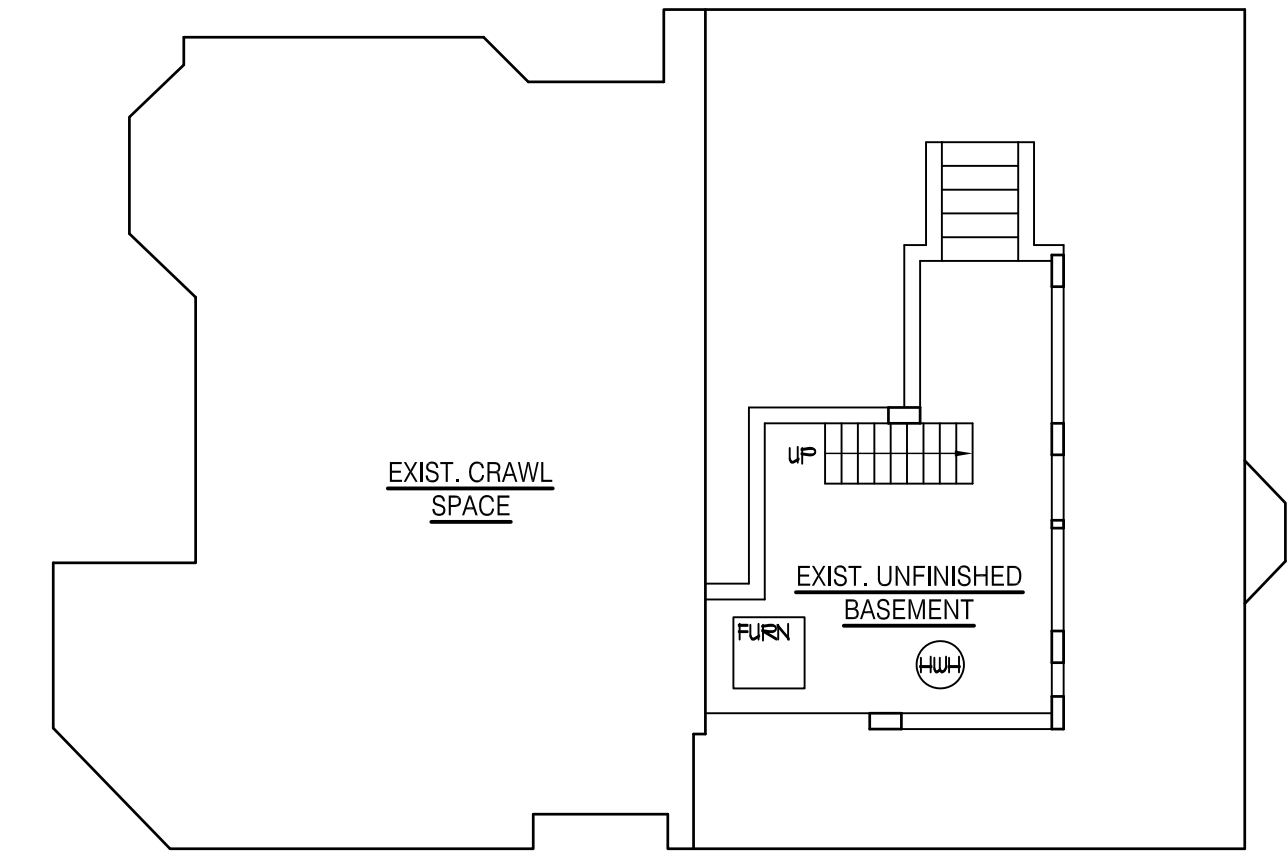
EXIST. HABITABLE ATTIC FLOOR PLAN
1/8" = 1'-0"



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



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



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



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



EXIST. REAR ELEVATION (SOUTH)
1/8" = 1'-0"



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



EXIST. FRONT ELEVATION (NORTH)
1/8" = 1'-0"

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SEAL:
Stephen J. Carls
Stephen J. Carls, AIA
NJ LIC # A1008689

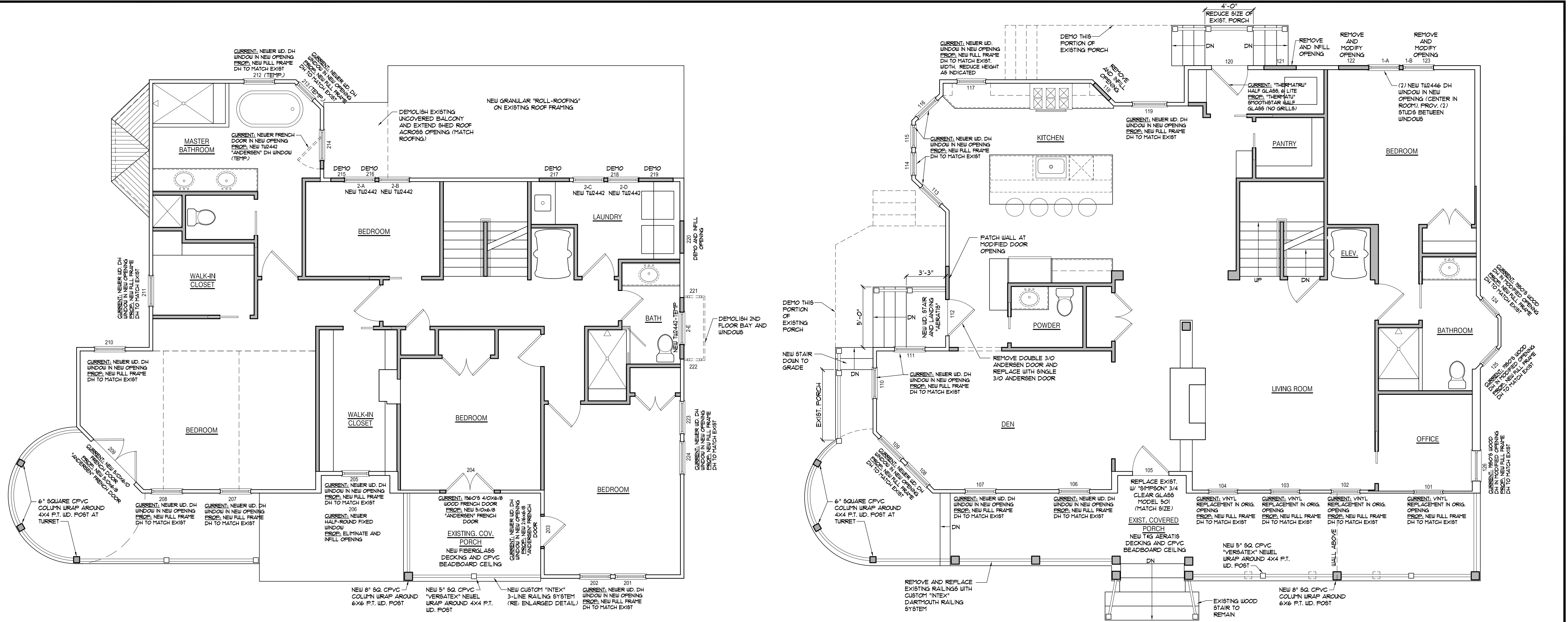
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EXISTING CONDITIONS
SCALE: AS SHOWN
DRAWN: ABF

DATE	REVISION SUBMISSION	DATE
09/15/23	ISSUED FOR RECORDING PERMIT	09/15/2023
11/09/23	FIELD CHANGES - WINDOWS,	
5/17/24	SIDING, SITE WORK	

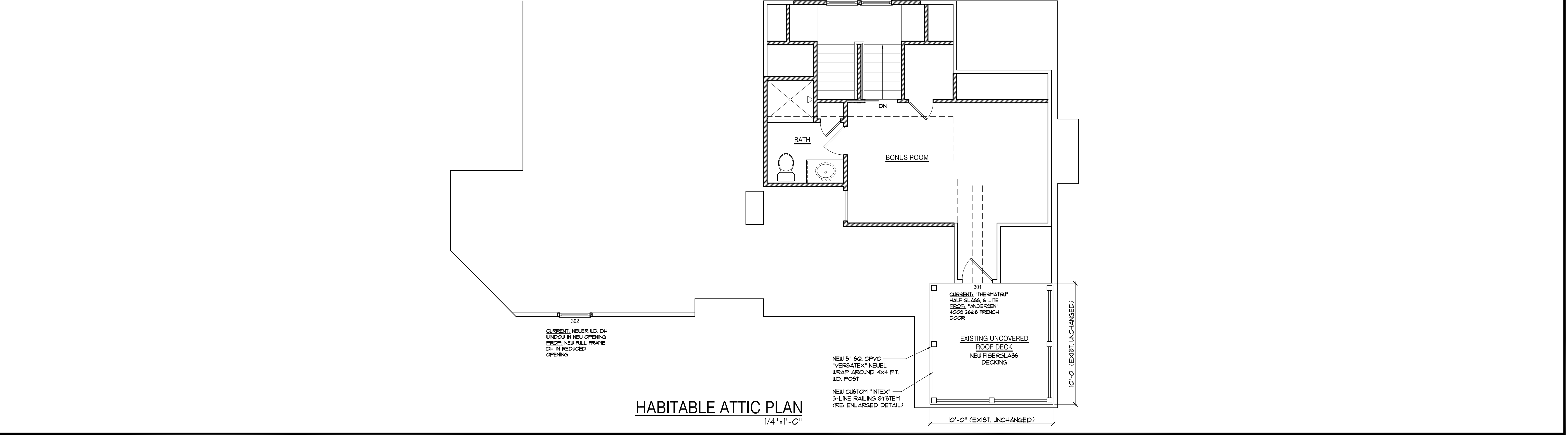
JOB NUMBER
2023-21

A-2
Stone



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

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



HABITABLE ATTIC PLAN
1/4"=1'-0"

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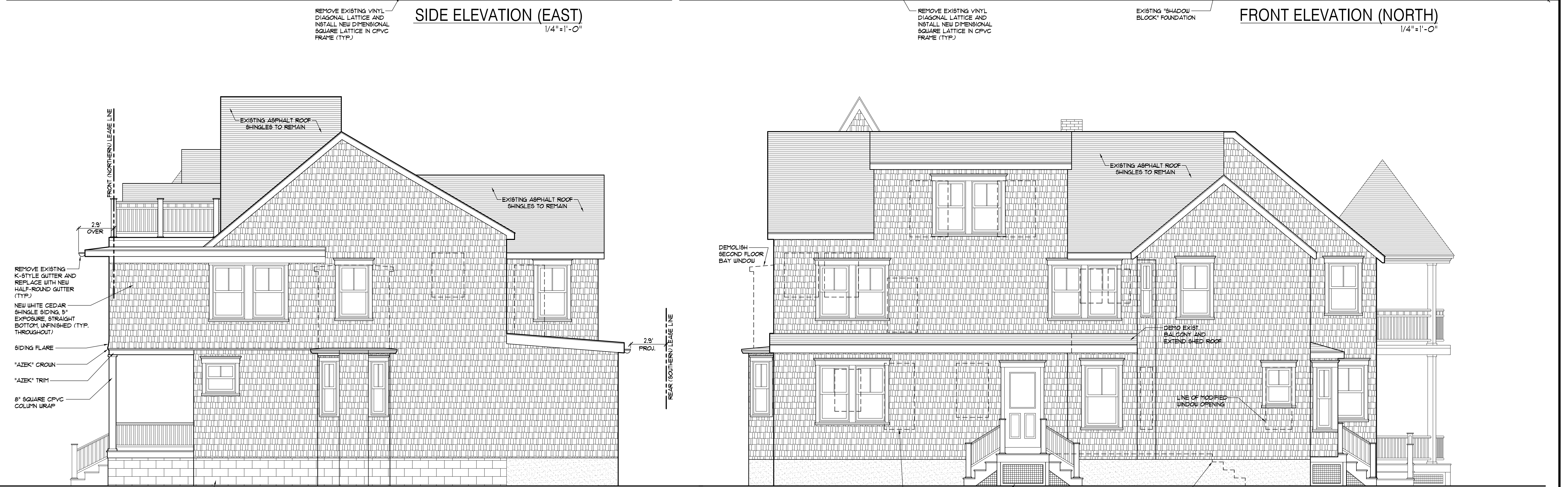
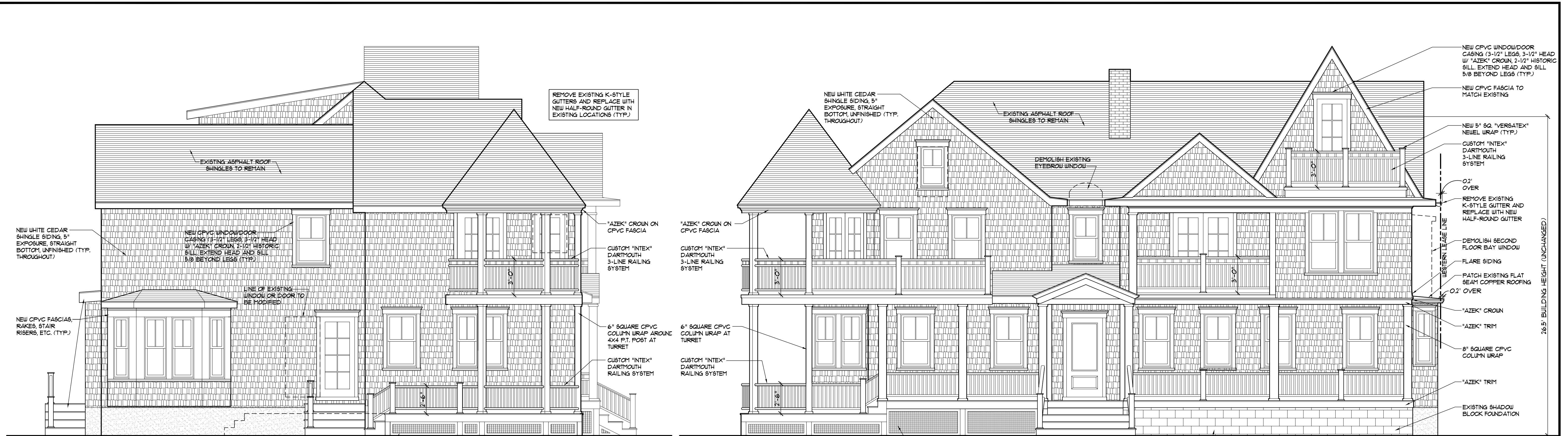
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FLOOR PLANS
SCALE: AS SHOWN
DRAWN: ABF

DATE	REVISION SUBMISSION	DATE	ISSUED FOR RECORDING PERMIT
07/19/21	ISSUED FOR RECORDING PERMIT	09/15/2023	
11/09/23	FIELD CHANGES - WINDOWS,		
5/17/24	SIDING, SITE WORK		

JOB NUMBER
2023-21

A-3
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SCALE:

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ELEVATIONS
 SCALE: AS SHOWN
 DRAWN: ABF
 DATE: 09/15/2023

DATE	REVISION SUBMISSION	DATE
09/15/23	ISSUED FOR BUILDING PERMIT	09/15/2023
11/09/23	FIELD CHANGES - WINDOWS, SIDING, SITE WORK	5/1/24

JOB NUMBER
2023-21

A-4
 Stone