

PROPOSED NEW SINGLE-FAMILY RESIDENCE:

OLECK RESIDENCE

103 Franklin Avenue
Ocean Grove, New Jersey
Block: 270 Lot: 9

PROJECT INFORMATION

BUILDING CODES:

INTERNATIONAL RESIDENTIAL CODE - 2021 (NJ EDITION)

BUILDING STATISTICS:

USE GROUP: R-5
CONSTRUCTION TYPE: 5B
NUMBER OF STORIES: 2-1/2 (ZONING), 2 + HABITABLE ATTIC (BUILDING CODE)
FLOOR AREA:
FIRST FLOOR AREA: 853 SQ. FT.
SECOND FLOOR AREA: 923 SQ. FT.
HABITABLE ATTIC AREA: 290 SQ. FT.
TOTAL: 2,066 SQ. FT.
FINISHED BASEMENT AREA: 302 SQ. FT.
CONSTRUCTION VOLUME: 30,668 CU. FT.

ZONING INFORMATION

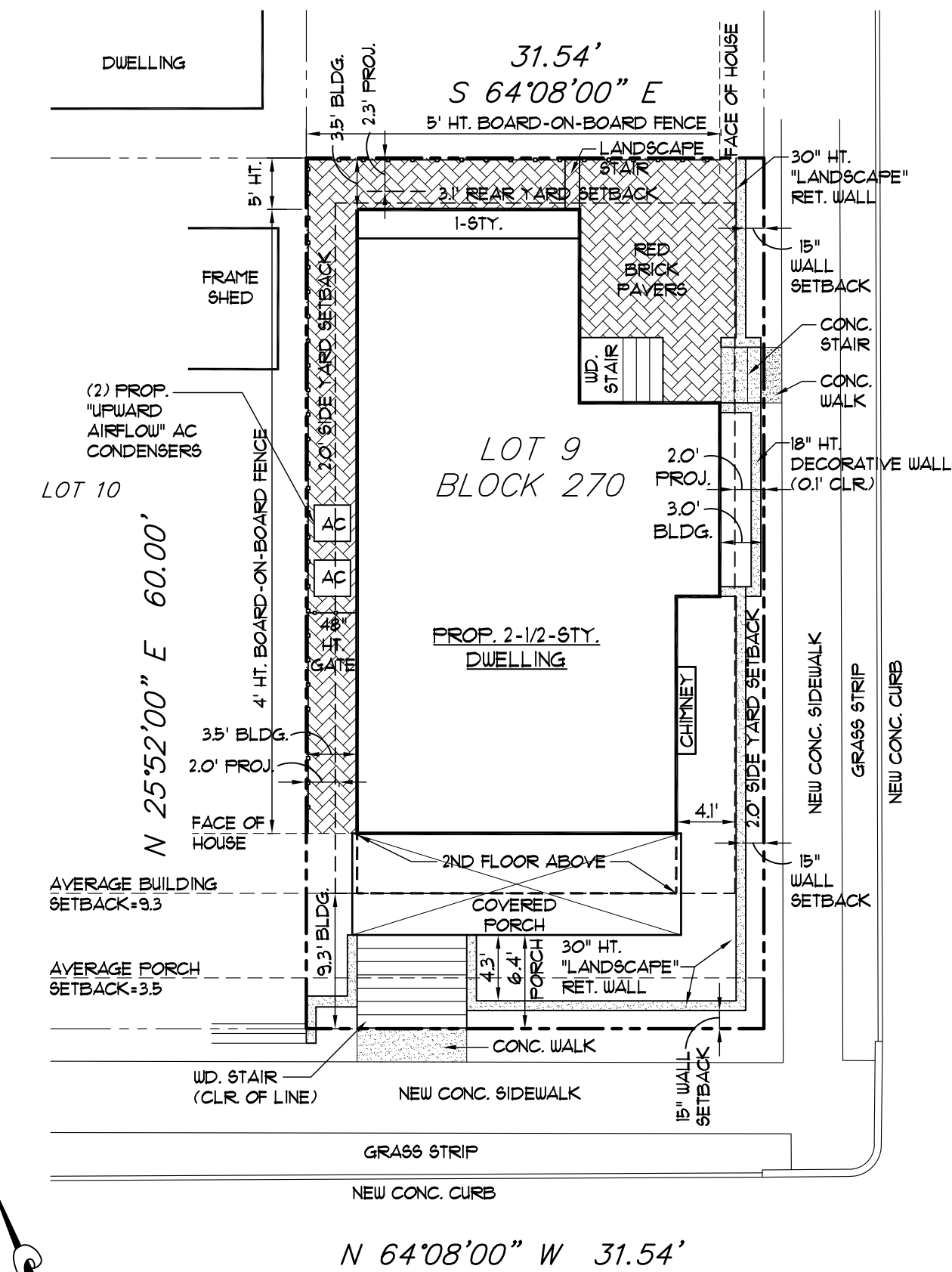
REQUIREMENTS FOR HD-RI (HISTORIC DISTRICT - SINGLE FAMILY)

	REQ'D/ ALLOWED	PROPOSED
MINIMUM LOT AREA	1800 SQ. FT.	1892 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	31.54 FT.
MINIMUM LOT FRONTAGE	30 FT.	60 FT.
MINIMUM LOT DEPTH	60 FT.	60 FT.
MINIMUM FRONT YARD SETBACK:	(1) 9.4 FT. (AVG.)	9.3 FT.
MIN. FRONT PORCH SETBACK:	(1) 3.5 FT. (AVG.)	6.4 FT.
MINIMUM SIDE YARD SETBACK:		
EAST		
BUILDING:	2 FT.	3.0 FT.
PROJECTIONS (INCL. GUTTERS)	2 FT.	2.0 FT.
WEST		
BUILDING:	2 FT.	3.5 FT.
PROJECTIONS (INCL. GUTTERS)	2 FT.	2.5 FT.
MIN. REAR YARD SETBACK:		
BUILDING:	31 FT.	3.5 FT.
PROJECTIONS (INCL. GUTTERS):	2 FT.	2.3 FT.
MAX. % BLDG. COVERAGE	85%	55.8%
MAX. % TOTAL LOT COV.	90%	86.8%
MAX. NUMBER OF STORIES	2.5	2.5
MAX. BUILDING HEIGHT (M.F.P.)	35 FT.	32.2 FT.
MIN. IMPROVABLE LOT AREA	1000 SQ. FT.	1310 SQ. FT.
MIN. IMPROVABLE AREA-DIAMETER OF CIRCLE (FEET)	21 FT.	21.5 FT.
EXISTING USE OR USES	VACANT LOT	
PROPOSED USE OR USES	SINGLE-FAMILY RESIDENTIAL	

(1) FROM NEPTUNE LAND DEVELOPMENT ORDINANCE, SECTION 413.06 "YARD REQUIREMENTS", ITEM D - NO BUILDING LINE OR FRONT PORCH LINE NEED BE SET BACK FARTHER THAN THE AVERAGE ALIGNMENT OF THOSE FRONT BUILDING AND PORCH LINES OF EXISTING BUILDINGS WITHIN 200' ON EACH SIDE OF THE LOT AND WITHIN THE SAME BLOCK FRONT AND WITHIN THE SAME ZONE DISTRICT. THIS PROVISION DOES NOT PERMIT THE ENCROACHMENT OF BUILDINGS OR PORCHES INTO THE FLARED OPEN SPACE AREA.

DRAWING INDEX

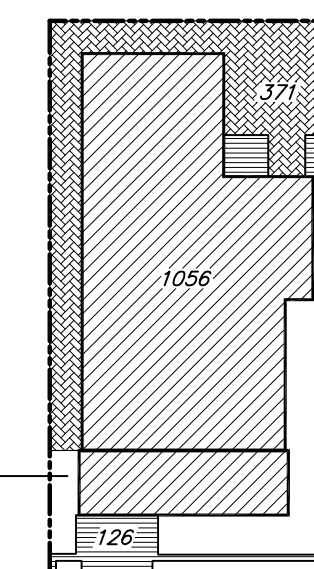
- A-1 PROJECT INFORMATION, SITE PLAN, ENLARGED DETAILS
- A-2 FLOOR PLANS
- A-3 ELEVATIONS



SITE PLAN

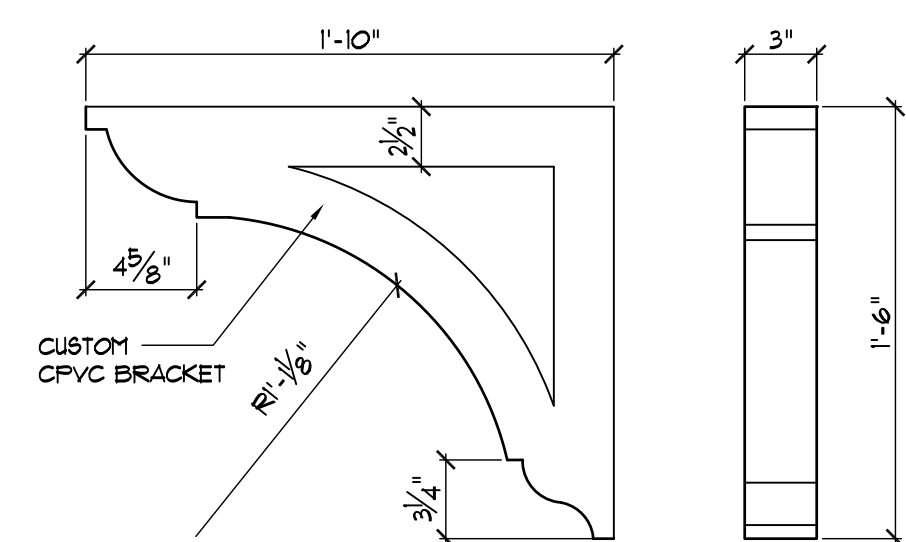
1" = 10'-0"

SITE INFORMATION TAKEN FROM "TOPOGRAPHIC SURVEY OF PROPERTY", DATED 10/15/24, PREPARED BY MARC CRONE, N.J.P.L.S. L.I.C. NO. 246504131300 OF LAKELAND SURVEYING, ROCKAWAY, NJ

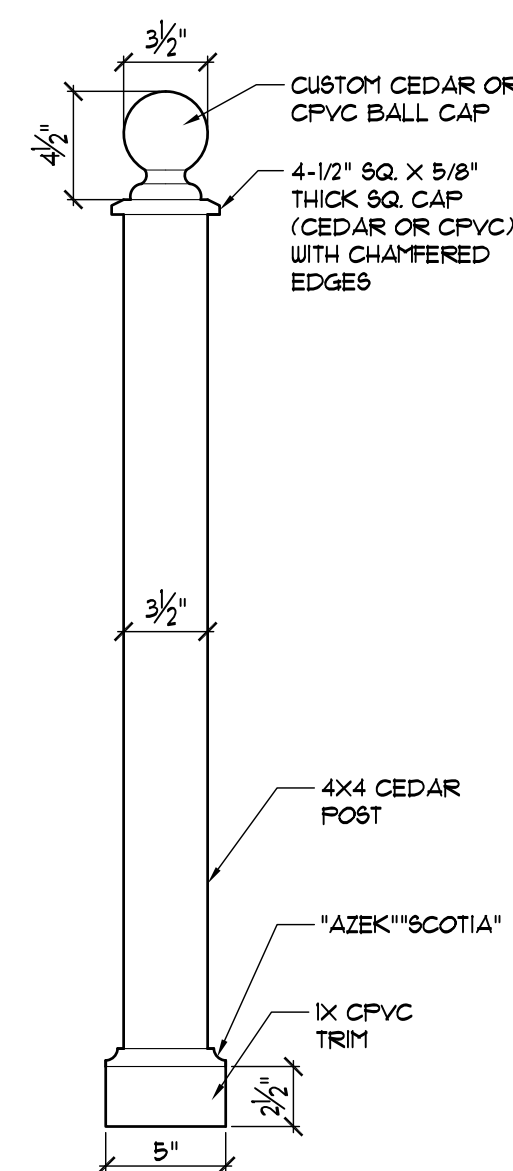


COVERAGE CALCS

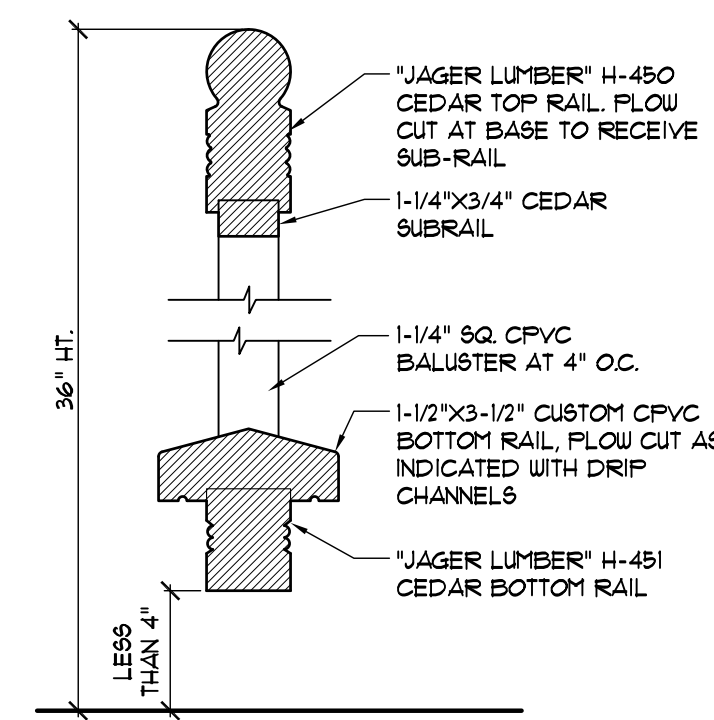
LOT AREA =	1892 SQ. FT.
BUILDING COVERAGE:	
HOUSE + PORCH =	1036 SQ. FT.
PERCENTAGE =	55.8%
LOT COVERAGE:	
HOUSE + PORCH +	1036 SQ. FT.
PAVERS =	311 SQ. FT.
RETAINING WALLS/STEPS =	216 SQ. FT.
TOTAL =	1643 SQ. FT.
PERCENTAGE =	86.8%



③ ENLARGED BRACKET DETAIL
1 1/2" = 1'-0"



② NEWEL DETAIL
1 1/2" = 1'-0"



① RAILING DETAIL
3" = 1'-0"

PROPOSED NEW SINGLE-FAMILY RESIDENCE:
OLECK RESIDENCE

103 Franklin Ave.
Ocean Grove, NJ 07756

Block: 270
Lot: 9

SHORE POINT
ARCHITECTURE, PA

105 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.8900 F: 732.774.7250 www.shorepointarch.com

PROJECT INFORMATION,
SITE PLAN, ENLARGED
DETAILS

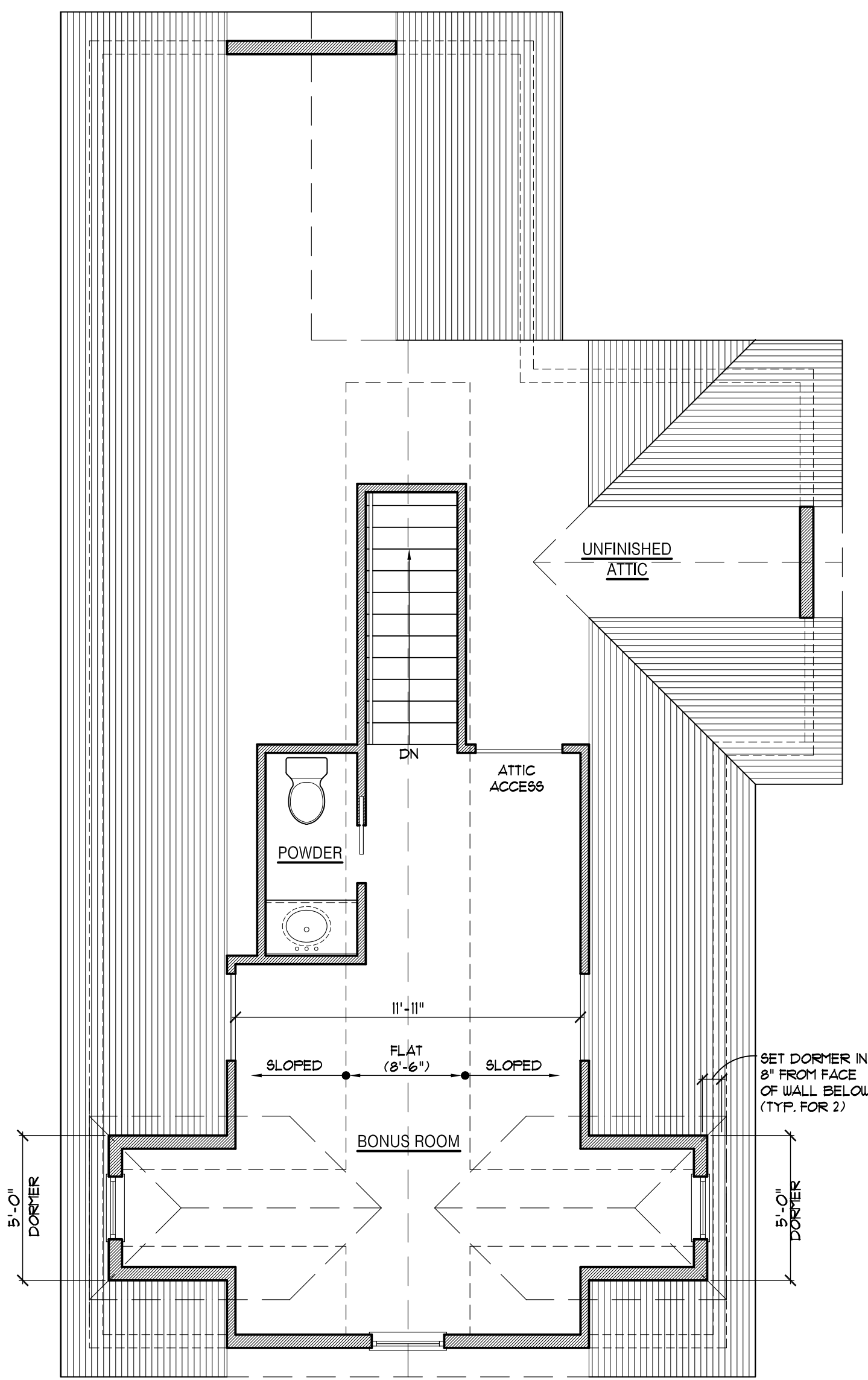
DRAWN: ABF
SCALE: AS SHOWN

DATE	REVISION/SUBMISSION	DATE
12/08/24	ZONING—INITIAL RELEASE	12/08/2024

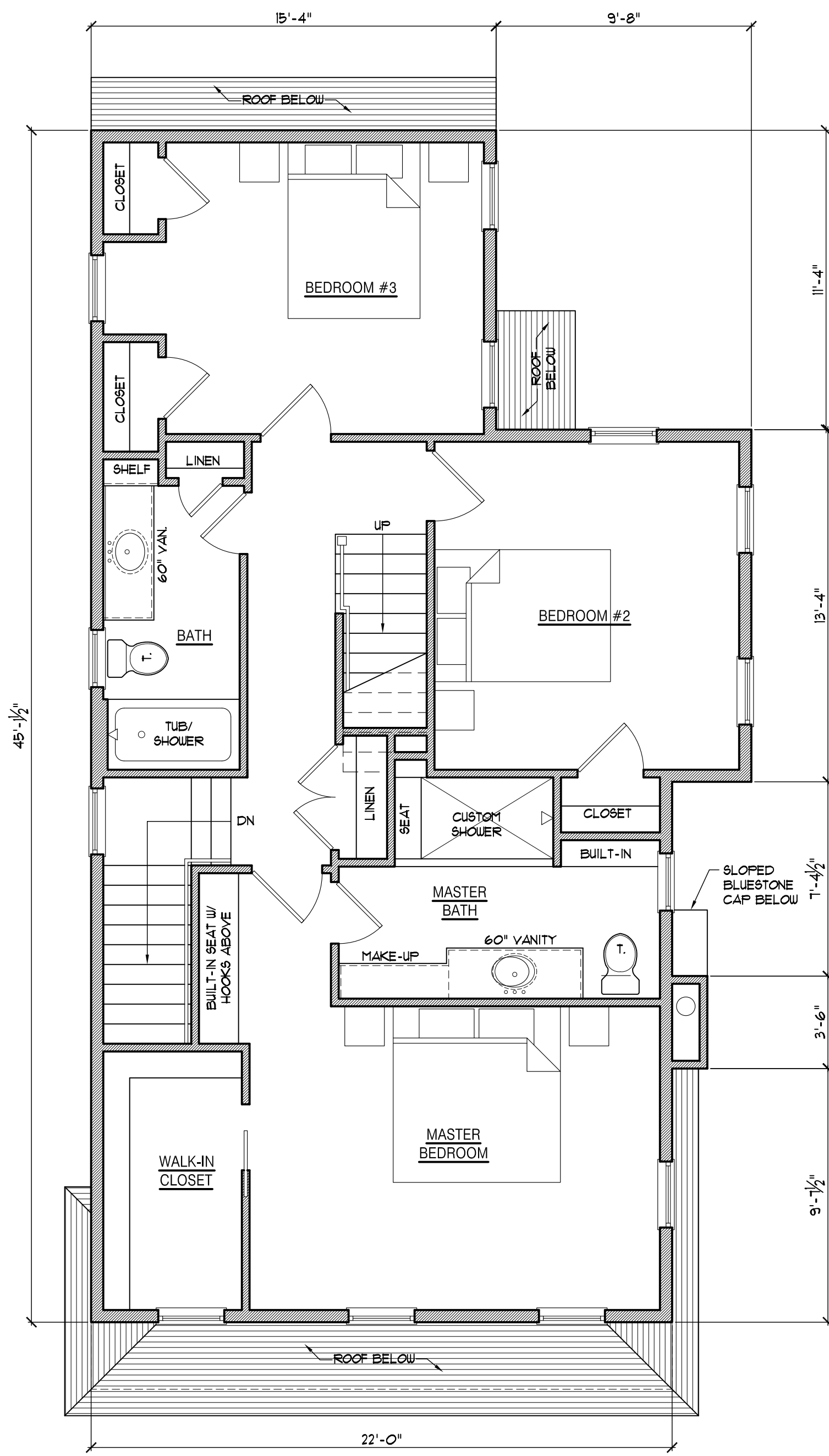
JOB NUMBER
2024-22

A-1

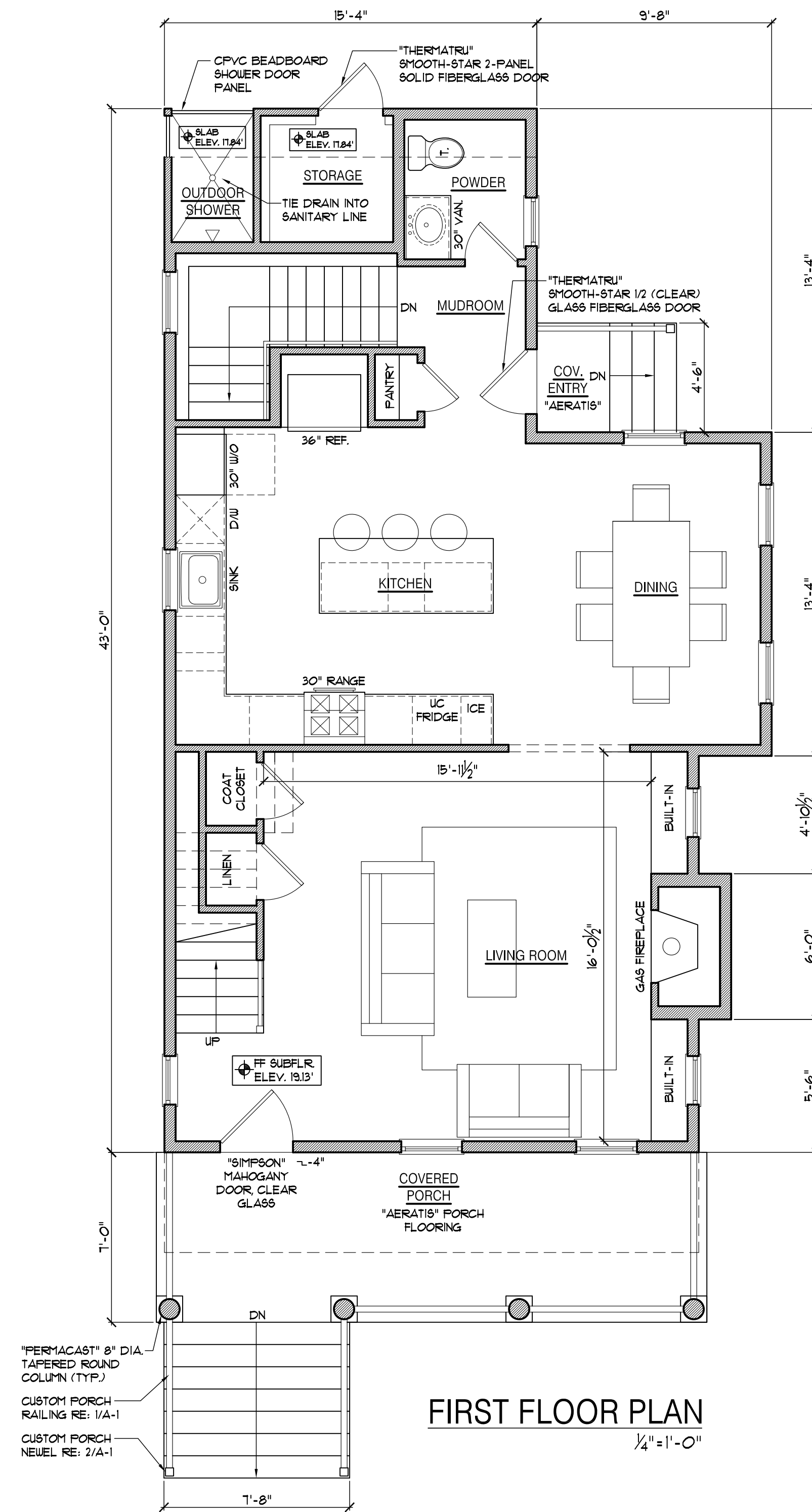
Oleck



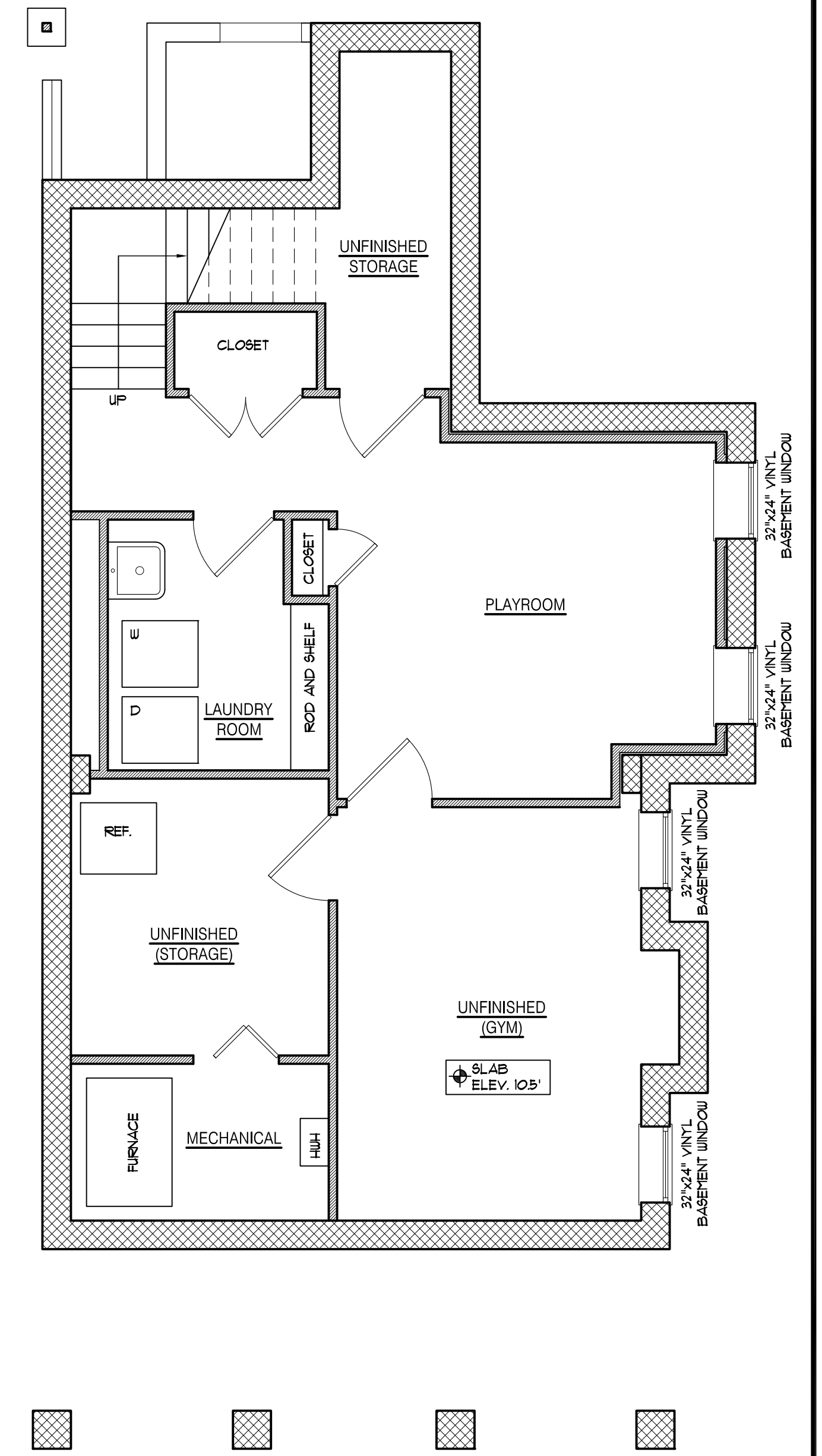
HABITABLE ATTIC FLOOR PLAN
1/4" = 1'-0"



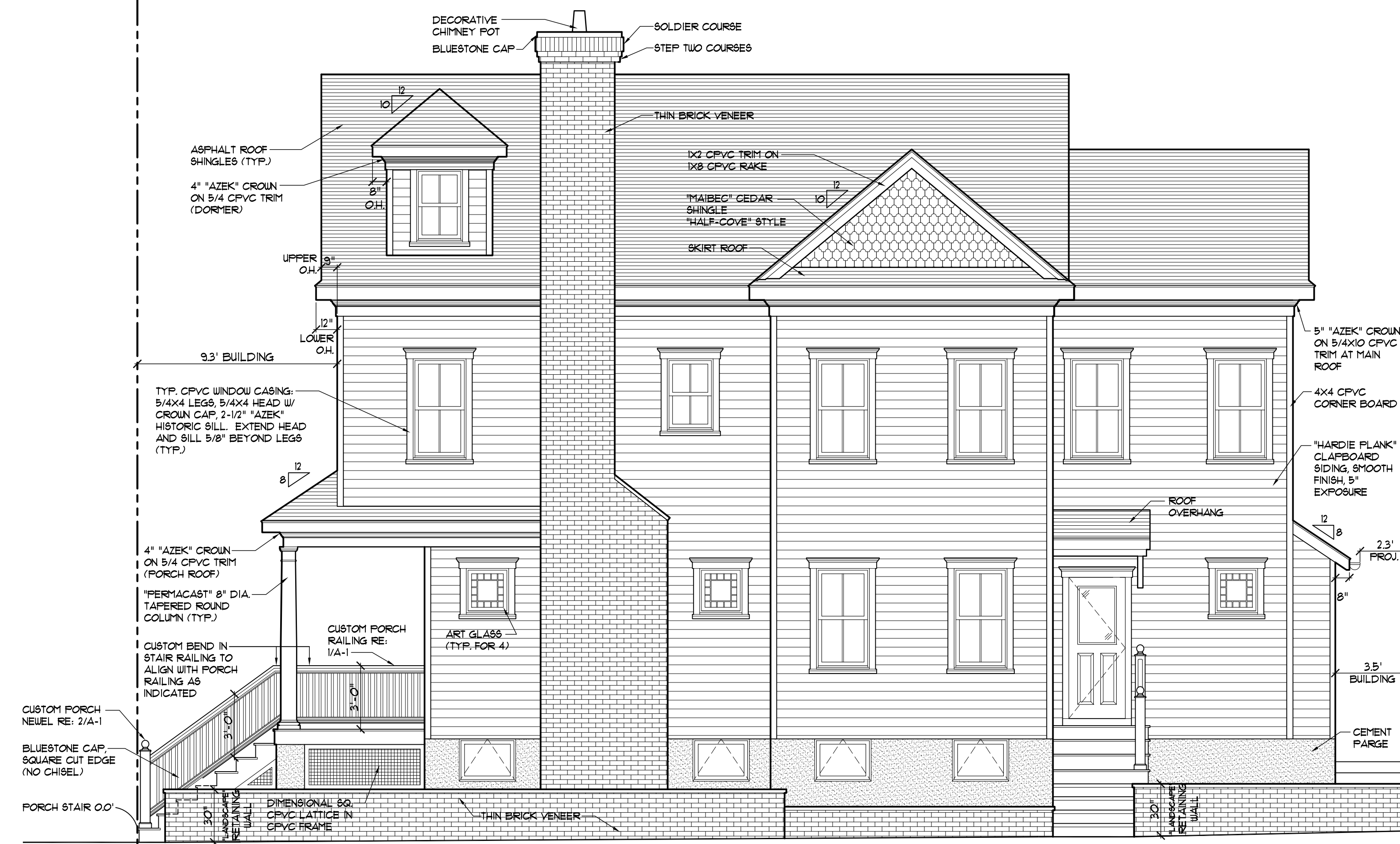
SECOND FLOOR PLAN
1/4" = 1'-0"



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

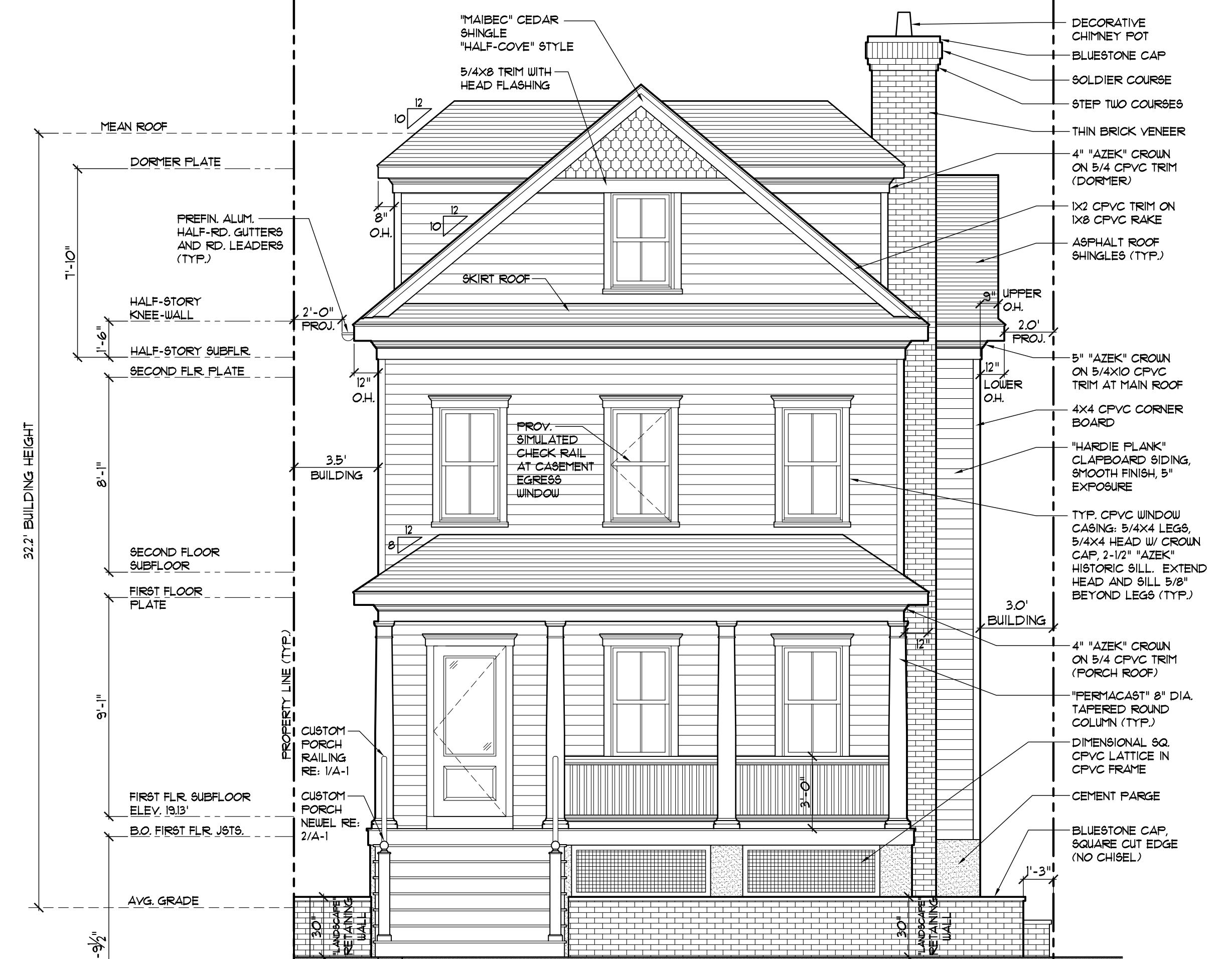


BASEMENT FLOOR PLAN
1/4" = 1'-0"



SIDE (EAST) ELEVATION

1/4" = 1'-0"



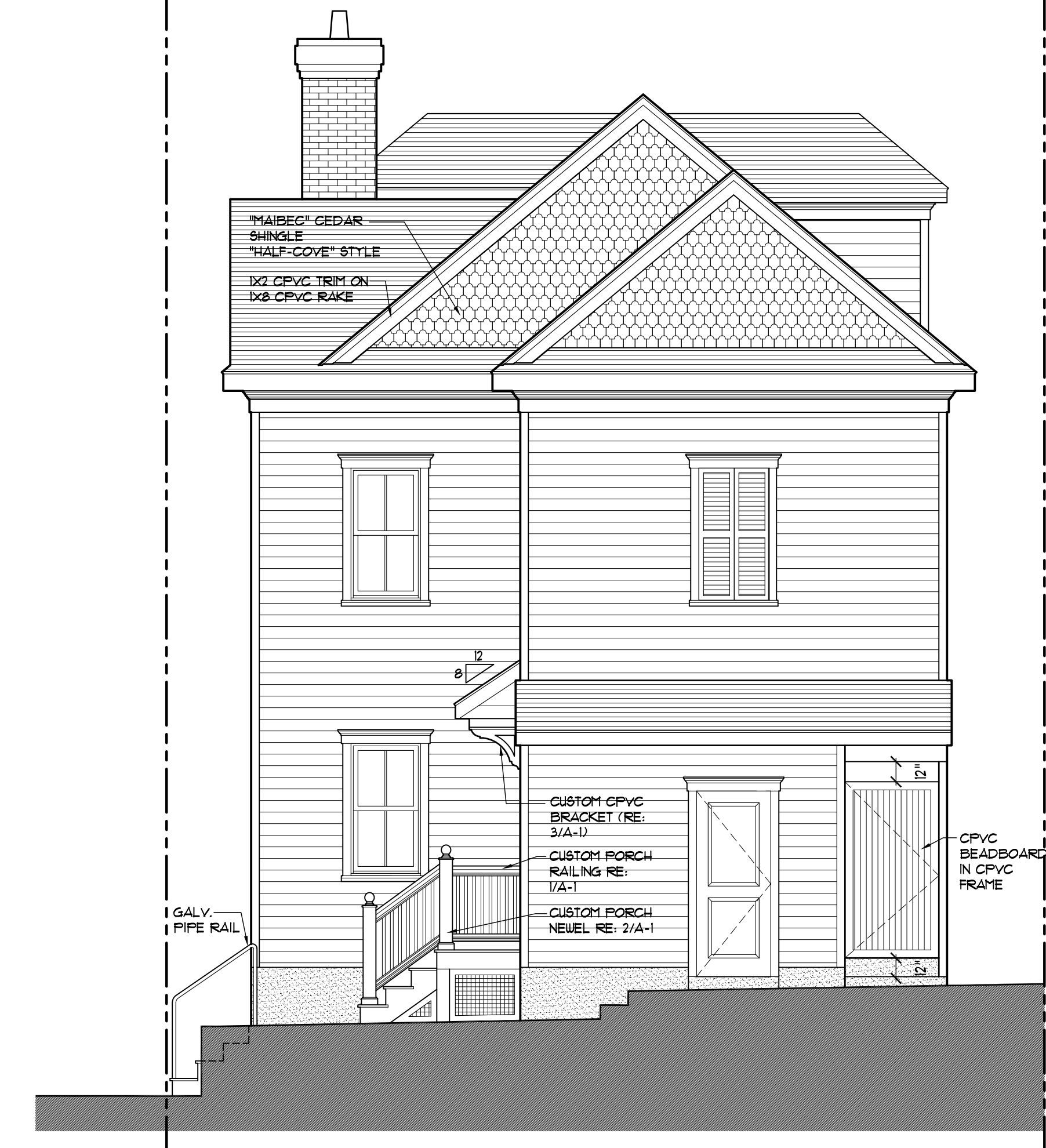
FRONT (SOUTH) ELEVATION

1/4" = 1'-0"



SIDE (WEST) ELEVATION

1/4" = 1'-0"



REAR (NORTH) ELEVATION

1/4" = 1'-0"

PROPOSED NEW SINGLE-FAMILY RESIDENCE:
OLECK RESIDENCE
103 Franklin Ave.
Ocean Grove, NJ 07756
Block: 270
Lot: 9

SCALE:
Stephan L. Cardillo
Stephan L. Cardillo, AIA
NJ LIC # A000888

SHORE POINT ARCHITECTURE, PA
105 South Main Street, Ocean Grove, New Jersey 07756
P: 332.774.8900 F: 732.774.7250 www.shorepointarch.com

ELEVATIONS
SCALE: AS SHOWN
DRAWN: ABF

DATE	REVISION/SUBMISSION
12/08/2024 <td>ZONING—INITIAL RELEASE</td>	ZONING—INITIAL RELEASE

JOB NUMBER
2024-22

A-3
Oleck