~ MORGAN RESIDENCE ~

NEW PRIVATE RESIDENCE

ARCHITECTURAL ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	MIN.	MINIMUM
B.O	BOTTOM OF	NO.	NUMBER
CONC.	CONCRETE	N.T.S.	NOT TO SCALE
CTR.	COUNTERTOP	O.C.	ON CENTER
DEG.	DEGREES	REQ'D.	REQUIRED
DTL.	DETAIL	R.	RADIUS
DWG.	DRAWING	T&G	TONGUE AND GROOVE
EL.	ELEVATION	T.O.	TOP OF
EQ.	EQUAL	TYP.	TYPICAL
EXIST.	EXISTING	U.N.O.	UNLESS NOTED OTHERWISE
FL.	FLOOR	V.C.T.	VINYL COMPOSITION TILE
F.R.	FIRE RATED	V.I.F.	VERIFY IN FIELD
GA.	GAUGE	V.T.R.	VENT THROUGH ROOF
GYP. BD.	GYPSUM BOARD	W/	WITH
H.M.	HOLLOW METAL	&	AND
MAX.	MAXIMUM	+/-	APPROXIMATE DIMENSION
MTL.	METAL	@	AT

INDEX OF DRAWINGS

DWG. #	DRAWING TITLE
.C-1	COVER SHEET
.ST-1	SITE PLAN
A-1	FLOOR PLANS
A-2	FLOOR PLANS
A-3	ELEVATIONS

BUILDING CODES & GUIDELINES

INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION 2018

NATIONAL STANDARD PLUMBING CODE (NSPC), 2018

INTERNATIONAL MECHANICAL CODE, 2018

NATIONAL ELECTRIC CODE (NEC), 2017 W/ AMMENDMENTS 5:23-3.16

BUILDING CLASSIFICATION

BUILDING USE GROUP: R5

CONSTRUCTION CLASSIFICATION: VB

WIND SPEED: 120 MPH

DESIGN LOADS:

ROOF LOAD (SNOW LOAD):	20 PSF LIVE, 10 PSF DEAD
ATTIC FLOOR LOAD:	20 PSF LIVE, 10 PSF DEAD
FIRST & SECOND FLOOR LOAD:	40 PSF LIVE, 10 PSF DEAD

1ST FLOOR AREA: 920.98 SF

2ND FLOOR AREA: 920.98 SF

ATTIC FLOOR AREA: 290.36 SF

TOTAL AREA: 2,132.32 SF

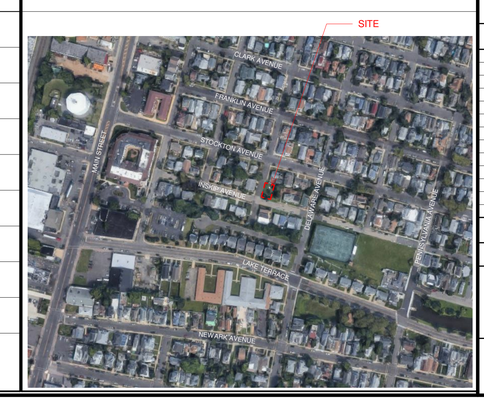
SYMBOLS LEGEND

SIM / 1 / A101	SECTION
FIN. FLOOR EL. X'-XX"	DATUM
1 / A-4.1	ELEVATION
SIM / 1 / A101	DETAIL

MATERIALS LEGEND

	CONCRETE PAVERS
	CONCRETE
	STEEL (SECTION)
	CONT. WOOD BLOCKING
	WOOD BLOCKING
	BATT INSULATION
	CLOSED CELL INSULATION

VICINITY MAP



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SIGNATURE SEAL DATE

OWNER

~ MORGAN RESIDENCE ~
NEW PRIVATE RESIDENCE

PROJECT LOCATION

129 INSKIP AVENUE
OCEAN GROVE, NEW JERSEY 07756
BLOCK: 287, LOT: 7

No.	REVISIONS / ISSUES	DATE
	Issued for Zoning	08/01/2022
1	Revision 1	08/16/2022
3	HPC Comments	12/06/2022

CHECKED BY: DMC

DRAWN BY: CW

SCALE:

DRAWING TITLE:

COVER SHEET

DRAWING No.

.C-1

ZONING ANALYSIS

TOWNSHIP OF NEPTUNE, LAND DEVELOPMENT ORDINANCE

BLOCK: 287 LOT: 7 LOT AREA: 0.041 ACRE (1,800 S.F.)

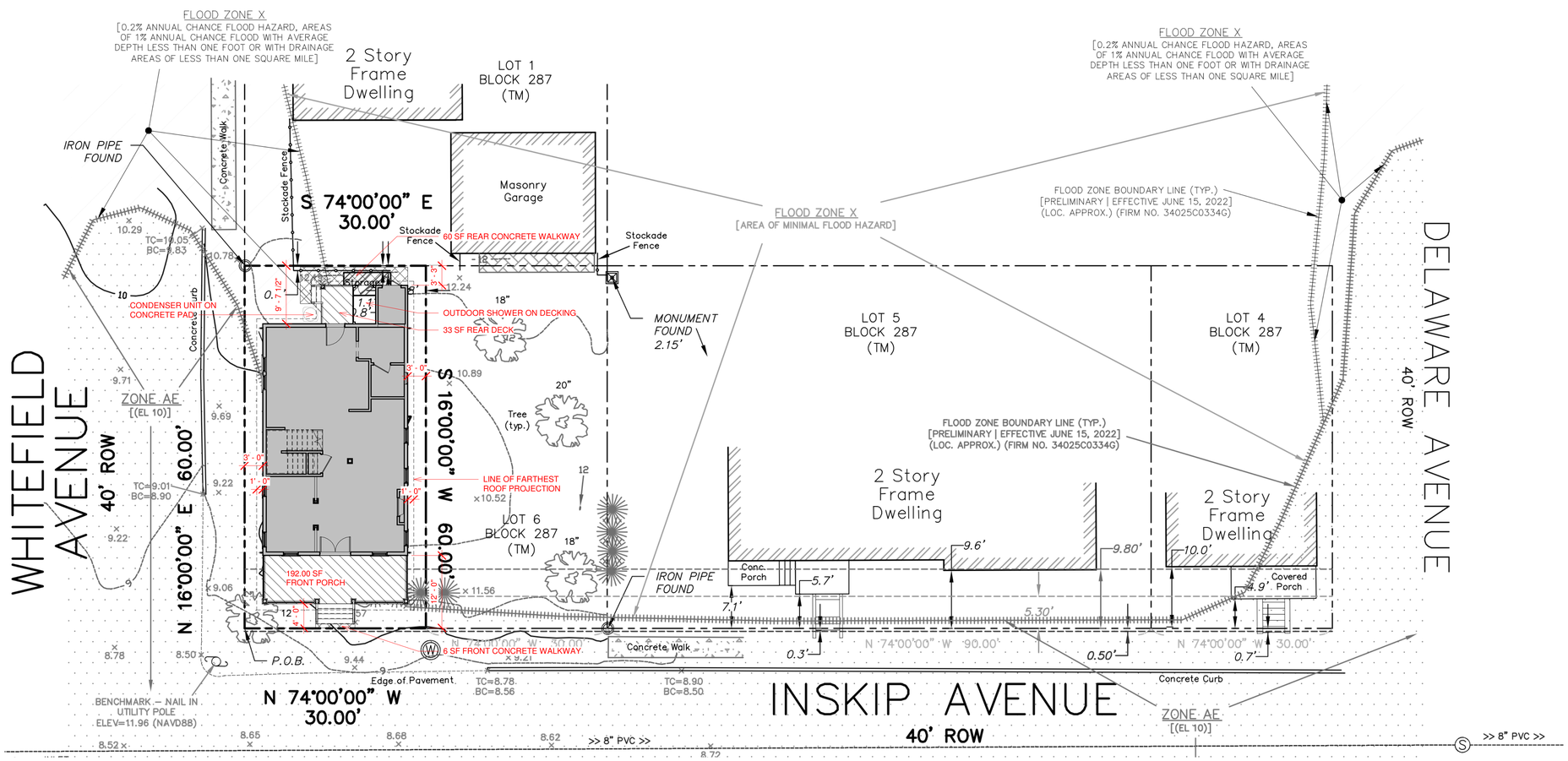
BUILDING ZONE: HD-R-1

BUILDING USE: DETACHED SINGLE FAMILY DWELLING

	MIN. REQUIRED	EXISTING	PROPOSED
LOT AREA:	1,800 SF	1,800 SF	1,800 SF
LOT FRONTAGE:	30 FT	30 FT	30 FT
LOT WIDTH:	30 FT	30 FT	30 FT
LOT DEPTH:	60 FT	60 FT	60 FT
BUILDING COVERAGE:	85% MAX	VACANT LOT	65.55%
LOT COVERAGE:	90% MAX	VACANT LOT	71.11%
FRONT SETBACK:	10 FT TO HOUSE, 4 FT TO PORCH	VACANT LOT	12 FT TO HOUSE, 4 FT TO PORCH
REAR SETBACK:	3.1 FT	VACANT LOT	3.25 FT
SIDE SETBACK:	2 FT	VACANT LOT	3 FT/ 3 FT
COMBINED SIDE:	4 FT	VACANT LOT	6 FT
BUILDING HEIGHT:	35 FT	VACANT LOT	30.75 FT
STORIES:	2.5	VACANT LOT	2.5

LOT COVERAGE CALCULATIONS

PROPERTY DESCRIPTION	
LOT DIMENSION:	LOT AREA:
30' x 60'	1,800 SF
BUILDING COVERAGE	
STRUCTURE:	AREA:
HOUSE	954.98 SF
FRONT PORCH	192.00 SF
REAR DECK	33 SF
TOTAL	1,179.98 SF
% OF BUILDING COVERAGE	**65.55%**
LOT COVERAGE	
BUILDING COVERAGE	1,179.98 SF
CONDENSER SLAB	9 SF
FRONT WALKWAY	6 SF
REAR WALKWAY	60 SF
OUTDOOR SHOWER	25 SF
TOTAL	1,279.98 SF
% OF LOT COVERAGE	**71.11%**



1 Site Plan
1" = 10'-0"

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CHECKED BY: DMC
DRAWN BY: CW

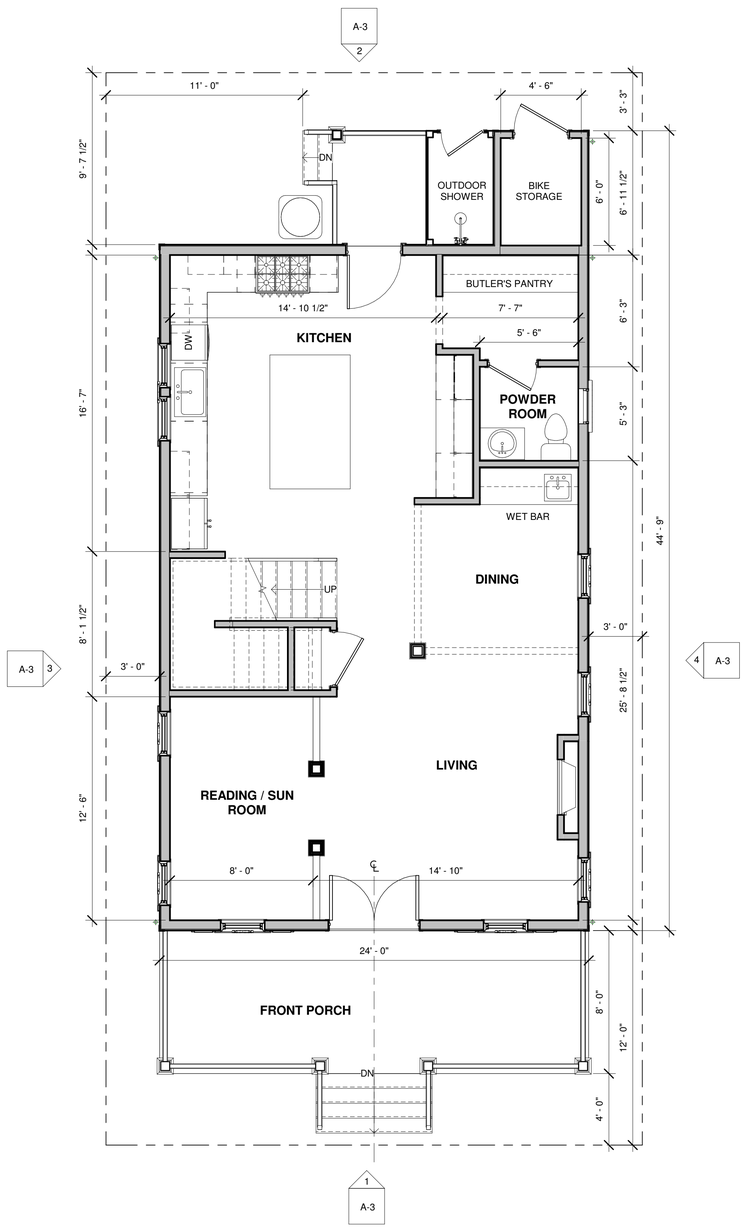
SCALE:

DRAWING TITLE:

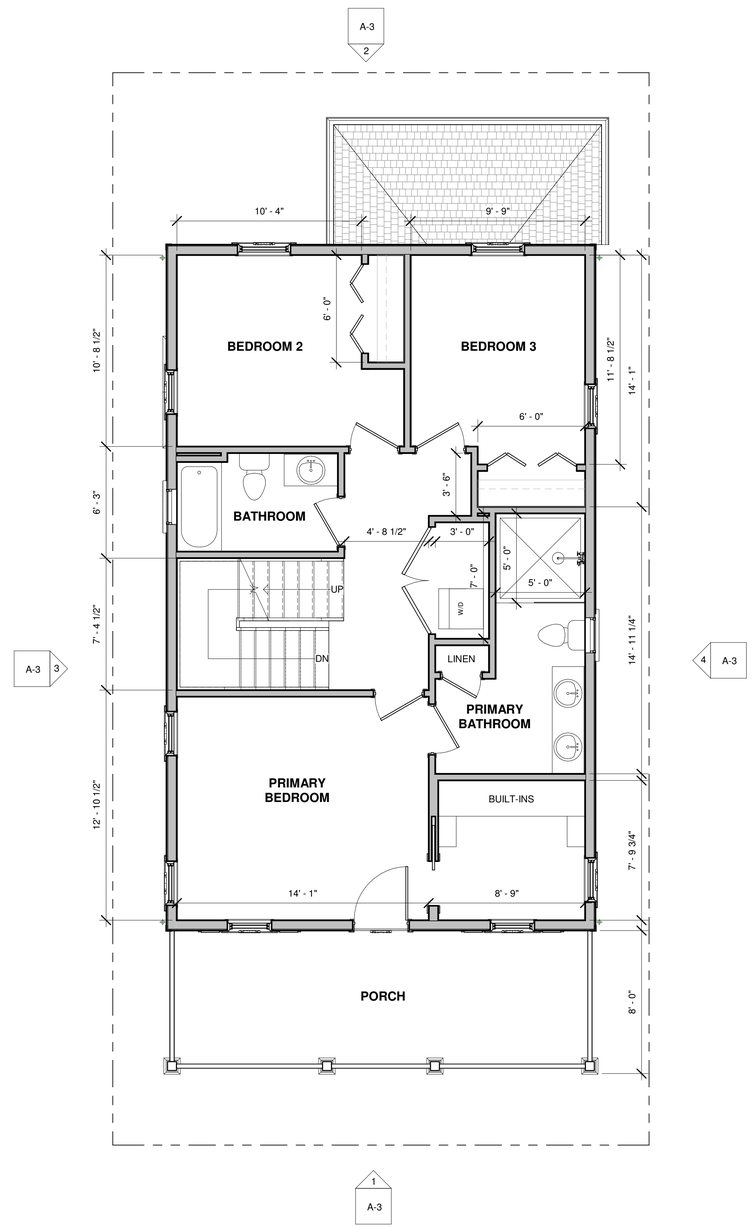
SITE PLAN

DRAWING No.

.ST-1



1 Level 1 Floor Plan
1/4" = 1'-0"



2 Level 2 Floor Plan
1/4" = 1'-0"

WALL LEGEND

	EXISTING WALLS
	NEW STUD WALLS 2X4 WOOD STUDS (2X6 EXTERIOR) @ 16" O.C. WITH 1/2" GYP BD AT EACH SIDE
	NEW CMU FOUNDATION WALLS

GENERAL NOTES

1. ALL WOOD FRAMING MATERIAL SHALL BE NO.2, KILN DRY, OF ANY SPECIES GRADED UNDER WESTERN WOOD PRODUCTS ASSOCATION (WWPA). ALL WOOD BELOW BASE FLOO ELEVATION (BFE) SHALL BE PRESERVATIVE TREATED.
2. GLUE-LAMINATED BEAMS SHALL BE GEORGIA-PACIFIC 2.0E OR 1.8E LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) BEAMS. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
3. WOOD FRAMING AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH METHODS OUTLINED IN THE WOOD FRAMED CONSTRUCTION MANUAL.
4. ALL CONCRETE SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH STANDARD PROVIDED ASTM C94. EXTERIOR SLABS ON GRADE SHALL MEET A COMPRESSIVE STRENGTH OF 4500 PSI WITH A MAXIMUM WATER-CEMENTITIOUS RATIO OF .45 AND 6% AIR ENTRAINMENT. INTERIOR SLABS ON GRADE AND STRUCTURAL CONCRETE SHALL MEET A COMPRESSIVE STRENGTH OF 3000 PSI WITH A MAXIMUM WATER-CEMENTITIOUS RATIO OF .55 AND 6% AIR ENTRAINMENT.
5. ALL DECORATIVE ELEMENTS AND FINISHES ARE TO BE SELECTED BY OWNER. VERIFY WITH OWNER BEFORE ORDERING AND INSTALLATION, TYP. FOR ENTIRE PROJECT.
6. DOUBLE UP ALL FLOOR JOISTS OR PROVIDE SOLID BLOCKING BETWEEN ALL JOISTS BELOW ALL BEARING WALLS, TUBS, AND APPLIANCES.
7. PLUMBING CONTRACTOR TO PROVIDE WASTE AND SUPPLY WATER LINES AND GAS DIAGRAMS TO BUILDING DEPARTMENT FOR APPROVAL.

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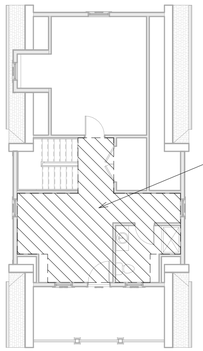
FLOOR PLANS

DRAWING No.

A-1



AREA OF FLOOR BELOW
920.98 SF

ALLOWABLE ATTIC FINISHED SPACE
306.99 SF

ATTIC FLOOR AREA
646.11 SF

ATTIC FLOOR FINISHED AREA WITH 7'-0" HEIGHT
290.36 SF

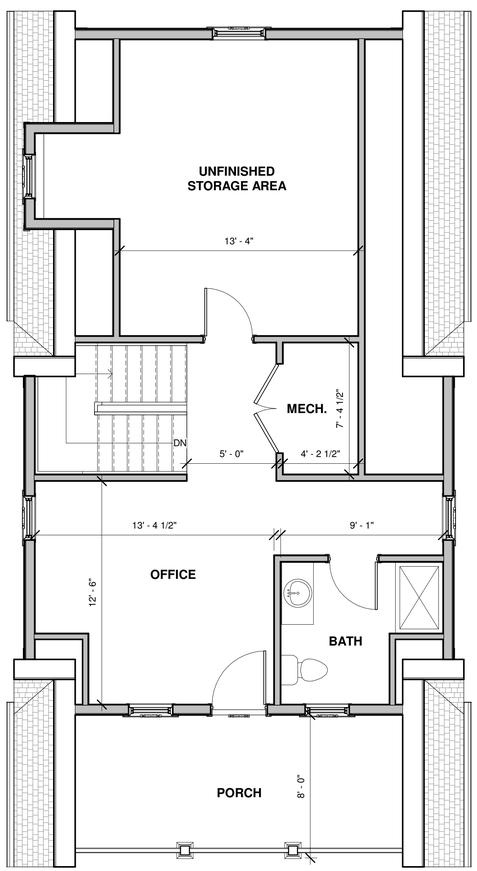
FINISHED ATTIC SPACE WITH 7' - 0" HEIGHT OR GREATER

3 Attic Level Area Plan
1" = 10'-0"

A-3 2

A-3 3

4 A-3



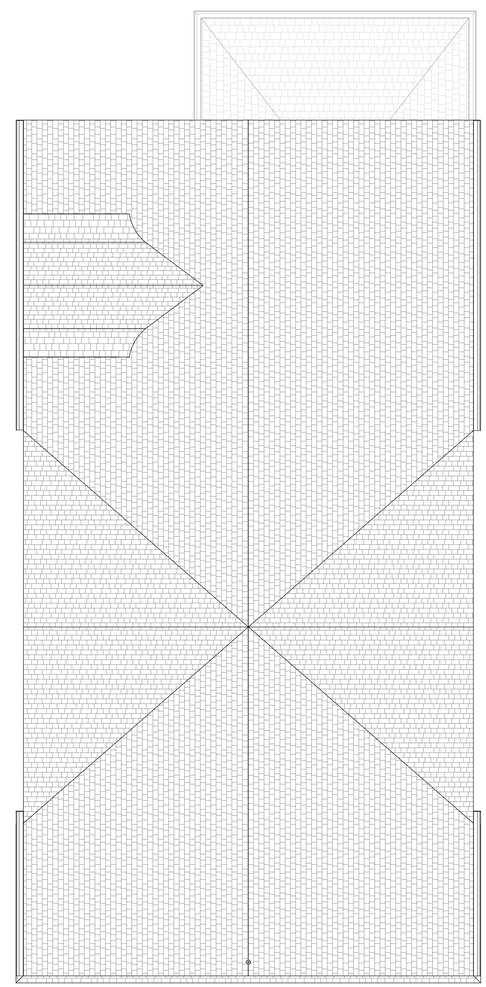
A-3 1

1 Attic Level Plan
1/4" = 1'-0"

A-3 2

A-3 3

4 A-3



A-3 1

2 Roof Plan
1/4" = 1'-0"

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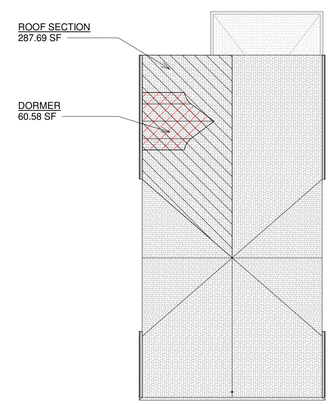
ORDINANCE NO. 15-28:
DORMER - A STRUCTURE PROJECTING FROM A SLOPING ROOF, CONTAINING A WINDOW OR A VENT

ROOF SECTION AREA
287.69 SF

ALLOWABLE DORMER AREA
25% OF ROOF AREA ON WHICH DORMER IS SITUATED SECTION = 71.92 SF

ACTUAL DORMER AREA
50.58 SF = 21.06%



4 Roof Dormer Calculations
1" = 10'-0"

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DRAWN BY: CW

SCALE:

DRAWING TITLE:

FLOOR PLANS

DRAWING No.

A-2

1 South (Front) Elevation
1/4" = 1'-0"

3 West (Left) Elevation
1/4" = 1'-0"

2 North (Rear) Elevation
1/4" = 1'-0"

4 East (Right) Elevation
1/4" = 1'-0"

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ELEVATIONS

DRAWING No.

A-3