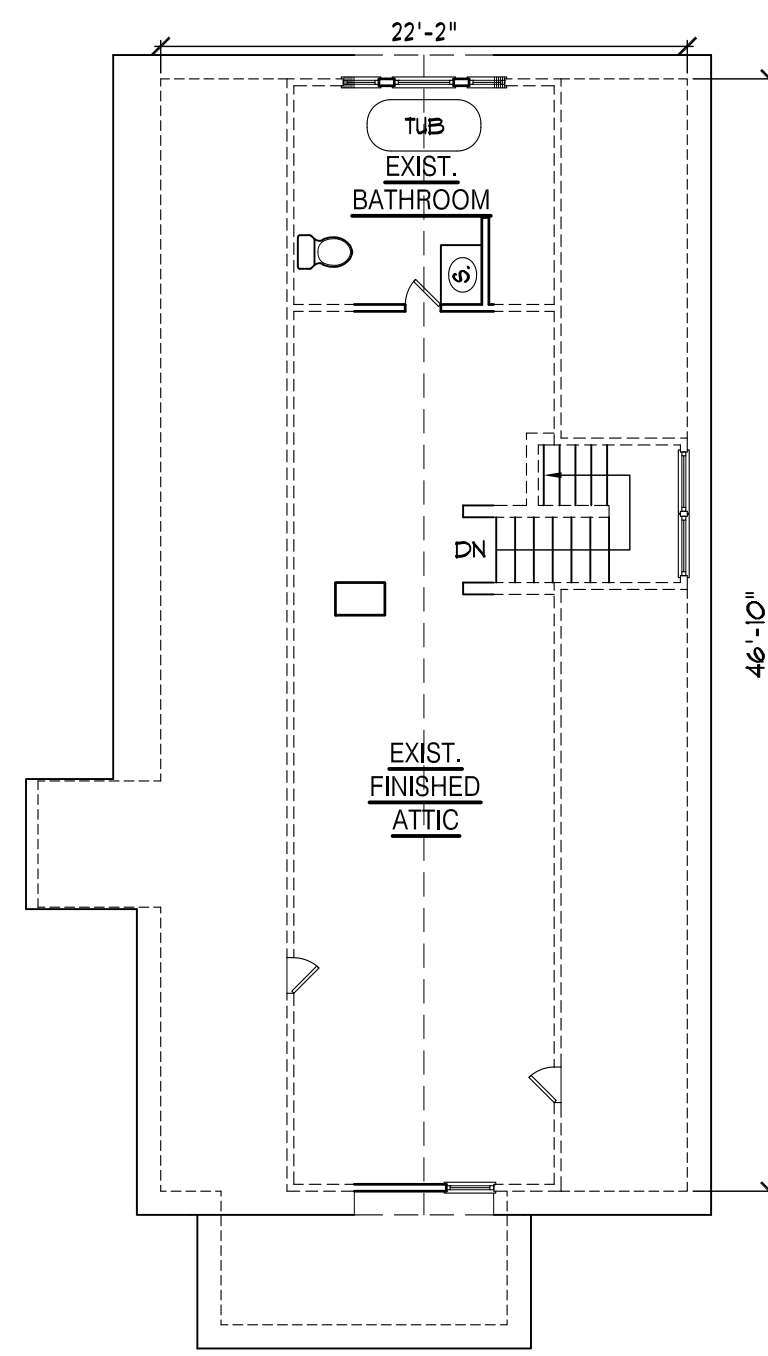
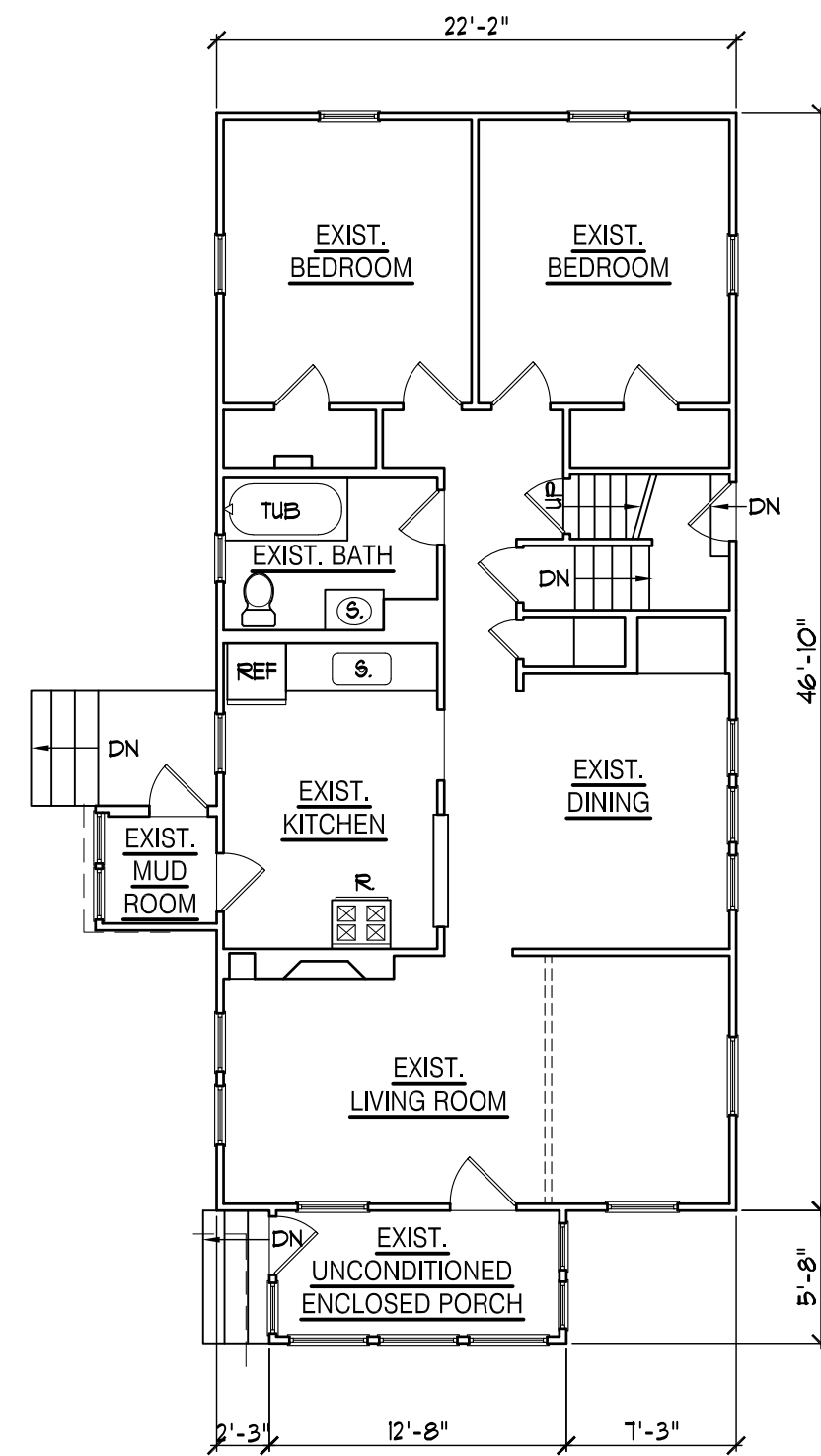


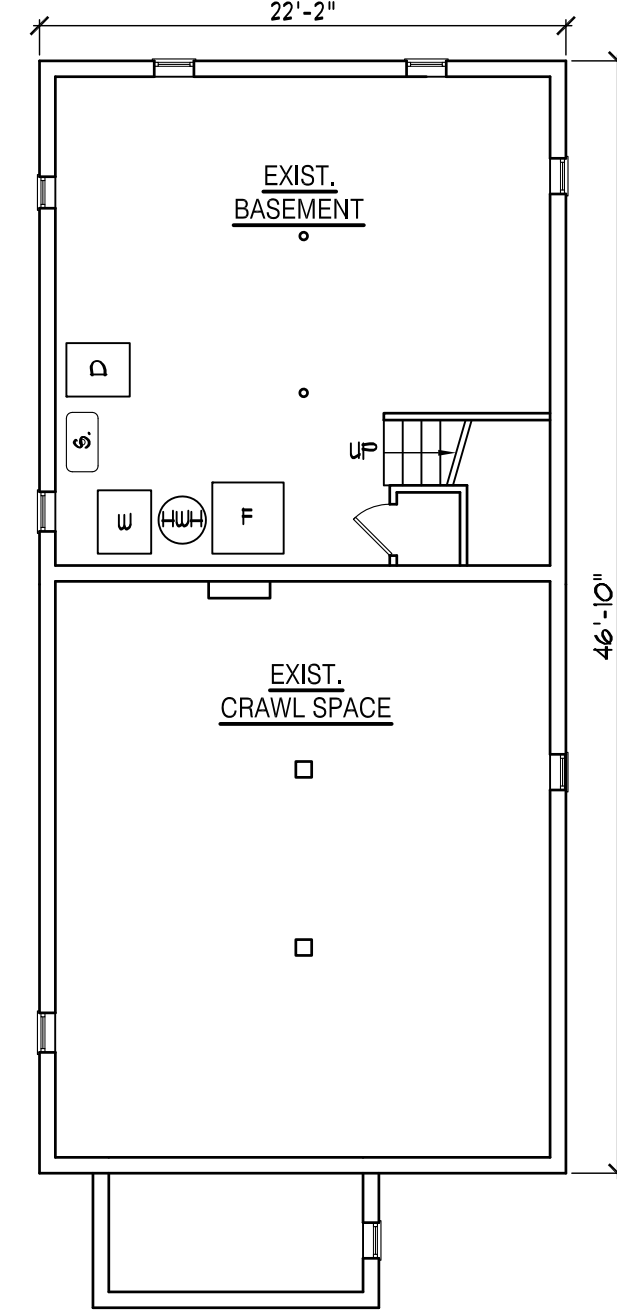
EXISTING CONDITIONS



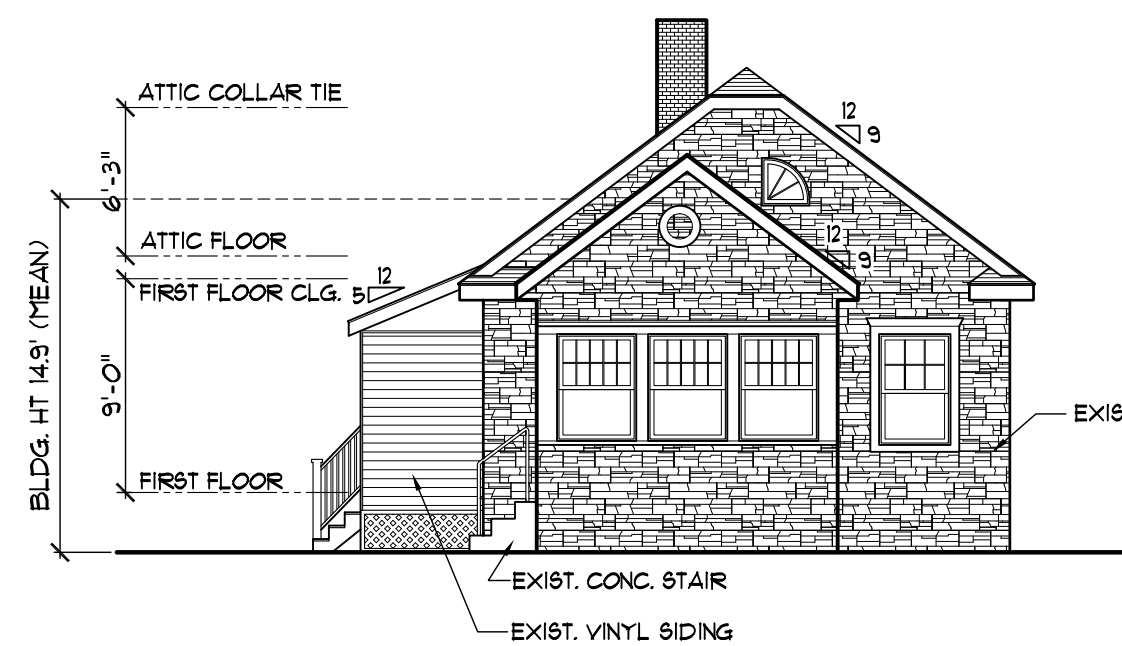
EXIST. ATTIC FLOOR PLAN
1/8" = 1'-0"



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



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



EXISTING FRONT ELEV. (NORTH)
1/8" = 1'-0"



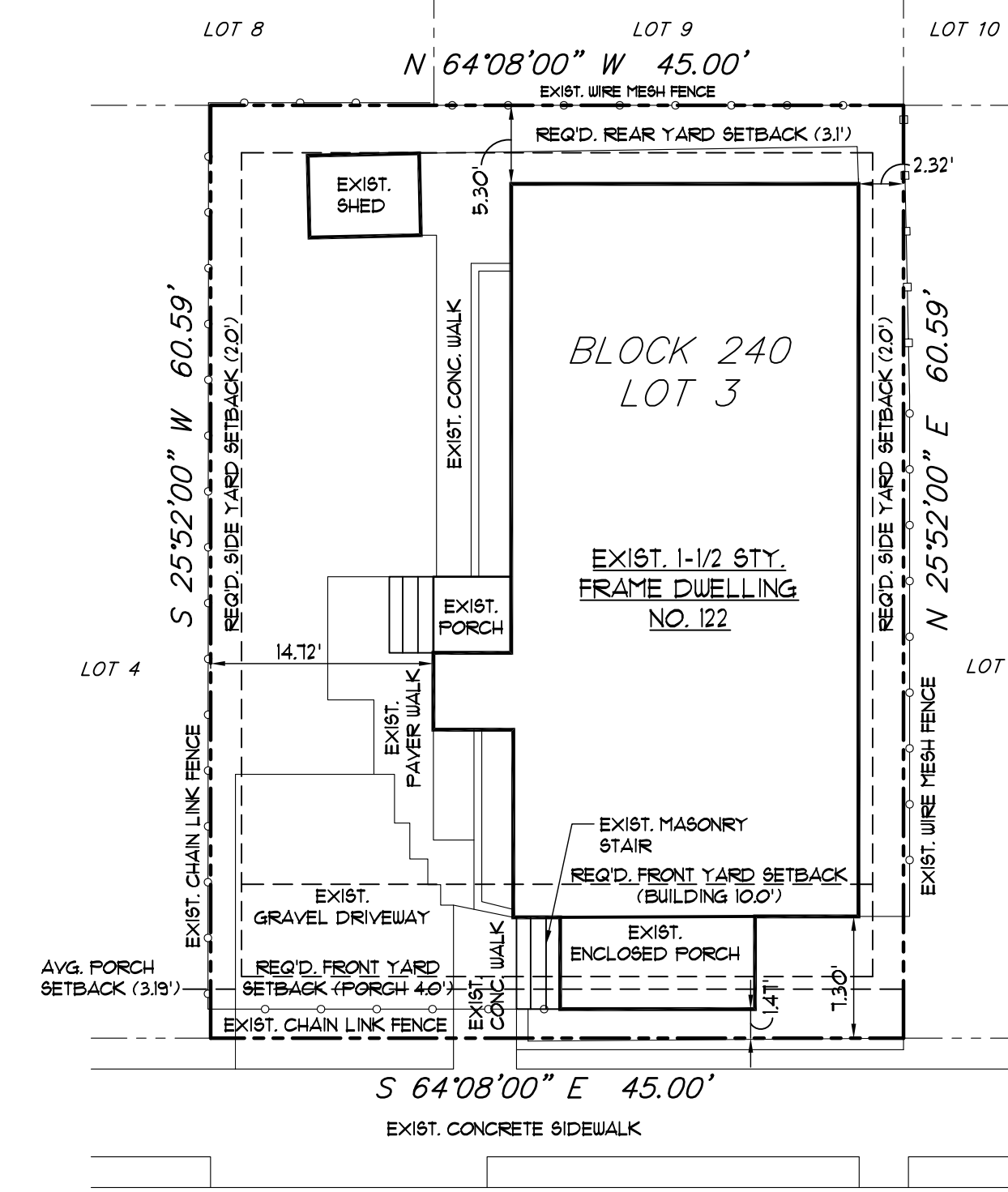
EXIST. SIDE ELEVATION (WEST)
1/8" = 1'-0"



EXISTING REAR ELEV. (SOUTH)
1/8" = 1'-0"



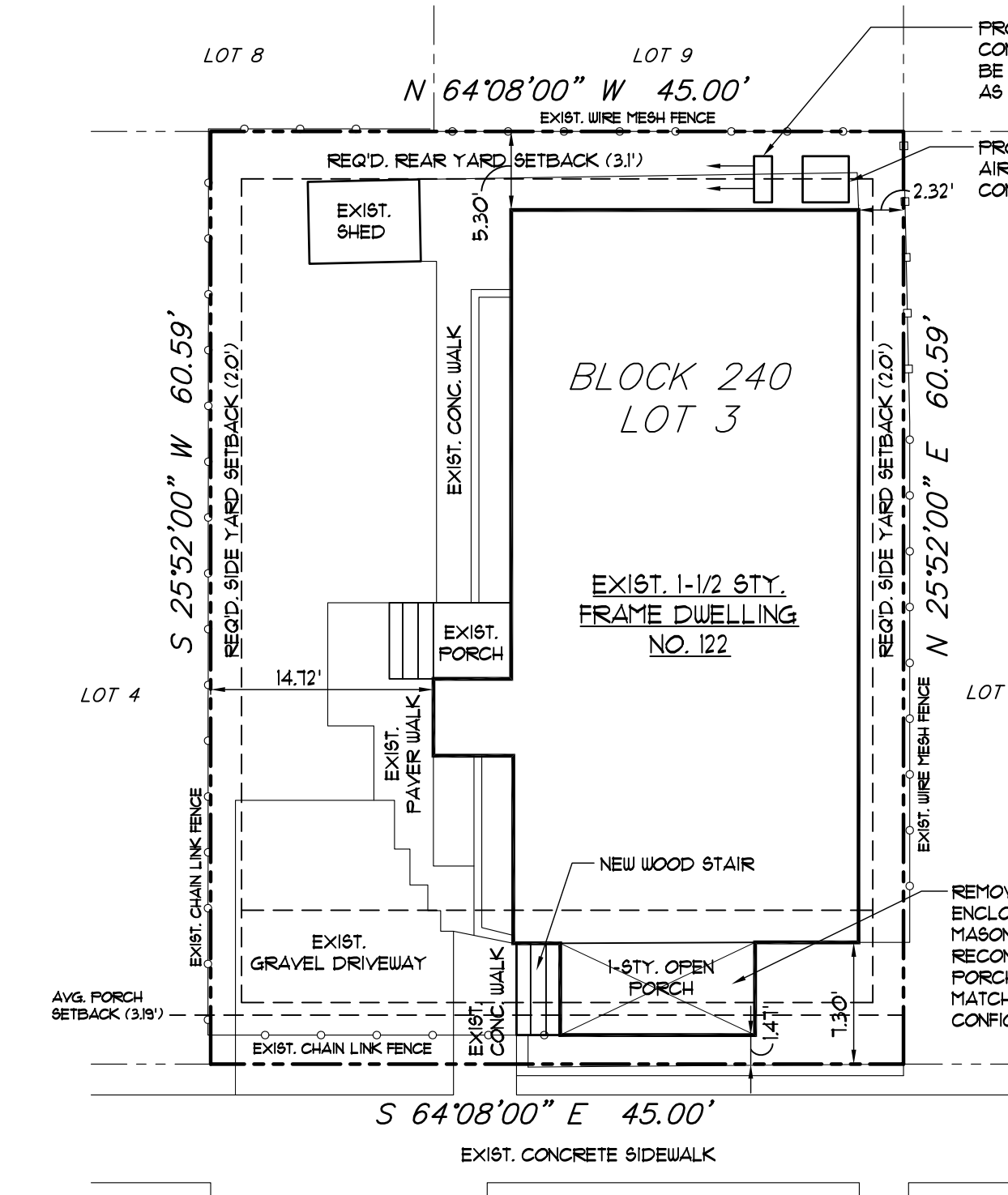
EXIST. SIDE ELEVATION (EAST)
1/8" = 1'-0"



ABBOTT AVENUE
60.0' R.O.W.

EXISTING SITE PLAN
1" = 10'-0"

SITE INFORMATION TAKEN FROM "SURVEY OF PROPERTY", DATED 09/10/21, PREPARED BY MICHAEL J. WILLIAMS (NJPLS NO. 3918) OF MICHAEL J. WILLIAMS SURVEYING, LLC



ABBOTT AVENUE
60.0' R.O.W.

PROP. SITE PLAN
1" = 10'-0"

SITE INFORMATION TAKEN FROM "SURVEY OF PROPERTY", DATED 09/10/21, PREPARED BY MICHAEL J. WILLIAMS (NJPLS NO. 3918) OF MICHAEL J. WILLIAMS SURVEYING, LLC

PROPOSED ALTERATIONS:
ANTHONY RESIDENCE

122 Abbott Avenue
Ocean Grove, NJ 07756
Block: 240 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: 1 + HABITABLE ATTIC

WIND SPEED (W.I.): 125 MPH (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE W.I. DOES NOT EXCEED 130 MPH)
FLOOD HAZARD: THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA

BUILDING AREA: (UNCHANGED)

FIRST FLOOR AREA	1,065 SQ. FT.
HABITABLE ATTIC AREA	215 SQ. FT.
TOTAL	1,340 SQ. FT.
CONSTRUCTION VOLUME	17,880 CU. FT.

ZONING INFORMATION

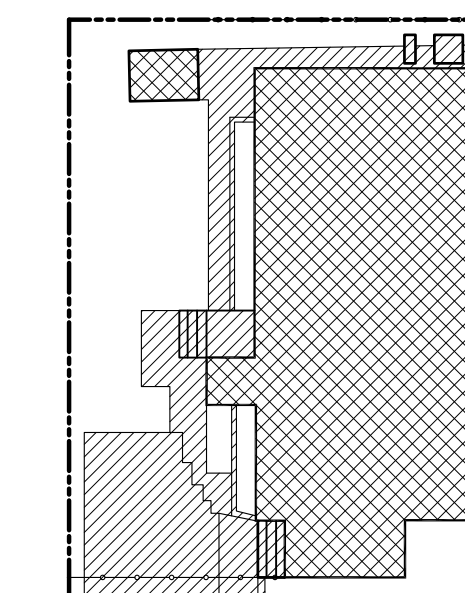
REQUIREMENTS FOR HD-R-1 DISTRICT

	REQ'D/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	1,800 SQ. FT.	2,121 SQ. FT.	2,121 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	45 FT.	45 FT.
MINIMUM LOT FRONTAGE	30 FT.	45 FT.	45 FT.
MINIMUM LOT DEPTH	60 FT.	60.59 FT.	60.59 FT.
MIN. FRONT YARD SETBACK BUILDING	10 FT.	1.30 FT.	1.30 FT.
FORCH	3.19 FT. (AVG)	1.41 FT.	1.41 FT.
MIN. SIDE YARD SETBACK	2 FT.	2.32 FT. (EAST) 14.12 FT. (WEST)	2.32 FT. (EAST) 14.12 FT. (WEST)
MINIMUM COMBINED SIDE YARD SETBACK	4 FT.	11.04 FT.	11.04 FT.
MIN. REAR YARD SETBACK	3.1 FT.	5.30 FT.	5.30 FT.
MAX. % BLDG. COVERAGE	85% (2,310 SQ. FT.)	44.4% (1,212 SQ. FT.)	44.4% (1,212 SQ. FT.)
MAX. % TOTAL LOT COV.	90% (2,454 SQ. FT.)	64.6% (1,761 SQ. FT.)	64.8% (1,766 SQ. FT.)
MAX. NUMBER OF STORIES	2.5 STORIES	1.5 STORIES	1.5 STORIES
MAX. BUILDING HEIGHT (MP)	35 FT.	14.9 FT.	14.9 FT.
EXISTING USE OR USES		SINGLE-FAMILY RESIDENTIAL	
PROPOSED USE OR USES		SINGLE-FAMILY RESIDENTIAL	

EXISTING NON-COMFORMITY, UNCHANGED

DRAWING INDEX

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



COVERAGE CALCS.
1" = 20'

LOT AREA:	2,121 SQ. FT.
BUILDING COVERAGE:	1,212 SQ. FT. (44.4%)
TOTAL LOT COVERAGE:	1,766 SQ. FT. (64.8%)

PROPOSED ALTERATIONS:
ANTHONY RESIDENCE
122 Abbott Avenue
Ocean Grove, NJ 07756
Block: 240 Lot: 3

SEAL:
STEPHEN J. WILLIAMS
STEPHEN J. WILLIAMS, AIA
NJ LIC # A1008689

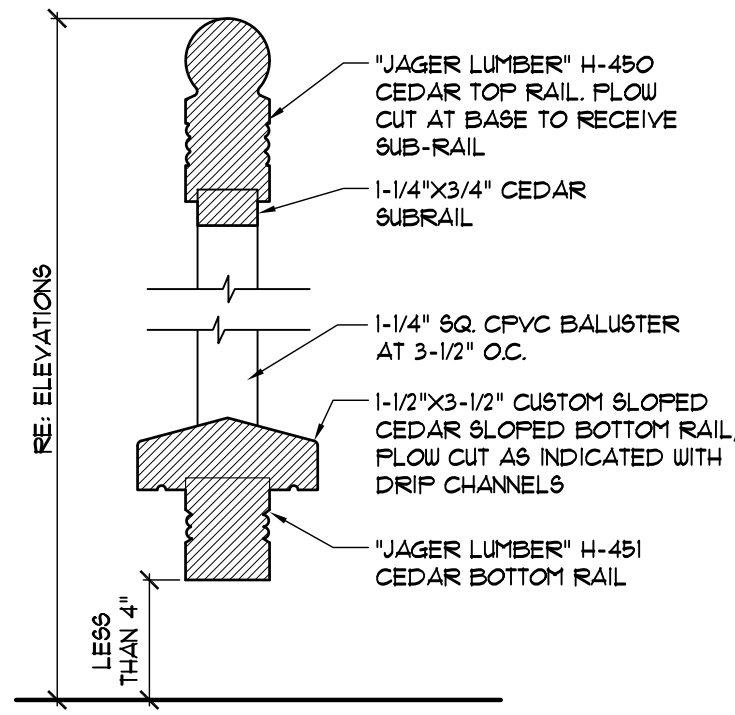
SHORE POINT ARCHITECTURE, PA
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

PROJECT INFORMATION,
SITE PLAN,
EXISTING CONDITIONS
SCALE: AS SHOWN
DRAWN: ABF

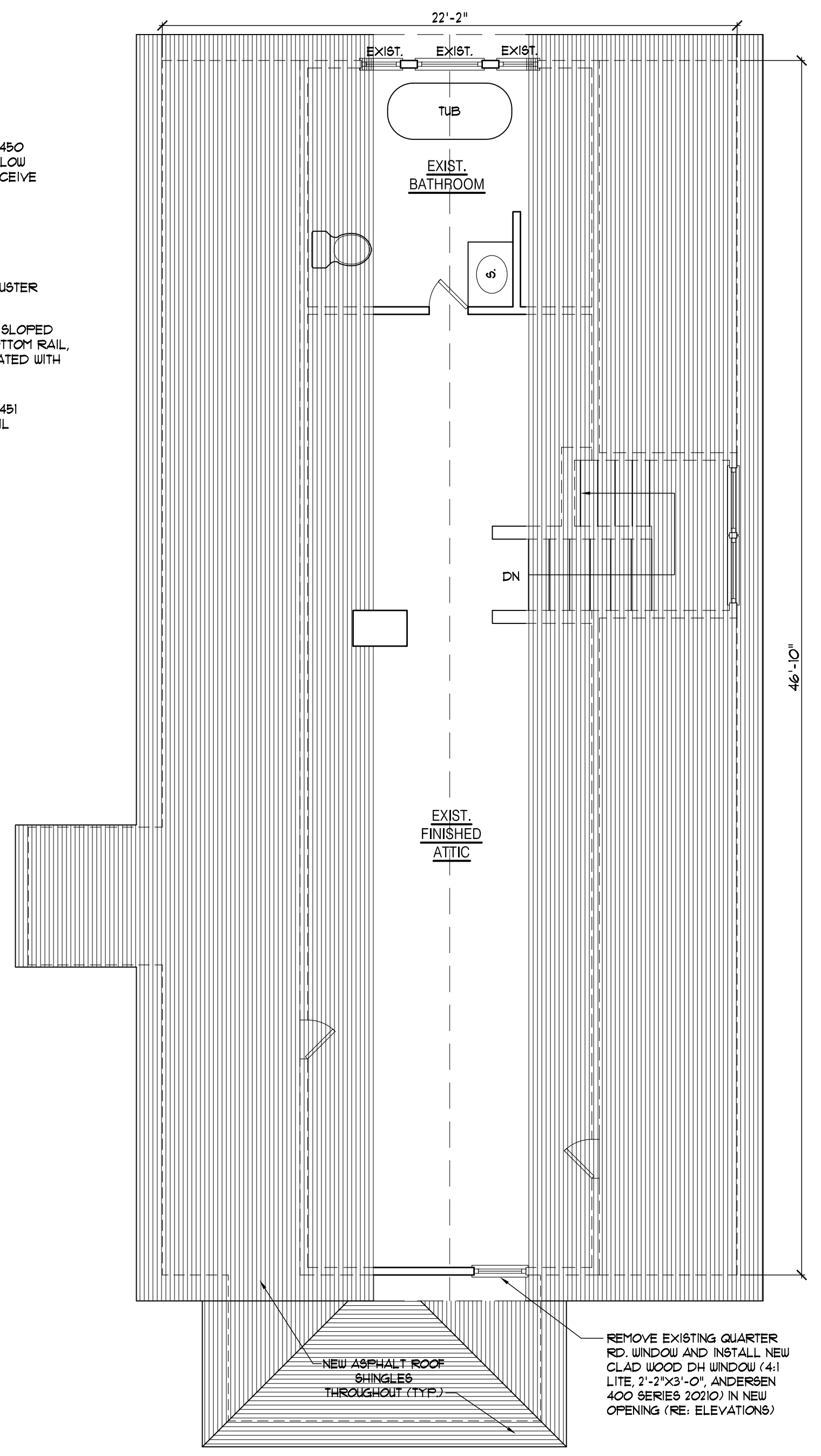
DATE	10/19/2022
REVISION SUBMISSION	
INITIAL RELEASE-ZONING SUB	

JOB NUMBER
2022-10

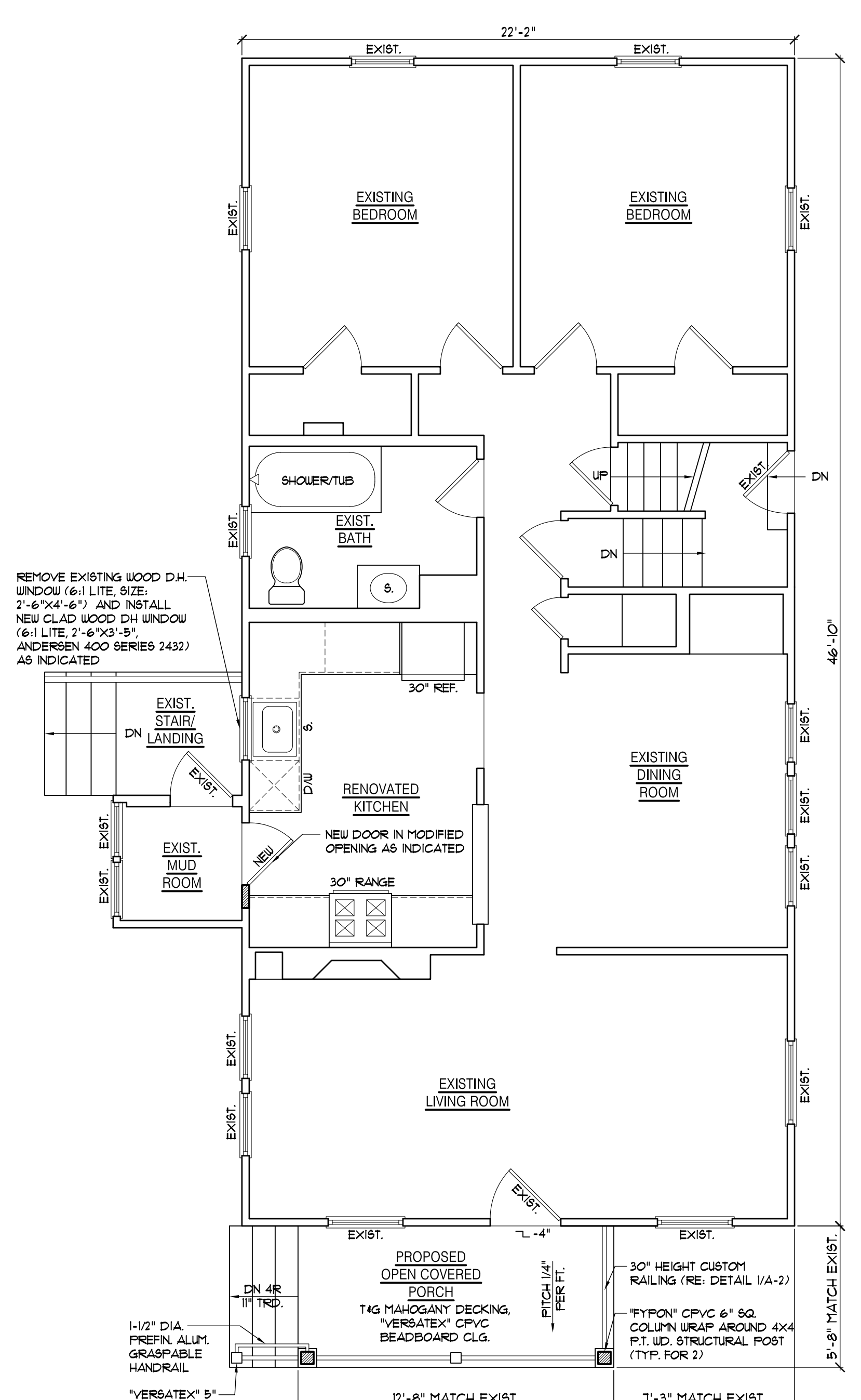
A-1
ANTHONY



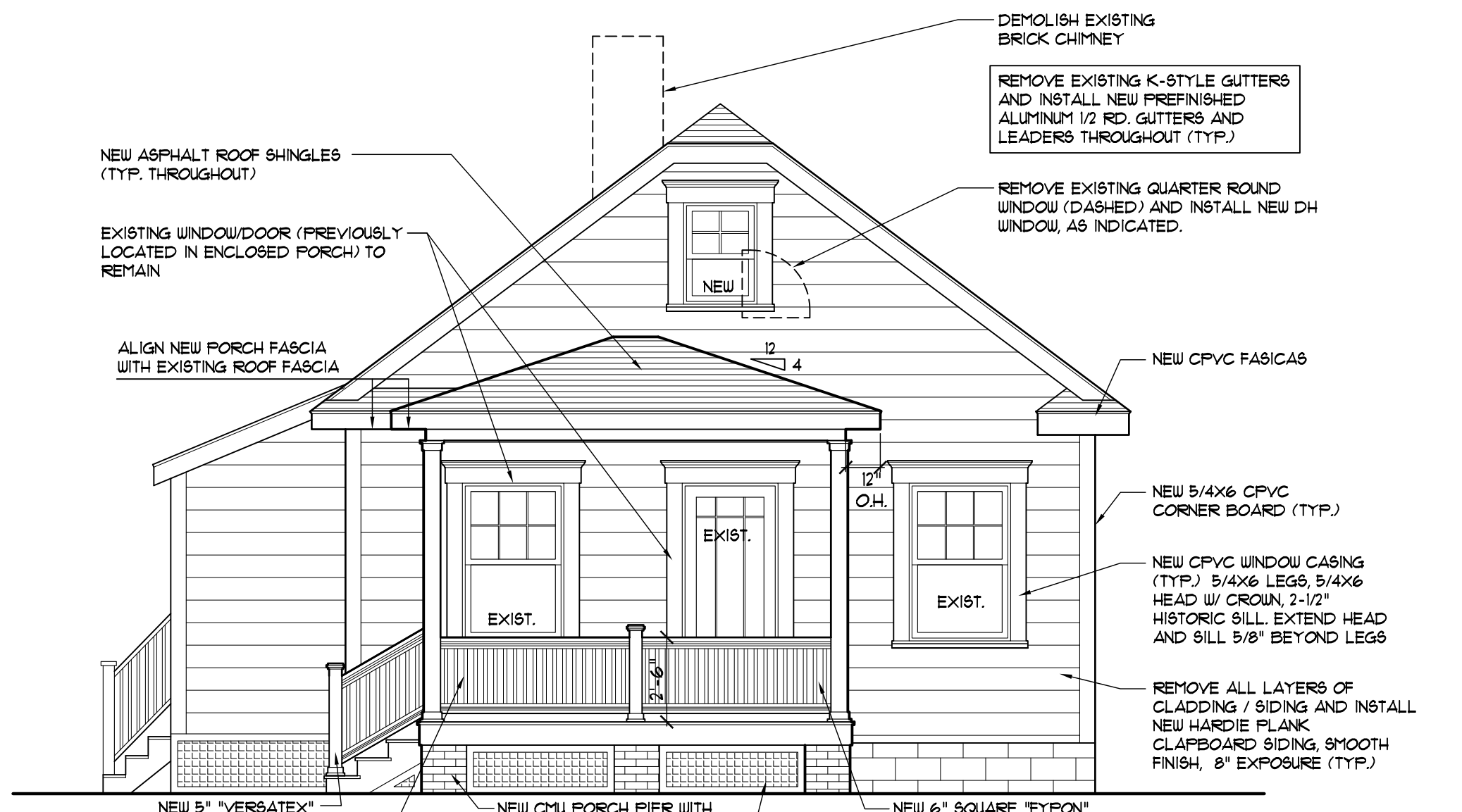
1 RAILING DETAIL
3/8"=1'-0"



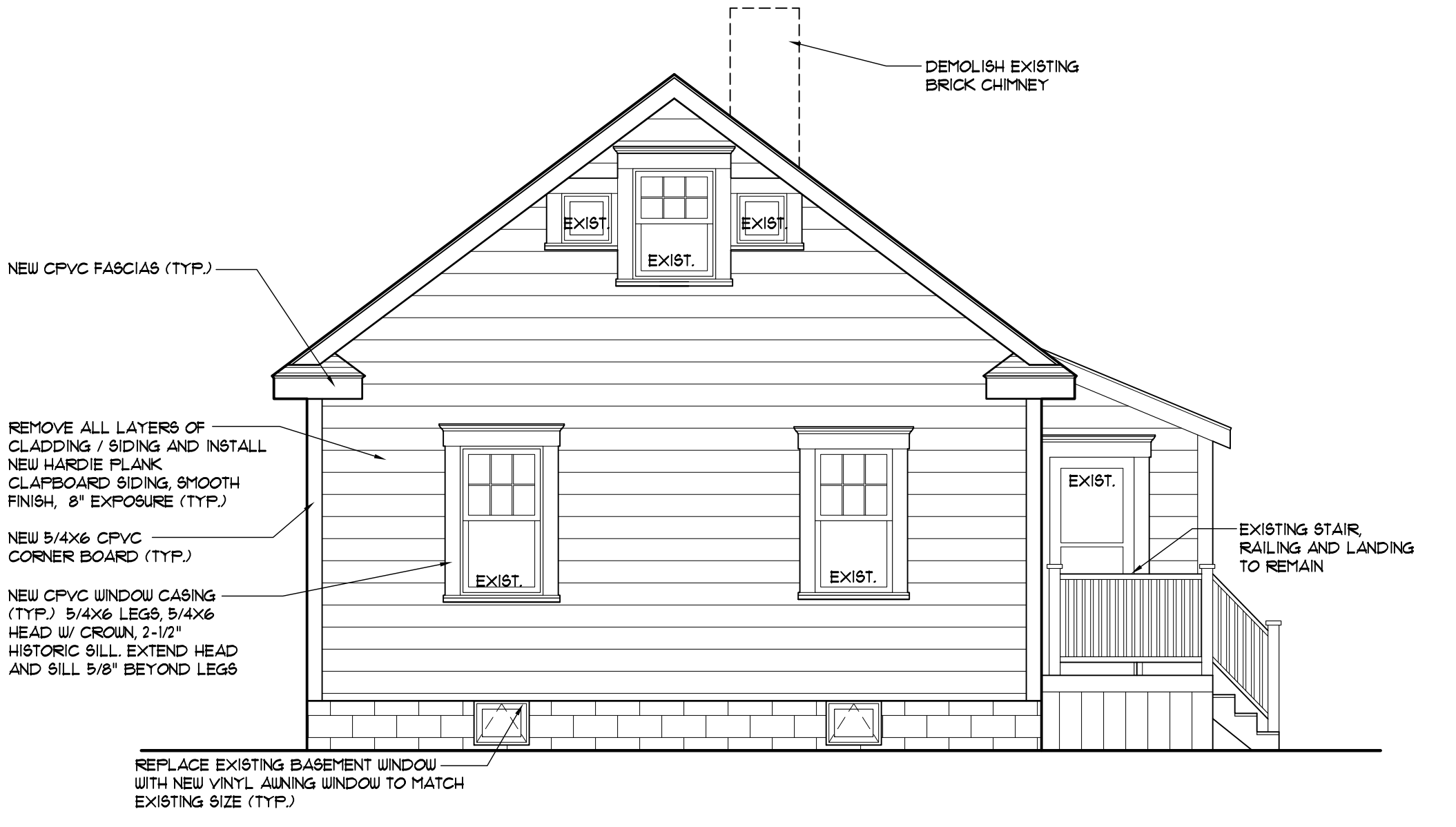
ATTIC FLOOR PLAN
1/4"=1'-0"



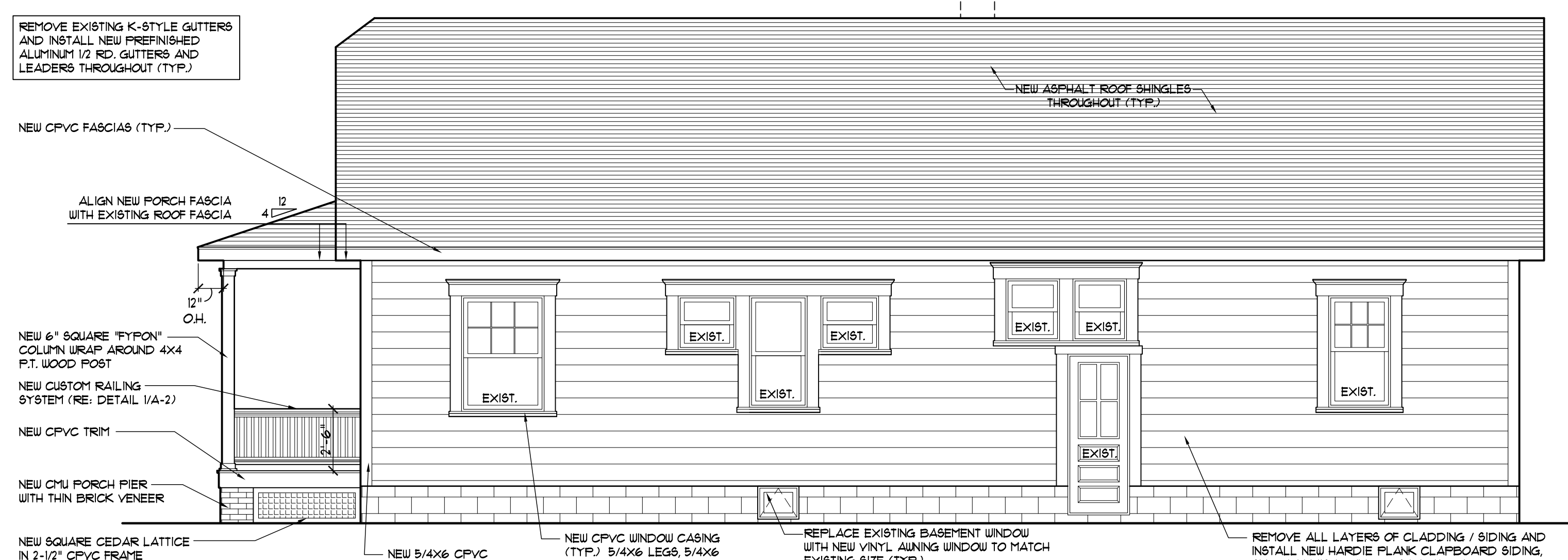
FIRST FLOOR PLAN
1/4"=1'-0"



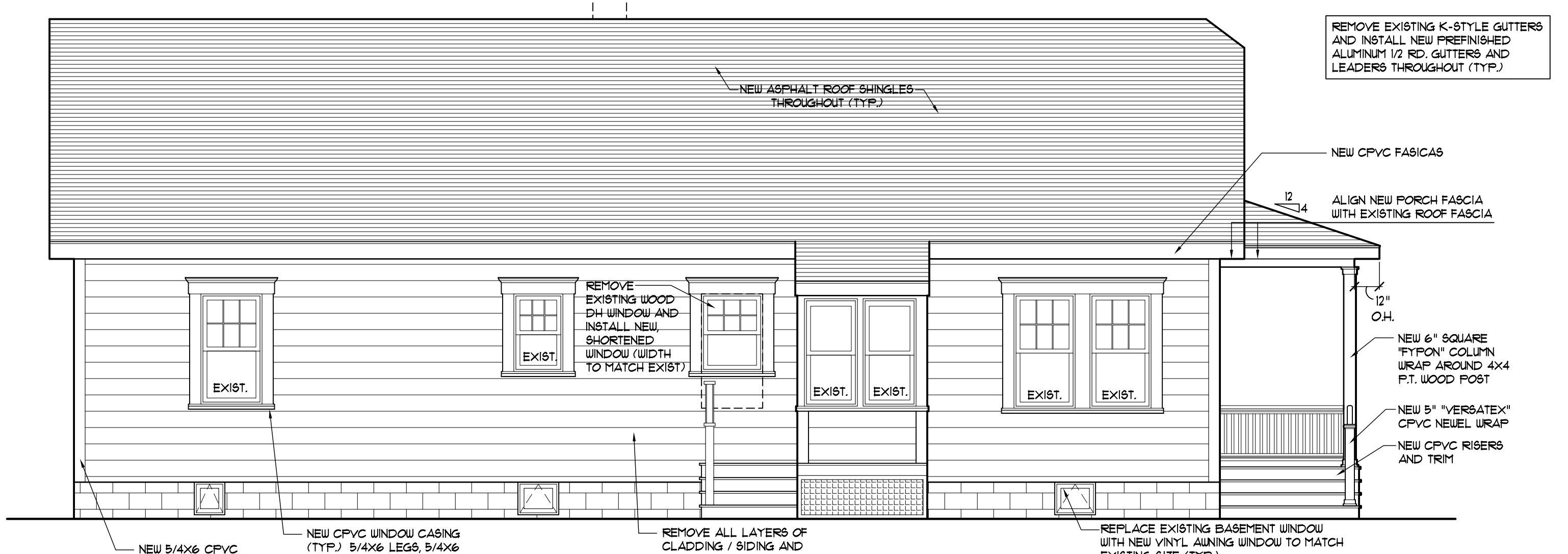
FRONT ELEVATION (NORTH)
1/4"=1'-0"



REAR ELEVATION (SOUTH)
1/4"=1'-0"



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



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

PROPOSED ALTERATIONS:
ANTHONY RESIDENCE
Block: 240
Lot: 3
122 Abbott Avenue
Ocean Grove, NJ 07756

SCALE:
Stephen J. Carls
Stephen J. Carls, AIA
NJ LIC # A00868

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

FLOOR PLANS, ELEVATIONS, DETAILS
SCALE: AS SHOWN
DRAWN: ABF

DATE: 10/19/2022
REVISION/SUBMISSION:
10/19/22 INITIAL RELEASE-ZONING SUB.

JOB NUMBER:
2022-10

A-2
ANTHONY