

PROPOSED NEW SINGLE-FAMILY RESIDENCE:

# RYAN RESIDENCE

37 Main Avenue  
Ocean Grove, New Jersey  
Block: 165 Lot: 17

## PROJECT INFORMATION

### BUILDING CODES:

INTERNATIONAL RESIDENTIAL CODE - 2021 (NJ EDITION)

### BUILDING STATISTICS:

USE GROUP: R-5  
CONSTRUCTION CLASS: 5B  
NUMBER OF STORIES: ZONING: 2-1/2  
BUILDING CODE: 3<sup>+</sup>

\* NOTE: TO SATISFY THE IRC REQUIREMENT FOR FIRE-PROTECTION OF 3-STORY / TYPE 5B STRUCTURES, THIS HOUSE WILL BE EQUIPPED WITH A TYPE 13D AUTOMATIC SPRINKLER SYSTEM THROUGHOUT

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

### BUILDING AREA:

FIRST FLOOR AREA:	1,011 SQ. FT.	UNFINISHED BASEMENT AREA:	1,016 SQ. FT.
SECOND FLOOR AREA:	1,108 SQ. FT.	CONSTRUCTION VOLUME:	61,423 CU. FT.
HALF-STORY AREA:	714 SQ. FT.		
TOTAL:	2,833 SQ. FT.		

## ZONING INFORMATION

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

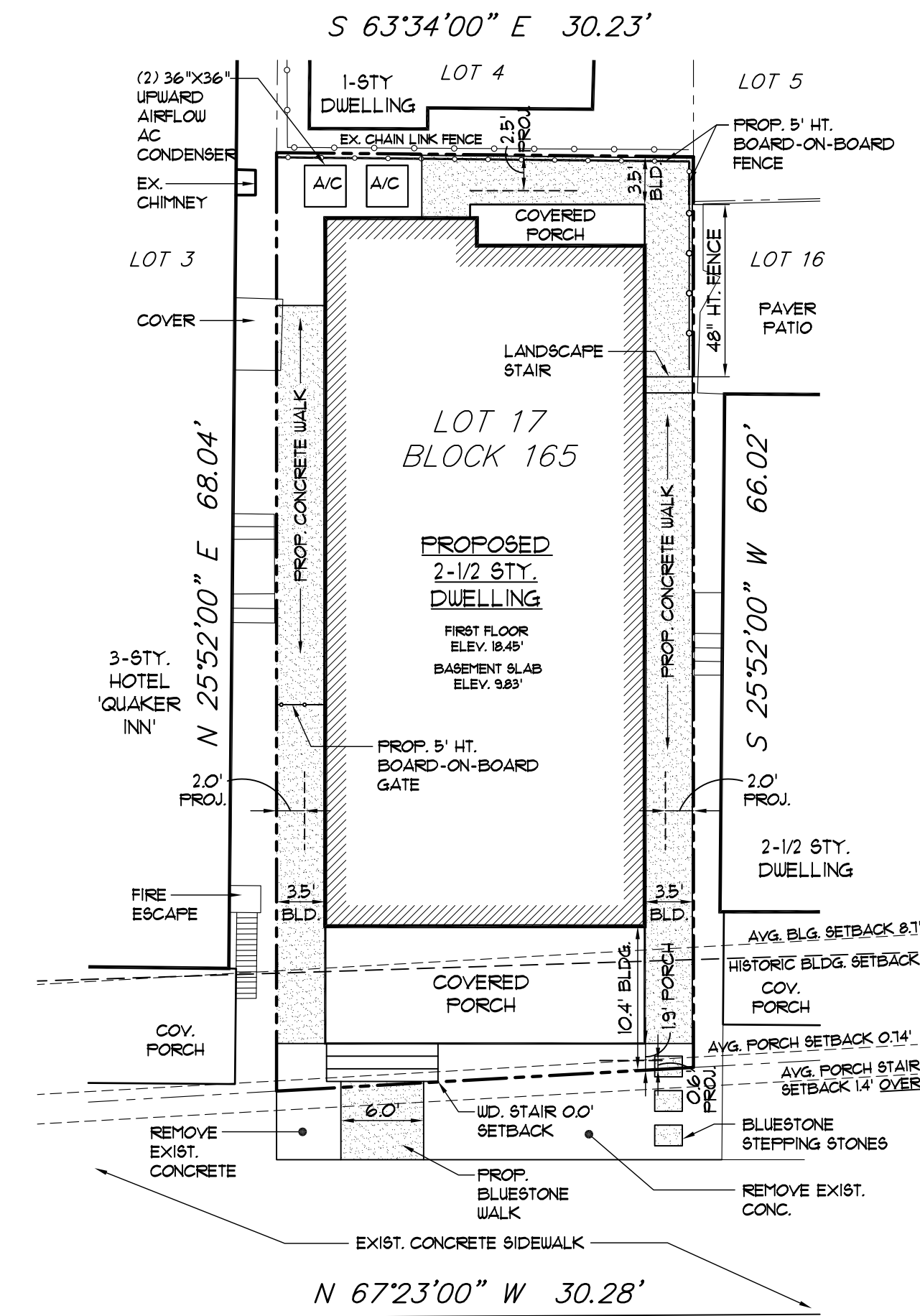
	REQ'D / ALLOWED	EXIST. / PROPOSED
MINIMUM LOT AREA <sup>(1)</sup>	1,800 SQ. FT.	2,551 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	30.28 FT.
MINIMUM LOT FRONTAGE	30 FT.	30.28 FT.
MINIMUM LOT DEPTH <sup>(1)</sup>	60 FT.	84.9 FT.
MIN. FRONT YARD SETBACK BUILDING SETBACK LINE: <sup>(2)</sup>	AVG. = 8.1 FT.	10.4 FT.
PORCH SETBACK: <sup>(3)</sup>	AVG. = 1.4 FT. OVER	0.0 FT.
PROJECTION (INCL. GUTTERS):	2 FT.	⊕ 0.6 FT.
MIN. SIDE YARD SETBACK-BUILDING:	2 FT.	3.5 FT. (EAST) / 3.5 FT. (WEST)
PROJECTIONS (INCL. GUTTERS):	2 FT.	2.0 FT. (EAST) / 2.0 FT. (WEST)
MIN. COMBINED SIDE SETBACK-BUILDING:	4 FT.	7 FT.
REAR YARD SETBACK-BUILDING:	3.1 FT.	3.5 FT.
PROJECTIONS (INCL. GUTTERS):	2 FT.	2.5 FT.
MAX. % BLDG. COVERAGE	85%	54.1%
MAX. % TOTAL LOT COV.	90%	89.9%
MAX. NUMBER OF STORIES	2.5	2.5
MAX. BUILDING HEIGHT (M.P.)	35 FT.	29.1 FT.
MIN. IMPROVABLE LOT AREA	1,000 SQ. FT.	1,658 SQ. FT.
MIN. IMPROVABLE AREA-DIAMETER OF CIRCLE (FEET)	21 FT.	26.2 FT.
USE OR USES	VACANT LOT	SINGLE-FAMILY RESIDENTIAL

### ⊕ VARIANCE REQUIRED

- LOT AREA AND LOT DEPTH REQUIREMENT SHALL BE MEASURED FROM THE CURB LINE RATHER THAN THE PROPERTY LINE.
- THE REQUIRED BUILDING SETBACK SHALL BE TAKEN FROM THE "ZONING SETBACK LINE", AS CALCULATED PER NEPTUNE LAND DEVELOPMENT ORDINANCE, SECTION 413.06 ("YARD REQUIREMENTS"), ITEM B; FOR LOTS EAST OF CENTRAL AVE, THE FRONT BLDG. LINE SHALL HAVE A MIN. FRNT. YD. SETBACK THAT IS CREATED BY A LINE RUNNING DIRECTLY FROM A POINT 10' BACK FROM THE PROP. LINE AT THE CORNER OF CENTRAL AVE, TO A POINT 2' BACK FROM THE PROPERTY LINE AT THE CORNER OF OCEAN AVE.
- 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,
- A-2 FLOOR PLANS
- A-3 ELEVATIONS
- A-4 ENLARGED DETAILS



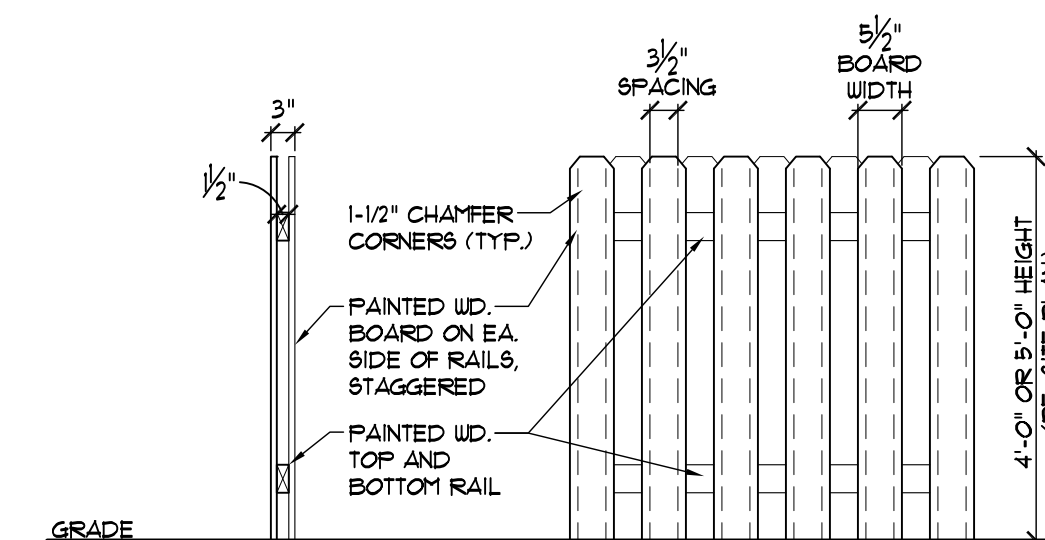
MAIN AVENUE  
(R.O.W. VARIES)

## SITE PLAN

1" = 10'-0"

SITE INFORMATION TAKEN FROM:

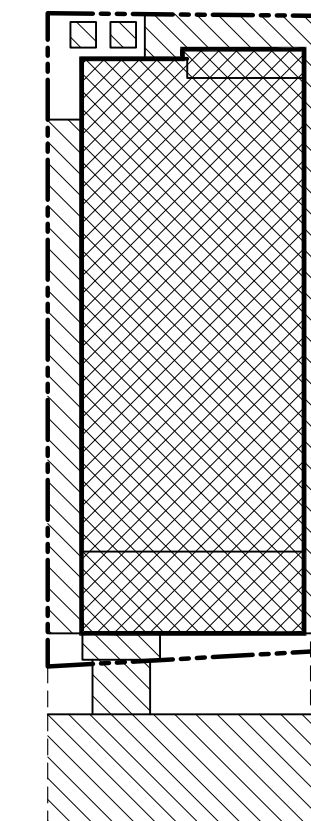
- "TOPOGRAPHIC PLAN", DATED 11/01/23
  - "FRONT YARD SETBACK PLAN", DATED 11/01/23
- PREPARED BY CHARLES SURMONTE, NEW JERSEY PROFESSIONAL ENGINEER AND LAND SURVEYOR, LICENSE NO. 35885



## BOARD-ON-BOARD FENCE DETAIL

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

1/2" = 1'-0"



## COVERAGE CALCS

LOT AREA (TO CURB): 2,551 SQ. FT.

- BUILDING COVERAGE: 1,399 SQ. FT. (54.1%)
- IMPERVIOUS COVERAGE: 902 SQ. FT. + 1,399 SQ. FT. (B.C.) = 2,301 SQ. FT. (89.9%)

## CERTIFICATIONS

APPROVED BY THE TOWNSHIP OF NEPTUNE ZONING BOARD OF ADJUSTMENT

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

ADMINISTRATIVE OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE TOWNSHIP OF NEPTUNE HISTORIC PRESERVATION COMMISSION

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

ADMINISTRATIVE OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

PROPOSED NEW SINGLE-FAMILY RESIDENCE:  
**RYAN RESIDENCE**

Block: 165  
Lot: 17

**SHORE POINT ARCHITECTURE, PA**

105 South Main Street, Ocean Grove, New Jersey 07756  
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

PROJECT INFORMATION,  
SITE PLAN

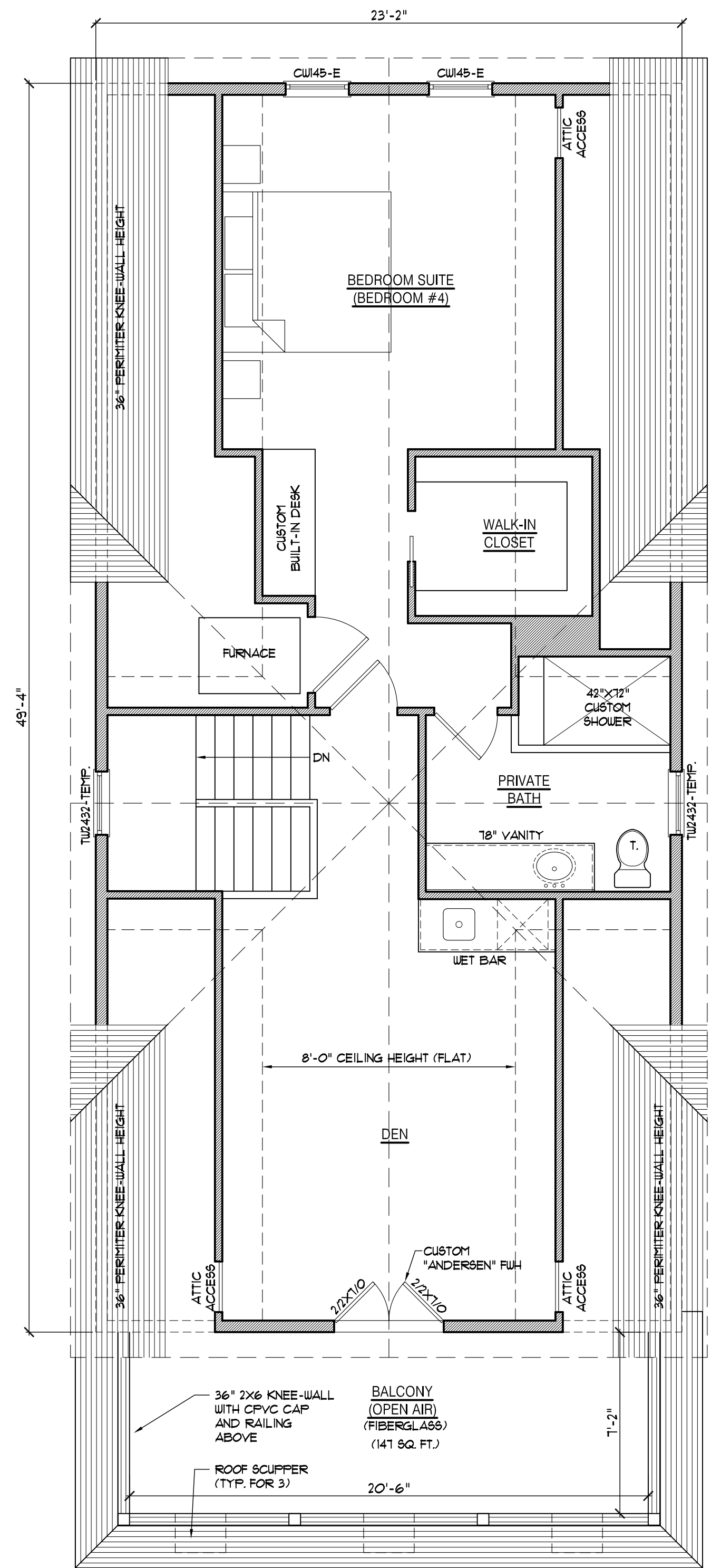
DRAWN: ABF

SCALE: AS SHOWN

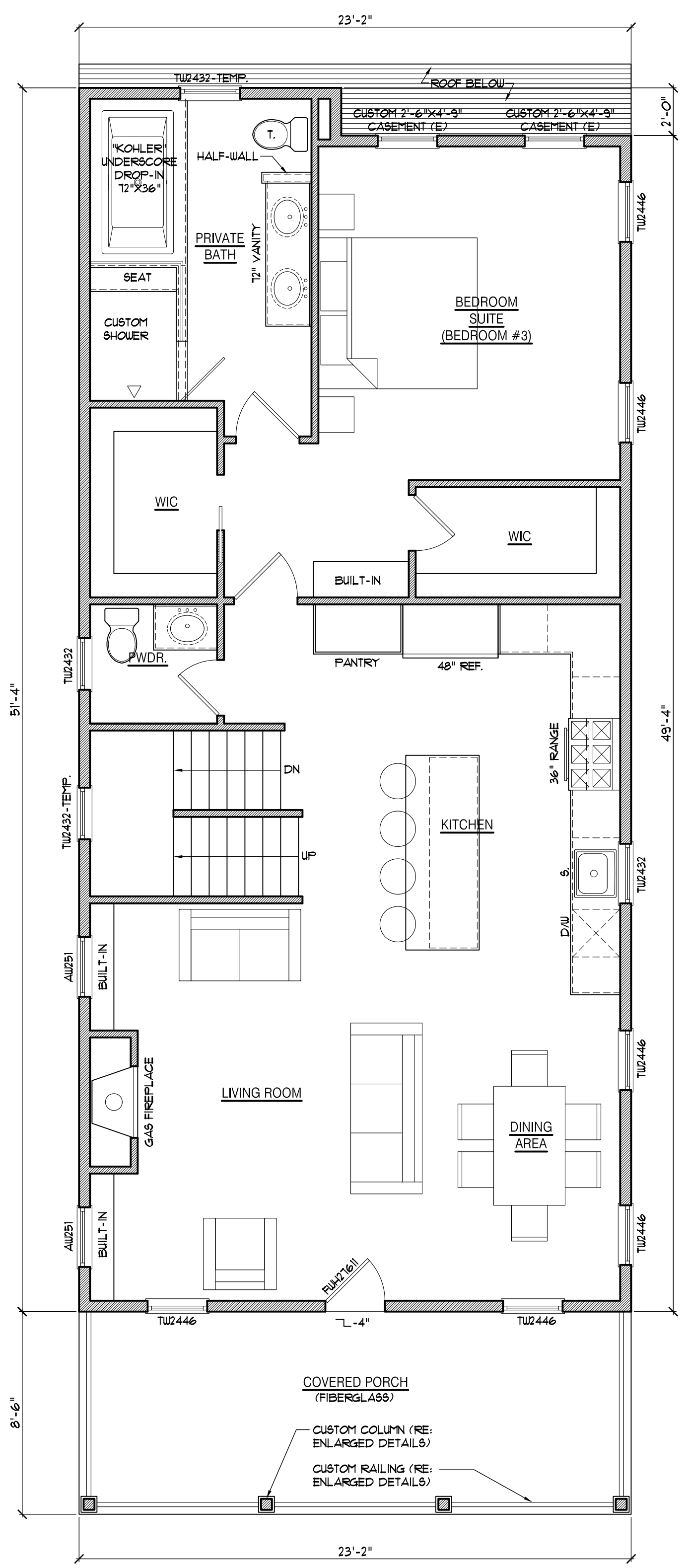
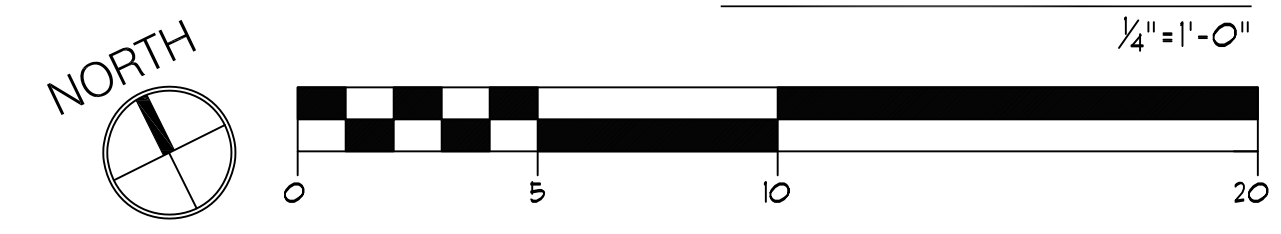
DATE	REVISION/SUBMISSION
03/11/24	INITIAL RELEASE-ZONING

JOB NUMBER  
**2023-33**

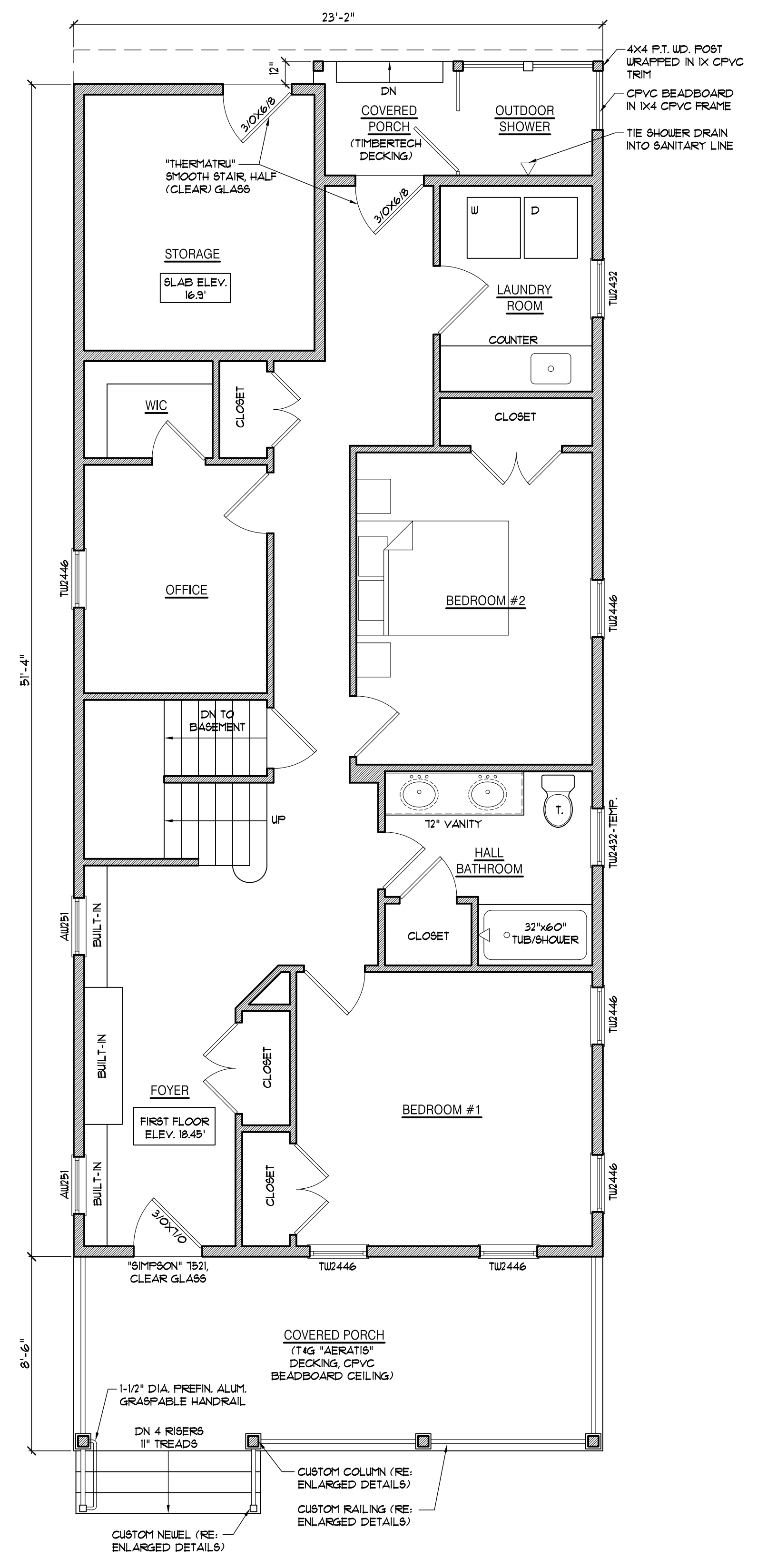
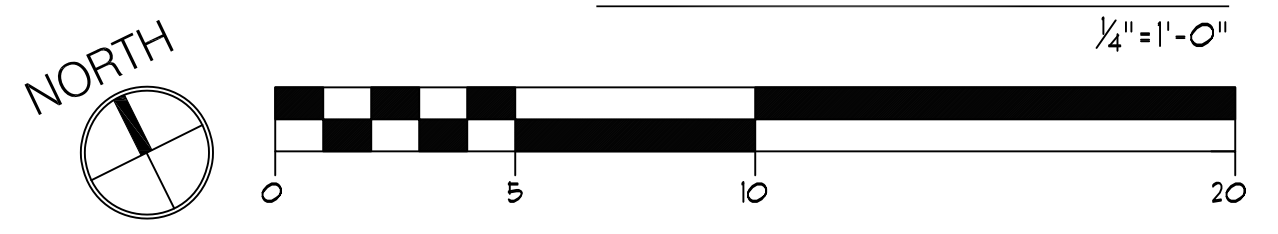
**A-1**  
Ryan



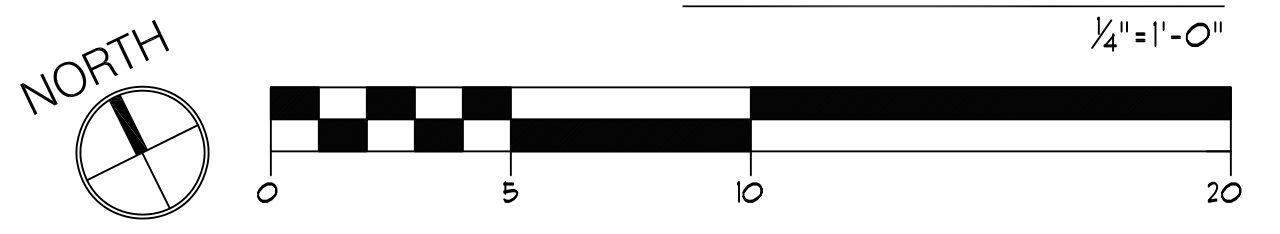
HALF-STORY PLAN  
1/4" = 1'-0"



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

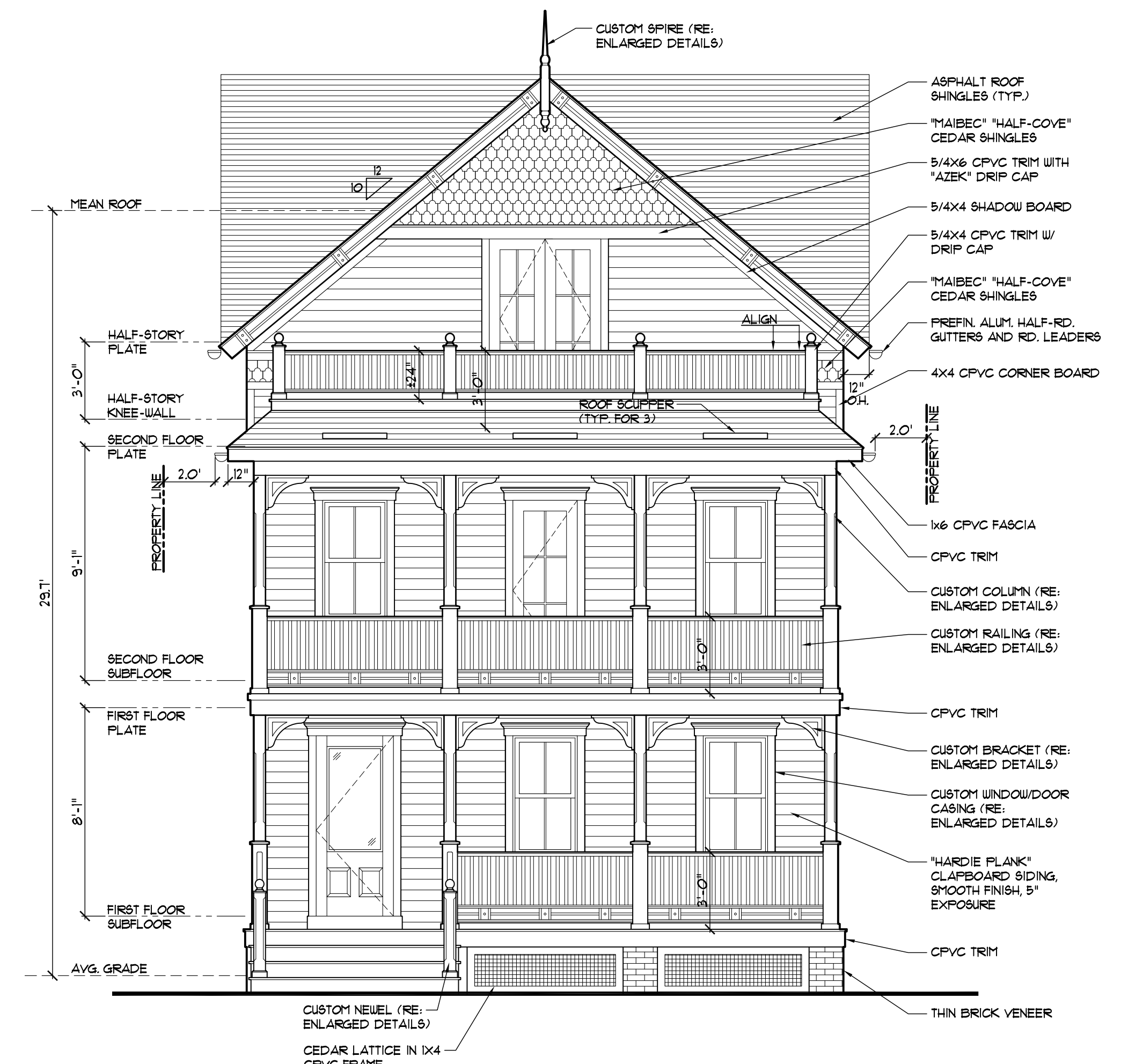


FIRST FLOOR PLAN  
1/4" = 1'-0"

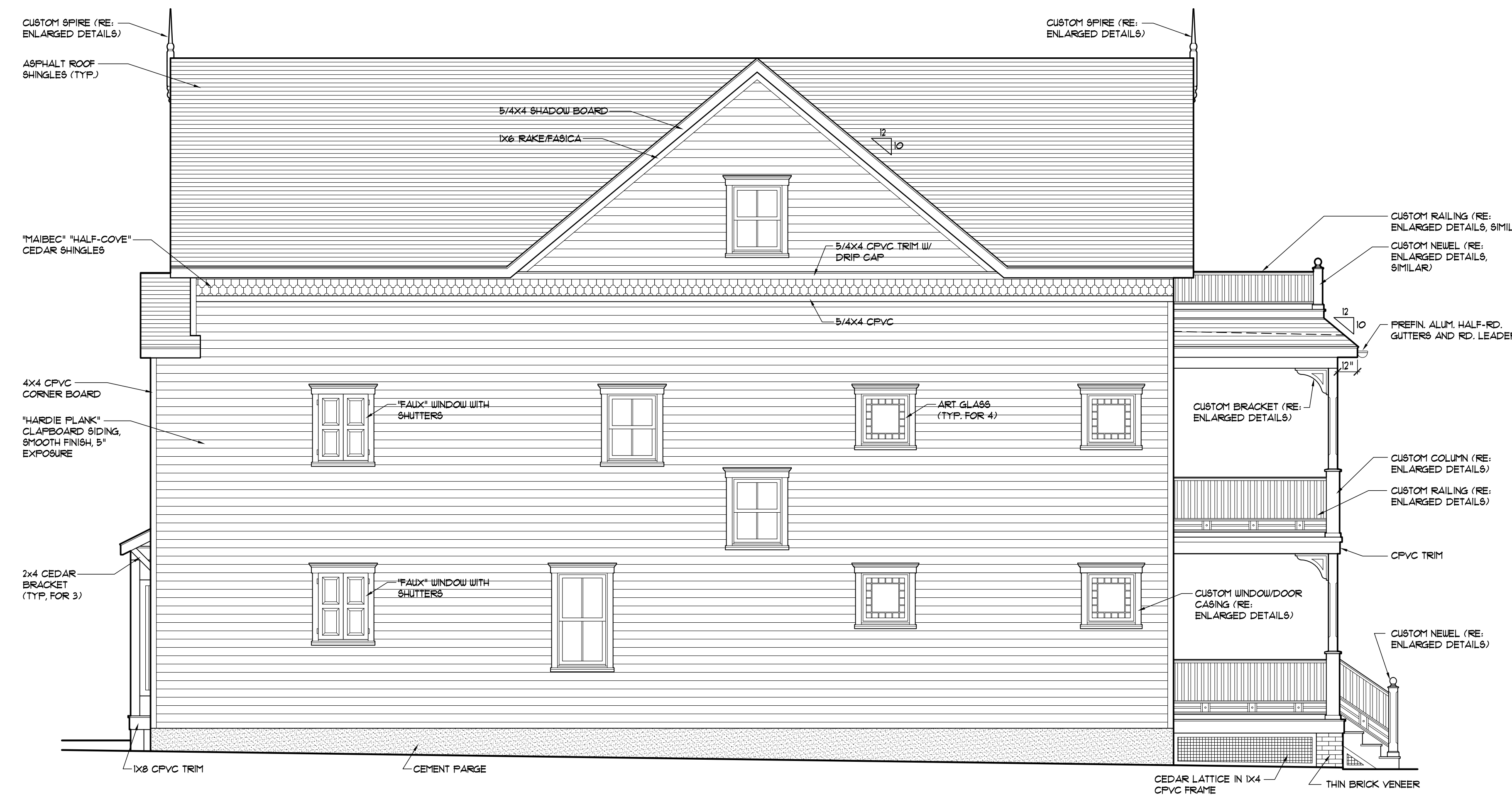




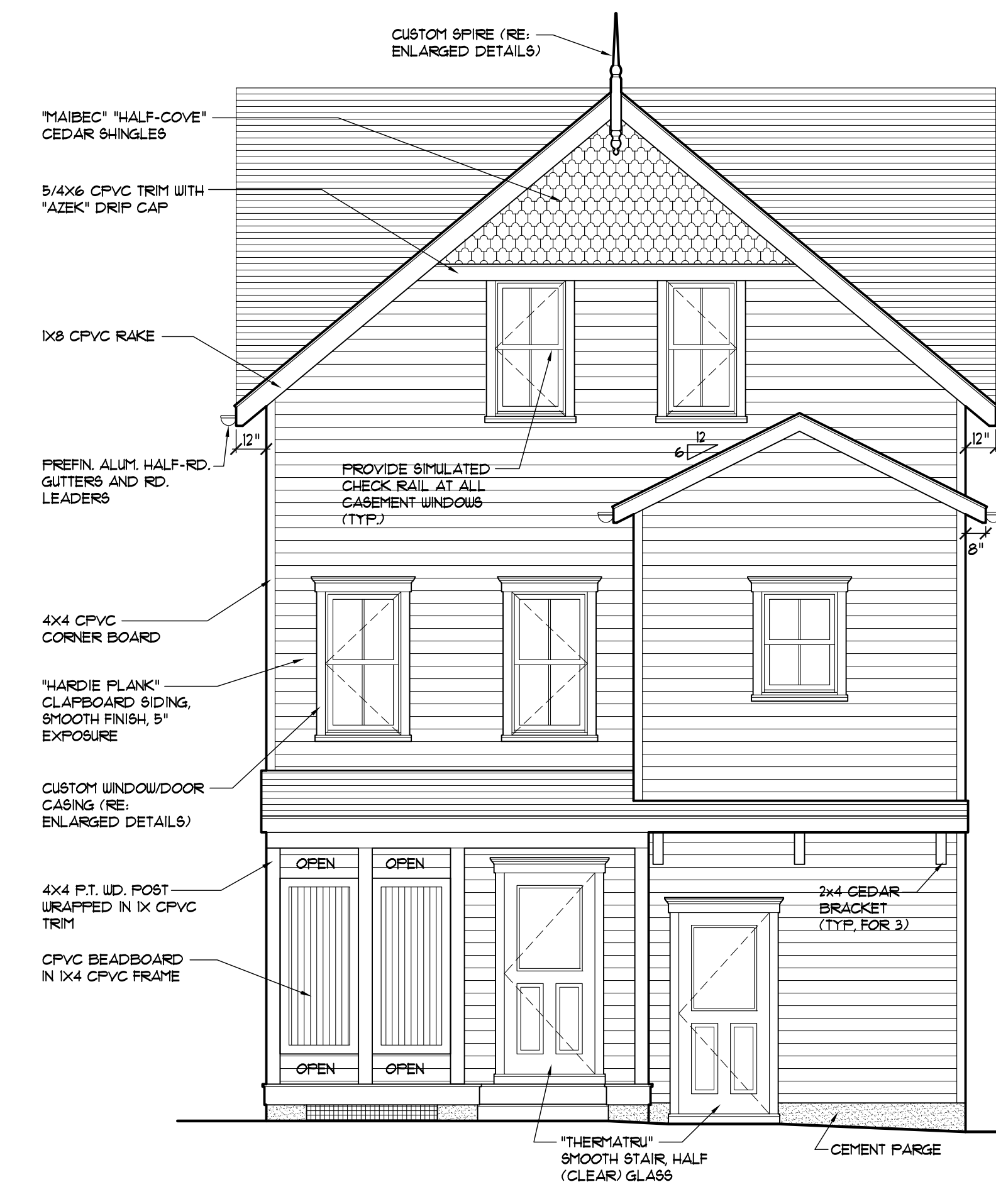
EAST SIDE ELEVATION  
1/4" = 1'-0"



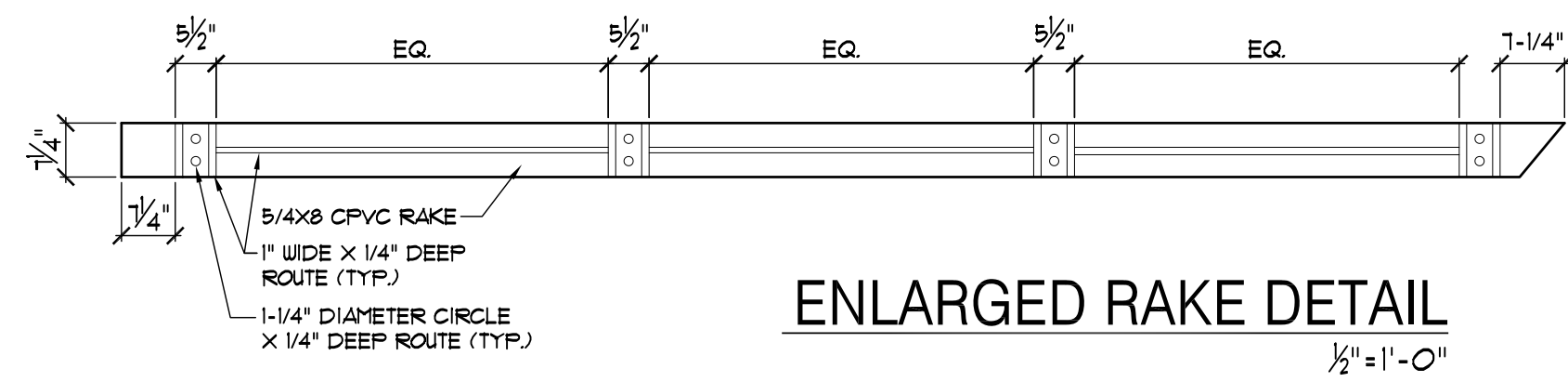
FRONT (SOUTH) ELEVATION  
1/4" = 1'-0"



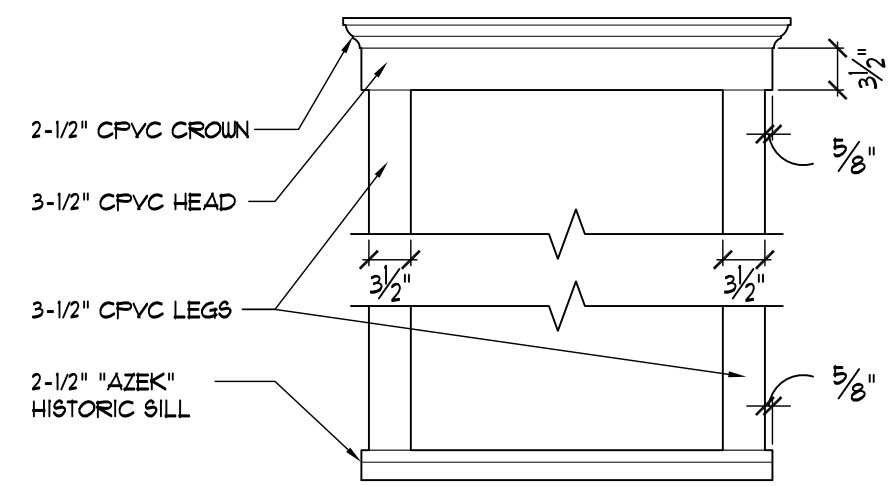
WEST SIDE ELEVATION  
1/4" = 1'-0"



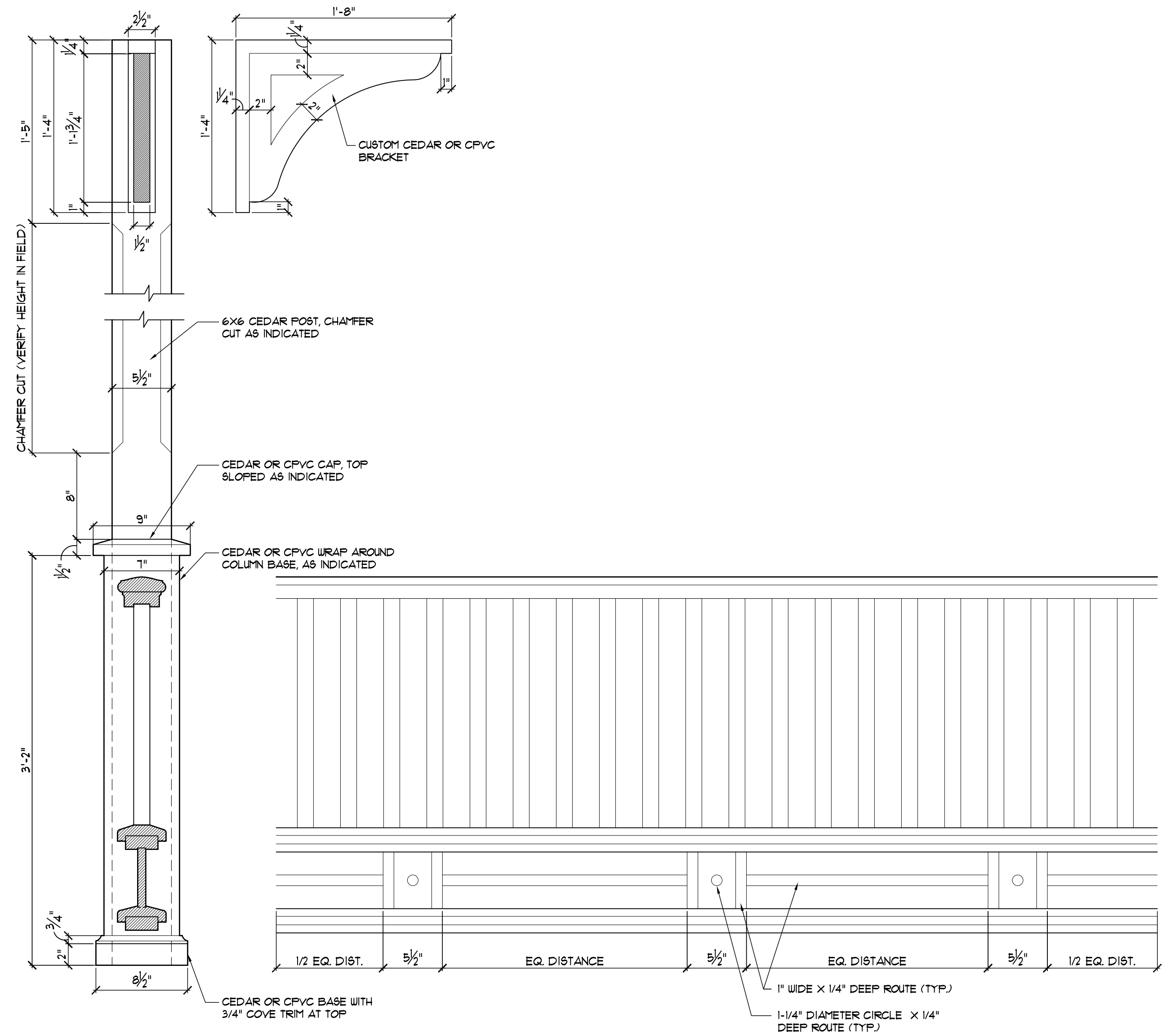
REAR (NORTH) ELEVATION  
1/4" = 1'-0"



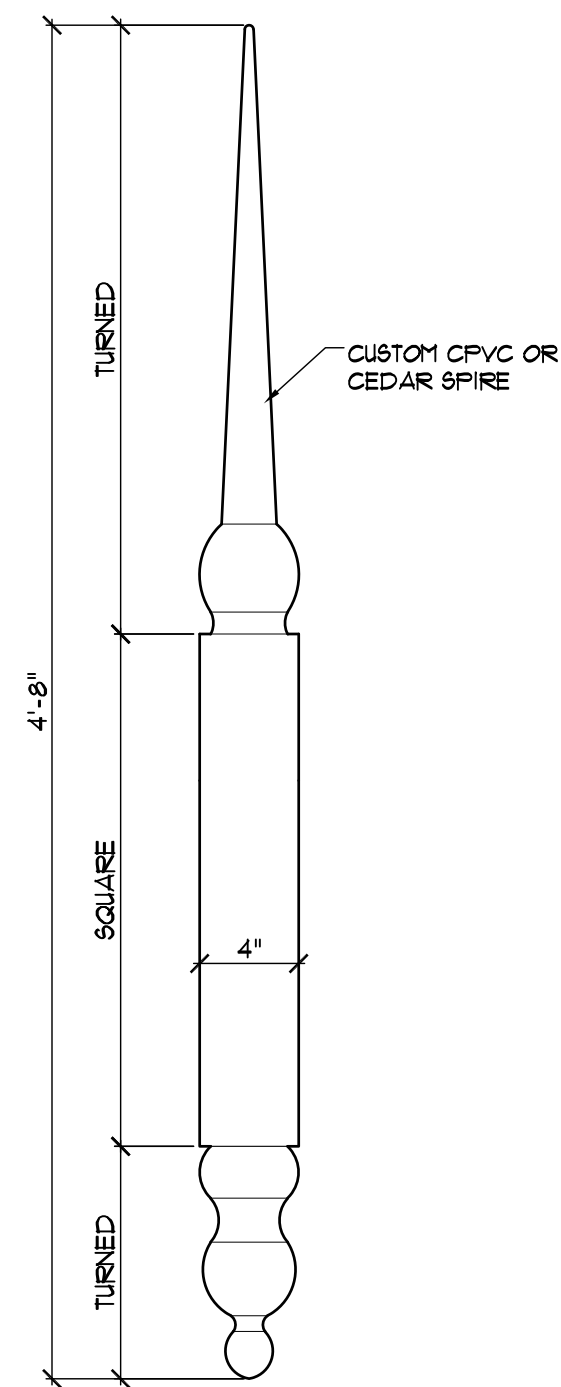
ENLARGED RAKE DETAIL  
1/2" = 1'-0"



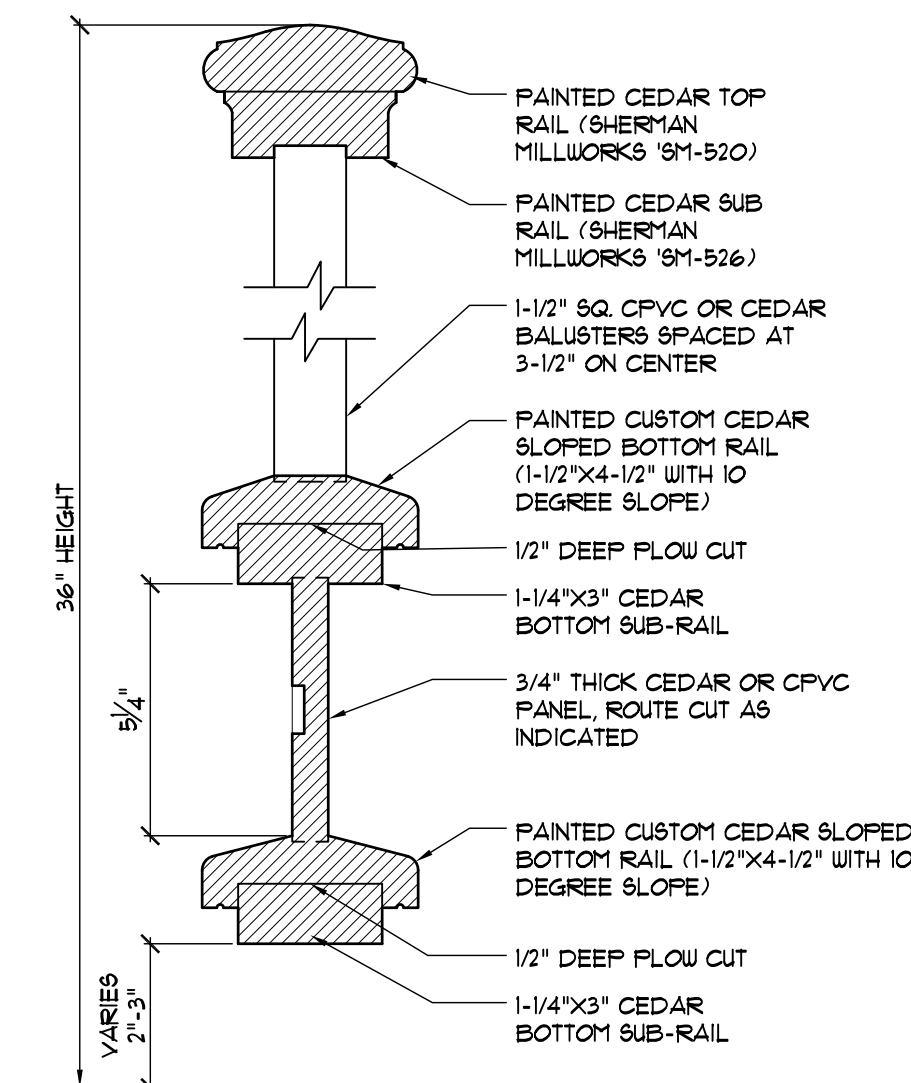
TYP. WINDOW/DOOR CASINGS  
3/4" = 1'-0"



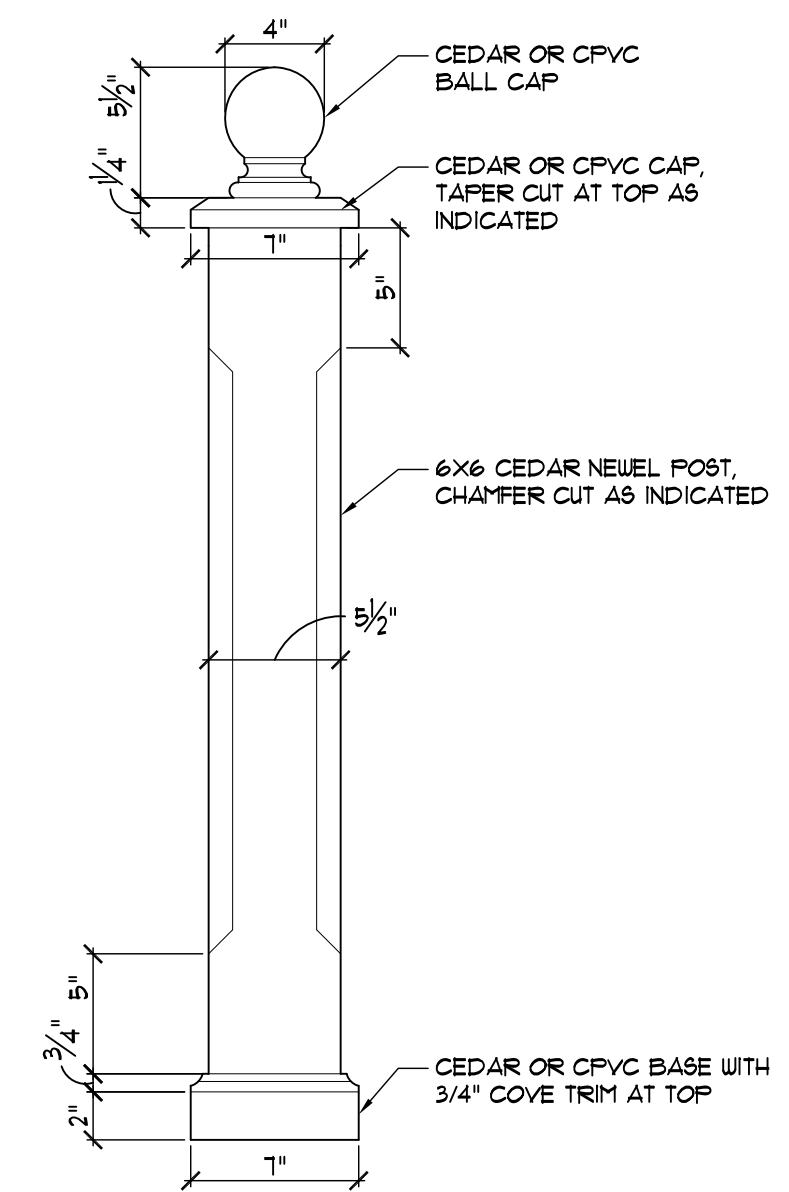
ENLARGED COLUMN,  
BRACKET AND RAILING DETAIL  
1 1/2" = 1'-0"



SPIRE DETAIL  
1 1/2" = 1'-0"



RAILING DETAIL  
3" = 1'-0"



NEWEL DETAIL  
1 1/2" = 1'-0"