

BURY RESIDENCE

109 Stockton Avenue
Ocean Grove, NJ 07756
Block: 277 Lot: 9

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: 2-1/2 (ZONING), 2 + HABITABLE ATTIC (BUILDING CODE)

WIND SPEED (WUL): 125 MPH (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE WUL DOES NOT EXCEED 130 MPH)

FLOOD HAZARD: THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA

BUILDING AREA:

	EXISTING	ADDED	TOTAL
FIRST FLOOR AREA	873 SQ. FT.	21 SQ. FT.	894 SQ. FT.
SECOND FLOOR AREA	N/A	926 SQ. FT.	926 SQ. FT.
HABITABLE ATTIC AREA	N/A	263 SQ. FT.	263 SQ. FT.
TOTAL	873 SQ. FT.	1210 SQ. FT.	2,083 SQ. FT.
CONSTRUCTION VOLUME	11,000 CU. FT.	14,200 CU. FT.	25,200 CU. FT.

ZONING INFORMATION

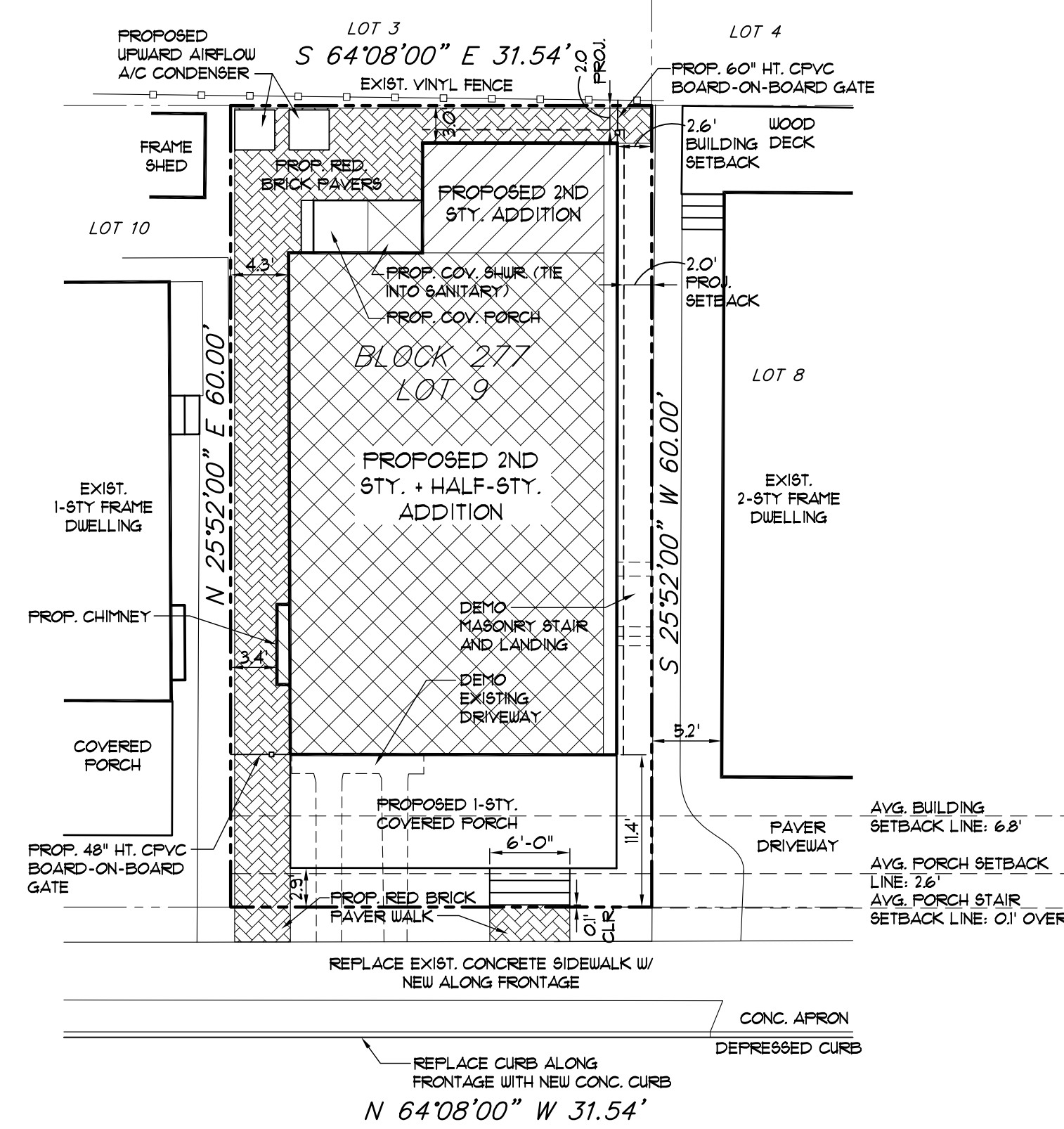
REQ. FOR HD-RI ZONE (HISTORIC DISTRICT SINGLE-FAMILY)

	REQ'D/ALLOWED	EXISTING	PROPOSED
MIN. LOT AREA	1,800 SQ. FT.	1,892 SQ. FT.	1,892 SQ. FT.
MIN. LOT WIDTH	30 FT.	31.54 FT.	31.54 FT.
MIN. LOT FRONTAGE	30 FT.	31.54 FT.	31.54 FT.
MIN. LOT DEPTH	60 FT.	60 FT.	60 FT.
MIN. FRONT YARD SETBACK			
BUILDING	6.82 FT. (AVG.)	4.5 FT.	11.4 FT.
PORCH	2.50 FT. (AVG.)	N/A	2.9 FT.
MIN. SIDE YARD SETBACK			
BUILDING (EAST)	2 FT.	2.6 FT.	2.6 FT.
PROJECTIONS (EAST)	2 FT.	0.6 FT.	2.0 FT.
BUILDING (WEST)	2 FT.	4.3 FT.	3.4 FT.
PROJECTIONS (WEST)	2 FT.	2.3 FT.	2.5 FT.
MIN. COMBINED SIDE YARD SETBACK	4 FT.	6.9 FT.	6.9 FT.
MIN. REAR YARD SETBACK			
PROJECTIONS	3.1 FT.	3.0 FT.	3.0 FT.
	2 FT.	1.0 FT.	2.0 FT.
MAX. % BUILDING COVERAGE	85% (1,609 SQ. FT.)	60.3% (1,141 SQ. FT.)	67.9% (1,285 SQ. FT.)
MAX. % TOTAL LOT COVER	90% (1,703 SQ. FT.)	82.6% (1,563 SQ. FT.)	81.8% (1,662 SQ. FT.)
MAX. NUMBER OF STORIES	2-1/2 STY.	1 STY.	2-1/2 STY.
MAX. BUILDING HEIGHT	35 FT.	10.0 FT.	30.2 FT.
EXISTING USE OR USES	SINGLE-FAMILY RESIDENTIAL		
PROPOSED USE OR USES	SINGLE-FAMILY RESIDENTIAL		

- ⊕ PRE-EXISTING NONCONFORMITY, UNCHANGED
- ⊕ PRE-EXISTING NONCONFORMITY, ELIMINATED

DRAWING INDEX

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

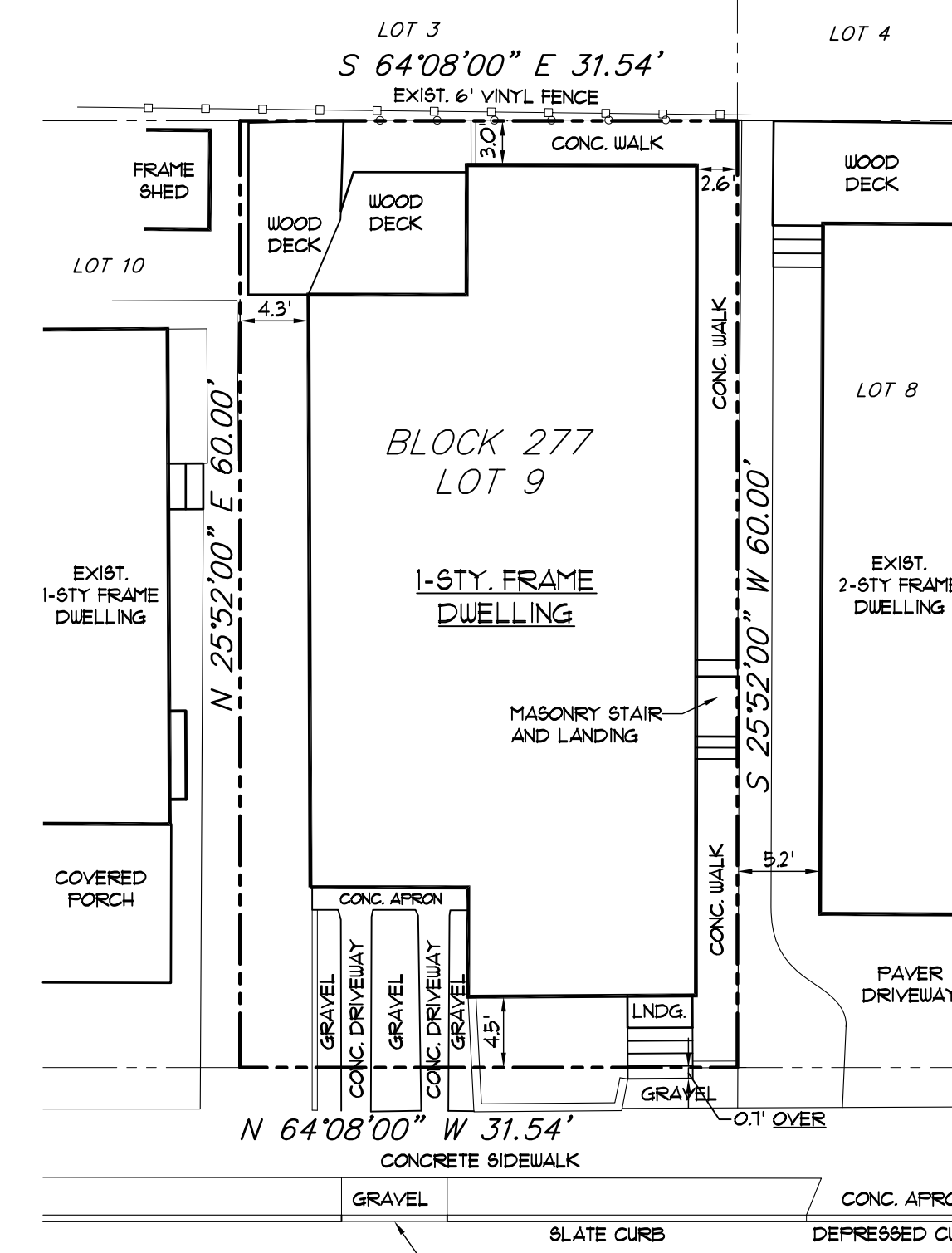


STOCKTON AVENUE
60' ROW

SITE PLAN - PROPOSED CONDITIONS

SITE INFORMATION TAKEN FROM
"TOPOGRAPHIC SURVEY OF PROPERTY",
DATED 06/21/22, PREPARED BY JEFFREY
S. GRUNN (NJPL6 NO. 246804339900) OF
LAKELAND SURVEYING

1"=10'-0"

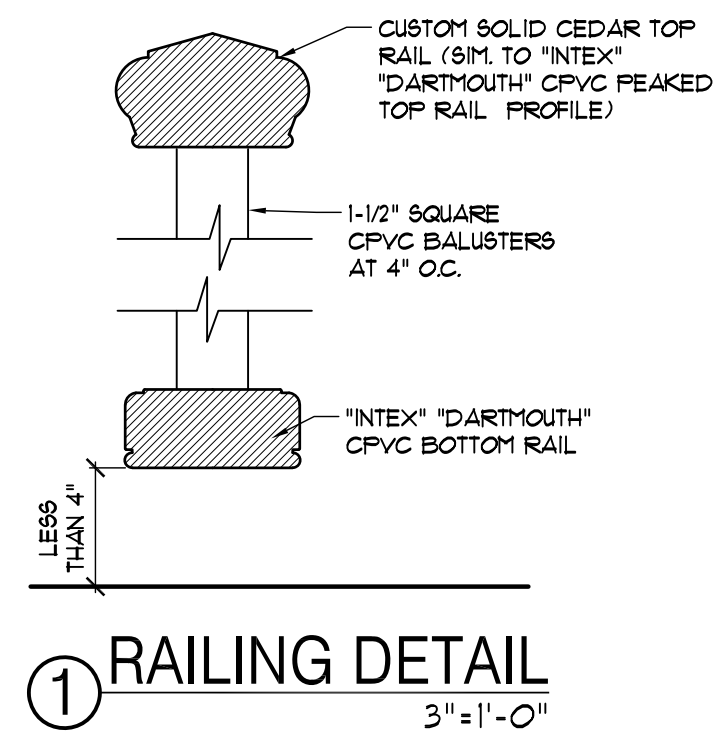


STOCKTON AVENUE
60' ROW

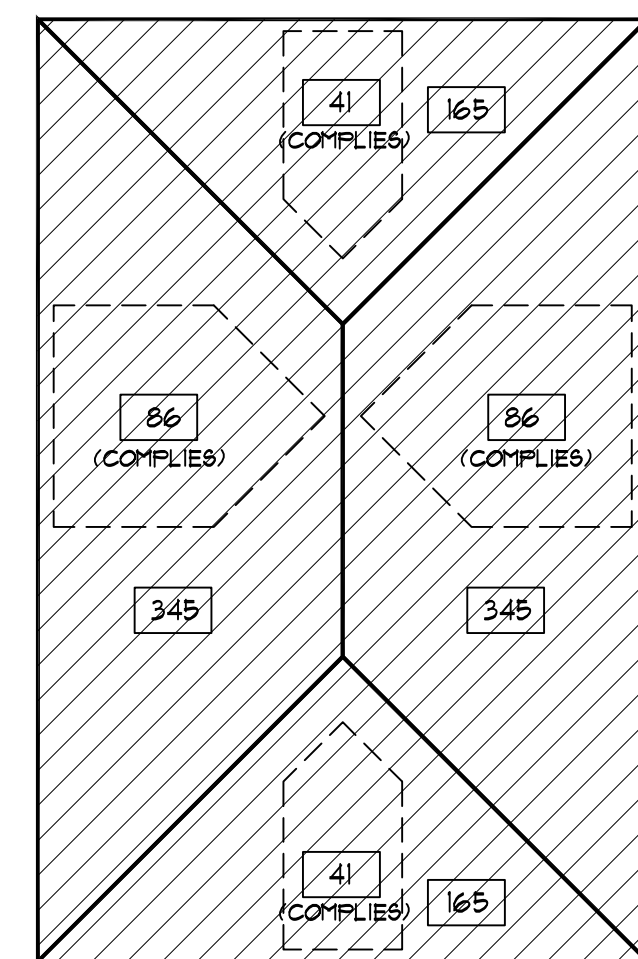
SITE PLAN - EXIST. CONDITIONS

SITE INFORMATION TAKEN FROM
"TOPOGRAPHIC SURVEY OF PROPERTY",
DATED 06/21/22, PREPARED BY JEFFREY
S. GRUNN (NJPL6 NO. 246804339900) OF
LAKELAND SURVEYING

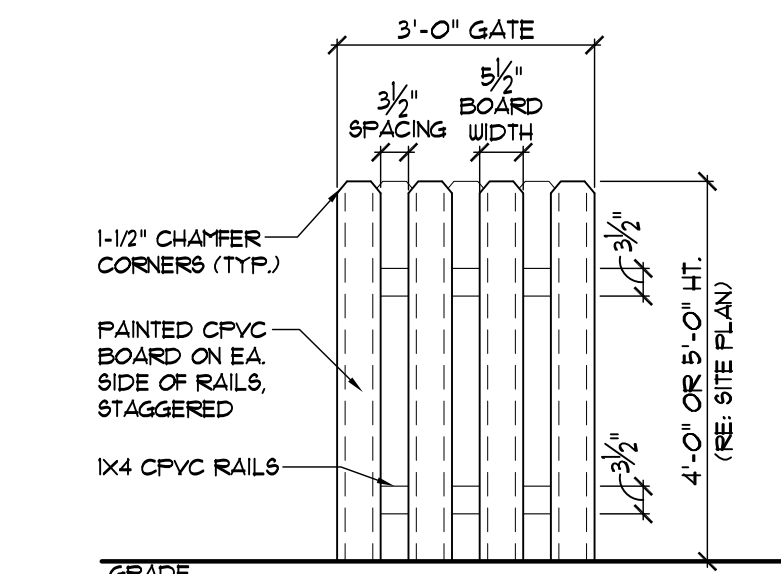
1"=10'-0"



RAILINGS DETAIL
3"=1'-0"



DORMER DIAGRAM
1/8"=1'-0"



BOARD-ON-BOARD GATE
1/2"=1'-0"

PROP. COVERAGE CALCS.

LOT AREA: 1,892 SQ. FT.

BUILDING COVERAGE:	1,285 SQ. FT. (67.9%)
IMPERVIOUS COVERAGE:	1,662 SQ. FT. (87.8%)

EXIST. COVERAGE CALCS.

LOT AREA: 1,892 SQ. FT.

BUILDING COVERAGE:	1,141 SQ. FT. (60.3%)
IMPERVIOUS COVERAGE:	1,563 SQ. FT. (82.6%)

PROPOSED ADDITION/ALTERATIONS:
BURY RESIDENCE

109 Stockton Avenue
Ocean Grove, NJ 07756
Block: 277
Lot: 9

SCALE:
Stephanie LaRocca
Stephanie J. LaRocca, AIA
NJ LIC # A1008689

SHORE POINT
ARCHITECTURE, PA
108 South Main Street, Ocean Grove, New Jersey 07756
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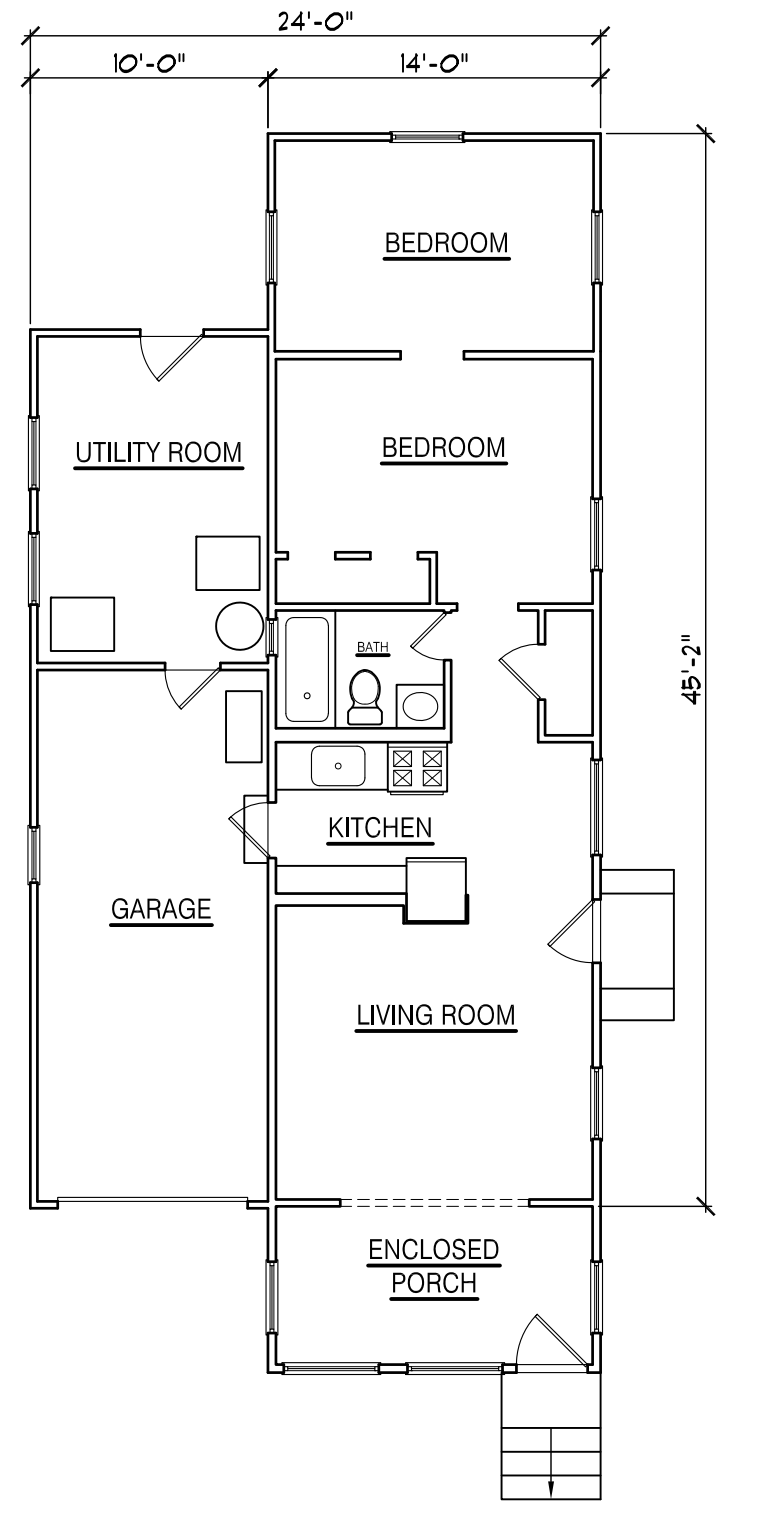
SITE PLAN,
PROJECT INFORMATION
SCALE: AS SHOWN
DRAWN: ABF

DATE	REVISION SUBMISSION	DATE	REVISION
7/27/24	INITIAL TECH COMMENTS	7/27/24	RT-TPC

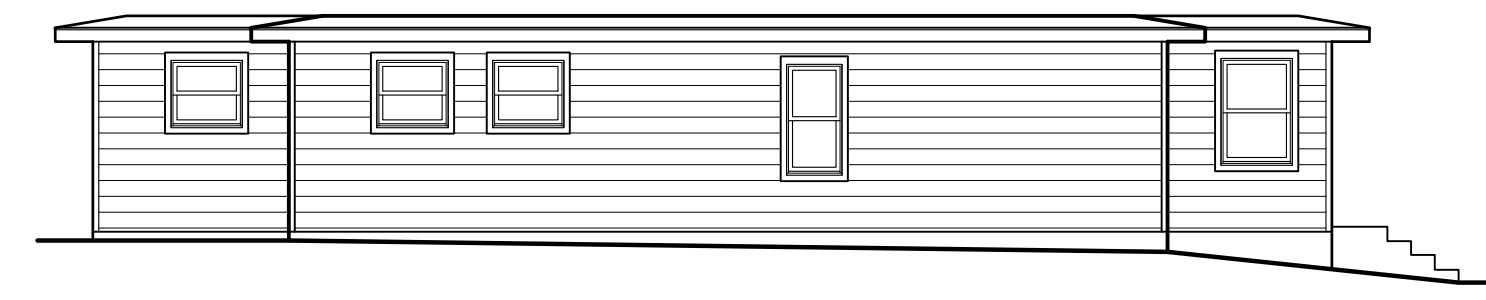
JOB NUMBER
2022-29

A-1
Bury

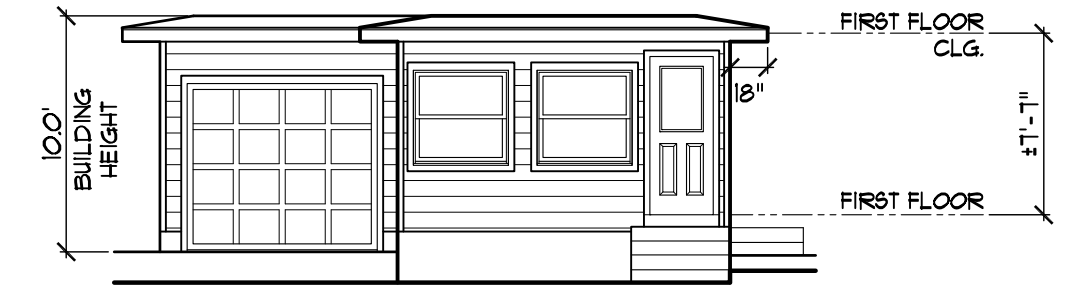
EXISTING CONDITIONS



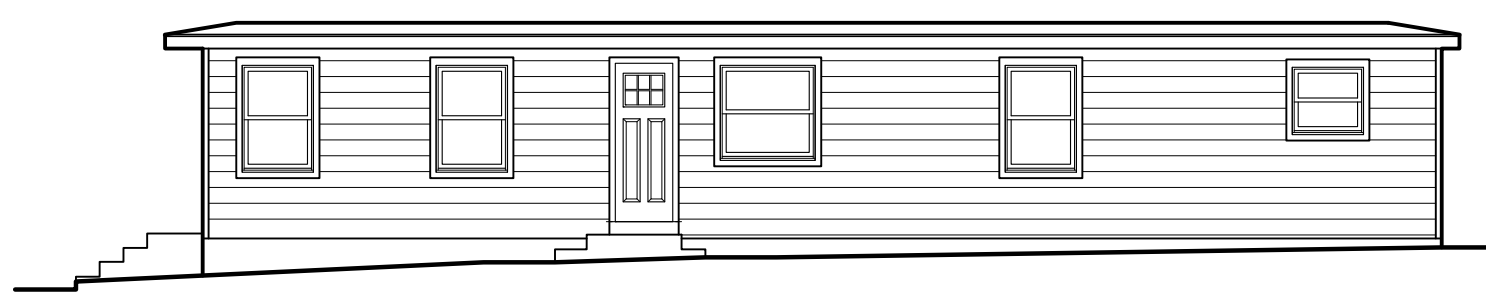
EXIST. FIRST FLOOR PLAN
1/8"=1'-0"



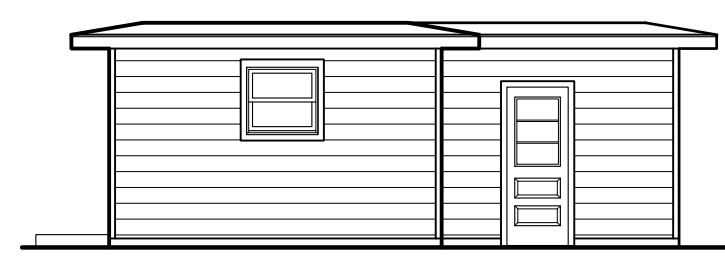
EXIST. SIDE ELEV. (WEST)
1/8"=1'-0"



EXIST. FRONT ELEV. (SOUTH)
1/8"=1'-0"

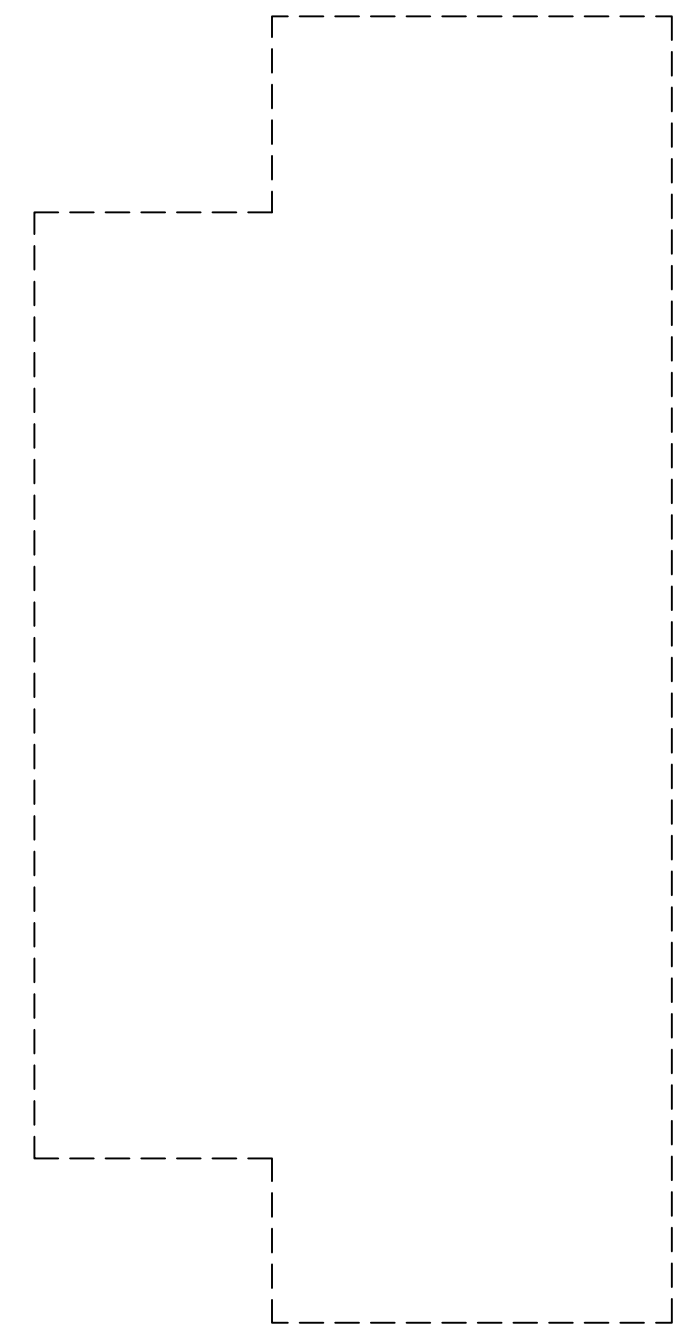


EXIST. SIDE ELEV. (EAST)
1/8"=1'-0"



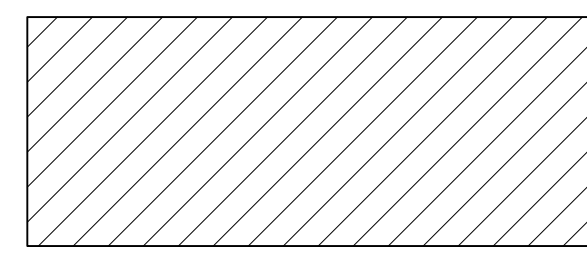
EXIST. REAR ELEV. (NORTH)
1/8"=1'-0"

DEMOLITION CALCULATIONS

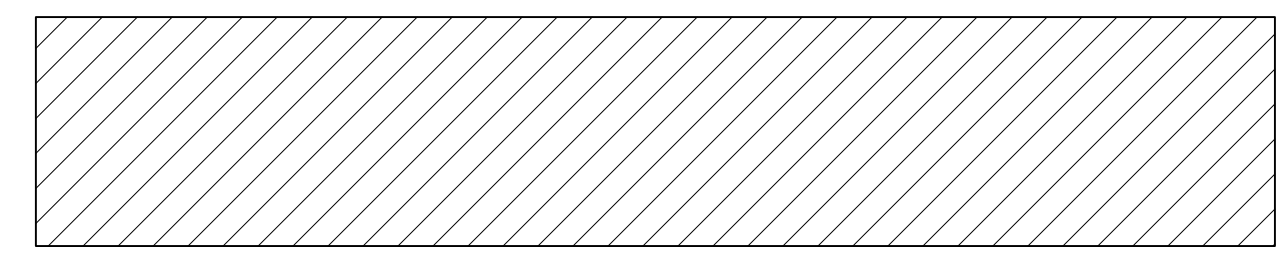


ROOF
TOTAL AREA: 1324 SQ. FT.
AREA TO BE DEMOLISHED: 1324 SQ. FT.

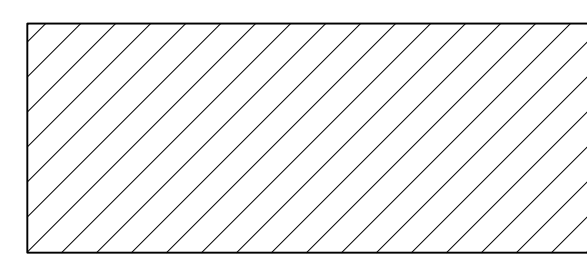
LEGEND	DEMO CALCS
EXISTING TO REMAIN	TOTAL AREA: 2,808 SQ. FT.
AREAS PROPOSED FOR DEMOLITION	AREA TO BE DEMOLISHED: 1,324 SQ. FT.
	PERCENTAGE: 47.1%
	CLASSIFICATION: * N/A
	* PARTIAL DEMOLITION IS NOT REQUIRED FOR OTHER STRUCTURES*



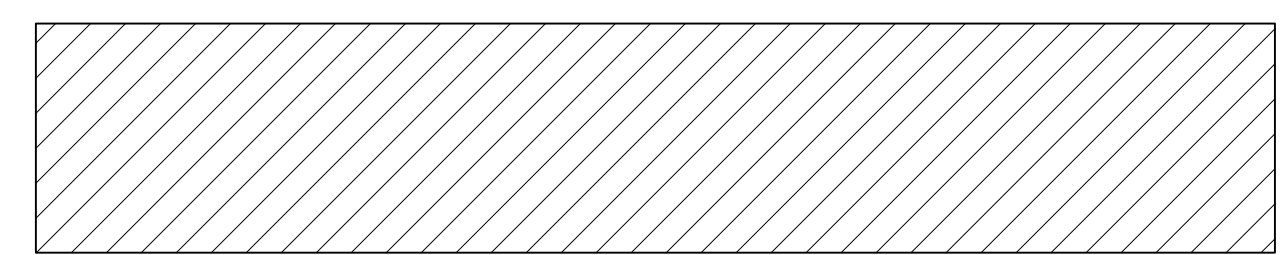
FRONT ELEVATION
TOTAL AREA: 243 SQ. FT.
AREA TO BE DEMOLISHED: 0 SQ. FT.



LEFT SIDE ELEVATION
TOTAL AREA: 499 SQ. FT.
AREA TO BE DEMOLISHED: 0 SQ. FT.



REAR ELEVATION
TOTAL AREA: 243 SQ. FT.
AREA TO BE DEMOLISHED: 0 SQ. FT.



RIGHT SIDE ELEVATION
TOTAL AREA: 499 SQ. FT.
AREA TO BE DEMOLISHED: 0 SQ. FT.

PROPOSED ADDITION/ALTERATIONS:
BURY RESIDENCE
Block: 277
Lot: 9
109 Stockton Avenue
Ocean Grove, NJ 07756

SEAL:
Stephen J. Calikpe, AIA
Stephen J. Calikpe, AIA
NJ LIC # A1006889

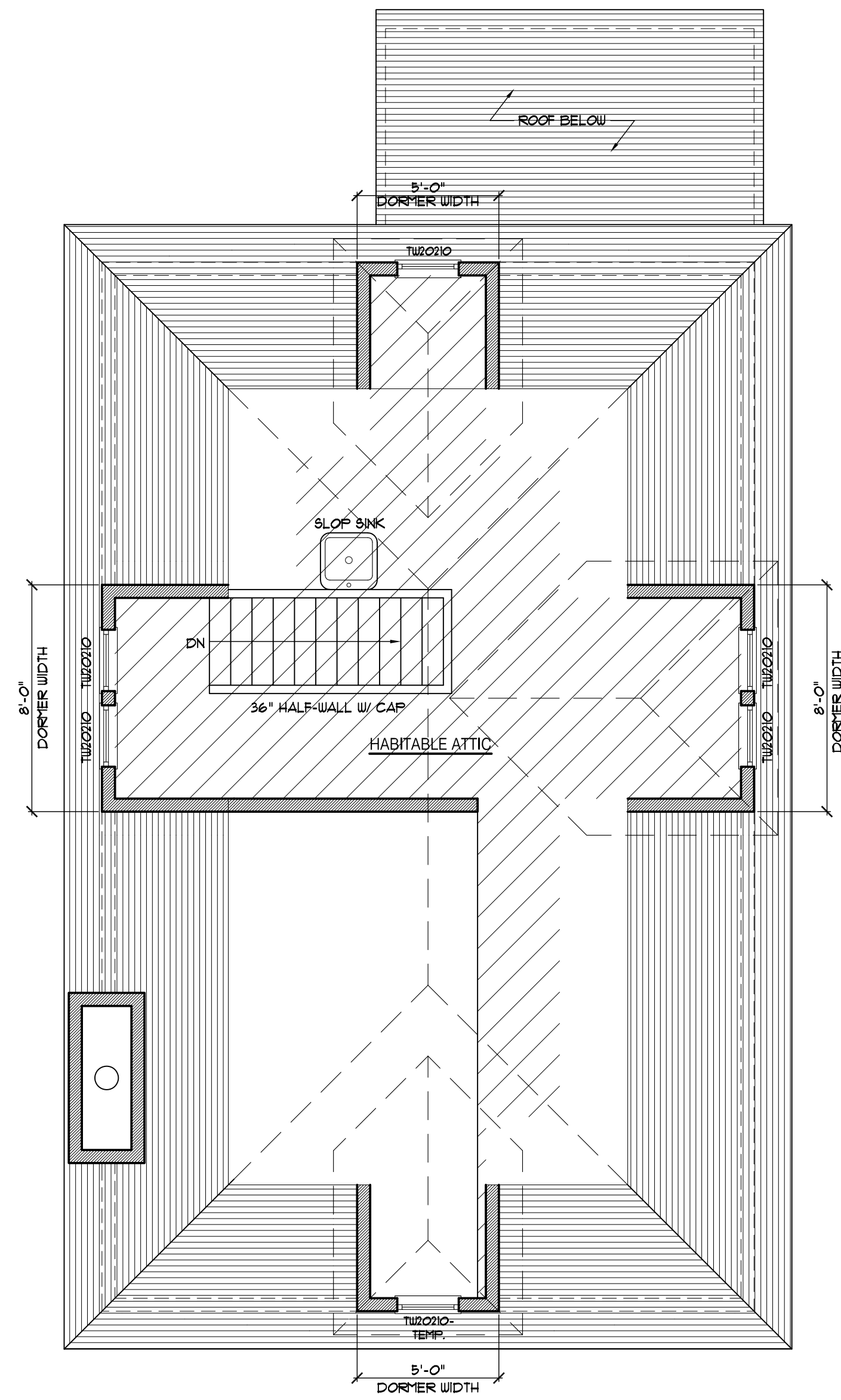
SHORE POINT ARCHITECTURE, PA
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

EXISTING CONDITIONS, DEMOLITION CALCS.
SCALE: AS SHOWN DRAWN: ABF

DATE	REVISION SUBMISSION	DATE
2/23/24	INITIALS	
2/23/24	TECH COMMENTS	

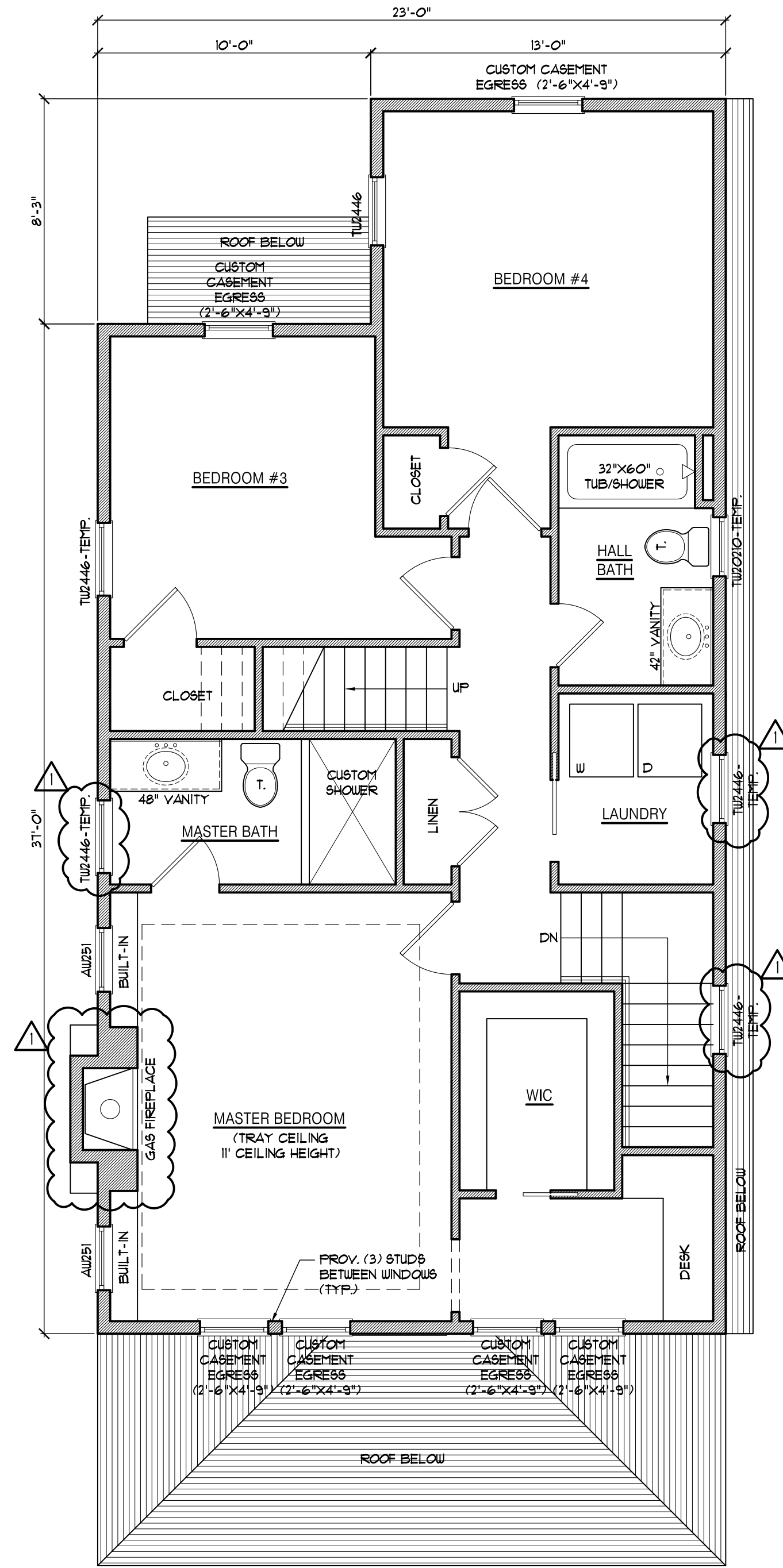
JOB NUMBER
2022-29

A-2
Bury

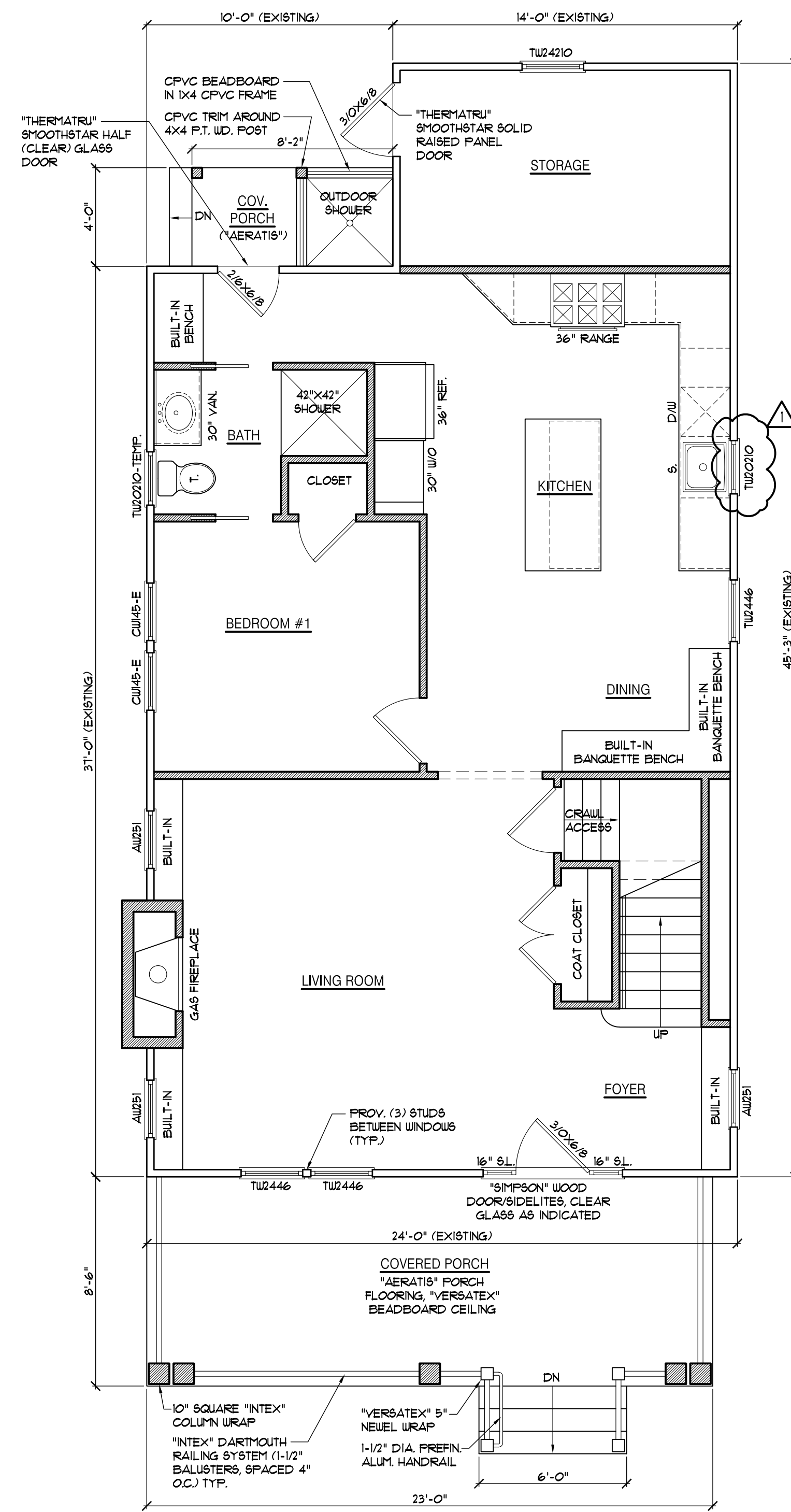


HABITABLE ATTIC PLAN
1/4" = 1'-0"

DENOTES AREA OF 1'-0" OR GREATER (263 SQ. FT. WHICH IS LESS THAN 1/3 OF AREA OF FLOOR BELOW)



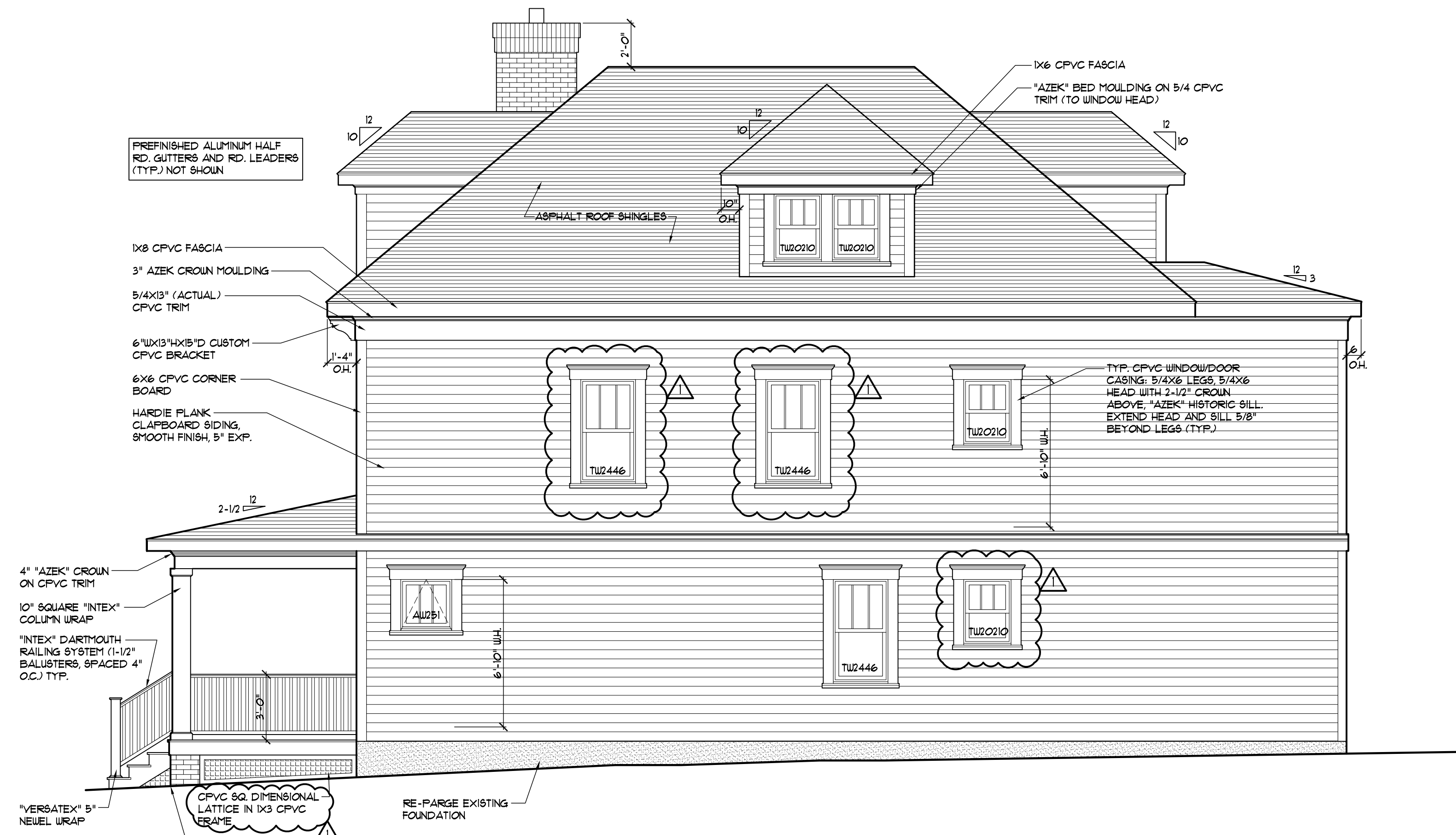
SECOND FLOOR PLAN
1/4" = 1'-0"



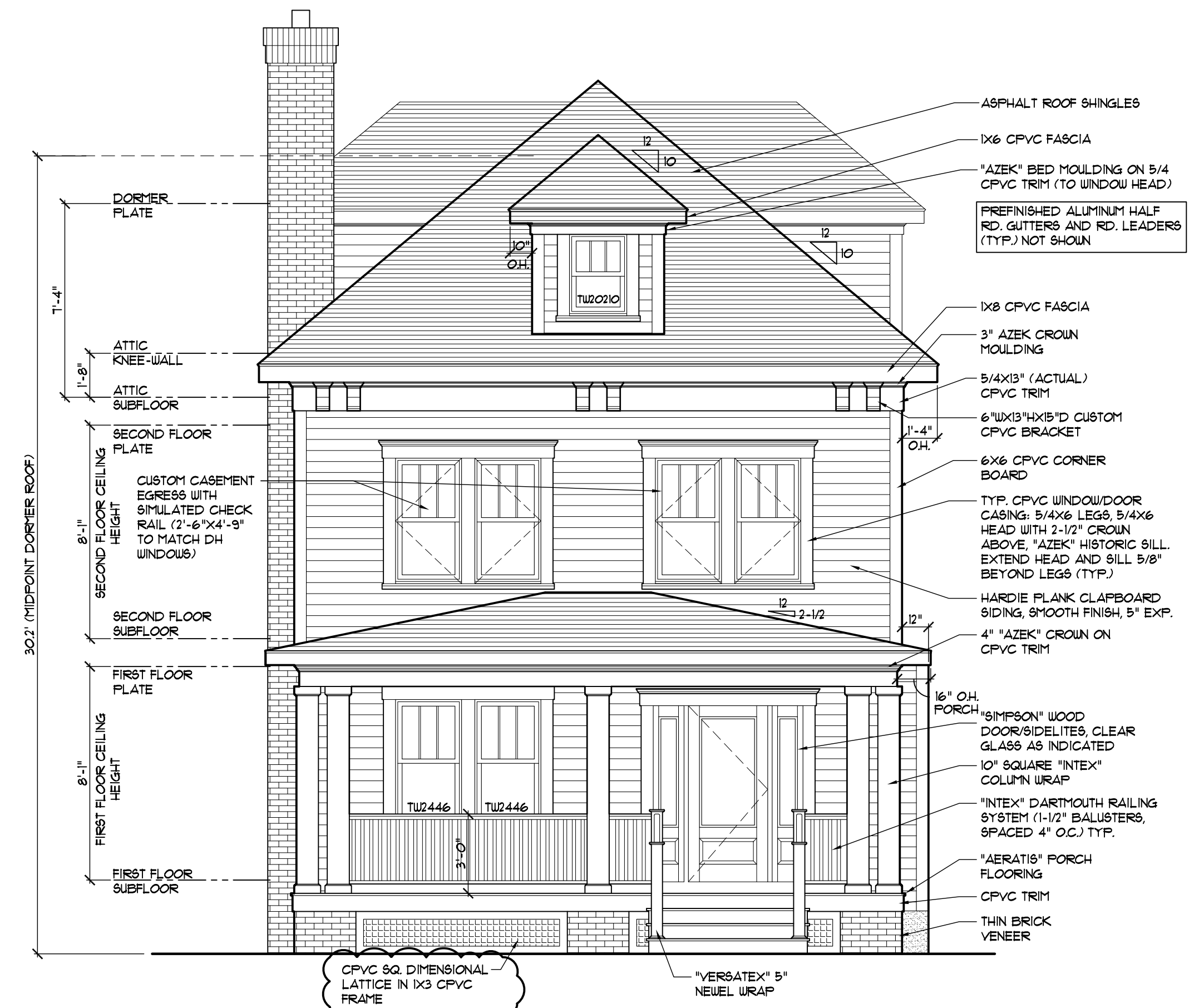
FIRST FLOOR PLAN
1/4" = 1'-0"

LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WOOD FRAMED WALL CONSTRUCTION

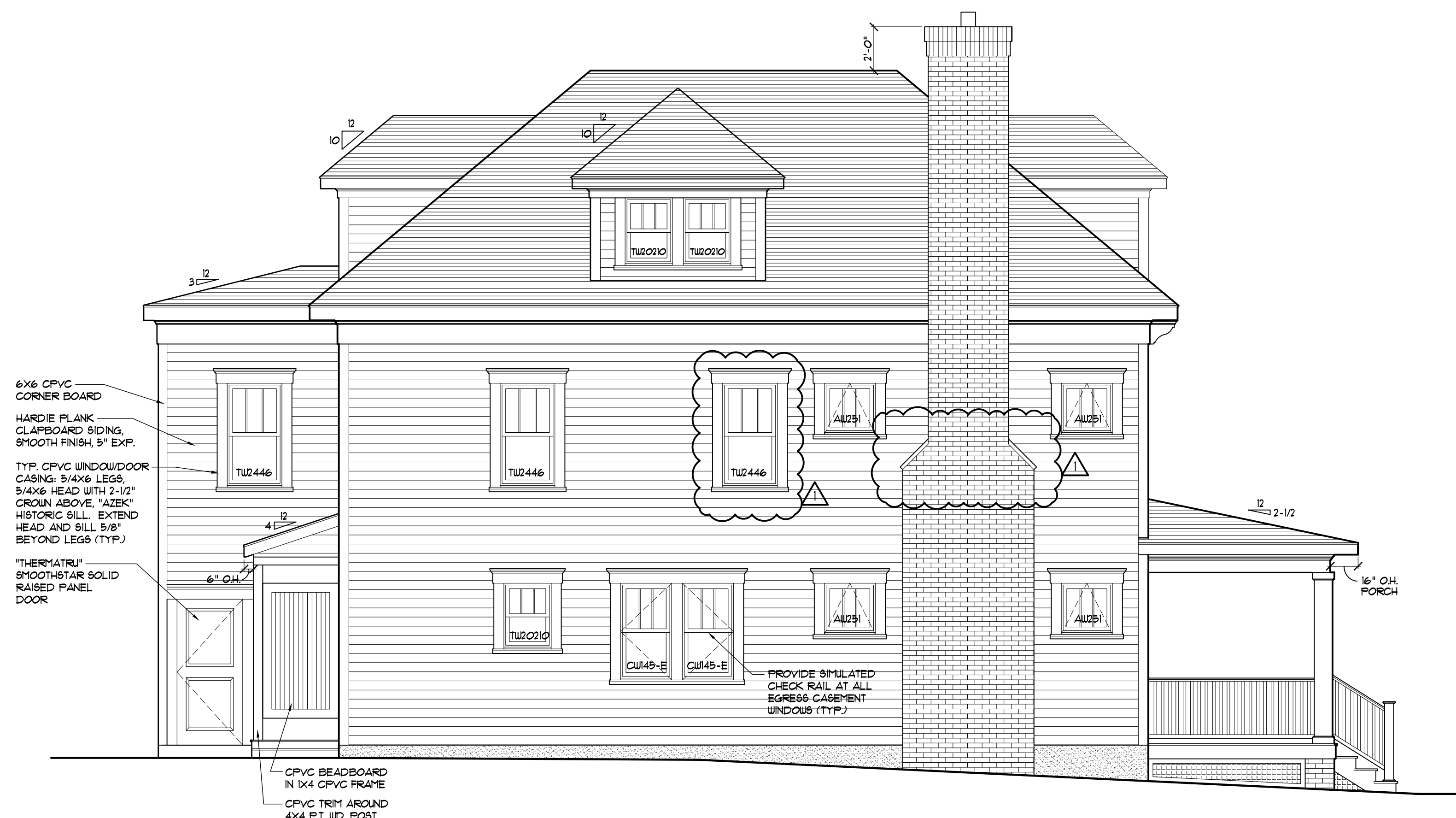
DATE	REVISION/SUBMISSION	DATE	REVISION/SUBMISSION
2/23/24	INITIALS	2/23/24	INITIALS
2/23/24	TECH COMMENTS	2/23/24	TECH COMMENTS



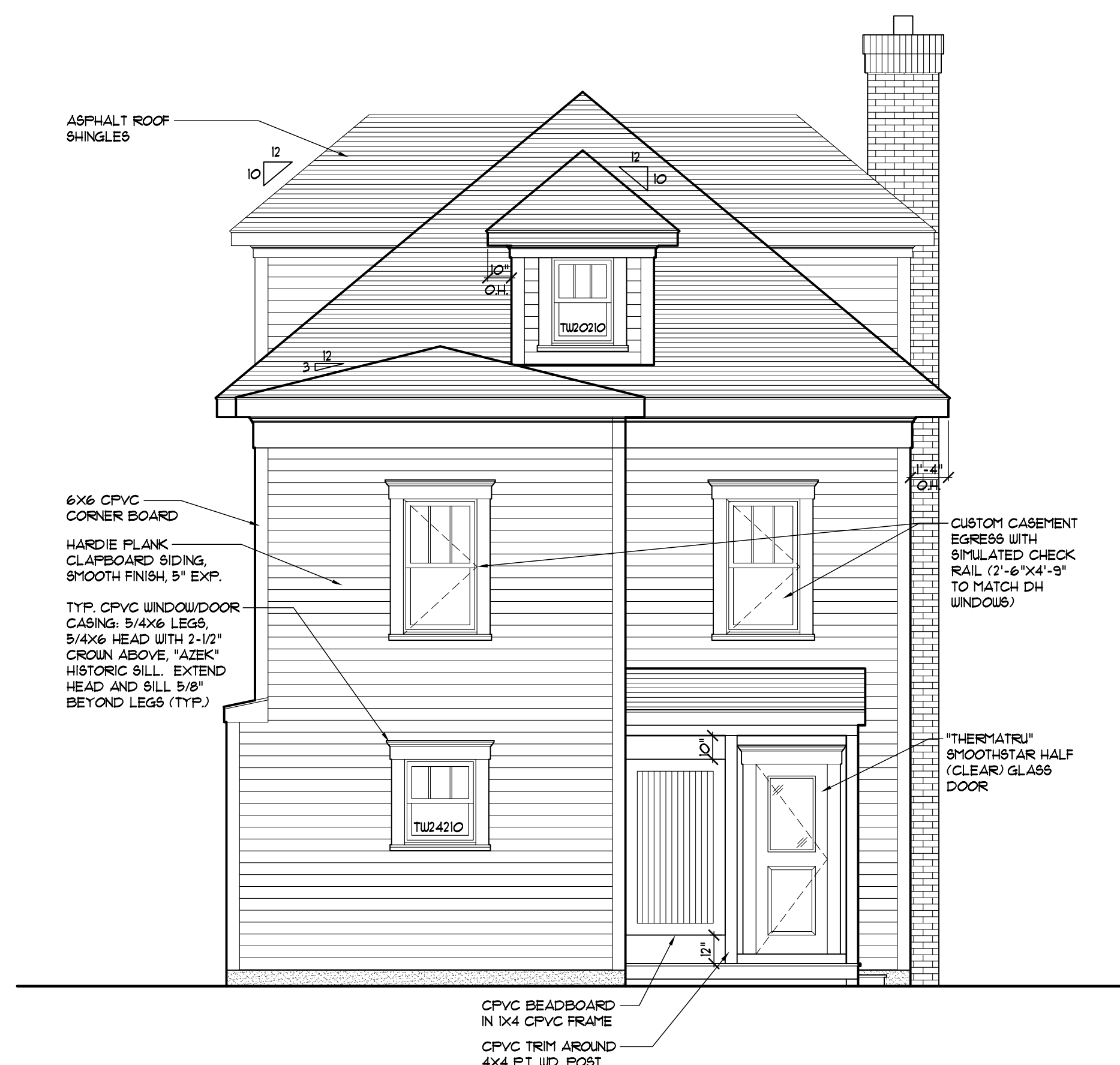
SIDE ELEVATION (EAST)
1/4" = 1'-0"



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



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



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

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ELEVATIONS
SCALE: AS SHOWN
DRAWN: ABF

DATE	REVISION SUBMISSION	DATE	REVISION
02/05/2024	02/05/24	02/23/24	REVISED TECHNICAL COMMENTS

JOB NUMBER
2022-29

A-4
Bury