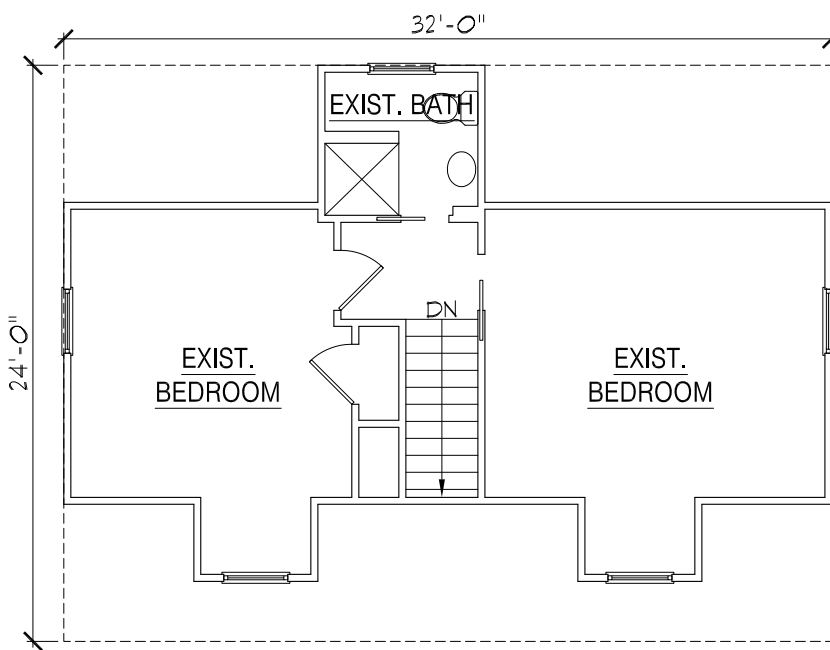
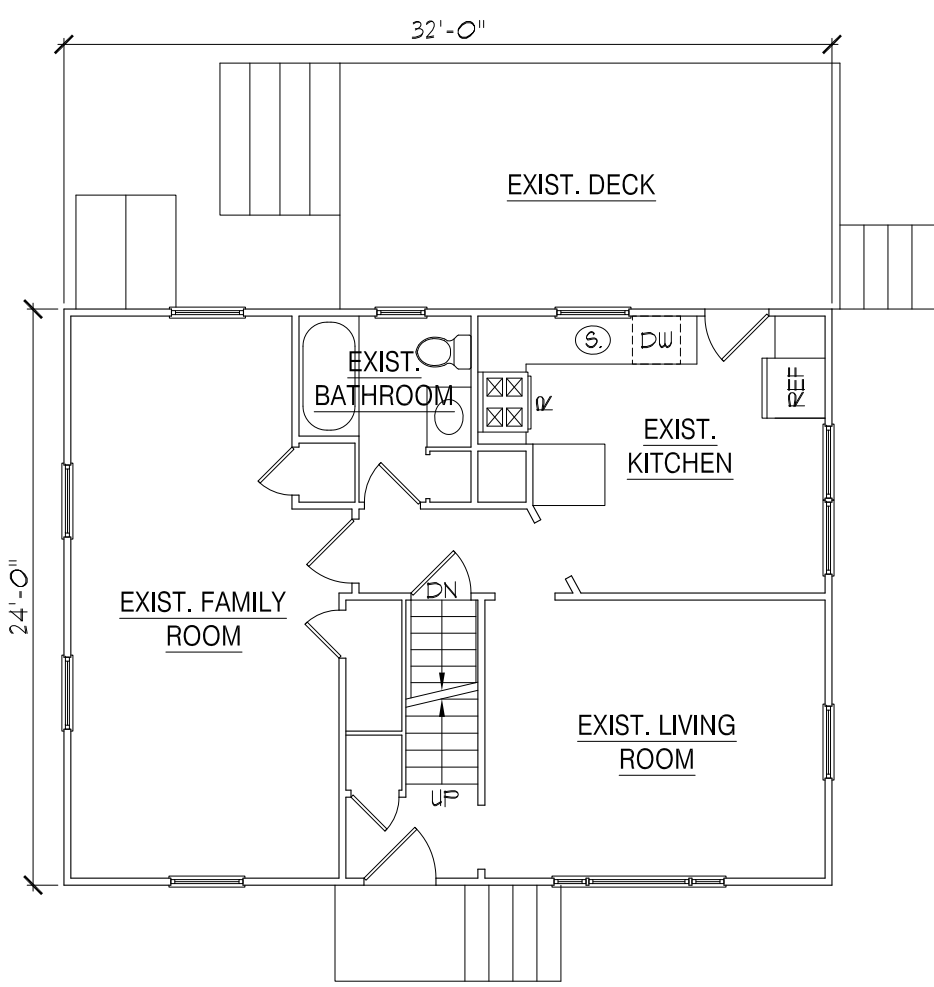


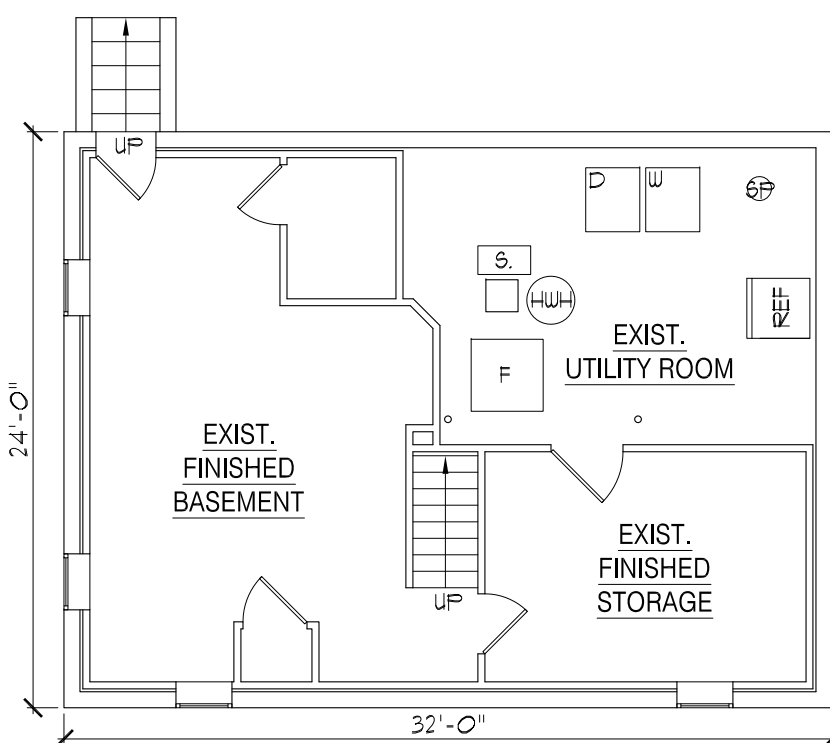
EXISTING CONDITIONS



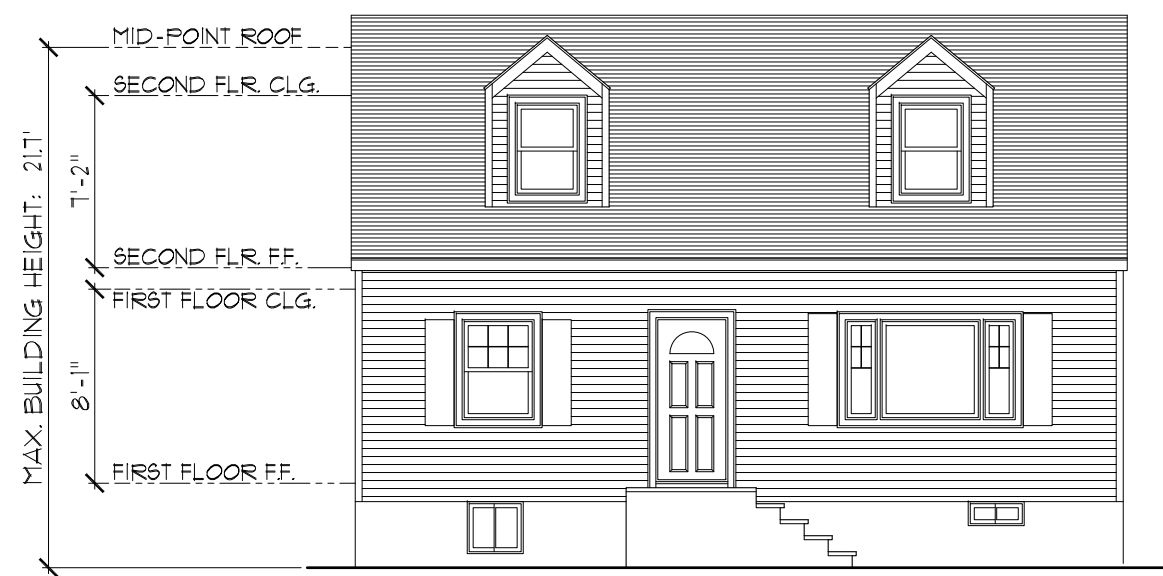
EXIST. SECOND FLOOR PLAN
1/8" = 1'-0"



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



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



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



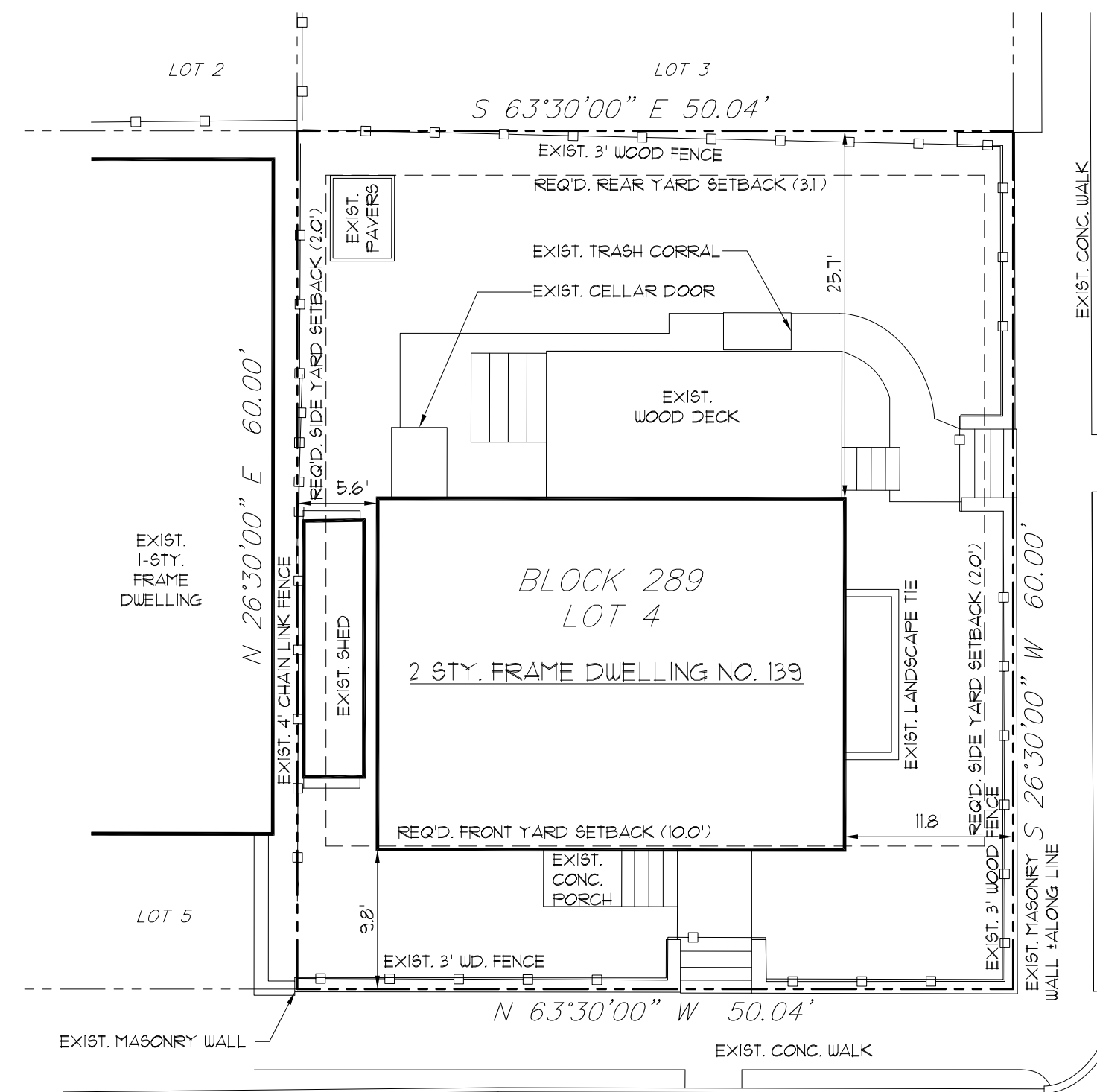
EXISTING SIDE ELEV. (WEST)
1/8" = 1'-0"



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

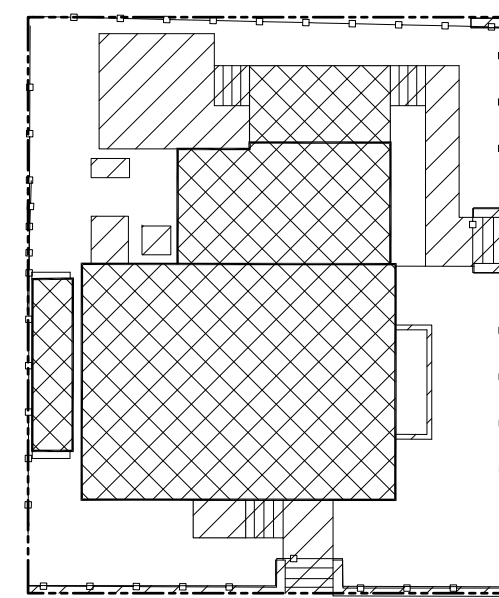


EXIST. REAR ELEVATION (NORTH)
1/8" = 1'-0"



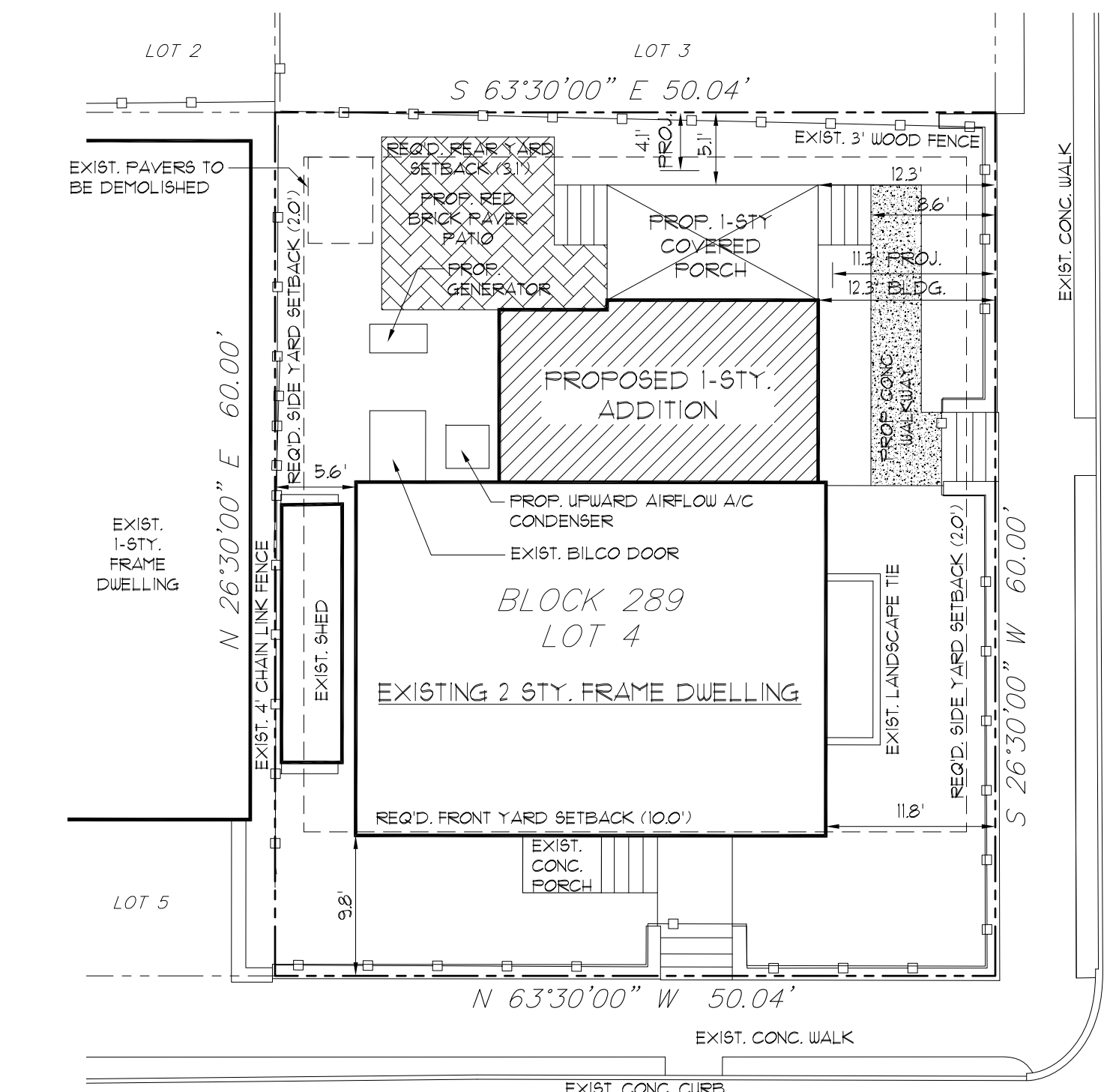
EXIST. SITE PLAN
1" = 10'-0"

SITE INFORMATION TAKEN FROM "TOPOGRAPHIC SURVEY OF PROPERTY", DATED 08/10/12, PREPARED BY JEFFREY S. GRUNN (NJPLS NO. 24G804339900) OF LAKELAND SURVEYING



COVERAGE CALCS.
1" = 20'

LOT AREA:	3,002 SQ. FT.
BUILDING COVERAGE:	
PRINCIPAL BUILDING	1,195 SQ. FT.
SHED	15 SQ. FT.
TOTAL:	1,210 SQ. FT. (40.3%)
IMPERVIOUS COVERAGE:	
BUILDING COVERAGE	1,210 SQ. FT.
CONCRETE WALKWAYS	201 SQ. FT.
PATIOS	176 SQ. FT.
BILCO DOOR	19 SQ. FT.
MECHANICAL EQUIPMENT	17 SQ. FT.
MASONRY WALL	90 SQ. FT.
LANDSCAPE TIE	9 SQ. FT.
TOTAL:	1,782 SQ. FT. (59.3%)



SITE PLAN
1" = 10'-0"

SITE INFORMATION TAKEN FROM "TOPOGRAPHIC SURVEY OF PROPERTY", DATED 08/10/12, PREPARED BY JEFFREY S. GRUNN (NJPLS NO. 24G804339900) OF LAKELAND SURVEYING

PROPOSED ADDITION/ALTERATIONS:
LATORACA RESIDENCE

139 Inskip Avenue
Ocean Grove, NJ 07756
Block: 289 Lot: 4

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: 2
WIND SPEED (MIL): 125 MPH (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE WIND 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	768 SQ. FT.	276 SQ. FT.	1,044 SQ. FT.
SECOND FLOOR AREA	454 SQ. FT.	0 SQ. FT.	454 SQ. FT.
TOTAL	1,222 SQ. FT.	276 SQ. FT.	1,498 SQ. FT.
CONSTRUCTION VOLUME		32,501 CU. FT.	

ZONING INFORMATION

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

	REQ'D. / ALLOWED	EXISTING	PROPOSED
LOT AREA	1,800 SQ. FT.	3,002 SQ. FT.	3,002 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	50.04 FT.	50.04 FT.
MINIMUM LOT FRONTAGE	30 FT.	50.04 FT.	50.04 FT.
MINIMUM LOT DEPTH	60 FT.	60.00 FT.	60.00 FT.
MIN. FRONT YARD SETBACK:	10 FT.	9.8 FT.	9.8 FT.
MIN. SIDE YARD SETBACKS:			
EAST			
BUILDING PROJECTIONS (INCL. GUTTERS)	2 FT.	11.8 FT.	11.8 FT.
WEST			
BUILDING PROJECTIONS (INCL. GUTTERS)	2 FT.	5.6 FT.	5.6 FT.
MIN. COMBINED SIDE YARD SETBACK	4 FT.	11.4 FT.	11.4 FT.
MIN. REAR YARD SETBACKS:			
BUILDING PROJECTIONS	31 FT.	25.7 FT.	5.1 FT.
MAX. % BLDG. COVERAGE	85% (2,552 SQ. FT.)	29.3% (871 SQ. FT.)	42.3% (1,270 SQ. FT.)
MAX. % TOTAL LOT COV.	90% (2,702 SQ. FT.)	51.5% (1,546 SQ. FT.)	59.3% (1,782 SQ. FT.)
MAX. NUMBER OF STORIES	2.5-STY.	2-STY.	2-STY.
MAX. BUILDING HEIGHT (M.P.)	35 FT.	21.1 FT.	21.1 FT.
EXISTING USE OR USES	SINGLE-FAMILY RESIDENTIAL		
PROPOSED USE OR USES	SINGLE-FAMILY RESIDENTIAL		

DRAWING INDEX

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

PROPOSED ADDITION/ALTERATIONS:
LATORACA RESIDENCE
139 Inskip Avenue
Ocean Grove, NJ 07756
Block: 289 Lot: 4

SEAL: *Stephen J. Carls*
Stephen J. Carls, AIA
NJ LIC # A00868

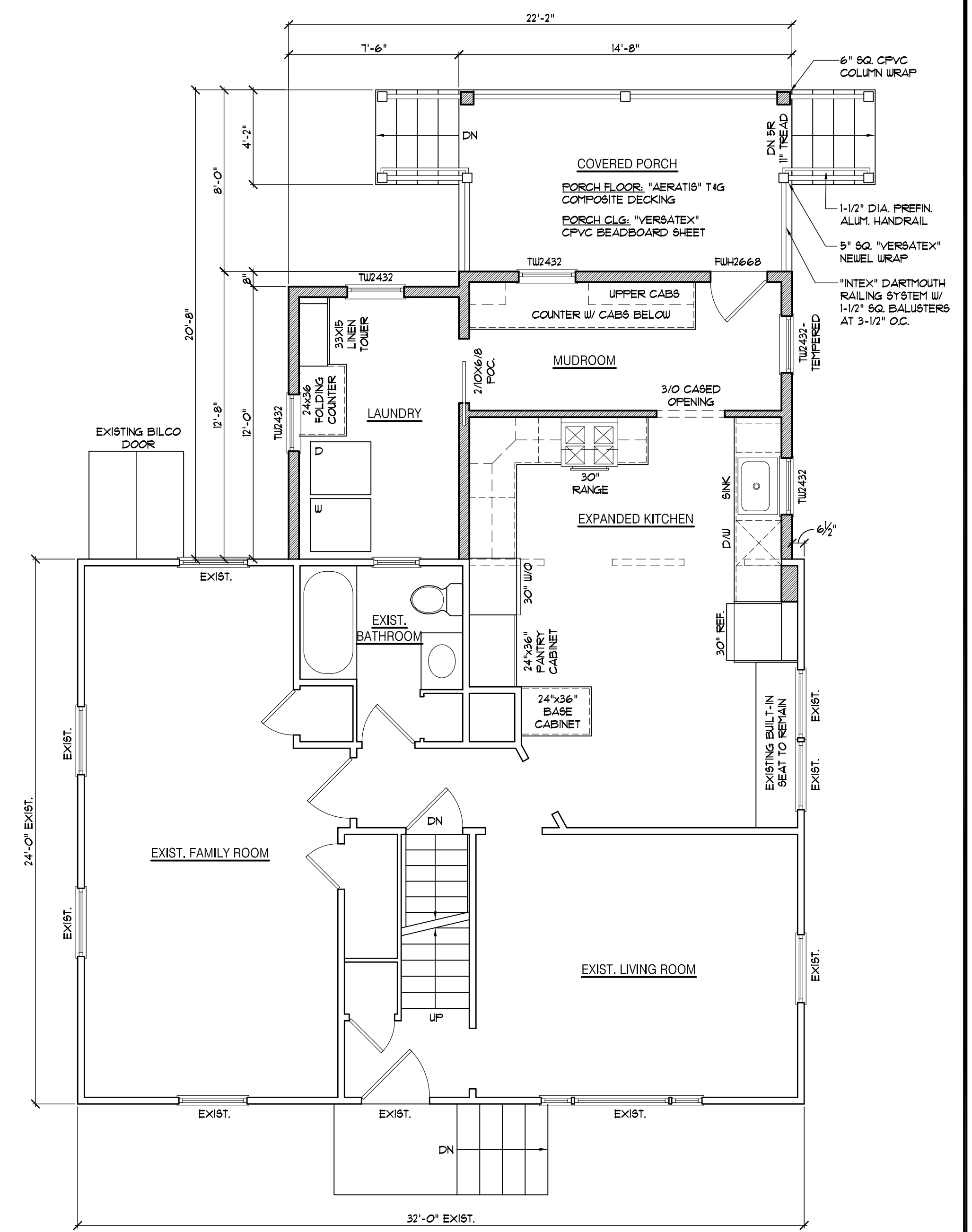
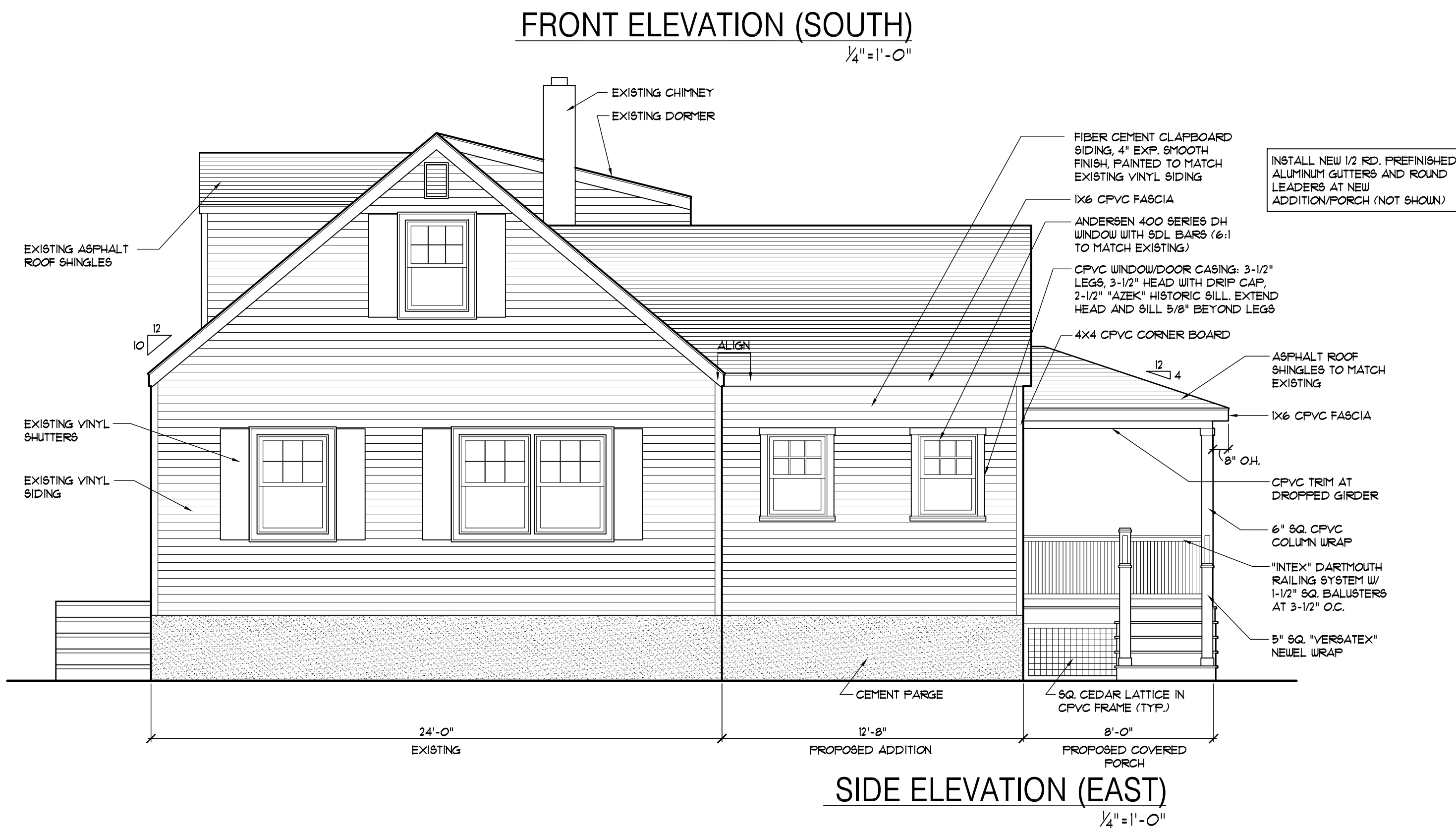
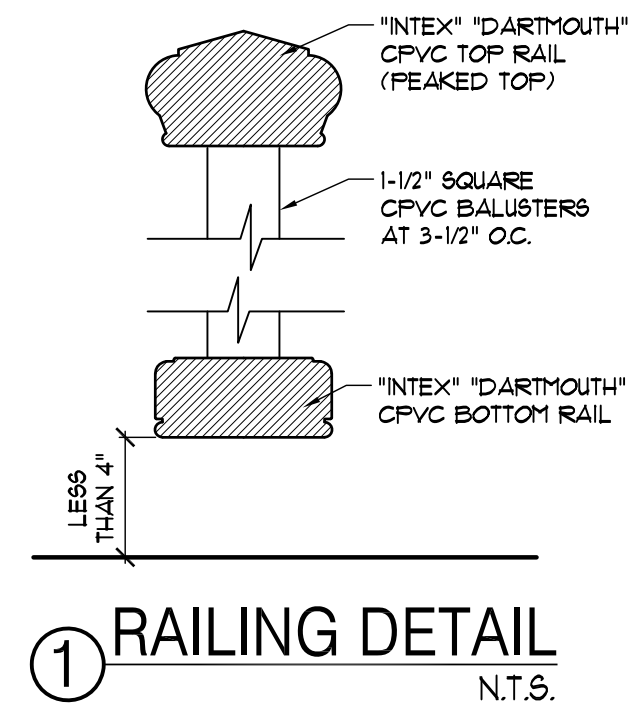
SHORE POINT ARCHITECTURE, P.A.
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

PROJECT INFORMATION,
SITE PLAN, EXIST. COND.
SCALE: AS SHOWN DRAWN: ABF

DATE	REVISION/SUBMISSION
10/27/22 <td>ZONING SUB-INITIAL RELEASE </td>	ZONING SUB-INITIAL RELEASE

JOB NUMBER
2022-37

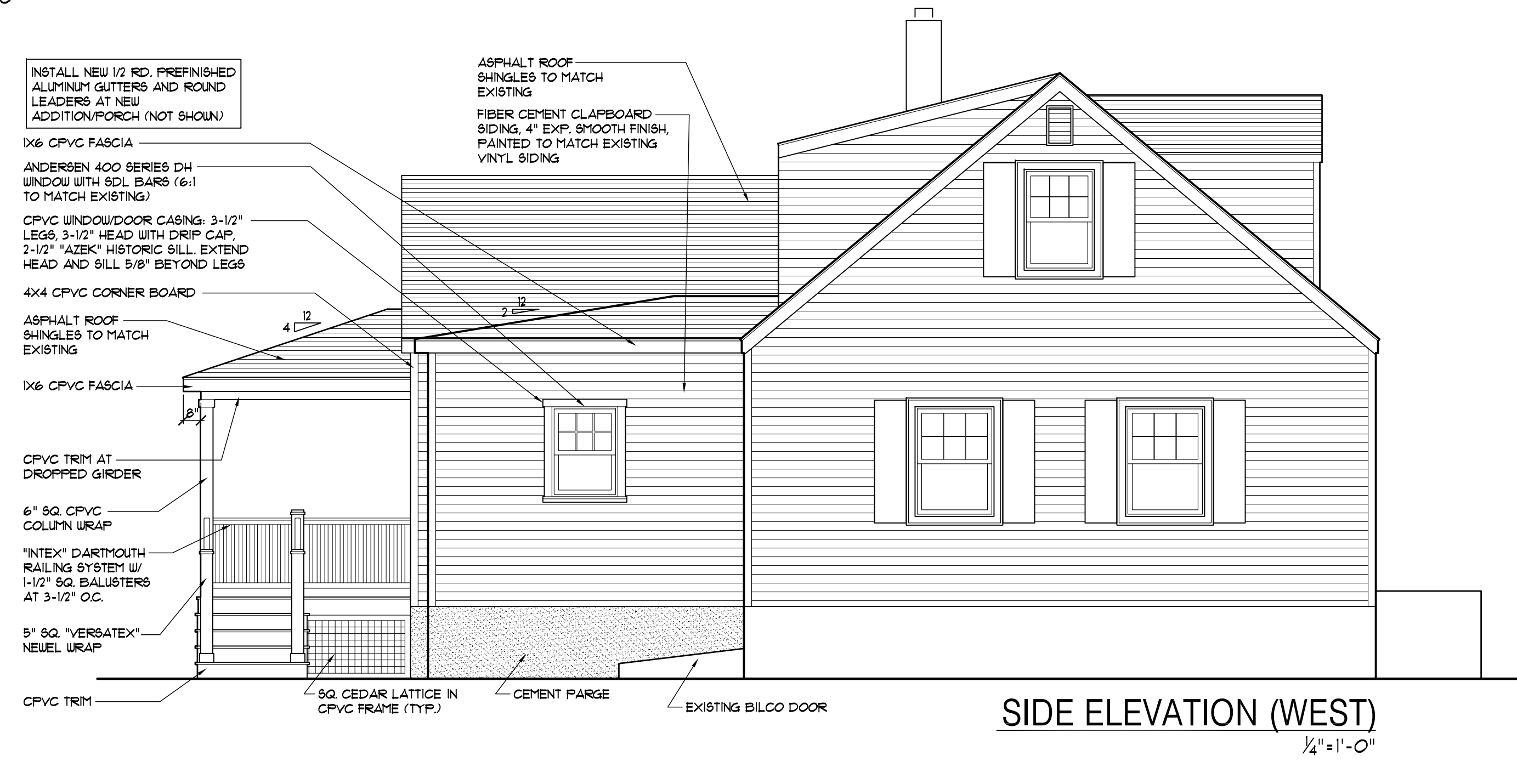
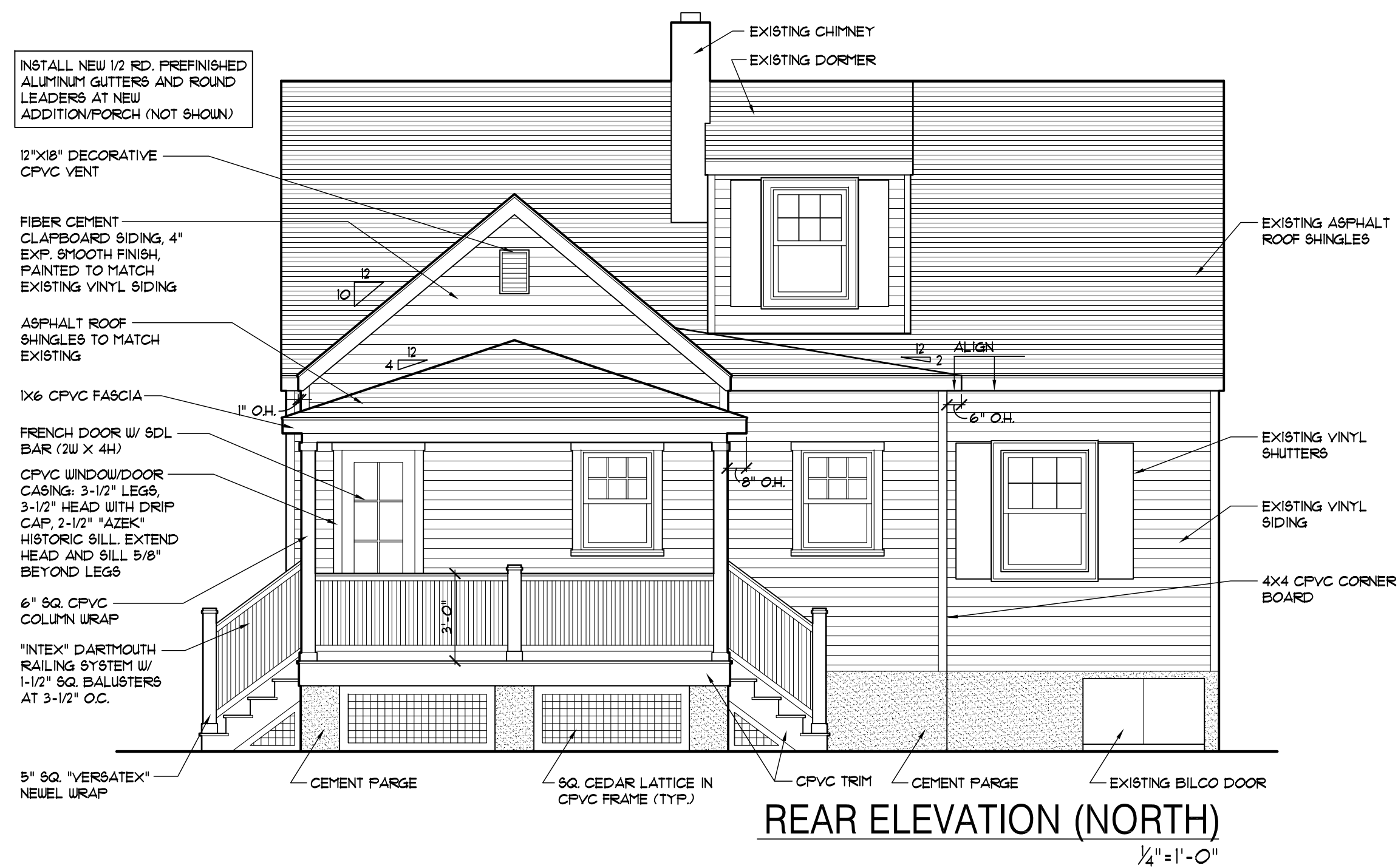
A-1
Latoraca



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

LEGEND

---	WALLS TO BE DEMOLISHED
---	EXISTING WALLS TO REMAIN
---	PROPOSED WALLS



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