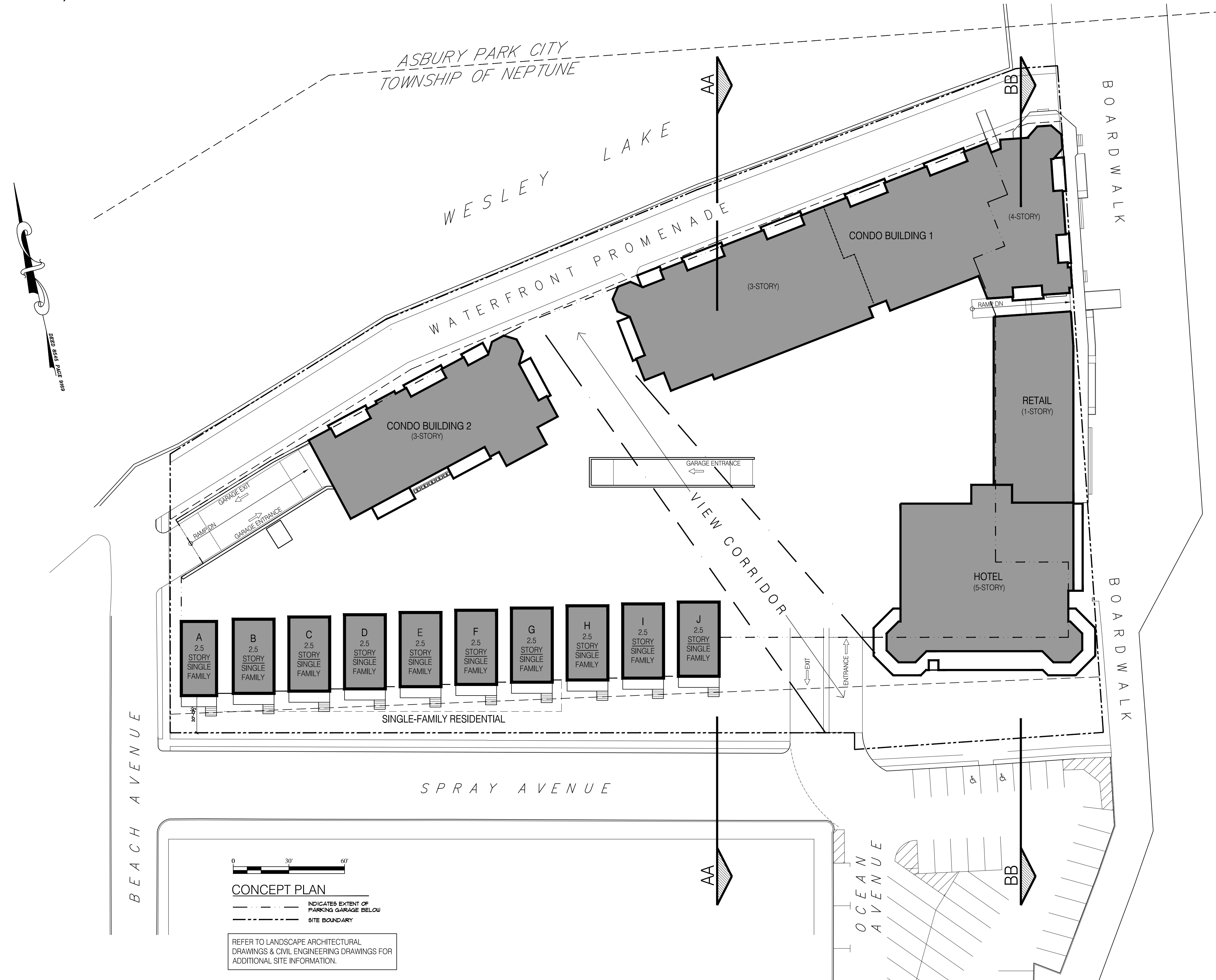


# PROPOSED NEW CONSTRUCTION FOR: NORTH END REDEVELOPMENT

TOWNSHIP OF NEPTUNE, NEW JERSEY  
BLOCK 101, P/O LOT 2 AND LOTS 3 & 4



PROJECT DATA		
<b>HOTEL (5-STORIES):</b>		
1ST FLOOR	0 ROOMS	8,000 SF
2ND FLOOR	11 ROOMS	7,042 SF
3RD FLOOR	11 ROOMS	7,042 SF
4TH FLOOR	11 ROOMS	7,042 SF
5TH FLOOR	7 ROOMS	6,148 SF
<b>TOTAL</b>	<b>40 ROOMS</b>	<b>35,274 SF</b>
<b>RETAIL (1-STORY):</b>		
1ST FLOOR		7,353 SF
<b>TOTAL</b>		<b>7,353 SF</b>
<b>MULTI-FAMILY BLDG. 1 (3-4-STORIES):</b>		
1ST FLOOR	5 UNITS (2-BDRM)	12,834 SF
2ND FLOOR	10 UNITS (2-BDRM)	15,635 SF
3RD FLOOR	10 UNITS (2-BDRM)	15,635 SF
4TH FLOOR	5 UNITS (2-BDRM)	10,985 SF
<b>TOTAL</b>	<b>30 UNITS</b>	<b>55,089 SF</b>
<b>MULTI-FAMILY BLDG. 2 (3-STORIES):</b>		
1ST FLOOR	2 UNITS (2-BDRM) & 1 UNIT (3-BDRM)	5,964 SF
2ND FLOOR	2 UNITS (2-BDRM) & 1 UNIT (3-BDRM)	5,964 SF
3RD FLOOR	2 UNITS (2-BDRM) & 1 UNIT (3-BDRM)	5,964 SF
<b>TOTAL</b>	<b>6 UNITS</b>	<b>17,892 SF</b>
<b>SINGLE FAMILY RESIDENTIAL 2.5-STORIES:</b>		
DETACHED HOUSE:		10

**USE GROUP CLASSIFICATION:**  
MIXED USE CONSISTING OF (S-2) PARKING GARAGE, (R-1) HOTEL, (M) RETAIL, CONDOMINIUM UNITS (R-2), SINGLE FAMILY RESIDENCES (R-2), & ASSEMBLY (A-3)

**CONSTRUCTION CLASSIFICATION:**  
TYPE 1B, FULLY SPRINKLERED

DRAWING INDEX	
DWG.#	DESCRIPTION
CS	COVER SHEET
A-1	GARAGE LEVEL PLAN
A-2	BUILDING 1- FIRST & SECOND FLOOR PLANS
A-3	BUILDING 1- THIRD & FOURTH FLOOR PLANS
A-4	BUILDING 1- ROOF PLANS
A-5	BUILDING 1- ELEVATIONS
A-6	BUILDING 1- ELEVATIONS
A-7	BUILDING 2- FLOOR PLANS
A-8	BUILDING 2- ELEVATIONS
A-9	HOTEL- GARAGE LEVEL, FIRST, SECOND, THIRD & FOURTH FLOOR PLANS
A-10	HOTEL- FIFTH FLOOR AND ROOF PLANS
A-11	HOTEL- ELEVATIONS
A-12	HOTEL- ELEVATIONS
A-13	SITE SECTION & DETAILS
A-14	SINGLE FAMILY RESIDENCES- SITE PLAN & FRONT ELEVATION (SPRAY AVENUE)
A-15	SINGLE FAMILY RESIDENCES- HOUSE-A PLANS & ELEVATIONS
A-16	SINGLE FAMILY RESIDENCES- HOUSE-B PLANS & ELEVATIONS
A-17	SINGLE FAMILY RESIDENCES- HOUSE-C PLANS & ELEVATIONS
A-18	SINGLE FAMILY RESIDENCES- HOUSE-D PLANS & ELEVATIONS
A-19	SINGLE FAMILY RESIDENCES- HOUSE-E PLANS & ELEVATIONS
A-20	SINGLE FAMILY RESIDENCES- HOUSE-F PLANS & ELEVATIONS
A-21	SINGLE FAMILY RESIDENCES- HOUSE-G PLANS & ELEVATIONS
A-22	SINGLE FAMILY RESIDENCES- HOUSE-H PLANS & ELEVATIONS
A-23	SINGLE FAMILY RESIDENCES- HOUSE-I PLANS & ELEVATIONS
A-24	SINGLE FAMILY RESIDENCES- HOUSE-J PLANS & ELEVATIONS
A-25	DETAILS

CONSULTANTS	
<b>ARCHITECT OF RECORD</b>	SHORE POINT ARCHITECTURE, PA 108 SOUTH MAIN STREET OCEAN GROVE, NJ 07756
<b>CIVIL ENGINEER</b>	INSITE ENGINEERING, LLC 1913 ATLANTIC AVE., SUITE F4 WALL, NJ 08736
<b>LANDSCAPE ARCHITECT OF RECORD</b>	MELILLO AND BAUER ASSOCIATES, INC. 200 UNION AVENUE BRIELLE, NJ 08730
<b>TRAFFIC ENGINEER</b>	MASER CONSULTING, PA 331 NEWMAN SPRINGS RD #203 RED BANK, NJ 07701

**OWNER:**  
**OCEAN GROVE CAMP MEETING ASSN**  
54 PITMAN AVENUE POB 248  
OCEAN GROVE, NJ 07756

**APPLICANT:**  
**OG NORTH END DEVELOPMENT, LLC**  
801 E. MAIN STREET  
BELMAR, NJ 07719

PROPOSED NEW CONSTRUCTION FOR:  
**NORTH END REDEVELOPMENT**  
(OCEAN GROVE) TOWNSHIP OF NEPTUNE, NJ  
BLOCK 101 LOT 2, 3 & 4

SCALE:  
*[Signature]*  
Shore Point Architecture, PA  
108 South Main Street Ocean Grove, New Jersey 07756  
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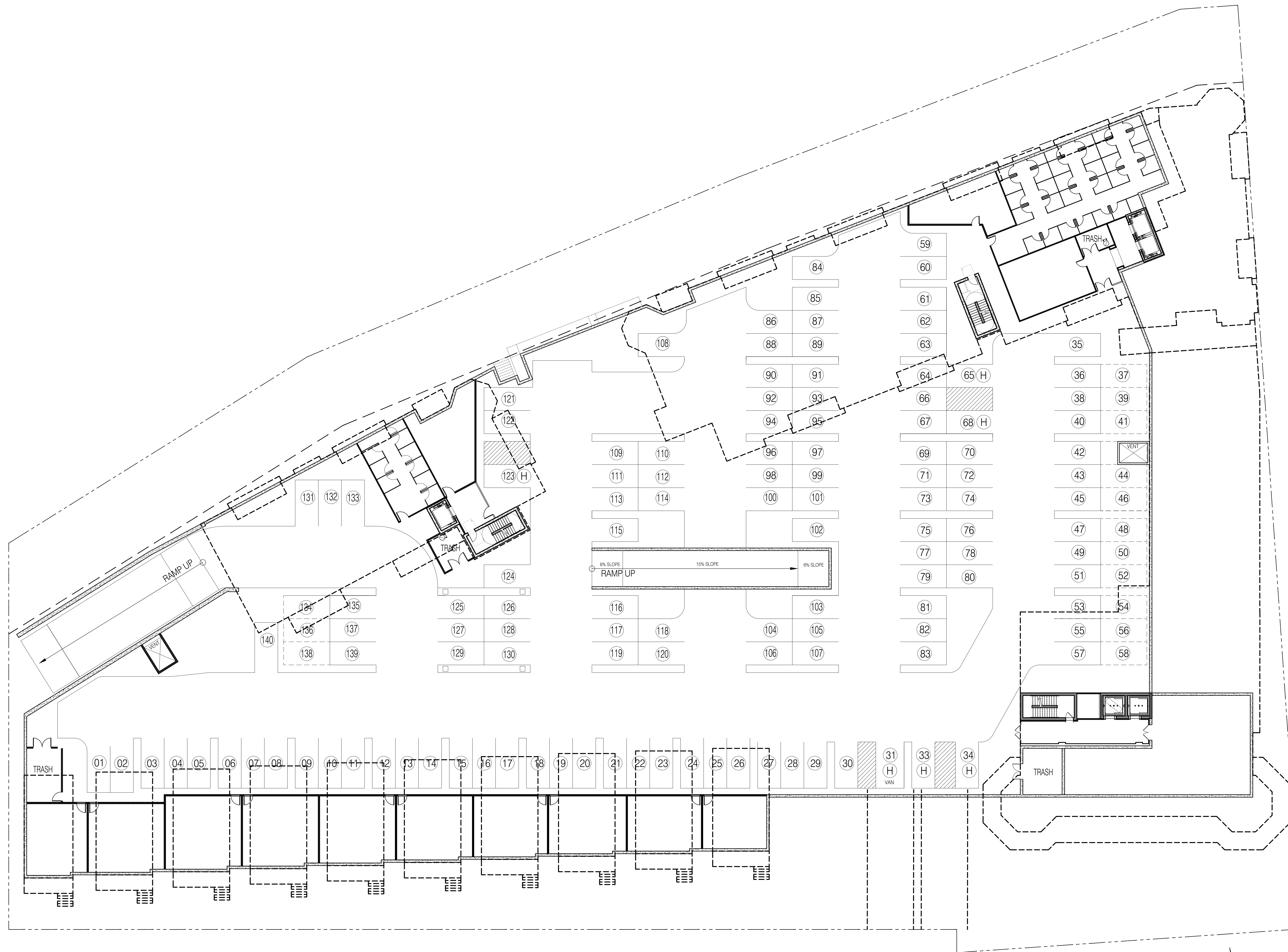
**SHORE POINT ARCHITECTURE, PA**  
108 South Main Street Ocean Grove, New Jersey 07756  
P: 732.774.6900 F: 732.774.7280 www.shorepointarch.com

DRAWN: JG  
**COVER SHEET**  
SCALE: AS SHOWN

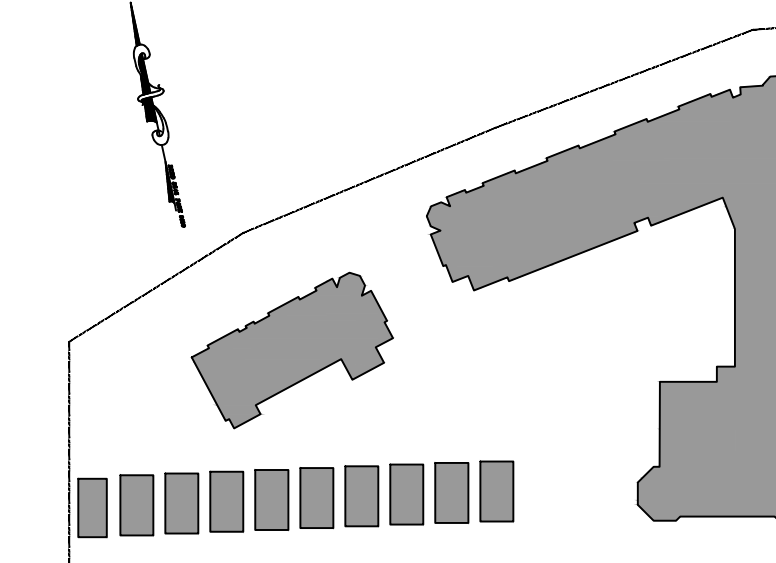
DATE	REVISION
6/21/2019	PLANNING BOARD SUBMISSION
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3/24/2021	HFC REVISIONS
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5/11/2022	HFC REVISIONS

JOB NUMBER  
**2018-23**

**CS**  
NORTH END



GARAGE LEVEL PLAN  
1/16"=1'-0"



KEY PLAN  
N.T.S.

PROPOSED NEW CONSTRUCTION FOR:  
**NORTH END REDEVELOPMENT**  
(OCEAN GROVE) TOWNSHIP OF NEPTUNE, NJ  
BLOCK 101 LOT 2, 3 & 4

SCALE:  
*[Signature]*  
Shore Point Architecture, PA  
108 South Main Street, Ocean Grove, New Jersey 07756  
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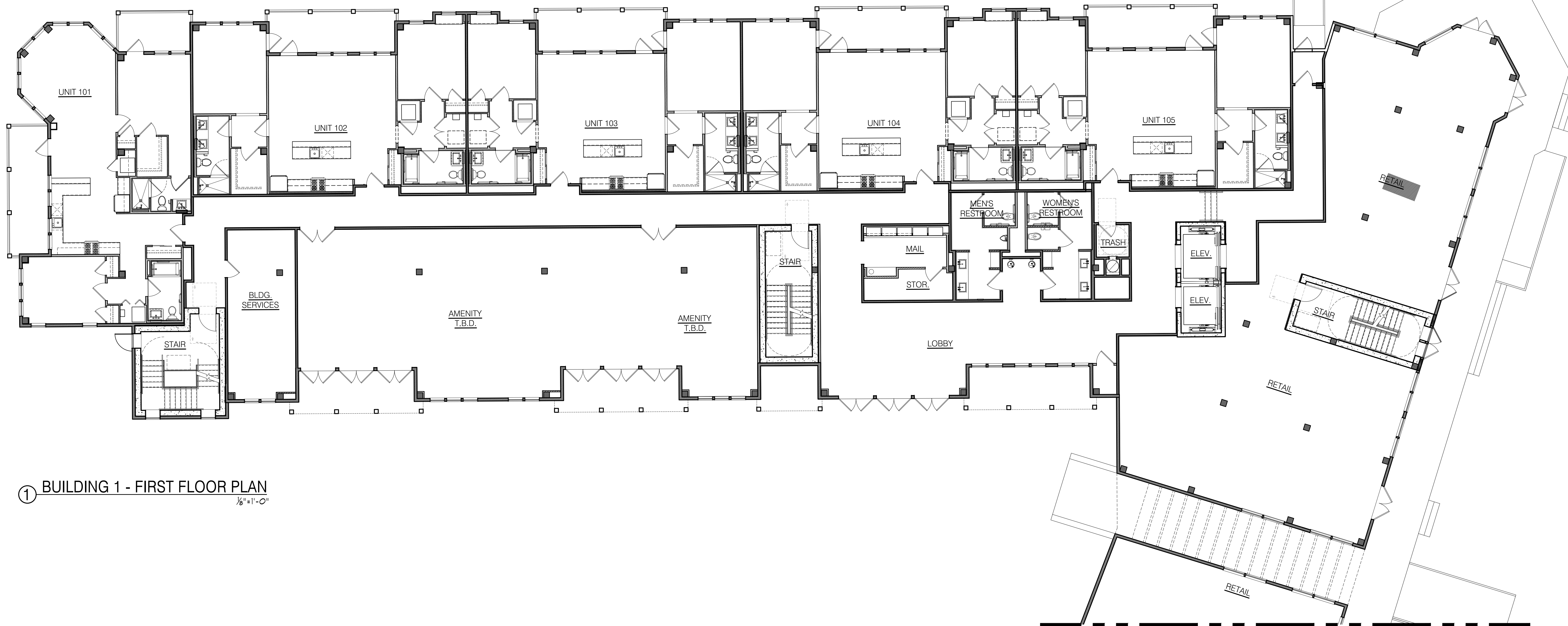
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108 South Main Street, Ocean Grove, New Jersey 07756  
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GARAGE LEVEL PLAN  
SCALE: AS SHOWN  
DRAWN: JG

DATE	REVISION
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5/11/2022	HPC REVISIONS

JOB NUMBER  
2018-23

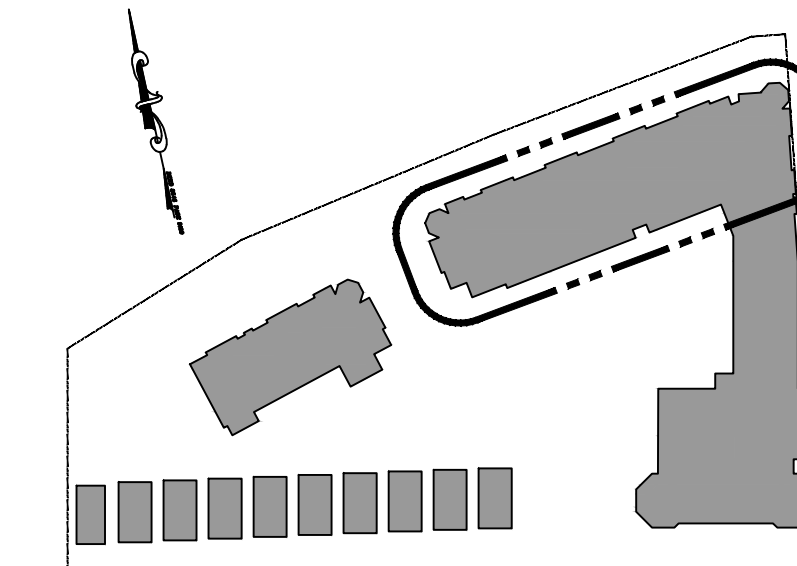
**A-1**  
NORTH END



① BUILDING 1 - FIRST FLOOR PLAN  
1/8"=1'-0"



② BUILDING 1 - SECOND FLOOR PLAN  
1/8"=1'-0"



KEY PLAN  
N.T.S.

PROPOSED NEW CONSTRUCTION FOR:  
**NORTH END REDEVELOPMENT**  
(OCEAN GROVE) TOWNSHIP OF NEPTUNE, NJ  
BLOCK 101 LOT 2, 3 & 4

SCALE:  
*[Signature]*  
Suzanne J. Cardillo, AIA  
Suzanne@shorepoint.com

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BUILDING 1 - FIRST AND SECOND FLOOR PLANS  
DRAWN: JG  
SCALE: AS SHOWN

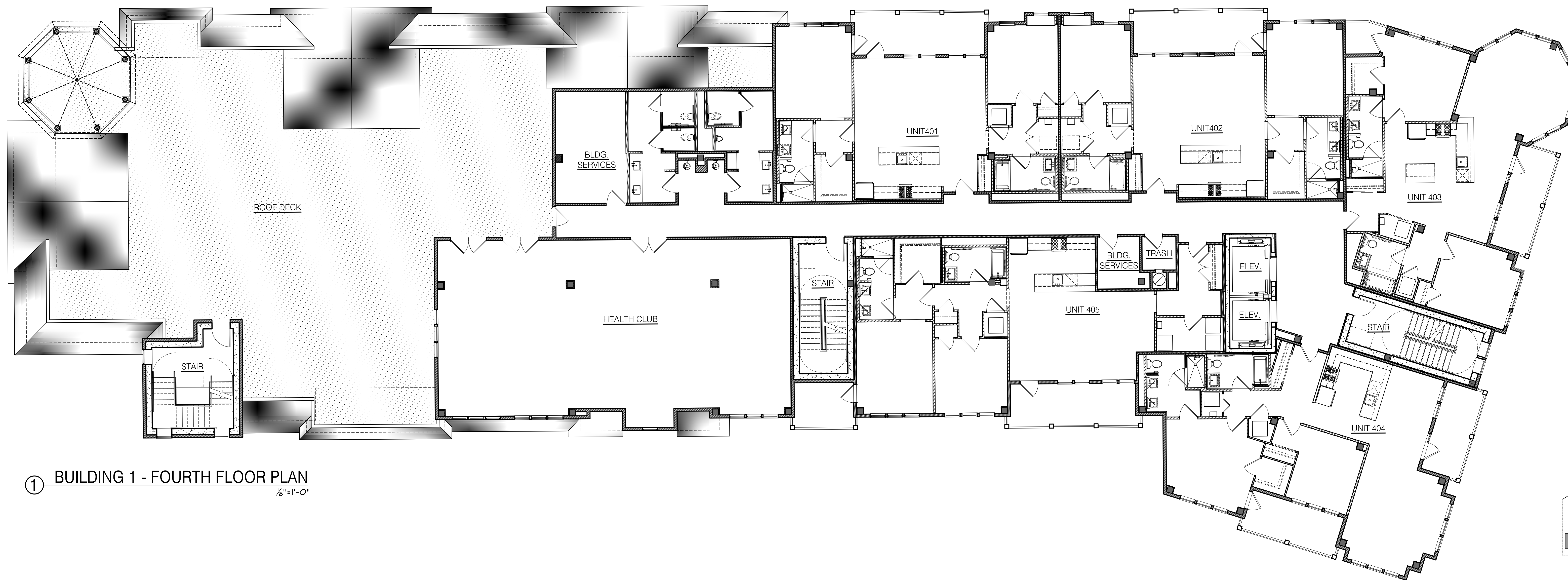
DATE	REVISION
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JOB NUMBER  
2018-23

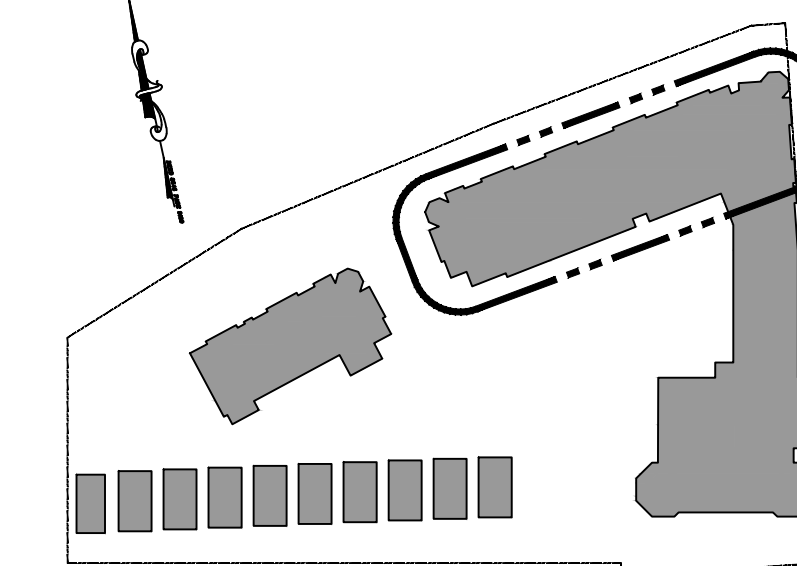
**A-2**  
NORTH END



① BUILDING 1 - THIRD FLOOR PLAN  
1/8"=1'-0"



① BUILDING 1 - FOURTH FLOOR PLAN  
1/8"=1'-0"



KEY PLAN  
N.T.S.

PROPOSED NEW CONSTRUCTION FOR:  
**NORTH END REDEVELOPMENT**  
(OCEAN GROVE) TOWNSHIP OF NEPTUNE, NJ  
BLOCK 101 LOT 2, 3 & 4

SCALE:  
*[Signature]*  
Shore Point Architecture, PA  
108 South Main Street, Ocean Grove, New Jersey 07756  
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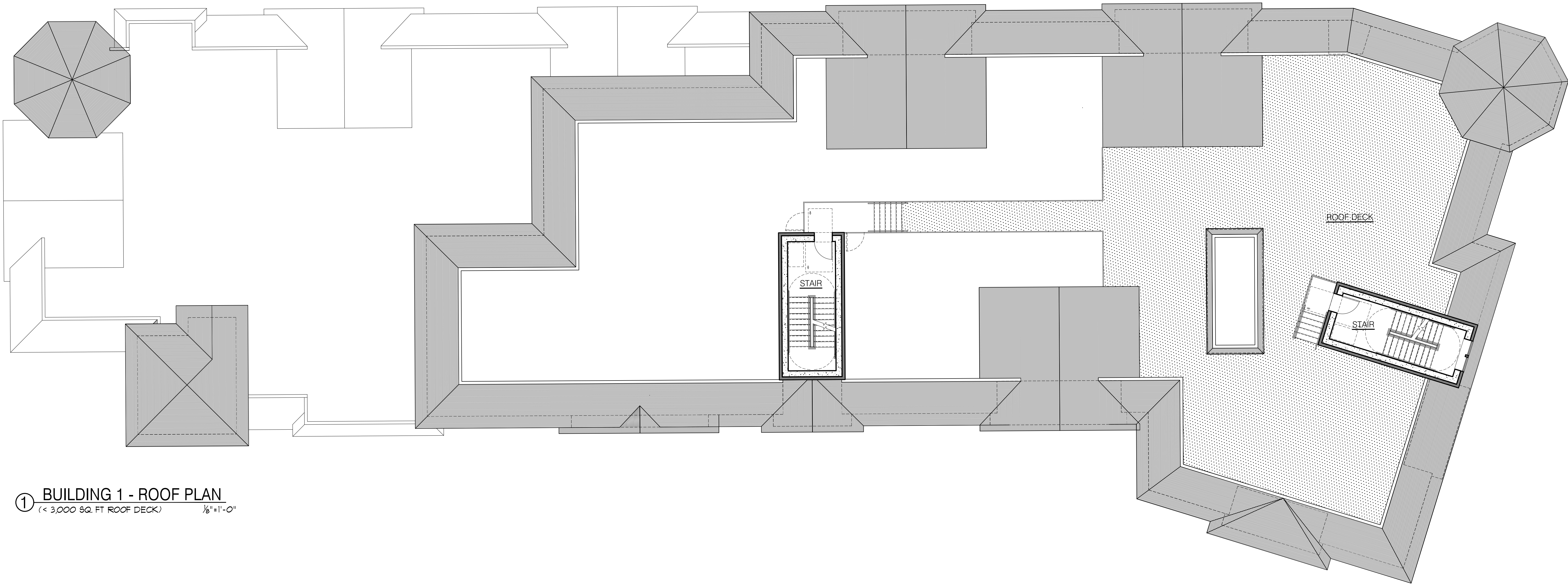
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BUILDING 1 - THIRD AND FOURTH FLOOR PLANS  
SCALE: AS SHOWN  
DRAWN: JG

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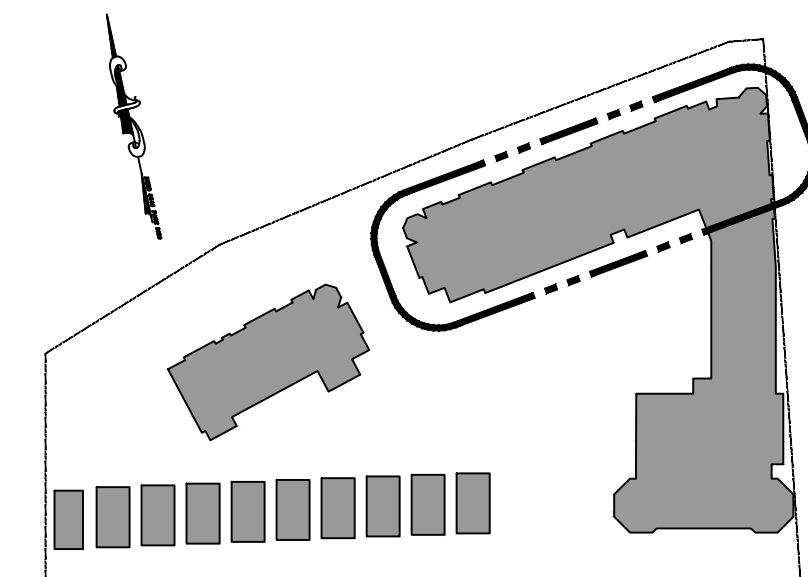
JOB NUMBER  
2018-23

**A-3**  
NORTH END



① BUILDING 1 - ROOF PLAN  
 (< 3,000 SQ. FT. ROOF DECK) 1/8"=1'-0"

KEY  
 [Stippled Box] INDICATES AREA OF ROOF DECK



KEY PLAN  
 N.T.S.

PROPOSED NEW CONSTRUCTION FOR:  
**NORTH END REDEVELOPMENT**  
 (OCEAN GROVE) TOWNSHIP OF NEPTUNE, NJ  
 BLOCK 101 LOT 2, 3 & 4

SEAL  
*[Signature]*  
 SHERYL L. CALDWELL, AIA  
 P.L.L.C. #00000000

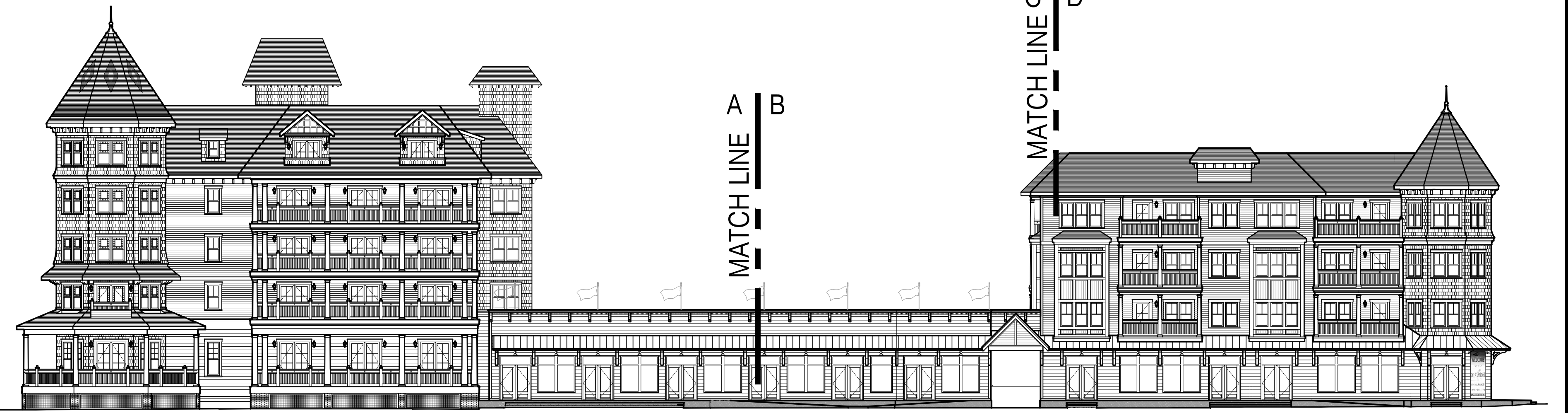
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BUILDING 1 - ROOF PLAN  
 SCALE: AS SHOWN  
 DRAWN: JG

DATE	REVISION
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JOB NUMBER  
 2018-23

**A-4**  
 NORTH END



① OVERALL EAST ELEVATION  
N.T.S.

REFER TO SHEET A-11 FOR HOTEL ELEVATIONS



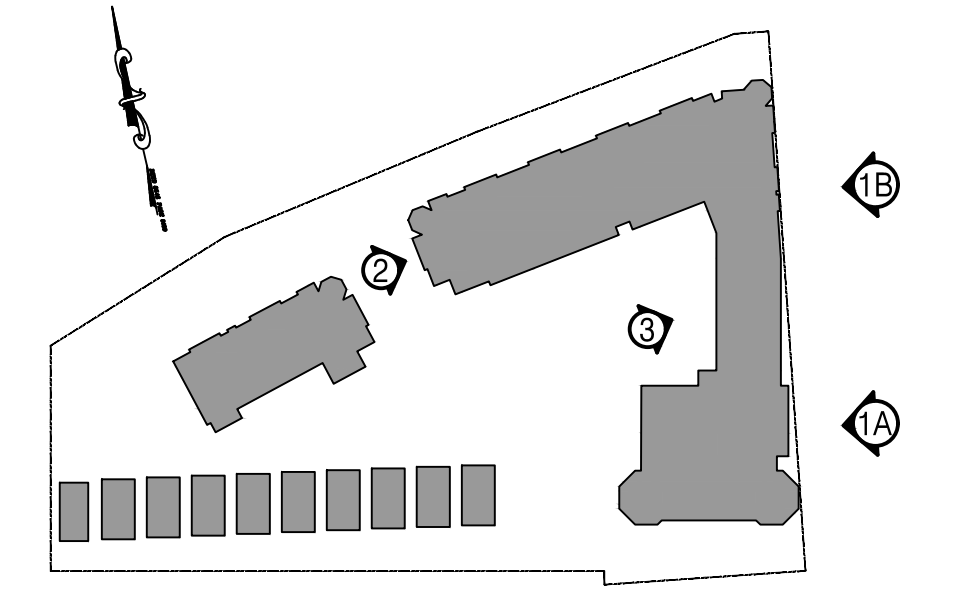
①A EAST ELEVATION-A  
1/8"=1'-0"

REFER TO SHEET A-11 FOR HOTEL ELEVATIONS



③ PARTIAL WEST ELEVATION  
N.T.S.

REFER TO SHEET A-11 FOR HOTEL ELEVATIONS



KEY PLAN  
N.T.S.



①B EAST ELEVATION-B  
1/8"=1'-0"



② WEST ELEVATION  
1/8"=1'-0"



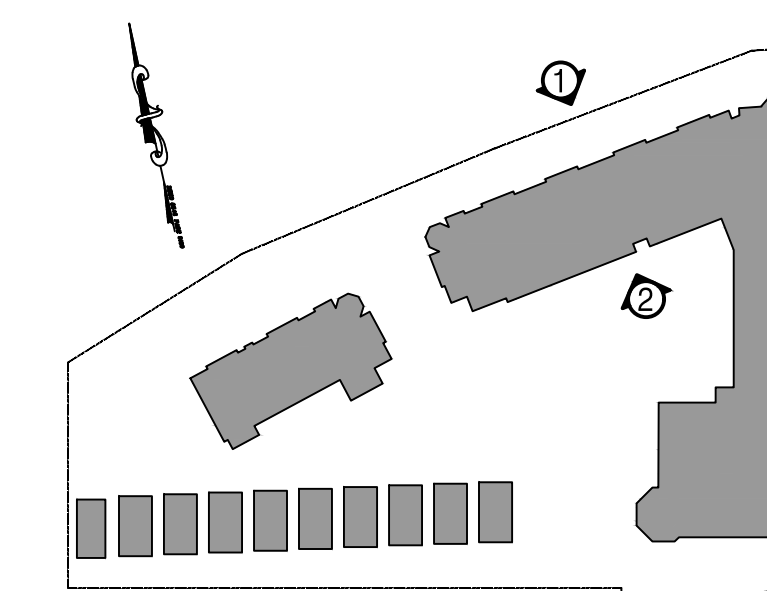
NOTE  
 \* INDICATES ELEVATION ABOVE SEA LEVEL  
 (INDICATES ELEVATION ABOVE AVERAGE GRADE PLANE)

① NORTH ELEVATION  
 1/8" = 1'-0"



NOTE  
 \* INDICATES ELEVATION ABOVE SEA LEVEL  
 (INDICATES ELEVATION ABOVE AVERAGE GRADE PLANE)

② SOUTH ELEVATION  
 1/8" = 1'-0"



KEY PLAN  
 N.T.S.

PROPOSED NEW CONSTRUCTION FOR:  
**NORTH END REDEVELOPMENT**  
 (OCEAN GROVE) TOWNSHIP OF NEPTUNE, NJ  
 BLOCK 101 LOT 2, 3 & 4

SCALE  
  
 Stephen J. Carlini, AIA  
 Principal Architect  
 www.shorepointarch.com

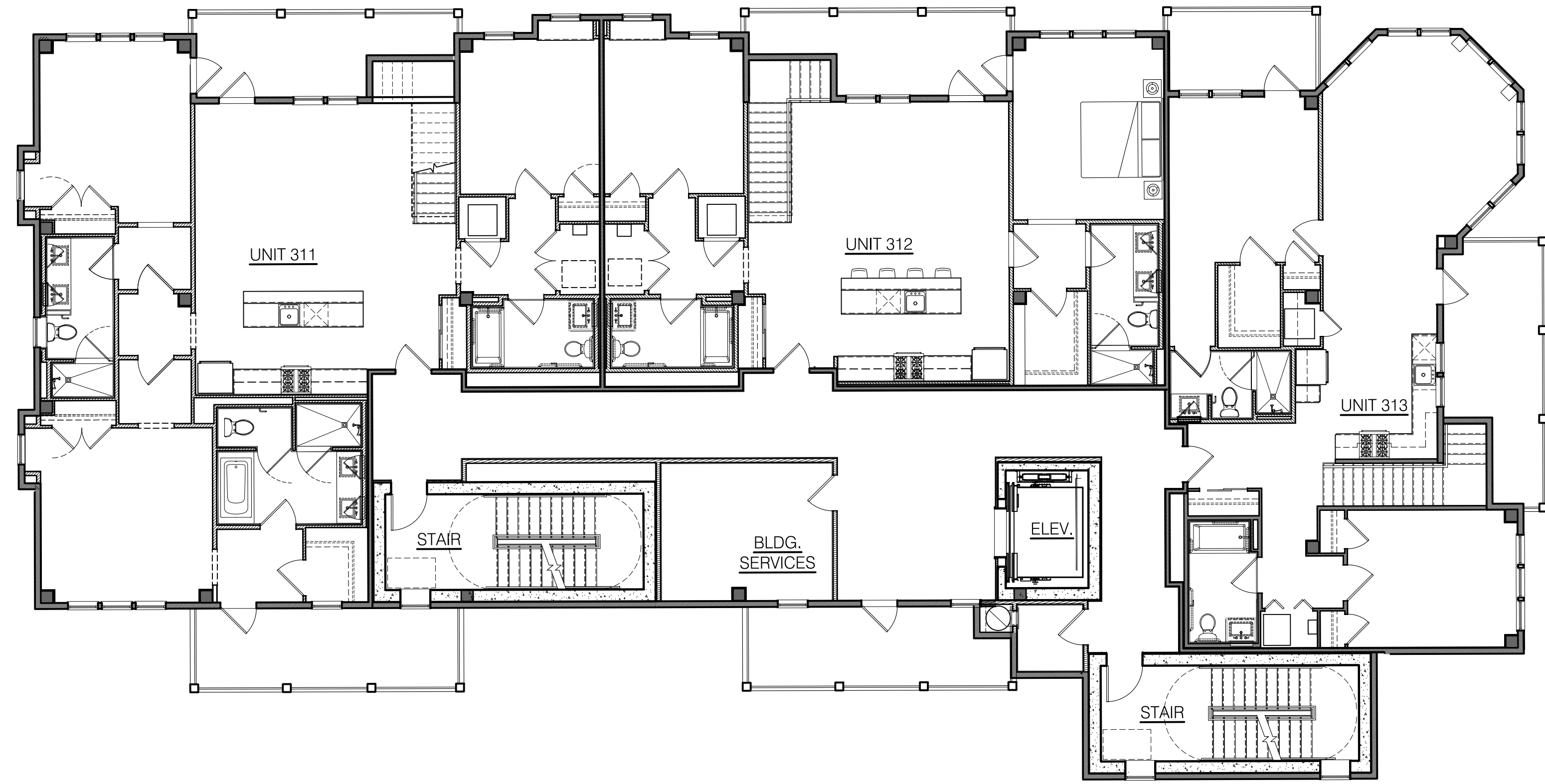
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 108 South Main Street Ocean Grove, New Jersey 07756  
 P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

BUILDING 1 - ELEVATIONS  
 DRAWN: JG  
 SCALE: AS SHOWN

DATE	REVISION
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5/11/2022	HPC REVISIONS

JOB NUMBER  
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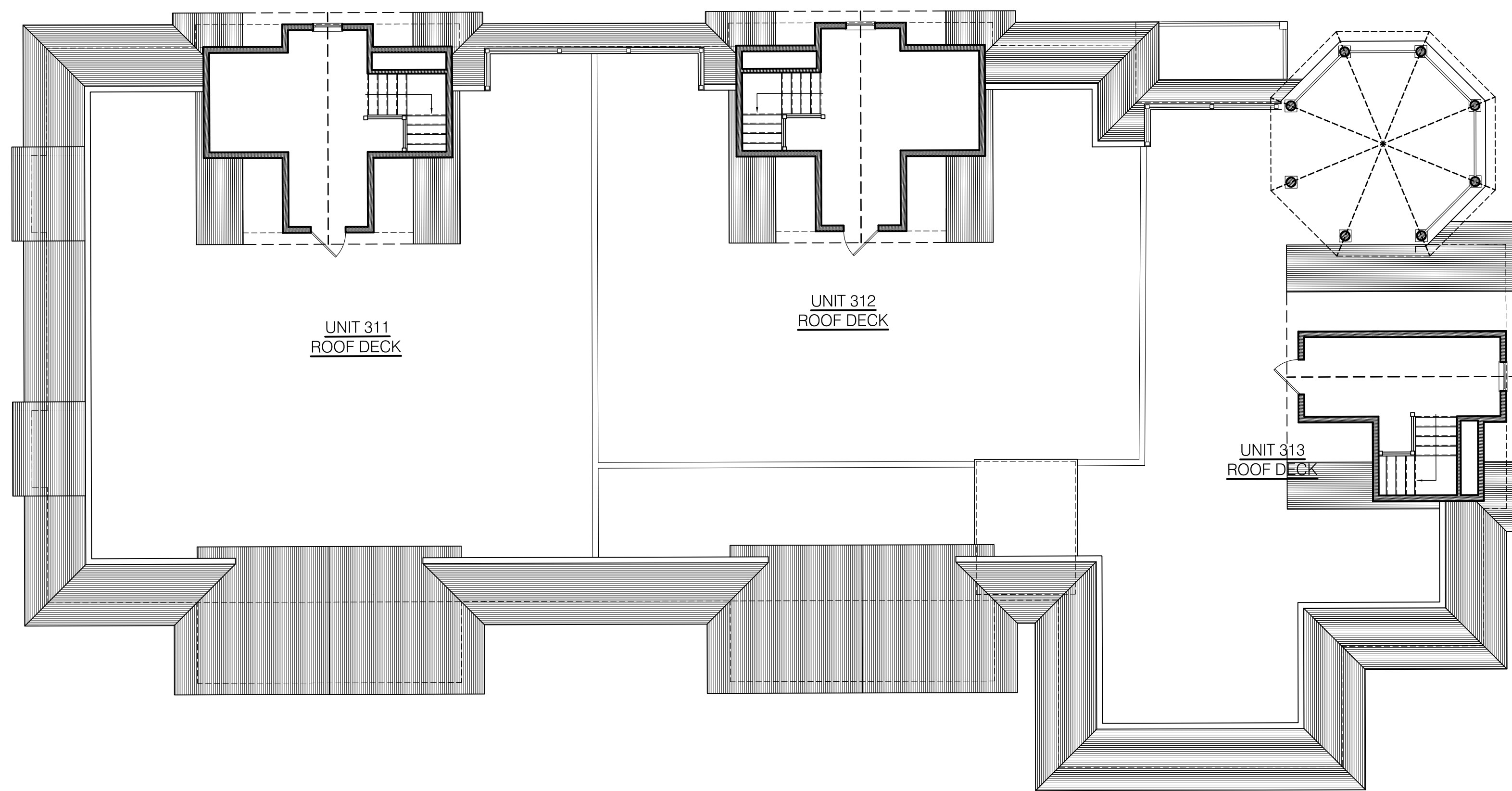
**A-6**  
 NORTH END



③ BUILDING 2 - THIRD FLOOR PLAN  
1/8"=1'-0"



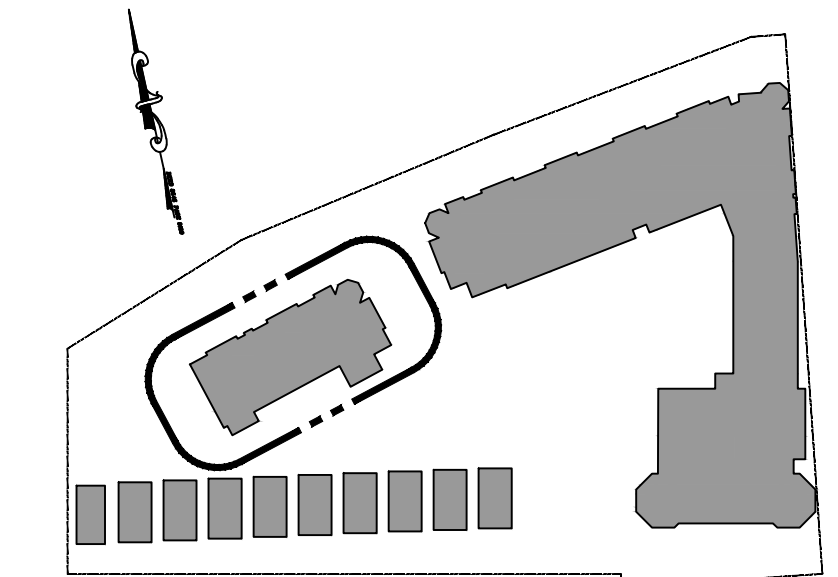
① BUILDING 2 - FIRST FLOOR PLAN  
1/8"=1'-0"



④ BUILDING 2 - ROOF PLAN  
1/8"=1'-0"



② BUILDING 2 - SECOND FLOOR PLAN  
1/8"=1'-0"



KEY PLAN  
N.T.S.

PROPOSED NEW CONSTRUCTION FOR:  
**NORTH END REDEVELOPMENT**  
(OCEAN GROVE) TOWNSHIP OF NEPTUNE, NJ  
BLOCK 101 LOT 2, 3 & 4

SCALE:  
*[Signature]*  
Suzanne J. Carlini, AIA  
Principal Architect

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**BUILDING 2 - FLOOR PLANS**  
SCALE: AS SHOWN  
DRAWN: JG

DATE	REVISION
6/21/2019	PLANNING BOARD SUBMISSION
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JOB NUMBER  
2018-23

**A-7**  
NORTH END





② BUILDING 2 - EAST ELEVATION  
1/8" = 1'-0"



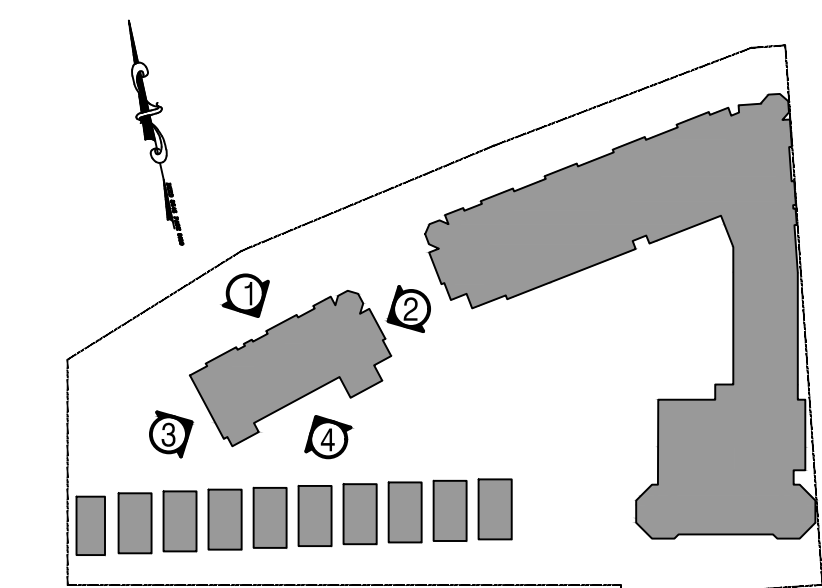
① BUILDING 2 - NORTH ELEVATION  
1/8" = 1'-0"



④ BUILDING 2 - SOUTH ELEVATION  
1/8" = 1'-0"



③ BUILDING 2 - WEST ELEVATION  
1/8" = 1'-0"



KEY PLAN  
N.T.S.

PROPOSED NEW CONSTRUCTION FOR:  
**NORTH END REDEVELOPMENT**  
(OCEAN GROVE) TOWNSHIP OF NEPTUNE, NJ  
BLOCK 101 LOT 2, 3 & 4

SCALE:  
*[Signature]*  
Shore Point Architecture, PA  
Shore Point Architecture, PA

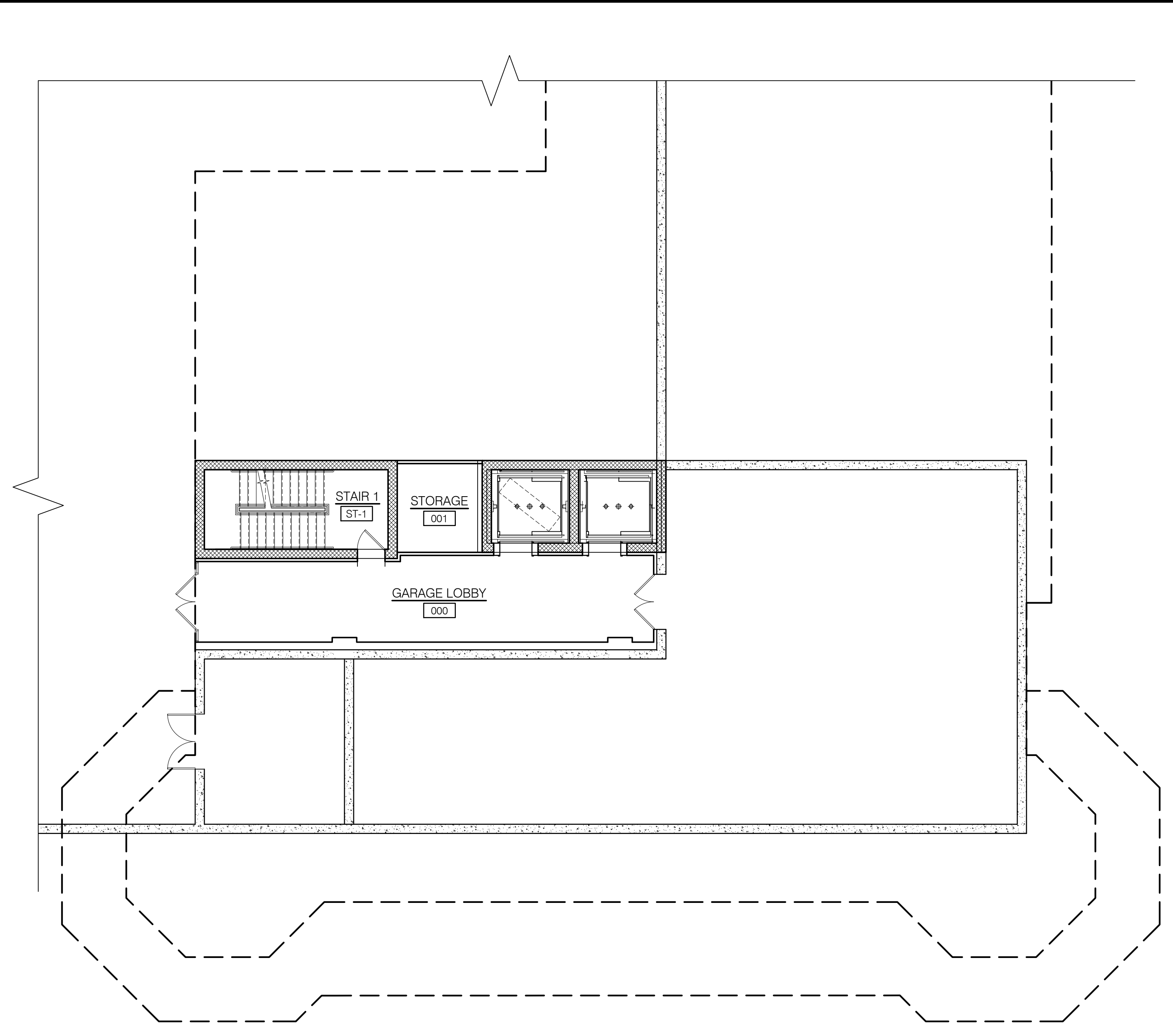
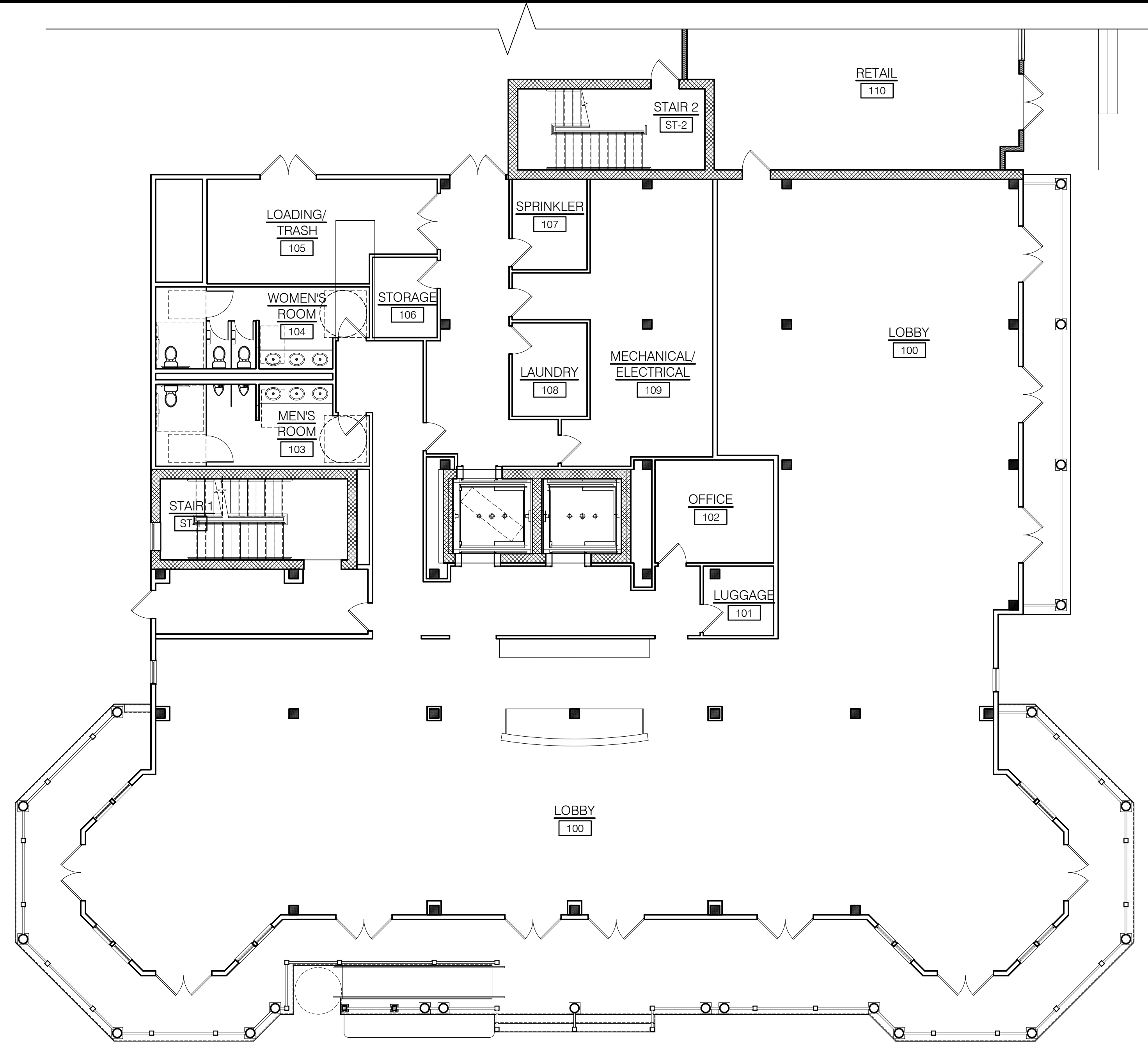
**SHORE POINT ARCHITECTURE, PA**  
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**BUILDING 2 - ELEVATIONS**  
SCALE: AS SHOWN  
DRAWN: JG

DATE	REVISION
6/21/2019	PLANNING BOARD SUBMISSION
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5/11/2022	HPC REVISIONS

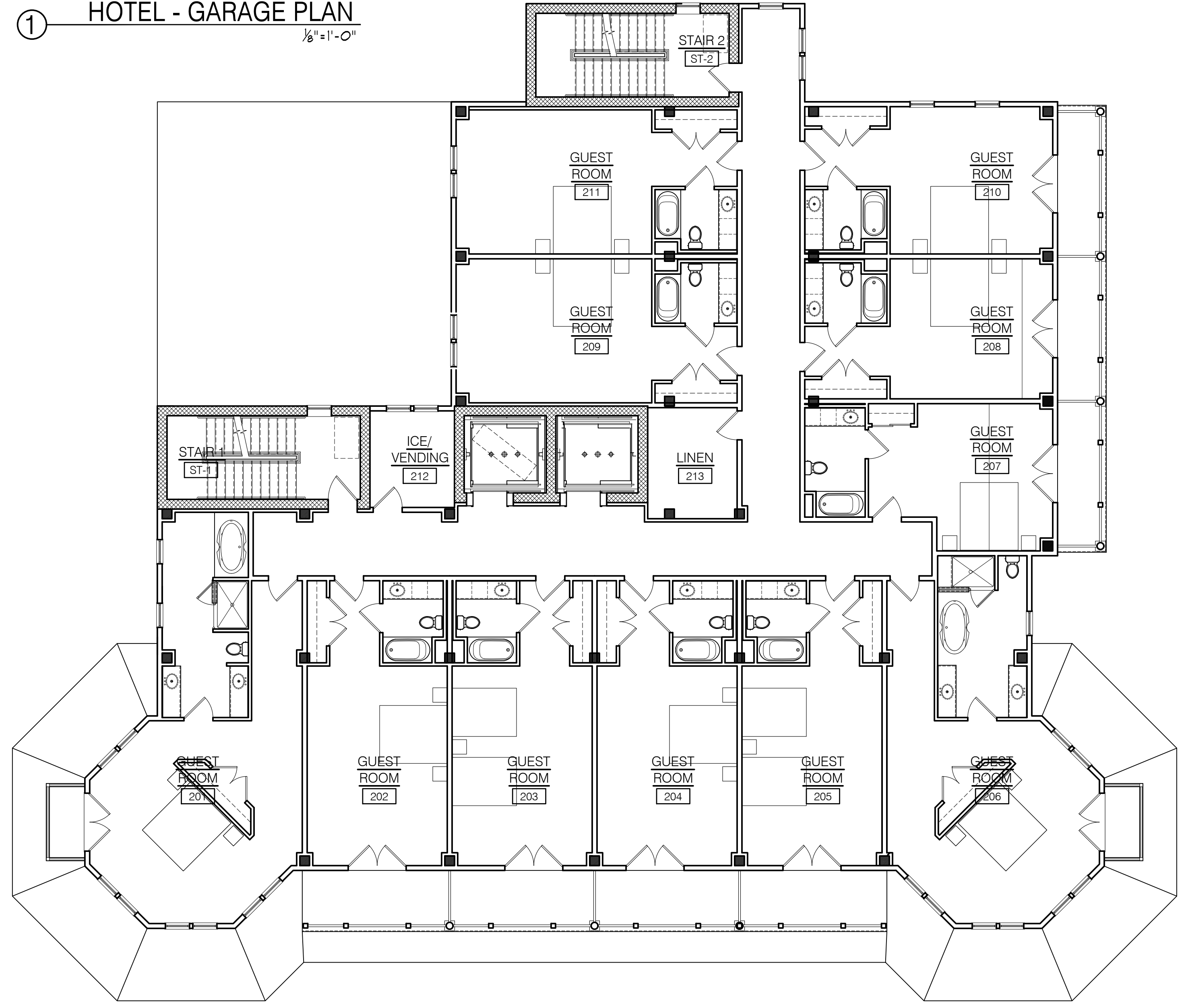
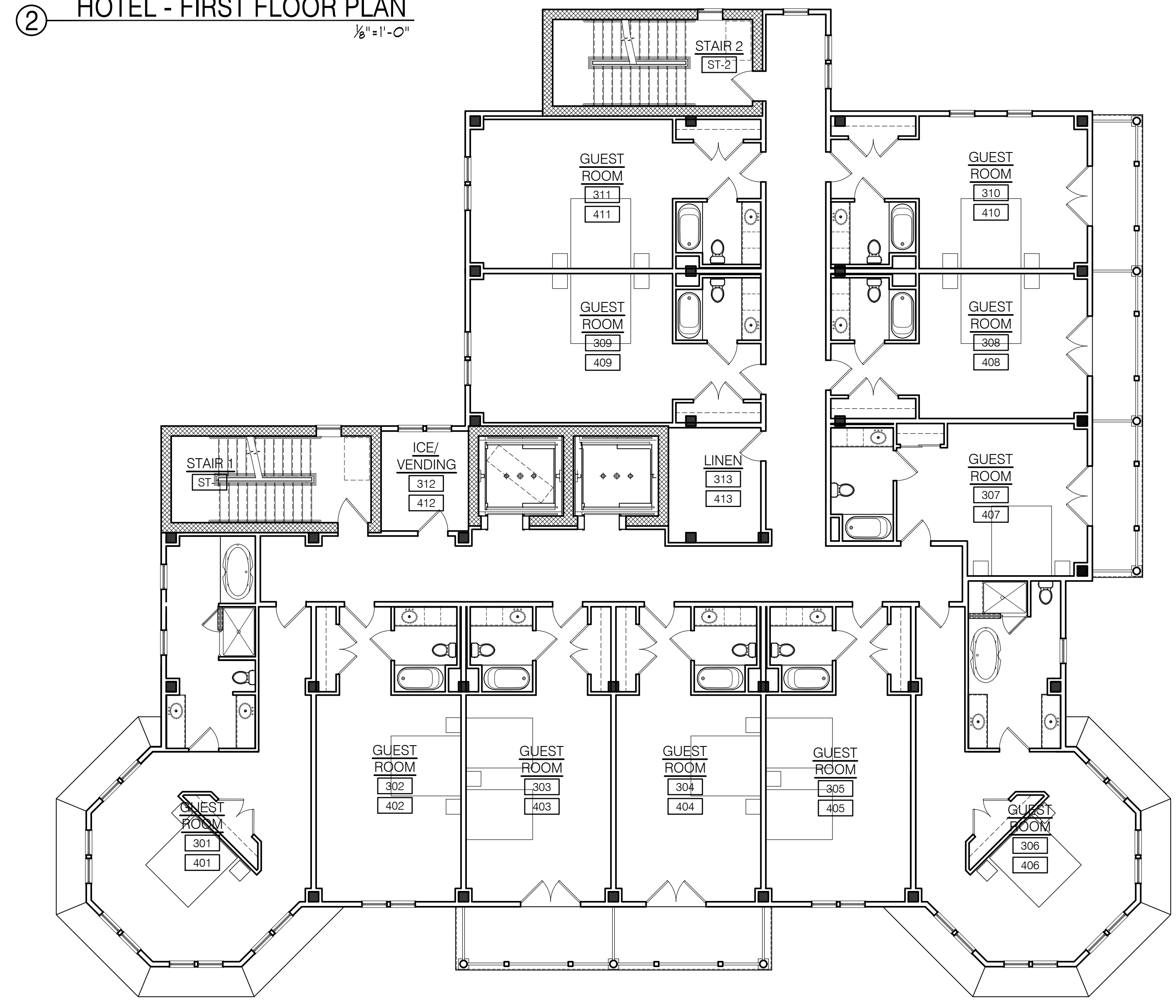
JOB NUMBER  
2018-23

**A-8**  
NORTH END



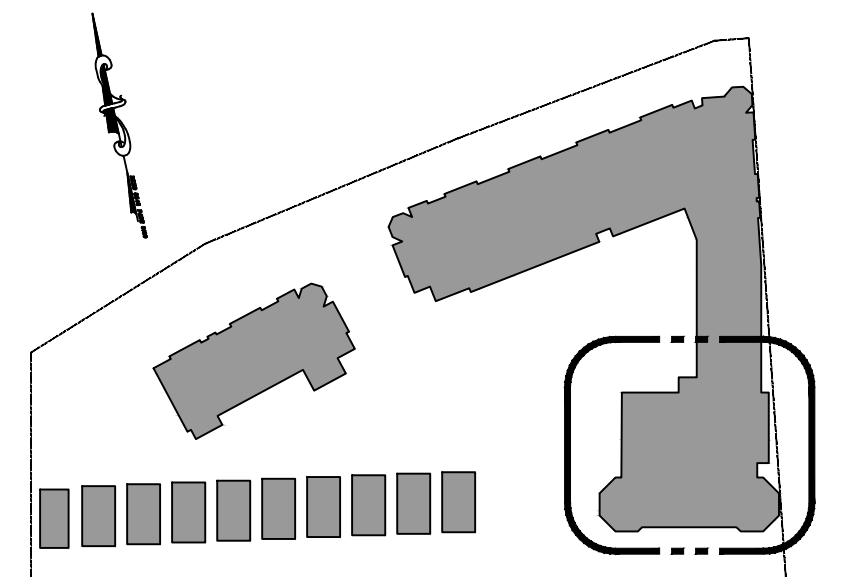
② HOTEL - FIRST FLOOR PLAN  
1/8" = 1'-0"

① HOTEL - GARAGE PLAN  
1/8" = 1'-0"



④ HOTEL - THIRD & FOURTH FLOOR PLAN  
1/8" = 1'-0"

③ HOTEL - SECOND FLOOR PLAN  
1/8" = 1'-0"



KEY PLAN  
N.T.S.

PROPOSED NEW CONSTRUCTION FOR:  
**NORTH END REDEVELOPMENT**  
(OCEAN GROVE) TOWNSHIP OF NEPTUNE, NJ  
BLOCK 101 LOT 2, 3 & 4

SCALE:  
*[Signature]*  
Shore Point Architecture, PA  
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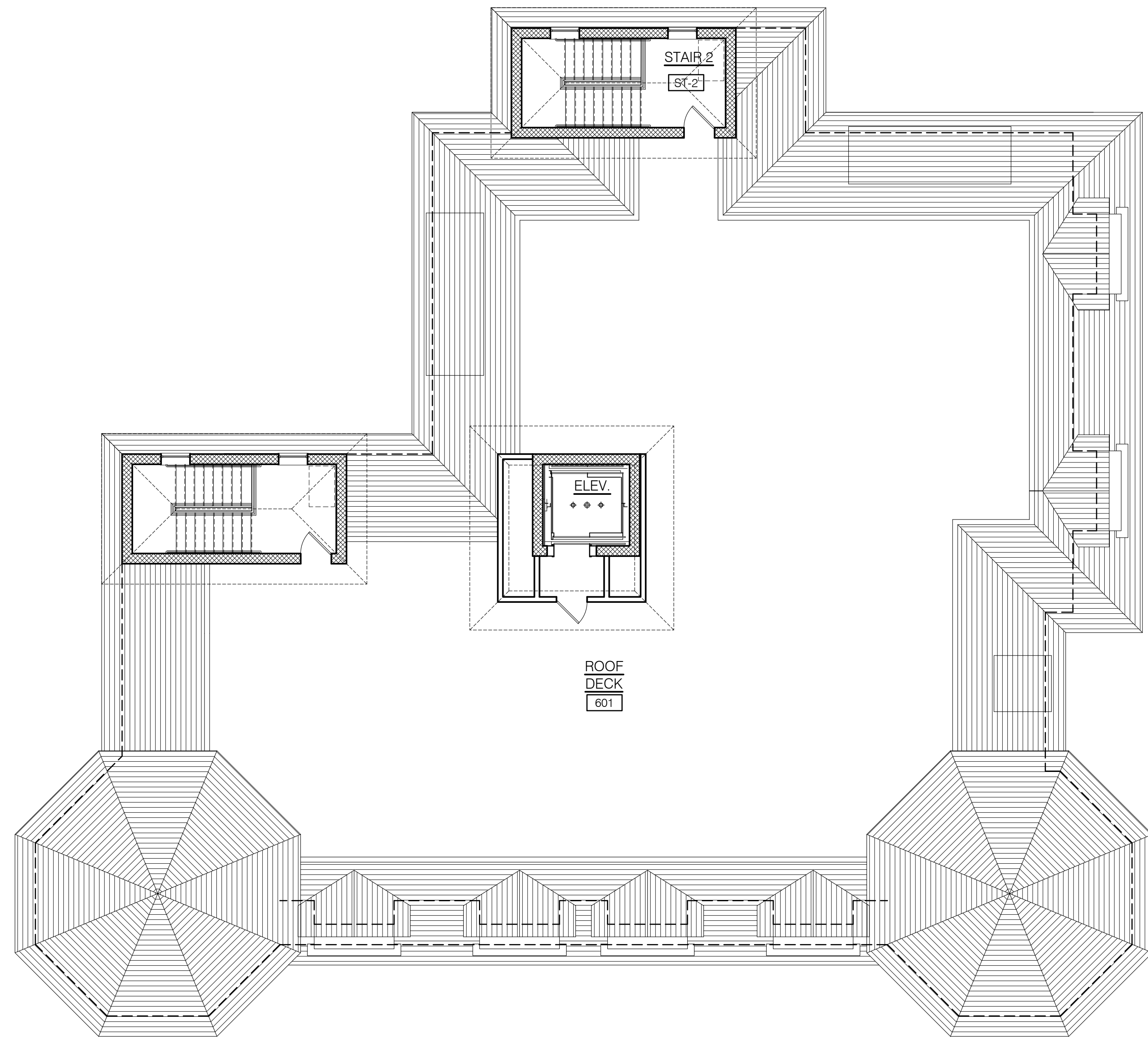
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HOTEL GARAGE LEVEL, FIRST SECOND, THIRD & FOURTH FLOOR PLANS  
SCALE: AS SHOWN  
DRAWN: JG

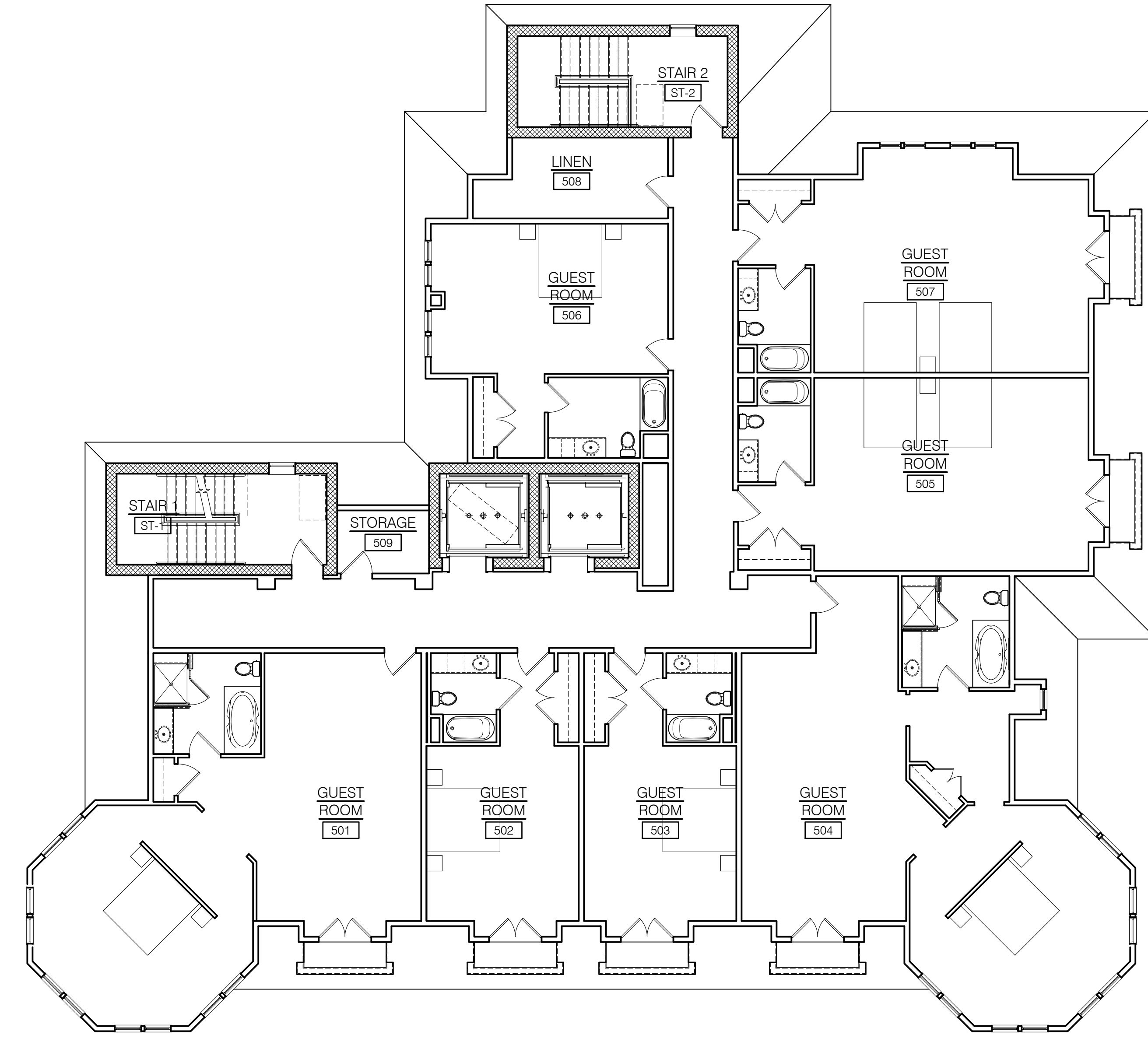
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JOB NUMBER  
2018-23

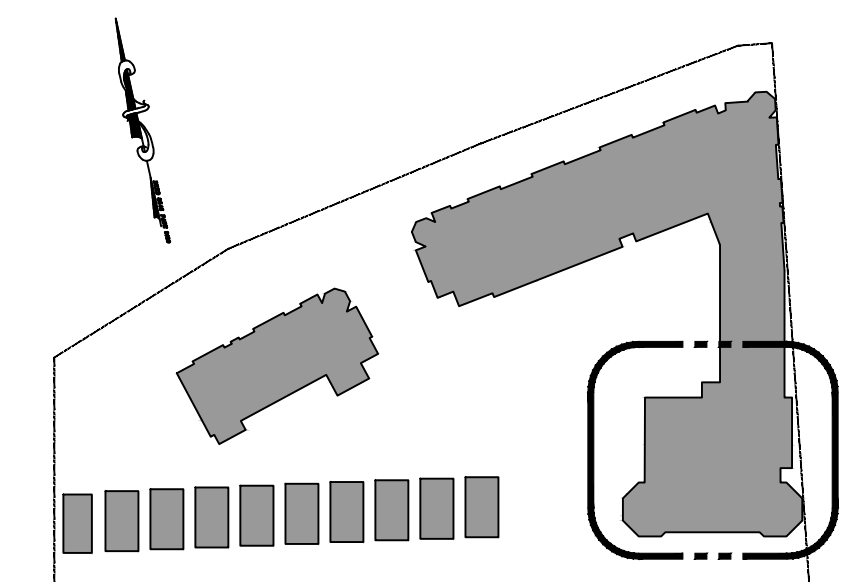
**A-9**  
NORTH END



② HOTEL - ROOF DECK PLAN  
1/8"=1'-0"



① HOTEL - FIFTH FLOOR PLAN  
1/8"=1'-0"



KEY PLAN  
N.T.S.

PROPOSED NEW CONSTRUCTION FOR:  
**NORTH END REDEVELOPMENT**  
(OCEAN GROVE) TOWNSHIP OF NEPTUNE, NJ  
BLOCK 101 LOT 2, 3 & 4

SCALE:  
*[Signature]*  
Shore Point Architecture, PA  
Susan J. Cardillo, AIA  
P.L.L.C. - NJ00000000

**SHORE POINT ARCHITECTURE, PA**  
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HOTEL FIFTH FLOOR AND ROOF DECK PLANS  
SCALE: AS SHOWN  
DRAWN: JG

DATE	REVISION
6/21/2019	PLANNING BOARD SUBMISSION
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JOB NUMBER  
2018-23

**A-10**  
NORTH END



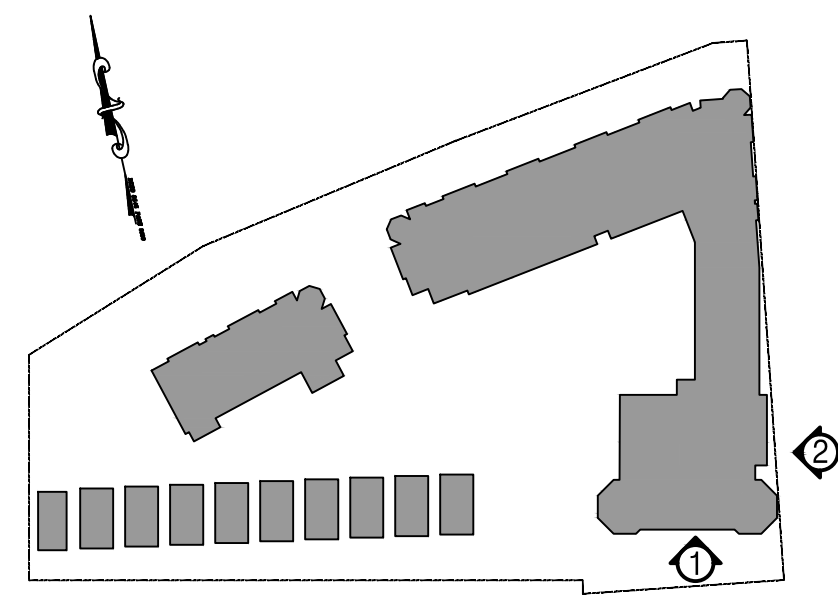
① HOTEL - SOUTH ELEVATION  
1/8"=1'-0"

NOTE  
(INDICATES ELEVATION ABOVE SEA LEVEL)  
(INDICATES ELEVATION ABOVE AVERAGE GRADE PLANE)



② HOTEL - EAST ELEVATION  
1/8"=1'-0"

NOTE  
(INDICATES ELEVATION ABOVE SEA LEVEL)  
(INDICATES ELEVATION ABOVE AVERAGE GRADE PLANE)



KEY PLAN  
N.T.S.

PROPOSED NEW CONSTRUCTION FOR:  
**NORTH END REDEVELOPMENT**  
(OCEAN GROVE) TOWNSHIP OF NEPTUNE, NJ  
BLOCK 101 LOT 2, 3 & 4

SCALE:  
*[Signature]*  
Suzanne J. Carlini, AIA  
AIA #124888

**SHORE POINT ARCHITECTURE, PA**  
108 South Main Street Ocean Grove, New Jersey 07756  
P: 732.774.6900 F: 732.774.7280 www.shorepointarch.com

HOTEL ELEVATIONS  
DRAWN: JG  
SCALE: AS SHOWN

DATE	REVISION
6/21/2019	PLANNING BOARD SUBMISSION
3/9/2020	HPC REVISIONS
3/24/2021	PER NJDEP APPROVAL
6/17/2021	HPC REVISIONS
8/19/2021	HPC REVISIONS
10/27/2021	HPC REVISIONS
1/28/2022	HPC REVISIONS
5/11/2022	HPC REVISIONS

JOB NUMBER  
2018-23

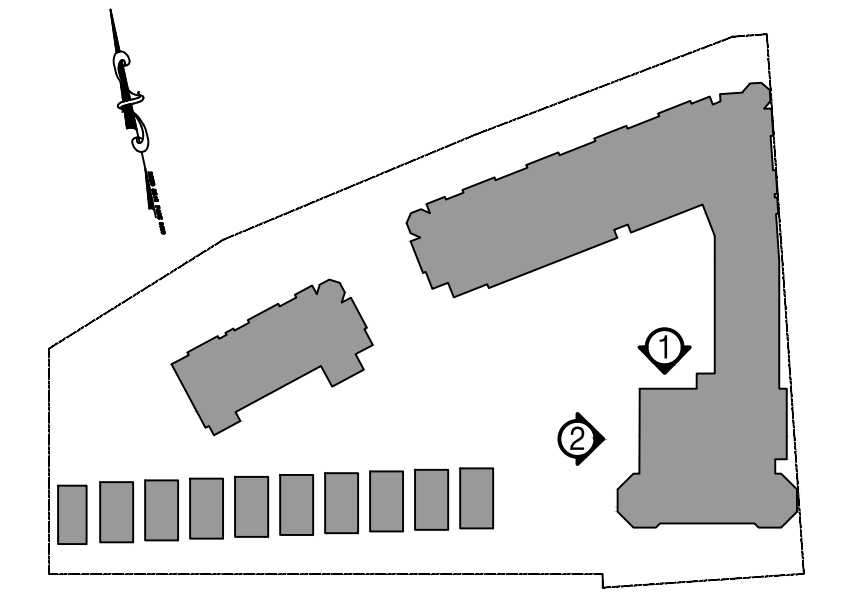
**A-11**  
NORTH END



① HOTEL - NORTH ELEVATION  
1/8"=1'-0"



② HOTEL - WEST ELEVATION  
1/8"=1'-0"



KEY PLAN  
N.T.S.

PROPOSED NEW CONSTRUCTION FOR:  
**NORTH END REDEVELOPMENT**  
(OCEAN GROVE) TOWNSHIP OF NEPTUNE, NJ  
BLOCK 101 LOT 2, 3 & 4

SCALE:  
*[Signature]*  
Suzanne J. Carlini, AIA  
AIA #104888

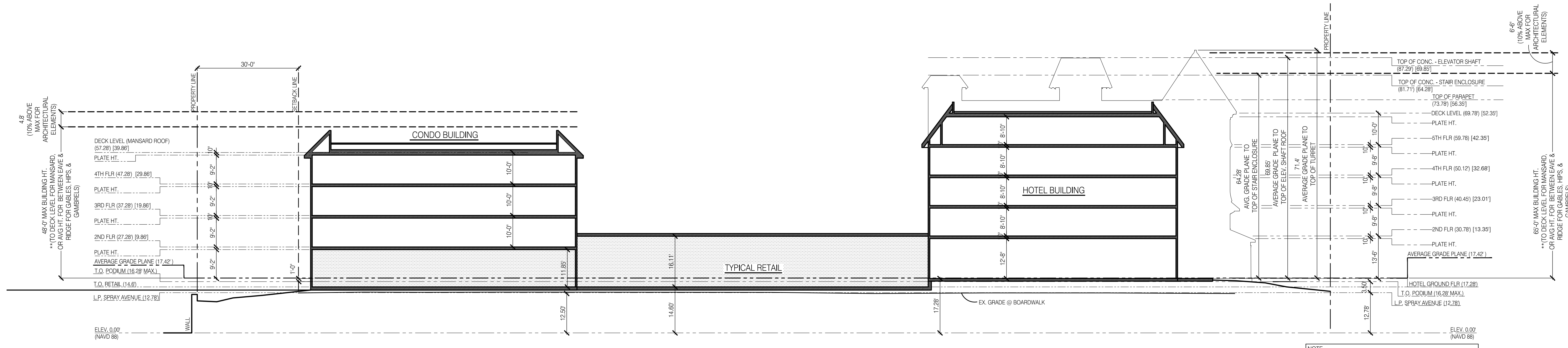
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HOTEL ELEVATIONS  
SCALE: AS SHOWN  
DRAWN: JG

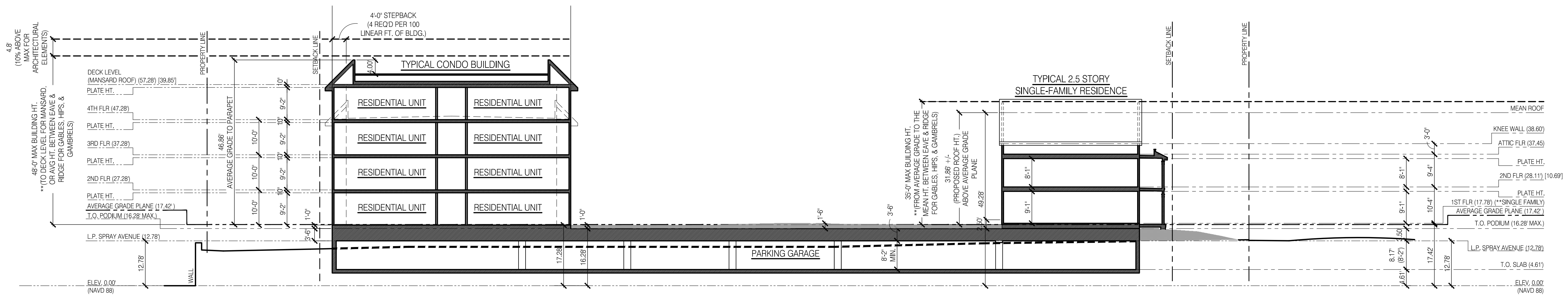
DATE	REVISION
6/21/2019	PLANNING BOARD SUBMISSION
3/9/2020	HFC REVISIONS
3/24/2021	PER NJDEP APPROVAL
6/1/2021	HFC REVISIONS
6/9/2021	HFC REVISIONS
10/27/2021	HFC REVISIONS
1/28/2022	HFC REVISIONS
5/11/2022	HFC REVISIONS

JOB NUMBER  
2018-23

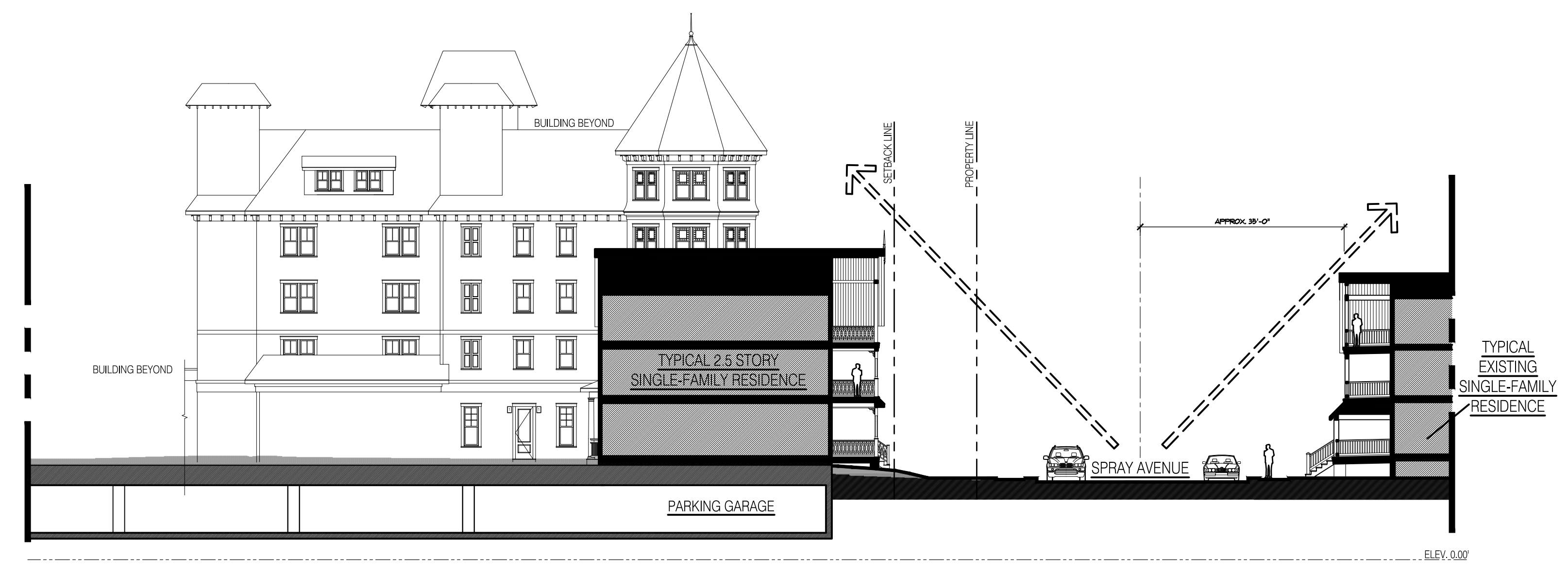
**A-12**  
NORTH END



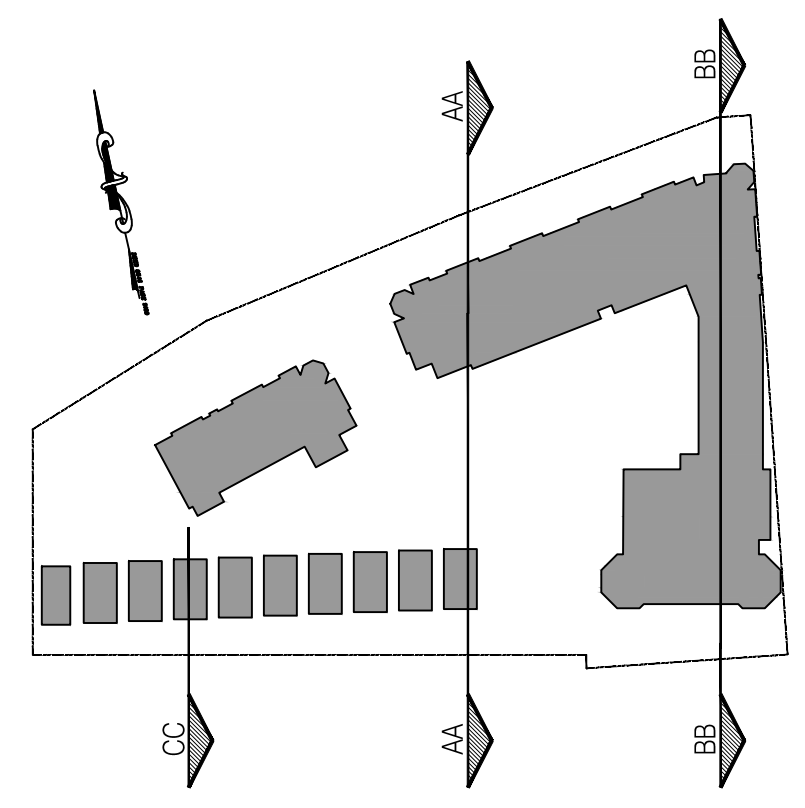
**SITE SECTION AA**  
1/8" = 1'-0"



**SITE SECTION BB**  
1/8" = 1'-0"



**SECTION DIAGRAM CC**  
1/8" = 1'-0"



**KEY PLAN**  
N.T.S.

DATE	REVISION
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3/24/2021	PER NJDEP APPROVAL
6/19/2021	HPC REVISIONS
8/19/2021	HPC REVISIONS
10/27/2021	HPC REVISIONS
1/28/2022	HPC REVISIONS
5/11/2022	HPC REVISIONS

