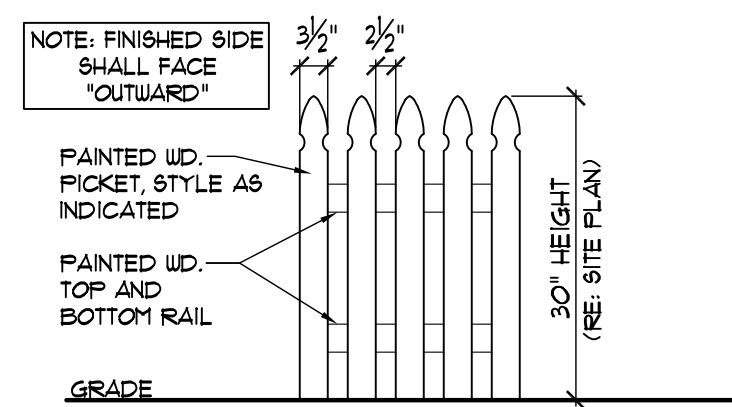


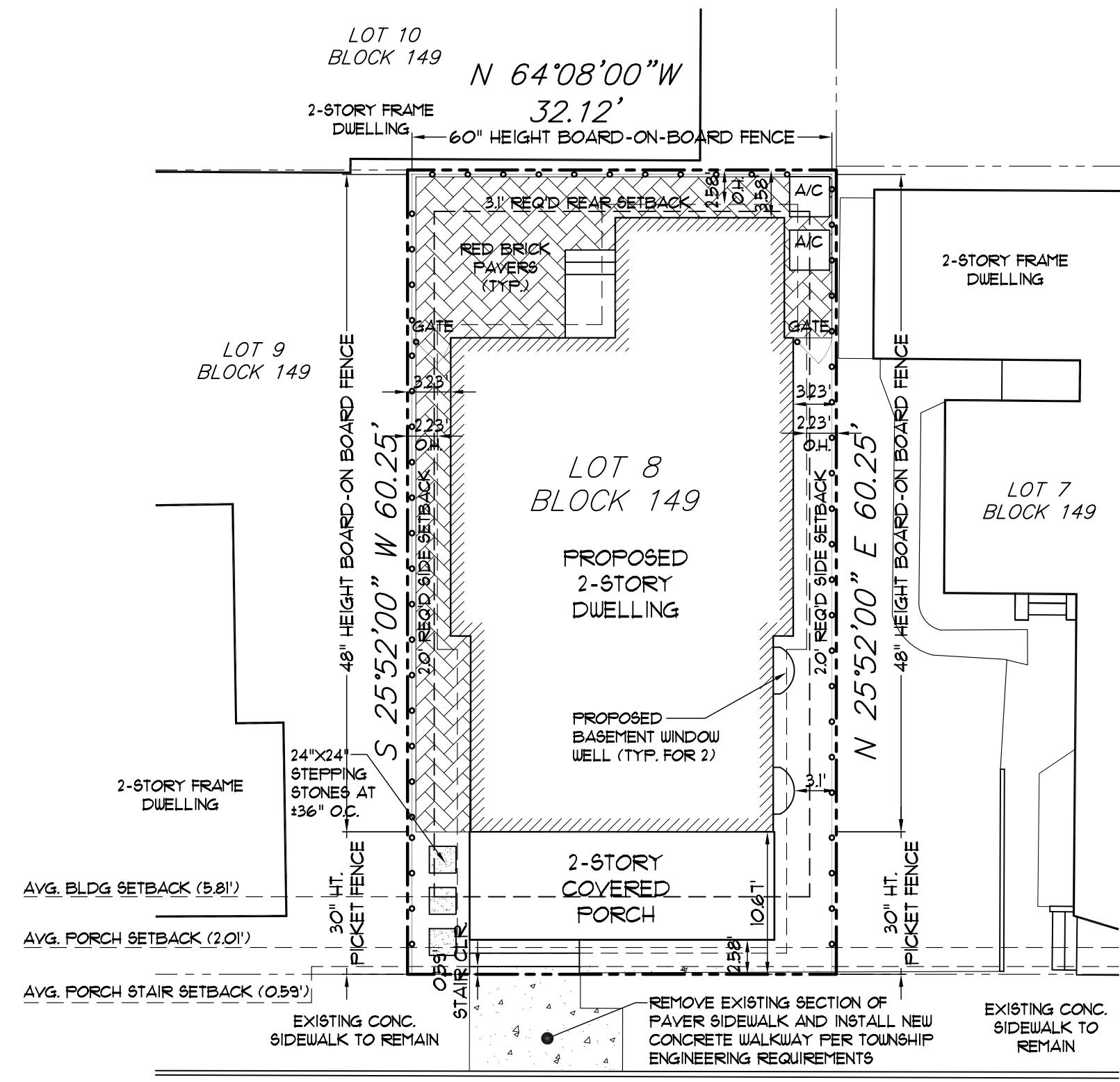
BOARD-ON-BOARD FENCE DETAIL

NOTE: FENCE PAINT COLOR SHALL BE SUBMITTED TO HPC FOR APPROVAL
1/2" = 1'-0"



PICKET FENCE DETAIL

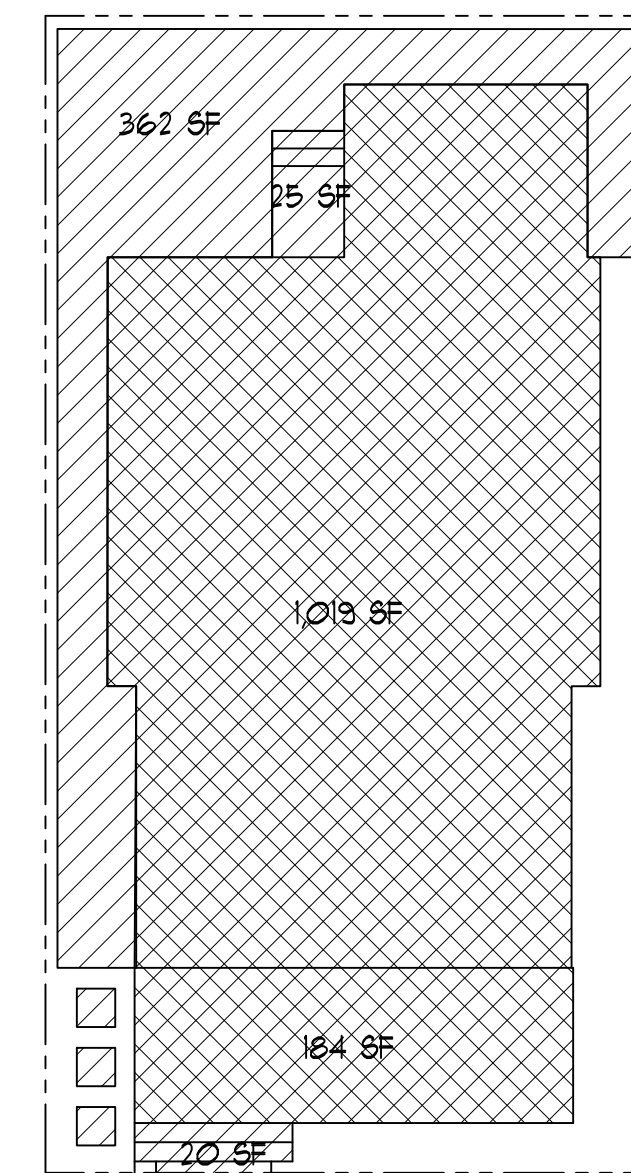
NOTE: FENCE PAINT COLOR SHALL BE SUBMITTED TO HPC FOR APPROVAL
1/2" = 1'-0"



MOUNT TABOR WAY
(40' ROW)

PROPOSED SITE PLAN
1" = 10'-0"

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY MARC CIFONE, N.J. P.L.S. NO. 246504132900 LAKELAND SURVEYING, TITLED "TOPOGRAPHIC SURVEY OF PROPERTY" DATED 01/4/2021



COVERAGE CALCULATIONS
1" = 10'-0"

TOTAL SITE AREA = 1,935 SF
BUILDING COVERAGE = 1,203 SF (62.2%)
IMPROVABLE COVERAGE = 1,611 SF (83.3%)

PROPOSED NEW CONSTRUCTION:
KEALY RESIDENCE

64 Mt. Tabor Way
Ocean Grove, NJ 07756
Block: 149 Lot: 8

PROJECT INFORMATION

BUILDING CODES:
INTERNATIONAL RESIDENTIAL CODE - 2015 (NJ EDITION)

BUILDING STATISTICS:
USE GROUP: R-5
CONSTRUCTION TYPE: 5B
NUMBER OF STORIES: 2

FLOOR AREA:
FIRST FLOOR AREA: 961 SQ. FT.
SECOND FLOOR AREA: 951 SQ. FT.
BASEMENT (FINISHED) AREA: 391 SQ. FT.

TOTAL:
2,303 SQ. FT.

CONSTRUCTION VOLUME:
28,830 CU. FT.

ZONING INFORMATION

REQUIREMENTS FOR HD-RI (HISTORIC DISTRICT - SINGLE FAMILY)

	REQ'D/ ALLOWED	PROPOSED
MINIMUM LOT AREA	1800 SQ. FT.	1935 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	32.12 FT.
MINIMUM LOT FRONTAGE	30 FT.	32.12 FT.
MINIMUM LOT DEPTH	60 FT.	60.25 FT.
MINIMUM FRONT YARD SETBACK: MIN. FRONT PORCH SETBACK	5.81 FT. (AVG.) 2.01 FT. (AVG.)	10.61 FT. 2.58 FT.
MINIMUM SIDE YARD SETBACK:		
EAST BUILDING: PROJECTIONS (INCL. GUTTERS)	2 FT. 2 FT.	3.23 FT. 2.23 FT.
WEST BUILDING: PROJECTIONS (INCL. GUTTERS)	2 FT. 2 FT.	3.23 FT. 2.23 FT.
MIN. REAR YARD SETBACK BUILDING: PROJECTIONS (INCL. GUTTERS)	31 FT. 2 FT.	3.58 FT. 2.58 FT.
MAX. % BLDG. COVERAGE	85%	62.2%
MAX. % TOTAL LOT COV.	90%	83.3%
MAX. NUMBER OF STORIES	2.5	2
MAX. BUILDING HEIGHT (MP)	35 FT.	26.3 FT.
MIN. IMPROVABLE LOT AREA	1,000 SQ. FT.	1,444 SQ. FT.
MIN. IMPROVABLE AREA - DIAMETER OF CIRCLE (FEET)	21 FT.	28.13 FT.
EXISTING USE OR USES	SINGLE-FAMILY RESIDENTIAL	
PROPOSED USE OR USES	SINGLE-FAMILY RESIDENTIAL	

DRAWING INDEX

- A-1 PROJECT INFORMATION, SITE PLAN
- A-2 FLOOR PLANS
- A-3 ELEVATIONS
- A-4 ENLARGED DETAILS

PROPOSED NEW CONSTRUCTION:
KEALY RESIDENCE

Block: 149
Lot: 8

SEAL:
Stephen J. Carfagna, AIA
Stephen J. Carfagna, AIA
NJ LIC # A008688

SHORE POINT ARCHITECTURE, PA
105 South Main Street, Ocean Grove, New Jersey 07756
P: 332.774.6900 F: 732.774.7250 www.shorepointarch.com

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

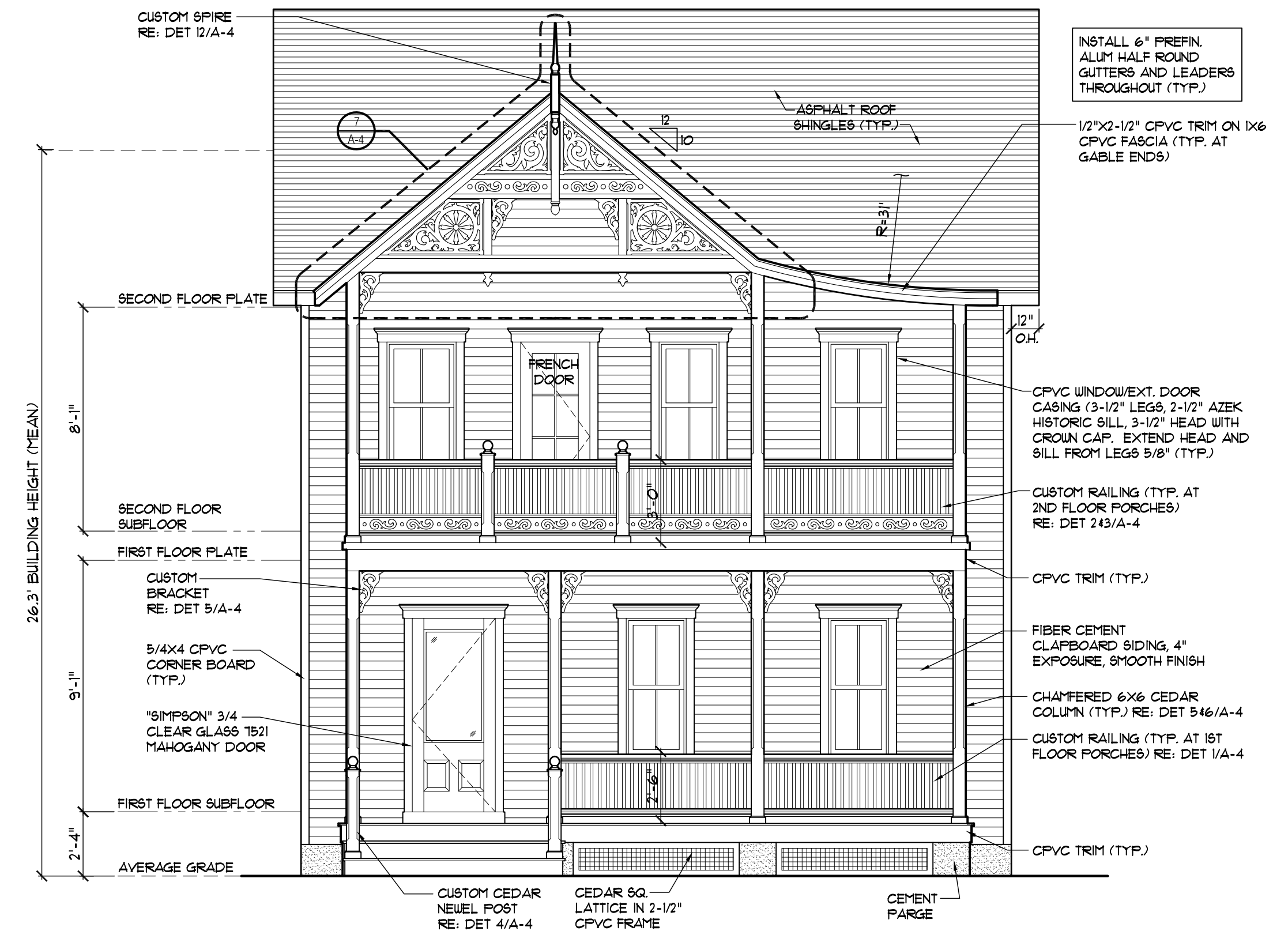
DATE	REVISION/SUBMISSION
4/8/21	ZONING/HPC SUBMISSION

JOB NUMBER
2021-05

A-1
KEALY



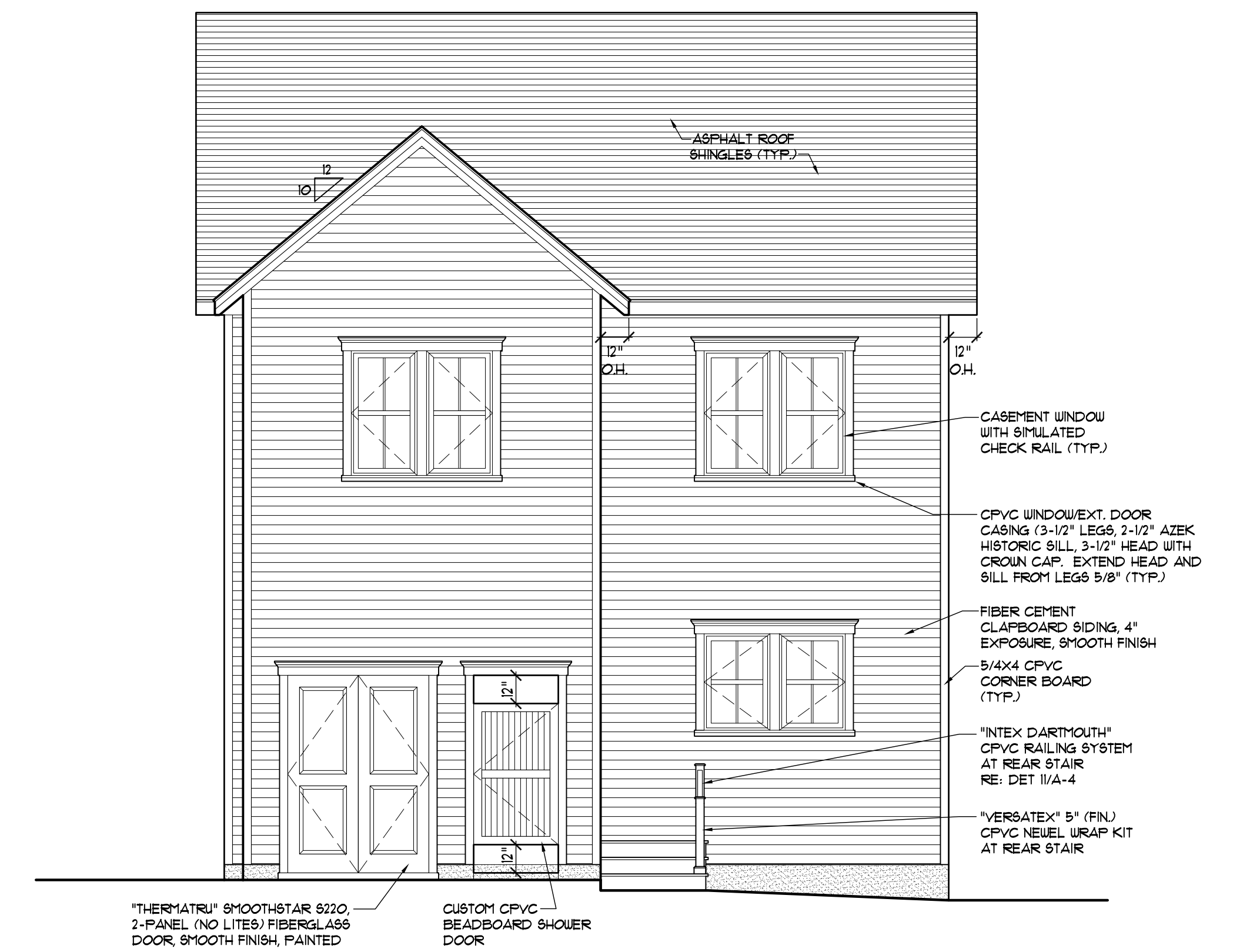
SIDE ELEVATION (EAST)
1/4" = 1'-0"



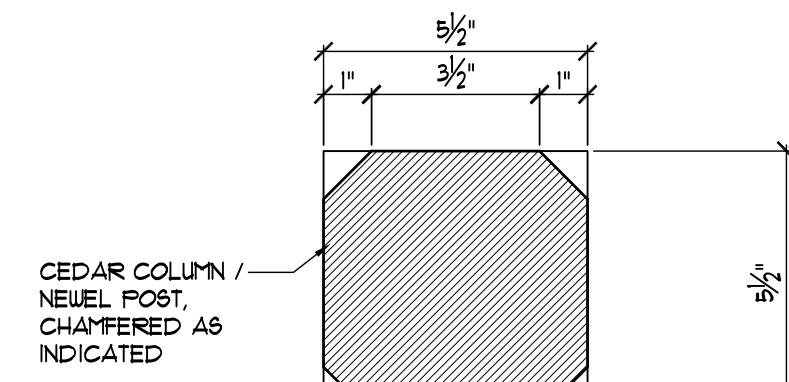
FRONT ELEVATION (NORTH)
1/4" = 1'-0"



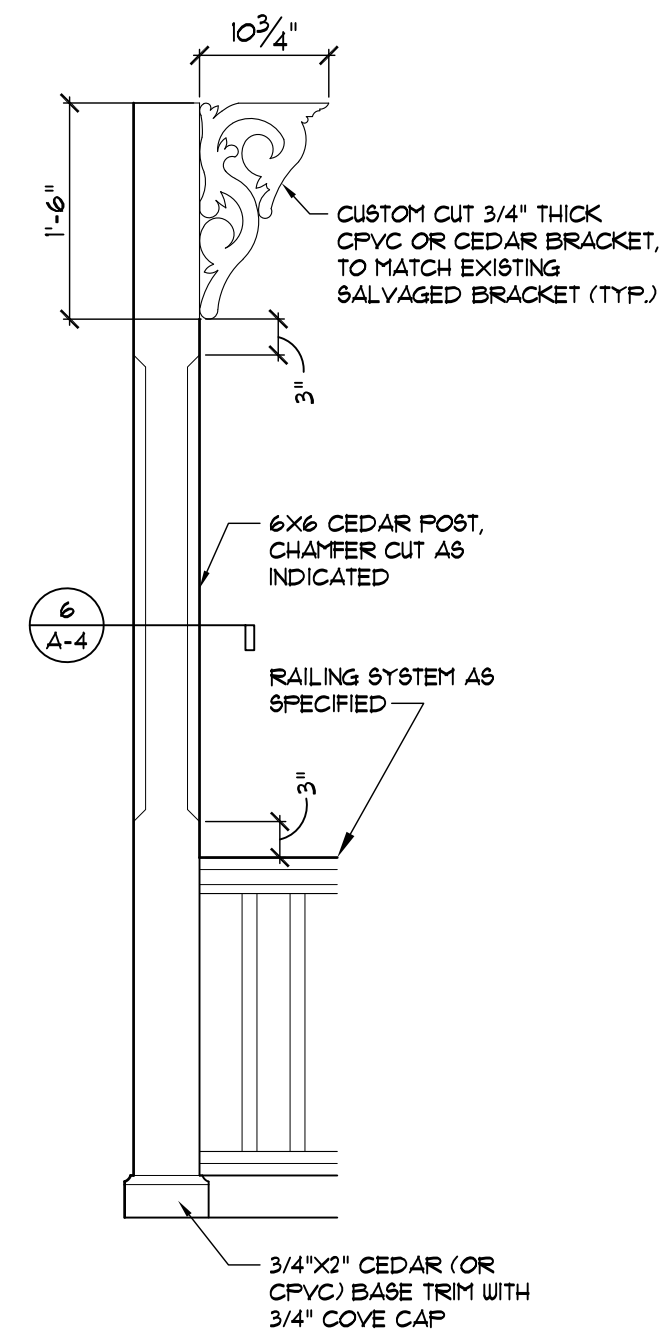
SIDE ELEVATION (WEST)
1/4" = 1'-0"



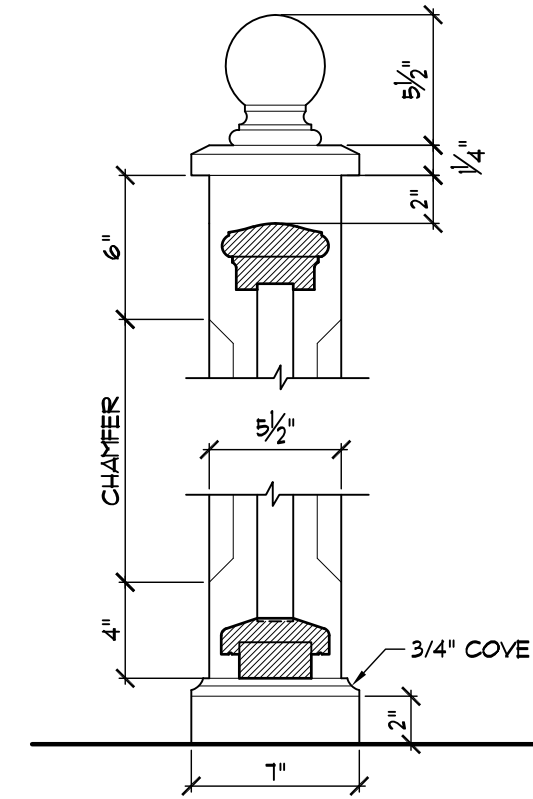
REAR ELEVATION (SOUTH)
1/4" = 1'-0"



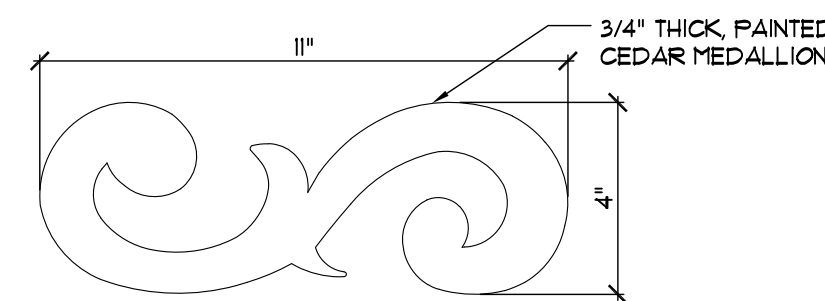
⑥ COLUMN SECTION
3/4" = 1'-0"



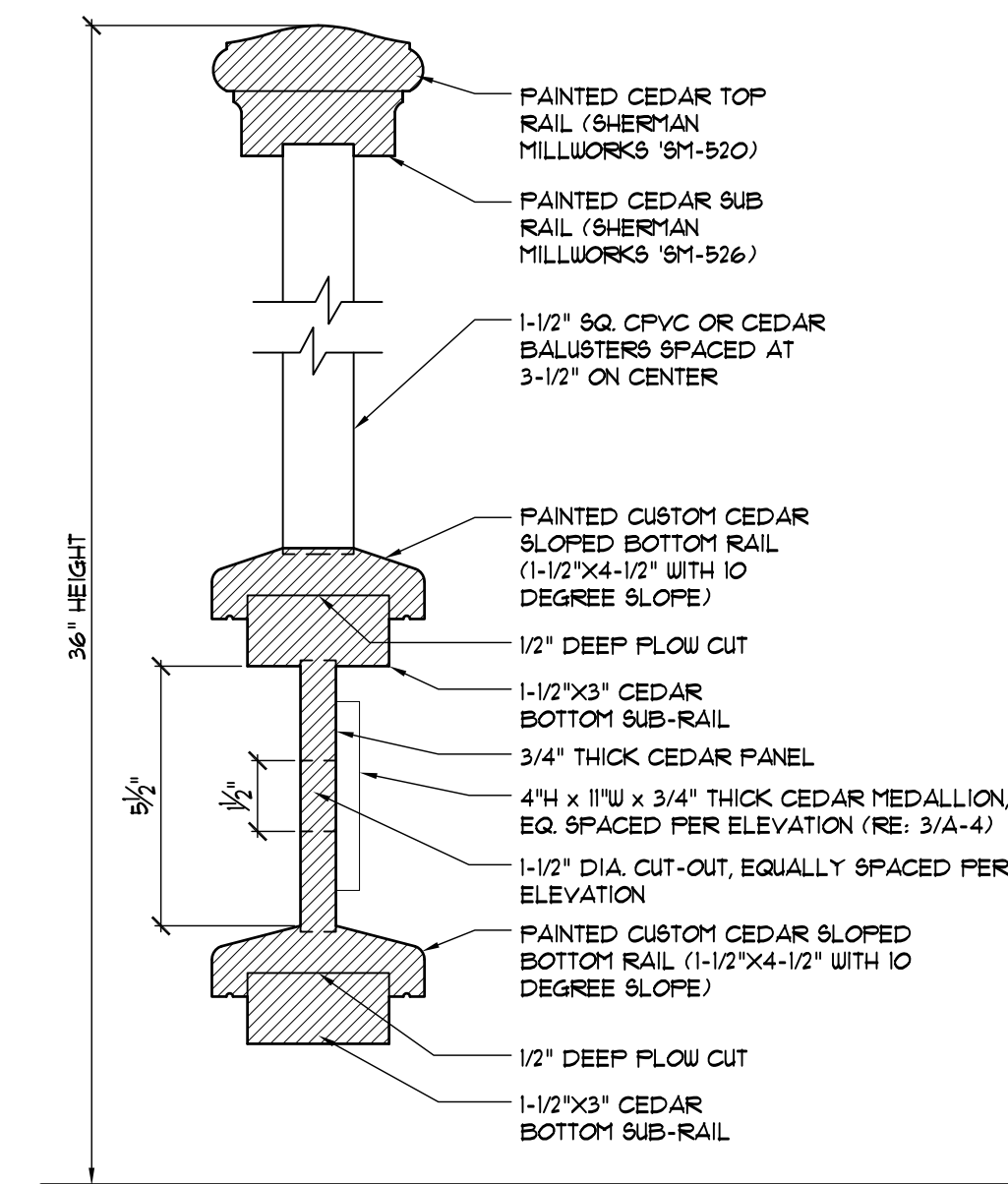
⑤ ENLARGED COLUMN DETAIL
3/4" = 1'-0"



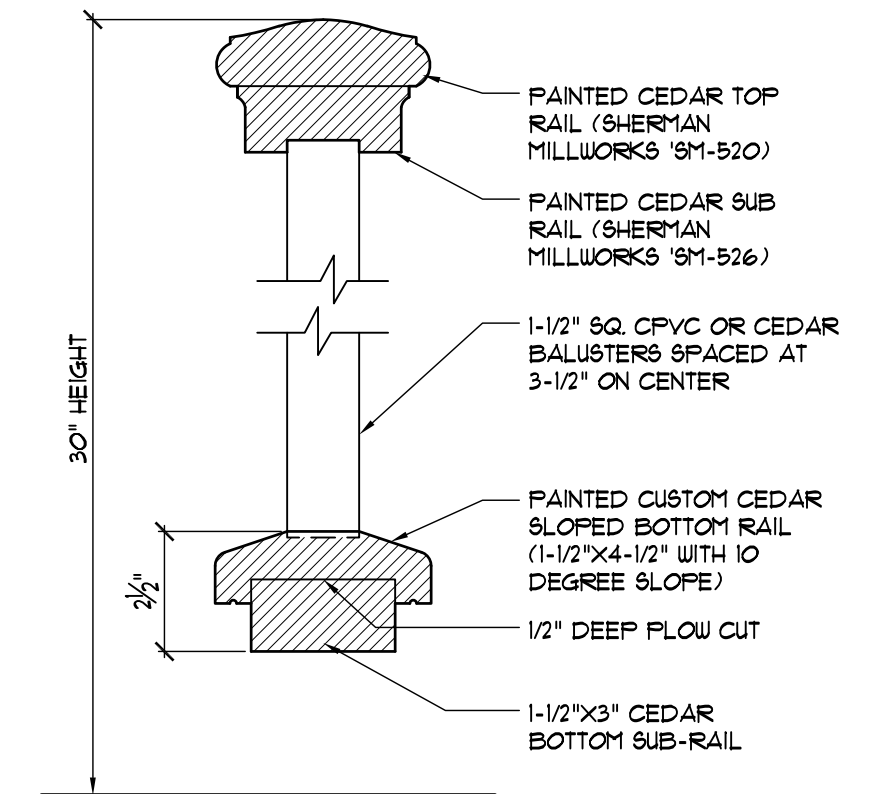
④ NEWEL DETAIL
1 1/2" = 1'-0"



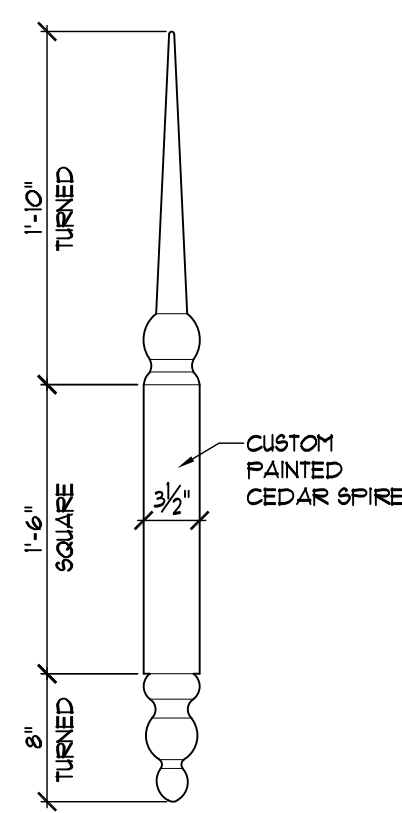
③ MEDALLION DETAIL
3" = 1'-0"



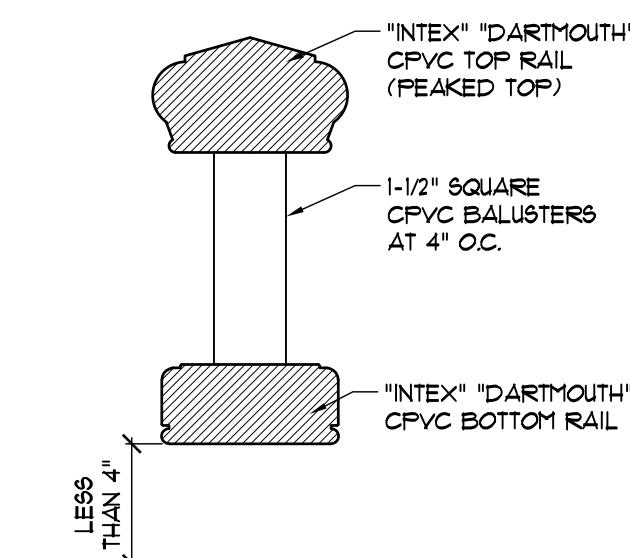
② SECOND FLOOR RAILING DETAIL
3" = 1'-0"



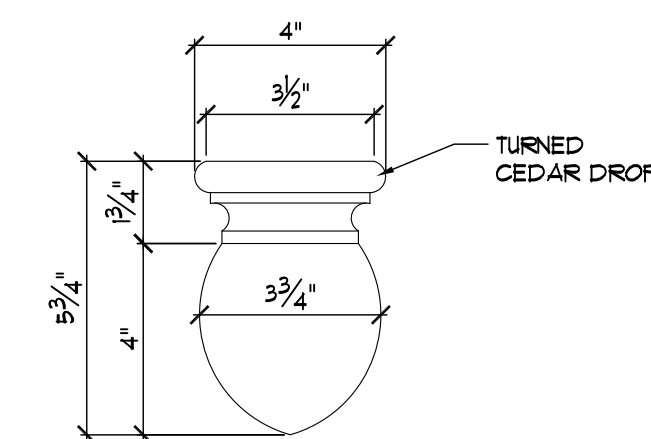
① FIRST FLOOR RAILING DETAIL
3" = 1'-0"



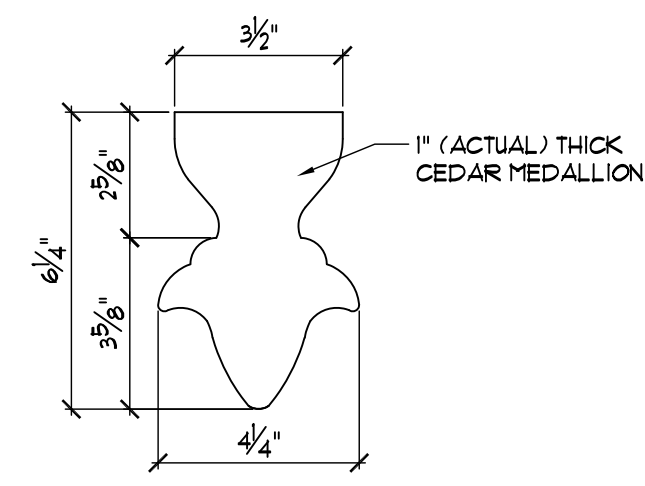
⑫ SPIRE DETAIL
1" = 1'-0"



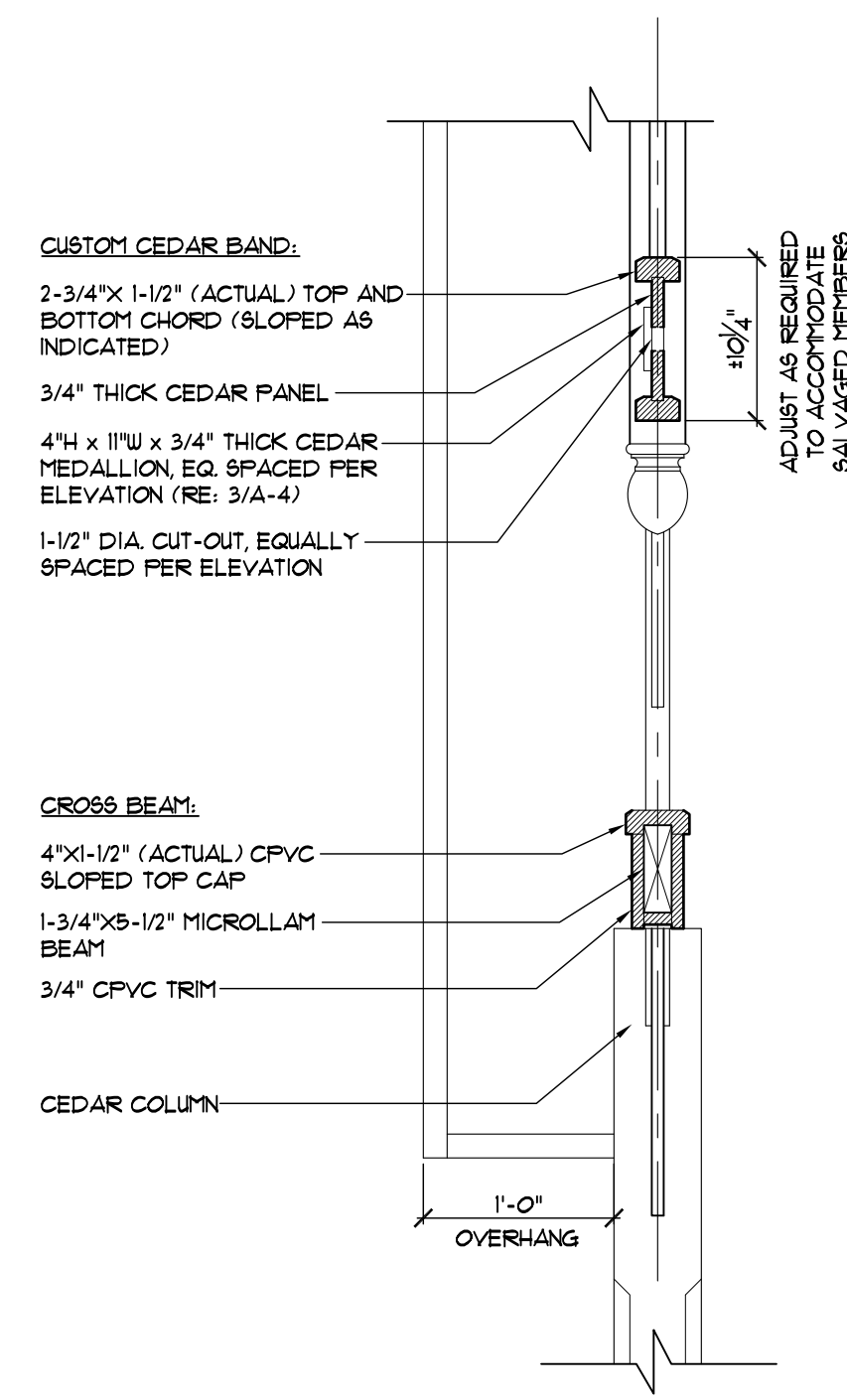
⑪ REAR RAILING DETAIL
N.T.S.



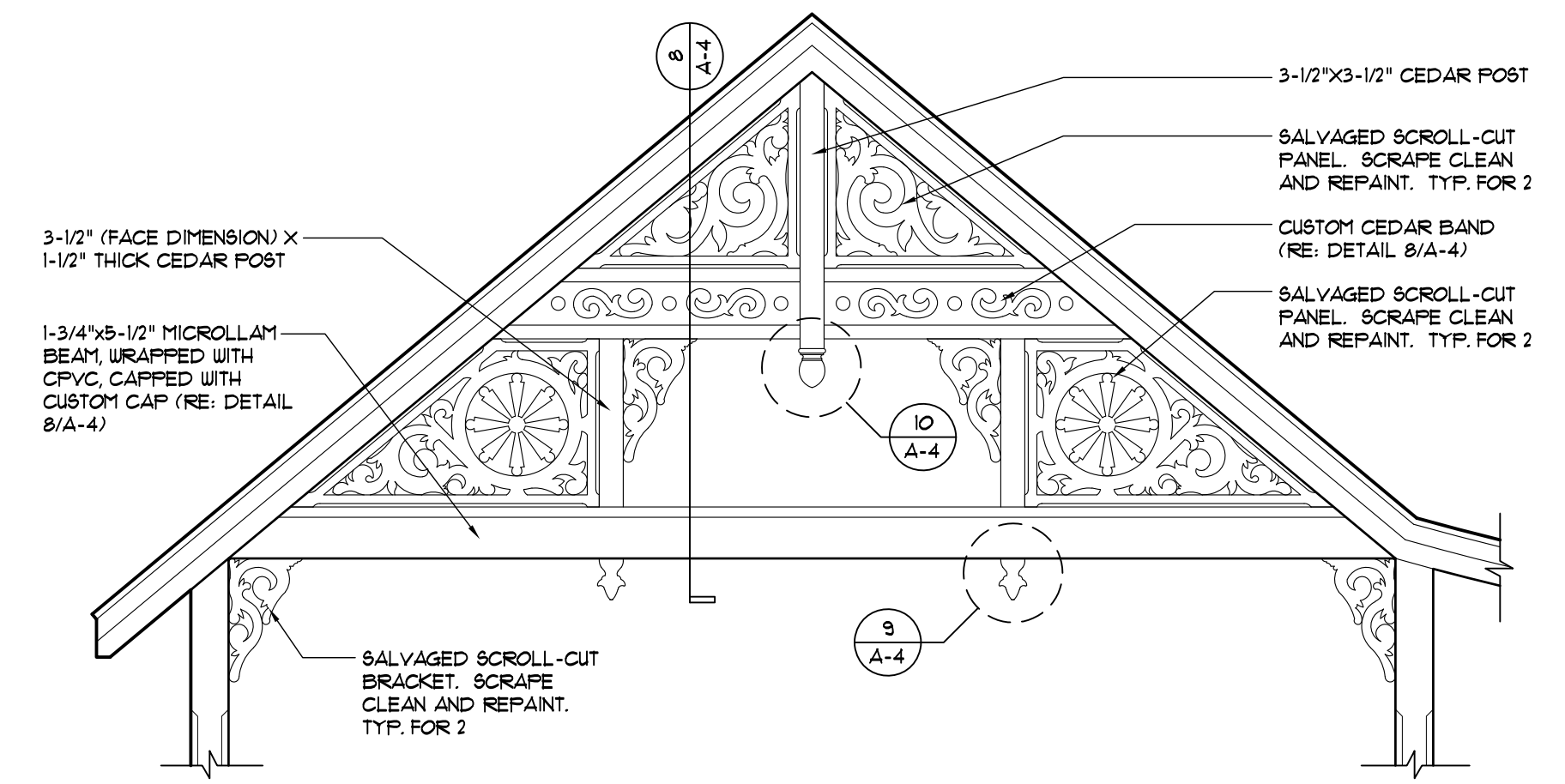
⑩ DROP DETAIL
3/4" = 1'-0"



⑨ MEDALLION DETAIL
3" = 1'-0"



⑧ GABLE SECTION
1" = 1'-0"



⑦ ENLARGED GABLE DETAIL
1/2" = 1'-0"