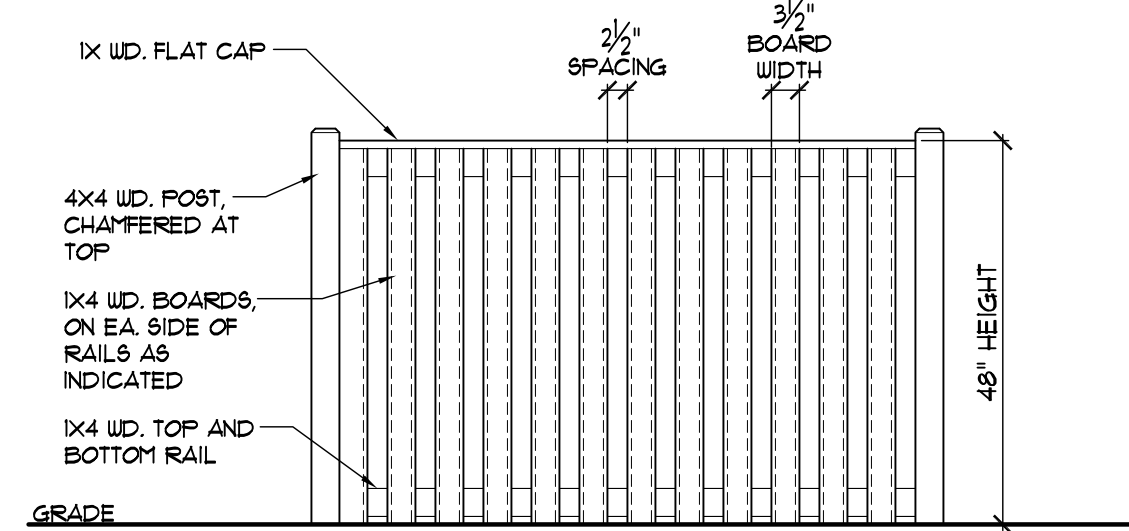
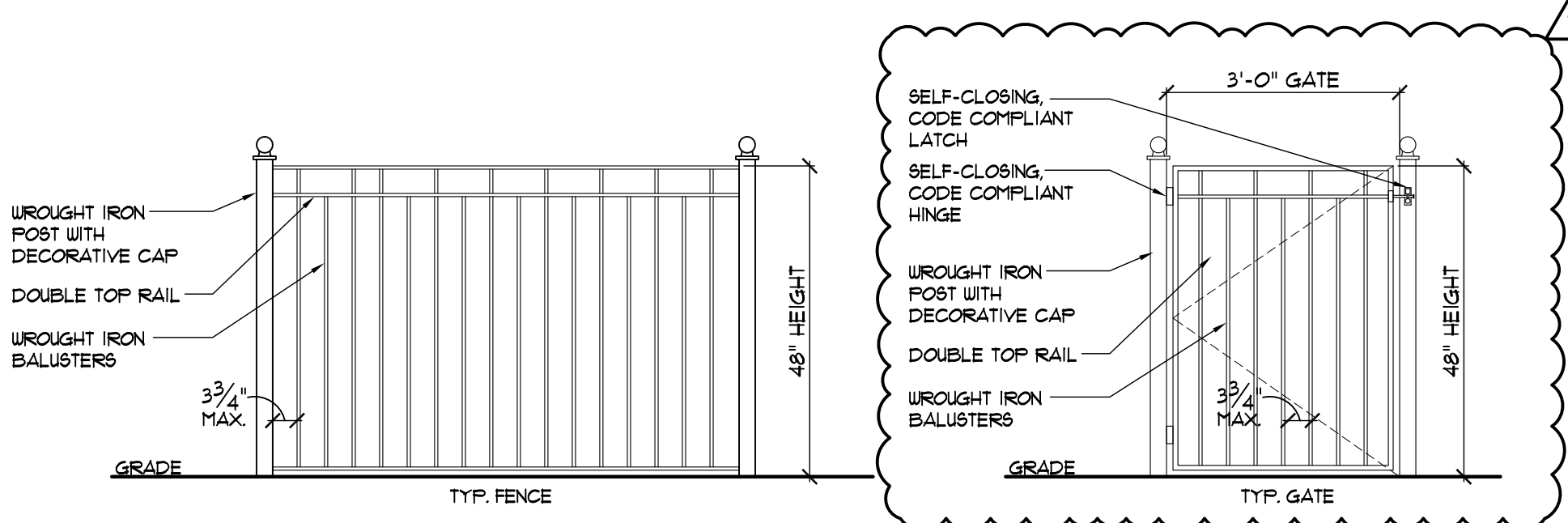


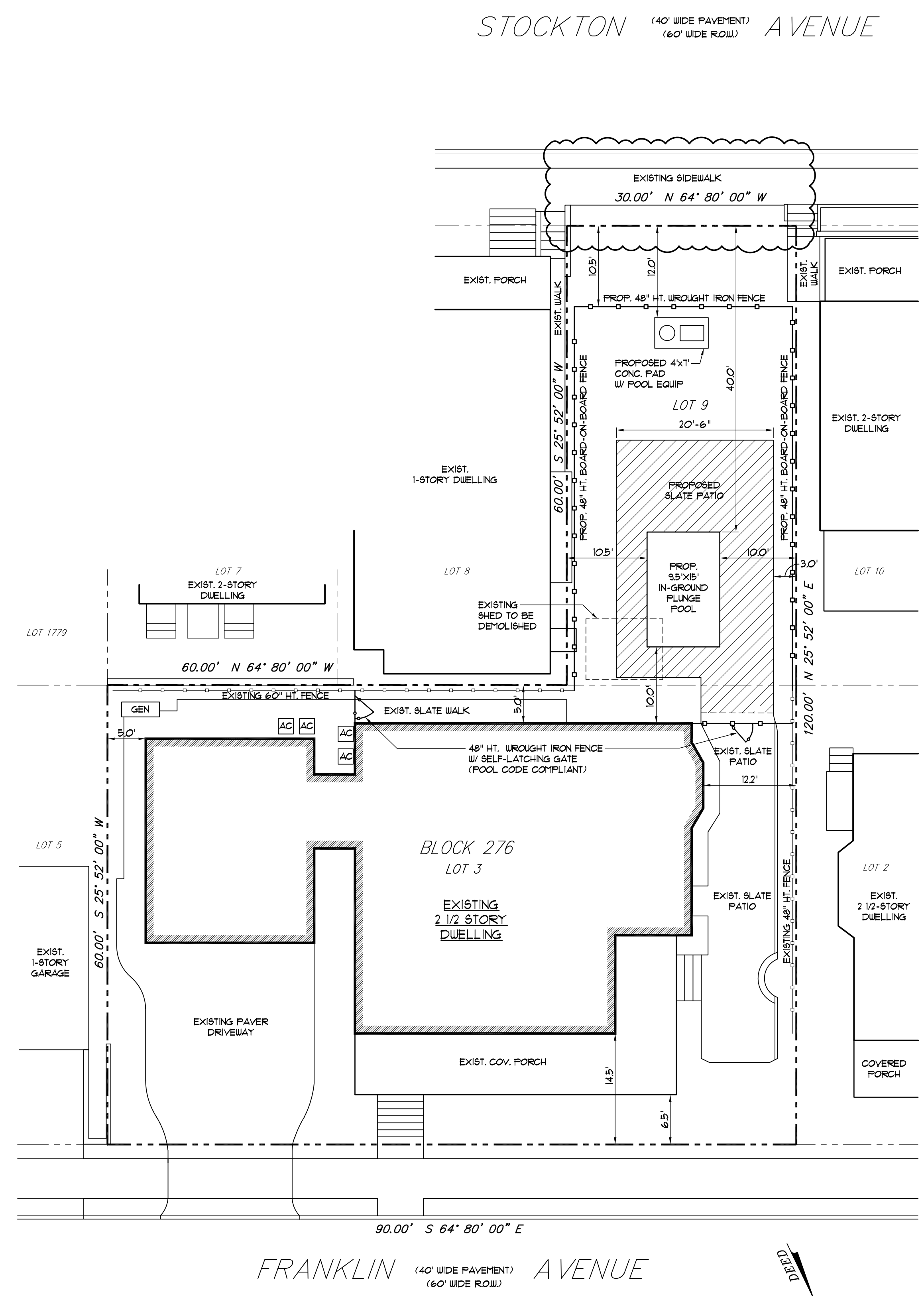


1 BOARD-ON-BOARD FENCE DETAIL
1/2"=1'-0"

NOTE: ALL NEW WOOD FENCING COMPONENTS TO BE "SOLID STAINED" IN HFC APPROVED COLOR

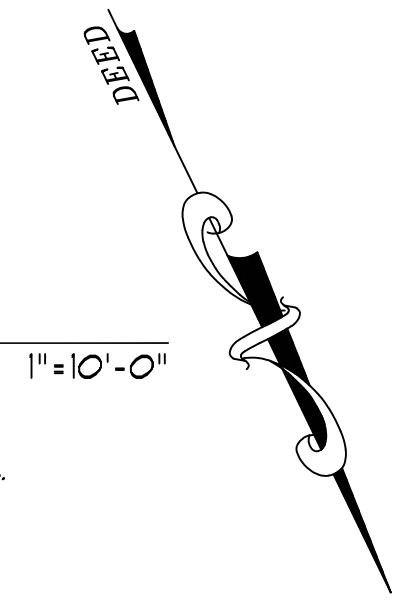


2 WROUGHT IRON FENCE DETAIL
1/2"=1'-0"



SITE PLAN

SITE INFORMATION TAKEN FROM SURVEY
TITLED "COMPOSITE DRAWINGS", DATED
3/1/25, COMPLETED BY MICHAEL J.
WILLIAMS, P.L.S., NJ LICENSE NO. 28800, OF
MICHAEL J. WILLIAMS LAND SURVEYING, LLC.

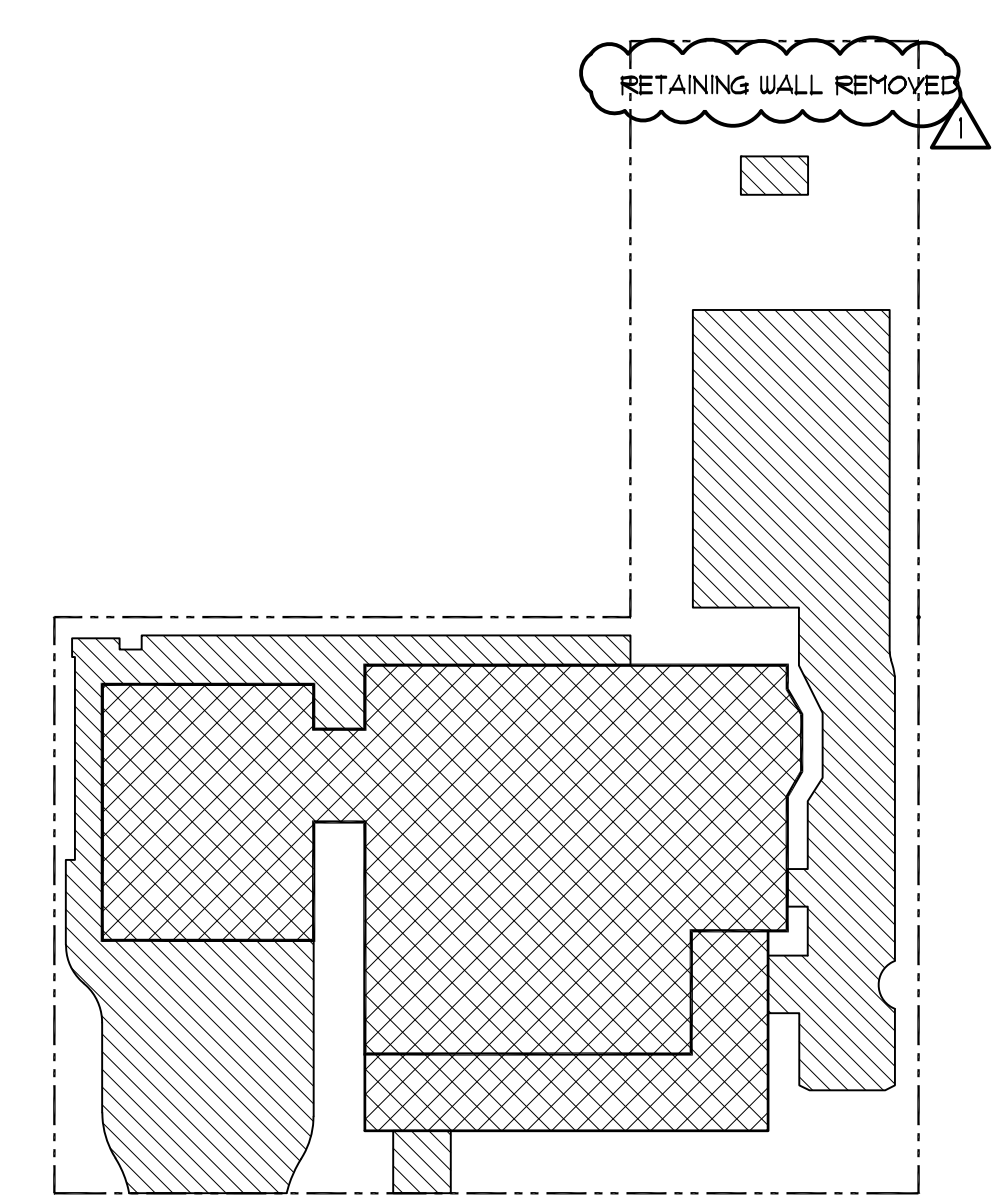


WARREN RESIDENCE

120 Franklin Avenue
Ocean Grove, New Jersey
Block: 276 Lot: 3.01

ZONING INFORMATION

REQUIREMENTS FOR HD-RI DISTRICT (HISTORIC DISTRICT - SINGLE FAMILY RESIDENTIAL)			
	REQ'D/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	1800 SQ. FT.	1200 SQ. FT.	UNCHANGED
MINIMUM LOT WIDTH	30 FT.	90 FT.	UNCHANGED
MINIMUM LOT FRONTAGE	30 FT.	90 FT.	UNCHANGED
MINIMUM LOT DEPTH	60 FT.	60 FT.	UNCHANGED
MIN. FRONT YARD SETBACK	10 FT.	14.5 FT.	UNCHANGED
BUILDING SETBACK LINE: FRONT PORCH:	4 FT.	6.5 FT.	UNCHANGED
MIN. SIDE YARD SETBACK-	2 FT.	5 FT. (EAST) 12.2 FT. (WEST)	UNCHANGED
MIN. COMBINED SIDE YARD SETBACK-	4 FT.	11.2 FT.	UNCHANGED
REAR YARD SETBACK	3.1 FT.	5.0 FT.	UNCHANGED
MAX. % BLDG. COVERAGE	85%	39.2%	38.1%
MAX. % TOTAL LOT COV.	90%	59.4%	61.3%
MAX. NUMBER OF STORIES	2.5	2.5	UNCHANGED
MAX. BUILDING HEIGHT (MP.)	35 FT.	31.5 FT.	UNCHANGED
SWIMMING POOL SETBACKS			
REAR (STOCKTON)	10 FT.		40 FT.
EAST SIDE	10 FT.	N/A	10.5 FT.
WEST SIDE	10 FT.		10 FT.
POOL EQUIPMENT SETBACK	10 FT.	N/A	12 FT.
POOL WALKWAY SETBACK	3 FT.	N/A	3 FT.



COVERAGE CALCS

LOT AREA: 1200 SQ. FT.

BUILDING COVERAGE: 38.1% (2,143 SQ. FT.)
IMPERVIOUS COVERAGE: 61.3% (4,846 SQ. FT.)

PROPOSED SITE IMPROVEMENTS:
WARREN RESIDENCE
Block: 276
Lot: 3.01

SEAL:
Stephen J. Williams, P.L.S.
NJ LIC # A008689

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

**SITE PLAN,
ZONING INFORMATION**
SCALE: AS SHOWN
DRAWN: ABF

DATE	REVISION/SUBMISSION
3/7/25	INITIAL RELEASE - ZONING
10/28/25	R1 - DESIGN REVISIONS

JOB NUMBER
2025-03

A-1
Warren