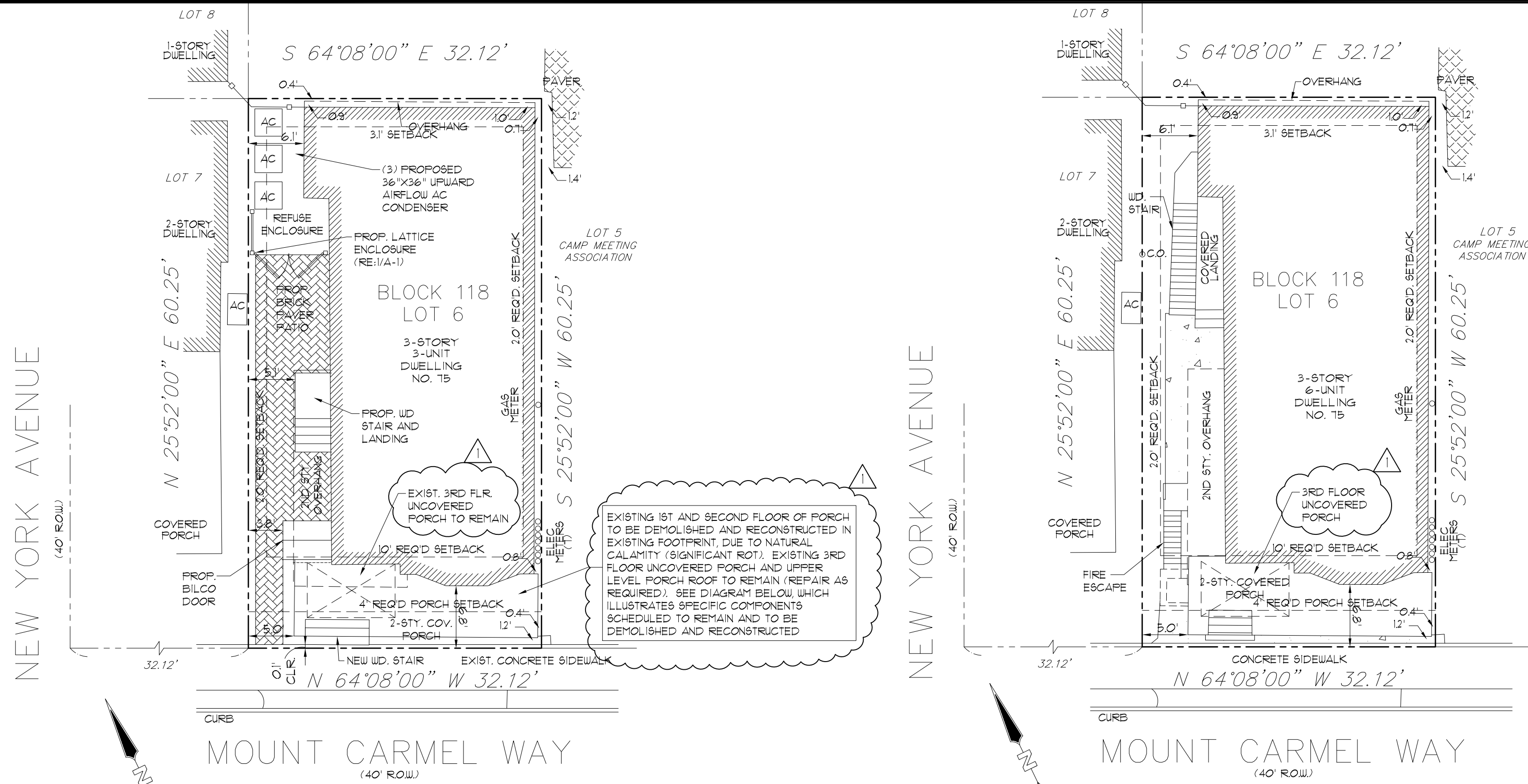


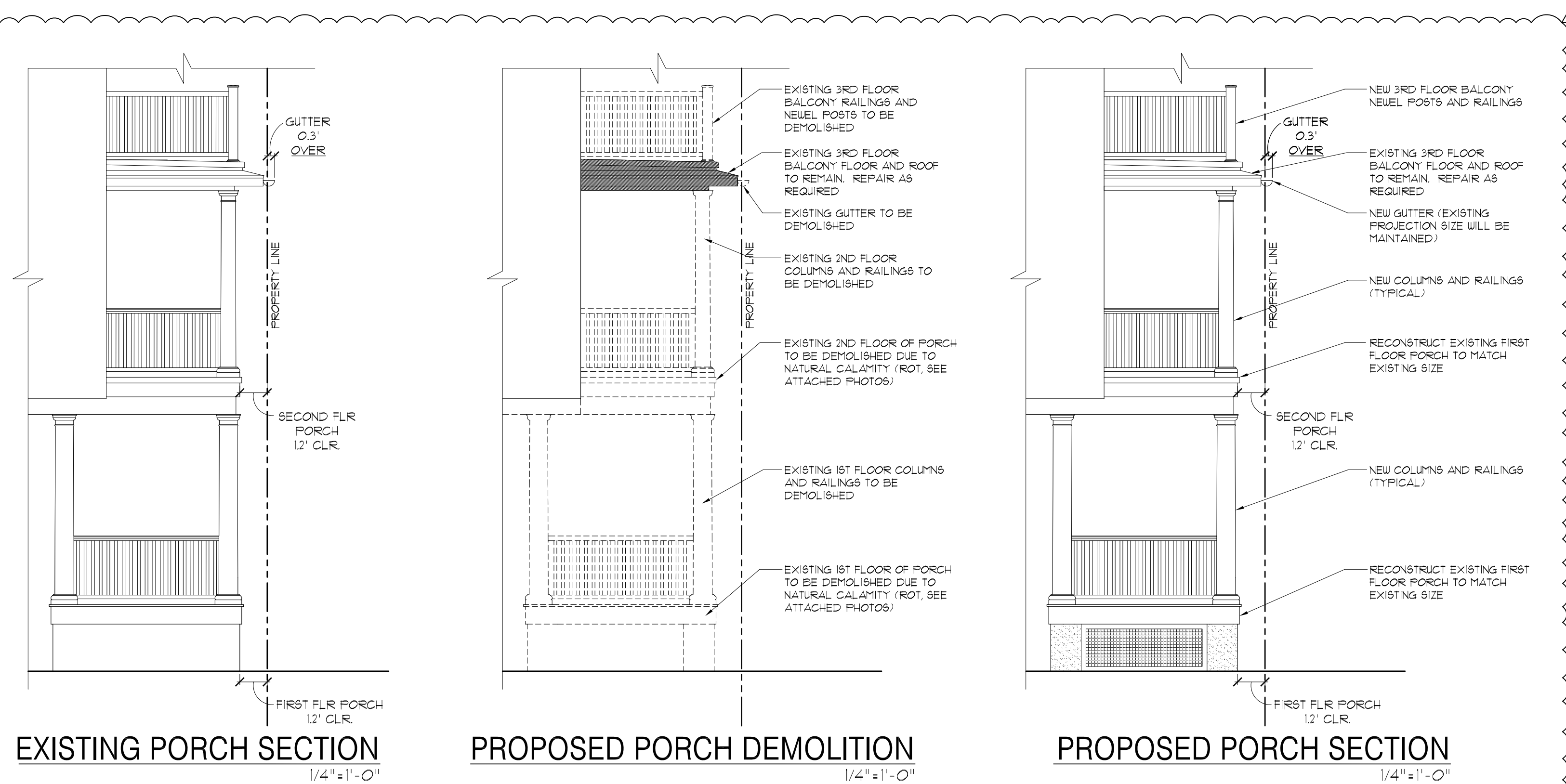


PROPOSED SITE PLAN
1"=10'-0"

SITE INFORMATION TAKEN FROM SURVEY
PREPARED BY CHARLES SURMONTE, PLS
LIC. NO. 35885, DATED 02/26/21.

EXISTING SITE PLAN
1"=10'-0"

SITE INFORMATION TAKEN FROM SURVEY
PREPARED BY CHARLES SURMONTE, PLS
LIC. NO. 35885, DATED 02/26/21.



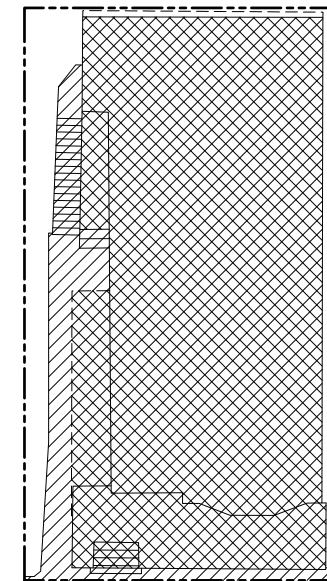
EXISTING PORCH SECTION
1/4"=1'-0"

PROPOSED PORCH DEMOLITION
1/4"=1'-0"

PROPOSED PORCH SECTION
1/4"=1'-0"

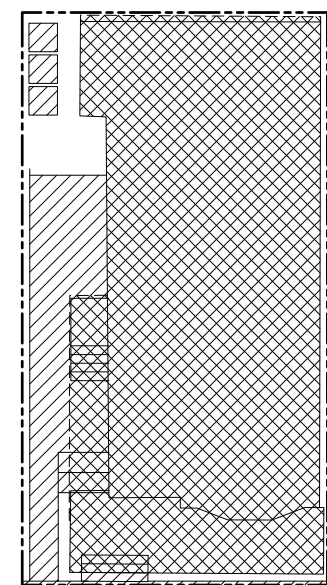
DWELLING UNIT INFORMATION

EXISTING DWELLING UNIT DATA			
DWELLING UNIT	FLOOR LEVEL(S)	NUMBER OF BEDROOMS	AREA
UNIT 1-F	FLR. 1	ONE	474 SQ. FT.
UNIT 1-M	FLR. 1	ONE	285 SQ. FT.
UNIT 1-R	FLR. 1	ONE	219 SQ. FT.
UNIT 2-F	FLR. 2	ONE	424 SQ. FT.
UNIT 2-R	FLR. 2	TWO	670 SQ. FT.
UNIT 3	FLR. 3	ONE	593 SQ. FT.
PROPOSED DWELLING UNIT DATA			
DWELLING UNIT	FLOOR LEVEL(S)	NUMBER OF BEDROOMS	AREA
UNIT 1	FLR. 1	TWO	1091 SQ. FT.
UNIT 2	FLR. 2	ONE	1120 SQ. FT.
UNIT 3	FLR. 2 & 3	TWO	670 SQ. FT.
COMMON AREA DATA			
EXISTING COMMON AREAS:	298 SQ. FT.		
PROPOSED COMMON AREAS:	122 SQ. FT.		
PROPOSED BASEMENT STORAGE AREA INFORMATION			
UNIT 1 STORAGE	252 SQ. FT.		
UNIT 2 STORAGE	1058 SQ. FT.		
UNIT 3 STORAGE	71 SQ. FT.		
OWNER STORAGE	36 SQ. FT.		



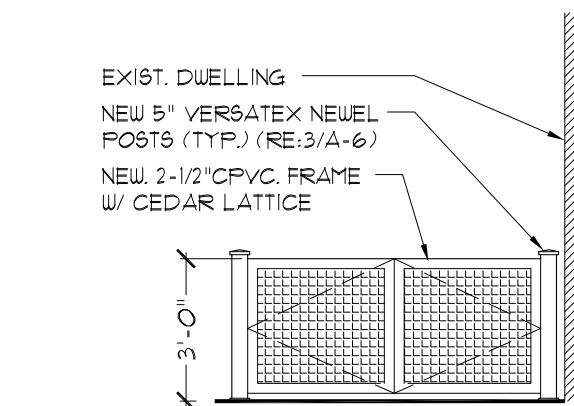
EXIST. COV. CALCS.

LOT AREA: 1935 SQ. FT.
BUILDING COVERAGE: 1485 SQ. FT. (76.1%)
LOT COVERAGE: 1686 SQ. FT. (87.1%)



PROP. COV. CALCS.

LOT AREA: 1935 SQ. FT.
BUILDING COVERAGE: 1448 SQ. FT. (74.8%)
LOT COVERAGE: 1721 SQ. FT. (89.3%)



LATTICE DETAIL
1/4"=1'-0"

PROPOSED ALTERATIONS:

RICHMARK PROPERTIES

75 Mt. Carmel
Ocean Grove, NJ 07756
Block: 118 Lot: 16

PROJECT INFORMATION

BUILDING CODES:
REHABILITATION SUBCODE (NJAC 5:23-6)
INTERNATIONAL RESIDENTIAL CODE - 2018 (NJ EDITION), WHERE APPLICABLE

BUILDING STATISTICS:
USE GROUP: R-2
CONSTRUCTION CLASS: EXISTING NON CONFORMING 5B (NON-PROTECTED, WOOD FRAMED)
FIRE PROTECTION: AS PART OF THE SCOPE OF WORK, A 13R FIRE SUPPRESSION SYSTEM SHALL BE ADDED THROUGHOUT

NUMBER OF STORIES: 3

WIND SPEED (VULT): 125 MPH (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE VULT DOES NOT EXCEED 150 MPH)

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

BUILDING AREA:	
FIRST FLOOR (UNCHANGED):	1,158 SQ. FT.
SECOND FLOOR (UNCHANGED):	1,243 SQ. FT.
THIRD FLOOR (UNCHANGED):	623 SQ. FT.
TOTAL HABITABLE AREA (UNCHANGED):	3,024 SQ. FT.
EXISTING BASEMENT AREA:	601 SQ. FT.
PROPOSED BASEMENT AREA:	672 SQ. FT.
NOTE: IN PROPOSED PLAN, THE BASEMENT WILL BE EXPANDED AND WILL BE USED FOR STORAGE ONLY.	
CONSTRUCTION VOLUME	100,398 CU. FT.

ZONING INFORMATION

REQUIREMENTS FOR HD-R1 DISTRICT (HISTORIC DISTRICT - SINGLE FAMILY)			
	REQD/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	1800 SQ. FT.	1935 SQ. FT.	1935 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	32.12 FT.	32.12 FT.
MINIMUM LOT FRONTAGE	30 FT.	32.12 FT.	32.12 FT.
MINIMUM LOT DEPTH	60 FT.	60.25 FT.	60.25 FT.
MINIMUM FRONT YARD SETBACK:	10 FT.	6.8 FT.	6.8 FT.
MINIMUM PORCH SETBACK:	4 FT.	1.2 FT.	1.2 FT.
PROJECTIONS (INCL. GUTTERS):	2 FT.	0.3 FT. OVER	0.3 FT. OVER
MIN. EAST SIDE YARD SETBACK:			
BUILDING:	2 FT.	0.4 FT.	0.4 FT.
PROJECTIONS (INCL. GUTTERS):	2 FT.	0.3 FT.	0.3 FT.
MIN. WEST SIDE YARD SETBACK:			
BUILDING:	2 FT.	5.0 FT.	5.0 FT.
PROJECTIONS (INCL. GUTTERS):	2 FT.	3.25 FT.	3.25 FT.
MIN. REAR YARD SETBACK:			
BUILDING:	31 FT.	0.4 FT.	0.4 FT.
PROJECTIONS (INCL. GUTTERS):	2 FT.	10 FT. OVER	10 FT. OVER
MAX. % BLDG. COVERAGE	85%	76.1%	74.8%
MAX. % TOTAL LOT COV.	90%	87.1%	89.3%
MAX. NUMBER OF STORIES	2.5	3	3
MAX. BUILDING HEIGHT (MP.)	35 FT.	33.2 FT.	33.2 FT.
EXISTING USE OR USES	MULTI-FAMILY RESIDENTIAL		
PROPOSED USE OR USES	MULTI-FAMILY RESIDENTIAL		

PRE-EXISTING NONCONFORMITY, UNCHANGED

DRAWING INDEX

A-1	PROJECT INFORMATION, SITE PLAN
A-2	EXISTING CONDITIONS
A-3	UNIT KEY PLANS
A-4	FLOOR PLANS
A-5	FLOOR PLANS (CONT'D.)
A-6	ELEVATIONS AND ENLARGED DETAILS
A-7	ELEVATIONS (CONT'D.)

PROPOSED ALTERATIONS:
RICHMARK PROPERTIES
75 Mt. Carmel
Ocean Grove, NJ 07756
Block: 118 Lot: 16

SEAL:

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

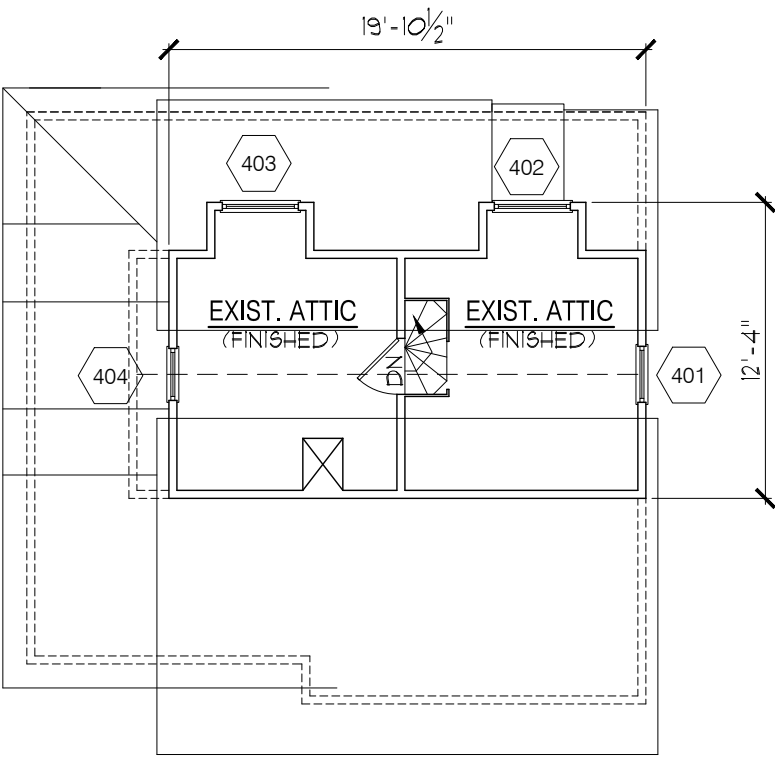
SITE PLAN, PROJECT INFORMATION
SCALE: AS SHOWN
DRAWN: BWK

DATE	REVISION/SUBMISSION
07/22/21	ZONING/REC. SUBMISSION
08/09/21	RT-ZONING RESUBMISSION

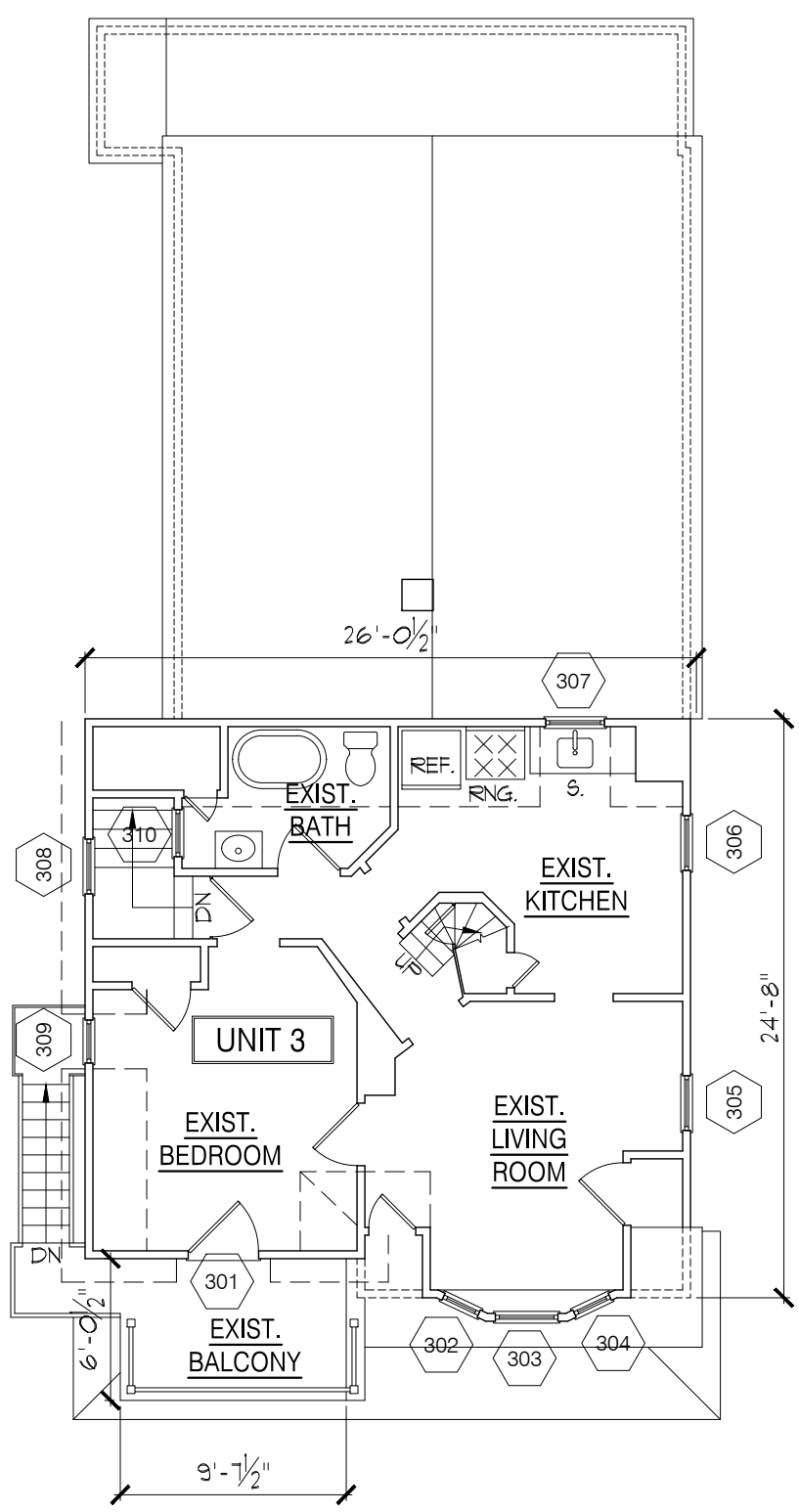
JOB NUMBER
2021-06

A-1
RICHMARK

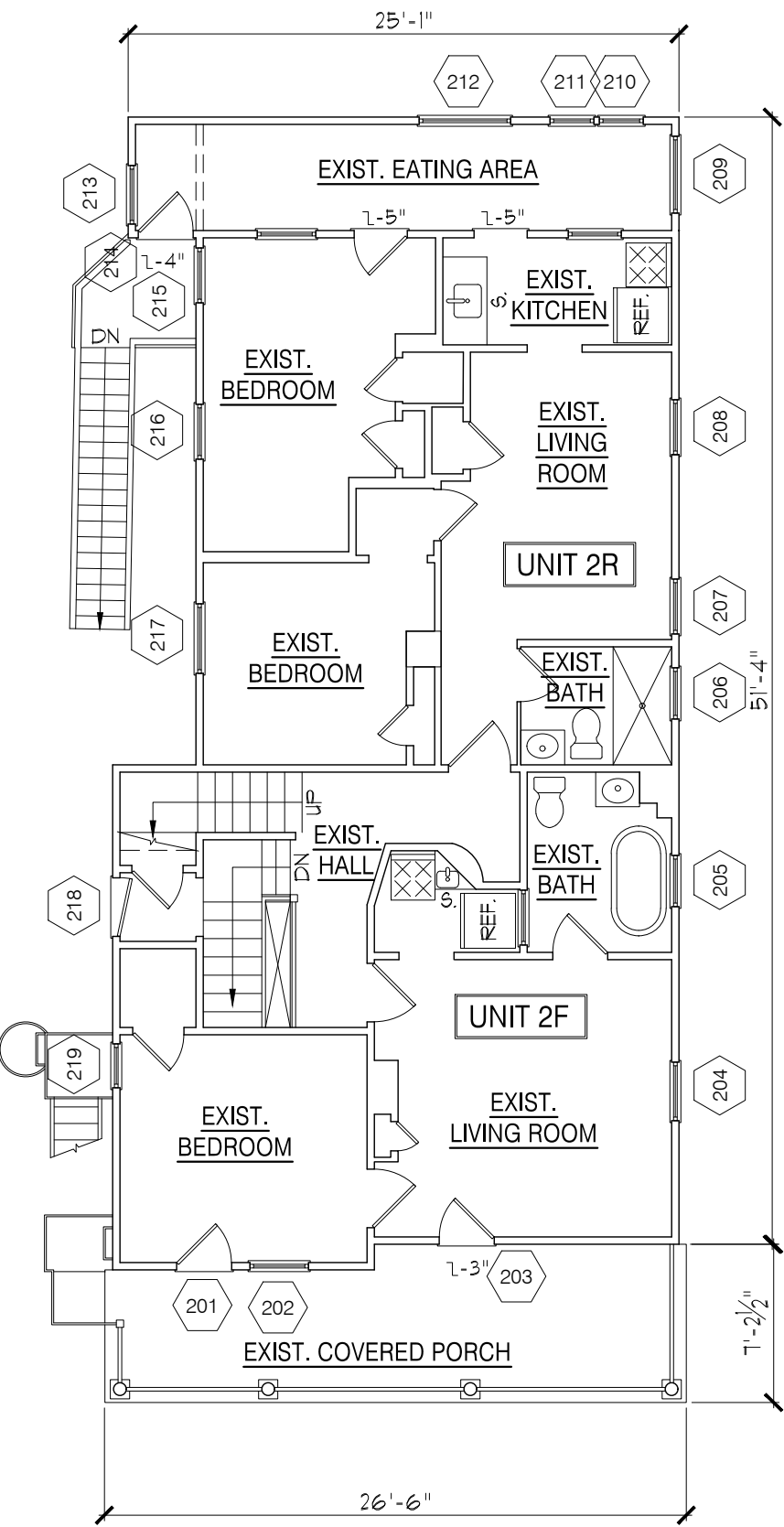
EXISTING CONDITIONS



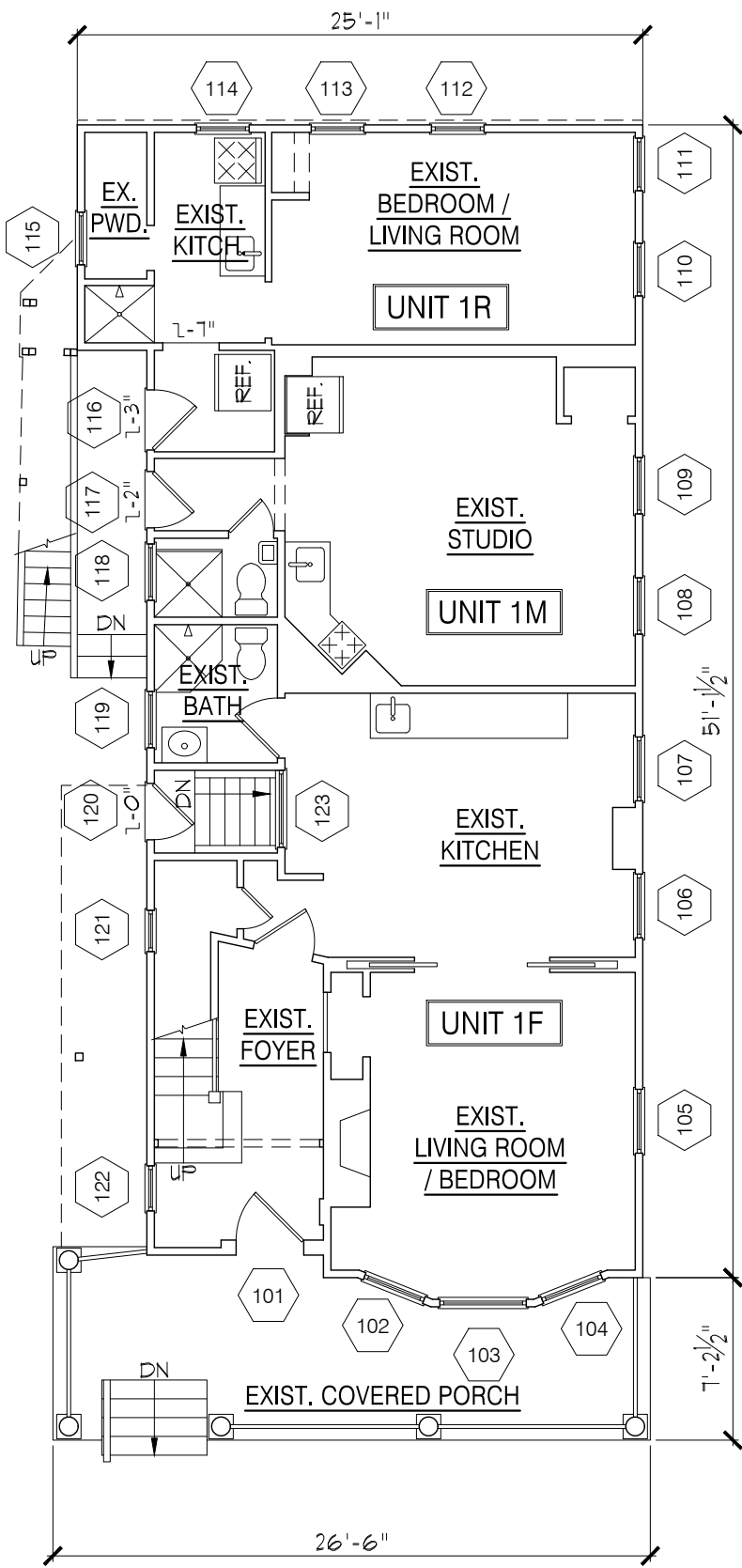
EXISTING ATTIC PLAN
1/8" = 1'-0"



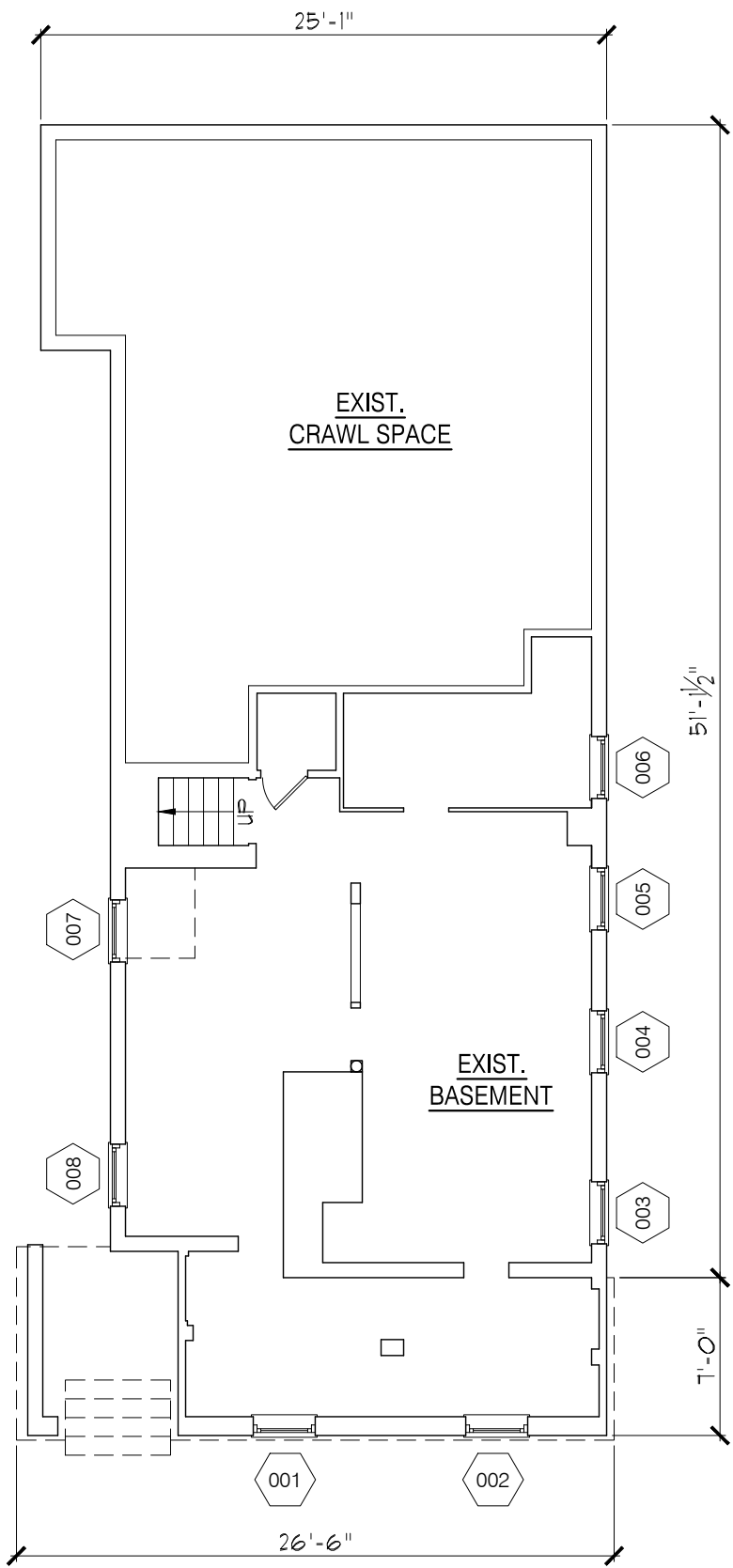
EXISTING THIRD FLOOR PLAN
1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



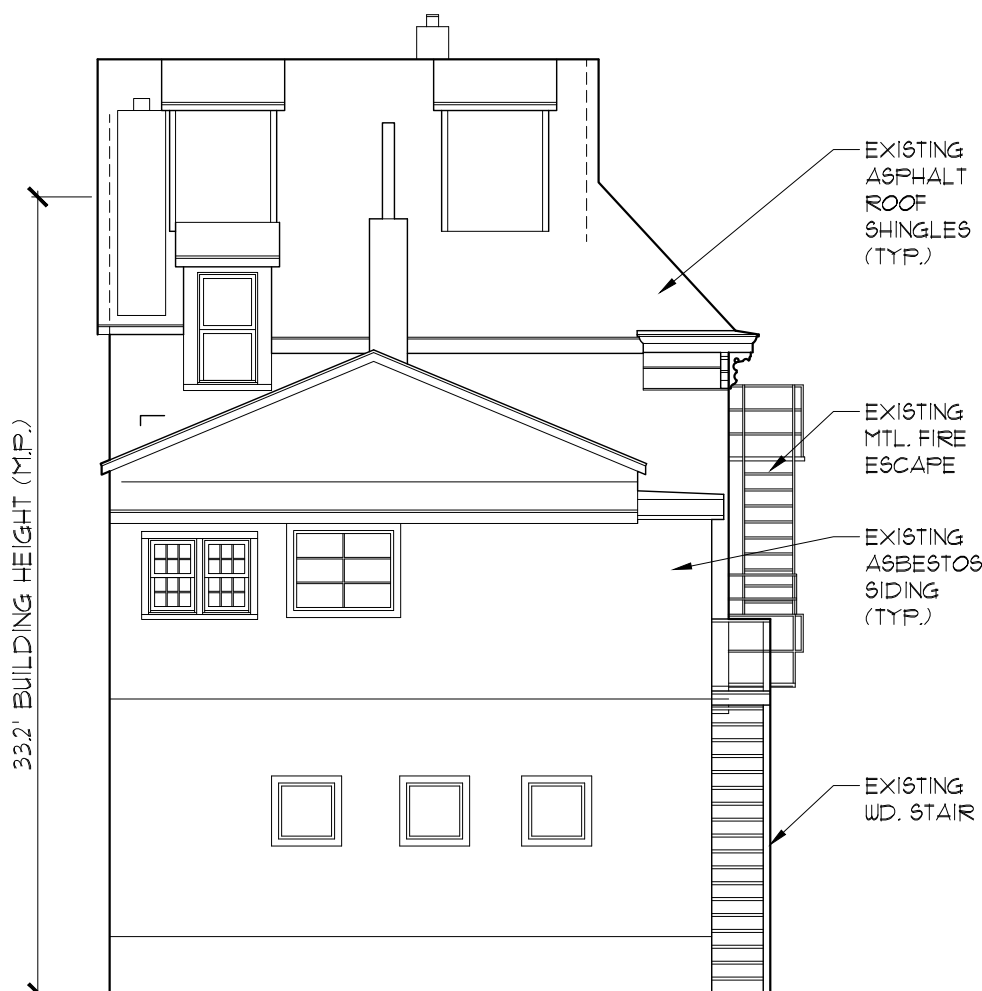
EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



EXISTING FOUNDATION PLAN
1/8" = 1'-0"



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



EXISTING REAR ELEVATION
1/8" = 1'-0"



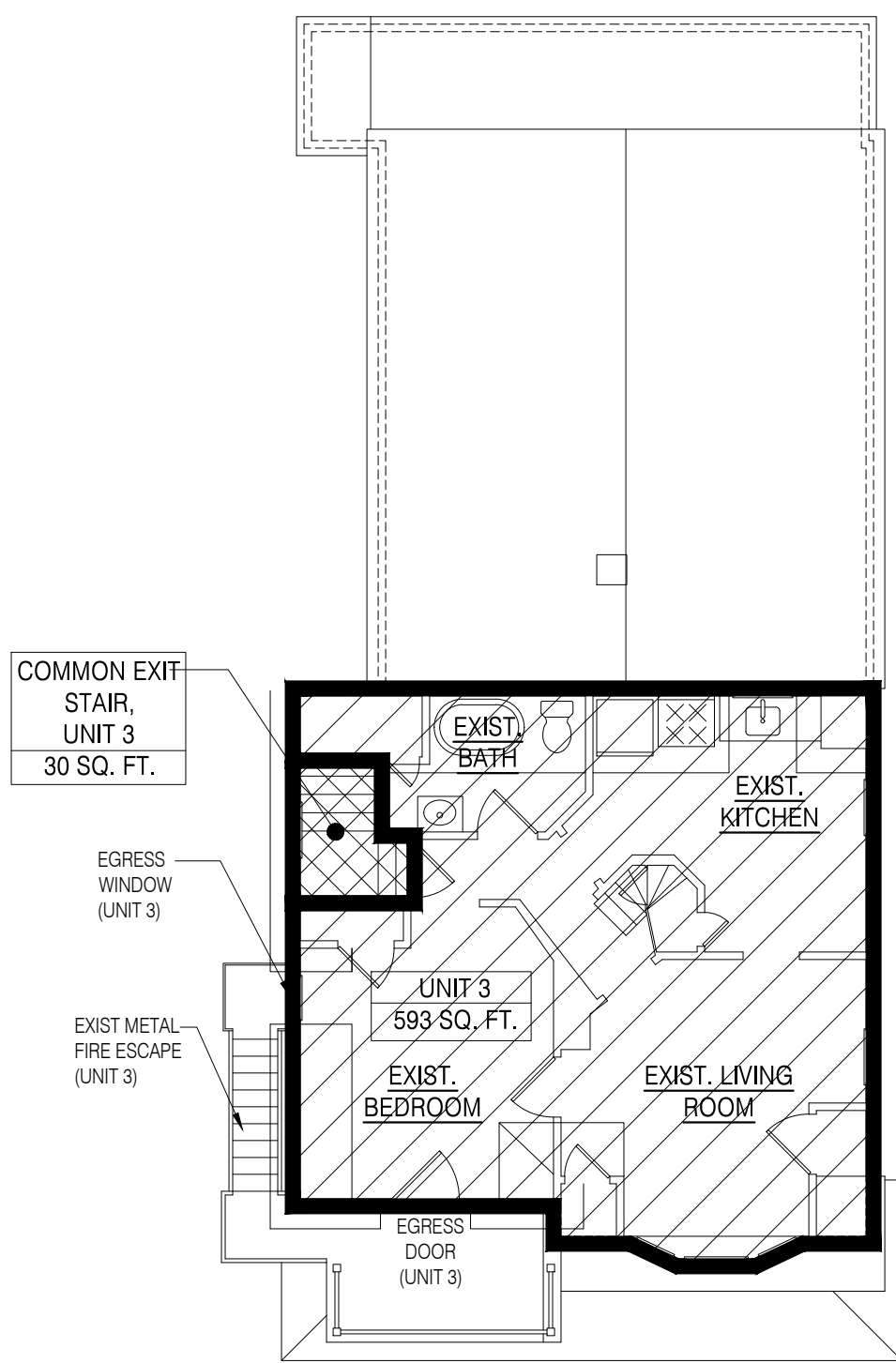
EXISTING SIDE (WEST) ELEVATION
1/8" = 1'-0"



EXISTING FRONT ELEVATION
1/8" = 1'-0"

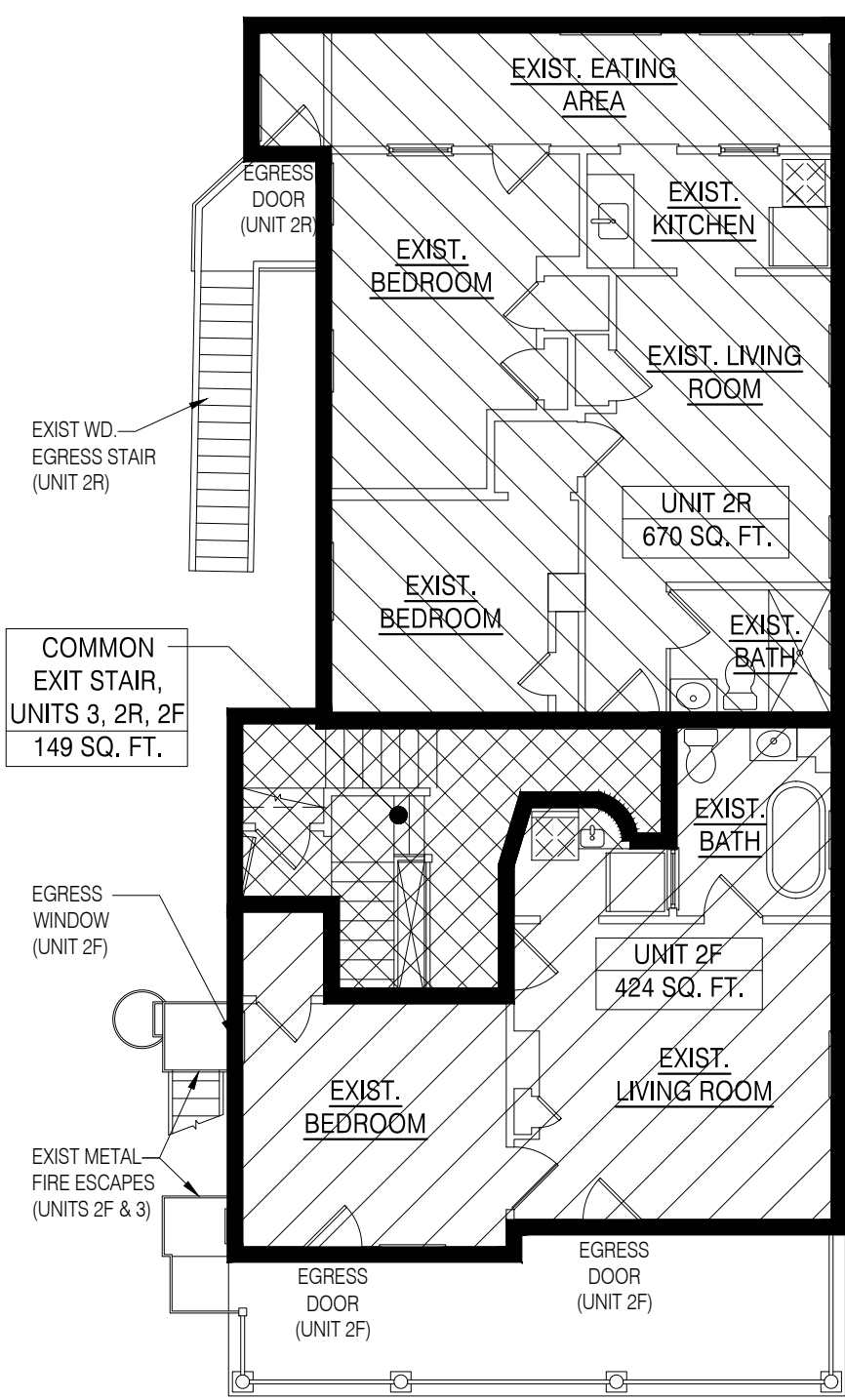
KEY PLAN - DWELLING UNIT INFORMATION

EXISTING



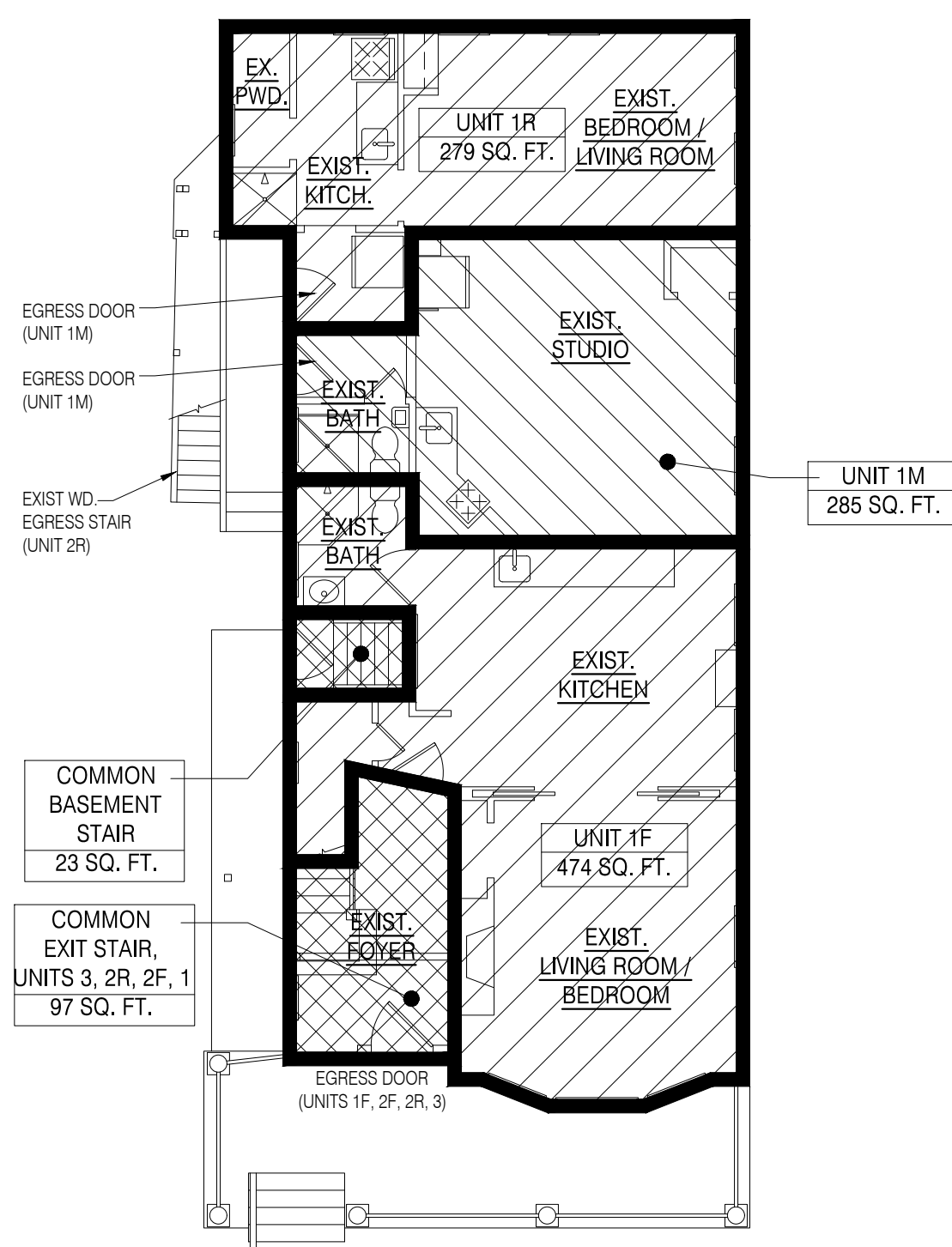
EXIST. THIRD FLR. KEY PLAN

FLOOR 3
TOTAL: 623 SF
1/8"=1'-0"



EXIST. SECOND FLR. KEY PLAN

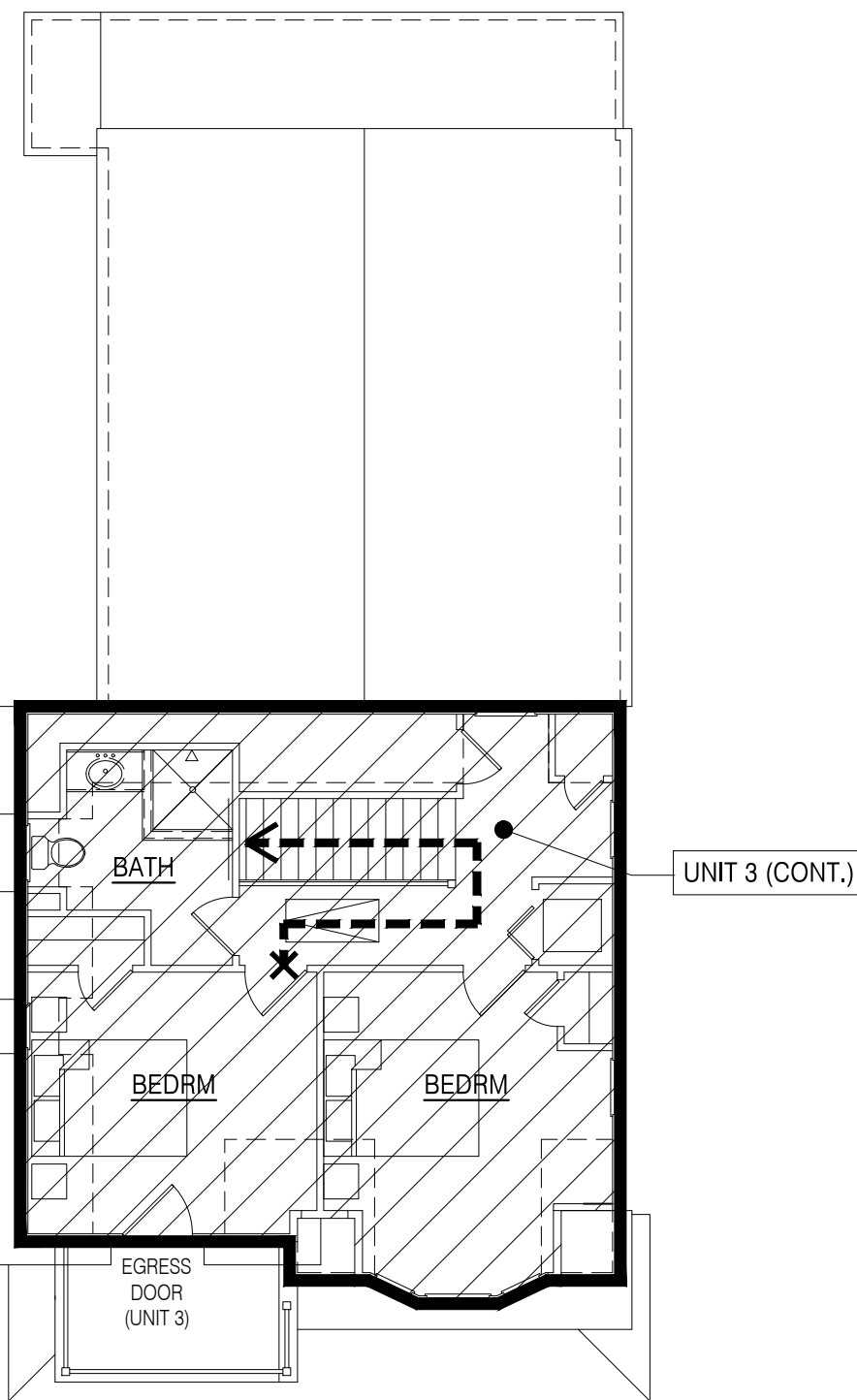
FLOOR 2
TOTAL: 1243 SF
1/8"=1'-0"



EXIST. FIRST FLR. KEY PLAN

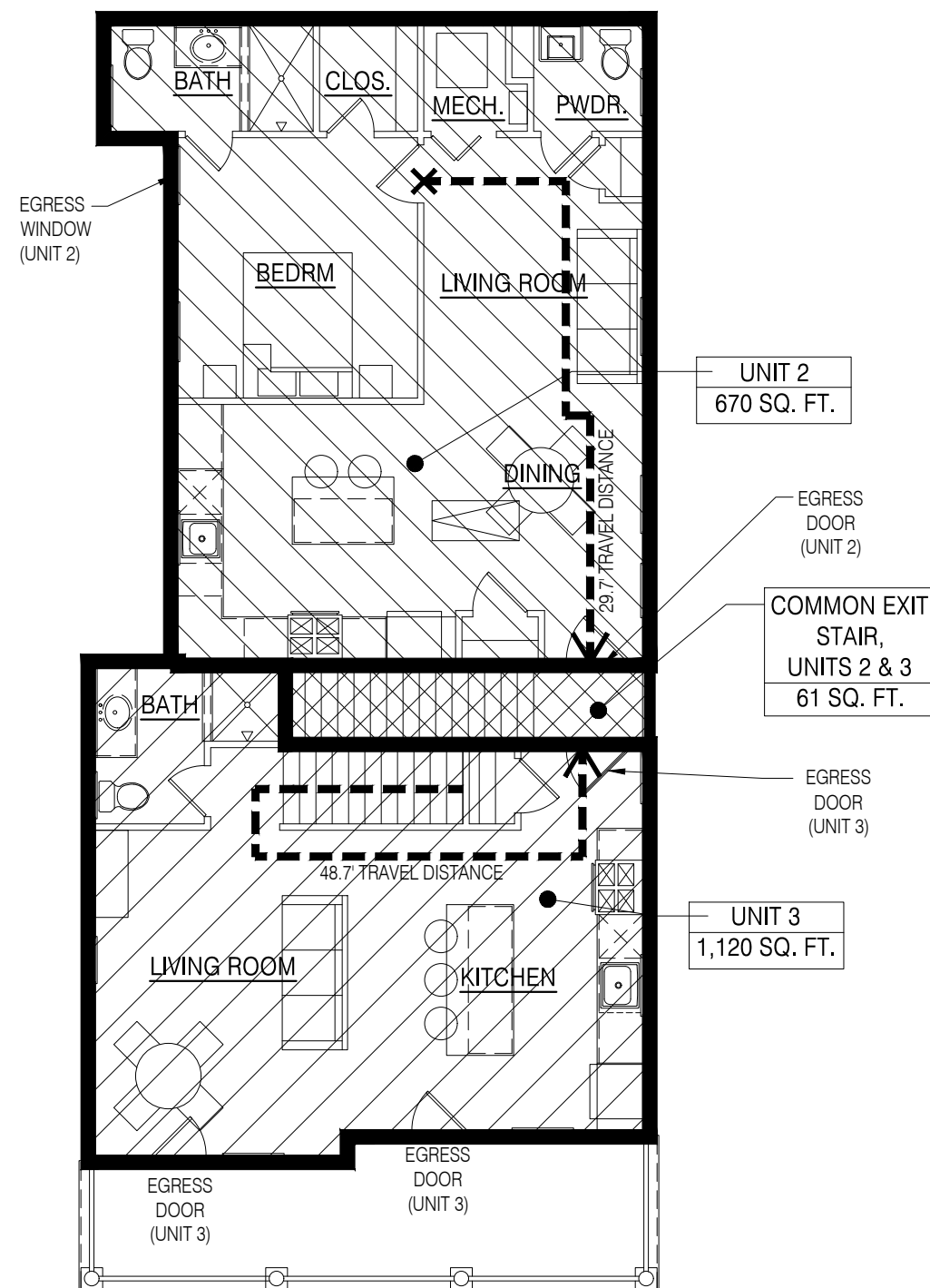
FLOOR 1
TOTAL: 1,158 SF
1/8"=1'-0"

PROPOSED



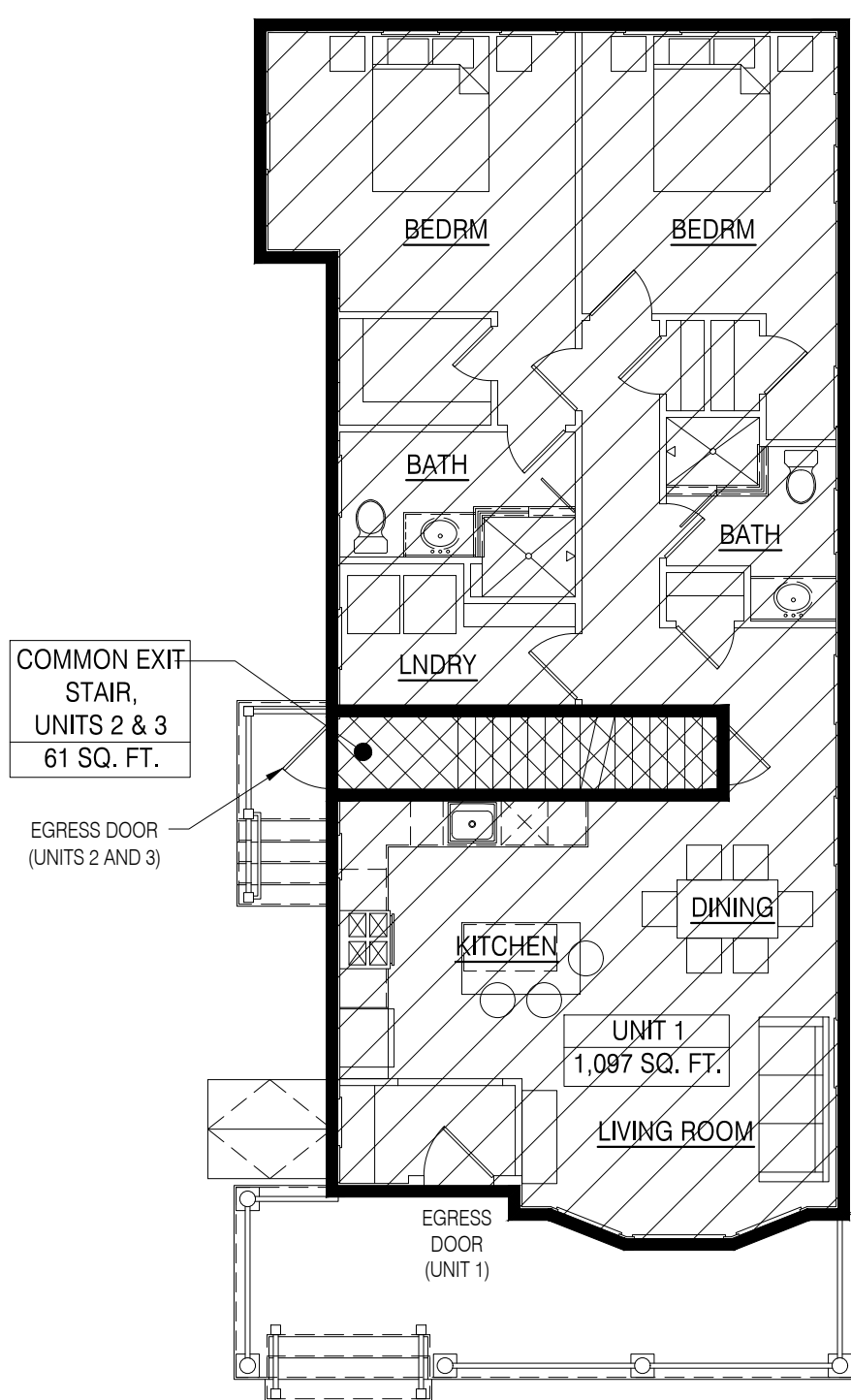
THIRD FLR. KEY PLAN

FLOOR 3
TOTAL: 623 SF
1/8"=1'-0"



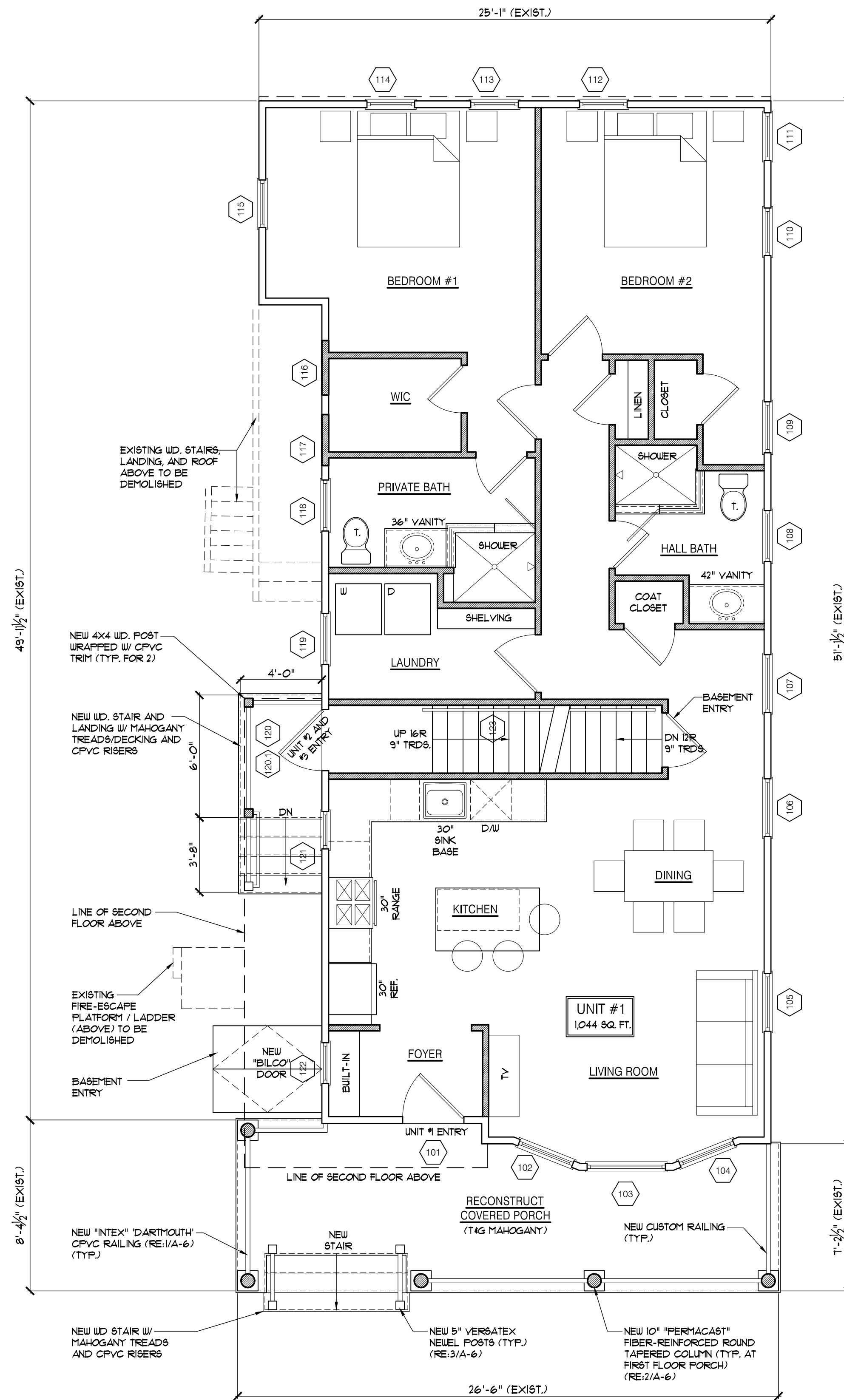
SECOND FLR. KEY PLAN

FLOOR 2
TOTAL: 1243 SF
1/8"=1'-0"

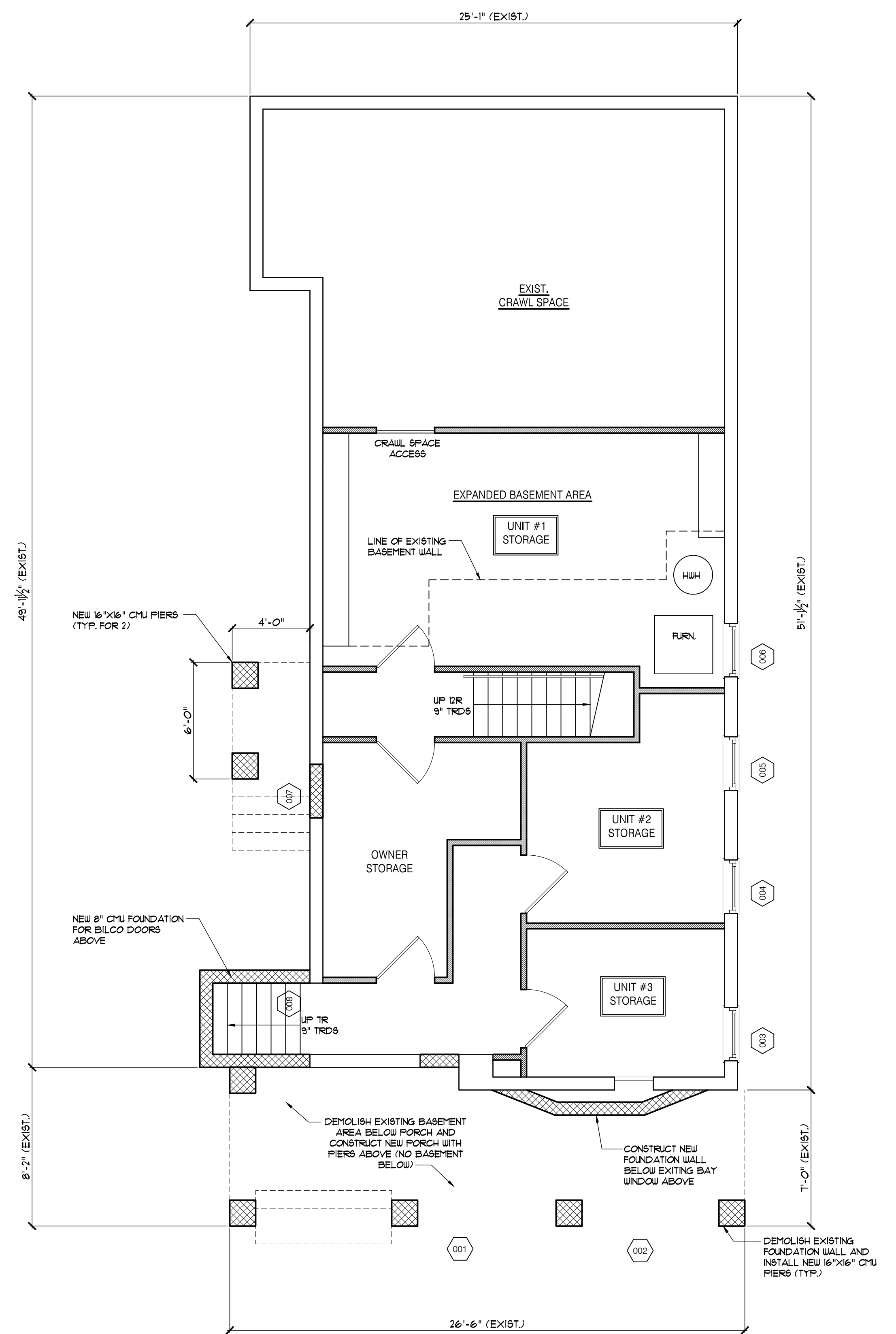


FIRST FLR. KEY PLAN

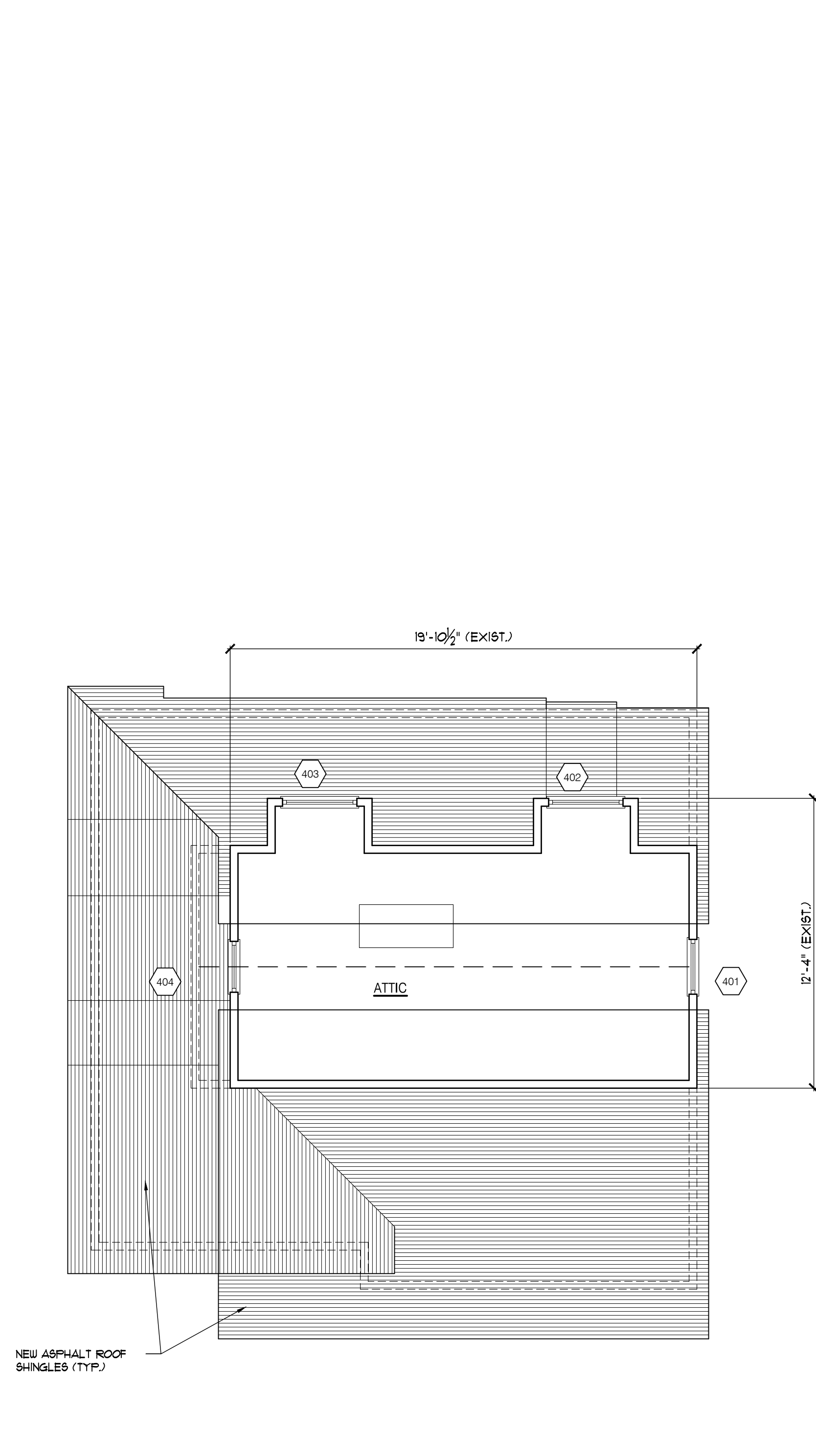
FLOOR 1
TOTAL: 1,158 SF
1/8"=1'-0"



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

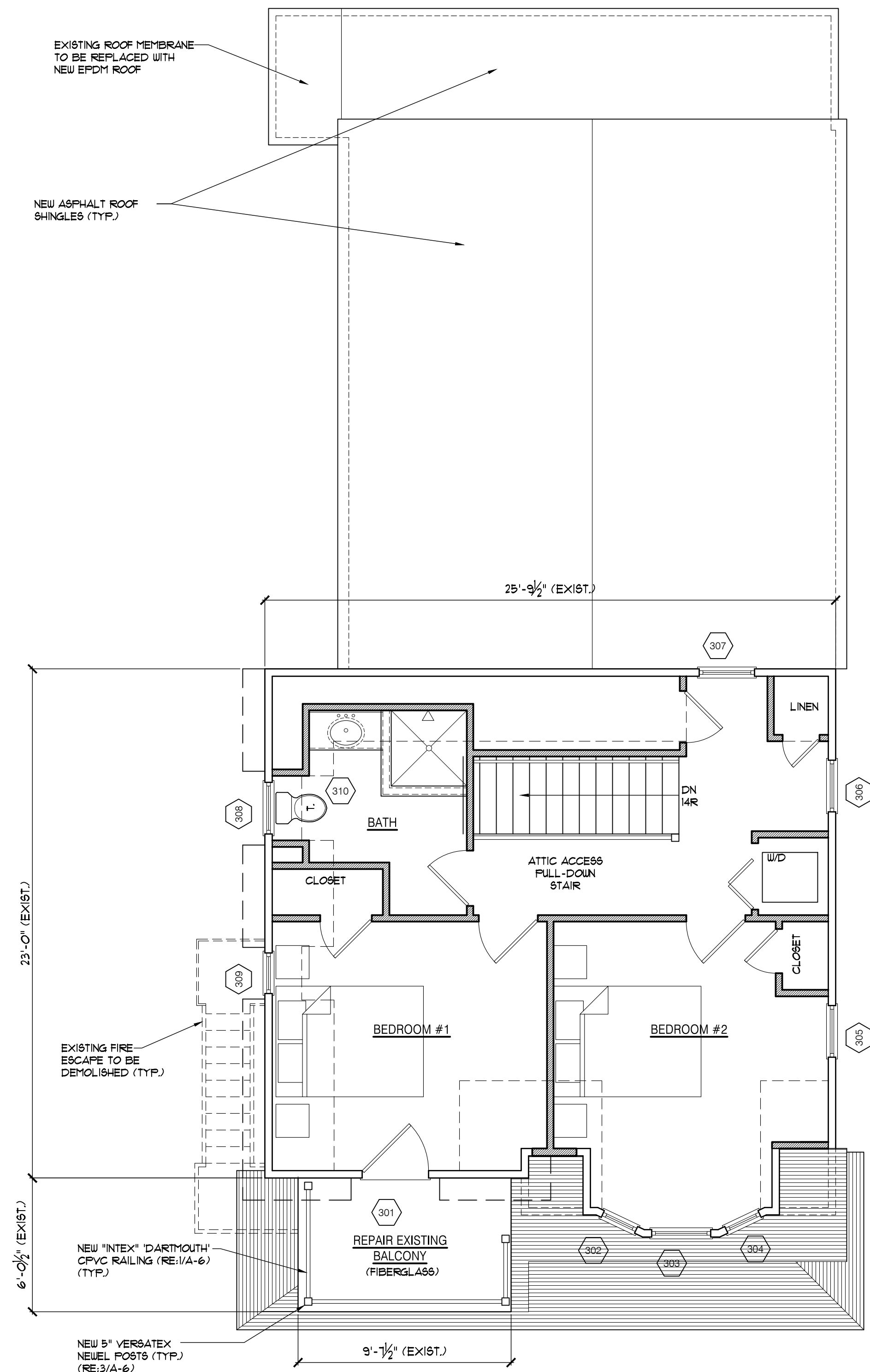


BASEMENT/ FOUNDATION PLAN
1/4" = 1'-0"



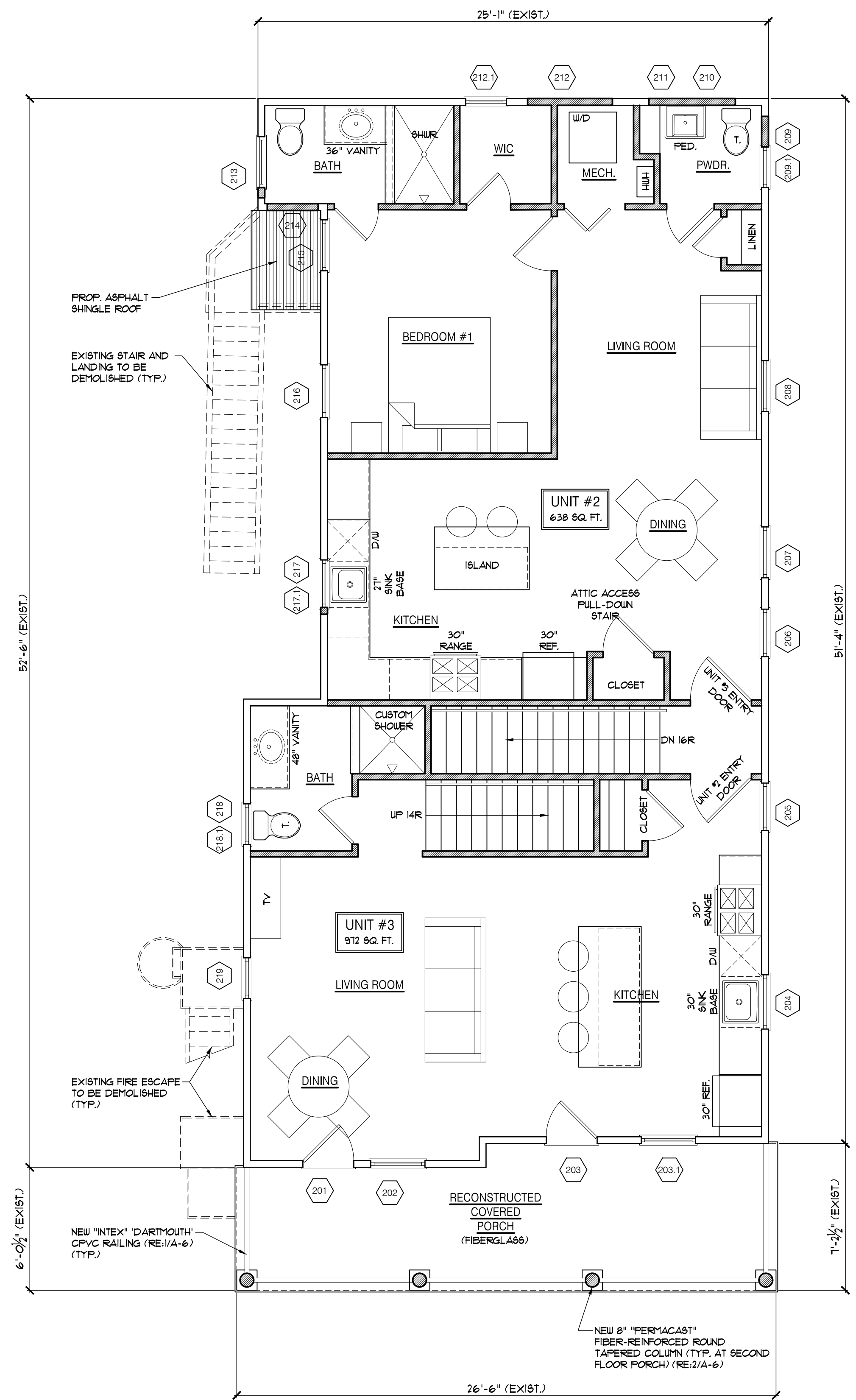
LEGEND	
----	WALLS TO BE DEMOLISHED
=====	EXISTING WALLS TO REMAIN
=====	PROPOSED WALLS

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



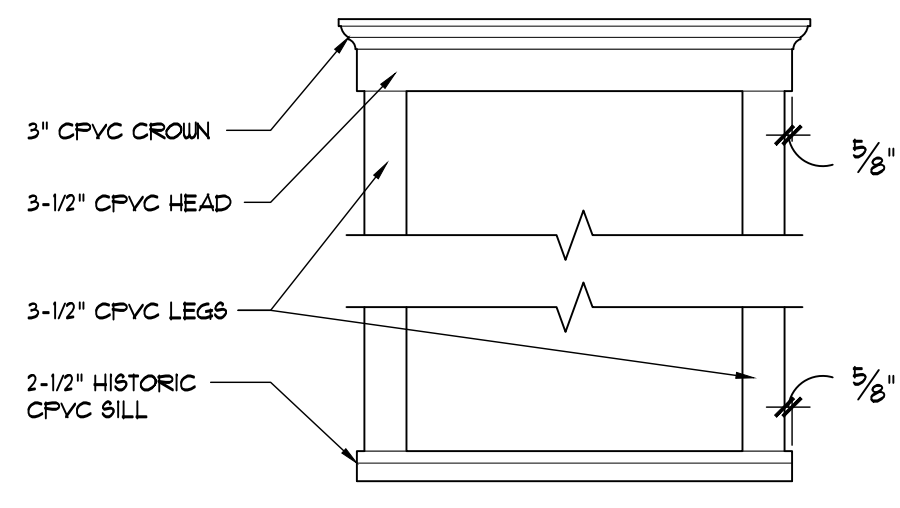
LEGEND	
----	WALLS TO BE DEMOLISHED
=====	EXISTING WALLS TO REMAIN
=====	PROPOSED WALLS

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

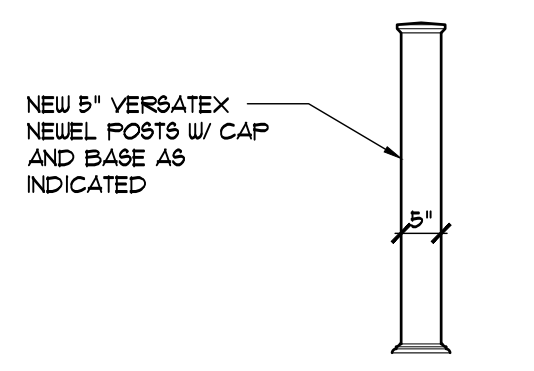


LEGEND	
----	WALLS TO BE DEMOLISHED
=====	EXISTING WALLS TO REMAIN
=====	PROPOSED WALLS

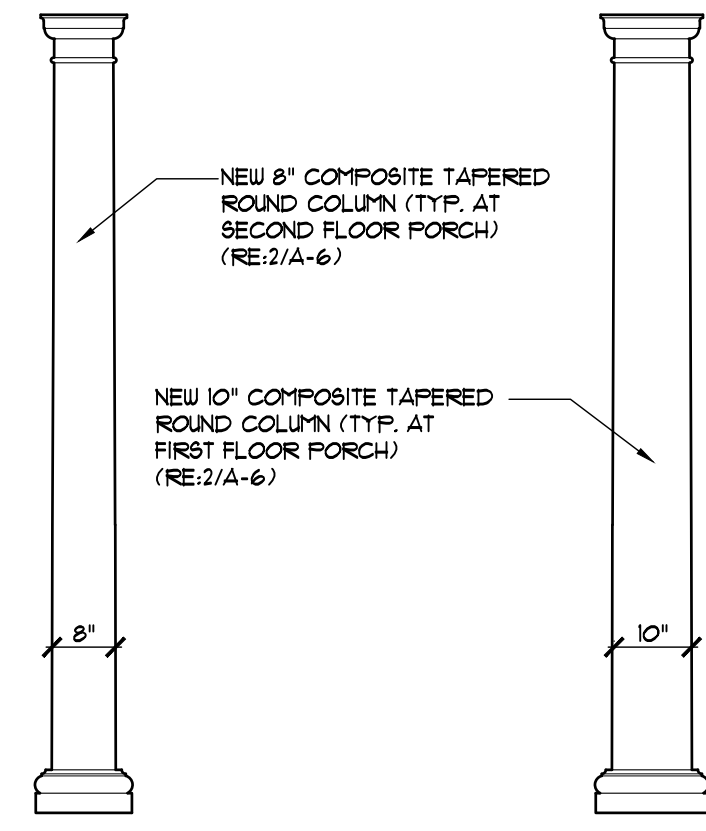
SECOND FLOOR PLAN
1/4" = 1'-0"



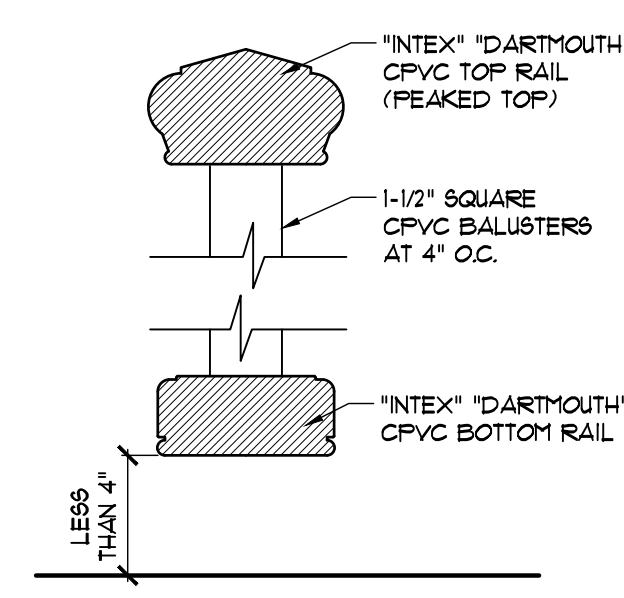
④ WINDOW/DOOR CASINGS
3/4"=1'-0"



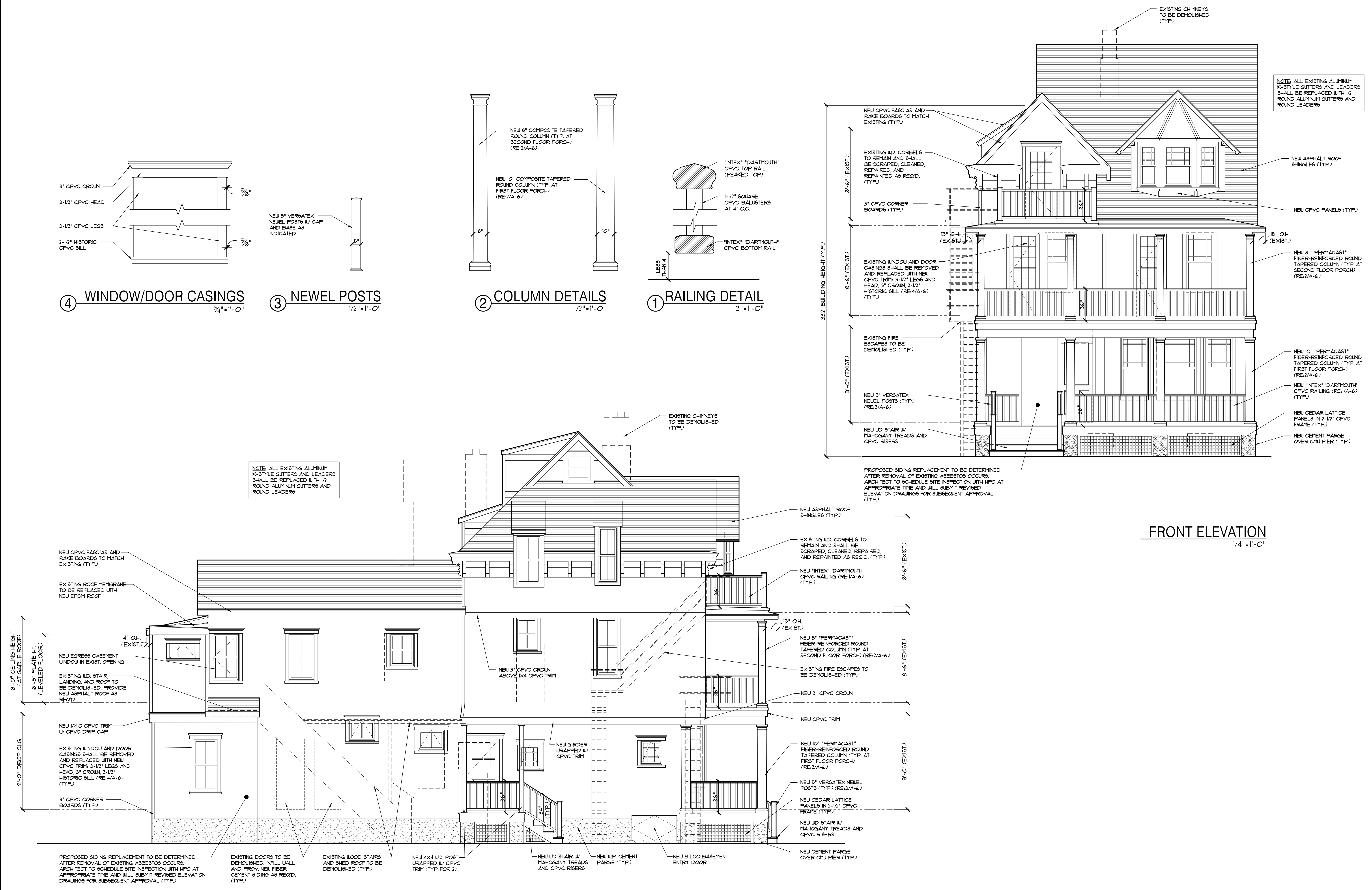
③ NEWEL POSTS
1/2"=1'-0"



② COLUMN DETAILS
1/2"=1'-0"



① RAILING DETAIL
3/4"=1'-0"

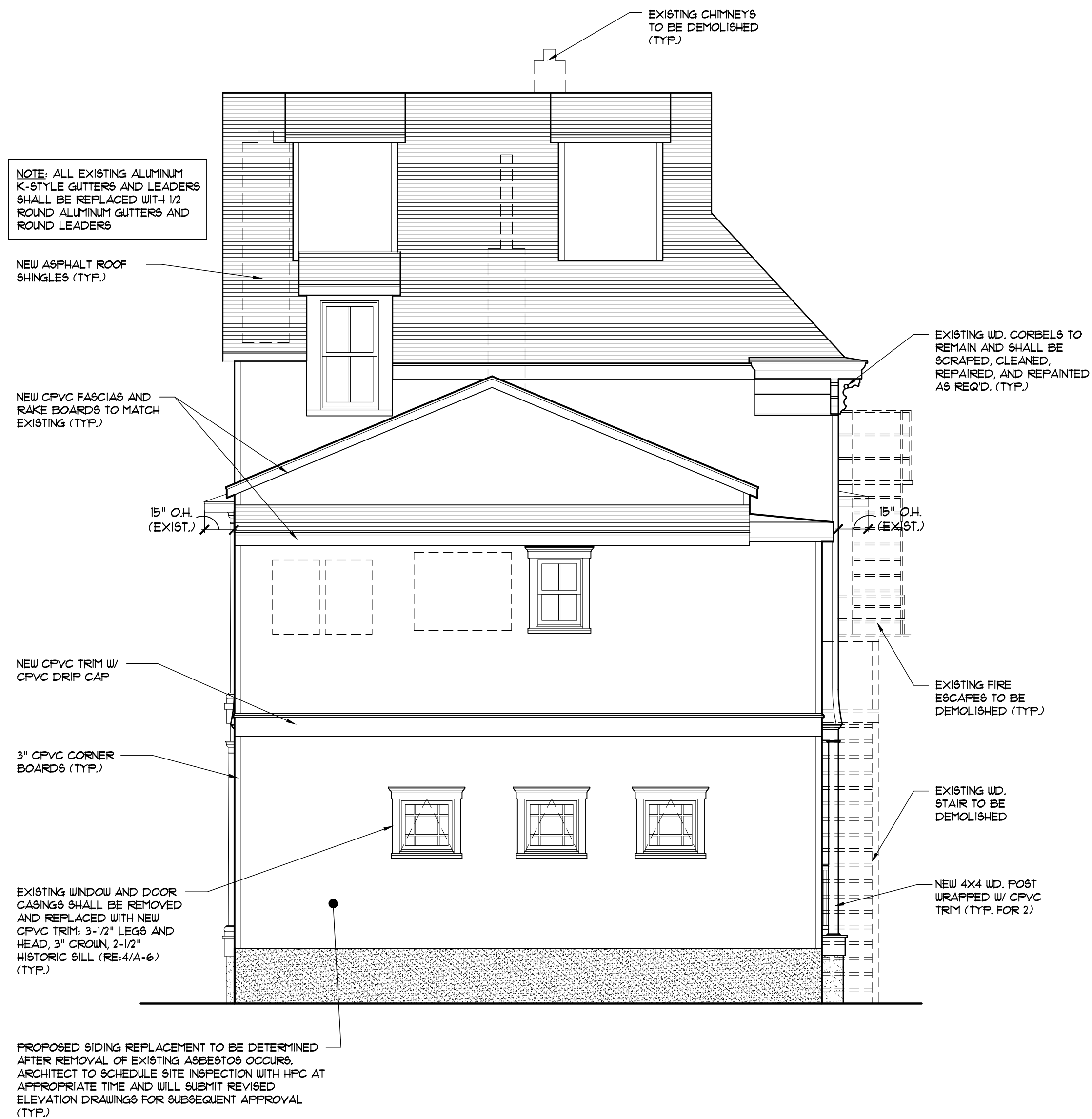


FRONT ELEVATION
1/4"=1'-0"

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



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



REAR ELEVATION
1/4"=1'-0"