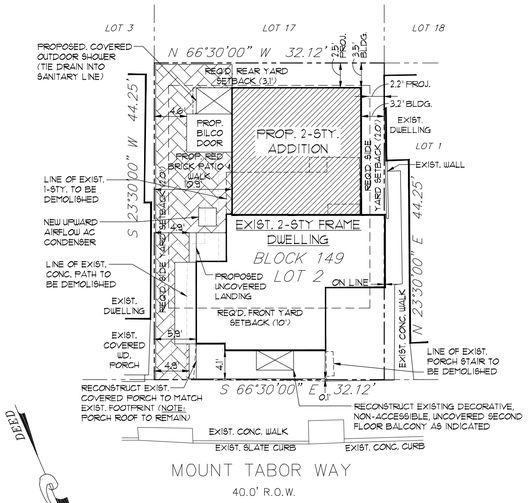
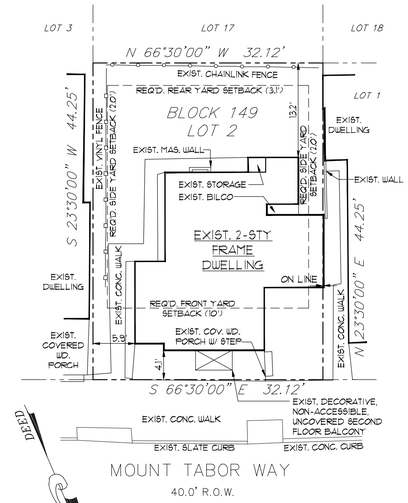


SITE PLAN

1"=10'-0"

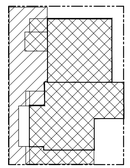
SITE INFORMATION TAKEN FROM "SURVEY OF PROPERTY", DATED 10/13/22, PREPARED BY DAVID J. VON STEENBURG (NJPLS NO. 34500) OF MORGAN ENGINEERING & SURVEYING



EXIST. SITE PLAN

1"=10'-0"

SITE INFORMATION TAKEN FROM "SURVEY OF PROPERTY", DATED 10/13/22, PREPARED BY DAVID J. VON STEENBURG (NJPLS NO. 34500) OF MORGAN ENGINEERING & SURVEYING



COVERAGE CALCS

1"=20'

LOT AREA:	1,421	SQ. FT.
BUILDING COVERAGE:		
PRINCIPAL BUILDING	713	SQ. FT.
FRONT PORCH	76	SQ. FT.
OUTDOOR SHOWER	18	SQ. FT.
BILCO DOOR	34	SQ. FT.
TOTAL:	841	SQ. FT. (59.2%)
IMPERVIOUS COVERAGE:		
PRINCIPAL BUILDING	713	SQ. FT.
FRONT PORCH	76	SQ. FT.
OUTDOOR SHOWER	18	SQ. FT.
BILCO DOOR	34	SQ. FT.
MASONRY PATIO & WALK	263	SQ. FT.
LANDINGS AND STEPS	26	SQ. FT.
TOTAL:	1,136	SQ. FT. (80.0%)

PROPOSED ADDITION / ALTERATIONS:

MARTIN RESIDENCE

76 Mt. Tabor Way
Ocean Grove, NJ 07756
Block: 149 Lot: 2

PROJECT INFORMATION

BUILDING CODES:

REHABILITATION SUBCODE (NJAC 5:23-6)

INTERNATIONAL RESIDENTIAL CODE - 2021 (NJ EDITION), WHERE APPLICABLE

BUILDING STATISTICS:

USE GROUP: R-5

CONSTRUCTION CLASS: 5B

NUMBER OF STORIES: 2

WIND SPEED (Vult.): 125 MPH (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE Vult. DOES NOT EXCEED 130 MPH

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

BUILDING AREA:

	EXISTING	ADDED/REMOVED	TOTAL
FIRST FLOOR AREA	495 SQ. FT.	215 SQ. FT.	710 SQ. FT.
SECOND FLOOR AREA	327 SQ. FT.	(15 SQ. FT.)	312 SQ. FT.
TOTAL	822 SQ. FT.	200 SQ. FT.	1,022 SQ. FT.
CONSTRUCTION VOLUME			17,067 CU. FT.

ZONING INFORMATION

REQ'S. FOR HD-R1 ZONE (HISTORIC DISTRICT SINGLE-FAMILY)

	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	1,800 SQ. FT.	1,421 SQ. FT.	1,421 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.	44.25 FT.	44.25 FT.
MIN. FRONT YARD SETBACK			
BUILDING	10 FT.	4.1 FT.	4.1 FT.
PORCH	4 FT.	0.1 FT.	0.1 FT.
MIN. SIDE YARD SETBACK			
BUILDING (EAST)	2 FT.	5.9 FT.	4.9 FT.
PROJECTIONS (EAST)	2 FT.	4.9 FT.	4.9 FT.
BUILDING (WEST)	2 FT.	0 FT.	0 FT.
PROJECTIONS (WEST)	2 FT.	OVER	OVER
MIN. COMBINED SIDE YARD SETBACK	4 FT.	5.9 FT.	4.9 FT.
MIN. REAR YARD SETBACK			
BUILDING	3.1 FT.	13.2 FT.	3.5 FT.
PROJECTIONS	2 FT.	13.2 FT.	2.5 FT.
MAX. BUILDING COVERAGE	85% (1,208 SQ. FT.)	41.6% (591 SQ. FT.)	59.2% (841 SQ. FT.)
MAX. TOTAL LOT COVER.	90% (1,279 SQ. FT.)	49.6% (705 SQ. FT.)	80.0% (1,136 SQ. FT.)
MAX. NUMBER OF STORIES	2.5-STY.	2-STY.	2-STY.
MAX. BUILDING HEIGHT	35 FT.	16.7 FT.	16.7 FT.
MIN. IMPROVABLE AREA	1,000 SQ. FT.	1,044 SQ. FT.	1,044 SQ. FT.
M.I.A. DIAMETER OF CIRCLE	21 FT.	28.1 FT.	28.1 FT.
EXISTING USE OR USES	SINGLE-FAMILY RESIDENTIAL		
PROPOSED USE OR USES	SINGLE-FAMILY RESIDENTIAL		

EXISTING NON-CONFORMITY, UNCHANGED

DRAWING INDEX

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

PROPOSED ADDITION / ALTERATIONS:
MARTIN RESIDENCE
76 Mt. Tabor Way
Ocean Grove, NJ 07756
Block: 149
Lot: 2

SEAL:
Stephen J. Carlidge, AIA
NJ LIC # AI009899

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: ABF

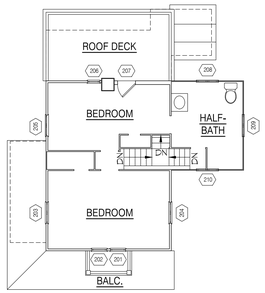
DATE
05/05/2023

DATE	REVISION/SUBMISSION
5/5/23	HPC "PARTIAL DEMOLITION"
10/10/23	PARTIAL DEMO-RES. COMP. R
11/03/23	ZONING SUBMISSION

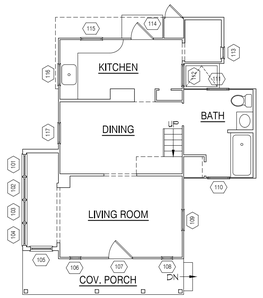
JOB NUMBER
2023-11

A-1
Martin

EXISTING CONDITIONS



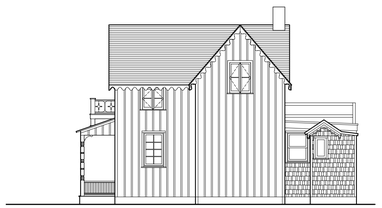
EXIST. SECOND FLOOR PLAN
1/8"=1'-0"



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

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

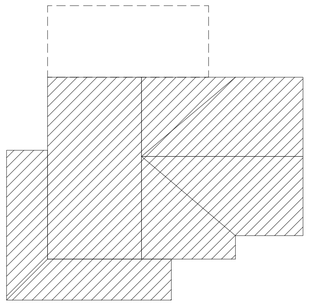
EXIST. FRONT (NORTH) ELEV.
1/8"=1'-0"



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

EXIST. REAR (SOUTH) ELEV.
1/8"=1'-0"

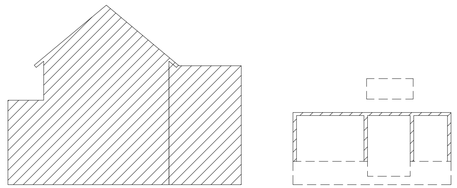
DEMOLITION CALCULATIONS



ROOF

TOTAL AREA: 845 SQ. FT.

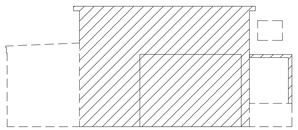
AREA TO BE DEMOLISHED: 144 SQ. FT.



FRONT (NORTH)

TOTAL AREA: 450 SQ. FT.

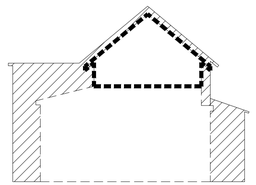
AREA TO BE DEMOLISHED: 50 SQ. FT.



SIDE (EAST)

TOTAL AREA: 353 SQ. FT.

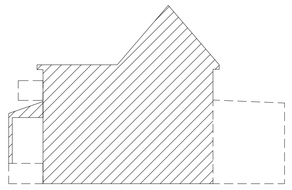
AREA TO BE DEMOLISHED: 93 SQ. FT.



REAR (SOUTH)

TOTAL AREA: 375 SQ. FT.

AREA TO BE DEMOLISHED: 264 SQ. FT.



SIDE (WEST)

TOTAL AREA: 386 SQ. FT.

AREA TO BE DEMOLISHED: 88 SQ. FT.

DEMOLITION CALCULATIONS

TOTAL AREA:	2,409 SQ. FT.
AREA TO BE DEMOLISHED:	639 SQ. FT.
PERCENTAGE:	26.5%
CLASSIFICATION:	"PARTIAL DEMOLITION"

LEGEND

- EXISTING TO REMAIN
- AREAS PROPOSED FOR DEMOLITION
- CONDITIONAL AREAS PROPOSED FOR DEMOLITION (CONTINGENT UPON HPC COA APPROVAL) (68 SQ. FT.)

PROPOSED ADDITION / ALTERATIONS:

MARTIN RESIDENCE

76 Mt. Tabor Way
Ocean Grove, NJ 07756

Block: 149
Lot: 2

SEAL:

Stephen J. Cartidge, AIA
NJ LIC # AI008699

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

EXISTING CONDITIONS, DEMOLITION CALCULATIONS

SCALE: AS SHOWN

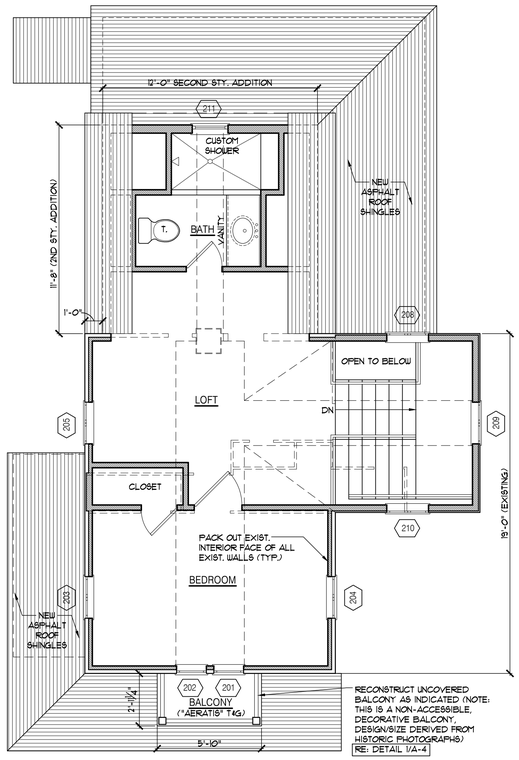
DRAWN: ABF

DATE
05/05/2023

DATE	REVISION/SUBMISSION
5/5/23	HPC "PARTIAL DEMOLITION"
10/10/23	PARTIAL DEMO-RES. COMP. R1
11/03/23	ZONING SUBMISSION

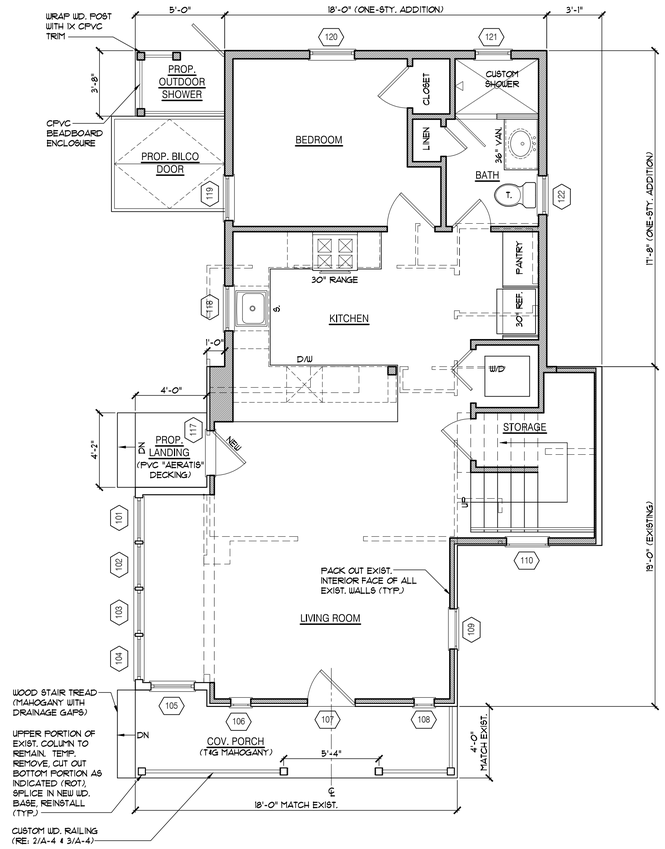
JOB NUMBER
2023-11

A-2
Martin



SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

LEGEND

- WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- PROPOSED WD. WALLS
- PROPOSED CMU WALLS

WINDOW AND DOOR SCHEDULE

TAG	HISTORICALLY SIGNIFICANT	MATERIAL	TYPE	SIZE	PROPOSED
101	NO	WOOD	FIXED	2'-5"X3'-4"	REMOVE AND REPLACE W/ NEW "ANDERSEN 400S" DH, 2:2 SDL, SIZE TO MATCH EXIST.
102	NO	WOOD	FIXED	2'-5"X3'-4"	REMOVE AND REPLACE W/ NEW "ANDERSEN 400S" DH, 2:2 SDL, SIZE TO MATCH EXIST.
103	NO	VINYL	DH	2'-5"X3'-4"	REMOVE AND REPLACE W/ NEW "ANDERSEN 400S" DH, 2:2 SDL, SIZE TO MATCH EXIST.
104	NO	WOOD	CASEMENT	2'-5"X3'-4"	REMOVE AND REPLACE W/ NEW "ANDERSEN 400S" DH, 2:2 SDL, SIZE TO MATCH EXIST.
105	NO	WOOD	FRENCH CASEMENT	2'-5"X3'-4"	REMOVE AND REPLACE W/ NEW "ANDERSEN 400S" DH, 2:2 SDL, SIZE TO MATCH EXIST.
106	* YES *	WOOD	CASEMENT	1'-2"X3'-6 1/2"	RESTORE EXIST. WINDOW
107	NO	WOOD	HALF GLASS	2'-8"X6'-8"	NEW "SIMPSON" 2'-8"X6'-8" HALF (CLEAR) GLASS WOOD DOOR
108	* YES *	WOOD	CASEMENT	1'-2"X3'-6 1/2"	RESTORE EXIST. WINDOW
109	NO	VINYL	CASEMENT	2'-3"X3'-10"	REMOVE AND REPLACE W/ NEW "ANDERSEN 400S" DH, 2:2 SDL, SIZE TO MATCH EXIST.
110	NO	VINYL	DH	2'-4"X3'-6"	REMOVE AND REPLACE W/ NEW "ANDERSEN 400S" DH, 2:2 SDL, SIZE TO MATCH EXIST.
111	NO	VINYL	DH	2'-4"X3'-4"	ELIMINATED DUE TO CONSTRUCTION OF ADDITION
112	NO	ALUMINUM	DH	2'-4"X3'-4"	ELIMINATED DUE TO CONSTRUCTION OF ADDITION
113	NO	WOOD	CASEMENT	1'-2 1/2"X2'-4"	ELIMINATED DUE TO CONSTRUCTION OF ADDITION
114	NO	WOOD	HALF GLASS	2'-6"X6'-4"	ELIMINATED DUE TO CONSTRUCTION OF ADDITION
115	NO	VINYL	DH	2'-4"X3'-6"	ELIMINATED DUE TO CONSTRUCTION OF ADDITION
116	NO	VINYL	DH	2'-4"X3'-6"	ELIMINATED DUE TO CONSTRUCTION OF ADDITION
117	NO	VINYL	CASEMENT	2'-3"X3'-10"	REPLACE WITH 2'-6"X6'-8" "ANDERSEN" FULL FRENCH DOOR, SDL, 2WX4H
118	NEW WINDOW IN ADDITION	CLAD WOOD	DH	2'-6"X3'-1"	"ANDERSEN 400S" TW 2421O 2:2 SDL
119	NEW WINDOW IN ADDITION	CLAD WOOD	DH	2'-6"X4'-5"	"ANDERSEN 400S" TW 2442 2:2 SDL
120	NEW WINDOW IN ADDITION	CLAD WOOD	CASEMENT	2'-6"X4'-5"	"ANDERSEN 400S" CUSTOM SIZED EGRESS CASEMENT WITH SIMULATED CHECK RAIL
121	NEW WINDOW IN ADDITION	CLAD WOOD	AWNING	2'-0"X2'-0"	"ANDERSEN 400S" A21 SDL (TEMP.)
122	NEW WINDOW IN ADDITION	CLAD WOOD	DH	2'-2"X3'-1"	"ANDERSEN 400S" TW 2021O 2:2 SDL
201	NO	VINYL	DH	1'-8"X5'-2"	REMOVE AND REPLACE W/ NEW "ANDERSEN 400S" DH, 2:2 SDL, SIZE TO MATCH EXIST.
202	NO	VINYL	DH	1'-8"X5'-2"	REMOVE AND REPLACE W/ NEW "ANDERSEN 400S" DH, 2:2 SDL, SIZE TO MATCH EXIST.
203	* YES *	WOOD	FRENCH CASEMENT	2'-4"X2'-5"	REPLACE WITH "MARVIN" CUSTOM INSWING FRENCH CASEMENT, CLAD WOOD, SDL
204	* YES *	WOOD	FRENCH CASEMENT	2'-4"X2'-5"	REPLACE WITH "MARVIN" CUSTOM INSWING FRENCH CASEMENT, CLAD WOOD, SDL
205	* YES *	WOOD	FRENCH CASEMENT	2'-4"X2'-5"	REPLACE WITH "MARVIN" CUSTOM INSWING FRENCH CASEMENT, CLAD WOOD, SDL
206	NO	VINYL	CASEMENT	1'-4"X3'-5"	ELIMINATED DUE TO CONSTRUCTION OF ADDITION
207	NO	WOOD	FRENCH DOOR	2'-0"X6'-4"	ELIMINATED DUE TO CONSTRUCTION OF ADDITION
208	* YES *	WOOD	FRENCH CASEMENT	2'-4"X2'-5"	REPLACE WITH "MARVIN" CUSTOM INSWING FRENCH CASEMENT, CLAD WOOD, SDL
209	* YES *	WOOD	FRENCH CASEMENT	2'-4"X3'-5"	REPLACE WITH "MARVIN" CUSTOM INSWING FRENCH CASEMENT, CLAD WOOD, SDL
210	* YES *	WOOD	FRENCH CASEMENT	2'-4"X2'-5"	REPLACE WITH "MARVIN" CUSTOM INSWING FRENCH CASEMENT, CLAD WOOD, SDL
211	NEW WINDOW IN ADDITION	WD.	AWNING	2'-0"X2'-0"	"ANDERSEN 400S" W/ SDL

NOTE: REFER TO "EXISTING CONDITIONS", SHEET A-2 TO REVIEW WINDOWS "ELIMINATED DUE TO CONSTRUCTION OF ADDITION", AS NOTED ABOVE

PROPOSED ADDITION / ALTERATIONS:

MARTIN RESIDENCE

76 Mt. Tabor Way
Ocean Grove, NJ 07756

Block: 149
Lot: 2

SEAL:

Stephen J. Carlidge, AIA
NJ LIC # AI008999

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

FLOOR PLANS

DRAWN: ABF

SCALE: AS SHOWN

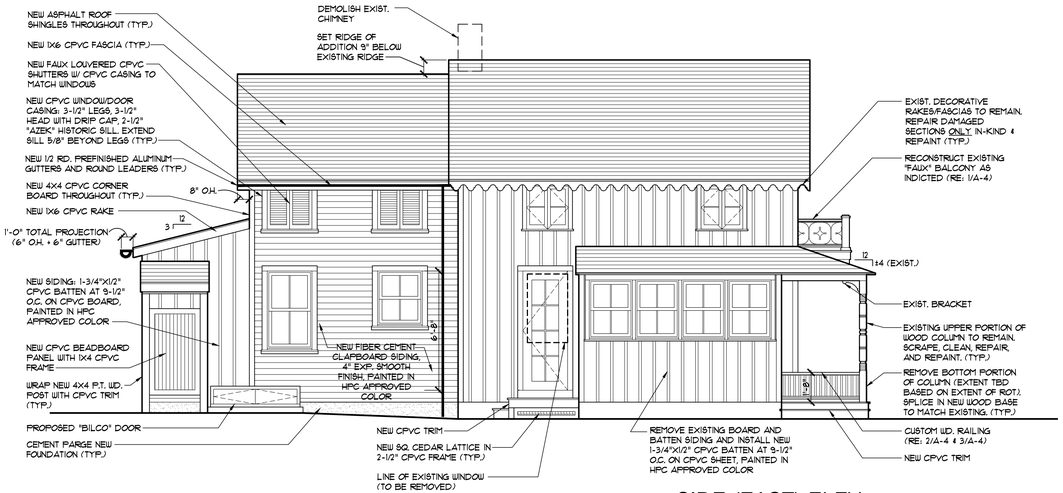
DATE
05/05/2023

DATE	REVISION/SUBMISSION
5/5/23	HPC "PARTIAL DEMOLITION"
10/10/23	PARTIAL DEMO+RES. COMP. R
11/03/23	ZONING SUBMISSION

JOB NUMBER
2023-11

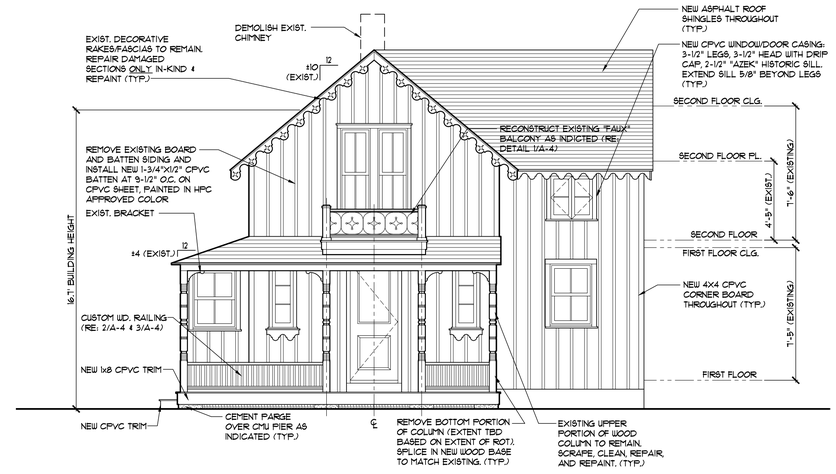
A-3

Martin



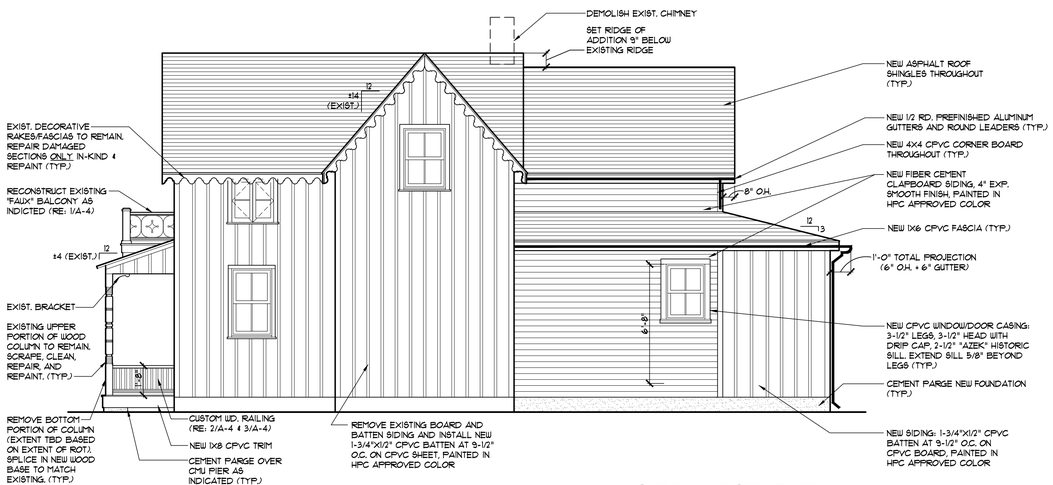
SIDE (EAST) ELEV.

1/4" = 1'-0"



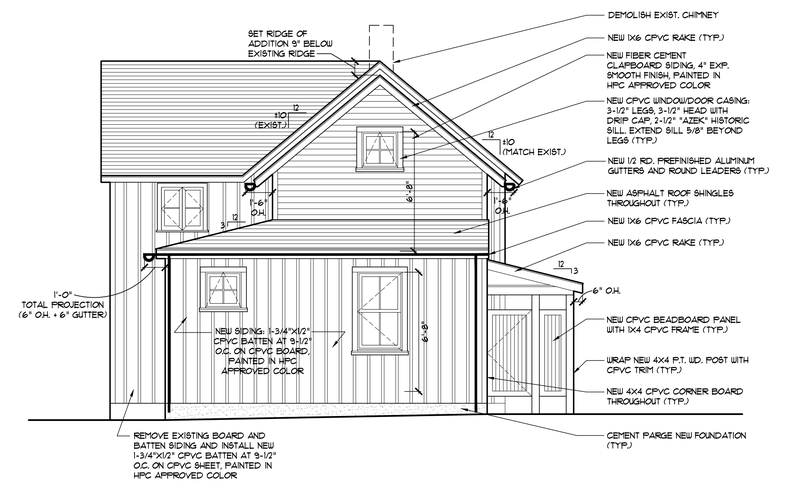
FRONT (NORTH) ELEV.

1/4" = 1'-0"



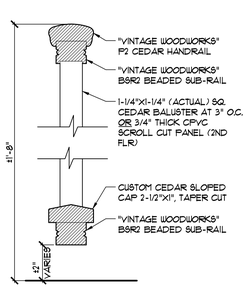
SIDE (WEST) ELEV.

1/4" = 1'-0"



REAR (SOUTH) ELEV.

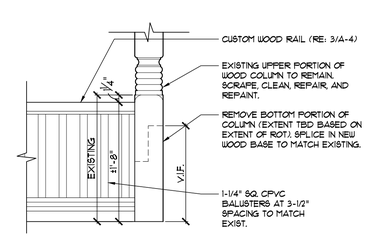
1/4" = 1'-0"



③ RAILING DETAIL

3" = 1'-0"

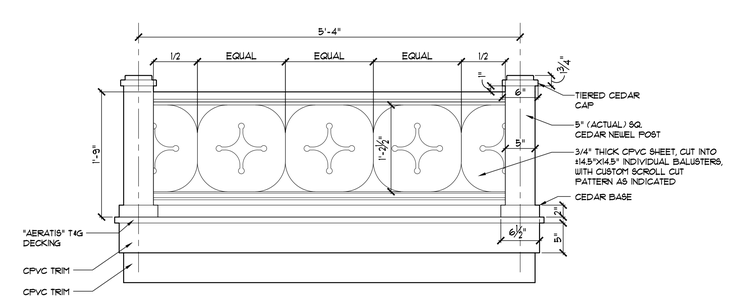
NOTE: PAINT ALL COMPONENTS IN HPC APPROVED COLOR



② PORCH DETAIL

1" = 1'-0"

NOTE: PAINT ALL COMPONENTS IN HPC APPROVED COLOR



① BALCONY DETAIL

1" = 1'-0"

NOTE: PAINT ALL COMPONENTS IN HPC APPROVED COLOR

PROPOSED ADDITION / ALTERATIONS:

MARTIN RESIDENCE

76 Mt. Tabor Way
Ocean Grove, NJ 07756

Block: 149
Lot: 2

SEAL:

Stephen J. Carlidge, AIA, N.J.LIC # AI008999

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ELEVATIONS, ENLARGED DETAILS

SCALE: AS SHOWN

DRAWN: ABF

DATE
05/05/2023

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5/5/23	HPC "PARTIAL DEMOLITION"
10/10/23	PARTIAL DEMO-RES. COMP. R1
11/03/23	ZONING SUBMISSION

JOB NUMBER
2023-11

A-4

Martin