

Application #: **HPC** _____

Application Date: **05/18/22** _____

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> AC UNIT | <input checked="" type="checkbox"/> GATE | <input checked="" type="checkbox"/> RAILINGS |
| <input checked="" type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input checked="" type="checkbox"/> GUTTERS & LEADERS | <input checked="" type="checkbox"/> ROOF |
| <input type="checkbox"/> AWNING | <input type="checkbox"/> HOT TUB | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY | <input checked="" type="checkbox"/> LATTICE | <input type="checkbox"/> SHED |
| <input checked="" type="checkbox"/> CHIMNEY | <input type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input checked="" type="checkbox"/> SIDING |
| <input type="checkbox"/> DECK | <input checked="" type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input type="checkbox"/> DOOR REPLACEMENT | <input type="checkbox"/> OUTDOOR SHOWER | <input type="checkbox"/> SKYLIGHT |
| <input type="checkbox"/> DRIVEWAY | <input checked="" type="checkbox"/> PAINT | <input type="checkbox"/> SOLAR |
| <input type="checkbox"/> EXTERIOR ALTERATIONS | <input type="checkbox"/> PATIO | <input checked="" type="checkbox"/> STAIRS |
| <input checked="" type="checkbox"/> FENCE | <input type="checkbox"/> PIERS | <input type="checkbox"/> VENT |
| <input type="checkbox"/> FLAGS / BANNERS | <input checked="" type="checkbox"/> PORCH | <input checked="" type="checkbox"/> WALKWAY |
| <input checked="" type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input checked="" type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER _____ | | |

Please complete this application in its entirety.

Before submission of an application, the applicant is encouraged to review the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures or Commercial Buildings and read the entire attached Information Sheet. The Guidelines are available online at www.neptunetownship.org. Please type or print legibly with ink.

Incomplete applications will not be accepted.

REQUIRED INFORMATION: *With each application, you are required to submit color photos of the property*, and, depending on the scope of work proposed, architectural plans or sketches, material samples, color samples, catalog cuts, or any other useful references for review. Once your application is scheduled for a meeting, you may be required to submit additional information or copies of your application and other submitted documents.

PROPERTY IDENTIFICATION _____

ADDRESS: 78 BROADWAY, OCEAN GROVE, NJ 07756

BLOCK: 249 LOT: 1 QUALIFIER: HD-R1

OWNER INFORMATION _____

NAME(S): RICHARD AND DENISE RICCI

ADDRESS: [REDACTED]

PHONE: 732-774-6900 EMAIL: ABF@SHOREPOINTARCH.COM

APPLICANT INFORMATION _____

Check if same as Owner

NAME(S): ANDREA FITZPATRICK, AIA COMPANY: SHORE POINT ARCHITECTURE

ADDRESS: 108 S MAIN ST., OCEAN GROVE, NJ 07756

PHONE: 732-774-6900 EMAIL: ABF@SHOREPOINTARCH.COM

APPLICANT CAPACITY – IF OTHER THAN OWNER (Check one):

Lessee Agent Architect Contractor Attorney Other: _____

PROPERTY INFORMATION

PROPERTY TYPE (Check one):

Single Family Multifamily: _____ Units Commercial Condo Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: circa 1920 ARCHITECTURAL STYLE: AMERICAN FOUR-SQUARE

Does your project include demolition of 15% or more of exterior of existing structure? YES NO
If YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness.

Do you have Zoning Department approval for this project? YES NO N/A

ZONING PERMIT ID# (from Zoning Permit): 557591182 DATE APPROVED: 05/06/22

Please Note: If Zoning approval is required for the work described on your application, your application will remain incomplete until Zoning approval is received. **Incomplete applications will not be accepted.**

Describe all proposed work to be conducted on subject property below. Be sure to include all colors and materials to be used. Attach additional pages if necessary.


(PLEASE SEE ATTACHED TEXT)

By signing this application, the Applicant and Owner agree to the following:

- Property site visits by Neptune Township Staff, HPC Members and HPC Professionals until the project has been deemed to be complete.
- The information herein is correct and complete to the best of your knowledge.
- The HPC or HPC Application Review Team may require additional information for your application to be considered complete.

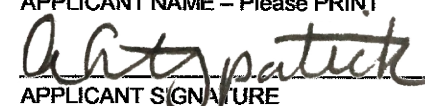
By signing this application, the Owner authorizes the listed Applicant to appear as their representative at a public hearing before the Commission.

Denise Ricci
OWNER NAME – Please PRINT


OWNER SIGNATURE

4-18-2022
DATE

Andrea Fitzpatrick, AIA
APPLICANT NAME – Please PRINT


APPLICANT SIGNATURE

05/18/22
DATE

SHORE POINT ARCHITECTURE, PA

HPC APPLICATION TEXT / SUPPORTING DOCUMENTS

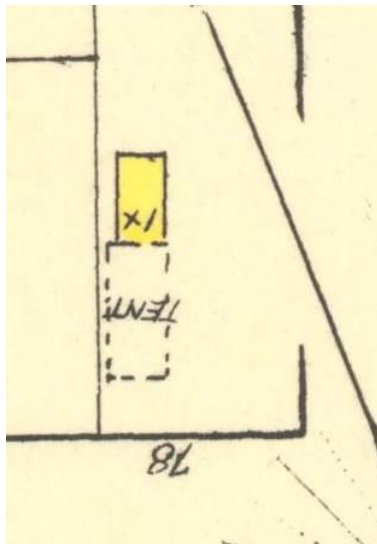
Date: May 18, 2022
SPA Job Number: 2021-30 Ricci Residence
Property Address: 78 Broadway (Block 249, Lot 1)

Overview of existing structure:

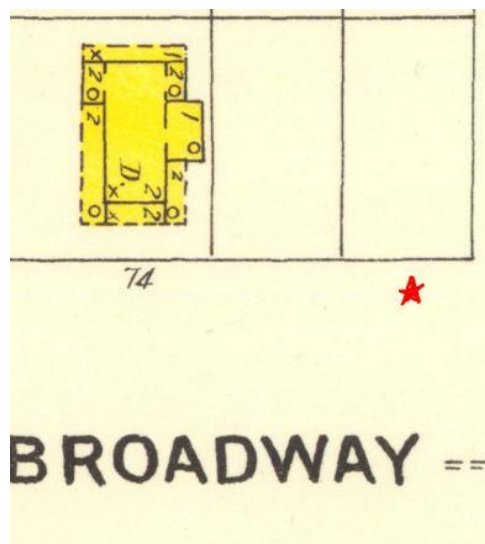
The existing house is a 2-1/2 story “American Four Square”, located on the south-east corner of Broadway and New York Avenue. The house is roughly square in proportion, with a hip roof including three hip dormers on the front (north) and side (east and west) elevations. It also contains a one-story wrap around porch.

According to the tax records, the house was constructed in 1890, however the Sanborn maps do not appear to support the construction date (see below). Per the 1890 Sanborn map, the site contained a tent structure. Per the 1905 Sanborn, the lot was vacant. Per the 1930 Sanborn map, the site contained what appears to be the current structure. As such, it appears as though the house was constructed sometime between 1910-1930. We suspect it was constructed circa 1920 due to the popularity of the four-square style during this time period, qualifying it as a “contributing structure”

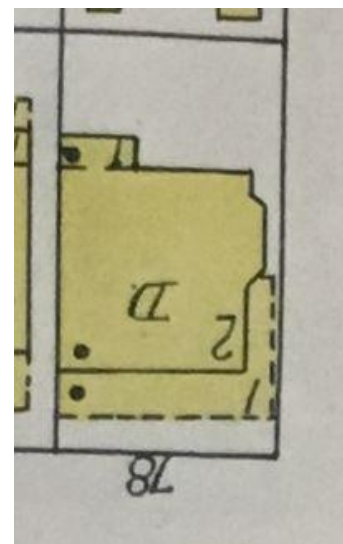
Sanborn Maps:



1890



1905



1930

Overall Photographs of Existing House:



Front (South)



Front / Side (South-West)



Rear (North)



Birds-eye

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Summary of Proposed Work:

The work includes the construction of two-story addition at the rear (south) of the structure. The addition will be set in from the body of the house by approximately 4' on each side, as indicated on the floor plans. A new covered stair and entry is proposed at the rear / west side of the addition (fronting New York Avenue).

To facilitate construction of the addition, we propose the removal of the existing one-story portion of the house at the rear. This area is not historic or original (re: Sanborn maps, page 1). The addition will require the removal of (5) windows on the rear elevation. Notes regarding the windows proposed for removal have been provided below.

We also propose the removal of an existing chimney, which currently services a (non-operational) wood burning fireplace in the existing Dining Room (re: architectural drawings, sheet A-2, existing conditions). The chimney is approximately 2'x2', and is constructed of brick. It is not ornate in its detailing and contains no stepping or delineation at the top. It is capped with a newer metal flue cap. We do not believe this chimney is historically significant. Refer to photograph "rear (north)", page 2, for an image of the chimney.



Note:

Windows 1 & 2 are 1:1 vinyl replacement windows in (likely) original openings

Window 3 is an original 2:2 wood window in fair condition.

Window 4 is a newer wood window with replacement, textured frosted glass panels.

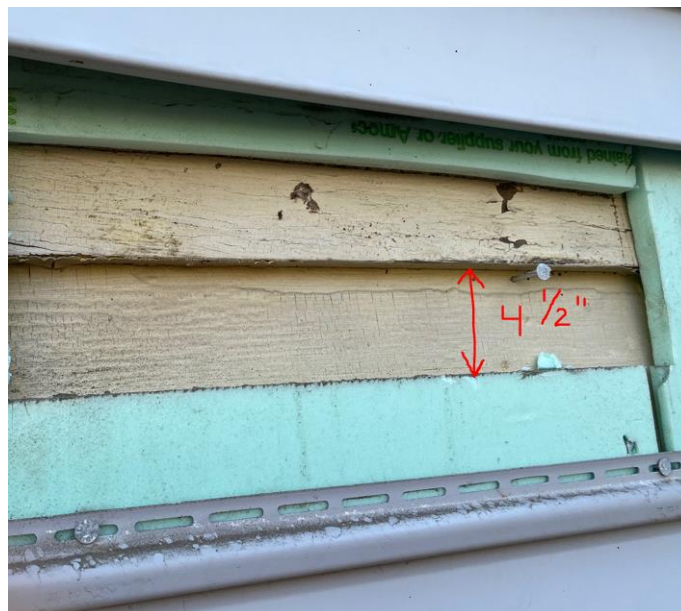
Window 5 is a vinyl replacement window in (likely) an original opening

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The addition, as proposed, includes a hip roof with pitch, overhang, and eave detailing to match the main roof. New 1:1 clad wood windows are proposed with a CPVC window casing, as indicated. The siding material proposed at the addition is 4-1/2" exposure, smooth finish Hardie Plank (to match the exposure of the existing clapboard below the existing vinyl siding....see photo below). A new bracketed roof is proposed over the first floor side door with detailing and components that are compatible with the existing front porch. Proposed side porch railings are custom designed, as detailed. New Aeratis decking is proposed at the new side porch

The existing house is largely scheduled to remain "as-is". There are no changes proposed at the existing front porch. All existing windows (with the exception of those outlined above) are scheduled to remain. The existing vinyl siding is scheduled to remain. One new window is proposed at the second floor, rear elevation, as indicated. This window will be set into the existing vinyl siding and a concealed J-channel detail has been provided, for your consideration. New asphalt roof shingles and half-round prefinished aluminum gutters and round leaders are proposed throughout (new and existing roof areas).

Proposed sitework includes: a new walkway at the rear of the structure, new fencing as indicated, a new AC condenser (rear, south-east) and two new concrete landscape stairs. There is currently (up to) a 2' grade elevation change between the sidewalk elevation on New York Avenue and the existing rear patio elevation. To facilitate this existing grade change, there is an existing concrete landscape stair (see photo below). This landscape stair must be removed, as its location does not allow for access to the existing basement door (at grade) (see photo below) and to the new rear walkway, in the proposed configuration. As such, two new stairs are proposed, that will serve a similar function as the existing, single stair.



*Photo notes: Existing wood clapboard below the existing vinyl siding (which is scheduled to remain)
Note, this was taken to establish the proper "exposure" for the new Hardie Plank siding at the new addition only*

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Photo notes: Existing concrete landscape stair on New York Avenue, which provides access to the rear yard, which is located approximately 2' higher than the existing sidewalk grade elevation.



Photo notes: Existing access door to basement (at grade) to be preserved.

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SHORE POINT ARCHITECTURE, PA

CUT SHEETS OF PROPOSED EXTERIOR PRODUCTS/MATERIALS

Date: May 18, 2022
 SPA Job Number: 2021-30 Ricci Residence
 Property Address: 78 Broadway (Block 249, Lot 1)

Siding	Trim	Soffit	HardieWrap®	Finishing Touches
<input checked="" type="radio"/> HardiePlank® Lap Siding				
		HardiePanel® Vertical Siding		
				HardieShingle® Siding



PAINTED TO MATCH EXISTING SIDING

SMOOTH

Countryside Red

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3

Available Colors



[View all HardiePlank Lap Siding Products](#)

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The look people love, now with LayerLock™ Technology and the StainGuard Plus™ Algae Protection Limited Warranty¹

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Aeratis Traditions



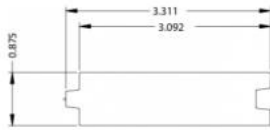
An Aeratis Traditions installation. Click here for the Aeratis photo gallery.

Aeratis Traditions tongue and groove porch flooring/ porch decking is a paint ready alternative to inferior wood products like pine, fir and mahogany. Competitively priced at the time of install, Aeratis Traditions T&G porch flooring offers an unsurpassed warranty, endless design capabilities, significantly lower maintenance than wood and an appearance that not even the most discerning historic official could tell it is not a wood porch when your project is complete.

Simply said, "Only a rich man can afford to install a wood porch floor today". This saying has a lot of truth. Not only is the life cycle of pine and fir significantly shorter than it was in years past, many consumers forget the actual annual cost of maintenance. On average many porch owners pay between \$4-\$9 per square foot annually on maintenance and upkeep.

Aeratis Traditions is an uncolored, paint-ready board that is designed specifically to replace wood tongue and groove products. Traditions can be painted or stained in any color. Unlike the Classic or Heritage line which can also be painted, Traditions flooring requires paint or stain to maintain the warranty.

Aeratis Traditions T&G Porch Flooring Dimensions



Lengths: 10', 12', or 16'
Width: 3-1/8" (3.092)
Thickness: 7/8"



Aeratis Traditions 5-A Paint Adhesion

When painted, Aeratis Traditions maintains a 5-A paint adhesion, the strongest paint adhesion in the industry (no priming needed). This means that you can enjoy the same low maintenance porch that matches the look and feel of your home in a color that's right for you with a 20-year warranty. Aeratis Traditions porches will hold paint.

Once Aeratis is painted, it is hard to tell it is not an authentic wood porch. We engineered Traditions to be used on new and historic homes without being able to tell it is not a real wood porch. Review the two porch floors below. See if you can tell which porch has a wood floor and which porch has a Traditions porch floor. Take into consideration, both porch floors are on historic homes and both were 3 years old at the time of the photo.

Compare the two porches side by side and decide how you would like your painted porch to look after 3 years. The best benefit of Aeratis Traditions is, it is competitively priced to wood at the time of install. On top of a competitive price, you get the paint for FREE (see paint rebate under resources on the right-hand side of this page) and a 20-year warranty.

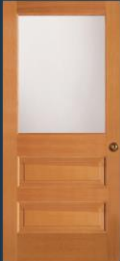


A 3 year comparison of wood (top) and Aeratis Traditions (bottom).



Inspiration At Your Door

< BACK



7114 THERMAL SASH

The door you have selected is available with almost unlimited personalization options. For example, you can order this door in any type of wood and any size and change virtually any detail. To make this door even more "you," Personalize Your Door below.

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir
Glass: Clear
Profile: Ovolo Sticking
Panel Type: 1-7/16" Innerbond DHRP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

Soak in THE SAVINGS

For a limited time, get \$25 off a WaterBarrier® Technology upgrade. Rebate earned when purchasing a Simpson exterior door with a WaterBarrier upgrade. Offer is available to a homeowner or builder (limit 1 per).

MAY 1 - JUNE 30, 2022

[VIEW WATERBARRIER DOORS](#)
[DOWNLOAD REBATE FORM](#)

Shore Point Architecture, PA
108 South Main Street Ocean Grove, NJ 07756
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TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 400 Series tilt-wash double-hung windows are engineered to provide outstanding performance and style. Combined with the tilt-to-clean sash, it's easy to see why it's our best selling double-hung. Exteriors use three different levels of protection from the elements. On the inside you have the choice of natural pine or low-maintenance white, dark bronze or black* finish. For added style there is a wide range of grille patterns and hardware options.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode**
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



BEAUTIFUL

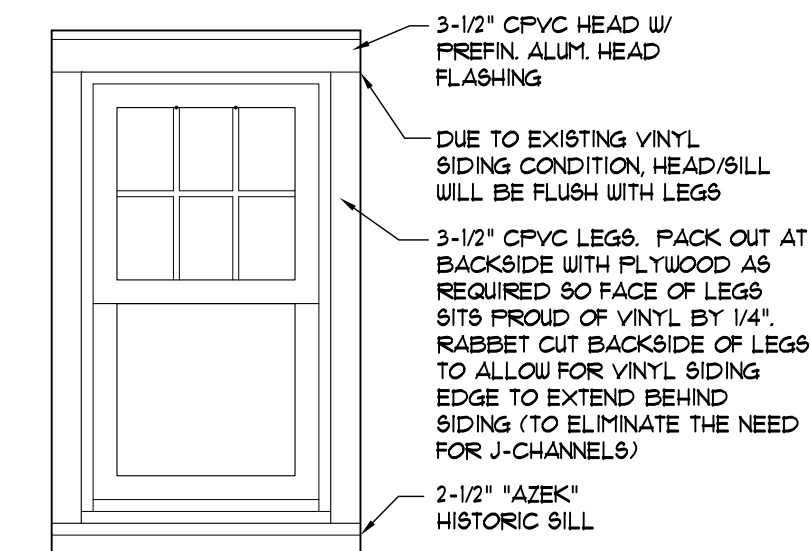
- Seven exterior color options
- Natural pine, white, dark bronze or black* interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS

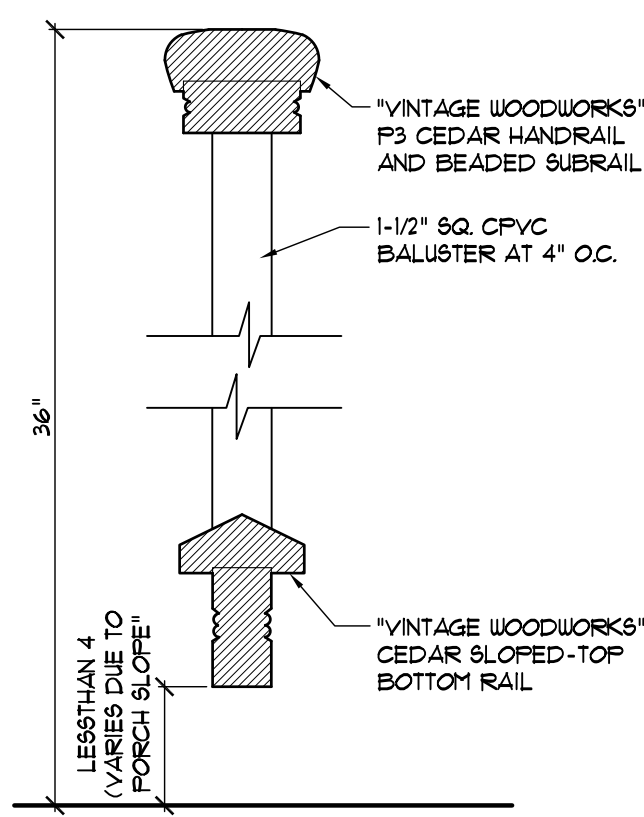


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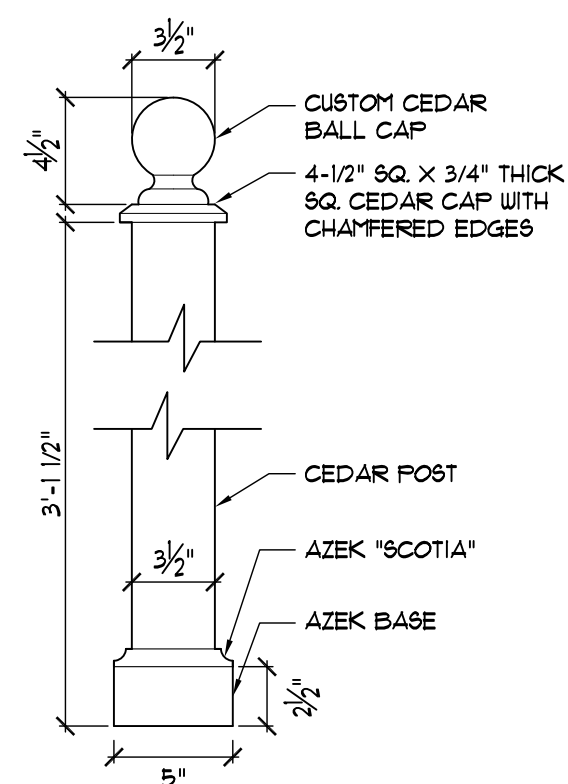
ENLARGED ELEVATION DETAILS



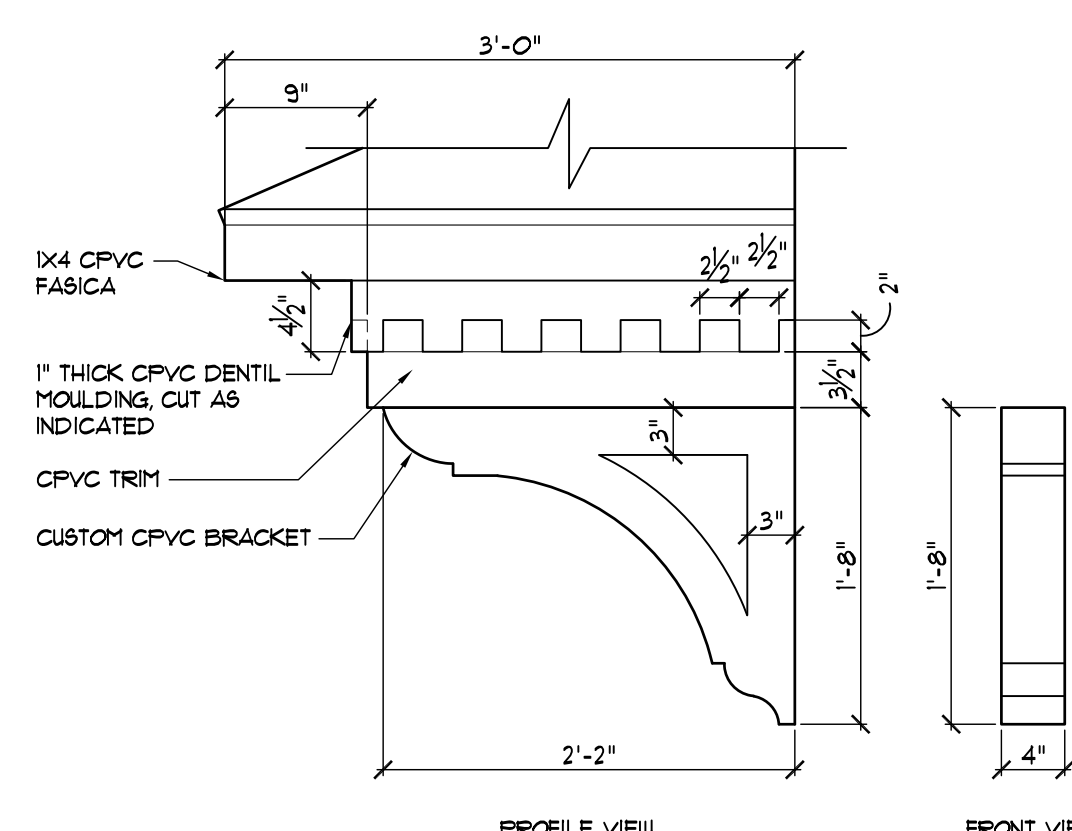
2 WINDOW CASING DETAIL AT EXISTING VINYL SIDING LOCATIONS 3/4" = 1'-0"



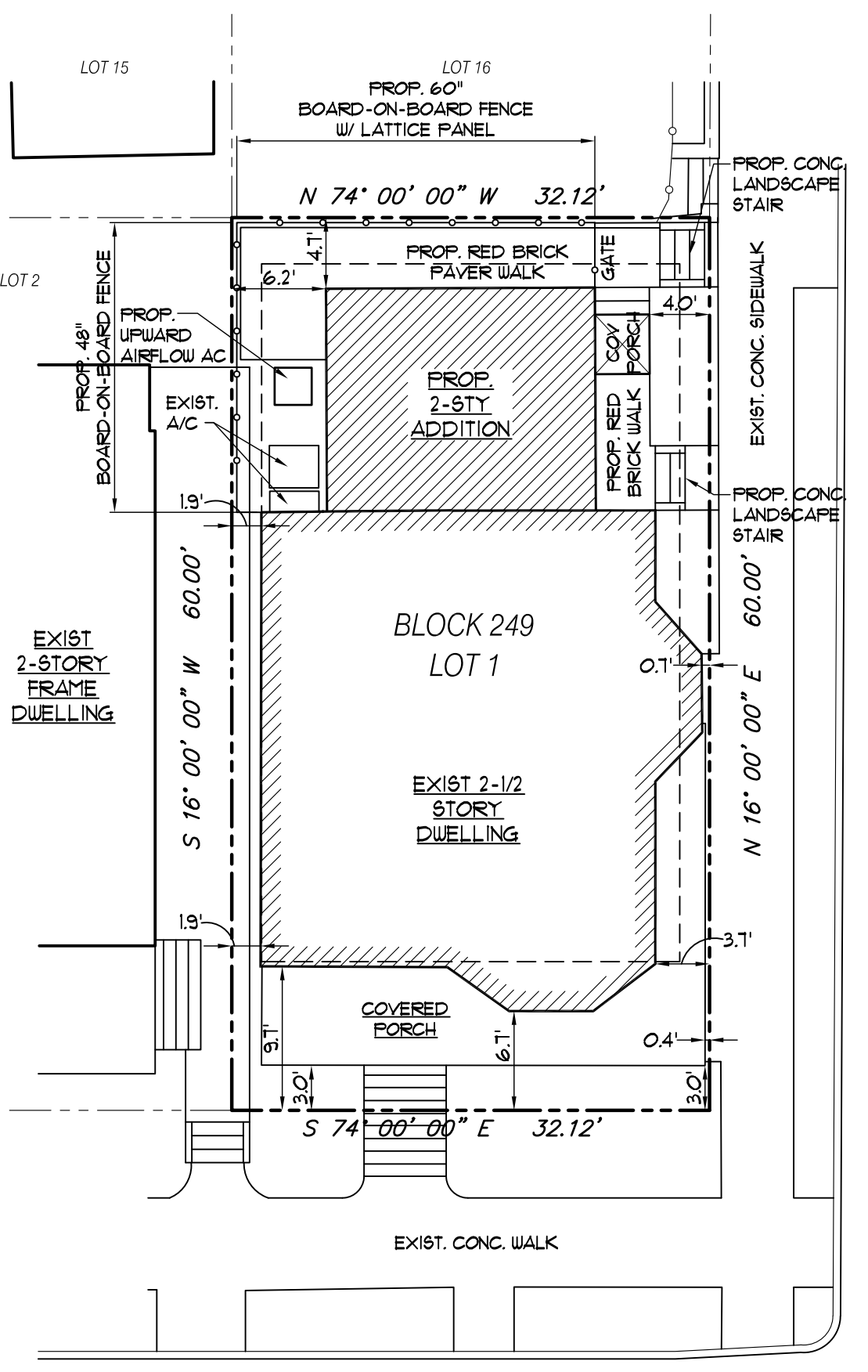
1 RAILING DETAIL 3" = 1'-0"



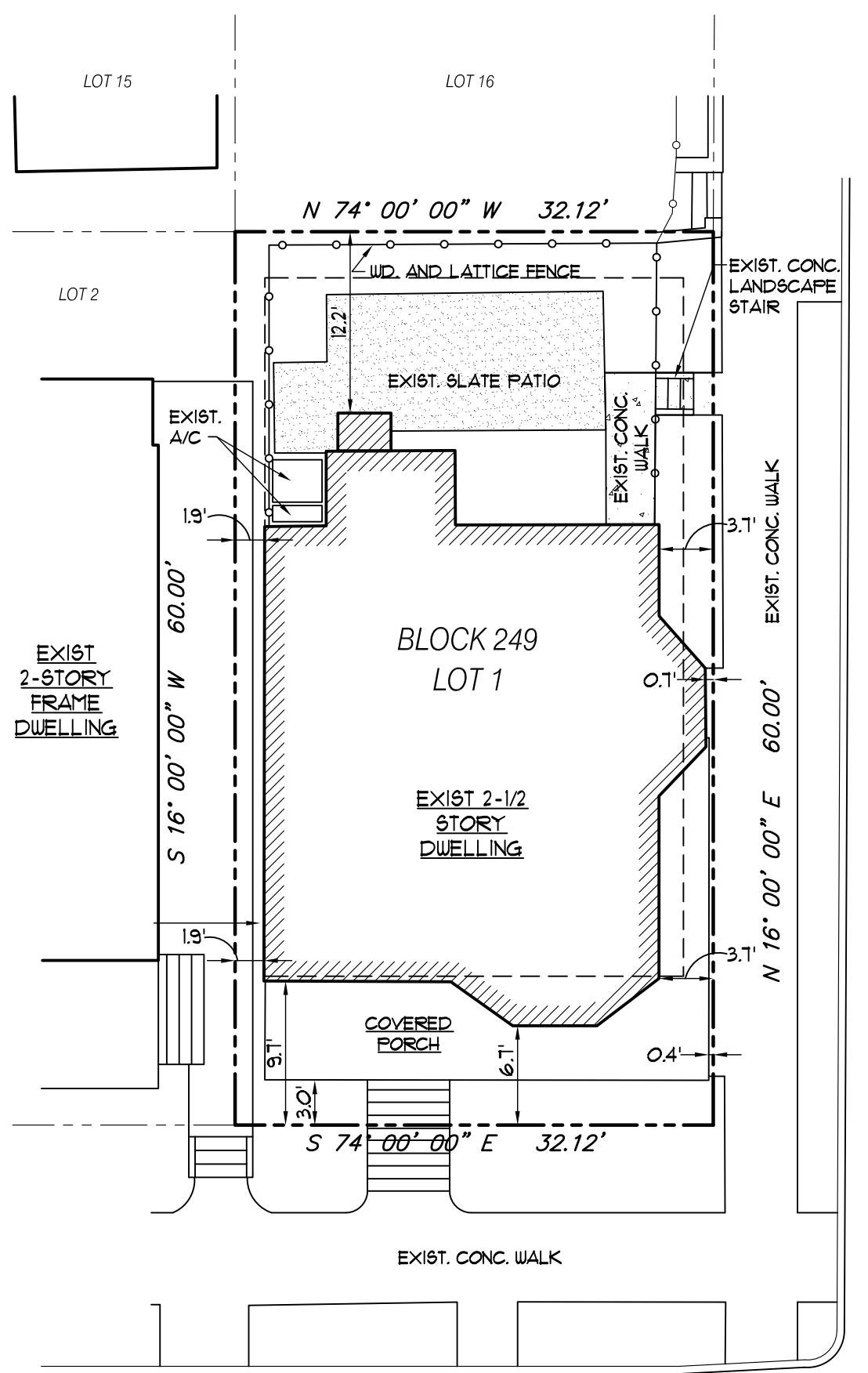
4 NEWEL DETAIL 1 1/2" = 1'-0"



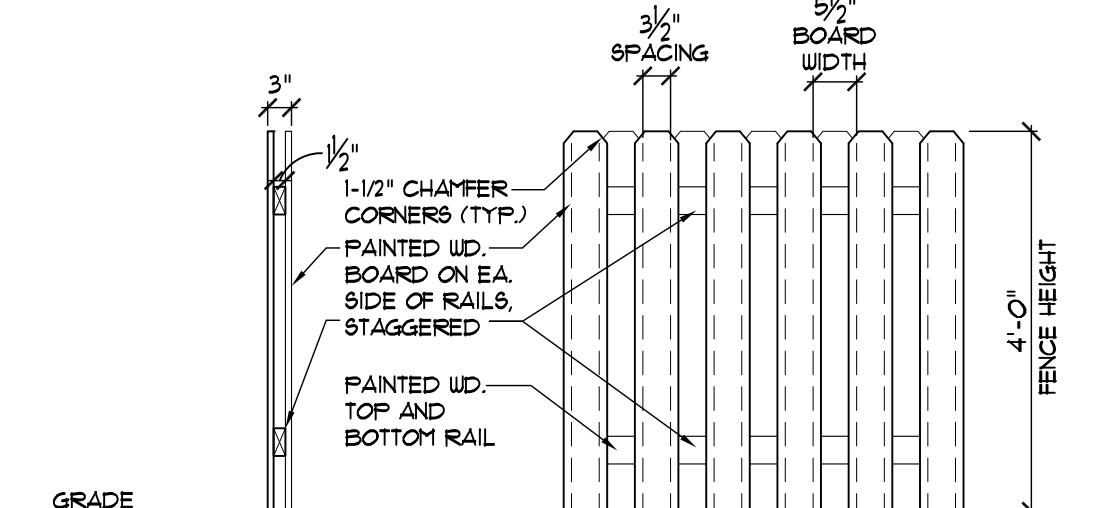
3 ROOF OVERHANG DETAIL 1" = 1'-0"



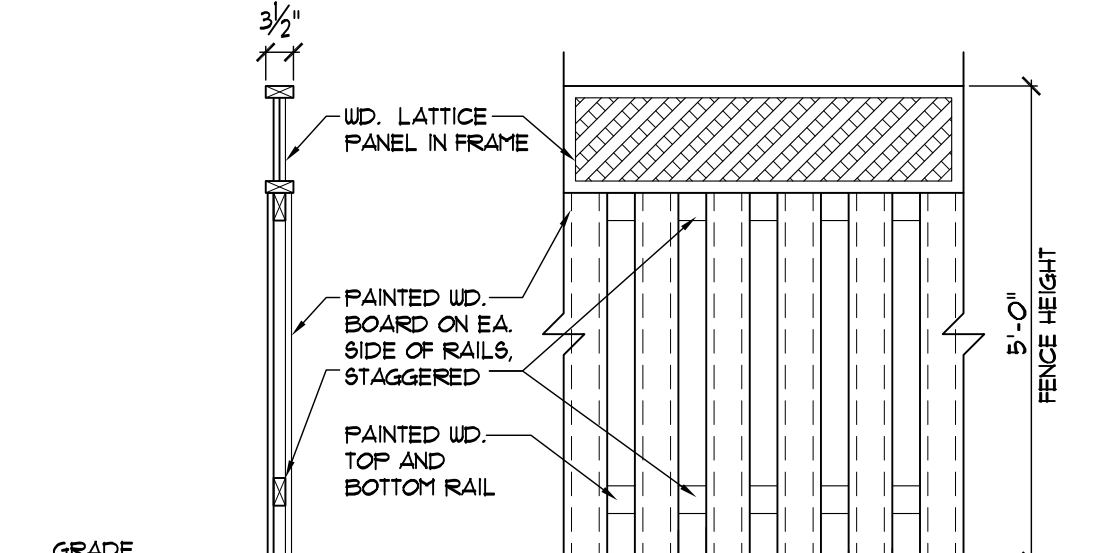
PROPOSED SITE PLAN 1" = 10'-0" SITE INFORMATION TAKEN FROM SURVEY PREPARED BY MARC J. CIFONE, PLS LIC. NO. 246804132900 LAKELAND LAND SURVEYING, ROCKAWAY, NJ DATED 10/02/18



EXISTING SITE PLAN 1" = 10'-0" SITE INFORMATION TAKEN FROM SURVEY PREPARED BY MARC J. CIFONE, PLS LIC. NO. 246804132900 LAKELAND LAND SURVEYING, ROCKAWAY, NJ DATED 10/02/18



4' HT. FENCE DETAIL 1/2" = 1'-0"



5' HT. FENCE DETAIL 1/2" = 1'-0"

PROPOSED COVERAGE CALCULATIONS 1" = 10'-0"

TOTAL AREA OF LOT: 1921 SF	
BUILDING COVERAGE	IMPERVIOUS COVERAGE
PORCHES - 232 SF	PORCHES - 232 SF
HOUSE - 1139 SF	HOUSE - 1139 SF
TOTAL - 1371 SF	STAIRS, WALKS, PATIO - 276 SF
PERCENTAGE - 71.1%	TOTAL - 1647 SF
	PERCENTAGE - 85.5%

PROPOSED ADDITION/ALTERATIONS:
RICCI RESIDENCE

78 Broadway
Ocean Grove, NJ 07756
Block: 249 Lot: 1

PROJECT INFORMATION

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

BUILDING STATISTICS:
USE GROUP: R-5
CONSTRUCTION CLASS: 5B
NUMBER OF STORIES: 2-1/2

WIND SPEED (M.P.H.): 125 M.P.H. (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE WIND DOES NOT EXCEED 130 M.P.H.)
FLOOD HAZARD: THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA

BUILDING AREA:

	EXISTING	ADDED	TOTAL
FIRST FLOOR AREA	841 SQ. FT.	246 SQ. FT.	1093 SQ. FT.
SECOND FLOOR AREA	195 SQ. FT.	270 SQ. FT.	1065 SQ. FT.
THIRD FLOOR AREA	423 SQ. FT.	0 SQ. FT.	423 SQ. FT.
TOTAL	2,065 SQ. FT.	516 SQ. FT.	2,581 SQ. FT.
CONSTRUCTION VOLUME			33,915 CU. FT.

ZONING INFORMATION

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

	REQ'D/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	1800 SQ. FT.	1921 SQ. FT.	1921 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.	60.0 FT.	60.0 FT.
MIN. FRONT YARD SETBACK	10 FT.	6.1 FT.	6.1 FT.
MIN. FRONT PORCH SETBACK	4 FT.	3.0 FT.	3.0 FT.
MINIMUM SIDE YARD SETBACK:	2 FT.	0.4' FT. (WEST) 1.9' FT. (EAST)	0.4' FT. (WEST) 1.9' FT. (EAST)
MINIMUM COMBINED SIDE YARD SETBACK:	4 FT.	2.3 FT.	2.3 FT.
MIN. REAR YARD SETBACK:	31 FT.	12.2 FT.	4.1 FT.
MAX. % BLDG. COVERAGE	85%	58.6%	71.1%
MAX. % TOTAL LOT COV.	90%	12.8%	85.5%
MAX. NUMBER OF STORIES	2.5	2.5	2.5
MAX. BUILDING HEIGHT (M.P.)	35 FT.	29.2 FT.	29.2 FT.
MIN. IMPROVABLE LOT AREA	1000 SQ. FT.	1319 SQ. FT.	1319 SQ. FT.
MIN. IMPROVABLE AREA - DIAMETER OF CIRCLE (FEET)	21 FT.	28.12 FT.	28.12 FT.
EXISTING USE OR USES		SINGLE-FAMILY RESIDENTIAL	
PROPOSED USE OR USES		SINGLE-FAMILY RESIDENTIAL	

PRE-EXISTING NONCONFORMITY

DRAWING INDEX

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

PROPOSED ADDITION/ALTERATIONS:
RICCI RESIDENCE
78 Broadway
Ocean Grove, NJ
Block: 249
Lot: 1

SEAL: *Stephan J. Carlini, AIA*
Stephan J. Carlini, AIA
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

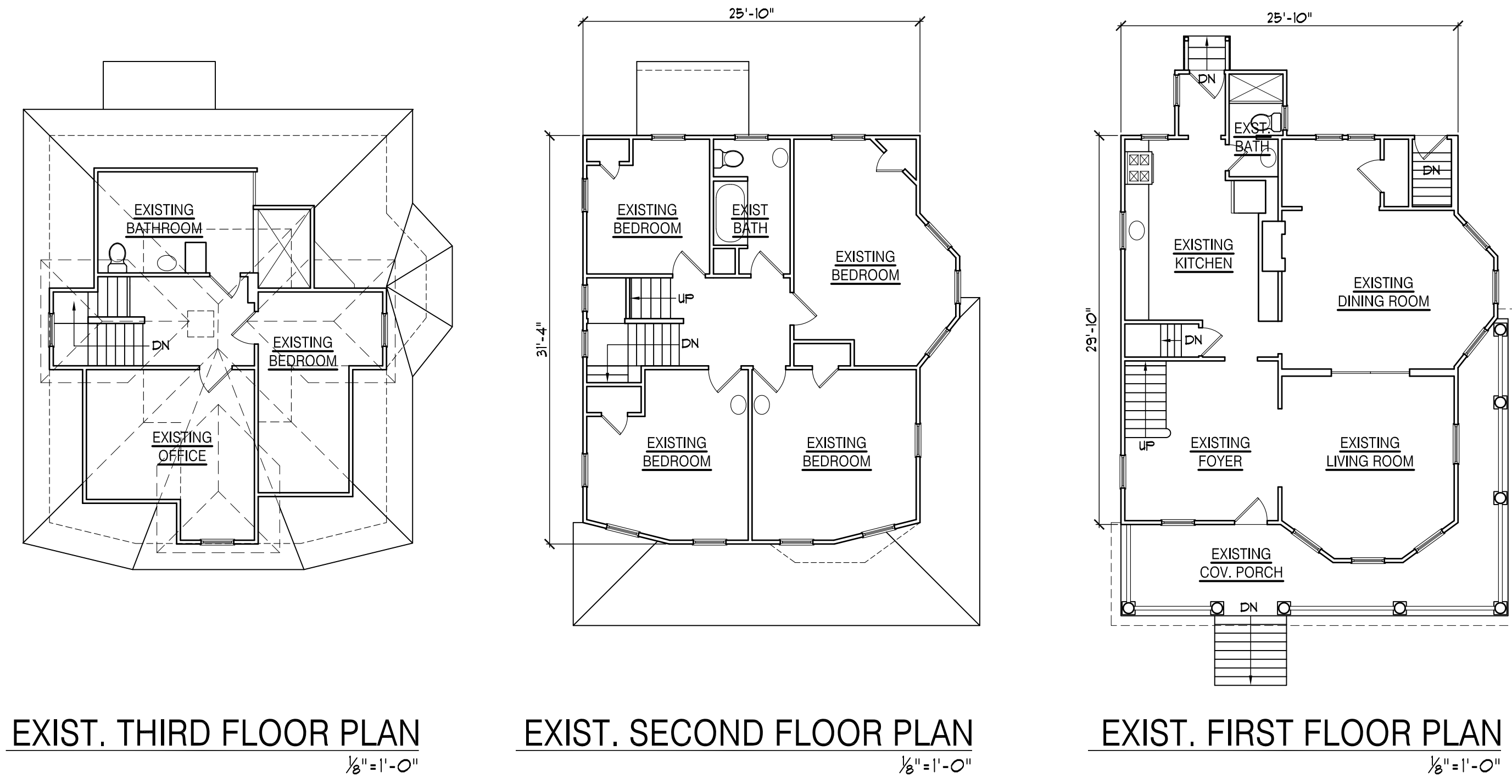
SITE PLAN, PROJECT INFORMATION, ENLARGED DETAILS
SCALE: AS SHOWN
DRAWN: ABF

DATE	REVISION SUBMISSION	DATE
04/29/22	INITIAL RELEASE-ZONING SUB.	04/29/2022

JOB NUMBER
2021-30

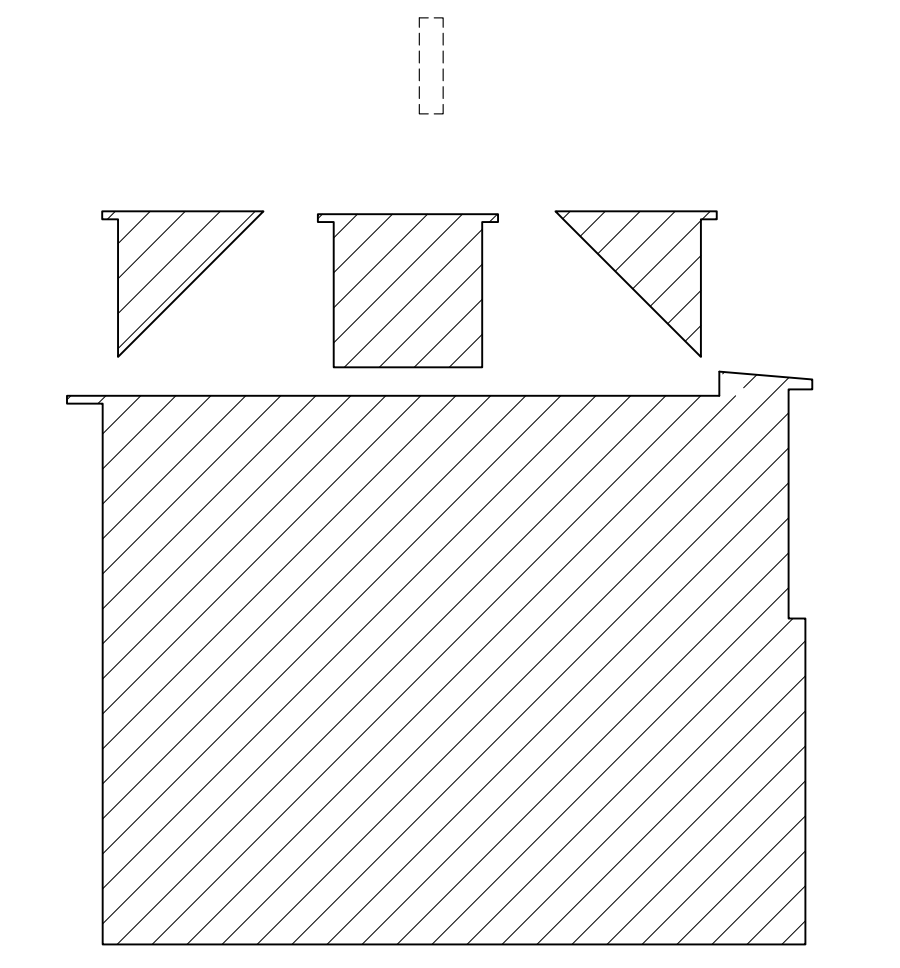
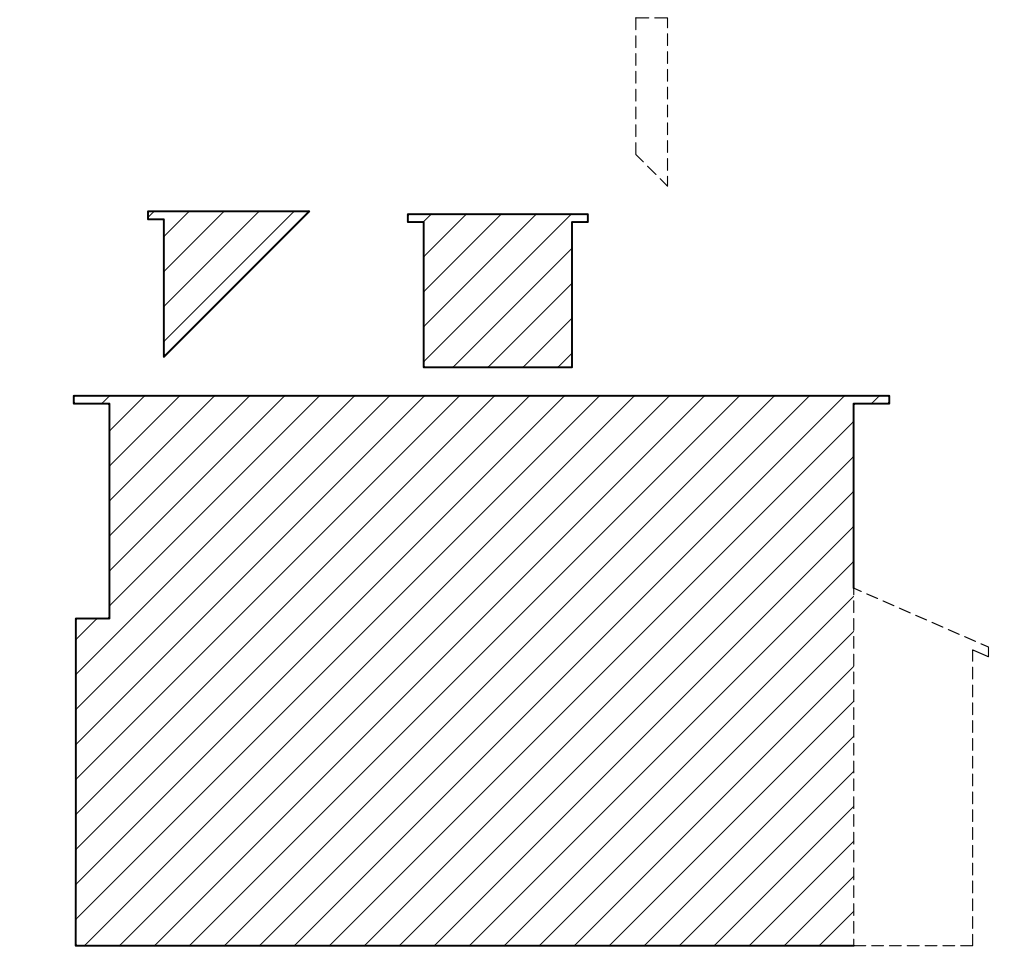
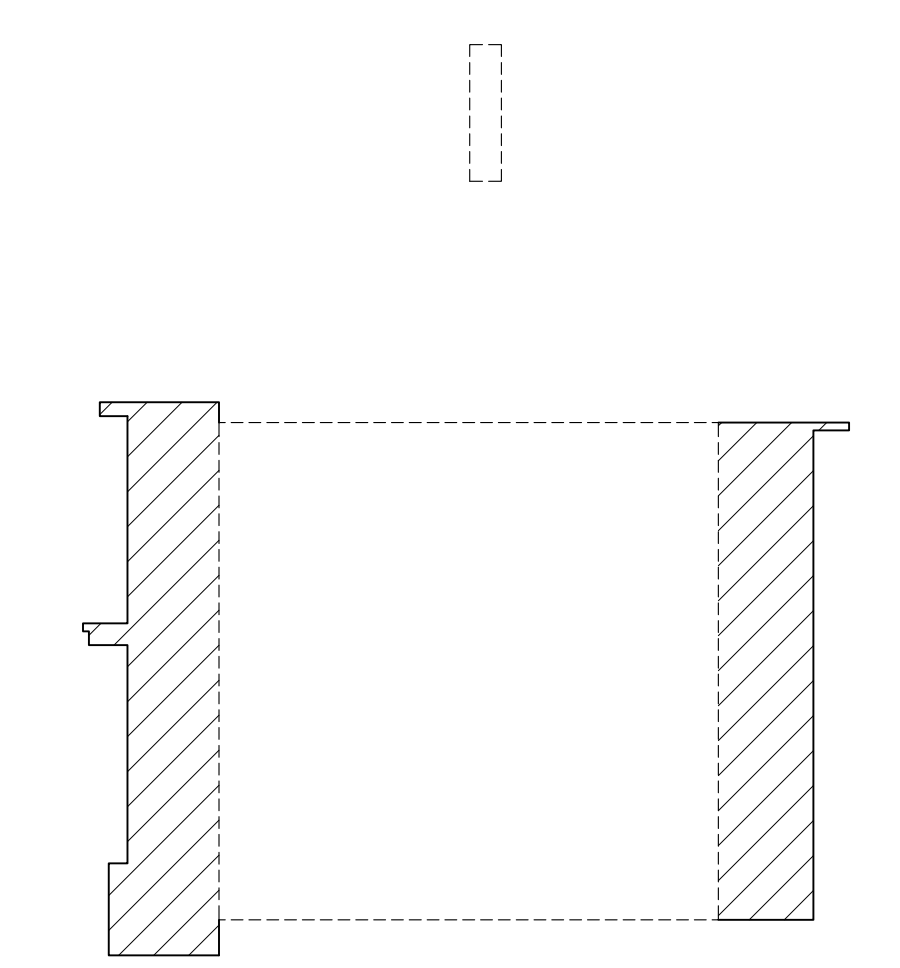
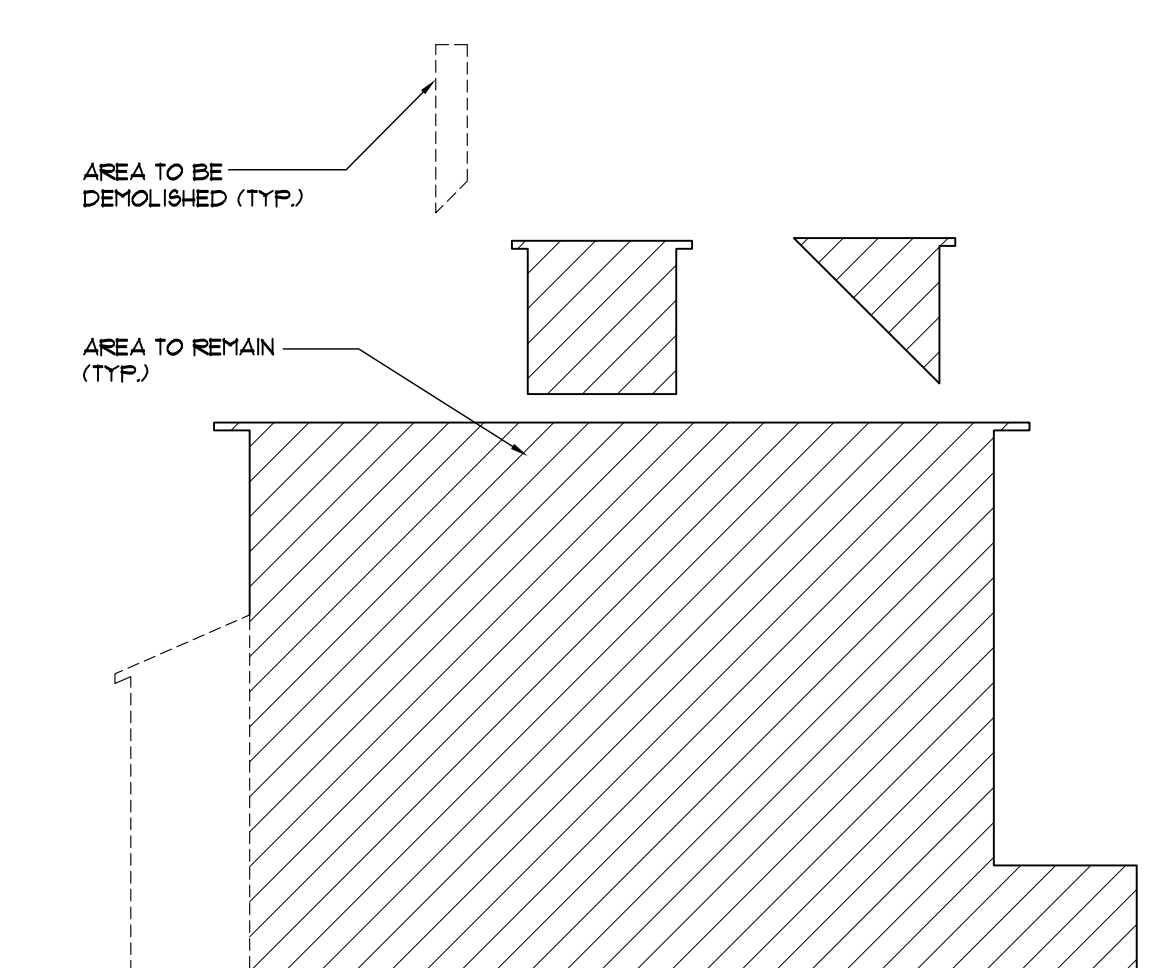
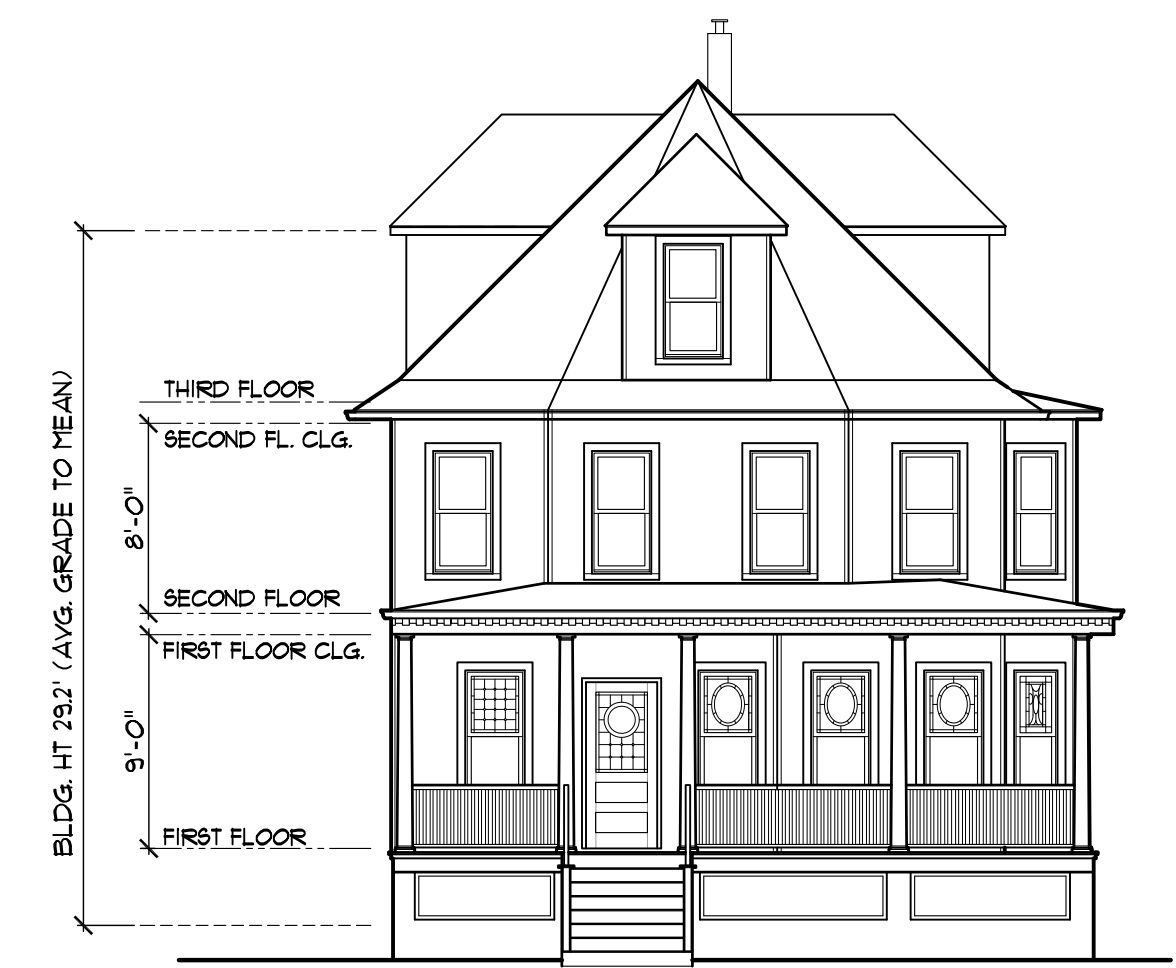
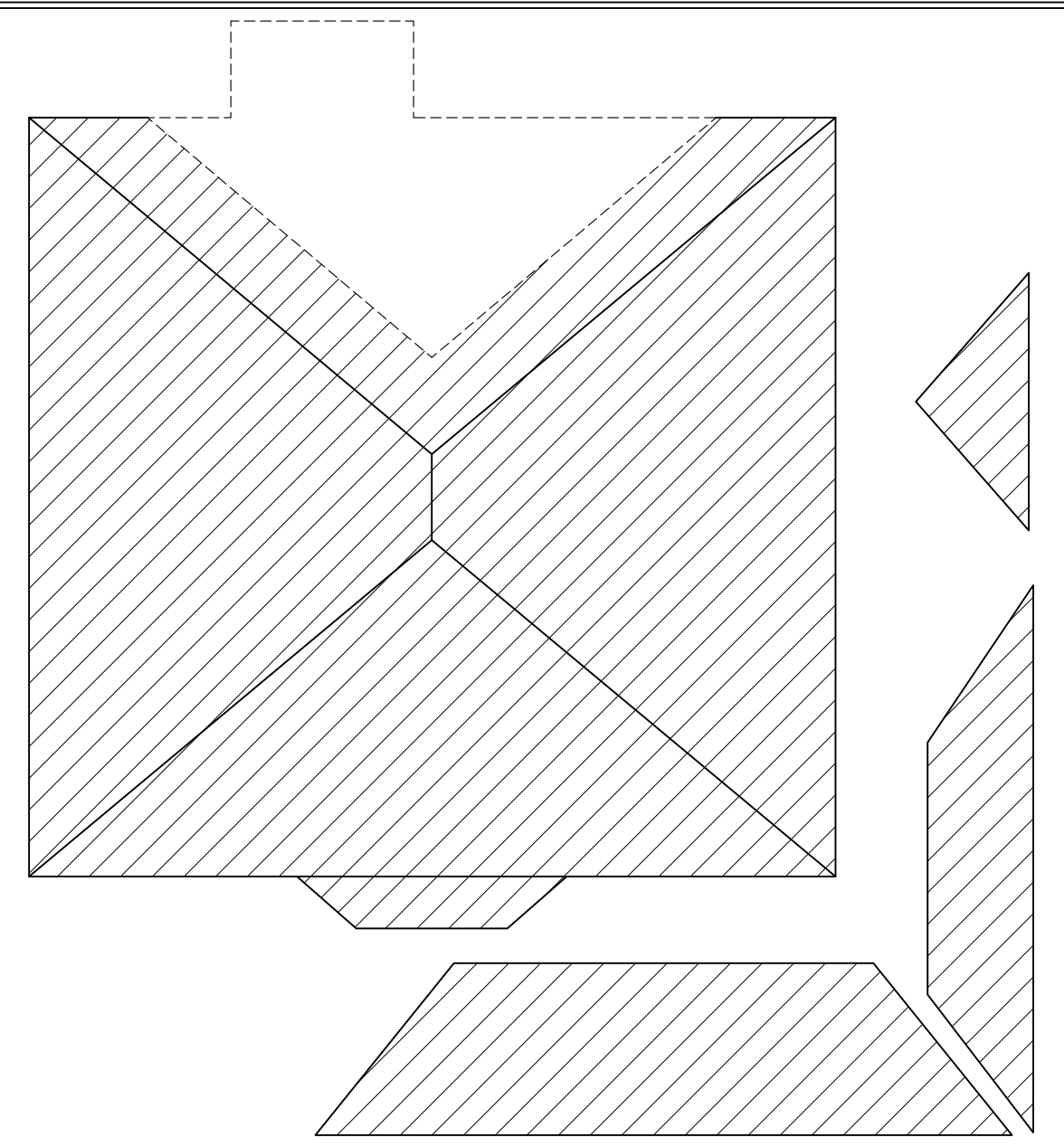
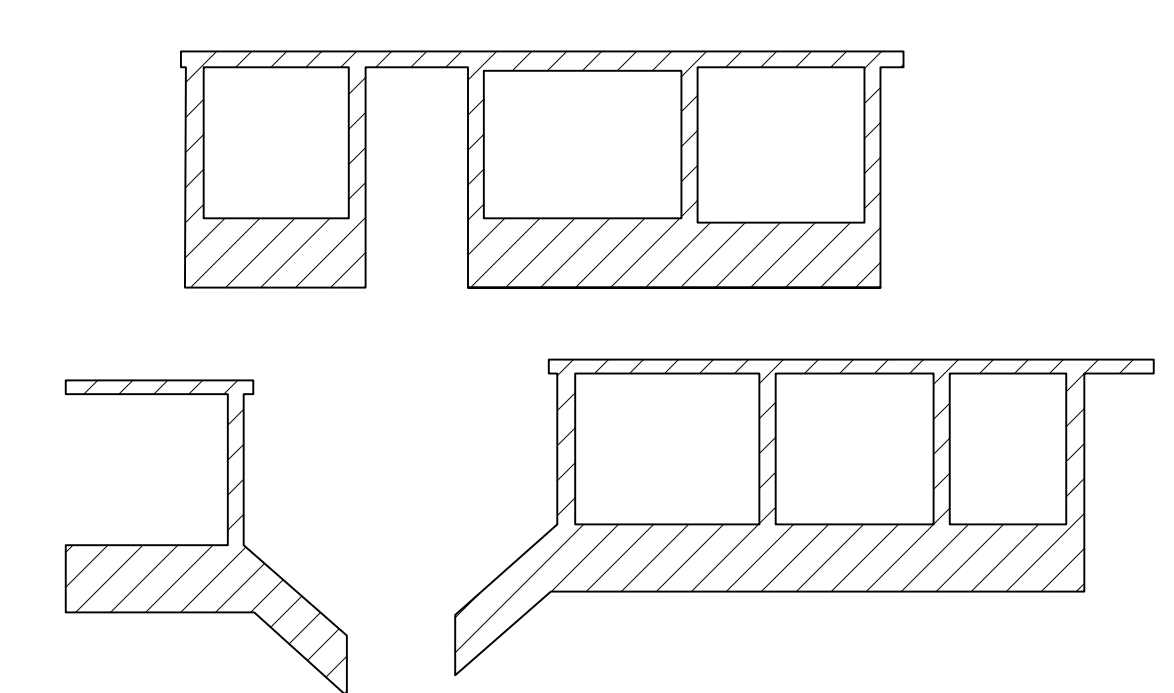
A-1
RICCI

EXISTING CONDITIONS



DEMOLITION CALCCS

TOTAL AREA = 5,285 SQ. FT.
 DEMO AREA = 184 SQ. FT.
 PERCENTAGE = 14.8% (DEMOLITION NOT REQ'D)



PROPOSED ADDITION/ALTERATIONS:
RICCI RESIDENCE
 Block: 249
 Lot: 1
 78 Broadway
 Ocean Grove, NJ

SEAL:
 Stephen J. Calikipe, AIA
 NJ LIC # A1008689

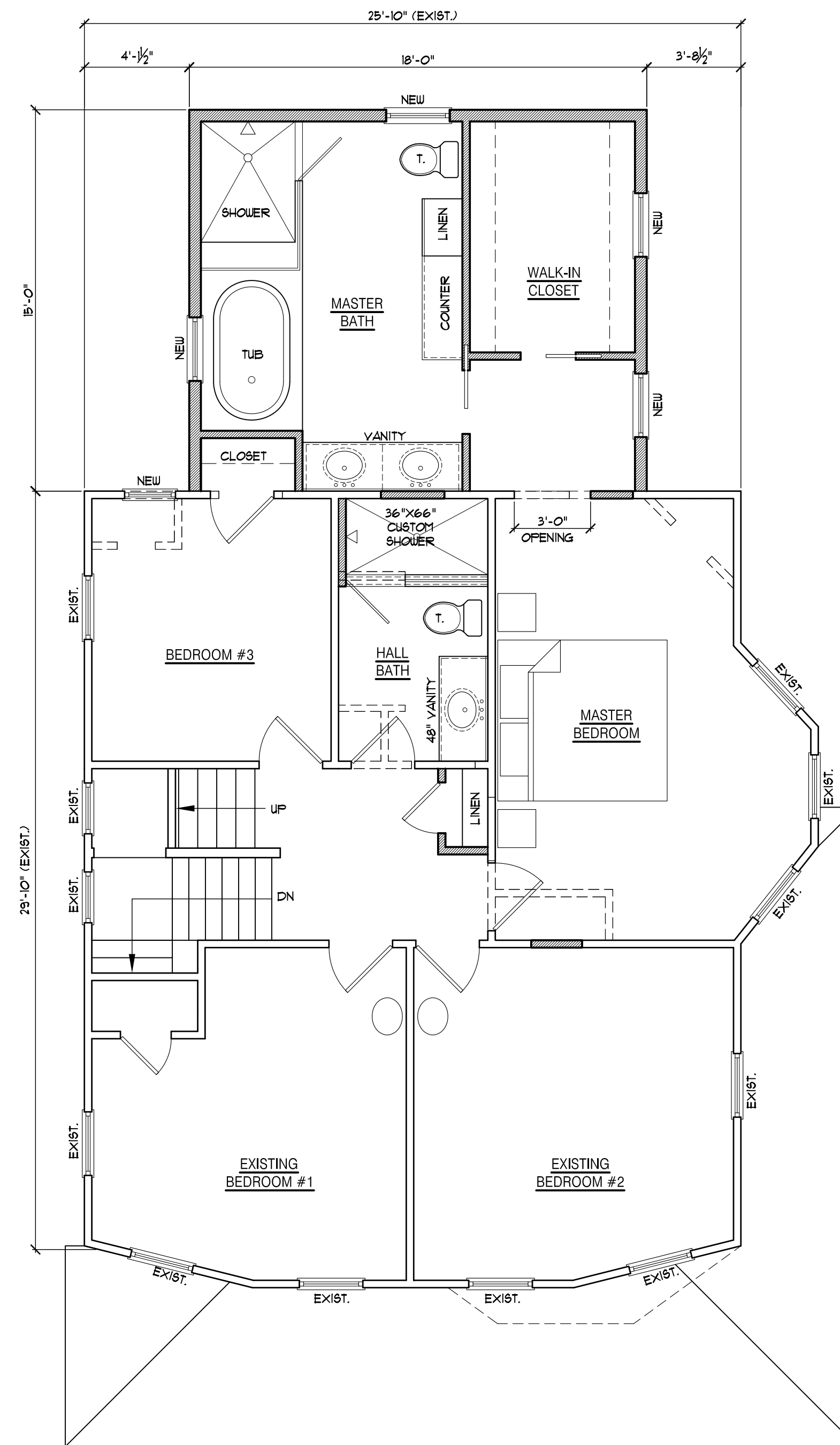
SHORE POINT ARCHITECTURE, PA
 108 South Main Street, Ocean Grove, New Jersey 07756
 P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

EXISTING CONDITIONS / DEMOLITION CALCCS
 SCALE: AS SHOWN
 DRAWN: ABF

DATE	04/29/22
REVISION SUBMISSION	
INITIAL RELEASE-ZONING SUB.	

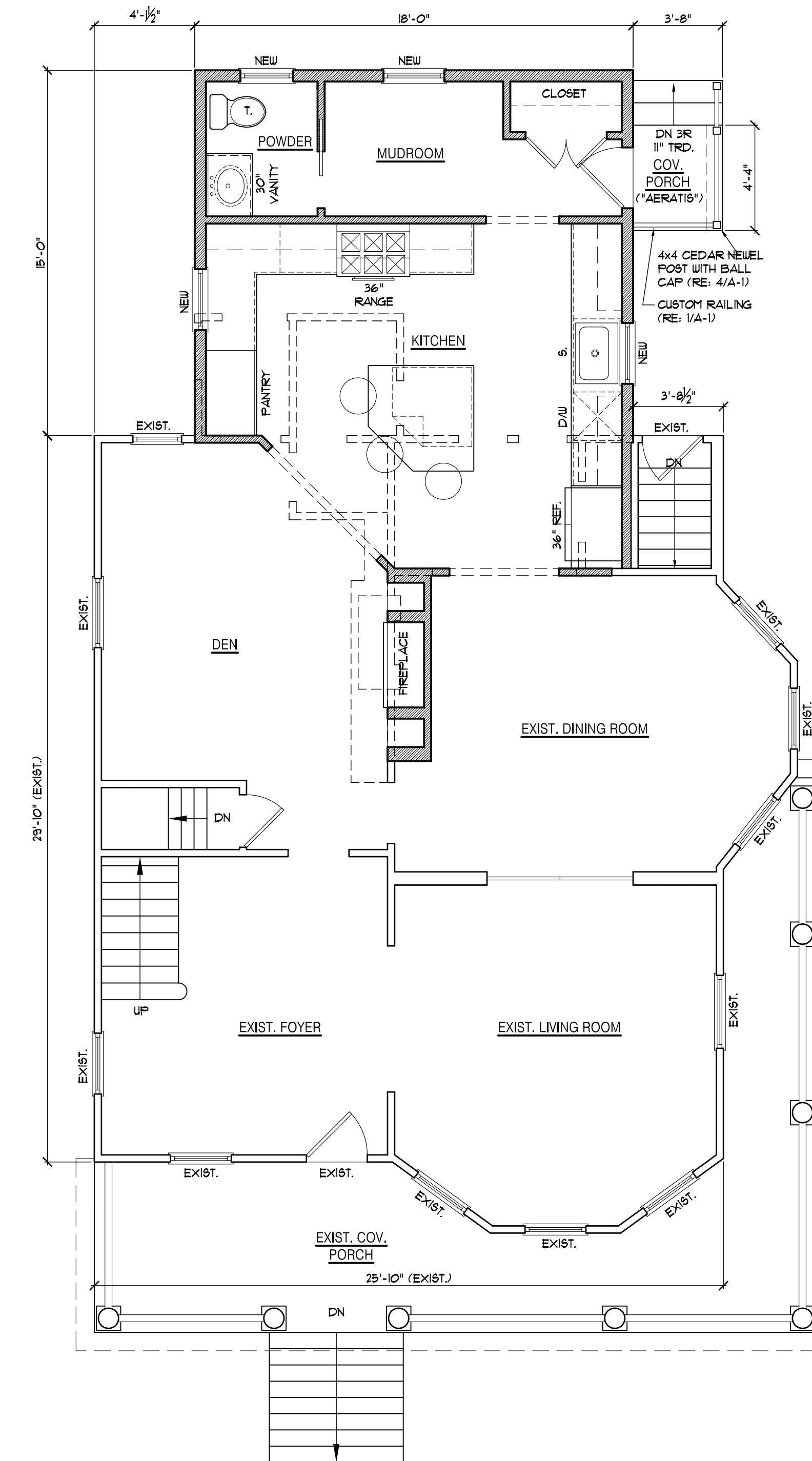
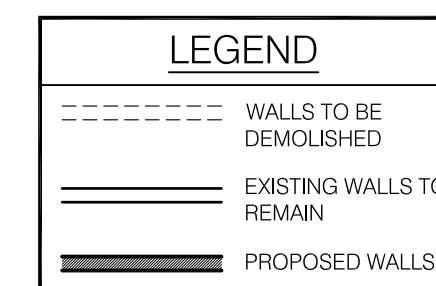
JOB NUMBER
 2021-30

A-2
 RICCI



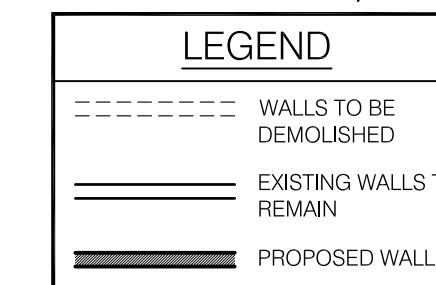
SECOND FLOOR PLAN

1/4"=1'-0"



FIRST FLOOR PLAN

1/4"=1'-0"



FLOOR PLANS

SCALE: AS SHOWN

DRAWN: ABF

DATE	REVISION/SUBMISSION	DATE
04/29/22	INITIAL RELEASE-ZONING SUB.	04/29/2022

JOB NUMBER
2021-30

A-3
RICCI

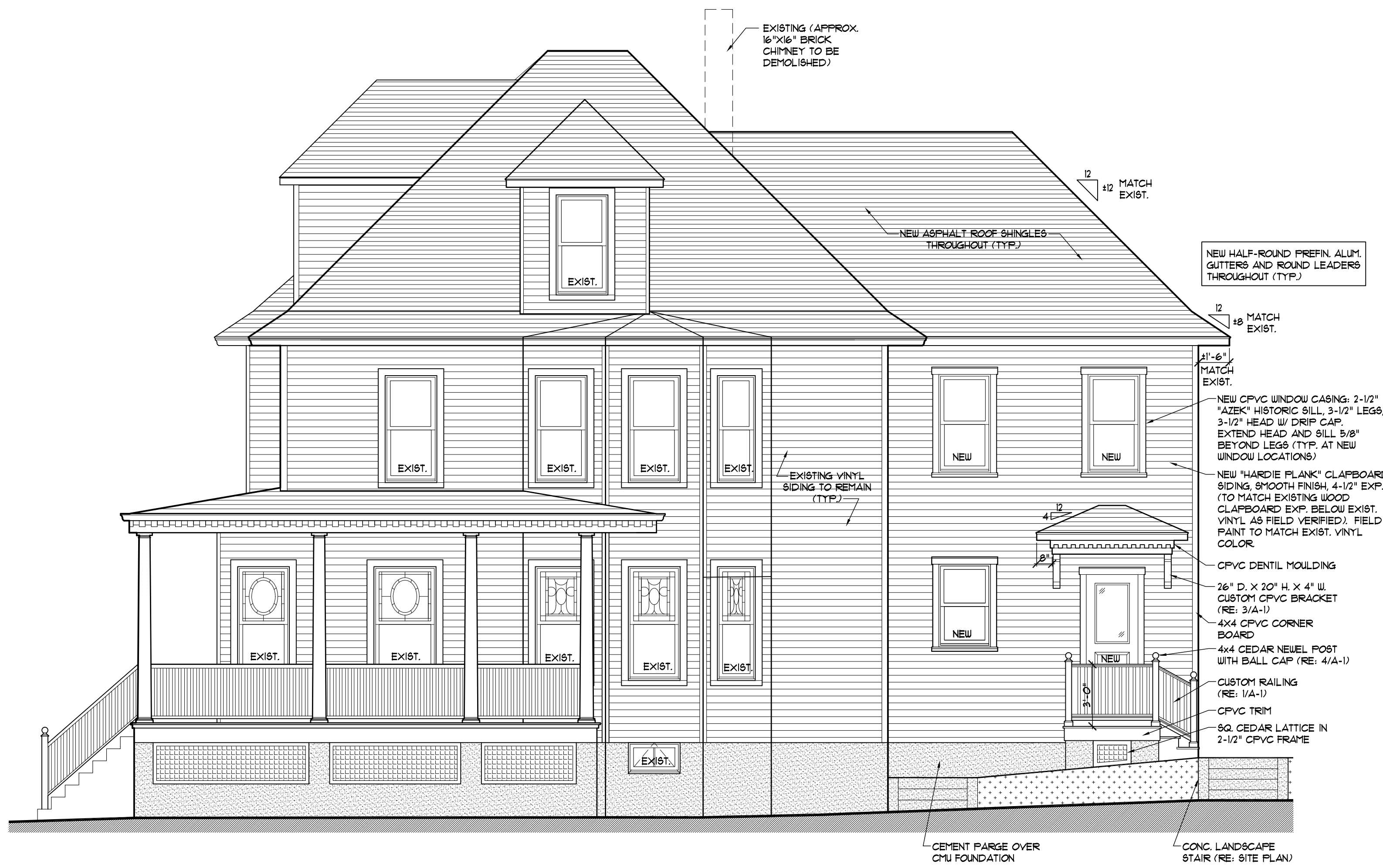
SHORE POINT
ARCHITECTURE, PA
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

SEAL:
Stephen J. Calikpe, AIA
Stephen J. Calikpe, AIA
NJ LIC # A100689

PROPOSED ADDITION/ALTERATIONS:
RICCI RESIDENCE

Block: 249
Lot: 1

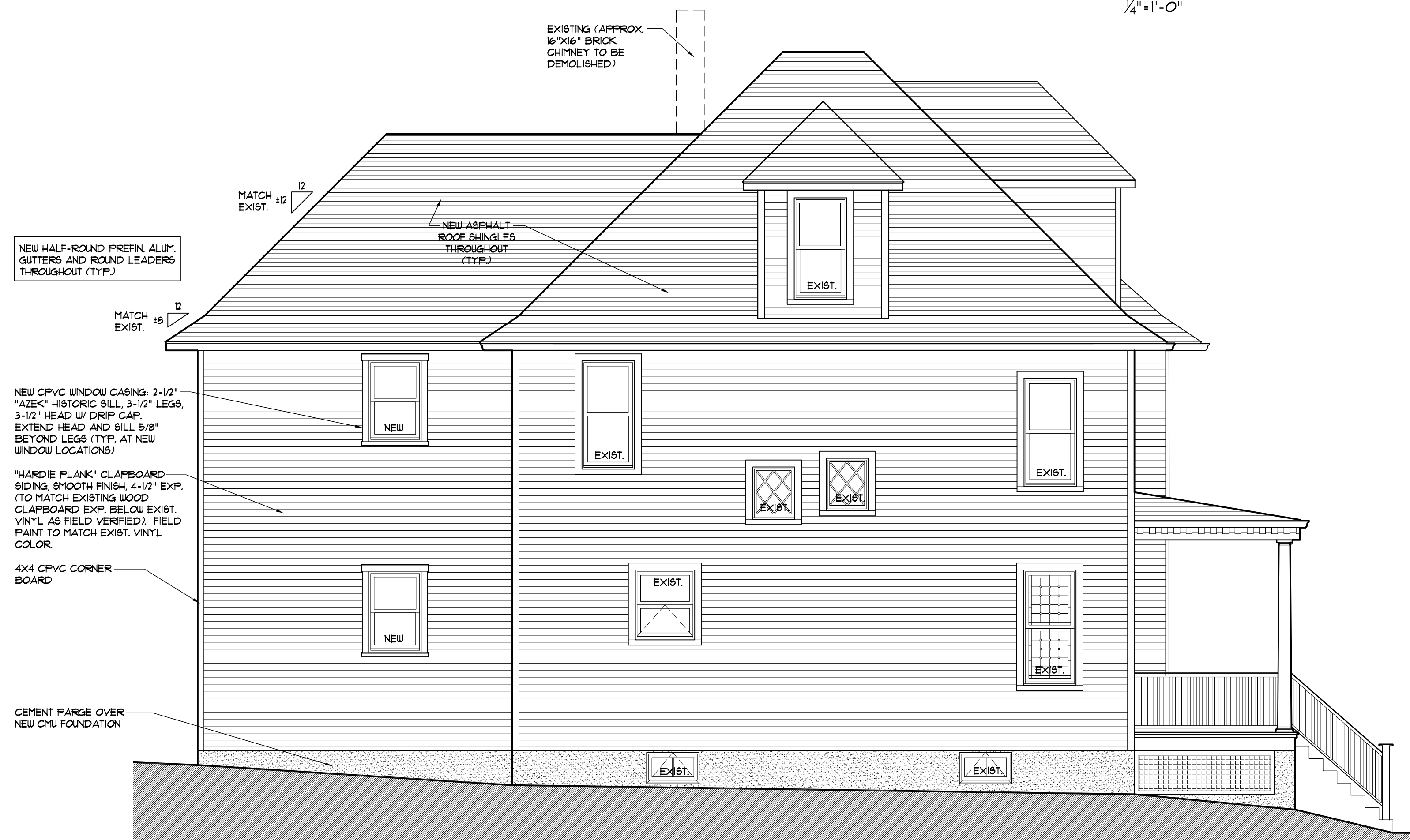
78 Broadway
Ocean Grove, NJ



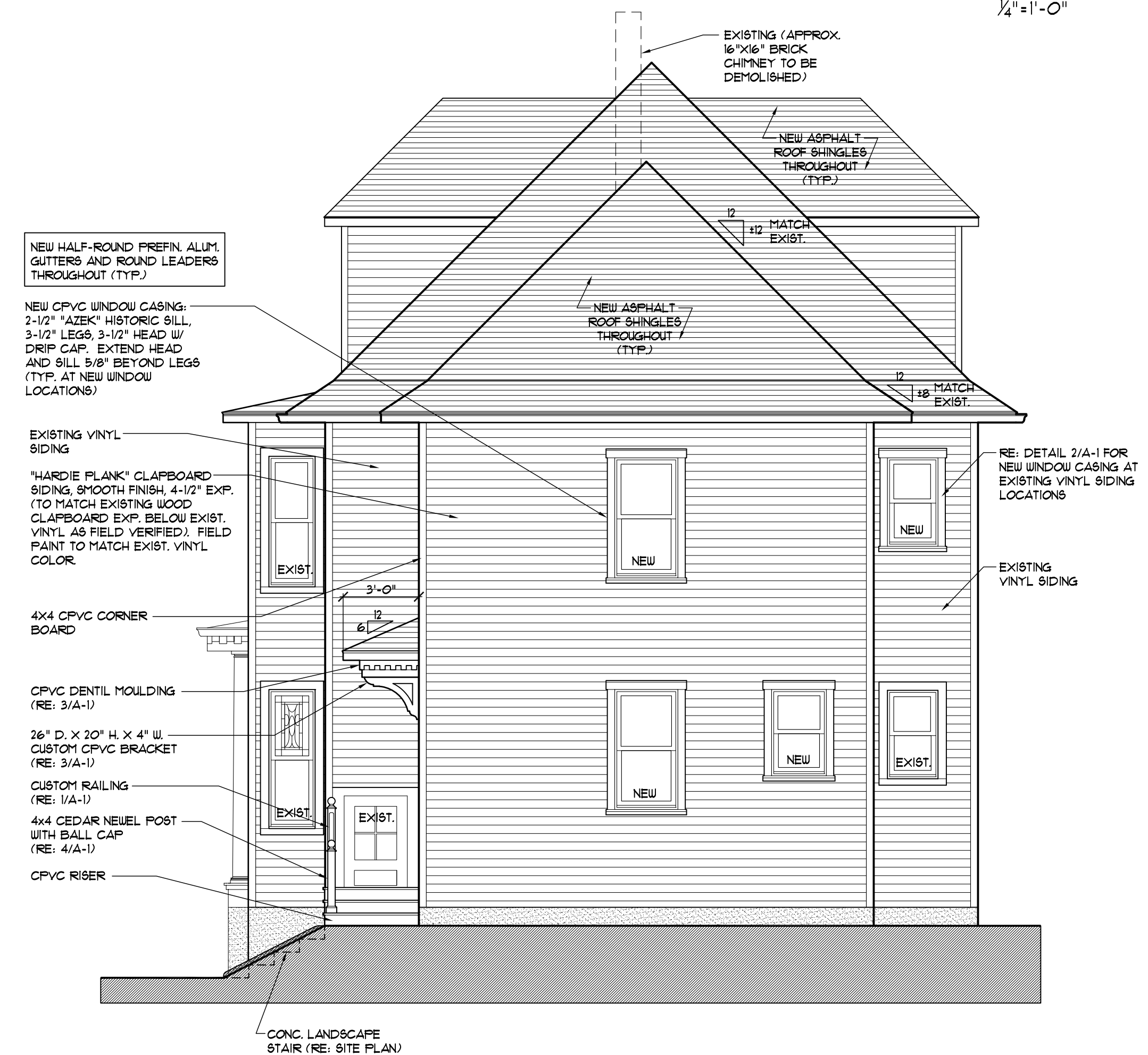
SIDE ELEV. (WEST)
1/4" = 1'-0"



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



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



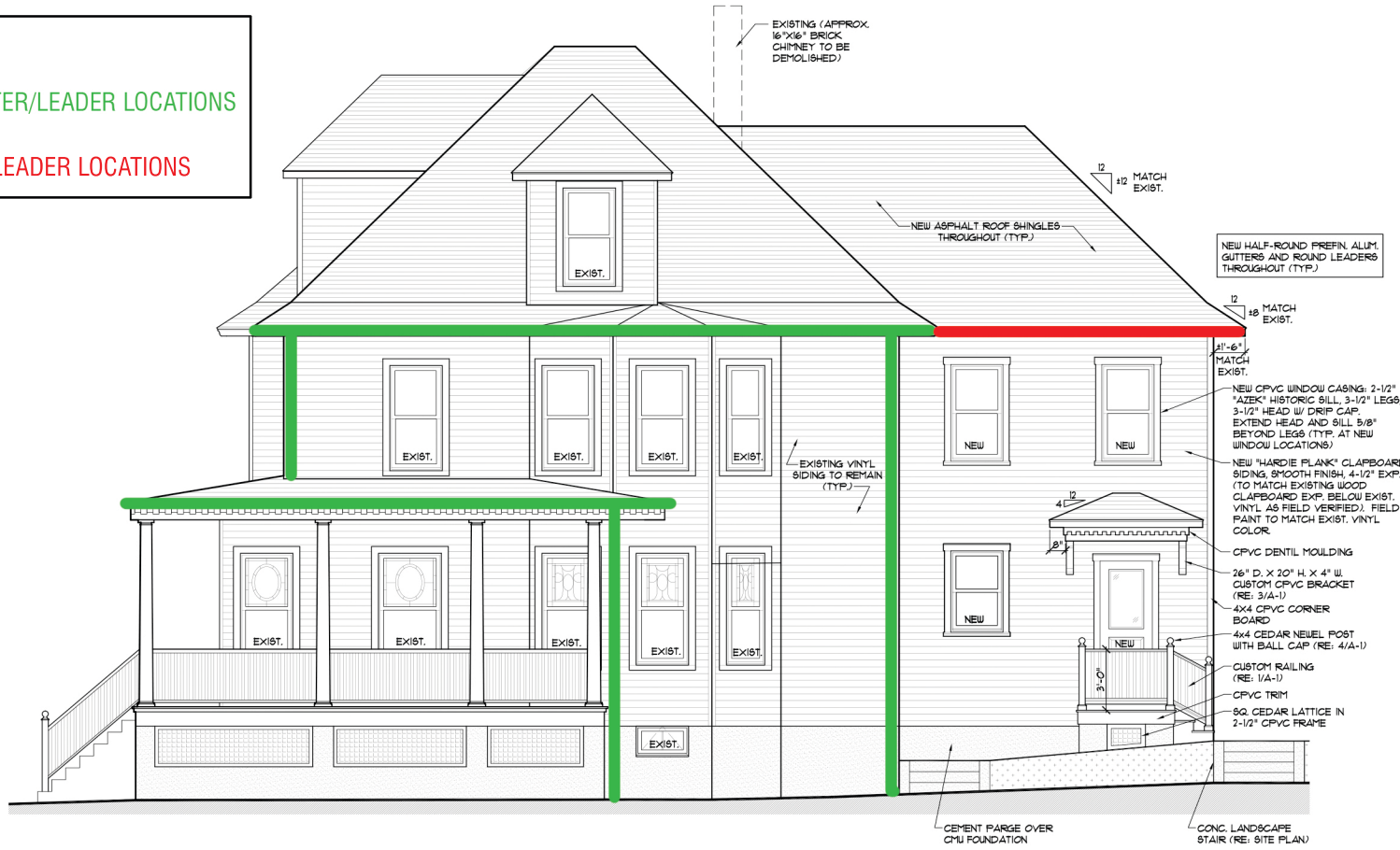
REAR ELEV. (SOUTH)
1/4" = 1'-0"

DATE	REVISION/SUBMISSION	DATE
04/29/22	INITIAL RELEASE-ZONING SUB.	04/29/2022

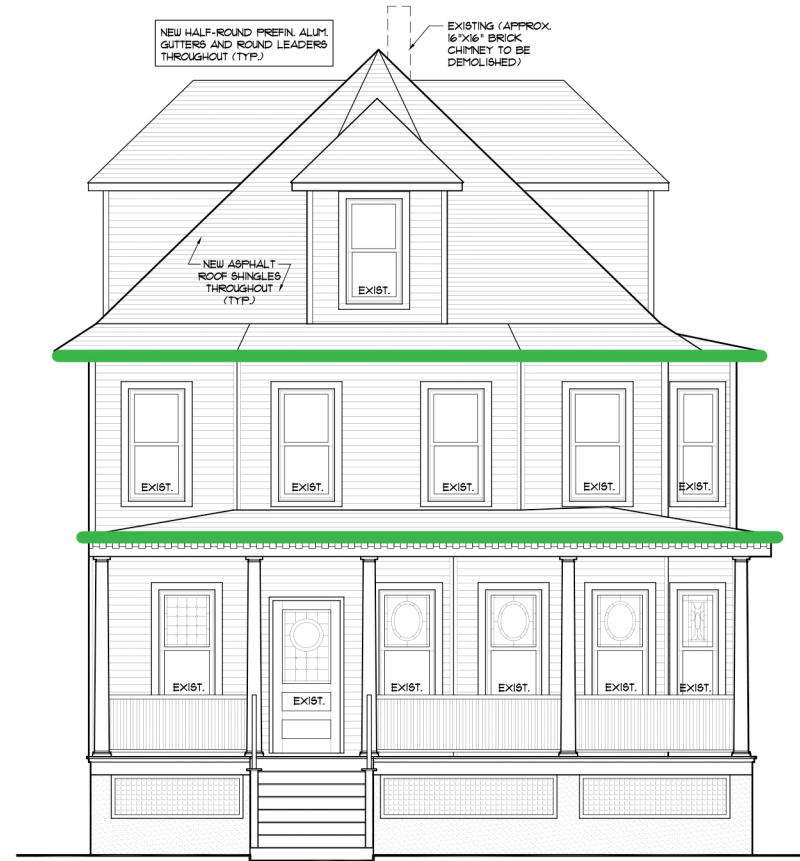
KEY:

EXISTING GUTTER/LEADER LOCATIONS

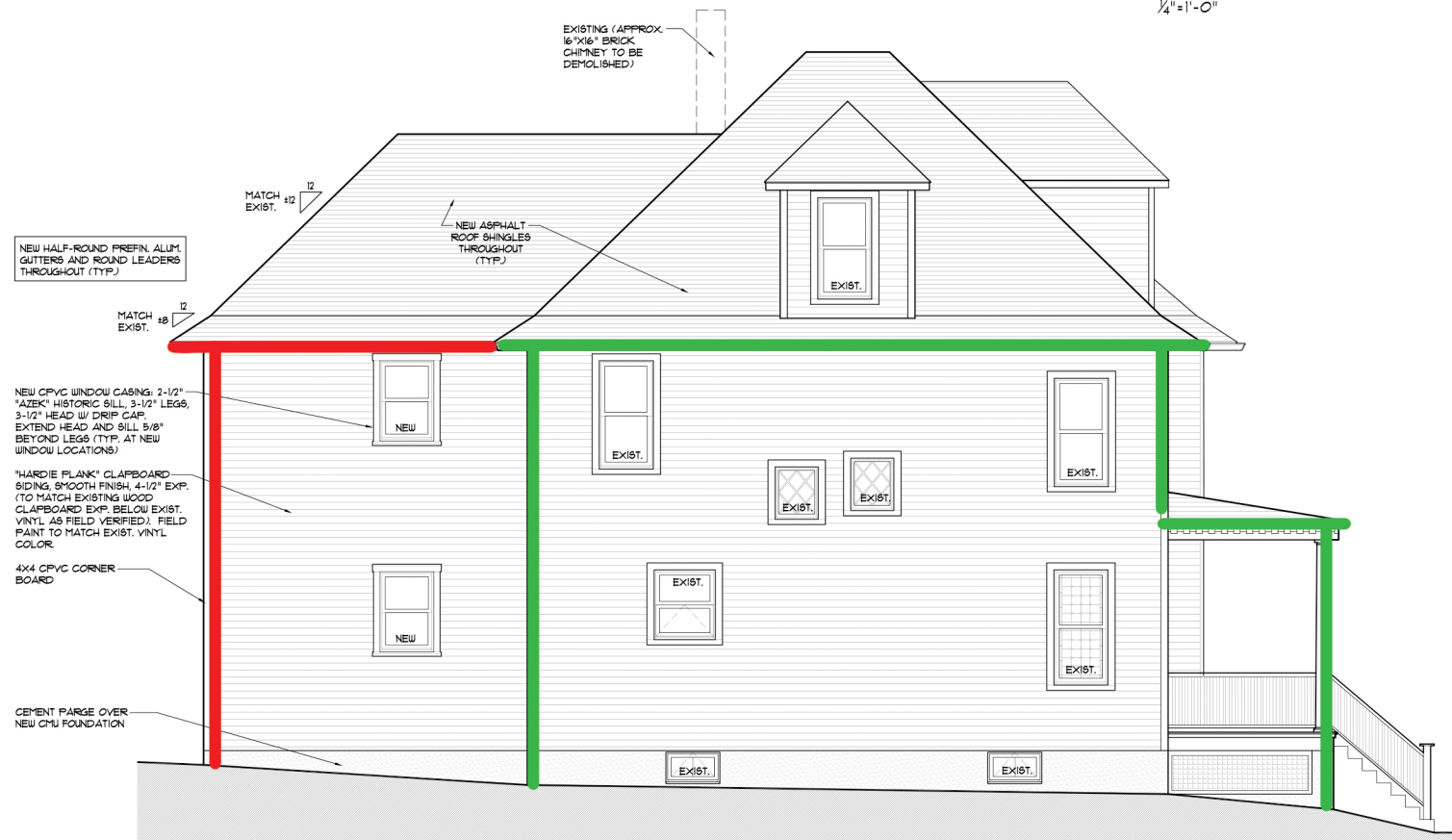
NEW GUTTER/LEADER LOCATIONS



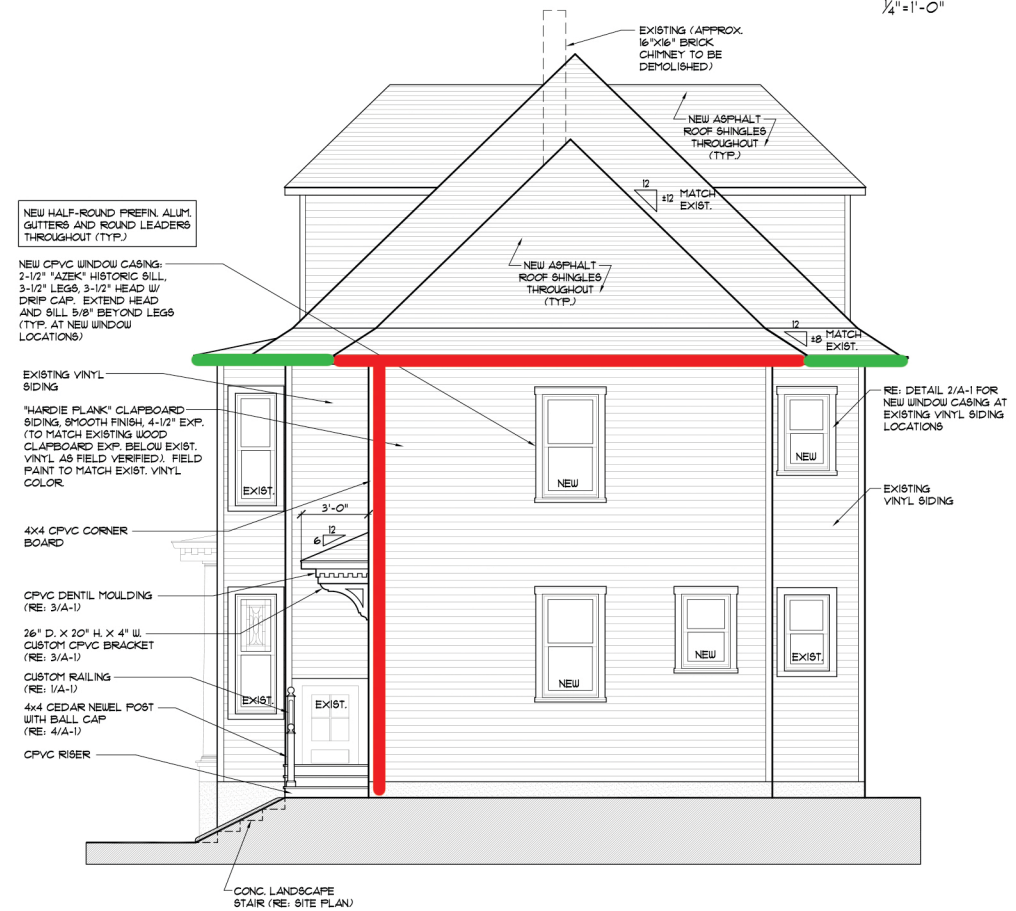
SIDE ELEV. (WEST)
1/4"=1'-0"



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



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



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

DATE	04/29/2022
REVISION/SUBMISSION	
DATE	6/2/22
INITIAL RELEASE - HRS SUBMISSION	