

# PROJECT PROPOSED 4 UNIT TOWNHOUSE BUILDING



STUDIO 16 ARCHITECTURE LLC.  
603 Mattison Avenue, RM 407  
Asbury Park, NJ 07712  
p. 732-807-5359  
info@S16A.com www.S16A.com  
3/22/24

**OWNER**  
**FOUR A REALTY LLC**

**LOCATION**  
**103 & 115 CREEK ROAD**  
**KEANSBURG**  
**NEW JERSEY**

## REFERENCE DATA

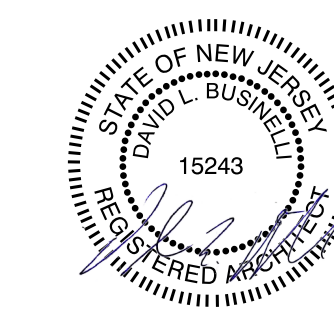
BLOCK 70  
LOT 11 & 12  
LOCATION CREEK ROAD  
TAX ASSESSMENT MAP  
BOROUGH OF KEANSBURG,  
MONMOUTH COUNTY NJ, SHEET 13  
MAP R-5  
ZONE R-5  
CONSTRUCTION CLASSIFICATION 5B  
OCCUPANCY CLASSIFICATION R3

## INDEX OF DRAWINGS

T-001.00 COVER PAGE  
Z-100.00 SITE PLAN  
A-100.00 FLOOR PLANS  
A-101.00 FLOOR PLANS  
A-200.00 ELEVATIONS  
A-201.00 ELEVATIONS  
A-300.00 SECTIONS  
A-301.00 SECTIONS



1 NORTH-EAST ELEVATION  
SCALE: 1/8" = 1'-0"



Architect: David L. Businelli 524300

## DRAWING LEGEND

	SECTION MARK
	ELEVATION MARK
	INTERIOR ELEVATION MARK
	DETAIL MARK
	ROOM NAME / NUMBER
	DOOR MARK / NUMBER
	WALL TYPE MARK
	FIXTURE TYPE MARK
	ELEVATION (HEIGHT) MARK
	REVISION MARK

## MATERIAL LEGEND

	PLYWOOD
	TEXTURE 1-11
	GYPSUM BOARD
	FINISH WOOD
	ROUGH WOOD
	METAL
	GLASS
	BRICK
	CONCRETE
	CONCRETE BLOCK
	COMPACTED EARTH
	GRANULAR FILL
	BATT INSULATION
	RIGID INSULATION

DRWG #: T-001.00

JOB #: 08

SCOPE OF WORK

Preliminary design for the development of a two unit town house of two family each

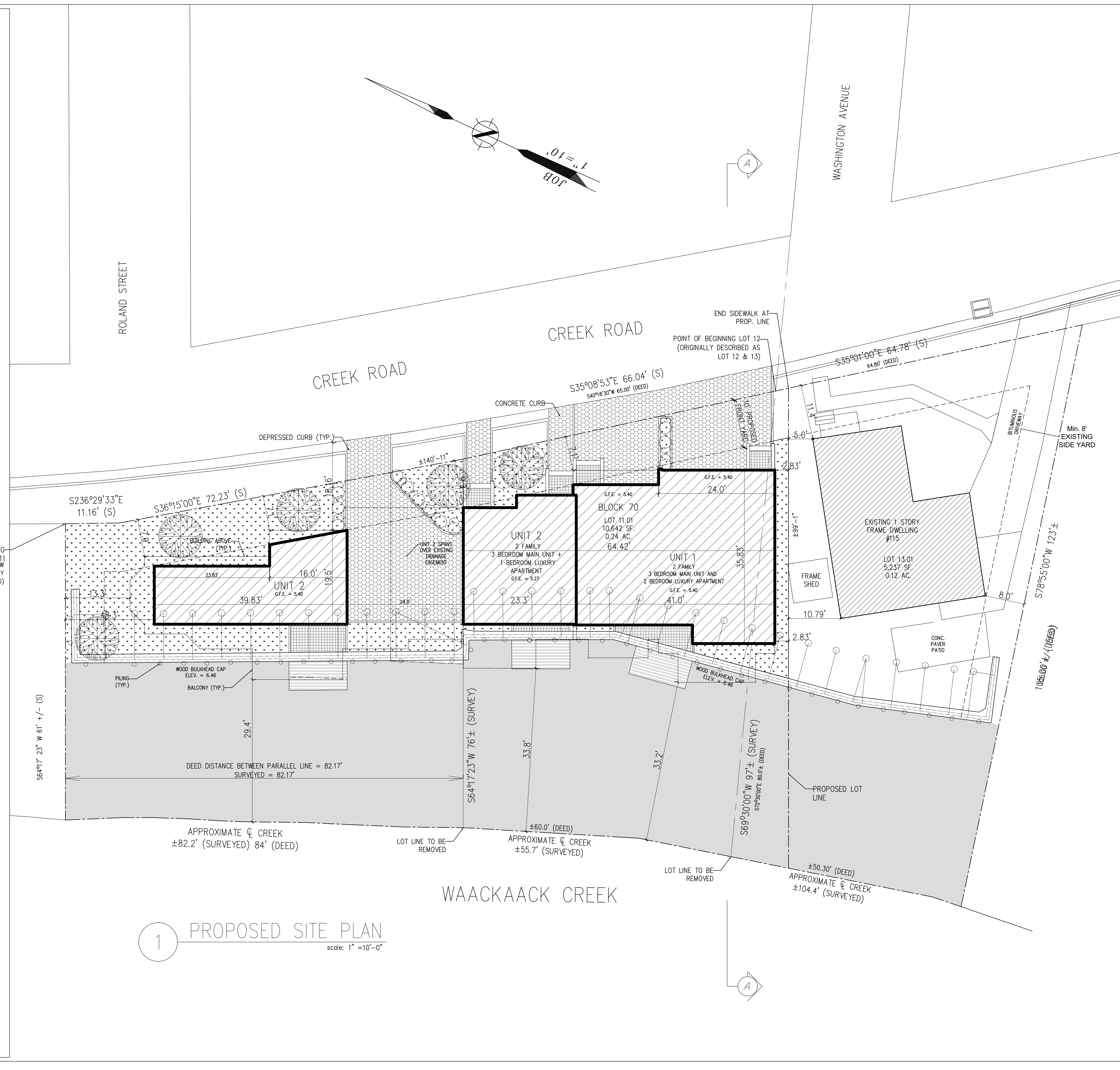
REFERENCE DATA

BLOCK	70
LOT	11 & 12
HOUSE	115 CREEK ROAD
MAP	N/A
ZONE	R-5
CONSTRUCTION CLASSIFICATION	5B
OCCUPANCY CLASSIFICATION	R3



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1 PROPOSED SITE PLAN  
 scale: 1" = 10'-0"

REVISIONS	
No.	DATE: DESCRIPTION:
1	6/21/23 FLOOR PLAN REVISION - ATTACHED 4 UNITS BUILDINGS
2	12/8/23 FLOOR PLAN REVISION - ATTACHED 4 UNITS BUILDINGS
3	3/20/24 ISSUED FOR PLANNING BOARD

Owner:  
 FOUR A REALTY LLC  
 103 & 115 CREEK ROAD  
 KEANSBURG, N.J.

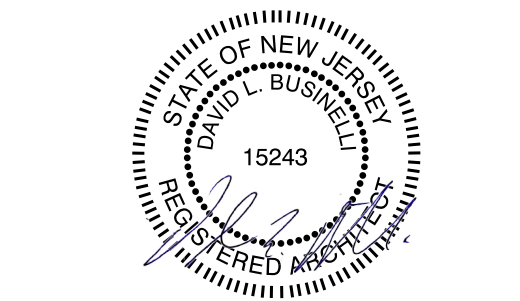
PROJECT:  
 2 FAMILY ATTACHED BUILDING  
 CREEK ROAD  
 KEANSBURG, NJ

DRAWING TITLE:  
 FIRST FLOOR PLAN

DATE	10-19-23
chk by	DLB
drawing by	SOS
dwg #:	Z-100.00

JOB NO. 08

SEAL: Architect: David L. Businelli 524300





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Owner:  
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 103 & 115 CREEK ROAD  
 KEANSBURG, N.J.

PROJECT:  
 2 FAMILY ATTACHED  
 BUILDING  
 CREEK ROAD  
 KEANSBURG, NJ

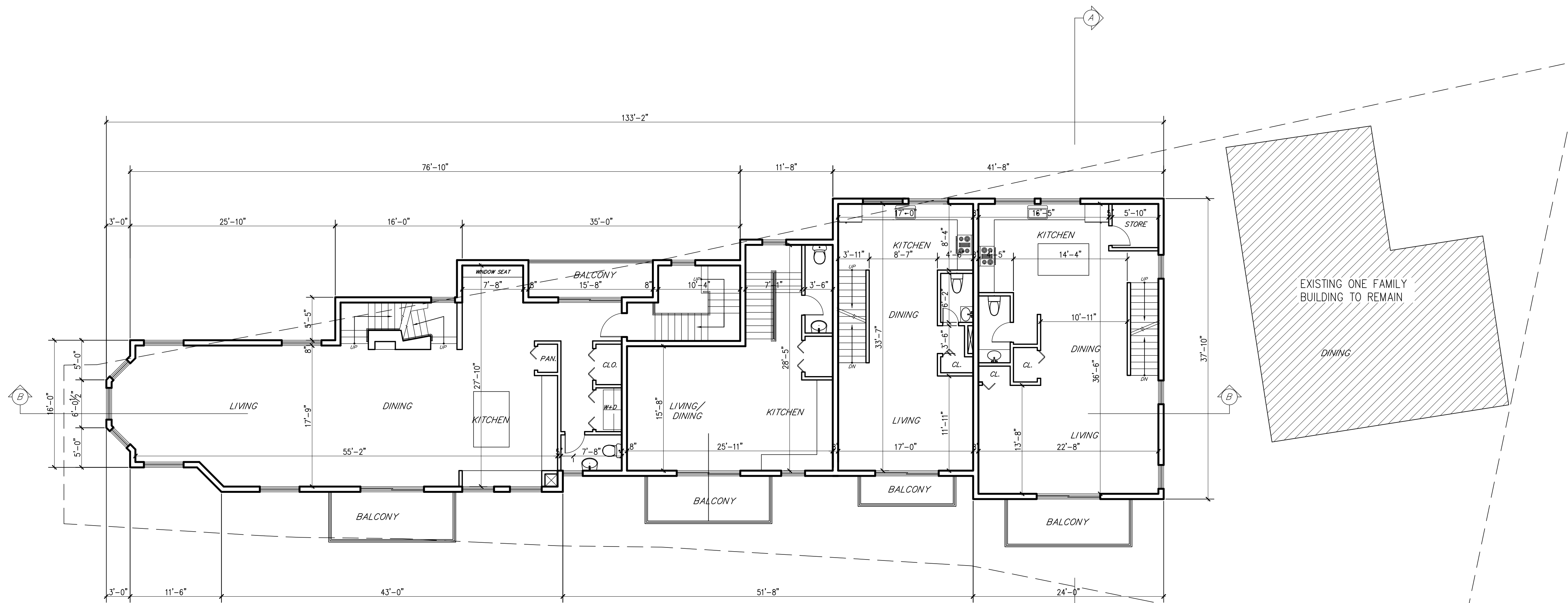
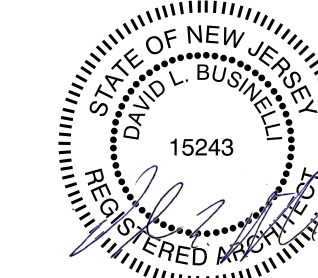
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 FLOOR PLANS

DATE	06-21-23
chk by	DLB
drawing by	SOS
dwg #:	A-100.00

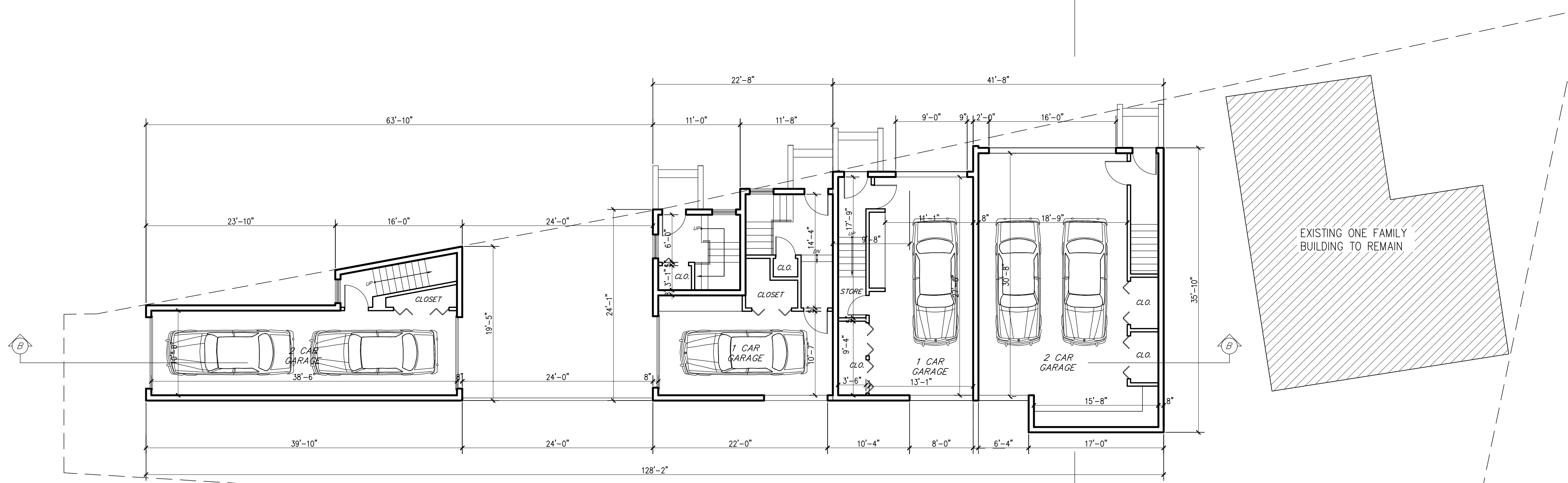
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JOB NO.  
 08

SEAL: Architect David L. Businelli 524300



2 SECOND FLOOR PLAN  
 scale: 1/8" = 1'-0"



1 FIRST FLOOR PLAN  
 scale: 1/8" = 1'-0"



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 103 & 115 CREEK ROAD  
 KEANSBURG, N.J.

PROJECT:  
 2 FAMILY ATTACHED  
 BUILDING  
 CREEK ROAD  
 KEANSBURG, NJ

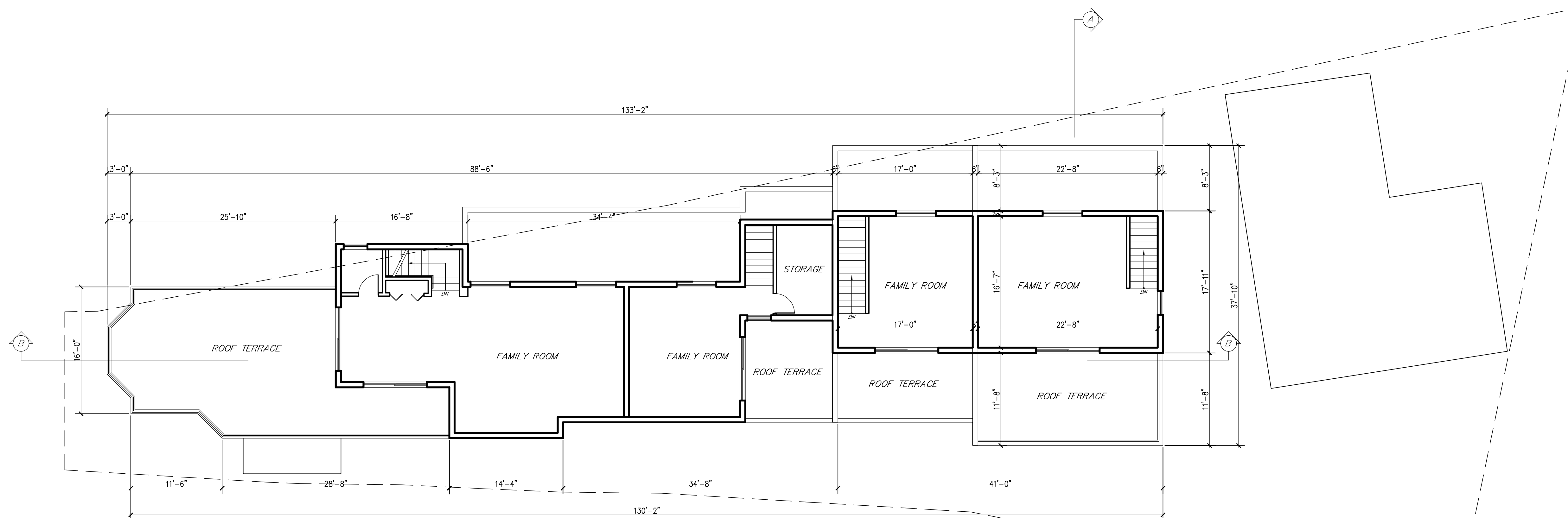
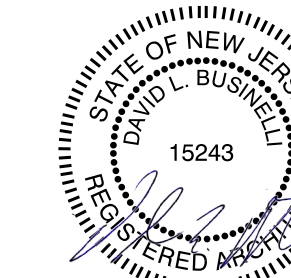
DRAWING TITLE:  
 FLOOR PLANS

DATE: 06-21-23  
 chk by: DLB  
 drawing by: SOS  
 dwg #: A-101.00

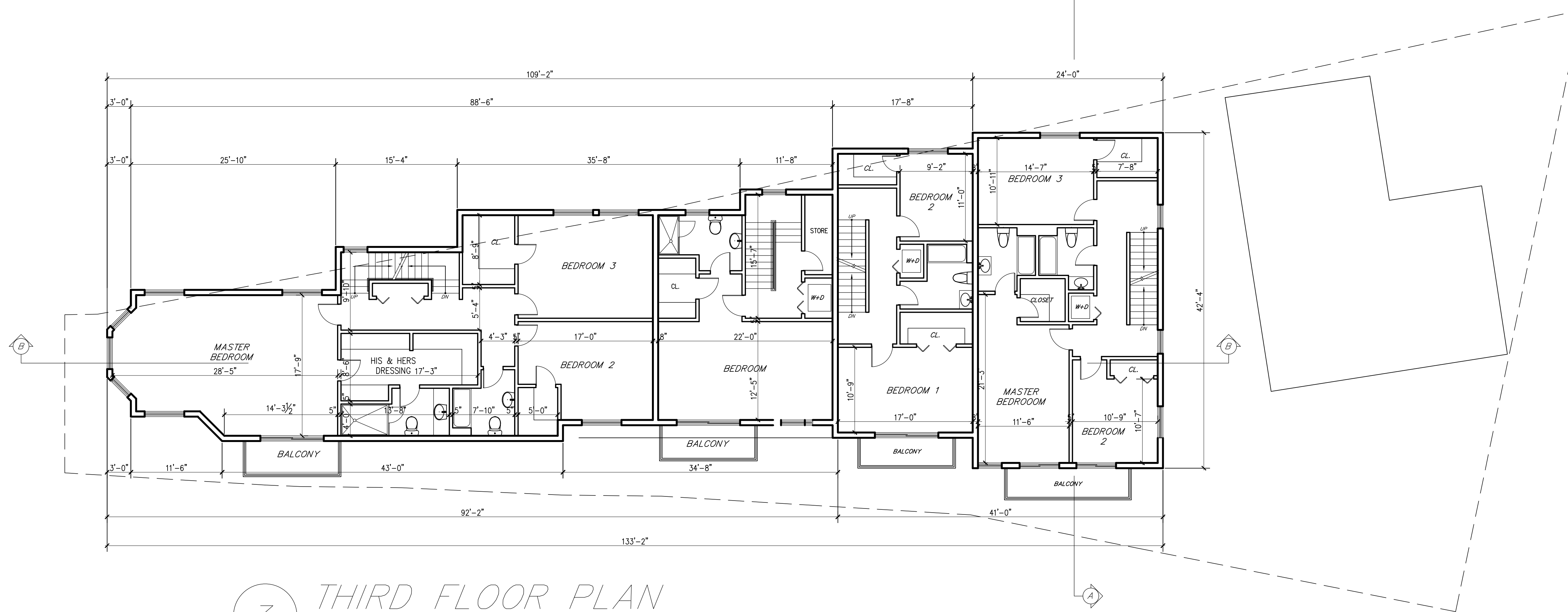
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JOB NO. 08

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4 ROOF TERRACE PLAN  
 scale: 1/8" = 1'-0"



3 THIRD FLOOR PLAN  
 scale: 1/8" = 1'-0"

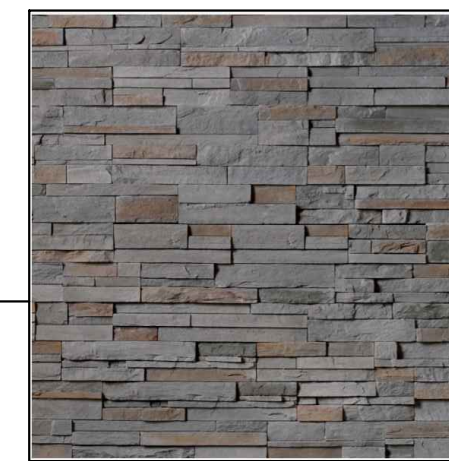


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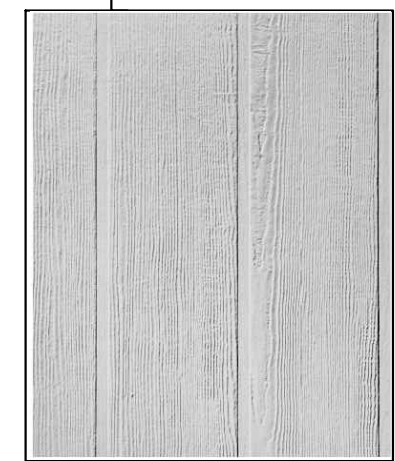
1 NORTH-EAST ELEVATION  
SCALE: 1/8" = 1'-0"



Pro-fit Ledgestone by Cultured Stone in Gray Finish



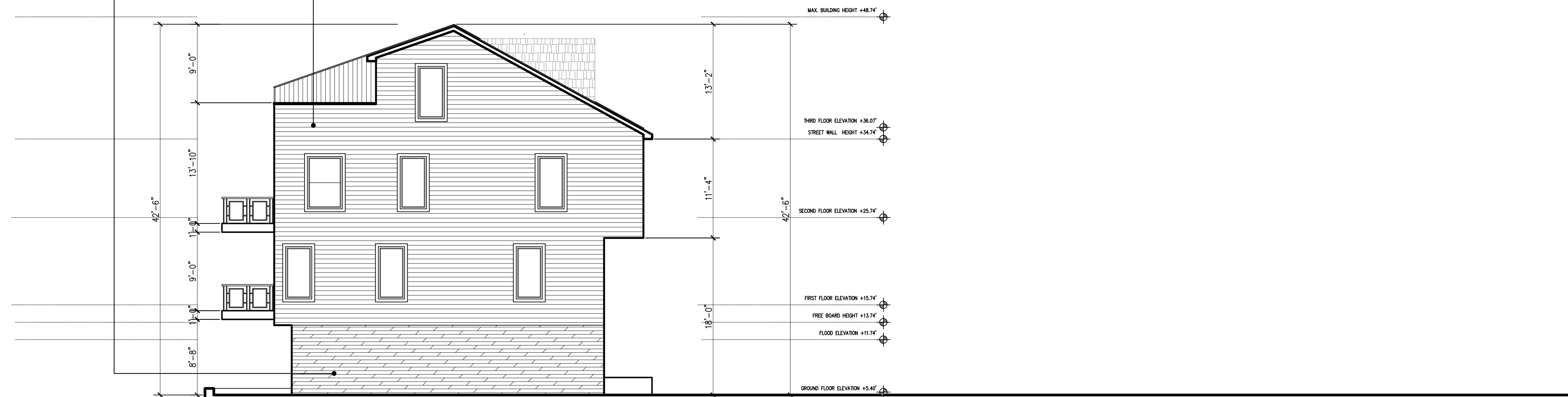
Hardie Plank Select CedarMill in Boothbay Finish



Hardie Panel Vertical Siding Smooth Finish in Arctic White



Hardie Shingles Straight Edge Panel in Light Mist



2 SOUTH-EAST ELEVATION  
SCALE: 1/8" = 1'-0"

WAACKAACK CREEK

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KEANSBURG, N.J.

PROJECT:  
2 FAMILY ATTACHED  
BUILDING  
CREEK ROAD  
KEANSBURG, NJ

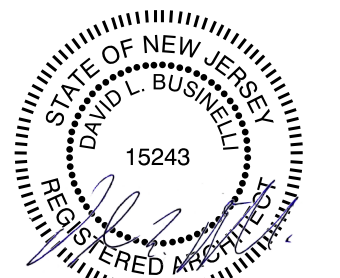
DRAWING TITLE:  
ELEVATIONS

DATE	06-21-23
chk by	DLB
drawing by	SOS
dwg #:	A-201.00

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JOB NO.  
08

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 KEANSBURG, NJ

DRAWING TITLE:  
 ELEVATIONS

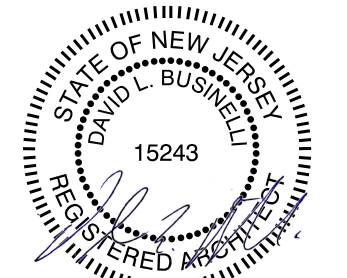
DATE: 06-21-23  
 chk by: DLB  
 drawing by: SOS

dwg #: A-202.00

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JOB NO. 08

SEAL: Architect: David L. Businelli 524300



3 SOUTH-WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

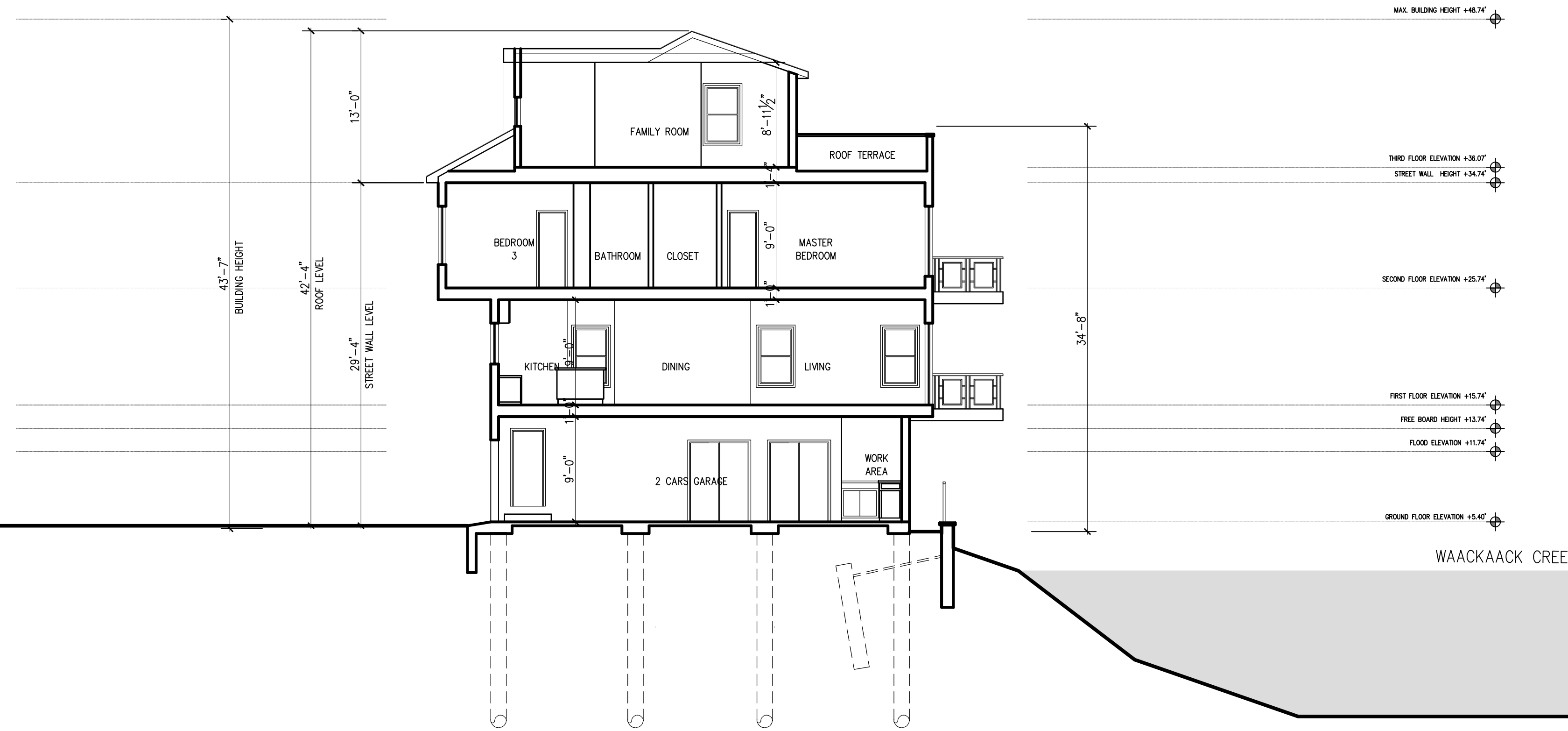


4 NORTH-WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

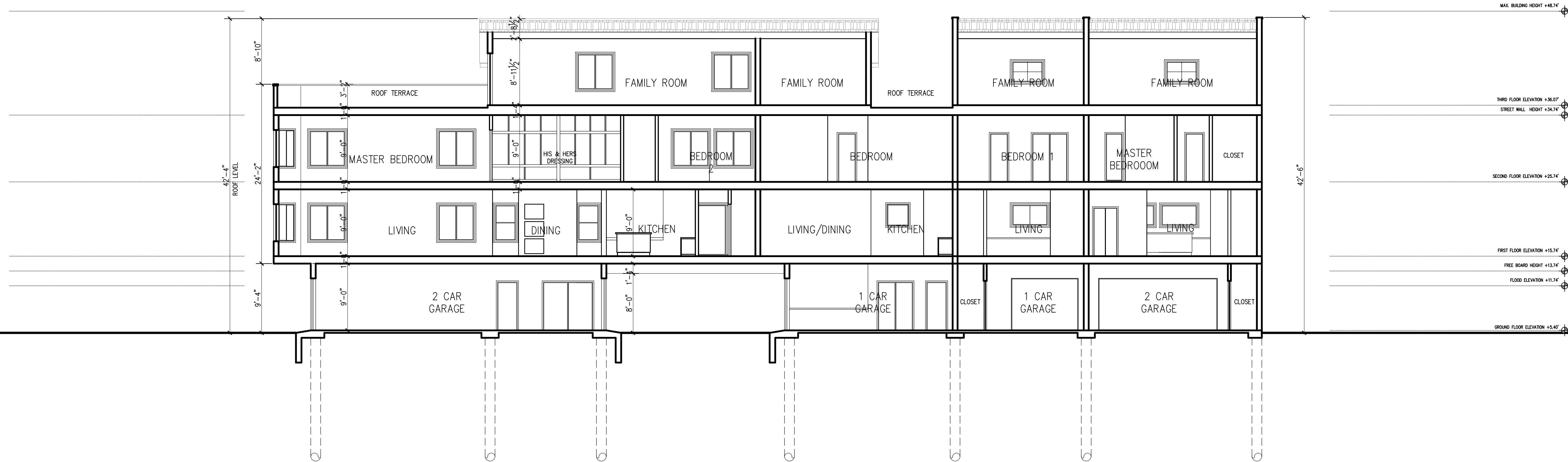


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1 SECTION A - A  
 SCALE: 1/8" = 1'-0"



2 SECTION B - B  
 SCALE: 1/8" = 1'-0"

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 KEANSBURG, NJ

DRAWING TITLE:  
 SECTIONS

DATE: 06-21-23  
 chk by: DLB  
 drawing by: SOS  
 dwg #: A-301.00

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JOB NO. 08

SEAL: Architect: David L. Businelli 524300

