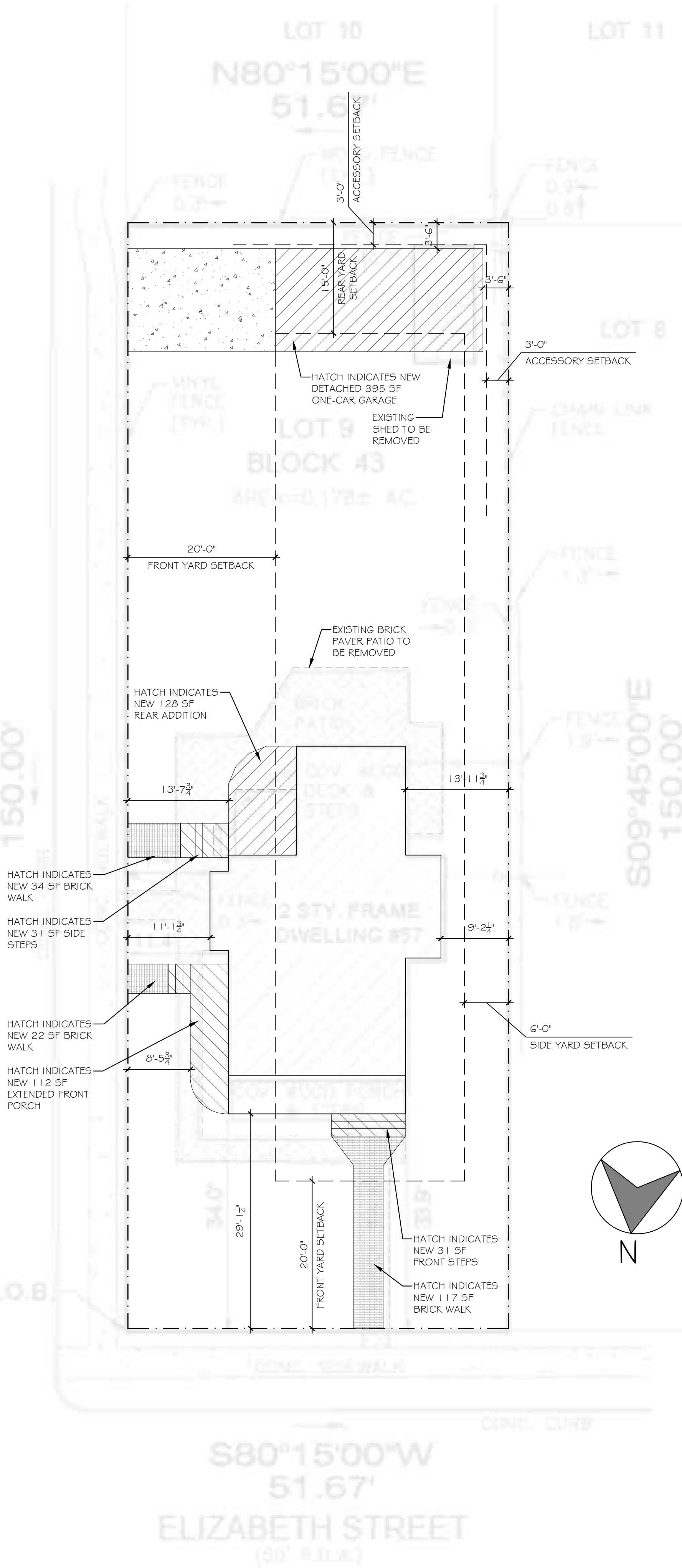


1 PLOT DIAGRAM

SCALE: 1" = 10'-0"



PROJECT DATA

SCOPE OF WORK :

INTERIOR ALTERATIONS, ONE STORY
ADDITION AT SIDE AND REAR OF
HOME. EXPANDED FRONT PORCH.
NEW DETACHED GARAGE / STUDIO.

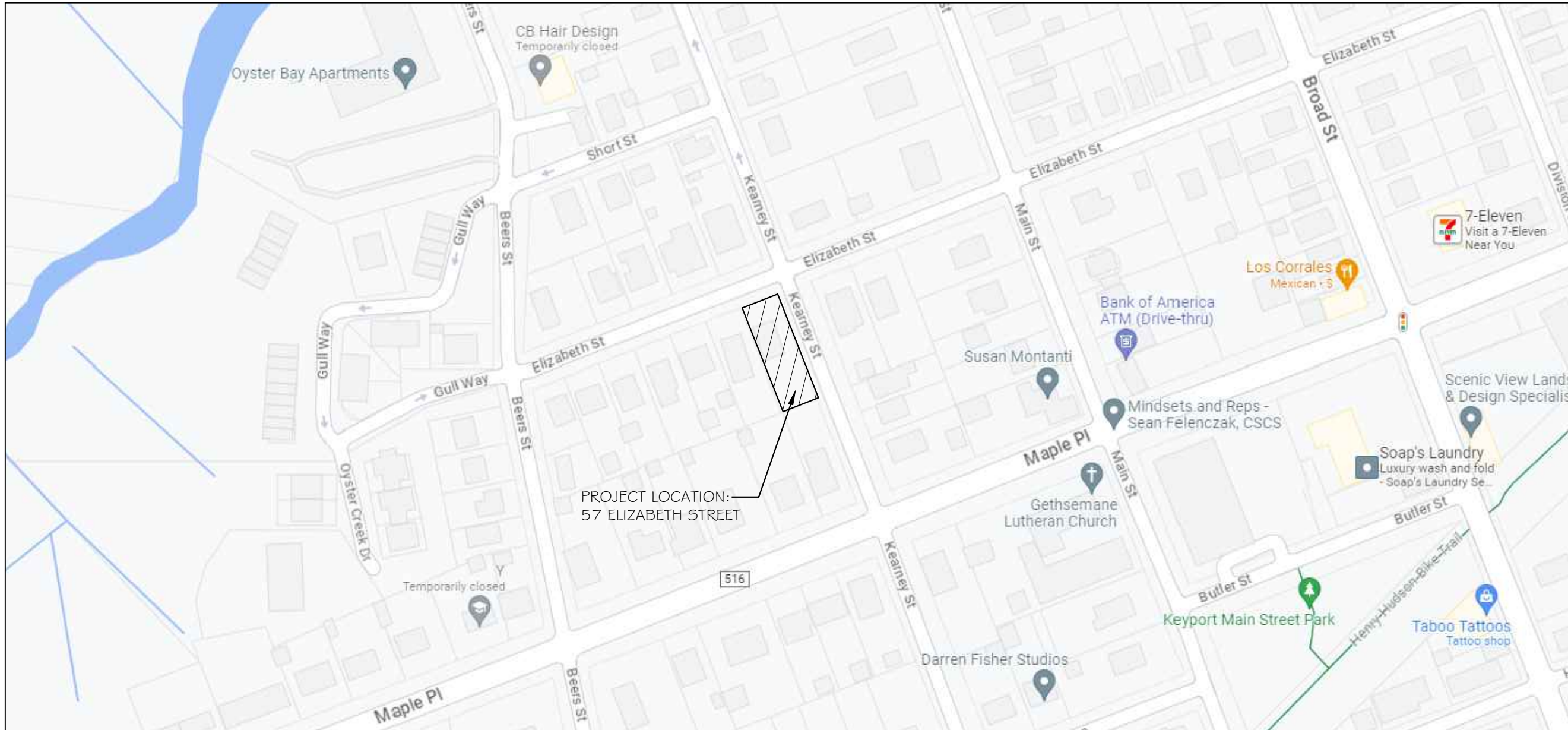
BUILDING INFORMATION

USE GROUP : R5
CONSTRUCTION TYPE : 5B

ZONING ANALYSIS

DATE OF FIRST CODE RESEARCH : 9/16/2022			
DATE OF SECOND CODE RESEARCH :			
PROJECT NAME : THE OCCHIPINTI RESIDENCE			
STREET ADDRESS : 57 ELIZABETH STREET			
BLOCK : 43 LOT : 9			
ZONING DISTRICT : RA			
LOT REQUIREMENTS :			
LOT AREA :	REQUIRED 5000 SF	EXISTING 7750.5 SF	PROPOSED UNCHANGED
LOT WIDTH :	50 FEET	51.67 FEET	UNCHANGED
SETBACKS :			
FRONT :	20 FEET	11.4 FEET (EXISTING NON-CONFORMING)	8.5 FEET
REAR :	15 FEET (PRINCIPAL) 3 FEET (ACCESSORY)	+/- 71 FEET (PRINCIPAL) 3 FEET (ACCESSORY)	UNCHANGED (PRINCIPAL) 3 FEET (ACCESSORY)
SIDE YARDS :	ONE SIDE : 6 FEET (PRINCIPAL) 3 FEET (ACCESSORY)	+/- 9.25 FEET (PRINCIPAL) +/- 4.5 FEET (ACCESSORY)	UNCHANGED (PRINCIPAL) 3 FEET (ACCESSORY)
COMBINED :	16 FEET (PRINCIPAL)	+/- 9.25 FEET	UNCHANGED
LIST OF AREAS :			
BUILDING FOOTPRINT :	1033 SF (PRINCIPAL) + 148 SF (COVERED FRONT PORCH) + 86 SF (REAR COVERED PORCH) = 1267 SF TOTAL	1267 SF (EXISTING) - 86 SF (REMOVED REAR PORCH) + 128 SF (REAR ADDITION) + 112 SF (EXTENDED FRONT PORCH) = 1421 SF TOTAL	
PROPOSED ADDITION(S) :		128 SF (REAR ADDITION) 112 (EXTENDED FRONT PORCH)	
DRIVEWAY :		N/A	280 SF
BRICK PAVERS :		821 SF (REMOVED)	117 SF (NEW FRONT WALK) + 22 SF + 34 SF (NEW SIDE WALKS) = 173 SF TOTAL
GARAGE :		N/A	402 SF
SHEDS :		124 SF (REMOVED)	N/A
MAXIMUM BUILDING COVERAGE :			
30% OF LOT AREA (PRINCIPAL) (2325 SF)	1267 SF (PRINCIPAL) (16.4% OF LOT AREA)	1267 SF (EXISTING PRINCIPAL) + 128 SF (REAR ADDITION) + 112 SF (EXTENDED FRONT PORCH) = 1507 SF TOTAL	
10% OF LOT AREA (ACCESSORY) (775 SF)	124 SF (SHED) (1.6% OF LOT AREA)		
40% OF LOT AREA (TOTAL) (3100 SF)	1267 SF + 124 SF = 1391 SF TOTAL (18% OF LOT AREA)	(19.5% OF LOT AREA) 402 SF (GARAGE) (5.2% OF LOT AREA) 1507 SF + 402 SF = 1909 SF TOTAL (24.7% OF LOT AREA)	
MAXIMUM PERCENTAGE OF FRONT YARD PARKING COVERAGE :			
30% OF FRONT YARD (1089 SF)	0 SF	280 SF (7.8% OF FRONT YARD)	
MAXIMUM IMPERVIOUS LOT COVERAGE :			
60% OF LOT AREA (BUILDINGS & IMPERVIOUS SURFACES) (4650 SF)	1391 SF (BLDG) + 821 SF (BRICK) = 2212 SF TOTAL (28.6% OF LOT AREA)	1930 SF (BUILDING) + 280 SF (DRIVEWAY) + 173 SF (BRICK) = 2383 SF TOTAL (30.8% OF LOT AREA)	
MAXIMUM HEIGHT :			
30 FEET / 2.5 STORIES (PRINCIPAL)	+/- 27 FEET / 2.5 STORIES (PRINCIPAL)	UNCHANGED (PRINCIPAL)	
16 FEET / 1.5 STORY (ACCESSORY)	12 FEET / 1 STORY (SHED) (REMOVED)	15.9 FEET / 1.5 STORIES (GARAGE)	

NOTE:
THE ADJACENT DRAWING IS A REPRODUCTION OF
AN ORIGINAL SURVEY PROVIDED BY THE HOME
OWNER. ORIGINAL SURVEY SHOWN FADED TO CALL
ATTENTION TO ANY MARK-UPS BY THIS OFFICE.



2 AERIAL MAP

SCALE: NOT TO SCALE

Site Plan of _____
Block _____ Lot _____ Zone _____
Date _____ Scale _____
Applicant _____
Address _____

I consent to the filing of this plot plan with the Planning Board

(Owner) _____ (Date) _____

I hereby certify that I have prepared the plot plan and that
all dimensions and information thereon depicted is correct.

(Name) _____ (Title & License) _____

I have reviewed this plot plan and certify that it meets all codes
and ordinances under that jurisdiction

(Date) _____ (Municipal Engineer) _____

Approved by Planning Board:
Plot Plan Final _____

(Chairman) _____ (Date) _____

PROJECT:

ALTERATIONS FOR:
THE OCCHIPINTI RESIDENCE

57 ELIZABETH STREET
BLOCK 43, LOT 9
KEYPORT BOROUGH, MONMOUTH COUNTY, NEW JERSEY 07735

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

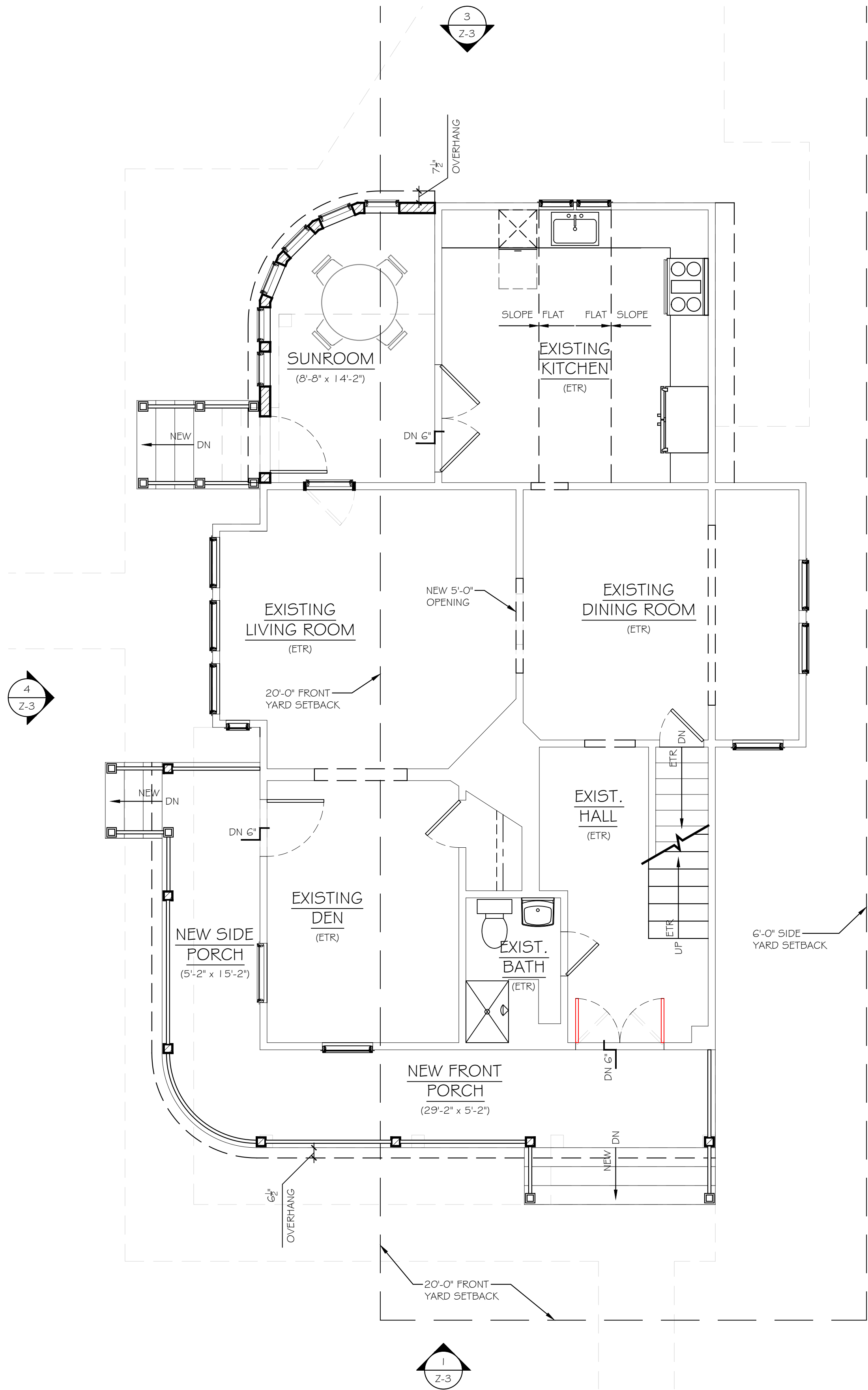
Z-1
SHEET 01 OF 04

REVISIONS:

MINKLER
ARCHITECTURE & DESIGN

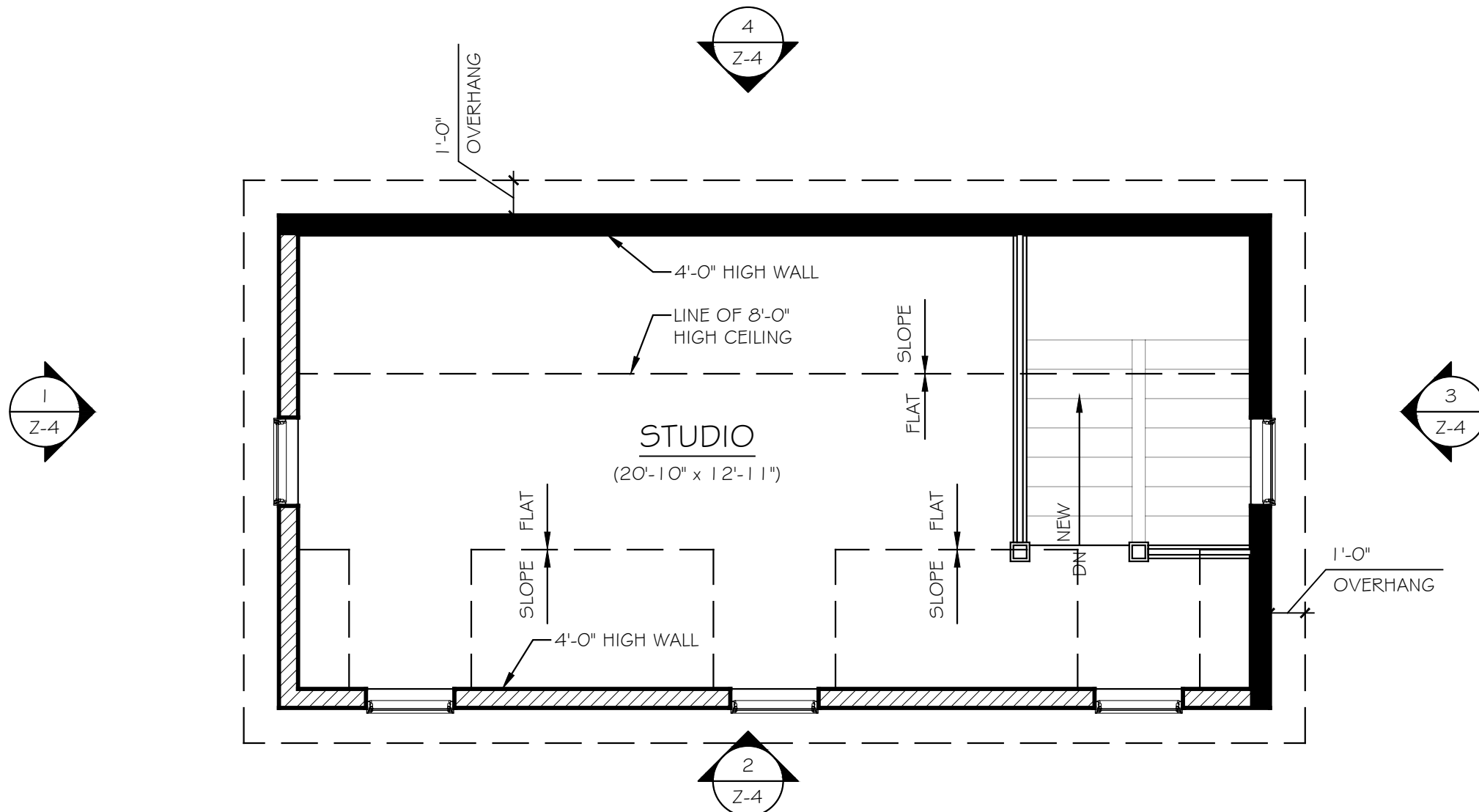
54 CHAPEL HILL RD, RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

DATE:
AUGUST 18, 2023

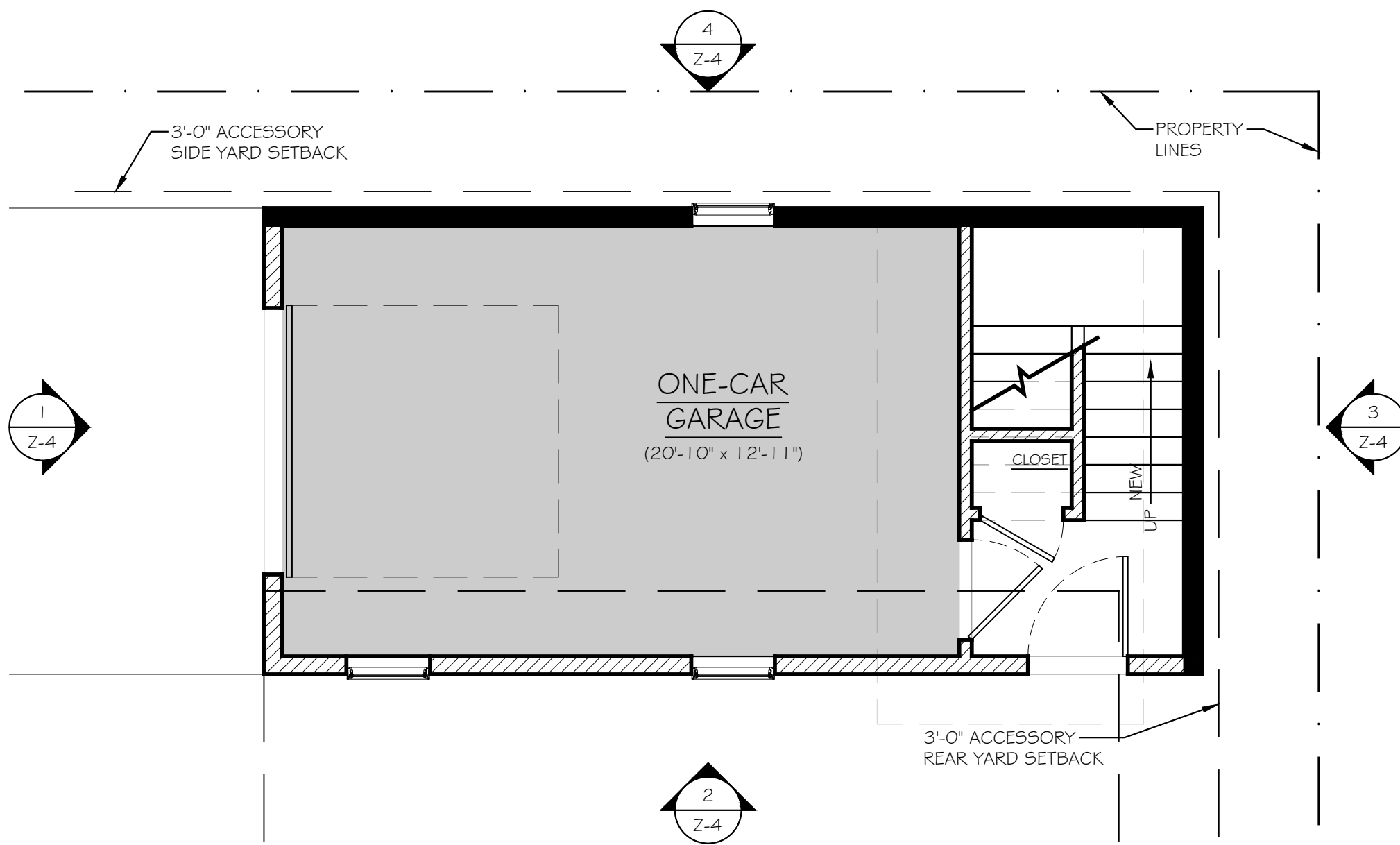


1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND	
DETAIL	DESCRIPTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN
	NEW 2x WALL STUDS (SEE PLAN FOR SIZE)
	FIRE-RATED WALLS



3 PROPOSED STUDIO PLAN (ABOVE GARAGE)
SCALE: 1/4" = 1'-0"



2 PROPOSED DETACHED GARAGE PLAN
SCALE: 1/4" = 1'-0"

REVISIONS:

MINKLER
ARCHITECTURE & DESIGN

54 CHAPEL HILL RD, RED BANK, NJ 07701
P: 908-692-8412 Email: vinninkler@gmail.com

DATE: AUGUST 18, 2023

PROJECT:

ALTERATIONS FOR:
THE OCCHIPINTI RESIDENCE

57 ELIZABETH STREET
BLOCK 43, LOT 9
KEYPORT BOROUGH, MONMOUTH COUNTY, NEW JERSEY 07735

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

Z-2

SHEET 02 OF 04



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



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS:

MINKLER
ARCHITECTURE & DESIGN

DATE: AUGUST 18, 2023

54 CHAPEL HILL RD, RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

PROJECT:

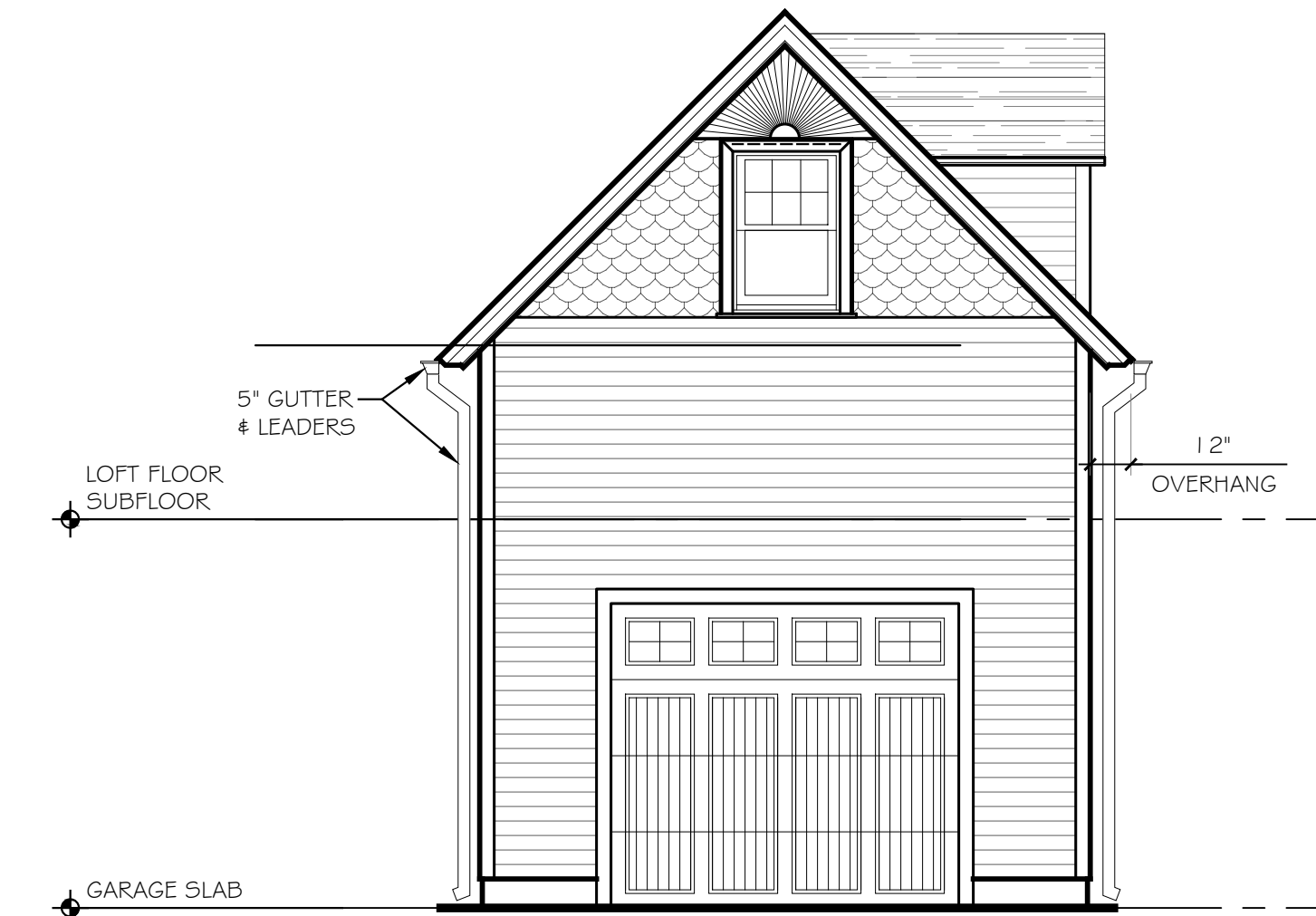
ALTERATIONS FOR:
THE OCCHIPINTI RESIDENCE

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BLOCK 43, LOT 9
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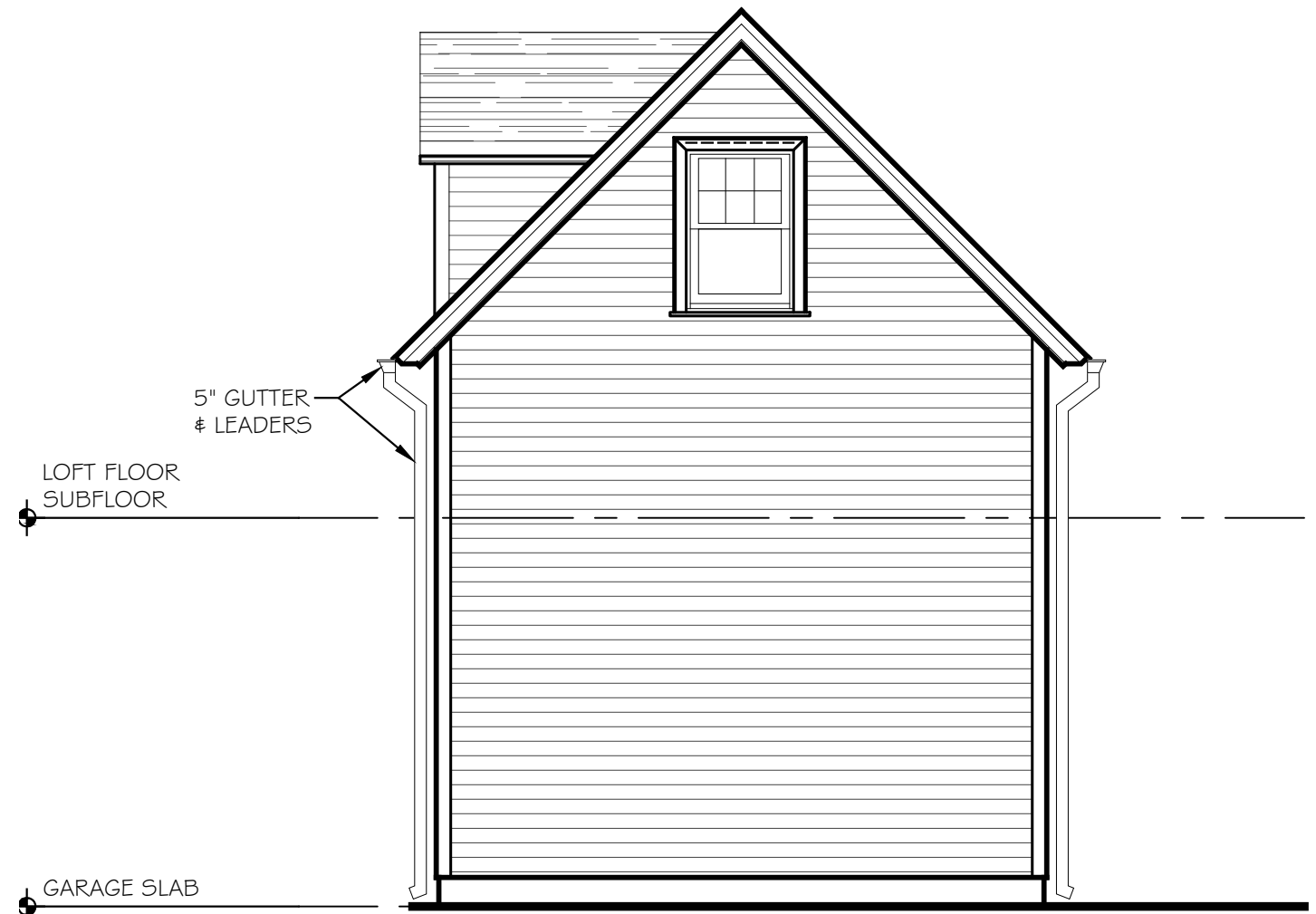
Z-3
SHEET 03 OF 04



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



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT:

ALTERATIONS FOR:
THE OCCHIPINTI RESIDENCE
57 ELIZABETH STREET
BLOCK 43, LOT 9
KEYPORT BOROUGH, MONMOUTH COUNTY, NEW JERSEY 07735

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

Z-4

SHEET 04 OF 04

REVISIONS:

DATE:

AUGUST 18, 2023

MINKLER
ARCHITECTURE & DESIGN

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