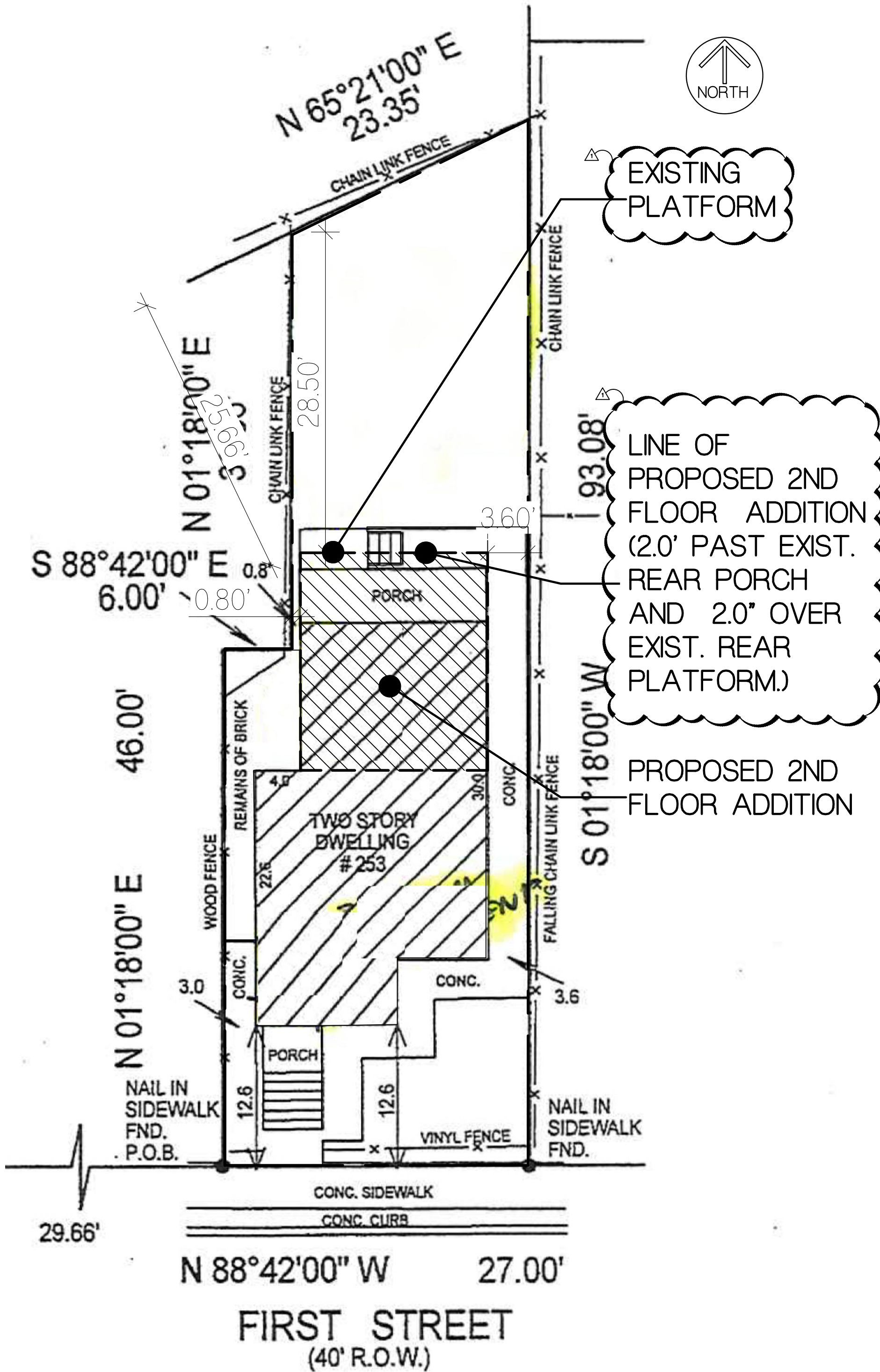




1 SITE KEY PLAN
SCALE: 1/8" = 1'-0"

NOTE:
INFORMATION TAKEN FROM SURVEY PROPOSED BY
CHARLES O' MALLEY, P.L.S. MALLEY DATED 09/04/17.

NOTE:
NO CHANGE IN GRADE OR REMOVAL OF ANY SOIL IS
PROPOSED.

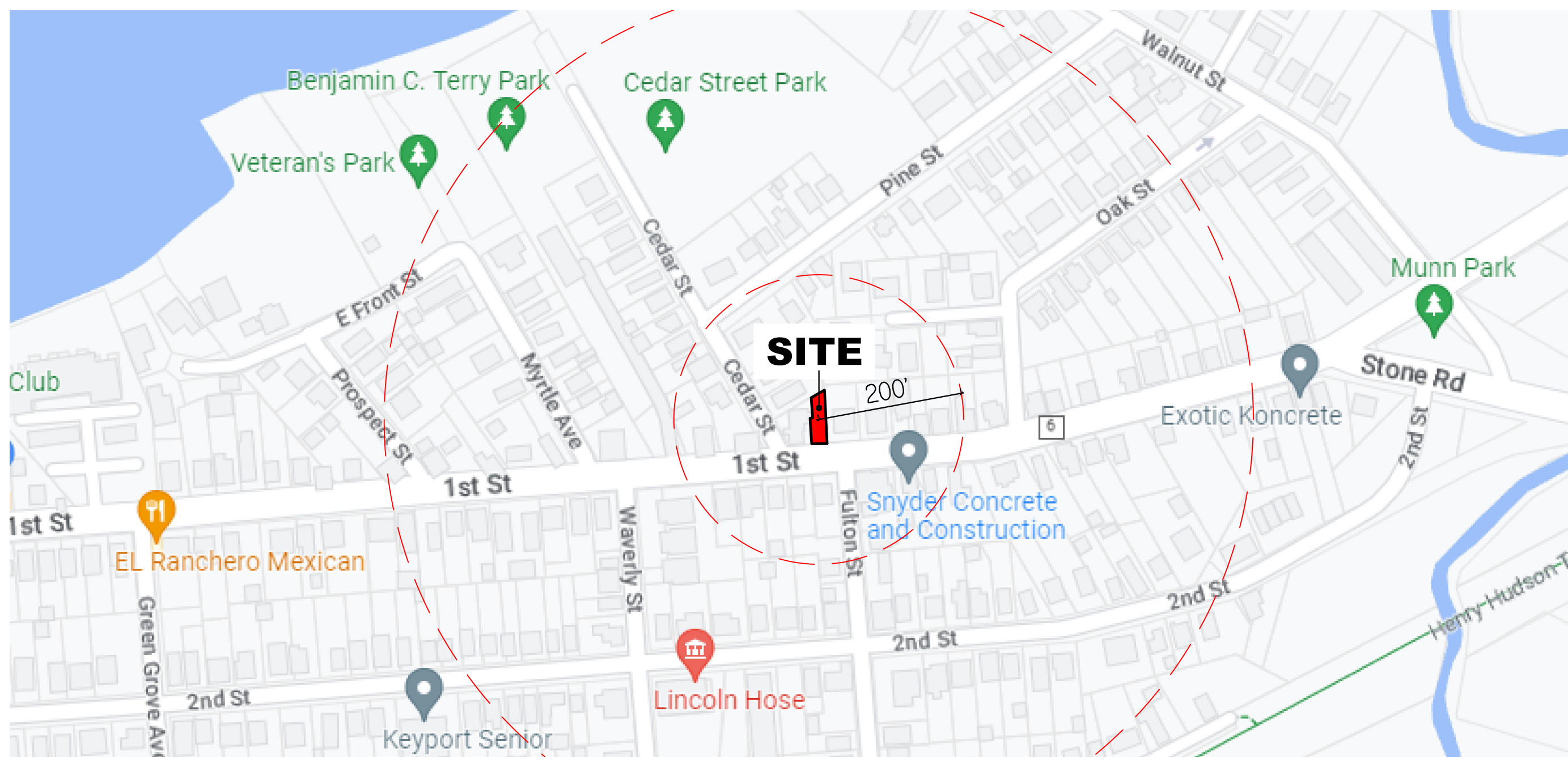
NOTE:
NO CHANGE IN UTILITIES AND DRAINAGE IS PROPOSED.

NOTE:
NO WORK IS PROPOSED REQUIRING ENGINEERING
INSPECTION FEE OR PERMIT FROM OTHER AUTHORITIES.

NOTE:
NO CHANGE IN EXTERIOR LIGHTING AND LANDSCAPING
IS PROPOSED.

BULK SCHEDULE			
ZONE = R-A			
CATEGORY	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	5000.00	2123 *	2123
MIN. LOT WIDTH (F)	50.00	27 *	27
SETBACKS FOR PRINCIPAL STRUCTURE			
MIN. FRONT YARD (FT)	20.00	12.60 *	12.60
MIN. ONE SIDE YARD (FT)	6.00	0.80 *	0.80
MIN. TOTAL SIDE YARD (FT)	16.00	4.40 *	4.40
MIN. REAR YARD (FT)	15.00	31.4 AT DWELLING AND 27 @ COVERED PORCH	21.66 AT SECOND FLOOR ADDITION
SETBACKS FOR ACCESORRY STRUCTURE			
MIN. ONE SIDE YARD (FT)	3.00	N.A.	N.A.
MIN. REAR YARD (FT)	3.00	N.A.	N.A.
HEIGHT, COVERAGE AND BUILDING REQUIREMENTS			
BUILDING HEIGHT (STORY)	2.50	2	2
BUILDING HEIGHT S(FT)	30.00	25	25
LOT (BUILDING) COVERAGE (%)	30%	33.86% *	33.86%
MAX. IMPERVIOUS COVERAGE (%)	60%	54.46%	54.46%
PARKING SPACES	1.50	0.00 *	0.00

BUILDING COVERAGE		
EXISTING DWELLING	EXISTING	PROPOSED
EXISTING DWELLING	638.98	
EXISTING REAR COVERED PORCH	79.94	
TOTAL	718.92	718.9
IMPERVIOUS COVERAGE		
EXIST. BUILDING COVERAGE	EXISTING	PROPOSED
EXIST. BUILDING COVERAGE	718.92	
EXIST. REAR PLATFORM AND STAIR	31.23	
EXISTING FRONT PORCH	49.50	
EXISTING CONCRETE PATIO	356.64	
TOTAL	1156.29	1156.3

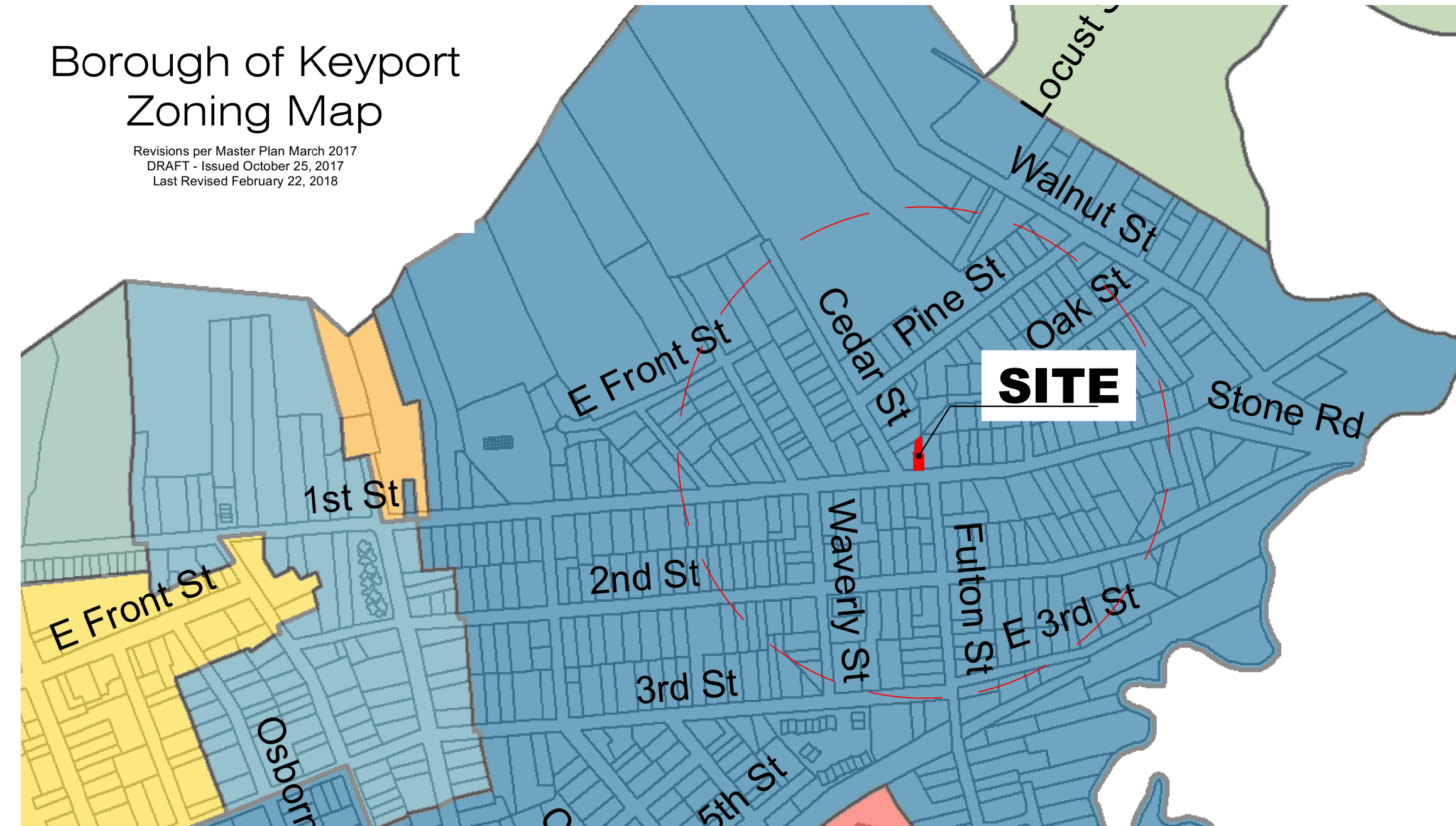


2 VICINITY MAP
SCALE: N.T.S

- Legend
- Zoning Districts
- RA
 - RB
 - RC
 - A-M RDV
 - B-P RDV
 - L-B RDV
 - NC
 - GC
 - GMC
 - HC
 - LI
 - I

Borough of Keyport Zoning Map

Revisions per Master Plan March 2017
DRAFT - Issued October 25, 2017
Last Revised February 22, 2018



3 ZONING MPA
SCALE: N.T.S



1 EXISTING CONDITIONS
SCALE: N.T.S.

SITE PLAN OF
BLOCK 136 LOT 38 ZONE R.A.
DATE 06/27/23 SCALE 1/8" = 1'-0"
APPLICANT JEFF AND ARIA SLIPEK
ADDRESS 253 1ST STREET, KEYPORT NJ. 07735

I CONSENT TO THE FILING OF THIS PLOT PLAN WITH
THE PLANNING BOARD.

JEFF AND ARIA SLIPEK 06/27/23
(OWNER) (DATE)

I HEREBY CERTIFY THAT I HAVE PREPARED THE PLOT
PLAN AND THAT ALL DIMENSION AND INFORMATION
THEREON DEPICTED IS CORRECT.

KURT J. LUDWIG, A.I.A. ARCHITECT, AI-11708
(NAME) (TITLE & LICENSE)

I HAVE REVIEW THIS PLOT PLAN AND CERTIFY THAT
IS MEETS ALL CODES AND ORDINANCES UNDER THAT
JURISDICTION..

(DATE) (MUNICIPAL ENGINEER)

APPROVE BY PLANNING BOARD:
PLOT PLAN FINAL

(CHAIRMAN) (DATE)

DATE:	REV.	DESCRIPTION:
03/03/23	1	ISSUE FOR CLIENT REVIEW NK
03/08/23	2	ISSUE FOR ZONING APPLICATION NG
06/27/23	3	REVISED PER T&M REPORT DATED 06/02/23 NG

PROJECT NAME AND ADDRESS:

**PROPOSED SECOND FLOOR ADDITION
SLIPEK RESIDENCE
253 1ST STREET****BOROUGH OF KEYPORT, NEW JERSEY**

BUILDING DATA

DATE:	REV.	DESCRIPTION:	BY:
03/03/23		ISSUE FOR CLIENT REVIEW	NK
03/08/23		ISSUE FOR ZONING APPLICATION	NG
06/27/23	1	REVISED PER T&M REPORT DATED 06/02/23	NG

DRAWING NAME:

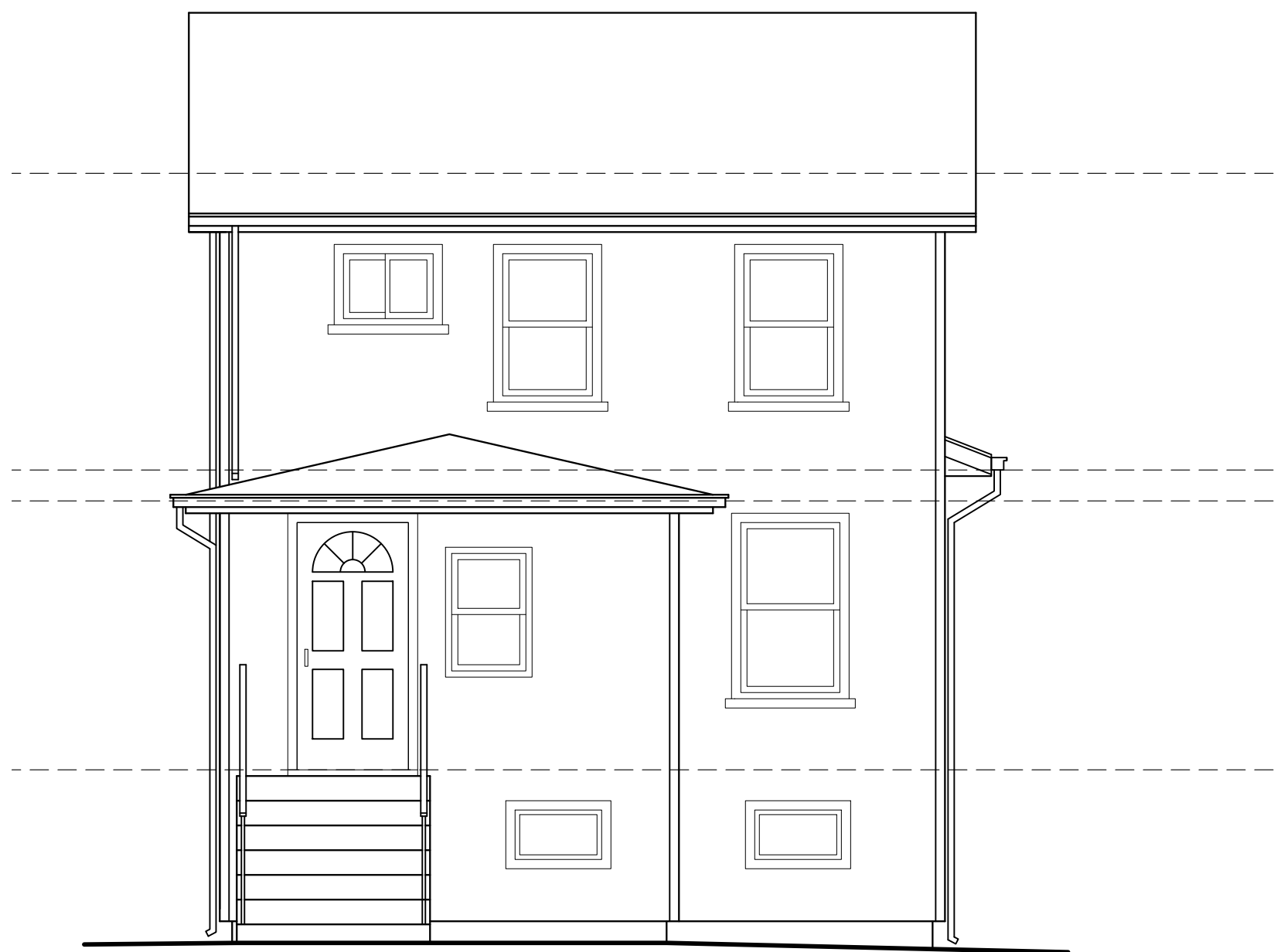
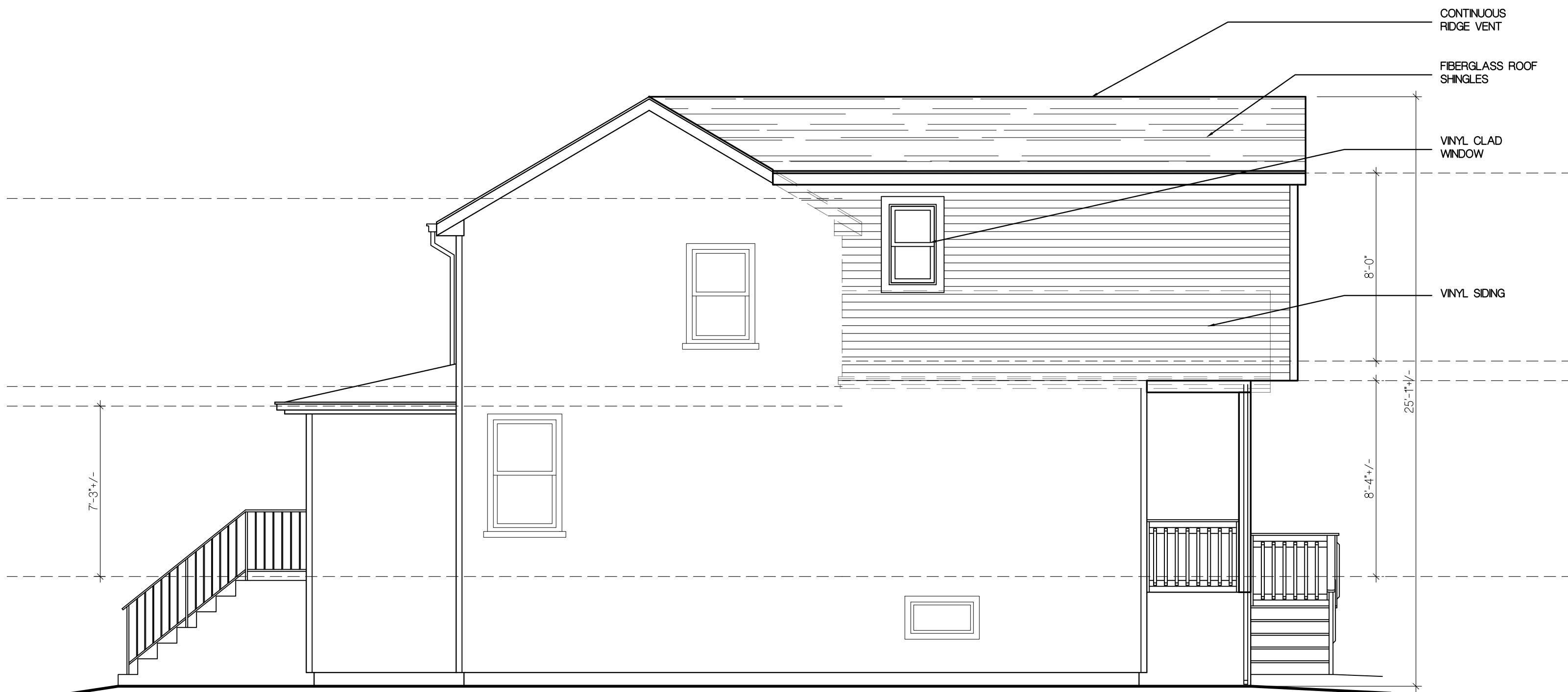
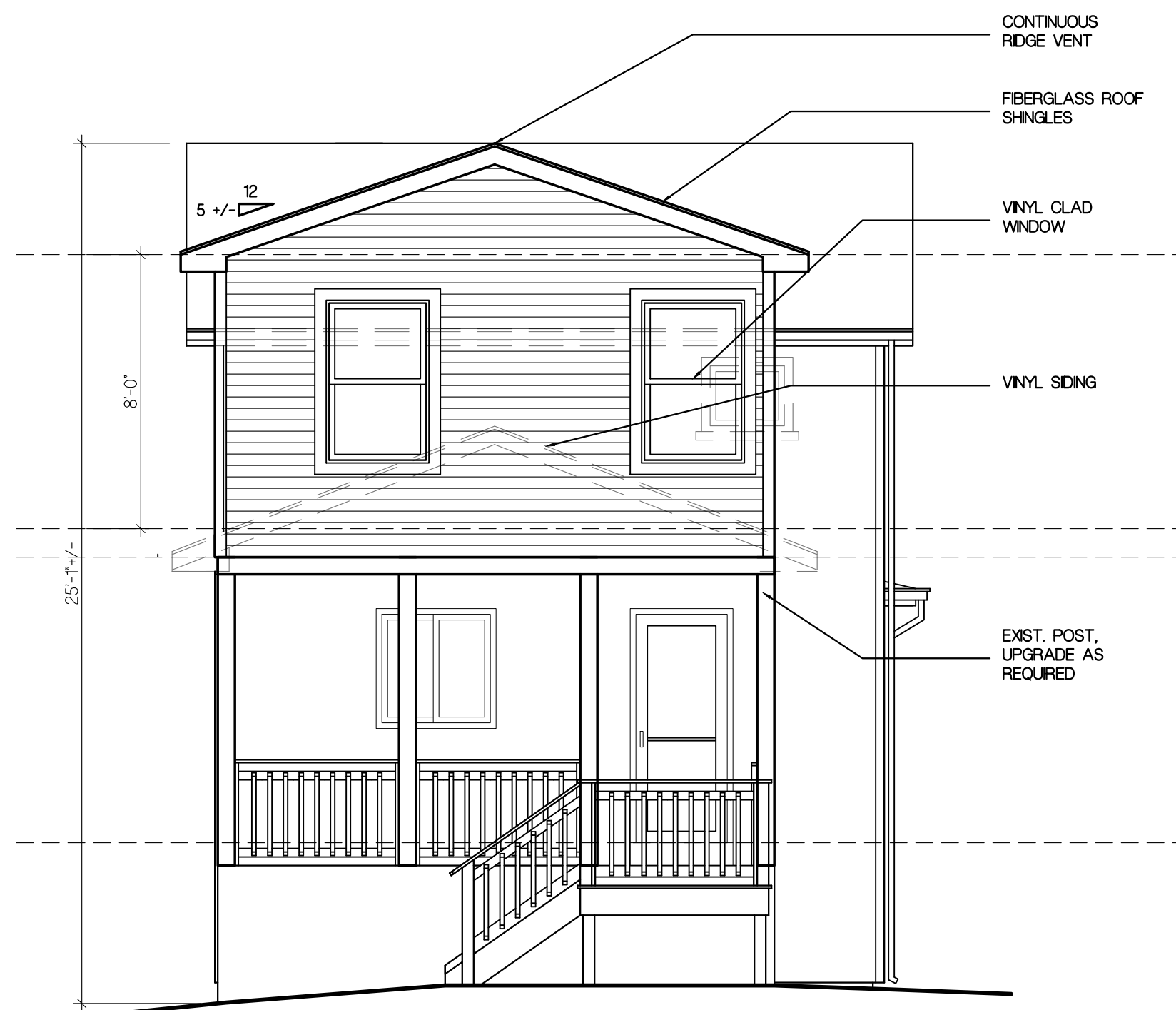
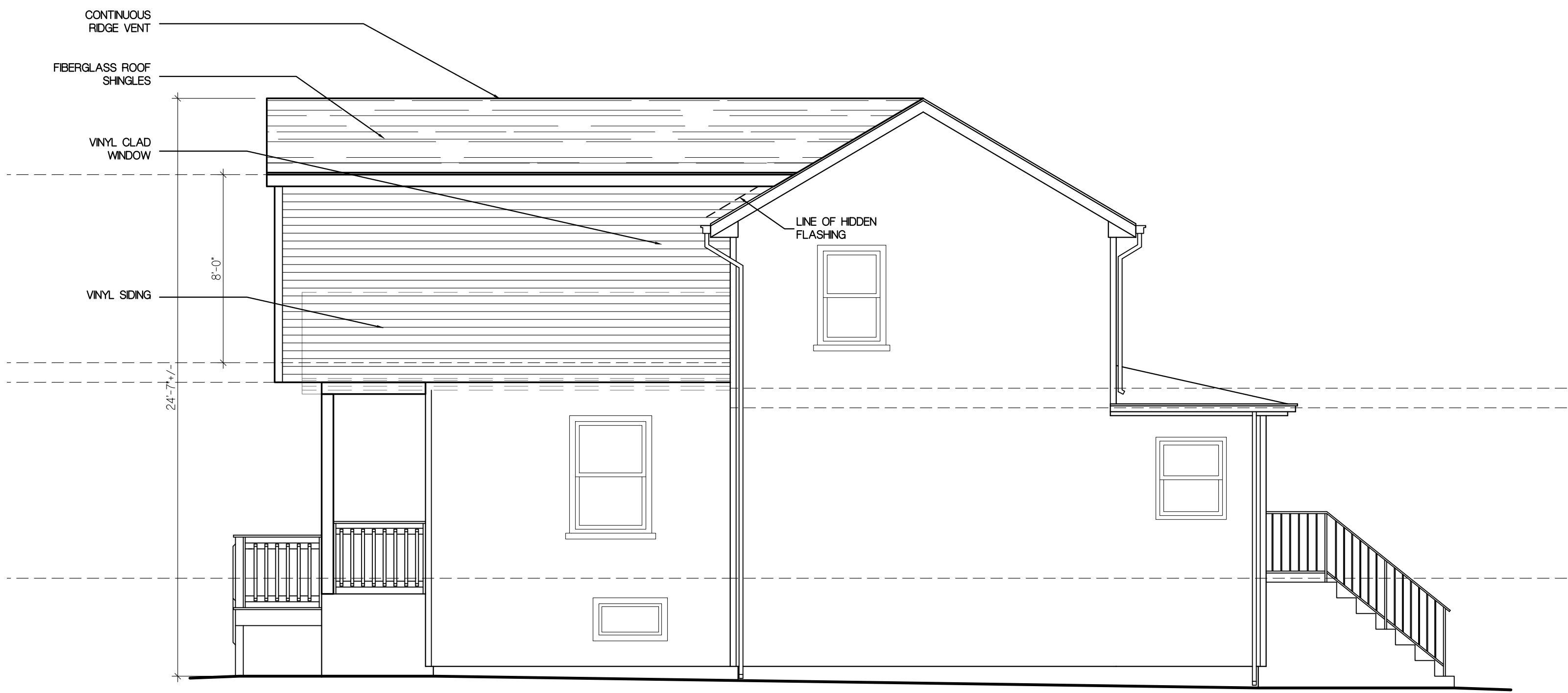
ELEVATIONS

DRAWING NUMBER

A-3

3 OF 4

JOB NO.

23-027K**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"

NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE (IRC 2021 NJ EDITION) INTERNATIONAL RESIDENTIAL CODE 2021.
- ALL FRAMING LUMBER TO BE DOUGLAS FIR OR SOUTHERN YELLOW PINE NO. 2. MIN(1x)1300 PSI. ALL LUMBER IN CONTACT WITH MASONRY TO BE TREATED LUMBER (NOTE: INCLUDE GALVANIZED OR STAINLESS STEEL ANCHOR BOLTS, OR USE LSL, STRAND GUARD - TREATED SILL) (NOTE: ALL PILE CONNECTIONS TO BE STAINLESS STEEL.)
- ALL DIMENSIONS ON PLAN ARE FINISHED DIMENSIONS. CONSULT ARCHITECT FOR FRAMING QUESTIONS OR DESCRIPTIONS PRIOR TO FRAMING. DO NOT NOTCH OR CUT LUMBER IN ANY NON TYPICAL MANNER. DISCREPANCIES AND SOLUTIONS SHALL BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO FRAMING.
- TREATED LUMBER TO BE ACO WITH REQUIRED FASTENERS, NAILS, ETC.
- DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS.
- MICROLAM OR PARALLAM LUMBER TO BE EQUAL TO TRUS-JOIST CORP. MICROLAM OR PARALLAM LUMBER WITH MIN. (1x)2900 PSI (NOTE: MICROLAMS INDICATED ON PLANS CAN BE SUBSTITUTED WITH PARALLAMS. COMBINATION OF MICROLAMS CAN BE SUBSTITUTED WITH (1) SOLID MICROLAM OR PARALLAM WITH EQUAL TOTAL WIDTH AND HEIGHT AS SPECIFIED).
- CONTRACTOR / OWNER SHALL PROVIDE ARCHITECT WITH MANUFACTURERS SHOP DRAWINGS OF PRE-ENGINEERED JOIST SYSTEM (T.J. BLUELINK, ETC) FOR REVIEW AND APPROVAL. PLANS SHALL NOT BECOME FINAL UNTIL ARCHITECT APPROVAL OF SHOP DRAWINGS.
- ALL NAILING TO BE DONE IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE 2018.
- ROOM SIZES INDICATED ON PLAN MAY VARY DEPENDING ON EXISTING FIELD CONDITIONS, ETC.
- EXTERIOR VINYL SIDING TO MATCH EXISTING. (NOTE: CONFIRM REPLACEMENT OF EXISTING SIDING WITH HOMEOWNER. INCLUDING WIDE WINDOW TRIM, ETC. DISCUSS HARDE BOARD/AZEK ALTERNATES.)
- INTERIOR WOOD TRIM TO BE READY TO RECEIVE PAINT.
- INCLUDE CEMENT BACKER BOARD ON SURFACES RECEIVING TILE.
- WINDOWS TO BE ANDERSEN 400 SERIES WITH SCREENS. ALL WINDOW AND DOOR MODEL NUMBERS SHALL BE CONFIRMED BY THE CONTRACTOR.
- ROOF & WALL SHEATHING TO BE 1/2" CDX 32/16 EXTERIOR PLYWOOD.
- ROOFING TO BE FIBERGLASS ROOF SHINGLES - TO MATCH EXISTING.
- INCLUDE ALL NECESSARY STEP FLASHING, VENT STACK FLASHING, ETC. FOR A COMPLETE INSTALLATION INCLUDE WEATHERWATCH (OR EQUAL) ICE AND WATER SHIELD AT ALL EAVES, VALLEYS, ETC. INCLUDE ALUMINUM FLASHING AT ALL DECK, PORCH, ETC. CONNECTIONS. INSTALL ALL WINDOWS AND DOORS WITH REQUIRED WEATHER SEALS AS SPECIFIED BY MANUFACTURER.
- ELECTRIC LAYOUT IS SCHEMATIC, ALL ELECTRIC WORK TO COMPLY WITH NATIONAL ELECTRIC CODE 2017. CONFIRM ALL ELECTRIC / LIGHTING WITH HOMEOWNER.
- ALL PLUMBING TO COMPLY WITH NATIONAL STANDARD PLUMBING CODE 2018.
- PROVIDE SHUT-OFF VALVES AT ALL FIXTURES.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. OWNER RESPONSIBLE FOR COST AND PAYMENT OF PERMITS.
- CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD AND BE RESPONSIBLE FOR SAME. CONTRACTOR SHALL INSPECT EXISTING CONDITIONS AND PLAN / COORDINATE ANY REQUIRED CHANGES DUE TO THE PROPOSED CONSTRUCTION AS NECESSARY. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARCHITECT WITH ANY QUESTIONS, CLARIFICATION, FIELD DISCREPANCIES, CHANGES, ETC.
- ARCHITECT NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, COORDINATION, AND SCHEDULING OF GENERAL CONTRACTORS AND SUBCONTRACTORS OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- THE CONSTRUCTION DOCUMENTS SHALL BE VALID FOR A PERIOD OF (1) YEAR (BASED ON THE COMPLETION DATE OF THE INITIAL WORKING DRAWINGS). EXPIRED CONSTRUCTION DOCUMENTS SHALL BE REVIEWED BY ARCHITECT FOR NECESSARY REVISIONS DUE TO UPDATED CODES, ORDINANCES, CONSTRUCTION TECHNIQUES, ETC.
- THESE PLANS SHALL NOT BECOME FINAL UNTIL APPROVED BY ALL LOCAL (AND OTHER RELEVANT) DEPARTMENTS, AGENCIES, ETC.; THEREFORE, NO WORK SHALL COMMENCE UNTIL ISSUANCE OF ALL REQUIRED PERMITS.

NOTE: THE EXISTING HOUSE INCLUDES SMOKE DETECTOR SYSTEM MEETING THE REQUIREMENTS OF NFPA 72. THIS INCLUDE (1) SMOKE DETECTOR IN EACH BEDROOM, (1) WITHIN 10'-0" OF EACH BEDROOM DOOR AND (1) IN EACH STORY. THE SMOKE DETECTORS INCLUDES BATTERY BACK-UP AND ARE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL OF THE ALARMS.

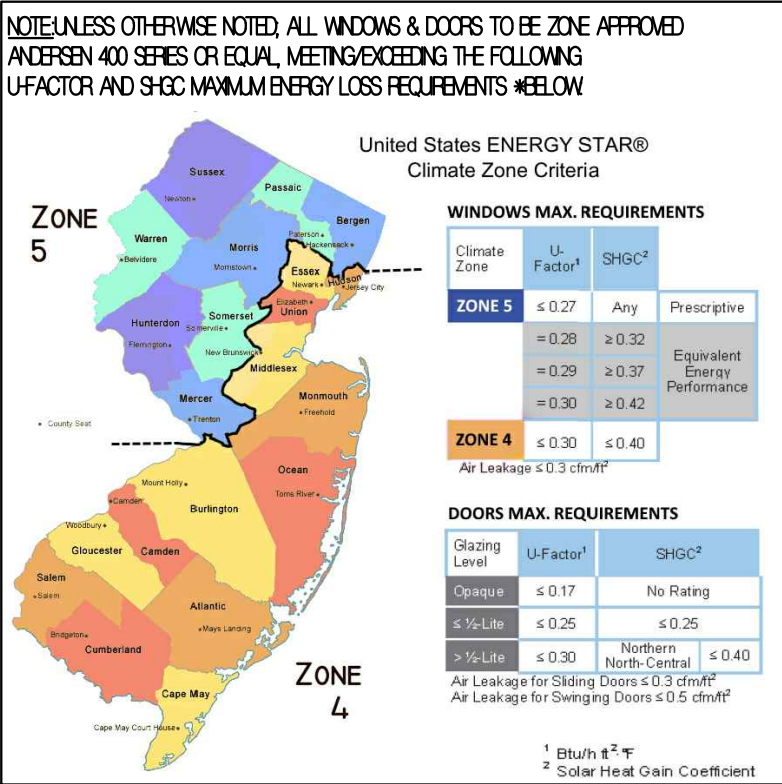
NOTE: INCLUDE CARBON MONOXIDE ALARMS. THIS ALARM(S) SHALL BE BATTERY, PLUG IN OR HARDWIRED TYPE. THE ALARM(S) ARE PLACED IN THE COMMON AREA IN THE VICINITY OF ALL BEDROOMS.

NOTE: ALL WINDOW & DOOR HEADERS TO BE (2)2"x10" UNLESS NOTED OTHERWISE

NOTE: ALL T.J. JOISTS, PARALLAMS, AND/OR MICROLAMS SHALL NOT BE KNOTCHED, CUT, AND/OR DRILLED WITHOUT PRIOR APPROVAL BY ARCHITECT OR MANUFACTURER.

NOTE: HVAC AT ADDITION TO INCLUDE SPLIT SYSTEM. DISCUSS ALTERNATE / OPTIONS WITH HOMEOWNER- SEE DESIGN BY OTHERS.

SIMPSON CONNECTOR TABLE	
NOTE: ALL ITEMS LISTED ARE FOR REFERENCE TYPE ONLY, AND MAY OR MAY NOT BE INCLUDED IN THE PROJECT.	
NOTE: CONNECTORS MUST BE FASTENED WITH APPROVED FASTENERS ACCORDING TO SCHEDULE BY SIMPSON STRONG-TIE CO, INC.	
NOTE: ALL CONNECTORS USED IN EXTERIOR SITUATIONS ARE TO BE CORROSION RESISTANT.	
MEMBER TYPE	MODEL NO.
2"x4"	LUS24
2"x6"	LUS26
2"x8"	LUS28
2"x10"	LUS210
2"x8" DBL	LUS28-2
2"x10" DBL	LUS210-2
4"x4" POST BASE	ABU44
4"x4" POST CAP	BCU4
6"x6" POST BASE	ABU66
6"x6" POST CAP	BC6
HURRICANE TIE	H10-A, H10-2
HURRICANE ANCHOR	TSP
HURRICANE STRAP	H16
T.J.I. 230 SERIES JOISTS	
9 1/2" TOP MOUNT	ITS2.37/9.5
9 1/2" FACE MOUNT	IUS2.37/9.5
9 1/2" SKEWED 45°	SUR/L2.37/9
DOUBLE 9 1/2" TOP MNT.	MIT359.5-2
DOUBLE 9 1/2" FACE MNT.	MIU4.75/9
11 1/8" TOP MOUNT	ITS2.37/11.88
11 1/8" FACE MOUNT	IUS2.37/11.88
11 1/8" SKEWED 45°	SUR/L2.37/11
DOUBLE 11 1/8" TOP MNT.	MIT3511.88-2
DOUBLE 11 1/8" FACE MNT.	MIU4.75/11

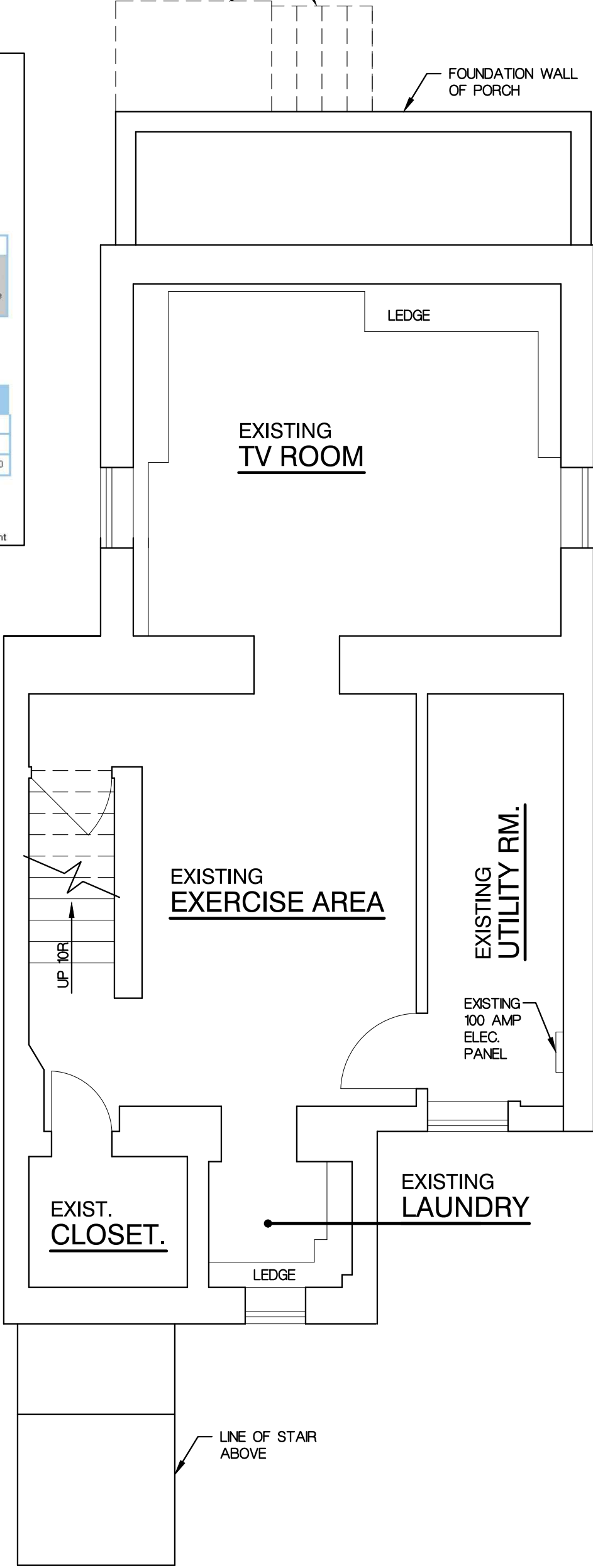


ELECTRICAL LEGEND	
TYPE	
• INCANDESCENT LIGHT FIXTURE	
• LED RECESSED LIGHT FIXTURE	
• WATER PROOF GFI RECESSED LIGHT FIXTURE WITH FIXED LENS	
• DUPLEX OUTLET	
• GROUND FAULT INTERRUPT OUTLET	
• GROUND FAULT CIRCUIT INTERRUPTER OUTLET (WEATHER-RESISTANT)	
• SINGLE POLE SWITCH	
• THREE WAY SWITCH	
• FOUR WAY SWITCH	
• SMOKE DETECTOR	
• CARBON MONOXIDE DETECTOR	
• EXHAUST FAN (VENTED TO EXTERIOR)	
• CEILING FAN WITH LIGHT	
• OVERHEAD DOOR OPERATOR	

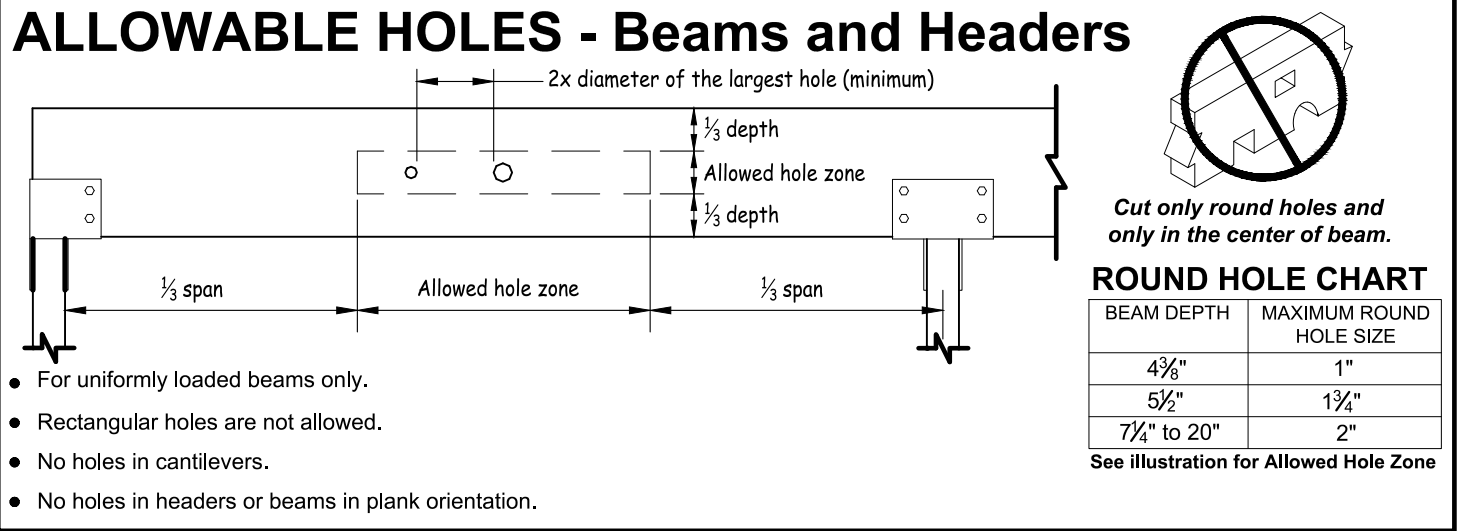
* ALL THE ITEMS INDICATED IN THE LEGEND MAY NOT BE INCLUDED IN THIS PROJECT *

NOTE: ALL RECEPTACLES SHALL BE TAMPER-RESISTANT ELECTRICAL RECEPTACLES PER ART. 406.11 IN NEC 2017.

NOTE: INCLUDE "ARC-FAULT" CIRCUIT BREAKERS PER ART. 210.12 IN NEC 2017.

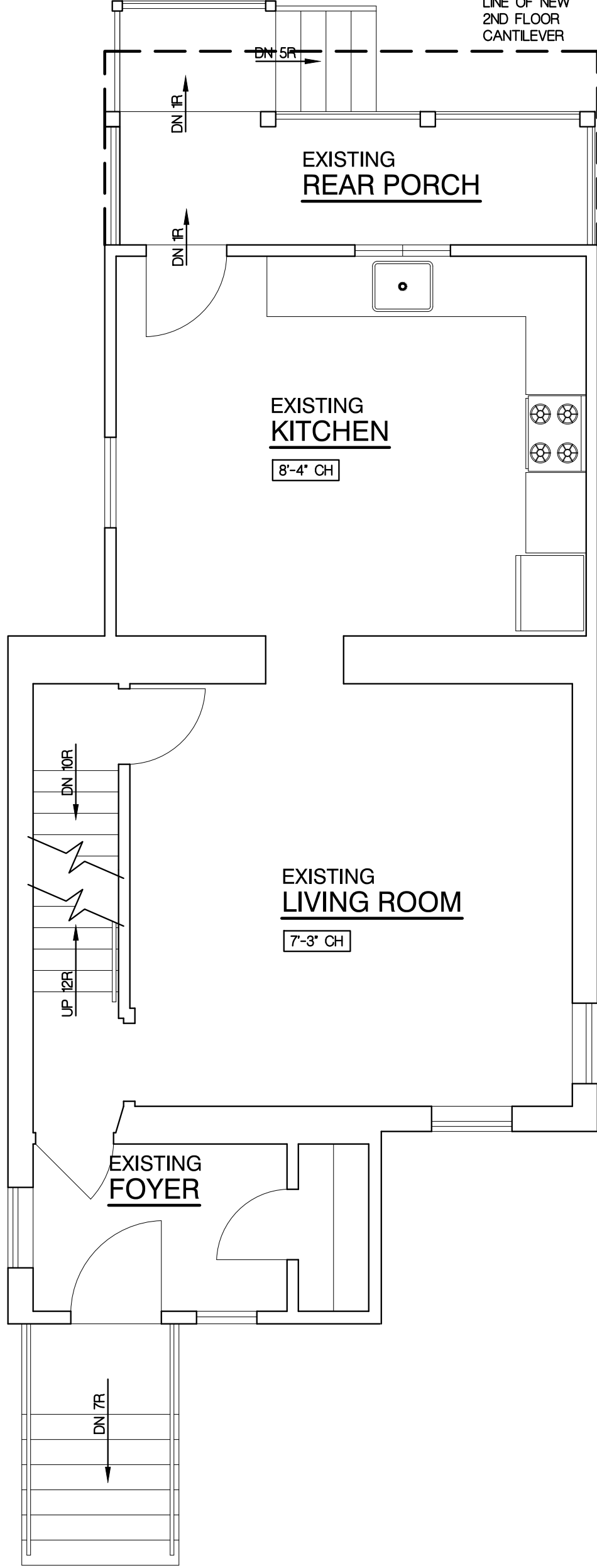


1 BASEMENT / FOUNDATION PLAN
SCALE: 1/4"=1'-0"

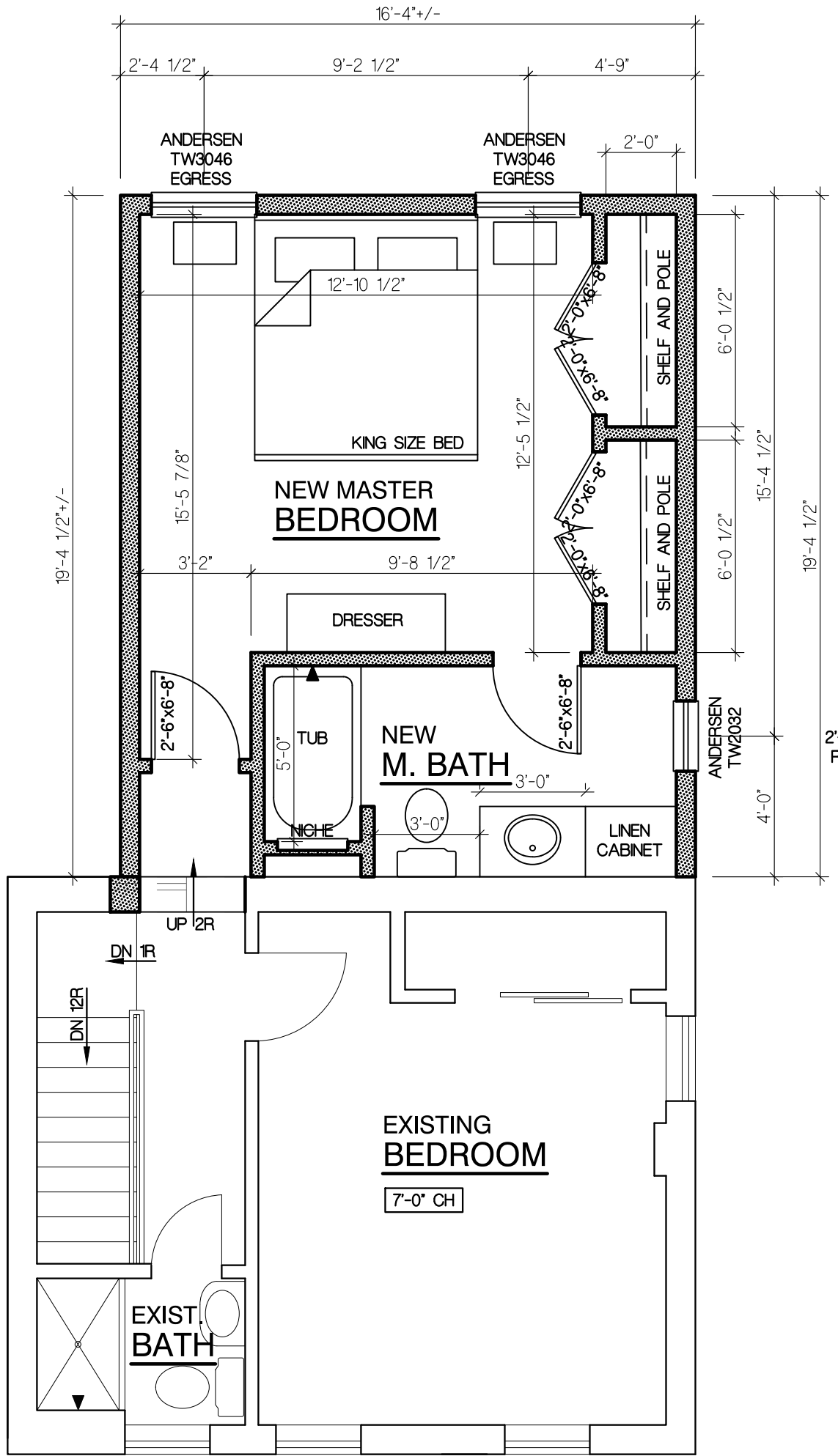


DESIGN LOADS				
DESIGN LOADS	1ST FL	2ND FL	ATTIC	ROOF
LIVE LOAD:	40 PSF	40 PSF*	20 PSF	30 PSF
DEAD LOAD:	15 PSF	15 PSF	10 PSF	10 PSF
(*EXCEPT 30 PSF FOR SLEEPING AREAS)				
WIND SPEED: 125 MPH				
GROUND SNOW LOAD: 30 PSF				
EXPOSURE: B				

PARTITION LEGEND	
---	EXISTING TO REMAIN
---	EXISTING TO BE REMOVED
---	NEW 2"x4"-16" O.C. AND 2"x6"-16" O.C.



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



3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

Kurt J. Ludwig, AIA
Architect

(732) 846-1141
Fax (732) 846-1143
www.kjludwig.com

77 North Main Street
Milltown, NJ 08850

NU CERT. NO. #A1-11708
NY LIC. NO. 034741-1
REGISTERED ARCHITECT

PROJECT NAME AND ADDRESS:
**PROPOSED SECOND FLOOR ADDITION
SLIPEK RESIDENCE
253 1ST STREET**
BOROUGH OF KEYPORT, NEW JERSEY

DATE:	REV.	DESCRIPTION:	BY:
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06/27/23	1	REVISED PER T&M REPORT DATED 06/02/23	NG

DRAWING NAME:
**GENERAL NOTE
AND FLOOR
PLANS**

DRAWING NUMBER
A-4
4 OF 4
JOB NO.
23-027K