

1 PLOT DIAGRAM

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

ZONING ANALYSIS

		REQUIRED	EXISTING	PROPOSED
PROJECT NAME :	THE WESTON RESIDENCE			
STREET ADDRESS :	103 CARDINAL RD			
BLOCK :	10.03 LOT : 8			
ZONING DISTRICT :	R-2			
LOT REQUIREMENTS :				
LOT AREA :		10,000 SF	5,000 SF	UNCHANGED
MAXIMUM DENSITY :		4.3 (D.U. PER ACRE)	1 D.U. PER ACRE	UNCHANGED
MINIMUM LOT WIDTH :		100 FEET	50 FEET	UNCHANGED
MIN. LOT FRONTAGE :		100 FEET	50 FEET	UNCHANGED
MINIMUM LOT DEPTH :		100 FEET	100 FEET	UNCHANGED
SETBACKS :				
FRONT :		25 FEET (PRINCIPAL)	32.25 FEET (PRINCIPAL) 26.25 FEET (COVERED PORCH)	UNCHANGED
REAR :		30 FEET (PRINCIPAL) 5 FEET (ACCESSORY)	+/- 36.7 FEET (PRINCIPAL) +/- 31.7 FEET (COVERED STOOP)	UNCHANGED
SIDE YARDS :				
ONE SIDE :		10 FEET (PRINCIPAL) 5 FEET (ACCESSORY)	3.01 FEET (PRINCIPAL)	UNCHANGED (EXISTING NON-CONFORMING)
COMBINED :		25 FEET (PRINCIPAL)	3.01 FEET + 10.2 FEET = 13.21 FEET COMBINED	UNCHANGED (EXISTING NON-CONFORMING)
LIST OF AREAS :				
EXISTING BUILDING FOOTPRINT :			995 SF	UNCHANGED
EXISTING COVERED PORCH (w/ STEPS) :			146 SF	UNCHANGED
DETACHED GARAGE :			209 SF	UNCHANGED
EXISTING DRIVEWAY :			881 SF	UNCHANGED
EXISTING FRONT WALKWAY :			38 SF	UNCHANGED
EXISTING REAR COVERED STOOP :			25 SF	UNCHANGED
EXISTING REAR PATIO :				
MAXIMUM BUILDING COVERAGE :		30% OF LOT AREA (1500 SF)	995 SF + 146 SF + 209 SF + 25 SF = 1375 SF TOTAL	UNCHANGED
MAXIMUM IMPERVIOUS LOT COVERAGE :		40% OF LOT AREA (2000 SF)	995 SF + 146 SF + 209 SF + 881 SF + 38 SF + 25 SF = 2294 SF TOTAL	UNCHANGED
MINIMUM IMPROVABLE AREA : (AREA WITHIN SETBACKS) :		2400 SF	1125 SF	UNCHANGED
MIN. IMPROVABLE AREA (DIAMETER OF CIRCLE) :		32 FEET	25 FEET	UNCHANGED
MAXIMUM HEIGHT :		35 FEET / 2.5 STORIES (PRINCIPAL)	21 FEET / 1.5 STORIES	30.5 FEET / 2.5 STORIES

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.

PROJECT DATA AND ZONING ANALYSIS

SCOPE OF WORK :

THE REMOVAL OF THE EXISTING ROOF OVER THE ONE STORY HOME TO ALLOW FOR A NEW SECOND STORY ADDITION. THE NEW SECOND STORY WILL EXTEND OVER THE EXISTING COVERED FRONT PORCH (TO REMAIN).

BUILDING INFORMATION

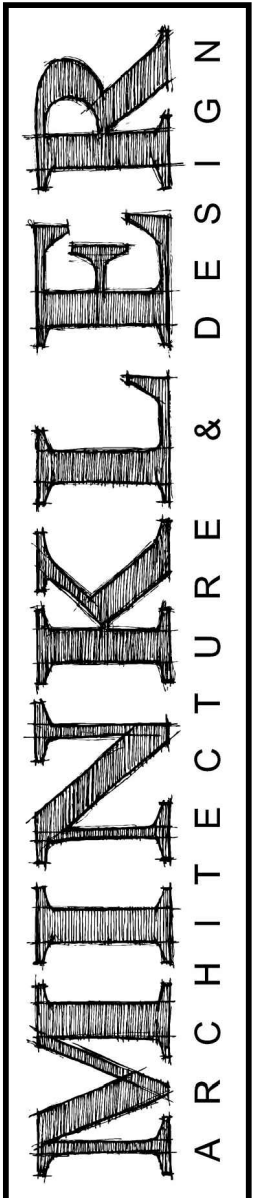
USE GROUP : R5
CONSTRUCTION TYPE : 5B

AREAS :

SECOND STORY ADDITION : 984 SQ. FT.
EXISTING FIRST FLOOR LIVING AREA : 929 SQ. FT.
TOTAL COMBINED LIVING AREA : 1,913 SQ. FT.

BUILDING VOLUME : 15,304 CU. FT.

REVISIONS:



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

DATE: MARCH 29, 2022

PROJECT:

ADDITIONS & ALTERATIONS FOR:
THE WESTON RESIDENCE

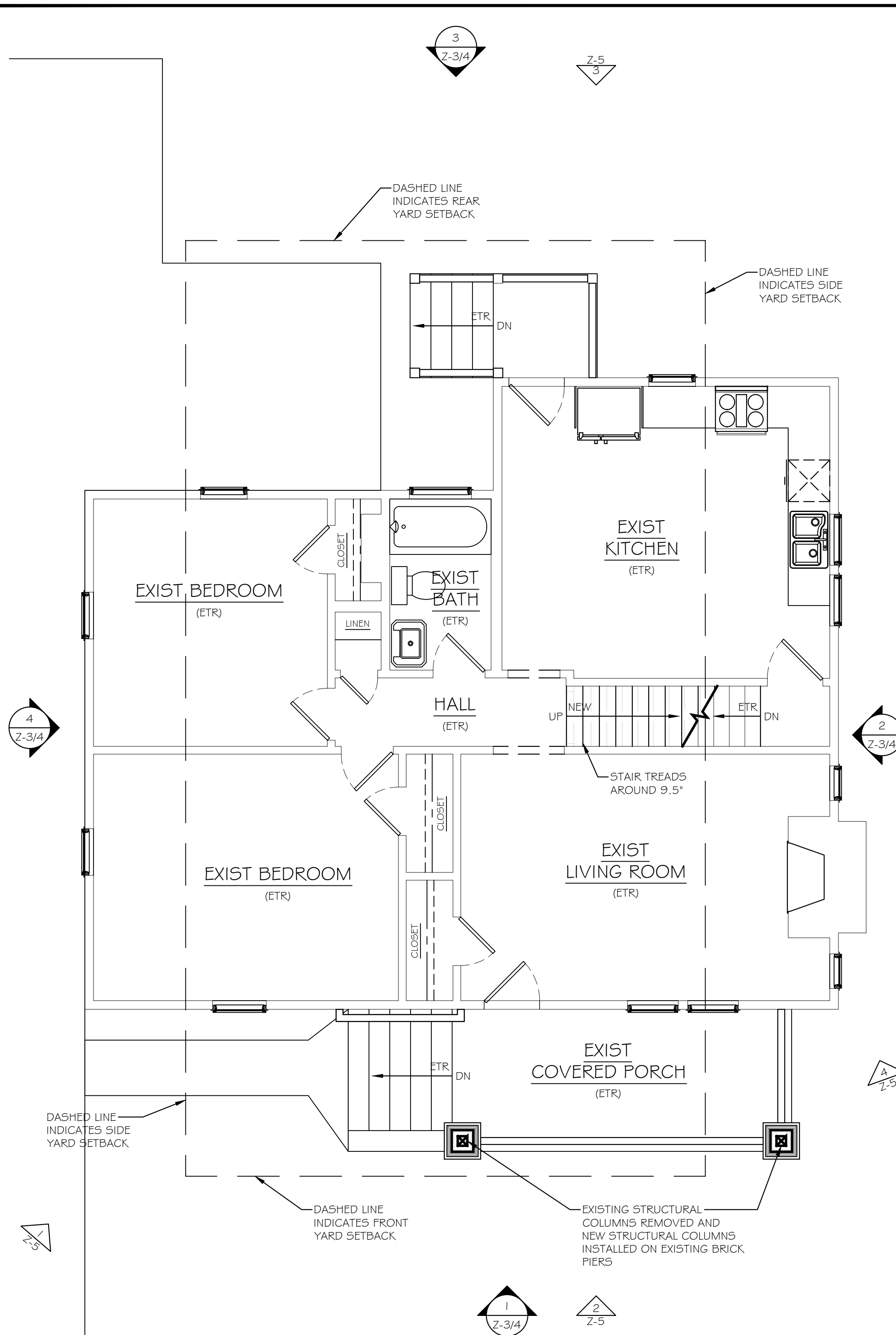
103 CARDINAL RD
BLOCK 10.03, LOT 8
NEPTUNE, MONMOUTH COUNTY, NEW JERSEY 07753

A. VINCENT MINKLER

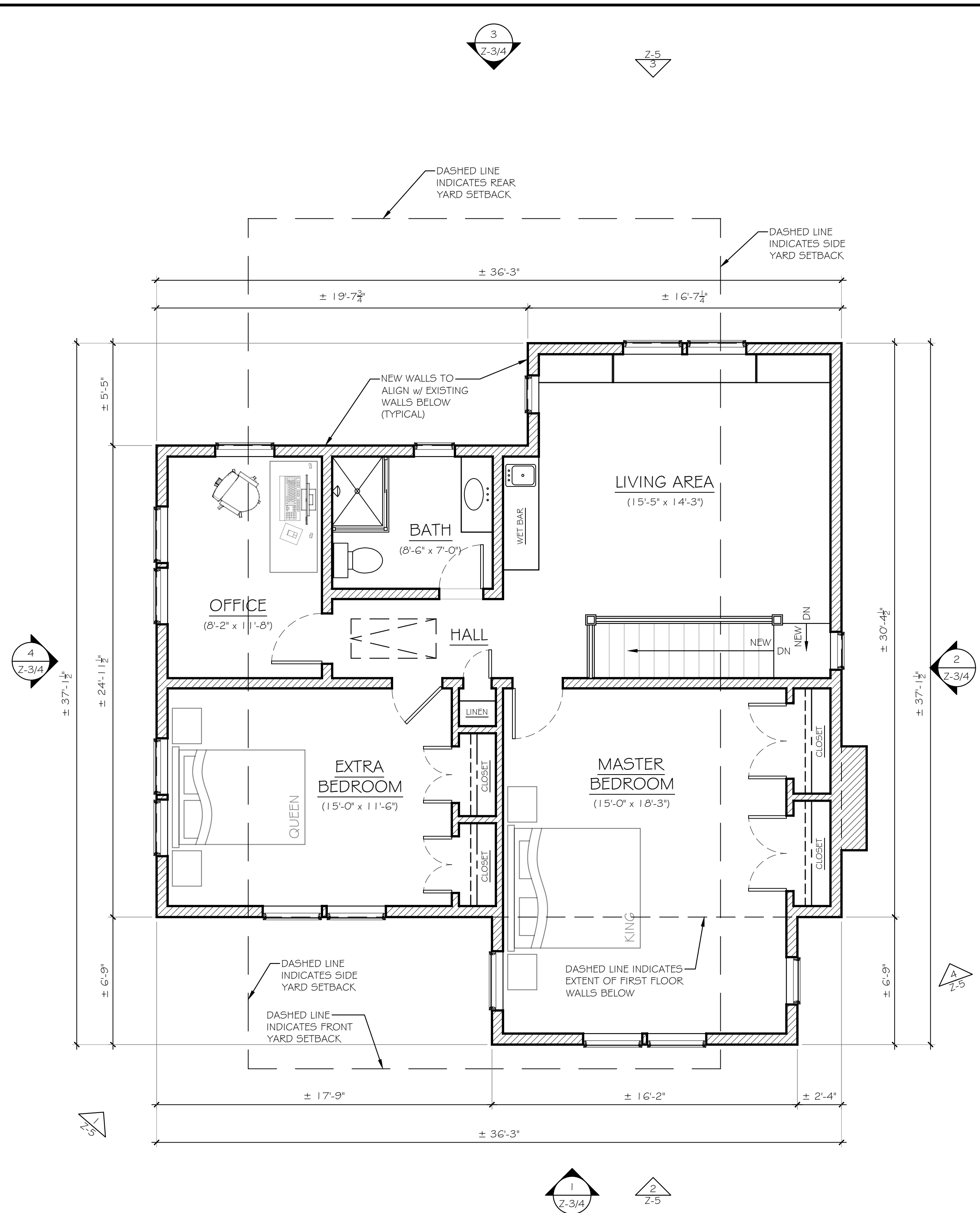
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1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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

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ARCHITECTURE & DESIGN

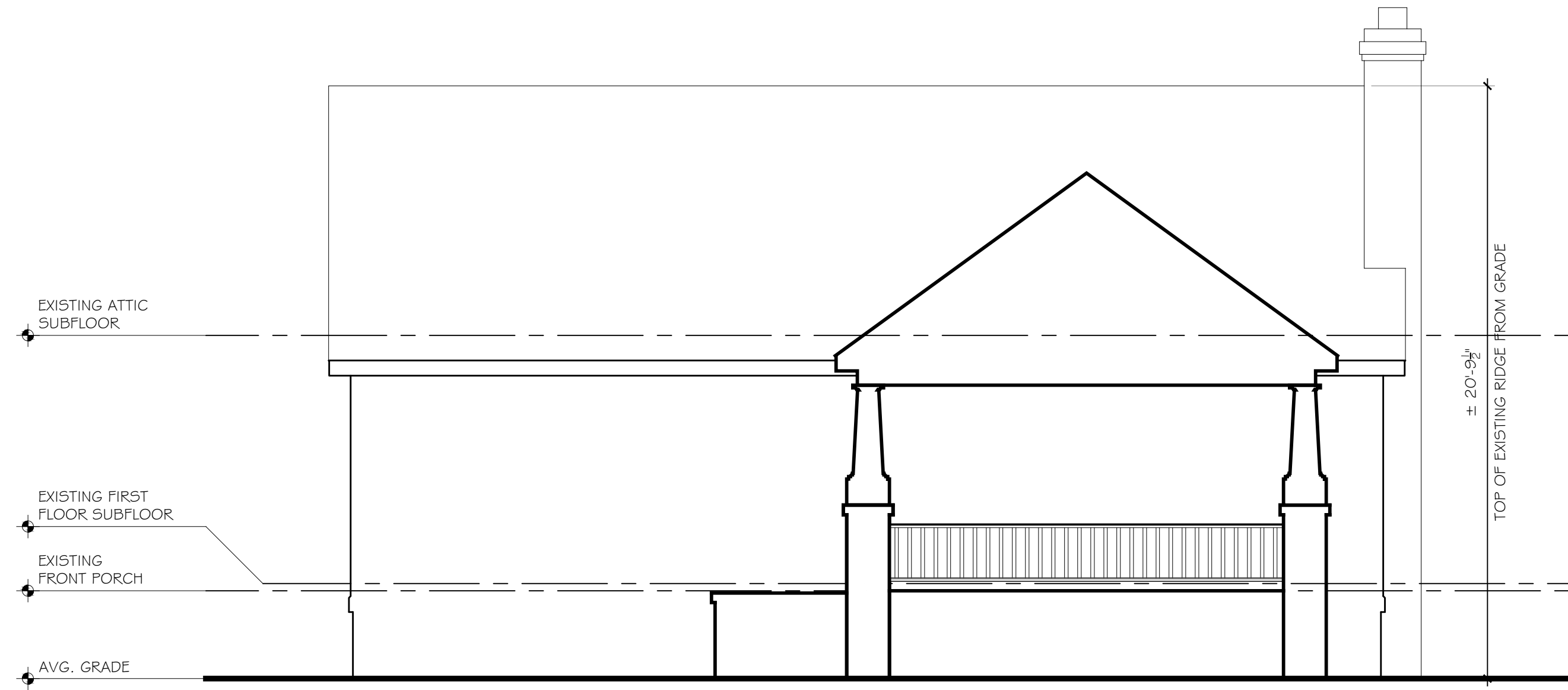
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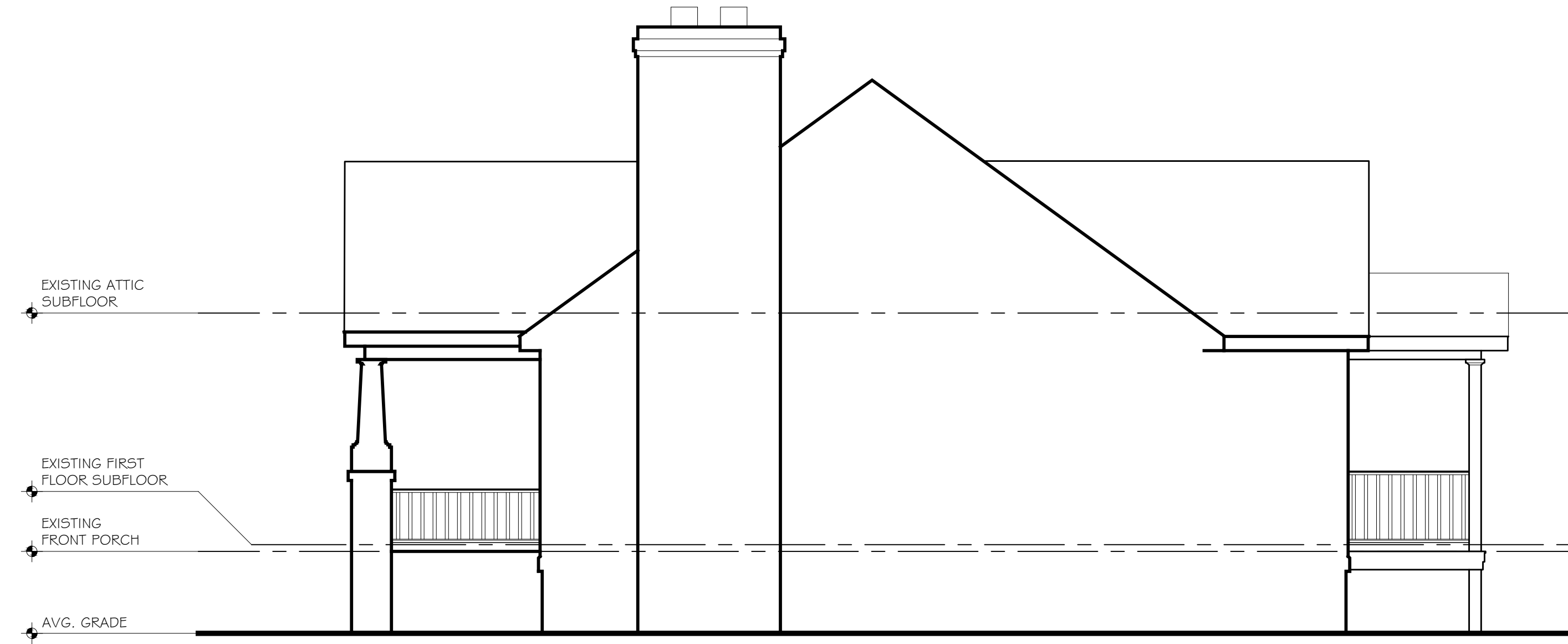
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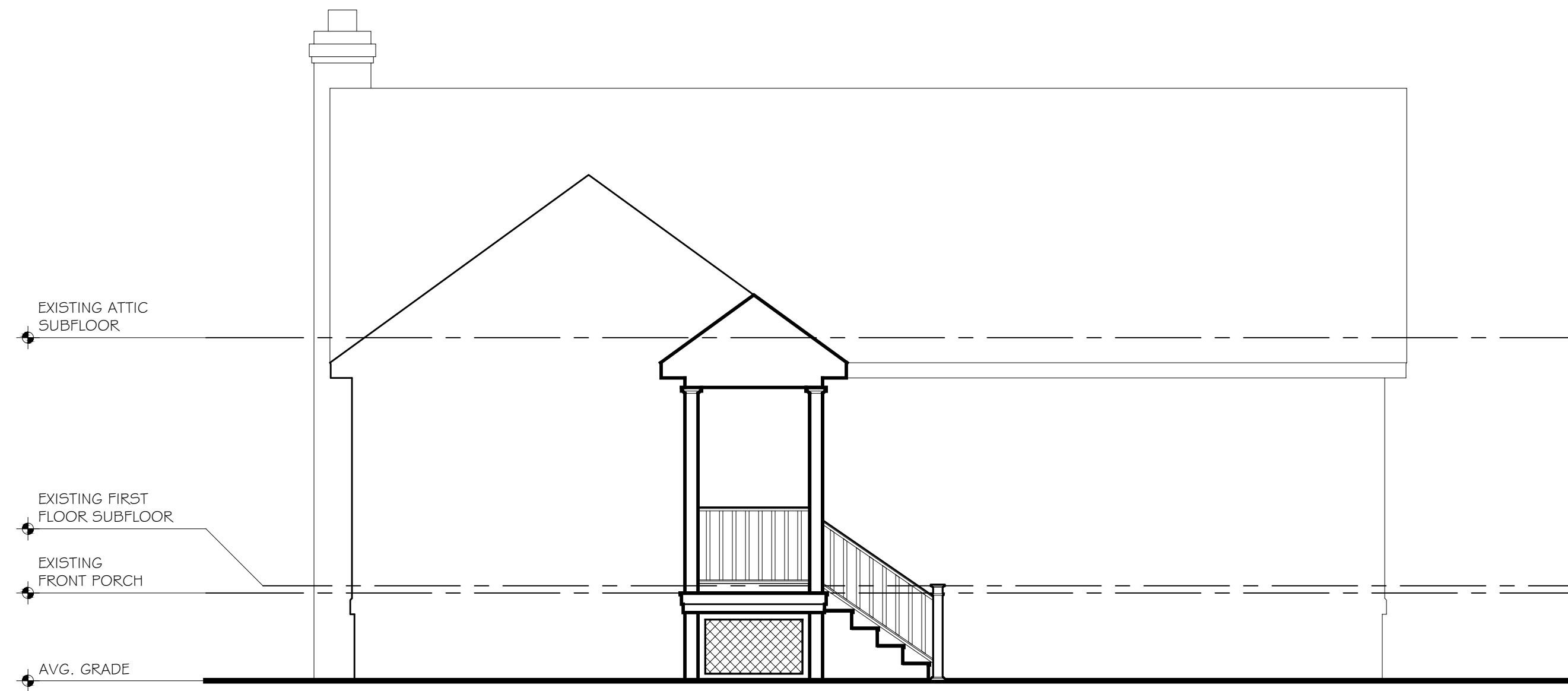
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SHEET 02 OF 05



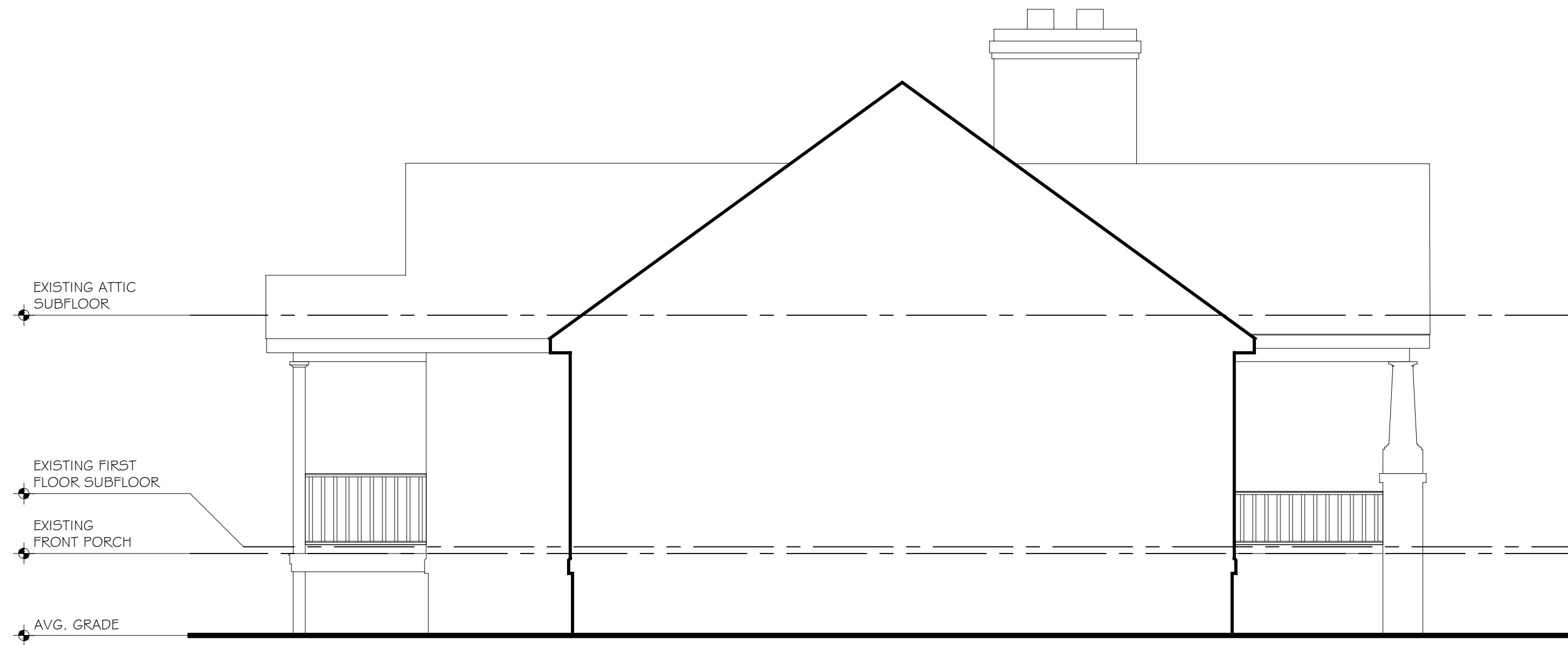
1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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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"

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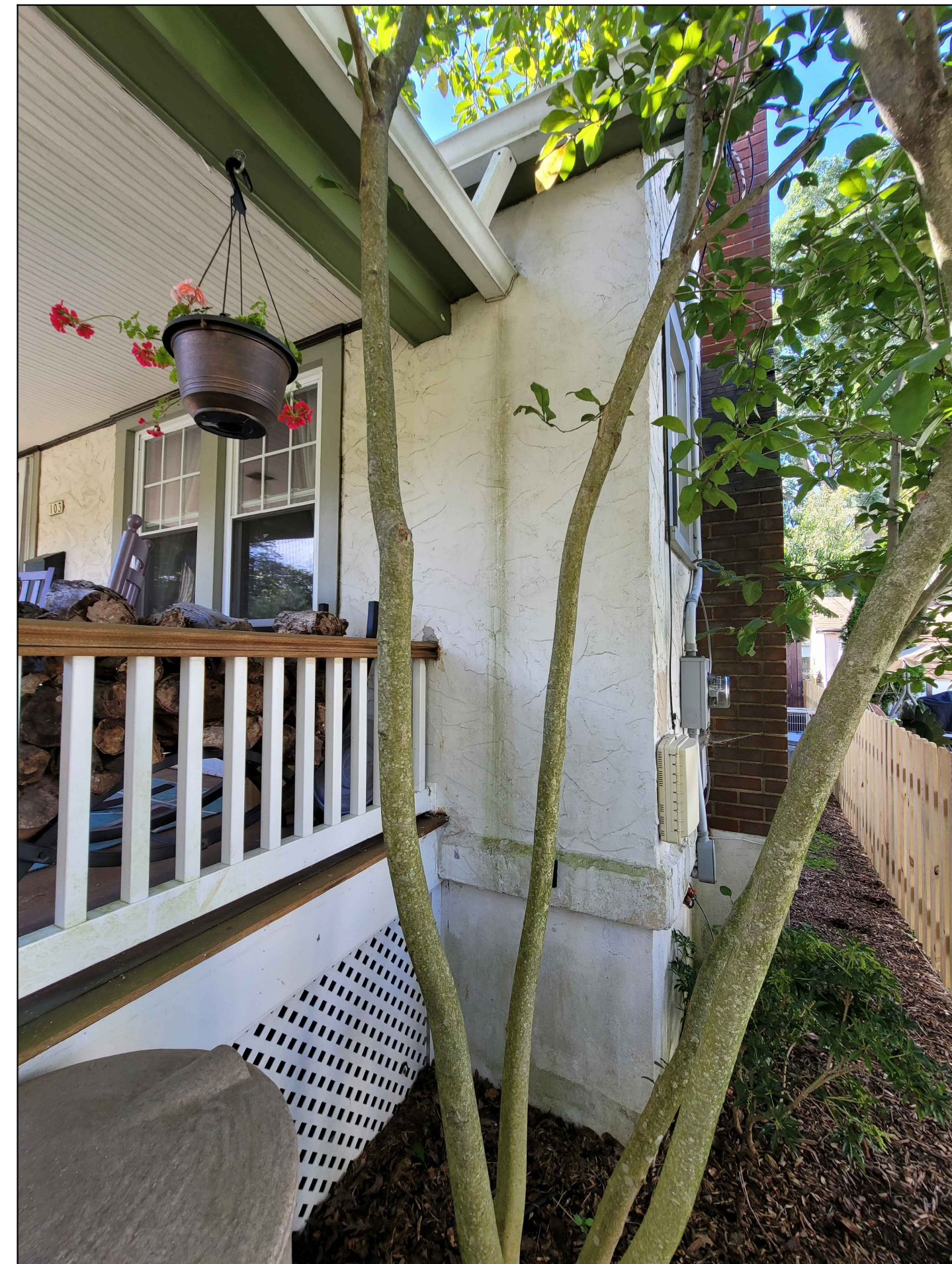
1 PHOTO OF EXISTING HOME (FROM DRIVEWAY)
SCALE: NOT TO SCALE



2 PHOTO OF EXISTING HOME (FRONT PORCH)
SCALE: NOT TO SCALE



3 PHOTO OF EXISTING HOME (REAR ELEVATION)
SCALE: NOT TO SCALE



4 PHOTO OF EXISTING HOME (CHIMNEY SIDE ELEVATION)
SCALE: NOT TO SCALE

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