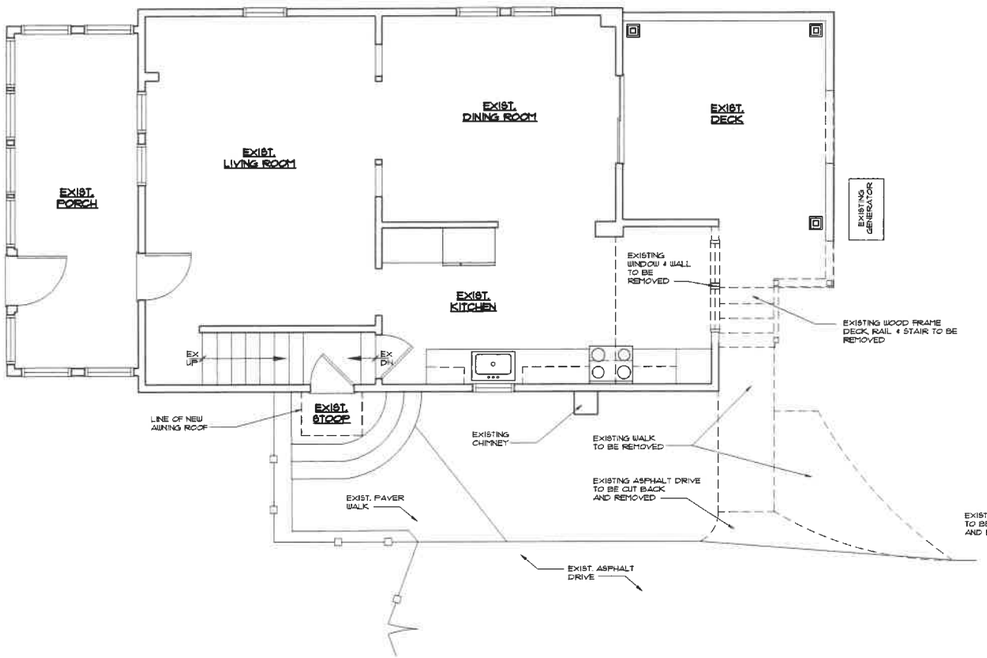
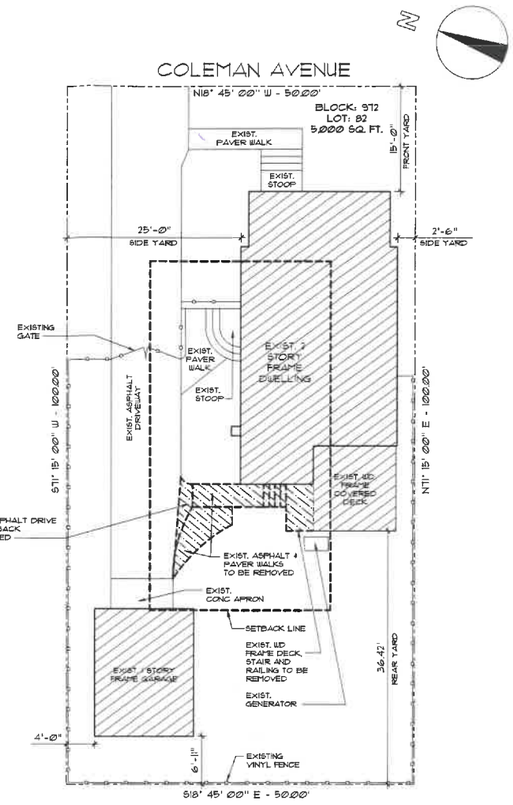


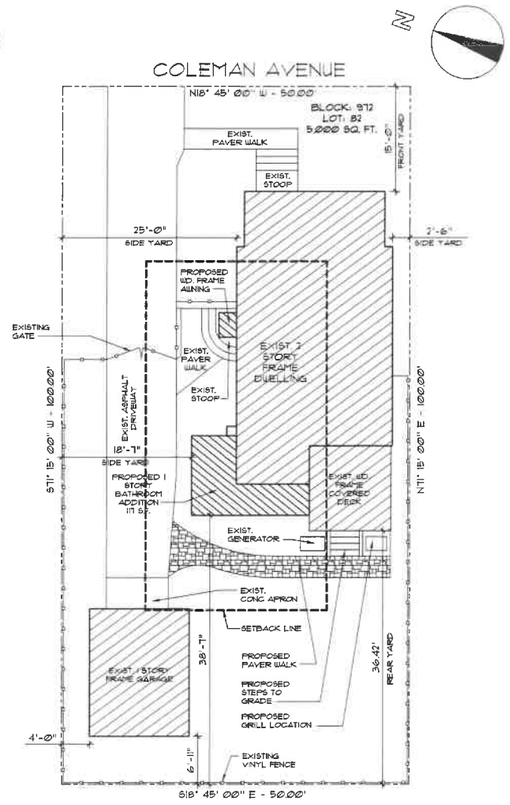
3 EXISTING FLOOR PLAN / DEMO PLAN

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



1 EXISTING / DEMO SITE PLAN

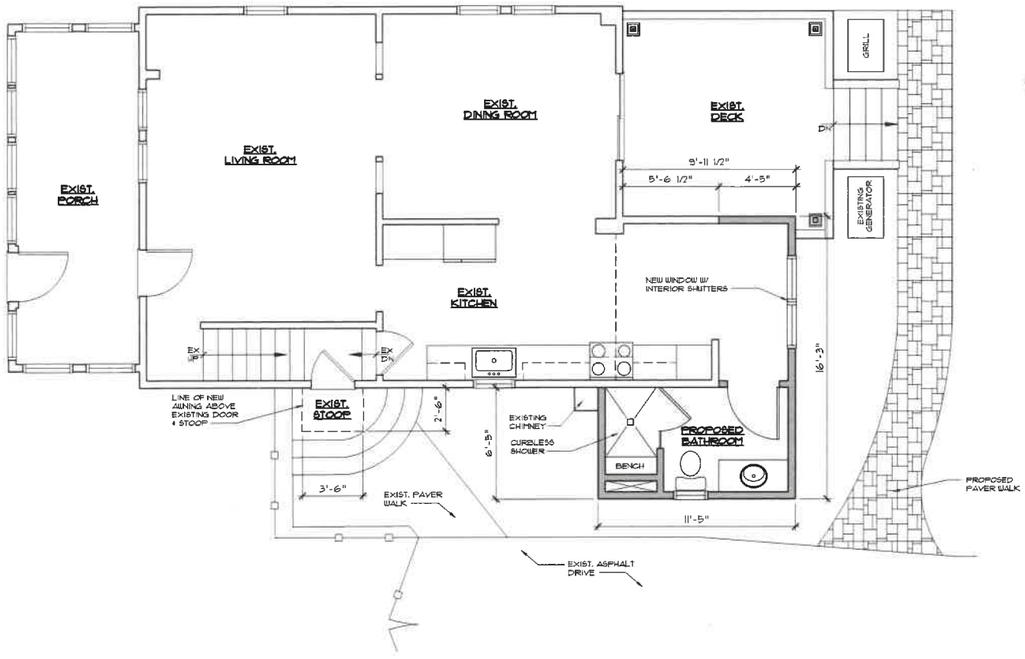
SCALE: 1 : 10



2 PROPOSED SITE PLAN

SCALE: 1 : 10

NOTE:
SITE PLAN BASED ON SURVEY BY:
WILLIAM H. ZIEMAN, JR., PLS LIC# 182595
AZIMUTH LAND SURVEYING CO., INC.
90 MONMOUTH ROAD, P.O. BOX 262
OAKHURST, NEW JERSEY 07755



4 PROPOSED FLOOR PLAN

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

SCHEDULE OF REQUIREMENTS - R-10 SINGLE FAMILY DETACHED				
BULK REQUIREMENTS: BLOCK: 972 LOT: 82				
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
LOT AREA:	10,000 SF	5,000 SF	5,000 SF	N/A
MIN. LOT FRONTAGE:	100 FT	50 FT	50 FT	N/A
SETBACKS:				
PRIMARY: (house)				
FRONT YARD:	25.00 FT	15.00 FT	15.00 FT	N/A
SIDE YARD: (left)	12.00 FT	2.50 FT	2.50 FT	N/A
SIDE YARD: (right)	12.00 FT	25.00 FT	18.58 FT	N/A
REAR YARD:	25.00 FT	36.42 FT	36.42 FT	N/A
HEIGHT:				
MAX. HEIGHT:	28 FT	21 FT	21 FT	N/A
LOT COVERAGE:				
MAX. LOT COVERAGE:	40%	40%	42.74%	YES
LOT COVERAGE CALCULATIONS:				
EXIST. HOUSE:		859 SF	976 SF	N/A
EXIST. DETACHED GARAGE:		262 SF	262 SF	N/A
EXIST. DRIVEWAY:		754 SF	745 SF	N/A
PROPOSED AREA OF COVERED DECK:		145 SF	145 SF	N/A
AWNING AT SIDE DOOR:		0 SF	9 SF	N/A
TOTAL LOT COVERAGE (SF):		2,020 SF	2,137 SF	N/A

Architect:
Peter A. Kozielski Architect
95 Hazlet Avenue
Hazlet, NJ 07730
732-740-8571 | pkozielskiaia@gmail.com
Peter A. Kozielski, AIA
NJ LIC. AI017248 | NY LIC. 035401

Client:
Ann Riso
38 Coleman Avenue
Red Bank, NJ 07701
908-461-5536

Consultants:

Issue:

Description:	Date:
ISSUED FOR ZONING	04-03-2023

Project:
Riso Residence
38 Coleman Place
Middletown, NJ
BLOCK: 972 LOT: 82
Bathroom Addition

Title:
EXISTING SITE PLAN
PROPOSED SITE PLAN
ZONING SCHEDUE
EXISTING / DEMOLITION PLAN
PROPOSED FLOOR PLAN

Seal & Signature:
Peter A. Kozielski, AIA
NJ LIC. AI017248

Comm. No. 22.0002
Scale: As Noted
Drawn By: PAK
Checked By: PAK

Drawing Number:
SP-101.00

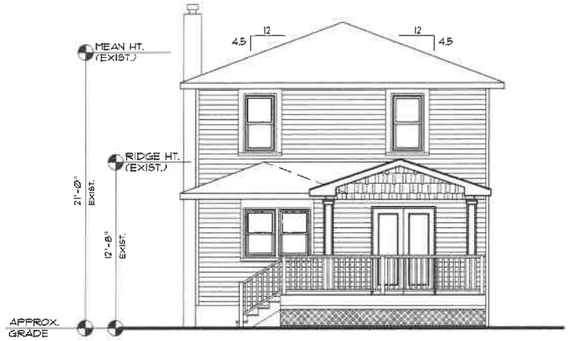
001 of 002

1 EXISTING FRONT ELEVATION

SCALE: 3/16"=1'-0"

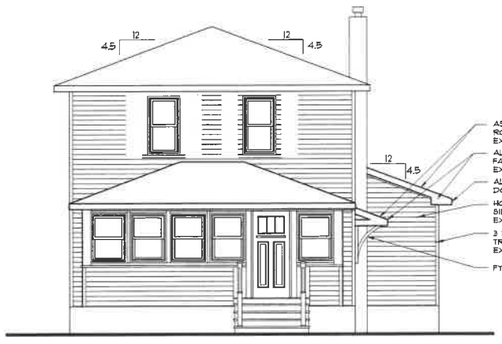
2 EXISTING SIDE ELEVATION

SCALE: 3/16"=1'-0"



2 EXISTING REAR ELEVATION

SCALE: 3/16"=1'-0"

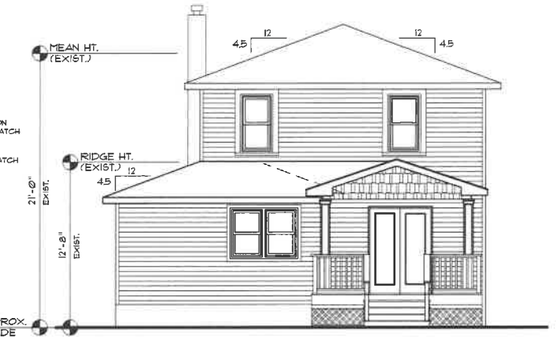


2 PROPOSED FRONT ELEVATION

SCALE: 3/16"=1'-0"

4 PROPOSED SIDE ELEVATION

SCALE: 3/16"=1'-0"



4 PROPOSED REAR ELEVATION

SCALE: 3/16"=1'-0"

Architect:

Peter A. Kozielski Architect

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Hazlet, NJ 07730
732-740-8571 | pkozielskiaia@gmail.com

Peter A. Kozielski, AIA
NJ LIC. AI017248 | NY LIC. 035401

Client:

Ann Riso

38 Coleman Avenue
Red Bank, NJ 07701
908-461-5538

Consultants:

Issue:

Description:	Date:
ISSUED FOR ZONING	04-03-2023

Project:

Riso Residence

38 Coleman Place
Middletown, NJ
BLOCK: 872 LOT: 82

Bathroom Addition

Title:

EXISTING ELEVATIONS
PROPOSED ELEVATIONS

Seal & Signature:

Peter A. Kozielski, AIA
NJ LIC. AI017248

Comm. No.	22.0002
Scale:	As Noted
Drawn By:	PAK
Checked By:	PAK

Drawing Number:

SP-102.00

002 of 002