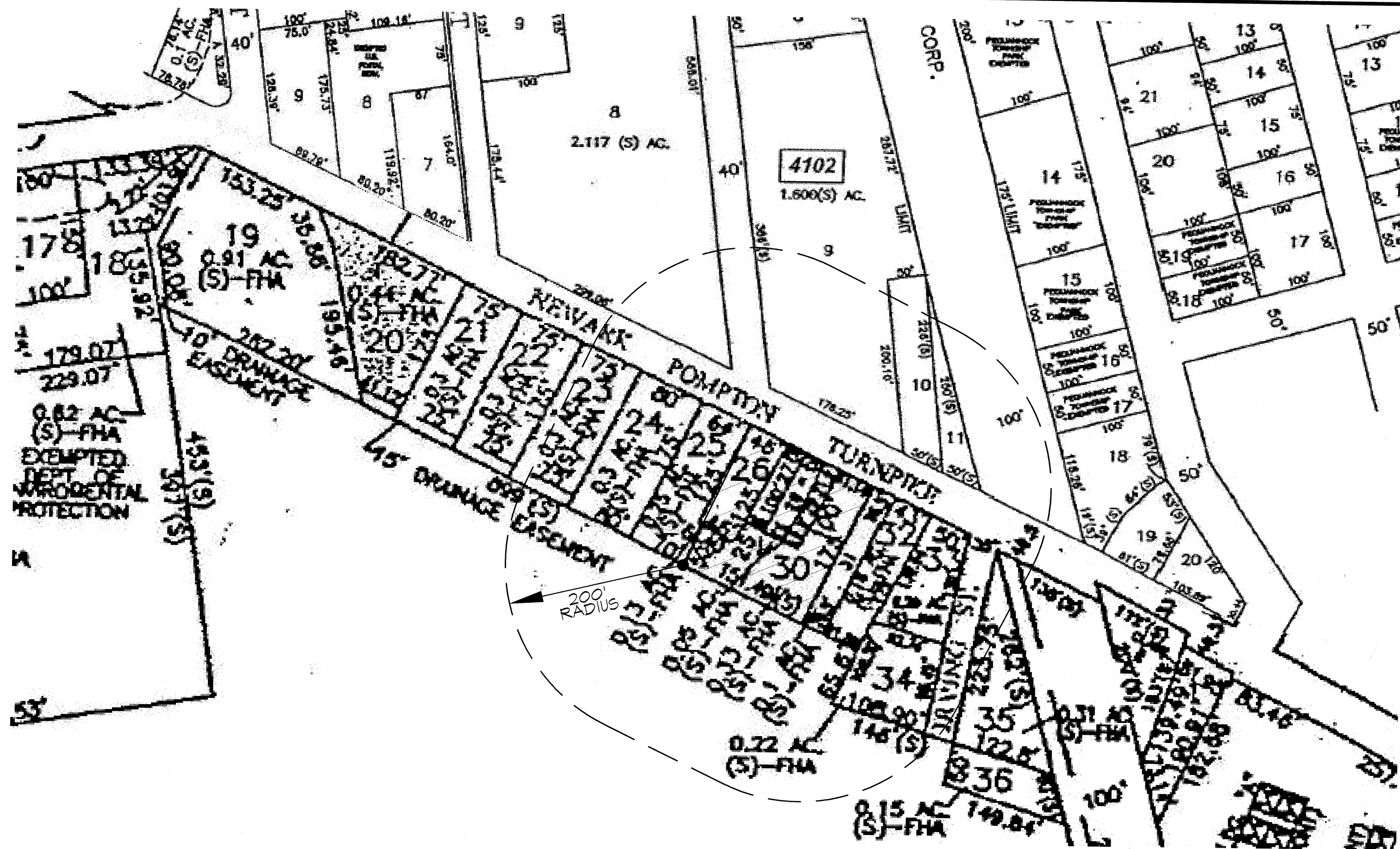
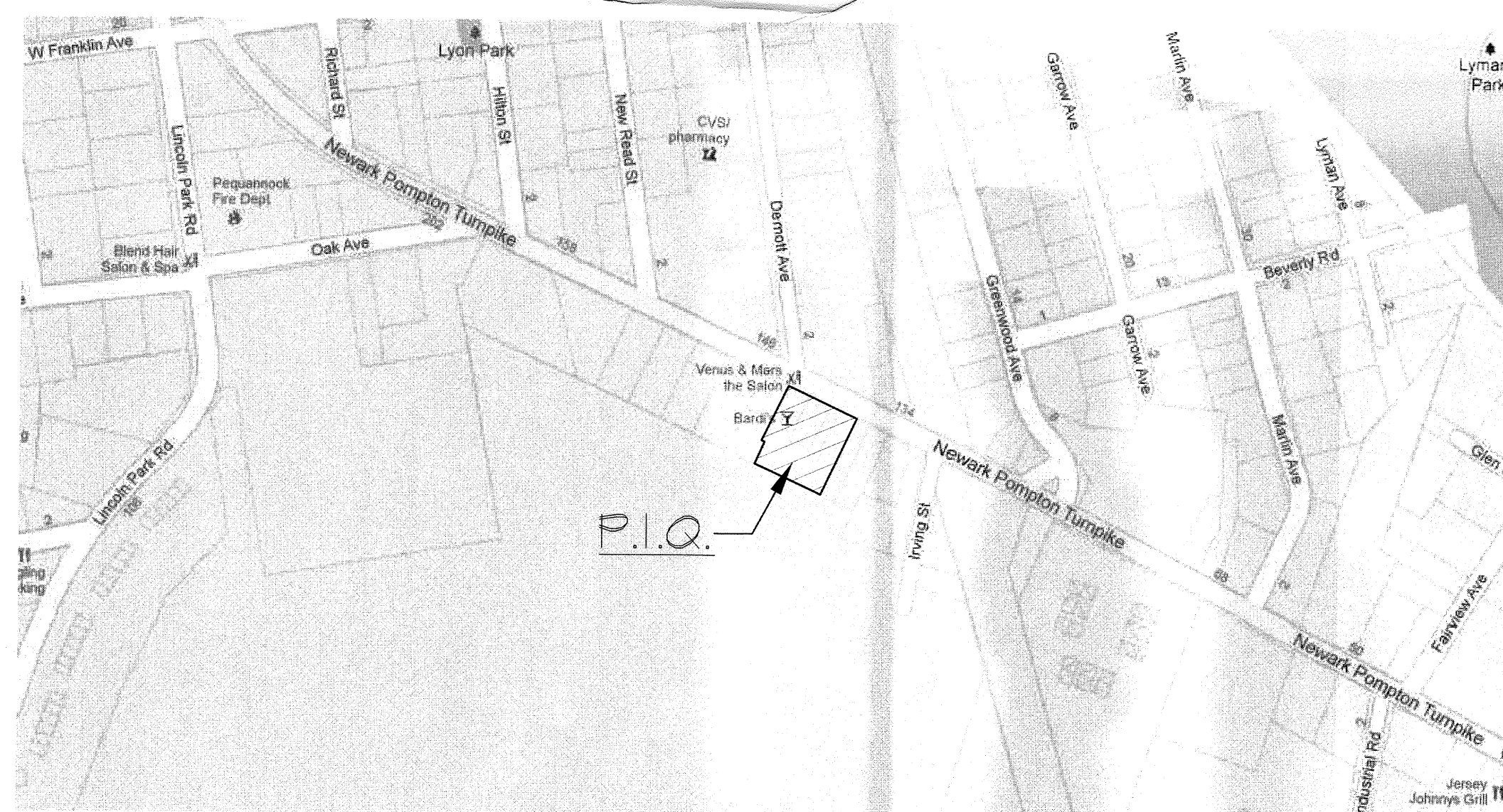




200 ft. RADIUS MAP
SCALE : 1" = 100'

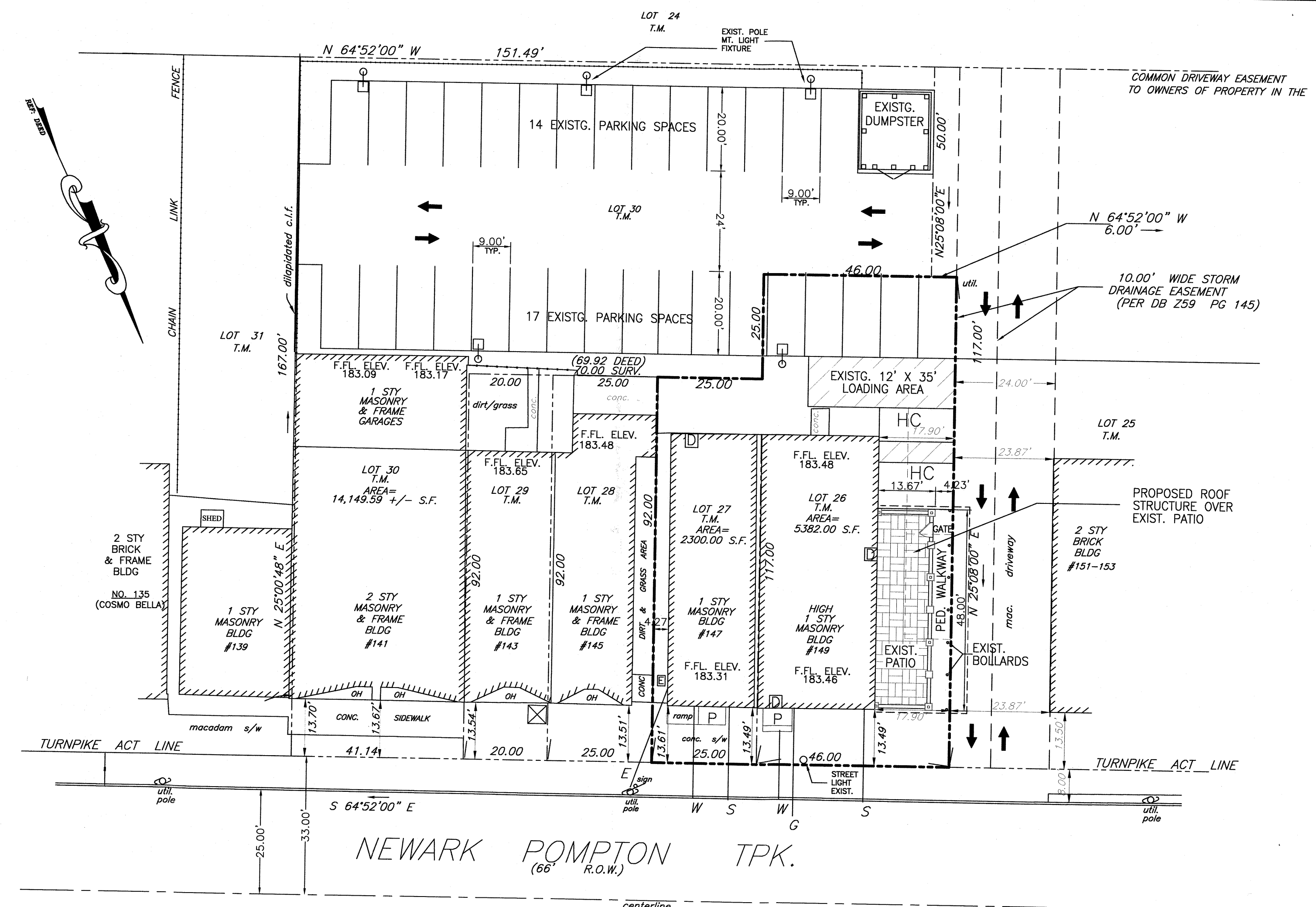


KEY MAP
SCALE : NONE

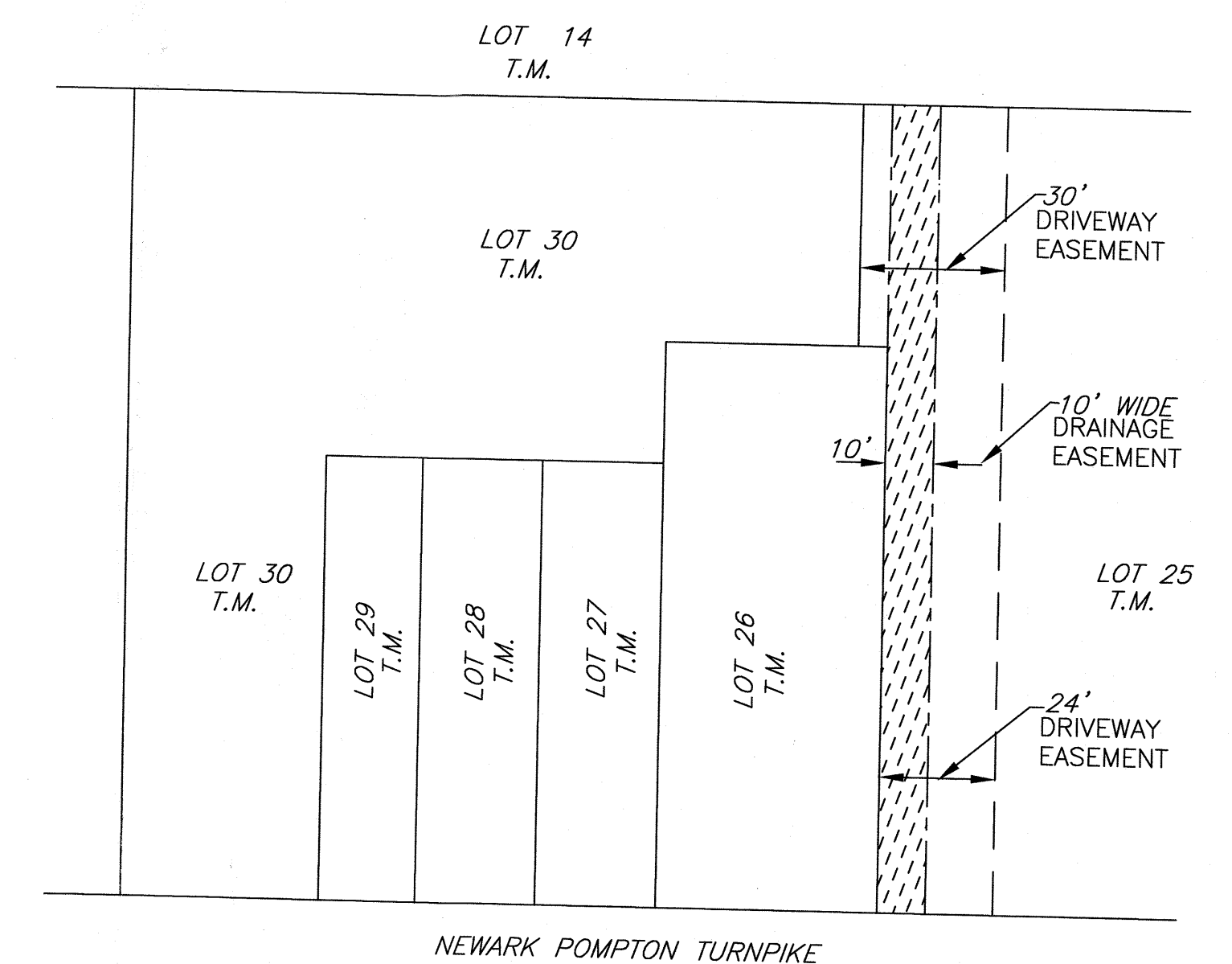
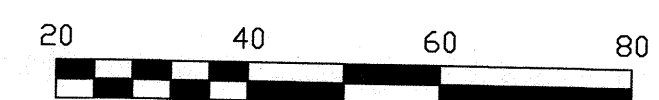
ZONING TABLE			
EXISTING LOTS 26 & 27= C-1 ZONE			
ITEM DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	4,000 SF	7,682 sf	7,682 sf .176 AC
MIN. LOT FRONTAGE	50'	71'	71'
MIN. LOT WIDTH	40'	157.14'	157.14'
MIN. FRONT YARD	25'	13.49*	13.49*
MIN. REAR YARD	10% of Lot Depth = 11.7'	18'	18'
MIN. SIDE YARD	(ONE) 3'	4.23'	4.23'
	(BOTH) 25% of Lot Width (17.75')	17.90'	6.93*
MAX. BLDG. HEIGHT	2 Sty/30'	1 Sty.	1 Sty.
MAX. LOT COV.			
BLDG.	30%	42%	50% *
IMPERVIOUS	90%	100%	100% *

* VARIANCE

NOTE: NO NEW LAND DISTURBANCE



PLOT PLAN
SCALE : 1" = 20'



LOT & EASEMENT LAYOUT

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- ELEVATION DATUM: NGVD 1920
- 100 YEAR FLOOD ELEVATION - 182.00
- NJDEP FLOOD HAZARD ELEVATION - 184.00

OWNER/APPLICANT
BARRASSO, LLC.
149 NEWARK POMPTON TURNPIKE
PEQUANNOCK, NJ 07440

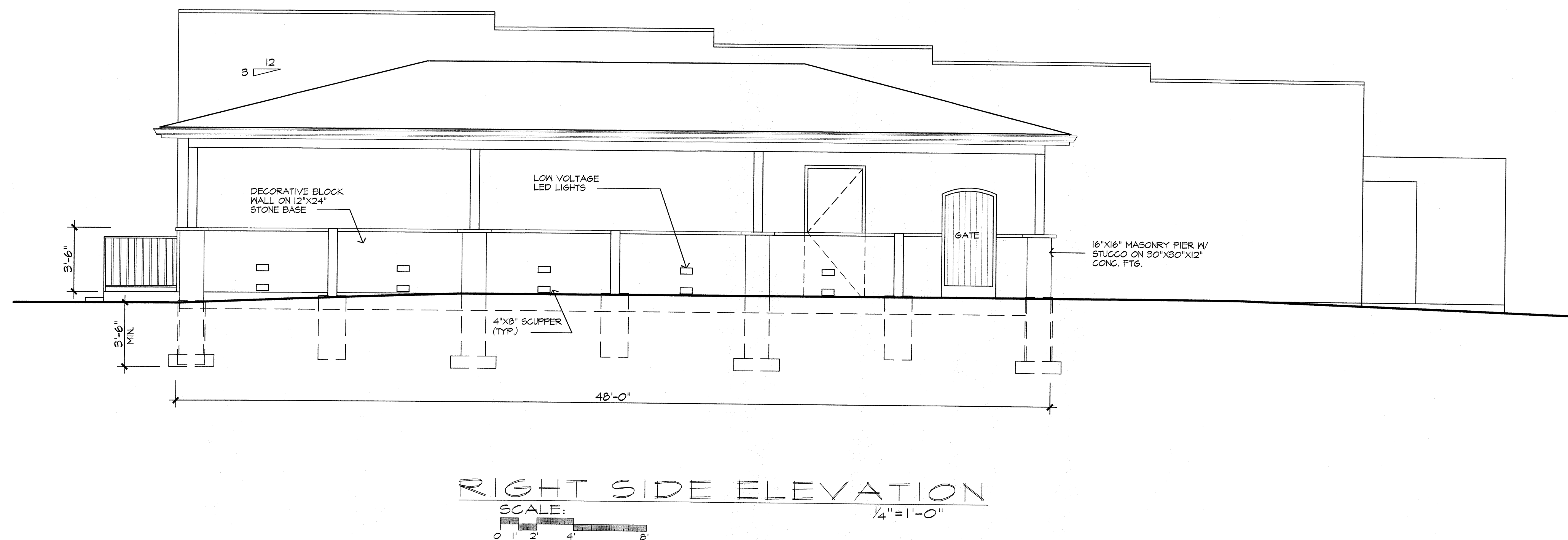
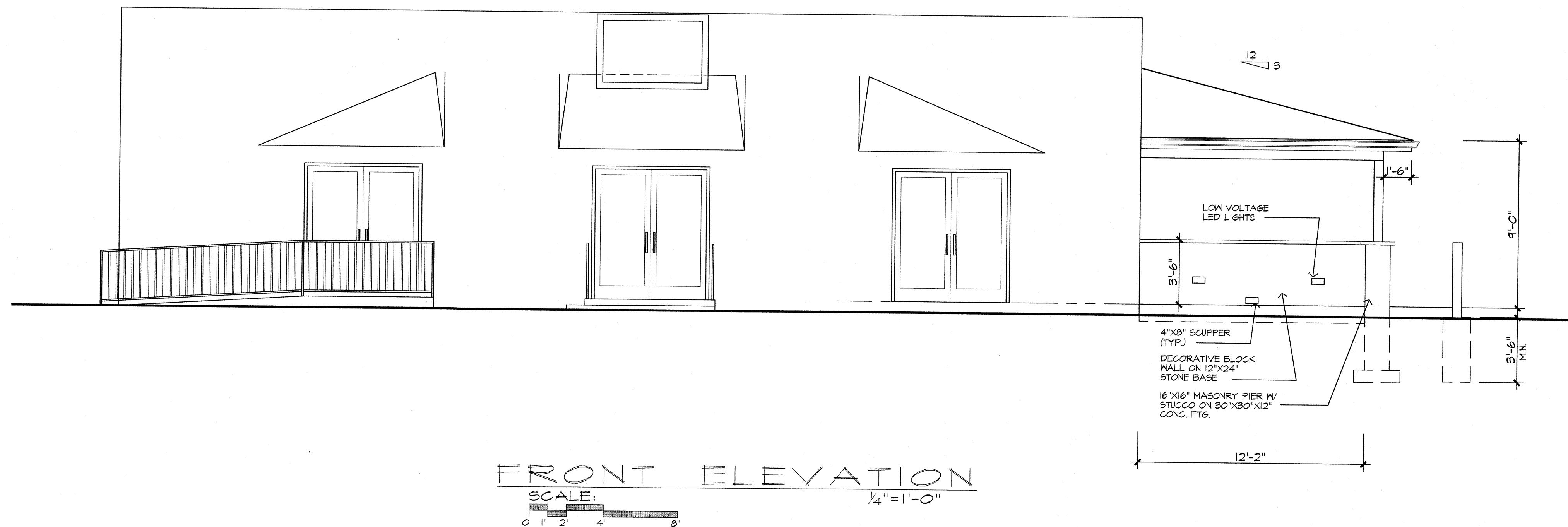
APPROVED BY THE PEQUANNOCK
PLANNING BOARD/BOARD OF ADJUSTMENT
THIS _____ DAY OF _____ 2021

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____
ENGINEER: _____ DATE: _____

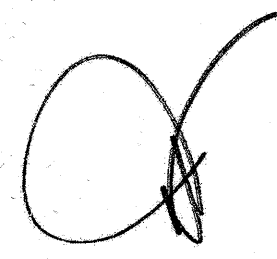
JAMES P. CUTILLO ASSOCIATES
ARCHITECTS PLANNERS
NJ No. 09992 NY No. 025612
593 NEWARK POMPTON TURNPIKE, POMPTON PLAINS, NJ 07444
PROPOSED NEW PATIO FOR:
BARDI'S BAR & GRILL
149 NEWARK POMPTON TURNPIKE
PEQUANNOCK, N.J.

PLOT PLAN, LIST OF PROP. ZONING SCHEDULE
KEY MAP, 200' RAD. MAP
LOT & EASEMENT LAYOUT

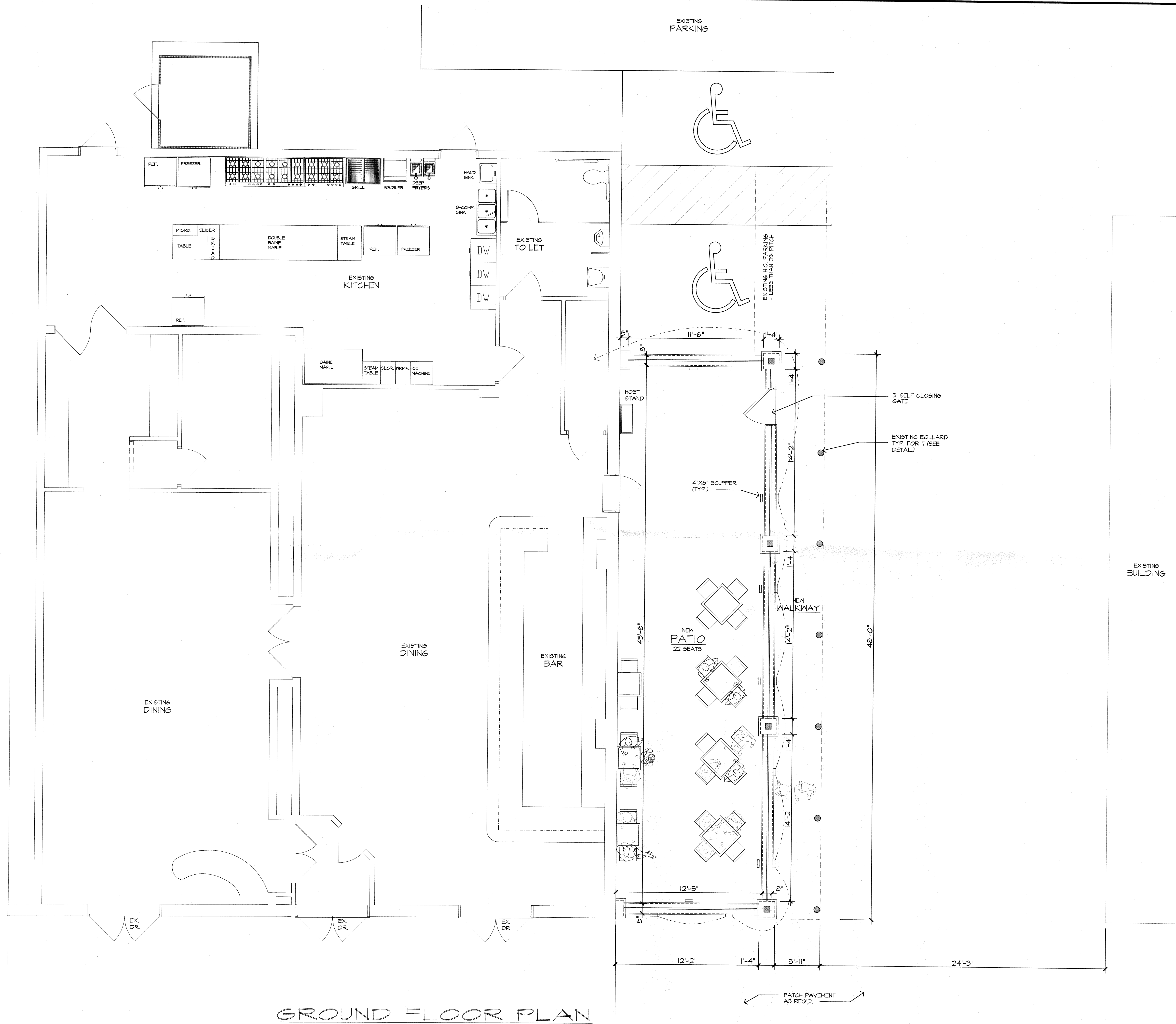
job no. 18-39
drawing no. PL-1
OF 3
architects seal and signature



LIST OF CODES:	
2018 INTERNATIONAL BUILDING CODE, NJ EDITION	
2018 INTERNATIONAL MECHANICAL CODE	
2017 NATIONAL ELECTRIC CODE	
2016 ASHRAE STANDARD 90.1 (COMMERCIAL)	
2018 NATIONAL STANDARD PLUMBING CODE	
2018 INTERNATIONAL FUEL GAS CODE	
2009 ICC/ANSI A117.1 HANDICAP	
UCC NEW JERSEY REHABILITATION SUBCODE NJAC 5:23-6	
NJAC 5:70 4.13	
CONSTRUCTION DATA	
CONSTRUCTION TYPE:	IIIB
CONSTRUCTION CLASS:	III
USE GROUP:	'A-2'
PATIO AREA:	630 SQ. FT.

JAMES P. CUTILLO ASSOCIATES ARCHITECTS NJ No. 09592 PLANNERS No. 4485 Jpcuttillo@aol.com NY No. 025612 973-831-6161 593 NEWARK POMPTON TURNPIKE, POMPTON PLAINS, NJ 07444		ELEVATIONS	
		job no. 18-39 scale: 1/4" = 1'-0" drawn by: JC checked by: JPC	
PROPOSED PATIO FOR: BARDIS BAR & GRILL 149 NEWARK POMPTON TURNPIKE PEQUANNOCK, NJ 07440		architects seal and signature  2 OF 3	

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JAMES P. CUTILLO ASSOCIATES		ARCHITECTS		PLANNERS	
NJ No. 09592 Jpcutillo@aol.com		NY No. 025612		No. 4485 973-831-6161	
593 NEWARK POMPTON TURNPIKE, POMPTON PLAINS, NJ 07444					
PROPOSED PATIO FOR: BARDIS BAR & GRILL 149 NEWARK POMPTON TURNPIKE PEQUANNOCK, NJ 07440				date: 3-9-21 scale: 1/4" = 1'-0" drawn by: JC checked by: JPC	

GROUND FLOOR PLAN	
job no. 18-39	drawing no. A3 3 OF 3

architects seal and signature