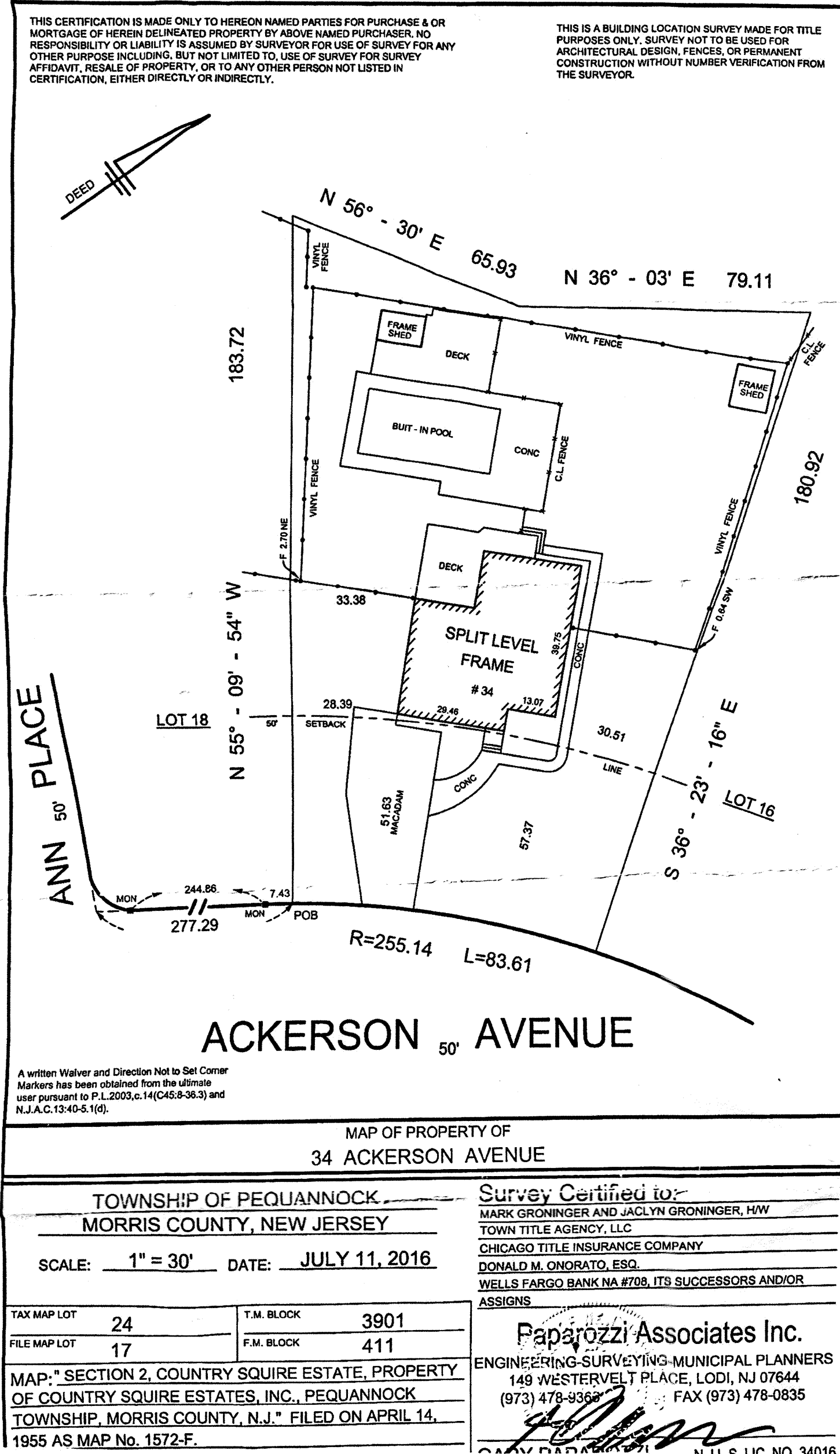
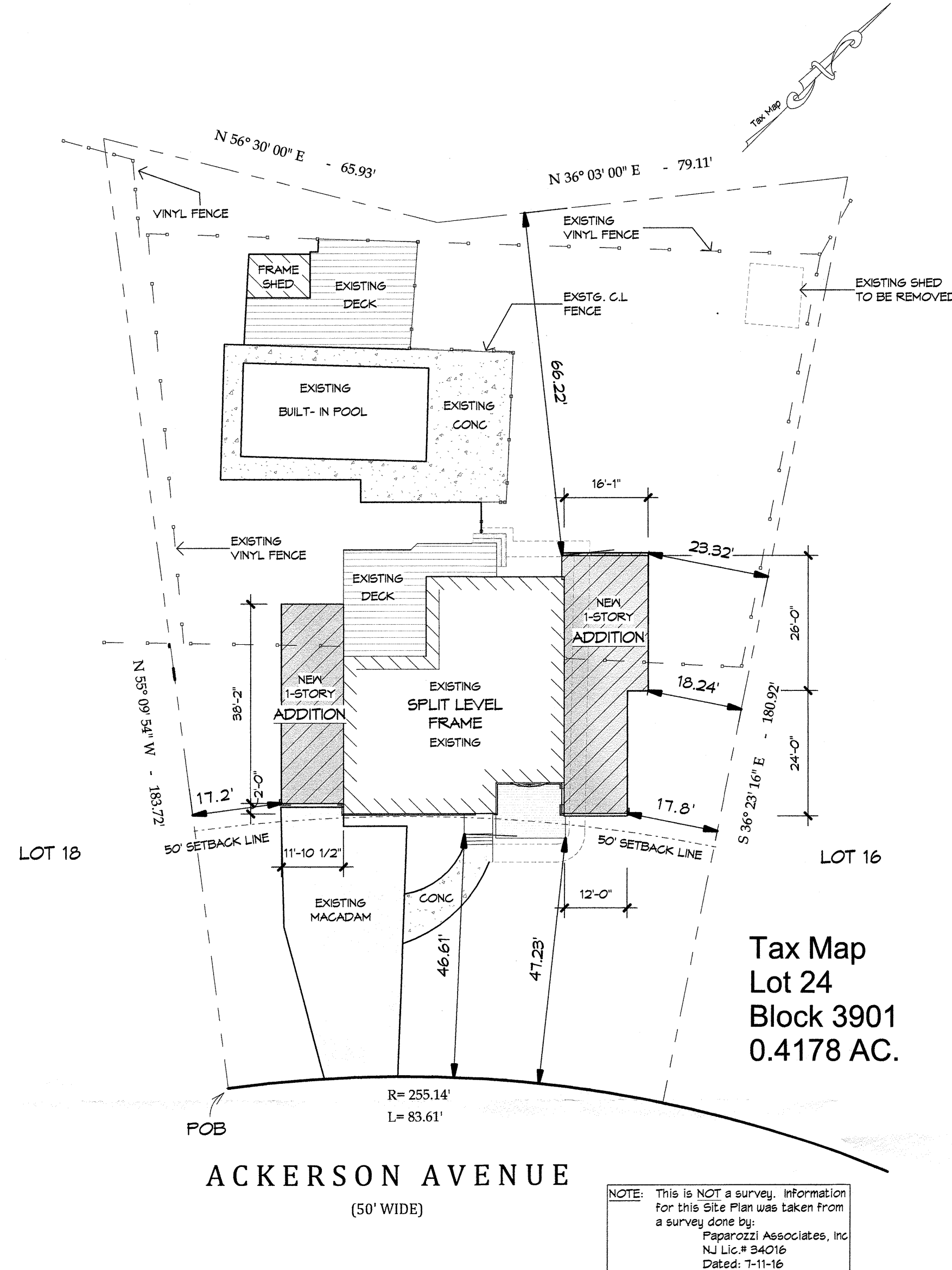




EXISTING SITE PLAN
SCALE: 1" = 30'-0"



SITE PLAN
SCALE: 1" = 20'-0"

ZONING TABLE				
ZONE: R-15 BLOCK: 3901 LOT: 24				
SETBACK	REQUIRED	EXISTING	PROPOSED	COMMENTS
Lot Area	15,000 Sq. Ft.	18,199 Sq. Ft.	18,199 Sq. Ft.	
Lot Width	100'	100.0'	100.0'	
Lot Frontage	100'	100.0'	100.0'	
Lot Depth	150'	180.92'	180.92'	
Front Yard	50'	46.61'	47.23'	Requires Variance
Side Yard (One)	15'	28.39' & 30.51'	17.2' & 17.8'	
Side Yard (Combined)	35'	58.9'	35.0'	
Rear Yard	40'	70.34'	65.73'	
Maximum Building Height (Feet)	35'	18'-9"	26'-9 1/2"	
Maximum Building Height (Stories)	2 1/2 Stories	1 1/2 Stories	2 Stories	
Maximum Building Coverage	15%	10.0%	16.7%	Requires Variance
Maximum Impervious Coverage	35%	30.3%	36.0%	Requires Variance

BUILDING COVERAGE CALCULATION:

Lot Area: 18,199 SF
Allowed 15%: 18,199 x .15 = 2,730 Sq. Ft.
Existing Dwelling: 1,598 Sq. Ft.
Existing Sheds: 100 Sq. Ft.
Proposed Additions: 1,163 Sq. Ft.
Proposed Porch: 174 Sq. Ft.
Total: 3,035 Sq. Ft.
3,035 / 18,199 = 16.7%

IMPERVIOUS COVERAGE CALCULATION:

Lot Area: 18,199 SF
Allowed 35%: 18,199 x .35 = 6,370 Sq. Ft.
Existing Dwelling: 1,598 Sq. Ft.
Existing Sheds: 100 Sq. Ft.
Existing Driveway: 1,039 Sq. Ft.
Existing Concrete Walk: 145 Sq. Ft.
Existing Platform & Steps: 12 Sq. Ft.
Existing Pool: 1,391 Sq. Ft.
Existing Decks: 936 Sq. Ft.
Proposed Addition: 1,163 Sq. Ft.
Proposed Porch: 174 Sq. Ft.
Total: 6,558 Sq. Ft.
6,558 / 18,199 = 36.0%



200' RADIUS MAP
SCALE: 1" = 200'-0"



AREA MAP
SCALE: NONE

PROPOSED ADDITION FOR:

THE GRONINGER RESIDENCE

Chairperson:

Date:

Secretary:

Date:

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JUL 11 2016

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Block: 3901 Lot: 24

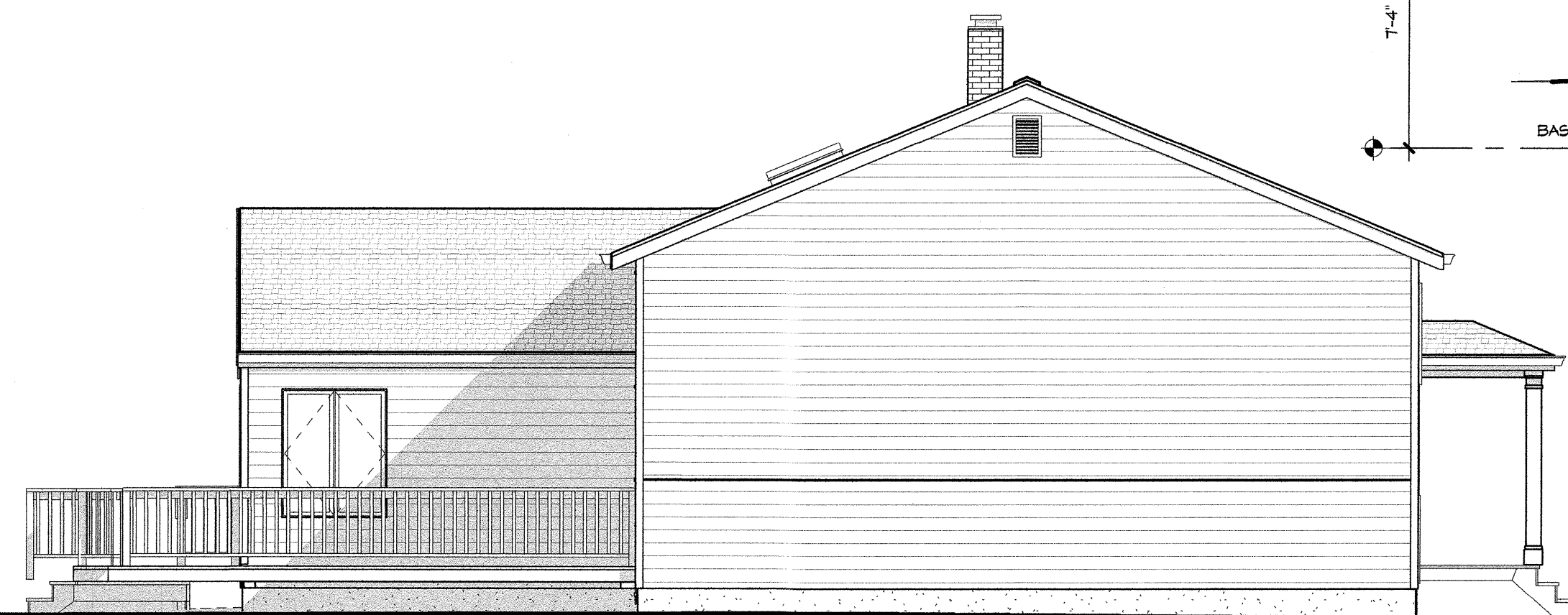
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lc
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34 ACKERSON AVE
PEQUANNOCK, NJ 07440
Drawn By: JB
Job No: 20-102
Date: 5-4-21
Sheet No: 1 of 5
Sheet: A1.0



EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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



EXISTING LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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

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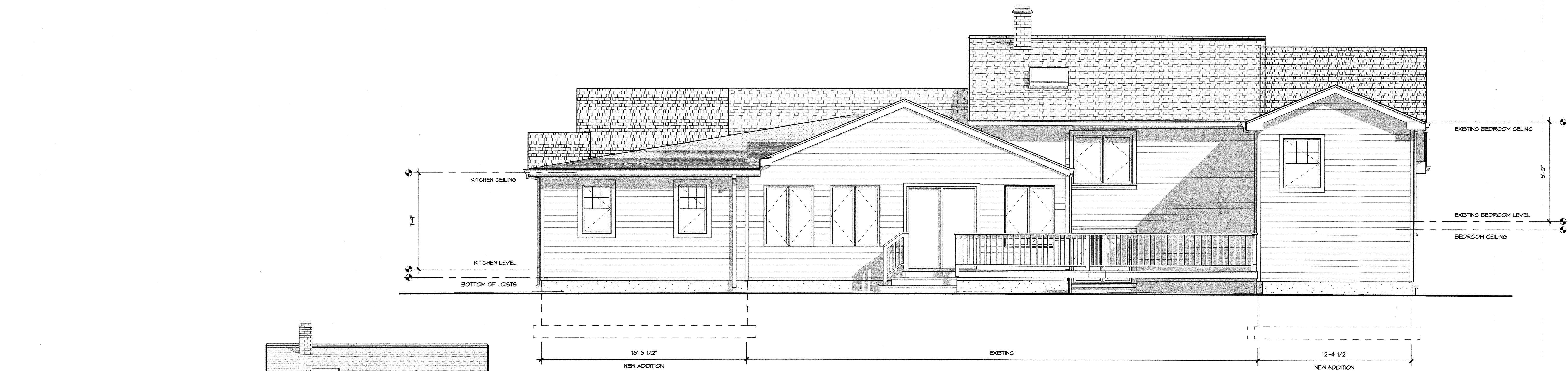
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Drawn By: JB
Date: 20-102
Sheet No: 5-4-21
2 of 5
Sheet: A1.1



PROPOSED REAR ELEVATION

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



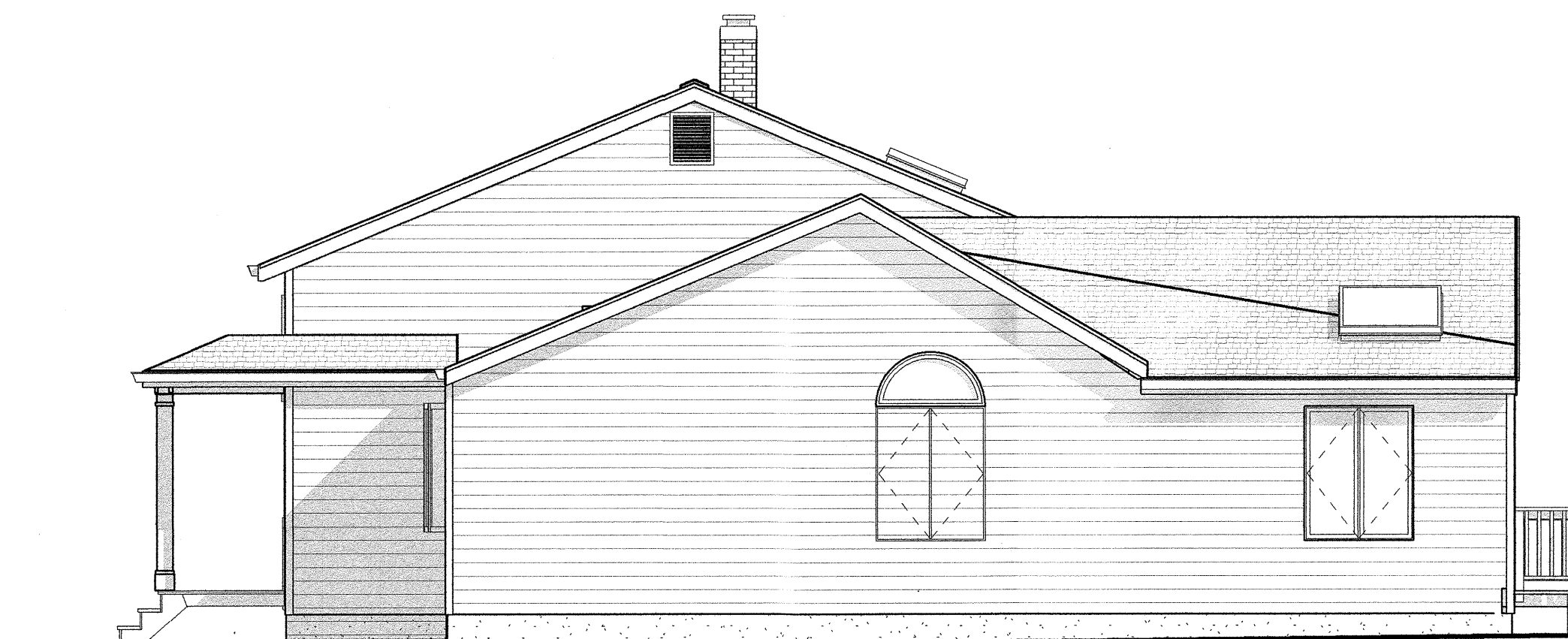
EXISTING REAR ELEVATION

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



PROPOSED RIGHT SIDE ELEVATION

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



EXISTING RIGHT SIDE ELEVATION

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

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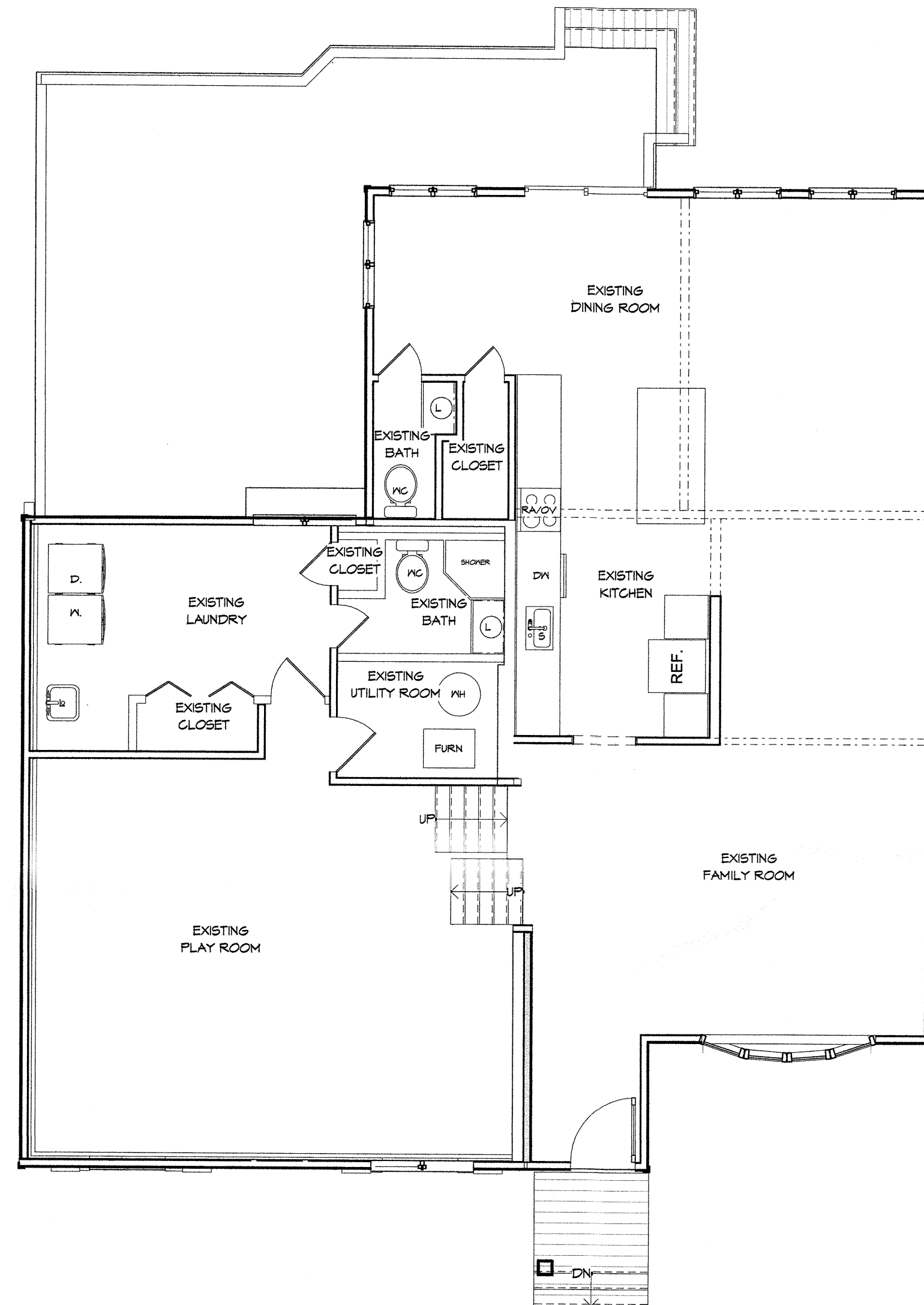
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Number	Date	Description

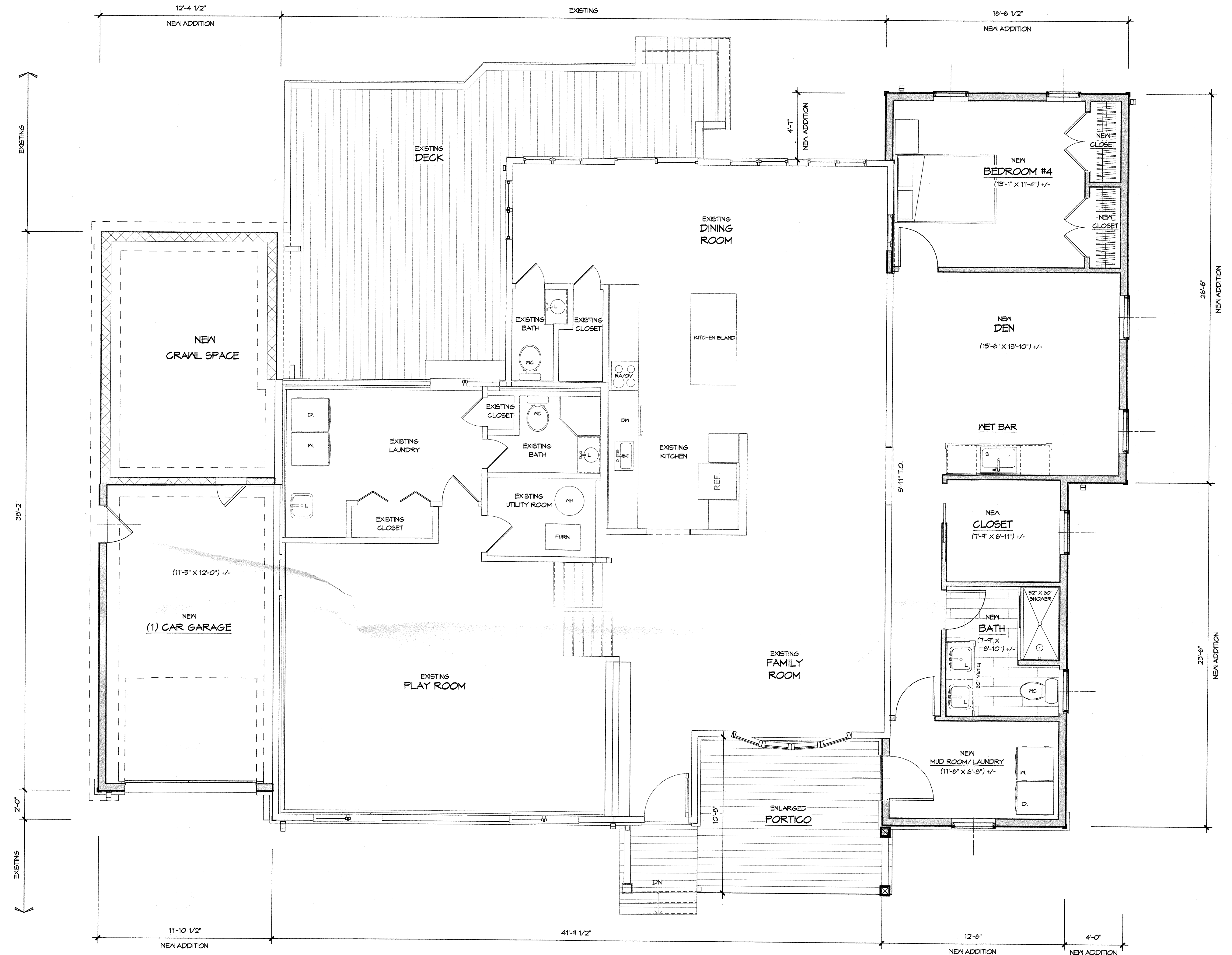
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Drawn by: JB
Date: 20-102
5-4-21
Sheet No: 3 of 5
Sheet: A1.2



EXISTING LOWER LEVEL PLAN
SCALE: 3/16" = 1'-0"



PROPOSED LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

LIVING SPACE			
	EXISTING	ADDED	PROPOSED
FIRST FLOOR:	1,618 Sq. Ft.	712 Sq. Ft.	2,330 Sq. Ft.
SECOND FLOOR:	668 Sq. Ft.	401 Sq. Ft.	1,069 Sq. Ft.
TOTAL:	2,286 Sq. Ft.	1,113 Sq. Ft.	3,399 Sq. Ft.
GARAGE	0 Sq. Ft.	242 Sq. Ft.	242 Sq. Ft.

CONSTRUCTION LEGEND			
	NEW WALL, DOOR & WINDOW		
	EXISTING WALL, DOOR & WINDOW		
	EXISTING DOOR, WALL & WINDOW TO BE REMOVED		

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Drawn By: JB
Job No: 20-102
Date: 5-4-21
Sheet No: 4 of 5
Sheet: A2.0



CONSTRUCTION LEGEND

NEW WALL, DOOR & WINDOW

EXISTING WALL, DOOR & WINDOW

EXISTING DOOR, WALL & WINDOW TO BE REMOVED

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