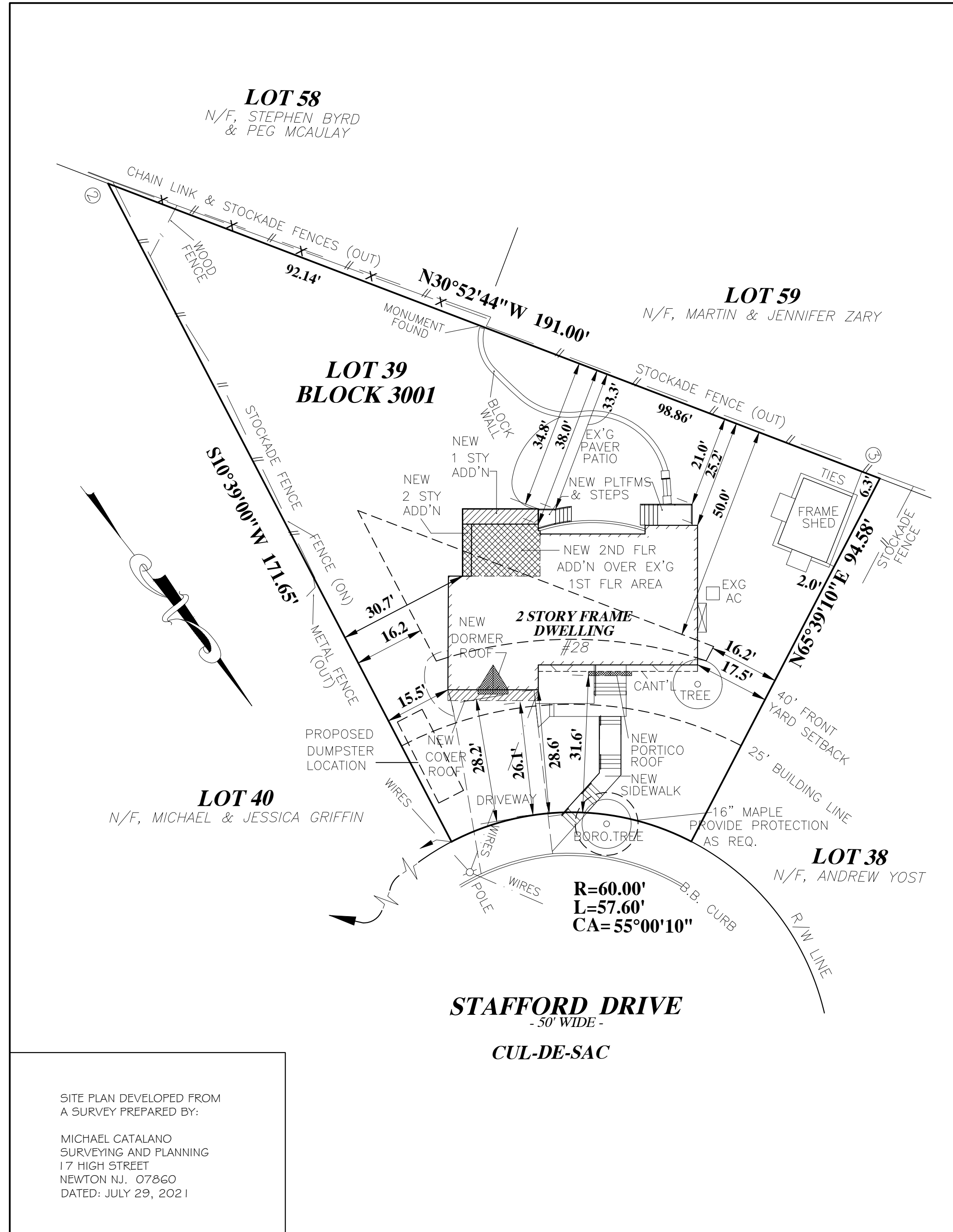


SITE PLAN

SCALE: 1" = 20'-0"



SITE PLAN DEVELOPED FROM  
A SURVEY PREPARED BY:

MICHAEL CATALANO  
SURVEYING AND PLANNING  
17 HIGH STREET  
NEWTON NJ, 07860  
DATED: JULY 29, 2021

SITE DATA

SCHEDULE	REQ'D./ALLOW.	EXISTING	PROPOSED
LOT / BLOCK / ZONE	R-2	39 / 3001 / R-2	NO CHANGE
LOT AREA	15,00 SF	* 12,939 SF	NO CHANGE
LOT WIDTH (@ SETBACK)	100.0'	* 92.4'	NO CHANGE
LOT DEPTH	135.0'	171.65'	NO CHANGE
FRONT YARD SETBACK	40.0'	* 28.6' (EXISTING GARAGE)	** 26.1' (NEW GARAGE ROOF) ** 31.6' (NEW PORTICO ROOF) ** 28.2' (NEW 2ND FLR DORM)
REAR YARD SETBACK	50.0'	* 25.2'	** 38.0' (2ND FLR ADDITION) ** 34.8' (1ST FLR ADDITION) ** 33.3' (@ LEFT SIDE STOOP) ** 21.0' (@ RIGHT SIDE STOOP)
SIDE YARD SETBACK	16.2' EACH <small>100' - 92.4' = 7.6' 7.5 X .5 = 3.8' - 20' = 16.2'</small>	* 15.5' & 17.5'	30.7' (AT ADDITION)
MAX. PRINCIPAL BLDG COVERAGE (BASED ON 12,939 SF) EXISTING LOT SIZE	12.5% (1,617 SF)	* 14.5% (1,872 SF) house / garage 1,872	** 15.1% (1,958 SF) house / garage 1,872 addition 86
MAX. IMPERVIOUS LOT COVERAGE (BASED ON 12,939 SF) EXISTING LOT SIZE	30.0% (3,882 SF)	29.4% (3,799 SF) building coverage 1,872 driveway 571 front stoop / steps 195 side walk / patio 712 back stoop # steps 50 walls 116 shed 197 shed ramp/foundation 86	29.5% (3,819 SF) building coverage 1,958 driveway 571 front walk / steps 245 side walk 52 back stoop # steps 104 patio 537 walls 69 shed 197 shed ramp/foundation 86
BUILDING HEIGHT	35.0'	27.2' (MAX HEIGHT)	26.6' (AT ADDITION)
NO. OF STORIES	2 - 1/2	2	NO CHANGE
ACCESSORY STURCTURE			
HEIGHT	15.0'	8.0'	NO CHANGE
MAX. SF	500 SF	197 SF	NO CHANGE
REAR SETBACK	5.0'	6.3' SF	NO CHANGE
SIDE SETBACK	5.0'	* 2.0' SF	NO CHANGE
* EXISTING NON-CONFORMITY ** VARIANCE REQUIRED			

GENERAL NOTES:

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ALL WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE CURRENT STATE AND LOCAL UNIFORM CONSTRUCTION CODE AND THE SPECIFICATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT AND EXTENT OF THE WORK. AS THE WORK PROGRESSES THE CONTRACTOR SHALL MAKE MODIFICATIONS AS REQUIRED TO MAKE THE PARTS ALIGN. CHANGES TO THE PLANS BY THE OWNER AND CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS SHALL GOVERN.

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LIST OF DRAWINGS

- A1 SITE PLAN / SITE DATA
- A2 EXISTING FIRST FLOOR AND EXISTING SECOND FLOOR PLAN LOT COVERAGE ANALYSIS
- A3 PROPOSED FIRST FLOOR PLAN
- A4 PROPOSED SECOND FLOOR PLAN
- A5 PROPOSED FRONT ELEVATION EXISTING FRONT ELEVATION
- A6 PROPOSED REAR ELEVATION EXISTING REAR ELEVATION
- A7 PROPOSED LEFT SIDE ELEVATION EXISTING LEFT SIDE ELEVATION
- A8 PROPOSED RIGHT SIDE ELEVATION EXISTING RIGHT SIDE ELEVATION

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LICENSE NIRA A1-11410

ADDITION AND ALTERATIONS FOR  
**ALYSON & BILL O'CONNELL**  
28 STAFFORD DRIVE, MADISON, NJ 07940  
**NOT FOR CONSTRUCTION**

PROJECT: 22-01

EXISTING CONDITIONS:	2022-02-08
DESIGN DEVELOPMENT:	2022-05-26
B.O.A. APPLICATION REVIEW:	2022-08-22
REVISED FIRST FLOOR:	2022-12-20
B.O.A. APPLICATION REVIEW:	2023-02-02

DRAWN BY: JBS

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