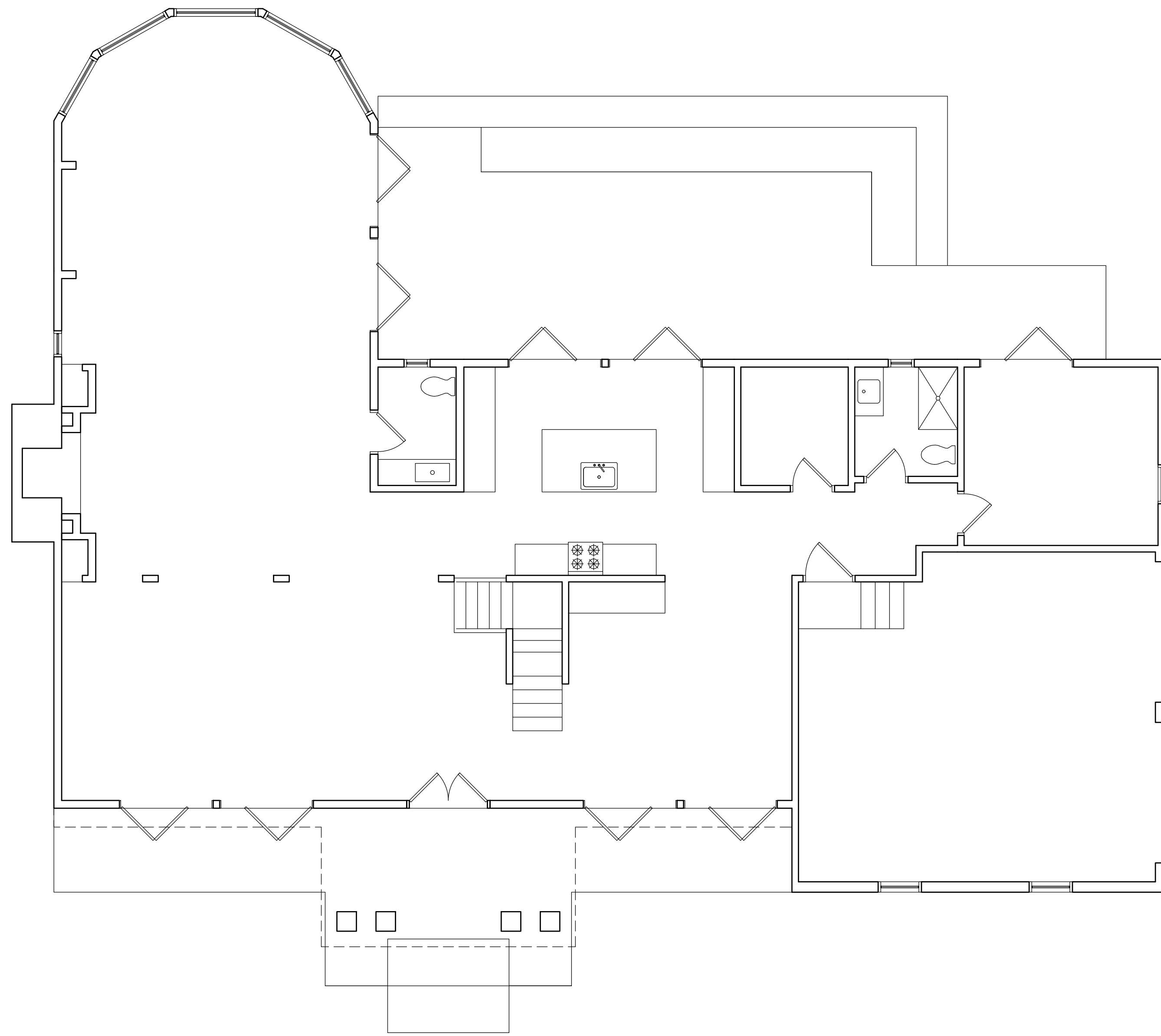
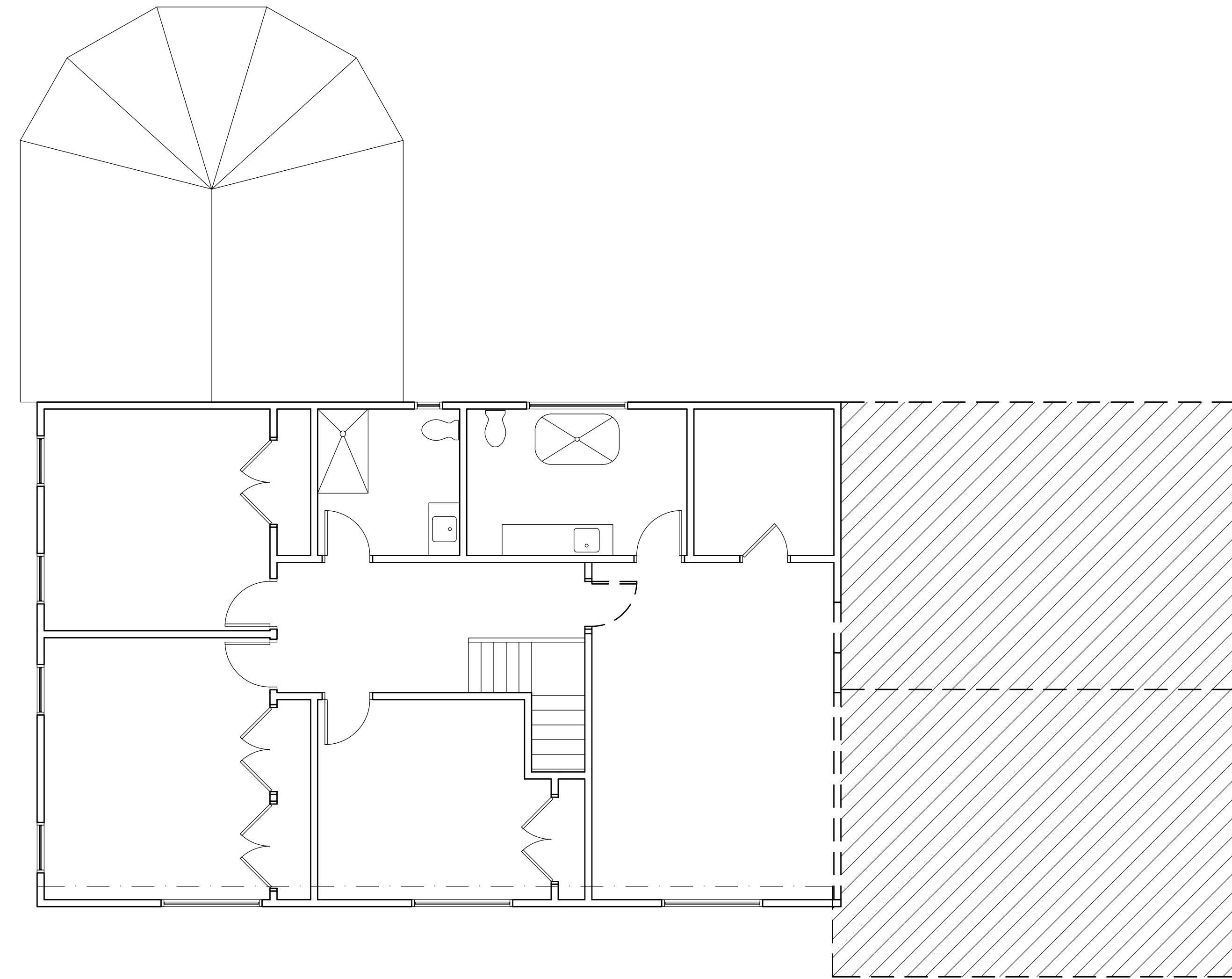




**Second Level Addition to  
 77 Pine Terrace, Demarest, NJ  
 07627**



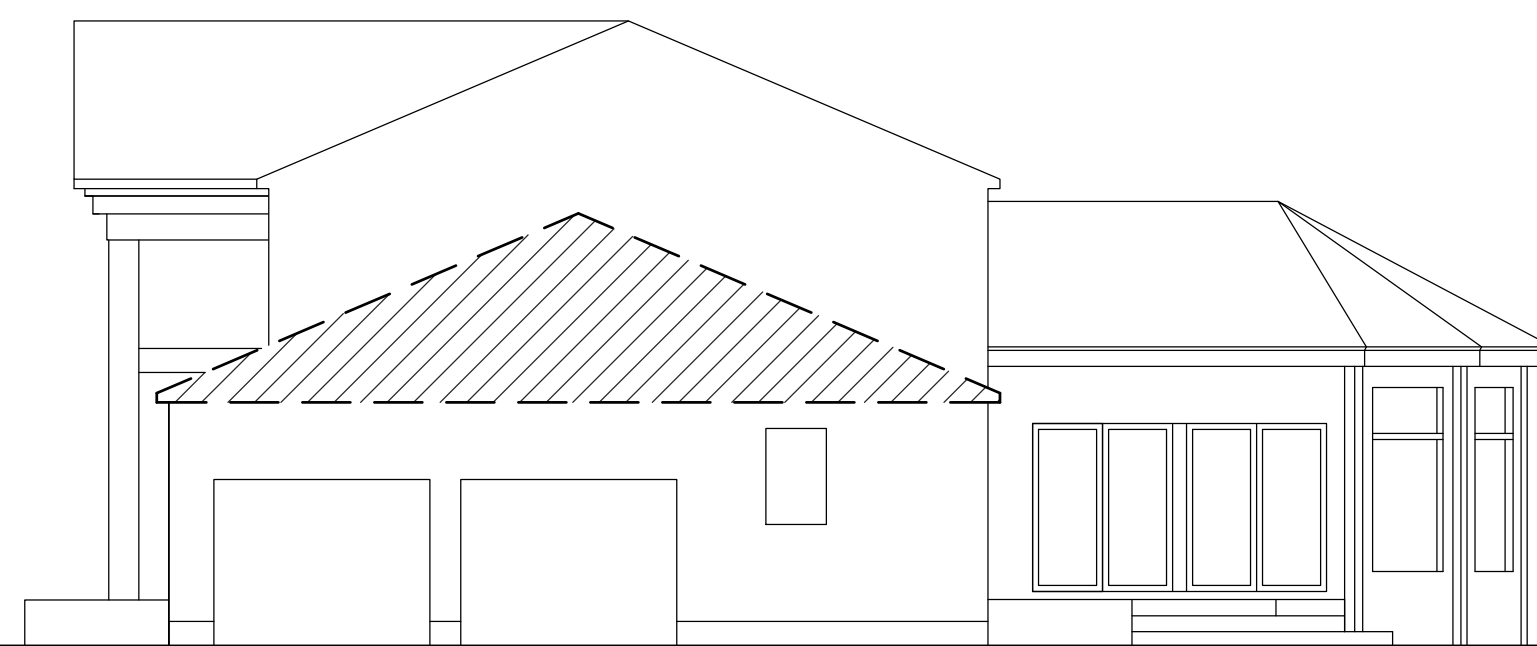
**01 FIRST FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



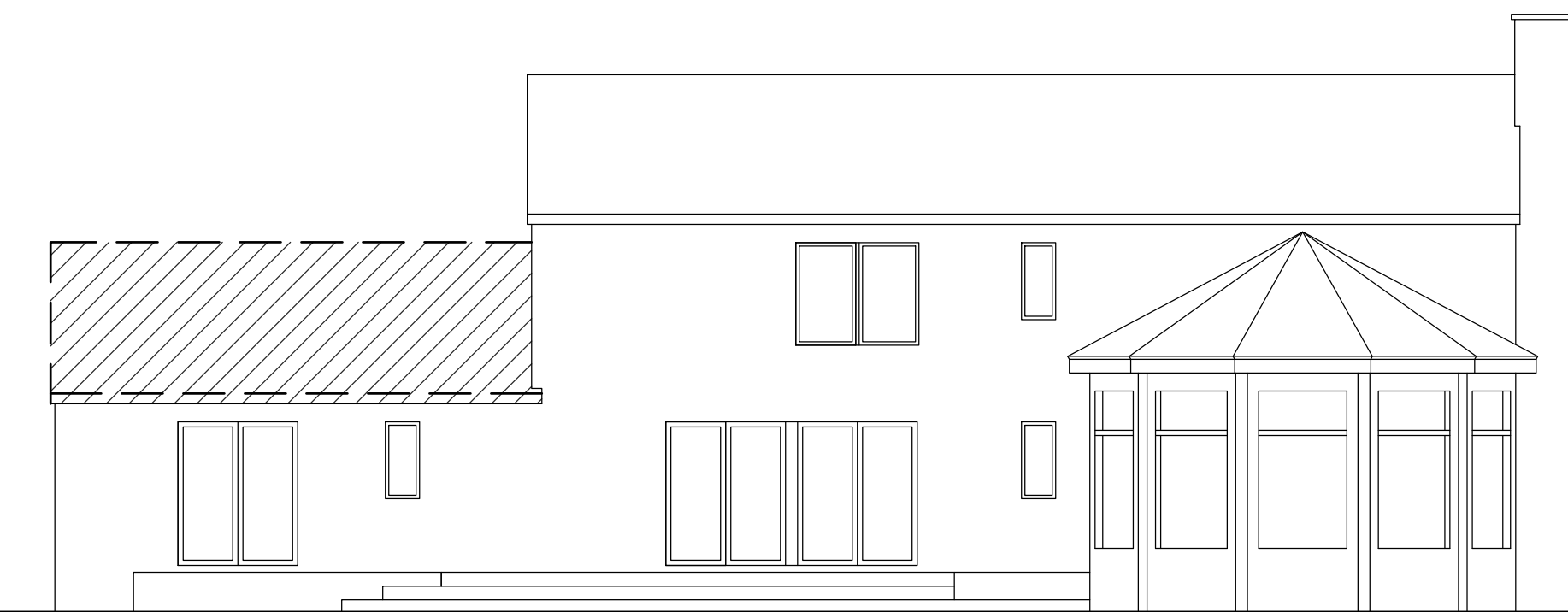
**02 SECOND FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



**03 FRONT (NORTH) ELEVATION**  
 SCALE: 1/8" = 1'-0"



**04 SIDE (WEST) ELEVATION**  
 SCALE: 1/8" = 1'-0"



**05 REAR (SOUTH) ELEVATION**  
 SCALE: 1/8" = 1'-0"

DATE	ISSUE
11.04.25	

PROJECT NO.: 21059	
DRAWN BY: MN	DATE: 10.01.25
CHECKED BY: MN	SCALE: AS NOTED

SHEET TITLE:  
**PRE-CONSTRUCTION  
 PLANS &  
 ELEVATIONS**

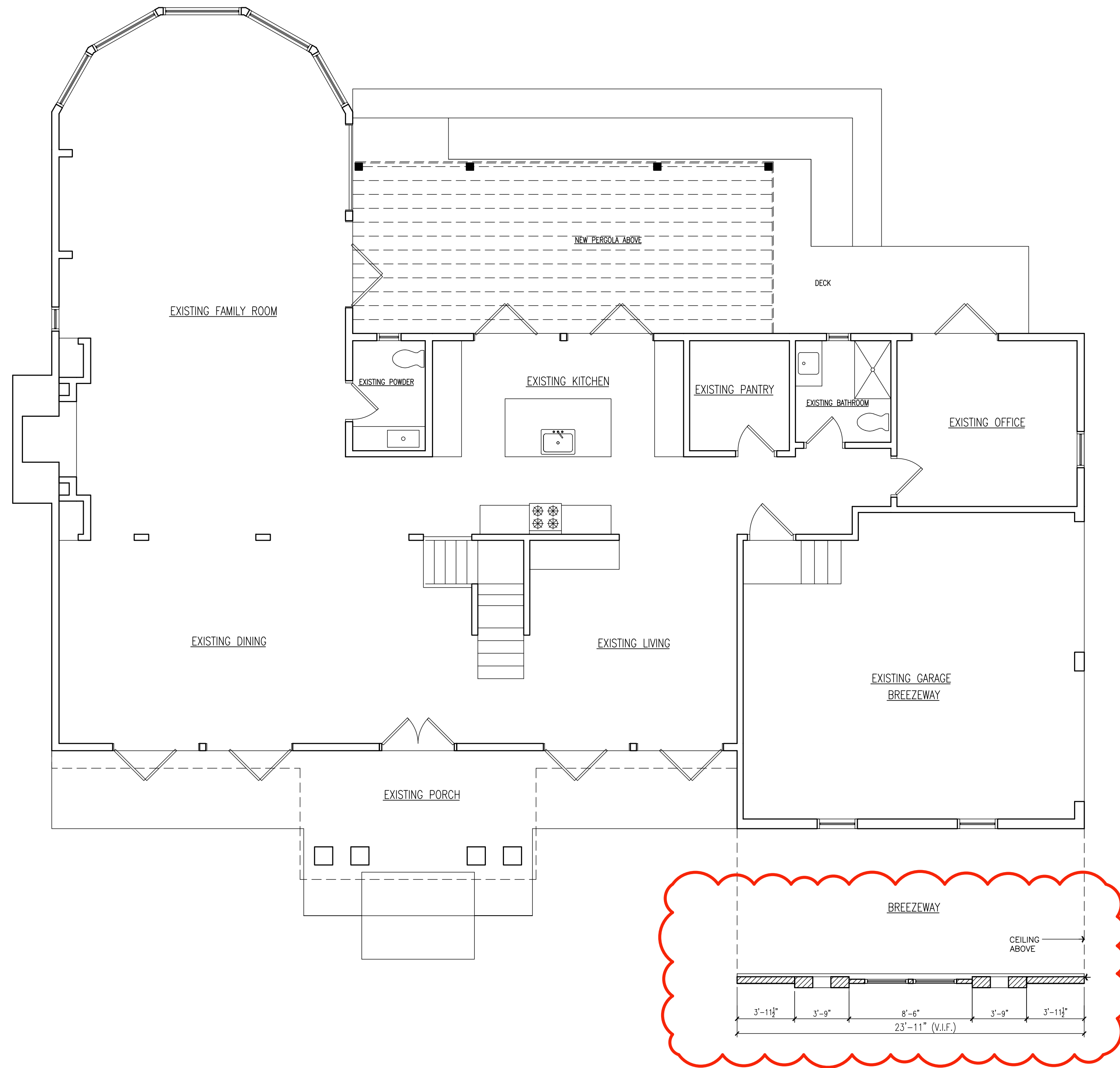
SHEET:

**D.01**



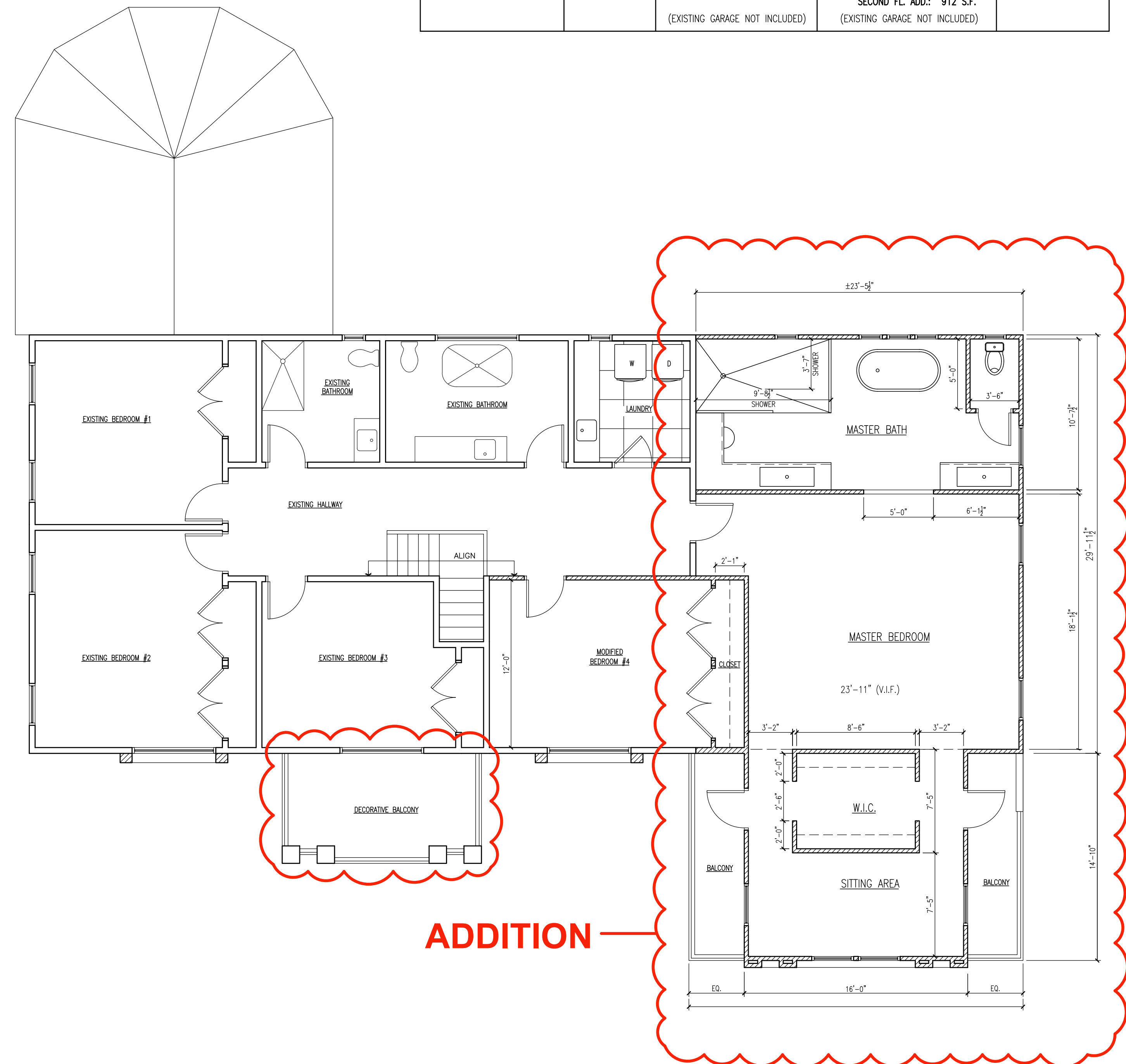
BUILDING AND CODE DATA:	
AREA:	4,447 SF
VOLUME:	40,023 CU.FT.
USE GROUP:	R-5
CONSTRUCTION CLASS:	VB

ZONING REQUIREMENTS: R-BB (SINGLE FAMILY RESIDENCE BB)				
	ORDINANCE	EXISTING	PROPOSED	NOTES
MAX. LIVABLE FLOOR AREA	22.5%	3,535 S.F. OR 10.9%	<b>4,447 S.F. OR 13.7%</b>	CONFORMING
		FIRST FLOOR: 2,104 S.F. SECOND FLOOR: 1,431 S.F.	FIRST FLOOR: 2,104 S.F. SECOND FLOOR: 1,431 S.F. <b>SECOND FL. ADD: 912 S.F.</b>	
		(EXISTING GARAGE NOT INCLUDED)	(EXISTING GARAGE NOT INCLUDED)	



**01 EXISTING FIRST FLOOR**  
SCALE: 3/16" = 1'-0"

**ADDITION**



**02 EXISTING SECOND FLOOR**  
SCALE: 3/16" = 1'-0"

**ADDITION**

STUD WALL TYPE:	
	EXISTING STUD WALL TO REMAIN
	NEW WD STUD WALL

**Second Level Addition to  
77 Pine Terrace, Demarest, NJ  
07627**

DATE	ISSUE
11.04.25	

PROJECT NO.: 21059	
DRAWN BY: MN	DATE: 10.01.25
CHECKED BY: MN	SCALE: AS NOTED

SHEET TITLE:  
**EXISTING FLOOR PLANS**

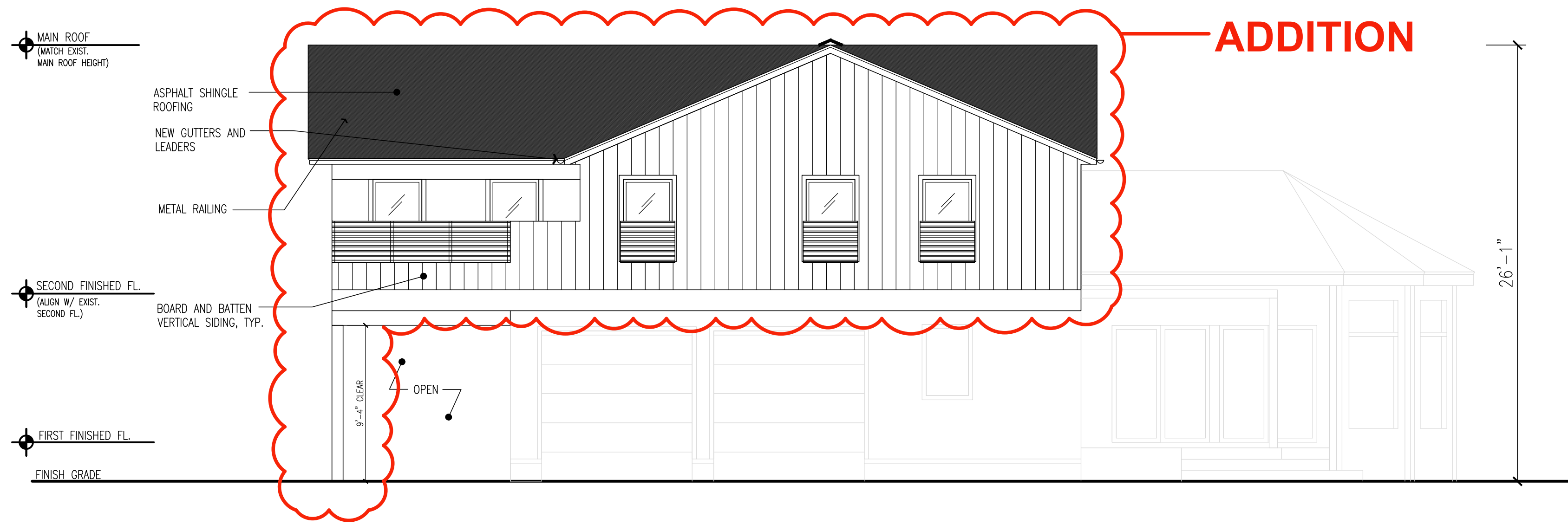
SHEET:

**A.01**

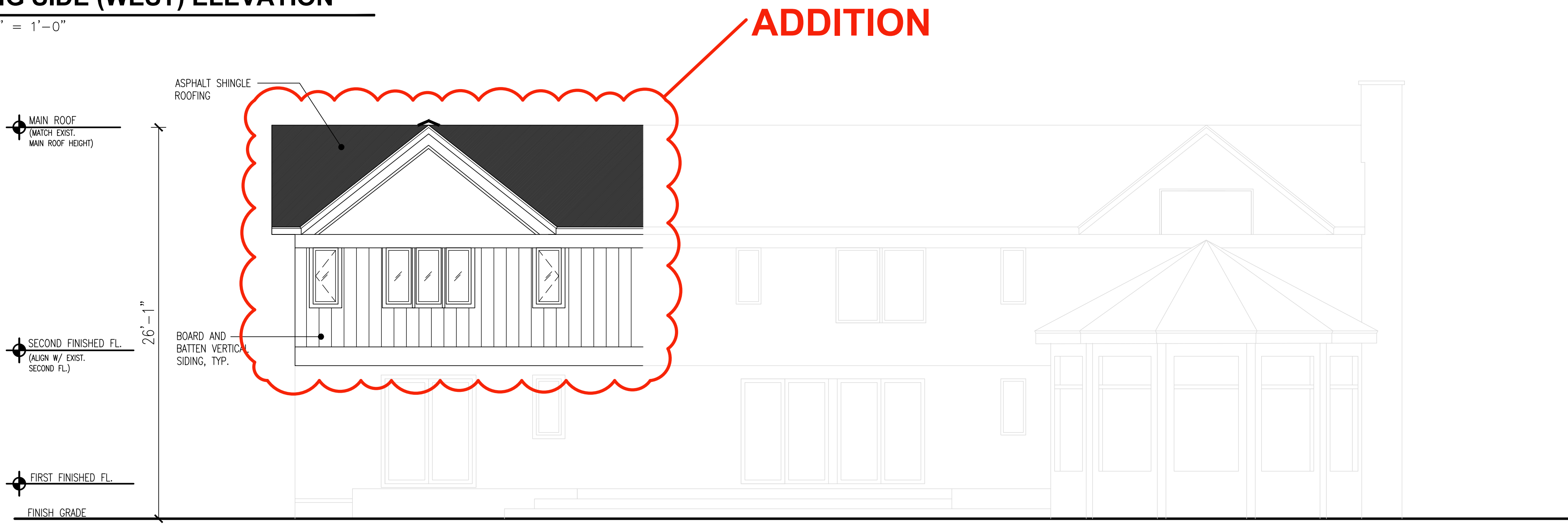
**Second Level Addition to  
77 Pine Terrace, Demarest, NJ  
07627**



**01 EXISTING FRONT (NORTH) ELEVATION**  
SCALE: 3/16" = 1'-0"



**02 EXISTING SIDE (WEST) ELEVATION**  
SCALE: 3/16" = 1'-0"



**03 EXISTING REAR (SOUTH) ELEVATION**  
SCALE: 3/16" = 1'-0"

DATE	ISSUE
11.04.25	

PROJECT NO.: 21059	
DRAWN BY: MN	DATE: 10.01.25
CHECKED BY: MN	SCALE: AS NOTED

SHEET TITLE:  
**EXISTING ELEVATIONS**

SHEET:  
**A.02**