ADDITION TO:
109 Lake Rd. Demarest, NJ 07627
Lot 7 Block 82.04

BUILDING AND CODE DATA:		
	EXISTING	PROPOSED
AREA:	1,625 S.F. (1ST FL) 1,267 S.F. (2ND FL) TOTAL: 2,892 S.F.	1,918 S.F. (1ST FL) 1,855 S.F. (2ND FL) TOTAL: 3,766 S.F.
VOLUME:	+/- 26,000 CU.FT.	+/- 34,600 CU.FT.
USE GROUP:	R-5	
CONSTRCUTION CLASS:	VB	
APPLICABLE CODES	• IRCNJ 2021 (by reference by the rehab subcode) • NEC 2020 (by reference by the rehab subcode) • IECC 2021 (by reference by the rehab subcode) • ASHRAE 90.1 2016 (by reference by the rehab subcode) • IMC 2021 (by reference by the rehab subcode) • IFGC 2021 (by reference by the rehab subcode) • NSPC 2021 (by reference by the rehab subcode)	

ZONING REQUIREMENTS: R-D (SINGLE FAMILY RESIDENCE)				
	ORDINANCE	EXISTING	PROPOSED	NOTES
MAX. LIVABLE FLOOR AREA	3,000 S.F. or 30%	3,400 S.F OR 41.5%	**4,511 S.F. or 55%**	**VARIANCE**

ZONING NOTE:
1) SEE SITE ENGINEER'S PLAN FOR COMPLETE ZONING CHART & CALCULATIONS

OWNER'S CERTIFICATE OF CONCURRENCE WITH PLAN:

"I HEREBY CERTIFY THAT I AM OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE PLANS"

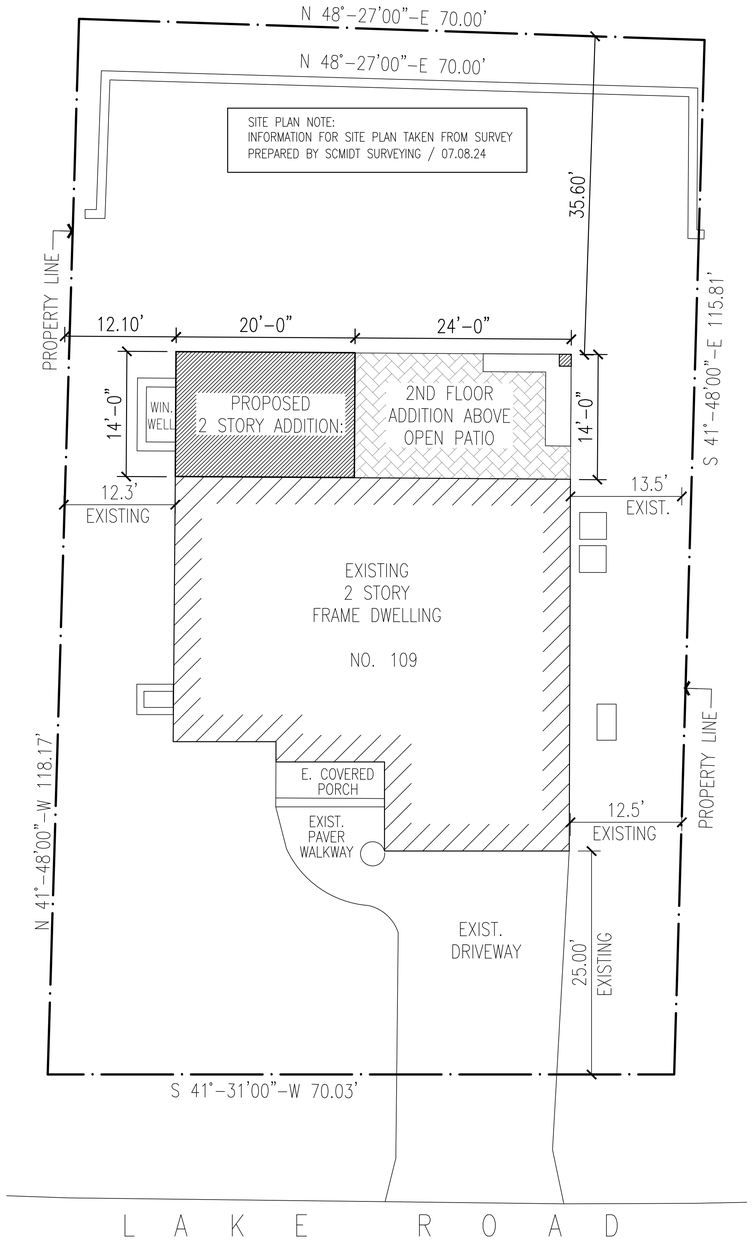
OWNER SIGNATURE

BOROUGH OF DEPARTMENT ZONING BOARD OF ADJUSTMENT APPROVAL:

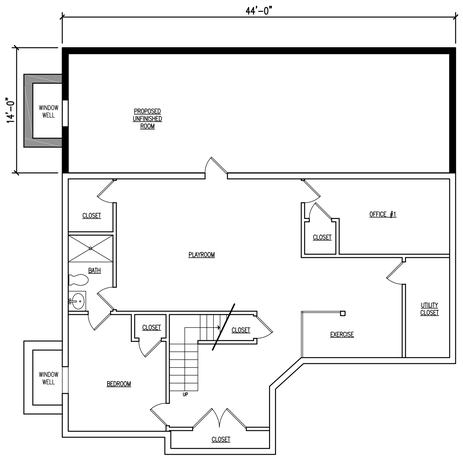
BOARD CHAIRMAN

BOARD SECRETARY

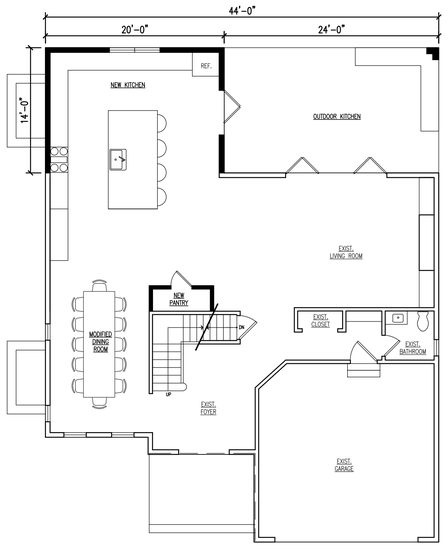
BOARD ENGINEER



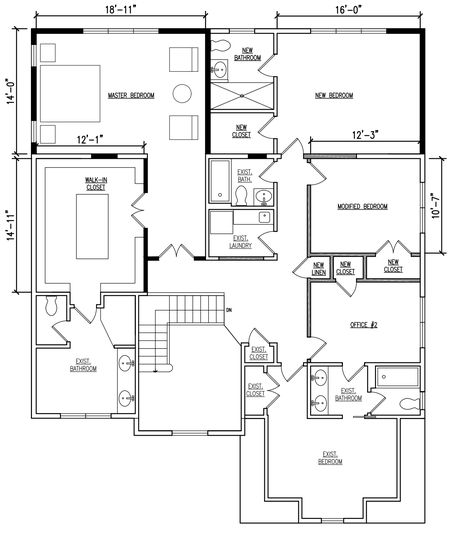
01 **SITE PLAN**
SCALE: 1/8" = 1'-0"



02 **BASEMENT LEVEL**
SCALE: 1/8" = 1'-0"



03 **FIRST FLOOR**
SCALE: 1/8" = 1'-0"



04 **SECOND FLOOR**
SCALE: 1/8" = 1'-0"

05 **ELEVATIONS**
SCALE: NOT TO SCALE

MARIO NAVEDO
NJ Lic.# 21AI02062600

1208 Lansdowne Ter.
Plainfield, NJ 07062
908-373-1904

ADDITION TO:
109 Lake Rd. Demarest, NJ 07627
Lot 7 Block 82.04
OWNER: JONATHAN KESTENBAUM

DATE	ISSUE
08.14.24	VARIANCE APP.

PROJECT NO.: 24023

DRAWN BY:	DATE:
MN	08.14.24
CHECKED BY:	SCALE:
MN	AS NOTED

SHEET TITLE:

SHEET:
A.01