

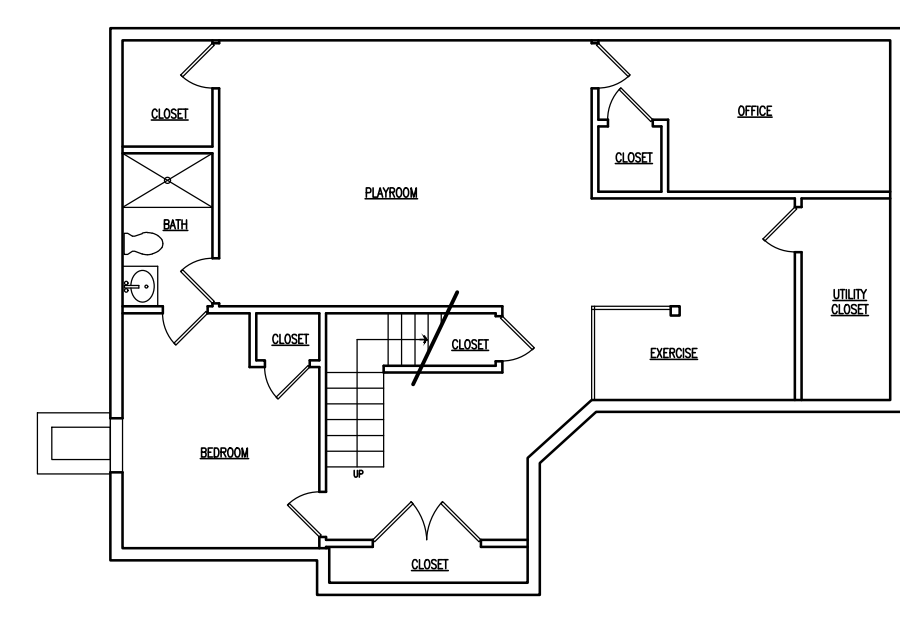
SITE PLAN NOTE:
 INFORMATION FOR SITE PLAN TAKEN FROM SURVEY
 PREPARED BY SCMIDT SURVEYING / 07.08.24

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

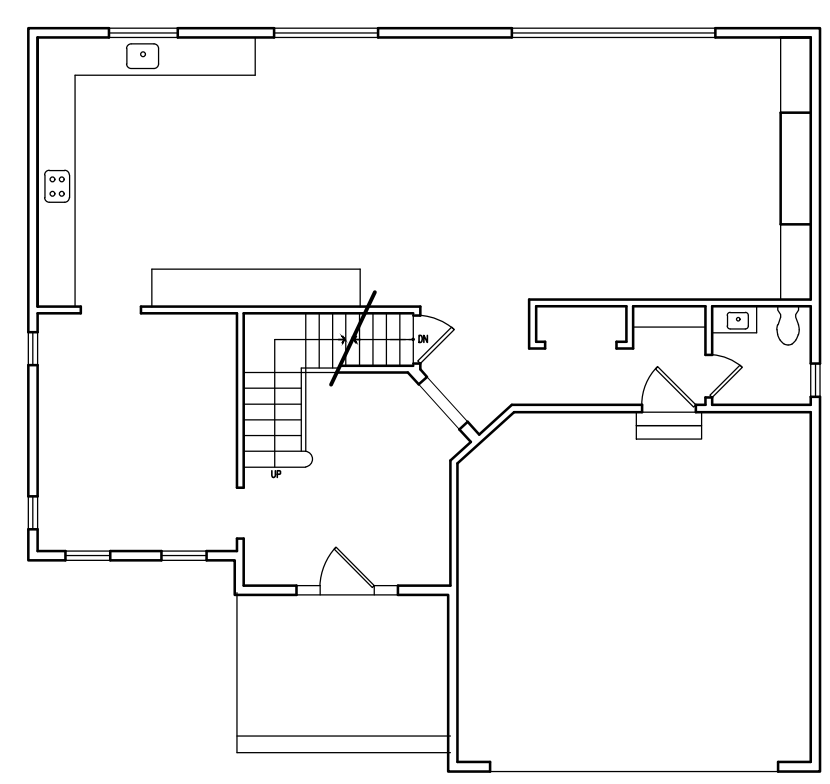
BUILDING AND CODE DATA:		
	EXISTING	PROPOSED
FLOOR AREA: (EXCLUDING BASEMENT, GARAGE, ATTIC)	1,162 S.F. (1ST FL) 1,310 S.F. (2ND FL) TOTAL: 2,472 S.F.	+ 14'x20' ADD. (280 SF) = 1,442 S.F. (1ST FL) + 14'x44' ADD. (616 SF) = 1,926 S.F. (2ND FL) TOTAL: 3,368 S.F.
VOLUME:	+/- 22,250 CU.FT.	+/- 30,3120 CU.FT.
USE GROUP:	R-5	
CONSTRUCTION CLASS:	VB	
APPLICABLE CODES	<ul style="list-style-type: none"> • IRCNJ 2021 (by reference by the rehab subcode) • NEC 2020 (by reference by the rehab subcode) • IECC 2021 (by reference by the rehab subcode) 	<ul style="list-style-type: none"> • 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
MIN. LOT SIZE	10,000 SQ.FT.	8,193 S.F.	UNCHANGED	
MAX. LIVABLE FLOOR AREA	3,000 S.F. or 30%	3,634 S.F OR 44%	4,530 S.F. or 55%	VARIANCE
BASEMENT (HEATED AREAS)		1,162 S.F.	1,162 S.F. *	
FIRST FLOOR (GARAGE NOT HEATED)		1,162 S.F.	1,442 S.F.	
SECOND FLOOR (DBL HEIGHT CEILING AREA NOT COUNTED)		1,310 S.F.	1,926 S.F.	

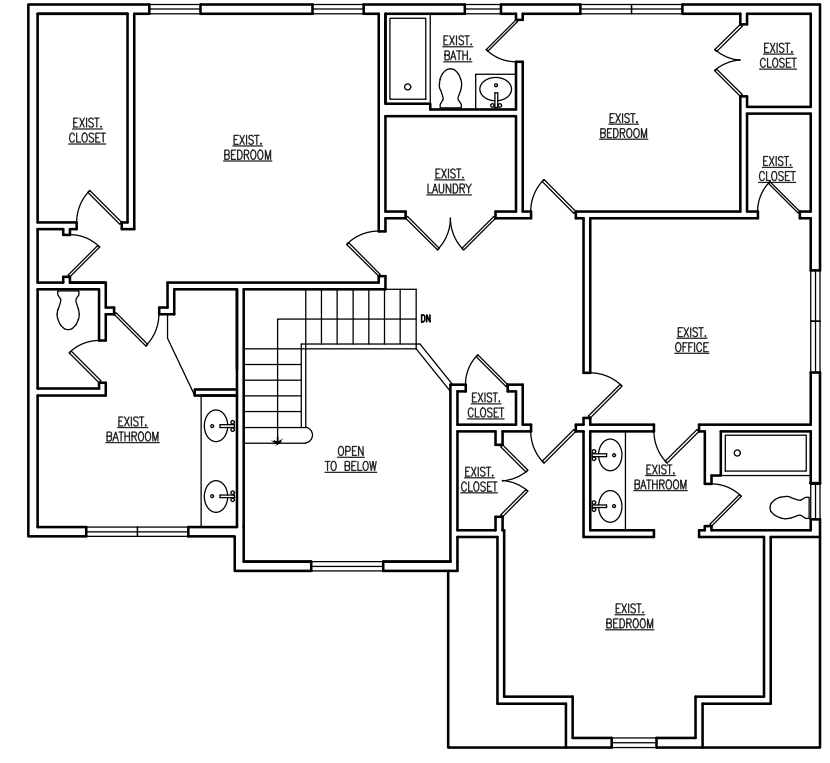
*PROPOSED ADD'L BASEMENT AREA WILL BE UNFINISHED AND UNHEATED
 ZONING NOTE:
 1) SEE SITE ENGINEER'S PLAN FOR COMPLETE ZONING CHART & CALCULATIONS



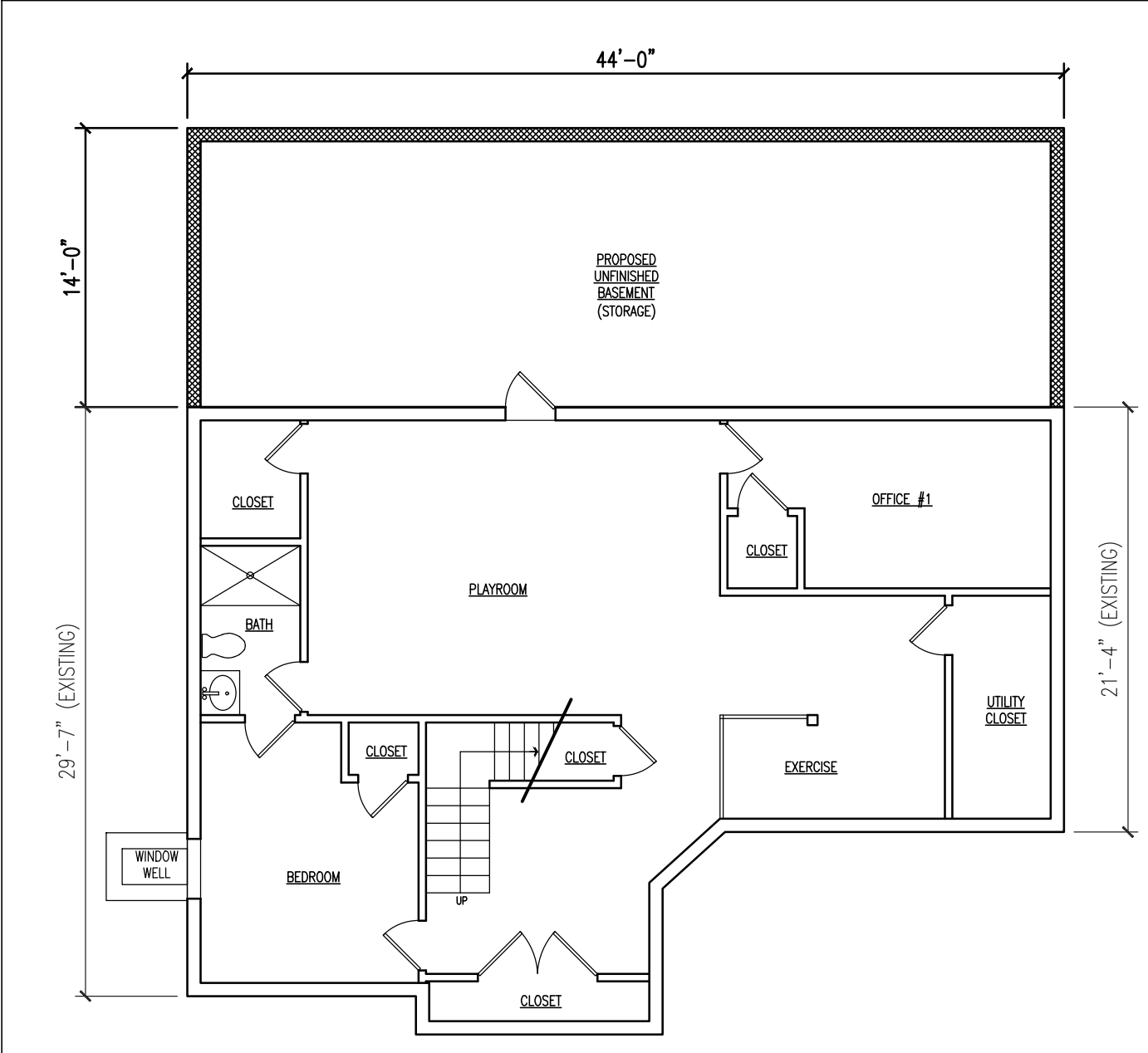
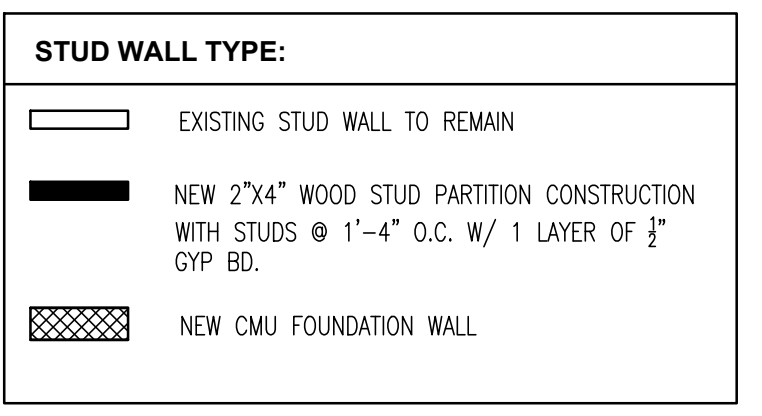
EXIST. BASEMENT LEVEL
 SCALE: 3/32" = 1'-0"



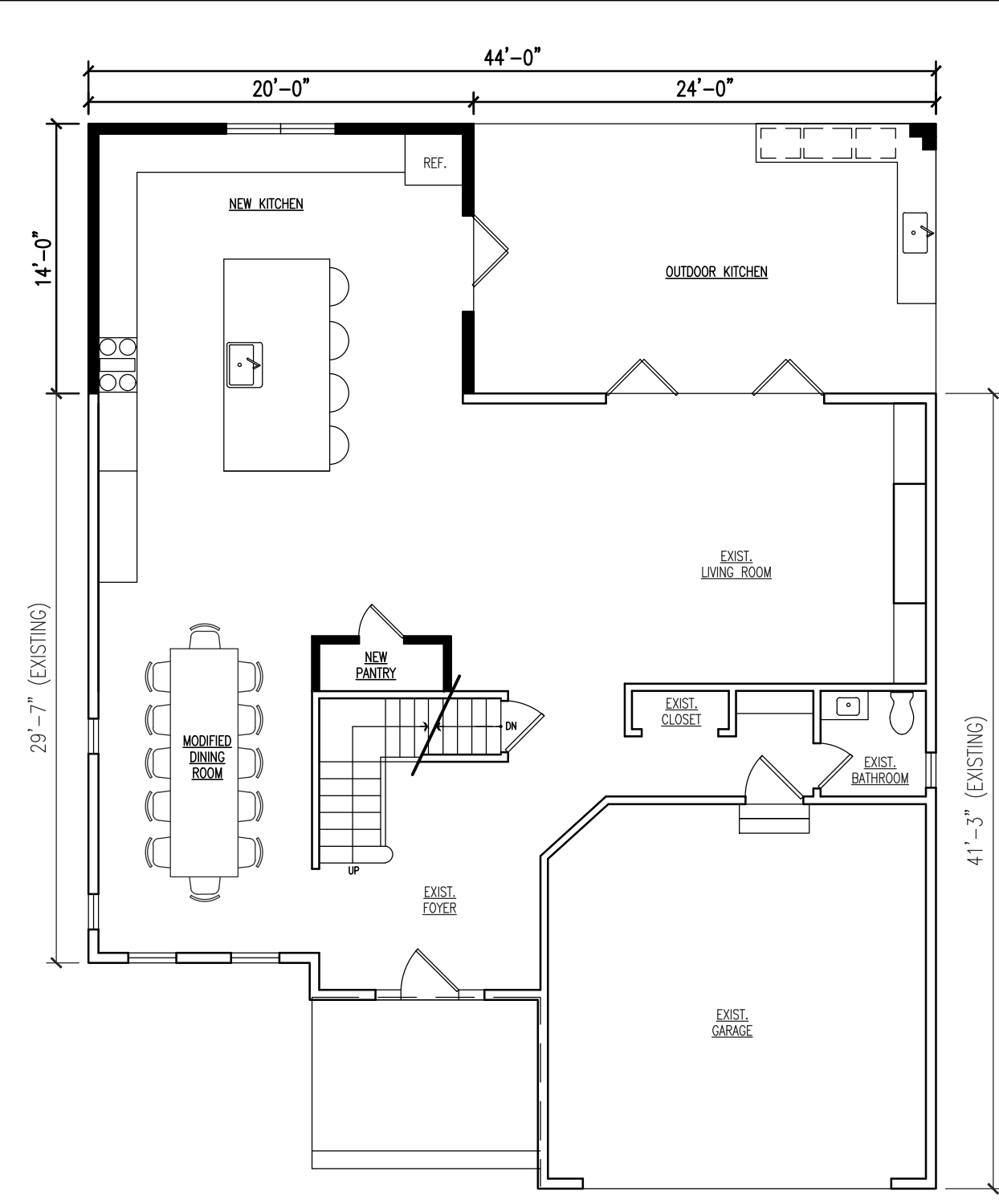
EXIST. FIRST FLOOR
 SCALE: 3/32" = 1'-0"



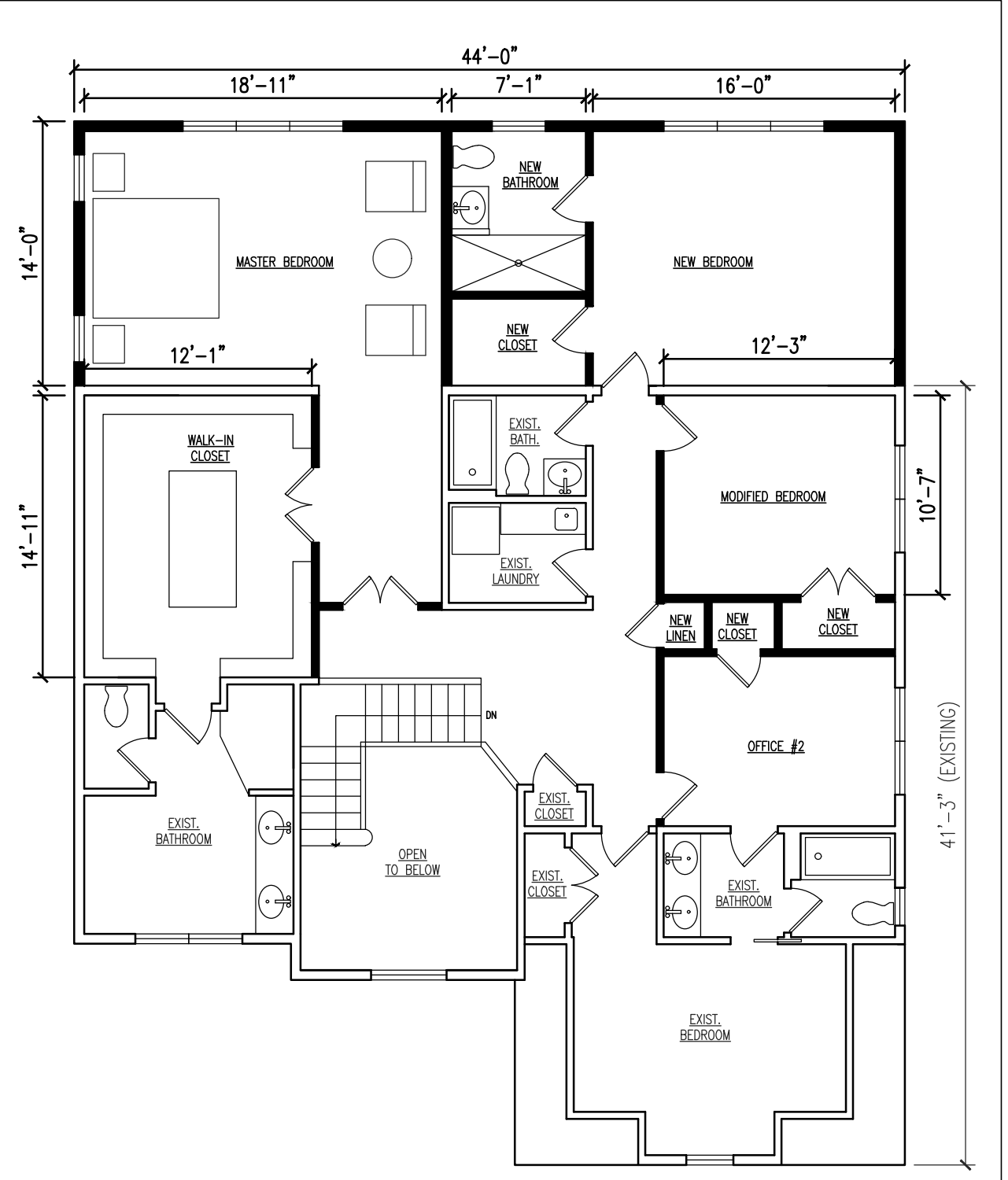
EXIST. SECOND FLOOR
 SCALE: 3/32" = 1'-0"



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

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

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 _____

MARIO NAVEDO
 NJ Lic. # 21A102062600

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

DATE	ISSUE
2.19.25	REV. BOARD COMMTS

PROJECT NO.:
 24055

DRAWN BY: MN DATE: 12.18.24

CHECKED BY: MN SCALE: AS NOTED

SHEET TITLE:

SHEET:

A.01