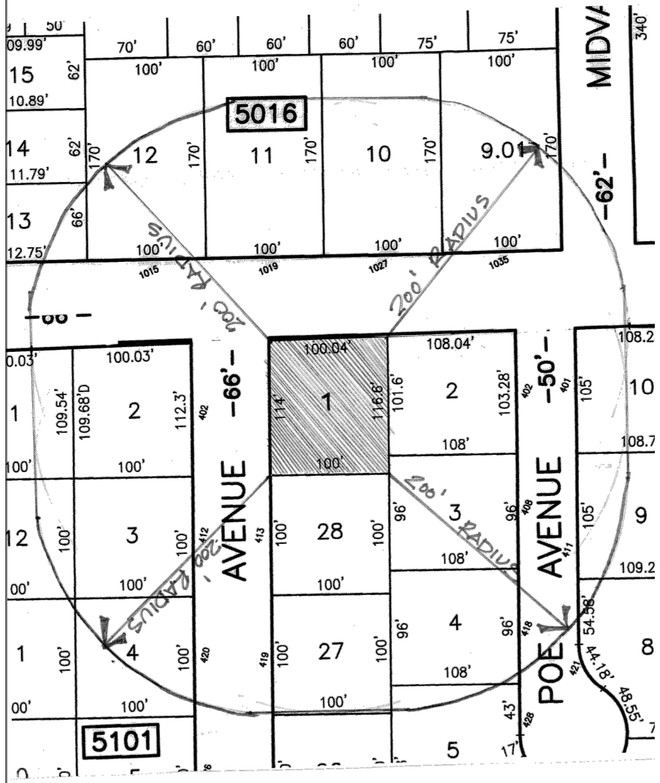
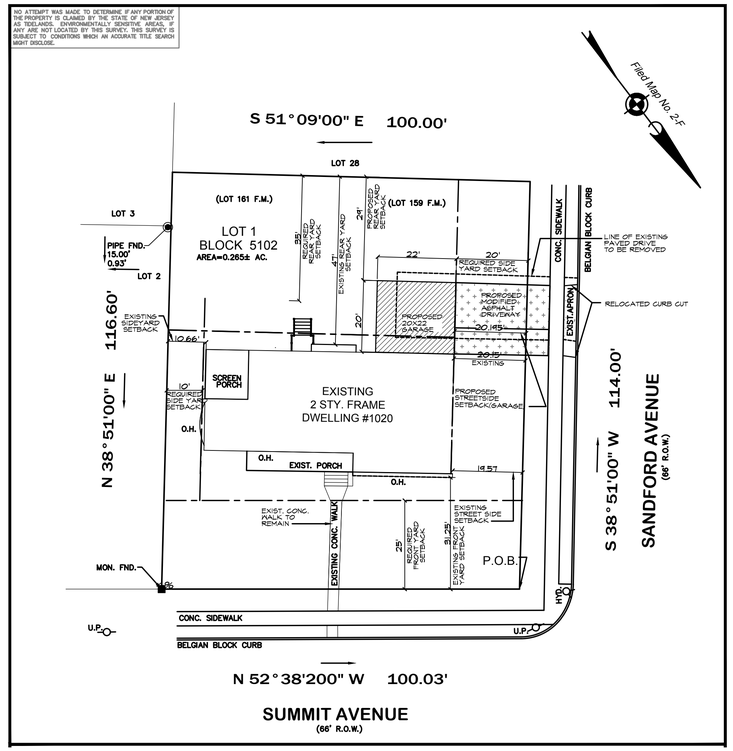


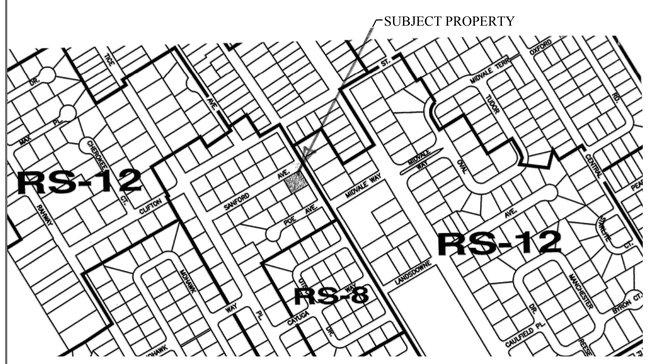
200' RADIUS MAP
SCALE: 1" = 60'



PROPOSED SITE PLAN

1" =20'-0"

ATTACHED 2-CAR GARAGE



LOCATION MAP
N.T.S.

.NOTE:
SITE PLAN INFORMATION TAKEN FROM A SURVEY PREPARED BY:

MORGAN ENGINEERING, LLC.
P.O. BOX 5232
TOMS RIVER, NJ 08754
FRANK R. DeSANTIS
N.J.P.L.S. LICENSE NO. 42001

ARCHITECT NOT RESPONSIBLE FOR ACCURACY OF METES AND BOUNDS.

ZONING DATA PROPOSED USE: R-5 ATTACHED GARAGE

ZONE: RS-10 TAX BLOCK: 5102 TAX LOT: 1

ITEM	UNITS	PERMITTED	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA	SQ.FT.	10,000	11,543.4	NO CHANGE	NO
MIN. LOT AREA AREA WITHIN FIRST 125'	SQ.FT.	10,000	11,543.4	NO CHANGE	NO
MIN. LOT WIDTH	FT.	80'	100.03'	NO CHANGE	NO
MIN. FRONTAGE	FT.	80'	100.03'	NO CHANGE	NO
MIN. LOT DEPTH	FT.	120'	114.00'	NO CHANGE	EXISTING NON-CONFORMING
BUILDING SETBACKS					
MIN. FRONT	FT.	AVERAGED FOR 200' ± 25'	31.25'	NO CHANGE	NO
MIN. LEFT SIDE	FT.	10'	10.66'	NO CHANGE	NO
MIN. RIGHT SIDE	FT.	20'	14.57'	NO CHANGE	EXISTING NON-CONFORMING
MIN. REAR	FT.	35'	47'	29'	YES
MAX. BLDG. COVERAGE	% FT.	20% 2308.7 S.F.	20.13% 2324 S.F.	23.94% 2764 S.F. ***	YES
COVERAGE INCREASE FOR PORCHES & DECKS IN COMBINATION		4% 420 SF MAX.			NO
F.A.R. OR TOTAL HABITABLE FLOOR AREA	%	32% NOT ABOVE 3600 S.F.	31.31% 3615 S.F.	32.96% 3805 SF ****	YES
GRADE LEVEL	SQ.FT.	——	931 SF	1121 SF	
FIRST FLOOR	SQ.FT.	——	1018 S.F.	1018 S.F.	
BEDROOM LEVEL	SQ.FT.	——	939 SF	939 SF	
MASTER SUITE	SQ.FT.	——	727 SF	727 SF	
MAX. IMPROVEMENTS COVERAGE	% SQ.FT.	50% 5771.7 SF	27.6% 3193.2 SF	27.94% 3226 SF	NO
MAX. BUILDING HEIGHT	FT.	32'	25'	NO CHANGE	NO
MAX. # OF STORIES (% OF 2ND FLOOR)		2 1/2 STORY	2 STORY	NO CHANGE	NO
(+) MAX. BUILDING EAVE HEIGHT	FT.	22'	17.2 @MAIN ROOF 21.3' @ REAR DORMER	NO CHANGE	NO
MAX. CONTINUOUS WALL LENGTH AT SIDE YARDS	FT.	25'	34.3'	NO CHANGE	EXISTING NON-CONFORMING
MIN. GARAGE SPACE	# OF CARS	1 CAR	0 CARS	2 CARS	NO

*** INCLUDES FRONT PORCH
**** PROPOSED F.A.R. INCLUDES GARAGE AREA IN EXCESS OF THE ALLOWED 250 S.F.

OWNERS AND APPLICANTS:
Rangam & Sita Gangavaram
1020 SUMMIT AVENUE
WESTFIELD, N.J.

CONSTRUCTION DATA

USE GROUP: R5 CONSTRUCTION CLASSIFICATION: 5B

APPROVALS

CHAIRMAN	DATE
ENGINEER	DATE
SECRETARY	DATE

VINCENTSEN & BLASI
ARCHITECTURE L.L.C.
552 WESTFIELD AVENUE WESTFIELD, N.J. 07090
tel. 908-232-2730 908-232-4642

Gregory Blasi, R.A.
NJ Lic. No. 16519

Drawn By GB
Checked By
Date June 26, 2020
Issue: BOA Hearing

Addition & Alteration to:
Gangavaram Residence
Rangan & Sita Gangavaram
1020 Summit Avenue
Westfield, N. J.
Union County

REVISIONS

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Drawing Title

File Name 19-11 .03 gangavaram s-1.5
Project No. 19-11
Dwg. No. S-1.5 BOA

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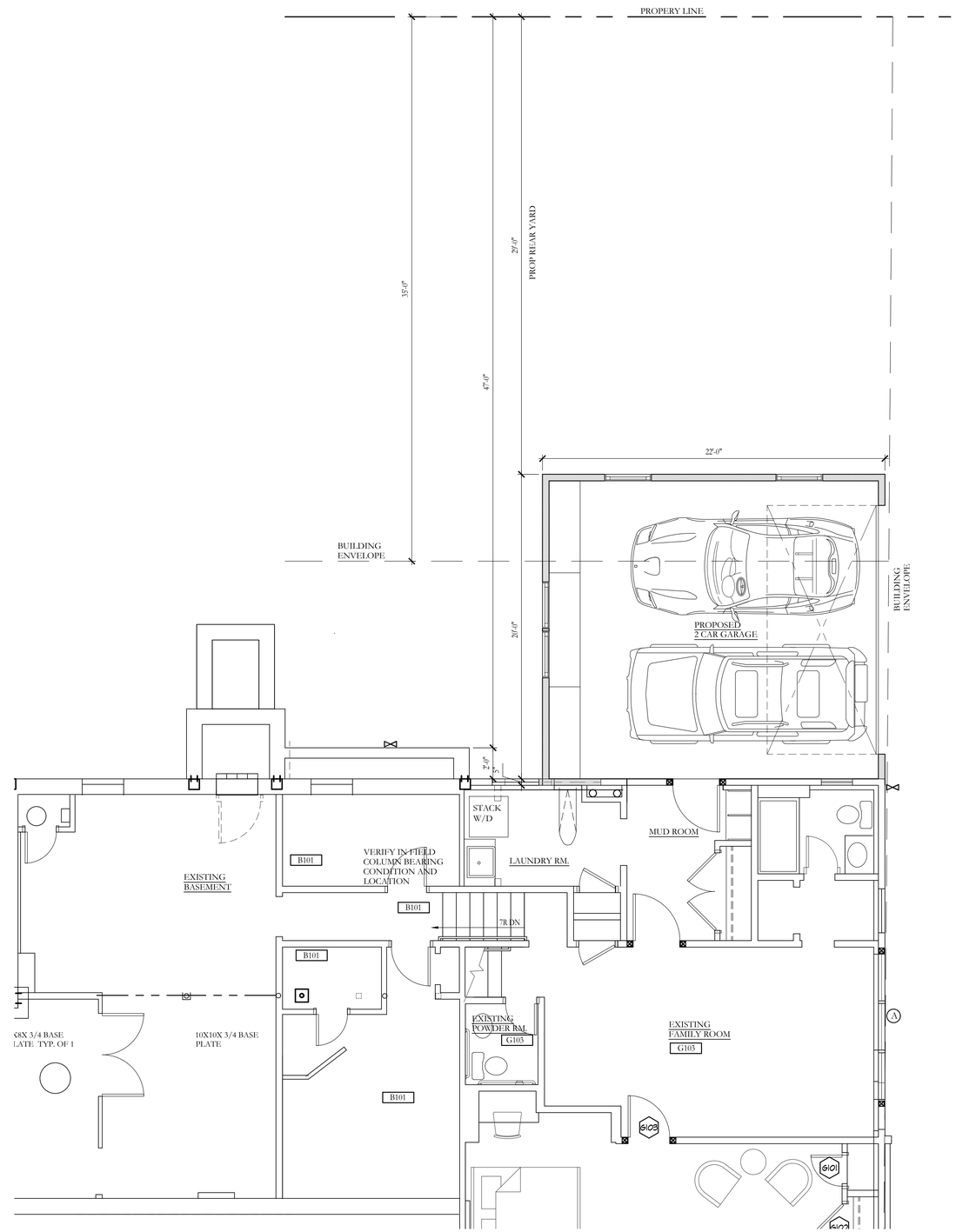

1 GROUND FLOOR PLAN (PARTIAL)

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

VINCENTSEN & BLASI
ARCHITECTURE L.L.C.
552 WESTFIELD AVENUE WESTFIELD, N.J. 07090
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Drawing Title: PROPOSEDFLOOR PLANS

File Name: 19-11 :05 sd-01-02-gangavaram - plans and elevations

Project No. 19-11

Dwg. No. SD-01.5

1 RIGHT SIDE ELEVATION- OPTION 1

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

2 REAR ELEVATION

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

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ARCHITECTURE L.L.C.
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Drawing Title

PROPOSED ELEVATIONS

File Name: 19-11 05 sd-01-02-gangavaram - plans and elevations

Project No. 19-11

Dwg. No. SD-02.5

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