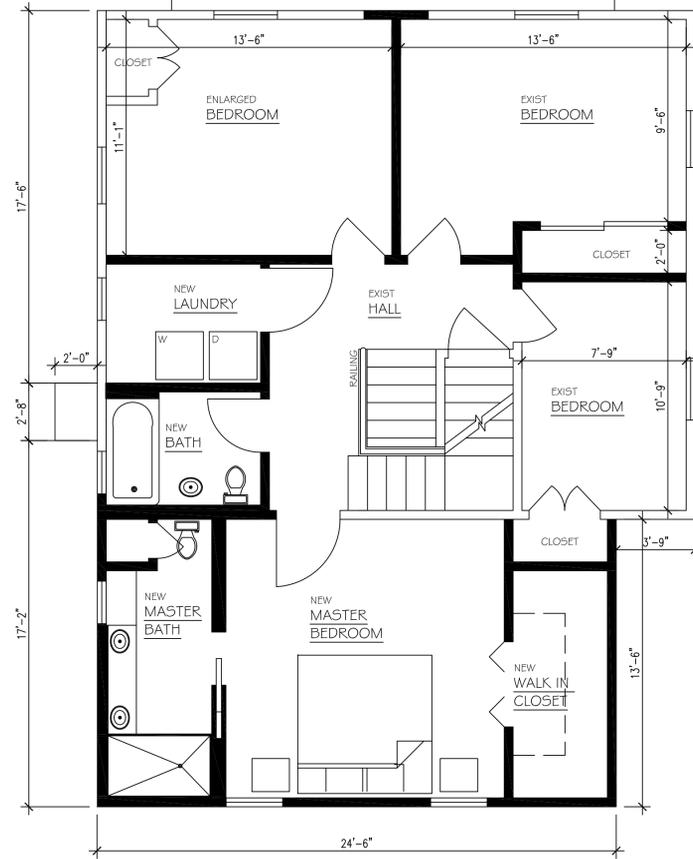


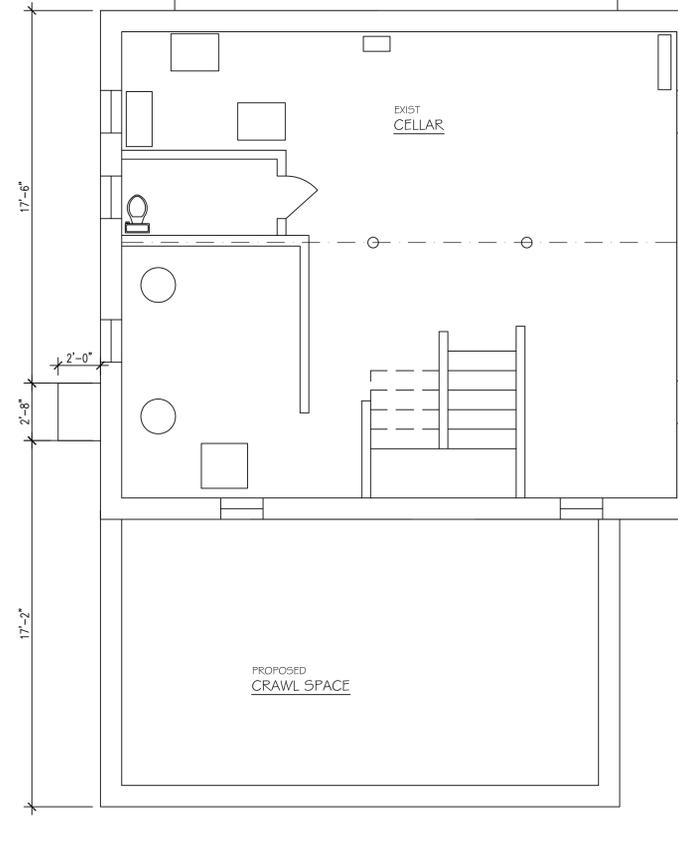
PROPOSED FIRST FLOOR PLAN

SCALE 1/4"=1'0"



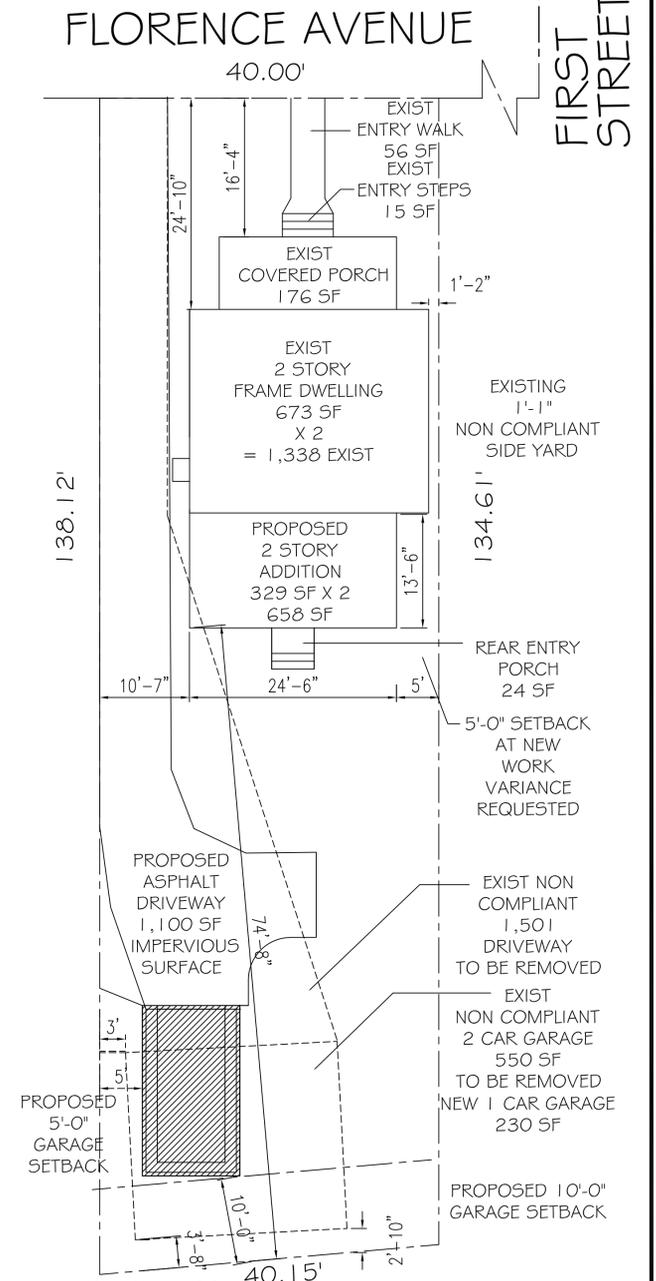
PROPOSED SECOND FLOOR PLAN

SCALE 1/4"=1'0"



PROPOSED CELLAR FLOOR PLAN

SCALE 1/4"=1'0"



ZONING ANALYSIS PLOT PLAN

SCALE 1" = 20'-0"

FLOOR AREA RATIO 5,455 X 37% = 2,105 SF MAX
 LOT AREA 5,455 SF X 37% = 2,018 MAX FLOOR AREA (12.04 F)

FLOOR AREA CALCULATIONS	EXIST	DEDUCT	ADD	TOTAL
NEW TOTAL CELLAR FLOOR AREA (NON HABITABLE)	673 SF	-0-	-0- SF	673 SF
NEW TOTAL FIRST FLOOR AREA:	673 SF	-0-	329 SF	998 SF
NEW TOTAL SECOND FLOOR AREA	673 SF	-0-	329 SF	998 SF
ATTIC FLOOR AREA	109 SF	-0-	-0- SF	998 SF
TOTALS	1,455 SF	-0-	658 SF	2,133 SF

TOTALS
 ACTUAL FLOOR AREA 2,133 < 2,018
 AVERAGE CEILING HEIGHT 8'-0"
 NEW TOTAL VOLUME: 16,032 CUBIC FEET
 EAVE HEIGHT : 2 STORIES 19'-0" < 22'-0" THEREFORE OK
 MAX. HEIGHT OF NEW ADDITION 2- 1/2 STORIES, 29'-9" < 32'-0" MAX THEREFORE OK

MAIN STRUCTURE YARD REQUIREMENTS:	EXIST	PROPOSED	EXIST NO CHANGE OK
EXISTING FRONT YARD	24'-10"	24'-10"	EXIST NO CHANGE OK
SIDE YARD 1	10'-7"	10'-7"	EXIST NO CHANGE OK
SIDE YARD 2	1'-1"	5'-0"	AT NEW WORK, VARIANCE REQUESTED
REAR YARD	35'-0"	74'-8"	THEREFORE OK

ACCESSORY YARD REQUIREMENTS:	EXIST	PROPOSED	NEW WORK IS COMPLIANT
SIDE YARD 1	3'-7"	5'-0"	NEW WORK IS COMPLIANT
SIDE YARD 2	2'-8"	10'-0"	NEW WORK IS COMPLIANT

ADDRESS: 108 FLORENCE AVE
 BLOCK: 2616
 LOT: 31
 ZONE: R2-G
 LOT AREA 5,455 SF < 6,000 SF EXISTING NON COMPLIANT
 MAX LOT COVERAGE 5455 X 20% = 1,091 SF
 EXIST LOT COVERAGE (NOT INCL PORCH) 673 HOUSE
 555 GARAGE
 1,228 EXIST LOT COVERAGE
 1,228 EXIST > 1,091 SF THEREFORE EXIST NON COMPLIANT
 PROPOSED LOT COVERAGE (NOT INCL PORCH) 398 HOUSE
 229 GARAGE
 1,227 PROPOSED LOT COVERAGE
 1,227 PROPOSED > 1,090 SF THEREFORE VARIANCE REQUIRED
 1,227 PROPOSED < EXISTING NON CONFORMING CONDITION OF 1,228
 ADDITIONAL LOT COVERAGE FOR PORCHES/DECKS 4% = 218 SF
 218 SF OF PORCHES/DECKS < 218 SF THEREFORE OK
 MAX IMPERVIOUS SURFACE 5455 X 50% = 2,727 SF
 EXIST IMPERVIOUS SURFACE
 550 GARAGE
 673 HOUSE
 1,501 DRIVEWAY
 208 FRONT PORCH
 100 FRONT ENTRY SIDEWALK
 3,032 SF EXIST IMPERVIOUS SURFACE
 3,032 EXIST > 2,727 SF MAX THEREFORE EXIST NON COMPLIANT
 PROPOSED IMPERVIOUS SURFACE
 673 HOUSE
 229 GARAGE
 1,100 DRIVEWAY
 329 ADDITION
 176 FRONT PORCH
 71 FRONT STEPSWALK
 24 REAR ENTRY
 2,602 SF IMPERVIOUS SURFACE
 2,602 PROPOSED < 2,727 SF THEREFORE NOW COMPLIANT

DATE	DESCRIPTION	BY	REV

STRUCTURAL ENGINEER	PROPOSED PLANS, SITE PLAN AND ZONING	DRAWING NO. of
MECHANICAL ENGINEER		
SIEIRA RESIDENCE		A-1
108 FLORENCE AVE		
Richard J. Pierce, Architect		DATE
9 Stratford Terrace, Cranford, New Jersey 07016 (908) 338 5037		PROJECT NO.
		3-30-2020
		SCALE
		9-738
		AS NOTED