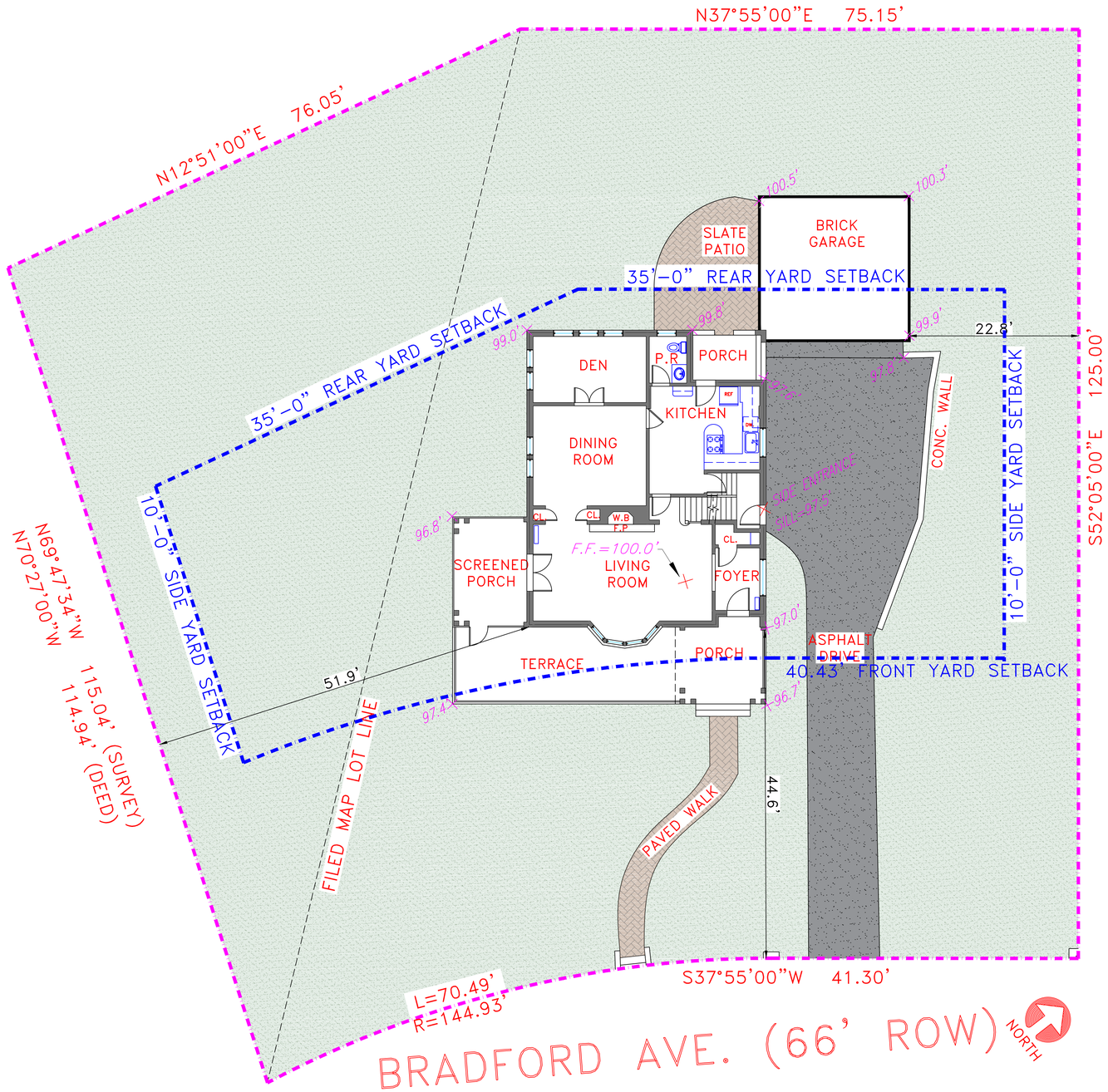

1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

SURVEY INFORMATION TAKEN FROM A SURVEY BY DAVID B. SWANSON, PROFESSIONAL LAND SURVEYOR. DATED: 03-05-20

ZONING

ZONE: RS-8
USE GROUP: R5
CONSTRUCTION CLASS.: 5B
NO. STORIES: 2-1/2
HEIGHT: ±35'-0"
EXIST. LOT AREA: 15,936 SQ.FT.

EXISTING ZONING

MAX. BLDG. COV: 20%
(NOT ABOVE 3,187 SQ.FT.)

@ EXIST. 1ST FLR:	1,231 SQ.FT.
@ EXIST. GARAGE:	389 SQ.FT.
@ FRONT TERRACE:	294 SQ.FT.
@ EXIST. SCREEN PORCH:	148 SQ.FT.
@ EXIST. REAR PORCH:	65 SQ.FT.
@ 2ND FL. O.H.:	55 SQ.FT.
TOTAL:	2,181 SQ.FT.
EXIST. BLDG. COV:	13.69%

MAX. F.A.R: 30%
(NOT ABOVE 4,000 SQ.FT.)

@ EXIST. 1ST FLR:	1,231 SQ.FT.
@ EXIST. 2ND FLR:	1,186 SQ.FT.
~~@ EXIST. 3RD FLR:~~	~~642 SQ.FT.~~
@ OVER 1/3 OF 2ND FLR:	247 SQ.FT.
TOTAL:	2,664 SQ.FT.
EXIST. F.A.R	16.71%

MAX. IMPROV. COV: 50%
(NOT ABOVE 6,400 SQ.FT.)

@ EXIST. 1ST FLR:	1,231 SQ.FT.
@ EXIST. GARAGE:	389 SQ.FT.
@ FRONT TERRACE:	294 SQ.FT.
@ EXIST. SCREEN PORCH:	148 SQ.FT.
@ EXIST. DRIVE:	1,114 SQ.FT.
@ EXIST. REAR PORCH:	65 SQ.FT.
@ EXIST. PATIO:	224 SQ.FT.
@ EXIST. WALK:	137 SQ.FT.
@ EXIST. FRONT PORCH:	126 SQ.FT.
TOTAL:	3,728 SQ.FT.
EXIST. IMPROV. COV:	23.40%

REV.	DATE	REMARKS

ADDITION/RENOVATION OF
SCHNEIDER RESIDENCE
821 BRADFORD AVE,
WESTFIELD, NJ 07090
LOT #31, BLOCK #503

DRAWING: EXISTING SITE PLAN

JOB #19070
MAY 26, '20

SP-1

FOREFRONT DESIGNS, LLC.
DAVID BAILEY ARCHITECT
225 LENOX AVENUE
WESTFIELD, N.J. 07090
(908) 789-9089