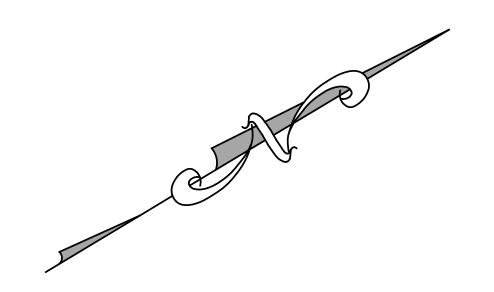
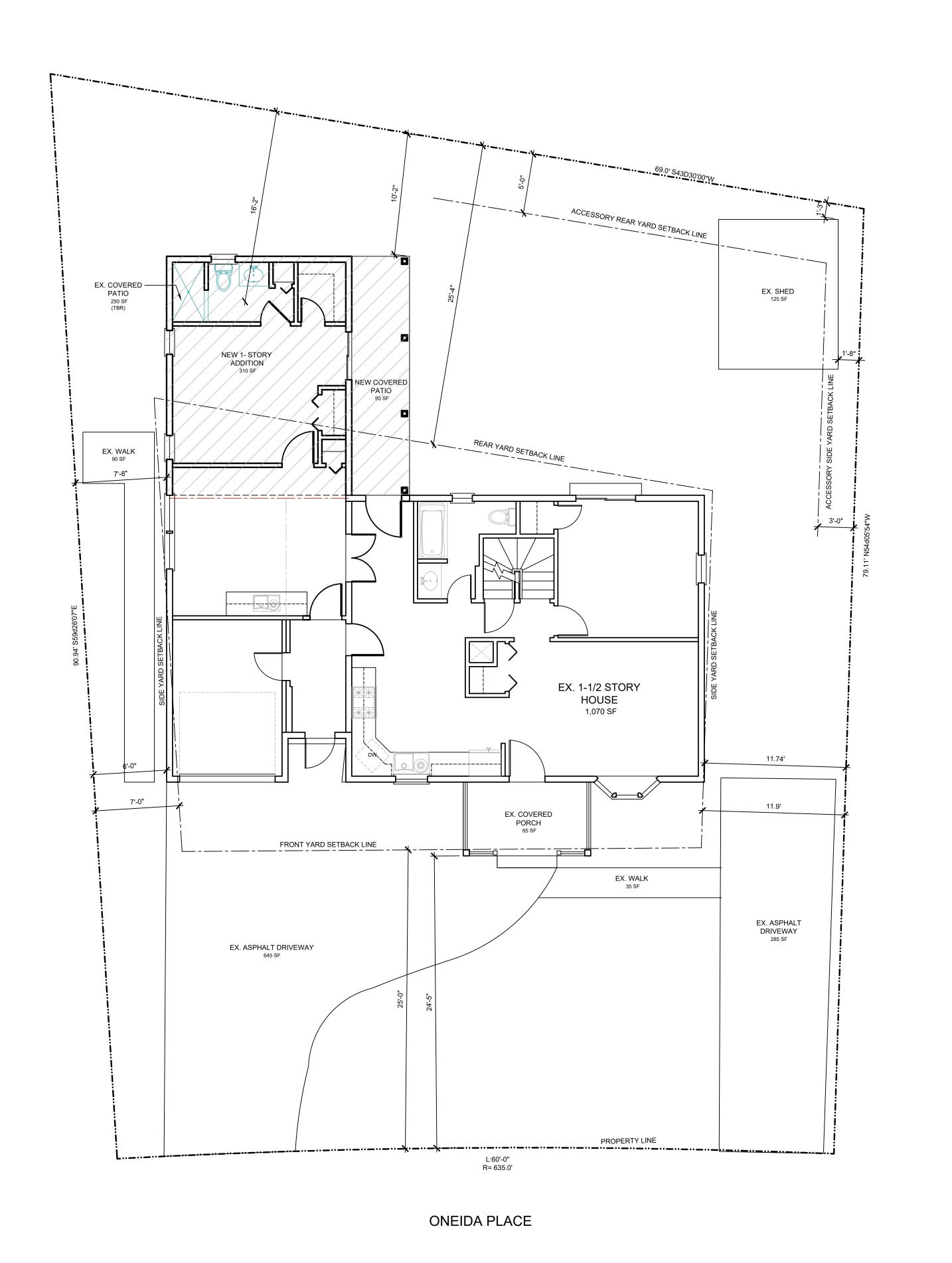
## BRADLEY RESIDENCE SINGLE FAMILY HOME ADDITION

15 ONEIDA PLACE - CRANFORD, NJ

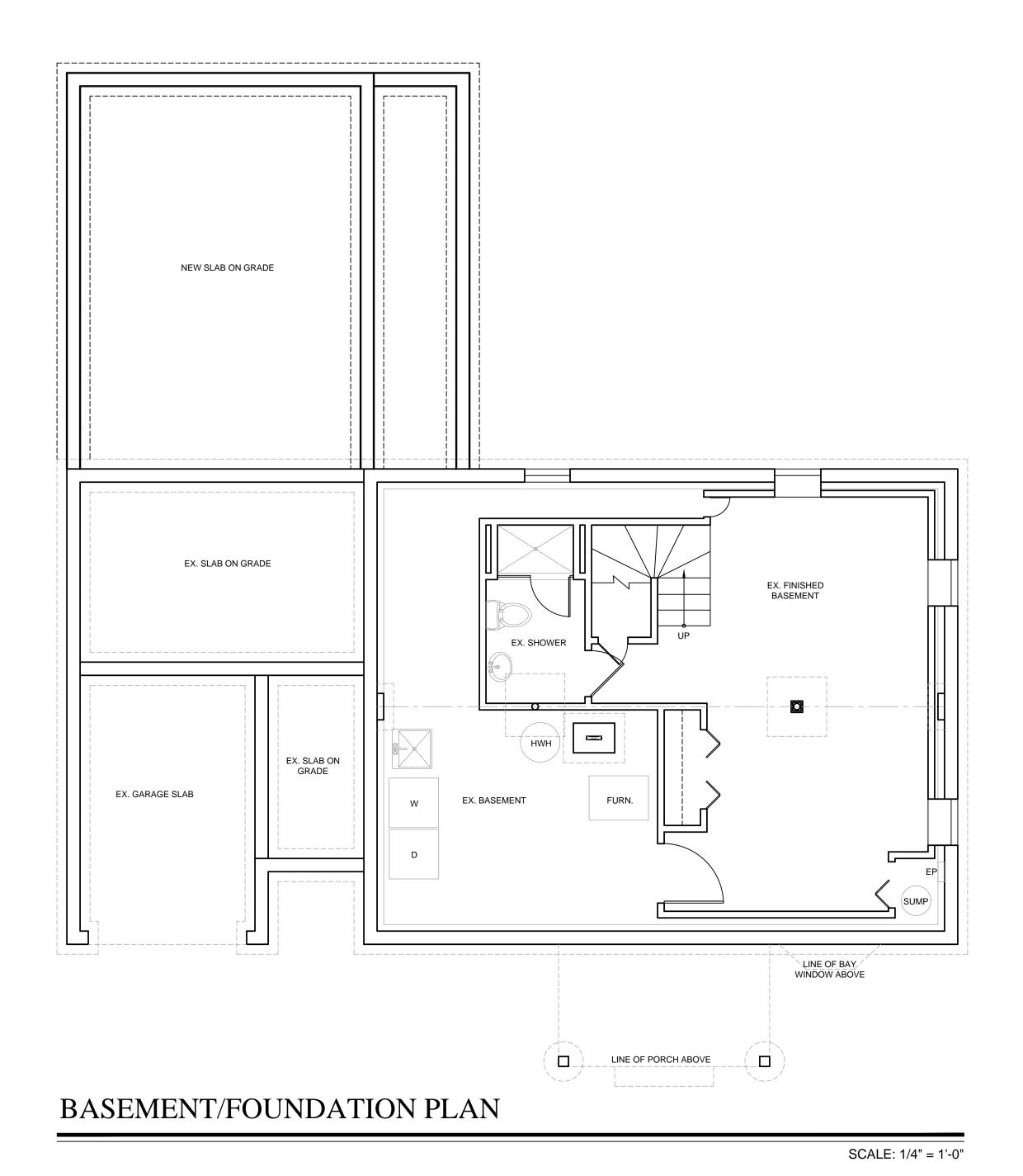
ZONING & AREA CALCULA			
ADDRESS: 15 ONEIDA PLA AUTHORITY: CRANFORD - U			
BLOCK: 619	JNION COUNTY, NJ		
LOT: 3			
ZONING DISTRICT: R-4			
	PERMITTED MINIMUM (UON)	EXISTING	PROPOSED
LOT CONFIGURATION			
LOT AREA	6,000 SF	5,400 SF*	N/C
LOT FRONTAGE		60'-0"	N/C
LOT WIDTH	60'-0"	63'-0"	N/C
LOT DEPTH	100'-0"	84'-4"*	N/C
YARD SETBACKS			
FRONT YARD	25'-0"	24'-5"*	N/C
SIDE YARD (ONE [10% WIDTH, 7' MIN.] / BOTH [30% WIDTH])	7'-0" / 18.9'	6.0'* / 17.74'*	N/C
REAR YARD (30% OF THE FIRST 100')	25.3'	16'-2"*	10'-2"*
ACCESSORY REAR YARD	5'-0"	1'-3"*	N/C
ACCESSORY SIDE YARD	3'-0"	1'-8"*	N/C
ACCESSORY DISTANCE TO PRIMARY	10'-0"	10'-6"	N/C
BULK RESTRICTIONS			
PRIMARY STRUCTURE		1,065 SF	1,375 SF
COVERED PORCH		315 SF	160 SF
ACCESSORY BUILDINGS		125 SF	125 SF
BUILDING COVERAGE (30%)	1,620 SF	1,505 SF (27.9%)	1660 SF (30.7%)*
IMPERVIOUS DRIVEWAYS		930 SF	930 SF
CONCRETE PADS, WALKS & STEPS		125 SF	125 SF
LOT COVERAGE (40%)	2,160 SF	2,560 SF (47.4%)*	2,715 SF (50.3%)*
DRIVEWAY TO FRONT YARD AREA (1,900 SF x 35%)^	665 SF	930 SF (49.0%)*	930 SF (49.0%)*
BUILDING HEIGHT	32'-0"	20'-2"	20'-2"
BUILDING STORIES	2-1/2	1-1/2	1-1/2

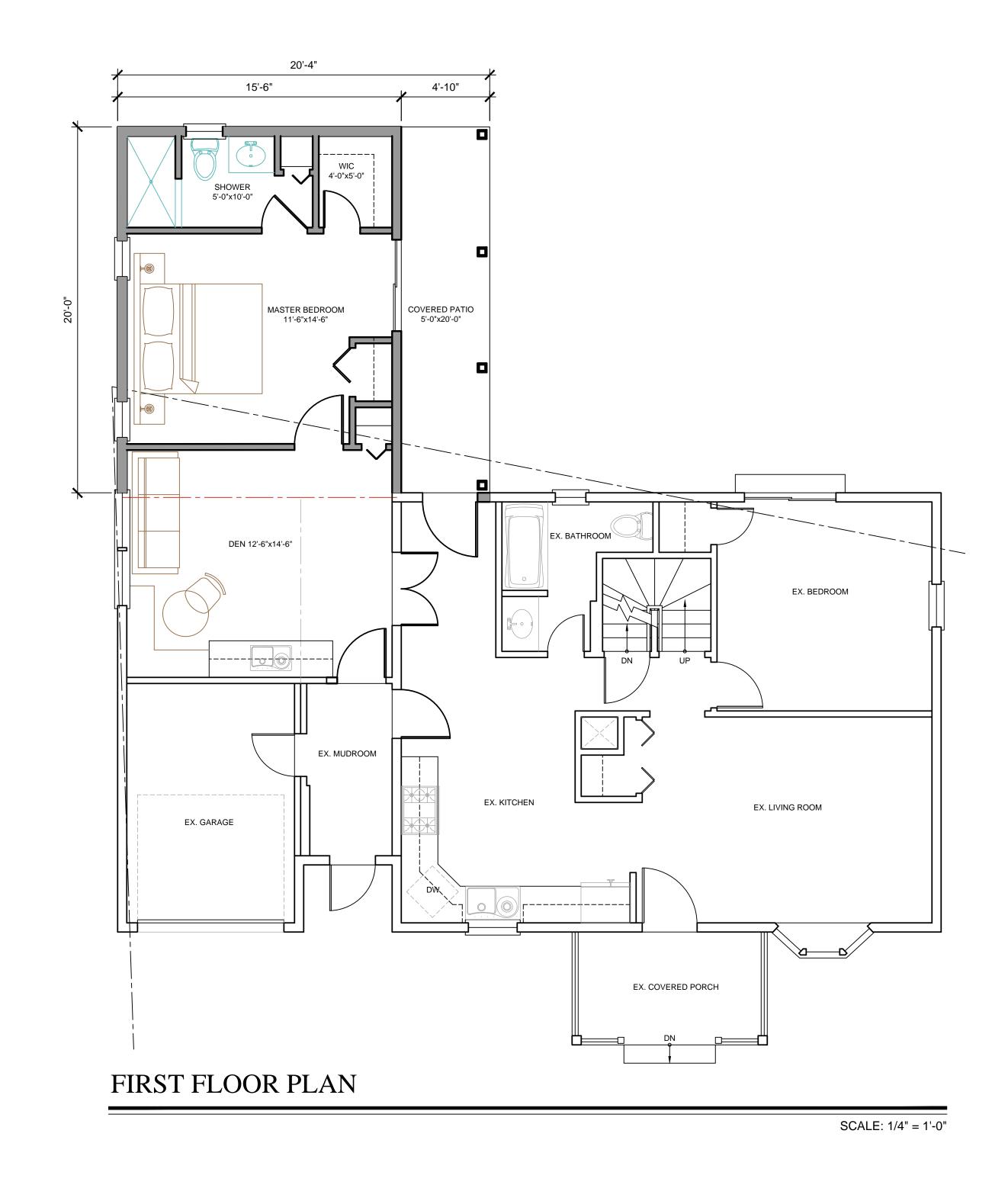
 <sup>(\*)</sup> SIGNIFIES AN NON-CONFORMING CONDITION
 (^) NO MORE THAN 35% OF THE REQUIRED FRONT YARD AREA IN ANY RESIDENTIAL ZONE SHALL BE PAVED FOR USE AS A DRIVEWAY OR OFF-STREET PARKING.





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Key Plan			
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ARCHITECTURE
30 South Street • Freehold, NJ • 07728 • (732) 780 8850

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Key Plan

Project No.
23017

Location

15 ONEIDA PLACE - CRANFORD, NJ

BRADLEY RESIDENCE

Drawing Title
FIRST FLOOR PLAN OPTIONS

Approvals Date

Drawn By

NE

Date

5/2/23

Checked By

Scale

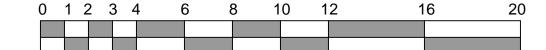
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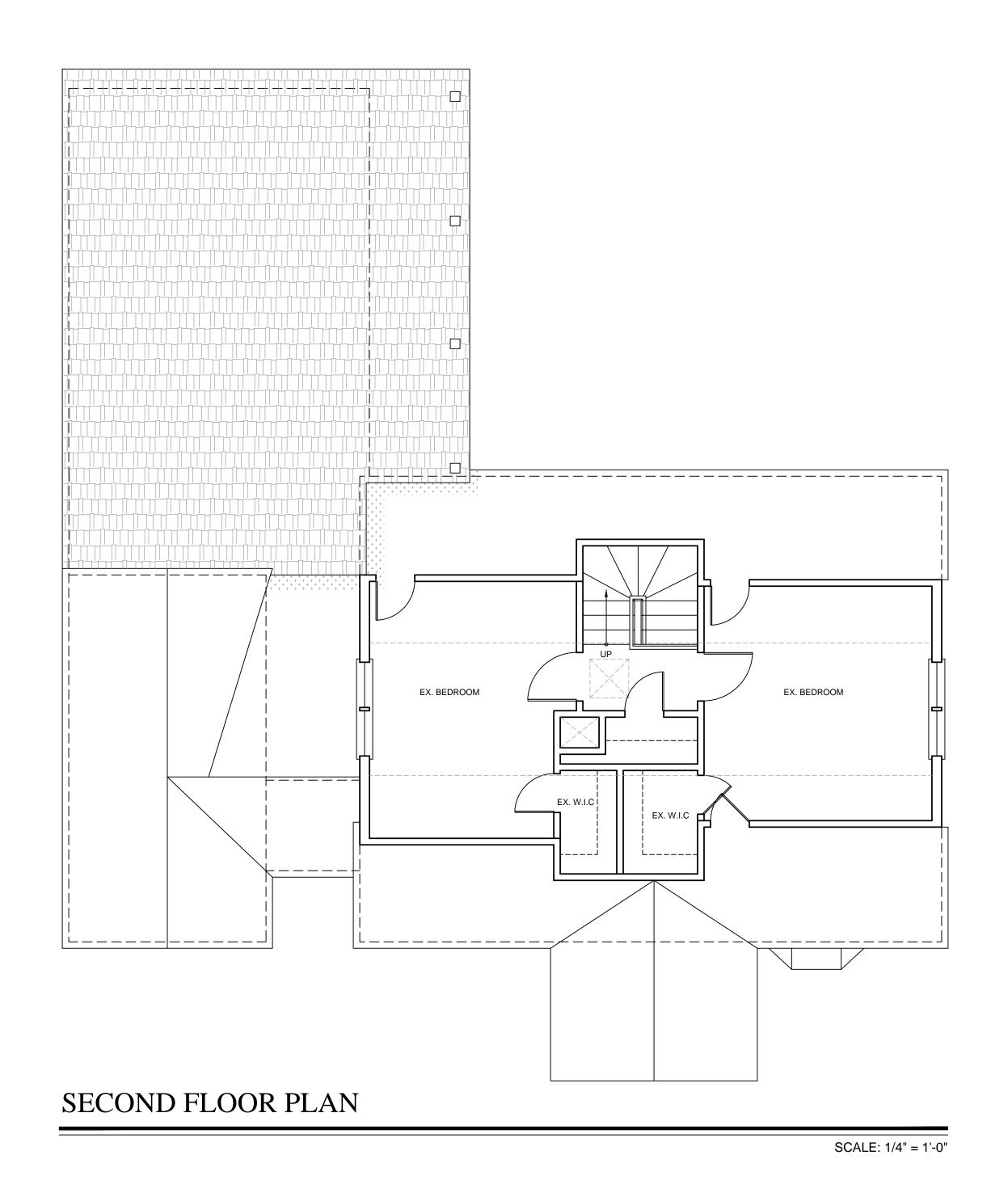
CAD File

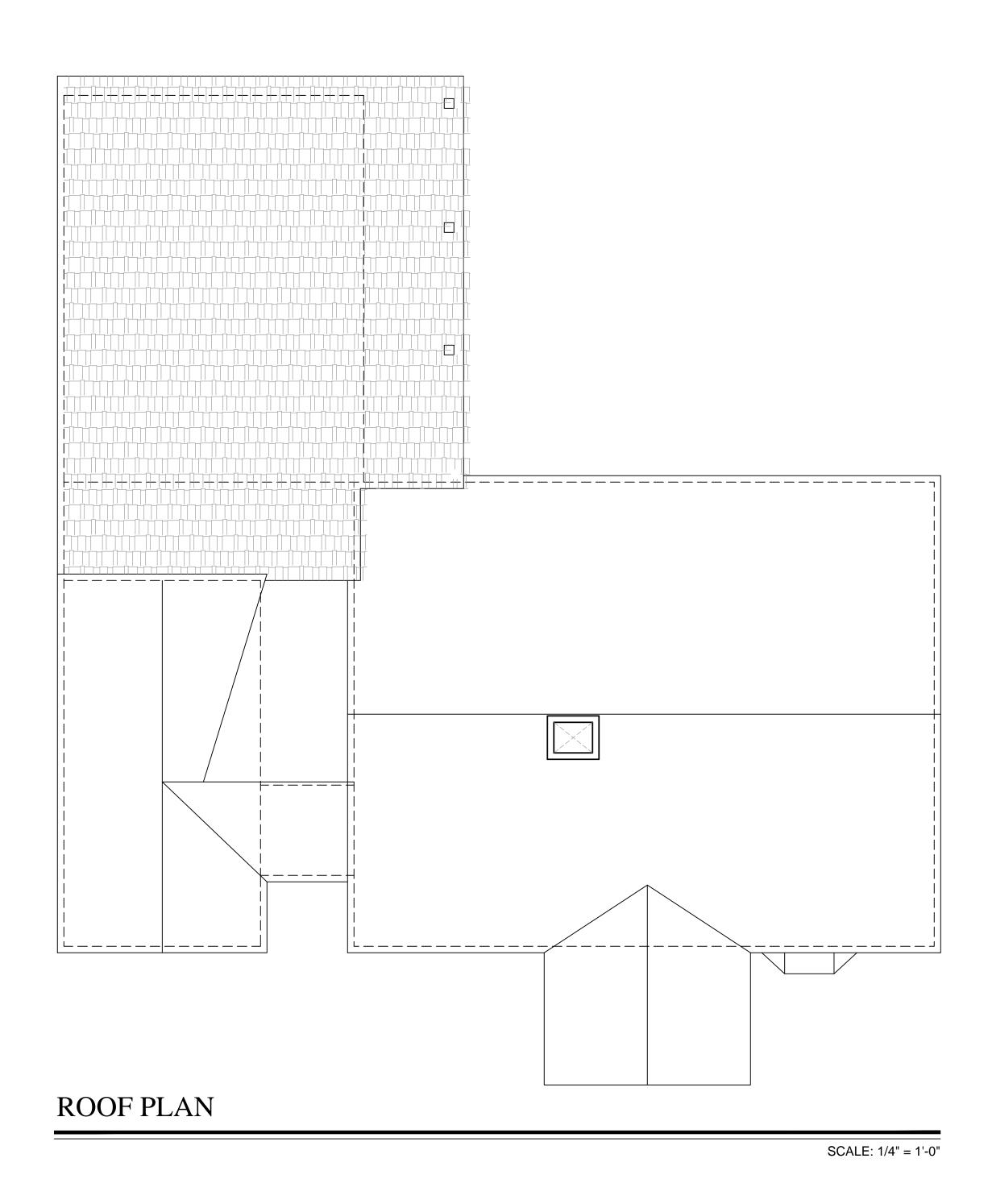
CAD File

Drawing No.

A-2







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Key Plan

Project No. 2301

Location 15 ONEIDA PLACE - CRANFORD, NJ

BRADLEY RESIDENCE

SECOND FLOOR & ROOF PLANS

| Approvals | Date |

Checked By

CAD File

Date

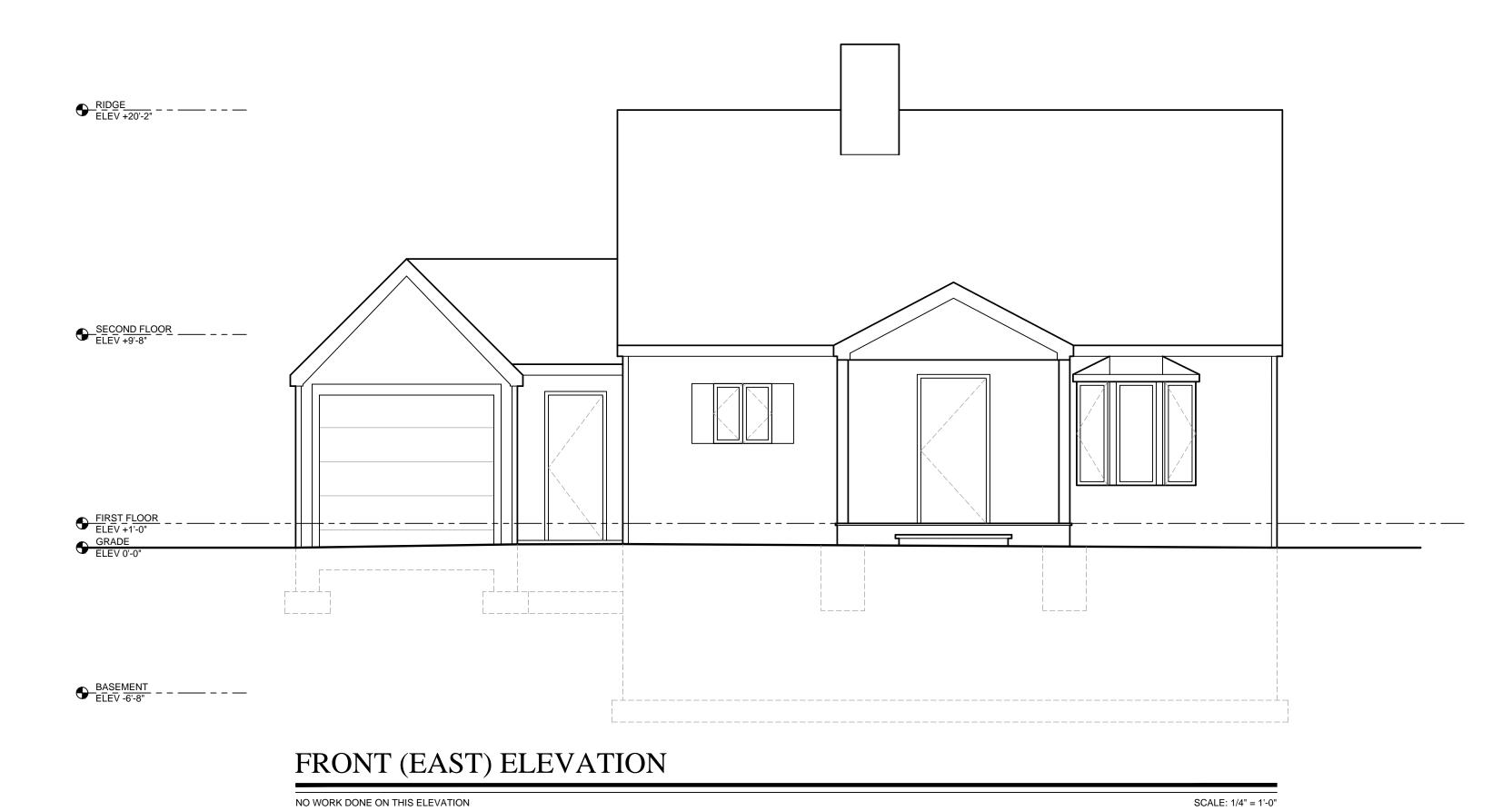
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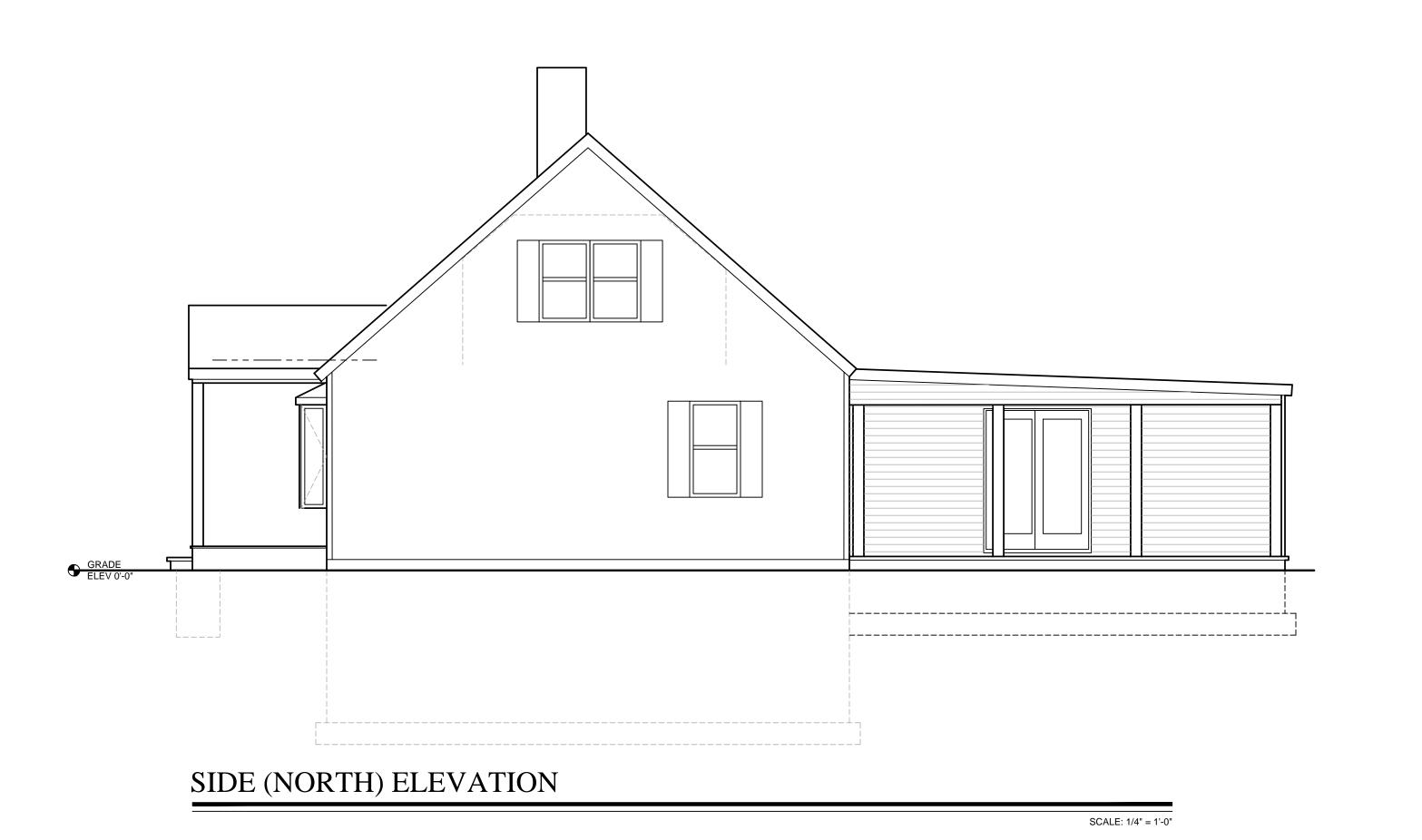
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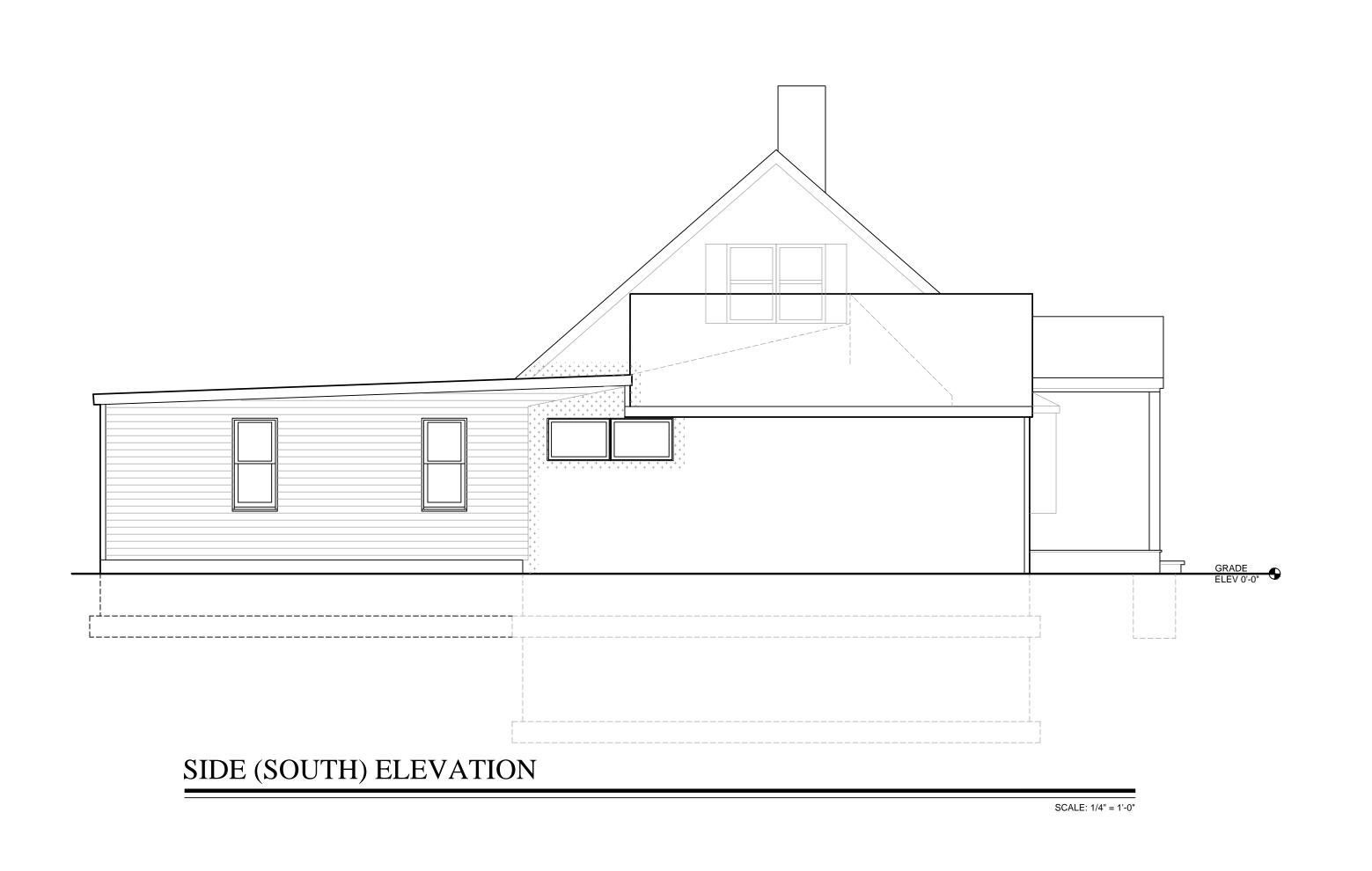
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