

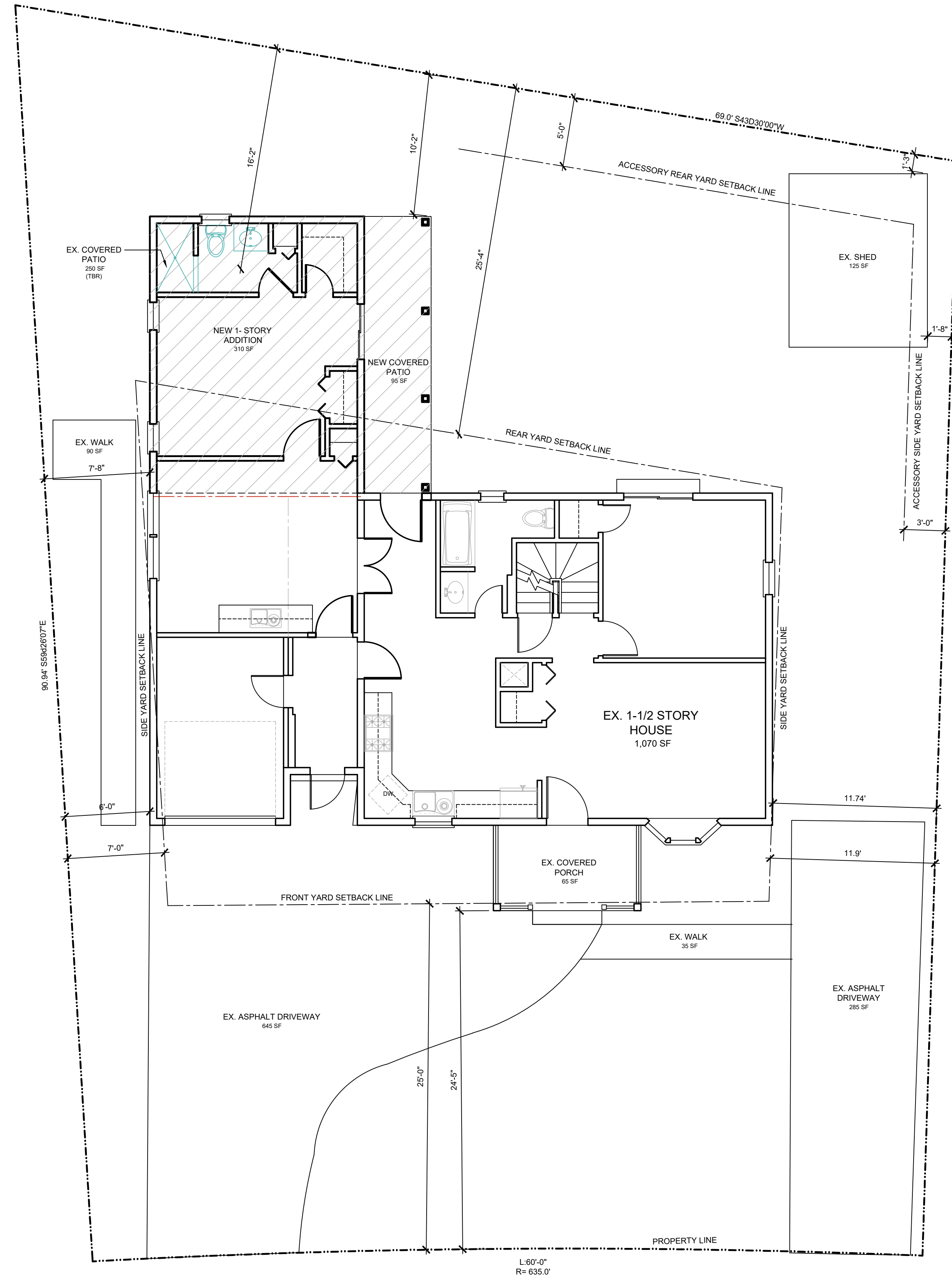
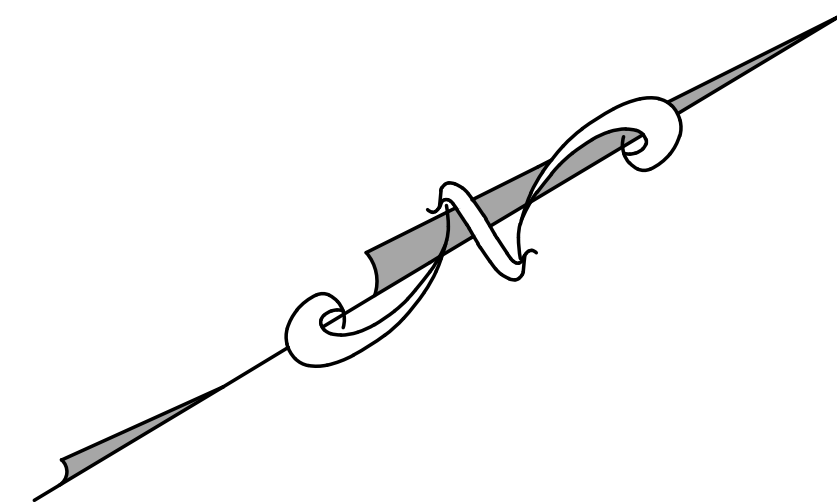
BRADLEY RESIDENCE

SINGLE FAMILY HOME ADDITION

15 ONEIDA PLACE - CRANFORD, NJ

ZONING & AREA CALCULATIONS			
ADDRESS:	15 ONEIDA PLACE		
AUTHORITY:	CRANFORD - UNION COUNTY, NJ		
BLOCK:	619		
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

(*) SIGNIFIES A 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.



Notes
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No.	Revisions/Submissions	Date

Key Plan

Project	HOME ADDITION	Project No.	23017
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Location 15 ONEIDA PLACE - CRANFORD, NJ

Project Title
BRADLEY RESIDENCE

Drawing Title
SITE PLAN & ZONING DATA

Approvals	Date

Drawn By	NE	Date	5/2/23
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Checked By		Scale	3/16" = 1'-0"
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CAD File

Seal	Drawing No.
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A-1

ONEIDA PLACE

Notes
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No.	Revisions/Submissions	Date

Key Plan

Project HOME ADDITION Project No. 23017

Location 15 ONEIDA PLACE - CRANFORD, NJ

Project Title
BRADLEY RESIDENCE

Drawing Title
FIRST FLOOR PLAN OPTIONS

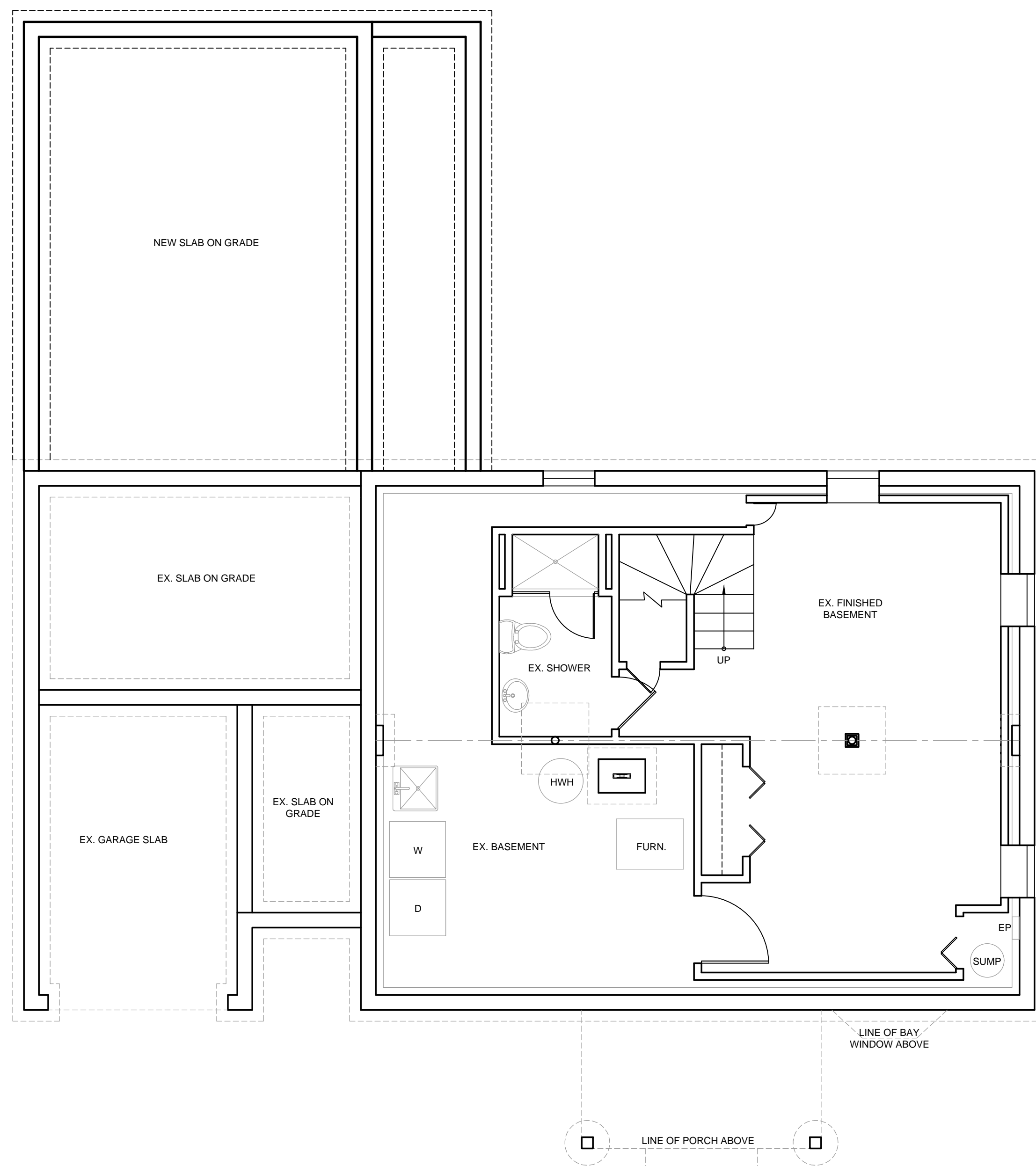
Approvals	Date

Drawn By	Date
NE	5/2/23

Checked By	Scale
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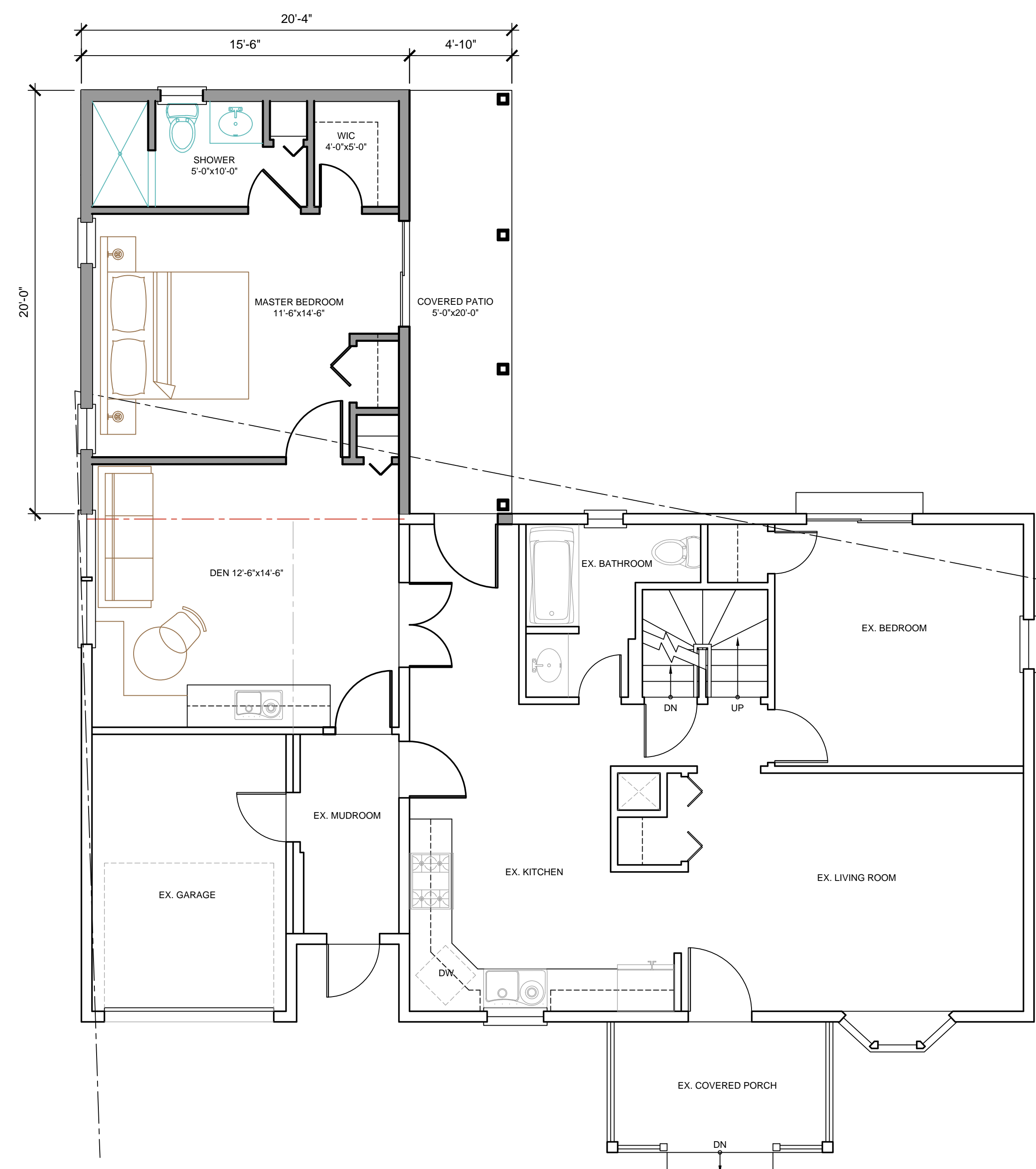
CAD File

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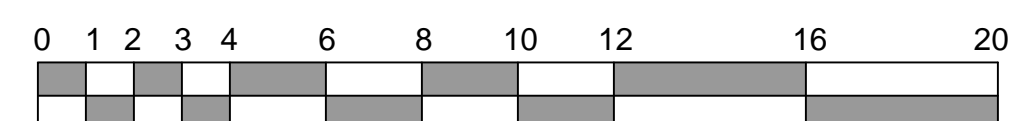
BASEMENT/FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



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No.	Revisions/Submissions	Date

Key Plan

Project HOME ADDITION Project No. 23017

Location 15 ONEIDA PLACE - CRANFORD, NJ

Project Title

BRADLEY RESIDENCE

Drawing Title
SECOND FLOOR & ROOF PLANS

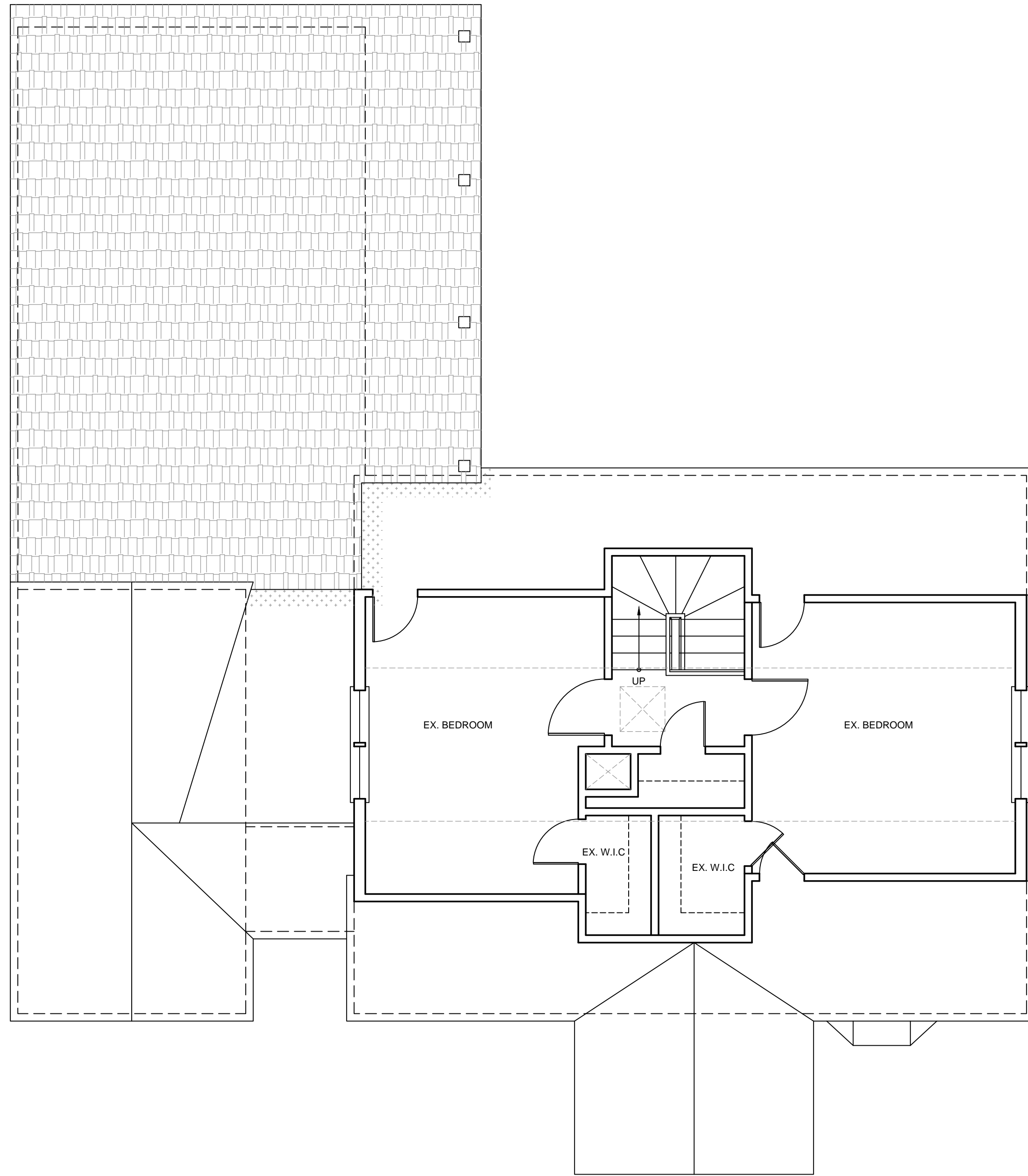
Approvals	Date

Drawn By	Date
NE	5/2/23

Checked By	Scale
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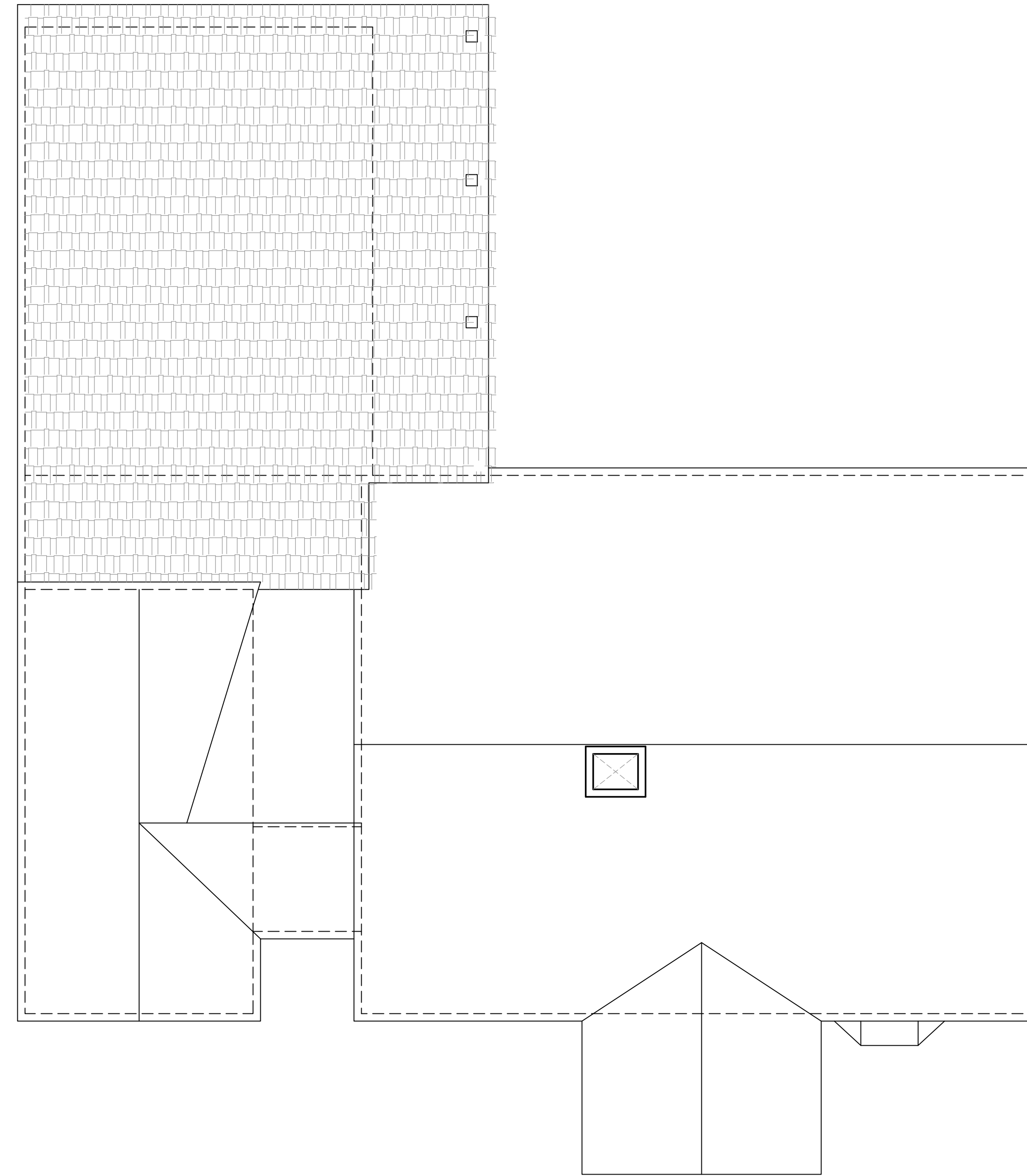
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Seal	Drawing No.



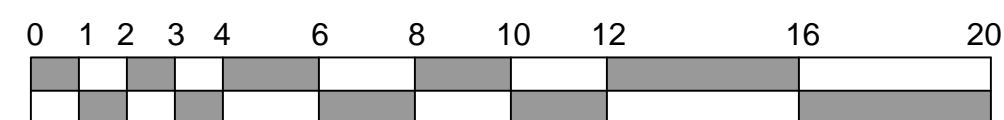
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/4" = 1'-0"



ALAN J. ZIMBLER, RA
 NJ LICENSE -- 09857
 NY LICENSE -- 17801

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No.	Revisions/Submissions	Date

Key Plan

Project HOME ADDITION Project No. 23017

Location 15 ONEIDA PLACE - CRANFORD, NJ

Project Title
BRADLEY RESIDENCE

Drawing Title
ELEVATIONS

Approvals	Date

Drawn By NE Date 5/2/23

Checked By Scale 1/4" = 1'-0"

CAD File

Seal Drawing No.

A-4



FRONT (EAST) ELEVATION

NO WORK DONE ON THIS ELEVATION

SCALE: 1/4" = 1'-0"



SIDE (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

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Key Plan

Project HOME ADDITION Project No. 23017

Location 15 ONEIDA PLACE - CRANFORD, NJ

Project Title
BRADLEY RESIDENCE

Drawing Title
ELEVATIONS

Approvals	Date

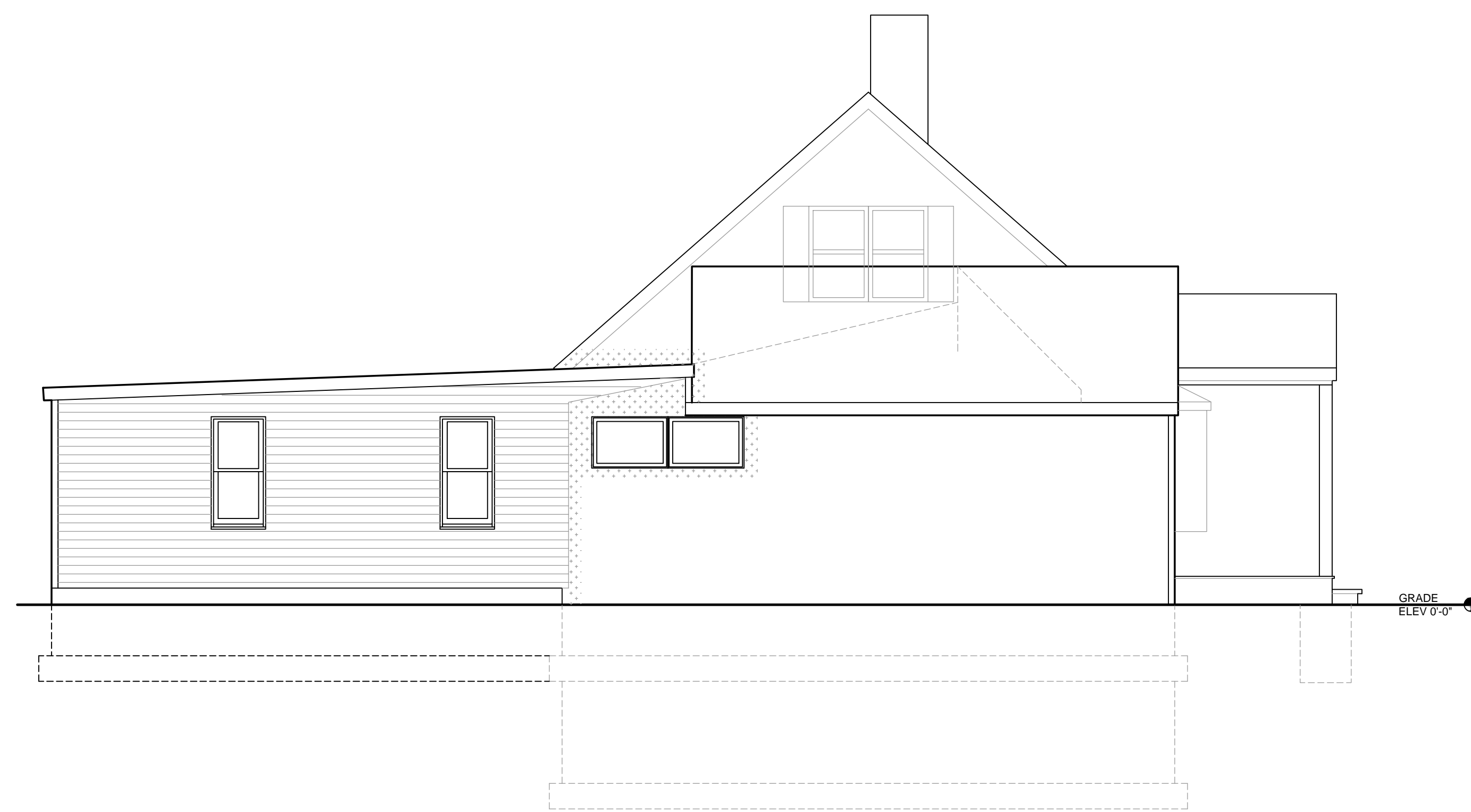
Drawn By	Date
NE	5/2/23

Checked By	Scale
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CAD File

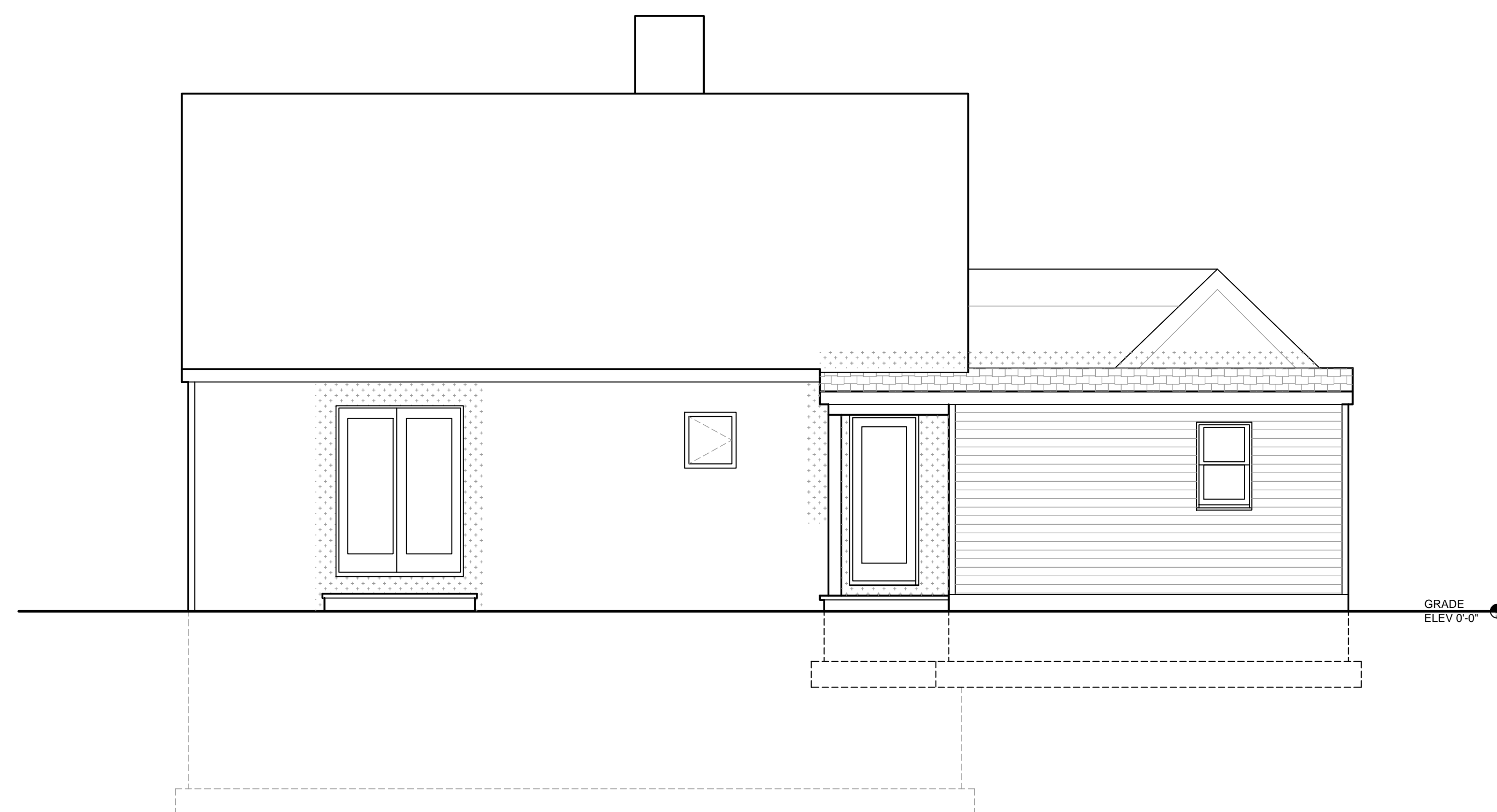
Seal	Drawing No.

A-5



SIDE (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"



REAR (EAST) ELEVATION

SCALE: 1/4" = 1'-0"