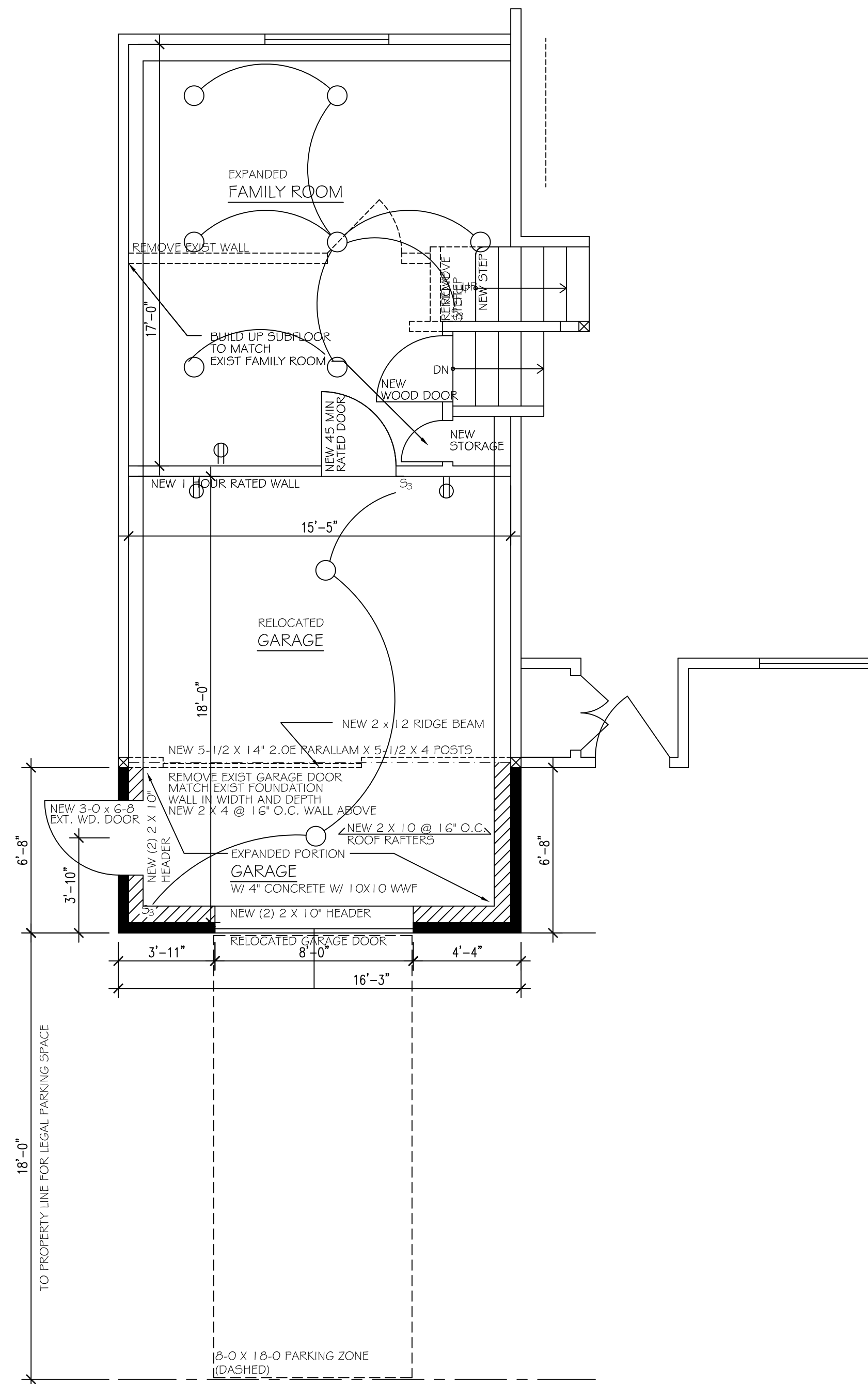


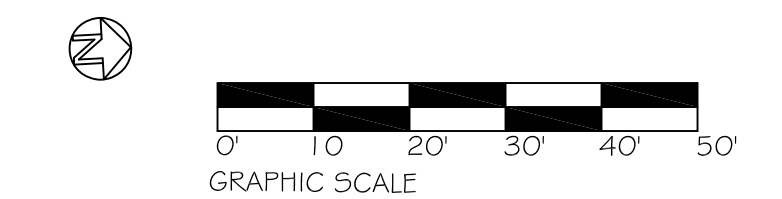
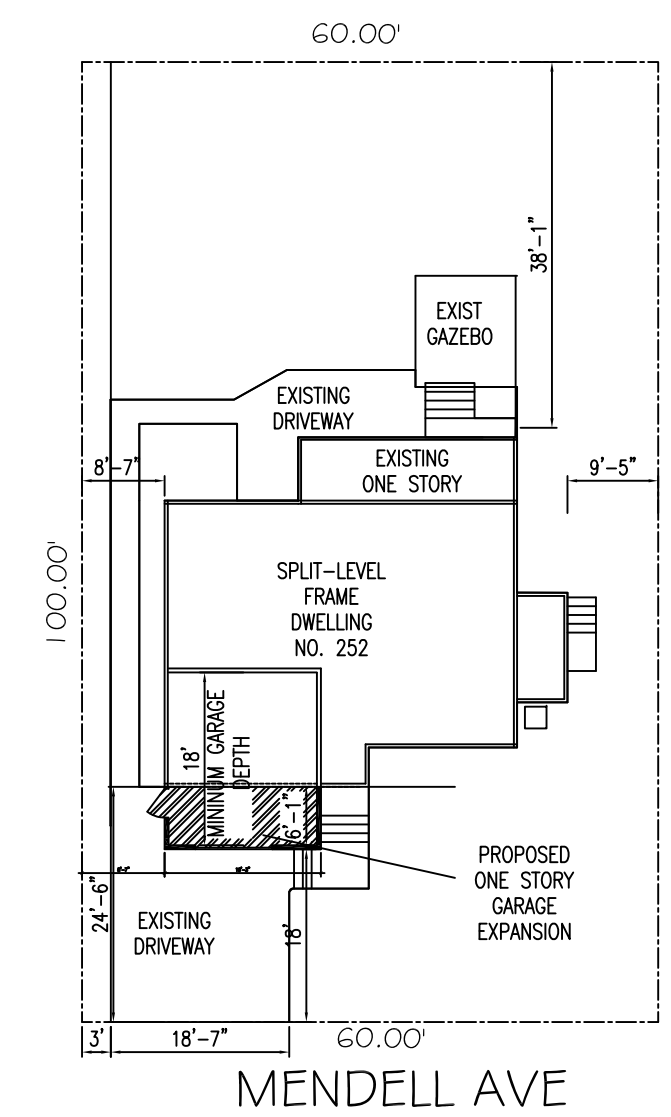
**PROPOSED SIDE ELEVATION**  
SCALE 1/4" = 1'0"



**PROPOSED FRONT ELEVATION**  
SCALE 1/4" = 1'0"



**PROPOSED GARAGE PLAN**  
SCALE 1/4" = 1'0"



**SITE PLAN**

SCALE 1" = 15'-0"  
SITE PLAN GENERATED FROM INFORMATION OBTAINED FROM OWNER SUPPLIED SURVEY BY ELS SURVEYING, LICENSED LAND SURVEYORS DATED 9/20/2017

**ZONING ANALYSIS**

ADDRESS: 26 MENDELL AVE USE GROUP: R-5  
BLOCK: 549 CONSTRUCTION TYPE: 5B  
LOT: 26 SF OF ADDITION: 297 SF  
ZONE: R-4 SF OF LARGEST FLOOR: 1,237 SF  
LOT SIZE: 6,000 SQ. FT. NEW VOLUME: 20,250 CU. FT.

**LEGEND**

[Symbol]	EXISTING CONSTRUCTION TO REMAIN			
[Symbol]	NEW CONSTRUCTION			
[Symbol]	EXISTING CONSTRUCTION TO BE REMOVED			

NEW TOTAL CELLAR FLOOR AREA (NON HABITABLE)	EXIST	DEDUCT	ADD	TOTAL
LOWER FLOOR AREA:	414 SF	-0	101	515 SF
UPPER FLOOR AREA:	1,235 SF	-0	-0	1,235 SF
TOTALS (HABITABLE)	1,000 SF	-0	-0	1,000 SF
TOTALS (NON-HABITABLE)	2,709 SF	-0	+101	2,810 SF

LOT SIZE: 2,400 SF x 30% = 1,800 MAX BUILDING COVERAGE  
BUILDING COVERAGE CALCULATIONS:  
HOUSE: 1,235 SF -0- 101 1,336 SF  
GAZEBO: 121 SF -0- -0- 121 SF  
DRIVEWAY & WALKS: 71 SF -0- -0- 71 SF  
TOTALS: 1,427 SF -0- 00 1,528 SF  
1,528 ACTUAL BUILDING COVERAGE < 1,800 MAX BUILDING COVERAGE THEREFORE OK.  
LOT SIZE: 6,000 SF x 40% = 2,400 MAX IMPERVIOUS COVERAGE  
IMPERVIOUS SURFACE CALCULATIONS:  
HOUSE: 1,235 SF -0- 101 1,336 SF  
GAZEBO: 121 SF -0- -0- 121 SF  
DRIVEWAY & WALKS: 862 SF 101 + 93 853 SF  
TOTALS: 2,218 SF 101 + 193 2,310 SF  
2,310 ACTUAL IMPERVIOUS COVERAGE < 2,400 MAX IMPERVIOUS COVERAGE THEREFORE OK. NO CHANGE  
ADDITIONAL IMPERVIOUS COVERAGE 193 SF < 300 SF THEREFORE NO STORMWATER MANAGEMENT REQUIRED  
EXISTING HEIGHT OF HOUSE: 2 STORIES 27'-3" < 32'-0" THEREFORE OK.

EXISTING FRONT YARD	REQUIRED 25'-0"	PROVIDED 18'-0"	VARIANCE REQUESTED
SIDE YARD (11.0% OF 60' = 6'-0"; 7'-0" MIN.)	7'-0"	9'-7"	THEREFORE OK
SIDE YARD (21.0% OF 60' = 12'-0"; 7'-0" MIN.)	7'-0"	9'-5"	THEREFORE OK
SIDE YARD TOTALS (30% OF 60' = 18'-0" MIN.)	18'-0"	18'-0"	THEREFORE OK
REAR YARD	30'-0"	36'-1"	THEREFORE OK

DATE	DESCRIPTION	BY	REV

STRUCTURAL ENGINEER	FLOOR PLANS & ELEVATIONS GARAGE EXPANSION 26 MENDELL AVE, CRANFORD NJ Richard J. Pierce, Architect 9 Stratford Terrace, Cranford, New Jersey 07016 (908) 338-5037 RPIERCE66@AOL.COM	DRAWING NO. of
MECHANICAL ENGINEER		A-1
		DATE PROJECT NO. 6-8-2021 9-818 SCALE AS NOTED