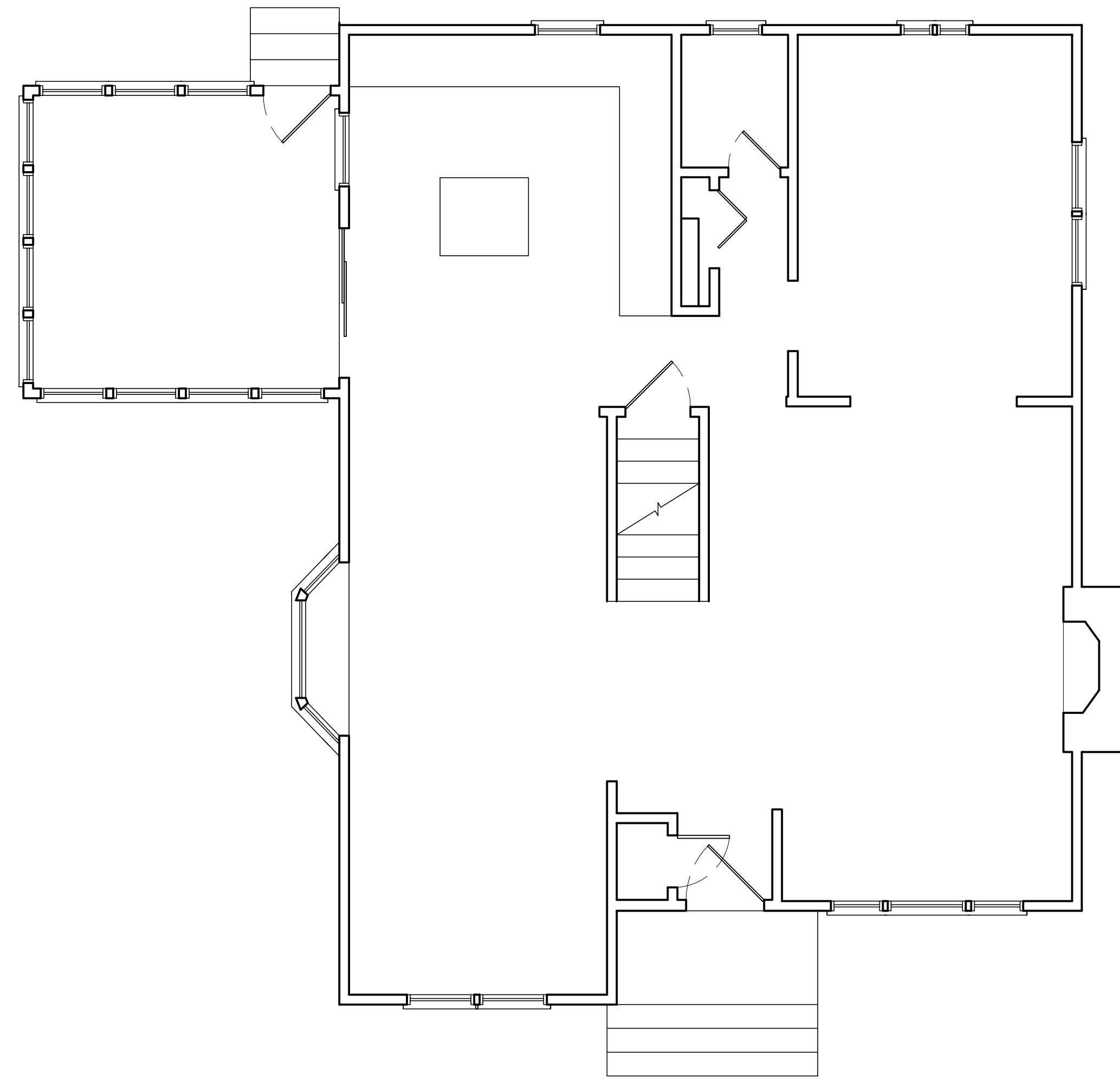


# SPRUCE STREET

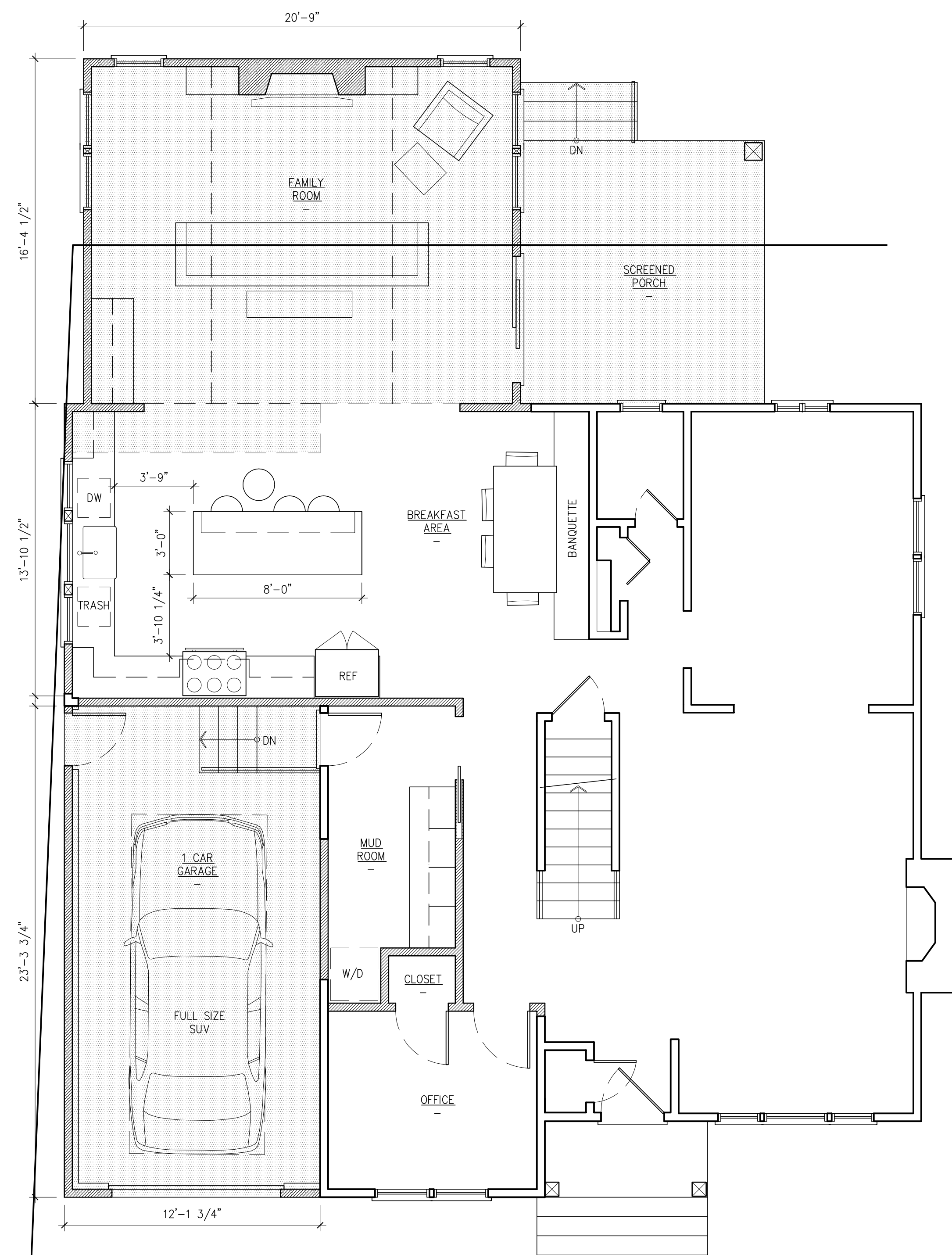
INFORMATION OBTAINED FROM SURVEY BY:  
**D.P. SWEENEY & ASSOC., INC**  
 P.O. BOX 325 LYNDHURST, NJ 07071  
 (201) 438-6363  
 DATE OF SURVEY: 12-5-07 FILE #070919  
 SCALE 1"=20'

**1** SITE PLAN  
 SCALE 1"=20'



**2** EXISTING FIRST FLOOR PLAN  
 SCALE 1/4" = 1'-0"

BUILDING DEPARTMENT DATA:			
BLOCK:	158	ZONE:	R-4
LOT:	15	CONSTRUCTION CLASS:	5B
USE GROUP:	R-5	AREA OF ADDITION:	796 SQ FT
AREA OF LARGEST SINGLE FLOOR:	1,805 SQ FT	CUBIC FEET OF ADDITION:	6,368 CU FT
ZONING DATA TABLE:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	6,000 SQ FT	7,217 SQ FT	UNCHANGED
FRONT SETBACK:	25 FT	39.9 FT	UNCHANGED
FRONT SETBACK CORNER (TORBUSH ST):	25 FT	5.3 FT EXIST NONCONFORMING	5.2 FT
REAR SETBACK:	100 FT X 30% = 30 FT 27.5 FT X 45% = 12.4 FT TOTAL = 42.4 FT	50 FT	33.5 FT
SIDE YARD SETBACK:	10% OF 59.22 FT OR MIN 7 FT	5.3 FT LEFT 10 FT RIGHT	5.2 FT UNCHANGED
SIDE YARD COMBINED:	30% OF 59.22 FT = 17.76 FT	15.3 FT	15.2 FT
MAX. LOT COVERAGE:	40% OF 7,217 SQFT = 2,886.8 SQFT	1,626.25 SQ FT BLDG 876 SQ FT IMPERV 2,502.25 SQ FT TOTAL	2,028.25 SQ FT BLDG 805.5 SQ FT IMPERV 2,795.75 SQ FT TOTAL (INCREASE 293.5 SQ FT)
MAX. BUILDING COVERAGE:	30% OF 7,217 SQFT = 2,165.1 SQFT	1,626.25 SQ FT BLDG	2,028.25 SQ FT BLDG
BLDG. HEIGHT:	32 FT	25.75 FT	UNCHANGED



**3** PROPOSED FIRST FLOOR PLAN  
 SCALE 1/4" = 1'-0"

INDEX OF DRAWINGS	
A-1	EXISTING AND PROPOSED FIRST FLOOR PLAN, SITE PLAN
A-2	EXISTING AND PROPOSED EXTERIOR ELEVATIONS

**k.abrams|architect**  
 917.363.5576  
 kabramsarchitect.com  
 194 North Ave East  
 Cranford, NJ 07016  
 kennetharchitect@gmail.com

PROJECT: PROPOSED ADDITION AND ALTERATIONS TO:  
**BROWNING RESIDENCE**  
 BLOCK: 158 LOT: 15  
 (201) 978-5268  
 49 SPRUCE STREET  
 CRANFORD, NJ

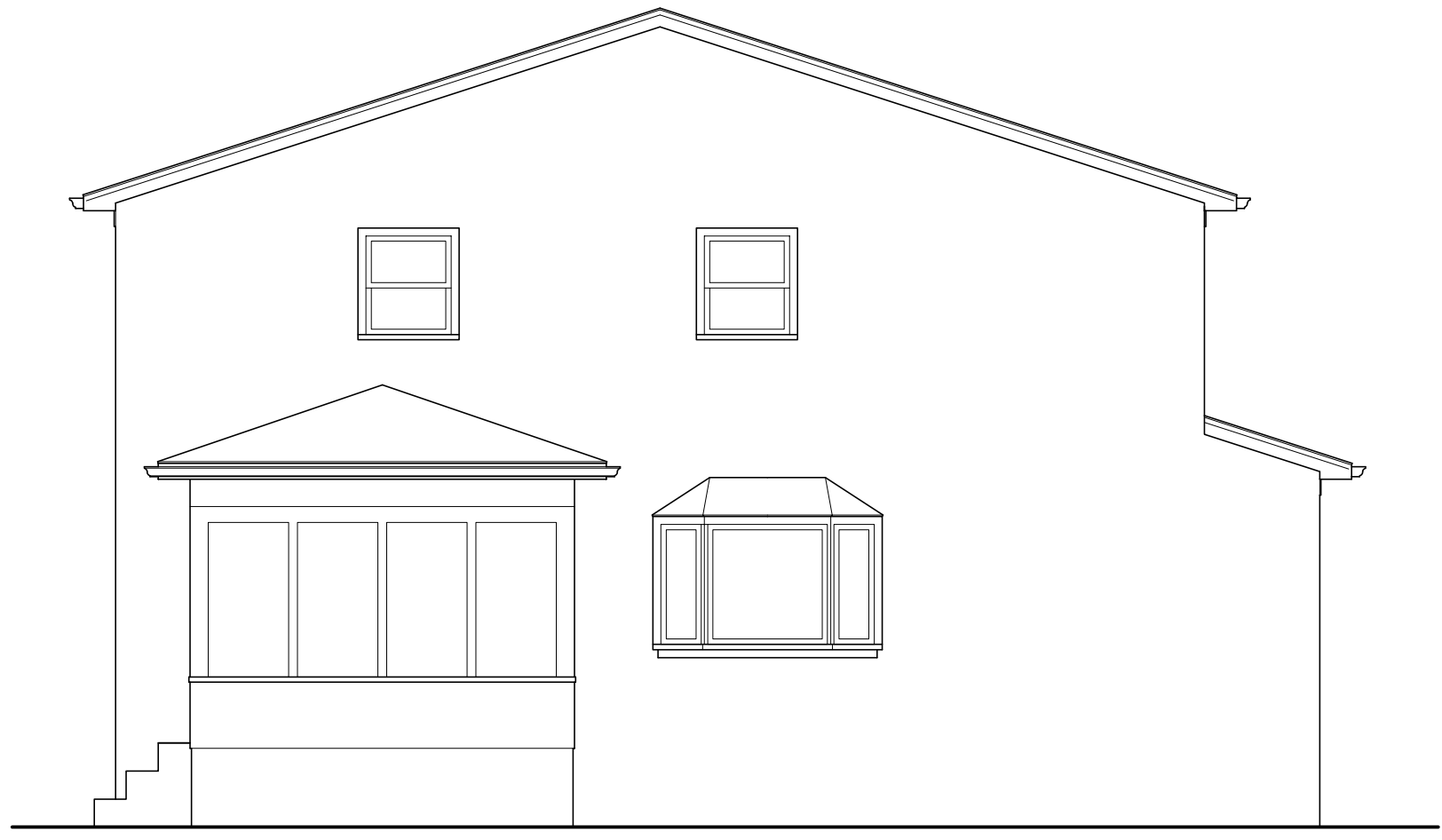
DRAWN BY: KA  
 DATE: 5.4.22  
 PRELIM SUBMIT:  
 VARIANCE SUBMISSION: 3.9.23  
 BID SUBMISSION:  
 PERMIT SUBMISSION:  
 FOR CONSTRUCTION:

KENNETH ABRAMS  
 NJ #16795  
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DRAWING #: 1 OF 2  
 SHEET #: **V-1**



1 EXISTING FRONT ELEVATION  
 SCALE 3/16" = 1'-0"



2 EXISTING LEFT SIDE ELEVATION  
 SCALE 3/16" = 1'-0"



3 EXISTING BACK ELEVATION  
 SCALE 3/16" = 1'-0"



4 PROPOSED FRONT ELEVATION  
 SCALE 3/16" = 1'-0"



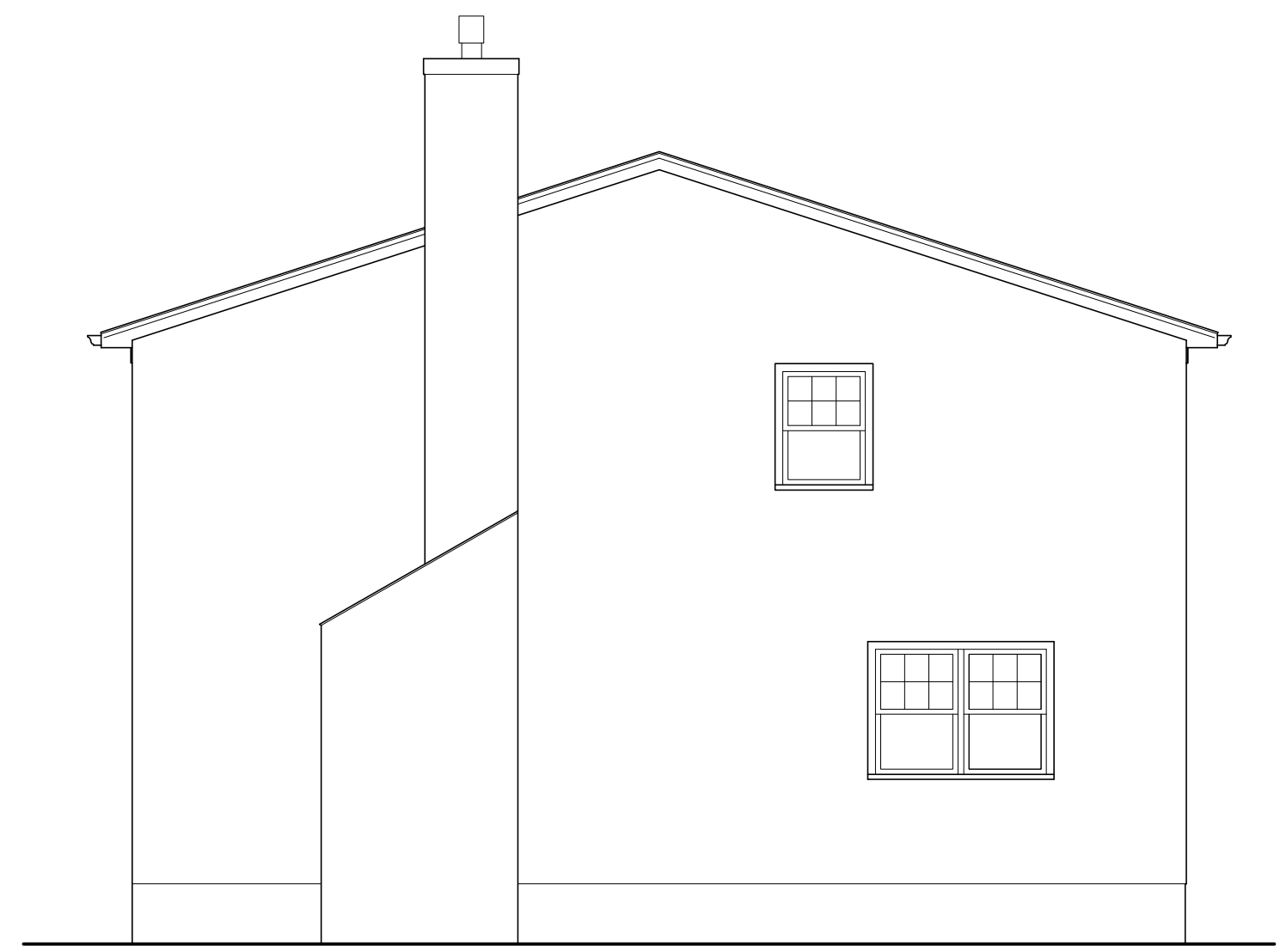
5 PROPOSED LEFT SIDE ELEVATION  
 SCALE 3/16" = 1'-0"



6 PROPOSED BACK ELEVATION  
 SCALE 3/16" = 1'-0"



7 PROPOSED RIGHT SIDE ELEVATION  
 SCALE 3/16" = 1'-0"



8 EXISTING RIGHT SIDE ELEVATION  
 SCALE 3/16" = 1'-0"

PROJECT: PROPOSED ADDITION AND ALTERATIONS TO:  
**BROWNING RESIDENCE**  
 BLOCK: 158 LOT: 15  
 (201) 978-5268  
 49 SPRUCE STREET  
 CRANFORD, NJ

DRAWN BY : KA  
 DATE : 5.4.22  
 PRELIM SUBMIT:  
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DRAWING #:  
 2 OF 2  
 SHEET #:  
**V-2**