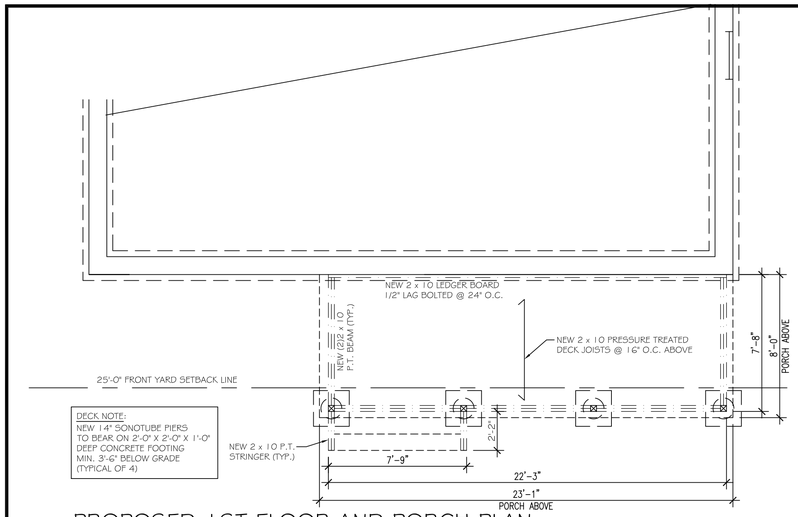
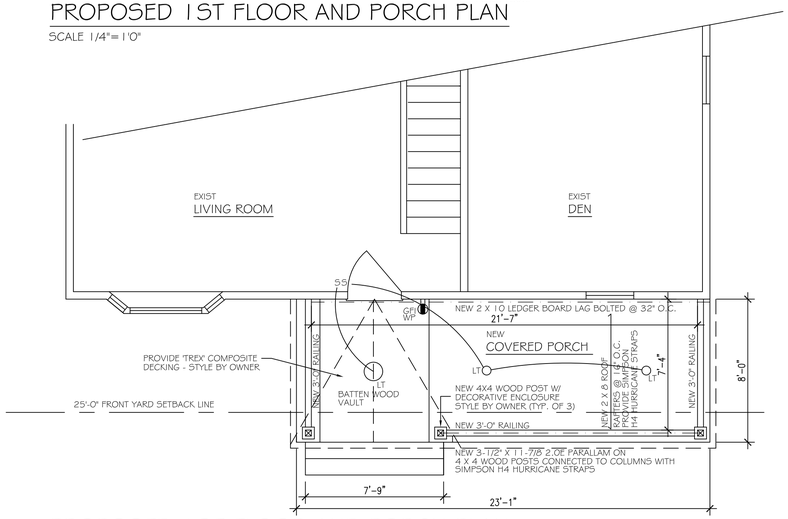


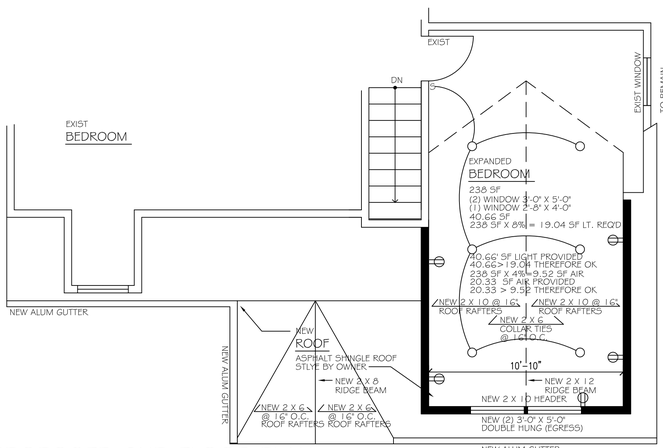
PROPOSED 1ST FLOOR AND PORCH PLAN

SCALE 1/4"= 1'0"



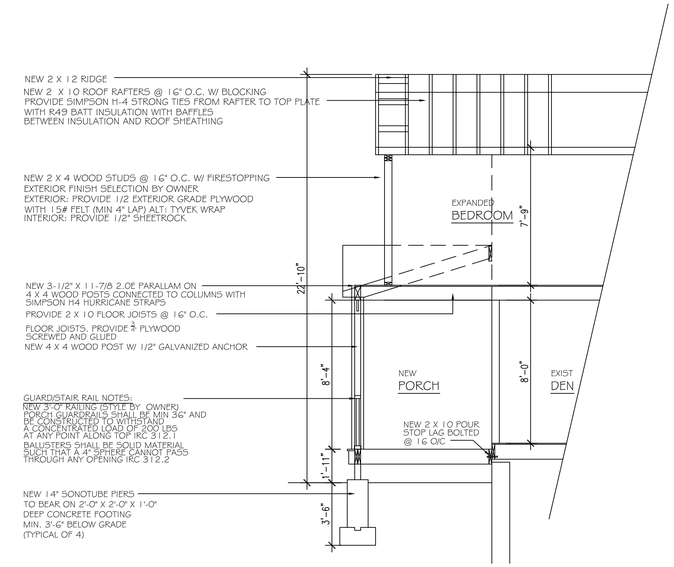
PROPOSED 1ST FLOOR AND PORCH PLAN

SCALE 1/4"= 1'0"



PROPOSED 2ND FLOOR PLAN

SCALE 1/4"= 1'0"

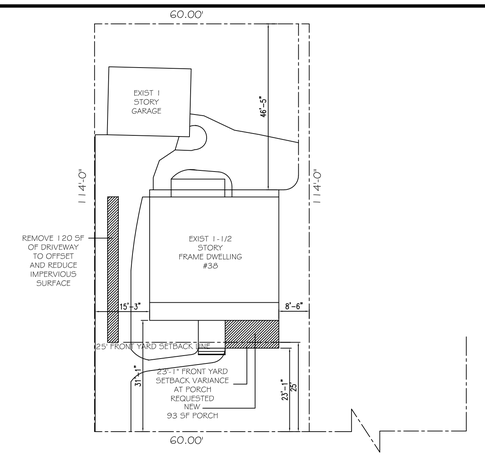


PROPOSED CROSS SECTION

SCALE 1/4"= 1'0"

PROPOSED FRONT ELEVATION

SCALE 1/4"= 1'0"



ROGER AVE

0' 10' 20' 30' 40' 50'

GRAPHIC SCALE

SITE PLAN

INFORMATION FROM THIS SITE PLAN IS TAKEN FROM A SURVEY COMPLETED BY: WILLIAM HELD ASSOCIATES
DATE OF SURVEY: 6-11-2014

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO BE REMOVED

ZONING ANALYSIS

ADDRESS: 38 ROGER AVE
BLOCK: 436
LOT: 40
ZONE: R-4
USE GROUP: R-5
CONSTRUCTION TYPE: 5B
LOT SIZE: 6,840 SQ. FT.
SF OF PORCH: 174 SF

LOT SIZE 60' X 114' = 6,840 SF

	EXIST	DEDUCT	ADD	TOTAL
CELLAR FLOOR AREA:(NON HABITABLE)	1,235 SF	-0-	-0- SF	1,235 SF
FIRST FLOOR AREA:	1,325 SF	-0-	-0- SF	1,325 SF
SECOND FLOOR AREA	1,137 SF	-0-	+ 91 SF	1,228 SF
TOTALS	2,466 SF	-0-	+ 91 SF	2,553 SF

AVERAGE CEILING HEIGHT 8'-0"
NEW TOTAL VOLUME: 20,424 CUBIC FEET

LOT SIZE: 6,840 SF x 30% = 2,052 MAX BUILDING COVERAGE

EXISTING HOUSE:	1,363 SF	-0- SF	-0- SF	1,363 SF
EXISTING GARAGE :	470 SF	-0- SF	-0- SF	470 SF
PROPOSED ADDITION:	-0- SF	-0- SF	185 SF	185 SF
BUILDING COVERAGE TOTAL	1,833 SF	-0- SF	185 SF	2,018 SF

2,018 SF BUILDING COVERAGE < 2,052 SF THEREFORE OK

LOT SIZE: 6,840 SF x 40% = 2,736 MAX IMPERVIOUS COVERAGE
IMPERVIOUS SURFACE CALCULATIONS:

EXISTING HOUSE:	1,363 SF	-0- SF	+0 SF	1,363 SF
EXISTING PORCH :	65 SF	-65 SF	+0 SF	0 SF
PROPOSED ADDITION AND PORCH:	-0- SF	-0- SF	185 SF	185 SF
EXISTING GARAGE	470 SF	-0- SF	-0- SF	470 SF
EXISTING DRIVEWAY AND SIDEWALKS	1,647 SF	-120 SF	-0- SF	1,527 SF
TOTALS	3,545 SF	- 185 SF	185 SF	3,545 SF

3,545 SF PROPOSED IMPERVIOUS SURFACE > 2,736 SF MAX IMPERVIOUS SURFACE
EXISTING NON COMPLYING CONDITION; NO INCREASE IN NON COMPLIANCE PROPOSED

0 ADDITIONAL SF IMPERVIOUS SURFACE < 300 ALLOWED THEREFORE,NO STORM WATER MANAGEMENT REQUIRED OK

ACTUAL HEIGHT : 2-1/2 STORIES, NEW ADDITION 1 STORY 17'- 9" < 32'-0" THEREFORE OK
ADDITION AT SECOND FLOOR, TO MATCH EXISTING RIDGE HEIGHT 27'-11" < 32'-0" THEREFORE OK

YARD REQUIREMENTS:

FRONT YARD	25'-0"	23'-1" VARIANCE REQUESTED
SIDE YARD 1 (10% OF LOT WIDTH 60.00' X 10% = 6'-0"MIN 7'	7'-0"	8-3" THEREFORE OK
SIDE YARD 2 (10% OF LOT WIDTH 60.00 X 10% = 6-0" MIN 7'	7'-0"	15'-3" THEREFORE OK
SIDE YARD TOTALS (30% OF LOT WIDTH 60.00 X 30% = 15'-0"	18'-0"	23'-6" THEREFORE OK
REAR YARD (SEE CALCULATIONS BELOW)	36'-3"	46'-5" THEREFORE OK

LOT DEPTH: 114 FT
30% OF FIRST 100' = 30'-0"
45 % OF NEXT 50' = 6'-3"
45 % OF NEXT 50' = 36'-3"

DATE	DESCRIPTION	BY	REV

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

PORCH AND DORMER ADDITION

RUBIN RESIDENCE
38 ROGER AVENUE

Richard J. Pierce, Architect
9 Stratford Terrace, Cranford , New Jersey 07016 (908) 338 5037

DRAWING NO. of A-1

DATE 11-8-2021
SCALE AS NOTED
PROJECT NO. 9-861