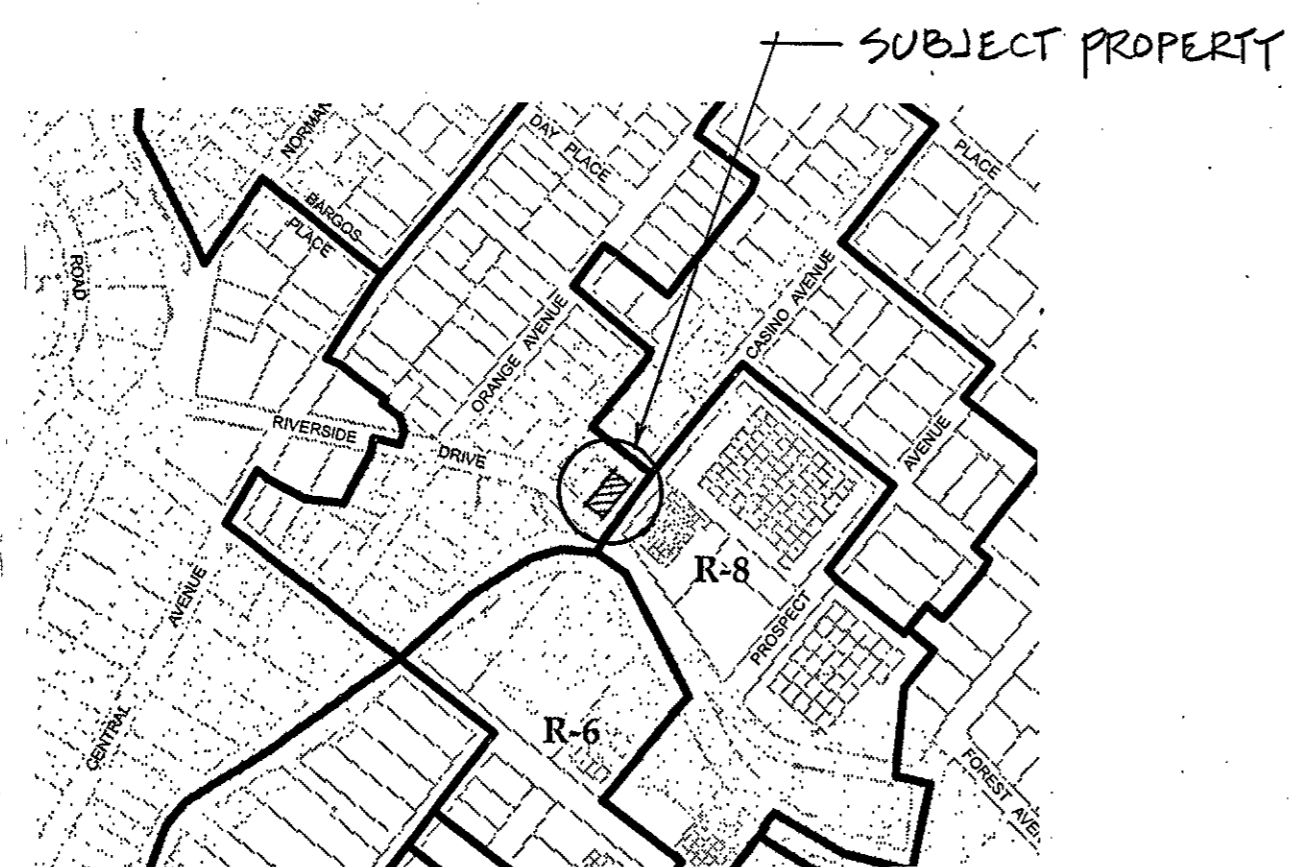


TAX MAP
NTS



ZONE MAP
SCALE: 1" = 450'

SITE DATA

Andre & Elizabeth Rivera
96 Riverside Drive
Block: 264, Lot: 13
Cranford, NJ 07016
Constructed: 1935
Zone: R-4 (Single Family Detached Residential District)

Description	Required	Existing	Proposed
Min. Lot Area	6,000 SF	4,867 SF*	4,867 SF*
Min. Lot Width	60 Ft	50 Ft*	50 Ft*
Min. Front Yard (Riverside Drive)	25 Ft	29.92 Ft	22.92 Ft**
Min. Front Yard (Casino Ave.)	25 Ft	11.83 Ft*	11.83 Ft*
Min. Side Yard (1)	7 Ft	7.83 Ft*	7.83 Ft*
Min. Side Yard (2)	NA	NA	NA
Min. Rear Yard	30 Ft	19.46 Ft*	19.46 Ft*
Max. Height	2.5 Stories	2.5 Stories	2.5 Stories
	32 Ft	+/- 29.5 Ft	+/- 29.5 Ft
Max. Impervious (40%)	1,946 SF	+/- 1,870 SF	+/- 1,938 SF
Max. Building Area (30%)	1,460 SF	+/- 1,300 SF	+/- 1,460 SF

* Pre existing non-conforming
** Variance required

Information for the SITE DATA & SITE PLANS was obtained from surveys prepared by:

Landmark Surveys & EKA Associates
Metuchen, NJ 08840 & Engineers - Surveyors
Dated: 06-25-09 Scotch Plains, NJ 07076
Dated 7/1/2022

Existing Impervious:

House	1,300 SF
Driveway	120 SF
Front walk	90 SF
Side walk	30 SF
Patio	330 SF
Total	1,870 SF

Proposed Impervious:

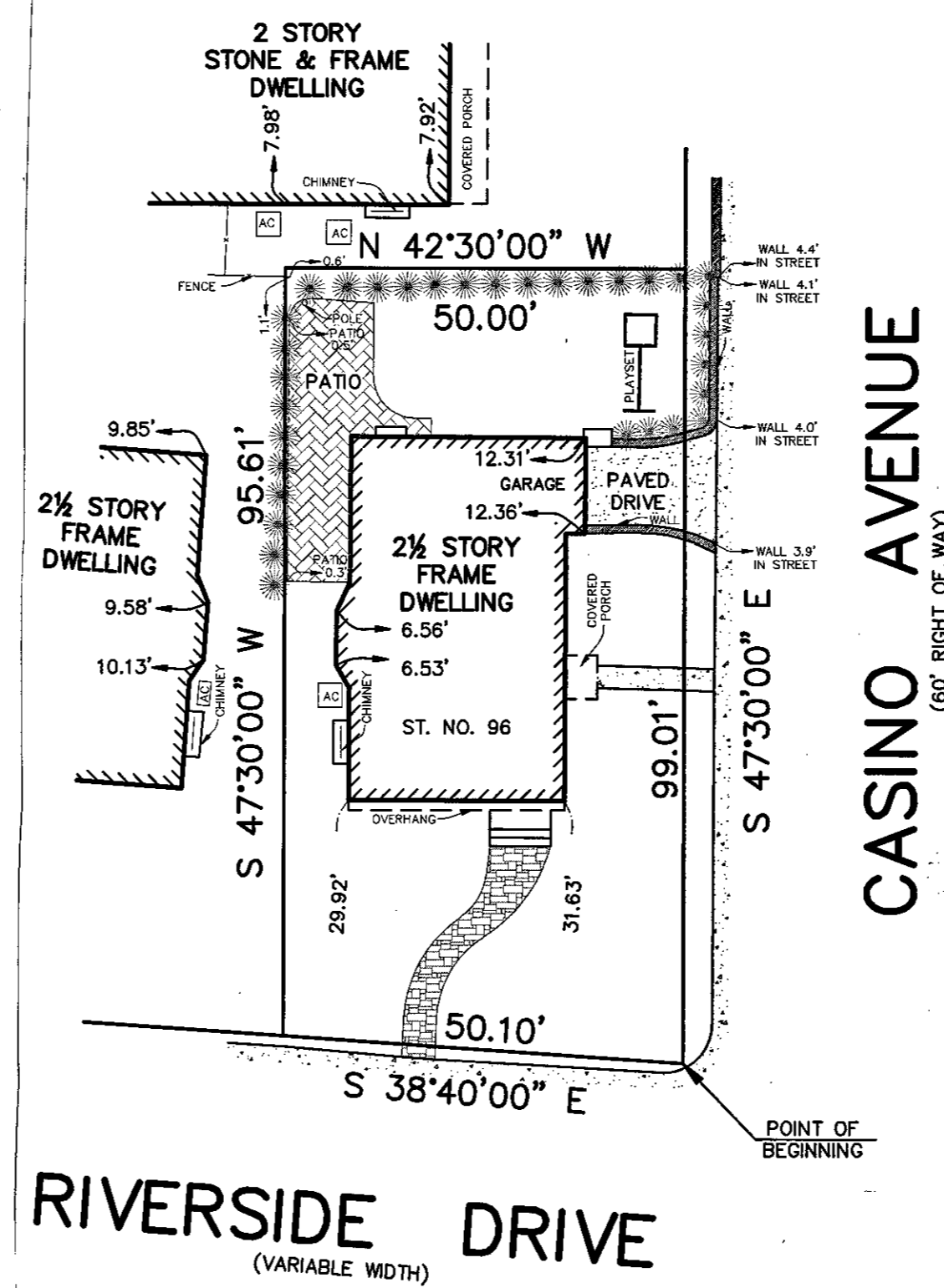
House	1,430 SF
Driveway	120 SF
Front walk	90 SF
Side walk	30 SF
Patio	330 SF
Total	2,000 SF
Minus a Portion of Patio (92 SF)	
Total	1,938 SF

Existing Building:

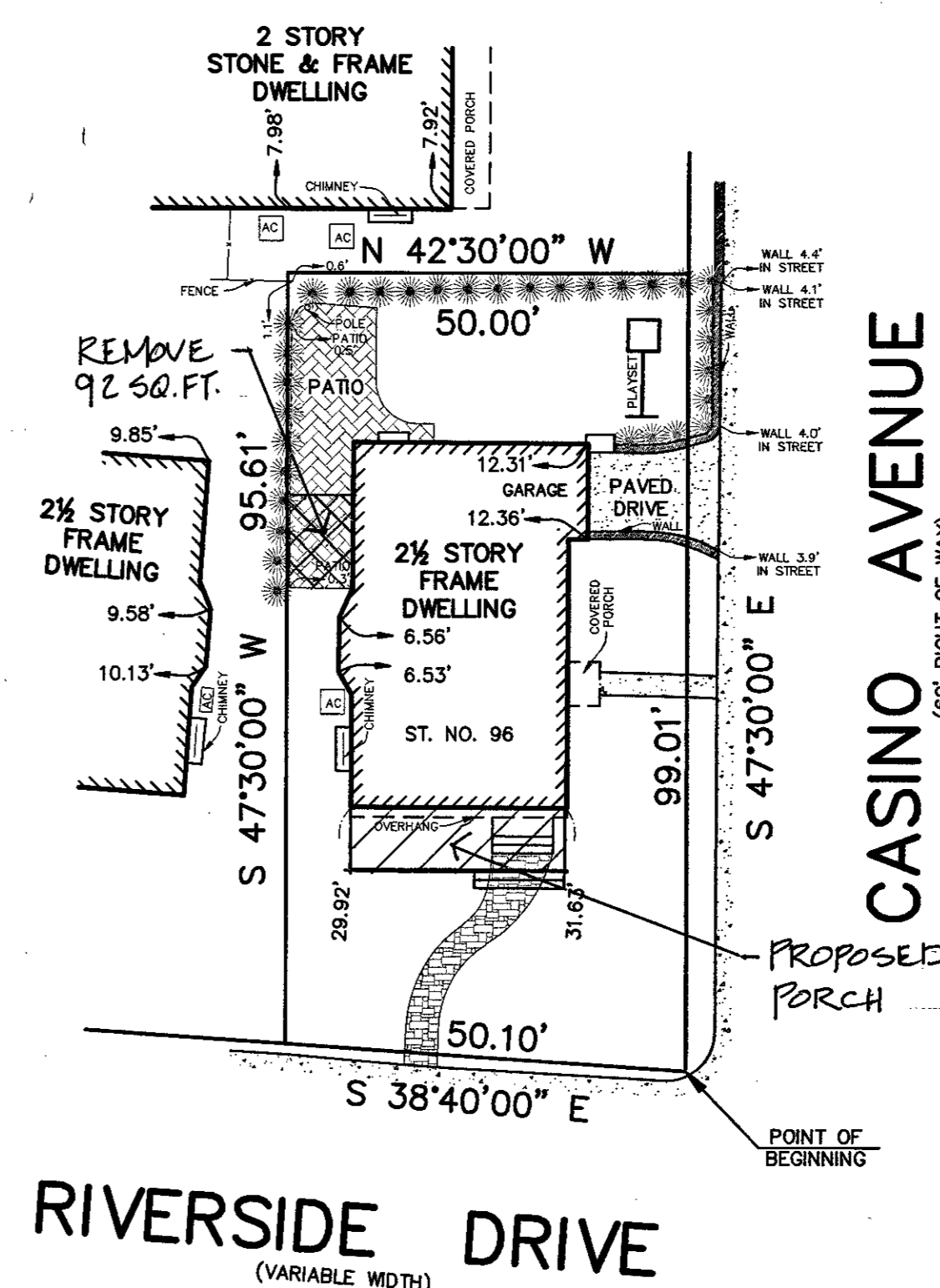
House	1,250 SF
Side Porch	20 SF
Front Porch	30 SF
Total	1,300 SF

Proposed Building:

House	1,250 SF
Side Porch	20 SF
Front Porch	190 SF
Minus Front Porch (30 SF)	
Total	1,460 SF



EXISTING SITE PLAN
SCALE: 1" = 20'



PROPOSED SITE PLAN
SCALE: 1" = 20'

REVISIONS

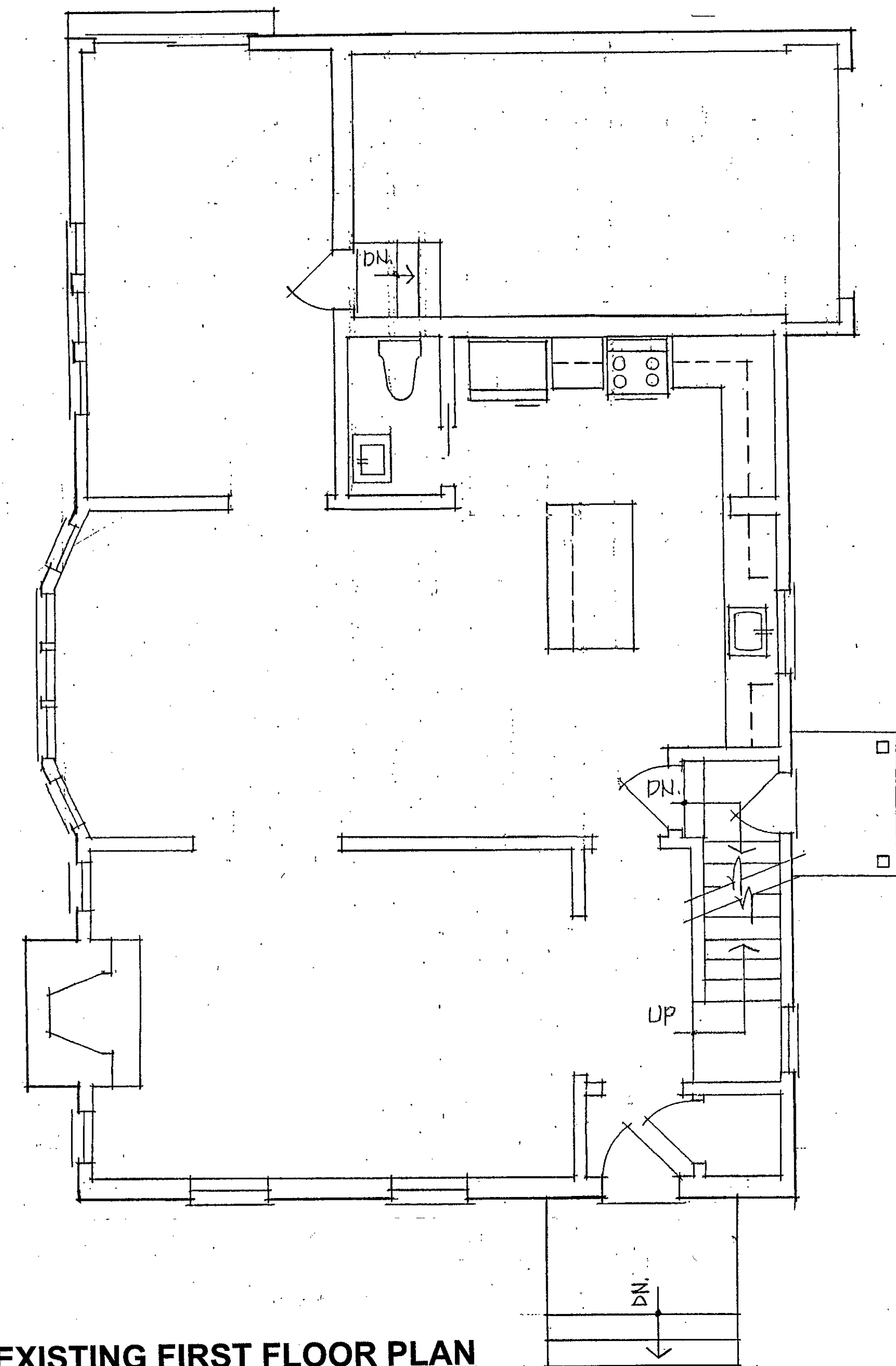
No.	Date	Description
1	9.8.22	EXIST. & PROP. SITE PLAN UP. SITE DATA REVISED

RAM
N.J. LIC. # 10009
DATE:

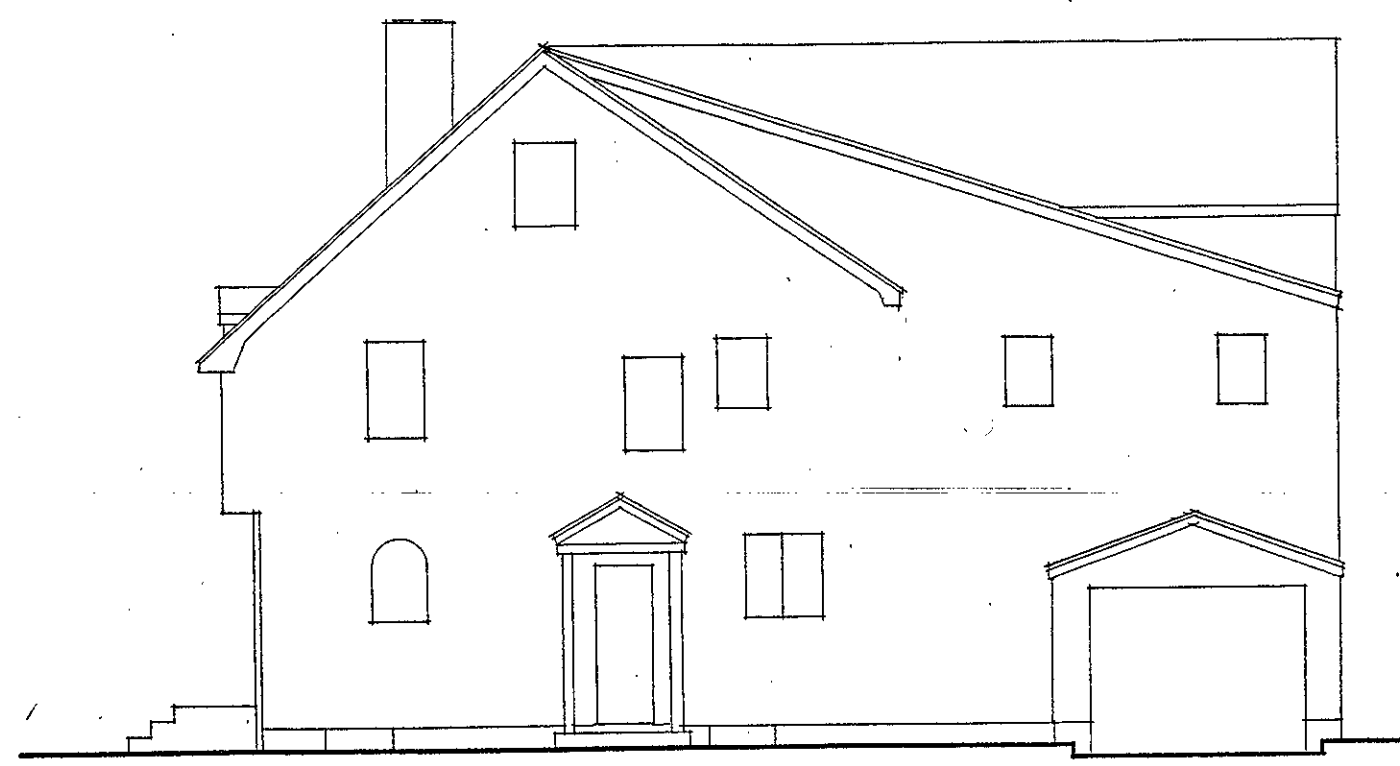
RONALD A. MEEKS, AIA
ARCHITECT
404 CENTRAL AVENUE
CRANFORD, NEW JERSEY 07016
908.276.7844

PORCH DESIGNS
for:
Andre & Elizabeth Rivera
96 Riverside Drive
Cranford, NJ 07016

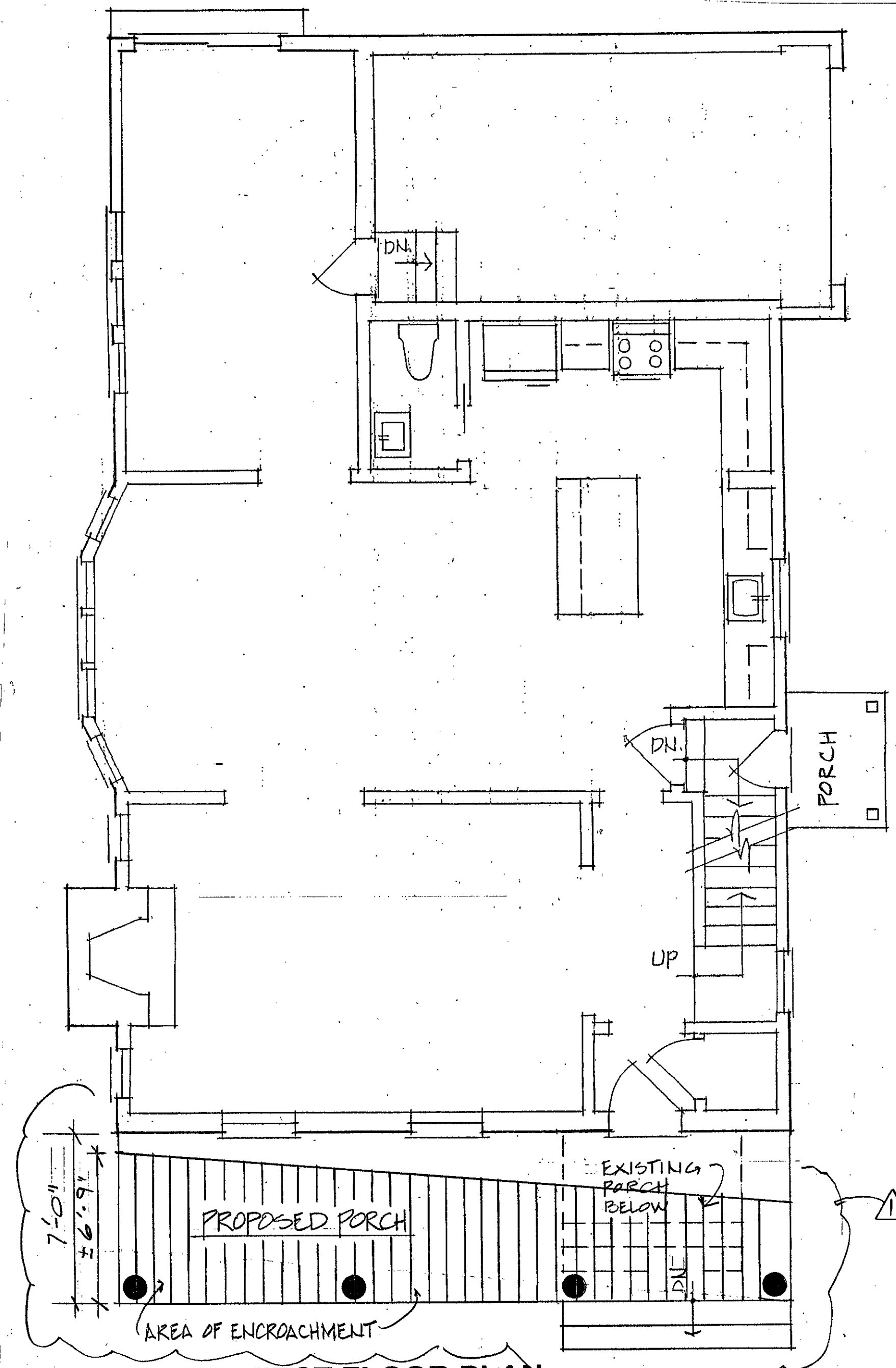
Project No.	2104	1 of 2
Date:	4.7.22	
Scale:	AS SHOWN	
Drawn By:	RAM	A-1



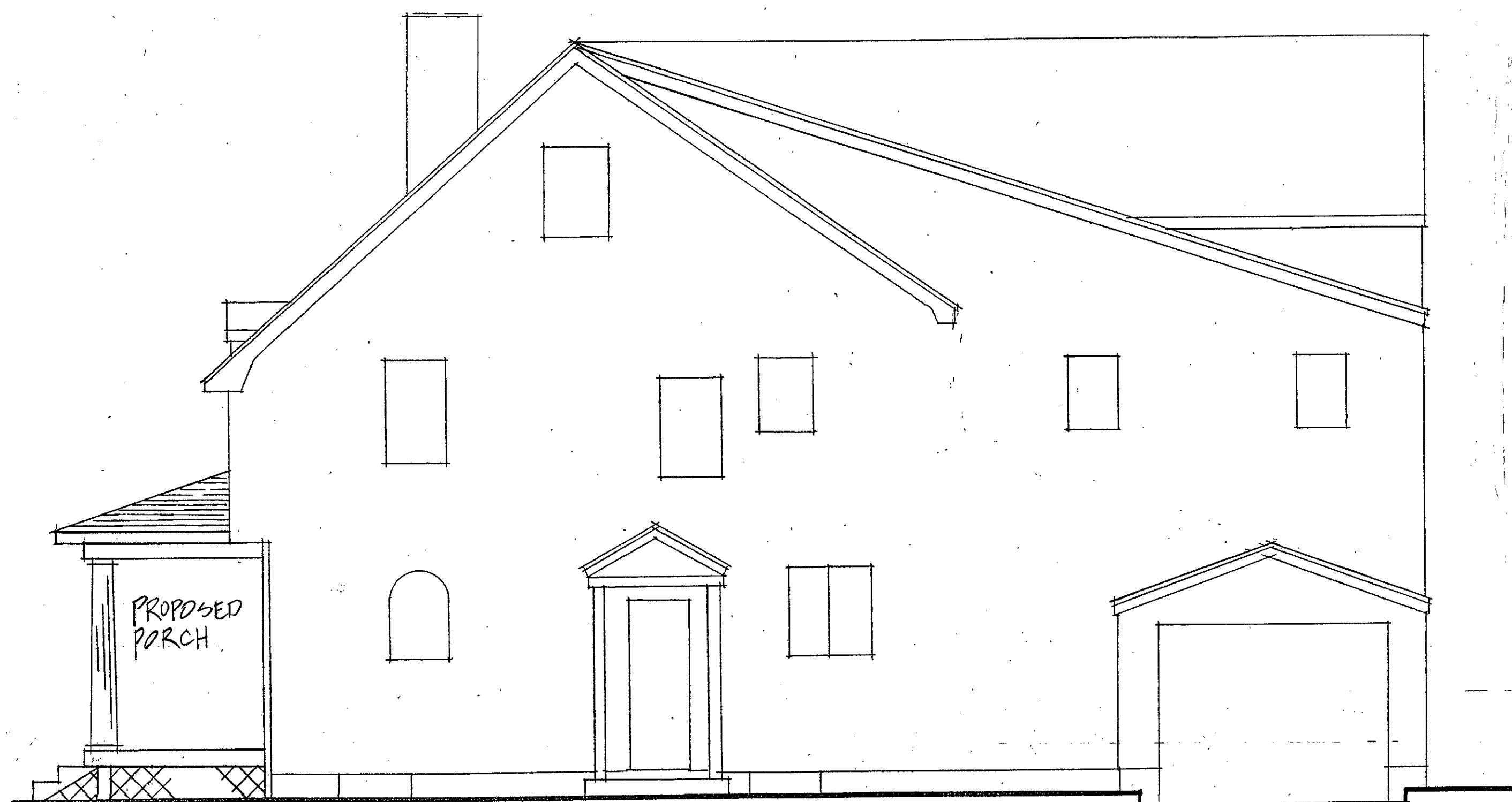
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



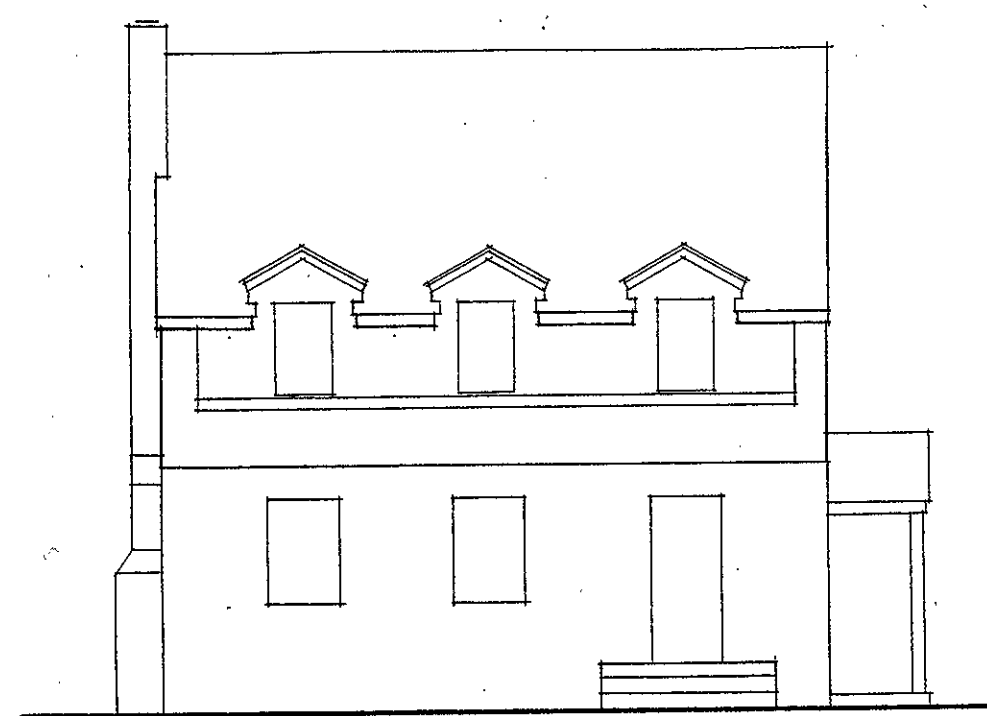
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0" (Casino Avenue)



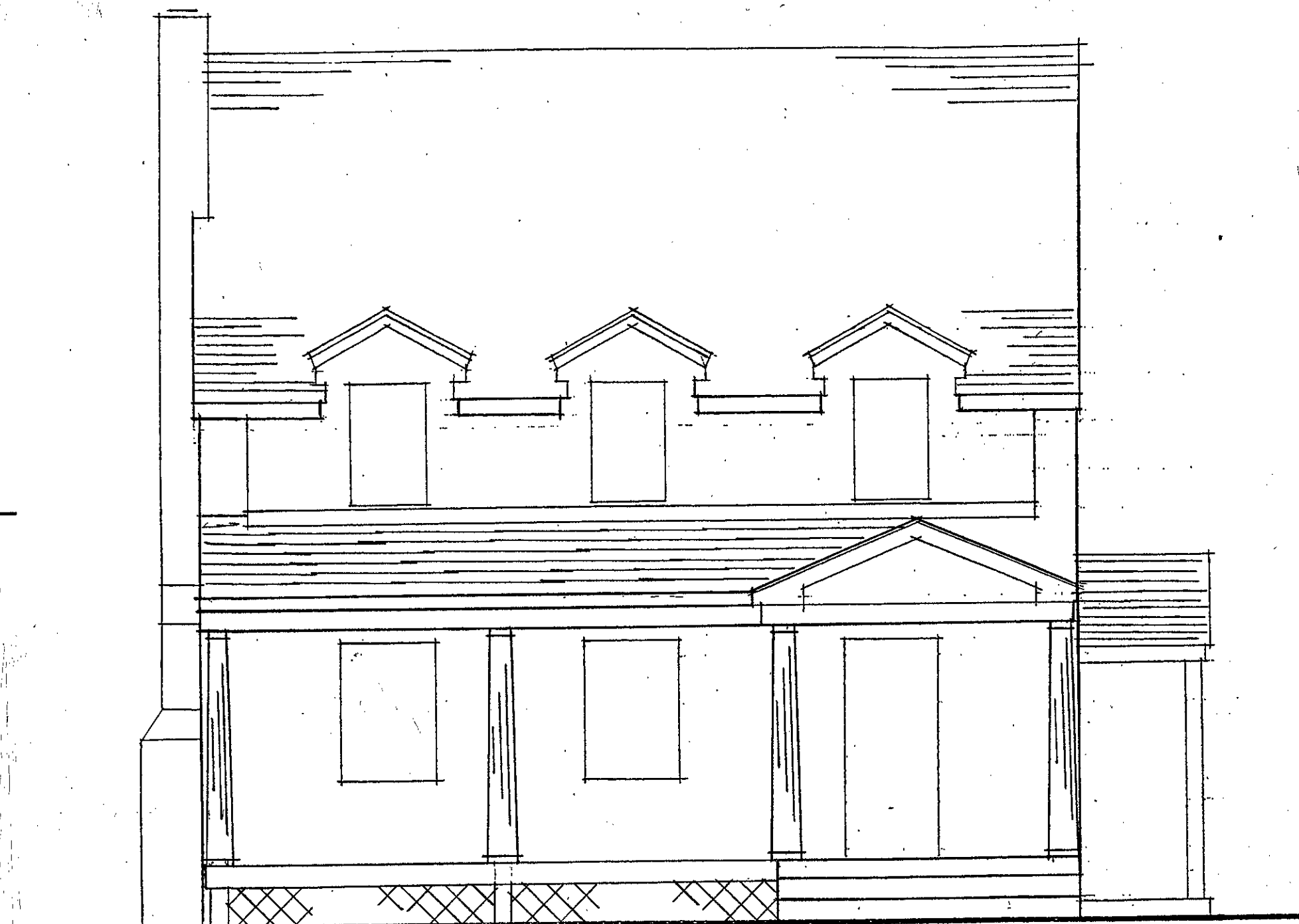
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (Casino Avenue)



EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0" (Riverside Drive)

REVISIONS		
No.	Date	Description
1	9.8.22	PORCH - AREA OF ENCROACHMENT

RAM
N.J. LIC. # 10009
DATE: 4.14.22

RONALD A. MEEKS, AIA
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404 CENTRAL AVENUE
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908.276.7844

PORCH DESIGNS
for:
Andre & Elizabeth Rivera
96 Riverside Drive
Cranford, NJ 07016

Project No.	2104	2 OF 2
Date:	4.7.22	
Scale:	AS SHOWN	
Drawn By:	RAM	A-2