

ADDITION AND ALTERATIONS TO  
45 EDGEWOOD ROAD  
SUMMIT, NEW JERSEY

PROJECT TEAM  
PRINCIPAL ARCHITECT  
MEREDITH COLON-REIMAN, AIA, LEED GA  
ARCHITECTURAL STAFF  
THEODORA BOYADJIS, R.A.

ZONING INFORMATION

BLOCK: 3401  
LOT: 44  
ZONE: R 25

RACHEL & JEFF BEHM  
45 EDGEWOOD ROAD  
SUMMIT, NJ

|                                | REQUIRED/ ALLOWABLE | EXISTING              | PROPOSED              |
|--------------------------------|---------------------|-----------------------|-----------------------|
| LOT AREA                       | 25,000 SF           | 21,26 SF              | NO CHANGE             |
| LOT WIDTH                      | 100'                | 104.2'                | NO CHANGE             |
| FRONT YARD SETBACK             | 35'                 | 50.5'                 | NO CHANGE             |
| REAR YARD SETBACK              | 45'                 | 42.4'                 | NO CHANGE             |
| SIDE YARD SETBACK              | 11'                 | 14' / 26'             | 14' / 26'             |
| SIDE YARD COMBINED             | 40%<br>(43.2')      | 41.3%<br>(45.0')      | 41.3%<br>(45.0')      |
| SIDE YARD COMBINED AT ADDITION | 40%<br>(43.6')      | N/A                   | 82.4%<br>(90.4')      |
| LOT COVERAGE                   | 30%<br>(6,331.0 SF) | 24.7%<br>(5,216.0 SF) | 24.7%<br>(5,216.0 SF) |
| BUILDING COVERAGE              | 14%<br>(2,451.6 SF) | 8.2%<br>(1,735.0 SF)  | 8.2%<br>(1,735.0 SF)  |
| FLOOR AREA RATIO               | 25%<br>(5,281.5 SF) | 14.6%<br>(4,404.4 SF) | 22.0%<br>(4,631.4 SF) |
| NUMBER OF STORIES              | 2                   | 3                     | 3**                   |
| BUILDING HEIGHT                | 35'                 | 33'                   | NO CHANGE             |

\*EXISTING NON-CONFORMING  
\*\*VARIANCE REQUIRED

| F.A.R. CALCULATIONS: | EXISTING   | PROPOSED | TOTAL      |
|----------------------|------------|----------|------------|
| BASEMENT             | 1,613.0 SF | 0.0 SF   | 1,613.0 SF |
| FIRST FLOOR          | 1,512.0 SF | 0.0 SF   | 1,512.0 SF |
| SECOND FLOOR         | 453.0 SF   | 441.0 SF | 1,450.0 SF |
| ATTIC                | 62.4 SF    | 0.0 SF   | 62.4 SF    |
| TOTALS               | 4,140.4 SF | 441.0 SF | 4,631.4 SF |

ALL AREAS ARE APPROXIMATE

DRAWING SYMBOLS

WALL TYPES  
— EXISTING, TO REMAIN  
— EXISTING, TO BE REMOVED  
— NEW WALL CONSTRUCTION  
— CONCRETE BLOCK

DRAWING LIST

- V-1 SITE PLAN, ZONING & BUILDING CODE INFORMATION  
V-2 EXISTING FLOOR PLANS  
V-3 PROPOSED FIRST FLOOR PLAN  
V-4 PROPOSED ROOF PLAN / ATTIC DIAGRAM  
V-5 PROPOSED FRONT & LEFT ELEVATIONS  
V-6 PROPOSED REAR & SIDE ELEVATIONS  
V-7 EXISTING EXTERIOR PHOTOGRAPHS

SITE NOTES:

INFORMATION GIVEN HAS BEEN OBTAINED FROM A  
SURVEY PREPARED BY:

MORGAN ENGINEERING & SURVEYING,  
PO BOX 5252  
TOMBS RIVER, NEW JERSEY 08754  
DATED: 12-14-2024

N.J.U.C.C. INFORMATION

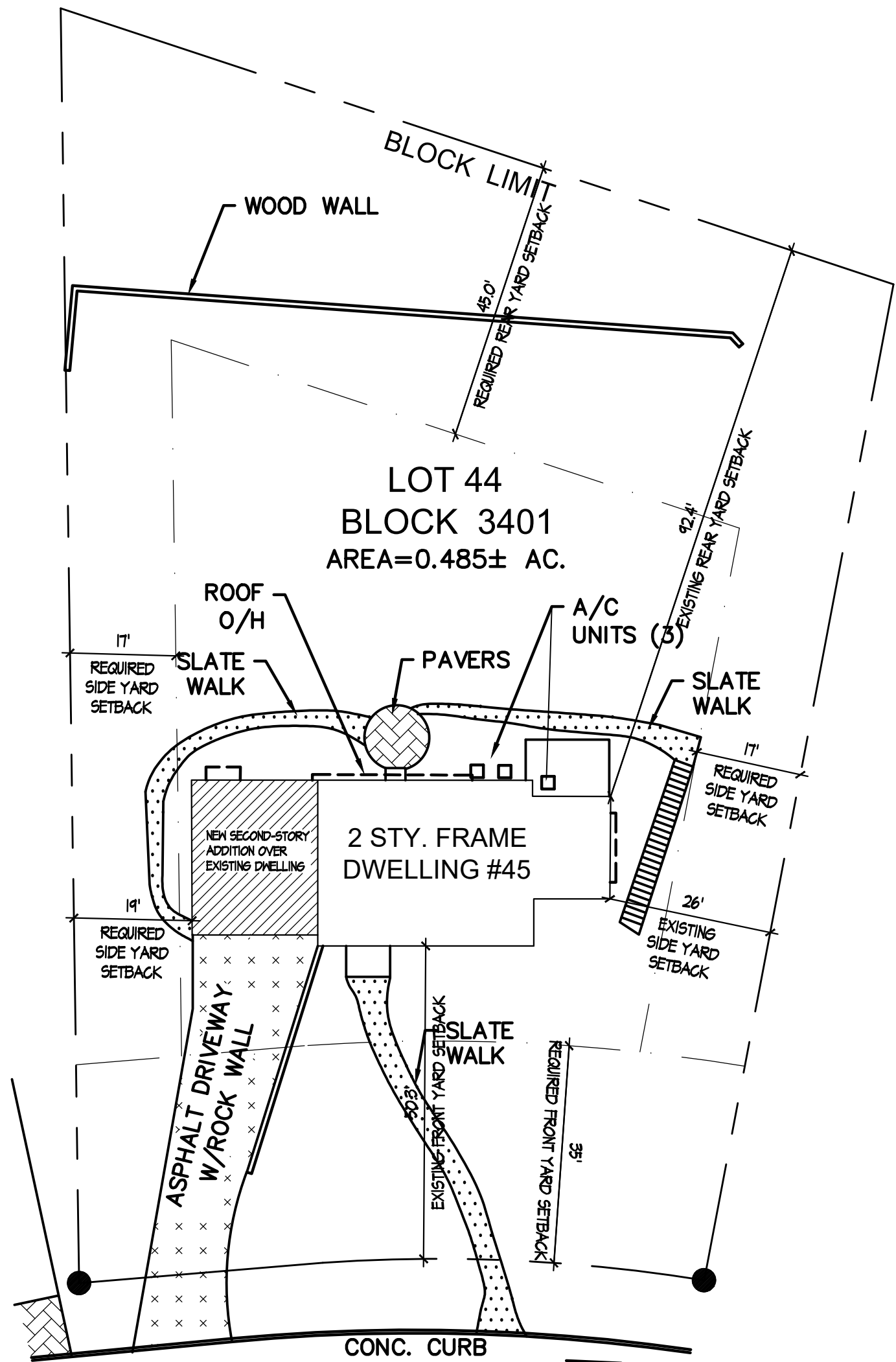
USE IRC 2021 NEW JERSEY EDITION FOR REVIEW  
USE GROUP - R-5 SINGLE FAMILY  
CONSTRUCTION CLASS - 5B

VARIANCE REQUIRED:

1. NUMBER OF STORIES

CODE & REGULATIONS

NEW JERSEY ADMINISTRATIVE CODE SUBCODE 5:23-6 2022  
INTERNATIONAL BUILDING CODE - NJ ED., 2021  
INTERNATIONAL RESIDENTIAL CODE - NJ ED., 2021  
NATIONAL ELECTRICAL CODE, 2020  
NATIONAL STANDARD PLUMBING CODE, 2021  
INTERNATIONAL MECHANICAL CODE, 2021  
INTERNATIONAL ENERGY CONSERVATION CODE - NJ ED., 2021  
INTERNATIONAL FUEL GAS CODE, 2021



PROPOSED SITE PLAN  
SCALE: 1" = 16'-0"



24 BURNET HILL ROAD  
LIVINGSTON, NJ 07039  
T: 917.502.9684 E: MCOLON@MCARCHITECTURE.COM

NEW YORK LICENSE #031008 NEW JERSEY LICENSE #21A10 1261600

| NO. | ISSUE                 | DATE     | COPIES TO: |
|-----|-----------------------|----------|------------|
| 6.  | VARIANCE APP RVSD A-1 | 07.17.25 | BLDG DEPT  |
| 5.  | VARIANCE APP          | 05.19.25 | BLDG DEPT  |
| 4.  | DENIAL SUBMISSION 2   | 04.24.25 | BLDG DEPT  |
| 3.  | DENIAL SUBMISSION     | 04.04.25 | BLDG DEPT  |
| 2.  | SD-2                  | 03.01.25 | OWNER      |
| 1.  | SD-1 MEETING          | 02.28.25 | OWNER      |

BEHM RESIDENCE  
45 EDGEWOOD ROAD  
SUMMIT, NEW JERSEY

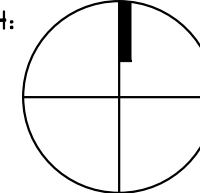
SITE PLAN, ZONING AND  
BUILDING CODE INFORMATION

DATE: DEC 23, 2024

DRAWN BY: AZ/ MP

CHECKED BY: MSC

PROJECT NORTH:



V-1



|     |                     |          |            |
|-----|---------------------|----------|------------|
|     |                     |          |            |
|     |                     |          |            |
| 5.  | VARIANCE APP        | 05.14.25 | BLDG DEPT  |
| 4.  | DENIAL SUBMISSION 2 | 04.24.25 | BLDG DEPT  |
| 3.  | DENIAL SUBMISSION   | 04.04.25 | BLDG DEPT  |
| 2.  | SD-2                | 03.01.25 | OWNER      |
| 1.  | SD-1 MEETING        | 02.20.25 | OWNER      |
| NO. | ISSUE               | DATE     | COPIES TO: |

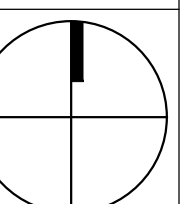
BEHM RESIDENCE  
45 EDGEWOOD ROAD  
SUMMIT, NEW JERSEY

## EXISTING FLOOR PLANS

DATE: DEC 23, 2024

DRAWN BY: AZ/ MP

CHECKED BY: MSC

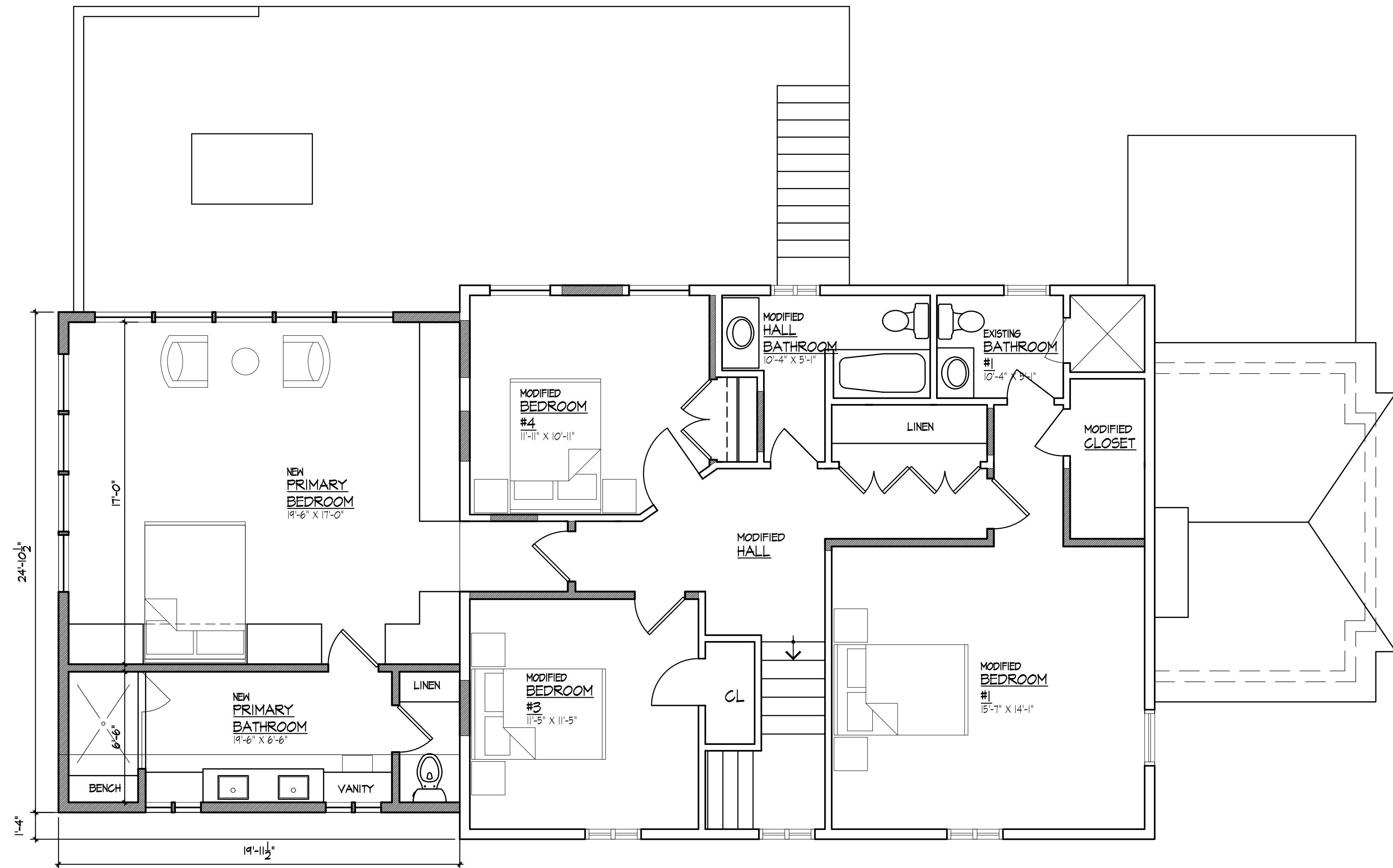
PROJECT NORTH: 

Y-2



24 BURNET HILL ROAD  
LIVINGSTON, NJ 07039  
T: 917.502.9684 E: MCOLON@MCARCHITECTURE.COM

NEW YORK LICENSE #031008 NEW JERSEY LICENSE #21A10 1261800



|     |                     |          |            |
|-----|---------------------|----------|------------|
|     |                     |          |            |
|     |                     |          |            |
| 5.  | VARIANCE APP        | 05.19.25 | BLDG DEPT  |
| 4.  | DENIAL SUBMISSION 2 | 04.24.25 | BLDG DEPT  |
| 3.  | DENIAL SUBMISSION   | 04.04.25 | BLDG DEPT  |
| 2.  | SD-2                | 03.01.25 | OWNER      |
| 1.  | SD-1 MEETING        | 02.28.25 | OWNER      |
| NO. | ISSUE               | DATE     | COPIES TO: |

BEHM RESIDENCE  
45 EDGEWOOD ROAD  
SUMMIT, NEW JERSEY

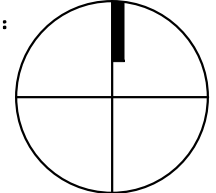
PROPOSED SECOND FLOOR  
PLAN

DATE: DEC 23, 2024

DRAWN BY: AZ/ MP

CHECKED BY: MSC

PROJECT NORTH:



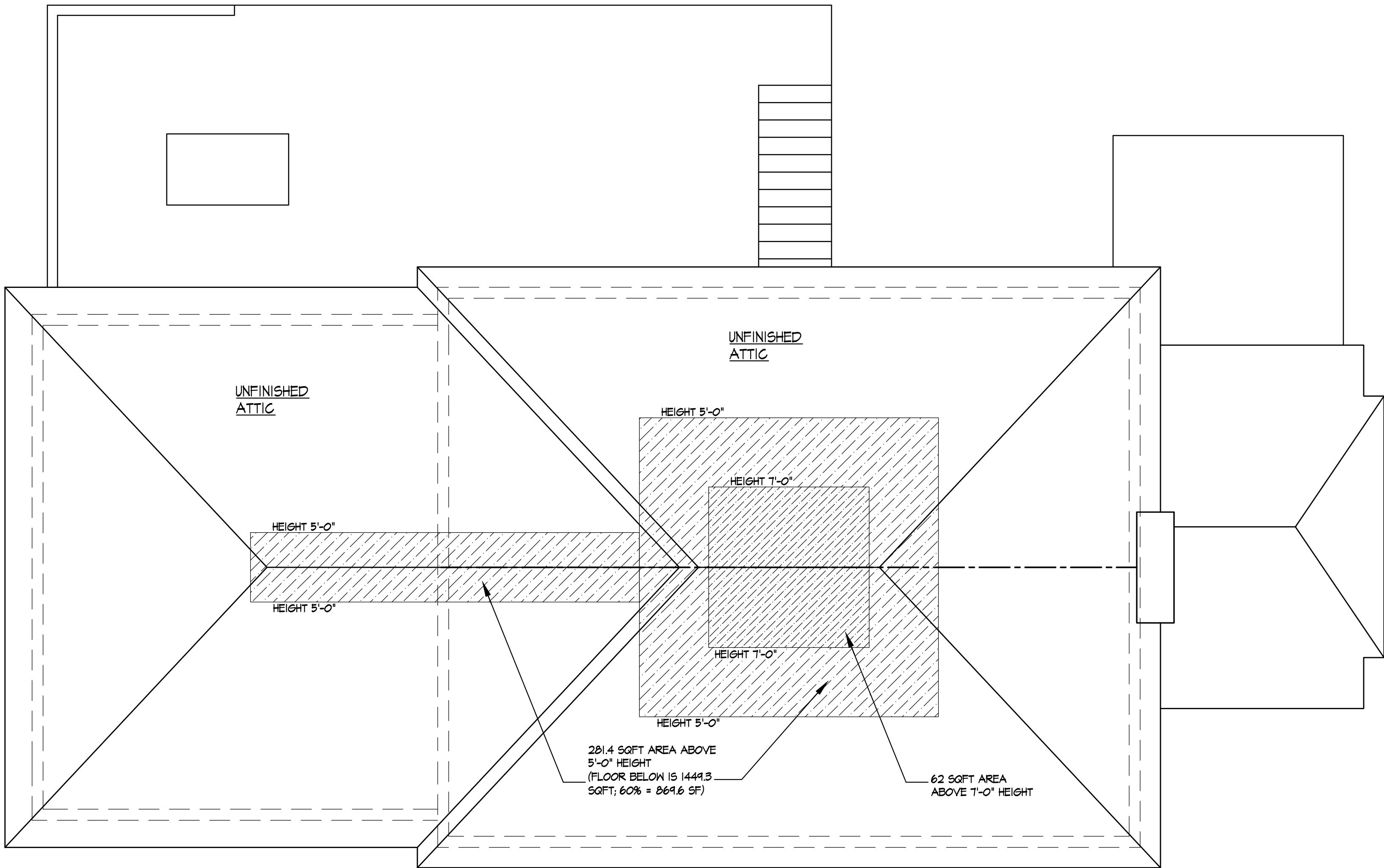
V-3

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



24 BURNET HILL ROAD  
LIVINGSTON, NJ 07039  
T: 917.502.9684 E: MCOLON@MCARCHITECTURE.COM

NEW YORK LICENSE #031008 NEW JERSEY LICENSE #21A101861800



**PROPOSED ATTIC / ROOF PLAN**  
SCALE: 1/4" = 1'-0"

|     |                     |          |            |
|-----|---------------------|----------|------------|
|     |                     |          |            |
|     |                     |          |            |
|     |                     |          |            |
| 5.  | VARIANCE APP        | 05.19.25 | BLDG DEPT  |
| 4.  | DENIAL SUBMISSION 2 | 04.24.25 | BLDG DEPT  |
| 3.  | DENIAL SUBMISSION   | 04.04.25 | BLDG DEPT  |
| 2.  | SD-2                | 03.01.25 | OWNER      |
| 1.  | SD-1 MEETING        | 02.28.25 | OWNER      |
| NO. | ISSUE               | DATE     | COPIES TO: |

BEHM RESIDENCE  
45 EDGEWOOD ROAD  
SUMMIT, NEW JERSEY

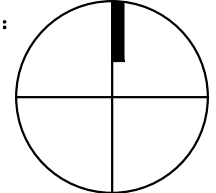
**PROPOSED ATTIC / ROOF  
PLAN**

DATE: DEC 23, 2024

DRAWN BY: AZ/ MP

CHECKED BY: MSC

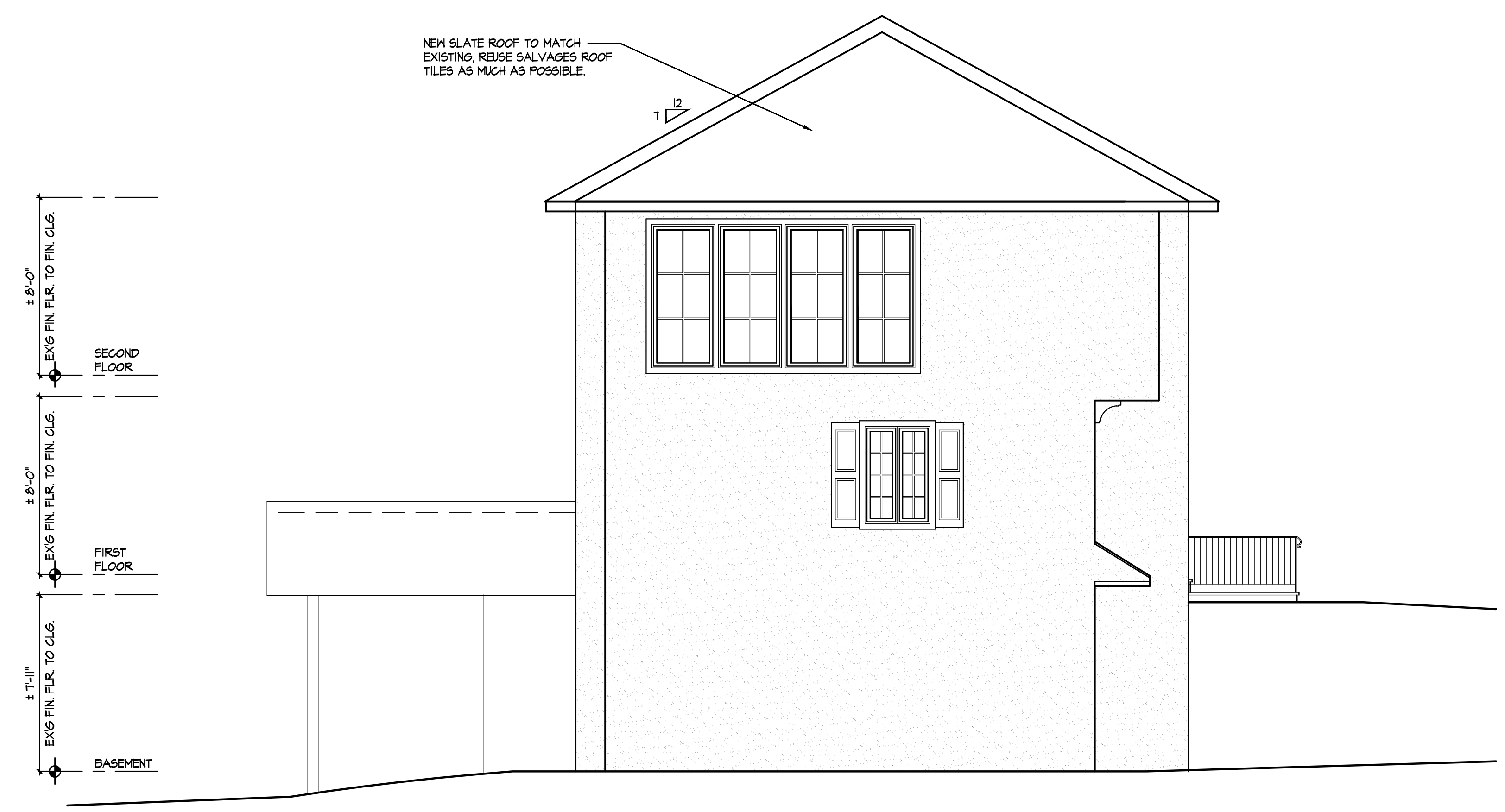
PROJECT NORTH:



V-4



1  
V-5  
PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2  
V-5  
PROPOSED LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

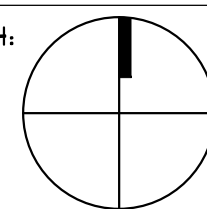


24 BURNET HILL ROAD  
LIVINGSTON, NJ 07039  
T: 917.502.9684 E: MCOLON@MCARCHITECTURE.COM  
NEW YORK LICENSE #031008 NEW JERSEY LICENSE #21A101261600

| NO. | ISSUE               | DATE     | COPIES TO: |
|-----|---------------------|----------|------------|
| 5.  | VARIANCE APP        | 05.19.25 | BLDG DEPT  |
| 4.  | DENIAL SUBMISSION 2 | 04.24.25 | BLDG DEPT  |
| 3.  | DENIAL SUBMISSION   | 04.04.25 | BLDG DEPT  |
| 2.  | SD-2                | 03.01.25 | OWNER      |
| 1.  | SD-1 MEETING        | 02.28.25 | OWNER      |

BEHM RESIDENCE  
45 EDGEWOOD ROAD  
SUMMIT, NEW JERSEY

PROPOSED FRONT & LEFT  
SIDE ELEVATIONS

DATE: DEC 23, 2024  
DRAWN BY: AZ/ MP CHECKED BY: MSC  
PROJECT NORTH:   
V-5  
PAGE 5 OF 7



1  
V-6  
PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"



2  
V-6  
PROPOSED RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



24 BURNET HILL ROAD  
LIVINGSTON, NJ 07039  
T: 917.502.9689 E: MCOLON@MCARCHITECTURE.COM

NEW YORK LICENSE #0310028 NEW JERSEY LICENSE #21A101261600

| NO. | ISSUE               | DATE     | COPIES TO: |
|-----|---------------------|----------|------------|
| 5.  | VARIANCE APP        | 05.19.25 | BLDG DEPT  |
| 4.  | DENIAL SUBMISSION 2 | 04.24.25 | BLDG DEPT  |
| 3.  | DENIAL SUBMISSION   | 04.04.25 | BLDG DEPT  |
| 2.  | SD-2                | 03.01.25 | OWNER      |
| 1.  | SD-1 MEETING        | 02.28.25 | OWNER      |

BEHM RESIDENCE  
45 EDGEWOOD ROAD  
SUMMIT, NEW JERSEY

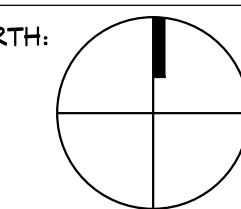
PROPOSED REAR & RIGHT  
SIDE ELEVATIONS

DATE: DEC 23, 2024

DRAWN BY: AZ/ MP

CHECKED BY: MSC

PROJECT NORTH:



V-6

EXISTING PHOTOGRAPHS OF  
**45 EDGEWOOD ROAD**  
SUMMIT, NEW JERSEY



1 VIEW FROM STREET  
V-1 N.T.S.



2 VIEW OF SIDE OF GARAGE  
V-2 N.T.S.



3 VIEW FROM DRIVEWAY  
V-3 N.T.S.



4 VIEW OF RIGHT SIDE  
V-4 N.T.S.



5 VIEW FROM REAR YARD  
V-5 N.T.S.



6 VIEW UNDER RAISED DECK  
V-6 N.T.S.



24 BURNET HILL ROAD  
LIVINGSTON, NJ 07039  
T: 917.502.9684 E: MCOLON@MCARCHITECTURE.COM  
NEW YORK LICENSE #031008 NEW JERSEY LICENSE #21A101861800

| NO. | ISSUE               | DATE     | COPIES TO: |
|-----|---------------------|----------|------------|
| 5.  | VARIANCE APP        | 05.19.25 | BLDG DEPT  |
| 4.  | DENIAL SUBMISSION 2 | 04.24.25 | BLDG DEPT  |
| 3.  | DENIAL SUBMISSION   | 04.04.25 | BLDG DEPT  |
| 2.  | SD-2                | 05.01.25 | OWNER      |
| 1.  | SD-1 MEETING        | 02.28.25 | OWNER      |

BEHM RESIDENCE  
45 EDGEWOOD ROAD  
SUMMIT, NEW JERSEY

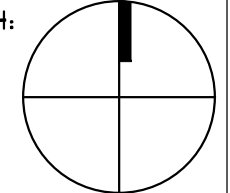
EXTERIOR VIEWS OF  
BEHM RESIDENCE

DATE: DEC 23, 2024

DRAWN BY: AZ/MP

CHECKED BY: MSC

PROJECT NORTH:



V-7