

GRANT RESIDENCE

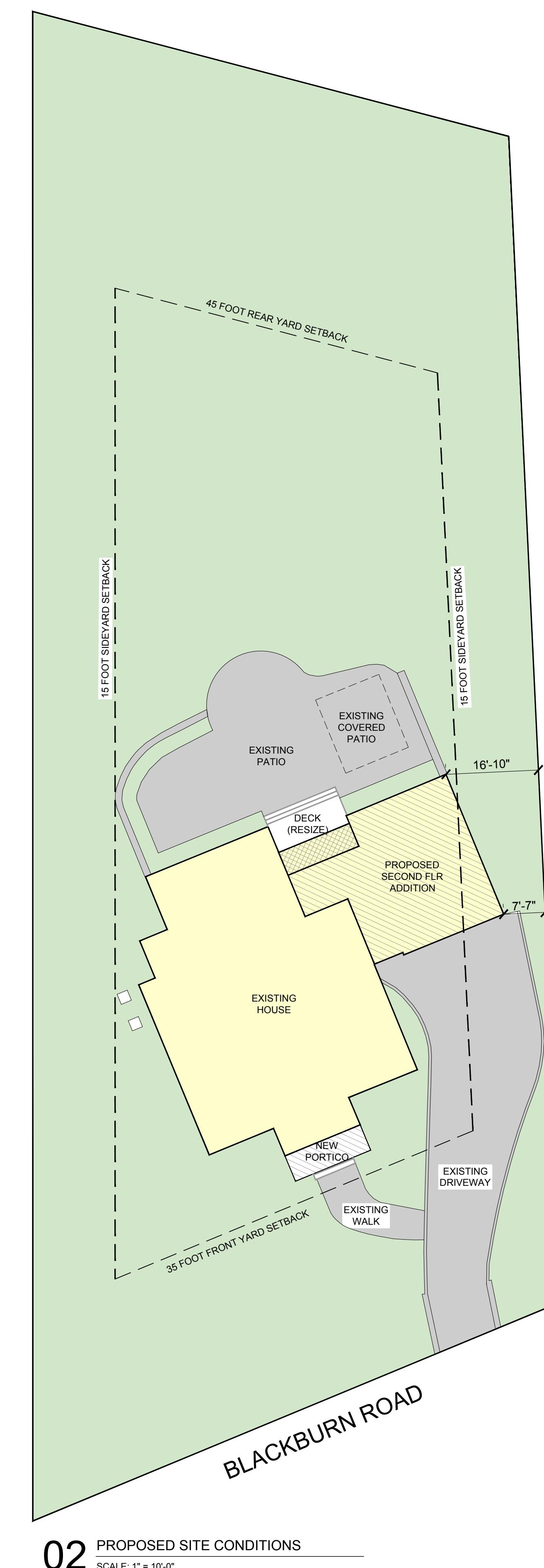
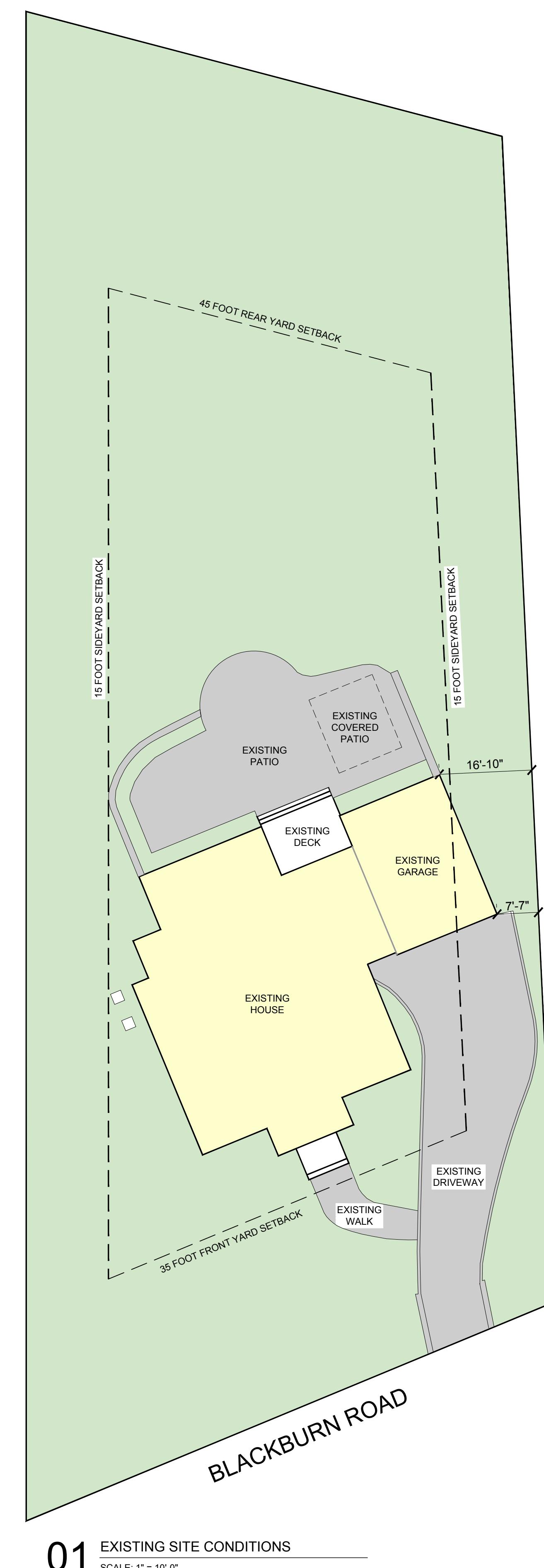
221 Blackburn Rd Summit, NJ 07901

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ZONING INFORMATION			
REQUIREMENT	ALLOWED	EXISTING	PROPOSED
LOT AREA	15,000 SF	22,559 SF	NO CHANGE
LOT WIDTH	90 FT	105 FT	NO CHANGE
FRONT YARD	35 FT	44.8 FT	NO CHANGE
REAR YARD	45 FT		NO CHANGE
SIDE YARD	15 FT	19.39 FT / 7.59 FT	NO CHANGE **
COMB. SIDE YARD	35%	26.16%	NO CHANGE **
BUILDING HEIGHT	35 FT	23.5 FT (EXIST)	NO CHANGE
MAX LOT COVERAGE	35% (7,896 SF)	24.7%	NO CHANGE
MAX BLDG COV.	18% (4,061 SF)	13.5%	NO CHANGE
MAX F.A.R.	25% (5,640SF)	15.5% (3,503 SF)	18.7% (4,227 SF)

COVERAGE CALCULATIONS	EXISTING	CHANGE	PROPOSED
HOUSE FOOTPRINT	2,671 SF	+85 SF	2,756 SF
FRONT PORTICO	48 SF	+32 SF	80 SF
REAR LANDING	144 SF	- 84 SF	60 SF
REAR PATIO	959 SF	-	959 SF
WALKWAYS	234 SF	-	234 SF
DRIVEWAY	1,333 SF	-	1,333 SF
FIRST FLOOR SF	2,638 SF	+67 SF	2,705 SF
SECOND FLOOR SF	1,408 SF	+657 SF	2,065 SF
ATTIC SF (ABOVE 7 FT)	0 SF	0 SF	0 SF
ATTACHED GARAGE	-543 SF		-543 SF
TOTAL F.A.R. COMPLIES	15.5% (3,503 SF)		18.7% (4,227 SF)

VARIANCES REQUESTED	
1.	SIDE YARD SETBACK OF 7.59 FT
2.	COMBINED SIDE YARD SETBACK OF 26.16%



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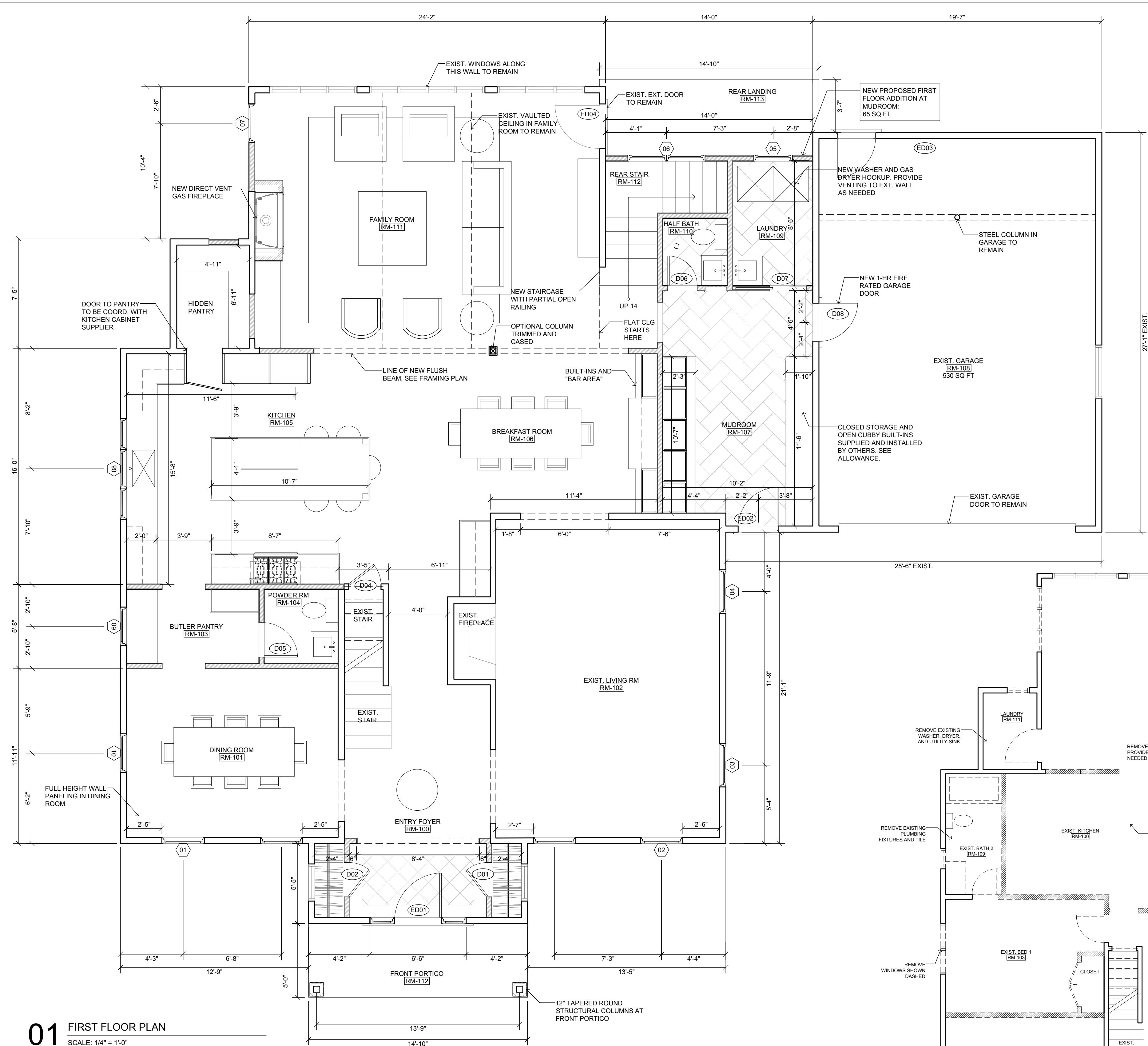
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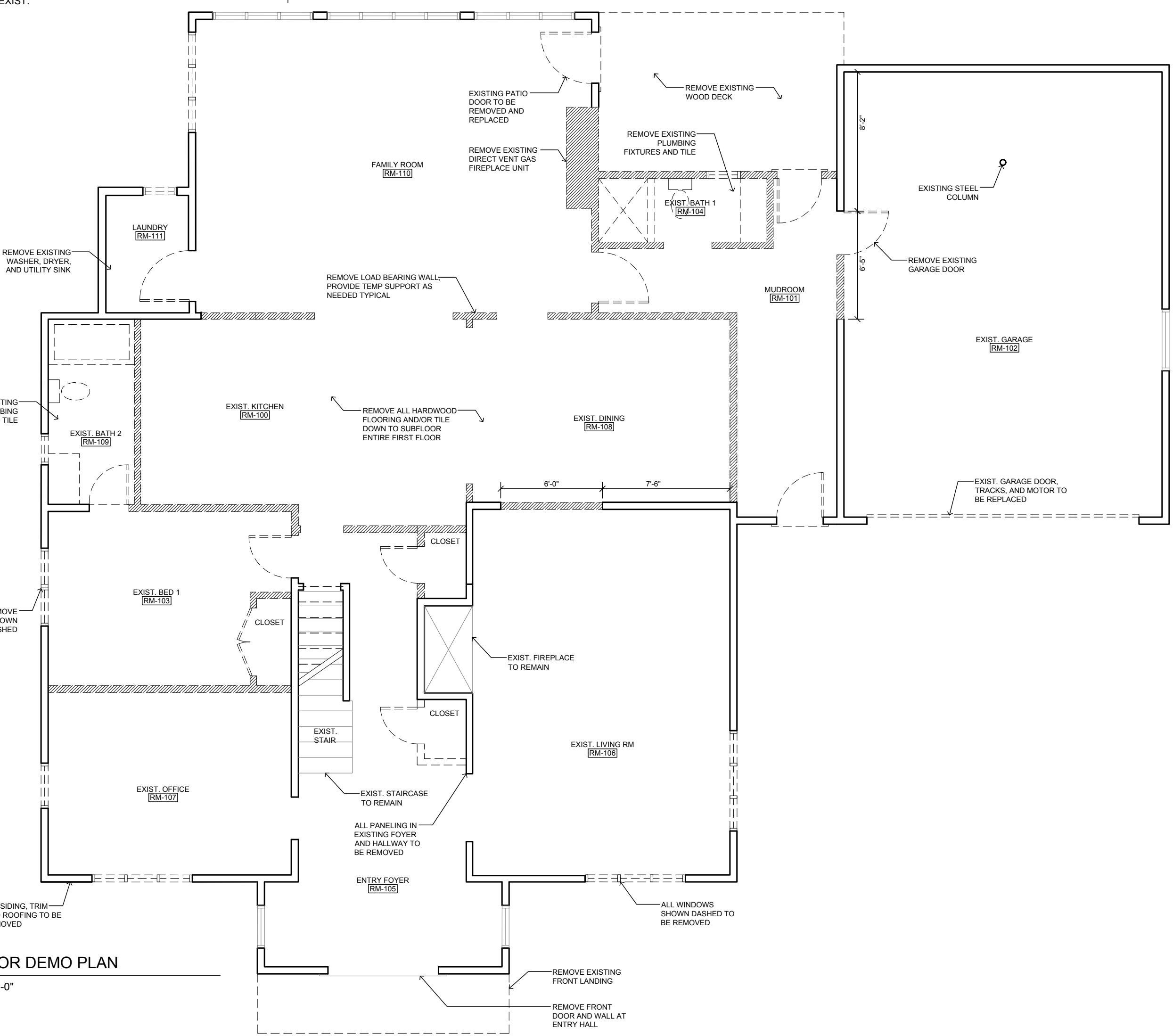
COVER SHEET
CODE INFO
ZONING INFO
GENERAL NOTES

SCALE:
NOT TO SCALE
DATE:
JUNE 04, 2025
A-1



01 FIRST FLOOR DEMO PLAN

SCALE: 3/16" = 1'-0"



221 Blackburn Road
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FIRST FLOOR PLAN

SCALE:

DATE:

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01 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

REPLACE
WINDOW IN
BATHROOM

GUT RENOVATE
HALL BATH, ALL
NEW FIXTURES AND
TILE

NEW WINDOW AT
NEW LOCATION THIS
BEDROOM

EXIST FAMILY ROOM
ROOF AND SKYLIGHTS TO
REMAIN

UNCOVERED BLUESTONE
LANDING BELOW

EXIST. EXTERIOR
CORNER OF GARAGE
BELOW

ROOFINES OF ADDITION
SHOWN DASHED

NEW PROPOSED SECOND
FLOOR ADDITION OVER
EXISTING GARAGE:
789 SQ FT

NEW CUPPER
PORTICO ROOF
BELOW

REMOVE AND
PATCH WINDOW AT
NEW SHOWER
LOCATION

TOILET LOCATION TO
REMAIN THE SAME.
WATER CLOSET ROOM.

REMOVE EXISTING
PLUMBING
FIXTURES AND TILE

REAR STAIR
(RM-112)

CLOSET
(RM-214)

GUEST BATH
(RM-213)

CLST 3
(RM-205)

BEDROOM 4
(RM-206)

CLST 4
(RM-207)

HALLWAY
(RM-200)

PRIMARY BEDROOM
(RM-208)

PRIMARY W/C
(RM-209)

BATH 2
(RM-203)

CLST 2
(RM-202)

BEDROOM 2
(RM-201)

PRIMARY BATH
(RM-210)

CLST 3
(RM-208)

BEDROOM 4
(RM-206)

HALLWAY
(RM-200)

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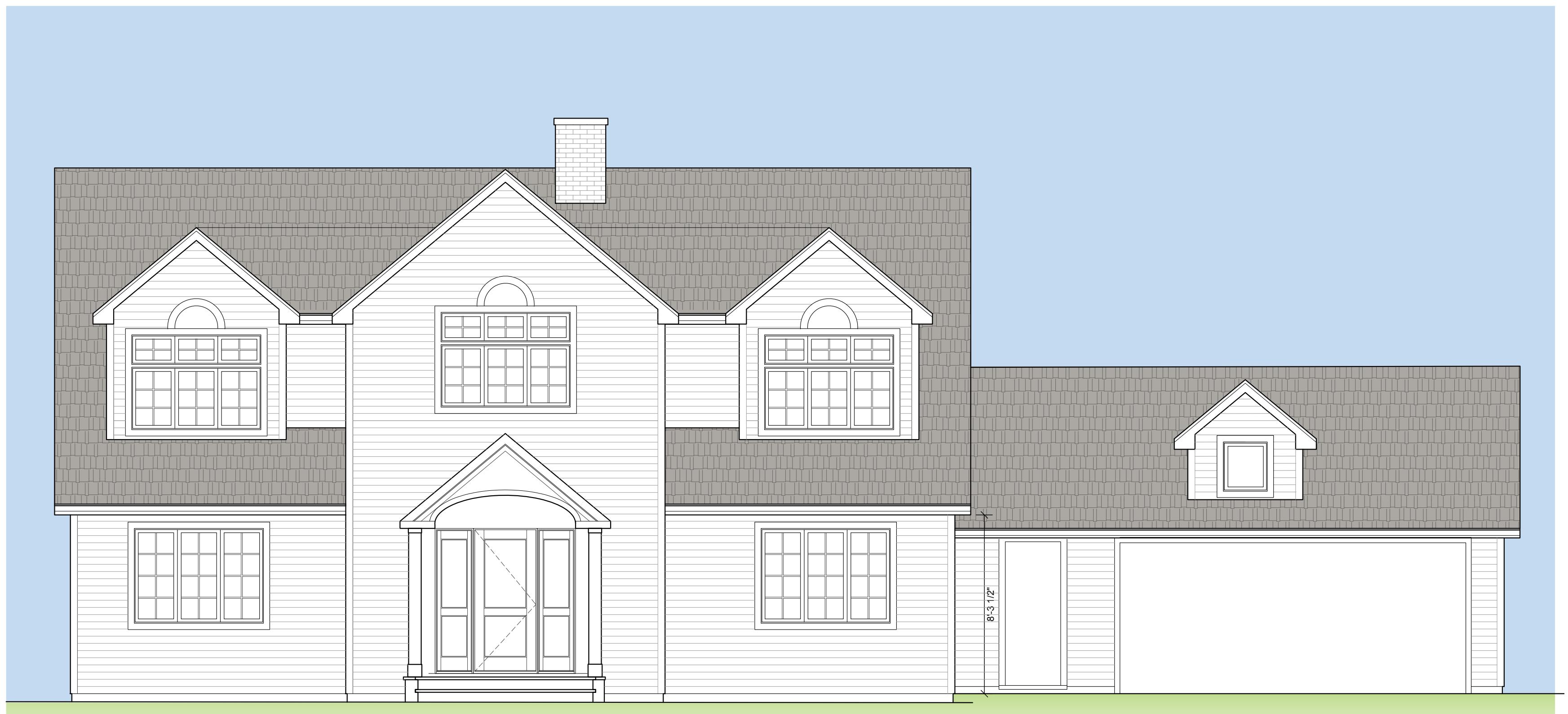
BEDROOM 2
(RM-201)

PRIMARY BATH
(RM-210)

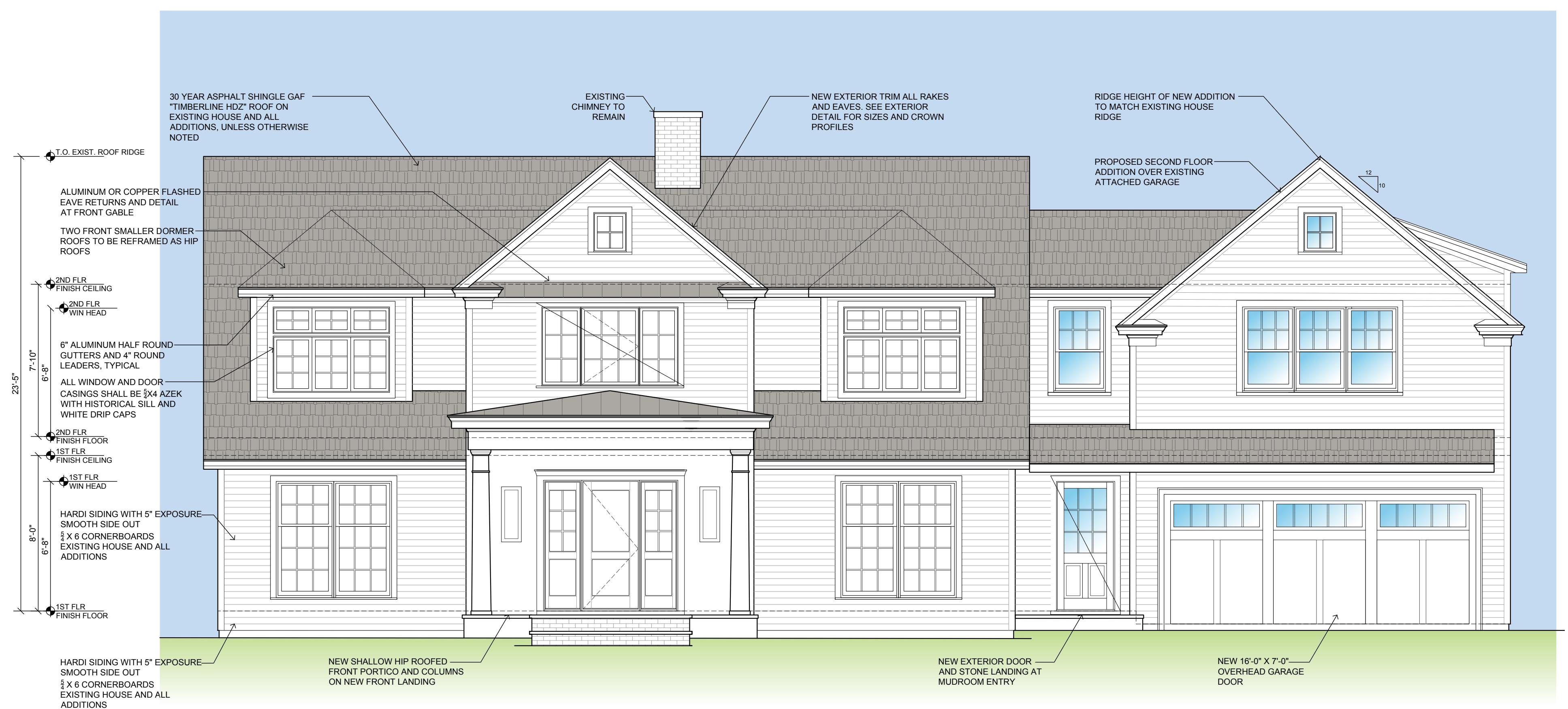
CLST 3
(RM-208)



03 EXISTING PHOTOS
SCALE: NO SCALE



01 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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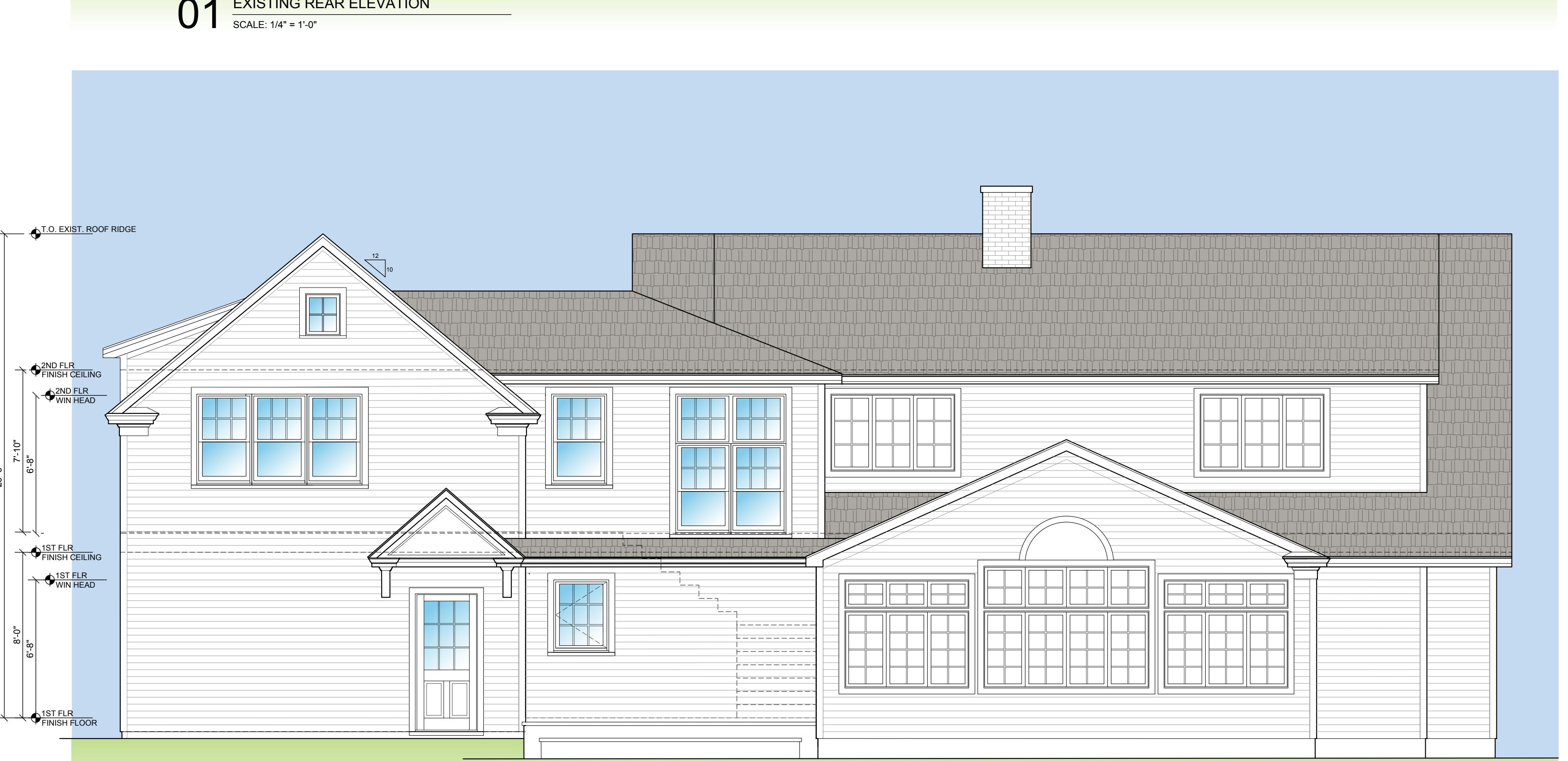
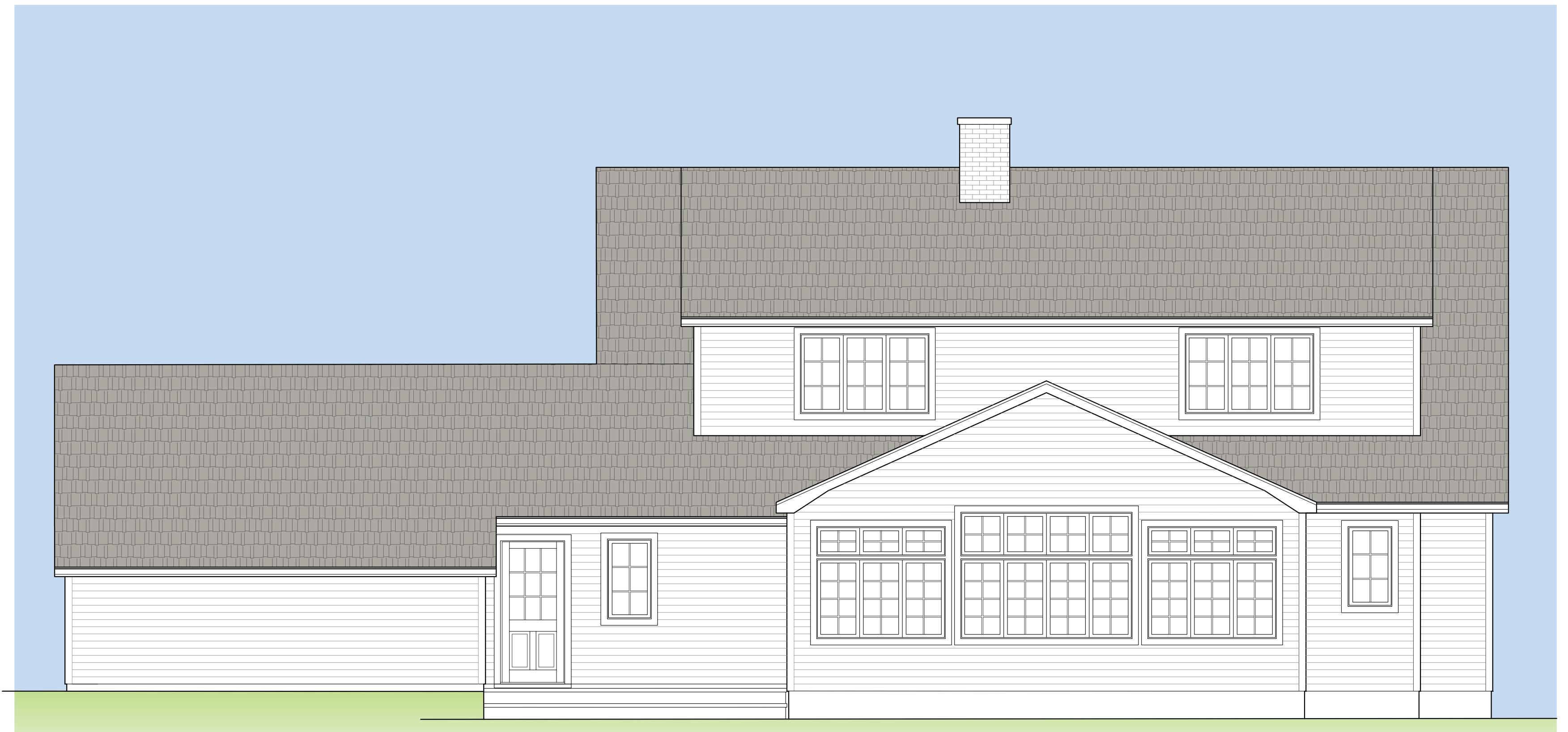
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EXISTING AND PROPOSED
FRONT ELEVATIONS

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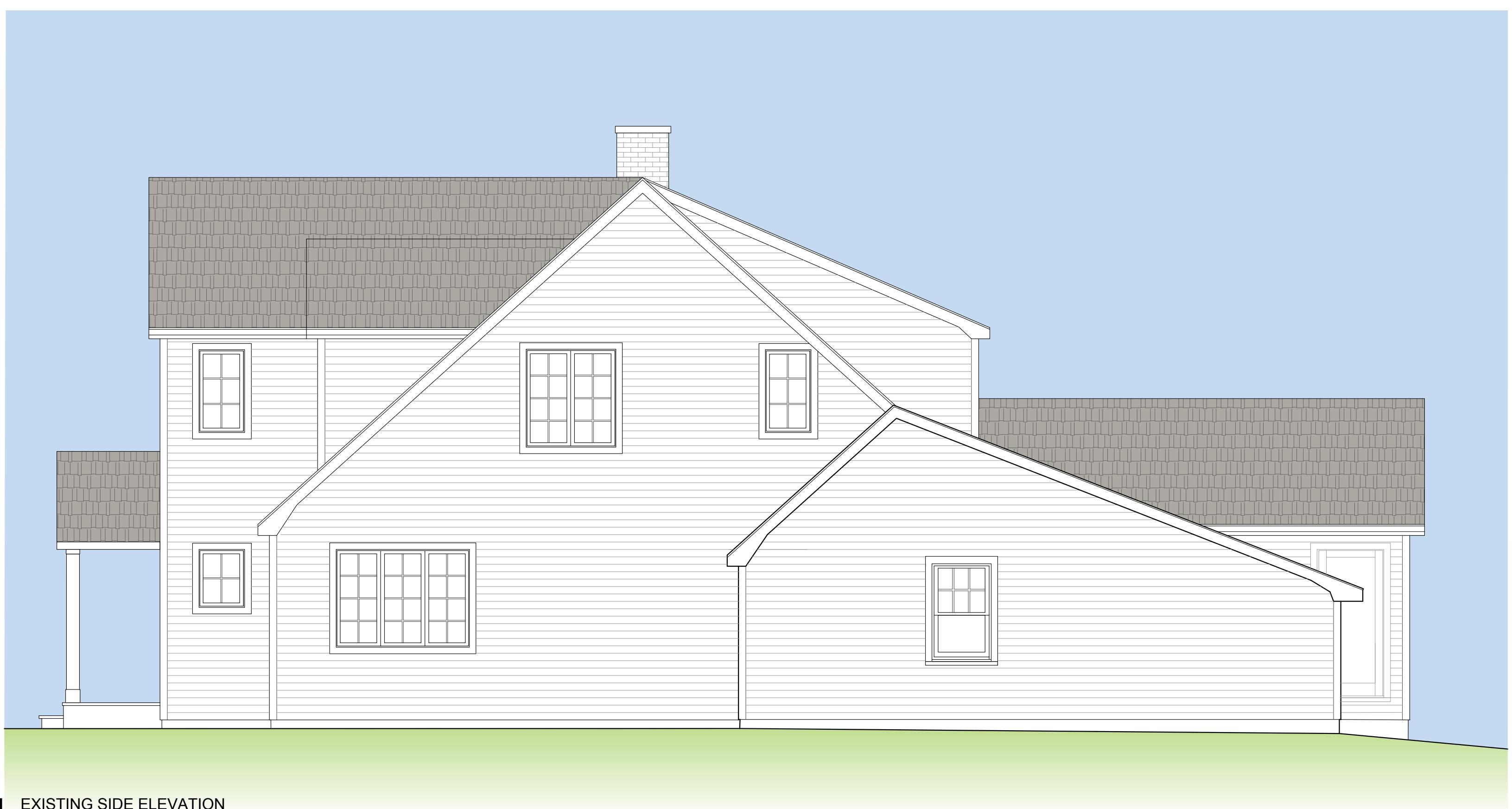
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EXISTING AND PROPOSED
REAR ELEVATIONS

SCALE:
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01 EXISTING SIDE ELEVATION

SCALE: 1/4" = 1'-0"



02 PROPOSED SIDE ELEVATION

SCALE: 1/4" = 1'-0"

26'-11" EXIST. GARAGE FOUNDATION



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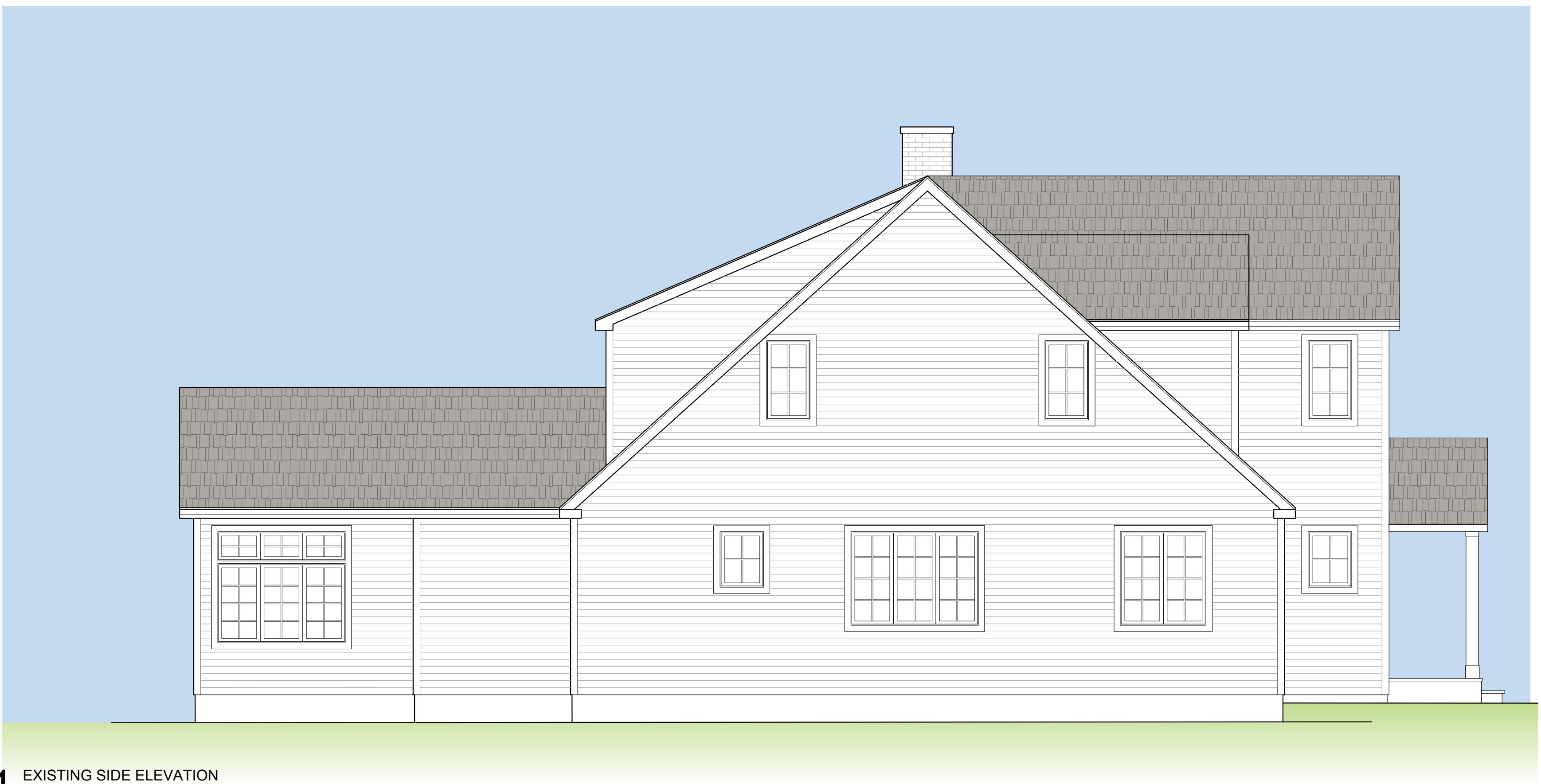
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EXISTING AND PROPOSED
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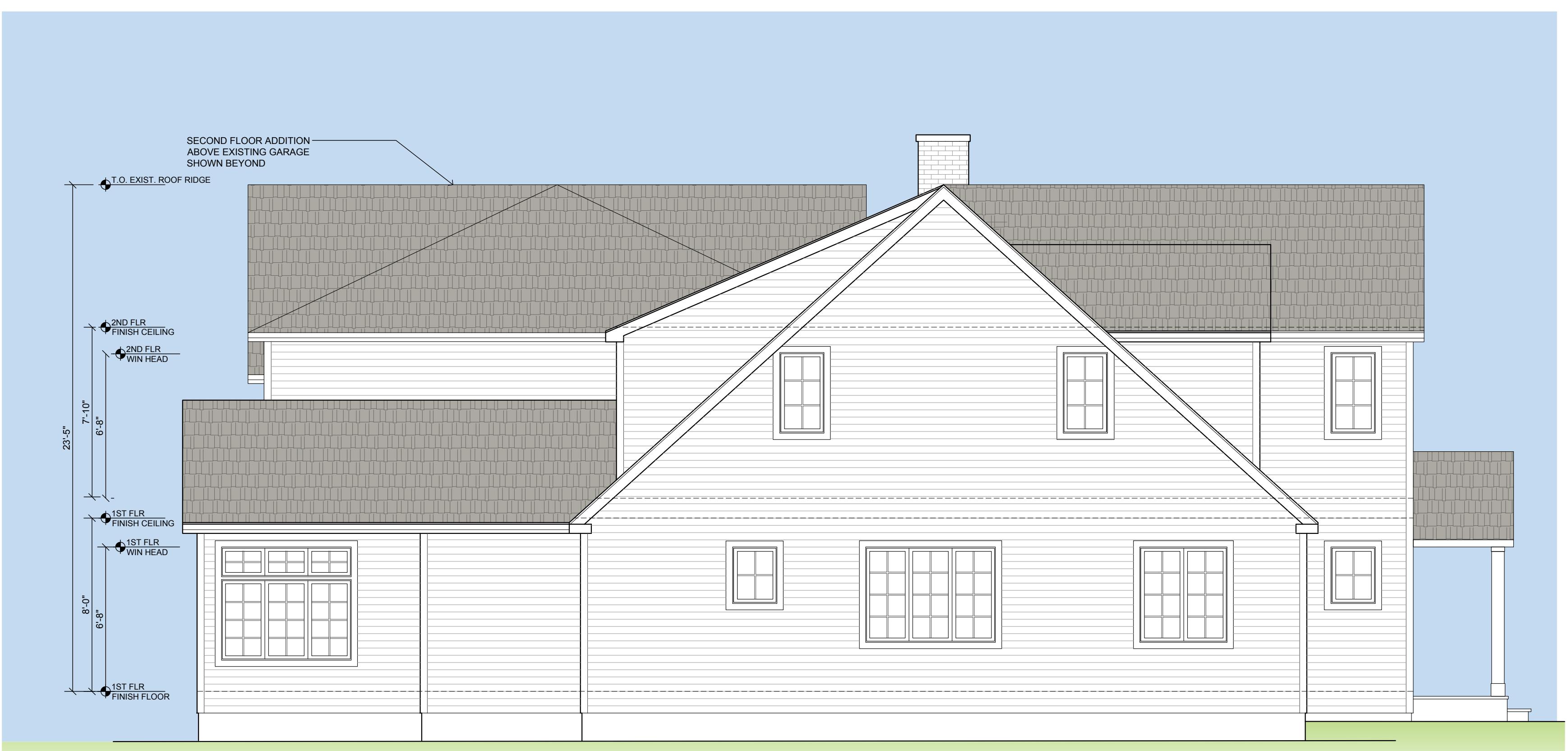
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01 EXISTING SIDE ELEVATION

SCALE: 1/4" = 1'-0"



02 PROPOSED SIDE ELEVATION

SCALE: 1/4" = 1'-0"



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