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45 PROSPECT HILL AVE VARIANCE SUBMISSION

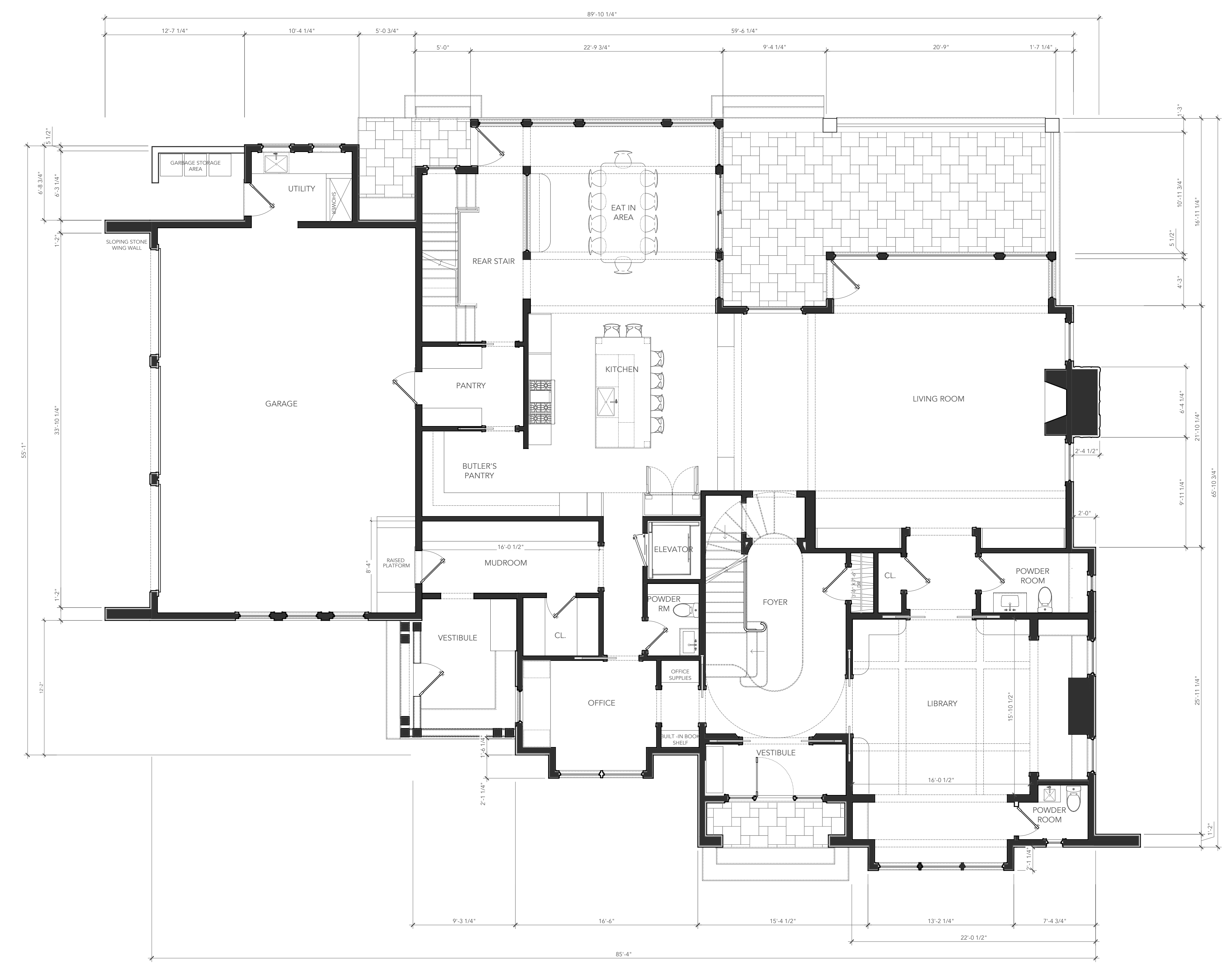
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STEPHEN KOWALSKI, RA, NJ LIC#21A101683400

DATE: 05/28/2025
SUBMISSION: VARIANCE SUBMISSION

PROJECT:
NEW CONSTRUCTION
45 PROSPECT HILL AVE
SUMMIT, NEW JERSEY
LOT: 28 & BLOCK: 3501

PAGE:
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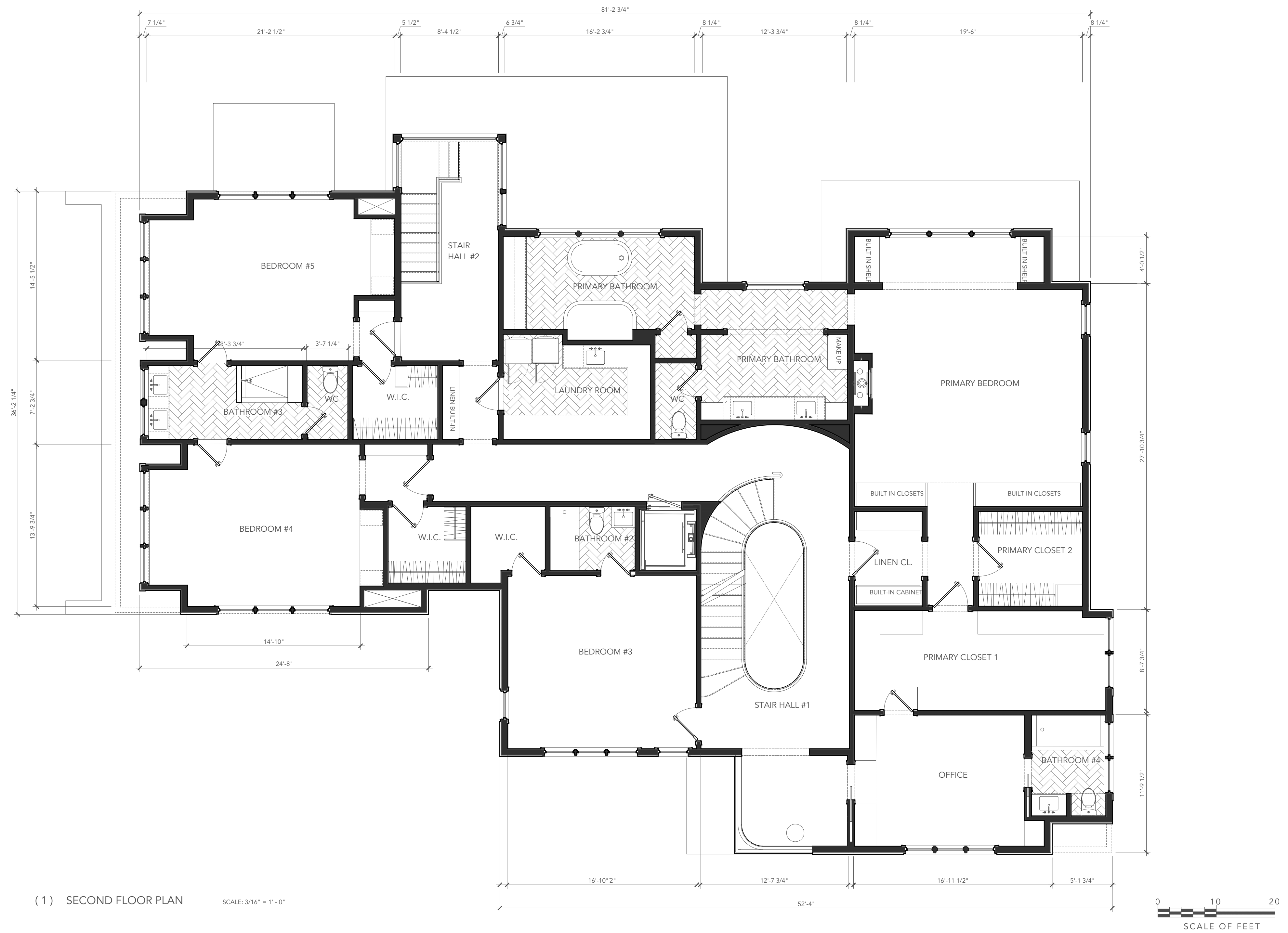
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(1) FIRST FLOOR PLAN SCALE: 3/16" = 1'-0"



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(1) SECOND FLOOR PLAN SCALE: 3/16" = 1' - 0"

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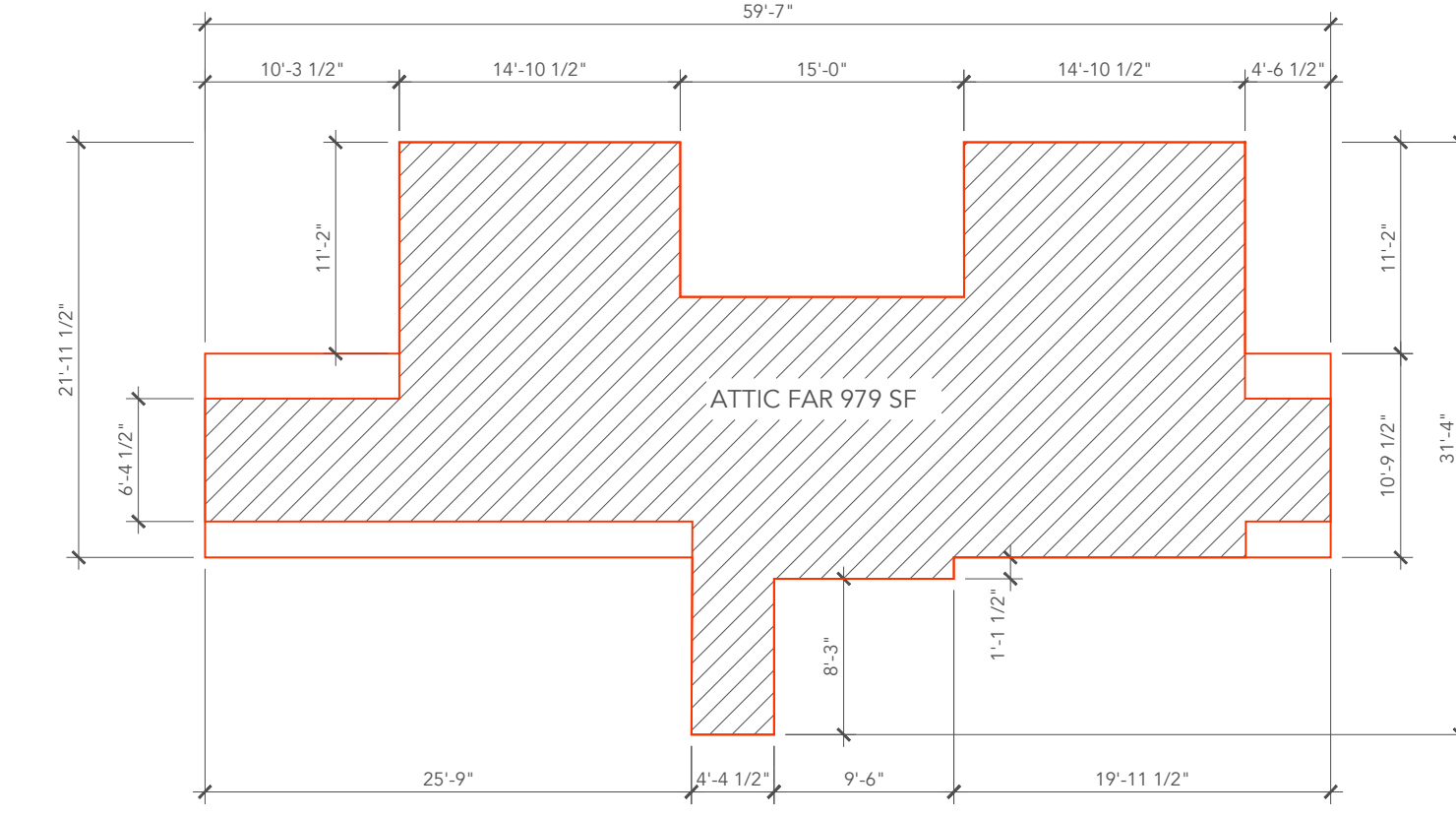
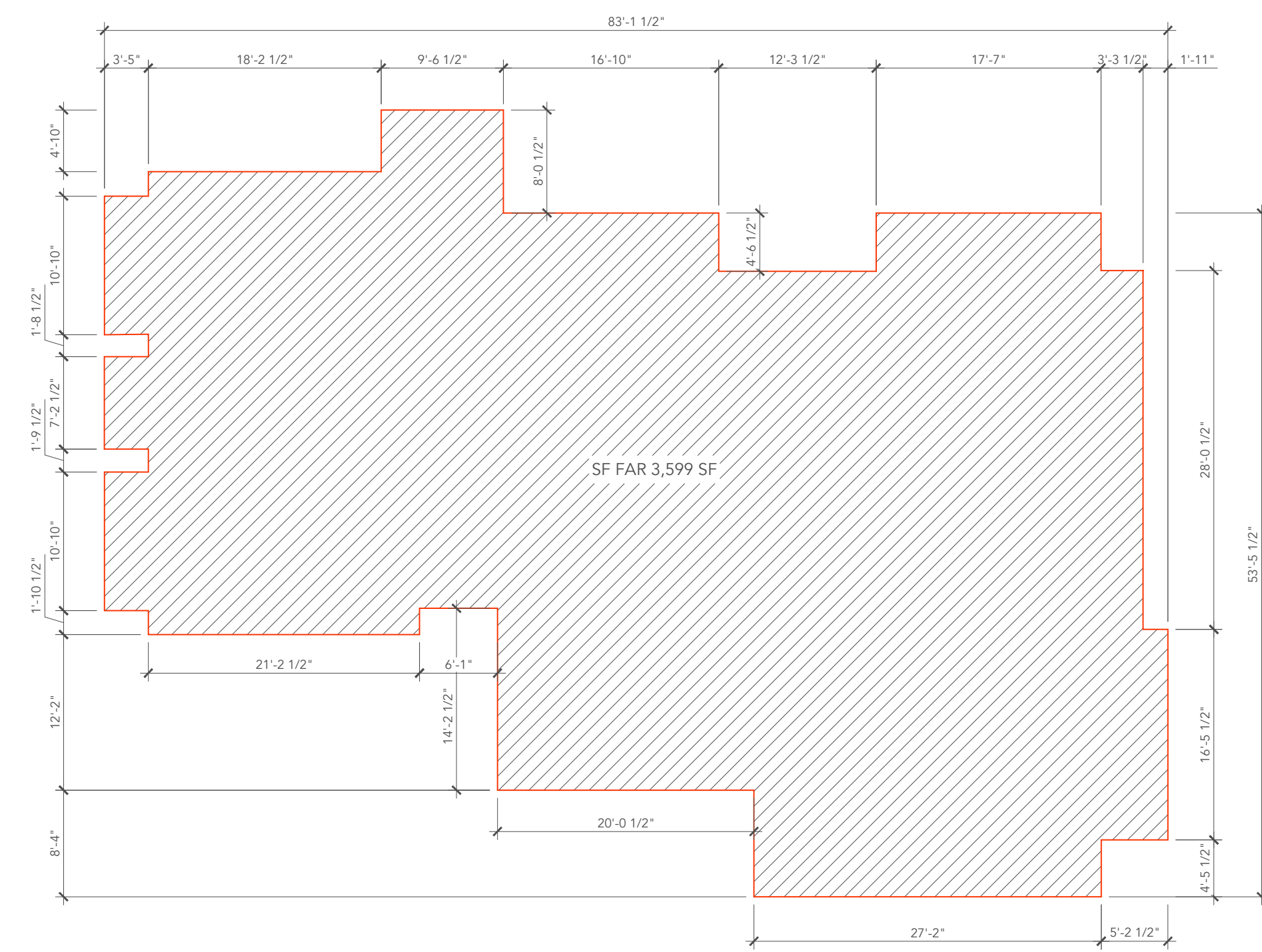
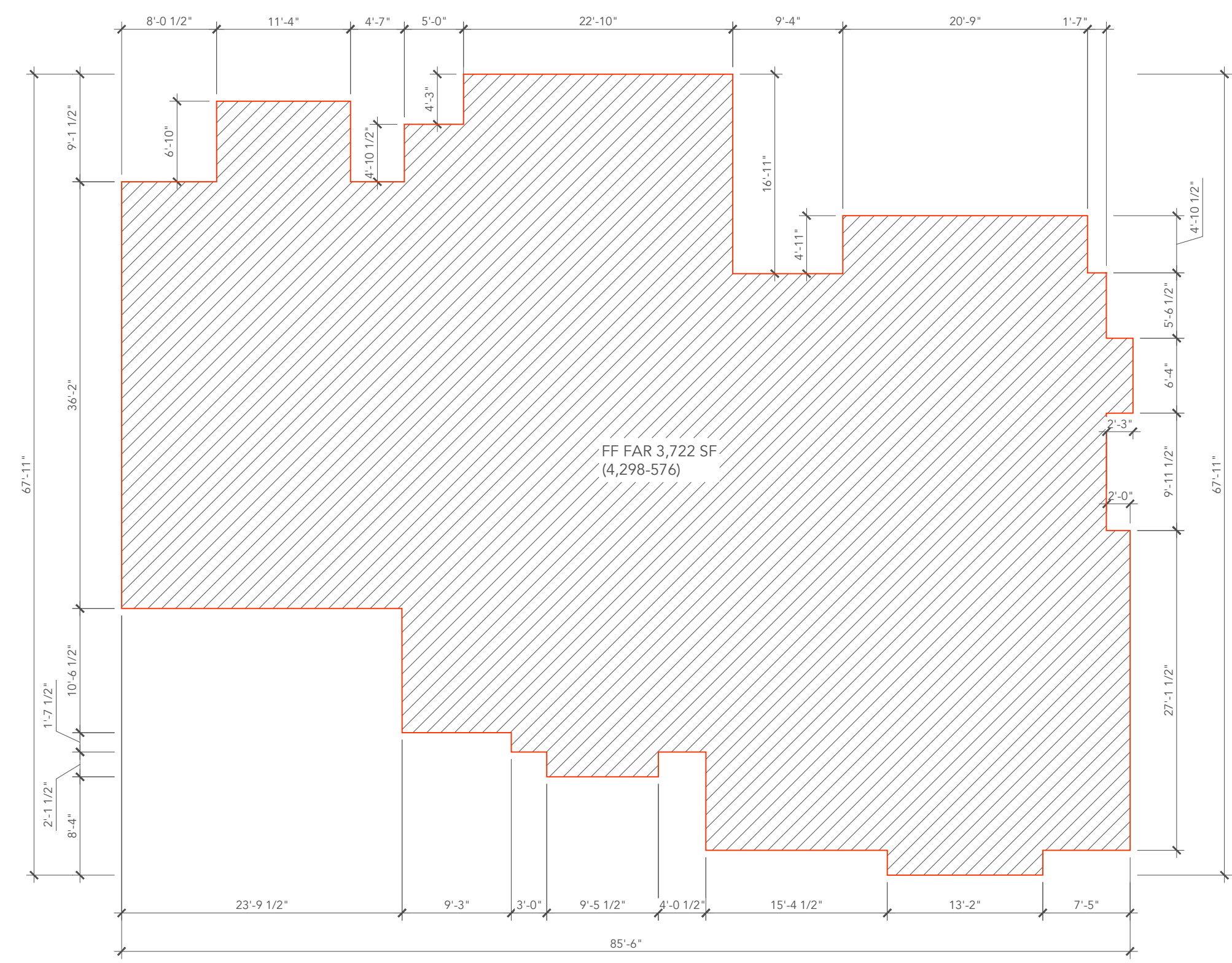
PLANS

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 SUMMIT, NEW JERSEY
 LOT: 28 & BLOCK: 3501

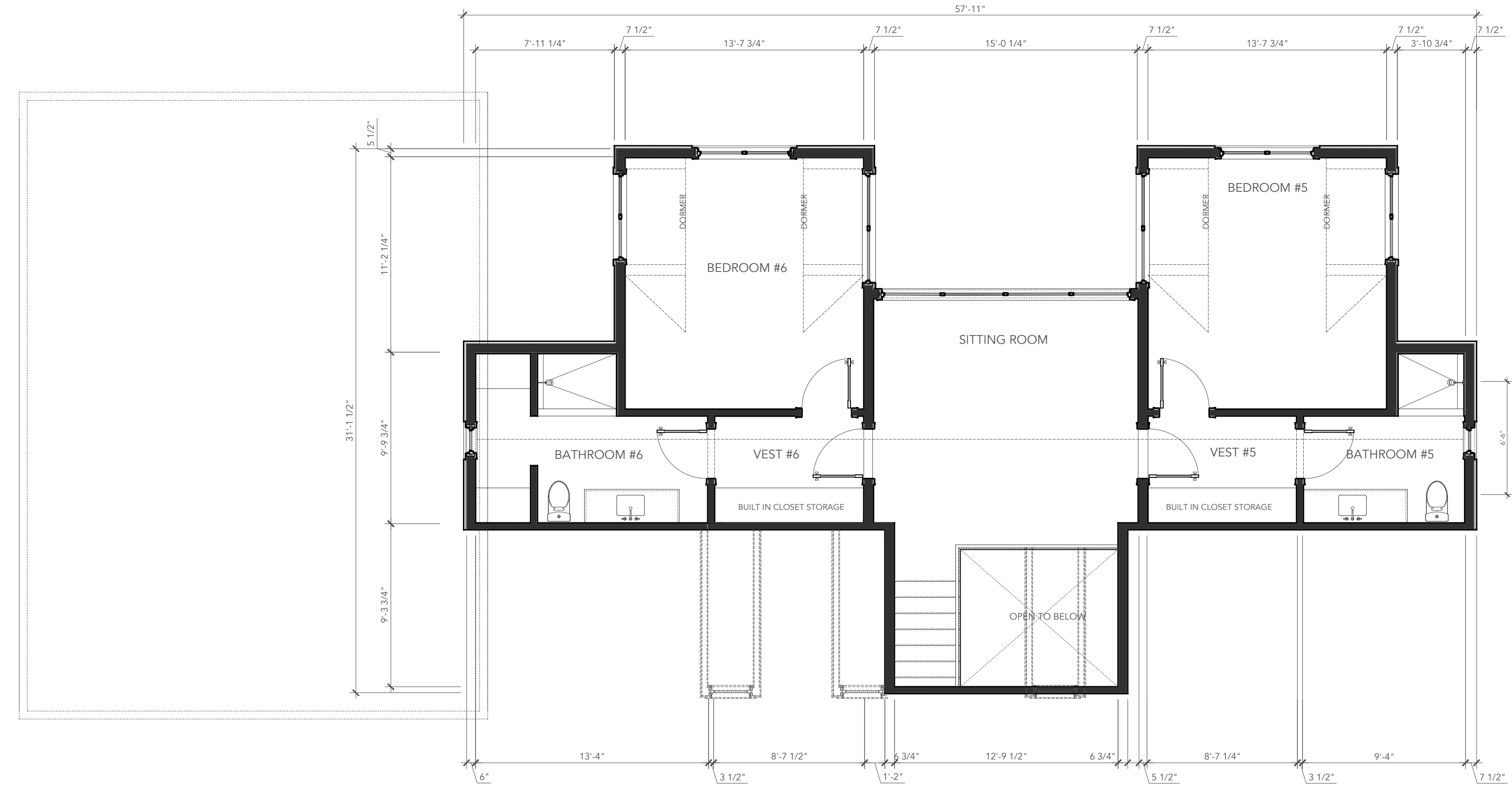
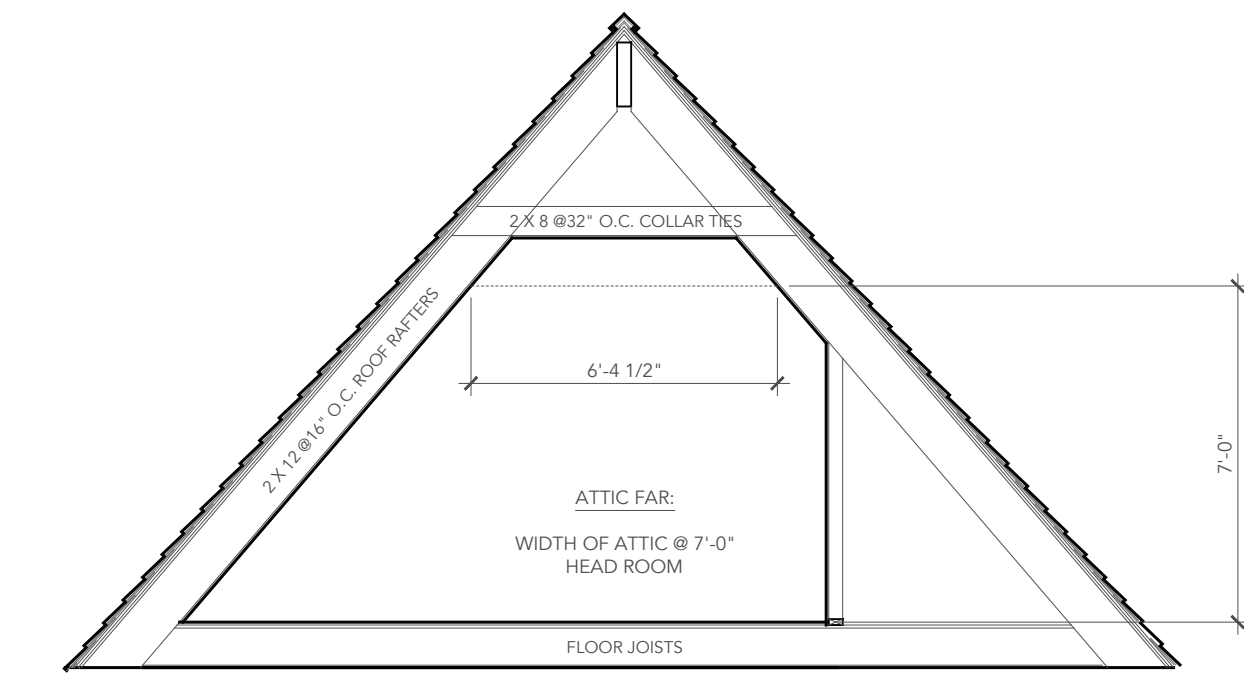
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FLOOR AREA SF

ITEM	AREA
FIRST FLOOR (SUBTRACT 576 FOR GARAGE)	3,722 (SF)
SECOND FLOOR	3,599 (SF)
ATTIC	979 (SF)
TOTAL (max allowed 8,378.25 SF)	8,274 (SF)



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ARCHITECT

PLANS

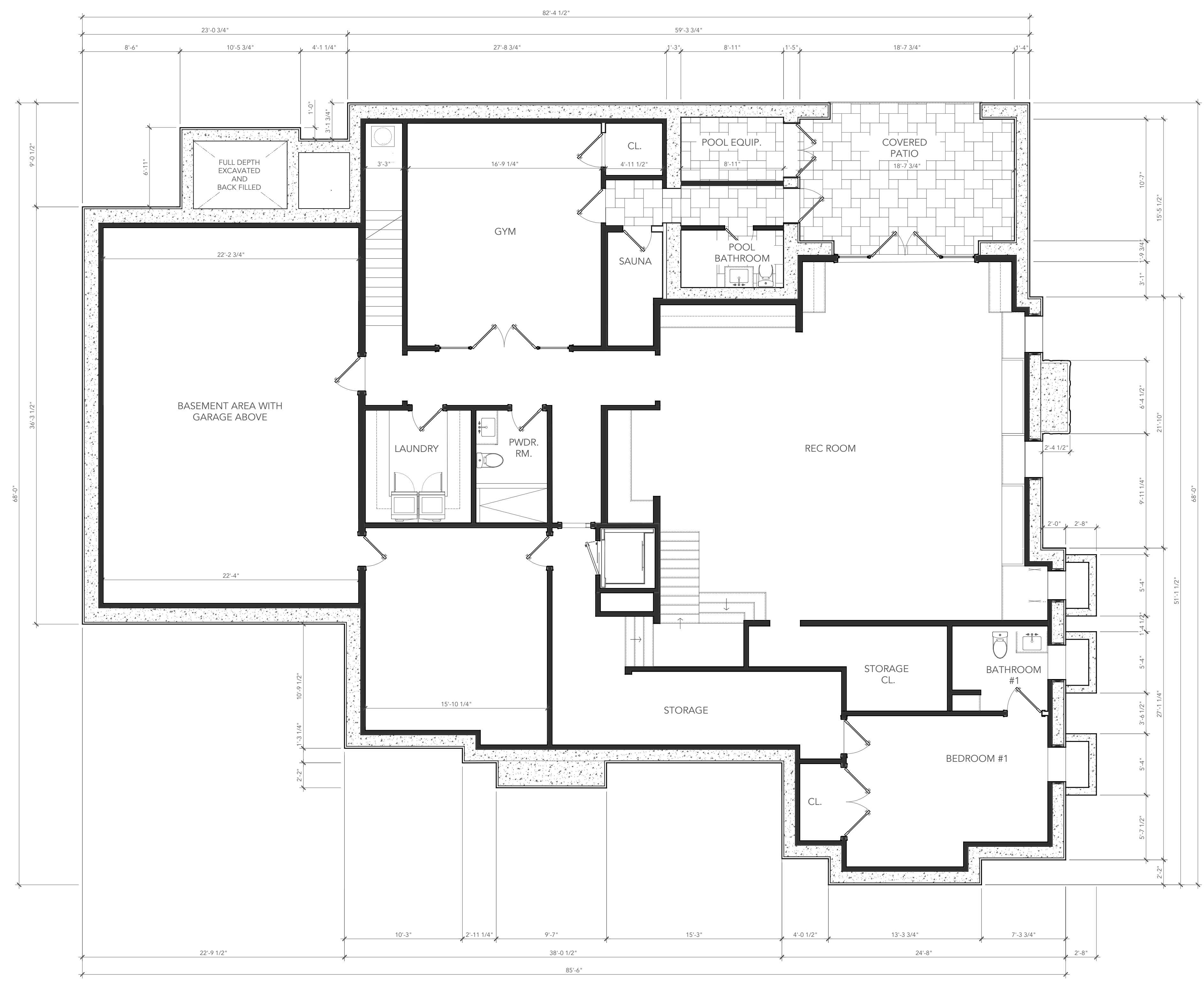
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DESCRIPTION: VARIANCE SUBMISSION

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(1) BASEMENT FLOOR PLAN SCALE: 3/16" = 1'-0"



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PLANS

VARIANCE SUBMISSION

05/28/2025

NEW CONSTRUCTION
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(2) PROPOSED SIDE (WEST) ELEVATION SCALE: 3/16" = 1'-0"

- ① VERMONT SLATE ROOF
- ② THREE-COAT CEMENT STUCCO
- ③ FIELD STONE TO BE SALVAGED FROM EXISTING BUILDING AND
- ④ TIN-ZINC COATED COPPER ROOF W/ STANDING SEAMS 12" O.C
- ⑤ 5" HALF ROUND TIN - ZINC COATED COPPER GUTTERS AND 4" I GUTTER CLIPS TO BE SELECTED BY ARCHITECT.
- ⑥ TRIM: 5/4" THICK BORAL TRU EXTERIOR POLY-ASH BOARDS
- ⑦ MARVIN ULTIMATE CASEMENT WINDOWS AND DOORS
- ⑧ 2" BLUESTONE PATIO PAVERS



(1) PROPOSED FRONT ELEVATION SCALE: 3/16" = 1'-0"

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(2) PROPOSED SIDE (EAST) ELEVATION SCALE: 3/16" = 1'-0"

- ① VERMONT SLATE ROOF
- ② THREE-COAT CEMENT STUCCO
- ③ FIELD STONE TO BE SALVAGED FROM EXISTING BUILDING AND
- ④ TIN-ZINC COATED COPPER ROOF W/ STANDING SEAMS 12" O.C
- ⑤ 5" HALF ROUND TIN-ZINC COATED COPPER GUTTERS AND 4" I GUTTER CLIPS TO BE SELECTED BY ARCHITECT.
- ⑥ TRIM: 5/4" THICK BORAL TRUEXTERIOR POLY-ASH BOARDS
- ⑦ MARVIN ULTIMATE CASEMENT WINDOWS AND DOORS
- ⑧ 2" BLUESTONE PATIO PAVERS



(1) PROPOSED REAR ELEVATION SCALE: 3/16" = 1'-0"

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ARCHITECT
 EXTERIOR ELEVATIONS

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