

PLAIN STREET

**SITE PLAN**

SCALE: 1" = 40'

SITE INFORMATION GIVEN WAS OBTAINED FROM A SURVEY PREPARED BY:

MORGAN ENGINEERING LLC  
ENGINEERING & SURVEYING  
P.O. BOX 8232  
TONS RIVER, NJ 08154  
TEL: 732-210-1490

DATE: FEBRUARY 11, 2016



ZONING INFORMATION			
OWNER: KARTHIK JAYARAM AND ALYSSA WOLFE 1 PLAN STREET SUMMIT, NJ 07901			
LOT: 16 USE GROUP: R5	BLOCK: 101 CONSTRUCTION CLASS: SB	ZONE: R-1	
	REQUIRED	EXISTING	PROPOSED
LOT AREA	4000 S.F.	8,590 S.F.	NO CHANGE
LOT WIDTH	40 FT.	50 FT.	NO CHANGE
FRONT YARD SETBACK			
MNL	25 FT.	34.6 FT.	NO CHANGE
REAR YARD SETBACK			
MNL	30 FT.	15.8 FT.	10.1 FT.
SIDE YARD SETBACK			
MNL	8 FT.	10.8 FT. / EJ FT. *	10.8 FT. / EJ FT. **
SIDE YARD - % OF LOT WIDTH FOR BOTH SIDES			
MNL	33% - 14.5 FT.	31.8% - 15.9 FT. *	31.8% - 15.9 FT. **
LOT COVERAGE			
MAX.	40% - 1,636 S.F.	30.7% - 2,498 S.F.	33.1% - 2,690 S.F.
BUILDING COVERAGE			
MAX.	20% - 1,700 S.F.	11% - 1,451 S.F.	14.8% - 1,446 S.F.
BUILDING HEIGHT			
MAX. FT.	35 FT.	34.0 FT.	32.3 FT.
MAX. STORES	2 STORES	2 STORES	2 STORES
FLOOR AREA CALCULATIONS (S.F.)			
FLOOR	EXISTING	PROPOSED	TOTALS
FIRST FLOOR	121 S.F.	14 S.F.	135 S.F.
SECOND FLOOR	451 S.F.	716 S.F.	1,167 S.F.
ATTIC	0 S.F.	46 S.F.	46 S.F.
TOTALS	1,572 S.F.	1,810 S.F.	2,888 S.F.
MAXIMUM ALLOWABLE F.A.R. = 36% - 3,006 S.F.			
EXISTING $\frac{1572 \text{ S.F.}}{8590 \text{ S.F.}} = 18.4\%$ PROPOSED $\frac{2888 \text{ S.F.}}{8590 \text{ S.F.}} = 33.6\%$			

- \* EXISTING NON-COMFORMING CONDITION
- \*\* VARIANCE REQUIRED FOR:
  - SIDE YARD SETBACK
  - COMBINED SIDE YARD SETBACK



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PROJECT:  
**JAYARAM-WOLFE  
RESIDENCE**

ADDRESS:  
**1 PLAN STREET  
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CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS  
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SCALE:  
ALEXANDER  
G. RODRIGUEZ, AIA

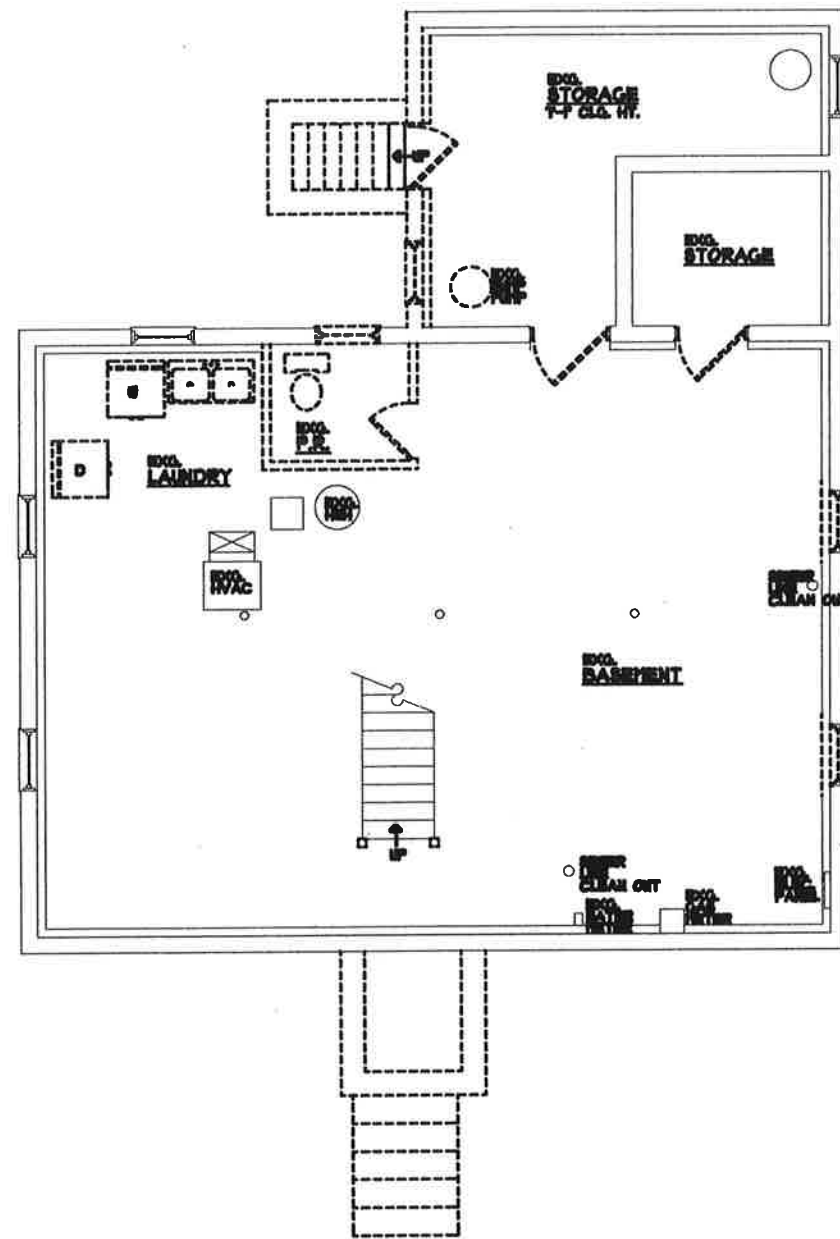
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OCTOBER 22, 2016

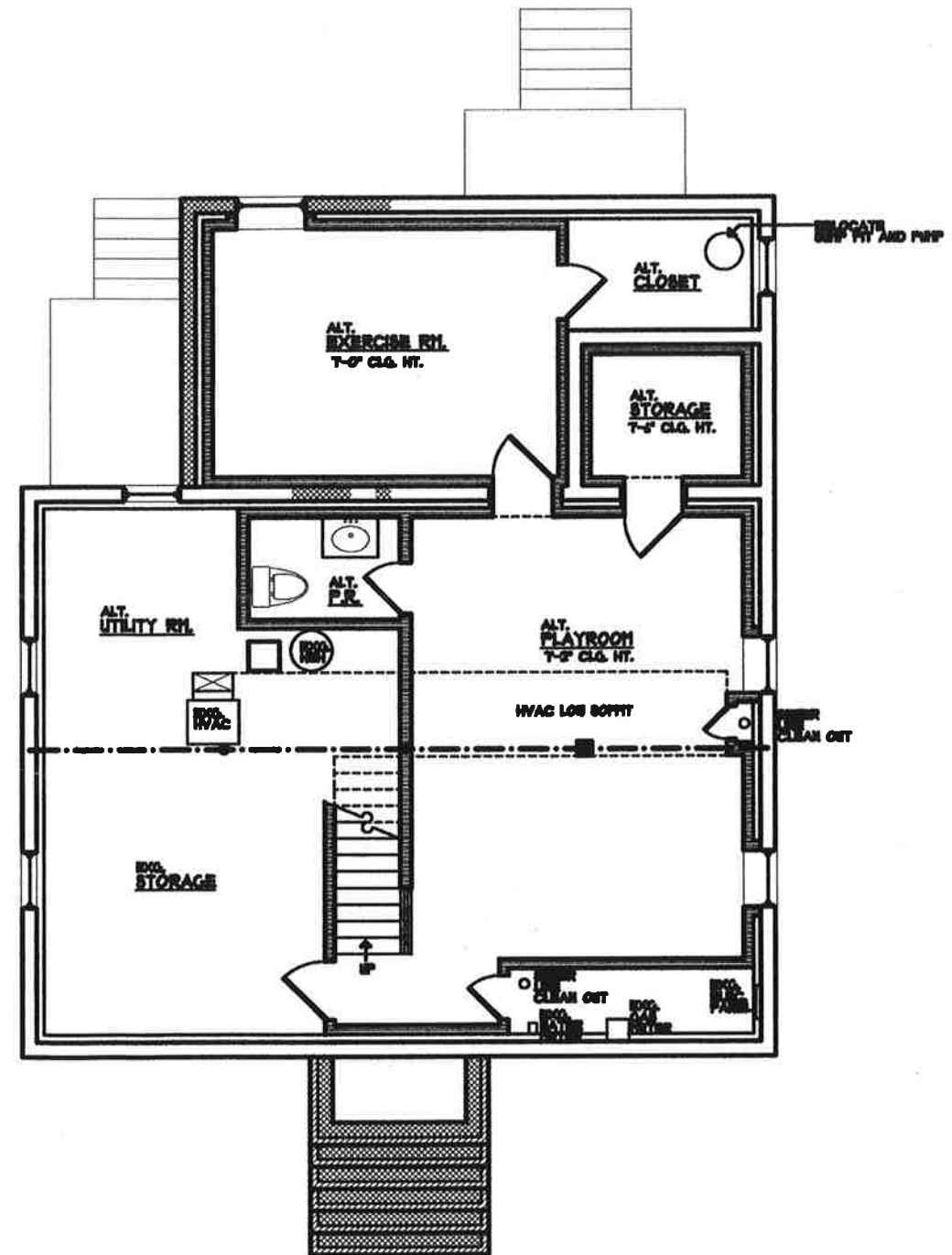
DESIGNER/ARCHITECT:  
AR

SCALES:  
AS NOTED

SHEET NO.  
**1**



**FOUNDATION DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"



**FOUNDATION PROPOSED PLAN**  
SCALE: 1/8" = 1'-0"



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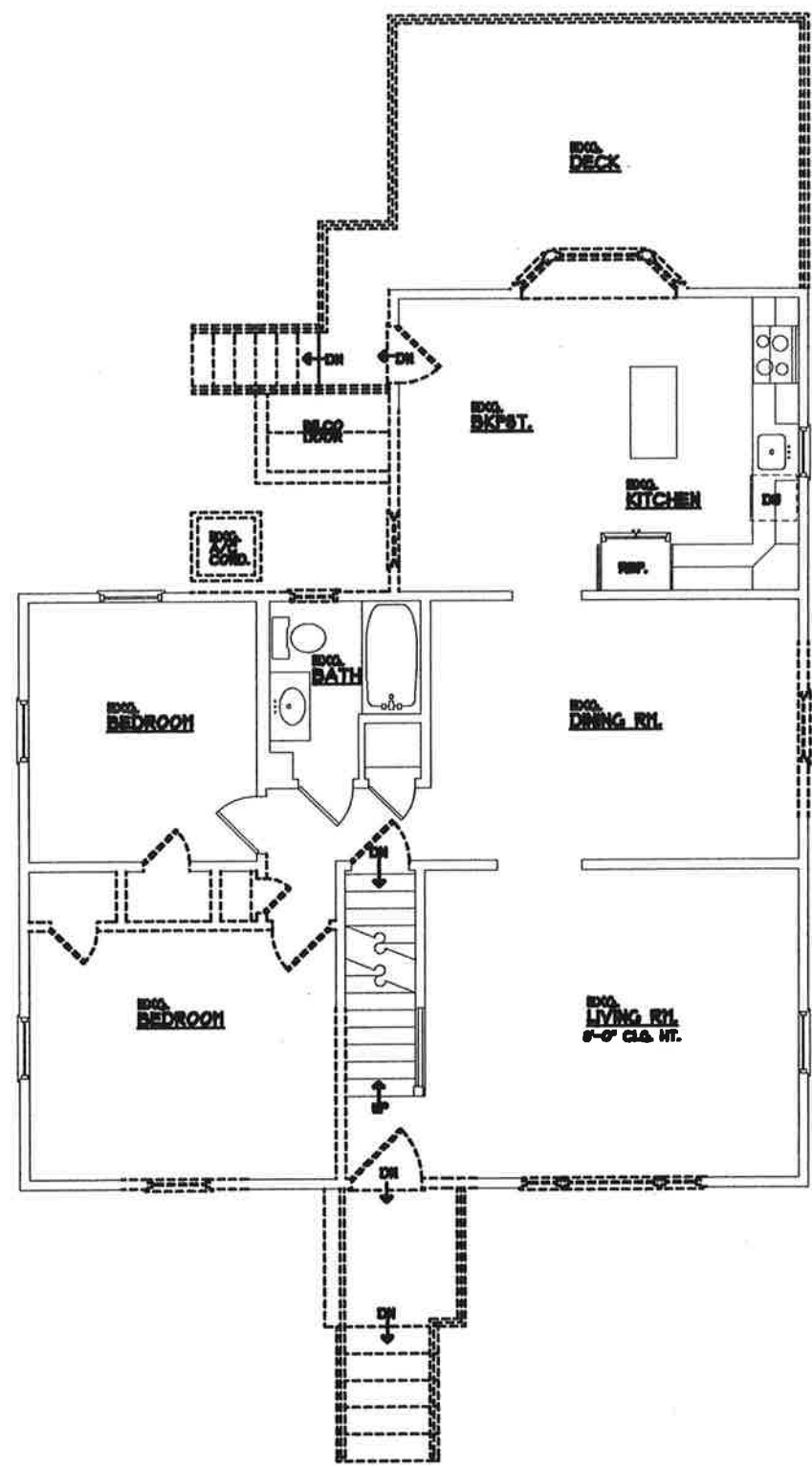
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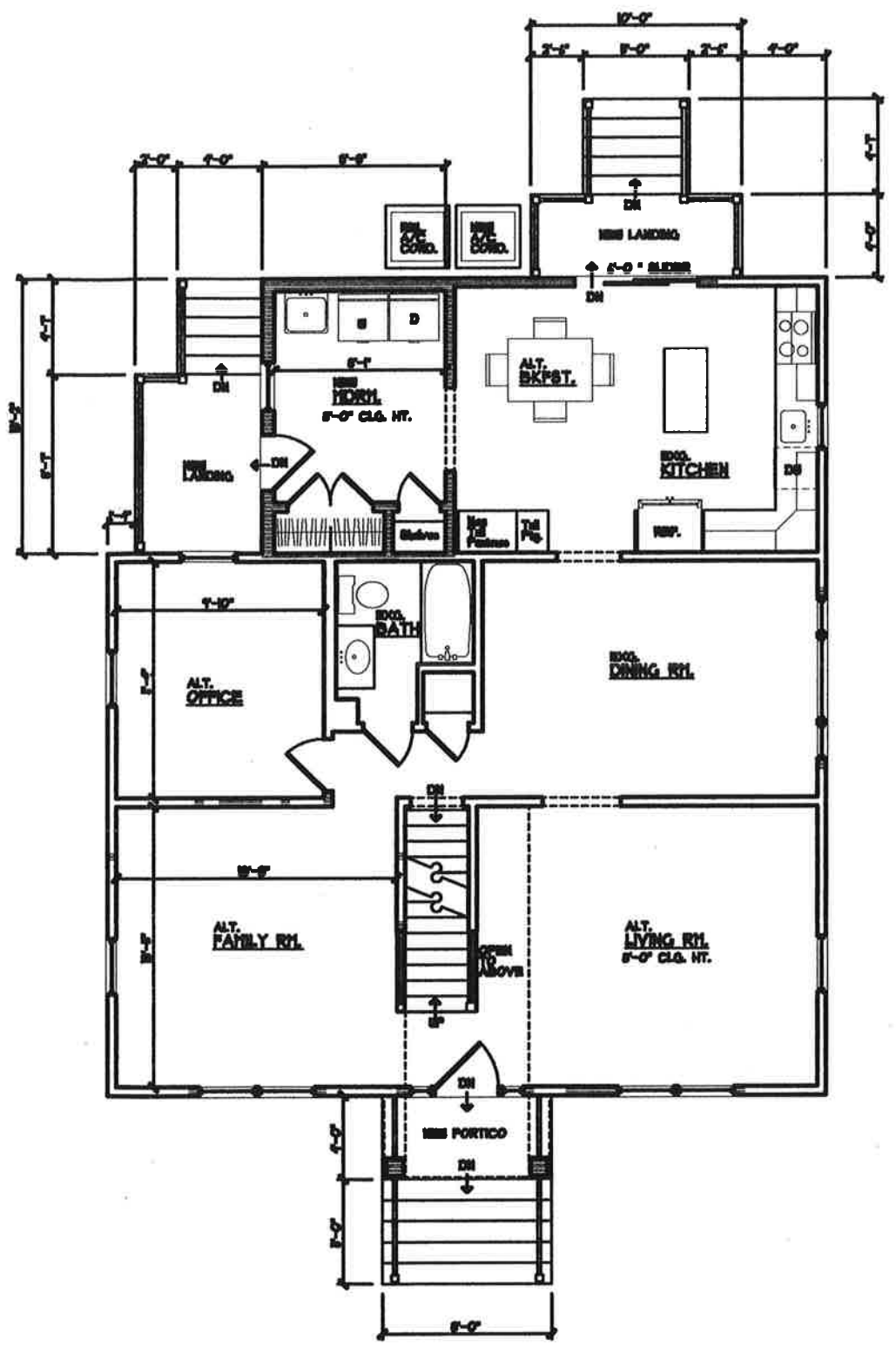
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**FIRST FLOOR DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR PROPOSED PLAN**  
SCALE: 1/8" = 1'-0"



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BY:  
**ALEXANDER G. RODRIGUEZ, AIA**

*Alex*

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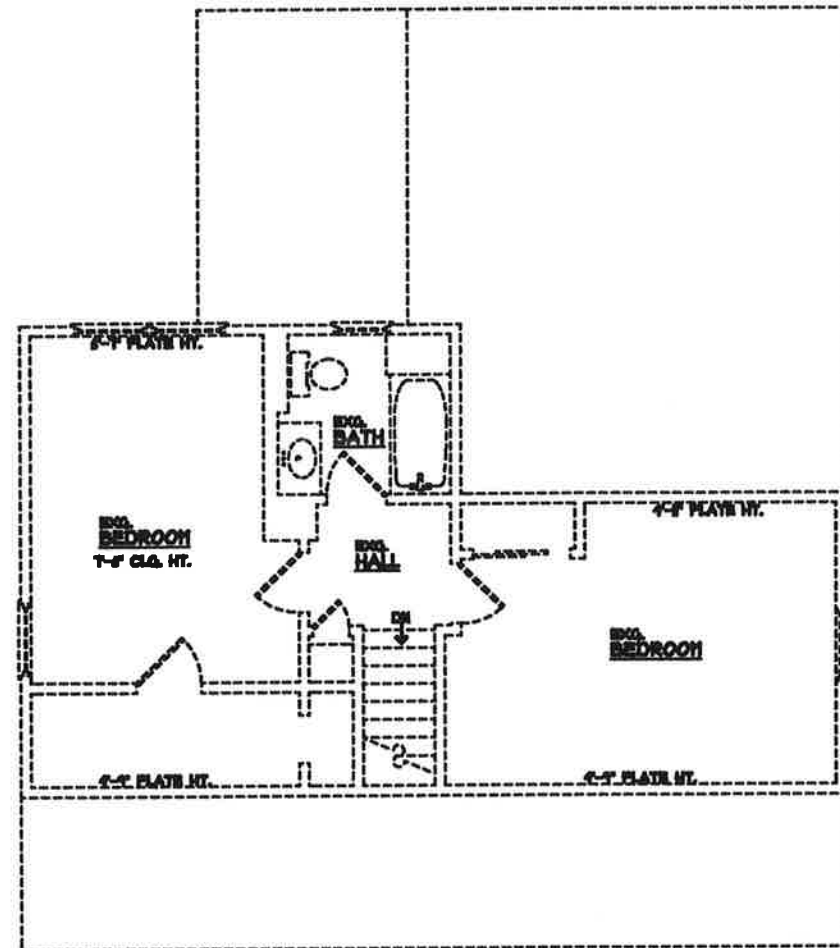
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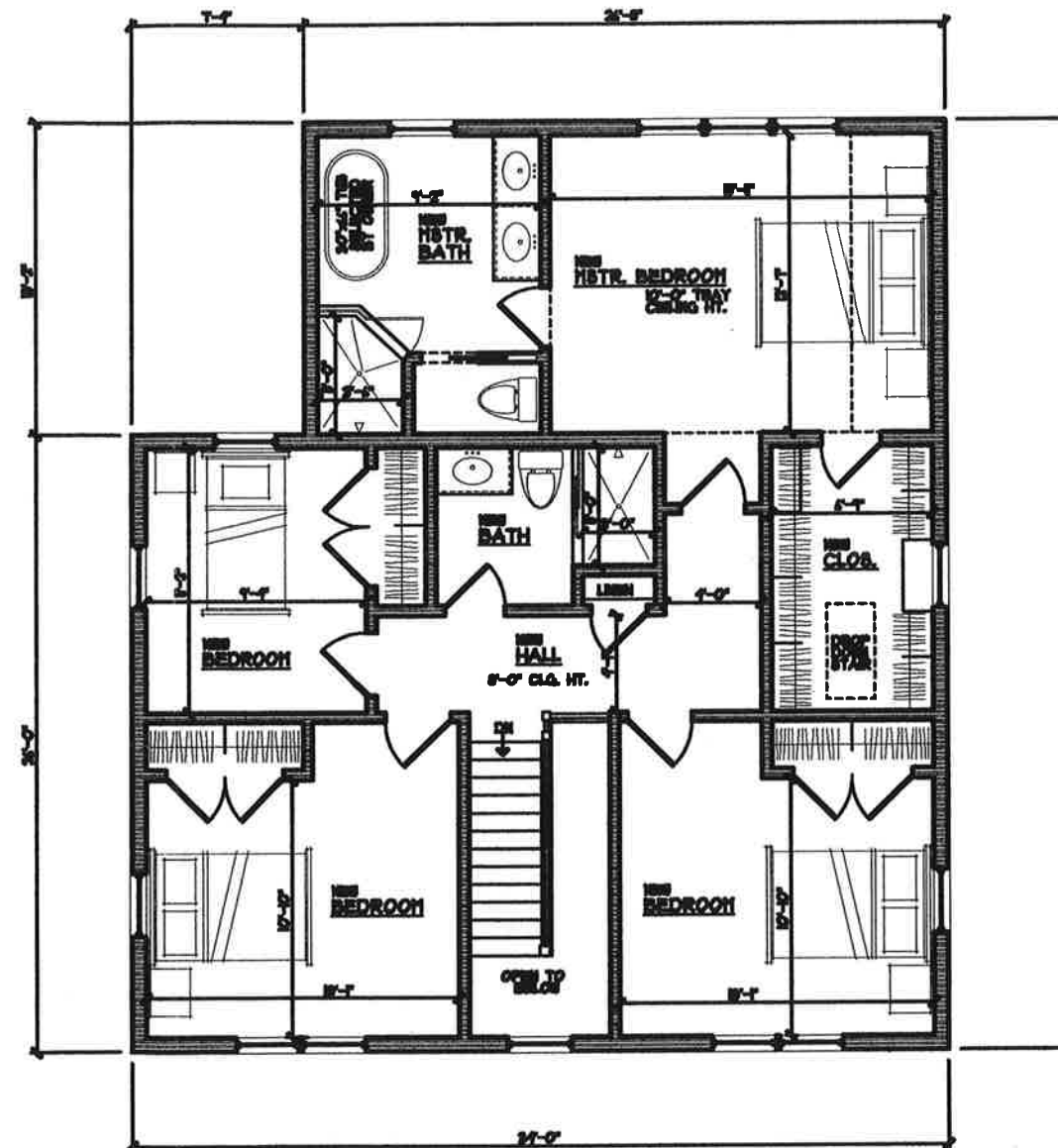
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**SECOND FLOOR DEMOLITION PLAN**

SCALE: 1/8" = 1'-0"



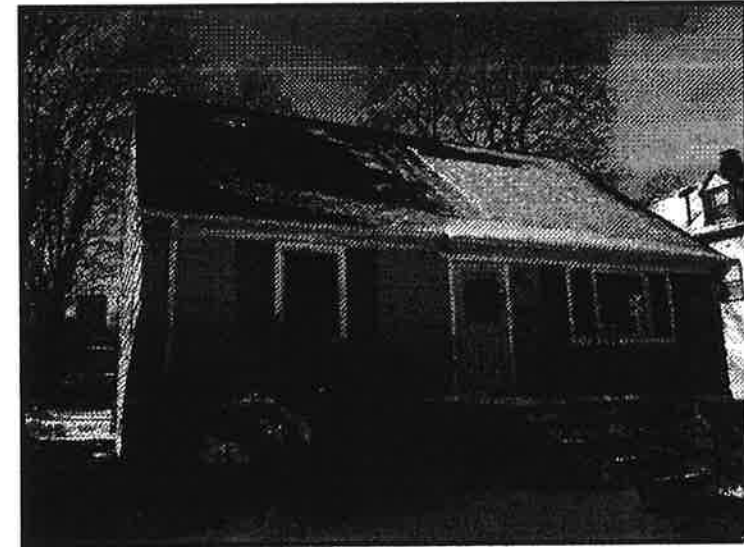
**SECOND FLOOR PROPOSED PLAN**

SCALE: 1/8" = 1'-0"



**PROPOSED FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



FRONT EXISTING PHOTO



**PROPOSED RIGHT ELEVATION**

SCALE: 1/8" = 1'-0"

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PROJECT

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DATE:





**PROPOSED REAR ELEVATION**

SCALE: 1/8" = 1'-0"



REAR EXISTING PHOTO



**PROPOSED LEFT ELEVATION**

SCALE: 1/8" = 1'-0"



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DRN:  
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