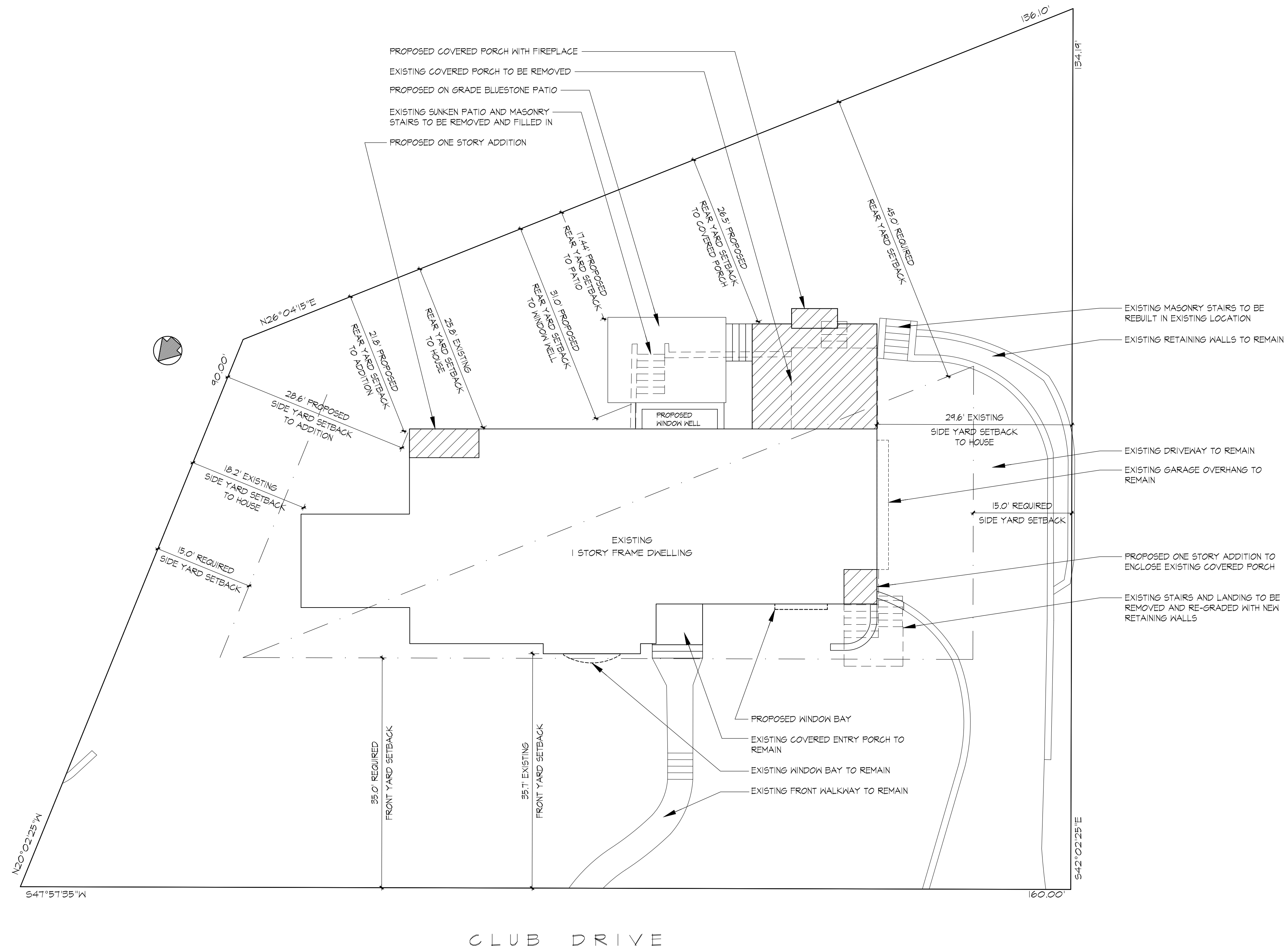


RYBKA-HOWARD RESIDENCE

8 CLUB DRIVE, SUMMIT, NEW JERSEY



DRAWING LIST	
V-1	SITE PLAN, DRAWING LIST, LIST OF VARIANCES, ZONING INFORMATION
V-2	FIRST FLOOR PLAN
V-3	PARTIAL BASEMENT PLAN, PARTIAL SIDE ELEVATIONS
V-4	FRONT AND REAR ELEVATIONS

LIST OF VARIANCES	
1	REAR YARD SETBACK
2	BUILDING COVERAGE

PROJECT INFORMATION			
OWNER: DEBBIE RYBKA HOWARD AND BRUCE HOWARD			
ADDRESS: 8 CLUB DRIVE, SUMMIT, NEW JERSEY			
BLOCK: 5607 LOT: 5			
USE GROUP: R 5			
CONSTRUCTION CLASSIFICATION: 5B			
CODE: IRC 2018 - NEW JERSEY EDITION AND NJCC REHAB SUBCODE			
ZONING INFORMATION - PRELIMINARY			
ZONE: R-15			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000 S.F.	15,150 S.F.	15,150 S.F.
LOT WIDTH	90'	145.8'	145.8'
FRONT YARD SETBACK	35'	35.1'	NO CHANGE
REAR YARD SETBACK	45'	25.8'	21.8' TO ADDITION 17.8' TO PATIO
SIDE YARD SETBACK	15'	18.2/29.6'	18.2/29.6'
SIDE YARD COMBINED	35% (51.03')	32.8% (47.8')	32.8% (47.8')
SIDE YARD COMBINED AT ADDITION			32.8% (58.2')
LOT COVERAGE	18% (2,700 S.F.)	30.3% (4,584.1 S.F.)	31.1% (4,710.9 S.F.)
BUILDING COVERAGE	17.1% (2,565 S.F.)	32.8% (4,986.6 S.F.)	30.3% (4,584.1 S.F.)
BUILDING HEIGHT	35'	± 21'	NO CHANGE
NUMBER OF STORIES	2	1	NO CHANGE
FLOOR AREA RATIO	25% (3,750 S.F.)	16.3% (2,469.3 S.F.)	17.4% (2,633.5 S.F.)

* VARIANCE REQUIRED
 * EXISTING NON-CONFORMING

F.A.R. CALCULATIONS			
	EXISTING	PROPOSED	TOTAL
FIRST FL F.A.R.	23.0 S.F.	12.1 S.F.	2383.5 S.F.
ATTIC F.A.R.	250 S.F.	0 S.F.	250 S.F.
TOTAL	2560.8 S.F.	12.1 S.F.	2633.5 S.F.

BUILDING COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
HOUSE	2,345.8 S.F.	2,442.4 S.F.
EXISTING COVERED PORCH	162.7 S.F.	0.0 S.F.
EXISTING REAR STEPS	8.4 S.F.	0.0 S.F.
EXISTING FRONT STEPS	19.7 S.F.	0.0 S.F.
PROPOSED COVERED PORCH	0.0 S.F.	320.3 S.F.
PROPOSED REAR STEPS	0.0 S.F.	11.3 S.F.
TOTAL	2,586.6 S.F. (17.1%)	2,774.0 S.F. (18.3%)

LOT COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
HOUSE	2,345.8 S.F.	2,442.4 S.F.
EXISTING COVERED PORCH	162.7 S.F.	0.0 S.F.
EXISTING REAR STEPS	62.0 S.F.	22.5 S.F.
EXISTING FRONT STEPS	48.3 S.F.	0.0 S.F.
EXISTING LOWER PATIO	202.4 S.F.	0.0 S.F.
DRIVEWAY	1,477.0 S.F.	1,477.0 S.F.
FRONT WALKWAY	185.9 S.F.	185.9 S.F.
PROPOSED COVERED PORCH	0.0 S.F.	331.6 S.F.
PROPOSED PATIO	0.0 S.F.	251.0 S.F.
TOTAL	4,584.1 S.F. (30.3%)	4,710.9 S.F. (31.1%)

SITEPLAN
 SCALE: 1" = 10'-0"

INFORMATION ON THE PROPOSED SITE PLAN HAS BEEN TAKEN FROM A SURVEY PREPARED BY:
 MURPHY AND HOLLOWAY ASSOCIATES, LLC
 CIVIL ENGINEERING AND SURVEYING
 192 CENTRAL AVENUE,
 STIRLING, NJ 07140
 TEL. 908.580.1255
 DATED: 2/10/22

TLA design, llc
 ARCHITECTS

ELIZABETH LEEDS, RA
 NJ LIC. AI-14378 NY LIC. 024921
 KIMBERLY TONE, AIA, LEED AP
 NJ LIC. AI-13993

RYBKA-HOWARD RESIDENCE
 8 CLUB DRIVE
 SUMMIT, NEW JERSEY

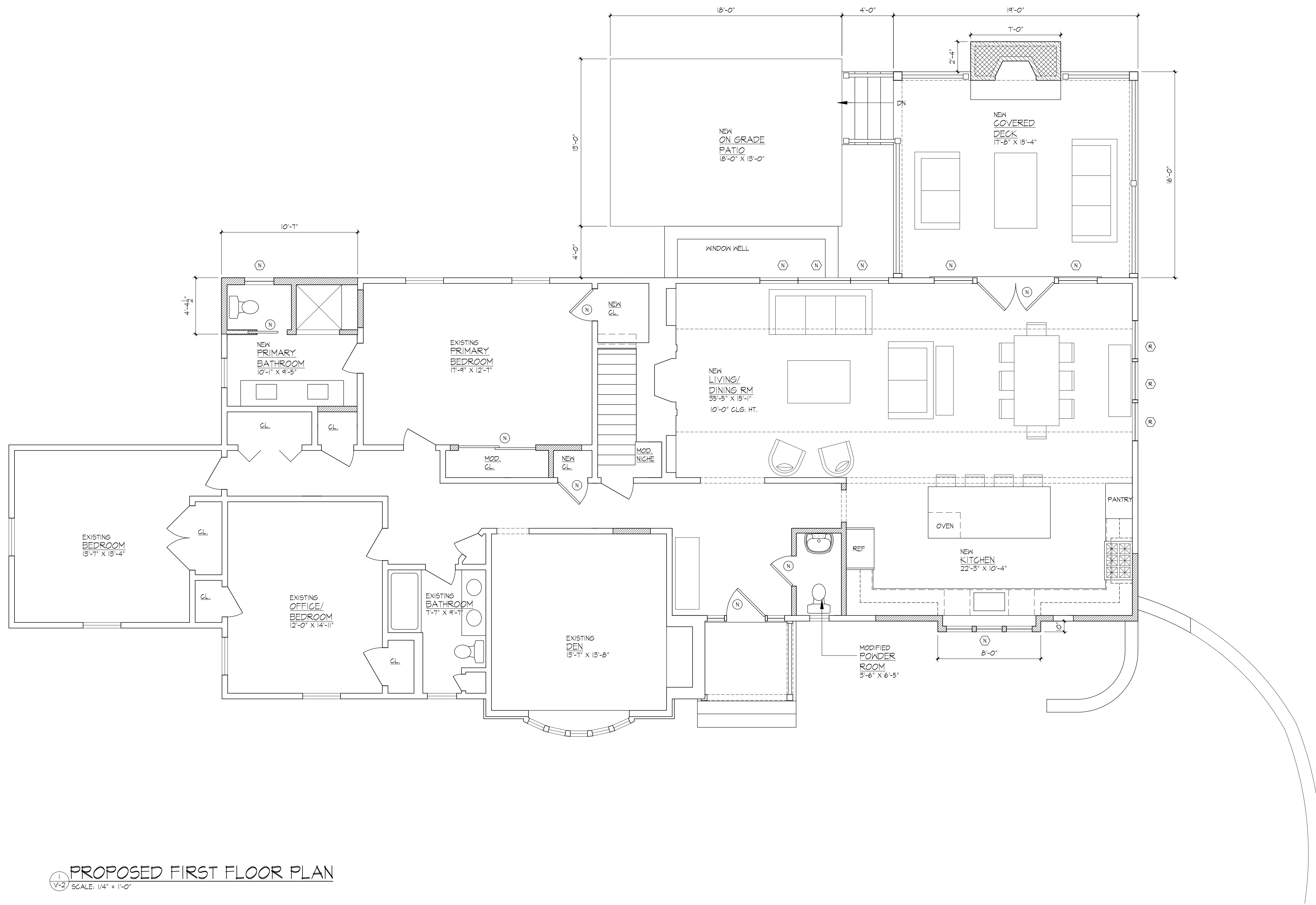
DATE: 03.21.22

Kimberly Tone

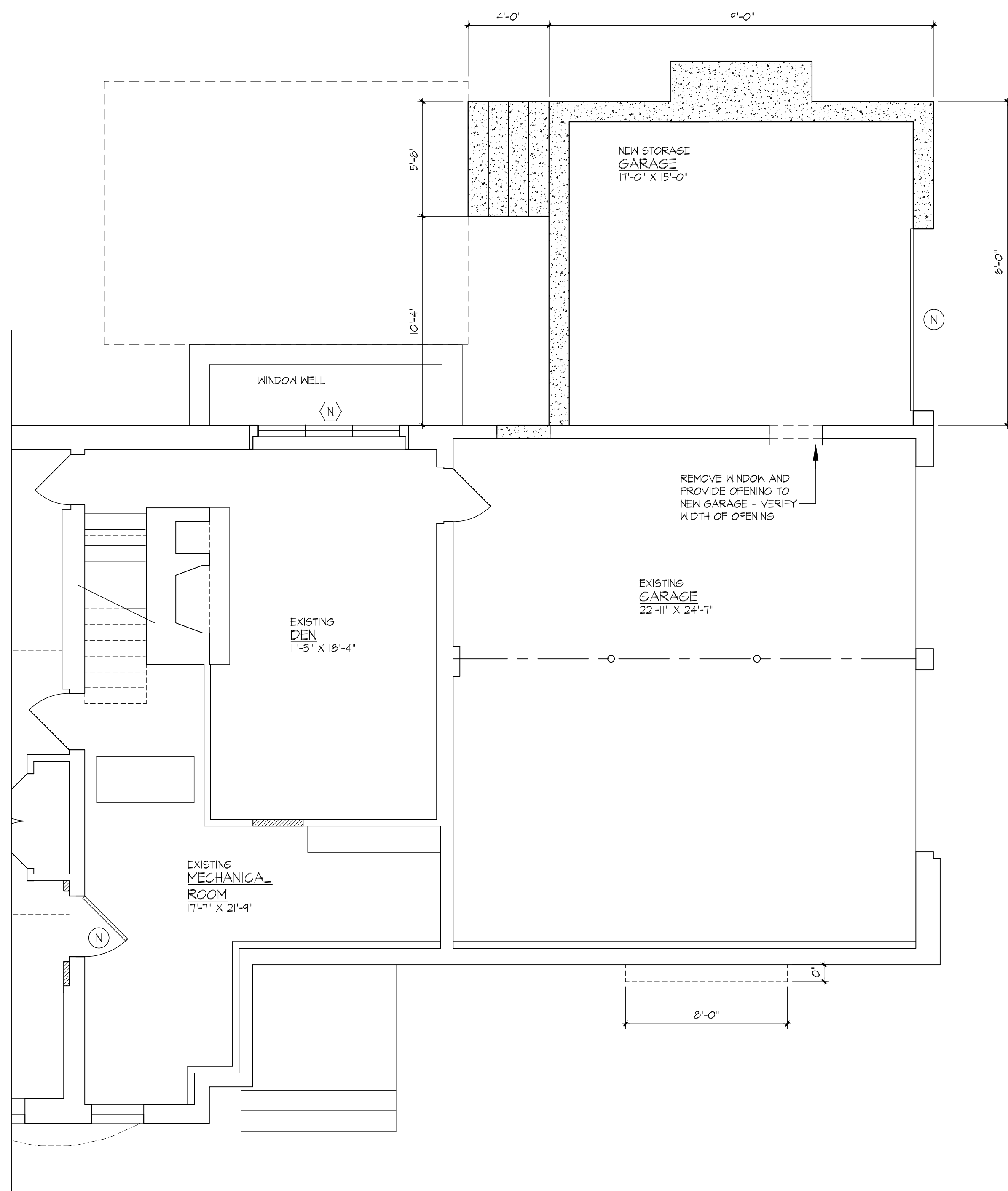
DRAWING TITLE:
 DRAWING LIST, ZONING INFORMATION, LIST OF VARIANCES, PROPOSED SURVEY

DRAWING NUMBER:
V-1
 SHEET 1 OF 4

1155 STAFFLER ROAD, BRIDGEWATER, NJ 908.337.6176



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



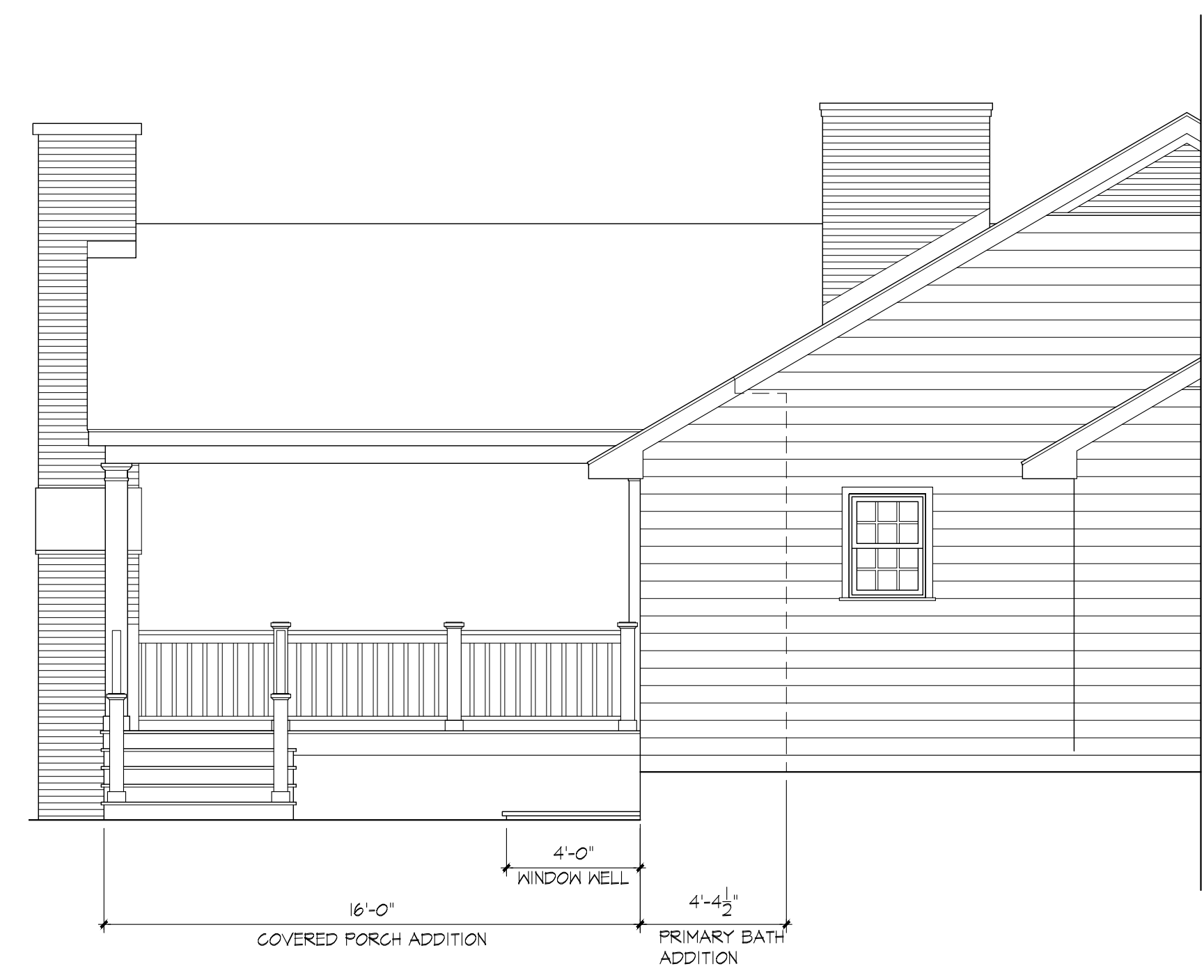
1
V-3
SCALE: 1/4" = 1'-0"

PROPOSED PARTIAL BASEMENT PLAN



2
V-3
SCALE: 1/4" = 1'-0"

PROPOSED RIGHT ELEVATION

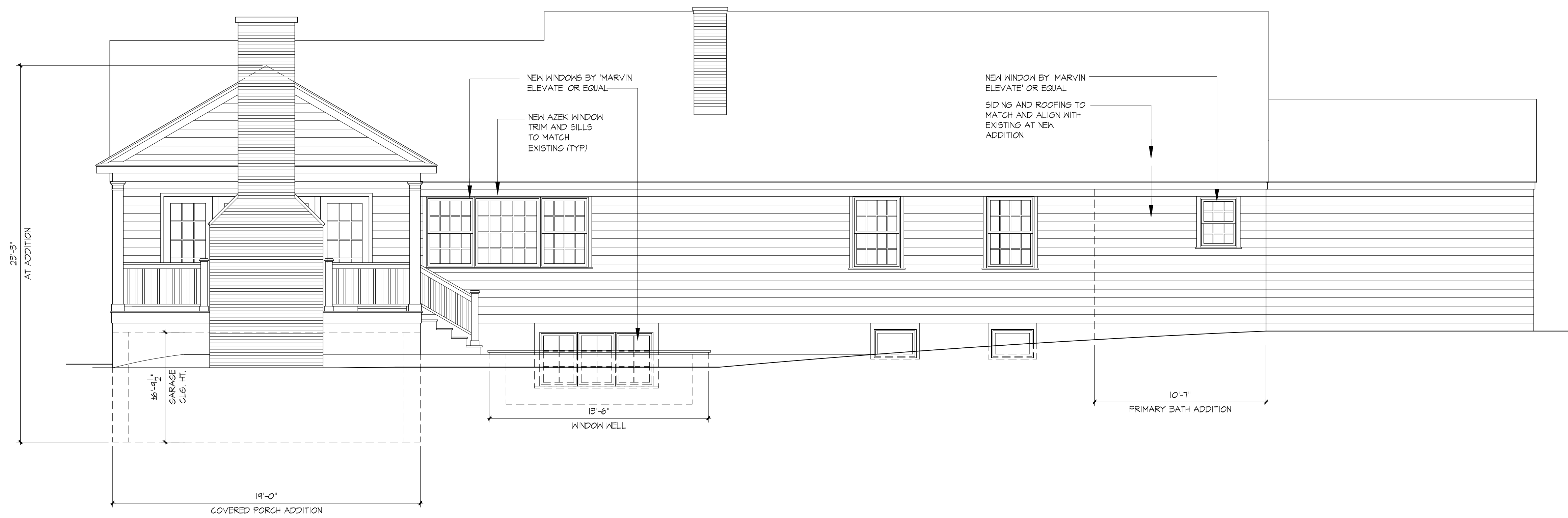


3
V-3
SCALE: 1/4" = 1'-0"

PROPOSED PARTIAL LEFT ELEVATION



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



2
V-4
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"