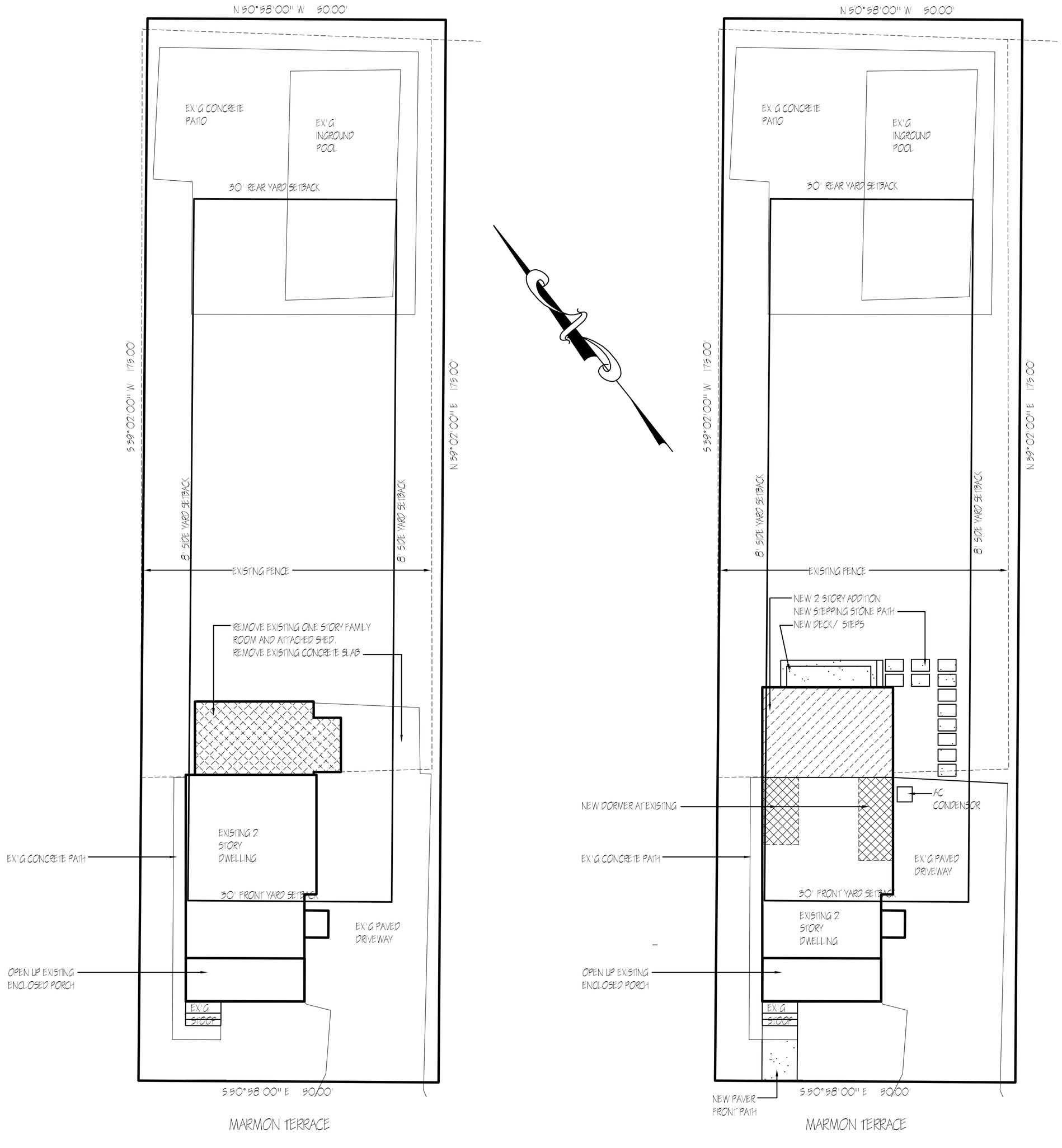


1/1 EXISTING SITE PLAN
SCALE 1" = 10'-0"

KEY
STRUCTURE TO BE REMOVED

2/1 PROPOSED SITE PLAN
SCALE 1" = 10'-0"

KEY
NEW 2 STORY ADDITION
NEW IMPERVIOUS SURFACE
DORMERS AT EXISTING ROOF

SITE INFORMATION					
ITEM	EXISTING	PROPOSED	REQUIRED	COMMENTS	✓
SITE SIZE	8750 SF	8750 SF	6,000 SF		✓
FRONT YARD	13.2'	13.2'	30.0'	EX'G NONCONFORMING. NO CHANGE	✓
REAR YARD	114.2' +/-	114.2' +/-	30.0'		✓
SIDE YARD	7.6'	7.6'	8.0'	EX'G NONCONFORMING ADDITION REQUIRES VARIANCE .4' (4.8")	X
SIDE YARD	17.2'	17.2'	10.0'		✓
SIDE YARD COMBO	24.8'	24.8'	18.0'		✓
BLDG HEIGHT	29.9' 2.0 STORIES	29.9' 2.0 STORIES	35' 2.5 STORIES		✓
FLOOR AREA MIN	1540 SF	1860.33 SF	1450 SF		✓
LOT COVERAGE	1084.82 SF 16.68%	1190.6 SF 17.14%	15% 3937.5 SF	EX'G NONCONFORMING ADDITION REQUIRES VARIANCE. .66 SF INCREASE	X
BLD'G COVERAGE	1064.96 SF 12.17%	1125.15 SF 12.86%	—	60.19 SF INCREASE	
LOT DEPTH					✓
LOT WIDTH	50.0'	50.0'	60.0'		✓

CINDY J. BOERNER-LAY
BOERNER-LAY ARCHITECTS
6 SQUIRE HILL ROAD
LONG VALLEY, NJ 07853
908 - 876 - 9694
N.J. LICENSE # 19841

ADDITION AND RENOVATION TO THE RAWLS RESIDENCE
7 MARMON TERRACE
WEST ORANGE, NJ

ASBUILT	01-04-21	PROGRESS
PROGRESS	01-11-21	PROGRESS
PROGRESS	01-21-21	PROGRESS
VARIANCE	02-10-21	BID SET
PROGRESS		PERMIT

SHEET 1