

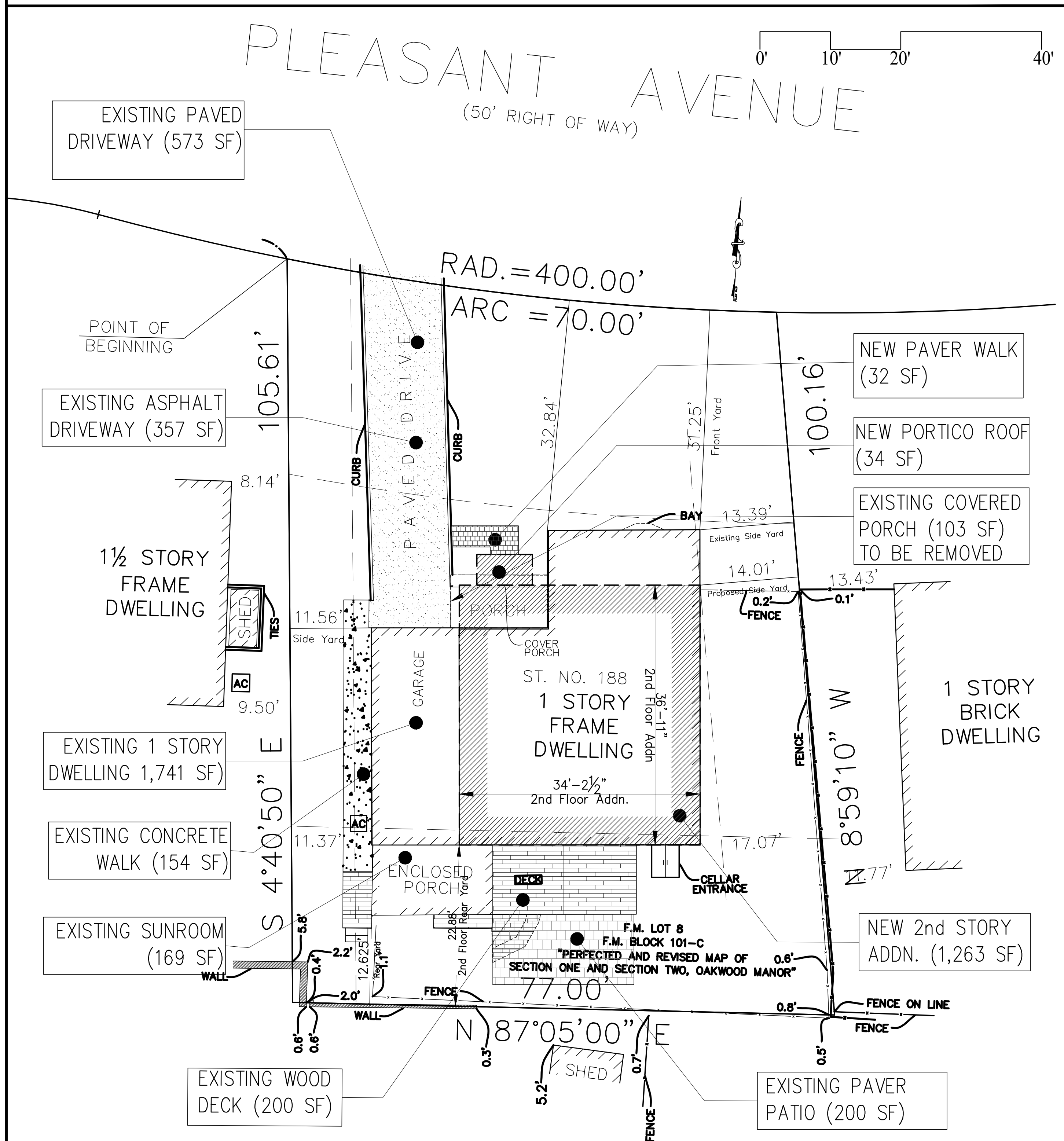
SITE PLAN

SCALE: 1" = 10'

ADDITION/ALTERATION TO THE McCARTHY RESIDENCE

188 PLEASANT AVENUE
FANWOOD, NJ 07023
(UNION COUNTY)

BLOCK 41, LOT 8, ZONE: R-75



ABBREVIATIONS

THE FOLLOWING LIST OF ABBREVIATIONS IS A GENERAL GUIDE AND DOES NOT SHOW ALL ABBREVIATIONS USED. OTHER GENERALLY ACCEPTED ABBREVIATIONS MAY BE FOUND AMONG THE DRAWINGS.

ACOUS.	ACOUSTIC	INT.	INTERIOR
A.F.F.	ABOVE FINISH FLOOR	JT.	JOINT
ALUM.	ALUMINUM	LP.	LOW POINT
BLDG.	BUILDING	MAX.	MAXIMUM
BLKG.	BLOCKING	MFR.	MANUFACTURER
BOT.	BOTTOM	MIN.	MINIMUM
C.J.	CONTROL JOINT	M.O.	MASONRY OPENING
CLG.	CEILING	N.I.C.	NOT IN CONTRACT
CMU.	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	O.D.	OUTSIDE DIAMETER
CONSTR.	CONSTRUCTION	OPNG.	OPENING
CONT.	CONTINUOUS	OHD.	OVERHEAD
CONTR.	CONTRACTOR	PL.	PLATE
C.L. OR E	CENTER LINE	PLYWD.	PLYWOOD
D.F.	DRINKING FOUNTAIN	PT.	PRESSURE TREATED
DIA.	DIAMETER	R.D.	ROOF DRAIN
DIM.	DIMENSION	REINF.	REINFORCED
DWG.	DRAWING	REQD.	REQUIRED
E.A.	EACH	R.O.	ROUGH OPENING
E.J.	EXPANSION JOINT	SCL.	STRUCTURAL COMPOSITE LUMBER
ELEV.	ELEVATION	ST.	STEEL
EXIST.	EXISTING	TEMP.	TEMPERED
EXT.	EXTERIOR	SIM.	SIMILAR
E.W.C.	ELECTRIC WATER COOLER	SPEC.	SPECIFICATION
F.D.	FLOOR DRAIN	STD.	STANDARD
FIN.	FINISH	STRUC.	STRUCTURAL
FL.	FLOOR	THK.	THICK
FLSHG.	FLASHING	T.O.C.	TOP OF CONCRETE
GA.	GAUGE	T.O.S.	TOP OF STEEL
G.C.	GENERAL CONTRACTOR	TYP.	TYPICAL
GYP. BD.	GYP. BOARD	U.O.	UNIT OPENING
H.M.	HOLLOW METAL	U.O.N.	UNLESS OTHERWISE NOTED
HORIZ.	HORIZONTAL	VERT.	VERTICAL
H.P.	HIGH POINT	V.I.F.	VERIFY IN FIELD
I.D.	INSIDE DIAMETER	WD.	WOOD
INSUL.	INSULATION	W.P.	WORKING POINT

ZONING REQUIREMENTS

SURVEY PREPARED BY EKA ASSOCIATES, P.A. DATED 04/05/22.

SITE / ZONING BULK REQUIREMENTS				
ZONE: R-75 BLOCK: 41 LOT: 8				
SECTION 184-115, R-75 (SINGLE FAMILY RESIDENCE DISTRICT)	ARTICLE NO.	REQUIRED	EXISTING	PROPOSED
MIN. SITE AREA	184-115(E-1)	7,500 S.F.	7,430 S.F. *	7,430 S.F. *
MIN. LOT WIDTH	184-115(E-2)	75 FT.	70 FT.	No Change
MIN. FRONT YARD SETBACK	184-115(E-4)	30 FT.	31.25 FT.	No Change
MIN. FRONT FRONTAGE	184-115(E-3)	50 FT.	70 FT.	No Change
MIN. SIDE YARD (ONE SIDE) 13% of Lot Width x 70'	184-115(E-5)	9.1 FT.	11.56 FT.	11.56 FT.
MIN. SIDE YARD (OTHER SIDE) 20% of Lot Width x 70'	184-115(E-5)	14 FT.	13.39 FT. *	13.39 FT. (V)
MIN. SIDE YARD (COMBINED) 33% of Lot Width x 70'	184-115(E-5)	23.1 FT.	24.95 FT.	24.95 FT.
MIN. REAR YARD SETBACK (Accessory Structures - Decks & Patios)	184-134(D2)	25 FT.	13 FT. *	13 FT. (V)
MAX. BUILDING HEIGHT	184-115(E-7)	27 FT.	16.25 FT.	28.5 FT. (V)
MAX. BUILDING COVERAGE 7,000 to 7,999 sf = 24 %	184-115(E-8)	24 % MAX	28.41 % *	28.41 % (V)
MAX. TOTAL COVERAGE	184-115(E-9)	35 %	38.67 % *	39.10 % (V)

* EXISTING NON-CONFORMING
(V) VARIANCE

PROJECT DIRECTORY

OWNER RYAN & KELLY MCCARTHY 188 PLEASANT AVE. FANWOOD, NJ 07023	ARCHITECT GRA ARCHITECTS, INC. 310 SPRINGFIELD AVENUE, SUITE 12 BERKELEY HEIGHTS, N.J. 07922 CONTACT: JIM RAMENTOL TEL: (908) 464-0106
CONTRACTOR T.B.D.	

DRAWING LIST

ARCHITECTURAL

- T-1 TITLE SHEET, ZONING DATA & SITE PLAN
- A-2 1ST & 2ND FLOOR PLANS
- A-4 PROPOSED FRONT & RIGHT ELEVATIONS
- A-4.1 PROPOSED REAR & LEFT ELEVATIONS

LEGEND

NORTH ARROW

LETTER OR NUMBER DRAWING TITLE
DRAWING NUMBER SCALE

WALL SECTION LETTER IDENTIFICATION DRAWING NUMBER

PLAN OR ELEVATION ENLARGEMENT REFER TO DRAWING NUMBER FOR ADDITIONAL INFORMATION

EXTERIOR ELEVATION LETTER IDENTIFICATION DRAWING NUMBER

DETAIL TARGET ENLARGEMENT NUMBER IDENTIFICATION DRAWING NUMBER

REVISIONS

PARTITION TYPE SEE PARTITION SCHEDULE

NOTE DESIGNATION

EXISTING PARTITION TO REMAIN

NEW PARTITIONS

EX. TO BE REMOVED

BEARING PARTITION

INSUL. PARTITION

C.M.U. WALL

NEW DOOR

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE REMOVED

ZONING CALCULATIONS

TOTAL COVERAGE CALCULATIONS:

EXISTING COVERAGE	S.F.
Existing Building Coverage:	1,962
Incl. covered porch, screened porch	
Existing Impervious Coverage	0
Front Walkways:	
Driveway:	557
Side Concrete Walk:	154
Rear Patio :	200
Total Exist/ Imperv. Coverage	911
TOTAL EXISTING COVERAGE	2,873
PROPOSED COVERAGE:	S.F.
Existing Building	
Total Existing & New Addns.	1,962
Proposed Impervious Coverage	
New Front Walk	32
Existing Driveway :	557
Existing Side Walk:	154
Rear Paver Patio:	200
Total Prop. Imperv. Coverage	943
TOTAL PROPOSED COVERAGE	2,905
Net Increase	+ 40 S.F.

GENERAL REQUIREMENTS

N.J.U.C.C. REQUIREMENTS

- USE GROUP : R5
- CONSTRUCTION TYPE : 5B
- DESIGN LOADS

	LIVE (PSF)	DEAD (PSF)
* SLEEPING ROOMS	30	15
* NON-SLEEPING ROOMS	40	15
* BATHROOM (W/ TILE)	40	25
* ENTRY & KITCHEN (W/ TILE)	40	25
* STAIRS	100	15
* CEILING W/ STORAGE	20	12
* CEILING W/O STORAGE	0	12
* VOLUME CEILING	30	15
* ROOF	30	15
* EXTERIOR WOOD DECK	40	12
- ARCHITECTURAL AREA (SQUARE FEET)

	EXISTING	ADDED	TOTAL
* LIVING AREA 1ST FLOOR	1,350	0	1,350
2ND FLOOR	0	1,263	1,263
TOTAL FLOOR AREA	1,350	1,263	2,613
- ARCHITECTURAL VOLUME (CUBIC FEET)

	EXISTING	ADDED	TOTAL
* LIVING AREA 1ST FLOOR	1,350	0	1,350
NEW UPPER LEVEL	0	1,263	1,263
TOTAL FLOOR AREA	1,350	1,263	2,613

ADDITIONAL VOLUME * 1,263 SF x 9 = 11,367 *

* LIVING AREA CALCULATIONS ARE BASED ON FLOOR AREA MEASURED WITHIN THE EXTERIOR FACE OF EXTERIOR WALLS. AREA CALCULATION DO NOT INCLUDING BASEMENT, UNINHABITABLE ATTICS OR ATTACHED GARAGES.

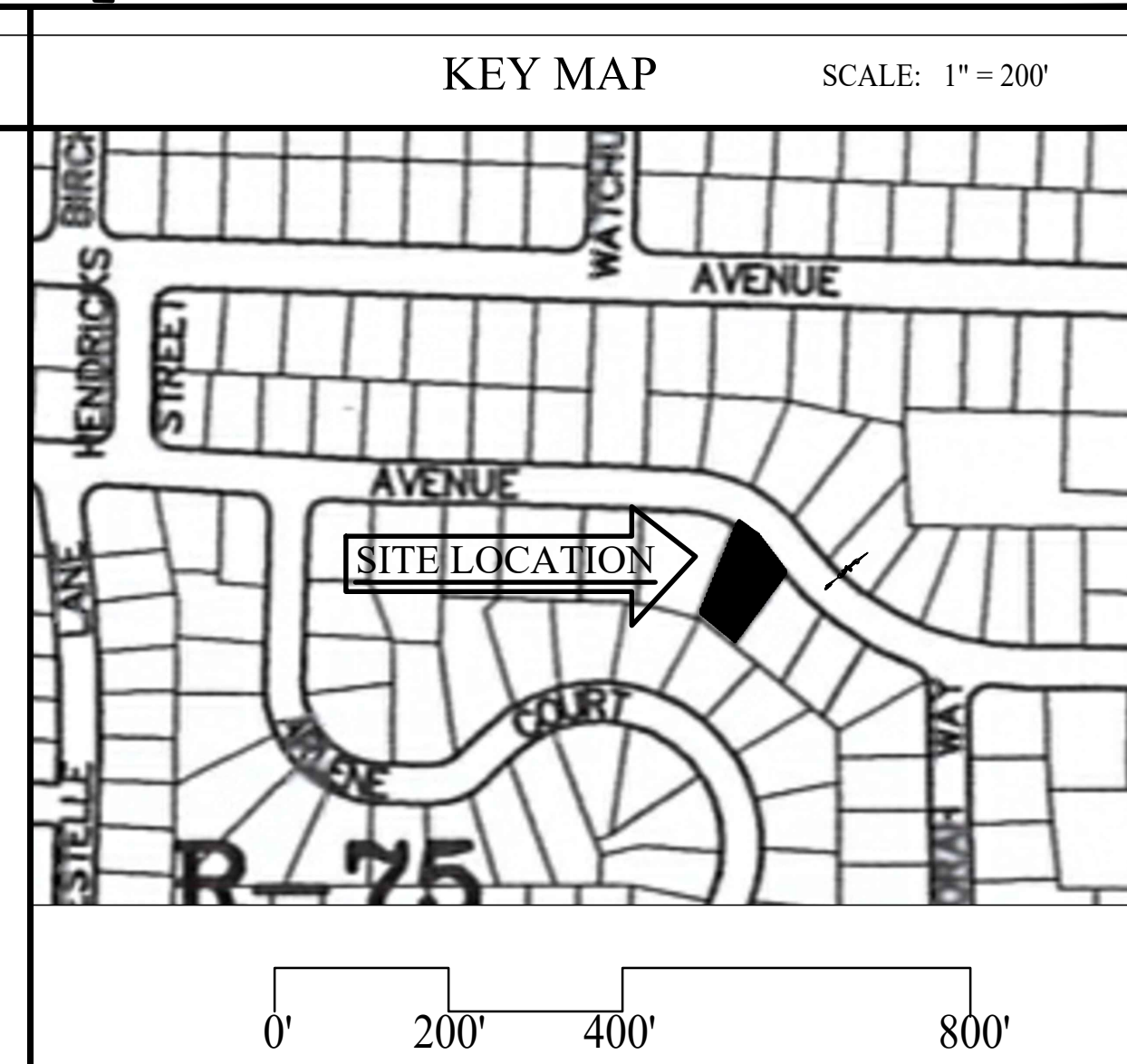
** PLAN REVIEW AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE I.R.C.-NJ EDITION 2021 CODE AND THE NEW JERSEY REHABILITATION SUB CODE INCLUDING ANY / ALL AMENDMENTS PER N.J.U.C.C.

FANWOOD ZBA APPROVAL

FANWOOD ZONING BOARD CHAIRMAN	DATE
SECRETARY OF THE BOARD	DATE

LIST OF ADJOINING PROPERTY OWNERS

NAME & ADDRESS	BLOCK & LOT



ISSUED FOR PLANNING BD. APPROVAL	04/11/24
ISSUED TO ZONING OFFICER	03/07/24
ISSUED TO OWNER FOR REVIEW	02/01/24
REVISION / ISSUED TO	DATE

CLIENT
RYAN & KELLY MCCARTHY
188 PLEASANT AVE.
FANWOOD, NJ 07023

PROJECT
ADDITION & ALTERATION TO
188 PLEASANT AVE.
FANWOOD, NJ

ARCHITECTURE
INTERIOR DESIGN
PLANNING

510 SPRINGFIELD AVENUE
BERKELEY HEIGHTS, NJ 07922
Ph: 908-464-0106
Fax: 908-464-0100
Web: www.gra-architects.com

DATE
11-28-23

SCALE
AS NOTED

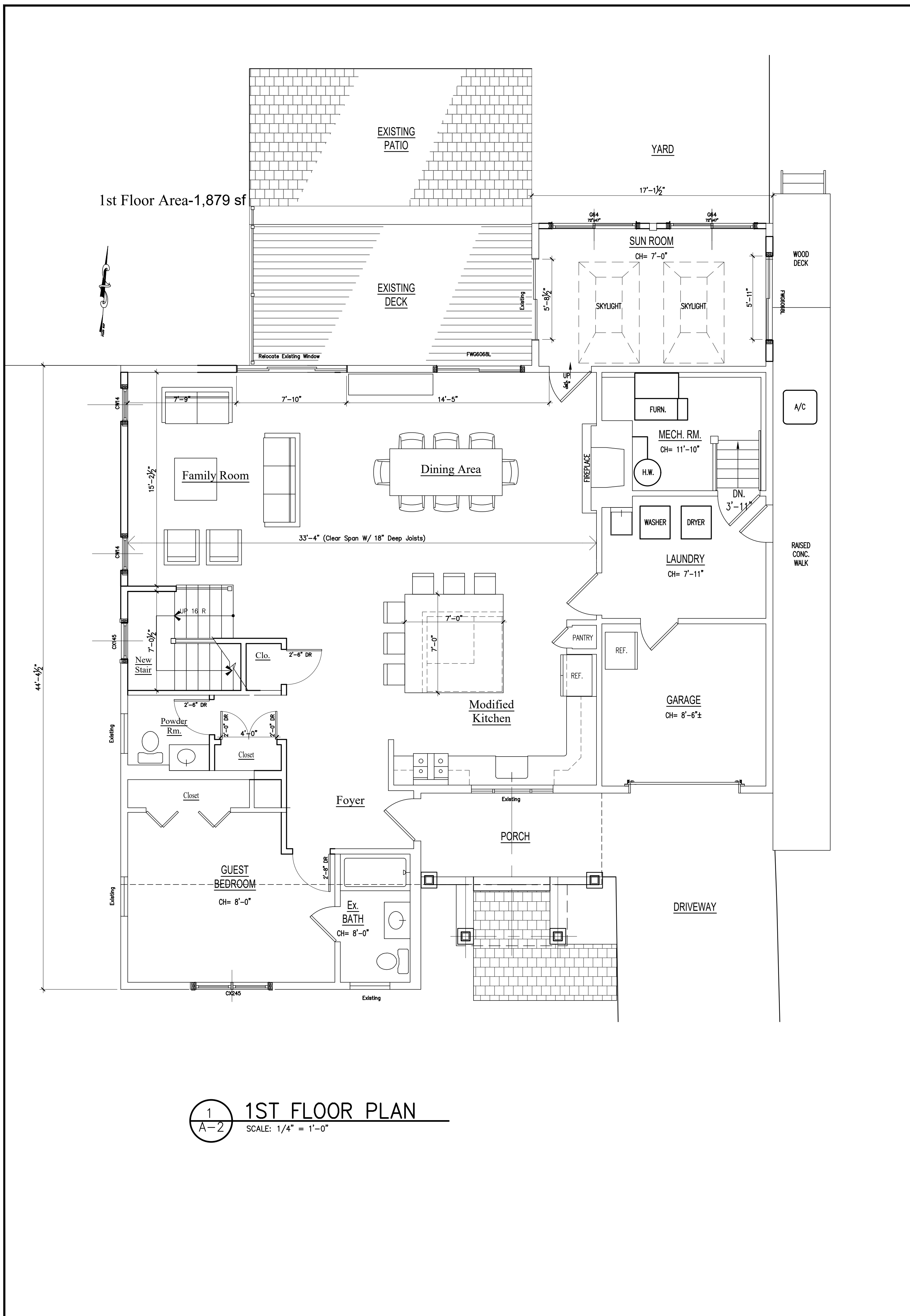
DRAWN BY
JR

PROJECT MANAGER
JR

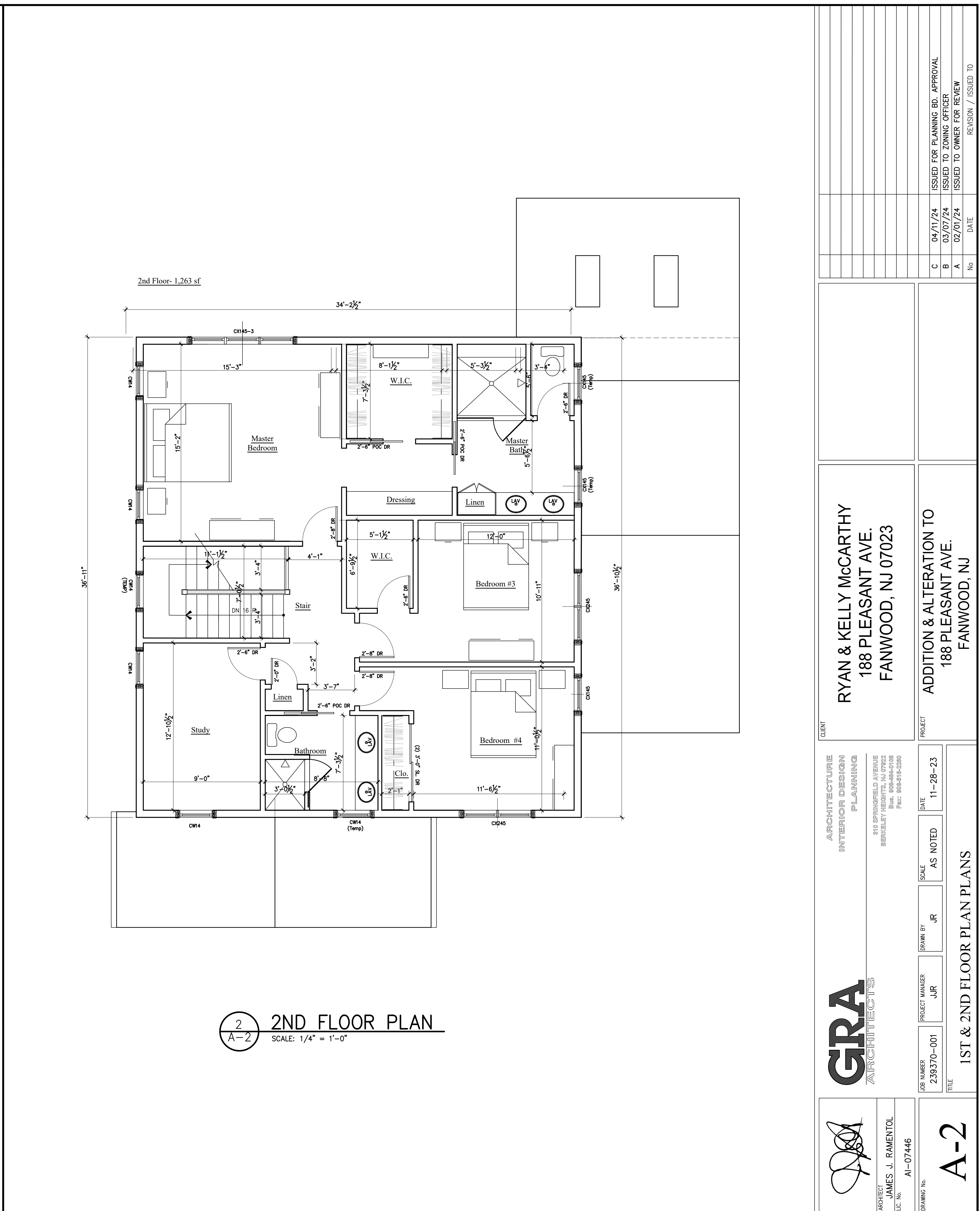
JOB NUMBER
239370-001

TITLE
T-1

ARCHITECT
JAMES J. RAMENTOL
LIC. NO. AI-07446



1
A-2 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A-2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"


<p>ARCHITECT JAMES J. RAMENTOL LIC. NO. AI-07446</p>	<p>ARCHITECTURE INTERIOR DESIGN PLANNING</p> <p>310 SPRINGFIELD AVENUE BERKELEY HEIGHTS, NJ 07022 TEL: 908-666-0100 FAX: 908-616-2200</p>	CLIENT	RYAN & KELLY MCCARTHY 188 PLEASANT AVE. FANWOOD, NJ 07023
		PROJECT	ADDITION & ALTERATION TO 188 PLEASANT AVE. FANWOOD, NJ
JOB NUMBER	239370-001	DATE	11-28-23
PROJECT MANAGER	JUR	SCALE	AS NOTED
DRAWN BY	JR	TITLE	1ST & 2ND FLOOR PLAN PLANS
DRAWING NO.	AI-07446	DATE	11-28-23
ISSUED FOR PLANNING BD. APPROVAL	04/11/24	ISSUED TO ZONING OFFICER	03/07/24
ISSUED TO OWNER FOR REVIEW	02/01/24	REVISION / ISSUED TO	No



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



2 RIGHT ELEVATION
 A-4 SCALE: 1/4" = 1'-0"

	ARCHITECTURE INTERIOR DESIGN PLANNING		310 SPRINGFIELD AVENUE BERKELEY HEIGHTS, NJ 07022 PH: 908-464-2100 FAX: 908-416-2200		DATE 11-28-23
	CLIENT RYAN & KELLY MCCARTHY 188 PLEASANT AVE. FANWOOD, NJ 07023		PROJECT ADDITION & ALTERATION TO 188 PLEASANT AVE. FANWOOD, NJ		ARCHITECT JAMES J. RAMENTOL LIC. NO. AI-07446
JOB NUMBER 239370-001		PROJECT MANAGER JUR		DRAWN BY JUR	
SCALE AS NOTED		TITLE PROPOSED FRONT & RIGHT ELEVATIONS			
DRAWING NO. A-4		REVISION / ISSUED TO		REVISION / ISSUED TO	
C		04/11/24 ISSUED FOR PLANNING BD. APPROVAL		DATE	
B		03/07/24 ISSUED TO ZONING OFFICER		DATE	
A		02/01/24 ISSUED TO OWNER FOR REVIEW		DATE	

