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NJ - AI 15134 NY - 026829

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REVISION

NEW WOOD

PLATFORM \$ STEPS

\_\_\_ EXISTING CONCRETE

PATIO

- EXISTING

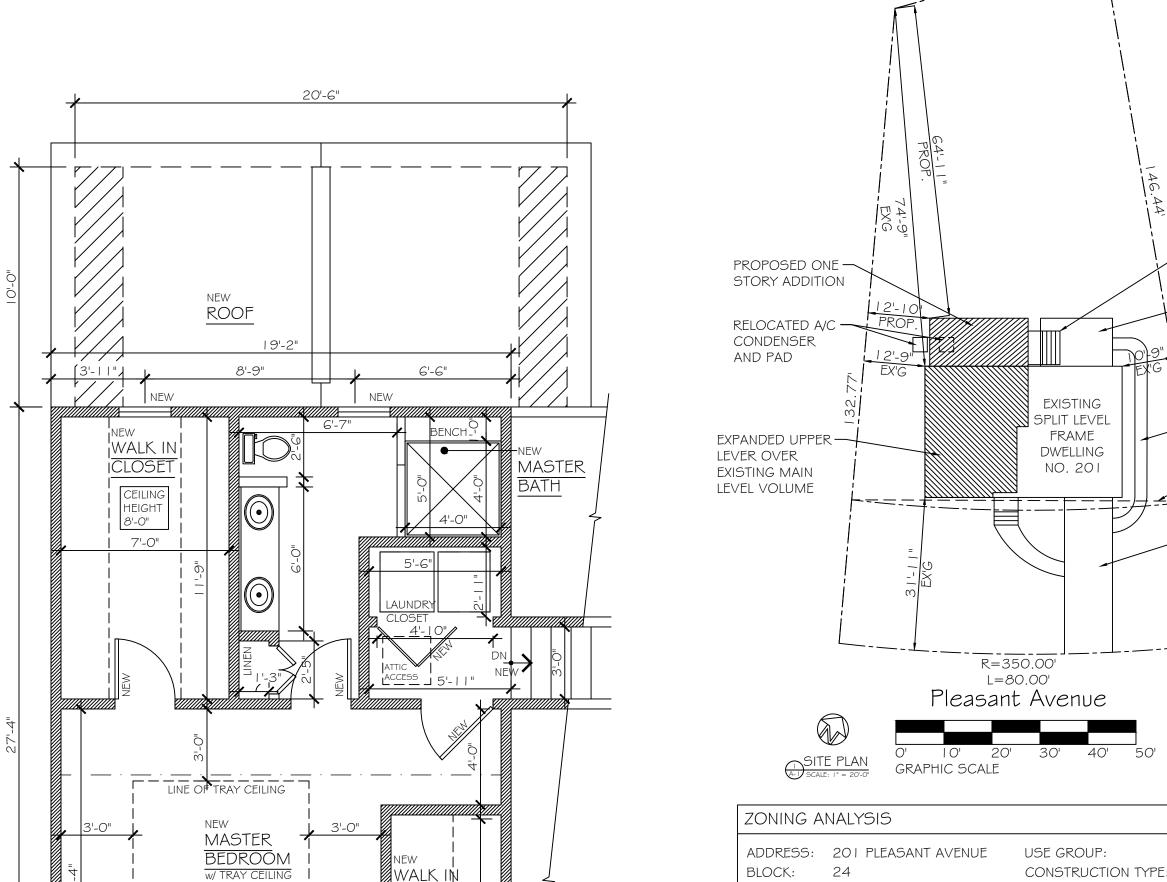
WALKWAY

LOT WIDTH

— EXISTING

DRIVEWAY

72'-1"



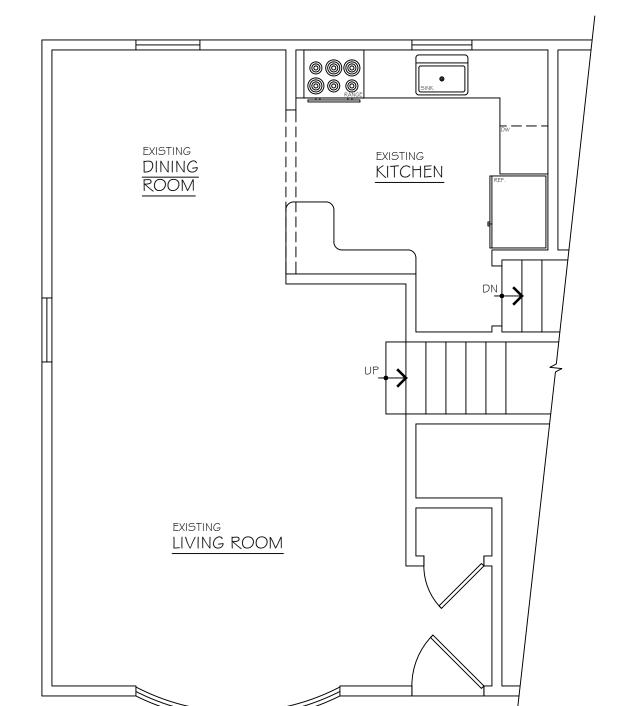
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	201 PLEASANT AVENUE	USE GR		R-5	
	24		RUCTION TY		
LOT:			ADDITION:		
ZONE:			ARGEST FLO	-	
LOT SIZE:	8,678 SF	NEW VC	DLUME:	7,99	91 CU.FT.
FLOOR ARE	A CALCULATIONS:				
			DEDUCT.		
	OR AREA (NON-HABITABLE			0 SF	
		915 SF			-
UPPER LEVE	L FLOOR AREA:				1,147 SF
TOTALS (HA	BITABLE):	1,514 SF	0 SF	753 SF	2,267 SF
<u>IMPROVEME</u>	ENT COVERAGE CALCULATI	ONS:			
LOT SIZE: 8	,678  SF X  35% = 3,037	MAX IMPRO	VEMENT CO	VERAGE	
		EXISTING	DEDUCT.	ADD	TOTAL
HOUSE:		1,123 SF	0 SF	205 SF	1,328 SF
FRONT PLAT	FORM:	29 SF	0 SF	0 SF	29 SF
DRIVEWAY:		324 SF	0 SF	0 SF	324 SF
FRONT \$ SII	DE WALKWAYS:	174 SF	0 SF	0 SF	174 SF
A/C PAD:		9 SF	- 9 SF	9 SF	9 SF
CONCRETE	PATIO:	150 SF	0 SF	0 SF	150 SF
TOTALS:		1,809 SF			2,014 SF
ACTUAL IMF	PROVEMENT COVERAGE:	2.014 SF			
	VEMENT COVERAGE:				
BUILDING C	OVERAGE CALCULATIONS:				
	,678 SF X 23.5% = 2,03		UILDING CO	VERAGE	
	, -,		DEDUCT.		TOTAL
HOUSE:			0 SF		
	_ATFORM & STEPS:		0 SF		
TOTALS:	1 (11 O 1 (1 VI + O 1 LI O )		0 SF		
			0 01	20101	1,07101
ACTUAL BU	ILDING COVERAGE:	1,374 SF			

	-,			
BUILDING COVERAGE CALCULATIONS:				
LOT SIZE: 8,678 SF X 23.5% = 2,039 SF MAX BUILDING COVERAGE				
	EXISTING	DEDUCT.	ADD	TOTAL
HOUSE:	1,123 SF	0 SF	205 SF	1,328 9
WOODEN PLATFORM \$ STEPS:	0 SF	0 SF	46 SF	46 SF
TOTALS:	1,123 SF	0 SF	25   SF	1,374 S
ACTUAL BUILDING COVERAGE:	1,374 SF			
MAX BUILDING COVERAGE:	2,039 SF			

BUILDING	HEIGHT

	REQUIRED	EXISTING	PROPOSED
HOUSE:	27'-0"	+/- 22'-5"	25'-3"
STORIES:	2	2	2-1/2
YARD REQUIREMENTS:			

YARD REQUIREMENTS:			
LOT WIDTH = 72'-1"	REQUIRED	EXISTING	PROPOSED
FRONT YARD SETBACK:	30'-0"	31'-11"	NO CHANGE
SIDE YARD   (20% OF 72'-1" =  4'-5";  4'-0" MIN.):	: 14'-5"	12'-9"*	12'-10"**
SIDE YARD 2 (13% OF 72'-1" = 9'-4"; 9'-0" MIN.):	9'-4"	10'-9"	NO CHANGE
SIDE YARD TOTALS (33% OF 72'-1" = 23'-9"):	23'-9"	23'-6"*	23'-7"**
REAR YARD SETBACK:	25'-0"	74'-9"	64'-11"
*NO INCREASE TO EXISTING NON-CONFORMING			
**SEEKING VARIANCE			



EXISTING PARTIAL MAIN LEVEL PLAN

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

EXISTING LIVING ROOM 

20'-6" ADDITION

EXPANDED

19'-8"

7'-4"

OPEN RAILING

ENLARGED DINING ROOM

KITCHEN 8'-2"

PROPOSED PARTIAL MAIN LEVEL PLAN

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

PROPOSED UPPER LEVEL PLAN

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

7'-1"

7'-1"

SYMBOLS LEGEND

DRAWING TAGS

19'-2"

VARIANCE NOTE:

NEW WOOD PLATFORM

\$ STEPS. SEE FOUNDATION PLAN

THE HOMEOWNERS OF 201 PLEASANT AVENUE FANWOOD, ARE SEEKING THE FOLLOWING VARIANCES FROM THE FANWOOD PLANNING BOARD:

SIDE YARD SETBACK
 COMBINED SIDE YARD SETBACK

BELOW IS A LIST OF THE EXISTING NON-CONFORMING CONDITIONS OF THE PROPERTY:

SIDE YARD SETBACK
 COMBINED SIDE YARD SETBACK

ELEVATION REFERENCE DRAWING NUMBER SECTION REFERENCE DRAWING NUMBER REVISION CLOUD # TAG WALL TYPES PLAN SYMBOLS POST EXIST DOOR EXISTING, TO REMAIN = = EXISTING, TO BE REMOVED DOOR

DOOR

DOOR

WINDOW

SYMBOL

OONCRETE / CMU

DOOR

NEW

DOOR

SYMBOL

SYMBOL

OONCRETE / CMU

5'-0"

SHEET# 1 OF 2

PROJECT TITLE

**SMITH** 

RESIDENCE

201 PLEASANT AVE FANWOOD, NJ

DRAWING TITLE

**VARIANCE** 

SITE PLAN

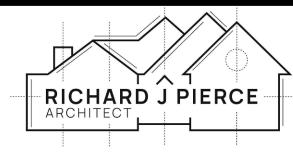
**ZONING** 

**FLOOR PLANS** 

09-05-2025

AS NOTED

PROJECT # 1386



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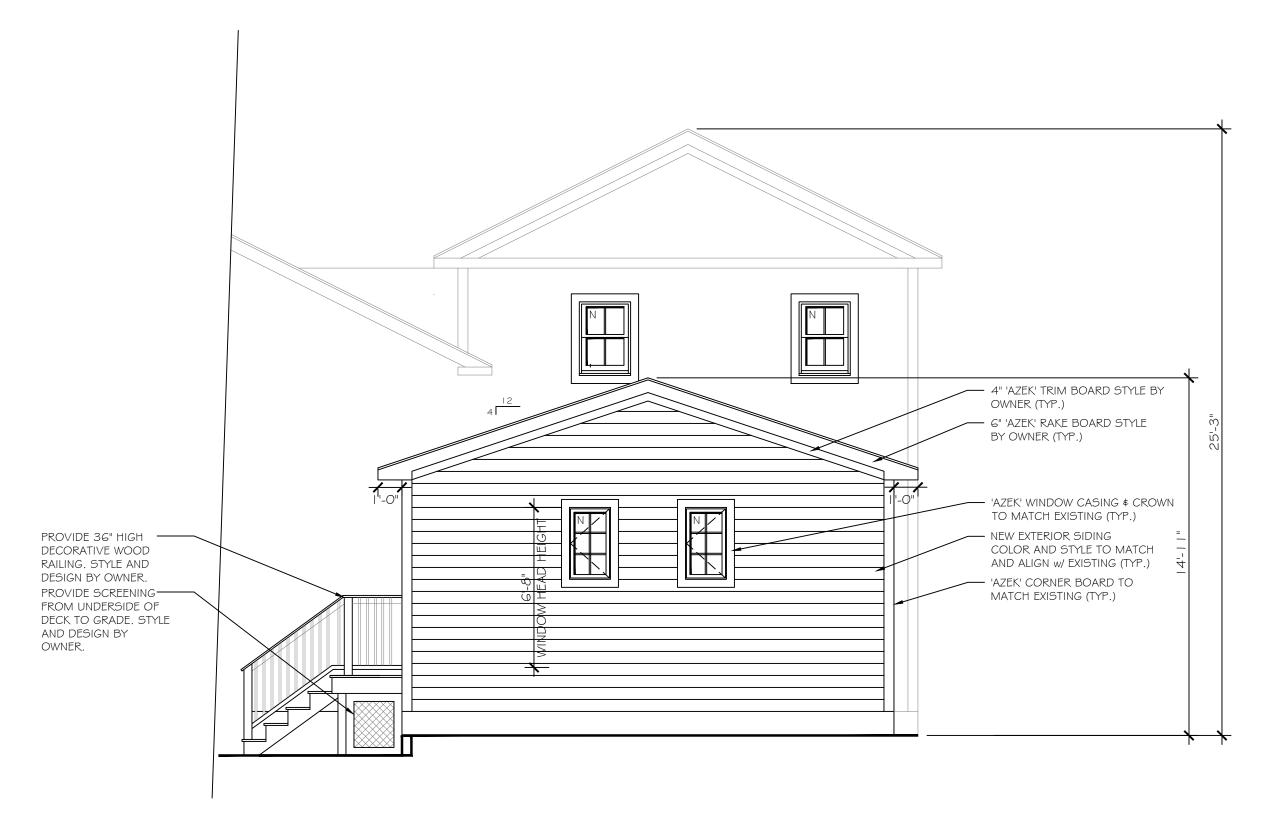
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ROOF SKIRT SEE DETAIL

CONTINUOUS RIDGE ——— VENT. SEE RIDGE DETAIL ASPHALT SHINGLE ROOF -OVER 5/8" EXTERIOR GRADE PLYWOOD. COORDINATE STYLE AND COLOR WITH OWNER 5" 'AZEK' FASCIA BOARD. — STYLE BY OWNER ALUMINUM GUTTERS # ----LEADERS w/ ROOF MOUNTED STRAPS (TYP.) OVERHANG (TYP.) CONTINUOUS RIDGE ----VENT. SEE RIDGE DETAIL ASPHALT SHINGLE ROOF — OVER 5/8" EXTERIOR GRADE PLYWOOD. COORDINATE STYLE AND COLOR WITH OWNER 5" 'AZEK' FASCIA BOARD. — STYLE BY OWNER ALUMINUM GUTTERS # ---LEADERS w/ ROOF MOUNTED STRAPS (TYP.) NEW EXTERIOR SIDING COLOR AND STYLE TO MATCH AND ALIGN w/ EXISTING (TYP.)
'AZEK' CORNER BOARD — TO MATCH EXISTING (TYP.)

PROPOSED LEFT SIDE ELEVATION

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



PROPOSED FRONT ELEVATION

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

PROPOSED REAR ELEVATION

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

4" 'AZEK' TRIM BOARD ——

6" 'AZEK' RAKE BOARD —

STYLE BY OWNER (TYP.)

STYLE BY OWNER (TYP.)

APPLIED ROOF SKIRT. -

5" 'AZEK' FASCIA BOARD. -

PAINTED WOOD SHUTTERS 
FOR EACH WINDOW
(TYP. ON FRONT ELEVATION)

NEW EXTERIOR SIDING

COLOR AND STYLE TO MATCH

AND ALIGN w/ EXISTING (TYP.)

NEW ROOF SKIRT. SEE DETAIL. — ALIGN ROOF SKIRT EAVE W/ VESTIBULE ROOF EAVE

'AZEK' CORNER BOARD -

TO MATCH EXISTING

MATCH ROOF PITCH,

SHINGLES AND TRIM

STYLE BY OWNER

PROJECT TITLE SMITH

RESIDENCE 201 PLEASANT AVE FANWOOD, NJ

DRAWING TITLE

VARIANCE

EXTERIOR ELEVATIONS

09-05-2025

SCALE AS NOTED

SHEET# 2 OF 2

V-2

PROJECT # 1386