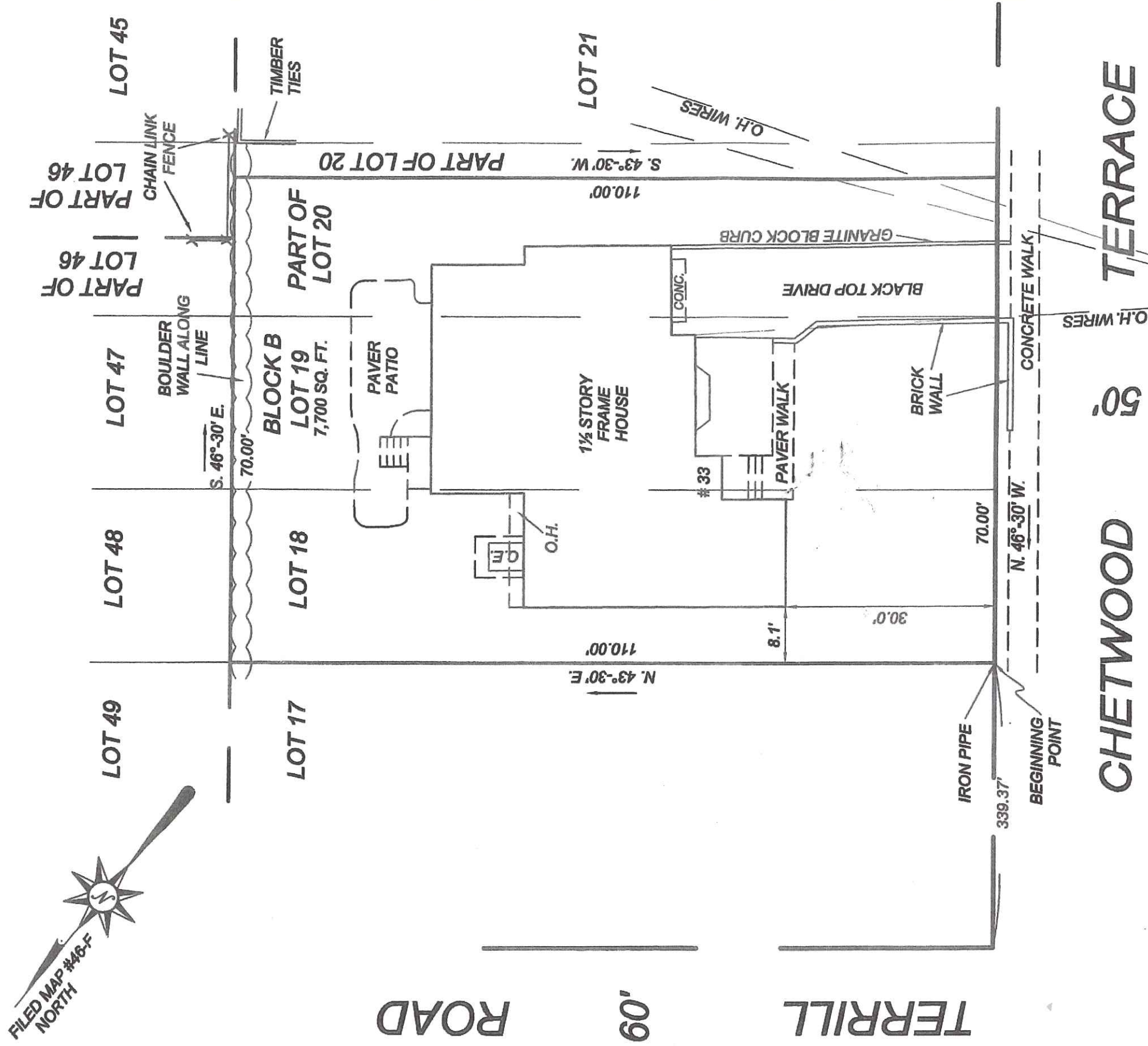


Being known as Lots 18, 19 and Part of Lot 20, Block B on a map entitled, "Map of Fairview Section One", dated October 15, 1927 and filed in the Office of the Clerk of Union County on January 18, 1928 as Map No. 46-F

Also being known as Lot 8, Block 95 on the Borough of Fanwood Tax Maps.



This location survey is certified to:

Gabriel B. Berkowitz and Sydney W. Berkowitz,
 husband and wife;
 Scott Title Services, LLC;
 Old Republic National Title Insurance Company;
 Byrnes O'Hem & Heugle, LLC;
 Pinnacle Mortgage Inc.,
 its successors and/or assigns,
 as their interest may appear.

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14(C45:8-36.3) and N.J.A.C. 13:40-5.1(d) per letter dated November 22, 2016.

* This survey makes no determination as to the existence or nonexistence of Wetlands or Floodlands on this lot
 * This Certification is made only to above named parties for purchase and/or mortgage of herein delineated property by above named purchaser. No responsibility of liability is assumed by Surveyor for use of any survey for any other purpose including, but not limited to, use of survey for survey Affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly. Not to be used for Construction.

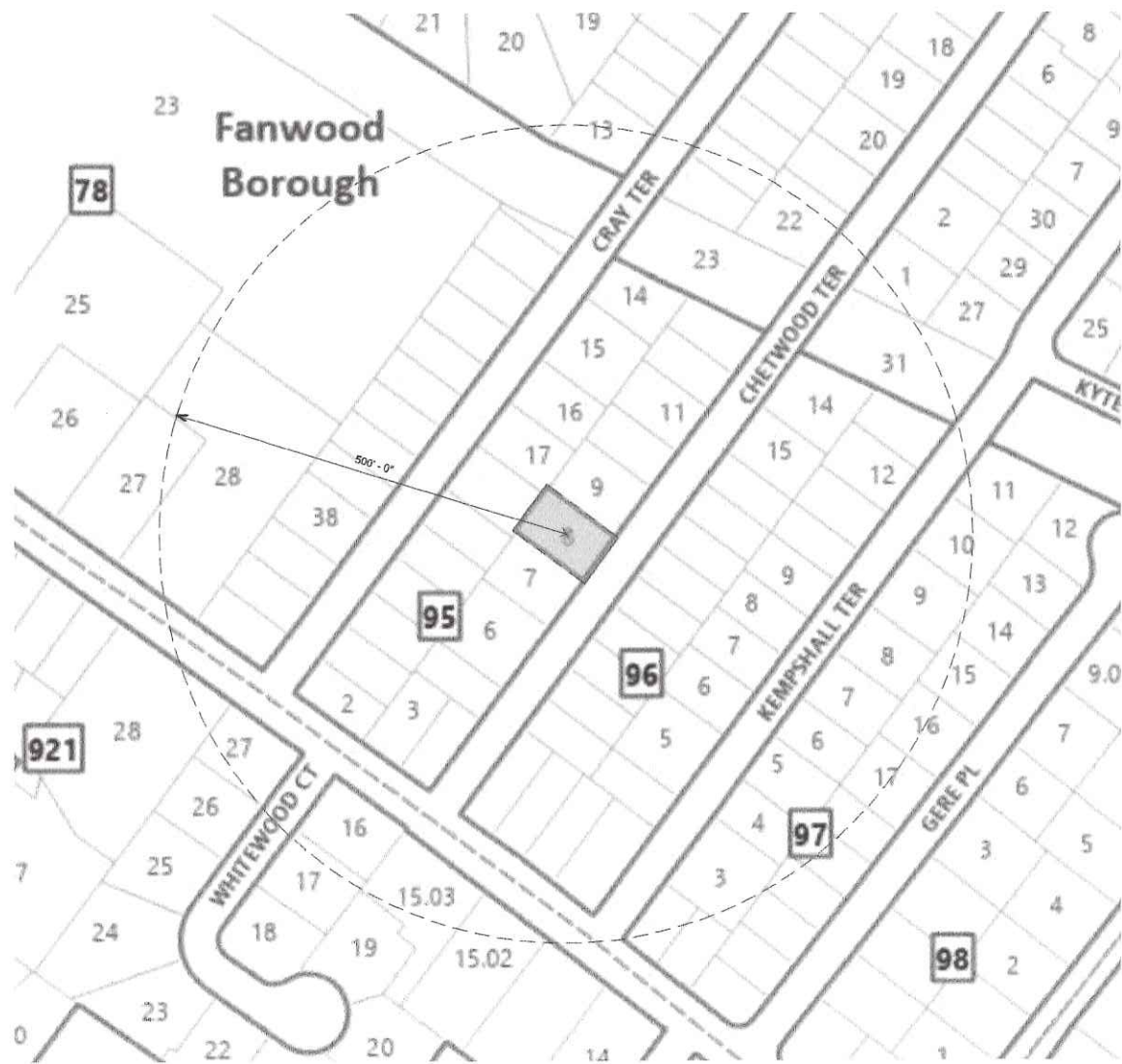
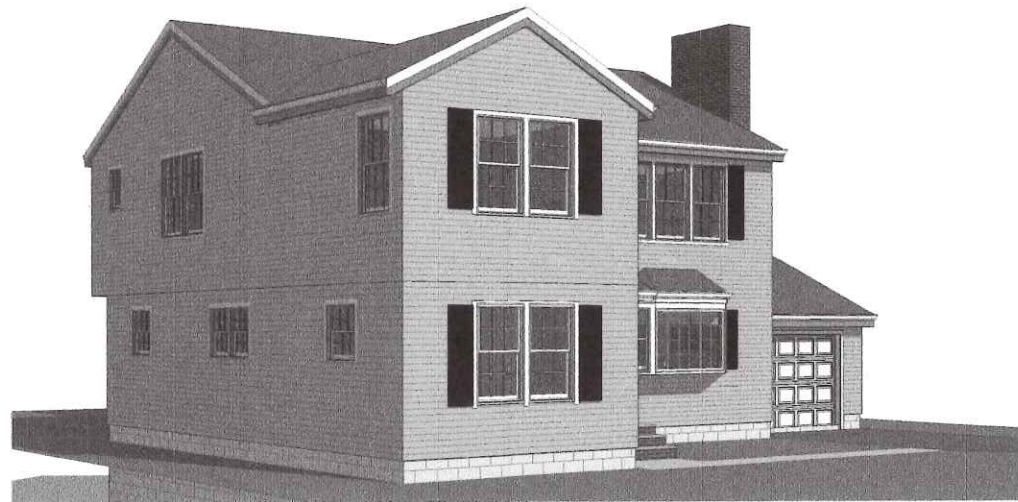
Richard G. Titus

Richard G. Titus, N.J. Professional Land Surveyor Lic. No. GS33181

PROPERTY IN THE
BOROUGH OF FANWOOD
 UNION COUNTY, NEW JERSEY
 Scale: 1"=20' November 28, 2016

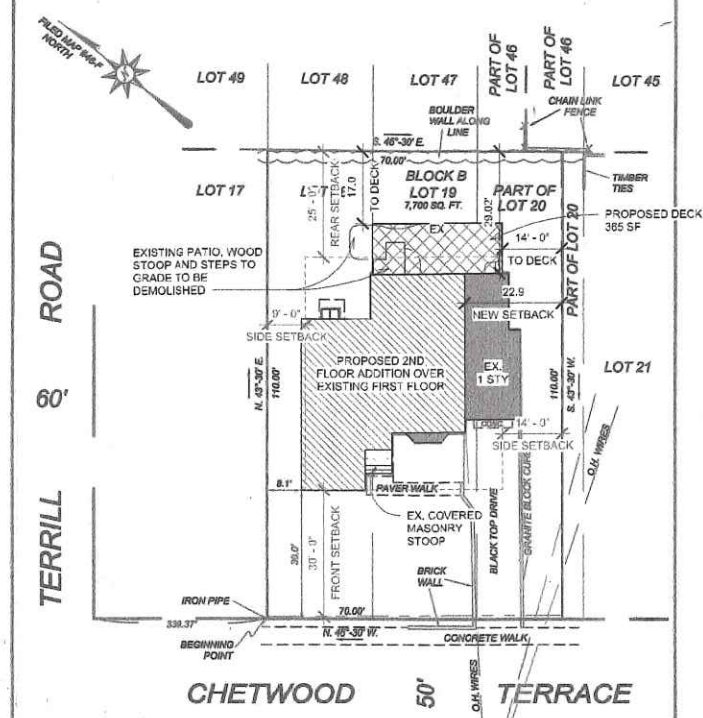
**TITUS SURVEYING
 & ENGINEERING, P.C.**

618 SOMERSET STREET
 NORTH PLAINFIELD, NEW JERSEY 07060
 PHONE (908) 756-9047 FAX (908) 756-9055



2 Key Map
1" = 100'-0"

Being known as Lots 18, 19 and Part of Lot 20, Block B on a map entitled, "Map of Fairview Section One", dated October 15, 1927 and filed in the Office of the Clerk of Union County on January 18, 1928 as Map No. 46-F
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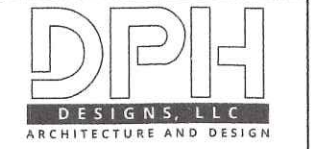
**PROPERTY IN THE
BOROUGH OF FANWOOD
UNION COUNTY, NEW JERSEY**
Scale: 1"=20' November 28, 2016

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ST-16067-16 JOB NO. 2-1532-16 BOOK 325 PAGE 89 DRAWN BY: RT/JM/MS CHKD. RT



ZONING DATA BLOCK #95 LOT #8 ZONE:R-75				
ITEM	ORDINANCE	EXISTING	PROPOSED	COMMENTS
LOT AREA	7,500 SF	7,700 SF	NO CHANGE	CONFORMS
LOT WIDTH	75 FT	70 FT	NO CHANGE	EXISTING NONCONFORMITY
LOT FRONTAGE	50 FT	70 FT	NO CHANGE	CONFORMS
FRONT YARD SETBACK	30 FT	30 FT	NO CHANGE	CONFORMS
SIDE YARD MIN.	13% OF LOT WIDTH, MIN 8 FT 20% OF LOT WIDTH, MIN 10FT	8.1 FT LEFT & 9.7 FT RIGHT	8.1 FT LEFT SIDE 9.7 FT RIGHT SIDE, 22.86 FT @ ADDITION	EXPANSION OF EX. NONCONFORMITY ON LEFT SIDE
TOTAL SIDE YARD MINIMUM	33% OF LOT WIDTH / 23.1 FT	8.1 FT LEFT & 9.7 FT RIGHT	ADDITION CONFORMS= 30'-9"	EXISTING NONCONFORMITY
REAR YARD SETBACK	25 FT	29.02 FT	17.0 FT	NEW NONCONFORMITY
BUILDING HEIGHT	27 FT / 2 STY	21.29 FT	27 FT	CONFORMS
BUILDING COVERAGE	24% / 1,848 SF	25% / 1,938SF	NO CHANGE	EXISTING NONCONFORMITY
IMPERVIOUS COVERAGE	35% / 2,695 SF	38% / 2,954SF	33.66% / 2,592SF	CONFORMS, NET REDUCTION OF 362 SF



Dawn Parker Heifetz, AIA, NCARB
328 Park Avenue, Ste 2, Scotch Plains, NJ 07076
732.616.7146 • info@dphdesigns.com
NJ LICENSE #023113 NJ LICENSE #21A102294600

SIGNATURE BLOCK

Berkowitz Addition & Alterations

Sydney and Gabe Berkowitz
33 Chetwood Terrace
Fanwood, NJ 07023

No.	Description	Date
1	VARIANCE SET	04-06-26



DAWN PARKER HEIFETZ, RA, NCARB
NJ LICENSE #21A102294600

THIS DRAWING IS INCOMPLETE UNLESS USED WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICTING OR LACKING DIMENSIONS.

SITE PLAN

Date	Issue Date
Drawn by	Author
Checked by	Checker

V1

Scale As indicated

SIGNATURE BLOCK

Berkowitz Addition & Alterations

Sydney and Gabe Berkowitz

33 Chetwood Terrace
 Fanwood, NJ 07023

No.	Description	Date
1	VARIANCE SET	04-08-26

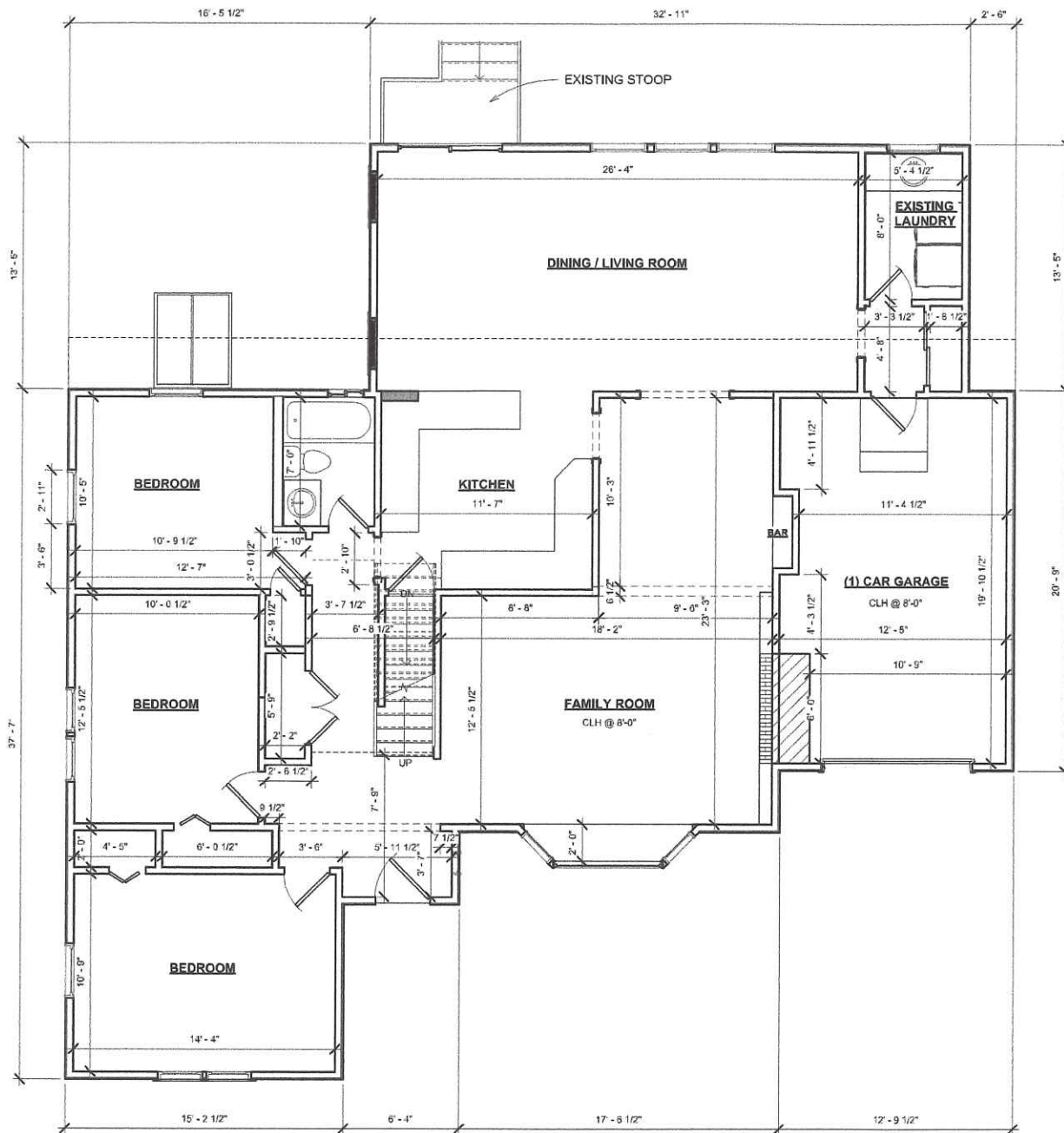


DAWN PARKER HEIFETZ, RA, NCARB
 NJ LICENSE #21A102294600

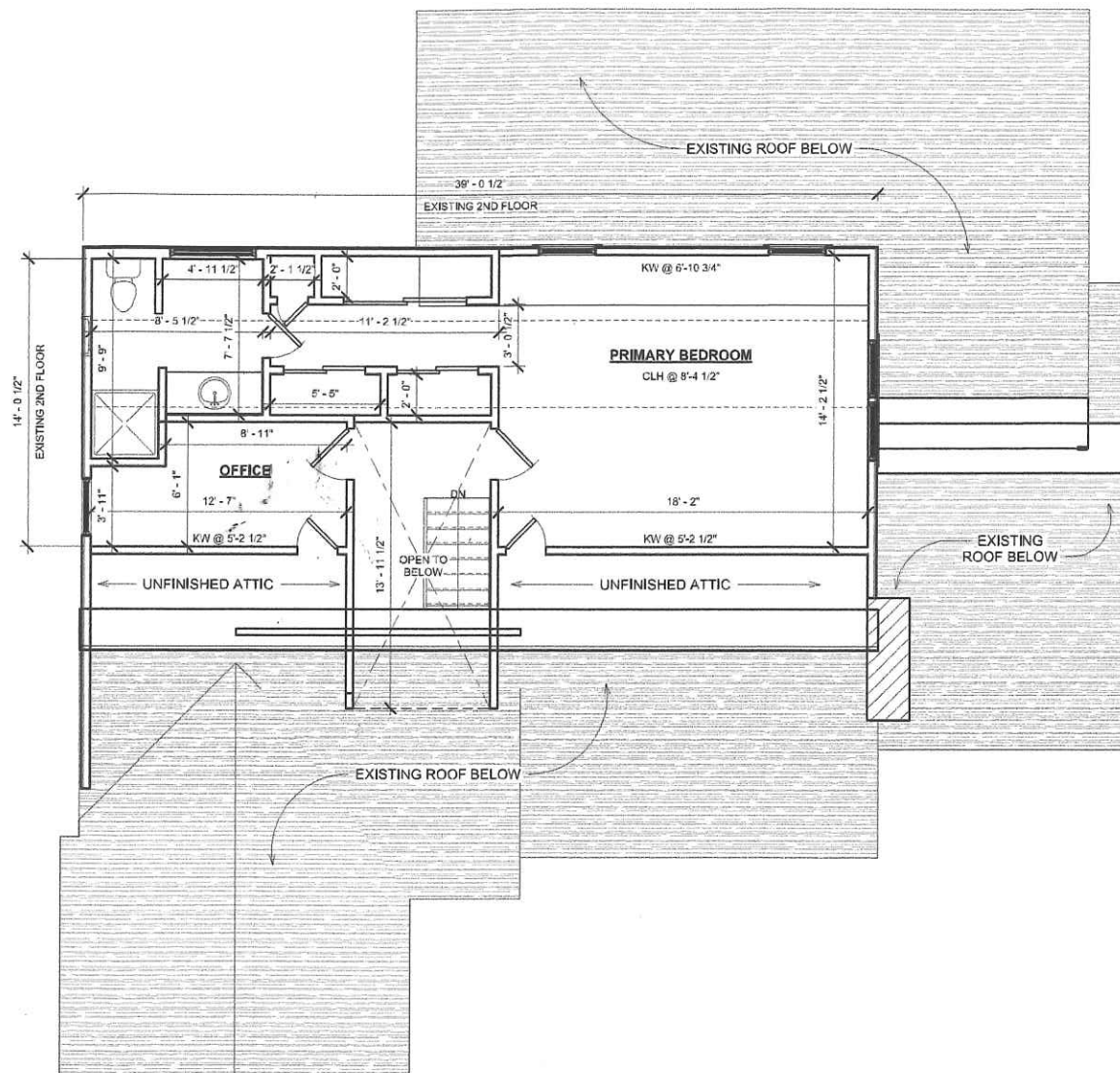
THIS DRAWING IS INCOMPLETE UNLESS USED WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICTING OR LACKING DIMENSIONS.

EXISTING 1ST AND 2ND FLOOR PLANS

Date	Issue Date
Drawn by	Author
Checked by	Checker
V2	
Scale	1/4" = 1'-0"



1 First Floor Existing
 1/4" = 1'-0"



2 Second Floor Existing
 1/4" = 1'-0"

SIGNATURE BLOCK

Berkowitz Addition & Alterations

Sydney and Gabe Berkowitz
33 Chetwood Terrace
Farwood, NJ 07023

No.	Description	Date
1	VARIANCE SET	04-08-26



DAWN PARKER HEIFETZ, RA, NCARB
NJ LICENSE #21A102294600

THIS DRAWING IS INCOMPLETE UNLESS USED WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICTING OR LACKING DIMENSIONS.

PROPOSED BASEMENT AND ROOF PLANS

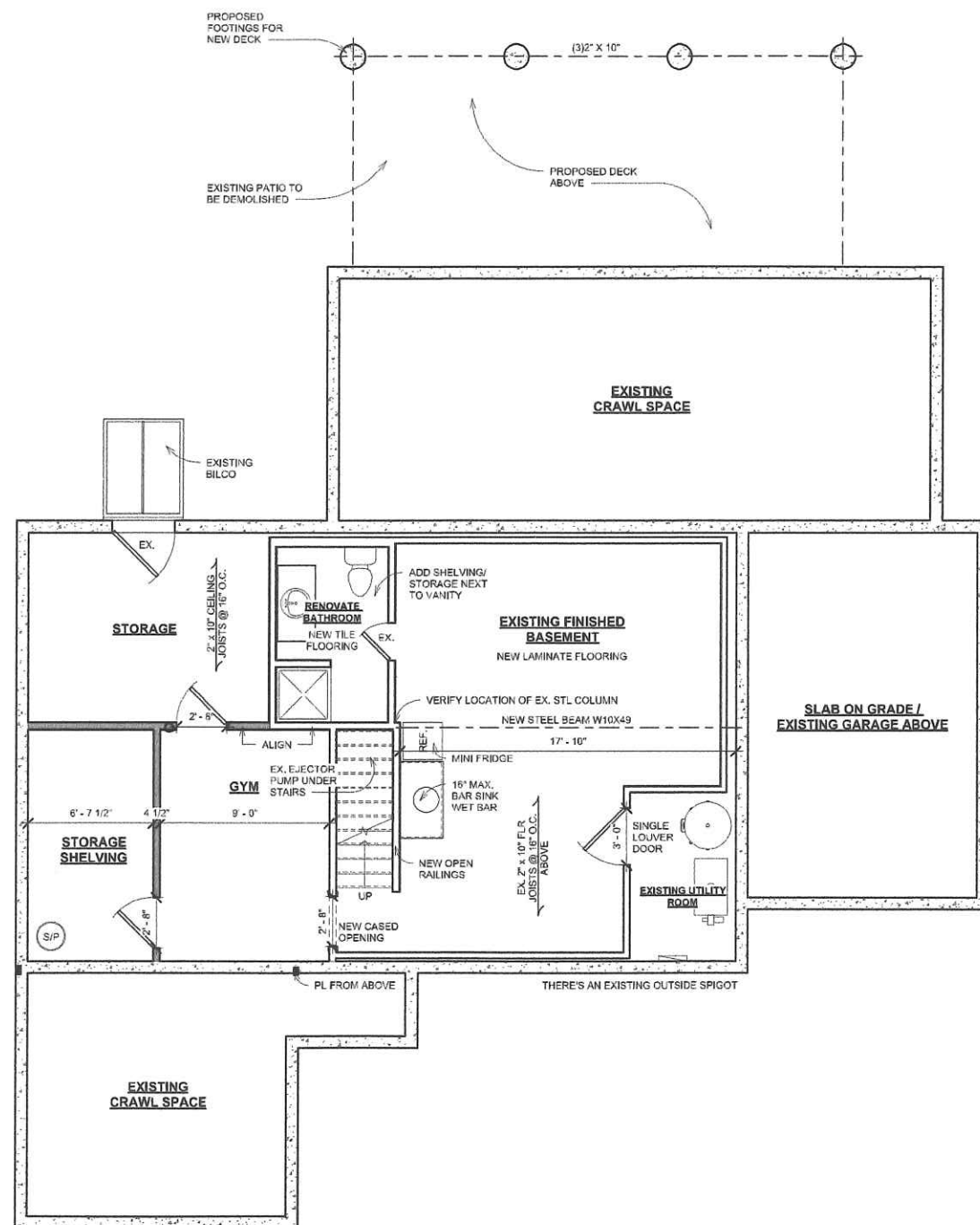
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Drawn by	Author
Checked by	Checker

V3-B

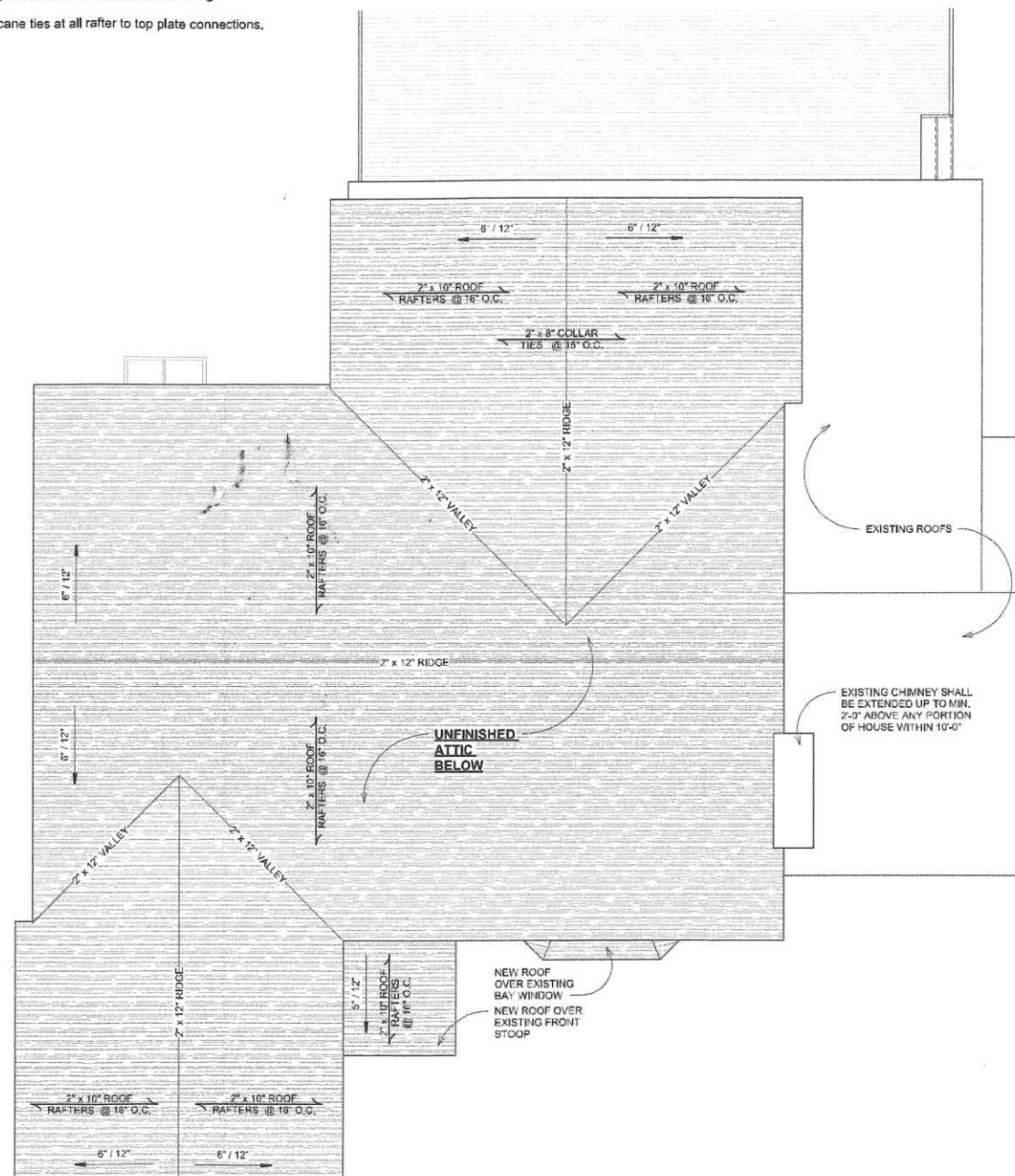
Scale 1/4" = 1'-0"

ROOFING NOTES:

- New roofing unless noted otherwise shall be "GAF TIMBERLINE" asphalt shingle.
- Roofing or EQ, color to be selected by homeowner.
- Roof shingles shall be installed over roof manufacturer's underlay sheet.
- The first four feet of roof area measured from the gutter upward shall be fitted with ice shield all around.
- Roof sheathing shall be 5/8" CDX plywood or approved equal.
- Typical roof rafters shall be 2" x 10's @ 16" o.c.
- Bituthene flashing shall be installed at all roof valleys, crickets and chimneys.
- Provide new gutters and leaders to match existing.
- Provide Hurricane ties at all rafter to top plate connections.



1 Basement New
1/4" = 1'-0"



2 Roof Plan New
1/4" = 1'-0"

