

Proposed Site Plan

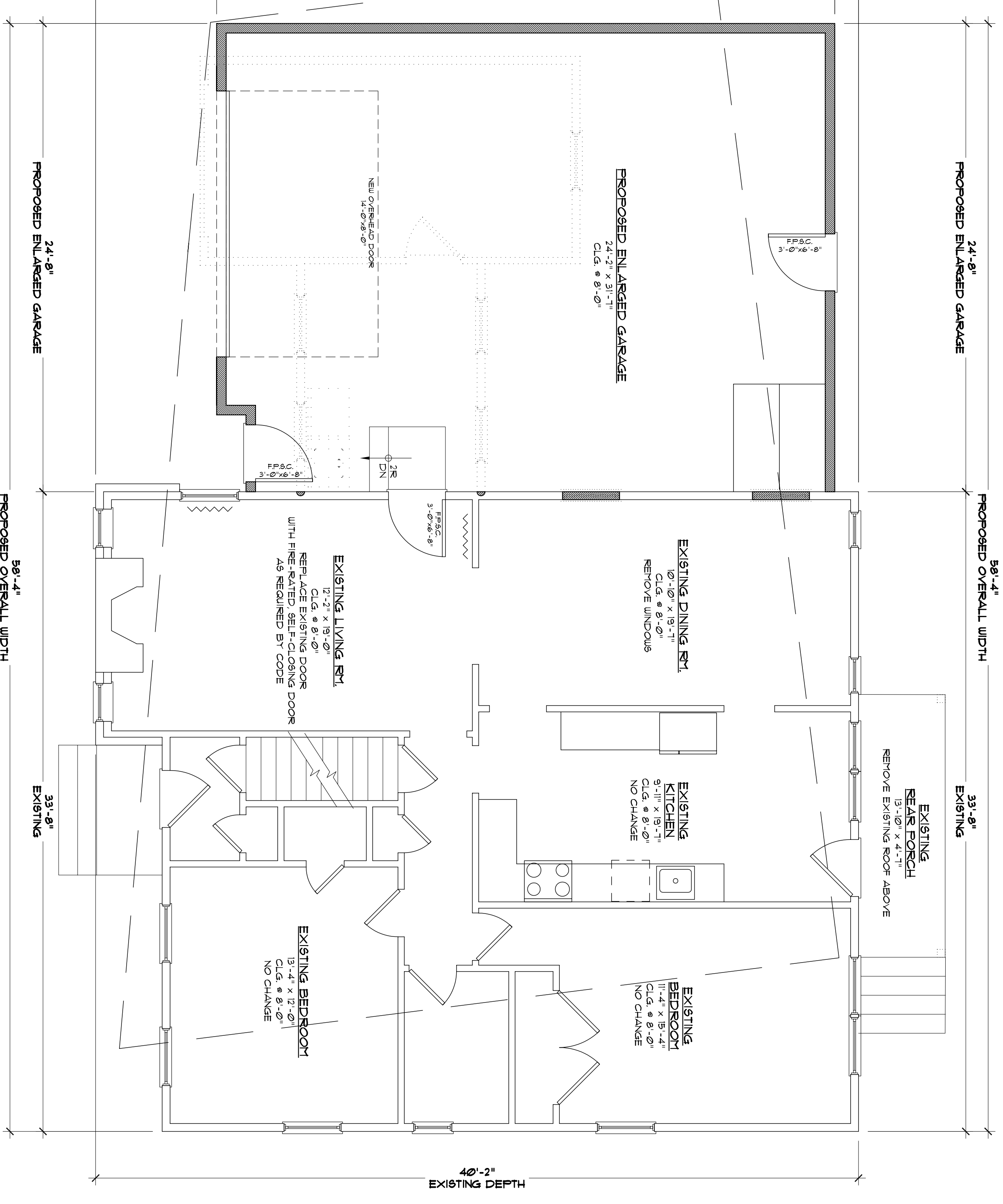
SCALE: 1" = 10'

BOUNDARY SURVEY
FOR
PAUL MANTONE
SITUATED AT
113 CENTRAL AVENUE - TAX BLOCK 1004, LOT 1
BOROUGH OF MADISON
MORRIS COUNTY, NEW JERSEY

KORZEN
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N.J. CERTIFICATE OF AUTHORIZATION NO. 2404201000

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ZONING ANALYSIS			
ZONE:	REQUIRED	EXISTING	PROPOSED
R-3, DETACHED SINGLE-FAMILY DWELLING	LOT 1 BLOCK: 1004	LOT AREA: 11,074 S.F.	
MAXIMUM HEIGHT	25 FT/ 35'	15 FT/ 22'	NO CHANGE
MIN. FRONT YARD SETBACK @ CENTRAL	35'	31.0'	CONFORMING
MIN. FRONT YARD SETBACK @ BARDON	35'	25.5'	NO CHANGES
MINIMUM SIDE YARD SETBACK	12'	13.5'	CONFORMING
MINIMUM REAR YARD SETBACK	40'	32'	VARIANCE REQUIRED
MINIMUM LOT AREA	9,375 S.F.	11,074 S.F.	CONFORMING
MINIMUM LOT WIDTH- CORNER	100'	102.27'	CONFORMING
MINIMUM LOT DEPTH	100'	94.84'	NO CHANGE
MAXIMUM IMPERVIOUS COVERAGE	30%=3,322 S.F.	23.18%=2,561 S.F.	E. NON-CONFORMING
MAX PRINCIPAL BUILDING COVERAGE	15%=1,661 S.F.	15.28%=1,683 S.F.	VARIANCE REQUIRED



Proposed First Floor Plan

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

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW WOOD CONSTRUCTION
	NEW MASONRY CONSTRUCTION

COLOR LEGEND	
	STRUCTURE ABOVE BELOW BERTON
	GRUBS, RIDGEPOLES, ETC.
	JOISTS, RAFTERS, ETC.

LIST OF DRAWINGS	
A-1	SITE PLAN W/ ZONING ANALYSIS & PROPOSED FIRST FLOOR PLAN
A-2	PROPOSED ELEVATIONS

MANTONE RESIDENCE

113 CENTRAL AVENUE

BOROUGH OF MADISON, NJ

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Architect
Arthur Demarest - NJ Lic#17690
Robert J Scialla, AIA
Denise Parkyn, Project Manager

No.	Date	Revised By	Scale	AS NOTED
1				
2				
3				

Drawn By	Checked By
ABD/ DP	

Project Name	Proposed Addition for site:
MANTONE	MANTONE RESIDENCE
	113 Central Avenue
	Lot: 1, Block: 1004
	Borough of Madison
	County of Morris, NJ

Project No.	Sheet No.
	PROPOSED
	A-1