

GENERAL NOTES:

1. NO DEED RESTRICTIONS ARE KNOWN TO EXIST.
2. NO EXISTING OR PROPOSED EASEMENTS ARE KNOWN TO EXIST.
3. CONSTRUCTION WILL TAKE APPROXIMATELY FOUR MONTHS AND BE COMPLETED IN ONE PHASE.
4. NO APPROVALS ARE REQUIRED OTHER THAN THE BOROUGH OF CALDWELL.
5. NO ISSUES INVOLVING SIGHT TRIANGLES ARE CAUSED BY THIS DEVELOPMENT. THE PROPOSED ADDITION DOES NOT PROTRUDE TOWARDS PERSONETTE STREET ANY MORE THAN ADJACENT HOMES.
6. NO ENVIRONMENTALLY SENSITIVE AREAS EXIST ON THIS SITE OR ADJOINING SITES.
7. NO EASEMENTS BEYOND THIS SITE WILL BE AFFECTED BY THIS DEVELOPMENT.
8. THE SITE HAS A SLIGHT PITCH AWAY FROM THE HOUSE SLOPING DOWN TO PERSONETTE STREET. THE DEVELOPMENT WILL NOT CHANGE ANY GRADING.
9. ONLY ONE ORNAMENTAL TREE WILL BE TRIMMED OR REMOVED AS PART OF THIS DEVELOPMENT.
10. STORM DRAINAGE WILL NOT BE ALTERED AS PART OF THIS DEVELOPMENT.
11. ALL SURROUNDING STORM DRAINAGE WILL REMAIN AS IS.
12. NO SUBDIVISION IS PROPOSED AS PART OF THIS DEVELOPMENT.
13. VEHICULAR AND PEDESTRIAN CIRCULATION AND UTILITY INFRASTRUCTURE WILL NOT CHANGE AS PART OF THIS DEVELOPMENT.
14. ELEVATIONS ARE NOT INCLUDED AS THE BUILDINGS ARE EXISTING TO REMAIN WITH THE NEW SMALL ADDITION TO MATCH EXISTING.
15. BUILDING CONSTRUCTION DETAILS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR PERMITS AFTER ZONING APPROVAL IS OBTAINED.
16. LANDSCAPING WILL REMAIN AS EXISTING.

SITE DATA : 18 ORCHARD SQUARE, CALDWELL, NJ 07006

BLOCK 17
LOT 21

SQUARE FOOTAGE

GROUND FLOOR	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL
	687 SQ FT	164 SQ FT	851 SQ FT

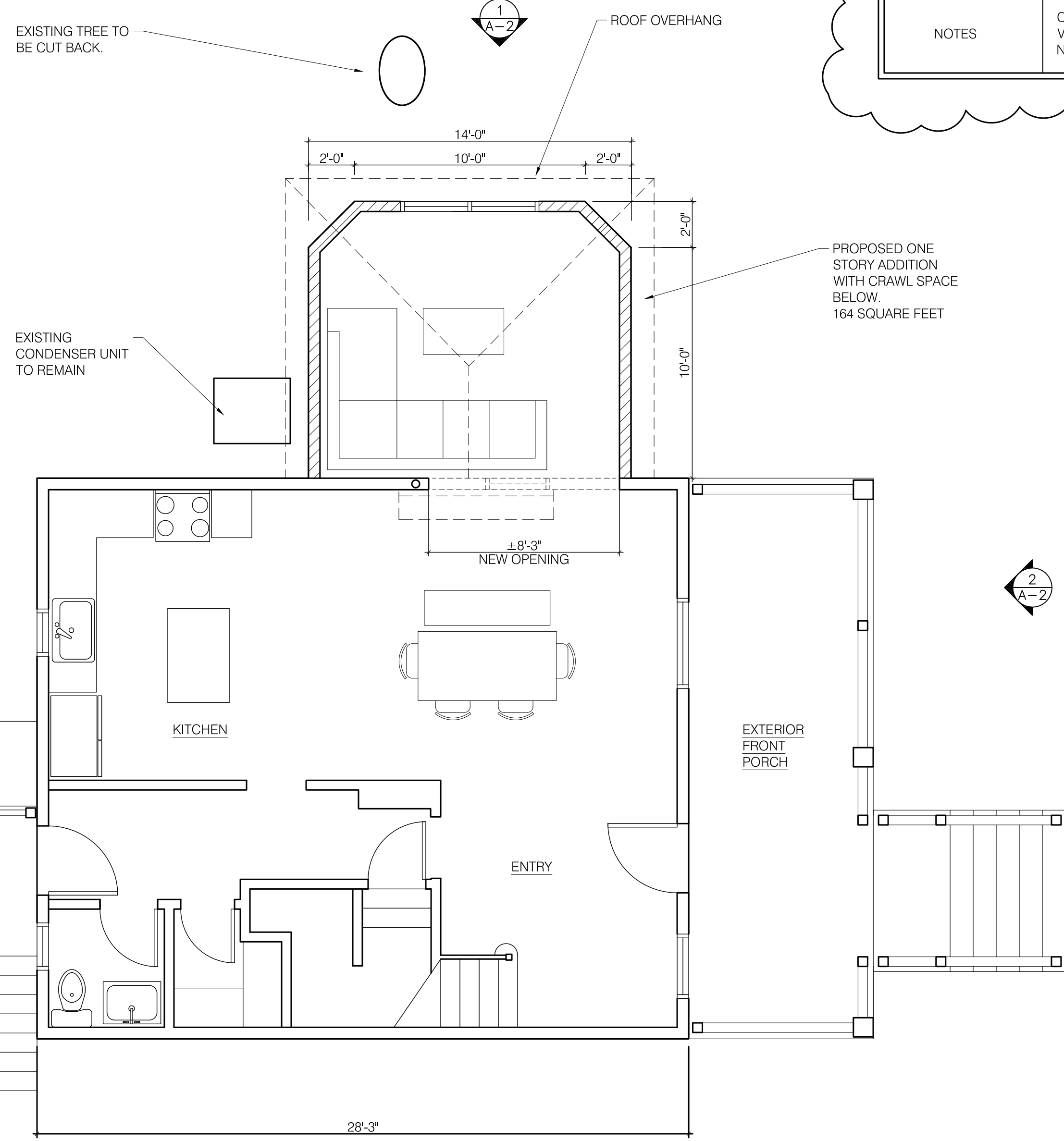
ZONING INFORMATION

ZONE	RA SINGLE FAMILY	LOT & YARD			
		REQUIRED	EXISTING	PROPOSED	STATUS
LOT	AREA (MIN)	10,500 SQ FT	6,021 SQ FT	6,021 SQ FT	N(5) V
	WIDTH (MIN)	75 FT	65.84 FT	65.84 FT	N(1) V
YARDS	FRONT (MIN)	35 FT	14.24 FT	14.24 FT	N(2) V
	SECONDARY FRONT (MIN)	35 FT	24.72 FT	±12.72 FT	N(3) V
	SIDE (MIN)	10 FT	15.52 FT	15.52 FT	C
	REAR (MIN)	30 FT	39.25 FT	39.25 FT	C
MAXIMUM HEIGHT PRINCIPAL BUILDING	HEIGHT (MAX)	35 FT	±31 FT	±31 FT	C
	MAX STORIES	2 1/2	2 1/2	2 1/2	C
ACCESSORY BUILDING GARAGE	SIDE YARD	5 FT	3.03 FT	3.03 FT	N(4) V
	REAR YARD	3 FT	3.78 FT	3.78 FT	C
MAXIMUM LOT COVERAGE	LOT COVERAGE BY PRINCIPAL BUILDING	25%	11.6%	14.4%	C
	LOT COVERAGE BY ALL BUILDING & PAVEMENT	50%	40%	42.3%	C
NOTES	C-CONFORMS V-VARIANCE N-EXISTING NON-CONFORMANCE. - VARIANCE				

ZONING BOARD APPROVAL

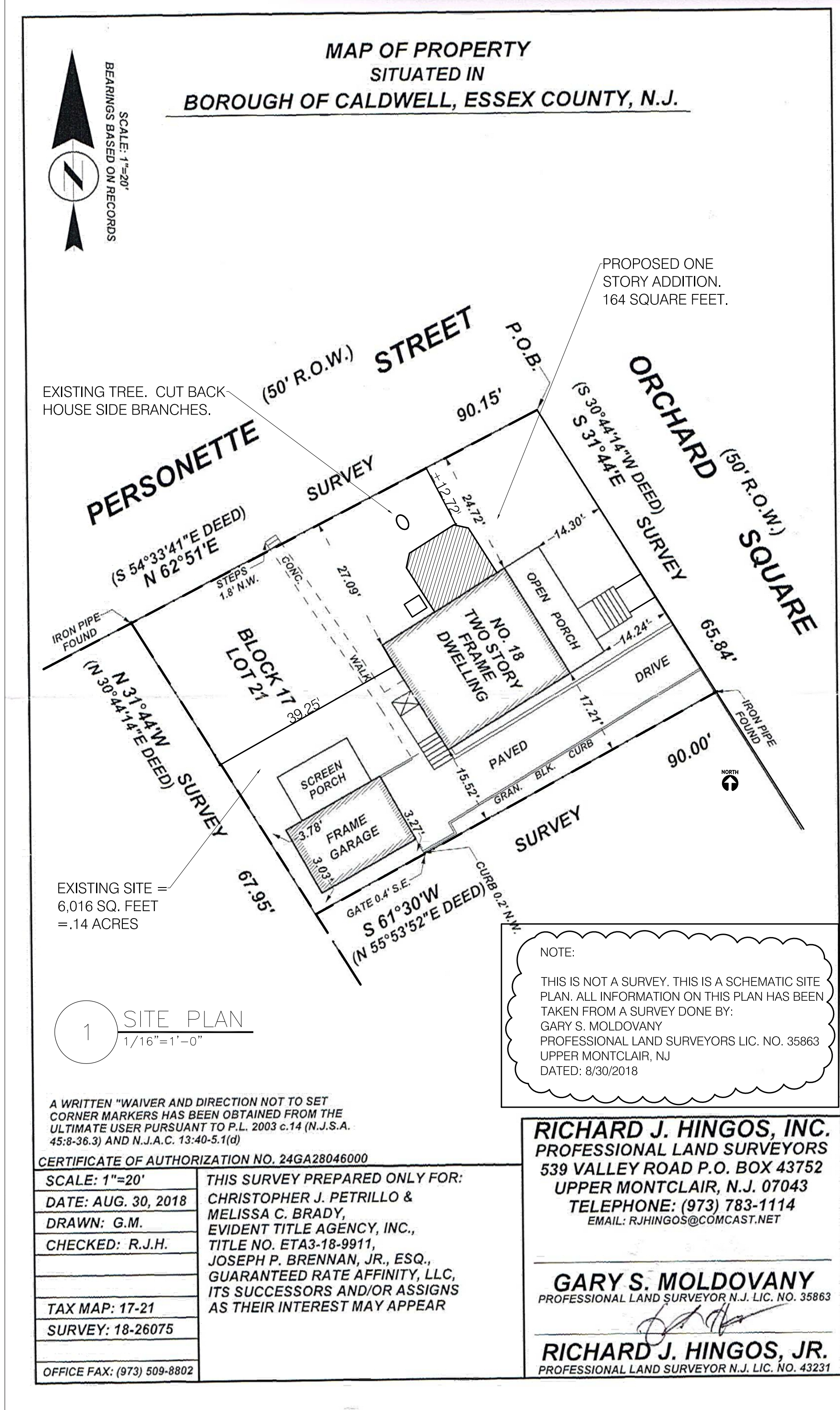
APPROVED AT A MEETING OF THE ZONING BOARD OF THE TOWNSHIP OF CALDWELL HELD ON _____

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
CITY ENGINEER _____ DATE _____



LIST OF VARIANCES, WAIVERS & EXCEPTIONS

1. VARIANCE REQUESTED FOR LOT WIDTH WHERE 75 FEET IS REQUIRED AND 65.84 FEET IS EXISTING.
2. VARIANCE REQUESTED FOR MINIMUM FRONT YARD WHERE 35 FEET IS REQUIRED AND 14.24 FEET IS EXISTING.
3. VARIANCE REQUESTED FOR SECONDARY FRONT YARD WHERE 35 FEET IS REQUIRED AND 12.72 FEET IS REQUESTED.
4. VARIANCE REQUESTED FOR SIDE YARD WHERE 5 FEET IS REQUIRED AND 3.03 FEET IS EXISTING.
5. VARIANCE REQUESTED FOR MINIMUM LOT AREA WHERE 10,500 SQUARE FEET IS REQUIRED AND 6,021 SQUARE FEET IS EXISTING.
6. WAIVER REQUESTED FOR PROVIDING SIGHT TRIANGLES DUE TO DE MINIMIS SCOPE OF PROPOSED ADDITION.
7. WAIVER REQUESTED FOR PROVIDING A LANDSCAPE PLAN. NO NEW LANDSCAPING PROPOSED.
8. WAIVER REQUESTED FOR SURVEY TO INCLUDE CURBING & STREETS WITHIN 200 FEET OF THE PROPERTY. NO CHANGES ARE PROPOSED BEYOND THE PROPERTY BOUNDARY.
9. WAIVER REQUESTED FOR PROVIDING A TOPOGRAPHIC SURVEY. THE PROPOSED ADDITION WILL NOT ALTER THE EXISTING GRADING.
10. WAIVER REQUESTED FOR PROPOSED SYSTEM OF DRAINAGE. THE ADDITION CREATES ONLY 192 ADDITIONAL SQUARE FOOTAGE OF ROOF COVERAGE AND IMPERVIOUS COVERAGE IS BELOW THE MAXIMUM PERMITTED.
11. WAIVER REQUESTED FOR SPOT AND FINISHED ELEVATIONS AT ALL CORNERS. THE PROPOSED ADDITION WILL NOT ALTER THE EXISTING GRADES.
12. WAIVER REQUESTED FOR DRAINAGE SYSTEM CONSTRUCTION DETAILS. DRAINAGE SYSTEM NOT BELIEVED TO BE REQUIRED.



2 PROPOSED FIRST FLOOR PLAN 1/4"=1'-0"

PROJECT NO. 20018
DESIGN BY: [Signature]
DRAWN BY: S.H.
APPROVED BY: P.T.L.
DATE: 8/30/2018

12-09-20 ENGINEERS REVIEW
10-30-20 ENGINEERS REVIEW

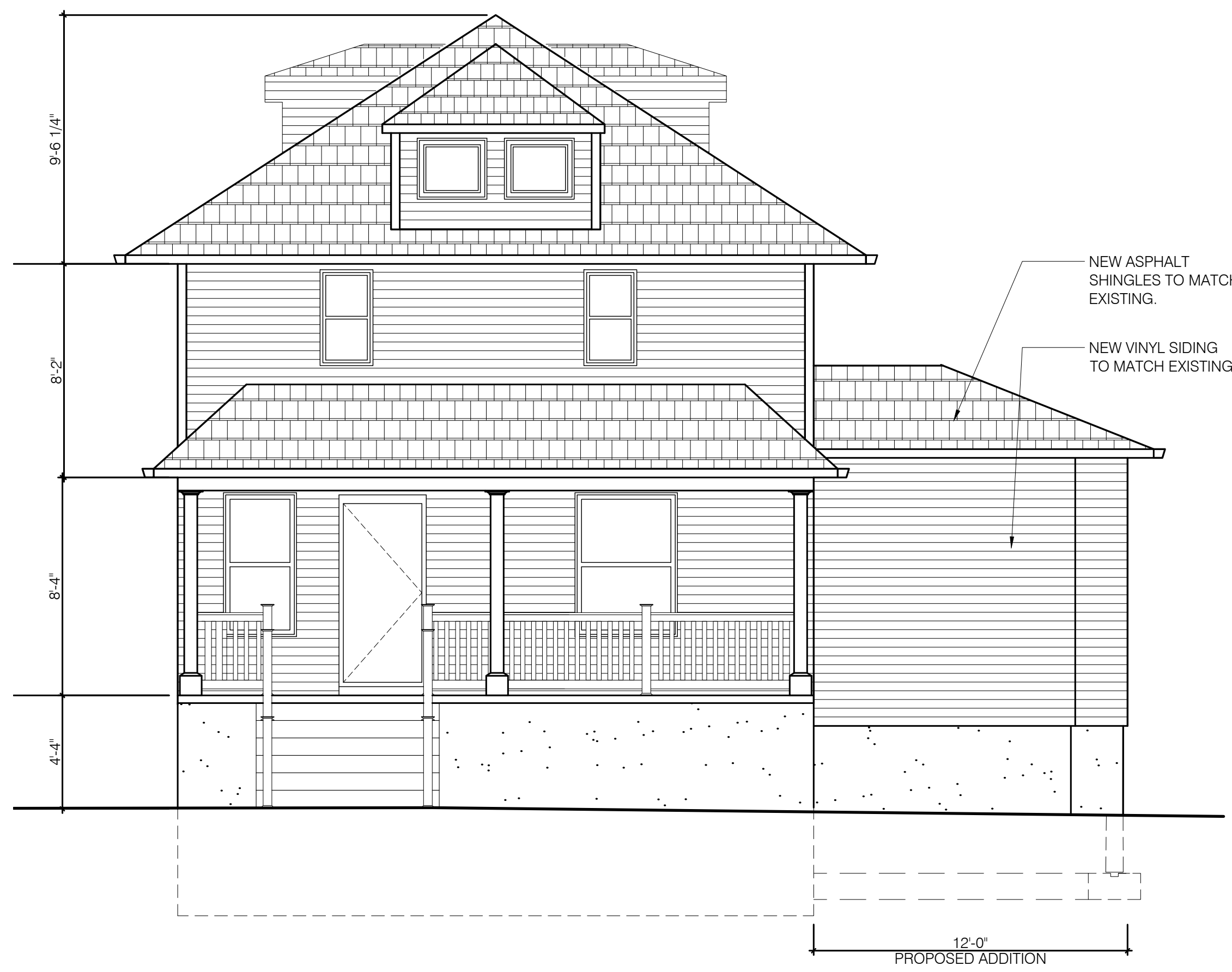
NO. DATE NO. DATE NO. DATE NO. DATE

PROPOSED ADDITION FOR PETRILLO RESIDENCE 18 ORCHARD SQUARE CALDWELL, NJ

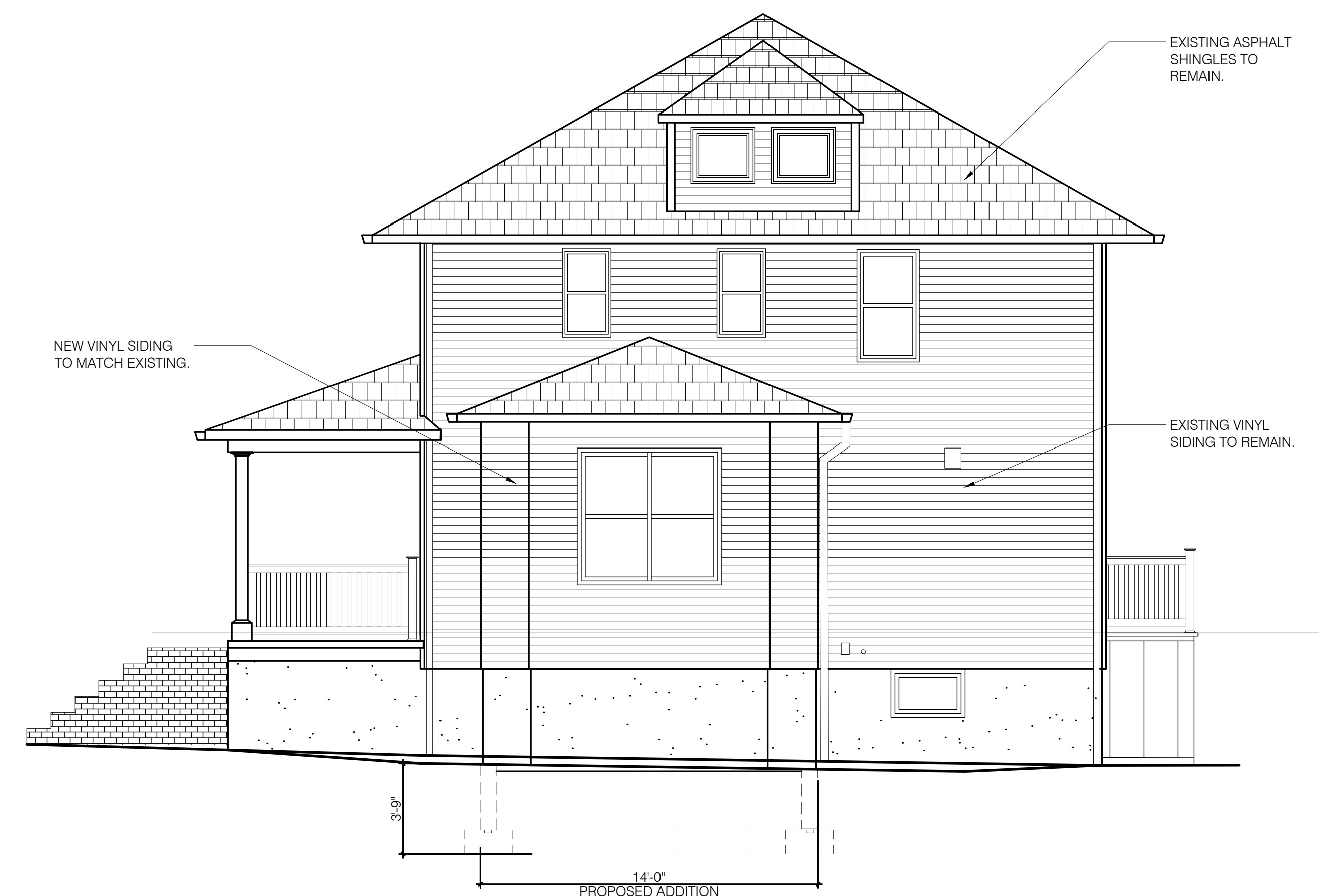
SITE PLAN / CODE DATA
PROPOSED GROUND FLOOR PLAN

ARCHITECTURE
PETER T. HINGOS A.L.A. ARCHITECT - PLANNER
607 BUCKENFIELD AVENUE WEST CALDWELL, NJ 07006
PHONE: (973) 256-2526 FAX: (973) 256-2528
E-MAIL: peter@peterhingos.com

SHEET A-1



2 PROPOSED FRONT ELEVATION
1/4"=1'-0"



1 PROPOSED SECONDARY FRONT ELEVATION
1/4"=1'-0"



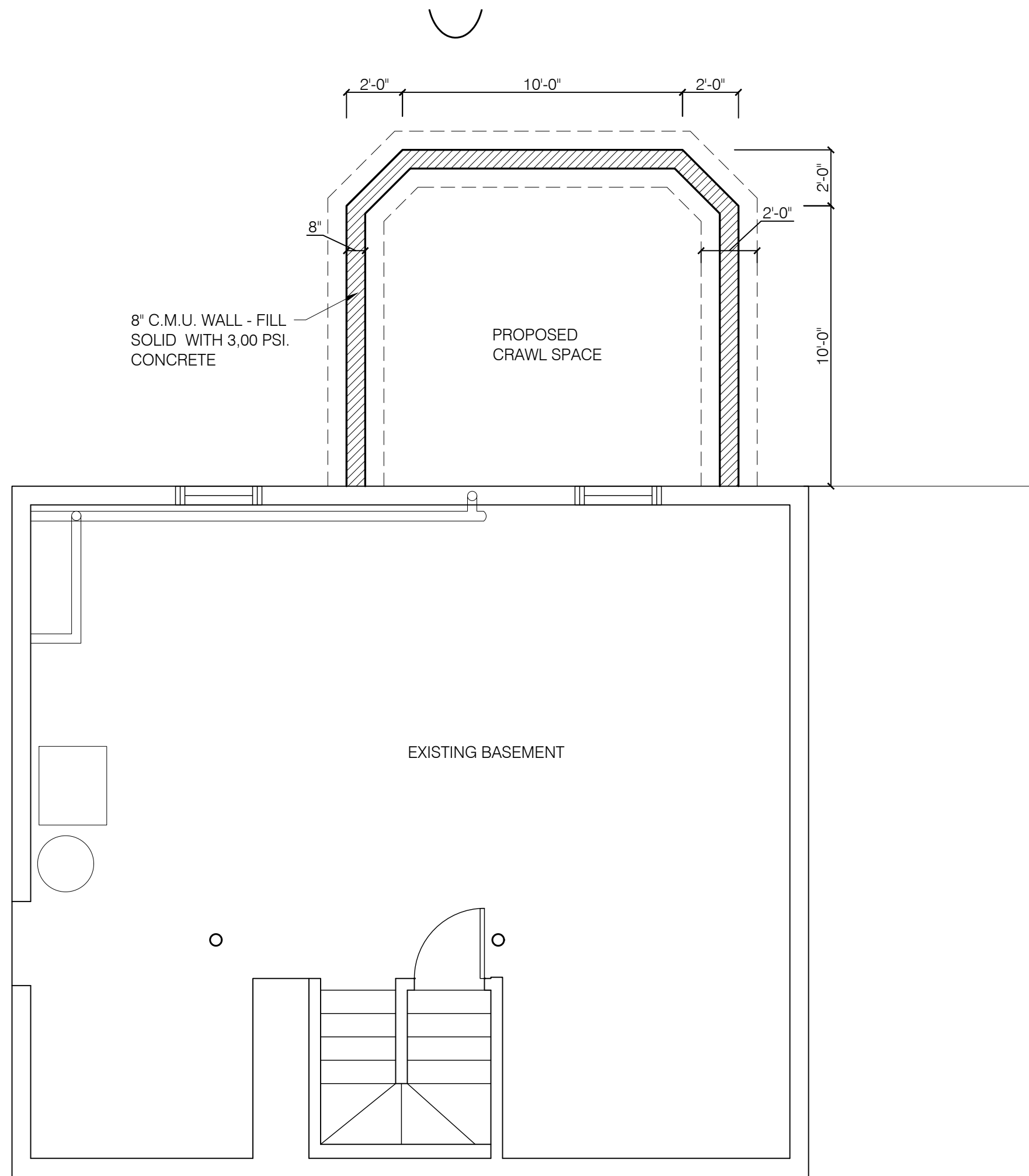
2 EXISTING FRONT ELEVATION
1/4"=1'-0"



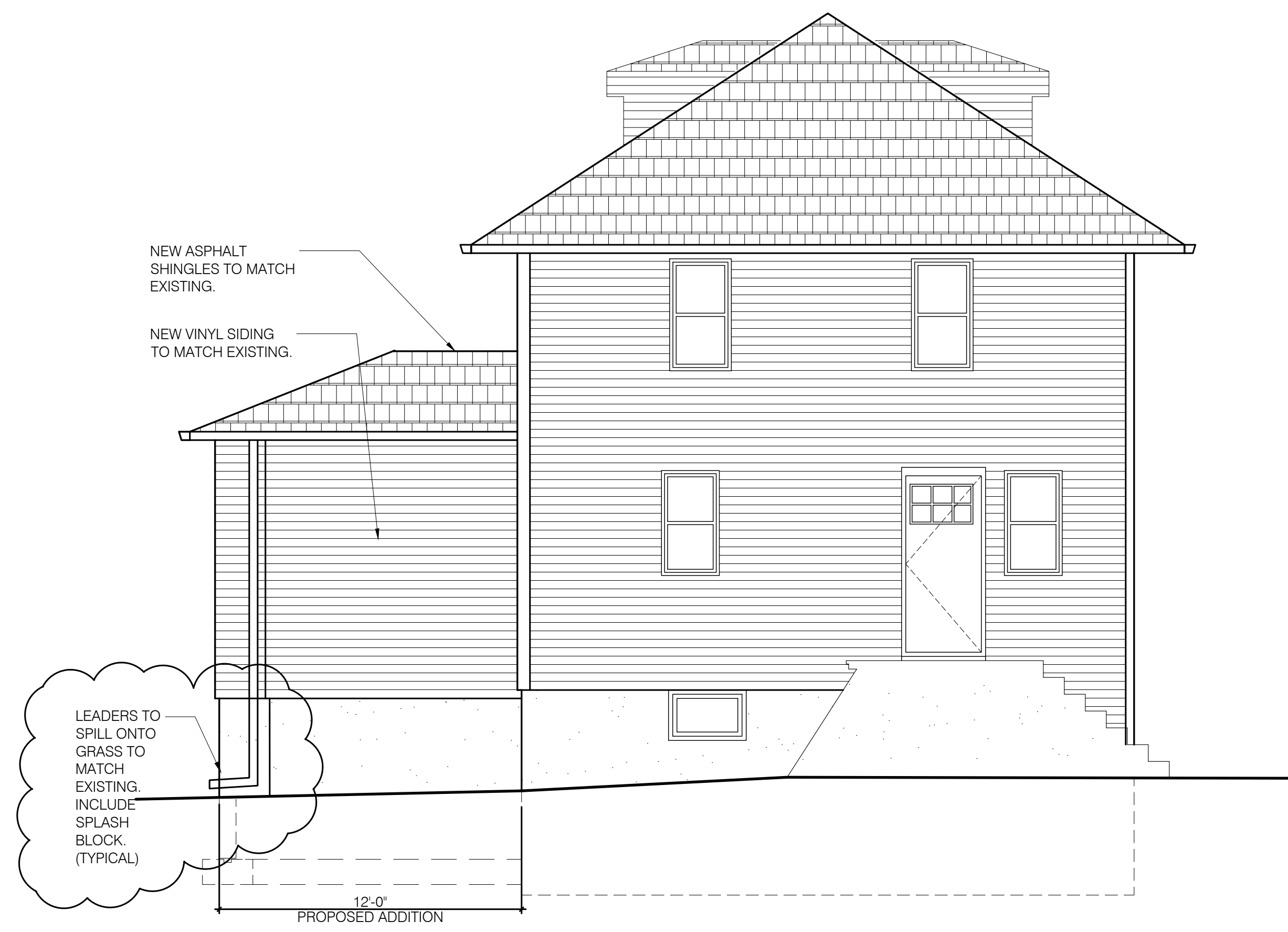
1 EXISTING SECONDARY FRONT ELEVATION
1/4"=1'-0"

ZONING BOARD APPROVAL
 APPROVED AT A MEETING OF THE ZONING BOARD OF THE TOWNSHIP OF CALDWELL HELD ON _____
 CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____
 CITY ENGINEER _____ DATE _____

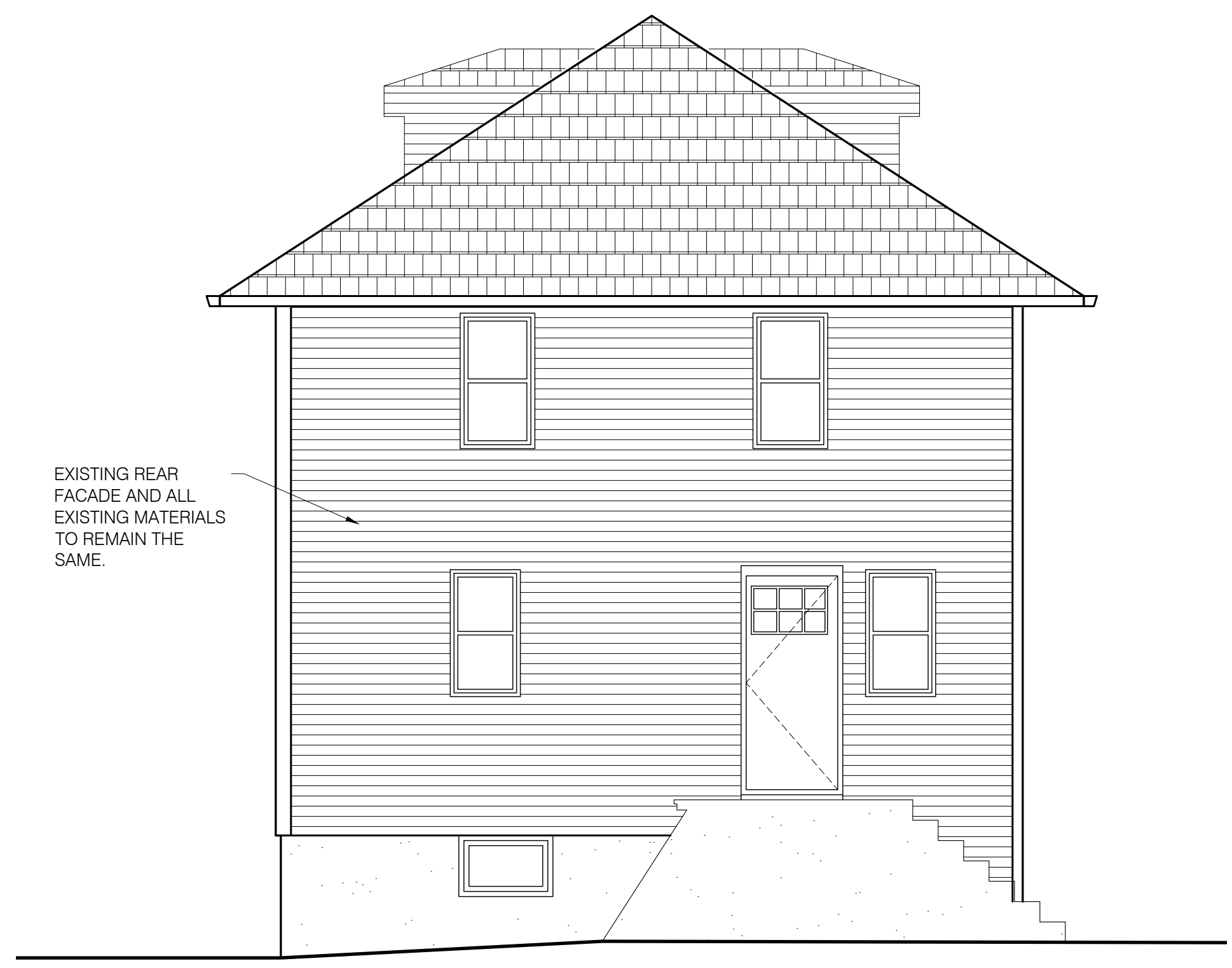
PROJECT NO. 20018	DESIGN BY S.H.	DATE 12/21/2020	NO.	DATE	ISSUE
APPROVED BY P.T.R.	DATE 11/3/2020	NO.	DATE	ISSUE	
PROPOSED ADDITION FOR PETRILLO RESIDENCE 18 ORCHARD SQUARE CALDWELL, NJ					
EXISTING AND PROPOSED ELEVATIONS					
CERT. OF AUTHORIZATION # 1240000000 FLORIAN ARKITEKTURE PETER T. RICCI, AIA ARCHITECT - PLANNER 1805 BUCKINGHAM BL. SUITE 100 WEST CALDWELL, NJ 07090 PHONE: (973) 288-2000 FAX: (973) 288-2001 E-MAIL: info@florianarkitektur.com					
SHEET A-2					



2 BASEMENT FLOOR PLAN
1/4"=1'-0"



1 PROPOSED REAR ELEVATION
1/4"=1'-0"



1 EXISTING REAR ELEVATION
1/4"=1'-0"

ZONING BOARD APPROVAL

APPROVED AT A MEETING OF THE ZONING BOARD OF THE TOWNSHIP OF CALDWELL HELD ON _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

CITY ENGINEER _____ DATE _____

PROJECT NO. 22018	DESIGN BY S.H.	APPROVED BY P.T.H.	NO.	DATE	ISSUE
			02	12/21/2020	12-09-20 ENGINEERS REVIEW
			01	11/8/2020	10-30-20 ENGINEERS REVIEW
				9/25/2020	

PROPOSED ADDITION FOR
PETRILLO
RESIDENCE
18 ORCHARD SQUARE
CALDWELL, NJ

EXISTING AND PROPOSED
ELEVATIONS

CERT. OF AUTHORIZATION # 21A00000001

PETER T. RICCI A.I.A.
ARCHITECT - OWNER

ARKITECTURE

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WEST CALDWELL, NJ 07006

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PROFESSIONAL SEAL # 40869