

□ S.M. COPPA, AIA
NJ-RA: AI-08322
■ M.B. MONTALBANO, AIA
NJ-RA: AI-15992

**PROPOSED ADDITION & ALTERATION FOR THE:
LINDEN RESIDENCE**

**25 CLEVELAND ROAD
CALDWELL, NEW JERSEY 07006
BLOCK: 74 LOT: 10**

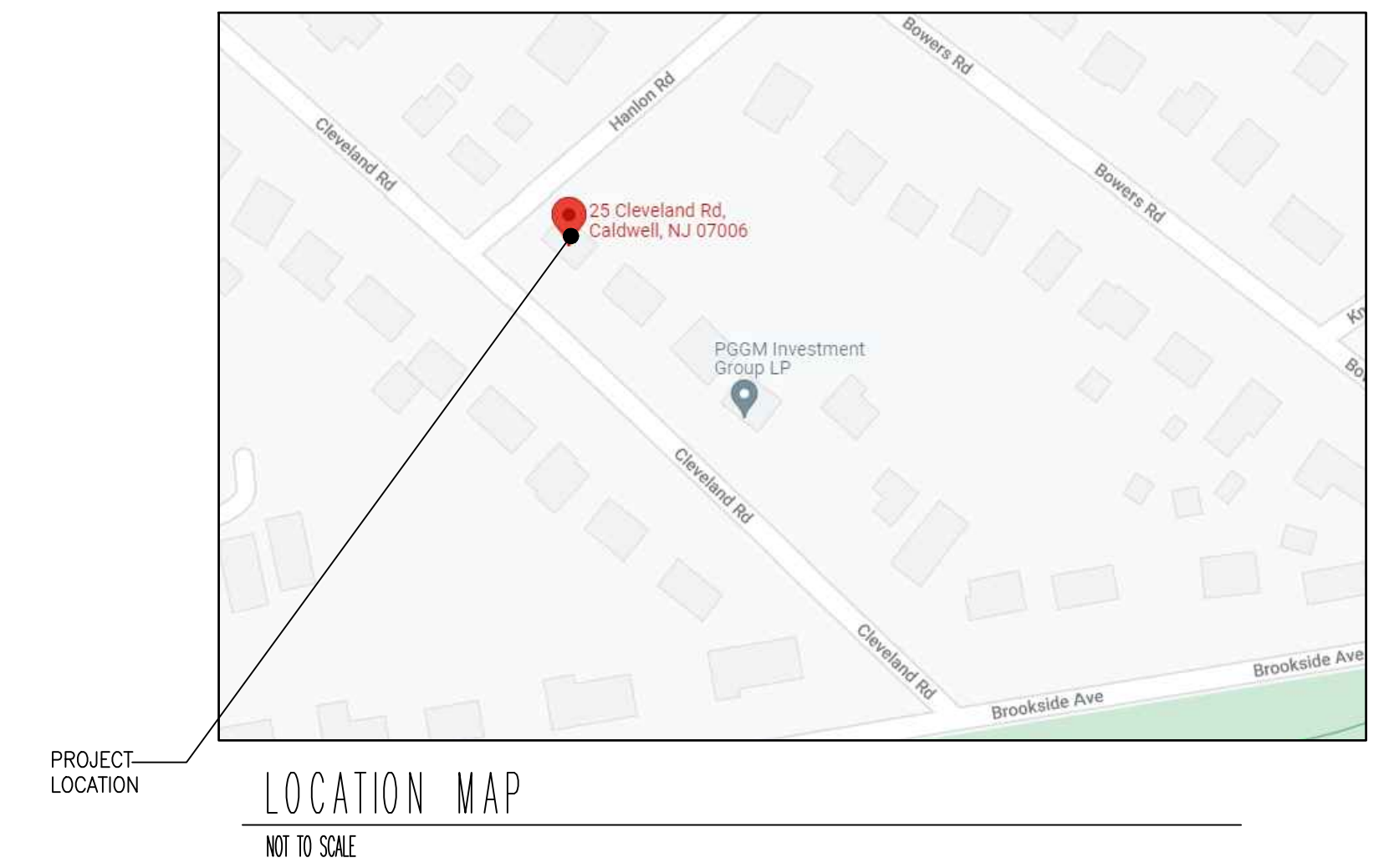
5	REV. #5 NOTES REVISED	12/10/21
4	REV. #4 ZONING TABLE REVISION	11/19/21
3	REV. #3 ZONING COMMENTS	11/15/21
2	REV. #2 ZONING COMMENTS	11/3/21
1	REV. #1 ZONING COMMENTS	9/23/21
REVISION		DATE

SITE PLAN,
FLOOR PLANS &
ZONING TABLE

AS NOTED	A-1
SCALE	
KLU DRAWN	
MBM CHECKED	
2119	2021/08/03
PROJECT NO.	DATE

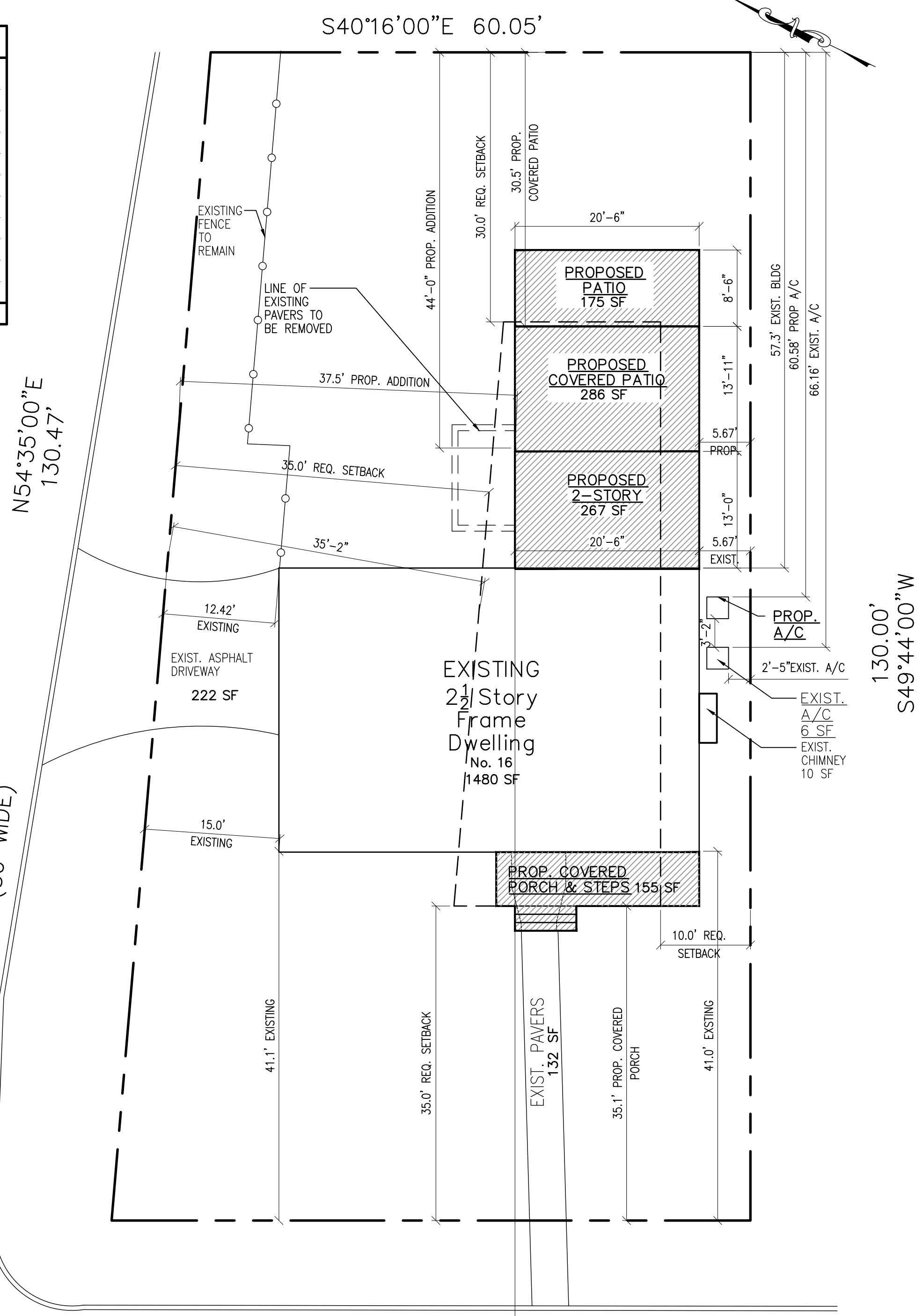
ZONING INFORMATION				
BLOCK 74 LOT 10				
R-A - RESIDENTIAL DISTRICT				
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED(Y/N)
MIN. LOT AREA (SF)	10,500 SF	8,523 SF*	8,523 SF*	YES*
MIN. LOT WIDTH (FT)	75 FT	71.08 FT*	71.08 FT*	YES*
FRONT SETBACK (FT)				
CLEVELAND ROAD	35 FT	41 FT	35.1 FT.	NO
HANLAN ROAD	35 FT	12.42 FT*	12.42 FT.*	YES*
MIN. ONE SIDE (FT)	10 FT	5.67 FT*	5.67 FT	YES
MIN. TOTAL BOTH SIDE (FT)	20 FT	N/A	N/A (CORNER LOT)	NO
REAR SETBACK (FT)	30FT	57.3 FT	30.5 FT	NO
MAX. PERCENT LOT COVERAGE BY PRINCIPAL BUILDING	25%	18%	21%	NO
MAX. PERCENT LOT COVERAGE BY ALL BUILDINGS AND PAVEMENT	50%	26%	32%	NO
MAX. HEIGHT EXPOSED (FT)	2-1/2 STORIES - 35 FT	2-1/2 STORIES - ±23 FT	2-1/2 STORIES - ±27 FT	NO
ACCESSORY USE OR BUILDING				
SIDE YARD (FT)	5 FT	2.42 FT	2.42 FT	YES
REAR YARD (FT)	3 FT	66.16 FT	60.58 FT	NO

* EXISTING NON-CONFORMING



LOT COVERAGE CALCULATION	
ITEM	(SF) & (%)
PROP. PATIO	175 S.F. / 2.053%
PROP. COVERED PATIO	286 S.F. / 3.355%
PROP. 2-STY	267 S.F. / 3.132%
EXIST. 2-1/2 STY	1,480 S.F. / 17.364%
EXIST. CHIMNEY	10 S.F. / 0.011%
EXIST. ASPHALT DRIVEWAY	222 S.F. / 2.604%
PROP. COVERED PORCH & STEPS	155 S.F. / 1.818%
EXIST. PAVERS	132 S.F. / 1.548%
EXIST. A/C	6 S.F. / 0.070%
PROP. A/C	6 S.F. / 0.070%
TOTAL PROPOSED LOT COVERAGE	2,739 S.F. / 32.13%

NOTE:
1) APPLICANT HAS SUBMITTED A TITLE SEARCH AS PROOF THAT THERE ARE NO DEED RESTRICTIONS.
2) THERE IS NO EXISTING OR PROPOSED EASEMENT OR LAND RESERVED FOR OR DEDICATE TO PUBLIC USE OR UTILITY USE.
3) THERE ARE NO REGULATORY APPROVALS OR PERMITS REQUIRED.
4) THE APPLICANT HAS REQUESTED A WAIVER OF ALL EXISTING STREETS, ADJOINING USES, STRUCTURES, DRIVEWAYS, WATERCOURSES, FLOOD PLAINS, WETLANDS, OR OTHER ENVIRONMENTAL SENSITIVE AREAS ON AND WITHIN 200' OF SITE TO THE EXTENT KNOWN BECAUSE THERE ARE NONE.
5) THERE ARE NO EXISTING RIGHT-OF-WAY AND/OR EASEMENTS ON AND WITHIN 200' OF TRACT.
6) THE APPLICANT HAS REQUESTED A WAIVER FOR A PROPOSED SYSTEM OF DRAINAGE OF SUBJECT SITE.
7) THE APPLICANT HAS REQUESTED A WAIVER FOR SIGHT TRIANGLES.



THIS SITE PLAN WAS PREPARED USING A SURVEY PERFORMED BY:
MORGAN ENGINEERING AND SURVEYING
FRANK R. DESANTIS
PROFESSIONAL ENGINEER AND LAND SURVEYOR
LIC. NO.: 42001
DATE OF SURVEY: OCTOBER 14, 2014

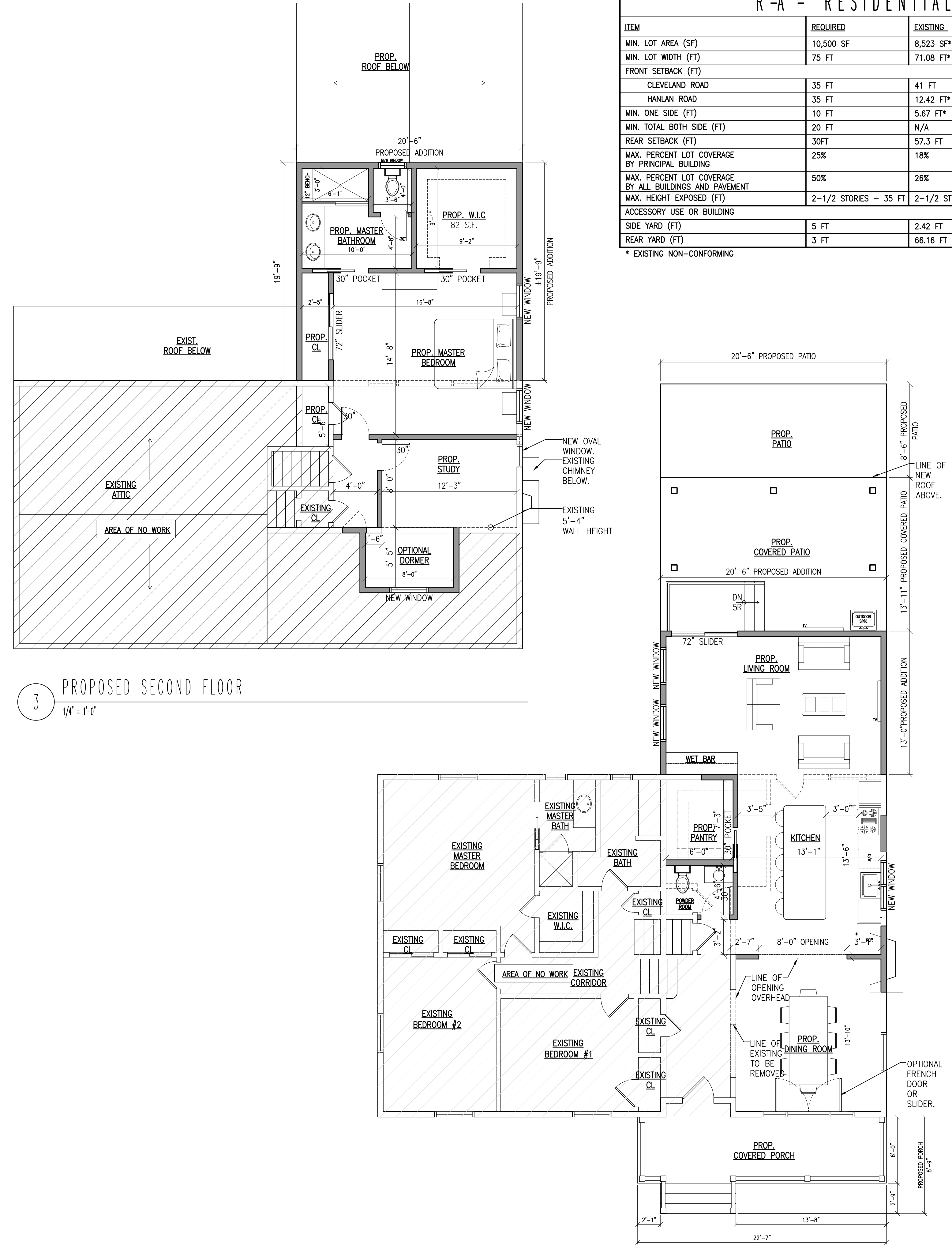
1 SITE PLAN
SCALE 1" = 1'-0"

SIGNATURE APPROVALS

ZONING BOARD CHAIRMAN

ZONING BOARD SECRETARY

ZONING BOARD ENGINEER



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

3 PROPOSED SECOND FLOOR
SCALE 1/4" = 1'-0"

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BLOCK: 74 LOT: 10

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LINDEN RESIDENCE

REV. #1 9/23/21
ZONING COMMENTS

REVISION DATE

PROPOSED
ELEVATIONS

AS NOTED

SCALE

KLU

DRAWN

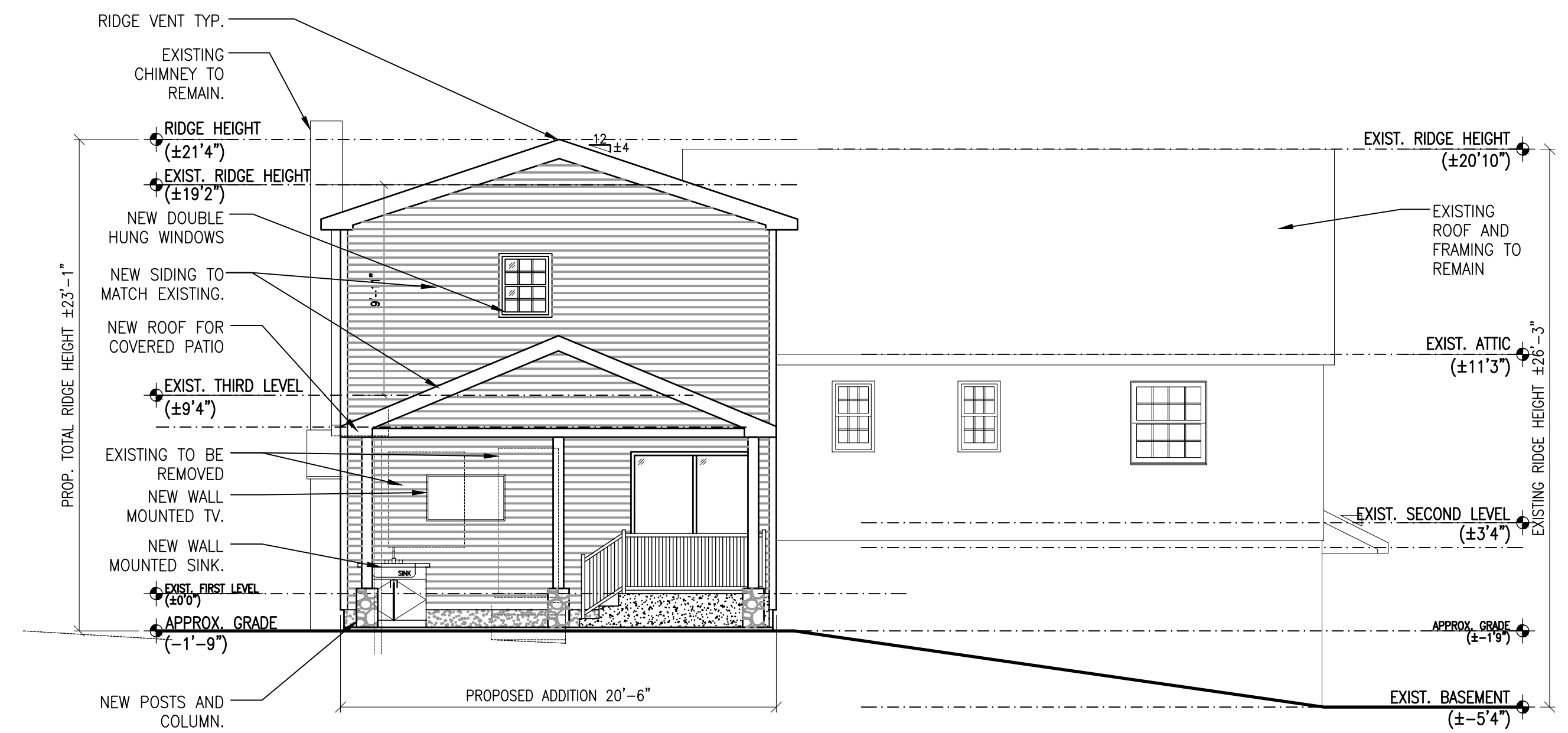
MBM

CHECKED

2119 PROJECT NO.

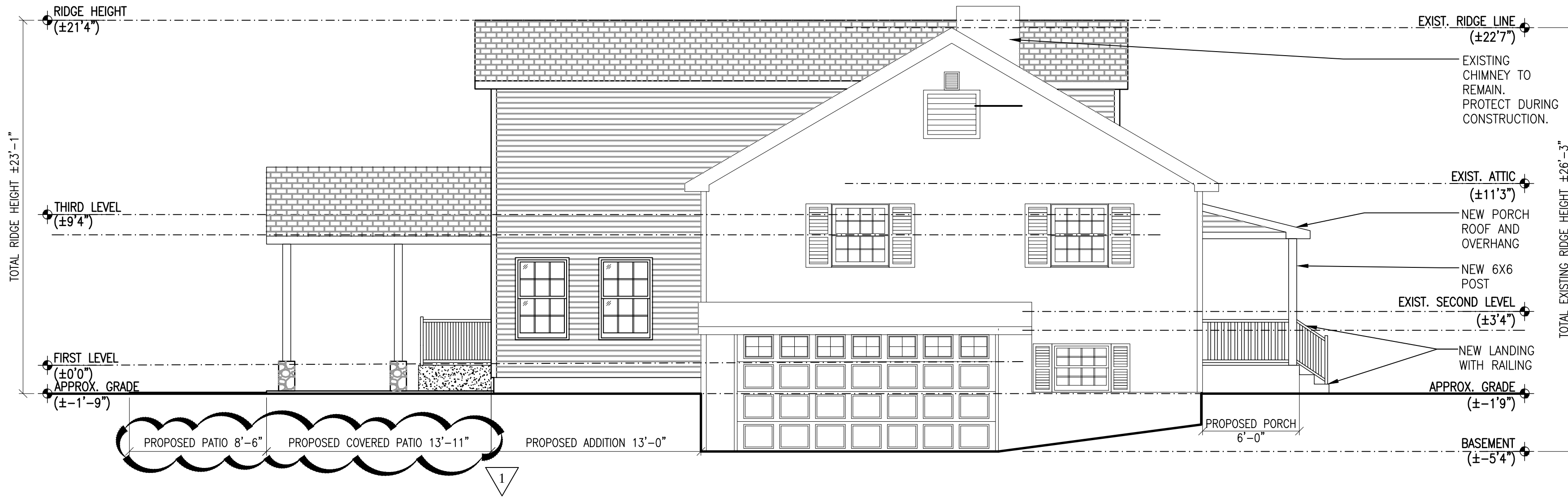
2021/08/03 DATE

A-2



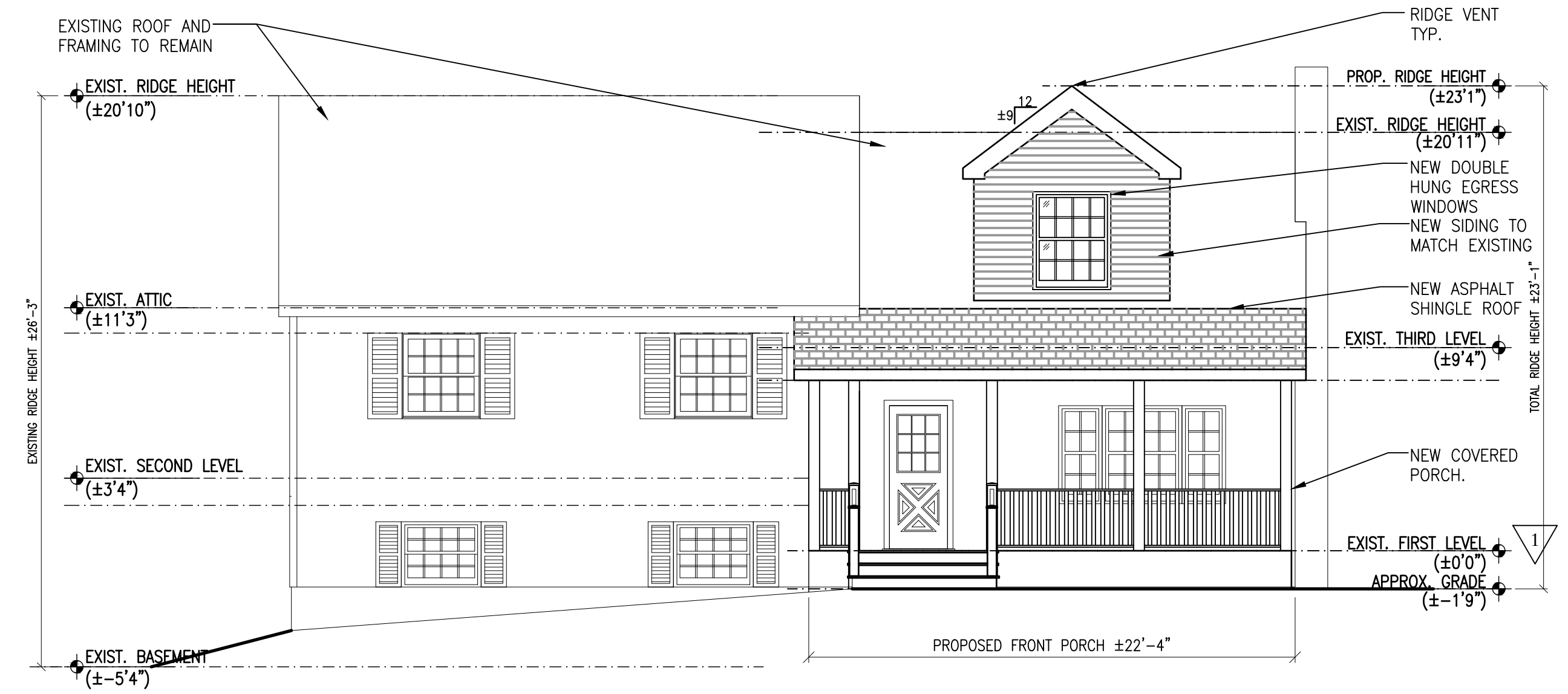
2 REAR ELEVATION

3/16" = 1'-0"



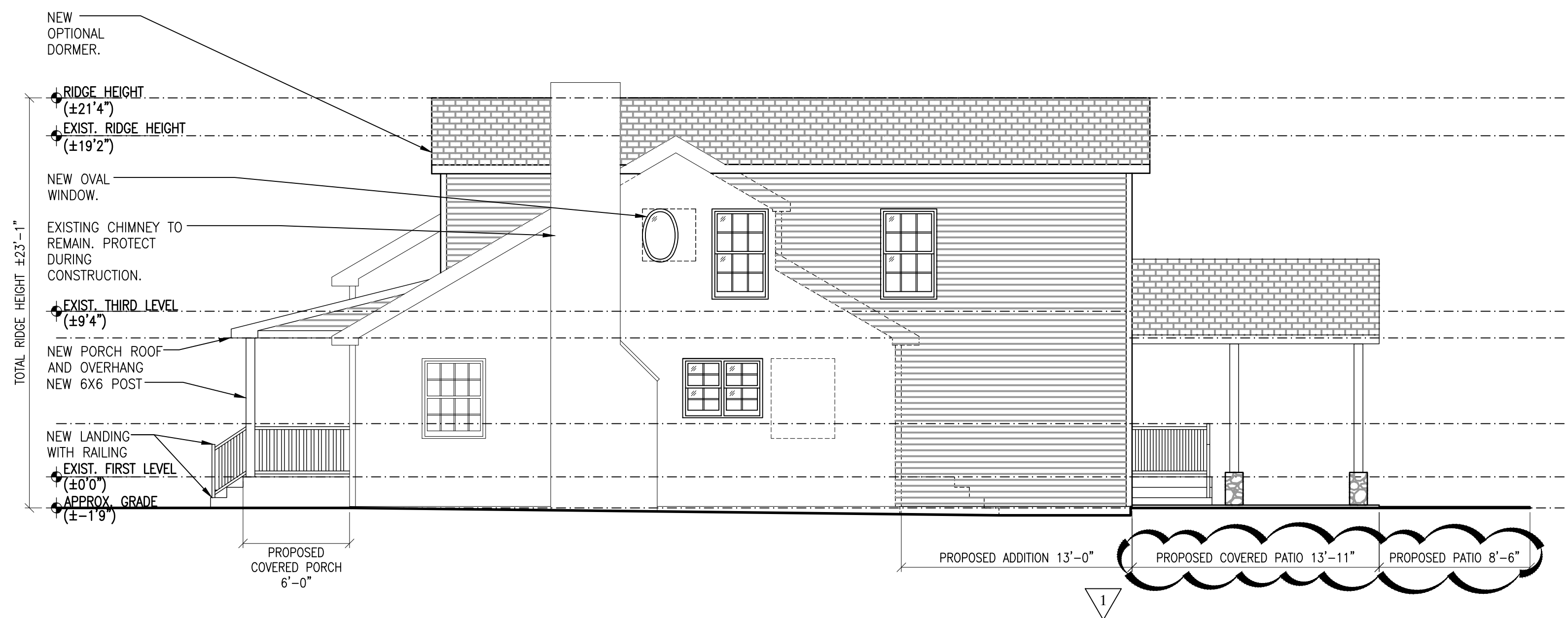
4 LEFT SIDE ELEVATION

3/16" = 1'-0"



1 FRONT ELEVATION

3/16" = 1'-0"



3 RIGHT SIDE ELEVATION

3/16" = 1'-0"

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