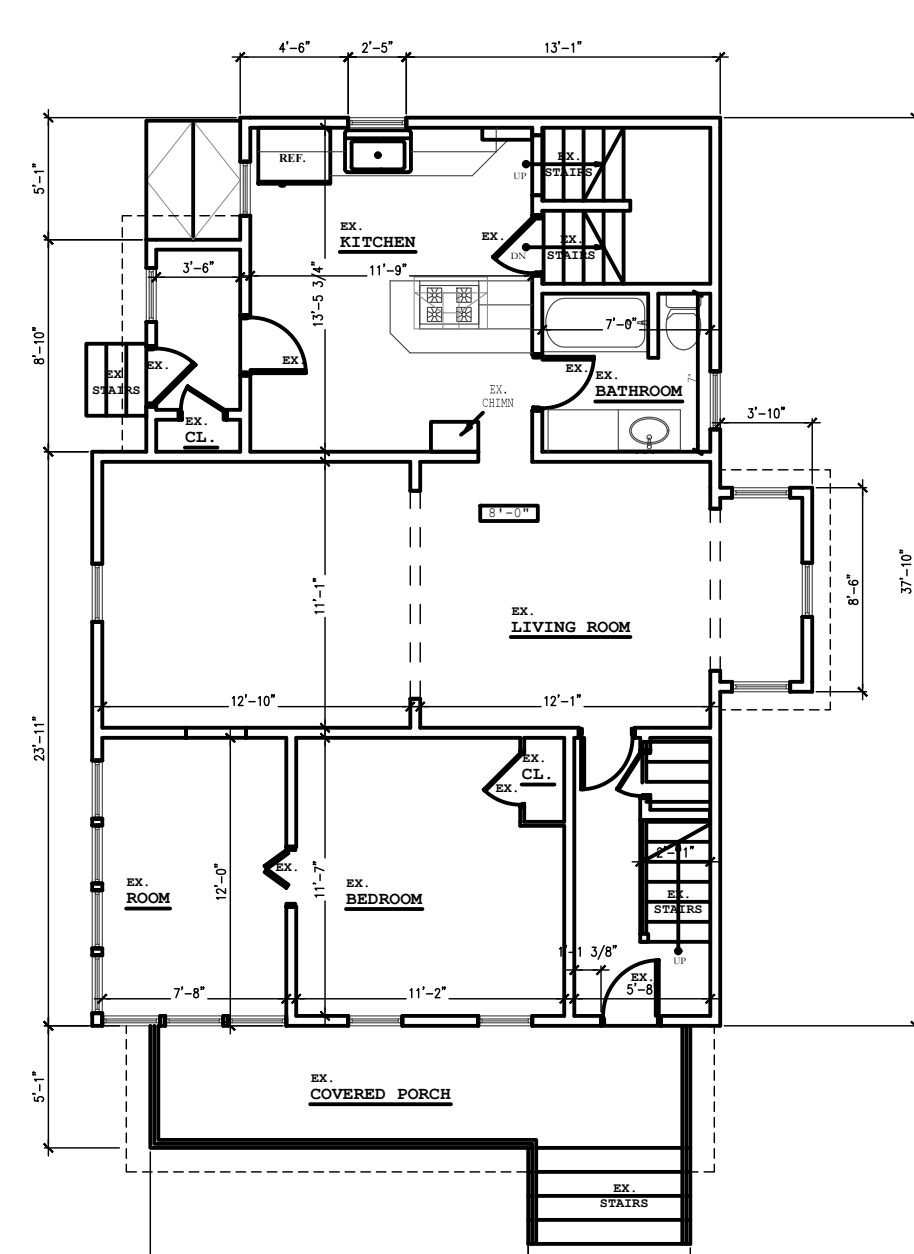
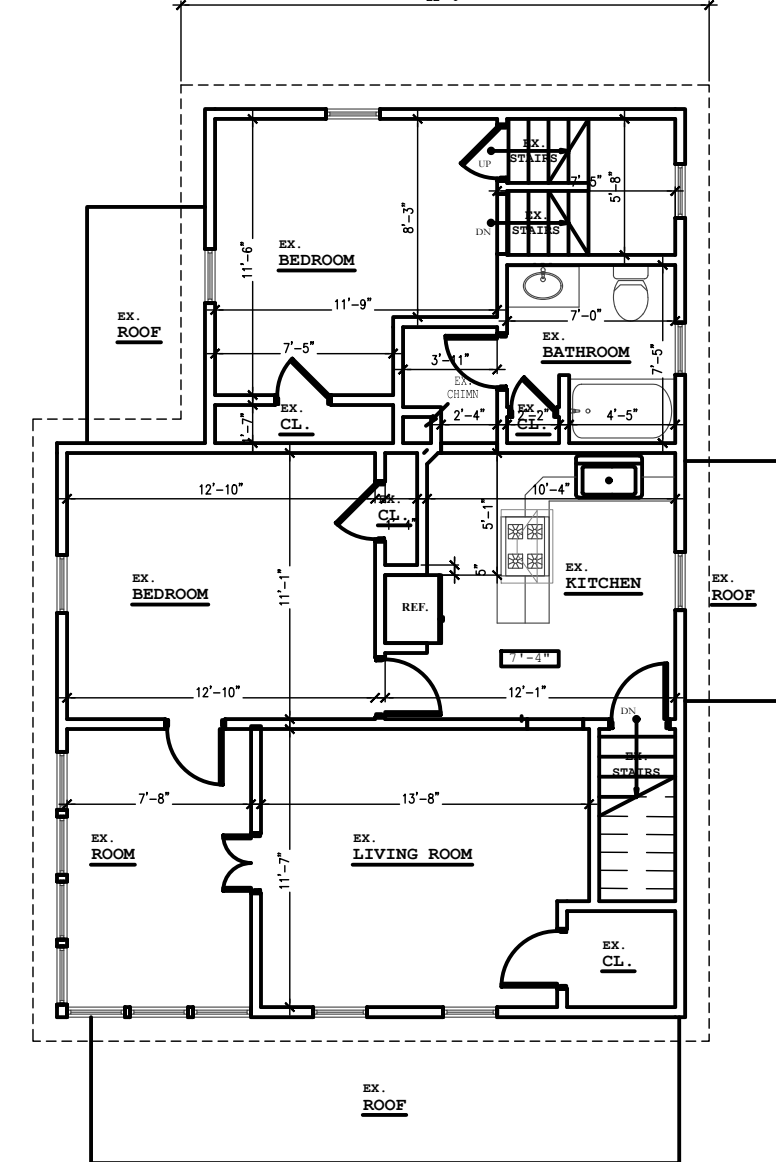


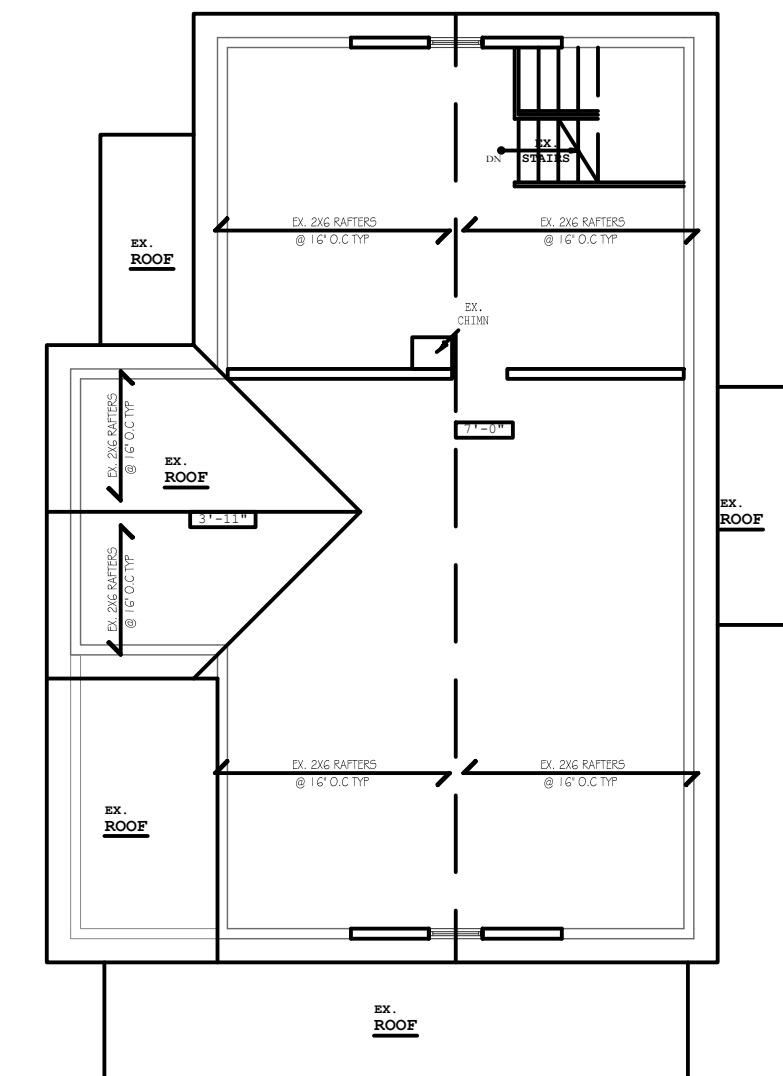
EXISTING BASEMENT (867 SF)
SCALE: 1/8" = 1'-0"



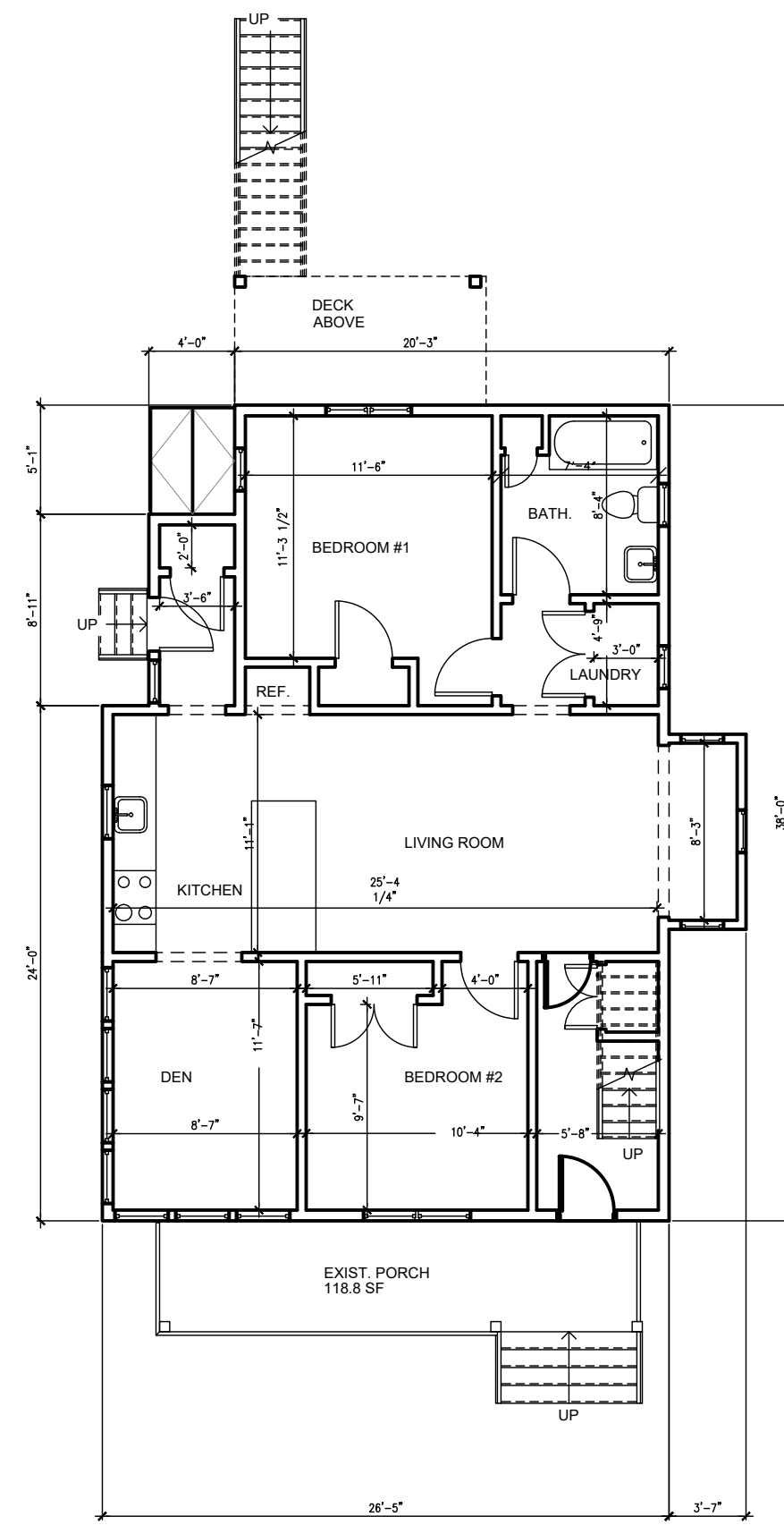
EXISTING 1ST FLOOR (988.1 SF)
SCALE: 1/8" = 1'-0"



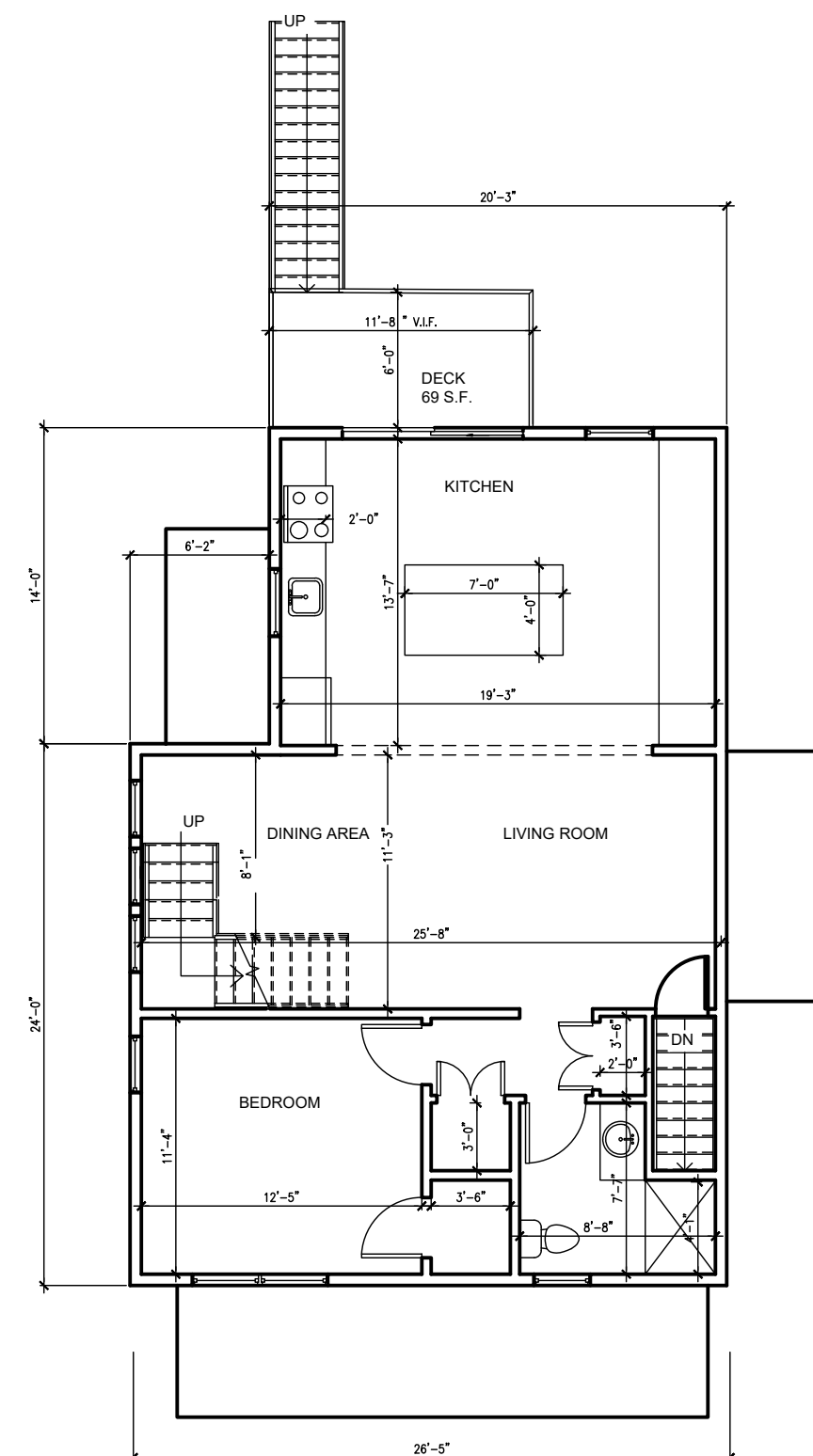
EXISTING 2ND FLOOR (917.6 SF)
SCALE: 1/8" = 1'-0"



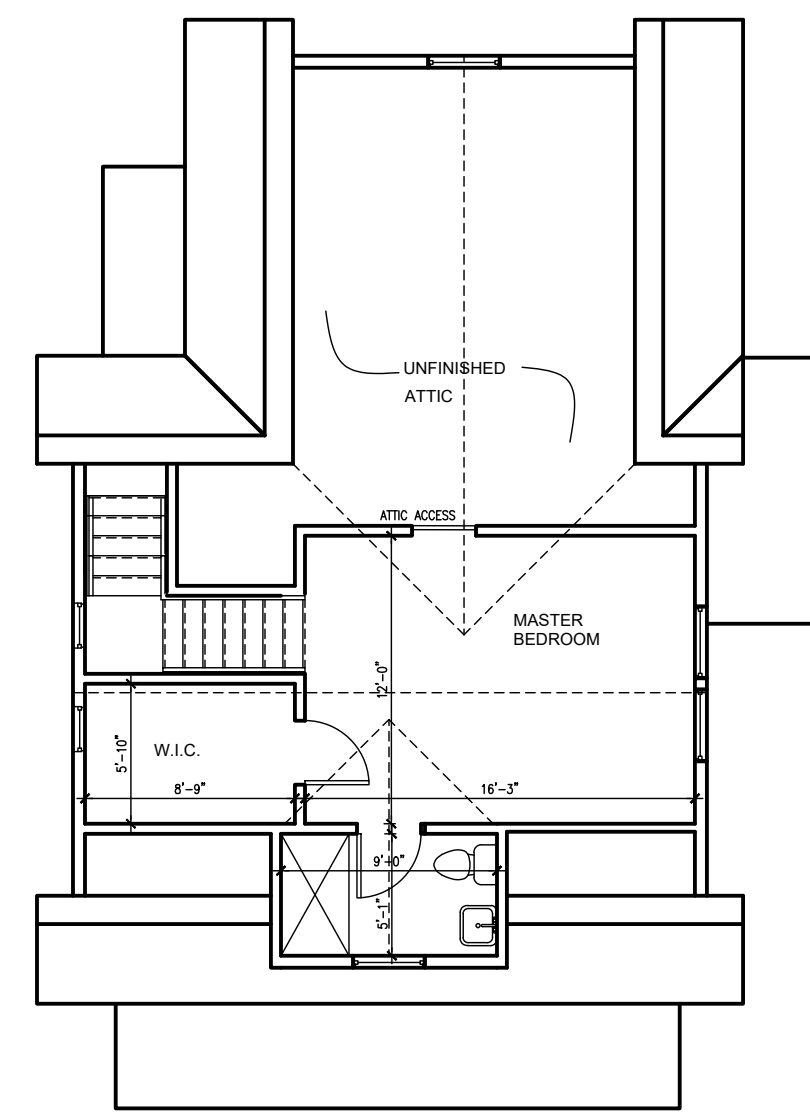
EXISTING ATTIC
SCALE: 1/8" = 1'-0"



PROPOSED 1ST FLOOR (988.1 SF)
SCALE: 1/8" = 1'-0"

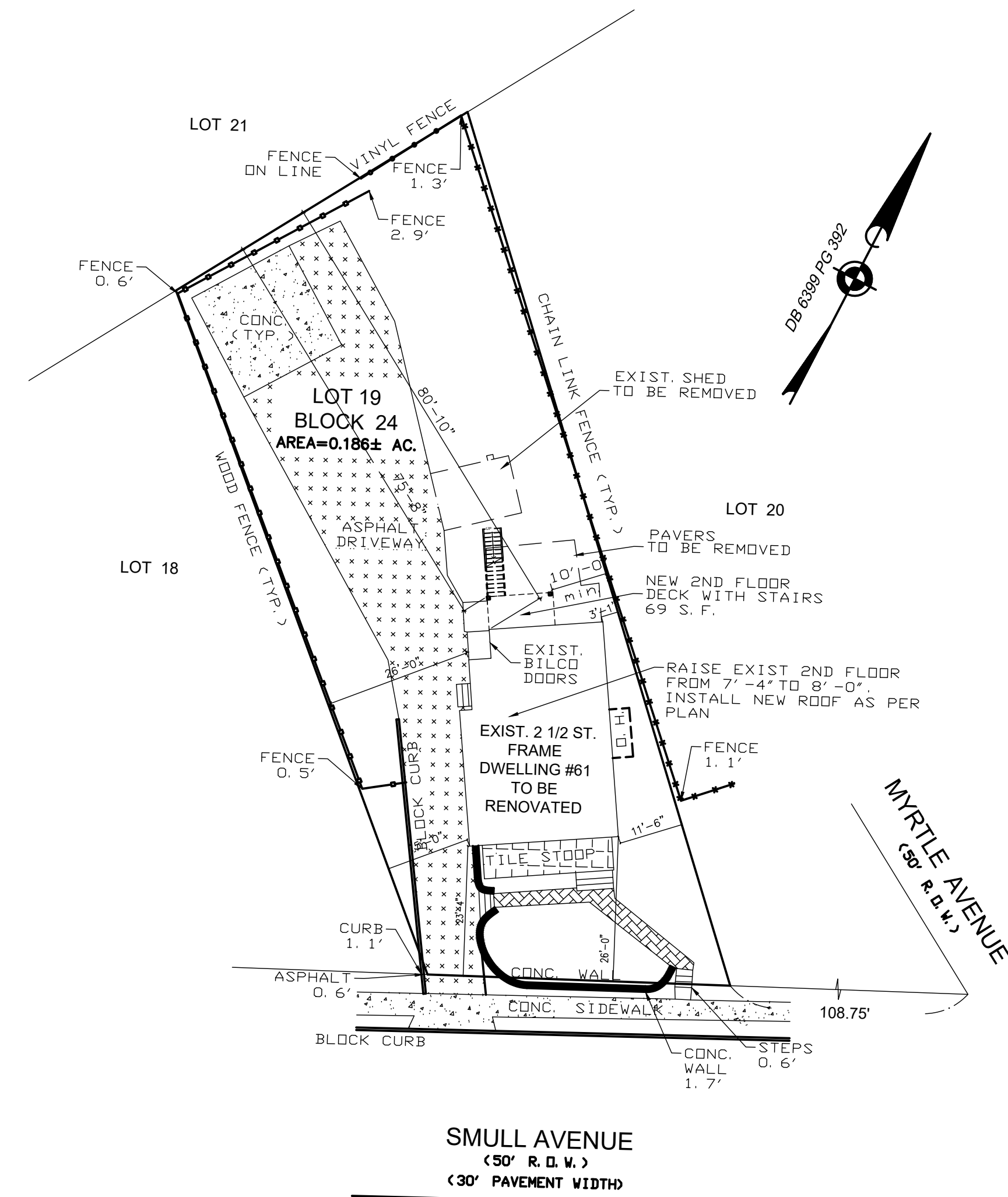


PROPOSED 2ND FLOOR (917.6 S.F.)
SCALE: 1/8" = 1'-0"



PROPOSED ATTIC (323 SF)
SCALE: 1/8" = 1'-0"

ZONING DATA			
BLOCK 24	DESIGN GROUP	R-5	
LOT 19	CONSTRUCTION CLASS	TYPE VB	
ZONE RA	CLIMATE ZONE	5	
	WIND ZONE	110 ML/HR	
	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,500 SF	8102.16 SF	8102.16 SF
MAX. IMPERVIOUS COVERAGE	50%	50.4% = 4080.55sf	45.25% = 3666.34 SF
MAX. BUILDING COVERAGE	25%	13.4% = 1085.75SF	NO CHANGE
MAX. OF STORIES	2-1/2	2-1/2	2-1/2
BUILDING HEIGHT	35'	27'	34.5'
FRONT YARD SETBACK	35'	23.3', 26'	NO CHANGE
SIDE YARD SETBACK	10'	3.1', 26'	NO CHANGE
COMBINED SIDE YARD SETBACK	20'	29.5', 26.5'	NO CHANGE
REAR YARD	30'	80.9'	75.7'
MIN. LOT WIDTH	75'	54.25', 61.25'	NO CHANGE



SMULL AVENUE
(50' R.O.W.)
(30' PAVEMENT WIDTH)

INFORMATION FOR THIS PLAN
OBTAINED FROM LAND SURVEYOR
PREPARED BY MORGAN
PROFESSIONAL LAND SURVEYOR
DATED 1/11/24
LICENSE NO. 34500

PLOT PLAN
SCALE: 1/20" = 1'-0"

DANON GROUP
12 18 WARREN WAY
WANAQUE, NJ 07465
201-681-7777

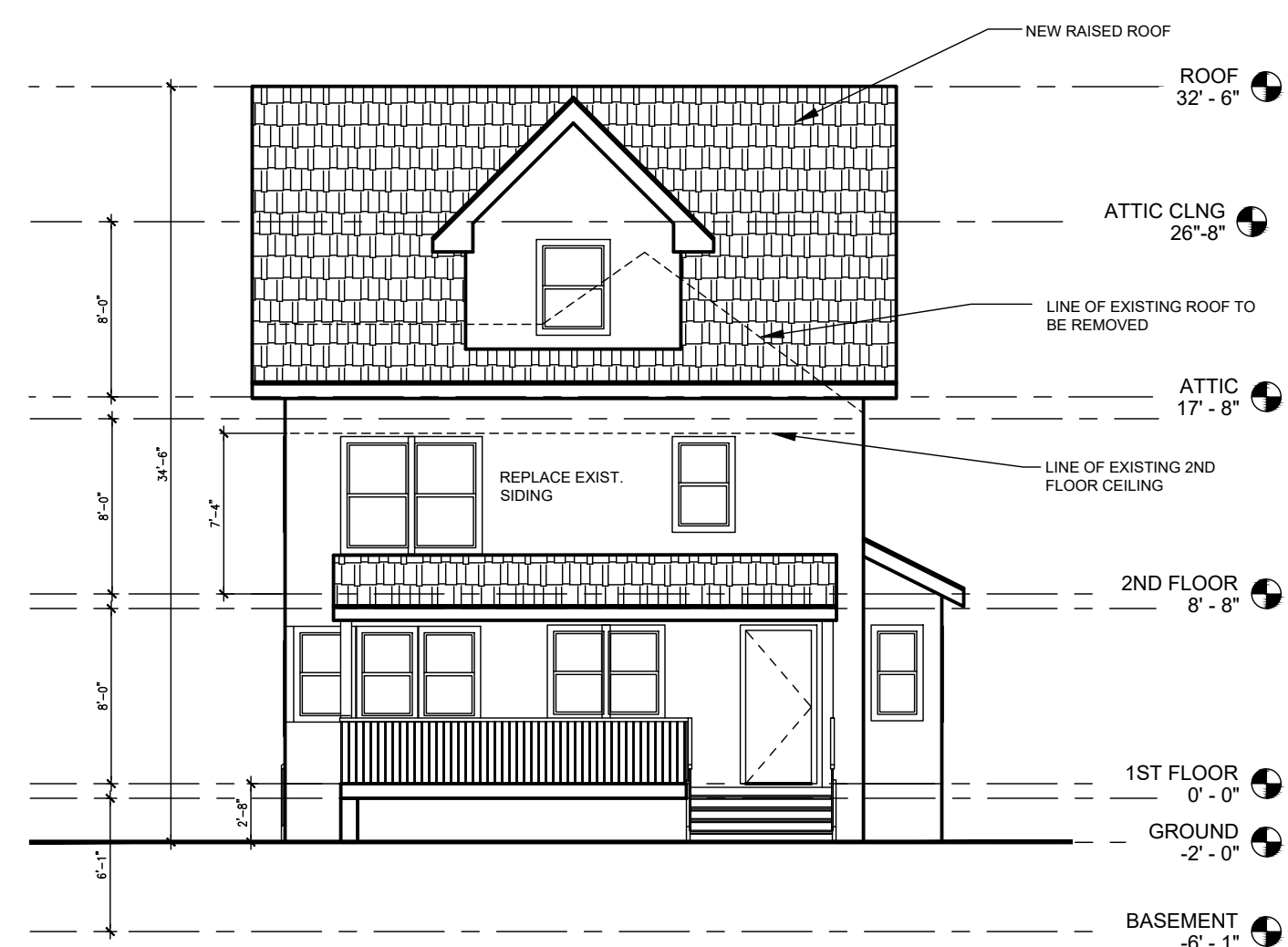
No.	Description	Date

EXISTING 2 FAMILY HOUSE
61 SMULL AVENUE
CALDWELL, NJ

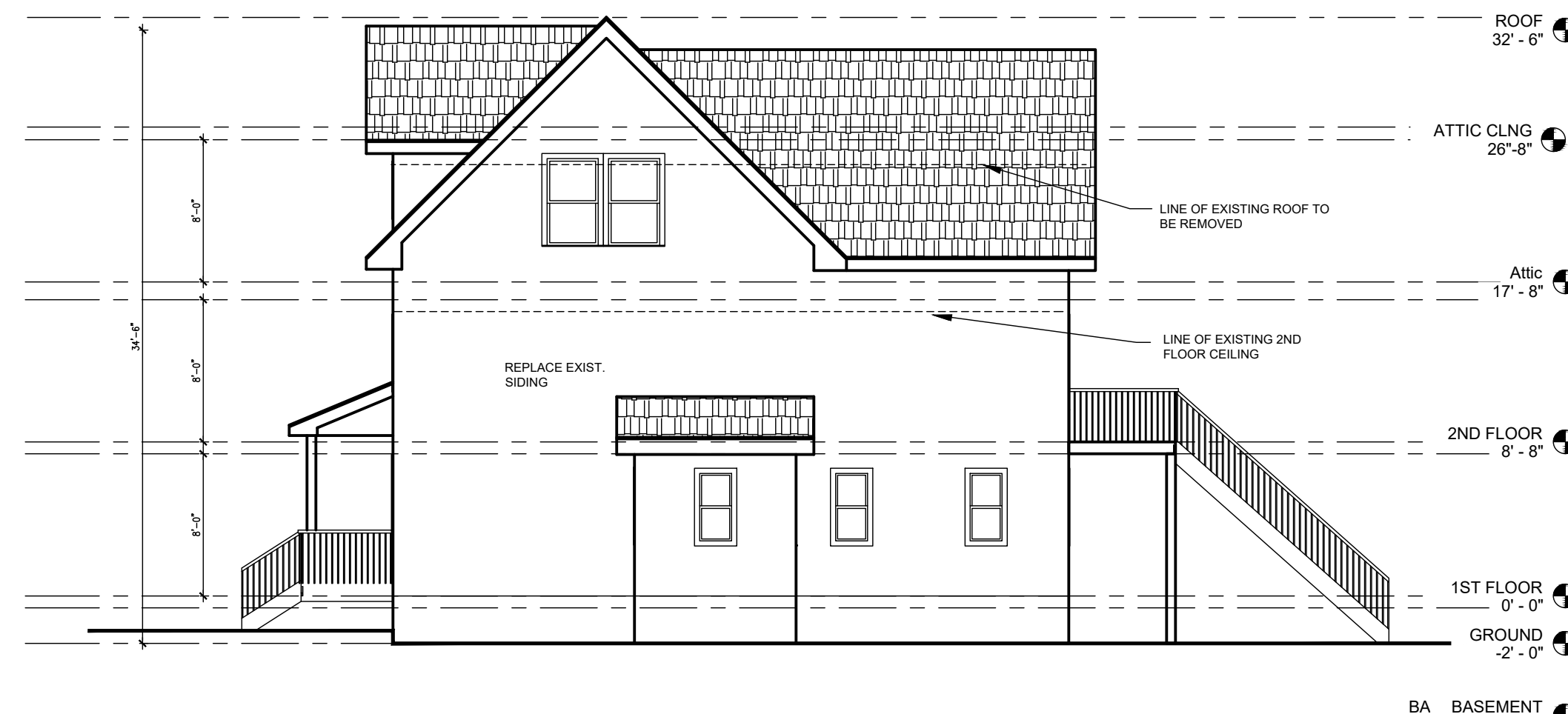
EXISTING FLOOR PLANS
PROPOSED FLOOR PLANS
PROPOSED FRONT ELEVATION

Project number 032524
Date 3 MARCH, 2024
Drawn by M.S.
Checked by R.D.

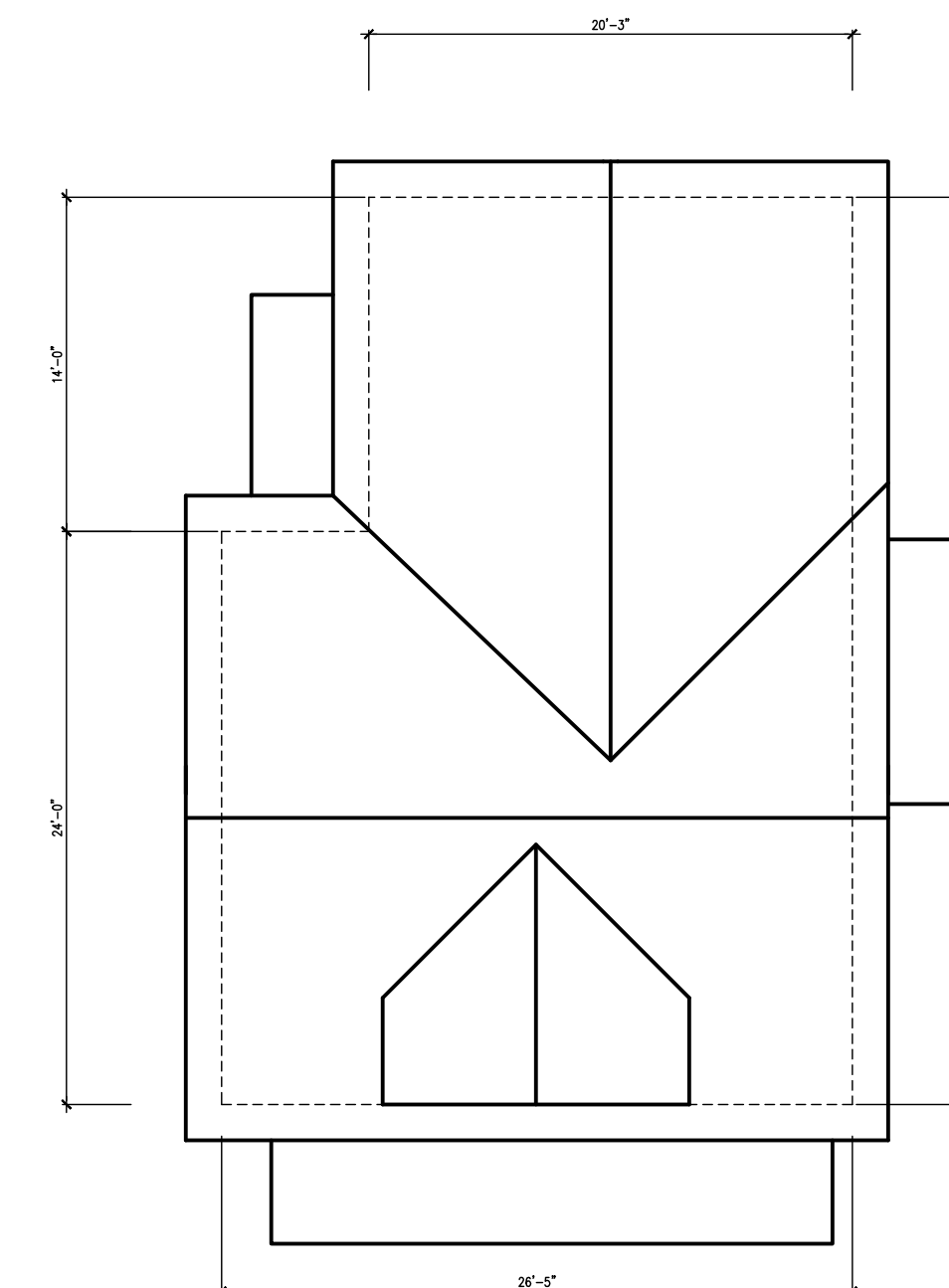
A - 1
Scale AS NOTED



PROPOSED FRONT ELEVATION
SCALE: $\frac{1}{8}$ " = 1'-0"

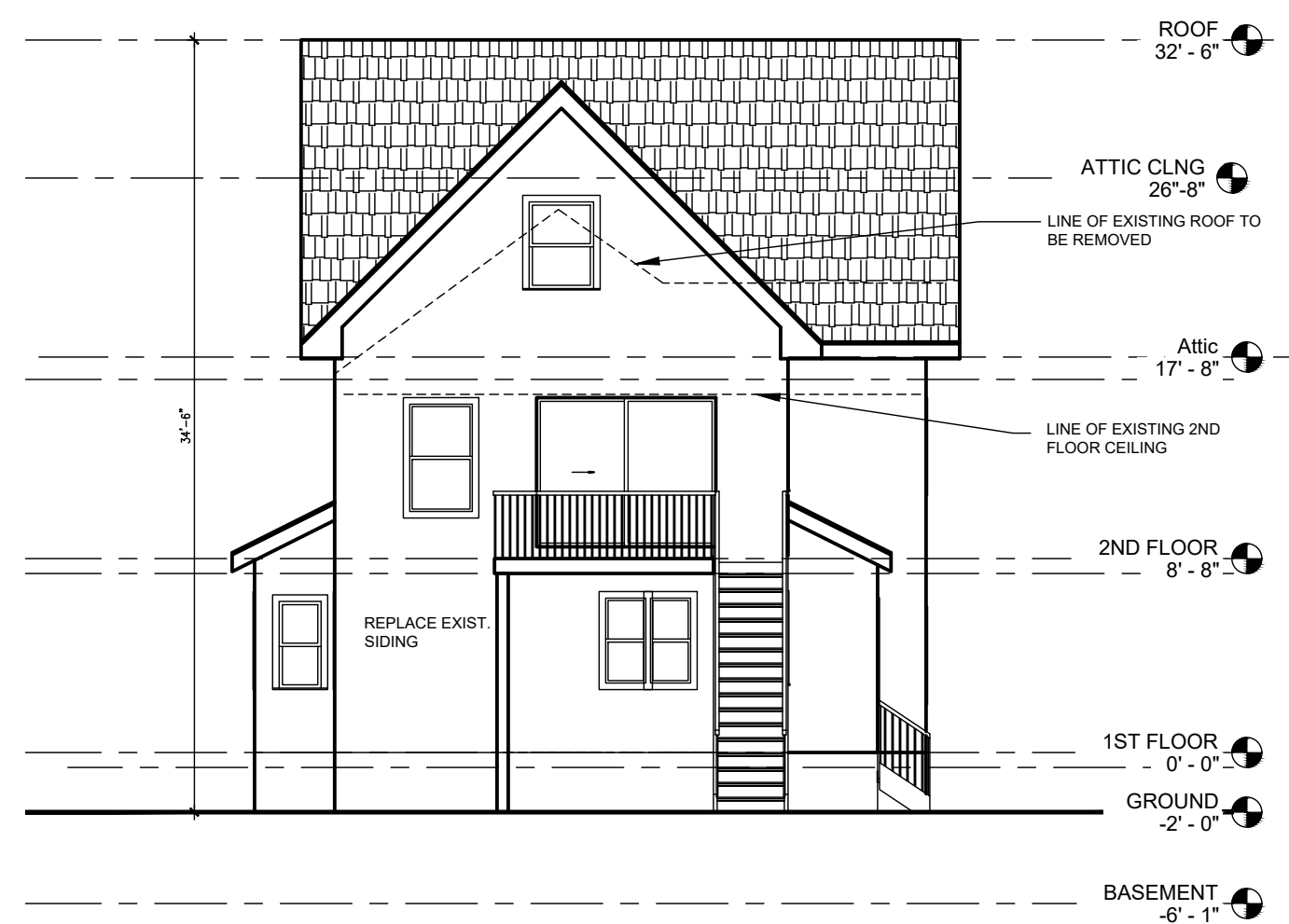


SCALE: $\frac{1}{8}$ " = 1'-0"
PROP. DIMENSIONS



PROPOSED ROOF PLAN
SCALE: $\frac{1}{8}$ " = 1'-0"

DANON GROUP
12 18 WARREN WAY
WANAUQUE, NJ 07465
201-681-7777



PROPOSED REAR ELEVATION
SCALE: $\frac{1}{8}$ " = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: $\frac{1}{8}$ " = 1'-0"

No.	Description	Date

EXISTING 2 FAMILY HOUSE
61 SMULL AVENUE
CALDWELL, NJ
PROPOSED ELEVATIONS,
PROPOSED ROOF PLAN.

Project number	032524
Date	25 MARCH, 2024
Drawn by	M.S.
Checked by	R.D.

A - 2

Scale AS NOTED