



**S SITE PLAN**  
1" = 10'-0"

INFORMATION ON THIS SITE PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY FURNISHED TO THE ARCHITECT BY THE OWNER LOUIS R. PUOPOLO III, PROFESSIONAL LAND SURVEYOR - PLANNER, SPRINGFIELD, NJ LOUIS R. PUOPOLO III, P.L.S. - P.P. LIC. NO. 33535 - 4092 DATED XX/XX/XX

MANDA PROPERTY PROPOSED ZONING ANALYSIS				
ZONING	REQUIRED	EXISTING	PROPOSED	STATUS
MIN. LOT AREA	15,000 SF	14,512 SF	14,512 SF	CONFORMS
FRONT YARD SETBACK	50.0'	---	50.0'	CONFORMS
SIDE YARD SETBACK (RT)	10.0'	---	10.0'	CONFORMS
SIDE YARD SETBACK (LT)	10.0'	---	10.0'	CONFORMS
AGGREGATE SIDE YARDS	30% WIDTH (32.25')	---	32.3'	CONFORMS
REAR YARD SETBACK	40.0'	---	43.0'	CONFORMS
MAX. BLDG COVERAGE	22.9% (3333 SF)	---	24.7% (3582 SF)	CONFORMS
MAX. HABITABLE FL. AREA	3500 SF	---	3625 SF	VARIANCE
MAX. HABITABLE FLOOR	2X (2047 SF)	---	2X (2045 SF)	CONFORMS
BUILDING HEIGHT	2-1/2 STY. / 35.0'	---	2-1/2 STY. / 35.8'	CONFORMS

\*MAXIMUM BUILDING COVERAGE RATIO SHALL BE 25% PLUS THE PRODUCT OF 0.000235697 MULTIPLIED BY THE LOT AREA IN EXCESS OF 5,000 SQUARE FEET  
BUILDING HT MEASURED FROM EXISTING GRADE, PER ARCHITECT'S FIELD MEASUREMENTS



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10/2/18	SubCode Official Review 2
9/6/18	SubCode Official Review
8/4/18	Client Revisions
7/3/18	Client Revisions
6/5/18	FAR, Bldg Ht
5/30/17	Family Room Roof / Ceiling
4/13/17	Client Revis - FR, Gar / Mud
3/9/16	Client Revisions
2/7/16	Client Revisions
1/6/16	Floor Area, Grade Ht
1/1/16	Revision

New Construction for:  
**Manda Residence**  
Block: 2901 Lot: 18  
10 Browning Drive  
Livingston, New Jersey

SITE PLAN, + ZONING  
Scale: AS NOTED

Date: JUNE 17, 2016

Submission: ZONING PERMIT

Indemnification Clause:  
The owner shall release, hold harmless, and indemnify the Architect with respect to any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.

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