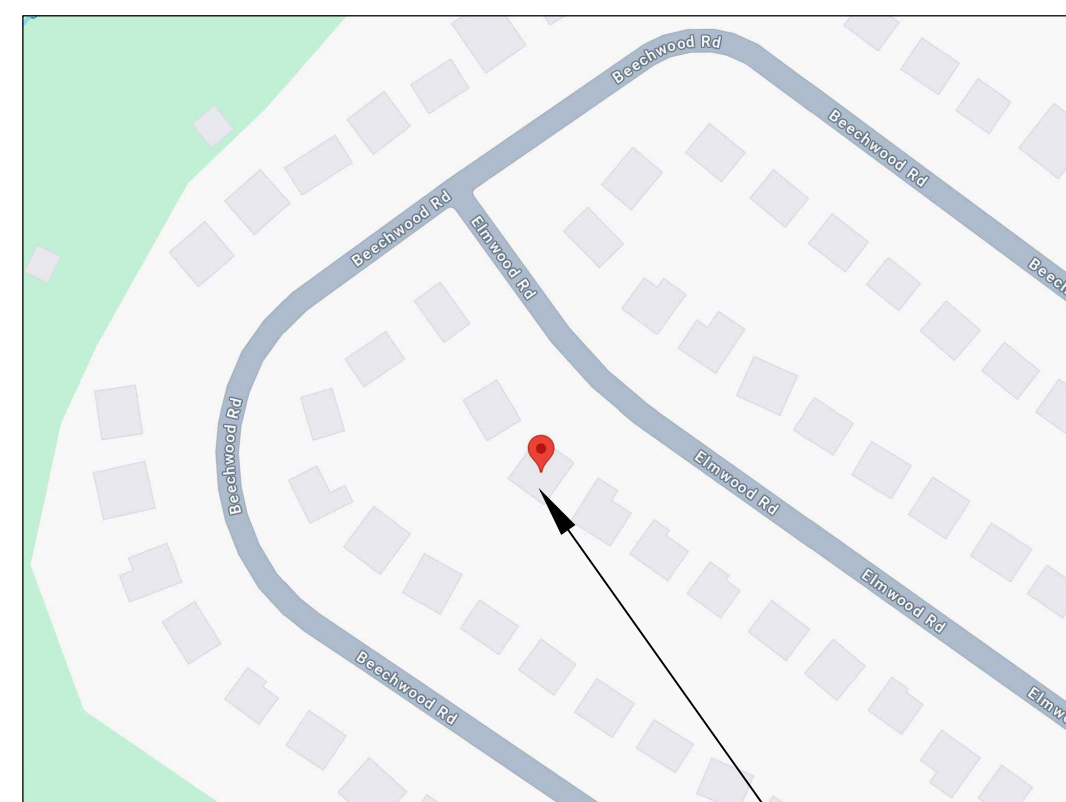
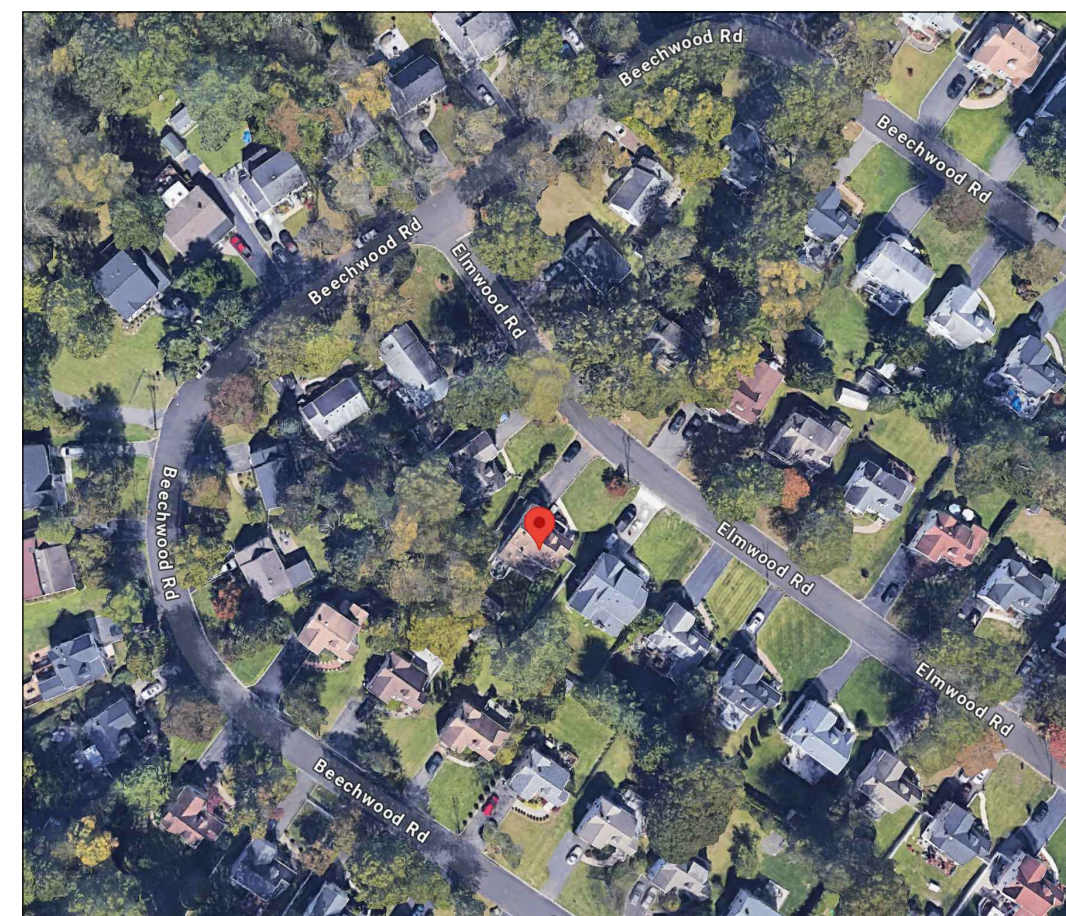


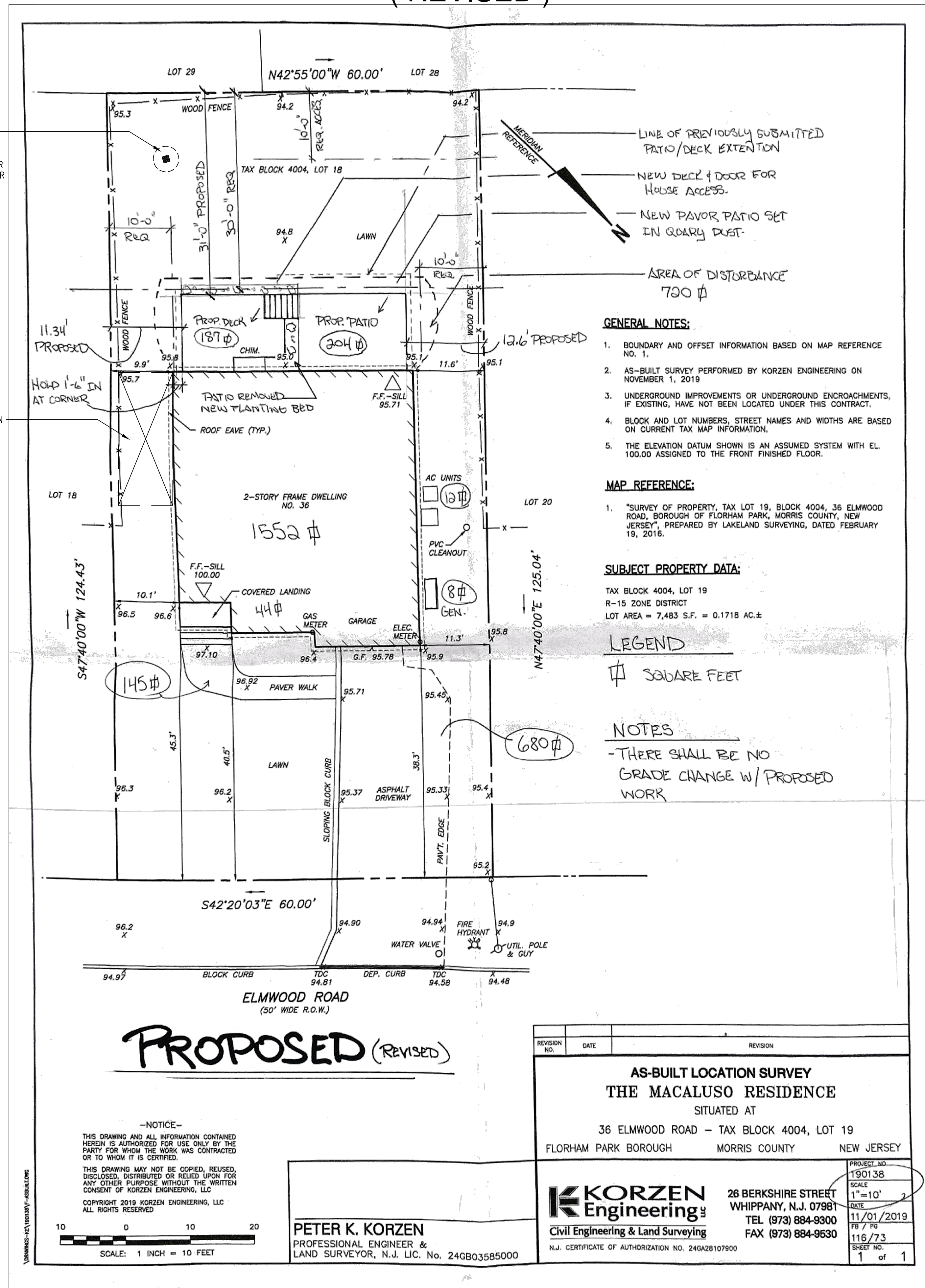
# PROPOSED REAR YARD DECK AND PATIO (REVISED)



SITE LOCATION MAP 36 ELMWOOD RD.



SITE LOCATION AERIAL PHOTO



ZONING CALCULATIONS				
	REQUIRED	EXISTING	PROPOSED	STATUS
MIN. LOT AREA	7,000 SQ. FT.	7,483 SQ. FT.	NO CHANGE	ENC
MIN. LOT WIDTH	60'	60'	NO CHANGE	OK
MIN. LOT DEPTH	115'	124.43'	NO CHANGE	OK
FRONT YARD SETBACK	40'	38.3'	NO CHANGE	ENC
REAR YARD SETBACK	30'	43' (HOUSE) NO CHANGE	DECK - 30' PATIO - 28.0'	OK OK
SIDE YARD SETBACK	L: 10' R: 10'	L: 9.9' R: 11.3'	L: 10.35' R: 11.6'	OK OK
MAX. BUILDING HEIGHT	FEET 2-STORY	35' 2-STORY	26'-8" 2-STORY	OK OK
MIN. HABITABLE FLOOR SPACE	1,200 SQ. FT.	N/A	NO CHANGE	OK
MAX. BUILDING COVERAGE (20%)	1,497 SQ. FT.	1,596 SQ. FT. 21.3%	1,596 SQ. FT. NO CHANGE	ENC
IMPERVIOUS COVERAGE		1,041 SQ. FT. 13.9%	1,236 SQ. FT. 16.5%	
MAX. IMPROVED COVERAGE (35%)	2,619 SQ. FT.	2,637 SQ. FT. 35.2% (ENC)	2,832 SQ. FT. 37.8%	VARIANCE

ENC - EXISTING NON-CONFORMING

REQUESTED VARIANCES:  
- IMPROVED COVERAGE - REQUIRED 35% - EXISTING 35.2% (ENC) - PROPOSED 37.8% (VARIANCE)

ZONING TABULATION CHART

Owner: Mr. & Mrs. MELVIN  
Address: 36 ELMWOOD RD  
Block: 4004 Lot: 19  
Lot Area: 7,483 SF

10/25/24  
ZONE: R-7

**EXISTING AREAS**

Existing Building Coverage: 1552 + 44 (PORCH) = 1596 = 21.3% ENC  
Existing Impervious Coverage: 680 + 145 + 8 + 12 + 196 = 1041 = 13.9%  
Existing Lot / Improved Coverage: 1596 + 1041 = 2637 = 35.2% ENC

Existing Floor Area:  
First Floor: ~~1596~~  
Second Floor: ~~1041~~  
Third Floor: ~~0~~  
Total: ~~2637~~

**PROPOSED AREAS**

Proposed Building Coverage: SAME = 1596 = 21.3% ENC  
Proposed Impervious Coverage: 845 + 204 (DECK) + 187 = 1236 = 16.5%  
Proposed Lot / Improved Coverage: 1596 + 1236 = 2832 = 37.8% VARIANCE

Proposed Floor Area:  
First Floor: ~~1596~~  
Second Floor: ~~1041~~  
Third Floor: ~~0~~  
Total: ~~2637~~

ENC - EXISTING NON-CONFORMING

COVERAGE TABULATION SHEET

CHAIRMAN SIGNATURE \_\_\_\_\_  
SECRETARY SIGNATURE \_\_\_\_\_  
ENGINEER SIGNATURE \_\_\_\_\_

ALL DRAWING IN THIS SET ARE PREPARED BY HOME OWNER, MICHAEL MELVIN.  
SIGNATURE \_\_\_\_\_

BUILDING CHARACTERISTICS	CARPENTRY NOTES
<b>ALTERATION</b> Code Jurisdiction: NJ-IRC 2021, IBC 2021, NEC 2020 (NFPA 70), NSPS 2021, ECCC 2021, IMC 2021 Use Group: R-5 Construction Class: 5 B Area - Largest Floor: 1596 Sq. Ft. Exist. Improved Cov.: 2637 Sq. Ft. Prop. Improved Cov.: 526 Sq. Ft. Total Improved Cov.: 3163 Sq. Ft. Total Land Area Disturbed: 720 Sq. Ft.	<ol style="list-style-type: none"> <li>ALL PIPING AND ELECTRICAL PENETRATIONS SHALL BE CENTERED IN WOOD FRAMED MEMBERS.</li> <li>ALL PLATES TO BE DOUBLED WITH SPICES STAGGERED OVER STUDS ONLY.</li> <li>DOUBLE FRAMING AROUND ALL OPENINGS WHERE NOT INDICATED ON DRAWINGS.</li> <li>ALL FRAMING MEMBERS WHERE CUT TO PERMIT PASSAGE OF PIPING, DUCTS, CONDUIT, ETC. SHALL BE STRAPPED AND BRACED ON EACH SIDE AS PER CODE REQUIREMENTS. PROVIDE MISCELLANEOUS FRAMING AROUND OPENINGS AS REQUIRED.</li> <li>ALL DOORS OR TRIMMED OPENINGS TO HAVE (2)-2" X 4" STUDS AT JAMBS MINIMUM. VERIFY WALL THICKNESS WITH PLANS.</li> <li>ALL FRAMING SHALL BE PLUMB AND SQUARE, TRUE, WELL BRACED, PINNED TOGETHER WITH GOOD JOINTS AND TRUE BEARINGS. FRAMING AND NAILING SHALL CONFORM TO I.R.C. - N.J. AND GOOD PRACTICE.</li> </ol>
<b>LIST OF DRAWINGS</b> BOA-1 SPECS, SURVEY, ZONING CALCS BOA-2 PLANS, ELEVATIONS, DETAILS BOA-3 DETAILS	<b>MECHANICAL NOTES</b>
<b>SPECIFIC PROJECT NOTES</b>	<b>ELECTRICAL</b>
<b>DEMOLITION</b>	<ol style="list-style-type: none"> <li>GENERAL: PROVIDE DESIGN/BUILD ELECTRICAL SYSTEM TO COMPLY WITH THE NATIONAL ELECTRICAL CODE, UNDERWRITER'S LABORATORIES AND ALL OTHER AUTHORITIES HAVING JURISDICTION INCLUDING THE INSTALLATION OF GROUND FAULT OUTLETS, TAMPER PROOF OUTLETS AND ARC FAULT PROTECTION, INCLUDING THE INSTALLATION OF OUTLETS AND SWITCHES IN LOCATIONS THAT ARE NOT INDICATED ON THE DOCUMENTS HOWEVER ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODES.</li> <li>ALL RX WIRING WITH PLASTIC BOXES.</li> </ol>
<b>CONSTRUCTION NOTES</b>	<b>SYMBOLS &amp; LIGHT LEGEND</b>
<ol style="list-style-type: none"> <li>ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND ACCEPTED INDUSTRY STANDARDS. CAREFULLY COORDINATE WITH PERMITTING OFFICIALS AND CONFIRM TO ALL SPECIFIC TOWNS ORDINANCE RELATED TO DEMOLITION AND CONSTRUCTION PROTECTION, SUCH AS FENCING, ETC.</li> <li>CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO EXECUTING CONSTRUCTION</li> </ol>	<p>OUTLET</p> <p>GFI PROTECT OUTLET</p> <p>WATER PROOF GFI PROTECTED OUTLET</p> <p>NEW</p> <p>EXISTING</p> <p>S SINGLE POLE SWITCH</p> <p>S3 3 POLE SWITCH</p> <p>S4 DIMMER SWITCH</p> <p>OC EXTERIOR WALL FIXTURE</p> <p>DETAIL DESIGNATION</p> <p>DETAIL NUMBER</p> <p>SHEET NUMBER</p> <p>JOIST TAG</p> <p>REVISION NO.</p>
<b>MASONRY NOTES</b>	<b>LEGEND OF CONSTRUCTION</b>
<ol style="list-style-type: none"> <li>ALL FOOTINGS SHALL BE ON UNDISTURBED SOIL, 3'-6" MINIMUM BELOW FINISHED GRADE.</li> <li>ALL CONCRETE TO BE 3500 PSI CONCRETE UNLESS NOTED OTHERWISE.</li> </ol>	<p>EXIST. PARTITION TO REMAIN</p> <p>EXIST. PARTITION TO BE REMOVED</p> <p>NEW PARTITION</p> <p>4 x 4 POST (PROVIDE SOLID BLOCKING AS REQ.)</p>

BLOCK 4004  
ZONE R-7  
LOT 19  
FLORHAM PARK BOROUGH  
MORRIS COUNTY NEW JERSEY

TITLE: SPECS, SURVEY, ZONING CALCS., DETAILS  
MS. PODHAYNY & MR. MELVIN  
36 ELMWOOD ROAD  
FLORHAM PARK BOROUGH, NJ 07932

BOA-11  
SHEET 1 OF 3  
DATE: 10/25/2024