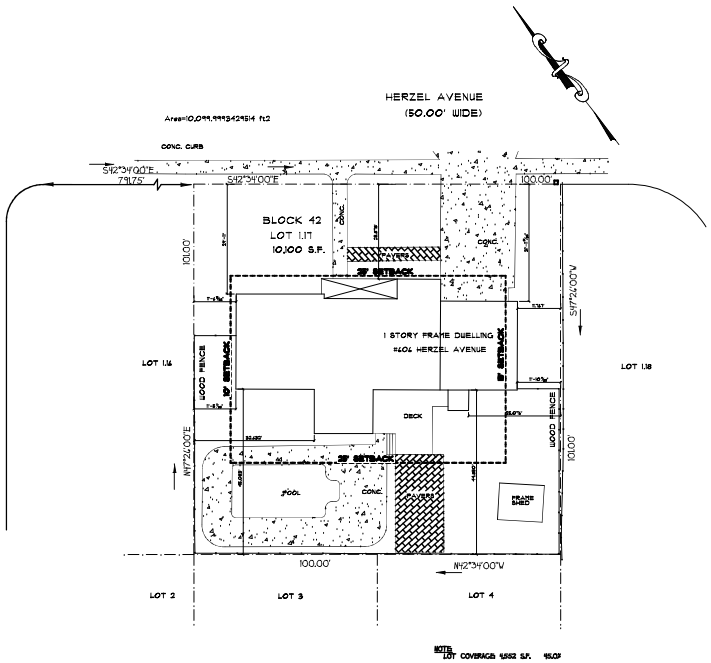
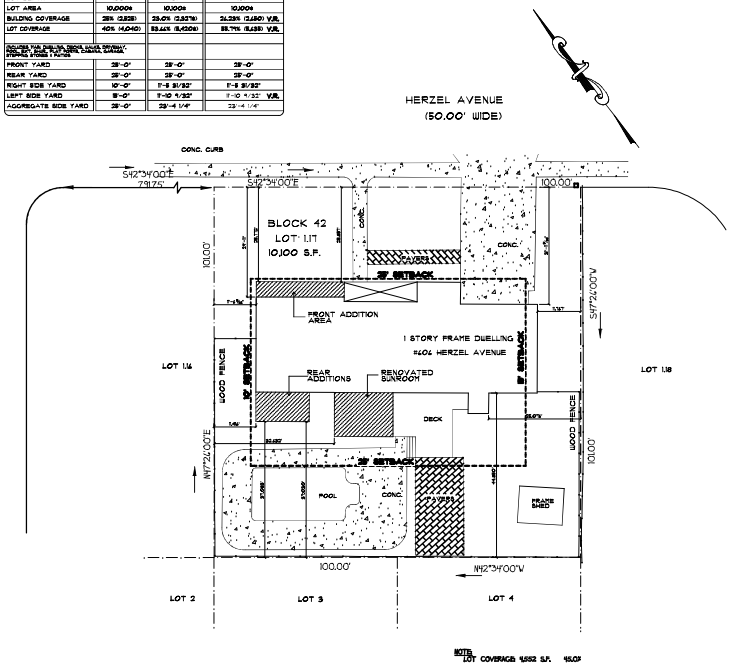
NORTHFIELD INFO

ZONING REQUIREMENTS R-1			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT FRONTAGE	100'	100'	100'
LOT DEPTH	100'	101'	101'
LOT AREA	10,000s	10,100s	10,100s
BUILDING COVERAGE	25% (2,525s)	23.0% (2,327s)	24.23% (2,450) V.R.
LOT COVERAGE	40% (4,040)	53.44% (5,400s)	55.77% (5,632) V.R.
INCLUDES PVC SHELTER, DECKS, WALKS, DRIVEWAY, POOL, BUT EXCLUDES PLAY AREA, CLOTHES DRYER, STORAGE SHEDS & PATIOS			
FRONT YARD	25'-0"	25'-0"	25'-0"
REAR YARD	25'-0"	25'-0"	25'-0"
RIGHT SIDE YARD	10'-0"	11'-5 21/32"	11'-5 21/32"
LEFT SIDE YARD	15'-0"	11'-10 4/32"	11'-10 4/32" V.R.
AGGREGATE SIDE YARD	25'-0"	23'-4 1/4"	23'-4 1/4"



EXISTING SITE PLAN

SCALE: 1"=20'-0"



PROPOSED SITE PLAN

SCALE: 1"=20'-0"

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SHT.-REV.
DATE

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SIGNATURE

SCALE AS NOTED
DATE 5-12-24
DRAWN BY JWA

PROJECT ADDITION/RENOVATION
LOCATION 404 HERZEL AVE
NORTHFIELD, NJ
OWNER MARY CANESI

CAD FILE # 25-178

DRAWING NO.
A-1 of 5
24x36