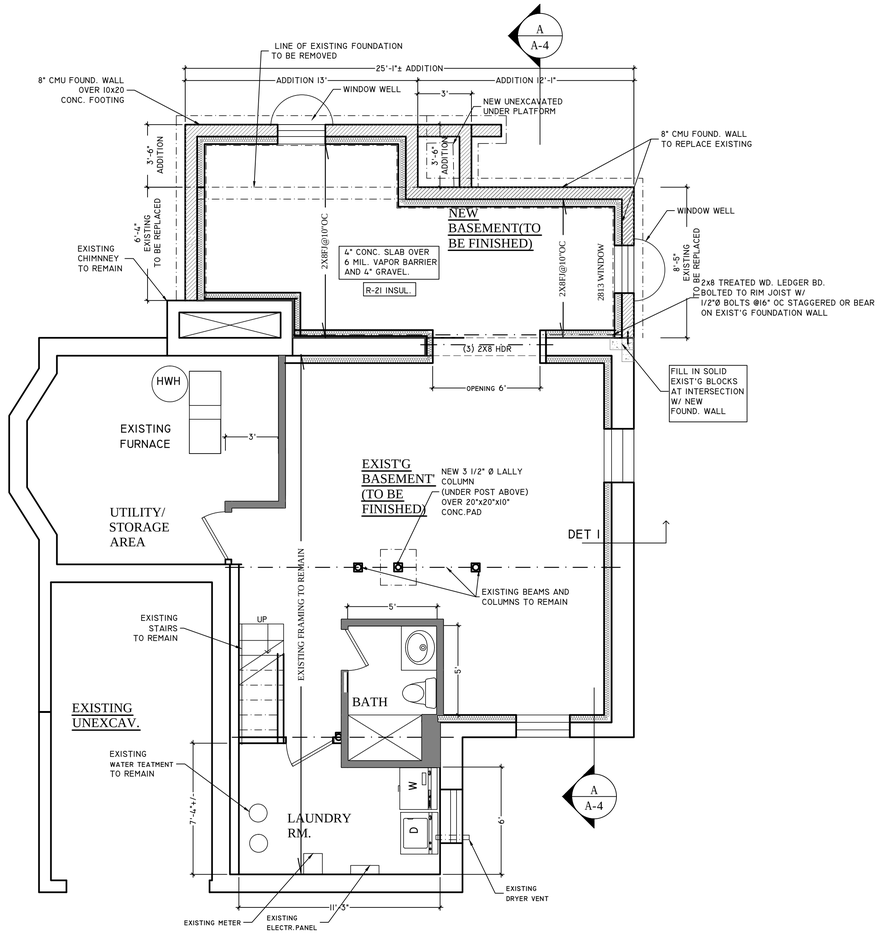
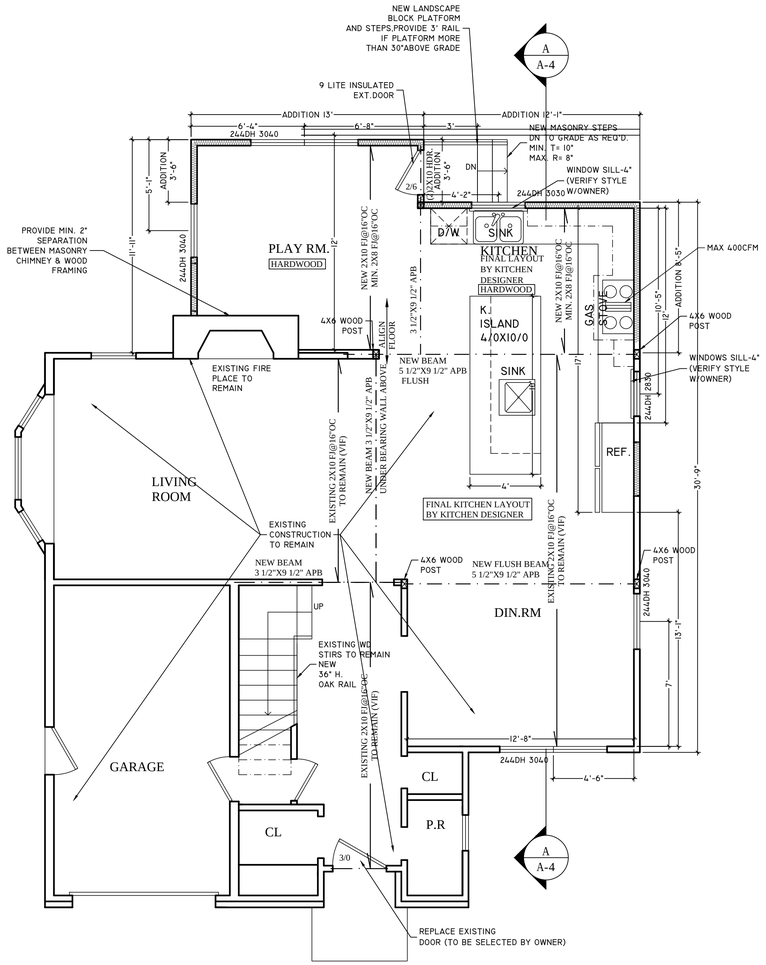
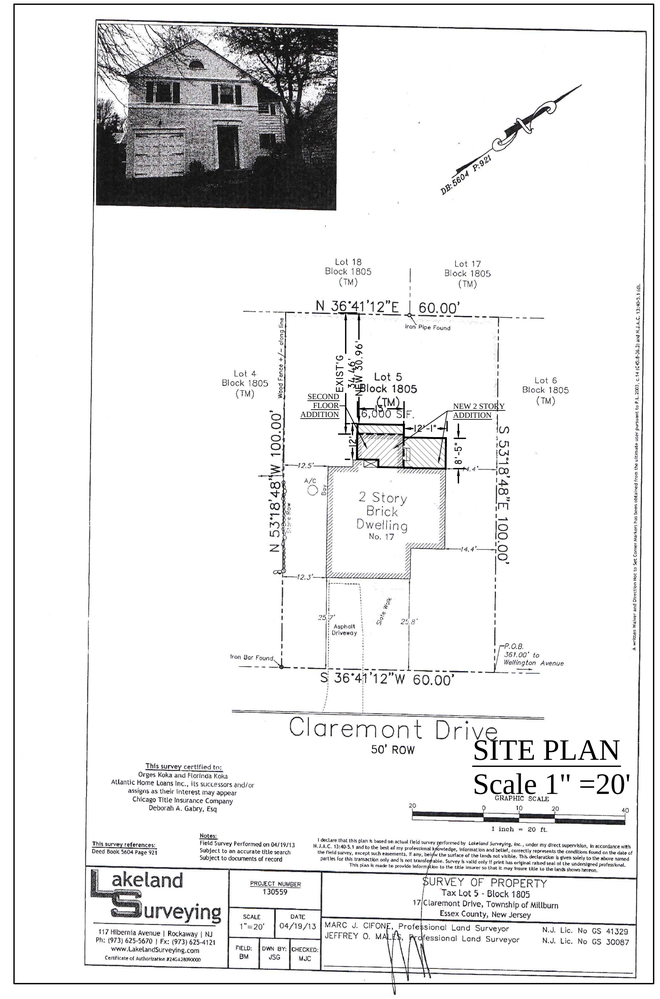


PROPOSED FOUNDATION/BASEMENT PLAN
Scale 1/4"= 1'-0"



PROPOSED FIRST FLOOR PLAN
Scale 1/4"= 1'-0" (1049 SF +147 SF ADDITION=1196SF)



This survey certified to:
Orges Koka and Florinda Koka
Atlantic Home Loans Inc., its successors and/or assigns as their interest may appear
Chicago Title Insurance Company
Deborah A. Gabry, Esq

This survey references:
Deed Book 5604 Page 921

Notes:
Field Survey Performed on 04/19/13
Subject to an accurate title search
Subject to documents of record

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc. under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly to the conditions found on the date of the field survey, except such easements, if any, lie/s the surface of the lands not visible. This declaration is given to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.

Lakeland Surveying
117 Hibernia Avenue | Rockaway | NJ
Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakeLandSurveying.com
Certificate of Authorization #24GA28090000

PROJECT NUMBER	DATE
130559	04/19/13
SCALE 1"=20'	
FIELD: BM	DWN. BY: JSG
CHECKED: MJC	

SURVEY OF PROPERTY
Tax Lot 5 - Block 1805
17 Claremont Drive, Township of Millburn
Essex County, New Jersey

MARC J. CIFONE, Professional Land Surveyor — N.J. Lic. No GS 41329
JEFFREY O. MALEK, Professional Land Surveyor — N.J. Lic. No GS 30087

A certified Notary and Corporation May by Law Cannot distribute this plan without the written consent of the undersigned professional pursuant to P.L. 2001, c.117 (C.45:11-32) and N.J.A.C. 13:40-5.1(d).

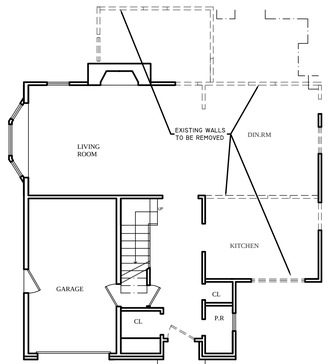
SITE PLAN
Scale 1" =20'

ZONING SCHEDULE R-6				
TABLE ITEM	REQUIRED	EXISTING	PROPOSED	CONFORMS?
MIN. LOT AREA (SQ.FT.)	6000	6000	SAME	YES
MIN. LOT WIDTH (min. in feet)	60	60	SAME	YES
MIN. LOT DEPTH (min. in feet)	90	100	SAME	YES
FRONT YARD (FT.)	40	25.7	SAME	YES
LEFT SIDE YARD FOR BUILDING SEGMENTS TO 18' IN HGT (FT.)	NA	NA	NA	NA
RIGHT SIDE YARD FOR BUILDING SEGMENTS TO 18' IN HGT (FT.)	NA	NA	NA	NA
RIGHT SIDE YARD FOR BUILDING SEGMENTS 32' IN HGT (FT.)	12	14.4'	SAME	YES
LEFT SIDE YARD FOR BUILDING SEGMENTS 32' IN HGT (FT.)	12	12.3'	SAME	YES
COMBINED SIDE YARD	35% OF LOT WIDTH =21'	26.7'	SAME	YES
REAR YARD SET BACK	20% OF LOT DEPTH =20'	34.46	30.96	YES
REAR YARD UNOCCUPIED	25%OF LOT AREA=1500	34.45% 2067	33.6% 2021	YES
BUILDING HEIGHT	32'	25'	25'	YES
GROSS FLOOR AREA (FAR)	36% 2160SF	33.26% 1996 SF	39.7% 2383 SF	NO
BUILDING COVERAGE	23%	17.45%	19.9%	YES
LOT COVERAGE	45%	22.6%	25.08%	YES

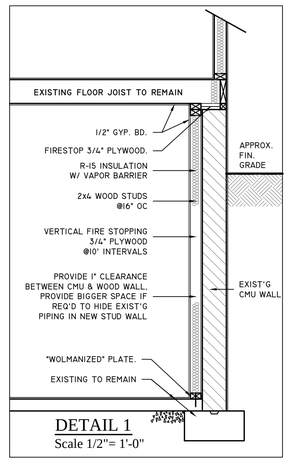
BUILDING COVERAGE			
TABLE ITEM	EXISTING	PROPOSED	TOTAL
HOUSE	1049	147	1196
TOTAL	1049	147	1196

LOT COVERAGE			
TABLE ITEM	EXISTING	PROPOSED	TOTAL
HOUSE	1049	147	1196
PLATFORM & STEPS	22	0	22
WALKWAY	50	0	50
DRIVEWAY	237	0	237
TOTAL COVERAGE	1358	0	1505

GROSS FLOOR AREA			
TABLE ITEM	EXISTING	PROPOSED	TOTAL
FIRST FLOOR	1049	147	1196
SECOND FLOOR	947	240	1187
TOTAL	1996	387	2383



EXISTING/DEMOLITION FIRST FLOOR PLAN
Scale 1/8"= 1'-0"



DETAIL 1
Scale 1/2"= 1'-0"

Petersen Associates
Architecture, Planning & Design

ADDITION TO THE EXIST'G
SINGLE FAMILY HOUSE
17 CLAREMONT DRIVE
MILLBURN, NJ.

3 DUKE'S COURT - MORRISTOWN, NJ 07960 (973) 895 6200 FAX (973) 895 1161

MARGARET PETERSEN AI10648

REVISION:	DATE:
	7/10/20
	MP/VC
	20-3057
BLOCK No: 1805	No: A-1
LOT No: 5 / ZONE: R6	Of: 5