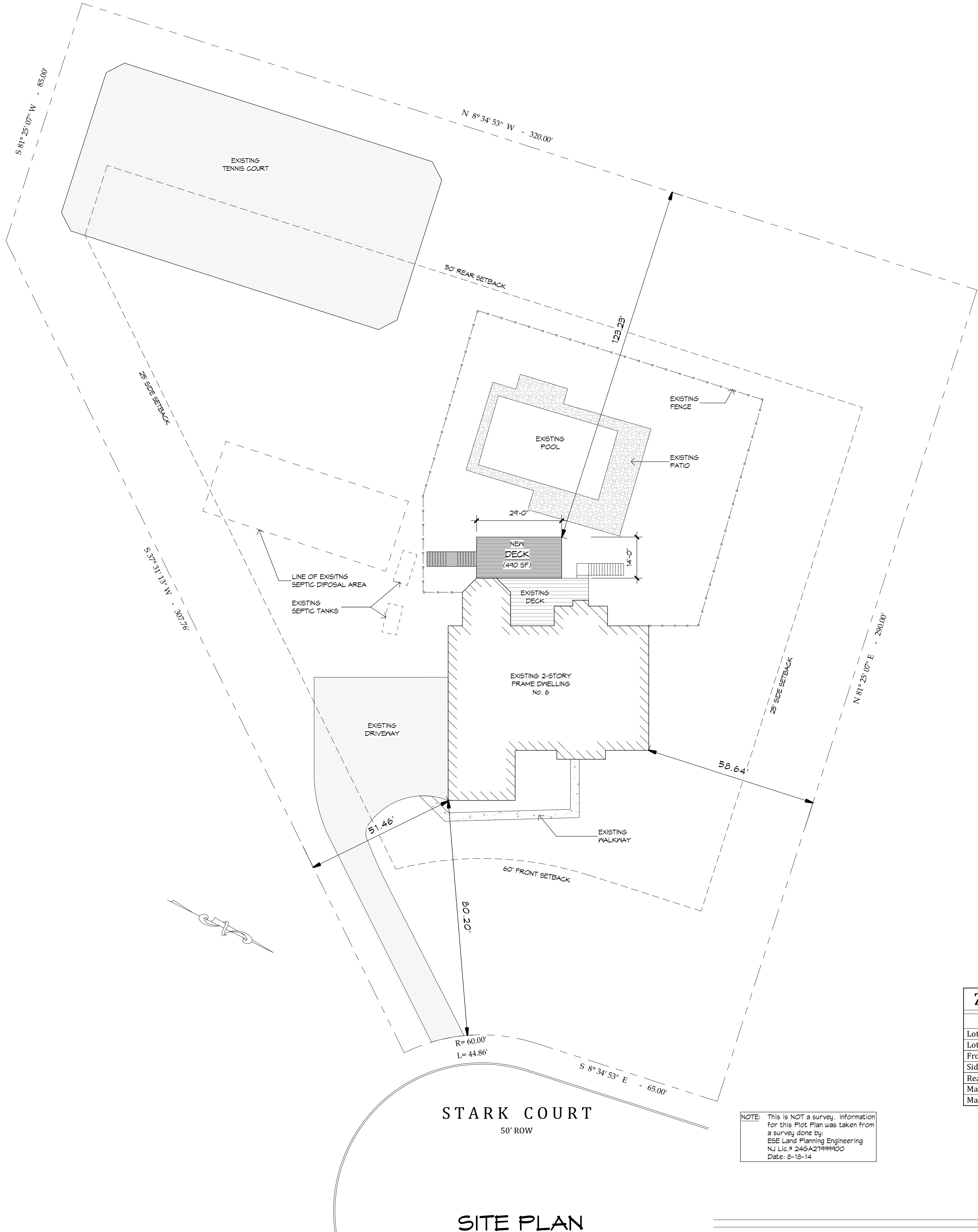




SITE PLAN
SCALE: 1" = 20'-0"

THE WANG RESIDENCE

ZONING TABLE				
ZONE: R-1		BLOCK: 4401		
		LOT: 14		
SETBACK	REQUIRED	EXISTING	PROPOSED	COMMENTS
Lot Area	43,560 Sq. Ft.	72,933.4 Sq. Ft.	72,933.4 Sq. Ft.	
Lot Width	150'	125.0'	125.0'	
Front Yard	60'	80.20'	80.20'	
Side Yard (One)	25'	51.46' & 58.64'	51.46' & 58.64'	
Rear Yard	50'	143.54'	143.54'	
Maximum Building Coverage	10%	5.1%	5.1%	
Maximum Impervious Coverage	20%	20.9%	21.5%	Requires Variance

EXISTING BUILDING COVERAGE CALCULATION:	
Lot Area: 72,933.4 SF	
Allowed 10%: 72,933.4 x .10= 7,293.3 Sq. Ft.	
Existing Dwelling:	3,710 Sq. Ft.
Total:	3,710 / 72,933.4= 5.1%

EXISTING IMPERVIOUS COVERAGE CALCULATION:	
Lot Area: 72,933.4 SF	
Allowed 20%: 72,933.4 x .25= 14,586.68 Sq. Ft.	
Existing Dwelling:	3,710 Sq. Ft.
Existing Driveway:	2,943 Sq. Ft.
Existing Pool Patio:	1,000 Sq. Ft.
Existing Walkway:	210 Sq. Ft.
Existing Deck:	353 Sq. Ft.
Existing Tennis Court:	7,000 Sq. Ft.
Total:	15,216 Sq. Ft.
	15,216 / 72,933.4= 20.9%

PROPOSED BUILDING COVERAGE CALCULATION:	
Lot Area: 72,933.4 SF	
Allowed 10%: 72,933.4 x .10= 7,293.3 Sq. Ft.	
Existing Dwelling:	3,710 Sq. Ft.
Total:	3,710 / 72,933.4= 5.1%

PROPOSED IMPERVIOUS COVERAGE CALCULATION:	
Lot Area: 72,933.4 SF	
Allowed 20%: 72,933.4 x .25= 14,586.68 Sq. Ft.	
Existing Dwelling:	3,710 Sq. Ft.
Existing Driveway:	2,943 Sq. Ft.
Existing Pool Patio:	1,000 Sq. Ft.
Existing Walkway:	210 Sq. Ft.
Existing Deck:	353 Sq. Ft.
Existing Tennis Court:	7,000 Sq. Ft.
New Deck & Steps:	490 Sq. Ft.
Total:	15,706 Sq. Ft.
	15,706 / 72,933.4= 21.5%



AREA MAP
SCALE: NONE

REVISIONS

Number	Date	Description

PRELIMINARY

NOT VALID WITHOUT ARCHITECT'S SIGNATURE & RAISED SEAL

97% TABOR ROAD, 2ND FLOOR UNIT 5
MORRIS PLAINS, N J 07950
P H O N E : 973 - 998 - 4979
EMAIL: BABULA.ARCHITECTURE@GMAIL.COM

N.J. - Lic. No. 19812

Block: 4401

Lot: 14

BABULA ARCHITECTURE llc

WANG RESIDENCE
6 STARK COURT
MOUNT OLIVE, NJ

Drawn By: JB

Job No: 21-137

Date: 12-3-21

Sheet No: 1 of 1

Sheet: A1.0

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