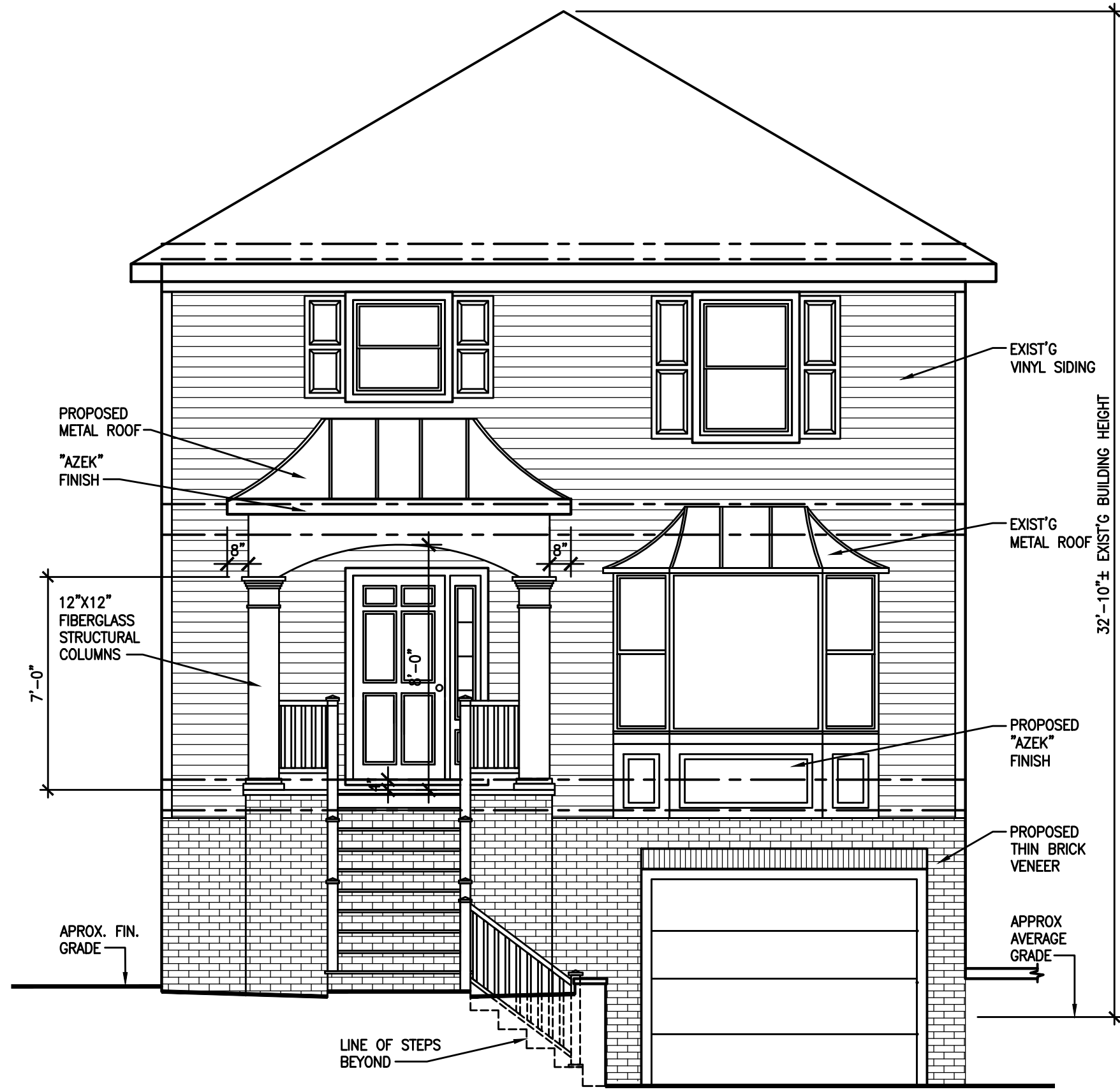
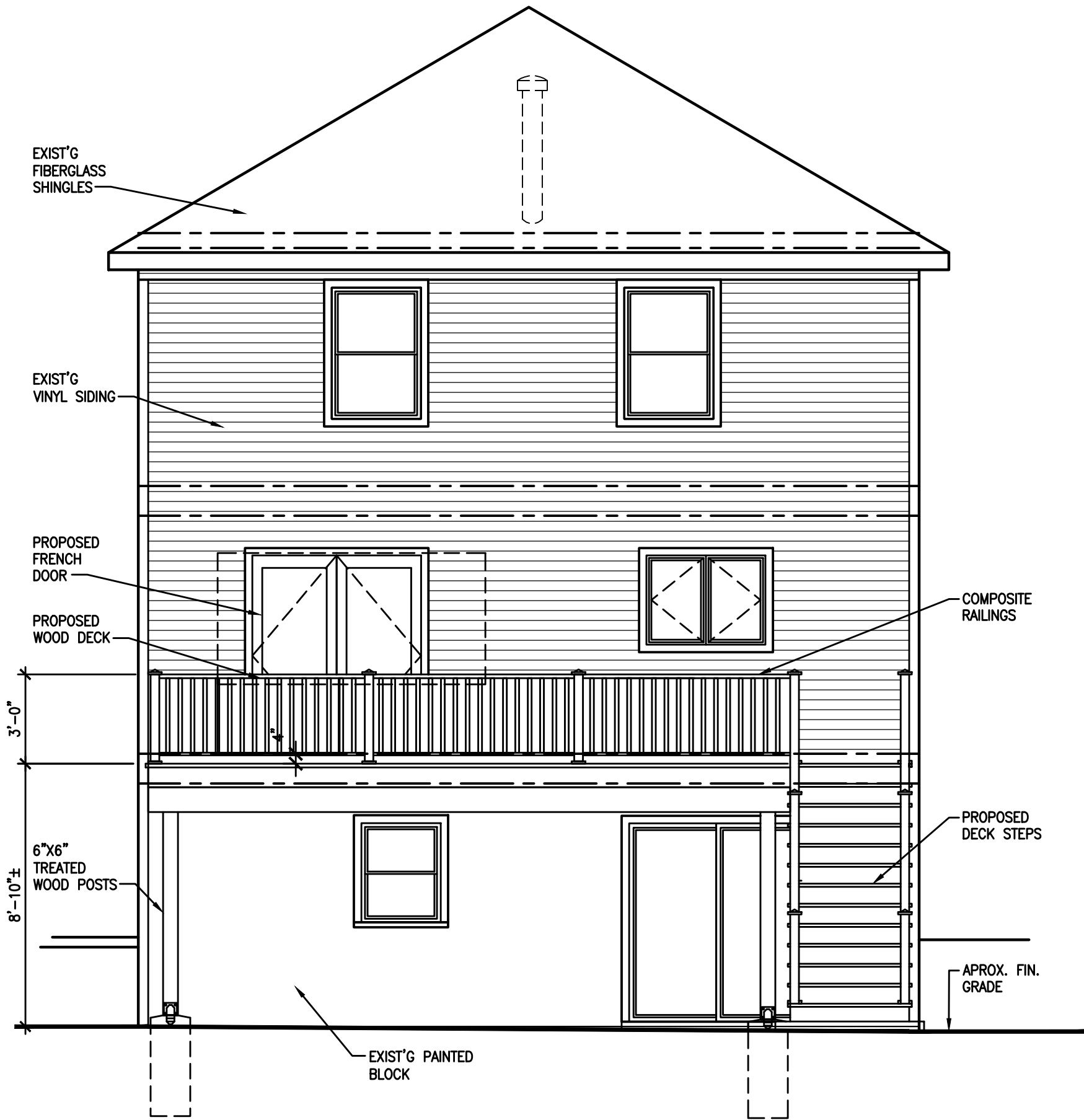




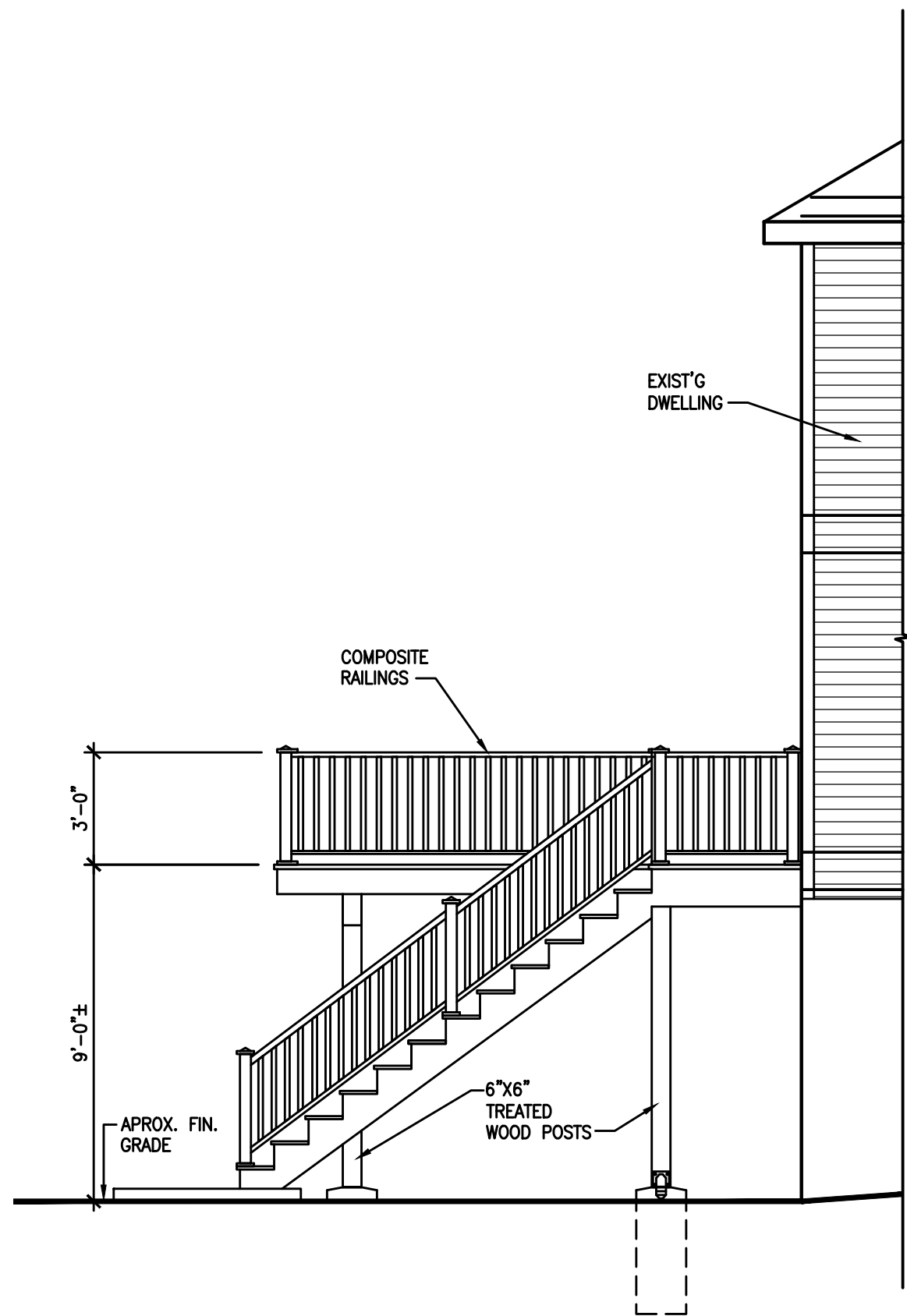
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



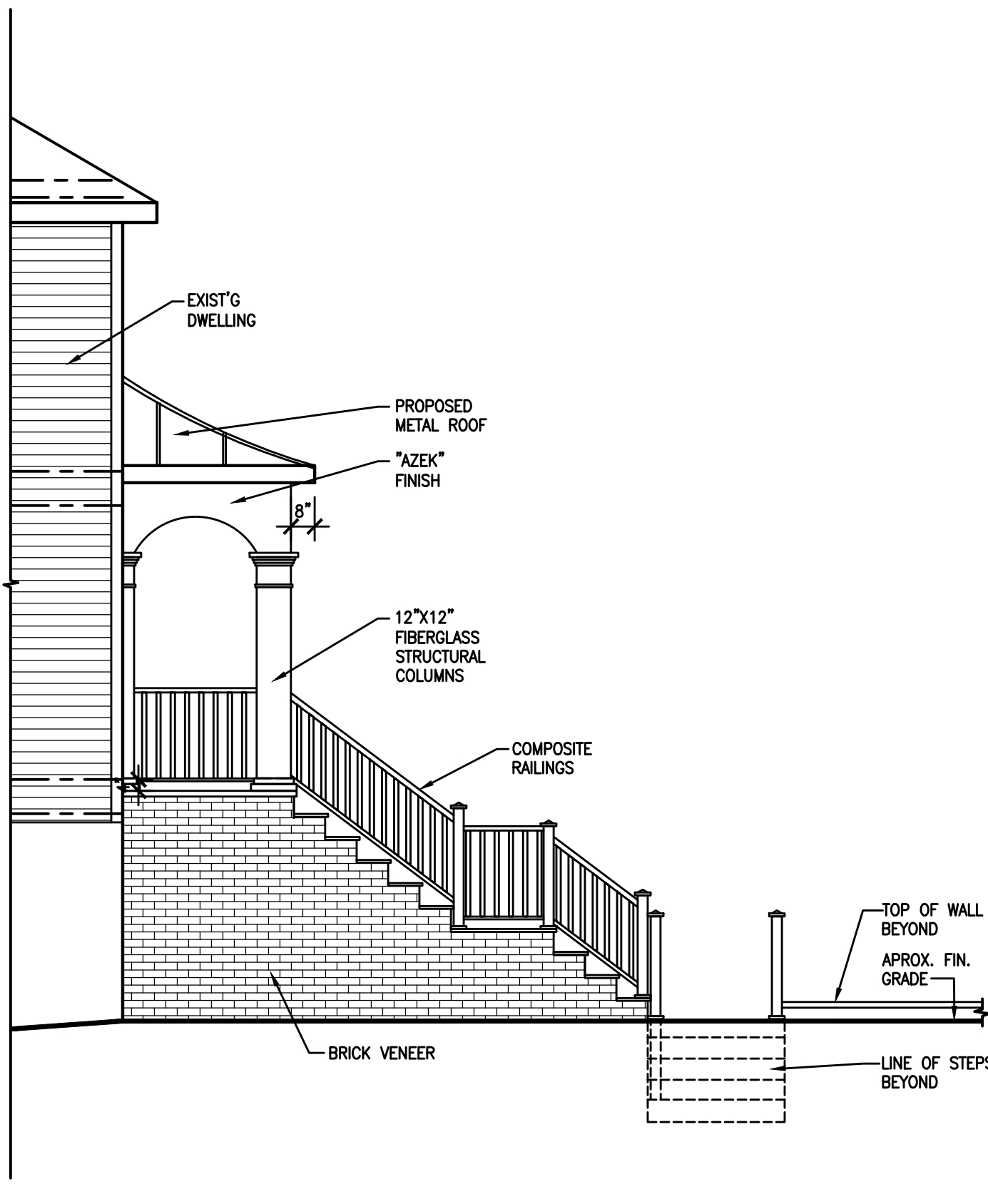
REAR ELEVATION

SCALE: 1/4" = 1'-0"



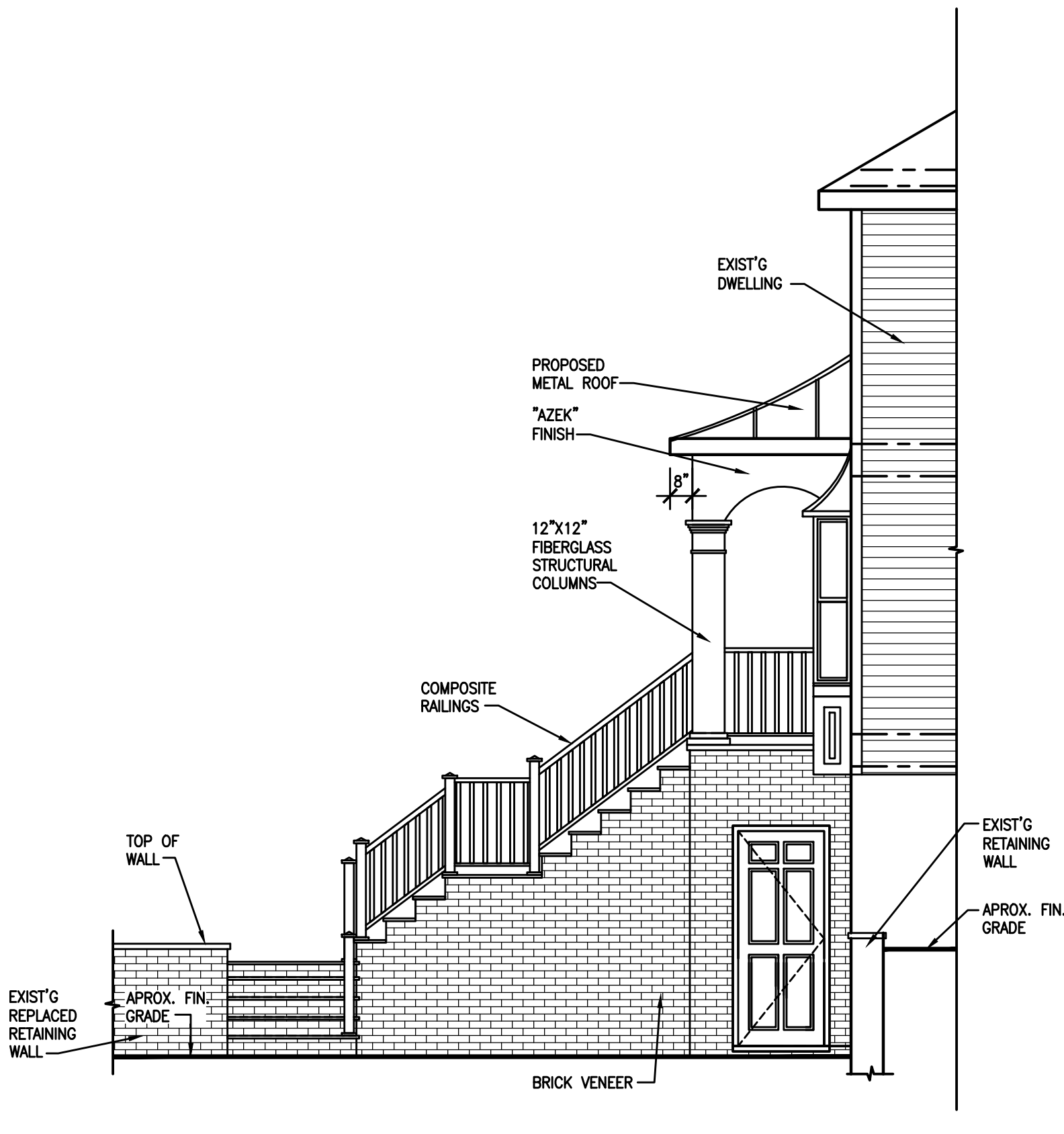
PARTIAL LEFT SIDE ELEVATION @ REAR

SCALE: 1/4" = 1'-0"



PARTIAL LEFT SIDE ELEVATION @ FRONT

SCALE: 1/4" = 1'-0"



PARTIAL RIGHT SIDE ELEVATION @ FRONT

SCALE: 1/4" = 1'-0"

ZONING ANALYSIS				
	REQUIRED	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA	5,000.00 S.F.	5,367.00 S.F.	SAME	NO
MIN. LOT WIDTH	50.00 FT.	50.00 FT.	SAME	NO
MIN. FRONT YARD	25.00 FT.	24.8 FT.	SAME	YES*
MIN. REAR YARD	30.00 FT.	49.00 FT.±	35.31 FT.±	NO
MIN. SIDE YARD EA. SIDE	7.00 FT.	7.9 FT.	8.17 FT.	NO
MIN. TOTAL SIDE YARD	33.00 % 16.50 FT.	23.7 FT.	24.42 FT.	NO
MAX. LOT COVERAGE	45 %	33.0 %± 1,777.0 S.F.±	39.0 %± 2,072.0 S.F.±	NO
MAX. BUILDING COVERAGE	20 %	18.0 %± 976.0 S.F.±	22.67 %± 1,217.0 S.F.±	YES
MAX. BUILDING HEIGHT	35.00 FT.	32'-10"±	SAME	NO
MAX. N° OF STORIES	2	3	SAME	YES*
FLOOR AREA RATIO	35 %	42.0 %± 2,253.0 S.F.±	42.91 %± 2,303.0 S.F.±	YES

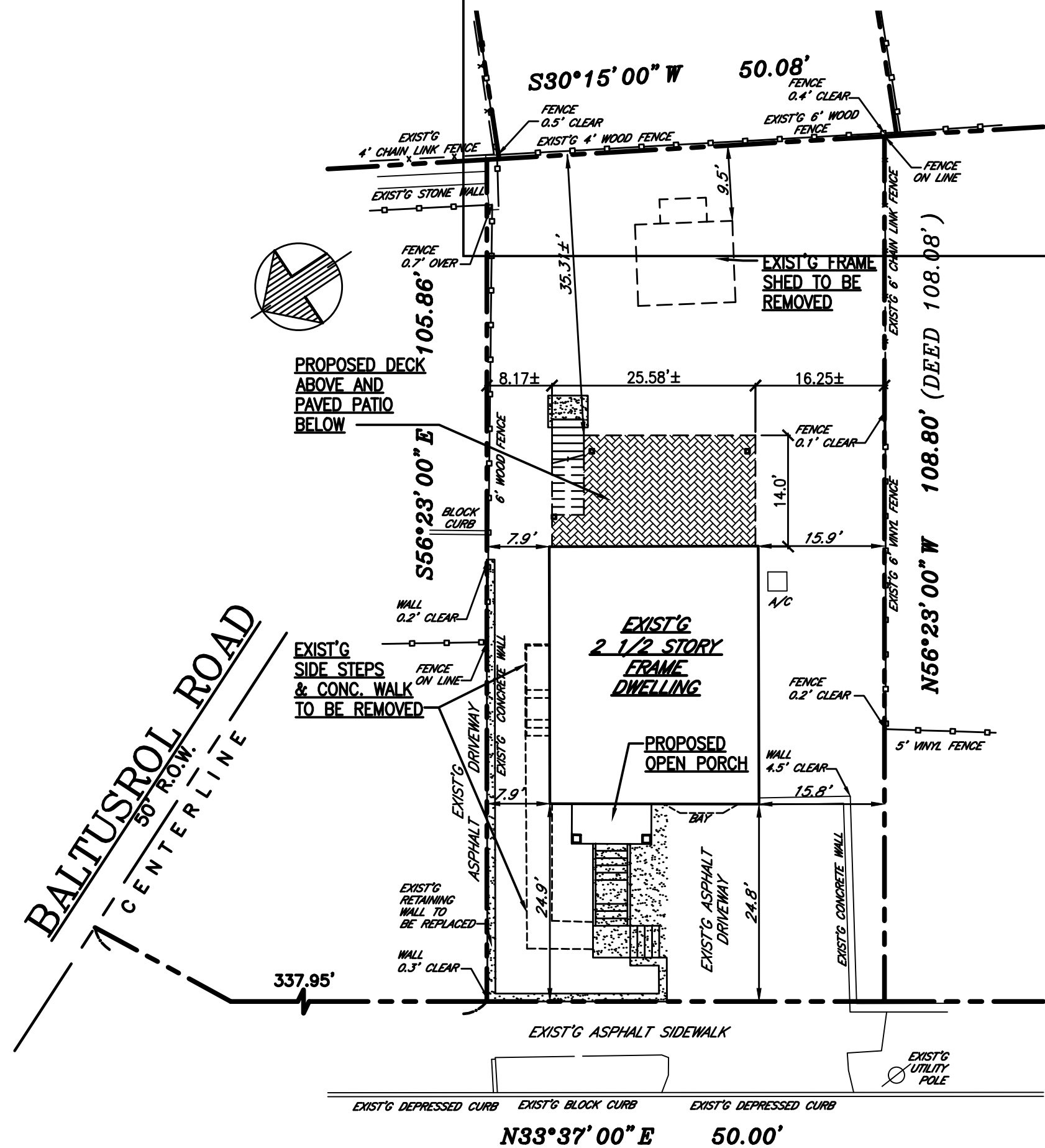
* DENOTES PRE-EXISTING NON-CONFORMING CONDITIONS.
THE INCREASE OF THE FAR IS DUE TO THE 50.00 SQ. FT. UNFINISHED STORAGE BELOW THE FRONT PORCH.

BUILDING NOTES

BLOCK 4202 LOT 14
EXISTING ZONE: R-5
EXISTING USE CLASS: ONE FAMILY DWELLING R-5
CONSTRUCTION TYPE: VB FRAME
BUILDING AREAS
BASEMENT: ±847.00 S.F.
FIRST FLOOR: ±847.00 S.F.
SECOND FLOOR: ±847.00 S.F.
PROPOSED REAR DECK ADDITION: ±366.00 S.F.
PROPOSED FRONT PORCH ADDITION: 50.00 S.F.

COVERAGE CALCULATIONS

EXISTING CONDITIONS
HOUSE- 851.0 SF±
SHED- 125.0 SF±
FRONT PLATFORM & STEPS- 50.0 SF±
FRONT CONC. WALK & STEPS- 128.0 SF±
SIDE CONC. WALK & STEPS- 61.0 SF±
DRIVEWAY- 562.0 SF±
(33.0 %±)
PROPOSED CONDITIONS
HOUSE- 851.0 SF±
PROPOSED DECK & DECK STEPS- 366.0 SF±
CONC. LANDING- 16.0 SF±
FRONT PORCH- 50.0 SF±
FRONT STEPS & WALL- 167.0 SF±
DRIVEWAY- 622.0 SF±
(39.0 %±)



HUGHES PLACE

PLOT PLAN

SCALE: 1" = 15'-0"

ALL SITE INFORMATION WAS TAKEN FROM SURVEY PREPARED BY: CONTROL LAYOUTS, INC. LAND SURVEYORS GREGG A GAFFNEY N.J.L.S. GS43304 271 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904 DATED:5/8/2021

PROPOSED EXTERIOR ALTERATIONS

14 HUGHES PLACE
BLOCK 4202
SUMMIT, NEW JERSEY
BRANDON & MICHELLE REISS, OWNERS

Date MAY 13, 2025
Scale AS NOTED
Dwn. By R.S.G.
Chkd. By J. G.

RA NJ LIC. N° 10877
PP NJ LIC. N° 5414

JOSE GENNARO A.I.A.
Planner
Architect

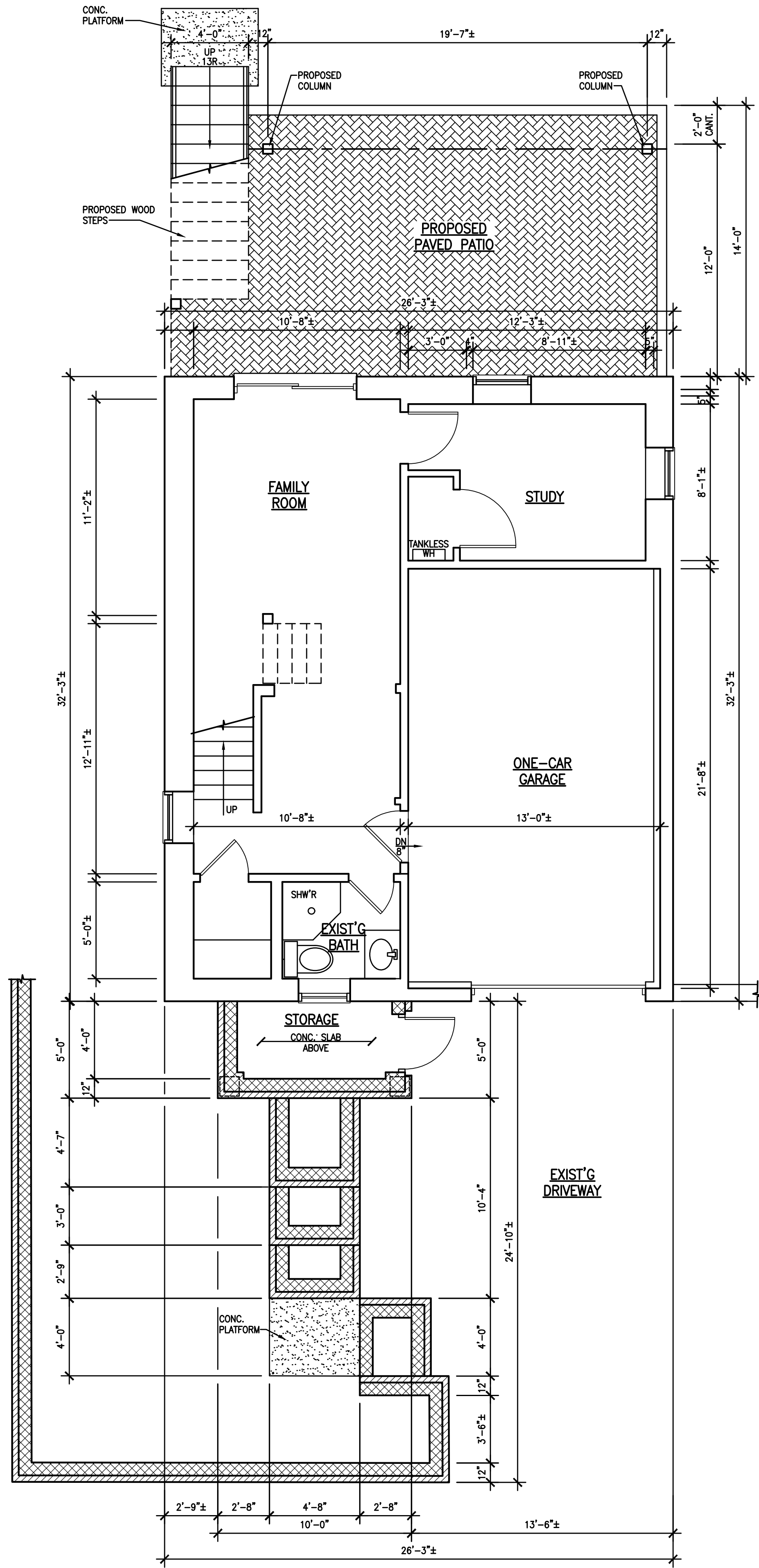
Tel.: (973) 589-8599
Fax: (973) 589-7272

DWG. N°

P-1

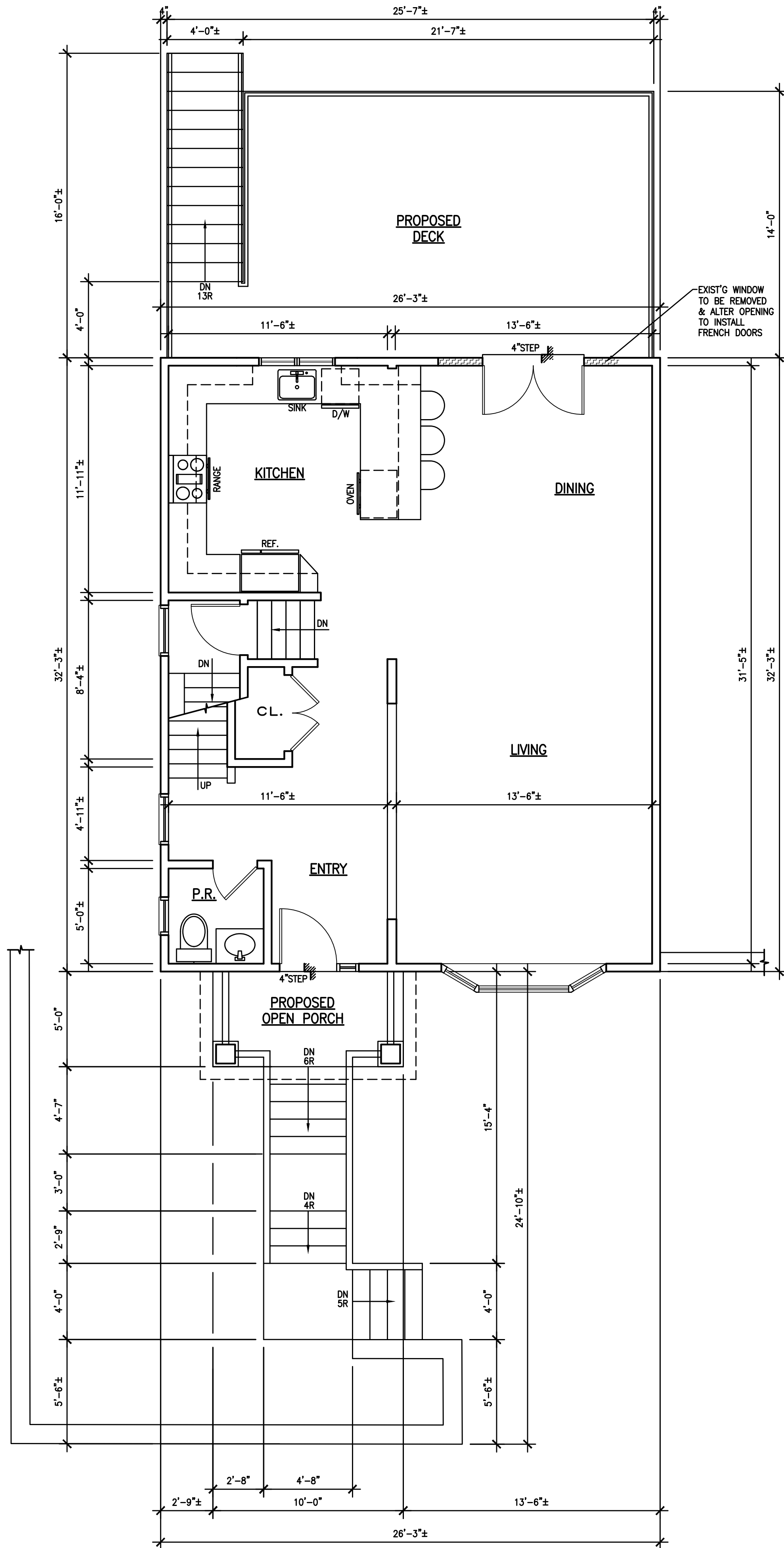
OF 2

JOB N° 21-027



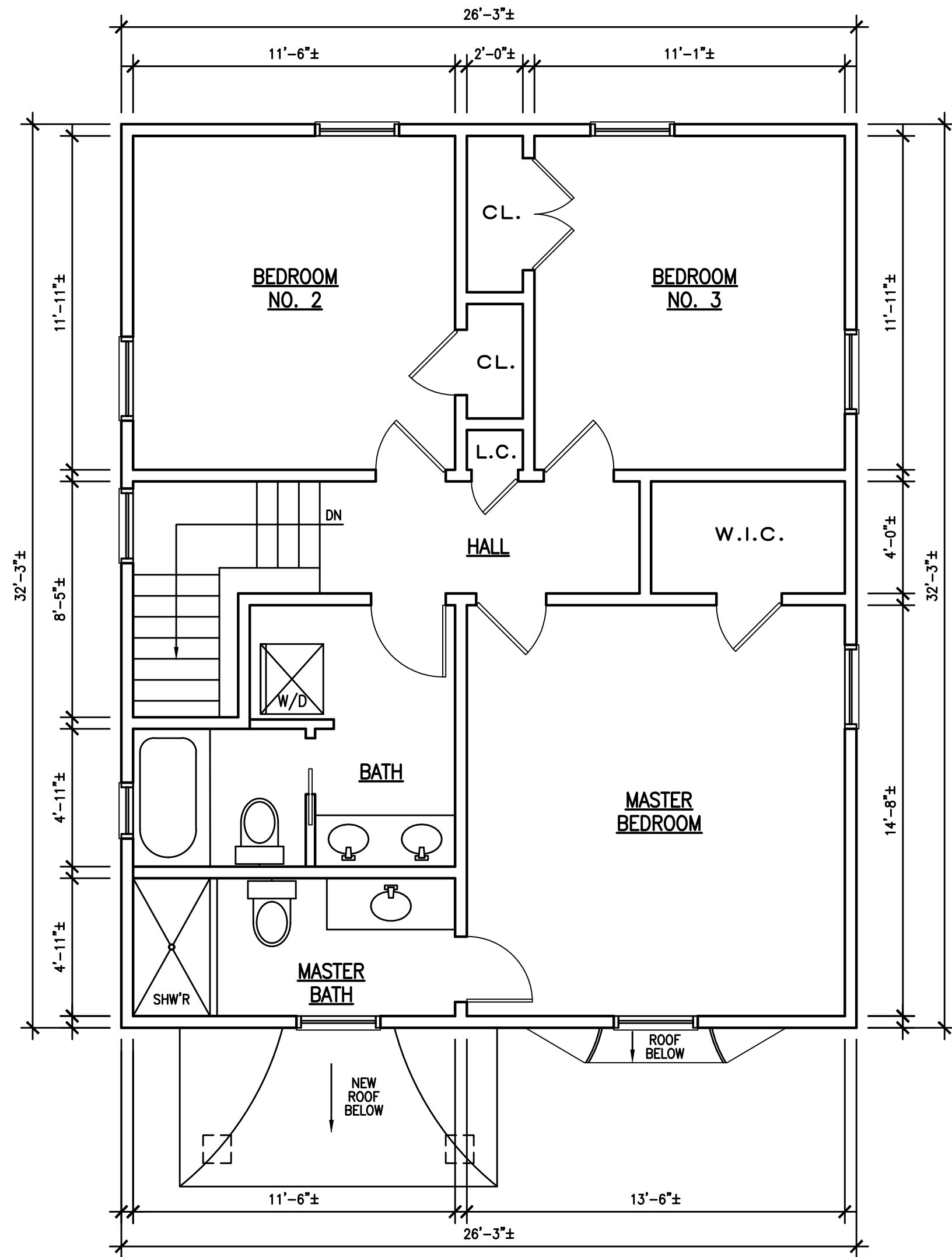
BASEMENT/FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

PRELIMINARY

REVISIONS		DESCRIPTION	
N°	DATE	1	8-23-25
		2	
PROPOSED EXTERIOR ALTERATIONS		LOT 14	
14 HUGUES PLACE		BLOCK 4202	
SUMMIT, NEW JERSEY		OWNERS	
BRANDON & MICHELLE REISS,			
Date		MAY 13, 2025	
Scale		AS NOTED	
Dwn. By		R.S.G.	
Chkd. By		J. G.	
RA NJ LIC. N° 10877		PP NJ LIC. N° 5414	
JOSE GENNARO A.I.A. Architect		Planner	
183 New York Avenue Newark, NJ 07105		Tel.: (973) 589-8599 Fax.: (973) 589-7272	
DWG. N°		P-2	
JOB N°		21-027	