

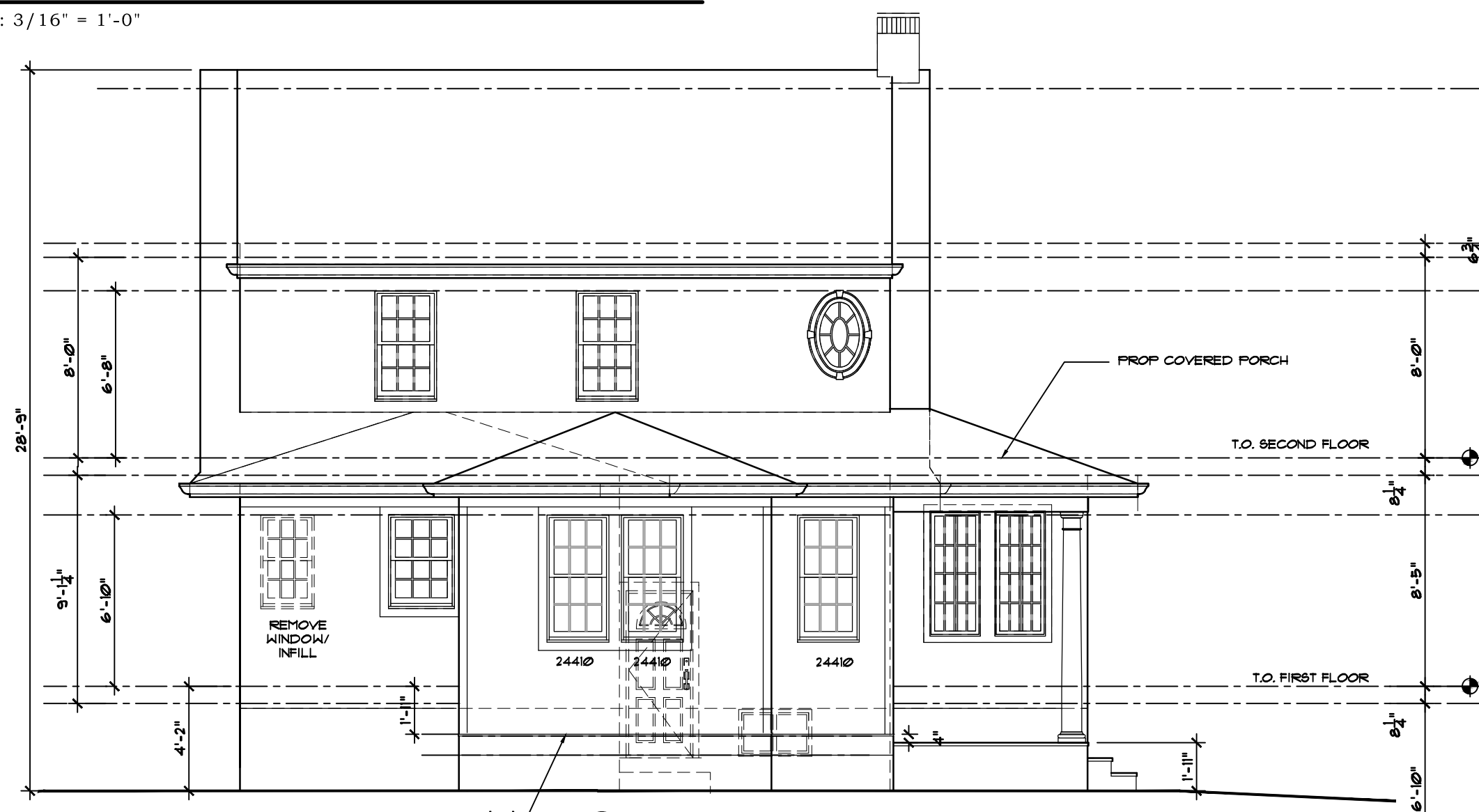
**FIRST FLOOR PLAN**

SCALE: 3/16" = 1'-0"



**LEFT ELEVATION**

SCALE: 3/16" = 1'-0"



**REAR ELEVATION**

SCALE: 3/16" = 1'-0"

PROPOSED ALTERATIONS FOR:  
**TOOLEN RESIDENCE**

121 IRVING STREET, MIDLAND PARK, NJ 07432

**ZONING SCHEDULE**

LOT: 5                      BLOCK: 25.07  
 ZONE: R-1                USE GROUP: R-5  
 LOT SIZE: 12,512 SF      CLASS: 5B UNPROTECTED  
 TOWN OF MIDLAND PARK

LIVING AREA			
FLOOR	EXISTING	ADDED	TOTAL
FIRST FLOOR	856 SF.	188 SF.	1044 SF.
SECOND FLOOR	584 SF.	0 SF.	584 SF.
TOTAL	1440 SF.	188 SF.	1628 SF.
VOLUME		3632 CF.	

CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	12,500 SF.	8650 SF.	N/C
LOT WIDTH	125'	50 FT	N/C
LOT DEPTH	150'	173 FT	N/C
HEIGHT	2 1/2 STY'S 35'	28.8'	N/C
FRONT YARD (1)	25 FT.	39.1 FT	N/C
FRONT YARD (2)	25 FT.	5.6'/6.3 FT	6.6 FT
SIDE YARD S.B.	12 FT.	6.3'	9.3'
REAR YARD S.B.	25 FT.	98.9'	98.9'
ACCESSORY BLDG SIDE/REAR	15'/20'	9'-6'/R-11'	N/C

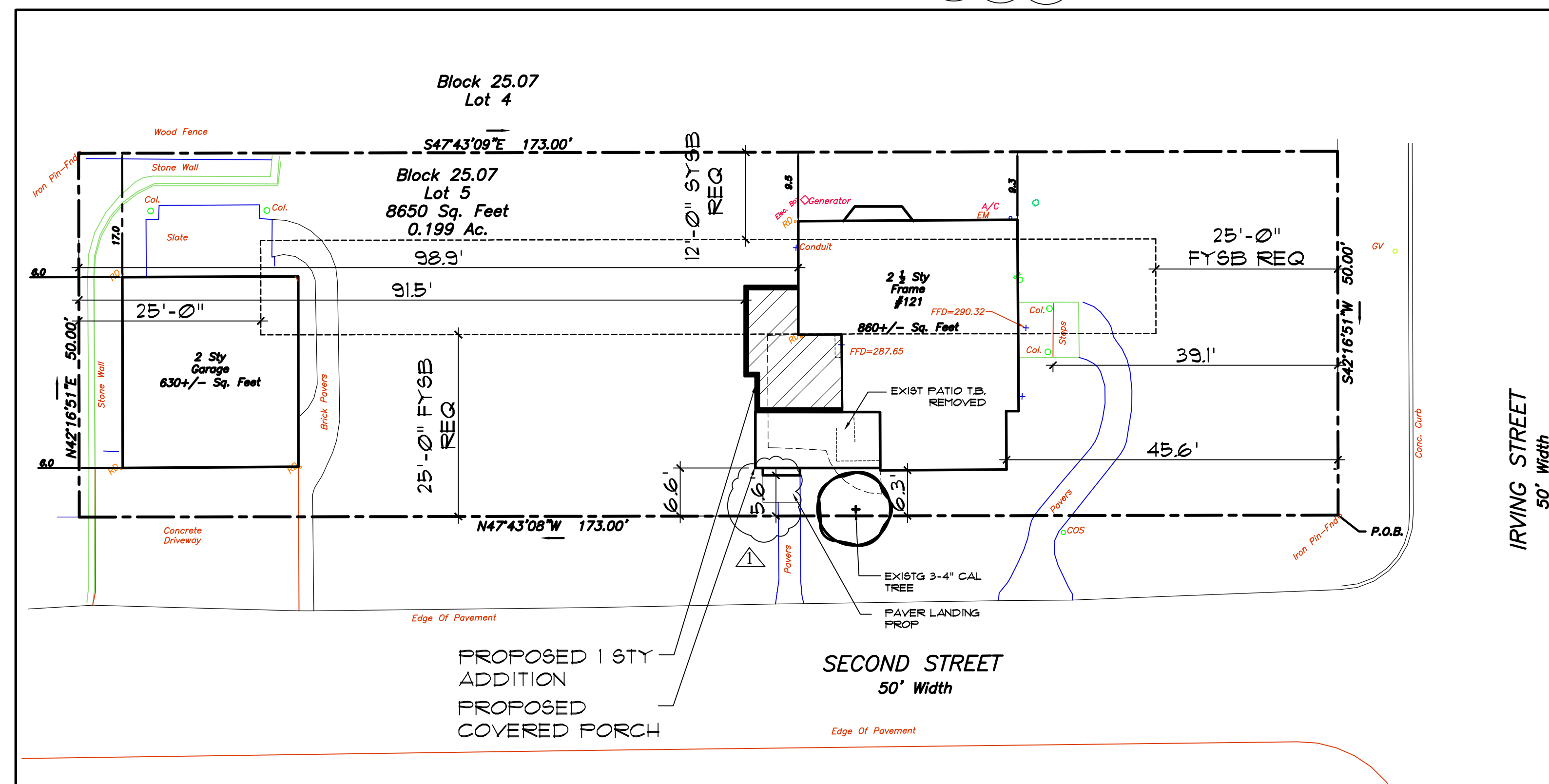
CRITERIA	REQUIRED 30%	EXISTING	PROPOSED
BUILDING COVERAGE	30%/2595 SF	17.9%/1521 SF.	21.7%/1811 SF.
IMPERVIOUS COVER	45%/3460 SF.	29.4%/2542 SF.	30.5%/2641 SF.

	EXISTING	ADDED	PROPOSED
GROUND FLOOR FOOTPRINT	856 SF.	188 SF	1044 SF
COVERED PORCH w/ STEPS	63 SF	131 SF	200 SF
ACCESSORY BUILDING	633 SF.	0 SF	633 SF.
TOTAL SF	1552 SF.	325 SF	1877 SF

	EXISTING	ADDED	PROPOSED
BUILDING COVERAGE	1552 SF.	325 SF	1877 SF
DRIVEWAY	190 SF.	N/C	190 SF
PATIOS/PAVED AREAS	386 SF	-221 SF	165 SF
WALKS/PAVERS	414 SF	-5 SF	409 SF
TOTAL SF	2542 SF	99 SF	2641 SF

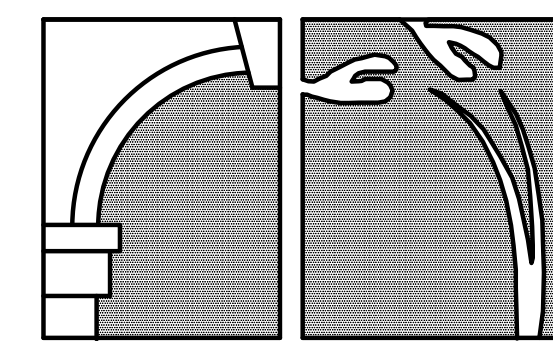
- \* EXISTING NON-CONFORMING
- \*\* VARIANCES REQUIRED
- 1 V FRONT SETBACK (SECONDARY) REQUIRED=25 FT, EXISTING = 6.3 FT, PROVIDED 6.6 FT -
- 2 V YD SETBACK (RIGHT) REQ'D= 25 FT, EXISTING = 19.4 FT, PROVIDED 20.3 FT

1 SETBACK TO THE STEP= 5.6"  
 SETBACK TO THE ADDITION= 6.3'



**PLOT PLAN**

SCALE: 1" = 20'-0"  
 BASE SURVEY INFORMATION AS PER PAUL EMILIUS, GEOD CORPORATION,  
 PROFESSIONAL LAND SURVEYOR, NEWFOUNDLAND, N.J. Date: 4-12-22



**PETER B. COOPER & ASSOCIATES**

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**PROJECT DESCRIPTION:**  
 THIS PROJECT INVOLVES PROVIDING A ONE STORY ADDITION FOR A MUD ROOM, RELOCATED POWDER ROOM, RELOCATED STAIR TO BASEMENT, AS WELL AS A NEW COVERED PORCH

**PROPRIETARY NOTE:**  
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PROJECT:

**TIM & LIZ TOOLEN RESIDENCE**

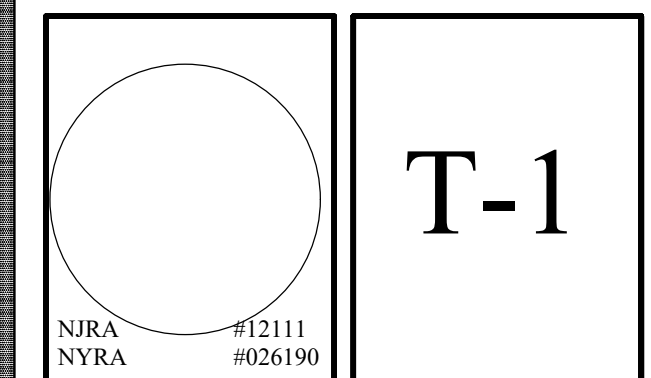
121 IRVING STREET  
 MIDLAND PARK, NJ 07432

NO.	DATE	REVISION
1	12-8-23	STEP SETBACK

ISSUED FOR VARIANCE: 4-4-23  
 ISSUED FOR PERMIT: -  
 DRAWN BY: PBC  
 CHECKED BY: PBC  
 SCALE: AS NOTED  
 PROJECT #: 22-13  
 DRAWING:

PLOT PLAN, ZONE DATA  
 FIRST FLOOR PLAN  
 FRONT & REAR ELEVATIONS

**PETER B. COOPER ARCHITECT**



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