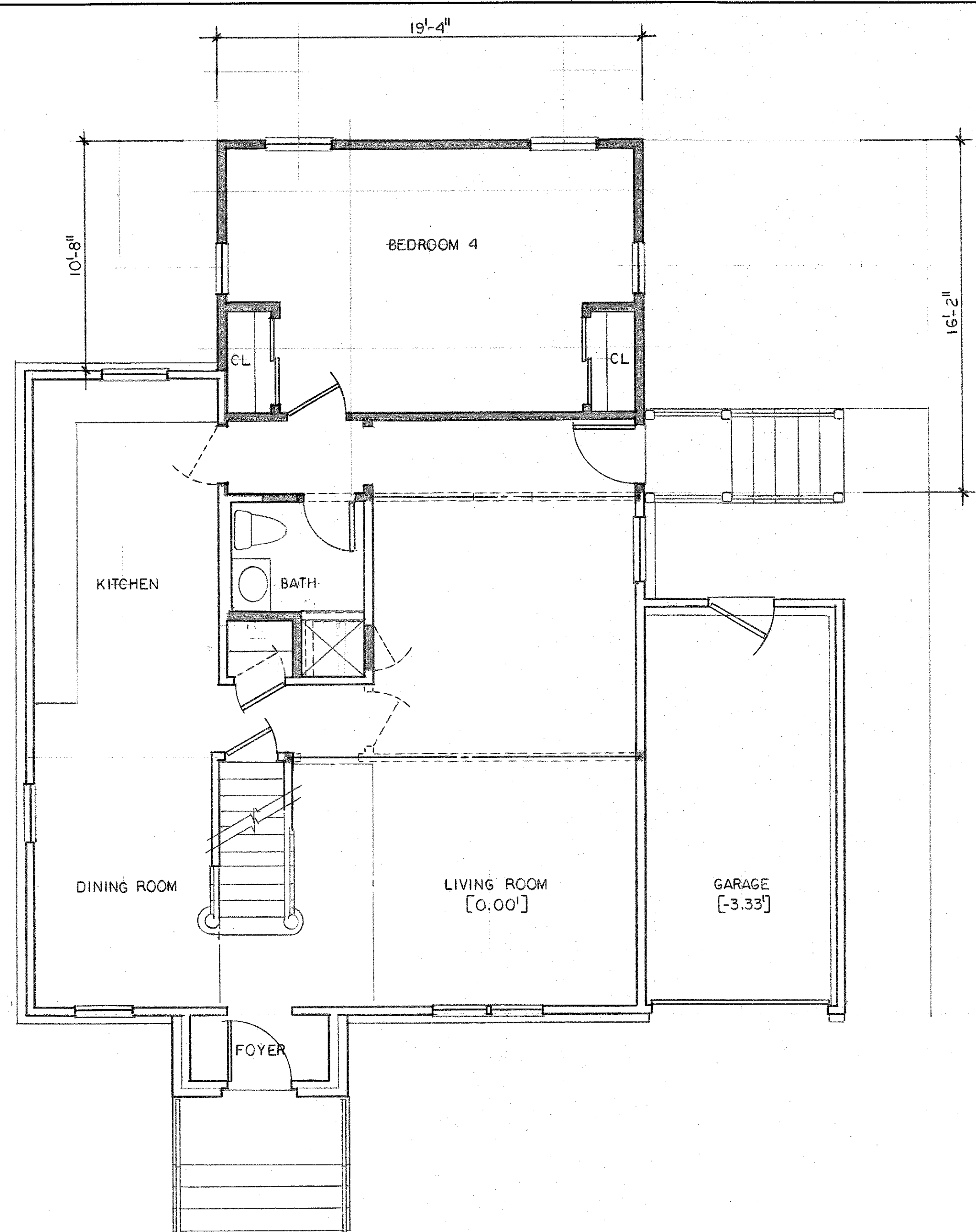
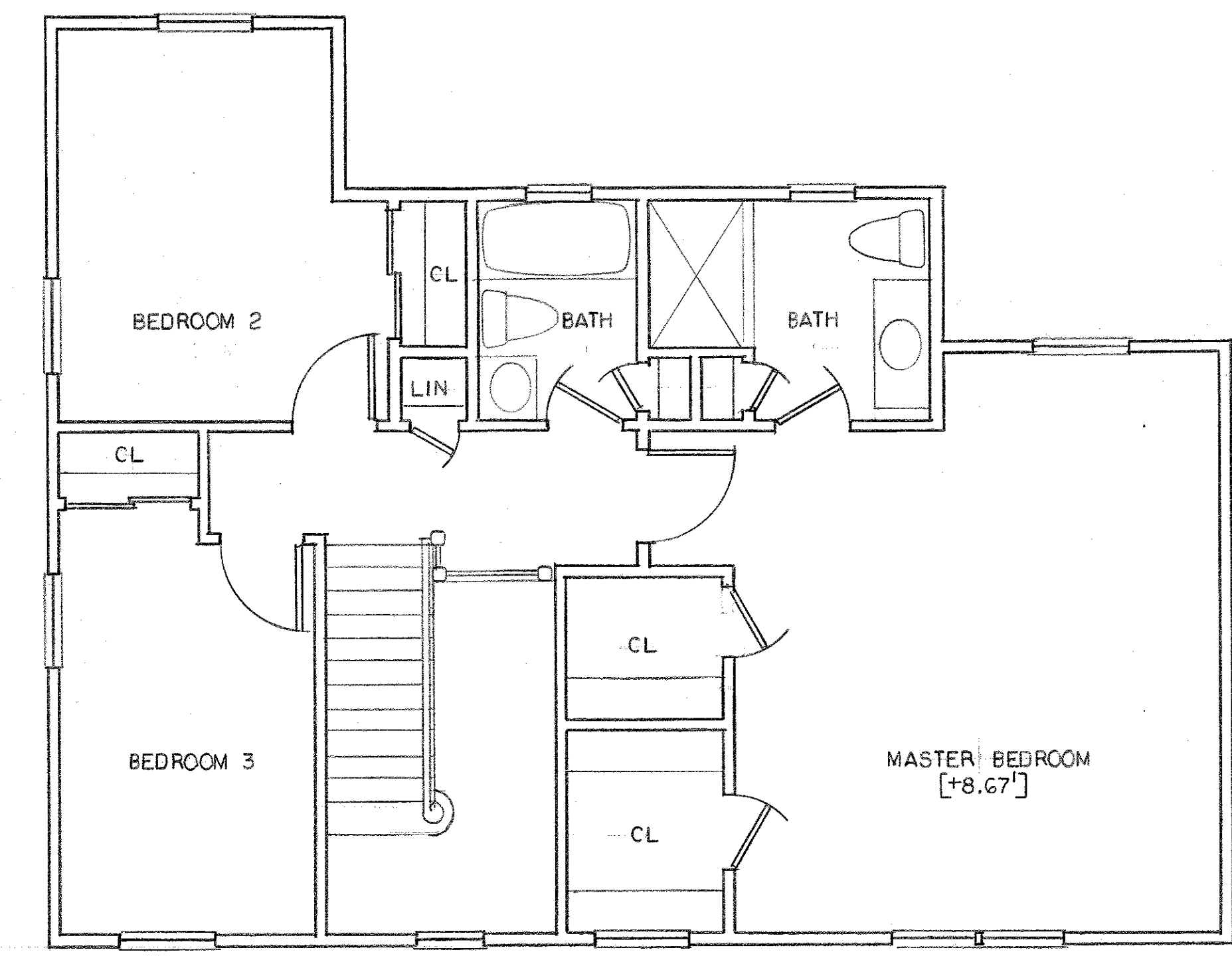


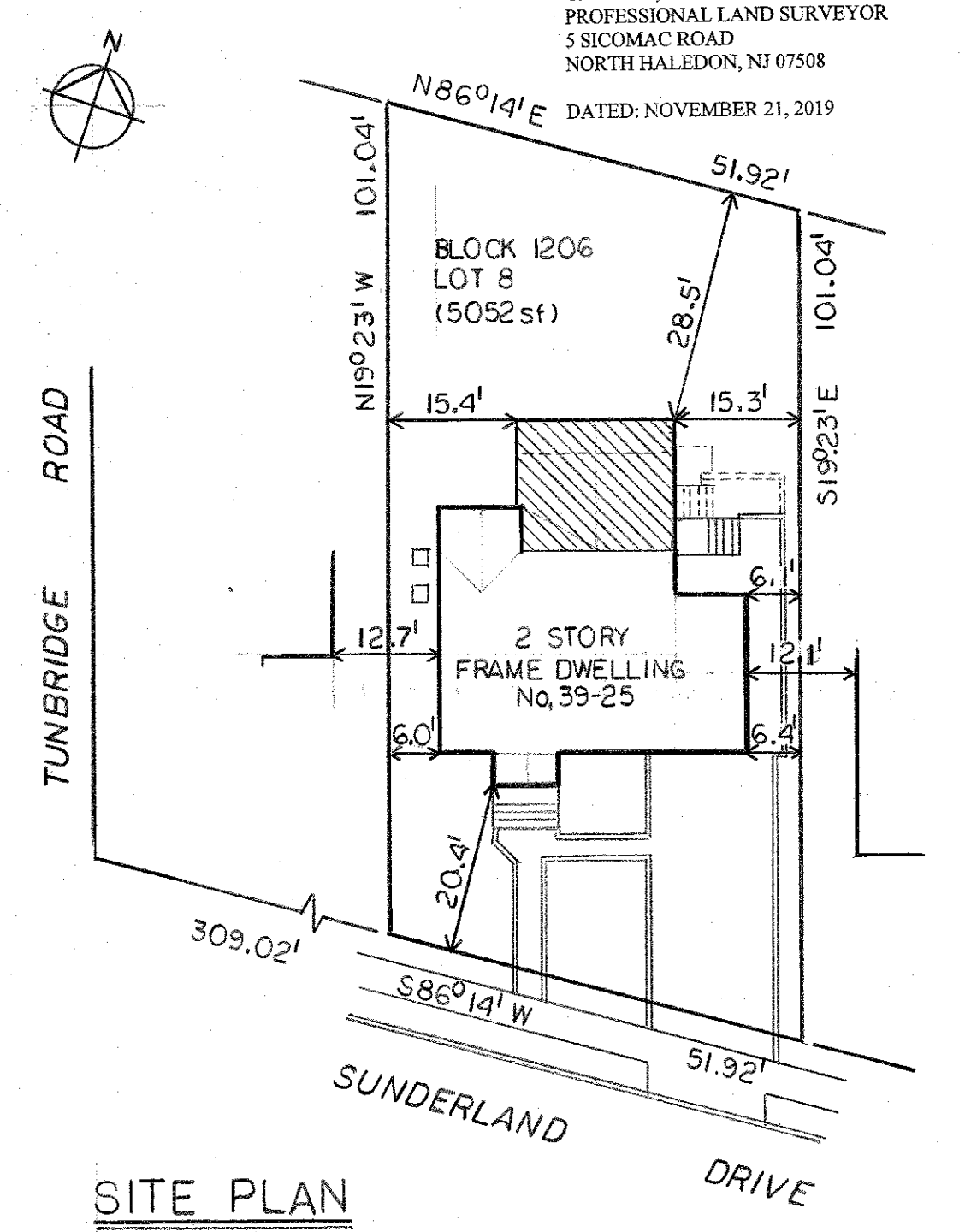
BASEMENT / FOUNDATION PLAN (BASEMENT 710 sf)
Scale: 1/4"=1'-0"



FIRST FLOOR PLAN (FIRST FLOOR 745sf)
(PROPOSED ADDITION 307sf)
(GARAGE 171sf)
Scale: 1/4"=1'-0"



SECOND FLOOR PLAN (SECOND FLOOR 888 sf)
Scale: 1/4"=1'-0"



SITE PLAN
Scale: 1"=20'

SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY OF PROPERTY PREPARED BY:
GALIANO, HARRIS & ASSOCIATES, LLC.
PROFESSIONAL LAND SURVEYOR
5 SIKOMAC ROAD
NORTH HALEDON, NJ 07508
DATED: NOVEMBER 21, 2019

OWNER/APPLICANT: SON TRUONG AND THANH HOAI PHAM
39-25 SUNDERLAND DRIVE
FAIR LAWN, NEW JERSEY
(201) 417-1746

SITE LOCATION: 39-25 SUNDERLAND DRIVE
BLOCK 1206 - LOT 8
BOROUGH OF FAIR LAWN
BERGEN COUNTY, NEW JERSEY

ZONE DISTRICT: R-1-3.1 FAMILY DWELLING

ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
LOT SIZE (min.)			
AREA	6,500.00 S.F.	5,052.00 S.F.	UNCHANGED
DEPTH	100.00 FT.	101.04 FT.	UNCHANGED
WIDTH	65.00 FT.	51.92 FT.	UNCHANGED
YARD AREAS (min.)			
FRONT YARD	25.00 FT.	20.40 FT.	NO CHANGE
REAR YARD	20.00 FT.	44.16 FT.	28.50 FT.
SIDE YARD (LEFT SIDE)	8.00 FT.	6.00 FT.	15.40 FT.
SIDE YARD (RIGHT SIDE)	8.00 FT.	6.10 FT.	15.50 FT.
BUILDING HEIGHT			
STORIES	2-1/2	2	1
HEIGHT	30.00 FT.	28.00 FT.	16.00 FT.
BUILDING COVERAGE (max.)	25.00%	19.00%	24.94%
IMPERVIOUS COVERAGE (max.)	35.00%	36.72%	40.97%
FAR	40.00%	32.32%	38.40%
DECK COVERAGE (max.)	5.00%	4.28%	-----

COVERAGE	EXISTING	PROPOSED
BUILDING	960 SF	1260 SF
IMPERVIOUS		
BUILDING	960	1260
DRIVEWAY	480	480
WALKS	355	270
PLATFORM/STEPS	48	48
AC UNITS	12	12
DECK	1855/5052 36.72%	2070/5052 40.97%
	216	0
	216/5052 4.28%	-----

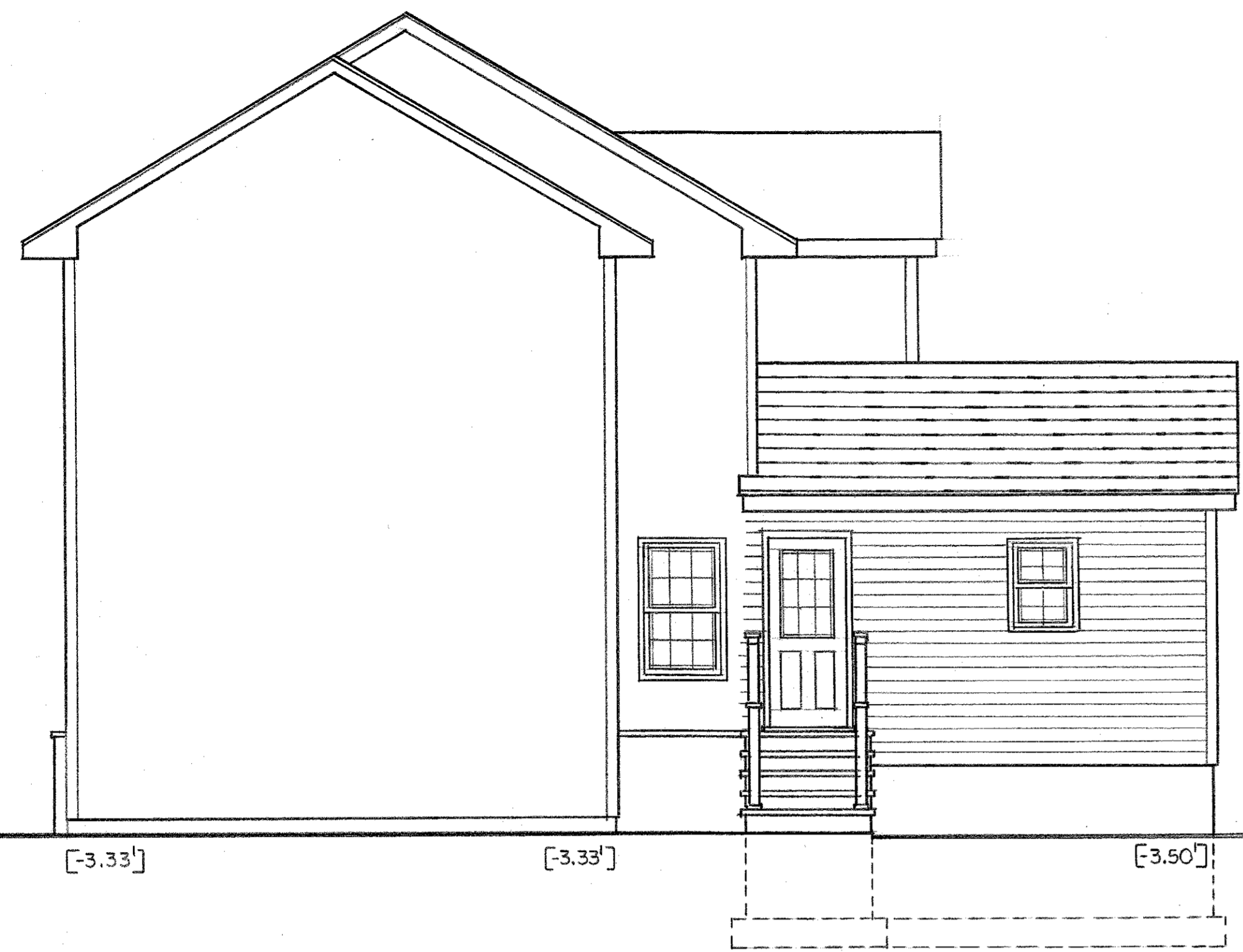
REMOVE EXISTING DECK (-216 SF)
REMOVE PORTION OF EXISTING PAVEMENT WALKWAY (-85 SF)
PROPOSED 1-STORY ADDITION (+300 SF)

HOUSE ADDITION & ALTERATION
PHAM RESIDENCE
39-25 SUNDERLAND DRIVE
FAIR LAWN, NEW JERSEY

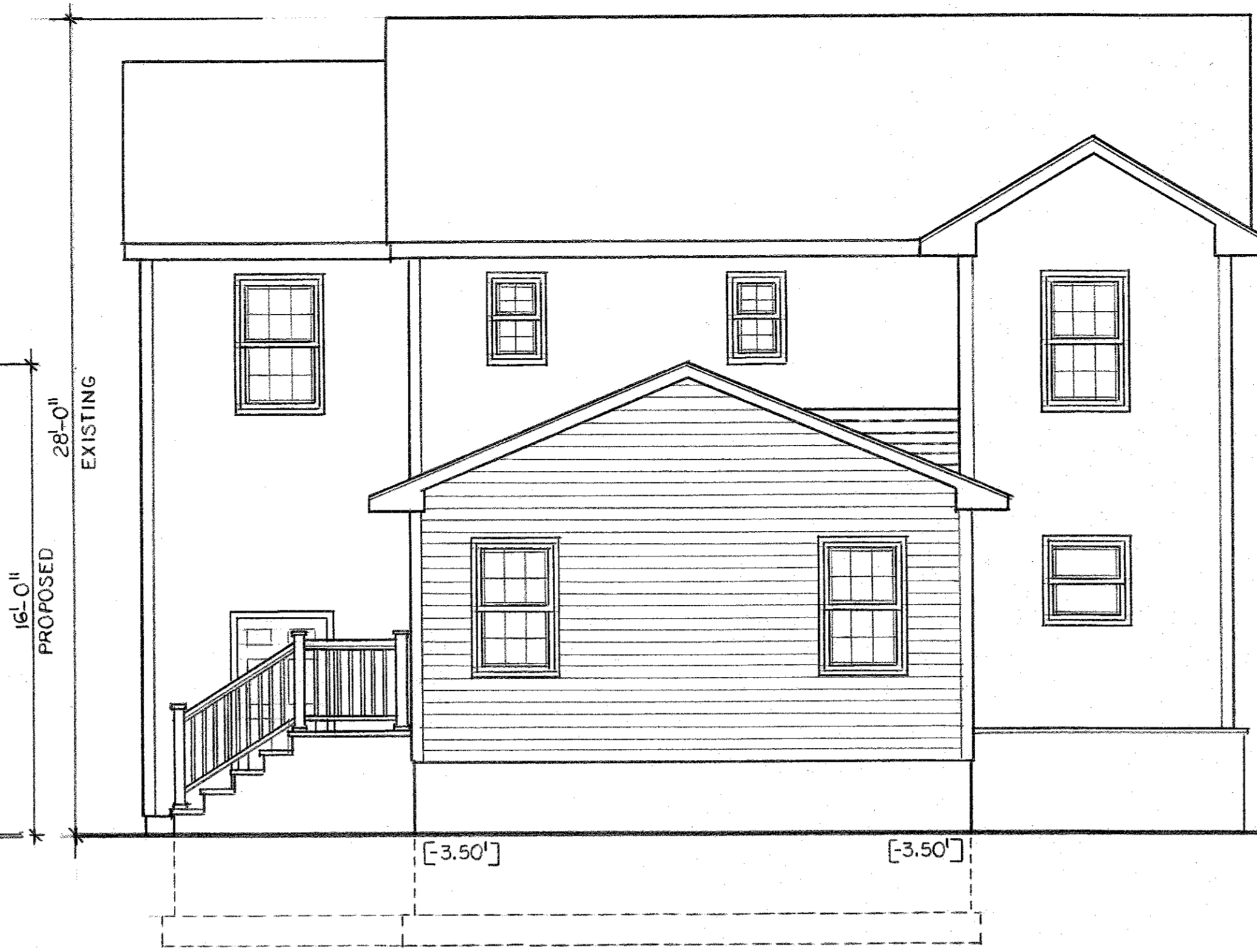
EDWIN P. SHERMAN, R.A., P.P.

N.J. ARCHITECT 9995 26 SMITHFIELD ROAD
NCARB WALDWICK, N.J. 07463
N.J. PLANNER 4054 (201) 612-0896

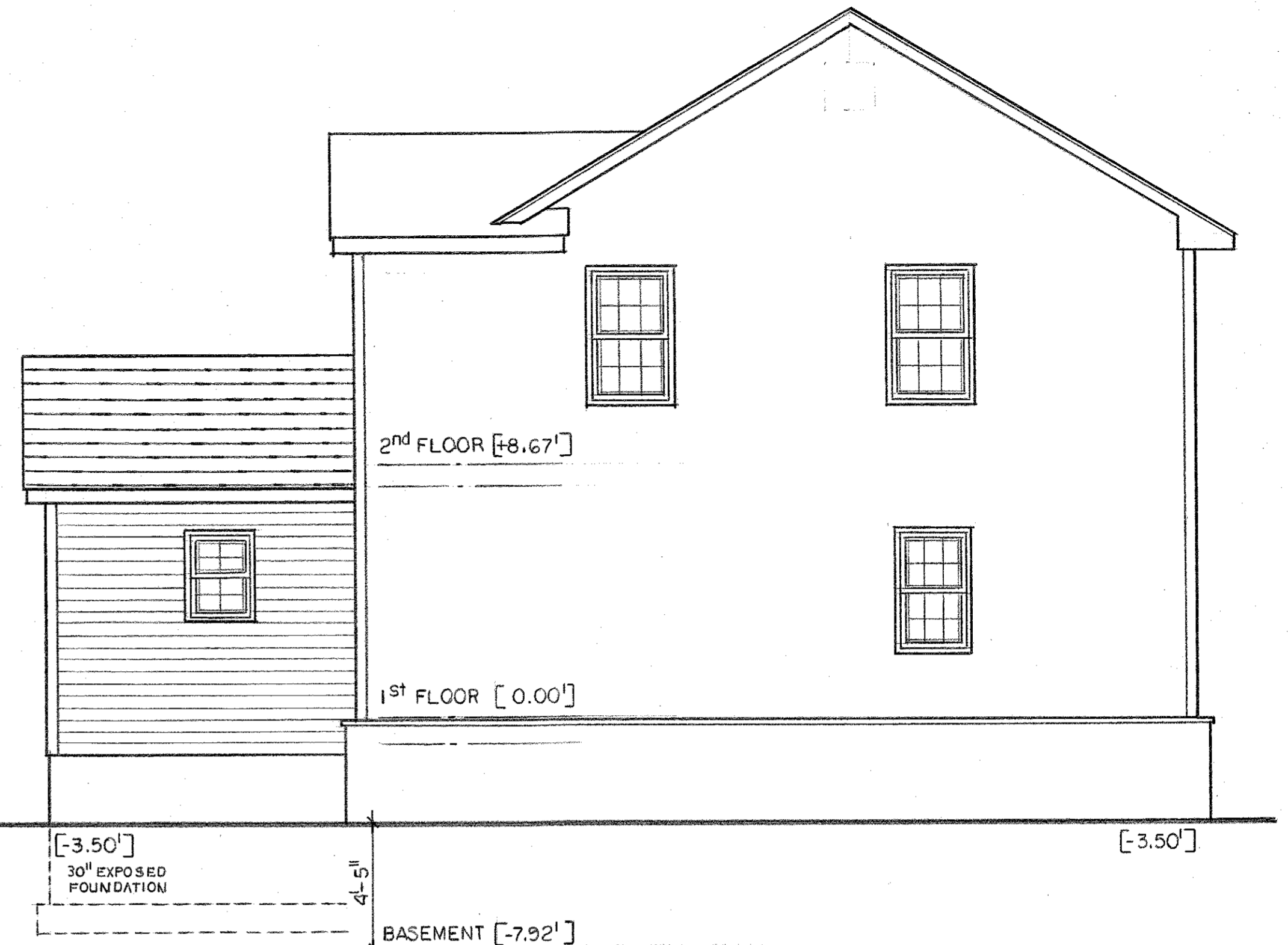
DATE: 12-12-19	PROJECT NO.: 19 099	<i>Edwin P. Sherman</i>
REVISIONS:	DRAWING A-2	
	OF	NOT VALID UNLESS SEALED



RIGHT SIDE ELEVATION
Scale: 1/4"=1'-0"



REAR ELEVATION
Scale: 1/4"=1'-0"



LEFT SIDE ELEVATION
Scale: 1/4"=1'-0"



FRONT ELEVATION
Scale: 1/4"=1'-0"

HOUSE ADDITION & ALTERATION
PHAM RESIDENCE
 39-25 SUNDERLAND DRIVE
 FAIR LAWN, NEW JERSEY

EDWIN P. SHERMAN, R.A.,P.P.

N.J. ARCHITECT 9996 26 SMITHFIELD ROAD
 NCARB WALDWICK, N.J. 07463
 N.J. PLANNER 4054 (201) 612-0896

DATE: 12-12-19	PROJECT NO.: 19 099	<i>Edwin P. Sherman</i>
REVISIONS: 1-8-20	DRAWING A-3	
	OF	NOT VALID UNLESS SEALED