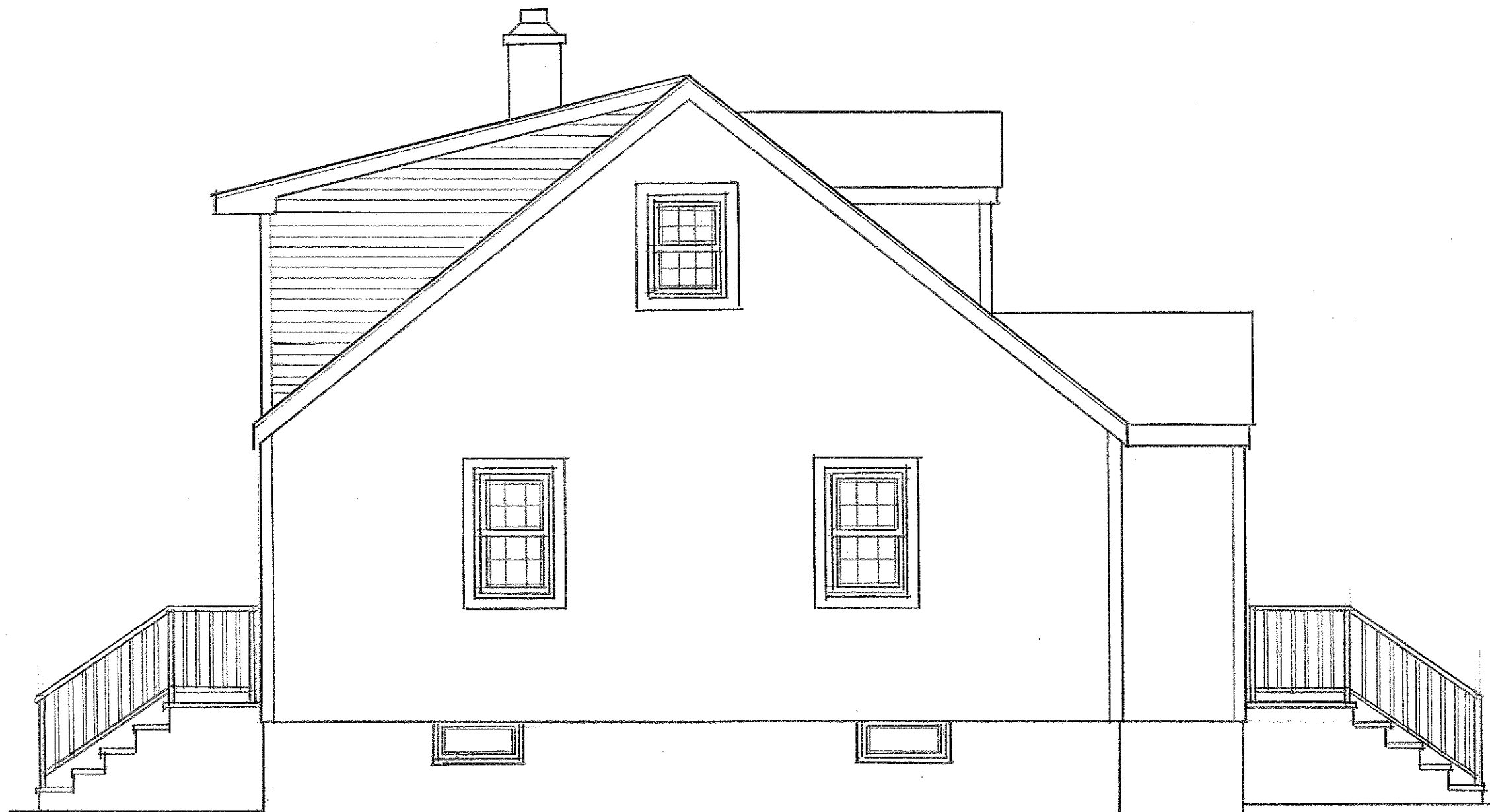




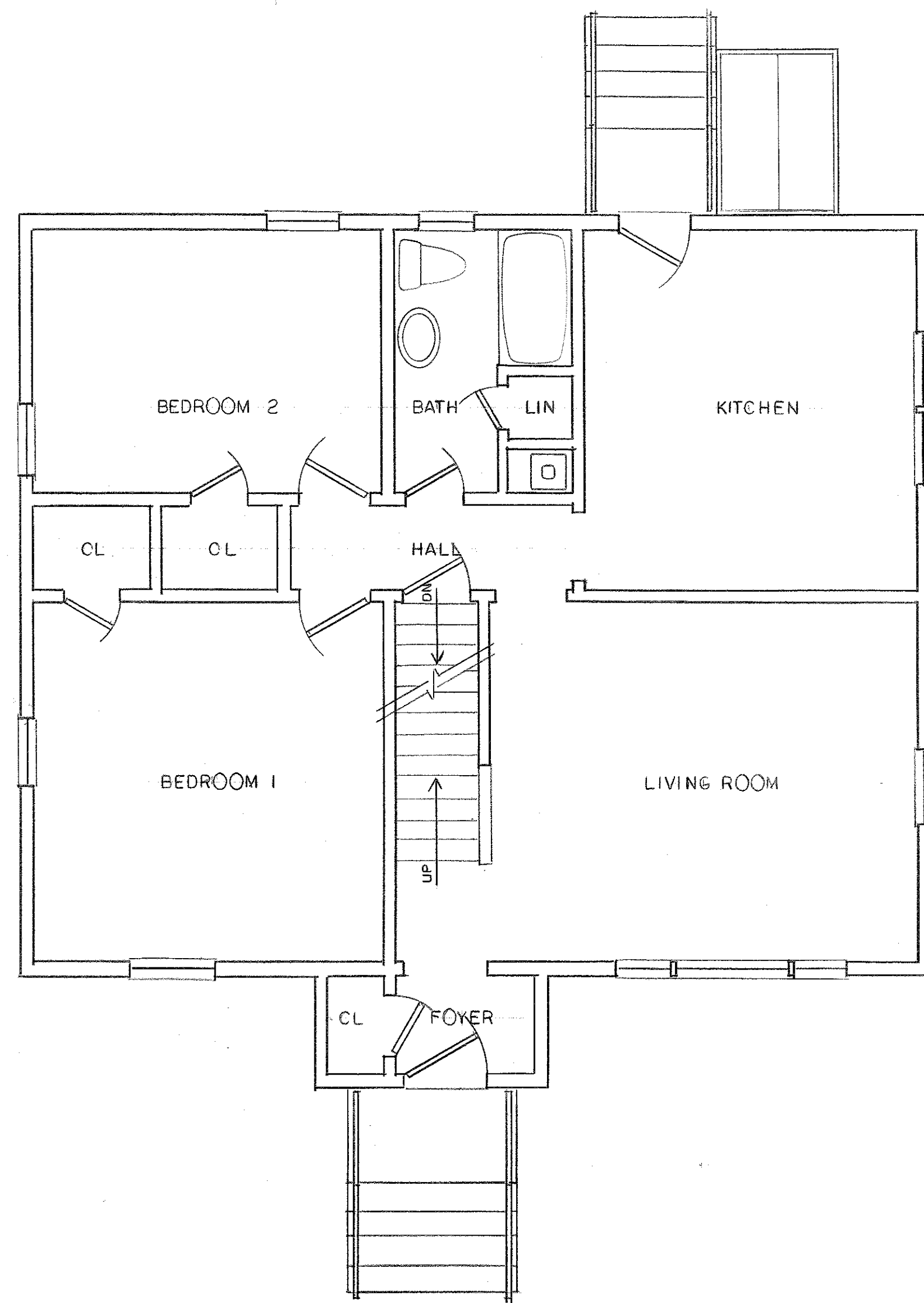
RIGHT SIDE ELEVATION  
Scale: 1/4"=1'-0"



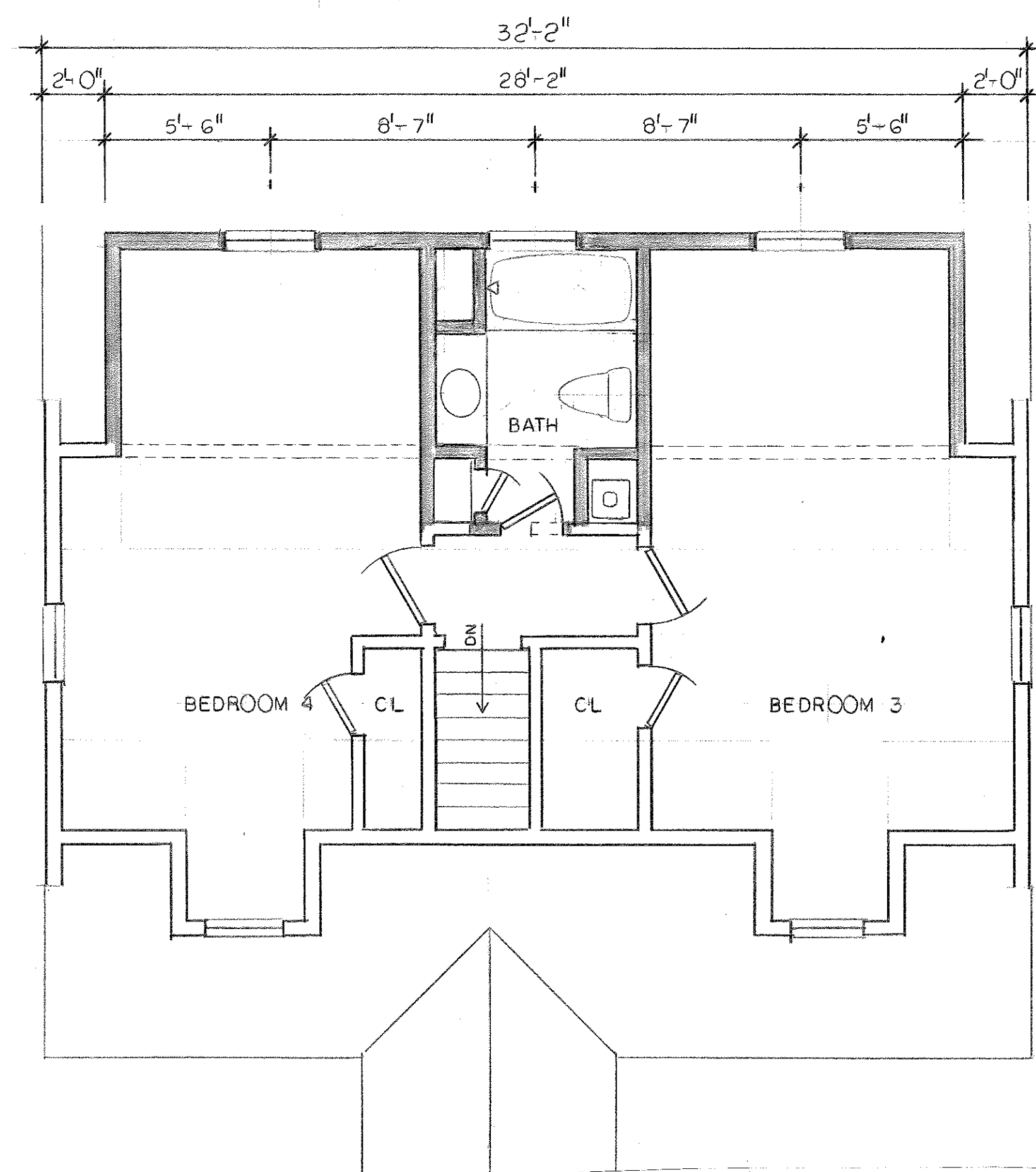
REAR ELEVATION  
Scale: 1/4"=1'-0"



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



FIRST FLOOR PLAN  
Scale: 1/4"=1'-0"



SECOND FLOOR PLAN  
Scale: 1/4"=1'-0"

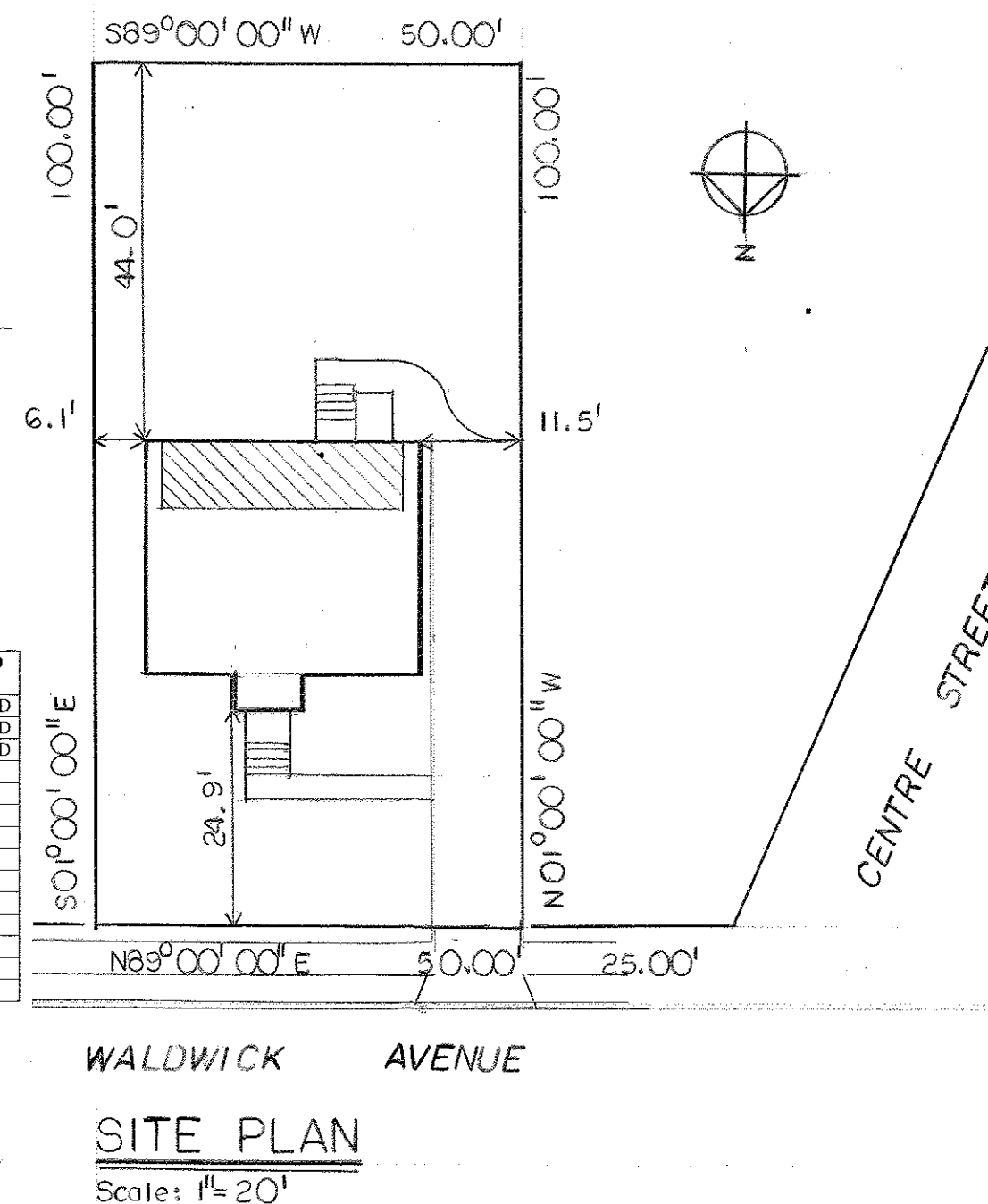
OWNER/APPLICANT: ANDREW JOHNSON & DANIEL JOHNSON  
58 WALDWICK AVENUE  
WALDWICK, NEW JERSEY 07463  
(201) 421-7055

SITE LOCATION: 58 WALDWICK AVENUE  
BLOCK 22 - LOT 2  
BOROUGH OF WALDWICK  
BERGEN COUNTY, NEW JERSEY

ZONE DISTRICT: R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

| ZONING REQUIREMENTS      | REQUIRED      | EXISTING      | PROPOSED  |
|--------------------------|---------------|---------------|-----------|
| LOT DIMENSIONS (MIN.)    |               |               |           |
| AREA                     | 7,500.00 S.F. | 5,000.00 S.F. | UNCHANGED |
| WIDTH                    | 75.00 FT.     | 50.00 FT.     | UNCHANGED |
| DEPTH                    | 100.00 FT.    | 100.00 FT.    | UNCHANGED |
| BUILDING SETBACKS (MIN.) |               |               |           |
| FRONT YARD               | 25.00 FT.     | 24.90 FT.     | 24.90 FT. |
| REAR YARD                | 35.00 FT.     | 44.00 FT.     | 44.00 FT. |
| SIDE YARD (LEFT SIDE)    | 10.00 FT.     | 6.10 FT.      | 8.10 FT.  |
| SIDE YARD (RIGHT SIDE)   | 10.00 FT.     | 11.50 FT.     | 15.50 FT. |
| TOTAL BOTH SIDE YARDS    | 25.00 FT.     | 17.60 FT.     | 17.60 FT. |
| BUILDING HEIGHT (MAX.)   | 2-1/2         | 1-1/2         | 2         |
| STORIES                  | 35.00 FT.     | 23.00 FT.     | 23.00 FT. |
| FEET                     | 40.00 %       | 35.10 %       | 35.10 %   |
| LOT COVERAGE (MAX.)      |               |               |           |
| IMPROVED LOT             |               |               |           |

SITE PLAN INFORMATION WAS OBTAINED  
FROM A SURVEY OF PROPERTY PREPARED BY:  
RGG ASSOCIATES, P.A.  
1000 MAPLE AVENUE  
GLEN ROCK, NJ 07452  
DATED: JANUARY 4, 2017



HOUSE ADDITION & ALTERATION  
JOHNSON RESIDENCE  
58 WALDWICK AVENUE  
WALDWICK, NEW JERSEY

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

N.J. ARCHITECT 9995  
NCARB  
N.J. PLANNER 4054

26 SMITHFIELD ROAD  
WALDWICK, N.J. 07463  
(201) 612-0896

DATE:  
7-12-25

PROJECT NO.:  
25 046

Edwin P. Sherman

REVISIONS:  
7-30-25

DRAWING  
A  
OF

NOT VALID UNLESS SEALED