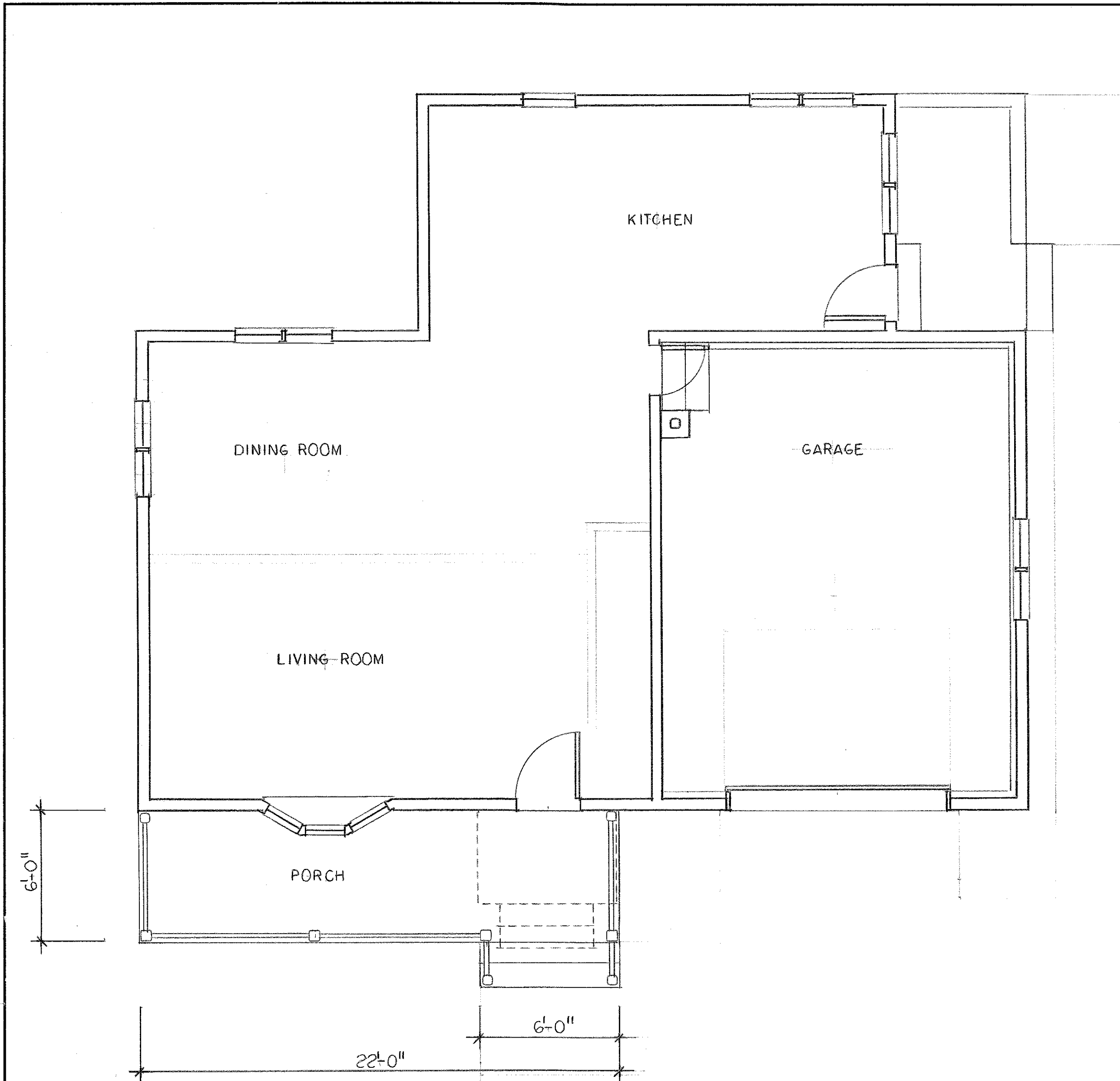
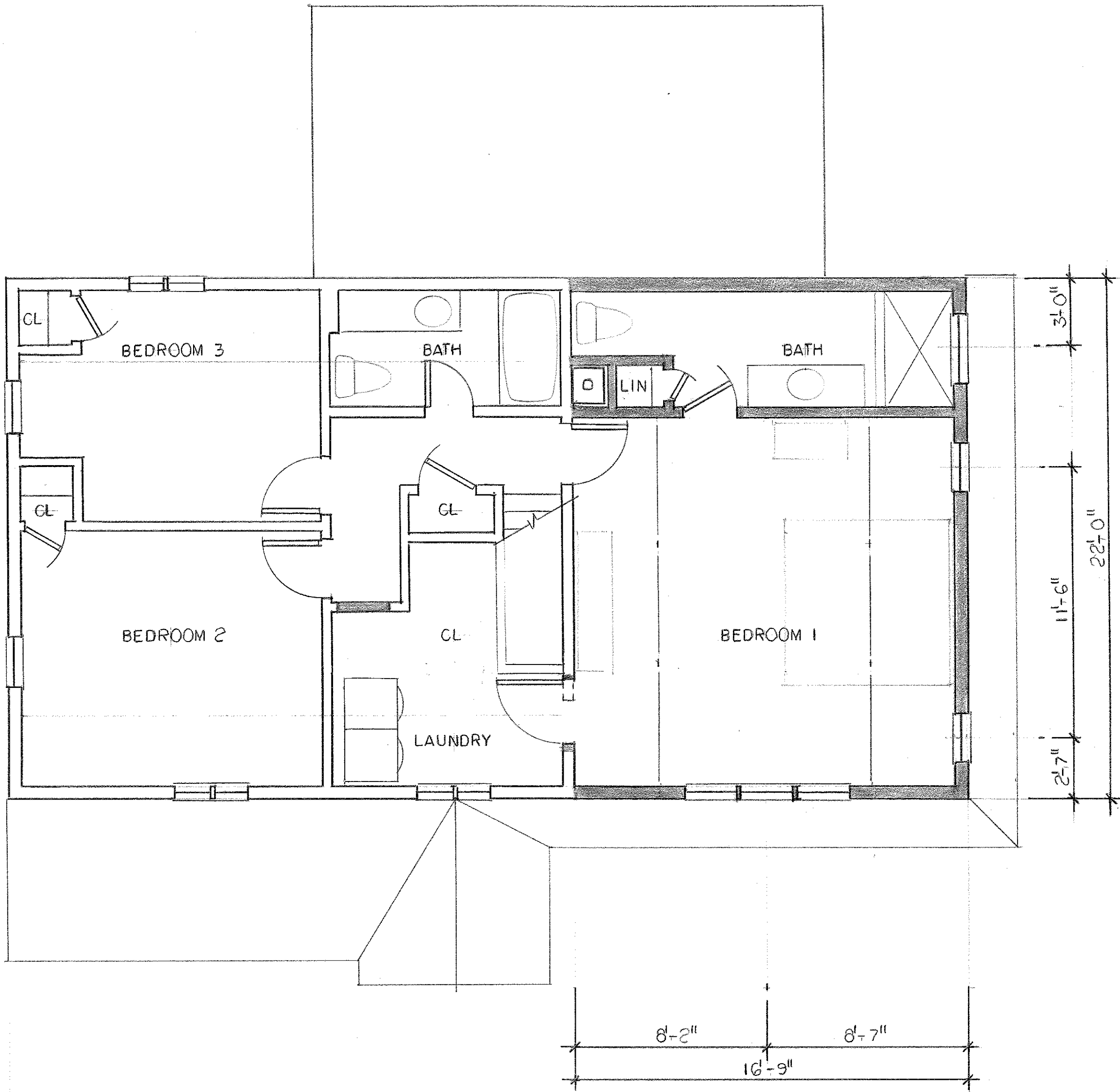




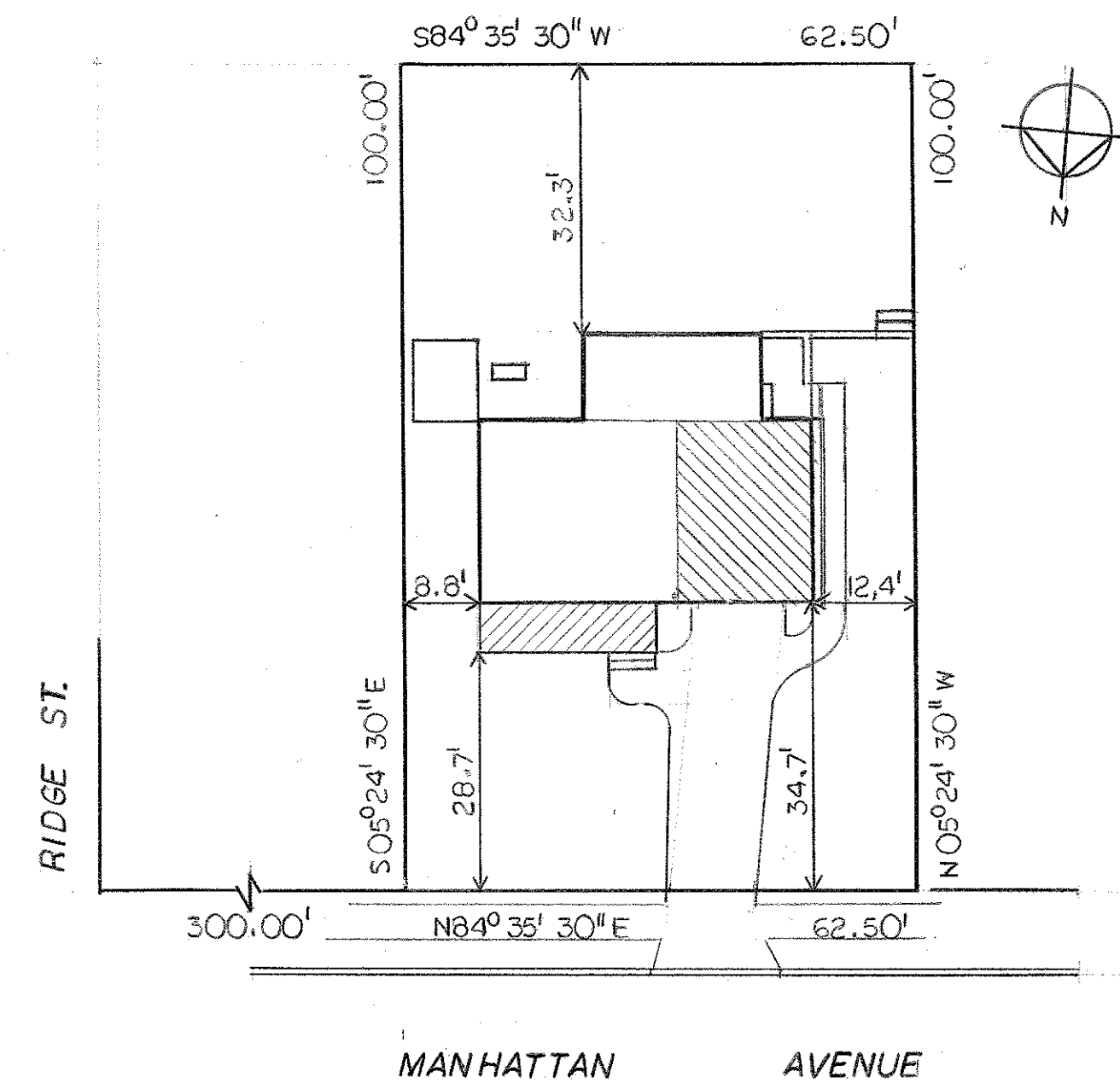
FIRST FLOOR PLAN
Scale: 1/4"=1'-0"



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

OWNER/APPLICANT:		THOMAS AND KYLIE WENDELL 104 MANHATTAN AVENUE WALDWICK, NEW JERSEY 07463 (201) 312-2938	
SITE LOCATION:		104 MANHATTAN AVENUE BLOCK 39- LOT 32 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.	6,250.00 S.F.	UNCHANGED
WIDTH	75.00 FT.	62.50 FT.	UNCHANGED
DEPTH	100.00 FT.	100.00 FT.	UNCHANGED
BUILDING SETBACKS (MIN.)			
FRONT YARD	25.00 FT.	34.70 FT.	28.70 FT.
REAR YARD	35.00 FT.	32.50 FT.	32.50 FT.
SIDE YARD (LEFT SIDE)	10.00 FT.	8.80 FT.	8.80 FT.
SIDE YARD (RIGHT SIDE)	10.00 FT.	12.40 FT.	12.40 FT.
TOTAL BOTH SIDE YARDS	25.00 FT.	21.20 FT.	21.20 FT.
BUILDING HEIGHT (MAX.)			
STORIES	2-1/2	2	2
FEET	35.00 FT.	27.00 FT.	27.00 FT.
LOT COVERAGE (MAX.)			
IMPROVED LOT	40.00 %	28.93 %	30.90 %

SITE PLAN INFORMATION WAS OBTAINED
FROM A SURVEY OF PROPERTY PREPARED BY:
RUGG ASSOCIATES, P.A.
1000 MAPLE AVENUE
GLEN ROCK, NJ 07452
DATED: MAY 30, 2017



SITE PLAN
Scale: 1"=20'

HOUSE ADDITION & ALTERATION
WENDELL RESIDENCE
104 MANHATTAN AVENUE
WALDWICK, NEW JERSEY

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

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

DATE: 7-12-25	PROJECT NO.: 25 041	<i>Edwin P. Sherman</i>
REVISIONS:	DRAWING A-2 OF	NOT VALID UNLESS SEALED

32% W.D.
3/20/11 8:40 AM



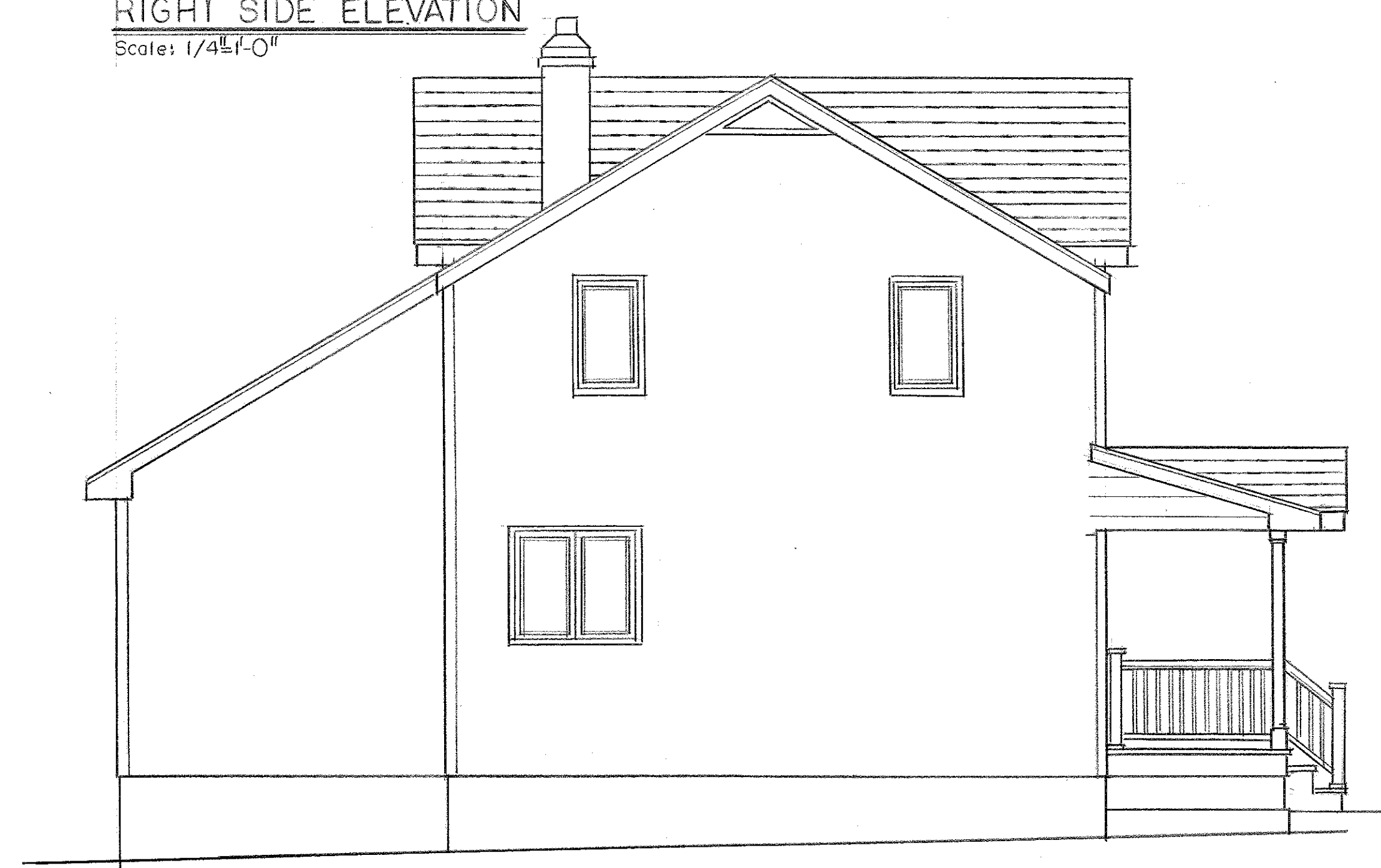
FRONT ELEVATION
Scale: 1/4"=1'-0"



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



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



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

HOUSE ADDITION & ALTERATION
WENDELL RESIDENCE
104 MANHATTAN AVENUE
WALDWICK, NEW JERSEY

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

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

DATE: 7-12-25	PROJECT NO.: 25 041	<i>Edwin P. Sherman</i>
REVISIONS:	DRAWING A-3 OF	NOT VALID UNLESS SEALED