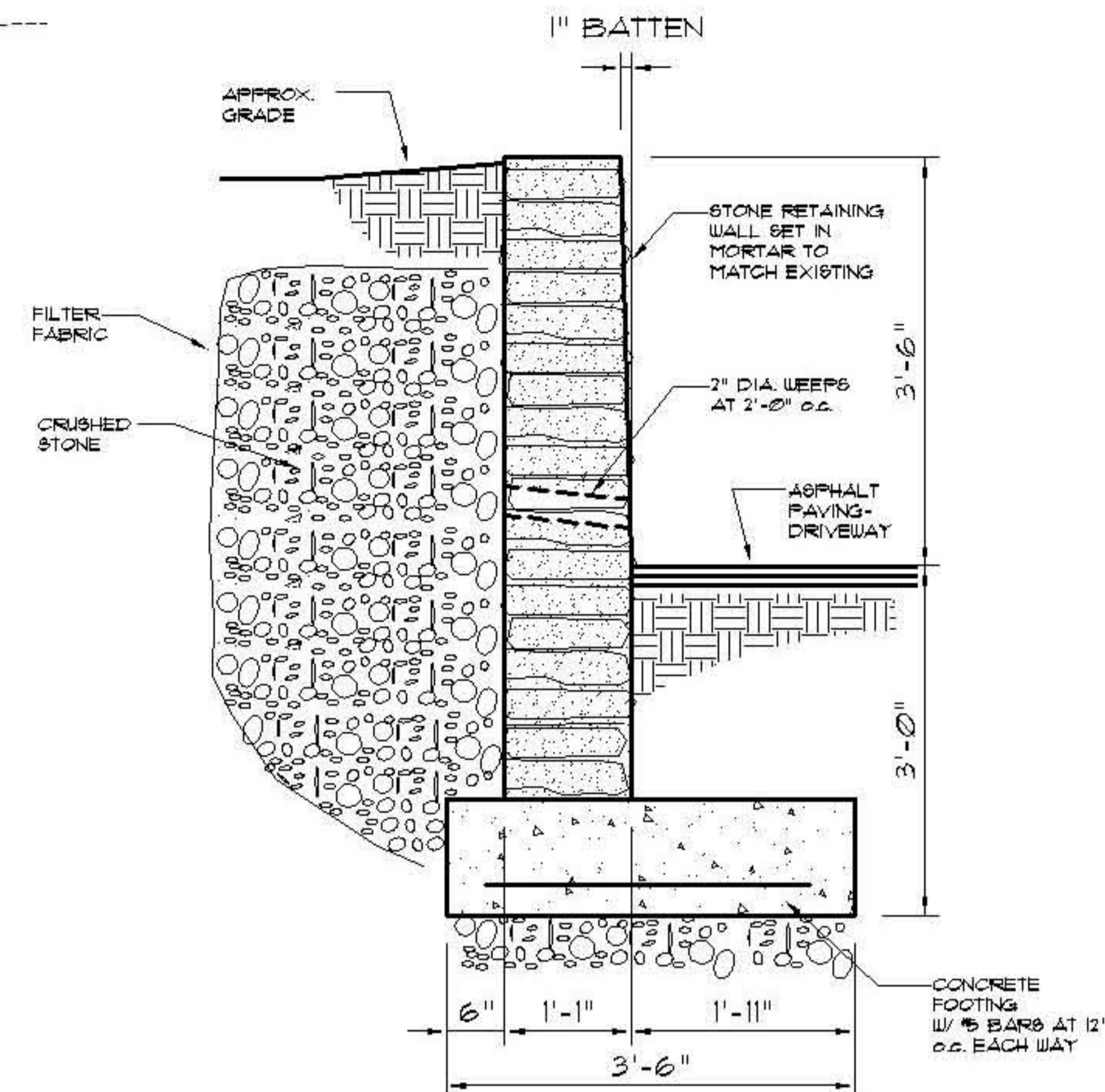


SITE PLAN
SCALE: 1" = 10'-0"

THIS SITE PLAN IS BASED ON A SURVEY DRAWN BY HARRY L. PAFF ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 1101 EAST SECOND STREET SCOTCH PLAIN, NJ 07076 DRAWING DATED JANUARY 21, 2005



1 ST-1 SECTION THRU STONE RETAINING WALL 2'-6" AND HIGHER
SCALE: 3/4" = 1'-0" PHASE 2

PHASING NOTES

- PHASE 1 CONSTRUCTION INCLUDES:**
1. NEW ROOF CONSTRUCTION OVER MAIN BODY OF HOME. (SEE PHASE 1 ROOF PLAN - DET. A/A-8).
 2. LIMITED SECOND FLOOR BEDROOM WALL MODIFICATIONS - AS INDICATED ON DRAWING A-2.
 3. SECOND FLOOR WINDOW REPLACEMENTS IN BATHROOMS - AS INDICATED.
 4. WOOD CLAPBOARD SIDING TO CLOSE EXTERIOR FACADE AS NEEDED (AT ENTRY PEAK, AT GARAGE SIDE, AT ROOF LINE AND AS NEEDED), TO BE REMOVED DURING PHASE 2 CONSTRUCTION PRIOR TO BRICK INSTALLATION.
- PHASE 2 CONSTRUCTION INCLUDES:**
1. DEMOLITION OF RIGHT SIDE GARAGE.
 2. NEW MASTER BEDROOM SUITE / 1ST FLOOR GARAGE AND BEDROOM CONSTRUCTION.
 3. REMAINDER OF INTERIOR WALLS ON SECOND FLOOR AS INDICATED ON DRAWING A-2, INCLUDING ATTIC STAIRS.
 4. EXTERIOR BRICKWORK SURROUND ON ENTIRE HOME, AND NEW DECORATIVE WINDOW RAILINGS. (REMOVE PHASE 1 CLAPBOARD SIDING).
 5. ALL LANDSCAPING WORK - INCLUDING PLANTINGS, SOIL, LANDSCAPING, NEW DRIVEWAY, RETAINING WALLS, WALKS, ETC.
 6. NEW REAR PATIO TRELLIS.

ZONING CALCULATION FORM

Owner in Fee: Dr. Souhel Najjar & Mrs. Najjar
Work Site at: 9 Troy Lane
Municipality: Millburn

TAX MAP: Block 4506, Lot 2, Zone: R-4 Residential

Section 606 Zone Requirements

Minimums	R-3	R-4	R-5	R-6
606.2e.1e1) Side Setback for bldgs to 18' in hgt.-ft.	15	15	12	12
606.2e.1e2) Add'l Side Setback for bldgs >18' in hgt.	.75	.55	.33	.30
606.2e.1e3) Side Setback for bldgs 32' in hgt.-ft.	25	22	16	12

606.2e.1 Minimums	Existing	Proposed	Required	Violation	Conforms
606.2e.1a) Lot Area:	21,570	21,570	20,000		✓
606.2e.1b) Lot Width:	130'	130'	100'		✓
606.2e.1c) Lot Depth:	141.82'	141.82'	150'		✓
606.2e.1d) Front Setback - ft.:	41.79'	41.79'	45.45'		✓
606.2e.1e1) Left Side Setback for bldgs. to 18' in hgt.	10.01'	15'	15'		✓
606.2e.1e1) Right Side Setback for bldgs. to 18' in hgt.	47.11'	18'	15'		✓
606.2e.1e2) Left Side Setback for bldgs. > 18' in hgt.	-	10.01'	22'		✓
606.2e.1e2) Right Side Setback for bldgs. > 18' in hgt.	-	42.33'	22'		✓
606.2e.1e3) Left Side Setback for bldgs. 32' in hgt.	-	-	-		✓
606.2e.1e3) Right Side Setback for bldgs. 32' in hgt.	-	-	-		✓
606.2e.1f) Side Combined -ft.	57.12'	at add'l 54.12'	45.5'		✓
606.2e.1f) Side Combined - % of Lot Width	43.9%	at add'l 41.6%	35%		✓
606.2e.1g) Rear Yard Unoccupied -s.f.	3474	3394	5297		✓
606.2e.1g) Rear Yard Unoccupied -%	35%	34.2%	25%		✓
606.2e.1h) Rear Setback - ft.	72' +/-	65.5' +/-	40.75'		✓
606.2e.1h) Rear Setback - % of Lot Depth	34%	32%	20%		✓

Page 1 of 2 Attachment F

ZONING CALCULATION FORM

606.2e.2 Maximums	R-3	R-4	R-5	R-6
606.2e.2a) Building Coverage -%	13	14	15	18
606.2e.2b) Lot Coverage -%	35	35	35	45

606.2e.2 Maximums	Existing	Proposed	Required	Violation	Conforms
606.2e.2a) Building Coverage -sq. ft.	2397	2889	2966		✓
606.2e.2a) Building Coverage -%	11.31%	13.6%	14%		✓
606.2e.2b) Lot Coverage -sq. ft.	9641	7541	7550		✓
606.2e.2b) Lot Coverage -%	45.5%	34.95%	35%		✓
606.2e.2c) Building Height -ft.	27'-6"	30'-8"	32'		✓

606.2e.3 Accessory Uses	Existing	Proposed	Required	Violation	Conforms
606.2e.3a) Minimum Side Setback -ft.	-	-	12		✓
606.2e.3b) Minimum Rear Setback -ft.	-	-	12		✓
606.2e.3c) Maximum Structure Height -ft.	-	-	18		✓
606.2e.3d) Minimum Garage Setback -ft.	-	-	22		✓
606.2e.3d) Number of Garage Spaces	2	3	1		✓
606.2e.3g) Driveway Setback -ft.	-	-	35%		✓

Article 5 Design and Performance Standards	Existing	Proposed	Required	Violation	Conforms
Rear Yard Area -sq. ft.	---	---	---		✓
Accessory Use Coverage -s.f.	-	-	-		✓
501.3 Accessory Use Coverage -%	-	-	-		✓
501.3 Accessory Use Coverage - (Corner only)	-	-	-		✓
501.4 A.C. Setback from Adj. Dwelling -ft.	-	-	-		✓
501.5 Accessory Use Mechanical Setback -ft.	-	-	-		✓
510.1 Fence/Wall Height -ft.	-	-	-		✓
Front Yard Area -sq. ft.	-	-	-		✓
Impervious Coverage in Front Yard -s.f.	2691	551	30% 5682 1705		✓
516.11.e Impervious Coverage in Front Yard -%	47%	9.6%	30%		✓

Prepared by: Signature of Applicant Date

Page 2 of 2 Attachment F

VARIANCE GRANTED MAY 2006

IRC CODE NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE IRC CODE - 2009 EDITION.
2. USE GROUP - R-5 CONSTR. CLASS. - EB
3. EXISTING FOOTPRINT SQUARE FOOTAGE
FIRST FLOOR - 1246 SF.
GARAGE - 551 SF.
SECOND FLOOR - 1978 SF.
TOTAL -(w/o gar.) - 3821 SF.
4. NEW SQUARE FOOTAGE
FIRST FLOOR - 220 SF.
GARAGE - 272 SF.
SECOND FLOOR - 617 SF.
TOTAL -(w/o gar.) - 897 SF.
5. TOTAL SQUARE FOOTAGE
FIRST FLOOR - 2066 SF.
GARAGE - 823 SF.
SECOND FLOOR - 2495 SF.
TOTAL -(w/o gar.) - 4784 SF.
6. NEW VOLUME
TOTAL - 12,091 CUB.FT.

- 01/09/07 MODIFIED ZONING CALCS FOR LOT COVERAGE
- 03/31/07 MISC. REVISIONS PER OWNER
- 03/03/07 MISC. REVISIONS PER OWNER
- 12/15/06 PROJECT BROKEN INTO PHASE 1 & 2

PROPOSED ALTERATIONS FOR DR. & MRS. SOUHEL & MARA NAJJAR
9 TROY LANE
SHORT HILLS, N.J. 07078

SITE PLAN, CODE INFO NOTES, DEMO PLANS

JAMES S. KARAS, ARCHITECT
27 BRIAR HILLS CIRCLE
SPRINGFIELD, N.J. 07081
TEL. 973 - 487 - 9340
FAX 973 - 487 - 9363

DATE JUNE 20, 2006	JOB NO. 05-0115
SCALE AS NOTED	DWN. BY J.K.
DWG. NO. ST-1	
CHECKED J.K.	1 OF 12