



WAGA ENTERPRISES  
ARCHITECTS, LLC

ARCHITECTURE.  
SPACE PLANNING.  
INTERIOR DESIGN.  
CONSTRUCTION SERVICES.

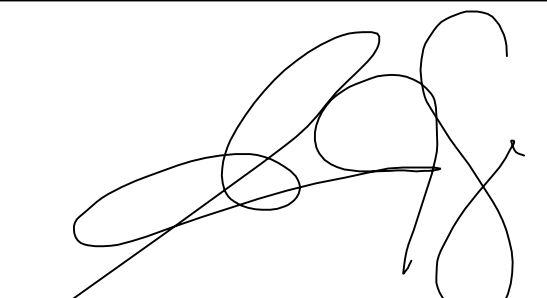
2109 ST. GEORGES AVENUE  
RAHWAY, NEW JERSEY 07065  
TEL - 732-382-2000  
E-FAX - 732-903-2095

PROPOSED CANOPY

CROSSROADS

78 NORTH AVENUE

GARWOOD, NEW JERSEY



GREGORY J. WAGA, R.A., AIA.

NEW JERSEY  
21A101332800

NEW YORK  
037184-1

CONNECTICUT  
ARL0014093

VIRGINIA  
0401017858

NORTH CAROLINA  
13489

PENNSYLVANIA  
RA407216

DELAWARE  
S5-0007819

MARYLAND  
19188

FLORIDA  
AR98285

PROJECT NO.: 19-155.01

START DATE: 19 FEB 2020

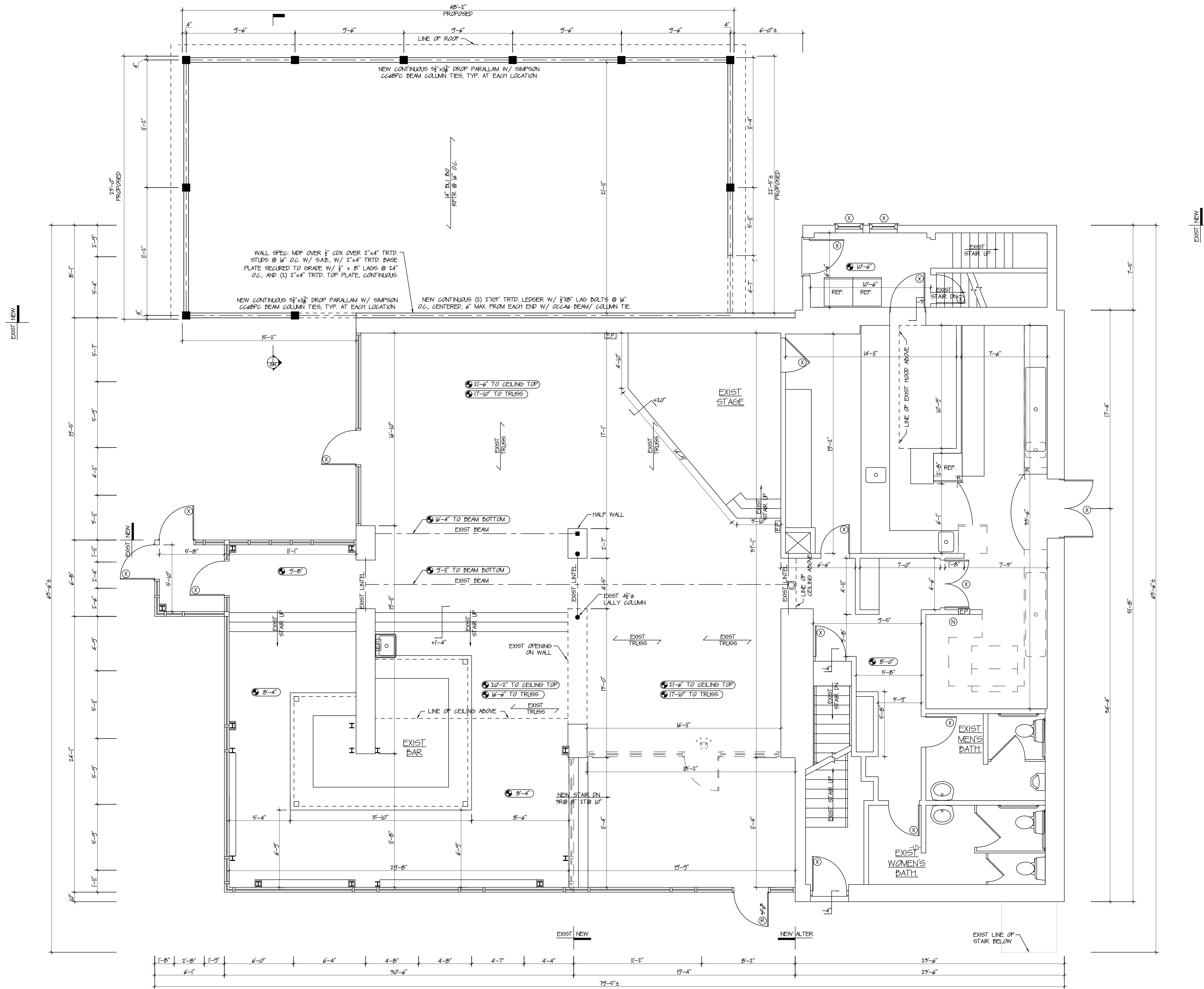
REVISION:	DATE	BY:
CONCEPT 'A'	11 MAY 2020	BZ
ISSUE CD'S	22 MAY 2020	BZ
CONCEPT 'B'	09 JUN 2020	BZ
CONCEPT 'C'	23 NOV 2020	BZ
ISSUE CD'S	08 JAN 2021	CU
ISSUE CD'S	29 JAN 2021	KJ
PER CLIENT	26 FEB 2021	BZ
PER PB	02 MAR 2021	BZ

DRAWING DESCRIPTION:  
EXIST GROUND LEVEL PARTITION  
PLAN W/ ADDITION / ALTERATION

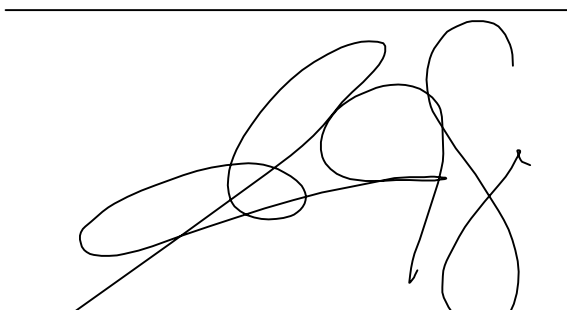
DRAWING NO.:

A-1.01

3 OF 9



EXIST GROUND LEVEL PARTITION PLAN W/ ADDITION/ ALTERATION  
SCALE: 1/4" = 1'-0"



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VIRGINIA 0401017858 MARYLAND 19188  
NORTH CAROLINA 13489 FLORIDA AR98285

PROJECT NO.: 19-155.01

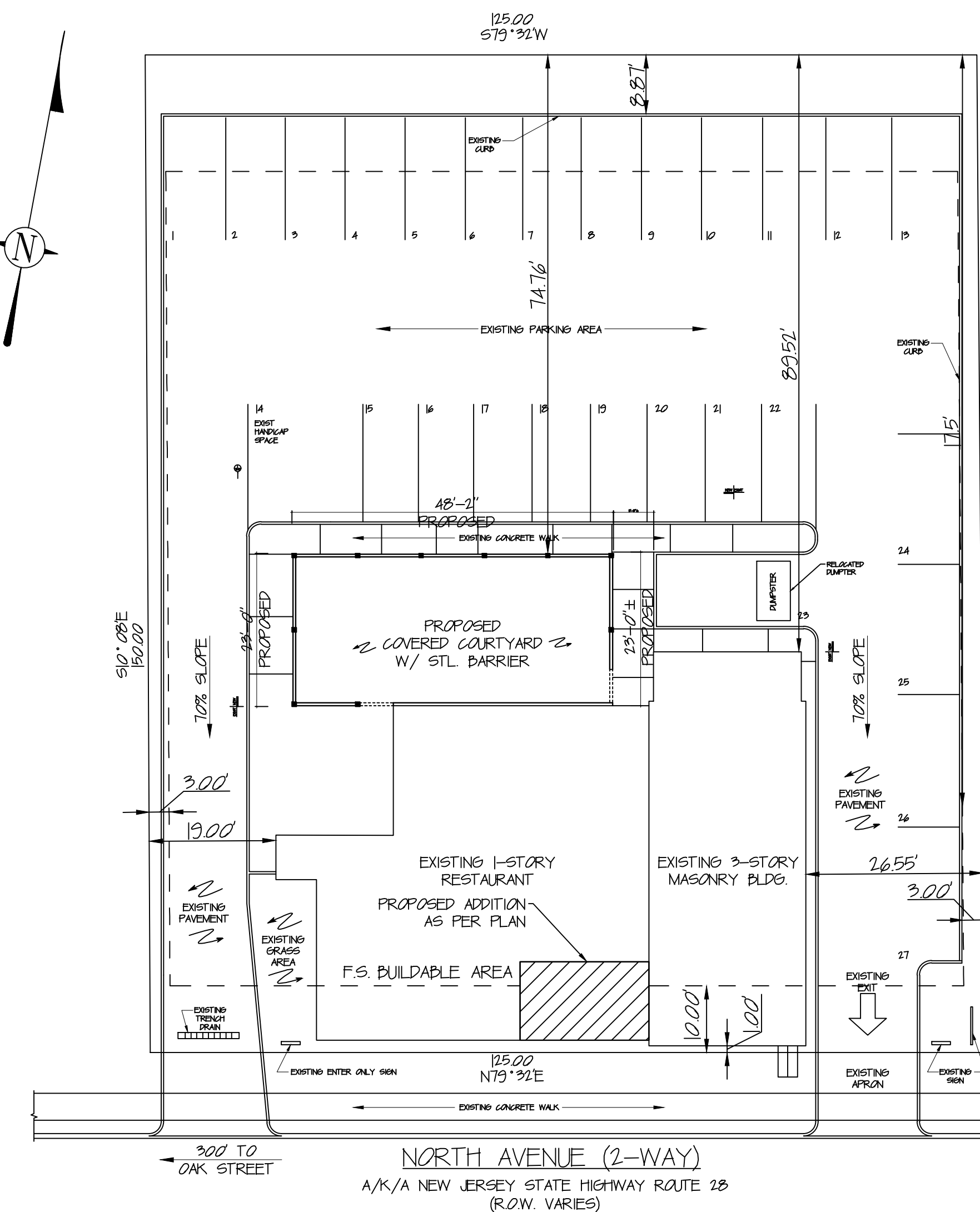
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DRAWING DESCRIPTION:  
PROPOSED ELEVATIONS, SITE PLAN

DRAWING NO.:

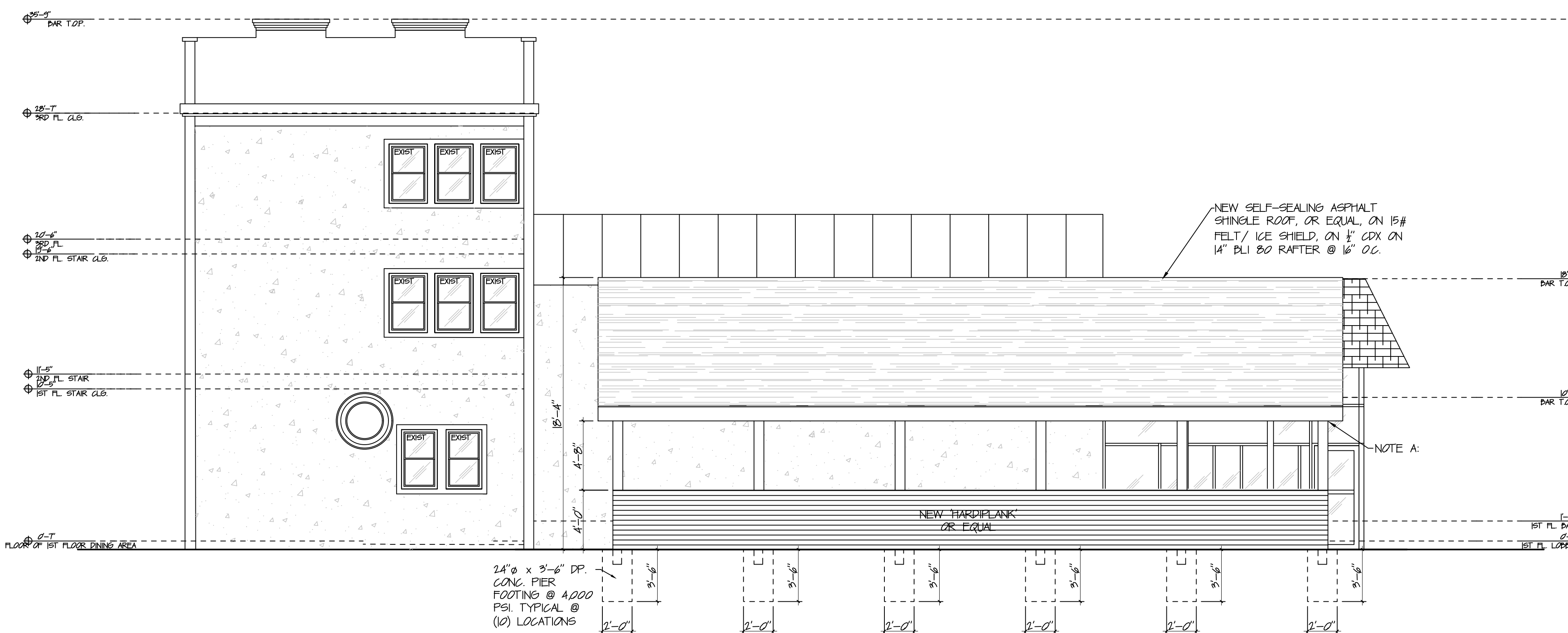
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EXIST SITE PLAN W/ ADDITION  
SCALE: 1/4" = 1'-0"



EXIST LEFT SIDE ELEVATION W/ CANOPY  
SCALE: 3/16" = 1'-0"  
NOTE A: NEW CONTINUOUS 5 1/2" x 11 3/4" DROP PARALLAM W/ SIMPSON CCG6PC BEAM COLUMN TIES, TYP. AT EACH LOCATION



EXIST REAR ELEVATION W/ CANOPY  
SCALE: 3/16" = 1'-0"  
NOTE A: NEW CONTINUOUS 5 1/2" x 11 3/4" DROP PARALLAM W/ SIMPSON CCG6PC BEAM COLUMN TIES, TYP. AT EACH LOCATION

\* REAR YARD. WHERE THE REAR PROPERTY ZONE IS ADJACENT TO A RESIDENTIAL ZONE, A HEAVILY LANDSCAPED REAR YARD OF NOT LESS THAN ONE FOOT FOR EVERY TWO FEET OF HEIGHT OF THE PRINCIPAL STRUCTURE IS REQUIRED, BUT NOT LESS THAN 10 FEET, WHERE THE REAR PROPERTY LINE IS NOT ADJACENT TO A RESIDENTIAL ZONE, A REAR YARD OF THREE FEET IS REQUIRED.

PROPERTY IS ADJACENT TO RESIDENTIAL @ REAR SIDE.

\*\* BUILDING COVERAGE. THE MINIMUM LOT COVERAGE OF THE PRINCIPAL STRUCTURE SHALL BE 30% OF THE TOTAL LOT AREA.

### ZONING REQUIREMENTS - G-B

LOT REQUIREMENTS LOT 26 / BLOCK 208	REQUIRED	EXISTING	PROPOSED	REMARKS	VARIANCE
MINIMUM LOT SIZE	7,000 SQ. FT.	18,675.07 SQ. FT.	18,675.07 SQ. FT.		N
MINIMUM LOT WIDTH	70 FT.	125 FT.	125 FT.		N
MINIMUM LOT DEPTH	100 FT.	150 FT.	150 FT.		N
FRONT YARD SETBACK	10 FT.	125 FT.	125 FT.	PRE-EXISTING NON-CONFORMING	N
MIN. SIDE YARD SETBACK	3 FT.	L: 19 FT.; R: 26.55 FT.	L: 19 FT.; R: 26.55 FT.		N
MIN. REAR YARD SETBACK*	35.75/2 = 17.88 FT.	89.52 FT.	74.76 FT.	PRE-EXISTING NON-CONFORMING	N
MINIMUM BUILDING COVERAGE**	30% OF TOTAL LOT AREA = 5,601.26 SQ. FT.	3,468.60 SQ. FT. = 18.6%	4,795.00 SQ. FT. = 25.7%	PRE-EXISTING NON-CONFORMING	N
MAXIMUM BUILDING HEIGHT	40 FT. / 3 STORIES	35.75 FT. / 3 STORIES	35.75 FT. / 3 STORIES		N
MINIMUM OPEN SPACE	15% OF TOTAL LOT AREA = 2,801.26 SQ. FT.	5,070.99 SQ. FT. = 27.2%	3,749.99 SQ. FT. = 20.09%		N