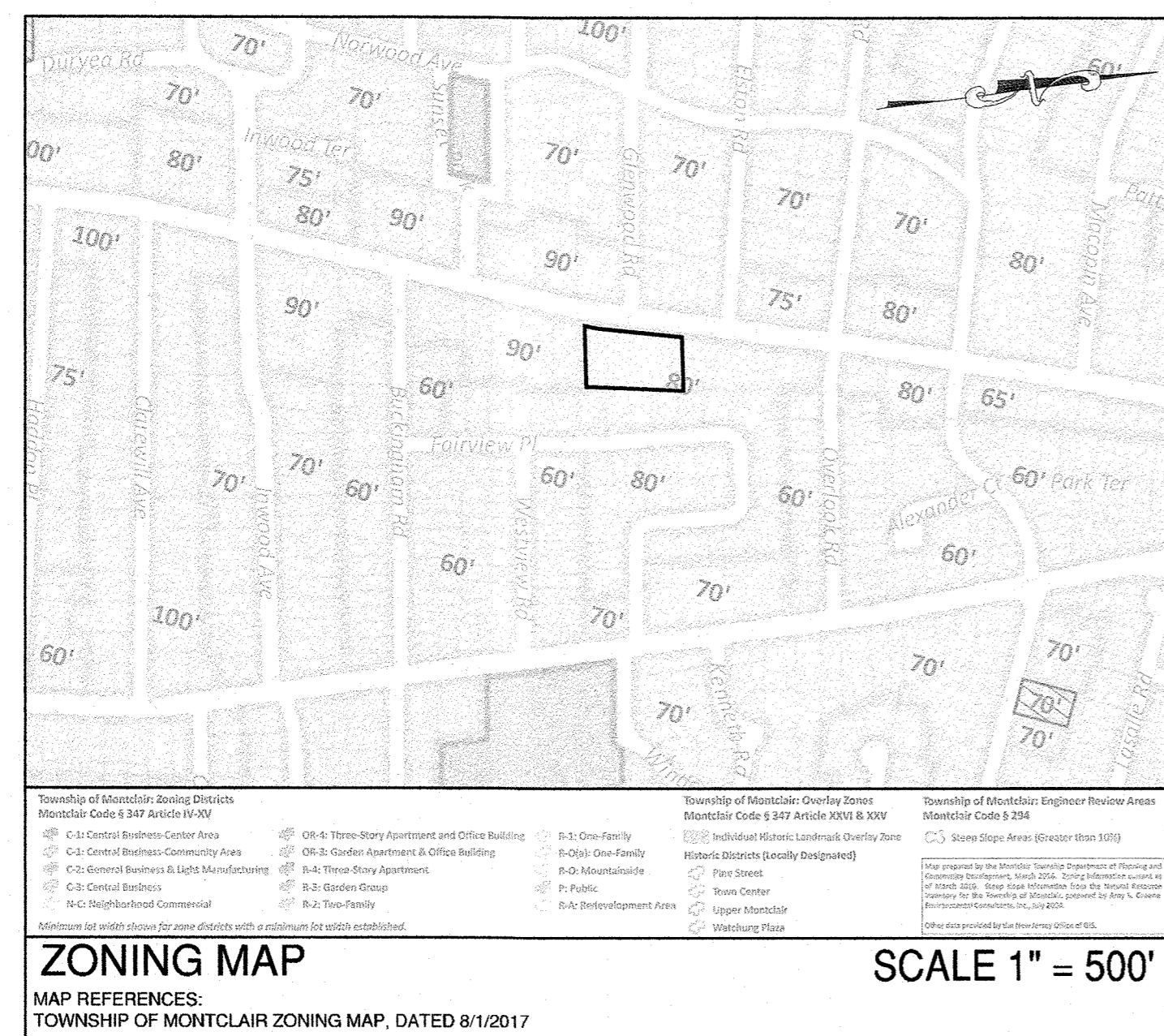
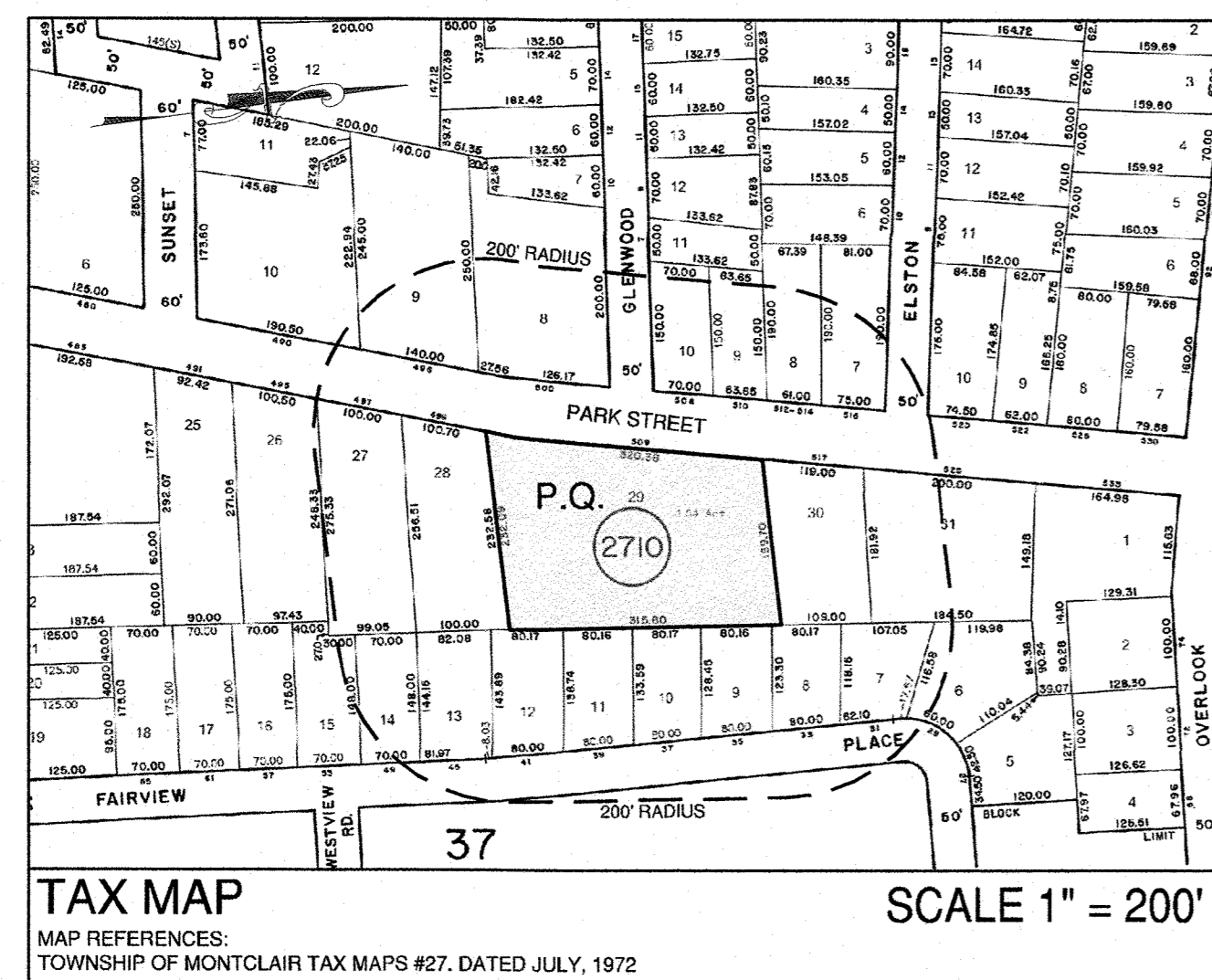


PRELIMINARY AND FINAL MINOR SUBDIVISION

PREPARED FOR 509 PARK STREET LLC

509 PARK STREET
LOT 29 BLOCK 2710
TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY



SITE DATA CHART					
OWNER: 509 PARK STREET, LLC 509 PARK STREET ESSEX COUNTY, NEW JERSEY					
& APPLICANT: TOWNSHIP OF MONTCLAIR ESSEX COUNTY, NEW JERSEY					
PROPERTY: LOT 29 BLOCK 2710 AREA = 66,740 SF (1.532 ACRES)					
ZONE: R-1					
EXISTING USE: SINGLE FAMILY RESIDENTIAL (1 LOT) PROPOSED USE: SINGLE FAMILY RESIDENTIAL (3 LOTS)					
DESCRIPTION	CODE (R-1)	EXISTING LOT 29	PROPOSED LOT 29.01	PROPOSED LOT 29.02	PROPOSED LOT 29.03
AREA YARD AND BULK REGULATIONS					
MIN. LOT AREA	N/A	66,740 SF	15,460 SF	33,320 SF	17,960 SF
MIN. LOT WIDTH	80.0 FT	319.9 FT	80.0 FT	159.9 FT	80.0 FT
MIN. LOT DEPTH	214.5 FT	210.9 FT ²	195.1 FT ¹	210.9 FT ¹	226.8 FT
MIN. FRONT YARD SETBACK	52.0 FT	47.0 FT ²	52.4 FT ³	47.0 FT ²	52.4 FT ³
MIN. SIDE YARD SETBACK	6 FT / 10 FT	107.6 FT / 101.2 FT	8.5 FT / 14.2 FT ¹	27.6 FT / 21.2 FT	10.3 FT / 12.1 FT ³
MAX. BUILDING WIDTH	65% OF LOT WIDTH	33.6%	64.8% ³	67.9% ¹	64.8% ³
MIN. REAR YARD SETBACK	LOT 29: 82.7 FT LOT 29.01: 48.8 FT LOT 29.02: 52.7 FT LOT 29.03: 56.7 FT	101.6 FT	68.6 FT ³	101.6 FT	99.7 FT ³
MAX. BUILDING HEIGHT	35 FT / 2.5 ST.	<35 FT / 2.5 ST.	35 FT / 2.5 ST. ³	<35 FT / 2.5 ST.	35 FT / 2.5 ST. ³
MAX. BUILDING COVERAGE	25%	5.4%	18.1% ³	10.9%	15.5% ³
RETAINING WALL REQUIREMENTS					
MAX. HEIGHT IN FRONT/SIDE YARDS	4.5 FT	4.7 FT	N/A ³	2.4 FT	3.5 FT ³
MAX. HEIGHT IN REAR YARD	7 FT	7.5 FT ²	5.5 FT ³	7.5 FT ⁴	N/A ³
DRIVEWAY REQUIREMENTS					
MAX. GRADE WITHIN 20 FT OF PL	10%	-10%	10% ³	-10%	10% ³

¹VARIANCE REQUIRED
²EXISTING NON-COMFORMING CONDITION
³BASED ON CONCEPTUAL GRADING PLOT PLAN

LIST OF DRAWINGS		
SHEET NO.	NAME	PREPARED BY
S-1	TITLE SHEET	PETRY ENGINEERING
1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY	ZL SURVEYING
1 OF 1	MINOR SUBDIVISION	ZL SURVEYING
S-2	CONCEPTUAL GRADING PLOT PLAN	PETRY ENGINEERING
S-3	STREETSCAPE / FRONT YARD ANALYSIS	PETRY ENGINEERING
A-101	FIRST FLOOR PLAN	J. MICHAEL PETRY, AIA
A-102	SECOND FLOOR PLAN	J. MICHAEL PETRY, AIA
A-201	PROPOSED ELEVATIONS	J. MICHAEL PETRY, AIA
A-202	PROPOSED ELEVATIONS	J. MICHAEL PETRY, AIA

Lot Depth Calculation			
Lot	Left PL	Right PL	Lot Depth
31	149.18	181.92	165.55
30	181.92	189.7	185.81
28	232.58	256.51	244.55
27	256.51	275.33	265.92
Average Lot Depth			215.46

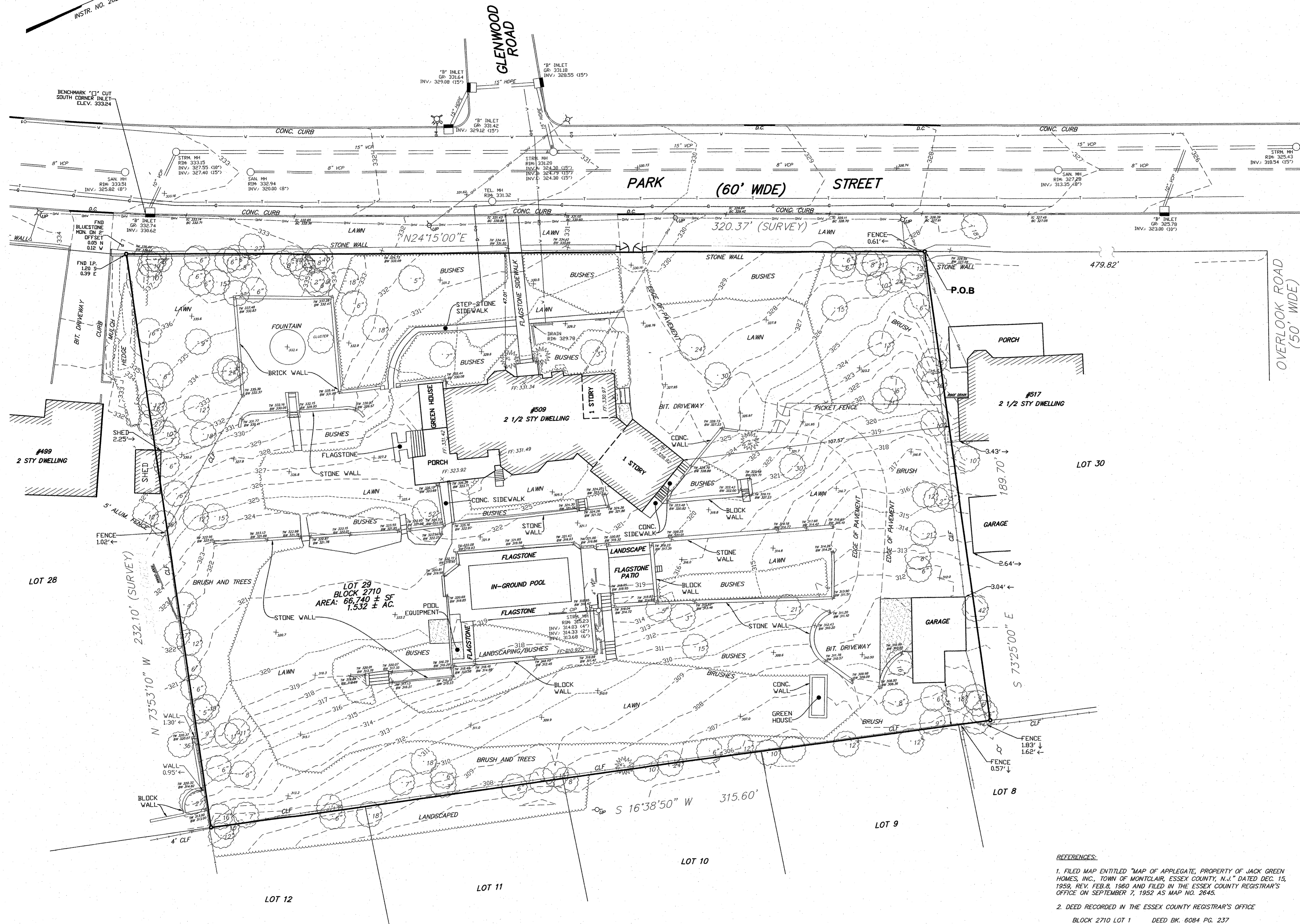
Front Yard Setback	
Lot	Existing Setback
1	29.8
31	39.7
30	39.6
29	47
28	60.5
27	99.5
26	48.09
Average Front Yard Setback	52.0



REVISION	DESCRIPTION	DATE	BY
PREPARED FOR 509 PARK STREET LLC 509 PARK STREET LOT 29 BLOCK 2710 TOWNSHIP OF MONTCLAIR ESSEX COUNTY, NEW JERSEY			
TITLE SHEET			
			Designer: JMP Draftsman: DJK Checked By: JMP Project No.: 22-219 Scale: AS SHOWN Sheet:
			S-1
J. MICHAEL PETRY-PE, PP, RA NJ PROFESSIONAL ENGINEER LIC No. 36862 DATED: 12/14/2022			

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DEED NORTH
INSTR. NO. 2022056177



EXISTING TOPOGRAPHY LEGEND

	TYPE "B" INLET		UTILITY POLE w/ LIGHT
	TYPE "C" INLET		LIGHT POLE
	TYPE "A" INLET		WALL MOUNTED LIGHT
	MANHOLE (LABELED)		OVERHEAD WIRES
	CLEAN DITCH		JUNCTION BOX
	HYDRANT		TRANSFORMER
	WATER VALVE AN BOX OR SERVICE		UTILITY POLE WITH GUY WIRE
	GAS VALVE AND BOX OR SERVICE		TREE (DECIDUOUS) WITH CALIPER
	CURB (TYPE - LABELED)		TREE (CONIFEROUS) WITH CALIPER
	SIGN		INDIVIDUAL SHRUBS & BUSHES
	SANITARY SEWER PIPES (TYPE AND SIZE LABELED)		HEDGES OR BUSHES
	STORM SEWER PIPES (TYPE AND SIZE LABELED)		EDGE OF WOODS
	UNDERGROUND CONDUIT (LABELED)		EXISTING CONTOUR LINE
	WATER LINE		EXISTING SPOT ELEVATION
	GAS LINE MARKOUT		RAILROAD TRACKS
	TELEPHONE LINE		GUIDE RAIL (LABELED)
	ELECTRIC LINE		HEADWALL
	CHAIN LINK FENCE		FLARED END SECTION
	POST & RAIL FENCE		CONC. SIDEWALK
	RAILING (LABELED)		BRICK SIDEWALK
	GATE (SINGLE)		
	GATE (DOUBLE)		
	WELL (LABELED)		
	SPIGOT		
	SPRINKLER CONTROL BOX		

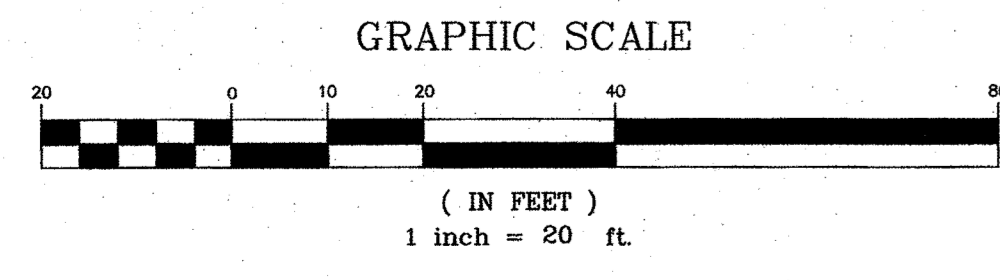
LIST OF ABBREVIATIONS

ACP	ASBESTOS CEMENT PIPE	DC	DN CENTER
BC	BOTTOM OF CURB	PE	POLYETHYLENE PIPE
BLK	BLOCK	PFB	POINT OF BEGINNING
BLM	BOTTOM OF WALL	PC	POINT OF CURVATURE
BLT	BUILDING	PI	POINT OF INTERSECT
BM	BENCHMARK	PVI	POINT OF VERTICAL INTERSECT
BD	BOLLARD	PT	POINT OF TANGENCY
BDP	CAST IRON PIPE	PS	POINT OF SWITCH
CIP	CENTERLINE	PCP	PERMANENT CHLORIDE
CLF	CHAIN LINK FENCE	PVC	POLYVINYL CHLORIDE
CP	CORRUGATED METAL PIPE	RC	ROOF DRAIN
CP ORCMP	CORRUGATED METAL PIPE	RB	ROOF DRAIN
CONC	CONCRETE	SAN	SANITARY
CU	CULVERT	SCB	SPRINKLER CONTROL BOX
EL	ELECTRIC	SRF	SPLIT RAIL FENCE
ELEV	ELEVATION	STCK	STOCKADE FENCE
EP	EDGE OF PAVEMENT	STM	STORM
FEN	FENCE	STY	STORY
FF	FINISHED FLOOR	S/W	SIDEWALK
FND	FOUND	TELE	TELEPHONE
FRM	FRAME	TC	TOP OF CURB
GAR	GARAGE	TR. LT.	TRAFFIC LIGHT
GR	GRATE	TW	TOP OF WALL
GR	GRATE	TG	TOP OF GRATE
IP	IRON PIPE	TY	TYPICAL
LA	LANDSCAPED	UC	UNDERGROUND CONDUIT
MANHOLE	MANHOLE	UP	UTILITY POLE
MDN	MONUMENT	VCP	VITRIFIED CLAY PIPE
MON	MONITORING WELL	W/	WROUGHT IRON FENCE

- NOTES:**
- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 13:40-5
 - FLOOD ZONES, SUBSURFACE AND ENVIRONMENTAL AND OR HAZARDOUS MATERIALS LOCATION, IF ANY, WERE NOT EXAMINED OR CONSIDERED AS A PART OF CONTRACT.
 - VERTICAL DATUM IS NGVD 1929, MK. NO. 16.3630.
 - UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND STRUCTURES, FIELD DATA, UTILITY MARKINGS AND/OR RECORDS FURNISHED BY VARIOUS AGENCIES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UNDERGROUND UTILITIES AND OR STRUCTURES. ZL LAND SURVEYING MAKES NO GUARANTEE EXPRESS OR IMPLIED REGARDING THE UTILITY LOCATION AS PLOTTED ON THIS PLAN. THIS PLAN DOES NOT IMPLY THAT NO OTHER UTILITIES MAY BE PRESENT ON THE SITE. IT IS THE RESPONSIBILITY OF THE USER OF THIS SURVEY TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES BY CONTACTING THE PROPER UTILITY AGENCIES, PRIOR TO ANY GROUND DISTURBANCE.
 - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1 (d).
 - FIELD SURVEY COMPLETED ON 08/19/2022.

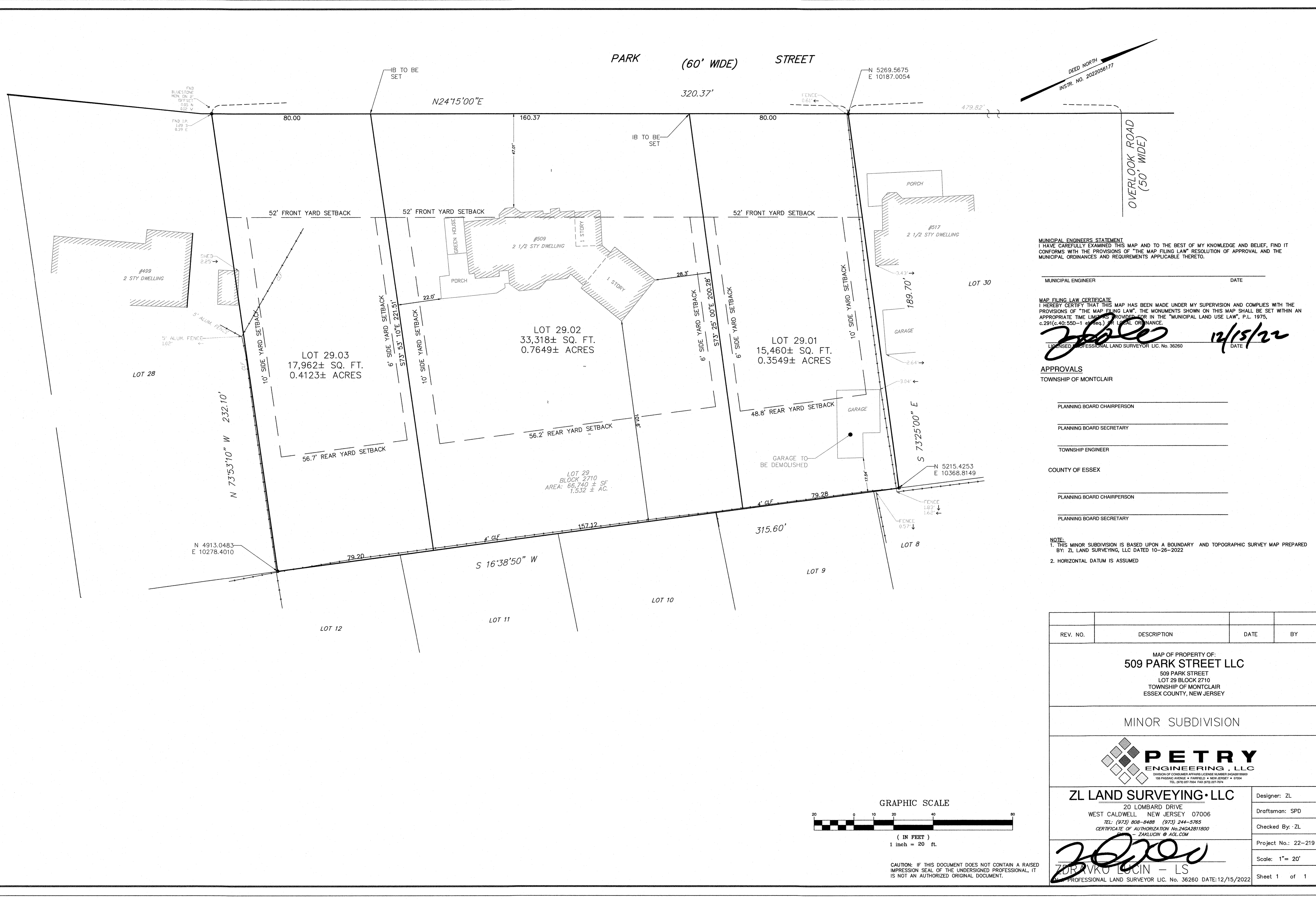
REV. NO.	DESCRIPTION	DATE	BY
MAP OF PROPERTY OF: 509 PARK STREET LLC 509 PARK STREET LOT 29 BLOCK 2710 TOWNSHIP OF MONTCLAIR ESSEX COUNTY, NEW JERSEY			
BOUNDARY AND TOPOGRAPHIC SURVEY			
 PETRY ENGINEERING, LLC <small>DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 2604815500 150 PARKING GARAGE • FAIRFIELD • NEW JERSEY • 07004 TEL: 973.277.0004 FAX: 973.277.0004</small>			
ZL LAND SURVEYING-LLC 20 LOMBARD DRIVE WEST CALDWELL, NEW JERSEY 07006 TEL: (973) 808-8488 (973) 244-5765 CERTIFICATE OF AUTHORIZATION No. 24G02811800 EMAIL - ZAKLUCIN@ZL.COM			Designer: ZL Draftsman: DJK Checked By: ZL Project No.: 22-219 Scale: 1" = 20' Sheet 1 of 1

- REFERENCES:**
- FILED MAP ENTITLED "MAP OF APPLIGATE, PROPERTY OF JACK GREEN HOMES, INC., TOWN OF MONTCLAIR, ESSEX COUNTY, N.J." DATED DEC. 15, 1959, REV. FEB. 8, 1960 AND FILED IN THE ESSEX COUNTY REGISTRAR'S OFFICE ON SEPTEMBER 7, 1952 AS MAP NO. 2645.
 - DEED RECORDED IN THE ESSEX COUNTY REGISTRAR'S OFFICE
 BLOCK 2710 LOT 1 DEED BK. 6084 PG. 237
 LOT 28 DEED BK. 2537 PG. 495
 LOT 29 INSTR. NO. 2022056177
 LOT 30 INSTR. NO. 2020109166
 LOT 31 DEED BK. 4666 PG. 73
 - THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MONTCLAIR, N.J.



CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

ZL
ZDRAVKO LUCIN - LS
 PROFESSIONAL LAND SURVEYOR LIC. No. 36260 DATE: 10/26/2022



MUNICIPAL ENGINEERS STATEMENT
 I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER _____ DATE _____


MAP FILING LAW CERTIFICATE
 I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW". THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, c.291(c.40:550-1 et seq.) OR LOCAL ORDINANCE.

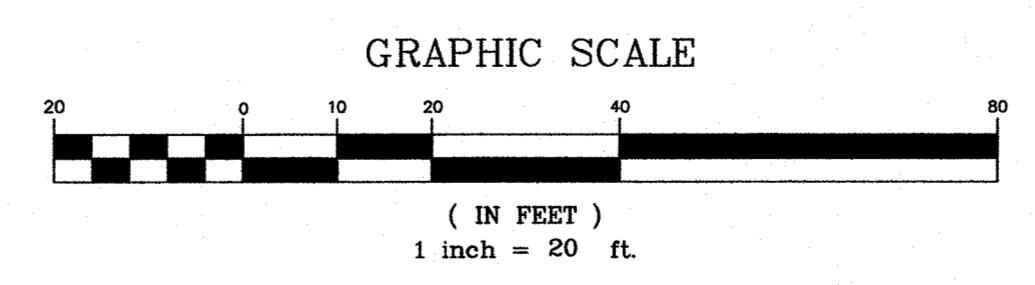
LICENSED PROFESSIONAL LAND SURVEYOR LIC. No. 36260 DATE 12/15/22

APPROVALS
 TOWNSHIP OF MONTCLAIR

PLANNING BOARD CHAIRPERSON _____
 PLANNING BOARD SECRETARY _____
 TOWNSHIP ENGINEER _____
 COUNTY OF ESSEX
 PLANNING BOARD CHAIRPERSON _____
 PLANNING BOARD SECRETARY _____

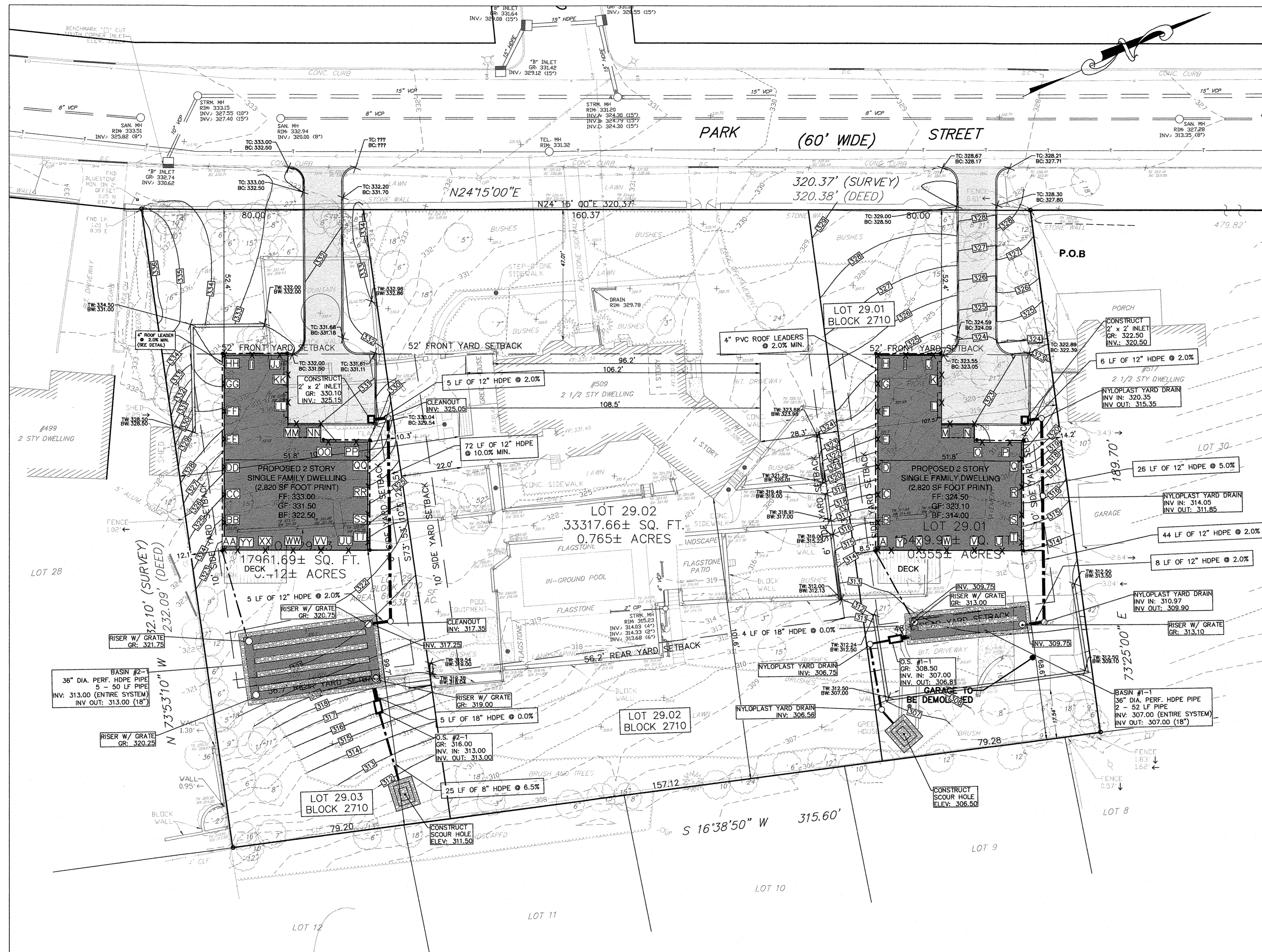
NOTE:
 1. THIS MINOR SUBDIVISION IS BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY MAP PREPARED BY: ZL LAND SURVEYING, LLC DATED 10-26-2022
 2. HORIZONTAL DATUM IS ASSUMED

REV. NO.	DESCRIPTION	DATE	BY
MAP OF PROPERTY OF: 509 PARK STREET LLC 509 PARK STREET LOT 29 BLOCK 2710 TOWNSHIP OF MONTCLAIR ESSEX COUNTY, NEW JERSEY			
MINOR SUBDIVISION			
 DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 2404218000 155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004 TEL: (973) 227-7004 • FAX (973) 227-7074			
ZL LAND SURVEYING • LLC 20 LOMBARD DRIVE WEST CALDWELL, NEW JERSEY 07006 TEL: (973) 808-8488 (973) 244-5765 CERTIFICATE OF AUTHORIZATION No.24042811800 ZAKLUCIN @ AOL.COM			Designer: ZL Draftsman: SPD Checked By: ZL Project No.: 22-219 Scale: 1"= 20' Sheet 1 of 1



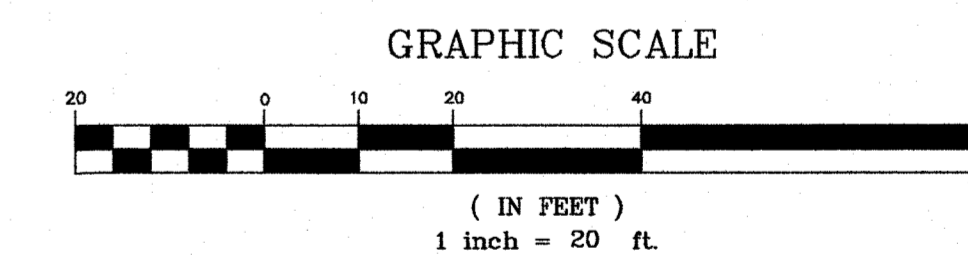
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Zdravko Lucin
ZDRAVKO LUCIN - LS
 PROFESSIONAL LAND SURVEYOR LIC. No. 36260 DATE:12/15/2022



Lot 29.01 Average Grade			
Point	Ex. Elevation	Pr. Elev	Lowest
A	314.3	314.0	314.0
B	314.6	316.0	314.6
C	318.0	317.9	317.9
D	319.6	319.9	319.6
E	321.5	321.9	321.5
F	322.5	323.5	322.5
G	323.1	324.5	323.1
H	324.9	325.5	324.9
I	323.9	324.5	323.9
J	323.1	323.5	323.1
K	321.3	323.1	321.3
L	319.8	323.1	319.8
M	318.7	323.1	318.7
N	318.3	323.0	318.3
O	317.5	323.3	317.5
P	316.8	322.4	316.8
Q	316.2	319.8	316.2
R	315.4	317.0	315.4
S	314.6	315.5	314.6
T	313.3	314.3	313.3
U	312.6	314.0	312.6
V	312.8	314.0	312.8
W	312.7	314.0	312.7
X	314.3	314.0	314.0
Y	314.2	314.0	314.0
Average	317.7	319.4	317.7

Lot 29.03 Average Grade			
Point	Ex. Elevation	Pr. Elev	Lowest
AA	322.9	322.6	322.6
BB	323.9	323.8	323.8
CC	325.3	325.0	325.0
DD	327.0	326.3	326.3
EE	328.8	327.5	327.5
FF	331.7	328.8	328.8
GG	332.8	330.1	330.1
HH	333.7	331.5	331.5
II	333.5	331.5	331.5
JJ	332.4	331.5	331.5
KK	332.4	331.5	331.5
LL	329.8	331.5	329.8
MM	328.7	331.4	328.7
NN	328.2	331.0	328.2
OO	327.3	331.2	327.3
PP	327.2	330.4	327.2
QQ	326.1	328.3	326.1
RR	324.7	326.0	324.7
SS	323.3	324.6	323.3
TT	321.4	322.8	321.4
UU	321.3	322.5	321.3
VV	321.3	322.5	321.3
WW	321.4	322.5	321.4
XX	321.6	322.5	321.6
YY	321.8	322.5	321.8
Average	326.7	327.2	326.2



LOT 29.01
DRAINAGE CALCULATIONS:
REQUIRED STORAGE:
 NEW IMPERVIOUS AREA: 1,578 SF
 @ 3 GALLONS PER SF (SOIL PERMEABILITY < 1.0 IN/HR)
 1,578 SF X 3 GAL/SF X (1 CF / 7.481 GAL) = 633 CF
INFILTRATION BASIN VOLUME:
 HDPE PIPE VOLUME:
 $V = A * L = \pi * R^2 * L = [\pi * (1.50')^2 * (90')] = 636 CF$

LOT 29.03
DRAINAGE CALCULATIONS:
REQUIRED STORAGE:
 NEW IMPERVIOUS AREA: 4,337 SF
 @ 3 GALLONS PER SF (SOIL PERMEABILITY < 1.0 IN/HR)
 4,337 SF X 3 GAL/SF X (1 CF / 7.481 GAL) = 1,740 CF
INFILTRATION BASIN VOLUME:
 HDPE PIPE VOLUME:
 $V = A * L = \pi * R^2 * L = [\pi * (1.50')^2 * (250')] = 1,767 CF$

BUILDING HEIGHT CALCULATION
LOT 29.01
 FIRST FLOOR ELEVATION 324.5'
 + HEIGHT OF BUILDING ABOVE FIRST FLOOR 28.2'
 - AVERAGE GRADE 317.7'
 BUILDING HEIGHT 35.0'

LOT 29.03
 FIRST FLOOR ELEVATION 333.0'
 + HEIGHT OF BUILDING ABOVE FIRST FLOOR 28.2'
 - AVERAGE GRADE 326.2'
 BUILDING HEIGHT 35.0'

Lot 29.01 Impervious Coverage			
Existing		Proposed	
Description	Area (SF)	Description	Area (SF)
Garage	213	House	2,820
Driveway	2,245	Driveway	1,710
Walls	629	Walls	135
Existing Impervious			3,087
Proposed Impervious			4,665
Total Impervious Increase			1,578

Lot 29.03 Impervious Coverage			
Existing		Proposed	
Description	Area (SF)	Description	Area (SF)
Garage	0	House	2,820
Driveway	0	Driveway	1,710
Walls	258	Walls	65
Existing Impervious			258
Proposed Impervious			4,595
Total Impervious Increase			4,337

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REVISION	DESCRIPTION	DATE	BY

PREPARED FOR
509 PARK STREET LLC
 509 PARK STREET
 LOT 29 BLOCK 2710
 TOWNSHIP OF MONTCLAIR
 ESSEX COUNTY, NEW JERSEY

CONCEPTUAL GRADING PLOT PLANS

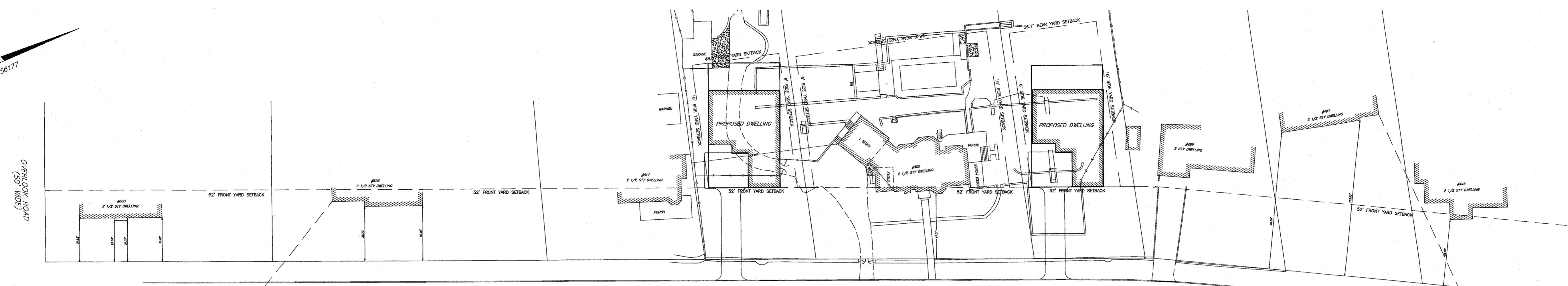
PETRY
 ENGINEERING, LLC
Division of Connecticut Appraisers License Number 040300000
 100 PARK STREET • PARSIPPANY, NEW JERSEY • 07054
 TEL: (973) 321-1000 FAX: (973) 321-7070

Designer: JMP
 Drafter: SPD
 Checked By: JMP
 Project No.: 22-219
 Scale: 1" = 20'
 Sheet:

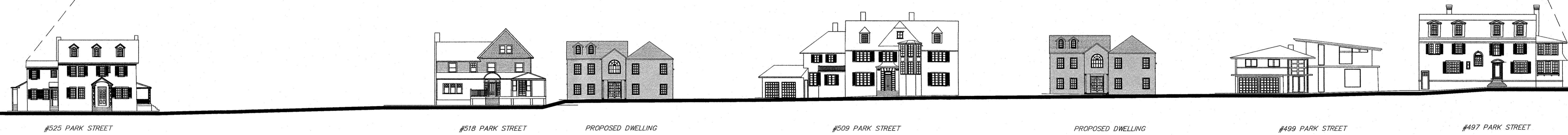
J. MICHAEL PETRY-PE, PP, RA
NJ PROFESSIONAL ENGINEER LIC. NO. 30862 DATED: 12/14/2022

S-2

DEED NORTH
INSTR. NO. 2022056177

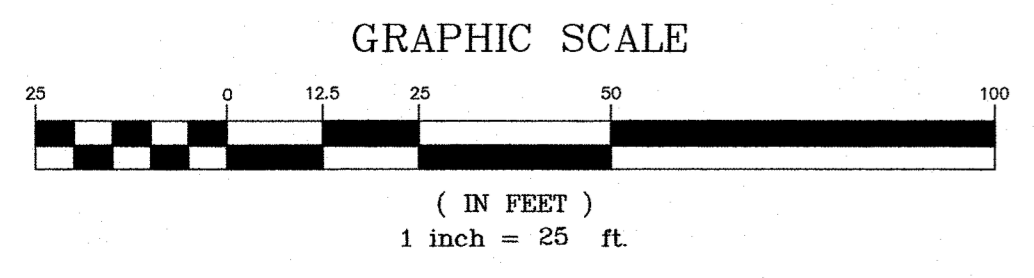
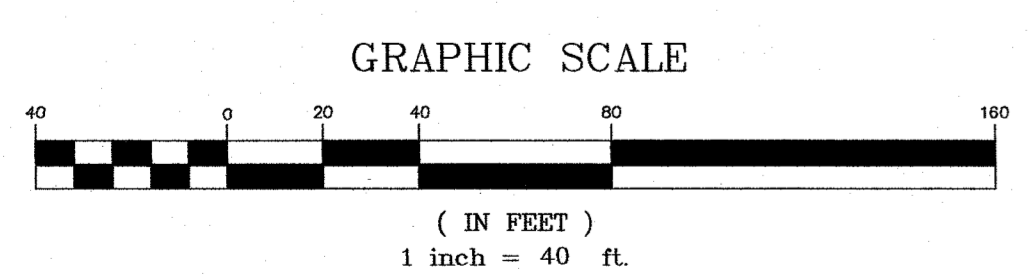


FRONT YARD ANALYSIS
SCALE: 1"=40'



PARK STREET

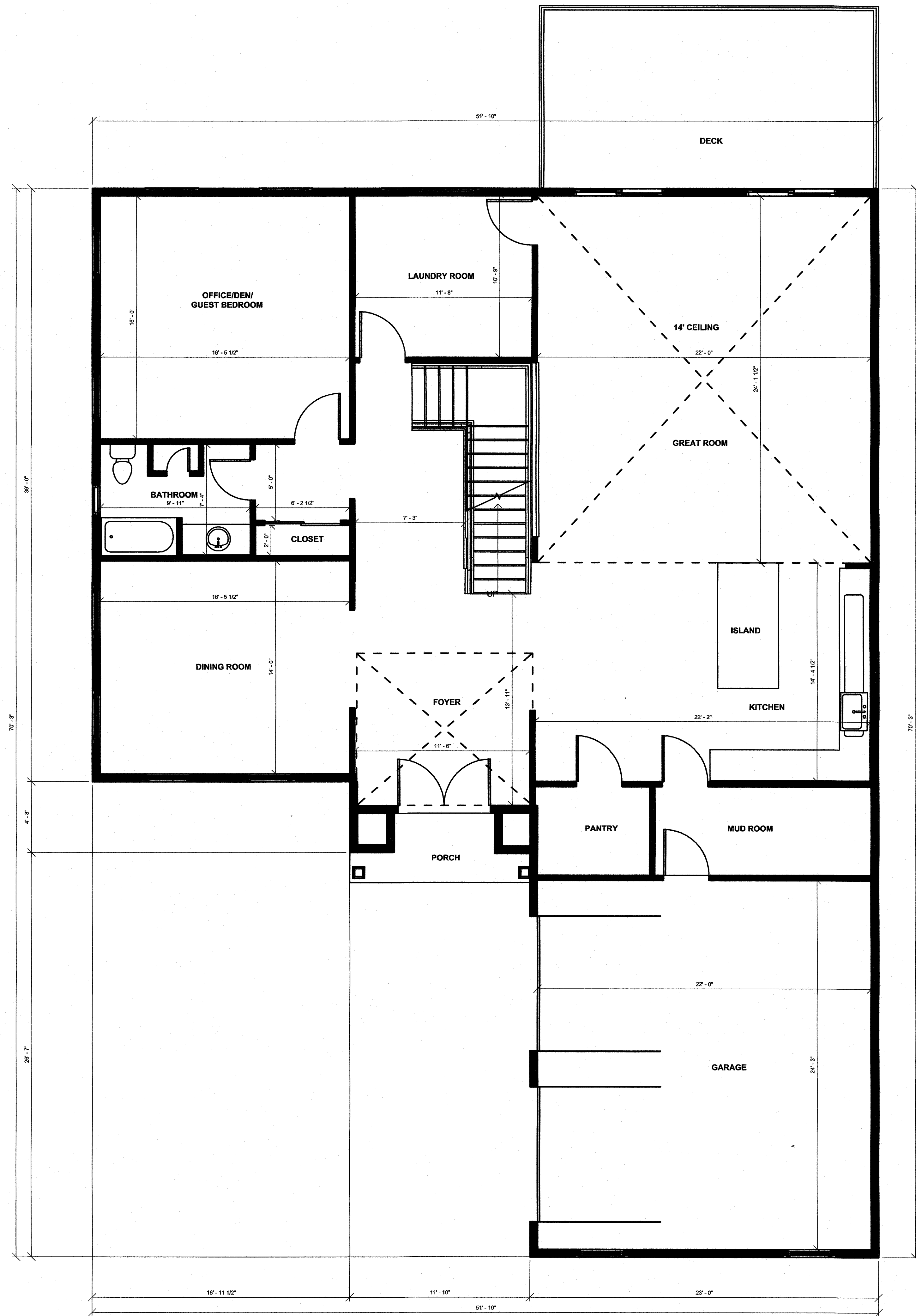
STREETSCAPE
SCALE: 1"=25'



- REFERENCES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, MAP OF PROPERTY OF, 509 PARK STREET LLC, 509 PARK STREET, LOT 29 BLOCK 2710, TOWNSHIP OF MONTCLAIR, ESSEX COUNTY, NEW JERSEY" PREPARED BY ZL LAND SURVEYING, LLC, DATED 10-26-2022 AND SIGNED BY ZDRAVKO LUCIN, LS

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

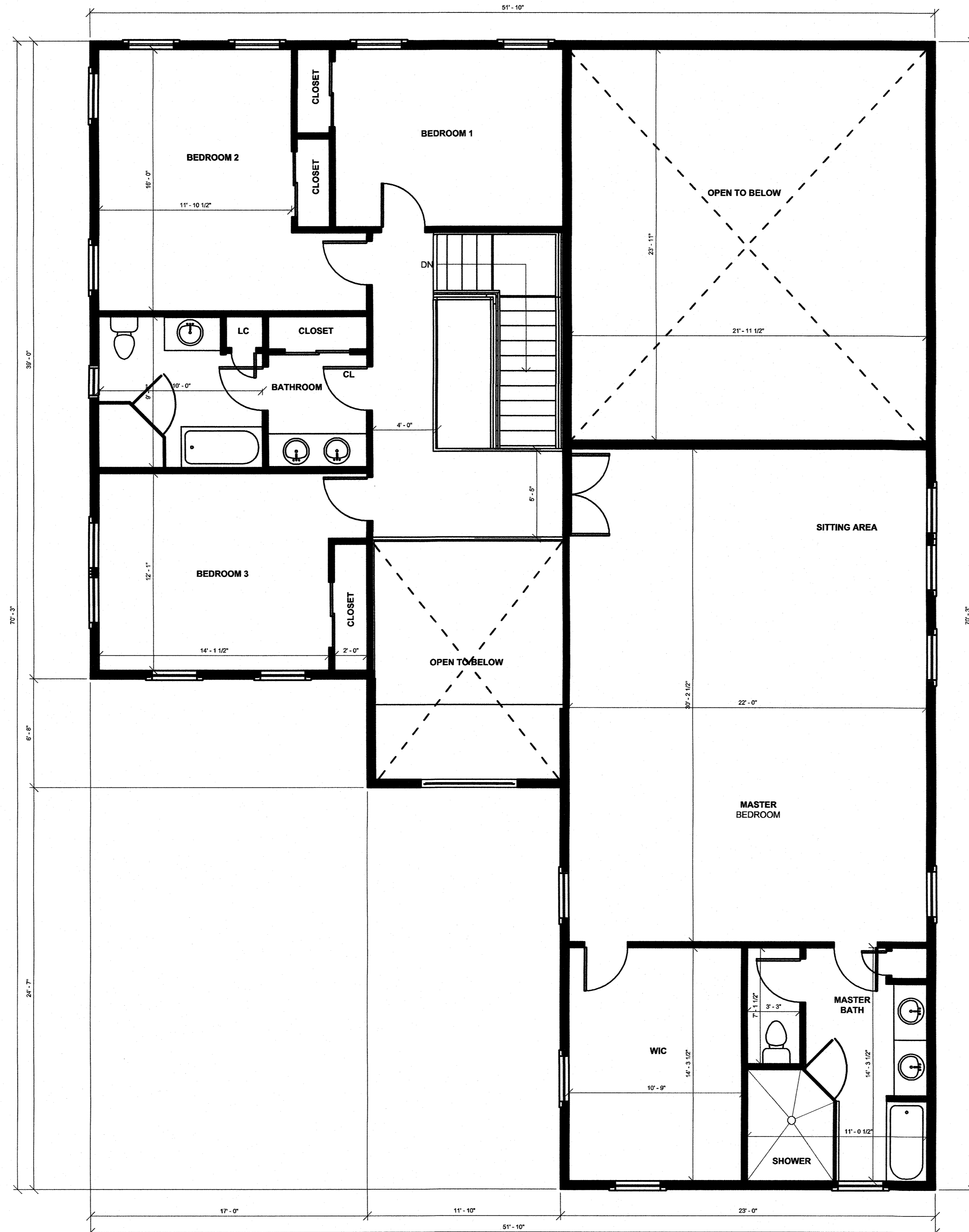
REVISION	DESCRIPTION	DATE	BY
PREPARED FOR 509 PARK STREET LLC 509 PARK STREET LOT 29 BLOCK 2710 TOWNSHIP OF MONTCLAIR ESSEX COUNTY, NEW JERSEY			
STREETSCAPE & FRONT YARD ANALYSIS			
			Designer: J.M.P. Draftsman: M.S.S. Checked By: J.M.P. Project No.: 22-219 Scale: AS SHOWN Sheet:
 J. MICHAEL PETRY-PE, PP, RA <small>NJ PROFESSIONAL ENGINEER LIC. No. 36562</small>			S-3 <small>DATED: 11/16/2022</small>



① FIRST FLOOR PLAN
1/4" = 1'-0"

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

REVISION	DESCRIPTION	DATE	BY
PROPOSED NEW 509 PARK STREET LOT 29 - BLOCK 2710 TOWNSHIP OF MONTCLAIR ESSEX COUNTY NEW JERSEY FIRST FLOOR PLAN			
J. MICHAEL PETRY - ARCHITECT 155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004 TEL. (973) 227-8700 FAX (973) 227-7074			Designer: JMP Draftsman: MSS Checked By: JMP Project No.: 21-176 Scale: 1/4" = 1'-0" Sheet: A-101
J. MICHAEL PETRY-AIA <small>NJ REGISTERED ARCHITECT LIC. No. 13144</small>			<small>DATED: 06-06-2022</small>



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

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

REVISION	DESCRIPTION	DATE	BY
PROPOSED NEW 509 PARK STREET LOT 29 - BLOCK 2710 TOWNSHIP OF MONTCLAIR ESSEX COUNTY NEW JERSEY			
SECOND FLOOR PLAN			
J. MICHAEL PETRY - ARCHITECT 155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004 TEL. (973) 227-8700 FAX (973) 227-7074			Designer: JMP Draftsman: MSS Checked By: JMP Project No.: 21-176 Scale: 1/4" = 1'-0" Sheet:
J. MICHAEL PETRY-AIA <small>NJ REGISTERED ARCHITECT LIC. No. 13144</small>			<small>DATED: 06-06-2022</small> A-102



① PROPOSED EAST ELEVATION
1/4" = 1'-0"

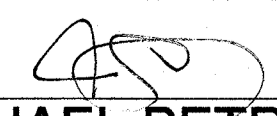
Basement
-1'-0"



② PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

GARAGE
-1'-0"

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

REVISION	DESCRIPTION	DATE	BY
PROPOSED NEW 509 PARK STREET LOT 29 - BLOCK 2710 TOWNSHIP OF MONTCLAIR ESSEX COUNTY NEW JERSEY PROPOSED ELEVATIONS			
J. MICHAEL PETRY - ARCHITECT 155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004 TEL. (973) 227-8700 FAX (973) 227-7074			Designer: JMP Draftsman: MSS Checked By: JMP Project No.: 21-176 Scale: 1/4" = 1'-0" Sheet: A-201
 J. MICHAEL PETRY-AIA <small>NU REGISTERED ARCHITECT LIC. No. 13144</small>			DATED: 06-06-2022

ROOF PEAK
28'-3"

2ND FLOOR CEILING
19'-0"

FAMILY ROOM CEILING
14'-0"

SECOND FLOOR
10'-0"

FIRST FLOOR
OR
GARAGE
-1'-0"



1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

2ND FLOOR CEILING
19'-0"

SECOND FLOOR
10'-0"

FIRST FLOOR
0'-0"

FAMILY ROOM CEILING
14'-0"

GARAGE
-1'-0"

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J. MICHAEL PETRY-AIA <small>NJ REGISTERED ARCHITECT LIC. No. 13144</small>			<small>DATED: 06-06-2022</small>