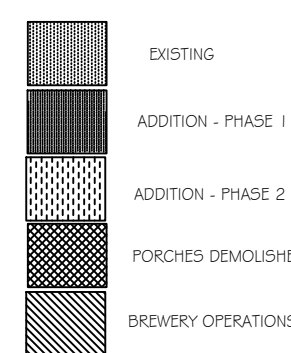


SCHEMATIC FIRST FLOOR PLAN

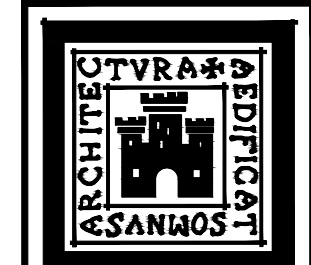
SCALE 1/4" = 1'-0"

AREA and FAR Calculations

Updated Floor Area Calculations:			
Let Area			
Union	49449		
Clinton	26982		
Total	76431		
Gross Floor Area			
Basement	2673		
First Floor	2673		
First Floor Storage Addition	500		
Second Floor	1719		
Third Floor	1223		
Barn Addition	8838		
Basement	2088	Including 530 SF Receiving Area	
First Floor	1244	Including 548 SF Open to Basement	
	4032		
FAR Calculations			
Phase I	Area	FAR	
Basement Dedicated to Brewery Operation	1454	0.029	
First Floor	2673	0.054	
First Floor Storage Addition	500	0.010	
Second Floor	1719	0.035	
Third Floor	1223	0.025	
	7019	0.153	
FAR Calculation			
Phase II	Area	FAR	
Basement Dedicated to Brewery Operation	1369	0.028	
First Floor	1396	0.028	not including 548 SF open to basement
	2765	0.056	
		Total Phase I & II	0.210
Area not included in FAR Calculation			
Phase I	Area	FAR	
Basement (storage, utility Room, etc)	1219	0.025	
Phase II	Area	FAR	
Basement (Receiving Area & storage)	1229	0.025	
First Floor open to basement	548	0.011	
	1777	0.036	



AREA / FAR REVISIONS 1-30-23



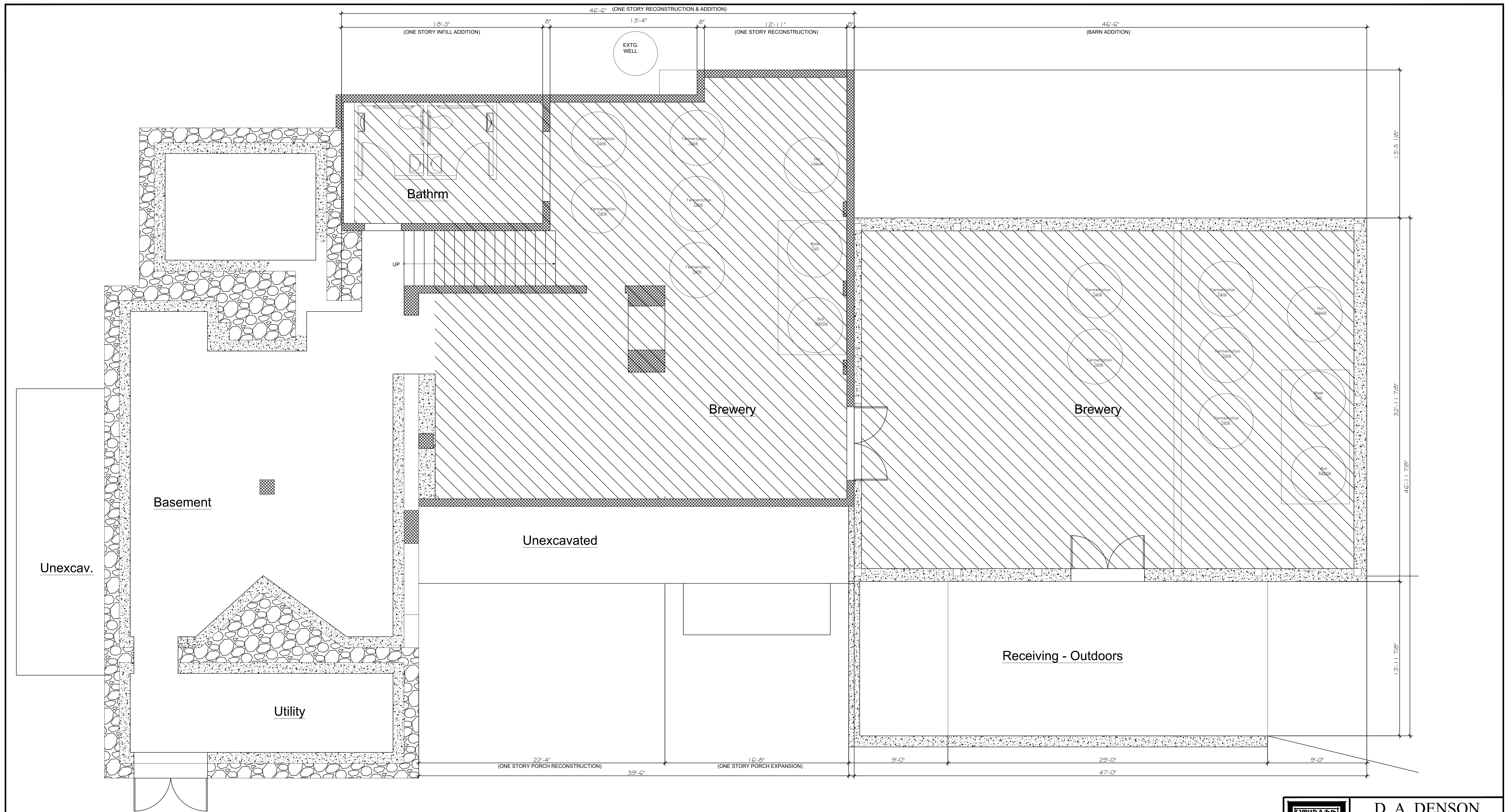
D. A. DENISON
ARCHITECTS

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CLINTON, NEW JERSEY
(908) 750-7881

BONNELL TAVERN
ADDITIONS & ALTERATIONS
ROUTE 31
TOWN OF CLINTON
HUNTERDON COUNTY
NEW JERSEY

SUPPLEMENTAL - FIRST FLR PLAN

NJ LIC. NO. 12150	DRAWN: D	SHEET NO. SA-11
VAR	CHECKED: D	1 OF 7
DAVID A. DENISON	DATE: 11/19/22	COMM. NO. 1181



SCHEMATIC BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING
 ADDITION - PHASE 1
 ADDITION - PHASE 2
 PORCHES DEMOLISHED
 BREWERY OPERATIONS



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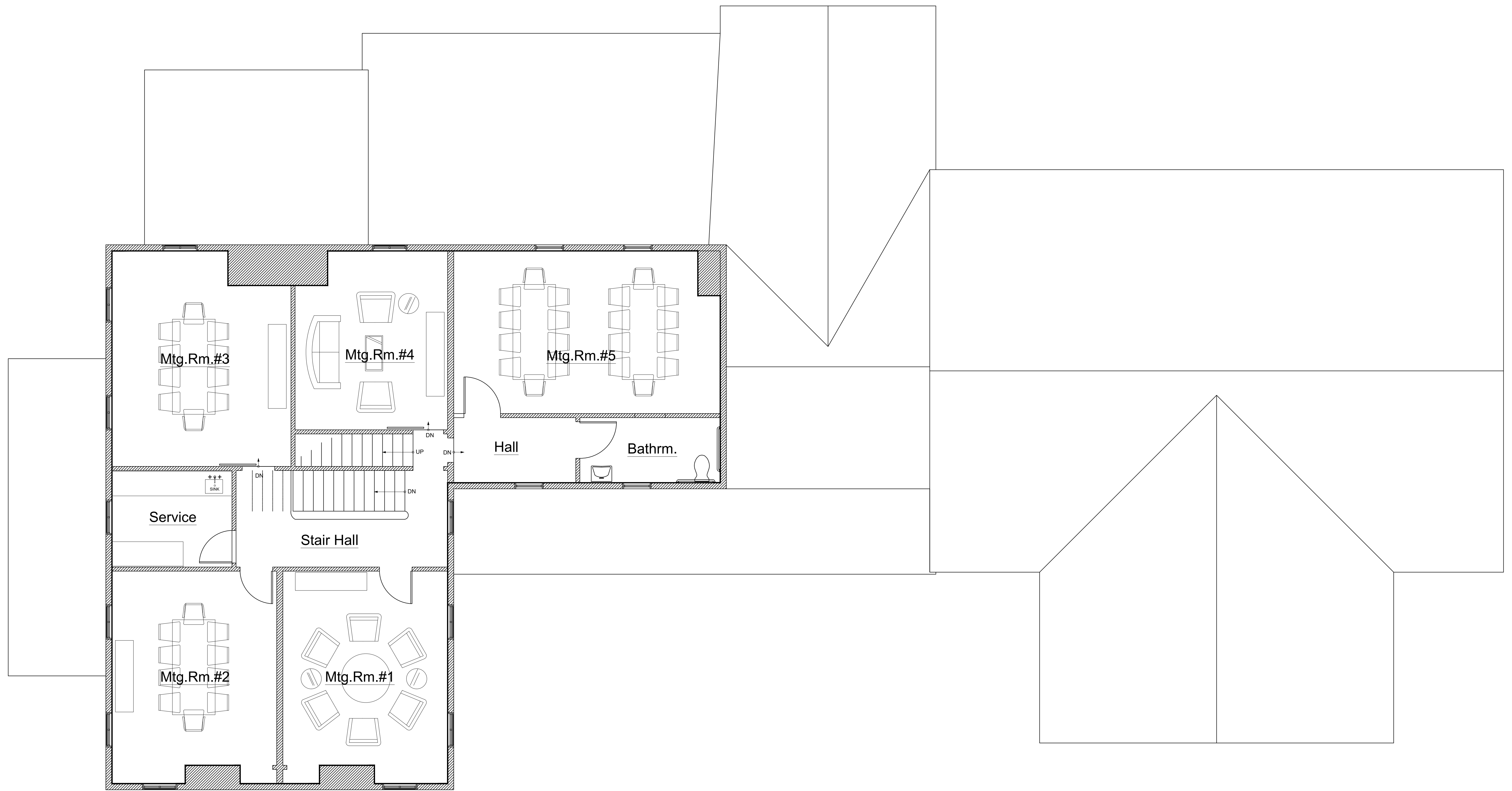
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BONNELL TAVERN

ADDITIONS & ALTERATIONS
ROUTE 31
TOWN OF CLINTON
HUNTERDON COUNTY
NEW JERSEY

SUPPLEMENTAL - BSMT FLR PLAN

NJ LIC. NO. 12150	DRAWN: D	SHEET NO. SA-10
CHECKED: D	2 OF 7	
VAR DAVID A. DENSON	DATE: 11/19/22	COMM. NO. 1181



SCHEMATIC SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



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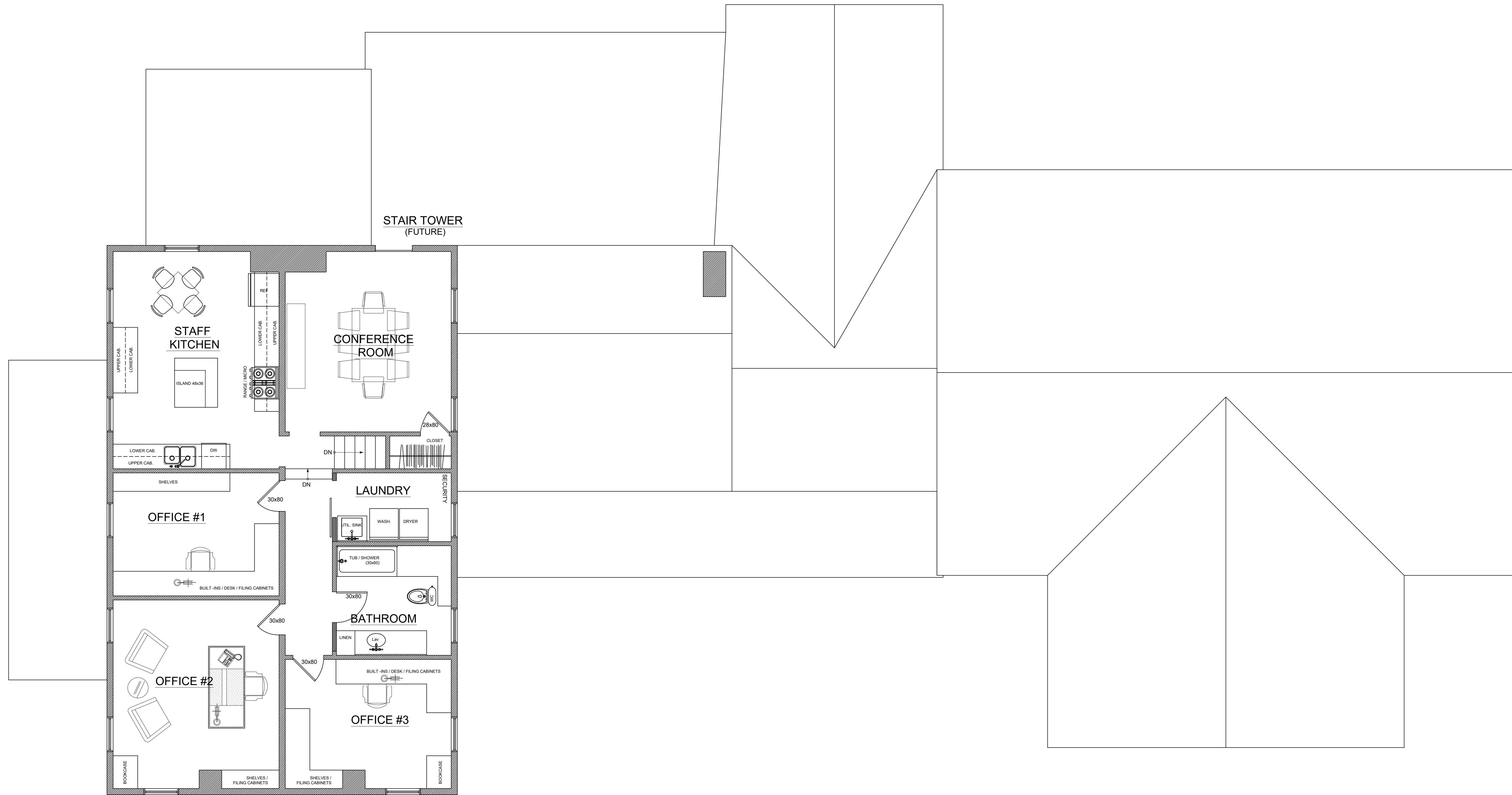
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ADDITIONS & ALTERATIONS
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TOWN OF CLINTON
HUNTERDON COUNTY
NEW JERSEY

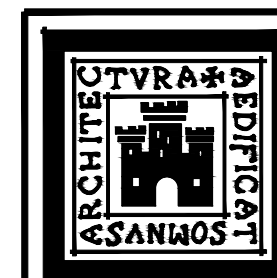
SECOND FLOOR PLAN

NJ LIC. NO. 12150	DRAWN: D	SHEET NO. A-12
VAR	CHECKED: D	3 OF 7
DAVID A. DENSON	DATE: 4/12/2022	COMM. NO. 1181



SCHEMATIC THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



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BONNELL TAVERN

ADDITIONS & ALTERATIONS
ROUTE 31
TOWN OF CLINTON
HUNTERDON COUNTY
NEW JERSEY

THIRD FLOOR PLAN

NJ LIC. NO. 12150	DRAWN: D	SHEET NO. A-13
VAR DAVID A. DENSON	CHECKED: D	4 OF 7
	DATE: 4/12/2022	COMM. NO. 1181



RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"

NO.	REVISION / SUBMISSION	DATE



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BONNELL TAVERN
ADDITIONS & ALTERATIONS
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UNION TOWNSHIP
HUNTERDON COUNTY
NEW JERSEY

ELEVATIONS - PHASE 1

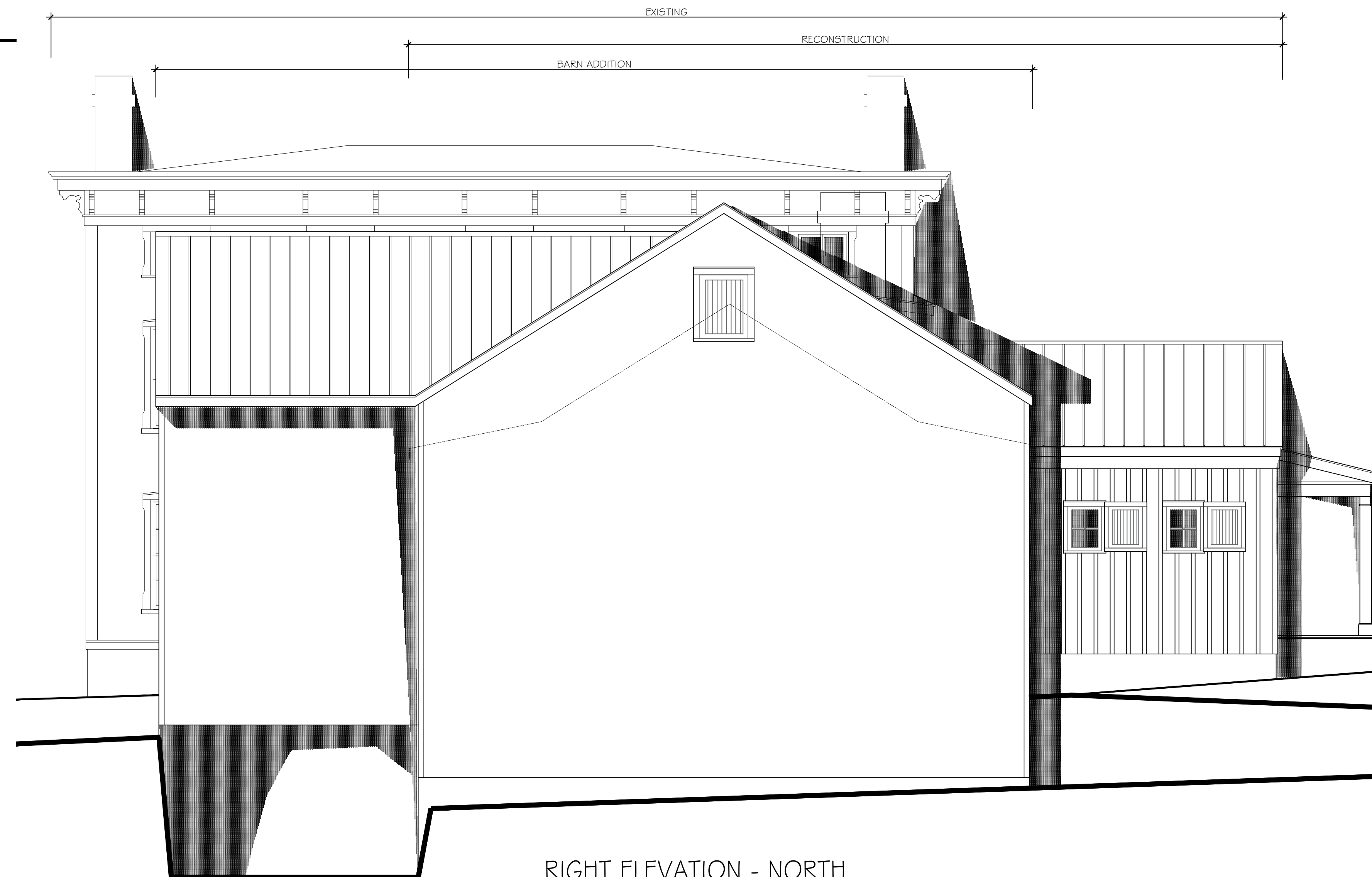
NJ LIC. NO. 12150	DRAWN: D	SHEET NO. SA-20
	CHECKED: D	5 OF 7
	DATE: 2/2/22	COMM. NO. 1181

DAVID A. DENSON



REAR ELEVATION - WEST

1/4"



RIGHT ELEVATION - NORTH

1/4"



D. A. DENSON
ARCHITECTS

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BONNELL TAVERN

ADDITIONS & ALTERATIONS
ROUTE 31
TOWN OF CLINTON
HUNTERDON COUNTY
NEW JERSEY

FRONT/RIGHT ELEVATIONS

NJ LIC. NO. 12150	DRAWN: D	SHEET NO. A-20
CHECKED: D	DATE: 4/12/2022	6 OF 7 COMM. NO. 1181
VAR DAVID A. DENSON		



REAR ELEVATION - WEST

1/4"



RIGHT ELEVATION - NORTH

1/4"



D. A. DENSON
ARCHITECTS

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BONNELL TAVERN

ADDITIONS & ALTERATIONS
ROUTE 31
TOWN OF CLINTON
HUNTERDON COUNTY
NEW JERSEY

REAR /LEFT ELEVATIONS

NJ LIC. NO. 12150	DRAWN: D	SHEET NO. A-21 7 OF 7 COMM. NO. 1181
VAR DAVID A. DENSON	CHECKED: D	
	DATE: 4/12/2022	