

BUILDING COVERAGE CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
DETACHED GARAGE:	337	-337	0
REAR DECK:	223	123	346
TOTAL ACCESSORY STRUCTURES	560	-214	346
ATTACHED GARAGE:	0	452	452
COVERED PORCH:	25	18	43
HABITABLE BUILDING AREA:	709	672	1381
TOTAL PRINCIPAL STRUCTURES:	734	1142	1876

IMPERVIOUS COVERAGE CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
PRINCIPAL BUILDING COVERAGE:	734	1142	1876
ACCESSORY BLDG STRUCTURE:	560	-214	346
DRIVEWAY:	1002	40	1042
STEPS, LANDINGS + WALKWAY:	66	-5	61
TOTAL IMPERVIOUS COVERAGE:	2362	963	3325

FLOOR AREA RATIO CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
FINISHED FIRST FLOOR AREA:	709	672	1381
FIN 2ND FLOOR AREA:	0	1739	1739
TOTAL AREA:	709	2411	3120
GROSS BUILDING AREA (INCLUDES ATTACHED GARAGE)	709	2863	3572

BUILDING CODE INFORMATION:

EXISTING BUILDINGS - UCC REHABILITATION SUBCODE NJAC 5:23-6.
 INT. RESIDENTIAL CODE - NJ EDITION 2018.
 INT. ENERGY CONSERVATION CODE 2018.
 2018 INTERNATIONAL MECHANICAL CODE
 2017 NATIONAL ELECTRICAL CODE
 2018 NATIONAL STANDARD PLUMBING CODE
 2018 INTERNATIONAL FUEL GAS CODE

BUILDING/SITE CHARACTERISTICS:

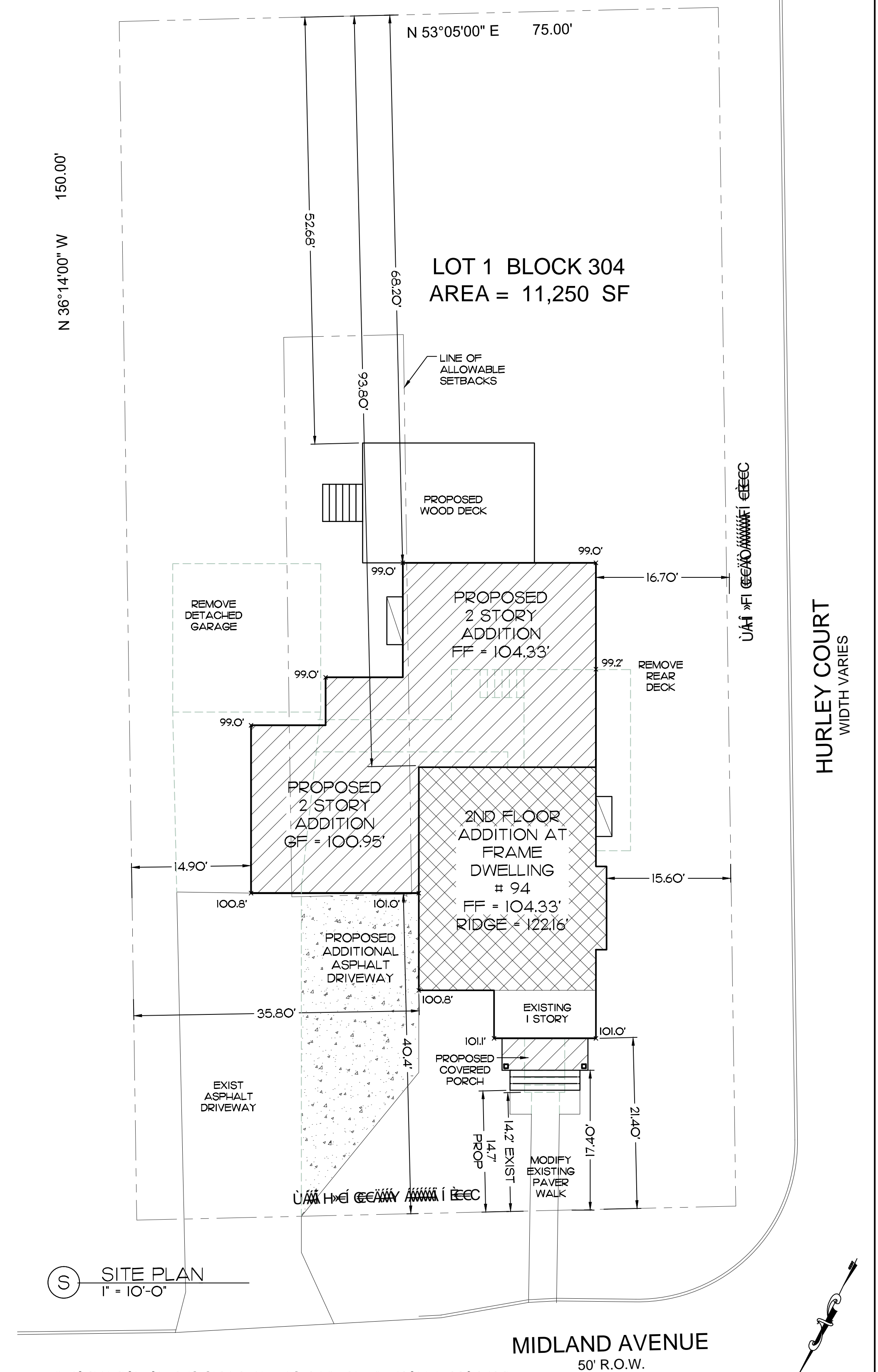
NUMBER OF STORIES:	2.5
HEIGHT OF STRUCTURE:	34.83'
AREA - LARGEST FLOOR:	1753 SF
NEW BUILDING AREA:	2846 SF
VOLUME OF NEW STRUCTURE:	39,844 CF
CONSTRUCTION CLASSIFICATION:	5B
TOTAL LAND AREA DISTURBED:	963 SF

DESCRIPTION OF BUILDING USE:

USE GROUP R-5, SINGLE FAMILY RESIDENTIAL

MAXIMUM LIVE LOADS:

- 60 PSF FOR DECK / BALCONIES
- 40 PSF FOR FIRST FLOOR
- 30 PSF FOR SECOND FLOOR
- 30 PSF FOR ROOF SNOW LOADS



S SITE PLAN
1" = 10'-0"

INFORMATION ON THIS SITE PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY FURNISHED TO THE ARCHITECT BY THE PROPERTY OWNER: HOUSER ENGINEERING, LLC, RINGWOOD, NJ. J.R. HOUSER, P.E., LIC NO 246E04747700 LAST DATED 5-27-22

RESIDENCE PROPERTY ZONING ANALYSIS				
ZONE: RA-25, RURAL RESIDENTIAL - ONE FAMILY ZONE	LOT: 1 BLOCK: 304		LOT AREA: 11,250 SF	
ZONING	REQUIRED	EXISTING	PROPOSED	STATUS
MIN. LOT AREA	25,000 SF	11,250 SF	11,250 SF	EXISTING
LOT FRONTAGE	125.0'	225.0'	225.0'	CONFORMS
LOT DEPTH	150.0'	150.0'	150.0'	CONFORMS
FRONT YARD SETBACK (MIDLAND)	40.0'	14.20'	14.70'	VARIANCE
REAR YARD SETBACK	40.0'	93.80'	68.20'	CONFORMS
FRONT YARD SETBACK (HURLEY)	40.0'	15.60'	15.6'	VARIANCE
L SIDE YARD SETBACK	20.0'	35.80'	14.90'	VARIANCE
MAX LOT COVERAGE (PRINCIPAL)	15% (1687 SF)	6.5% (734 SF)	16.7% (1876 SF)	VARIANCE
MAX LOT COVERAGE (P+A)	20% (2250 SF)	11.5% (1294 SF)	19.5% (2222 SF)	CONFORMS
MAX IMPERVIOUS AREA	28.5% (3206 SF)	21.0% (2362 SF)	29.6% (3325 SF)	CONFORMS
MIN HABITABLE FLOOR AREA	1200 SF	709 SF	3120 SF	CONFORMS
BUILDING HEIGHT	2 1/2 STY. / 35.0'	1 1/2 STY. / EXIST	2 1/2 STY. / 34.83'	CONFORMS
ACCESSORY BLDG REAR SETBK	20'	68.1'	--	CONFORMS
ACCESSORY BLDG SIDE SETBK	15'	5.5'	--	CONFORMS

#	Date	Revision
1	5-27-22	Zoning Calcs per engineer

Addition + Renovation for:

Residence

Block: 304 Lot: 1
 94 Midland Avenue
 Wyckoff, New Jersey

EXIST + SITE PLANS, ZONING

Scale: AS NOTED

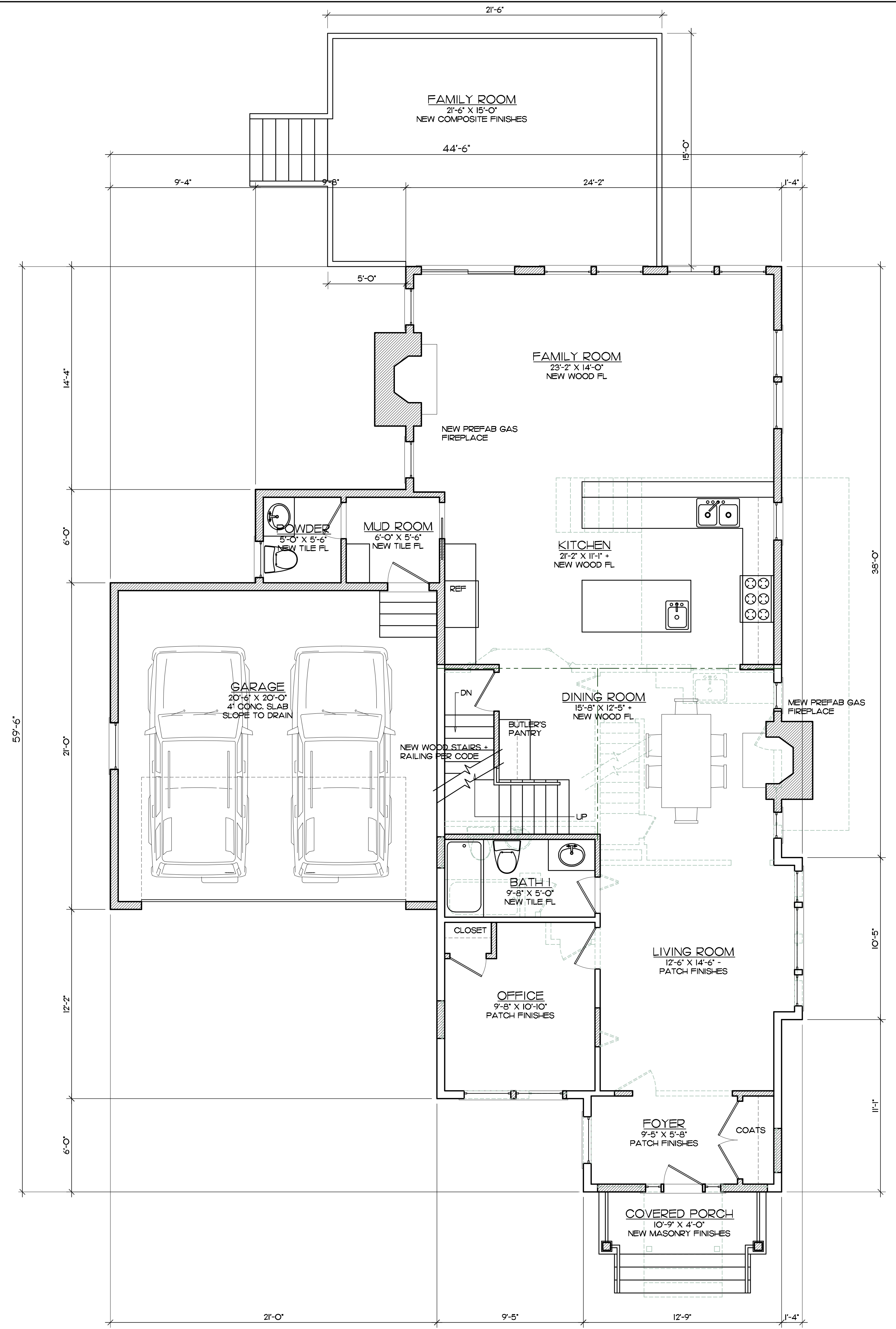
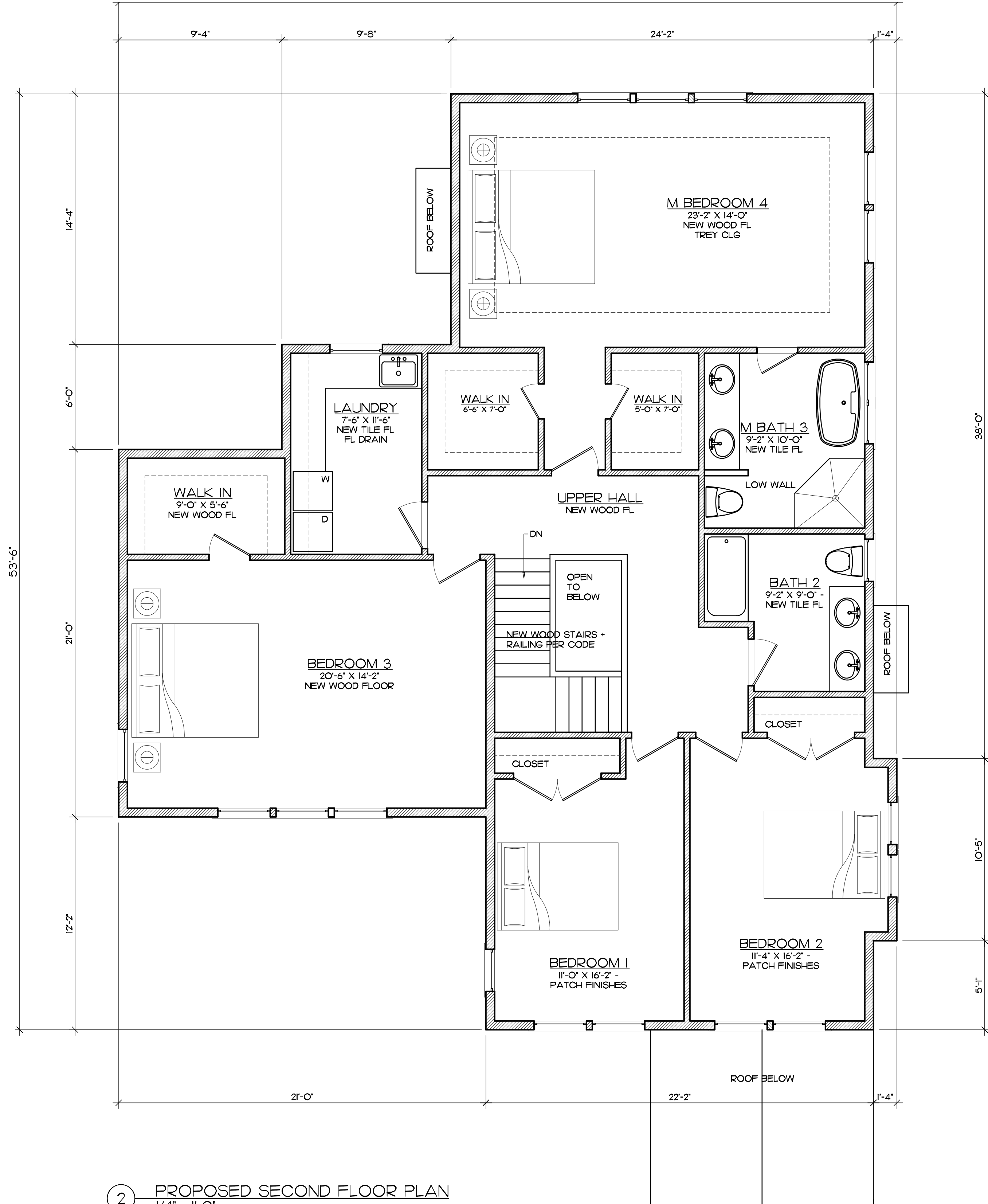
Date: MARCH 18, 2022

Submission: DESIGN DEVELOPMENT

Indemnification Clause:
 The owner shall release, hold harmless, and indemnify the Architect with respect to any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.

ELECTRICAL LEGEND	
	• SURFACE MOUNT LIGHT FIXTURE
	• 6" DIA. (LONJ) RECESSED FIXTURE
	• WALL MOUNTED LIGHT FIXTURE
	NEW OR EXIST SMOKE ALARM, INTERCONNECTED • HARD-WIRED W/ BATTERY BACKUP
	NEW OR EXIST CARBON MONOXIDE DETECTOR, INTERCONNECTED • HARD-WIRED W/ BATTERY BACKUP
	• SURFACE MOUNT FAN / LIGHT FIXTURE
	• SINGLE POST ELECTRICAL SWITCH
	• THREE WAY SWITCH
	• DUPLEX RECEPTACLE OUTLET
	• GROUND FAULT INTERRUPT RECEPTACLE OUTLET
	• WATER PROOF RECEPTACLE OUTLET
	NEW OR EXIST EXHAUST FAN, 80 CFM • 3 FIXTURES, 110CFM • 4 FIXTURES
	NEW CABLE TV OUTLET FOR CABLE TV, INTERNET
	NEW TELEPHONE OUTLET - VERIFY TYPE • LOCATION WITH OWNER

LEGEND	
	EXISTING 2 X 4 WOOD CONSTRUCTION TO REMAIN
	EXISTING 2 X 4 WOOD CONSTRUCTION TO BE REMOVED
	NEW 2 X 4 OR 2 X 6 WOOD CONSTRUCTION, 16" OC (LONJ)
	EXISTING CONCRETE CONSTRUCTION TO REMAIN
	EXISTING CONCRETE CONSTRUCTION TO BE REMOVED
	NEW POURED OR MASONRY CONC CONSTRUCTION
	FLOOR ABOVE OR BELOW
	NEW JOISTS, RAFTERS, ETC.
	NEW GIRDERS, RIDGEBEAMS, ETC.

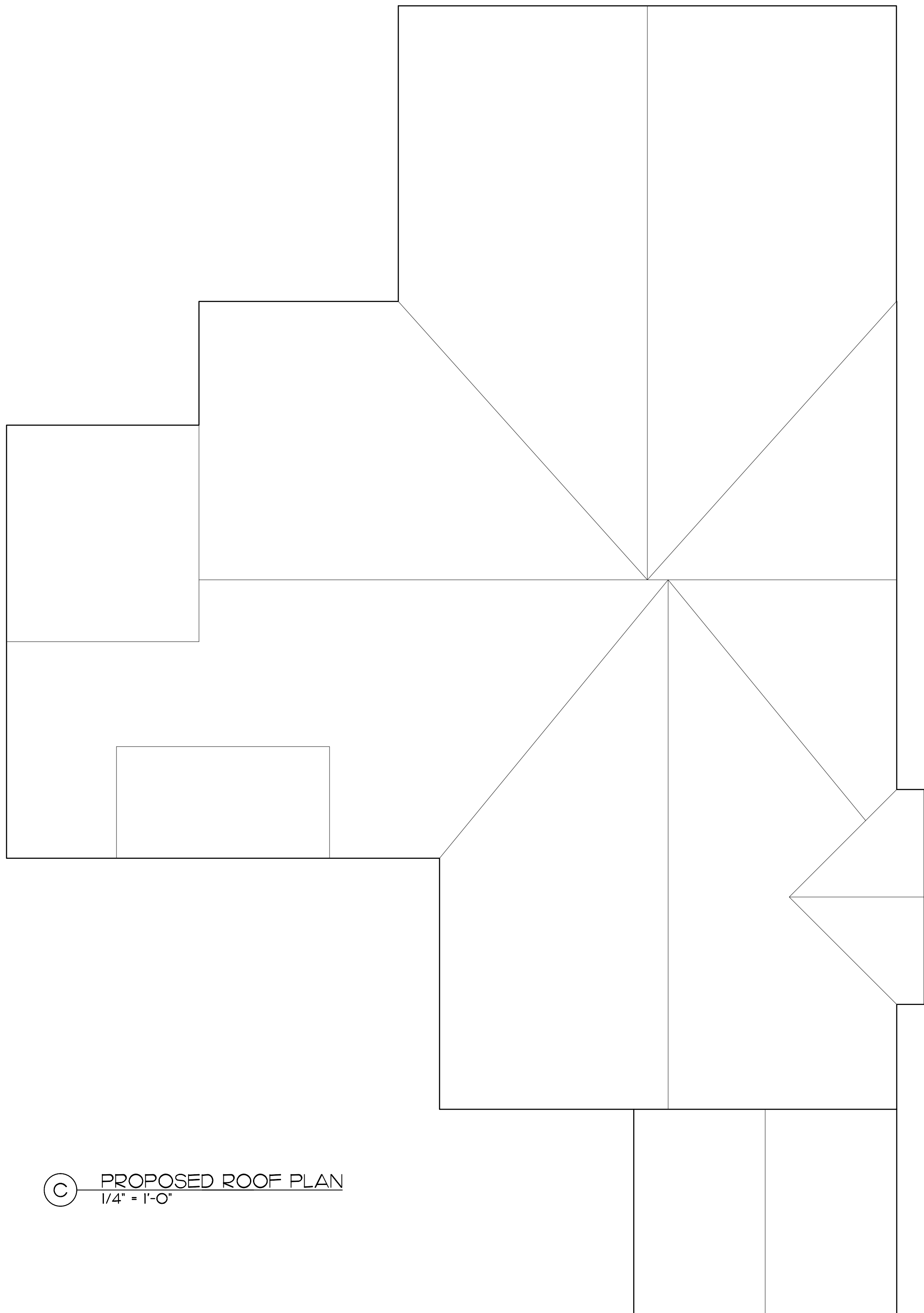


EXISTING FIRST FLOOR AREA:	709 SF
ADDITIONAL FIRST FLOOR AREA:	1124 SF
INCLUDES 452 SF GARAGE	
PROPOSED FRONT PORCH AREA:	43 SF
TOTAL PROPOSED FIRST FLOOR AREA:	1876 SF

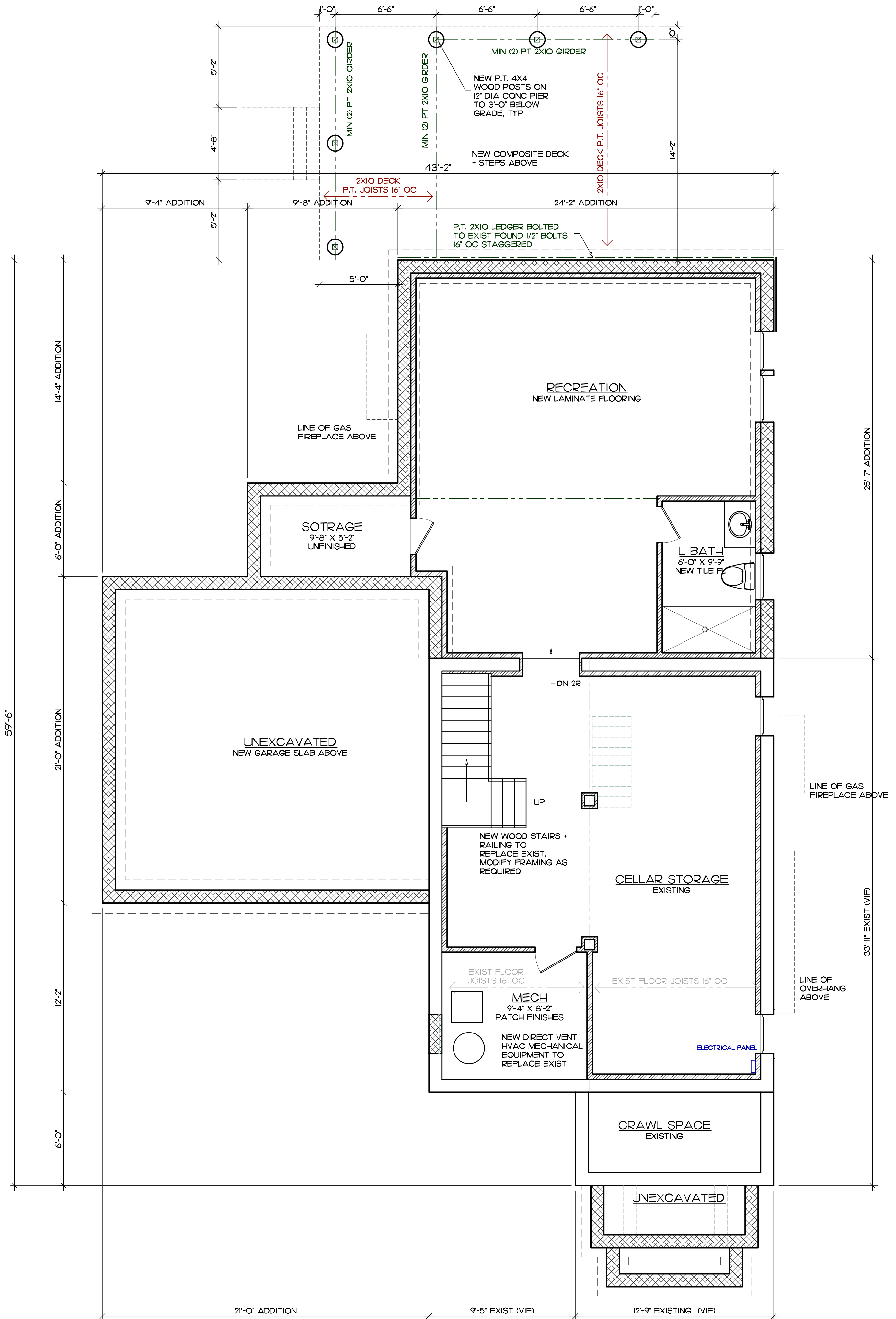
1	5-27-22	Zoning Calcs per engineer
#	Date	Revision
Addition + Renovation for:		
Residence		
Block: 304 Lot: 1		
94 Midland Avenue		
Wyckoff, New Jersey		
PROP 1ST + 2ND FLOOR PLANS		
Scale: 1/4" = 1'-0"		
Date: MARCH 18, 2022		
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	FLOOR ABOVE OR BELOW
	NEW JOISTS, RAFTERS, ETC.
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© PROPOSED ROOF PLAN
 1/4" = 1'-0"



© PROPOSED CELLAR FLOOR PLAN
 1/4" = 1'-0"

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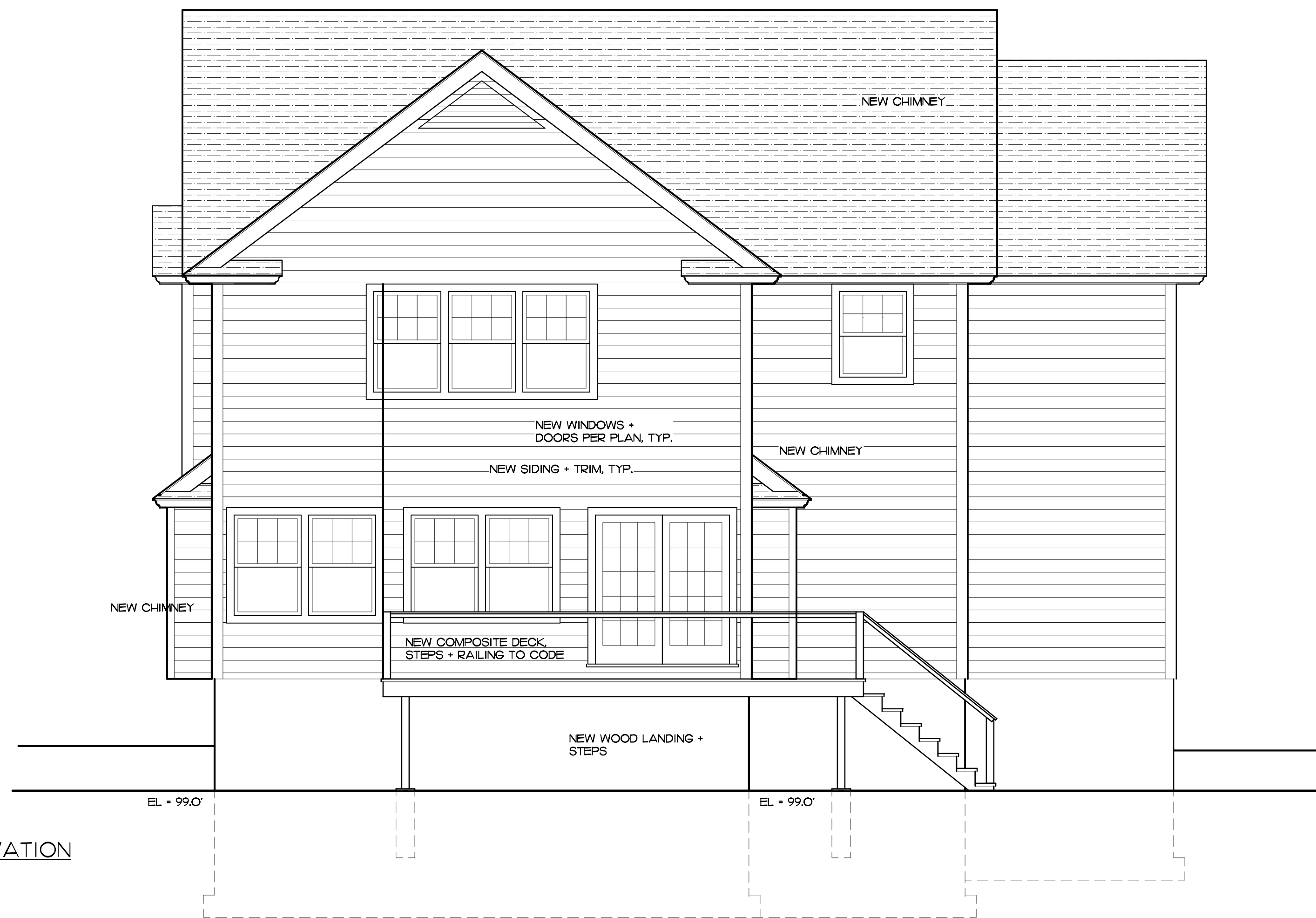
PROP CELLAR FLOOR + ROOF PLAN

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

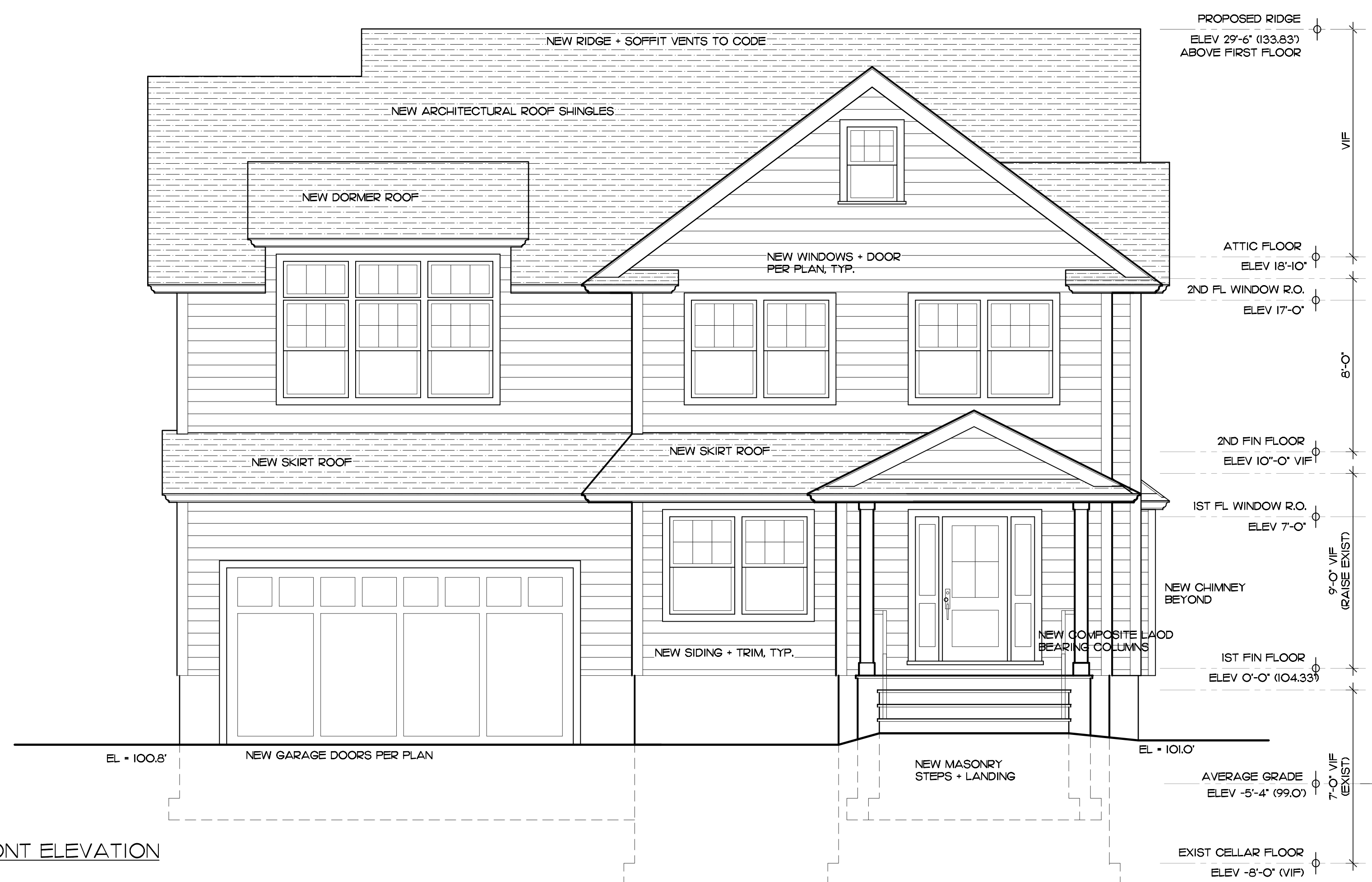
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5 PROPOSED REAR ELEVATION
 1/4" = 1'-0"



3 PROPOSED FRONT ELEVATION
 1/4" = 1'-0"

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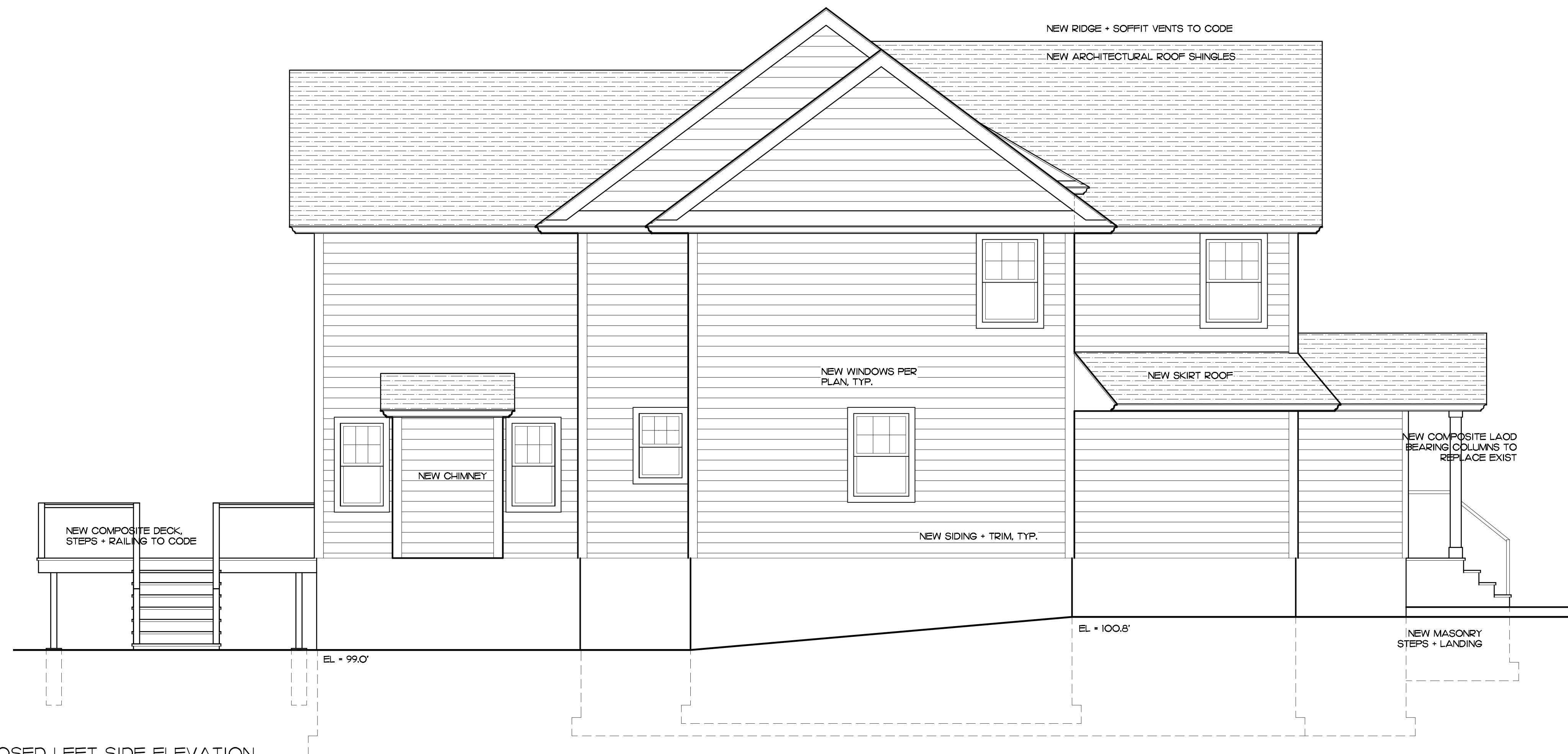
PROPOSED ELEVATIONS

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6 PROPOSED LEFT SIDE ELEVATION
 1/4" = 1'-0"



4 PROPOSED RIGHT FRONT/ SIDE ELEVATION
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