

**CODE INFORMATION**

USE GROUP: R-5 RESIDENTIAL  
 CONSTRUCTION CLASSIFICATION: 5-B UNPROTECTED

**CODES:**

- INTERNATIONAL BUILDING CODE/2018
- INTERNATIONAL RESIDENTIAL CODE/2018 NJ
- INTERNATIONAL MECHANICAL CODE/2018
- NATIONAL ELECTRICAL CODE/2017
- NATIONAL STANDARD PLUMBING CODE/2018
- FUEL AND GAS CODE/2018
- ZONING ORDINANCE OF WYCKOFF

**DEMOLITION NOTES:**

CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL PERSONS ADJACENT TO AREAS FOR ALL PHASES OF CONSTRUCTION FOR THE ENTIRE LENGTH OF THIS CONTRACT.

THE CONTRACTOR SHALL NOT DISTURB THE OPERATIONS OF EXISTING ADJACENT BUILDING OCCUPANTS AND SHALL COORDINATE WITH TENANT, THE BUILDING MANAGEMENT AND THE ARCHITECT FOR SCHEDULING OF WORK PRIOR TO COMMENCEMENT

WORK THAT IS SUBJECT TO DAMAGE OF CONTINUING CONSTRUCTION OPERATIONS SHALL BE ADEQUATELY PROTECTED. UPON COMPLETION, THE ENTIRE WORK SHALL BE DELIVERED IN PROPER, WHOLE AND UNBLENISHED CONDITION, CLEANED AND READY FOR OCCUPANCY.

CONTRACTOR SHALL PROVIDE TEMPORARY STRUCTURAL SHORINGS AS REQUIRED TO COMPLETE THE WORK WITHOUT WEAKENING THE EXISTING BLDG. STRUCTURE.

CONTRACTOR SHALL CONSULT THE ARCHITECT SHOULD QUESTIONS ARISE REGARDING UNDERMINING EXISTING BLDG. STRUCTURE.

SPECIAL CARE SHALL BE TAKEN TO INSURE THAT NO DAMAGE OCCURS IN ANY OTHER AREA OF THE BLDG. DURING DEMOLITION OF INDICATED AREAS.

THE WORK AREA SHALL BE KEPT CLEAN ON A DAILY BASIS. ALL DEBRIS SHALL BE PUT IN A CONTAINER AT DAYS END.

**GENERAL NOTES:**

ALL CONSTRUCTION WORK SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING/RESIDENTIAL CODE 2018 NEW JERSEY EDITION, THE NJAC REHABILITATION SUBCODE CHAPTER 6, AND ALL AUTHORITIES HAVING JURISDICTION

CONTRACTOR SHALL SECURE ALL LICENSES AND PERMITS NECESSARY FOR THE COMPLETION OF THIS WORK, AND SHALL PAY ALL COSTS IN CONNECTION THEREWITH WHERE LOCAL REGULATIONS REQUIRE INSPECTION. THIS CONTRACTOR SHALL MAKE ALL ARRANGEMENTS, FOR SAME, PAYING ALL COSTS, AND SHALL SECURE A CERTIFICATE OF FINAL INSPECTION AND APPROVAL OF THE WORK, WHICH CERTIFICATE SHALL BE TURNED OVER TO THE OWNER BEFORE FINAL PAYMENT IS MADE.

THE CONTRACTOR SHALL VISIT THE PREMISES AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS BEFORE ISSUING BID.

CONTRACTOR, ONLY, WILL BE RESPONSIBLE FOR MEASUREMENT CORRECTNESS.

THE ARCHITECT WILL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM DRAWINGS

CONTRACTOR SHALL VERIFY AND COORDINATE ALL EXISTING CONDITIONS WITH PROPOSED NEW WORK AND SHALL NOTIFY THE ARCHITECT ON ANY DISCREPANCIES THAT MAY OCCUR BEFORE PROCEEDING WITH THE WORK.

DIMENSIONS SHOWING ARE APPROXIMATE. FINAL DIMENSIONS TO BE DETERMINED IN THE FIELD, ACCORDING TO LOCATION OF EXISTING JOISTS, BEAMS, PIPES, ETC.

ALL STRUCTURAL WORK SHALL BE COORDINATED WITH MECHANICAL, ELECTRICAL, PLUMBING, ETC. REQUIREMENTS. DISCREPANCIES, AND/OR INTERFERENCE'S SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ITEMS TO REMAIN AND SHALL REPAIR AND REPLACE ANY DAMAGED ITEMS TO APPROVAL BY THE ARCHITECT AND WITHOUT ANY ADDITIONAL COST TO THE OWNER.

CONTRACTOR TO INCLUDE ALL NECESSARY WORK AND MATERIAL TO FINISH PROJECT WITHIN THE SAME EXISTING QUALITY.

ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND APPLICABLE FEDERAL, STATE AND LOCAL CODES.

GYPSUM WALLBOARD APPLICATIONS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF "AMERICAN STANDARD SPECIFICATION"

ALL CONTRACTORS AND THEIR SUBCONTRACTORS SHALL CARRY INSURANCE TO PROTECT THE OWNER FROM CLAIMS OF DAMAGES FOR PERSONAL INJURIES, INCLUDING DEATH, WHICH MAY ARISE IN CONNECTION WITH THE PROJECT.

ALL WORK SHALL BE SUBJECT TO FINAL INSPECTION AND ACCEPTANCE BY THE OWNER



KEY MAP

NTS

# PROPOSED FRONT PORCH ADDITION

## TO EXISTING ENTRY STAIR LANDING

74 YALE AVE., WYCKOFF, NJ

ANDOVER (50') STREET

**PLOT PLAN**

1" = 10'

ALL INFORMATION TAKEN FROM SURVEY PREPARED BY: KJERSTEN OSTERKORN, P.E., PLS., P.P. O'MLAND & OSTERKORN, INC. N.J. LICENSED NO.: 42581 22 MADISON HEIGHTS WYCKOFF, NJ, 07491 TEL. NO.: 973-641-1820 DATE: 01-30-2020



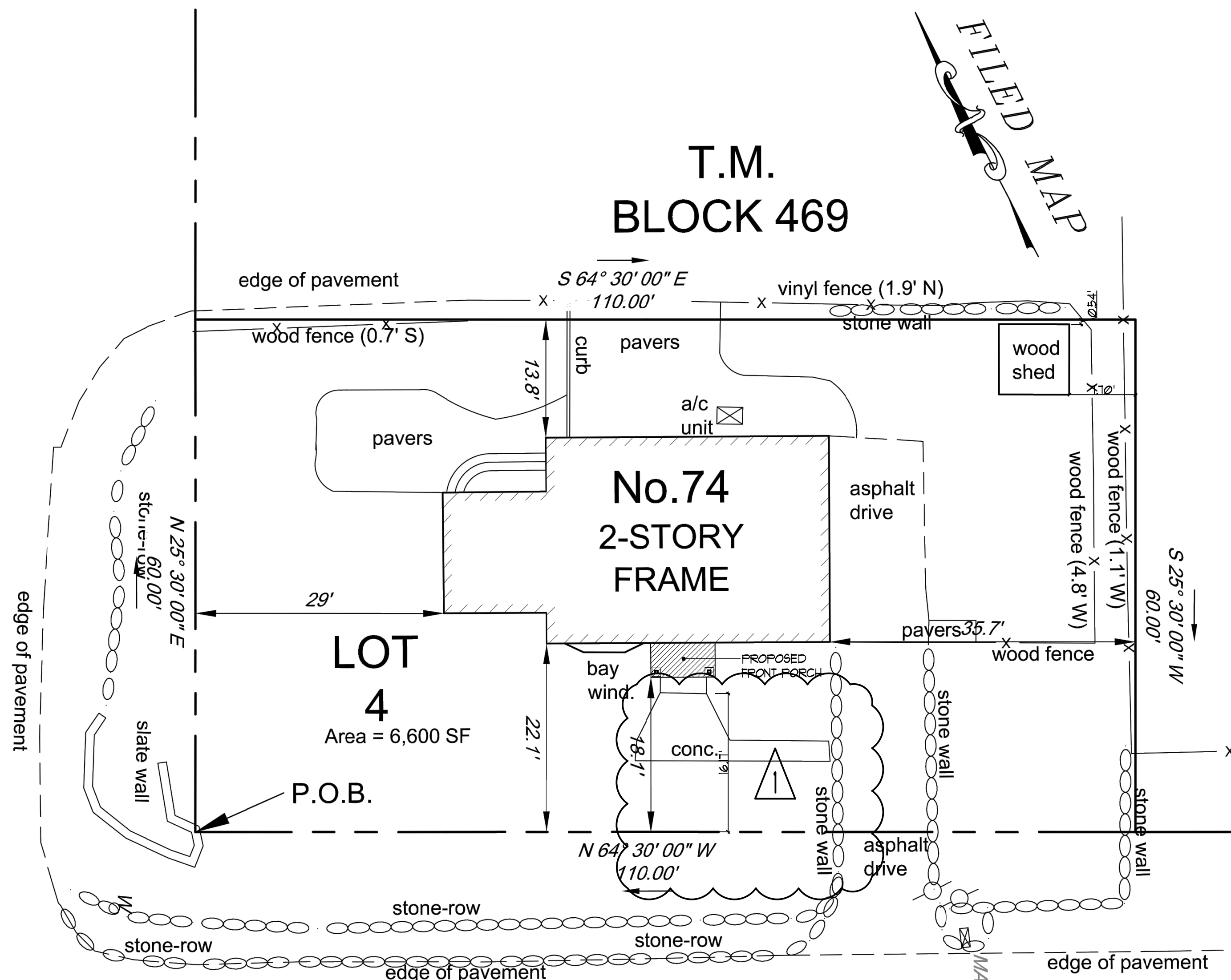
EXISTING BLDG. PHOTO (FRONT)

NTS



EXISTING BLDG. PHOTO (RIGHT SIDE)

NTS



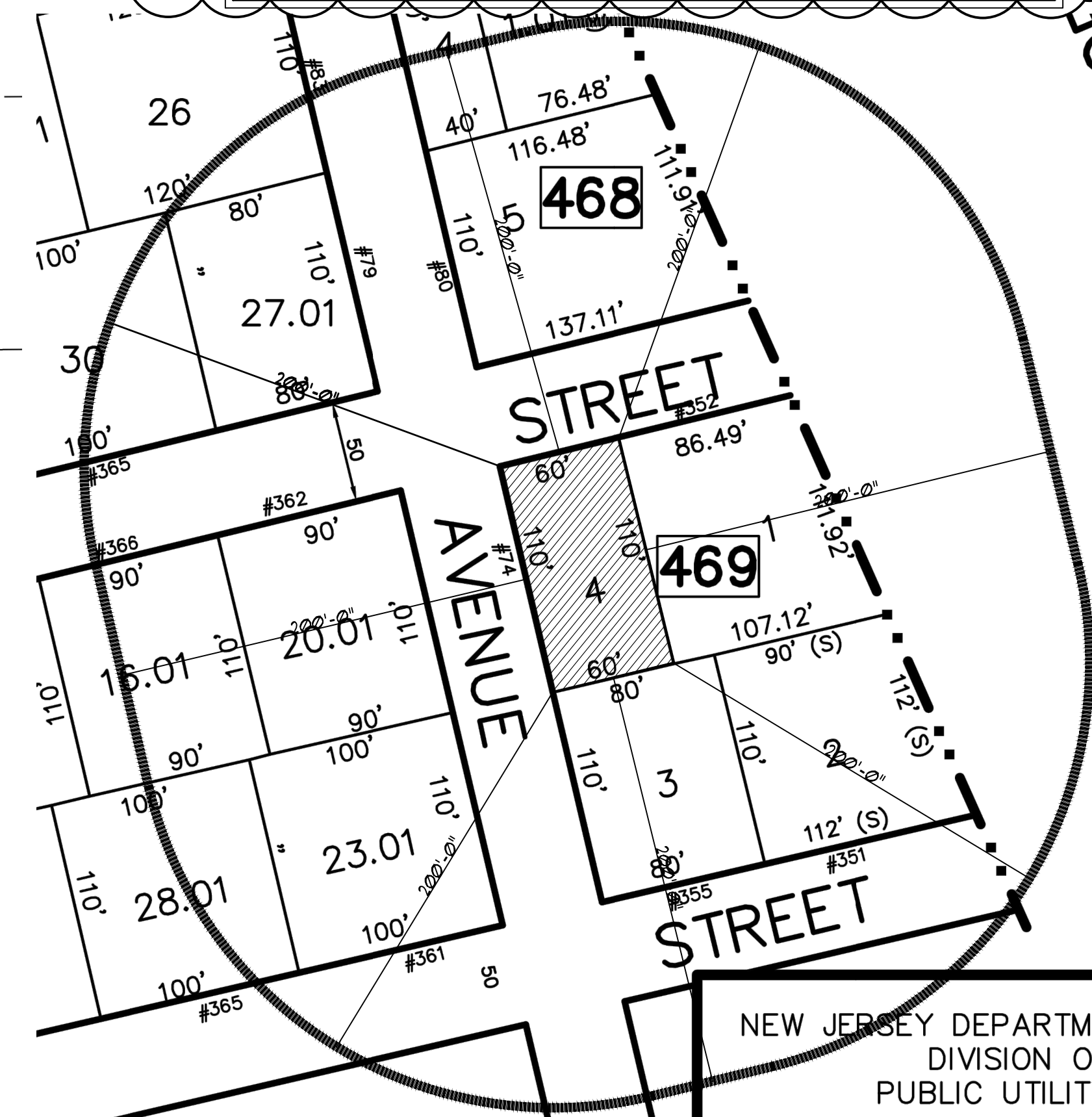
YALE (50') AVENUE

**GROSS BUILDING AREA: IMPERVIOUS AREA:**

SHED: 68 S.F. STRUCTURES/BLDG.: 1,057 S.F.  
 FIRST FLOOR: 959 S.F. DRIVEWAY: 513 S.F.  
 SECOND FLOOR: 788 S.F. PAVERS: 664 S.F.  
 WALKWAY: 109 S.F.

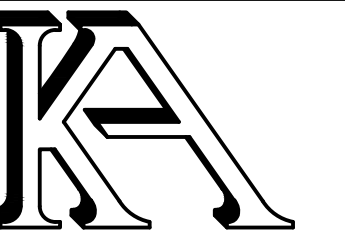
TOTAL: 1,815 S.F. TOTAL: 2,343 S.F.

CURRENT BUILDING USE:	2-STORY 1-FAMILY DWELLING	BLOCK NO. 469	LOT NO. 04	
PROJECT PROFILE:	PROPOSED FRONT PORCH ADDITION OVER EXISTING ENTRY STAIR LANDING	PERMITTED	NOT PERMITTED	
ZONE:	R-15: RESIDENCE ZONE (CORNER LOT)			
ZONING COMPLIANCE TABLE	BASED ON R-15 RESIDENCE ZONE			
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ.
MIN. LOT AREA:	15,000 S.F.	6,600 S.F.	6,600 S.F.	YES PRE-EXISTING NON-CONFORMING
MIN. FRONTAGE OF LOT:	100'	170'	170'	NO
MIN. LOT DEPTH:	125'	110'	110'	YES PRE-EXISTING NON-CONFORMING
MIN. YARDS FOR PRINCIPAL BLDGS:				
FRONT(1):	40'	22.1'	16.17'	YES PRE-EXISTING NON-CONFORMING
FRONT(2):	40'	29'	29'	YES PRE-EXISTING NON-CONFORMING
SIDE:	15'	13.8'	13.8'	YES PRE-EXISTING NON-CONFORMING
REAR:	30'	35.7'	35.7'	NO
MAX. BUILDING COVERAGE:	15%	14.53% (959 S.F.)	14.98% (989 S.F.)	NO
MIN. YARDS FOR ACCESSORY BLDGS:				
MAX. BUILDING COVERAGE:	5%	1.03% (68 S.F.)	1.03% (68 S.F.)	NO
SIDE:	6'	7.70'	7.70'	YES PRE-EXISTING NON-CONFORMING
REAR:	6'	0.54'	0.54'	YES PRE-EXISTING NON-CONFORMING
GROSS BLDG. AREA:	GROSS BLDG. AREA (GBA) PER 186.65 OVER 2,700 S.F.	1,815 S.F.	1,815 S.F.	NO
MAX. LOT COVERAGE:	20 %	16.01% (1,027 S.F.)	16.02% (1,027 S.F.)	NO
MIN. DWELLING AREA:	1,100 S.F.	1,747 S.F.	1,747 S.F.	NO
MAX. BLDG. HEIGHT:	35'	±23'	±23'	NO
MAX. IMPERVIOUS COVERAGE:	45 %	35.50% (2,343 S.F.)	35.50% (2,343 S.F.)	NO
MIN. PARKING SPACES:	2 SPACES (RSIS)	2 SPACES	2 SPACES	NO



TAX MAP 200' RADIUS

1" = 60'



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DEMETRIOS KALTSIS, A.I.A.  
 NJ LIC # 21A01213

CIVIL ENGINEER

STRUCTURAL ENGINEER

M.E.P. ENGINEER

THIS SET OF PLANS IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF THE ARCHITECT. THESE PLANS MAY NOT BE USED FOR ANY OTHER PROJECT NOR SOLD WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION.

NO.	DESCRIPTION	DATE
1	FOR BD. MTG.	7/20/2020
2	REV. FOR BD. MTG.	8/21/2020

**PROJECT**

74 YALE AVENUE  
 WYCKOFF, NJ

**OWNER**

CHRISTIAN JORQUERA  
 74 YALE AVENUE  
 WYCKOFF, NJ

**SHEET DESCRIPTION**

PLOT PLAN, ZONING COMPLIANCE TABLE, CODE INFO, EXISTING BLDG. PHOTOS, TAX & KEY MAPS.

**SCALE:**

AS NOTED

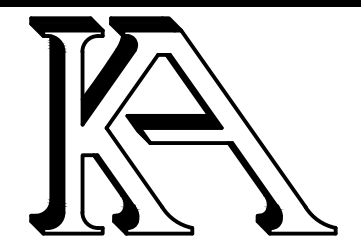
DRAWN BY: LL

DATE: 07-20-20

JOB NO.:

**A-1**

NEW JERSEY DEPARTMENT OF PUBLIC UTILITIES



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NO.	DESCRIPTION	DATE
1	FOR BD. MTG.	7/20/2020
2	REV. FOR BD. MTG.	8/21/2020

PROJECT

14 YALE AVENUE  
 WYCKOFF, NJ

OWNER

CHRISTIAN JORQUERA  
 14 YALE AVENUE  
 WYCKOFF, NJ

SHEET DESCRIPTION

PARTIAL FIRST FLOOR DEMOLITION PLAN,  
 PARTIAL FIRST FLOOR ARCHITECTURAL PLAN,  
 ROOF PLAN, WALL SECTION DETAIL,  
 FRONT & RIGHT SIDE ELEVATIONS.

SCALE:

AS NOTED

DRAWN BY:

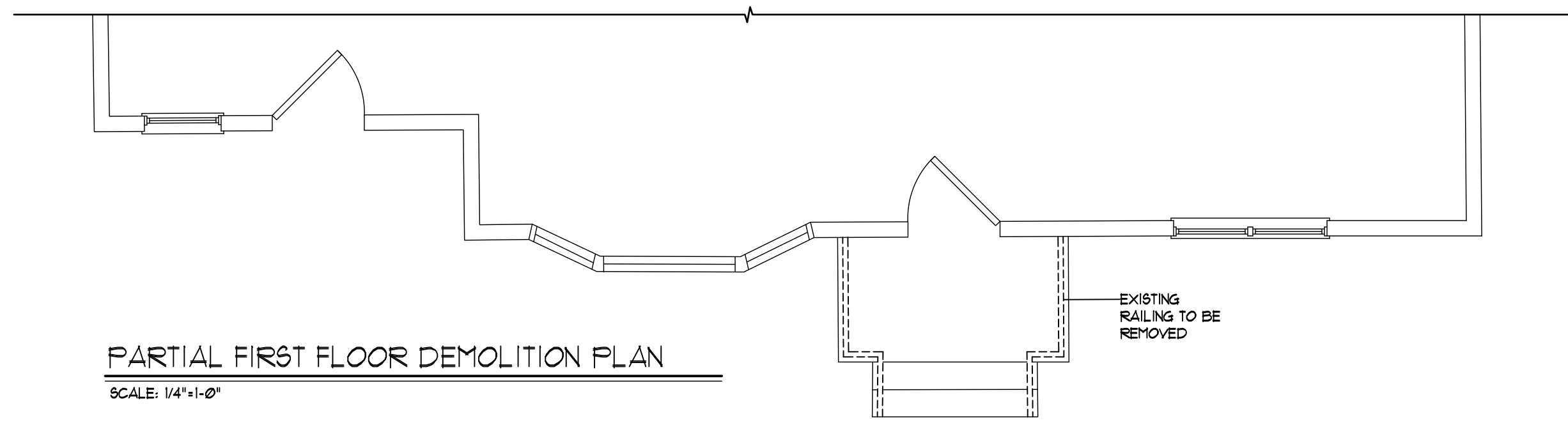
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07-20-20

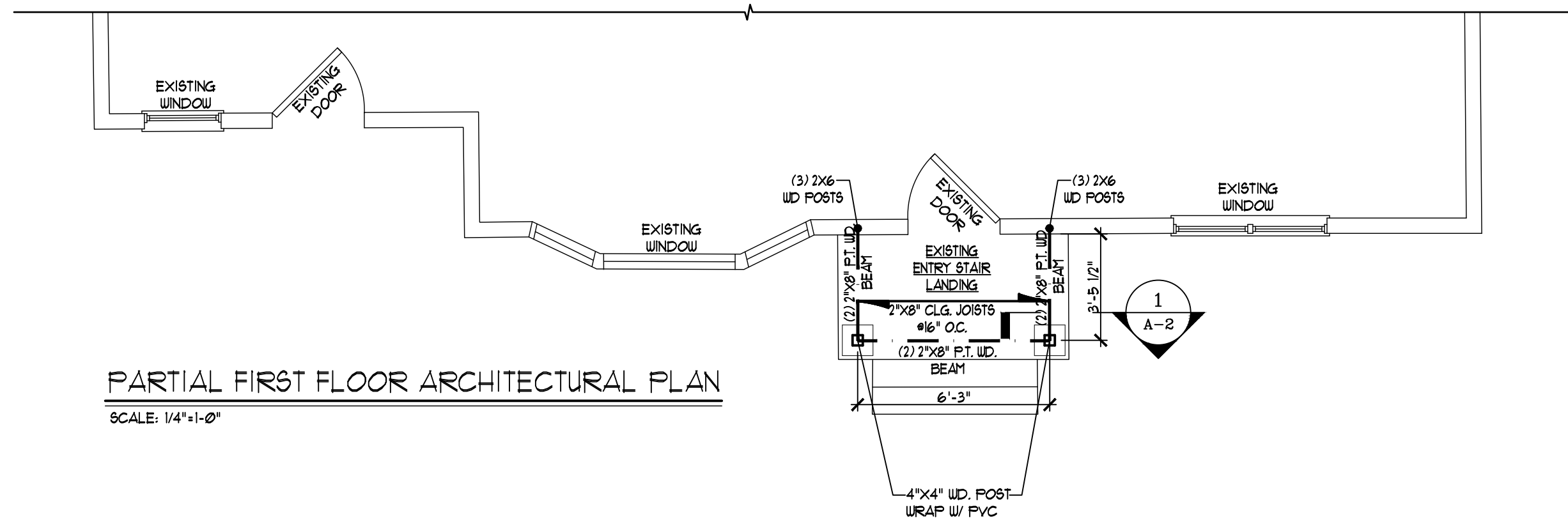
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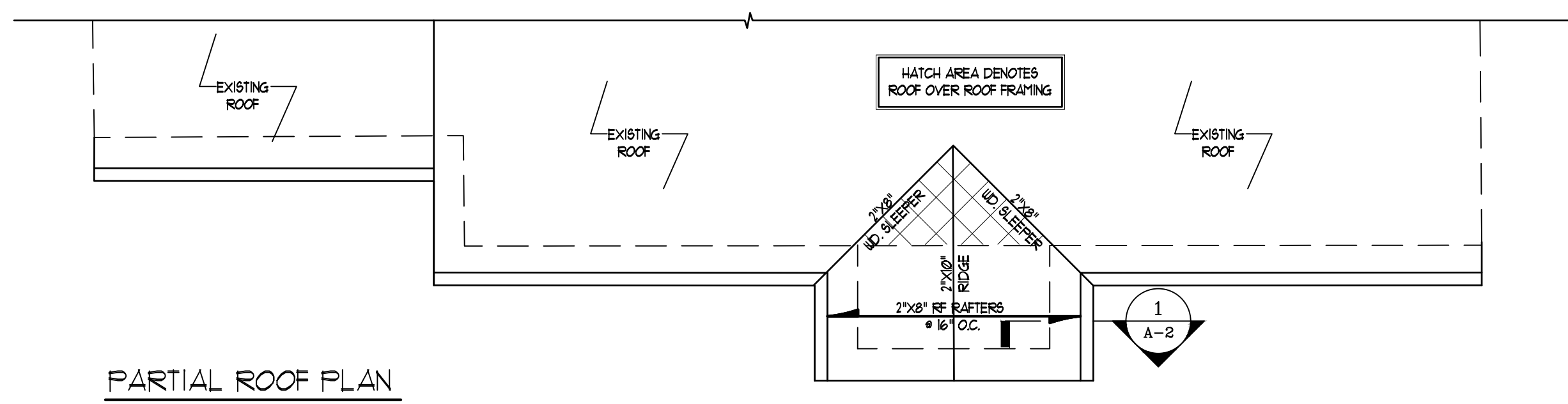
PARTIAL FIRST FLOOR DEMOLITION PLAN

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



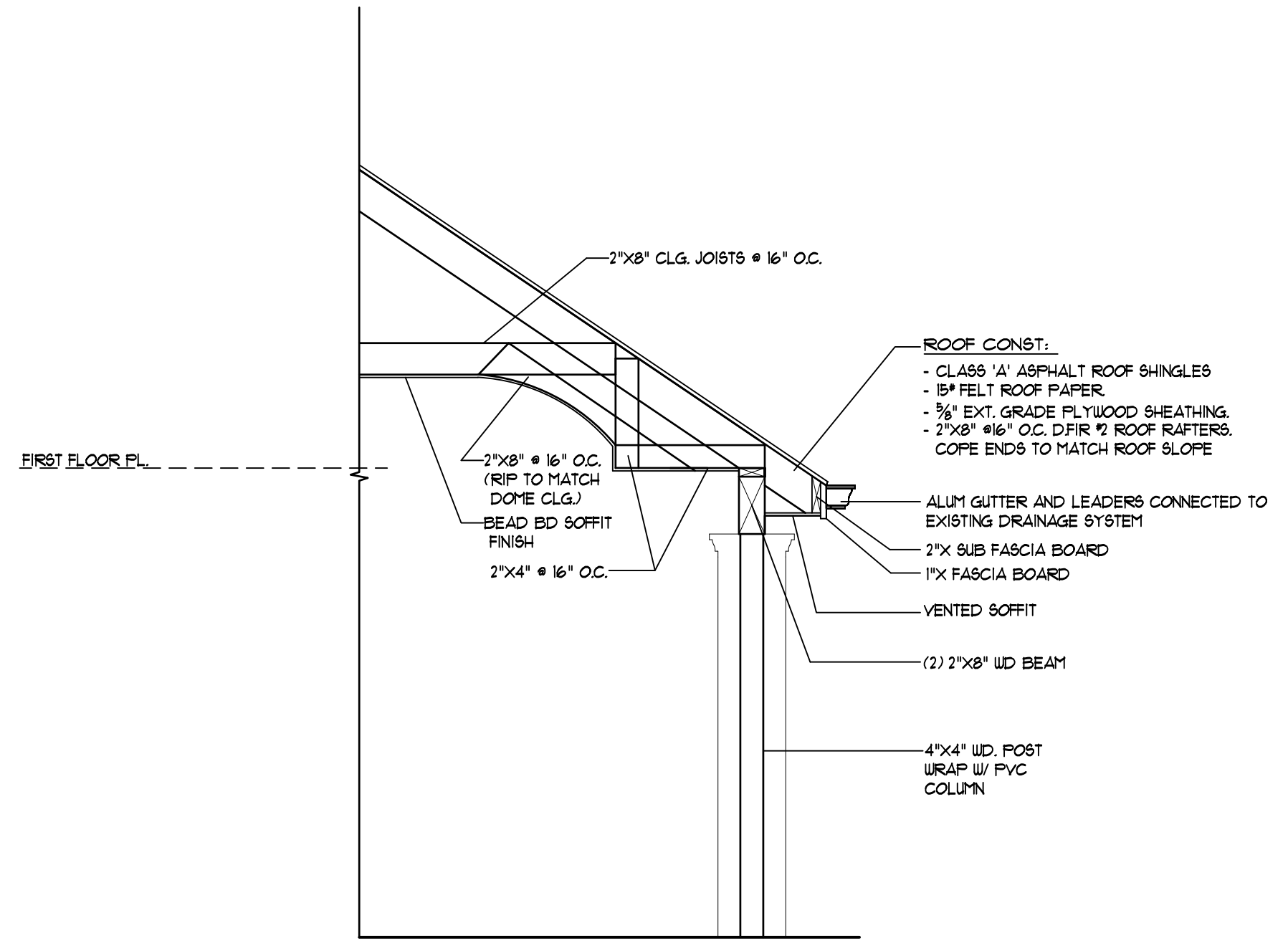
PARTIAL FIRST FLOOR ARCHITECTURAL PLAN

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



PARTIAL ROOF PLAN

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



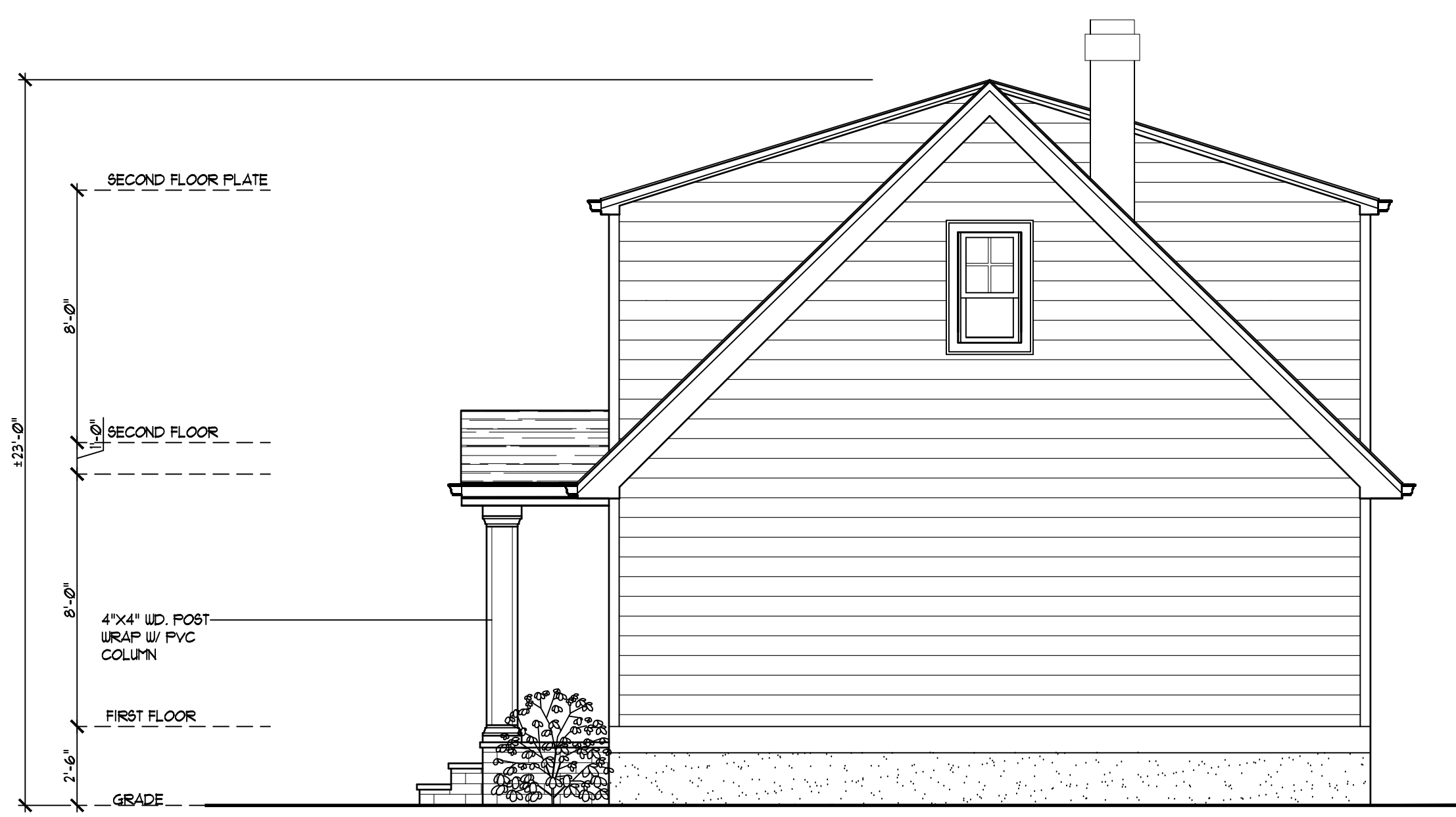
1 WALL SECTION

N.T.S.



FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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