# PROPOSED ALTERATIONS TO THE

# LEVIN RESIDENCE

## 321 MARTOM RD.

## WYCKOFF, NEW JERSEY 07481

| | |
|---|---|
| A.D. | AREA DRAIN |
| ADJ. | ADJUSTABLE |
| A.F.F. | ABOVE FINISH FLOOR |
| ALUM. | ALUMINUM |
| ACT. | ACOUSTIC CEILING TILE |
| BLDG. | BUILDING |
| BM. | BEAM |
| BOT. | BOTTOM |
| B.O. | BOTTOM |
| CAB. | CABINET |
| C.T. | CERAMIC TILE |
| CLG. | CEILING |
| COL. | COLUMN |
| CONC. | CONCRETE |
| COND. | CONDITION |
| CONT. | CONTINUOUS |
| CONST. | CONSTRUCTION |
| D.L. | DEAD LOAD |
| DET. | DETAIL |
| DIA. | DIAMETER |
| DIM. | DIMENSION |
| DN. | DOWN |
| EA. | EACH |
| EL. | ELEVATION |
| ELEC. | ELECTRICAL |
| EQ. | EQUAL |
| E.T.R. | EXISTING TO REMAIN |
| EXIST. | EXISTING |
| FIN. | FINISH |
| FL. | FLOOR |
| FT. | FEET |
| GA. | GAUGE |
| GALV. | GALVANIZED |
| G.C. | GENERAL CONTRACTOR |
| GYP. | GYPSUM BOARD |
| H.M. | HOLLOW METAL |
| HOR. | HORIZONTAL |
| H.P. | HIGH POINT |
| IN. | INCH |
| HVAC | HEATING, VENTILATING & AIR CONDITIONING |
| INT. | INTERIOR |
| JSTS. | JOISTS |
| JT. | JOINT |
| LBS. | POUNDS |
| L.L. | LIVE LOAD |
| L.P. | LOW POINT |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| MFG. | MANUFACTURER |
| MIN. | MINIMUM |
| MISC. | MISCELLANEOUS |
| N.IC. | NOT IN CONTRACT |
| NO. | NUMBER |
| O.C. | ON CENTER |
| PL. | PLATE |
| PLUMB. | PLUMBING |
| PLYWD. | PLYWOOD |
| P.G.B. | PAINTED GYPSUM BOARD |
| PT. | PAINT |
| P.WD. | PAINTED WOOD |
| R.O. | ROUGH OPENING |
| SPEC. | SPECIFICATIONS |
| SQ. | SQUARE |
| S.F. | SQUARE FEET |
| STRUCT. | STRUCTURAL |
| STD. | STANDARD |
| T&G | TONGUE & GROOVE |
| T.O. | TOP OF |
| UL | UNDERWRITERS LABORATORY |
| U.O.N. | UNLESS OTHERWISE NOTED |
| V.I.F. | VERIFY IN FIELD |
| VCT | VINYL COMPOSITION TILE |
| VWC | VINYL WALL COVERING |

## A-1 ABBREVIATIONS

SCALE: N.T.S.

BUILDING CODE:
2018 INTERNATIONAL BUILDING CODE, NEW JERSEY EDITION; 2018 INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION; 2017 NATIONAL ELECTRICAL CODE; 2018 NATIONAL STANDARD PLUMBING CODE; 2018 INTERNATIONAL MECHANICAL CODE; 2018 INTERNATIONAL FUEL GAS CODE

USE GROUP:
R-5 RESIDENTIAL - SINGLE FAMILY

CONSTRUCTION CLASSIFICATION:
5B (COMBUSTIBLE, UNPROTECTED)

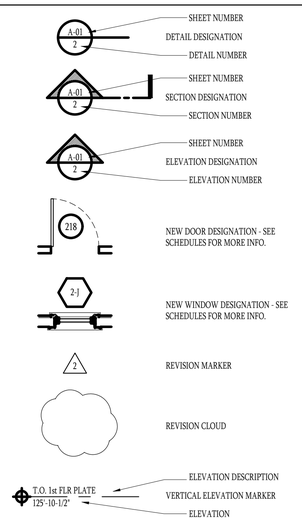
CODE NOTES:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, FEDERAL CODES AND ORDINANCES.

THE CONTRACTOR MUST PROVIDE ALL LEGAL AND NECESSARY GUARD RAILINGS, LIGHTS, WARNING SIGNS, ETC. DURING THE PROGRESS OF THE WORK. ALL MATERIAL IN CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF ALL BUILDING AND SANITARY LAWS IN THE LOCALITY IN WHICH THE BUILDING IS CONSTRUCTED AND SHALL MAKE ALL WORK ACCEPTABLE TO THE BUILDING DEPARTMENT.

STRUCTURAL DESIGN LOADS:

| | |
|---|---|
| ROOF= | 30 LBS/S.F. L.L. + 10 LBS/S.F. D.L. = 40 LBS/S.F. |
| CEILING= | 10 LBS/S.F. L.L. + 10 LBS/S.F. D.L. = 20 LBS/S.F. |
| 1st FLOOR= | 40 LBS/S.F. L.L. + 10 LBS/S.F. D.L. = 50 LBS/S.F. |
| 2nd FLOOR= | 30 LBS/S.F. L.L. + 10 LBS/S.F. D.L. = 40 LBS/S.F. |
| EXT. DECK= | 50 LBS/S.F. L.L. + 15 LBS/S.F. D.L. = 65 LBS/S.F. |

## F-3 CODE INFORMATION



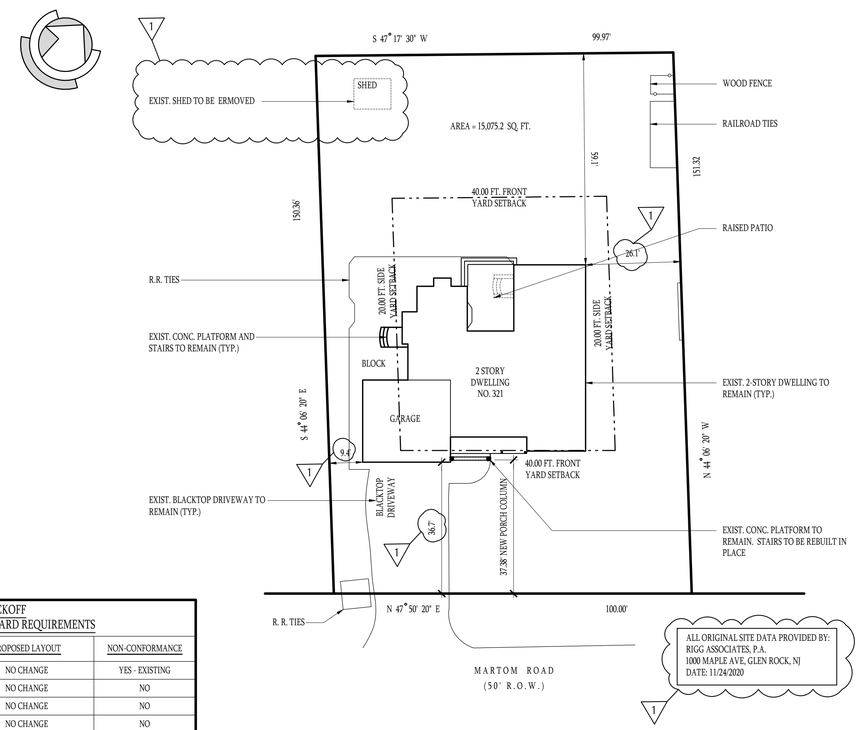

## B-3 GENERAL SYMBOLS

SCALE: N.T.S.


| | |
|---|---|
| T-101 | TITLE SHEET, SITE PLAN & ZONING BULK SCHEDULE |
| D-101 | FIRST FLOOR DEMOLITION PLAN |
| D-102 | SECOND FLOOR DEMOLITION PLAN |
| A-101 | FIRST FLOOR CONSTRUCTION PLAN |
| A-102 | SECOND FLOOR CONSTRUCTION PLAN |
| A-201 | EXTERIOR ELEVATIONS & SECTIONS |


## A-3 DRAWING LIST

SCALE: N.T.S.




| ZONE - RA-25 RURAL RESIDENTIAL<br>TAX MAP LOT - 8<br>TAX MAP BLOCK - 289 | BOROUGH OF WYCKOFF<br>SCHEDULE OF AREA, BULK AND YARD REQUIREMENTS | | | |
|---|---|---|---|---|
| DESCRIPTION | REQUIREMENTS | EXISTING LAYOUT | PROPOSED LAYOUT | NON-CONFORMANCE |
| MIN. AREA (SQ. FT.) | 25,000 SQ. FT. | 15,075.2 SQ. FT. | NO CHANGE | YES - EXISTING |
| MIN LOT WIDTH AND FRONTAGE (FT.) | 125 FT. | 100 FT. | NO CHANGE | NO |
| MIN. LOT DEPTH (FT.) | 150 FT. | 150.36 FT. | NO CHANGE | NO |
| MIN. FRONT YARD SETBACK (FT.) | 40 FT. | 36.73 FT. | NO CHANGE | NO |
| MIN. SIDE YARD - EACH (FT.) | 20 FT. | 9.4 FT. / 26.1 FT. | NO CHANGE | YES - EXISTING |
| MIN. REAR YARD (FT.) | 40 FT. | 59.1 FT. | NO CHANGE | NO |
| MIN. SIDE YARD - ACCESSORY (FT.) | N/A | N/A | N/A | - |
| MIN. REAR YARD - ACCESSORY (FT.) | N/A | N/A | N/A | - |
| MAX. BUILDING HEIGHT (STORIES) | 2-1/2 STORIES | 2 STORIES | NO CHANGE | NO |
| MAX. BUILDING HEIGHT (FT.) | 35 FT. | 24.7 FT. | NO CHANGE | NO |
| MIN. HABITABLE FLOOR AREA (SQ. FT.) | 1,200 SQ. FT. | 1,959 SQ. FT. | NO CHANGE | N/A |
| MAX. LOT COVERAGE- PRINCIPAL (%) | 15 % | 17.2 % | NO CHANGE | YES - EXISTING |
| MAX. LOT COVERAGE- ACCESSORY (%) | 20 % | N/A | N/A | NO |
| MIN. BUFFER AREA | -- | -- | -- | - |

| SQUARE FOOTAGE | EXIST. | PROPOSED | TOTAL |
|---|---|---|---|
| GARAGE | 532 SQ. FT. | 0 SQ. FT. | 532 SQ. FT. |
| FIRST FLOOR | 1,959 SQ. FT. | 0 SQ. FT. | 1,959 SQ. FT. |
| SECOND FLOOR | 1,407 SQ. FT. | 0 SQ. FT. | 1,407 SQ. FT. |
| TOTAL: | 3,366 SQ. FT. | 0 SQ. FT. | 3,366 SQ. FT. |
| VOLUME: | 26,928 CU. FT. | 0 CU. FT. | 26,928 CU. FT. |

## A-6 SITE SURVEY & BULK SCHEDULE

SCALE: 1"= 20'-0"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ARCHITECTURE & CONSTRUCTION

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CHRISTOPHER PAPALEO
N.Y. 035207
N.J. AI 18082


| # | ISSUE | DATE |
|---|---|---|
| 1 | VARIANCE | 03-15-21 |

| # | REVISION | DATE |
|---|---|---|
| 1 | REV. PER BLD'G DEPT | 04-23-21 |

DRAWN BY:
CHECKED BY:

TREESTONE

PROJECT # 2013

PROJECT LOCATION:

321 MARTON RD.
WYCKOFF, NJ

LEVIN RESIDENCE

INTERIOR RENOVATIONS

TITLE SHEET, SITE PLAN, & ZONING BULK SCHEDULE

T-100