

SITE PLAN

SCALE: 1" = 20'-0"

SITE PLAN INFORMATION TAKEN FROM A SURVEY PREPARED BY KIERSTEN OSTERKORN, PLS. #42581 DATED 08/24/20.

NOTE:

NO NEW LANDSCAPE WORK IS PROPOSED. THE PROPOSED ONE STORY ADDITION LINKING THE EXISTING HOUSE AND EXISTING DETACHED GARAGE WILL BE BUILT OVER A PORTION OF THE EXISTING PATIO.

THE PROPOSED BASEMENT ACCESS STAIR ENCLOSURE WILL BE BUILT OVER THE EXISTING BASEMENT STAIR STRUCTURE. THE EXISTING "BILCO" BULKHEAD DOOR UNIT WILL BE REMOVED.



ZONING DATA R-1S ZONE

REQUIRED/ ALLOWED	EXISTING	PROPOSED	VARIANCE REQUIRED?	
MINIMUM LOT AREA	15,000 S.F.	13,200 S.F.	13,200 S.F.	PRE-EXISTING NON-CONFORMITY.
LOT WIDTH	100.00'	110.0' / 120.0'	110.0' / 120.0'	NO.
LOT FRONTAGE	100.00'	**230.00'	**230.00'	NO.
MIN. LOT DEPTH	125.00'	120.00'	120.00'	PRE-EXISTING NON-CONFORMITY.
FRONT YARD SETBACK (FORDHAM AVE.)	40.00'	31.5'	40.0'	NO.
FRONT YARD SETBACK (RADCLIFF ST.)	40.00'	22.2'	22.2'	PRE-EXISTING NON-CONFORMITY.
SIDE YARD SETBACK	15.00'	19.0'	28.5'	NO.
REAR YARD SETBACK	30.00'	21.1'	21.1'	YES.
LOT (BUILDING) COVERAGE	15%	13.4%	18.45%	YES.
PRINCIPAL BUILDING	20%	3.4%	0%	NO.
ACCESSORY BUILDING	35%	32.4%	32.42%	NO.
IMPERVIOUS COVERAGE	35.00' (2.5 STORIES)	18.5' (1 STORY)	15.5' (1 STORY)	NO.
BUILDING HEIGHT				
**CORNER LOT.				

BUILDING DATA

LOT NO. 8
 BLOCK NO. 489
 BUILDING USE GROUP INTERNATIONAL RESIDENTIAL CODE: NJ EDITION, R-5
 CONSTRUCTION TYPE 5B

AREA OF SITE	13,200 S.F.
EXISTING RESIDENCE FIRST FLOOR AREA:	1,482 S.F.
EXISTING DETACHED GARAGE FLOOR AREA:	484 S.F.
EXISTING FRONT STAIR AND PLATFORM:	45 S.F. (40 S.F. PLATFORM)
EXISTING REAR STAIR AND PORCH:	50 S.F. (28 S.F. PLATFORM)
EXISTING BASEMENT ACCESS BULKHEAD:	32 S.F.
EXISTING DRIVEWAY:	825 S.F.
EXISTING PATIO:	442 S.F.
EXISTING WALKWAYS:	310 S.F.
EXISTING PAVEMENT AT EAST SIDE OF GARAGE:	84 S.F.
STEPPING STONE WALKWAYS:	15 S.F.
EXISTING CONDENSER UNIT:	1 S.F.
PROPOSED ONE STORY ADDITION:	204 S.F.
PROPOSED CONDENSER UNIT:	1 S.F.
PROPOSED PATIO EXPANSION:	20 S.F.

EXISTING GROSS BUILDING AREA CALCULATED AS FOLLOWS:

1,482 S.F. + 484 S.F. = 2,144 S.F. / 13,200 S.F. = 14.4%

PROPOSED FINAL GROSS BUILDING AREA CALCULATED AS FOLLOWS:

1,482 S.F. + 484 S.F. + 204 S.F. = 2,370 S.F. / 13,200 S.F. = 17.95%

EXISTING LOT COVERAGE CALCULATED AS FOLLOWS (PRINCIPAL BUILDING):

1,482 S.F. + 40 S.F. + 28 S.F. = 1,710 S.F. / 13,200 S.F. = 13.4%

PROPOSED FINAL LOT COVERAGE CALCULATED AS FOLLOWS (PRINCIPAL BUILDING):

1,482 S.F. + 484 S.F. + 40 S.F. + 32 S.F. + 204 S.F. = 2,442 S.F. / 13,200 S.F. = 18.45%

EXISTING LOT COVERAGE CALCULATED AS FOLLOWS (ACCESSORY BUILDING):

484 S.F. / 13,200 S.F. = 3.4%

PROPOSED FINAL LOT COVERAGE CALCULATED AS FOLLOWS (ACCESSORY BUILDING):

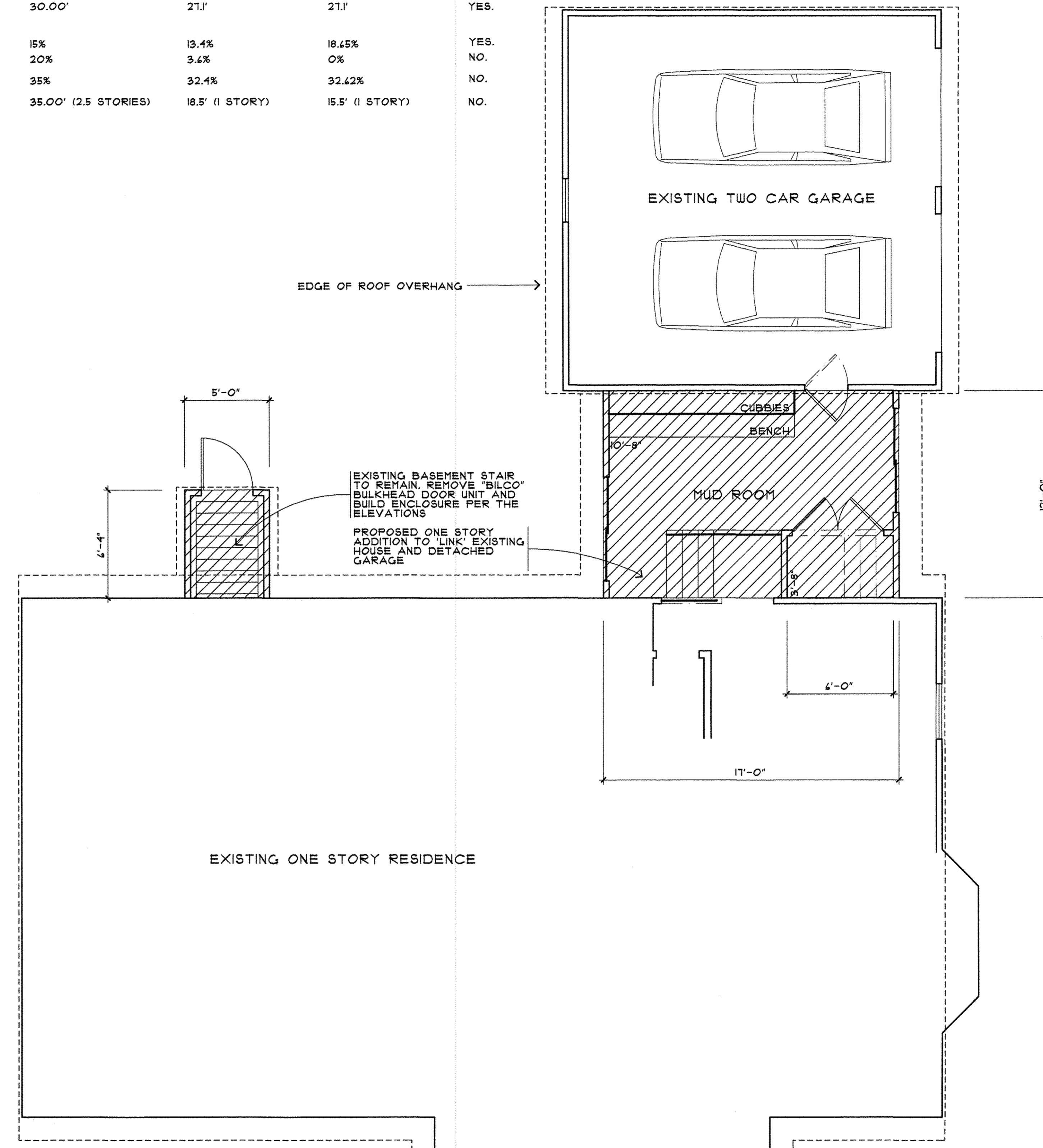
EXISTING ACCESSORY BUILDING CONNECTED TO PRINCIPAL BUILDING, NO LOT COVERAGE VALUE.

EXISTING IMPERVIOUS COVERAGE CALCULATED AS FOLLOWS:

1,482 S.F. + 484 S.F. + 45 S.F. + 50 S.F. + 32 S.F. + 825 S.F. + 442 S.F. + 310 S.F. + 84 S.F. + 15 S.F. + 1 S.F. = 4,218 S.F. / 13,200 S.F. = 32.4%

PROPOSED FINAL IMPERVIOUS COVERAGE CALCULATED AS FOLLOWS:

1,482 S.F. + 484 S.F. + 45 S.F. + 32 S.F. + 825 S.F. + 508 S.F. (NET PATIO TO REMAIN) + 310 S.F. + 84 S.F. + 15 S.F. + 1 S.F. + 204 S.F. + 1 S.F. + 20 S.F. = 4,301 S.F. / 13,200 S.F. = 32.42%



FIRST FLOOR PLAN

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

EXISTING ROOF AREA: 2,402 S.F.

PROPOSED NEW ROOF AREA: 238 S.F.

238 S.F. / 2,402 S.F. = 9.9% ROOF AREA INCREASE, THEREFORE NO STORM WATER MANAGEMENT PLAN IS REQUIRED.

VALID IF SEALED
 JOSEPH J. BRUNO, AIA
 ARCHITECT
 LICENSE # 100374
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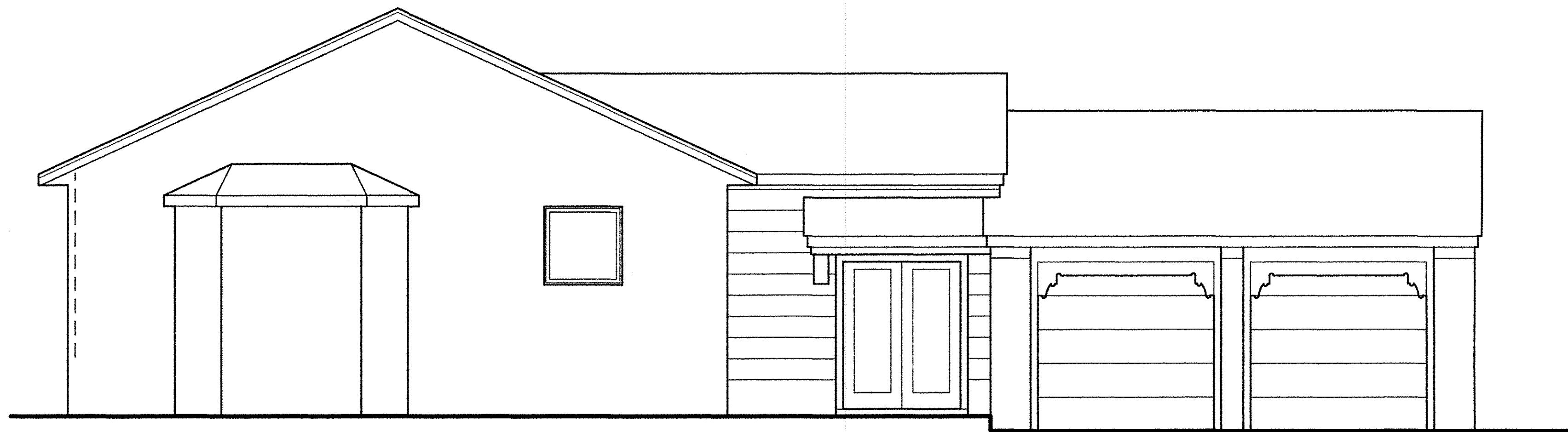
ADDITION AND ALTERATIONS TO THE
RENSHAW/ GROSSANO
RESIDENCE
 446 RADCLIFF STREET
 WYCKOFF, NEW JERSEY

DRAWN BY: JJB
 CHECKED BY: ME

DATE: 01/20/21

REVISIONS:
 01/30/21

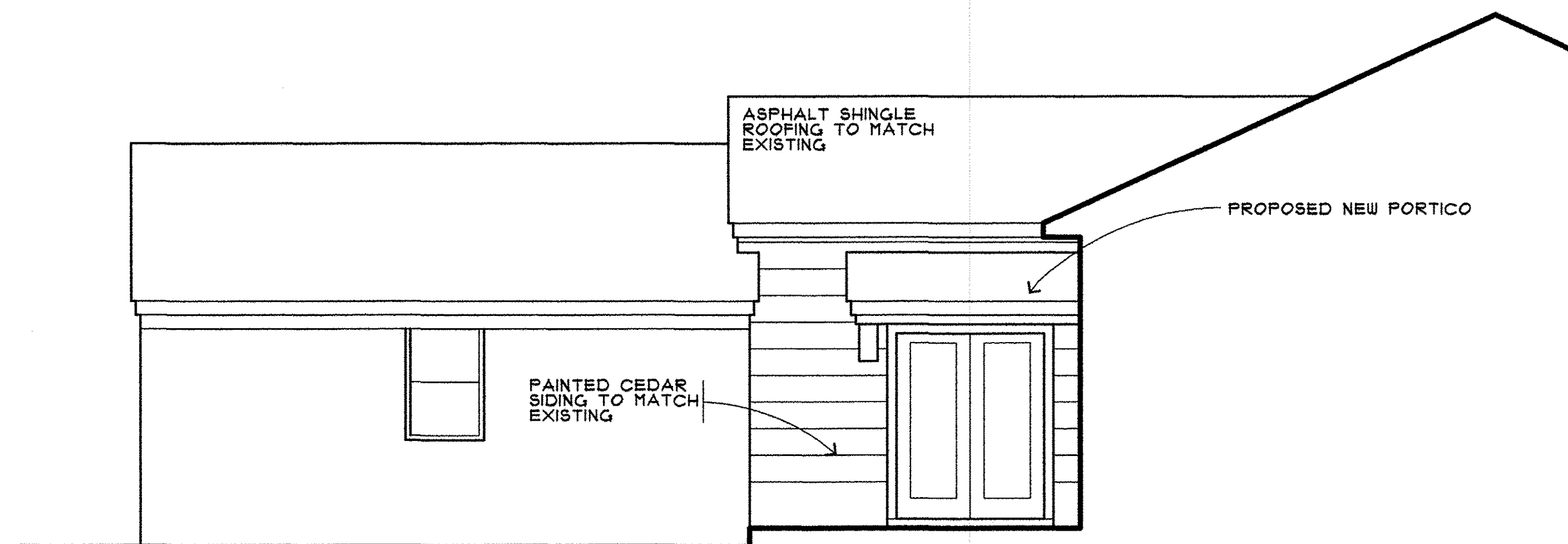
SHEET NO:
 1 OF 2



SOUTH ELEVATION

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

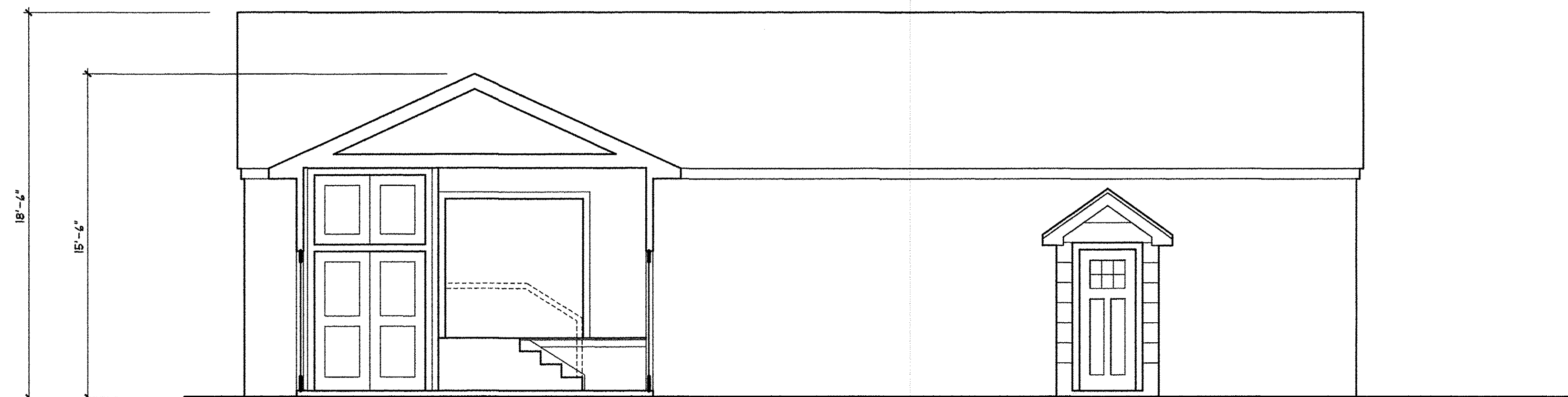
PROPOSED ONE STORY
ADDITION TO LINK
EXIST. HOUSE AND
DETACHED GARAGE



NORTH ELEVATION

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

PROPOSED ONE STORY
ADDITION TO LINK
EXIST. HOUSE AND
DETACHED GARAGE



**INTERIOR ELEVATION LOOKING
TOWARDS HOUSE**

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

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2 OF 2