

ELECTRICAL LEGEND	
	• SURFACE MOUNT LIGHT FIXTURE
	• 6" DIA. (W/O N) RECESSED FIXTURE
	• WALL MOUNTED LIGHT FIXTURE
	NEW OR EXST SMOKE ALARM, INTERCONNECTED + HARD-WIRED W/ BATTERY BACKUP
	NEW OR EXST 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 EXST EXHAUST FAN, 80 CFM • 3 FIXTURES, 100CFM • 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 (W/O N)
	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.

RESIDENCE PROPERTY ZONING ANALYSIS				
WYCKOFF ZONE: R-5, RESIDENTIAL ONE FAMILY ZONE	LOT: 21 BLOCK: 263	LOT AREA: 9376 SF		
ZONING	REQUIRED	EXISTING	PROPOSED	STATUS
MIN. LOT AREA	15,000 SF	9376 SF (FROM CURB LINE)	NO CHANGE	EXISTING
MIN. LOT WIDTH	100.0'	88.0' / 74.5' AT FR SETBK	NO CHANGE	EXISTING
MIN. LOT DEPTH	125.0'	173.31'	NO CHANGE	CONFORMS
FRONT YARD SETBACK	40.0'	41.6'	NO CHANGE	CONFORMS
REAR YARD SETBACK	30.0'	62.34'	50.37'	CONFORMS
L SIDE YARD SETBACK	15.0'	3.10'	5.50' • NEW 2ND	EXIST/ VARIANCE
R SIDE YARD SETBACK	15.0'	10.94'	NO CHANGE	EXISTING
COMBINED SIDE YARDS	30.0'	27.30'	NO CHANGE	EXISTING
MAX MAIN BLDG COVERAGE	15% (1406 SF)	13.27% (1245 SF)	16.64% (1560 SF)	VARIANCE
BUILDING HEIGHT	2-1/2 STY. / 35.0'	2 STY. / 24.5'	2-1/2 STY. / 29.33'	CONFORMS
MAX TOTAL BLDG COVERAGE	20% (1875 SF)	13.27% (1245 SF)	16.64% (1560 SF)	CONFORMS
MAX IMPERVIOUS COVERAGE	43.29% (4058 SF)	35.17% (3298 SF)	39.37% (3692 SF)	CONFORMS

BUILDING COVERAGE CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
ATTACHED GARAGE:	269	0	269
REAR COVERED PORCH (LESS O/H):	0	198	198
OVERHANGS:	58	45	103
LIVABLE BUILDING AREA:	918	72	990
TOTAL BUILDING COVERAGE:	1245	315	1560

IMPERVIOUS LOT CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
TOTAL BUILDING COVERAGE:	1245	315	1560
STEPS, LANDINGS + WALKWAYS:	255	0	255
A/C UNIT:	9	0	9
PATIO:	144	79	223
DRIVEWAY:	1645	0	1645
TOTAL AREA:	3298	394	3692

FLOOR AREA RATIO CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
1ST FLOOR LIVABLE AREA:	918	72	990
2ND FL LIVABLE AREA:	453	622	1275
TOTAL AREA:	1371	694	2265

BUILDING CODE INFORMATION:

NEW BUILDING + ADDITION - 2018 INT. RESIDENTIAL CODE - NJ EDITION.
EXISTING BUILDINGS - UCC REHABILITATION SUBCODE NJAC 5:23-6.
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:

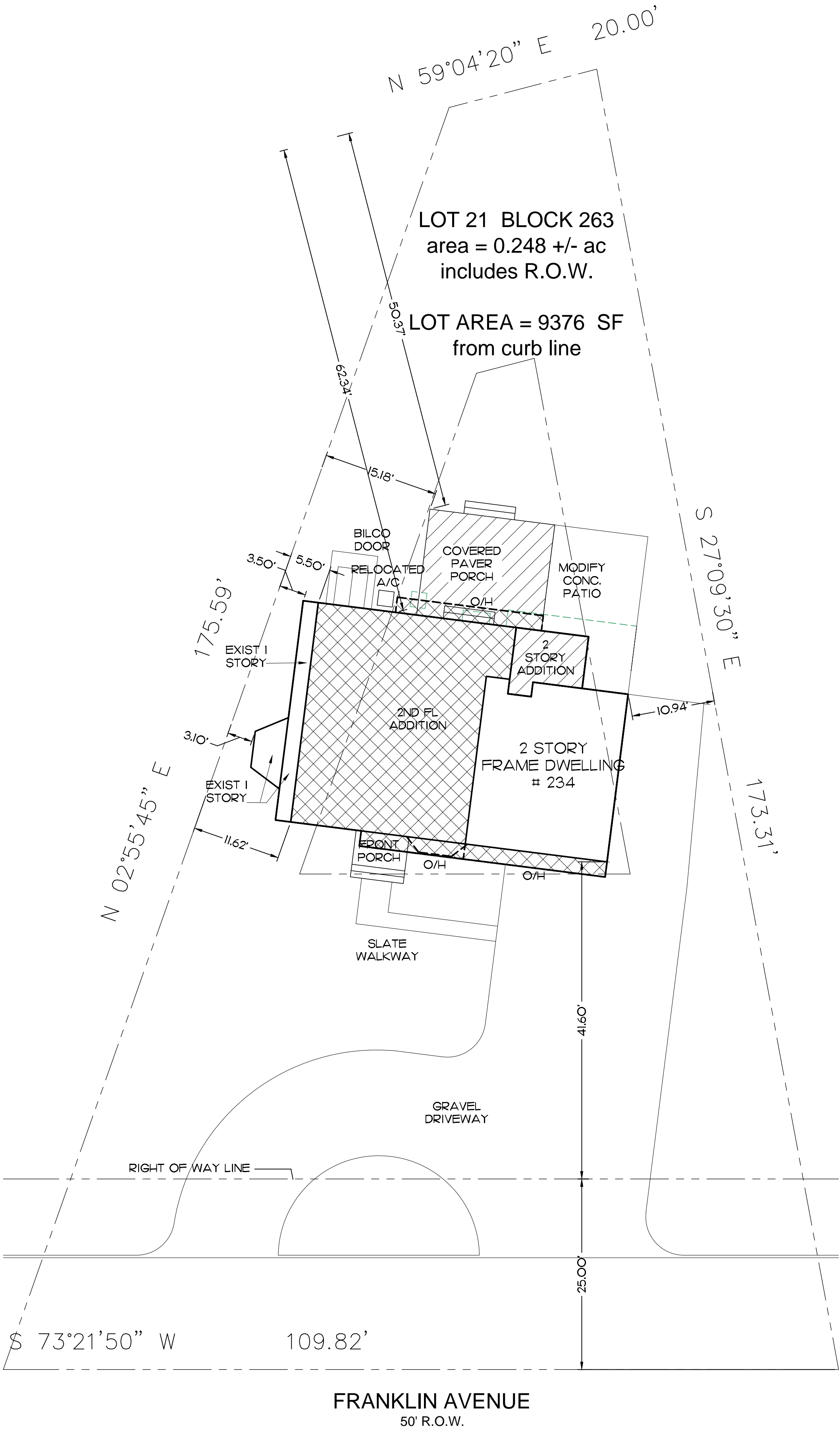
NUMBER OF STORIES:	2-1/2
HEIGHT OF STRUCTURE:	28.31'
AREA - LARGEST FLOOR:	1259 SF
NEW BUILDING AREA:	894 SF
VOLUME OF NEW STRUCTURE:	11,622 CF
CONSTRUCTION CLASSIFICATION:	5B
TOTAL LAND AREA DISTURBED:	344 SF

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



Ⓢ SITE PLAN
1" = 10'-0"

INFORMATION ON THIS SITE PLAN HAS BEEN TAKEN FROM
A PROPERTY SURVEY FURNISHED TO THE ARCHITECT BY THE OWNER:
MORGAN ENGINEERING & SURVEYING LLC, TOMS RIVER NJ
DAVID J. VON STEENBURG, P.L.S. LIC. NO. 34500 DATED 7/2/18

2	7-6-20	2nd Floor Size, Site Area
1	6-4-20	Zoning - Roof + Ext Elevs
#	Date	Revision

Addition + Renovation for:

Sulo Residence

Block: 263 Lot: 21
234 Franklin Avenue
Wyckoff, New Jersey

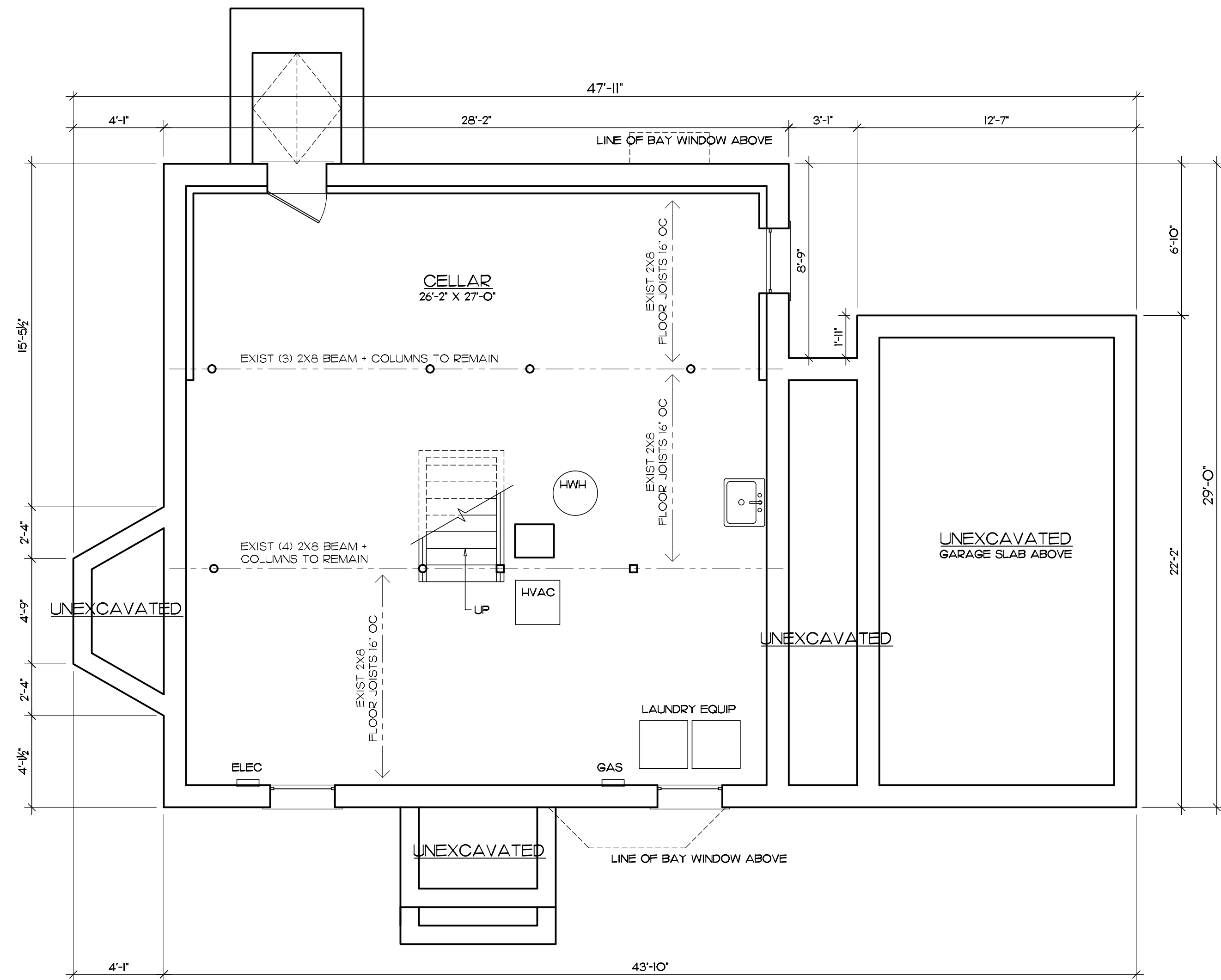
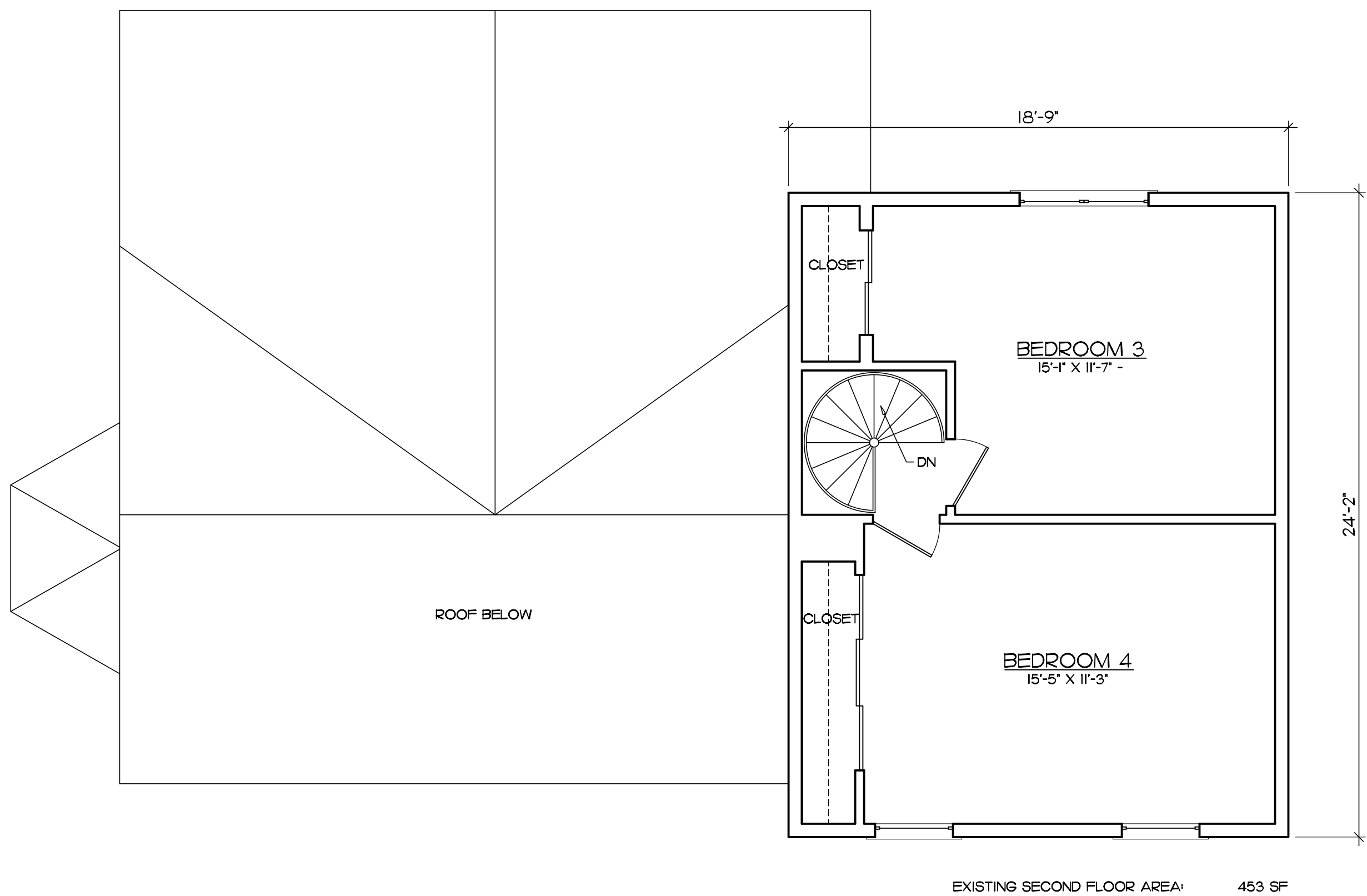
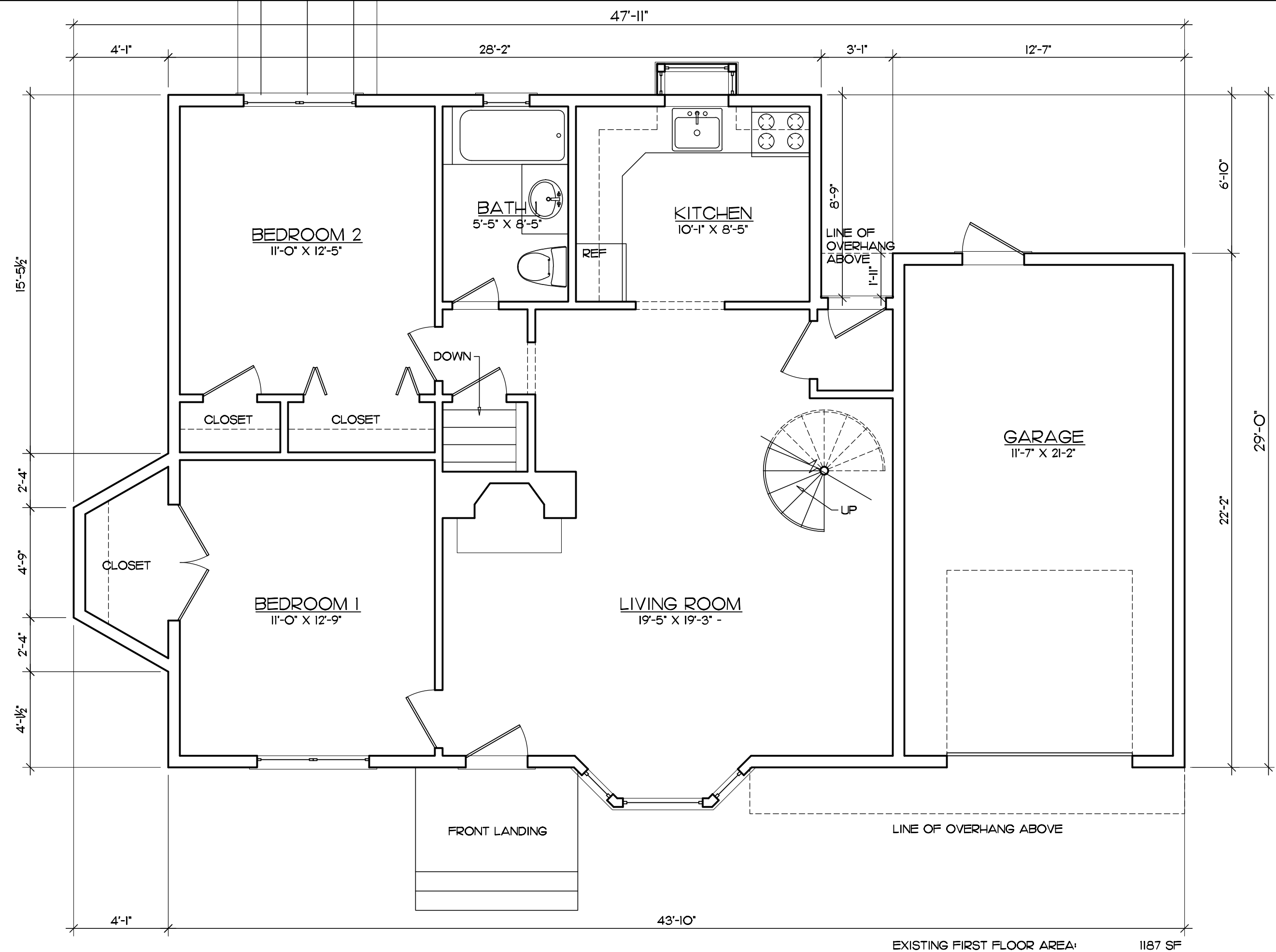
SITE PLAN, LEGEND + ZONING

Scale: AS NOTED

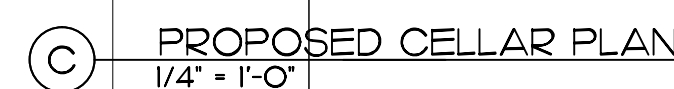
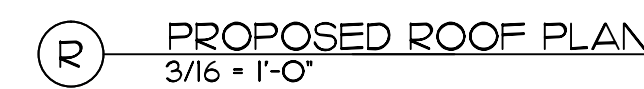
Date: JULY 9, 2019

Submission: ZONING PERMIT

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.



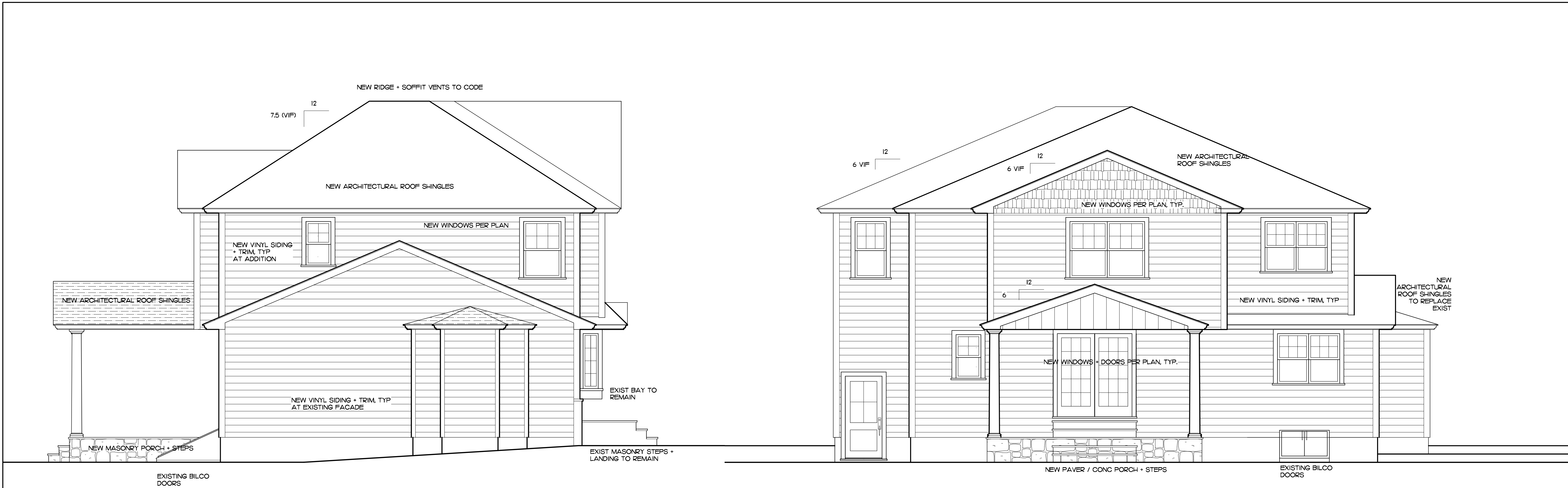
2	7-6-20	2nd Floor Size, Site Area
1	6-4-20	Zoning - Roof + Ext Elevs
#	Date	Revision
Addition + Renovation for:		
Sulo Residence		
Block: 263 Lot: 21 234 Franklin Avenue Wyckoff, New Jersey		
EXISTING FLOOR PLANS		
Scale: 1/4" = 1'-0"		
Date: JULY 9, 2019		
Submission: ZONING PERMIT		
Indemnification 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.		

Addition + Renovation for

Block: 263 Lot: 21
234 Franklin Avenue
Wyckoff, New Jersey

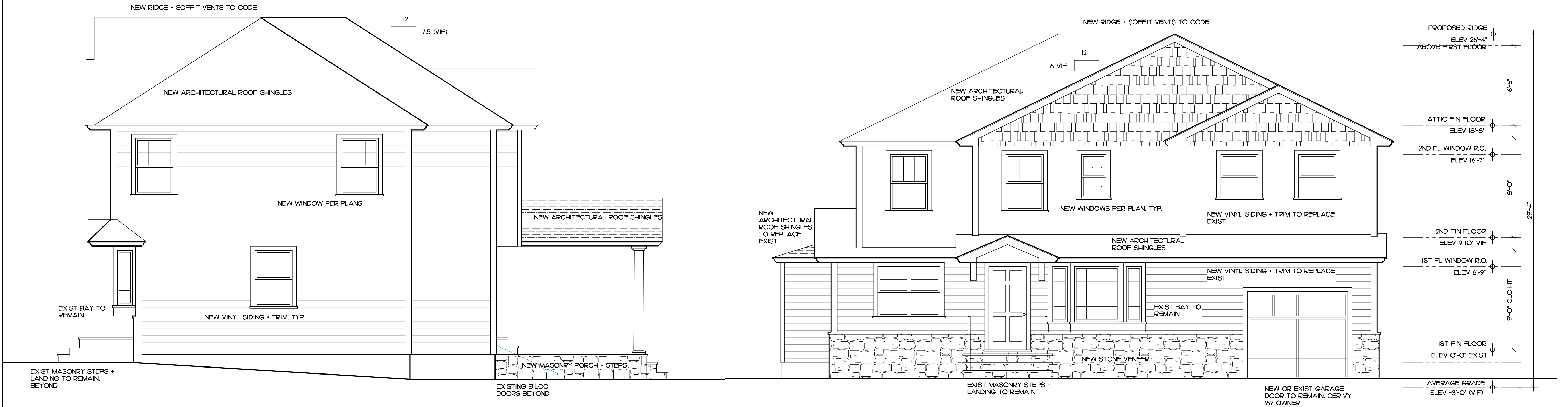
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6 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"

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



4 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"

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

2	7-6-20	2nd Floor Size, Site Area
1	6-4-20	Zoning - Roof + Ext Elevs
#	Date	Revision

Addition + Renovation for:

Sulo Residence

Block: 263 Lot: 21
234 Franklin Avenue
Wyckoff, New Jersey

PROPOSED ELEVATIONS

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

Date: JULY 9, 2019

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