



SITE PLAN

SCALE: 1" = 10'-0"

SITE PLAN INFORMATION TAKEN FROM A SURVEY PREPARED BY THOMAS G. STEARNS, ENGINEER AND LAND SURVEYOR. #GB401951 DATED OCTOBER 31, 2001.



- ① FRONT YARD SETBACK DIMENSION TO PROPOSED SECOND FLOOR ADDITION.
- ② EXISTING FRONT YARD SETBACK DIMENSION TO FIRST FLOOR WALL TO REMAIN.

EAST LORETO AVENUE

ALBERT AVENUE

ZONING DATA R-1-3 ZONE

	REQUIRED/ ALLOWED	EXISTING	PROPOSED	VARIANCE REQUIRED ?
MINIMUM LOT AREA	4,500 S.F.	4,078.45 S.F.	4,078.45 S.F.	PRE-EXIST. NON-CONFORMITY.
LOT WIDTH	45.00'	40.00'	40.00'	PRE-EXIST. NON-CONFORMITY.
MIN. LOT DEPTH	100.00'	100.94'	100.94'	NO.
BUILDING COVERAGE	25%	21.21%	21.11%	YES.
IMPERVIOUS COVERAGE	35%	29.28%	31.45%	NO.
FRONT YARD SETBACK	25.00'	13.8'	13.8' (EXISTING FIRST FLOOR WALL TO REMAIN). 17.5' (PROPOSED SECOND FLOOR WALL).	NO.
SIDE YARD SETBACK	**8.00'	10.98'	10.98'	NO.
REAR YARD SETBACK	20.00'	41.13'	41.13'	NO.
BUILDING HEIGHT	30'-0" (2 1/2 STORIES)	15'-0" (1 STORY)	24'-0" (2 STORIES)	NO.
FLOOR AREA RATIO	40% (2,431 S.F.)	17.4% (1,070 S.F.)	37.8% (2,298 S.F.)	NO.

BUILDING DATA

LOT NO. 24
 BLOCK NO. 4904
 BUILDING USE GROUP INTERNATIONAL RESIDENTIAL CODE: NJ EDITION, R-5
 CONSTRUCTION TYPE 5B
 AREA OF SITE 4,078.45 S.F.

BUILDING AND PAVEMENT AREAS

EXISTING

FIRST FLOOR AREA:	1,070 S.F.
SECOND FLOOR AREA:	NOT APPLICABLE
MASONRY STAIR AND PLATFORM:	28 S.F. TO BE REMOVED
WOOD DECK:	335 S.F.
WOOD STAIR:	13 S.F.
SHED:	54 S.F. PREVIOUSLY REMOVED
DETACHED GARAGE:	223 S.F.
DRIVEWAY:	111 S.F.**
ABOVE GROUND POOL:	255 S.F. **DOES NOT COUNT TOWARDS IMPERVIOUS COVERAGE.

PROPOSED NEW CONSTRUCTION

COVERED PORTION OF DECK:	335 S.F.
SECOND FLOOR AREA:	1,228 S.F.
COVERED PORCH AREA:	24 S.F.
PORCH STAIR:	28 S.F.
CONDENSER UNITS:	18 S.F.
WALKWAYS:	102 S.F.

**LIMITING SCHEDULE NOTE 'N' ALLOWS FOR AREA OF DRIVEWAY BETWEEN THE FRONT WALL OF THE HOUSE TO THE FRONT WALL OF THE DETACHED GARAGE TO BE OMITTED FOR THE PURPOSE OF CALCULATING THE IMPERVIOUS COVERAGE AS THE EXISTING LOT AREA IS LESS THAN THE REQUIRED LOT AREA.

EXISTING BUILDING COVERAGE CALCULATED AS FOLLOWS:
 $1,070 \text{ S.F.} + 223 \text{ S.F.} = 1,293 \text{ S.F.} / 4,078.45 \text{ S.F.} = 21.21\%$

EXISTING IMPERVIOUS COVERAGE CALCULATED AS FOLLOWS:
 $1,293 \text{ S.F.} + 28 \text{ S.F.} + 335 \text{ S.F.} + 13 \text{ S.F.} + 111 \text{ S.F.} = 1,780 \text{ S.F.} / 4,078.45 \text{ S.F.} = 29.28\%$

EXISTING FLOOR AREA RATIO CALCULATED AS FOLLOWS:
 $1,070 \text{ S.F.} / 4,078.45 \text{ S.F.} = 17.40\%$

PROPOSED FINAL BUILDING COVERAGE CALCULATED AS FOLLOWS:
 $1,293 \text{ S.F.} + 335 \text{ S.F.} + 24 \text{ S.F.} = 1,652 \text{ S.F.} / 4,078.45 \text{ S.F.} = 21.11\%$

PROPOSED FINAL IMPERVIOUS COVERAGE CALCULATED AS FOLLOWS:
 $1,652 \text{ S.F.} + 111 \text{ S.F.} + 28 \text{ S.F.} + 13 \text{ S.F.} + 18 \text{ S.F.} + 102 \text{ S.F.} = 1,924 \text{ S.F.} / 4,078.45 \text{ S.F.} = 31.45\%$

PROPOSED FINAL FLOOR AREA RATIO CALCULATED AS FOLLOWS:
 $1,070 \text{ S.F.} + 1,228 \text{ S.F.} = 2,298 \text{ S.F.} / 4,078.45 \text{ S.F.} = 37.8\%$

VALID IF SEALED

JOSEPH J. BRUNO, AIA
 ARCHITECT
 NJ ARCH. LIC. A10311

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ADDITION AND ALTERATIONS TO THE
KOMET RESIDENCE

21 ALBERT AVENUE
 FAIR LAWN, NEW JERSEY

DRAWN BY: JJB
 CHECKED BY: ME

DATE: 05/04/22

REVISIONS:
 04/20/22

SHEET NO:

OF 3