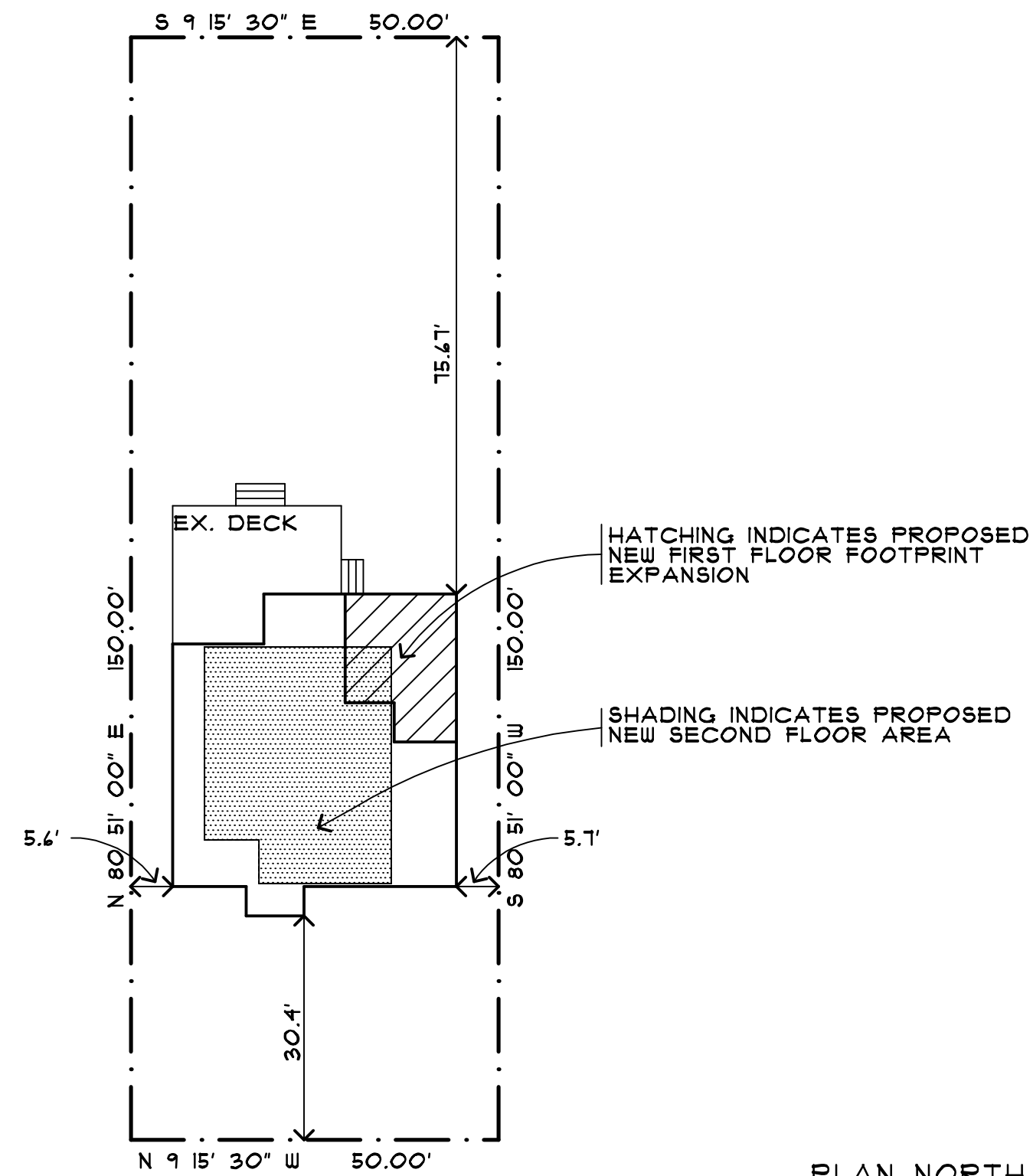


FIRST FLOOR PLAN

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

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING CONSTRUCTION TO BE REMOVED.
- NEW CONSTRUCTION.



SCHEMATIC SITE PLAN

SCALE: 1" = 20'-0"

SITE PLAN INFORMATION TAKEN FROM A SURVEY PREPARED BY CHRISTOPHER LANTELME, PLS. #31580 DATED FEBRUARY 21, 2001.

PLAN NORTH

SITE and BUILDING DATA

LOT NO.	14
BLOCK NO.	3401
BUILDING USE GROUP	INTERNATIONAL RESIDENTIAL CODE; NJ EDITION, R-5
CONSTRUCTION TYPE	5B
AREA OF SITE	1,500 S.F.
EXISTING BUILDING AND PAVEMENT AREAS:	
FIRST FLOOR:	1,214 S.F.
SECOND FLOOR:	500 S.F.
DECK AND STAIRS:	391 S.F.
WALKWAYS:	180 S.F.
DRIVEWAY:	330 S.F.
FRONT STAIR AND PLATFORM:	30 S.F.
PROPOSED ADDITIONAL BUILDING AREAS:	
FIRST FLOOR:	270 S.F.
SECOND FLOOR:	280 S.F.
AIR CONDITIONING SYSTEM CONDENSER:	9 S.F.
VOLUME NEW CONSTRUCTION:	
	12,150 CUBIC FEET
MAXIMUM LIVE LOAD:	40 PSF.
MAX. OCCUPANT LOAD:	NOT APPLICABLE.

EXISTING BUILDING COVERAGE CALCULATED AS FOLLOWS:
 $1,214 \text{ S.F.} / 1,500 \text{ S.F.} = 16.18\%$

EXISTING IMPERVIOUS COVERAGE CALCULATED AS FOLLOWS:
 $1,214 \text{ S.F.} + 391 \text{ S.F.} + 180 \text{ S.F.} + 330 \text{ S.F.} + 30 \text{ S.F.} = 2,151 \text{ S.F.} / 1,500 \text{ S.F.} = 28.48\%$

PROPOSED FINAL BUILDING COVERAGE CALCULATED AS FOLLOWS:
 $1,214 \text{ S.F.} + 270 \text{ S.F.} = 1,484 \text{ S.F.} / 1,500 \text{ S.F.} = 19.78\%$

PROPOSED FINAL IMPERVIOUS COVERAGE CALCULATED AS FOLLOWS:
 $2,151 \text{ S.F.} + 270 \text{ S.F.} + 9 \text{ S.F.} = 2,430 \text{ S.F.} / 1,500 \text{ S.F.} = 32.4\%$

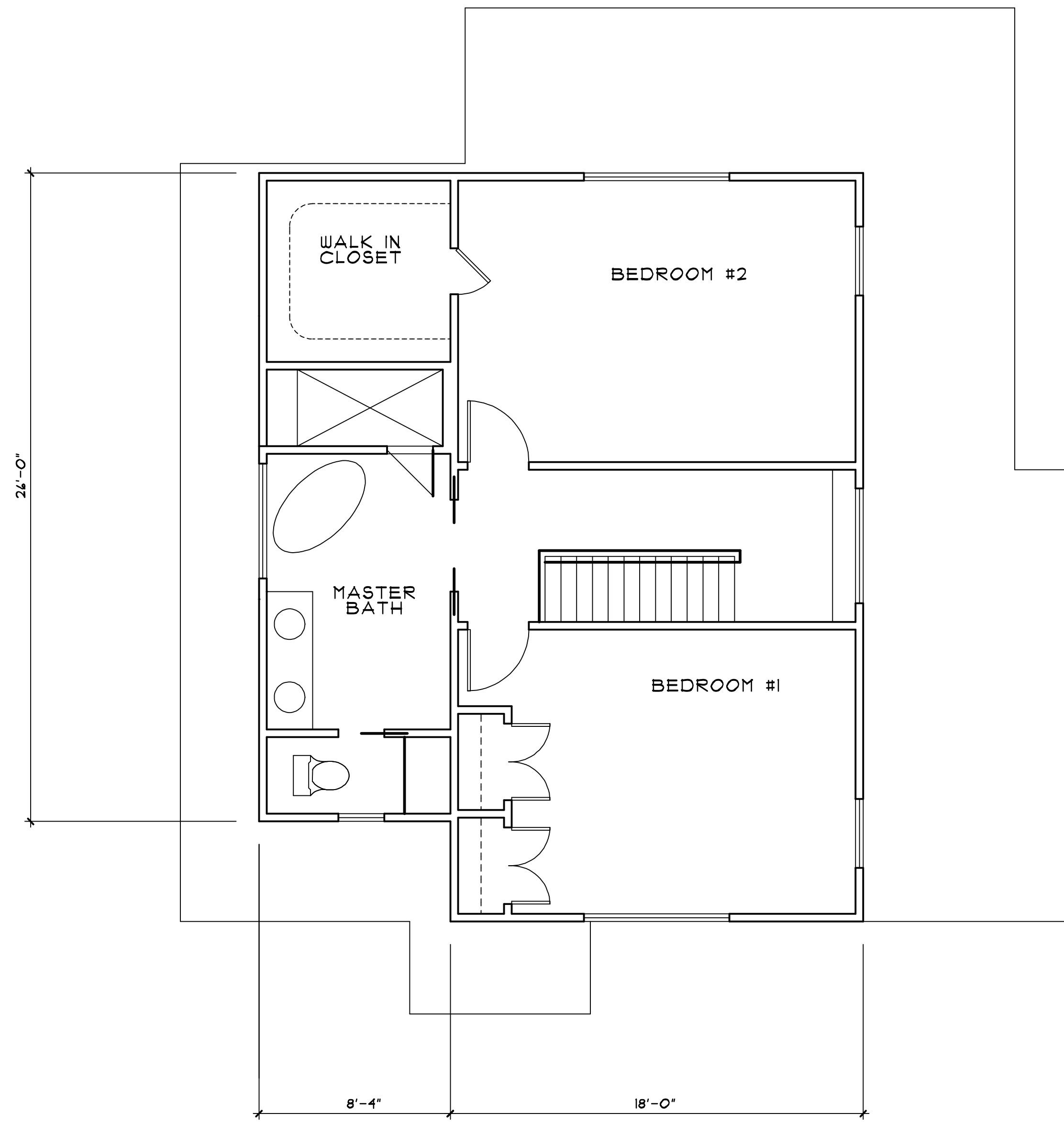
EXISTING FLOOR AREA RATIO CALCULATED AS FOLLOWS:
 $1,214 \text{ S.F.} + 500 \text{ S.F.} = 1,714 \text{ S.F.} / 1,500 \text{ S.F.} = 22.85\%$

PROPOSED FINAL FLOOR AREA RATIO CALCULATED AS FOLLOWS:
 $1,714 \text{ S.F.} + 270 \text{ S.F.} + 280 \text{ S.F.} = 2,264 \text{ S.F.} / 1,500 \text{ S.F.} = 30.18\%$

ZONING CHART

ZONE	R-1-3			
	REQUIRED/PERMITTED	EXISTING	PROPOSED	VARIANCE REQUIRED ?
LOT AREA	4,500 S.F.	1,500 S.F.	1,500 S.F.	NO.
LOT FRONTAGE and WIDTH	45.00'	50.00'	50.00'	PRE-EXISTING NON-CONFORMITY.
LOT DEPTH	100.00'	150.00'	150.00'	NO.
SIDE YARD SETBACK	8.00'	5.4' / 5.1'	5.4' / 5.1'**	YES,**
FRONT YARD SETBACK	25.00'	30.4'	30.4'	NO.
REAR YARD SETBACK	20.00'	15.61'	15.61'	NO.
BUILDING COVERAGE	25%	16.18%	19.78%	NO.
IMPERVIOUS COVERAGE	35%	28.48%	32.4%	NO.
BUILDING HEIGHT	2-1/2 STORIES/30'-0"	1 1/2 STORIES/ 14'-0"	2 STORIES/ 29'-0"	NO.
FLOOR AREA RATIO	40%	22.85%	30.18%	NO.

**PROPOSED ADDITION ALIGNS WITH THE PRE-EXISTING NON-CONFORMING SIDE YARD SETBACK.



SECOND FLOOR PLAN

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

VALID IF SEALED

JOSEPH J. BRUNO, AIA
 ARCHITECT
 MARCH, LIC. A0374

JOSEPH J. BRUNO, AIA
 ARCHITECT

29 PASCACK ROAD
 PARK RIDGE, NEW JERSEY 07454
 TELEPHONE/ FACSIMILE 201-301-1115

ADDITION AND ALTERATIONS TO THE

MAROTTA RESIDENCE
 4-19 HARTLEY PLACE
 FAIR LAWN, NEW JERSEY

DRAWN BY: JJB
 CHECKED BY: ME

DATE: 01/22/23

REVISIONS:
 02/09/23

SHEET NO:
 1 OF 2