

**A**  
NEW SITE PLAN  
SCALE: 1" = 20'-0"

ZONING DATA		BUILDING DATA		
PROJECT #21-26 DESCRIPTION: ADDITION & ALTERATION TO RESIDENCE 9-14 BURBANK STREET FAIR LAWN, NJ 07410		ZONE: R-1-3 RESIDENTIAL SINGLE FAMILY OR TWO-FAMILY BLOCK: 4523 LOT: 3		
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	NOTES
LOT SIZE (MIN.)				
AREA	6,500 SF	5,274 SF*	5,274 SF*	*ENC
WIDTH	65 FT	50.00 FT*	50.00 FT*	*ENC
DEPTH	100 FT	105.50 FT	105.50 FT	
SETBACK DIMENSIONS (MIN.)				
FRONT	25 FT	25 FT	25 FT	
SIDE ONE	8 FT	5.2 FT*	5.2 FT*	*ENC
SIDE CORNER	25 FT	-	-	
REAR	20 FT	36.1 FT	36.1 FT	
BUILDING (MAX.)				
HEIGHT (FROM AVG. GRADE)	30 FT	23 FT	29.83 FT	
HEIGHT (STORIES)	2 1/2	1 1/2 STORIES	2 STORIES	
COVERAGE (MAX.)				
BUILDING COVERAGE	25 %	25.7 %*	26.1 %**	**V
IMPERVIOUS COVERAGE	35 %	38.1 %*	41.1 %**	**V
FLOOR AREA RATIO	40 %	34.8 %	44.6 %**	**V
DECK	5 %	9.4 %*	9.4 %	*ENC
ACCESSORY BUILDING				
FRONT	40 FT	68.2 FT	68.2 FT	
SIDE	4 FT	1.25 FT*	1.25 FT*	*ENC
REAR	4 FT	15.08 FT	15.08 FT	
HEIGHT-STORIES	N/A	N/A	N/A	
-FEET	20 FT	10 FT	10 FT	

\* ENC = EXISTING NON CONFORMING  
\*\* V = VARIANCE REQUIRED

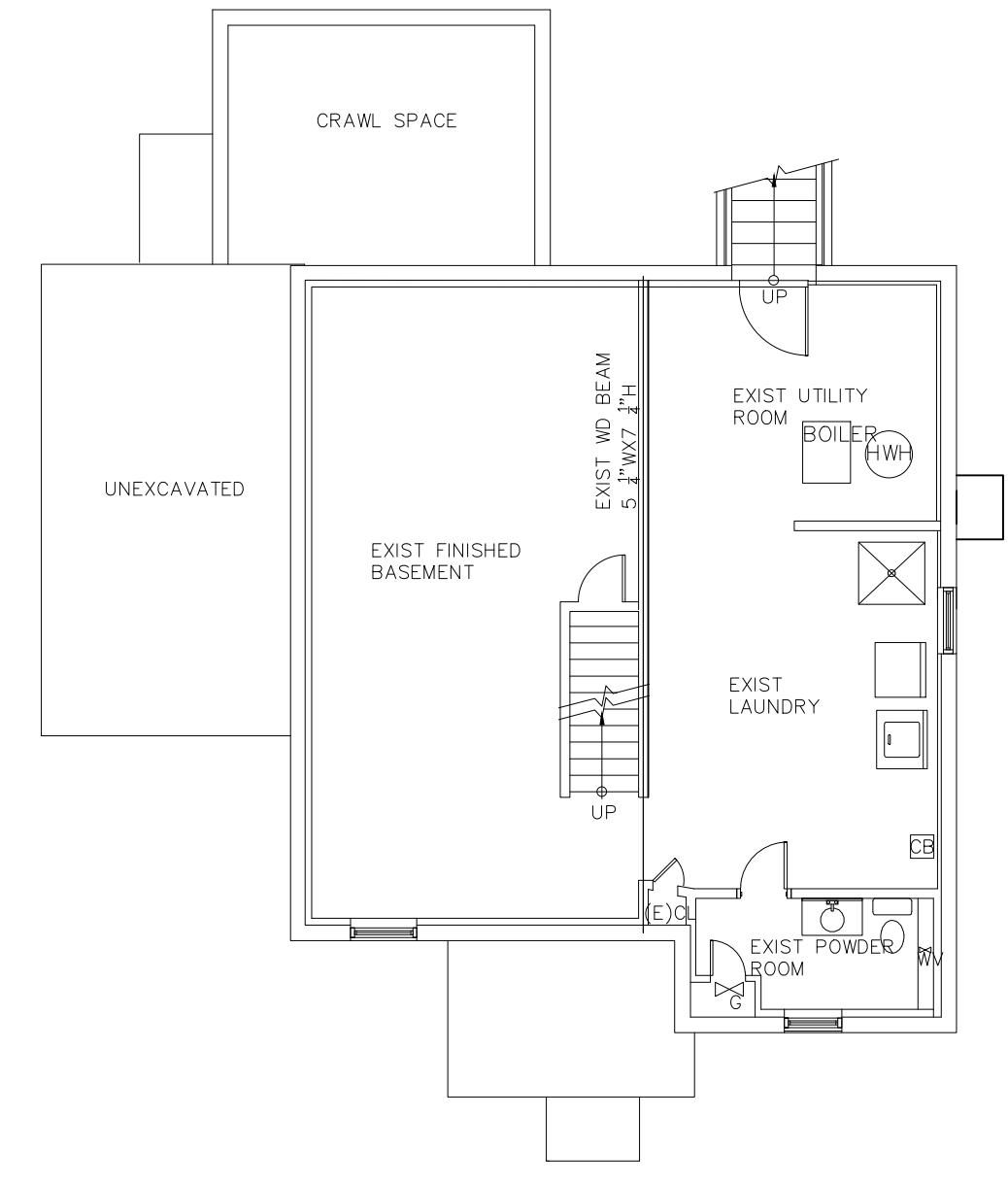
COVERAGE CALCULATION	
EXISTING DWELLING = 1,354 SF	PROPOSED DWELLING = 1,374 SF
EXISTING DRIVEWAY = 362 SF	PROPOSED DRIVEWAY = 502 SF
EXISTING DECK = 494 SF	EXISTING DECK = 494 SF
EXISTING STAIRS = 28 SF	NEW STAIRS = 32 SF
EXISTING WALKWAYS = 234 SF	NEW WALKWAYS = 226 SF
EXISTING SHED = 33 SF	EXISTING SHED = 33 SF
EXISTING BLDG COVERAGE 1,354 SF / 5,274 = 25.7 %	PROPOSED BLDG COVERAGE 1,374 SF / 5,274 = 26.1 %
TOTAL EXISTING LOT COVERAGE 2,011 SF / 5,274 SF = 38.1%	PROPOSED TOTAL LOT COVERAGE 2,167 SF / 5,274 SF = 41.1%

BUILDING DESIGN CRITERIA	
DESIGN LOAD- LIVE LOAD:	40 PSF
DEAD LOAD:	10 PSF
FLOOR JOIST DEFLECTION:	L/360
WIND LOAD DESIGN CRITERIA:	EXPOSURE B
BASIC WIND SPEED:	100 MPH (45 M/S)
GROUND SNOW LOAD CRITERIA:	30 PSF

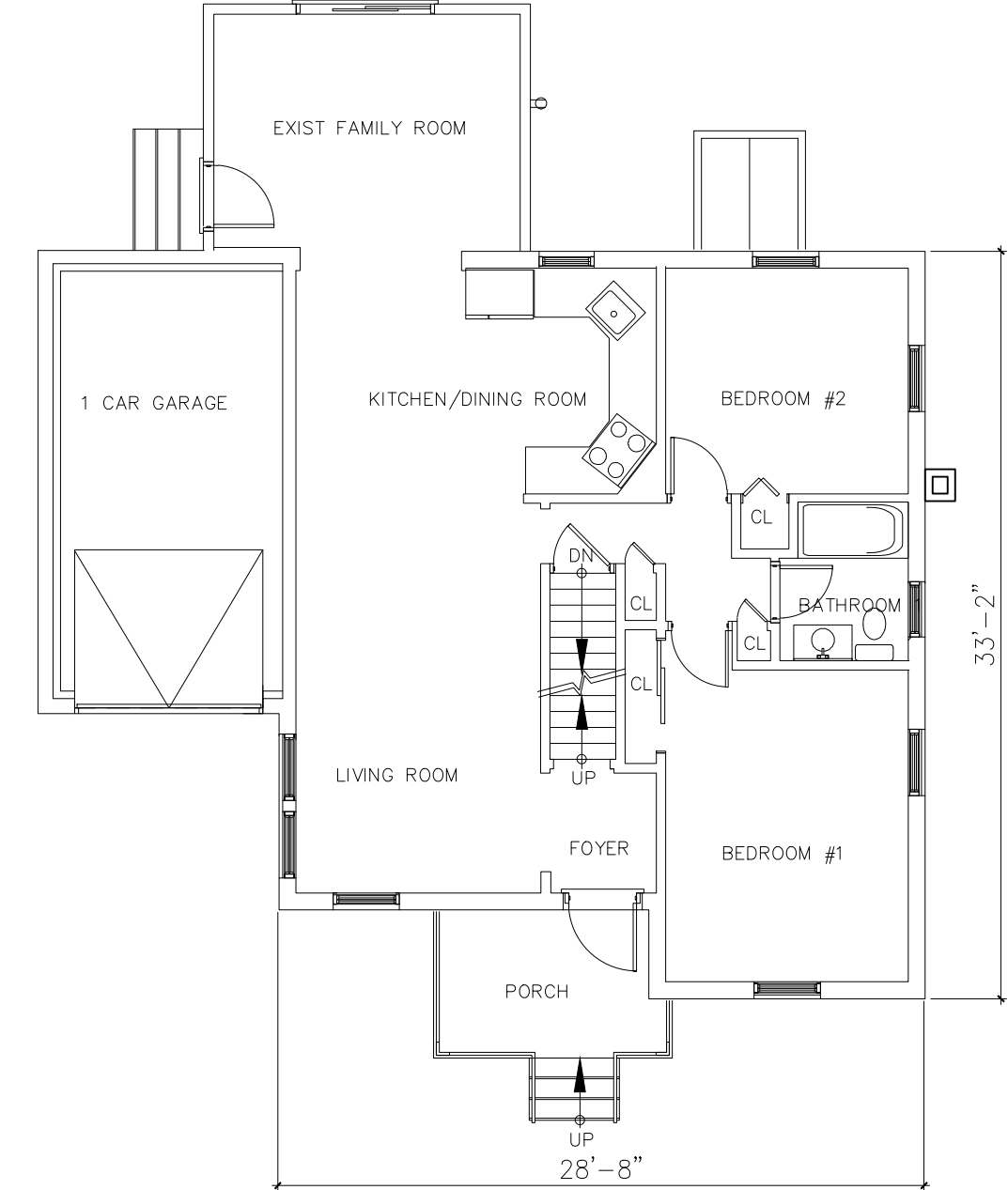
PARTIAL DESTRUCTION- THIS PROJECT MEETS THE DEFINITION OF PARTIAL DESTRUCTION- THE FOOTAGE OF UNCHANGED ABOVE GRADE EXTERIOR PERIMETER WALLS OF THE FIRST FLOOR (1,263 SF) IS GREATER THAN THE FOOTAGE OF DESTROYED, REMOVED OR MODIFIED WALLS OF THE SECOND FLOOR (803 SF). THEREFORE THE PROJECT MEETS THE DEFINITION OF PARTIAL DESTRUCTION.

**CODE DATA:**  
THIS RESIDENTIAL ADDITION AND ALTERATION PROJECT AT 9-14 BURBANK STREET SHALL COMPLY WITH THE FOLLOWING CODES:  
THE INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY, 2018  
THE UNIFORM CONSTRUCTION CODE, NEW JERSEY  
THE NATIONAL ELECTRIC CODE, NEW JERSEY, 2017  
THIS RESIDENTIAL ALTERATION PROJECT IS USE GROUP "R" RESIDENTIAL  
THE BUILDING CONSTRUCTION TYPE IS "V" B

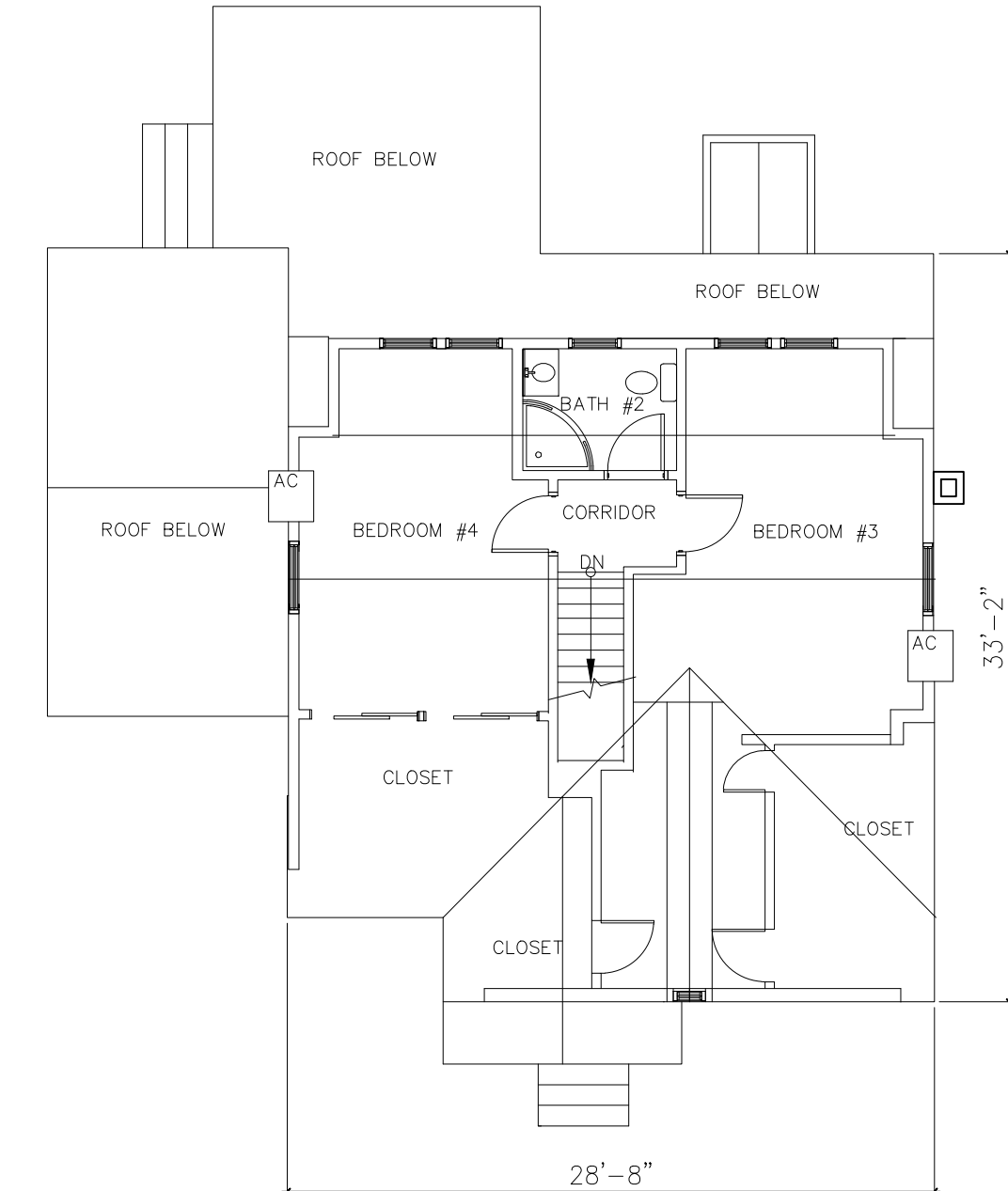
- KEY:**
- NEW CONSTRUCTION
  - EXIST CONSTRUCTION TO REMAIN
  - EXIST CONSTRUCTION TO BE REMOVED
- (N) NEW  
(E) EXISTING  
(N) FURN NEW FURNACE  
(N) HWH NEW HOT WATER HEATER  
(N) LAV NEW LAVATORY  
(N) WC NEW WATER CLOSET  
WS WOOD SILL  
MS MARBLE SILL



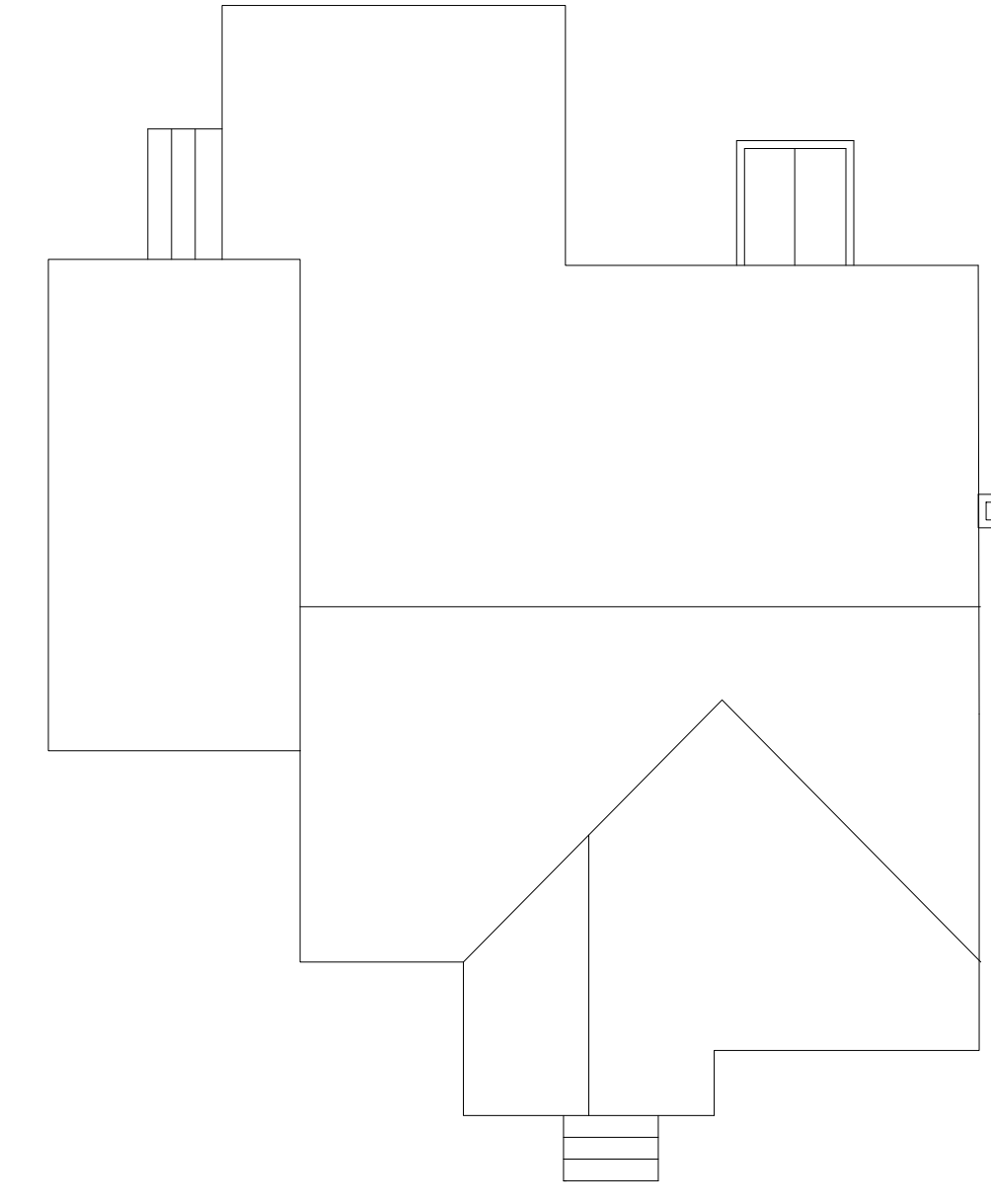
**B**  
EXISTING BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**C**  
EXISTING FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**D**  
EXISTING SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**E**  
EXISTING ROOF PLAN  
SCALE: 1/8" = 1'-0"

NO.	DATE	ISSUE

VERDIGRIS ARCHITECTS, LLC  
14 BREARLY CRESCENT  
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201-925-0612  
amy@verdigrisarchitects.com  
ARCHITECTURE  
INTERIOR DESIGN

MR. AND MS. HAO  
ALTERATION & ADDITION TO RESIDENCE  
9-14 Burbank Street  
Fair Lawn, NJ 07410  
Project #21-26

Amy Hummerstone, RA  
NJ Architect: 21A101301600RA

DRAWING TITLE	
New Site Plan, Zoning & Code Data, Existing Floor Plans	
SCALE: 1/4" = 1'-0"	DRAWN BY: AH
DATE 12-20-21	SHEET NO. T-01
PROJECT NO. 21-26	Sht 1 of 4