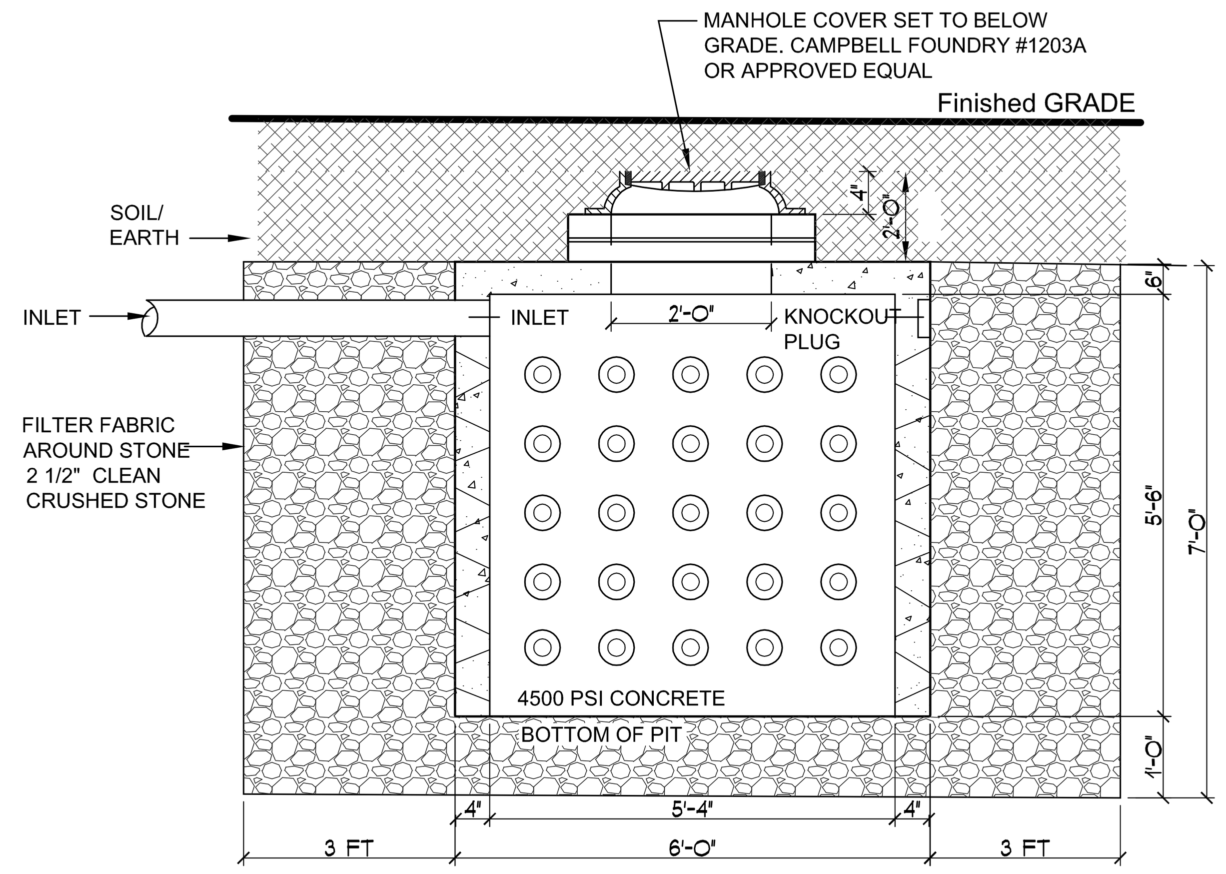
Proposed Addition/Renovation Over Existing Single Family Residence

104 Highgate Terr. Bergenfield, New Jersey



NOTES:
CONNECT SEEPAGE PITS TO TRENCH DRAIN WITH 4" MIN. PVC PIP

1000 G PRECAST CONC. SEEPAGE PIT (SHEA MANUF. OR EQUAL)

NOT TO SCALE

SEEPAGE PIT VOLUME CALCULATIONS

PRECAST CONCRETE SEEPAGE PIT 6 FT DIA X 6.5 FT h
SHEA 1000G CYLINDRICAL DRYWELL OR EQUAL

VOLUME OF (1) SEEPAGE PIT

HEIGHT OF PIT	6.5 ft
OUTSIDE DIAMETER OF PIT=	6 ft
INSIDE DIAMETER OF PIT=	5.34 ft
CAPACITY OF SEEPAGE PIT=	134 CF
	1,002 gal

VOLUME OF STONE TRENCH

WIDTH=	12.0 ft
LENGTH=	12.0 ft
DEPTH=	7.0 ft
TRENCH VOLUME = L x W x D=	1,008 c.f.
LESS OUTER VOLUME OF SEEPAGE PIT = $\pi R^2 X D$=	183 cf
NET VOLUME=	825 cf
VOID RATIO=	0.4
VOLUME OF STONE VOIDS=	330 cf (2,468 gal)
TOTAL VOLUME PER SEEPAGE PIT	513 cf (3,837 gal)
NUMBER OF PITS PROVIDED	1

RAINWATER RUNOFF CALCULATIONS

EXISTING IMPERVIOUS AREA = 1,340 S.F.
PROPOSED IMPERVIOUS AREA = 3,068 S.F.
INCREASE = 1,728 S.F.

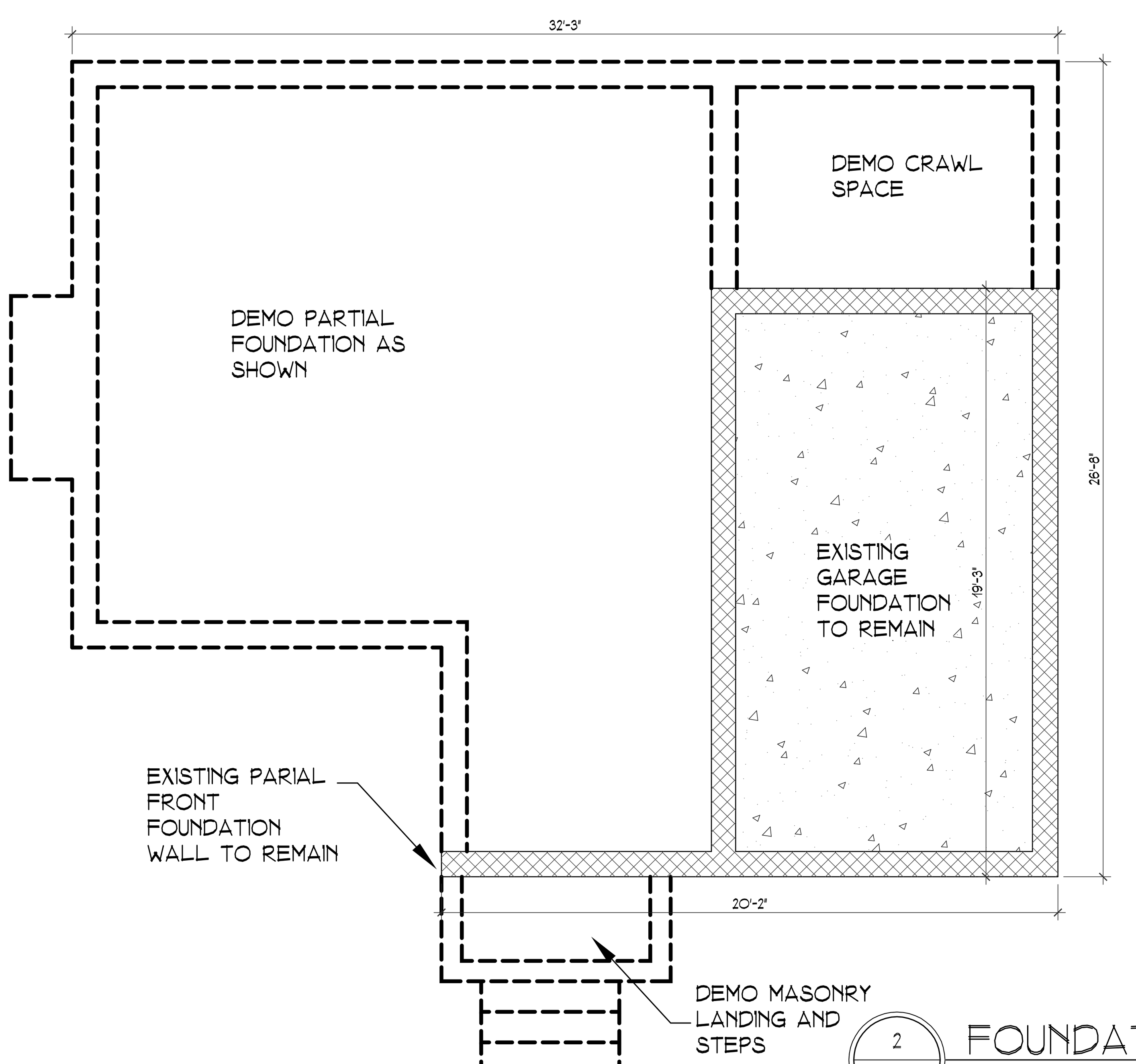
DESIGN BASIS:
1 GAL OF STORAGE / 1 S.F. OF IMPERVIOUS AREA
RUNOFF COEFFICIENT: 1.0

INCREASE IN IMPERVIOUS AREA: 1,728 S.F.
RUNOFF VOLUME: 1,728 GAL. REQ'D

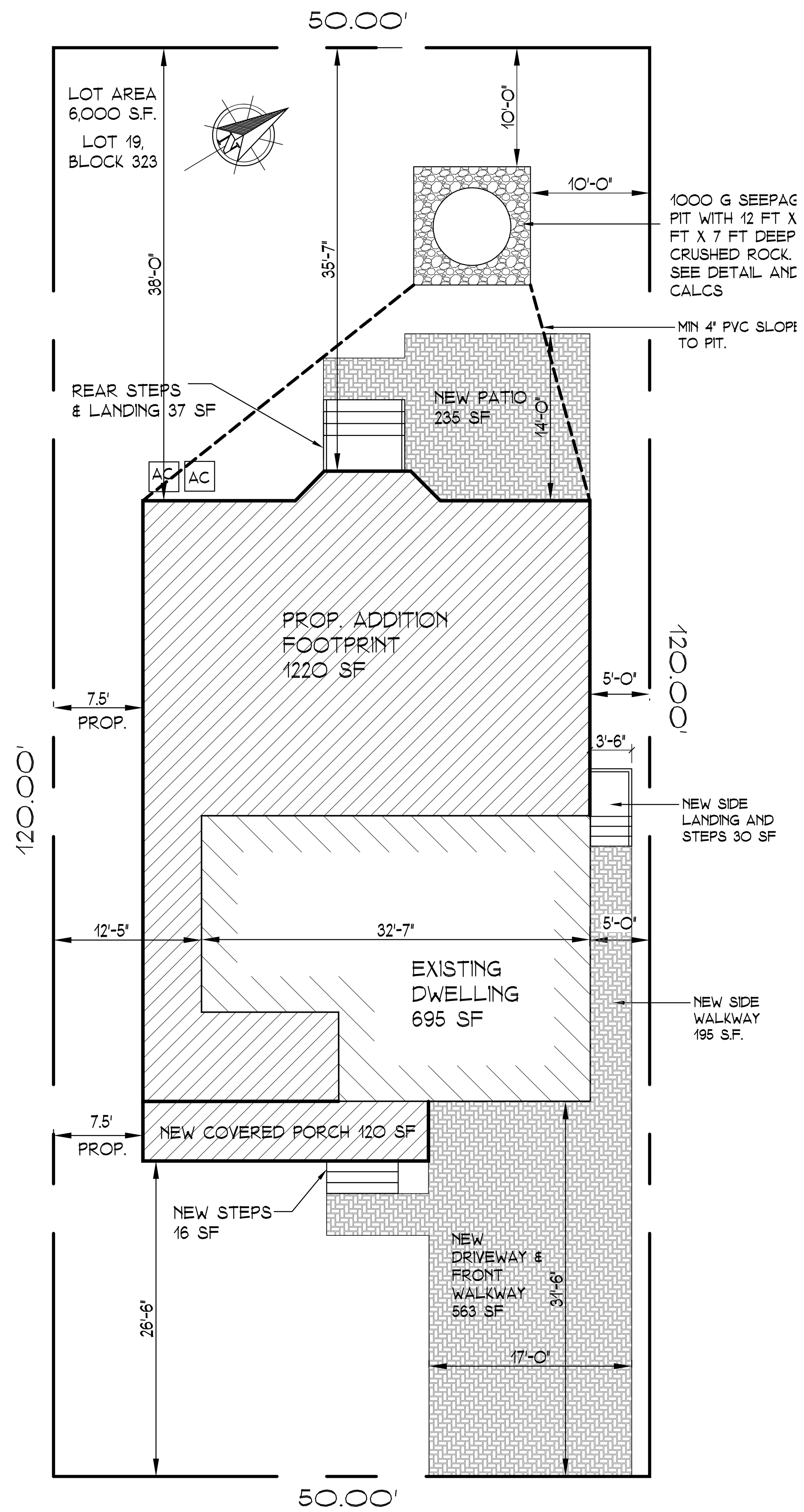
TOTAL VOLUME OF SEEPAGE PIT PROVIDED:
USE (1) PITS = 3,837 GAL. PROVIDED

(SEE SEEPAGE PIT VOLUME CALCULATIONS)

USE (1) 6' DIA. X 6.5' DEEP SEEPAGE PITS IN A 3/4" STONE BED OF 12' X12' X 7' DEEP



2 A-01 FOUNDATION DEMO PLAN
SCALE: 1" = 1'-0"



1 A-01 SITE PLAN
SCALE: 1" = 1'-0"

ZONING DATA

PROJECT DESCRIPTION: PROPOSED ADDITION & RENOVATION — BLOCK: 323 LOT: 19
ZONE: R-5 , SUBJECT TO R-6 REQUIREMENTS — BUILDING CODES USED: BERGENFIELD TOWN ORDINANCE

LOT SIZE	EXISTING	MIN. REQ'D	PROPOSED	VARIANCE REQ'D
AREA	6,000 SF	6000 SF	(NO CHANGE)	NO
WIDTH	50 FT	60 FT	(NO CHANGE)	NO
DEPTH	120 FT	100 FT	(NO CHANGE)	NO

SETBACKS	EXISTING	MIN. REQ'D	PROPOSED	VARIANCE REQ'D
FRONT YARD	31'-6"	25 FT	26'-6" TO COVERED PORCH	NO
R SIDE YARD	5 FT	7.5 FT	5 FT	YES (MATCH EXISTING)
L SIDE YARD	12'-5"	7.5 FT	7.5 FT	NO
COMBINED SIDE YARD	17'-5"	15 FT	12.5 FT	YES
REAR YARD	64.5 FT	25 FT	35'-7"	NO
MAXIMUM BUILDING HEIGHT	N/A	30 FT/2 STORY	30 FT	NO
MAXIMUM LOT COVERAGE (BUILDING COVERAGE)	695 SF (11.2%)	1,800 SF (30.0 %)	2,035 SF (33.9%)	YES
TOTAL IMPROVED LOT COVERAGE COUNTING PAVERS	N/A	2,100 SF (35.0 %)	2,972 SF (49.5%)	YES
TOTAL IMPROVED LOT COVERAGE NOT COUNTING PAVERS	N/A	2,100 SF (35.0 %)	2,100 SF (35.0%)	NO

LOT COVERAGE (BUILDING)

IMPROVED COVERAGE	EXISTING	PROPOSED	EXIST. + PROP.
MAIN DWELLING	695 SF	1,220 SF	1,915 SF
COVERED PORCH	0 SF	120 SF	120 SF
TOTALS (% OF ENTIRE LOT AREA)	695 SF	1,340 SF	2,035 SF

BUILDING CHARACTERISTICS

BUILDING CLASSIFICATION	SINGLE FAMILY RESIDENCE
USE GROUP	R5
CONSTRUCTION TYPE	5B
NUMBER OF STORIES	2
AREA OF LARGEST FLOOR	1,915 SF
NEW BUILDING AREA	3,830 SF (1ST FL + 2ND FL)
VOLUME OF NEW STRUCTURE	48,967 CU FT

TOTAL IMPROVED LOT COVERAGE

IMPROVED COVERAGE	PROPOSED
MAIN DWELLING	1,915 SF
COVERED PORCH	120 SF
DRIVEWAY	563 SF
SIDE WALKWAY	72 SF
SIDE STEPS & LANDING	30 SF
REAR PATIO	235 SF
REAR STEPS & LANDING	37 SF
TOTALS (% OF ENTIRE LOT AREA)	2,972 SF

ALL DRAWINGS HERE WITHIN SHALL CONFORM TO THE LATEST LOCAL AND STATE CODES AS LISTED BELOW:

REHABILITATION SUBCODE (NJAC 5:23-6) NJUCC, SUBCHAPTER 6
WHEN APPLICABLE, INTERNATIONAL RESIDENTIAL CODE/2018, NJ ED (IRC W/ NJ EDITS FROM 3.21)
NATIONAL STANDARD PLUMBING CODE/2018 (NJAC 5:23-3.15)
NATIONAL ELECTRICAL CODE (NFPA 70)/2017 (NJAC 5:23-3.16)
ENERGY SUBCODE ASHREA 90.1-2016
INTERNATIONAL MECHANICAL CODE/2018 (NJAC 5:23-3.20)
INTERNATIONAL FUEL GAS CODE/2018 (NJAC 5:23-3.22)

PERVIOUS PAVERS VS IMPERVIOUS PAVERS IMPROVED LOT COVERAGE CALCULATION

PERVIOUS PAVERS	IMPERVIOUS PAVERS
35.0% IMPROVED LOT COVERAGE (2,100 S.F. IMPROVED COVERAGE)	49.5% IMPROVED LOT COVERAGE (2,972 S.F. IMPROVED COVERAGE)

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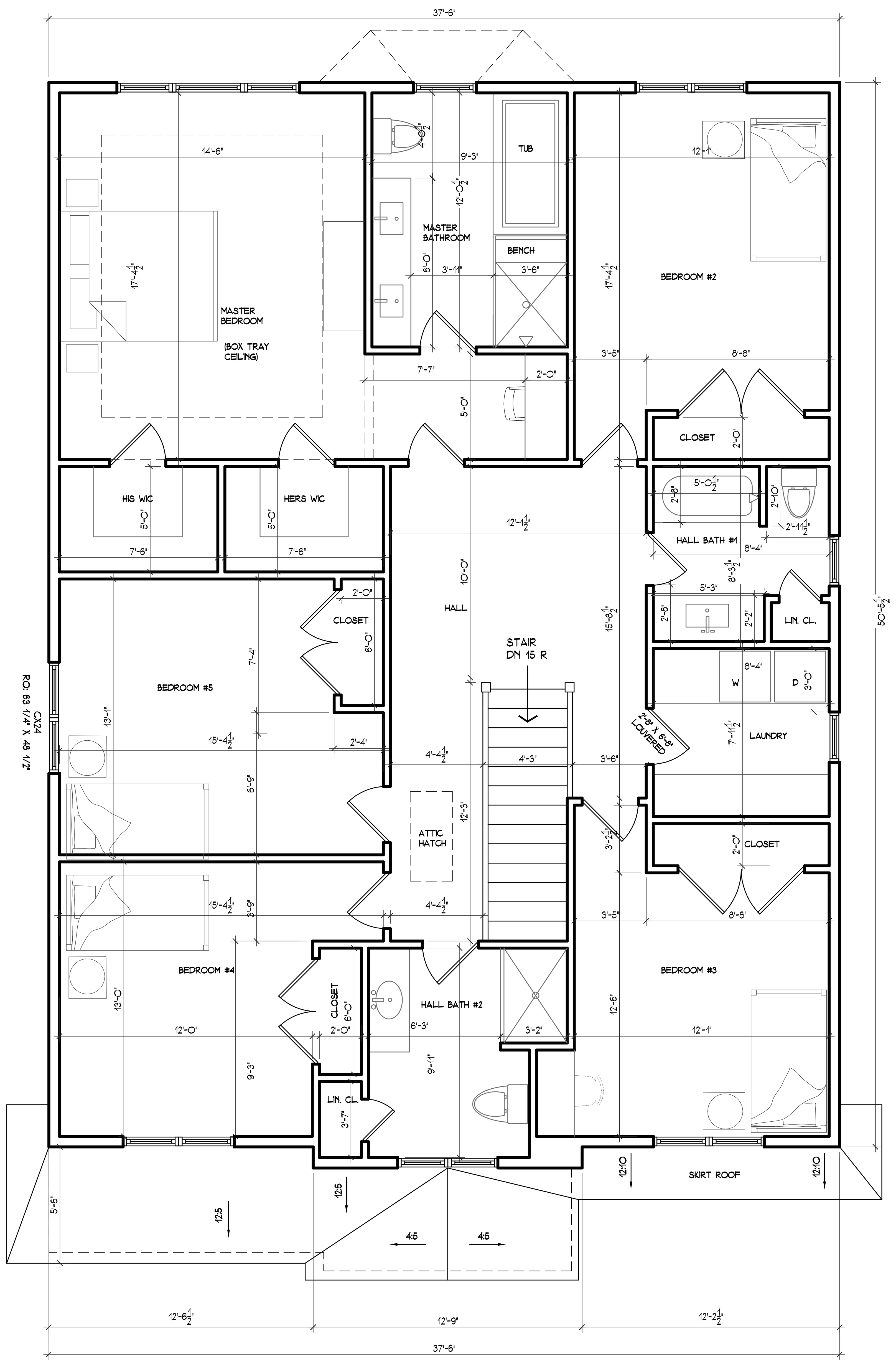
SET ISSUES & DATES:
1-14-20 ZONING BOARD OF ADJUSTMENTS SUBMISSION
2-19-20 RESUBMISSION FOR ZONING BOARD OF ADJUSTMENTS

PROPOSED ADDITION/RENOVATION TO EXISTING SINGLE FAMILY RESIDENCE
104 HIGHGATE TERR. BERGENFIELD, NJ

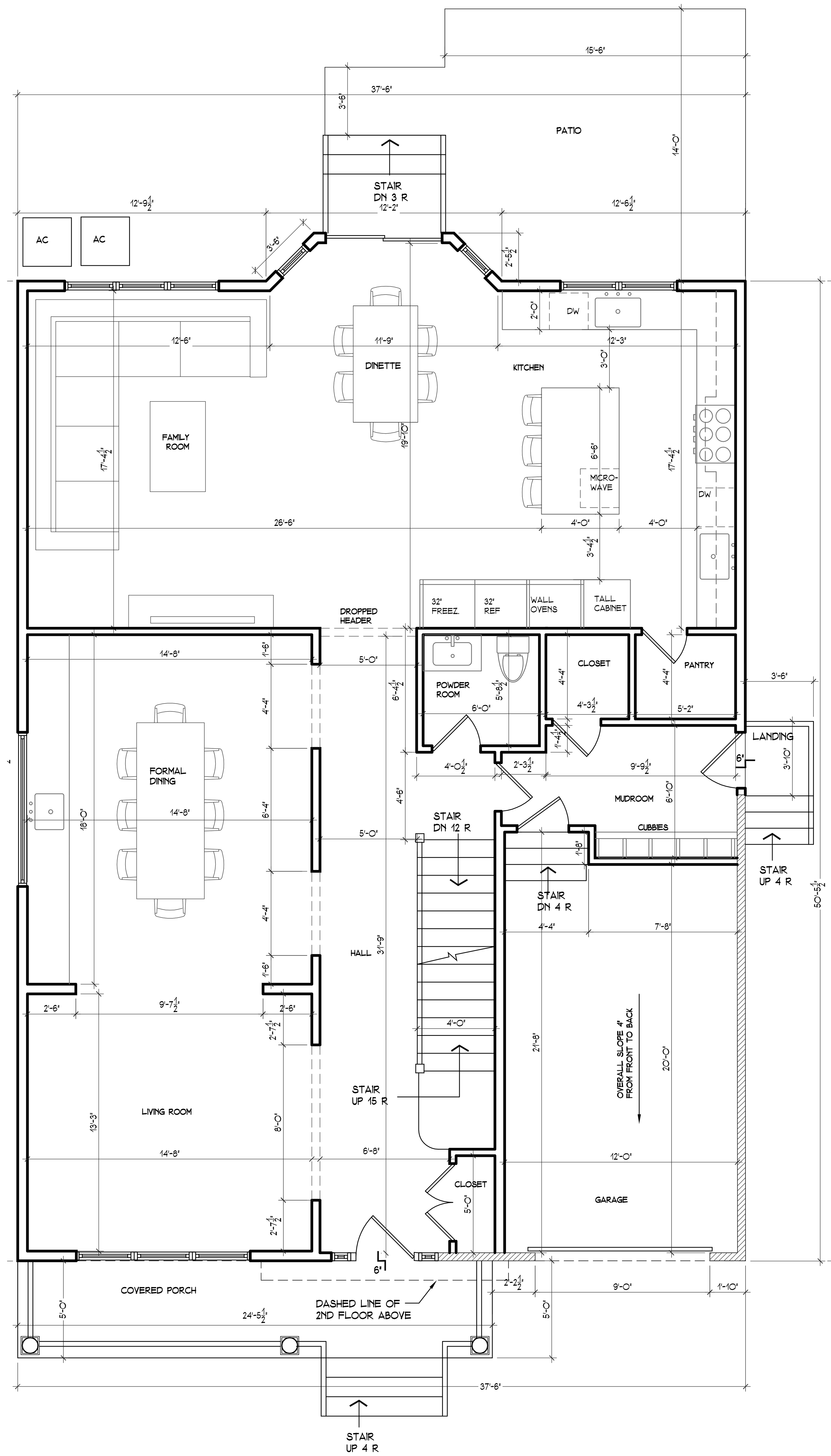
JORDAN ROSENBERG, R.A.
NJ ARCHITECT: #16495

DATE	DRAWN BY
2-19-20	JR

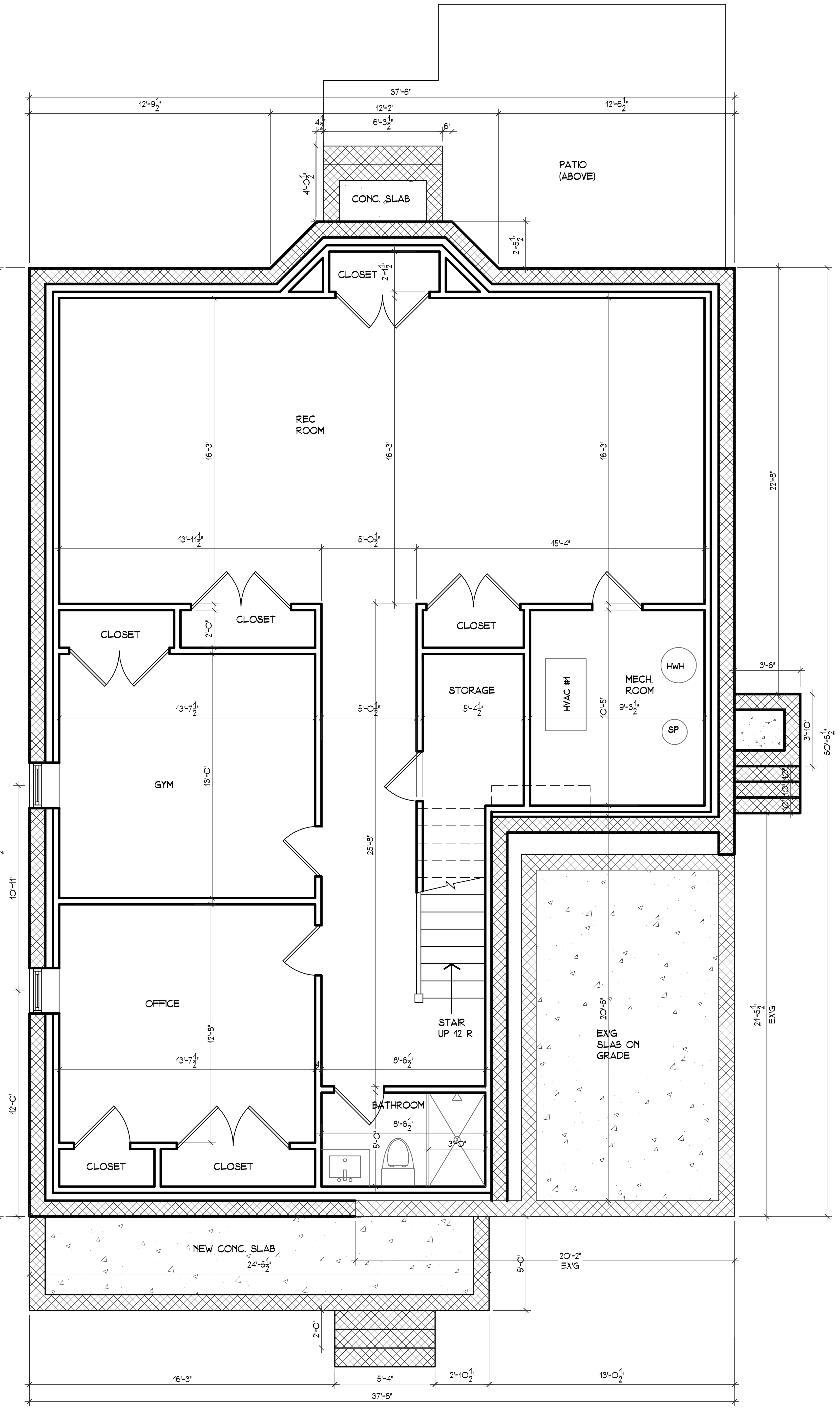
A-01



3
A-02
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A-02
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1
A-02
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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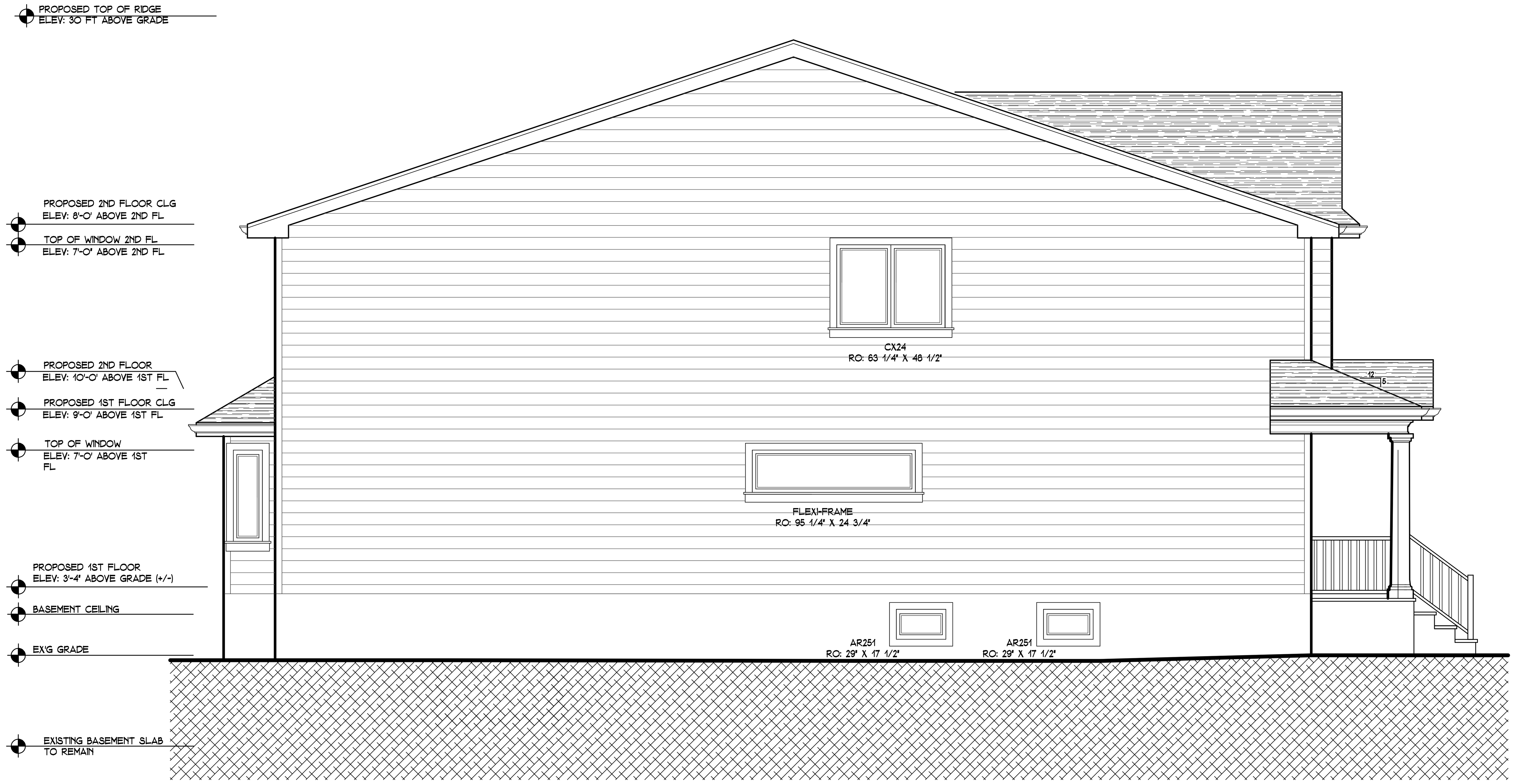
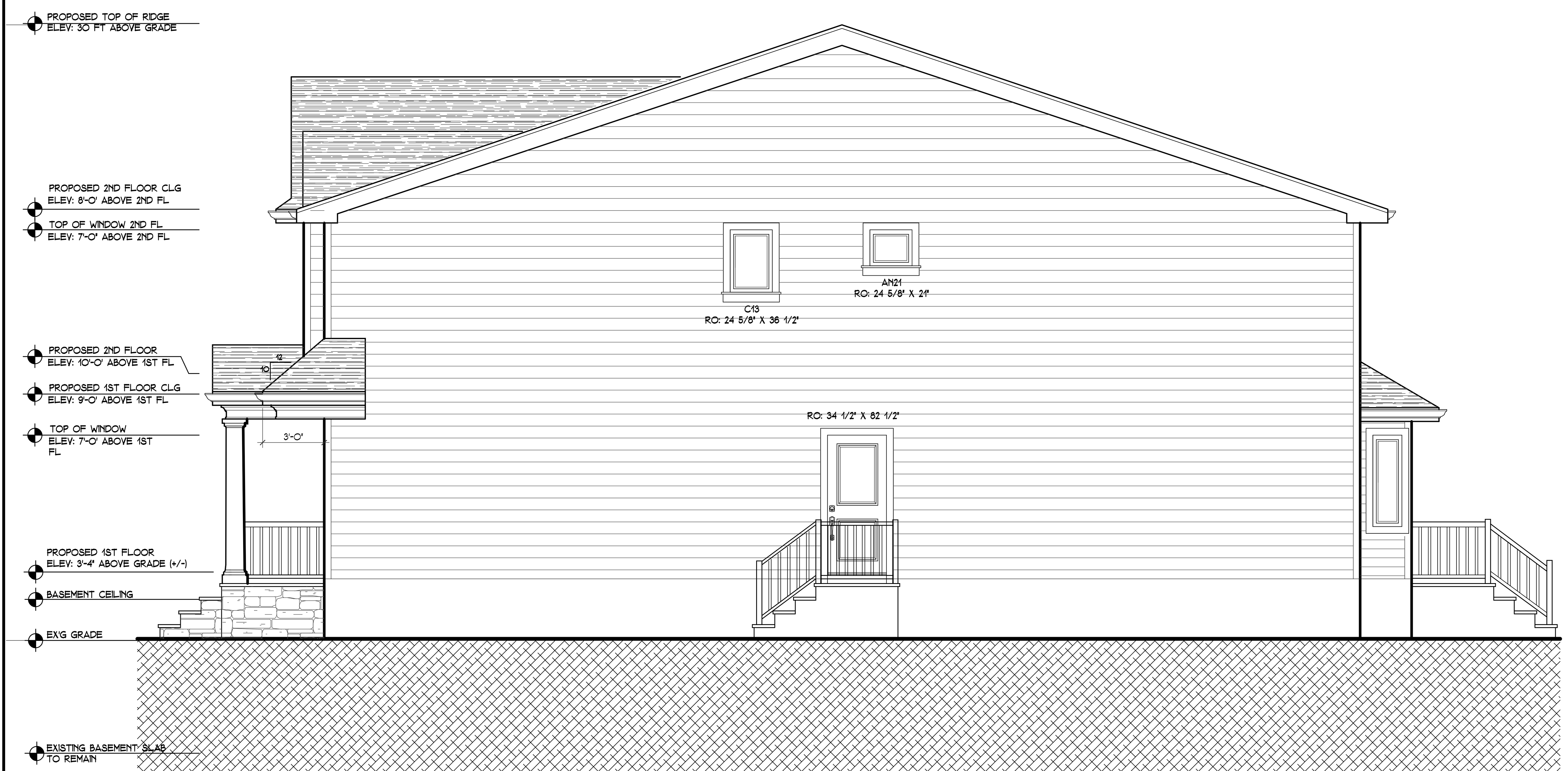
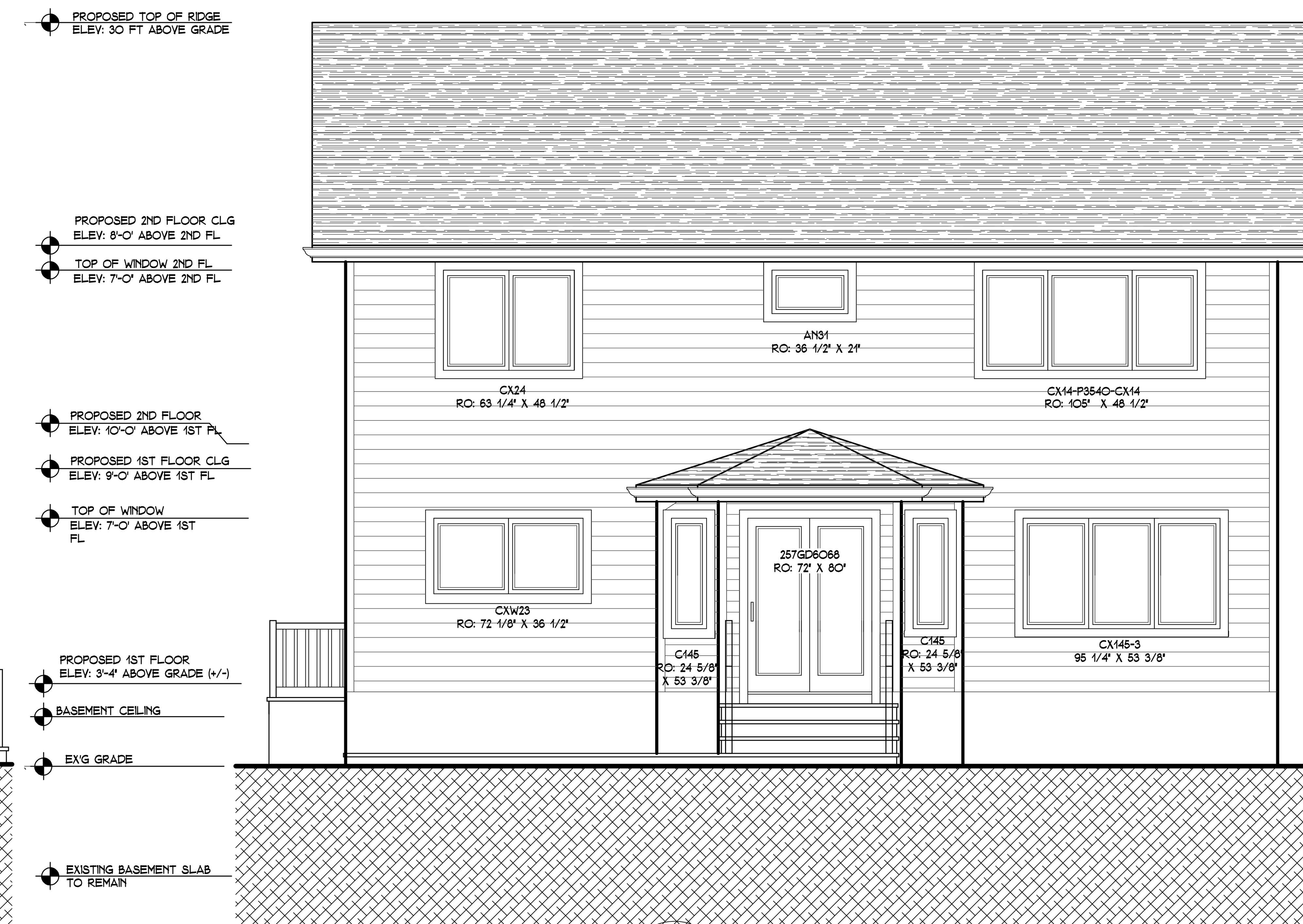


2 A-03 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

1 A-03 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 A-03 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3 A-03 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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