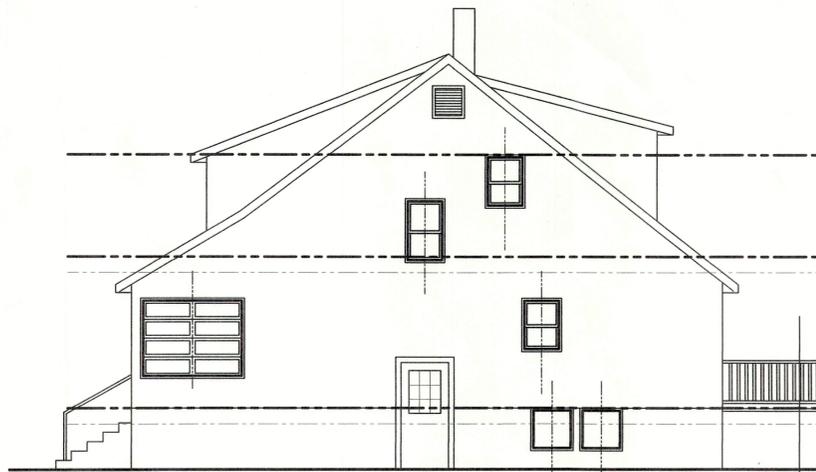




EXISTING FRONT ELEVATION

SCALE: 3/16" = 1'-0"



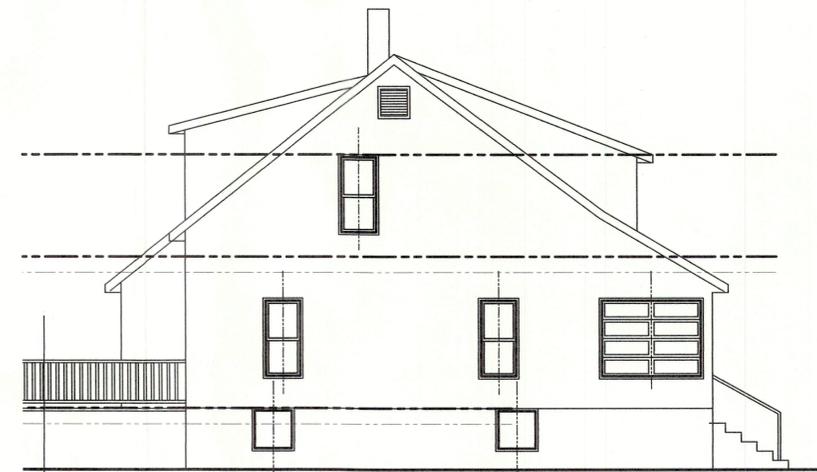
EXISTING SIDE ELEVATION

SCALE: 3/16" = 1'-0"



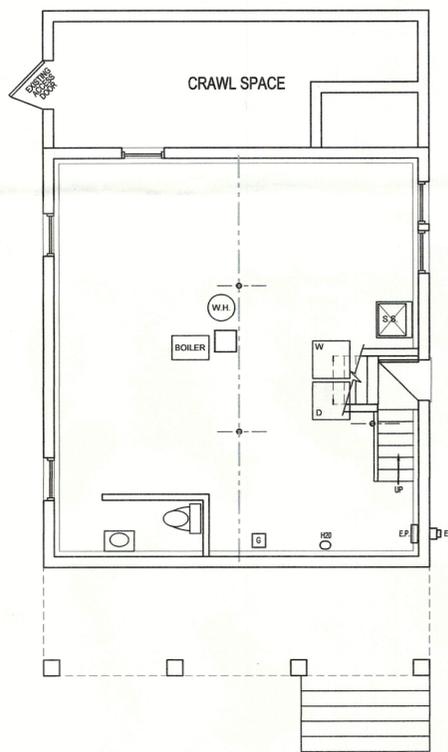
EXISTING REAR ELEVATION

SCALE: 3/16" = 1'-0"



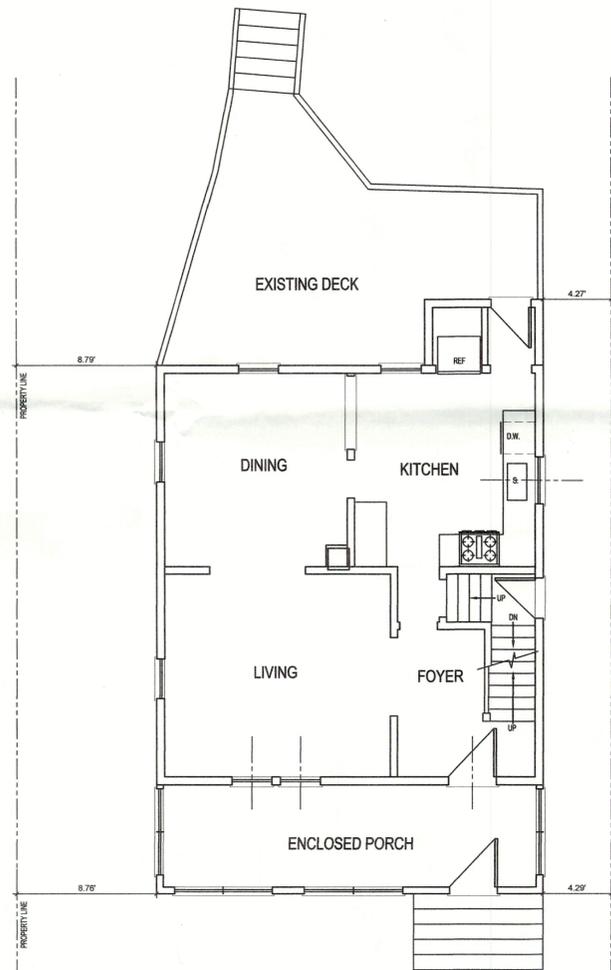
EXISTING SIDE ELEVATION

SCALE: 3/16" = 1'-0"



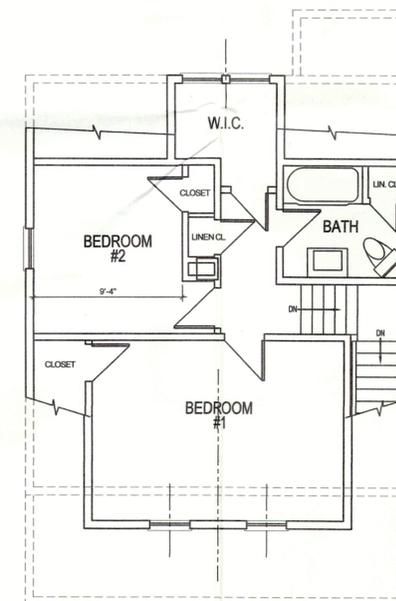
EXISTING BASEMENT PLAN

SCALE: 3/16" = 1'-0" 635 S.F.



EXISTING 1ST FLOOR PLAN

SCALE: 3/16" = 1'-0" 829 S.F.



EXISTING 2ND FLOOR PLAN

SCALE: 3/16" = 1'-0" 541 S.F.

PHOTO:



UTILITIES:

- EXISTING ELECTRIC SERVICE
- EXIST. (DOMESTIC) WATER
- EXIST. GAS LINE
- EXIST. SANITARY LINE TO STREET
- NEW HVAC

ZONING BULK REQUIREMENTS					
R-1A - RESIDENTIAL ONE-FAMILY	REQUIREMENT	EXISTING	PROPOSED	VAR. REQ'D.	COMMENT
MIN. LOT AREA	5,000 SF	3,782 SF	3,782 SF	NO	EXISTING NON CONFORMING
MIN. LOT WIDTH	50 FT.	37.63 FT.	37.63 FT.	NO	EXISTING NON CONFORMING
MIN. LOT DEPTH	100 FT.	100 FT.	100 FT.	NO	EXISTING NON CONFORMING
MIN. FRONT YARD SETBACK	25 FT.	13.61 FT.	13.61 FT.	YES	MATCH EXISTING NON CONFORMING SETBACK
MIN. REAR YARD	25 FT.	47.50 FT.	47.5 FT.	NO	
MIN. SIDE YARD	6 FT.	4.27 FT.	4.27 FT.	YES	MATCH EXISTING NON CONFORMING SETBACK
MIN. SIDE YARD - OTHER / COMBINED	14 FT.	8.79 FT. (13.08 FT.)	8.79 FT. (13.08 FT.)	YES	MATCH EXISTING NON CONFORMING SETBACK
MAX. BUILDING STORIES	2 1/2 STORIES	1 1/2 STORIES	2 1/2 STORIES	NO	
MAX. BUILDING HEIGHT	40'-0"	25'-10"	30'-2"	NO	AVG. GRADE TO HIGHEST POINT OF ROOF SURFACE
MAX. BUILDING COVERAGE	20 %	28 %	29.8 %	YES	INCREASE IN EXISTING NON CONFORMITY
MAX. IMPERVIOUS LOT COVERAGE	45 %	49 %	50.8 %	YES	INCREASE IN EXISTING NON CONFORMITY
FLOOR AREA RATIO	0.5	0.36	0.4989	NO	1ST 897 S.F.+ 2ND 897 S.F.+ ATTIC 93 S.F. = 1,887 S.F. 1,887 S.F./3,782 S.F. = 0.4989

AREA CALCULATIONS					
BUILDING AREAS	EXISTING	DEMO	ADDITION	REALLOCATE	TOTAL
BASEMENT	835 S.F.	0 S.F.	0 S.F.	0 S.F.	835 S.F.
FIRST FLOOR	829 S.F.	0 S.F.	68 S.F.	0 S.F.	897 S.F.
SECOND FLOOR	541 S.F.	0 S.F.	356 S.F.	0 S.F.	897 S.F.
ATTIC - W/7FT HGT.	0 S.F.	0 S.F.	93 S.F.	0 S.F.	93 S.F.
TOTAL	2,005 S.F.	0 S.F.	517 S.F.	0 S.F.	2,522 S.F.
GARAGE	231 S.F.				VOLUME OF ADDITION 5,306 C.F.

BUILDING CHARACTERISTICS					
USE GROUP	PRESENT	R-5	PROPOSED	R-5	
CONSTR. CLASS	PRESENT	SB	PROPOSED	SB	
NO. OF STORIES			2		
HEIGHT OF STRUCTURE			30'-2"		
AREA - LARGEST FLOOR			897 S.F.		
NEW BLDG. AREA / ALL FLOORS			422 S.F.		
VOLUME OF NEW STRUCTURE			5,306 C.F.		

BUILDING CODE REVIEW	
2021 INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY ED.	
USE GROUP:	R-5; RESIDENTIAL
CONSTRUCTION CLASSIFICATION:	SB
HEIGHT LIMITATION:	2 1/2 STORIES
AREA LIMITATION (PER FLOOR):	LUL
2021 INTERNATIONAL MECHANICAL CODE	
2021 NATIONAL STANDARD PLUMBING CODE	
2021 INTERNATIONAL FUEL GAS CODE	
2020 NATIONAL ELECTRIC CODE	
2021 INTERNATIONAL ENERGY CONSERVATION CODE, N. J. ED.	
DESIGN LOADS	
FLOOR LIVE LOAD	40 PSF
FLOOR DEAD LOAD	20 PSF
ROOF LIVE LOAD	30 PSF
ATTIC LIVE LOAD	20 PSF
TOTAL FLOOR LOAD	60 PSF

DRAWING LIST	
Z-1	SITE PLAN, EXISTING PLANS AND ELEVATIONS
Z-2	PROPOSED FLOOR PLANS
Z-3	PROPOSED ELEVATIONS

BLOOMFIELD ZONING DISTRICT	
R-1A - RESIDENTIAL	

ZONING DEPARTMENT	
DATE: 6 AUGUST 2025	
REVISION: 1.9.26.25	
PROJECT: PROPOSED 2 STORY REAR YARD ADDITION, 2ND FLOOR ADDITION AND INTERIOR RENOVATION TO EXISTING SINGLE FAMILY HOUSE	
SITE PLAN, EXISTING PLANS, EXISTING ELEVATIONS	
JAMES S. MCNEIGHT ARCHITECT PLANNER PC 169 SCHUYLER AVENUE KEARNY, NEW JERSEY 07032 (201) 246-7515 (FAX) 246-7513 N.J. LICENSE NO. 09626	

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