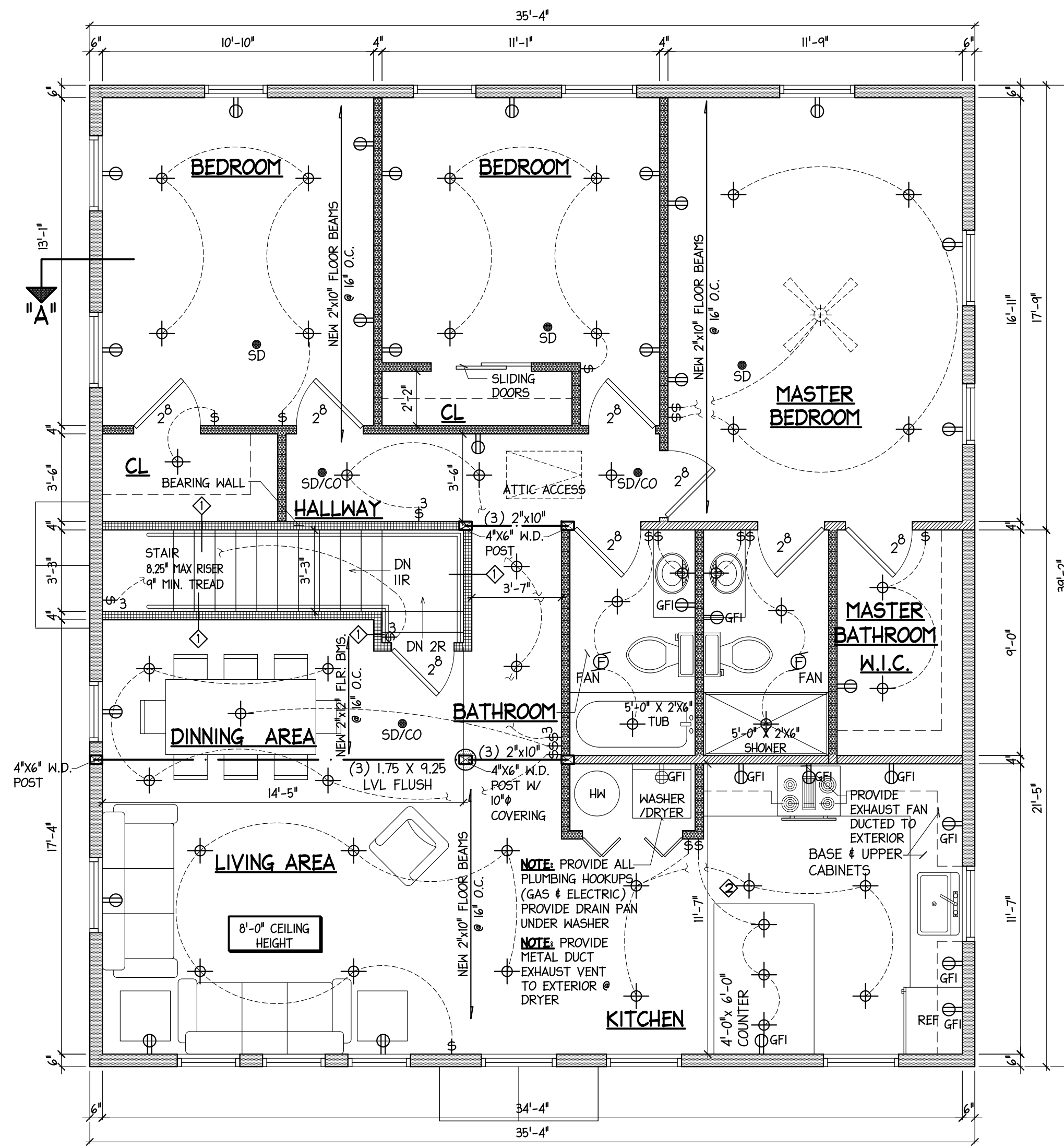


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

LEGEND

- INDICATES EXISTING PARTITIONS
- ▬ INDICATES NEW INTERIOR PARTITIONS 2"x4" @ 16" O.C.
- - - INDICATES DEMOLITION
- ⊠ WOOD POST W/ SOLID BLOCKING DOWN TO FOUNDATION, TYP.
- ⊕ DUPLEX RECEPTACLE
- ⊕ SWITCH
- ⊕ LIGHT FIXTURE. FINAL SELECTION BY OWNER.

BUILDING DATA:

BUILDING CODE: RESIDENTIAL BUILDING CODE 2015, NEW JERSEY EDITION

USE GROUP: "R-5" RESIDENTIAL
CONSTRUCTION TYPE: "VB" FRAME
BUILDING TYPE: TWO FAMILY

BUILDING SQUARE FOOTAGE CALCULATIONS:
PROPOSED SQUARE FOOTAGE:

FIRST FLOOR -1,384 S.F.
SECOND FLOOR -1,384 S.F.

PROPOSED BUILDING VOLUME = ±30,371 C.F.

LOT SIZE: -5,900 S.F.
BUILDING COVERAGE: -1,384 S.F. (23.5%)
TOTAL LOT COVERAGE: -3,748 S.F. (63.5%)

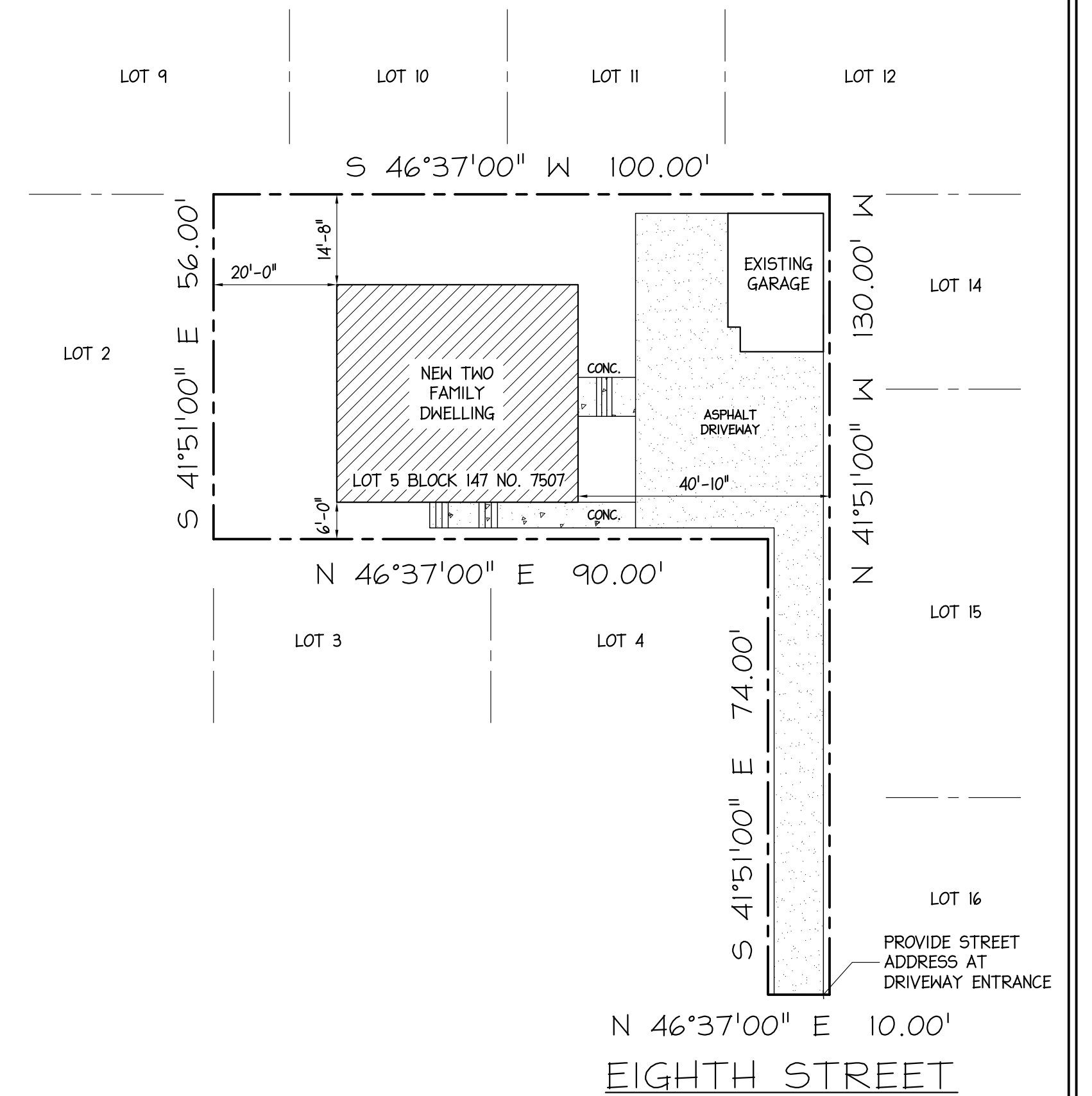
FLOOR LOAD 40 P.S.F. L.L.
CEILING LOAD 20 P.S.F. L.L.
ROOF LOAD 30 P.S.F. L.L.

ZONING CHART

LOT 5 BLOCK 147

R-B ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	COMPLY	
MINIMUM LOT DIMENSIONS	AREA, Sq. Ft.	5,000 Sq. Ft.	5,900 Sq. Ft.	5,900 Sq. Ft.	YES
	WIDTH, Feet	50.0'	50.0'	50.0'	YES
	DEPTH, Feet	100.0'	100.0'	100.0'	YES
MINIMUM YARD SETBACKS	FRONT, Feet	20.0'	50.15'	40.83'	YES
	REAR, Feet	20.0'	10.7'	20.0'	YES
	SIDE, Feet	6.0'/15.0' Both	4.9' / 9.8'	6.0' / 14.7' / 20.7' Both	YES
MAXIMUM BUILDING COVERAGE	30%	18%	23.5%	YES	
MAXIMUM IMPERVIOUS COVERAGE	65%	33.3%	63.5%	YES	
MAXIMUM HEIGHT	32'-0" & 2 1/2 STORIES	± 22'-4" 2 STORIES	± 28'-11" 2 1/2 STORIES	YES	
BUILDING TYPE	TWO FAMILY	TWO FAMILY	TWO FAMILY	YES	

* EXISTING NON-CONFORMING

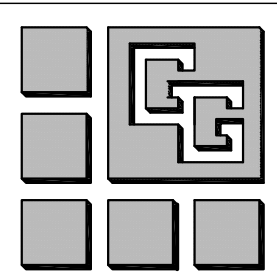


SITE PLAN

SCALE: 1" = 20'-0"

NOTE: ALL EXISTING SITE INFORMATION IS TAKEN FROM SURVEY DONE BY LEO A. KALIETA & C.O. DATED AUGUST 15, 2016.

REVISIONS



SALVATORE GUZZO, AIA N.J. LIC. NO. C-3651
ANTHONY GUZZO, AIA N.J. LIC. NO. 12993

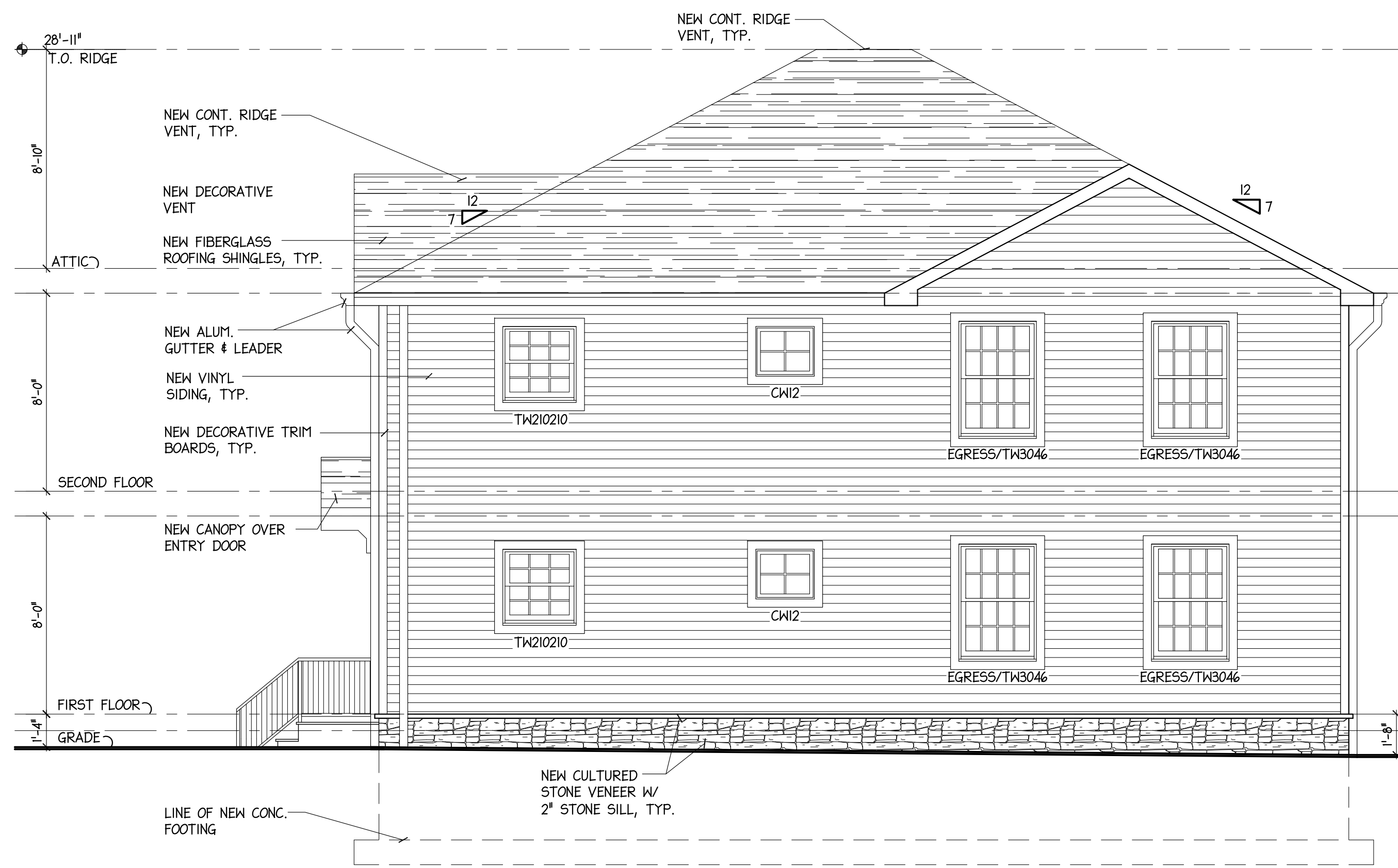
GUZZO + GUZZO ARCHITECTS, L.L.C.
608 RIDGE ROAD LYNDHURST, N.J. 07071
201-939-1446 (FAX) 201-939-1448

THESE DOCUMENTS ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND THE ARCHITECT SHALL RETAIN ALL RIGHTS, INCLUDING THE COPYRIGHT. ANY OTHER USE IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT.

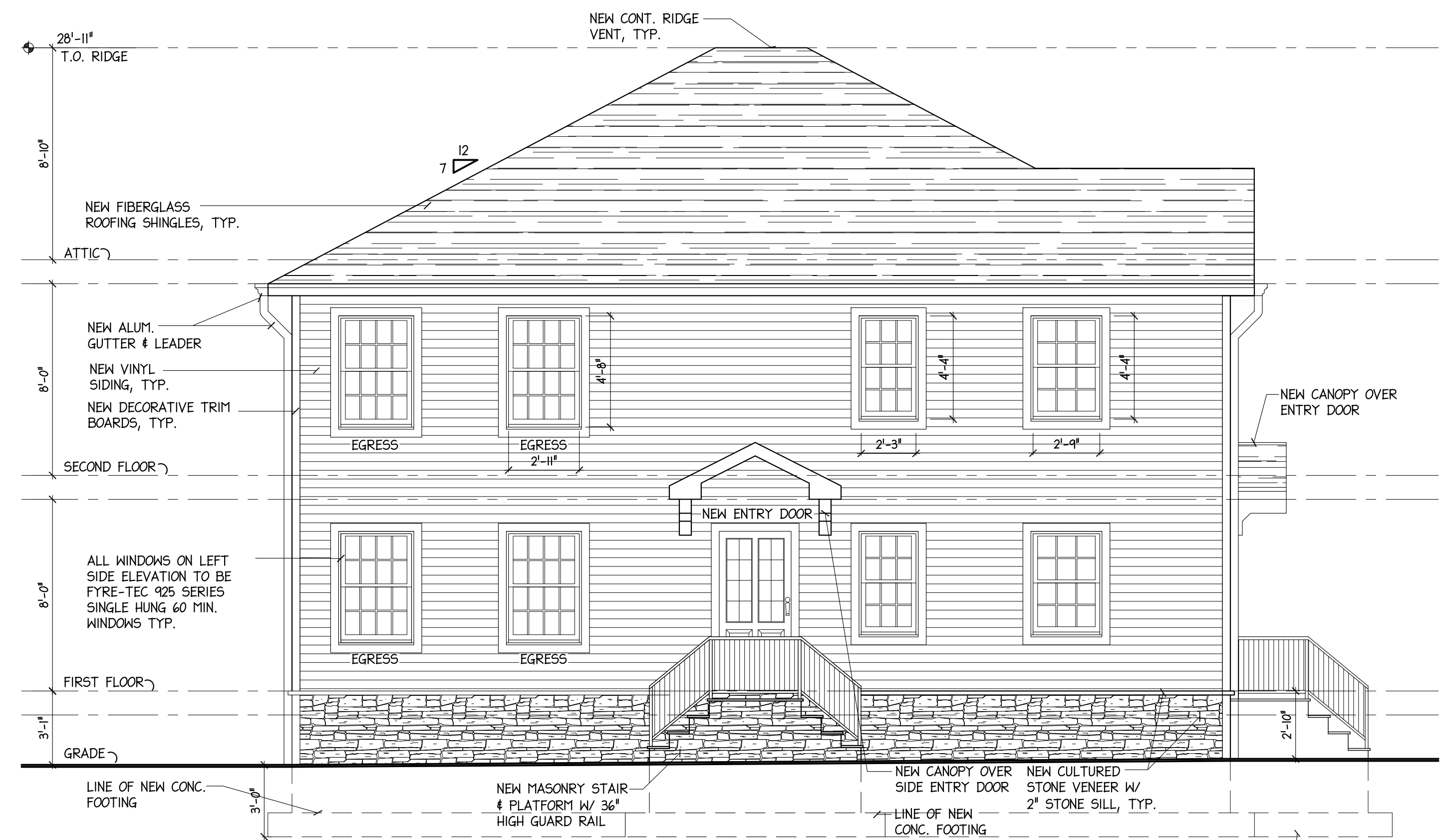
FLOOR PLANS, SITE PLAN & BUILDING DATA

NEW TWO FAMILY
518 8TH STREET
LYNDHURST, NJ 07071

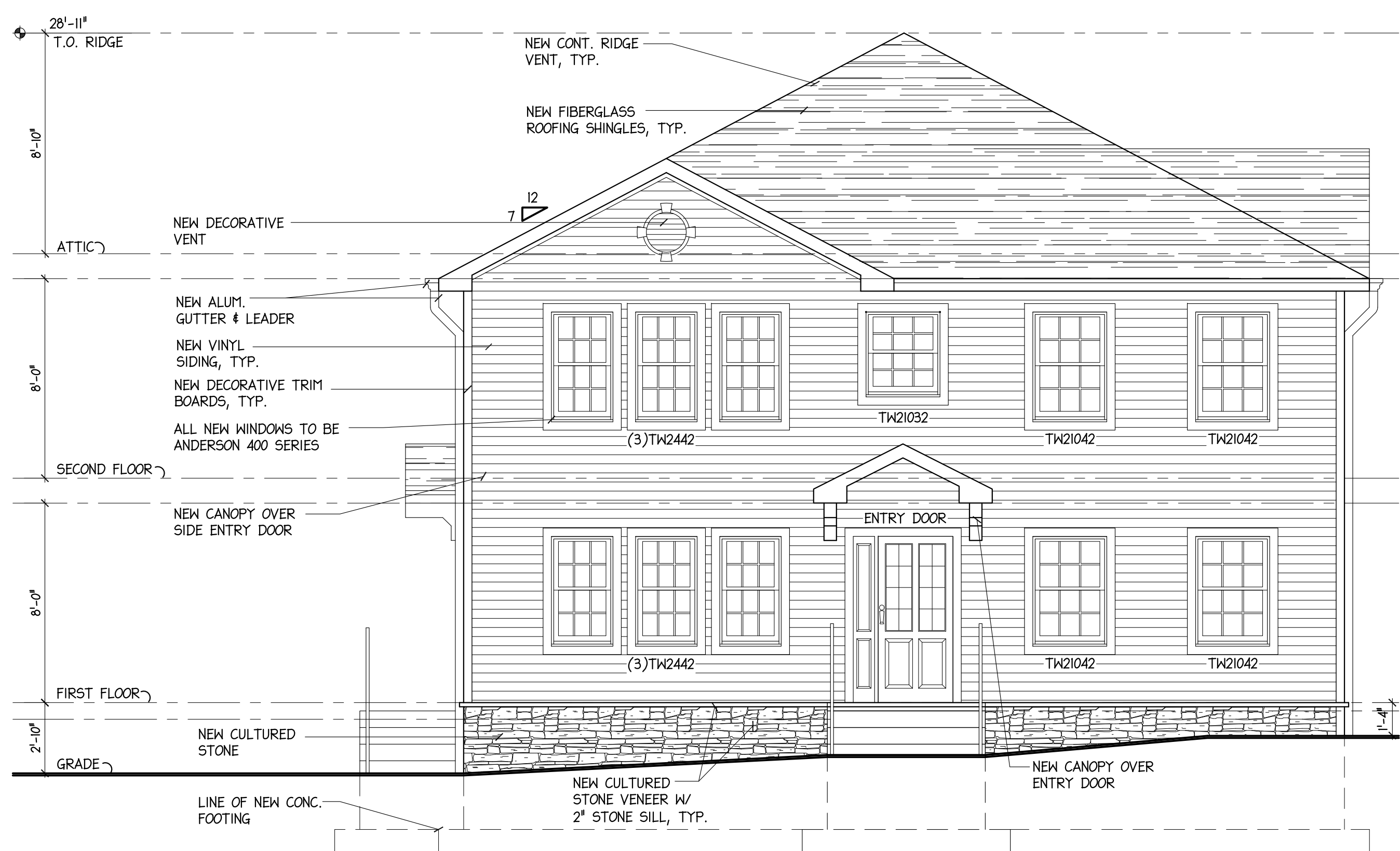
DATE 10/18/2019	SCALE AS NOTED	COMMISSION 19112	DRAWING P-1
ISSUED	DRAWN AG JC DR		



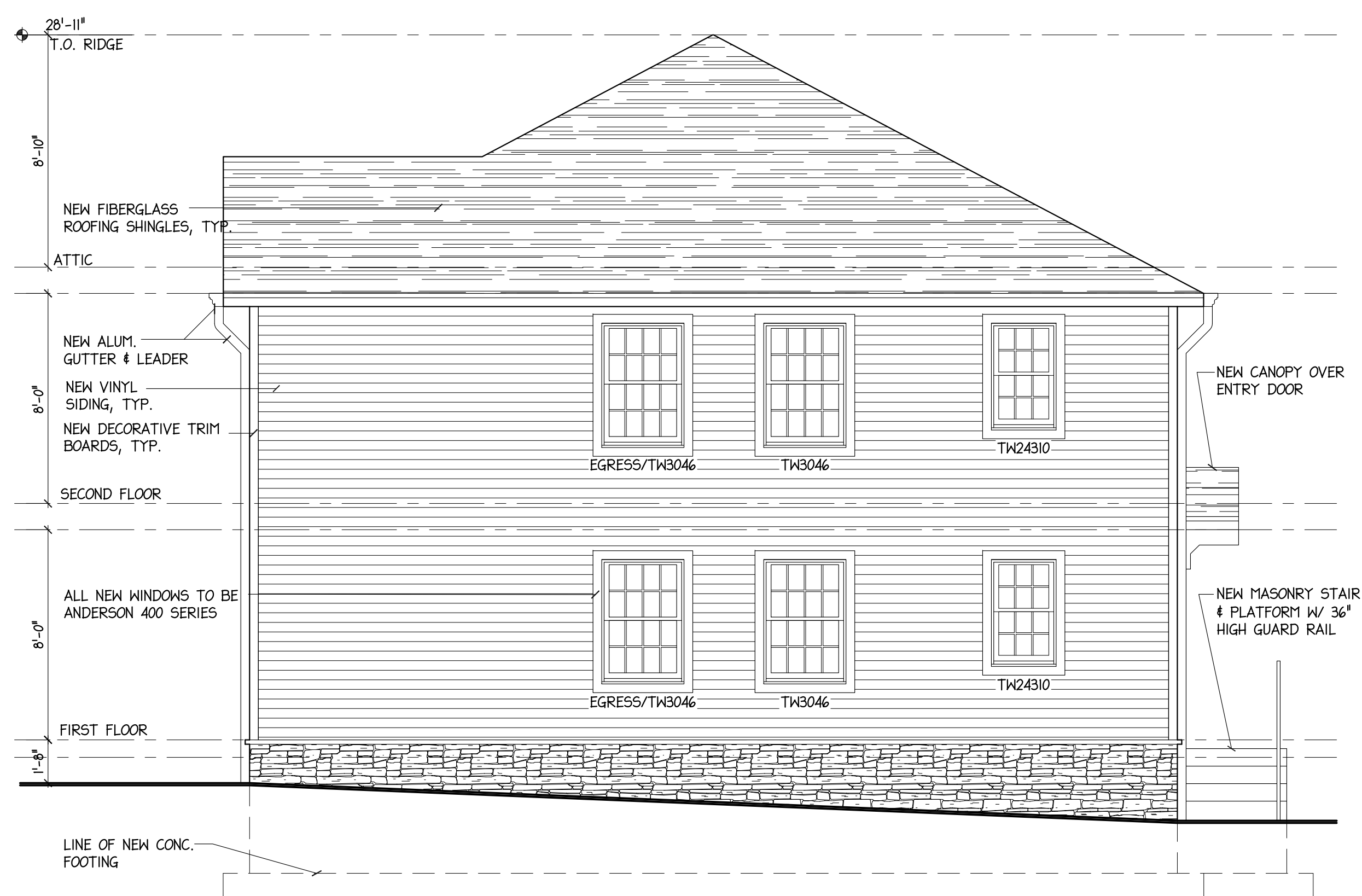
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

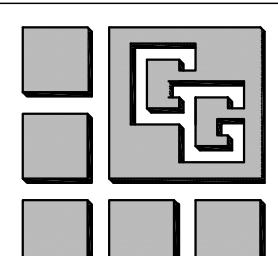



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

REVISIONS


 SALVATORE M. GUZZO, AIA N.J. LIC. NO. C-3651

 ANTHONY GUZZO, AIA N.J. LIC. NO. 12993

GUZZO + GUZZO ARCHITECTS, L.L.C.
 608 RIDGE ROAD LYNDHURST, N.J. 07071 (FAX) 201-939-1446
THESE DOCUMENTS ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND THE ARCHITECT SHALL RETAIN ALL RIGHTS, INCLUDING THE COPYRIGHT. ANY OTHER USE IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT.

EXTERIOR ELEVATIONS

NEW TWO FAMILY
 518 8TH STREET
 LYNDHURST, NJ 07071

DATE 10/18/2019	SCALE AS NOTED	COMMISSION 19112	DRAWING P-2
ISSUED	DRAWN AG JC DR		