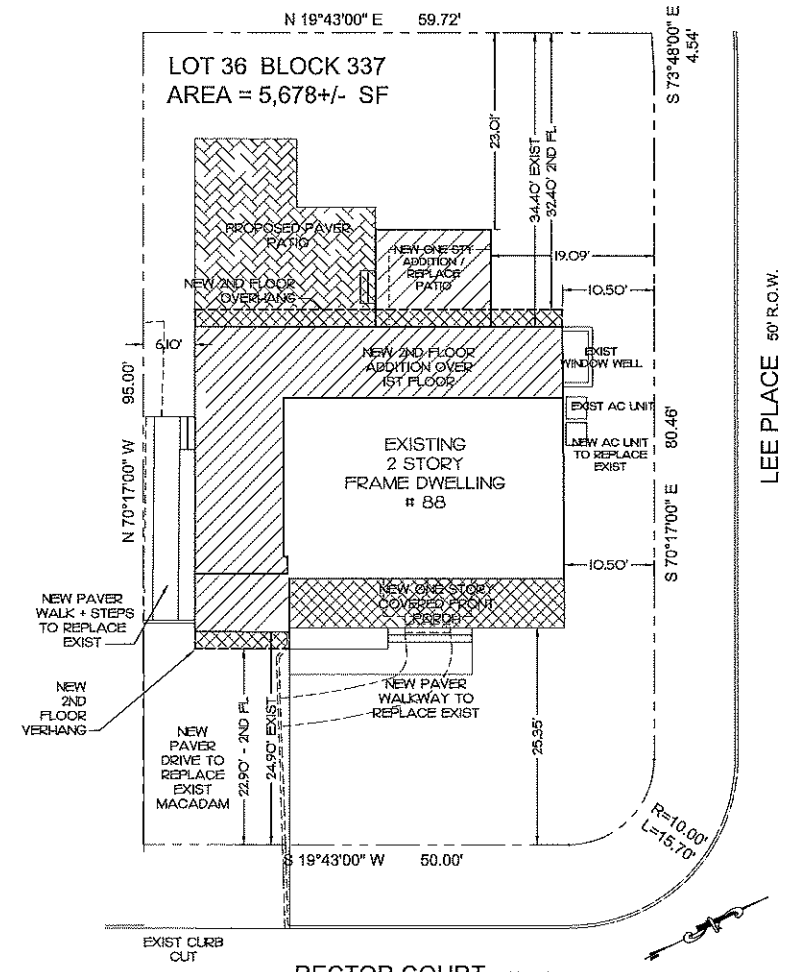


(X2) EXIST SECOND FLOOR PLAN  
 1/4" = 1'-0"

- LEGEND**
- EXISTING 2 X 4 WOOD CONSTRUCTION TO REMAIN
  - EXISTING 2 X 4 WOOD CONSTRUCTION TO BE REMOVED
  - NEW 2 X 4 OR 2 X 6 WOOD CONSTRUCTION, 16' OC BLDG
  - EXISTING CONCRETE CONSTRUCTION TO REMAIN
  - EXISTING CONCRETE CONSTRUCTION TO BE REMOVED
  - NEW POURED OR MASONRY CONC CONSTRUCTION
- FLOOR ABOVE OR BELOW



(S) SITE PLAN  
 1" = 10'-0"

INFORMATION ON THIS SITE PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY FURNISHED TO THE ARCHITECT BY THE HOMEOWNER.  
 LANTELME, KURENS, & ASSOCIATES P.C., HILLSDALE, NJ, P.E. + L.S. 39580, 6/8/17

**BUILDING COVERAGE CALCULATIONS:**

| AREA IN SQUARE FEET     | EXIST | NEW | TOTAL |
|-------------------------|-------|-----|-------|
| FRONT COVERED PORCH     | 0     | 156 | 156   |
| OVERHANGS               | 0     | 66  | 66    |
| BUILDING AREA           | 1345  | 152 | 1497  |
| TOTAL BUILDING COVERAGE | 1345  | 384 | 1729  |

**BUILDING CODE INFORMATION:**

NEW BUILDING + ADDITION - 2015 INT. RESIDENTIAL CODE - NJ EDITION  
 EXISTING BUILDINGS - UCC REHABILITATION SUBCODE NJAC 5:23-6  
 INT. ENERGY CONSERVATION CODE 2015 RESIDENTIAL  
 2015 INTERNATIONAL MECHANICAL CODE  
 2014 NATIONAL ELECTRICAL CODE  
 2015 NATIONAL STANDARD PLUMBING CODE  
 2015 INTERNATIONAL FUEL GAS CODE  
 NJAC 5:23-7 AND ICC / ANSI1171-2003 ACCESSIBILITY CODE

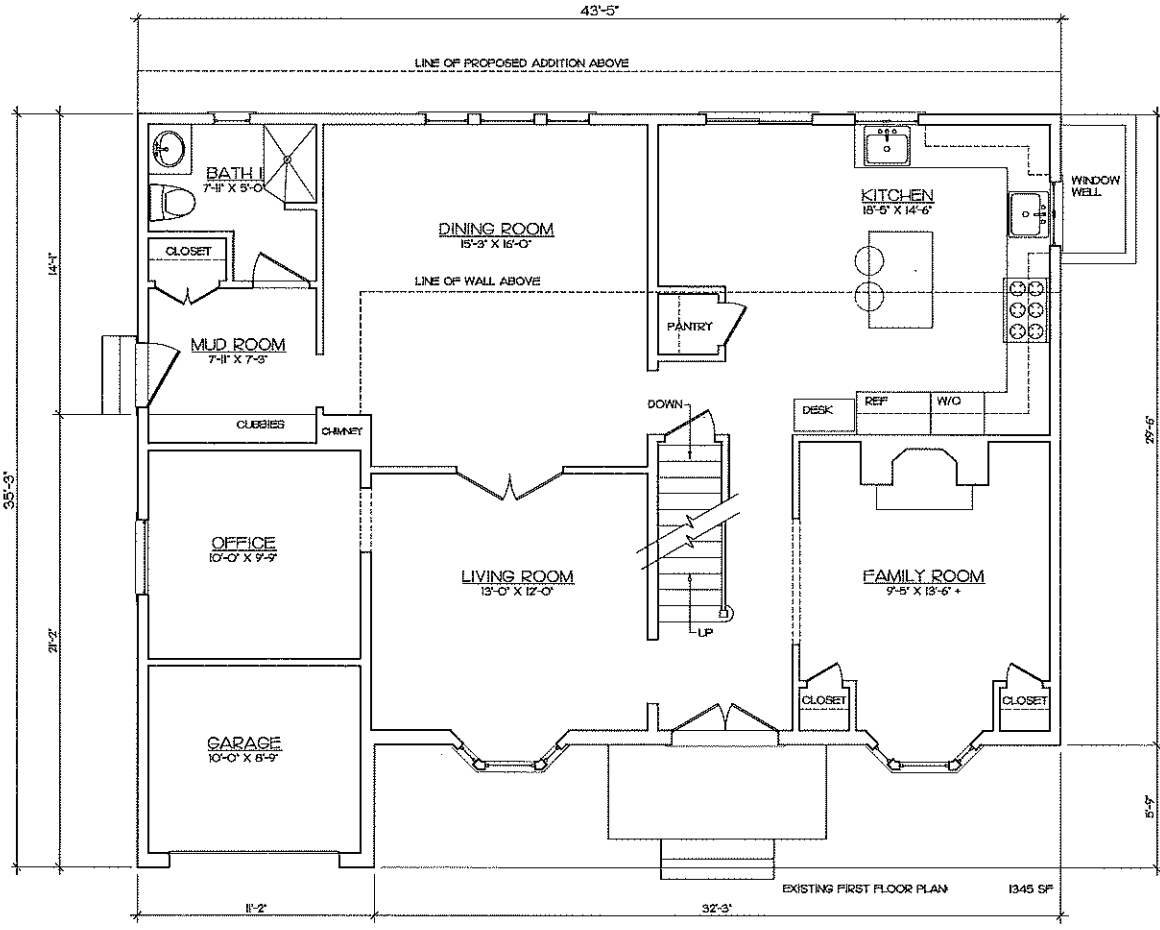
**IMPROVED COVERAGE CALCULATIONS:**

| AREA IN SQUARE FEET       | EXIST | NEW   | TOTAL |
|---------------------------|-------|-------|-------|
| BUILDING COVERAGE         | 1345  | 384   | 1729  |
| DRIVEWAY                  | 405   | 22 CH | 383   |
| REAR PATIO                | 110   | 240   | 350   |
| AC UNITS + WINDOW WELL    | 32    | 0     | 32    |
| STEPS + WALKWAY           | 270   | 104   | 374   |
| TOTAL IMPERVIOUS COVERAGE | 2162  | 498   | 2660  |

**FLOOR AREA RATIO CALCULATIONS:**

| AREA IN SQUARE FEET       | EXIST | NEW | TOTAL |
|---------------------------|-------|-----|-------|
| FINISHED FIRST FLOOR AREA | 1345  | 171 | 1457  |
| FINISHED SECOND FL. AREA  | 693   | 761 | 1454  |
| TOTAL AREA                | 2038  | 761 | 2799  |

| 88 RECTOR ZONING ANALYSIS          |                  |                    |                  |                         |
|------------------------------------|------------------|--------------------|------------------|-------------------------|
| BERGENFIELD ZONES R-5, RESIDENTIAL | LOT 36 BLOCK 337 | LOT AREA: 5,678 SF |                  |                         |
| ZONING                             | REQUIRED         | EXISTING           | PROPOSED         | STATUS                  |
| MIN. LOT AREA                      | 5,000 SF         | 5,678 SF           | NO CHANGE        | CONFORMS                |
| LOT WIDTH                          | 50.0'            | 60.00'             | NO CHANGE        | CONFORMS                |
| LOT DEPTH                          | N/A              | 95.00'             | NO CHANGE        | CONFORMS                |
| FRONT YARD SETBACK (RECTOR)        | 25.0'            | 25.00'             | NO CHANGE        | CONFORMS                |
| REAR YARD SETBACK                  | 25.0'            | 34.40'             | 23.0'            | VARIANCE                |
| SIDE YARD SETBACK                  | 5.0'             | 6.0'               | NO CHANGE        | CONFORMS                |
| FRONT YARD SETBACK (LEED)          | 15.0'            | 10.50'             | NO CHANGE        | EXISTING NON / VARIANCE |
| MAX BLDG COVERAGE                  | 40% (221 SF)     | 23.69% (1345 SF)   | 23.69% (1345 SF) | CONFORMS                |
| BUILDING HEIGHT                    | 2 STY. / 28.0'   | 2 STY. / 25.7'     | 2 STY. / 25.7'   | CONFORMS                |
| MAX IMPROVED COV                   | 40% (221 SF)     | 38.07% (2162 SF)   | 46.84% (2660 SF) | VARIANCE                |



(X1) EXIST FIRST FLOOR PLAN  
 1/4" = 1'-0"

| # | Date    | Revision                  |
|---|---------|---------------------------|
| 2 | 5-5-20  | Sunroom + Terrace         |
| 1 | 1-15-20 | 1st Fl HVAC unit replaced |

Addition + Renovation for:

**Sytner Residence**  
 Block: 337 Lot: 36  
 88 Rector Court  
 Bergenfield, New Jersey

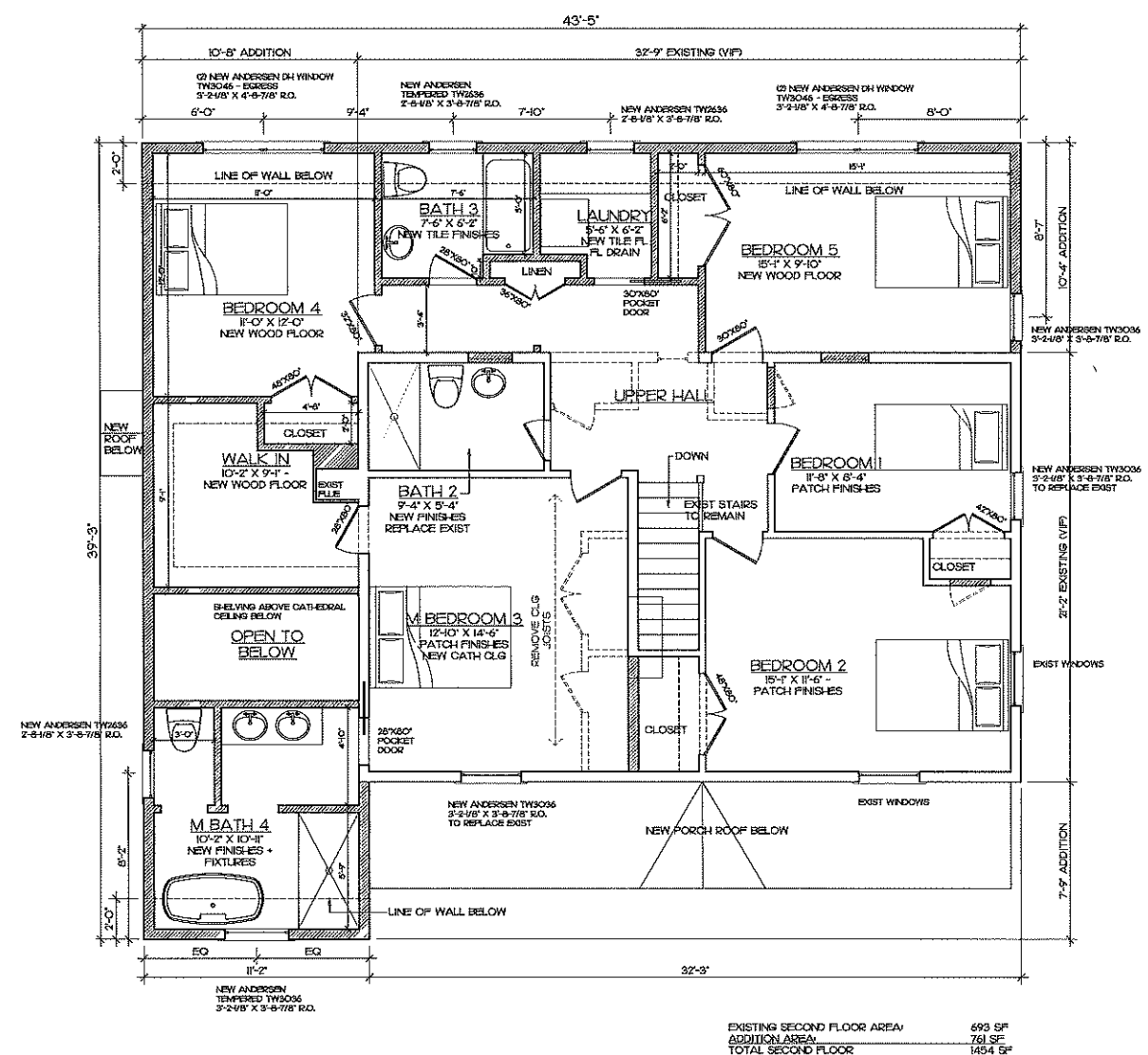
SITE + EXIST PLANS, ZONING

Scale: AS NOTED

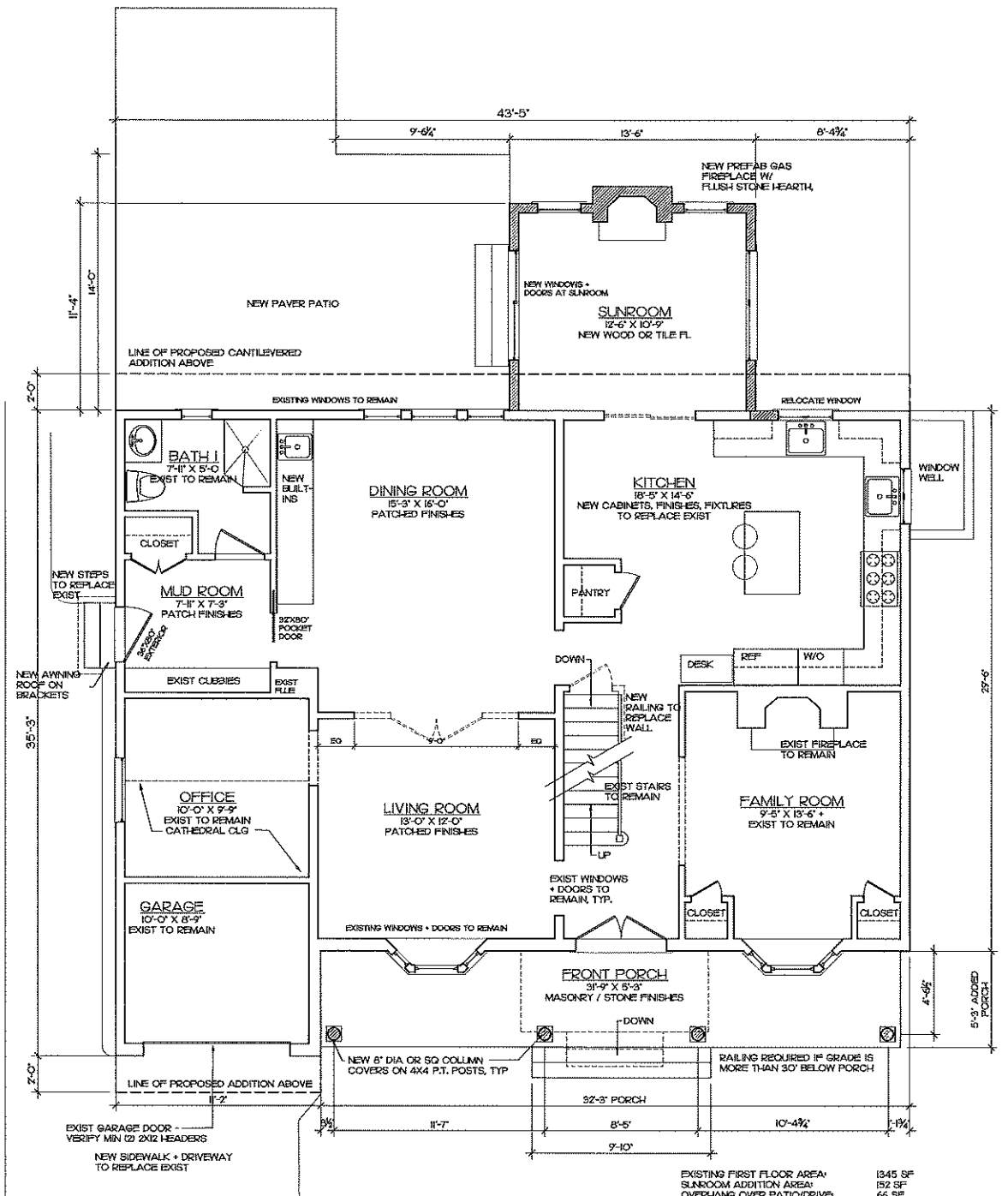
Date: SEPTEMBER 17, 2019

Submission: PERMIT

Indemnification Clause:  
 The owner shall release, hold harmless, and indemnify the Architect with respect to any changes made to the construction documents by anyone other than the Architect or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.



2 PROPOSED SECOND FLOOR PLAN  
 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN  
 1/4" = 1'-0"

|   |         |                           |
|---|---------|---------------------------|
| 2 | 5-5-20  | Sunroom + Terrace         |
| 1 | 1-15-20 | 1st Fl HVAC unit replaced |
| # | Date    | Revision                  |

Addition + Renovation for:

**Syntner Residence**  
 Block: 337 Lot: 36  
 88 Rector Court  
 Bergenfield, New Jersey

PROPOSED FLOOR PLANS

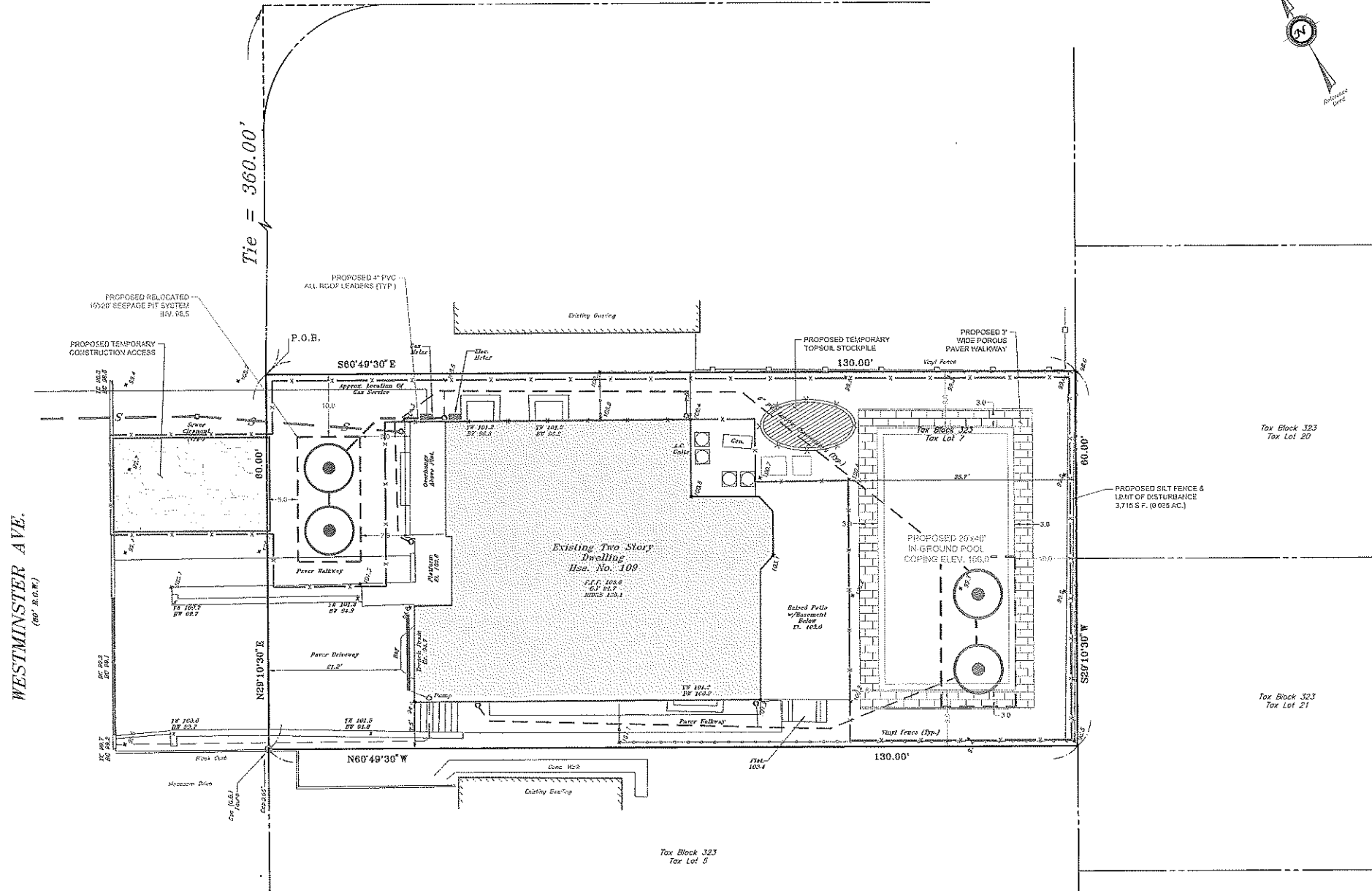
Scale: 1/4" = 1'-0"

Date: SEPTEMBER 17, 2019

Submission: PERMIT

**Indemnification Clause:**  
 The owner shall release, hold harmless, and indemnify the Architect with respect to any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.

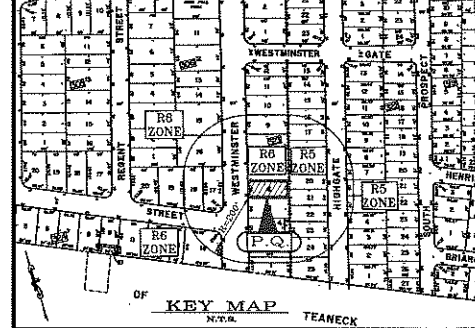
WESTMINSTER GATE  
(60' R.O.W.)



**BERGEN COUNTY SOIL CONSERVATION DISTRICT**  
**SOIL EROSION AND SEDIMENT CONTROL NOTES**

- All soil erosion and sediment control practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is established.
- Any disturbed area that will be exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding and mulching. If the season prohibits temporary seeding, the disturbed area will be mulched with untreated straw at a rate of 2 tons per acre and covered by approved methods (i.e. peg and bins, mesh netting, or liquid mulch blends).
- Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of 2 tons per acre, according to the NJ Standards.
- Stabilization Specifications:**
  - Temporary Seeding and Mulching:**
    - Ground Liner - Applied uniformly according to soil test recommendations.
    - Fertilizer - Apply 11 lbs. / 1,000 sq ft of 10-20-10 or equivalent with 50% water soluble nitrogen (unless a soil test indicates otherwise).
    - Seed - perennial ryegrass 100 lb. acre (2.3 lbs. / 1,000 sq ft) or other approved seed; plant between March 1 and May 15 or between August 15 and October 1.
    - Mulch - Unbleached straw or hay at a rate of 70 to 90 lbs. / 1,000 sq ft applied to achieve 85% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and bins, mesh netting, or liquid mulch blends).
  - Permanent Seeding and Mulching:**
    - Topsoil - A uniform application to an average depth of 6", minimum of 4" firm in place (if required).
    - Ground Liner - Applied uniformly according to soil test recommendations.
    - Fertilizer - Apply 11 lbs. / 1,000 sq ft of 10-20-10 or equivalent with 50% water soluble nitrogen (unless a soil test indicates otherwise).
    - Seed - Turf type tall fescue (seed of 3 cultivars) 350 lbs. acre (8 lbs. / 1,000 sq ft) or other approved seed, plant between March 1 and October 1.
    - Permanent seeding requires irrigation.
    - Mulch - Unbleached straw or hay at a rate of 70 to 90 lbs. / 1,000 sq ft applied to achieve 85% soil surface coverage. Mulch shall be anchored by approved methods (i.e. peg and bins, mesh netting, or liquid mulch blends).
- The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
- Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
- Stockpiles and soil to be located within 50' of a building, slope, roadway or drainage facility. The base of all stockpiles shall be contained by a haybale sediment barrier or 6" fence.
- A crushed stone, vehicle wheel-washing station will be installed whenever a construction activity must traverse any paved roadway. Said station will be composed of 1" - 2 1/2" crushed stone, 6" thick, will be at least 30' x 100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.
- Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
- Driveways must be stabilized with 1" - 2" crushed stone or subbase prior to individual lot construction.
- All soil washed, dropped, spilled or tracked outside the limit of disturbance or onto public rights-of-way, will be removed immediately. Paved roadways must be kept clean at all times.
- Catch basin inlets will be protected with an inlet filter designed in accordance with Section 20-11 of the NJ Standards.
- Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
- Demolishing operations must discharge directly into a sediment control bag or other approved filter in accordance with Section 14-1 of the NJ Standards.
- Dust shall be controlled via the application of water, calcium chloride or other approved method in accordance with Section 16-1 of the NJ Standards.
- Trees to remain after construction are to be protected with a suitable fence installed the day after construction begins in accordance with Section 14-1 of the NJ Standards.
- The project owner shall be responsible for any erosion or sedimentation that may occur below stormwater outlets or off-site as a result of construction of the project.
- Any erosion to the certified Erosion and Sediment Control Plan must be submitted to the District for review and approval prior to implementation in the field.
- A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.
- The Bergen County Soil Conservation District must be notified, in writing, at least 48 hours prior to any final disturbance. Bergen County SOCD, 700 Klockersham Road, Suite 106, Oradell, NJ 07649, Tel: 201-261-4401, Fax: 201-261-1073.
- The Bergen County Soil Conservation District may request additional measures to minimize on- or off-site erosion problems during construction.
- The owner must obtain a District issued report of compliance prior to the issuance of any certificate of occupancy. The District requires at least one week's notice to facilitate the scheduling of all required compliance inspections. All site work must be completed, including temporary/permanent stabilization of all exposed areas, prior to the issuance of a report of compliance by the District.

**THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA**



- NOTES:**
- PROPERTY KNOWN AS LOT 6 IN BLOCK 323 AS SHOWN ON THE CURRENT TAX MAP SHEET 20 OF THE BOROUGH OF BERGENFIELD.
  - PROPERTY OWNER/APPLICANT: MELISSA FRIED  
109 WESTMINSTER AVENUE  
BERGENFIELD, NJ 07821
  - AREA OF ENTIRE PROPERTY: 7,800 S.F. OR 0.179 AC.
  - PROPERTY LOCATED IN THE R8 RESIDENTIAL DISTRICT.
  - ZONING DATA:

| ITEM                       | REQUIRED       | EXISTING        | PROPOSED    |
|----------------------------|----------------|-----------------|-------------|
| MIN. LOT AREA              | 5,000 S.F.     | 7,800 S.F.      | 7,800 S.F.  |
| MIN. LOT WIDTH             | 60.0'          | 60.0'           | 60.0'       |
| MAX. IMPROVED LOT COVERAGE | 35.0%          | 40.1%           | 35.2%       |
| MAX. LOT COVERAGE          | 30.0%          | 35.2%           | 35.2%       |
| MAX. BUILDING HEIGHT       | 26 1/2 STORIES | 27 1/2 STORIES  | 27 1/2 ST.  |
| MIN. FRONT YARD            | 20.0'          | 21.2'           | 21.2'       |
| MIN. SIDE YARD - ONE       | 7.5'           | 7.5'            | 7.5'        |
| MIN. SIDE YARD - BOTH      | 15.0'          | 15.0'           | 15.0'       |
| MIN. REAR YARD             | 25.0'          | 38.7'           | 38.7'       |
| MIN. DRIVEWAY SIDE YARD    | 2.0'           | 2.7'            | 2.7'        |
| MAX. DRIVEWAY WIDTH        | 25'/40K LOT    | 20.0'/34.3K LOT | 20.0'/34.3K |
| SWIMMING POOL              |                |                 |             |
| MIN. SIDE YARD (ONE/BOTH)  | 10.0'/20.0'    | N/A             | 9.0'/18.0'  |
| MIN. REAR YARD             | 10.0'          | N/A             | 10.0'       |

- ⊕ = DENOTES EXISTING NON-COMFORMITY
- ⊗ = DENOTES VARIANCE REQUIRED
- ELEVATIONS SHOWN ARE BASED UPON AN ASSUMED DATUM.
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- POOL IMPERVIOUS COVERAGE CALCULATION:  
PROPOSED POOL, COPING & EQUIPMENT = 945 S.F. / 7,800 S.F. = 12.1%

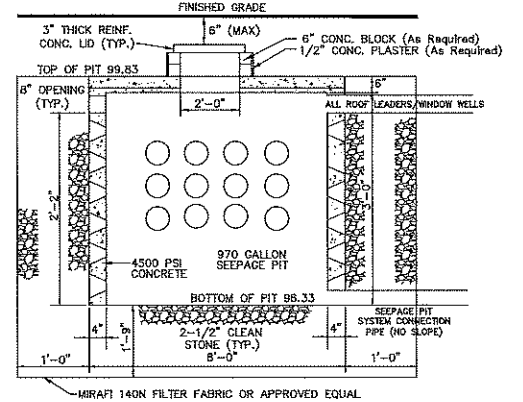
THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA

**CONSTRUCTION SEQUENCE (SITEWORK):**

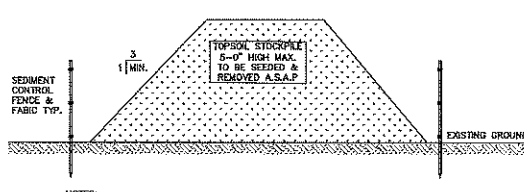
| ITEM   | DURATION |
|--|----------|
| 1. CONSTRUCT EROSION CONTROL DEVICES.  | 1 DAY    |
| 2. CLEAR SITE WITHIN LIMIT OF DISTURBANCE, STRIP AND STOCKPILE TOPSOIL.  | 1 DAY    |
| 3. REMOVE AND RELOCATE EXISTING SEEPAGE FITS.  | 1 WEEK   |
| 4. EXCAVATE ADDITIONAL POOL AREA.  | 1 WEEK   |
| 5. CONSTRUCT POOL AND APPURTENANCES.   | 5 WEEKS  |
| 6. AFTER CONSTRUCTION IS COMPLETE, PERFORM FINAL GRADING, UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE AND INSTALL LANDSCAPING. | 2 DAYS   |
| 7. REMOVE EROSION CONTROL DEVICES WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.   | 1 DAY    |

**IN-GROUND POOL EXCAVATION**  
AREA OF POOL = 690 S.F.  
AVERAGE DEPTH OF POOL = 04.00  
AVG. GRADE AROUND POOL = 89.80  
89.80 - 04.00 = 85.80' AVG. CUT  
690 S.F. x 85.80' = 4,840 C.F. / 27 = 172 C.Y. (CUT)

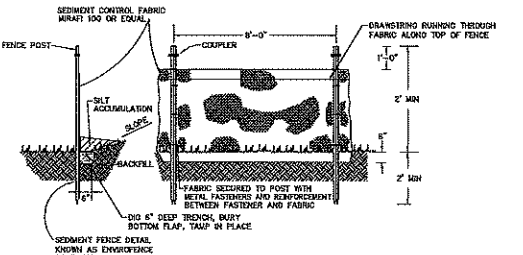
TOTAL CUT = 172 C.Y.  
TOTAL FILL = 0 C.Y.  
TOTAL TO BE REMOVED = 172 C.Y.



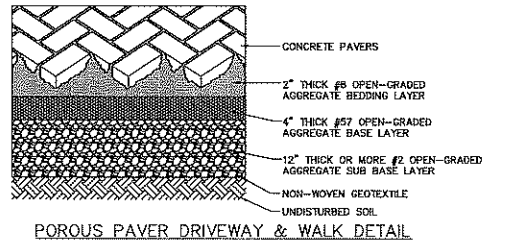
3'6" HI x 8' DIA. SEEPAGE PIT DETAIL  
(AS BUILT BY PEERLESS)  
N.T.S.



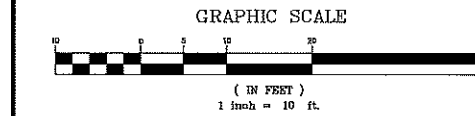
TOPSOIL STOCKPILE DETAIL  
N.T.S.



SEDIMENT FENCE DETAIL  
N.T.S.



POROUS PAVER DRIVEWAY & WALK DETAIL  
N.T.S.



Date: Description: Check:

Revisions:

**POOL PLAN**  
Prepared For  
**MELISSA FRIED**  
109 WESTMINSTER AVENUE  
Block 323 - Lot 6  
Borough of Bergenfield  
Bergen County New Jersey

**Azzolina & Feury Engineering Inc.**  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
90 Madison Avenue, Paramus, NY 10765 - (201) 848-8000 - Fax (201) 848-1118  
118 Stage Road, Moore, NY 10959 - (845) 782-9648 - Fax (845) 782-9648

N.J. CERTIFICATE OF AUTHORIZATION  
24GA28003600

John A. Loeb, P.E.S.  
N.J. Lic. No. 35888

Perry E. Franzel, P.E.  
N.J. Lic. No. 28190

Date: 6-4-20 Drawn By: CDD Checked By:  
Scale: 1" = 10' Dwg. No. 1 of 1 Job No. 119