

NEW SINGLE FAMILY DWELLING
19 LAWRENCE AVE

DUMONT , NJ



ARCHITECTURE

ARCHITECT:
AK ARCHITECTURE, LLC
151 WEST PASSAIC STREET
ROCHELLE PARK NJ
07662
TEL:201-906-6359
AK@AKARCHUSA.COM



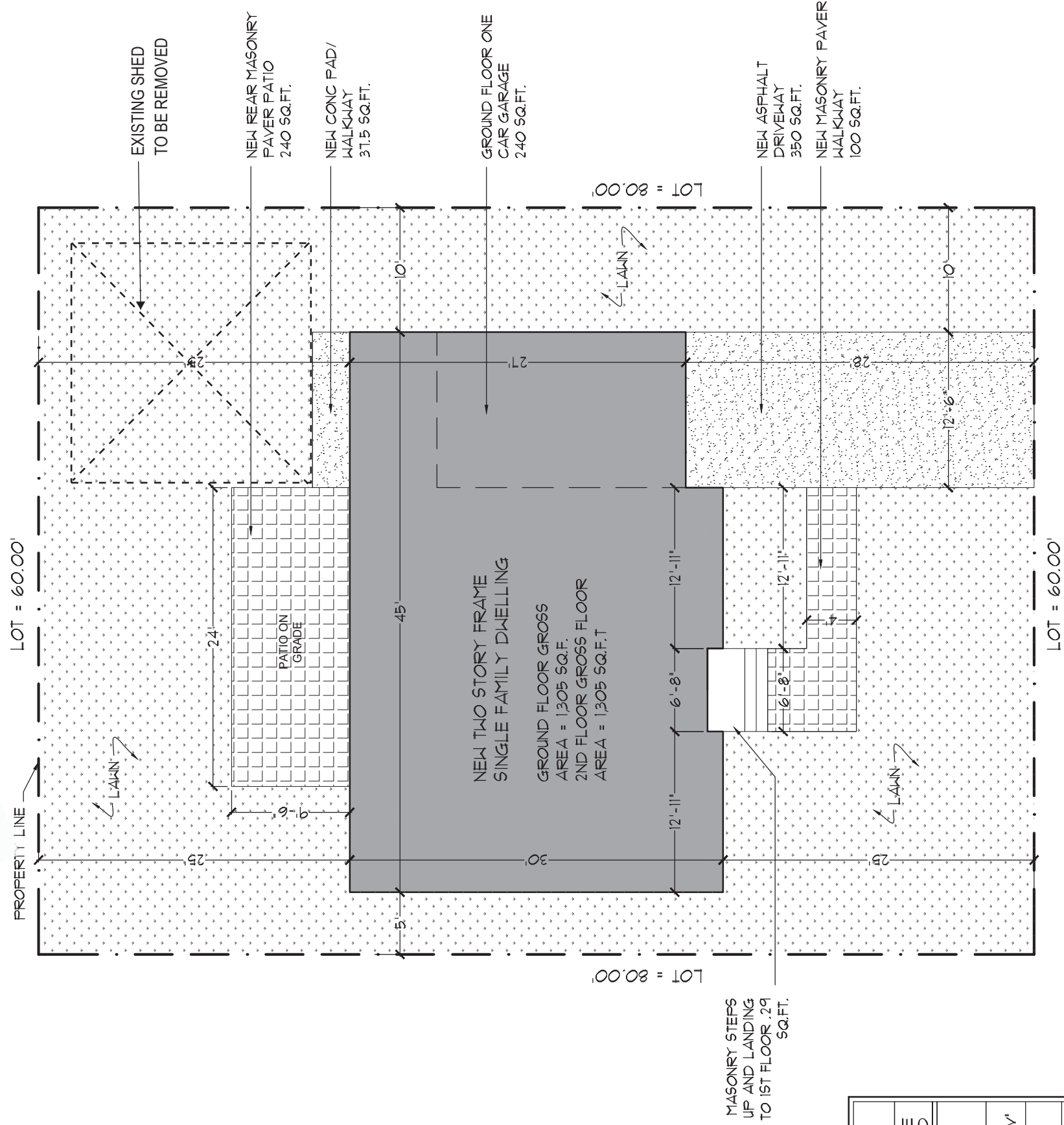
SITE LOCATION

LOCATION MAP
SCALE: 1/8"=1'-0"

ZONING ORDINANCE DATA					ZONING R-A	
ORD#	DESCRIPTION	PERMITTED / REQUIRED	EXISTING	PROPOSED	EXISTING CONFLICTING	VARIANCE REQUIRED
495-35	PERMITTED USE	SINGLE FAMILY	GARAGE	SINGLE FAMILY	YES	NO
495-35	MIN. LOT AREA	1,500 SQ.FT.	4,800 SQ.FT.	4,800 SQ.FT.	NO	YES "Y"
495-35	MIN. LOT WIDTH	60'	60'	60'	YES	NO
495-35	MIN. LOT WIDTH	120'	80'	80'	NO	YES "Y"
495-35	LOT FRONTAGE	75'	60'	60'	NO	YES "Y"
495-1 D (1) a	MIN. FRONT SET BACK	PREVAILING	N/A	25'	YES	NO
495-35	MIN. REAR SET BACK	25'	N/A	25-5'	N/A	NO
495-35	MIN. ONE SIDE SET BACK	5'	N/A	3'-1"	N/A	NO
495-35	MIN. BOTH SIDE SET BACKS	15'	N/A	15'	YES	NO
495-35	MAX. HEIGHT (FEET)	28'	N/A	27'-4"	N/A	NO
495-1 D (1)	FAIR (1)	50% FOR LOTS LESS THAN 5,000 SQ.FT., 2-400 SQ.FT.	N/A	23'10 SQ.FT.	YES	NO
495-35	MAX.% LOT COVERAGE	30%	N/A	21.2%	YES	NO
495-1 D (1) a	MAX.% IMPERVIOUS COVERAGE	(4)	N/A	41.9%	YES	NO
495-1 D (1) b	MAX.% IMPERVIOUS FRONT YARD	(2)	N/A	31.9%	YES	NO
495-1 D (1) c	MAX.% IMPERVIOUS REAR YARD	(3)	N/A	18.5%	YES	NO

- (1) 1ST FLOOR GROSS AREA = 1,305 SQ.FT.; GARAGE (240 SQ.FT.) 1,045 SQ.FT.
2ND FLOOR GROSS AREA = 1,305 SQ.FT.
TOTAL FLOOR AREA = 2,610 SQ.FT.
FRONT YARD AREA = 2,210 SQ.FT.
- (2) FRONT YARD AREA = (25' X 60') 1,500 SQ.FT.
IMPERVIOUS FRONT YARD = 419 SQ.F. (DRIVEWAY + HALKQUAT)
FRONT YARD IMPERVIOUS COVERAGE = 31.9%
- (3) REAR YARD AREA = (25' X 60') 1,500 SQ.FT.
IMPERVIOUS FRONT YARD = 240 SQ.F. (REAR PATIO) + 315 SQ.FT. HALKQUAT/PAV. = 271.5 SQ.FT.
FRONT YARD IMPERVIOUS COVERAGE = 18.5%
- (4) TOTAL IMPERVIOUS COVERAGE = 1,305 SQ.FT. FRONT (BLDG.) + 419 SQ.FT. FRONT IMPERVIOUS + 271.5 SQ.FT. REAR IMPERVIOUS = 2,000 SQ.FT. TOTAL IMPERVIOUS.
IMPERVIOUS COVERAGE = 41.9%

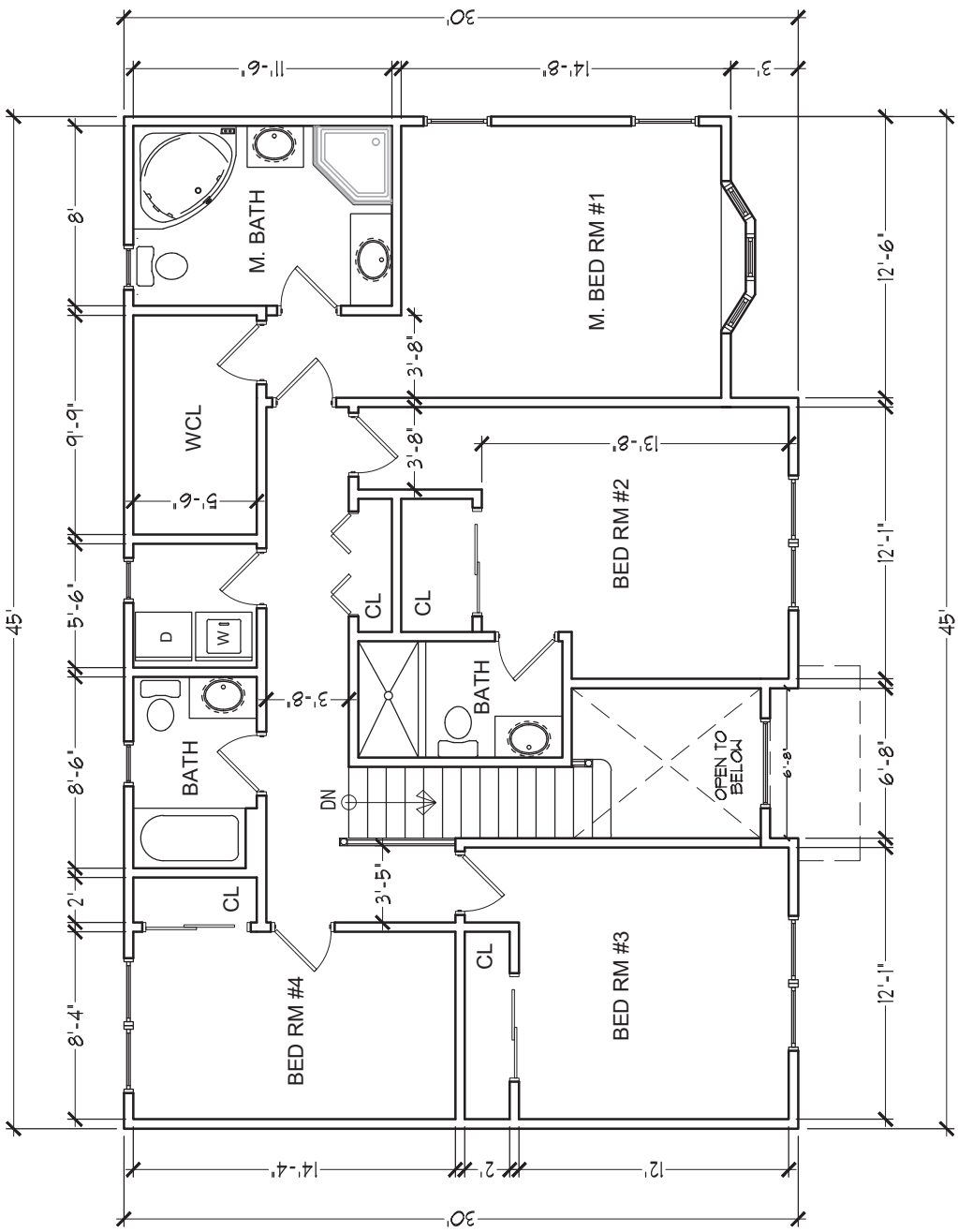
APPLICABLE CODES AND REFERENCES			
BUILDING & MECHANICAL:	IRC, 2018 NJ EDITION		
ELECTRICAL:	NEC, 2017		
PLUMBING:	NSRFC 2018		
FUEL GAS:	IRC, 2018 NJ EDITION (CH. 24)		
ENERGY:	IECC, 2018		
	IECC, 2016		
NJ R CODE REQUIREMENTS			
CONSTRUCTION TYPE	R-1B		
USE GROUP	R-1B		
1ST, 2ND & 3RD FLOORS ATTIC (UN FINISHED) ROOF DECK	LIVE LOAD	DEAD LOAD	
	40 PSF	20 PSF	
	20 PSF	10 PSF	
	30 PSF	10 PSF	
	40 PSF	10 PSF	
WIND LOAD DESIGN	110 mph		
AREAS AND VOLUMES			
BUILDING AREA	13,005 SQ FT		
2ND FLOOR AREA	13,005 SQ FT		
BUILDING TOTAL AREA	2,610 SQ FT		
BUILDING VOLUME	24,119CB, C.F.		



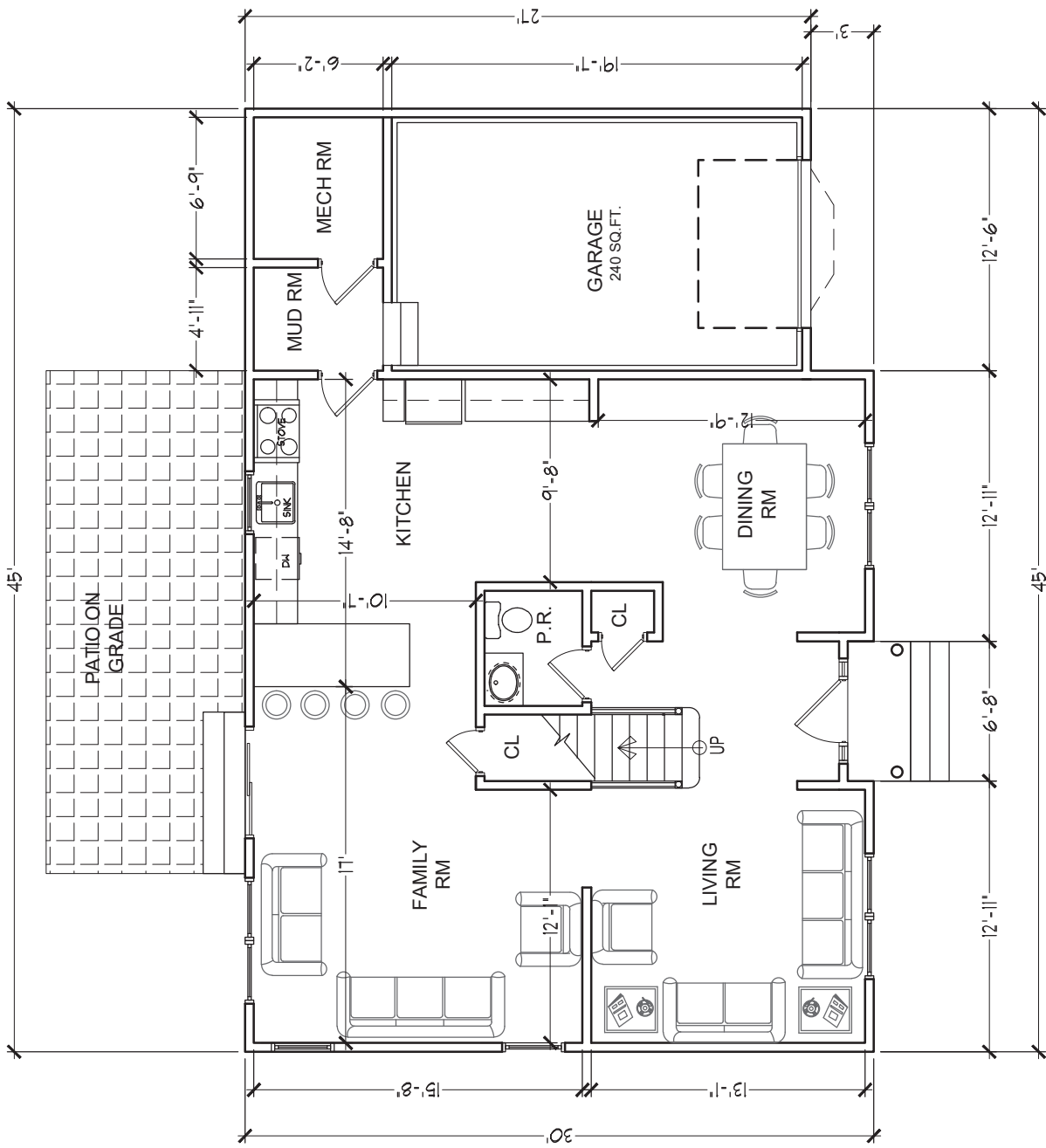
LAWRENCE AVE

SITE PLAN INFORMATION TAKEN
FROM A BOUNDARY SURVEY
PREPARED BY ANDREW A. SCHMIDT
NJ PLS LIC # 24GS04330100 DATED
2-10-21

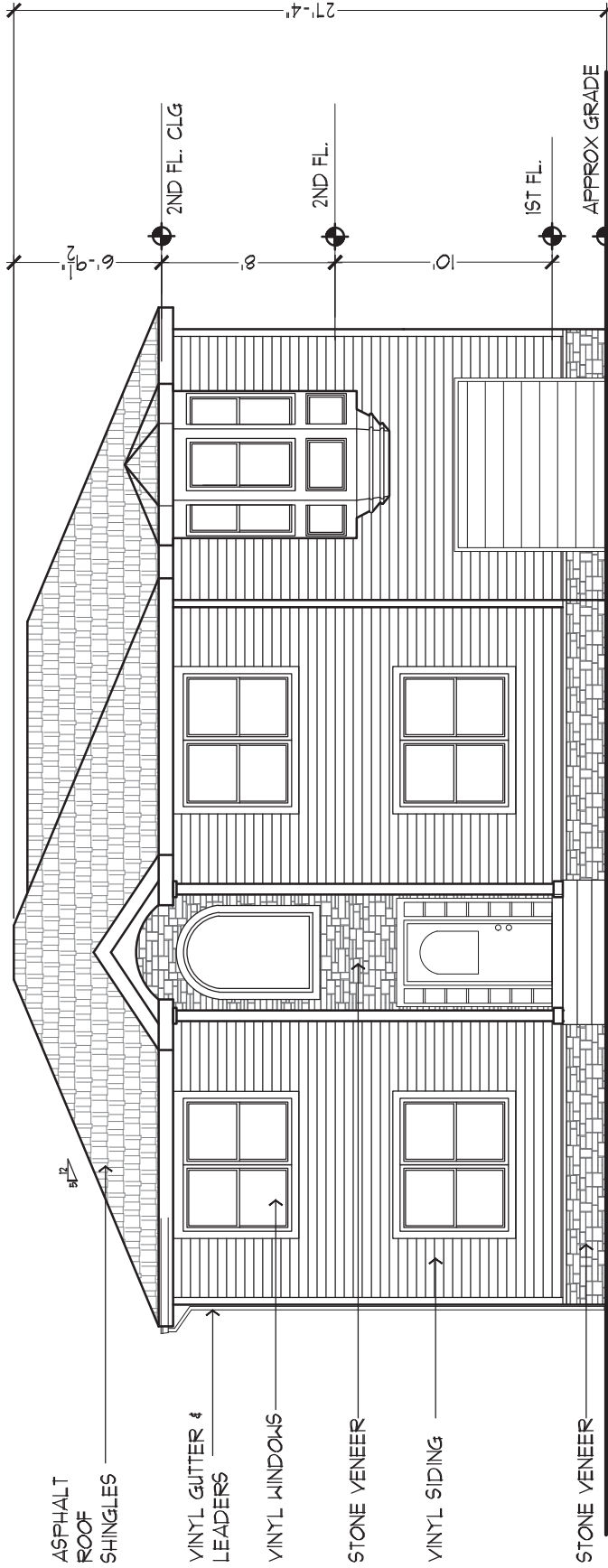
PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



2ND FLOOR PLAN
SCALE: 1/8"=1'-0"



1ST FLOOR PLAN
SCALE: 1/8"=1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'-0"

20/12/2021	FOR ZONING REVIEW / APPROVAL
PROJECT ADDRESS: 19 LAWRENCE AVE DUMONT, NJ	
DRAWING NAME : SITE PLAN, ZONING FLOOR PLANS & ELEVATIONS	
BUILDING DEPT. REF. #	SCALE: AS NOTED
SIGNATURE & SEAL ANNA MARIA ALKACHATIB NJ LIC. No. 19040	DATE: 12/22/2020
DRAWING #	PROJECT # : 2020.12.04