

ABBREVIATIONS

THE FOLLOWING LIST OF ABBREVIATIONS IS A GENERAL GUIDE AND DOES NOT SHOW ALL ABBREVIATIONS USED. OTHER GENERALLY ACCEPTED ABBREVIATIONS MAY BE FOUND AMONG THE DRAWINGS.

ACOUS.	ACOUSTIC	I.D.	INSIDE DIAMETER
A.F.F.	ABOVE FINISH FLOOR	INSUL.	INSULATION
ALUM.	ALUMINUM	INT.	INTERIOR
BLDG.	BUILDING	J.T.	JOINT
BLKG.	BLOCKING	LP.	LOW POINT
BOT.	BOTTOM	MAX.	MAXIMUM
C.J.	CONTROL JOINT	MFR.	MANUFACTURER
CLG.	CEILING	MIN.	MINIMUM
CMU.	CONCRETE MASONRY UNIT	M.O.	MASONRY OPENING
CL.	CENTER LINE	N.I.C.	NOT IN CONTRACT
CONC.	CONCRETE	N.T.S.	NOT TO SCALE
CONSTR.	CONSTRUCTION	O.C.	ON CENTER
CONT.	CONTINUOUS	O.D.	OUTSIDE DIAMETER
CONTR.	CONTRACTOR	OPNG.	OPENING
CL. OR ☉	CENTER LINE	OND.	OVERHEAD
D.F.	DRINKING FOUNTAIN	PL.	PLATE
DIA.	DIAMETER	PLYWD.	PLYWOOD
DIM.	DIMENSION	P.T.	PRESSURE TREATED
DWG.	DRAWING	R.D.	ROOF DRAIN
EA.	EACH	REINF.	REINFORCED
E.J.	EXPANSION JOINT	REQD.	REQUIRED
ELEV.	ELEVATION	R.O.	ROUGH OPENING
EXIST.	EXISTING	SIM.	SIMILAR
EXT.	EXTERIOR	SPEC.	SPECIFICATION
E.W.C.	ELECTRIC WATER COOLER	STD.	STANDARD
F.D.	FLOOR DRAIN	STL.	STEEL
FDN.	FOUNDATION	STRUC.	STRUCTURAL
FIN.	FINISH	TEMP.	TEMPERED
FL.	FLOOR	THK.	THICK
FLSHG.	FLASHING	T.O.C.	TOP OF CONCRETE
GA.	GAUGE	T.O.S.	TOP OF STEEL
G.C.	GENERAL CONTRACTOR	TYP.	TYPICAL
GYP. BD.	GYP. BOARD	VERT.	VERTICAL
H.M.	HOLLOW METAL	WD.	WOOD
HORIZ.	HORIZONTAL	W.P.	WORKING POINT
H.P.	HIGH POINT		

LEGEND

NORTH ARROW		
LETTER OR NUMBER		DRAWING TITLE
DRAWING NUMBER		SCALE
WALL SECTION		LETTER IDENTIFICATION DRAWING NUMBER
PLAN OR ELEVATION ENLARGEMENT		REFER TO DRAWING NUMBER FOR ADDITIONAL INFORMATION
EXTERIOR ELEVATION		LETTER IDENTIFICATION DRAWING NUMBER
DETAIL TARGET ENLARGEMENT		NUMBER IDENTIFICATION DRAWING NUMBER
INTERIOR ELEVATION		
REVISIONS		
PARTITION TYPE		SEE PARTITION SCHEDULE
NOTE DESIGNATION		
EXISTING PARTITION TO REMAIN		
NEW PARTITIONS		
EX. TO BE REMOVED		
BEARING PARTITION		
INSUL. PARTITION		
C.M.U. WALL		
EXIST. OPENING TO BE CLOSED UP TO MATCH THICKNESS & CONSTRUCTION		
NEW DOOR		
		EXISTING DOOR TO REMAIN
		EXISTING DOOR TO BE REMOVED

ADDITION & ALTERATION

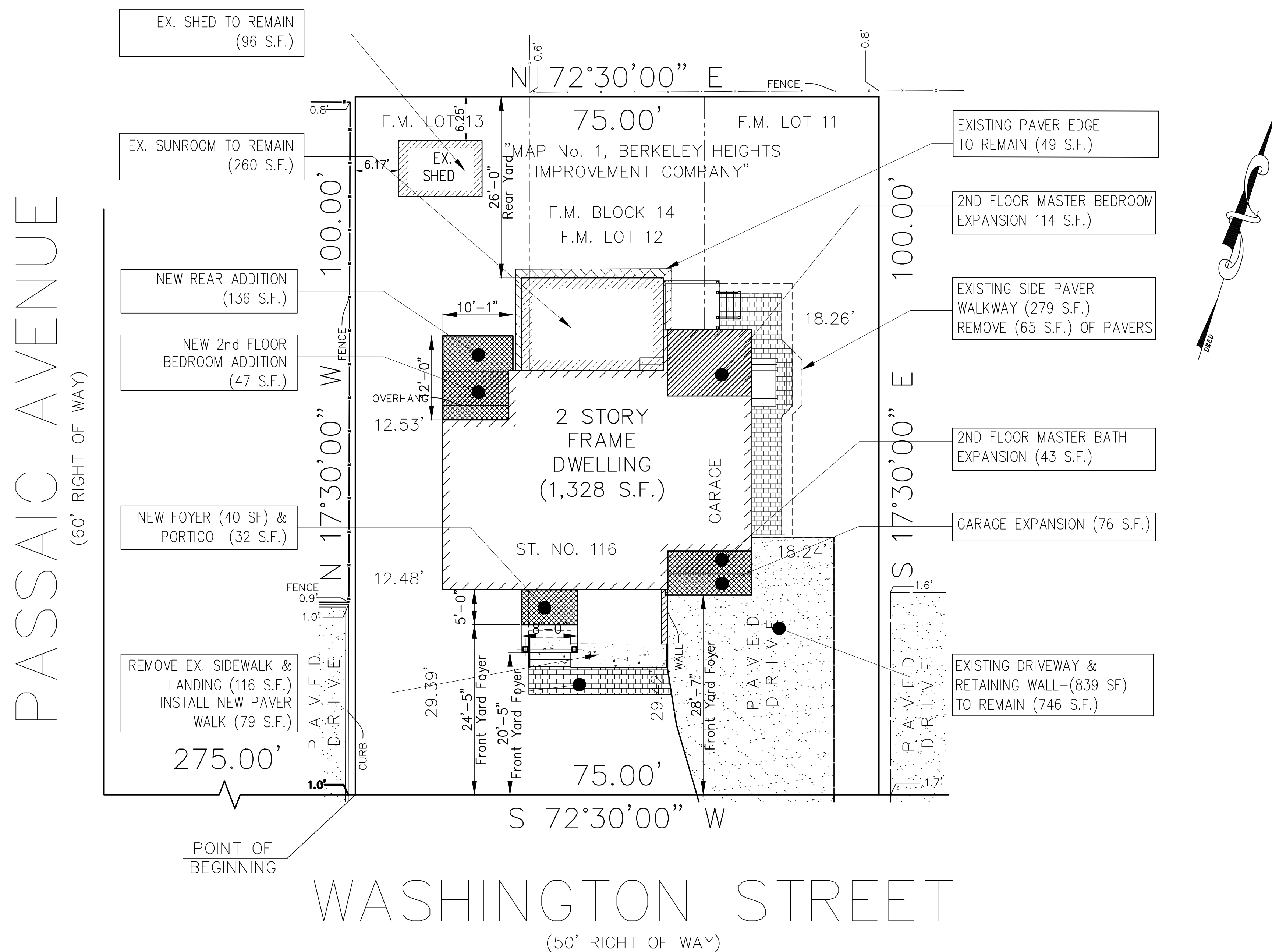
ROTSHTEYN RESIDENCE

116 WASHINGTON STREET

BERKELEY HEIGHTS, N.J.

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



SITE / ZONING BULK REQUIREMENTS			
ZONE: R-10		BLOCK: 105	
		LOT: 15	
	REQUIRED	EXISTING	PROPOSED
MIN. SITE AREA	7,500 S.F.	7,500 S.F.	UNCHANGED
MIN. LOT WIDTH	100 FT.	75 FT.	UNCHANGED
MIN. LOT DEPTH	100 FT.	100 FT.	UNCHANGED
MIN. FRONT YARD DWELLING	30 FT.	29.39 FT.	24.43 FT. *
MIN. FRONT YARD PORCH	30 FT.	25.39 FT.	20.43 FT. *
MIN. SIDE YARD (ONE SIDE)	12 FT.	12.48 FT. (L)	UNCHANGED
		18.24 FT. (R)	
COMBINED SIDE YARD	30 FT.	30.72 FT.	UNCHANGED *
MIN. REAR YARD SETBACK	30 FT.	26 FT. **	UNCHANGED
MAX. BUILDING HEIGHT	2 1/2 ST. / 35 FT.	22 FT +/-	32.67 FT.
MAX. BUILDING COVERAGE	20 %	1,600 S.F. / 22.68 %	1,920 S.F. / 25.60 % *
MAX. OTHER COVERAGE	10 %	820 S.F. / 10.93 %	1,068 S.F. / 14.24 % *
MAX. TOTAL COVERAGE	30 %	2,420 S.F. / 32.31 %	3,071 S.F. / 40.96 % *

* VARIANCE REQUIRED
** AREAS ARE BASED ON THE APPROVED PRIOR 2017 RESOLUTION CALCULATED BY OTHERS.

TOTAL COVERAGE CALCULATIONS:	
CALCULATIONS from prior Variance	
EXISTING IMPERVIOUS:	S.F.
Existing Dwelling & Shed:	1,701
Existing Impervious Coverage	116
Front Stairs & Walkways:	804
Driveway & Retaining Walls:	920
Total Exist. Imperv. Coverage	2,621
PROPOSED IMPERVIOUS:	S.F.
Existing & New Dwelling	1,985
(w/ (3) Additions & Shed)	
Proposed Impervious Coverage	79
New Front Stairs & Walkways:	728
Driveway & Retaining Walls:	279
Side Paver Walk	
Total Prop. Impervious Coverage:	1,086
TOTAL PROPOSED COVERAGE	3,071
Net Increase	450 S.F.

PROJECT DIRECTORY

OWNER	ARCHITECT
LEO & MARINA ROTSHTEYN	GRA ARCHITECTS, INC.
116 WASHINGTON STREET	310 SPRINGFIELD AVE. SUITE 12
BERKELEY HEIGHTS, NJ 07922	BERKELEY HEIGHTS, NJ 07922
CONTACT: LEO ROTSHTEYN	CONTACT: JIM RAMENTOL
TEL.: (917) 501-7241	TEL.: (908) 464-0106

DRAWING LIST

ARCHITECTURALS
T-1 TITLE SHEET & SITE PLAN & ZONING DATA
A-2 FIRST, SECOND & HABITABLE ATTIC FLOOR PLANS
A-4 EXTERIOR ELEVATIONS

GENERAL REQUIREMENTS

N.J.U.C.C. REQUIREMENTS			
1. USE GROUP	:	RS	
2. CONSTRUCTION TYPE	:	5B	
3. DESIGN LOADS			
		LIVE (PSF)	DEAD (PSF)
* SLEEPING ROOMS		30	15
* NON-SLEEPING ROOMS		40	15
* BATHROOM (W/ TILE)		40	25
* ENTRY & KITCHEN (W/ TILE)		40	25
* STAIRS		100	15
* CEILING W/ STORAGE		20	12
* CEILING W/O STORAGE		0	12
* VOLUME CEILING		30	15
* ROOF		30	12
* EXTERIOR WOOD DECK		40	12
4. ARCHITECTURAL AREA (SQUARE FEET)			
* LIVING AREA	:	*EXISTING	*NEW
FIRST FLOOR	:	1,052	158
SECOND FLOOR	:	1,218	205
TOTAL AREA	:	2,270	363
		1,210	1,923

* LIVING AREA CALCULATIONS ARE BASED ON FLOOR AREA MEASURED WITHIN THE OUTSIDE FACE OF EXTERIOR WALLS NOT INCLUDING BASEMENT, UNINHABITABLE ATTICS OR ATTACHED GARAGES.

PLAN REVIEW AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE I.R.C.-NJ EDITION 2018 CODE AND THE NEW JERSEY REHABILITATION SUB CODE INCLUDING ANY / ALL AMENDMENTS PER N.J.U.C.C.

NO.	DATE	REVISION / ISSUED TO
D	07/15/2022	REVISIONS REQUESTED BY ZBA
C	06/07/2022	ISSUED TO ZBA FOR APPROVAL
B	05/12/2022	ISSUED TO ZONING OFFICER
A	03/16/2022	ISSUED TO OWNER FOR REVIEW
No		REVISION / ISSUED TO

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LEO & MARINA ROTSHTEYN
116 WASHINGTON AVE.
BERKELEY HEIGHTS, NJ 07922

ADDITION & ALTERATION TO
116 WASHINGTON AVE.
BERKELEY HEIGHTS, NJ

ARCHITECTURE
INTERIOR DESIGN
PLANNING

310 SPRINGFIELD AVENUE
 BERKELEY HEIGHTS, NJ 07922
 TEL: 908-516-2200

DATE: 3/01/22
 SCALE: AS NOTED
 DRAWN BY: JUR
 PROJECT MANAGER: JUR
 JOB NUMBER: 229332-001
 ARCHITECT: JAMES J. RAMENTOL
 U.C. No. AI-07446

GRA ARCHITECTS

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TITLE SHEET, SITE PLAN & CODE INFORMATION