ADDITION & ALTERATION

ROTSHTEYN RESIDENCE
116 WASHINGTON STREET
BERKELEY HEIGHTS, N.J.

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	JT.	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
COL.	COLUMN	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
C.L. OR ℄	CENTER LINE	OHD.	OVERHEAD
D.F.	DRINKING FOUNTAIN	PL.	PLATE
DIA.	DIAMETER	PLYWD.	PLYWOOD
DIM.	DIMENSION	PT.	PRESSURE TREATED
DWG.	DRAWING	R.D.	ROOF DRAIN
EA.	EACH	REINF.	REINFORCED
E.J.	EXPANSION JOINT	REQ'D.	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.	GYPSUM 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 NUMBER — DRAWING TITLE / 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 — C-X

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

INFORMATION NOTED ON THIS SITE PLAN IS TAKEN FROM A SURVEY PREPARED BY EKA ASSOCIATES, P.A. AND DATED 2/10/16

SITE / ZONING BULK REQUIREMENTS

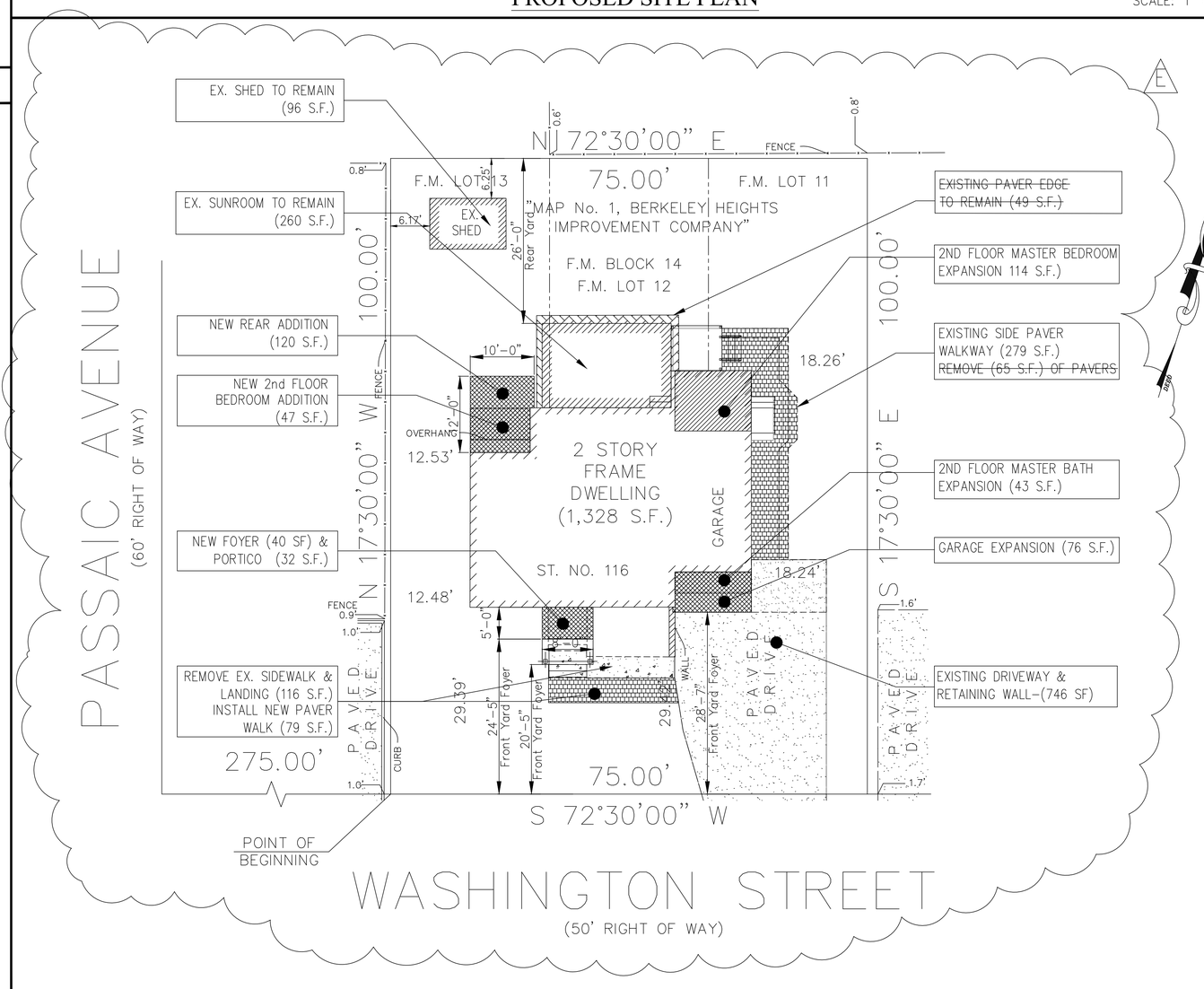
ZONE: R-10 BLOCK: 105 LOT: 15

	REQUIRED	2017 RESOLUTION	EXISTING	PROPOSED
MIN. SITE AREA	10,000 S.F.	7,500 S.F.	7,500 S.F.	UNCHANGED
MIN. LOT WIDTH	100 FT.	75 FT.	75 FT.	UNCHANGED
MIN. LOT DEPTH	100 FT.	100 FT.	100 FT.	UNCHANGED
MIN. FRONT YARD DWELLING MIN. FRONT YARD PORTICO	30 FT. 30 FT.	29.42 FT. Not Shown	29.42 FT. 25.39 FT.	24.43 FT. * 20.43 FT. *
MIN. SIDE YARD (ONE SIDE)	12 FT.	12.53 FT. 18.42 FT.	12.53 FT. 18.42 FT.	UNCHANGED
COMBINED SIDE YARD	30 FT.	30.95 FT.	30.95 FT.	UNCHANGED *
MIN. REAR YARD SETBACK	30 FT.	26 FT.	26 FT. **	UNCHANGED
MAX. BUILDING HEIGHT	2 1/2 ST. / 35 FT.	2 1/2 ST. Not Indicated	32.67 FT.	32.67 FT.
MAX. BUILDING COVERAGE	20 %	1,701 S.F. ** 22.68%	1,701 S.F. 22.68 %	1,969 S.F. * 26.25 %
MAX. OTHER COVERAGE	10 %	920 S.F. 12.27% **	920 S.F. 12.27 %	1,086 S.F. * 14.48 %
MAX. TOTAL COVERAGE	30 %	2,621 S.F. 34.95 % **	2,621 S.F. 34.95 %	3,055 S.F. * 40.73%

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

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



TOTAL COVERAGE CALCULATIONS:

CALCULATIONS from prior Variance

EXISTING IMPERVIOUS: (Per Resolution 22-17) **	S.F.
Existing Dwelling & Shed (96 SF): G	1,701
Existing Impervious Coverage	
Front Stairs & Walkways : ** 116	
Driveway & Retaining Walls: ** 804	
Total Exist. Imperv. Coverage ** G	920
TOTAL EXISTING COVERAGE **	2,621

PROPOSED IMPERVIOUS:	S.F.	
Existing & New Dwelling		1,969
Existing-	1,701	
Additions-		
• New Foyer:	72	
• Rear Study	120	
• Garage Addn.	76	
Total Proposed Bldgs.	268	
Proposed Impervious Coverage		
New Front Stairs & Walkways:	79	
Driveway & Retaining Walls:	728	
Side Paver Walk	279	
Total Prop. Impervious Coverage: G		1,086
TOTAL PROPOSED COVERAGE		3,055
Net Increase		+ 434 sf

PROJECT DIRECTORY

OWNER
LEO & MARINA ROTSHTEYN
116 WASHINGTON STREET
BERKELEY HEIGHTS, NJ 07922
CONTACT: LEO ROTSHTEYN
TEL.: (917) 501-7241

ARCHITECT
GRA ARCHITECTS, INC.
310 SPRINGFIELD AVE. SUITE 12
BERKELEY HEIGHTS, NJ 07922
CONTACT: JIM RAMENTOL
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 : R5
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	15
* EXTERIOR WOOD DECK	40	12

4. ARCHITECTURAL AREA (SQUARE FEET)

	*EXISTING	*NEW	*TOTAL
* LIVING AREA			
FIRST FLOOR :	1,052	158	1,210
SECOND FLOOR :	1,218	205	1,423
TOTAL AREA :	2,270	363	2,633

* 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
G	08/10/2022	AMENDED COVERAGE CALCULATIONS PER ZBA
F	07/28/2022	ADDED PHOTOGRAPH EXHIBIT FOR ZBA MEETING
E	07/25/2022	ADDED 2017 RES TO ZONING CHART REVISIONS
D	07/18/2022	REVISIONS REQUESTED BY ZBA
C	06/01/2022	ISSUED TO ZBA FOR APPROVAL
B	05/12/2022	ISSUED TO ZONING OFFICER
A	03/18/2022	ISSUED TO OWNER FOR REVIEW

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
Bus. 908-464-0106
Fax: 908-516-2269

GRA ARCHITECTS

DATE	3/31/22
SCALE	AS NOTED
DRAWN BY	JJR
PROJECT MANAGER	JJR
JOB NUMBER	229332-001

TITLE: TITLE SHEET, SITE PLAN & CODE INFORMATION

ARCHITECT: JAMES J. RAMENTOL
LIC. No. AI-07446

DRAWING No. T-1

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