



BUILDING DATA

NEW JERSEY INTERNATIONAL RESIDENTIAL CODE
BUILDING CODE 2021-EDITION

BUILDING USE — R-5 (1-FAMILY)

CONSTRUCTION TYPE — 5B

AREA OF ADDITION, 1ST FLOOR — 106.25 SQ. FT.

AREA OF ADDITION, 2ND FLOOR — 381.62 SQ. FT.

TOTAL — 487.87 SQ. FT.

VOLUME OF ADDITIONS — 5,900- CU. FT.

LIVE LOADS

FLOORS — 40#/SQ. FT.

ROOFS — 30#/SQ. FT.

LEGEND

- EXISTING WALLS, NO CHANGES
- NEW WALLS, 2x4" WOOD STUDS, 16%
- - - EXISTING WALLS OR MATERIALS TO BE REMOVED
- ▒ NEW CONCRETE BLOCK

ZONING DATA - R-7

TABLE ITEMS	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
INTERIOR LOT				
FRONT (FEET)	40'	40.2'	40.2'	—
SIDE (FEET)	10'	13.6'	13.6'	—
REAR (FEET)	30'	24.7'	24.7'	YES (EXIST.)
SIDE YARD COMBINED, PERCENTAGE OF LOT WIDTH OF FEET	20%	48.50%	48.50%	—
MAXIMUM BUILDING HEIGHT (FEET)	35'	25'-6"	28'-0"	—
MAXIMUM BUILDING HEIGHT (STORIES)	2	2	2	—
MINIMUM HABITABLE FLOOR SPACE (SQ. FT.)	1,200	1,802	2,295	—
MINIMUM LOT AREA (SQ. FT.)	7,000	6,905.4	6,905.4	YES (EXIST.)
MINIMUM LOT REQUIREMENTS				
WIDTH (FEET)	60'	60'	60'	—
DEPTH (FEET)	115'	115.27'	115.27'	—
MAXIMUM BUILDING COVERAGE (%)	20%	19.21%	20.75%	YES
MAXIMUM IMPROVED LOT COVERAGE	35%	42.70%	44.30%	YES
MAXIMUM FRONT YARD SETBACK	40'	40.2'	40.2'	—

COVERAGE COMPONENT BREAKDOWN

EXISTING DWELLING	1,326.75# = 19.21%
1ST FL. ADDITION: 8.5x12.5'	106.25# = 1.53%
TOTAL: 1,433.00# = 20.75%	
2-A/C PAD: (1-3'x15') + (1-28'x28')	11.25#
CONCRETE/GRAVEL PAD: (2-2'x2') + AB.G. CONC. PAD	5.725#
LANDSCAPE BORDER WALLS: (1-12'x12') + (1-40'x12')	52.0#
SIDE WALK LEFT SIDE: 3'x30' = 90#	
REAR STEPS: 4'x9' = 36#	
FRONT STEPS & SIDE WALK: (1-4'x8') + (1-6'x5')	62#
DRIVEWAY: 40'x20' = 800#	
REAR PATIO: 13'x30' = 420#	
SHED: 12'x8' = 96#	
TOTAL: 1,626.5# = 23.5%	
TOTAL BUILDING COVERAGE: 1,433.00# = 20.75%	
TOTAL IMPERVIOUS COVERAGE: 1,626.50# = 23.50%	
TOTAL LOT COVERAGE: 3,059.50# = 44.30%	

NAME	DATE
CHAIRMAN	
SECRETARY	
TOWNSHIP CLERK	
BOROUGH ENGINEER	
APPLICANT/OWNER	

PRELIMINARY

ADDITION & ALTERATION TO VERRICO RESIDENCE 4-ELMWOOD ROAD FLOHAM PARK, N.J.

DEPT.	DATE	DRAWN BY	APPR'D	JOB NOS.	DRAWING NO.	REV.
	8-30-2024	D. VERRICO			1 OF 2	
SCALE AS NOTED	CHECKED	FILE				