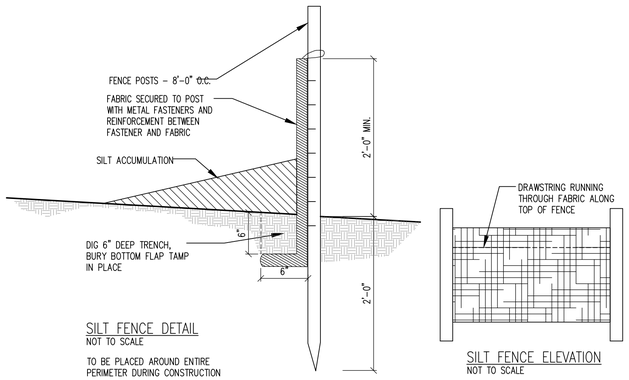
ADDITION AND ALTERATION TO SINGLE FAMILY RESIDENCE
29 JOHN ST.
DEMAREST, NEW JERSEY 07627



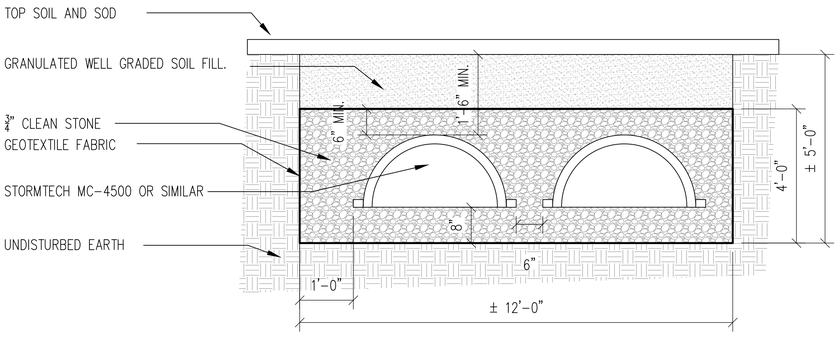
SILT FENCE DETAIL
NOT TO SCALE

TO BE PLACED AROUND ENTIRE PERIMETER DURING CONSTRUCTION

SILT FENCE ELEVATION
NOT TO SCALE

SOIL MOVEMENT CALCULATIONS

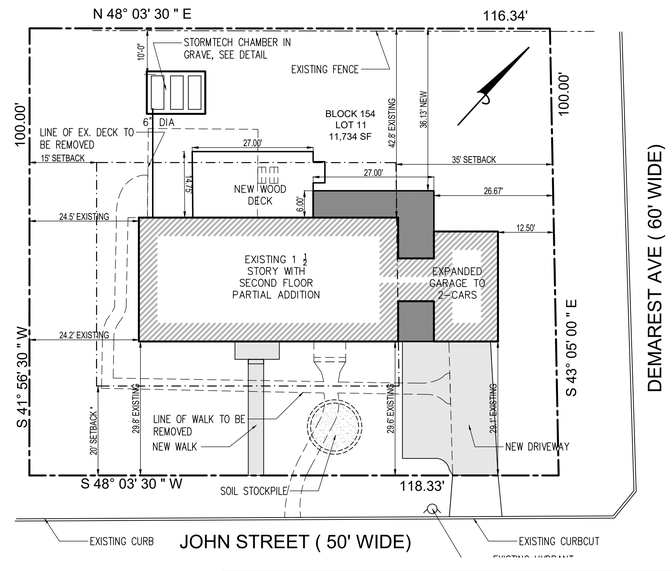
FOUNDATION SOIL TO BE REMOVED 40 CU. YD.



2,340 SF OF ROOF AREA @ 3" = 585 CU FT	=	4,376 GAL.
APPROX. 600 CU. FT. OF GRAVEL @ 50% = 300 CU FT	=	2,244 GAL.
STORMTECH CAPACITY = 106.3 CU. FT. X 3 =318.9 CU. FT.	=	2,385 GAL.
TOTAL STORAGE VOLUME	=	4,629 GAL.

STORMWATER RETENTION DETAIL
NOT TO SCALE

SITE PLAN



1 / A-1.0 SITE PLAN
SCALE: 1/16" =1'-0"

THIS SITE PLAN WAS TAKEN FROM A SURVEY PREPARED BY ANDREW A. SCHMIDT NJ LS NO. 24GS04330100 OF 49 SULLIVAN ST, WESTWOOD NJ 201-403-5801

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- FENCE LINE
- ITEMS TO BE REMOVED
- LIMIT OF DISTURBANCE LINE
- 7'-6" SITE DIMENSION LINE
- EXISTING BUILDING AREAS
- HATCH OF NEW BUILDING

ZONING CHART

29 JOHN STREET	BLOCK 154	LOT 11		
ZONE CODE: Single Family Residence C- (RC)				
ITEM	**REQUIRED**	**EXISTING**	**PROPOSED**	**COMMENT**
MIN. LOT AREA	15,000 SF	11,734 SF *	N/C	N/A
MIN. LOT WIDTH	100 FT	118.33 FT	N/C	N/A
MIN. LOT DEPTH	100 FT	100 FT	N/C	N/A
MIN. FRONT YARD	20 FT **	29.1 FT	29.1 FT	N/C CONFORMS
MIN. SIDEYARD ABUTTING STREET	35 FT	12.5 FT*	26.67 FT TO ADDITION	**VARIANCE**
MIN. SIDEYARD	15 FT	24.2 FT	24.2 FT	N/C CONFORMS
REAR YARD MIN.	30 FT	42.8 FT	30.3 FT @ SF ADDITION	CONFORMS
MAX. BLDG HEIGHT	30 FT	22 FT	29.5 FT	CONFORMS
MAX. BLDG COVERAGE	20% (2,346.8 SF)	17.31% (2,032 SF)	19.95% (2,341 SF)	CONFORMS
MAX. IMPERVIOUS COVERAGE	30% (3,520.2SF)	27.85% (3,269 SF)	29.9% (3,509 SF)	CONFORMS
MAX. LIVABLE FLOOR AREA	30% (3,520.2 SF)	23.21% (2,724 SF)	29.87% (3,506 SF)	CONFORMS
MAX. RESIDENTIAL AND PARKING COVERAGE	25% (2,933.5 FT)	17.31% (2,032 SF)	20.59% (2,417 SF)	CONFORMS
AREAS				
EXISTING FIRST FLOOR - 1,681				
EXISTING DECK TO BE REMOVED 486 SF				
EXISTING GARAGE - 351 SF				
NEW GARAGE TOTAL - 500 SF				
NEW FIRST FLOOR - 236 SF				
NEW FIRST FLOOR TOTAL - 1,917 SF				
NEW DECK - 400 SF				
EXISTING SECOND FLOOR - 1,043 SF				
NEW TOTAL SECOND FLOOR - 1,665 SF				
TOTAL EXISTING LIVABLE AREA - 2,724 SF				
TOTAL NEW LIVABLE AREA - 3,506 SF				
EXISTING DRIVEWAY- 285 SF				
EXPANDED NEW DRIVEWAY - 562 SF				
EXISTING WALK TO BE REMOVED - 434 SF				
EXISTING LANDING TO BE REMOVED - 32 SF				
NEW LANDING AND FRONT WALK - 130 SF				
TOTAL RESIDENTIAL AND PARKING - 2,417 SF				
SCHEDULE LEGEND:				
* EXISTING NON-CONFORMING				
** 20 FT BASED ON NEIGHBORING HOUSES				
N/C = NO CHANGE, N/A = NOT APPLICABLE				

AXIS ARCHITECTURAL GROUP
201 W. PASSAIC STREET - SUITE 102
ROCHELLE PARK, NJ 07662
OFFICE TELEPHONE: (201) 816-1818
VISIT US AT WWW.AXIS-AG.COM

PROJECT
ADDITION AND ALTERATIONS
29 JOHN STREET
DEMAREST, NJ 07627

CLIENT
29 ST. LLC.
29 JOHN STREET
DEMAREST, NJ 07627

CONSULTANT

DATE	SCALE
04-30-2025	AS NOTED
DRAWN BY	CHECKED BY
L.S.C.	P.F.G

DWG TITLE
TITLE SHEET
ZONING INFO
FOUNDATION PLAN

DATE	ISSUE	DESCRIPTION
07/23/25	1	ZONING REVIEW

PIERO F. GABUCCI, A.I.A.
NJ AI-15289 NY 025119 PA RA 407426

SEAL & SIGNATURE

PROJECT # 25-021

DWG NO **A-1.0**

1 OF 2

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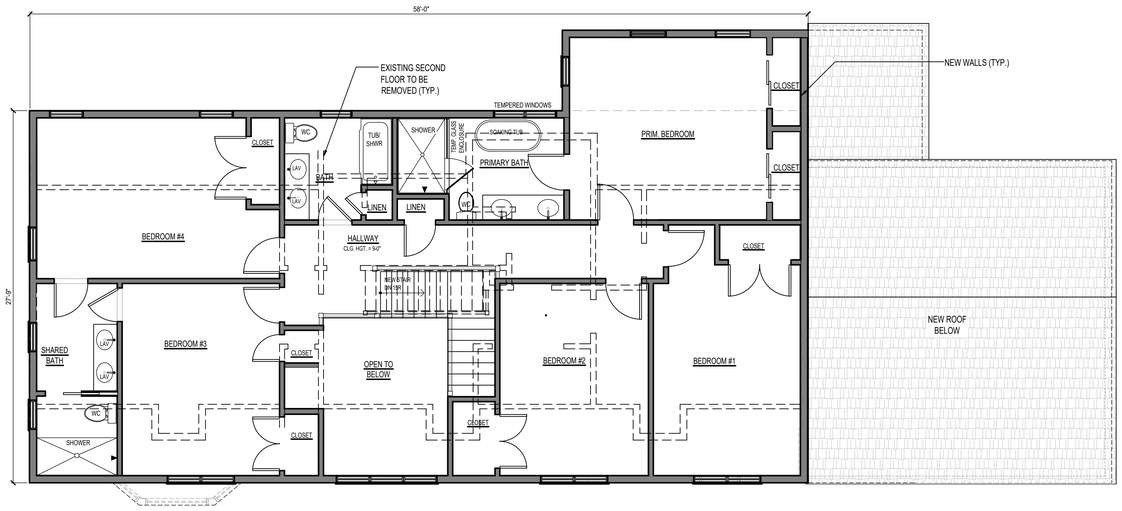
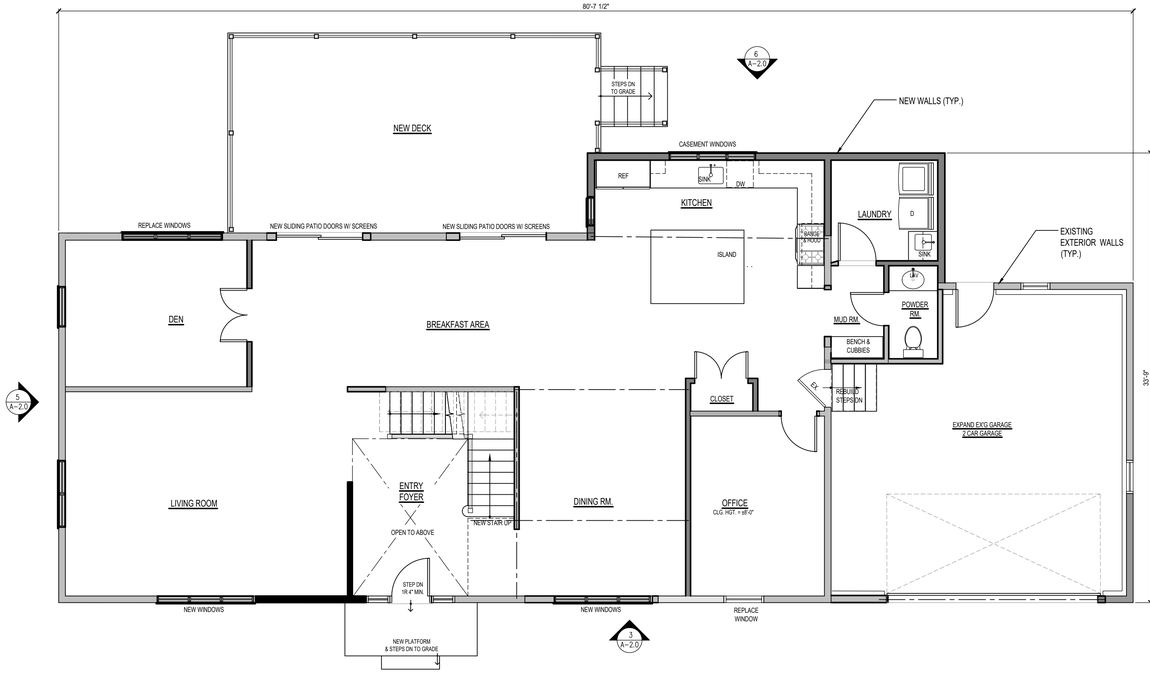


2 A-2.0 SECOND FLOOR PLAN

SCALE: 3/16" =1'-0"

TRUE NORTH PLAN NORTH



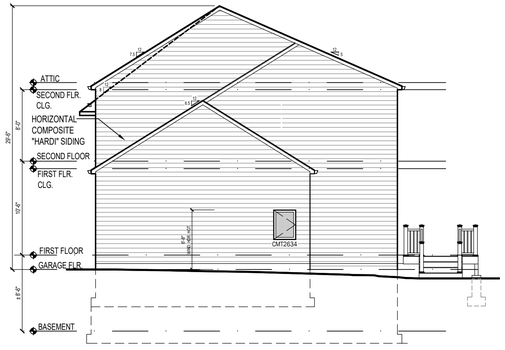
1 A-2.0 FIRST FLOOR PLAN

SCALE: 3/16" =1'-0"

TRUE NORTH PLAN NORTH

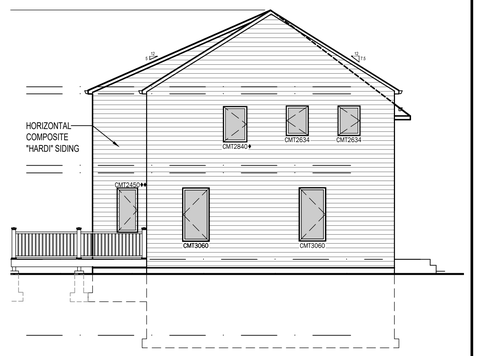
3 A-2.0 FRONT ELEVATION

SCALE: 3/16" =1'-0"



4 A-2.0 LEFT ELEVATION

SCALE: 3/16" =1'-0"



5 A-2.0 RIGHT ELEVATION

SCALE: 3/16" =1'-0"

6 A-2.0 REAR ELEVATION

SCALE: 3/16" =1'-0"

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CLIENT

29 ST. LLC.
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DEMAREST, NJ 07627

CONSULTANT

DATE	SCALE
04-30-2025	AS NOTED
DRAWN BY	CHECKED BY
L.S.C.	P.F.G

DWG TITLE

FIRST AND SECOND FLOR AND EXTERIOR ELEVATIONS

DATE	ISSUE	DESCRIPTION
07/23/25	1	ZONING REVIEW

PIERO F. GABUCCI, A.I.A.
NJ AI-15289 NY 025119 PA RA 407426

SEAL & SIGNATURE

PROJECT # 25-021

DWG NO **A-2.0**

2 OF 2

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