

# ADDITION AND ALTERATION TO SINGLE FAMILY RESIDENCE

29 JOHN ST.  
DEMAREST, NEW JERSEY 07627



201 W. PASSAIC STREET - SUITE 102  
ROCHELLE PARK, NJ 07662  
OFFICE TELEPHONE: (201) 816-1818  
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PROJECT  
**ADDITION AND ALTERATIONS  
29 JOHN STREET  
DEMAREST, NJ 07627**

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

CONSULTANT

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

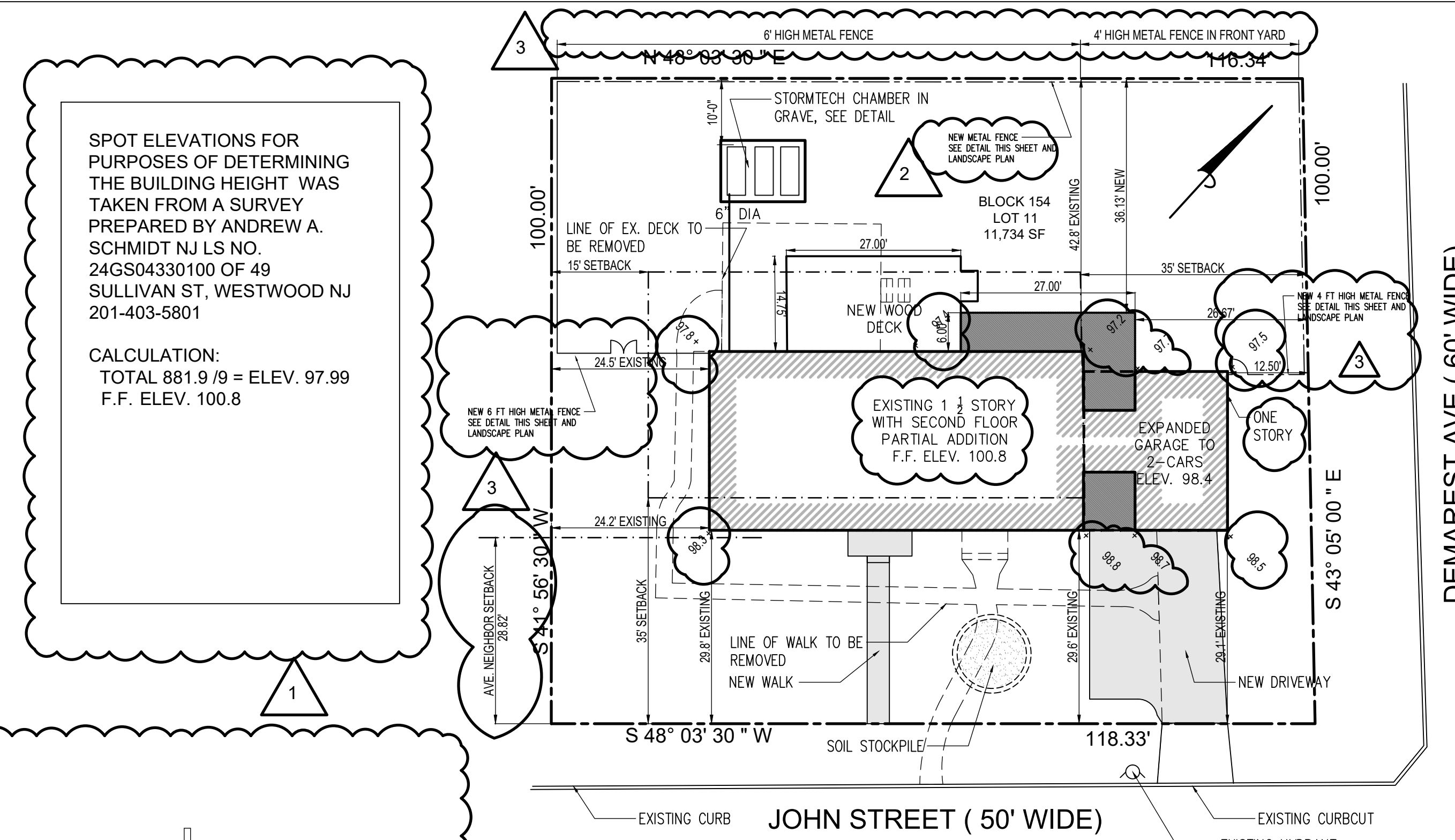
## SITE PLAN ZONING INFO SITE DETAILS

DATE	ISSUE	DESCRIPTION
07/23/25	1	ZONING REVIEW
08/23/25	2	REV. 1 - HEIGHT CALCULATION
09/03/25	3	REV. 2 - ZONING CHART AND FENCE
09/09/25	4	REV. 3 - REVISED ELEVATIONS AND REVISED AVERAGE NEIGHBOR FRONT SETBACK FENCE DELINEATION

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

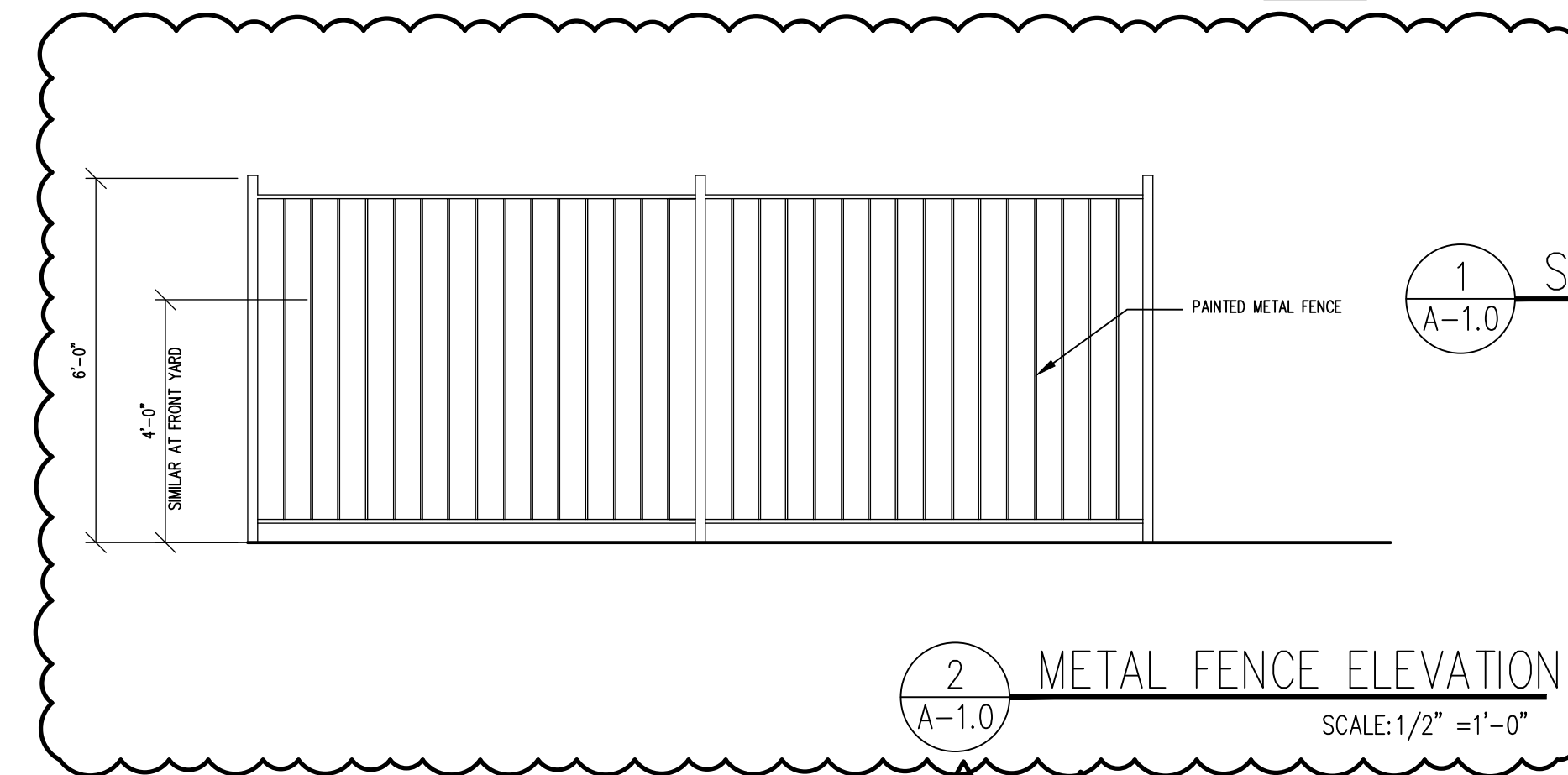
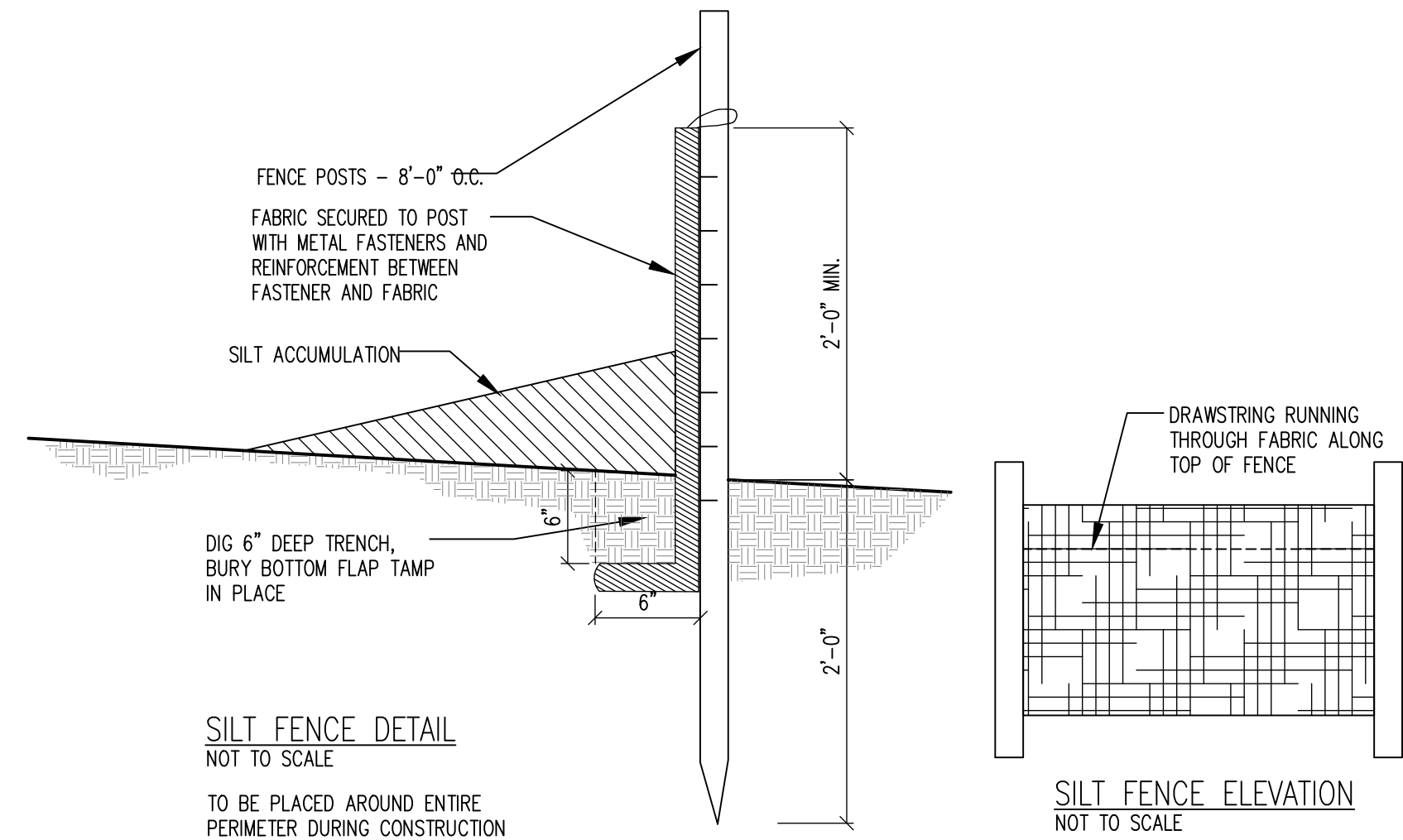
SEAL & SIGNATURE: PROJECT # 25-021  
DWG NO. **A-1.0**  
1 OF 2

### SITE PLAN



SPOT ELEVATIONS FOR PURPOSES OF DETERMINING THE BUILDING HEIGHT WAS TAKEN FROM A SURVEY PREPARED BY ANDREW A. SCHMIDT NJ LS NO. 24GS04330100 OF 49 SULLIVAN ST, WESTWOOD NJ 201-403-5801

CALCULATION:  
TOTAL 881.9/9 = ELEV. 97.99  
F.F. ELEV. 100.8



**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	■ EXISTING BUILDING AREAS
--- SETBACK LINE	■ HATCH OF NEW BUILDING
--- FENCE LINE	
--- ITEMS TO BE REMOVED	
--- LIMIT OF DISTURBANCE LINE	
--- SITE DIMENSION LINE	

### ZONING CHART

29 JOHN STREET	BLOCK 154	LOT 11		
<b>ZONE CODE: Single Family Residence C- (RC)</b>				
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	28.82 FT *	29.1 FT	29.1 FT	N/C CONFORMS
MIN. SIDEYARD ABUTTING STREET	35 FT	12.5 FT *	26.67 FT TO ADDITION	<b>VARIANCE</b>
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)	19.94% (2,341 SF)	CONFORMS
MAX. IMPERVIOUS COVERAGE	30% (3,520.25 SF)	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)	24.74% (2,903 SF)	CONFORMS

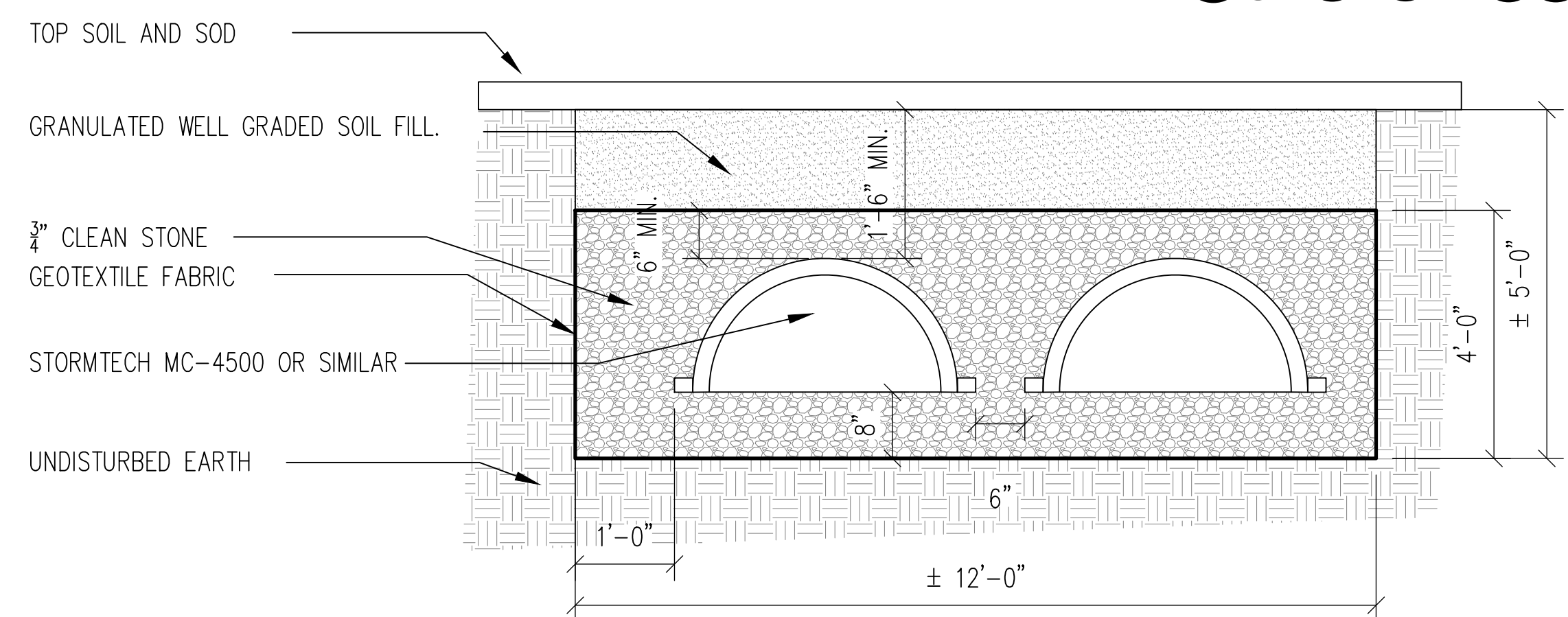
**AREAS**

EXISTING FIRST FLOOR - 1,681 SF (76 SF TO BE REMOVED)  
**EXISTING FIRST FLOOR TO REMAIN - 1,605 SF**  
 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 - 1,841 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 - 2,903 SF**

**SCHEDULE LEGEND:**  
 \* EXISTING NON-CONFORMING  
 \*\* NEIGHBORING HOUSES AVERAGE SETBACK  
 N/C = NO CHANGE, N/A = NOT APPLICABLE

### 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

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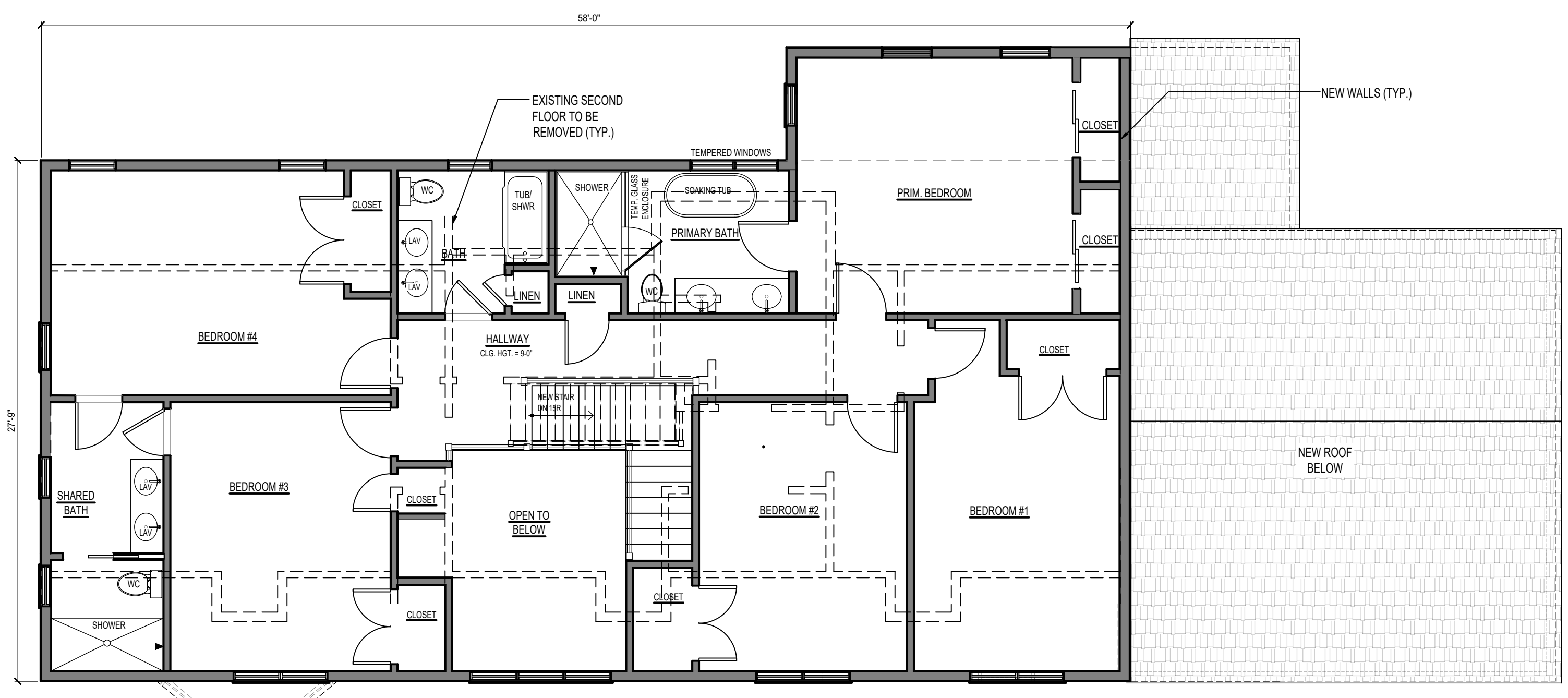
DWG TITLE

**FIRST AND SECOND FLOOR PLANS**  
**EXTERIOR ELEVATIONS**

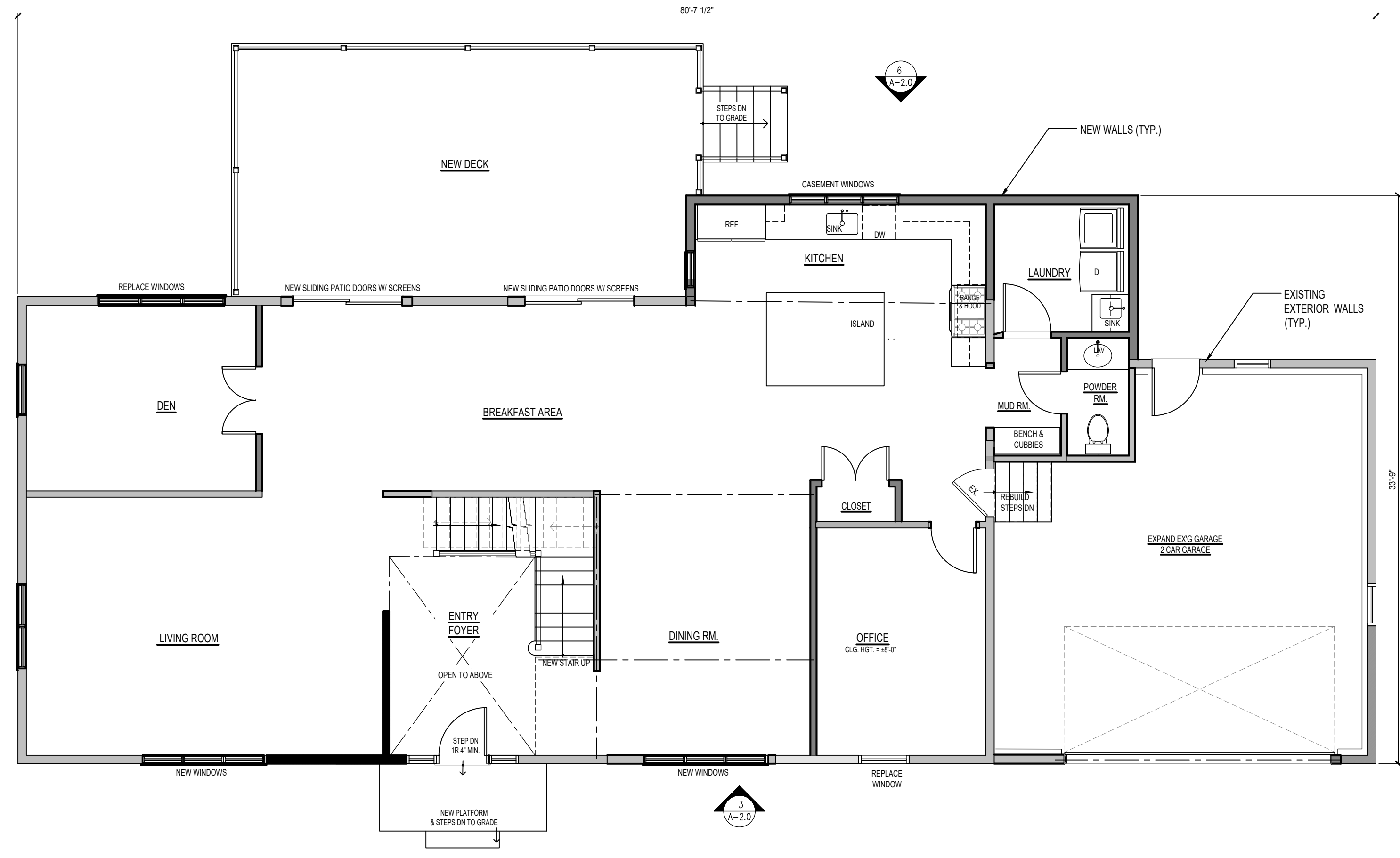
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 NJ AI-15289 NY 02519 PA RA-407426

SEAL & SIGNATURE: *PFG* PROJECT # **25-021**  
 DWG NO **A-2.0**  
 2 OF 2



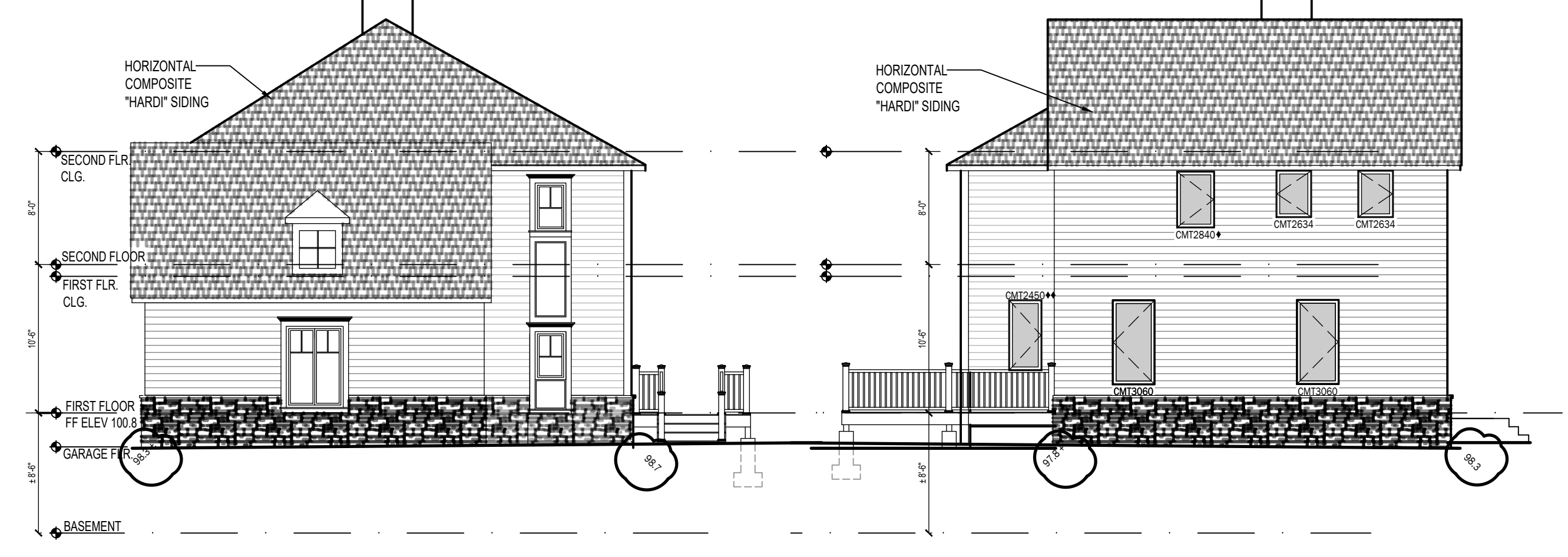
**2 SECOND FLOOR PLAN**  
 TRUE PLAN NORTH NORTH  
 SCALE: 3/16" = 1'-0"



**1 FIRST FLOOR PLAN**  
 TRUE PLAN NORTH NORTH  
 SCALE: 3/16" = 1'-0"



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



**4 RIGHT ELEVATION**  
 SCALE: 1/8" = 1'-0"

**5 LEFT ELEVATION**  
 SCALE: 1/8" = 1'-0"



**6 REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"

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