

# PROPOSED ADDITION & RENOVATION TO: THE BENGTSSON RESIDENCE

Steven Hockstein  
RA AI 14360  
Douglas Miller  
RA AI 15550

date: 1-22-2020  
scale: AS SHOWN  
drawn: DEW/BJT  
check:  
job no.:

REVISED 1-30-2020 FOR ZONING OFFICIAL'S COMMENTS

PHONE: 973-258-0600  
FAX: 973-258-1333  
ARCHITECTS, LLC  
281 MAIN STREET, MILLBURN, NJ 07041

DRAWING INDEX	
SHEET	CONTENTS
A-1	SITE PLAN/ ZONING INFO/ NOTES
A-2	PROPOSED BASEMENT FLOOR PLAN AND EXISTING/DEMO PLAN
A-3	PROPOSED FIRST FLOOR PLAN AND EXISTING/DEMO FIRST FLOOR AND SECOND FLOOR PLAN
A-4	EXISTING FRONT/ REAR/ AND SIDE ELEVATIONS
A-5	PROPOSED FRONT/ REAR/ AND SIDE ELEVATIONS

**ZONING INFORMATION**

OWNER: MARTIN BENGTSSON AND KARIN LINDGREN  
9 BARNSDALE ROAD  
MADISON, NJ 07940

LOT: 10 BLOCK: 4803 ZONE: R-2  
USE GROUP: R-5 CONSTRUCTION CLASS: 5B

	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000 S.F.	15,800 S.F.	NO CHANGE
LOT WIDTH	100'	100'	NO CHANGE
LOT DEPTH	135'	±158'	NO CHANGE
FRONT YARD	40'	42.78'	NO CHANGE
SIDE YARD	20'	13.7'*/21.04'	NO CHANGE
REAR YARD	50'	±62.6'	NO CHANGE
BUILDING COVERAGE	12.5% (1,975 S.F.)	13.38% (2,114 S.F.)*	15.81% (2,507 S.F.) **
LOT COVERAGE	25% (3,950 S.F.)	23.4% (3,698 S.F.)	28.35% (4,480 S.F.) **
BLDG. HEIGHT	35'/ 2-1/2 STORIES	±25'/1-1/2 STORIES	NO CHANGE
VOLUME OF ADDITION			3,168 CU FT.

\* PRE-EXISTING NON CONFORMING CONDITION  
\*\* VARIANCE REQUIRED

LOT COVERAGE CALCULATIONS			
	EXISTING	ADDITION	TOTAL
BUILDING	2,114 S.F.	393 S.F.	2,507 S.F.
PORCH	51 S.F.	0 S.F.	51 S.F.
DRIVEWAY	1,350 S.F.	271 S.F.	1,621 S.F.
FRONT WALK	169 S.F.	0 S.F.	169 S.F.
REAR STEPS	14 S.F.	118 S.F.	132 S.F.
TOTAL	3,698 S.F.	782 S.F.	4,480 S.F.

**CODE CONFORMANCE NOTE:**  
2018 - INTERNATIONAL RESIDENTIAL CODE, NJ EDITION AND N.J.U.C.C.  
2018 - INTERNATIONAL ENERGY CONSERVATION CODE:  
SEE RESCHECK CALCULATIONS

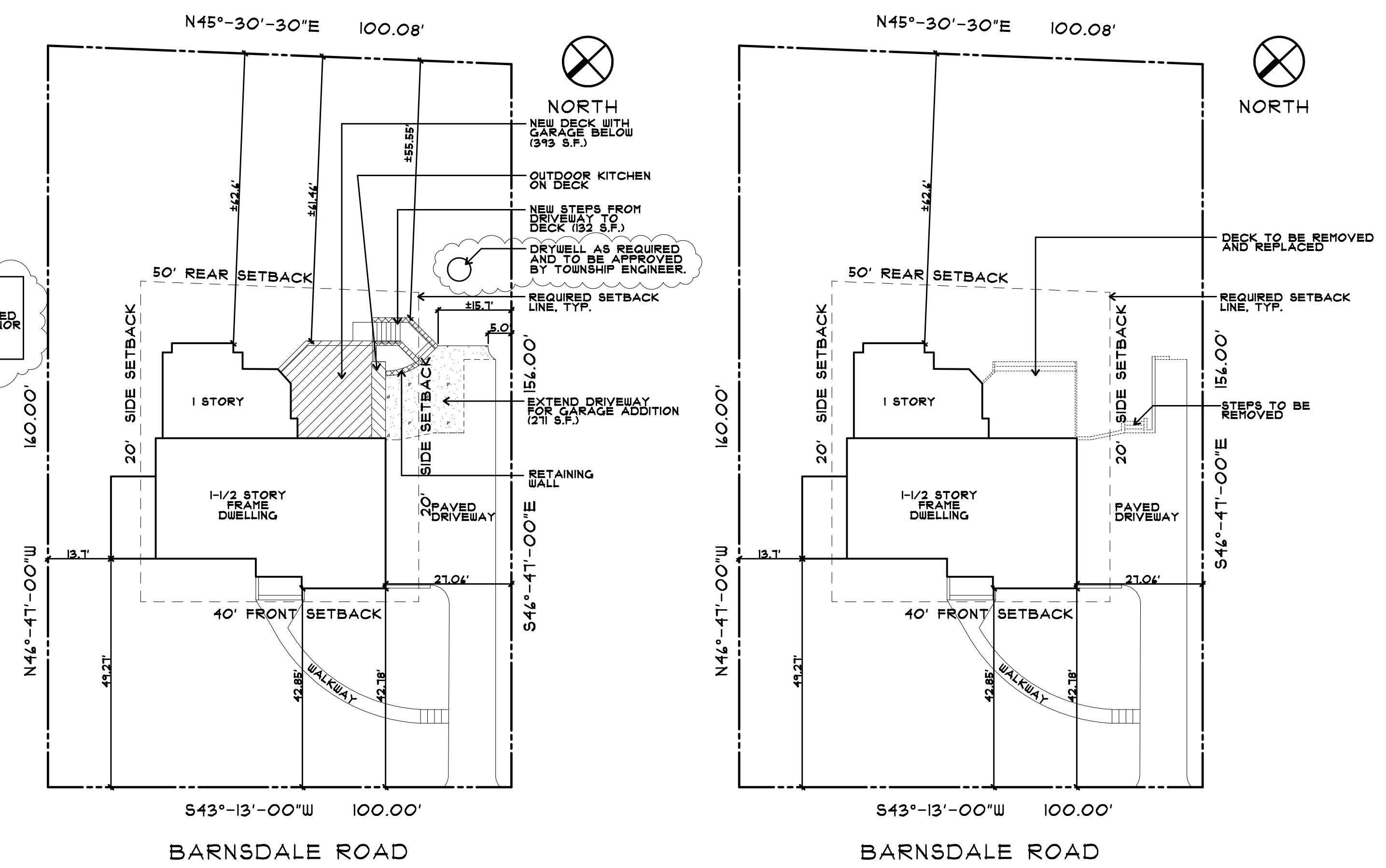
**PROJECT DESCRIPTION**

DECK TO BE REMOVED, REPLACED, AND ENLARGED WITH A GARAGE BAY UNDERNEATH.

EXTEND/ALTER DRIVEWAY AND RETAINING WALLS TO ACCESS GARAGE BAY.

NEW REAR STEPS FROM DECK TO DRIVEWAY.

VARIANCES ARE REQUIRED FOR BUILDING COVERAGE AND LOT COVERAGE.



PROPOSED  
**SITE PLAN**  
SCALE: 1" = 20'

EXISTING/DEMO  
**SITE PLAN**  
SCALE: 1" = 20'

SITE INFORMATION GIVEN WAS OBTAINED FROM A SURVEY PREPARED BY:

BENJAMIN AND WIZOREK, INC.  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
230 MAIN STREET  
MADISON, NJ 07940  
TEL: 973-311-5084  
FAX: 973-311-5533  
DATED: MAY 9, 2014

PROPOSED ADDITION AND RENOVATION TO:  
**THE BENGTSSON RESIDENCE**  
9 BARNSDALE ROAD  
MADISON, NEW JERSEY