

# PROPOSED RESIDENTIAL ADDITION & ALTERATIONS FOR ZONING APPROVAL

BLOCK: 85 LOT: 4

55 W YORKSHIRE AVE NORTHFIELD, NJ 08225

## BUILDING CODE INFORMATION:

### APPLICABLE CODES:

NEW JERSEY UNIFORM CONSTRUCTION CODE  
 2021 INTERNATIONAL RESIDENTIAL CODE - NJ EDITION  
 REHABILITATION SUBCODE NJUCC, SUBCHAPTER 6  
 2021 NATIONAL STANDARD PLUMBING CODE, NJ ED.  
 2020 NATIONAL ELECTRICAL CODE (NFPA 70)

USE GROUP: R-5 SINGLE FAMILY DWELLING  
 CONSTRUCTION CLASS: TYPE V - B COMBUSTIBLE

### DESIGN LIVE LOADS:

FLOORS: 40 PSF  
 ROOF: 20 PSF

### BUILDING AREA:

FIRST FLOOR: 955 SQFT  
 ENCLOSED PORCH: 130 SQFT  
 SECOND FLOOR: 761 SQFT  
 2ND FLOOR ADDITION:  
 TOTAL: 1,846 SQFT

### EXISTING:

955 SQFT  
 130 SQFT  
 761 SQFT

### ADDITION:

430 SQFT  
 283 SQFT  
 416 SQFT  
 1,129 SQFT

### TOTAL:

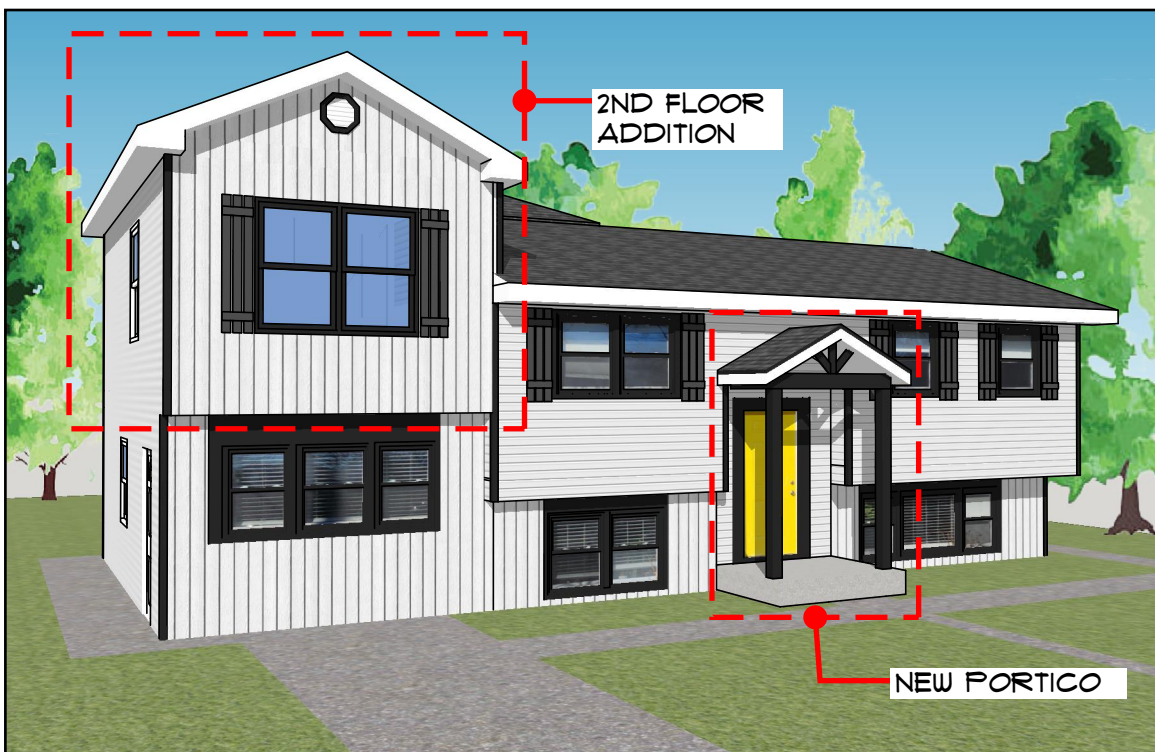
1,515 SQFT  
 1,460 SQFT  
 2,975 SQFT

## AREA & YARD COMPLIANCE

TOTAL LOT AREA: 8,510 S.F.  
 TOTAL BLDG S.F. COVERAGE: 1,961 S.F.  
 TOTAL BLDG PERCENT COVERAGE: 23%  
 TOTAL IMPERVIOUS S.F. COVERAGE: 2,735 S.F.  
 (BUILDING, DRIVEWAY, SIDEWALK COMBINED)  
 TOTAL IMPERVIOUS PERCENT COVERAGE: 32%

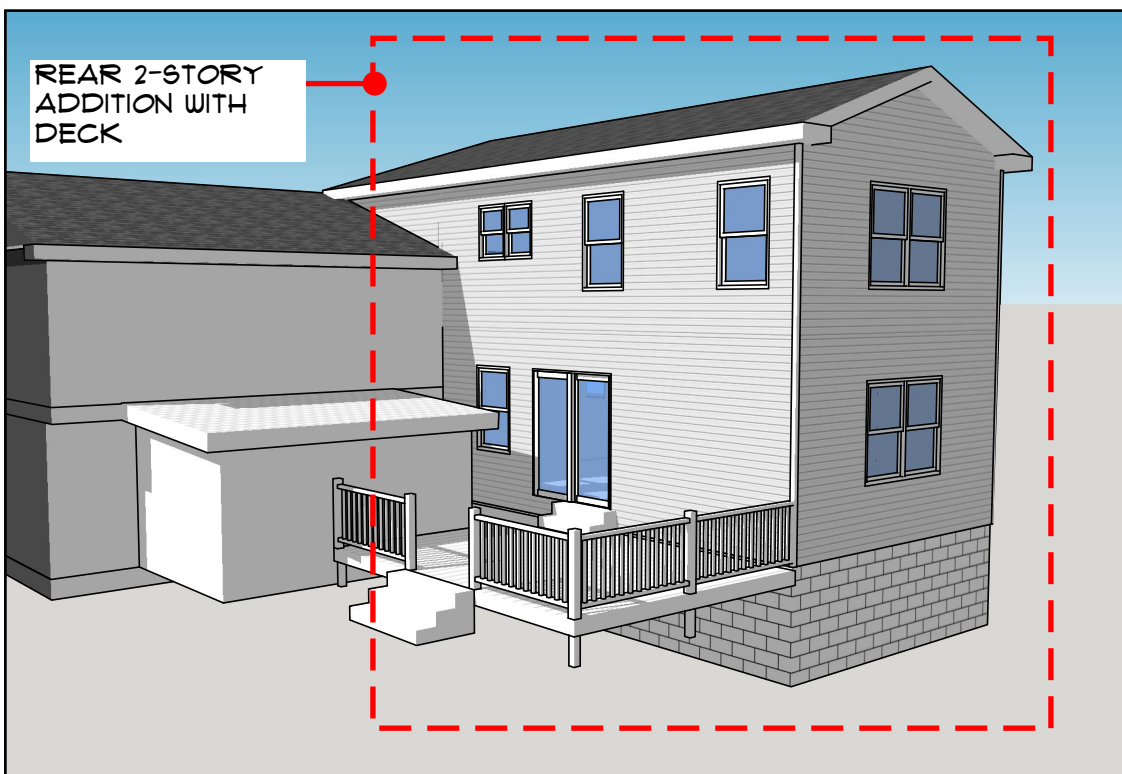
## DESCRIPTION OF WORK:

- NEW 2ND FLOOR ADDITION OVER PARTIAL EXISTING 1ST FLOOR (LEFT SIDE OF HOME)
- NEW 2-STORY REAR ADDITION WITH CRAWL SPACE
- NEW REAR DECK OFF REAR ADDITION
- NEW PORTICO AT FRONT ENTRY



## FRONT PERSPECTIVE

SCALE: NTS



## REAR PERSPECTIVE

SCALE: NTS

DATE:  
5-20-2024 ZONING

SHEET SIZE 11X17

**A-1**

PAGE 1 OF 8

## SHEET TITLE:

COVER SHEET  
AND  
CODE DATA

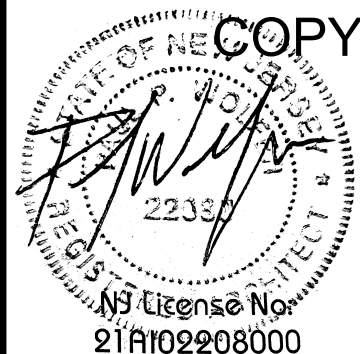
PROPOSED RESIDENTIAL ADDITION &  
 ALTERATIONS FOR ZONING APPROVAL  
 BLOCK: 85 LOT: 4  
 55 W YORKSHIRE AVE NORTHFIELD, NJ 08225  
 OWNER: JESSICA JOSEPH (HARTLEY)



**Paul P. Wolfer**  
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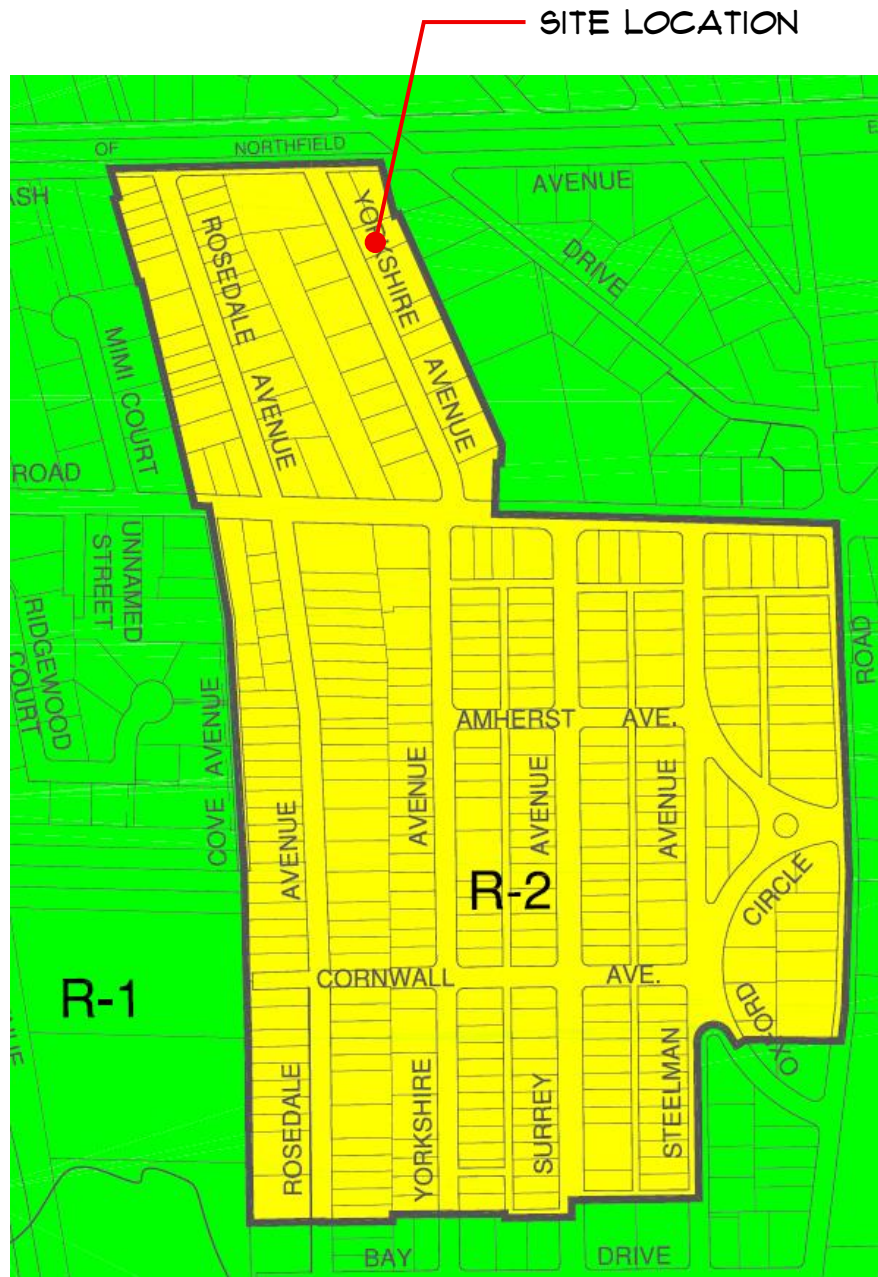
City of Northfield

Schedule of Yard, Area and Building Requirements  
 [Amended 7-20-1993 by Ord. No. 22-1993; 4-24-2001 by Ord. No. 7-2001;  
 4-24-2012 by Ord. No. 3-2012; 10-9-2012 by Ord. No. 9-2012; 12-16-2014 by Ord. No. 7-2014]

Zone	Minimum Lot Requirements <sup>1</sup>		Minimum Required Yard Depth						Height <sup>2</sup>		Minimum Gross Floor Area (square feet)		Maximum % of Lot Coverage By All Improvements	Maximum % of Building Coverage	Floor Area Ratio	Buffer (feet)
			Principal Building (feet)				Accessory Building (feet)									
	Lot Area (square feet)	Lot Width (feet)	Front	One Side	Both Sides	Rear	Side	Rear	Stories	Feet	One Story	Two Stories				
R-1	10,000	100	25	10	25	25	10	10	2 1/2	30	1,200	1,350	40%	25%		
R-1A <sup>3</sup>	7,500	75	25	10	25	25	10	10	2 1/2	30	1,200	1,350	40%	25%		
R-2	7,500	70	25	10	25	25	10	5	2 1/2	30	1,100	1,250	45%	30%		
R-3	6,000	50	25	10	25	25	10	5	2 1/2	30	950	1,100	50%	35%		
R-4 <sup>4</sup>	8,500	90	25	10	20	25	10	10	2	30			40%	25%		

# ZONING REQUIREMENTS FOR REFERENCE

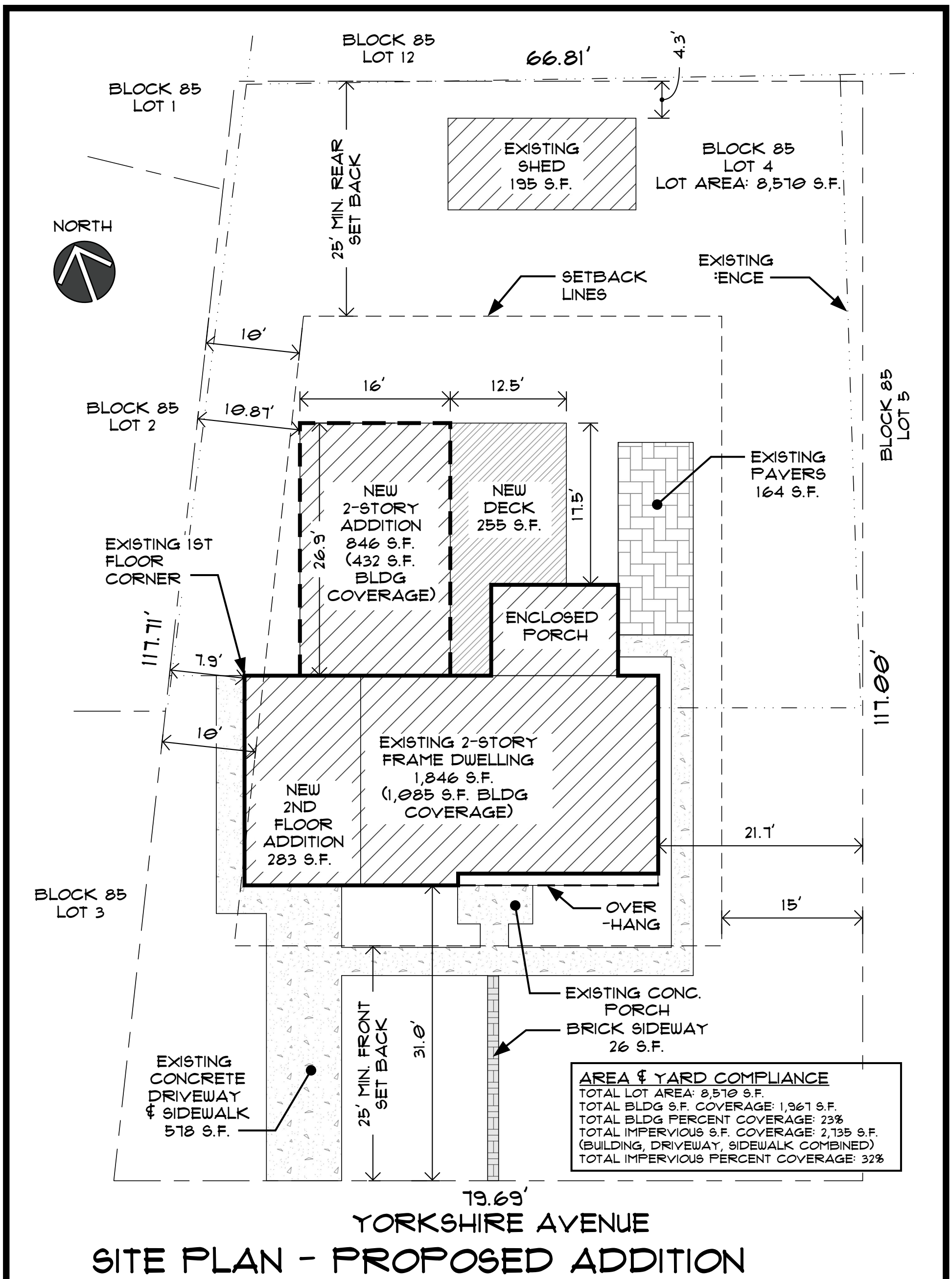
SCALE:NTS



# CITY OF NORTHFIELD ZONING MAP REFERENCE

SCALE:NTS

<p>DATE: 5-20-2024 ZONING</p>	<p>SHEET TITLE:</p>	<p>PROPOSED RESIDENTIAL ADDITION &amp; ALTERATIONS FOR ZONING APPROVAL                  BLOCK: 85 LOT: 4                  55 W YORKSHIRE AVE NORTHFIELD, NJ 08225                  OWNER: JESSICA JOSEPH (HARTLEY)</p>	
<p>SHEET SIZE 11X17</p>	<p>ZONING INFORMATION</p>	<p><b>Paul P. Wolfer</b>                  Architect, AIA, NCARB                  6908 Rogers Avenue                  Pennsauken, NJ 08109                  Mobile: 856.296.2114                  paul.p.wolfer@gmail.com</p>	
<p><b>A-2</b> PAGE 2 OF 8</p>			

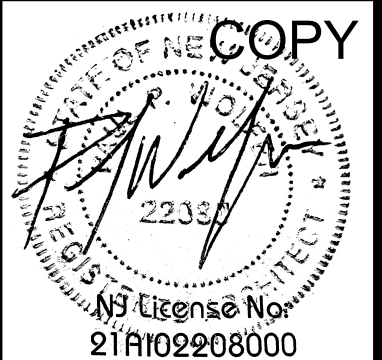



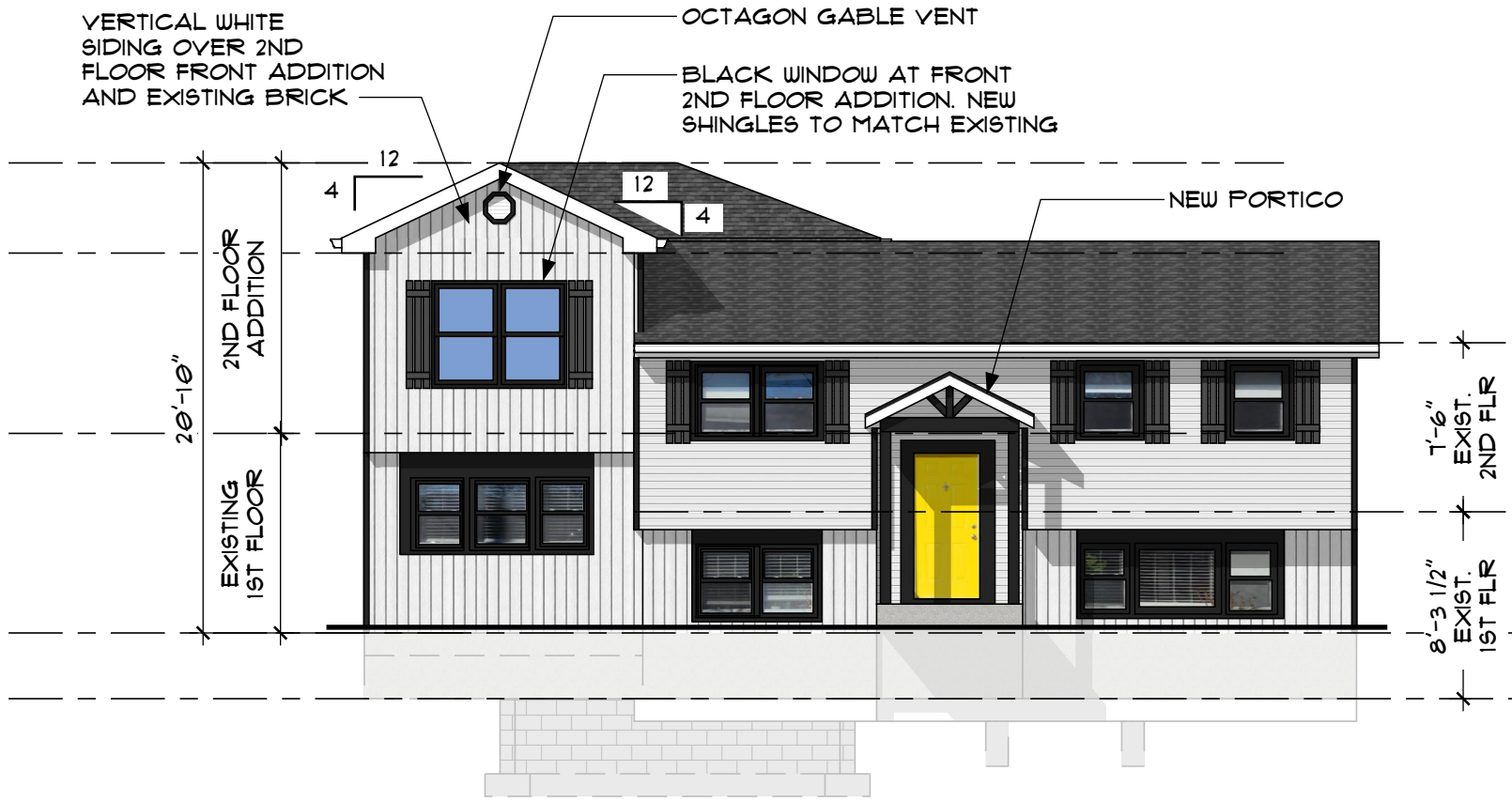
AREA & YARD COMPLIANCE	
TOTAL LOT AREA:	8,570 S.F.
TOTAL BLDG S.F. COVERAGE:	1,967 S.F.
TOTAL BLDG PERCENT COVERAGE:	23%
TOTAL IMPERVIOUS S.F. COVERAGE:	2,135 S.F.
(BUILDING, DRIVEWAY, SIDEWALK COMBINED)	
TOTAL IMPERVIOUS PERCENT COVERAGE:	32%

79.69'  
YORKSHIRE AVENUE

## SITE PLAN - PROPOSED ADDITION

SCALE: 1" = 10'-0"

DATE: 5-20-2024 ZONING	SHEET TITLE: <b>PROPOSED SITE PLAN</b>	PROPOSED RESIDENTIAL ADDITION & ALTERATIONS FOR ZONING APPROVAL BLOCK: 85 LOT: 4 55 W YORKSHIRE AVE NORTHFIELD, NJ 08225 OWNER: JESSICA JOSEPH (HARTLEY)	COPY 
SHEET SIZE 11X17  <h1 style="font-size: 2em; margin: 0;">A-3</h1> PAGE 3 OF 8	 <b>Paul P. Wolfer</b> Architect, AIA, NCARB 6908 Rogers Avenue Pennsauken, NJ 08109 Mobile: 856.296.2114 paul.p.wolfer@gmail.com	NJ License No. <b>21A102208000</b>	

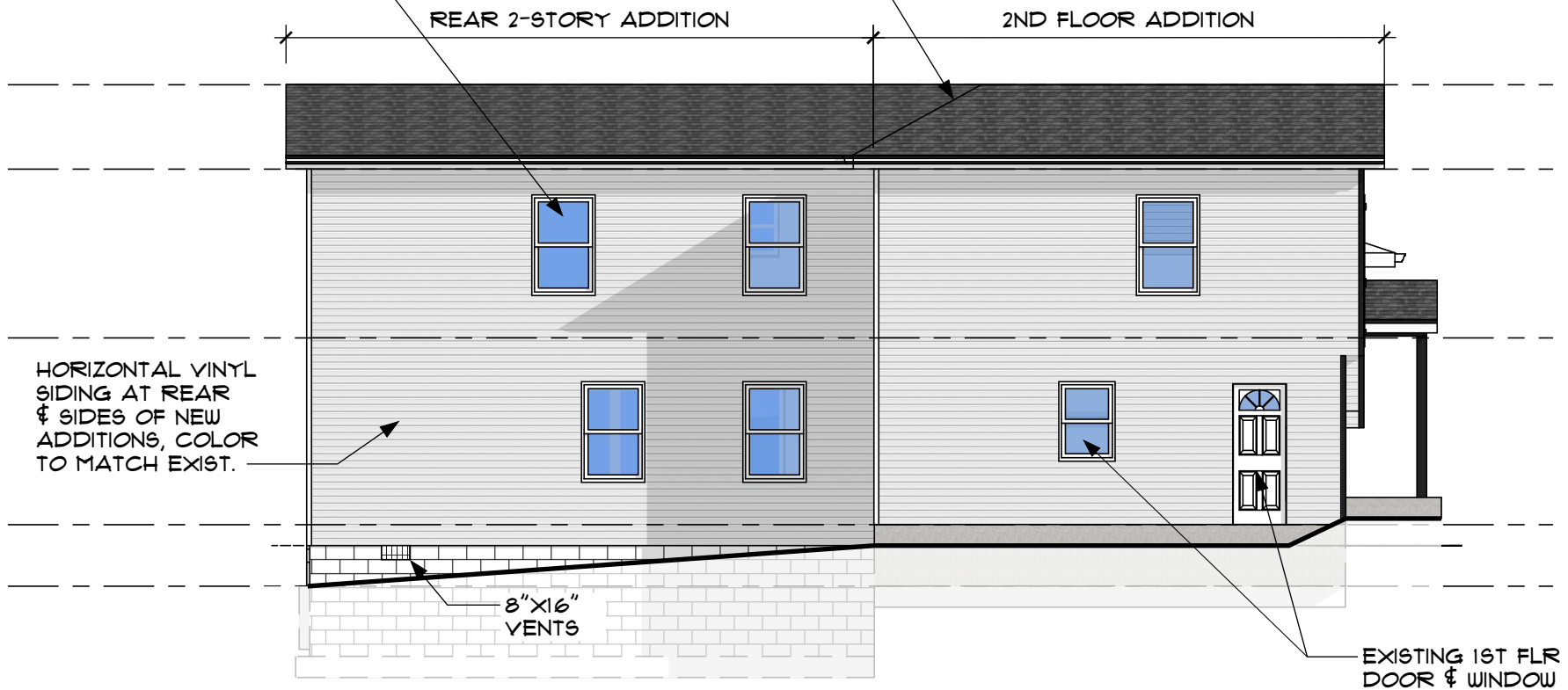


# FRONT ELEVATION

SCALE: 1/8" = 1'-0"

NEW WINDOWS SHOWN ARE ANDERSON 400 SERIES WITH LOW E GLASS OR EQUAL WITH SCREENS

HIP ROOF BETWEEN 2ND FLOOR ADDITION AND NEW REAR ADDITION



# LEFT ELEVATION

SCALE: 1/8" = 1'-0"

DATE:  
5-20-2024 ZONING

SHEET SIZE 11X17

**A-4**

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SHEET TITLE:

ELEVATIONS

PROPOSED RESIDENTIAL ADDITION & ALTERATIONS FOR ZONING APPROVAL  
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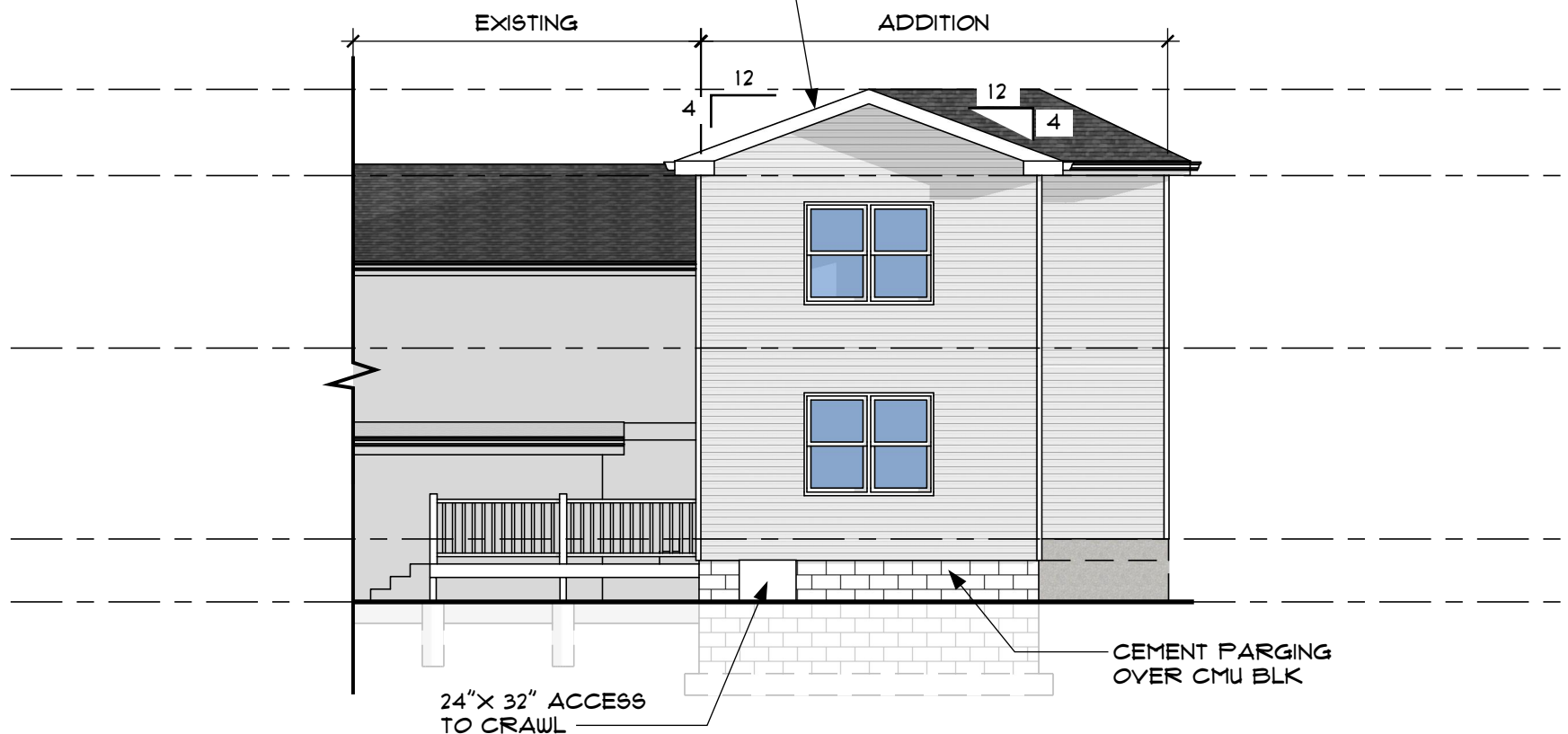
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CONTRACTOR TO MATCH NEW  
ROOF FITCH, EAVES AND  
OVERHANGS WITH EXISTING.

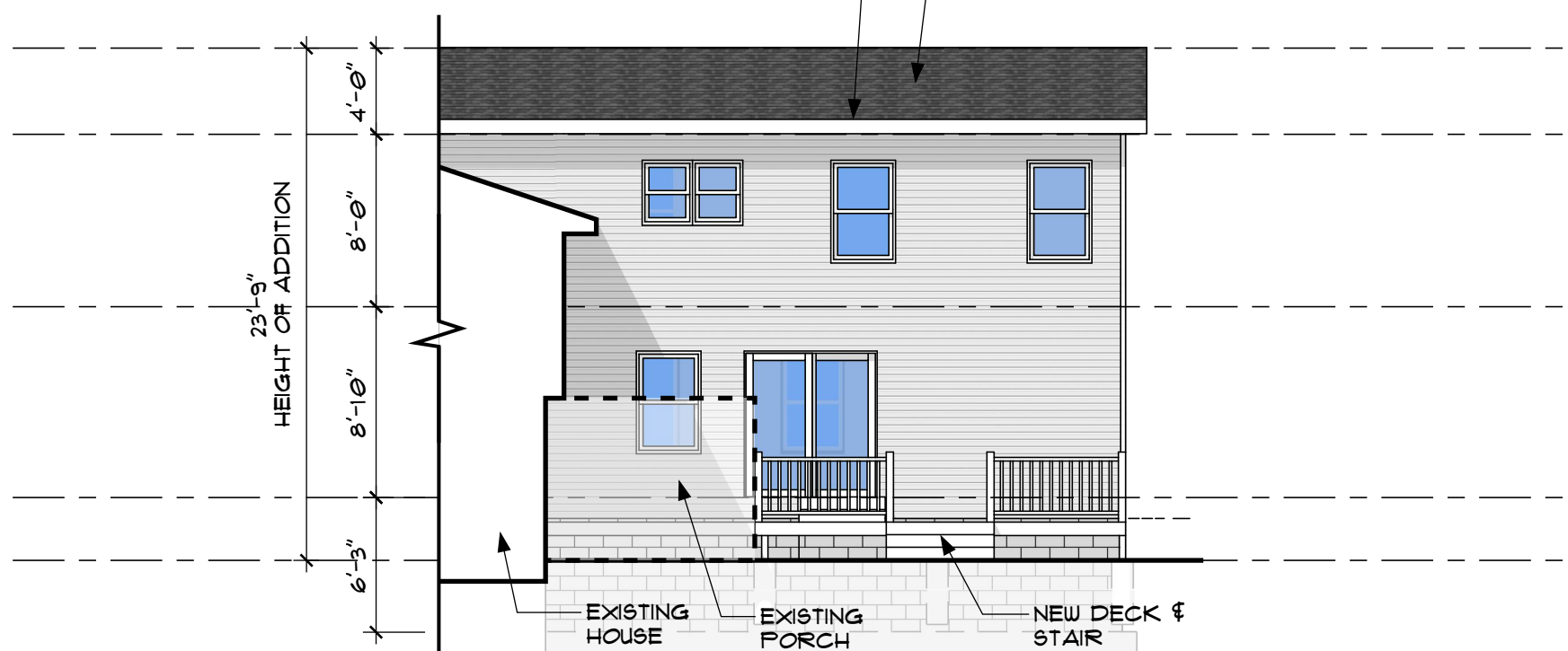


## REAR ELEVATION

SCALE: 1/8" = 1'-0"

CONTRACTOR TO PROVIDE  
GUTTERS & DOWNSPOUTS  
AT ALL NEW EAVES

ASPHALT  
SHINGLES



## RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

DATE:  
5-20-2024 ZONING

SHEET SIZE 11X17

**A-5**

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SHEET TITLE:

ELEVATIONS

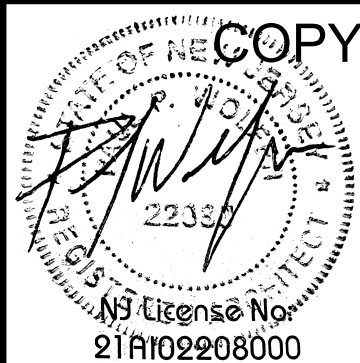
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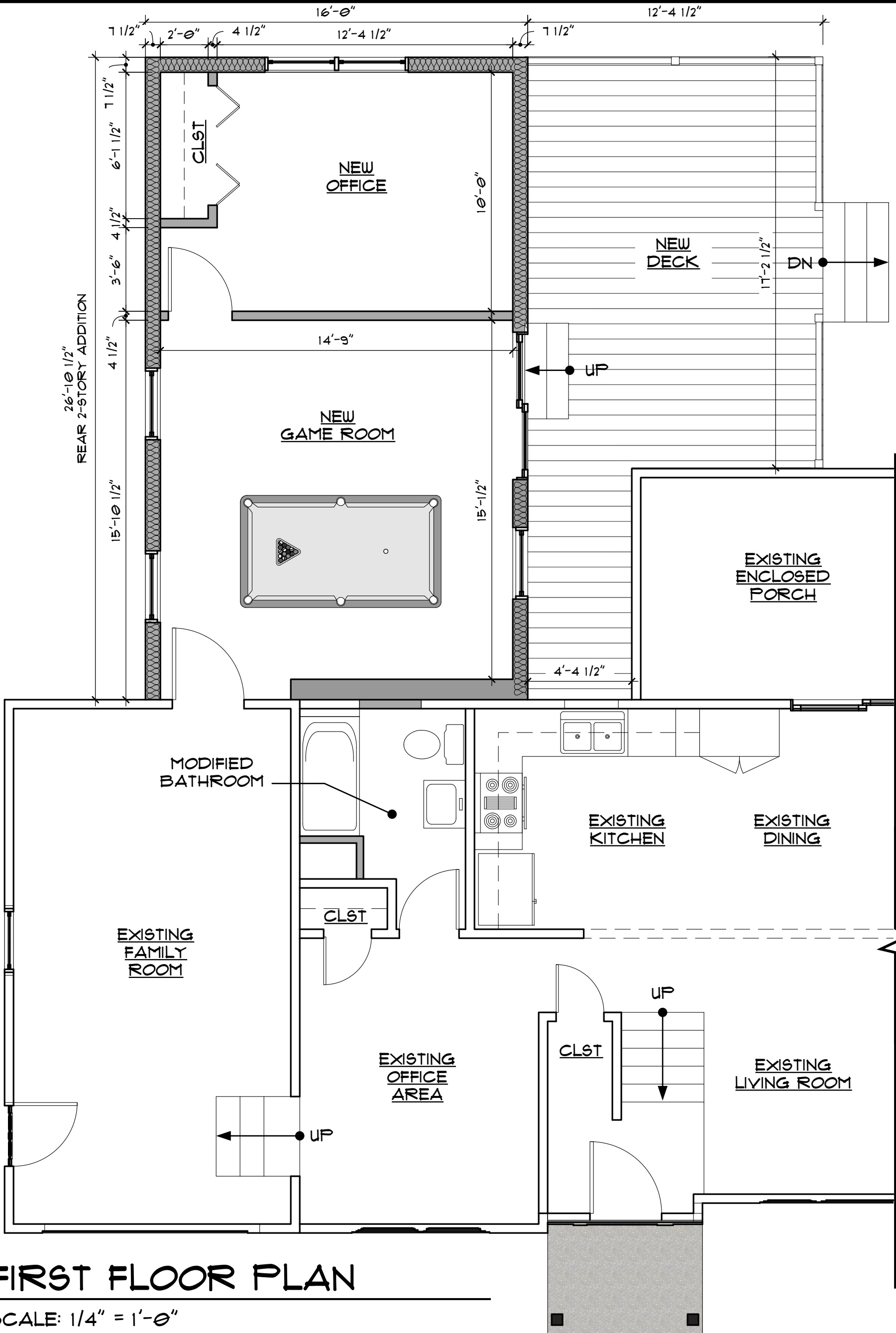


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# FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE:  
5-20-2024 ZONING

SHEET SIZE 11X17

**A-6**

PAGE 6 OF 8

SHEET TITLE:

FLOOR PLAN

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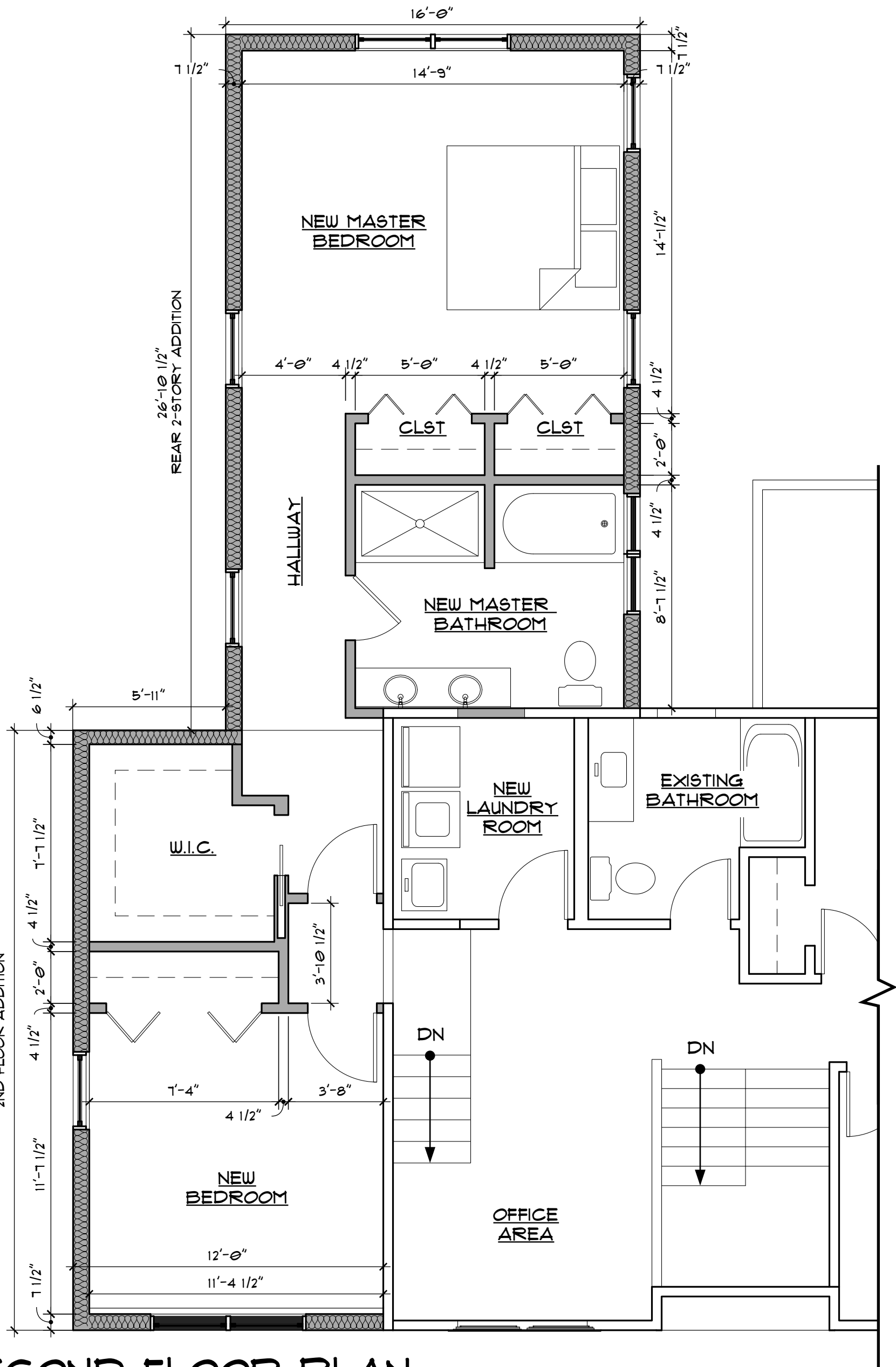
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**COPY**

STATE OF NEW JERSEY  
 REGISTERED PROFESSIONAL ARCHITECT  
 22330

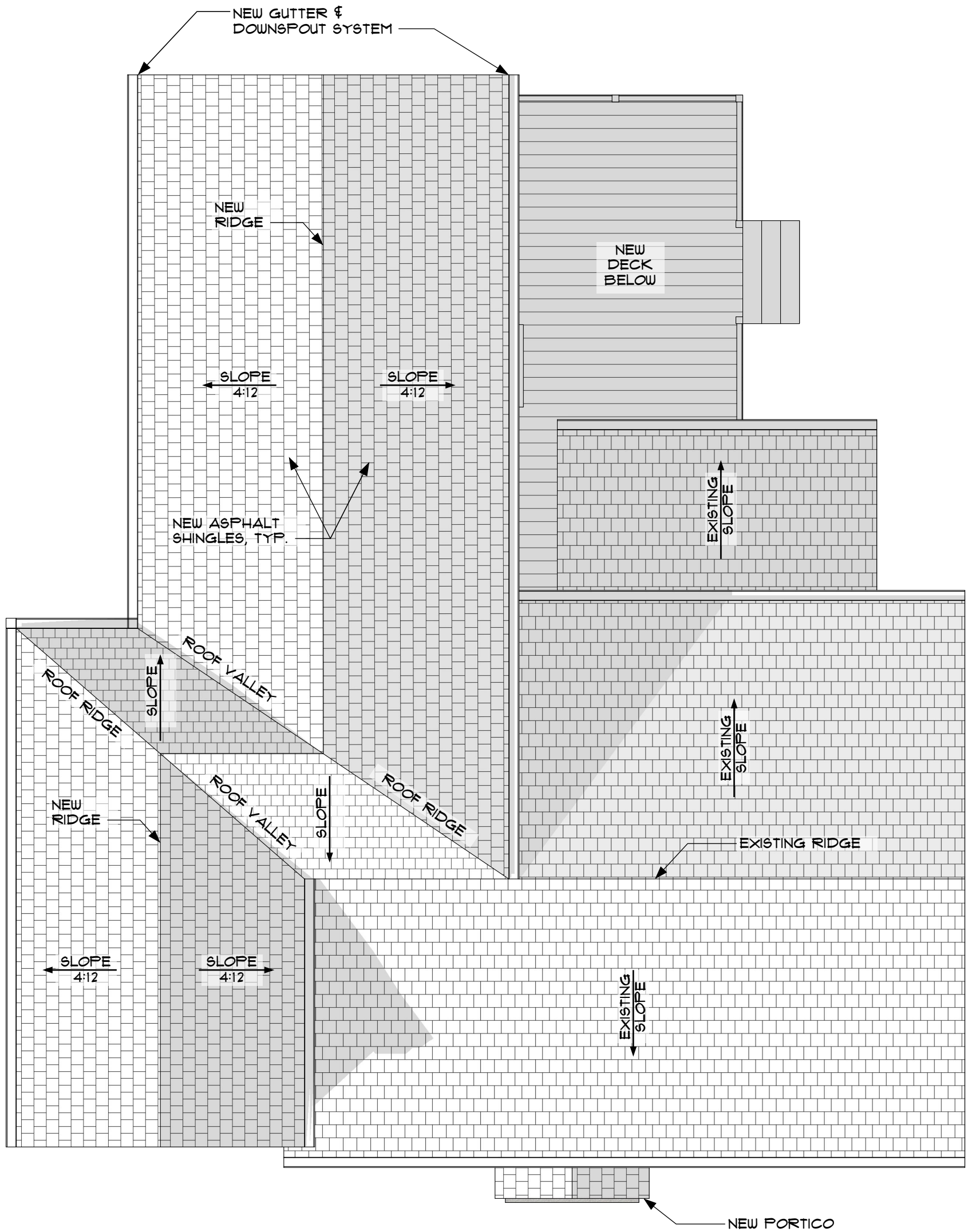
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# SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

<p>DATE: 5-20-2024 ZONING</p>	<p>SHEET TITLE: FLOOR PLAN</p>	<p>PROPOSED RESIDENTIAL ADDITION &amp; ALTERATIONS FOR ZONING APPROVAL BLOCK: 85 LOT: 4 55 W YORKSHIRE AVE NORTHFIELD, NJ 08225 OWNER: JESSICA JOSEPH (HARTLEY)</p>	<p>REGISTERED ARCHITECT STATE OF NEW JERSEY 22330 NS License No. 21A102208000</p>
<p>SHEET SIZE 11X17</p>		<p><b>Paul P. Wolfer</b> Architect, AIA, NCARB 6908 Rogers Avenue Pennsauken, NJ 08109 Mobile: 856.296.2114 paul.p.wolfer@gmail.com</p>	
<p><b>A-7</b> PAGE 1 OF 8</p>			



# ROOF PLAN

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

<p>DATE: 5-20-2024 ZONING</p>	<p>SHEET TITLE:  FLOOR PLAN</p>	<p>PROPOSED RESIDENTIAL ADDITION &amp; ALTERATIONS FOR ZONING APPROVAL BLOCK: 85 LOT: 4 55 W YORKSHIRE AVE NORTHFIELD, NJ 08225 OWNER: JESSICA JOSEPH (HARTLEY)</p>	<p>STATE OF NEW JERSEY REGISTERED ARCHITECT 22330 NJ License No. 21A102208000</p>
<p>SHEET SIZE 11X17</p>			
<p><b>A-8</b> PAGE 8 OF 8</p>	<p><b>Paul P. Wolfer</b> Architect, AIA, NCARB 6908 Rogers Avenue Pennsauken, NJ 08109 Mobile: 856.296.2114 paul.p.wolfer@gmail.com</p>		