KOVARIK RESIDENCE  PROPOSED ADDITIONS AND RENOVATIONS

FLOOR AREA RATIO PERCENTAGE

PROPOSED NEW WALLS

KOVARIK RESIDENCE
LOT: 18 & BLOCK: 3205
RESIDENTIAL RENOVATION AND ADDITION
27 LINDEN PLACE

AREAS OF PROPOSED WORK - 1,839 SF RENOVATION AND 0 SQ FT ADDITION

FIRST FLOOR AND GARAGE - FAR DIAGRAM

AREAS OF PROPOSED WORK - 989 SF RENOVATION AND 466 SQ FT ADDITION

SECOND FLOOR - FAR DIAGRAM

FLOOR AREA RATIO CALCULATIONS

FLOOR | EX'G AREA | PROPOSED AREA | CHANGE
--- | --- | --- | ---
FIRST FLOOR | 1,715 SF | 1,711 SF | 4 SF
SECOND FLOOR | 979 SF | 1,455 SF | 476 SF
ATTIC FLOOR | 286 SF | 366 SF | 78 SF
GARAGE - OVER 576 SF REQUIRED | 0.00 SF | 0.00 SF | 0.00 SF
TOTAL | 3,022 SF | 3,536 SF | 514 SF

FLOOR AREA RATIO PERCENTAGES

MAX ALLOWED | EXISTING | PROPOSED
--- | --- | ---
FLOOR AREA RATIO SQ FT | 2.812 SF | 3.022 SF | 3.536 SF
FLOOR AREA RATIO PERCENTAGE | 26.85% | 26.85% | 31.4%
1. New mudroom and closets
2. Kitchen to be relocated and connected to den
3. New opening between living room and den
4. New side door and steps to match front stoop - bluestone landing and treads.
   A. New columns and roof for portico
5. First floor and exterior scope of work
   A. Existing wall to remain
6. New hardwood floor
   A. New 2'-6" x 6'-8"
7. New built-in cubbies and bench
8. Powder room
9. Home work station
   A. New 2'-6" x 6'-8"
  B. 3'-3 1/8"
10. New hardwood to match existing
11. New 6'-1 1/8"
12. New 6'-6"
13. Office
   A. New 6'-1 1/8"
  B. 3 1/2"
14. New 3 1/2"
15. New 5'-5 1/2"
16. New 2'-0 5/8"
17. New 3'-1 1/4" removed, prepare to relocate.
18. New 3'-3 1/8"
19. New 3'-1 7/64"
20. New 5'-5 1/2"
21. New 3 1/2"
22. New 3 1/2"
23. New 6'-1 1/8"
24. New 6'-6"
25. New 3 1/2"
26. New 3 1/2"
27. New 5'-5 1/2"
28. New 3 1/2"
29. New 6'-1 1/8"
30. New 6'-6"
1. **SECOND FLOOR ADDITION TO BE BUILT ABOVE EXISTING FIRST FLOOR.**

2. **NEW STAIR TO FIRST FLOOR AND NEW STAIR TO ATTIC TO BE BUILT.**

3. **NEW LAUNDRY ROOM TO BE ADDED.**

4. **MASTER BEDROOM AND BATHROOM TO BE RELOCATED.**

5. **BEDROOM 2 AND 3, AND CLOSETS AND BATHROOM TO BE RELOCATED.**
1. **NEW ATTIC STAIRS TO BE REBUILT.**
2. **DORMER TO BE CONSTRUCTED WITH EXISTING FLOORSPACE TO ALLOW FOR ADDITIONAL BATHROOM.**
3. **ADDITIONAL WALL TO CLOSE MECHANICAL ROOM.**

**ATTIC SCOPE OF WORK**

- **ATTIC DEMOLITION PLAN**
- **REMOVE EXISTING SKYLIGHTS**
- **REMOVE EXISTING CLOSET**
- **REMOVE EXISTING STAIR, PREPARE FOR NEW STAIR.**
PROPOSED FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1' - 0"

FIRST FLOOR FINISHED 0'- 0"
SECOND FLOOR FINISHED 19'- 3 1/4"
ATTIC SUBFLOOR FINISHED 19'-3 1/4"

NEW FRONT DOOR AND SIDE LIGHTS.
EXPANDED FRONT PORTICO AND STOOP
NEW SIDE DOOR ENTRANCE.
NEW STOOP, STEPS AND EXTENDED ROOF
NEW SLATE ROOF
NEW SLATE ON EXISTING ROOF FRAMING
NEW BOREL CORNER BOARDS
NEW HARDI SIDING ON ENTIRE HOUSE
NEW SHUTTERS

EXISTING FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1' - 0"

REMOVE GRILLS, ONLY REPLACING EXTERIOR TRIM / SILL.
FIRST FLOOR FINISHED 0'- 0"
SECOND FLOOR FINISHED 19'- 3 1/4"
ATTIC SUBFLOOR FINISHED 19'-3 1/4"

VARIANCE SUBMISSION

KOVARIK RESIDENCE
RESIDENTIAL RENOVATION AND ADDITION
27 LINDEN PLACE
SUMMIT, NJ
LOT: 18 & BLOCK: 3205

DATE:
ISSUE/REVISION:
DRAWING:
ARCHITECT:
PROJECT:
PAGE:
EXISTING SIDE (WEST) ELEVATION

NEW SLATE ON NEW ROOF FRAMING
NEW BORER CORNER BOARDS
NEW HARDI SIDING ON ENTIRE HOUSE
NEW FRONT DOOR AND SIDE LIGHTS.
EXPANDED FRONT PORTICO AND STOOP
EXISTING CHIMNEY TO REMAIN
NEW SLATE ON EXISTING ROOF FRAMING
NEW STANDING SEAM METAL ROOF OVERHANG WITH WOOD BRACKETS.

EXISTING SIDE (WEST) ELEVATION

FIRST FLOOR FINISHED
SECOND FLOOR FINISHED
ATTIC SUBFLOOR FINISHED
19'-3 1/4"
PROPOSED REAR (NORTH) ELEVATION

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

NEW SLATE ROOF TO MAIN ROOF.

NEW SLATE ROOF

EXISTING MAIN GABLE ROOF TO BE NEW SLATE

NEW SHED DORMER WITH STANDING SEAM METAL ROOF

NEW STANDING SEAM METAL

OVERHANG ROOF

FIRST FLOOR FINISHED

SECOND FLOOR FINISHED

ATTIC SUBFLOOR FINISHED

NEW MASONRY STEPS WITH BLUESTONE

LANDING AND TREADS AT REAR DOOR.

NEW FRENCH DOORS

DORMER ADDITION

26'-3 3/4"

30'-11 3/4"

9'-1 1/8"

9'-11 1/8"

8'-11 3/4"

8'-5 1/2"

30'-11 3/4"
NEW BOREL CORNER BOARDS
NEW HARDI SIDING ON ENTIRE HOUSE
NEW SIDE DOOR ENTRANCE.
NEW STOOP, STEPS AND EXTENDED ROOF
NEW MASONRY STEPS WITH BLUESTONE
LANDING AND TREADS AT REAR DOOR.
EXISTING MAIN GABLE ROOF TO BE NEW SLATE
NEW SHED DORMER WITH STANDING SEAM METAL ROOF
NEW SLATE GABLE ROOF
NEW STANDING SEAM METAL ROOF
OVERHANG WITH WOOD BRACKETS.