

PLANNING-LEVEL FEASIBILITY BRIEF

3 Highwood Place

A complete integrated second-story planning analysis.

PARCEL	BLOCK 30, LOT 5 • ALPINE, NJ
PREPARED	JULY 2026
STAGE	FEASIBILITY & SCHEMATIC
DISCIPLINE	B&CO. DESIGN BUILD

OVERALL FEASIBILITY

Conditional. Hold the project at planning and schematic level until the zoning envelope, septic capacity and structural support are resolved in writing.

FEASIBILITY AT A GLANCE

The items that govern whether the second story advances – confirm before design

01

Zoning & Story Count

The lower level does not count as a story, so no third story results. Confirm the R-AA envelope – height, setbacks and coverage.

● OPEN • CONFIRM

02

Septic Capacity

Design the new level as three dens, not bedrooms, so the septic design flow holds and the existing system need not expand.

● OPEN • CONFIRM

03

Structure & Load Path

Probe the 1965 framing, foundations and lateral system; confirm a practical path for a full upper level.

● OPEN • CONFIRM

04

Roof Drainage

No full civil plan required. Manage roof runoff so it protects the pool, downhill grades and neighbors.

● DESIGN ITEM

1 Project Definition

Test a complete upper level across the principal house volume. Remove the existing main roof, extend the main-level wall composition vertically, and cap both levels with one simple replacement roof. Raise the main-level ceilings to ten feet and set the proposed new upper level at nine feet; the lowest level stays as is. The intended program – three dens and two baths on the new level – remains provisional until septic and code capacity are confirmed.

DESIGN DISCIPLINE

Preserve the footprint, arrival, woods, grade and pool relationships. Articulate with wall planes, windows and materials – never an old-roof shelf, pop-up roofs, dormer clusters or unrelated gables.

2 Governing Land-Use Tests

DISTRICT & BULK ENVELOPE

Public evidence indicates R-AA, subject to written confirmation. The baseline is no more than two and one-half stories and thirty-five feet; setbacks and both building and improved coverage require survey-based calculations.

STORY COUNT

The lower level does not count as a story. The proposed upper level therefore does not create a prohibited third story – the two-and-one-half-story limit is respected.

HEIGHT, GRADE & NONCONFORMITIES

Model height from surveyed original and finished grades, with the downhill pool side likely controlling. Reconcile the public survey's setback notation and identify every existing nonconformity before placing work above it.

3 Site, Coverage & Drainage

Public lot area appears adequate, but acreage alone does not establish conformity. A sealed boundary, topographic and as-built survey must map the house, drive, pool, decks, walks, retaining walls, trees, slopes, easements and septic components, then calculate all regulated coverage.

ROOF DRAINAGE

A full civil drainage, erosion and stormwater plan is not required here. The one item to manage is roof runoff – routed and dispersed so it protects the pool, downhill grades and neighbors.

4 Septic Capacity Controls the Program

The property relies on private onsite wastewater disposal. The permitted bedroom count, system location, condition, design flow and reserve area are not yet established. Rather than pulling in a new or expanded system, the new level can be designed as three dens rather than three bedrooms – holding the septic design flow so the existing system may not need to grow. Because room labels alone do not override bedroom-design-flow rules, each upper-level room must be genuinely configured as a den, not a bedroom, for this to hold.

PROGRAM IMPLICATION

Do not freeze the upper-floor layout until the Board of Health file, field location, soils and a septic engineer confirm how the rooms are counted and that the existing system and reserve support the plan.

5 Structural & Construction Planning

EXISTING STRUCTURE & LOAD PATH

The 1965 framing, foundations, bearing lines and lateral system require investigation and selective probes. The engineer must locate walls, posts, beams, shear elements and any new footings through the retained levels.

ROOF REMOVAL

Full roof removal requires engineered shoring, temporary weather protection, realistic sequencing and continuous protection of retained areas.

BUILDING SYSTEMS

Coordinate the permanent stair, egress, alarms, fireblocking, wet stacks, electrical service, heating and cooling, ventilation and roof drainage as one system.

6 Required Approval Sequence

- 1 **DOCUMENT** Obtain municipal, Board of Health and title records plus a current boundary, topographic and as-built survey.
- 2 **RESOLVE ZONING** Prepare signed story, height, setback and coverage calculations and obtain written guidance.
- 3 **TEST SEPTIC** Locate and inspect the system; establish permitted bedrooms, soils, field and reserve feasibility.
- 4 **TEST STRUCTURE** Confirm foundations, framing, lateral resistance, load paths and roof-removal sequencing.
- 5 **CONFIRM SITE** Map slopes, trees, easements and access, and plan roof runoff so it protects the pool, downhill grades and neighbors.
- 6 **COORDINATE DESIGN** Then prepare measured plans, four elevations and downhill sections for municipal pre-review.

7 Go / No-Go Conditions

Advance only if the approval path is confirmed; story and height comply; the load path is practical; and roof drainage is managed. If a test fails, redesign honestly rather than forcing attic rooms or fragmented roofs.

PLANNING CONCLUSION

The complete integrated second story is the correct concept to test. Keep the work at feasibility and schematic level until the zoning, septic and structural items are closed.

PREPARED BY B & CO. DESIGN | BUILD

Planning basis: public parcel and survey materials, supplied photographs, Alpine land-use rules and New Jersey onsite-wastewater rules. **Replace public information with sealed surveys, municipal records and licensed-professional findings before relying on any conclusion herein.**