

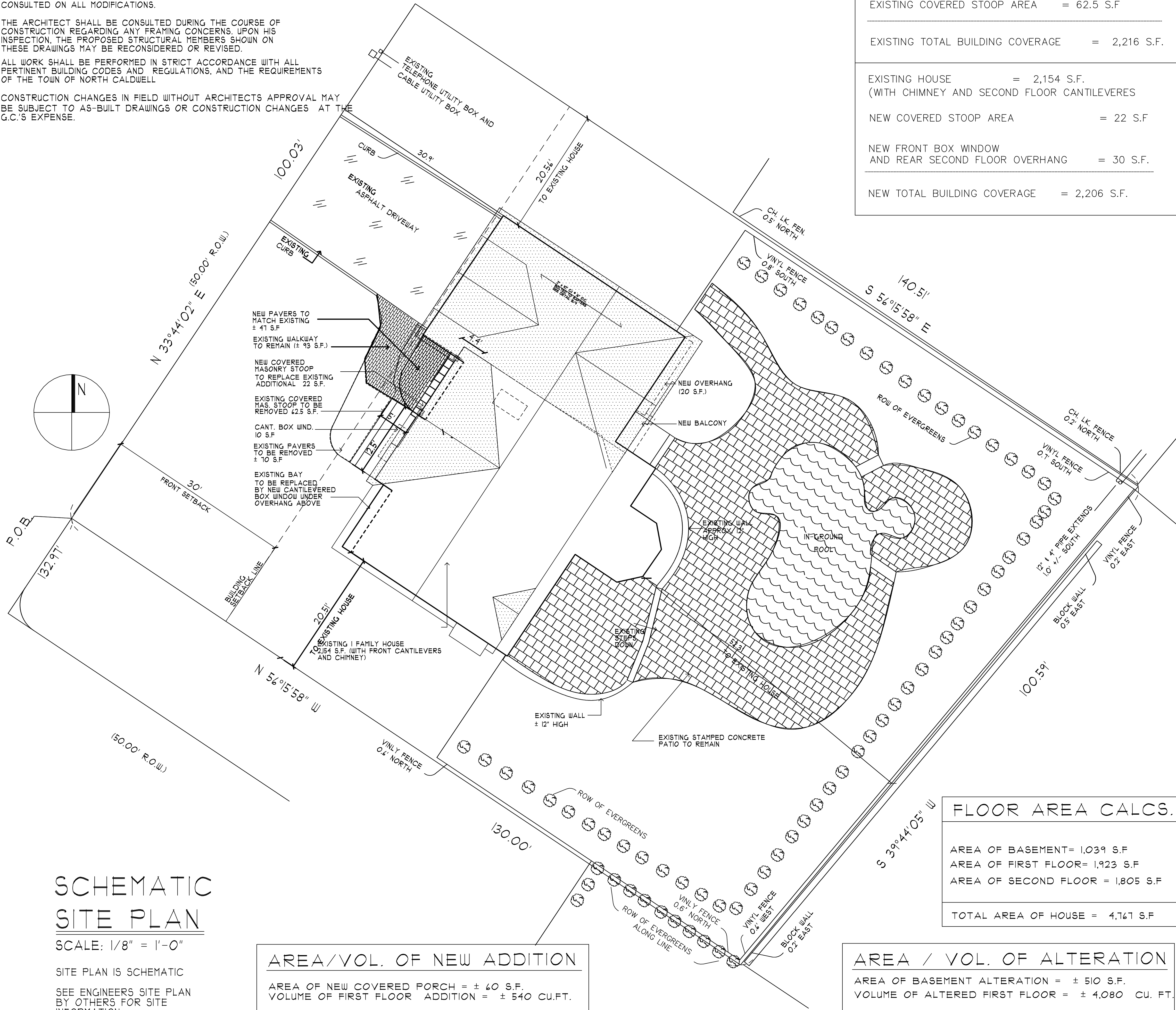
GENERAL NOTES

THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS IN THE FIELD. ALL NEW AND EXISTING WORK MAY BE MODIFIED BY FIELD CONDITIONS. THE ARCHITECT SHALL BE CONSULTED ON ALL MODIFICATIONS.

THE ARCHITECT SHALL BE CONSULTED DURING THE COURSE OF CONSTRUCTION REGARDING ANY FRAMING CONCERNS. UPON HIS INSPECTION, THE PROPOSED STRUCTURAL MEMBERS SHOWN ON THESE DRAWINGS MAY BE RECONSIDERED OR REVISED.

ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL PERTINENT BUILDING CODES AND REGULATIONS, AND THE REQUIREMENTS OF THE TOWN OF NORTH CALDWELL.

CONSTRUCTION CHANGES IN FIELD WITHOUT ARCHITECTS APPROVAL MAY BE SUBJECT TO AS-BUILT DRAWINGS OR CONSTRUCTION CHANGES AT THE G.C.'S EXPENSE.



SCHEMATIC SITE PLAN

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

SITE PLAN IS SCHEMATIC

SEE ENGINEERS SITE PLAN BY OTHERS FOR SITE INFORMATION

INFORMATION TAKEN FROM ENGINEER'S SURVEY BY: GEORGE R. PRONESTI, P.L.S. 425 POMPTON AVEUE CEDAR GROVE, NJ 07009 DATE: 3/12/08

AREA/VOL. OF NEW ADDITION

AREA OF NEW COVERED PORCH = ± 60 S.F.
VOLUME OF FIRST FLOOR ADDITION = ± 540 CU.FT.

LIVEABLE AREA OF SECOND ADDITION = ± 746 S.F.
VOLUME OF SECOND FLOOR ADDITION = ± 6,714 CU.FT.

VOLUME OF NEW ROOF = ± 3,276 CU.FT.

FLOOR AREA CALCS.

AREA OF BASEMENT= 1,039 S.F
AREA OF FIRST FLOOR= 1,923 S.F
AREA OF SECOND FLOOR = 1,805 S.F

TOTAL AREA OF HOUSE = 4,767 S.F

AREA / VOL. OF ALTERATION

AREA OF BASEMENT ALTERATION = ± 510 S.F.
VOLUME OF ALTERED FIRST FLOOR = ± 4,080 CU. FT.

AREA OF FIRST FLOOR ALTERATION = ± 1,923 S.F.
VOLUME OF ALTERED FIRST FLOOR = ± 15,384 CU. FT.

AREA OF SECOND FLOOR ALTERATION = 965 S.F.
VOLUME OF ALTERED SECOND FLOOR = 7,720 CU. FT.

EXISTING HOUSE = 2,154 S.F.
(WITH CHIMNEY AND SECOND FLOOR CANTILEVERES

EXISTING COVERED STOOP AREA = 62.5 S.F

EXISTING TOTAL BUILDING COVERAGE = 2,216 S.F.

EXISTING HOUSE = 2,154 S.F.
(WITH CHIMNEY AND SECOND FLOOR CANTILEVERES

NEW COVERED STOOP AREA = 22 S.F

NEW FRONT BOX WINDOW AND REAR SECOND FLOOR OVERHANG = 30 S.F.

NEW TOTAL BUILDING COVERAGE = 2,206 S.F.

ZONING INFORMATION

MR. AND MRS.

PROPERTY:
3 NORWOOD TERRACE
NORTH CALDWELL N.J. 07006

LOT: BLOCK: ZONE: R-3
USE GROUP: RESIDENTIAL CLUSTER
INTERNATIONAL RESIDENTIAL CODE (N.J. EDITION)
AND N.J. REHABILITATION CODE SUBCHAPTER 6, 7

	REQUIRED	EXISTING	PROPOSED
LOT AREA	11,250 SQ.FT.	13,530 SQ.FT.	NO CHANGE
LOT WIDTH	90 FT.	100.03 FT.	NO CHANGE
LOT DEPTH		130 FT.	NO CHANGE

FRONT YARD SETBACK			
MIN.	30 FT.	30.9 FT.	NO CHANGE

REAR YARD SETBACK			
MIN.	40 FT.	52.3 FT.	NO CHANGE

SIDE YARD SETBACK			
MIN.	12 FT. 12 FT.	20.6 FT. 20.5 FT	NO CHANGE

IMPERVIOUS SURFACES			
MAX.	4,059 S.F. = 30%	* 5,398 S.F. = 39.89%	* 5,385 S.F. = 39.80%

BUILDING HEIGHT (AVERAGE GRADE TO RIDGE)		
MAX.	32' (2 1/2 STORIES)	± 26' (2 1/2 STORIES)
* EXISTING NON-CONFORMING CONDITION		

IMPERVIOUS COVERAGE CALCS.

DRIVEWAY = 647 SQ. FT.
NEW BUILDING COVERAGE =
(HOUSE, CHIMNEY & OVERHANGS) = 2,206 SQ. FT.
NEW FRONT WALK 141 SQ. FT.
REAR CONC. PATIO, INCLUDING POOL = 2,391 SQ. FT.

NEW IMPERVIOUS COVERAGE ± 5,385 SQ. FT. / 13,530 SQ. FT.
= 39.80 % IMP. COVERAGE

EXISTING IMPERVIOUS COVERAGE ± 5,398 SQ. FT. / 13,530 SQ. FT.
= 39.89 % IMP. COVERAGE

DESIGN LOADS (LIVE LOADS)

FIRST FLOOR	40 PSF
SECOND FLOOR:	30 PSF
ATTIC:	20 PSF
ROOF:	30 PSF
DECK:	40 PSF
PARTITION:	20 PSF

DRAWING INDEX

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ARCHITECT

63 RIDGE ROAD
LYNDHURST, N.J.
201-460-8710

SEAL:
MARK A. STEFANELLI R.A.
AIA- LLC

NJ ARCH NO. 21A1013245
NOT VALID FOR BUILDING UNLESS SIGNED AND SEALED BY ARCHITECT

PROJECT:
ADDITION AND ALTERATION TO:

NORTH CALDWELL N.J. 07006

ISSUED: DATE:

SCHEMATIC DESIGN
BID SET
PERMIT SET

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE COPIED, REPRODUCED, OR ALTERED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

CAD FILENAME:
REVISIONS
NO. REQUESTED BY: DATE:

DO NOT SCALE DRAWINGS

PROJECT NAME

NAME

DATE: 07/21/08

DRAWN/CHECKED: MAS

SCALE: AS NOTED

PROJECT NO. 2008

SHEET NO.