

PROPOSED FIRST FLOOR REAR AND SECOND FLOOR ADDITION AT EXISTING ONE FAMILY HOUSE

138 KESWICK AVE

EWING, NEW JERSEY 08638

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR SAME. IF THERE IS ANY VARIATION FROM THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
- ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED REASONABLY CORRECT, BUT IT IS UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.
- ALL WORK, MATERIALS AND EQUIPMENT MUST BE PERFORMED IN A WORKMANLIKE AND PROFESSIONAL MANNER CONSISTENT WITH INDUSTRY STANDARDS.
- ANY MECHANICAL AND ELECTRICAL WORK SHALL BE CONFINED TO THE SPACE AND LOCATIONS ALLOWED. IF THERE IS ANY CHANGE FROM THESE DRAWINGS, THE OWNER AND/OR ARCHITECT MUST BE NOTIFIED.
- ALL CONTRACTORS SHALL HAVE AND MAINTAIN CONTRACTOR'S LIABILITY PROPERTY DAMAGE INSURANCE AND WORKMEN'S COMPENSATION INSURANCE. ALL PHASES OF CONSTRUCTION SHALL COMPLY TO THE LOCAL, STATE AND FEDERAL SAFETY LAWS.
- REQUIREMENTS AND WITH ALL OTHER APPLICABLE CODES AND ORDINANCES. THESE SPECIFICATIONS ARE GENERAL IN FORM. THE CONTRACTOR IN APPLYING THEM ASSUMES COMPLETE RESPONSIBILITY FOR THEIR USE, SUBSTITUTIONS, CHANGES AND OMISSIONS. IT SHALL BE UNDERSTOOD THAT THE SCOPE OF THESE DRAWINGS INCLUDE ONLY ARCHITECTURAL AND THAT NO FURTHER LIABILITY WILL BE ASSUMED BY THE ARCHITECT BEYOND THESE SIGNED AND SEALED DOCUMENTS.
- THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, FIXTURES, APPLIANCES AND LABOR NECESSARY TO COMPLETE ALL WORK NOTED ON PLANS AND IN ACCORDANCE WITH THE OWNER'S REQUIREMENTS OR AS OTHERWISE NOTED. ALL MATERIAL SHALL BE NEW AND FREE FROM ANY DEFECTS.
- ALL WORK AND MATERIALS MUST CONFORM TO ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. ALL PLUMBING AND HEATING WORK SHALL CONFORM WITH THE LOCAL HEALTH DEPARTMENT REQUIREMENTS AND WITH ALL OTHER APPLICABLE CODES AND ORDINANCES.
- UPON COMPLETION OF WORK, REMOVE ALL PAINT AND VARNISH SPOTS FROM THE FLOOR, GLASS TILE, ETC., AND LEAVE ALL DOORS FREE TO MOVE PROPERLY ALL HARDWARE SHALL BE IN PERFECT OPERATION. REMOVE FROM PREMISES ALL RUBBISH AND ACCUMULATED MATERIALS OF WHATEVER NATURE, EXCEPT AS INDICATED BY OWNER. FLOORS SHALL BE LEFT IN A CLEAN, ORDERLY CONDITION ACCEPTABLE TO THE OWNER AND READY FOR OCCUPANCY.
- ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNER'S ACCEPTANCE UNLESS OTHERWISE NOTED.
- ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED. PROVIDE COMPLETE WEATHER-STRIPPING OF JAMB, HEAD AND SILL AT EXTERIOR OPENINGS.
- PROTECT ALL WORK, ADJACENT PROPERTIES, DRIVEWAYS, WALKS, STEPS, ETC. DURING AND AFTER CONSTRUCTION UNTIL FINAL ACCEPTANCE. BUILD ALL NECESSARY LIGHT AND DANGER WARNINGS.

SITE WORK / DEMOLITION

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF THOSE PARTS OF THE EXISTING STRUCTURE AS REQUIRED, TO FACILITATE INSTALLATION OF THE INTENDED IMPROVEMENTS AS WELL AS GRADE WALKS, ETC.
- REMOVAL OF ALL DEBRIS AND REFUSE FROM THE SITE AND DISPOSE IN ACCORDANCE WITH APPLICABLE REGULATIONS. OBSERVE ANY AND ALL RECYCLING ORDINANCES.

SHORING AND BRACING

- THE GENERAL CONTRACTOR SHALL PROVIDE ALL SHORING, SHEET PILING AND BRACING AS REQUIRED TO RETAIN EARTHWORK AND/OR TEMPORARY SUPPORT TO THE EXISTING STRUCTURE OR CONSTRUCTION IN PROGRESS UNTIL THE COMPLETED STRUCTURAL SYSTEM, AS DESIGNED, IS PERMANENTLY IN PLACE.

SITE CLEARING

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING THE SITE AS REQUIRED FOR THE WORK AS DESIGNED. UNLESS OTHERWISE NOTED, ALL TREES THAT ARE INDICATED FOR REMOVAL SHALL INCLUDE THE COMPLETE REMOVAL OF STUMPS, ALL PLANT MATERIALS THAT ARE CLEARED FOR CONSTRUCTION SHALL BE TAKEN FROM THE SITE AND DISPOSED OF LAWFULLY.
- TOPSOIL SHALL BE CLEARED, STOCKPILED AND PROTECTED FROM EROSION.
- THE REMAINING SITE SHALL LIKEWISE BE PROTECTED AGAINST EXCESSIVE EROSION AS REQUIRED BY ACTUAL SITE CONDITIONS OR THE AUTHORITY HAVING JURISDICTION.
- PROVIDE TEMPORARY SNOW FENCING AROUND THE TREES AND PLANTS TO REMAIN OR AS NOTED ON PLAN AND NOT ALLOW VEHICLES, EQUIPMENT OR CONSTRUCTION MATERIALS TO BE PARKED/STORED IN THESE AREAS.

STORM WATER DRAINAGE

- ANY BELOW GRADE STORM WATER PIPING SHALL BE SDR 35 PVC WITH SIZES OR AS INDICATED ON THE DRAWINGS. PITCH THE PIPES IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL STANDARD PLUMBING CODE. BELOW GRADE PIPING SHALL BE ADEQUATELY SUPPORTED BY THE SUB-GRADE BEFORE BACKFILLING. WHEREVER POSSIBLE, PIPING SHALL BE PLACED FAR ENOUGH BELOW GRADE TO PREVENT DAMAGE BY FUTURE LANDSCAPE WORK. PROVIDE LEADER SHOE AND CLEAN OUT AT ALL DOWNSPOUT CONNECTIONS. WHERE AREAWAYS ARE INDICATED ON THE DRAWINGS, PROVIDE A BRONZE OR CAST IRON FLOOR DRAIN WITH REMOVABLE SLOTTED COVER. BOTTOM OF DRAIN BOX SHALL CONTAIN SPACE FOR THE ACCUMULATION OF SEDIMENT. SEE DRAWINGS FOR LOCATION OF OUTFALLS FROM BELOW GRADE DRAINAGE SYSTEM.
- DOWNSPOUTS ARE TO DISCHARGE DIRECTLY ON GRADE. PROVIDE PRE-CAST CONCRETE SPLASH BLOCKS. GRADE SHALL SLOPE AWAY FROM ALL STRUCTURES.

CONCRETE WORK

- REFERENCE STANDARD SHALL BE AMERICAN CONCRETE INSTITUTE (A.C.I.) 318 (LATEST EDITION). GENERAL CONTRACTOR SHALL PROVIDE A 4" TO 6" GRAVEL FILL IN THE BOTTOM OF ALL FOOTINGS WHERE CONCRETE IS NOT PLACED IMMEDIATELY AFTER APPROVAL OF EXCAVATION BY THE AUTHORITY HAVING JURISDICTION.
- UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL BE 3,500-PSI ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS AND MADE WITH NORMAL WEIGHT STONE AGGREGATE. FOOTINGS SHALL BE FORMED AS CONDITIONS REQUIRE OR AS INDICATED ON THE DRAWINGS.
- ALL GROUT SHALL BE NON-SHRINKING TYPE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI.
- REINFORCING STEEL SHALL BE DEFORMED BARS OF NEW MATERIAL CONFORMING TO AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) A615, GRADE 60. THE SIZE AND SPACING OF BARS SHALL BE AS INDICATED ON THE DRAWINGS. PROVIDE CHAIRS OR SIMILAR MEANS TO LOCATE REINFORCING. UNLESS OTHERWISE NOTED, CONCRETE COVER OF REINFORCING STEEL SHALL BE 3".
- WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A185 WITH A MINIMUM TENSILE STRENGTH OF 170,000 PSI.
- PROVIDE THE MINIMUM REINFORCING REQUIRED BY A.C.I. 318 (LATEST EDITION) IN ALL CONCRETE SLABS WHERE NO SPECIFIC REINFORCING IS INDICATED.

PAINTING:

- FURNISH ALL LABOR AND MATERIAL NECESSARY FOR THE COMPLETE PAINTING OF ALL UNFINISHED WORK ON INTERIOR AND EXTERIOR OF BUILDING MATERIALS, AS SPECIFIED IN THIS SECTION.
- BOTH EXTERIOR AND INTERIOR, SHALL RECEIVE AT LEAST TWO COATS OVER PRIMER EXCEPT AS MAY BE OTHERWISE NOTED. ALL PAINT COLORS AND INTERIOR STAINS SHALL MATCH COLORS OF BENJAMIN MOORE. ALL EXTERIOR STAIN OR PAINT SHALL BE MANUFACTURED BY BENJAMIN MOORE.
- SURFACES WHERE NECESSARY, SHALL BE PROPERLY PREPARED FOR FINISH PAINTING BY WASHING, SCRAPING, WIRE BRUSHING, OR SANDING. PAINT SHALL BE APPLIED ONLY TO SURFACES WHICH ARE ABSOLUTELY DRY AND FREE FROM GREASE, OIL, DIRT, RUST, SCALE, OR LOOSE MATERIAL.
- COLORS TO BE SELECTED BY OWNER.
- ALL FINISHES SHALL BE IN COMPLIANCE WITH SECTION 5-23-6.6. (d) 1 & 2 of REHABILITATION CODE, NJ UCC AND CHARTER § NJ 9BC-2018.

GYPSUM BOARD MATERIALS :

- STANDARD GYPSUM BOARD SHALL BE ANSIASTM C-1/2 IN. OR 5/8 IN. THICK AS INDICATED ON DRAWINGS. MAXIMUM PERMISSIBLE LENGTH; ENDS SQUARE CUT, TAPERED SQUARED EDGES. FIRE RATED GYPSUM BOARD SHALL BE ANSIASTM C-26 FIRE RESISTIVE TYPE. U.L. RATED; 1/2 IN. OR 5/8 IN. THICK AS INDICATED ON DRAWINGS. MAXIMUM PERMISSIBLE LENGTH; ENDS SQUARED CUT, TAPERED SQUARED EDGES. MOISTURE RESISTANT GYPSUM BOARD SHALL BE ANSIASTM C-630; 1/2 IN. OR 5/8 IN. THICK AS INDICATED ON DRAWINGS. MAXIMUM PERMISSIBLE LENGTH; ENDS SQUARE CUT, TAPERED SQUARE EDGES. ALL GYPSUM BOARD SHALL BE SCREWED NOT NAILD.

ELECTRICAL:

- FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION OF THE ELECTRICAL SYSTEM AS SHOWN ON THE DRAWINGS, INCLUDING FINAL CONNECTIONS TO EQUIPMENT, APPLIANCES, ETC. IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, STATE ELECTRICAL CODE, THE REQUIREMENTS OF THE LOCAL COMPANY, AND ALL APPLICABLE CODES AND LAWS. INSTALL ALL FIXTURES AS SUPPLIED BY THE OWNER WHERE INDICATED ON THE DRAWINGS. IT IS THE INTENT OF THIS SECTION OF THE SPECIFICATIONS AND ACCOMPANYING ELECTRICAL DRAWINGS TO REQUIRE THESE SYSTEMS TO BE FURNISHED COMPLETE IN EVERY RESPECT.
- FURNISH ALL WIRING AND EQUIPMENT NEED AND USUALLY FURNISHED IN CONNECTIONS WITH SUCH WORK, WHETHER SPECIFICALLY MENTIONED OR NOT. ALL ELECTRICAL WORK AND MATERIALS MUST CONFORM TO THE REQUIREMENTS OF N.E.C.A.N.B.F.U. AND THE LOCAL UTILITY COMPANY. INSTALL NEW OR UPGRADE ELECTRICAL SERVICE AS MAY BE INDICATED ON THE DRAWINGS. MAIN SERVICE SWITCH TO THE SIZED AND FUSED COMPATIBLE WITH HEATING, VENTILATING AND AIR CONDITIONING UNIT SIZE EITHER NEW OR EXISTING AS MAY BE REQUIRED.
- AFTER COMPLETE CONNECTIONS AND INSTALLATION OF ALL THE EQUIPMENT AND APPLIANCE TEST ALL WORK AND EQUIPMENT AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. ON FURNISH ALL NECESSARY EQUIPMENT, PERSONNEL AND ELECTRICAL TESTING THE ENTIRE INSTALLATION FOR SHORTS, GROUNDS AND OPEN CIRCUITS AND CORRECT ALL DEFECTS BEFORE ACCEPTANCE OF THE WORK. ALL WORK SHALL BE DEMONSTRATED TO BE IN PROPER OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ARCHITECT. INSTRUCT THE OWNER IN THE CARE AND OPERATION OF ALL APPARATUS AND EQUIPMENT FORMING THE INSTALLATION.

PLUMBING :

- FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION OF THE SANITARY SEWER SYSTEM (INCLUDING SOIL AND VENT PIPING), WATER SERVICE, WATER METER, TAP VALVES, BOXES, AND COLD AND HOT WATER SUPPLY SYSTEM. ALL REQUIRED GAS PIPING, HOT WATER HEATER, PLUMBING FITTINGS AND FIXTURES, AND ALL RELATED FITTINGS AND CONTROLS CONNECTING OF ALL KITCHEN AND OTHER APPLIANCES AND ALL OTHER WORK REQUIRED FOR A COMPLETE SYSTEM AS DETAIL ON THE DRAWINGS OR SPECIFIED IN THIS SECTION. INSTALL ALL FIXTURES AND APPLIANCES AS SUPPLIED BY THE OWNER.
- CONTRACTOR TO PROVIDE WATER SOFTENER BY CULLIGAN FOR WATER FROM WELL.
- COORDINATE AND PAY FEES FOR ALL REQUIRED INSPECTIONS FOR WATER, GAS AND SANITARY DRAINAGE SYSTEMS. REQUIRED WATER METER AND ALL TAPS TO WATER MAINS AND CONNECTIONS TO SEWERS AS MAY BE APPLICABLE. MAKE FINAL CONNECTIONS TO APPLIANCES AND FIXTURES AND FURNISH AND INSTALL ANY FITTINGS OR INCIDENTAL ACCESSORIES THAT MAY BE NECESSARY BY JOB CONDITIONS OR THAT MAY BE REQUIRED BY LOCAL BUILDING OR HEALTH CODES FOR COMPLETING FINAL CONNECTIONS.
- WATER PIPING ABOVE GRADE SHALL BE TYPE "M" HARD DRAWN COPPER TUBING, WITH WROUGHT COPPER FITTING. PIPING BELOW GRADE SHALL BE TYPE "K" SOFT COPPER TUBING, WITH FLARED FITTINGS. SIZES ARE SHOWN ON PLUMBING DRAWINGS. PIPING SHALL BE MADE UP WITH SWEAT FITTINGS. THE ENTIRE LENGTH OF ALL TYPE "K" PIPING UNDER THE SLAB AND PENETRATING THROUGHOUT THE SLAB WILL BE INSTALLED IN THE 1/2 IN. THICK ARMAFLEX INSULATION. BUILDING SEWER AND ALL UNDERGROUND DRAINAGE AND VENT LINES SHALL BE SIZED AS SHOWN ON DRAWINGS, OR AS REQUIRED BY LOCAL CODES.
- ALL PIPING AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS AND SHALL COMPLY WITH ALL APPLICABLE CODES, PARTICULARLY HEALTH AND PLUMBING, AND STANDARDS OF GOOD PRACTICE. VERIFY INVERTS SEWER AND DRAINAGE CONNECTIONS BEFORE INSTALLING WASTE LINES AND SEWER LINES.
- SERVICE FOR WATER SUPPLY LINES TO BE TYPE "K" COPPER, OR AS INDICATED ON DRAWINGS. WHERE WATER PIPES AND VALVES ARE EXPOSED IN FINISHED AREAS, PIPING SHALL BE THREADED CHROME AND SHALL HAVE CHROME PLATED ESCUTCHEONS AND VALVE AS REQUIRED. WORKS AREAS MAY BE COPPER. COMPLETE SYSTEM SHALL BE TESTED AS REQUIRED BY APPLICABLE CODES.
- ADJUST, IF NECESSARY, SIZES OF GAS PIPING WITH LOCAL GAS COMPANY CHARACTERISTICS TO DELIVER THE SPECIFIED BTU'S AT FIXTURES. PIPING SHALL BE MADE UP WITH SWEAT FITTINGS. ALL PIPING AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE DRAWINGS. PREFABRICATED WOOD ROOF TRUSSES, AS MAY BE REQUIRED, TO BE EQUAL TO TRUSSES MANUFACTURED BY TRUS-JOIST CORP. OR APPROVED EQUAL.
- PLYWOOD SHEATHING SHALL BE OF THICKNESS INDICATED ON DRAWINGS COMPLYING WITH ALL OF THE REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION.

FRAMING MATERIAL WOOD :

- PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE ALL FRAMING AND RELATED WORK REQUIRED BY THE DRAWINGS AND/OR AS DESCRIBED IN THIS SECTION.
- ROUGH LUMBER OR FRAMING AND ROUGH CARPENTRY SHALL BE CONSTRUCTION GRADE WHITE PINE GRADE 2 OR DOUGLAS FIR APPROVED EQUAL FREE FROM LOOSE OR LARGE KNOTS, LARGE SHAKES, EXCESS SAP OR OTHER DEFECTS WHEREBY ITS STRENGTH MAY BE IMPAIRED.
- FLOOR TRUSS SYSTEM, AS INDICATED ON THE DRAWINGS, SHALL BE "TJI-JOIST" MANUFACTURED BY THE TRUS-JOIST CORPORATION AND ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE DRAWINGS. PREFABRICATED WOOD ROOF TRUSSES, AS MAY BE REQUIRED, TO BE EQUAL TO TRUSSES MANUFACTURED BY TRUS-JOIST CORP. OR APPROVED EQUAL.
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INSULATION :

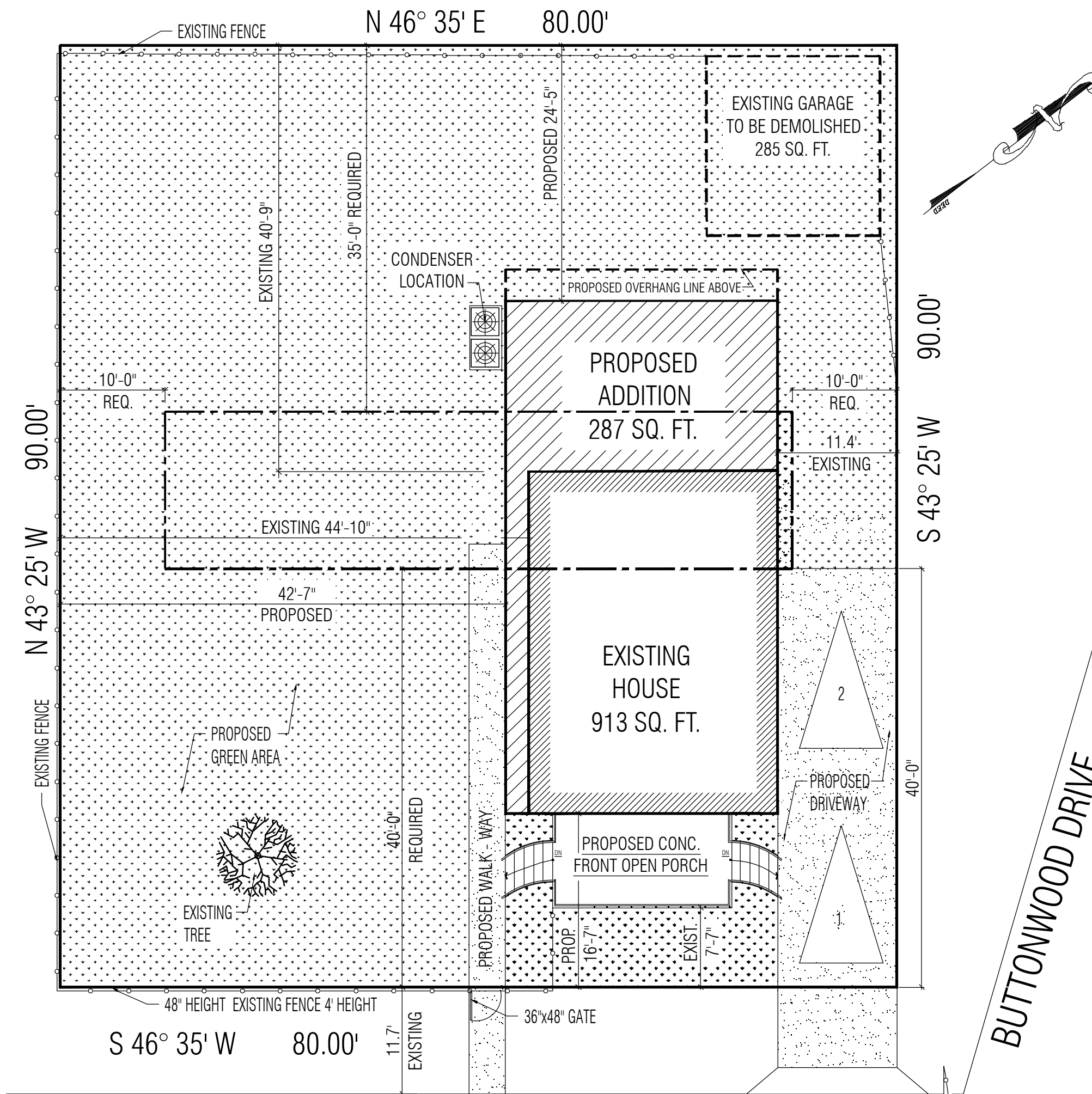
- FURNISH AND INSTALL ALL INSULATION REQUIRED BY THE DRAWINGS AND SPECIFICATIONS. ALL BATT OR BLANKET TYPE INSULATION SHALL BE AS MANUFACTURED BY OWENS CORNING CORPORATION OR CERTAIN TEED CORPORATION OR APPROVED EQUAL.
- ALL BATT INSULATION SHALL HAVE VAPOR BARRIER ON ONE SIDE. ALL BATTS SHALL BE CUT TO LENGTHS REQUIRED FOR INSTALLATION. ALL BATTS SHOULD FIT TIGHTLY BETWEEN STUDS OR JOISTS. INSULATION SHALL BE FASTENED WITH STAPLES THROUGH STAPLING FLANGES EVERY 8 IN. ON BOTH SIDES. NO GAPS SHOULD BE PRESENT ALONG STUDS OR JOISTS BETWEEN BATTS. THE FACE OF THE INSULATION SHALL BE AT LEAST 3/4 IN. ABOVE THE UNDERSIDES OF CEILING JOISTS. ALLOW FOR AIR FLOW WHERE NECESSARY. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REQUIRED INSULATION R VALUES ARE AS FOLLOWS:
CEILING BELOW VENTILATED ATTIC: R-30
FLOOR OVER BASEMENT OR GRAVEL SPACE: R-19
EXTERIOR WALL: R-15
PROVIDE TYVEK WRAP AS MANUFACTURED BY DUPONT.

NOTE:

ALL DIMENSIONAL LUMBER TO BE DOUGLAS FIR-LARCH GRADE # 2 OR BETTER.
FB = 1,400
E=1,400,000

DESIGN LOADS

LBS./S.F.	LIVE LOAD	DEAD LOAD	TOTAL
FIRST FLOOR	40	15	55
SECOND FLOOR	40	15	55
ATTIC FLOOR	30	15	45
ROOF	30	15	45



1 SITE PLAN
SCALE: 1"= 10'-0"

APPLICABLE CODES

- NJ REHABILITATION SUB-CODE - CURRENT VERSION (NJAC 5-23-6)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC W/ NJ EDITS FROM 3.14)
- 2018 INT. ENERGY CONDS. CODE (RESIDENTIAL) (NJAC 5-23-3.18)
- NFPA 70: National Electrical Code NEC, 2017 Edition)

NOTE:
BASED ON PROPERTY DESCRIPTION MADE BY
A-1 LAND SURVEYS, INC
PROFESSIONAL LAND SURVEYOR No. 19067
DATE: 07/06/2021

LEGEND:

- PROPERTY LINE
- REQUIRED SETBACK
- EXISTING FENCE
- PROPOSED ADDITION
- CONDENSER LOCATION
- EXISTING HOUSE / GARAGE
- EXISTING GREEN AREA
- EXISTING DRIVEWAY

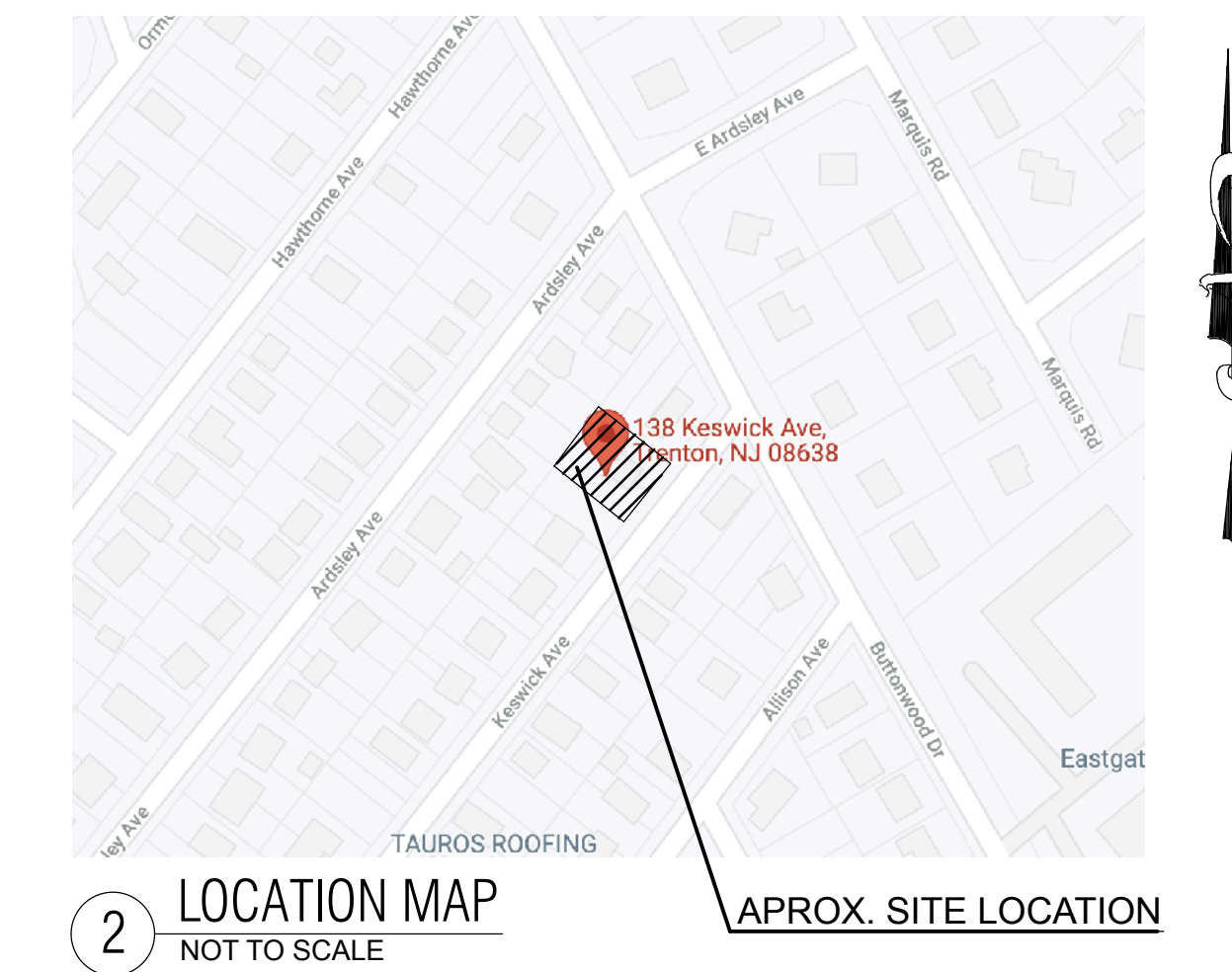
PROJECT IDENTIFICATION

APPROVED BY THE PLANNING BOARD OF THE CITY OF KESWICK AT A MEETING HELD ON _____

PLANNING BOARD CHAIRPERSON _____

BOARD SECRETARY _____

RESOLUTION NUMBER _____ DATE _____



2 LOCATION MAP
NOT TO SCALE

ZONING ANALYSIS

CONSTRUCTION TYPE: 5B
USE GROUP: R-5
BLOCK: 136
LOT: 266 & 267
ZONE: R-2 SINGLE FAMILY

REGULATION	REQUIRED	EXISTING	PROPOSED	REMARKS
MINIMUM LOT AREA	10,000 Sq. Ft.	7,200 Sq. Ft.	7,200 Sq. Ft.	YES
MINIMUM WIDTH	80'	80'	80'	YES
MINIMUM DEPTH	110'	90'	90'	NO
MINIMUM FRONT YARD	40'	7'-7"	16'-7"	EXISTING CONDITION
MINIMUM SIDE YARD	10' / 10'	44'-10"/11'-5"	42'-7"/11'-5"	YES
MINIMUM REAR YARD	35'	40'-9"	24'-5"	NO
MAXIMUM BUILDING HEIGHT	35'	19'-5"	30'-10"	YES
MAXIMUM BUILDING STORY	2 1/2	1	2	YES
MAXIMUM BUILDING COVERAGE	18%	13%	17%	YES
MAXIMUM ALL IMPERVIOUS COVERAGE:	26%	24%	29%	NO
MINIMUM REQUIREMENT OFF-STREET PARKING SPACES (R/S)	2 SPACES	1 SPACE	2 SPACES	YES

SQUARE FOOTAGE :

	EXISTING	ADDITION	TOTAL
BASEMENT	888 SQ. FT.		888 SQ. FT.
FIRST FLOOR	913 SQ. FT.	287 SQ. FT.	1,200 SQ. FT.
PROPOSED SECOND FLOOR		1,275 SQ. FT.	1,275 SQ. FT.
TOTAL	1,801 SQ. FT.	1,562 SQ. FT.	3,363 SQ. FT.
CUBIC FOOTAGE:	14,458 Cu. Ft.	13,070 Cu. Ft.	27,528 Cu. Ft.

LIST OF DRAWINGS

SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE
1	C-1	COVER SHEET, RESIDENTIAL ZONING INFORMATION
2	D-1	EXISTING FLOOR PLANS/ DEMOLITION
3	A-1	PROPOSED BASEMENT AND FIRST FLOOR PLANS
4	A-2	PROPOSED SECOND, ATTIC FLOOR PLANS AND ROOF
5	A-3	PROPOSED ELEVATIONS
6	A-4	TJI INSTALLATION DETAILS
7	A-5	PLUMBING DIAGRAMS AND DETAILS
8	A-6	SECTION AND DETAILS
9	E-1	H.V.A.C. / ELECTRICAL BASEMENT AND FIRST FLOOR PLANS
10	E-2	H.V.A.C. / ELECTRICAL SECOND AND ATTIC FLOOR PLANS

NO	DATE	REVISION / ISSUE
1	NOV. 21, 2022	GENERAL REVISION PLANS

M/B Architectural Design & Consulting

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M.B. Architectural Design and Consulting, LLC
NJ LICENSE/CERTIFICATE #21AC00109200

PROJECT
PROPOSED FIRST FLOOR REAR AND SECOND FLOOR ADDITION AT EXISTING ONE FAMILY HOUSE

OWNER/CLIENT
ISAAC RODRIGUEZ REYES

PROJECT LOCATION
138 KESWICK AVE
EWING, N.J. 08638

BLOCK: 136 LOT: 266 & 267

DRAWING TITLE

COVER SHEET, RESIDENTIAL ZONING INFORMATION

DRAWN BY: N.M.
CHECKED BY: M.B.
SCALE: AS NOTED
DATE: 09-10-2021
PROJECT NO: MB - 2137

DWG NO:	SHEET NO:
C-1	1 OF 10