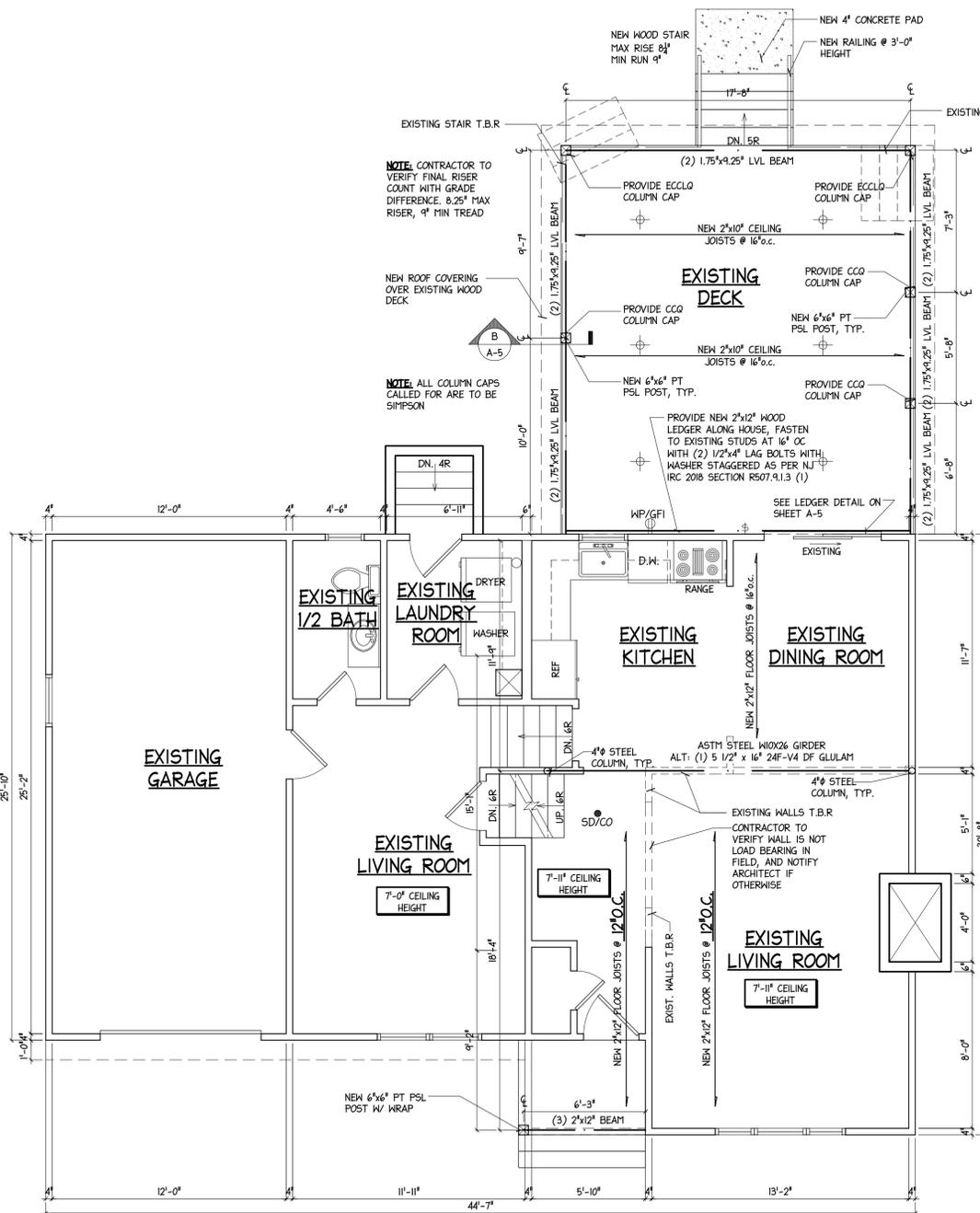


BASEMENT FLOOR PLAN

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



FIRST FLOOR PLAN

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

BUILDING DATA

BUILDING CODE: RESIDENTIAL BUILDING CODE 2021, NEW JERSEY EDITION

USE GROUP: *R-5* RESIDENTIAL
CONSTRUCTION TYPE: *VB* FRAME
BUILDING TYPE: SINGLE FAMILY

BUILDING S.F. CALCULATIONS
EXISTING BASEMENT -587 S.F.
EXISTING 1ST FLOOR -1288 S.F.
PROPOSED 1ST FLOOR -360 S.F.
EXISTING 2ND FLOOR -685 S.F.
PROPOSED 2ND FLOOR ADDITION -592 S.F.

EXIST BUILDING COVERAGE - 1,288 S.F.
PROPOSED BUILDING COVERAGE - 1,648 S.F.
LOT COVERAGE SQUARE FOOTAGE CALCULATIONS:
EXIST. TOTAL LOT COVERAGE -3,1% 44 S.F.
PROPOSED TOTAL LOT COVERAGE -3,088.44 S.F.

LOT SIZE - 7,200 S.F. (EXIST)
BUILDING COVERAGE - 1,648 S.F. (22.8%)
LOT COVERAGE - 3,088.44 S.F. (42.8%)

PROPOSE NEW BUILDING VOLUME = 6,690 C.F.

FLOOR LOAD 40 P.S.F. L.L.
CEILING LOAD 20 P.S.F. L.L.
ROOF LOAD 30 P.S.F. L.L.
DECK LOAD 60 P.S.F. L.L.

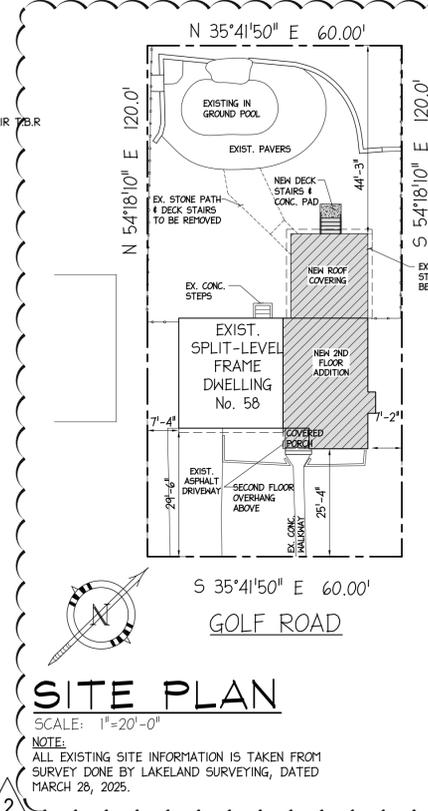
LEGEND:

- INDICATES EXISTING TO BE REMOVED
- INDICATES EXISTING PARTITIONS TO REMAIN
- INDICATES NEW 2"x4" INTERIOR WOOD STUD PARTITIONS
- INDICATES NEW 2"x6" EXTERIOR WOOD STUD PARTITIONS
- HATCH INDICATES NEW ADDITION AREA

- NEW DUPLEX RECEPTACLE, UNLESS OTHERWISE NOTED
- LIGHT FIXTURE. FINAL SELECTION BY OWNER.
- SWITCH
- SMOKE & CARBON MONOXIDE DETECTORS
- EXHAUST FAN, VENT TO EXTERIOR

ZONING CHART		LOT 64 BLOCK 1200			
R-1A (SINGLE FAMILY RESIDENTIAL) ZONING REQUIREMENTS		REQUIRED	EXISTING	PROPOSED	COMPLY
MINIMUM LOT DIMENSIONS	AREA, Sq. Ft.	5,000 Sq. Ft.	7,200 Sq. Ft.	7,200 Sq. Ft.	YES
	WIDTH, Feet	50.0'	60.00'	60.00'	YES
	DEPTH, Feet	100.0'	120.0'	120.0'	YES
MINIMUM YARD SETBACKS	FRONT, Feet	25.0'	25.6'	25.3'	YES
	REAR, Feet	25.0'	61.10'	44.3'	YES
	SIDE, Feet	ONE: 6'-0" BOTH: 14'-0"	L: 7.4' R: 7.2' BOTH: 14.6'	L: 7.4' R: 7.2' BOTH: 14.6'	YES
MAXIMUM BUILDING COVERAGE		20%	17.8%	22.8%	NO*
MAXIMUM LOT COVERAGE		45%	44.3%	42.9%	YES
MAXIMUM FAR		0.5	.36	.49	YES
MAXIMUM HEIGHT		40'-0" / 2.5 STORIES	±23'-2" / 2 STORIES	26'-0" / 2.5 STORIES	YES
BUILDING TYPE		ONE FAMILY	ONE FAMILY	ONE FAMILY	YES

*EXISTING NON-CONFORMING



SITE PLAN

SCALE: 1"=20'-0"
NOTE: ALL EXISTING SITE INFORMATION IS TAKEN FROM SURVEY DONE BY LAKELAND SURVEYING, DATED MARCH 28, 2025.

DEMOLITION NOTES:

DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS SO AS TO FAMILIARIZE THEMSELVES WITH OVERALL SCOPE OF THE PROJECT TO PRODUCE THE FINAL RESULT INTENDED IN THE CONTRACT DRAWING.

BEFORE WORK IS BEGUN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL BARRICADES, FENCES, TEMPORARY BRACING, SUPPORTS, SHORING OR OTHER SAFETY MEASURES TO EXISTING STRUCTURE AS REQUIRED, TO INSURE COMPLETE SAFETY DURING THIS WORK AS WELL AS TO PROTECT ADJACENT PROPERTIES. SUCH PROTECTIVE DEVICES MUST BE MAINTAINED FOR THE DURATION OF THE WORK AND COMPLETELY REMOVED UPON COMPLETION OF THE CONTRACT BY THE CONTRACTOR.

DEMOLITION CONTRACTOR SHALL INCLUDE COMPLETE REMOVAL OF ALL MATERIALS AND DEBRIS FROM SITE, LEAVING THE AREA CLEAR AND CLEAN FOR THE NEW CONSTRUCTION. ALL WORK DEMOLISHED AND THE DEBRIS RESULTING THEREFROM, BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROPERTY AT FREQUENT INTERVALS. CONTRACTOR MUST PROVIDE ALL BARRICADES AND PROTECTION AS REQUIRED TO INSURE SAFETY.

CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, STANDARDS AND GOOD PRACTICE. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORK HOURS & THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY & HOLD THE ARCHITECT OR ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

UTILITIES SERVING THE EXISTING BUILDING MUST BE SAFEGUARDED AGAINST DAMAGE THROUGHOUT THE DEMOLITION WORK.

THE EXISTING STRUCTURE SHALL BE BRACED DURING ERECTION USING TEMPORARY BRACING IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE OF STANDARD PRACTICE, LATEST EDITION, OF AISC. THE BRACING SHALL BE DESIGNED TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECT TO INCLUDING EQUIPMENT AND THE OPERATION OF SAME. SUCH BRACING SHALL BE LEFT IN PLACE UNTIL THE ENTIRE STRUCTURE FUNCTIONS AS A UNIT OR LONGER IF REQUIRED FOR SAFETY.

DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS & RELATED FEES.

CONTRACTOR TO PROVIDE ALL TEMPORARY BRACING, SUPPORTS, AND SHORING TO EXISTING STRUCTURE AS REQUIRED DURING ERECTION & IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE OF STANDARD PRACTICE, LATEST EDITION, OF AISC. THE BRACING SHALL BE DESIGNED TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECT TO INCLUDING EQUIPMENT AND THE OPERATION OF THE SAME. SUCH BRACING SHALL BE LEFT IN PLACE UNTIL THE ENTIRE STRUCTURE FUNCTIONS AS A UNIT OR LONGER IF REQUIRED FOR SAFETY.

HAZARDOUS MATERIALS:

IF THE PRESENCE OF UNANTICIPATED HAZARDOUS MATERIALS IS ASCERTAINED OR SUSPECTED DURING CONSTRUCTION, IMMEDIATELY CEASE WORK IN THE IMMEDIATE AREA OF THE MATERIALS ENCOUNTERED. CONTACT THE OWNER PRIOR TO ARRANGING TO HAVE THE TOXICITY AND EXTENT OF THE MATERIALS TESTED. A DETERMINATION BY THE OWNER AND THEIR CONSULTANT(S) WILL BE MADE AS TO THE PREFERRED METHOD OF ISOLATING, REMOVING AND DISPOSING OF THE HAZARDOUS MATERIAL.

GENERAL NOTES:

ALL WORK MUST COMPLY WITH THE CURRENT NJ STATE CONSTRUCTION CODE (INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION 2021) AND ALL APPLICABLE LOCAL CODES.

ALL ITEMS OF CONSTRUCTION SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, PROCEDURES AND PROGRAMS OF CONSTRUCTION; FOR THE SAFETY PRECAUTIONS AND PROGRAMS INCIDENT TO THE WORK OF THE CONTRACTORS, OR FOR ANY FAILURE OF THE CONTRACTORS TO COMPLY WITH LAWS, RULES OR REGULATIONS.

CONTRACTOR MUST OFFICIALLY NOTIFY THE OWNERS OF THE START AND FINISH DATE OF CONSTRUCTION AND VERIFY THAT ADEQUATE INSURANCE COVERAGE IS IN EFFECT BY BOTH THE OWNER AND CONTRACTOR. CONTRACTOR AND ALL SUB-CONTRACTORS MUST BE LICENSED AND FULLY INSURED. CONTRACTOR TO PROVIDE COPIES OF BOTH TO OWNER PRIOR TO THE START OF WORK.

THE CONTRACTOR SHALL INDEMNIFY THE HOLD HARMLESS THE ARCHITECTS AND OWNER'S THEIR AGENTS AND EMPLOYEES AS STIPULATED UNDER SECTION 4-B OF THE GENERAL CONDITIONS, STANDARD FORM OF THE AMERICAN INSTITUTE OF ARCHITECTS, A 201.

COORDINATE ALL UTILITIES W/ MECHANICAL. VERIFY W/ OWNER LOCATION, EXHAUST, SIZE & TYPE OF FURNACE. COORDINATE & ADJUST PARTITIONS & LOCATIONS TO SUIT.

VENT ALL EXHAUST FANS TO EXTERIOR.

PROVIDE CERAMIC TILE WALLS & FLOORS IN BATHROOMS. VERIFY FINAL SELECTIONS W/ OWNER.

PROVIDE TEMPERED SAFETY GLASS @ TUB & AS REQUIRED BY CODE.

EXTERIOR WALLS TO BE INSULATED WITH R-21 INSULATION BATT. ATTIC ABOVE SECOND FLOOR TO BE INSULATED WITH R-38 INSULATION.

DOORS & WINDOWS:

INTERIOR DOORS: 1 3/4" THICK X 6'-8" HIGH, PRE-HUNG, IN WIDTHS SHOWN ON THE DRAWINGS. VERIFY FINAL SELECTIONS W/ OWNER.

ALL BEDROOM ENTRY DOORS TO BE MIN. 2'-8" X 6'-8".

ALL DOORS TO BE RAISED PANEL DOORS, MASONETTE OR EQUAL. BEDROOM DOORS TO BE MIN. 2'-8" WIDE TYPICAL.

ALL WINDOWS AND GLASS DOORS TO BE ANDERSON OR EQUAL, CATALOG NUMBERS AS INDICATED ON DRAWINGS.

ALL EGRESS WINDOWS TO HAVE A MIN. NET OPENING OF 5.7 S.F., MIN. NET CLEAR OPENING HGT. OF 24" AND MIN. NET CLEAR OPENING WIDTH OF 20".

CONTRACTOR TO VERIFY WINDOW AND DOOR SPECIFICATIONS PRIOR TO PLACING ORDER.

WINDOWS TO BE 'ANDERSEN' 400 SERIES WINDOWS (CATALOG NUMBER AS INDICATED ON DRAWINGS). WINDOWS TO HAVE INSULATED LOW 'E' GLAZING, CASING STYLE SELECTED BY OWNER, DRIP FLASHING, INSECT SCREENS, HARDWARE & TRIM AS PER AGREEMENT. INSTALL AS PER MANU. SPECS. & RECOMM. INSTALL TEMPERED GLAZING IN BATHROOMS. WINDOWS @ 2X6 WALLS TO HAVE JAMB EXTENSIONS

CARPENTRY & MASONRY:

FLOOR FRAMING AT BATHROOM TO BE 12" O.C., SIZE AS NOTED ON PLAN.

PROVIDE STEEL ANGLE LINTELS AT ALL MASONRY OPENINGS (3/4" X 4") OR PRE-CAST BLOCK LINTELS.

ALL STAIR TREADS TO BE A MINIMUM OF 9" & ALL RISERS TO BE A MAXIMUM OF 8".

CONTRACTOR TO VERIFY ALL STAIR OPENINGS FOR RISE & RUN W/ STAIR CONTRACTOR PRIOR TO FINAL FRAMING FOR LANDINGS & OPENINGS.

ALL SHEETROCK TO BE TAPED, SPACKLED, SANDED AND PAINTED. PAINT COLOR TO BE SELECTED BY OWNER (SHERWIN-WILLIAMS OR EQUAL). PROVIDE WATER RESISTANT SHEETROCK IN ALL BATHROOMS AND NET AREAS.

PROVIDE DECORATIVE PAINT GRADE WOOD TRIM, AROUND ALL WINDOW AND DOOR OPENINGS. VERIFY TYPE WITH OWNER AND ARCHITECT.

INSTALL NEW HARDWOOD FLOOR FINISH AS PER AGREEMENT ON SLIP SHEET OVER 3/4" CDX PLYWOOD SUBFLOOR OVER FLOOR JOISTS @ 16" O.C. (SEE FRAMING PANS FOR SIZES).

BLOCKING:

PROVIDE 2X WOOD BLOCKING AT ALL LOCATIONS LISTED BELOW.

- HAND RAIL ATTACHMENT (HEIGHT AS NEEDED ABOVE STAIR)
- SHELVEY ATTACHMENT (AS PER CLOSET REQUIREMENTS)
- TOWEL BAR, TOILET TISSUE ROLL, AND SHELVEY IN ALL BATHROOMS
- BEHIND ALL PROPOSED WALL MOUNTED TELEVISIONS (VERIFY WITH OWNER)

REVISION #2 (06/29/2025)
REVISED AS PER BUILDING DEPT. COMMENTS

REVISION #1 (04/07/2025)
REVISED AS PER BUILDING DEPT. COMMENTS

REVISION

ANTHONY GUZZO, AIA
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guzzo architects

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608 RIDGE ROAD
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NEW ADDITION
58 GOLF ROAD
BLOOMFIELD, NJ 07003

FLOOR PLANS, AND SITE PLAN

DATE	SCALE	DRAWN
6/2/2025	AS NOTED	BB JS AG
SET TYPE		
REVISION #2 SET		
COMMISSION		
24080		
DRAWING NUMBER		
A-1		