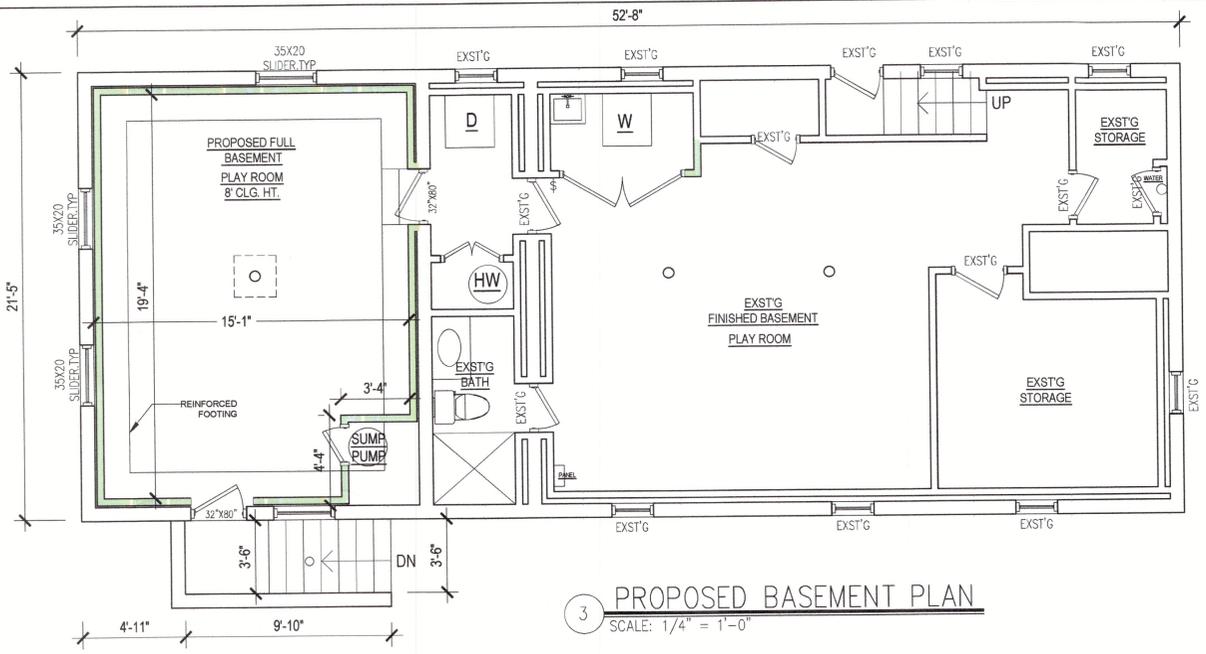
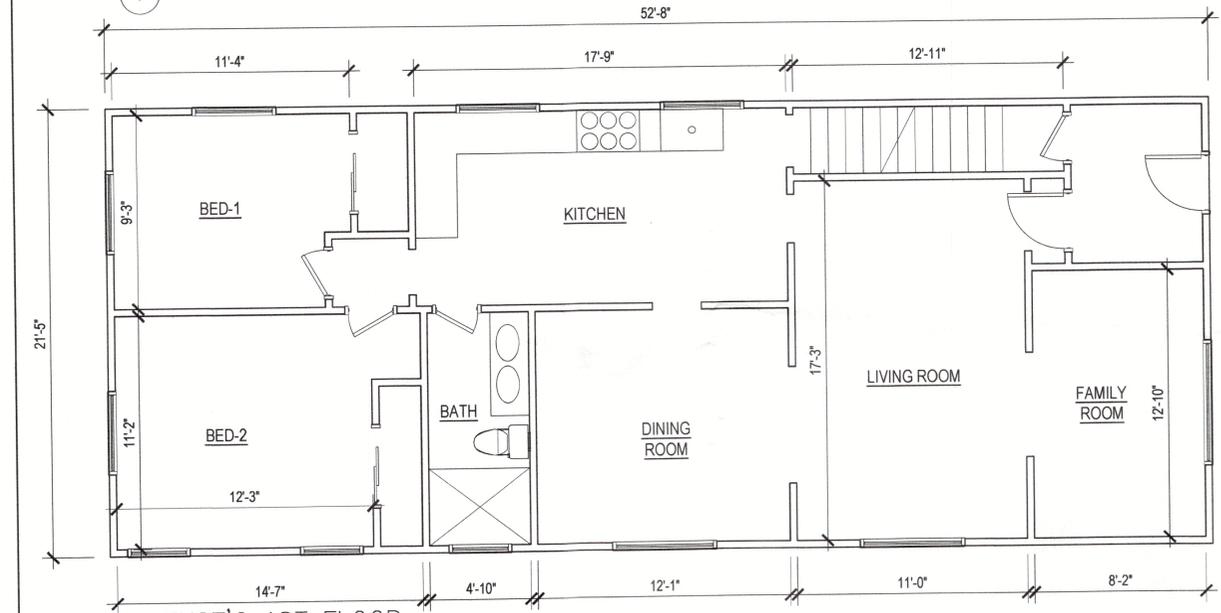


1 DEMO PLAN-BASEMENT PLAN



3 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

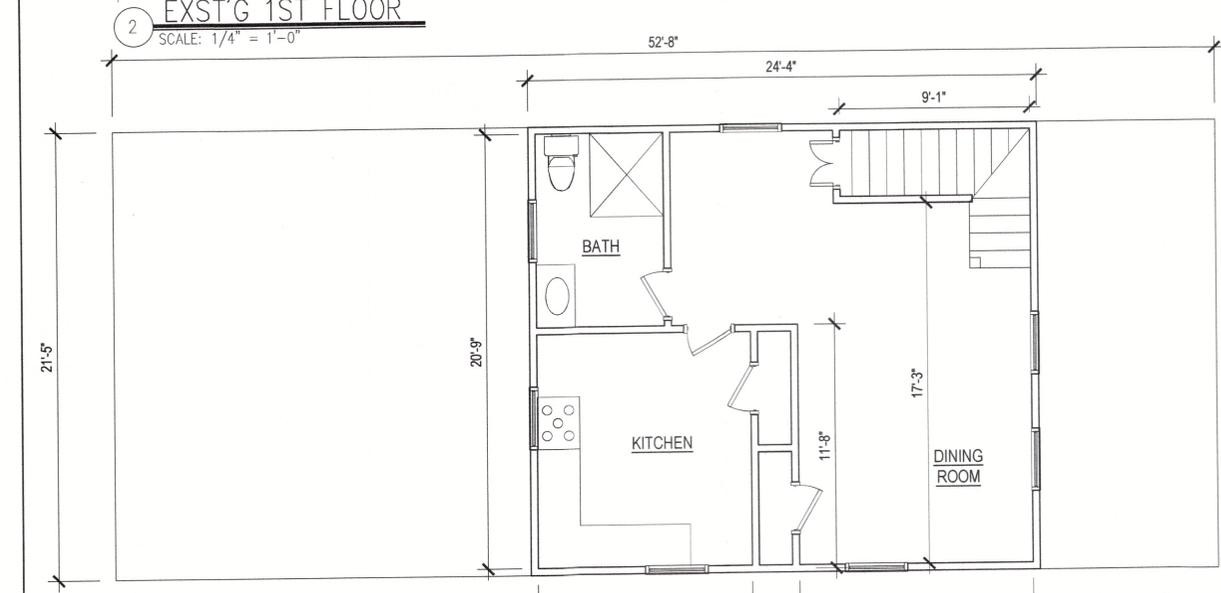


2 EXST'G 1ST FLOOR
SCALE: 1/4" = 1'-0"

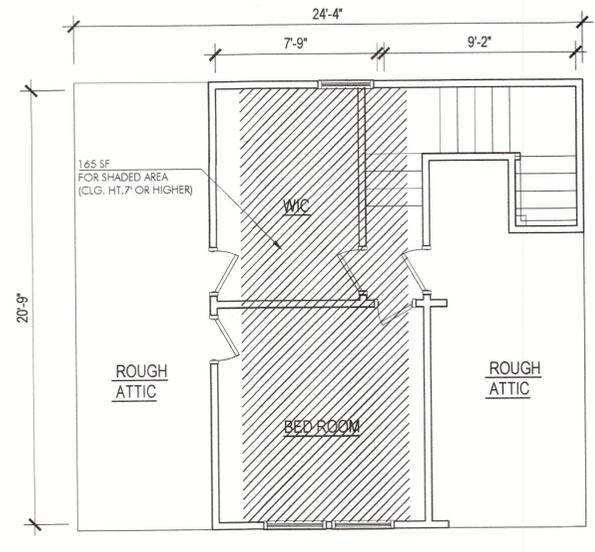
Code Jurisdiction: NJ-IRC 2021
 Use Group: R5
 Largest Floor Area: 1,128 Sq.Ft.
 Building Height: 2.5 STORIES, 30'

BLOCK NUMBER: 7, LOT NUMBER: 47, Zone: R-2B

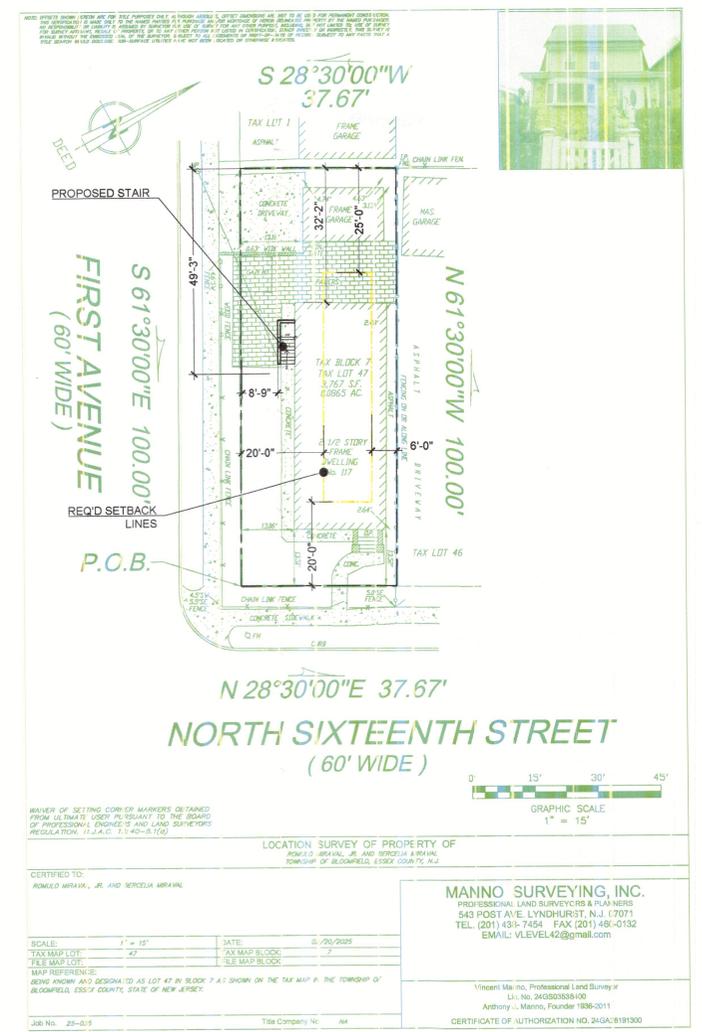
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA	4,000 S.F.	3,767 S.F.	3,767 S.F.	EXST'G NON-COMFORMING
LOT WIDTH	40 FEET	37.67 FEET	37.67 FEET	EXST'G NON-COMFORMING
FRONT SET BACK	20' (FOR BOTH STREETS)	13.51' (N 16TH ST) 13.06' (1ST AVE)	13.51' (N 16TH ST) 8.9' TO STAIR (1ST AVE)	EXST'G NON-COMFORMING VARIANCE
SIDE YARD SET BACK	6'	RIGHT: 2.6'	RIGHT: 2.6'	EXST'G NON-COMFORMING
REAR SET BACK	25'	32.2' (TO HOUSE)	32.2' (TO HOUSE)	OK
LOT COVERAGE MAX	60% (3,676*60%=2,206)	2,710 S.F. 73.7%	2,710 S.F. 73.7%	EXST'G NON-COMFORMING
BUILDING COVERAGE MAX	25% (3,767*25%=941)	249+1128=1377 S.F. 36%	249+1128=1377 S.F. 36%	EXST'G NON-COMFORMING
BUILDING HEIGHT MAX	40'	30'	30'	OK
FLOOR AREA RATIO	0.5 (3,767*0.5=1,883)	1,814 S.F. (ABOVE GROUND)	1,814 S.F.	EXST'G NON-COMFORMING
BASEMENT AREA		(785 S.F.)	(1,128 S.F.)	
1ST FLOOR		1128 S.F.	1128 S.F.	
2ND FLOOR		521 S.F.	521 S.F.	
ATTIC		165 S.F. (>7' CLG. HT.) 165x 521x 1/3=173 S.F.	165 S.F. (>7' CLG. HT.)	OK



3 EXST'G 2ND FLOOR
SCALE: 1/4" = 1'-0"



4 EXST'G ATTIC
SCALE: 1/4" = 1'-0"



6 SITE PLAN 1" = 20'

APPLICABLE CODES

- INTERNATIONAL BUILDING CODE / 2021, NJ EDITION.
- INTERNATIONAL RESIDENTIAL CODE / 2021, NJ EDITION.
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2021 NATIONAL STANDARD PLUMBING CODE
- 2020 NATIONAL ELECTRIC CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2019 INTERNATIONAL FIRE CODE

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL

DRAWINGS PREPARED BY:
TAJA DESIGN & BUILD LLC.
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SEAL:

ARCHITECT OF RECORD:
 QIONG WU AIA
 LEED AP
 NJ LIC. # 20583

DATE	COPY / ISSUE:
08.10.2024	ISSUED FOR PERMIT
08.27.2024	UPDATE
07.26.2025	UPDATE
09.4.2025	UPDATE

DATE: _____ REVISION: _____

Project Title:
**HOUSE ADDITION AT
 117 N 16TH ST
 BLOOMFIELD, NJ**

drawing title:
**DEMO PLANS
 CONSTRUCTION PLANS
 ELECTRICAL PLANS
 PLUMBING RISER**

Scale: AS NOTED
 Drawing no.: **A-1**