

ZONING DATA

BUILDING DATA

PROJECT #23-13 DESCRIPTION: NEW COVERED ENTRY 12-71 EDWARD STREET FAIR LAWN, NJ 07410		ZONE: R-1-3 RESIDENTIAL SINGLE FAMILY BLOCK: 5606 LOT: 21		
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	NOTES
LOT SIZE (MIN.)				
AREA	6,500 SF	5470 SF	5,470 SF	
MIN. LOT WIDTH	65 FT	52.25 FT	52.25 FT	*ENC
MIN. LOT DEPTH	100 FT	109.08 FT	109.08 FT	
SETBACK DIMENSIONS (MIN.)				
FRONT	25 FT	14.9 FT	11.1 FT	**V
SIDE ONE	8 FT	5.8 FT	5.8 FT	*ENC
REAR	20 FT	61.2 FT	61.2 FT	
BUILDING (MAX.)				
HEIGHT (FROM AVG. GRADE)	30 FT	23.67 FT	23.67 FT	
HEIGHT (STORIES)	2 1/2	1 1/2	1 1/2	
COVERAGE (MAX.)				
MAX. BLDG COVERAGE	25 %	19.7 %	20.2 %	
MAX. IMPERVIOUS COVERAGE	35 %	40.8 %	40.8 %	*ENC
FLOOR AREA RATIO	40 %	<40 %	<40 %	
DECK	N/A	-	-	
* ENC = EXISTING NON CONFORMING ** V = VARIANCE REQUIRED				

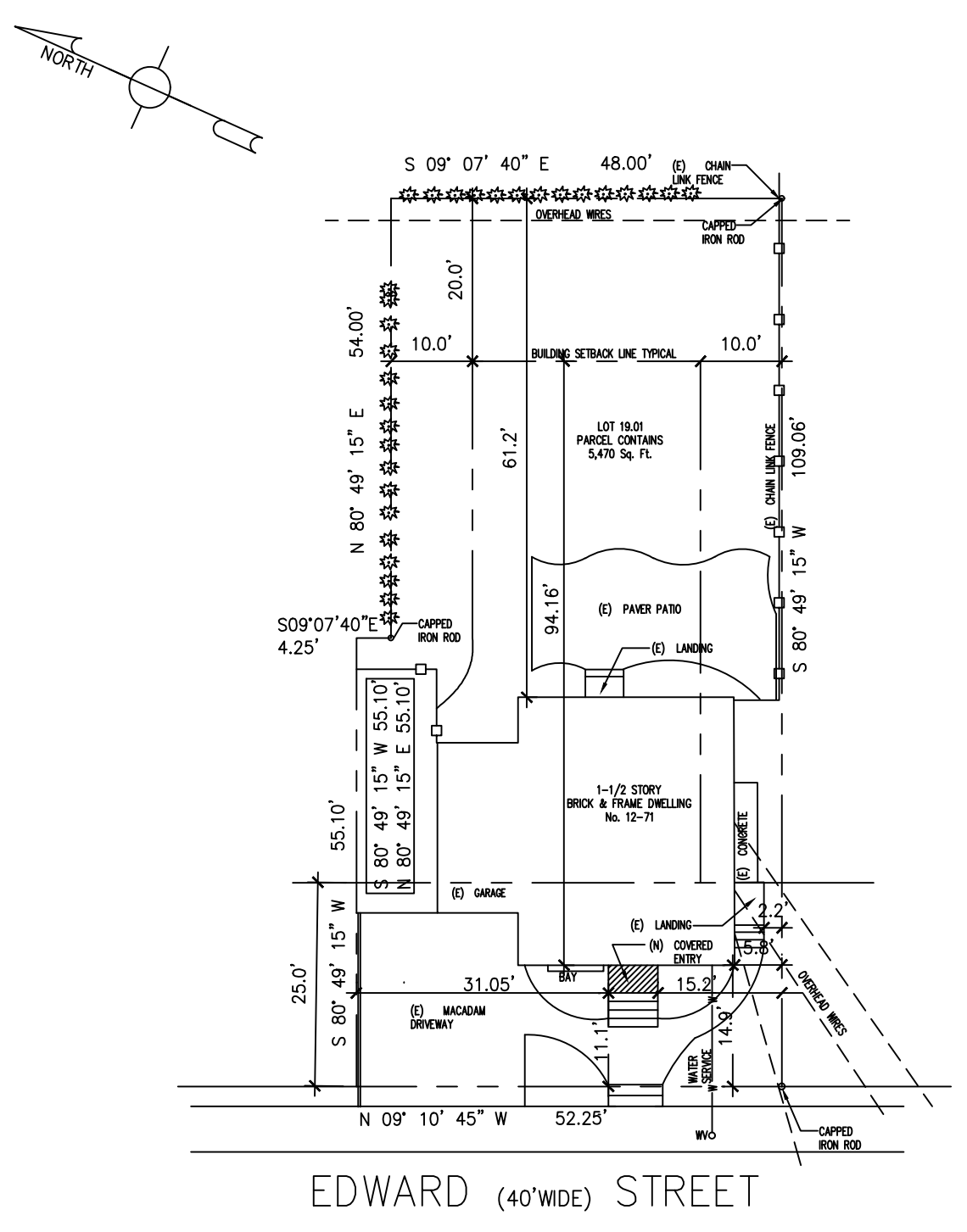
CONSTRUCTION CLASS: 5B (UNPROTECTED)  
 USE GROUP: R-5 (SINGLE-FAMILY DETACHED)  
 AREA OF NEW CONSTRUCTION: 27 SQ. FT.  
 VOLUME OF NEW CONSTRUCTION: N/A  
 AREA OF LARGEST FLOOR: 1,079 SQ. FT.  
 MAX LIVE LOAD: 40 PSF

COVERAGE CALCULATION

EXISTING DWELLING = 1,079 SF	PROPOSED DWELLING = 1,100 SF
EXISTING DRIVEWAY = 431 SF	EXISTING DRIVEWAY = 431 SF
EXISTING WALKWAYS = 184 SF	PROPOSED WALKWAYS = 184 SF
EXISTING LANDING AND STEPS = 65 SF	EXISTING LANDING AND STEPS = 38 SF
EXISTING CONC PAD = 35 SF	EXISTING CONC PAD = 35 SF
EXISTING WALKWAY = 184 SF	EXISTING WALKWAY = 184 SF
	PROPOSED COVERED ENTRY = 27 SF
EXISTING BLDG COVERAGE 1,079 SF / 5,470 SF = 19.7 %	PROPOSED BLDG COVERAGE 1,106 SF / 5,470 SF = 20.2 %
TOTAL EXISTING LOT COVERAGE 2,234 SF / 5,470 SF = 40.8 %	PROPOSED TOTAL LOT COVERAGE 2,234 SF / 5,470 SF = 40.8 %

BUILDING DESIGN CRITERIA

DESIGN LOAD- LIVE LOAD: 40 PSF  
 DEAD LOAD: 10 PSF  
 FLOOR JOIST DEFLECTION: L/360  
 WIND LOAD DESIGN CRITERIA: EXPOSURE B  
 BASIC WIND SPEED: 100 MPH (45 M/S)  
 GROUND SNOW LOAD CRITERIA: 30 PSF



A NEW SITE PLAN  
 A-01 SCALE: 1"=20'-0"

CODE DATA:  
 THIS RESIDENTIAL ADDITION PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:  
 THE INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY, 2021  
 THE NATIONAL ELECTRIC CODE, NEW JERSEY, 2017  
 THIS RESIDENTIAL ALTERATION PROJECT IS USE GROUP "R" RESIDENTIAL  
 THE BUILDING CONSTRUCTION TYPE IS "V" B

KEY:

	NEW CONSTRUCTION
	EXIST CONSTRUCTION TO REMAIN
	EXIST CONSTRUCTION TO BE REMOVED
(N)	NEW
(E)	EXISTING

- GENERAL NOTES:
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE UNIFORM CONSTRUCTION CODE, AND ALL COUNTY AND LOCAL AUTHORITIES HAVING JURISDICTION. ALL CODES SUPERCEDE DRAWINGS.
  - GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR ALL FILING OF DRAWINGS, PERMITS AND FEES. GC SHALL SCHEDULE ALL REQUIRED INSPECTIONS WITH APPROPRIATE AUTHORITIES AND OBTAIN ALL NECESSARY APPROVALS.
  - CONTRACTOR TO PROVIDE ALL MATERIALS, LABOR, AND TOOLS REQUIRED TO PERFORM WORK AS SHOWN. ALL WORK SHALL BE PERFORMED IN A NEAT, WORKMANLIKE MANNER WITH REGARD FOR GOOD PRACTICE AND BEST APPEARANCE. ALL MATERIALS AND EQUIPMENT SHALL BE OF FIRST QUALITY SUITABLE FOR THE PURPOSE INTENDED AND CONDITIONS ENCOUNTERED.
  - CONTRACTOR SHALL COORDINATE WORK OF SUBCONTRACTORS TO ENSURE EFFICIENT FLOW OF WORK TO MINIMIZE CONFLICTS. SCHEDULING AND COORDINATION OF ALL WORK TO BE REVIEWED WITH OWNER BY GC.
  - CONTRACTOR SHALL KEEP THE SITE NEAT AND CLEAN AT ALL TIMES AND PROVIDE THE NECESSARY PROTECTION IN ORDER TO KEEP THE SITE SAFE FOR OWNERS AND WORKERS AT ALL TIMES.
  - ANY DAMAGE DONE TO EXISTING BUILDING COMPONENTS DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AT NO ADDITIONAL COST.
  - CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF WORK. ANY CONFLICTS OF INFORMATION SHALL BE BROUGHT TO ARCHITECT'S ATTENTION.
  - GENERAL CONTRACTOR TO PROVIDE THREE (3) SETS OF PRINTS OF ALL SHOP DRAWINGS AND PRODUCT SAMPLES AS REQUESTED TO THE OWNER FOR APPROVAL. AN OWNER'S MANUAL SHALL PROVIDED FOR THE NEW FURNACE/AIR HANDLING UNIT AND NEW COMPRESSOR. PRODUCT SAMPLES SHALL BE PROVIDED AS REQUESTED BY OWNER.
  - GENERAL CONTRACTOR TO COORDINATE WITH OWNER ALL FINISH MATERIAL SELECTIONS, MODEL NUMBERS AND COLORS.
  - CONTRACTOR TO PROVIDE CONTAINER AND REMOVE FROM SITE AND PROPERLY DISPOSE OF ALL DEMOLISHED MATERIALS AND DEBRIS AT NO ADDITIONAL COST TO OWNER.

- STRUCTURAL NOTES:
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD, SHALL CHECK ALL MEASUREMENTS ON JOB, AND SHALL BE RESPONSIBLE FOR SAME.
- STEEL:
- ALL STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION. ALL LOCAL LAWS AND ORDINANCES AND ASTM A36 (Fy=36ksi).
  - ALL REINFORCING BARS SHALL BE NEW BILLET STEEL DEFORMED TYPE, ASTM A-615 GRADE 60 AND SHALL COMPLY WITH ACI CODE REQUIREMENTS.
  - ALL WELDS SHALL CONFORM TO THE LATEST AMERICAN WELDING SOCIETY (AWS) CODE.
  - ALL LINTELS SHALL BE PAINTED WITH A RUST INHIBITIVE PRIMER AND PAINT. MAXIMUM DEFLECTION FOR LINTELS SHALL BE 1/700. ALL LINTELS TO BEAR ON SOLID MASONRY, 8" MINIMUM BEARING LENGTH ON EACH SIDE OF OPENING.
- CONCRETE/MASONRY:
- ALL FOOTINGS TO BEAR ON UNDISTURBED OR COMPACTED SOIL WITH 1.5 FT TON CAPACITY MINIMUM.
  - ALL CONCRETE SHALL COMPLY WITH LATEST ACI CODE.
  - THE ULTIMATE 28 DAY COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE 2400 psi. AGGREGATE FOR THE CONCRETE SHALL BE PRODUCED BY THE ROTARY KILN PROCESS, SOLITE OR APPROVED EQUAL.
  - ALL CONCRETE MASONRY UNITS SHALL CONFORM TO THE LATEST EDITION OF ASTM C-90 REQUIREMENTS.
  - USE TYPE "N" MORTAR CONFORMING TO ASTM C-270 SPECIFICATIONS, EXCEPT WHERE NOTED OTHERWISE.
- WOOD:
- ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR LARCH NO. 2 AND BETTER, Fb=1150 psi, E=1.8X10(6).
  - ALL WOOD IN DIRECT CONTACT WITH CONCRETE AND AT GROUND SHALL BE PRESSURE TREATED.
  - WHEN FLUSH FRAMING IS REQUIRED, USE GALVANIZED STEEL FRAMING ANCHORS.
  - DOUBLE FRAME AROUND ALL WALL AND FLOOR OPENINGS.

- PROVIDE SOLID BLOCKING AT JOIST MID-SPAN. PROVIDE FIREBLOCKING AT ALL CONCEALED SPACES (VERTICAL AND HORIZONTAL), AT ALL THROUGH PENETRATIONS, AND AT NEW AND EXISTING ATTICS.
- PROVIDE HURRICANE CLIPS AND TIE BACK AT EVERY RAFTER.
- DOUBLE JOISTS PARALLEL WITH PARTITION.
- NEW HEADERS AND ANY HEADER AT BEARING CONDITION NOT SHOWN ON PLANS SHALL BE 3-2x10 MIN OR AS PER ARCHITECT'S INSTRUCTION.
- ALL METAL FASTENERS (JOIST HANGERS, ETC.) SHALL BE LOAD RATED FOR THEIR INTENDED USE.
- ANY FLOOR/ROOF PENETRATION WIDER THAN JOIST/FLOOR SPACING SHALL BE FRAMED WITH DOUBLED MEMBERS ON ALL SIDES.
- ANY PENETRATION WIDER THAN TWICE THE MEMBER SPACING SHALL BE FRAMED AS PER ARCHITECT'S DRAWINGS.
- ALL MICROLAMS AND ENGINEERED LUMBER SHALL BE TRUS-JOIST OR GEORGIA-PACIFIC.
- CUTTING AND NOTCHING OF STRUCTURAL MEMBERS SHALL BE AS PER LATEST INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY REQUIREMENTS.
- ALL HEADERS SHALL BE FILLED WITH FULL DEPTH AND LENGTH PLYWOOD AS REQUIRED TO MATCH WALL STUD DEPTH.
- ALL STRUCTURAL MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH THE LATEST IRC NEW JERSEY REQUIREMENTS.
- ALL PLYWOOD SHEATHING SHALL BE APA RATED. WALL AND ROOF PLYWOOD SHALL BE TRADE MARKED "EXTERIOR-FOR-EXPOSURE" DURABILITY.
- LEDGERS TO BE BOLTED TO WALLS SHALL BE 1 1/2" DIAMETER AT 24" OC MAXIMUM, STAGGERED AT TOP AND BOTTOM.
- SECURE STRUCTURAL MEMBERS WITH SIMPSON STRONG TIE CONNECTORS OR USP CONNECTORS.

NO.	DATE	ISSUE

VERDIGRIS ARCHITECTS, LLC  
 14 BREARLY CRESCENT  
 FAIR LAWN, NJ 07410  
 201-925-0612  
 amy@verdigrisarchitects.com  
 ARCHITECTURE  
 INTERIOR DESIGN

verdigrisarchitects  
 Mr. Danny Santos  
 New Covered Entry  
 12-71 Edward Street  
 Fair Lawn, NJ 07410  
 PROJECT #23-14

Amy Hummerstone, RA  
 NJ Architect: 21A101301600RA

DRAWING TITLE  
**New Site Plan,  
 Zoning and  
 Code Data**

SCALE: 1/4"=1'-0"	DRAWN BY: AH
DATE 06-21-23	SHEET NO. A-01
PROJECT NO. 23-14	Sht 1 of 3