

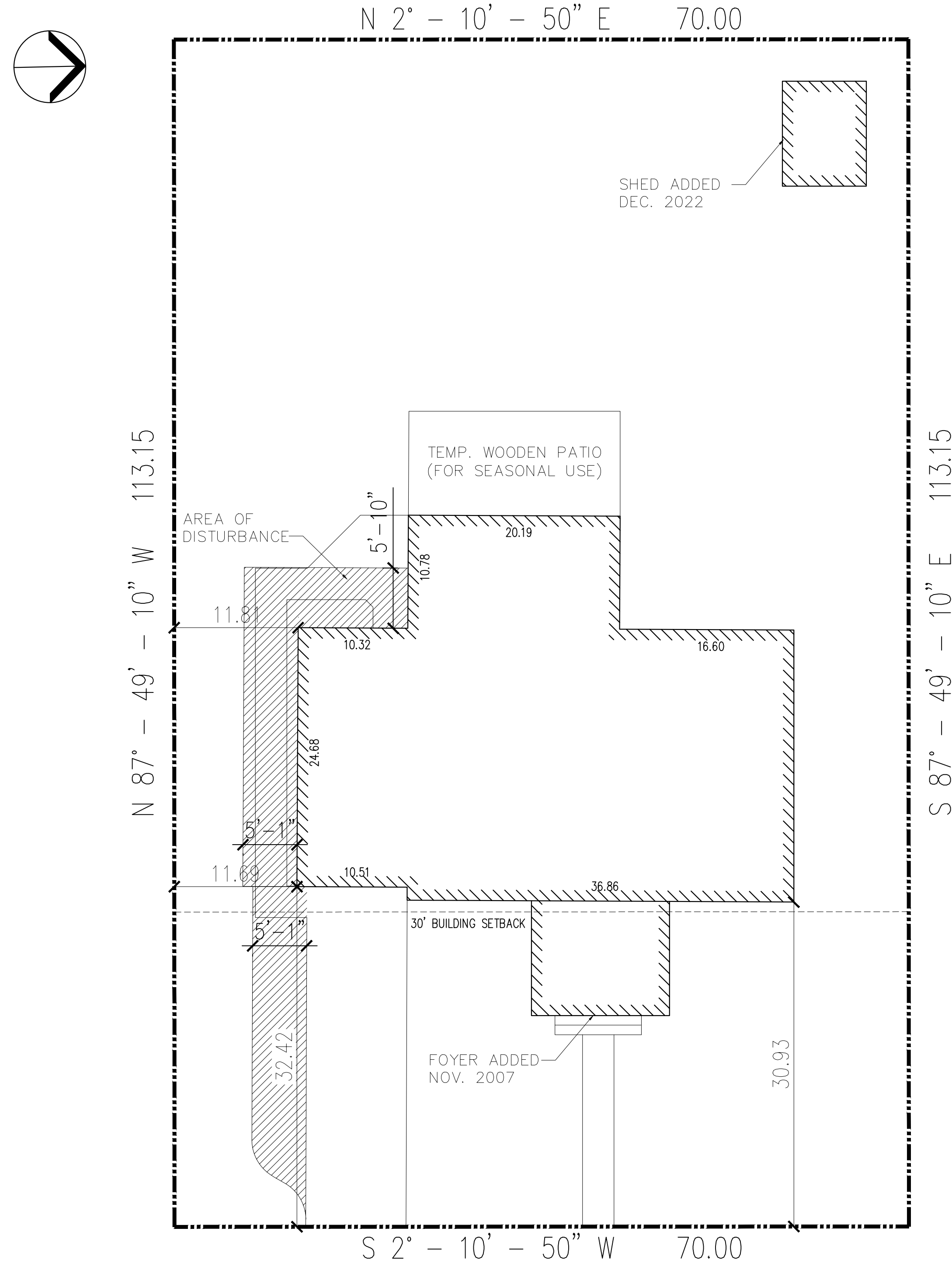
ADDITION TO: LITVAK RESIDENCE 19-36 HUNTER PLACE, FAIR LAWN, NJ LOT: 26, BLOCK: 2807

	EXISTING	PROPOSED	REQUIREMENTS
LOT DIMENSIONS	70'x113.15'	NA	75'x100'
BLDG COVERAGE	19.8%	22.6%	25%
IMPERVIOUS COVERAGE	28%	30.6%	35%
FAR	25.8%	31.9%	
FRONT YARD SETBACK	20'	NA	30'
SIDE YARD SETBACK	11.69'	6.61'	12'
REAR YARD SETBACK	45.37'	NA	20'
BLDG HEIGHT	21.81'	NA	30'
PROPOSED BLDG/ADDITION		30'-5"(L) X 15'-8"(W) X 17'-5"(L)	

REVISE & REISSUE	ISSUE FOR PERMIT	DESCRIPTION
03-28-23	02-27-23	C-1 COVER SHEET
03-28-23	02-27-23	A-01 ELEVATIONS & SECTIONS
03-28-23	02-27-23	A-02 FOUNDATION PLAN, FLOOR PLAN & ROOF PLAN

MY ARCHITECTURE STUDIO, LLC
2309 HARRY AND JUDY DR.
MORRIS PLAINS, NJ 07950
TEL: (201) 889-4930

LITVAK RESIDENCE
19-36 HUNTER PLACE
FAIR LAWN, NJ



CLIMATIC & GEOGRAPHIC DESIGN CRITERIA								LOCATION:		
GROUND SNOW LOAD	ULTIMATE WIND SPEED (4)	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD LFPA	AIR FREEZING INDEX	MEAN ANNUAL TEMP	CLIMATE ZONE
25	113	WEATHERING SEVERE	FROST LINE DEPTH 3'-0"	TERMITE MODTOHVVY		YES		1500		5
MANUAL J DESIGN CRITERIA										
ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE			
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	CONCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY				

PLAN REVIEW AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE N.J.U.C.C. SUBCHAPTER 6.2 REHABILITATION SUBCODE (ADDITION/ALTERATION) AND APPLICABLE SECTIONS OF THE 2018 IRC NEW JERSEY EDITION CODE INCLUDING ANY/ ALL AMENDMENTS.

BUILDING	INTERNATIONAL RESIDENTIAL CODE 2018 (W.N.J.A.C. 5:23-3.21)
ELECTRICAL	NATIONAL ELECTRICAL CODE 2017 (W.N.J.A.C. 5:23-3.16)
ENERGY	INTERNATIONAL ENERGY CONSERVATION CODE 2018 (W.N.J.A.C. 5:23-3.18)
PLUMBING	NATIONAL STD. PLUMBING CODE 2018 (W.N.J.A.C. 5:23-3.15)
MECHANICAL	INTERNATIONAL MECHANICAL CODE 2018 (W.N.J.A.C. 5:23-3.20)
FUEL GAS	INTERNATIONAL FUEL GAS CODE 2018 (W.N.J.A.C. 5:23-3.22)
REHAB.	N.J.U.C.C. SUBCHAPTER 6.2 REHABILITATION SUBCODE
BARRIER FREE	N.A.

- NOTES:
- ARCHITECTURAL DRAWINGS ARE BASED UPON THE FOLLOWING MINIMUM CRITERIA:
 - BASEMENT FLOOR ELEVATION BEING CONSTRUCTED A MINIMUM OF (1) FOOT ABOVE FEMA FLOOD ELEVATION AND/OR A MINIMUM OF 6" ABOVE SEASONAL HIGH WATER TABLE. SITE ENGINEER TO CONFIRM & NOTIFY THE ARCHITECT.
 - BASED UPON A MEAN ROOF HEIGHT OF 30 FEET. (THE AVERAGE OF THE ROOF EAVE HEIGHT AND THE HEIGHT TO THE HIGHEST POINT ON THE ROOF SURFACE MEASURED TO THE AVERAGE GRADE PLANE) NOTIFY ARCHITECT FOR HIGH WIND SUPPLEMENTAL INFORMATION FOR HEIGHT OVER 30 FEET.
 - BASED UPON AN EXPOSURE CATEGORY OF B PER IRC DEFINITION SECTION R301.2.1.4. NOTIFY ARCHITECT FOR HIGH WIND SUPPLEMENTAL INFORMATION FOR EXPOSURE CATEGORY C OR D.
 - WHERE HOUSE IS LOCATED ON OR ADJACENT TO SLOPES IN EXCESS OF 1:3 (33.3%) NOTIFY ARCHITECT FOR ADDITIONAL REQUIREMENTS.
 - WHERE HOUSE IS LOCATED LESS THAN 5'-0" TO A PROPERTY LINE OR 10'-0" FROM ANOTHER STRUCTURE OR BUILDING, NOTIFY ARCHITECT FOR ADDITIONAL FIRE RATING REQUIREMENTS.
 - ULTIMATE DESIGN WIND SPEEDS = 3 SECOND GUST PER BULLETIN 03-4.
 - CLIMATE ZONE: ENERGY CODE COMPLIANCE SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC). SEE ENERGY CODE COMPLIANCE NOTE FOR COMPLIANCE METHOD SELECTED.
 - THE LOCAL FLOODPLAIN ADMINISTRATOR SHALL FILL IN FLOOD HAZARD INFORMATION FROM FLOOD HAZARD MAP ADOPTED BY THE LOCAL JURISDICTION.
 - THE LOCAL JURISDICTION SHALL FILL IN THE MEAN ANNUAL TEMPERATURE FROM THE NATIONAL CLIMATE DATA CENTER TABLE.
 - THE LOCAL JURISDICTION SHALL FILL IN THE MANUAL J DESIGN CRITERIA USING TABLE 1A OR 1B FROM ACCA MANUAL J.
 - THE LOCAL JURISDICTION SHALL FILL IN THE AIR FREEZING INDEX FROM FIGURE R403.3(2) OR FROM THE 100 YEAR VALUE OF THE NATIONAL CLIMATIC DATA CENTER, DATA TABLE.

N.J.U.C.C. REQUIREMENTS

1. USE GROUP	RS (RC)	
2. CONSTRUCTION TYPE	5B	
3. DESIGN LOADS		
	LIVE (PSF)	DEAD (PSF)
• SLEEPING ROOMS	30	12
• NON-SLEEPING ROOMS	40	12
• BATHROOM (W/ TILE)	40	25
• ENTRY & KITCHEN (W/ TILE)	40	25
• STAIRS	40	15
• CEILING W/ STORAGE	20	10
• CEILING W/O STORAGE	10	10
• VOLUME CEILING	30	15
• ROOF	SEE NOTE #6	12
• EXT. WOOD DECK	40	10
• BALCONY	60	12
• PASSENGER GARAGE	50	0
4. ARCHITECTURAL AREA (SQUARE FEET)		
• LIVING AREA		
• FIRST FLOOR (TOTAL)	EXISTING TO REMAIN	
• SECOND FLOOR (TOTAL)	EXISTING TO REMAIN	
TOTAL LIVING AREA	EXISTING TO REMAIN	
• BASEMENT AREA (ADD)	EXISTING TO REMAIN	
• GARAGE AREA	476	SQ.FT.
5. GROSS VOLUME (CU. FT.)	7845	CU.FT.
6. REFER TO CLIMATIC & GEOGRAPHIC DESIGN CHART FOR ADDITIONAL INFORMATION AND NOTES.		

SCHEDULE OF STRUCTURAL MATERIALS		
DESCRIPTION	PROPERTIES	
FOUNDATION CONCRETE MASONRY UNITS (CMU)		
GENERAL FRAMING	DOUGLAS FIR # 2 (SEE DWGS. FOR SIZES)	F _b = 900 PSI (BASE FIBER STRESS) F _v = 95 PSI (BASE SHEAR) E = 1,600,000 PSI (MOD. OF ELAST.)
ROOF / CEILING FRAMING	DOUGLAS FIR # 2 (SEE DWGS. FOR SIZES)	F _b = 900 PSI (BASE FIBER STRESS) F _v = 95 PSI (BASE SHEAR) E = 1,600,000 PSI (MOD. OF ELAST.)
TRUSS ROOF FRAMING		
FLOOR FRAMING	DOUGLAS FIR # 2 (SEE DWGS. FOR SIZES)	F _b = 900 PSI (BASE FIBER STRESS) F _v = 95 PSI (BASE SHEAR) E = 1,600,000 PSI (MOD. OF ELAST.)
SUB-FLOOR	PLYWOOD 19/32" (MIN.) OR OSB: 19/32" THICK	GRADE C-D, PLUGGED-APA SPAN RATED FOR 16" O.C. OR BETTER
UNDERLAYMENT: OR HARDWOOD FLOOR	PLYWOOD = 1/4" (MIN.) OR 19/32" WITH TILE OAK = 13/16" THICK FIN. FLR.	APA SPAN RATED FOR 16" O.C. OR BETTER - COORDINATE WITH FINISH FLOOR REQUIREMENTS - GRADE AS SELECTED SEE NOTE # 3
ALTERNATE: COMBINED SUB-FLOOR AND UNDERLAYMENT	PLYWOOD - 3/4" THICK OR OSB: 3/4" THICK	"STURD-I-FLOOR"-APA SPAN RATED FOR 16" O.C. OR BETTER COORDINATE WITH FINISH FLOOR REQUIREMENTS. SEE NOTE # 3
WALL SHEATHING	PLYWOOD 7/16" (MIN.) OR OSB: 7/16" THICK	GRADE C-D (EXTERIOR)-APA SPAN RATED FOR 16" O.C. OR BETTER
ROOF SHEATHING	PLYWOOD = 7/16" (MIN.) OR OSB: 7/16" THICK	GRADE C-D (EXTERIOR)-APA SPAN RATED FOR 24" O.C. INSTALLED WITH THE LONG DIMENSION PERPENDICULAR TO SUPPORT

CONSULT BUILDERS SPECIFICATIONS AND SELECTION PACKAGE FOR ADDITIONAL INFORMATION. NOTIFY BUILDER AND ARCHITECT OF ANY CONFLICTS AND/OR DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. ARCHITECTURAL DRAWINGS SHOW THE GENERAL INTENT, ARRANGEMENT AND EXTENT OF WORK. BUILDER SHALL OBTAIN ALL SAMPLES AND SPECIFICATIONS FOR FINISH, EQUIPMENT, AND ACCESSORIES AND SHALL SUBMIT TO ARCHITECT FOR REVIEW AND APPROVAL WHERE APPLICABLE. COMPLY WITH MANUFACTURERS REQUIREMENTS FOR INSTALLATION AND PROVIDE ALL NECESSARY ACCESSORIES, FLASHING, ETC. FOR A COMPLETE INSTALLATION. USE IN CONJUNCTION WITH SITE DRAWINGS BY OTHERS.

CONSULT/NOTIFY ARCHITECT OF ANY SELECTION OF STONE (FLOOR, STONE FINISHES, COUNTERTOPS, TRIM, HEARTH, ETC.) FOR SPECIAL REQUIREMENTS AND ADDITIONAL STRUCTURAL REINFORCING AS REQUIRED.

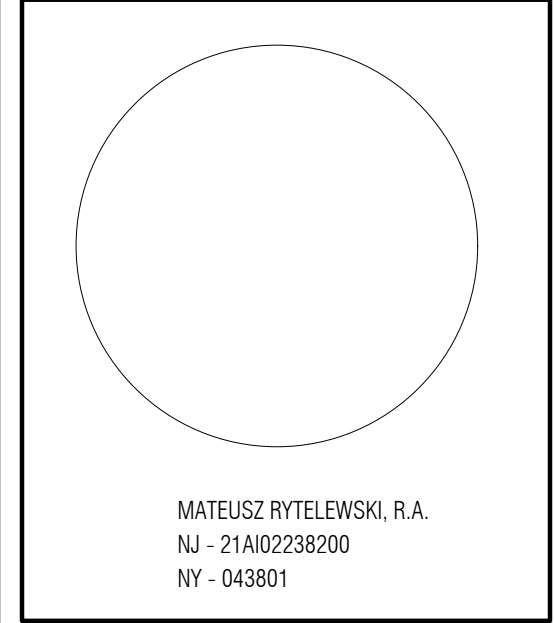
NOTE # 1: FOR ALTERNATE SELECTIONS AND ASSEMBLIES, CONSULT ARCHITECT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
NOTE # 2: REFER TO DRAWINGS T-1/T-1A AND T-3A FOR ADDITIONAL NOTES AND INFORMATION.
NOTE # 3: COORDINATE STRUCTURAL REQUIREMENTS FOR CERAMIC TILE INSTALLATION WITH THE "TILE COUNCIL OF NORTH AMERICA" (TCNA)

TABLE N1102.1.2 (IECC R402.1.2) - INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT												
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE (BLDG. ENVELOPE)	BASEMENT R-VALUE		SLAB R-VALUE & DEPTH	DRAW SPACE WALL R-VALUE	
								WALL	CEILING			
5	.30	.55	NR	49	20 OR 13+5 opt. # 1 opt. # 2	13/17	30 c	15/19	OR	30 c	10, 2 FT.	15/19

NOTE: ALL SURVEY NOTES TAKEN FROM SURVEY PROVIDED BY P&M SURVEYING, INC. DATED 08-21-1995

HUNTER PLACE

NO.	REVISION	BY	DATE
	ISSUE FOR PERMIT	IY	02-27-23
	REVISE & REISSUE	IY	03-28-23

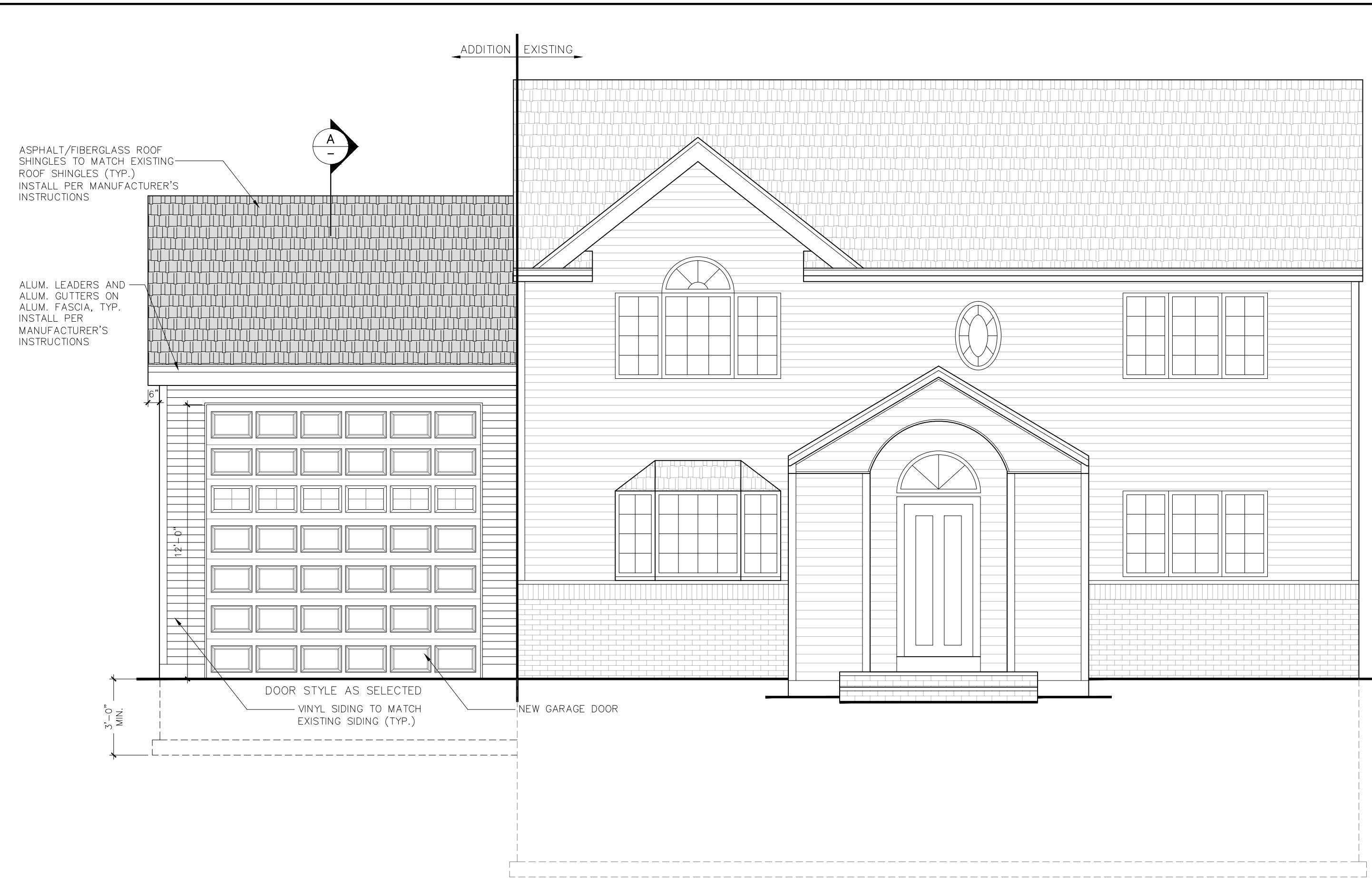


COVER SHEET

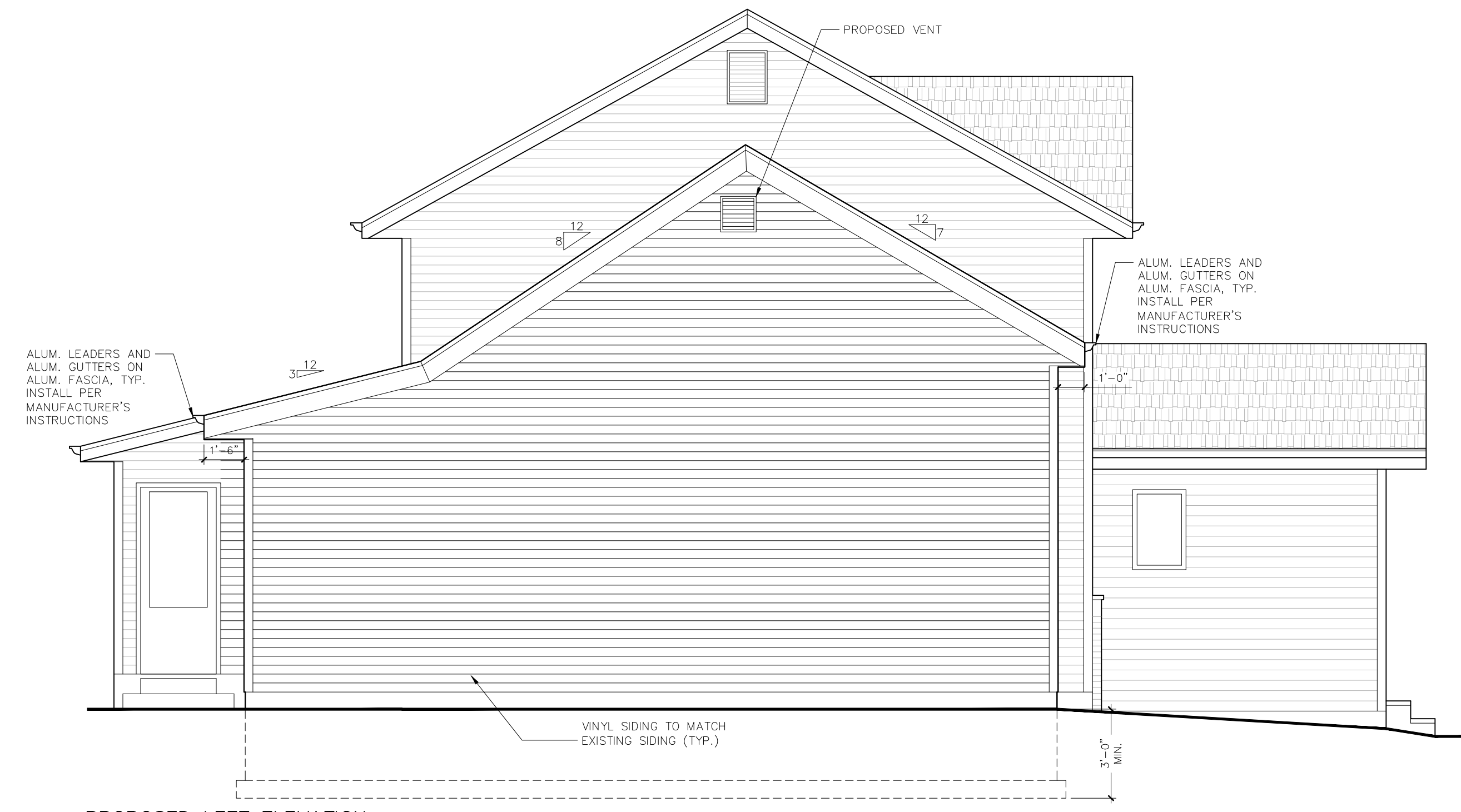
DRAWN BY: IY
CHECKED BY: MR
CLIENT: LITVAK
DATE: 12-05-22

PROJECT # N/A

C-1



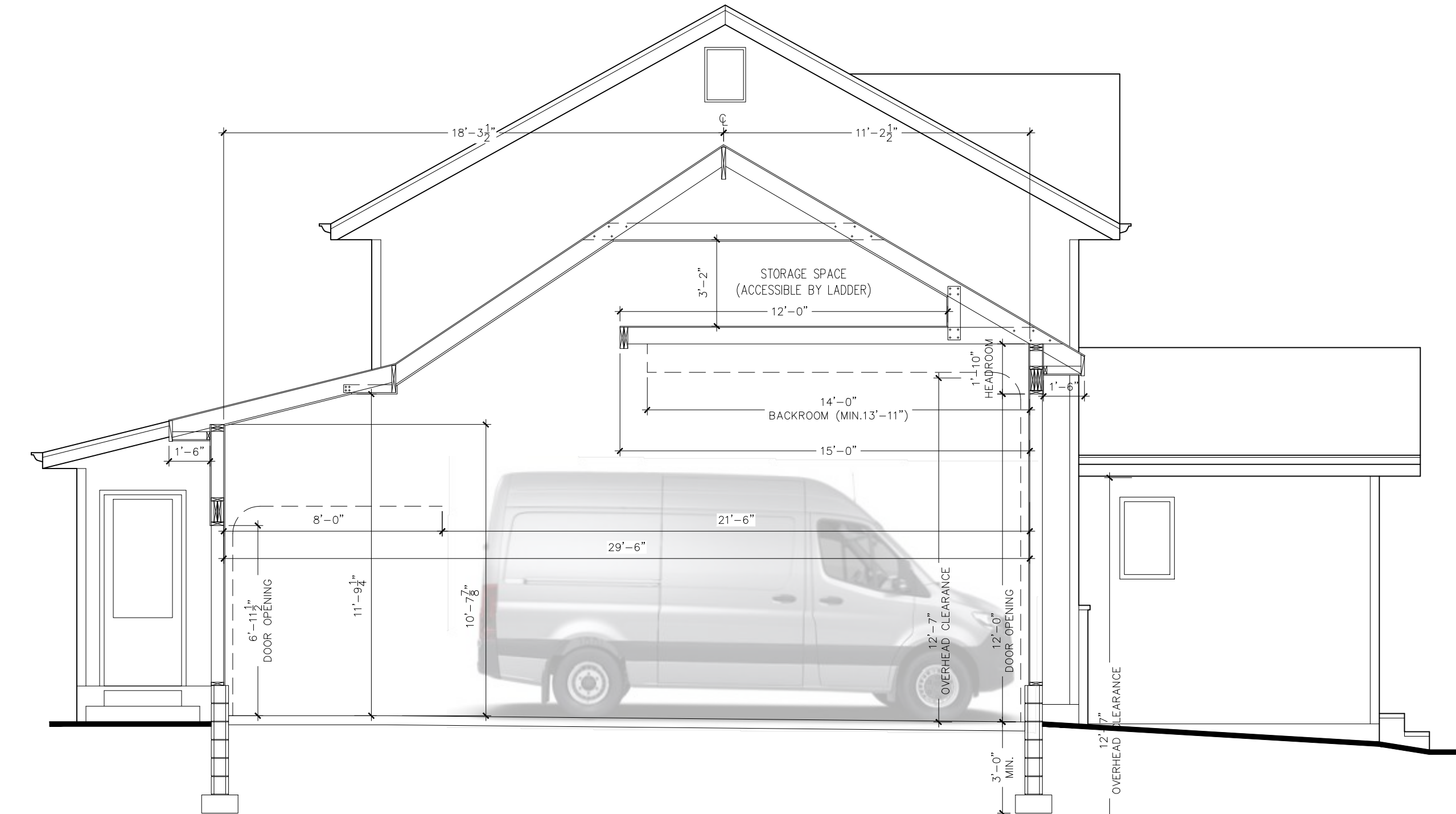
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

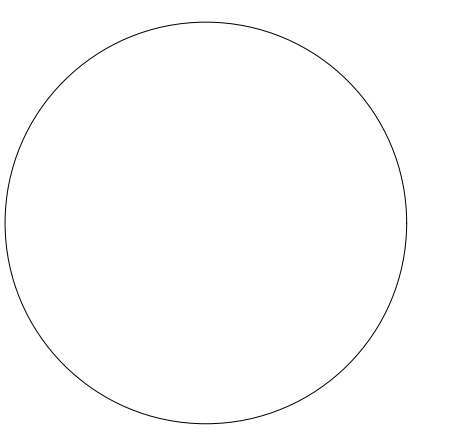


SECTION 'A'
SCALE: 1/4" = 1'-0"

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	ISSUE FOR PERMIT	IY	02-27-23
	REVISE & REISSUE	IY	03-28-23



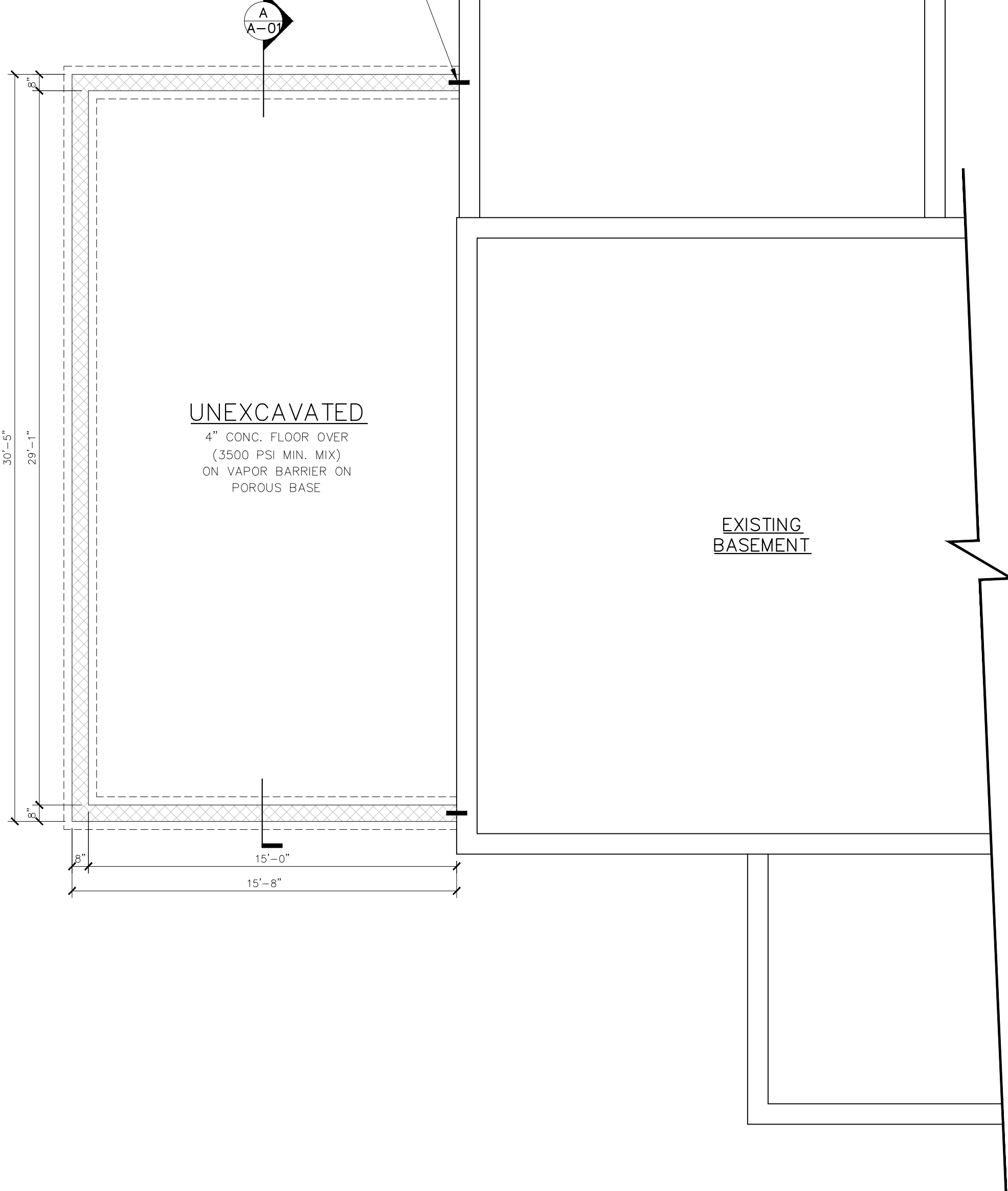
MATEUSZ RYTELEWSKI, R.A.
NJ - 21A02238200
NY - 043801

ELEVATIONS

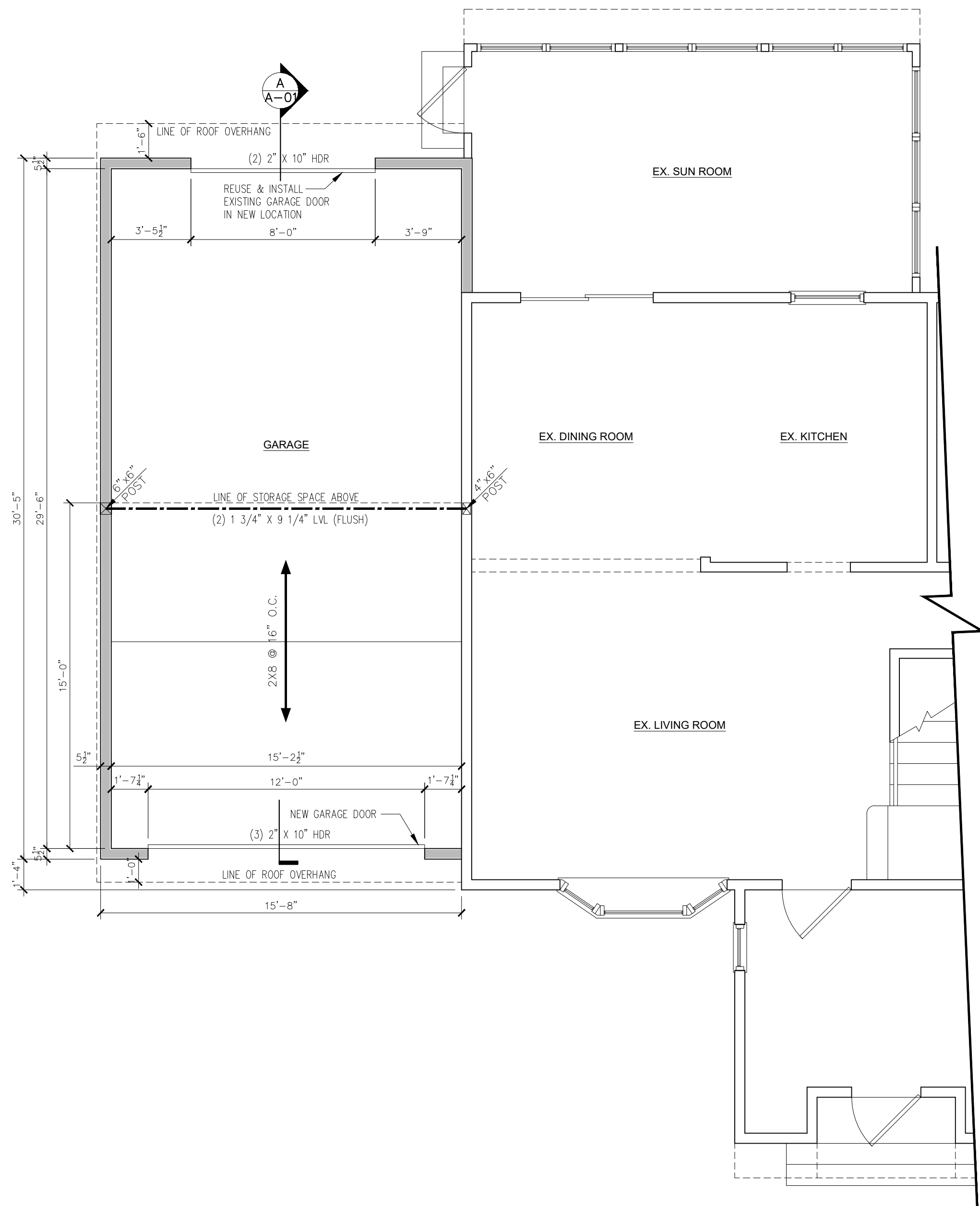
DRAWN BY: IY
CHECKED BY: MR
CLIENT: LITVAK
DATE: 12-05-22

PROJECT # N/A
A-01

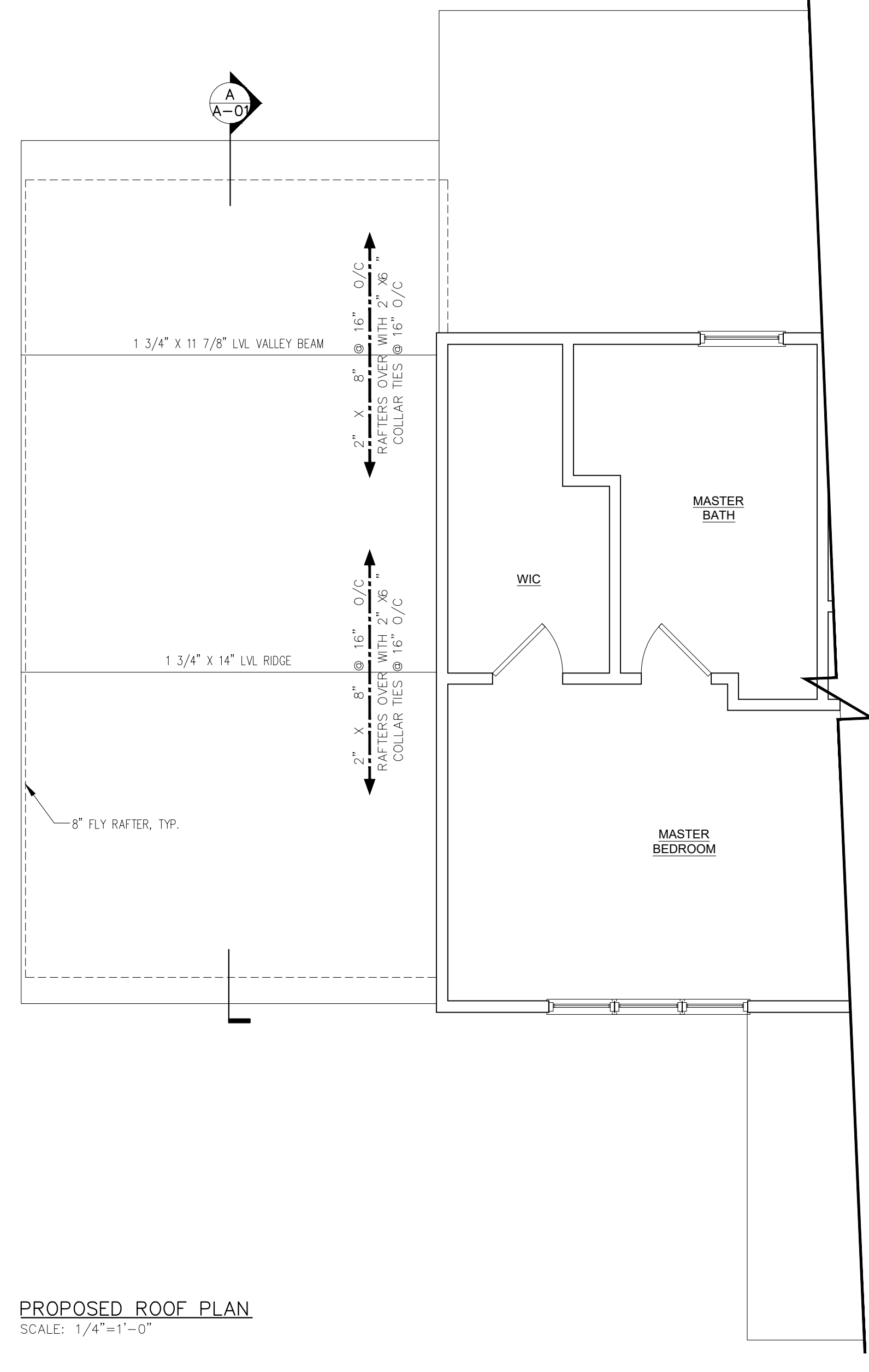
INTERLOCK NEW FOUNDATION WALL INTO EXISTING MASONRY OR DRILL INTO EXISTING MASONRY AND PROVIDE #4 REBARS @ 16" O/C (VERTICAL) AND EPOXY GROUT STEP FOOTINGS DOWN TO UNDISTURBED FIRM BEARING SOIL. UNDERPIN FOOTING, SEE DETAIL. TYPICAL AT ALL LOCATIONS WHERE NEW FOUNDATION WALLS MEET EXISTING.



PART. FOUNDATION PLAN
SCALE: 1/4"=1'-0"

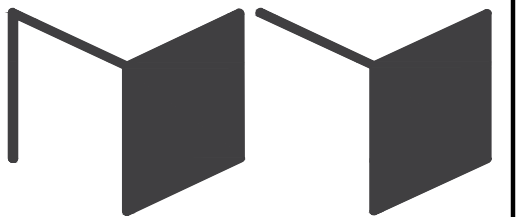


PART. 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



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

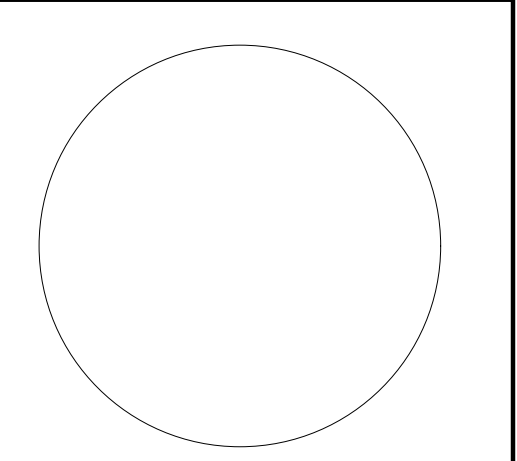
NOTE:
DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE.
ALL DIMENSIONS GIVEN TO FACE OF STUDS UNLESS OTHERWISE
INDICATED ON PLANS.



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NO.	REVISION	BY	DATE
	ISSUE FOR PERMIT	IY	02-27-23
	REVISE & REISSUE	IY	03-28-23



MATEUSZ RYTELEWSKI, R.A.
NJ - 21A02238200
NY - 043801

FLOOR PLAN

DRAWN BY: IY
CHECKED BY: MR
CLIENT: LITVAK
DATE: 12-05-22

PROJECT #
A-02
N/A