EXISTING 4'-0" DIA. X 8'-0" DEEP DRYWELL BELOW GRADE. PREVIOUSLY INSTALLED FOR DRAINAGE MANAGEMENT FOR WATER RETENTION. SEE PHOTO ON BOA-3

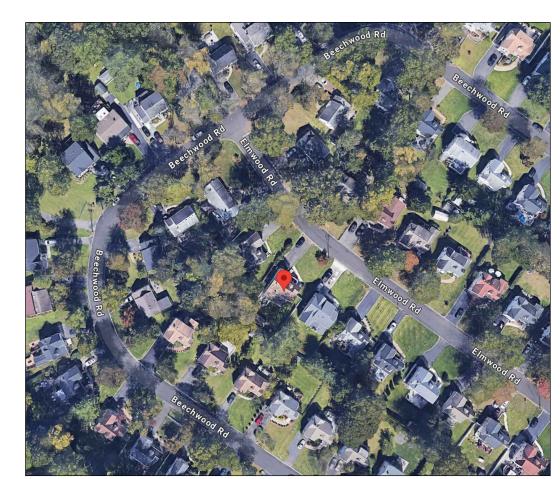
PHOTO ON BOA-3

PROPOSED SURVEY

SCALE: 1"=10'

SITE LOCATION MAP

36 ELMWOOD RD.



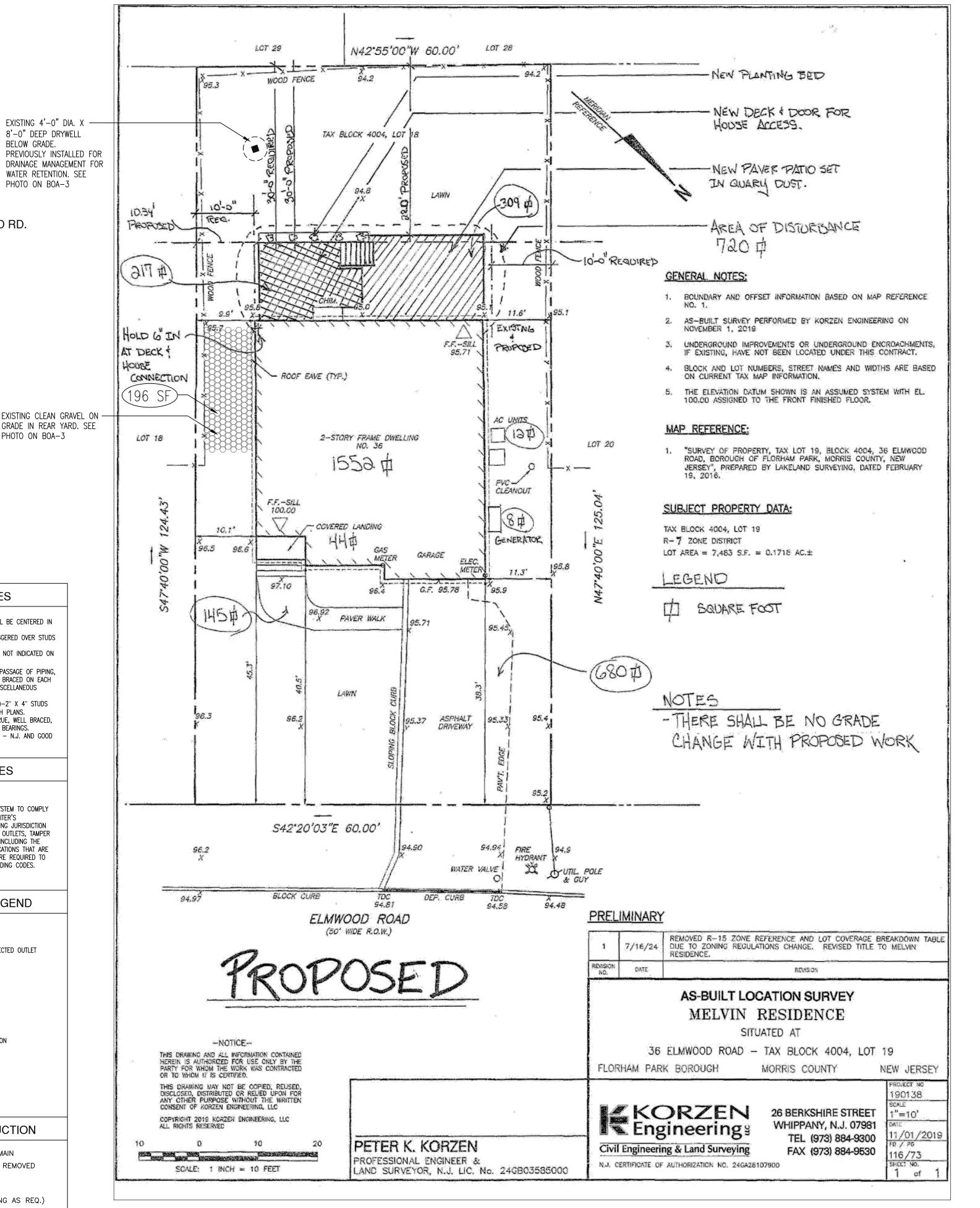
## SITE LOCATION AERIAL PHOTO

BELOW FINISHED GRADE.

ALL CONCRETE TO BE 3500 PSI CONCRETE UNLESS NOTED

BUILDING CHARACTERISTICS		CARPENTRY NOTES		
ALTERATIC Code Jurisdiction	NJ-IRC 2021 IBC 2021 NEC 2020 (NFPA 70) NSPC 2021 IECC 2021 IMC 2021	ALL PIPING AND ELECTRICAL PENETRATIONS SHALL BE CENTERED WOOD FRAMED MEMBERS.     ALL PLATES TO BE DOUBLED WITH SPLICES STAGGERED OVER STUDNLY.     DOUBLE FRAMING AROUND ALL OPENINGS WHERE NOT INDICATED DRAWINGS.  4. ALL FRAMING MEMBERS WHERE CUT TO PERMIT PASSAGE OF PIPINGS CONDITIONS OF THE PROPERTY AND PRACED ON FACE		
Use Group Construction Class. Area — Largest Floor	R-5 5 B 1596 Sq. Ft. EXISTING B.C.	DUCTS, CONDUIT, ETC. SHALL BE STRAPPED AND BRACED ON EACH SIDE AS PER CODE REQUIREMENTS. PROVIDE MISCELLANEOUS FRAMING AROUND OPENINGS AS REQUIRED.  5. ALL DOORS OR TRIMMED OPENINGS TO HAVE (2)—2" X 4" STUDS AT JAMBS MINIMUM, VERIFY WALL THICKNESS WITH PLANS.  6. ALL FRAMING SHALL BE PLUMB AND SQUARE, TRUE, WELL BRACED, PINNED TOGETHER WITH GOOD JOINTS AND TRUE BEARINGS. FRAMING AND NAILING SHALL CONFORM TO I.R.C. — N.J. AND GOOD PRACTICE.		
Exist. Improved Cov.	2637 Sq. Ft.	MECHANICAL NOTES		
Prop. Improved Cov.	526 Sq. Ft.	ELECTRICAL		
Total Improved Cov.  Total Land Area  Disturbed	3163 Sq. Ft. 720 Sq. Ft.	GENERAL: PROVIDE DESIGN/BUILD ELECTRICAL SYSTEM TO COMPLY WITH THE NATIONAL ELECTRICAL CODE, UNDERWRITER'S LABORATORIES AND ALL OTHER AUTHORITIES HAVING JURISDICTION INCLUDING THE INSTALLATION OF GROUND FAULT OUTLETS, TAMPER PROOF OUTLETS AND ARC FAULT PROTECTION, INCLUDING THE INSTALLATION OF OUTLETS AND SWITCHES IN LOCATIONS THAT ARE NOT INDICATED ON THE DOCUMENTS HOWEVER ARE REQUIRED TO		
LIST OF DRAW	INGS	COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODES.  2. ALL RX WIRING WITH PLASTIC BOXES.		
BOA-1 SPECS, SURVEY, ZONIN BOA-2 PLANS, ELEVATIONS, DE BOA-3 DETAILS		SYMBOLS & LIGHT LEGEND     OUTLET		
SPECIFIC PROJECT NOTES		N. NEW E. EXISTING		
DEMOLITIC  1. G.C. SHALL PERFORM ALL DEMOLITION OF WITH THE PROVISIONS OF THE MOST CUR AND ALL APPLICABLE LOCAL CODES / OF 2. G.C. TO DISCONNECT ALL ELECTRICAL TO TO REPORT ANY "UNUSUAL FINDINGS" TO CONSTUCTION	ERATIONS IN ACCORDANCE RENT IBC AND IRC CODES DENANCES. POINT OF LAST USE AND THE OWNER.	S SINGLE POLE SWITCH S3 3 POLE SWITCH Sd DIMMER SWITCH EXTERIOR WALL FIXTURE  DETAIL DESIGNATION DETAIL NUMBER SHEET NUMBER		
ALL WORK IS TO BE PERFORMED IN ACCI APPLICABLE COLDES, ORDINANCES AND AC STANDARDS. CAREFULLY COORDINATE WIT AND CONFIRM TO ALL SPECIFIC TOWNS O	DRDANCE WITH ALL CCETPED INDUSTRY H PERMITTING OFFICIALS RDINANCE RELATED TO	2 x ??'s © 16" 0.C.  POIST TAG  REVISION NO.		
DEMOLITION AND CONSTRUCTION PROTECTI ETC.  2. CONTRACTOR IS TO VERIFY ALL DIMENSION FIELD AND NOTIFY THE OWNER OF ANY D INCONSISTANCIES PRIOR TO EXECUTING CO	IS AND CONDITIONS IN THE SCREPANCIES OR	LEGEND OF CONSTRUCTION  EXIST. PARTITION TO REMAIN		
MASONARY NOTES		EXIST. PARTITION TO BE REMOVED		
ALL FOOTINGS SHALL BE ON UNDISTURBE BELOW FINISHED GRADE.	D SOIL, 3'-6" MINIMUM	■ 4 x 4 POST (PROVIDE SOLID BLOCKING AS REQ.)		

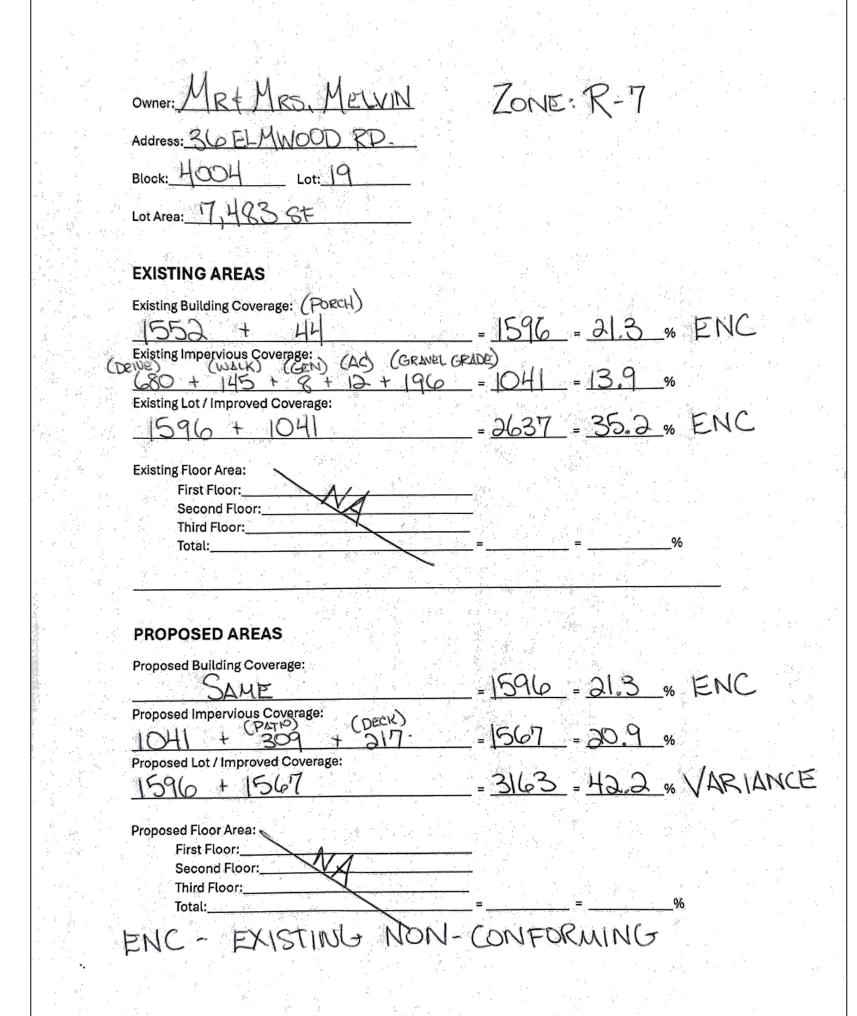
## PROPOSED REAR YARD DECK AND PATIO



MELVIN RESIDENCE 36 ELMWOOD ROAD FLORHAM PARK BOROUGH — MORRIS COUNTY BLOCK 4004 LOT 19 ZONE: R-7				
	REQUIRED	EXISTING	PROPOSED	STATUS
MIN. LOT AREA	7,000 SQ FT.	7,483 SQ FT.	NO CHANGE	ENC
MIN. LOT WIDTH	60'	60'	NO CHANGE	OK
MIN. LOT DEPTH	115'	124.43'	NO CHANGE	OK
FRONT YARD SETBACK	40'	38.3'	NO CHANGE	ENC
REAR YARD SETBACK	30'	43' (HOUSE) NO CHANGE	DECK - 30' PATIO - 28.0'	OK OK
SIDE YARD SETBACK	L: 10' R: 10'	L: 9.9' R: 11.3'	L: 10.35' R: 11.6'	OK OK
MAX. BUILDING HEIGHT FEET STORIES	35' 2-STORY	26'-8" 2-STORY	NO CHANGE	OK OK
MIN. HABITABLE FLOOR SPACE	1,200 SQ. FT.	N/A	NO CHANGE	OK
MAX. BUILDING COVERAGE (20%)	1,497 SQ. FT.	1,596 SQ. FT. 21.3%	1,596 SQ. FT. NO CHANGE	ENC
IMPERVIOUS COVERAGE		1,041 SQ. FT. 13.9%	1,567 SQ. FT. 20.9%	
MAX. IMPROVED COVERAGE (35%)	2,619 SQ. FT.	2,637 SQ. FT. 35.2% (ENC)	3,163 SQ. FT. 42.2%	VARIANCE

IMPROVED COVERAGE - REQUIRED 35% - EXISTING 35.2% (ENC) - PROPOSED 42.2% (VARIANCE)

## **ZONING TABULATION CHART**



**COVERAGE TABULATION SHEET** 

CHAIRMAN SIGNATURE	
SECRETARY SIGNATURE	
ENGINEER SIGNATURE	

ALL DRAWING IN THIS SET ARE PREPARED BY HOME OWNER, MICHAEL MELVIN. SIGNATURE

MS. 36 FLORI

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400,

BL