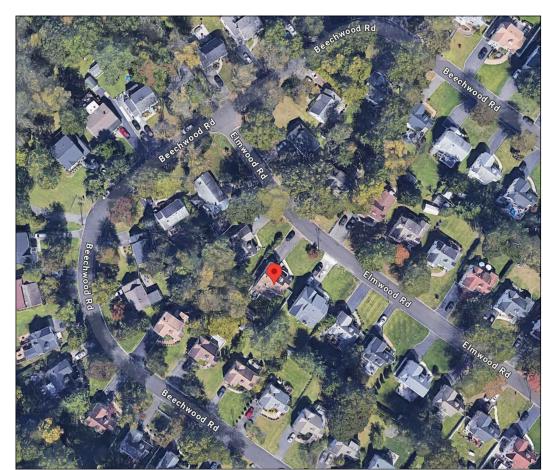


8'-0" DEEP DRYWELL BELOW GRADE. PREVIOUSLY INSTALLED FOR DRAINAGE MANAGEMENT FOR WATER RETENTION. SEE PHOTO ON BOA-3



SITE LOCATION AERIAL PHOTO

BUILDING CHARACTERISTICS ALTERATION Code Jurisdiction NEC 2020 (NFPA 70) IMC 2021 Use Group _____5 B Construction Class. 1596 Sq. Ft. EXISTING B.C. Area -Largest Floor Exist. Improved Cov. <u>2637 Sq. Ft.</u> Prop. Improved Cov. ____526 Sq. Ft. Total Improved Cov. 3163 Sq. Ft.

Disturbed LIST OF DRAWINGS

BOA-3 DETAILS

BOA-1 SPECS, SURVEY, ZONING CALCS

BOA-2 PLANS, ELEVATIONS, DETAILS

Total Land Area

SPECIFIC PROJECT NOTES DEMOLITION

G.C. SHALL PERFORM ALL DEMOLITION OPERATIONS IN ACCORDANCE WITH THE PROVISIONS OF THE MOST CURRENT IBC AND IRC CODES AND ALL APPLICABLE LOCAL CODES / ORDENANCES. G.C. TO DISCONNECT ALL ELECTRICAL TO POINT OF LAST USE AND TO REPORT ANY "UNUSUAL FINDINGS" TO THE OWNER.

CONSTUCTION NOTES

- APPLICABLE COLDES, ORDINANCES AND ACCETPED INDUSTRY STANDARDS. CAREFULLY COORDINATE WITH PERMITTING OFFICIALS AND CONFIRM TO ALL SPECIFIC TOWNS ORDINANCE RELATED TO DEMOLITION AND CONSTRUCTION PROTECTION, SUCH AS FENCING,
- CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR INCONSISTANCIES PRIOR TO EXECUTING CONSTRUCTION

MASONARY NOTES

ALL FOOTINGS SHALL BE ON UNDISTURBED SOIL, 3'-6" MINIMUM BELOW FINISHED GRADE. ALL CONCRETE TO BE 3500 PSI CONCRETE UNLESS NOTED

10-0 Rea PROPOSED HOLD 1-6" IN F.F.-SILL 95.71 PATIO REMOVED_ AT CORNER NEW TLANTING BED - ROOF EAVE (TYP.) LOT 18

LAWN

S42'20'03"E 60.00'

ELMWOOD ROAD

(50' WIDE R.O.W.)

PETER K. KORZEN

PROFESSIONAL ENGINEER &

LAND SURVEYOR, N.J. LIC. No. 24GB03585000

TROPOSED (REVISED)

EXISTING CLEAN GRAVEL ON

GRADE TO BE REMOVED. SEE PHOTO ON BOA-3

ALL DOORS OR TRIMMED OPENINGS TO HAVE (2)-2" X 4" STUDS AT JAMBS MINIMUM, VERIFY WALL THICKNESS WITH PLANS. 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

MECHANICAL NOTES

ELECTRICAL

SYMBOLS & LIGHT LEGEND

OUTLET GFI PROTECT OUTLET WATER PROOF GFI PROTECTED OUTLET NEW EXISTING SINGLE POLE SWITCH 3 POLE SWITCH DIMMER SWITCH EXTERIOR WALL FIXTURE

EXIST. PARTITION TO REMAIN MINIMUM NEW PARTITION ■ 4 x 4 POST

PAVER WALK

96.2

CARPENTRY NOTES ALL PIPING AND ELECTRICAL PENETRATIONS SHALL BE CENTERED IN ALL PLATES TO BE DOUBLED WITH SPLICES STAGGERED OVER STUDS

DOUBLE FRAMING AROUND ALL OPENINGS WHERE NOT INDICATED ON ALL FRAMING MEMBERS WHERE CUT TO PERMIT PASSAGE OF PIPING, DUCTS, CONDUIT, ETC. SHALL BE STRAPPED AND BRACED ON EACH SIDE AS PER CODE REQUIREMENTS. PROVIDE MISCELLANEOUS FRAMING AROUND OPENINGS AS REQUIRED.

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 COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODES. ALL RX WIRING WITH PLASTIC BOXES.

DETAIL DESIGNATION DETAIL NUMBER - SHEET NUMBER JOIST TAG

REVISION NO. LEGEND OF CONSTRUCTION

EXIST. PARTITION TO BE REMOVED

(PROVIDE SOLID BLOCKING AS REQ.)

PROPOSED SURVEY

SCALE: 1"=10'

-NOTICE-

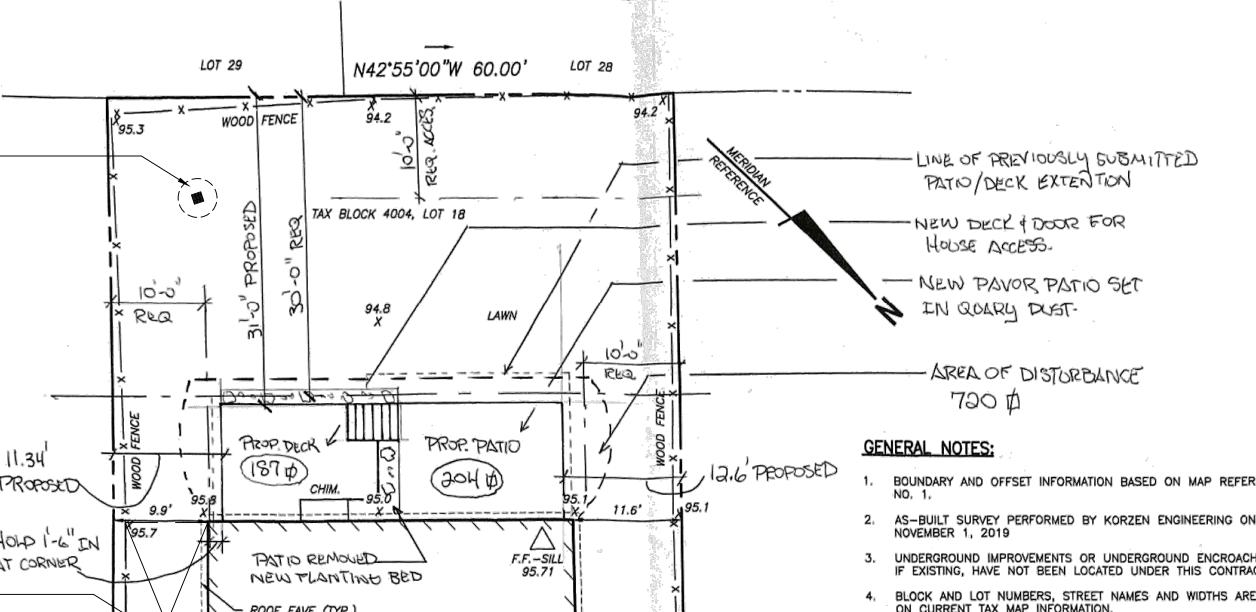
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SCALE: 1 INCH = 10 FEET

PROPOSED REAR YARD DECK AND PATIO REVISED)



CLEANOUT

95.45 V

94,94

WATER VALVE

HYDRANT X

OUTIL. POLE
& GUY

DATE

FLORHAM PARK BOROUGH

KORZEN Engineerings

Civil Engineering & Land Surveying

N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA28107900

ASPHALT DRIVEWAY

- BOUNDARY AND OFFSET INFORMATION BASED ON MAP REFERENCE
- 3. UNDERGROUND IMPROVEMENTS OR UNDERGROUND ENCROACHMENTS,
- BLOCK AND LOT NUMBERS, STREET NAMES AND WIDTHS ARE BASED
- THE ELEVATION DATUM SHOWN IS AN ASSUMED SYSTEM WITH EL.

MAP REFERENCE:

"SURVEY OF PROPERTY, TAX LOT 19, BLOCK 4004, 36 ELMWOOD ROAD, BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY", PREPARED BY LAKELAND SURVEYING, DATED FEBRUARY

SUBJECT PROPERTY DATA:

TAX BLOCK 4004, LOT 19 R-15 ZONE DISTRICT LOT AREA = 7,483 S.F. = 0.1718 AC.±

LEGEND

SOLDARE FEET

NOTES

-THERE SHALL BE NO GRADE CHANGE W/ PROPOSED WORK

AS-BUILT LOCATION SURVEY

THE MACALUSO RESIDENCE

SITUATED AT

36 ELMWOOD ROAD - TAX BLOCK 4004, LOT 19

MORRIS COUNTY

26 BERKSHIRE STREET 1"=10"

WHIPPANY, N.J. 07981 DATE

TEL (973) 884-9300

FAX (973) 884-9530

NEW JERSEY

190138

11/01/2019 FB / PG

116/73 SHEET NO.

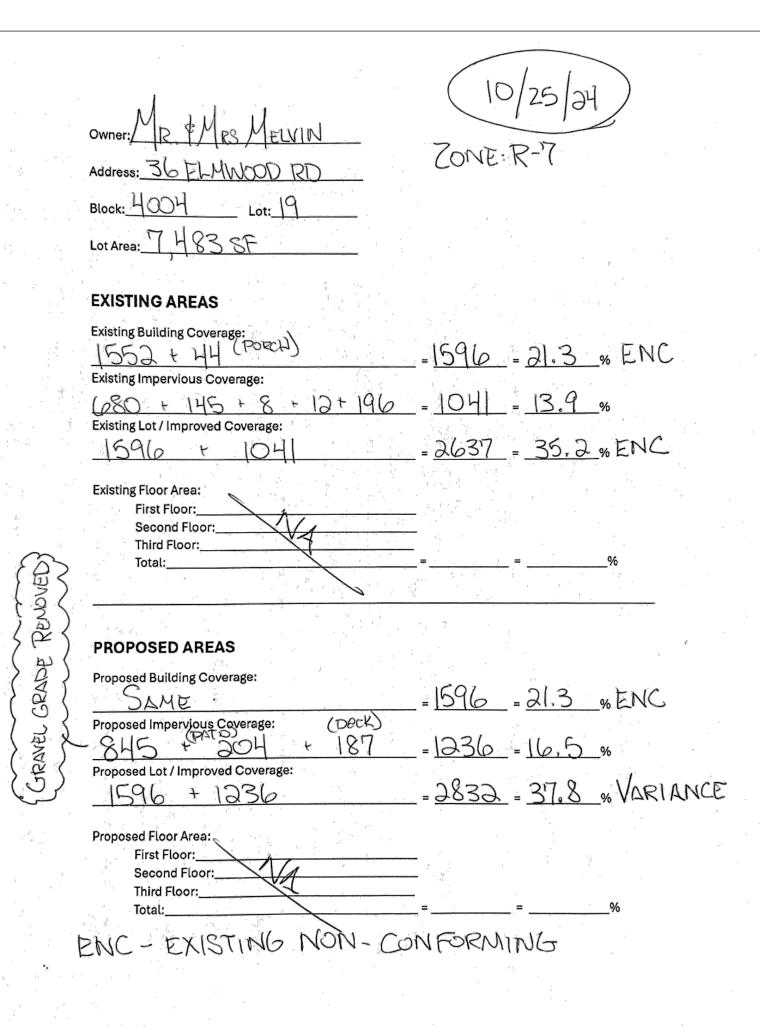
COVERAGE TABULATION SHEET

CHAIRMAN SIGNATURE SECRETARY SIGNATURE ENGINEER SIGNATURE

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

ZONING CALCULATIONS MELVIN RESIDENCE 36 ELMWOOD ROAD FLORHAM PARK BOROUGH - MORRIS COUNTY BLOCK 4004 ZONE: R-7 REQUIRED EXISTING PROPOSED 7,483 SQ FT. 7,000 SQ FT. MIN. LOT AREA NO CHANGE MIN. LOT WIDTH NO CHANGE 124.43 MIN. LOT DEPTH NO CHANGE FRONT YARD SETBACK 38.3' NO CHANGE DECK - 30' REAR YARD SETBACK NO CHANGE PATIO - 28.0' SIDE YARD SETBACK R: 11.6' R: 10' R: 11.3' FEET STORIES NO CHANGE 2-STORY 2-STORY 1,200 SQ. FT. N/A MIN. HABITABLE FLOOR SPACE NO CHANGE 1,596 SQ. FT. MAX. BUILDING COVERAGE (20%) NO CHANGE 1,236 SQ. FT. IMPERVIOUS COVERAGE 16.5% 2,832 SQ. FT. MAX. IMPROVED COVERAGE (35%) 2,619 SQ. FT. 35.2% (ENC) 37.8% ENC - EXISTING NON-CONFORMING **REQUESTED VARIANCES:** IMPROVED COVERAGE - REQUIRED 35% - EXISTING 35.2% (ENC) - PROPOSED 37.8% (VARIANCE)

ZONING TABULATION CHART



ZONING S_{0} $\geq M \subseteq$

07

DETAIL

 \bigcap