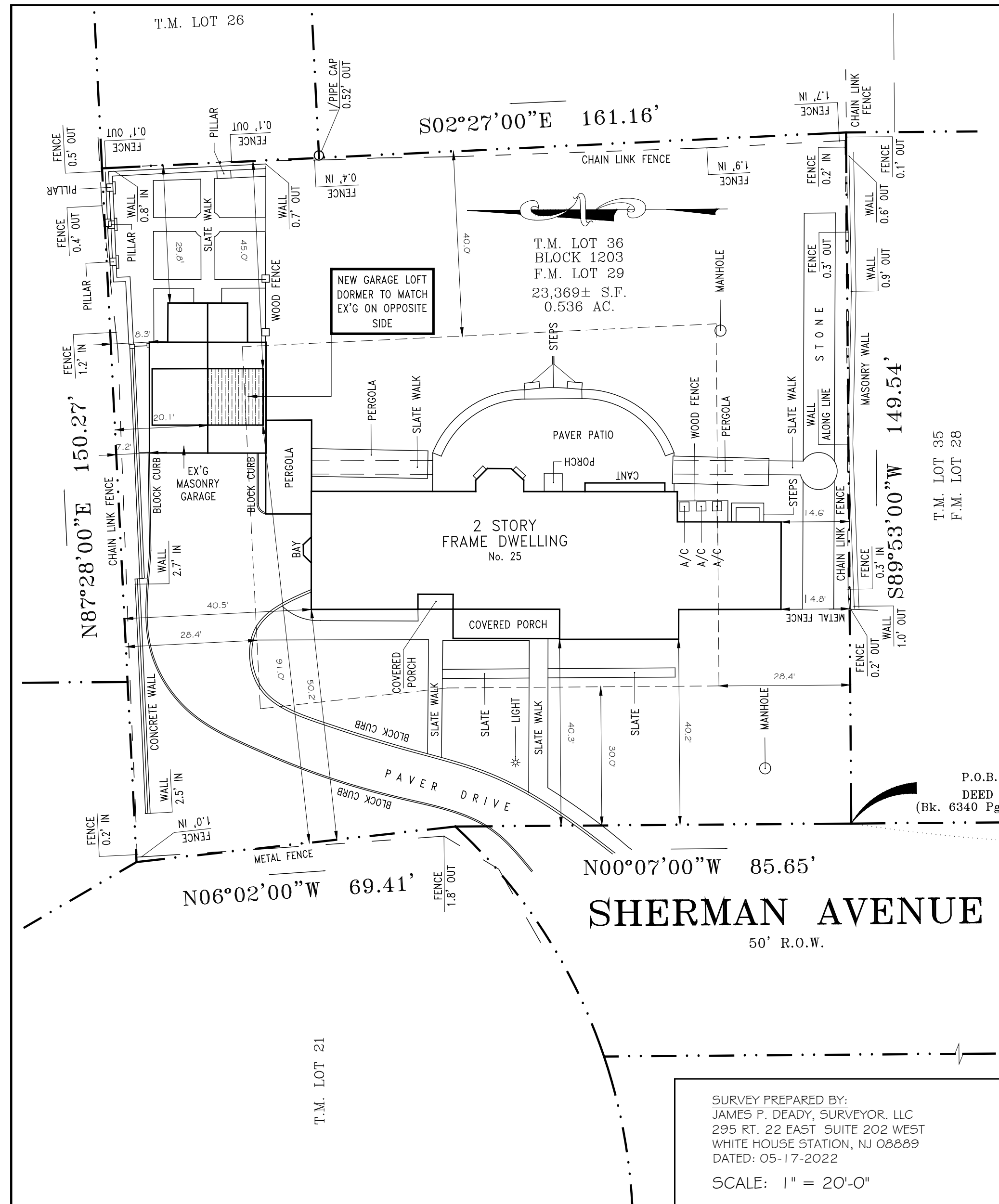


GARAGE DORMER ADDITION FOR THE DEMUTH RESIDENCE

25 SHERMAN AVENUE, SUMMIT, NJ 07901



SCHEDULE	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 SF	23,369 SF	NO CHANGE
LOT WIDTH AT SETBACK	75.0'	162.5'	NO CHANGE
FRONT YARD SETBACK	30.0'	40.2'	91.0' @ DORMER
REAR YARD SETBACK	40.0'	*29.8'	45.0 @ DORMER
SIDE YARD SETBACK	12.0'	*7.2' + *14.6'	20.1' @ DORMER
SIDE YARD COMBINED	35.0% (162.5' x 35% = 28.4)	*13.4%	NO CHANGE
LOT COVERAGE	35.0% (8,179.2 SF)	34.3% (8,018 SF)	NO CHANGE
BUILDING COVERAGE	18.0 (4,206.4 SF)	16.2% (3,789.0 SF)	NO CHANGE
BUILDING HEIGHT	35.0'	20.3'	17.8' @ DORMER
NO. OF STORIES	2	2	NO CHANGE
FAR	25.0% (5,842.3 SF)	20.5% (4,790.0 SF) first floor 3,789 garage (576) second floor 1,577	NO CHANGE
* VARIANCE APPROVED OCTOBER 4, 1993		VARIANCE REQUIRED TO FURTHER MODIFY AN EXISTING/APPROVED NON-CONFORMING STRUCTURE	

SITE NOTES:

THE GENERAL CONTRACTOR SHALL TAKE SPECIAL CARE TO MINIMIZE DAMAGE TO THE SITE AROUND THE AREA OF NEW CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL KEEP THE JOB SITE CLEANED UP ON A REGULAR BASIS AND WILL NOT ALLOW CONSTRUCTION DEBRIS TO ACCUMULATE AROUND THE WORK AREA.

THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR A DUMPSTER TYPE REFUSE CONTAINER TO BE KEPT ON THE JOB SITE AS NEEDED TO MAINTAIN THE JOB SITE IN A CLEAN CONDITION.

THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE TOILET ON THE JOB SITE THROUGHOUT THE CONSTRUCTION. ALL UNDERGROUND UTILITIES REQUIRING ALTERATION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

ALL RUTS CAUSED BY CONSTRUCTION EQUIPMENT SHALL BE GRADED SMOOTH AND FLUSH AT PROJECT COMPLETION. ALL DAMAGED GRASS AREAS SHALL BE RESTORED WITH NEW SEED. ALL DAMAGED SHRUBS WILL BE REPLACED. EXISTING TOP SOIL SHALL BE KEPT ON THE JOB SITE FOR FINAL GRADING. ALL OTHER EXCESS EXCAVATION MATERIAL SHALL BE REMOVED FROM THE SITE.

GENERAL NOTES:

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE REPRINTED OR REUSED EXCEPT BY WRITTEN APPROVAL AND WITH AGREED COMPENSATION TO THE ARCHITECT. IF REUSED WITHOUT PERMISSION, THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL LIABILITY, LEGAL EXPOSURE, CLAIMS, DAMAGES, LOSSES AND EXPENSES. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.

ALL WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE CURRENT STATE AND LOCAL UNIFORM CONSTRUCTION CODE AND THE SPECIFICATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT AND EXTENT OF THE WORK. AS THE WORK PROGRESSES THE CONTRACTOR SHALL MAKE MODIFICATIONS AS REQUIRED TO MAKE THE PARTS ALIGN. CHANGES TO THE PLANS BY THE OWNER AND CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS SHALL GOVERN.

DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT.

GENERAL BUILDING CHARACTERISTICS

USE CLASSIFICATION R-5
CONSTRUCTION TYPE 5B
IRC-2018 NJ. EDITION

AREA OF DORMER ADDITION
62 SQ FT > 5'-0"

LIST OF DRAWINGS

A1 SITE PLAN / ZONING DATA / TITLE PAGE
A2 EXISTING GARAGE AND LOFT PLAN
PROPOSED GARAGE LOFT PLAN
A3 PROPOSED GARAGE ELEVATIONS

RESIDENTIAL ZONE R-10
LOT 36 / BLOCK 1203
23,369 SF / 0.536 AC.

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LICENSE NIRA A1-11410

GARAGE DORMER ADDITION FOR
DON & VICKY DEMUTH
25 SHERMAN AVENUE, SUMMIT, NJ 07901

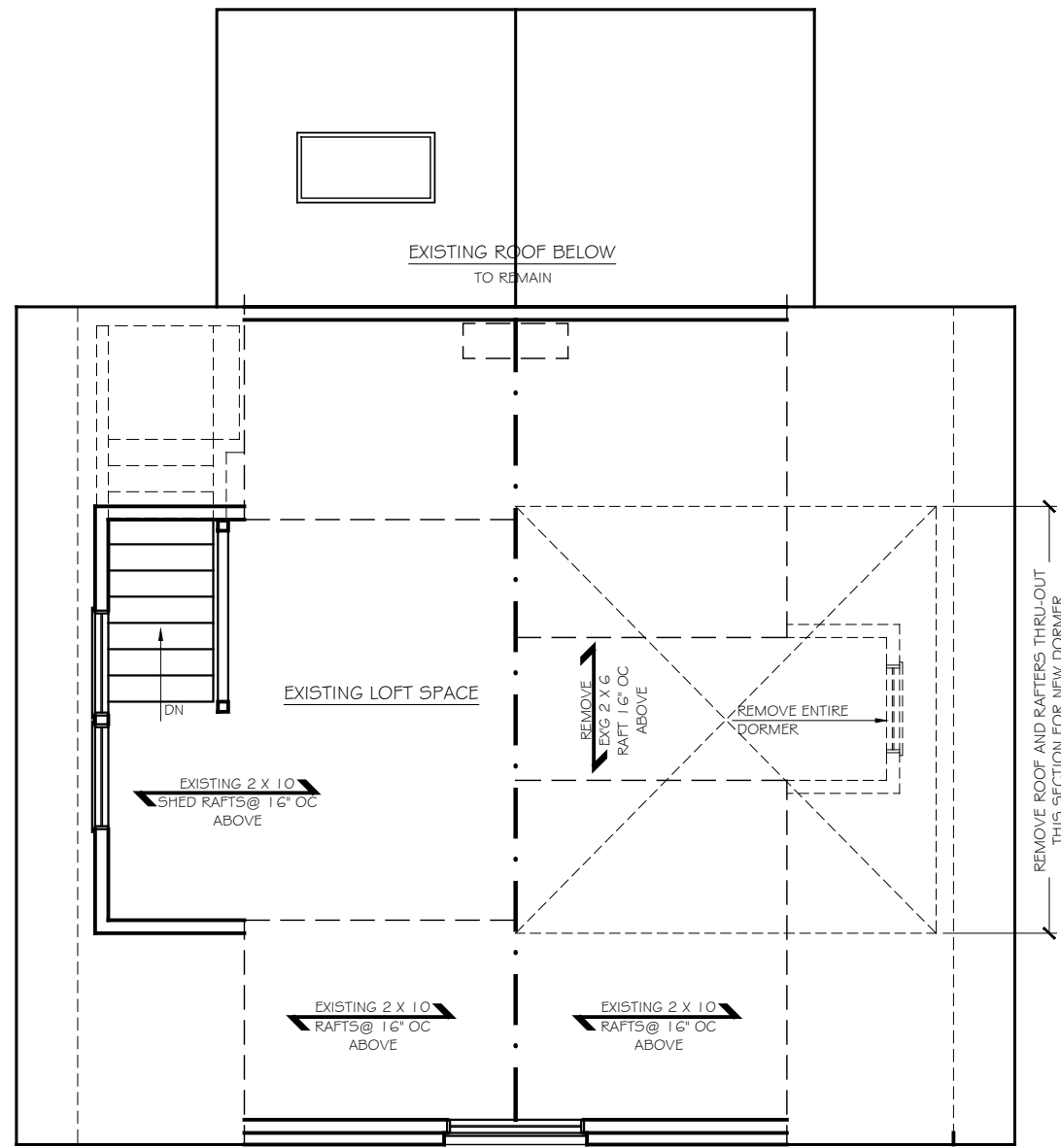
NOT FOR CONSTRUCTION

PROJECT: 21-20

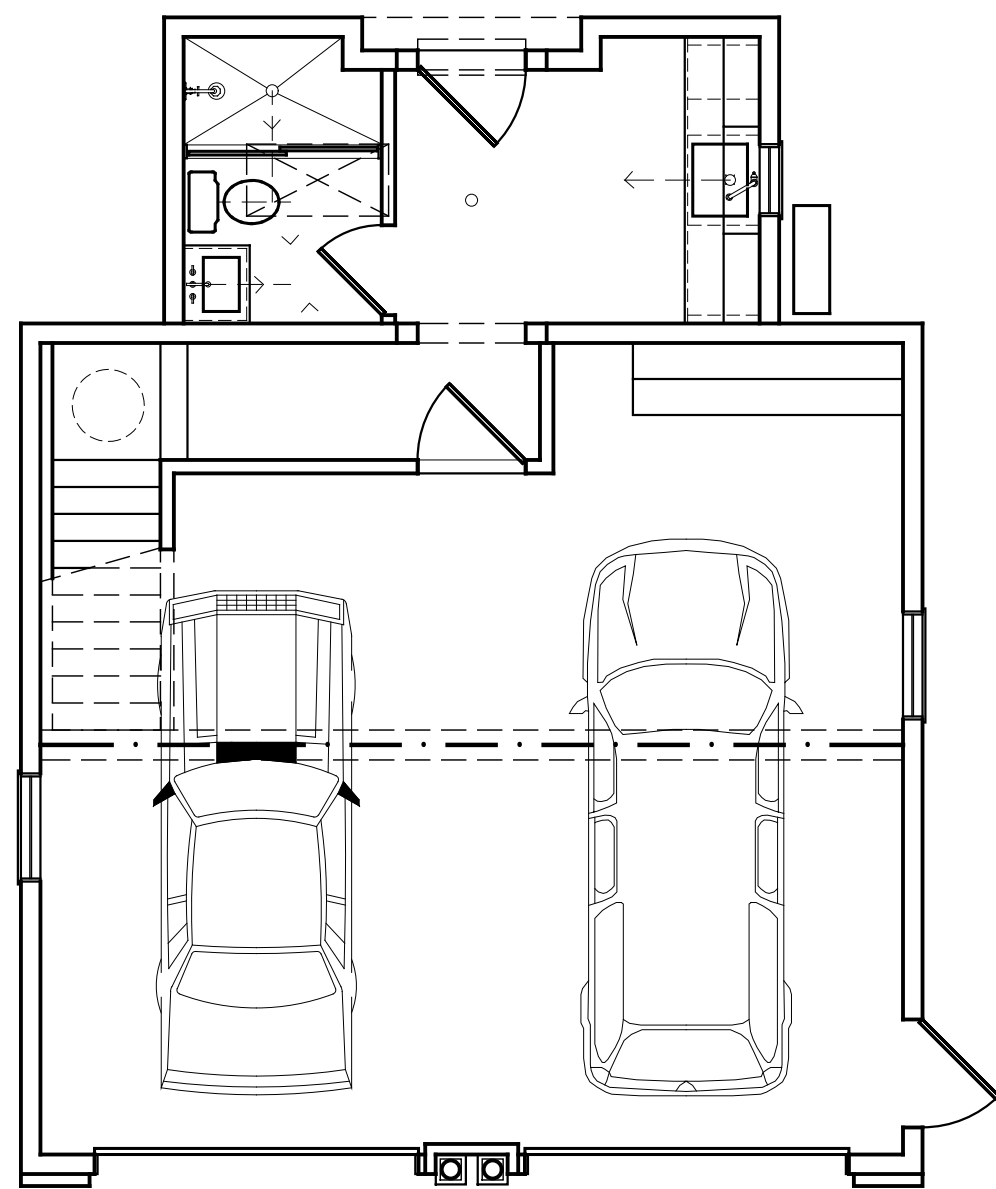
EXISTING CONDITIONS:	2021-07-23
DESIGN DEVELOPMENT:	2021-08-06
CD REVIEW:	2021-08-17
PERMIT APPLICATION:	2021-08-25
B.O.A. APPLICATION:	2022-06-15

DRAWN BY: JBS

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1 GARAGE LOFT EXISTING PLAN
A2 SCALE: 3/16" = 1'-0"



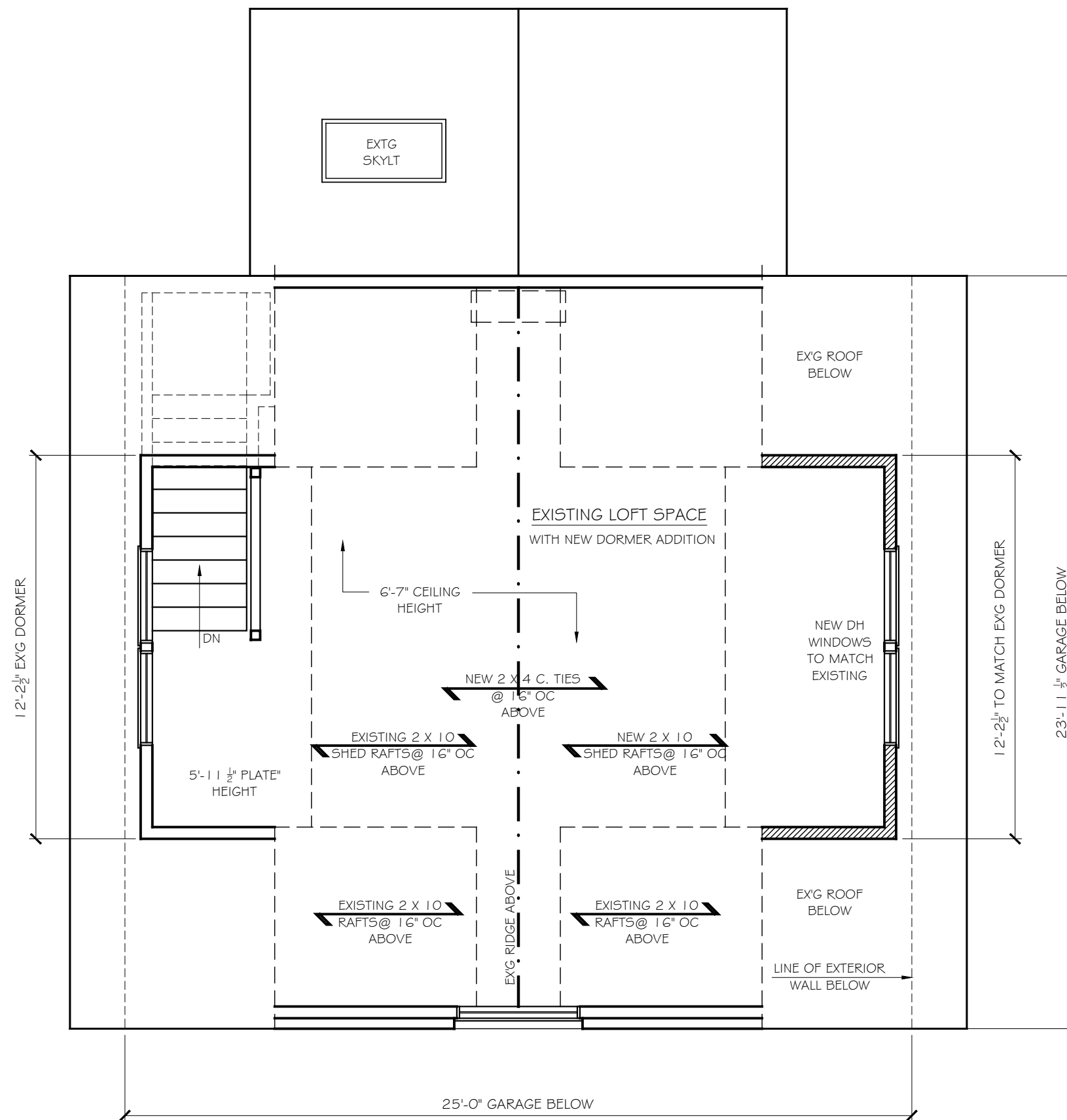
1 EXISTING GARAGE PLAN
A2 SCALE: 3/16" = 1'-0"

GENERAL NOTES:

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ALL NEW AND EXISTING WORK IS TO BE MODIFIED AS REQUIRED BY THE FIELD CONDITIONS. THE ARCHITECT IS TO BE CONSULTED ON ALL MODIFICATIONS. ALL WORK IS TO BE IN ACCORDANCE WITH CODES AND REGULATIONS. PATCH AND REPAIR ALL EXISTING AREAS DISTURBED BY NEW ADJACENT WORK.

EXISTING CONDITION TO REMAIN

NEW WOOD FRAME CONSTRUCTION



2 PROPOSED GARAGE LOFT PLAN
A2 SCALE: 1/4" = 1'-0"

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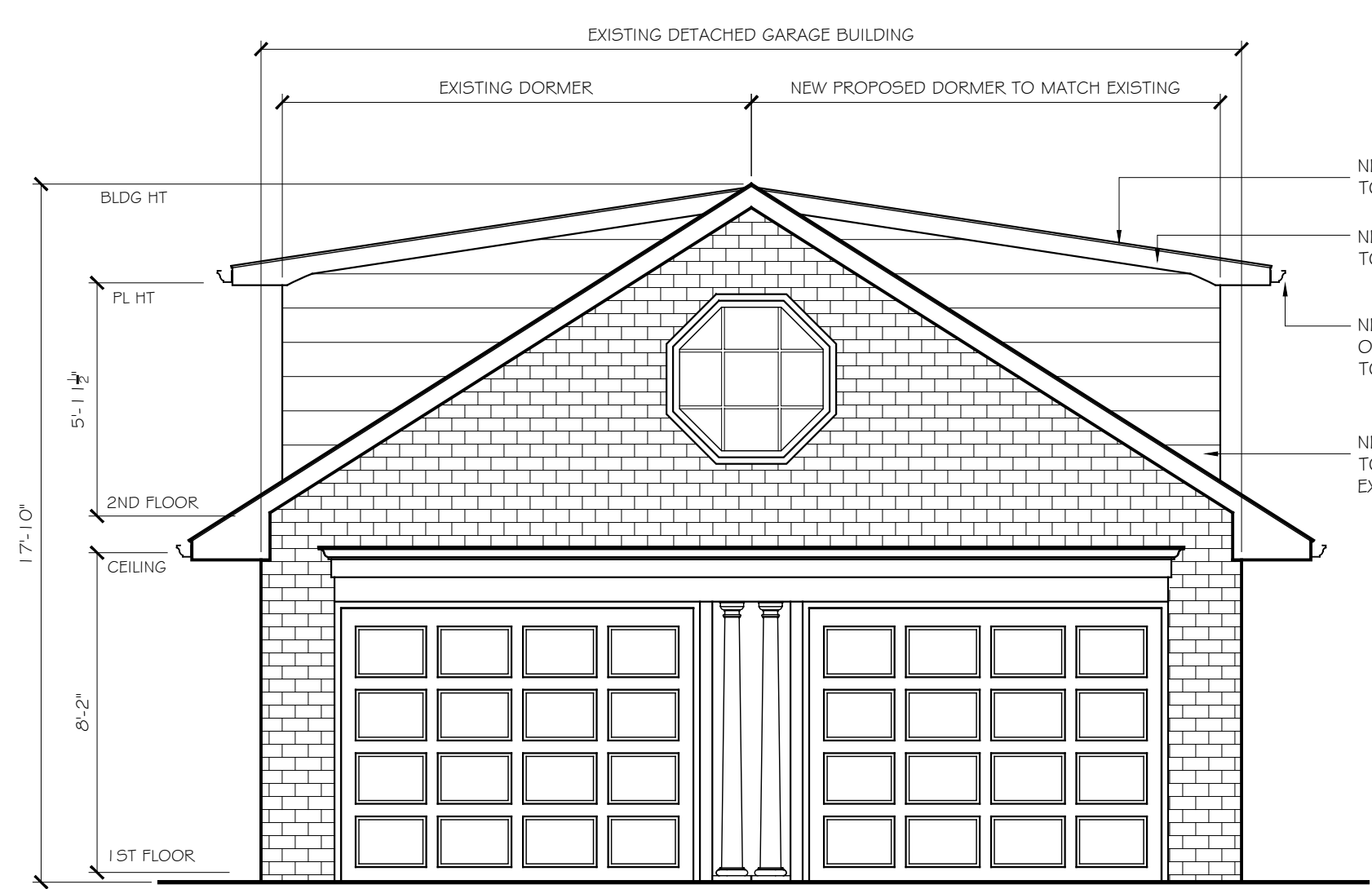
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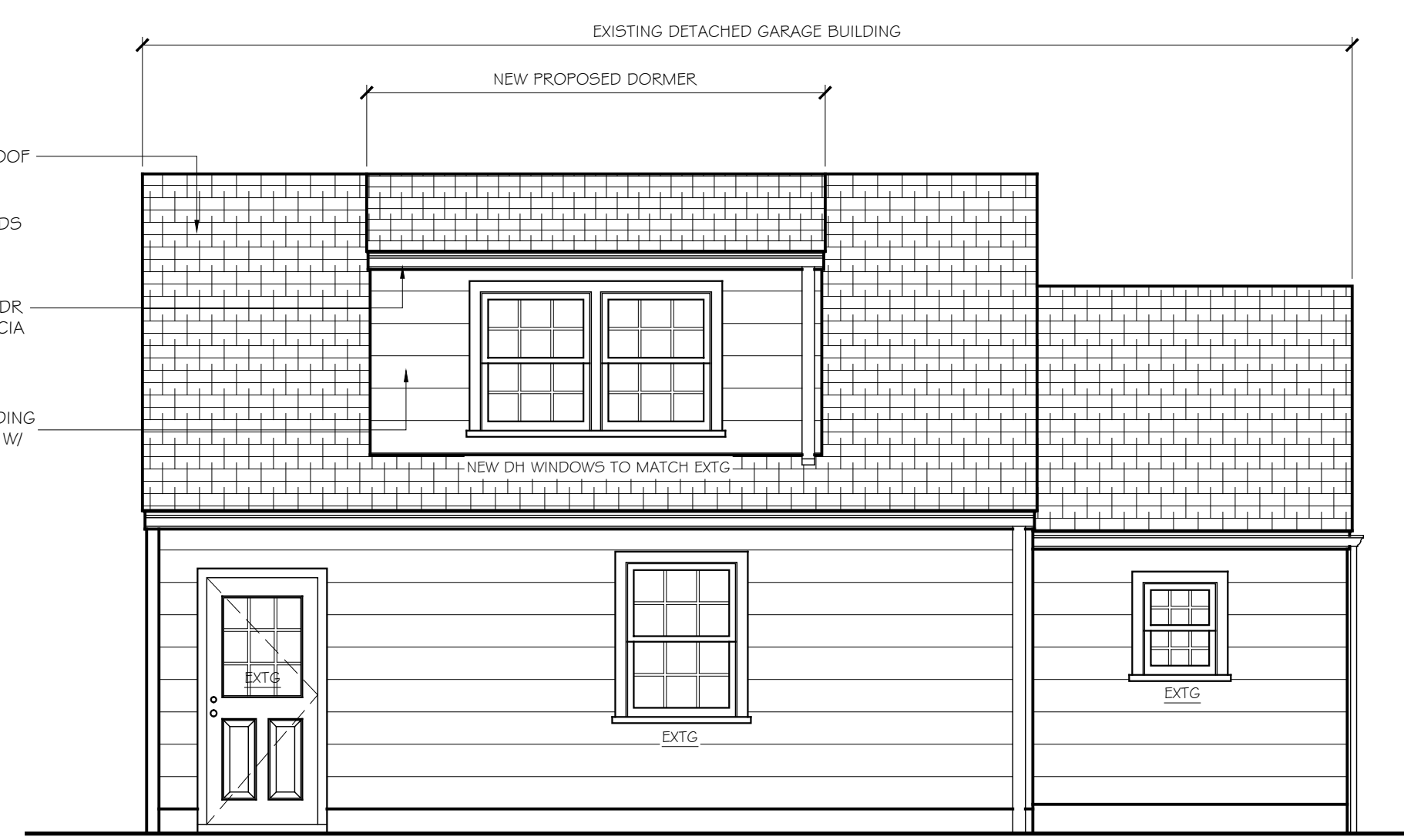
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NOT FOR CONSTRUCTION



1 PROPOSED GARAGE FRONT ELEVATION
 A3 SCALE: 1/4" = 1'-0"



2 PROPOSED GARAGE RIGHT SIDE ELEVATION
 A3 SCALE: 1/4" = 1'-0"

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