

**SUNSHINE NOTICE  
BOROUGH OF BERGENFIELD  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
TELECONFERENCE MEETING VIA WEBEX**

Please be advised due to the current state of emergency and public health emergency declared by Governor Phil Murphy pursuant to Executive Order No. 103, and in an effort to prevent further spread of COVID-19, the June 1, 2020 Borough of Bergenfield Zoning Board of Adjustment meeting will be held via teleconference using Cisco Webex Meetings in lieu of an in-person meeting. This meeting is scheduled to commence at 8:00 pm.

Members of the public can join this meeting from their computer, tablet, or smartphone. Members of the public who join this meeting will be able to give public comment during the relevant portions of the meeting.

**To join by phone: +1-408-418-9388  
Meeting number (access code): 799 706 609**

**To join from a video system or application:  
Dial 799706609@boroughofbergenfield.my.webex.com  
You can also dial 173.243.2.68 and enter your meeting number.**

**Meeting number (access code): 799 706 609  
Meeting password: UXrmKgVM428 (89765486 from phones and video systems)**

The Zoning Board of Adjustment agenda and the applications to be heard at this meeting can be reviewed and downloaded from the Borough website.

Please visit the Borough website on [www.bergenfield.com](http://www.bergenfield.com) for updates and additional information on this meeting.

Hilda Tavitian, Clerk  
Zoning Board of Adjustment  
Borough of Bergenfield

**\*THIS IS A PUBLIC NOTICE, NOT A PAID LEGAL AD.**

**BERGENFIELD ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
TELECONFERENCE VIA CISCO WEBEX  
JUNE 1, 2020 8:00 PM**

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**AGENDA**

**MEETING CALLED TO ORDER**

**OPEN PUBLIC MEETING STATEMENT**

In compliances with the Open Public Meetings Act, the notice requirements have been satisfied. Meeting dates are confirmed at the Annual Meeting. Notice of this meeting was provided to the Record, Star Ledger, and Cablevision, posted on two municipal public notice bulletin boards and published on the borough website. Notice of this meeting via the May 27, 2020 Sunshine Notice has been sent to the Record, Star Ledger, and Cablevision, posted on two municipal bulletin boards and the Borough website.

Any board member having a conflict of interest involving any matter to come before the board this evening is reminded they must recuse himself/herself from participating in any discussion on that matter.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVE MINUTES OF PREVIOUS MEETING – May 4, 2020 & May 13, 2020**

Motion from board members to approve minutes.

**CORRESPONDENCE**

1. Letter from Mr. Mark Madaio regarding Congregation Beth Abraham

**VERBAL COMMUNICATIONS**

Comments by members of audience on matters not on evening's agenda

**OLD BUSINESS**

1. Resolutions:
  1. Zenon Kopec – 514 S. Prospect Avenue – Addition to single-family dwelling
  2. SkyZone – 450 S. Washington Avenue – Application for change of use

- 3. 104 Highgate Terrace, LLC – 104 Highgate Terrace – Addition to single-family dwelling

**NEW BUSINESS**

- 1. JAH Realty Associates  
205-207 N. Washington Avenue  
Convert first floor office space into 4 one-bedroom apartments.
- 2. Bob Lutz  
155 Sussex Rd  
Convert two floors into two and ½ floors
- 3. Mr. & Mrs. Sheffey  
36 Greenbriar Street  
An addition

**MOTION TO ADJOURN MEETING**

NOTE: No applications will be heard by the Board that were not on the agenda at the time of publication release to the newspaper or applications that do not comply with Article VIII title “Hearings contained in the By-Laws of the Bergenfield Board”.

I CONSENT TO THE FILING OF THIS SITE PLAN.

OWNER DATE  
APPLICANT DATE

SITE PLAN OF No. 207 NORTH WASHINGTON AVE.  
1st FLOOR RENOVATION  
LOT 2 BLOCK 21 ZONE B-2  
DATE 2-7-20 SCALE 1"=20'  
APPLICANT: JAH REALTY ASSOCIATES  
C/O CHAGARS  
P.O. BOX 536  
BERGENFIELD, NEW JERSEY 07621

I HEREBY CERTIFY THAT I HAVE PREPARED  
THIS SITE PLAN AND THAT ALL DIMENSIONS  
AND OTHER INFORMATION SET FORTH ARE  
CORRECT.

*MJA*  
NAME  
PE 29497  
TITLE AND LICENSE NUMBER

APPROVED BY THE BOARD OF ADJUSTMENT OF  
THE BOROUGH OF BERGENFIELD

By: CHAIRMAN DATE  
SECRETARY DATE

I HAVE REVIEWED THIS SITE PLAN AND CER-  
TIFY THAT IT MEETS ALL ORDINANCES AND  
REGULATIONS UNDER MY JURISDICTION.

BOROUGH ENGINEER DATE  
CONSTRUCTION OFFICIAL DATE

I HEREBY CERTIFY THAT ALL REQUIRED IM-  
PROVEMENTS HAVE BEEN INSTALLED OR THAT  
A PERFORMANCE GUARANTEE HAS BEEN POSTED  
IN ACCORDANCE WITH THE SITE PLAN OR-  
DINANCE.

CONSTRUCTION OFFICIAL

BOROUGH ENGINEER

I HEREBY CERTIFY THAT ALL THE REQUIRED  
IMPROVEMENTS OF THIS SITE PLAN HAVE BEEN  
INSTALLED IN COMPLIANCE WITH ALL APPLIC-  
ABLE ORDINANCES AND REGULATIONS.

BOROUGH ENGINEER DATE  
CONSTRUCTION OFFICIAL DATE

OCCUPANCY PERMIT ISSUED DATE

IT IS HEREBY CERTIFIED THAT TAX PAYMENTS  
ARE CURRENT.

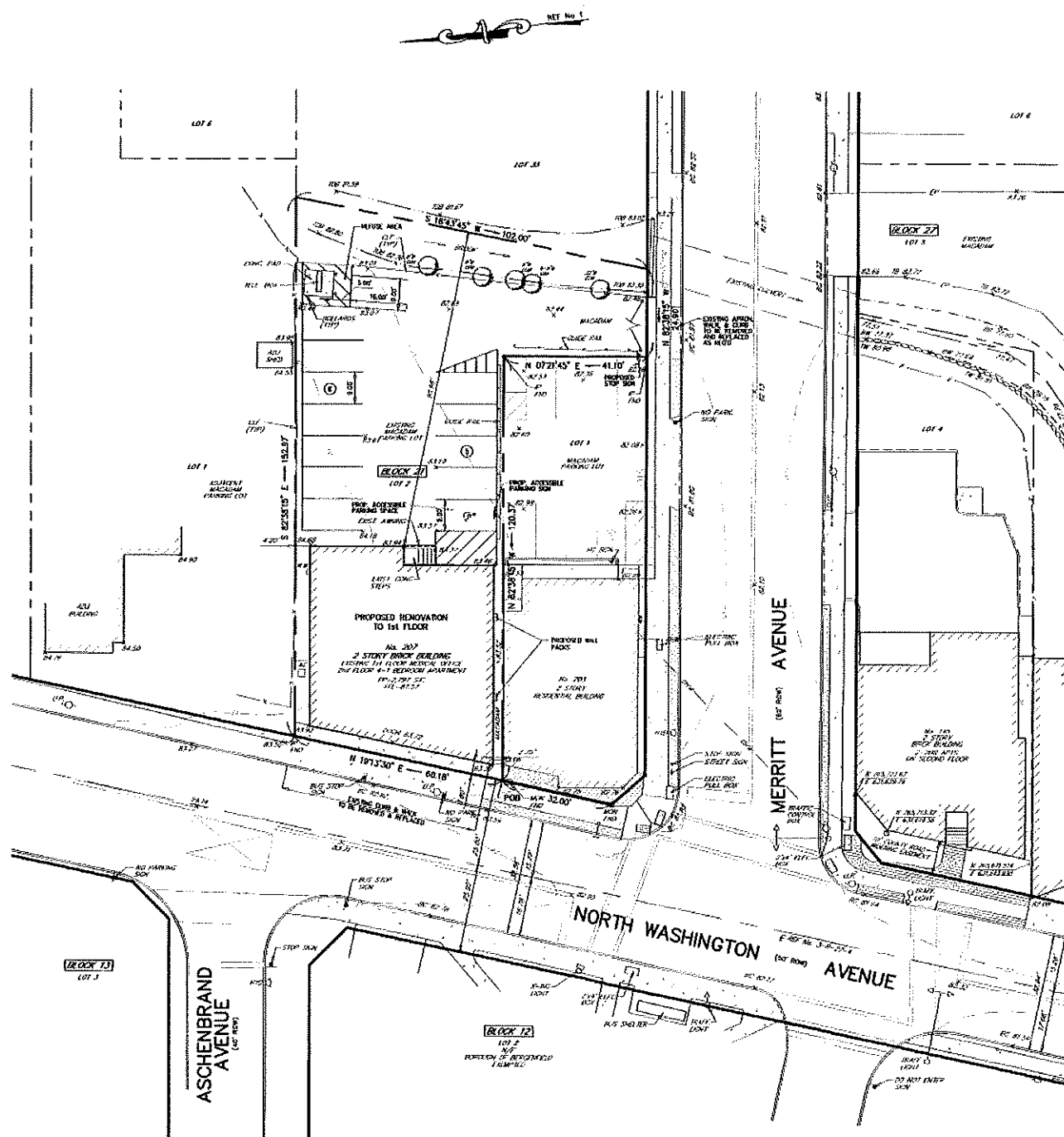
TAX COLLECTOR DATE

THIS IS TO CERTIFY THE COMPLETENESS OF THE  
ABOVE REFERENCED DEVELOPMENT APPLICATION.

BOROUGH ENGINEER DATE

APPROVED BY THE  
COUNTY PLANNING BOARD  
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY DATE



#### PARKING NOTES

	REQUIRED	PROVIDED
MIN. PARKING SPACES	14 SPACES	13 SPACES
MIN. PARKING STALL SIZE	9' x 18'	9' x 18'
1 BEDROOM APARTMENT	= 1.8 SPACES PER UNIT	

#### EXISTING PARKING DEMAND

1st FLOOR	= 2,797 MEDICAL OFFICE / 150 = 18.6 SPACES
4-1 BEDROOM APARTMENT	= 4 x 1.8 = 7.2 SPACES
TOTAL REQUIRED	= 26 SPACES

#### PROPOSED PARKING DEMAND

1st FLOOR		
4-1 BEDROOM APARTMENTS	= 4 x 1.8	= 7.2 SPACES
TOTAL REQUIRED	= 14 SPACES	
TOTAL PROVIDED	= 13 SPACES	
* VARIANCE REQUIRED		

#### REFERENCES

- 1) SURVEY OF PREMISES BY ECGAN & THOMAS, DATED 10-25-78.
- 2) BOROUGH OF BERGENFIELD TAX MAPS.
- 3) DEED BOOK 7130, PAGE 612, BOROUGH OF BERGENFIELD.

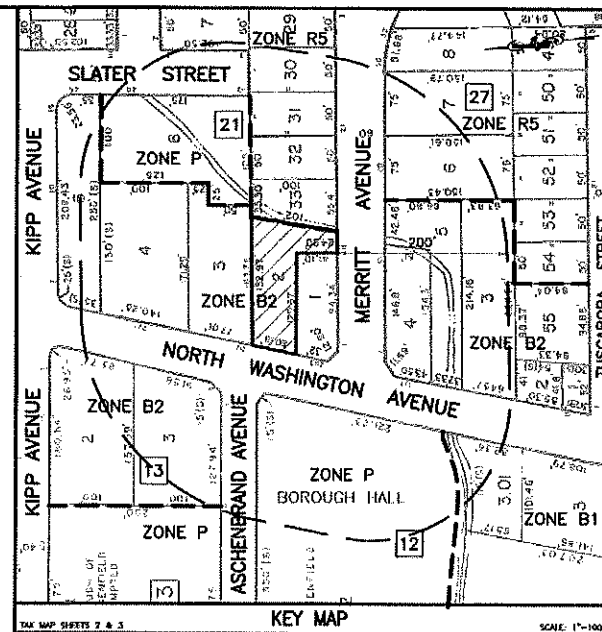


ROBERT J. MUELLER  
PROFESSIONAL LAND SURVEYOR  
N.J. LIC. NO. 37206

*[Signature]*  
2-7-20

MICHAEL J. HUBSCHMAN P.E., P.P.  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. NO. 29497 N.J.P.P. NO. 3700

*[Signature]*  
2-7-20



#### ZONING NOTES

ZONE B-2 PROPOSED 4-1 BR APARTMENTS EXISTING 4-1 BR APT. TO REMAIN

	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA	10,000 S.F.	10,191 S.F.	NO CHANGE
MIN. LOT WIDTH	100 FT.	98.92 FT. (1)	NO CHANGE
MIN. FRONT YARD	15 FT.	15.0 FT. (1)	NO CHANGE
MIN. REAR YARD	25 FT.	20.98 FT.	NO CHANGE
MIN. SIDE YARD	15 FT.	2.75 FT. (1)	NO CHANGE
MAX. BLDG. HEIGHT	40 FT. 11/3 ST.	24.17 FT. (1)	NO CHANGE
MAX. IMPERVIOUS COVERAGE	65%	87.28% (1)	NO CHANGE
MAX. BLDG. COVERAGE	35%	27.45%	NO CHANGE
MIN. PARKING SPACES	14	12	13 *

(1) EXISTING NON-COMFORMING CONDITION.  
\* VARIANCE REQUIRED

#### BLDG COV. CALC'S

EXIST. FOOTPRINT	= 2,797 S.F.
TOTAL BUILDING COVERAGE	= 2,797 S.F./10,191 S.F. = 27.45%

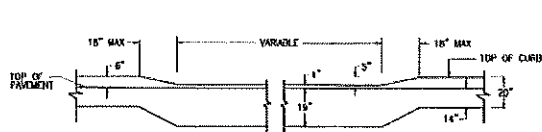
#### IMPROVED COV. CALC'S

BLDG. COVERAGE	= 2,797 S.F.
PARKING LOT & MISC. CONC.	= 6,047 S.F.
CONC. STEPS	= 51 S.F.
TOTAL IMPERVIOUS COVERAGE	= 8,895 S.F./10,191 S.F. = 87.28%

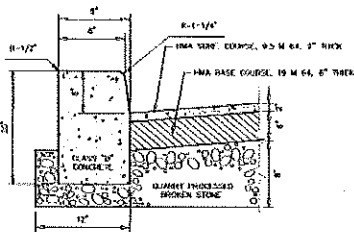
#### GENERAL NOTES:

- 1) ELEVATIONS BASED ON NODD 1929.
- 2) LOCATION OF UTILITIES BASED ON FIELD MARK OUT BY UTILITY COMPANIES.
- 3) SPEED LIMIT IN NORTH WASHINGTON AVE = 30 MPH.
- 4) TOTAL LOT AREA = 10,191 S.F. (0.234 AC.)
- 5) OWNER OF RECORD: JAH REALTY ASSOCIATES  
C/O CHAGARS  
P.O. BOX 536  
BERGENFIELD, N.J. 07621
- 6) EXISTING IMPERVIOUS AREA = 8,895 S.F.  
PROPOSED IMPERVIOUS AREA = 0 S.F.  
NET INCREASE = 0 S.F.
- 7) STATE PLANE COORDINATES TO BE OBTAINED BY GLOBAL POSITIONING SYSTEM (GPS).
- 8) THE CONTRACTOR SHALL NOTIFY THE BERGEN COUNTY DEPARTMENT OF PUBLIC WORKS (MR. GARY HEMMER AT 336-6815) AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION EFFECTING A COUNTY ROAD AND/OR COUNTY DRAINAGE FACILITIES.
- 9) FLOOD HAZARD ELEV. = 85.0, AS PER REFERENCE NO. 2. THE ENTIRE PROPERTY IS WITHIN THE FLOOD HAZARD AREA.
- 10) NO FILL SHALL BE PLACED WITHIN THE TWENTY-FIVE (25) YEAR FLOOD ELEVATION OF THE HANSEFIELD BROOK TRIBUTARY.
- 11) ALL ROOF DRAINAGE TO BE DIRECTED TO REAR OF PROPERTY.
- 12) NO NEW LIGHTING TO REAR PARKING LOT ARE PROPOSED. ADEQUATE LIGHTING OF REAR EXISTS FROM EXISTING STREET LIGHTS.

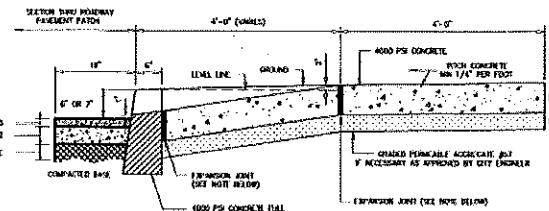
NO.	ADDED 1 PARKING SPACE	2-11-20	DATE	BY	CHD
REVISIONS					
SITE PLAN					
LOT 2 PROPOSED 1st FLOOR RENOVATION TO 4-1 BEDROOM APTS. BLOCK 21					
No. 207 NORTH WASHINGTON AVENUE					
BOROUGH OF BERGENFIELD BERGEN COUNTY NEW JERSEY					
OWNER/APPLICANT: JAH REALTY ASSOCIATES					
C/O CHAGARS					
P.O. BOX 536					
BERGENFIELD, N.J. 07621					
DRAWN BY: Y.R.					
CHECKED BY: MJB					
SCALE: 1"=20'					
DRAWING NO. 3872-1					
REV. 1					
HUBSCHMAN ENGINEERING P.A.					
ENGINEERS - PLANNERS - SURVEYORS					
2634 S. WASHINGTON AVE., BERGENFIELD, NJ 07621					
201-381-5866					



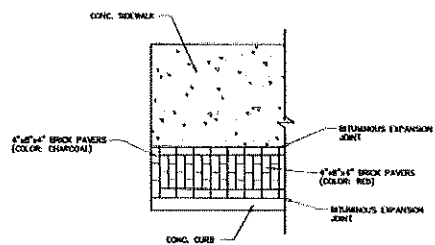
DETAIL OF DROP CURB  
(MUNICIPAL CURB)  
NTS



COUNTY CURB & PAVEMENT DETAIL  
NTS



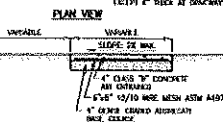
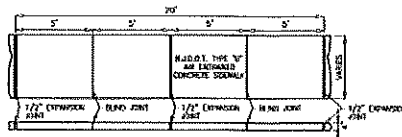
CONCRETE CURB, SIDEWALK & DRIVEWAY APRON DETAIL  
NTS



DETAIL OF BOROUGH SPEC. SIDEWALK  
NTS

#### SIDEWALK GENERAL NOTES

- 1) SIDEWALK IS TO BE IN A MANNER SUITABLE TO THE MUNICIPAL ENGINEER.
- 2) EXPANSION JOINTS ARE TO BE 1/2\"/>



SECTION  
SIDEWALK DETAIL  
NTS

#### SIGN NOTES:

- 1) HANDICAP SIGN TO BE MOUNTED 5' HIGH FROM THE GROUND TO THE BOTTOM OF THE SIGN.
- 2) ALL TRAFFIC CONTROL SIGNS MUST CONFORM IN FACE DESIGN (TYPE, M, REFLECTIVE SHEETING AND CONSTRUCTION TO SPECIFICATIONS FOUND IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. D.O.T., FEDERAL HIGHWAY ADMIN. 2000, AS REVISED. SPECIFICALLY, REGULATORY AND WARNING SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS AND SHALL BE COVERED WITH TYPE X (DIAMOND GRADE CURBED) WIDE-ANGLE HIGH PERFORMANCE PRISMATIC RETRO-REFLECTIVE SHEETING SERIES 4080 PER 3M OR EQUIVALENT VISUAL PERFORMANCE.



R1-1 30\"/>



HANDICAP SIGN

APPROVED BY THE  
COUNTY PLANNING BOARD  
COUNTY OF BERGEN, NEW JERSEY

ATTESTED TO BY \_\_\_\_\_ DATE \_\_\_\_\_

ROBERT J. MUELLER  
PROFESSIONAL LAND SURVEYOR  
N.J. LIC. NO. 37206  
*[Signature]* 2-7-20  
DATE

MICHAEL J. HUBSCHMAN P.E., P.P.  
PROFESSIONAL ENGINEER AND PLANNER  
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200  
*[Signature]* 2-7-20  
DATE

REVISIONS				
NO.	REVISIONS	DATE	BY	CHKD
DETAILS				
LOT 2	PROPOSED 1st FLOOR RENOVATION TO 4-1 BEDROOM APTS. BLOCK 21			
No. 203 NORTH WASHINGTON AVENUE				
BOROUGH OF BERGENFIELD BERGEN COUNTY NEW JERSEY				
OWNER/APPLICANT: JWH REALTY ASSOCIATES				
C/O CHACARS				
P.O. BOX 536				
BERGENFIELD, N.J. 07621				
DRAWN BY: Y.R.				
CHKD BY: MJH				
SCALE: AS SHOWN				
DRAWING NO. 3872-2				
REV. 1				
2 OF 2				

**HUBSCHMAN ENGINEERING, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
263A S. WASHINGTON AVE. BERGENFIELD, NJ 07621  
201-384-5888

BUILDING COVERAGE CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
BUILDING AREA	2797	0	2797
TOTAL BUILDING COVERAGE	2797	0	2797

IMPROVED COVERAGE CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
BUILDING COVERAGE	2797	0	2797
PARKING AREA	6736	0	6736
STEPS, LANDINGS + WALKWAYS	658	0	658
TOTAL IMPERVIOUS COVERAGE	10191	0	10191

FLOOR AREA RATIO CALCULATIONS:

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
FINISHED FIRST FLOOR AREA	2797	0	2797
FINISHED SECOND FL. AREA	2797	0	2797
TOTAL AREA	5594	0	5594

BUILDING CODE INFORMATION:

NEW BUILDING + ADDITION - 2018 INT. BUILDING CODE - NJ EDITION  
EXISTING BUILDINGS - UCC REHABILITATION SUBCODE NJAC 9-23-6  
INT. ENERGY CONSERVATION CODE 2018  
2018 INTERNATIONAL MECHANICAL CODE  
2017 NATIONAL ELECTRICAL CODE  
2018 NATIONAL STANDARD PLUMBING CODE  
2018 INTERNATIONAL FUEL GAS CODE  
NJAC 5-23-7 AND ICC / ANSI1171-2009 ACCESSIBILITY CODE

BUILDING/SITE CHARACTERISTICS:

NUMBER OF STORIES: 2  
HEIGHT OF STRUCTURE: EXIST  
AREA - LARGEST FLOOR: 2797 SF  
NEW BUILDING AREA: 0 SF  
VOLUME OF NEW STRUCTURE: 0 CF  
CONSTRUCTION CLASSIFICATION: 3B  
TOTAL LAND AREA DISTURBED: 0 SF

DESCRIPTION OF BUILDING USE:

USE GROUP R-2, MULTI-FAMILY RESIDENTIAL

MAXIMUM LIVE LOADS:

60 PSF FOR DECK / BALCONIES  
40 PSF FOR FIRST FLOOR  
30 PSF FOR SECOND FLOOR  
30 PSF FOR ROOF SNOW LOADS

205 NORTH WASHINGTON ZONING ANALYSIS				
BERGENFIELD ZONE B-2, BUSINESS + PROFESSIONAL		LOT 2, BLOCK 21	LOT AREA: 10,191 SF	
ZONING	REQUIRED	EXISTING	PROPOSED	STATUS
MIN. LOT AREA	10000 SF	10,191 SF	NO CHANGE	CONFORMS
LOT WIDTH	100.0'	58.92'	NO CHANGE	CONFORMS
LOT DEPTH	N/A	149.24'	NO CHANGE	CONFORMS
FRONT YARD SETBACK (W. MAIN)	15.0'	3.80'	NO CHANGE	EXISTING
REAR YARD SETBACK	25.0'	90.52'	NO CHANGE	CONFORMS
SINGLE SIDE YARD SETBACK	15.0'	2.72'	NO CHANGE	EXISTING
COMBINED SIDE YARDS	30.0'	6.92'	NO CHANGE	EXISTING
MAX BLDG COVERAGE	35% (3566 SF)	27.44% (2797 SF)	NO CHANGE	CONFORMS
BUILDING HEIGHT	3 STY. / 40.0'	2 STY. / 22.0'	NO CHANGE	CONFORMS
MAX IMPROVED COV	65% (6624 SF)	100% (10,191 SF)	NO CHANGE	EXISTING
PARKING SPACES	14.4	12	NO CHANGE	EXISTING

BUILDING USE DATA:

1ST FLOOR: EXISTING - MEDICAL OFFICES PROPOSED - (4) - 1 BEDROOM UNITS  
2ND FLOOR: EXISTING - (4) - 1 BEDROOM UNITS PROPOSED - (4) - 1 BEDROOM UNITS

REQUIRED PARKING DATA:

PROPOSED PARKING REQUIREMENTS: (B) 1 BR UNITS TOTAL X 1.8 SPACES PER UNIT = 14.4 SPACES

EXISTING PARKING REQUIREMENTS: 2797 SF / 150 = 18.6 SPACES FIRST FL. 7.2 SPACES 2ND FL. = 25.8 SPACES

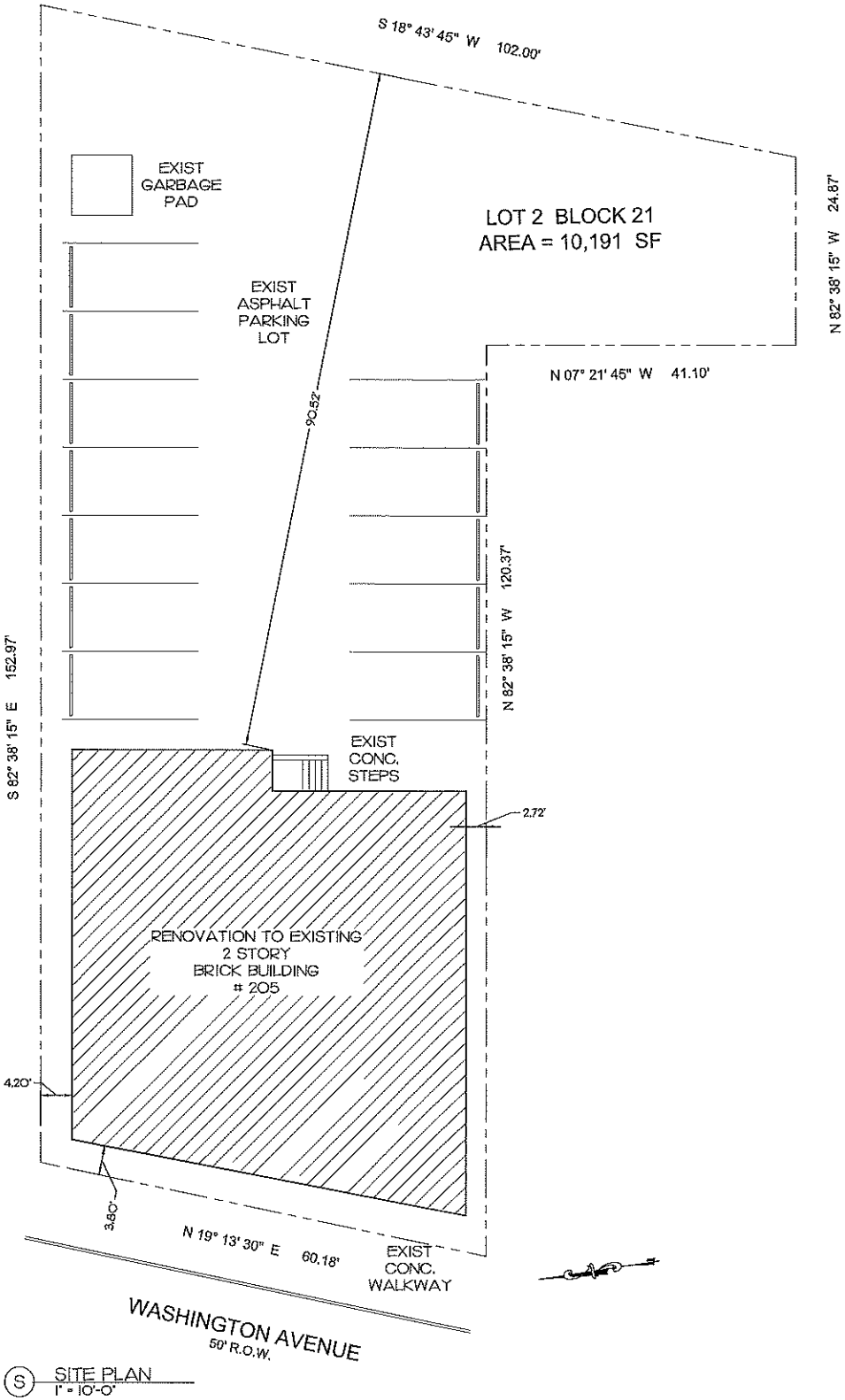
ELECTRICAL LEGEND

• SURFACE MOUNT LIGHT FIXTURE	• SINGLE POST ELECTRICAL SWITCH
• 6" DIA. ROUND RECESSED FIXTURE	• THREE WAY SWITCH
• WALL MOUNTED LIGHT FIXTURE	• DUPLEX RECEPTACLE OUTLET
NEW OR EXIST SMOKE ALARM, INTERCONNECTED + HARD-WIRED W/ BATTERY BACKUP	• GROUND FAULT INTERRUPT RECEPTACLE OUTLET
NEW OR EXIST CARBON MONOXIDE DETECTOR, INTERCONNECTED + HARD-WIRED W/ BATTERY BACKUP	• WATER PROOF RECEPTACLE OUTLET
• SURFACE MOUNT FAN / LIGHT FIXTURE	NEW OR EXIST EXHAUST FAN, 80 CFM • 3 FIXTURES, 110CFM • 4 FIXTURES
	NEW CABLE TV OUTLET FOR CABLE TV, INTERNET
	NEW TELEPHONE OUTLET - VERIFY TYPE + LOCATION WITH OWNER

LEGEND

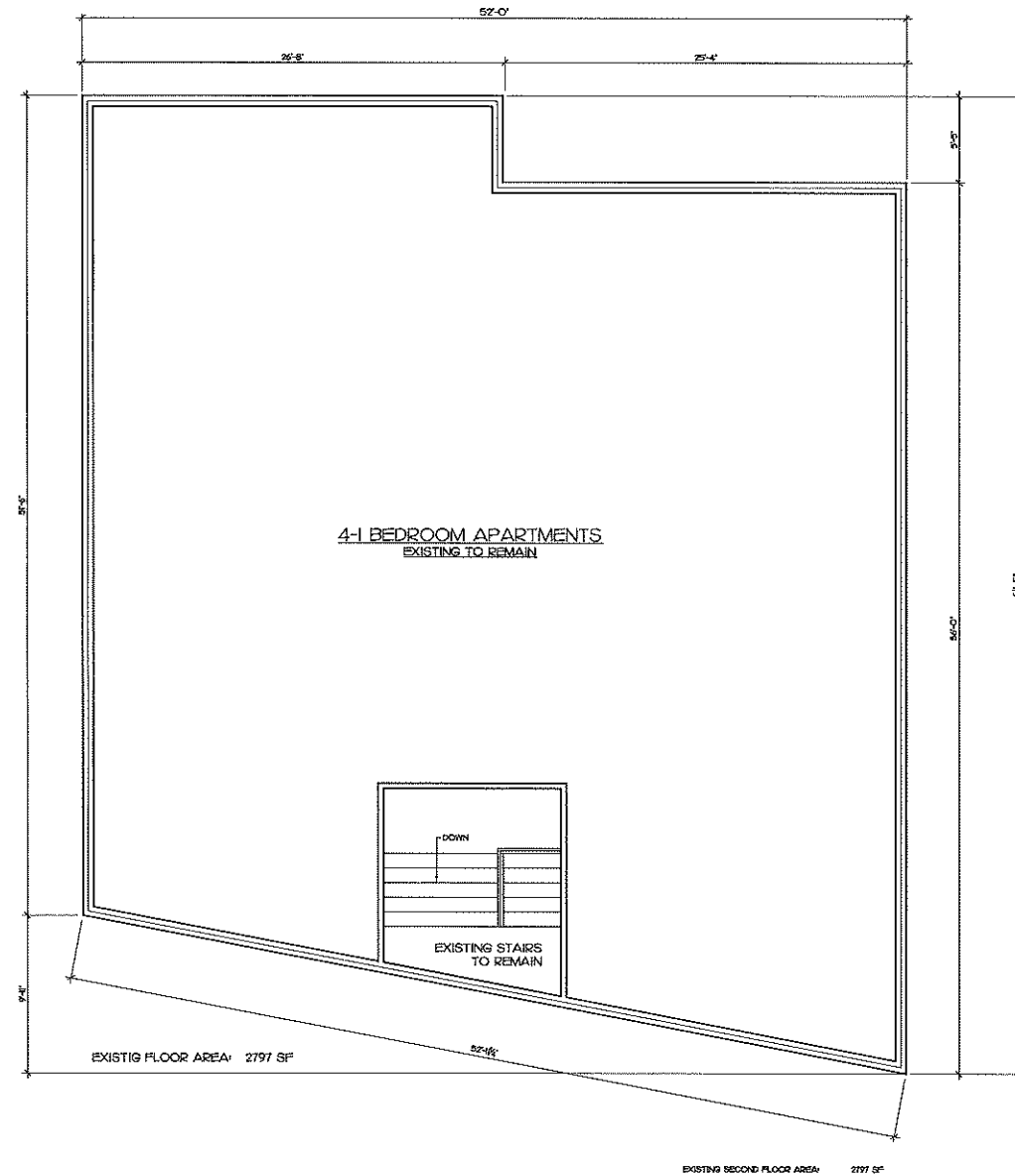
EXISTING 2 X 4 WOOD CONSTRUCTION TO REMAIN
EXISTING 2 X 4 WOOD CONSTRUCTION TO BE REMOVED
NEW 2 X 4 OR 2 X 6 WOOD CONSTRUCTION, 1/2" OC ALONG
EXISTING CONCRETE CONSTRUCTION TO REMAIN
EXISTING CONCRETE CONSTRUCTION TO BE REMOVED
NEW POLISHED OR MASONRY CONC CONSTRUCTION

FLOOR ABOVE OR BELOW  
NEW JOISTS, RAFTERS, ETC.  
NEW GIRDERS, RIDGEBEAMS, ETC.

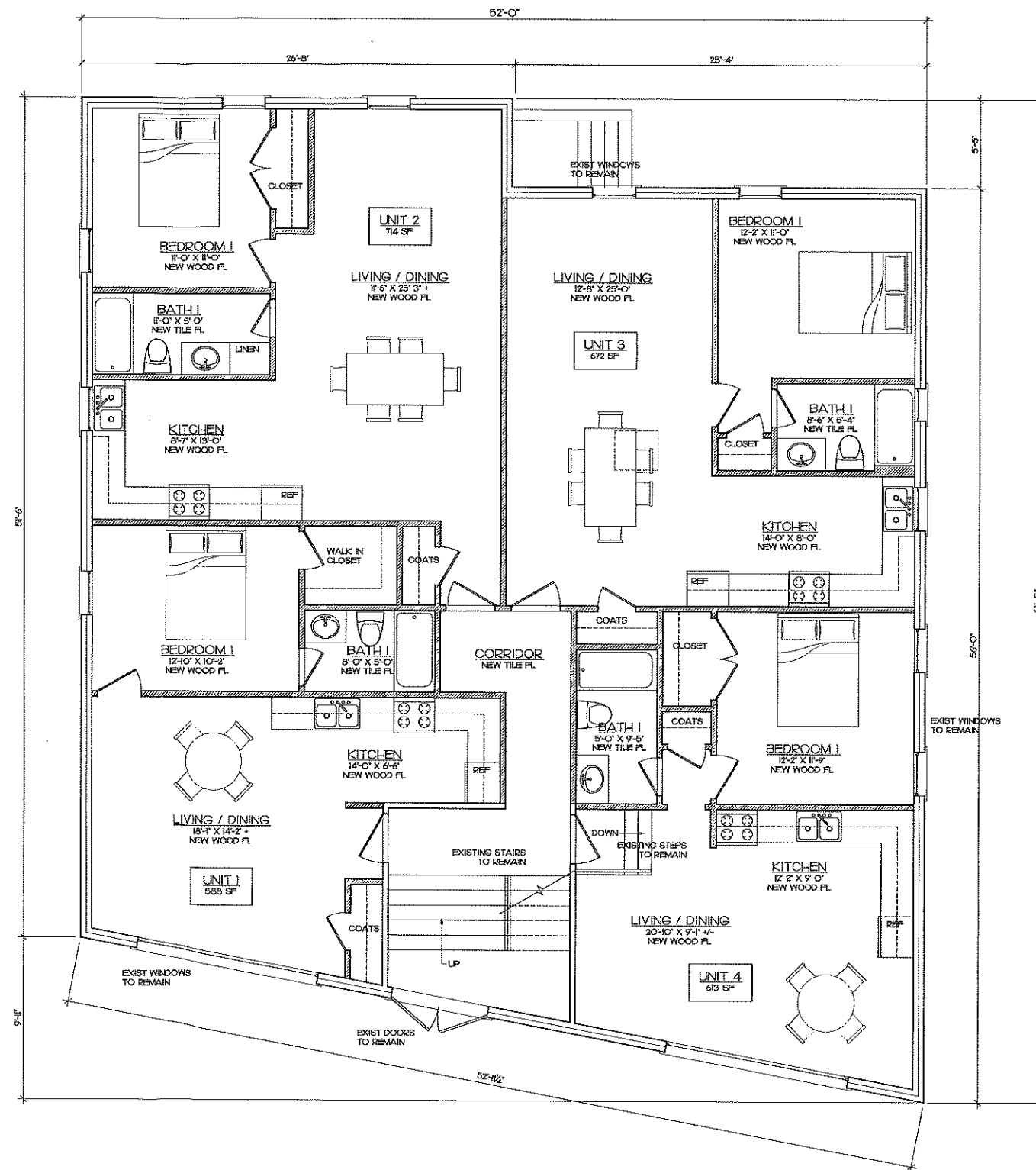


WASHINGTON AVENUE  
50' R.O.W.

INFORMATION ON THIS SITE PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY FURNISHED TO THE ARCHITECT BY THE PROPERTY OWNER









2 EXISTING SECOND FLOOR PLAN  
3/16" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"



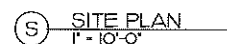
# LEGEND

	EXISTING 2 X 4 WOOD CONSTRUCTION TO REMAIN
	EXISTING 2 X 4 WOOD CONSTRUCTION TO BE REMOVED
	NEW 2 X 4 OR 2 X 6 WOOD CONSTRUCTION, 16" OC (LION)
	EXISTING CONCRETE CONSTRUCTION TO REMAIN
	EXISTING CONCRETE CONSTRUCTION TO BE REMOVED
	NEW POURED OR MASONRY CONC CONSTRUCTION

-----  
FLOOR ABOVE OR BELOW  
-----

← NEW JOISTS, RAFTERS, ETC. →

-----  
NEW GIRDERS, RIDGEBEAMS, ETC.  
-----



### BUILDING COVERAGE CALCULATIONS:

### IMPROVED COVERAGE CALCULATIONS

### FLOOR AREA RATIO CALCULATIONS:

155 SUSSEX ZONING ANALYSIS				
BERGENFIELD ZONE R-5, RESIDENTIAL		LOT 1 BLOCK 316		LOT AREA: 4643 SF
ZONING	REQUIRED	EXISTING	PROPOSED	STATUS
MIN. LOT AREA	5,000 SF	4643 SF	NO CHANGE	EXISTING NON CONFORMS
MIN. LOT WIDTH	50.0'	50.45'	NO CHANGE	CONFORMS
LOT DEPTH	N/A	93.65'	NO CHANGE	CONFORMS
FRONT TO STREET (SUSSEX)	25.0'	26.0'	NO CHANGE	CONFORMS
FRONT TO STREET (BRANCLIFF)	15.0'	11.0'	NO CHANGE	EXISTS NON CONFORMS
REAR YARD SETBACK	25.0'	23.90'	NO CHANGE	EXISTING NON CONFORMS
SIDE YARD SETBACK	5.0'	14.80'	NO CHANGE	CONFORMS
MAX BLDG COVER	40% (4857 SF)	24.44% (1835 SF)	26.71% (1844 SF)	CONFORMS
MAX BLDG HEIGHT	14 FT. / 28.0'	14 FT. / 28.0'	24 FT. / 48.0'	CONFORMS
MAX IMPROVED COV	40% (4857 SF)	46.99% (2182 SF)	46.44% (2153 SF)	EXISTING

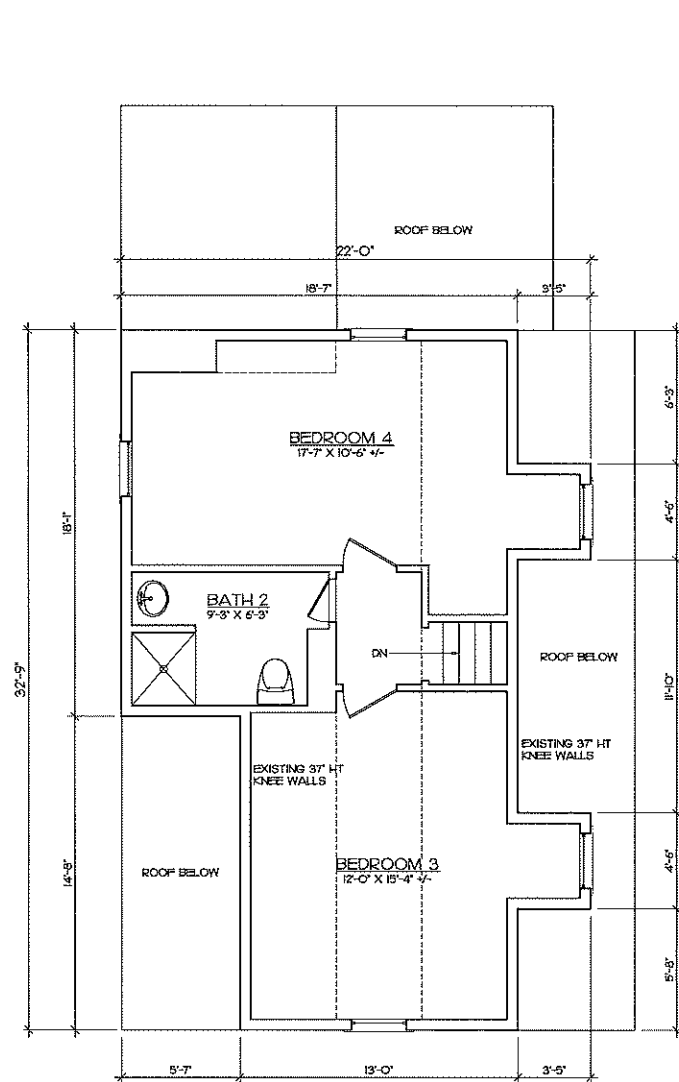
BUILDING CODE INFORMATION:

BUILDING/SITE CHARACTERISTICS:DESCRIPTION OF BUILDING USE

MAXIMUM LIVE LOADS:

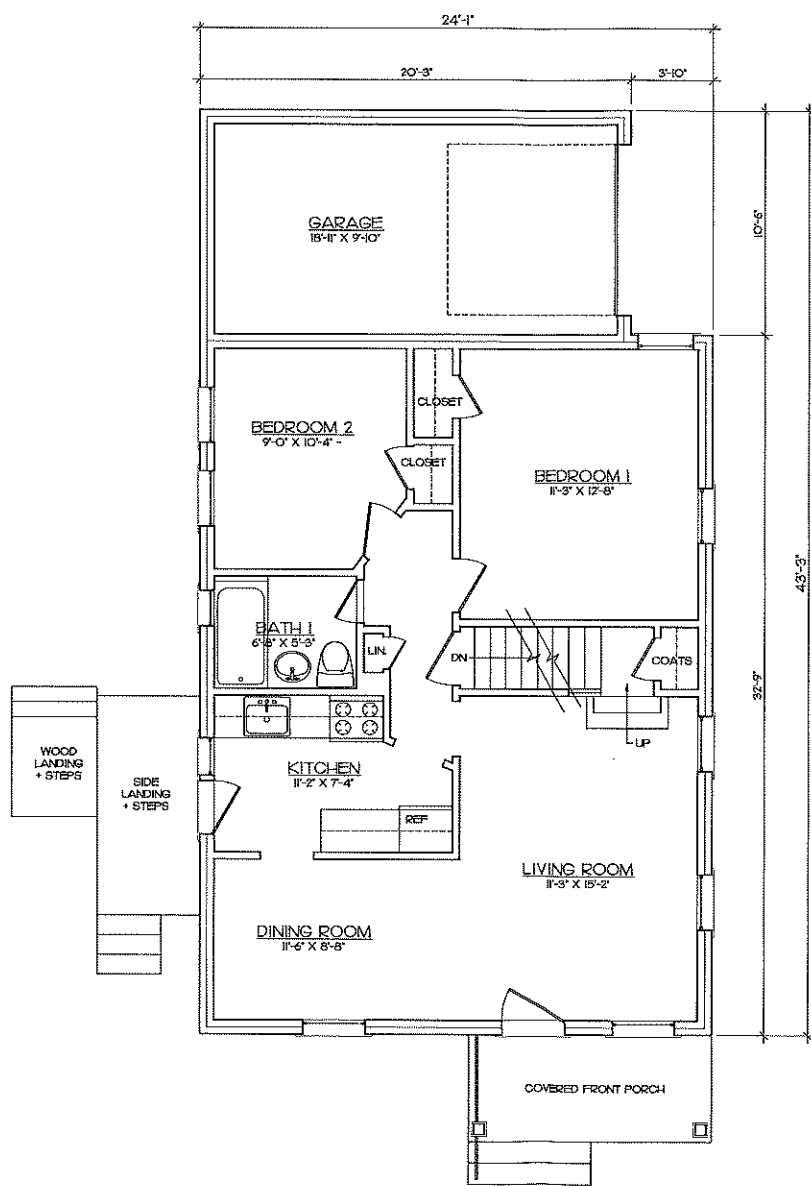
60 PSF FOR DECK / BALCONIES  
40 PSF FOR FIRST FLOOR  
30 PSF FOR SECOND FLOOR  
30 PSF FOR ROOF SNOW LOADS





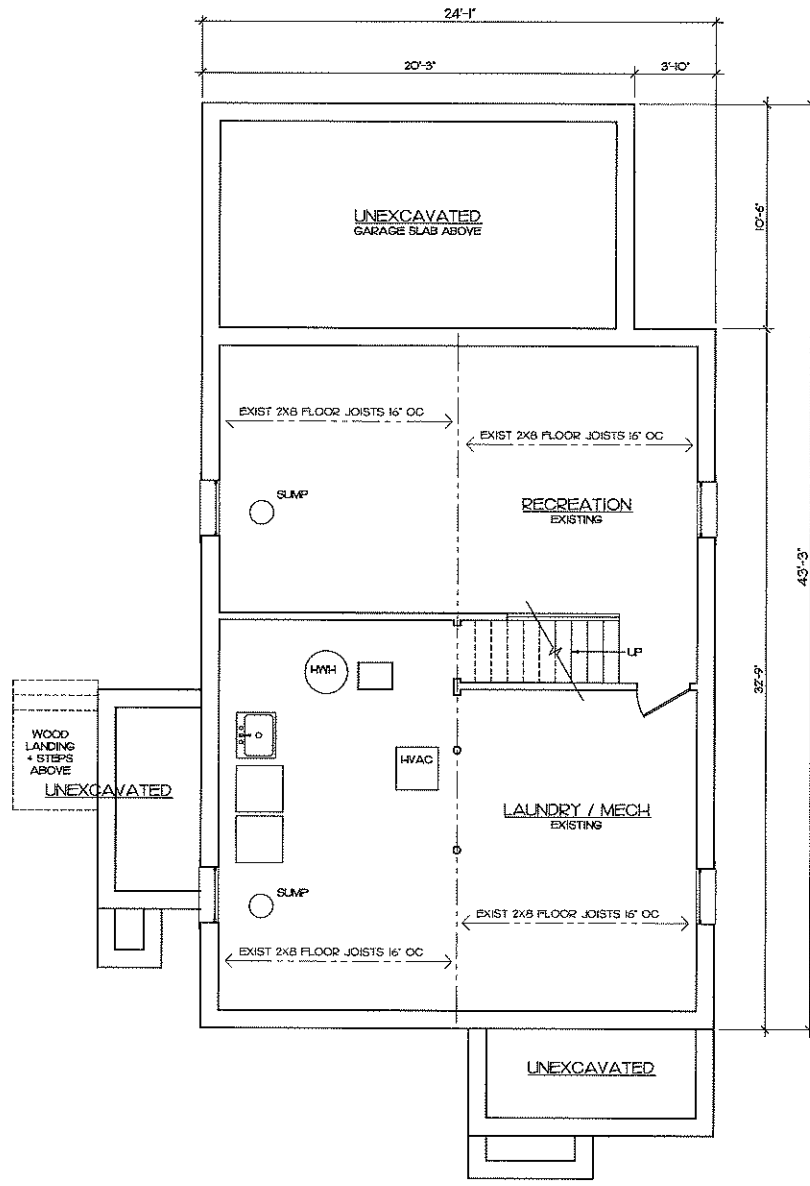
EXISTING SECOND FLOOR AREA: 557 SF

(2X) EXISTING SECOND FLOOR PLAN  
1/4" = 1'-0"



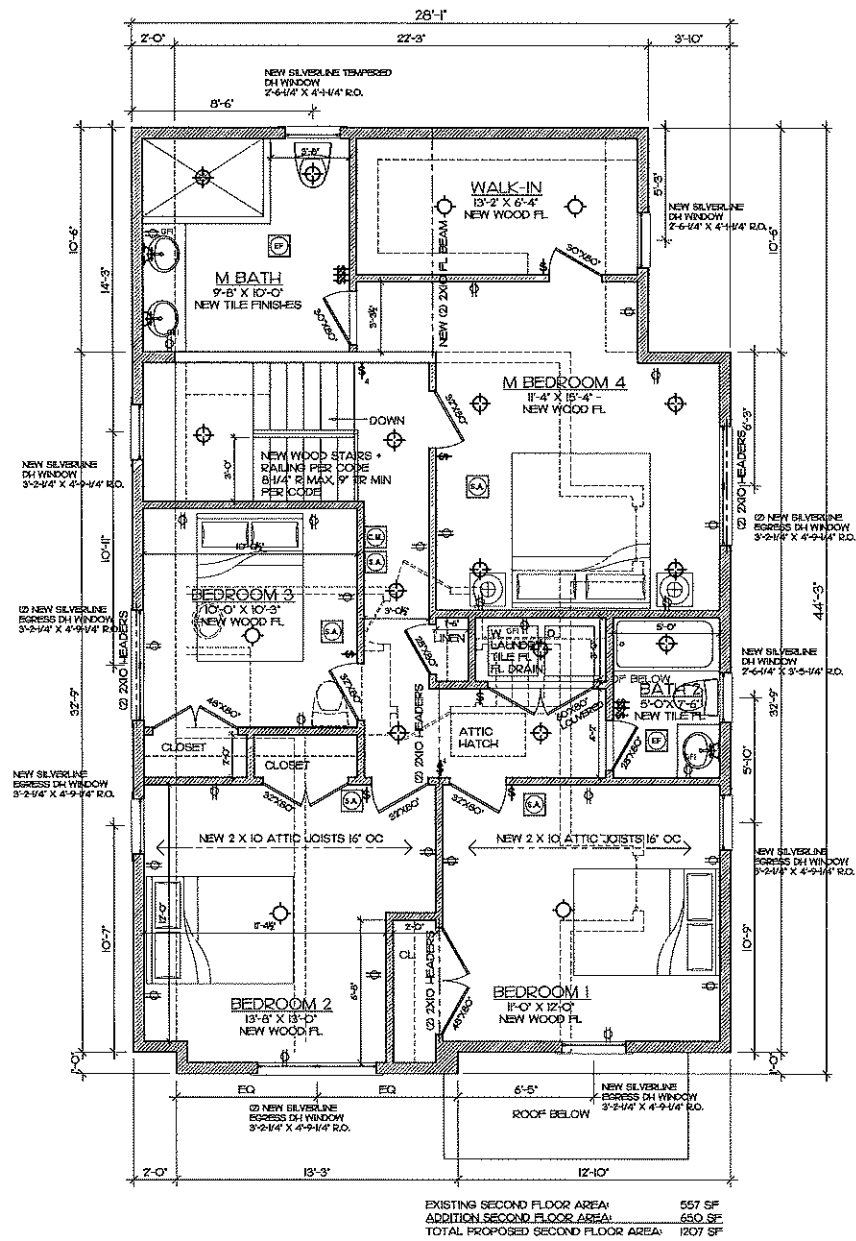
EXISTING FIRST FLOOR AREA:  
INCLUDES 212 SF GARAGE 1001 SF

(IX) EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"

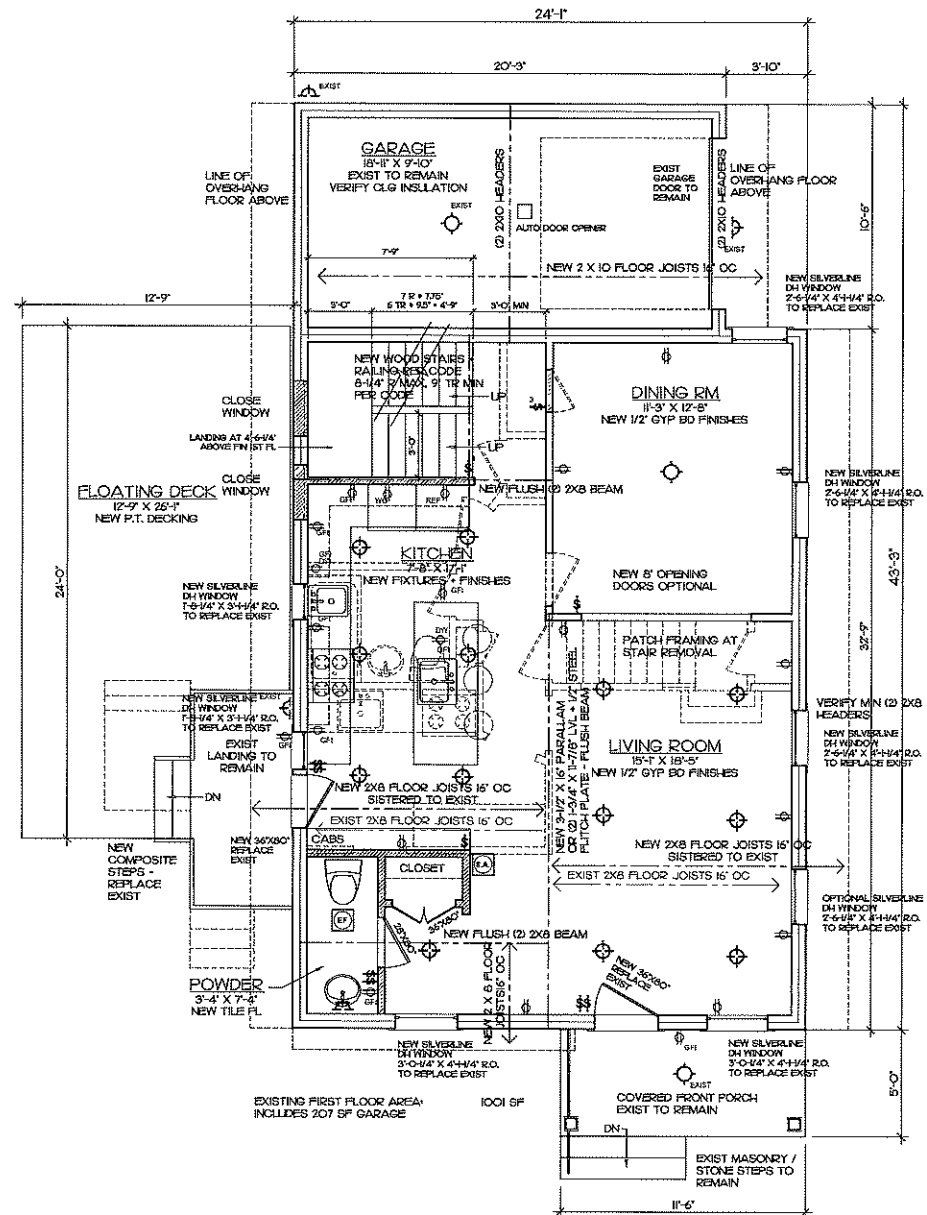


(CX) EXISTING CELLAR FLOOR PLAN  
1/4" = 1'-0"

#	Date	Revision
1	MARCH 11, 2020	ADDITION + RENOVATION FOR:
Residence		
Block: 316 Lot: 1		
155 Sussex Road		
Bergenfield, New Jersey		
EXISTING FLOOR PLANS		
Scale: 1/4" = 1'-0"		
Date: MARCH 11, 2020		
Submission: BID SET		
Indemnification Clause: The owner shall release, hold harmless, and indemnify the Architect with respect to any changes made to the construction documents by anyone other than the Architect or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.		

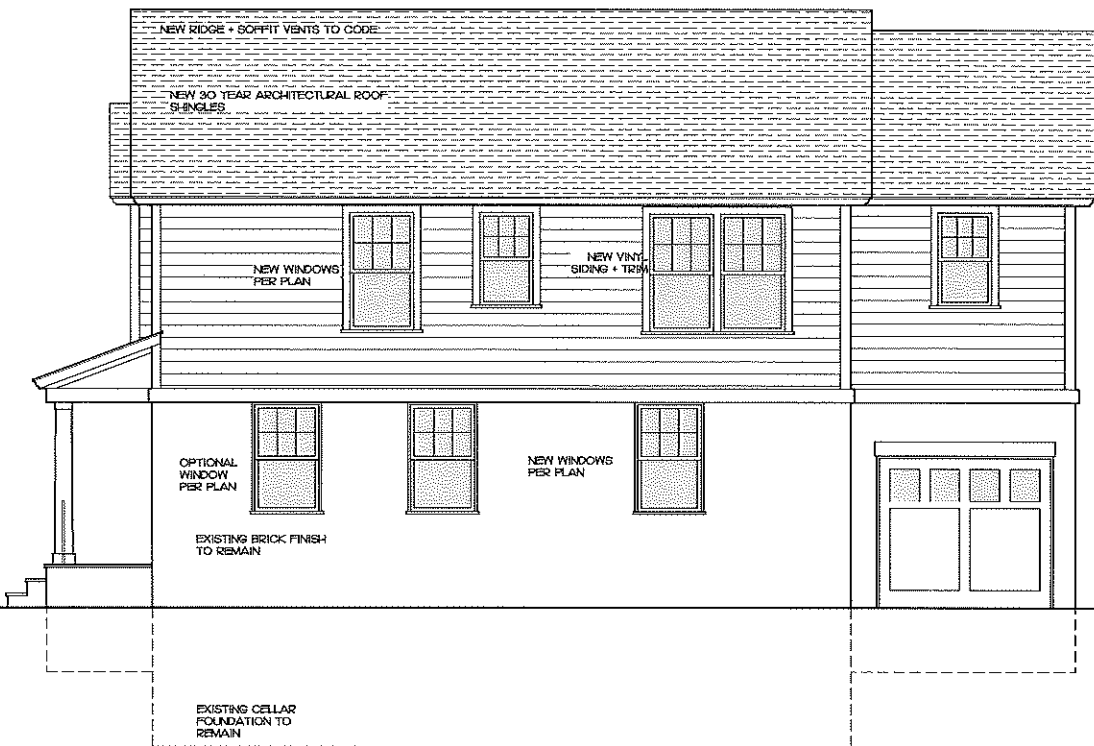


2 PROPOSED SECOND FLOOR PLAN  
 1/4" = 1'-0"

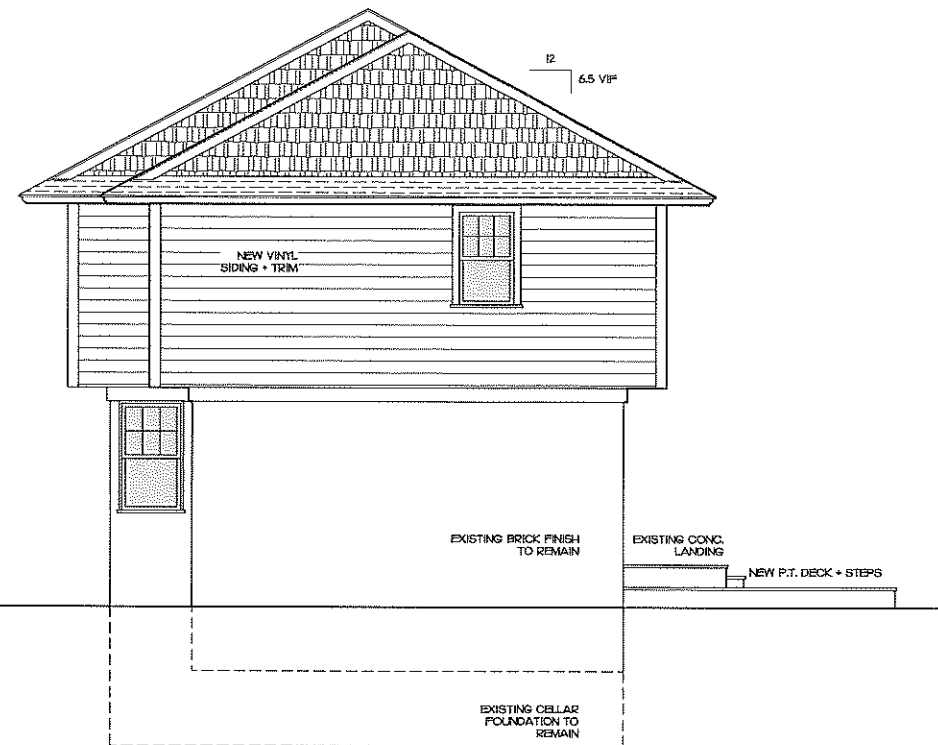


1 PROPOSED FIRST FLOOR PLAN  
 1/4" = 1'-0"

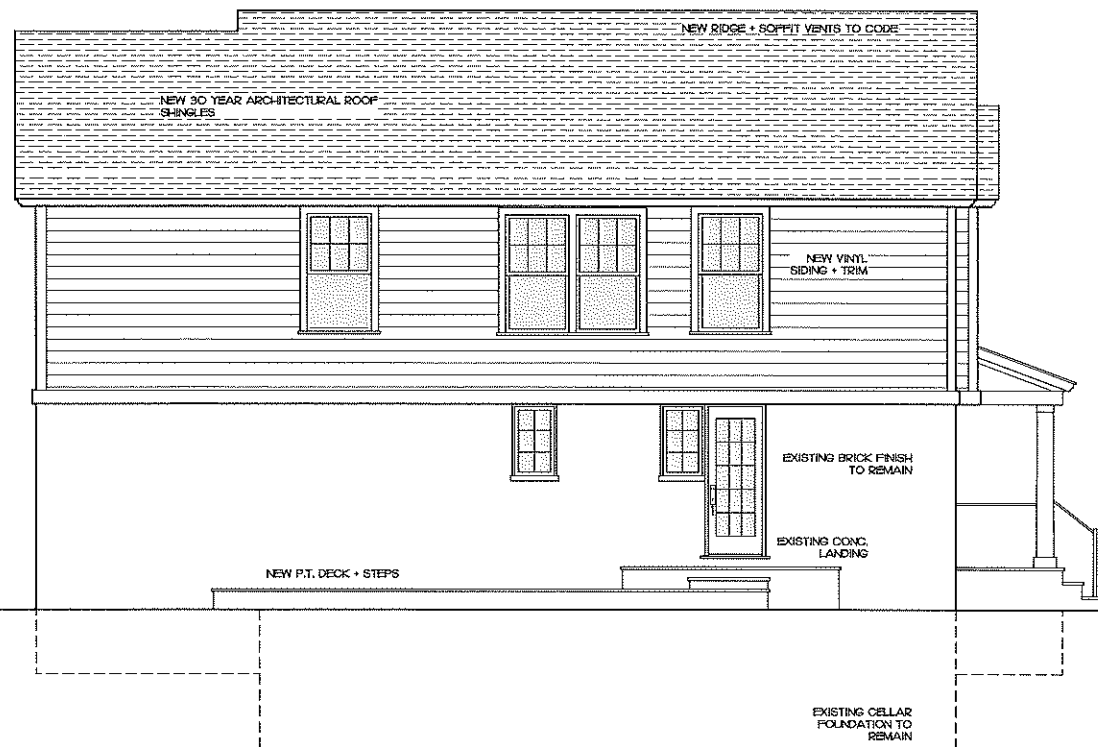
#	Date	Revision
Addition + Renovation for:		
Residence		
Block: 316 Lot: 1		
155 Sussex Road		
Bergenfield, New Jersey		
PROPOSED FLOOR PLANS		
Scale: 1/4" = 1'-0"		
Date: MARCH 11, 2020		
Submission: BID SET		
Indemnification Clause: The owner shall release, hold harmless, and indemnify the Architect with respect to any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.		



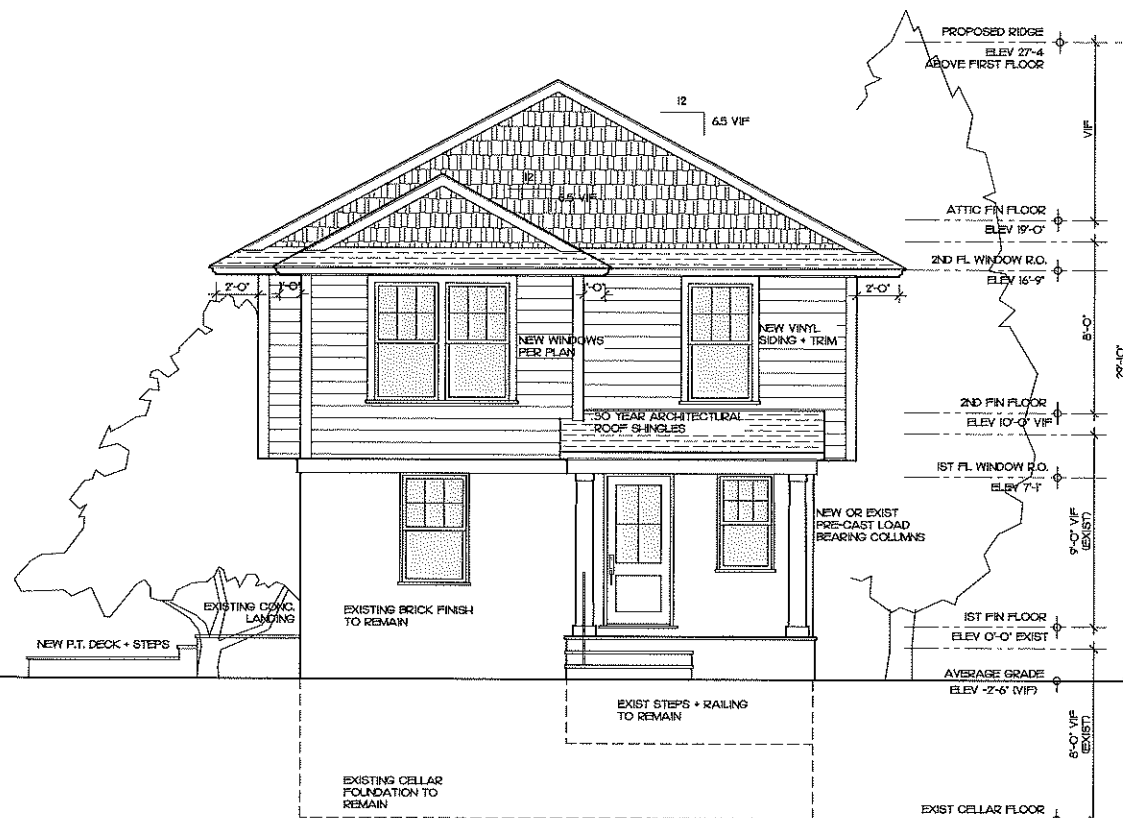
④ RIGHT-SIDE ELEVATION  
 1/4" = 1'-0"



⑤ REAR ELEVATION  
 1/4" = 1'-0"

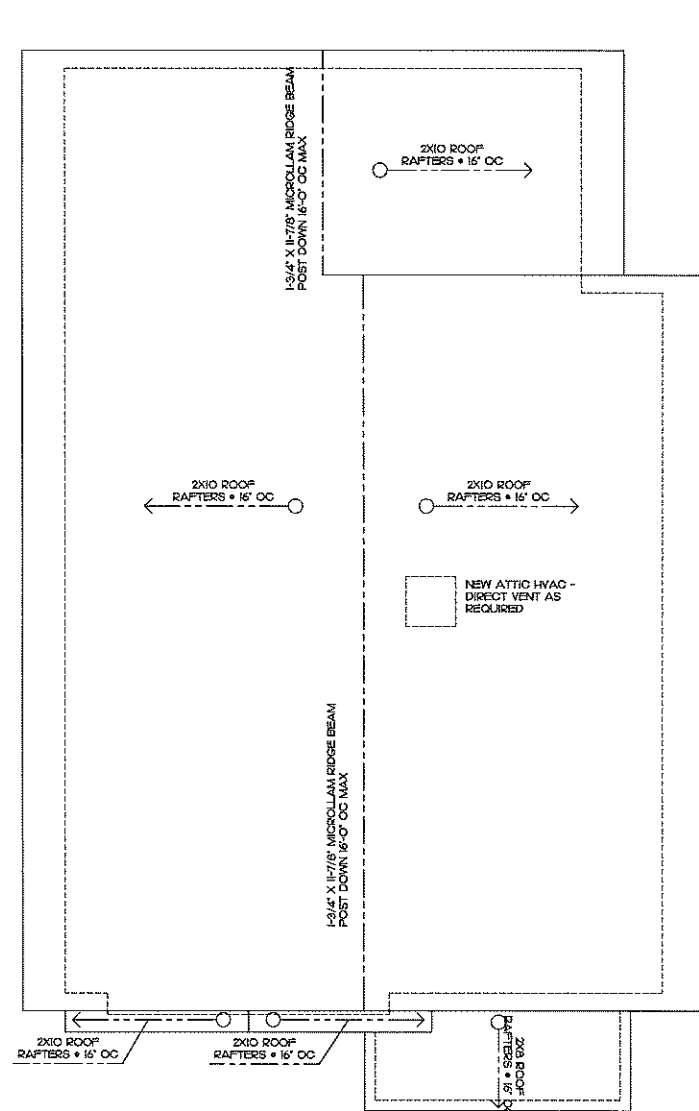


⑥ LEFT-SIDE ELEVATION  
 1/4" = 1'-0"

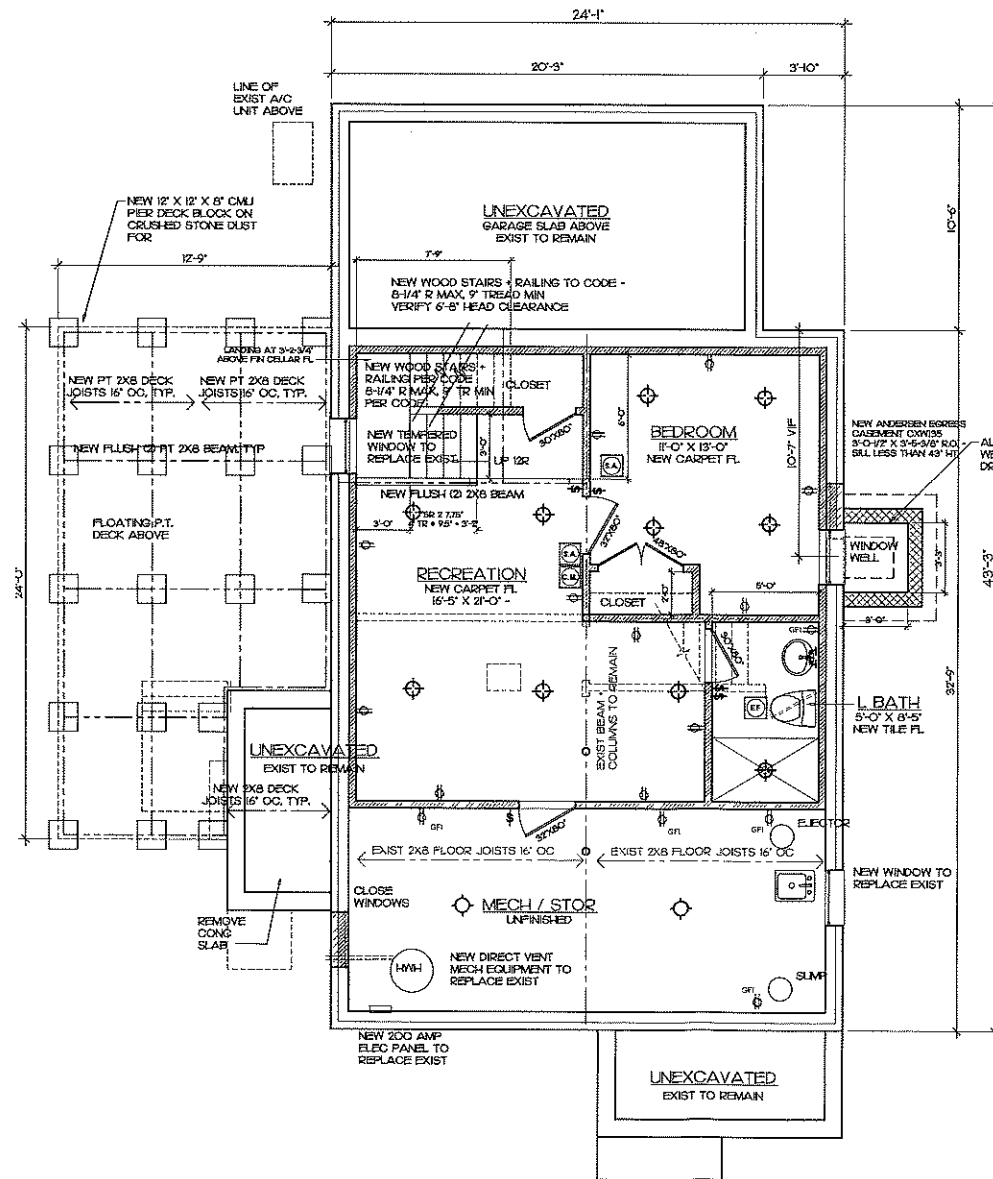


③ FRONT ELEVATION  
 1/4" = 1'-0"

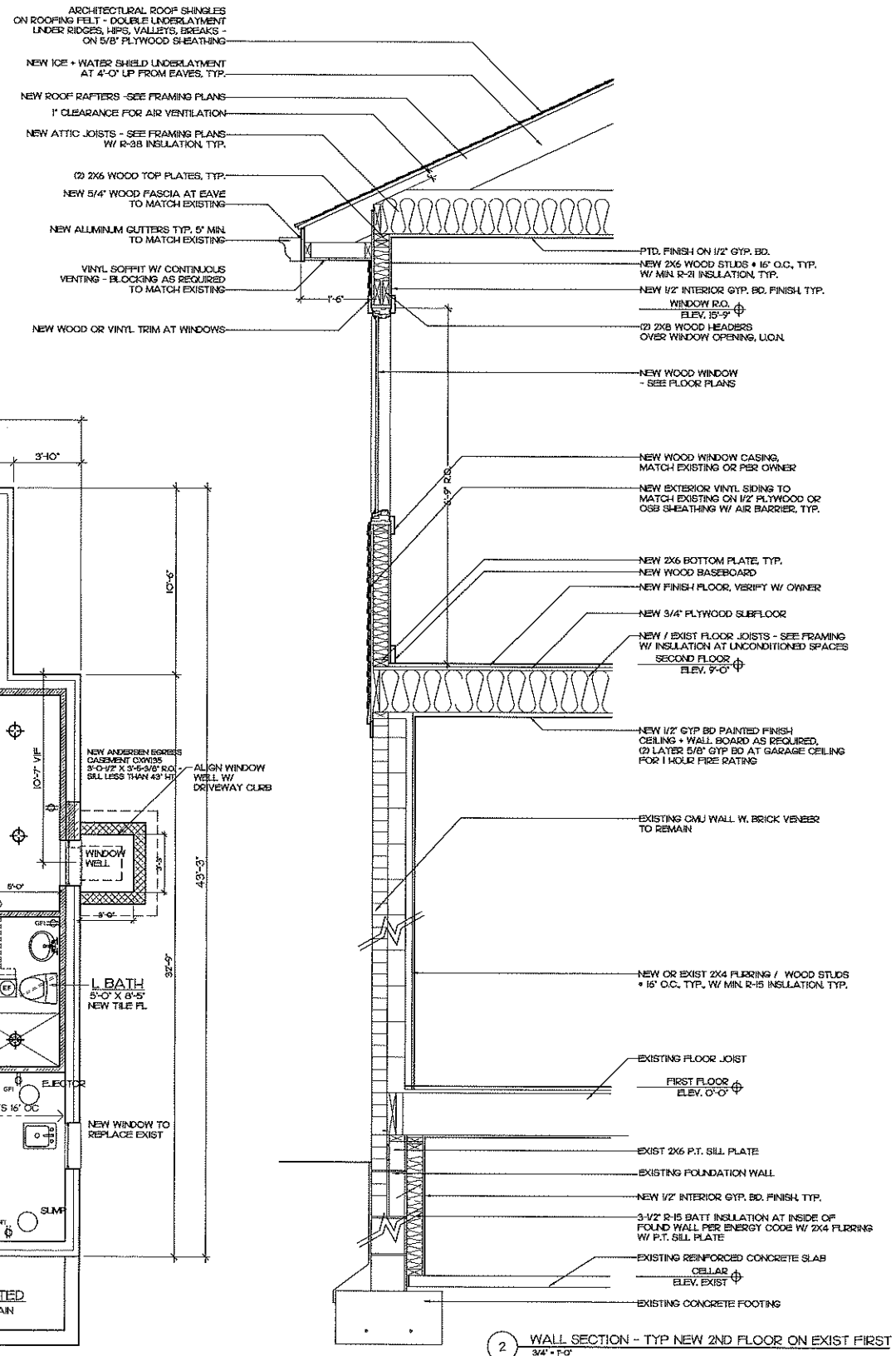
#	Date	Revision
Addition + Renovation for:		
<b>Residence</b>		
Block: 316 Lot: 1 155 Sussex Road Bergenfield, New Jersey		
<b>ELEVATIONS</b>		
Scale: 1/4" = 1'-0"		
Date: MARCH 11, 2020		
Submission: BID SET		
<b>Indemnification Clause:</b> The owner shall release, hold harmless, and indemnify the Architect with respect to: any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.		



Ⓐ ROOF PLAN  
1/4" = 1'-0"



Ⓑ CELLAR FLOOR PLAN  
1/4" = 1'-0"



② WALL SECTION - TYP NEW 2ND FLOOR ON EXIST FIRST  
3/4" = 1'-0"

#	Date	Revision
Addition + Renovation for:		
<b>Residence</b>		
Block: 316 Lot: 1		
155 Sussex Road		
Bergenfield, New Jersey		
CELLAR + ROOF PLANS, WALL SECTION		
Scale: 1/4" = 1'-0" / 3/4" = 1'-0"		
Date: MARCH 11, 2020		
Submission: BID SET		
Indemnification Clause: The owner shall release, hold harmless, and indemnify the Architect with respect to: any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.		

RESIDENTIAL NOTES:

1. FIRE STOPPING REQUIRED PURSUANT TO THE 2018 INTERNATIONAL RESIDENTIAL CODE - NJ
2. ALL EXTERIOR GLASS DOORS AND SHOWER ENCLOSURES TO HAVE SAFETY GLAZING - REQUIRES MARKING 16CFR1201
3. ALL EXTERIOR WALLS TO BE MIN INSULATED WITH R-13 BATT INSULATION - NEW ROOF TO HAVE R-30, NEW FLOOR TO HAVE R-30 OR AS NOTED PER ENERGY CODE.
4. ALL NEW INTERIOR WALLS TO RECEIVE NEW INTERIOR FINISHES, 1/2" GYPSUM BOARD TYPICAL, MOISTURE RESISTANCE AT WET LOCATIONS, UON.

GENERAL CONSTRUCTION NOTES:

1. ALL STRUCTURAL WORK SHALL CONFORM TO THE NJ STATE BUILDING CODE AND ALL LOCAL GOVERNING BUILDING CODE.
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION FOR COORDINATION OF THE WORK OF ALL TRADES, AND FOR SAFETY PRECAUTIONS.
3. PROPERTY DIMENSIONS GIVEN ARE BASED UPON INFORMATION CONTAINED IN VARIOUS DESIGN DOCUMENTS PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO SITE INFORMATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR HIS EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.

FRAMING LUMBER & TIMBERS:

1. ALL FRAMING LUMBER WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:  
A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, "TIMBER CONSTRUCTION MANUAL," LATEST EDITION.  
B. NATIONAL FORESTS PRODUCTS ASSOCIATION NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION.
2. FRAMING LUMBER SHALL BE OF THE FOLLOWING MINIMUM GRADE AND SPECIE FOR THE SPECIFIED USE, UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. ALL LUMBER SHALL BE GRADE-STAMPED BY A RECOGNIZED GRADING AGENCY AND SHALL BE SURFACE DRIED.  
  
RAFTERS, NOT USED AS TAILS: DOUGLAS FIR LARCH #2, FB-900  
PSI, E-1600,000  
COLLAR TIES, CEILING JOISTS: DOUGLAS FIR LARCH #2, PF-900  
PSI, E-1600,000  
STUDS: DOUGLAS FIR LARCH STUD GRADE, KLN DRIED, FC-850  
PSI, E-1400,000  
PLATES: DOUGLAS FIR LARCH STUD GRADE  
HEADERS, BEAMS: DOUGLAS FIR LARCH #1, FB-1000 PSI,  
E-1700,000  
POSTS: DOUGLAS FIR LARCH #1, FC-1000 PSI, E-1600,000

3. NAILING SHALL CONFORM TO THE IRC 2018, NJ EDITION.
4. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICRO-LAM, GLULAM, OR STEEL GIRDERS, SET THE GIRDERS 1/4" CLEAR BELOW TOP OF FRAMING LUMBER TO ALLOW FOR FRAMING LUMBER BRINKAGES.
5. STUD BEARING WALLS ARE TO BE A MINIMUM 2'x4" x 16" O.C. AT THE INTERIOR & EXTERIOR.
6. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW. INSTALL ADDITIONAL STUDS WHERE REQUIRED.
7. USE DOUBLE STUDS AT ENDS OF WALLS AND END OF WALL OPENINGS.
8. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
9. TOP PLATES OF WALLS SHALL BE (2) 2'x4" MEMBERS, STAGGER SPICES 8"-0" MINIMUM. LAP ALL PLATES AT CORNERS AND AT INTERSECTIONS OF PARTITIONS.
10. UNLESS OTHERWISE NOTED, PROVIDE HEADERS OVER ALL OPENINGS AS FOLLOWS: INTERIOR WALLS (2) 2'x6" MIN, EXTERIOR WALLS (2) 2'x10" MIN.
11. UNLESS OTHERWISE NOTED, AT ENDS OF ALL BEAMS, HEADERS, AND GIRDERS, PROVIDE A BUILT-UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" AT INTERIOR WALLS, 6" AT EXTERIOR WALLS. WHERE POSTS SPECIFIED ON THE DRAWINGS, THEY SHALL BE SOLID TIMBERS, NOT BUILT-UP FROM STUDS.
12. BEAMS UNDER OR ABOVE A POST SHALL BE AT LEAST AS WIDE AS THE POST.
13. PROVIDE CROSS BRACING AT MAXIMUM 8'-0" O.C. FOR ALL JOISTS. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.

FRAMING NOTES:

1. RAFTERS TO BE FRAMED TO RIDGE BOARD, TYP, UON. RIDGE BOARD TO BE NOT LESS THAN CUT END OF RAFTER.
2. HIP & VALLEY RAFTERS SHALL BE NOMINAL 2" THICK, NOT LESS THAN DEPTH OF CUT END OF RAFTER. HIP & VALLEY RAFTERS SHALL BE SUPPORTED AT RIDGE BY BRACE TO A BEARING PARTITION UON.
3. WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, SUB-FLOORING OR METAL STRAPS SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE ACROSS BUILDING, OR BE PROVIDED W/ 2'x4 CROSS TIES LESS THAN 4'-0" OC, UON.
4. CEILING & FLOOR JOISTS SHALL BE LAPPED OVER BEARING PARTITIONS A MIN OF 3'.
5. STRUCTURAL ROOF, FLOOR, AND WALL FRAMING SHALL NOT BE CUT, NOTCHED, OR BORED IN EXCESS OF SECTION 602.6, 802.7 IRC 2018, NJ EDITION. ENGINEERED WOOD PRODUCTS ARE NOT PERMITTED TO BE ALTERED EXCEPT AS PER MANUFACTURER INSTRUCTIONS.
6. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE DOUBLED, OR A BEAM AS NOTED TO SUPPORT THE LOAD SHALL BE PROVIDED.
7. THE ENDS OF EACH JOIST, BEAM, RAFTERS, OR GIRDERS SHALL HAVE NOT LESS THAN 15" OF BEARING ON WOOD OR METAL & NOT LESS THAN 3" BEARING ON MASONRY OR CONCRETE - PER SECTION 802.6 IRC 2018 - NJ.
8. JOISTS FRAMING INTO SIDE OF WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR LEDGER STRIPS. JOISTS SHALL BE SUPPORTED Laterally AT ENDS BY FULL DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS.
9. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN IRC 2018 R502.8 - NJ.
10. FLOOR FRAMING SHALL BE NAILED AND FASTENED IN ACCORDANCE WITH IRC 2018, R602.3 - NJ.
11. ROOF/WALL CONNECTION SHALL BE NAILED AND FASTENED IN ACCORDANCE WITH IRC 2018 R602.31 - NJ.
12. FRAMING OF OPENINGS SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. DOUBLE ALL FRAMING MEMBERS FOR SPAN OVER 5'-0", AND APPROVED HANGERS ARE REQUIRED FOR SPANS OVER 6'-0".
13. WALL FRAMING SUCH AS TOP PLATES, JACK STUDS, STUD SPACING, HEADERS, BOTTOM PLATE, FIRE-BLOCKING, DRILLING AND NOTCHING, CRIPPLE AND BRACED WALLS, AND FASTENING SHALL BE PER IRC 2018, SECTION R601, NJ.

MICRO-LAM BEAMS:

1. A MINIMUM OF 1 1/2" OF BEARING LENGTH IS REQUIRED. SEE DRAWINGS FOR THE POST SIZE REQUIRED. ZEBRACING ACROSS FULL LENGTH OF BEAM IS ASSUMED.
1. LATERAL SUPPORT REQUIRED AT BEARING POINTS.
  2. 16" AND 18" DEEP BEAMS ARE TO BE USED IN MULTIPLE UNITS ONLY.
  3. NAILING PATTERN FOR ASSEMBLY OF MULTIPLE UNITS TO BE A MINIMUM OF (2) ROWS OF 160 NAILS x 12" O.C. (3) ROWS OF 160 NAILS x 12" O.C. FOR 14", 16" AND 18" BEAMS.
  4. ASSUME FB-2600,000 PSI, E-27,000,000 PSI
  5. MICRO-LAM BEAMS ARE MANUFACTURED BY "GEORGIA PACIFIC".
  6. ALL JOIST HANGERS TO BE "MICRO-LAM" METAL LUMBER CONNECTORS, SEE MANUFACTURER'S SPECIFICATIONS FOR HANGER DESTINATION.

ABBREVIATIONS:

VIF: VERIFY IN FIELD	OH: OVERHANG
TYP: TYPICAL	PK: PEAK
UON: UNLESS OTHERWISE NOTED	HT: HEIGHT
PTD: PAINTED	SF: SQUARE FEET
APF: ABOVE FINISHED FLOOR	LS: POLYDS
OC: ON CENTER	FL: FLOOR
OA: OVERALL	FIN: FINISHED

MANUFACTURED WOOD PRODUCTS:

1. MICRO-LAM (VL) BEAMS: MANUFACTURED BY GEORGIA PACIFIC. FB-2600PSI, E-1900,000 PSI OR APPROVED EQUAL

PLYWOOD:

1. PLYWOOD SHEATHING SHALL BE RATED SHEATHING AND APA GRADE STAMPED FOR SPECIFIED SPAN. SHALL BE MADE WITH EXTERIOR GLUE AND SHALL BE OF THE FOLLOWING THICKNESS: ROOF - 5/8", WALLS - 1/2", INDEX STAMP TO BE VISIBLE ON ALL SHEETS.
2. ALL PLYWOOD SHALL BE GLUE NAILED TO FLOOR JOISTS USING APA APPROVED CONSTRUCTION ADHESIVE IF GOODRICH PL-400 OR APPROVED EQUAL.
3. USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR PLYWOOD SHEATHING.
4. LEAVE 1/8" SPACE AT ALL PLYWOOD PANEL END JOINTS AND 1/8" SPACE AT ALL PANEL EDGE JOINTS.

TIMBER CONNECTORS:

1. JOISTS HANGERS, CROSS BRIDGING, AND ALL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE GALVANIZED STEEL AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL. SPECIAL NAILS AS SUPPLIED BY MANUFACTURER SHALL BE USED FOR REQUIRED NAILING.
2. PROVIDE GALVANIZED METAL POST BASES AND POST CAPS (SIMPSON TYPE CC OR EQUAL) AT ALL POSTS. SELECT POST BASES THAT ARE DESIGNED TO BE ANCHORED TO FOUNDATIONS WITH BOLTS OR PLATES EMBEDDED IN THE CONCRETE.
3. PROVIDE METAL BEAM HANGERS AT ALL JOISTS FLUSH FRAMED TO BEAMS. WHERE BEAMS ARE FLUSH FRAMED TO OTHER BEAMS, USE TOP FLANGE METAL BEAM HANGERS.
4. PROVIDE METAL HURRICANE ANCHORS AT EACH RAFTER. SIMPSON H5 OR H7 OR AS REQUIRED BY THE LOCAL GOVERNING BUILDING CODE.
5. RAFTERS FRAMED FLUSH TO STRUCTURAL RIDGE BEAMS SHALL HAVE HANGERS.

DESIGN LOADS ARE AS FOLLOWS PER SF:

LOCATION	LIVE	DEAD	DELECT LIMIT
FIRST FLOOR	40 LBS	10 LBS	1/360
2ND FL (SLEEP AREAS)	30 LBS	10 LBS	1/360
ATTIC (NON-STORAGE)	10 LBS	15 LBS	1/240
ATTIC (STORAGE)	20 LBS	10 LBS	1/240
ROOF W/ FINISHED CLG	30 LBS	SNOW 15 LBS	1/240
ROOF W/O FINISHED CLG	30 LBS	17 LBS	1/180

1. DOUBLE ALL JOISTS (UON) AROUND OPENINGS AND UNDER ALL PARTITIONS PARALLEL TO THE DIRECTION OF THE JOISTS.
2. PROVIDE CONTINUOUS FIRE STOP AT ALL CONCEALED SPACES IN WALLS AND BETWEEN FLOOR SPACES AT BEARING PARTITIONS TO LIMIT DIMENSIONS OF CONCEALED SPACES TO 8'-0" VERTICALLY AND 20'-0" HORIZONTALLY.
3. ALL MATERIAL TO BE USED IN THIS PROJECT SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS FOR INSTALLATION OF THEIR PRODUCT.
4. ALL MASONRY SHALL BE TIED TO STRUCTURE WITH SUITABLE NONCORROSIVE STRAPS AND ANCHORS INTENDED FOR THESE SPECIFIC USES.
5. PROVIDE SOLID BLOCKING AS REQUIRED UNDER ALL POSTS ABOVE, AS REQUIRED TO PROPERLY TRANSMIT LOADS TO FOUNDATION AND/OR GIRDERS.

FOUNDATIONS:

1. BUILDING FOUNDATIONS SHALL BEAR ON FIRM UNDISTURBED SOIL HAVING MINIMUM BEARING CAPACITY OF 3000 PSF OR ALL ON ROCK HAVING MINIMUM BEARING CAPACITY OF 4000 PSF. FOUNDATIONS SHALL NOT BEAR PARTIALLY ON SOIL IF OTHER FOUNDATIONS BEAR ON ROCK. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN FILED BY THE GEOTECHNICAL ENGINEER. ADJUST BOTTOM OF FOOTING ELEVATION AS REQUIRED.
2. MINIMUM FOUNDATION REINFORCEMENT SHALL CONSIST OF:  
FOOTINGS: 2 #4 CONTINUOUS PLACED 3" CLEAR FROM BOTTOM AND SIDES. LAP 2'-0".  
WALLS: 2 #4 CONTINUOUS PLACED 2" BELOW TOP OF WALL. LAP 2'-0".  
WALL DOWELS: #4 x 2'-0" OC. EMBED VERTICAL LEG 9" INTO FOOTING W/ 90 DEGREE, 6" HOOK AT END, EMBED VERTICAL LEG 1'-8" INTO WALL.
3. DO NOT PLACE BACKFILL AGAINST THE CONCRETE WALLS UNTIL THE WALLS HAVE ATTAINED THEIR 28 DAY STRENGTH.
4. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM 3'-0" BELOW FINAL GRADE UNLESS THEY BEAR ON SOUND, UNWEATHERED ROCK.
5. A LINE CONNECTING THE NEAREST POINTS OF THE BOTTOMS OF ANY TWO FOOTINGS SHALL NOT HAVE A SLOPE GREATER THAN 1 VERTICAL TO 2 HORIZONTAL.
6. PRESSURE TREATED SILLS SHALL BE ANCHORED TO THE FOUNDATION WALL WITH 1/2" ANCHOR BOLTS WITH A 4" 90 DEGREE HOOK AT THE END. THE BOLTS SHALL BE EMBEDDED 12". LOCATE BOLTS AT CORNERS, SIDES OF WALL OPENINGS IN STUD WALLS, AND 6'-0" OC.

CONCRETE:

1. ALL CONCRETE WORK SHALL CONFORM TO THE ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (AC308), LATEST EDITION.
2. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM ULTIMATE COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS.
3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
4. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI MANUAL OF STANDARD PRACTICE (AC308), LATEST EDITION.
5. COMPLY WITH THE RECOMMENDATIONS OF AC308 FOR COLD WEATHER CONCRETING AND AC308 FOR HOT WEATHER CONCRETING.
6. WELDED WIRE FABRIC (WFF) SHALL CONFORM TO ASTM A185, WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 70,000 PSI.
7. COORDINATE SIZE AND LOCATION OF OPENINGS AND PIPE SLEEVES WITH DRAWINGS. MINIMUM CONCRETE PIPE BETWEEN SLEEVES SHALL BE 6".
8. ALL GROUT SHALL BE NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
9. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:  
SLABS: 3/4", FOOTINGS: 3", EXTERIOR WALLS: 1-1/2" FOR #5 OR SMALLER.

CONCRETE BLOCK:

1. ALL CONCRETE BLOCK WORK SHALL CONFORM TO THE "NATIONAL CONCRETE MASONRY ASSOCIATION SPECIFICATIONS," LATEST EDITION.
2. CONCRETE BLOCK SHALL CONFORM TO ASTM C90, TYPE I WITH FM-1500 PSI ON NET AREA.
3. ALL MORTAR SHALL BE ASTM C270, TYPE S.
4. ALL BLOCK DIMENSIONS INDICATED ON DRAWINGS ARE NOMINAL DIMENSIONS.
5. ALL CONCRETE BLOCK BELOW GRADE SHALL BE FILLED WITH MORTAR.
6. CONCRETE BLOCK BELOW BEAM OR TRUSS BEARING POINTS SHALL BE FILLED SOLID FOR A MINIMUM OF TWO COURSES IN DEPTH AND A MINIMUM OF 32" IN WIDTH, UON.
7. WHERE A WOOD POST OR STEEL PIPE COLUMN BEARS DIRECTLY ON A BLOCK WALL, FILL ALL BLOCKS SOLID WITHIN A WIDTH OF 32", CENTERED ON THE POST OR PIPE COLUMN, DOWN TO THE FOUNDATION.
8. PROVIDE HORIZONTAL LAMINAR TYPE REINFORCEMENT AT 16" VERTICAL SPACING. PROVIDE SPECIAL CORNER AND TEE PIECES FOR CONTINUITY.

ELECTRICAL NOTES:

1. NEW ELECTRICAL OUTLETS, PHONE OUTLETS, AND CABLE TV OUTLETS TO BE INSTALLED AS PER APPLICABLE CODES.
2. ALL NEW SMOKE DETECTORS TO BE HARDWIRED TO NEW CIRCUIT PER NJ BUILDING CODE, BATTERY BACK-UP.
3. RECESSED CEILING LIGHT FIXTURES TO BE 4" DIA. HALO - WHITE TRIM OR APPROVED EQUAL.
4. PROVIDE ALL PROPER GROUNDING FOR ALL EQUIPMENT - VERIFY W/ OWNER.

WINDOWS:

1. ALL NEW WINDOWS AND FRENCH DOORS TO BE ANDERSEN BRAND 400 SERIES WOOD UNITS OR APPROVED EQUAL. SHOWN ON PLANS ARE CATALOG UNIT NUMBERS AND ROUGH-OPENING DIMENSIONS.
2. ALL WINDOWS TO HAVE LOW-E INSULATED GLASS, SCREENS, HARDWARE PER OWNER'S REQUEST.
3. ALL TRIM TO MATCH EXISTING. SILL HORNS TO EXTEND FOR TRIM, ALL EXTERIOR WALLS 2'x4" WOOD STUD (VJF).
4. ALL EGRESS WINDOWS TO BE PER NJ CODE - 5.7 SQ FT CLEAR OPENING, 24" MIN. HEIGHT, 20" MIN. WIDTH, 44" MAX SILL HEIGHT ABOVE FINISHED FLOOR.
5. INSURE EGRESS AND TEMPERED UNITS WHERE REQUIRED.
6. PROVIDE MUNTIN GRILLES FOR ALL UNITS.
7. PROVIDE EXTENSION JAMBS FOR WALLS GREATER THAN 4'.
8. ANY SUBSTITUTIONS TO BE EQUAL TO, OR GREATER THAN, UNIT SHOWN ON PLAN.

GENERAL ADMINISTRATION:

1. THE ARCHITECT IS TO HAVE ACCESS TO THE JOB SITE AT ALL TIMES.
2. NO WORK TO BE STARTED UNTIL A BUILDING PERMIT & REQUIRED VARIANCES, IF NEEDED, HAVE BEEN OBTAINED, AND OTHER APPROVALS AND REVIEWS HAVE BEEN CONDUCTED AND SECURED AS REQUIRED BY THE LOCAL AGENCIES HAVING JURISDICTION OVER THE WORK.
3. ALL CONDITIONS AND DIMENSIONS ARE TO BE VERIFIED BEFORE THE START OF ANY WORK AND DISCREPANCIES, OR VARIATIONS BETWEEN PLANS AND ACTUAL CONDITIONS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT PRIOR TO START OF WORK.
4. ALL WORK OF THE VARIOUS TRADES IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS LICENSED IN THE STATE OF NEW JERSEY AND AS OTHERWISE REQUIRED BY LOCAL AGENCIES.
5. ALL CONSTRUCTION MATERIALS ARE TO BE NEW AND OF SOUND QUALITY.
6. PRIOR TO COMPLETION OF WORK, REMOVE FROM JOB SITE ALL TOOLS, EQUIPMENT, MACHINERY, DEBRIS, WASTE, SCRAP, ETC.
7. ALL CONDITIONS INDICATED OR IMPLIED AS EXISTING AT THE TIME OF CONSTRUCTION ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.
8. THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL STATE AND FEDERAL REQUIREMENTS AND GENERALLY ACCEPTED STANDARDS FOR THE CONSTRUCTION INDUSTRY SUCH AS, ASTM, ANSI, ADA, SMACNA, UL, ETC.
9. THE CONTRACTOR SHALL PROVIDE ALL CERTIFICATES OF INSURANCE, BONDS, TEMPORARY SERVICES, PERMITS, AND REMOVAL OF DEBRIS, AND SHALL ARRANGE FOR THE CALM AND QUIET MOVEMENT OF MEN AND MATERIALS THROUGHOUT THE NEIGHBORHOOD AND SITE DURING THE CONSTRUCTION PROCESS WITHOUT DISRUPTION OF DAILY ACTIVITIES TO NEIGHBORS, OWNERS AND WORKERS.
10. DUST PARTITIONS SHALL BE ERRECTED AS DIRECTED BY THE OWNER SO AS NOT TO ALLOW CONSTRUCTION DUST TO ENTER USABLE AREAS. HEAVY PLASTIC SHEATHING PROPERLY FASTENED IS ACCEPTABLE.
11. FOUNDATIONS AND SUBSOIL CONDITIONS HAVE BEEN DESIGNED BASED ON GENERAL INFORMATION AND MAY REQUIRE BORINGS AND/OR TEST PITS AS FURNISHED BY THE OWNER. EXACT FOUNDATION REQUIREMENTS ARE SUBJECT TO CHANGE BASED UPON INSPECTION OF ACTUAL SITE CONDITIONS AT TIME OF CONSTRUCTION AS DETERMINED BY THE ENGINEER.
12. PRIOR TO THE START OF ANY WORK, THE CONTRACTOR AND OWNER SHALL VERIFY THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN AND SAFEST REMOVAL METHOD FOR THOSE TO BE DISCARDED, INCLUDING ALL BRACING, SHORING, AND STABILIZING METHODS REQUIRED TO ENSURE SITE SAFETY.
13. ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
14. DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION AND ZONING PURPOSES.
15. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF PLANS WITH ALL RELATED SERVICE COMPANIES, AND GOVERNMENT AGENCIES, SUCH AS, TELEPHONE, GAS, SEWER, WATER, ELECTRICITY, CABLE, D.O.T, ETC. AND SHALL FULLY COMPLY WITH ALL INTERFACE REQUIREMENTS INDEPENDENTLY WITH EACH APPLICABLE CONNECTION.
16. THE CONTRACTOR SHALL VERIFY THAT ALL FIXTURES, EQUIPMENT AND/OR APPLIANCES SPECIFIED, ORDERED, OR INSTALLED IN THIS PROJECT ARE IN FULL COMPLIANCE WITH ALL CONDITIONS AND REQUIREMENTS OF THE MOST CURRENT EDITION OF THE NEW JERSEY ENERGY AND CONSTRUCTION CODE. ANY ITEM SPECIFIED HEREIN WHICH DOES NOT COMPLY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN ORDER THAT AN ACCEPTABLE ALTERNATIVE MAY BE SELECTED.
17. THE CONTRACTOR SHALL ARRANGE AND CONDUCT ALL INSPECTIONS WITH LOCAL BUILDING INSPECTORS FOR SOILS AND FOUNDATIONS, ROUGH CARPENTRY, PLUMBING AND ELECTRICAL, FIRE STOPPING, MECHANICAL VENTILATION, WELDING, OR AS OTHERWISE REQUIRED DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF PUBLIC WORKERS AND OTHERS ON SITE DURING THE CONSTRUCTION PERIOD AND SHALL PROVIDE ALL NECESSARY WORKERS COMPENSATION INSURANCE FOR ALL WORKERS.

NOTICE TO GENERAL CONTRACTOR:

DUE TO THE AGE & CONDITION OF THE BUILDING AND NON-VISIBLE STRUCTURAL MEMBERS, THE CONTRACTORS ARE TO SURVEY THE STRUCTURE, OPEN CONCEALED AREAS AND VERIFY CONDITIONS. IF DISCREPANCIES OR PROBLEMS ARE FOUND THE ARCHITECTS ARE TO BE CONSULTED IMMEDIATELY, BEFORE PROCEEDING WITH ANY WORK. THE ARCHITECT MADE ASSUMPTIONS BASED UPON VISUAL INSPECTIONS, HOWEVER, ALL CONDITIONS AND STRUCTURAL MEMBERS COULD NOT BE SEEN. THEREFORE, BEFORE BEGINNING WORK THE CONTRACTORS ARE TO:

1. DIG INSPECTION HOLES AT LOCATIONS INDICATED ON THE CONTRACT DRAWINGS TO DETERMINE CONDITION, SIZE AND LOCATION BELOW GRADE OF FOUNDATIONS & FOOTINGS.
2. REMOVE FINISHES AND OTHER MATERIALS CONCEALING STRUCTURAL MEMBERS AND VERIFY THEIR CONDITION, SIZE AND LOCATIONS. ANY STRUCTURAL MEMBERS ARE IN POOR CONDITION OR QUESTIONABLE IN ANY WAY THE SITUATION IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECTS FOR CORRECTIVE DESIGN.
3. ALL CONSTRUCTION INCLUDING MECHANICAL, ELECTRICAL, PLUMBING SYSTEMS ARE TO BE CHECKED AND ANY VIOLATIONS OR POOR CONDITIONS ARE TO BE CORRECTED.

DECK NOTES:

1. WOOD POSTS & COLUMNS IN CONTACT WITH THE GROUND OR IMBEDDED IN CONCRETE ARE REQUIRED TO BE CONSTRUCTED WITH PRESSURE TREATED WOOD.
2. GIRDERS WITHIN 12 INCHES OF ANY EXPOSED EARTH ARE REQUIRE TO BE CONSTRUCTED OF PRESSURE TREATED WOOD.
3. ALL FLOOR JOISTS AND DECKING MATERIAL WITHIN 16 INCHES OF EXPOSED EARTH ARE REQUIRED TO BE CONSTRUCTED WITH PRESSURE TREATED WOOD.
4. NON-CORROSIVE FASTENERS ARE REQUIRED.
5. METAL HANGERS, STRAPS, ETC., MUST HAVE MANUFACTURER'S GALVANIZED NAILS OR APPROVED EQUAL.

DECK GUARD NOTES:

1. DECK GUARDS ARE REQUIRED WHEN THE DECK WALKING SURFACE IS MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW.
2. DECK GUARDRAILS SHALL BE A MINIMUM OF 36 INCHES IN HEIGHT AND CONSTRUCTED TO WITHSTAND A CONCENTRATED LOAD OF 100 POUNDS APPLIED AT ANY POINT AND IN ANY DIRECTION ALONG THE TOP RAIL MEMBER.
3. OPEN GUARDS SHALL HAVE BALLISTERS OR BE OF SOLID MATERIAL SUCH THAT A SPHERE WITH A 4 INCH DIAMETER CANNOT PASS THROUGH THE OPENING.
4. GUARDS SHALL NOT HAVE AN ORNAMENTAL PATTERN THAT WOULD PROVIDE A LADDER EFFECT.
5. STAIR GUARDS / HANDRAILS ARE REQUIRED ON STAIRWAYS WITH 3 OR MORE RISERS.
6. RISERS SHALL BE CLOSED OR HAVE AN OPENING NO GREATER THAT 4 INCHES. HANDRAILS SHALL NOT BE LESS THAN 30" NOR MORE THAN 58 INCHES MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD OR ABOVE THE FINISHED FLOOR OF THE LANDING OR WALKING SURFACE. THE CLEAR SPACE BETWEEN THE HANDRAIL AND ADJACENT WALL OR SURFACE SHALL NOT BE LESS THAN 1-1/2 INCHES.
7. HANDRAILS SHALL BE GRASPABLE WITH A CROSS SECTION AREA OUTSIDE DIAMETER A MINIMUM OF 1-1/4 INCHES BUT NOT GREATER THAN 2-5/8 INCHES.

Chris Blake

Architect

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# | Date | Revision

Addition + Renovation for:

Residence

Block: 316 Lot: 1  
155 Sussex Road  
Bergenfield, New Jersey

GENERAL NOTES

Scale: NO SCALE

Date: MARCH 11, 2020

Submission: BID SET

Indemnification Clause:  
The owner shall release, hold harmless, and indemnify the Architect with respect to any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.

A5



LOT 24  
BLOCK 328  
LOT AREA 5,078 S.F.

EXISTING PATIO

EXISTING FRAME DWELLING  
#36

EXISTING ASPHALT DRIVEWAY

PROPOSED COVERED FRONT PORCH 172 S.F.

Dimensions: 60.00' E, 60.00' W, 101.27' N, 101.35' N, 5.31' W, 5.41' W, 25' R.Y.S.B., 5' S.Y.S.B., 25' F.Y.S.B., 20.71', 25.11', 26.73', 6.28' W, 5.31' W, 5.41' W, 101.27' N, 101.35' N, 20' N 45° 17' 00" W, 20' N 85° 17' 00" W, S 20° -43' -00" W 60.00', 20.71', 25.11', 26.73', 6.28' W, 5.31' W, 5.41' W, 101.27' N, 101.35' N, 20' N 45° 17' 00" W, 20' N 85° 17' 00" W.

SCALE: 1" = 20'-0"  
SITE INFORMATION TAKEN FROM SURVEY PREPARED  
BY GB ENGINEERING, THOMAS STEARNS, P.L.S. NJ  
LIC. #GB40959, DATED 08-03-2018

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