

ZONING INFORMATION: 12 AVON COURT, HILLSDALE, NJ BLOCK 1303, LOT 4
 ZONE: R-3

CRITERIA	REQUIRED	PROVIDED	REMARKS
LOT AREA (SQ. FT.)	10,000 S.F. (MIN)	15,875.8 S.F. (EXISTING CONDITION)	EXISTING UNCHANGED
LOT WIDTH (MIN. FT.)	100 LIN. FT. (MIN)	50.0 LIN. FT. / 50' RADIUS (EXISTING CONDITION)	EXISTING UNCHANGED
LOT DEPTH (MIN. FT.)	100 LIN. FT. (MIN)	136 LIN. FT. (MIN) + (EXISTING CONDITION)	EXISTING UNCHANGED
FRONT YARD SETBACK	30 FT. (MIN)	35.5 FT. (EXISTING CONDITION) TO DWELLING CORNER 23.9 FT. (PROPOSED TO PORCH)	PROPOSED CONDITION VARIANCE REQUIRED
REAR YARD SETBACK	25 FT. (MIN)	29.2 FT. (TO EXISTING DECK)	EXISTING UNCHANGED
SIDE YARD (ONE) SETBACK	12 MINIMUM / 30% LOT WIDTH EACH SIDE	11.5 FT. (LEFT SIDE) TO EXISTING DWELLING 32.2 FT. (RIGHT SIDE) TO EXISTING DWELLING	EXISTING CONDITIONS PORCH IS CONFORMING
HEIGHT RESTRICTIONS	33.0 FT. / (2) STORY (MAX.)	24.5 FT. GRADE TO ROOF	EXISTING CONDITION NO CHANGES
BUILDING COVERAGE	25% OF LOT SIZE (MAX.) WHICH EQUALS 2,500.0 S.F.	11.2% BUILDING COVERAGE OF LOT SIZE WHICH EQUALS 1,785.5 S.F. OF THE 15,875.8 S.F. WHICH IS THE TOTAL LOT SIZE	EXISTING CONDITION
MAXIMUM IMPERVIOUS COVERAGE	30% OF LOT SIZE (MAX.) WHICH EQUALS 3,000.0 S.F.	25.9% IMPERVIOUS COVERAGE OF LOT SIZE WHICH EQUALS 4,102.1 S.F. OF THE 15,875.8 S.F. WHICH IS THE TOTAL LOT SIZE	EXISTING CONDITION

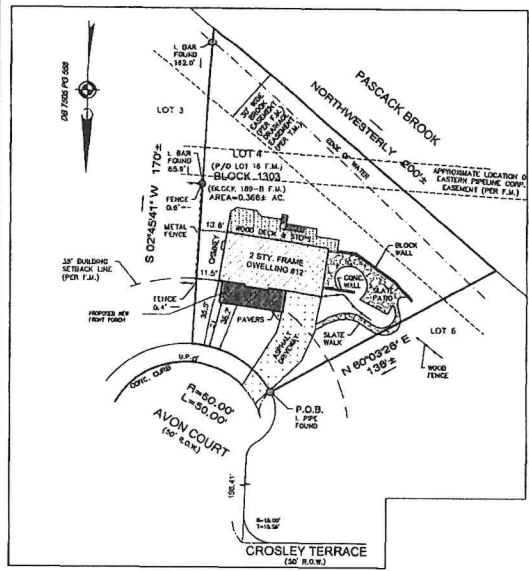
IMPERVIOUS COVERAGE CALCULATIONS:
 EXISTING DWELLING: 1,011 S.F.
 EXISTING DECK: 594 S.F.
 EXISTING SLATE: 718 S.F.
 EXISTING DRIVEWAY: 192 S.F.
 PROPOSED NEW PORCH: 214 S.F.
 TOTAL: 4,102.1 S.F.

PROJECT DATA	
USE GROUP	RS
CONSTRUCTION TYPE	5-B
BUILDING AREA (CALCULATIONS DONE FROM OUTSIDE FACE OF WALL)	
PORCH ADDITION	317 S.F.
VOLUME (CU. FT.)	1,681 CU. FT. (PORCH AREA)
LIVE LOADS	
FIRST FLOOR	= 40 PSF
SECOND FLOOR	= 30 PSF
UNINHABITABLE ATTICS WITHOUT STORAGE	= 15 PSF
ROOF	= 30 PSF

- SCOPE OF WORK**
- THESE SPECIFICATIONS ARE GENERAL IN NATURE. THE OWNER IN APPLYING THEM ASSUMES COMPLETE RESPONSIBILITY FOR THEIR SUBSTITUTION, CHANGES AND OMISSIONS.
 - THE CONTRACTOR SHALL APPLY ALL MATERIALS, FINISHES AND LABOR NECESSARY TO COMPLETE ALL THE WORK NOTED ON THESE PLANS AND AS OTHERWISE REQUIRED. ALL MATERIALS SHALL BE FREE FROM DEFECTS. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER ACCEPTABLE WITH MODERN PRACTICE.
 - THE ARCHITECT LIMITS HIS RESPONSIBILITY TO CONFORM TO THE DRAWINGS TO DIMENSIONS SHOWN OF THE STRUCTURAL MEMBERS AND MATERIALS BEFORE PROCEEDING. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THE BUILDING IS CONSTRUCTED WITH DIMENSIONS, SIZES, OR MATERIALS THAT DEVIATE FROM THESE DRAWINGS.
 - THE ARCHITECT HAS MADE NO DETERMINATION AS TO THE PRESENCE OF ANY ASBESTOS CONTAINING OR OTHER HAZARDOUS MATERIAL. THE OWNER SHALL PROVIDE THE CONTRACTOR WITH ANY KNOWLEDGE OR SUCH MATERIALS PRIOR TO COMMENCING THE WORK. THE CONTRACTOR PRIOR TO SUBMITTING A BID SHALL VISIT THE SITE TO DETERMINE IF ANY VISIBLE ASBESTOS OR OTHER HAZARDOUS MATERIAL IS PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY SUCH MATERIAL. THE BIDDER KNOWS PRIOR TO START OF WORK ON OR OCCUPANCY AT ANY TIME DURING THE PROJECT.

- GENERAL NOTES & CODE REFERENCES**
- ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.
 - IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR ANY OTHER DOCUMENTS, EACH CONTRACTOR THEREON SHALL, WITHIN (2) DAYS AFTER RECEIVING SUCH DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, NOTIFY THE ARCHITECT. IN THE EVENT OF SUCH ERRORS OR OMISSIONS, IN THE EVENT OF THE CONTRACTOR'S FAILURE TO GIVE SUCH NOTICE, HE WILL BE HELD RESPONSIBLE FOR THE RESULT OF ANY SUCH ERROR OR OMISSION AND THE COST OF RECTIFYING THE SAME.
 - ALL STRUCTURAL BEAM OPENINGS TO BE CONFIRMED WITH HOME OWNER PRIOR TO INSTALLATION. IF HOME OWNER REQUESTS BEAM/COLUMN CHANGES, CONTRACTOR TO NOTIFY ARCHITECT.
 - NOTIFY OWNER OF ANY CHANGES TO BE SHOWN FOR GENERAL INFORMATION ONLY. WITHIN 10 BUSINESS DAYS AFTER RECEIVING SUCH DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, NOTIFY THE ARCHITECT. IN THE EVENT OF SUCH ERRORS OR OMISSIONS, IN THE EVENT OF THE CONTRACTOR'S FAILURE TO GIVE SUCH NOTICE, HE WILL BE HELD RESPONSIBLE FOR THE RESULT OF ANY SUCH ERROR OR OMISSION AND THE COST OF RECTIFYING THE SAME.
 - ALL CONTRACTORS SHALL HAVE AND MAINTAIN CONTRACTORS LIABILITY PROPERTY DAMAGE INSURANCE AND WORKMANSHIP COMPLETION INSURANCE. ALL PHASES OF THE CONSTRUCTION SHALL COMPLY TO LOCAL, STATE, AND FEDERAL SAFETY LAWS.
 - ALL ELECTRICAL WORK SHALL COMPLY TO THE NATIONAL ELECTRICAL CODE (NFPA 70) 2002.
 - ALL PLUMBING WORK SHALL COMPLY TO THE NATIONAL STANDARD PLUMBING CODE 2001 EDITION.
 - ALL HEATING, VENTILATION AND AIR CONDITIONING WORK, INSTALLATION AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE 1990 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC).
 - ALL BUILDING SHALL CONFORM TO INTERNATIONAL RESIDENTIAL CODE - 2001 1/2 EDITION AND REBUILDABILITY PARCODE (N.A.C. SUBCHAPTER 6)
 - ENERGY CONSERVATION: INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

PORCH ADDITION FOR: DIPISA RESIDENCE 12 AVON COURT HILLSDALE, NEW JERSEY



PLOT PLAN
 SCALE: 1" = 10'-0"
 INFORMATION FOR THIS PLOT PLAN IS FROM THE SURVEY PREPARED BY MORGAN ENGINEERING AND SURVEYING FOR LOT 4, BLOCK 1303 IN THE BOROUGH OF HILLSDALE, NEW JERSEY. SURVEY DATED 4/20/18.

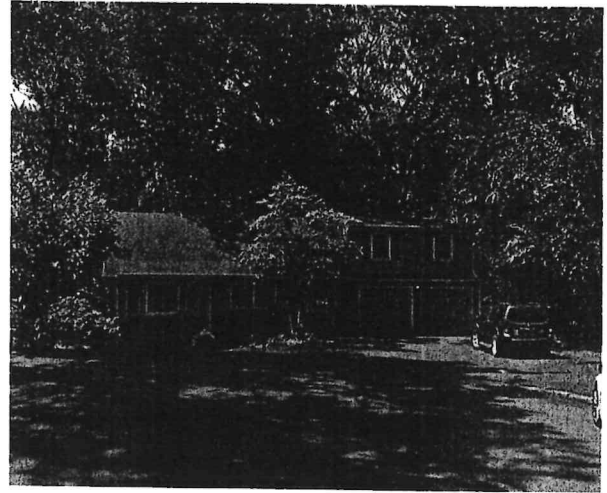
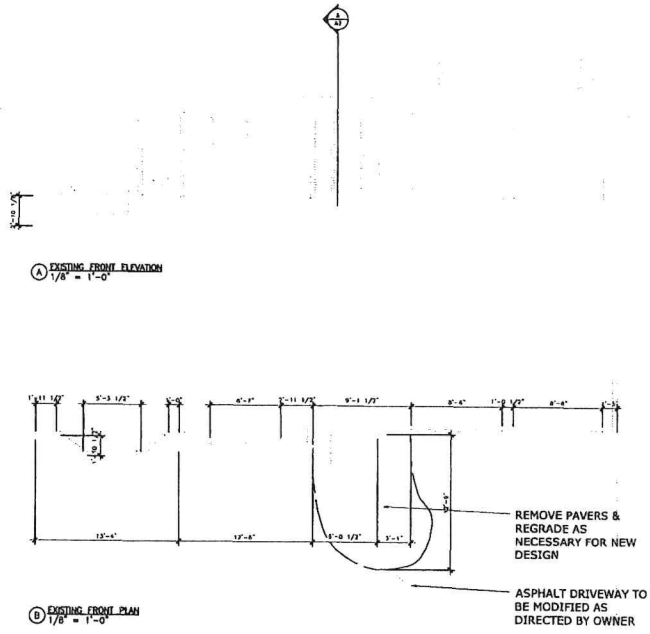
ABBREVIATIONS

A.C.T. ACoustic Ceiling Tile	CAB. CABINET	DET. DETAIL	F.D. FLOOR DRAIN	HER. HEADER	MAS. MASONRY	PLAST. PLASTIC	SCHED. SCHEDULE	U.O.K. UNLESS OTHERWISE NOTED
ADJ. ADJUSTABLE	CEAL. CEILING	D.F. DRINKING FOUNTAIN	F.F. FRESH AIR FLOOR	HTR. HEATER	MAT. MATERIAL	P.C.S. PANELS	SECT. SECTION	
A.F.F. ABOVE FINISH FLOOR	CL. CENTER LINE	D.H. DOUBLE HUNG	F.A.I. FRESH AIR INTAKE	HORZ. HORIZONTAL	MAX. MAXIMUM	PROP. PROPERTY	SH. SHEET	
AT AT	C.G. CENTER GRADE	DN. DOWN	FLR. FLASHING	HGT. HEIGHT	MECH. MECHANICAL	PART. PARTITION	S.M. SIMILAR	
ANCH. ANCHORED	C.I. CROWN CAST IRON	DWG. DRAWING	F.R. FRESH RAIN	H.M. HOLLOW METAL	MFR. MANUFACTURER	PERF. PERFORATED	SQ. FT. SQUARE FOOT	
ANZ. ANGLE	CONE. CONCRETE	E. EXISTING	FLR. FLOOR	I.D. INSIDE DIAMETER	M.S. MASONRY OPENING	PL. PLATE	SPECS. SPECIFICATIONS	
ALUM. ALUMINUM	COL. COLUMN	E.A. EACH	FO. FOUNDATION	INSUL. INSULATION	M.D. MOUNTED	P.L. PAR	STIFF. STIFFENERS	
ALT. ALTERNATE	CONSTR. CONSTRUCTION	ELEV. ELEVATION	F.F.T. FIRE RESISTANT TREATED	INFO. INFORMATION	M.L. MICRO LAM	P.T. PRESSURE TREATED	STL. STEEL	
APPROX. APPROXIMATE	C.O. CLEAN OUT	EQUIP. EQUIPMENT	GA. GAUGE	INT. INTERIOR	M.S. MABLE SHEDDLE	Q.T. QUARRY TILE	STOR. STORAGE	
APB. ANTI-PANIC BAR	C.O.D.P. CLEAN OUT WINDOW PLATE	CONTR. CONTRACTOR	GAZ. GALVANIZED	JT. JOINT	N.I.C. NOT IN CONTRACT	R. RISER	STRUCT. STRUCTURE	
	CONTR. CONTRACT	EXP. EXPANSION	GEN. GENERAL	N.H. NUMBER	N.O.A. NON-APPLICABLE	R.D. ROOF DRAIN	SUSP. SUSPENDED	
B.H. BETTER HEADER	C.T. CEMENT TILE	ERL. ELEVATION	CONTR. CONTRACTOR	LAM. LAMINATE		RE. DARS. REINFORCING BARS	TREAD TREAD	
B.L. BEAM	CRS. COURSE	EV. ELEVATION	CL. CLASS	LAV. LAVATORY		RECEPT. RECEPTION	T.C. TERRA COTTA	
B.C. BRICK COURSE	CTR. COUNTER	E.Q. EQUAL	OPF. B.O. OFFICE BUILDING OVERHEAD	L.O. LOBBY		REINFORCING BARS	THK. THICK	
B.D.G. BUILDING	E.W.C. ELECTRIC WATER COOLER	EXT. EXTERIOR	OPF. B.O. OFFICE BUILDING OVERHEAD	LTS. LIGHTS		RECEPT. RECEPTION	TOL. TOLERANCE	
B.K. BLOCK			OPF. B.O. OFFICE BUILDING OVERHEAD			REINFORCING BARS	T.O.P. TOP OF PLATE	
B.U.L. BUILDING						REINFORCING BARS	TYP. TYPICAL	
B.O.T. BOTTOM								

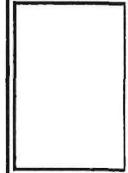
DRAWING LIST

PROJECT	ARCHITECTURAL
T-1	TITLE SHEET
A-1	EXISTING CONDITIONS PLAN
A-2	PROPOSED PLANS
A-3	SECTIONS AND DETAILS
A-4	SPECIFICATIONS

DATE	05/01/24
SCALE	AS NOTED
JOB NO.	24033
SHEET	T-1
DRAWING TITLE SHEET, PLOT PLAN, ZONING INFORMATION	
PROJECT: ALTERATION / ADDITION FOR: DIPISA RESIDENCE 12 AVON COURT HILLSDALE, NEW JERSEY	
DRAWN BY: ANTHONY POWER	
CHECKED BY: ANTHONY POWER	
DESIGNED BY: ANTHONY POWER	
PROJECT MANAGER: ANTHONY POWER	
ARCHITECT: T. J. MANK ABSTRACT, LLC 177 Valley Road, Westfield, NJ 07090 Phone: 908-231-1500 Fax: 908-231-1500	



NO.	REVISION/DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT		



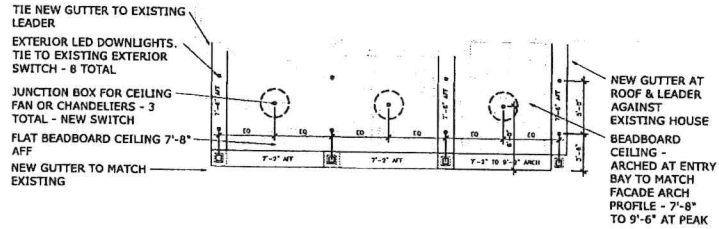
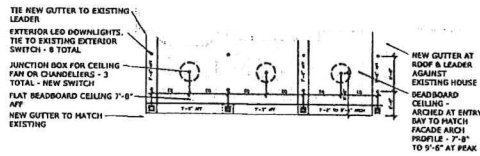
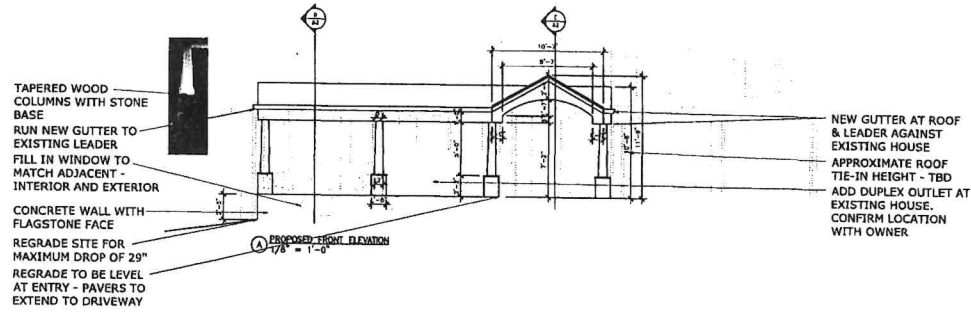
Thomas J. Meek Architect, LLC
 12 Woodbridge, New Jersey 07075
 Telephone (908) 264-8888
 Fax (908) 264-1248

LICENSE
 NEW JERSEY
 ARCHITECT
 LICENSE NO. 12000
 NORTH CAROLINA
 LICENSE NO. 12000

PROJECT:
**ALTERATION / ADDITION FOR:
 DIPISA RESIDENCE
 12 AVON COURT
 HILLSDALE, NEW JERSEY**

DRAWN BY: **EDITH GOODING**
 EXAMINATION:
 DATE:
 SCALE:
 AS NOTED
 JOB NO.:
 24633

SHEET:
A-1
 2 of 5 SHEETS



EXAMPLE BEFORE & AFTER WITH SIMILAR COLUMNS & OPEN FRONT



NO.	DATE	REVISION
1		ISSUED FOR PERMIT

Thomas J. Mack Architecture, LLC
 1000 Woodbridge New Jersey 07095
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LICENSE:
 REG. NO. 12-387
 U.S. No. 5487
 ARCHITECTURE
 NEW JERSEY
 NORTH CAROLINA
 U.S. No. 588
 U.S. No. 987258

PROJECT:
 ALTERATION / ADDITION FOR:
 DIPISA RESIDENCE
 12 AVON COURT
 HILLSDALE, NEW JERSEY

DRAWING PROVIDED BY:
 DRAWN:
 BY:
 DATE:
 05/01/24
 SCALE:
 AS NOTED
 REV. NO.
 24/03
 SHEET:

