

NEW ADDITION / RENOVATION FOR: MR. AND MRS. TURNAMIAN

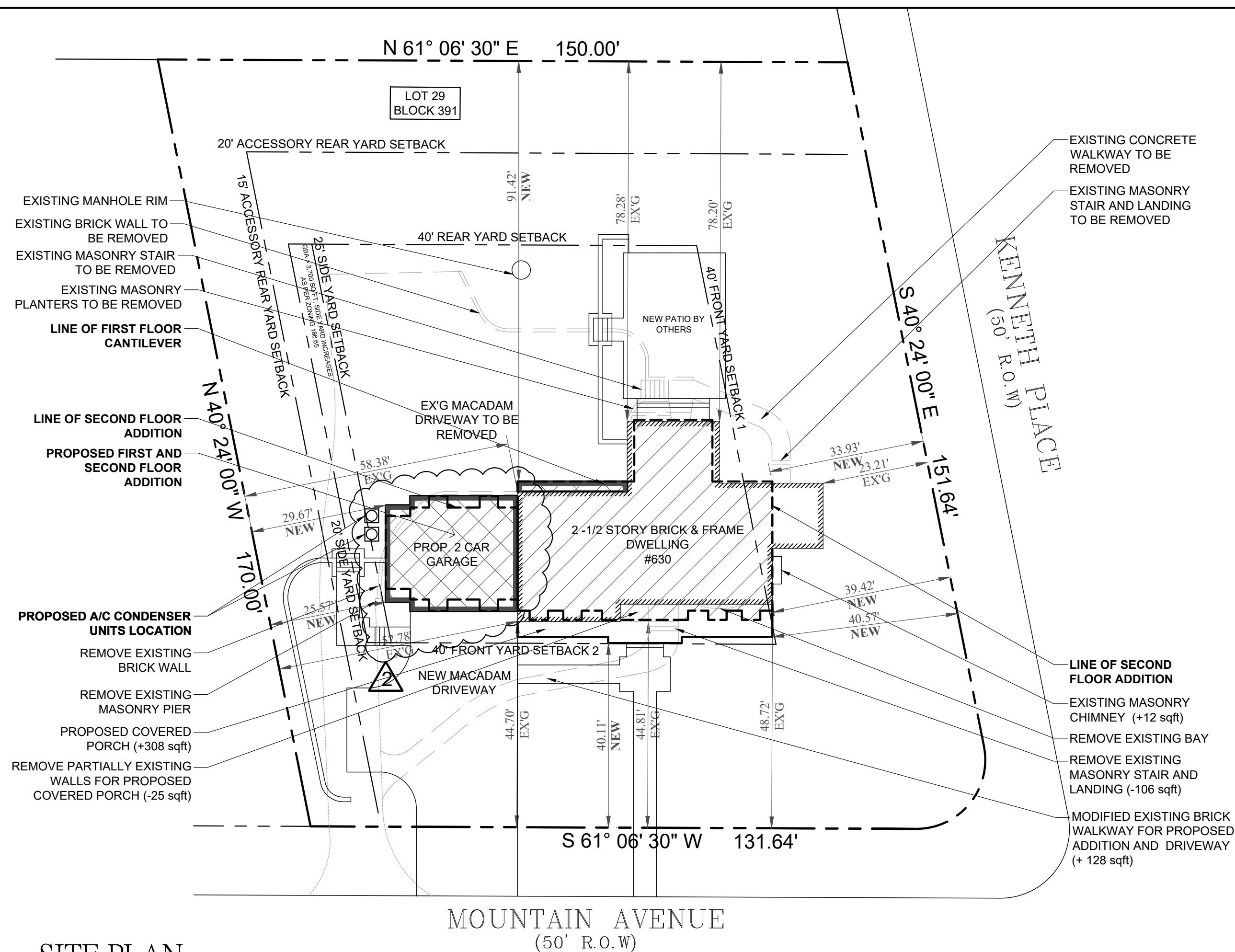
630 MOUNTAIN AVENUE
TOWNSHIP OF WYCKOFF NJ 07481

LIST OF DRAWINGS

- A-0 ZONING REVIEW
- A-1 ELEVATIONS
- A-2 FOUNDATION PLAN
- A-3 FIRST FLOOR PLAN
- A-4 SECOND FLOOR PLAN
- A-5 ELEVATIONS

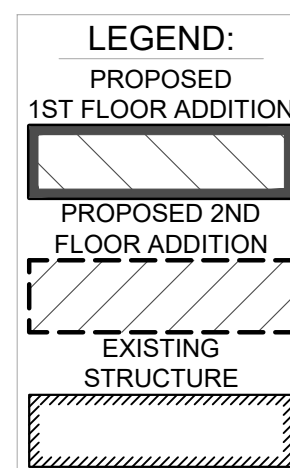
WILLIAM G. BROWN ARCHITECTS CALCULATES LIVEABLE SQUARE FOOTAGE FROM THE INSIDE FRAME LINE DIMENSIONS. GARAGE SQUARE FOOTAGE IS NOT INCLUDED IN THE TOTAL LIVEABLE SQUARE FOOTAGE. STAIRWELLS AND FIREPLACE MASSES ARE ONLY INCLUDED ONCE WITH THE MAIN LEVEL FIGURES

BUILDING DATA		
USE GROUP	R5	
CONSTRUCTION CLASS	VB	
BUILDING AREA		
EX'G BUILDING FOOTPRINT	1,950	SQFT
NEW BUILDING FOOTPRINT	1,063	SQFT
TOTAL BUILDING FOOTPRINT	3,013	SQFT
EX'G BASEMENT	915	SQFT
NEW BASEMENT	694	SQFT
EX'G GARAGE	0	SQFT
NEW GARAGE	655	SQFT
EX'G FIRST FLOOR	1,808	SQFT
NEW FIRST FLOOR	48	SQFT
EX'G SECOND FLOOR	333	SQFT
NEW SECOND FLOOR	1,924	SQFT
EX'G LIVABLE SFTG.	2,141	SQFT
NEW LIVABLE SFTG.	1,789	SQFT
TOTAL LIVABLE SFTG.	4,113	SQFT
NEW CONTAINED VOLUME	30,815	CUFT



SITE PLAN

SCALE: 1"=20'



SEQUENCE OF CONSTRUCTION:

- INSTALL SILT FENCE / SEDIMENT BARRIERS AT LOCATION SHOWN ON PLAN. CLEAR, SITE AND STOCKPILE TOPSOIL
- REMOVE EXISTING IMPROVEMENTS
- EXCAVATE AND INSTALL FOUNDATION CONSTRUCTION
- CONNECT UTILITIES, INSTALL SEEPAGE PIT AND COMPLETE GARAGE CONSTRUCTION
- TOPSOIL AND SEED, PERMANENTLY STABILIZED ALL DISTURBED AREAS
- INSTALL FINAL PAVEMENT SURFACE COURSE, REMOVE SILT FENCE AND PERMANENTLY STABILIZING ANY REMAINING DISTURBED AREA.

TREE REMOVAL

NO EXISTING TREES TO BE REMOVED FOR NEW GARAGE

GRADE NOTE

ALL EXISTING GRADES TO REMAIN

TOWNSHIP OF WYCKOFF				
TAX MAP LOT:	29			
TAX BLOCK:	391			
ZONE:	RA-25 - RURAL RESIDENTIAL			
USE:	SINGLE FAMILY DWELLING			
ZONING REQUIREMENTS				
MINIMUM LOT REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	VARIANCE
- MINIMUM LOT AREA	25,000 sq ft	24,911 sq ft	NO CHANGE	ENC
- MINIMUM LOT FRONTAGE	125 ft	150 ft	NO CHANGE	ENC
- MINIMUM LOT DEPTH	150 ft	170 ft	NO CHANGE	NO
PRINCIPAL BUILDING				
- FRONT YARD SETBACK 1	40 ft	23.21 ft	33.93 ft	ENC / YES
- SIDE YARD SETBACK	20 ft / 25 ft	52.78 ft	25.57 ft	NO
- FRONT YARD SETBACK 2	40 ft	44.70 ft	40.11 ft	NO
- REAR YARD SETBACK	40 ft	78.20 ft	91.42 ft	NO
ACCESSORY BUILDING (DECK)				
- REAR SETBACK	20 ft	N/A	NO CHANGE	NO
- MIN. LEFT SIDE SETBACK	15 ft	N/A	NO CHANGE	NO
- MIN. RIGHT SIDE SETBACK	15 ft	N/A	NO CHANGE	NO
MAXIMUM LOT COVERAGE				
- PRINCIPAL BUILDING COV.	15%	7.82%	12.09%	NO
- ACCESSORY BUILDING	5%	N/A	N/A	NO
- COMBINED BUILDING	20%	7.82%	N/A	NO
- IMPERVIOUS COVERAGE	28.5% MAX	15.35%	21.81%	NO
- GROSS BUILDING AREA	>3,700 sqft	2,298 sqft	4,951sqft	NO
MAXIMUM BUILDING HEIGHT				
- MAXIMUM NO. OF STORIES	35 ft	26.70 ft	31.42 ft	NO
	2-1/2	2-1/2	2-1/2	NO

ACCESSORY STRUCTURES INCLUDE: POOL, DECKS, GARAGES, SHEDS, AND PAVILIONS
ENC= EXISTING NONCONFORMING
In the RA-25 and R-15 residential zones, garages which face the side yard shall be no less than 27 feet from the side yard property line.

BUILDING COVERAGE	
STRUCTURE	AREA
EXISTING	
EX'G BUILDING FOOTPRINT	1,950 SQFT
TOTAL EX'G BUILDING COVERAGE	= 1,950 SQFT = 7.82%
PROPOSED	
EX'G BUILDING COVERAGE	1,950 SQFT
NEW ADDITION	+ 695 SQFT
NEW FRONT PORCH	+ 367 SQFT
TOTAL NEW BUILDING COVERAGE	= 3,012 SQFT = 12.09%

IMPERVIOUS COVERAGE	
STRUCTURE	AREA
EXISTING	
EX'G BUILDING COVERAGE	1,950 SQFT
EX'G MASONRY STAIR AND LANDING	+ 106 SQFT
EX'G MACADAM DRIVEWAY	+ 1,326 SQFT
EX'G WALKWAYS	+ 430 SQFT
EX'G MASONRY CHIMNEY	+ 12 SQFT
TOTAL EX'G IMPERVIOUS COVERAGE	= 3,824 SQFT = 15.35%
PROPOSED	
EX'G IMPERVIOUS COVERAGE	3,824 SQFT
NEW ADDITION	+ 695 SQFT
NEW FRONT PORCH	+ 367 SQFT
REMOVE MASONRY STAIRS & LANDING	- 106 SQFT
MODIFIED MACADAM DRIVEWAY	+ 263 SQFT
MODIFIED & NEW WALKWAY	+ 390 SQFT
TOTAL NEW BUILDING COVERAGE	= 5,433 SQFT = 21.81%

GROSS BUILDING AREA	
STRUCTURE	AREA
EXISTING	
EX'G FIRST FLOOR	+ 1,922 SQFT
EX'G SECOND FLOOR	+ 376 SQFT
TOTAL EX'G GROSS BUILDING AREA	= 2,298 SQFT
PROPOSED	
EX'G GROSS BUILDING AREA	2,298 SQFT
NEW GARAGE	+ 695 SQFT
NEW FIRST FLOOR	+ 32 SQFT
NEW SECOND FLOOR	+ 1,926 SQFT
TOTAL GROSS BUILDING AREA	= 4,951 SQFT

IMPERVIOUS COVERAGE
Land surface areas that do not allow rainwater to be directly absorbed by the ground. These surfaces shall include but not be limited to building coverage, driveways (paved, gravel, cinder or pavers), paved areas, and decks which do not allow free drainage of rainwater through to the ground underneath. Impervious coverage in residential zones shall not include retaining walls, surface areas of swimming pools and their surrounding patios or hardscape features. Air-conditioning units, generators, pool equipment, walkways and at-grade patios located in the rear yard of the property, regardless of material types. Driveways, front and side yard walkways and patios, structures, and any type of sport athletic court shall be considered impervious coverage and shall remain as part of the impervious calculation.
[Added 2-19-2008 by Ord. No. 1576; amended 8-2-2016 by Ord. No. 1807]

SITE PLAN DRAWN FROM SURVEY TAKEN BY:
THOMAS G. STEARNS III
LICENSE NO. G8409959
JOB AND JOB
DATED: 06/19/2018
SITE PLAN TO BE USED FOR ZONING AND ARCHITECTURAL PURPOSES ONLY.

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COVER SHEET

ADDITION / RENOVATION FOR:
MR. AND MRS. TURNAMIAN
630 MOUNTAIN AVENUE
TOWNSHIP OF WYCKOFF NJ
PROJECT: 19-215 DATE: JANUARY 23, 2020 JUNE 8, 2020
DRAWN BY: AG MARCH 10, 2020
ISSUED FOR PERMIT: JANUARY 23, 2020

THESE DRAWINGS ARE NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT WILLIAM G. BROWN.
CT ARCH 8445
NY ARCH 018837
NJ ARCH 10226
PA ARCH RA-011586-B
VA ARCH RA-007125
NJ PLANNER

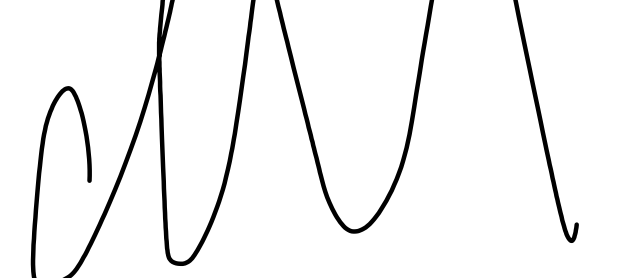
NOT VALID UNLESS SIGNED AND SEALED
WILLIAM G. BROWN, JR., AIA
A-0 ZONING REVIEW

GENERAL NOTES

1. ALL WORK IS TO COMPLY WITH ALL BUILDING CODES AND ZONING ORDINANCES ADOPTED BY THE TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY
2. BUILDING HEIGHT/RIDGE HEIGHT TO BE VERIFIED BY SITE ENGINEER PRIOR TO CONSTRUCTION. BUILDING HEIGHT MAXIMUM TO BE: 35'-0" AS PER LOCAL ORDINANCE
3. CONTRACTOR IS TO VERIFY ALL CONDITION IN THE FIELD PRIOR TO STARTING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN PLAN OR ITEMS REQUIRING CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION
4. JOB SITE IS TO BE KEPT REASONABLY CLEAN AND ALL CONSTRUCTION DEBRIS IS TO BE CARTED AWAY AT THE END OF THE JOB.
5. ALL WORK IS TO BE DONE BY SKILLED MECHANICS IN A WORKMANLIKE MANNER SET STRAIGHT AND PLUMB.
6. ALL MATERIALS USED TO BE OF FIRST QUALITY FREE FROM DEFECTS.
7. ARCHITECT DOES NOT HAVE FIELD SUPERVISION OR CONSTRUCTION ADMINISTRATION RESPONSIBILITIES FOR THIS PROJECT.
8. CONTRACTOR IS TO LOCATE STRUCTURE AND SET ELEVATIONS AND CONTOURS WITH HIS SURVEYOR AND LICENSED PROFESSIONAL ENGINEER.
9. CONTRACTOR TO VERIFY, IN WRITING, IF STRUCTURE DOES NOT COMPLY WITH LOCAL BUILDING HEIGHT CODE DURING CONSTRUCTION AND PRIOR TO CONSTRUCTION OF THE RIDGE.
10. CONTRACTOR AND/OR HOMEOWNER IS REQUIRED TO HAVE BUILDER'S INSURANCE AND HOMEOWNER'S WARRANTY PROGRAM.
11. GIVEN ANY DISCREPANCIES IN SPECIFICATIONS OR MATERIALS CONTRACTOR MUST USE MATERIAL OF SUPERIOR QUALITY.
12. ALL FRAMED WINDOW OPENINGS TO BE VERIFIED WITH BUILDER AND WINDOW SUPPLIER PRIOR TO ORDERING.
13. CONTRACTOR TO INSTALL RAM BOARD AND TAPE ALL JOINTS
14. CONTRACTOR TO FOLLOW RESCHECK

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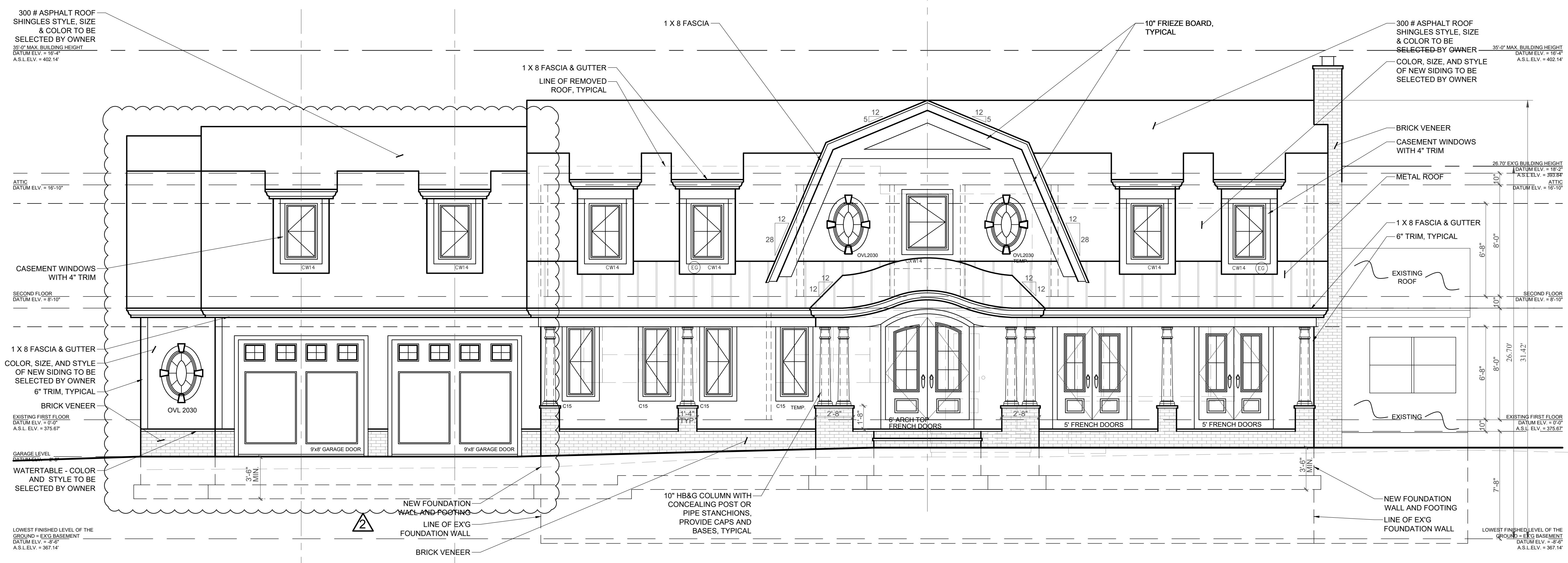
ADDITION / RENOVATION FOR:
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 630 MOUNTAIN AVENUE,
 WYCKOFF, NJ
 BLOCK 391, LOT 29

DRAWING TITLE:
FRONT & SIDE ELEVATIONS

PROJECT NUMBER: 19-215 SCALE: 1/4" = 1'-0"
 DRAWN BY: LO/AG CHECKED BY: SUPV.
 DATE:
 OCTOBER 18, 2019; DECEMBER 11, 2019
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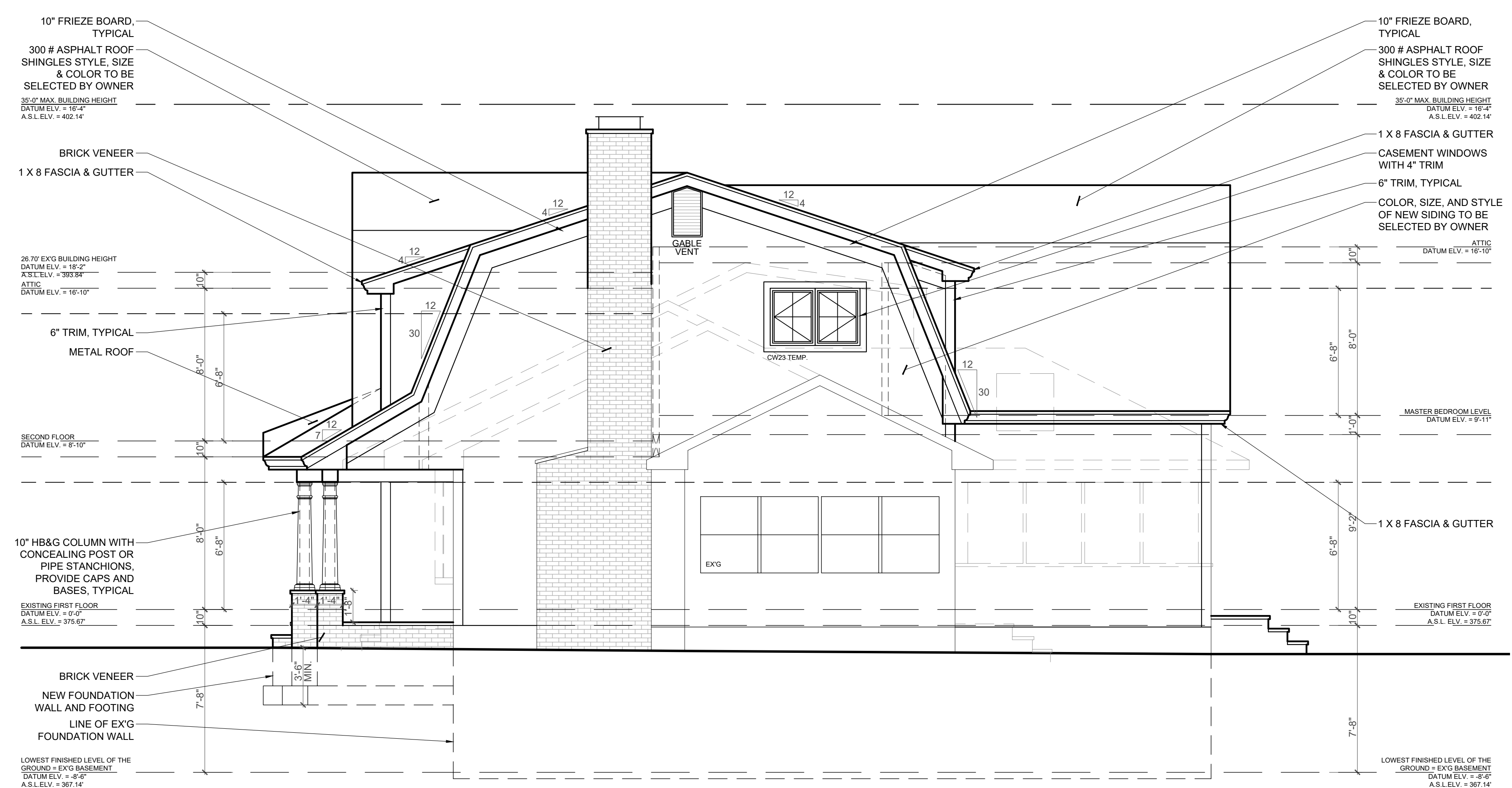
ISSUED FOR PERMIT JANUARY 23, 2020

DRAWING #
A-1
 2 OF 6



FRONT ELEVATION

SCALE: 1/4"=1'-0"



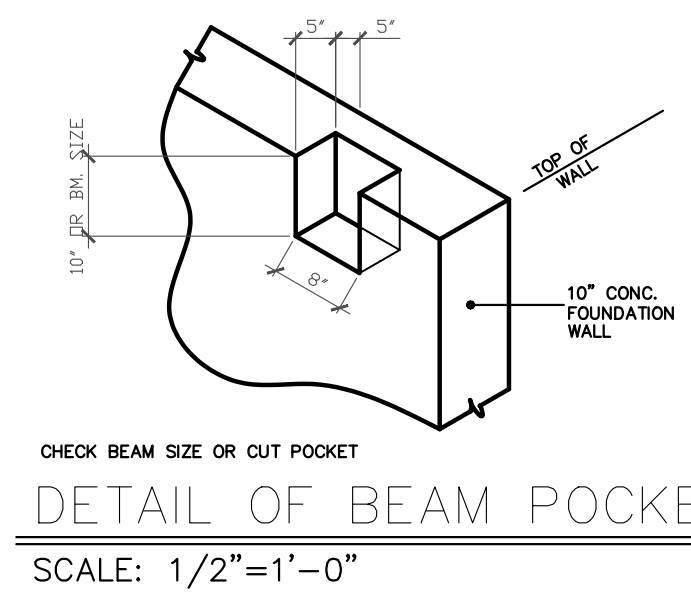
RIGHT ELEVATION

SCALE: 1/4"=1'-0"

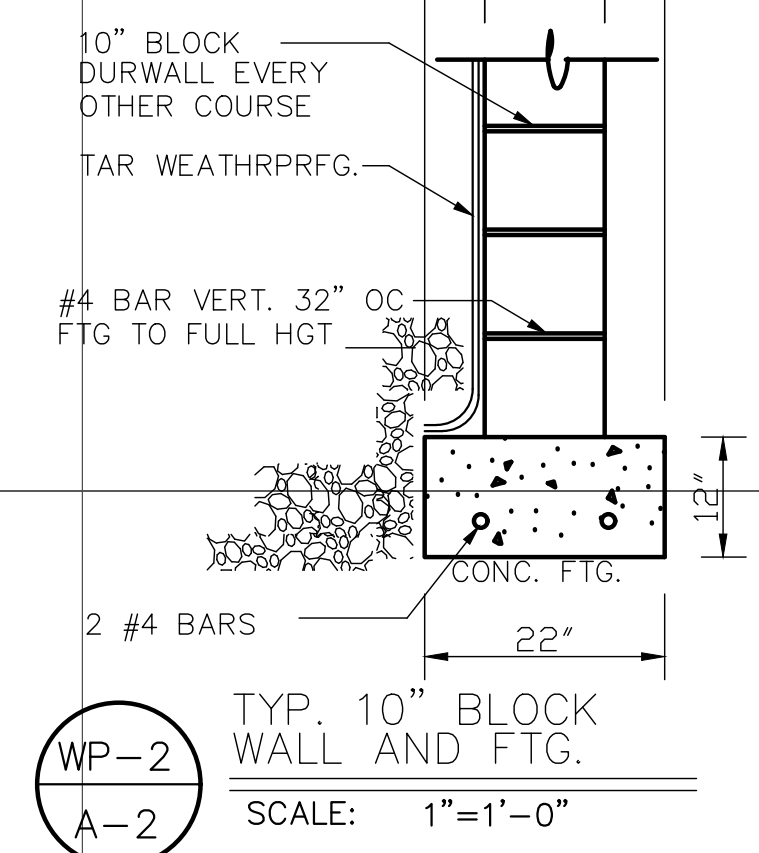
DRIP EDGE NOTE:
 DRIP EDGE TO BE PROVIDED ON EAVES AND RAKES ON ALL SHINGLE ROOFS, AS PER R905.2.8.5.

KICK OUT FLASHING:
 KICK OUT FLASHING TO BE PROVIDED ON ALL AT ROOF FASCIA TO WALL / ROOF INTERFACE. AS PER R905.2.8.3

NOTE:
 MIN 6" PROTECTION CLEARANCE FROM GRADE AS PER SECTION R317.1 NOTE 5 WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER

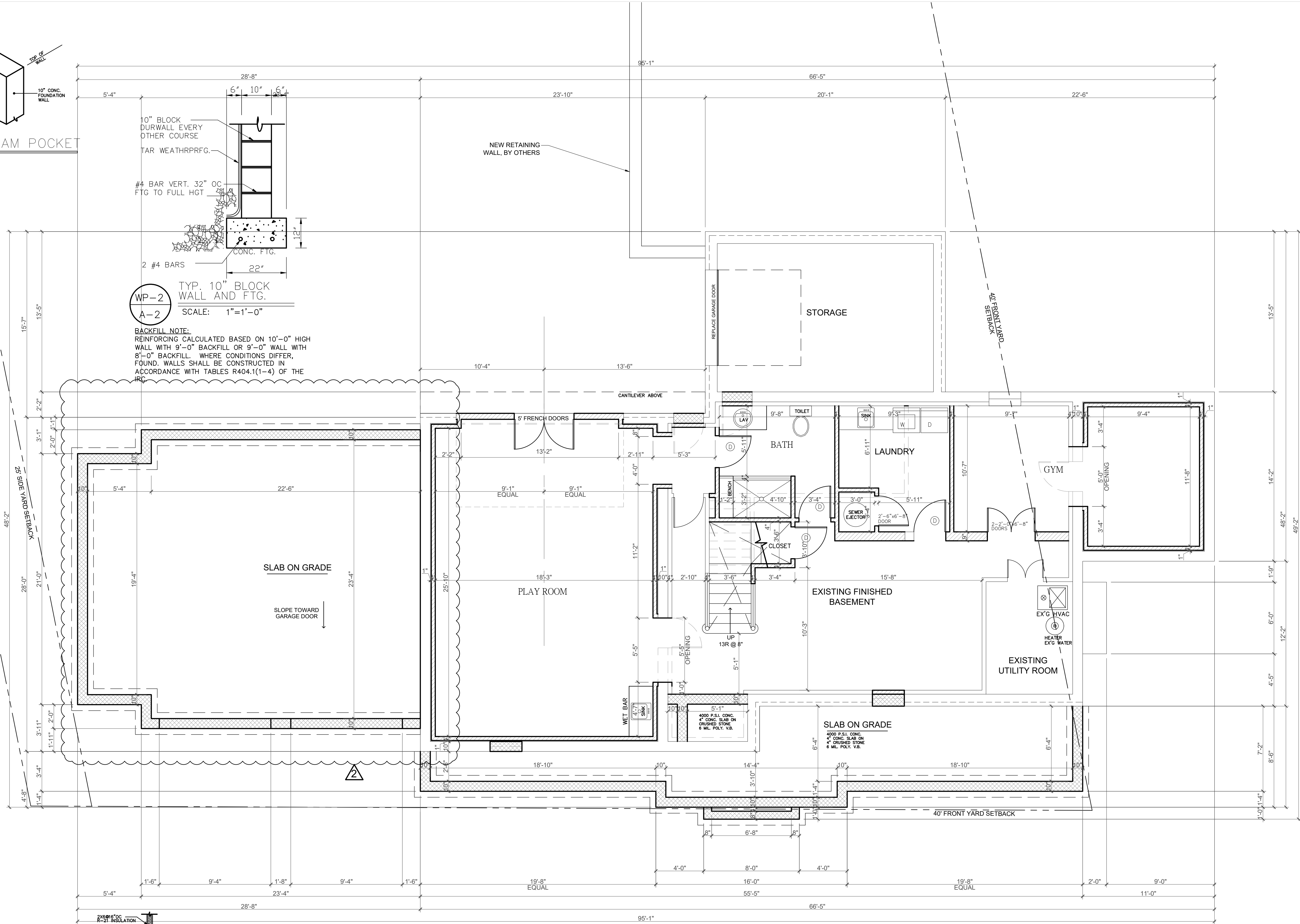


DETAIL OF BEAM POCKET
SCALE: 1/2"=1'-0"



TYP. 10" BLOCK WALL AND FTG.
SCALE: 1"=1'-0"

BACKFILL NOTE:
REINFORCING CALCULATED BASED ON 10'-0" HIGH WALL WITH 9'-0" BACKFILL OR 9'-0" WALL WITH 8'-0" BACKFILL. WHERE CONDITIONS DIFFER, FOUND. WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TABLES R404.1(1-4) OF THE IRC.



CONCRETE & MASONRY NOTES

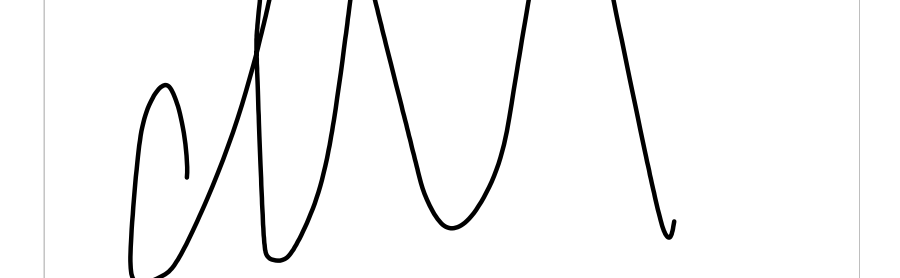
1. ALL CONCRETE USED SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AFTER 28 DAYS. ALL FORMS TO BE STRIPPED PRIOR TO BACKFILLING
2. STEEL REINFORCING BARS ARE TO BE USED IN FOOTINGS SIZED AND LOCATED AS SHOWN ON PLANS AND BE FREE FORM GREASE, OIL, RUST OR SCALE
3. CONCRETE MASONRY UNITS TO BE OF LOAD BEARING TYPE WITH TOP AND BOTTOM COURSES FILLED SOLID. ANCHOR BOLTS TO BE 1/2" DIAMETER AND INSTALLED AT 4'-0" O.C. MIN..
4. ALL TILE FLOORS TO BE SET IN MUD.
5. FOR MARBLE OR STONE SAMPLES: CONTACT STONE 100 OUTWATER LANE GARFIELD PH: 201-546-9660 FAX: 201-546-9698
6. LANDINGS OUTSIDE EGRESS DOORS TO HAVE MIN. DEPTH OF 36" IN DIRECTION OF TRAVEL AS PER THE NJ EDITION OF INTERNATIONAL RES. CODE 2015 SECTION R11.3
7. CONTROL JOINT SPACING OF 15-25 FT SQUARE RECOMMENDED
8. FOUNDATION ANCHORAGE: ANCHOR BOLTS SHALL BE EMBEDDED 7" MIN. INTO FOUNDATION WALL, 6FT APART MAX. AND 12" FROM CORNER AND ENDS OF SECTION OF PLATE/SILL (R403.1.6)
9. STEEL MANUFACTURER TO FIELD MEASURE PRIOR TO FABRICATION.
10. A RETAINING WALL REQUIRES A FOUNDATION WALL TO HAVE SUPPORT ON BOTH THE TOP AND BOTTOM PRIOR TO BACKFILLING. AS PER SECTION R404.1.1

STAIR NOTES

1. STAIR SHOP DRAWINGS TO BE PROVIDED TO ARCHITECT PRIOR TO FABRICATION
2. STAIRS TO HAVE A MAX. RISER OF 8 1/4" AND A MIN. TREAD OF 9" AS PER R311 AND R311.7.7
3. CONTRACTOR TO PROVIDE PULL DOWN STAIR UNIT ON SECOND FLOOR

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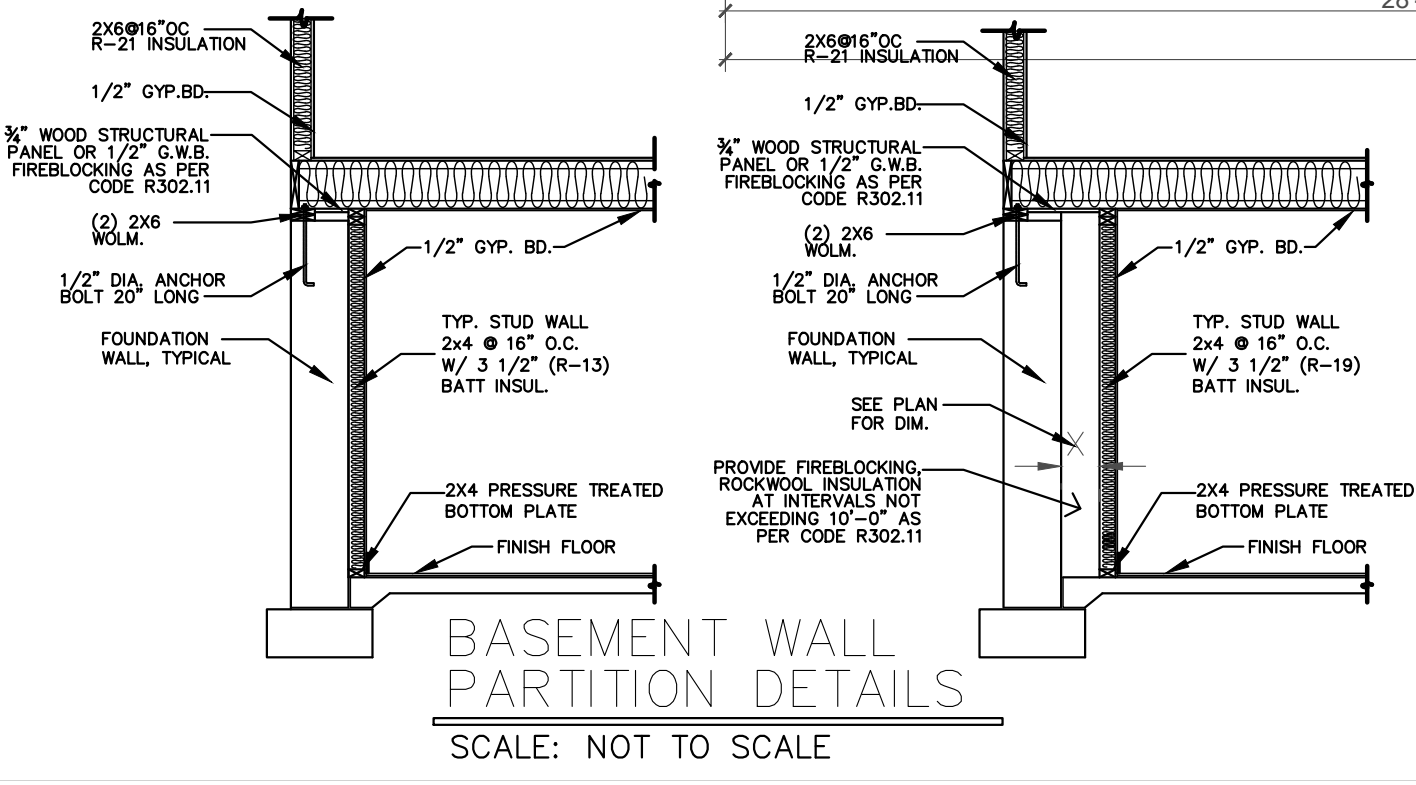


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ADDITION / RENOVATION FOR:
MR. AND MRS. TURNAMIAN
630 MOUNTAIN AVENUE,
WYCKOFF, NJ
BLOCK 391, LOT 29

DRAWING TITLE:
FOUNDATION PLAN
PROJECT NUMBER: 19-215 SCALE: 1/4" = 1'-0"
DRAWN BY: LO/AG CHECKED BY: SUPV.
DATE:
OCTOBER 18, 2019; DECEMBER 11, 2019
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BASEMENT WALL PARTITION DETAILS
SCALE: NOT TO SCALE

- INSULATION NOTES:**
- R-20 INSULATION IN 6" EXTERIOR WALLS
 - R-30 BATT INSULATION IN ALL FLOORS WHICH INCLUDES BASEMENT
 - R-49 CEILING OR RAFTERS OR ADJACENT TO THE EXTERIOR OR TO UNHEATED SPACES
 - BASEMENT CEILINGS TO BE 1/2" SHEET ROCK
 - R-19 BATT INSULATION IN BASEMENT WALLS

PROVIDE THE FOLLOWING LINTELS OVER ALL OPENINGS IN MASONRY WALLS, INCLUDING MECHANICAL OPENINGS UNLESS OTHERWISE NOTED:

FOR EACH 4" THICKNESS OF MASONRY - 1 ANGLE AS FOLLOWS:

4 x 3 1/2 x 3/8	L	MAX. M.O. 5'-0"
5 x 3 1/2 x 3/8	L	MAX. M.O. 7'-0"
6 x 3 1/2 x 3/8	L	MAX. M.O. 9'-0"

FOR EACH 6" THICKNESS OF MASONRY - 1 ANGLE AS FOLLOWS:

3 1/2" x 5 x 3/8	L	MAX. M.O. 5'-0"
5 x 5 x 3/8	L	MAX. M.O. 7'-0"
5 x 5 x 3/8	L	MAX. M.O. 9'-0"

FOR 4" AND/OR 6" NON-BEARING MASONRY INTERIOR PARTITIONS:

4"	3% x 7% LIGHT-WEIGHT CONCRETE
6"	6% x 7% LIGHT-WEIGHT CONCRETE

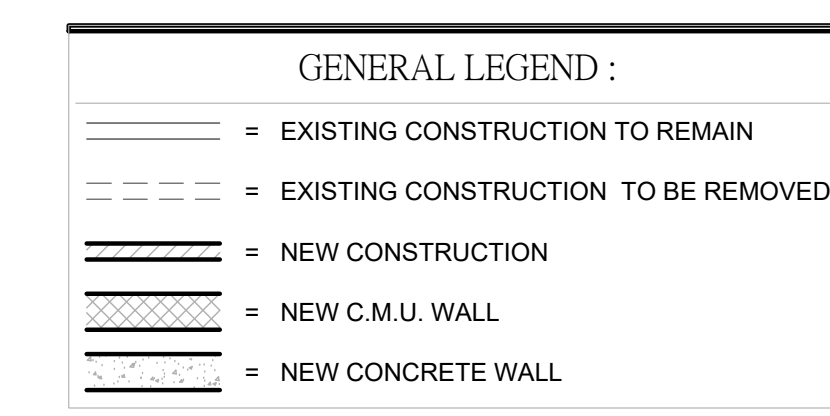
ALL LINTELS TO HAVE MINIMUM 8" BEARING EACH END.

SUBMIT THREE SETS OF FABRICATION DRAWINGS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF FABRICATION.

MASON & GENERAL CONTRACTOR TO CHECK DIMENSIONS ON FIRST FLOOR PLAN DURING THE LAYOUT OF FOUNDATION PRIOR TO CONSTRUCTION.

FOUNDATION PLAN

SCALE: 1/4"=1'-0"



ENERGY STAR REQUIREMENTS

WHOLE HOUSE THERMAL EFFICIENCY: EPA THERMAL BYPASS INSPECTION CHECKLIST & AIR BARRIER, INSULATION CHECKLIST

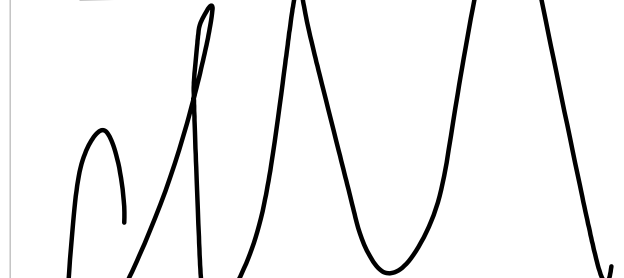
- ENERGY EFFICIENT LIGHTING: SEE www.njenergystarhomes.com
- MECHANICAL VENTILATION SYSTEM: HVAC INTEGRATED WHOLE-HOUSE VENTILATION SYSTEM
- HIGH EFFICIENCY CENTRAL HEATING AND COOLING SYSTEMS: CENTRAL AIR CONDITIONING SYSTEMS AND HEAT PUMPS MUST BE PROPERLY SIZED PER ACCA MANUAL J
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- AIR TIGHT DUCTWORK: BUILDING CAVITIES MAY NOT BE USED AS DUCTS; THE ENTIRE SYSTEMS MUST BE FULLY DUCTED
- INSULATION VERIFIED: INSULATION IS INSPECTED PRIOR TO DRYWALL AND ASSESSED A GRADE LEVEL BASED ON INSULATION QUALITY
- CONTRACTOR TO FOLLOW RESCHECK
- CONTRACTOR TO COMPLY WITH IECC AND ENERGY SUBCODE, NJAC 5:23-3.18

WILLIAM G. BROWN, ARCHITECTS CALCULATES SQUARE FOOTAGE FROM THE OUTSIDE FRAME LINE DIMENSIONS. GARAGE SQUARE FOOTAGE LINE DIMENSIONS. GARAGE SQUARE FOOTAGE IS NOT INCLUDED IN THE TOTAL LIVABLE SQUARE FOOTAGE. IN ADDITION, STAIRWELLS AND FIREPLACE MASSSES ARE ONLY INCLUDED ONCE WITH THE MAIN LEVEL FIGURES

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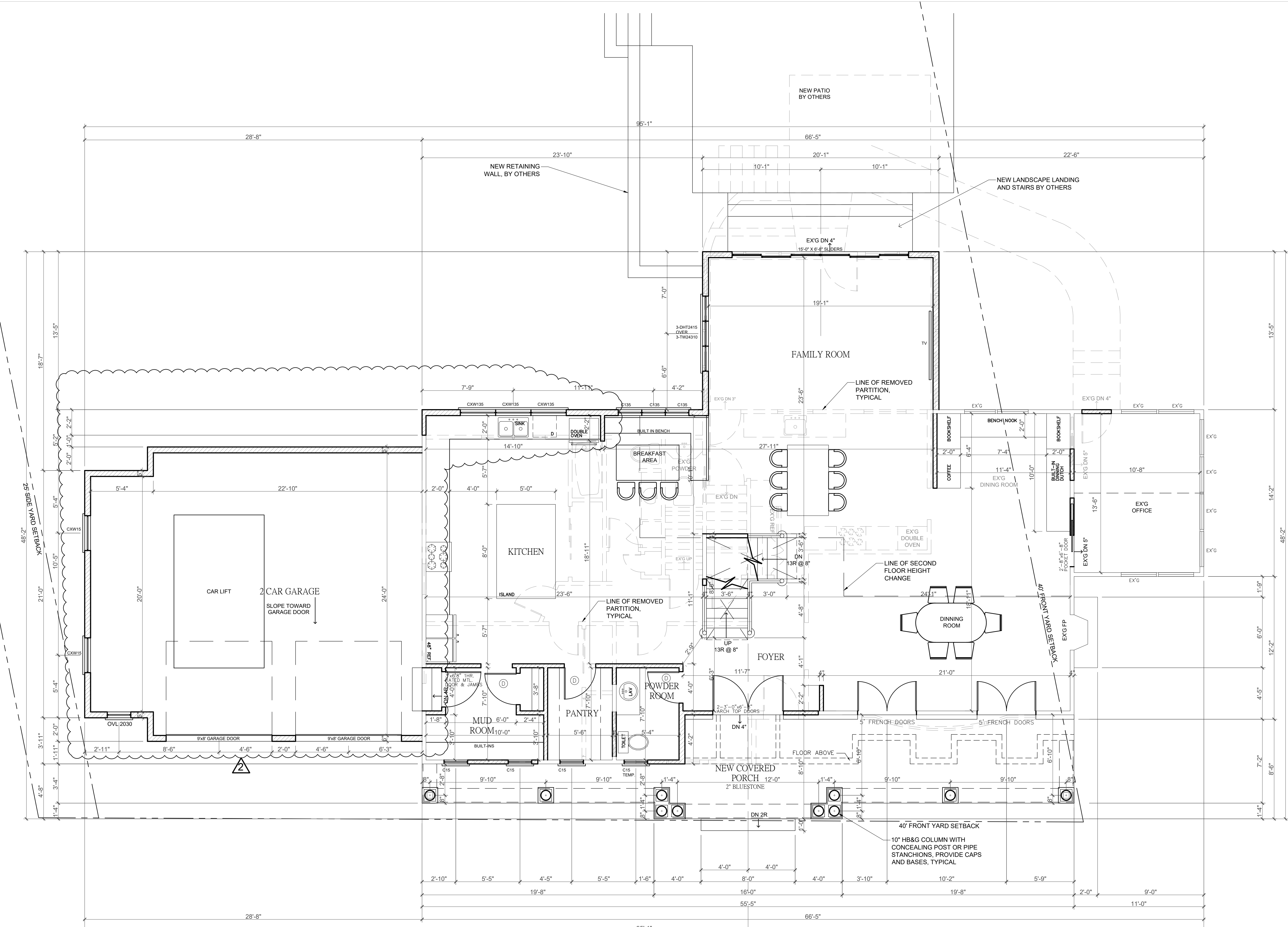
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ISSUED FOR PERMIT JANUARY 23, 2020

DRAWING #

A-3
 4 OF 6
 RES 2019



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

GENERAL LEGEND :

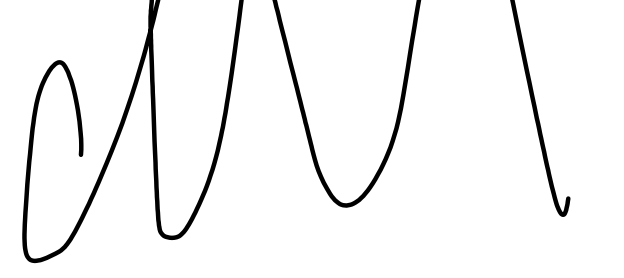
	= EXISTING CONSTRUCTION TO REMAIN
	= EXISTING CONSTRUCTION TO BE REMOVED
	= NEW CONSTRUCTION
	= NEW C.M.U. WALL
	= NEW CONCRETE WALL

CARPENTRY NOTES

1. ALL FRAMING LUMBER IS TO BE DOUGLAS FIR WITH Fb=1500 PSI AND BE OF STRUCTURAL GRADE.
2. ALL DOOR AND WINDOW HEADERS TO BE 2-2"x12" UNLESS NOTED OTHERWISE.
3. ALL DOORS LABELED (D) ARE TO BE 2'-8"x6'-8" SOLID 6 PANEL MASONITE, AS PER CODE, UNLESS OTHERWISE NOTED.
4. ALL DOORS LABELED (D-3) ARE TO BE 2'-8"x8'-0" SOLID CORE 2 PANEL Ovation AS PER CODE, UNLESS OTHERWISE NOTED (1 3/4" 4 HINGES)
5. PERIMETER WALLS FRAMING TO BE 2X6 AT 16" O.C WITH SINGLE CONTINUOUS SOLE PLATE AND DOUBLE CONTINUOUS TOP PLATE JOINTS TO BE STAGGERED.
6. INTERIOR PARTITION FRAMING TO BE 2X4 AT 16" O.C WITH SINGLE CONTINUOUS SOLE PLATE AND DOUBLE CONTINUOUS TOP PLATE JOINTS TO BE STAGGERED.
7. ALL WALLS OVER 8'-0" HIGH ARE TO RECEIVE FIRE BLOCKING AT MIDPOINT.
8. SILLS ON BLOCK WALLS TO BE WOLMANIZED.
9. WINDOWS AND SLIDING DOORS GLASS DOORS TO BE DONE BY: TOWER WINDOWS 1-800-490-1011
10. ALL EXTERIOR WALLS, ROOF OR CEILING TO HAVE FULL=THICK BATT INSULATION.
11. WALLS TO BE 6" WHERE ANY 2" OR LARGER HORIZONTAL HOLE IS DRILLED.
12. TJI HOLE TO BE DRILLED FOLLOWING MANUFACTURES CALCULATIONS TJI'S CANT BE NOTCHED.
13. CONTRACTOR'S MAY USE TJI'S AS AN ALTERNATE, W/ EQUAL OR GREATER STRENGTH MUST NOTIFY ARCHITECT.
14. ALL WOOD FRAMING MEMBERS, INCLUDING SHEATHING, WHICH REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF APPROVED NATURALLY DURABLE AND PRESERVATIVE-TREATED WOOD, INCLUDING LUMBER ON CONCRETE
15. FIRE BLOCKING SHALL BE PROVIDED AT WALL/CEILING INTERSECTION FOR BOTH INTERIOR PARTITIONS AND PERIMETER WALL; ALSO HORIZONTALLY EVERY TEN FEET.
16. INSULATOR TO INSTALL STYROFOAM BAFFLES WHERE NEEDED FOR VENTING

WILLIAM G. BROWN, ARCHITECTS CALCULATES SQUARE FOOTAGE FROM THE INSIDE FRAME LINE DIMENSIONS. GARAGE SQUARE FOOTAGE LINE DIMENSIONS. GARAGE SQUARE FOOTAGE IS NOT INCLUDED IN THE TOTAL VENABLE SQUARE FOOTAGE. IN ADDITION, STAIRWELLS AND FIREPLACE MASSING ARE ONLY INCLUDED ONCE WITH THE MAIN LEVEL FOOTINGS.

NOT VALID UNLESS SIGNED AND SEALED



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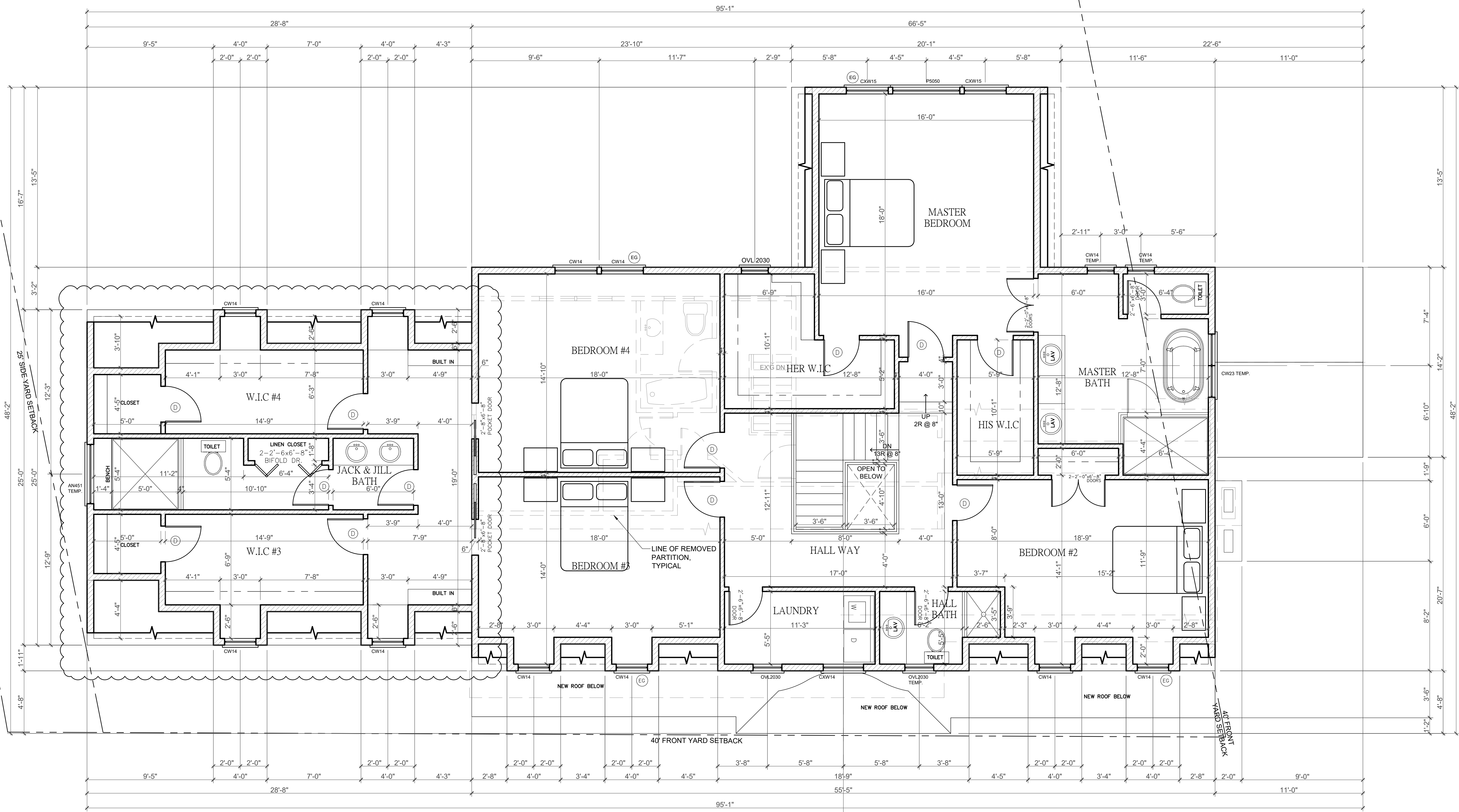
WILLIAM G. BROWN JR.
 CT ARCH 8445
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 NJ ARCH 10226
 PA ARCH RA-011586-B
 VA ARCH RA-007125
 NJ PLANNER

ADDITION / RENOVATION FOR:
 MR. AND MRS. TURNAMIAN
 630 MOUNTAIN AVENUE,
 WYCKOFF, NJ
 BLOCK 391, LOT 29

DRAWING TITLE:
SECOND FLOOR PLAN
 PROJECT NUMBER: 19-215 SCALE: 1/4" = 1'-0"
 DRAWN BY: AG CHECKED BY: SUPV.
 DATE:
 OCTOBER 18, 2019; DECEMBER 11, 2019
 DECEMBER 31, 2019
 JUNE 8, 2020

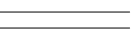
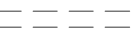
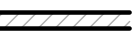


ISSUED FOR PERMIT JANUARY 23, 2020

DRAWING #
A-4
 5 OF 6
 RES 2019



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

GENERAL LEGEND :	
	= EXISTING CONSTRUCTION TO REMAIN
	= EXISTING CONSTRUCTION TO BE REMOVED
	= NEW CONSTRUCTION
	= NEW C.M.U. WALL
	= NEW CONCRETE WALL



REAR ELEVATION

SCALE: 1/4"=1'-0"

WINDOW NOTES

- EG INDICATES AN EGRESS WINDOW AS PER THE N.J. EDITION OF THE INTERNATIONAL RESIDENTIAL CODE-2015
- EGRESS WINDOWS SHALL HAVE NO LESS THAN 5.7 SQFT CLEAR OPENING. THE BOTTOM OF THE CLEAR OPENING SHALL BE NO MORE THAN 44" A.F.F.
 - WINDOW SUPPLIER TO VERIFY THAT THERE IS AT LEAST ONE EGRESS WINDOW UNIT IN EACH BEDROOM.
 - ALL TEMPERED WINDOWS TO BE AS PER THE N.J. EDITION OF THE INTERNATIONAL RESIDENTIAL CODE-2015
 - WINDOW HEAD HT. MAY BE ADJUSTED FOR 8', 9' OR 10' CLG HEIGHT.
 - CONTRACTOR SHALL NOT ORDER WINDOWS WITHOUT PROVIDING WINDOW MANUFACTURER WITH ALL FLOOR PLANS AND ELEVATIONS TO DETERMINE SIZES, TEMPERING, AND EGRESS REQUIREMENTS AS PER CODE.
 - WINDOW SILLS: IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.
 - EXCEPTIONS:
 - WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
 - OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH SECTION R612.3.
 - OPENINGS THAT ARE PROVIDED WITH FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
 - WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R612.4.
 - SEE NEW JERSEY IBC 2015 SECTION R612 ALL NEW WINDOWS MUST BE AT LEAST 24" OVER FINISHED FLOOR R.612.2
 - IN ZONE A FLOOR HAZARD AREAS REQUIRE A MINIMUM OF ONE FOOT OF FREEBOARD FOR DWELLINGS AS PER SECTION R322.2.1 IRC 2015

CHIMNEY NOTE

MASONRY CHIMNEY OUTLETS SHALL TERMINATE NO LESS THAN 3'-0" FROM THE HIGHEST POINT THAT THE CHIMNEY PENETRATES THE ROOF. CHIMNEYS SHALL TERMINATE NOT LESS THAN 2'-0" ABOVE ANY PORTION OF THE BUILDING WITH IN 10'-0" AS PER INT. RES CODE 2015 SEC. R100.3

NOTE: THESE DRAWINGS ARE NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT WILLIAM G. BROWN, (WILLIAM G. BROWN ARCHITECTS)

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ADDITION / RENOVATION FOR:
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 WYCKOFF, NJ
 BLOCK 391, LOT 29

DRAWING TITLE:
REAR & SIDE ELEVATIONS

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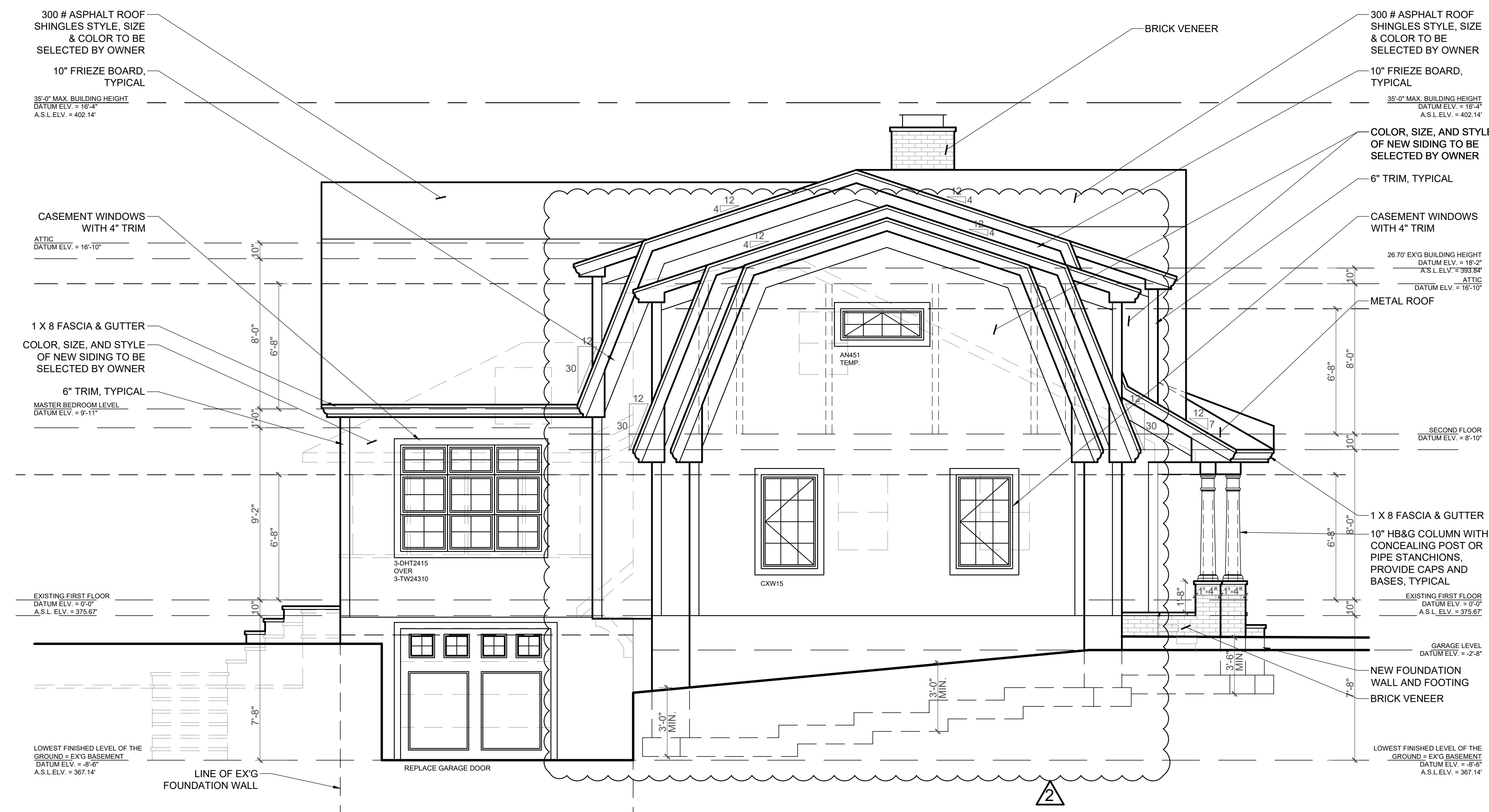
BUILDING HEIGHT/RIDGE HEIGHT
 TO BE VERIFIED BY SITE ENGINEER PRIOR TO CONSTRUCTION. BUILDING HEIGHT MAXIMUM TO BE: 35'-0" AS PER LOCAL ORDINANCE

DRIP EDGE NOTE:
 DRIP EDGE TO BE PROVIDED ON EAVES AND RAKES ON ALL SHINGLE ROOFS, AS PER R905.2.8.5.

KICK OUT FLASHING:
 KICK OUT FLASHING TO BE PROVIDED ON ALL AT ROOF FASCIA TO WALL / ROOF INTERFACE. AS PER R905.2.8.3

NOTE:
 MIN 6" PROTECTION CLEARANCE FROM GRADE AS PER SECTION R317.1 NOTE 5 WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE HORIZONTAL

NOTE: WINDOW HEAD HT. MAY BE ADJUSTED FOR 8', 9', OR 10' CEILING HEIGHT.



LEFT ELEVATION

SCALE: 1/4"=1'-0"