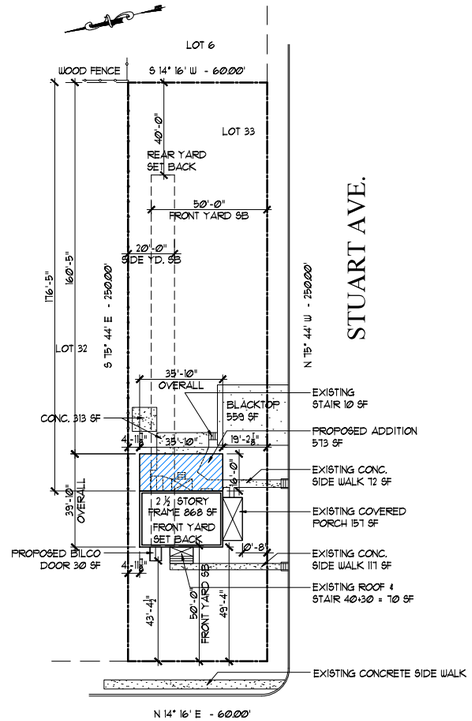

1 SITE PLAN
1"-30' = 1'-0"

NOTE:
PLOT PLAN SHOWN IS DERIVED FROM PLAN OF SURVEY BY LOUIS LEHMAN, P.A, ENGINEERING & SURVEYING DRAW BY BRUCE BENISH P.L.S., DATED 14/11/2025. SITE PLAN IS PROVIDED BY THE OWNER

ZONING REQUIREMENTS

PROPOSED USE: RESIDENTIAL TWO FAMILY DETACHED (R5)

ZONING DISTRICT: R-1 EWING TOWNSHIP, NJ.
USE: RESIDENTIAL SINGLE FAMILY DETACHED DISTRICT
GROSS LOT AREA: 15,000 SF GROSS, (USED IN CALCULATIONS) (+/-0.344 ACRES)

	REQUIRED/ PERMITTED, FT	NON CONFORMING	EXISTING (FT)	PROPOSED	TOTAL
MINIMUM LOT AREA (CORNER LOT)	22,500 SF		15,000 SF	(NON CONFORMING)*	15,000 SF
MINIMUM LOT WIDTH (CORNER LOT)	150		60	(NON CONFORMING)*	60
MINIMUM LOT DEPTH	125		250	(COMPLIES)	250
MINIMUM FRONT YARD (EACH)	50 EACH	43.4 - 19.2*	49.4	43.4 - 19.2 (NON CONFORMING)*	43.4 - 19.2
MINIMUM SIDE YARD	20	5*	5	5 (NON CONFORMING)*	5
MINIMUM REAR YARD	40		116.5	160.5 (COMPLIES)	160.5
MAXIMUM BUILDING HEIGHT	2 ½ ST. - 35		2 ST.	2 ST. +/-26 (COMPLIES)	2 ST.
MAXIMUM COVERAGE (PRINCIPAL BUILDING)	15 %		7.1 %	3.82 % (COMPLIES)	10.92 %
MAXIMUM COVERAGE (IMPERVIOUS)	22 %		16.81 %	1.43 % (COMPLIES)	18.24 %
FLOOR AREA RATIO (FAR)	4 BR.	8 BR.	4 BR.	8 BR. (NON CONFORMING)	8 BR.
FLOOR AREA (REFER TO FAR CALC. BELOW)	2,500 (COL. 4)	2,812	1,675	1,137 (NON CONFORMING)	2,812

*EXISTING NON CONFORMING

MAXIMUM COVERAGE (PRINCIPAL BUILDING) CALCULATIONS:

	EXISTING, SF	PROPOSED, SF	TOTAL
PRINCIPAL STRUCTURE & ADDITION	868	573	1,441
AREA UNDER ROOF	40+157+45	45-45	197
TOTAL AREA:	1,065	573	1,638
TOTAL SURFACE:	7.1%	3.82%	10.92%

IMPERVIOUS COVERAGE CALCULATIONS:

	EXISTING, SF	PROPOSED, SF	TOTAL
PRINCIPAL STRUCTURE & ADDITION	868	573	1,441
AREA UNDER ROOF	40+157+45	-45	197
CONC.	545+117+109	-302	469
BLACKTOP	559	0	559
STAIR	30+40+9	-9	40
BILCO DOOR	33	30-33	30
TOTAL AREA:	2,522	214	2,736
TOTAL SURFACE:	16.81%	1.43%	18.24%

FLOOR AREA RATIO CALCULATIONS:

COLUMN 1 LOT SIZE BREAK POINTS (SF)	COLUMN 2 STARTING POINT (SF)	COLUMN 3 ADDITIONAL AREA MULTIPLIER (FACTOR)	COLUMN 4 BASE FLOOR AREA (SF)
15,000 TO 19,999	15,000	0.10	2,500

15,000 LOT - 15,000 = 0
0 X 0.10 =0
2,500 + 0 = 2,500 MAXIMUM FLOOR AREA OF HOUSE
2,500 / 575 = 4 BEDROOM MAX.
GROSS FLOOR AREA OF FIRST FLOOR = 1427 SF
GROSS FLOOR AREA OF 2ND FLOOR = 1385 SF
TOTAL FLOOR AREA OF THE BUILDING = 2,812 SF

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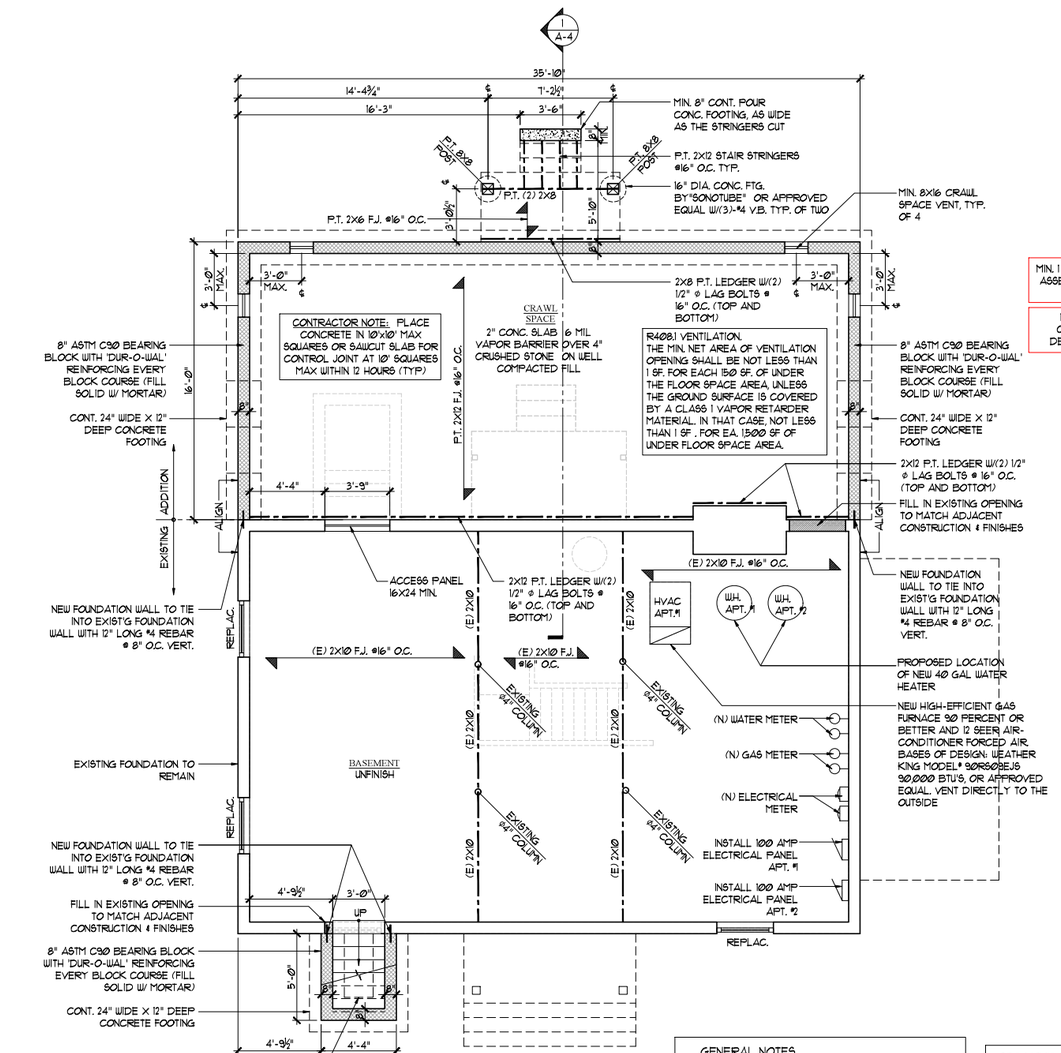
Revision/Issue
ISSUED FOR PERMIT:
03-11-2026_ZONING SET

DATE: 03-11-2026
DRAWN BY: SR
JOB NUMBER: 77-25
TITLE: SITE PLAN

Sheet Number:
SP



1 BASEMENT PLAN
1/4" = 1'-0"

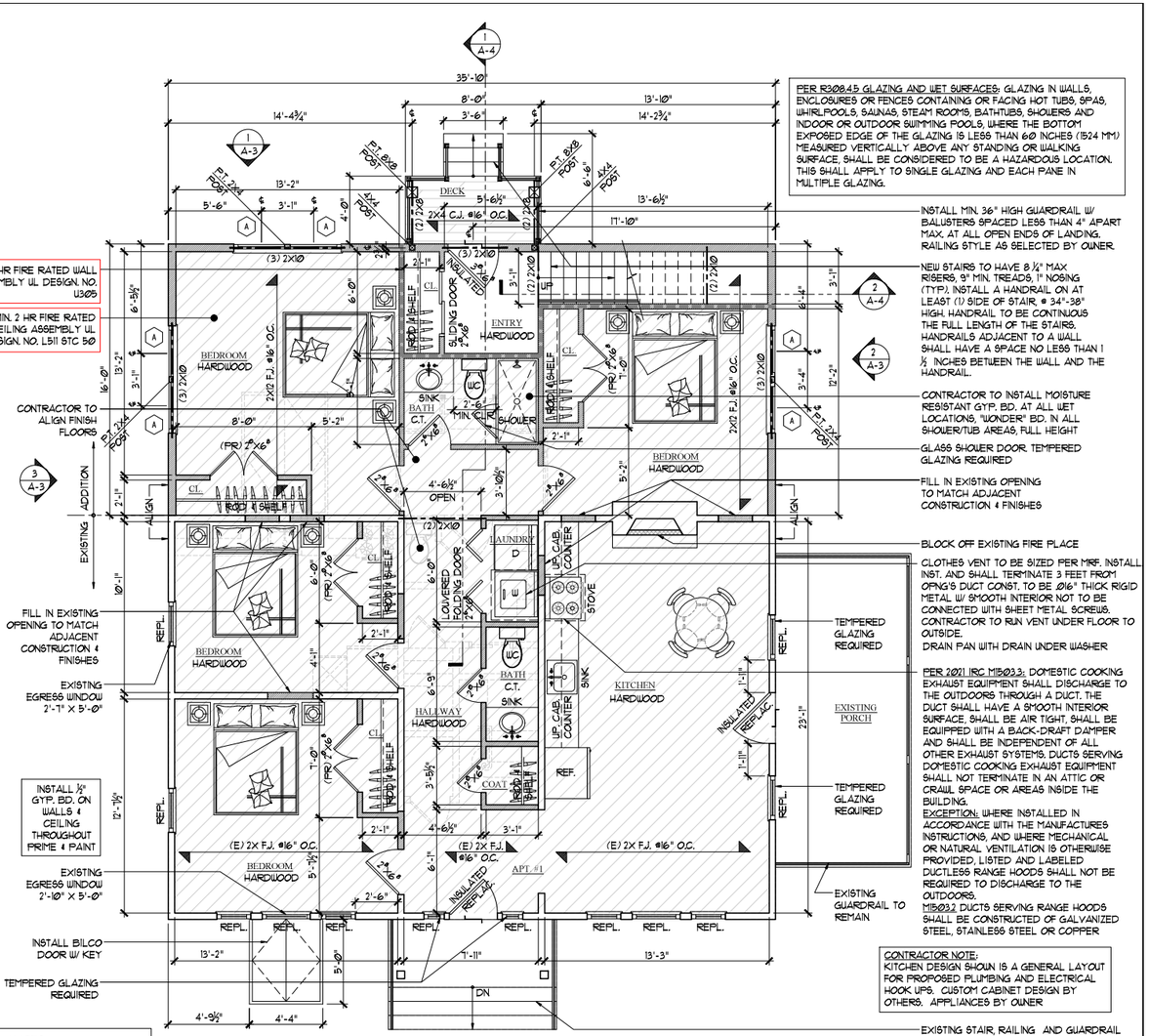
4 STEP FOOTING DETAIL
1/4" = 1'-0"

GRAPHIC LEGEND
- INDICATES EXIST'G CONSTRUCTION TO BE REMOVED
- INDICATES EXIST'G WALLS TO REMAIN U.O.N.
- INDICATES NEW FULL HEIGHT WALL

DOOR NOTES:
1. UNDERCUT INTERIOR DOORS MIN. 1" (PER SPEC.) TO FINISHED FLOOR, EXCEPT AT BATHROOMS.
2. NEW DOORS IN EXISTING OPENINGS SHALL FILL THE ENTIRE ORIGINAL OPENING.
3. ALL EXTERIOR DOORS SHALL MEET IRC EGRESS REQUIREMENTS.
4. ALL UTILITY CLOSET DOORS AND BULKHEAD DOOR REQUIRE KEY ENTRY LOCKS.

GENERAL NOTES
SCOPE SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO THE FOLLOWING:
1. PROVIDE NEW PARTITIONS AND STAIRS WHERE SHOWN ON PLANS.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
3. ALL NEW WINDOWS SHALL BE INSULATED VINYL WINDOWS. REFER TO PLANS
4. PROVIDE GYN-BOARD RETURNS AND 2 1/4" TRIM AT HEAD AND JAMBS OF ALL WINDOWS. PROVIDE YELLOW PINE SOLID WOOD SILLS AND 2 1/4" APRON TRIM AT ALL STOOLS.
5. AT ALL PARTY WALLS, INSTALL NEW GWB ON FURRING+ OR WHERE ACCEPTABLE INSTALL WITH ADHESIVE AND NAILING TO EXISTING SUBSTRATE.
6. PROVIDE ALL NEW KITCHEN CABINETS, COUNTERTOPS, AND APPLIANCES AS INDICATED ON PLANS
7. COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
8. REPAIR AND PARGE BASEMENT & CRAWL SPACE WALLS. BASEMENT WALLS AND ADJACENT PARTY WALLS WHEN EXPOSED SHALL BE TREATED WITH WATERPROOFING. PROVIDE 3" HIGH CONCRETE PAD FOR MECHANICAL EQUIPMENT.
9. GENERAL CONTRACTOR SHALL VERIFY NUMBER OF TREADS AND RISERS AS PER CODE PRIOR TO CONSTRUCTION.

STRUCTURAL NOTES:
1. FILL AND PATCH ALL EXISTING JOIST POCKETS WHERE EXISTING JOISTS HAVE BEEN REMOVED.
2. PROVIDE ONE LINE OF BRIDGING FOR EACH 8'-Ø" SPAN, AND MIN. ONE ROW OF BRIDGING AT EACH SPAN. MINIMUM BRIDGING SIZE SHALL BE SAME SIZE AS ADJACENT JOISTS OR "SST" TB27 MTL. "X" BRIDGING: "LU26" - 2x6, "LU28" - 2x8, "LU210" - 2x10 & 2x12.
3. PROVIDE PROPERLY SIZED GALV. JOIST HANGERS TYP. AT EACH JOIST/BEAM FLUSH CONNECTION.
4. PLYWOOD SHEATHING SHALL BE TONGUE AND GROVE 3/4" PLYWOOD GLUED AND SCREWED TO FLOOR JOISTS.
5. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. SLABS ON GRADE (EXTERIOR) SHALL BE AIR ENTRAINED (6% - 4,000 PSI.).
6. ALL BLOCK SHALL BE ASTM C-90.
7. MORTAR SHALL BE TYPE M OR S ASTM C-270.
8. REINFORCEMENT SHALL BE ASTM A615 - 24,000 PSI.
9. PRE ENGINEERED LUMBER (LVL) LAMINATED VENEER LUMBER, GLULAM, PARALAM, ETC. SHALL HAVE Fb = 2,800 PSI, E = 2.0 X 10 PSI.
10. GENERAL CONTRACTOR TO COORDINATE THE SIZE & LOCATION OF THE ROUGH OPENING FOR THE ROOF TOP UNIT W/ THE MECHANICAL SUBCONTRACTOR BEFORE FRAMING BEGINS.



MIN. 1 HR FIRE RATED WALL ASSEMBLY UL DESIGN NO. U305

MIN. 2 HR FIRE RATED CEILING ASSEMBLY UL DESIGN NO. L511 STC 50

PER R308.4.5 GLAZING AND WET SURFACES: GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.

INSTALL MIN. 36" HIGH GUARDRAIL W/ BALUSTERS SPACED LESS THAN 4" APART MAX. AT ALL OPEN ENDS OF LANDING. RAILING STYLE AS SELECTED BY OWNER.

NEW STAIRS TO HAVE 8 ¼" MAX RISERS, 9" MIN. TREADS, 1" NOSING (TYP.). INSTALL A HANDRAIL ON AT LEAST (1) SIDE OF STAIR, @ 34"-38" HIGH. HANDRAIL TO BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NO LESS THAN 1 ½ INCHES BETWEEN THE WALL AND THE HANDRAIL.

CONTRACTOR TO INSTALL MOISTURE RESISTANT GYP. BD. AT ALL WET LOCATIONS, "WONDER" BD. IN ALL SHOWER/TUB AREAS, FULL HEIGHT

GLASS SHOWER DOOR. TEMPERED GLAZING REQUIRED

FILL IN EXISTING OPENING TO MATCH ADJACENT CONSTRUCTION & FINISHES

BLOCK OFF EXISTING FIRE PLACE

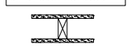
CLOTHES VENT TO BE SIZED PER MFR. INSTALL INST. AND SHALL TERMINATE 3 FEET FROM OPNG'S DUCT CONST. TO BE .016" THICK RIGID METAL W/ SMOOTH INTERIOR NOT TO BE CONNECTED WITH SHEET METAL SCREWS. CONTRACTOR TO RUN VENT UNDER FLOOR TO OUTSIDE. DRAIN PAN WITH DRAIN UNDER WASHER

PER 2021 IRC M1503.3: DOMESTIC COOKING EXHAUST EQUIPMENT SHALL DISCHARGE TO THE OUTDOORS THROUGH A DUCT. THE DUCT SHALL HAVE A SMOOTH INTERIOR SURFACE, SHALL BE AIR TIGHT, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER AND SHALL BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. DUCTS SERVING DOMESTIC COOKING EXHAUST EQUIPMENT SHALL NOT TERMINATE IN AN ATTIC OR CRAWL SPACE OR AREAS INSIDE THE BUILDING.
EXCEPTION: WHERE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS, AND WHERE MECHANICAL OR NATURAL VENTILATION IS OTHERWISE PROVIDED, LISTED AND LABELED DUCTLESS RANGE HOODS SHALL NOT BE REQUIRED TO DISCHARGE TO THE OUTDOORS.
M1503.2 DUCTS SERVING RANGE HOODS SHALL BE CONSTRUCTED OF GALVANIZED STEEL, STAINLESS STEEL OR COPPER

CONTRACTOR NOTE:
KITCHEN DESIGN SHOWN IS A GENERAL LAYOUT FOR PROPOSED PLUMBING AND ELECTRICAL HOOK UPS. CUSTOM CABINET DESIGN BY OTHERS. APPLIANCES BY OWNER

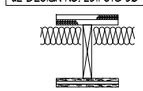
2 FIRST FLOOR PLAN
1/4" = 1'-0"

SYSTEM PERFORMANCE
1 HR FIRE
UL DESIGN NO. U305



SYSTEM DESCRIPTION
WOOD STUD WALL
- 5/8" TYPE X GYPSUM SHEATHING
- MIN. 2" X 4" WOOD STUDS 16" O.C.
- 5/8" TYPE X GYPSUM SHEATHING
- JOINTS EXPOSED OR FINISHED

SYSTEM PERFORMANCE 2 HR FIRE
UL DESIGN NO. L511 STC 50 IIC 50



SYSTEM DESCRIPTION
DIMENSIONAL LUMBER
- 1" NOMINAL WOOD SUB FLOOR.
- MIN. 2X10 JOISTS 16" O.C.
- MIN. 4 ½" THICK MINERAL WOOL OR FIBERGLASS INSUL.
- (1) ONE LAYER 5/8" TYPE "X" G.Y.P. BD.
- 7/8" RESILIENT CHANNEL , MIN 25 GAUGE CORROSION PROTECTED STEEL, SPACES MAX OF 24" O.C.
- (1) ONE LAYER 5/8" TYPE "X" G.Y.P. BD.
- JOINTS FINISHED

3 RATED DETAILS
1/4" = 1'-0"

WINDOW (REPLACEMENT) NOTES:
1. WINDOWS SHALL BE "CERTAINTEED" (OR APPROVED EQUAL) VINYL DOUBLE HUNG, INSULATED GLASS WITH INSECT SCREEN+ & SHALL MEET ALL RD.A. REQMNTS
   ALL WINDOWS ARE TO CONTAIN GRILLE PATTERN AS SELECTED BY OWNER. GRILL CONFIGURATION TO BE SIMULATED DIVIDED LIGHT WITH PERMANENT EXTERIOR GRILLES, REMOVABLE INTERIOR GRILLS.
2. CONTRACTOR TO REVIEW HARDWARE STYLE AND FINISH OPTIONS WITH OWNER AND/OR ARCHITECT PRIOR TO PLACEMENT OF ORDER.
3. WINDOWS TO BE INSTALLED WITH HIGH-PERFORMANCE LOW-E+4 TYPE GLAZING (TYP.) WINDOWS IN SERIES ARE MULLED TOGETHER, UNLESS OTHERWISE NOTED.
4. GENERAL CONTRACTOR MUST VERIFY ALL EXISTING WINDOW OPENING SIZES IN FIELD, AND SUBMIT SHOP DRAWINGS FOR APPROVAL.
5. GENERAL CONTRACTOR SHALL PROVIDE CHILD GRILLS @ ALL SECOND STORY BEDROOM WINDOWS.
6. WINDOWS MARKED "EGRESS" ON PLANS SHALL MEET IRC EGRESS REQUIREMENTS.

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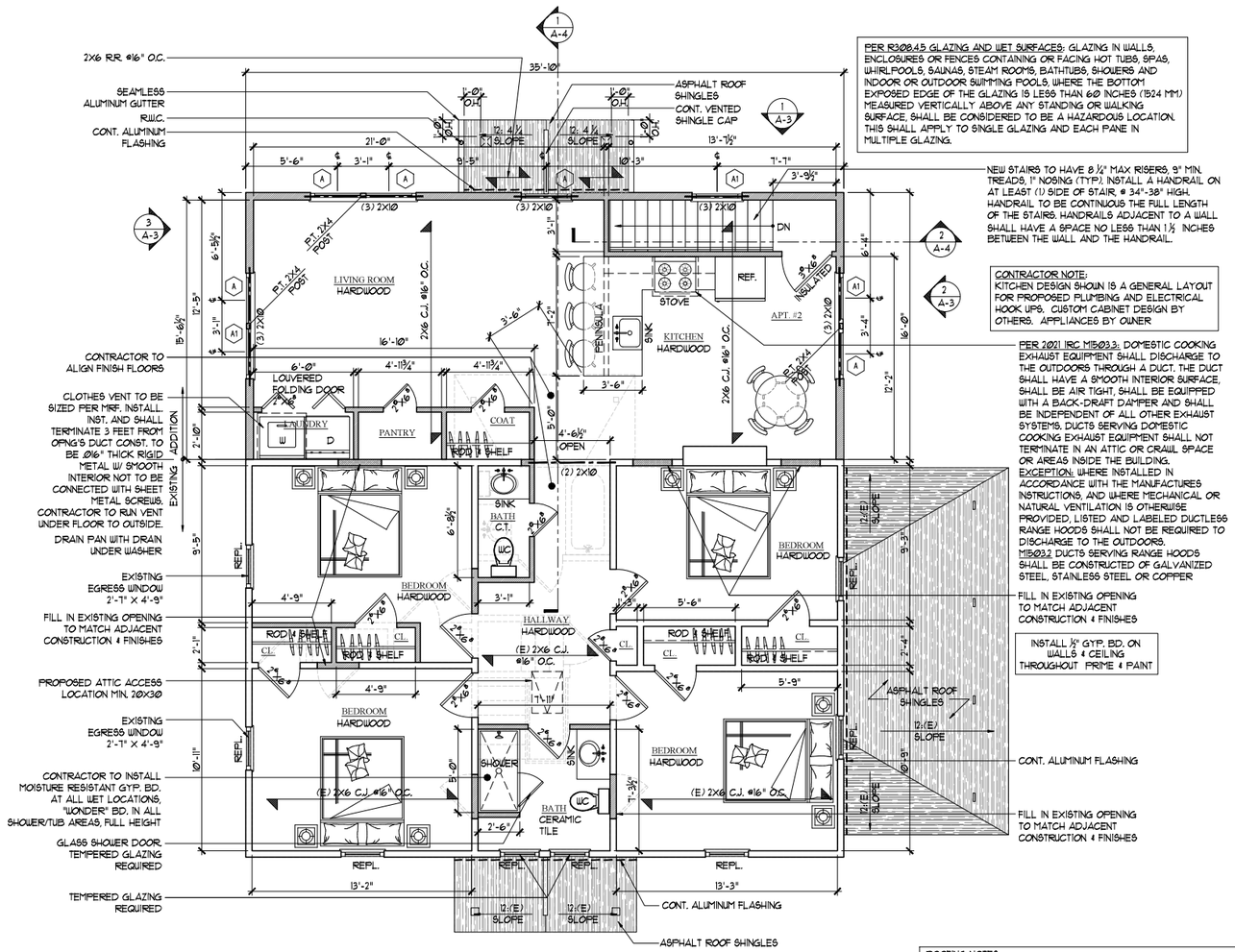
Revision/Issue
ISSUED FOR PERMIT:
03-11-2026_ZONING SET

DATE: 03-11-2026
DRAWN BY: SR
JOB NUMBER: 77-25
TITLE: FLOOR PLANS

Sheet Number:
A-1



1 SECOND FLOOR PLAN
¼" = 1'-Ø"

BTUS OF EACH APPLIANCE - APT. #1 & #2

DRYER= 22,000 BTUS

PER NJIRC 2021 G2407.5.1:
STANDARD METHOD (1000 BTU/H PER 50 CUFT/)

NOTE:COOKTOP AND OVEN VENTED MECHANICALLY THROUGH RANGE HOOD

DRYER= 22,000 BTUS÷ 22 SQ IN. NEEDED

PER NJIRC 2021 G2407.5.3:
EACH VENTED OPENING SHALL HAVE MIN FREE AREA OF 1 SQUARE INCH/1000 BTU/H, BUT NOT LESS THAN 100 SQ IN.
EACH OPENING SHALL BE 12" FROM THE TOP AND BOTTOM OF THE ENCLOSED SPACE

PER NJIRC 2021 G2407.6: LOUVERS AND GRILLES
- NET FREE AREA OF WOOD LOUVER GRILLE HAVE 25% FREE AREA.
- (2) 1'X2' GRILLS ARE TO BE PROVIDED.
NET FREE AREA IS 2X288 SQIN x Ø.25=144 SQIN
TOTAL 144 SQIN. IS GRATER THAN 22 SQIN. REQUIRED.

ROOFING NOTES

1) ALL ASPHALT SHINGLES ARE AS SELECTED BY OWNER. CONTRACTOR TO REMOVE AND REPLACE EXISTING ASPHALT SHINGLES ON EXISTING ROOF SURFACES AS REQUIRED. REPAIR AND REPLACE EXISTING UNDERLAYMENT AS REQUIRED.

2) ON ALL SLOPED ROOF SURFACES GREATER THAN 4:12: INSTALL ICE AND WATER SHIELD A MINIMUM 2'-Ø" UP ROOF SLOPE FROM FACE OF EXTERIOR WALL.

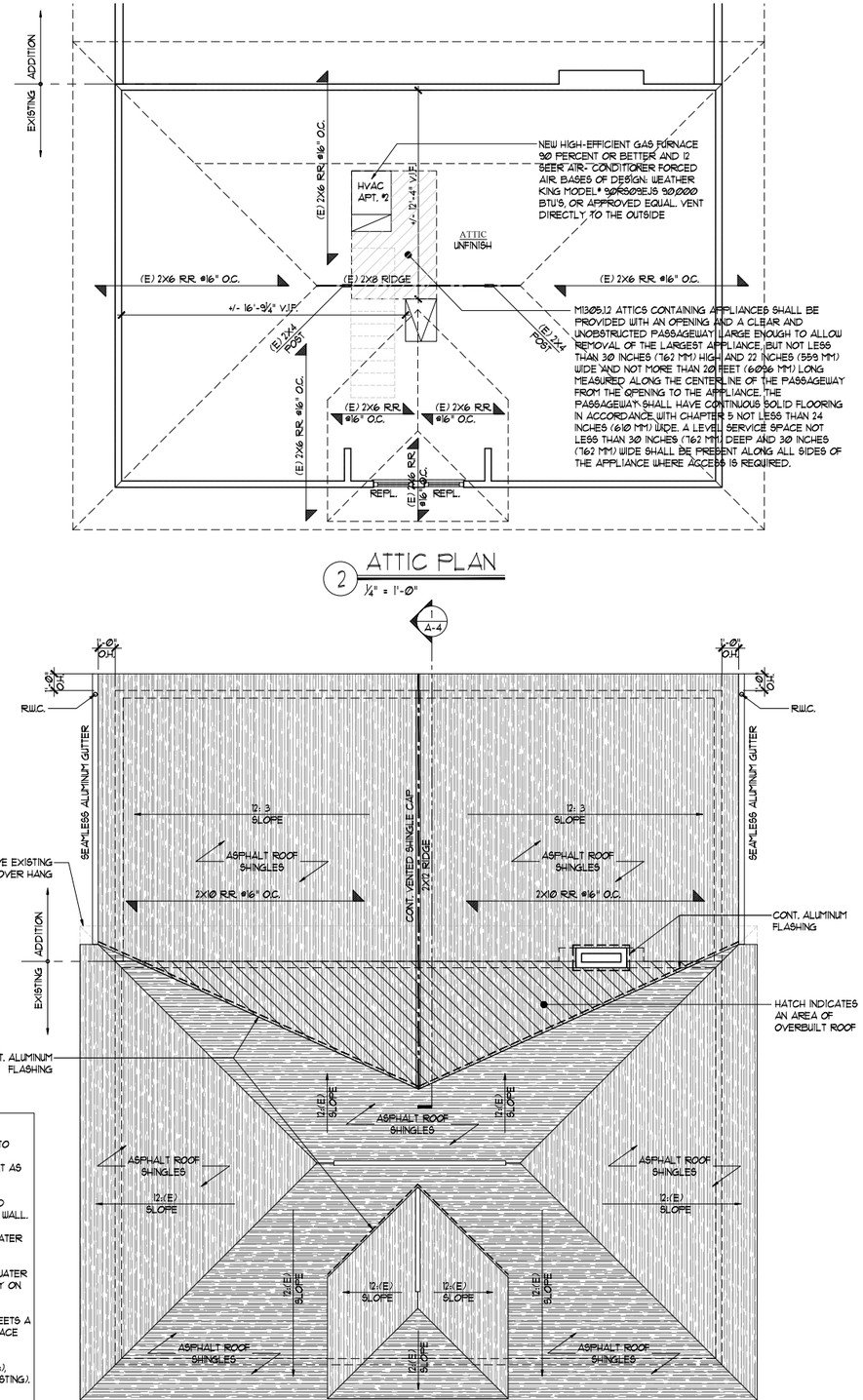
3) ON ALL SLOPED ROOF SURFACES LESS THAN 4:12: INSTALL ICE AND WATER SHIELD OVER ENTIRE ROOF DECK.

4) AT ALL ROOF VALLEYS: INSTALL ALUMINUM FLASHING OVER ICE AND WATER SHIELD. EXTEND ICE AND WATER SHIELD A MINIMUM OF 1'-6" FROM VALLEY ON EACH SIDE.

5) INSTALL CONT. ALUMINUM FLASHING AT ALL AREAS WHERE THE ROOF MEETS A VERTICAL WALL SURFACE. EXTEND FLASHING A MINIMUM 8" ON ROOF SURFACE AND WALL FROM POINT OF INTERSECTION

6) ALL GUTTERS TO BE SEAMLESS 6" K-STYLE GUTTERS (MATCH EXISTING.) PREFINISHED WHITE. R.W.C. TO BE MIN. 3x4, PREFINISHED WHITE (MATCH EXISTING). NEW R.W.C. TO DRAIN TO SPLASH BLOCKS (TYP.).

7) INSTALL VENTED BEADED BOARD SOFFITS AT ALL EAVES, AND VENTED SHINGLE CAPS AT ALL RIDGES



2 ATTIC PLAN
¼" = 1'-Ø"

3 ROOF PLAN
¼" = 1'-Ø"

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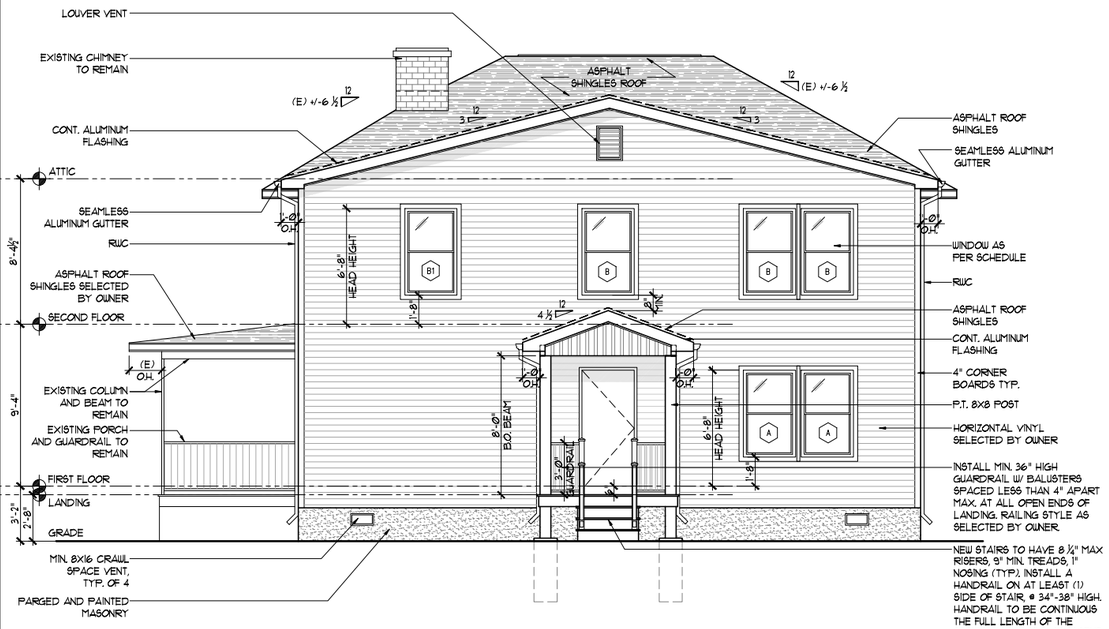
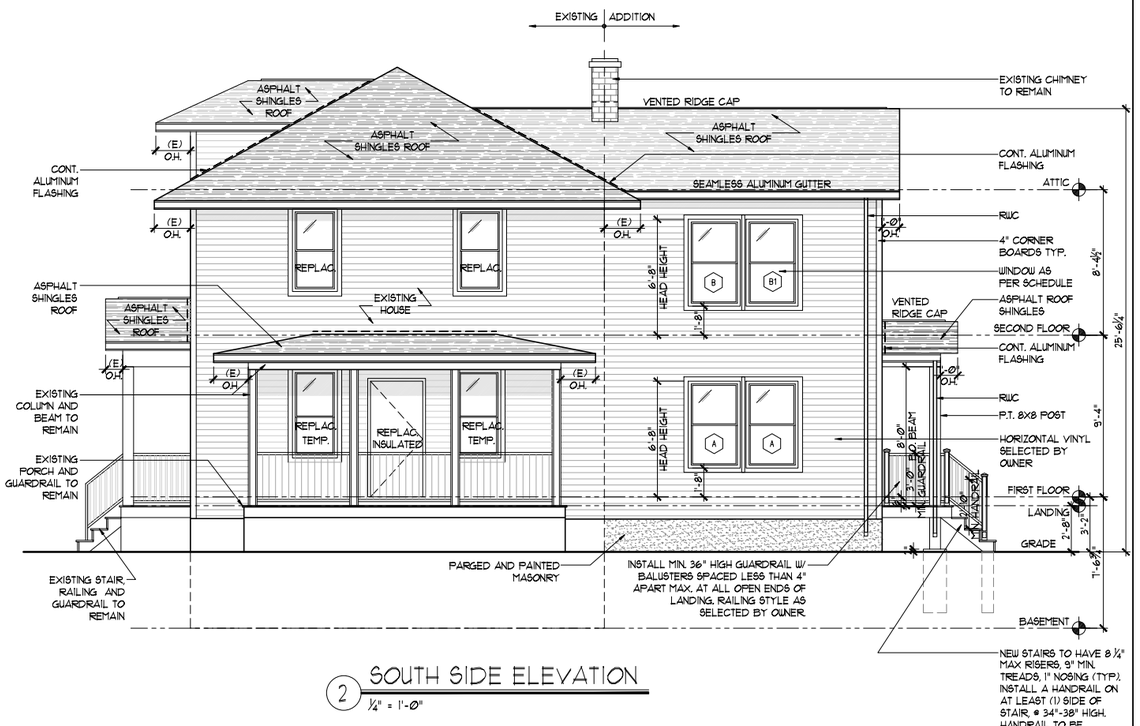
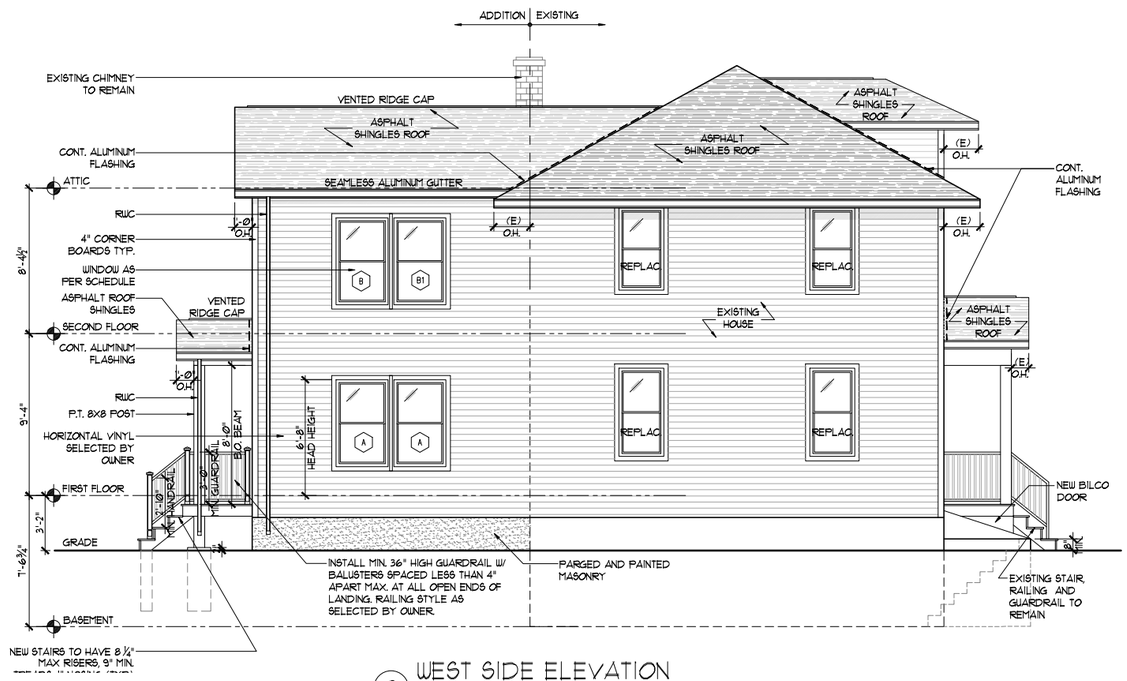


1 EAST SIDE ELEVATION
¼" = 1'-Ø"



2 SOUTH SIDE ELEVATION
¼" = 1'-Ø"



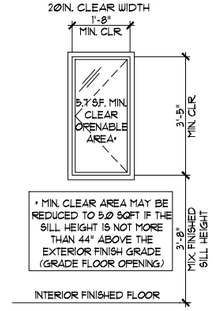
3 WEST SIDE ELEVATION
¼" = 1'-Ø"

WINDOW SCHEDULE

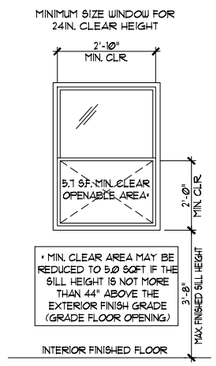
TYPE	QTY.	UNIT NUMBER	ROUGH OPENING		OPERABLE OR STATIONARY	REMARKS
			WIDTH	HEIGHT		
A	11	AS SELECTED BY OWNER	3'-Ø"	5'-Ø"	OPERABLE	DOUBLE HUNG FULL FRAME INSULATED WINDOW. MEETS EGRESS REQUIREMENTS
A1	3	AS SELECTED BY OWNER	3'-Ø"	5'-Ø"	OPERABLE	DOUBLE HUNG FULL FRAME INSULATED WINDOW. TEMPERED GLAZING REQUIRED.

GENERAL WINDOW NOTES:

1. ALL WINDOWS AND DOORS IN SCHEDULE ARE AS SELECTED BY OWNER. WOOD EXTERIOR COLOR "WHITE", INTERIOR OF WINDOW TO BE PRE-FINISHED WHITE"
2. ALL WINDOWS ARE TO CONTAIN NO GRILLE PATTERN, AS REFLECTED ON ELEVATIONS.
3. WINDOW SCREENS TO BE SUPPLIED W/ UNITS UNLESS OTHERWISE NOTED.
4. HINGING SPECIFIED IS AS VIEWED FROM THE OUTSIDE
5. CONTRACTOR TO REVIEW HARDWARE STYLE AND FINISH OPTIONS WITH OWNER AND/OR ARCHITECT PRIOR TO PLACEMENT OF ORDER.
6. WINDOWS TO BE INSTALLED WITH HIGH-PERFORMANCE LOW-E4 TYPE GLAZING (TYP.)
7. WINDOWS IN SERIES ARE NOT MULLED TOGETHER, UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY WINDOW QUANTITY IN SCHEDULE BY COORDINATING WITH FLOOR PLANS AND ELEVATIONS PROVIDED, PRIOR TO ORDERING WINDOWS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT IF THERE ARE ANY DISCREPANCIES IN THE SCHEDULE AND PLANS PRIOR TO ORDERING WINDOWS.
9. PROVIDE SAFETY FILM ON ALL INDICATE EXISTING WINDOWS & NEW WINDOWS AS REQUIRED. 3M OR APPROVED. EQUAL. REFER TO PLAN AND SCHEDULE.
10. ALL REPLACEMENT WINDOWS TO BE NEW CONSTRUCTION WINDOWS, REFER TO DETAIL



EGRESS WINDOW DETAIL R31Ø2.1



EGRESS WINDOW DETAIL R31Ø2.1

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Sheet Number:
A-3