

1628 SIXTH STREET EWING, NJ 08638 PROPOSED NEW 2-1/2 STORY, 1-FAMILY DWELLING

HAMPTON HILL ARCHITECTURE

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NEW 2-1/2 STORY 1-FAMILY DWELLING

1628 SIXTH STREET
EWING, NJ 08638
BLOCK 47
LOT 187

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY, OR CONSULT THE ARCHITECT FOR ANY NECESSARY DIMENSIONS WHICH ARE NOT INDICATED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AND ALL NECESSARY DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND ALL APPLICABLE SUB-CODES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE WORK BEFORE COMMENCING CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE WORK OF ALL SUBCONTRACTORS, AND FOR INSURING PROPER COORDINATION BETWEEN THE VARIOUS TRADES. ALL NECESSARY CUTTING AND PATCHING FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK, INCLUDING ALL NECESSARY OPENINGS IN FLOOR, WALL OR ROOF FRAMING TO ACCOMMODATE THE WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHETHER INDICATED ON THE DRAWINGS OR NOT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION, INCLUDING THE INSTALLATION OF ALL TEMPORARY SHORING, SHEETING AND BRACING OF THE EXCAVATIONS AND STRUCTURE DURING CONSTRUCTION. THE G.C. IS ALSO RESPONSIBLE FOR ALL JOBSITE SAFETY AND SECURITY MEASURES TO PROTECT THE WORK, WORKMEN, THE PUBLIC AND ADJACENT PROPERTY DURING CONSTRUCTION.
- ALL MATERIALS USED ON THE PROJECT SHALL BE NEW, AND NO SUBSTITUTIONS OF ANY SPECIFIED MATERIALS SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE ARCHITECT. WITHOUT THE APPROVAL OF THE ARCHITECT.

SITE UTILITY NOTES:

- LOCATING IS TO USE ALL EXISTING WATER, SEWER, GAS AND ELECTRICAL SERVICE CONNECTIONS.
- COORDINATE GAS AND ELECTRICAL SERVICES WITH LOCAL SERVICE UTILITY REPRESENTATIVE.
- UTILITY METERS ARE TO BE LOCATED AS REFLECTED IN THE PLANS.
- USE ALL EXISTING STORM AND SEWER LINES. VERIFY SIZE, LOCATIONS AND CONDITIONS IN FIELD. PROVIDE CLEANOUTS WITH FLUSH ACCESSIBLE COVERS AT GRADE FOR ALL CHANGES IN DIRECTION OF SEWER LATERALS.
- CONTRACTOR IS RESPONSIBLE FOR APPLYING AND OBTAINING ALL SERVICE CONNECTION PERMITS AND APPROVALS, AND ALL NECESSARY STREET OPENING PERMITS.
- CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN PROPOSED PLANS AND EXISTING CONDITIONS DISCOVERED IN FIELD.

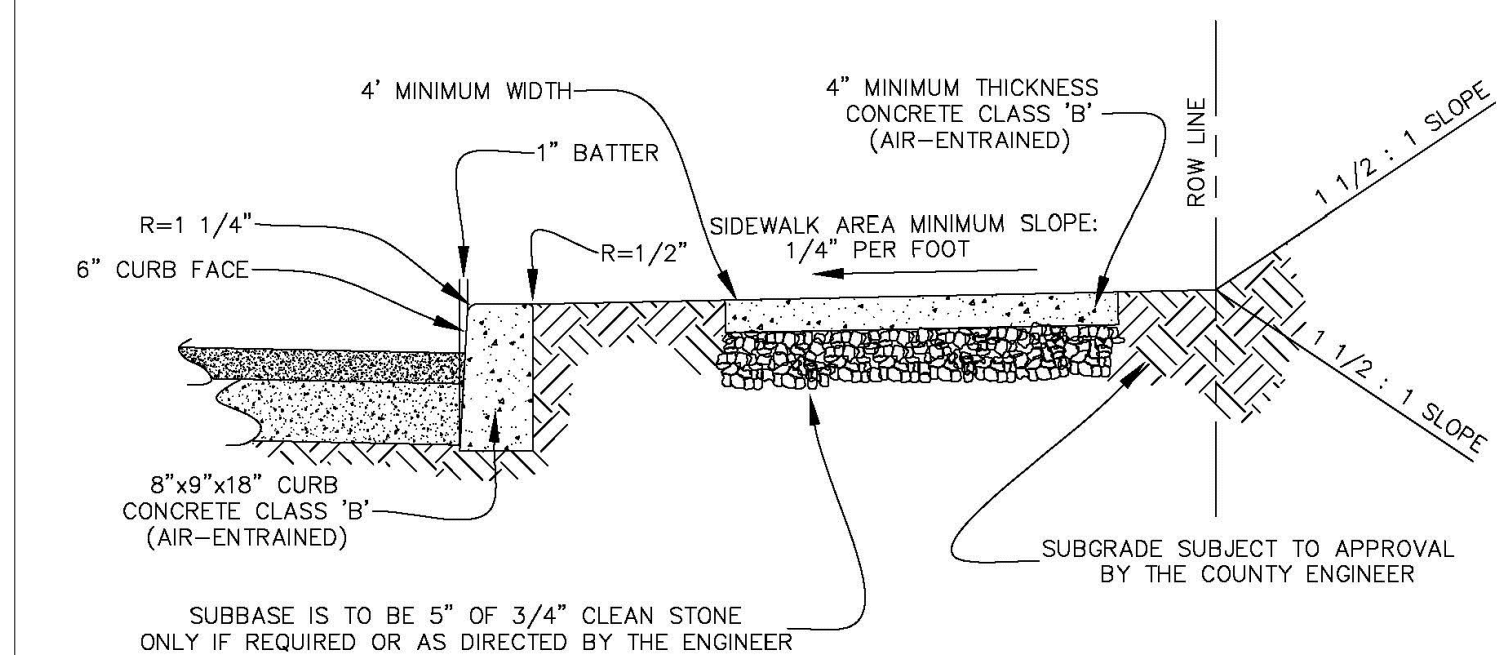
DEMOLITION NOTES:

- CONFORM TO APPLICABLE CODE FOR ANY DEMOLITION WORK, DUST CONTROL AND PRODUCTS REQUIRING ELECTRICAL DISCONNECTION.
- OBTAIN REQUIRED PERMITS FROM AUTHORITIES AND DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF PUBLIC AGENCIES HAVING JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE METHODS, MEANS AND DESTINATION OF ALL OFF-SITE DISPOSAL.
- PROVIDE, ERECT AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
- MARK LOCATION AND TERMINATION OF UTILITIES. NOTIFY AFFECTED UTILITY COMPANIES.
- CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES.
- OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS WHEN DEMOLITION EQUIPMENT WILL TRAVERSE, INFRINGE UPON OR LIMIT ACCESS TO THEIR PROPERTY.
- SPRINKLE WORK WITH WATER TO MINIMIZE DUST. PROVIDE HOSES AND WATER CONNECTIONS FOR THIS PURPOSE.
- DO NOT BURN OR BURY MATERIALS ON SITE. LEAVE SITE IN CLEAN CONDITION.
- CONTRACTOR IS TO DESCRIBE DEMOLITION REMOVAL PROCEDURES AND SCHEDULE OF WORK.
- CONTRACTOR IS TO CONTACT ARCHITECT/ENGINEER BEFORE REMOVAL OF ANY EXISTING WALL OR FOUNDATION IN WHICH CONTRACTOR IS UNSURE OF.

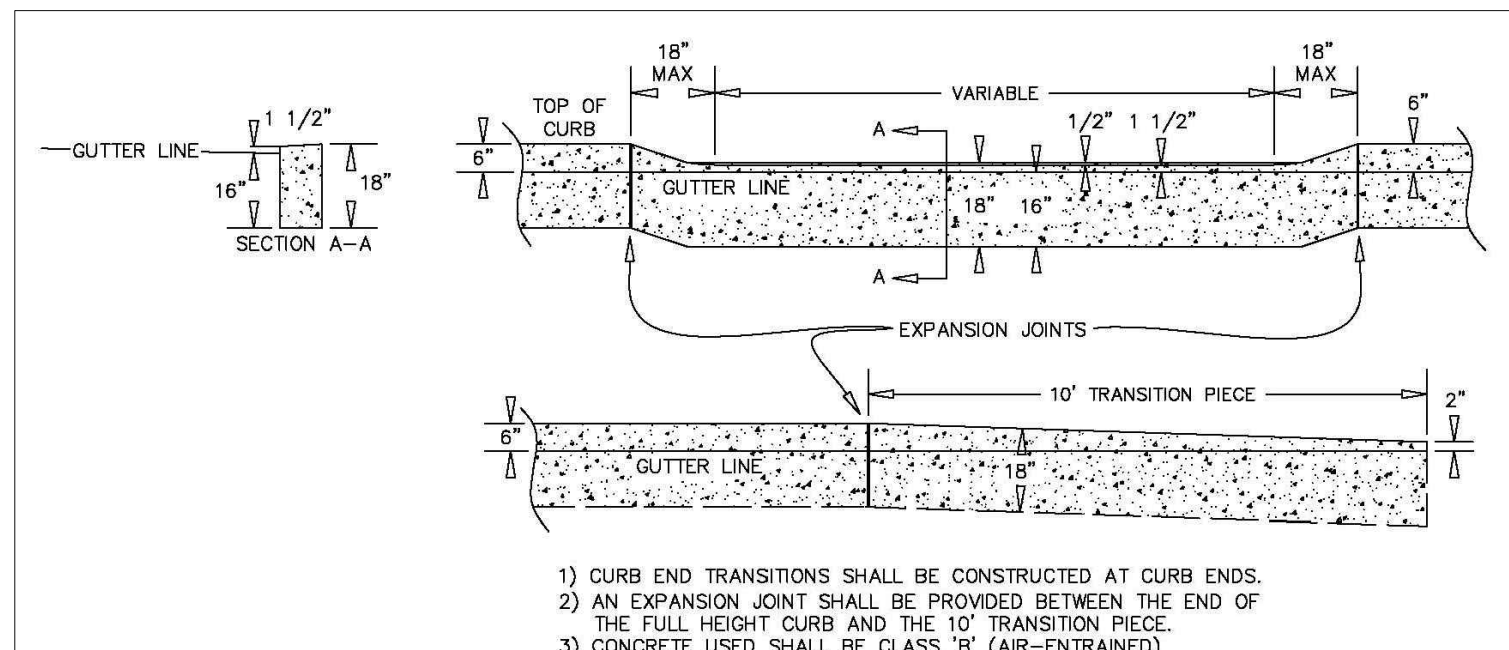
SOIL EROSION & SEDIMENT CONTROL NOTES:

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL." THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAIN UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS AND REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
- MULCH MATERIALS SHALL BE UN-ROTTED SALT HAY OR SMALL GRAIN STRAW APPLIED AT THE RATE OF 70-90 POUNDS PER 1000 S.F. (1.5-2.0 TONS/ACRE). ADDITIONAL REQUIRED MULCH PRACTICES ARE PRESCRIBED IN THE STANDARDS.
- ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ANY TRACKING SHALL BE CLEANED IMMEDIATELY. DO NOT UTILIZE A FIRE OR ARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. ALL PUMP DEWATERING OPERATIONS SHALL BE DIRECTED TOWARD A FUNCTIONING SEDIMENT BASIN.

NOTE: 1/2" EXPANSION JOINTS OF CELLULAR COMPRESSION MATERIAL TO BE PLACED AT 20' INTERVALS AND 1/4" PREMOULDED EXPANSION JOINTS TO BE PLACED LONGITUDINALLY ADJACENT TO ALL ADJUTING CONCRETE STRUCTURES AS THE ENGINEER MAY DIRECT. CONSTRUCTION JOINTS TO BE PROVIDED EVERY 20' ALTERNATING WITH EXPANSION JOINTS.



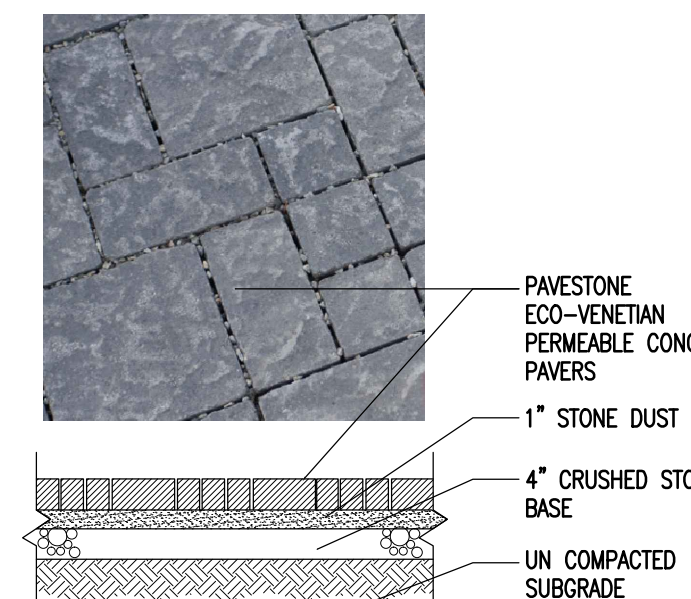
CONCRETE CURB & SIDEWALK DETAIL
NOT TO SCALE



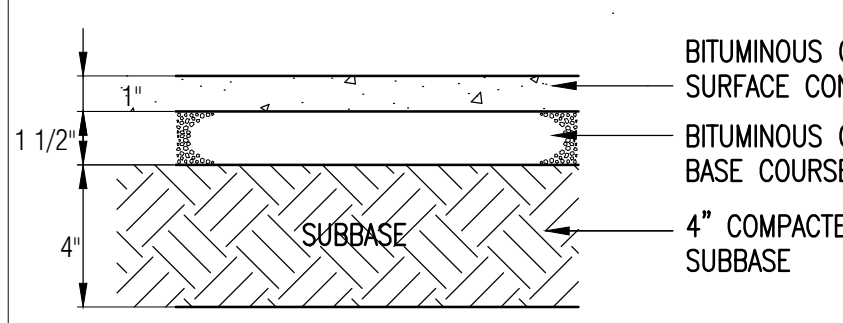
TYPICAL SECTION OF DEPRESSED CURB AT DRIVEWAYS AND CURB TRANSITION PIECE
SCALE: NTS

NOTE: 1/2" EXPANSION JOINTS OF CELLULAR COMPRESSION MATERIAL TO BE PLACED AS SHOWN. 1/4" PREMOULDED EXPANSION JOINTS TO BE PLACED LONGITUDINALLY ADJACENT TO ALL ADJUTING CONCRETE STRUCTURES AS THE ENGINEER MAY DIRECT.

DEPRESSED CURB DETAIL
NOT TO SCALE



PERMEABLE CONCRETE PAVER DETAIL
NOT TO SCALE



ASPHALT PAVEMENT DETAIL
NOT TO SCALE



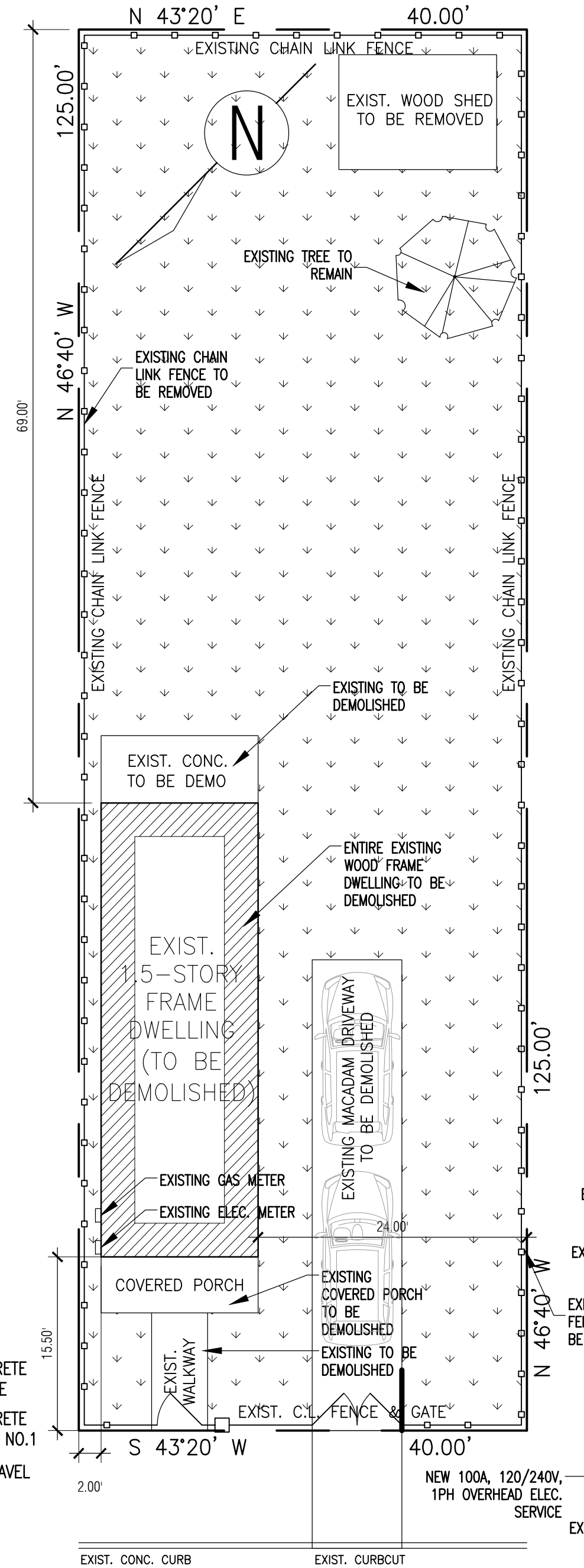
5 CURRENT REAR VIEW
NOT TO SCALE



4 CURRENT SOUTHWESTERN VIEW
NOT TO SCALE

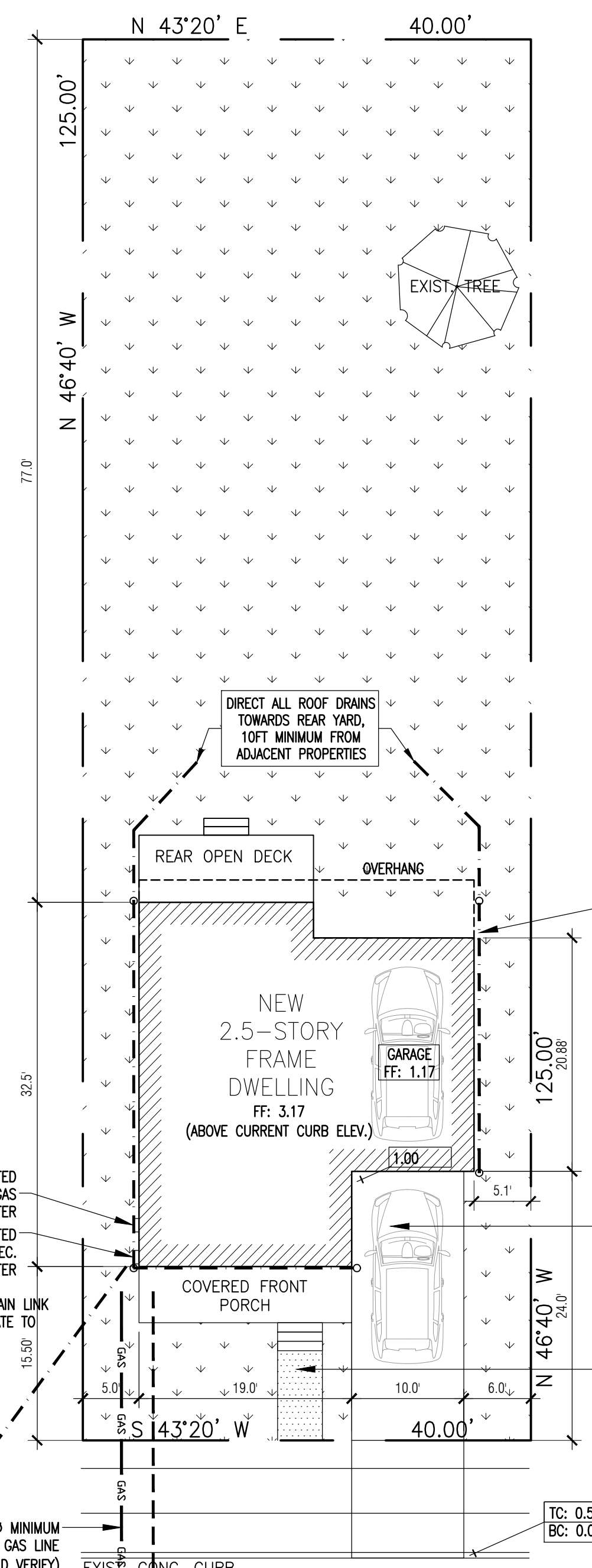


3 CURRENT STREET VIEW
NOT TO SCALE



6 EXISTING SITE PLAN
SCALE: 1" = 10'-0"

SURVEY INFORMATION WAS TAKEN FROM A PROPERTY SURVEY CONDUCTED BY LOUIS LEHMAN, PLS DATED OCTOBER 23, 1973, AND SUBSEQUENTLY CERTIFIED THROUGH AN AFFIDAVIT BY PREVIOUS OWNER, CRAIG ST. GEORGE, AS WITNESSED BY ATTY. LEE H. ENGELMAN, DATED AUGUST 11, 2000.



7 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

DRAWING INDEX:

- T-1 PROJECT/ZONING INFO, KEY MAP, TAX MAP, SURVEY, EXISTING STREET VIEW, NOTES & DETAILS
- A-1 PROPOSED FLOOR PLANS, NOTES & SCHEDULES
- A-2 PROPOSED FRONT & REAR ELEVATIONS
- ST-1 STRUCTURAL PLANS
- ST-2 STRUCTURAL NOTES & DETAILS
- E-1 ELECTRICAL PLANS, NOTES & DETAILS
- M-1 MECHANICAL PLANS, NOTES & DETAILS, PLUMBING NOTES, DETAILS, & DIAGRAMS, FIRESTOPPING DETAILS

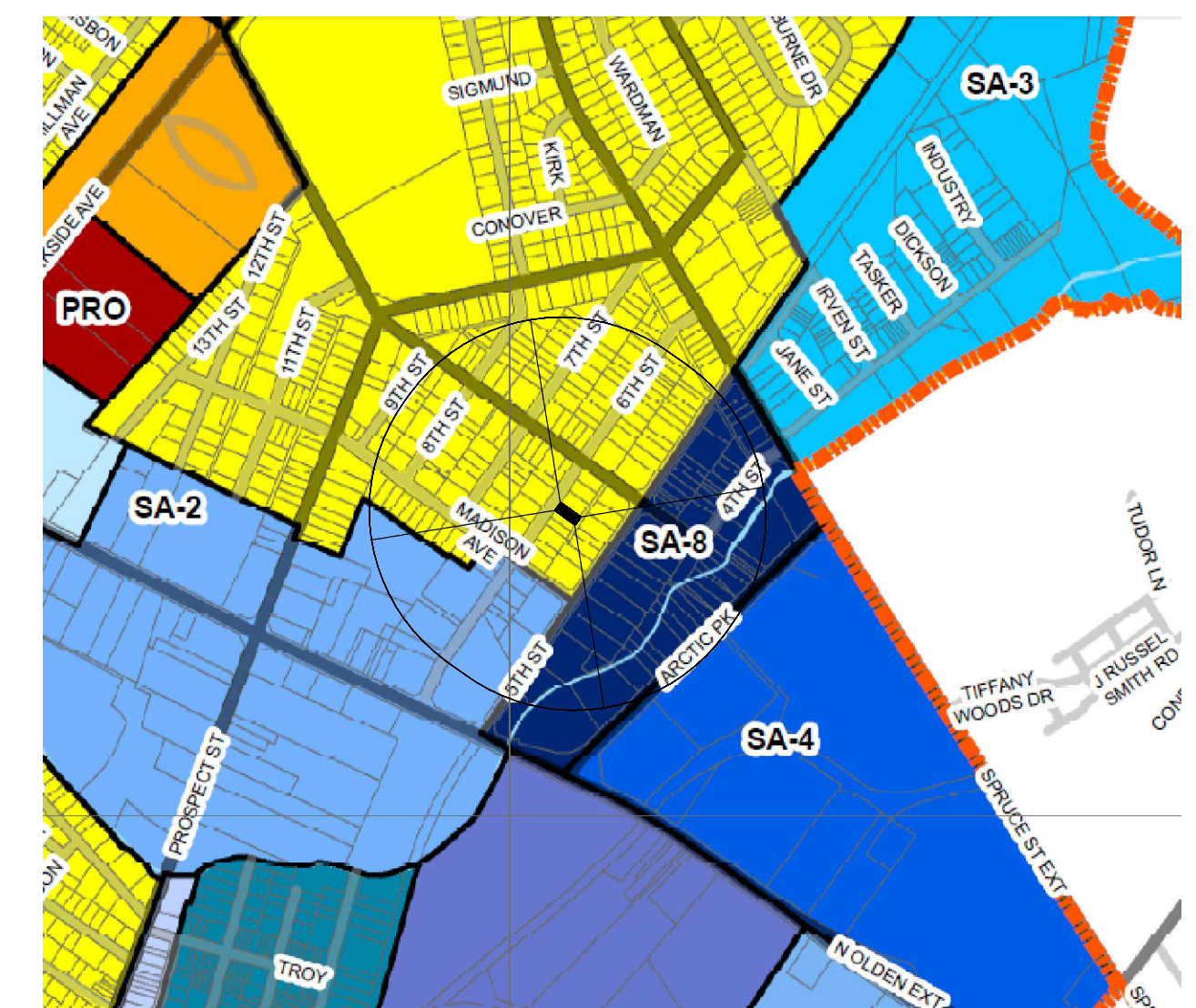
PROJECT DESCRIPTION:

- PRESENT USE: 1-FAMILY DWELLING
- PROPOSED USE: 1-FAMILY DWELLING
- CONSTRUCTION TYPE: V-B
- EXISTING GROSS FLOOR AREA : 567 SF
PROPOSED GROSS FLOOR AREA : 1,540 SF
- USE GROUP: R-5, 1-FAMILY DWELLING
- PROPOSED WORK: NEW CONSTRUCTION
- APPLICABLE CODE: INTERNATIONAL RESIDENTIAL CODE 2015

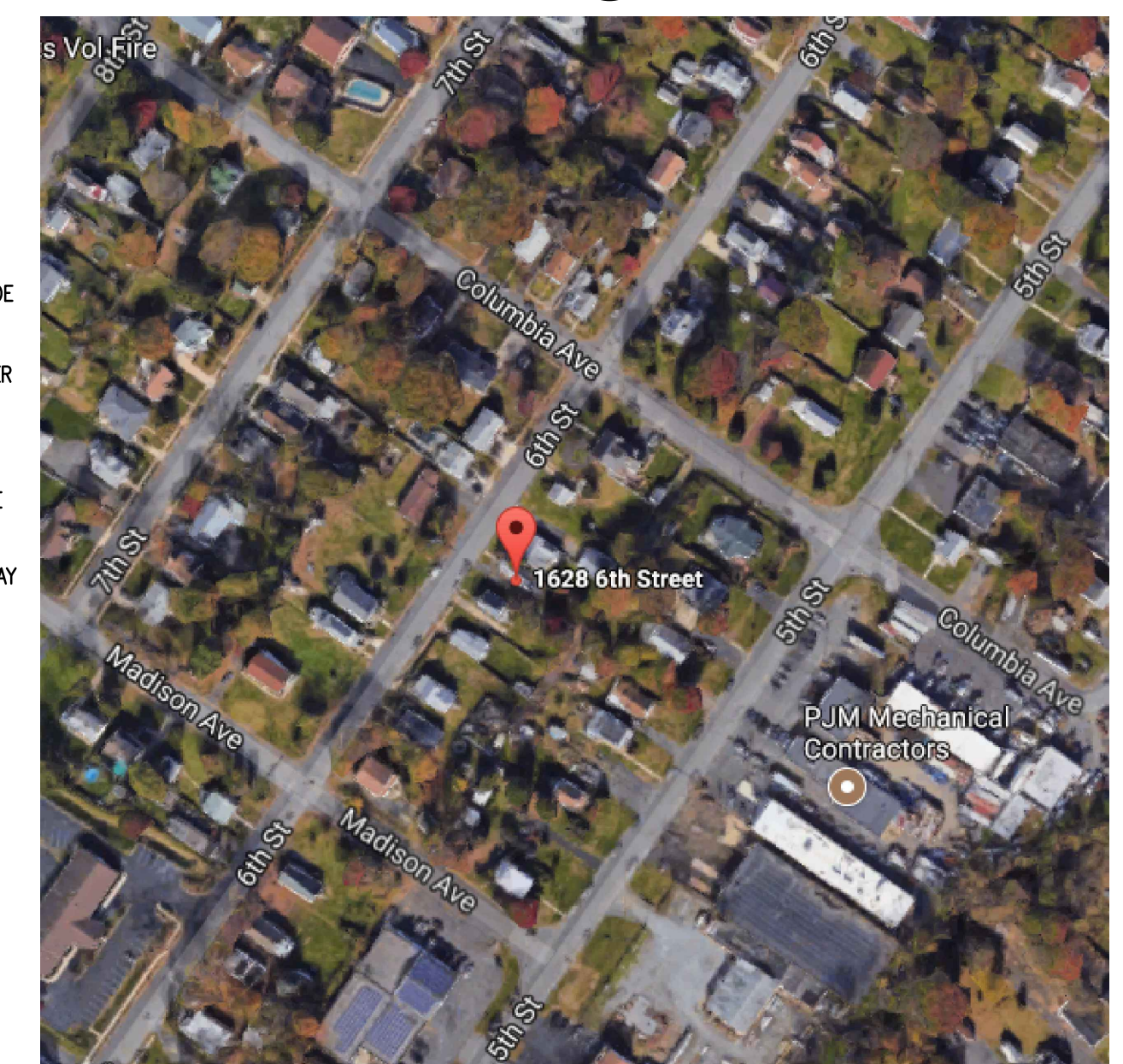
ZONING COMPARISON CHART: R-2

ITEM	REQ.	EXISTING	PROPOSED	VARIANCE
MIN. LOT SIZE	10,000 SF	5,000 SF	NO CHANGE	NO**
MIN. LOT WIDTH	80 FT. MIN	40 FT.	NO CHANGE	NO**
MIN. LOT FRONTAGE	80 FT. MIN	40 FT.	NO CHANGE	NO**
MIN. LOT DEPTH	100 FT. MIN	125 FT.	NO CHANGE	NO
FRONT YARD SETBACK [ART. 215-47(C)]	40FT OR DOMINANT SETBACK W/N 200FT ON BOTH SIDES	15.50 FT.	NO CHANGE	NO
MIN. SIDE YARD [ART. 215-48(A)]	5 FT. MIN.	2FT(L), 24FT(R)	5FT(L), 5FT(R)	NO
MIN. REAR YARD	35 FT. MIN.	69.0 FT.	77.0 FT	NO
MAX. BLDG. HEIGHT	2.5 STY / 35 FT. MAX.	1.5-STY / 13.3 FT	2.0 STY / 29.4 FT	NO
MAX. BLDG. COVERAGE	20%	12.7%	16.7% (834 SF)	NO
MAX. LOT COVERAGE	26%	25.1%	26.0% (1,305 SF)	NO
MAX. FLOOR AREA RATIO [ART. 215-15(D)(4)(g)]	1,200 SF	567 SF	1,540 SF	YES
MAX. BEDROOM YIELD	1,540SF / 425 = 3.68BED >>> 3-BED PERMITTED	1-BEDROOM	4-BEDROOM	YES
OFF STREET PARKING	2 SPACES MIN.	2 SPACES MIN.	NO CHANGE	NO CHANGE

** EXISTING NON-CONFORMING CONDITION



2 1000' RADIUS ZONING MAP
NOT TO SCALE



1 LOCATION MAP
NOT TO SCALE

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWN BY: RAA
CHKD BY: MK
ISSUE DATE: 01.12.19
PROJECT NO: 17044

SHEET TITLE:
PROJ & ZONING INFORMATION
CURRENT EXTERIOR PHOTOS
EXIST/PROPOSED SITE PLANS
SITE DETAILS

SHEET No. **T-1**

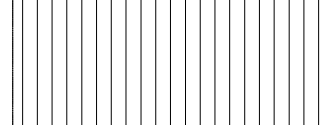
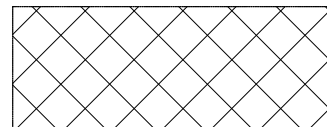
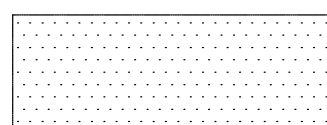
Zone	Property Address	Block	Lot	Lot Area (SF)	Permitted Base Floor Area	Proposed Base Floor Area	Permitted # of Bedrooms	Proposed # of Bedrooms	Stories
R-2	1628 Sixth St.	47	187	5,000	1,200	1,540	3	4	2
Zone	Property Address	Block	Lot	Lot Area (SF)	Permitted Base Floor Area	Existing Floor Area	Permitted # of Bedrooms	Existing # of Bedrooms	Stories
	1600 Sixth St.	47	180	10,001	1,875	2,188	5	NA	2
	1608 Sixth St.	47	182	5,001	1,200	1,152	2	3	1
	1612 Sixth St.	47	183 & 184	10,001	1,875	888	2	NA	1
	1620 Sixth St.	47	185	5,001	1,200	741	1	1	1
	1624 Sixth St.	47	186	5,001	1,200	600	1	2	1
	1630 Sixth St.	47	188 & 189	10,001	1,875	1,089	2	1	2
	1632 Sixth St.	47	190.00	7,815	1,613	470	1	1	1
	1634 Sixth St.	47	191.00	7,815	1,613	2,169	5	1	1
	1601 Fifth St.	47	161,162&163	18,256	2,363	1,577	3	NA	2
	1617 Fifth St.	47	160	9,540	1,820	652	1	NA	1
	1621 Fifth St.	47	158	4,630	1,156	1,296	3	NA	2
	1625 Fifth St.	47	157	6,081	1,362	976	2	NA	1
	1633 Fifth St.	47	155 & 156	12,162	2,048	1,072	2	NA	1
	1637 Fifth St.	47	153	12,240	2,054	1,351	3	3	2
	2200 Columbia Ave.	47	151 & 152	12,232	2,054	1,384	3	3	1
	1609 Sixth St.	46	245 & 246	10,001	1,875	1,786	4	4	2
	1613 Sixth St.	46	243 & 244	10,001	1,875	1,469	3	NA	2
	1617 Sixth St.	46	241	13,251	2,113	1,242	2	NA	2
	1621 Sixth St.	46	240	13,251	2,113	1,130	2	3	1
	1625 Sixth St.	46	237	5,001	1,200	810	1	NA	1
	2300 Columbia Ave.	46	236	5,624	1,294	1,536	3	NA	2
	2302 Columbia Ave.	46	234	10,938	1,950	1,248	2	NA	1

NOTE: INFORMATION PROVIDED ABOVE WERE OBTAINED FROM CURRENT PROPERTY TAX CARDS AND OTHER PUBLICLY AVAILABLE PROPERTY INFORMATION.

SHADED CELLS ABOVE INDICATE EXISTING NON-CONFORMING CONDITIONS SPECIFIC TO THE VARIANCES REQUESTED.

NA INFORMATION NOT AVAILABLE

3 EXISTING NON-CONFORMING PROPERTIES W/IN R-2 DISTRICT 200FT RADIUS FROM SUBJECT PROPERTY

-  EXISTING NON-CONFORMING FLOOR AREA RATIO (F.A.R.)
-  EXISTING NON-CONFORMING BEDROOM COUNT
-  EXISTING NON-CONFORMING LOT AREA (< 10,000SF)



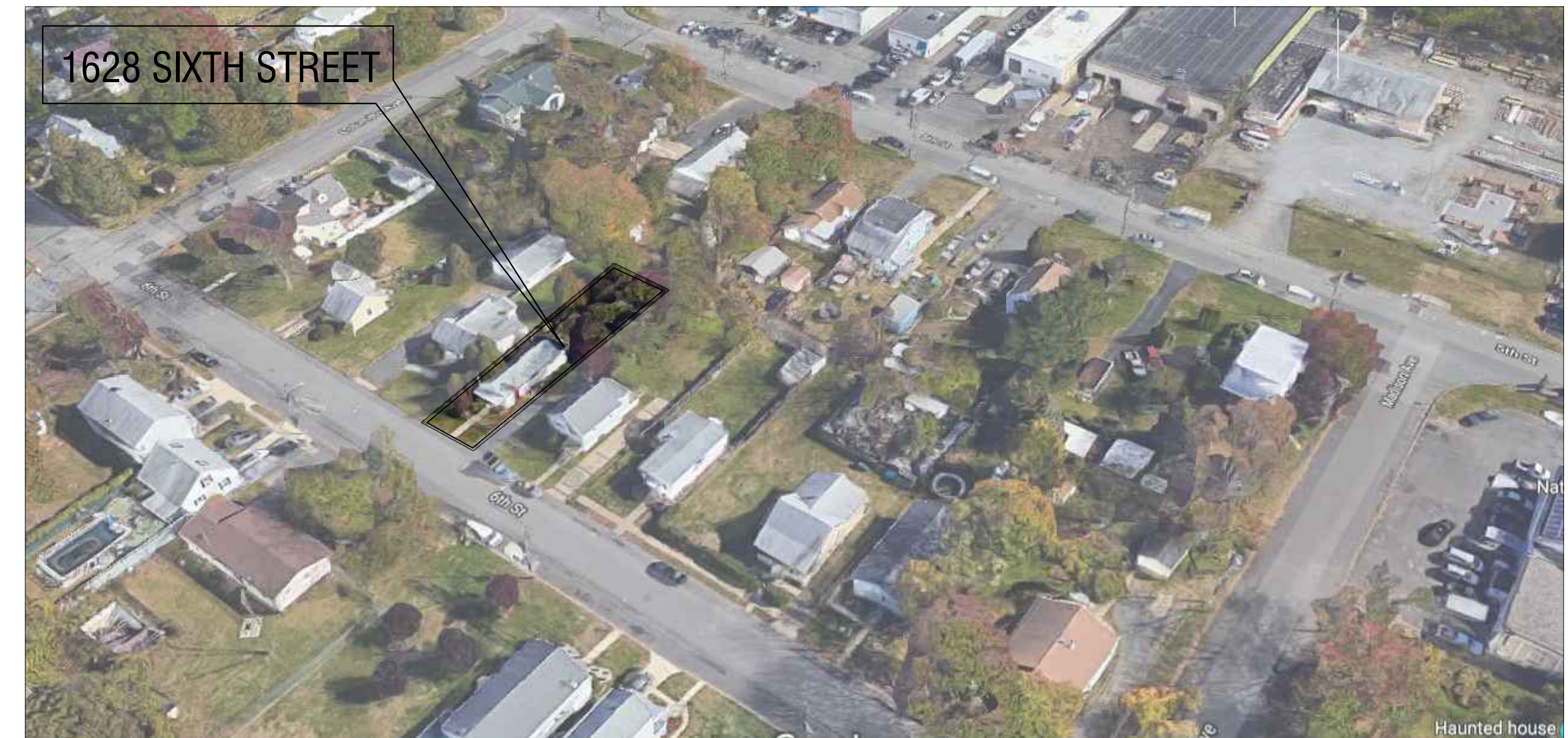
2 200' RADIUS BLOCK/LOT PARCEL MAP
SCALE: 1" = 160'-0"



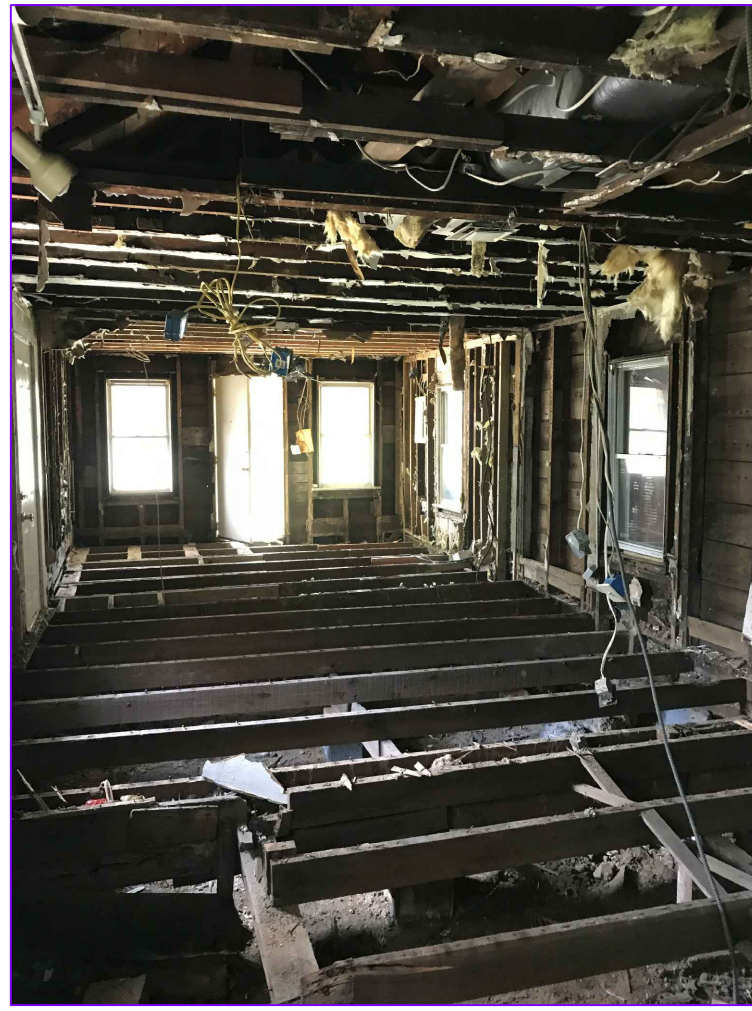
1 200' RADIUS ZONING MAP
SCALE: 1" = 295'-0"



5 EASTERN AERIAL VIEW
NOT TO SCALE



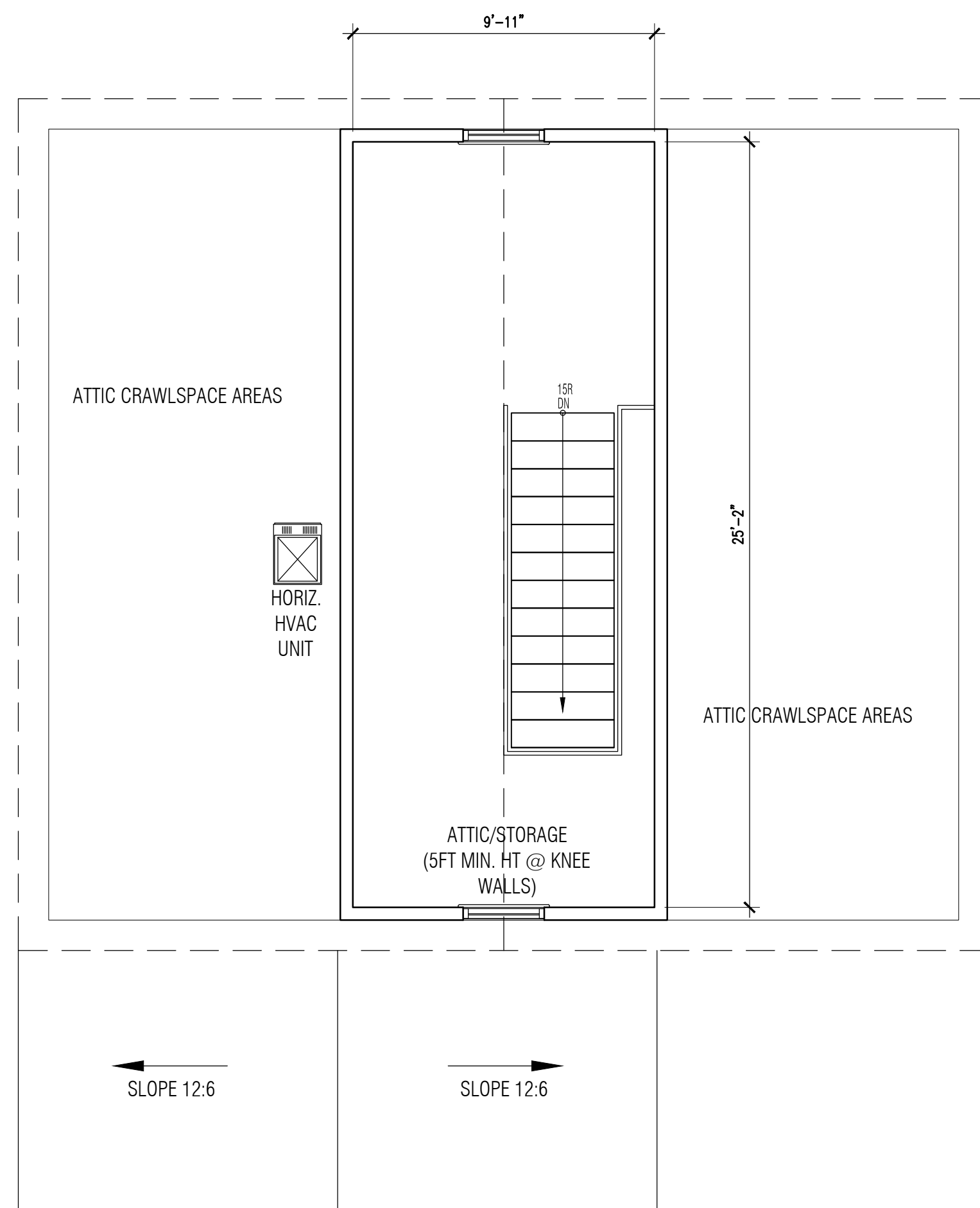
4 WESTERN AERIAL VIEW
NOT TO SCALE



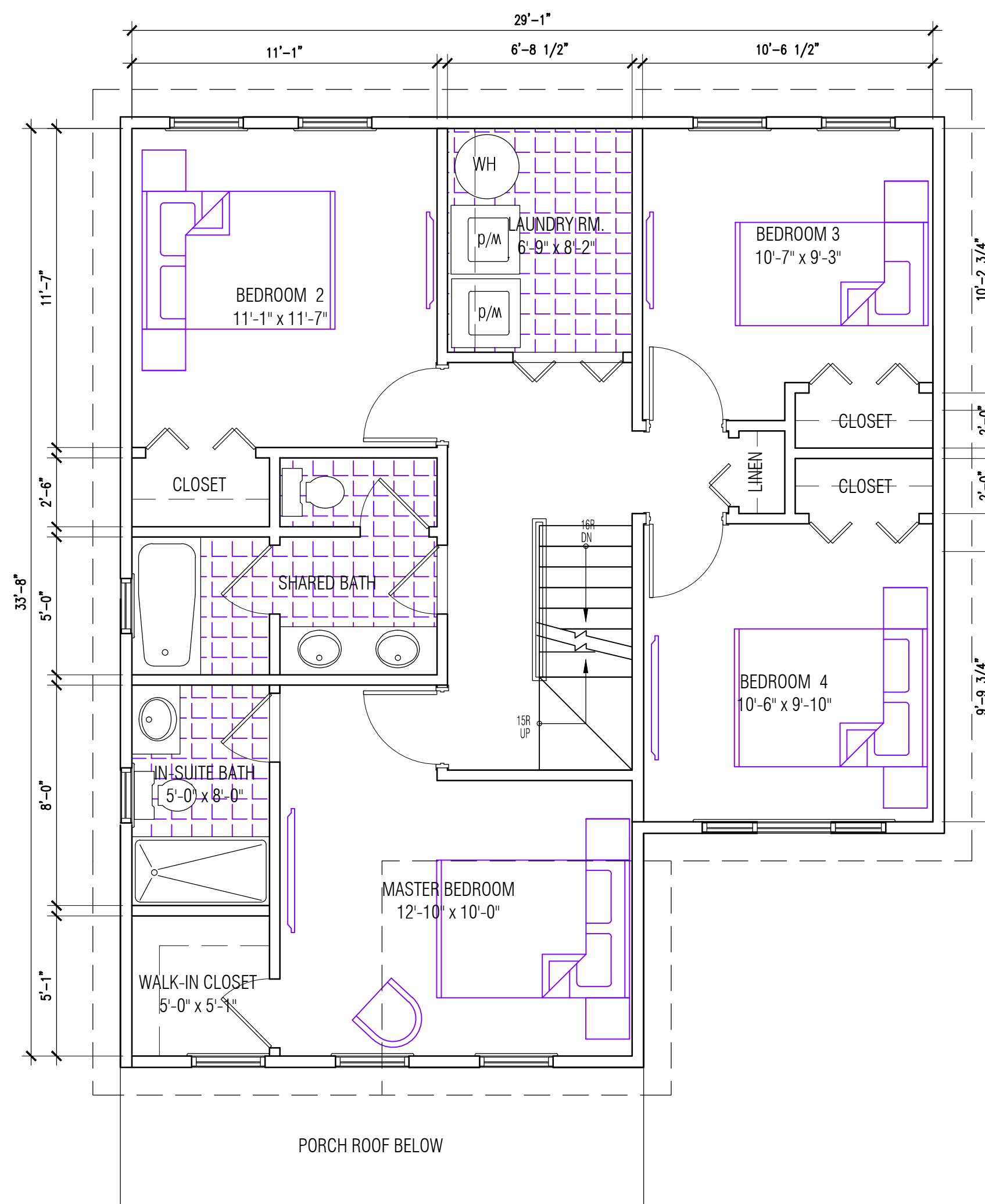
4 EXISTING INTERIOR VIEW
NOT TO SCALE



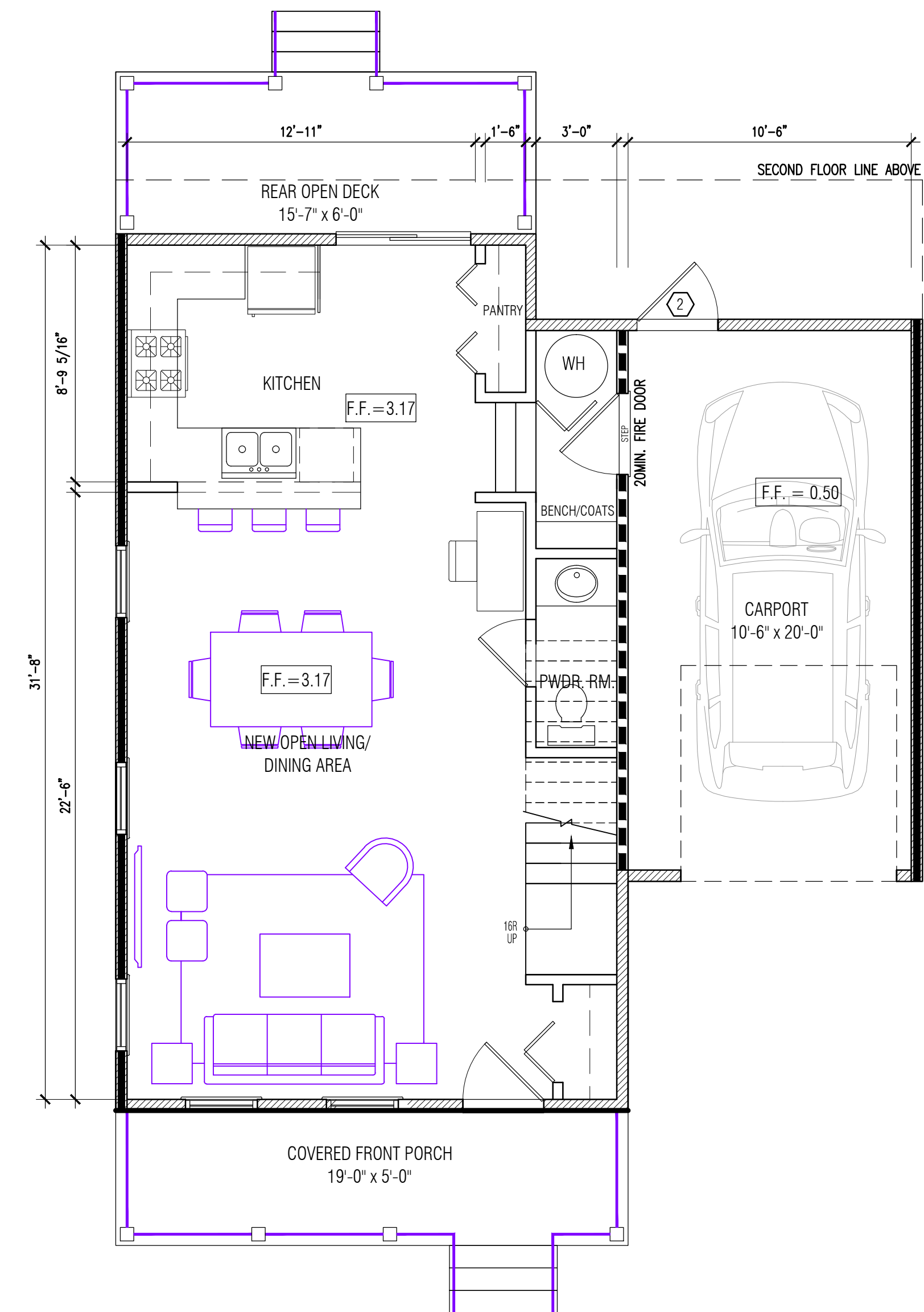
5 EXISTING INTERIOR VIEW (FACING REAR)
NOT TO SCALE



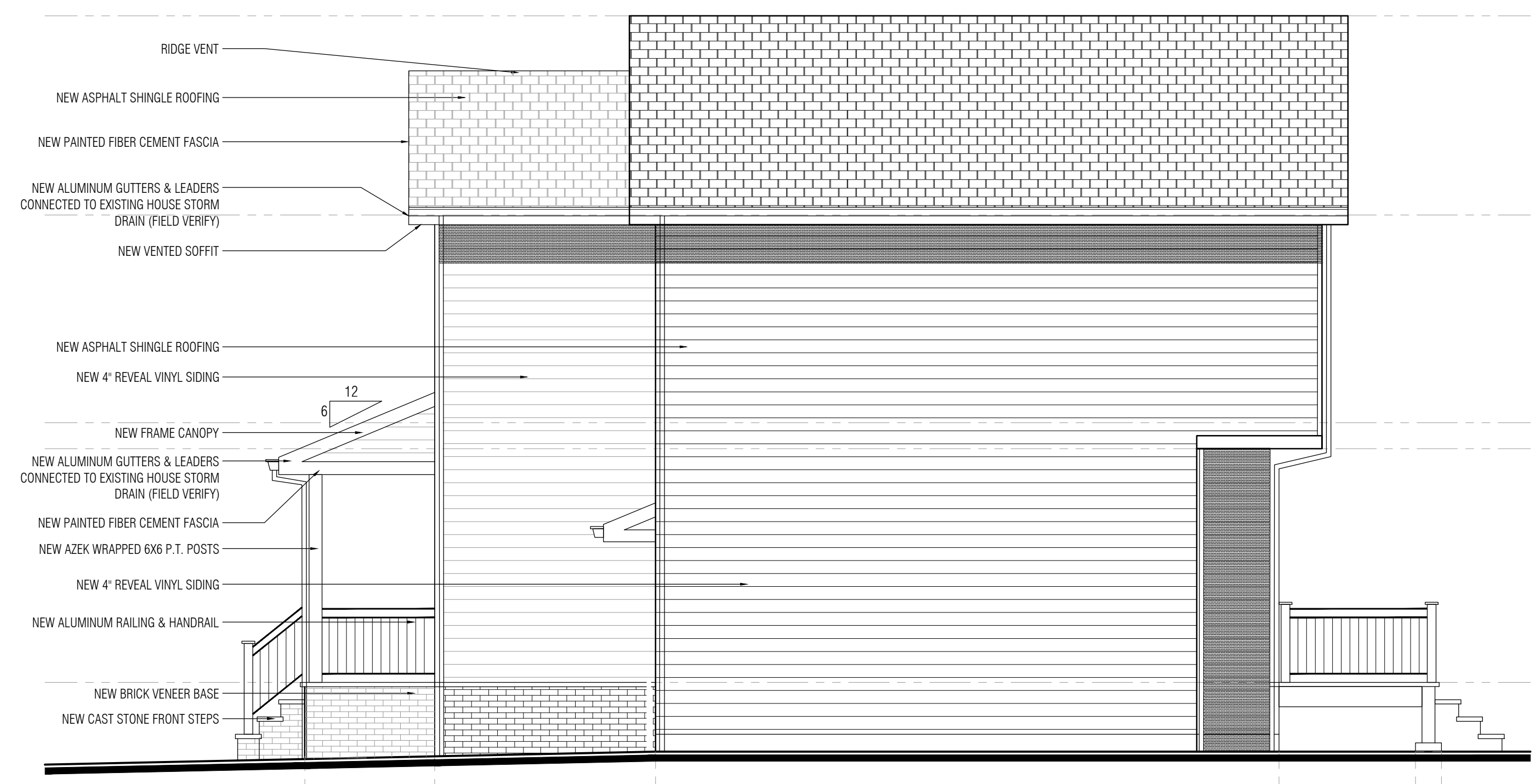
3 PROPOSED ATTIC PLAN (250sf)
SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN (938sf)
SCALE: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN (602sf) + GARAGE (232sf)
SCALE: 1/4" = 1'-0"



3 PROPOSED SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED STREET ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"