

NUNUGONDA RESIDENCE

Chapter 26 Light Transmitting Plastic Roof Panels (CCI ASTM D635)

Sheet 25mm. (Polycarbonate Roof Panel. (See BOCA Evaluation Report 21-41)

- o Approved Light Transmitting Plastic Section 2604.1
- o Light Transmitting Plastics Section 2606
- o Approval For Use Section 2606.2 (See BOCA Evaluation Report 21-41)
- o Identification Section 2606.3
- o Specifications Section 2606.4
- o Structural Requirements Section 2606.5 (See GE Structural and Technical Data Report)
- o Fastening Section 2606.6 (See GE Structural and Technical Data Report)
- o General Section 2609.1
- o Separation Section 2609.2 (Not Required)
- o Human Impact Loads Section 2406.1
- o ASTM D1929, ASTM D2843
- o ASTM D635, ASTM E331
- o ASTM E773, ASTM E774
- o ASTM E 84 SMOKE DENSITY 275
- o ASTM E 84 FLAME SPREAD 120
- o ASTM E1886, E1996 (ATI Testing Lab. Report 5212.01-122-44)
- o UL Rating UL746B 212 DEG F
- o U= .32 R=3

Glass Sealed Units Specifications (ATI Test Report 01-46690.01)

- o ANSI/AAMA/NWDA 101/IS.2-97
- o AAMA Rating DA-C55 48 x 74
- o ASTM E283-99 Glass Air Infiltration
- o ASTM E547 Water Resistance
- o ASTM 588 Forced Entry
- o E330-97 Uniform Load Deflection and Structure

Safety Tempered Glass Specification

- o ANSI Z97.1-1984
- o SGCC 300 3MMU
- o 16FR 1201 IT
- o 4903

SUPPORTING STRUCTURE DESIGN LOADS/CRITERIA

DEAD LOADS	
WEIGHT OF ROOF VARIES WITH PRODUCT	3-12 PSF
WEIGHT OF WALLS	5 PSF
WEIGHT OF FLOOR	10 PSF
SNOW LOADS	
ROOF SNOW LOAD	40 PSF
SNOW EXPOSURE FACTOR	1.0
THERMAL FACTOR	1.2
SNOW LOAD IMPORTANCE	1.0
LIVE LOADS	
ROOF	20 PSF
FLOOR	40 PSF
WIND LOADS	
BASIC WIND SPEED	130 MPH
GUST EFFECT FACTOR (G)	0.85
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE	C
SOILS AND FOUNDATIONS	
ALLOWABLE FOUNDATION PRESSURE	1500PSF
FROST DEPTH	36"
CONCRETE	3000 PSI
DEFLECTION LIMITS	
ROOF MEMBERS	L/240
EXTERIOR WALLS	L/120

The sunroom complies with the following codes, specifications and testing requirements

- * Construction Classification VB Section 602.5 (Low Hazard Occupancy)
- * Construction Classification R3 IBC&NY Section 310
- * Construction Classification R5 New Jersey Residential Code
- * Fire Resistive Rating =0 Table 601
- * Single Family Dwelling

International Residential Code/IRC NJ Edition N.J./A.C.5: 23-3.21 2021

New Jersey Residential Code 2021

International Building Code IBC 2021

- * R301 Building Planning and Geographic Design Criteria
- * R302.1 Exterior Walls
- * R302.2 Openings
- * R308.5 Site Built Windows
- * R315 Flame Spread and Smoke Density
- * And All Applicable Codes

International Energy Conservation Code 2021

Table 502.2.5(e)

R301.2.1.1.1

Sunroom is Category V:
A Sunroom with enclosed walls. The Sunroom is designed to be heated and cooled and is open to the main structure.

The sunroom fenestration complies with additional requirements for water-penetration resistance, air infiltration resistance, and thermal performance. The space is habitable and conditioned

ALL COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND DETAILS AND SHALL ADHERE TO ALL APPLICABLE CODES

SCALE 1/4" = 4'-0"

DATE 05.21.23

RESIDENTIAL ADDITION
NUNUGONDA RESIDENCE

143 SCARBOROUGH RD BELLE MEAD

TITLE PAGE

Project No. NAME

Drawn By

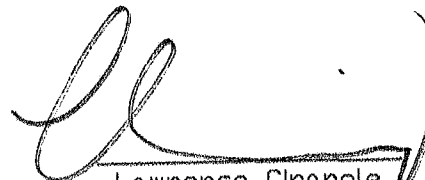
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A-1

23-02-016

1. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE TO VERIFY AND BECOME AWARE OF EXISTING CONDITIONS.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF GARBAGE, EXCESS DEBRIS AND UNUSED MATERIALS. THE SITE SHALL BE LEFT IN ITS ORIGINAL CONDITION. THE CONTRACTOR SHALL GET THE OWNERS APPROVAL BEFORE REMOVING ANY EXCESS MATERIALS.

3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AN ORDERLY, CLEAN CONSTRUCTION SITE AND SHOULD MINIMIZE ANY INCONVENIENCE OR INTRUSION TO THE OWNER. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED AT ALL TIMES.

4. THE CONTRACTOR SHALL PROVIDE FULL PROOF OF LICENSE AND INSURANCE, INCLUDING CERTIFICATES OF INSURANCE FROM ALL SUBCONTRACTORS UNDER THIS CONTRACT.

5. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL EXISTING CONDITIONS IN THE FIELD. IF THERE IS ANY VARIATION FROM THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ARCHITECT BEFORE PROCEEDING. DO NOT SCALE DRAWINGS.

6. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS WITH THE LOCAL BUILDING DEPARTMENT AND PROVIDE THE OWNER WITH COPIES OF ALL APPROVALS OF SUCH INSPECTIONS BEFORE PROCEEDING TO THE NET PHASE OF CONSTRUCTION.

7. VERIFY LOCATION OF UNDERGROUND UTILITIES WITH LOCAL TELEPHONE & GAS COMPANIES AS WELL AS WATER & SEWER DEPARTMENTS BEFORE COMMENCEMENT OF ANY ECAVATION.

8. ALL FOOTINGS SHALL BE A MINIMUM DEPTH REQUIRED BY THE LOCAL BUILDING DEPARTMENT AND THE APPLICABLE STATE CODE. ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN MINIMUM FOOTING DEPTH. THE CONTRACTOR SHALL VERIFY, WITH TEST PITS AND ANY MEANS NEXCESSARY THAT ALL EXISTING FOOTINGS & FOUNDATIONS RELATING TO THE SUPPORT OF ANY AND ALL NEW STRUCTURES ARE IN SOUND CONDITION AND MEET THE MINIMUM DEPTH REQUIREMENTS OF THE LOCAL BLDG. DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING SUCH CONDITIONS TO THE ARCHITECT.

9. CONCRETE SHALL DEVELOP A STRENGTH OF 3000 PSI IN 28 DAYS

~~FOR SUNROOMS THAT ARE BUILT ON SLAB THE FOLLOWING NOTES 10 & 11 APPLY. SEE SHEET A-5 FOR DETAILS~~

~~10. EARTH FILL UNDER CONCRETE SLABS SHALL BE FREE FROM WATER AND HAZARDOUS MATERIALS. ALL BACKFIELD BENEATH CONC. SLABS SHALL BE WELL TAMPED AND COMPACTED BEFORE SLABS ARE POURED.~~

11. MASONRY MATERIALS AND INSTALLATION SHALL COMPLY WITH BLDG. CODE REQUIREMENTS FOR MASONRY AND THE MOST RECENT APPLICABLE STATE CODE.

12. ALL LUMBER USED IN CONSTRUCTION SHALL BE DOUGLAS FIR #2 OR BETTER MINIMUM Fb =1200 PSI AND E = 1.1 X 1000000. ALL STRUCTURAL HEADERS AND GIRDERS SHALL HAVE 4 X 4 OR 6 X 6 POSTS AT EACH END AS REQUIRED BY STUD SIZES.

13. ALL LUMBER SHALL BE EXTERIOR GRADE. AS REQUIRED ALL EXTERIOR STEEL, JOIST HANGERS, LAG BOLTS, NAILS AND SCREWS SHALL BE GALVANIZED. SIMPSON CONNECTORS (HOT DIPPED) & SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND DETAILS

14. ALL WINDOWS, DOORS AND OPENINGS THAT REQUIRE STRUCTURAL HEADERS SHALL MEET MINIMUM REQUIREMENTS AS SHOWN IN GIRDER SCHEDULE.

15. ALL EXTERIOR OPENINGS SHALL BE CAULKED, FLASHED AND WEATHER-STRIPPED.

16. ALL PLUMBING WORK SHALL CONFORM WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND THE MOST RECENT ADDITION OF THE APPLICABLE STATE CODE. ALL PLUMBING WORK SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR.

17. HVAC NOTE: ALL HVAC COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH APPLICABLE CODES

18. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL FIRE PROTECTION AGENCY (N.F.P.A.), NATIONAL ELECTRIC CODE (N.E.C.) AND THE LOCAL UTILITY COMPANY.

19. ALL DOORS AND WINDOWS TO UNHEATED SPACES SHALL BE INSULATED AS PER LOCAL AND STATE CODES.

20. THE SUN ROOM SHALL BE INSTALLED IN STRICT ACCORDANCE TO MANUFACTURERS SPECIFICATIONS AND DETAILS
ALL WINDOWS SHALL MEET THE MINIMUM LIGHT, VENTILATION AND EGRESS REQUIREMENTS SET FORTH BY LOCAL AND STATE CODES. ALL WINDOWS SHALL BE DOUBLE GLAZED. VERIFY ALL CATALOG NUMBERS IN THE FIELD.

21. A VAPOR BARRIER SHALL BE INSTALLED ON THE WARM SIDE OF ALL CONSTRUCTION.

22. INSULATION SHALL BE INSTALLED IN ALL FRAMED WALLS BETWEEN HEATED AND UNHEATED SPACES AS PER LOCAL, STATE, AND CONSERVATION CONSTRUCTION CODES. WHERE APPLICABLE CONCRETE SLAB INSULATION SHALL BE 2" STYROFOAM.

22A. PROVIDE VENT BLOCKS IN CRAWL SPACE AS REQ'D WHEN APPLICABLE.

23. THE CONTRACTOR SHALL VERIFY, THROUGH PROFESSIONAL LABORATORY TESTING, IF ANY ASBESTOS OR LEAD IS CONTAINED IN ANY MATERIALS TO BE DISTURBED OR REMOVED. IF SUCH MATERIALS ARE FOUND THE CONTRACTOR SHALL PROVIDE A LICENSED PROFESSIONAL TO EXECUTE REMOVAL. THE CONTRACTOR SHALL SUPPLY TO THE OWNER PROOF OF LICENSING AND RECEIPTS OF PROPER DISPOSAL.

24. THE WORD " PROVIDE " MEANS THE CONTRACTOR SHALL SUPPLY AND INSTALL.

25. ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL AND STATE CODES.

26. THE CONTRACTOR SHALL VERIFY THAT ALL EXISTING SITE CONDITIONS MEET LOCAL CODES, BULK REQ'MNTS AND STATE CODES.
THE ARCHITECT IS NOT RESPONSIBLE FOR SITE AND SURVEY INFORMATION. ALL CORRESPONDENCE WITH THE LOCAL TOWN RELATING TO BULK REQUIREMENTS, PERMITS, VARIANCES ETC.. IS THE RESPONSIBILITY OF THE CONTRACTOR.

27. ALL NEW CONSTRUCTION SHALL ALIGN AND MATCH EXISTING.

28. THE CONTRACTOR IS RESPONSIBLE FOR ACCURATELY REPORTING EXISTING CONDITIONS AS SHOWN ON THE PLANS. INCLUDING BUT NOT LIMITED TO:

STRUCTURAL HEADERS AND ALL STRUCTURAL COMPONENTS FRAMING MEMBERS IN FLOORS, WALLS AND CEILINGS
FOUNDATIONS, FOOTINGS AND STRUCTURAL CONNECTORS

NOTIFY ARCHITECT OF CHANGES AND/OR DISCREPANCIES.

29. TO THE BEST OF MY KNOWLEDGE AND PROFESSIONAL JUDGMENT THESE DRAWINGS CONFORM TO THE FOLLOWING CODES:
INTERNATIONAL RESIDENTIAL CODE 2018, NJ EDITION

SCALE 1inch = 4ft

DATE 05.31.23

RESIDENTIAL ADDITION

NUNUGONDA RESIDENCE

143 SCARBOROUGH RD BELLE MEAD

GENERAL NOTES

Project No.

Drawn By

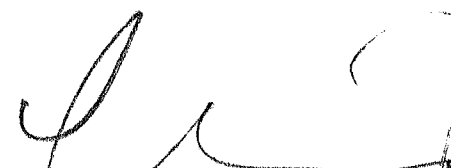
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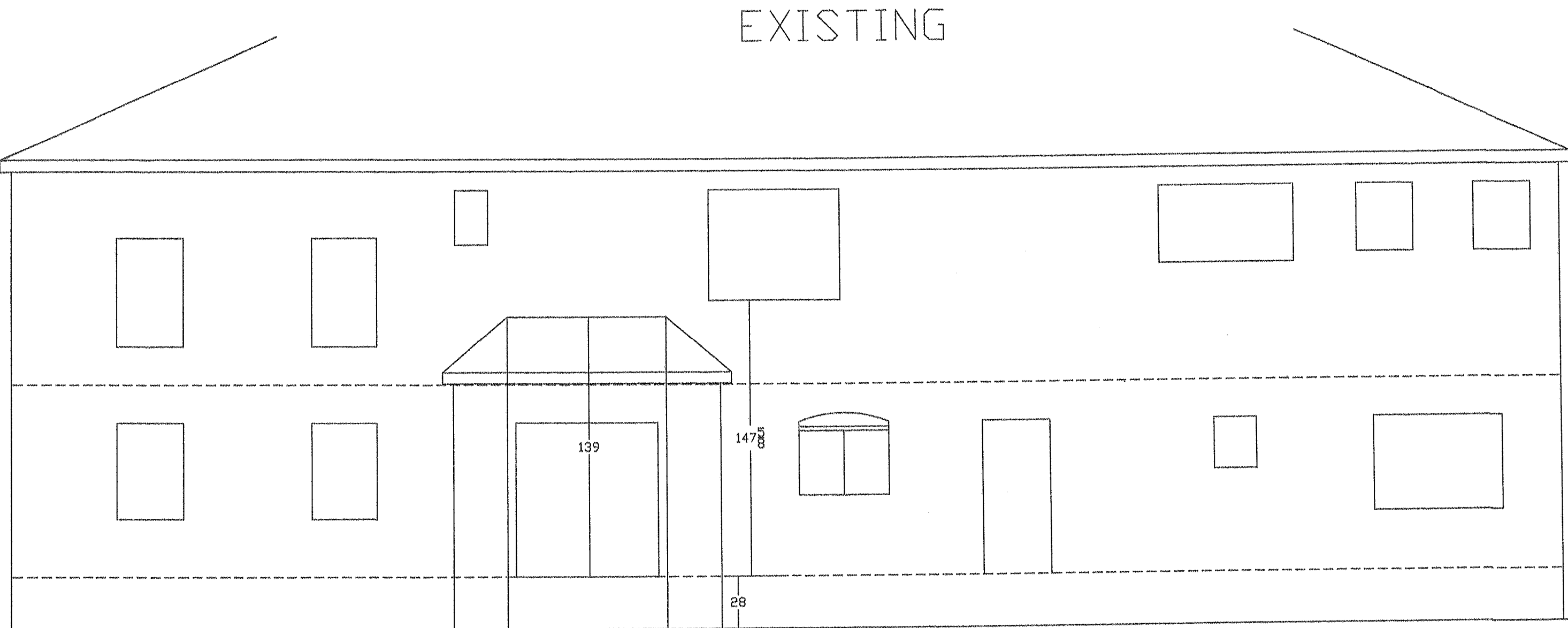
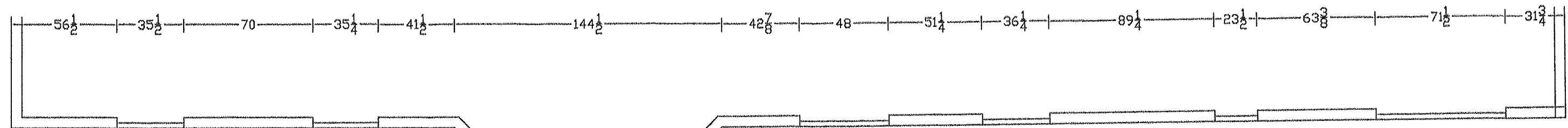
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A-2



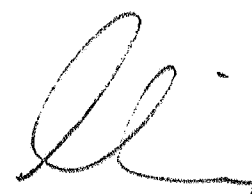
I / WE THE CUSTOMER HAVE CHECKED THE FINAL DRAWINGS, AND CONFIRM THAT THE DESIGN AND SIZES SHOWN ARE CORRECT AND NOW AUTHORISE NJSA TO PLACE MY ORDER INTO MANUFACTURE.

SIGNED _____
PRINT _____
DATE _____

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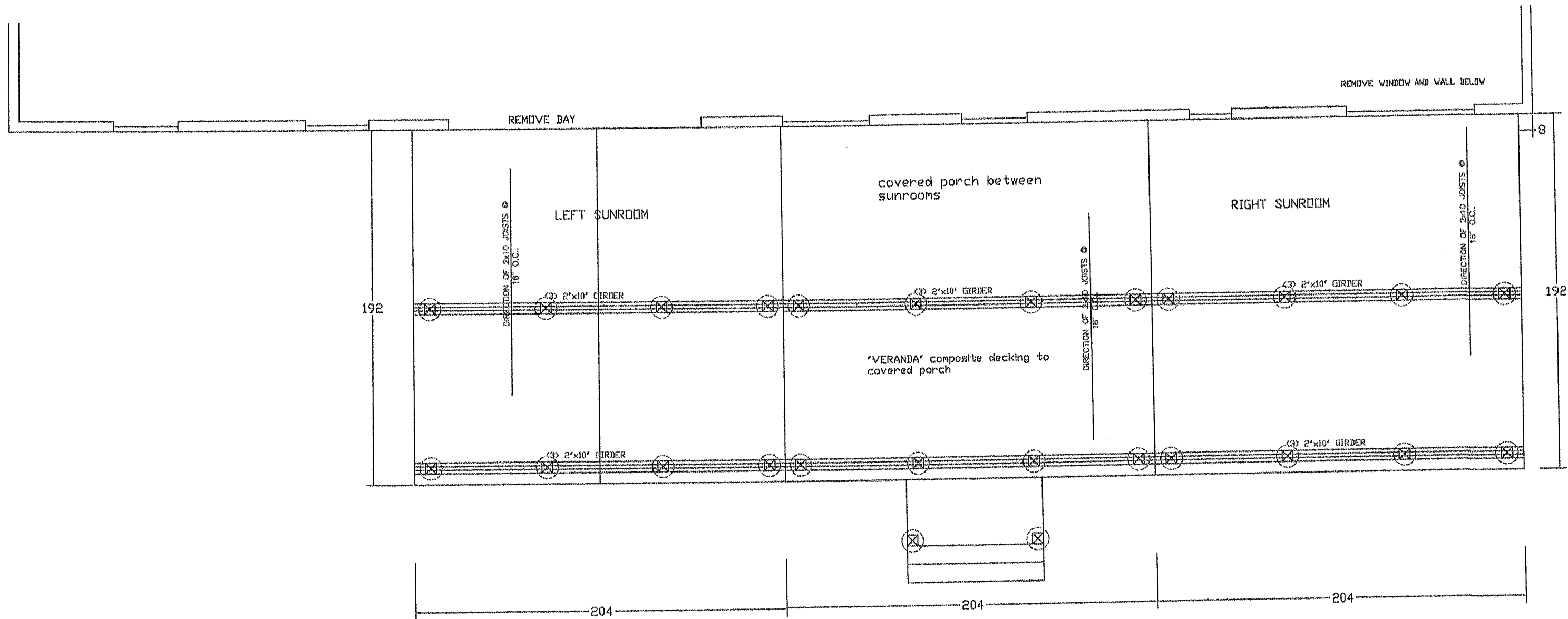

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A-3

0531.23



SCALE 1/4" = 4ft
DATE 05.31.23

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A-4

36" RAILINGS —
FROM DECKING
TO HANDRAIL.

STEPS
MAX 7½"RISE 10"MIN TREAD

2"x8" landing ledger fixed
to main structure with 4"
galv lag screws 16' oc
provide flashing between
ledger and main structure

simpson lu28 galv joist
hanger every platform joist
fixed with 10d 1 1/2" galv nails

14" ROUND CONCRETE SONOTUBE
3000 P.S.I. 36" BELOW GRADE
footing to base
connectors
simpson ABA 442

2"x6" STUD WALL w/ R-10 BATT INSULATION w/ 6 MIL PLOY. VAPOR BARRIER TO WINTER WARM SIDE

1/2" PLYWOOD SHEETING

SIDING OVER BUILDING WRAP

1/2" SHEET ROCK

2"x6" SILL PLATE

24"

3/4" T & G PLYWOOD SUBFLOOR GLUED & NAILED

1/2" PLYWOOD

2x10 JOISTS AT 16" O.C. ATTACHED TO LEDGER BOARD WITH JOIST HANGERS w/ R-30 BATT INSULATION BETWEEN

2x10 BOX BEAM

1/4" EXTERIOR GRADE PLYWOOD TO UNDERSIDE

(3) 2x10 EXTERIOR GRADE GIRDER

APPROX. GRADE

6"x6" EXTERIOR GRADE POST ATTACHED TO CONCRETE PAD WITH "SIMPSON" HOT DIPPED GALVANIZED POST BASE

14" 'SONOTUBE' FOOTING 36" BELOW GRADE 3500 PSI CONCRETE TYP

NEW PLYWOOD FLOOR

"SIMPSON" HOT DIPPED GALV. JOIST HANGAR EVERY JOIST.

2x 10 LEDGER TO EXISTING STRUCTURE WITH 4" GALV LAG BOLTS 16" O.C

FLOORLEVEL TO GRADE 28"

PROFILE OF EXISTING HOUSE

DATE 05.31.23

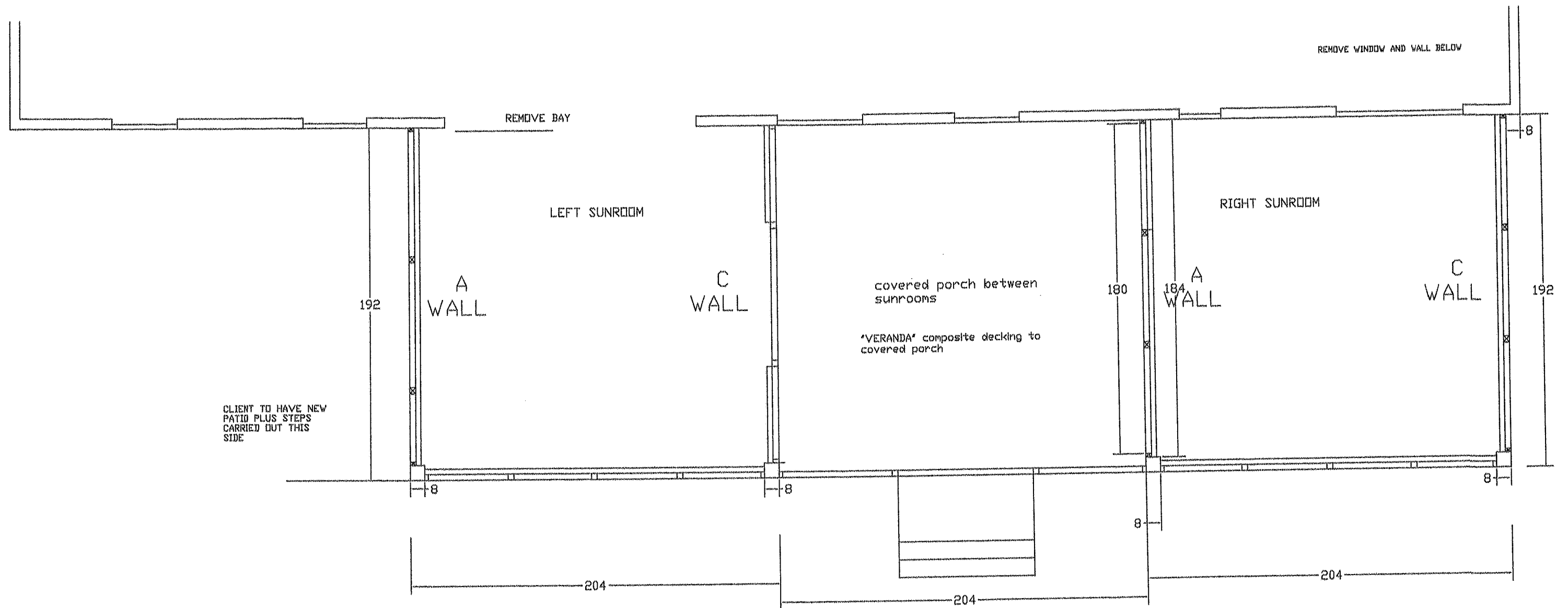
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SCALE 1/4" = 4ft
DATE 05.31.23

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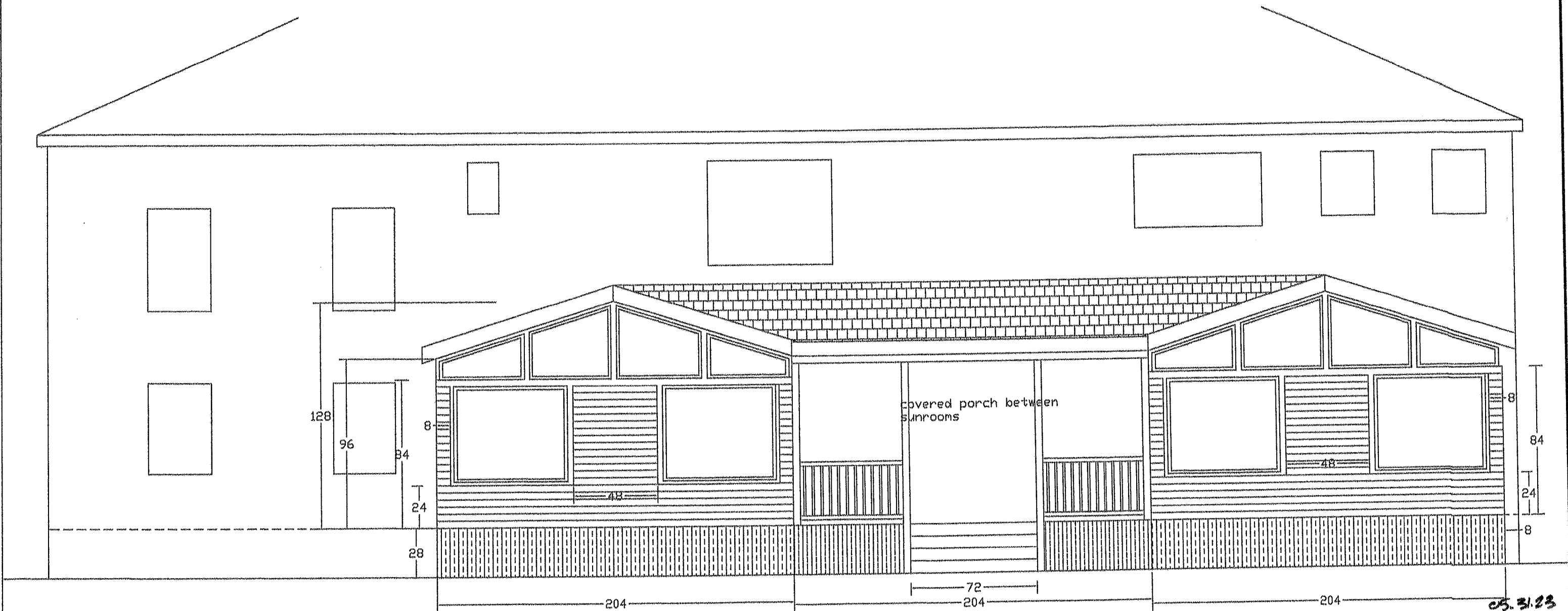
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A-6



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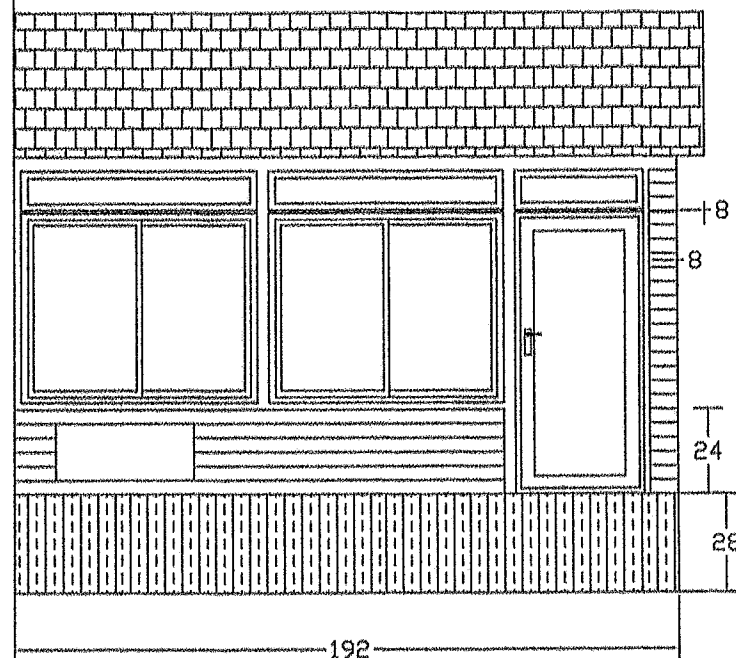
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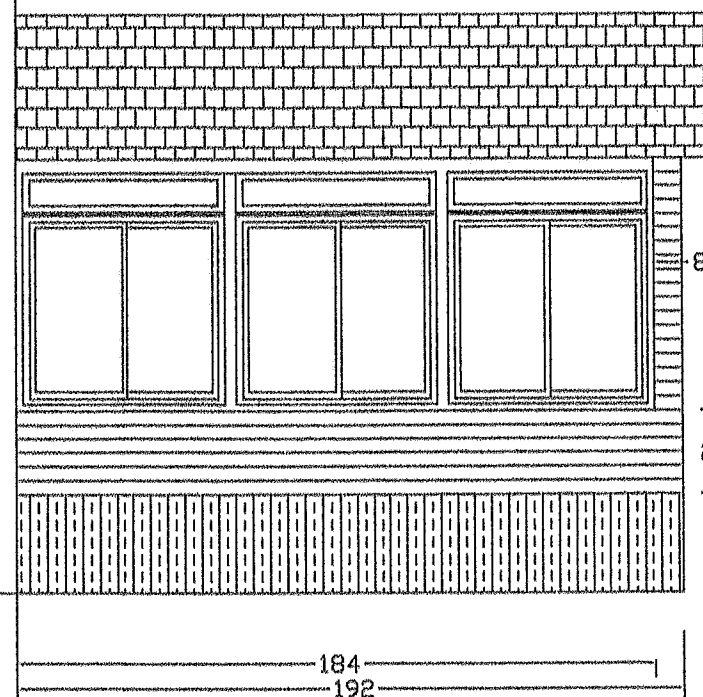
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A-7

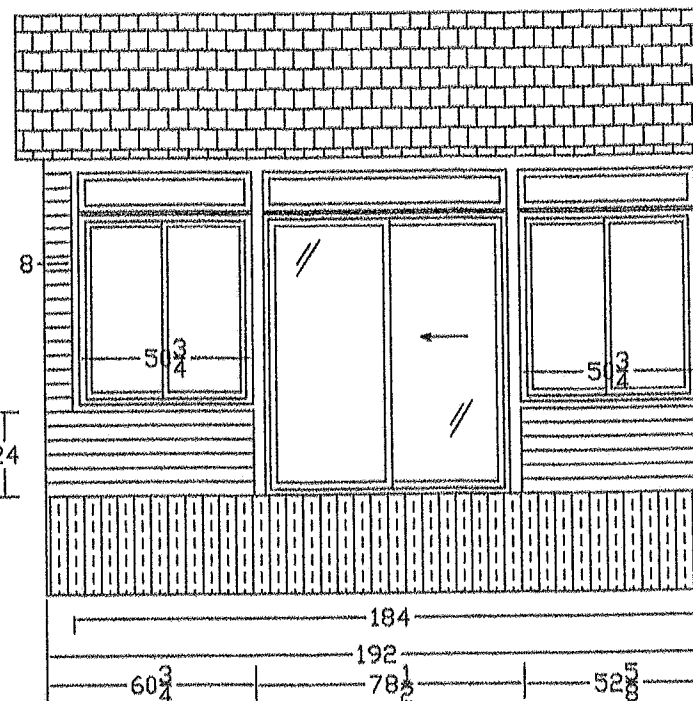
LEFT SUNROOM 'A' WALL



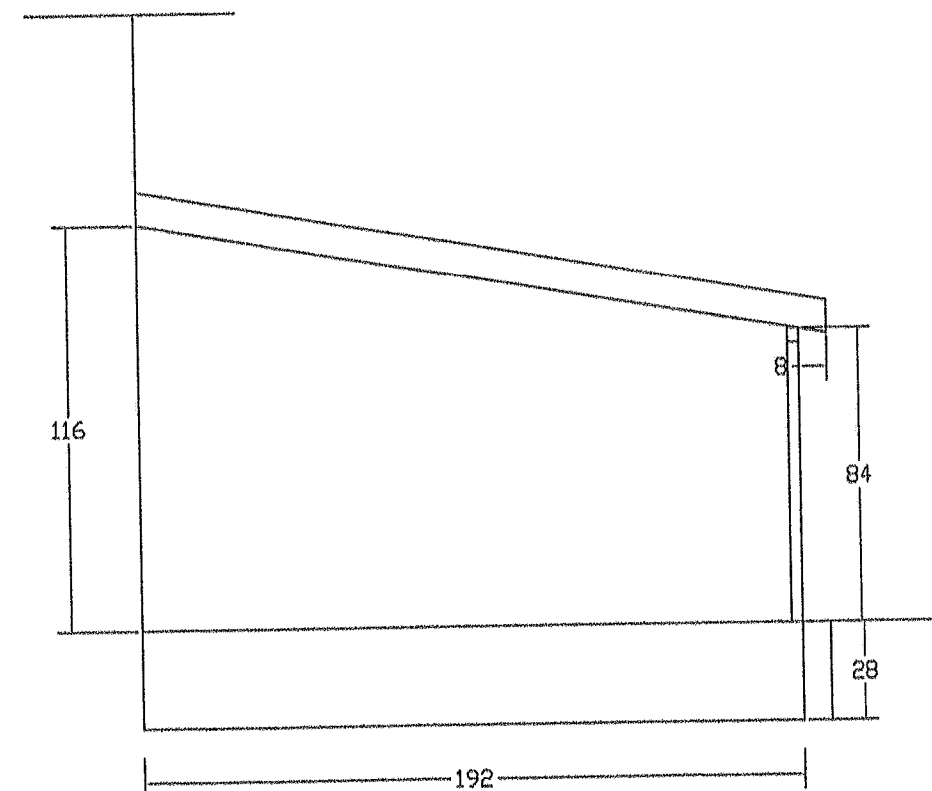
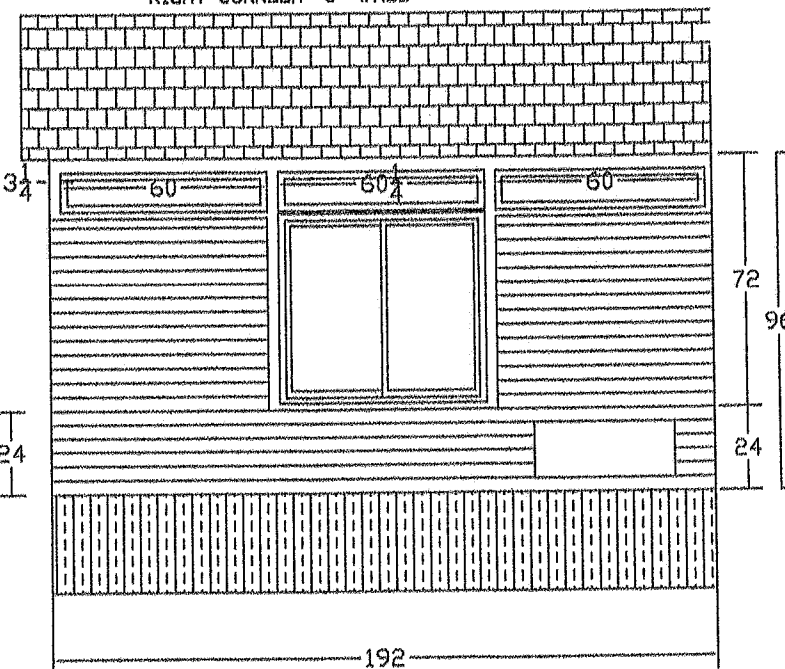
RIGHT SUNROOM 'A' WALL



LEFT SUNROOM 'C' WALL



RIGHT SUNROOM 'C' WALL



SCALE 1/4" = 4'-0"

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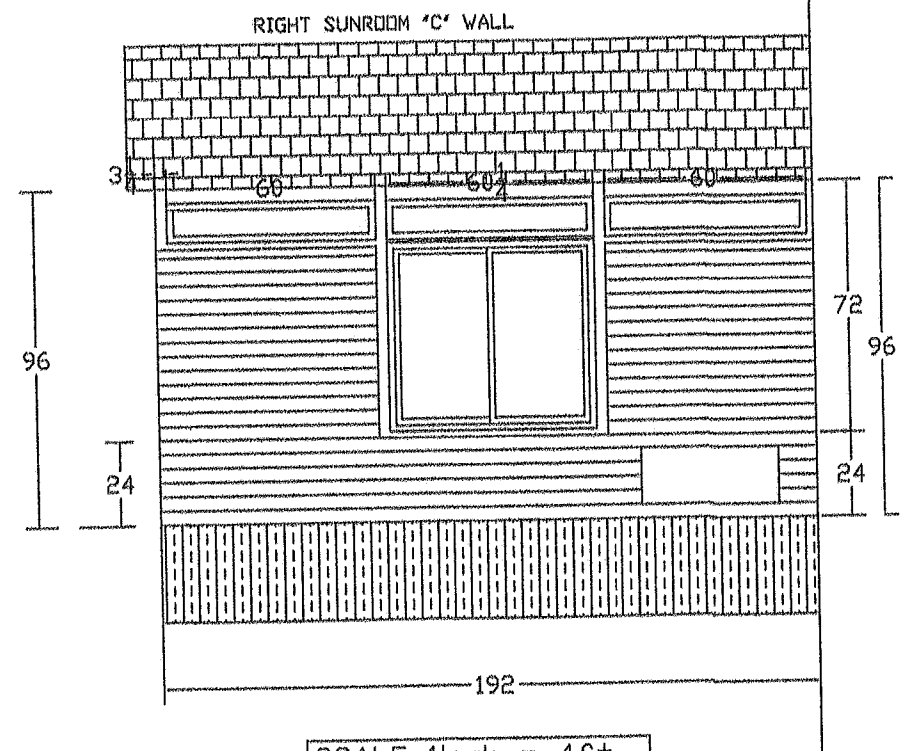
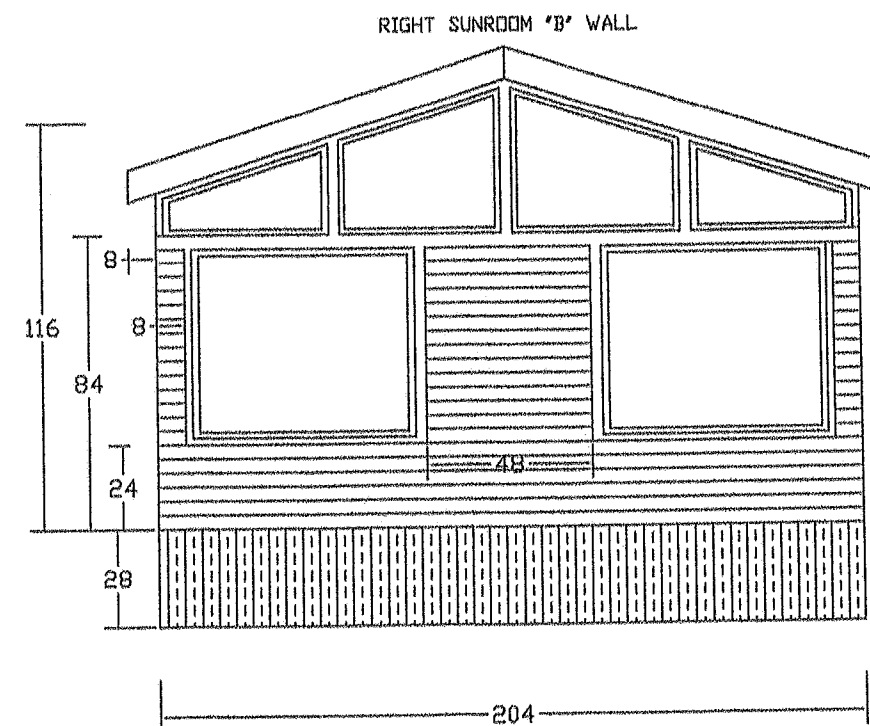
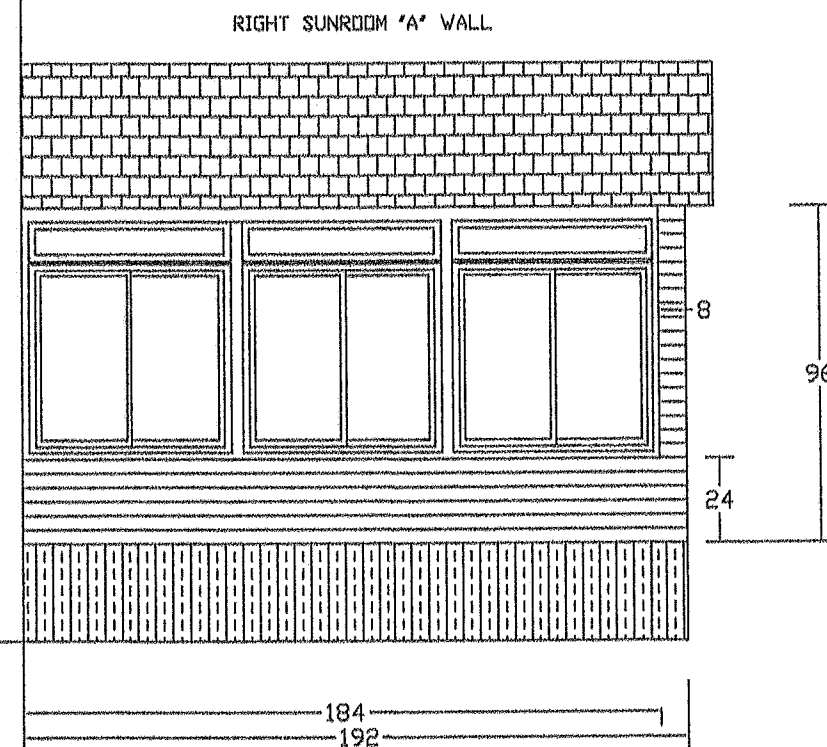
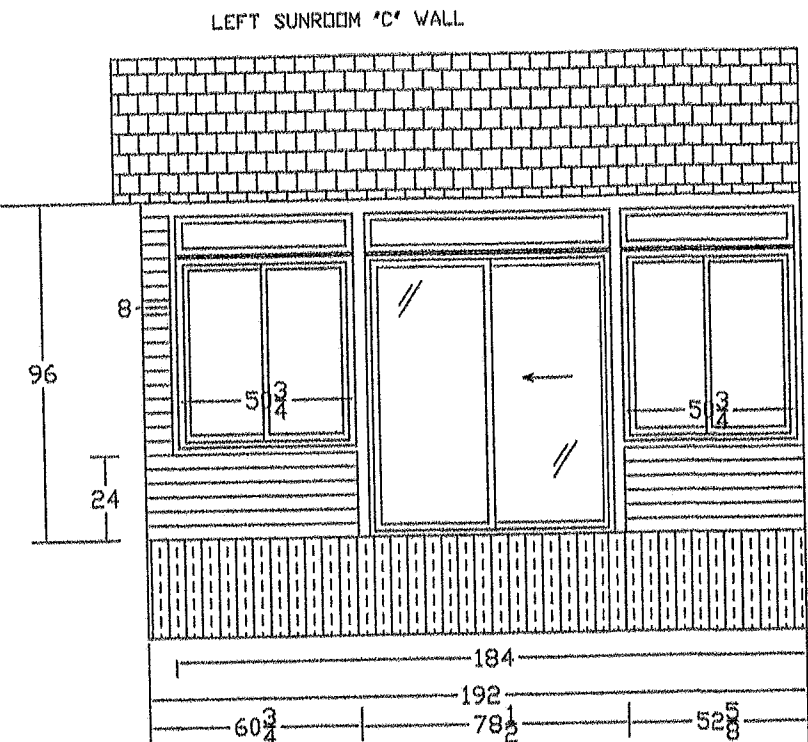
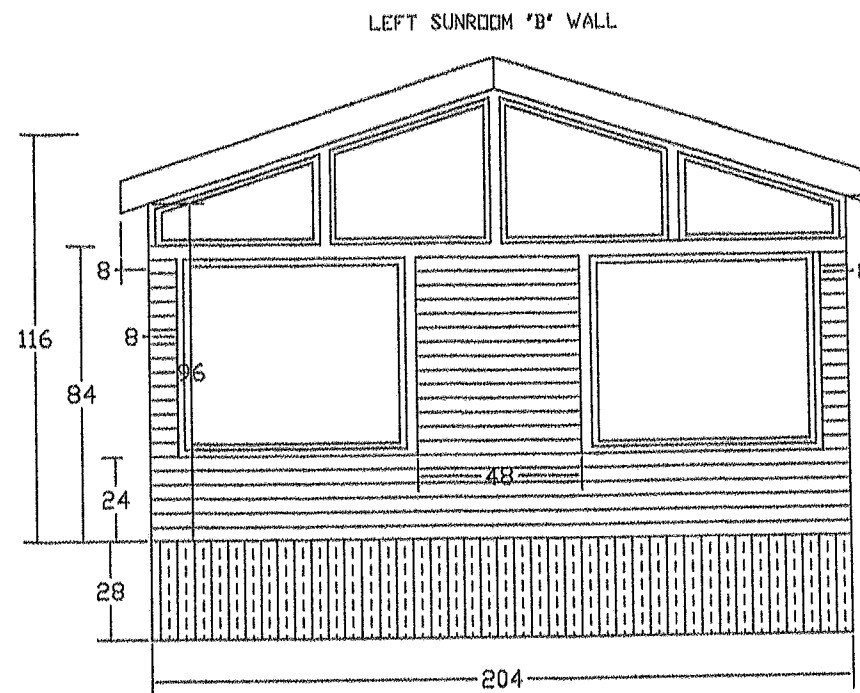
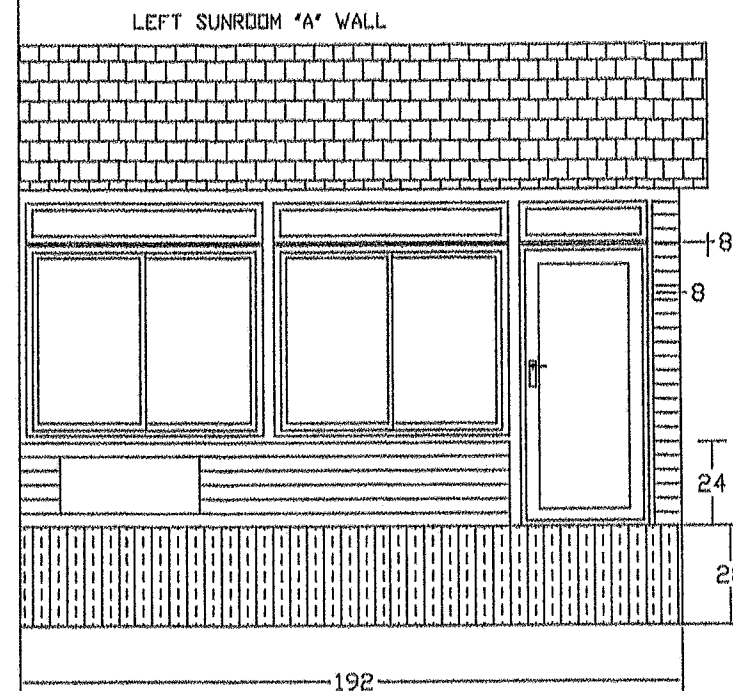
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A-8



SCALE 1inch = 4ft

05.31.23

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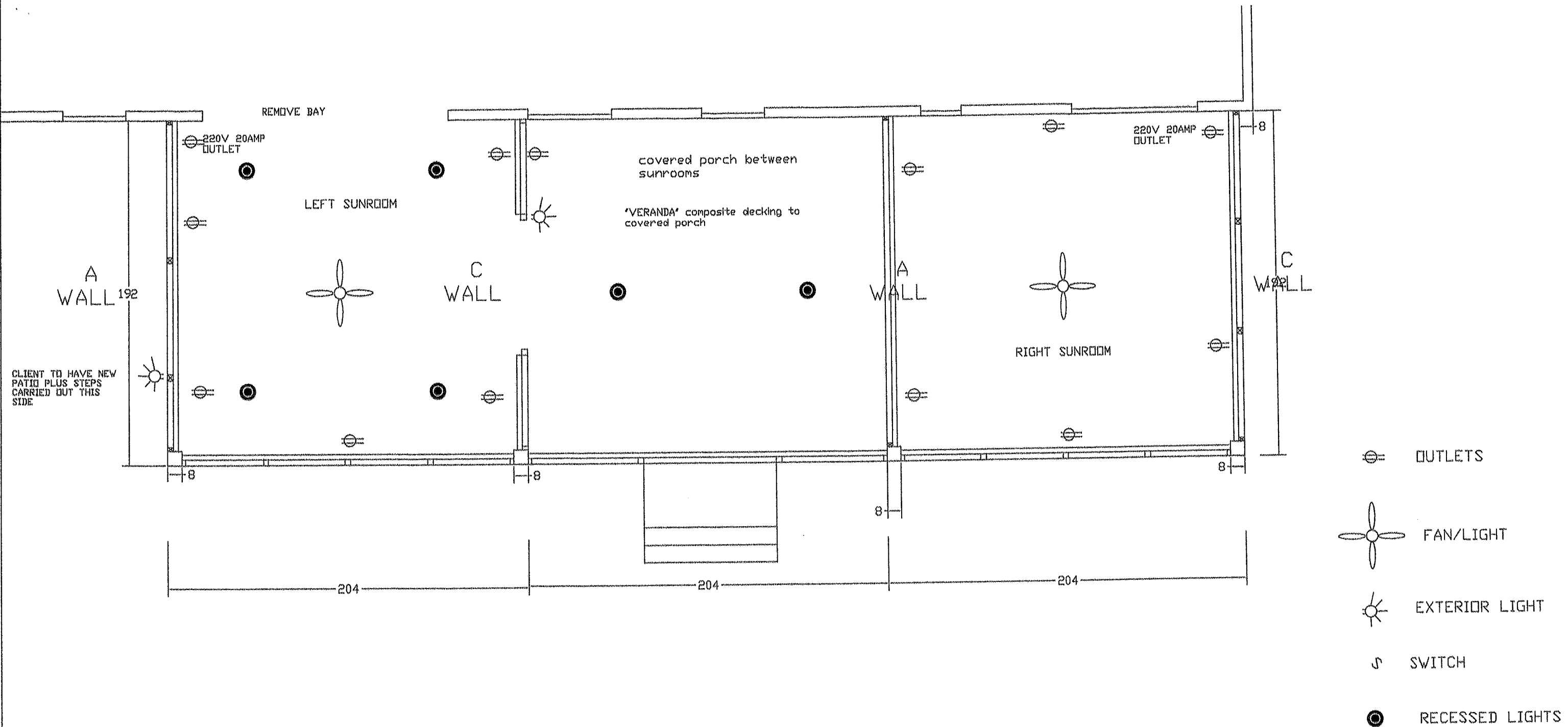
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A-9



ELECTRICAL NOTES

1. This project shall comply with the code requirements as per the National Electrical Code (NFPA 70) 2017
2. All electrical devices are shown for architectural location only. The Electrical Subcontractor is responsible for actual device location, circuitry, adequacy, and quantities

05.31.23

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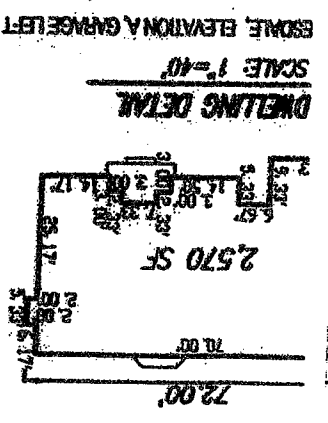
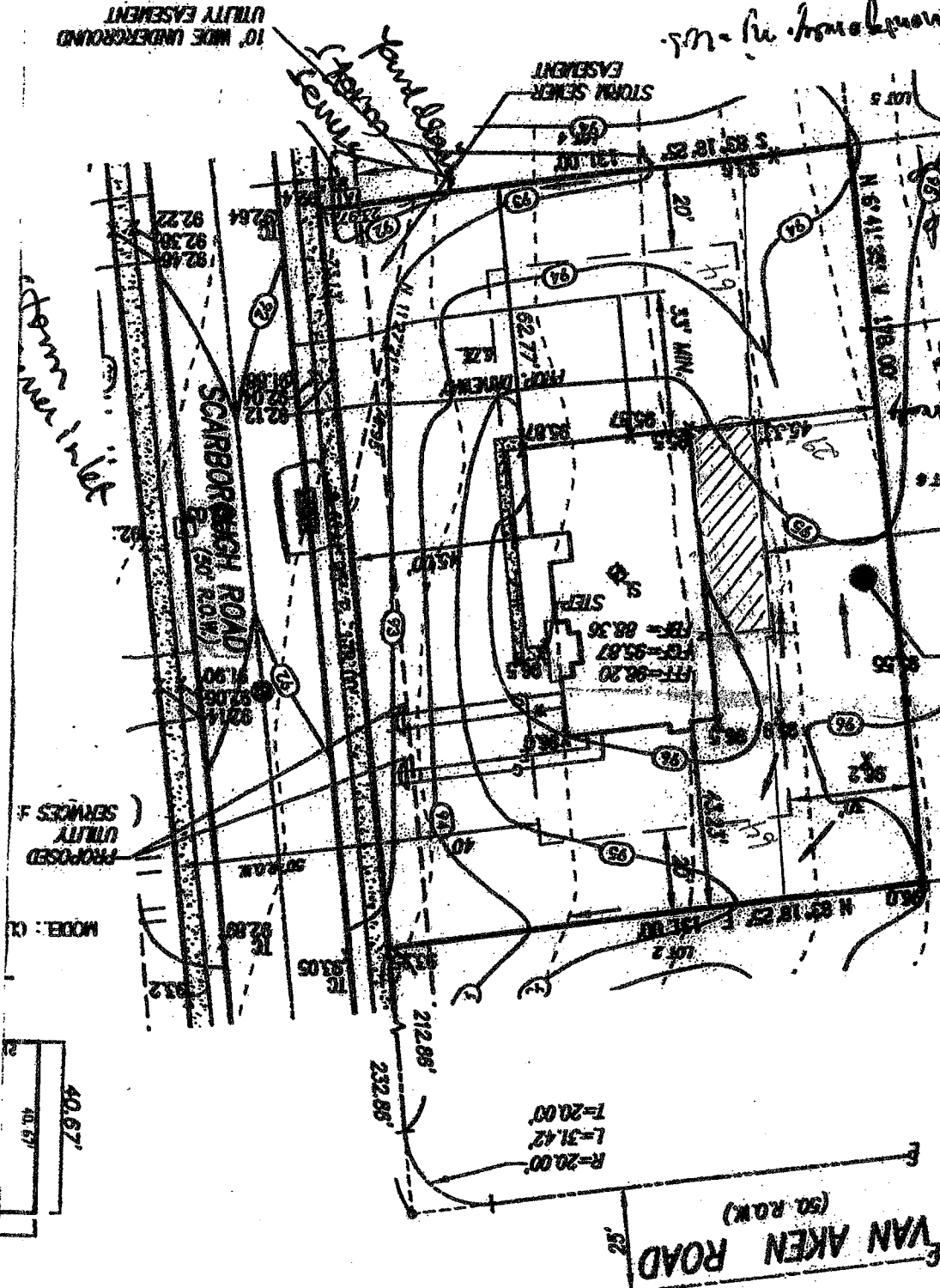
E-1

BUILDING HEIGHT:

- MEAN GRADING AT BUILDING $(96+96.5+95.5+95.87)/4=95.97$
- MAX. DWELLING HEIGHT ROOF PEAK ELEVATION
- PERMITTED = 130.97 (MEAN GRADE AT BUILDING 95.97 + 35')
- PROPOSED DWELLING HEIGHT ELEV. = 129.78 (FOR FFF OF 98.20 + 31.58' PER ARCH).
- DWELLING HEIGHT = 129.78-95.97= 33.81'

IMPERVIOUS SURFACE CALCULATION

DWELLING	2,570
DRIVEWAY	1,716
FRONT WALK	389
	4,675
F.F. = 11.0% OF LOT AREA	
F.F. = 19.6% OF LOT AREA	



FILE MAP INFORMATION:

BLOCK 4022, LOT 3 AS SHOWN AND DESCRIBED ON A MAP ENTITLED "COUNTRY CLUB MEADOWS FINAL PLAN - PHASE 1 BALE MEAD, PLANNED UNIT DEVELOPMENT, BLOCK 400, LOTS 3 & 33.01, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY" PREPARED FOR COUNTRY CLUB MEADOWS LLC, PREPARED BY PS&S, DATED 12/12/16, FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON AUGUST 16, 2017, DEED BOOK 6002, PAGE 3068-3069, INSTRUMENT NUMBER 2017033014.

NOTES:

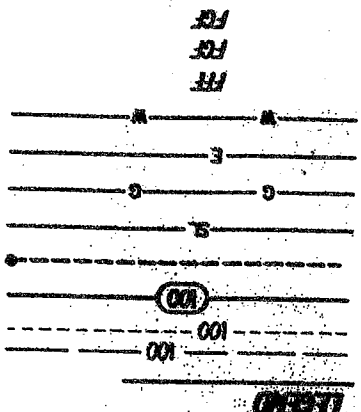
1. BUILDER IS RESPONSIBLE FOR ADDRESSING GRADING STANDARDS OF THE BUILDING CODES, FOR 10' AROUND DWELLING.
2. PROPOSED GRADES @ LOT 2, 4 & 6 SHALL BE AS SHOWN HEREON AND ARE SUBJECT TO CHANGE WHEN DWELLINGS ARE CONSTRUCTED ON THOSE LOTS.

ZONING SCHEDULE

ZONE: BMDU - BALE MEAD PLANNED UNIT DEVELOPMENT - ESTATE HOMES

ITEM	REQUIRED/PERMITTED	PROPOSED
MINIMUM AND MAXIMUM LOT AREA	16,500 S.F. - 33,000 S.F.	23,318 S.F.
MINIMUM LOT WIDTH - RESIDENTIAL BUILDING	100 FT.	178.00 FT.
MINIMUM LOT DEPTH - RESIDENTIAL BUILDING	125 FT.	178.00 FT.
MINIMUM SET BACK - RESIDENTIAL BUILDING	20 FT.	43.23 FT.
MINIMUM FRONT YARD - RESIDENTIAL BUILDING	40 FT.	43.00 FT.
MINIMUM SIDE YARD - RESIDENTIAL BUILDING	30 FT.	45.33 FT.
MINIMUM REAR YARD - RESIDENTIAL BUILDING	30 FT.	45.33 FT.
MINIMUM MINIMUM SETTING CORNER	15'	11.00'
MINIMUM MINIMUM SETTING CORNER	3'	00'
MAXIMUM FLOOR AREA RATIO (FAR)	0.25	0.19 (4,438 S.F.)
MAXIMUM LOT COVERAGE	25%	19.6%
MAXIMUM BUILDING HEIGHT	25 STORIES/35 FT. 00"	33.81 FT.

NOTES:
1. LOTS LESS THAN 1,000 SQUARE FEET IN AREA SHALL BE REZONED A MINIMUM FLOOR AREA OF 0.25
2. MINIMUM BUILDING SETBACK FROM ROUTE 208 RIGHT-OF-WAY IS 250 FEET
3. BUILDING HEIGHT SHALL BE MEASURED TO THE HIGHEST POINT OF THE BUILDING FROM THE MEAN FINISHED GRADE ELEVATION OF THE FOUR CORNERS OF THE SUBJECT DWELLING, EXCEPT THAT BUILDING HEIGHT OF ANY DWELLING UNIT ON ANY LOT WITHIN 100 FEET OF THE SOUTHERN BOUNDARY LINE WITH THE ADJACENT MONTGOMERY CHASE WEST RECREATION DEVELOPMENT SHALL BE MEASURED IN ACCORDANCE WITH SECTION 16-2.1
4. FLOOR AREA, HEIGHT, AND SETBACK
5. ZONING SCHEDULE REQUIREMENTS PER FILED MAP
BUILDER AND CONTRACTOR MUST VERIFY ALL DWELLING DIMENSIONS SHOWN HEREON AND NOTIFY ENGINEER OF ANY DISCREPANCIES OR CHANGES PRIOR TO PROCEEDING WITH CONSTRUCTION.



FINISHED FIRST FLOOR ELEVATION
FINISHED GARAGE FLOOR ELEVATION
FINISHED BASEMENT FLOOR ELEVATION

Van Cleef ENGINEERING ASSOCIATES
Professional Engineering
Professional Planning
Professional Surveying
Professional Landscaping

DATE	JUNE 29, 2017
SCALE	1"=40'
DESIGNED BY	M.K.F.
DRAWN BY	P.A.C.
CHECKED BY	M.K.F.
DATE	8/22/17
DATE	8/17/17
JOB NO.	1604A
REVISIONS	

FOR
BLOCK 4022 LOT 3
PLOT & GRADING PLAN
SITUATED IN
MONTGOMERY TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY

BY: **Michael K. Ford**
New Jersey Professional Engineer
Lic. No. 34722