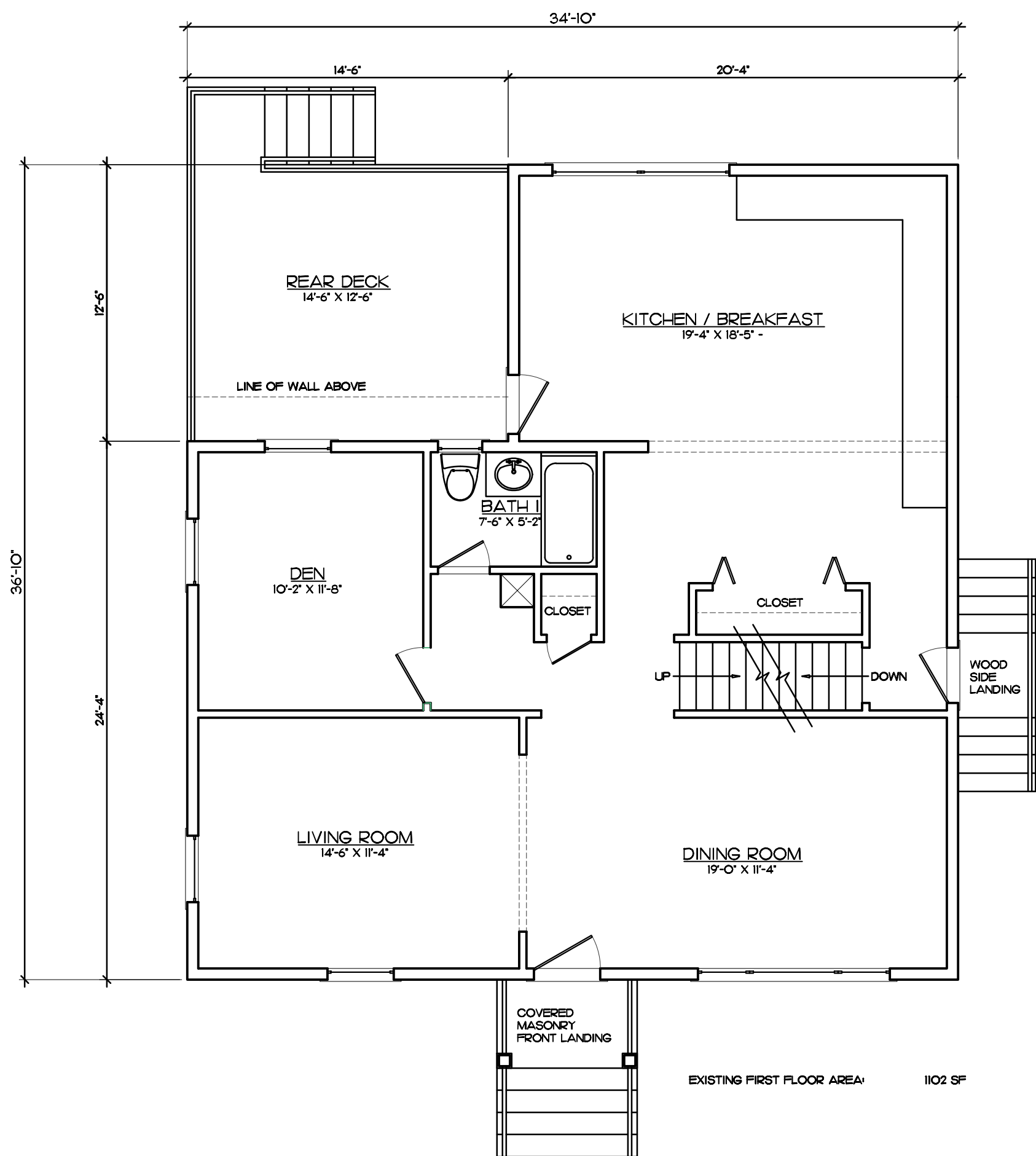
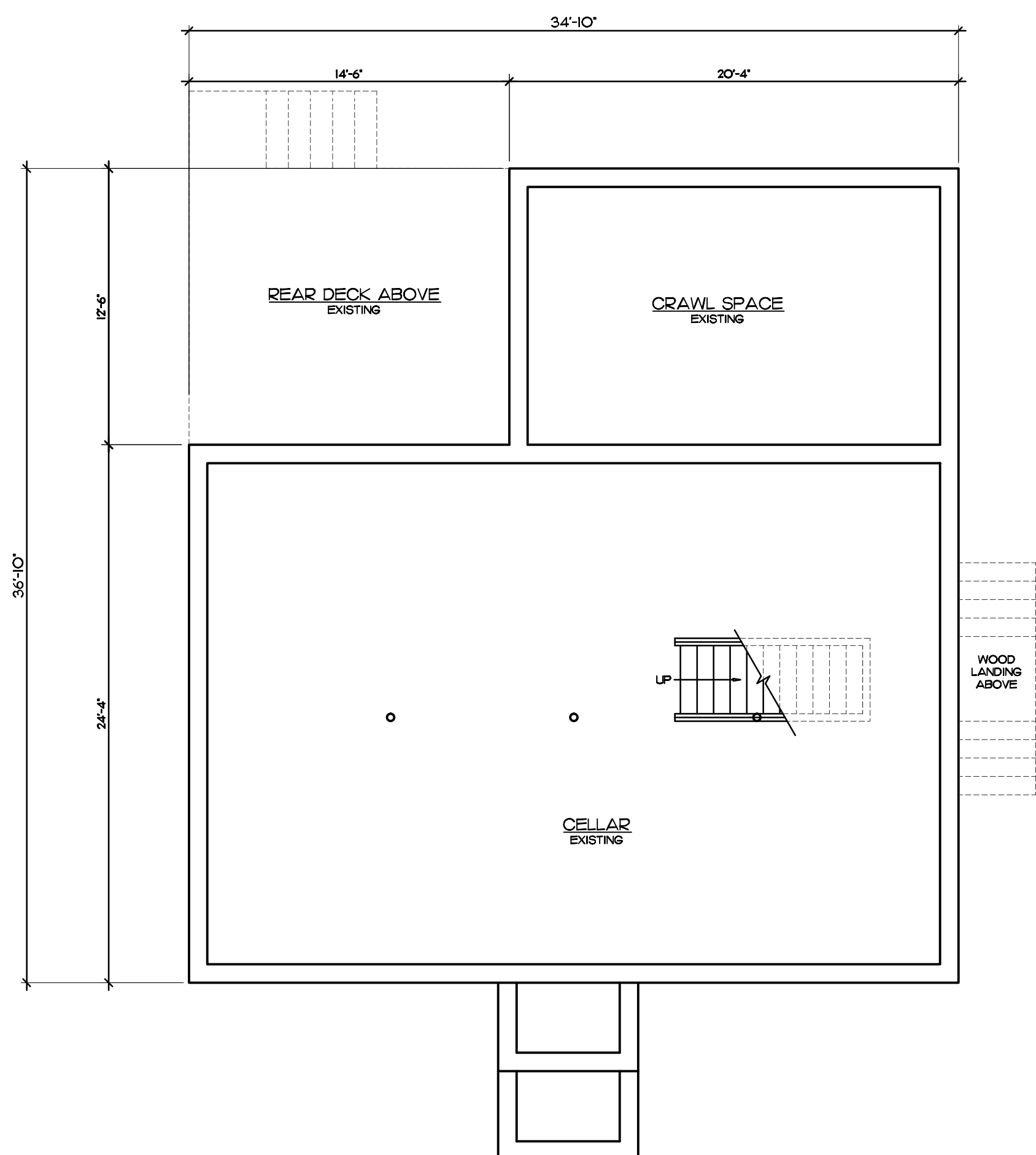


(2X) EXISTING SECOND FLOOR PLAN  
3/16" = 1'-0"

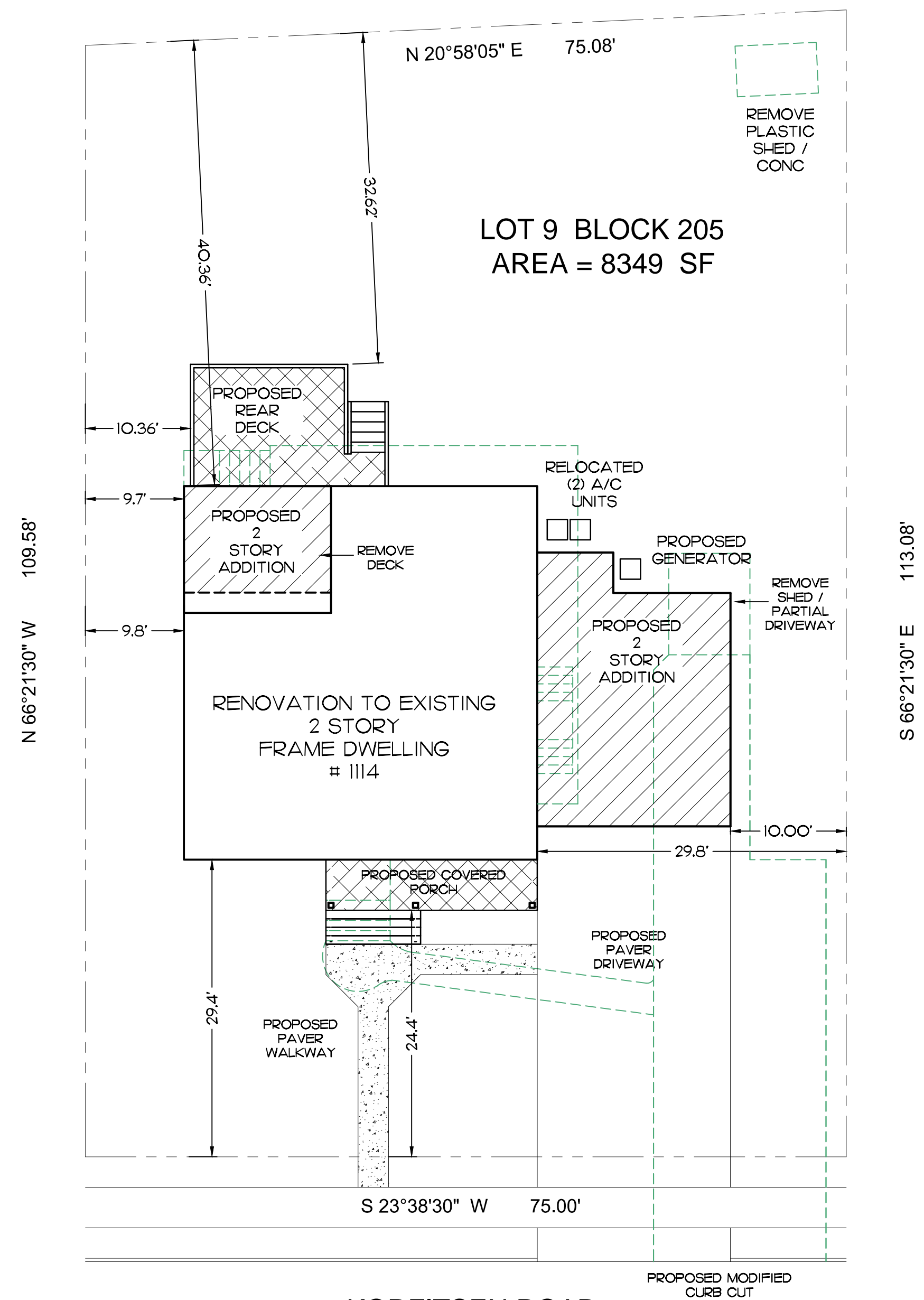


(1X) EXISTING FIRST FLOOR PLAN  
3/16" = 1'-0"



(CX) EXISTING CELLAR FLOOR PLAN  
3/16" = 1'-0"

- LEGEND**
- EXISTING 2 X 4 WOOD CONSTRUCTION TO REMAIN
  - EXISTING 2 X 4 WOOD CONSTRUCTION TO BE REMOVED
  - NEW 2 X 4 OR 2 X 6 WOOD CONSTRUCTION, 16' OC (L.O.N.)
  - EXISTING CONCRETE CONSTRUCTION TO REMAIN
  - EXISTING CONCRETE CONSTRUCTION TO BE REMOVED
  - NEW POURED OR MASONRY CONC CONSTRUCTION
  - FLOOR ABOVE OR BELOW



(S) SITE PLAN  
1" = 10'-0"

INFORMATION ON THIS SITE PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY FURNISHED TO THE ARCHITECT BY THE HOMEOWNER:  
JAMES P. DEADY SURVEYOR, LLC, WHITEHOUSE STATION, NJ, DATED 1-13-15

**BUILDING COVERAGE CALCULATIONS:**

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
SHED(S)	120	-120	0
OVER-HANG	28	-28	0
FRONT COVERED PORCH	25	79	104
HABITABLE BUILDING AREA:	1102	658	1760
TOTAL BUILDING COVERAGE:	1275	589	1864

**IMPERVIOUS COVERAGE CALCULATIONS:**

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
BUILDING COVERAGE:	1275	589	1864
DRIVEWAY:	689	-73	596
WOOD DECK + STEPS:	219	0	219
A/C UNITS + GENERATOR:	0	12	12
STEPS, LANDINGS + WALKWAYS:	343	-186	157
TOTAL IMPERVIOUS COVERAGE:	2526	342	2868

**FLOOR AREA RATIO CALCULATIONS:**

AREA IN SQUARE FEET	EXIST	NEW	TOTAL
FINISHED FIRST FLOOR AREA:	1102	658	1760
FRONT COVERED PORCH:	25	79	104
FINISHED SECOND FL AREA:	1130	630	1760
TOTAL AREA:	2257	1367	3624

**BUILDING CODE INFORMATION:**

EXISTING BUILDINGS - UCC REHABILITATION SUBCODE NJAC 5:23-6.  
INT. RESIDENTIAL CODE - NJ EDITION 2018.  
INT. ENERGY CONSERVATION CODE 2018  
2018 INTERNATIONAL MECHANICAL CODE  
2017 NATIONAL ELECTRICAL CODE  
2018 NATIONAL STANDARD PLUMBING CODE  
2018 INTERNATIONAL FUEL GAS CODE

**BUILDING/SITE CHARACTERISTICS:**

NUMBER OF STORIES:	2.5 STY
HEIGHT OF STRUCTURE:	27.95'
AREA - LARGEST FLOOR:	1962 SF
NEW BUILDING AREA:	1771 SF
VOLUME OF NEW STRUCTURE:	24,794 CF
CONSTRUCTION CLASSIFICATION:	5B
TOTAL LAND AREA DISTURBED:	939 SF

**DESCRIPTION OF BUILDING USE:**

USE GROUP R-5, SINGLE FAMILY RESIDENTIAL

**MAXIMUM LIVE LOADS:**

60 PSF FOR DECK / BALCONIES  
40 PSF FOR FIRST FLOOR  
30 PSF FOR SECOND FLOOR  
30 PSF FOR ROOF SNOW LOADS

RESIDENCE PROPERTY ZONING ANALYSIS				
NEW MILFORD ZONE: R-A, RESIDENTIAL 1 FAMILY		LOT: 9 BLOCK: 205		LOT AREA: 8349 SF
ZONING	REQUIRED	EXISTING	PROPOSED	STATUS
MIN. LOT AREA	7,500 SF	8349 SF	NO CHANGE	CONFORMS
LOT WIDTH	75.0'	75.0'	NO CHANGE	CONFORMS
LOT DEPTH	NA	109.58'	NO CHANGE	CONFORMS
FRONT YARD SETBACK	55.0'	54.40'	49.40'	VARIANCE
REAR YARD SETBACK	20.0'	40.36'	NO CHANGE	CONFORMS
ONE SIDE YARD SETBACK	10.0'	9.8'	9.7'	VARIANCE
COMBINED SIDE YARD SETBACKS	20.0'	39.6'	19.7'	VARIANCE
MAX BUILDING COVERAGE	20% (1670 SF)	15.27% (1275 SF)	22.32% (1864 SF)	VARIANCE
MAX IMPERVIOUS LOT COVERAGE	60% (5009 SF)	30.26% (2526 SF)	34.35% (2868 SF)	CONFORMS
BUILDING HEIGHT	2.5 STY. / 30.0'	2.5 STY. / 27.95'	NO CHANGE	CONFORMS

\* MAX IMPERVIOUS LOT COVERAGE INCLUDES BUILDING COVERAGE + OTHER IMPERVIOUS COVERAGES

**Dubin Residence**

Block: 205 Lot: 9  
1114 Korfitsen Road  
New Milford, New Jersey

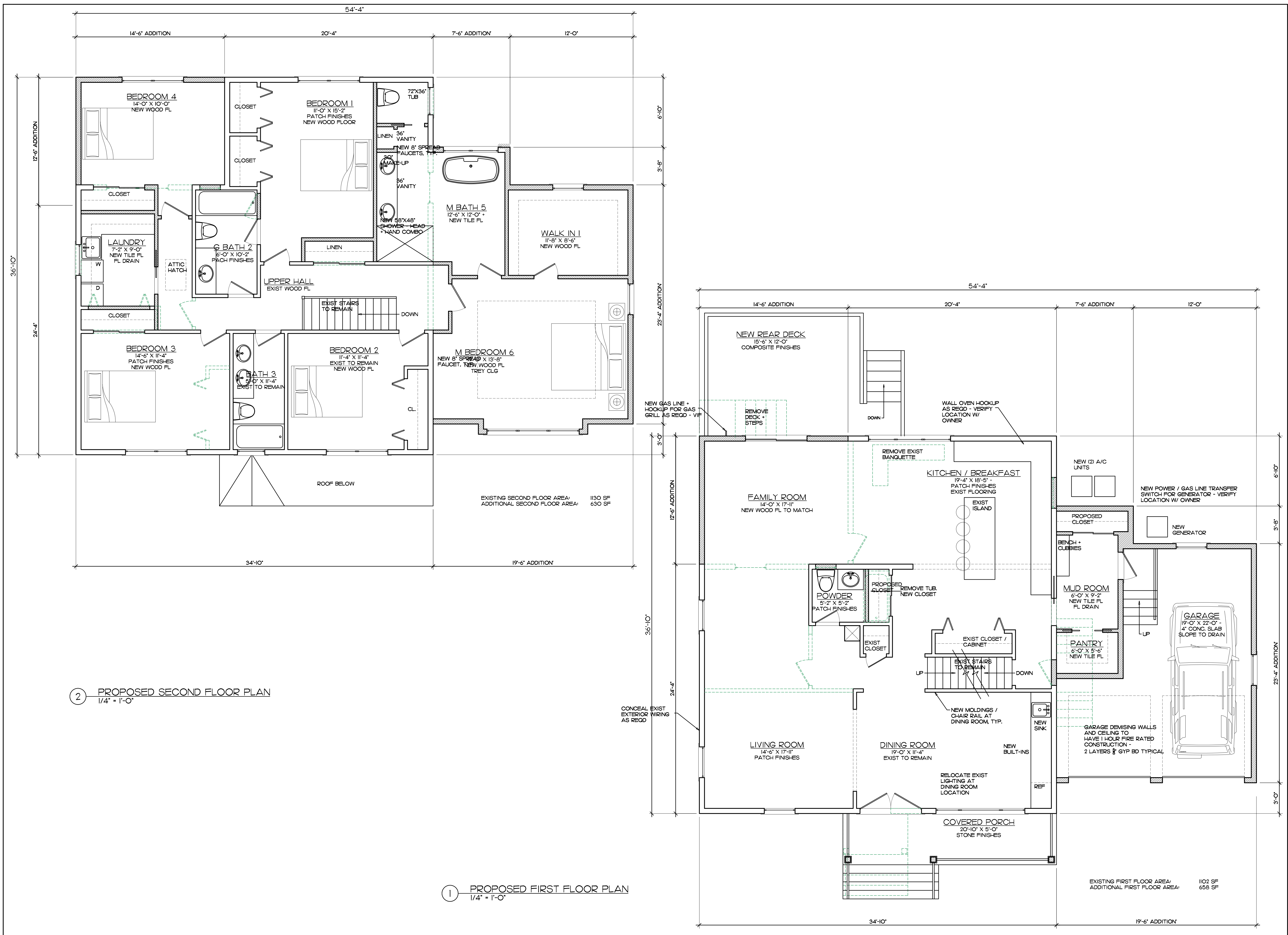
EXIST + SITE PLANS,  
LEGEND + ZONING


Scale: AS NOTED

Date: MARCH 4, 2021

Submission: PERMIT SET

**Indemnification Clause:**  
The owner shall release, hold harmless, and indemnify the Architect with respect to any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.





Chris Blake Architect

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Tel: 201-816-9523 Fax: 201-816-9546

NJ Lic # 12792 NY Lic # 019458-1  
cba@chrisblakearchitect.com

1	5-24-21	Reduced Area / Coverage
#	Date	Revision

Addition + Renovation for:

**Dubin Residence**  
Block: 205 Lot: 9  
1114 Korfitsen Road  
New Milford, New Jersey

PROPOSED 1ST + 2ND FLOOR PLANS

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

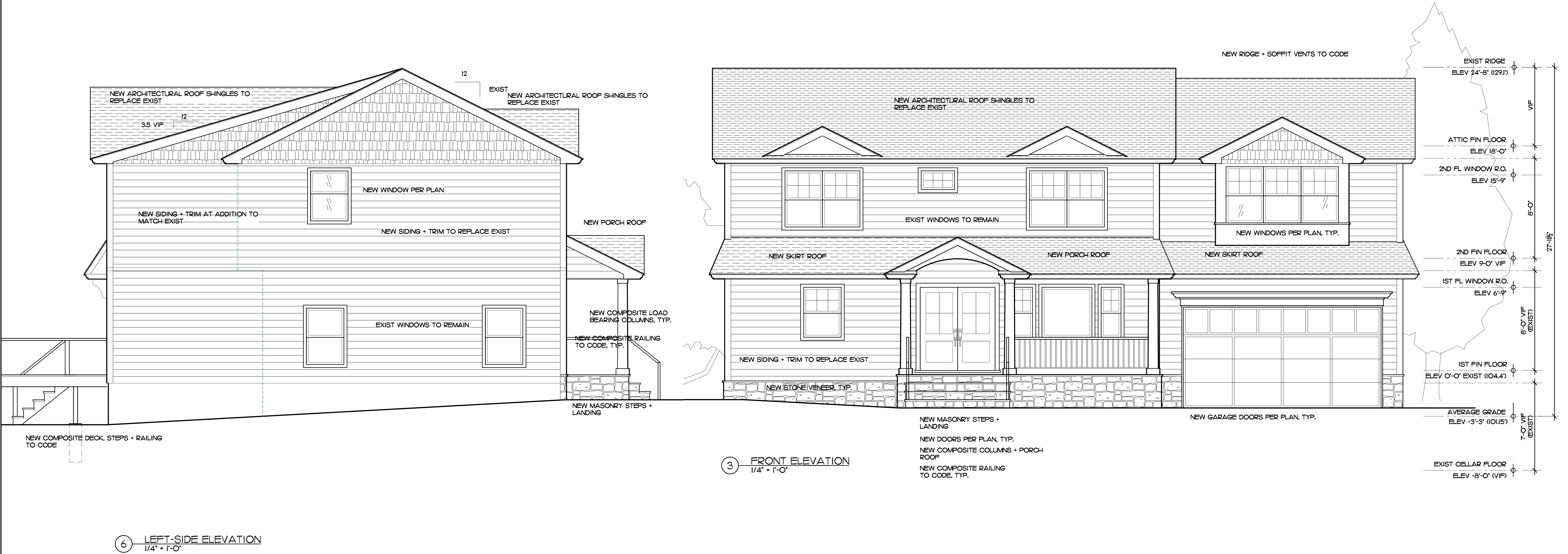
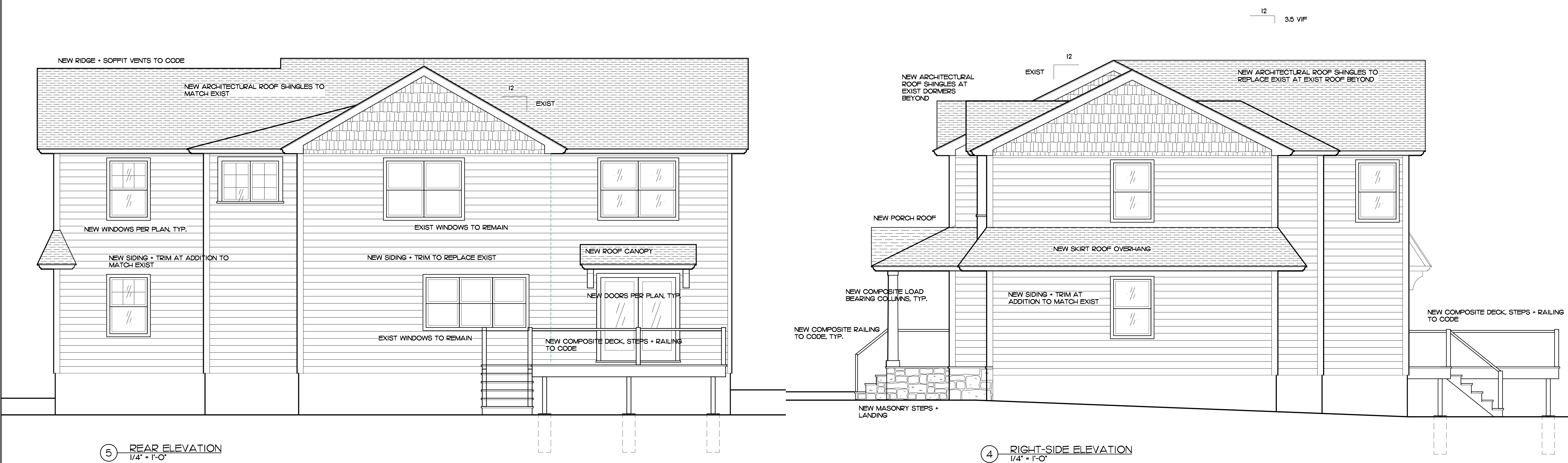
Date: MARCH 4, 2021

Submission: PERMIT SET

**Indemnification Clause:**  
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A2





1	5-24-21	Reduced Area / Coverage
#	Date	Revision
Addition + Renovation for:		
<b>Dubin Residence</b>		
Block: 205 Lot: 9 1114 Korfitsen Road New Milford, New Jersey		
ELEVATIONS		
Scale: 1/4" = 1'-0"		
Date: MARCH 4, 2021		
Submission: PERMIT SET		
<b>Indemnification Clause:</b> The owner shall release, hold harmless, and indemnify the Architect with respect to: any changes made to the construction documents by anyone other than the Architect, or changes in any aspect of the work, or failure by the Contractor to build in accordance with these construction documents.		