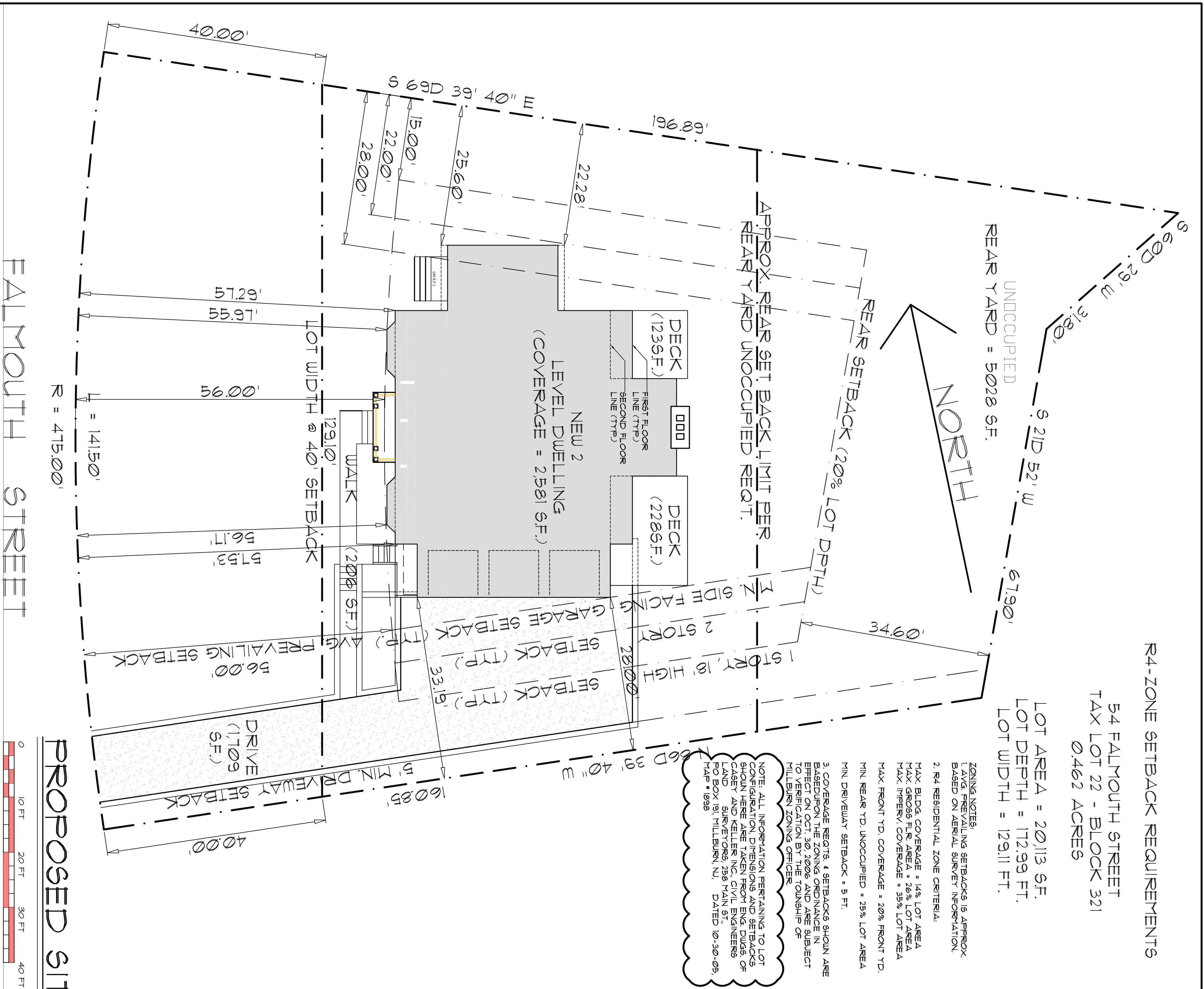


**R4-ZONE SETBACK REQUIREMENTS**

54 FALMOUTH STREET  
TAX LOT 22 - BLOCK 321  
0.462 ACRES

LOT AREA = 20,113 SF.  
LOT DEPTH = 112.93 FT.  
LOT WIDTH = 129.11 FT.



**ZONING NOTES:**  
1. AVG. SETBACKS & SETBACKS EQUATION BASED ON AERIAL SURVEY INFORMATION.  
2. R4 RESIDENTIAL ZONE CRITERIA:  
MAX BLDG. COVERAGE = 14% LOT AREA  
MAX GROSS FLOOR AREA = 78% LOT AREA  
MAX PERCENT COVERAGE = 35% LOT AREA  
MAX FRONT YD. COVERAGE = 20% FRONT YD.  
MIN. REAR YD. UNOCCUPIED = 25% LOT AREA  
MIN. DRIVEWAY SETBACK = 5 FT.

**3. COVERAGE REQ'S & SETBACKS EQUATION EFFECT ON AERIAL SURVEY INFORMATION TO VERIFICATION BY THE TOWNSHIP OF MILLBURN ZONING OFFICER.**  
**NOTE:** ALL INFORMATION PERTAINING TO LOT CONFIGURATION, DIMENSIONS AND SETBACKS OF GARAGE AND DRIVEWAY SHALL BE SUBJECT OF LAND SURVEYORS, 289 MAIN ST. TO 5009 9TH MILLBURN, NJ. DATED 08-26-05. (Map No. 988)

**ZONING ANALYSIS**

R-5 EXISTING ONE FAMILY RESIDENCE	REQUIRED	EXISTING	PROPOSED	STATUS
ZONING REQ.	2/5	-	-	CONFORMS
MAX STORES	35'	-	-	CONFORMS
MAX HEIGHT (FT)	-	-	-	CONFORMS
MIN LOT AREA (SQ)	EXIST. LOT	2013 SQ. FT.	NO CHG.	CONFORMS
MAX LOT DEPTH	EXIST. LOT	112.94'	NO CHG.	CONFORMS
MIN LOT WIDTH AT ST	EXIST. LOT	129.11'	NO CHG.	CONFORMS
MIN FRONT S.B.	56'	-	-	CONFORMS
MIN REAR S.B.	34.6'	-	-	CONFORMS
MIN SIDEYARD S.B.	20'	-	-	CONFORMS
MIN CORN S.Y.	-	-	-	CONFORMS

**MAX BUILDING COVERAGE ALLOWED IS EQUAL TO 14% OF LOT AREA.**  
20113 X 14% = 2215 SQ. FT.

**BLDG. COVERAGE** 2215 SQ. FT. - 5 FT. 2251 SQ. FT. CONFORMS

**MAX PERMITTED BLDG. ACCESSORY BLDG'S IF ANY**  
- NCL. FRONTRIE BLDG.

**MAX GROSS FLOOR AREA ALLOWED IS EQUAL TO 78% OF LOT AREA.**  
20113 X 78% = 15229 SQ. FT.

**ZONING REQ.** 20113 X 26% = 5229 SQ. FT. PROPOSED

**THERRY COVERAGE** 5229 SQ. FT. - 5 FT. 5009 SQ. FT. CONFORMS

**MAX PERMITTED BLDG.**  
20113 X 35% = 7039 SQ. FT. PROPOSED

**ZONING REQ.** 7039 SQ. FT. - 5 FT. 5009 SQ. FT. CONFORMS

**THERRY COVERAGE** 5009 SQ. FT. CONFORMS

**PRINCIPLE BLDG. 2891 SQ. FT. DECKS 381 SQ. FT. FRONT STCOOPERS 112 SQ. FT. SIDEWALK 113 SQ. FT. DRIVEWAY 1132 SQ. FT. 5009 SQ. FT. TOTAL**

BUILDING CODE INFORMATION						REMARKS
AREA	BASMENT	FIRST FLOOR	SECOND FLOOR	TOTAL		
FINISHED S.F.	1376 S. F.	2281 S. F.	2,493 S. F.	6,440 S. F.		-
UNFINISHED S.F.	1217 S. F.	0 S. F.	0 S. F.	1217 S. F.		-
TOTAL	2593 S. F.	2281 S. F.	2,493 S. F.	7,657 S. F.		-
FINISHED C.F.	14677 C. F.	25810 C. F.	21,983 C. F.	64,420 C. F.		-
UNFINISHED C.F.	11,574 C. F.	0 C. F.	0 C. F.	11,574 C. F.		-
TOTAL	26,051 C. F.	25,810 C. F.	21,983 C. F.	75,714 C. F.		-
SWITCHES	13 EA.	33 EA.	31 EA.	77 EA.		-
FIXTURES	24 EA.	37 EA.	36 EA.	47 EA.		-
OUTLETS	40 EA.	58 EA.	40 EA.	138 EA.		-
SM DETECTORS	2 EA.	2 EA.	1 EA.	4 EA.		-
CO DETECTORS	2 EA.	1 EA.	1 EA.	4 EA.		-
PUMPING	5 EA.	4 EA.	15 EA.	24 EA.		INCL. DM. CM
3 PHASE CONN.						

1. USE GROUP: R-5 SINGLE FAMILY RESIDENCE.
2. CONSTRUCTION CLASS: 5-B UNPROTECTED WOOD FRAME.
3. THIS RESIDENCE, NEW ADDITION OR RENOVATION IS DESIGNED TO CONFORM TO INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION, 2009 REQUIREMENTS & MINIMUM ENERGY CODES, LATEST EDITION.
4. PUMPING AND ELECTRIC FIGURES INDICATE NEW ONLY AND DOES NOT DISCOUNT FOR THOSE REMOVED.

**General Notes:**

- ZONING CODE NOTES:**  
THE BUILDING DEVELOPER AND/OR SITE ENGINEER ARE RESPONSIBLE FOR THE BUILDING'S CONFORMANCE WITH ALL APPLICABLE ZONING, PLANNING, AND BUILDING CODES. BUILDING HEIGHT, COVERAGE, BOTH INTERIORS AND BUILDING FLOOR AREA RATIO (F.A.R.) WHEN REQUIRED.
- BUILDING CODE NOTES:**  
1. USE GROUP: R-5 SINGLE FAMILY RESIDENCE.  
2. CONSTRUCTION CLASS: 5-B UNPROTECTED WOOD FRAME.  
3. THIS RESIDENCE IS DESIGNED TO CONFORM TO 2009 INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION REQUIREMENTS.  
4. IT IS UNDERSTOOD THAT THE WORK SHALL MEET ALL CODE REQUIREMENTS AND ALL CONTRACTING WORK IS HEREBY DIRECTED TO MEET THAT END.  
5. THIS RESIDENCE IS DESIGNED TO MEET OR EXCEED THE CURRENT MINIMUM ENERGY AND MECHANICAL CODES, LATEST ADDITIONS.  
6. ALL MECHANICAL, ELECTRICAL, PUMPING AND FIRE-PROTECTION WORK TO BE INSTALLED BY LICENSED CONTRACTORS. CONTRACTORS DETAILS SHEETS, 653, FINISHING DETAILS SHEETS, A, B, ROOF & FINISHING DETAILS SHEETS, 654, FINISHING DETAILS SHEETS, 655, ROOF & FINISHING DETAILS SHEETS, 656, FINISHING DETAILS SHEETS, 657, TO BE KEPT AT ALL TIMES ON THE JOB SITE.  
7. FOR ADDITIONAL INFORMATION REFER TO THE ATTACHED NOTE SHEETS.

- CONTRACTOR NOTES:**  
1. THE ARCHITECT HAS BEEN RETAINED TO PREPARE PLANS FOR THE BUILDING DEPARTMENT PERMIT ONLY AND IS NOT RESPONSIBLE FOR CONSTRUCTION ETC. SCOPE OF WORK IS FOR THAT SHOWN ON THE PLANS ONLY. ARCHITECT IS NOT RESPONSIBLE FOR THE SITE CIVIL ENGINEERING WORK OR THE AVAILABILITY OF UTILITIES.  
2. CONTRACTOR TO VERIFY ALL PERTINENT EXISTING CONDITIONS BEFORE STARTING WORK AND REPORT TO THE ARCHITECT IMMEDIATELY ANY DISCREPANCIES OR CONDITIONS NOT SHOWN ON THE PLANS.  
3. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES.  
4. HEATING SYSTEMS TO BE MADE THE RESPONSIBILITY OF THE CONTRACTOR.  
5. VENTILATION IS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.  
6. ELECTRICAL IS THE RESPONSIBILITY OF THE CONTRACTOR AND BUILDING DEPARTMENT INSPECTORS.  
7. LIGHTING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INSTALLED BY THE CONTRACTOR AND SATISFACTION OF THE BUILDING DEPARTMENT INSPECTORS.

8. ALL MECHANICAL, ELECTRICAL, PUMPING AND FIRE-PROTECTION WORK TO BE INSTALLED BY LICENSED CONTRACTORS. CONTRACTORS TO REVIEW EXISTING CONDITIONS AND FUTURE WORK. CONTRACTORS TO PROVIDE THE ALL NECESSARY ENGINEERING TO MEET ALL APPLICABLE CODES.  
9. PROVIDE SMOKE/HEAT DETECTORS (S.D.) WHERE INDICATED ON DWGS. ALL SMOKE/HEAT DETECTORS ARE TO BE HARD WIRED INTERCONNECTED AND WITH BATTERY BACK-UP. PROVIDE ONE (1) CARBON MONOXIDE DETECTOR (CO) ON EACH FLOOR WHERE INDICATED.  
10. CONTRACTOR TO PROVIDE WINDOW UNITS TO CONFORM TO ENERGY REQUIREMENTS IN ALL BEHNSONS.

**SPECIAL NOTE:** SEE SHEET A-1 (S-1) & C-1 (T-1), T-1, 2, AND ROOF DETAILS DWGS, 'C' AND 'D' REFER TO MANUFACTURER'S DETAILS FOR INSTALLATION OF ENGINEERED LUMBER PRODUCTS.

No. 1	Revision: NO CHG. THIS SHEET	Date: 3-24-08
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**NOTE: NO CHANGES ARE TO BE MADE TO THE BUILDING WHICH DEVIATE FROM THESE GENERAL CONDITIONS, TECHNICAL NOTES, AND CONSTRUCTION DRAWINGS, WITHOUT PRIOR APPROVAL BY THE ARCHITECT. IF THE CONTRACTORS OR OWNERS PROCEED WITH CHANGES WITHOUT PRIOR APPROVAL BY THE ARCHITECT THEY WILL DO SO AT THEIR OWN RISK, AND SUCH CHANGES MAY REQUIRE REMOVAL.**

PROPOSED RESIDENCE FOR:  
**MRS. & MRS. FARINA**  
54 FALMOUTH STREET  
TOWNSHIP OF MILLBURN  
ESSEX COUNTY, NJ  
BLOCK 3201 LOT 22

**sociala and associates incorporated**  
mendham office  
16 woodland rd., p.o. box 412  
Brookside, nj 07926  
robert j. scialla, architect  
n.j. lic. 5726 - n.j. lic. 10917  
973-543-9669  
fax 973-543-1621

Date: 3-5-07  
Scale: AS SHOWN  
Drawing No. **S1**  
Division of relations and public architecture, inc.  
Drawn By: JRC