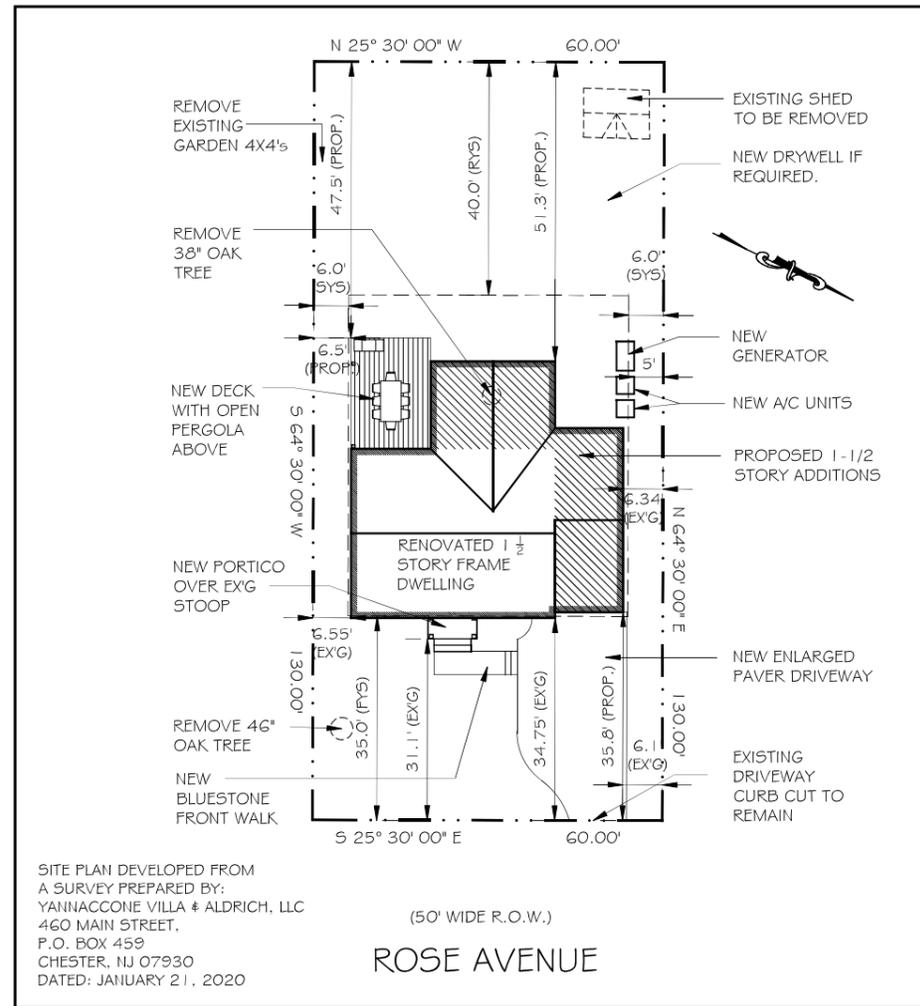


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SITE PLAN

SCALE: 1" = 20'-0"



MADISON R-3 ZONING INFORMATION:

	REQUIRED	EXISTING	PROPOSED	COMMENTS
LOT / BLOCK		15 / 309	NO CHANGE	
LOT AREA SF	9,375 SF	7,800 SF *	NO CHANGE	EX'G NON-CONFORMITY
LOT WIDTH	75'	60' *	NO CHANGE	EX'G NON-CONFORMITY
LOT DEPTH	100'	130'	NO CHANGE	
SIDE YARDS	6' EACH (DUE TO ORDINANCE 195-30.6)	6.55' / 6.34'	NO CHANGE	
FRONT YARDS	35'	34.75' *	31.0' TO NEW PORTICO	EX'G NON-CONFORMITY
REAR YARDS	40'	59.8'	51.3' +/-	
MAXIMUM HEIGHT	35'	25.1'	NO CHANGE	
STORIES	2 1/2	1 1/2	NO CHANGE	
MAXIMUM BUILDING COVERAGE	1,170 SF - 15%	1,354 SF - 17.3% * HOUSE 1,171 SF OPEN PORCH W/ ROOM ABOVE 88 SF SHED 95 SF	1,703 SF - 21.8% EXISTING HOUSE W/ ADDITION 1,703 SF REMOVED SHED 0 SF	(VARIANCE REQUIRED) (349 SF OF CHANGE)
MAXIMUM LOT COVERAGE	2,340 SF - 30%	2,909 SF - 37.3% * EXISTING HOUSE 1,171 SF EXISTING OPEN PORCH 88 SF EXISTING SHED 95 SF EXISTING STOOP & STEPS 44 SF EXISTING FRONT WALK 121 SF EXISTING ASPHALT DRIVEWAY 479 SF EXISTING BILCO STAIR 45 SF EXISTING PAVERS/ CONC. PATIO 860 SF EXISTING A/C 6 SF	2,316 SF - 29.7% EXISTING HOUSE W/ ADDITION 1,703 SF EX'G FRONT STOOP & STEPS 44 SF NEW FRONT WALK 57 SF NEW A/C UNITS 18 SF NEW PAVER DRIVEWAY @ 80% 479 SF NEW GENERATOR 15 SF	(REDUCTION OF 593 SF)

* EXISTING NON-CONFORMITY

SQUARE FOOTAGE OF FLOOR LEVELS:

	EXISTING	PROPOSED	
FIRST FLOOR	1,171 SF	1,703 SF	
SECOND FLOOR	779 SF	1,450 SF	

SITE NOTES:

- THE GENERAL CONTRACTOR SHALL TAKE SPECIAL CARE TO MINIMIZE DAMAGE TO THE SITE AROUND THE AREA OF NEW CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL TREES, SHRUBS AND PLANTINGS WITHIN THE AREA OF NEW CONSTRUCTION. SAVE SHRUBS FOR REUSE IF DIRECTED TO DO SO BY THE OWNER. SHRUBS SHALL BE STORED ON THE JOB SITE, ROOTBALLS WRAPPED IN BURLAP AND WATERED REGULARLY.
- THE GENERAL CONTRACTOR SHALL TAKE SPECIAL CARE TO AVOID DAMAGE TO TREES, SHRUB AND PLANTINGS ON THE JOB SITE. ALL EXISTING PLANTINGS THAT DO NOT INTERFERE WITH THE NEW CONSTRUCTION SHALL REMAIN ON THE SITE.
- THE GENERAL CONTRACTOR SHALL KEEP THE JOB SITE CLEANED UP ON A REGULAR BASIS AND WILL NOT ALLOW CONSTRUCTION DEBRIS TO ACCUMULATE AROUND THE WORK AREA.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR A DUMPSTER TYPE REFUSE CONTAINER TO BE KEPT ON THE JOB SITE AS NEEDED TO MAINTAIN THE JOB SITE IN A CLEAN CONDITION.
- THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE TOILET ON THE JOB SITE THROUGHOUT THE CONSTRUCTION.
- ALL UNDERGROUND UTILITIES REQUIRING ALTERATION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL INCORPORATE, REROUTE OR EXTEND ANY EXISTING FOOTING OR FRENCH DRAINAGE SYSTEMS THAT ARE INTERRUPTED BY THE NEW CONSTRUCTION SO THAT THEY CONTINUE TO FUNCTION.
- ALL RUTS CAUSED BY CONSTRUCTION EQUIPMENT SHALL BE GRADED SMOOTH AND FLUSH AT PROJECT COMPLETION. ALL DAMAGED GRASS AREAS SHALL BE RESTORED WITH NEW SEED. ALL DAMAGED SHRUBS WILL BE REPLACED. EXISTING TOP SOIL SHALL BE KEPT ON THE JOB SITE FOR FINAL GRADING. ALL OTHER EXCESS EXCAVATION MATERIAL SHALL BE REMOVED FROM THE SITE.

GENERAL NOTES:

- DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE REPRINTED OR REUSED EXCEPT BY WRITTEN APPROVAL AND WITH AGREED COMPENSATION TO THE ARCHITECT. IF REUSED WITHOUT PERMISSION, THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL LIABILITY, LEGAL EXPOSURE, CLAIMS, DAMAGES, LOSSES AND EXPENSES. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.
- ALL WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE CURRENT STATE AND LOCAL UNIFORM CONSTRUCTION CODE AND THE SPECIFICATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT AND EXTENT OF THE WORK. AS THE WORK PROGRESSES THE CONTRACTOR SHALL MAKE MODIFICATIONS AS REQUIRED TO MAKE THE PARTS ALIGN. CHANGES TO THE PLANS BY THE OWNER AND CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS SHALL GOVERN.
- DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT.

GENERAL BUILDING CHARACTERISTICS

- USE CLASSIFICATION R-3
- CONSTRUCTION TYPE 5B
- IRC-2018 NJ EDITION

CUBIC VOLUME OF ADDITIONS

17,500 CUBIC FEET +/-

LIST OF DRAWINGS

- A1 SITE PLAN / SITE DATA
- A2 EXISTING/ PROPOSED BASEMENT PLANS
- A3 EXISTING/ PROPOSED FIRST FLOOR PLANS
- A4 EXISTING/ PROPOSED SECOND FLOOR PLANS
- A5 EXISTING/ PROPOSED FRONT ELEVATIONS
- A6 EXISTING/ PROPOSED REAR ELEVATIONS
- A7 EXISTING/ PROPOSED RIGHT ELEVATIONS
- A8 EXISTING/ PROPOSED LEFT ELEVATIONS

DATE / STATUS:

FIELD MEASURING:	2019-06-07
EXISTING CONDITIONS:	2019-06-21
DD DESIGN:	2019-11-21
DD DESIGN UPDATES:	2019-12-23
UPDATED ZONING:	2020-01-02
UPDATED DRAWINGS:	2020-02-19
BOA APPLICATION SET:	2020-03-20

DRAWN BY: BS, DV



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NJRA A1-11150

PROJECT NUMBER: 19-018



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