

LOT AREA: +/- 11,271 SF

TAX MAP DATA:
 SHEET: 1.01
 BLOCK: 2
 LOT: 1

REFERENCED DEED:
 BOOK: 1103
 PAGE: 10

ZONING INFORMATION:
 ZONE: R-10 (Historic Area)
 FRONT SETBACK: 25' (Property has two (2) front yards)
 REAR SETBACK: 20' (For accessory buildings)
 SIDE SETBACK: 8'
 IMPERV. COVERAGE: 30% (25% with One-car garage addition)
 MAX. BLDG. HEIGHT: 2 1/2 story; 35 ft.

NOTE:
 THIS SURVEY PLAN IS FOR REPRESENTATION PURPOSES ONLY. THE ORIGINAL INFORMATION WAS TAKEN FROM THE DRAWING PROVIDED BY THE OWNER. FORTUNATO ARCHITECTURE OFFERS NO WARRANTY AS TO ITS ACCURACY.

SURVEY PLAN
 1" = 30'-0"



FORTUNATO ARCHITECTURE

DANIEL FORTUNATO • ARCHITECT, P.A.
 13 TAMARACK CIRCLE, SKILLMAN, NEW JERSEY 08558
 609-683-0180 • www.fortunatoarchitecture.com

Survey Plan

Site & Zoning Analysis for a New One-Car Garage

Khan Residence

34 Laurel Avenue
 Franklin Township, Somerset, NJ

REVISION:	
DATE:	09/15/2021
SCALE:	1" = 30'-0"
JOB NO.:	2021-XXX
PAGE:	2 OF 2

CODE INFORMATION

2018 International Residential Code (IRC)
 2017 National Electrical Code
 Use Group: R-5; Construction Type: SB
 Design Loads:
 Roof (live load): 30# if
 (dead load): 15# if
 Wind Load: 115 mph
 Soil Bearing: 2,500 psf (presumptive)

CONSTRUCTION NOTES

ALL FLOOR, CEILING, AND WALL FINISHES TO BE SELECTED / COORDINATED BY OWNER.

CONCRETE

- 3.1 20" X 12" DEEP CONTINUOUS CONCRETE FOOTING WITH (3) #4 REBAR.
- 3.2 4" CONCRETE SLAB WITH 6" X 6" W1.4 X W1.4 WAF OVER 10-MIL VAPOR BARRIER ON 4" GRAVEL BASE. PITCH FLOOR 1/8" : 1'-0" TOWARD GARAGE DOORS.
- 3.3 12" DIAMETER X 36" DEEP CONCRETE FOOTING WITH 4" X 4" PRESSURE TREATED WOOD COLUMN SECURED TO CONCRETE FOOTING WITH SIMPSON POST BASE #ABU42 AND 1/2" X 12" ANCHOR BOLT.

MASONRY

- 4.1 8" CMU ONE COURSE ABOVE GARAGE SLAB MINIMUM. INSTALL 2" X 6" P.T. SILL PLATE SECURED TO CMU AS PER SPECIFICATIONS.

WOOD FRAMING

- 6.1 2" X 10" -16" O/C CEILING JOISTS WITH R-38C BATT INSULATION AND 1/2" GYPSUM BOARD FINISH BELOW.
- 6.2 (2) 2" X 8" WOOD BEAM. FINISH BEAM WITH COMPOSITE TRIM BOARD.
- 6.3 4" X 4" DECORATIVE EXTERIOR ROOF BRACKET. FINISH WITH COMPOSITE TRIM BOARD.

WALL FRAMING

- 7.1 FINISH SIDING TO BE SELECTED BY OWNER OVER TYVEK INFILTRATION BARRIER ON 1/2" PLYWOOD SHEATHING OVER 2" X 6" -16" O/C WITH R-21 BATT INSULATION AND 1/2" GYPSUM BOARD INTERIOR FINISH AND WOOD BASE TO BE SELECTED BY OWNER.

ROOFING

- 7.10 ASPHALT SHINGLE ROOFING TO BE SELECTED BY OWNER OVER SYNTHETIC ROOF UNDERLAYMENT ON 1/2" PLYWOOD SHEATHING OVER 2" X 10" -16" O/C ROOF RAFTERS WITH VINYL BEAD BOARD FINISH BELOW.
- 7.11 ASPHALT SHINGLE ROOFING TO BE SELECTED BY OWNER OVER SYNTHETIC ROOF UNDERLAYMENT ON 1/2" PLYWOOD SHEATHING OVER 2" X 8" -16" O/C RAFTERS WITH 2" X 8" RIDGE. INSTALL ICE & WATER SHIELD AS PER SPECIFICATIONS.
- 7.12 ASPHALT SHINGLE ROOFING SYSTEM ON 1/2" PLYWOOD OVER 2" X 6" WITH NON-VENTED SOFFIT SYSTEM TO MATCH.
- 7.13 COMPATIBLE RIDGE VENT.
- 7.14 ALUMINUM GUTTER (VERIFY WITH OWNER) ON COMPOSITE FASCIA WITH COMPOSITE VENTING PANEL SOFFIT SYSTEM.
- 7.15 ALUMINUM LEADER (VERIFY WITH OWNER). INSTALL TO UNDERGROUND DRAINAGE SYSTEM AT GRADE.

DOORS

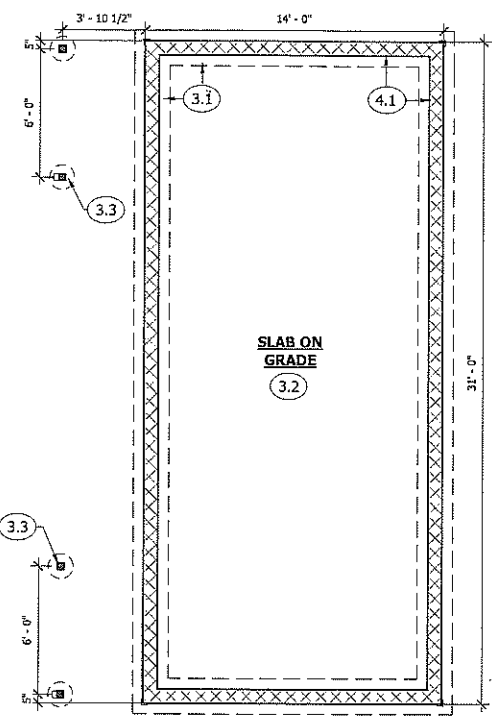
- 8.1 8'-0" W. X 7'-0" H. INSULATED OVERHEAD GARAGE DOOR WITH OPENER TO BE SELECTED BY OWNER. INSTALL 3 1/4" X 9 1/2" PARALLEL HEADER ON (3) 2" X 6" EACH SIDE. INSTALL PYPON 10" CROSSHEAD #CSHEM.
- 8.2 36" X 80" INSULATED DOOR, FRAME AND HARDWARE TO BE SELECTED BY OWNER.
- 8.3 22" WIDE INSULATED PULL DOWN ATTIC ACCESS LADDER.

WINDOWS - ALL WINDOWS TO HAVE 4" WHITE COMPOSITE TRIM ALL SIDES (SEE DETAIL).

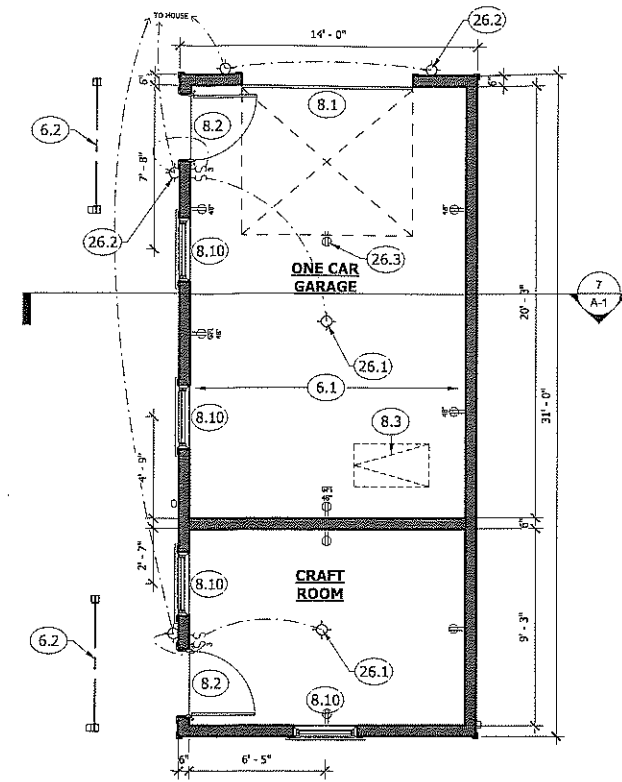
- 8.10 ANDERSEN DOUBLE HUNG WINDOW #TW1210310. INSTALL (3) 2" X 8" HEADER WITH (2) 1/2" PLYWOOD. INSTALL TOP OF WINDOW 7'-0" AFF.

ELECTRICAL

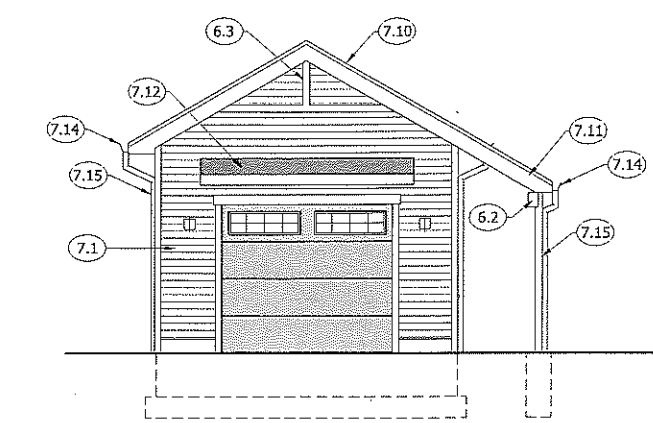
- 26.1 CEILING MOUNTED LIGHT FIXTURE TO BE SELECTED BY OWNER.
- 26.2 EXTERIOR GRADE LIGHT FIXTURE TO BE SELECTED BY OWNER.
- 26.3 CEILING MOUNTED RECEPTACLE FOR GARAGE DOOR OPENER.



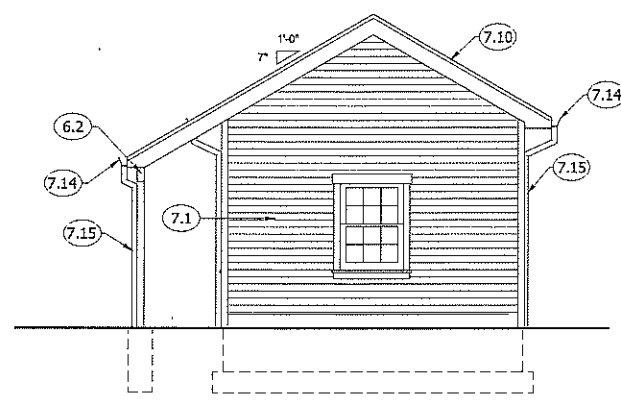
BASEMENT FLOOR PLAN
 1/4" = 1'-0"



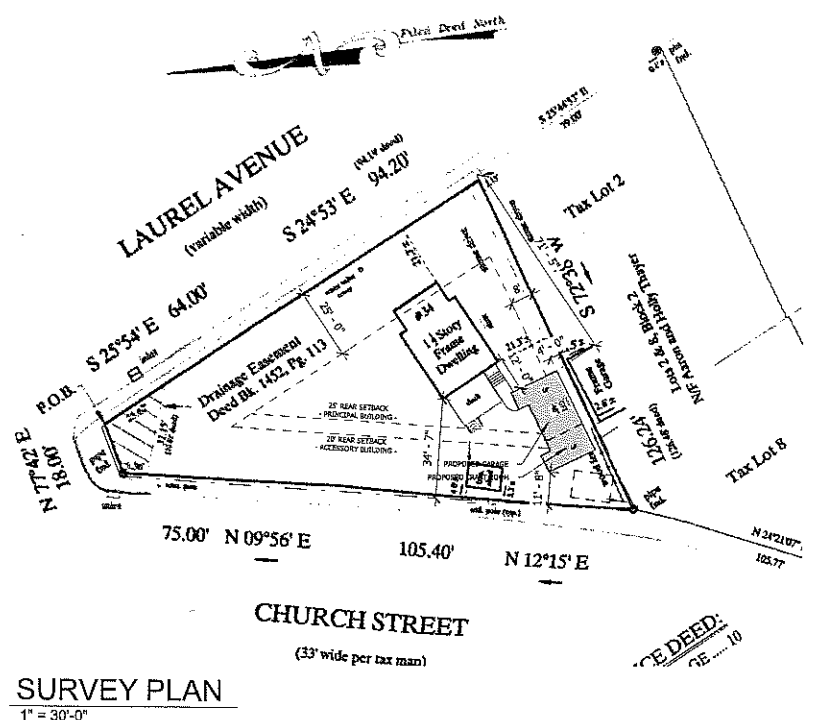
FIRST FLOOR PLAN
 1/4" = 1'-0"



FRONT ELEVATION
 1/4" = 1'-0"



REAR ELEVATION
 1/4" = 1'-0"



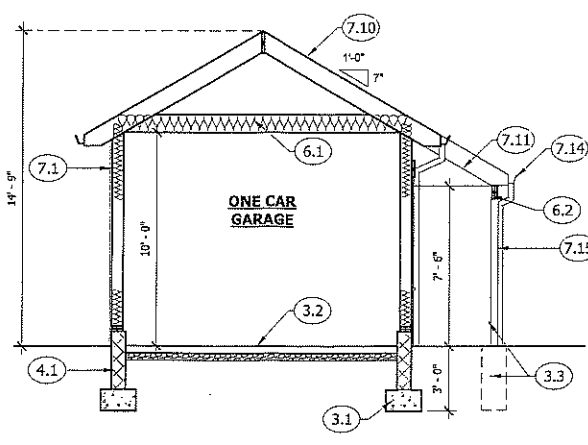
SURVEY PLAN
 1" = 30'-0"

Item Required	Requirements	Existing	Proposed
Lot Area (sq. ft.)	13,125	11,291	-
Lot Width at Rear Line (ft.)	120'	108.2'	-
Lot Depth (ft.)	108'	104.2'	-
Lot Frontage (ft.)	108'	104.2'	-
Building setbacks:			
Front Yard	25'	25.2'	-
Rear Yard	40'	34.2'	-
Side Yard	5'	21.5'	-
Accessory structure:			
Side Yard	5'	-	-
Rear Yard	20'	-	11.8'
Clear Height:			
Building height (max. ft.)	35'	-	-
Building height (accessory (max. ft.))	18.5'	-	14.2'
Shading Coverage:	20.0%	2.0%	4%

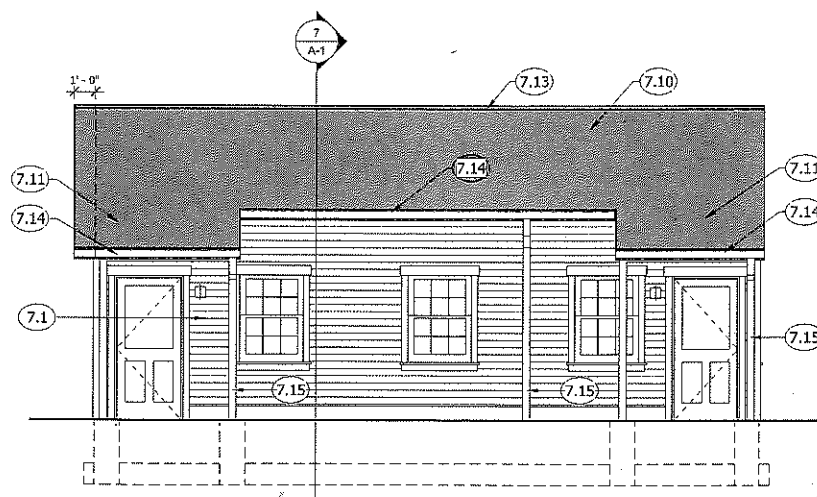
Item	Existing	Proposed
House (excluding Garage)	191.00	0.00
Detached Garage	0.00	426.00
Deck/Patio	200.00	0.00
Screened Porch/Patio	0.00	47.00
Pool	0.00	0.00
Other	0.00	0.00
Total Gross Floor Area	3,917.00	473.00

Impervious Coverage %
 Max Requirement: 18.5%
 Lot Area (sq. ft.): 13,125 sq. ft.

NOTE:
 THIS SURVEY PLAN IS FOR REPRESENTATION PURPOSES ONLY.
 THE ORIGINAL INFORMATION WAS TAKEN FROM THE DRAWING PROVIDED BY THE OWNER.
 FORTUNATO ARCHITECTURE OFFERS NO WARRANTY AS TO ITS ACCURACY.



Section 1
 1/4" = 1'-0"



SIDE ELEVATION
 1/4" = 1'-0"

NO.	REVISION	DATE

FORTUNATO
FA
 ARCHITECTURE
 NEW JERSEY #AI 12392
 NEW YORK #621463-1
 PENNSYLVANIA #RA-0141828

FORTUNATO ARCHITECTURE
 DANIEL FORTUNATO • ARCHITECT, P.A.
 13 TAMARACK CIRCLE, SKILLMAN, NEW JERSEY 08558
 609-683-0180 • www.fortunatoarchitecture.com

PROPOSAL FOR ONE CAR GARAGE AT:
Khan Residence
 34 Laurel Avenue
 Franklin Township, Somerset, NJ

DRAWN: JMP
 CHECKED: DF
 DATE: 09/20/2021
 SCALE: As indicated
 JOB NO.: 2021-162
 SHEET