

# HAUSS RESIDENCE

## 23 TRIPPLET ROAD SOMERSET, N.J. 08873

### ZONING SCHEDULE

1. OWNER/APPLICANT:	SINGLE FAMILY RESIDENCE		
2. BLOCK AND LOT NUMBER:	BLOCK: 5	LOT: 396	
3. ZONE:	R-20 SINGLE FAMILY RESIDENTIAL ZONE		
4. LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
A. MINIMUM LOT AREA	20,000 SQ.FT.	*11,958.60 SQ.FT.	UNCHANGED
B. MINIMUM LOT WIDTH	100 FT.	* +/- 98 FT.	UNCHANGED
C. MINIMUM LOT DEPTH	N/A	N/A	UNCHANGED
D. MAXIMUM FLOOR AREA RATIO			
1.) BUILDING AREA	N/A	N/A	N/A
2.) % OF MAX FLR. AREA	N/A	N/A	N/A
E. MAXIMUM LOT COVERAGE			
1.) LOT COVERAGE	3,000 SQ.FT.	1,563.80 SQ.FT.	1,976.80 SQ.FT.
2.) % OF LOT COVERAGE	15%	13%	** 16.53%
F. MAXIMUM IMPERVIOUS LOT COVERAGE			
1.) LOT COVERAGE	5,000 SQ.FT.	2,774.50 SQ.FT.	3,215.50 SQ.FT.
2.) % OF LOT COVERAGE	25%	23.20%	** 26.88%
G. MINIMUM YARDS:			
PRINCIPAL BUILDING			
1.) FRONT	35.00 FT.	41.90 FT.	UNCHANGED
2.) REAR	50.00 FT.	* 47.00 FT.	** 31.00 FT.
3.) SIDE (1 SIDE)	15.00 FT.	22.77 FT.	UNCHANGED
4.) 2 SIDES COMBINED	30 FT.	46.08 FT.	UNCHANGED
H. MINIMUM YARDS: (CORNER LOT)			
ACCESSORY STRUCTURE			
1.) FRONT	N/A	N/A	N/A
2.) REAR	25.00 FT.	N/A	N/A
3.) SIDE	15.00 FT.	N/A	N/A
4.) 2 SIDES COMBINED	N/A	N/A	N/A
I. MAXIMUM BUILDING HEIGHT	2 1/2" STORIES 35.00 FT.	2 STORY +/- 28.00 FT.	UNCHANGED

#### EXISTING NON-CONFORMING REQUIREMENTS:

- \* 4. LOT REQUIREMENTS:  
4A & 4B: MIN. LOT AREA & WIDTH. EXISTING NON-CONFORMING CONDITIONS
- \* 4. LOT REQUIREMENTS:  
G2: MIN. REAR YARD. EXISTING NON-CONFORMING CONDITION

#### PROPOSED VARIANCE REQUIREMENTS:

- \*\* 4. LOT REQUIREMENTS:  
4E: MAX. LOT COVERAGE. VARIANCE REQUIRED FOR BEING OVER 1.5%
- \*\* 4. LOT REQUIREMENTS:  
4E: MAX. IMPERVIOUS SURFACE. VARIANCE REQUIRED FOR BEING OVER 1.8%
- \*\* 4. LOT REQUIREMENTS:  
G2: MIN REAR YARD. VARIANCE REQUIRED

### GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL VISIT THE SITE, VERIFY EXISTING CONDITIONS AND DIMENSIONS NEEDED FOR THE PROJECT, PRIOR TO COMMENCING OF CONSTRUCTION AND REPORT ANY DISCREPANCIES OR UNCOVERED CONDITIONS TO THE ARCHITECT. NOTE THAT NO CLAIM FOR ADDITIONAL COSTS SHALL BE CONSIDERED DUE TO THE FAILURE OF EXAMINING EXISTING CONDITIONS WHICH MAY AFFECT NEW WORK.
- EACH CONTRACTOR, SUBCONTRACTOR AND TRADE SHALL BE FAMILIAR WITH THE ENTIRE SET OF DRAWINGS INCLUDING MECHANICAL, ELECTRICAL, PLUMBING AND ANY OTHER SUBSEQUENT DRAWINGS AND ADDENDA.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ADOPTED FEDERAL, STATE AND LOCAL BUILDING CODES AND REQUIREMENTS OF ALL REGULATORY AUTHORITIES HAVING JURISDICTION.
- THE GENERAL CONTRACTOR SHALL COMPLY WITH "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", AIA DOCUMENT A201 (LATEST EDITION).
- THE GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS FOR ALL RELATED TRADES AND SUBCONTRACTORS, INCLUDING OWNERS'.
- ALL WORK SHALL BE PERFORMED WITH THE BEST ACCEPTED PRACTICES OF THE RESPECTIVE TRADES AND ASSOCIATIONS.
- ALL MATERIALS SHALL BE U.S. MADE & INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, INSTRUCTIONS AND SPECIFICATIONS, INCLUDING CONNECTIONS TO ADJACENT MATERIALS.
- EXISTING AFFECTED WORK SHALL BE PREPARED TO MATCH EXISTING & TO MEET NEW CONDITIONS.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING AREAS FROM DAMAGE.
- ALL REMOVED MATERIALS, EXCEPT AS THE OWNER MAY ELECT TO KEEP, SHALL BECOME THE PROPERTY OF THE GENERAL CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
- REMOVE ALL RUBBISH AND CONSTRUCTION DEBRIS ON A DAILY BASIS, AND LEAVE THE CONSTRUCTION AREA BROOM CLEAN.
- A COMPLETE SET OF CONSTRUCTION DRAWINGS SHALL BE AT THE PROJECT SITE AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL SUBMIT WRITTEN GUARANTEE FOR HIS MATERIALS AND WORKMANSHIP FOR (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING BUILDING CONDITIONS AND SITE CONDITIONS DURING THE DURATION OF THE PROJECT.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR THEIR HVAC CONTRACTOR TO PROVIDE A SEPARATE SHOP DRAWING SUBMITTAL FOR A NEW SEPARATE ZONED DUCTLESS SPLIT SYSTEM HEATING AND COOLING FOR THE NEW ADDITION.

### CODE NOTES

DESIGN CODES:  
INTERNATIONAL BUILDING CODE: IBC 2018 NJ EDITION  
INTERNATIONAL RESIDENTIAL CODE: IRC 2018 NJ EDITION  
INTERNATIONAL MECHANICAL CODE: IMC 2015 EDITION  
NATIONAL ELECTRICAL CODE 2017 EDITION  
NATIONAL STANDARD PLUMBING CODE 2018 EDITION  
INTERNATIONAL ENERGY CONSERVATION CODE 2018 RESIDENTIAL  
INTERNATIONAL FUEL GAS CODE 2018  
USE GROUP - R5 RESIDENTIAL  
CONSTRUCTION TYPE - 5B  
AREA OF ALTERATIONS:  
AREA OF ADDITION:  
FIRST FLOOR LEVEL:  
SUN ROOM: 413.00 SQ.FT.  
COVERED PATIO: 224.00 SQ.FT.  
VOLUME OF ADDITION: 4,130.00 CU. FT.

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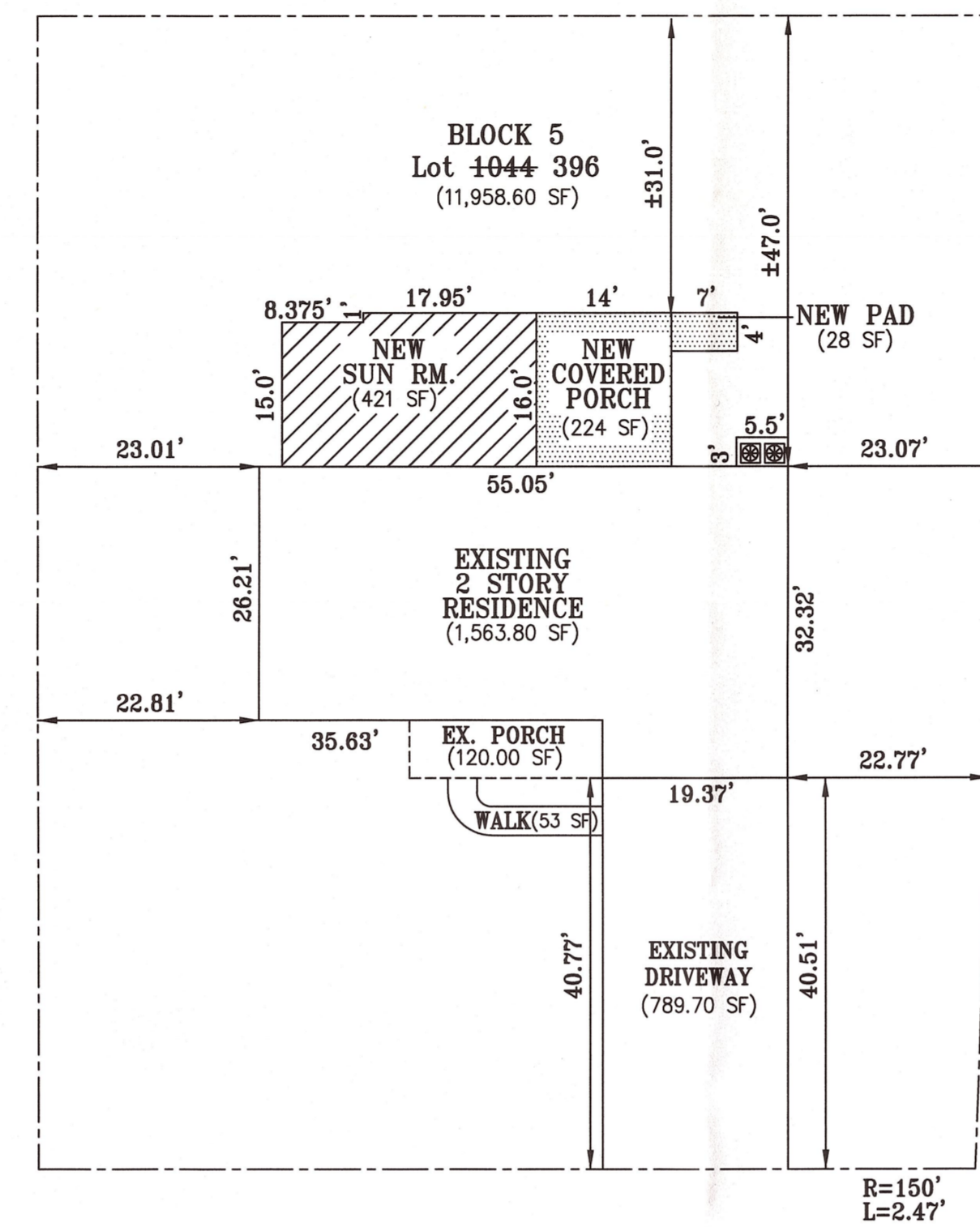
SHT. NO.	DESCRIPTION
T-1	ZONING SCHEDULE, CODE NOTES, TABLE OF CONTENTS, GENERAL NOTES, & PROPOSED SITE SURVEY
D-1	DEMOLITION PLANS, DEMOLITION SCHEDULE & DEMOLITION GENERAL NOTES
A-1	FIRST FLOOR - NEW CONSTRUCTION PLAN & DETAILS
A-2	EXTERIOR ELEVATIONS - NEW CONSTRUCTION
A-3	BUILDING SECTION & DETAILS
E-1	FIRST FLOOR - NEW POWER PLAN & NEW LIGHTING PLAN, ELECTRICAL NOTES & SCHEDULE

### SCOPE OF WORK

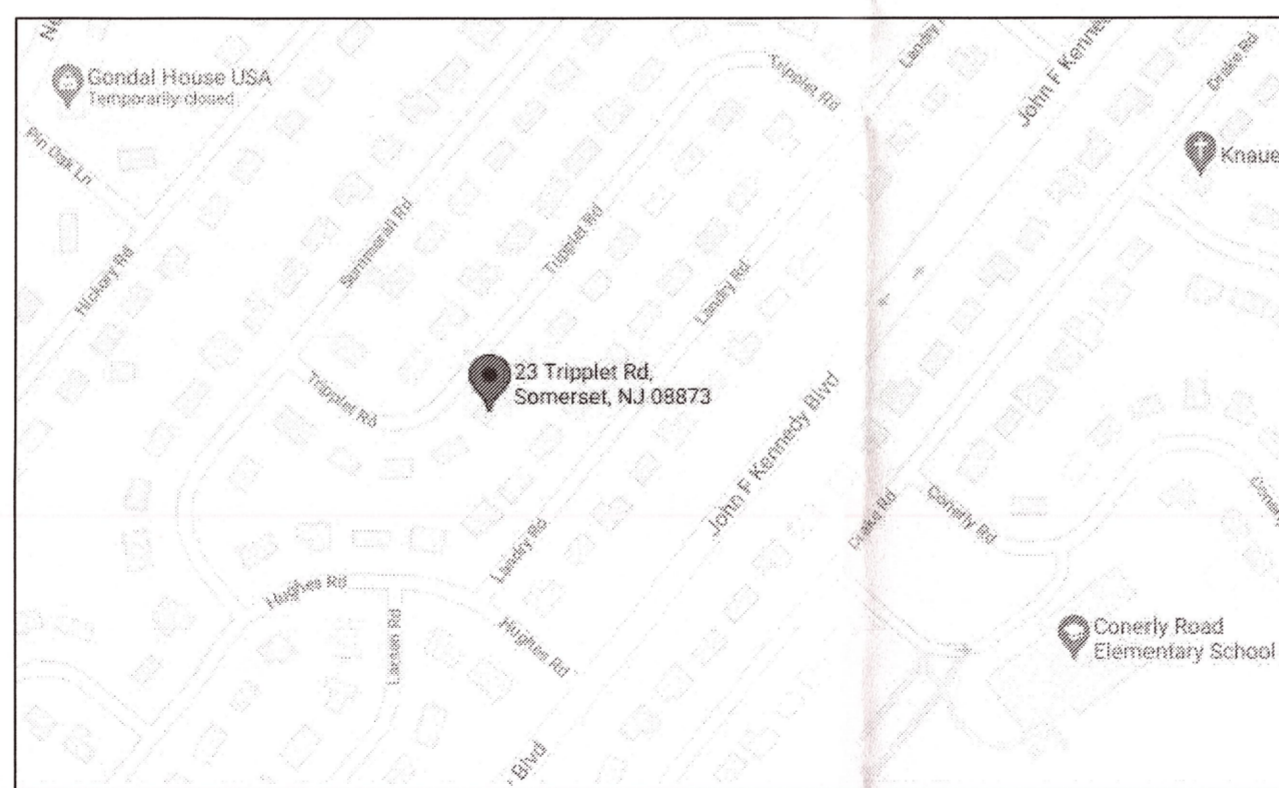
- EXISTING PATIO TO BE REMOVED.
- EXISTING SLIDING DOOR TO BE REMOVED. INSTALL NEW CASING AS NEEDED DUE TO DEMO.
- CONSTRUCTED NEW SUN ROOM AS PER DRAWINGS.
- BUILD NEW COVERED PAVER PATIO AS PER DRAWINGS.
- PROVIDE NEW ELECTRICAL POWER & LIGHTING TO MEET CODE.
- EXTEND EXISTING HVAC SUPPLY AND RETURN. OWNER WILL PROVIDE SHOP DRAWINGS FROM HVAC VENDOR.
- OWNER WILL SELECT ALL FINISHES, WINDOWS & DOORS.
- REMOVE 2ND. FLOOR WINDOW AND CLOSE OPENING

### WALL LEGEND

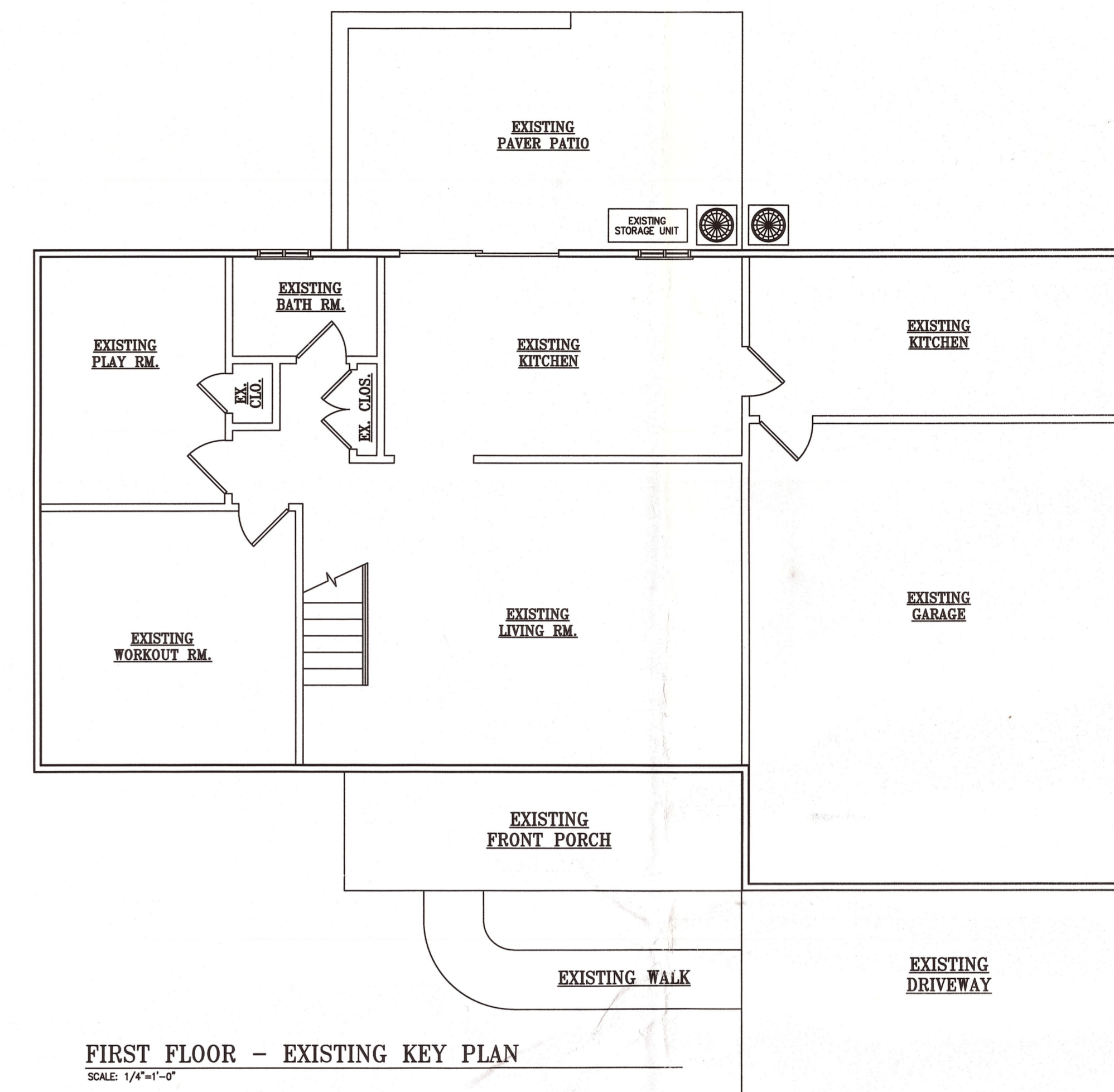
EXISTING WALLS	
NEW WALLS	
NEW BUILT-UP WD. POST INSIDE EXISTING WALLS	
NEW CONCRETE BLOCK FOUNDATION WALLS	



SITE SURVEY - PROPOSED CONDITIONS  
SCALE: 1/4" = 1'-0"



STREET MAP



FIRST FLOOR - EXISTING KEY PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS:  
NO. DATE

DATE: 7.06.21  
DRAWN BY: JMN  
SCALE: AS NOTED  
CHECKED BY: VFW

HAUSS RESIDENCE  
23 TRIPPLET ROAD  
SOMERSET, N.J. 08873

CONSTRUCTION DOCUMENTS:

TITLE SHEET

NEW RESIDENTIAL  
ADDITION

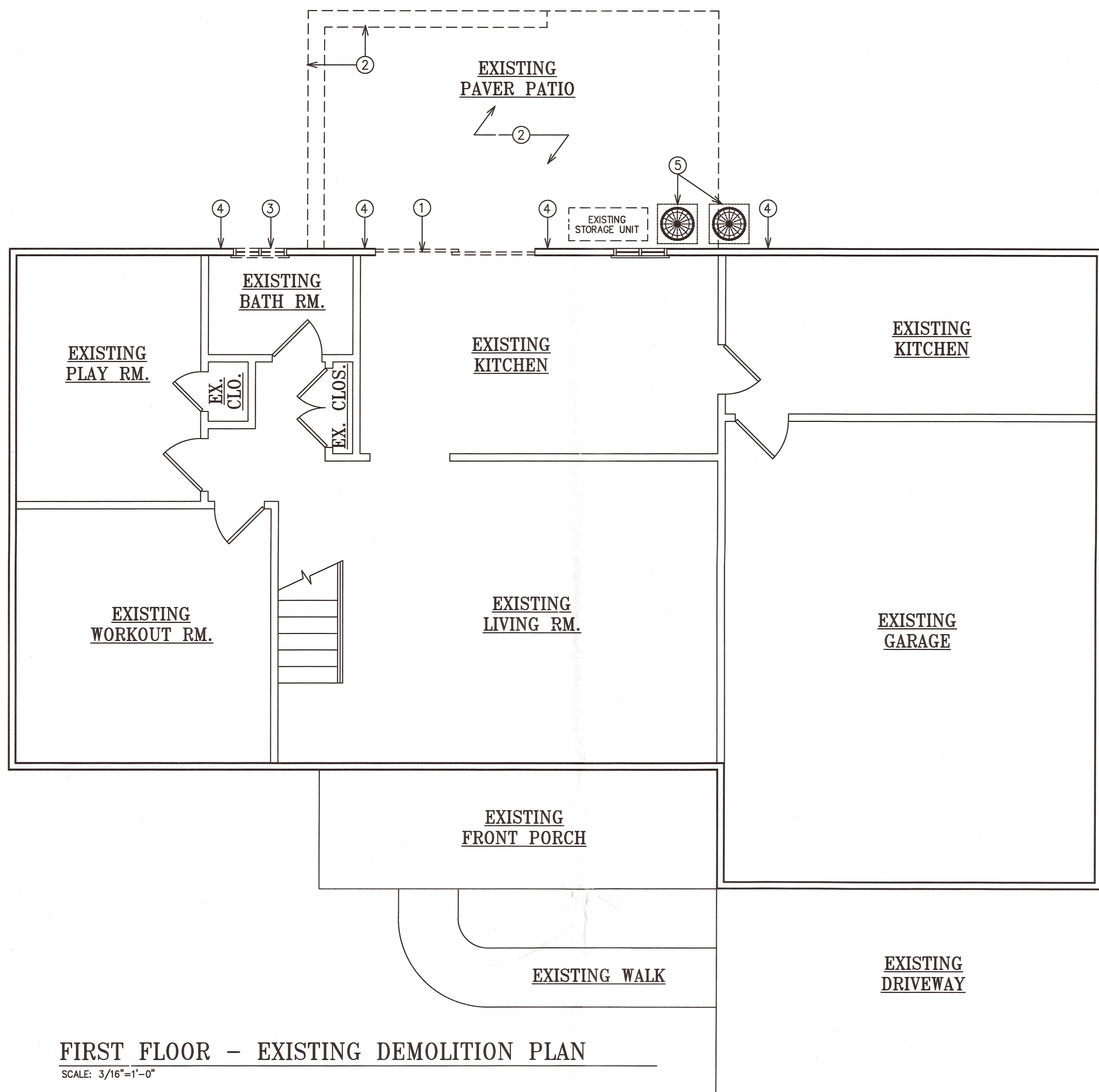
VINCE F. WOLK ARCHITECT

5 SHERBOURNE AVE  
SOMERSET, NJ 08805  
vincef@partners.com  
jef@partners.com  
NJ LIC. A1-11675

PROJECT NO. 2107

T-1

SHEET NO. 1 OF 6



**FIRST FLOOR - EXISTING DEMOLITION PLAN**

SCALE: 3/16"=1'-0"

**GENERAL DEMOLITION NOTES**

1. DASHED LINES INDICATE ITEMS TO BE RELOCATED, REMOVED OR CAPPED, UNLESS NOTED TO REMAIN. REFER TO DENOTATIONS FOR DETAILS.
2. PATCH EXISTING SURFACES TO REMAIN WHERE ADJACENT ITEMS ARE TO BE REMOVED.
3. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING AREAS ADJACENT TO THE CONSTRUCTION AREA.
4. REMOVE ALL RUBBISH AND CONSTRUCTION DEBRIS ON A DAILY BASIS, AND LEAVE THE CONSTRUCTION AREA BROOM CLEAN. ALL REMOVED MATERIALS, EXCEPT AS THE OWNER MAY ELECT TO KEEP SHALL BECOME THE PROPERTY OF THE GENERAL CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND DEMOLITION OF ALL TRADES.
6. G.C. SHALL SEAL ALL VENTS, OPENINGS, CONVECTORS, ENTRY AND SERVICE DOORS WITH 6 MIL POLYETHYLENE SHEETING (OR GREATER), AND/OR DUCT TAPED DURING DEMOLITION AND CONSTRUCTION TO PREVENT DUST FROM INFILTRATING BUILDING SYSTEMS, CORRIDORS AND STAIRS. (NOT APPLICABLE ON THIS PROJECT)
7. THE GENERAL CONTRACTOR SHALL COMPLY WITH "THE USE OF LEAD SAFE PRACTICES" FOR WORK IMPACTING 6 S.F. OR MORE OF LEAD PAINT IN BUILDING ERCTED BEFORE 1978, AND ALL APPLICABLE STATE AND LOCAL REGULATIONS. ALL WORK TO COMPLY WITH FEDERAL EPA RULE ISSUED 4/22/2008.

**DEMOLITION LEGEND**

- ① EXISTING DOORS TO BE REMOVED
- ② EXISTING PATIO & WALL TO BE REMOVED. VERIFY WITH OWNER IF MATERIAL SHOULD BE SAVED FOR REUSE
- ③ EXISTING WINDOW TO BE REMOVED
- ④ EXISTING EXTERIOR SIDING TO BE REMOVED. PREP FOR NEW SHEETROCK
- ⑤ EXISTING A/C COND. UNITS TO BE REMOVED AND RELOCATED. VERIFY WITH OWNER FOR FINAL LOCATION

REVISIONS:	
NO.	DATE

**HAUSS RESIDENCE**  
**23 TRIPPLET ROAD**  
**SOMERSET, N.J. 08873**

CONSTRUCTION DOCUMENTS:  
 DATE: 7.06.21  
 DRAWN BY: JMN  
 SCALE: AS NOTED  
 CHECKED BY: VFW

FIRST FLOOR - EXISTING DEMOLITION PLAN,  
 DEMOLITION GENERAL NOTES & LEGEND

**NEW RESIDENTIAL ADDITION**

**VINCE F. WOLK ARCHITECT**

5 SARATOGA AVE. NJ 08805  
 800 W. 300th St.  
 vince@vfwpartners.com  
 jee@vfwpartners.com  
 NJ LIC. AJ-11675

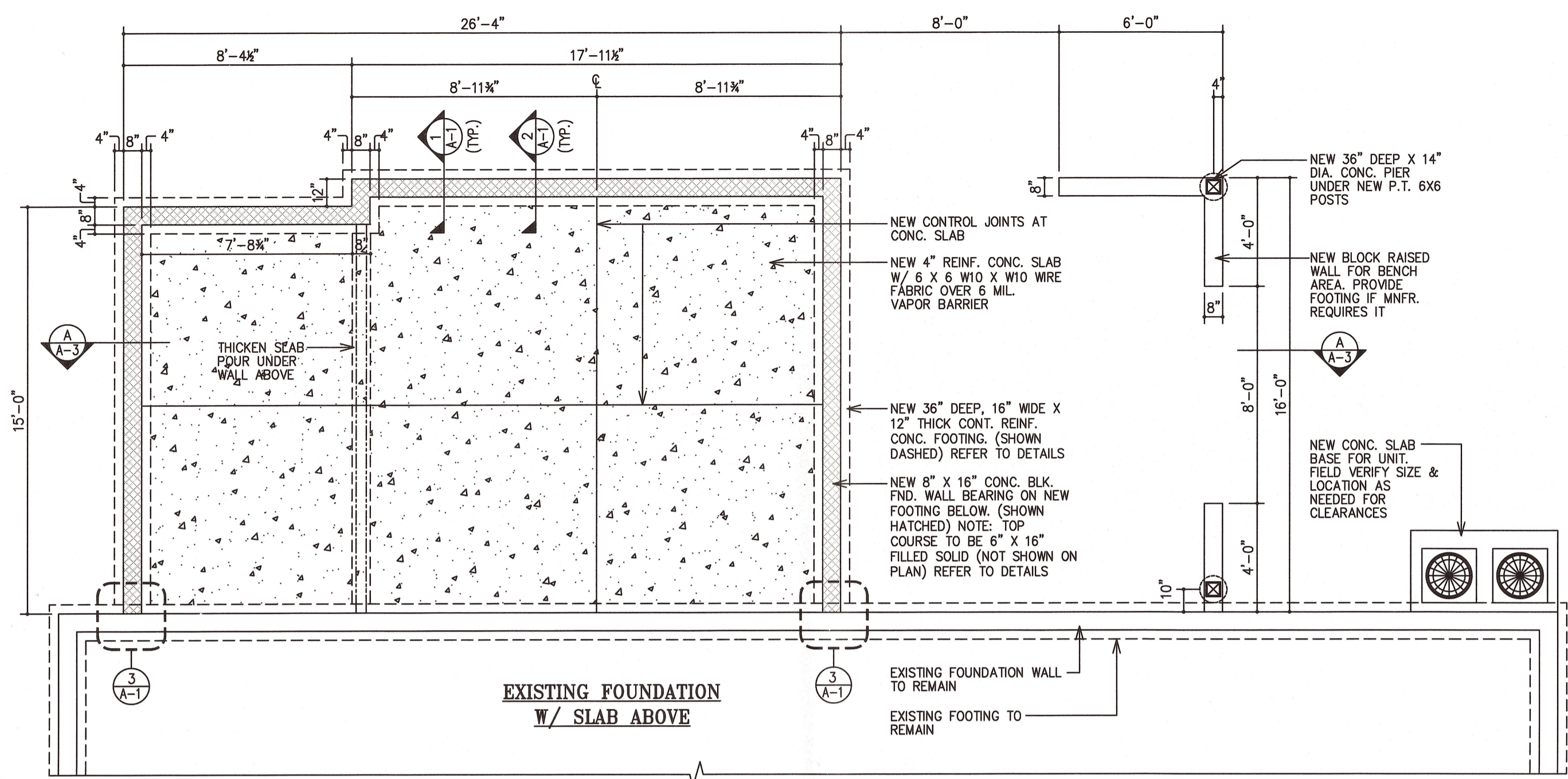
*Vince F. Wolk*

NJ SEAL

PROJECT NO. 2107

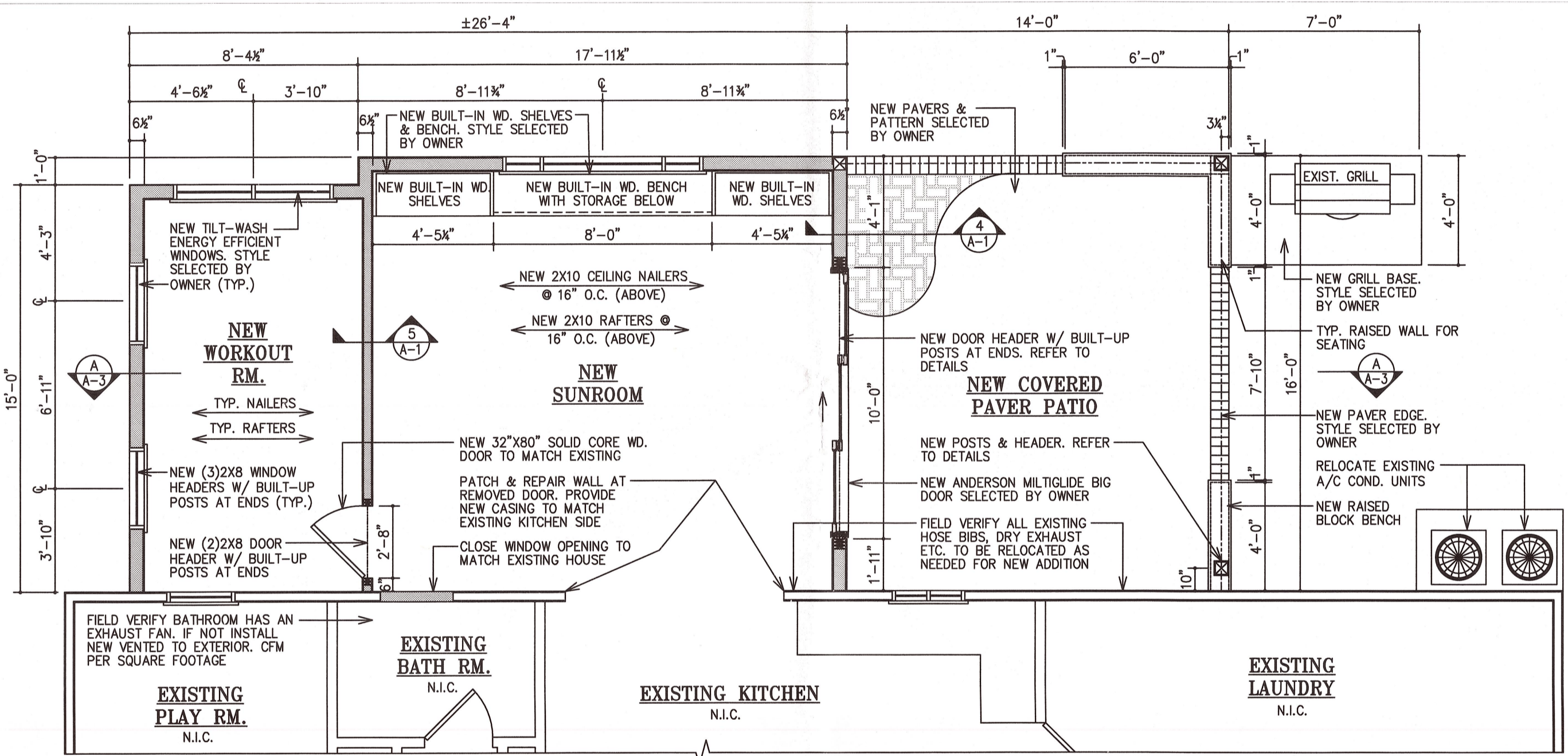
**D-1**

SHEET NO. 2 OF 6



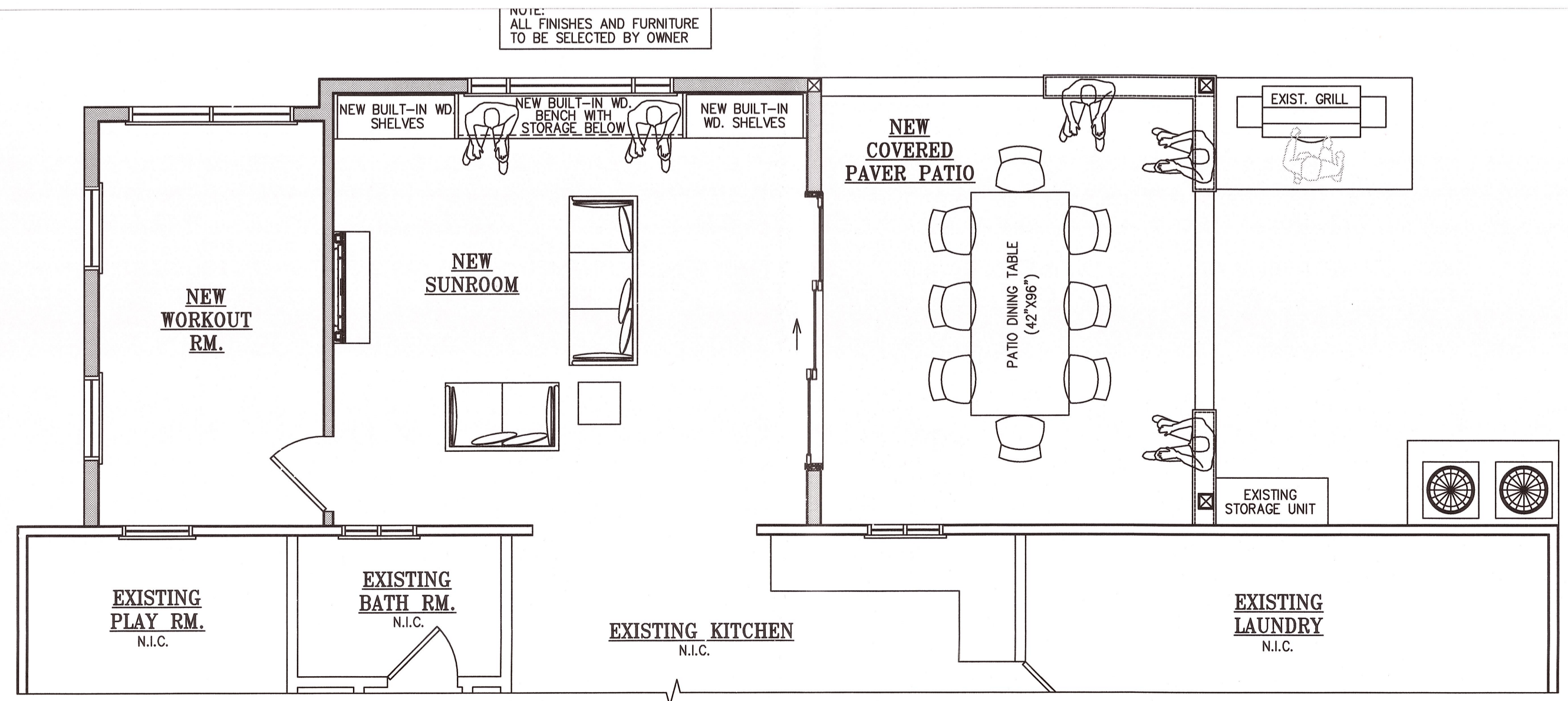
**FOUNDATION FLOOR - NEW CONSTRUCTION PLAN**

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



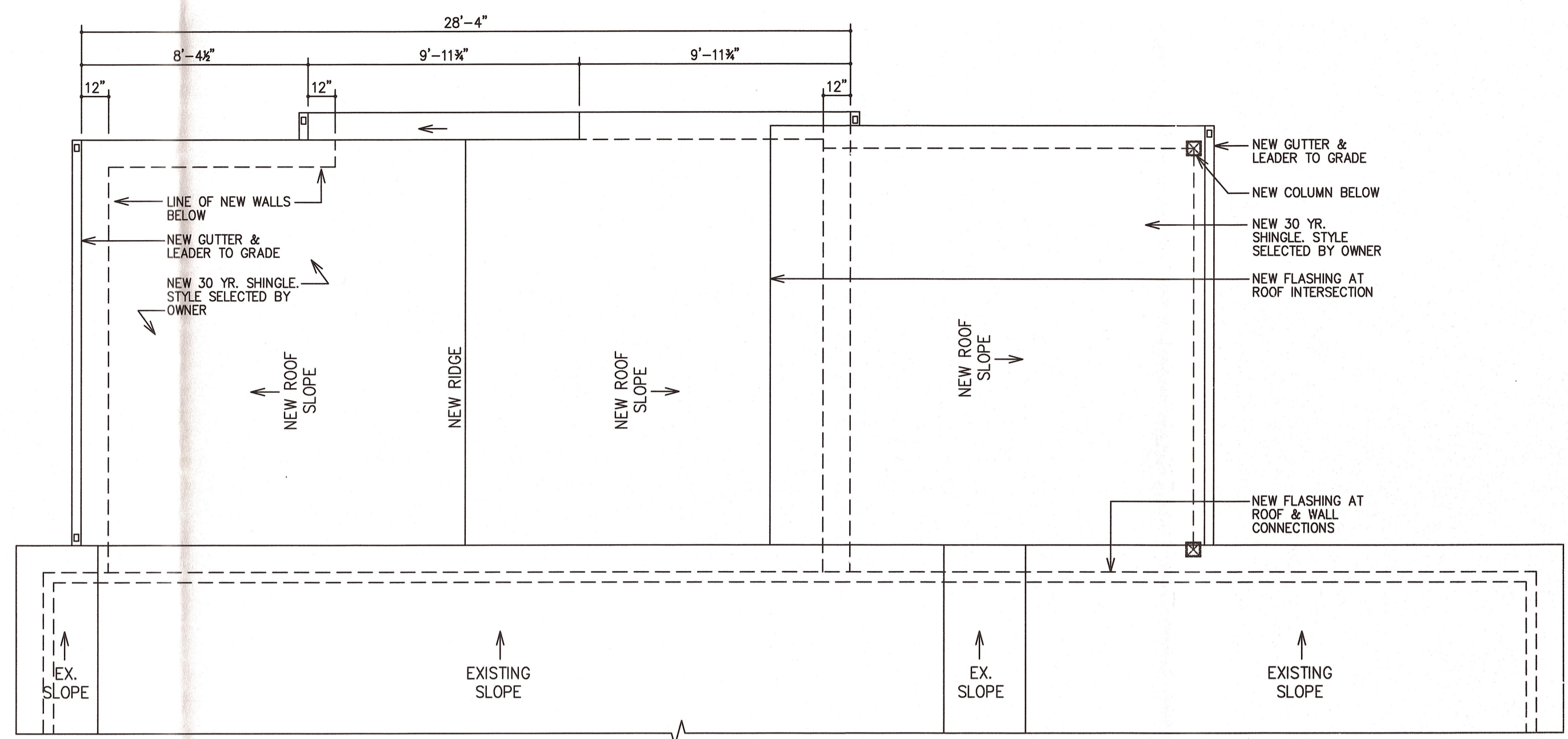
**FIRST FLOOR - NEW CONSTRUCTION PLAN**

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



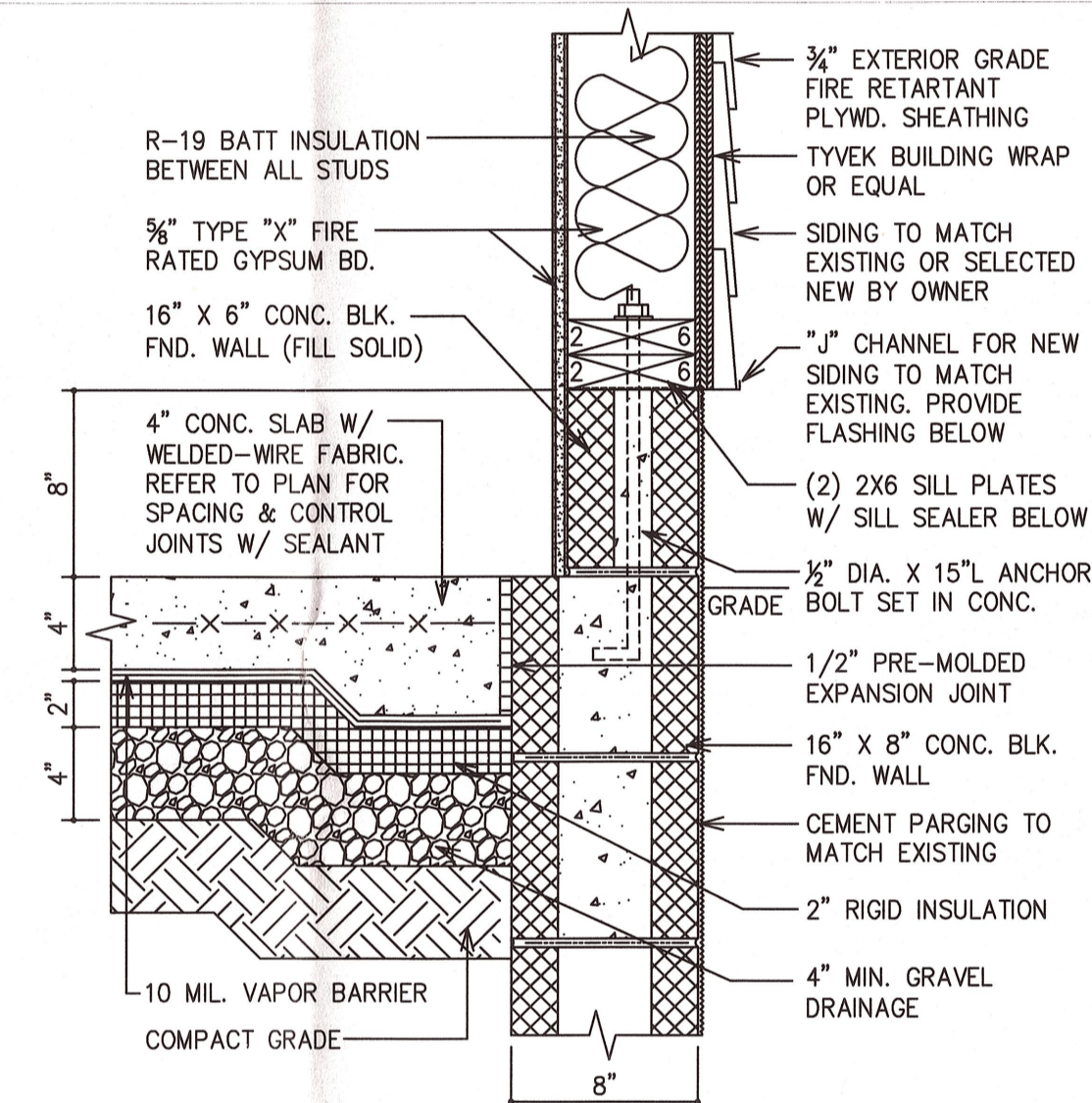
**FIRST FLOOR - NEW FINISH & FURNITURE PLAN**

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



**ROOF - NEW CONSTRUCTION PLAN**

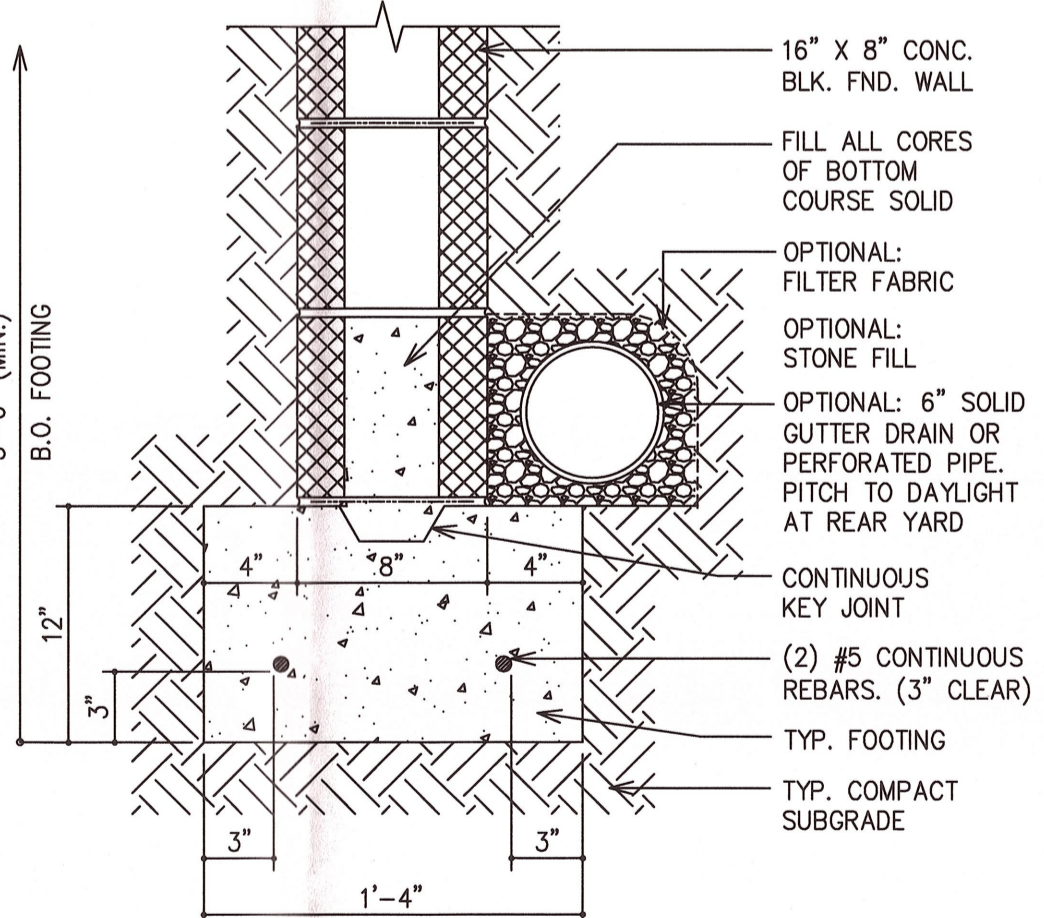
SCALE: 1/4"=1'-0"



**1 FND. & SLAB DETAIL**

SCALE: 1-1/2"=1'-0"

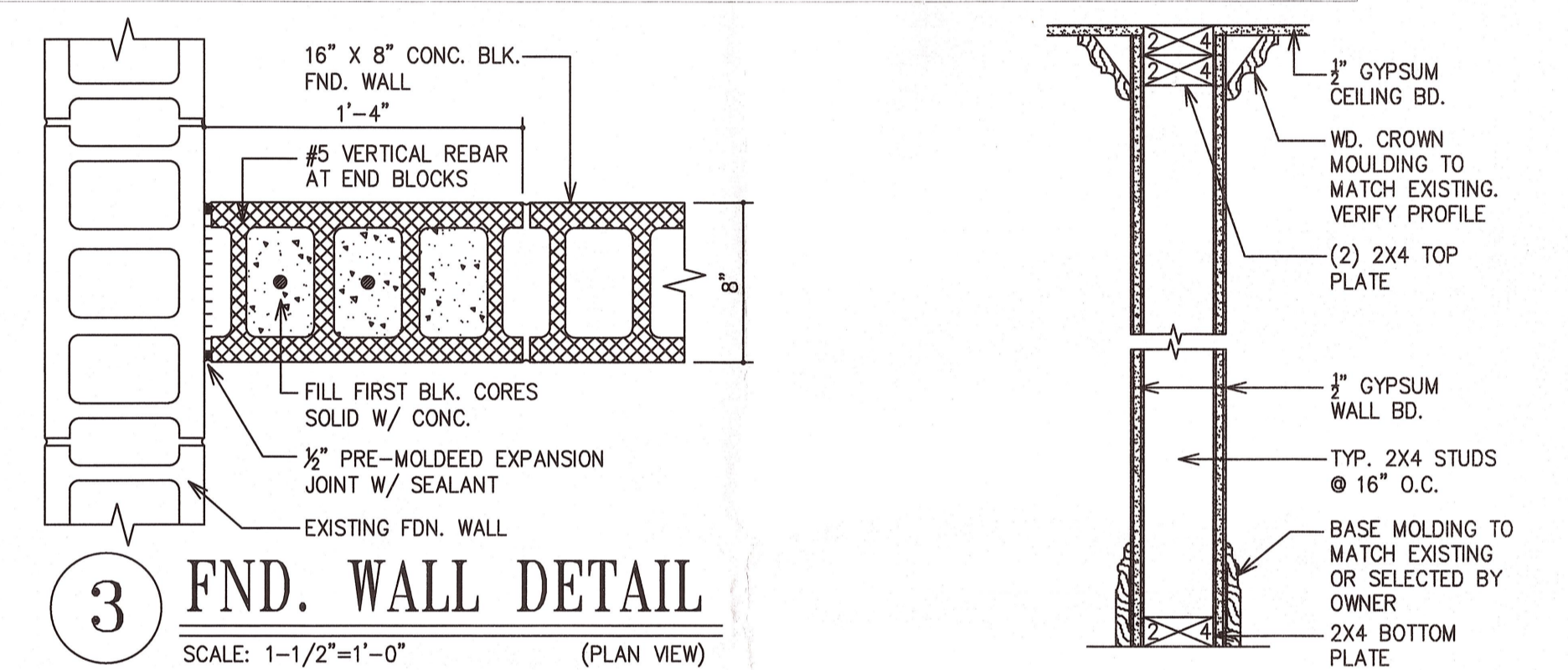
(SECTION VIEW)



**2 FND. & FOOTING DETAIL**

SCALE: 1-1/2"=1'-0"

(SECTION VIEW)



**3 FND. WALL DETAIL**

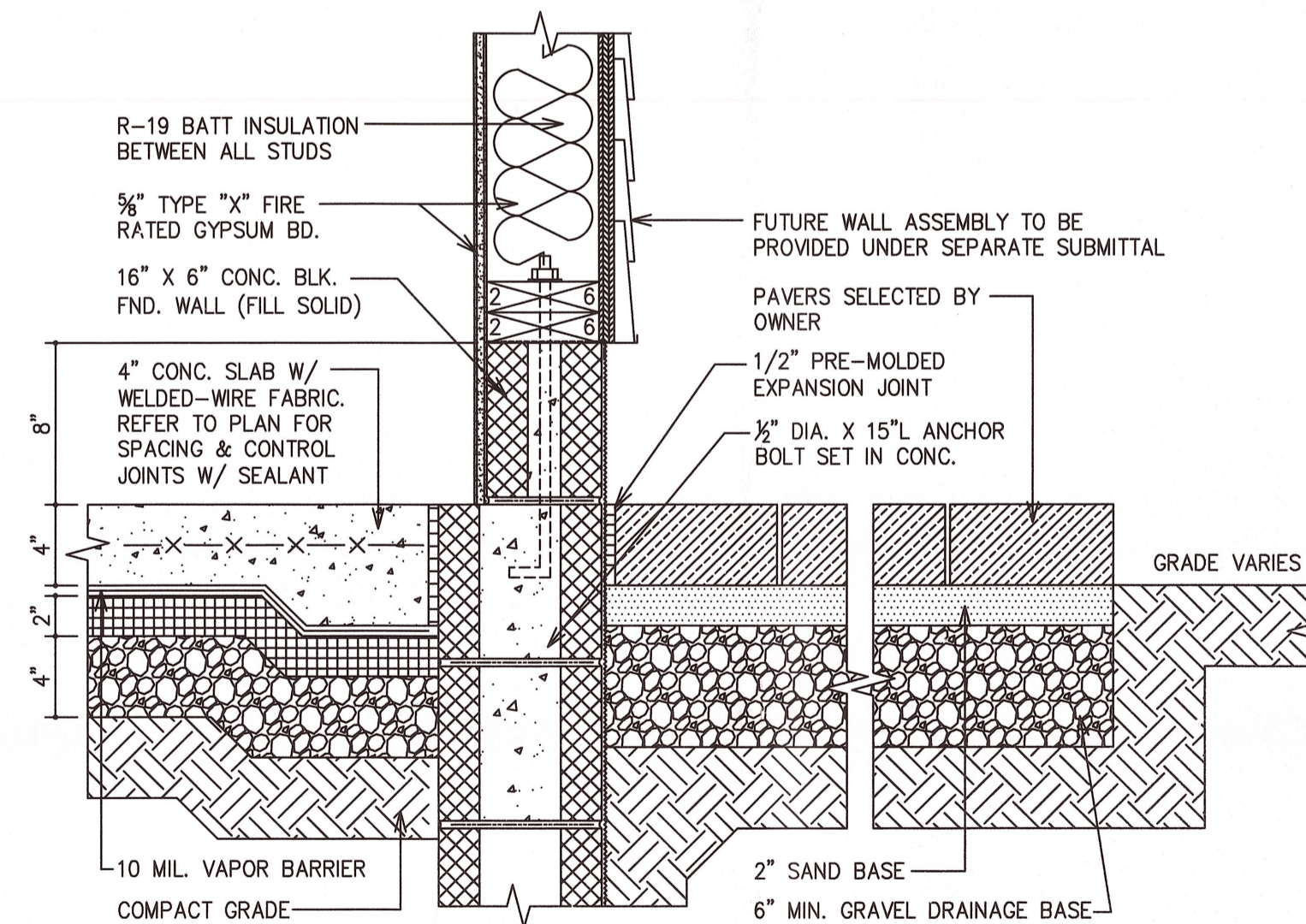
SCALE: 1-1/2"=1'-0"

(PLAN VIEW)



**5 INTERIOR PARTITION DETAIL**

SCALE: 1-1/2"=1'-0"



**4 FND. - SLAB & PAVERS DETAIL**

SCALE: 1-1/2"=1'-0"

NO.	DATE

DATE: 7.06.21  
 DRAWN BY: JMN  
 SCALE: AS NOTED  
 CHECKED BY: VFW

**HAUSS RESIDENCE**  
**23 TRIPPLET ROAD**  
**SOMERSET, N.J. 08873**

CONSTRUCTION DOCUMENTS:  
 FOUNDATION, FIRST FLOOR, FURNITURE & ROOF -  
 NEW CONSTRUCTION PLANS

**NEW RESIDENTIAL ADDITION**

**VINCE F. WOLK ARCHITECT**

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 JOE@VFWARCHITECTS.COM  
 NJ LIC. AI-11675

PROJECT NO. 2107

**A-1**

SHEET NO. 3 OF 6