



TOWNSHIP OF EAST BRUNSWICK

Zoning Permit

Permit Number: **22-AS-000004**

Date Issued: **4/18/2022**

Expiration Date: **4/18/2023**

You are hereby notified that your Addition to Single-Family Dwelling for:

20 HIGHLAND STREET LLC

20 HIGHLAND ST

Block: **52** Lot: **16** Qual:

EAST BRUNSWICK, NJ 08816

Has met all applicable regulations imposed by the Township of East Brunswick ordinances,
and is authorized to carry on the following tasks;
2nd story addition

Please call the Planning Department for inspection at (732) 390-6870 after the shed is
installed.

Aaron Blessing
Assistant Zoning Officer

Fees: **\$0.00**

Paid []

Date:

Collected by:

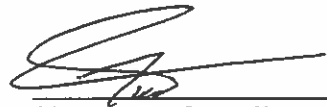


Addition to Single-Family Dwelling (Over 150 Sq. Ft.)

Department of Planning and Engineering
4 Harts Lane
East Brunswick, NJ 08816
(732) 390-6870

Planningengineering@eastbrunswick.org

1. Property Owner's Name Saeed Tamseel Phone # 732 762 7885
2. Property location Address 20 Highland St East Brunswick NJ 08816
Block 52 Lot 6817 Zone STLLC
3. Property Owner's E-mail Address 20Highland1111@gmail.com
4. Property Owner's Address (if different than location) _____
5. Applicant/Contractor (if not owner) Makspon & Son Phone # 646 236 6588
6. Applicant's/Contractor's Address (if not owner) 152 Delacy Avenue North Plainfield NJ 07060
7. Applicant's/Contractor's E-mail Address Makspon@yahoo.com
8. **Include one set of architectural plans (homeowner can provide or if done by a licensed architect the plans must be signed and sealed). The plans must include building height, exterior and interior dimensions, label each proposed use of addition/s. Provide a survey showing location of home and proposed addition/s which must contain the following information: setbacks, lot size, existing and proposed building coverage % and existing and proposed impervious coverage %.**
9. Number of trees being removed from the property, if any? N/A
10. Tree removal permit must be obtained prior to issuance of a building permit.
11. Is the property part of a Homeowner's Association? Yes ☐ No ☒
If yes, a letter from the Homeowner's Association must be provided.


Signature of Applicant

Approval 

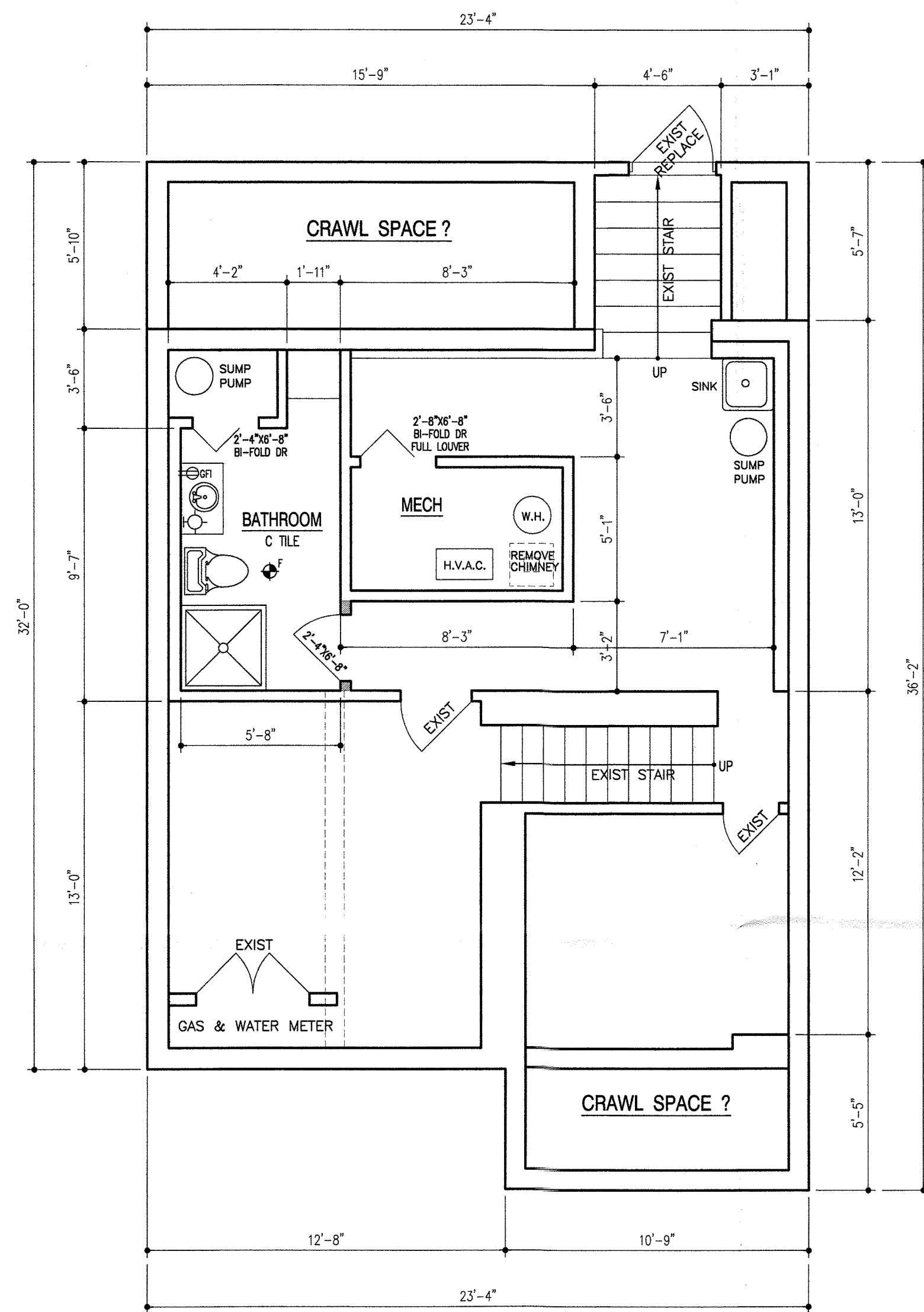
Date 4/18/22 Variance _____

Permit # 22-AS-4

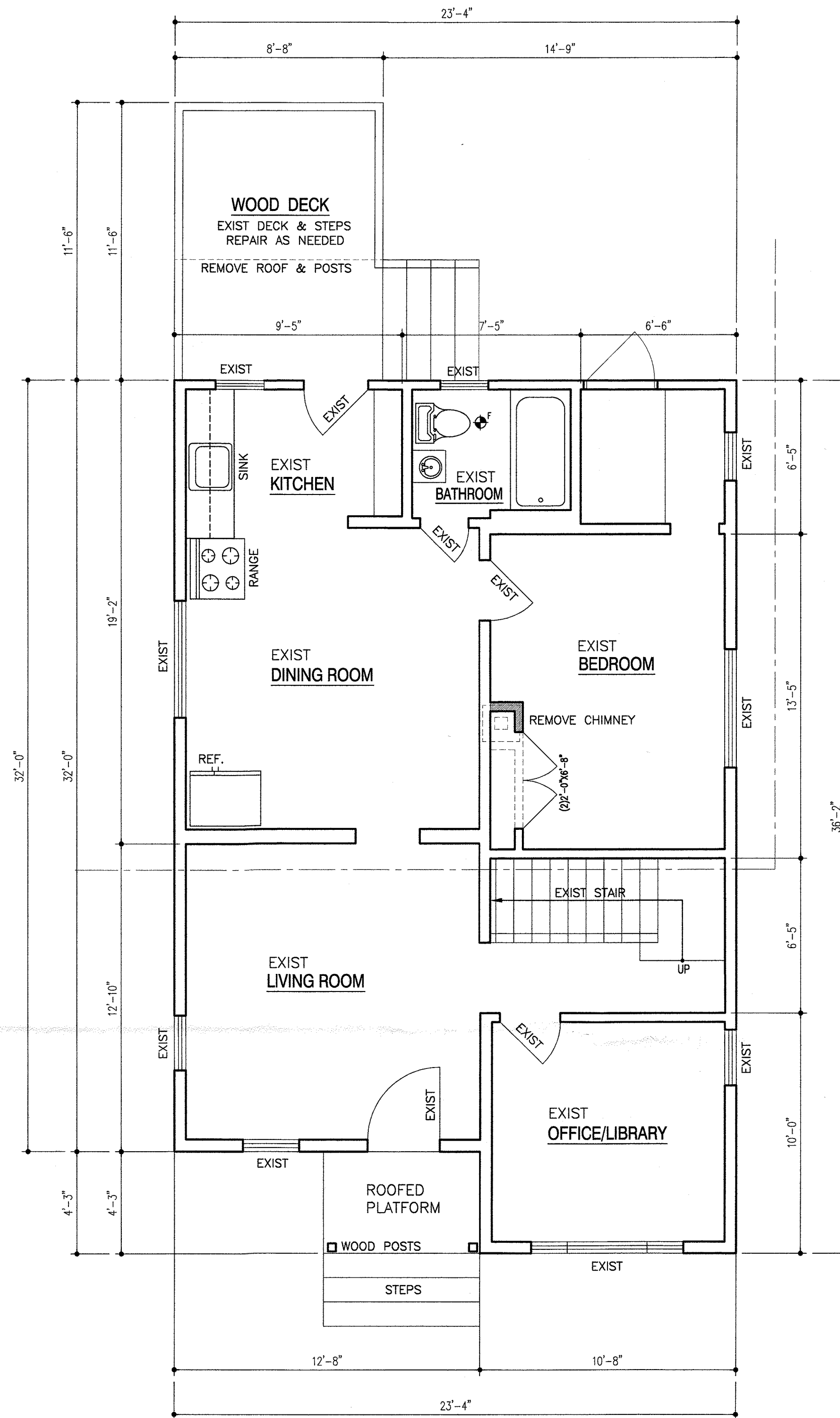
Fee (\$50.00) Rec 17336 Receipt # _____

CRJ

This zoning permit application is required in addition to any applicable sub-code permits filed with the Construction Inspection Division of the Township of East Brunswick.



EXISTING CELLAR FLOOR PLAN
SCALE: 1/2"=1'-0"
615 SF



EXIST FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
791 SF

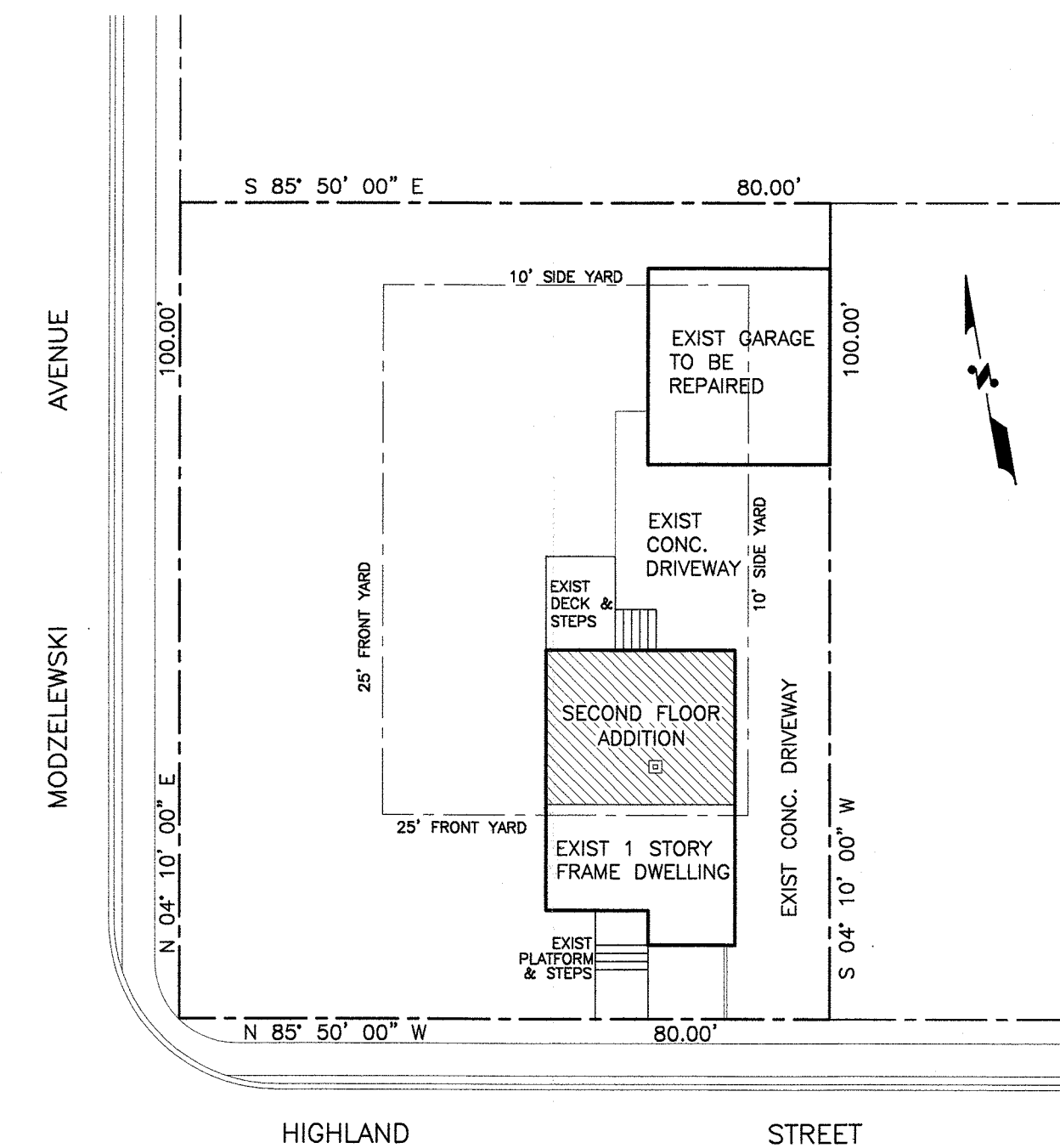
ELECTRIC LEGEND

- S.D. SMOKE DETECTOR
- H.D. HEAT DETECTOR
- C.M. CARBON MONOXIDE ALARM
- C.M./S.D. CARBON MONOXIDE W/SMOKE ALARM
- THERMOSTAT
- P.B. PUSH BUTTON
- B. BELL, CHIME OR BUZZER OR COMBINATION
- T.F. TRANSFORMER
- T.V. TELEPHONE OUTLET
- T.V. TELEVISION OUTLET
- R.C.L. RECESSED INCANDESCENT LIGHT (CYLINDER TYPE)
- L.H. LAMP HOLDER AND OUTLET WITH LIGHT
- T.E.F. TOILET EXHAUST FAN TO OUTSIDE AIR
- W.L. WALL MOUNTED LIGHT

- W.P. CEILING MOUNTED LIGHT - WEATHER PROOF
- W.P. CEILING MOUNTED WALL WASH LIGHT
- W.P. DECORATIVE LIGHT POLE - WEATHER PROOF
- W.P. SURFACE MOUNT INCANDESCENT LIGHT (PS DENOTES WITH PULL SWITCH)
- D.R. DUPLEX RECEPTACLE OUTLET
- D.R.F. DUPLEX RECEPTACLE OUTLET - GROUND FAULT
- W.P. DUPLEX RECEPTACLE OUTLET - WEATHER PROOF
- O.F.A. OUTLET FOR APPLIANCE
- S.P.S. SINGLE POLE SWITCH
- T.W.S. THREE WAY SWITCH
- F.W.S. FOUR WAY SWITCH
- R.C.O. OUTLET-REMOTECONTROL-DOOR OPENER
- R.C.O. SWITCH-REMOTECONTROL-DOOR OPENER

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICABLE REQUIREMENTS OUTLINED IN NJ STATE UNIFORM CONSTRUCTION CODES, IBC, NATIONAL AND LOCAL CODES AND ORDINANCES HAVING JURISDICTIONS.
- THE CONTRACTOR SHALL INVESTIGATE SITE, PERFORM NECESSARY TESTS, VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. IF ANY DISCREPANCIES EXIST WITHIN THE PLAN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL FILE WORK OBTAIN NECESSARY PERMITS, INSPECTIONS AND OBTAIN C OF O AS REQUIRED.
- ALL STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING WORK SHALL COMPLY WITH THE GOVERNING CODES, STANDARDS AND METHODS AS REQUIRED BY THE GOVERNING BODIES.
- ALL WOOD STRUCTURES EXPOSED TO WEATHER AND WET AREA SHALL BE TREATED WOOD. ALL HARDWARE FOR USE WITH EXTERIOR SHALL BE HOT DIP GALVANIZED.
- ALL WINDOW GLAZING SHALL COMPLY WITH AMERICAN NATIONAL INST. Z97-1-72 AND SHALL BE INSULATING TYPE 1/2" AIR SPACE MINIMUM.
- ALL PENETRATIONS OF VENTS, DUCTS, PIPES, ELECTRIC WIRINGS SHALL BE FIRE BLOCKED WITH NON-COMBUSTIBLE MATERIALS.
- HVAC SHALL BE BY THE HVAC CONTRACTOR, THE CONTRACTOR SHALL INSPECT EXISTING EQUIPMENT AND DUCTS AND ELECTRICAL REQUIREMENTS. NO DUCTS SHALL BE EXPOSED IN LIVING SPACE. PROVIDE FURRED CEILING OR WALL WHERE REQUIRED. COORDINATIONS WITH ELECTRICAL CONTRACTOR AND CARPENTER.
- PROVIDE FLASHINGS WHERE REQUIRED, SPECIAL SIZE FLASHINGS ARE REQUIRED AT ROOF VALLEYS, CRICKET ROOF AND WHERE WALL AND ROOF MEET.
- PROVIDE ALUMINUM GUTTERS AND DOWNSPOUTS AS REQUIRED.



PLOT PLAN
SCALE: 1"=20'

ALL SITE AND BUILDING SETBACK DIMENSIONS ARE TAKEN FROM THE SURVEY PREPARED BY FOUAD AIT ARAB DATED 01-17-2022.

BUILDING CODES

NJ UCC- ALTERATION & ADDITION
IRC/2018 NJ EDITION
NSPC/2018
NEC/2017
IECC/2018

ZONING AND CODE RECAP

ZONING : R-4, SINGLE FAMILY RESIDENTIAL
BLOCK : 52 LOT : 16 & 17
USE GROUP : R-5, SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE : 5B
ADDRESS : 20 HIGHLAND STREET
EAST BRUNSWICK, NJ 08816

	ZONING REQUIREMENT	PROPOSED/EXISTING
LOT AREA	10,000 SQ FT	8,000 SQ FT(EXIST)
LOT WIDTH	100 FT	80 FT(EXIST)
LOT DEPTH	100 FT	100 FT
FRONT YARD	25 FT	9.0 FT(EXIST)
1 SIDE YARD	10 FT	11.5 FT
BOTH SIDES	20 FT	>20 FT
REAR YARD	20 FT	>20 FT(EXIST/NO CHANGE)
BUILDING HEIGHT	35 FT	<35 FT(EXIST/NO CHANGE)
	2 1/2 STORY	2 STORY
BUILDING COVERAGE	25%(2,000 SF MAX)	22.9%(1,381 SF/EXIST/NO CHANGE)

* ALL NEW ADDITION WILL MEET ZONING REQUIREMENTS.

FLOOR AREA	
FIRST FLOOR(LIVING/EXIST)	791 SQ FT
GARAGE(EXIST/DETACHED)	536 SQ FT
FIRST FLOOR TOTAL	1,327 SQ FT
SECOND FLOOR(LIVING/EXIST)	126 SQ FT
SECOND FLOOR(LIVING/ADDITION)	378 SQ FT
SECOND FLOOR TOTAL	504 SQ FT
FLOOR AREA TOTAL	1,831 SQ FT

DESIGN DATA

WIND SPEED : 100 MPH
EXPOSURE : B
SEISMIC : NONE
WEATHERING AREA : SEVERE
FROST LINE DEPTH : 3'-0"

SNOW LOAD : 25 PSF
LIVING AREA : 40 PSF
SLEEPING ROOMS : 30 PSF
ATTIC : 20 PSF
DECK : 40 PSF

LEGEND

- EXIST DRY WALLS
- NEW DRY WALLS
- BLOCK OR BRICK WALL
- CONCRETE
- WALL TO BE REMOVED

MODEL ENERGY CODE

FOLLOWING INSULATIONS ARE SPECIFIED TO MEET NEW JERSEY ENERGY STAR HOMES GUIDELINES.

- CEILING : R-49
 - CATHEDRAL CEILING : R-19
 - WALL, RIM BAND : R-19
 - CRAWL SPACE FLOOR : R-19
- ALL INSULATION MUST BE INSTALLED ACCORDING TO ICMA & NAIMA GUIDELINES.
ALL ANERSEN WINDOWS : .3 U-VALUE
MEET REScheck Compliance, NJ Energy Subcode



REVISIONS

SE HUAN KIM, ARCHITECT
NJ LIC # 10527
3851 PARK AVENUE
EDISON, NEW JERSEY 08820
TEL: (732)549-1616
FAX: (732)549-8545

SE HUAN KIM, ARCHITECT
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3851 PARK AVENUE
EDISON, NEW JERSEY 08820
TEL: (732)549-1616
FAX: (732)549-8545

TITLE FIRST FLOOR & PLOT PLAN

PROJECT

DATE 04-09-20

SCALE AS SHOWN

DRAWN SK

CHECKED SK

JOB NUMBER

091819

DWG. NUMBER

A-1

OF 2 SHEET

