

ZONING SCHEDULE

TABLE OF CONTENTS

| PG. | SHT. | D E S C R I P T I O N                                                                                         |
|-----|------|---------------------------------------------------------------------------------------------------------------|
| 1   | T-1  | TABLE OF CONTENTS, CODE NOTES, WALL LEGEND, SYMBOL LEGEND, ZONING SCHEDULE, SCOPE OF WORK, PROPOSED SITE PLAN |
| 2   | D-1  | FIRST FLOOR DEMOLITION PLAN                                                                                   |
| 3   | F-1  | PROPOSED FOUNDATION PLAN                                                                                      |
| 4   | A-1  | PROPOSED FIRST FLOOR PLAN                                                                                     |
| 5   | A-2  | PROPOSED EXTERIOR ELEVATIONS                                                                                  |
| 6   | A-3  | FINISH DOOR & WINDOW SCHEDULES                                                                                |
| 7   | A-4  | BUILDING SECTION A                                                                                            |
| 8   | P-1  | DETAILED BATHROOM PLAN & ELEVATIONS                                                                           |
| 9   | ME-1 | PROPOSED MECHANICAL PLAN                                                                                      |

CODE NOTES

USE GROUP - R-5  
CONSTRUCTION TYPE - SB  
AREA OF ADDITION/ALTERATION:  
ENCLOSED AREA:  
EXT'G. HOUSE INC GARAGE 1,492 SQ.FT.  
PR HOUSE INC GARAGE 1,180 SQ.FT.  
UNENCLOSED AREA:  
EX W/D DECK & MASONRY STAIRS 622 SQ. FT.  
NEW RAMPS & LANDINGS 482 SQ. FT.  
PROJECT DESIGNED TO THE FOLLOWING CODES:  
ICC ANSI A117.1-2003  
IRC 2009 - NJ EDITION  
NAC 523-6 - REHABILITATION SUBCODE  
NATIONAL ELECTRIC CODE, 2008  
INTERNATIONAL MECHANICAL CODE, 2009  
NAT'L STD. PLUMBING CODE, 2009

WALL LEGEND

EXISTING WALLS  
NEW WALLS  
W/D. POST INSIDE WALL  
NEW BLOCK FND. WALL  
REMOVED WALLS

SYMBOL LEGEND

ROOM NUMBERS  
NEW DOORS  
NEW WINDOWS  
BUILDING SECTIONS  
DETAIL SECTIONS  
DETAIL ELEVATIONS  
PARTITION TYPE

DAVID & ANNETTE CAPELLA

1. OWNER/APPLICANT:  
2. BLOCK AND LOT NUMBER:

BLOCK 8, LOT 2A

MD - MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL

3. ZONE:  
4. LOT REQUIREMENTS:

REQUIRED EXISTING PROPOSED

15,000 SF 25,944 SF UNCHANGED

A. MINIMUM LOT AREA  
B. MINIMUM LOT WIDTH

100 FT 125 FT UNCHANGED

C. MINIMUM YARDS:

50.00 FT 44.15 FT 58.00 FT.

1) FRONT

50.00 FT 11.00 FT 105.00 FT.

2) REAR

10.00 FT. 22.00 FT UNCHANGED

3) SINGLE SIDE

20% LOT WIDTH (31.25 FT) 59.50 FT. 51.00 FT.

4) BOTH SIDES

35.00' 21'-6" UNCHANGED

D. MAXIMUM BUILDING HEIGHT

20% 8.58% 16.5%

E. LOT COVERAGE

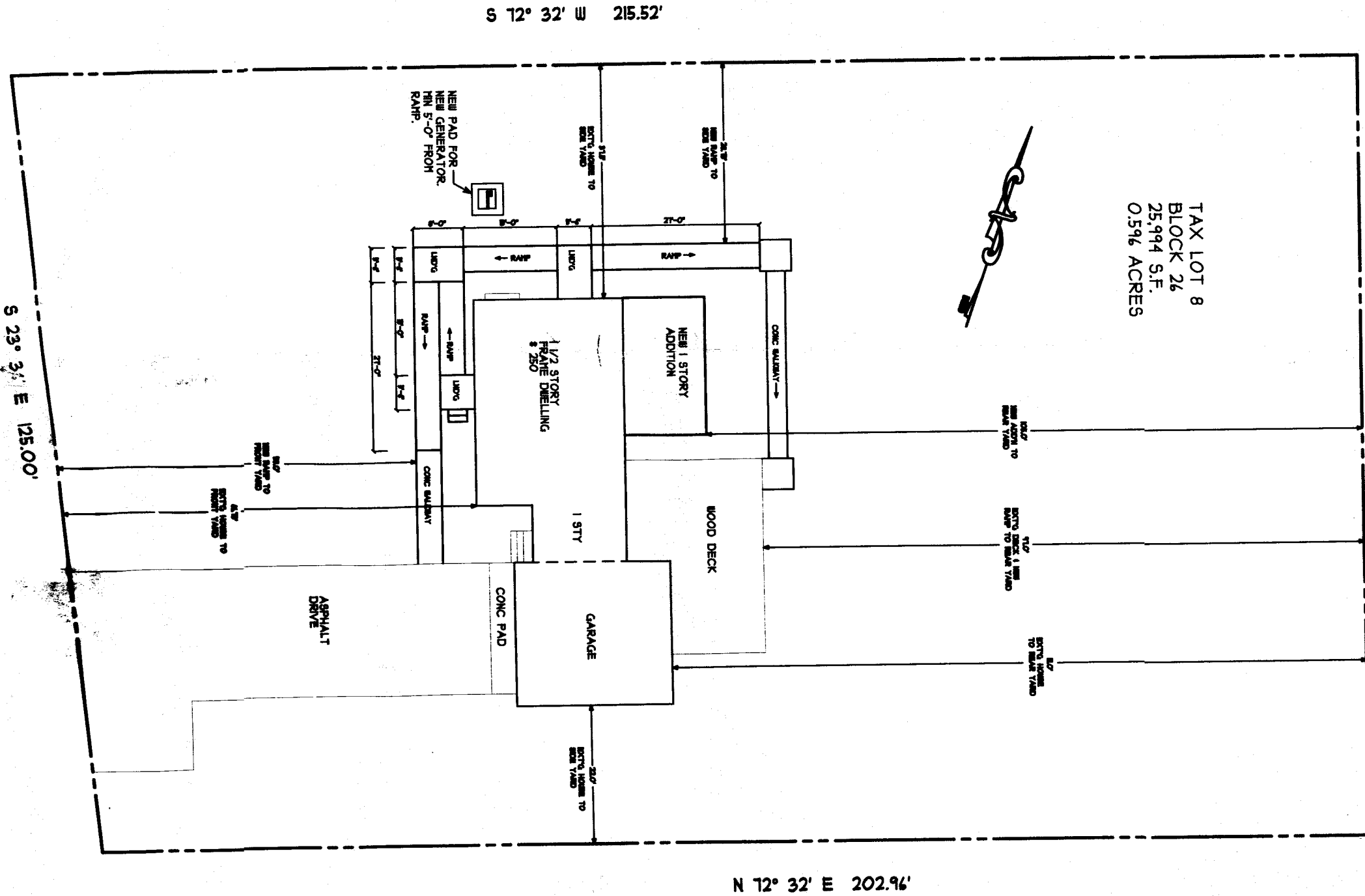
20% 8.58% 16.5%

SCOPE OF WORK:

1. RENOVATE HOME TO ANSI A117.1 STANDARDS.
2. BUILD A ONE STORY ADDITION ON THE BACK OF THE HOUSE TO CREATE ACCESSIBLE BEDROOM SUITE.
3. ENLARGE HALLWAY FROM KITCHEN TO BEDROOM.
4. INSTALL NEW DOORS AT EXT'G. BATHROOM & PANTRY.
5. IN EXT'G. BATHROOM, CUT OR RELOCATE BSBD HEAT. TERMINATE TILE FROM WALL RELOCATION.
6. CUT AN OPENING IN WALL FROM LIVING ROOM TO HALL NEAR BEDROOM.
7. KITCHEN TO BE COMPLETELY REDESIGNED.
8. REMOVE ALL FINISH & SUB-FLOORING ON FIRST FLOOR AND INSTALL NEW HARDWOOD FLOOR W/ PROPER SUBSTRATE.
9. CUT AN OPENING IN EXT'G. BEDROOM WALL ON LEFT SIDE TO ALLOW FOR AN ENTRY DOOR OUT TO NEW RAMPS.
10. NEW WOOD RAMPS & LANDINGS ARE TO BE INSTALLED GOING FROM THE NEW DOOR AT THE BEDROOM:  
1) TOWARD THE BACK OF THE HOUSE AND AROUND TO CONNECT WITH THE EXT'G. DECK;  
2) AROUND TO THE FRONT OF THE HOUSE TO CONNECT WITH A NEW LANDING AT THE FRONT DOOR.
11. A RAMP IS ALSO TO BE INSTALLED GOING FROM THE FRONT DOOR TO THE DRIVEWAY.
12. THE DRIVEWAY IS TO BE PAVED.
13. THE DOUBLE GARAGE DOOR IS TO BE REMOVED AND A NEW LARGER DOOR IS TO BE INSTALLED.
14. A 20KW GAS GENERATOR IS TO BE INSTALLED.
15. LANDSCAPING AS NEEDED DUE TO SITE WORK.
16. A HOVER LIFT SYSTEM WILL BE INSTALLED IN THE BEDROOM.
17. REPLACE WINDOWS IN SECOND FLOOR BEDROOM TO ALLOW FOR ROOF AT NEW ADDITION.
17. RELOCATE EGRESS WINDOW AS SHOWN.

NOTES

- 1) 110Volt In-Wall connected Smoke Alarms required on each level & every bedroom, new & existing
- 2) Carbon Monoxide Detector required within 10 ft of each sleeping area
- 3) Kitchen exhaust fans over 400 cfm's require make up Air



GREEN BROOK RD

INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM A SURVEY BY DOMINIC J. SULLIVAN, LAND SURVEYOR, GREEN BROOK, NJ, LICENSE NO. 12003, DATED: 04/24/14

GREEN BROOK, N.J.  
BUILDING DEPARTMENT

SUB-CODES APPROVAL:  
PLUMBING  
FIRE  
BUILDING  
ELECTRICAL

CAPELLA RESIDENCE  
250 GREENBROOK RD  
GREEN BROOK, NJ

PROPOSED CONDITIONS:

TABLE OF CONTENTS, SYMBOL LEGEND, WALL LEGEND, ZONING SCHEDULE, CODE NOTES, SCOPE OF WORK, SITE PLAN

DATE 04.15.14  
DRAWN BY HSA  
SCALE AS NOTED  
CHECKED BY GFS

REVISIONS

NO. DATE

SINCOX ASSOCIATES  
ARCHITECTS/PLANNERS

P.O. BOX # 2694  
WESTFIELD, NEW JERSEY 07090  
TEL. NO. 908-232-8188  
FAX NO. 908-232-4434

GEORGE F. SINCOX AIA  
NJ 07171 PA 0066  
NY 02061 VA 5544

PROJECT NO. H004