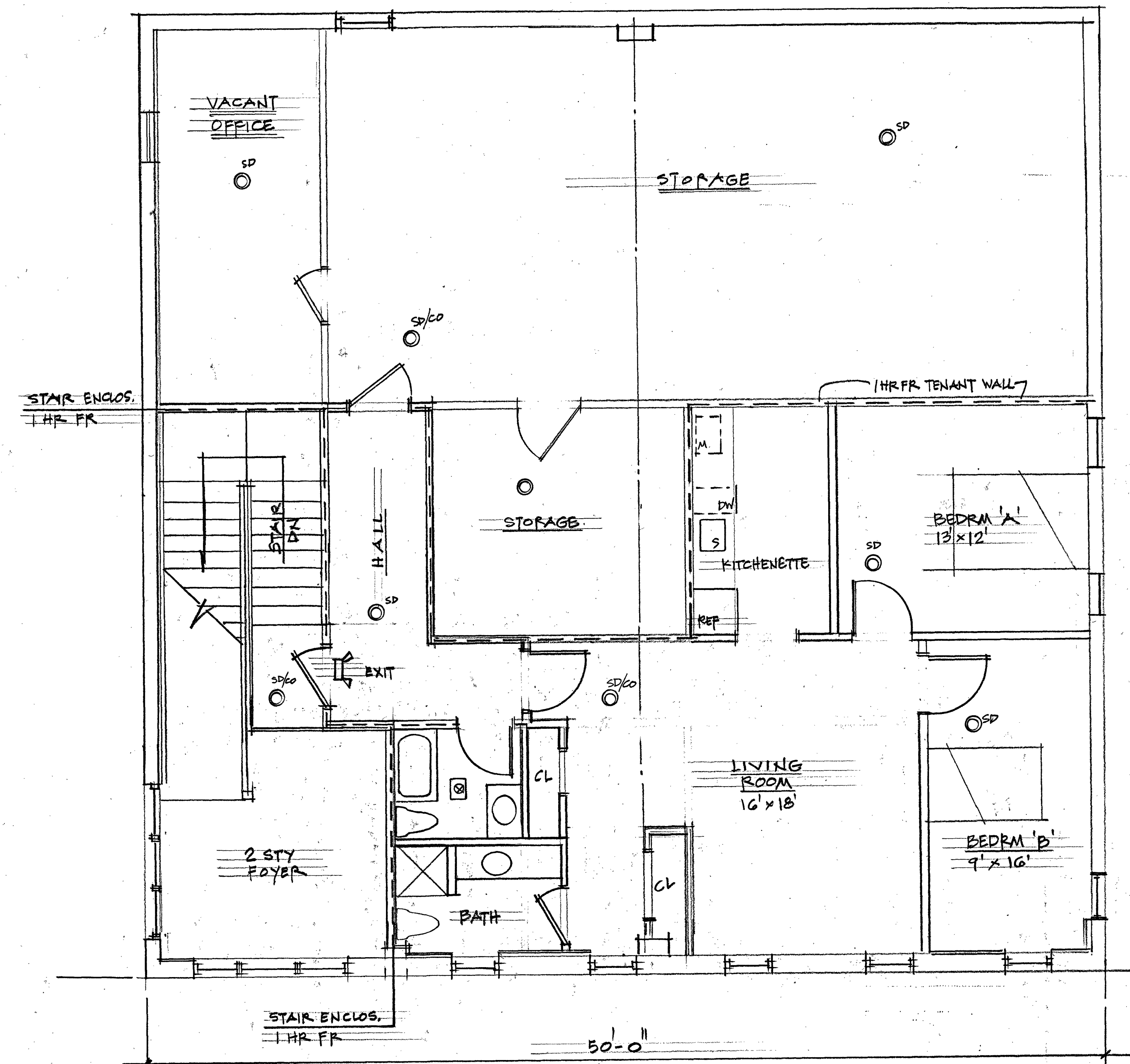
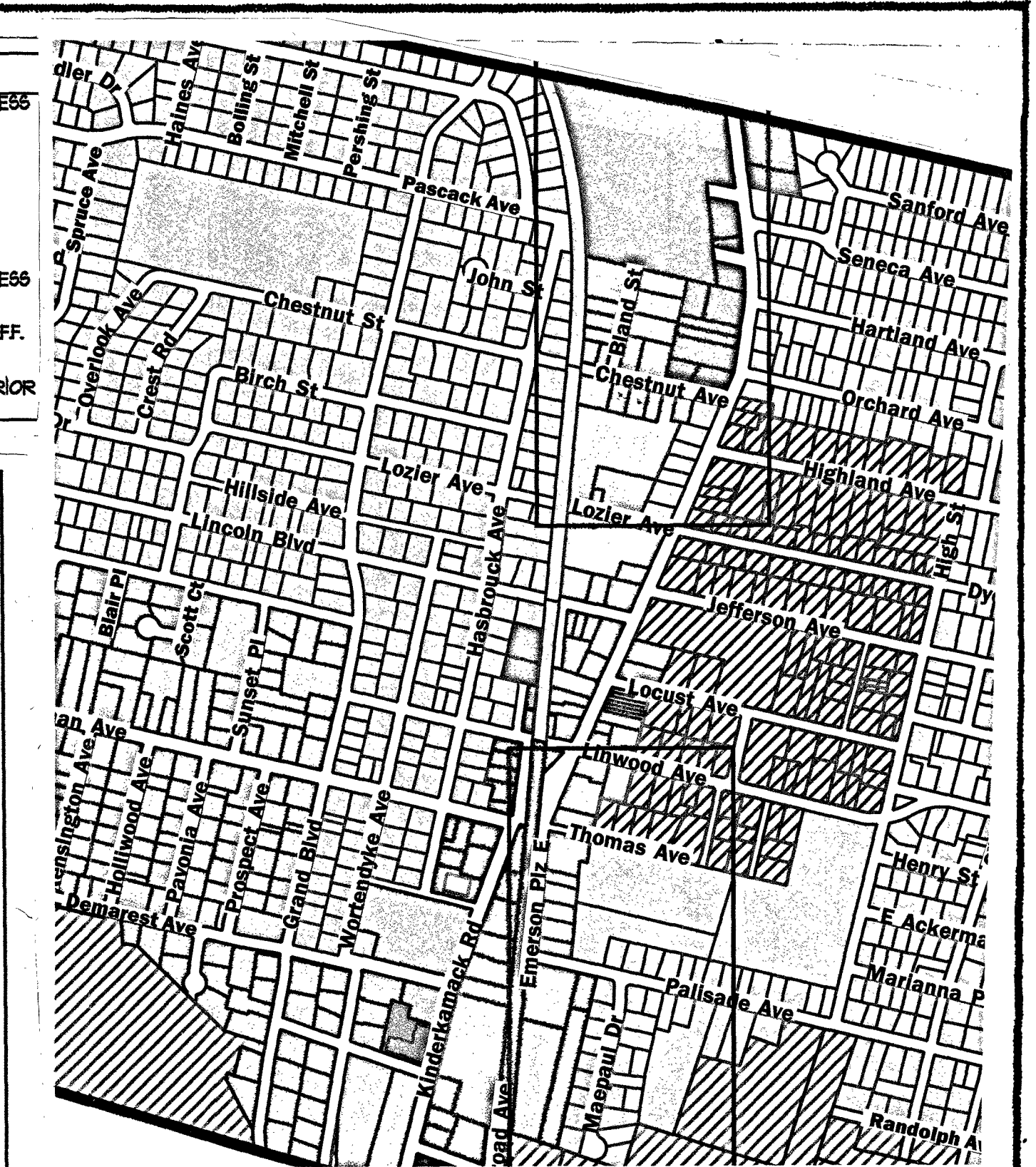


CONSTRUCTION LEGEND			
	EXISTING WALL		REVISION DESIGNATION
	NEW WALL: 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.		NEW JUNCTION BOX
	EXISTING DOOR TO REMAIN		SMOKE DETECTOR BATTERY POWERED
	NEW DOOR M.S. - INDICATES MARBLE SADDLE		CARBON MONOXIDE DETECTOR BATTERY POWERED
	DUPLEX: INSTALL 14" AFF UNLESS OTHERWISE NOTED		CEILING MOUNTED DUPLEX WATER PROOF DUPLEX
	DUPLEX W/ GROUND FAULT INTERRUPTER		SWITCH: INSTALL 48" AFF. UNLESS OTHERWISE NOTED.
	3-WAY SWITCH: INSTALL 48" AFF. UNLESS OTHERWISE NOTED.		EXHAUST FAN VENT TO EXTERIOR AS REQUIRED.



BUILDING CHARACTERISTICS:
 NUMBER OF STORIES: 2 STORIES
 STRUCTURAL HEIGHT: 26'-0"
 AREA OF THE LARGEST FLOOR: 50'-0" X 26'-0" = 2,500 SQ. FT.
 VOLUME OF STRUCTURE: 2,500 X 26'-0" = 65,000 CU. FT.
 CONSTRUCTION CLASSIFICATION: 5B MASONRY/STEEL PROTECTED
 TOTAL LAND DISTURBED: NONE
 PROJECT DESCRIPTION: 2 FLOOR INTERIOR BUSINESS SPACE ALTERED FOR RESIDENTIAL R-3 APARTMENT 872 SQ. FT.

DESCRIPTION OF BUSINESS/RESIDENTIAL:
 USE GROUP: MIXED FIRST FLOOR AUTO REPAIR GARAGE
 SECOND FLOOR: RESIDENTIAL R-3 APARTMENT 872 SQ. FT.

FIRE PROTECTION FEATURES:

- FIRE RATED CONSTRUCTION: TENANT SEPARATION WALLS 1 HOUR FIRE RATED
- OCCUPANCY SEPARATION: FIRST FLOOR TO SECOND FLOOR 1 HR RATED
- EMERGENCY LIGHTING AND REQUIRED EXIT SIGNAGE
- NEW HARDWIRED INTERCONNECTED FIRE ALARM SYSTEM FOR THE ENTIRE BUILDING

GENERAL NOTES - RECEPTACLE SPACING

HABITABLE ROOMS
 - WITHIN 6'-0" OF THE EDGE OF ANY DOOR
 - NOT MORE THAN 12'-0" APART ALONG WALL
 - AT ALL WALL SPACES 24" OR MORE WIDE

KITCHENETTE
 - WITHIN 24" OF EDGE OF SINK, RANGE, REFRIGERATOR, AND END OF COUNTER
 - NOT MORE THAN 4'-0" APART ALONG COUNTER TOP
 - AT ALL COUNTER SPACES 12" OR MORE WIDE

COUNTERTOPS
 - AT ALL KITCHEN PENINSULA COUNTERTOPS
 - NOT MORE THAN 20" ABOVE COUNTERTOPS

BATHROOM
 - WITHIN 36" OF EACH BASIN HALLWAY:
 - 1 RECEPTACLE REQUIRED FOR HALLWAYS 10'-0" OR MORE IN LENGTH.

HVAC:
 - 1 RECEPTACLE WITHIN 25'-0" ON AIR CONDITIONING UNIT

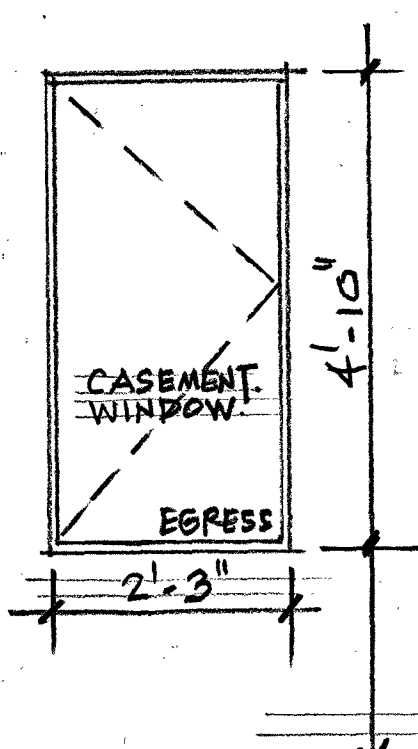
OUTDOORS:
 - 1 RECEPTACLE REQUIRED AT THE FRONT AND BACK OF DWELLING, LOCATED LESS THAN 6'-1/2 FEET ABOVE GRADE

SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 C/LG HT. 8'-3"
 2500 SQ. FT. TOTAL

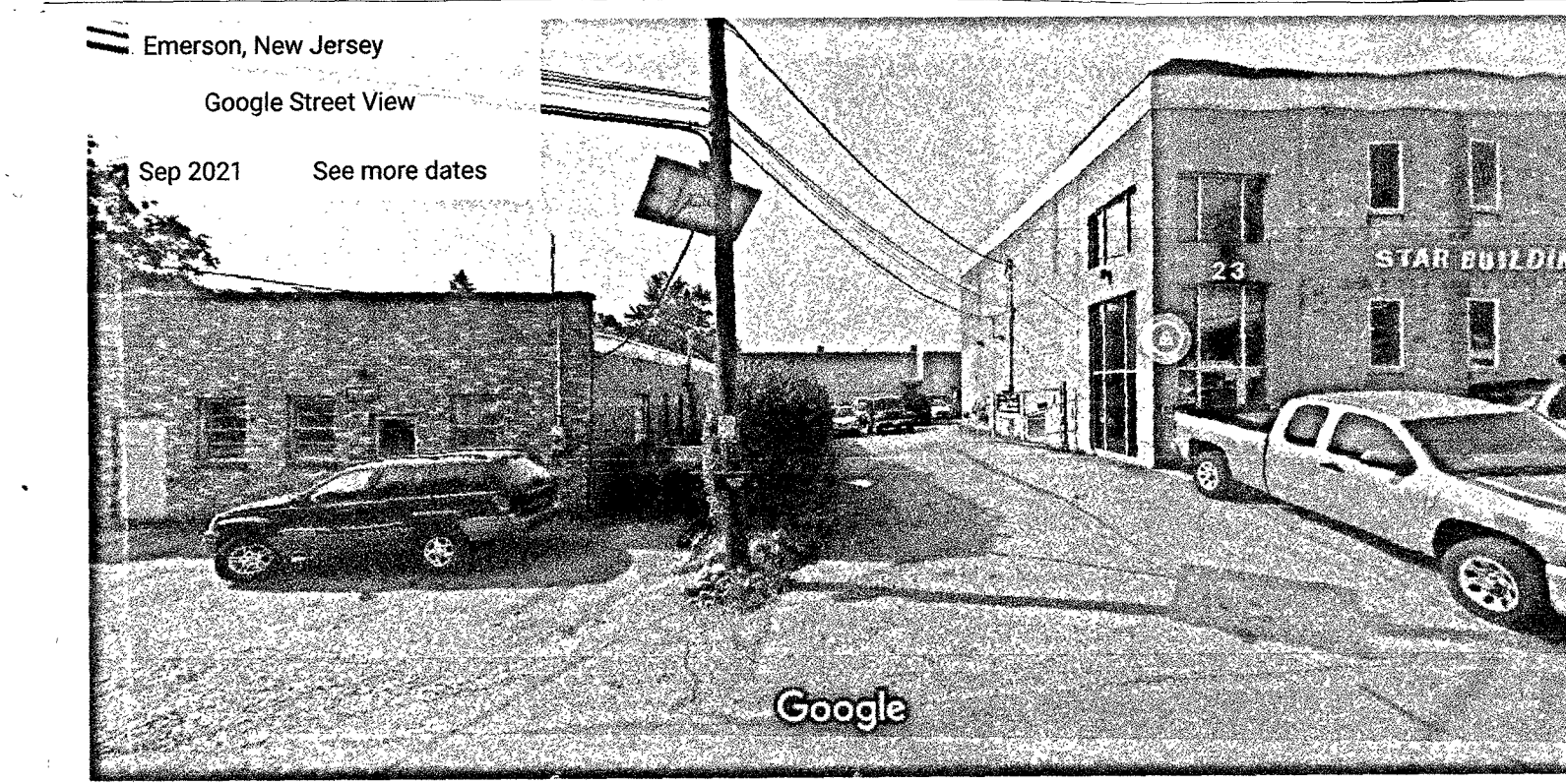
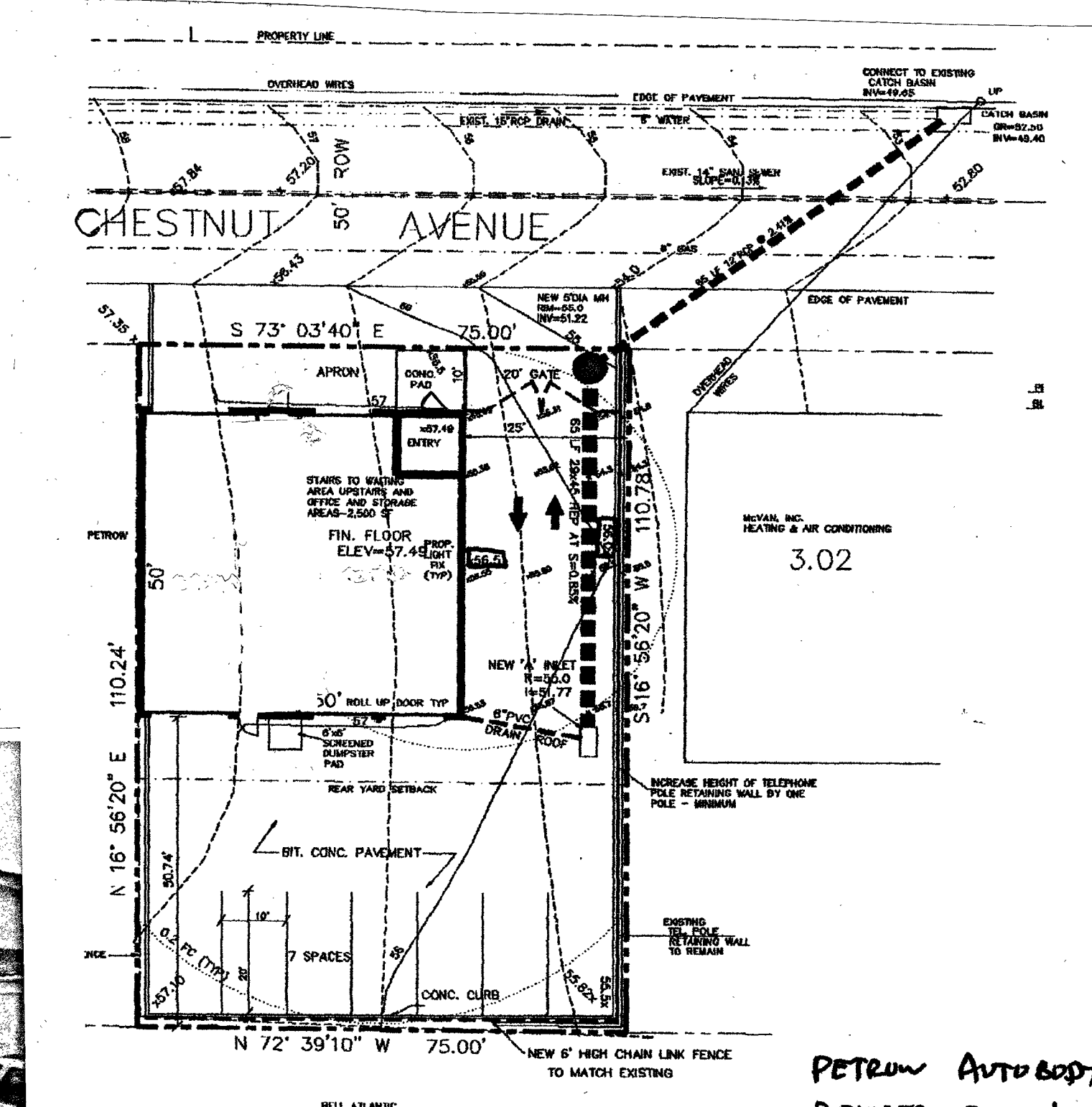
LOADING SCHEDULE			
FLOOR: LIVE LOAD	40 PSF	CEILING: LIVE LOAD	20 PSF
DEAD LOAD	10 PSF	ROOF: LIVE LOAD	30 PSF
TOTAL	50 PSF	DEAD LOAD	10 PSF
		TOTAL	40 PSF

ALL WOOD FRAMING SHALL BE DOUGLAS FIR, LARCH GRADE-2 OR OTHER SPECIES HAVING FOLLOWING MIN. STRUCTURAL PROPERTIES:
 Fb = 1250 PSI SINGLE
 Fb = 1450 PSI MULTIPLE MEMBERS
 2ND FLR. BEDROOM FLOOR: LIVE LOAD 30 PSF

ALL STRUCTURAL DESIGN AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS, ALL STEEL SHALL CONFORM TO ASTM A-36 SPECS.

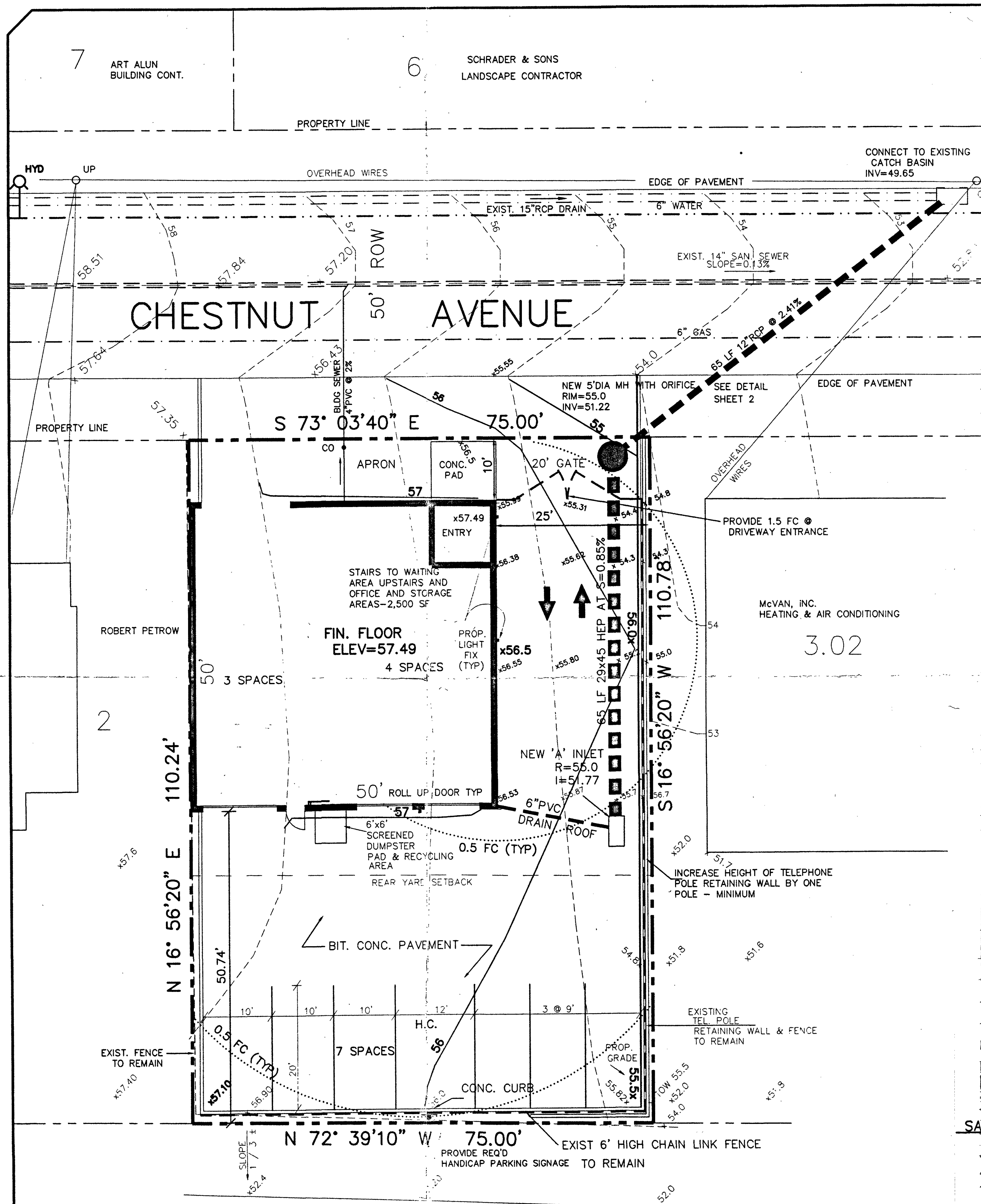


BUILDING CODE:
 CURRENT 2021 INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION
 AND 2021 INTERNATIONAL BUILDING CODE NEW JERSEY EDITION
 2021 NATIONAL STANDARD PLUMBING CODE NEW JERSEY EDITION
 NATIONAL ELECTRICAL CODE (NFPA 70) 2020
 INTERNATIONAL ENERGY CONSERVATION CODE 2021 (LOW RISE RESIDENTIAL)
 2019 (COMMERCIAL & ALL OTHER RESIDENTIAL)
 INTERNATIONAL MECHANICAL CODE 2021
 INTERNATIONAL FUEL GAS CODE 2021



PETROM AUTO BODY
 REVISED DRAW LANTA
 Scale 1/2" = 1'-0"
 2/18/17
 TMI

S. J. Kufel Associates/Architects		STANLEY J. KUFEL JR.		DESIGNED: [Signature]		SECOND FLOOR ALTERATION / APARTMENT		PROJECT NO. 202488	
337 Demarest Avenue Oradell, NJ 07649 Phone: 201.973.5454		Registered Architect, NJ Lic. 21A101263500		DRAWN: [Signature]		MIXED USE CHANGE LOT 3.01 BLOCK 405 23 CHESTNUT AVENUE EMERSON, NEW JERSEY		DRAWING NO. A1.01	
NO.	DATE	REVISIONS		CHECKED: SJK					
				ISSUED:					
				SCALE:					



LEGEND

PROP. IN QUEST.	---
PROPERTY LINE	---
EXISTING SANITARY	---
EXISTING GAS	---
EXISTING WATER	---
EXISTING DRAIN	---
PROPOSED DRAIN	---
EXISTING CURB	---
PROPOSED CURB	---
EXIST. CONTOURS	---
EXIST. ELEVATION	x96.43
PROP. CONTOURS	---
PROP. ELEVATION	x96.5

PROPERTY OWNERS WITHIN 200' OF PROPERTY IN QUESTION

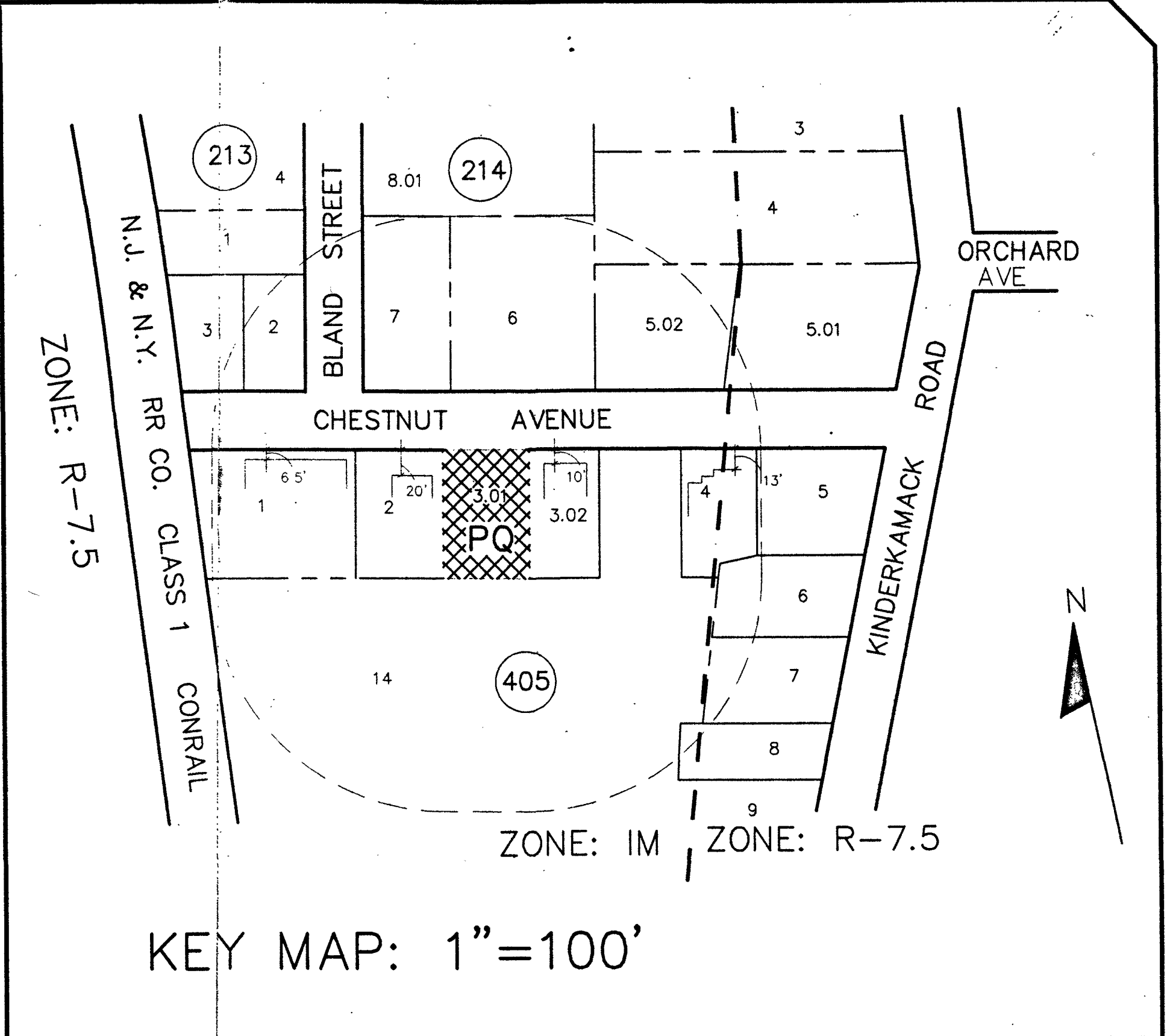
BLOCK	LOT	NAME	ADDRESS
213	2	KITTAN, JOHANNA	190 WASHINGTON ST., MONTVALE, NJ 07647
214	5.01	MISNEL REALTY CO.	846 WESTWOOD AVE., RIVERVALE, NJ 07675
214	5.02	ACELMAN, M & G	16 CHESTNUT AVE., EMERSON, NJ 07630
214	6	SCHRAEDER, F & E	24 CHESTNUT AVE., EMERSON, NJ 07630
214	7	SALUZZI, JOAN A.	34 CHESTNUT AVE., EMERSON, NJ 07630
214	8.01 & 8.02	TONELLI, JOHN & F.	16 HICKORY HILL RD., MONTVALE, NJ 07645
214	4	RIZZUTI, E.	308 KINDERKAMACK ROAD, EMERSON, NJ 07630
405	1	BLANCO, INC.	102 CLINTON AVE., EMERSON, NJ 07630
405	3.02	LEVY, L & M.	752 ROUTE 17 NORTH, PARAMUS, NJ 07652
405	4	STENACHER, A & L	11 CHESTNUT AVE., EMERSON, NJ 07630
405	5	SANGES, S & A	288 KINDERKAMACK RD., EMERSON, NJ 07630
405	6	BOYENS, KURT	282 KINDERKAMACK RD., EMERSON, NJ 07630
405	14	ISSAC, DGENAARS, CO	PO BOX 146, MIDLAND PARK, NJ 07432

NOTES

- THIS SITE PLAN IS FOR LOT 3.01, BLOCK 4 AS SHOWN ON SHEET 4 OF THE BORO. OF EMERSON ASSESSMENT MAPS
- DATUM - U.S.G.S.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPURTENANT STANDARDS OF THE BOROUGH OF EMERSON
- PAVEMENT WITHIN PARKING AND DRIVEWAY AREAS SHALL CONSIST OF 4" DENSE AGGREGATE SUBBASE, 2" 1-3 & 2" 1-5
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- ALL ACCESS TO THE SITE SHALL BE BARRIER FREE.
- ALL SOIL EROSION AND SEDIMENT CONTROL PROCEDURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL AND AN APPLICATION SHALL BE MADE TO THE BERGEN COUNTY SOIL CONSERVATION DISTRICT.
- THE INFORMATION ON THIS MAP HAS BEEN BASED UPON A MAO OF THE PROPERTY PREPARED BY COSTA ENGINEERING CORP.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LINES PRIOR TO ANY EXCAVATION.
- THE PROPOSED SITE DOES NOT CONTAIN ANY ROCK OUTCROPPINGS, WATER COURSES OR MARSHES
- PROPOSED LIGHTING TO BE 120V, 150 W HSP LAMPS WITH CUT OFF SHIELDS, MOUNTED ON THE BUILDING 15' ABOVE THE GROUND
- ALL LEADERS SHALL BE CONNECTED TO ON-SITE DRAINAGE.
- THE BUILDING SIGN SHALL BE ATTACHED TO THE FACE OF THE PROP. BUILDING.
- THE PARKING LAYOUT SHOWN CONFORMS WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

SANITARY SEWER DESIGN

AREA - 5,000 SF @ 0.125 GPD/SF = 625 GPD
 PEAK FLOW = 4 x AVG. FLOW = 4x625 GPD = 2,500 GPD (1.7 GPM)
 PVC SEWER 4" @ 1/4" /FT Qpipe=105 GPM
 n=0.015



ZONING ANALYSIS

ZONING DATA

ZONE: IM - INDUSTRIAL AND MANUFACTURING
 PROPOSED USE: AUTOMOBILE USE
 LOT: 405, LOT 3.01

OWNER AND APPLICANT

ROBERT PETROW
 50 CHESTNUT AVENUE
 EMERSON, NEW JERSEY

BULK REQUIREMENTS

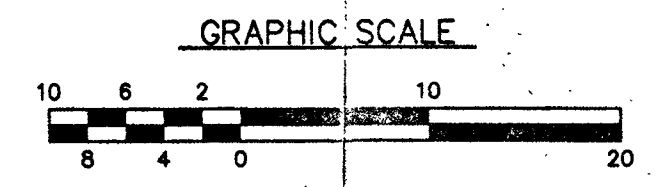
	REQUIRED	PROPOSED
BUILDING HEIGHT - STORIES	2-1/2	2
BUILDING HEIGHT - FEET	35	25'
MINIMUM LOT AREA	15,000 SF	8,288 SF (EXIST.)
MINIMUM LOT WIDTH	100'	75.00' (EXIST.)
FRONT YARD	25'	10.00'
REAR YARD	40'	50.74'
SIDE YARD - EACH	NOT REQ'D	0/25'
SIDE YARD - BOTH	NOT REQ'D	25'
MAXIMUM COVERAGE	35%	30.16%
MAXIMUM FLOOR AREA RATIOS	N/A	N/A
MINIMUM OPEN SPACE	N/A	N/A

PARKING ANALYSIS

AUTOMOBILE USE: 1 SPACE/400 SF - 2,500 SF/400 = 6.25 SPACES
 WAITING AND STORAGE AREAS: 1 SPACE/500 SF - 2,200/500 = 4.4 SPACES
 OFFICE AREAS: 1 SPACE/300 SF - 300/300 = 1 SPACE
 REQUIRED: 11.65 OR 12 SPACES
 PROVIDED: 7 SPACES INSIDE AND 7 SPACES OUTSIDE
 TOTAL = 14 SPACES

VARIANCES REQUESTED

- EXISTING CONDITIONS
 - MINIMUM LOT WIDTH - 75' vs 100'
 - MINIMUM LOT AREA - 8,288 SF VS 15,000 SF
- PARKING 7 vs 12 SPACES REQ'D
- SETBACK 10' vs 25' REQ'D



APPROVED BY THE _____ BOARD OF THE BOROUGH
 OF EMERSON AT A MEETING HELD ON _____ 19____
 CHAIRMAN: _____
 SECRETARY: _____
 ENGINEER: _____

REV.	DATE	BY	DESCRIPTION
3	2/28/97	JHS	REV. DRAINAGE ACROSS CHESTNUT AVE
2	5/3/96	JHS	REV. SETBACKS
1	3/6/95	JHS	ENGR'S LETTER

BLOCK 405 - LOT 3.01
PROPOSED SITE PLAN
 for
ROBERT PETROW
 BOROUGH OF EMERSON, BERGEN COUNTY, NEW JERSEY

JOSEPH H. SULLIVAN, P.E. NUPE# 25287
Joseph H. Sullivan

320 EAST 83rd STREET NEW YORK, NY

SCALE: 1" = 10' DATE: JAN. 6, 1995 SHEET 1 OF 2

SITE PLAN

SCALE: 1" = 10'