



Borough of Haddonfield
 Construction and Community Development
 242 Kings Highway East Room 104
 Phone: (856)-429-4700 ext. 210
 Mon.-Fri. 8:30-4:30

Application for Zoning Permit

Zoning Permit # 1021-021

Fence Permit # _____

Block: 14.24

Lot: 28

Zone: R-3

A SCALED SURVEY MUST BE SUBMITTED WITH THE APPLICATION SHOWING ALL EXISTING BUILDINGS, SHEDS, POOLS, DRIVEWAYS, ETC. ALONG WITH THE PROPOSED CONSTRUCTION AND IMPERVIOUS COVERAGE CALCULATIONS. ALL BUSINESS APPLICATIONS MUST ALSO PROVIDE AN INTERIOR LAYOUT OF BUSINESS AREA. FAILURE TO SUBMIT REQUIRED DOCUMENTS WILL DELAY APPROVAL.

A thirty dollar (\$30) fee is required at time of application submission. Cash or check only- checks payable to Borough of Haddonfield.

Address: 100 Wedgewood Ln

Description of Proposed Use, Improvements or Project:

2nd Story Addition

Property Owner's Name: Jim & Tracy Dwyer

Property Owner's Address: 100 Wedgewood Lane Haddonfield

Property Owner's Phone Number: 917 439-3436 or 201 888 9763

Applicant's Name: Ken Konogk

Applicant's Address: 206 Medford Mt Holly Rd Medford NJ 08055

Applicant's Phone Number: 609 784 4537

Applicant's Email Address: TCDG.KenK@gmail.com

Applicant's Signature: [Signature] Date: 10 Oct 21

By signing this application, the applicant hereby certifies that the applicant is (the agent of) the owner of record of the subject-property and is authorized to make this application and consents to the Borough of Haddonfield conducting a site visit in order to verify the accuracy of the plans submitted and the statements made in connection herewith. The applicant also certifies the survey submitted accurately depicts current site conditions.

Note: If there have been any previous applications concerning this property, a copy of all permits, resolutions, certifications or reports issued in connection therewith must be attached hereto.

THIS APPLICATION IS HEREBY APPROVED
 THIS APPLICATION IS HEREBY DENIED:
 Zoning Officer: [Signature]
 Date: 10/20/2021

DENIED

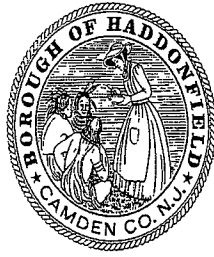
THIS APPLICATION HAS BEEN:

DENIED for non-compliance with the Zoning Ordinance for the Borough of Haddonfield

APPROVED with the following conditions:

135-28 D(4)(a) - RC 135-28 D(2)(b) - SYS
135-28 D(4)(b) - IC

Additional Permits/Approvals are required for: Construction Planning Board Historic



Borough of Haddonfield
New Jersey

Application Current As Of 6/3/2021

FOR OFFICE USE ONLY: (DO NOT WRITE IN THIS SPACE)
APPLICATION TO: PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
DATE APPLICATION FILED: _____
DATE DEEMED COMPLETE: _____
TIME PERIOD EXPIRES: _____

DIGITAL COPIES ARE REQUIRED

SECTION 1 - GENERAL INFORMATION

- (A) SUBJECT PROPERTY ADDRESS: 100 WEDGEWOOD LANE Haddonfield NJ 08033
(B) OWNER OF SUBJECT PROPERTY: James and TRACEY DWYER
(C) OWNER'S MAILING ADDRESS: LISTED UNLISTED
(D) OWNER'S TELEPHONE NUMBER: 917-439-3436 & 201-888-9763
OWNER'S TELEPHONE NUMBER: LISTED UNLISTED
(D) OWNER'S FAX NUMBER: _____
OWNER'S FAX NUMBER: _____
(F) APPLICANT'S FULL LEGAL NAME: James MULLIGAN DWYER
(G) APPLICANT'S MAILING ADDRESS LISTED UNLISTED
(H) APPLICANT'S TELEPHONE NUMBER: 917-439-3436
APPLICANT'S TELE. NUMBER: _____
(I) APPLICANT'S EMAIL ADDRESS: JMDWYER11@GMAIL.COM
APP CORPORATION: _____ PARTNERSHIP: _____ INDIVIDUAL: _____
(J) APPL OTHER (Specify): _____

NOTE: IF APPLICANT IS A CORPORATION OR PARTNERSHIP, APPLICANT MUST ATTACH A LIST OF THE NAMES AND ADDRESSES OF ALL PERSONS HAVING A 10% INTEREST OR GREATER IN THE CORPORATION OR PARTNERSHIP

(K) THE RELATIONSHIP OF APPLICANT TO PROPERTY-OWNER IS: _____

NOTE: IF OWNER: _____ TENANT OR LESSEE: _____ CONTRACT PURCHASER: _____

(L) THE OTHER (Specify): _____

NOTE: IF APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY, APPLICANT MUST OBTAIN AND SUBMIT A COPY OF THIS APPLICATION SIGNED BY THE OWNER IN THE SPACE PROVIDED IN SECTION 7.

(M) CONTACT'S FULL LEGAL NAME: _____

(N) CONTACT'S MAILING ADDRESS: LISTED UNLISTED

(O) CONTACT'S TELEPHONE NUMBER: LISTED UNLISTED

CONTACT'S TELE. NUMBER: _____

CONTACT'S FAX NUMBER: _____

(P) THE RELATIONSHIP OF CONTACT TO PROPERTY-OWNER IS: _____

(Q) THE RELATIONSHIP OF CONTACT TO APPLICANT IS: _____

NOTE: IF NECESSARY, PLEASE ATTACH ADDITIONAL SHEETS HERETO.

SECTION 2 - SUBJECT PROPERTY INFORMATION

- (A) SUBJECT PROPERTY'S ADDRESS: 100 WEDGEWOOD LANE Haddonfield NJ 08033
- (B) SUBJECT PROPERTY'S BLOCK: 64 LOT(S): 24
- (C) SUBJECT PROPERTY'S ZONE: 28 (QUAL)
- (D) THE SUBJECT PROPERTY IS APPROXIMATELY 70 FEET FROM THE INTERSECTION OF Washington Ave AND Wedgewood Lane
- (E) DIMENSIONS OF THE SUBJECT PROPERTY: _____
- (F) AREA (S.F.) _____
- (G) (1) WITHIN 200 HUNDRED FEET OF ANOTHER MUNICIPALITY: _____
- (G) (2) ADJACENT TO AN EXISTING OR PROPOSED COUNTY ROAD: _____
- (G) (3) ADJACENT TO OTHER COUNTY LAND: _____
- (G) (4) ADJACENT TO STATE HIGHWAY: _____

(H) HAS THE SUBJECT PROPERTY BEEN THE SUBJECT OF A PLANNING BOARD HEARING, OR ZONING BOARD OF ADJUSTMENT HEARING? YES _____ NO

NOTE: IF THE ANSWER TO THE PREVIOUS QUESTION IS YES, APPLICANT MUST ATTACH A COPY OF THE WRITTEN DECISION OF THE PLANNING BOARD, ZONING BOARD OF ADJUSTMENT OR HISTORIC PRESERVATION COMMISSION HERETO.

SECTION 3 - INFORMATION ABOUT REQUESTED RELIEF FOR A VARIANCE

(A) PROPOSAL: APPLICANT MUST ATTACH A STATEMENT HERETO ENTITLED "PROPOSAL" SETTING FORTH THE PROPOSED PHYSICAL CHANGES, IF ANY, TO THE SUBJECT PROPERTY. APPLICANT MUST ALSO SET FORTH THE CURRENT USE AND PROPOSED USE OF THE SUBJECT PROPERTY. ONE DIGITAL COPY OF APPLICATION AND OF ALL PLANS SHALL BE SUBMITTED.

(B) REASON(S) FOR RELIEF: APPLICANT MUST ATTACH A STATEMENT HERETO ENTITLED "REASON(S) FOR RELIEF" SETTING FORTH THE GROUNDS UPON WHICH RELIEF FROM THE ORDINANCE IN QUESTION IS REQUESTED AND WHICH MUST SHOW COMPLIANCE

WITH "BURDEN OF PROOF" REQUIREMENTS.

- (C) NATURE OF APPLICATION - CHECK APPROPRIATE ITEMS:
 - (1) APPEAL OF ACTION OF ADMINISTRATIVE OFFICER _____
 - (2) INTERPRETATION OF ZONING ORDINANCE OR MAP _____
 - (3) CONDITIONAL USE APPROVAL OR VARIANCE _____
 - (4) VARIANCE:
 - "C" - VARIANCE
 - "D" - USE VARIANCE _____
 - "D" - NON-USE VARIANCE _____
 - (5) (a) SUB DIVISION _____
 - (5) (b) SUB DIVISION APPLICATION TO FOLLOW _____
 - (6) (a) SITE PLAN _____
 - (6) (b) SITE PLAN WAIVER _____
 - (7) WAIVER OF LOT TO ABUT STREET REQUIREMENTS _____
 - (8) EXCEPTION TO THE OFFICIAL MAP _____
 - (9) CERTIFICATE OF NONCONFORMITY _____

(D) THE PROPOSED DEVELOPMENT IS CONTRARY TO:

SECTION: <u>135-28</u>	SUB-SECTION: <u>D(4)(a)</u>	REQUIRED: <u>18%</u>	PROPOSED: <u>18.85%</u>
SECTION: <u>135-28</u>	SUB-SECTION: <u>D(4)(b)</u>	REQUIRED: <u>20%</u>	PROPOSED: <u>31.6%</u>
SECTION: <u>135-28</u>	SUB-SECTION: <u>D(2)(b)</u>	REQUIRED: <u>18'</u>	PROPOSED: <u>12.32'</u>

SECTION: _____ SUB-SECTION: _____ REQUIRED: _____ PROPOSED: _____

NOTE: IF ADDITIONAL SPACE IS REQUIRED, APPLICANT MUST ATTACH A LIST OF THE ADDITIONAL VARIANCES REQUESTED HERETO.

SECTION 4 - INFORMATION ABOUT PROFESSIONALS/EXPERTS

THE FOLLOWING PROFESSIONALS AND/OR EXPERTS WILL ASSIST AND/OR REPRESENT THE APPLICANT IN CONNECTION WITH THIS APPLICATION:

- (A) ATTORNEY: _____
- (B) ENGINEER: _____
- (C) ARCHITECT: Adam Weiner 201-522-1704
- (D) PLANNER: _____
- (E) OTHER (Specify): _____

NOTE: ALTHOUGH NOT REQUIRED, THE BOARD RESPECTFULLY REQUESTS THAT THE APPLICANT ATTACH HERETO A LIST OF THE NAMES, ADDRESSES AND PHONE NUMBERS OF ANY PROFESSIONALS AND/OR EXPERTS LISTED ABOVE.

SECTION 5 - INFORMATION ABOUT REQUESTED EXHIBITS

NOTE: A ALL TWENTY (20) SETS NEED TO BE COLLATED.

- (A) TWENTY (20) COPIES OF THIS APPLICATION;
- (B) TWENTY (20) COPIES OF STATEMENT ENTITLED "PROPOSAL";
- (C) TWENTY (20) COPIES OF STATEMENT ENTITLED "REASON(S) FOR RELIEF";
- (D) TWENTY (20) SETS OF PLANS:

11X17 PLANS ARE PREFERRED

- (B) (1) TWENTY (20) SETS OF CURRENT AND PROPOSED SURVEYS;
- (B) (2) TWENTY (20) SETS OF CURRENT AND PROPOSED FLOOR PLANS;
- (B) (3) TWENTY (20) SETS OF CURRENT ELEVATION DRAWINGS OR PHOTOGRAPHS;
- (B) (4) TWENTY (20) SETS OF PROPOSED ELEVATION DRAWINGS.

NOTE: EVERY PAGE OF EVERY PLAN MUST HAVE THE NAME OF THE APPLICANT AND THE ADDRESS OF THE SUBJECT-PROPERTY NOTED THEREON.

SECTION 6 - APPLICANT'S VERIFICATION

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS MADE BY ME AND THE STATEMENTS AND INFORMATION CONTAINED IN THE PAPERS SUBMITTED IN CONNECTION WITH THIS APPLICATION ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT.



(APPLICANT'S SIGNATURE)

SECTION 7 - OWNER'S AUTHORIZATION

I HEREBY CERTIFY THAT I RESIDE AT 100 Wedgewood Lane Haddonfield
IN THE COUNTY OF CAMDEN AND THE STATE OF NEW JERSEY
AND THAT I AM THE OWNER OF THAT CERTAIN LOT, PLAT OR PARCEL OF LAND KNOWN
AS Dwyer Residence
BLOCK(S) 64 LOT(S) 24 ON THE TAX MAP OF
THE BOROUGH OF HADDONFIELD, WHICH IS THE SUBJECT OF THE ABOVE
APPLICATION, AND THAT THE SAID APPLICATION IS HEREBY CERTIFIED BY ME.

James Dwyer
(OWNER'S SIGNATURE)

SECTION 8 - OWNER'S CONSENT TO SITE VISIT

I HEREBY CONSENT TO A SITE VISIT AT THE PROPERTY WHICH IS THE SUBJECT OF
THIS APPLICATION FOR THE LIMITED PURPOSES OF VERIFYING THE ACCURACY OF THE
PLANS SUBMITTED AND THE STATEMENTS MADE IN CONNECTION HEREWITH.

James Dwyer
(OWNER'S SIGNATURE)

SECTION 9 - OWNER'S CERTIFICATION OF ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THE SURVEY SUBMITTED FOR THIS APPLICATION IS
CORRECT AND SHOWS THE CURRENT EXISTING CONDITIONS AND IMPROVEMENTS OF THE
PROPERTY INCLUDING ALL, PATIOS, WALKWAYS, DRIVEWAYS AND ANY OTHER
IMPROVEMENTS ON THE PROPERTY.

James Dwyer
(OWNER'S SIGNATURE)

REQUEST FOR CERTIFIED LIST OF PROPERTY OWNERS

I, James Dwyer, HEREBY REQUEST A
CERTIFIED LIST OF ALL OWNERS OF REAL PROPERTY LOCATED WITHIN 200 (TWO HUNDRED)
FEET OF BLOCK 64 AND LOT(S) 24

SINCERELY,

James Dwyer
(Signature of Person Requesting List)

James Dwyer
(PRINT name of Person Requesting List)

**BOROUGH OF HADDONFIELD
ZONING WORKSHEET**

BLOCK 04.24 ADDRESS 100 Wedgewood LN
 LOT 28 OWNER _____
 ZONE R-3 PROPOSAL 2nd story Addition (Var. Worksheet)

	EXISTING	PROPOSED	REQUIREMENTS	VAR. REQUIRED
PROPERTY USE	<u>SF</u>	<u>SF</u>	SINGLE FAMILY	<u>NO</u>
LOT AREA / SQFT	<u>14,573#</u>	<u>14,573#</u>	12,500 SQFT	<u>NO</u>
BUILDING AREA, %	<u>18.15%</u>	<u>18.85%</u>	18%	<u>YES / ENC</u>
IMPERVIOUS AREA, %	<u>30.8%</u>	<u>31.6%</u>	28%	<u>YES / ENC</u>
LOT FRONTAGE	<u>164'</u>	<u>164'</u>	100'	<u>NO</u>
LOT DEPTH	<u>90'</u>	<u>90'</u>	125'	<u>ENC</u>
FRONT YARD SETBACK (*135 ATTACHMENT 7)	<u>28'</u>	<u>28'</u>	35'	<u>ENC</u>
SIDE YARD - SINGLE	<u>12.32'</u>	<u>12.32'</u>	18'	<u>YES / ENC</u>
AGGREGATE SIDE YARD	<u>61.14'</u>	<u>61.14'</u>	40'	<u>NO</u>
REAR YARD SETBACK	<u>N/A</u>	<u>—</u>	45'	<u>—</u>
NEW STRUCT. HEIGHT	<u>24'</u>	<u>24'</u>	33.5'	<u>NO</u>
ACC. BUILDING HEIGHT	<u>—</u>	<u>—</u>	18'	<u>—</u>
ACC. SETBACKS	<u>—</u>	<u>—</u>	35', 5', 5'	<u>—</u>
PARKING SPACES	<u>2+</u>	<u>2+</u>	2	<u>NO</u>

OTHER ITEMS REQ'D:

SEASONAL HIGH WATER INSPECTION

N/A

GRADING PLAN REVIEW

N/A

ZONING OFFICERS COMMENTS:

(Handwritten mark)

REASONS FOR RELIEF 100 WEDGEWOOD LANE

The proposed changes would fix the water damage problems from a flat roof to the top of the dining room and eliminating water from coming into the house via the Bilco doors.

With Covid, we have five adults in the house working from home. My wife has clients on the West Coast and Japan and has meetings day and night so we need an office over the current dining room. We also need another bathroom on the second floor because of the adult children living with us which will be attached to the office space.

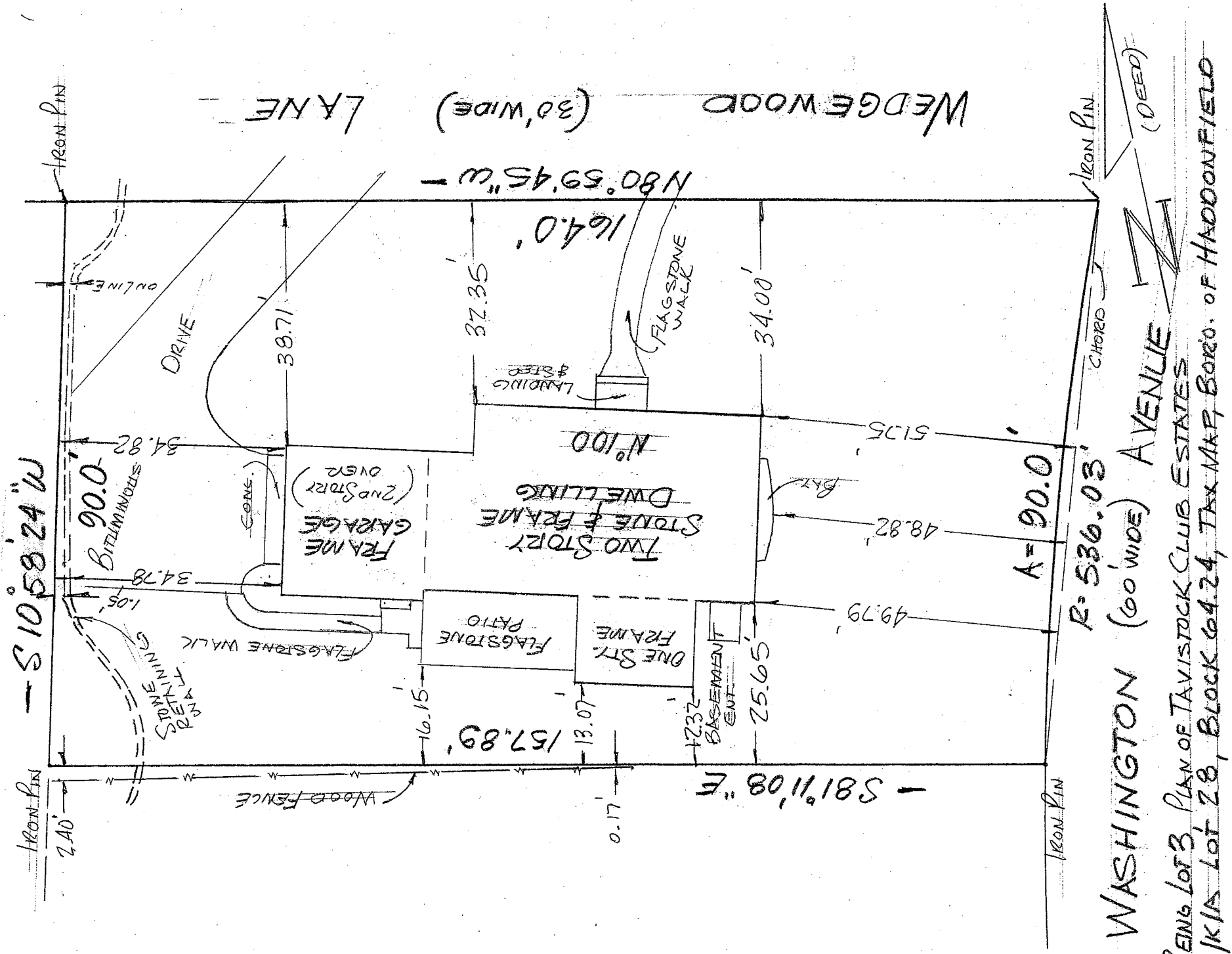
The adult child living with us also needs to work in the bedroom and needs the additional space for a closet and dresser. I don't believe a variance is needed per the current plans for this item.

PROPOSAL 100 WEDGEWOOD LANE

The proposed physical changes to property are to build a room on top of the current flat roof currently existing over the dining room and extending the room to the front of the house to cover the basement Bilco doors. The second change is to add a closet and space to the current small "bedroom" by building out over the existing back patio roof. I don't believe we need a variance for this item. The current room does not have a closet or space for dresser.

Currently, there is only a flat roof over the dining room which does not drain properly and is damaging the area under the gutters and water is entering the uncovered Bilco doors with heavy rainfall. Currently, there is a "bedroom" inadequate for an adult to properly occupy.

The new space over the dining room would be used to add a Study for work and a Master Bath. The increased space to the small bedroom would simply make is small, functioning bedroom (meeting the criteria to be classified as a bedroom) for an adult to properly work and store his clothing.



WASHINGTON (60' WIDE) AVENUE (DEED)
 BEING Lot 3, PLAN OF TAVISTOCK CLUB ESTATES
 A/K/A Lot 28, Block 64.24, Tax Map, BORO. of HADDONFIELD

SURETY TITLE AGENCY OF HADDONFIELD

TO
 JAMES M. DWYER
 TRACY G. DWYER
 any insurer of title relying hereon and any other party in interest:
 In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon. Responsibility limited to current transaction.

Richard S. Humphries

RICHARD S. HUMPHRIES
 P.L.S. N.J. LIC. 34859
 DATE OF SURVEY JULY 14, 2015

Walter H. Macnamara Assoc., Inc.
 Professional Land Surveyors
 Certificate of Authorization 24GA28052300
 813 Haddon Ave., Collingswood, NJ 08108

Survey of Premises

N° 100 WEDGEWOOD LANE
 BORO. of HADDONFIELD
 CAMDEN
 Scale — 1" = 20' 120-2

856-854-5229

PROP. 2ND FLOOR ADDITION, ALTERATION & RENOVATION:

100 WEDGEWOOD LANE

BOROUGH OF HADDONFIELD

CAMDEN COUNTY, NEW JERSEY 08033

[LOT 28, BLOCK 64.24]



Adam Weiner, AIA
Architect

12 Little Pond Road
Wayne, NJ 07470-3432

Phone: 973-694-2577
Fax: 973-694-0923

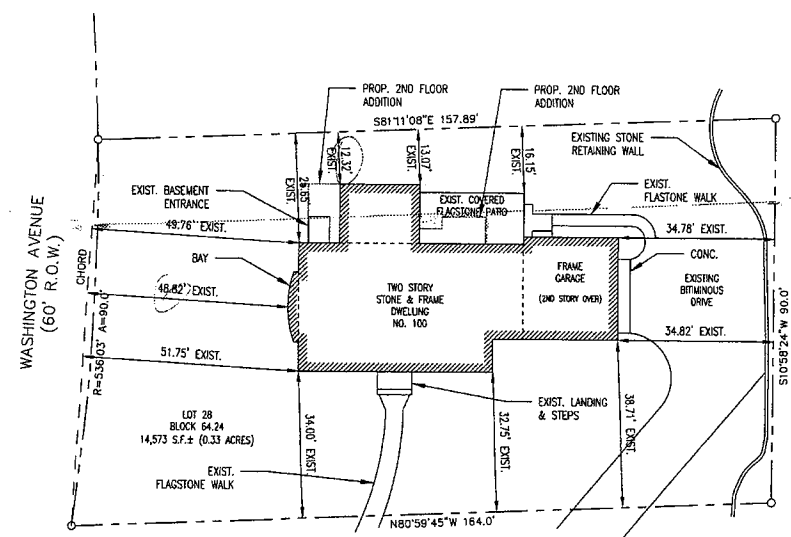
Adam Weiner

NJ-10876

PROP. 2ND. FLR. ADDN., ALTERATION & RENOVATION:

THE DWYER RESIDENCE

100 WEDGEWOOD LANE
BOROUGH OF HADDONFIELD
CAMDEN COUNTY, NEW JERSEY 08033
[LOT 28, BLOCK 64.24]



3 SITE PLAN
G1.0 SCALE: 1"=20.0'

INFORMATION FOR SITE PLAN TAKEN FROM A SURVEY PREPARED BY
WALTER H. MACNAMARA ASSOCIATES, INC., DATED JULY 14, 2015.

12 INDEX OF DRAWINGS G1.0 N.T.S.		LATEST REVISION DATE
G1.0	GENERAL	
G1.0	TITLE SHEET	
ARCHITECTURAL		
A1.1	PARTIAL FOUNDATION/FIRST FLOOR PLAN	
A1.2	PARTIAL SECOND FLOOR PLAN	
A1.3	ROOF PLAN	
A2.0	EXTERIOR ELEVATIONS	
A3.0	BUILDING SECTION	
A4.0	LARGE SCALE PLANS AND ELEVATIONS	
SPECIFICATIONS		
SP1.1	ARCHITECTURAL SPECIFICATIONS 1 OF 4	
SP1.2	ARCHITECTURAL SPECIFICATIONS 2 OF 4	
SP1.3	ARCHITECTURAL SPECIFICATIONS 3 OF 4	
SP1.4	ARCHITECTURAL SPECIFICATIONS 4 OF 4	

UTILITY PROVIDERS:

NJ ONE CALL
1 CORPORATE PLACE SOUTH, SUITE 150
PISCATAWAY, NJ 08854
811 OR (800) 272-1000

PUBLIC SERVICE ELECTRIC & GAS (PSE&G)
80 PARK PLACE
NEWARK, NJ 07102
(800) 436-7734

NEW JERSEY AMERICAN WATER
1 WATER STREET
CAMDEN, NJ 08102
(800) 272-1325

VERIZON NJ - TELEPHONE
540 BROAD STREET
NEWARK, NJ 07102
(973) 649-3192

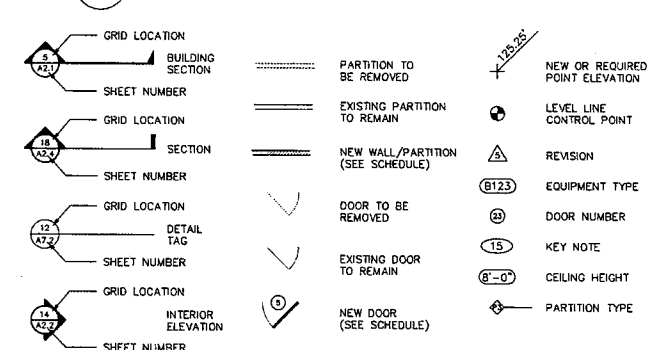
COMCAST
1701 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19103
(800) 934-6489

17 N.J.U.C.C. INFORMATION G1.0 N.T.S.	
PROJECT:	PROP. 2ND FLOOR ADDITION, ALTERATION & RENOVATION
LOCATION:	100 WEDGEWOOD LANE HADDONFIELD, NJ 08033
OWNER:	JAMES M. & TRACEY G. DWYER
ADDRESS:	100 WEDGEWOOD LANE HADDONFIELD, NJ 08033 (201) 888-9763
LOT:	28
BLOCK:	64.24
ZONE:	R-3 RESIDENTIAL SINGLE-FAMILY DETACHED
LOT AREA:	0.3306 ACRE
USE GROUP:	R-5 ONE-FAMILY DWELLING (IRC 2018)
	N.J.A.C. 5:23-6 REHABILITATION SUBCODE
CONSTRUCTION TYPE:	VB UNPROTECTED
HEIGHT LIMIT:	35 FT.
BUILDING AREA:	SECOND FLOOR: 369.8 S.F. ADDITION
VOLUME OF BUILDING:	4,599.4 CU. FT. (ADDITION ONLY)
LIVE LOADS:	FIRST FLOOR: 40 P.S.F. SECOND FLOOR (SLEEPING): 30 P.S.F. ATTIC (WITH STORAGE): 20 P.S.F. ATTIC (NO STORAGE): 10 P.S.F. ROOF (GROUND SNOW): 20 P.S.F.
IECC 2018 (ZONE 4) (PRESCRIPTIVE)	FENESTRATION: (MAX.) U=0.32 SKYLIGHTS: (MAX.) U=0.55 CEILING: (MIN.) R=49 (R=36) WALLS: (MIN.) R=20 (13 + 5) FLOOR: R=19 CRAWL SPACE WALL: (MIN.) R=10/13 LIGHTING: (MIN.) 90% HIGH EFFICACY DUCTWORK: (MIN.) R=8
APPLICABLE CODES:	N.J.A.C. 5:23-6 REHABILITATION SUBCODE (IRC 2018, NEC 2017, NSP 2018, IECC 2018, IMC 2018, IFGC 2018 AND ACCA MANUALS)

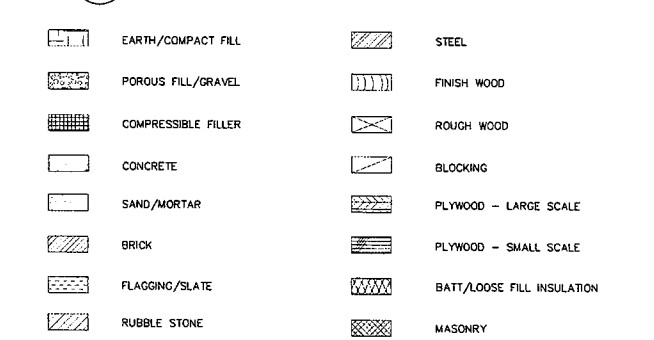
4 NOTES TO CONTRACTORS
G1.0 N.T.S.

- THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.
- THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUB-CONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUBCONTRACTOR FOR ANY PART OF THE WORK.
- SCOPE OF WORK - THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, TAXES, PERMITS, AND FEES, AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO SITE WORK, ARCHITECTURAL, ELECTRICAL, PLUMBING AND HVAC.
- BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK AND SHALL BE RESPONSIBLE FOR SAME.
- IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
- THE ARCHITECT SHALL HAVE UNRESTRICTED ACCESS TO THE SITE DURING CONSTRUCTION OF THE PROJECT. IF A CONDITION EXISTS THAT REQUIRES OBSERVATION OR ACTION BY THE ARCHITECT OR STRUCTURAL ENGINEER, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL ENSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES. TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS, IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN. BEFORE COMMENCING WORK NOT SHOWN IN DOCUMENTS, BUT REQUIRED TO ACHIEVE FULL COMPLIANCE WITH CODES, CONTRACTOR SHALL NOTIFY ARCHITECT.
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
- OWNER SHALL PAY FOR INSPECTIONS AND TESTING INCLUDING REQUIRED IBC CHAPTER 17 INSPECTIONS.
- GUARANTEE: THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS, AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR ITS REPAIR. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.
- PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIAL USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.
- CLEANING UP: THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND AT THE COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE PROJECT CLEAN, AND IN NEW CONDITION.
- CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES AND OPERATIONS AND MAINTENANCE MANUALS ASSOCIATED WITH ANY COMPONENT INCLUDED AS PART OF THE SCOPE OF WORK.

14 SYMBOLS
G1.0 N.T.S.



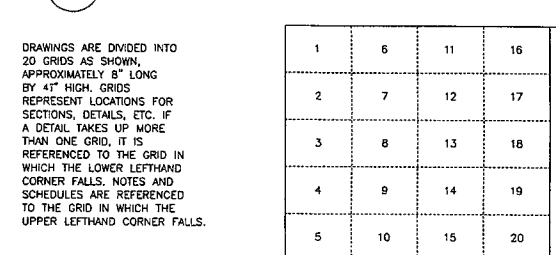
15 MATERIALS LEGEND
G1.0 N.T.S.



19 ZONING INFORMATION
G1.0 N.T.S.

BULK REQ. - ZONE: R-3 (CORNER LOT)	REQUIRED	EXISTING	PROPOSED
LOT AREA	12,500 S.F.	14,573 S.F.	14,573 S.F.
LOT FRONTAGE	100'	164.0'	164.0'
LOT DEPTH	125'	90.0'	90.0'
FRONT YARD SETBACK	35'	32.75'	32.75'
SIDE YARD SETBACK (ONE/COMBINED)	18'	12.32' / 25.75'	12.32' / 25.75'
REAR YARD SETBACK (MIN.)	45'	N/A	N/A
BUILDING HEIGHT (MAX.)	35'	24.0'	24.0'
BUILDING COVERAGE (MAX.)	18%	18.15%	18.85%
IMPERVIOUS COVERAGE (MAX.)	28%	30.8%	31.6%

20 GRID SYSTEM LAYOUT
G1.0 N.T.S.



DRAWINGS ARE DIVIDED INTO 20 GRIDS AS SHOWN, APPROXIMATELY 8' LONG BY 4' HIGH. GRIDS REPRESENT LOCATIONS FOR SECTIONS, DETAILS, ETC. IF A DETAIL TAKES UP MORE THAN ONE GRID, IT IS REFERENCED TO THE GRID IN WHICH THE LOWER LEFTHAND CORNER FALLS. NOTES AND SCHEDULES ARE REFERENCED TO THE GRID IN WHICH THE UPPER LEFTHAND CORNER FALLS.

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DRAWING ISSUE DATE: 05 MAY 2021

JOB CHIEF: [Signature]

DRAWN BY: [Signature]

REVISIONS: [Table]

DRAWING TITLE: TITLE SHEET

G1.0

SHEET 1 OF 11



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PROP. 2ND FLR. ADDN, ALTERATION & RENOVATION:

THE DWYER RESIDENCE

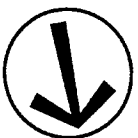
100 WEDGEWOOD LANE
BOROUGH OF HADDONFIELD
CAMDEN COUNTY, NEW JERSEY 08033
[BLOCK 64.24, LOT 28]

DRAWING ISSUE DATE:
08 MAY 2021

JOB CAPTAIN:

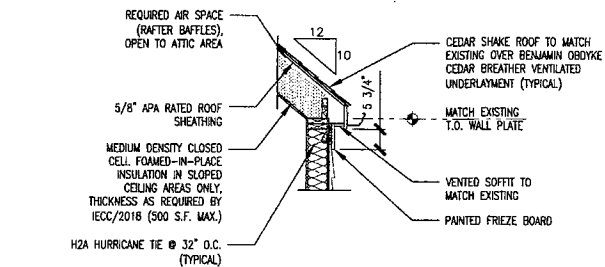
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REVISIONS DATE
DRAWING TITLE:
EXTERIOR ELEVATIONS

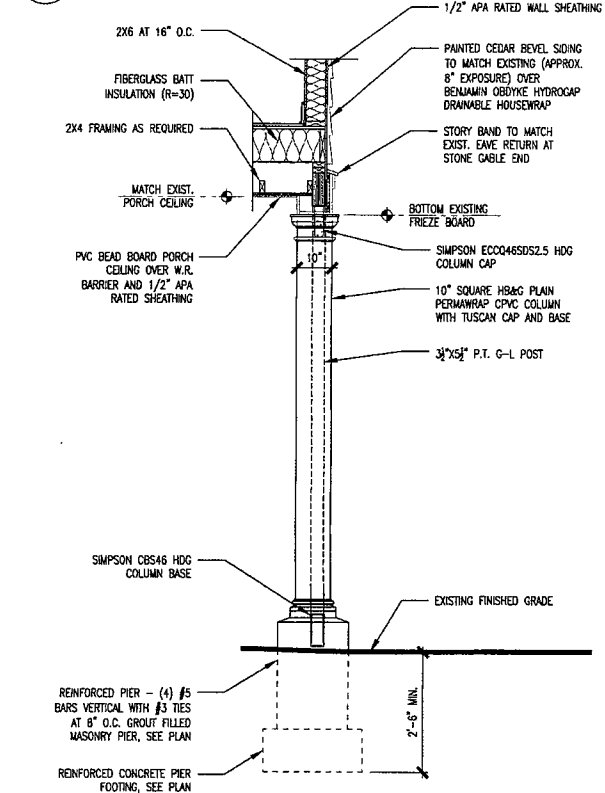


A2.0

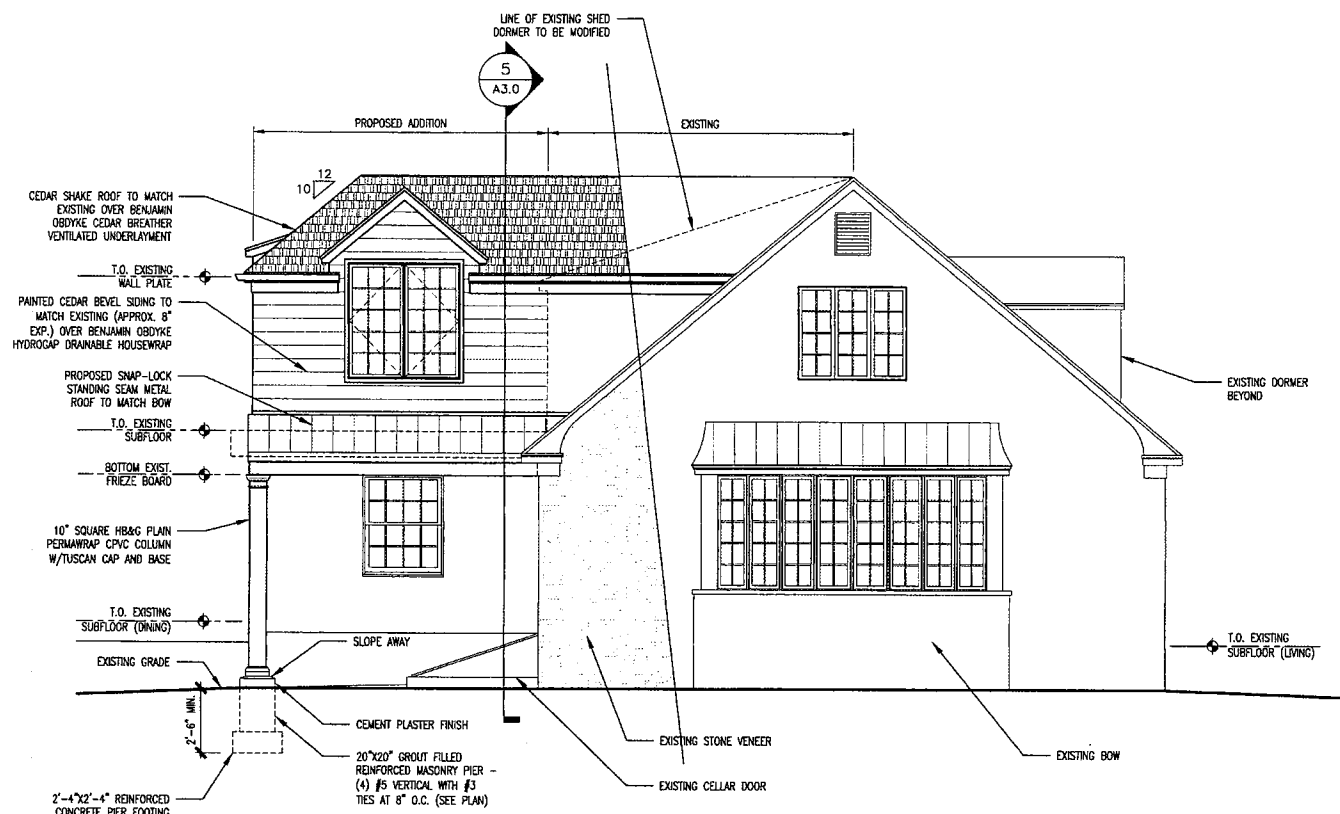
SHEET 5 OF 11



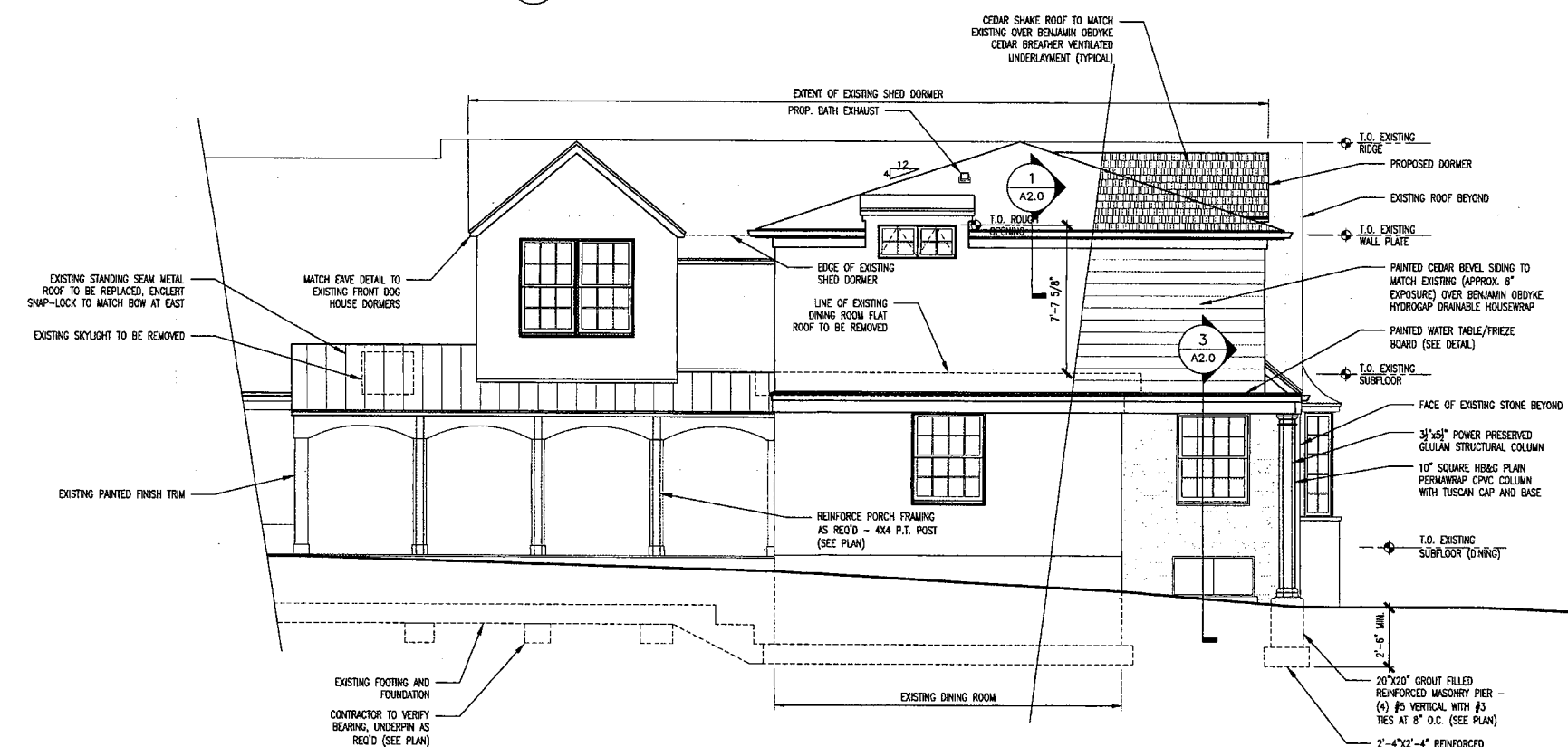
1 DETAIL - EAVE
A2.0 SCALE: 1/2"=1'-0"



7 WASHINGTON AVENUE (EAST) ELEVATION
A2.0 SCALE: 1/4"=1'-0"



7 WASHINGTON AVENUE (EAST) ELEVATION
A2.0 SCALE: 1/4"=1'-0"



10 PARTIAL REAR (SOUTH) ELEVATION
A2.0 SCALE: 1/4"=1'-0"

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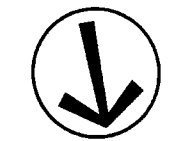
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06 MAY 2021

SCR CAPTAIN

DRAWN BY:

REVISIONS DATE

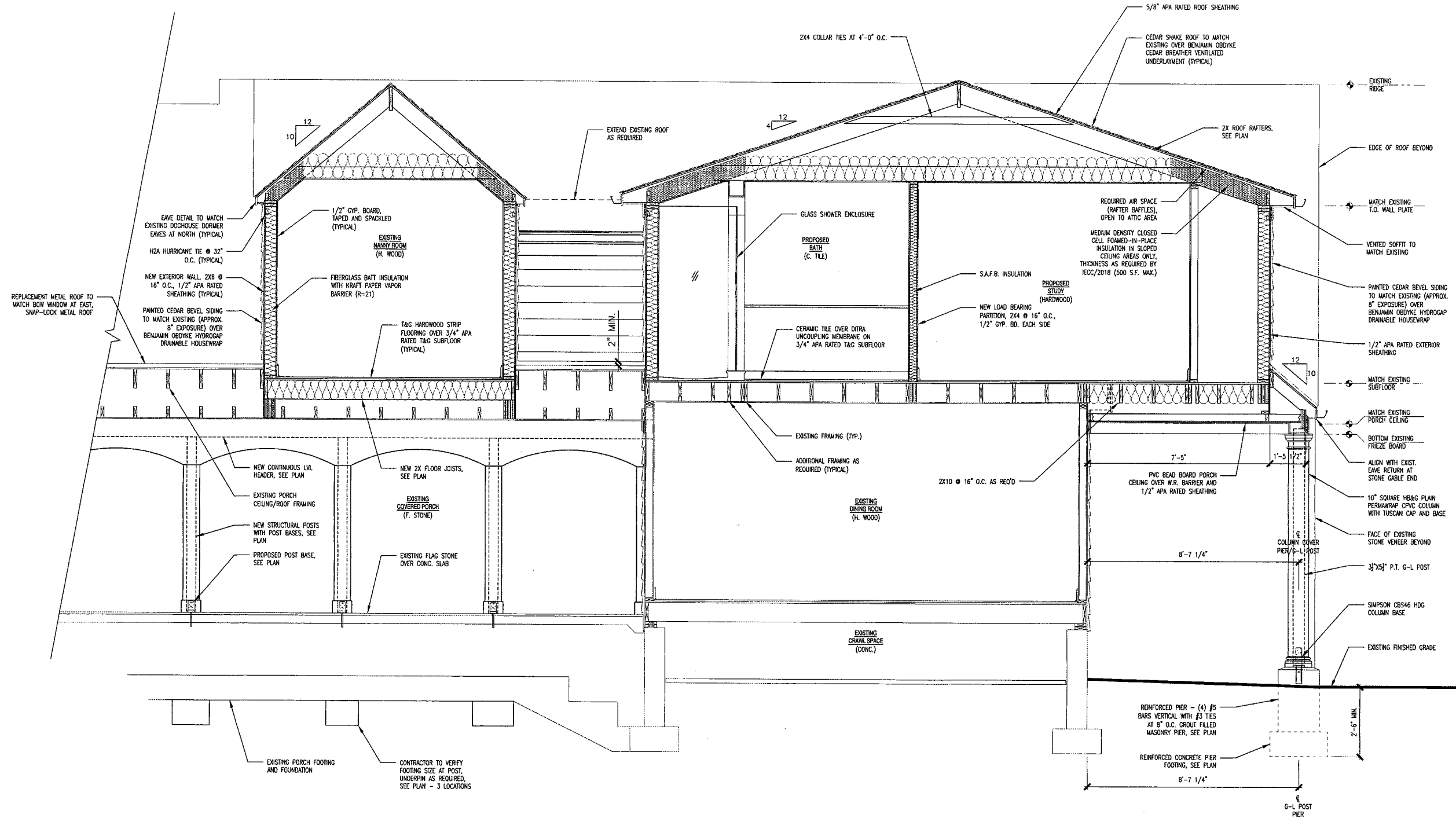
DRAWING TITLE:
BUILDING CROSS SECTION



A3.0

SHEET 6 OF 11

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5 BUILDING CROSS SECTION
A3.0 SCALE: 1/2"=1'-0"