

# 110 County Rd, Demarest, NJ 07627

TAX LOT NO 307 BLOCK NO. 91

## COUNTY OF BERGEN, STATE OF NEW JERSEY

**LUMEN**  
 ARCHITECTURAL ENGINEERING, P.C.  
 42 CLINTON PL, HACKENSACK, NJ 07601  
 12 EAST 3RD STREET, MOUNT VERNON, NY 10550  
 PH(917)715-4899 FAX(212)253-4165  
 Robert@LUMEN.us  
 www.LUMEN.us



**LIST OF DRAWINGS**

- 1/6 COVER SHEET
- 2/6 EXISTING & DEMO PLAN
- 3/6 PROPOSED SITE PLAN
- 4/6 CONSTRUCTION DETAIL
- 5/6 PROPOSED FLOOR PLAN
- 6/6 PROPOSED ELEVATION

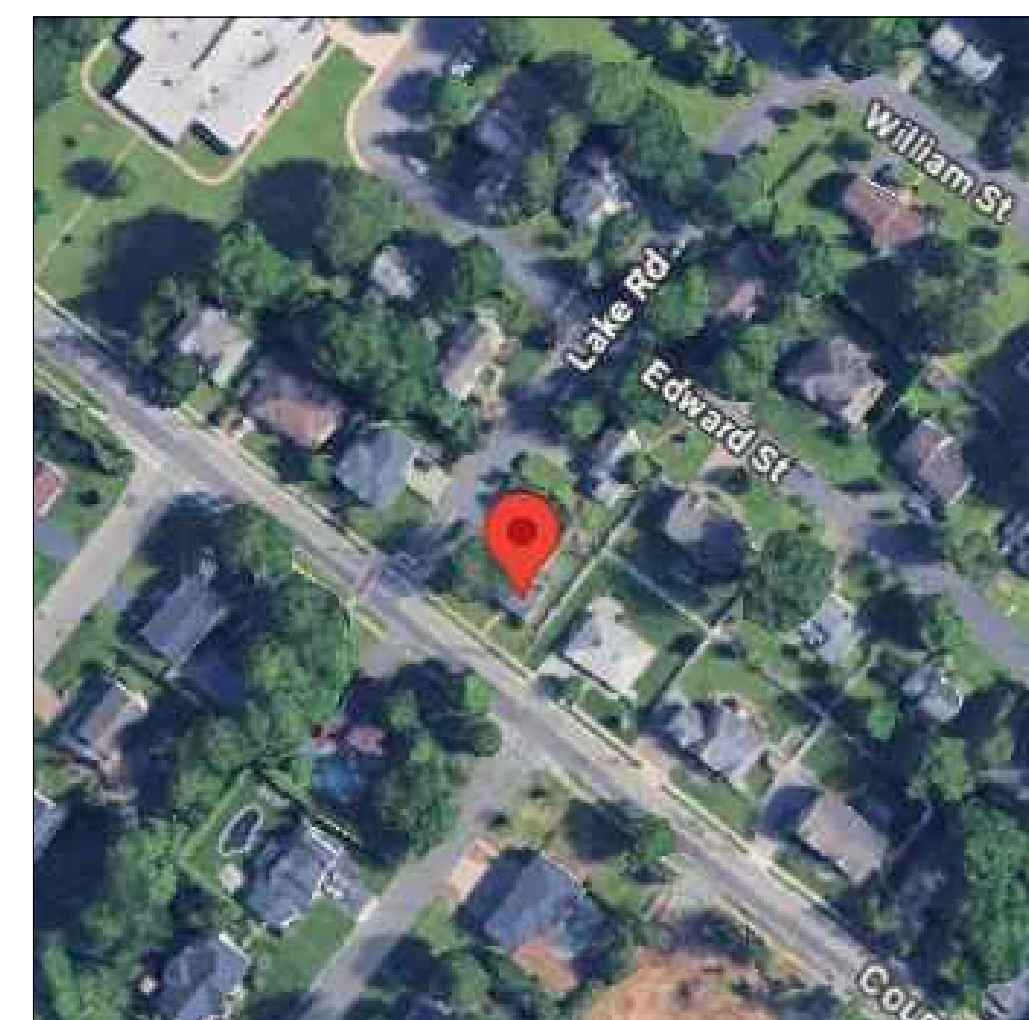
**PROJECT DIRECTORY**

**APPLICANT:**  
 KNS PROPERTY HOLDINGS, LLC / KISOOK CHOE

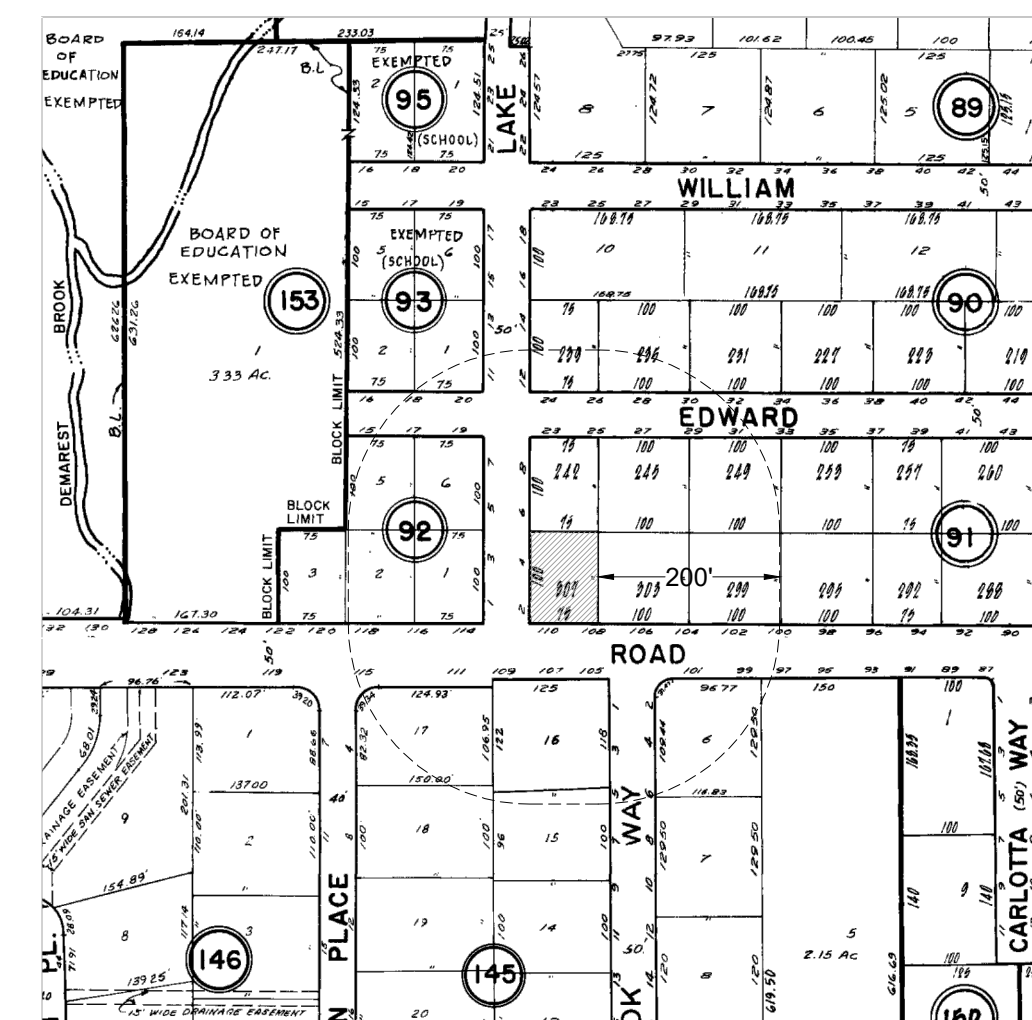
**ATTORNEY:**  
 LAW OFFICE OF CARMINE R. ALAMPI, LLC

**ARCHITECT & ENGINEER:**  
 LUMEN ARCHITECTURAL ENGINEERING P.C.

**SURVEYOR:**  
 KOESTNER ASSOCIATE



VICINITY MAP SCALE : N.T.S.



TAX MAP SCALE : N.T.S.

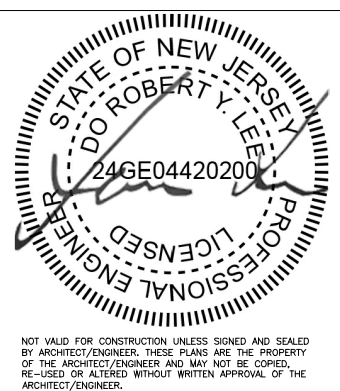


ZONING MAP SCALE : N.T.S.

REVISIONS

△	1ST REVISION PER COMMENTS	11.17.2025

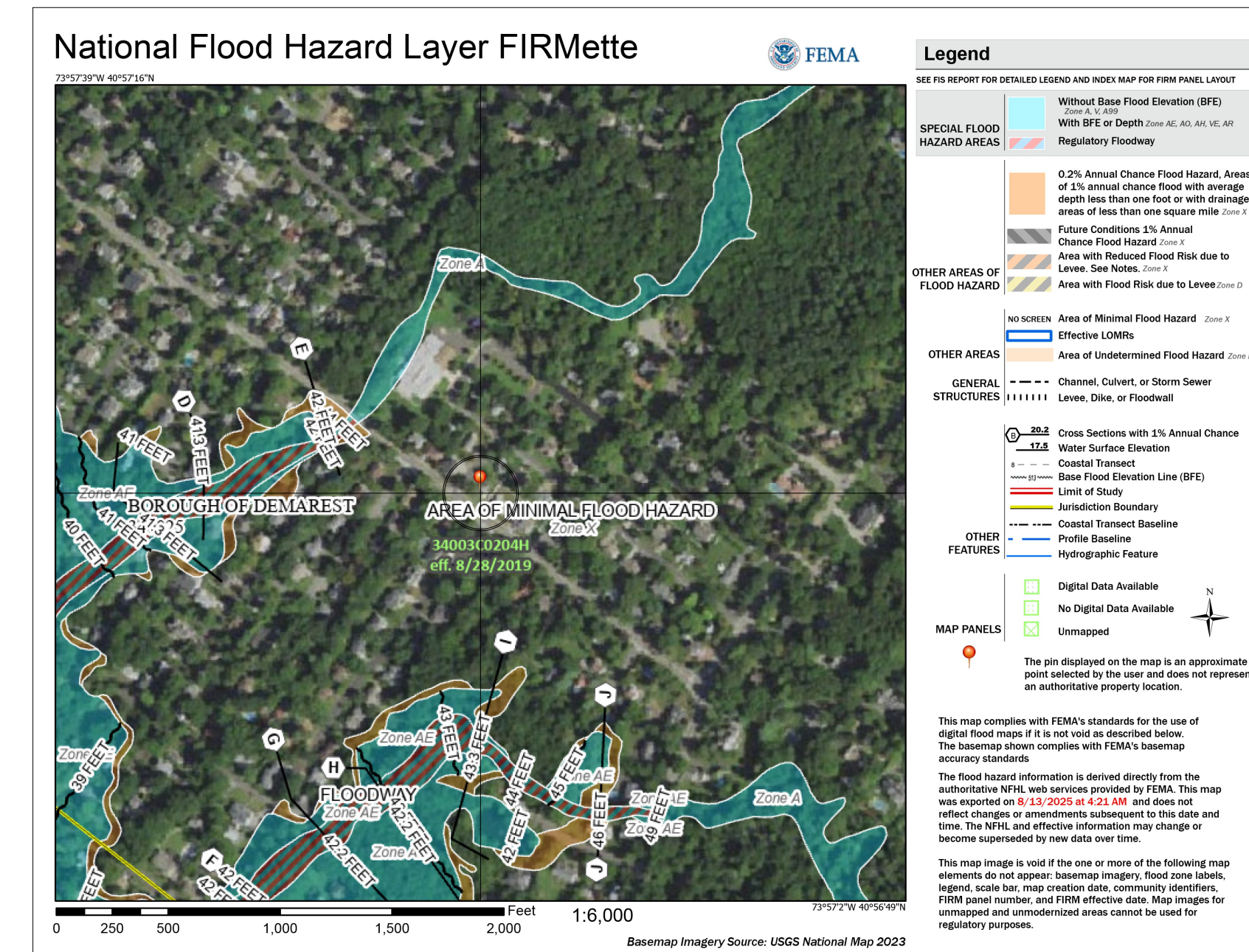
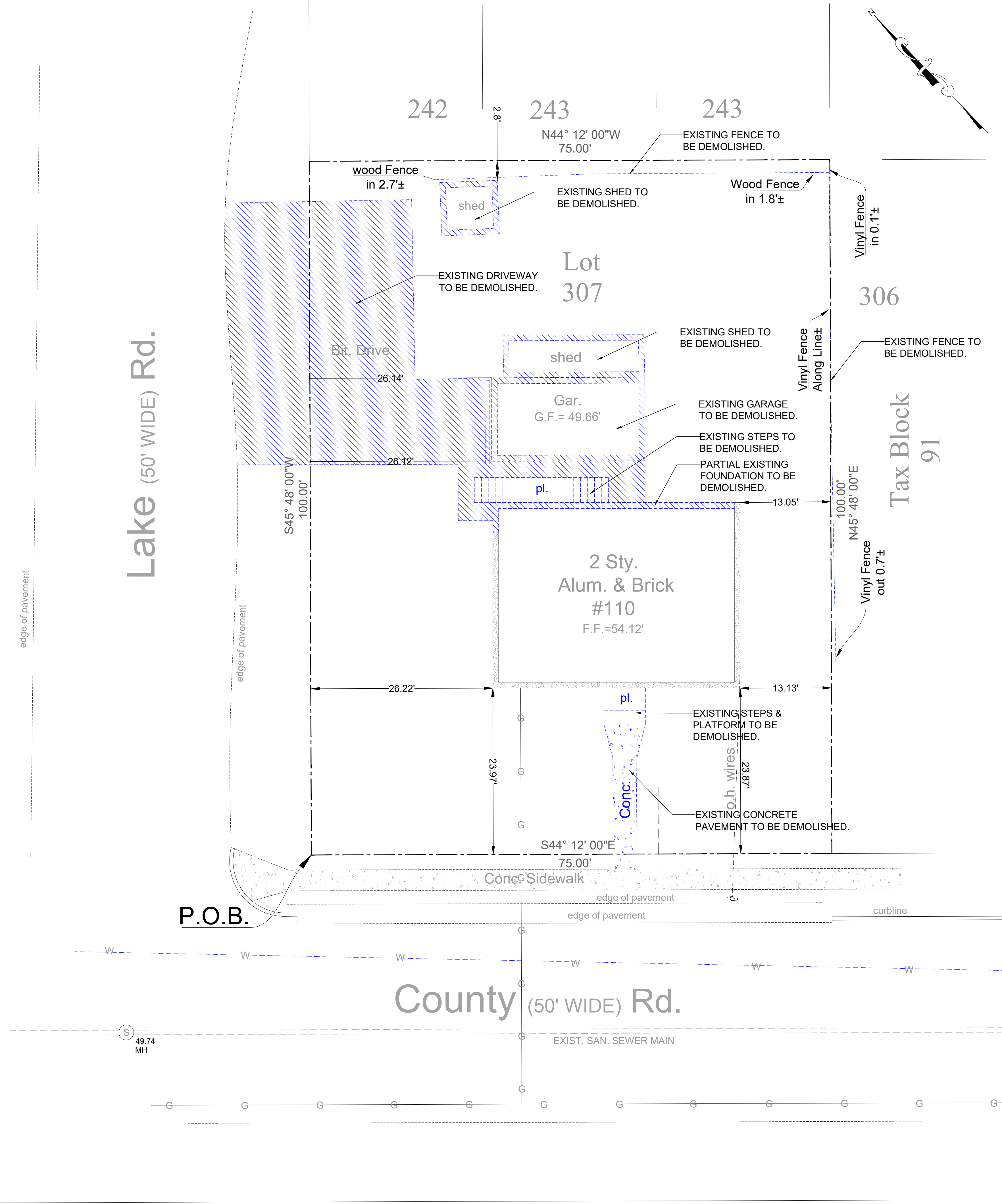
PROJECT NO.  
 025070101.01  
 SCALE AS NOTED  
 DATE AUG. 12, 2025  
 DRAWN BY  
 EJ  
 CHECKED BY  
 RL



DRAWING TITLE  
 COVER PAGE

DRAWING NUMBER  
 G-100.00

Copyright © 2016-LUMEN  
 No Reissuing Or Reproductions Without Written  
 Permission From LUMEN

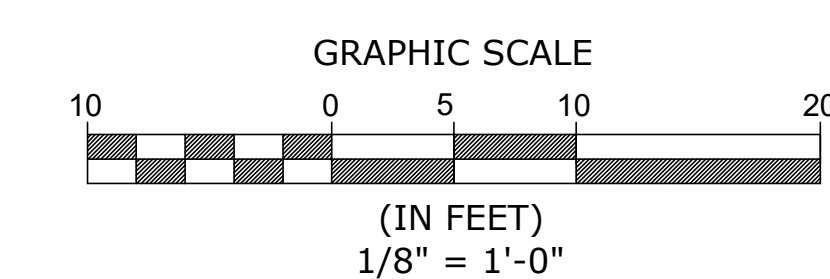


FEMA MAP SCALE : N.T.S.

- FLOOD HAZARD NOTES:**
1. THE SITE IS NOT IN A DESIGNATED WETLANDS AREA.
  2. THE SITE IS NOT LOCATED WITHIN A RIPARIAN ZONE.
  3. THE SITE IS NOT LOCATED WITHIN A FLOOD ZONE.

LEGEND			
⊙	UTILITY POLE	TW	TOP OF WALL
☆	LIGHT POLE	BW	BOTTOM OF WALL
■	TRAFFIC SIGNAL POLE	TS	TOP OF SLOPE
⊠	JUNCTION BOX	BS	BOTTOM OF SLOPE
+	SIGN	MH	MANHOLE
⊕	FIRE HYDRANT	CB	CATCH BASIN
⊙	SANITARY MANHOLE	LI	LAWN INLET
⊙	DRAINAGE MANHOLE	INV	INVERT ELEVATION
■	CATCH BASIN	FF	FINISHED FLOOR ELEVATION
—	EXISTING CONTOUR	IP	IRON PIPE OR PIN
—	PROPOSED CONTOUR	RB	RE-BAR
—	EXISTING GRADE	MON	MONUMENT
—	PROPOSED GRADE	BM	BENCHMARK
TC	TOP OF CURB	⊗	EXISTING TREE
BC	BOTTOM OF CURB	⊗	EXISTING TREE TO BE REMOVED

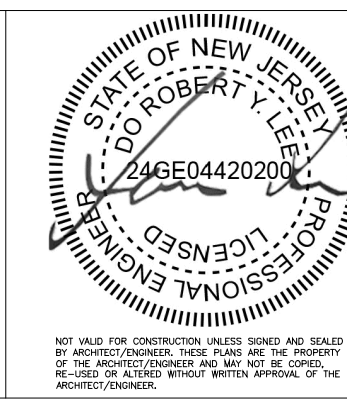
**EXISTING CONDITION & DEMO PLAN**



REVISIONS

1	1ST REVISION PER COMMENTS 11.17.2025
---	--------------------------------------

PROJECT NO.  
 025070101.01  
 SCALE AS NOTED  
 DATE AUG. 12, 2025  
 DRAWN BY  
 EJ  
 CHECKED BY  
 RL



DRAWING TITLE  
 EXISTING CONDITION & DEMO PLAN

DRAWING NUMBER  
 D-100.00

	REQUIRED	EXISTING	PROPOSED	VARIANCE
R-C	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	CONFORMING
MIN. LOT AREA	15,000 S.F.	7,500 S.F.	7,500 S.F.	EXISTING NON-CONFORMING
MIN. LOT FRONTAGE	100 FT	75 FT	75 FT	EXISTING NON-CONFORMING
MIN. LOT DEPTH	100 FT	100 FT	100 FT	CONFORMING
MAX. BUILDING COVERAGE	20%	18.8%	20.0%	CONFORMING
MAX. IMPERVIOUS COVERAGE	30%	32.3%	29.62%	CONFORMING
MAX. RESIDENTIAL AND PARKING COVERAGE	25%	17.9%	27.56%	VARIANCE
MAX. BUILDING HEIGHT(FT)	24/30	28 (V.I.F.)	29.5	CONFORMING
MIN. FRONT YARD - COUNTY RD (FT)	35	23.87	23.87	VARIANCE
MIN. FRONT YARD - LAKE RD (FT)	35	26.22	26.22	VARIANCE
MIN. REAR YARD (FT)	30	49	33.22	CONFORMING
MIN. SIDE YARD (FT)	ABUTTING A STREET	35	-	CONFORMING
	ABUTTING A LOT	15	13.1	13.05
MAX. FAR	30%	25.4%	33.12%	VARIANCE

**AVERAGE NATURAL GRADE CALC.**  
 $51.13' + 51.40' + 50.10' + 50.11' + 49.83' + 50.22' = 302.79' / 6 = 50.46'$

**BUILDING HEIGHT CALC.**  
 PEAK OF ROOF - AVERAGE NATURAL GRADE =  $79.95' - 50.46' = 29.5$  FEET

**BASEMENT CALC.**  
 BELOW GRADE / ENTIRE WALL  
 NORTH WALL: 126 S.F. / 178 S.F.  
 SOUTH WALL: 133 S.F. / 178 S.F.  
 EAST WALL: 220 S.F. / 288 S.F.  
 WEST WALL: 175 S.F. / 288 S.F.  
 TOTAL: 654 S.F. / 932 S.F. = 70%

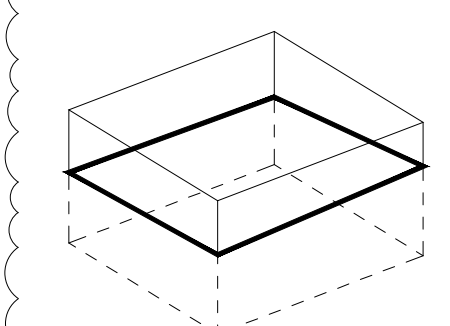
**IMPROVED LOT COVERAGE CALC.**  
 DWELLING: 1,500 S.F.  
 DRIVEWAY: 567 S.F.  
 FRONT WALK & STEPS: 120 S.F.  
 A/Cs & GENERATOR: 35 S.F.  
 TOTAL: 2,222 S.F.  
 2,222 S.F. / 7,500 S.F. = 29.62%

**BUILDING COVERAGE CALC.**  
 DWELLING: 1,500 S.F.  
 TOTAL: 1,500 S.F.  
 1,500 S.F. / 7,500 S.F. = 20.00%

**RES. & PARKING COVERAGE CALC.**  
 DWELLING: 1,500 S.F.  
 DRIVEWAY: 567 S.F.  
 TOTAL: 2,067 S.F.  
 2,067 S.F. / 7,500 S.F. = 27.56%

**LIVABLE FLOOR AREA CALC.**  
 DWELLING: 2,484 S.F.  
 TOTAL: 2,484 S.F.  
 2,484 S.F. / 7,500 S.F. = 33.12%

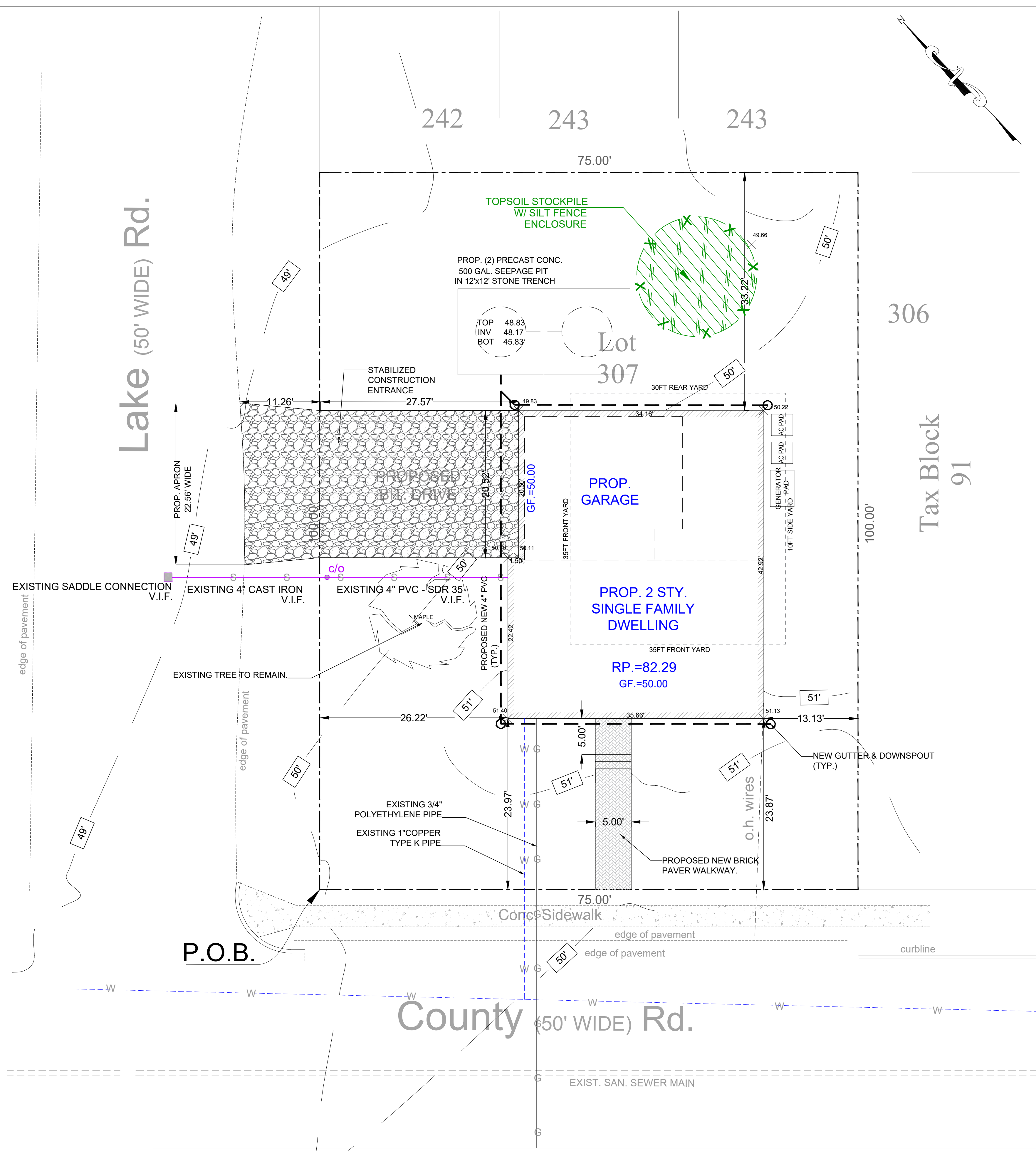
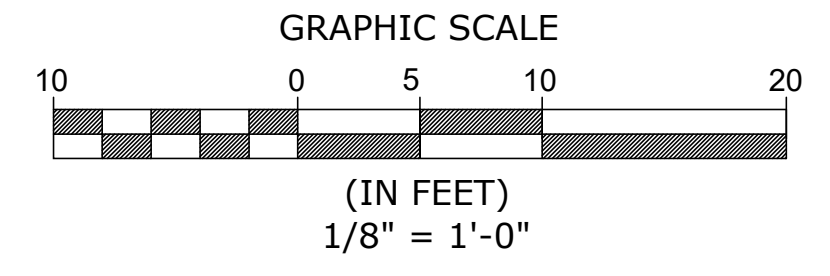
**SOIL MOVEMENT CALC.**  
 FILL TO GRADE - SHED & GARAGE:  
 453 S.F. X AVERAGE DEPTH = 453 S.F. X 2 = 906 C.F.  
 ADDITIONAL EXCAVATION FOR PROPOSED DWELLING:  
 700 S.F. X 3 FT = 2,100 C.F.  
 TOTAL AMOUNT OF SOIL NEEDED:  
 2,100 - 906 = 1,194 C.F. = 44.22 C.Y.



**LEGEND**

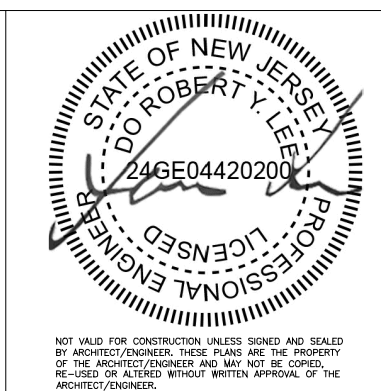
⊙	UTILITY POLE	TW	TOP OF WALL
☆	LIGHT POLE	BW	BOTTOM OF WALL
■	TRAFFIC SIGNAL POLE	TS	TOP OF SLOPE
⊠	JUNCTION BOX	BS	BOTTOM OF SLOPE
+	SIGN	MH	MANHOLE
⊕	FIRE HYDRANT	CB	CATCH BASIN
⊙	SANITARY MANHOLE	LI	LAWN INLET
⊖	DRAINAGE MANHOLE	INV	INVERT ELEVATION
■	CATCH BASIN	FF	FINISHED FLOOR ELEVATION
---	EXISTING CONTOUR	IP	IRON PIPE OR PIN
---	PROPOSED CONTOUR	RB	RE-BAR
---	EXISTING GRADE	MON	MONUMENT
---	PROPOSED GRADE	BM	BENCHMARK
TC	TOP OF CURB	⊗	EXISTING TREE
BC	BOTTOM OF CURB	⊗	EXISTING TREE TO BE REMOVED

## PROPOSED SITE PLAN



REVISIONS  
 1ST REVISION PER COMMENTS 11.17.2025

PROJECT NO.  
025070101.01  
 SCALE AS NOTED  
 DATE AUG. 12, 2025  
 DRAWN BY  
EJ  
 CHECKED BY  
RL



DRAWING TITLE  
 PROPOSED SITE PLAN

DRAWING NUMBER  
 S-100.00

**GENERAL NOTES:**

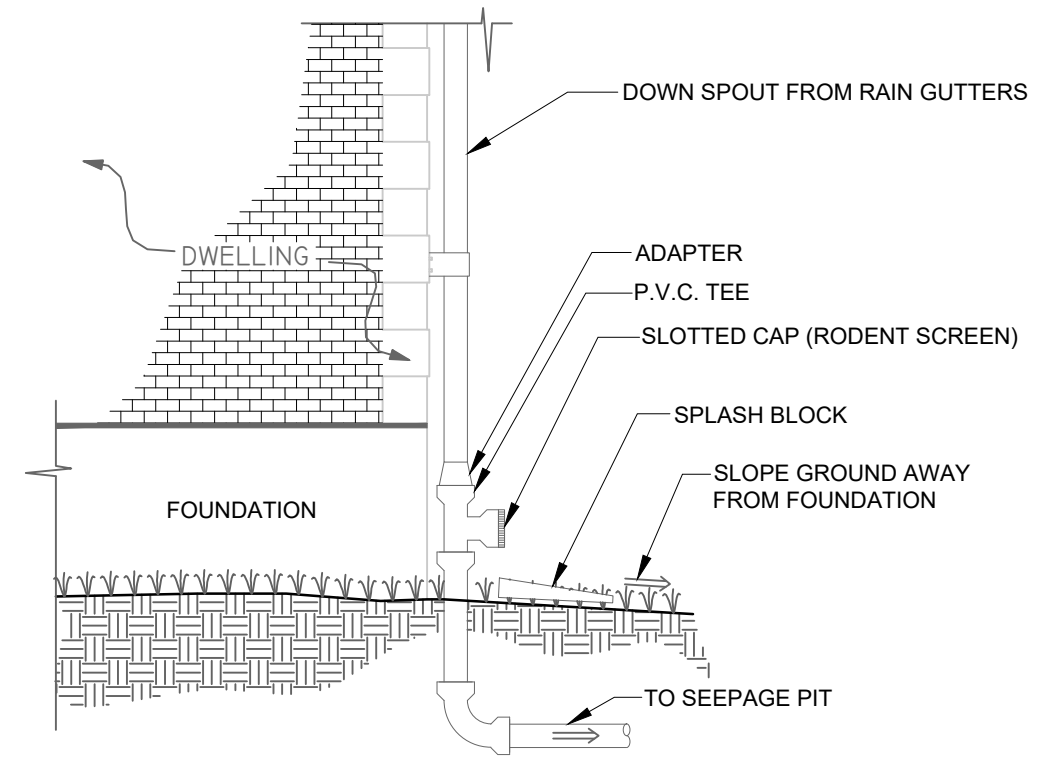
- BOUNDARY AND TOPOGRAPHIC INFORMATION AS PER SURVEY PREPARED BY KOESTER ASSOCIATE.
- ALL CONSTRUCTION WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NEW JERSEY UNIFORM CONSTRUCTION CODE, FEDERAL, STATE, AND LOCAL REQUIREMENTS, MANUFACTURER'S INSTALLATION REQUIREMENTS AND PROCEDURES, AND GOOD CONSTRUCTION AND ENGINEERING PRACTICE AS PERTAINS TO SAFETY.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THIS PLAN.
- ALL PUBLIC SIDEWALKS SHALL BE ADA COMPLIANT.
- CURBS, DRIVEWAYS, SIDEWALKS AND STORM SEWERS SHALL BE CONSTRUCTED TO BOROUGH SPECIFICATIONS.
- THE APPLICANT SHALL RESTORE ANY ROADWAY EXCAVATED EITHER BY MILLRE-PAVE OR INFRARED REPAIR METHODS.
- ANY ADJACENT STRUCTURES, RETAINING WALLS, LANDSCAPING, CURBS, PIPING, PAVEMENT, FENCES, ETC. DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED BY APPLICANT. ANY ROADWAY, CURBING, STORM INLETS, OR OTHER PUBLIC PROPERTY ALONG THE PROPERTY FRONTAGE DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE APPLICANT TO THE SATISFACTION OF THE BOROUGH'S CONSTRUCTION AND/OR ENGINEERING DEPARTMENTS.
- ALL ROOF LEADERS SHALL BE CONNECTED INTO THE PROPOSED DRAINAGE SYSTEM. ALL PVC PIPING TO BE MIN. SCH. 40. LEAF GUARDS OR SCREENS SHALL BE PROVIDED FOR ALL GUTTERS TO PREVENT LEAFS AND DEBRIS FROM ENTERING THE DRAINAGE SYSTEM.
- PRIOR TO THE ORDERING OF MATERIALS AND THE INSTALLATION OF THE RETENTION SYSTEM, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE SEASONAL HIGH WATER TABLE (SHWT) AND SOIL INFILTRATION RESULTS TO SUPPORT THE PROPOSED SYSTEM THE APPLICANT SHALL PROVIDE THE RESULT TO THE BOROUGH ENGINEER FOR REVIEW AND APPROVAL. IF SOILS ARE UNFAVORABLE, THE APPLICANT IS RESPONSIBLE FOR SUBMITTING REVISED PLANS.
- THE DRAINAGE SYSTEM SHALL BE MAINTAINED ON A PERIODIC BASIS. AT A MINIMUM, THE SEEPAGE PIT ARE TO BE INSPECTED FOUR TIMES A YEAR OR AFTER RAINFALL EVENTS GREATER THAN 1". DEBRIS AND OBSTRUCTIONS SHALL BE CLEARED AND ALL NECESSARY REPAIRS MADE. OPERATION, MAINTENANCE AND REPAIRS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL TRANSFER TO ANY FUTURE PROPERTY OWNERS AND SHALL BE MADE IN ACCORDANCE WITHIN THE WITHIN THE NEW JERSEY STORM WATER BEST MANAGEMENT PRACTICES (BMP) MANUAL.
- LOCATION, DEPTH, MATERIAL, AND SIZE OF PROPOSED UTILITY CONNECTIONS TO BE COORDINATED WITH APPLICABLE UTILITY COMPANIES, ARCHITECT AND/OR MECHANICAL ENGINEER. ELECTRIC AND TELECOM LINES TO BE INSTALLED UNDERGROUND IF PERMITTED BY THE ELECTRICAL UTILITY.
- CONTRACTOR SHALL GRADE THE SITE IN SUCH A MANNER SO AS TO DIRECT OVERLAND STORM-WATER RUNOFF AWAY FROM ADJOINING PROPERTIES.

**SOIL EROSION CONSTRUCTION SEQUENCE:**

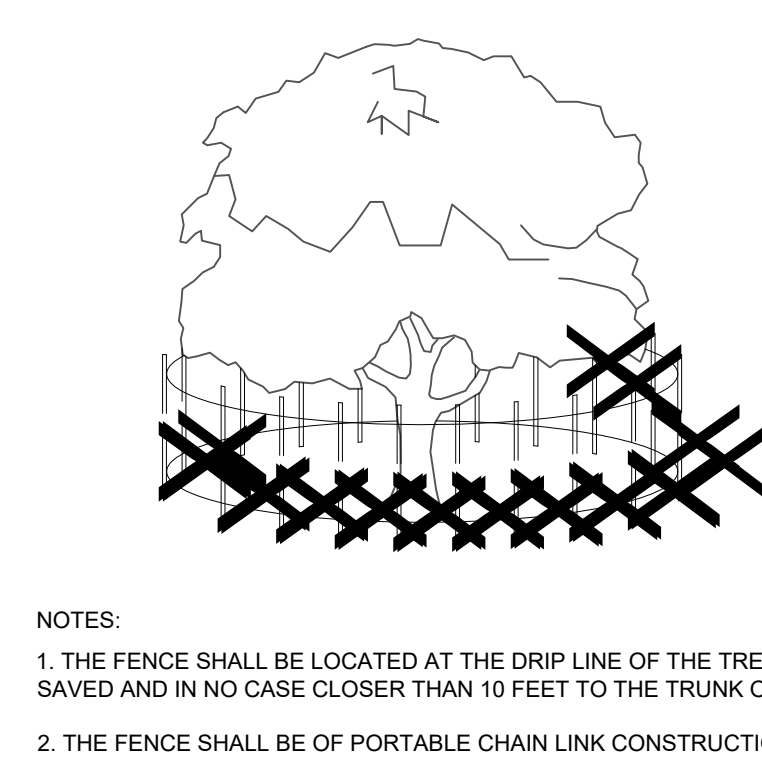
- DEMOLISH EXISTING BUILDING AND STRUCTURES. REMOVE EXISTING PAVEMENT AND CURBS - 1ST WEEK.
- INSTALL CONSTRUCTION ENTRANCE, SILT FENCES, STRIP TOPSOIL - 1ST - 3RD DAY
- CONSTRUCT PROPOSED STORM DRAINAGE SYSTEM. INSTALL INLET FILTERS - 2ND WEEK
- EXCAVATE AND ROUGH GRADE SITE. TEMPORARY SEED/MULCH DISTURBED AREAS 3RD - 4TH WEEK.
- CONSTRUCT PROPOSED BUILDING AND RETAINING WALLS - 4TH WEEK - 52ND WEEK
- BACKFILL FOUNDATION - 6TH WEEK.
- CONSTRUCT PROPOSED CURBING - 48TH WEEK.
- PAVE PARKING AREAS AND DRIVEWAYS - 50TH WEEK.
- FINAL GRADING, UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE - 51ST WEEK.
- PLANTING, SEEDING, REMOVAL OF SOIL EROSION PROTECTION MEASURES UPON PERMITTED STABILIZATION OF PREVIOUSLY EXPOSED AREAS - 52ND WEEK.

**SOIL EROSION AND SEDIMENT CONTROL NOTES:**

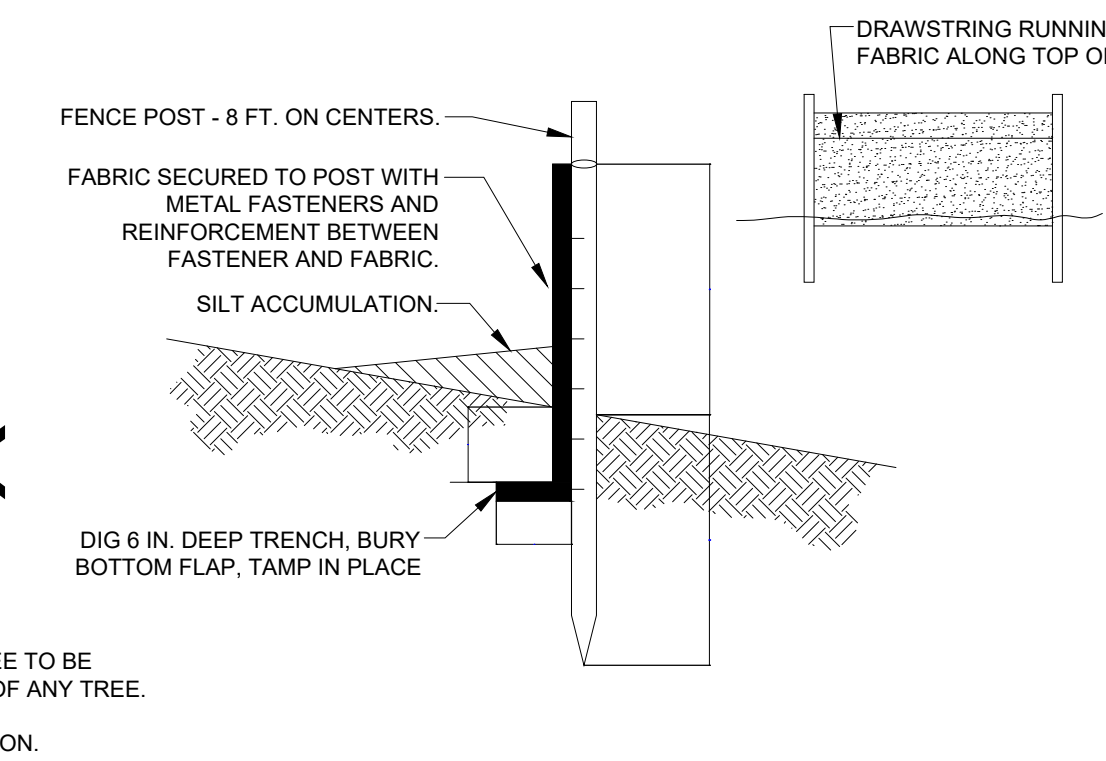
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS), AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH UN-ROTTED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
- STABILIZATION SPECIFICATIONS:
  - TEMPORARY SEEDING AND MULCHING:
    - GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
    - FERTILIZER - APPLY 11 LBS./1,000 S.F. OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
    - SEED - PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 S.F.) OR OTHER APPROVED SEED, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
    - MULCH - UN-ROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 S.F. APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
  - PERMANENT SEEDING AND MULCHING:
    - TOPSOIL - UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4" FIRMED IN PLACE IS REQUIRED.
    - GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
    - FERTILIZER - APPLY 11 LBS./1,000 S.F. OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
    - SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (8 LBS./1,000 S.F.) OR OTHER APPROVED SEEDS, PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SUMMER SEEDING REQUIRE IRRIGATION).
    - MULCH - UN-ROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 S.F. APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
- STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAYBALE SEDIMENT BARRIER OR SILT FENCE.
- A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 1" - 2 1/2" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
- MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- DRIVEWAYS MUST BE STABILIZED WITH 1" - 2 1/2" CRUSHED STONE OR SUB-BASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
- ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 28 - 1 OF THE NJ STANDARDS.
- STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- DE-WATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS.
- DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 16-1 OF THE NJ STANDARDS.
- TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH SECTION 9-1 OF THE NJ STANDARDS.
- THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORM WATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
- ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
- A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
- THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE: BERGEN COUNTY SCD, 700 KINDERKAMACK ROAD, SUITE 106, ORADELL, NJ 07649. TEL: 201-261-4407; FAX: 201-261-7573.
- THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
- THE OWNER MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUIRES AT LEAST ONE WEEK'S NOTICE TO FACILITATE THE SCHEDULING OF ALL REPORT OF COMPLIANCE INSPECTIONS. ALL SITE WORK MUST BE COMPLETED, INCLUDING TEMPORARY/PERMANENT STABILIZATION OF ALL EXPOSED AREAS, PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.



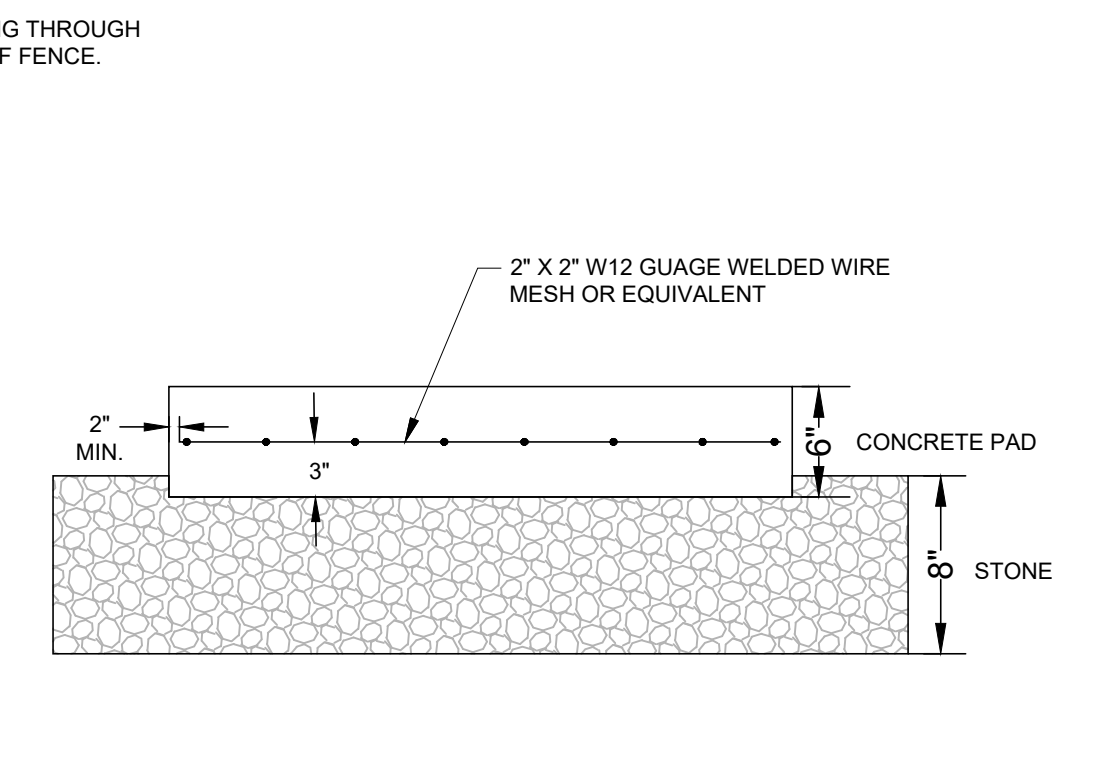
**LEADER CONNECTION DETAIL**  
NOT TO SCALE



**CORRECT FENCING FOR TREE PROTECTION DETAIL**  
NOT TO SCALE



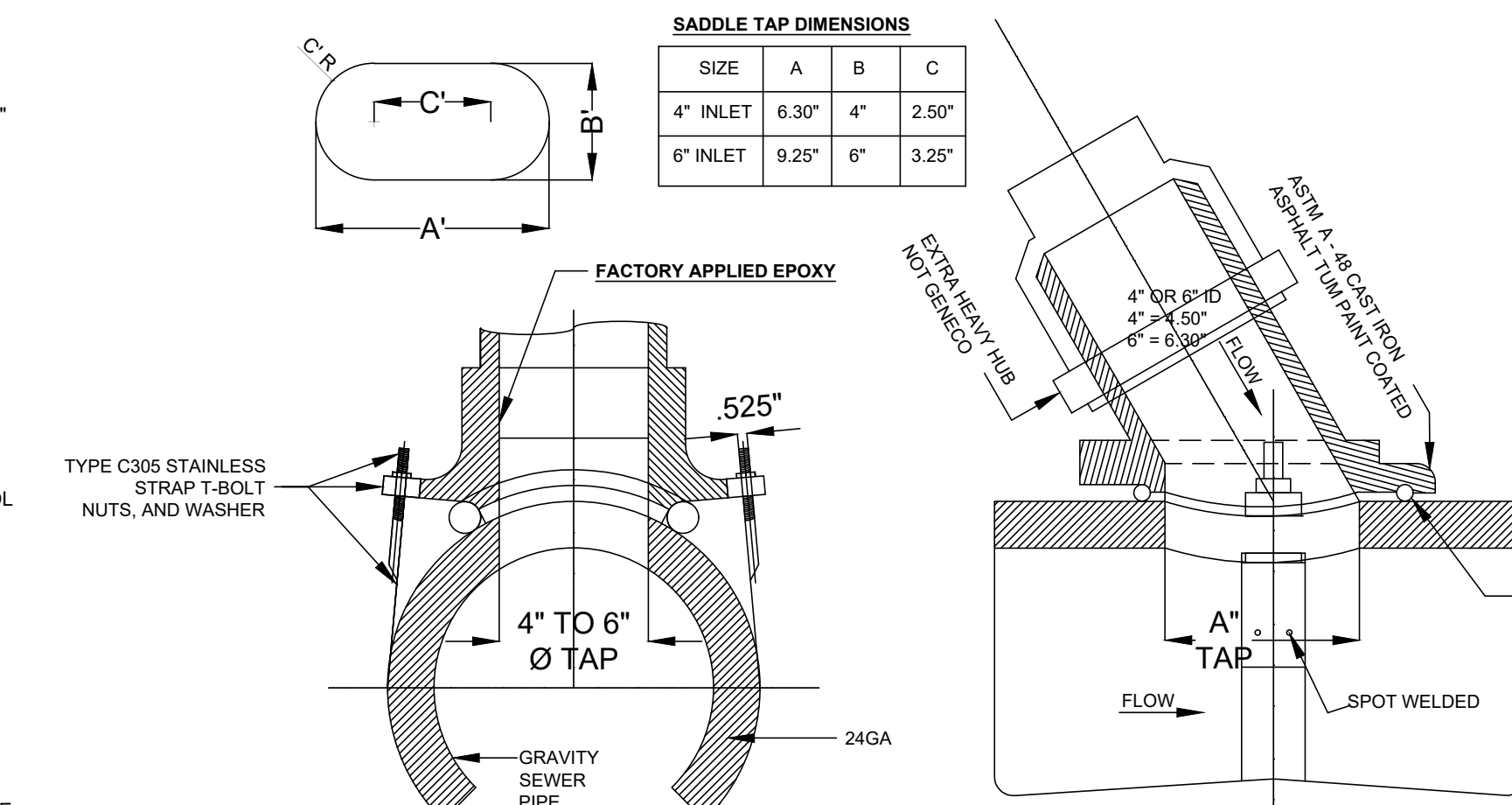
**SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL**  
NOT TO SCALE



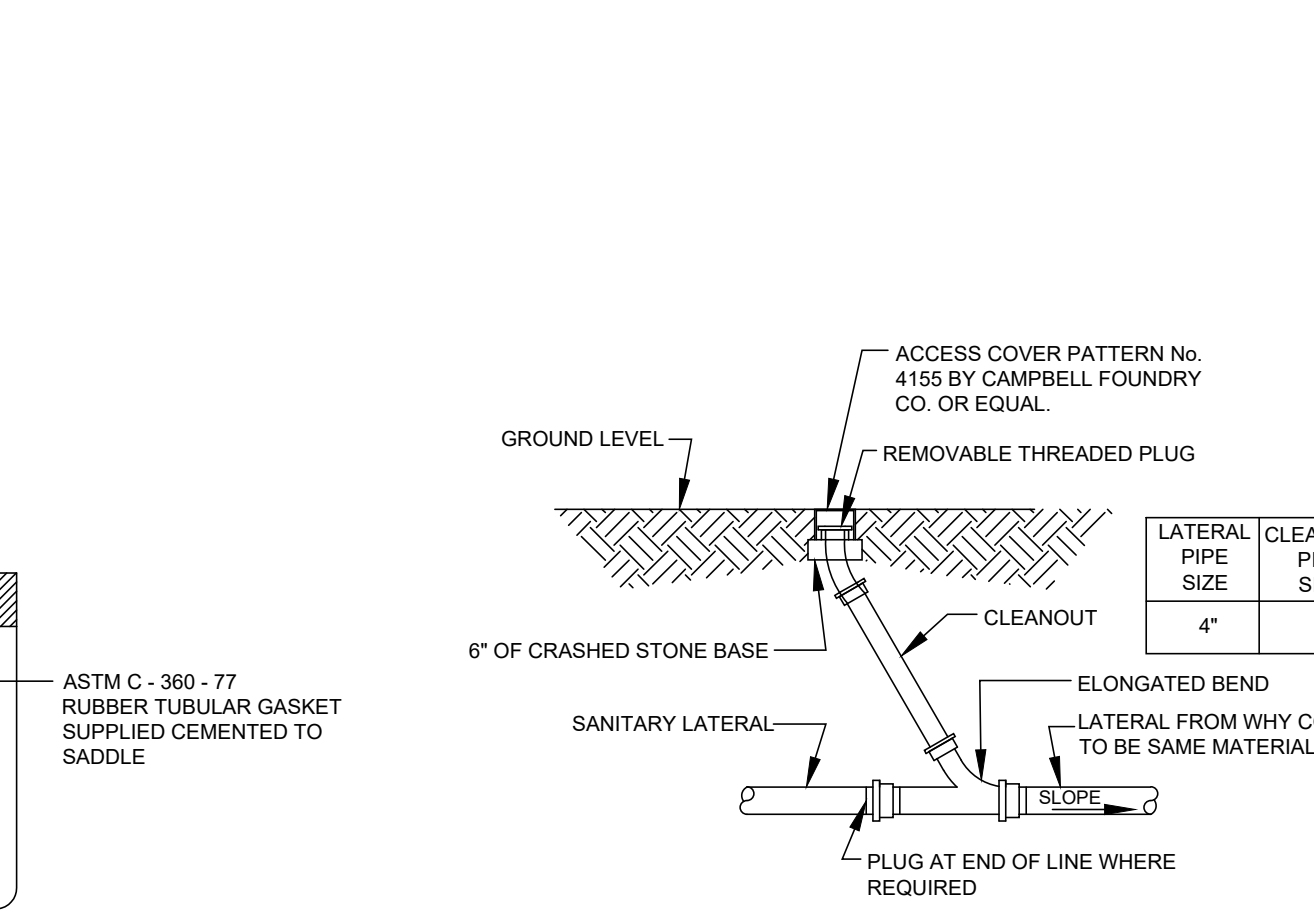
**EQUIPMENT PAD SECTION**  
NOT TO SCALE

**SADDLE TAP DIMENSIONS**

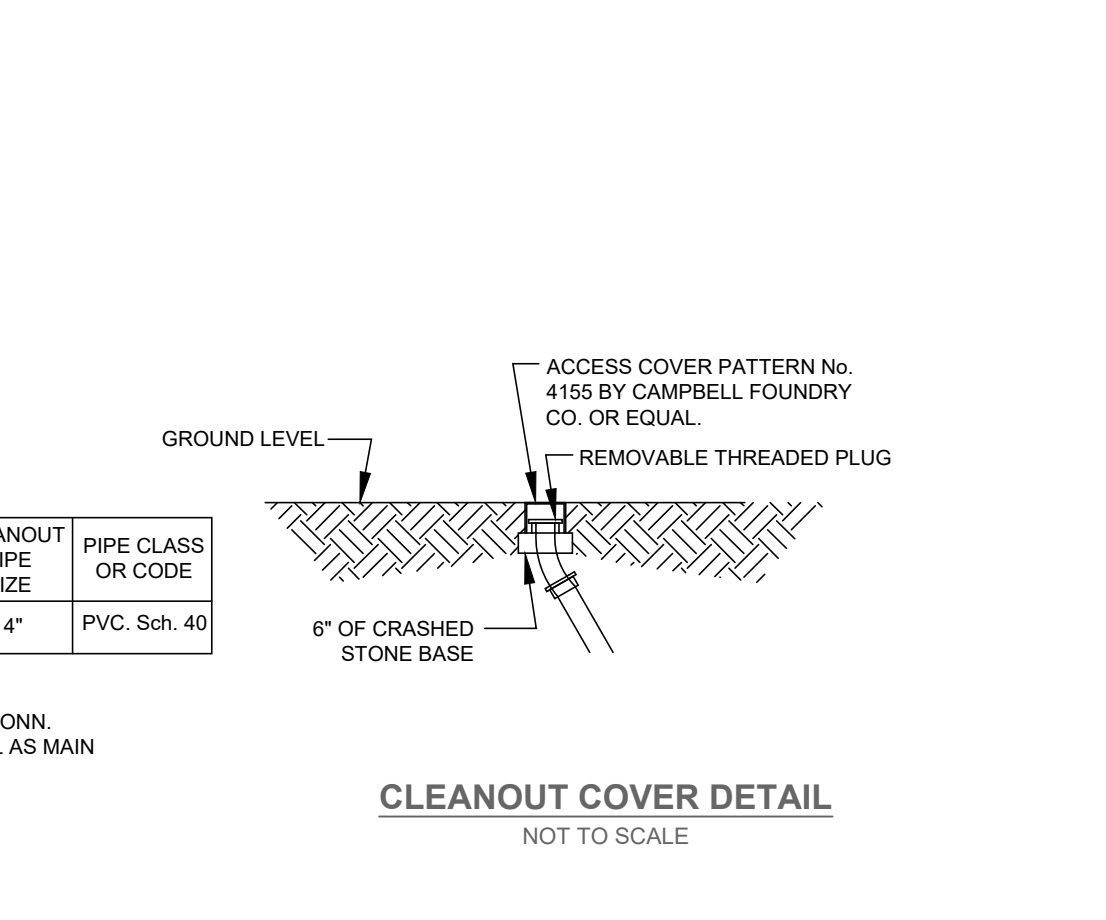
SIZE	A	B	C
4" INLET	6.30"	4"	2.50"
6" INLET	9.25"	6"	3.25"



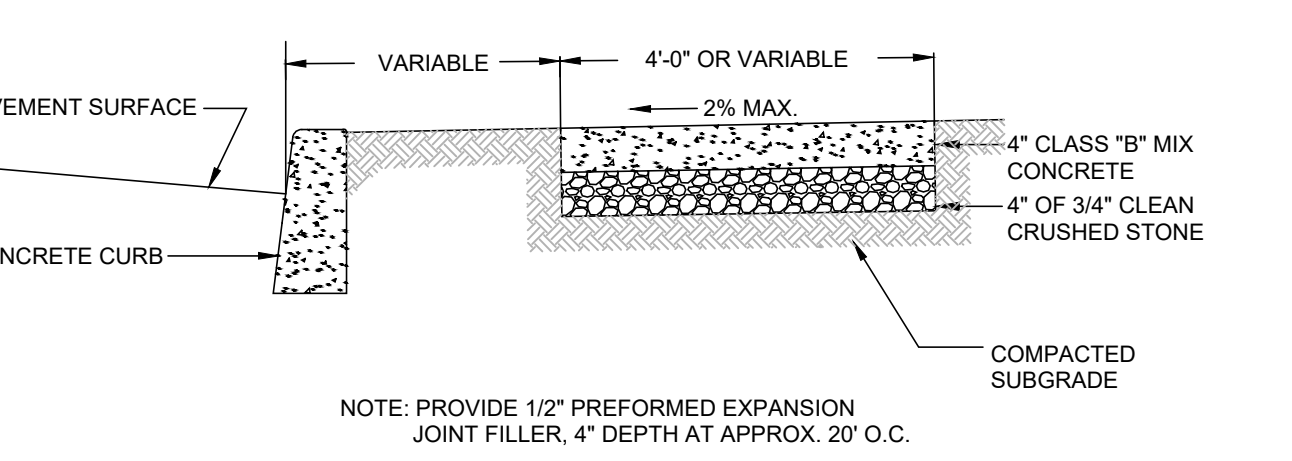
**SANITARY SEWER WYE SADDLE CONNECTION**  
NOT TO SCALE



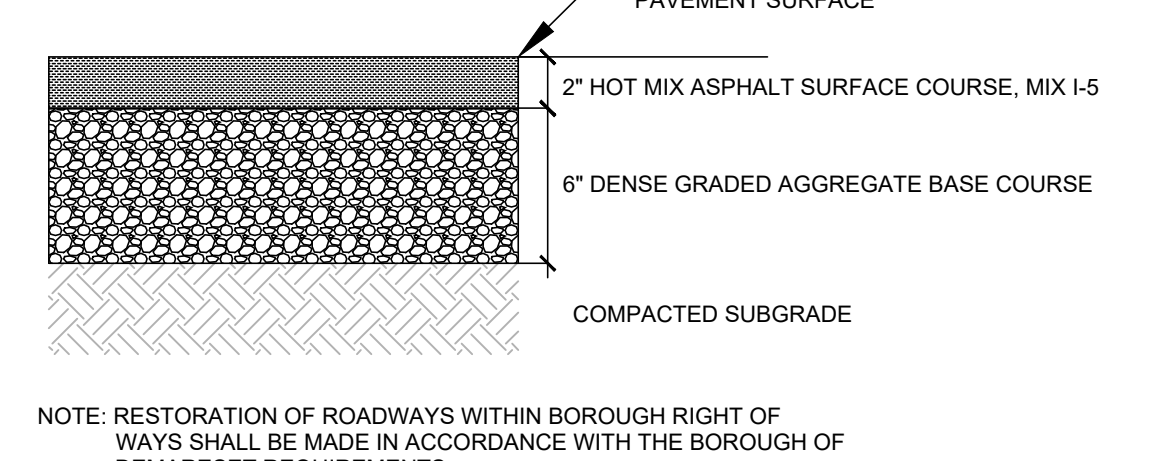
**SANITARY CLEANOUT DETAIL**  
NOT TO SCALE



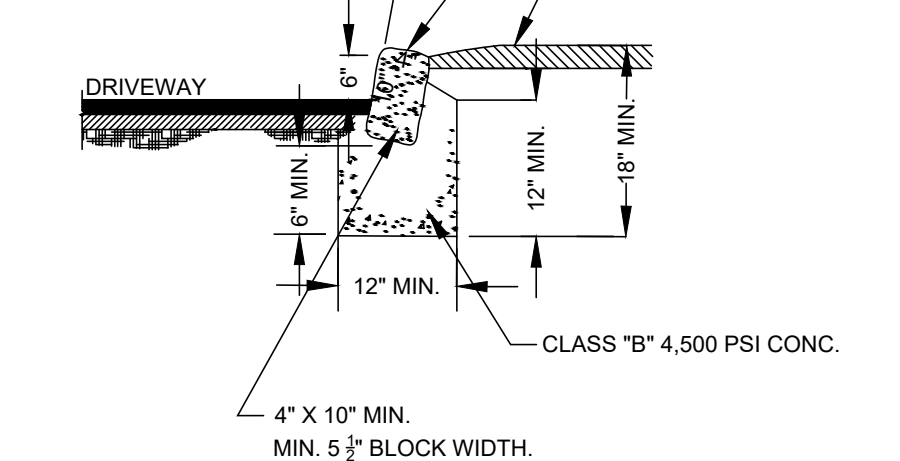
**CLEANOUT COVER DETAIL**  
NOT TO SCALE



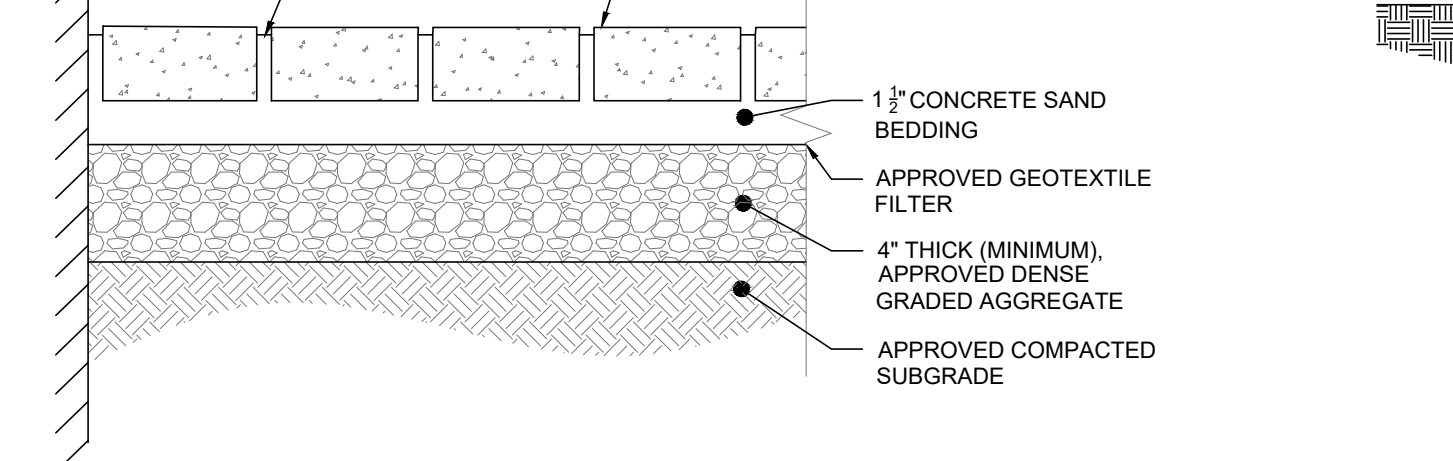
**CONCRETE SIDEWALK RESTORATION DETAIL, 4" THICK**  
NOT TO SCALE



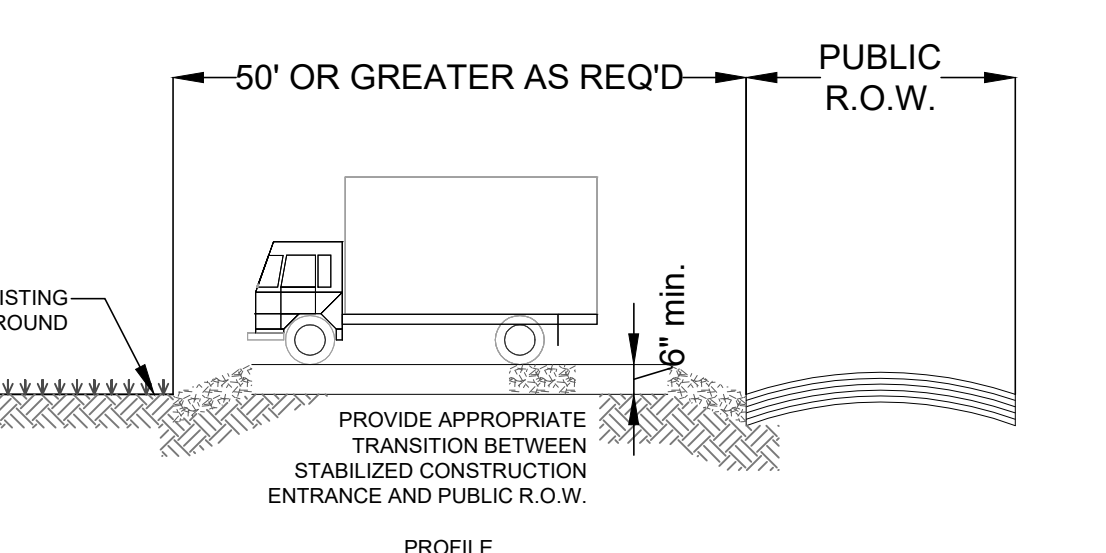
**DRIVEWAY PAVEMENT DETAIL**  
NOT TO SCALE



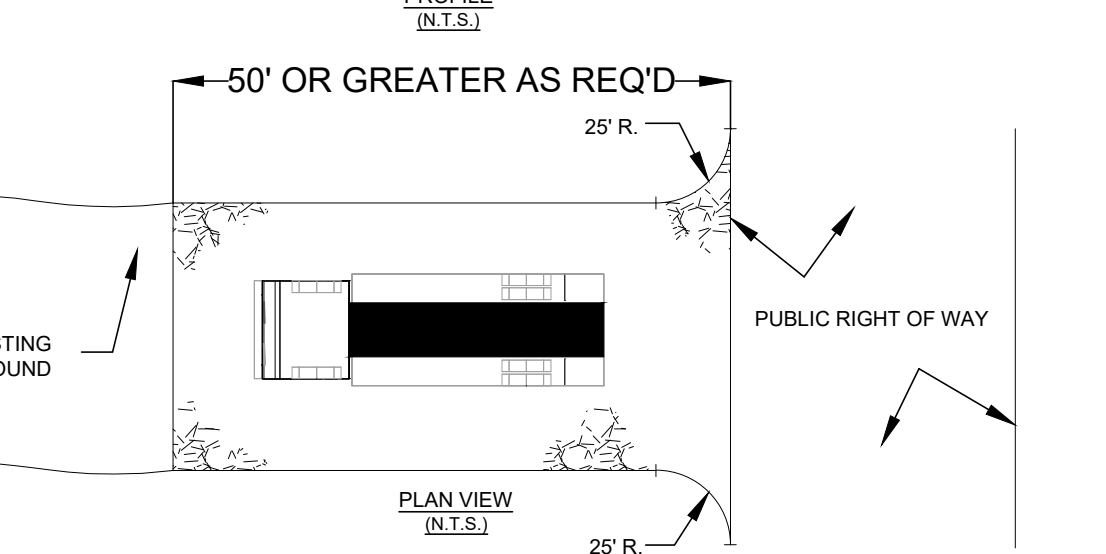
**BELGIAN BLOCK CURB DETAIL**  
NOT TO SCALE



**BRICK PAVER WALKWAY DETAIL**  
NOT TO SCALE



**STABILIZED CONST. ENT. DETAIL-2**  
NOT TO SCALE



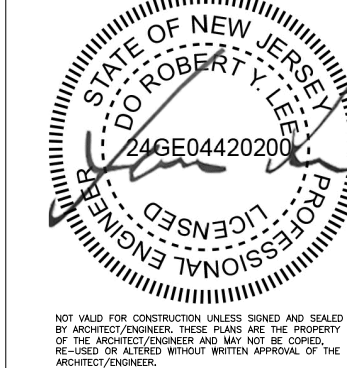
**STABILIZED CONST. ENT. DETAIL-1**  
NOT TO SCALE

**LUMEN**  
ARCHITECTURAL ENGINEERING, P.C.  
42 CLINTON PL. HACKENSACK, NJ 07601  
12 EAST 3RD STREET, MOUNT VERNON, NY 10550  
PH(917)715-4899 FAX(212)253-4165  
Robert@LUMEN.us  
www.LUMEN.us

REVISIONS

1	1ST REVISION PER COMMENTS 11.17.2025
---	--------------------------------------

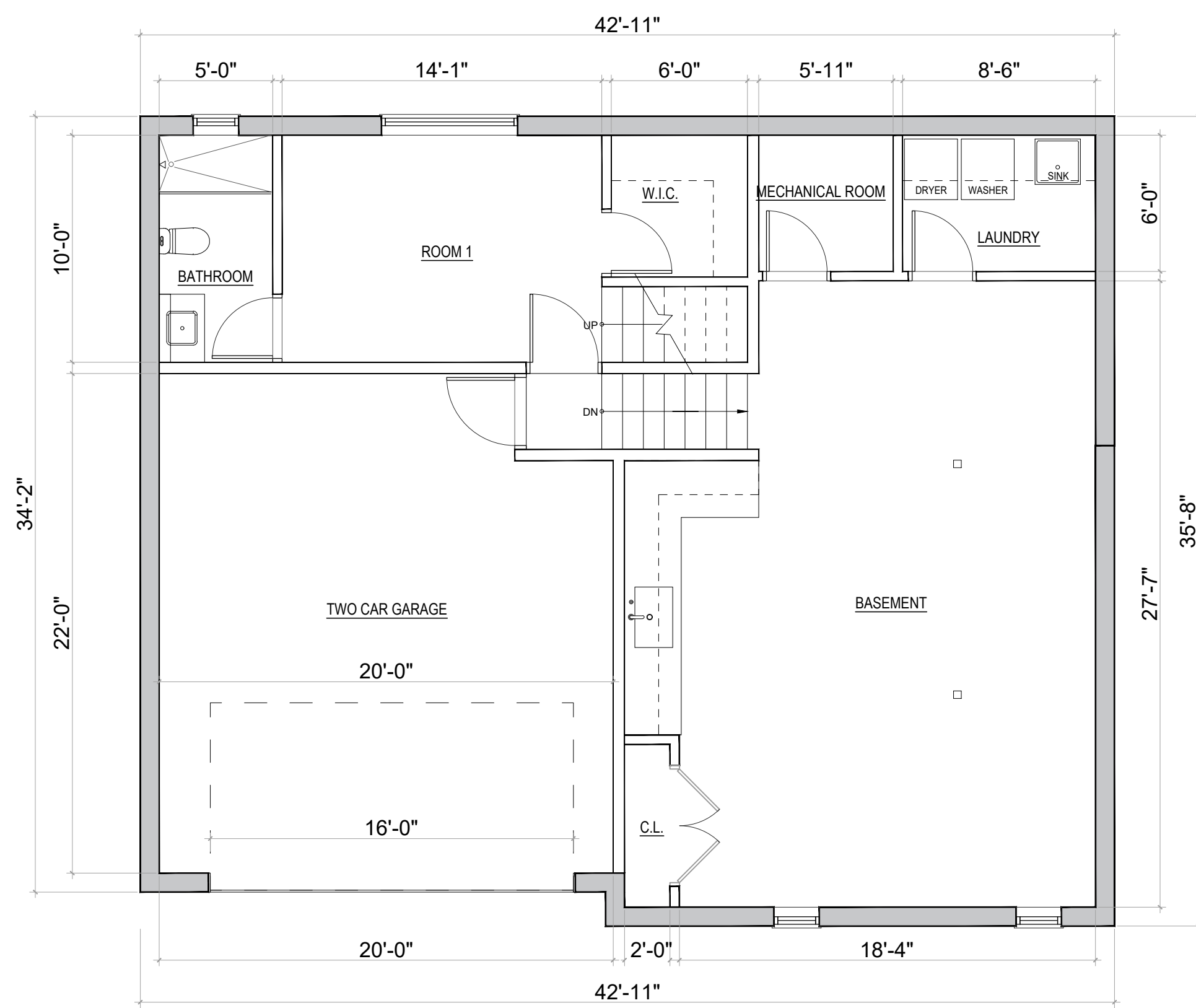
PROJECT NO. 025070101.01  
SCALE AS NOTED  
DATE AUG. 12, 2025  
DRAWN BY EJ  
CHECKED BY RL



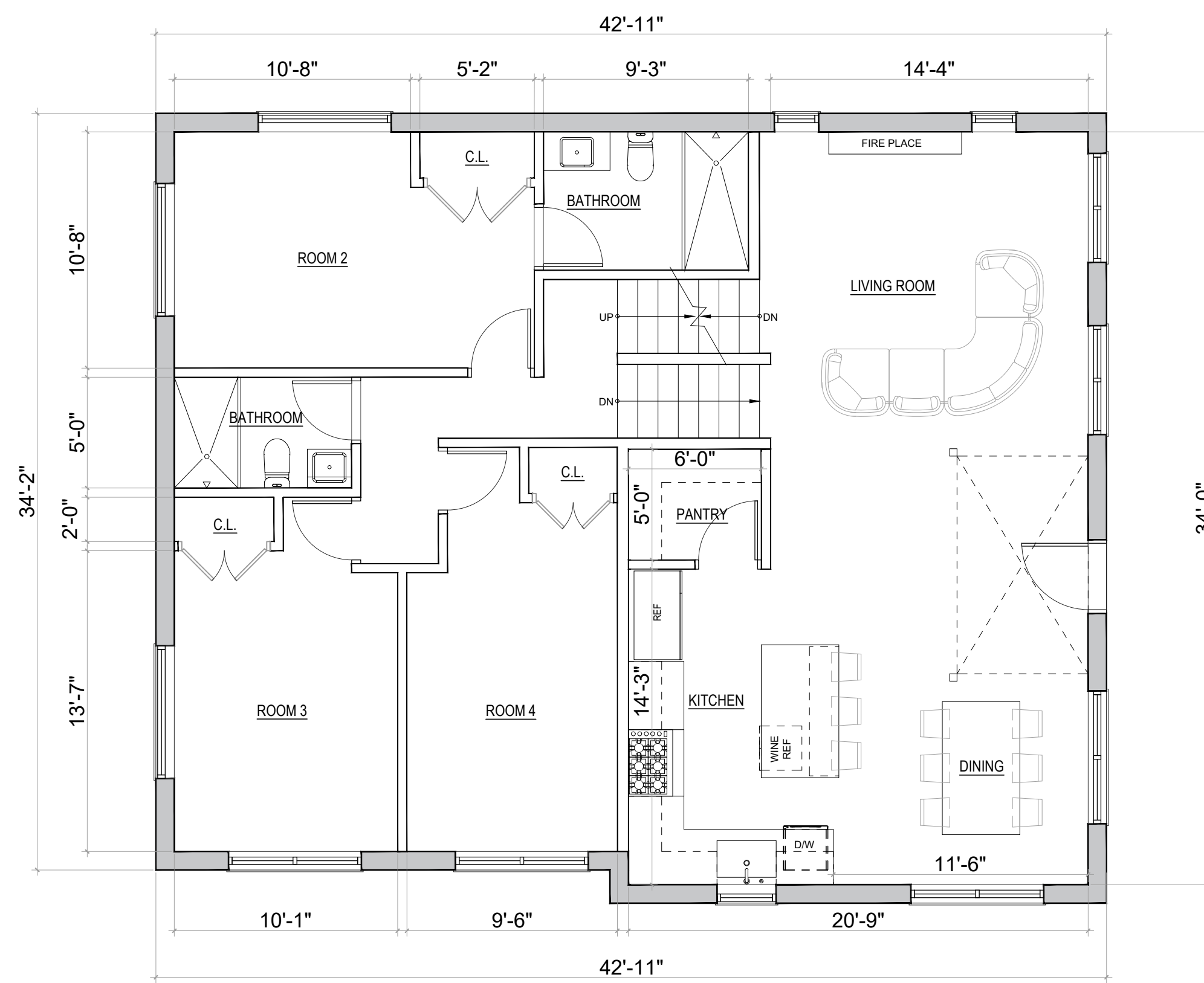
DRAWING TITLE  
**CONSTRUCTION DETAILS**

DRAWING NUMBER  
**S-101.00**

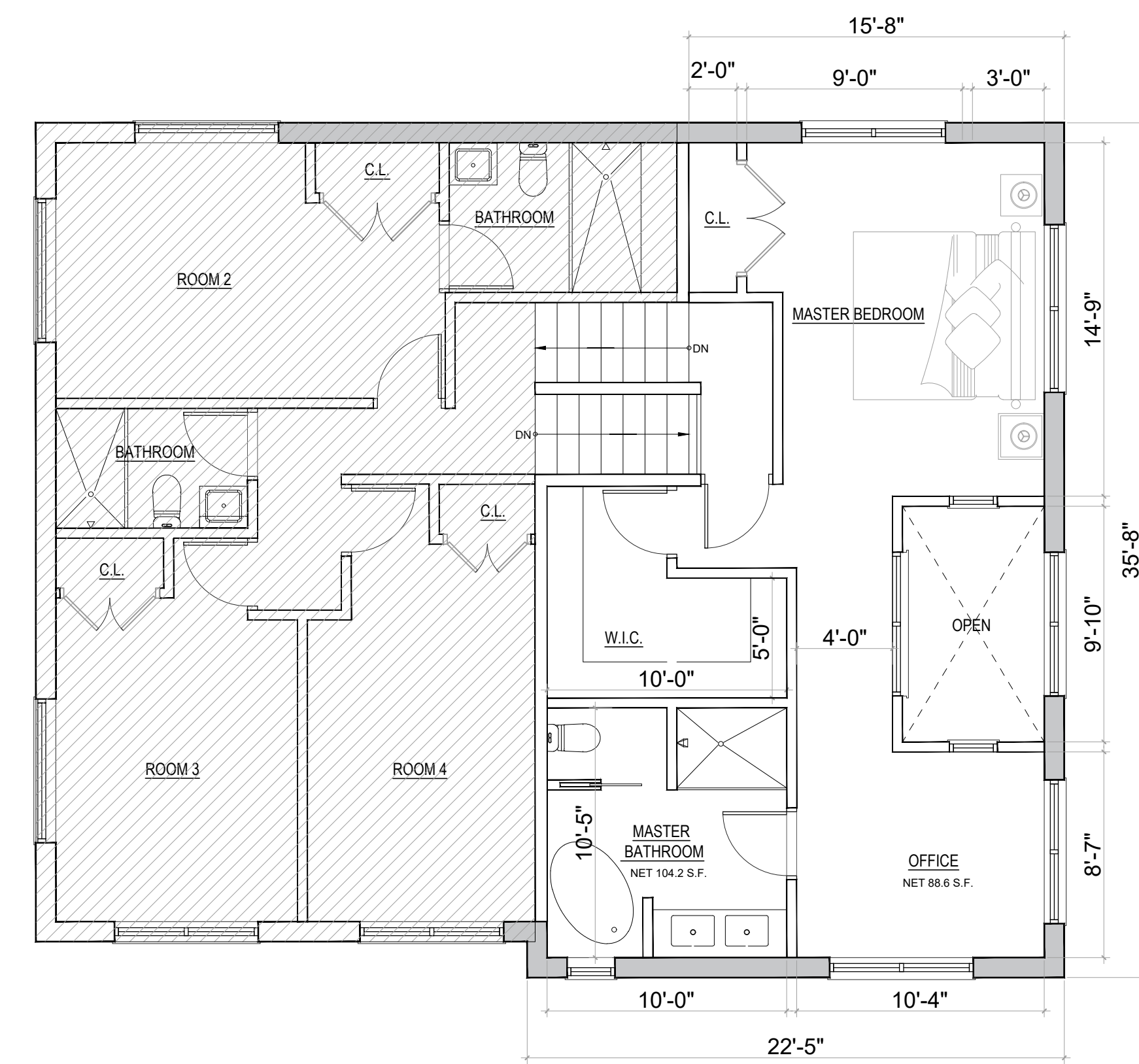
Copyright © 2016-LUMEN  
No Reissuing Or Reproductions Without Written Permission From LUMEN



1 PROPOSED 57'-0" LEVEL PLAN  
SCALE: 3/16" = 1'-0"



2 PROPOSED 63'-0" LEVEL PLAN  
SCALE: 3/16" = 1'-0"



3 PROPOSED 71'-0" LEVEL PLAN  
SCALE: 3/16" = 1'-0"

REVISIONS
1ST REVISION PER COMMENTS 11.17.2025

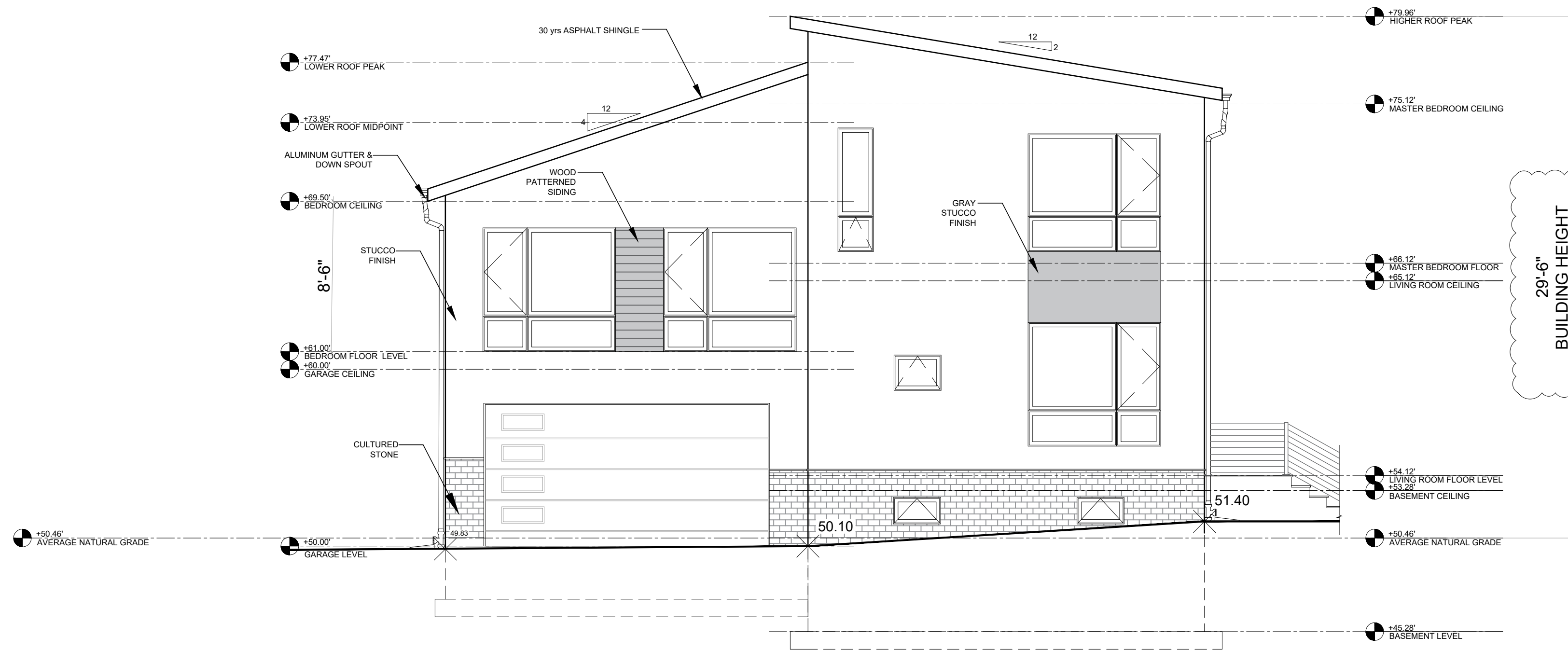
PROJECT NO.  
025070101.01  
SCALE AS NOTED  
DATE AUG. 12, 2025  
DRAWN BY  
EJ  
CHECKED BY  
RL



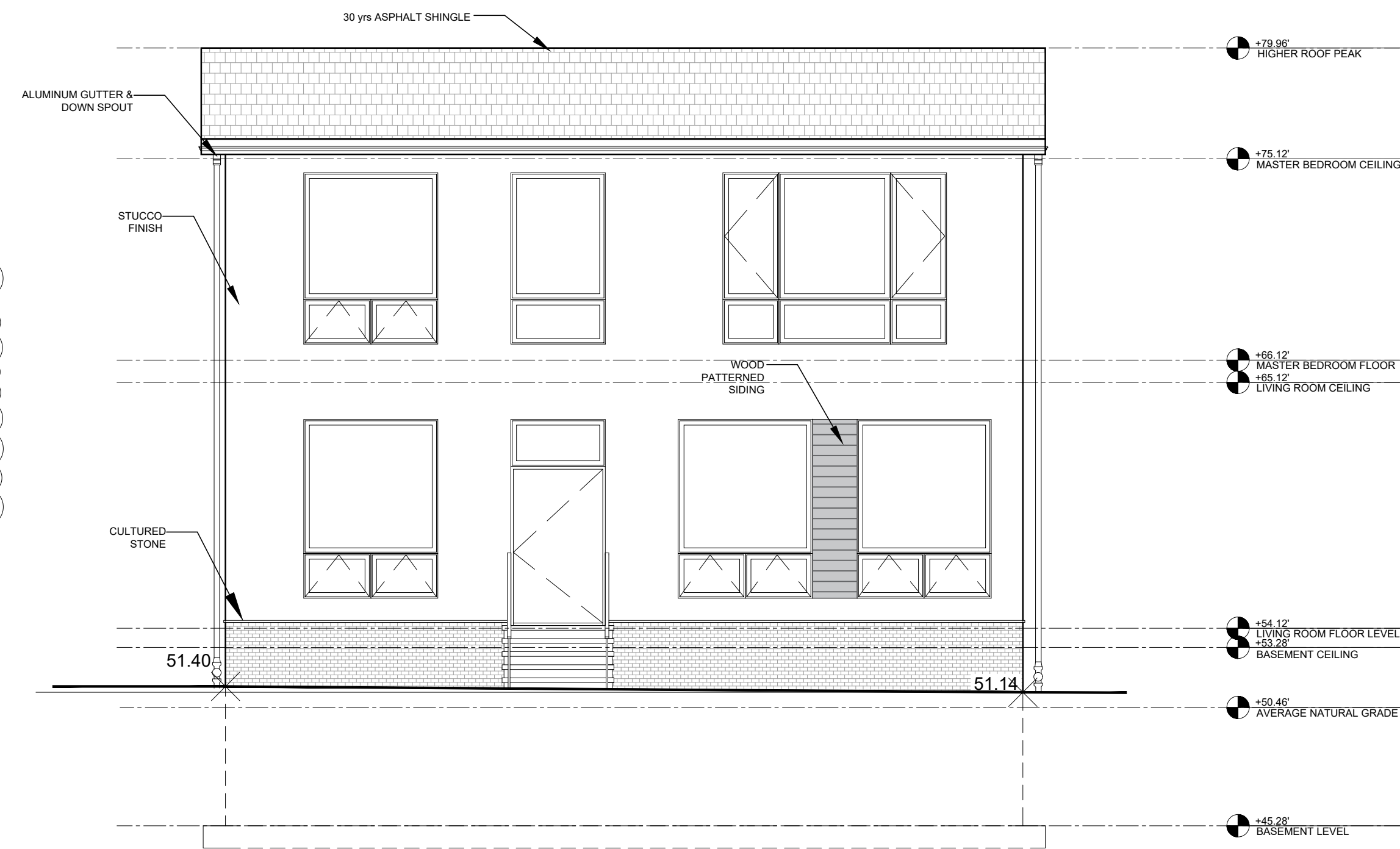
DRAWING TITLE  
**PROPOSED FLOOR PLANS**

DRAWING NUMBER  
**A-100.00**

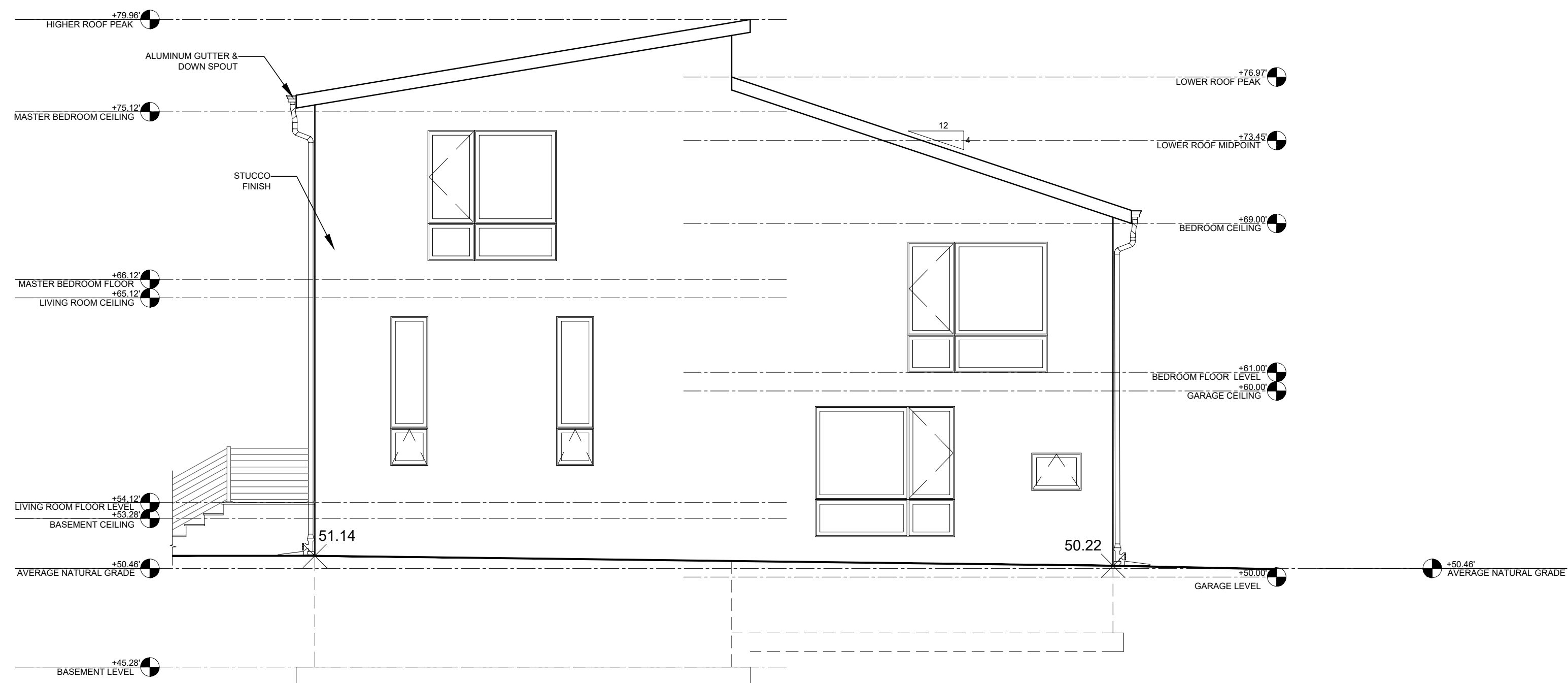
Copyright © 2016-LUMEN  
No Reissuing Or Reproductions Without Written  
Permission From LUMEN



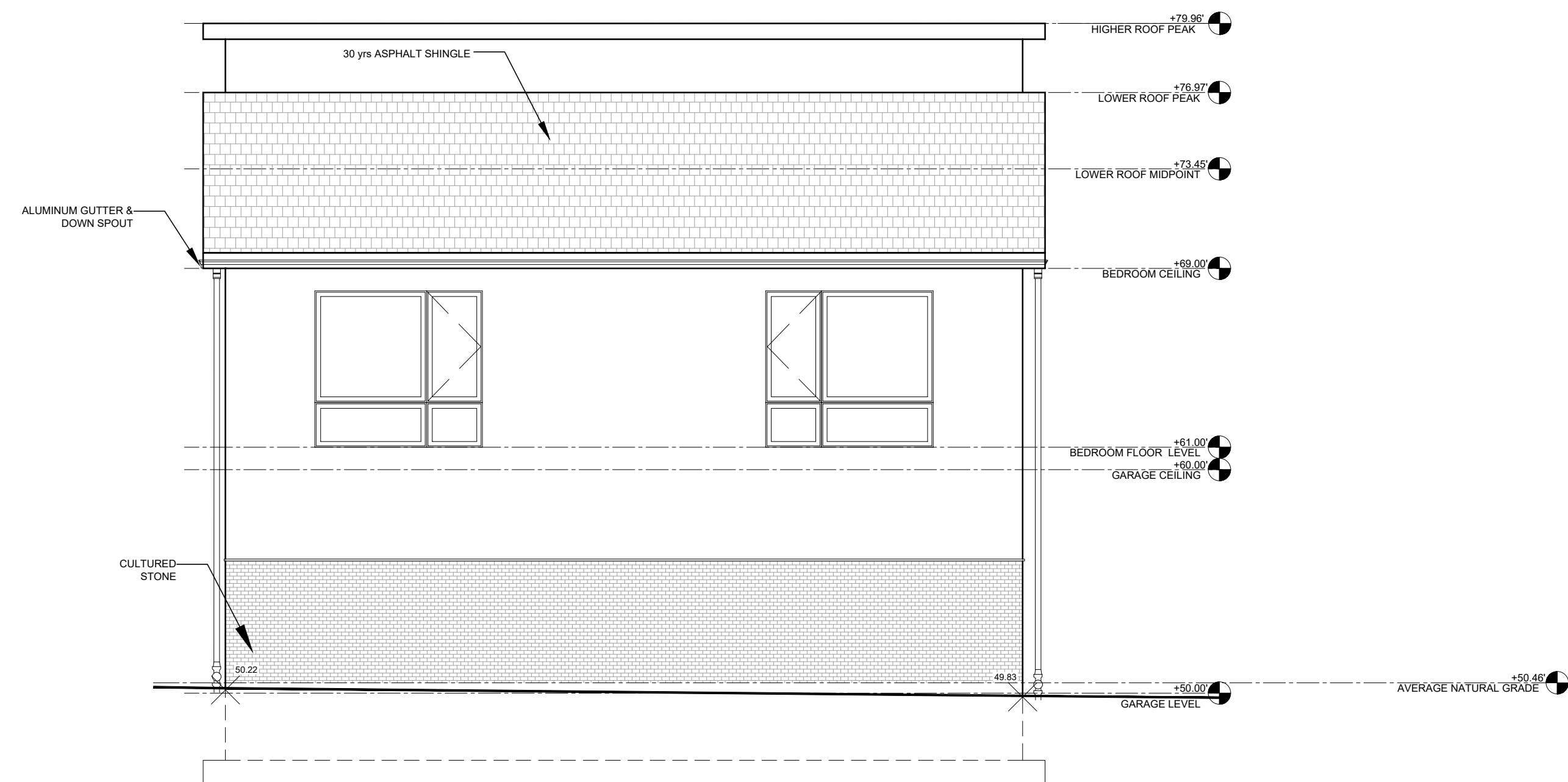
1 NORTH WEST ELEVATION  
SCALE: 3/16" = 1'-0"



2 SOUTH WEST ELEVATION  
SCALE: 3/16" = 1'-0"



3 SOUTH EAST ELEVATION  
SCALE: 3/16" = 1'-0"



4 NORTH EAST ELEVATION  
SCALE: 3/16" = 1'-0"

REVISIONS

1	1ST REVISION PER COMMENTS 11.17.2025
---	--------------------------------------

PROJECT NO.  
025070101.01  
SCALE AS NOTED  
DATE AUG. 12, 2025  
DRAWN BY  
EJ  
CHECKED BY  
RL



DRAWING TITLE  
PROPOSED ELEVATIONS

DRAWING NUMBER  
A-200.00