

PROPOSED NEW HOME FOR:
THE CUTLER RESIDENCE
 74 PINE TERRACE
 DEMAREST, NJ 07627

ZONING INFORMATION

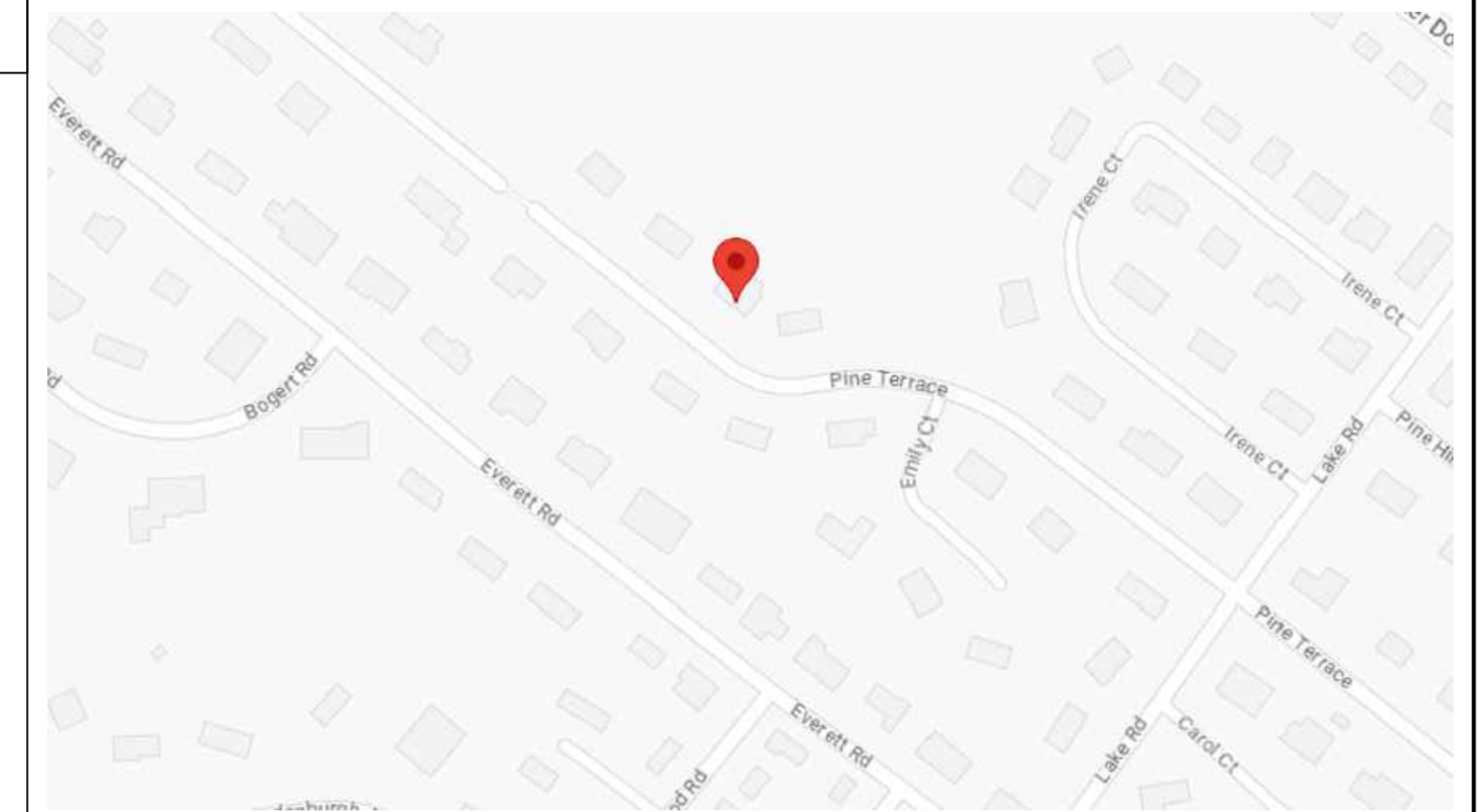
ZONE: R-BB BLOCK: 84.05 LOT: 7 BUILDING USE GROUP: R-5 CONSTRUCTION TYPE: TYPE V-B
 STORIES: 2 AREA: 3,576 SF

****SEE ENGINEER'S DRAWINGS FOR ALL SITE PLAN, ZONING, & GRADING INFORMATION****

PROJECT DESCRIPTION

THE PROPOSED WORK IS FOR A NEW (2) TWO STORY FAMILY DWELLING.

KEY MAP



CONCEPTUAL RENDERINGS (FOR ILLUSTRATIVE PURPOSES ONLY)



SQUARE FOOTAGE & VOLUME CALCULATIONS

SQUARE FOOTAGE	TOTAL	VOLUME	TOTAL
BASEMENT	2452	BASEMENT	22068
FIRST FLOOR	2434	FIRST FLOOR	24340
GARAGE	812	GARAGE	10014
COVERED PORTICO	52	COVERED PORTICO	0
COVERED LIVING	278	COVERED LIVING	0
UNCOVERED TERRACE	731	UNCOVERED TERRACE	0
SECOND FLOOR	2905	SECOND FLOOR	26145
OPEN TO BELOW/STAIR	232	OPEN TO BELOW/STAIR	2088
TOTAL S.F.	9896	TOTAL VOLUME	84655

DRAWING LIST

DWG NO.	DESCRIPTION	LATEST REVISION
A.000	KEY MAP, TITLE, NOTES, SITE PLAN	JAN. 12, 2024
A.200	PROPOSED FLOOR PLAN: FOUNDATION/BSMNT	JAN. 12, 2024
A.201	PROPOSED FLOOR PLAN: FIRST	JAN. 12, 2024
A.202	PROPOSED FLOOR PLAN: SECOND	JAN. 12, 2024
A.203	PROPOSED FLOOR PLAN: ROOF	JAN. 12, 2024
A.500	PROPOSED ELEVATIONS	JAN. 12, 2024

VARIANCE SET

PLAN ARCHITECTURE
 267 PASCACK ROAD
 Township of Washington, NJ 07676
 dan@plnarc.com
 T: (201) 664-7526

REVISIONS:

NO.	DESCRIPTION	MO. DA. YEAR

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FLOOR OR FLOORS (IF APPLICABLE):

TITLE
 KEY MAP, TITLE, NOTES, VIEWS

BOARD APPROVALS

CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE

ABBREVIATIONS

ABV.	ABOVE	EA.	EACH	OPP.	OPPOSITE
ACT.	ACOUSTIC CEILING TILE	EQ.	EQUAL	RM.	ROOM
AFF.	ABOVE FINISH FLOOR	EXIST.	EXISTING	R.O.	ROUGH OPENING
APPROX.	APPROXIMATE	EXT.	EXTERIOR	SCHED.	SCHEDULE
ARCH.	ARCHITECT	FIN.	FINISH	SF	SQUARE FOOT
BLW.	BELOW	FLR.	FLOOR	SIM.	SIMILAR
BOT.	BOTTOM	G.C.	GENERAL CONTRACTOR	SPECS.	SPECIFICATIONS
CL	CENTERLINE	GWB	GYPSTUM WALL BOARD	SS	STAINLESS STEEL
CLOS.	CLOSET	INSUL.	INSULATION	T.O.	TRIMMED OPENING
CLG.	CEILING	LAV.	LAVATORY	TYP.	TYPICAL
DIA.	DIAMETER	MFR.	MANUFACTURER	U.O.N.	UNLESS OTHERWISE NOTED
DIM.	DIMENSION	MTD.	MOUNTED	V.I.F.	VERIFY IN FIELD

CONSTRUCTION SYMBOLS

---	CONSTRUCTION ABOVE	■ ■ ■ ■	FIRE RATED WALL
---	PROPERTY LINE	▨	STUD/ROUGHING
---	EXISTING PARTITION TO BE REMOVED	▨	BLOCKING
---	EXISTING PARTITION TO REMAIN	▨	FINISH WOOD
▨	NEW WALL CONSTRUCTION	▨	PLYWOOD
▨	STEEL	▨	PLASTIC LAMINATE ON PLYWOOD
▨	CONCRETE BLOCK	▨	FACEBRICK
		▨	BATT INSULATION

CONSULTANTS

CIVIL ENGINEER
 COSTA ENGINEERING CORP.
 ROBERT L. COSTA
 325 SOUTH RIVER STREET
 SUITE 302
 HACKENSACK, NJ 07601
 201-487-0015
 NJ LIC. NO.: 34702 & 4639

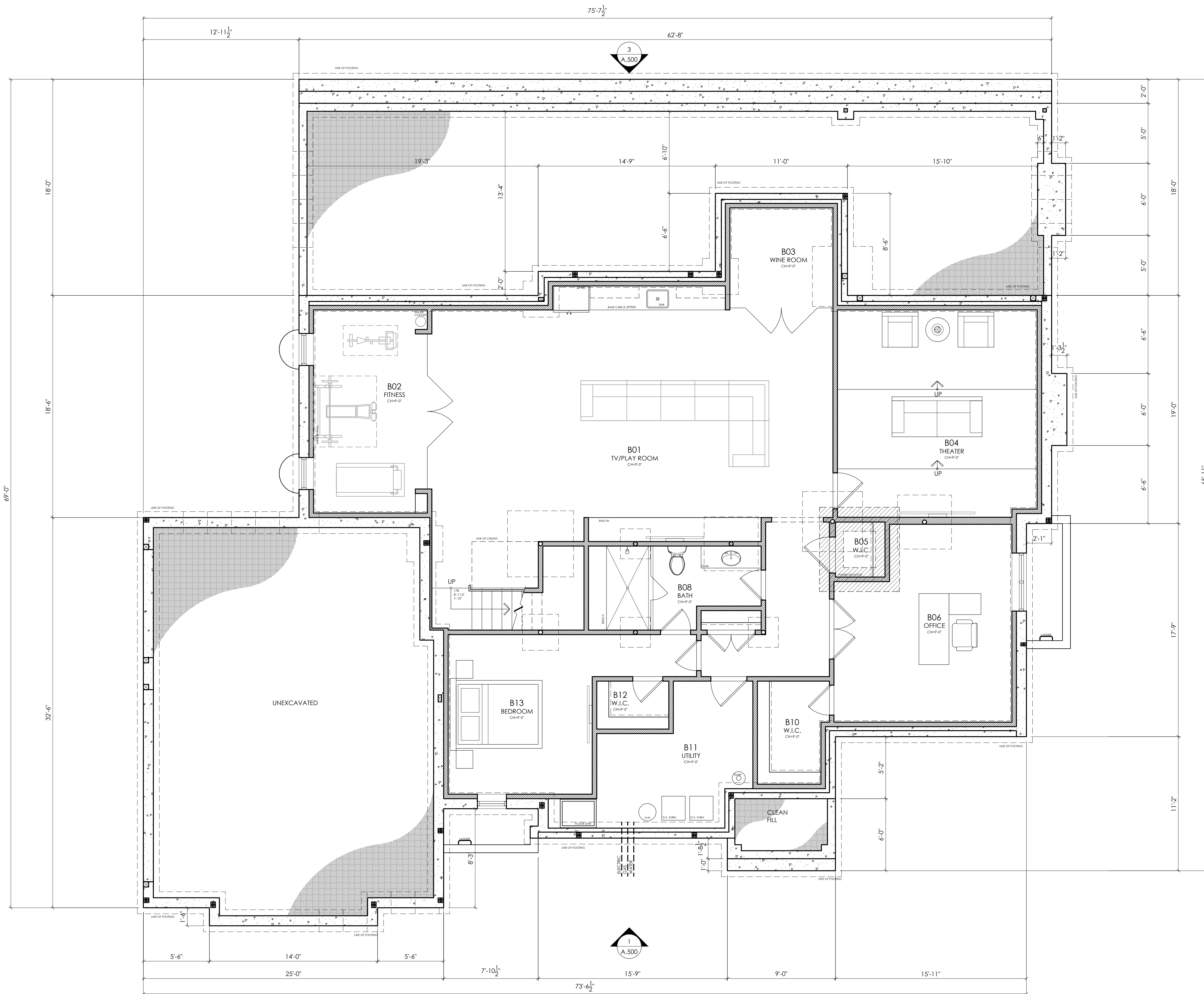
SEAL & SIGNATURE:

DATE: JAN. 12, 2024
 PROJECT NO.: 23-0409A
 SCALE: AS NOTED
 DWG. BY: WAG
 CHK BY: DD / FT
 DWG NO.: **A.000**

DANIEL D'AGOSTINO, A.L.A.
 N.J. LIC. NO. 21A01880000
 CERT. OF AUTH. 21A00085100

SF. CALC.

SQUARE FT	PROP.	TOTAL
BASEMENT	2452	2452
1ST FL.	2434	2434
2ND FL.	2905	2905
OPEN TO BELOW	232	232
TOTAL S.F.	8,023	8,023



1 PROPOSED FLOOR PLAN: FOUNDATION/BASEMENT

SCALE: 1/4"=1'-0"

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FLOOR OR FLOORS (IF APPLICABLE):
FOUNDATION/BASEMENT
 PROPOSED FLOOR PLAN

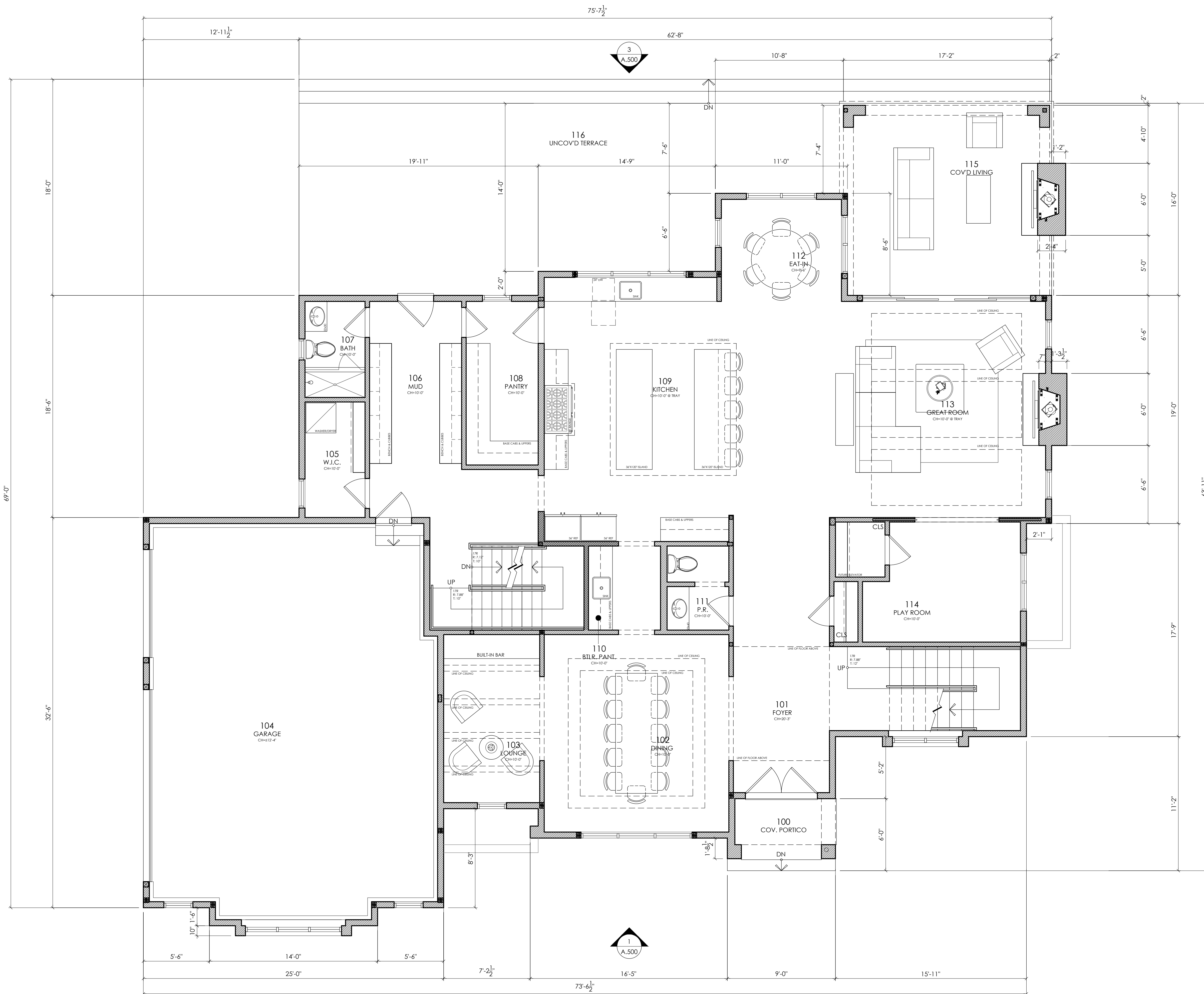
SEAL & SIGNATURE: _____ DATE: JAN. 12, 2024
 PROJECT NO.: 23-0409FA
 SCALE: AS NOTED
 DES. BY: WAG
 CHK. BY: DD / FT
 DWG NO.: _____

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A.200

SF. CALC.

SQUARE FT	PROP.	TOTAL
BASEMENT	2452	2452
1ST FL.	2434	2434
2ND FL.	2905	2905
OPEN TO BELOW	232	232
TOTAL S.F.	8,023	8,023



1 PROPOSED FLOOR PLAN: FIRST

SCALE: 1/4"=1'-0"

VARIANCE SET

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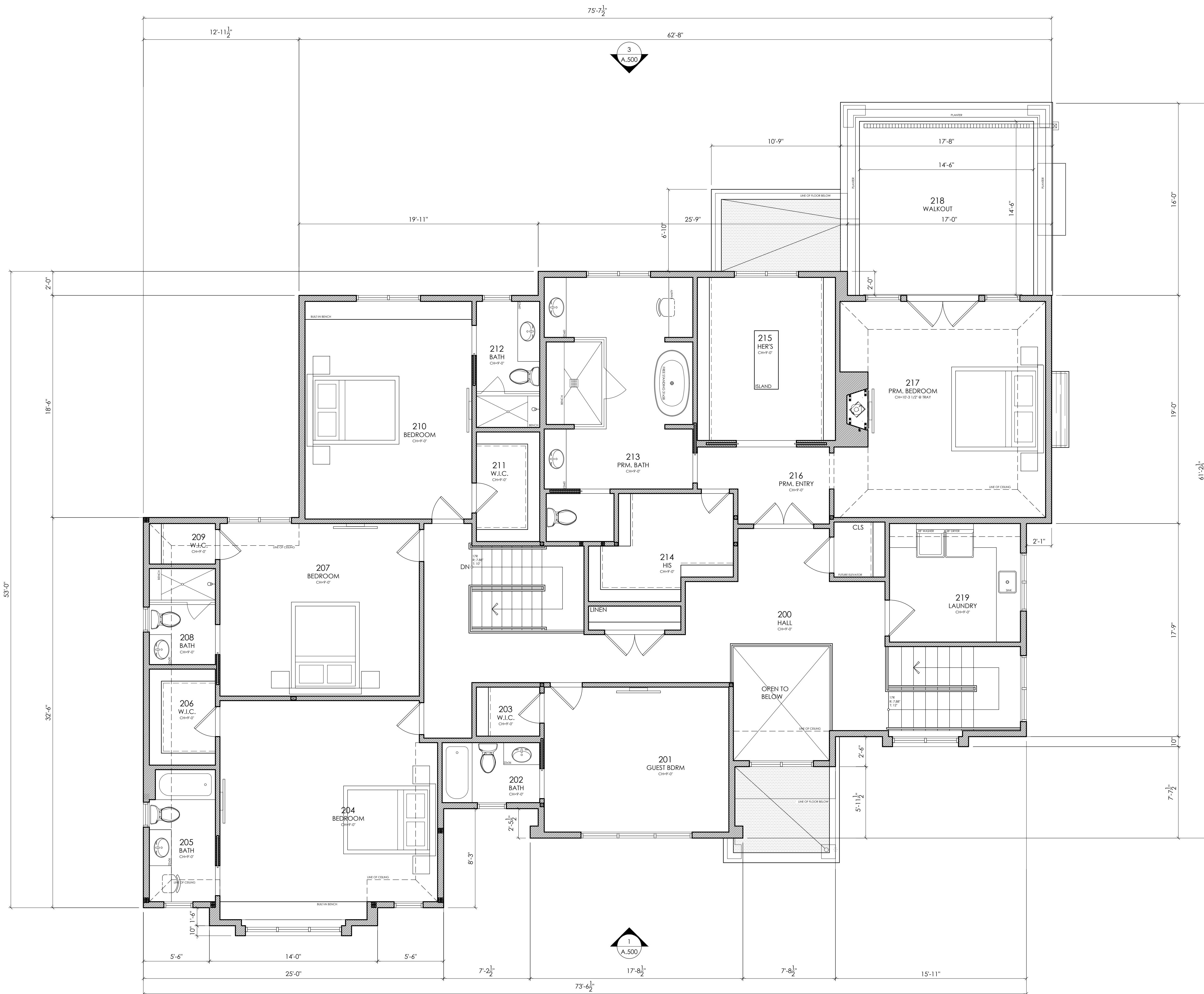
FLOOR OR FLOORS (IF APPLICABLE):
FIRST
 PROPOSED FLOOR PLAN

SEAL & SIGNATURE: _____ DATE: JAN. 12, 2024
 PROJECT NO.: 23-0409A
 SCALE: AS NOTED
 DESIGNED BY: WAG
 CHECKED BY: DD / FT
 DRAWING NO.: _____

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SF. CALC.

SQUARE FT	PROP.	TOTAL
BASEMENT	2452	2452
1ST FL.	2434	2434
2ND FL	2905	2905
OPEN TO BELOW	232	232
TOTAL S.F.	8,023	8,023



1 PROPOSED FLOOR PLAN: SECOND

SCALE: 1/4"=1'-0"

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SECOND
 PROPOSED FLOOR PLAN

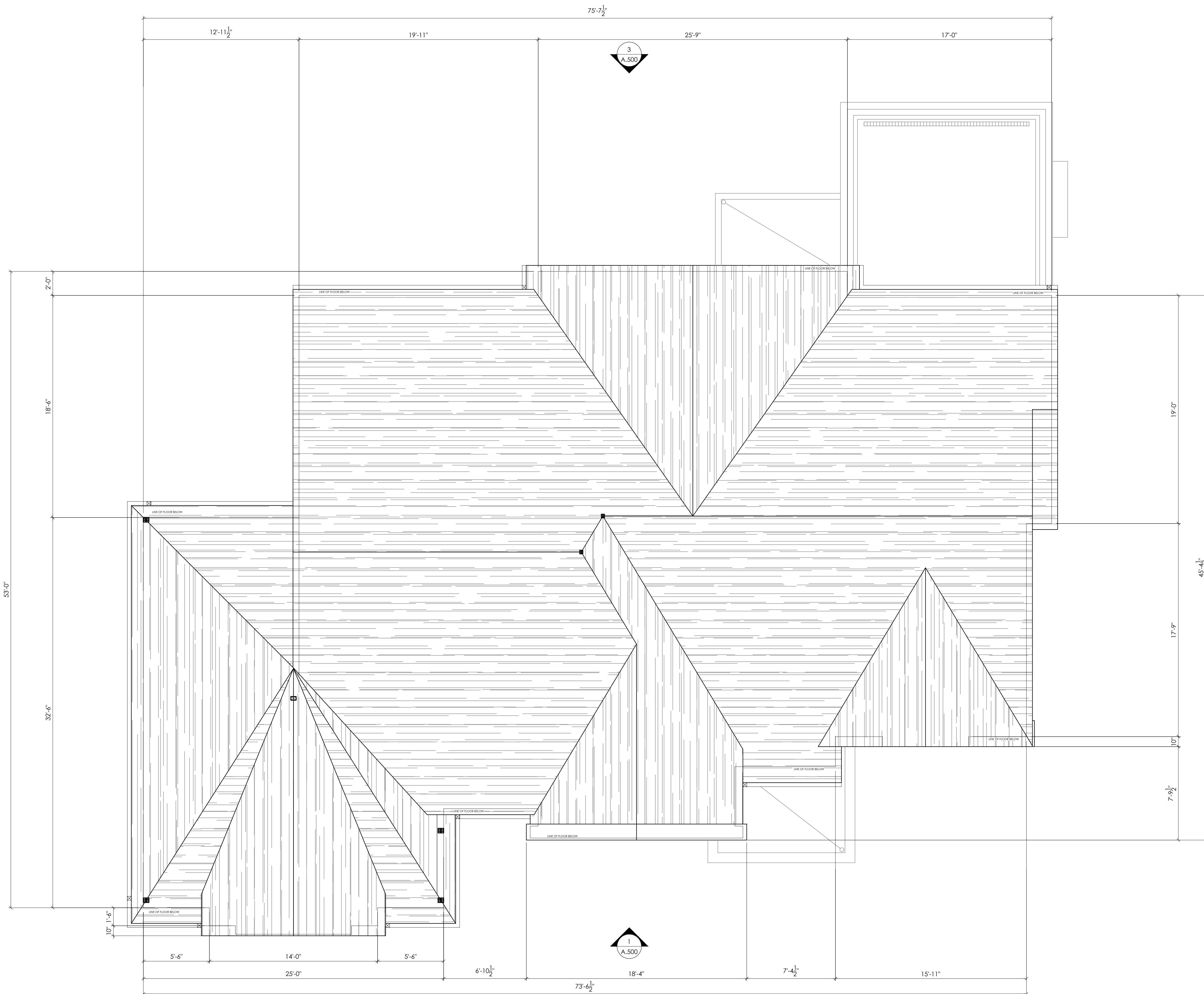
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 DWG. NO.: _____

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 CERT. OF AUTH: 21A00085100

A.202

SF. CALC.

SQUARE FT	PROP.	TOTAL
BASEMENT	2452	2452
1ST FL.	2434	2434
2ND FL.	2905	2905
OPEN TO BELOW	232	232
TOTAL S.F.	8,023	8,023



1 PROPOSED FLOOR PLAN: ROOF

SCALE: 1/4"=1'-0"

VARIANCE SET



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ROOF
 PROPOSED FLOOR PLAN

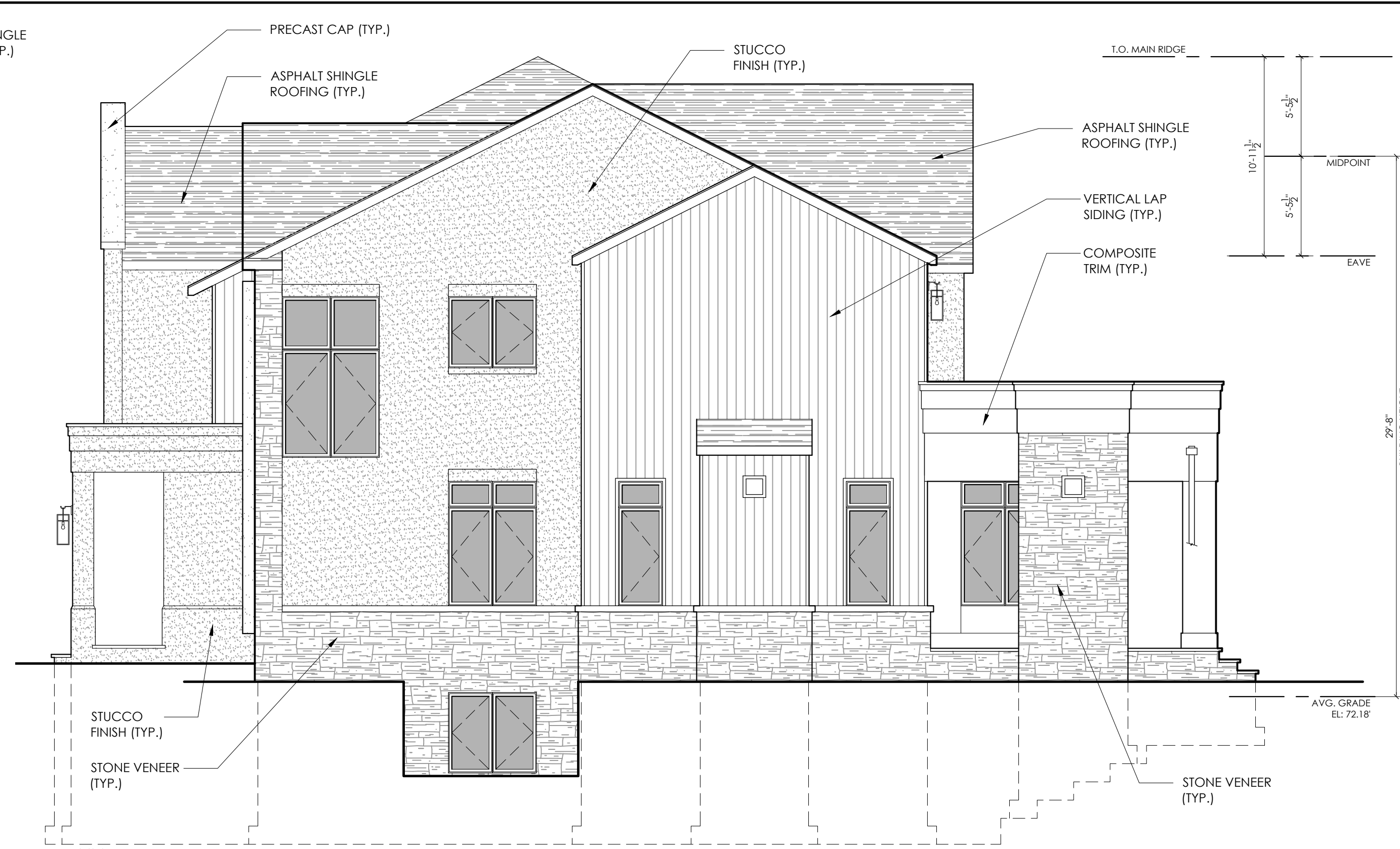
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1 PROPOSED ELEVATION: FRONT

SCALE: 3/16"=1'-0"



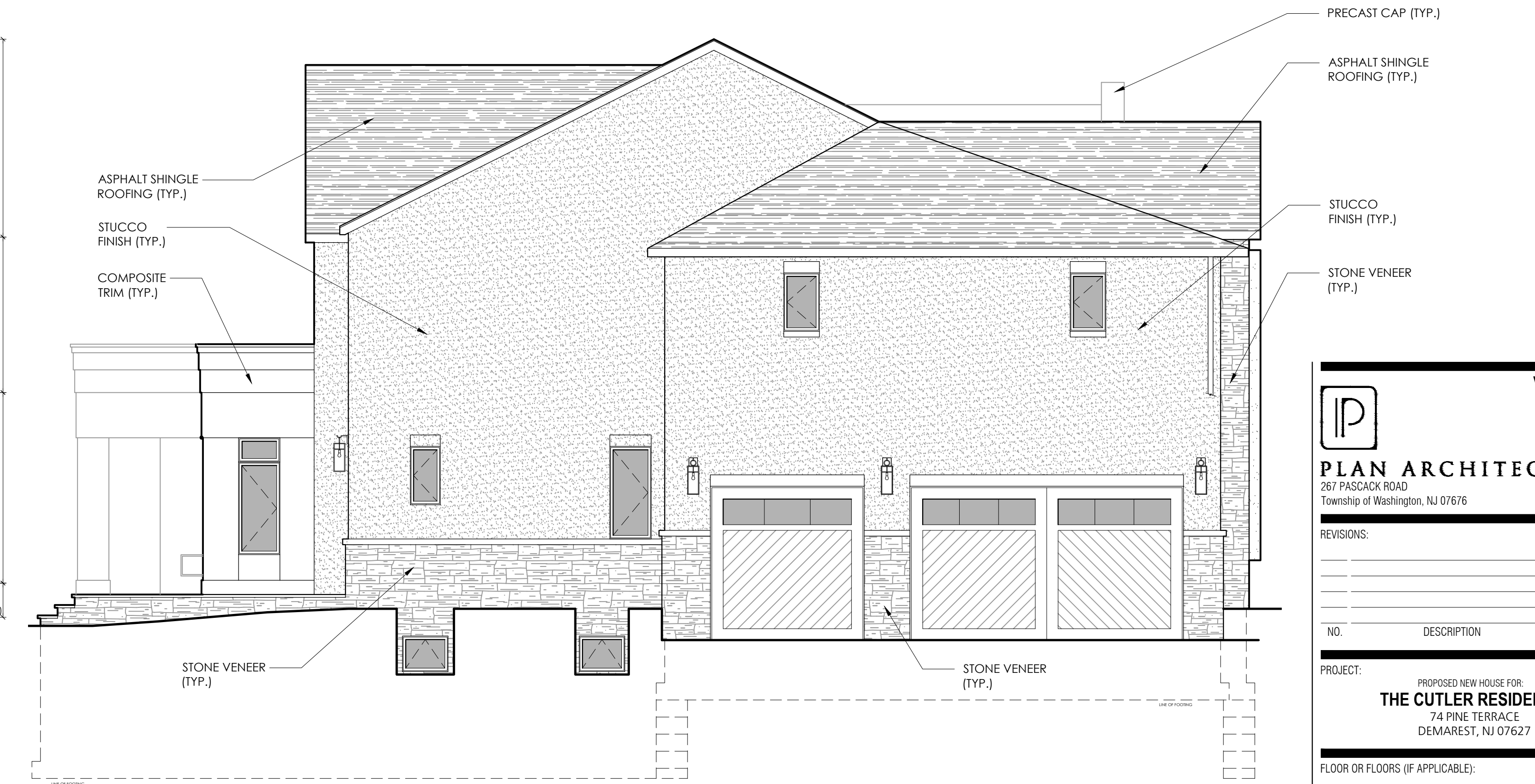
2 PROPOSED ELEVATION: RIGHT

SCALE: 3/16"=1'-0"



3 PROPOSED ELEVATION: REAR

SCALE: 3/16"=1'-0"



4 PROPOSED ELEVATION: LEFT

SCALE: 3/16"=1'-0"

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FLOOR OR FLOORS (IF APPLICABLE):

EXTERIOR ELEVATIONS

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 CHK. BY: DD / FT
 DWG. NO.: _____

A.500

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