



EXISTING FRONT BASEMENT LEVEL
SCALE 1/4" = 1'-0"

SPECIAL NOTES AND RESTRICTIONS

This plan is the property of the Architect. It is a service performed as a custom designed project for a specific client and is proposed to be built on their property only. This plan is not to be reused or reproduced without specific consent of the Architect named here in.

A PRECONSTRUCTION MEETING BETWEEN THE ARCHITECT, OWNER, AND THE CONTRACTOR IS RECOMMENDED BEFORE THE START OF THE CONSTRUCTION. THIS MEETING WILL ALLOW THE ARCHITECT TO OUTLINE THE IMPORTANT DETAILS WITHIN THE CONTRACT DOCUMENTS AS WELL AS UNDOCUMENTED ITEMS THAT MAY NEED CLARIFICATION.

THE CONTRACTOR SHALL BEAR THE COST OF DISPOSING OF ALL CONSTRUCTION WASTE IN A LEGAL MANNER. HE SHALL ALWAYS MAINTAIN A CLEAN CONSTRUCTION SITE DURING THE COURSE OF THE CONSTRUCTION AS WELL AS TO PROTECT THE PROJECT AND THE PUBLIC FROM POSSIBLE HAZARDS.

MODIFICATIONS AND CHANGES DURING CONSTRUCTION

The Contractor shall verify all plan dimensions, detail requirements, and conditions in the field. All new and existing work can be modified as required by field or existing building conditions. However, the Architect shall be consulted and shall approve or reject such modifications and critical dimension changes before they take place. All Contractors shall be responsible for the fit and finish between existing and new construction. All work is to be performed in strict accordance with all pertinent building codes and regulations.

SPECIAL INSTRUCTIONS FOR THIS PROJECT:

PROJECT BUILDING INFORMATION

CONST. CODE:	1BC	GROUP:	R-2	CONST. TYPE:	3B
LOCAL ZONE:		Block:		Lot:	
Lot Area:		Sq. Ft.			
Number of Stories:		Zoning Requirements:	Existing Conditions	Proposed Additions	
Height of Building:			3 STORIES +		
Building Coverage:			BASEMENT BELOW STREET LEVEL		
Impervious Coverage:			37' TO 40'	TO TOP OF PARAPET	
F.A.R. ratio:					

LEVELS:	EXISTING FLOOR AREA	PROPOSED FLOOR AREA	PROPOSED VOLUME	DESIGN LOAD TOTALS	
	SQ. FT.	SQ. FT.	CU. FT.	DEAD LOAD	LIVE LOAD
GARAGE FL:					
CRANK SPACE:					
BASEMENT:	1340.7	741.3			
GRADE LEVEL:					
FIRST FL:	1340.7	741.3	10	40	50
SECOND FL:	1340.7	741.3	10	40	50
THIRD FL:	1340.7	741.3	10	40	50
ATTIC FL:					
COVERED PORCH:					
ROOF SPACE:					
ROOF LOAD:				20	30
TOTALS:	SP	SP	CU. FT.		

Additional Information: FLOOR AREA BREAKDOWN:

1 ST EXISTING OFFICE AREA	655 S.F.
1 ST TO 2 ND FL EGRESS STAIR	60 S.F.
2 ND FL APARTMENT 'FINISH' AREA	1088 S.F.
2 ND FL EXISTING UNFINISHED AREA	863 S.F.
2 ND FL TO 3 RD FL EGRESS STAIR	128 S.F.
3 RD FL APARTMENT 'FINISH' AREA	1171 S.F.
3 RD FL EXISTING UNFINISHED AREA	888 S.F.
3 RD FL EGRESS STAIR AREA	53 S.F.

REVISIONS	BY

PROPOSED NEW RESIDENTIAL APARTMENT UNITS ON THE EXISTING 2ND AND 3RD FLOORS OVERLOOKING THE STREET
 OWNED BY THE RIVER WEST DEVELOPMENT CORP.
 LOCATED AT LOT 41-43 NORTH DELAWARE DR. (Route 611) EASTON, PA

Gregory Kolodeny
 N.J. Cert. No. AI-9574
 Penn. Cert. No. RA-13765-B
 Date issued: 5-29-2020

GREGORY KOLODENY, ARCHITECT
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Date 9-11-2019
 Scale 1/4" = 1'-0"
 Drawn GK
 Job 2019-09
 400 0733 PLANET
 Sheet
 A-1
 Of 5 Sheets