

PROPOSED EXTENSION OF A SINGLE FAMILY DETACHED DWELLING

546 HILLCREST ROAD, RIDGEWOOD, BERGEN COUNTY, NEW JERSEY
BLOCK - 1503, LOT - 13

GENERAL NOTES:

- THESE NOTE APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SPECIFIED FOR MORE SPECIFIC REQUIREMENTS APPLICABLE TO PARTICULAR DIVISION OF THE WORK SEE SPECIFICATIONS AND NOTES CONTAINED IN THE SUBSECTION OF THESE DRAWINGS.
- THIS SET OF DRAWINGS TOGETHER WITH THE SPECIFICATIONS, CONSTITUTES COMPLETE SET OF DOCUMENTS BY WHICH ALL WORK TO BE CARRIED OUT.
- THE GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION AND THE SPECIFICATION SUPPLEMENT THESE DRAWINGS ARE A PART OF THE CONTRACT DOCUMENTS.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE PERMITS, REGULATIONS, CODES, AND ORDINANCES OF PUBLIC AUTHORITIES FEDERAL STATE AND LOCAL HAVING JURISDICTION.
- CONTRACTOR SHALL VISIT AND BE FULLY COGNIZED OF ALL FIELD CONDITION PRIOR TO SUBMITTING BID. ANY CONFLICT OR DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT, CONTRACTOR WILL BE RESPONSIBLE FOR PROCEEDING WITH ANY CONSTRUCTION BASED ON INTERPRETED OR CONFLICTING INFORMATION.
- DISCREPANCIES WITHIN THE CONTRACT DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSION IN FIELD, ON DRAWINGS ONLY WRITTEN DIMENSION SHALL BE USED. SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY SCALING FROM THE DRAWINGS.
- CONTRACTOR SHALL BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ARCHITECT MUST BE NOTIFIED IN WRITING OF ANY PROPOSED OR REQUIRED VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIMSELF WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION OF THE WORK AND ASSUMES ALL RISK THEREFROM.
- IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME TYPE AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED, SUBJECT TO ARCHITECT'S APPROVAL.
- SEE SPECIFICATIONS FOR WATERPROOFING AND DAMP PROOFING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE PROPER SHORING AND BRACING DURING CONSTRUCTION WHEREVER NECESSARY, WHICH SHALL NOT BE REMOVED AS LONG AS REQUIRED FOR SAFETY.
- THE CONTRACTOR SHALL PROVIDE FLOOR PENETRATIONS, PIPE SLEEVES, DEPRESSIONS ETC. REQUIRED FOR WORK OF OTHER DIVISIONS BEFORE POURING CONCRETE SLAB.
- FOR ADDITIONAL NOTES SEE INDIVIDUAL FLOOR PLANS.
- TEMPORARY BRACING SHALL BE PROVIDED FOR ALL BUTTRESSES, WALLS AND GRADE BEAMS, WHERE DIFFERENCE BETWEEN INSIDE AND OUTSIDE GRADES IS MORE THAN 4'-0".
- HEAVY EQUIPMENT SHALL NOT BE PERMITTED CLOSER THAN 10'-0" FROM ANY FOUNDATION WALL.
- VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES ETC. REQUIRED FOR WORK OF OTHER TRADES. PROVIDE WATERTIGHT SLEEVES AT ALL PIPE PENETRATIONS THROUGH FOUNDATION WALLS.
- THE CONTRACTOR SHALL CONFORM TO SAFETY REQUIREMENTS DURING EXCAVATION COMPLYING WITH APPLICABLE CODES REQUIREMENTS.
- ALL FOOTING EXCAVATIONS SHALL BE FREE OF STANDING WATER PRIOR TO PLACING CONCRETE.
- THESE DRAWINGS AND ALL IDEAS, ARRANGEMENTS, AND PLANS EITHER INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF RAB ARCHITECTS LLC. AND WERE CREATED EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE PROJECT DESIGNATED IN THE TITLE BLOCK. NONE OF THESE IDEAS DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER NOR SHALL ANY CHANGES WHATSOEVER BE MADE ON THE DRAWINGS WITHOUT THE WRITTEN PERMISSION FROM RAB ARCHITECTS LLC. THESE DRAWINGS ARE NOT VALID FOR ANY USE UNLESS THEY BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECTS. UPON COMPLETION OF THE PROJECT, ALL PLANS AND SPECIFICATIONS SHALL BE RETURNED TO THE ARCHITECT.

TESTING AND INSPECTION:

- THE CONTRACTOR WILL RETAIN AN INDEPENDENT TESTING AGENCY TO INSPECT, CONDUCT TESTS AND PROVIDE RECORDS OF THE FOLLOWING TYPES OF WORK AS REQUIRED BY THE BUILDING CODE:
 - ALL CONCRETE WORK.
 - MASONRY WORK, BLOCKS, GROUT AND MORTAR.
 - INSTALLATION OF EXPANSION ANCHORS.
 - GEOTECHNICAL ENGINEER FOR FOUNDATION SUBGRADE.
 - SEE DRAWINGS AND PROJECT SPECIFICATION FOR SPECIFIC REQUIREMENTS.
- CONTRACTOR TO SUBMIT CREDENTIALS FOR TESTING AGENCY TO ARCHITECT FOR APPROVAL.

BUILDING TOLERANCES

- STANDARD TOLERANCES SHALL BE BASED ON THE REQUIREMENTS OF THE AISC CODE OF STANDARD PRACTICE AND ACI 117, STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS.

CODES AND STANDARDS:

- WHERE DOCUMENTS ARE REFERENCED IN THE DRAWINGS, THEY SHALL BE THE LATEST EDITIONS, UNLESS OTHERWISE NOTED.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE, INCLUDING REFERENCE STANDARDS, ADDENDA AND APPENDICES
- IN ADDITION, THE FOLLOWING CODES, STANDARDS AND SPECIFICATIONS SHALL APPLY WHERE MORE STRINGENT AND AS MODIFIED BY THE BUILDING CODE:
 - ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND COMMENTARY"
 - SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A 325 OR A 490 BOLTS.
 - AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM INTERNATIONAL).

ENERGY COMPLIANCE

INTERNATIONAL ENERGY CONSERVATION CODE (RESIDENTIAL)	2021
ASHRAE 90.1 (COMMERCIAL)	2019

THE BUILDING SHOWN IS ENERGY COMPLIANCE WHEN IT MEETS THE FOLLOWING:

- THERMAL ENVELOPE:
 - WINDOWS AND DOOR AREA IS LESS THAN 15% OF GROSS WALL AREA
 - WALL INSULATION (R-11) MIN. W/ MAX. AREA (DBL. GLAZING) 15% OF WALL AREA.
 - CEILING INSULATION (R-19) MIN. (R-30) IN FLAT AREAS, (R-19) IN CATHEDRAL AND VAULTED AREAS, (R-19) OVER UNHEATED GARAGE AREA OR AS NOTED ON PLANS.
 - FLOOR INSULATION (R-11) MIN.
 - SLAB ON GRADE (R4.9) UNHEATED AND (R-7) HEATED SPACES.

NOTE:

- SEE SECTIONS FOR ENVELOPE REQUIREMENT WHEN ABOVE COMPLIANCE DO NOT APPLY
- ALL WINDOWS TO BE SUPPLIED WITH INSULATED GLASS.
- AIR LEAKAGE
 - WINDOWS SHALL HAVE AN INFILTRATION RATE LESS THAN 0.5 CUBIC FEET PER FOOT OF SASH CRACK
 - SLIDING DOORS SHALL HAVE AN INFILTRATION RATE LESS THAN 0.5 (C.F.M) PER SQUARE FOOT OF DOOR AREA
 - SWING DOORS SHALL HAVE AN INFILTRATION RATE LESS THAN 1.25 (C.F.M) PER SQUARE FOOT OF DOOR AREA
- ALL EXTERIOR JOINTS AROUND WINDOWS, DOORS, UTILITY PENETRATION, AT MEETING WALLS, FLOORS AND ROOFS SHALL BE CAULKED, CASKED OR OTHERWISE SEALED

- HVAC
 - A BUILDING SHALL COMPLY WITH ARTICLE #4 IN ENERGY COMPLIANCE CODE
- LIGHTING
 - BUILDING TO COMPLY WITH ENERGY COMPLIANCE MANUAL IF NOT INDICATED ON PLANS

APPLICABLE CODES

BUILDING CODE	INTERNATIONAL BUILDING CODE	2021
	INTERNATIONAL RESIDENTIAL CODE	2021
ELECTRICAL	NATIONAL ELECTRICAL CODE	2020
MECHANICAL	INTERNATIONAL MECHANICAL CODE	2021
FUEL GAS	INTERNATIONAL FUEL GAS CODE	2021
PLUMBING	NATIONAL STANDARDS PLUMBING CODE	2021
FIRE PROTECTION	NFPA 13 LATEST EDITION	
NJ UNIFORM CONSTRUCTION CODE LATEST EDITION AND UPDATES		

NOTES:

- CONTRACTOR IS REQUIRED TO COMPLY WITH THE ABOVE REFERENCED CODES.
- NOTHING IN THESE DOCUMENTS IS INTENDED TO BE CONTRARY TO CODE REQUIREMENTS.
- ALL REFERENCED CODES ARE THE MOST RECENT ADDITION ADOPTED BY THE STATE, IF ANY CODE REFERENCED IS OUT OF DATE THE MOST RECENT ADDITION WILL SUPERCEDE.

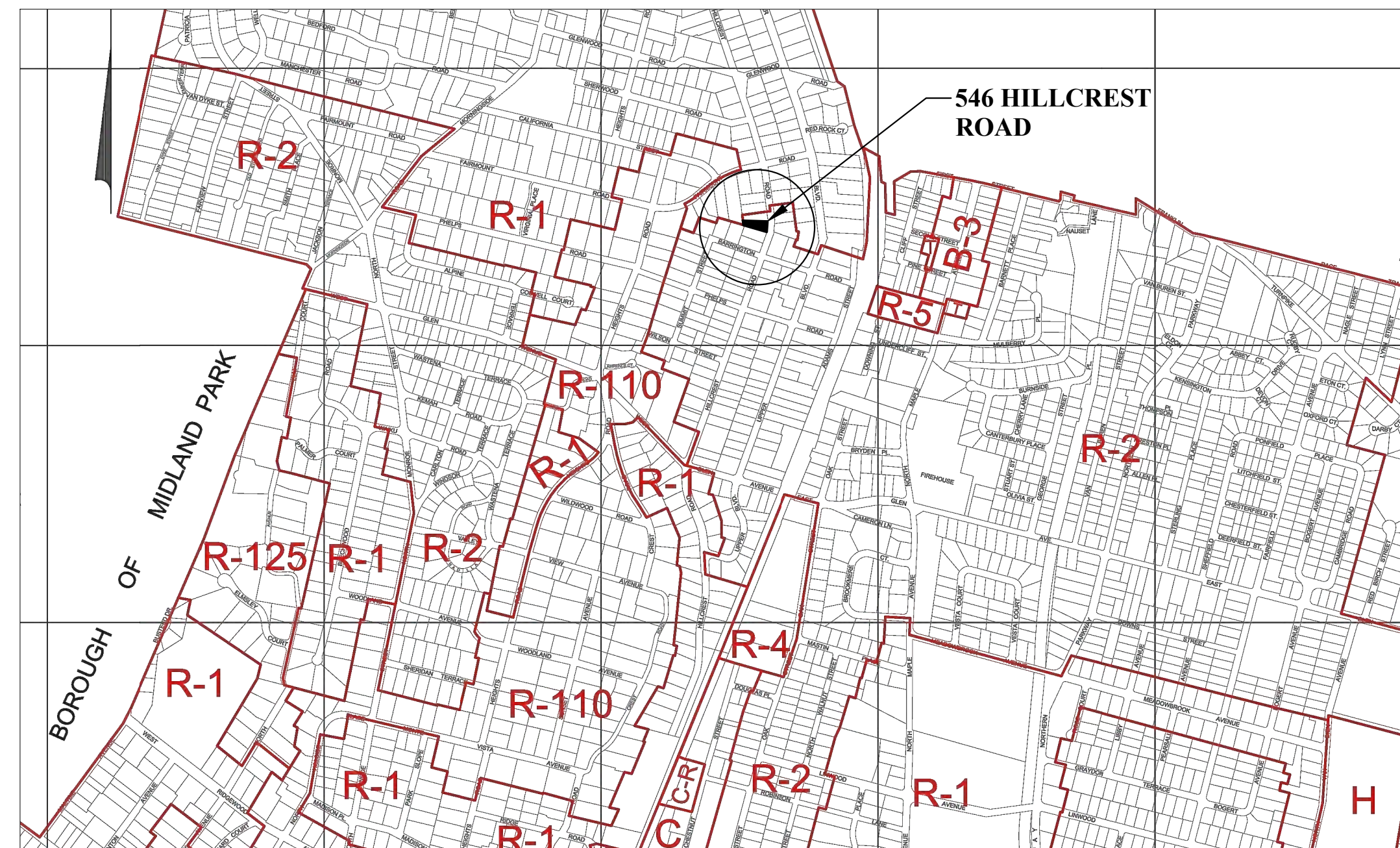
BUILDING DATA

OCCUPANCY CLASSIFICATION	
RESIDENTIAL GROUP R-2	SINGLE-FAMILY RESIDENTIAL USES IN DETACHED SINGLE-FAMILY RESIDENTIAL STRUCTURES

DRAWING LIST

	SHEET NUMBER	SHEET TITLE
1	A-000	TITLE SHEET - GENERAL NOTES AND ZONING ANALYSIS
2	A-002	SITE PLAN & SURVEY
3	A-100	PROPOSED BASEMENT FLOOR PLAN
4	A-101	PROPOSED FIRST FLOOR PLAN
5	A-102	PROPOSED SECOND FLOOR & ROOF PLANS
6	A-200	PROPOSED FRONT & RIGHT SIDE ELEVATIONS
7	A-201	PROPOSED REAR & LEFT SIDE ELEVATIONS
8	A-202	PROPOSED SECTION

ZONING MAP



ZONING SCHEDULE

ZONING DISTRICT: R-2 SINGLE FAMILY RESIDENCE § 190-104	PERMITTED / REQUIRED	EXISTING	PROPOSED	NOTES	VARIANCE
PERMITTED USE	ONE-FAMILY	ONE-FAMILY	ONE-FAMILY	EXISTING, NO CHANGE	NO
MINIMUM LOT AREA	10,500 Sq. Ft.	9,868.10 Sq. Ft.	9,868.10 Sq. Ft.	EXISTING, NO CHANGE	NO
LOT AREA WITHIN 140 FT. OF FRONT		8,657.20 Sq. Ft.	8,657.20 Sq. Ft.		
MINIMUM LOT WIDTH	75 Ft.	68.5 Ft.	68.5 Ft.	EXISTING, NO CHANGE	NO
MINIMUM LOT DEPTH	120 Ft.	164.9 Ft.	164.9 Ft.	EXISTING, NO CHANGE	NO
MINIMUM FRONT YARD	40 Ft.	30.6 Ft.	30.6 Ft.	EXISTING, NO CHANGE	NO
MINIMUM REAR YARD	30 Ft.	90.33 Ft.	71.8 Ft.	EXISTING, NO CHANGE	NO
MINIMUM SIDE YARD	10 Ft.	9.40 Ft.	10.17 Ft.	EXISTING NONCOMPLIANT SOUTH SIDE YARD	NO
MINIMUM SIDE YARD (COMBINED)	33% OF LOT WIDTH	39.29% OF LOT WIDTH	40.39% OF LOT WIDTH	EXISTING NONCOMPLIANT SOUTH SIDE YARD, PROPOSED ADDITION COMPLIES WITH ALL REQUIRED YARD SETBACKS	NO
MAXIMUM GROSS BUILDING AREA	34.0%	22.81%	32.68%	PROPOSED 2-STORY ADDITION, SEE FLOOR AREA DIAGRAMS BELOW	NO
MAXIMUM TOTAL COVERAGE BY ABOVE-GRADE STRUCTURES	20.0%	1,683.82 Sq. Ft.	1,972.31 Sq. Ft.		NO
MAXIMUM TOTAL COVERAGE BY ABOVE-GRADE STRUCTURES WITHIN 140 FT. OF FRONT LOT LINE	20.0%	19.45%	22.78%		YES
MAXIMUM IMPROVEMENT COVERAGE	45.0%	46.71%	42.22%	EXISTING NONCOMPLIANT COVERAGE, PROPOSED IMPROVED COVERAGE COMPLIES WITH MAXIMUM IMPROVEMENT COVERAGE	NO
MAXIMUM IMPROVEMENT COVERAGE WITHIN 140 FT. OF FRONT LOT LINE	45.0%	53.24%	48.13%		YES
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 1/2 STORIES	2 1/2 STORIES	EXISTING, NO CHANGE	NO

NOTES:

§ 190-3. DEFINITIONS

LOT DEPTH — THE DISTANCE BETWEEN THE FRONT LOT LINE AND THE REAR LOT LINE, OR EXTENSIONS THEREOF, MEASURED ALONG THE SHORTEST SUCH LINE THAT CROSSES THE BUILDING

LOT WIDTH — THE SHORTEST STRAIGHT LINE DISTANCE BETWEEN THE TWO SIDE LINES OF ANY LOT, MEASURED PARALLEL TO THE FRONT LOT LINE AND AT A DISTANCE FROM THE FRONT LOT LINE EQUAL TO THE MINIMUM REQUIRED FRONT YARD SETBACK. . . . IF THE FRONT LOT LINE OF ANY LOT IS NOT A STRAIGHT LINE, THE LOT WIDTH SHALL BE MEASURED PARALLEL TO THE SHORTEST IMAGINARY LINE WHICH IS ENTIRELY WITHIN THE LOT AND TANGENT TO THE FRONT LOT LINE. THE LOT WIDTH SHALL BE MEASURED PARALLEL TO SAID IMAGINARY LINE AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD

GROSS BUILDING AREA — THE SUM OF THE HORIZONTAL AREA OR AREAS OF EACH STORY OR HALF STORY OF ALL PRINCIPAL AND ACCESSORY BUILDINGS ON A SITE, MEASURED FROM THE EXTERIOR FACE OF THE EXTERIOR WALLS OF SUCH BUILDINGS. GROSS BUILDING AREA SHALL NOT INCLUDE BASEMENTS, AREAS NOT ENCLOSED BY WALLS, SCREENING WINDOWS, ETC., AND AREAS HAVING A VERTICAL DIMENSION OF LESS THAN SEVEN FEET BETWEEN THE FLOOR (OR IF THERE IS NO FLOOR, THEN THE JOISTS) AND THE BOTTOM OF THE ROOF STRUCTURE

FLOOR AREA CALCULATIONS

1. FIRST FLOOR:	+1,728.25 Sq. Ft.
2. SECOND FLOOR:	+1,496.61 Sq. Ft.
TOTAL FLOOR AREA:	+3,224.86 Sq. Ft.

GROSS FLOOR AREA — THE AGGREGATE AREA OF ALL FLOORS IN A BUILDING ENCLOSED BY AN EXTERIOR WALL AND MEASURED FROM THE EXTERIOR FACE OFF EXTERIOR WALLS OR FROM THE CENTER LINE OF WALLS SEPARATING TWO BUILDINGS, EXCLUDING ANY SPACE WHERE THE FLOOR TO CEILING HEIGHT IS LESS THAN SIX FEET, AND EXCLUDING BASEMENTS AND CELLARS, ATTIC, GARAGES AND OTHER INTERIOR PARKING AND LOADING SPACE USED BY MOTOR VEHICLES.

FLOOR AREA RATIO (FAR) — IN THE CASE OF RESIDENTIAL USES IN RESIDENTIAL ZONES, THE HABITABLE FLOOR AREA OF THE BUILDING(S) DIVIDED BY THE TOTAL AREA OF THE SITE, EXPRESSED AS A PERCENTAGE. IN THE CASE OF ANY USE IN THE NONRESIDENTIAL ZONES OR NONRESIDENTIAL USE IN THE RESIDENTIAL ZONES, THE GROSS FLOOR AREA OF ALL BUILDINGS WHICH ARE ENCLOSED BY AN EXTERIOR WALL, DIVIDED BY THE TOTAL AREA OF THE SITE, EXPRESSED AS A PERCENTAGE.

ABBREVIATIONS

A.B.	ANCHOR BOLT	GALV.	GALVANIZED
A.F.F.	ABOVE FINISH FLOOR	GB.	GRADE BEAM
ABV.	ABOVE	GL.	GLASS
AC.	AIR CONDITIONER	G.W.B.	GYP SUM WALL BOARD
ACOUS.	ACOUSTICAL	GYP.	GYP SUM
ADJ.	ADJUSTABLE	H.	BEAM HEIGHT
ALUM.	ALUMINUM	H.C.	HOLLOW CORE
ACI.	AMERICAN CONCRETE INSTITUTE	HORZ.	HORIZONTAL
AISC.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	H.P.	HIGH POINT
AISI.	AMERICAN IRON AND STEEL INSTITUTE	H.S.	HIGH STRENGTH
ASCE.	AMERICAN SOCIETY OF CIVIL ENGINEERS	INC.	INCORPORATED
ASTM.	AMERICAN SOCIETY OF TESTING MATERIALS	I.D.	INSIDE DIAMETER
AWS.	AMERICAN WELDING SOCIETY	INCH.	INCHES
ARCH.	ARCHITECTURAL	INSUL.	INSULATION
B.	BEAM WIDTH	INT.	INTERIOR
BTWN.	BETWEEN	J.	JOINT
B.O.	BOTTOM OF	KB.	KNEE BRACE
B.O.W.	BOTTOM OF WALL	LL.	LIVE LOADS
BRSW.	BOTTOM OF REBAR SHORT WAY	LL.	LIVE LOADS
BRWL.	BOTTOM OF REBAR LONG WAY	L.P.	LOW POINT
B/U ROOF	BUILT-UP ROOFING	L.W.	LIGHTWEIGHT
BO.	BOARD	MAX.	MAXIMUM
BLDG.	BUILDING	MEMB.	MEMBRANE
BM.	BEAM	MFR.	MANUFACTURER
C.J.T.	CONTROL JOINT	MIN.	MINIMUM
CAB.	CABINET	MISC.	MISCELLANEOUS
CANT.	CANTILEVER	MTL.	METAL
CB	COLUMN STRIP BOTTOM	N	NORTH
CEM. PLAS.	CEMENT PLASTER	N.I.C.	NOT IN CONTRACT
CER.	CERAMIC	N.T.S.	NOT TO SCALE
CL.	CENTER LINE	O.C.	ON CENTER
CLNG.	CEILING	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	OPNG.	OPENING
CMU.	CONCRETE MASONRY UNIT	P.	PIER
CNTR.	COUNTER	P.C.F.	POUND PER CUBIC FOOT
COL.	COLUMN	PL.	PLATE
COPM.	COMPOSITION	PLAS.	PLASTER
CONC.	CONCRETE	PLYWO.	PLYWOOD
COORD.	COORDINATE	PR.	PAIR
CP.	CONCRETE PIER	P.S.F.	POUND PER SQUARE FOOT
CPT.	CARPET	P.S.I.	POUND PER SQUARE INCH
CRD.	CURVED ROOF DECK	PTD.	PAINTED
CS.	CONCRETE SLAB	R.	RISER
CT.	COLUMN STRIP TOP	R.W.L.	RAIN WATER LEADER
CTR.	CENTER	RAD.	RADIUS
CU.	COLUMN UP	R.D.	ROOF DRAIN
D.S.	DOWN SPOT	REFR.	REFRIGERATOR
DA.	DIAMETER	REINF.	REINFORCEMENT
DIM.	DIMENSION	REQ.	REQUIRED
DL.	DEAD LOAD	RESIL.	RESILIENT
DN.	DOWN	RM.	ROOM
DR.	DOOR	S.	SOUTH
DWG.S.	DRAWINGS	S.C.	SOLID CORE
E.	EAST	SCH.	SCHEDULE
EJ.	EXPANSION JOINT	SH.	SHEET
E.W.	EACH WAY	SIM.	SIMILAR
EA.	EACH	SPECS.	SPECIFICATIONS
EL./ELEV.	ELEVATION	SQ.	SQUARE
ELEC.	ELECTRICAL	STD.	STANDARD
EQ.	EQUAL	STIFF.	STIFFENER
EXP.	EXPANSION	STL.	STEEL
EXT.	EXTERIOR	SYM.	SYMMETRICAL
F.D.	FLOOR DECK	T.	TREAD
F.E.	FIRE EXTINGUISHER	T. & G.	TONGUE AND GROOVE
F.F.	FINISH FLOOR	T.B.	TOWEL BAR
FIN.	FINISH	TEL.	TELEPHONE
FLASH.	FLASHING	THK.	THICKNESS
FL./FLR.	FLOOR	T.O.	TOP OF
FLOUR.	FLOURESCENT	TON.	TONNES
FDN.	FOUNDATION	T.S.	TOP OF STEEL
F.O.	FACE OF	T.W.	TOP OF WALL
F.P.P.	FIBERGLASS POLYESTER PANEL	T.W.	TOP OF WALL
F.P.R.	FLAT PLATE REINFORCEMENT	T.P.D.	TOILET PAPER DISPENSER
FT.	FOOT OR FEET	TRIP.	TYPICAL
FT2	SQUARE FEET	U.O.N.	UNLESS OTHERWISE NOTED
FTG.	FOOTING	V.C.T.	VINYL COMPOSITION TILE
G.S.M.	GALVANIZED SHEET METAL	V.I.F.	VARIES IN FIELD
GA.	GAGE	VAR.	VARIES
		VERT.	VERTICAL
		W.	WEST
		W.F.	WIDE FLANGE
		WHT.	WEIGHT
		W.O.	WINDOW OPENING
		W/	WITH
		WD.	WOOD
		WT.	WEIGHT

Client.

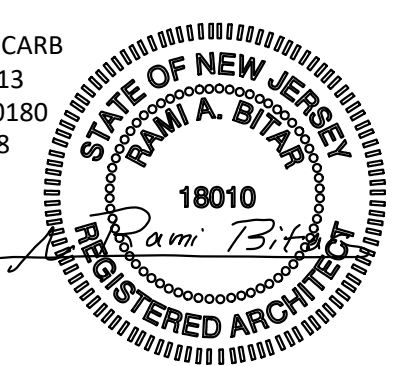
LOBNA



14 BERGEN STREET, HACKENSACK, NJ 07601
T: 201.343.3000 F:201.343.3030
www.rabarchitects.com

Seal & Signature.

RAMI A. BITAR, AIA NCARB
R.A. NJ LIC. NO. 032213
R.A. NY LIC. NO. 21A10180
NCARB CERT. NO. 64938



THESE DRAWINGS ARE THE PROPERTY OF RAB ARCHITECTS LLC. AND WHEN USED FOR ANY OTHER PROJECT WITHOUT THE PROJECT DESIGNATED HEREIN, NONE OF THESE DRAWINGS SHALL BE USED FOR ANY PURPOSE UNLESS SPECIFICALLY NOTED. ANY CHANGES WHATSOEVER BE MADE ON THE DRAWINGS WITHOUT THE WRITTEN PERMISSION FROM RAB ARCHITECTS LLC. THESE DRAWINGS ARE NOT VALID FOR ANY USE UNLESS THEY BEAR THE ORIGINAL SEAL AND SIGNATURE OF ARCHITECT.

Project.

546 HILLCREST ROAD,
RIDGEWOOD, NJ

Sheet.

TITLE SHEET

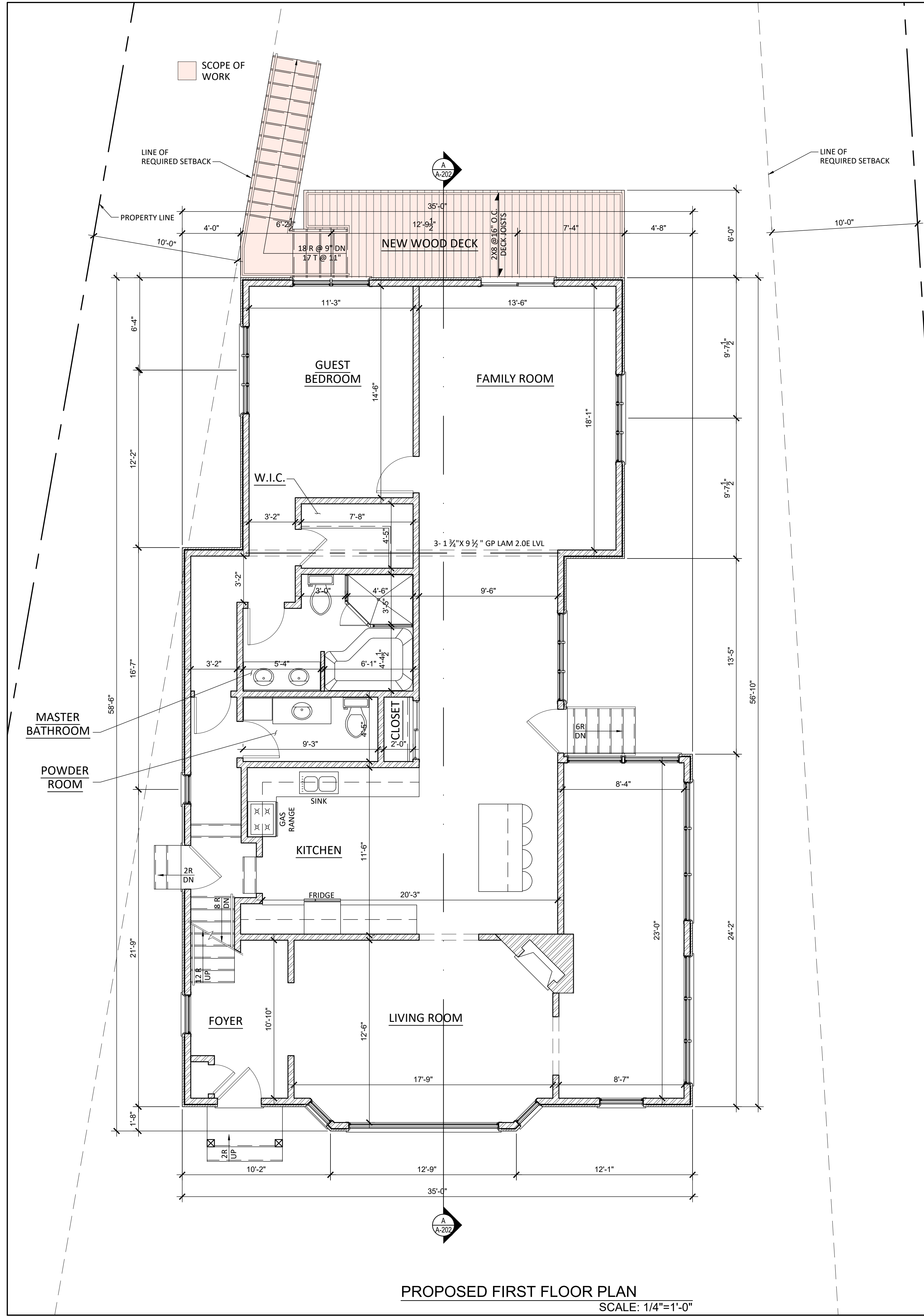
Drawn by. S.G. Project No. 23212.1

Checked by. R.B. Drawing No.

Date. 08.04.23 A-000

Scale. NTS

Sheet. 24"x36" Page. 1 OF 8



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

PLANS NOTES:

1. 4" CAST IN PLACE CONC. SLAB (3500 PSI AIR ENTERTAINED) W/6"x6" #10X#10 W.W.M. REINFORCEMENT OVER 6 MIL VAPOR BARRIER OVER 6" CRUSHED STONE BASE PROVIDE EDGE THICKNESS 8" MIN.
2. ALUMINUM RAILING OR GALVANIZED STEEL RAILING 36" HIGH ABOVE FINISHED FLOOR WITH GALVANIZED STEEL MESH INSERT @ OPENING LIMITATION LESS THAN 4" THROUGHOUT ENTIRE RAILING ASSEMBLY SEE ELEVATIONS
3. WASHER AND DRYER UNITS, PROVIDE PLUMBING CONNECTIONS FOR WASHER EXTERIOR PROVIDE VENT FOR DRYER IN ACCORDANCE WITH SECTION M1502 OF NJ-IRC-2015, EXHAUST DUCT SHALL BE 4" Ø, TERMINATE ON THE OUTSIDE OF THE BUILDING IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS. AND SHALL NOT BE LESS THAN 3'-0" IN ANY DIRECTION FROM OPENINGS INTO BUILDING. EXHAUST DUCT SHALL BE EQUIPPED WITH BACKDRAFT DAMPER.
4. PROVIDE FLOOR DRAIN IN LAUNDRY ROOM.
5. STAIRS, 1" OAK AND RISERS, PROVIDE 36" HIGH GUARD AT THE OPEN SIDE OF THE STAIR WITH CONT. 36" HIGH HANDRAIL. STAIRWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R311.7 AND R312.1 PAGES 51-53 OF NJ-IRC-2015, STAIRWAY WIDTH SHALL BE 3'-0" MIN. WITH MIN. HEADROOM OF 6'-8"
6. ALARM SYSTEM PROVIDE SIRENS IN ATTIC, KEYPADS IN FOYER, BACK OF THE HOUSE, MASTER BEDROOM AND SECOND FLOOR HALL (T.O. STAIRS)
7. WINDOWS AS PER WINDOW SCHEDULE FLASH AROUND HEADER, JAMBS, AND SILL OF WINDOWS, TYP. PROVIDE A MINIMUM OF ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IN ACCORDANCE WITH SECTION R-310 OF NJ-IRC-2015 OPENS DIRECTLY TO THE EXTERIOR OF THE BUILDING, WITH A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. AND MIN. WIDTH OF 2'-0" AND A MIN. HEIGHT OF 1'-8" WITH A MAX. SILL HEIGHT OF 3'-8"
8. DOORS AS PER DOOR SCHEDULE FLASH AROUND HEADER AND JAMBS OF DOORS, PROVIDE THRESHOLD AT EXTERIOR OPENINGS TYP.
9. PLUMBING FIXTURE MANUFACTURED BY "AMERICAN STANDARD" STYLE AND COLOR SHALL BE SELECTED BY OWNER. ALL FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH REQUIRED CLEARANCES, TYP.
10. PROVIDE CEMENT BOARD AT SHOWERS AND GREEN-BOARD AT ALL OTHER AREAS, AT BATHROOMS, TYP.
11. FIBERGLASS SHOWER/TUB UNIT COLOR AND MODEL SHALL BE SELECTED BY OWNER, ALL GLASS, EACH PANE OF GLAZING, INSTALLED IN BATHROOM SUCH AS SHOWER GLAZED DOOR SHALL BE TEMPERED GLASS IN ACCORDANCE WITH SECTION R308.4 PAGE 46 OF NJ-IRC-2015.
12. EXHAUST AIR FROM BATHROOMS AND TOILETS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS, AND SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. KITCHEN EXHAUST RATE SHALL BE 100 CFM, INTERMITTENT OR 25 CFM CONTINUOUS. BATHROOMS EXHAUST RATE SHALL BE 50 CFM, INTERMITTENT OR 20 CFM CONTINUOUS.
13. BUILT-IN SHELF.
14. 35# ASPHALT SHINGLES ROOF (COLOR AND STYLE SELECTED BY OWNER) OVER 15# DBL. ROOFING FELT ABOVE 5/8" PLYWOOD SHEATHING W/ H CLIP OVER ROOF RAFTER.
15. CONTINUOUS RIDGE VENT OVER ENGINEERED RIDGE BEAM SEE PLANS FOR SIZE DESIGNATION AND SUPPORT, TYP.
16. 4" CONTINUOUS ALUM. GUTTER AND 2" DIA. ALUM. LEADER (COLOR SELECTED BY OWNER) CONNECT LEADERS BELOW GRADE TO NEW SEEPAGE PIT, FOR LOCATION SEE SITE PLAN.

CONSTRUCTION NOTES:

- A. FOOTINGS ARE TO BEAR ON NATURAL MEDIUM DENSE SOILS WITH A MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2,000 POUND PER SQUARE FOOT. VERIFY BEARING CAPACITY IN FIELD.
- B. PROVIDE 1,500 PSI CONCRETE FILL/LEVELING BED UNDER FOOTING WHERE SUITABLE BEARING MATERIAL IS NOT FOUND DIRECTLY BELOW FOOTING FOR WALL TYPES AND DETAILS SEE DWG. A-300.
- C. FOR FRAMING LUMBER SPECIES, GRADES, AND OTHER DESIGN NOTES, SEE GENERAL NOTES, DWG A-001
- D. PROVIDE INSULATIONS IN COMPLIANCE WITH 2021 IECC AND NJ-IRC-2021 TABLE N1102.1.2 PAGE 442. PROVIDE R20 INSULATION AT ALL EXTERIOR WALLS, R30 AT FLOOR, AND R49 AT ROOF.
- E. FOR INSULATION REFER TO SECTIONS DWG. A-202.
- F. FOR WINDOWS ROUGH OPENINGS SEE WINDOW SCHEDULE, DWG. A-001.
- G. PROVIDE 3-2X6 HEADER FOR ALL WINDOWS AND EXTERIOR FOR DOORS OPENINGS, TYP.
- H. ALL HEAT RISERS TO BE INSTALLED IN FURRED WALLS AND INSULATED.
- I. PROVIDE G.W.B. DUCT ENCLOSURE AND FIRE STOP AT FLOOR PER PERTAINING CODE.
- J. FOR SMOKE, HEAT, AND CARBON MONOXIDE DETECTORS SEE ELECTRICAL PLANS DWG. A-104.
- K. FOR SITE AND SIDEWALK DETAILS SEE SITE PLAN DWG. A-002.
- L. ALL COLOR CHOICES OR FINISHES TO BE SELECTED BY OWNER.

LIGHTING AND ELECTRICAL NOTES:

1. ALL WORK SHALL BE PERFORMED BY LICENSE ELECTRICIAN AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL ELECTRICAL INSTALLATIONS SHALL MEET THE REQUIREMENTS OF NATIONAL ELECTRICAL CODE, ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OR APPROVAL OF THE UNDERWRITERS LABORATORIES, INC.
3. ELECTRICAL CONTRACTOR SHALL, BEFORE CONSTRUCTION, VERIFY SPACE REQUIRED FOR METER INSTALLATION AND SHALL NOTIFY GENERAL CONTRACTOR AND ARCHITECT OF ANY ISSUE.
4. ELECTRICAL LAYOUT IS DIAGRAMMATIC ONLY.
5. ALL SWITCHES TO BE 3'-10" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH, U.O.N.
6. ALL CONVENIENCE OUTLETS TO BE 1'-0" ABOVE FINISHED FLOOR TO CENTERLINE OF OUTLET, U.O.N.
7. ALL INTERIOR BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISHED FLOOR TO CENTERLINE OF FIXTURE 6'-10" AT BATHROOM MIRRORS, U.O.N.
8. ALL EXTERIOR BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISHED FLOOR TO CENTERLINE OF FIXTURE, U.O.N.
9. ELECTRICAL SERVICE CONDUCTORS AND EQUIPMENTS SHALL BE OF A CAPACITY ADEQUATE TO SERVE THE CALCULATED LOAD AND ANY SPARE CIRCUITS PROVIDED FOR FUTURE USE.
10. SMOKE DETECTORS SHALL BE U.L. APPROVED. THEY SHALL BE LOCATED AT CEILING WITH 12" MIN. CLEARANCE TO WALLS AND WIRES TO SOUND ALARM WITH BACK-UP BATTERY.
11. VERIFY LOCATIONS OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURERS RECOMMENDATIONS.
12. PROVIDE AT LEAST TWO (2) 15-AMP CIRCUITS FOR LIGHTING AND GENERAL USE FOR FIRST 500 SQ. FT. OF AREA AND ONE (1) ADDITIONAL 15-AMP FOR EACH ADDITIONAL 500 SQ. FT. OF AREA.
13. PROVIDE AT LEAST TWO (2) 20-AMP CIRCUITS TO SERVE APPLIANCES IN KITCHEN, BATHROOMS AND LAUNDRY ROOM. PROVIDE INDIVIDUAL BRANCH CIRCUIT FOR ANY FIXED APPLIANCES OR EQUIPMENT RATED MORE THAN 1400 WATTS.
14. NO POINT ALONG FLOOR LINE MEASURED HORIZONTALLY SHALL BE MORE THAN 6'-0" FROM A RECEPTACLE OUTLETS.
15. GROUND FAULT INTERCEPTORS SHALL BE PROVIDED AT ALL BATHROOM OUTLETS AND KITCHENS WITHIN 6'-0" OF SINK, AS PER SECTION 210-0 N.E.C.
16. COORDINATE LOCATION OF ELECTRICAL METER AND SERVICE WITH LOCAL UTILITY SERVICE PROVIDER.

LIGHTINGS AND ELECTRICAL SYMBOLS

- 6" DAM. RECESSED INCANDESCENT DOWNLIGHT FIXTURE TYPE I.C.. TRIM TO BE SELECTED BY OWNER .
- 6" DAM. RECESSED INCANDESCENT WALL WASH TYPE I.C.. TRIM TO BE SELECTED BY OWNER .
- UNDER COUNTER SURFACE MOUNTED INCANDESCENT LIGHT FIXTURE TRIM TO BE SELECTED BY OWNER .
- WALL MTD. INCANDESCENT LIGHT SCONCE TO BE SELECTED BY OWNER .
- RECESSED CEILING MOUNTED EXHAUST FAN / WITH, VENT EXHAUST TO EXTERIOR
- PENDANT LIGHT FIXTURE SUSPENDED FROM RECESSED JUNCTION BOX, FIXTURE TO BE SELECTED BY OWNER
- SURFACE MTD. CERAMIC INCANDESCENT FIXTURE W/ WIRE SAFETY CAGE
- WALL MTD. FLOOR FIXTURE (ABOVE DOOR TYP.) W/ JAMB MTD. STRIKE SWITCH
- EXTERIOR FLOODLIGHT WITH MOTION DETECTOR
- JUNCTION BOX
- COVE MTD. LOW-VOLTAGE FIXTURE
- SINGLE POLE LIGHT SWITCH - 48" A.F.F.
- TWO WAY LIGHT SWITCH - 48" A.F.F.
- THREE WAY LIGHT SWITCH - 48" A.F.F.
- SINGLE POLE LIGHT SWITCH WITH DIMMER - 48" A.F.F.
- FOUR WAY LIGHT SWITCH - 48" A.F.F.
- LINE DENOTING LIGHTS CONNECTED ON CIRCUIT
- SMOKE DETECTOR
HARD WIRED WITH BATTERY BACKUP
- COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
HARD WIRED WITH BATTERY BACKUP
- HEAT DETECTOR
HARD WIRED WITH BATTERY BACKUP
- 15 AMP 120 VOLT DUPLEX RECEPTACLE - 18" A.F.F.
- 20A 20 AMP 120 VOLT DUPLEX RECEPTACLE - 42" A.F.F.
- GFI 15 AMP 120 VOLT DUPLEX RECEPTACLE - 18" A.F.F. GROUND FAULTED CIRCUIT INTERCEPT
- WP GFI 15 AMP 120 VOLT DUPLEX RECEPTACLE - 18" A.F.F. GROUND FAULTED CIRCUIT INTERCEPT / WATERPROOF
- 44" GFI 15 AMP 120 VOLT DUPLEX RECEPTACLE - 44" A.F.F. GROUND FAULTED CIRCUIT INTERCEPT
- F SURFACE MTD. LIGHT FIXTURE, STYLE TO BE SELECTED BY OWNER
- CEILING FANLIGHT
STYLE TO BE SELECTED BY OWNER
- 14" SURFACE MOUNTED LIGHT TO BE SELECTED BY OWNER
- COMBINED VOICE DATA JACK - 18 A.F.F.
- SURFACE MOUNTED 1X4 FLUORESCENT LIGHT FIXTURE

Client: **LOBNA**

RAB ARCHITECTS
14 BERGEN STREET, HACKENSACK, NJ 07601
T: 201.343.3000 F:201.343.3030
www.rabarchitects.com

No.	Date.	Issue.

Seal & Signature:
RAMI A. BITAR, AIA NCARB
R.A. NJ LIC. NO. 032213
R.A. NY LIC. NO. 21A10180
NCARB CERT. NO. 64938

STATE OF NEW JERSEY
18010
Rami A. Bitar
REGISTERED ARCHITECT

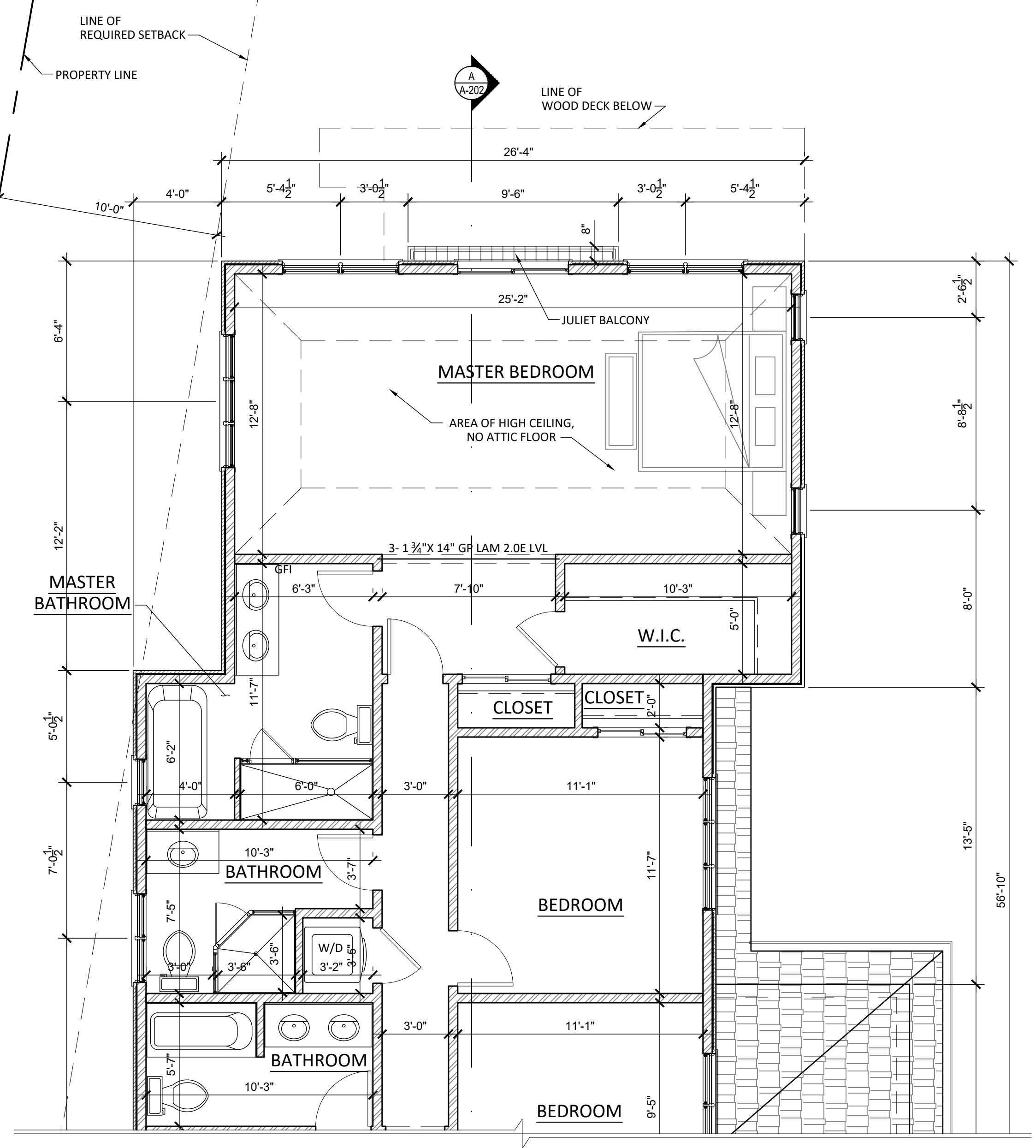
THESE DRAWINGS ARE THE PROPERTY OF RAB ARCHITECTS, L.L.C. AND ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT DESIGNATED HEREIN. NONE OF THESE DRAWINGS SHALL BE USED FOR ANY PURPOSE UNLESS SPECIFICALLY NOTED. ANY CHANGES WHATSOEVER BE MADE ON THE DRAWINGS WITHOUT THE WRITTEN PERMISSION FROM RAB ARCHITECTS, L.L.C. THESE DRAWINGS ARE NOT VALID FOR ANY USE UNLESS THEY BEAR THE ORIGINAL SEAL AND SIGNATURE OF ARCHITECT.

Project: **546 HILLCREST ROAD, RIDGEWOOD, NJ**

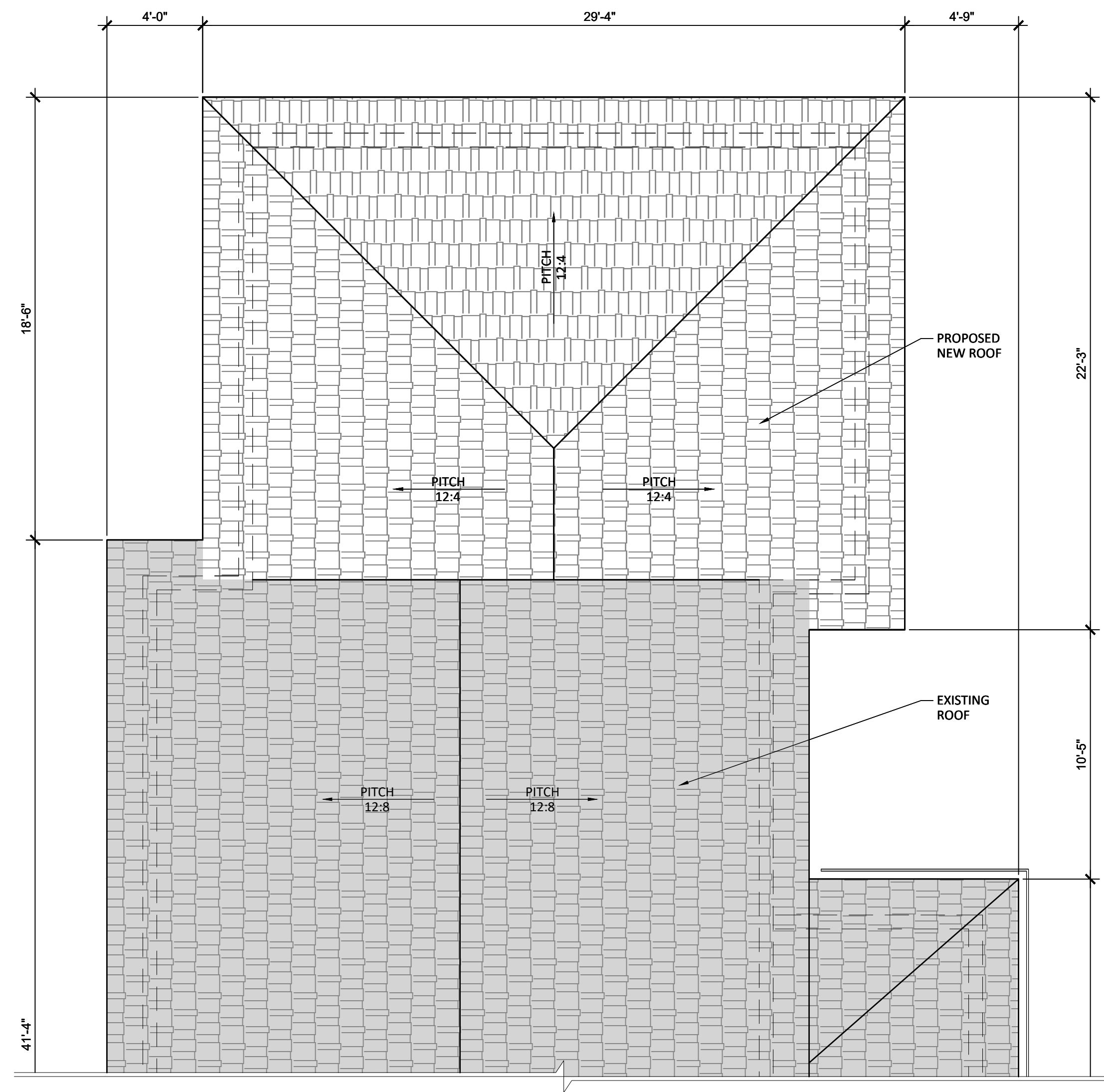
Sheet: **PROPOSED FIRST FLOOR PLAN**

Drawn by: M.C.	Project No. 23212.1
Checked by: R.B.	Drawing No. A-101
Date: 08.04.23	
Scale: 1/4"=1'-0"	
Sheet: 24"x36"	Page: 4 OF 8

Client:
LOBNA



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

PLANS NOTES:

- 4" CAST IN PLACE CONC. SLAB (3500 PSI AIR ENTERTAINED) W/6"X6" #10X#10 W.W.M. REINFORCEMENT OVER 6 MIL VAPOR BARRIER OVER 6" CRUSHED STONE BASE PROVIDE EDGE THICKNESS 8" MIN.
- ALUMINUM RAILING OR GALVANIZED STEEL RAILING 36" HIGH ABOVE FINISHED FLOOR WITH GALVANIZED STEEL MESH INSERT @ OPENING LIMITATION LESS THAN 4" THROUGHOUT ENTIRE RAILING ASSEMBLY SEE ELEVATIONS
- WASHER AND DRYER UNITS, PROVIDE PLUMBING CONNECTIONS FOR WASHER EXTERIOR PROVIDE VENT FOR DRYER IN ACCORDANCE WITH SECTION M1502 OF NJ-IRC-2015, EXHAUST DUCT SHALL BE 4" Ø, TERMINATE ON THE OUTSIDE OF THE BUILDING IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS, AND SHALL NOT BE LESS THAN 3'-0" IN ANY DIRECTION FROM OPENINGS INTO BUILDING. EXHAUST DUCT SHALL BE EQUIPPED WITH BACKDRAFT DAMPER.
- PROVIDE FLOOR DRAIN IN LAUNDRY ROOM.
- STAIRS, 1" OAK AND RISERS, PROVIDE 36" HIGH GUARD AT THE OPEN SIDE OF THE STAIR WITH CONT. 36" HIGH HANDRAIL, STAIRWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R311.7 AND R312.1 PAGES 51-53 OF NJ-IRC-2015, STAIRWAY WIDTH SHALL BE 3'-0" MIN. WITH MIN. HEADROOM OF 6'-8"
- ALARM SYSTEM PROVIDE SIRENS IN ATTIC, KEYPADS IN FOYER, BACK OF THE HOUSE, MASTER BEDROOM AND SECOND FLOOR HALL (T.O. STAIRS)
- WINDOWS AS PER WINDOW SCHEDULE FLASH AROUND HEADER, JAMBS, AND SILL OF WINDOWS, TYP. PROVIDE A MINIMUM OF ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IN ACCORDANCE WITH SECTION R-310 OF NJ-IRC-2015 OPENS DIRECTLY TO THE EXTERIOR OF THE BUILDING, WITH A MIN. NET CLEAR OPENING OF 5.7 sq. Ft. AND MIN. WIDTH OF 2'-0" AND A MIN. HEIGHT OF 1'-8" WITH A MAX. SILL HEIGHT OF 3'-8"
- DOORS AS PER DOOR SCHEDULE FLASH AROUND HEADER AND JAMBS OF DOORS, PROVIDE THRESHOLD AT EXTERIOR OPENINGS TYP.
- PLUMBING FIXTURE MANUFACTURED BY "AMERICAN STANDARD" STYLE AND COLOR SHALL BE SELECTED BY OWNER. ALL FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH REQUIRED CLEARANCES, TYP.
- PROVIDE CEMENT BOARD AT SHOWERS AND GREEN-BOARD AT ALL OTHER AREAS, AT BATHROOMS, TYP.
- FIBERGLASS SHOWER/TUB UNIT COLOR AND MODEL SHALL BE SELECTED BY OWNER, ALL GLASS, EACH PANE OF GLAZING, INSTALLED IN BATHROOM SUCH AS SHOWER GLAZED DOOR SHALL BE TEMPERED GLASS IN ACCORDANCE WITH SECTION R308.4 PAGE 46 OF NJ-IRC-2015.

- EXHAUST AIR FROM BATHROOMS AND TOILETS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS, AND SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. KITCHEN EXHAUST RATE SHALL BE 100 CFM. INTERMITTENT OR 25 CFM. CONTINUOUS. BATHROOMS EXHAUST RATE SHALL BE 50 CFM. INTERMITTENT OR 20 CFM. CONTINUOUS.
- BUILT-IN SHELF.
- 35# ASPHALT SHINGLES ROOF (COLOR AND STYLE SELECTED BY OWNER) OVER 15# DBL. ROOFING FELT ABOVE 3/8" PLYWOOD SHEATHING W/ H CUP OVER ROOF RAFTER.
- CONTINUOUS RIDGE VENT OVER ENGINEERED RIDGE BEAM SEE PLANS FOR SIZE DESIGNATION AND SUPPORT, TYP.
- 4" CONTINUOUS ALUM. GUTTER AND 2" DIA. ALUM. LEADER (COLOR SELECTED BY OWNER) CONNECT LEADERS BELOW GRADE TO NEW SEEPAGE PIT, FOR LOCATION SEE SITE PLAN.

CONSTRUCTION NOTES:

- FOOTINGS ARE TO BEAR ON NATURAL MEDIUM DENSE SOILS WITH A MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2,000 POUND PER SQUARE FOOT. VERIFY BEARING CAPACITY IN FIELD.
- PROVIDE 1,500 PSI CONCRETE FILL/LEVELING BED UNDER FOOTING WHERE SUITABLE BEARING MATERIAL IS NOT FOUND DIRECTLY BELOW FOOTING.FOR WALL TYPES AND DETAILS SEE DWG. A-300.
- FOR FRAMING LUMBER SPECIES, GRADES, AND OTHER DESIGN NOTES, SEE GENERAL NOTES, DWG A-001
- PROVIDE INSULATIONS IN COMPLIANCE WITH 2015 IECC AND NJ-IRC-2015 TABLE N1102.1.2 PAGE 442. PROVIDE R20 INSULATION AT ALL EXTERIOR WALLS, R30 AT FLOOR, AND R49 AT ROOF.
- FOR INSULATION REFER TO SECTIONS DWG. A-202.
- FOR WINDOWS ROUGH OPENINGS SEE WINDOW SCHEDULE, DWG. A-001.
- PROVIDE 3-2X6 HEADER FOR ALL WINDOWS AND EXTERIOR FOR DOORS OPENINGS, TYP.
- ALL HEAT RISERS TO BE INSTALLED IN FURRED WALLS AND INSULATED.
- PROVIDE G.W.B. DUCT ENCLOSURE AND FIRE STOP AT FLOOR PER PERTAINING CODE.
- FOR SMOKE, HEAT, AND CARBON MONOXIDE DETECTORS SEE ELECTRICAL PLANS DWG. A-104.
- FOR SITE AND SIDEWALK DETAILS SEE SITE PLAN DWG. A-002.
- ALL COLOR CHOICES OR FINISHES TO BE SELECTED BY OWNER.

LIGHTING AND ELECTRICAL NOTES:

- ALL WORK SHALL BE PERFORMED BY LICENSE ELECTRICIAN AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL ELECTRICAL INSTALLATIONS SHALL MEET THE REQUIREMENTS OF NATIONAL ELECTRICAL CODE, ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OR APPROVAL OF THE UNDERWRITERS LABORATORIES, INC.
- ELECTRICAL CONTRACTOR SHALL, BEFORE CONSTRUCTION, VERIFY SPACE REQUIRED FOR METER INSTALLATION AND SHALL NOTIFY GENERAL CONTRACTOR AND ARCHITECT OF ANY ISSUE.
- ELECTRICAL LAYOUT IS DIAGRAMMATIC ONLY.
- ALL SWITCHES TO BE 3'-10" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH, U.O.N.
- ALL CONVENIENCE OUTLETS TO BE 1'-0" ABOVE FINISHED FLOOR TO CENTERLINE OF OUTLET, U.O.N.
- ALL INTERIOR BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISHED FLOOR TO CENTERLINE OF FIXTURE 6'-10" AT BATHROOM MIRRORS, U.O.N.
- ALL EXTERIOR BRACKET FIXTURES TO BE AT 6'-6" ABOVE FINISHED FLOOR TO CENTERLINE OF FIXTURE, U.O.N.
- ELECTRICAL SERVICE CONDUCTORS AND EQUIPMENTS SHALL BE OF A CAPACITY ADEQUATE TO SERVE THE CALCULATED LOAD AND ANY SPARE CIRCUITS PROVIDED FOR FUTURE USE.
- SMOKE DETECTORS SHALL BE U.L. APPROVED. THEY SHALL BE LOCATED AT CEILING WITH 12" MIN. CLEARANCE TO WALLS AND WIRES TO SOUND ALARM WITH BACK-UP BATTERY.
- VERIFY LOCATIONS OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURERS RECOMMENDATIONS.
- PROVIDE AT LEAST TWO (2) 15-AMP CIRCUITS FOR LIGHTING AND GENERAL USE FOR FIRST 500 SQ. FT. OF AREA AND ONE (1) ADDITIONAL 15-AMP FOR EACH ADDITIONAL 500 SQ. FT. OF AREA.
- PROVIDE AT LEAST TWO (2) 20-AMP CIRCUITS TO SERVE APPLIANCES IN KITCHEN, BATHROOMS AND LAUNDRY ROOM. PROVIDE INDIVIDUAL BRANCH CIRCUIT FOR ANY FIXED APPLIANCES OR EQUIPMENT RATED MORE THAN 1400 WATTS.
- NO POINT ALONG FLOOR LINE MEASURED HORIZONTALLY SHALL BE MORE THAN 6'-0" FROM A RECEPTACLE OUTLETS.
- GROUND FAULT INTERCEPTORS SHALL BE PROVIDED AT ALL BATHROOM OUTLETS AND KITCHENS WITHIN 6'-0" OF SINK, AS PER SECTION 210-0 N.E.C.
- COORDINATE LOCATION OF ELECTRICAL METER AND SERVICE WITH LOCAL UTILITY SERVICE PROVIDER.

- ⊠ 6" DAM. RECESSED INCANDESCENT DOWNLIGHT FIXTURE TYPE I.C. TRIM TO BE SELECTED BY OWNER.
- ⊠ 6" DAM. RECESSED INCANDESCENT WALL WASH TYPE I.C. TRIM TO BE SELECTED BY OWNER.
- ⊠ UNDER COUNTER SURFACE MOUNTED INCANDESCENT LIGHT FIXTURE TRIM TO BE SELECTED BY OWNER.
- ⊠ WALL MTD. INCANDESCENT LIGHT SCONCE TO BE SELECTED BY OWNER.
- ⊠ RECESSED CEILING MOUNTED EXHAUST FAN / WITH VENT EXHAUST TO EXTERIOR
- ⊠ PENDANT LIGHT FIXTURE SUSPENDED FROM RECESSED JUNCTION BOX, FIXTURE TO BE SELECTED BY OWNER
- ⊠ SURFACE MTD. CERAMIC INCANDESCENT FIXTURE W/ WIRE SAFETY CAGE
- ⊠ WALL MTD. FLOOR FIXTURE (ABOVE DOOR TYP.) W/ JAMB MTD. STRIKE SWITCH
- ⊠ EXTERIOR FLOODLIGHT WITH MOTION DETECTOR
- ⊠ JUNCTION BOX
- ⊠ LINE DENOTING LIGHTS CONNECTED ON CIRCUIT
- ⊠ SINGLE POLE LIGHT SWITCH - 48" A.F.F.
- ⊠ TWO WAY LIGHT SWITCH - 48" A.F.F.
- ⊠ 15 AMP 120 VOLT DUPLEX RECEPTACLE - 18" A.F.F.
- ⊠ 20 AMP 120 VOLT DUPLEX RECEPTACLE - 42" A.F.F.
- ⊠ 15 AMP 120 VOLT DUPLEX RECEPTACLE - 18" A.F.F. GROUND FAULTED CIRCUIT INTERCEPT
- ⊠ COMBINATION SMOKE / CARBON MONOXIDE DETECTOR HARD WIRED WITH BATTERY BACKUP
- ⊠ CEILING FANLIGHT
- ⊠ 14" SURFACE MOUNTED LIGHT TO BE SELECTED BY OWNER
- ⊠ COMBINED VOICE DATA JACK - 18 A.F.F.

Project.	
546 HILLCREST ROAD, RIDGEWOOD, NJ	
Sheet.	
PROPOSED SECOND FLOOR AND ROOF PLAN	
Drawn by.	M.C. Project No. 23212.1
Checked by.	R.B. Drawing No.
Date.	08.04.23 A-102
Scale.	1/4"=1'-0"
Sheet.	24"x36" Page 5 OF 8

Seal & Signature.
RAMI A. BITAR, AIA NCARB
R.A. NJ LIC. NO. 032213
R.A. NY LIC. NO. 21A10180
NCARB CERT. NO. 64938

THESE DRAWINGS ARE THE PROPERTY OF RAB ARCHITECTS, LLC. AND ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT DESIGNATED HEREIN. NONE OF THESE DRAWINGS SHALL BE USED FOR ANY PURPOSE UNAUTHORIZED HEREIN. ANY CHANGES WHATSOEVER BE MADE ON THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION FROM RAB ARCHITECTS, LLC. THESE DRAWINGS ARE NOT VALID FOR ANY USE UNLESS THEY BEAR THE ORIGINAL SEAL AND SIGNATURE OF ARCHITECT.



FRONT ELEVATION (EAST)
SCALE: 1/4"=1'-0"

- ELEVATIONS NOTES:**
- 35# ASPHALT SHINGLES ROOF (COLOR AND STYLE SELECTED BY OWNER) OVER 1 1/2" DBL. ROOFING FELT ABOVE 3/4" PLYWOOD SHEATHING W/ H CLIP OVER ROOF RAFTERS.
 - CONTINUOUS RIDGE VENT OVER ENGINEERED RIDGE BEAM SEE PLANS FOR SIZE DESIGNATION AND SUPPORT. TYP.
 - ICE AND WATER BARRIER CONSISTING OF 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER EXTENDED 2'-0" BEYOND THE INSIDE OF THE EXTERIOR WALL LINE OF BUILDING.
 - 1X6 VINYL RAKE COLOR SELECTED BY OWNER, TYP.
 - 4" CONTINUOUS ALUM. GUTTER AND 2" DIA. ALUM. LEADER (COLOR SELECTION BY OWNER) CONNECT LEADER BELOW GRADE TO NEW SEEPAGE PIT FOR LOCATION SEE SITE PLAN.
 - 1X8 VINYL FASCIA COLOR SELECTED BY OWNER, TYP.
 - 2" VINYL VENT SOFFIT WITH CONTINUOUS INSECT SCREEN, COLOR SELECTED BY OWNER, TYP.
 - BRICK VENEER.
 - STUCCO FINISH PROVIDE 2 COATS SCRATCH BROWN AND FINISH COAT, COLOR, STYLE AND TEXTURE TO BE SELECTED BY OWNER, TYP.
 - WINDOW PER WINDOW SCHEDULE FLASH AROUND HEADER, JAMBS AND SILL OF WINDOW, TYP.
 - NEW BRICK ROWLOCK SILL.
 - EXTERIOR DOOR PER DOOR SCHEDULE, FLASH AROUND HEADER AND JAMBS OF DOOR, TYP.
 - WROUGHT IRON GUARDRAIL @ 3'-0" ABOVE FINISHED FLOOR WITH BALUSTERS AT OPENING LIMITATIONS LESS THAN 4" THROUGHOUT ENTIRE RAILING ASSEMBLY SEE ELEVATIONS, TYP.
 - LIMESTONE TREADS AND PLATFORM WITH SPLIT-FACE EDGE @1" OVERHANG SLOPE TRADE 1/4" PER FOOT AWAY FROM STRUCTURE, TYP.
 - ASPHALT PARGING BELOW GEOTEXTILE DRAINAGE MAT ALONG PARAMETER OF FOUNDATION WALL, TYP.
 - LINE OF APPROXIMATE GRADE.



SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

Client:
LOBNA



No.	Date.	Issue.

Seal & Signature:
RAMI A. BITAR, AIA NCARB
 R.A. NJ LIC. NO. 032213
 R.A. NY LIC. NO. 21A10180
 NCARB CERT. NO. 64938

Project:
**546 HILLCREST ROAD,
 RIDGEWOOD, NJ**

Sheet:
**PROPOSED
 FRONT & RIGHT
 SIDE ELEVATIONS**

Drawn by: M.C.	Project No. 23212.1
Checked by: R.B.	Drawing No. A-200
Date: 08.04.23	
Scale: 1/4"=1'-0"	
Sheet: 24"x36"	Page: 6 OF 8

