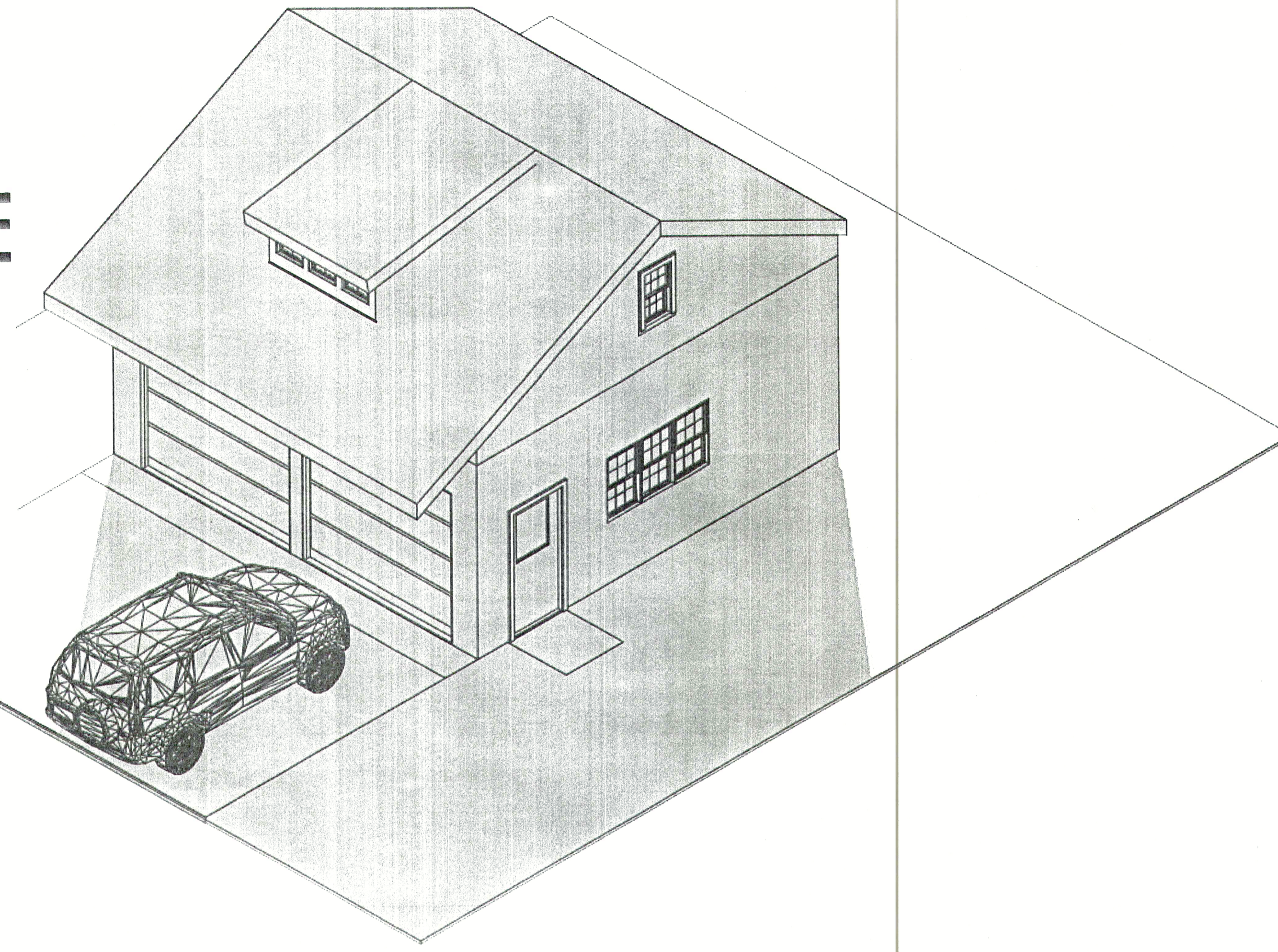


NEW GARAGE AT THE DIAMOND RESIDENCE 131 COTTAGE PLACE RIDGEWOOD, NJ

ARCHITECT
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ZONING ANALYSIS

ZONE: R1

| MINIMUM LOT DIMENSIONS | ALLOWABLE/REQUIRED | PROVIDED | REFERENCE |
|-------------------------------|-----------------------|-----------|--------------|
| AREA | 14,000 SF | 15,328 SF | 190-119 E(6) |
| WIDTH | 100' | 99.47' | 190-119 E(7) |
| DEPTH | 120' | +/- 145' | 190-119 E(9) |
| ACCESSORY BUILDING | | | |
| SIDE YARD | 5' | 4.27' * | 190-119 C(f) |
| REAR YARD | 5' | 2.56' * | 190-119 C(f) |
| HEIGHT | 15' | 18' * | 190-119 C(b) |
| MAXIMUM AREA | 15,328 X .06 = 919 SF | 484 SF | 190-119 J(1) |
| | | | |
| DISTANCE FROM PRINCIPAL BLDG. | 12' | 30.31' | 190-119 C(d) |
| | | | |
| | | | |

* Variance granted

CODE REVIEW

| USE | R-5 |
|-----------------------------|----------|
| BUILDING HEIGHT | 18' |
| AREA LARGEST FLOOR | 484 SF |
| VOLUME OF ADDITION | 6,979 CF |
| CONSTRUCTION CLASSIFICATION | 5B |

SOIL VOLUME CALCULATION

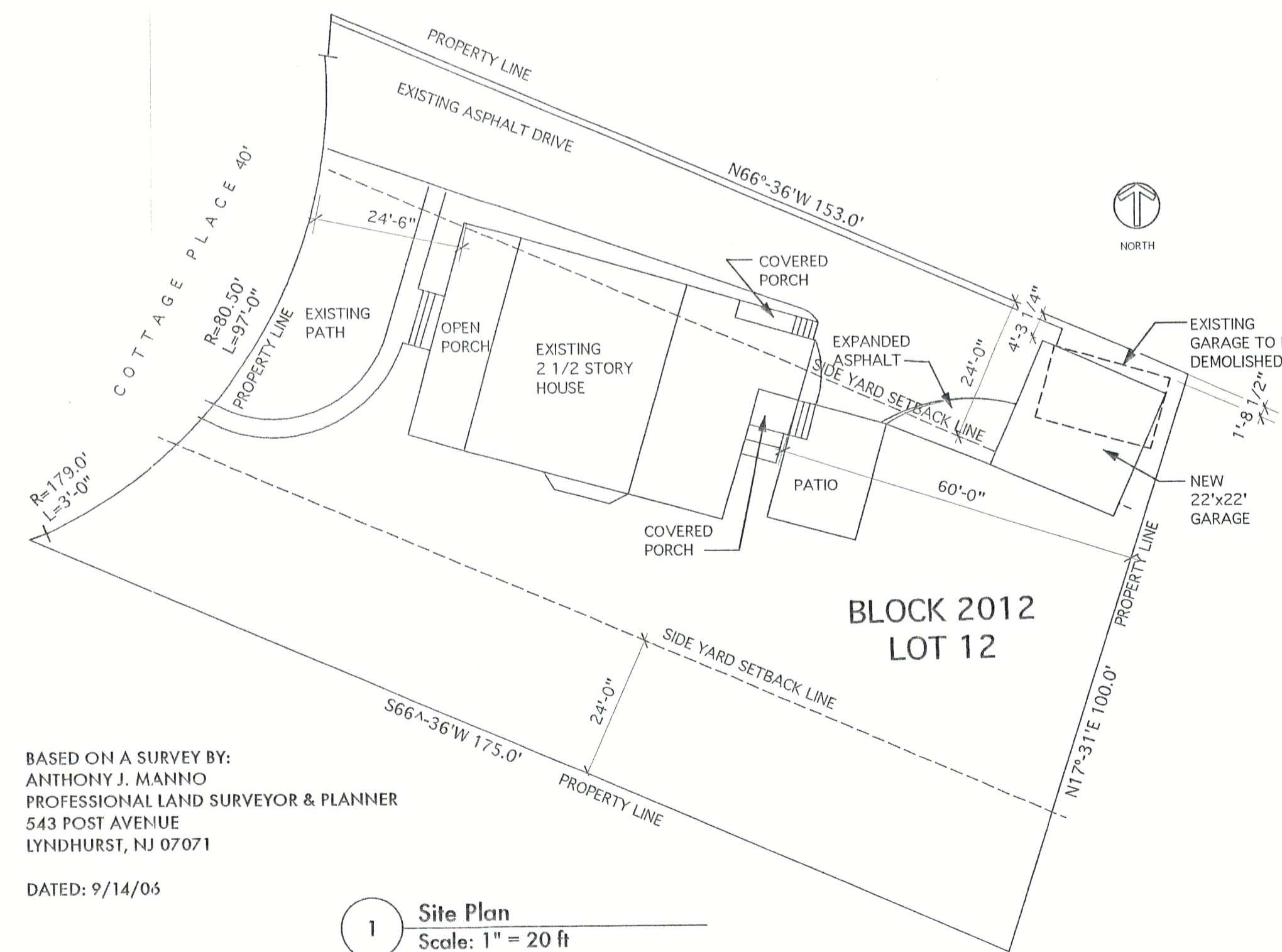
FOOTING
2(23' X 1'-8" X 8") = 613 SF
2(19'-6" X 1'-8" X 8") = 520 SF
FOUNDATION
4(3'-8" X 20'-8") = 303 SF
SLAB
.75(20'-8" X 20'-8") = 320 SF
1761 SF

1761/27 = 65 CU YD

MINISTERIAL PERMIT REQUIRED.

DRAWING LIST

| SHEET NUMBER | SHEET NAME |
|--------------|--|
| T-1 | TITLE SHEET, ZONING ANALYSIS, CODE REVIEW, SITE PLAN |
| A-1 | FOUNDATION, FIRST, ATTIC, AND ROOF PLANS |
| A-2 | ELEVATIONS, WINDOW SCHEDULE, DOOR SCHEDULE, SPECIFICATIONS |
| A-3 | SECTIONS AND DETAILS |
| A-4 | DETAILS |



BASED ON A SURVEY BY:
ANTHONY J. MANNO
PROFESSIONAL LAND SURVEYOR & PLANNER
543 POST AVENUE
LYNDHURST, NJ 07071

DATED: 9/14/06

1 Site Plan
Scale: 1" = 20 ft

General Notes

- Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the architect for resolution prior to the delivery of any bid. Failure to do so shall cause the Contractor to be ineligible for extras relating to such matters.
- Contractor shall co-ordinate with all trades to provide complete working systems.
- Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Drawing and notes to drawings are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the Architect or Engineer.
- Contractor is responsible for the safety, actions and conduct of his employees and his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity.
- The Contractor shall insure the building and work included in this Contract against loss or damage by fire and against loss or damage covered by the Standard Extended Coverage Insurance Endorsement, in an insurance company or companies acceptable to the Owner. The amount of insurance to be at least equal to the amount paid on account of work and materials plus the value of the work or materials delivered but not yet paid for by the Owner. The policy shall be in the name of the Contractor and the Owner, as their interests may appear and certificates of insurance of company as to the amount of coverage, terms of policy, etc., shall be delivered to the Owner before any payments are made.
- All work described by these documents shall be performed in full accordance with all applicable codes, including but not limited to the following codes: International Building Code- New Jersey Addition 2006, International Mechanical Code 2006, National Electrical Code 2005, National Standard Plumbing Code 2006, ASHRAE 90.1-2004, NEW JERSEY REHABILITATION SUBCODE all as adopted by the state of New Jersey.
- All materials, finishes, manufactured items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations or these documents, whichever is more stringent.
- All workmanship, material, and equipment shall be guaranteed for one year from date of Owner acceptance. Any failure or deterioration within this period shall be corrected by the contractor at the contractor's expense.
- Contractor shall carry Workman's Compensation Insurance for every person employed by them on the premises and shall maintain the policy in full force during the entire time of this contract.
- Contractor shall be responsible for seeing that each subcontractor cleans up and removes, DAILY, any and all debris generated by construction operations, making ready for all subsequent subcontractors.

CONSULTANT:

PROJECT NAME:
NEW GARAGE AT THE
DIAMOND RESIDENCE
131 COTTAGE PLACE
RIDGEWOOD, NJ

SHEET NAME:

TITLE SHEET, ZONING ANALYSIS,
CODE REVIEW, SITE PLAN

PROJECT NUMBER: 0803

DATE: 2/15/08

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

DRAWN BY:

CHECKED BY: RED

ISSUE DATE: 3/13/08

T-1

SHEET NO.

SHEET OF