

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

3. HVAC

- A BUILDING SHALL COMPLY WITH ARTICLE #4 IN ENERGY COMPLIANCE CODE

4. LIGHTING

- A 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

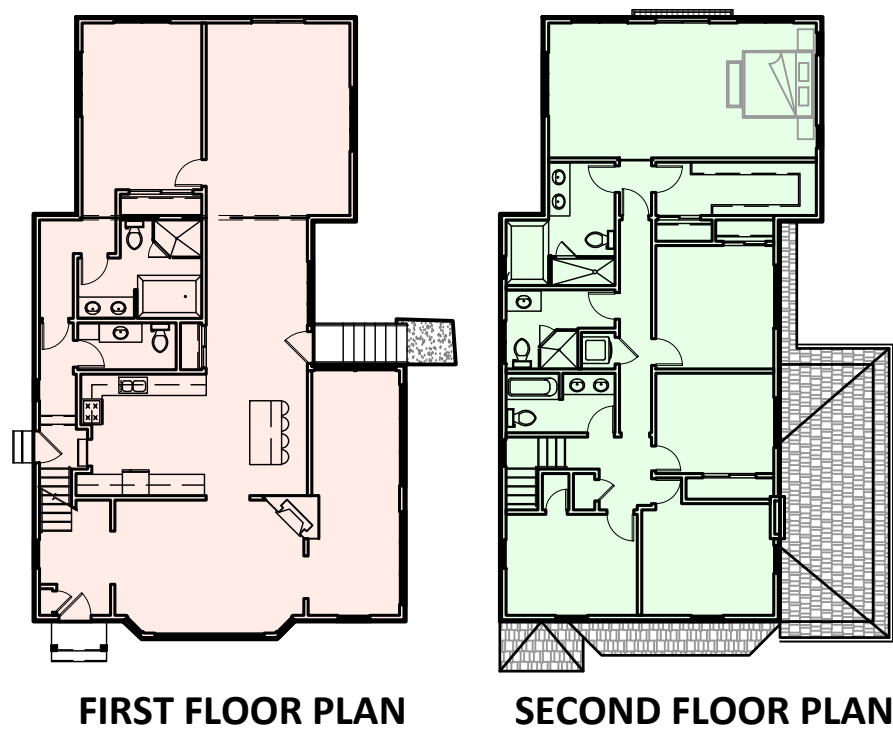
OCCUPANCY CLASSIFICATION	RESIDENTIAL GROUP R-2
RESIDENTIAL GROUP R-2	SINGLE-FAMILY RESIDENTIAL USES IN DETACHED SINGLE-FAMILY RESIDENTIAL STRUCTURES

DRAWING LIST

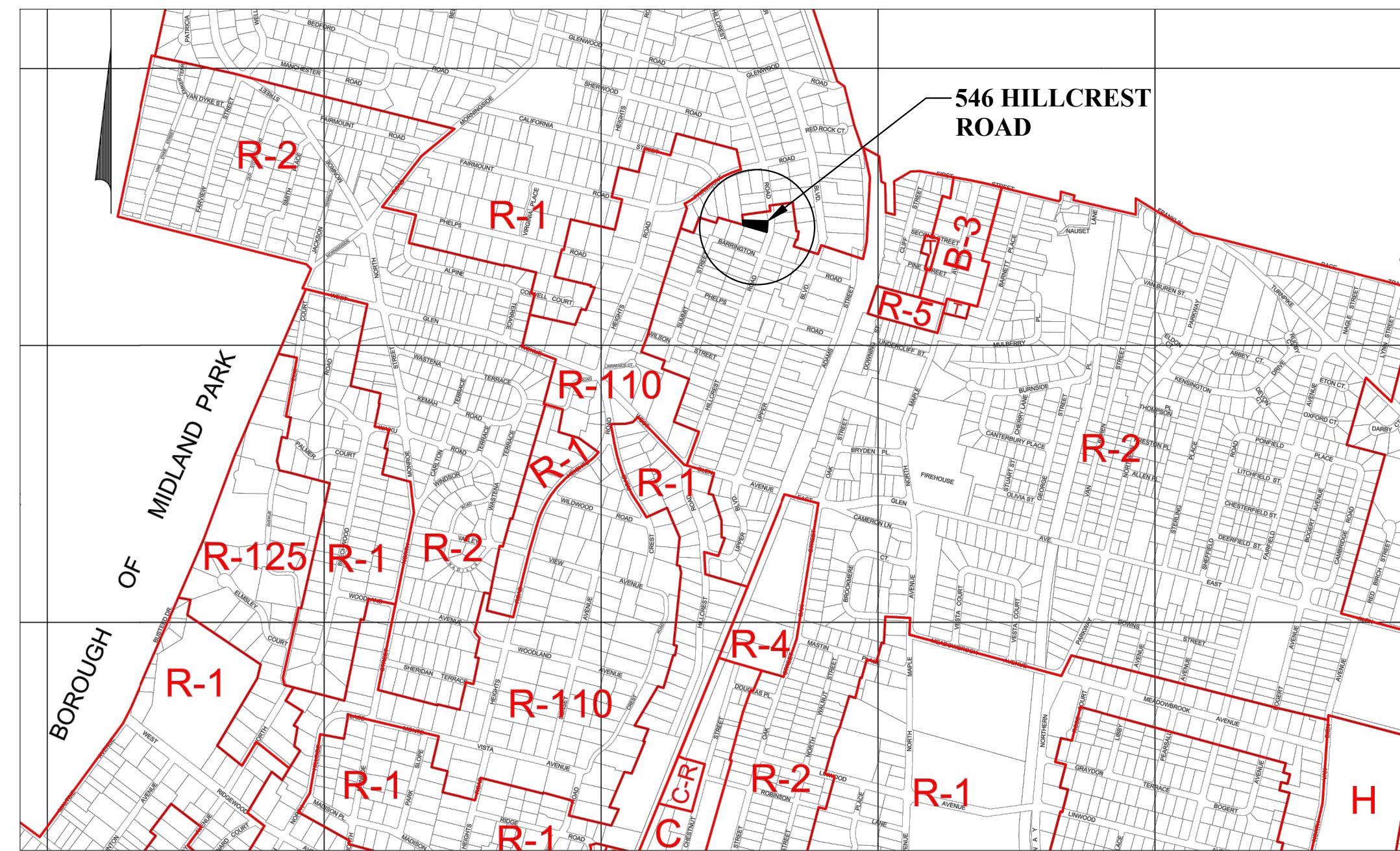
SHEET NUMBER	SHEET TITLE
1	A-000 TITLE SHEET - GENERAL NOTES AND ZONING ANALYSIS
2	A-002 SITE PLAN & SURVEY
3	A-100 PROPOSED BASEMENT FLOOR PLAN
4	A-101 PROPOSED FIRST FLOOR PLAN
5	A-102 PROPOSED SECOND FLOOR & ROOF PLANS
6	A-200 PROPOSED FRONT & RIGHT SIDE ELEVATIONS
7	A-201 PROPOSED REAR & LEFT SIDE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

FLOOR AREA CALCULATIONS

1. FIRST FLOOR:	+1,701.92 Sq. Ft.
2. SECOND FLOOR:	+1,470.28 Sq. Ft.
3. ATTIC AREA > 7' HEADROOM	+ 130.10 Sq.Ft.
TOTAL FLOOR AREA	+3,302.30 Sq. Ft.



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 2-STORY ADDITION, SEE FLOOR AREA DIAGRAMS BELOW	NO
MAXIMUM GROSS BUILDING AREA	34.0%	22.81%	33.46%	PROPOSED 2-STORY ADDITION, SEE FLOOR AREA DIAGRAMS BELOW	NO
MAXIMUM GROSS BUILDING AREA WITHIN 140 FT. OF FRONT LOT LINE	34.0%	26.0%	38.15%	PROPOSED 2-STORY ADDITION, SEE FLOOR AREA DIAGRAMS BELOW	YES
MAXIMUM TOTAL COVERAGE BY ABOVE-GRADE STRUCTURES	20.0%	17.06%	19.78%		NO
MAXIMUM TOTAL COVERAGE BY ABOVE-GRADE STRUCTURES WITHIN 140 FT. OF FRONT LOT LINE	20.0%	19.45%	22.54%		YES
MAXIMUM IMPROVEMENT COVERAGE	45.0%	46.71%	41.86%	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%	47.71%		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
- GROSS FLOOR AREA** — THE AGGREGATE AREA OF ALL FLOORS IN A BUILDING ENCLOSED BY AN EXTERIOR WALL AND MEASURED FROM THE EXTERIOR FACE OF 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.
- HABITABLE FLOOR AREA** — THE AREA OF THAT PORTION OF A BUILDING OR A STRUCTURE DESIGNED, INTENDED AND FURNISHED FOR YEAR-ROUND HUMAN OCCUPANCY MEASURED ON EACH FLOOR FROM THE INSIDE FACE OF EXTERIOR WALLS OR FROM THE CENTER LINE OF WALLS SEPARATING TWO BUILDINGS, AND INCLUDING BUT NOT LIMITED TO INTERIOR

WALLS AND STAIRWELLS. HABITABLE FLOOR AREA SHALL NOT INCLUDE ATTIC SPACES, BASEMENTS OR CELLARS, OPEN PORCHES, BREEZEWAYS AND GARAGES.

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.

2021 INTERNATIONAL RESIDENTIAL CODE (IRC)

R304.1 MINIMUM AREA
HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET. EXCEPTION: KITCHENS.

R304.2 MINIMUM DIMENSIONS
HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET (2134 mm) IN ANY HORIZONTAL DIMENSION. EXCEPTION: KITCHENS

R305.1 MINIMUM HEIGHT
HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 mm). BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES (2032 mm).
EXCEPTIONS: 1. FOR ROOMS WITH SLOPED CEILINGS, THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 5 FEET (1524 mm) AND NOT LESS THAN 50 PERCENT OF THE REQUIRED FLOOR AREA SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 mm).

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