

PROPOSED EXTENSION OF A SINGLE FAMILY DETACHED DWELLING

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

GENERAL NOTES:

1. 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.
2. THIS SET OF DRAWINGS TOGETHER WITH THE SPECIFICATIONS, CONSTITUTES COMPLETE SET OF DOCUMENTS BY WHICH ALL WORK TO BE CARRIED OUT.
3. THE GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION AND THE SPECIFICATION SUPPLEMENT THESE DRAWINGS ARE A PART OF THE CONTRACT DOCUMENTS.
4. ALL WORK SHALL CONFORM TO ALL APPLICABLE PERMITS, REGULATIONS, CODES, AND ORDINANCES OF PUBLIC AUTHORITIES FEDERAL STATE AND LOCAL HAVING JURISDICTION.
5. 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.
6. DISCREPANCIES WITHIN THE CONTRACT DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
7. 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.
8. 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.
9. 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.
10. 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.
11. SEE SPECIFICATIONS FOR WATERPROOFING AND DAMP PROOFING.

12. 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.
13. THE CONTRACTOR SHALL PROVIDE FLOOR PENETRATIONS, PIPE SLEEVES, DEPRESSIONS ETC. REQUIRED FOR WORK OF OTHER DIVISIONS BEFORE POURING CONCRETE SLAB.
14. FOR ADDITIONAL NOTES SEE INDIVIDUAL FLOOR PLANS.
15. TEMPORARY BRACING SHALL BE PROVIDED FOR ALL BUTTRESSES, WALLS AND GRADE BEAMS, WHERE DIFFERENCE BETWEEN INSIDE AND OUTSIDE GRADES IS MORE THAN 4'-0".
16. HEAVY EQUIPMENT SHALL NOT BE PERMITTED CLOSER THAN 10'-0" FROM ANY FOUNDATION WALL.
17. 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.
18. THE CONTRACTOR SHALL CONFORM TO SAFETY REQUIREMENTS DURING EXCAVATION COMPLYING WITH APPLICABLE CODES REQUIREMENTS.
19. ALL FOOTING EXCAVATIONS SHALL BE FREE OF STANDING WATER PRIOR TO PLACING CONCRETE.
20. 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:

1. 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:
 - A. ALL CONCRETE WORK.
 - B. MASONRY WORK, BLOCKS, GROUT AND MORTAR.
 - C. INSTALLATION OF EXPANSION ANCHORS.
 - D. GEOTECHNICAL ENGINEER FOR FOUNDATION SUBGRADE.
 - E. SEE DRAWINGS AND PROJECT SPECIFICATION FOR SPECIFIC REQUIREMENTS.
2. CONTRACTOR TO SUBMIT CREDENTIALS FOR TESTING AGENCY TO ARCHITECT FOR APPROVAL.

BUILDING TOLERANCES

1. 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:

1. WHERE DOCUMENTS ARE REFERENCED IN THE DRAWINGS, THEY SHALL BE THE LATEST EDITIONS, UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE, INCLUDING REFERENCE STANDARDS, ADDENDA AND APPENDICES.
3. IN ADDITION, THE FOLLOWING CODES, STANDARDS AND SPECIFICATIONS SHALL APPLY WHERE MORE STRINGENT AND AS MODIFIED BY THE BUILDING CODE:
 - A. ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND COMMENTARY"
 - B. SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A 325 OR A 490 BOLTS.
 - C. 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:
1. THERMAL ENVELOPE:
 - A. WINDOWS AND DOOR AREA IS LESS THAN 15% OF GROSS WALL AREA
 - B. WALL INSULATION (R-11) MIN. W/ MAX. AREA (DBL. GLAZING) 15% OF WALL AREA.
 - C. 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.
 - D. FLOOR INSULATION (R-11) MIN.
 - E. SLAB ON GRADE (R4.9) UNHEATED AND (R-7) HEATED SPACES.
- NOTE:
1. SEE SECTIONS FOR ENVELOPE REQUIREMENT WHEN ABOVE COMPLIANCE DO NOT APPLY
 2. ALL WINDOWS TO BE SUPPLIED WITH INSULATED GLASS.
 3. AIR LEAKAGE
 - A. WINDOWS SHALL HAVE AN INFILTRATION RATE LESS THAN 0.5 CUBIC FEET PER FOOT OF SASH CRACK
 - B. SLIDING DOORS SHALL HAVE AN INFILTRATION RATE LESS THAN 0.5 (C.F.M.) PER SQUARE FOOT OF DOOR AREA
 - C. SWING DOORS SHALL HAVE AN INFILTRATION RATE LESS THAN 1.25 (C.F.M.) PER SQUARE FOOT OF DOOR AREA
 - D. ALL EXTERIOR JOINTS AROUND WINDOWS, DOORS, UTILITY PENETRATION, AT MEETING WALLS, FLOORS AND ROOFS SHALL BE CAULKED, CASKED OR OTHERWISE SEALED
 3. HVAC
 - A. 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:

1. CONTRACTOR IS REQUIRED TO COMPLY WITH THE ABOVE REFERENCED CODES.
2. NOTHING IN THESE DOCUMENTS IS INTENDED TO BE CONTRARY TO CODE REQUIREMENTS.
3. 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

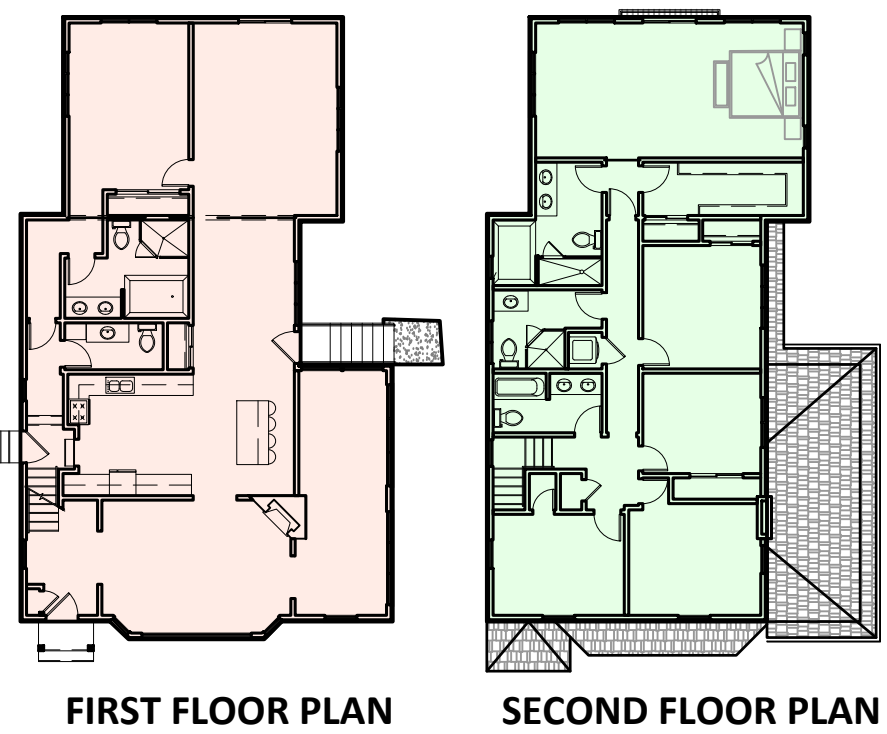
OCCUPANCY CLASSIFICATION	RESIDENTIAL GROUP R-2
RESIDENTIAL GROUP R-2	SINGLE-FAMILY RESIDENTIAL USES IN DETACHED SINGLE-FAMILY RESIDENTIAL STRUCTURES

DRAWING LIST

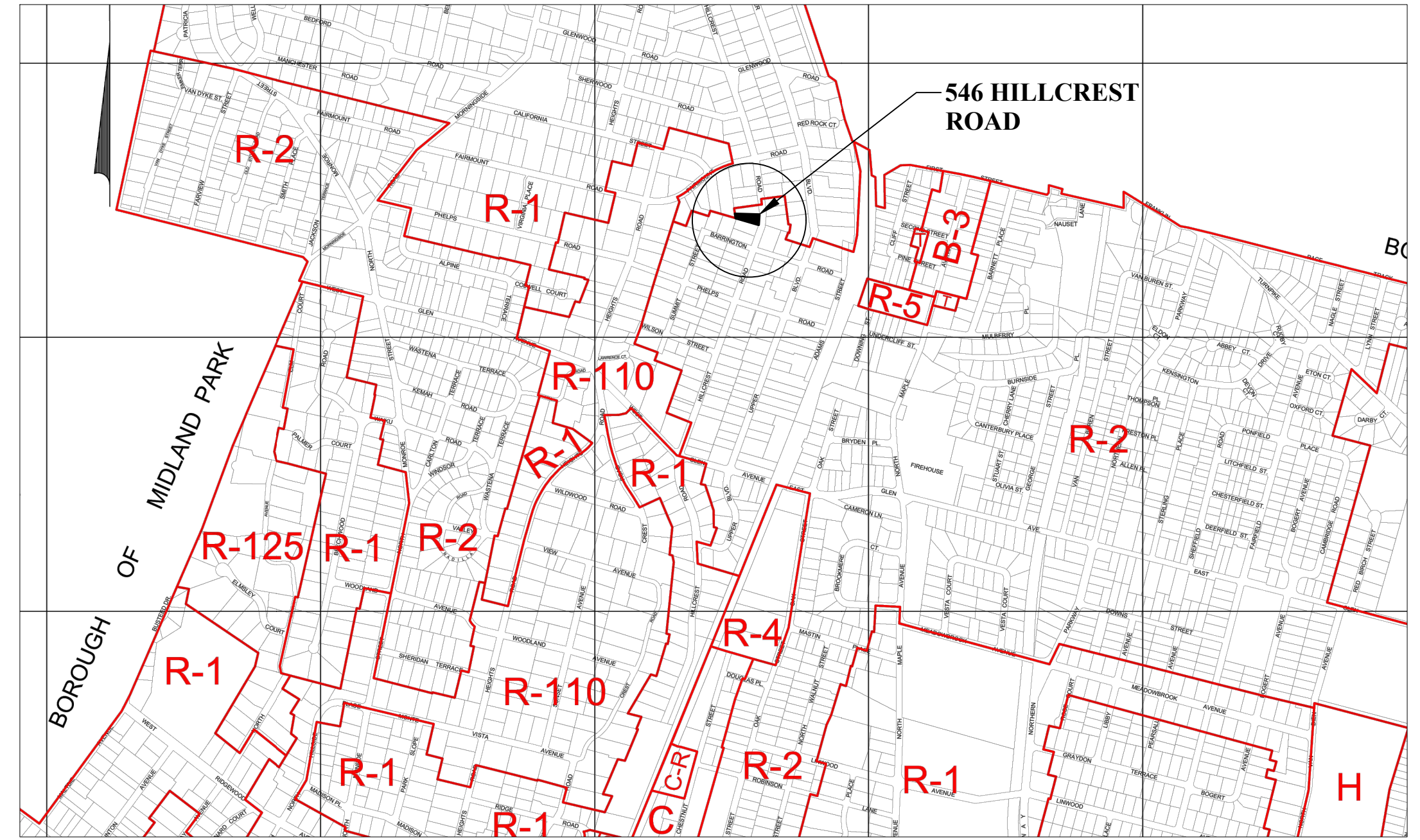
SHEET NUMBER	SHEET TITLE
1	A-000 TITLE SHEET - GENERAL NOTES AND ZONING ANALYSIS
2	A-002 SITE PLAN & SURVEY
3	A-100 PROPOSED BASEMENT FLOOR PLAN
4	A-101 PROPOSED FIRST FLOOR PLAN
5	A-102 PROPOSED SECOND FLOOR & ROOF PLANS
6	A-200 PROPOSED FRONT & RIGHT SIDE ELEVATIONS
7	A-201 PROPOSED REAR & LEFT SIDE 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.
TOTAL FLOOR AREA:	+3,172.20 Sq. Ft.



ZONING MAP



ZONING SCHEDULE

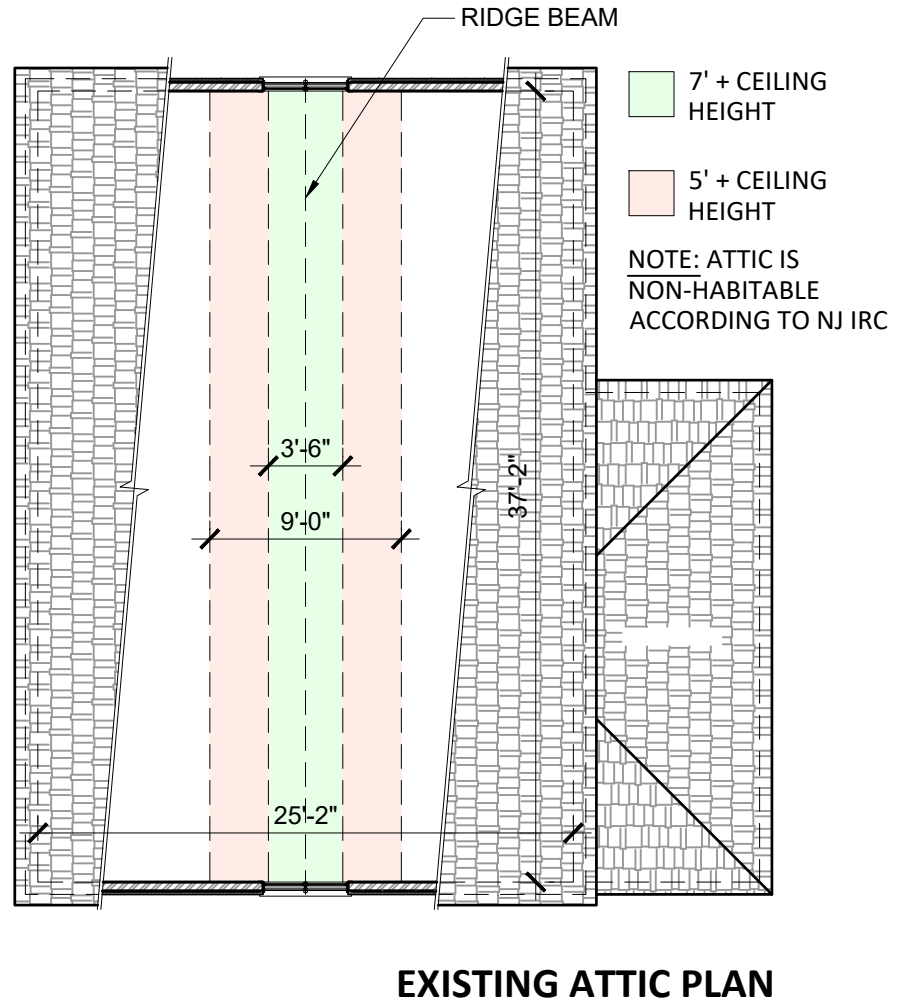
ZONING DISTRICT: R-2 SINGLE FAMILY RESIDENCE § 190-104	PERMITTED / REQUIRED	EXISTING	PROPOSED	NOTES	VARIANCE
PERMITTED USE	ONE-FAMILY	ONE-FAMILY	ONE-FAMILY	EXISTING, NO CHANGE	NO
MINIMUM LOT AREA	10,500 Sq. Ft.	9,868.10 Sq. Ft.	9,868.10 Sq. Ft.	EXISTING, NO CHANGE	NO
LOT AREA WITHIN 140 FT. OF FRONT		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 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 GROSS BUILDING AREA WITHIN 140 FT. OF FRONT LOT LINE	34.0%	26.0%	36.64%	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
	30 Ft.	29.96 Ft.	29.96 Ft.		

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

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.	GYPSONUM WALL BOARD
ACOUS.	ACOUSTICAL	GYP.	GYPSONUM
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	LBS.	POUNDS
BRW.	BOTTOM OF REBAR SHORT WAY	LL.	LIVE LOADS
BRW.	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
COFM.	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.	DRAWINGS	S.C.	SOLID CORE
E.	EAST	SCH.	SCHEDULE
EJ.	EXPANSION JOINT	SHT.	SHEET
E.W.	EACH WAY	SM.	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	T.O.	TOP OF
FLASH.	FLASHING	T.N.	TOP OF
FL./FLR.	FLOOR	T.S.	TOP OF STEEL
FLOOR.	FLOOR	T.W.	TOP OF WALL
FDN.	FOUNDATION	T.W.	TOP OF WALL
F.O.	FACE OF	T.P.D.	TOILET PAPER DISPENSER
F.P.P.	FIBERGLASS POLYESTER PANEL	TYP.	TYPICAL
FT.	FLAT PLATE REINFORCEMENT	U.O.N.	UNLESS OTHERWISE NOTED
FT2	FOOT OR FEET	V.C.T.	VINYL COMPOSITION TILE
FTG.	FOOTING	VAR.	VARIES
G.S.M.	GALVANIZED SHEET METAL	VERT.	VERTICAL
GA.	GAGE	W.	WEST
		W.F.	WIDE FLANGE
		W.H.	WEIGHT
		W.O.	WINDOW OPENING
		W/.	WITH
		WD.	WOOD
		WT.	WEIGHT



Client: ROBERT ERANI
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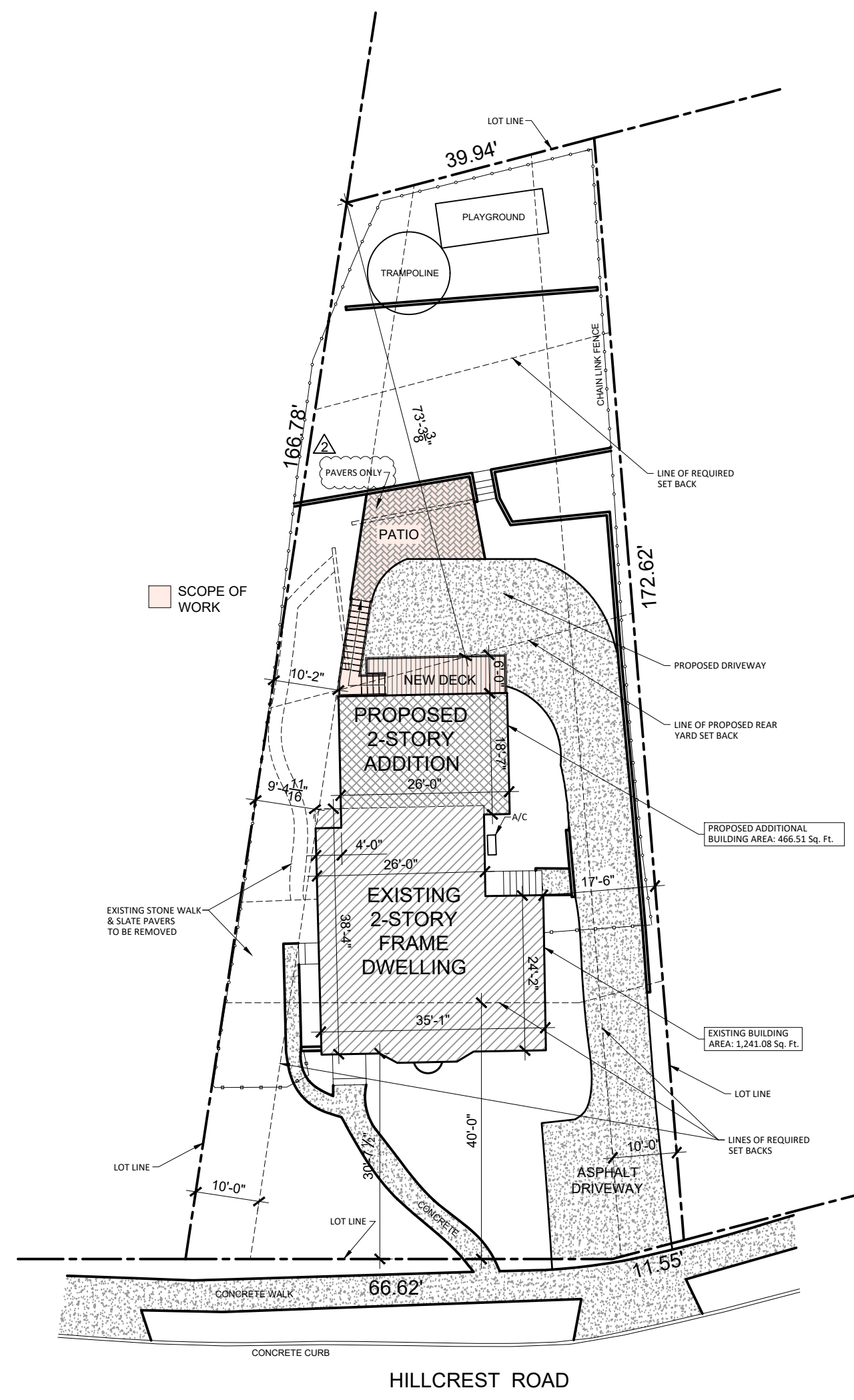
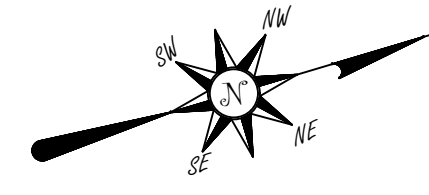
No.	Date.	Issue.
2	09.27.2024	REV. TO ADDRESS ZONING COMMENTS
1	06.28.2024	REV. TO ADDRESS ZONING COMMENTS

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

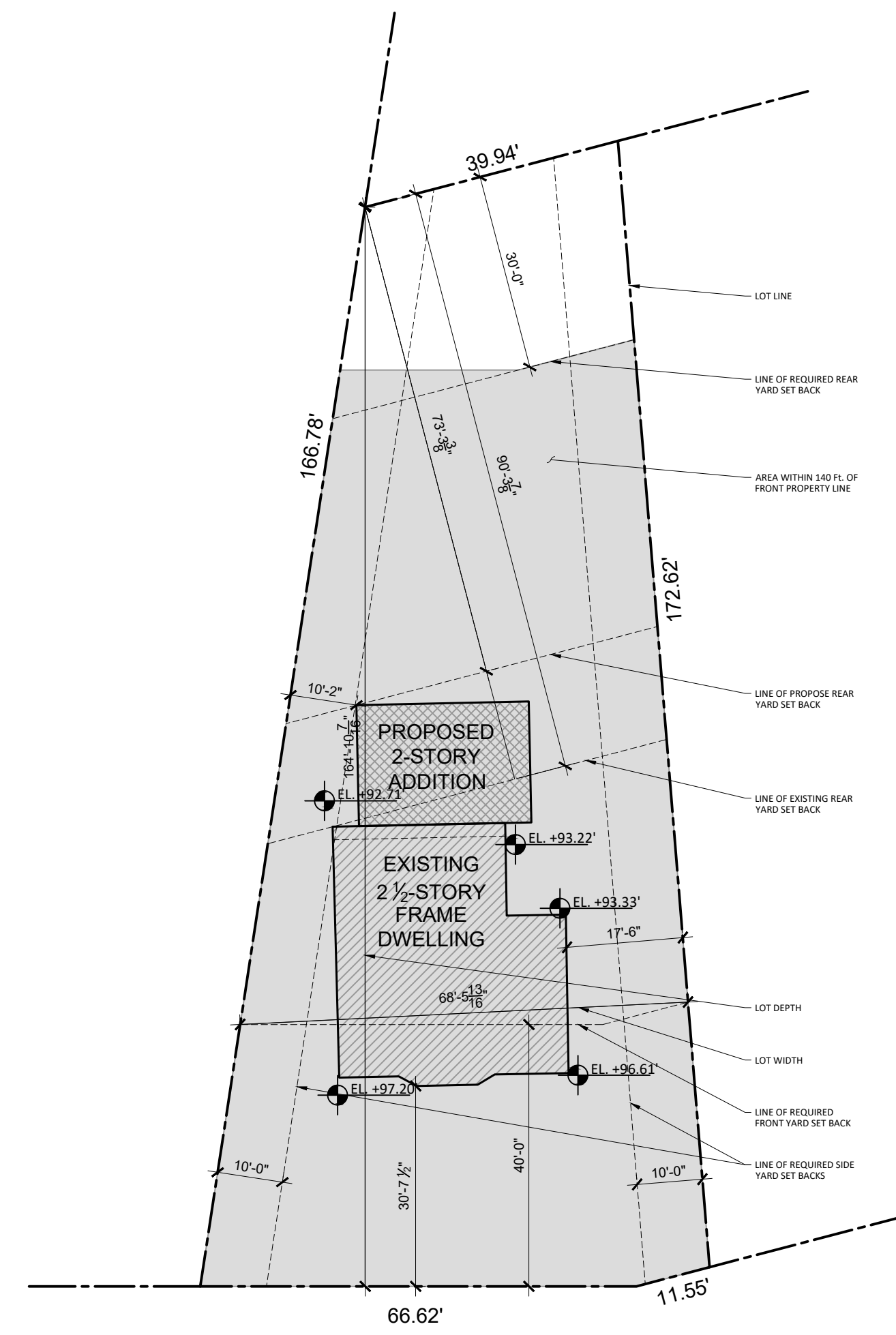
Project:
546 HILLCREST ROAD,
RIDGEWOOD, NJ

Sheet:
A-000

Drawn by:	S.G.	Project No.	23212.1
Checked by:	R.B.	Drawing No.	
Date:	08.04.23		
Scale:	NTS		
Sheet:	24"x36"	Page:	1 OF 8



PROPOSED SITE PLAN
SCALE: 1"=20'-0"



LOT DIAGRAM
SCALE: 1"=20'-0"

SOIL CALCULATION:

- SEE NOTE "B" BELOW.

NOTES:

- ALL INFORMATION TAKEN FROM SURVEY PROVIDED BY LAKELAND SURVEYING LLC, DATED 10/30/2023 AND SIGNED BY JEFFREY S. GRUNN N.J. LIC. NO. 24GS04339900.
- NO SOIL REMOVAL FROM THE SITE IS PROPOSED. SOIL EXCAVATED TO BUILD FOOTINGS AND FOUNDATIONS TO BE USED TO REGRADE EXISTING YARDS.
- PROVIDE MIN. 3' 0" HIGH TEMPORARY SILT FENCE (SYNTHETIC FILTER FABRIC) AROUND CONSTRUCTION AREA AND AT DRIP LINE OF ALL EXISTING TREES TO REMAIN FOR THE ENTIRE DURATION OF ALL CONSTRUCTION ACTIVITIES, TYP.
- INFILTRATION TRENCH TO BE WRAPPED WITH NONWOVEN GEOTEXTILE.
- PRECAST CONCRETE DRYWELL SHALL HAVE 50% VOIDS. BOTTOM OF DRYWELL TO BE MIN. TWO FEET ABOVE WATER TABLE.
- STORMWATER DRYWELL MUST NEVER BE COMBINED WITH EXISTING, REHABILITATED, OR NEW SEPTIC SEE/PITS. DISCHARGE OF SEWAGE TO STORMWATER DRYWELLS IS STRICTLY PROHIBITED.
- DRYWELL SHOULD BE INSPECTED AT LEAST 4 TIMES ANNUALLY AS WELL AS AFTER LARGE STORM EVENTS.
- REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS TO DRYWELL.
- PROVIDE A MIN. OF 1/2" PER FOOT SLOPE AT DRIVEWAY AND PARKING TOWARD INFILTRATION TRENCH AT THE FRONT OF DRIVEWAY.

AREA CALCULATIONS:

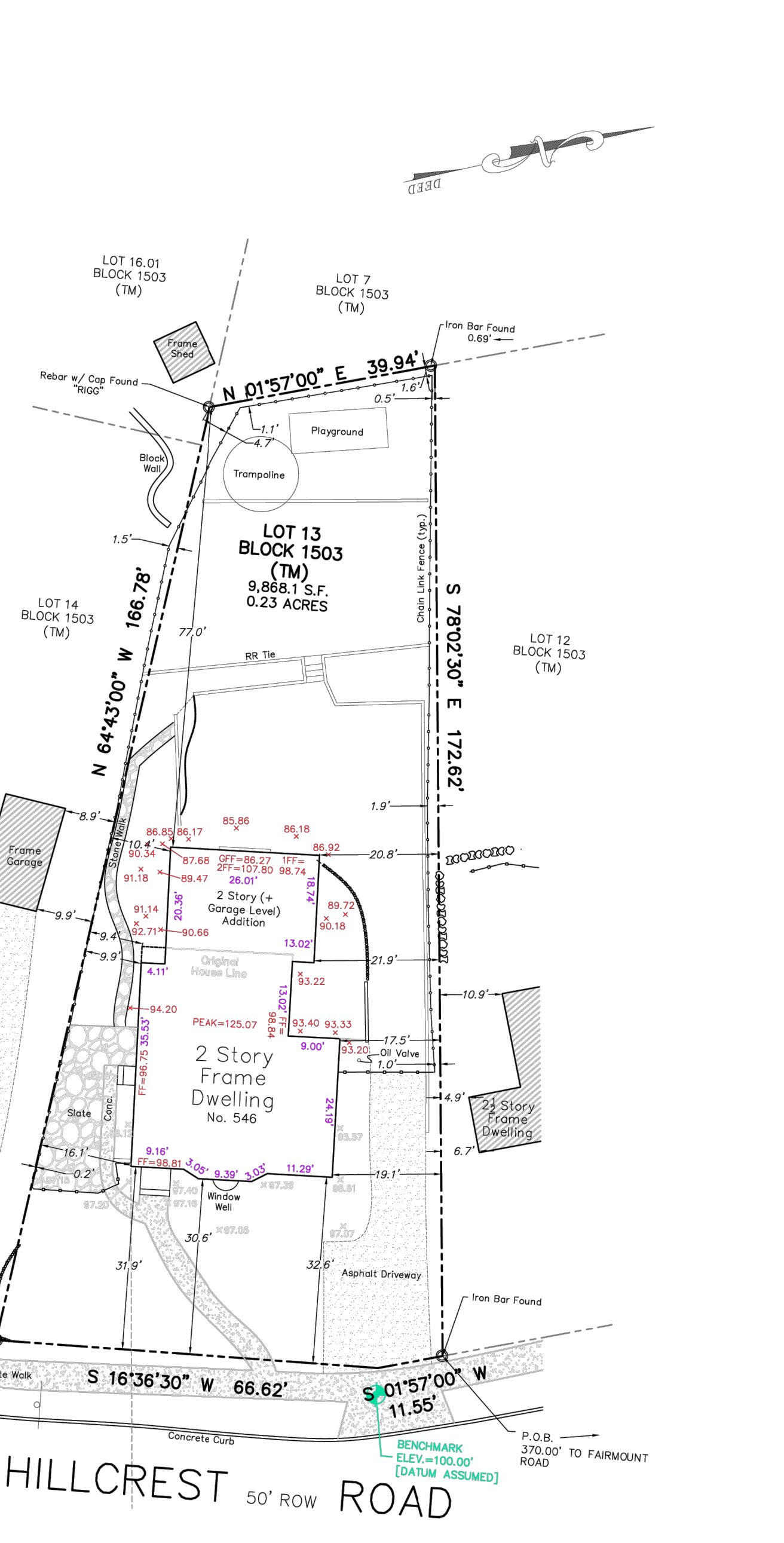
1. BUILDING COVERAGE:	
A. EXISTING BUILDING	+1,241.08 Sq. Ft.
B. TOTAL BUILDING COVERAGE	+1,241.08 Sq. Ft.
2. EXISTING LOT COVERAGE	
E. EXISTING BUILDING	+1,241.08 Sq. Ft.
F. EXISTING DRIVEWAY	+2,195.78 Sq. Ft.
G. EXISTING DECK	+358.79 Sq. Ft.
B. EXISTING ACCESSORY STRUCTURES	+83.97 Sq. Ft.
C. EXISTING WALKS AND STEPS	+704.43 Sq. Ft.
D. EXISTING PORCH	+24.90 Sq. Ft.
E. TOTAL LOT COVERAGE	+4,608.92 Sq. Ft.
3. PROPOSED BUILDING COVERAGE:	
A. EXISTING BUILDING	+1,241.08 Sq. Ft.
B. PROPOSED ADDITION	+486.51 Sq. Ft.
C. TOTAL NEW BUILDING COVERAGE	+1,707.59 Sq. Ft.
4. PROPOSED COVERAGE BY IMPROVEMENTS:	
D. PROPOSED BUILDING	+1,707.59 Sq. Ft.
E. PROPOSED DRIVEWAY	+1,688.90 Sq. Ft.
F. PROPOSED WOOD DECK	+185.98 Sq. Ft.
G. PROPOSED PATIO	+238.21 Sq. Ft.
H. EXISTING WALKS AND STEPS	+285.44 Sq. Ft.
I. EXISTING PORCH	+24.90 Sq. Ft.
J. TOTAL LOT COVERAGE	+4,130.72 Sq. Ft.
5. PROPOSED COVERAGE BY ABOVE GRADE STRUCTURES:	
K. PROPOSED BUILDING	+1,707.59 Sq. Ft.
L. PROPOSED WOOD DECK	+185.88 Sq. Ft.
M. EXISTING STEPS	+33.48 Sq. Ft.
N. EXISTING PORCH	+24.90 Sq. Ft.
O. TOTAL LOT COVERAGE	+1,951.85 Sq. Ft.

LOT AREA CALCULATION:

A. LOT AREA:	9868.10 Sq. Ft.
B. LOT AREA WITHIN 140 FEET OF FRONT LOT LINE:	8,657.20 Sq. Ft.



2-STORY + GARAGE LEVEL ADDITION



This survey certified to:
ROBERT ERANI

Notes:
Updated Field Survey performed on 09/24/2024
Original Field Survey performed on 10/27/2023
Vertical Datum: assumed
Subject to an accurate title search
Subject to documents of record
Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.

This survey references:
Deed Book 8506 Page 687
Deed Book 2079 Page 2082
Survey of Property by David Surveying, LLC dated 7/31/2022

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 17:28.21 and to the best of my professional knowledge, information and belief, correctly represents the conditions based on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and has no effect if not first signed and sealed by the undersigned professional.

(1) REVISED 09/27/24 BY AAD-CMB: ASBUILT UPDATE

PROJECT NUMBER	233178
DEFERENCE NUMBER	

4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fax: (973) 625-4121
www.LakelandSurveying.com

Marc J. Cifone N.J. P.L.S. LIC. No. 24634112950
Jeffrey S. Grunn N.J. P.L.S. LIC. No. 246304339900

Client:
ROBERT ERANI
546 HILLCREST ROAD,
RIDGWOOD, NJ

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

09.27.2024	REV. TO ADDRESS ZONING COMMENTS	
06.28.2024	REV. TO ADDRESS ZONING COMMENTS	
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,
RIDGWOOD, NJ**

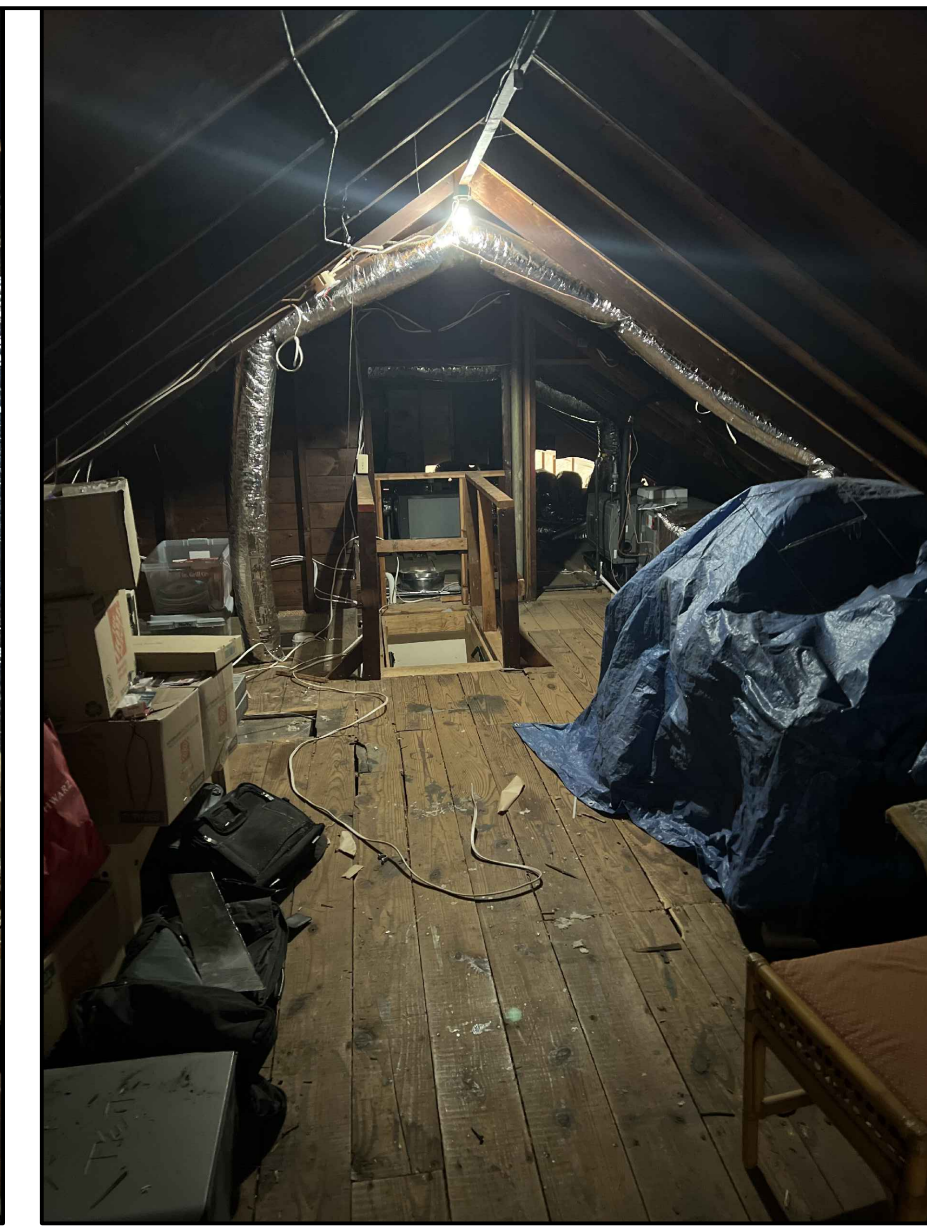
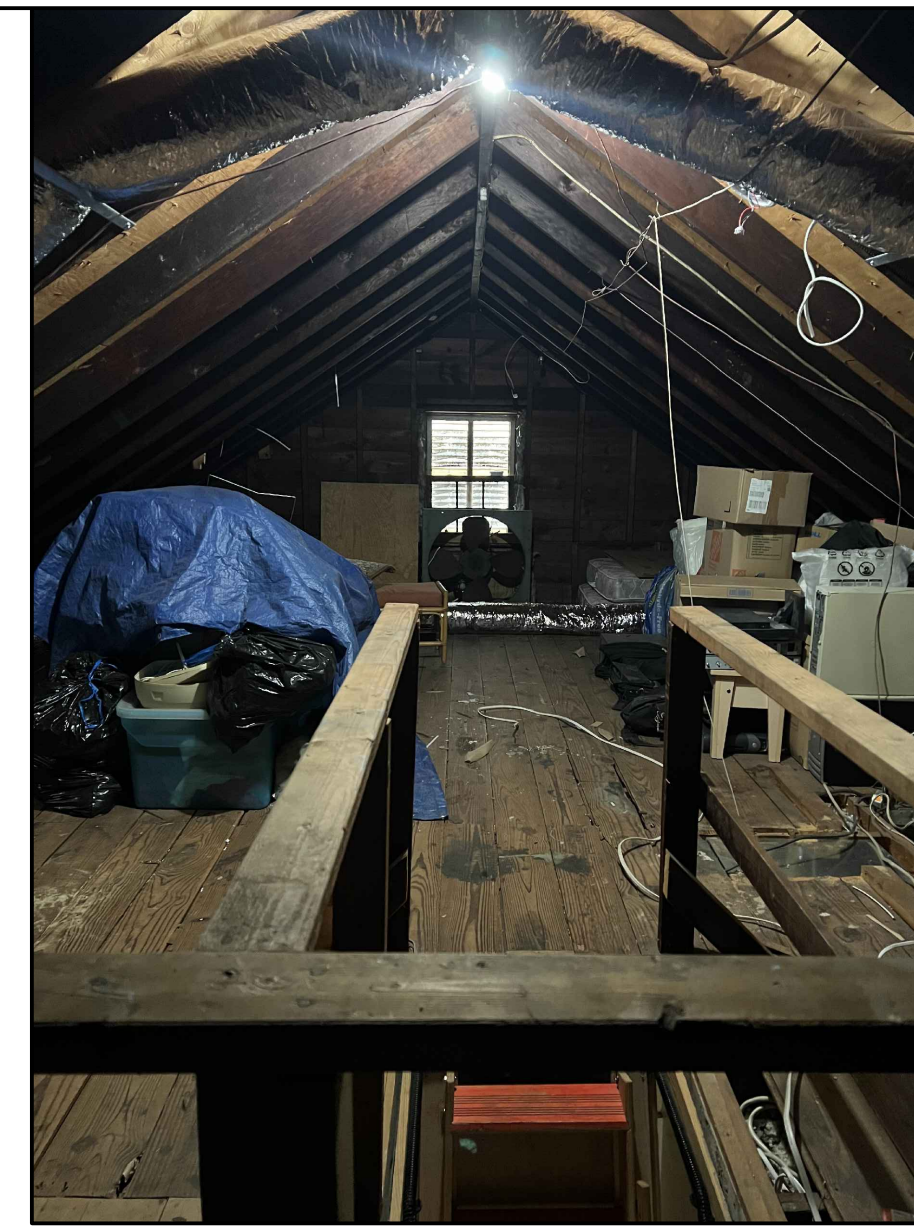
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**SITE PLAN &
SURVEY**

Drawn by:	S.G.	Project No.	23212.1
Checked by:	R.B.	Drawing No.	A-001
Date:	08.04.23		
Scale:	1/4"=1'-0"		
Sheet:	24"x36"	Page:	2 OF 8

Client:
ROBERT ERANI
546 HILLCREST ROAD,
RIDGEWOOD, NJ

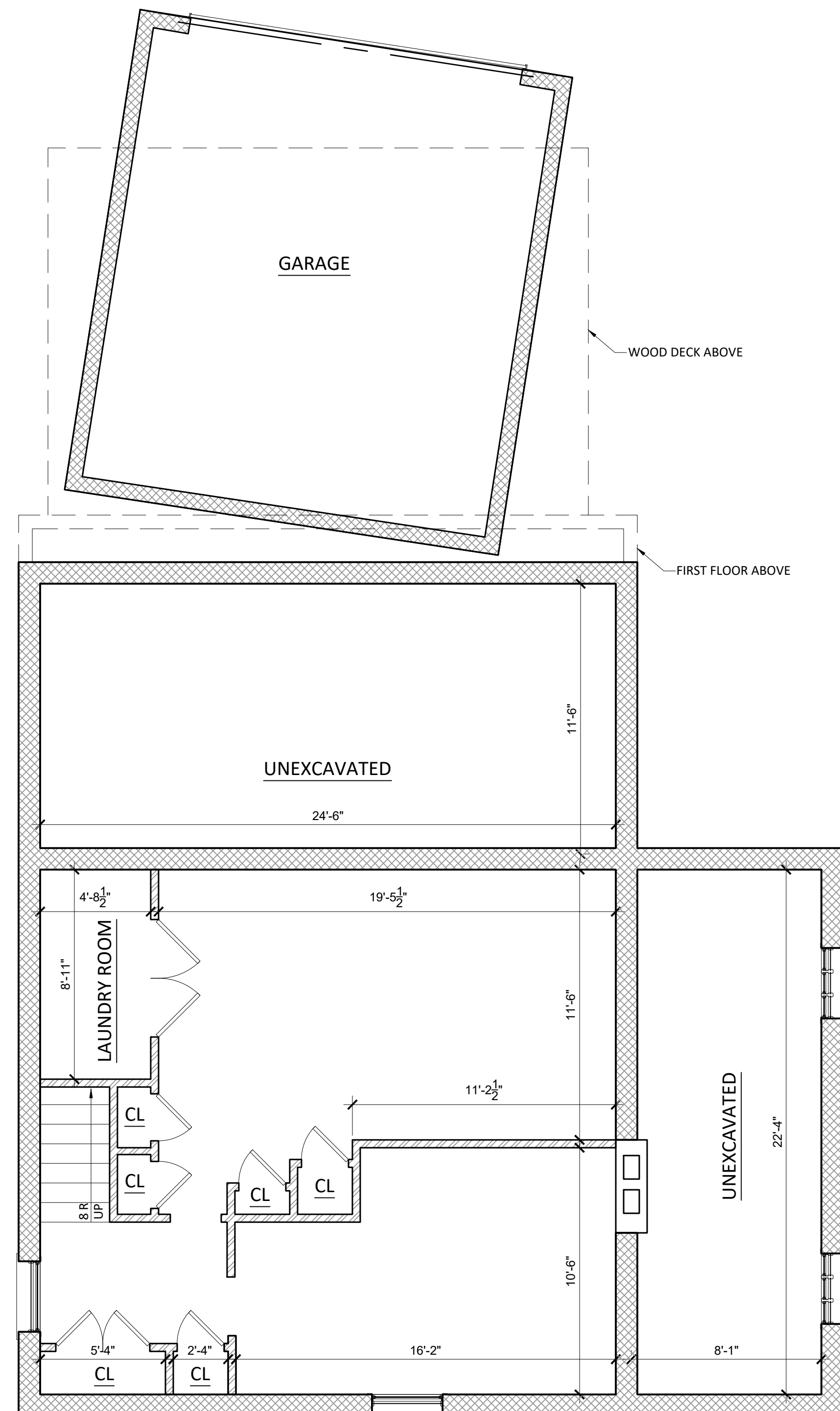


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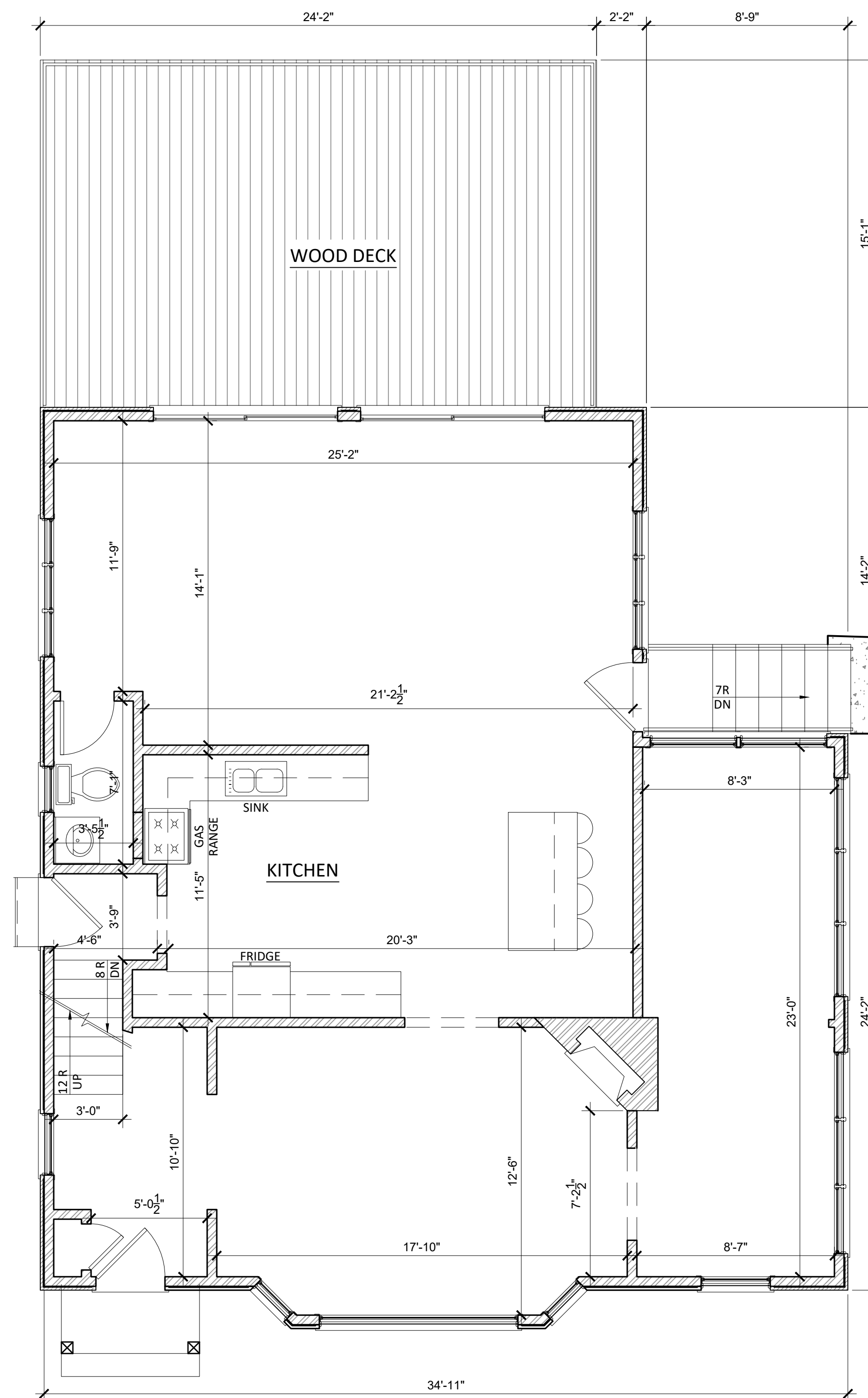


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SCALE: N.T.S.

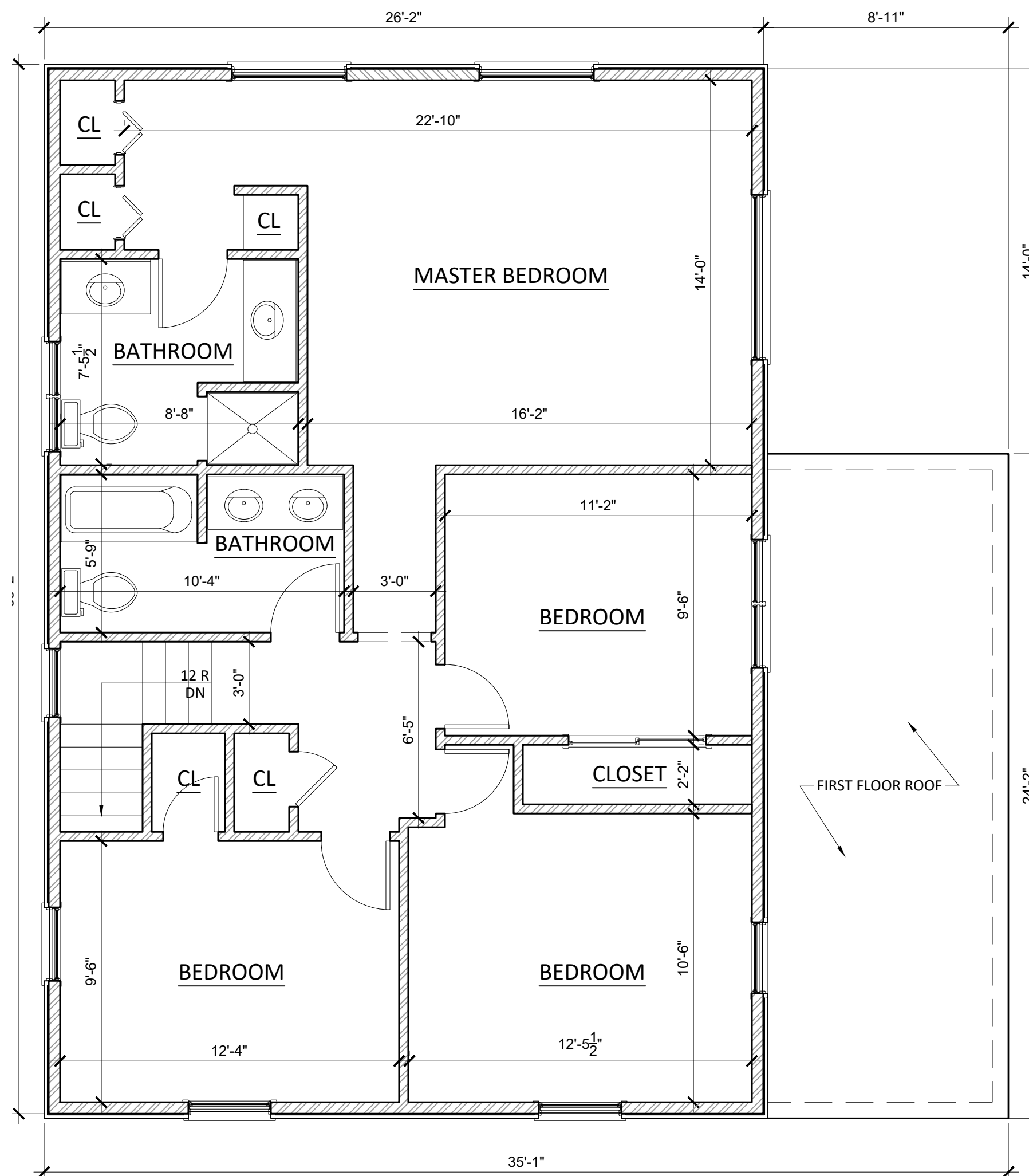
EXISTING ATTIC: IMAGE 2
SCALE: N.T.S.



EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"



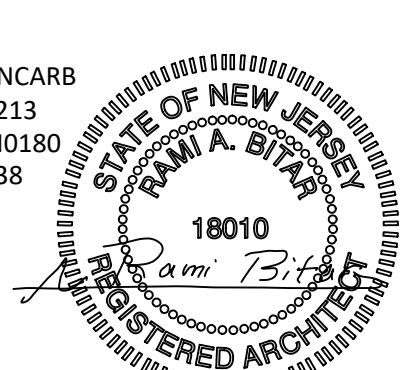
EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



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

No.	Date.	Issue.
2	09.27.2024	REV. TO ADDRESS ZONING COMMENTS
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Seal & Signature:
RAMI A. BITAR, AIA NCARB
R.A. NJ LIC. NO. 032213
R.A. NY LIC. NO. 21A10180
NCARB CERT. NO. 64938

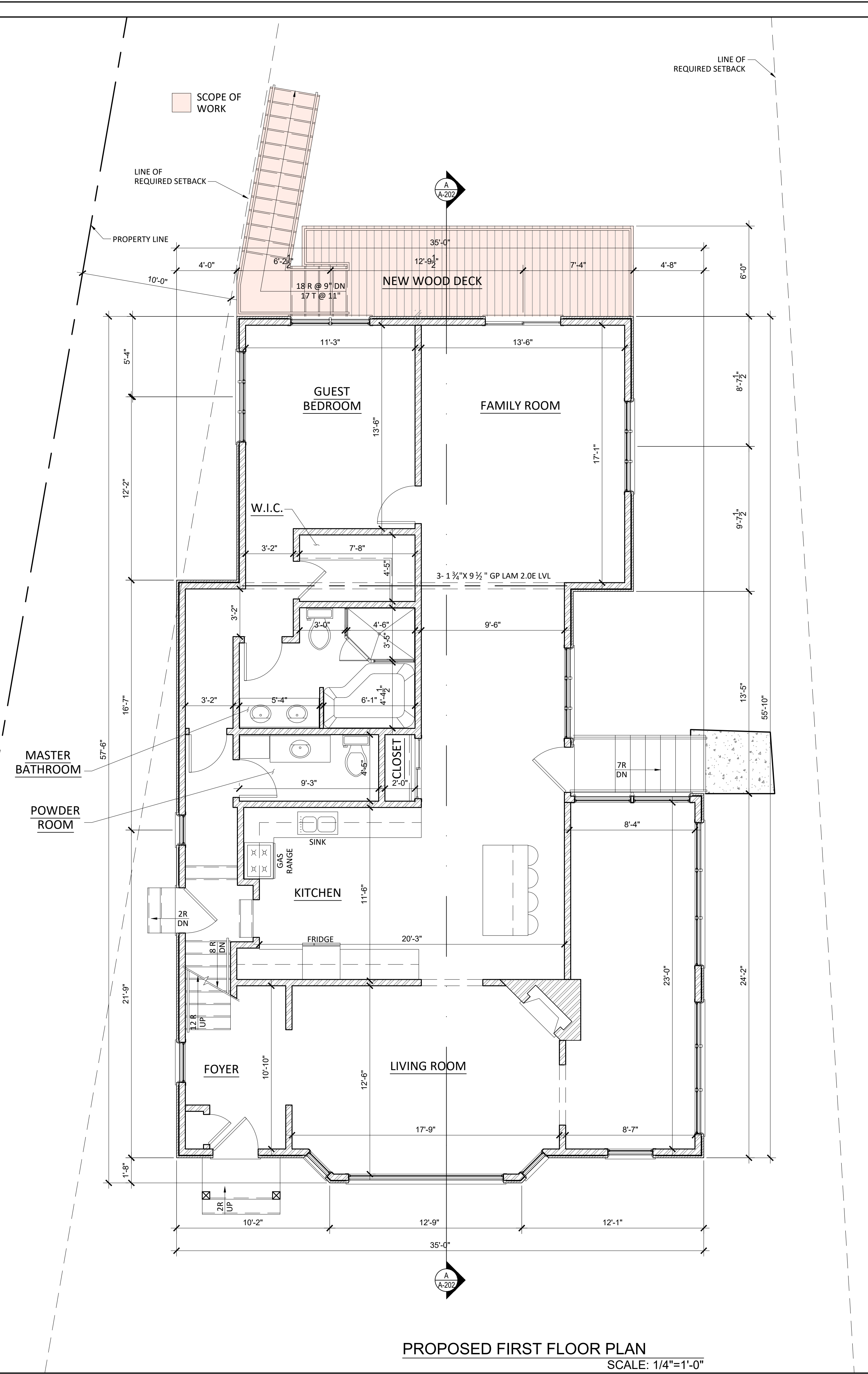
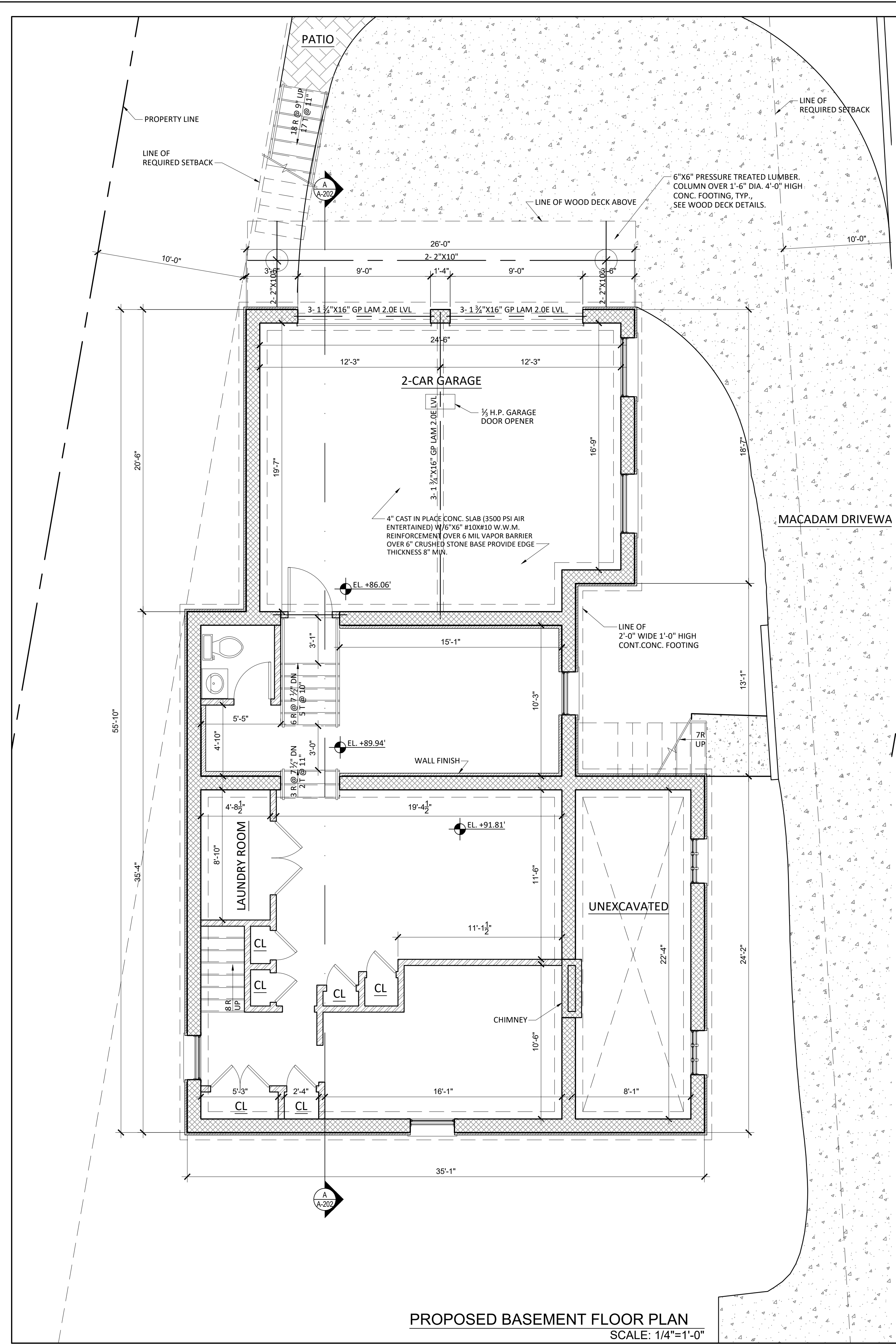


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Project:
**546 HILLCREST ROAD,
RIDGEWOOD, NJ**

Sheet:
EXISTING PLANS

Drawn by.	S.G.	Project No.	23212.1
Checked by.	R.B.	Drawing No.	A-010
Date.	08.04.23		
Scale.	1/4"=1'-0"		
Sheet.	24"x36"	Page.	3 OF 8



Client:
ROBERT ERANI
546 HILLCREST ROAD,
RIDgewood, NJ



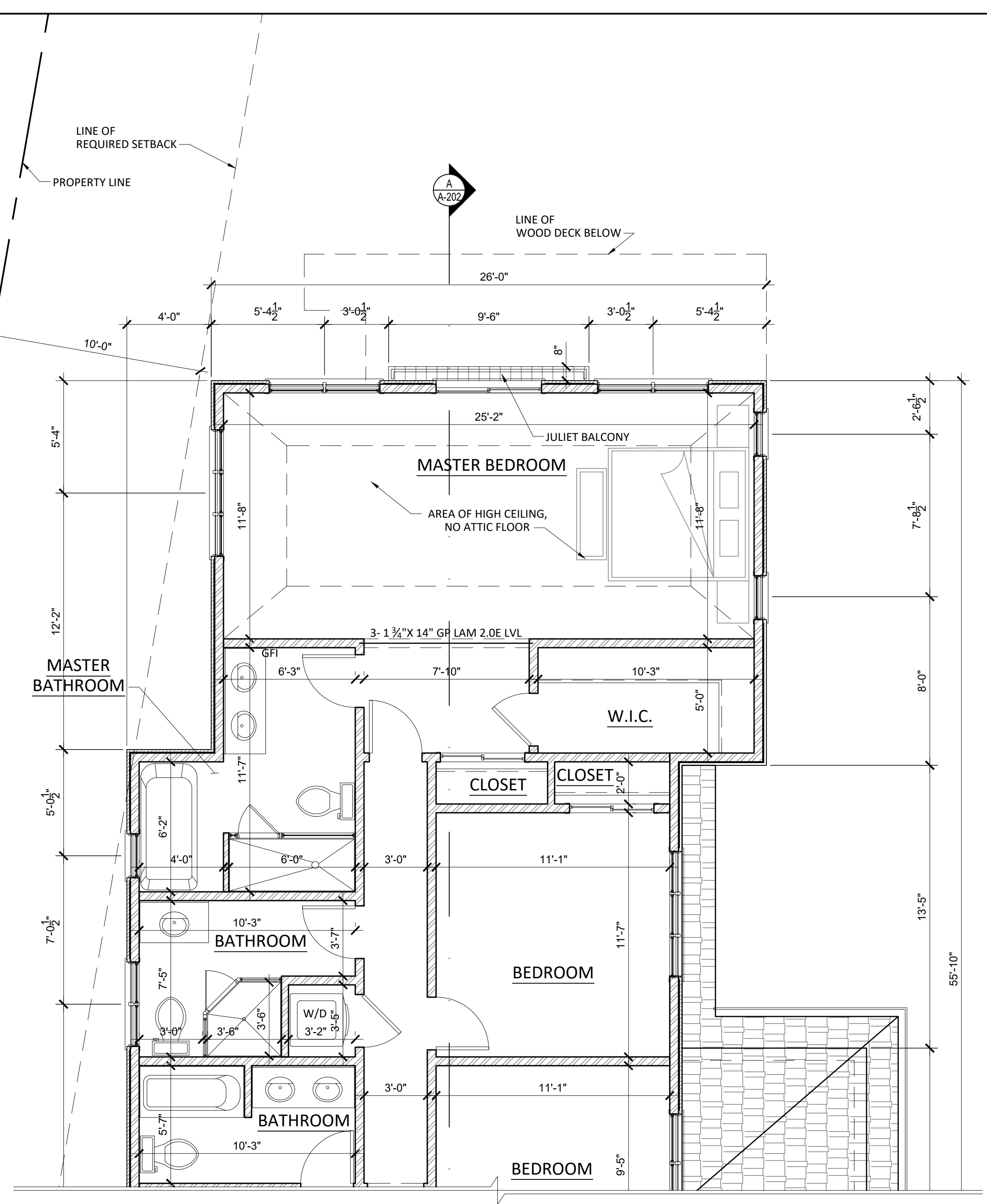
No.	Date	Issue
2	09.27.2024	REV. TO ADDRESS ZONING COMMENTS
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NCARB CERT. NO. 64938

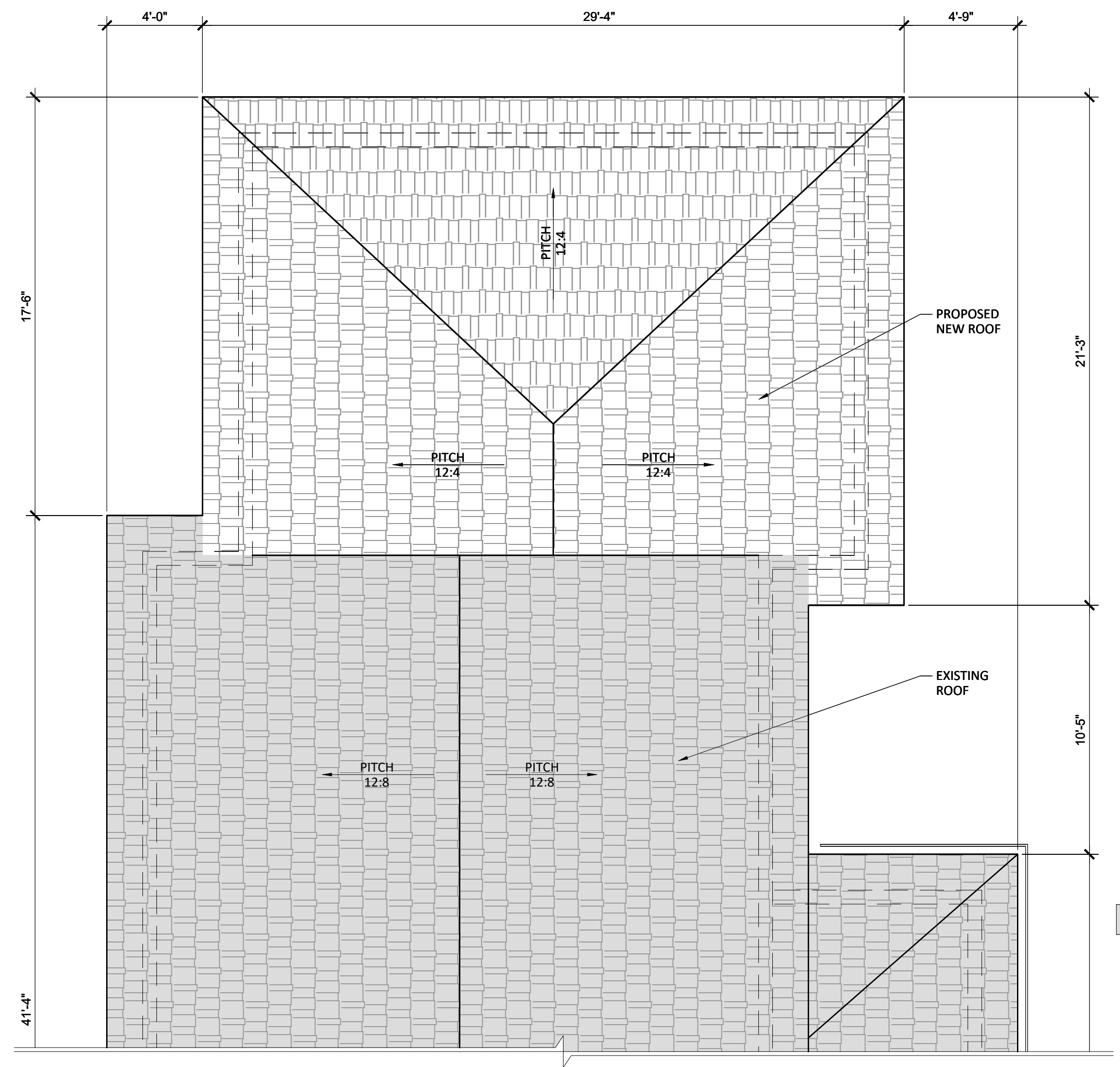
Project:
546 HILLCREST ROAD,
RIDgewood, NJ

Sheet:
PROPOSED BASEMENT & FIRST FLOOR PLANS

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Checked by: R.B.	Drawing No. A-100
Date: 08.04.23	
Scale: 1/4"=1'-0"	
Sheet: 24"x36"	Page: 4 OF 8



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



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

Client:
ROBERT ERANI
546 HILLCREST ROAD,
RIDGECREST, NJ



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 R.A. NY LIC. NO. 21A10180
 NCARB CERT. NO. 64938

Project:
546 HILLCREST ROAD,
RIDGECREST, 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-101
Scale: 1/4"=1'-0"	
Sheet: 24"x36"	Page 5 OF 8



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

ELEVATIONS NOTES:

- 35# ASPHALT SHINGLES ROOF (COLOR AND STYLE SELECTED BY OWNER) OVER 1 1/4" 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:
ROBERT ERANI
546 HILLCREST ROAD,
RIDGWOOD, NJ



2	09.27.2024	REV. TO ADDRESS ZONING COMMENTS
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No.	Date.	Issue.

Seal & Signature:
RAMI A. BITAR, AIA NCARB
R.A. NJ LIC. NO. 032213
R.A. NY LIC. NO. 21A0180
NCARB CERT. NO. 64938

Project:
546 HILLCREST ROAD,
RIDGWOOD, NJ

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

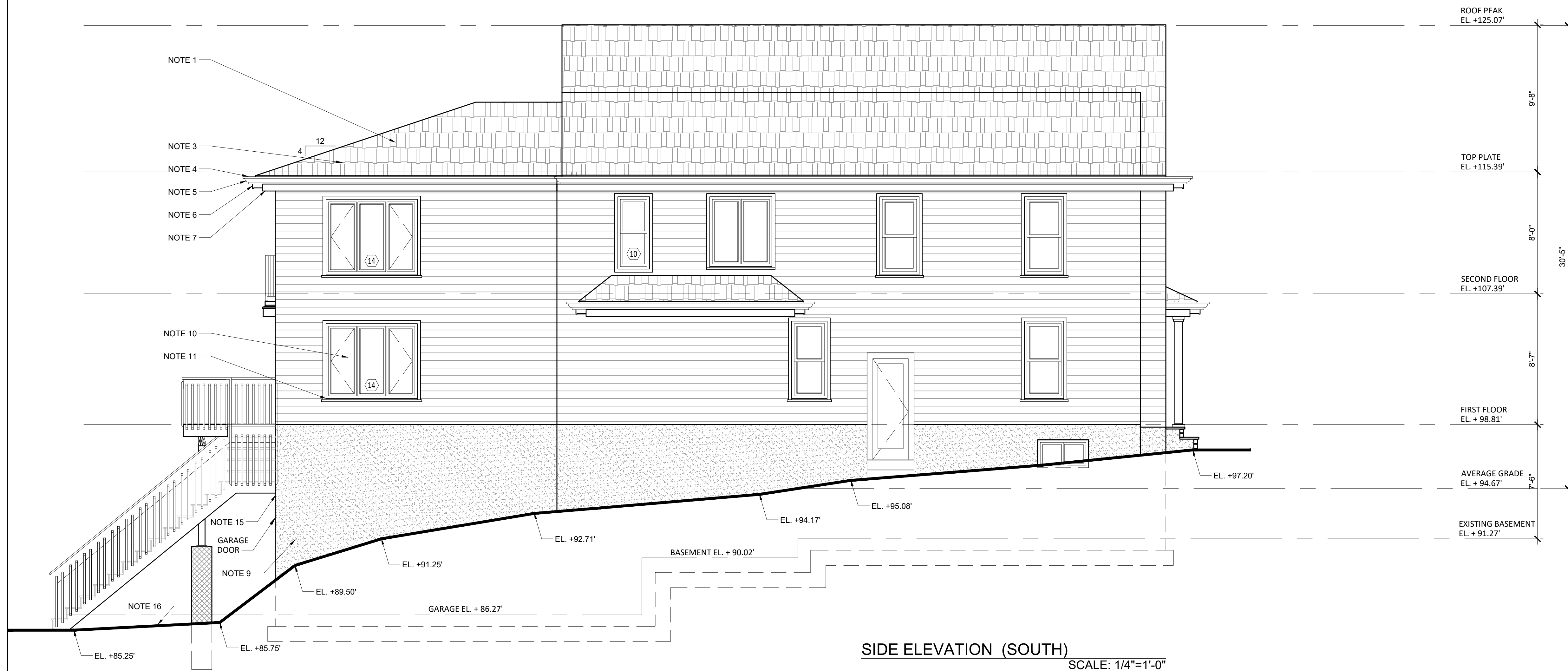
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Checked by.	R.B.	Drawing No.	A-200
Date.	08.04.23		
Scale.	1/4"=1'-0"		
Sheet.	24"x36"	Page.	6 OF 8



REAR ELEVATION (WEST)
SCALE: 1/4"=1'-0"

ELEVATIONS NOTES:

1. 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.
2. CONTINUOUS RIDGE VENT OVER ENGINEERED RIDGE BEAM SEE PLANS FOR SIZE DESIGNATION AND SUPPORT. TYP.
3. 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.
4. 1X6 VINYL RAKE COLOR SELECTED BY OWNER, TYP.
5. 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.
6. 1X8 VINYL FASCIA COLOR SELECTED BY OWNER, TYP.
7. 2" VINYL VENT SOFFIT WITH CONTINUOUS INSECT SCREEN, COLOR SELECTED BY OWNER, TYP.
8. BRICK VENEER.
9. STUCCO FINISH PROVIDE 2 COATS SCRATCH BROWN AND FINISH COAT, COLOR, STYLE AND TEXTURE TO BE SELECTED BY OWNER, TYP.
10. WINDOW PER WINDOW SCHEDULE FLASH AROUND HEADER, JAMBS AND SILL OF WINDOW, TYP.
11. NEW BRICK ROWLOCK SILL.
12. EXTERIOR DOOR PER DOOR SCHEDULE, FLASH AROUND HEADER AND JAMBS OF DOOR, TYP.
13. WROUGHT IRON GUARDRAIL @ 3'-0" ABOVE FINISHED FLOOR WITH BALUSTERS AT OPENING LIMITATIONS LESS THAN 4" THROUGHOUT ENTIRE RAILING ASSEMBLY SEE ELEVATIONS, TYP.
14. LIMESTONE TREADS AND PLATFORM WITH SPLIT-FACE EDGE @1" OVERHANG SLOPE TRADE 1/4" PER FOOT AWAY FROM STRUCTURE, TYP.
15. ASPHALT PAVING BELOW GEOTEXTILE DRAINAGE MAT ALONG PARAMETER OF FOUNDATION WALL, TYP.
16. LINE OF APPROXIMATE GRADE.



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

Client.
ROBERT ERANI
546 HILLCREST ROAD,
RIDGEWOOD, NJ

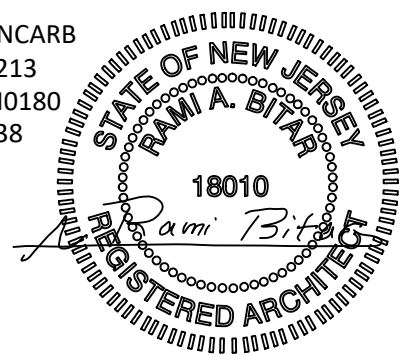


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Seal & Signature.

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NCARB CERT. NO. 64938

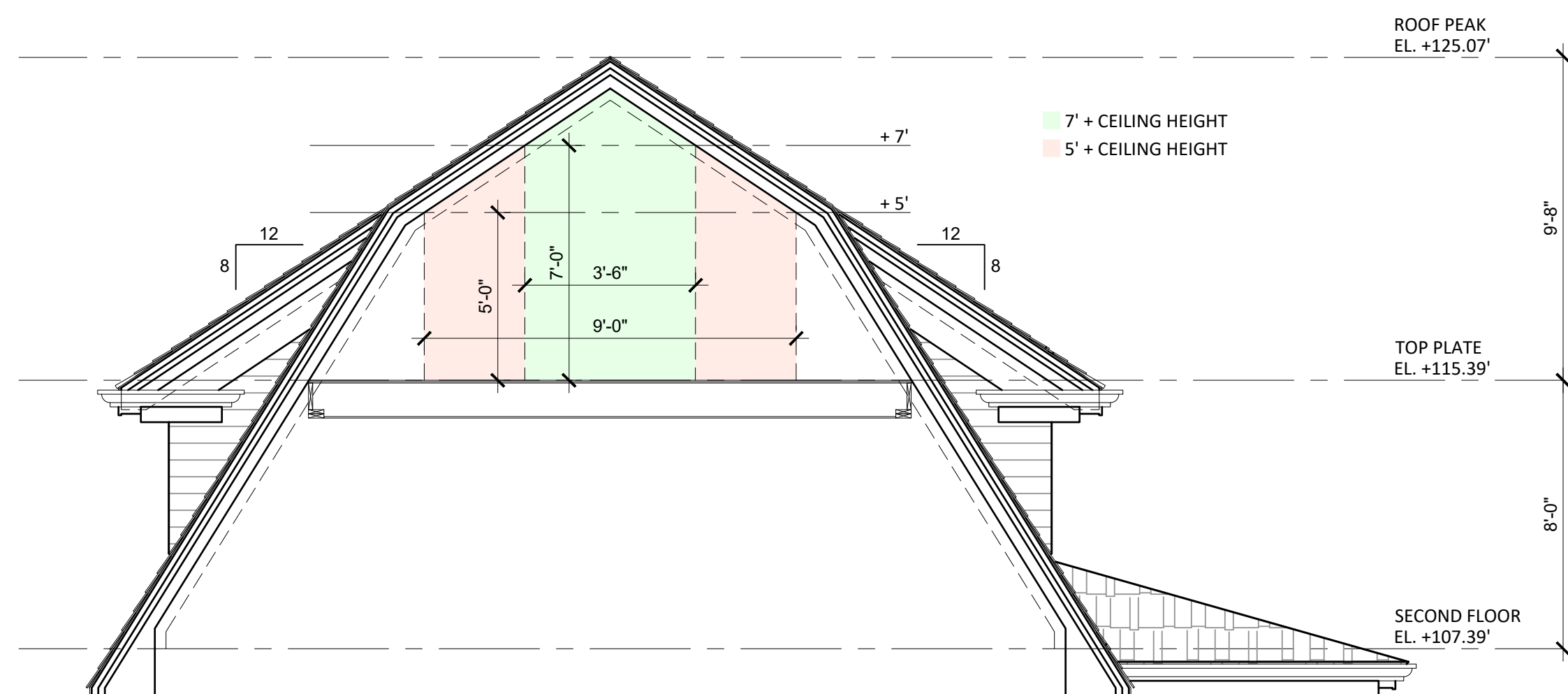


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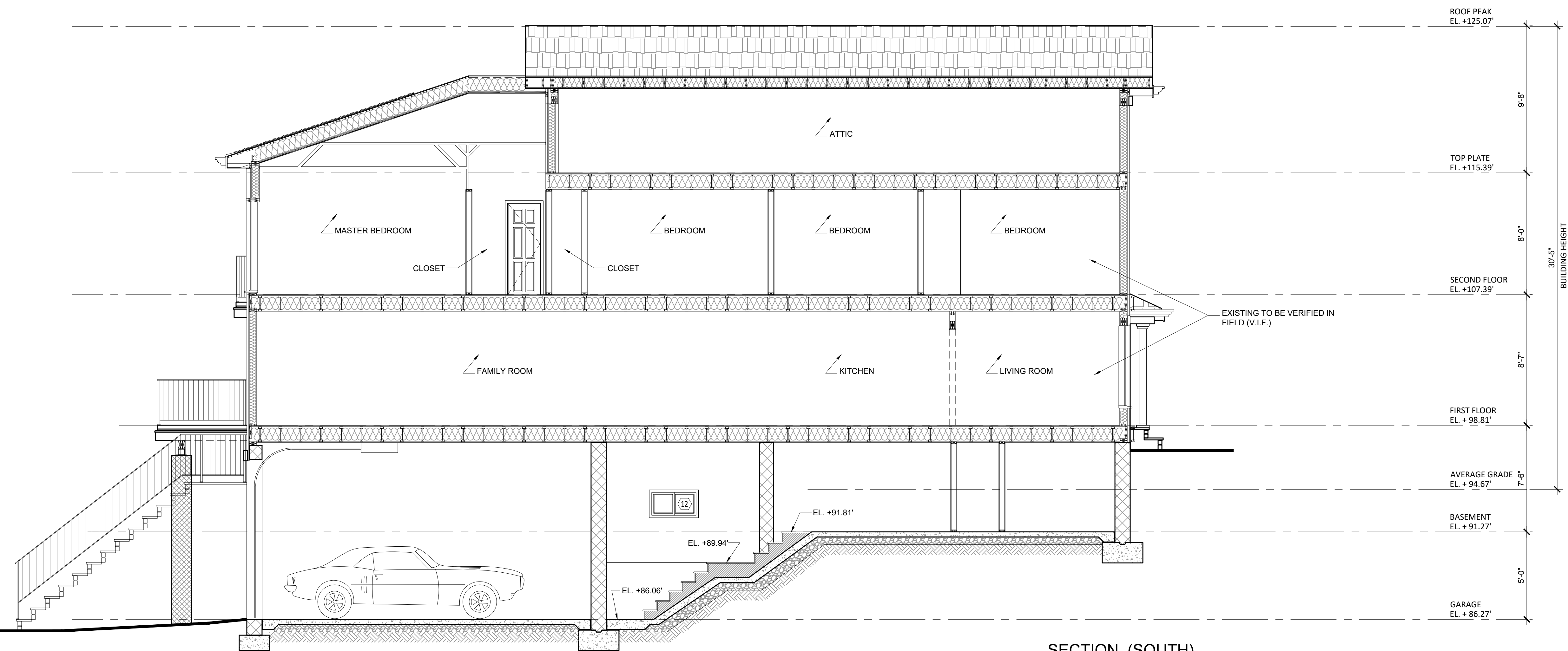
Project.
546 HILLCREST ROAD,
RIDGEWOOD, NJ

Sheet.
**PROPOSED
REAR & LEFT
SIDE ELEVATIONS**

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Checked by.	R.B.	Drawing No.	A-201
Date.	08.04.23		
Scale.	1/4"=1'-0"		
Sheet.	24"x36"	Page.	7 OF 8



SECTION (SOUTH) SCALE: 1/4"=1'-0"



SECTION (SOUTH) SCALE: 1/4"=1'-0"

Client.
ROBERT ERANI
 546 HILLCREST ROAD,
 RIDGEWOOD, NJ



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 NCARB CERT. NO. 64938

Project.
 546 HILLCREST ROAD,
 RIDGEWOOD, NJ

Sheet.
PROPOSED SECTION

Drawn by. M.C.	Project No. 23212.1
Checked by. R.B.	Drawing No.
Date. 08.04.23	A-202
Scale. 1/4"=1'-0"	
Sheet. 24"x36"	Page. 8 OF 8