

ADDITION FOR STEINBERG RESIDENCE

234 FAIRMOUNT ROAD, RIDGEWOOD, NJ

**EMM
ASSOCIATES**

Architecture
Planning
&
Project Management

27 Walthery Avenue
Ridgewood, N.J. 07450
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GENERAL NOTES

- All work shall conform with the requirements of IRC 2000 National Building Code, National Electric Code, N.F.P.A. recommendations, OSHA, and all other local codes and zoning requirements for work of this type.
- The contractor shall familiarize himself with the project through inspection of the site and the construction documents, so as to thoroughly understand the project. Any discrepancies and omission shall be reported to Architect prior to commencement of any work. It is the responsibility of the Contractor to insure that discrepancies and omissions are reported and clarification obtained from Architect prior to work being done. Any work that proceeds otherwise shall be, if incorrectly performed, replaced or repaired with the cost for same borne by the Contractor.
- All Contractor's work shall be performed in a first class workman-like manner, matching and aligning all surfaces where applicable to afford a finished neat appearance. All adjustment surfaces to their work shall be left as they appear prior to commencement of the Contractor's work. Contractor shall properly protect all adjacent surfaces during the course of his installations. Contractor shall clean all surfaces free of all dirt and refuse caused by debris from all installation of his work.
- All work that is either implied or reasonably inferable from the contract documents shall be the responsibility of the Contractor and the inclusion of any work by mention, note, detail or implication, however brief, means the Contractor shall provide and install same. All work performed shall include all apparatus normally deemed to be part of a complete package within the definitions of normal industry standards.
- The Contractors shall verify all dimensions and conditions at the job site prior to the start of any work. The Contractor shall coordinate the field dimensions with the construction documents and notify the Architect of any discrepancies.
- The Contractors shall follow all accepted methods of safety practice and provide all fences, barricades, etc. as may be required to protect life and property. All work shall be properly protected at all times.
- The General Contractor shall be fully responsible for the coordination of all the work of his trade plus the coordination, repair and preparation for the work of any other trades or subcontractors.
- Contractor to determine direction of framing before removal of any walls. Contractor to brace and secure structure a required to insure full structural stability. Notify Architect if required for any structural design.
- Materials, products and equipment shall be new, meet all code requirements and be applied or used according to the manufacturer's prescribed instruction and warranties.
- Provide all new work as indicated, specified or required to produce a finished operable, legal electrical, mechanical and plumbing system as required by the project.
- Contractor is responsible for the complete heating and/or cooling of the building and to size the system accordingly. Contractor shall make certain that there are no drafts or hot or cold spots in any area of the building.
- Contractor to patch and repair all existing walls, floors and ceiling which may become damaged as required to provide a neat and finished appearance.
- All piping to be protected from freezing. All thermostats and switches to be 4'6" AFF. Outlets at floor level to be 1'0" AFF; outlets at countertops to be 3'6" AFF.
- All attic spaces shall be ventilated by louvers and/or vents as required with a total clear opening of not less than one-third of one percent of the horizontally projected roof area.

DEMOLITION NOTES

- Contractor shall perform all operations of demolition and removal indicated on the drawings and as may be required by the work. All work shall be done carefully and neatly in a systematic manner.
- All existing surfaces and equipment to remain shall be fully protected from damage. The Contractor shall assume full responsibility for damage and shall make repairs required without additional cost to the Owner.
- No debris shall be allowed to accumulate on the site. Debris shall be removed by the Contractor as the job proceeds. The site shall be left broom clean at the completion of demolition.
- No structural elements shall be removed unless portions affected are adequately supported by either temporary shoring or new structural elements as required to protect the stability and integrity of the existing structure.
- All adjoining property affected by any operations of demolition shall be protected as per the requirements of local, state and national building codes.
- Remove or relocate all wiring, plumbing and mechanical equipment affected by removal of partitions. Removed pipes and/or lines shall be cut to a point of concealment behind or below finish surfaces and shall be properly capped or plugged.
- The Contractor shall provide erect and maintain all temporary barrier and guards and all temporary shoring and bracing as required by building department rules and regulations.
- The Contractor shall provide adequate weather protection for the building and its contents during the course of the work. All openings in any wall or roof shall be protected from all forms of weather or water penetration.
- The Contractor shall file all necessary certificates of insurance with the building department, pay all fees, obtain all permits and provide any and all bonds required by any city agency in order to do the work herein described.

WOOD NOTES

- All lumber for framing shall be Douglas Fir No. 2 (unless noted) construction grade or better (Fb=1,500 PSI) clearly stamped and graded.
- Provide solid bearing under all joist, beams and posts bearing on masonry construction.
- Provide double framing around all openings through walls, floors, roofs, etc. and under all wood stud partitions parallel to direction of framing.
- Beams, Joists or posts shall not be drilled or notched excessively for piping, electrical or mechanical systems without the permission of the Architect.
- Provide metal joist and beam anchors, hangers, braces and connectors at all points of flush and suspended framing. Contractor to use "Simpson Connectors" or equal.

ABBREVIATIONS

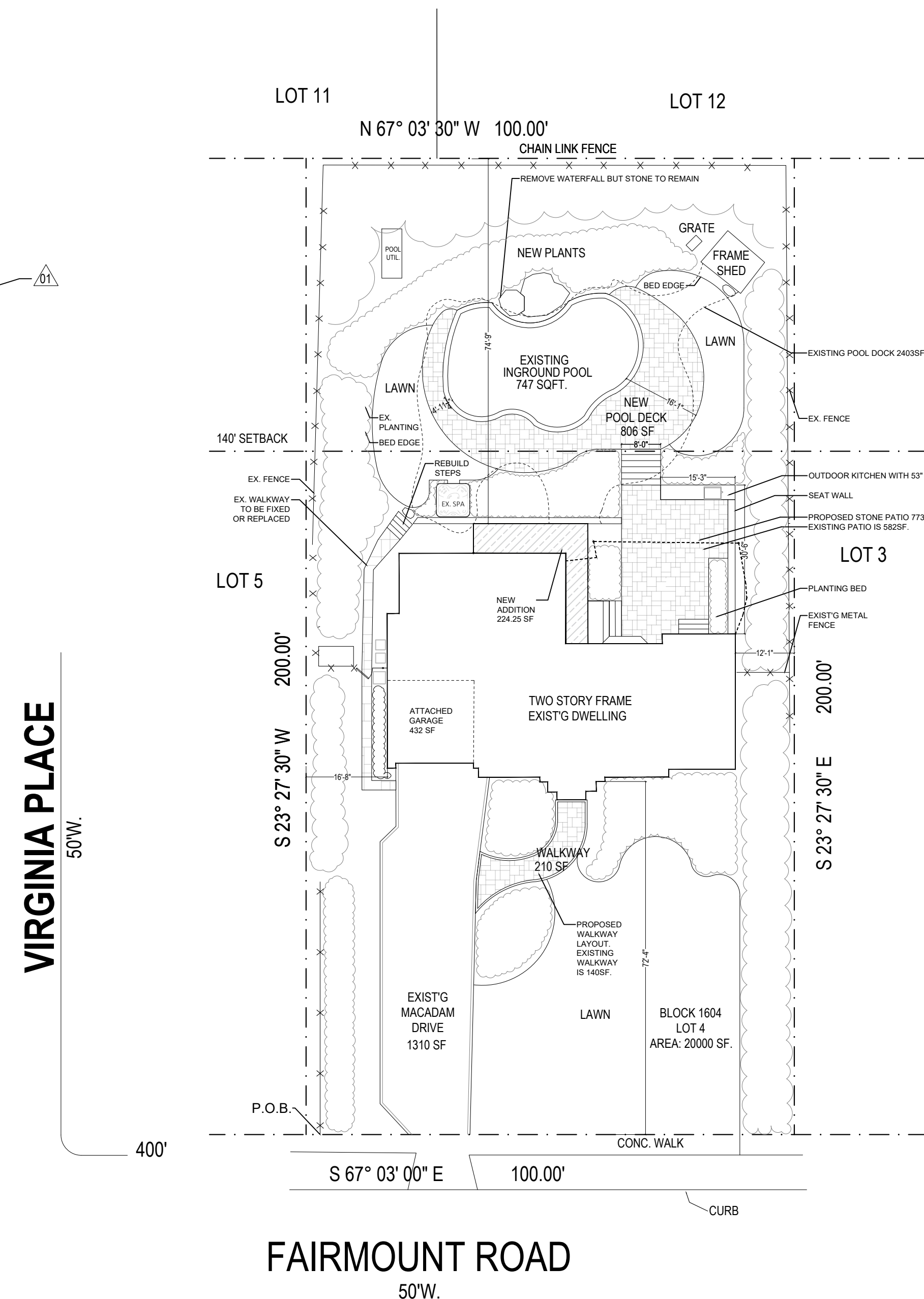
A.C.T.	ACOUSTICAL CEILING TILE	DWG.	DRAWING	GALV.	GALVANIZED	MIN.	MINIMUM	REF.CLG.PL.	REFLECTED CEILING PLAN
A.F.F.	ABOVE FINISH FLOOR	E.F.	EACH FACE	GL	GLASS	M.O.	MASONRY OPENING	REQ'D	REQUIRED
ASPH.	ASPHALT	E.W.	EACH WAY	H.M.	HOLLOW METAL	N.I.C.	NOT IN CONTRACT	STL.	STEEL
BLK	BLOCK	E.W.C.	ELECTRIC WATER COOLER	H.P.	HIGH POINT	NO.	NUMBER	SUSP.	SUSPENDED CEILING
BLK'G	BLOCKING	EL	ELEVATION	HAC	HEATING & A/C CONTRACTOR	O.C.	ON CENTER	T.O.M.	TOP OF MASONRY
CLG.	CEILING	ELC	ELECTRICAL CONTRACTOR	I.D.C.	INSIDE DIMENSION CLEAR	O.H.	OPPOSITE HAND	T.O.S.	TOP OF STEEL
C.T.	CERAMIC TILE	EXIST.	EXISTING	J.T.	JOINT	OPNG	OPENING	TYP.	TYPICAL
CONC.	CONCRETE	EXP.	EXPANSION	LAM.	LAMINATE	P.B.C.	PLUMBING CONTRACTOR	U.O.N.	UNLESS OTHERWISE NOTED
CONT.	CONTINUOUS	F.P.	FIREPROOF	LAV.	LAVATORY	PLAS. LAM.	PLASTIC LAMINATE	V.C.T.	VINYL COMPOSITION TILE
C.J.	CONTROL JOINT	FIN.	FINISH(ED)	L.P.	LOW POINT	PL.	PLATE	W/	WITH
DN.	DOWN	GA.	GAUGE	MAX.	MAXIMUM	PLYD	PLYWOOD	WD.	WOOD
DIA.	DIAMETER	CONTR	CONTRACTOR	MTL.	METAL	RAD.	RADIUS		

ZONING INFORMATION

ZONING COMPLIANCE TABLE- VILLAGE OF RIDGEWOOD					
234 Fairmount Road, Ridgewood NJ					
BLOCK	LOT	ZONE	CORNER LOT? NO		
1604	4	R-1	NO		
Existing Dwelling - First Floor 2676 SF, Second Floor 2155 SF		Proposed first floor addition - 224.25 SF			
Existing Pool - 747 SF		Existing Attic Space over 7'-0" - 172 SF			
Existing Patio - 582 SF		Proposed pool deck - 806 SF			
Existing Pool Dock - 2403 SF		Proposed raised patio - 773 SF			
Driveway, Walks & Steps 1645 SF		Proposed Driveway, Walks & Steps 1803 SF			
CONDITION- Note reference					
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE	
Min. Lot Area (square feet)	14000 SF	20000 SF	20000 SF	Yes-existing	
Min. Lot Width at min. Front yard setback (feet)	100 FT	100 FT	100 FT	Yes-existing	
Min. Front yard setback, principal building (feet)	40 FT	64.4 FT	64.4 FT	Yes-existing	
Min. Each side yard setback, principal building (feet)	15 FT	16.8 FT+12.1 FT	16.8 FT+12.1 FT	Existing	
Min. Total both side yard setbacks, principal building (feet)	33 FT	28 FT	28 FT	Yes-existing	
Min. Rear yard setback, principal building (feet)	30 FT	68'-7" FT	74'-7" FT	Yes-existing	
Max. Building height, principal building (feet)	30 FT	28'- 9" FT	28'- 9" FT	Yes-existing	
Max. Building height, principal building (stories)	2 Stories	2 Stories	2 Stories	Yes-existing	
Coverage by Above-Grade Structures					
Max. Coverage (percent)	20% (4000 SF)	13.38% (2676 SF)	14.5% (2900 SF)	Yes	
Max. Coverage, area within 140 feet of front lot line (percent)	20% (2800 SF)	19% (2676 SF)	20.7% (2900 SF)	No	
Coverage by All Improvements					
Max. Coverage (percent)	40%	40.2%	35%	Yes	
Max. Coverage within 140 feet of front lot line (percent)	40%	36%	39%	Yes	
Max. Coverage within 140 feet of front lot line (sq. Ft)	5600 SF	5091 SF	5476.50 SF	Yes	
Gross Building Area - Principal Buildings					
Max. Gross building area (percent)	24%	25%	26.1%	No	
Max. Gross building area (sq. Ft)	4800 SF	5003 SF	5227 SF	No	
Max. Gross building area within 140" (percent)	29%	35.7%	37.3%	No	
Max. Gross building area within 140" (sq. Ft)	4060 SF	5003 SF	5227 SF	No	
Gross Building Area - Principal Buildings Accessory Buildings Not Applicable (Garage attached)					
Not applicable (attached garage 432 SF)					
Max. Accessory gross area (percent)	5%	0	0	Yes	
Max. Accessory gross area (sq. Ft)	1000 SF	0	0	Yes	
Max. Accessory gross building area within 140 feet of front lot line (percent)	6%	0	0	Yes	
Max. Accessory gross building area within 140 feet of front lot line (sq. Ft)	840 SF	0	0	Yes	
Square footage of dwelling existing & proposed					
		EXISTING	PROPOSED		
1st Floor		2676 SF	2900 SF		
2nd Floor		2155 SF	2155 SF		
Attic habitable		172 SF	172 SF		
TOTAL		5003 SF	5227 SF		

DRAWING INDEX (ZONING REVIEW)

T-1	GENERAL NOTES & SITE PLAN
A-1.3	FIRST FLOOR PLAN
A-1.4	EXISTING SECOND FLOOR PLAN
A-1.5	EXISTING ATTIC PLAN
A-2.0	ELEVATION - FRONT
A-2.1	ELEVATION - REAR AND SIDE
R-1	RENDERING



1 SITE PLAN
T-1 SCALE: 1/20" = 1'-0"

ARCHITECT'S OR ENGINEER'S SEAL

N.J. LICENSE NUMBER
N.Y. LICENSE NUMBER

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SUBMISSIONS:
ZONING SUBMISSION 03/28/24
ZONING SUBMISSION 05/07/24
REV 01
SUBMISSION TO BOARD OF ADJUSTMENT 06/06/24

DRAWING NAME:

TITLE SHEET

DRAWING NO.
T-1

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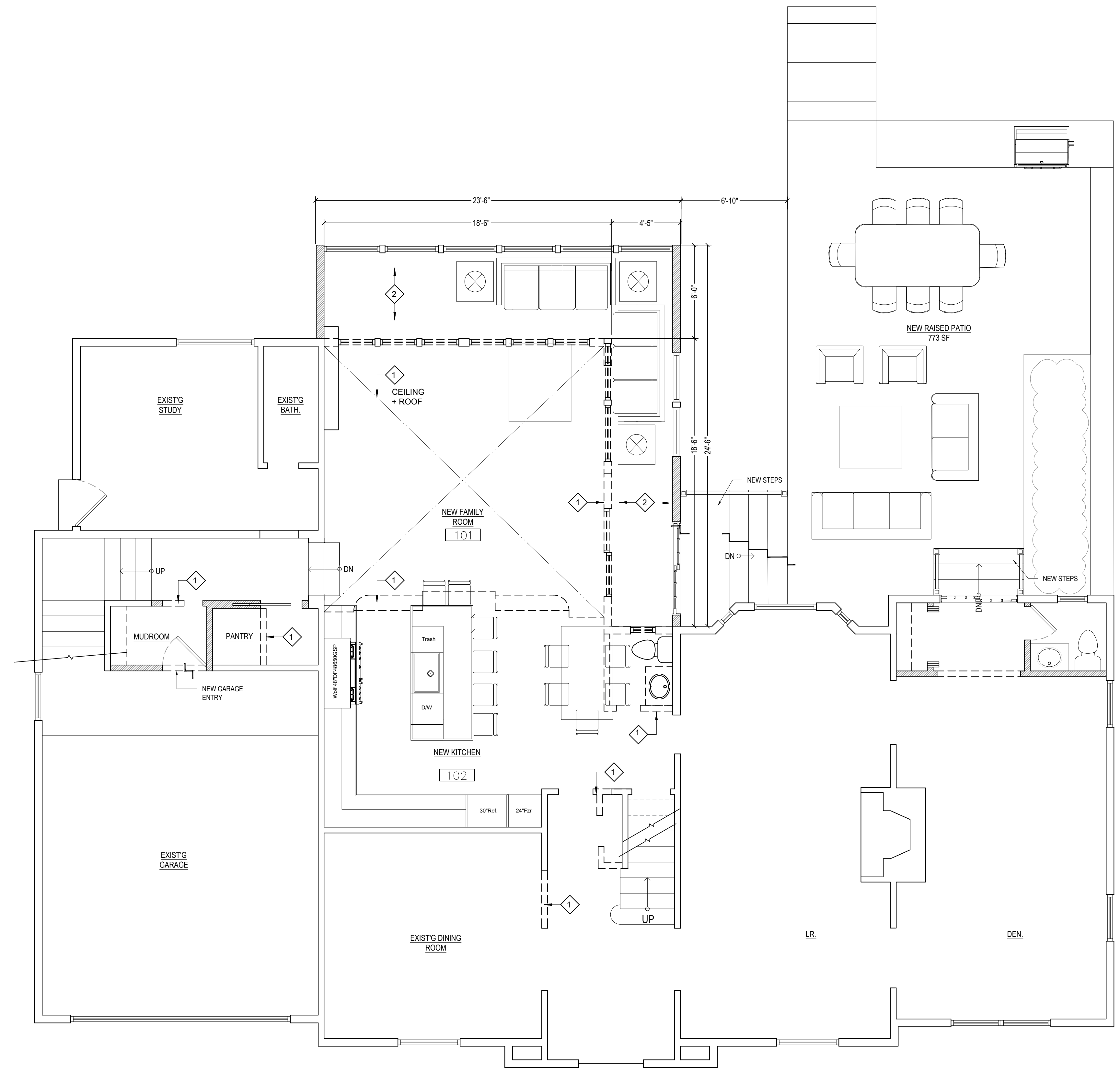
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DRAWING NAME:
PROPOSED FLOOR PLAN

DRAWING NO.
A-1.3



PLAN NOTES

- REMOVE EXIST'G PARTITIONS X STRUCTURE BRACE + PROTECT AS PER ALL CODE & O.S.H.A. REQUIREMENTS
- NEW ADDITION

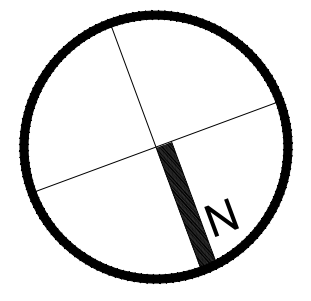
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- G.C. TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE DEMOLITION WITH NEW CONSTRUCTION AND RENOVATION PROPOSED. NOTIFY ARCHITECT OF ANY FIELD DESCRIPTIONS PRIOR TO CONSTRUCTION.
- ALL DEMOLITION AND REMOVAL SHALL INCLUDE PATCHING AND MATCHING EXISTING ADJACENT.
- ALL WORK PERFORMED MUST FOLLOW BUILDING CODE AS OSHA REGULATIONS.

LEGEND

- EXISTING
- TO BE REMOVED
- NEW

1 PRELIMINARY FIRST FLOOR PLAN
A-1.3 SCALE: 1/4" = 1'-0"



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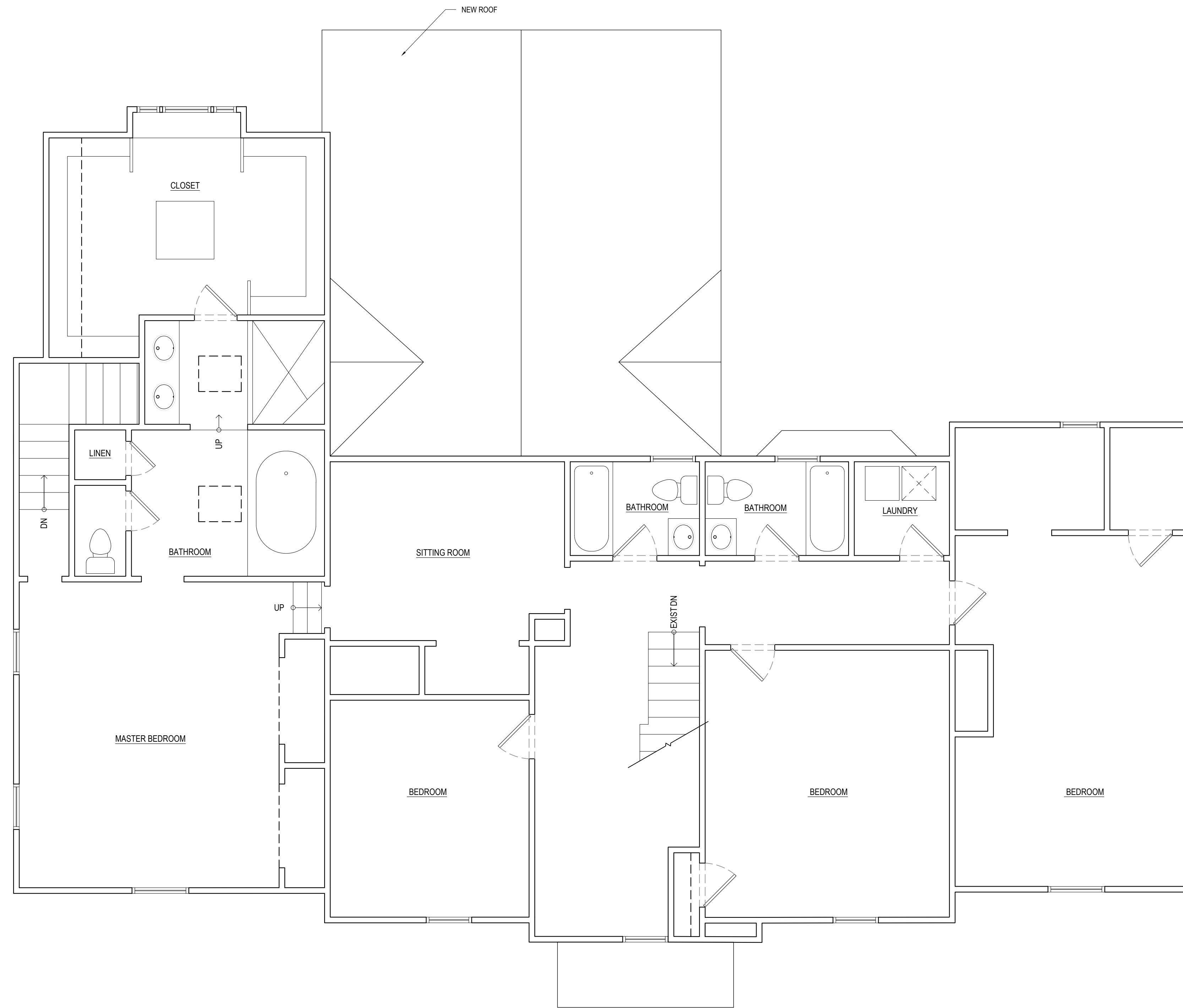
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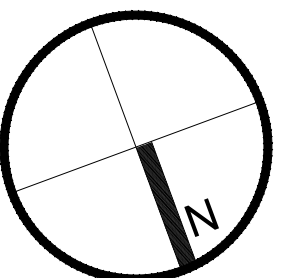
SUBMISSIONS:
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SUBMISSION TO BOARD OF ADJUSTMENT 06/06/24

DRAWING NAME:
EXISTING SECOND FLOOR PLAN

DRAWING NO.
A-1.4



1 EXISTING SECOND FLOOR PLAN
A-1.4 SCALE: 1/4" = 1'-0"

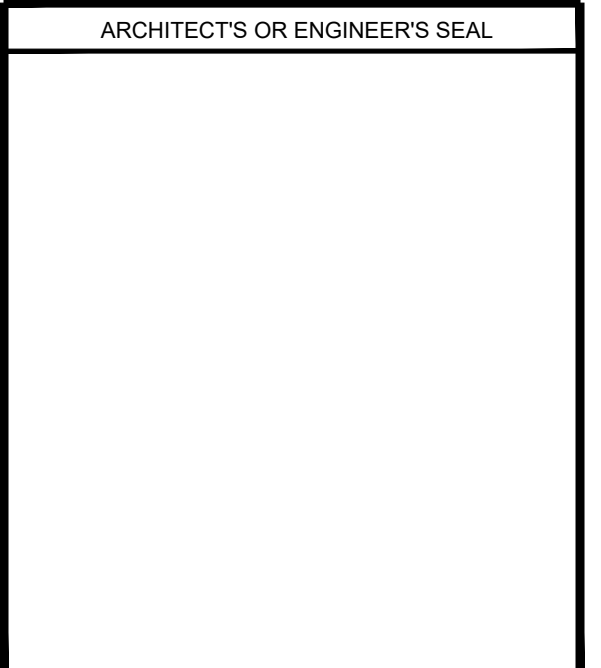


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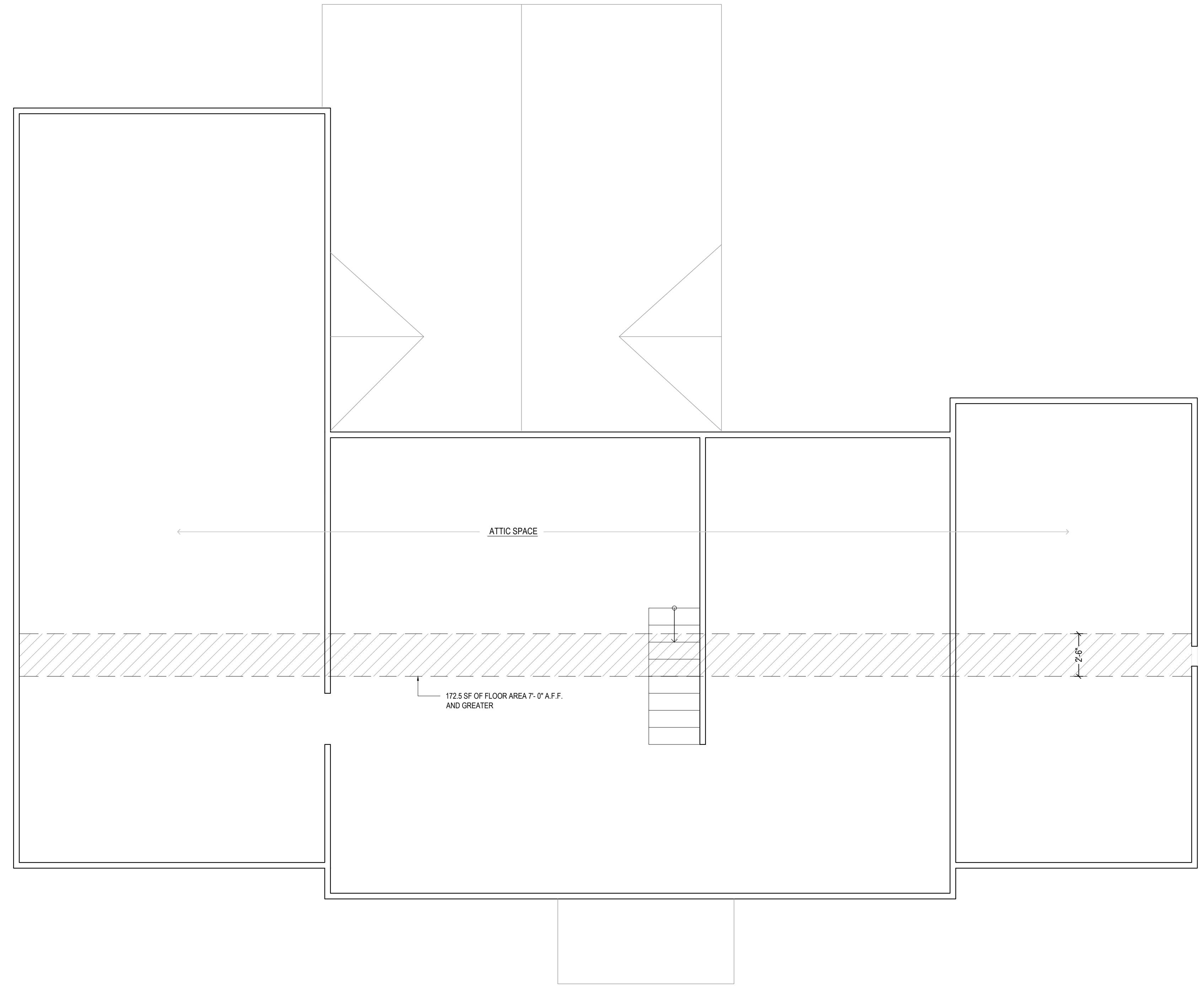
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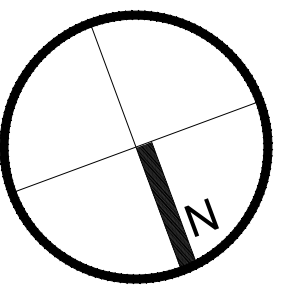
EXISTING ATTIC PLAN

DRAWING NO.

A-1.5



1 EXISTING ATTIC PLAN
A-1.5 / SCALE: 1/4" = 1'-0"



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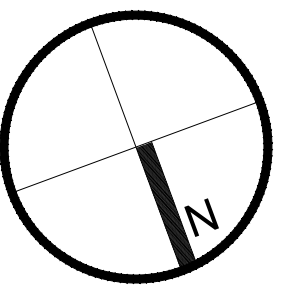
FRONT ELEVATION

DRAWING NO.

A-2.0



1 EXISTING FRONT ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



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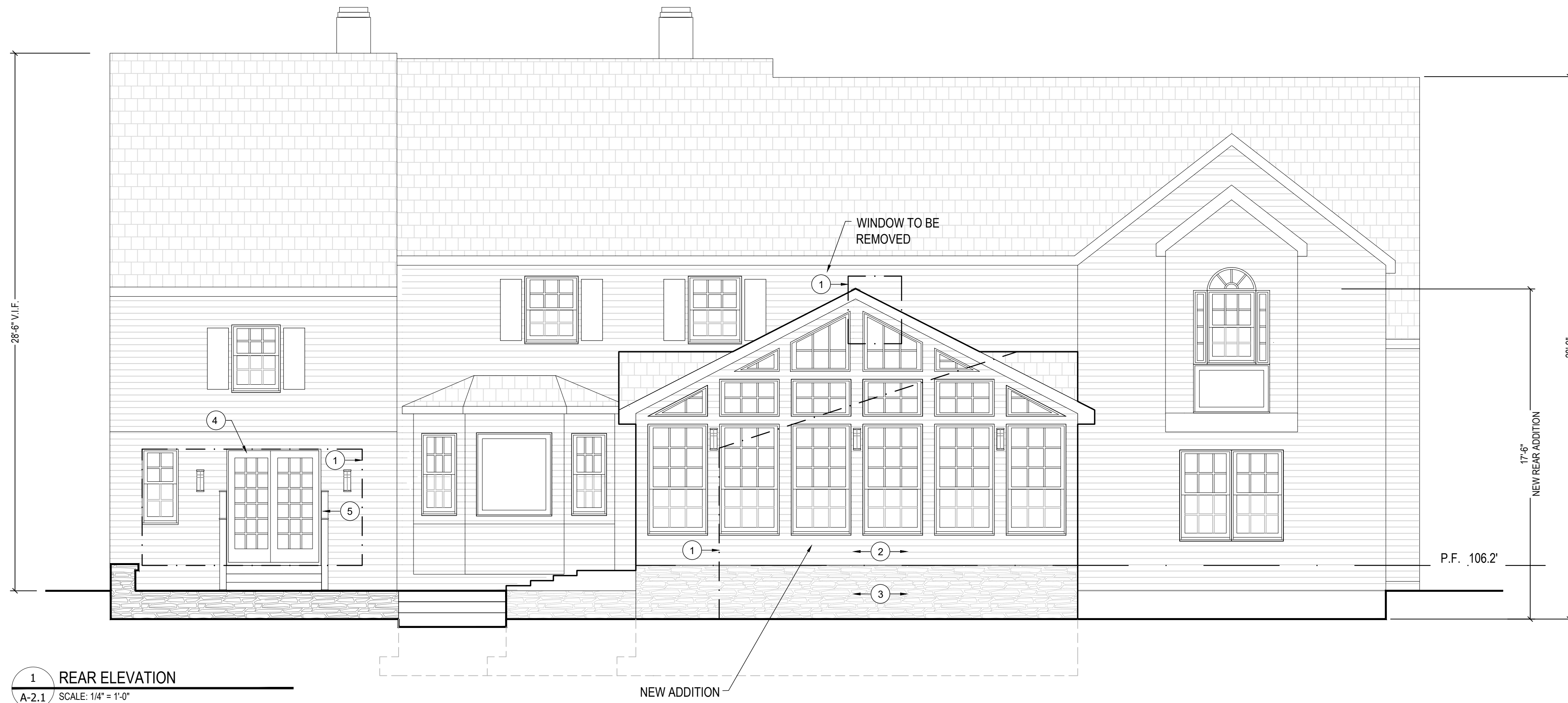
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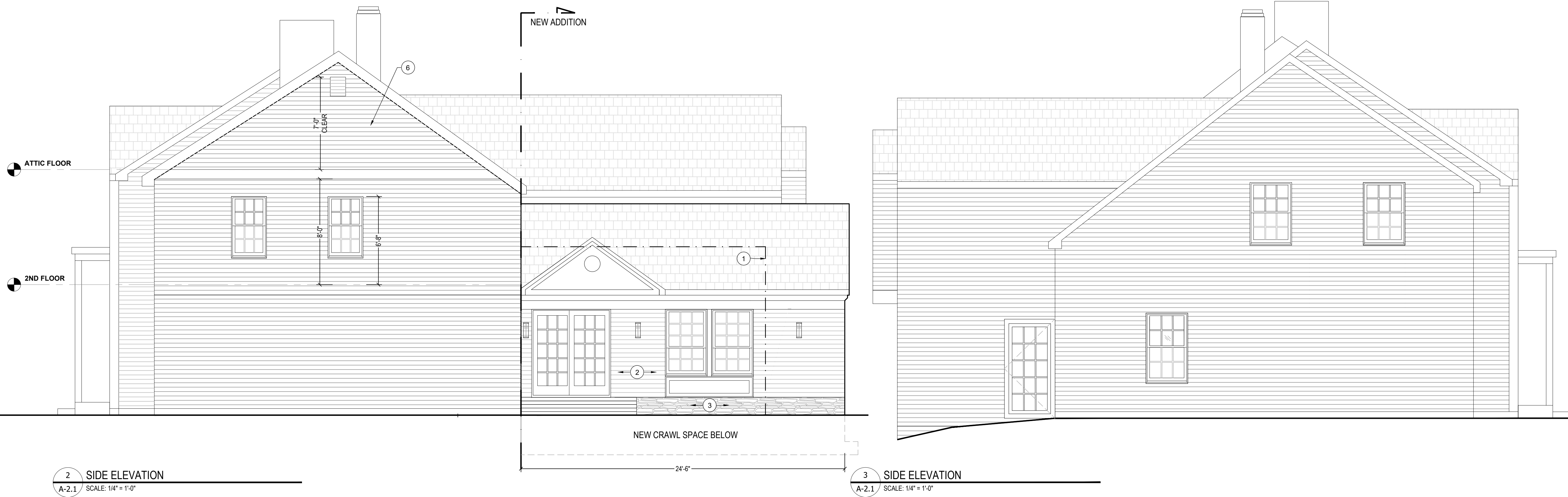
DRAWING NAME:
REAR AND SIDE ELEVATIONS

DRAWING NO.
A-2.1



- ELEVATION NOTES**
- 1 REMOVE EXIST'G PATCH & REPAIR TO EXIST'G ADJACENT
 - 2 SIDING TO MATCH EXISTING
 - 3 NEW STONE VENEER
 - 4 NEW SLIDING PATIO DOORS
 - 5 HANDRAILS AS PER CODE
 - 6 ATTIC CLEAR FLOOR TO RAFTER DIMENSION (S)
- GENERAL DEMOLITION NOTES**
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 2. ALL DEMOLITION AND REMOVAL SHALL INCLUDE PATCHING AND MATCHING EXISTING ADJACENT.
 3. ALL WORK PERFORMED MUST FOLLOW BUILDING CODE AS OSHA REGULATIONS.

1 REAR ELEVATION
A-2.1 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
A-2.1 SCALE: 1/4" = 1'-0"

3 SIDE ELEVATION
A-2.1 SCALE: 1/4" = 1'-0"

