

ABBREVIATIONS

ACOUS	ACOUSTICAL	JT.	JOINT
AD.	ADJUSTABLE	KIT.	KITCHEN
ADJ.	ADJUSTABLE		
AGGR	AGGREGATE	LAB.	LABORATORY
AL.	ALUMINUM	LAM.	LAMINATE
APPROX.	APPROXIMATE	LAV.	LAVATORY
ARCH.	ARCHITECTURAL	LKR.	LOCKER
ASPH.	ASPHALT	L.P.	LOU POINT
ACT.	ACOUSTICAL TILE	LT.	LIGHT
B.C.	BOTTOM OF CURB	MAS.	MASONRY
BD.	BOARD	MAX.	MAXIMUM
BIT.	BITUMINOUS	MC.	MEDICINE CABINET
BLDG.	BUILDING	MECH.	MECHANICAL
BLK.	BLOCK	MEMB.	MEMBRANE
BLKG.	BLOCKING	MET.	METAL
BM.	BEAM	MFR.	MANUFACTURER
BOT.	BOTTOM	MH.	MANHOLE
		MIN.	MINIMUM
CAB.	CABINET	MIR.	MIRROR
CB.	CATCH BASIN	MISC.	MISCELLANEOUS
CG.	CORNER GUARD	M.O.	MASONRY OPENING
CEM.	CEMENT	MTL.	MATERIAL
CT.	CERAMIC TILE	MTD.	MOUNTED
C.I.	CAST IRON	MUL.	MULLION
C.J.	CONTROL JOINT		
C.L.	CENTER LINE		
CL.G.	CEILING	NT.S.	NOT TO SCALE
CLKG.	CAULKING		
CLO.	CLOSET	O.A.	OVERALL
CLR.	CLEAR	OB.S.	OBSCURE
CMT.	CERAMIC MOSAIC TILE	O.C.	ON CENTER
CMU.	CONCRETE MASONRY UNIT	OD.	OUTSIDE DIAMETER
COL.	COLUMN	OFF.	OFFICE
CONC.	CONCRETE	OPNG.	OPENING
CONL.	CONNECTION	OPP.	OPPOSITE
CONST.	CONSTRUCTION		
CONT.	CONTINUOUS	P.C.	PRE-CAST CONCRETE
CT&K.	COUNTERSINK	PL.	PLATE
CNTR.	COUNTER	P.LAM.	PLASTIC LAMINATE
CTR.	CENTER	PLASTER.	PLASTER
CSH.	CAVITY SHAFT WALL	FLUID.	FLUID
CONC. PTD.	CONCRETE PAINTED	FR.	FAIR
CPT.	CARPET	FS.	PROJECTION SCREEN
		PT.	POINT
DBL.	DOUBLE	PTN.	PARTITION
DEPT.	DEPARTMENT		
DET.	DETAIL	Q.T.	QUARRY TILE
DIA.	DIAMETER		
DM.	DIMENSION	R.	RISER
DISP.	DISPENSER	RAD.	RADIUS
DN.	DOWN	RD.	ROOF DRAIN
DR.	DOOR	REF.	REFERENCE
DS.	DOWN SPOUT	REFR.	REFRIGERATOR
DUR.	DRAINER	REG.	REGISTER
DUG.	DRAWING	REIN.	REINFORCED
		REQ'D.	REQUIRED
E.	EAST	RESIL.	RESILIENT
E.A.	EACH	REV.	REVISION
E.J.	EXPANSION JOINT	RF.	ROOF FAN
EL.	ELEVATION	RH.	ROUGH HATCH
ELEC.	ELECTRICAL	RM.	ROOM
ELEV.	ELEVATOR	R.O.	ROUGH OPENING
EMER.	EMERGENCY	R.O.B.	RUN OF BANK
ENCL.	ENCLOSURE	R.O.W.	RIGHT OF WAY
EP.	ELECTRICAL PANEL BOARD	RWD.	REDWOOD
EQ.	EQUAL	RWL.	RAIN WATER LEADER
EQPT.	EQUIPMENT		
EXIST.	EXISTING	S.	SOUTH
EXPO.	EXPOSED	S.C.	SOLID CORE
EXP.	EXPANSION	SCHED.	SCHEDULE
EXT.	EXTERIOR	S.D.	SOAP DISPENSER
EF&S.	EXTERIOR INSULATION & FINISH SYSTEM	SECT.	SECTION
EXP. CONST.	EXPOSED CONSTRUCTION	SH.	SHELF
		SHR.	SHOWER
FB.	FLAT BAR	SHT.	SHEET
FD.	FLOOR DRAIN	SH.	SIMILAR
FDN.	FOUNDATION	SH.H.	SMOKE HOLE
FN.	FINISH	SPEC.	SPECIFICATION
FLR.	FLOOR	SQ.	SQUARE
FLASH.	FLASHING	SST.	STAINLESS STEEL
FLUOR.	FLUORESCENT	S.S.K.	SERVICE SINK
F.O.C.	FACE OF CONCRETE	STA.	STATION
F.O.F.	FACE OF FINISH	S.T.C.	SOUND TRANSMISSION CLASS
F.O.B.	FACE OF STUDS	STD.	STANDARD
FFPG.	FIREPROOFING	STOR.	STORAGE
FS.	FULL SIZE	STR.	STRUCTURAL
FT.	FOOT OR FEET	SUSP.	SUSPENDED
FTG.	FOOTING	SYM.	SYMMETRICAL
FURR.	FURRING		
FUT.	FUTURE		
		T.	TREAD
GA.	GAGE	TB.	TACK BOARD
GALV.	GALVANIZED	TEL.	TELEPHONE
GB.	GRAB BAR	TEMP.	TEMPERED
GF.	GROUND FAULT	TER.	TERRAZZO
		T & G	TONGUE AND GROOVE
GL.	GLASS	THK.	THICK
GND.	GROUND	TP.	TOP OF PAVEMENT
GR.	GRADE	TP.D.	TOILET PAPER DISPENSER
GYP.	GYPSONIUM	T.V.	TELEVISION
GWB.	GYPSUM WALLBOARD	T.O.W.	TOP OF WALL
GWT.	GLAZED WALL TILE	TYP.	TYPICAL
		UNF.	UNFINISHED
HB.	HOSE BIB	UN.	UNLESS OTHERWISE NOTED
HC.	HOLLOW CORE	UON.	
HDUD.	HARDWOOD		
HDUE.	HARDWARE		
HM.	HOLLOW METAL		
HORIZ.	HORIZONTAL		
HP.	HIGH POINT		
HR.	HOUR		
HGT.	HEIGHT	VERT.	VERTICAL
		VEST.	VESTIBULE
		V.C.T.	VINYL COMPOSITION TILE
ID.	INSIDE DIAMETER	V.V.C.	VINYL WALL COVERING
INSUL.	INSULATION	V.	VINYL
INT.	INTERIOR	W.	WEST
		WB.	WHITE BOARD
		WC.	WATER CLOSET
		WD.	WINDOW DIMENSION
		WO.	WOOD
		W/O.	WITHOUT
		WP.	WATERPROOF
		WR.	WATER RESISTANT
		WBC.T.	WAINSCOT
		WT.	WEIGHT

CONSTRUCTION CODE DATA

BUILDING CODE: New Jersey Uniform Construction Code, including latest adopted amendments, and all constituent subcodes and referenced standards, including, but not limited to:
 Rehabilitation Subcode, 5:23-6
 International Residential Code/2021 New Jersey Edition, as per 5:23-3.21
 National Standard Plumbing Code/2021, as per 5:23-3.15
 National Electric Code/NEC 2019 as per 5:23-3.16
 IEC/2021, as per 5:23-3.18
 As well as all local zoning ordinances and other applicable legislation.

Construction Classification: V-B Combustible, Unprotected
Use Group: R-5, Residential, Single Family Per I.R.C.
Project Type: Per Rehabilitation Sub-code: Alteration

Area of New Construction:
Volume of New Construction:

ZONING DATA

Block: 2904 Lot: 16 Zone: R-2 RESIDENCE DISTRICT
 Existing Use: Two-Family Dwelling (Legally-existing non-conforming)

ITEM:	Required	Existing	Proposed
Min. Lot Area (Corner Lot)	14,100 SF.	25,050 SF.	No Change
Lot Area w/in 140' (From Both Front Lot Lines)	14,100 SF.	19,108.7 SF.	No Change
Min. Lot Width at FY Setback	105 Ft.	170.5 Ft.	No Change
Min. Lot Width at any point	90 Ft.	160.1 Ft.	No Change
Min. Avg. Lot Width	105 Ft.	167 Ft.	No Change
Min. Lot Depth	120 Ft.	150 Ft.	No Change

PRINCIPAL BUILDING HEIGHT and SETBACKS:

Max. Height	2 1/2 St./30 Ft.	2 St./24 Ft.	No Change
Min. Front Yard (Maple)	40 Ft.	39.5 Ft.	No Change
Min. Front Yard (Mulberry)	40 Ft.	39.8 Ft.	No Change
Min. Side Yard	10 Ft.	45.6 Ft.	No Change
Min. Rear Yard	30 Ft.	26.2 Ft.	22.1'

ACCESSORY STRUCTURE (GARAGE) HEIGHT and SETBACKS:

Max. Height	15 Ft.	n/a	15 Ft.
Min. Side Yard, (Right)	5 Ft.	n/a	5.2 Ft.
Min. Rear Yard	5 Ft.	n/a	28.1 Ft.

COVERAGE BY ABOVE-GRADE STRUCTURES and IMPROVEMENTS:

Max. Cov. by A.G.S.	20% / 5,010 sf	13.86% / 3,472 sf	16.06% / 4,024 sf
Max. Cov. by A.G.S. w/in 140'	20% / 3,941.7 sf	17.47% / 3,444 sf	19.62% / 3,867 sf
Max. Imp. Cov.	35% / 8,767.5 sf	31.9% / 7,812 sf	32.68% / 8,187 sf
Max. Imp. Cov. w/in 140'	40% / 10,835 sf	28.99% / 5,713 sf	29.18% / 5,751 sf

PRINCIPAL STRUCTURE GROSS BUILDING AREA - TWO-FAMILY DWELLING:

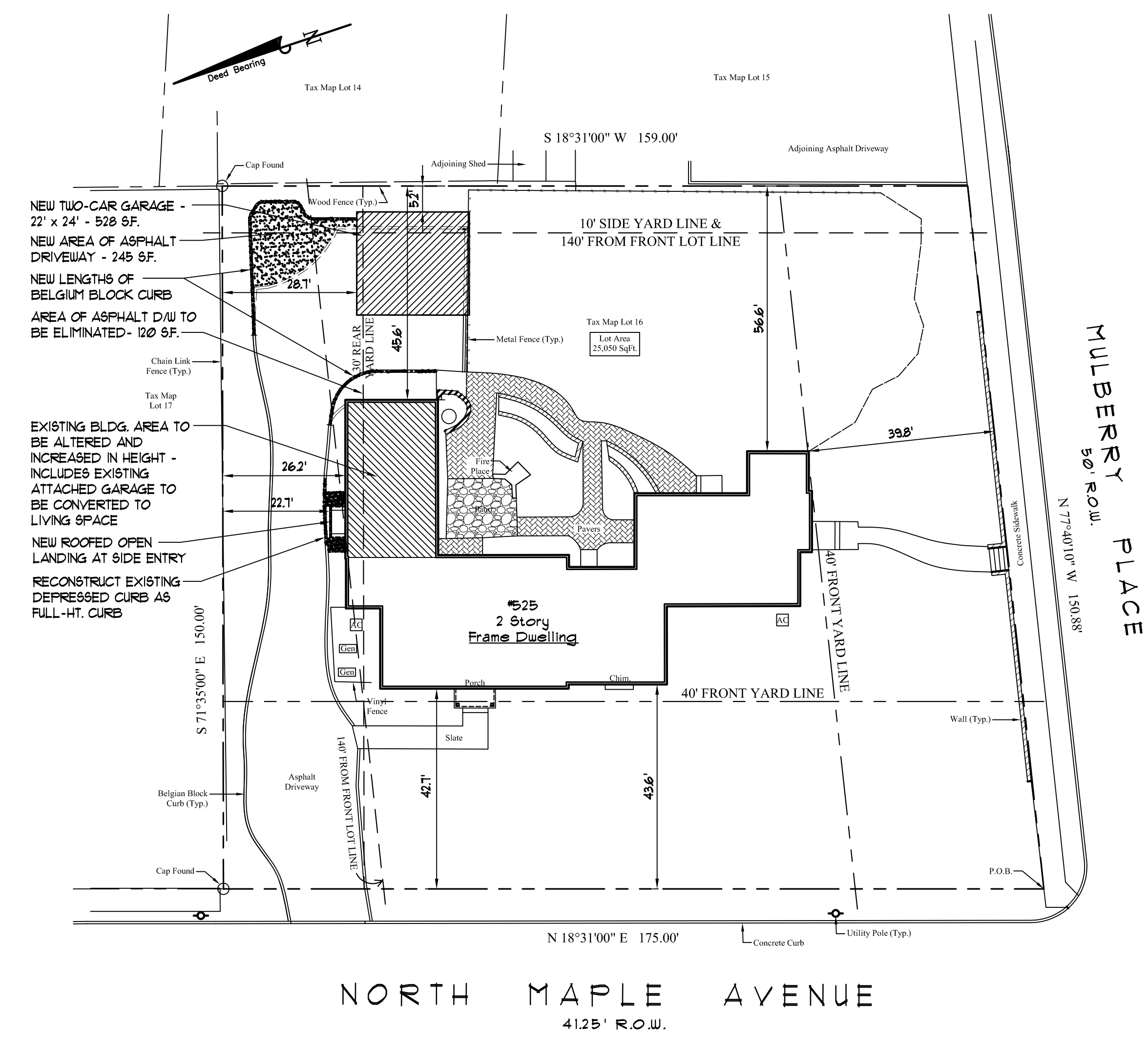
Max. G.B.A.	20% / 5,010 sf	15.65% / 3,920 sf	17.91% / 4,487 sf
Max. G.B.A. w/in 140'	24% / 4,730 sf	19.83% / 3,909 sf	22.71% / 4,476 sf

ACCESSORY STRUCTURE (GARAGE) GROSS BUILDING AREA:

Max. G.B.A.	4% / 1,002 sf	n/a	2.11% / 528 sf
Max. G.B.A. w/in 140'	5% / 925.4 sf	n/a	2.141% / 421 sf

ALTERATION and NEW GARAGE at the MAXWELL RESIDENCE

525 NORTH MAPLE AVENUE, RIDGEWOOD, NEW JERSEY



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

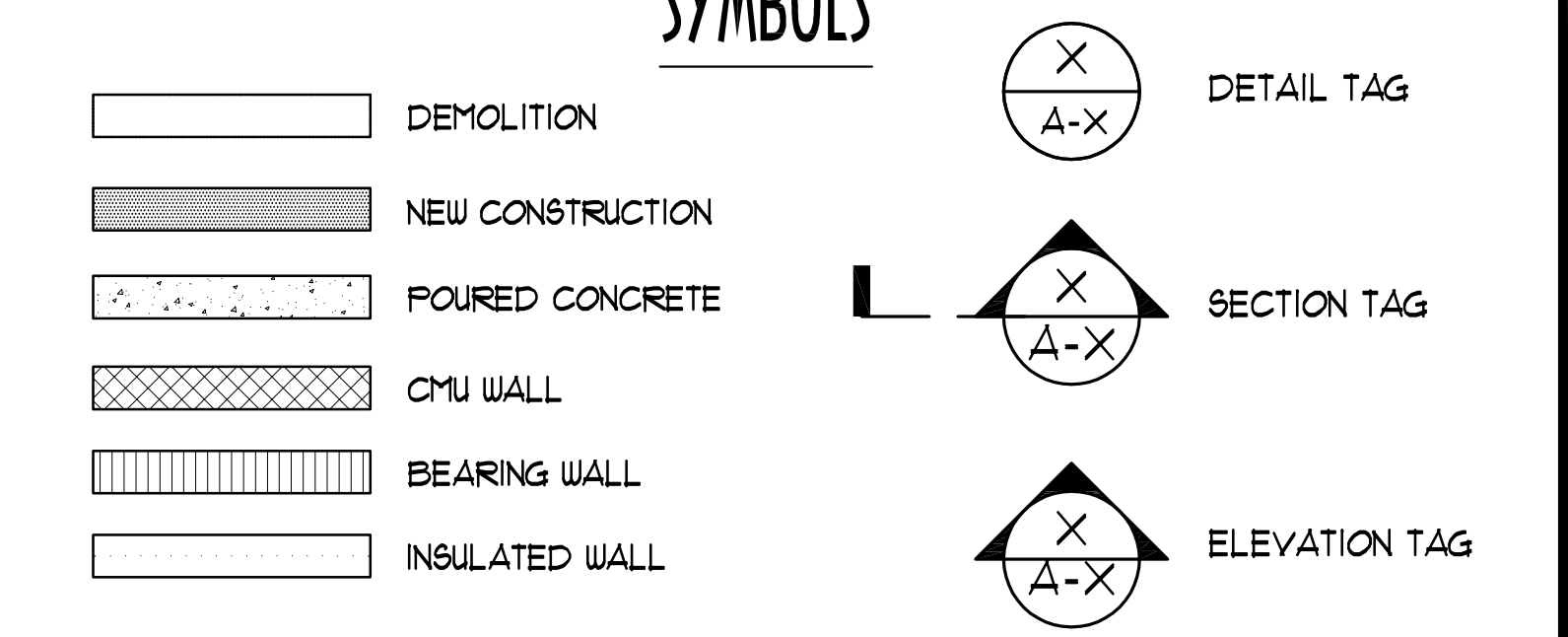
ZONING CALCULATIONS FOR REFERENCE

EXISTING		PROPOSED	
HOUSE (footprint, incl. Garage)	3,350 SF.	HOUSE WITHIN 140'	3,339 SF.
FIRST FLOOR AREAS	2,710 SF.	AC UNITS, GENERATORS WITHIN 140'	8 SF.
SECOND FLOOR AREAS	1,050 SF.	DRIVEWAY WITHIN 140'	1,051 SF.
ATTIC AREAS	0 SF.	FRONT WALKS, STEPS WITHIN 140'	334 SF.
GARAGE	561 SF.		
FIREPLACE	20 SF.		
ROOFED FRONT OPEN LANDING	30 SF.		
OTHER OPEN LANDINGS	41 SF.		
AC UNITS, GENERATORS	25 SF.		
EXISTING DRIVEWAY	310 SF.		
FRONT WALKS, STEPS	346 SF.		
REAR PATIO, PAVERS, STEPS	884 SF.		
		EXIST. GARAGE AREA TO BE CONVERTED TO FIRST FLOOR AREA (NEW G.B.A.)	561 SF.
		NEW ROOFED SIDE ENTRY LANDING	24 SF.
		NEW ROOFED SIDE ENTRY LANDING WITHIN 140'	2 SF.
		NEW FREESTANDING GARAGE	528 SF.
		NEW FREESTANDING GARAGE WITHIN 140'	421 SF.
		NEW DRIVEWAY AREA	247 SF.
		NEW DRIVEWAY AREA WITHIN 140'	16 SF.
		DRIVEWAY AREA REMOVED (INCL. AREA TO BE REPLACED BY GARAGE)	(- 424 SF.)
		DRIVEWAY AREA REMOVED WITHIN 140' (INCL. AREA TO BE REPLACED BY GARAGE WITHIN 140')	(- 401 SF.)

STRUCTURAL DESIGN LOADING:

Roof: 30 lbs/sf LL + 10 lbs/ DL = 40 P&F.
 Ceiling: 10 lbs/sf LL + 10 lbs/ DL = 20 P&F.
 Floors: 40 lbs/sf LL + 10 lbs/ DL = 50 P&F.
 Sleeping Rooms: 30 lbs/sf LL + 10 lbs/ DL = 40 P&F.

SYMBOLS



DRAWING LIST

- T-101 CODE DATA, SITE PLAN
- A-101 EXISTING AND PROPOSED FLOOR PLANS
- A-102 ELEVATIONS
- A-103 GARAGE PLAN & ELEVATIONS

SMOKE AND CARBON MONOXIDE DETECTOR NOTES:

AT THE CONCLUSION OF THE PROJECT, THERE SHALL BE, EITHER EXISTING OR NEWLY INSTALLED, SMOKE DETECTORS, IN ACCORDANCE WITH THE ONE (1) TWO FAMILY DWELLING SUBCODE, SECTION R314, INCLUDING AS FOLLOWS:

- ONE ON EACH FLOOR
- ONE IN EACH SLEEPING ROOM
- ONE OUTSIDE OF, BUT WITHIN TEN FEET OF, SLEEPING ROOMS

AS WELL AS CARBON MONOXIDE DETECTORS, PER CODE, IN ACCORDANCE WITH SECTION R315, INCLUDING AS FOLLOWS:

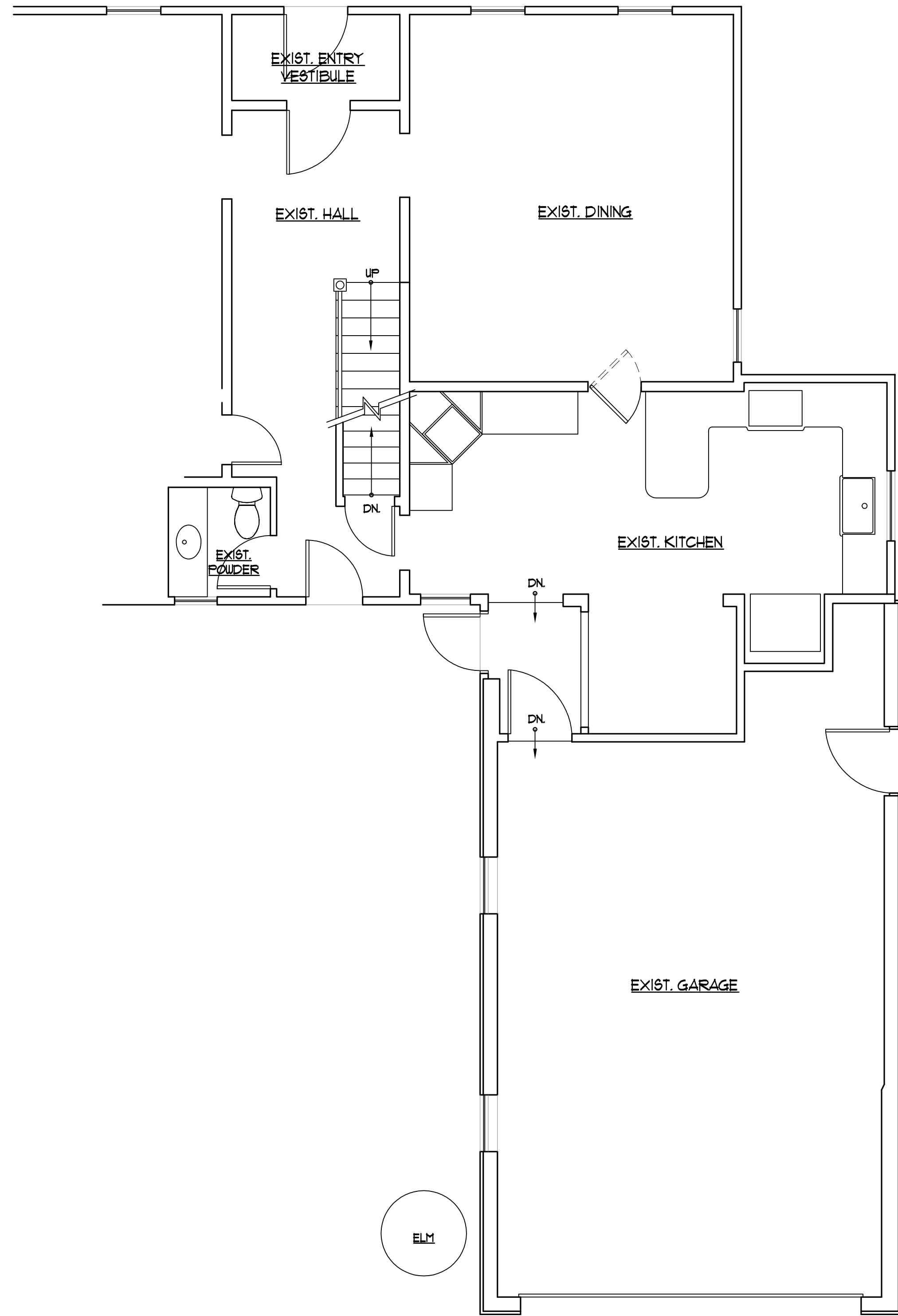
- WITHIN THE IMMEDIATE VICINITY OF SLEEPING ROOMS.

FRANK E. HALL ARCHITECTS
 14-25 Plaza Road - Suite 5-3-5
 Fair Lawn, New Jersey 07410
 201-444-5070 fhall@thallassociates.com

PROJECT ADDRESS: 525 N. MAPLE AVENUE LOT: 16
 RIDGEWOOD, NEW JERSEY BLOCK: 2904

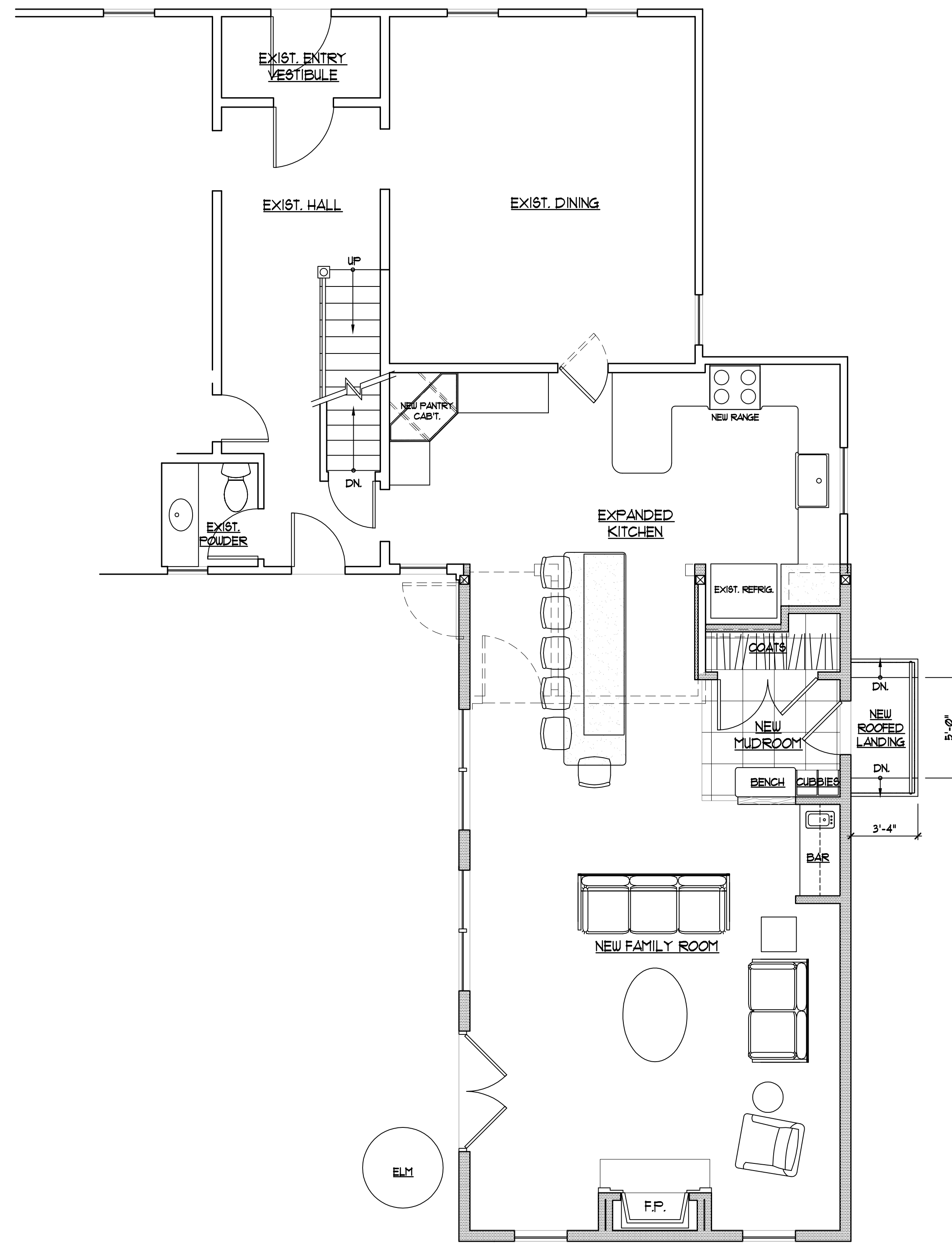
OWNER: HAROLD & ELIZABETH MAXWELL

12-30-24	SHOW REQ'D. YARDS	FRANK E. HALL NJ # AI 11928	TITLE: CODE DATA, ZONING DATA SITE PLAN, DETAILS	JOB NO. R24-102
01-15-24	ZONING SUBMISSION		PROJECT: RESIDENCE ALTERATION & NEW GARAGE	SHEET NO.
01-01-24	OWNER REVIEW		DRAWN BY: W.P., F.H.	T-101
05-21-24	OWNER REVIEW		SCALE: AS NOTED	PAGE: 1 OF 4
DATE	REASON FOR ISSUE			



EXISTING PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

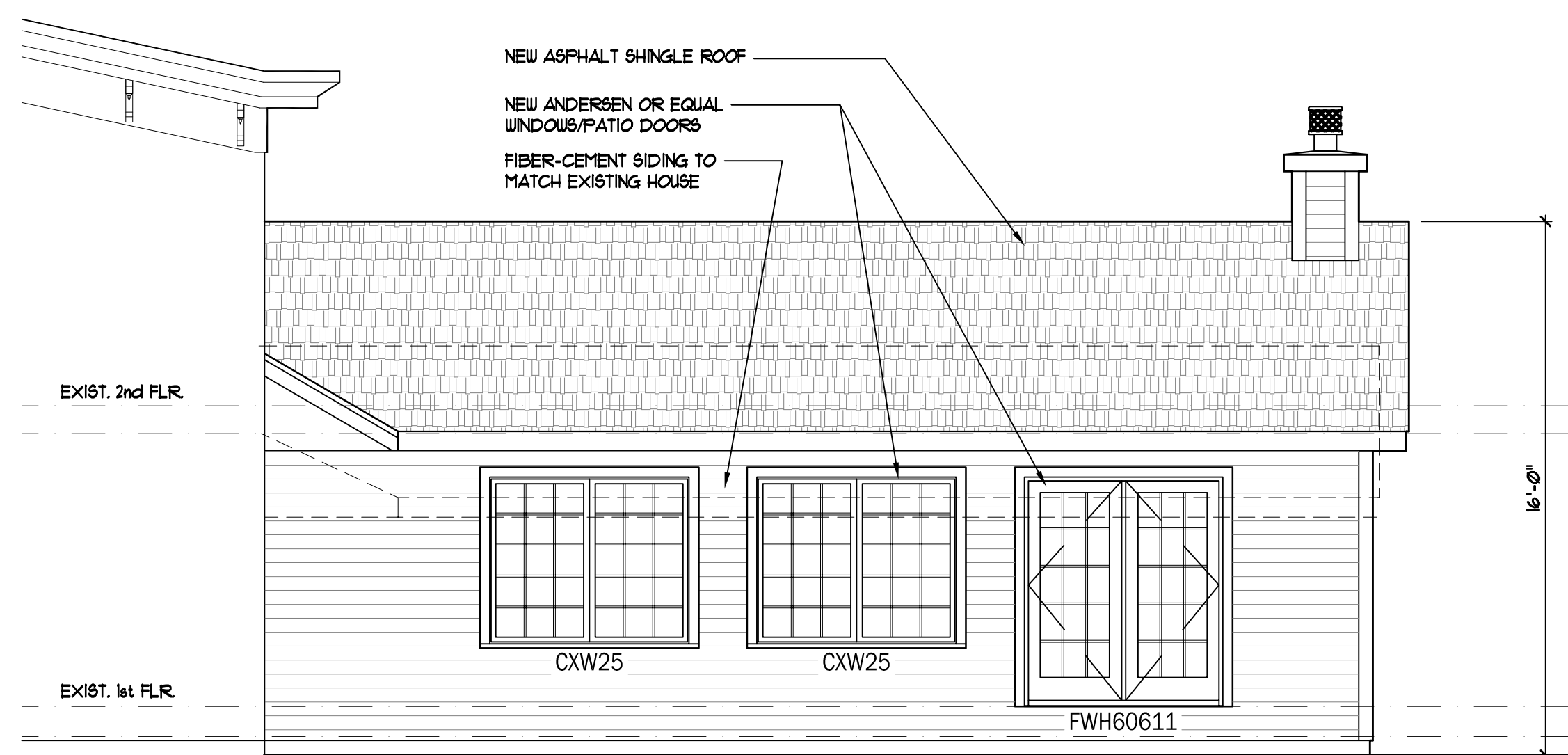


PROPOSED PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

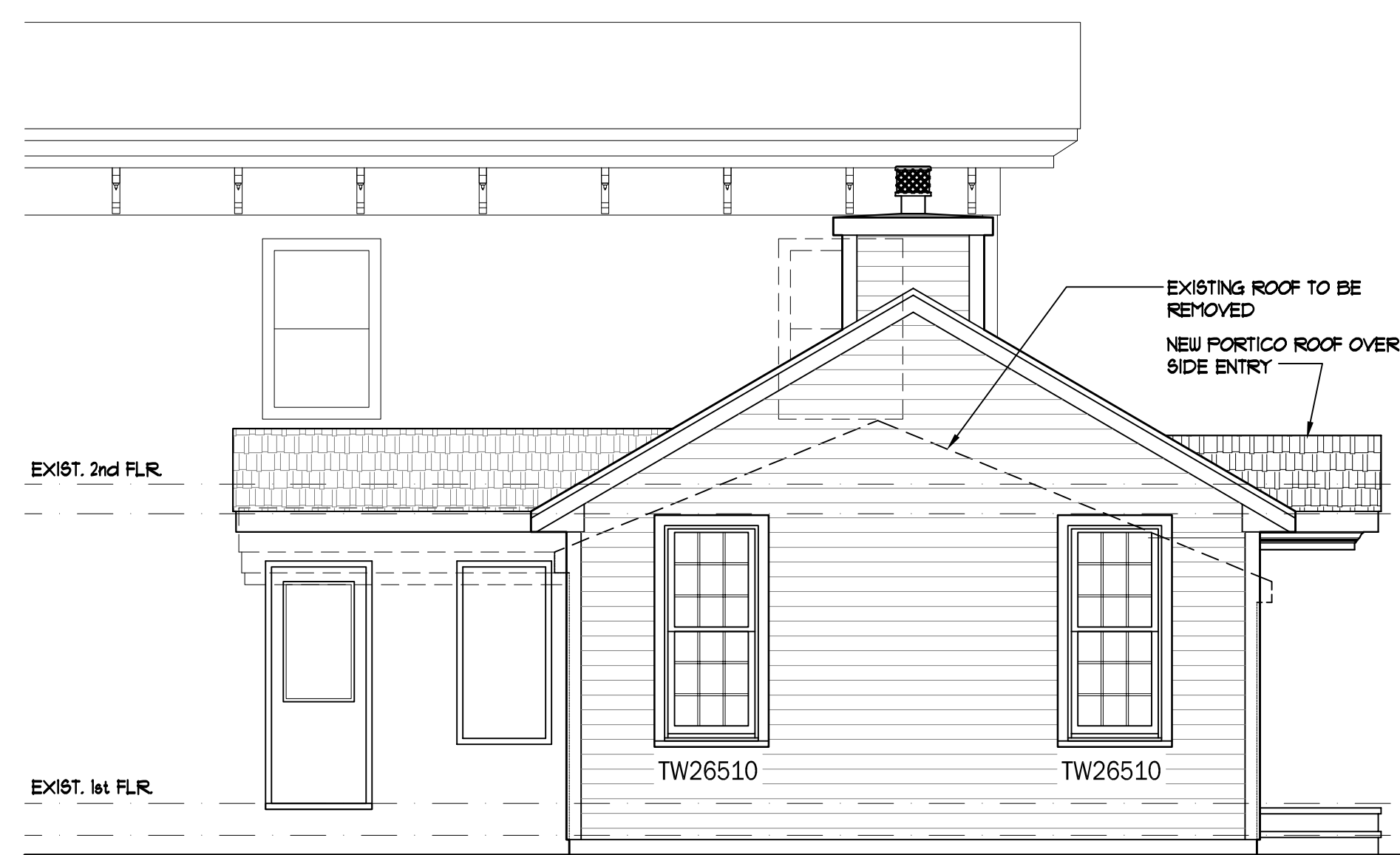
12-30-24	SHOW REQ'D. YARDS
01-15-24	ZONING SUBMISSION
01-02-24	OWNER REVIEW
05-21-24	OWNER REVIEW
DATE	REASON FOR ISSUE

FRANK E. HALL ARCHITECTS 14-25 Plaza Road – Suite 5-3-5 Fair Lawn, New Jersey 07410 201-444-5070 fhall@fhallassociates.com			
PROJECT ADDRESS:		525 N. MAPLE AVENUE RIDGEWOOD, NEW JERSEY	LOT: 16 BLOCK: 2904
OWNER:			HAROLD & ELIZABETH MAXWELL
FRANK E. HALL NJ # AI 11928	TITLE:	PROPOSED FLOOR PLAN	
	PROJECT:	RESIDENCE ALTERATION & NEW GARAGE	
	DRAWN BY:	WPF, FH	
	SCALE:	AS NOTED	
		JOB NO. R24-102	SHEET NO. A-101
		PAGE: 2 OF 4	



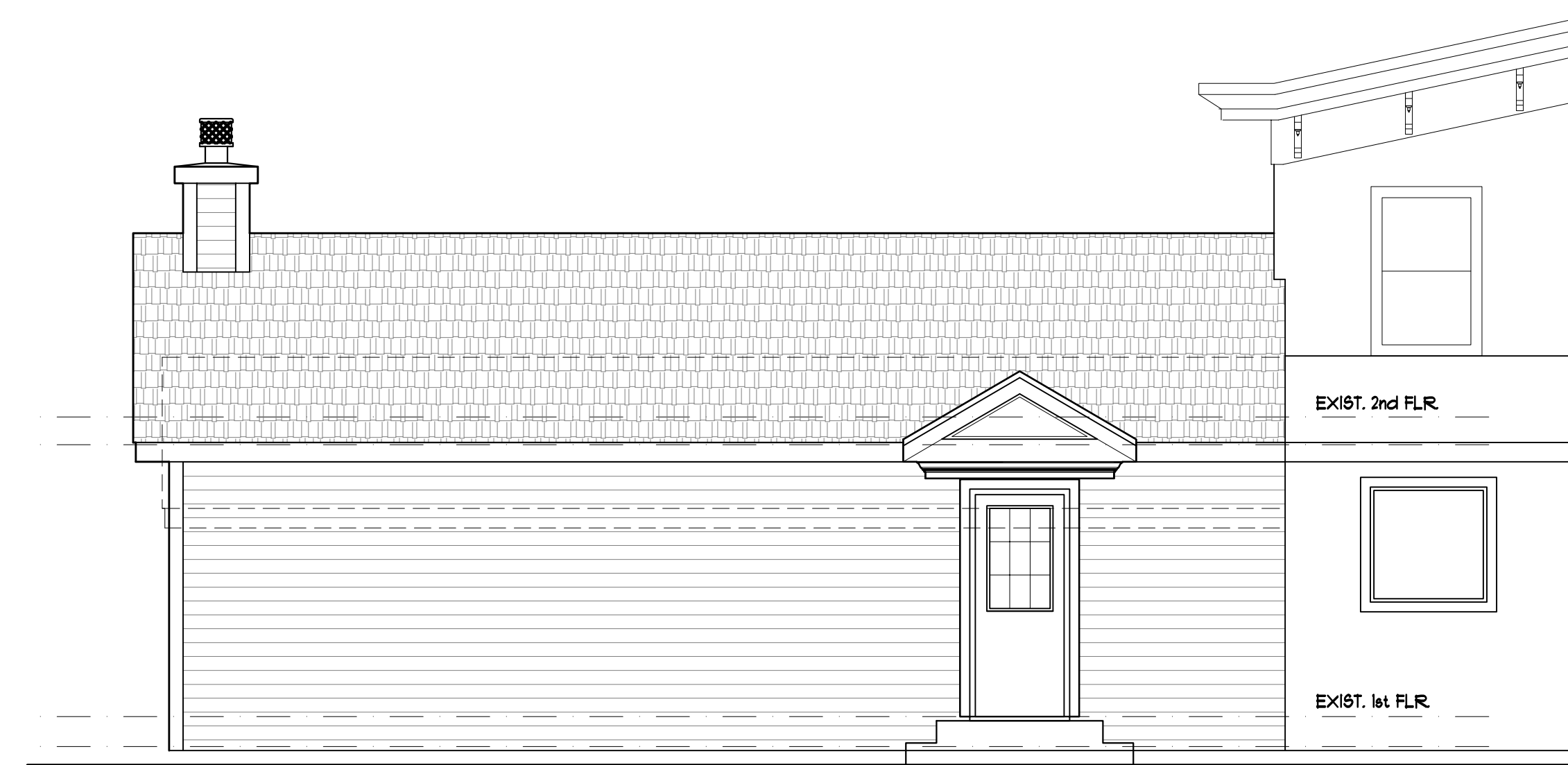
LEFT (SOUTH) SIDE ELEVATION - At Family Room

SCALE: 1/4" = 1'-0"



REAR (EAST) ELEVATION - At Family Room

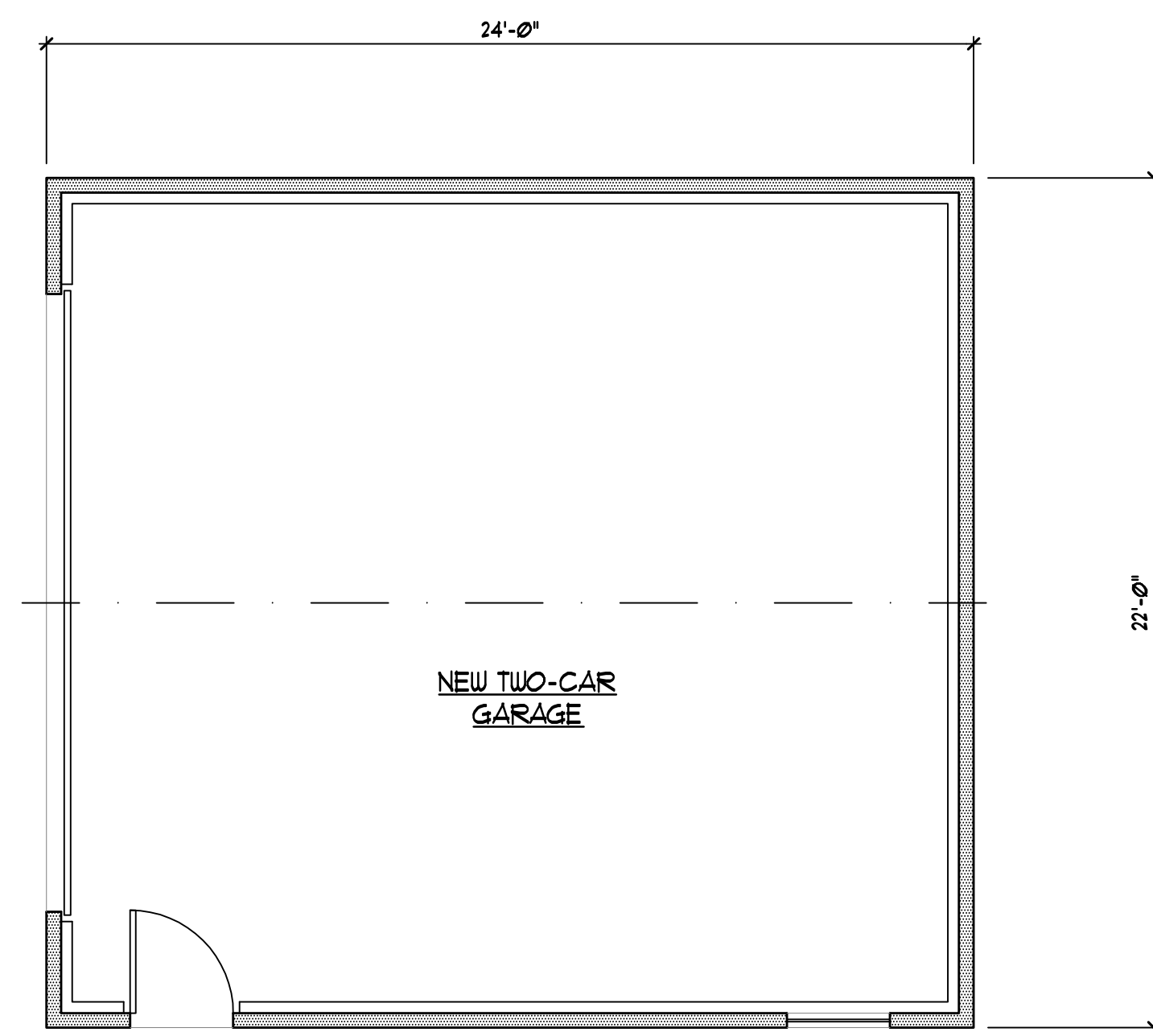
SCALE: 1/4" = 1'-0"



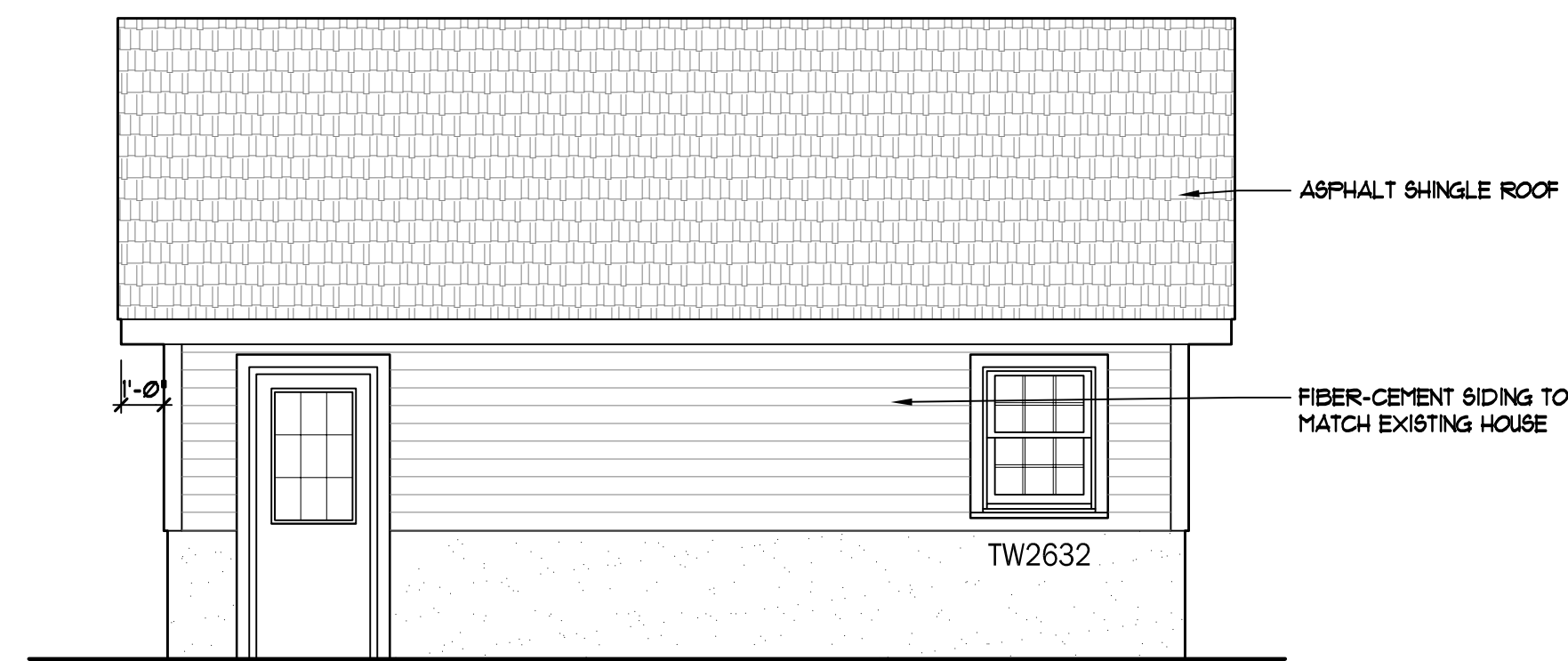
RIGHT (NORTH) SIDE ELEVATION - At Family Room

SCALE: 1/4" = 1'-0"

		FRANK E. HALL ARCHITECTS 14-25 Plaza Road - Suite 5-3-5 Fair Lawn, New Jersey 07410 201-444-5070 fhall@fhallassociates.com	
PROJECT ADDRESS:		525 N. MAPLE AVENUE RIDGEWOOD, NEW JERSEY	LOT: 16 BLOCK: 2904
OWNER:		HAROLD & ELIZABETH MAXWELL	
12-30-24	SHOW REQ'D. YARDS	FRANK E. HALL NJ # AI 11928	TITLE: FAMILY ROOM ELEVATIONS PROJECT: RESIDENCE ALTERATION & NEW GARAGE DRAWN BY: WPF, FH SCALE: AS NOTED
07-15-24	ZONING SUBMISSION		JOB NO. R24-102
07-02-24	OWNER REVIEW		SHEET NO. A-102
05-21-24	OWNER REVIEW		PAGE: 3 OF 4
DATE	REASON FOR ISSUE		



PLAN AT NEW TWO-CAR GARAGE
SCALE: 1/4" = 1'-0"



GARAGE RIGHT SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



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

FRANK E. HALL ARCHITECTS 14-25 Plaza Road – Suite 5-3-5 Fair Lawn, New Jersey 07410 201-444-5070 fhall@fhallassociates.com			
PROJECT ADDRESS:		525 N. MAPLE AVENUE RIDGEWOOD, NEW JERSEY	LOT: 16 BLOCK: 2904
OWNER: HAROLD & ELIZABETH MAXWELL			
12-30-24	SHOW REQ'D. YARDS	FRANK E. HALL NJ # AI 11928	TITLE: NEW GARAGE PLAN & ELEVATIONS
01-15-24	ZONING SUBMISSION		PROJECT: RESIDENCE ALTERATION & NEW GARAGE
01-02-24	OWNER REVIEW		DRAWN BY: WFP, FH
05-21-24	OWNER REVIEW		SCALE: AS NOTED
DATE	REASON FOR ISSUE		
		JOB NO. R24-102	SHEET NO. A-103
		PAGE: 4 OF 4	