

PROPOSED ADDITION TO AN EXISTING TWO-STORY FRAME DWELLING

8 ROSS AVENUE, DEMAREST, BERGEN COUNTY, NEW JERSEY
BLOCK - 133, LOT - 42

GENERAL NOTES

1. THESE NOTES 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 EFFECT 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.

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.

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 REQUIREMENTS

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.

CODE REQUIREMENTS

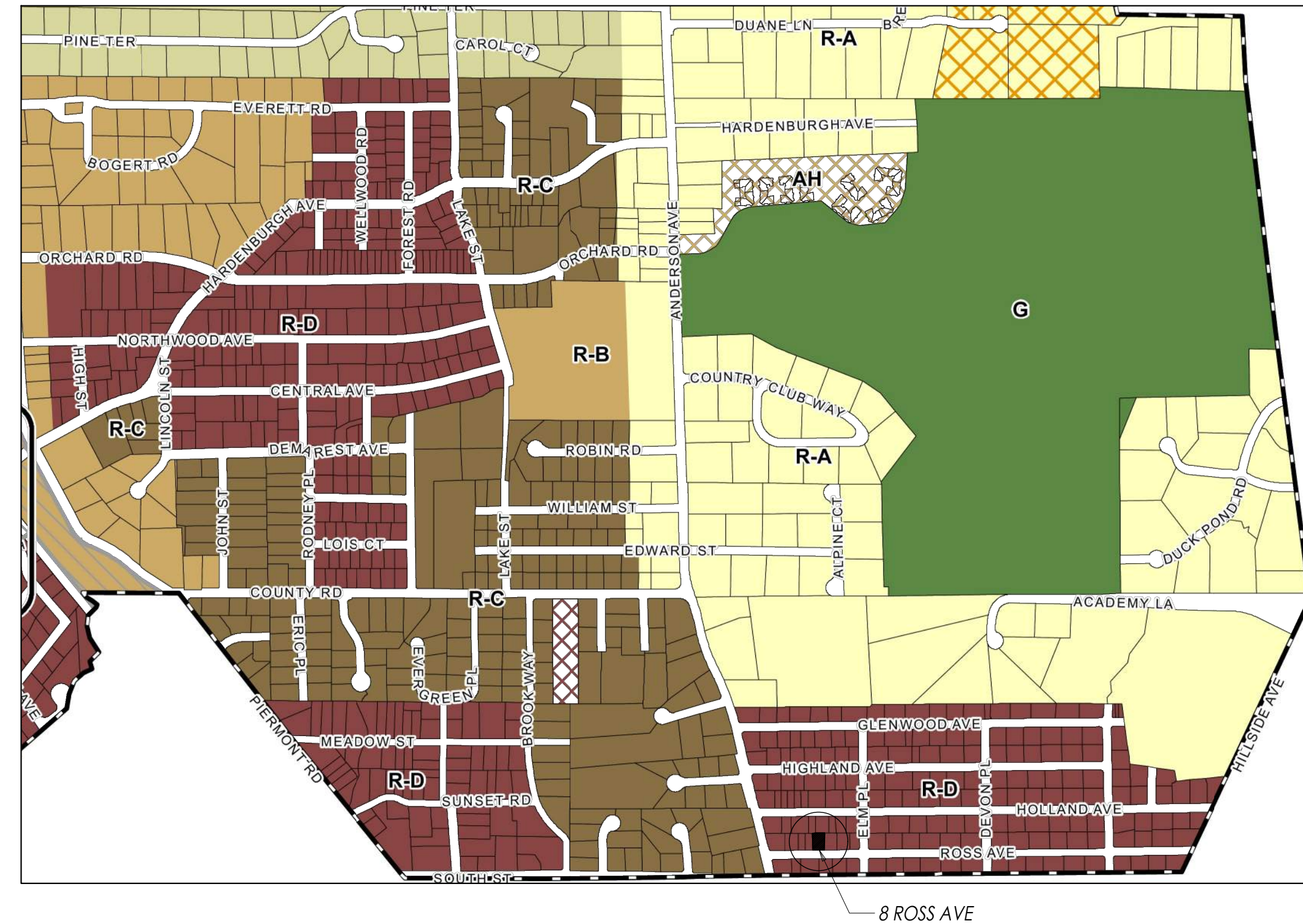
1. WHERE DOCUMENTS ARE REFERENCED IN THE DRAWINGS, THEY SHALL BE THE LATEST EDITIONS, UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE, INCLUDING REFERENCE STANDARDS, ADDENDA AND APPENDICES
3. IN ADDITION, THE FOLLOWING CODES, STANDARDS AND 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-30) MIN. W/ MAX. AREA (DBL. GLAZING) 15% OF WALL AREA.
 - C. CEILING INSULATION (R-60) MIN. (R-30) IN FLAT AREAS, (R-19) IN CATHEDRAL AND VAULTED AREAS, (R-30) OVER UNHEATED GARAGE AREA OR AS NOTED ON PLANS.
 - D. FLOOR INSULATION (R-19) MIN.
 - E. SLAB ON GRADE (R-5) UNHEATED AND (R-10, 4 FI./R-5 FULL SLAB) 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, CASKATED OR OTHERWISE SEALED
 4. 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



ZONING REQUIREMENTS

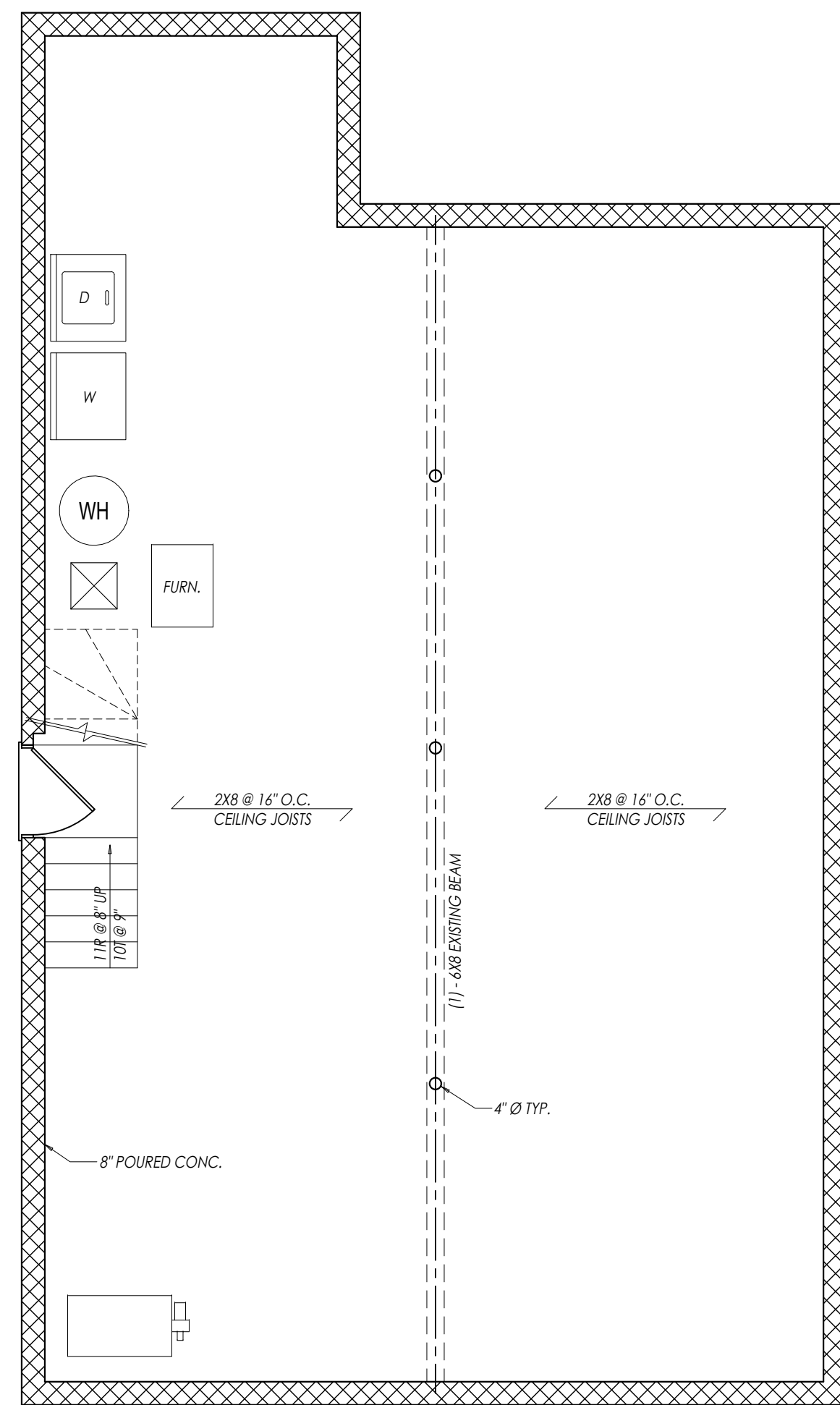
ZONING DISTRICT: SINGLE FAMILY RESIDENCE D (R-D)	PERMITTED / REQUIRED	EXISTING	PROPOSED	NOTES	VARIANCE
MAXIMUM LIVABLE FLOOR AREA	30%	22.6%	39.1%		YES

SEAL & SIGNATURE

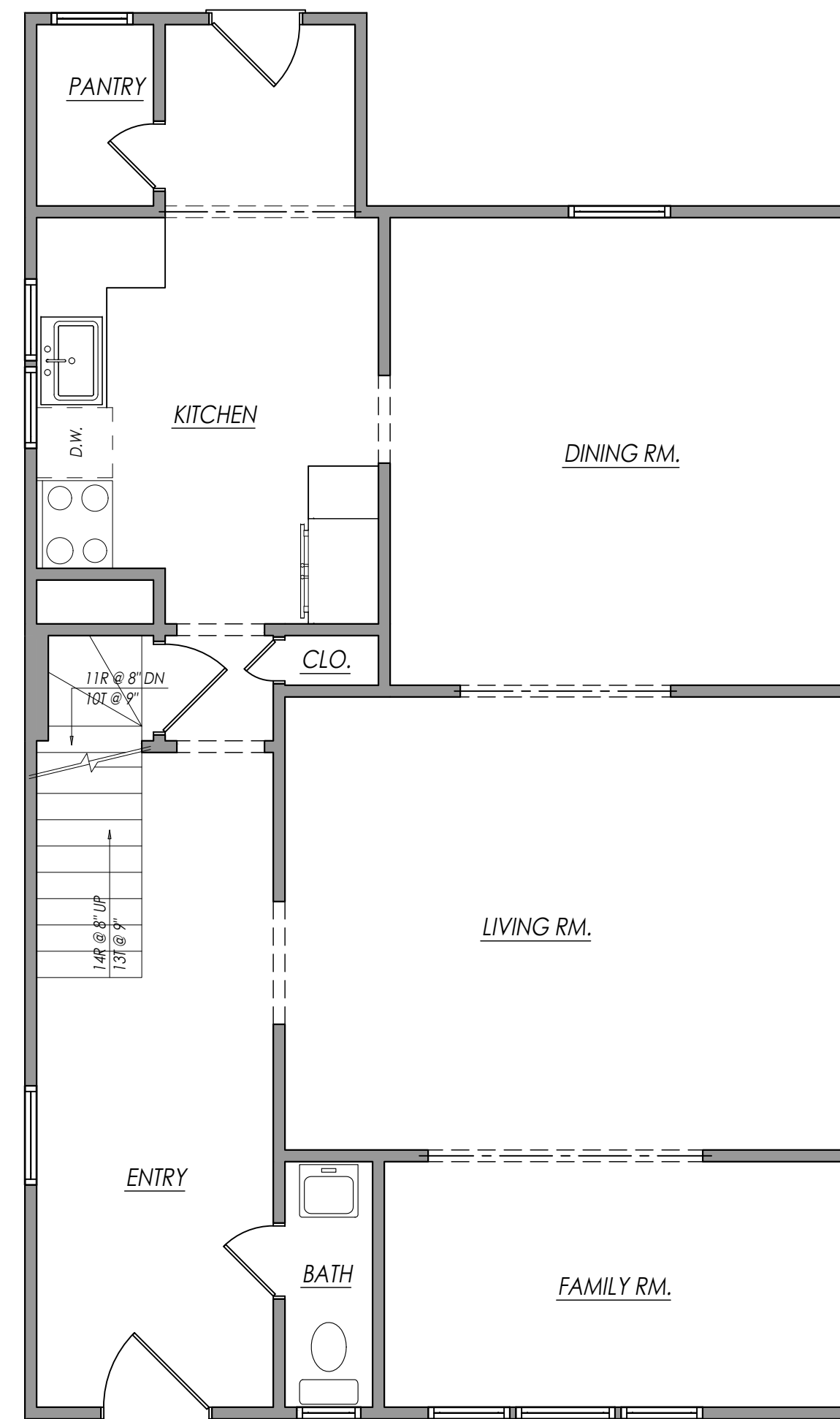
Stanley J. Kufel
Stanley J. Kufel, J., Registered Architect
New Jersey License No. 21A101263500
S J Kufel Associates
337 Demarest Avenue, Oradell, NJ 07649
Cell 201.973.5454

COVER SHEET

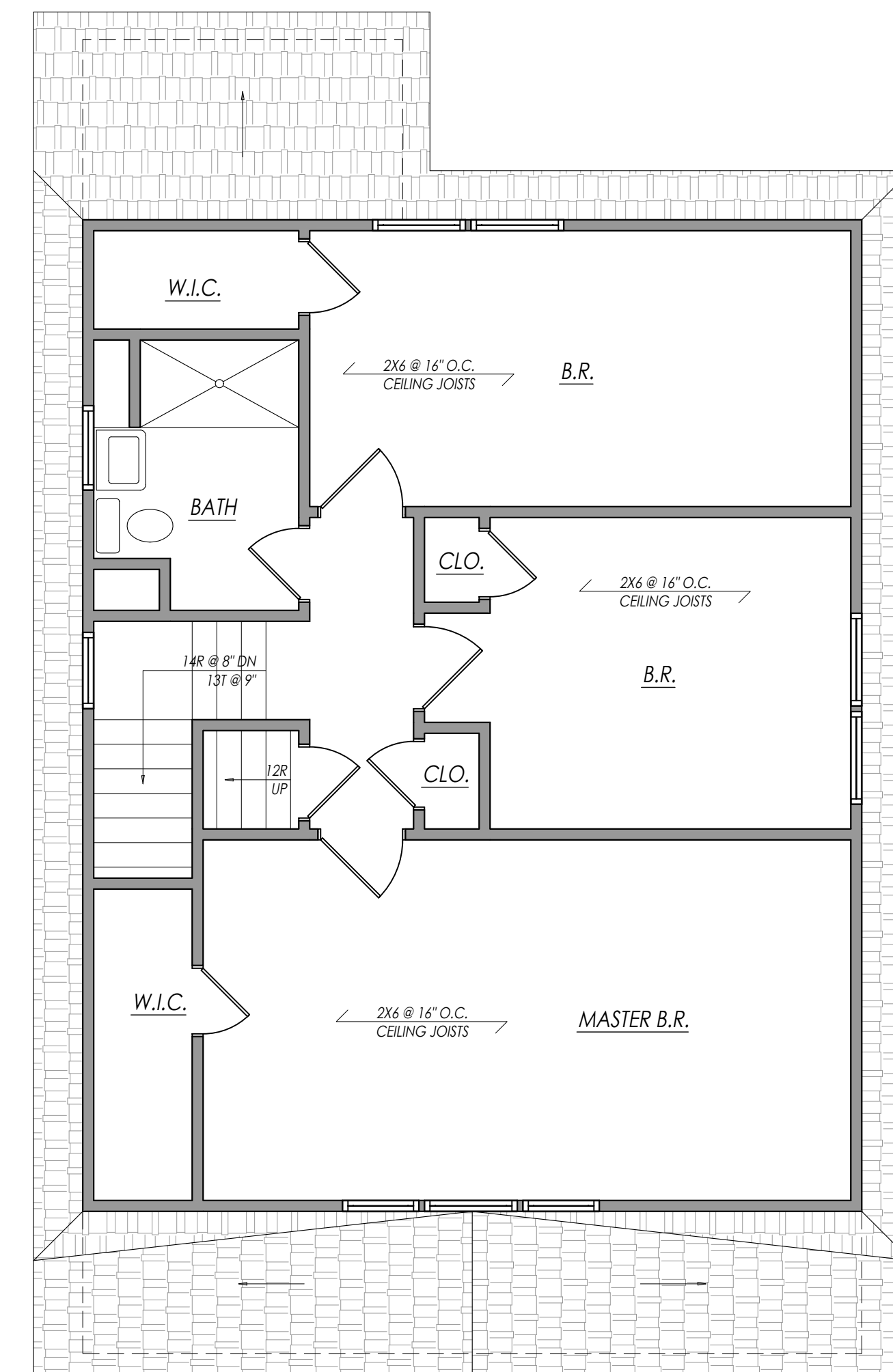
8 ROSS AVE, DEMAREST, NJ	A-00
DWN BY: SG	10.14.2025
PAGE: 1 OF 5	



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



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

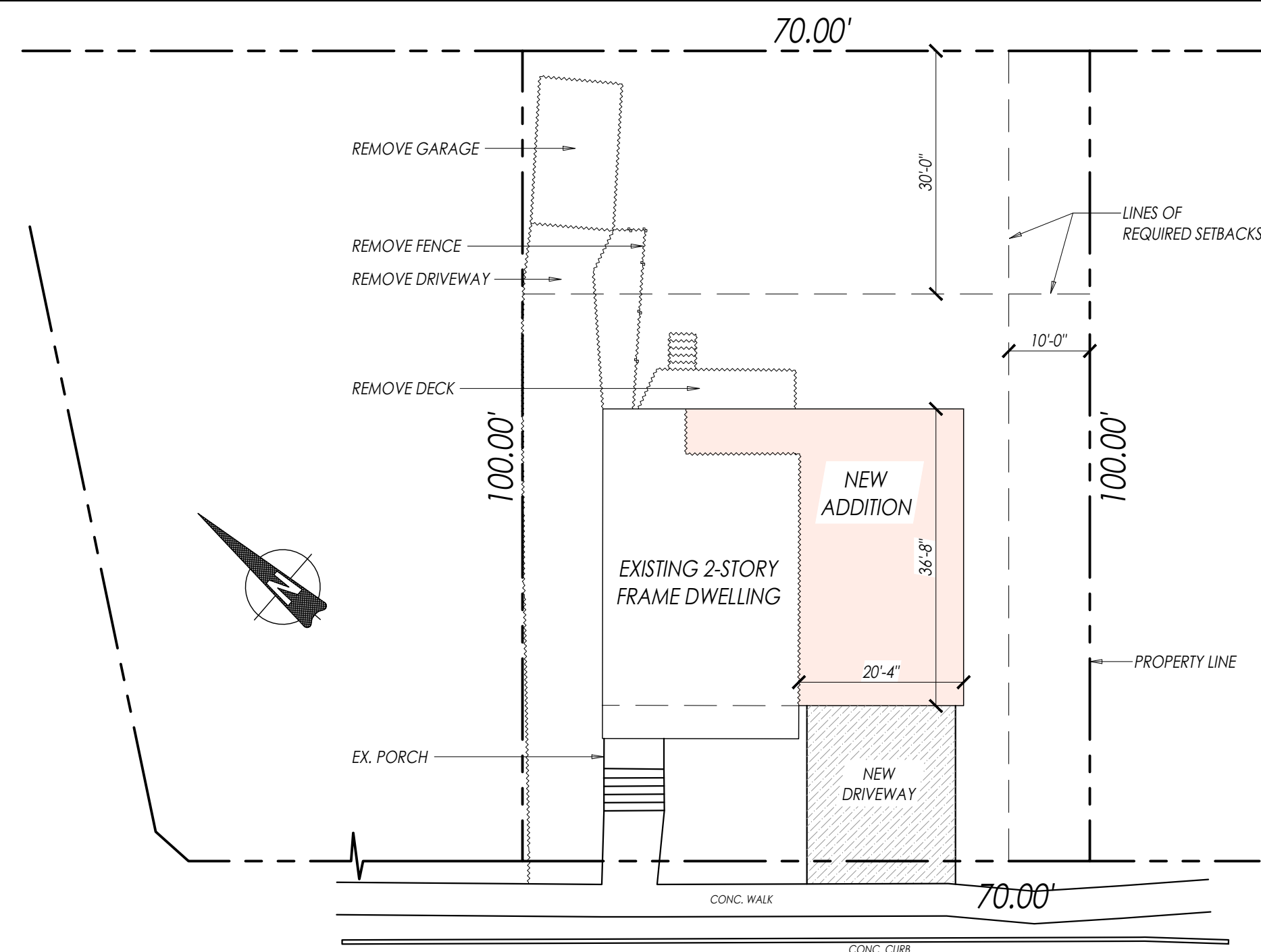


EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SEAL & SIGNATURE

 Stanley J. Kufel, J., Registered Architect
 New Jersey License No. 21A101263500
 S J Kufel Associates
 337 Demarest Avenue, Oradell, NJ 07649
 Cell 201.973.5454

EXISTING FLOOR PLANS		
8 ROSS AVE, DEMAREST, NJ		A-01
DWN BY: SG	10.14.2025	PAGE: 2 OF 5



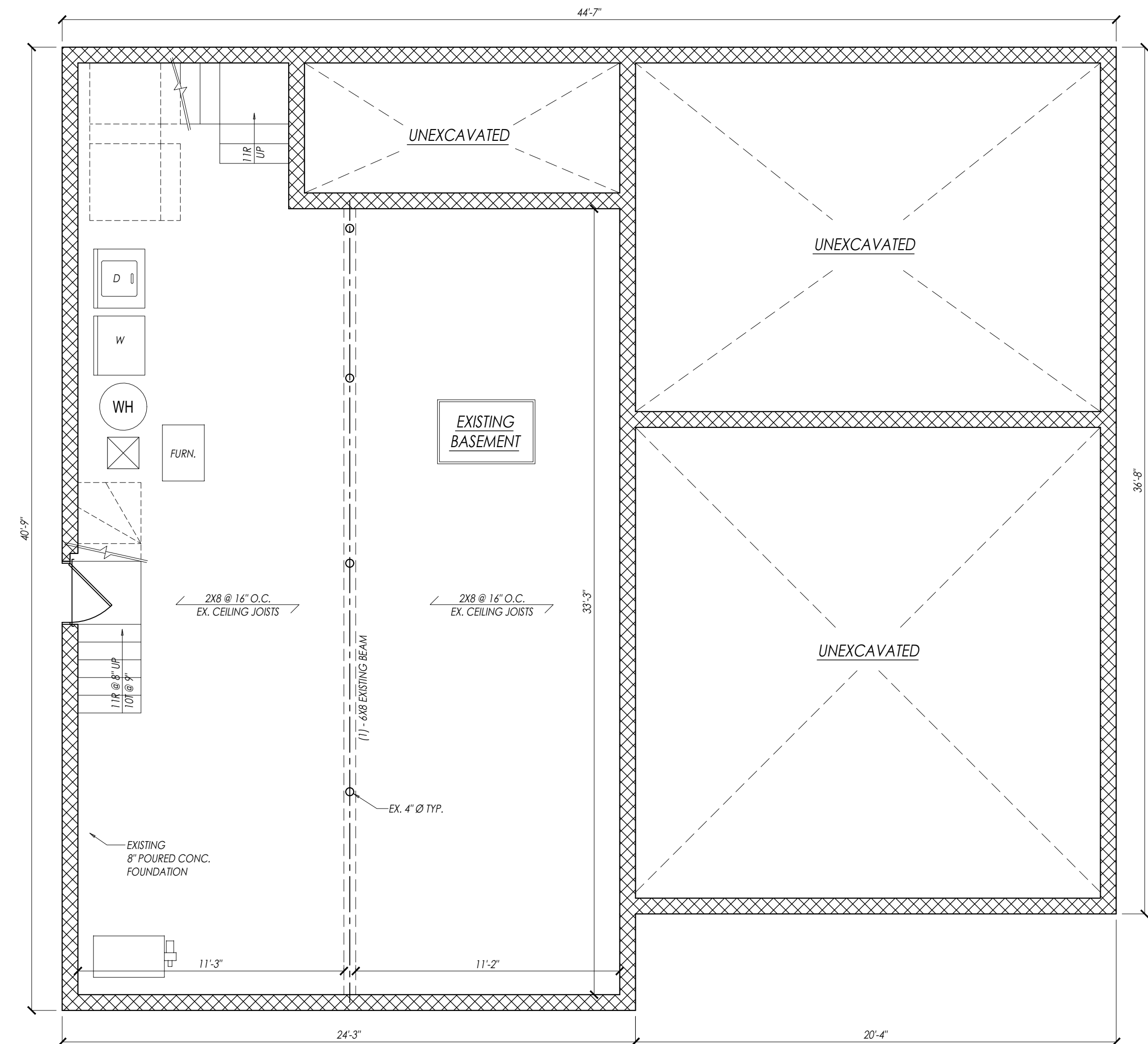
ROSS (50' WIDE) AVENUE

SITE PLAN

SCALE: 1/16" = 1'-0"

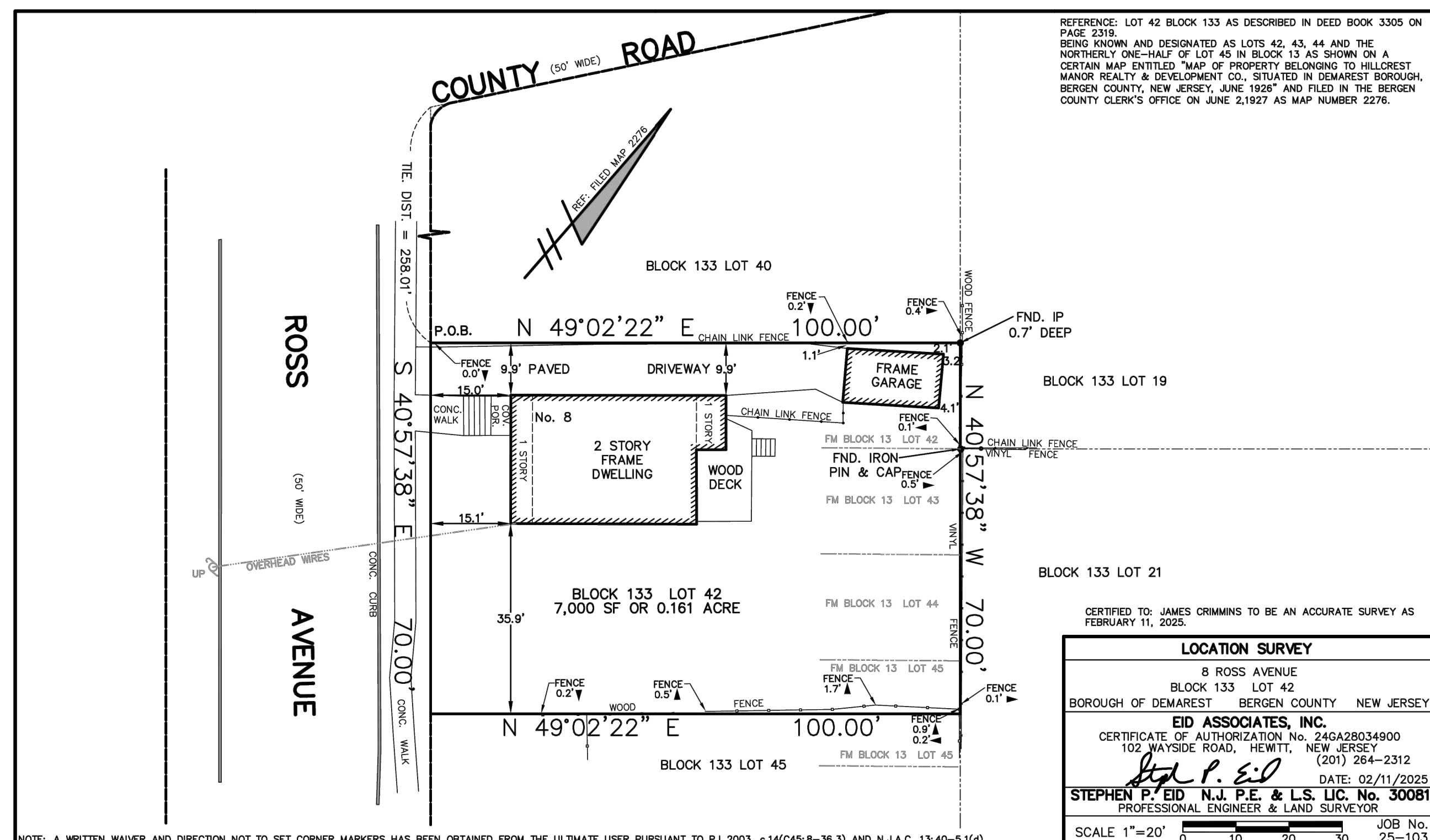
NOTES:

- SITE PLAN INFORMATION AND BOUNDARIES WERE PROVIDED BY EID ASSOCIATES, INC. SIGNED BY STEPHEN P. EID, N.J. P.E. & LIC. NO. 30081. DATED 02.11.2025



PROPOSED FOUNDATION PLAN

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



REFERENCE: LOT 42 BLOCK 133 AS DESCRIBED IN DEED BOOK 3305 ON PAGE 2318 BEING KNOWN AND DESIGNATED AS LOTS 42, 43, 44 AND THE NORTHERLY ONE-HALF OF LOT 45 IN BLOCK 133 AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF PROPERTY BELONGING TO HILLCREST MANOR REALTY & DEVELOPMENT CO., SITUATED IN DEMAREST BOROUGH, BERGEN COUNTY, NEW JERSEY, JUNE 1926" AND FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON JUNE 2, 1927 AS MAP NUMBER 2276.

CERTIFIED TO: JAMES CRIMMINS TO BE AN ACCURATE SURVEY AS FEBRUARY 11, 2025.

LOCATION SURVEY
 8 ROSS AVENUE
 BLOCK 133 LOT 42
 BOROUGH OF DEMAREST BERGEN COUNTY NEW JERSEY

EID ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION No. 24GA28034900
 107 WAYSIDE ROAD, HEWITT, NEW JERSEY
 (201) 264-2312

Stephen P. Eid
STEPHEN P. EID N.J. P.E. & L.S. LIC. NO. 30081
 PROFESSIONAL ENGINEER & LAND SURVEYOR

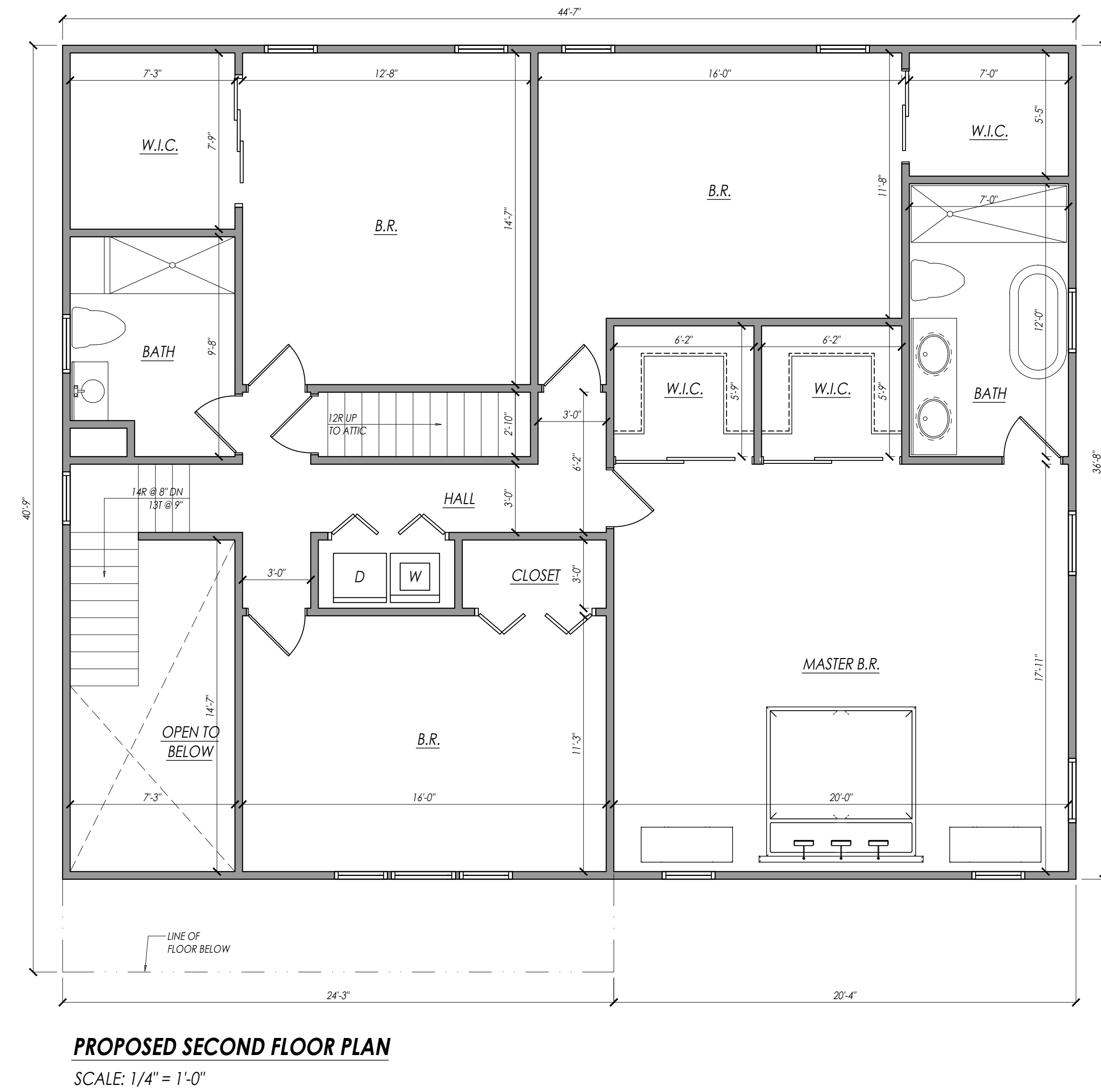
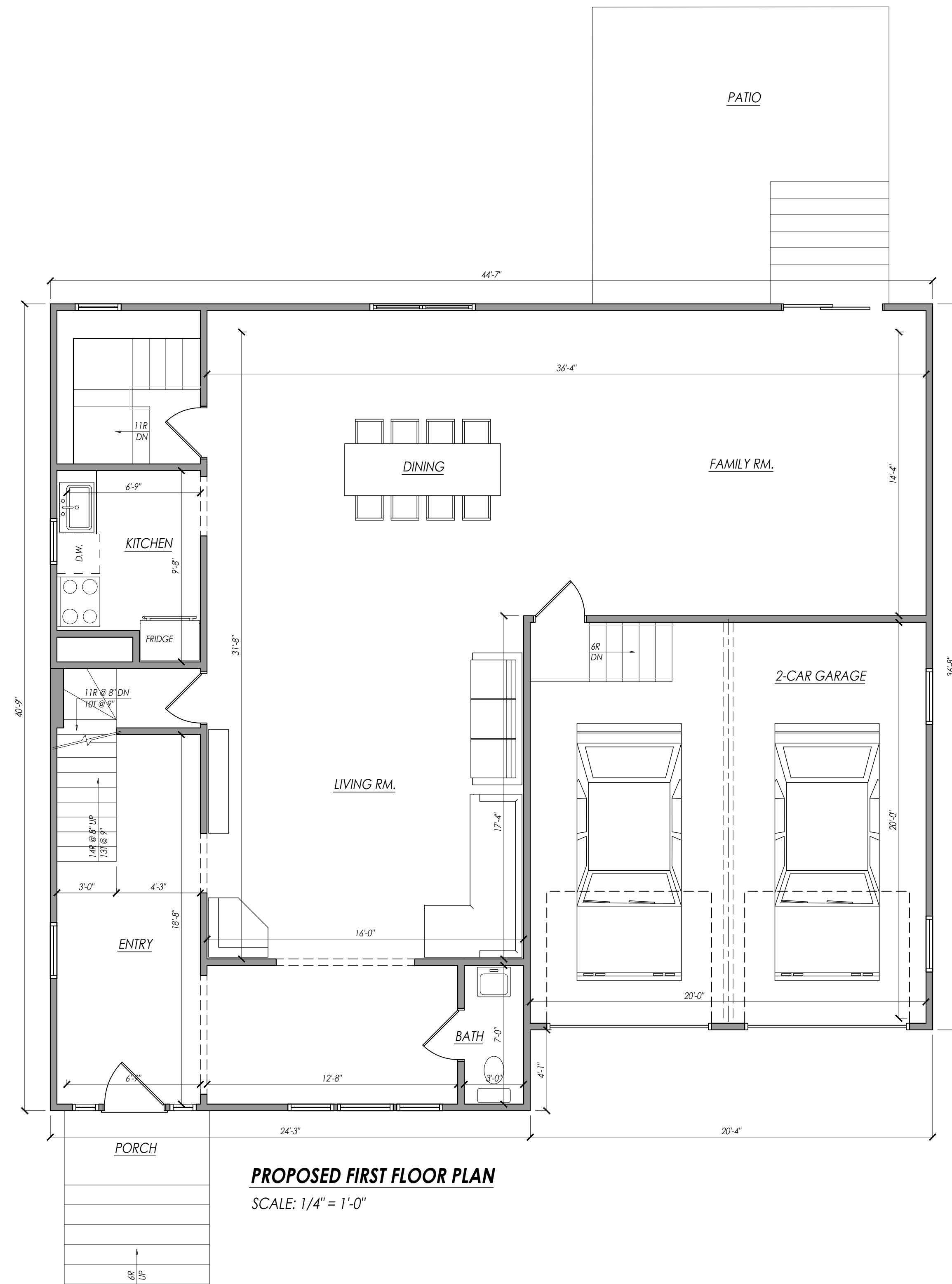
DATE: 02/11/2025

SCALE 1"=20' 0 10 20 30 25-103

SEAL & SIGNATURE

 Stanley J. Kufel, J., Registered Architect
 New Jersey License No. 21A101263500
 S J Kufel Associates
 337 Demarest Avenue, Oradell, NJ 07649
 Cell 201.973.5454

PROPOSED BASEMENT PLAN & SITE PLAN		
8 ROSS AVE, DEMAREST, NJ		A-02
DWN BY: SG	10.14.2025	PAGE: 3 OF 5



SEAL & SIGNATURE

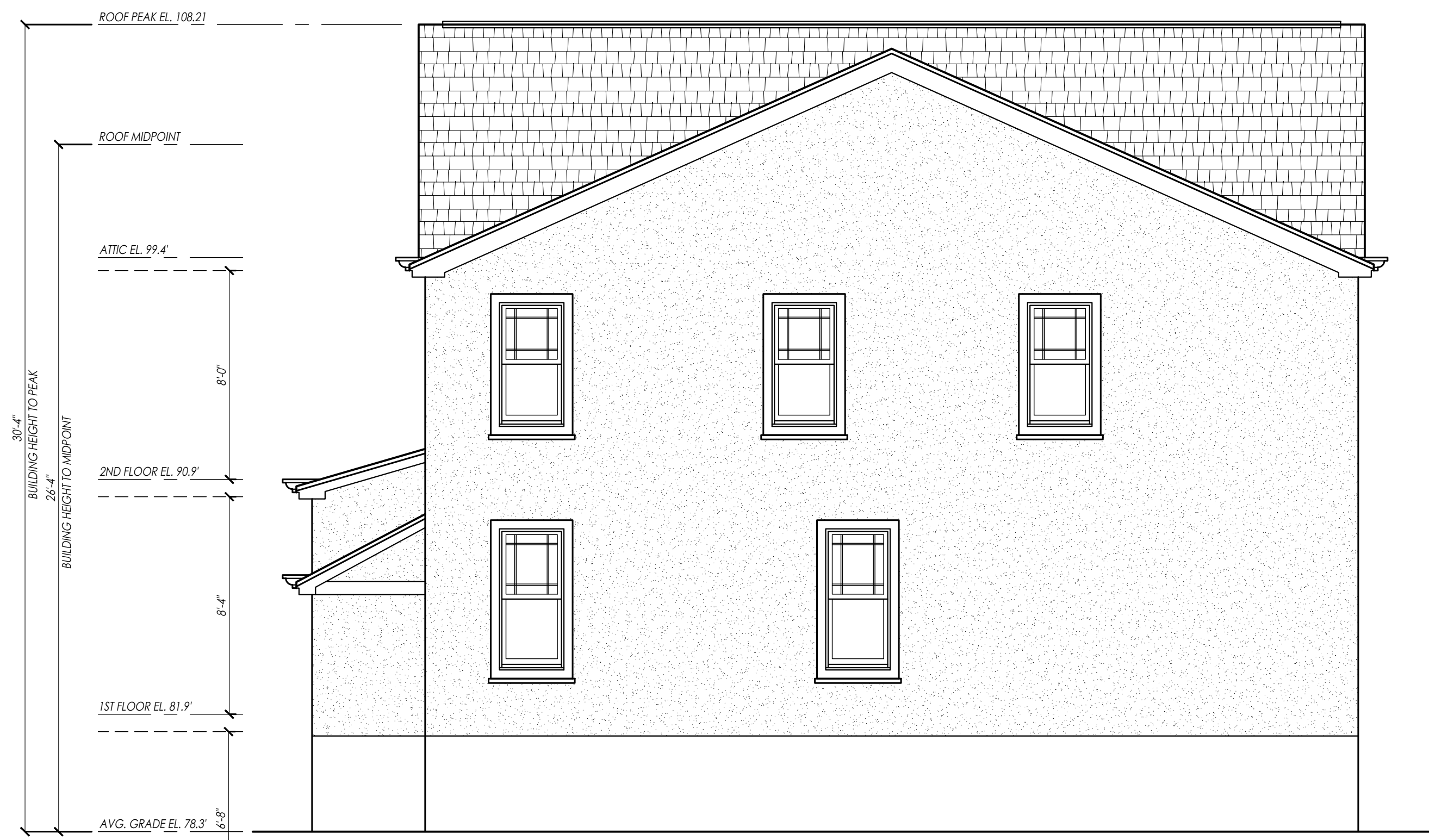
 Stanley J. Kufel, J., Registered Architect
 New Jersey License No. 21A101263500
 S J Kufel Associates
 337 Demarest Avenue, Oradell, NJ 07649
 Cell 201.973.5454

PROPOSED FLOOR PLANS		
8 ROSS AVE, DEMAREST, NJ		A-03
DWN BY: SG	09.04.2025	PAGE: 4 OF 5



PROPOSED FRONT ELEVATION

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



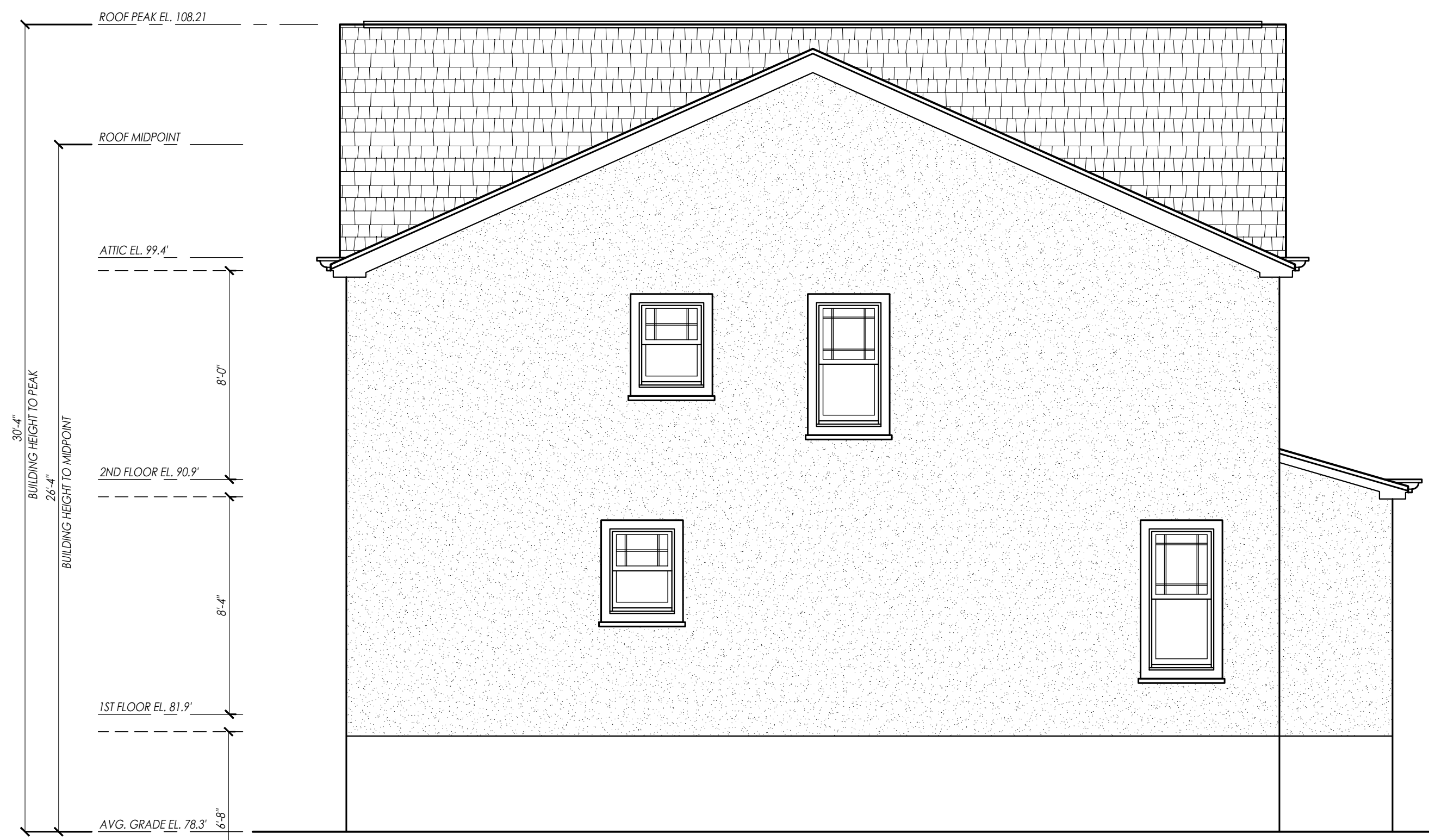
PROPOSED RIGHT ELEVATION

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



PROPOSED REAR ELEVATION

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



PROPOSED LEFT ELEVATION

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

SEAL & SIGNATURE

Stanley J. Kufel
 Stanley J. Kufel, J., Registered Architect
 New Jersey License No. 21A101263500
 S J Kufel Associates
 337 Demarest Avenue, Oradell, NJ 07649
 Cell 201.973.5484

PROPOSED ELEVATIONS

8 ROSS AVE, DEMAREST, NJ A-04

DWN BY: SG 09.04.2025 PAGE: 5 OF 5