

ADDITION & RENOVATION FOR EXISTING ONE FAMILY DWELLING

35 KNICKERBOCKER ROAD, DEMAREST, NJ 07627

LOT 37 BLOCK 2

ZONE D

OWNER : HYUN JIN PARK

*THIS IS A CONCEPTUAL PLAN, SUBJECT TO SUBMISSION, REVIEW AND APPROVAL BY THE BOARDS ONLY (NOT FOR CONSTRUCTION)

* SEE ENGINEER'S SITE PLAN (PREPARED BY THOMAS W. SKRABLE, P.E., PROFESSIONAL ENGINEER, LIC # NJ 36679) FOR SITE PLAN, ZONING DATA & ETC.

SH
PLANNING
(Design & Planning)

SUNG PARK, K.I.R.A.
560 Sylvan Avenue (#1290)
Englewood Cliffs, NJ 07632
TEL: 201.923.5660
mes517@gmail.com

MS

MARTIN SANTINI, FAIA
ARCHITECT * PLANNER
560 Sylvan Avenue (#1290)
Englewood Cliffs, NJ 07632
TEL: 201.888.1970
martinsantini29@gmail.com

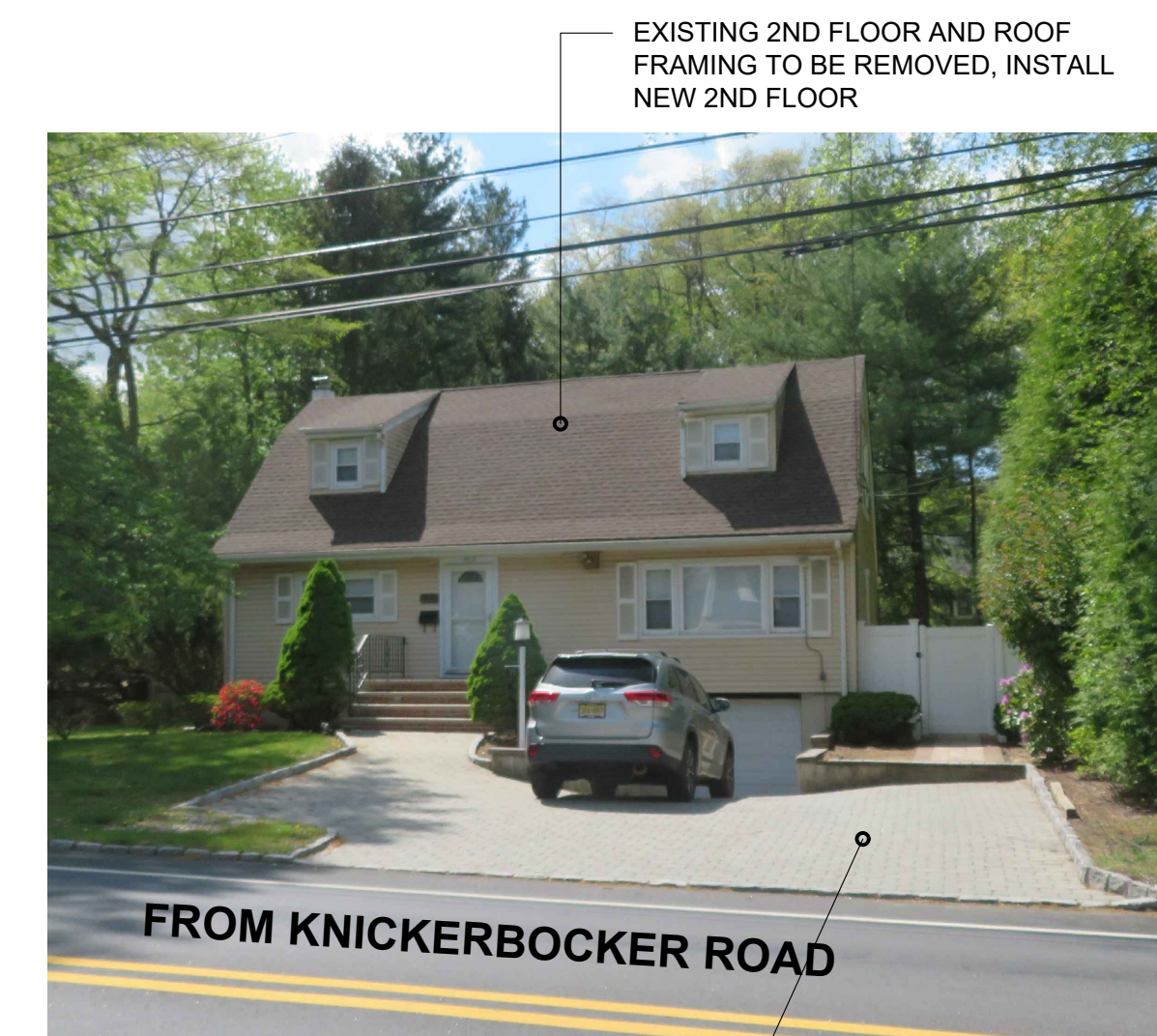
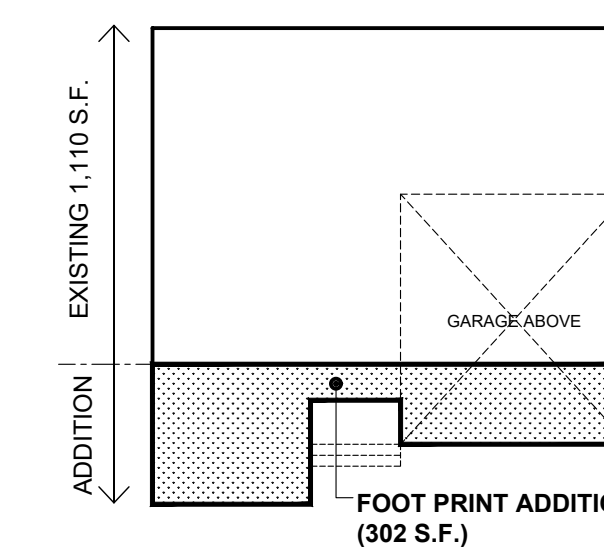
- INTERNATIONAL RESIDENTIAL CODE NEW JERSEY EDITION 2021
- NATIONAL ELECTRICAL CODE 2020
- NATIONAL STANDARD PLUMBING CODE 2021
- INTERNATIONAL MECHANICAL CODE 2021
- INTERNATIONAL FUEL GAS CODE 2021
- NJAC UCC 5:23-6 (REHABILITATION SUB-CODE)

PROJECT INFORMATION	
PROJECT NAME	Mr. & Mrs. PARK Residence ADDITION AT EXISTING (1) FAMILY DWELLING
ADDRESS	35 KNICKERBOCKER ROAD, DEMAREST, NEW JERSEY
NUMBER OF FAMILY	EXISTING 1 FAMILY RESIDENCE (5R)
CONSTRUCTION CLASS	5B
NUMBER OF STORIES	2 STORY FRAME
CODE VERSION	I.R.C. 2021 NEW JERSEY EDITION
NOTE	

INFORMATION OF BLDG. AREA			
	EXISTING AREA	AREA OF ADDITION	TOTAL AREA (LIVING AREA)
2ND FLOOR	730 S.F.	359 S.F.	1,089 S.F.
1ST FLOOR	1,110 S.F.	20 S.F. (380 S.F. GARAGE- NOT INCLUDED)	1,130 S.F.
TOTAL	1,840 S.F.	379 S.F.	2,219 S.F.

TOTAL LIVING AREA: 2,219 S.F.
F.A.R.: 2,219 S.F./6,000 S.F. (LOT AREA) = 36.98%

WALL LEGEND	
	INDICATES EXISTING WALL, PARTITION AND FOUNDATION TO REMAIN
	INDICATES EXISTING WALL, PARTITION TO BE REMOVED, PATCH, REPAIR ADJOINING AREA AS REQUIRED
	INDICATES NEW WALL CONSTRUCTION INTERIOR WALLS: 1/2" GYP. BD. ON EACH SIDE OF 2"x4" OR 2"x6" WOOD STUDS @ 16" OC. NOTE: WOLMANIZED WOOD BASE PLATE AT MASONRY FOUNDATION & CONC. FLOOR
	GARAGE WALL: R-15 OR R-21 INSULATION IN WALL AND ONE(1) HOUR FIRE RESISTANCE RATING (INSTALL 5/8" G.W.B. BOTH SIDES)
	INDICATES NEW EXTERIOR WALL EXTERIOR FINISH (SEE ELEVATIONS) - 2"x6" @ 16" O.C. WOOD STUD W/ R-21 INSULATION - TAPE, SPACKLE AND PREPARE FOR FINISH, 1/2" G.W.B. (INTERIOR SIDE), 1/2" CDX PLYWOOD, 15# FELT, R-5 CONT. STYROFOAM BOARD (EXTERIOR SIDE)



EXISTING PHOTO-1
(FROM KNICKERBOCKER ROAD)



EXISTING PHOTO-2
(FROM WEST, NORTH)



EXISTING PHOTO-3
(FROM WEST, SOUTH)

EXISTING 2ND FLOOR AND ROOF FRAMING TO BE REMOVED, INSTALL NEW 2ND FLOOR

EXISTING 2ND FLOOR AND ROOF FRAMING TO BE REMOVED, INSTALL NEW 2ND FLOOR

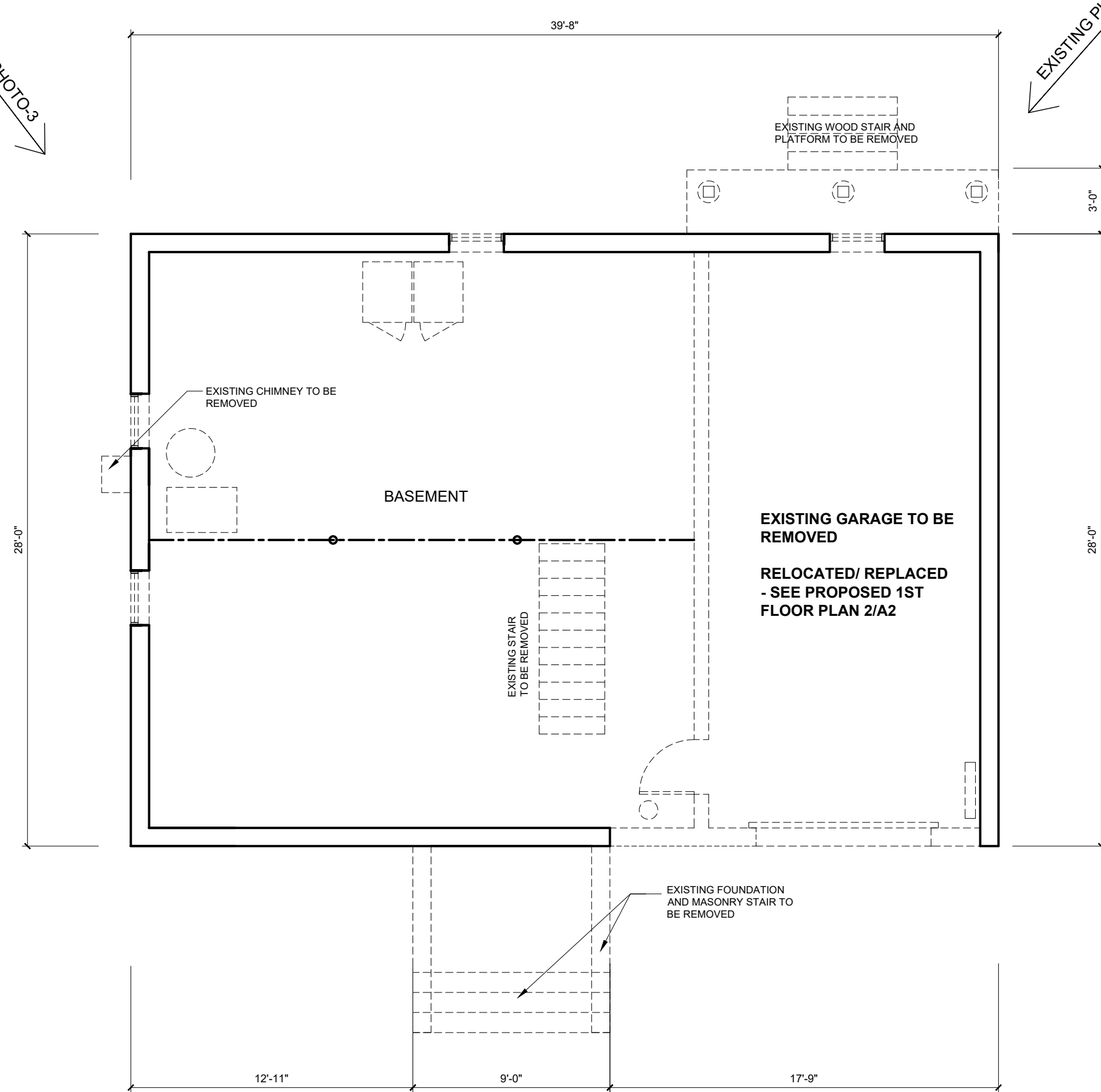
EXISTING CHIMNEY TO BE REMOVED

EXISTING DRIVEWAY TO BE REVISED - SEE ENGINEER'S SITE PLAN

EXISTING PATIO AREA TO BE DECREASED - SEE ENGINEER'S PLAN

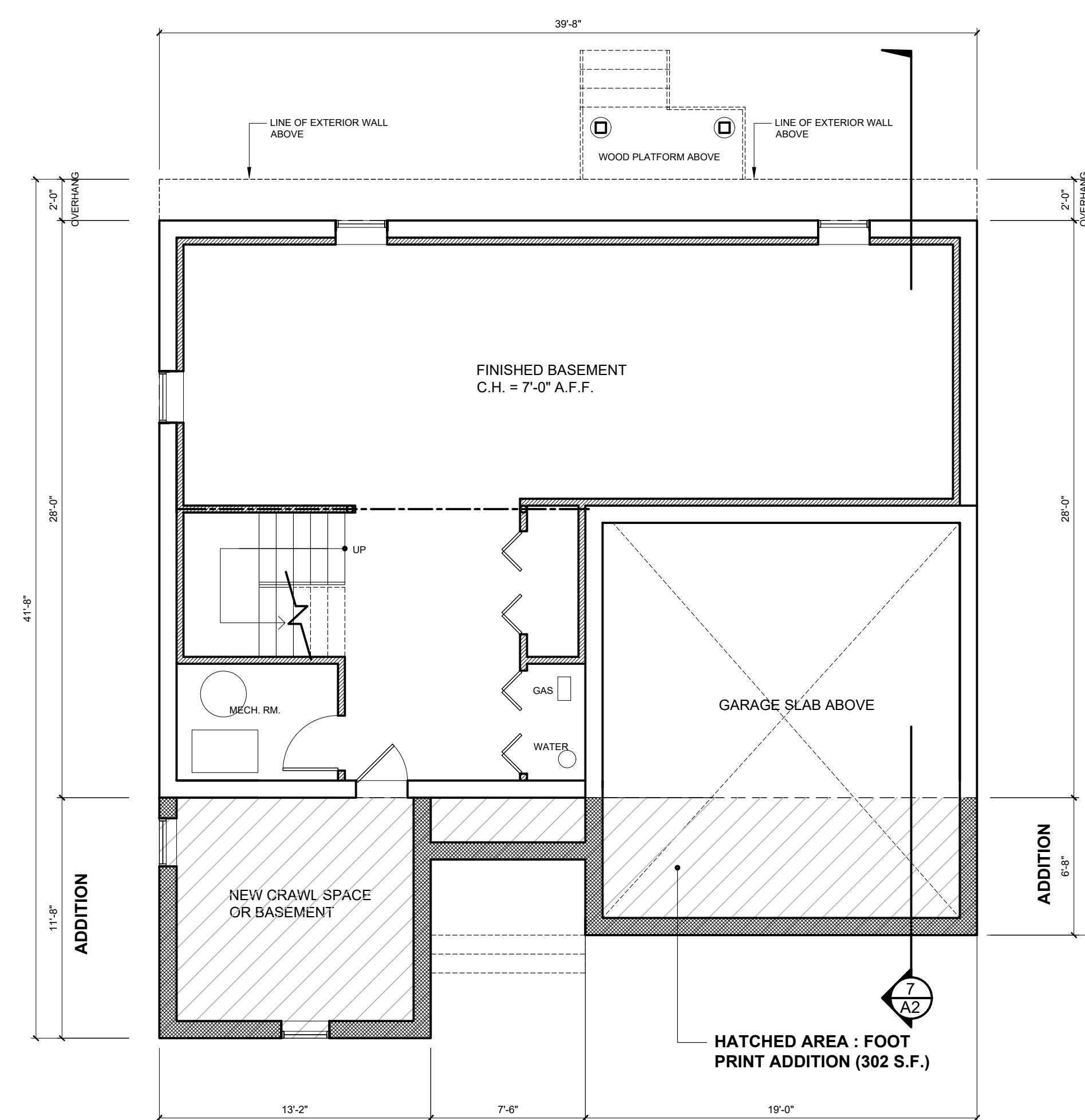
EXISTING WOOD STAIR & PLATFORM TO BE RELOCATED/ REPLACED

A/C LOCATION



KNICKERBOCKER ROAD

1 EXISTING BASEMENT DEMO. PLAN
SCALE: 3/16"=1'-0"



2 PROP. BSMT. & FOUNDATION PLAN
SCALE: 3/16"=1'-0"

3 BASEMENT AREA INFORMATION
SCALE: 1/16"=1'-0"

CHAIRMAN OF THE PLANNING BOARD

DATE _____

SECRETARY OF THE PLANNING BOARD

DATE _____

BORO OF DEMAREST ENGINEER

DATE _____

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PROJECT TITLE AND ADDRESS:

ADDITION & RENOVATION (SINGLE FAMILY)
35 KNICKERBOCKER RD.
DEMAREST, NJ 07627

SUBMITTALS:

#	DATE	DESCRIPTION	BY
	8/25/25	PLAN FOR ZONING REVIEW	

PROJECT NUMBER: SH25-61

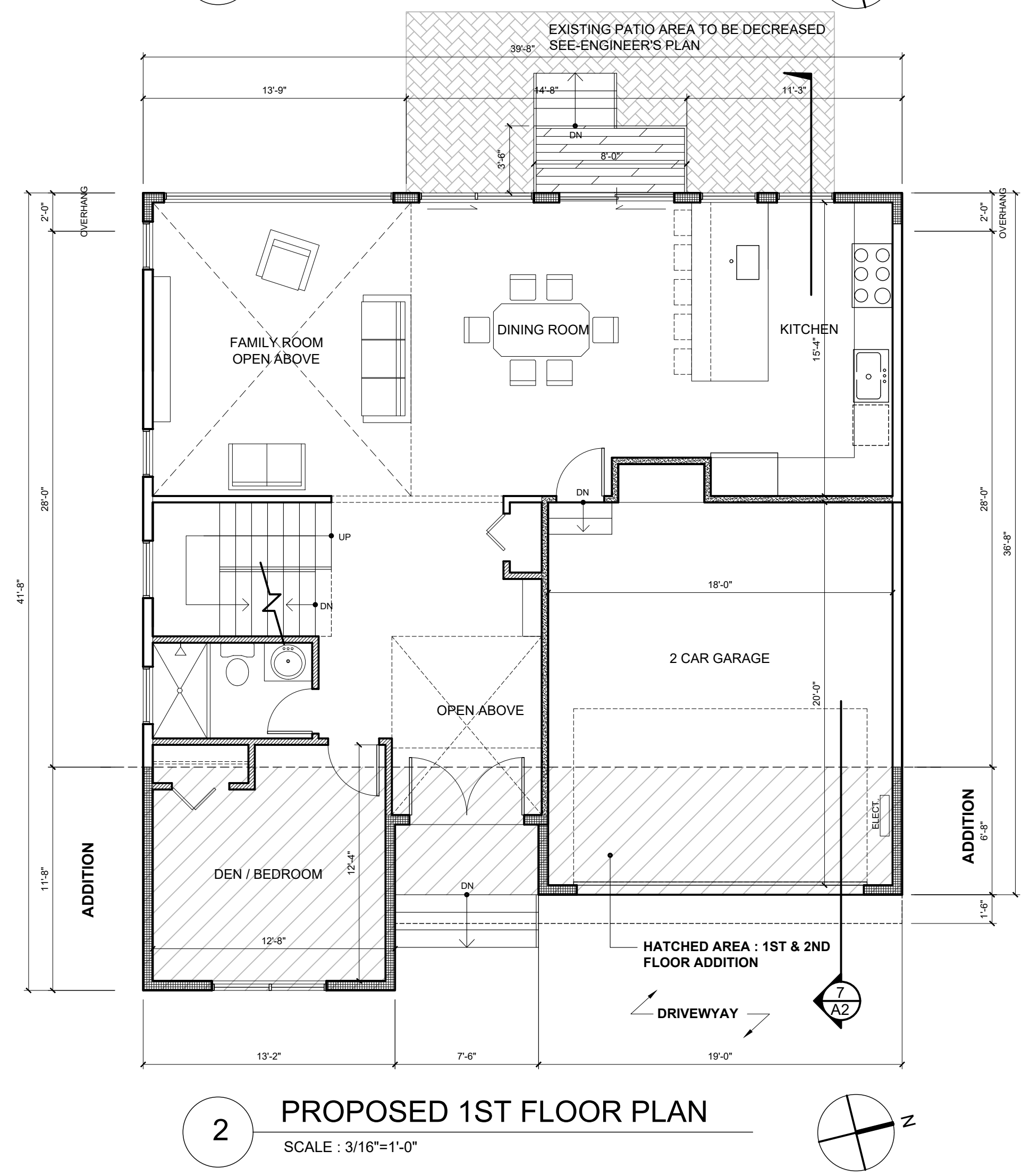
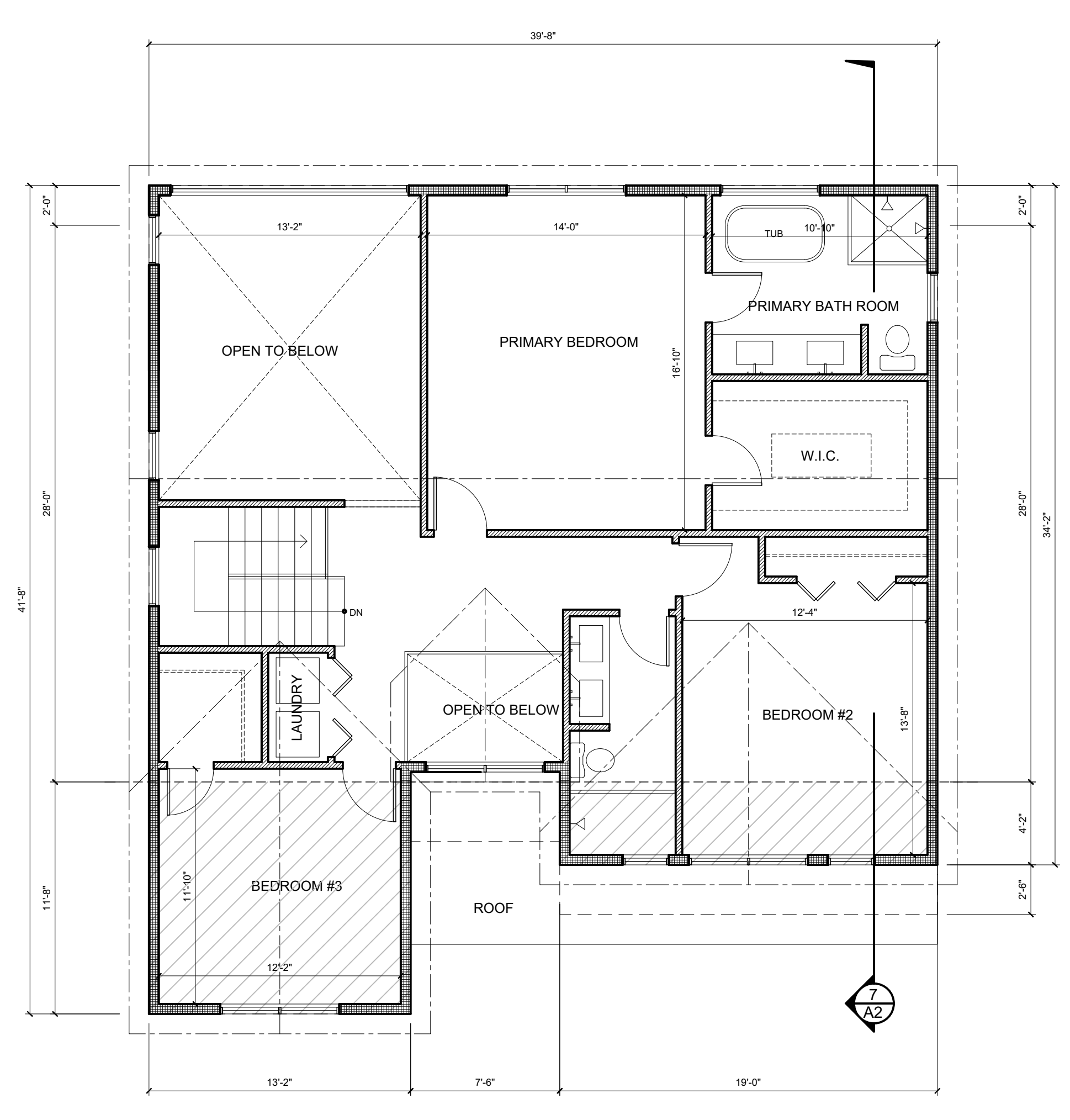
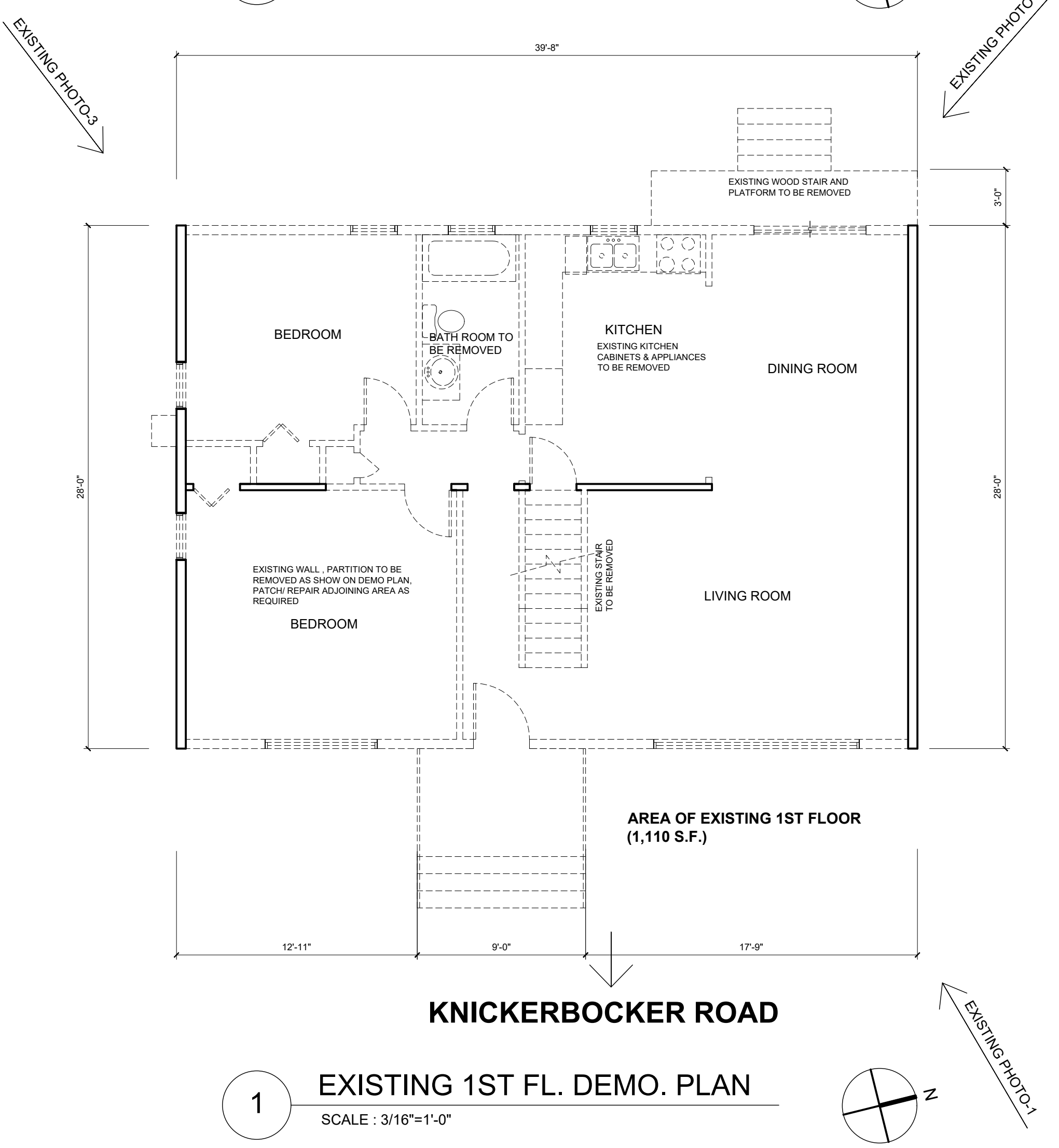
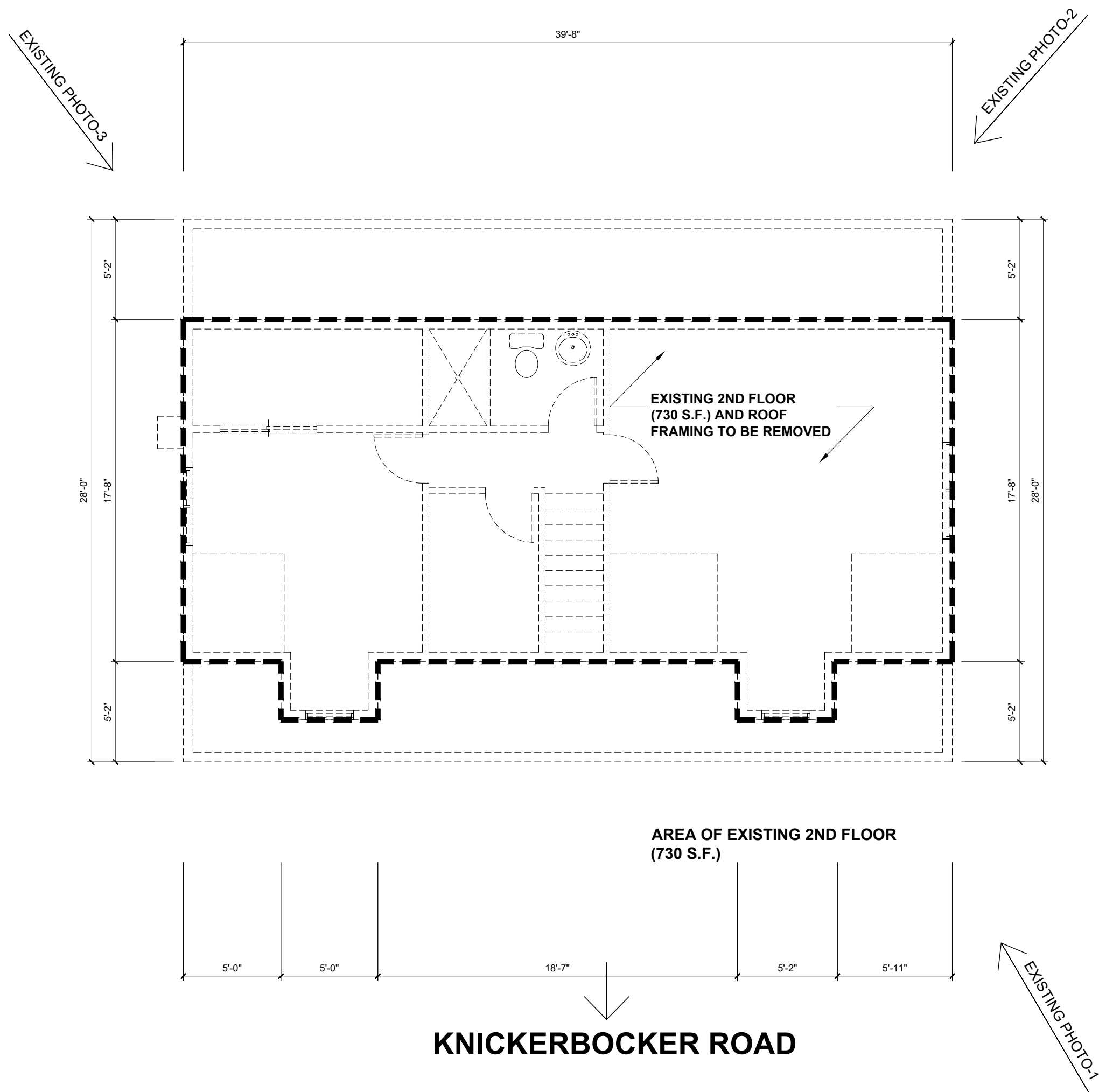
PROJECT DATE: 08-25-2025

DRAWN BY: SUNG PARK

CHECKED BY: M.S.

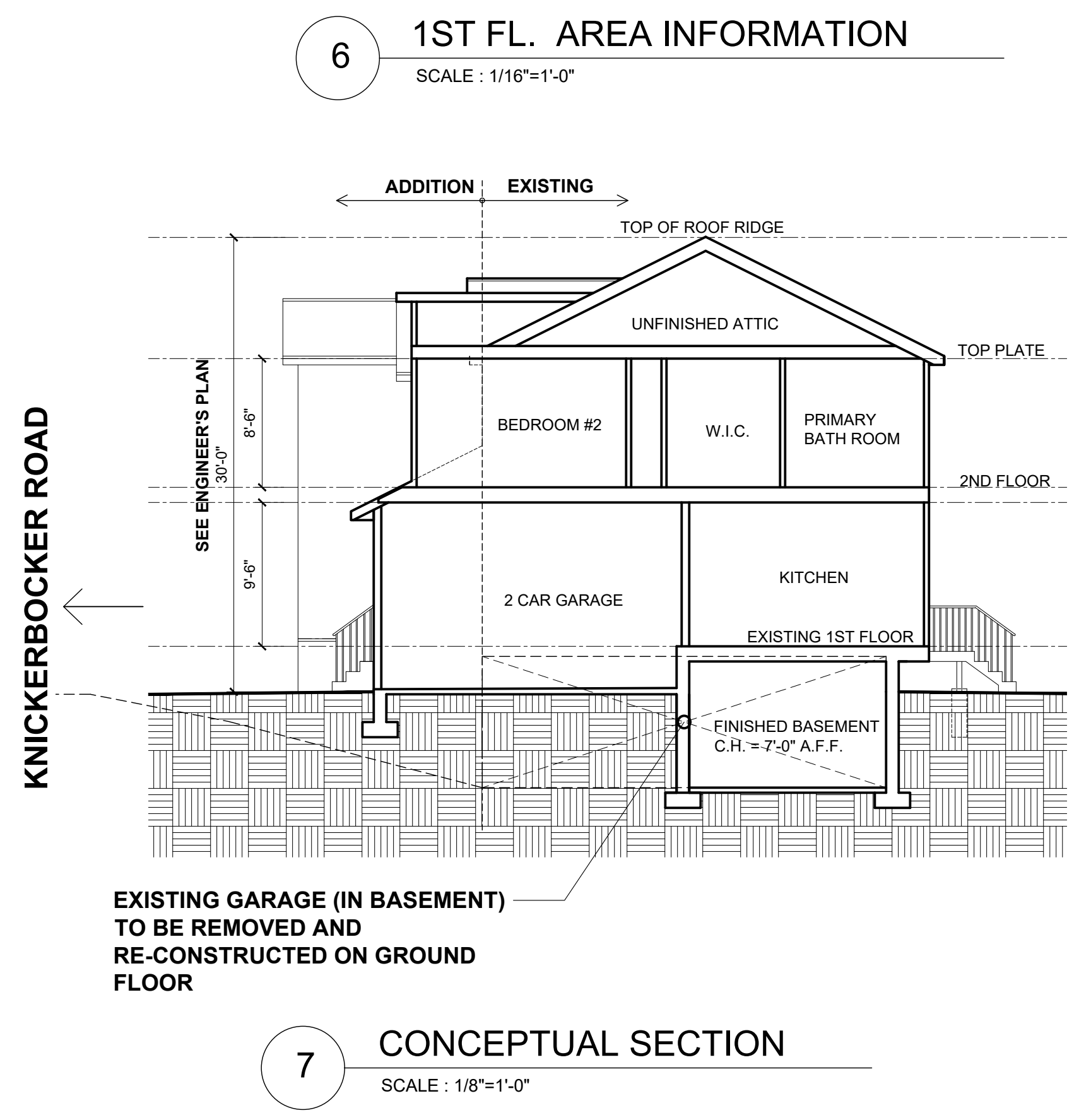
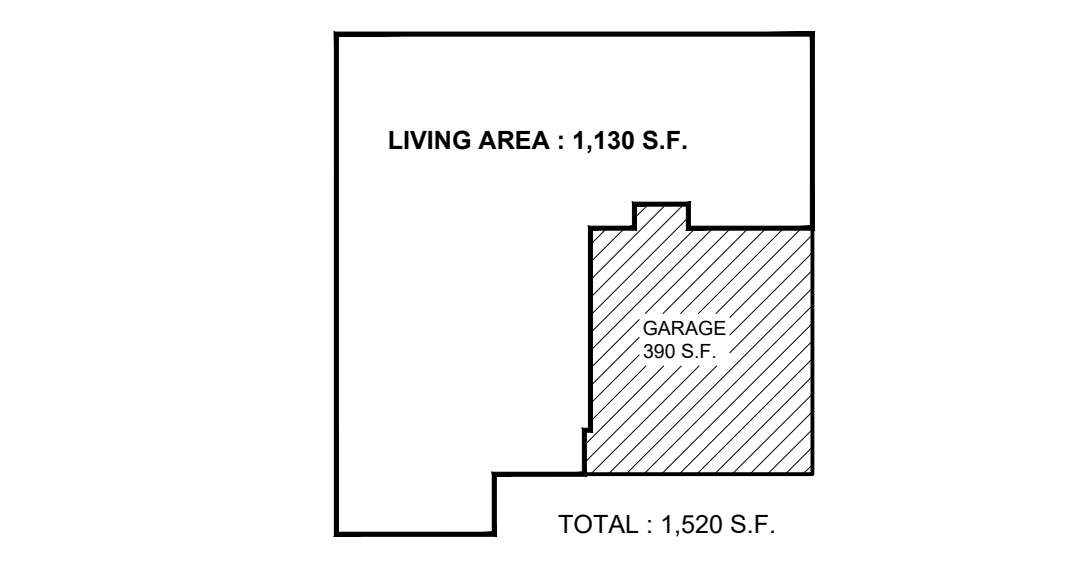
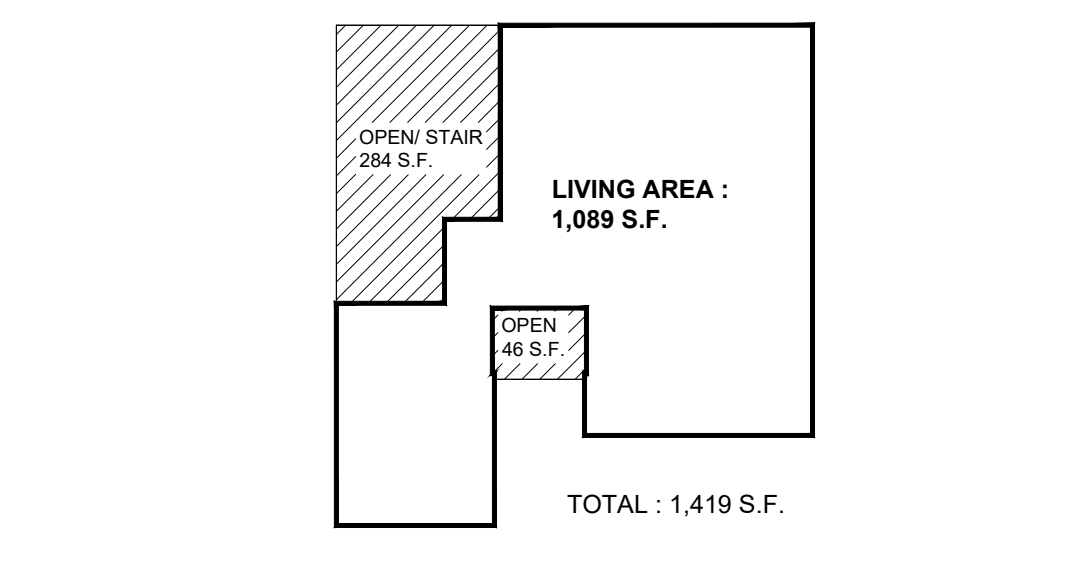
SHEET TITLE:
PROJECT INFORMATION
BASEMENT PLAN
AREA INFORMATION

DRAWING NUMBER:



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ARCHITECTS LICENCE
NJ 21A100618100
NY 11533
PROFESSIONAL PLANNER 1345

CLIENT:
HYUN JIN PARK
35 KNICKERBOCKER RD.
DEMAREST, NJ 07627

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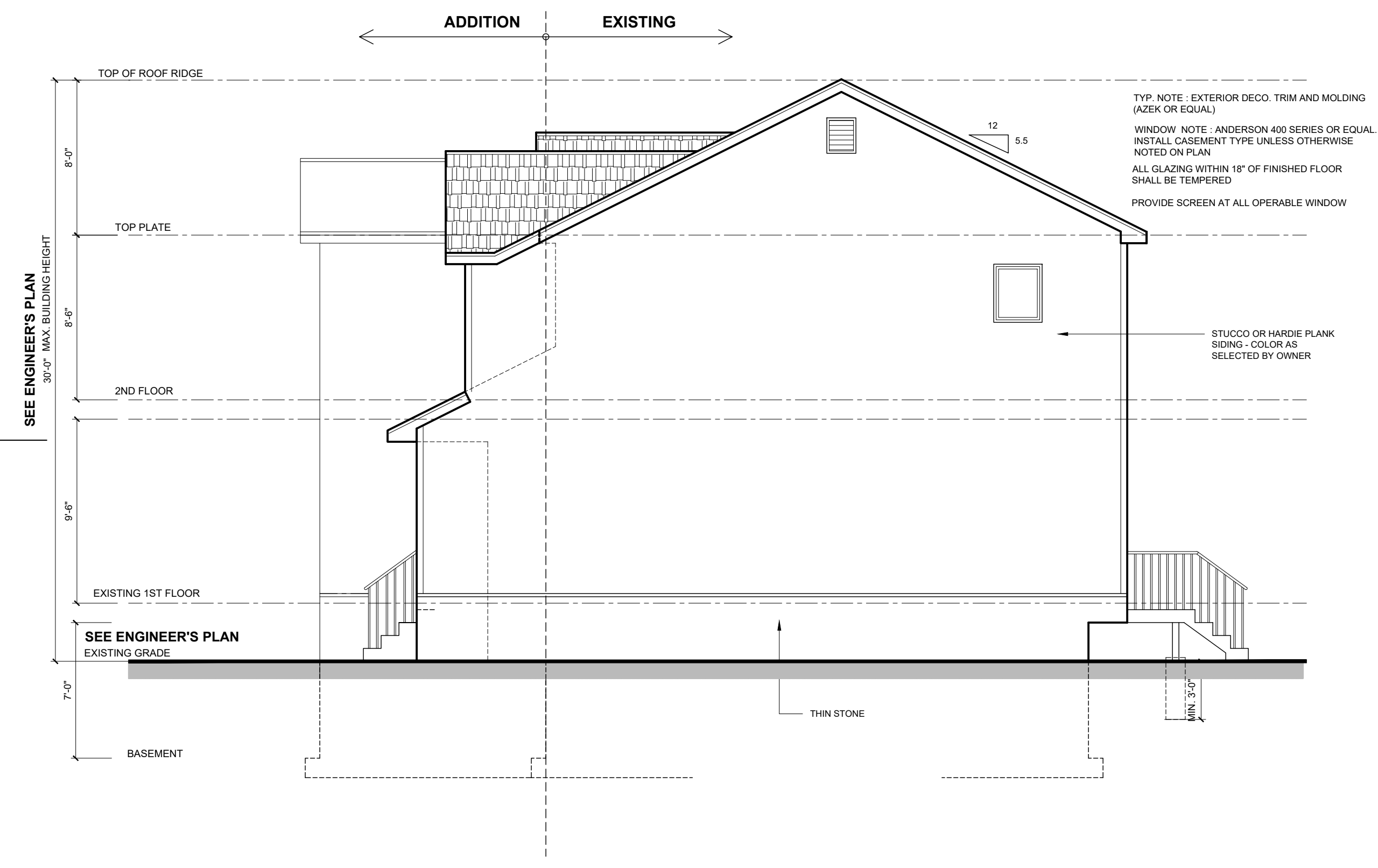
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1	8/25/25	PLAN FOR ZONING REVIEW	

PROJECT NUMBER: SH25-61
PROJECT DATE: 08-25-2025
DRAWN BY: SUNG PARK
CHECKED BY: M.S.
SHEET TITLE: 1ST/ 2ND FLOOR PLAN, AREA INFORMATION
CONCEPTUAL SECTION
DRAWING NUMBER: A2 OF 3

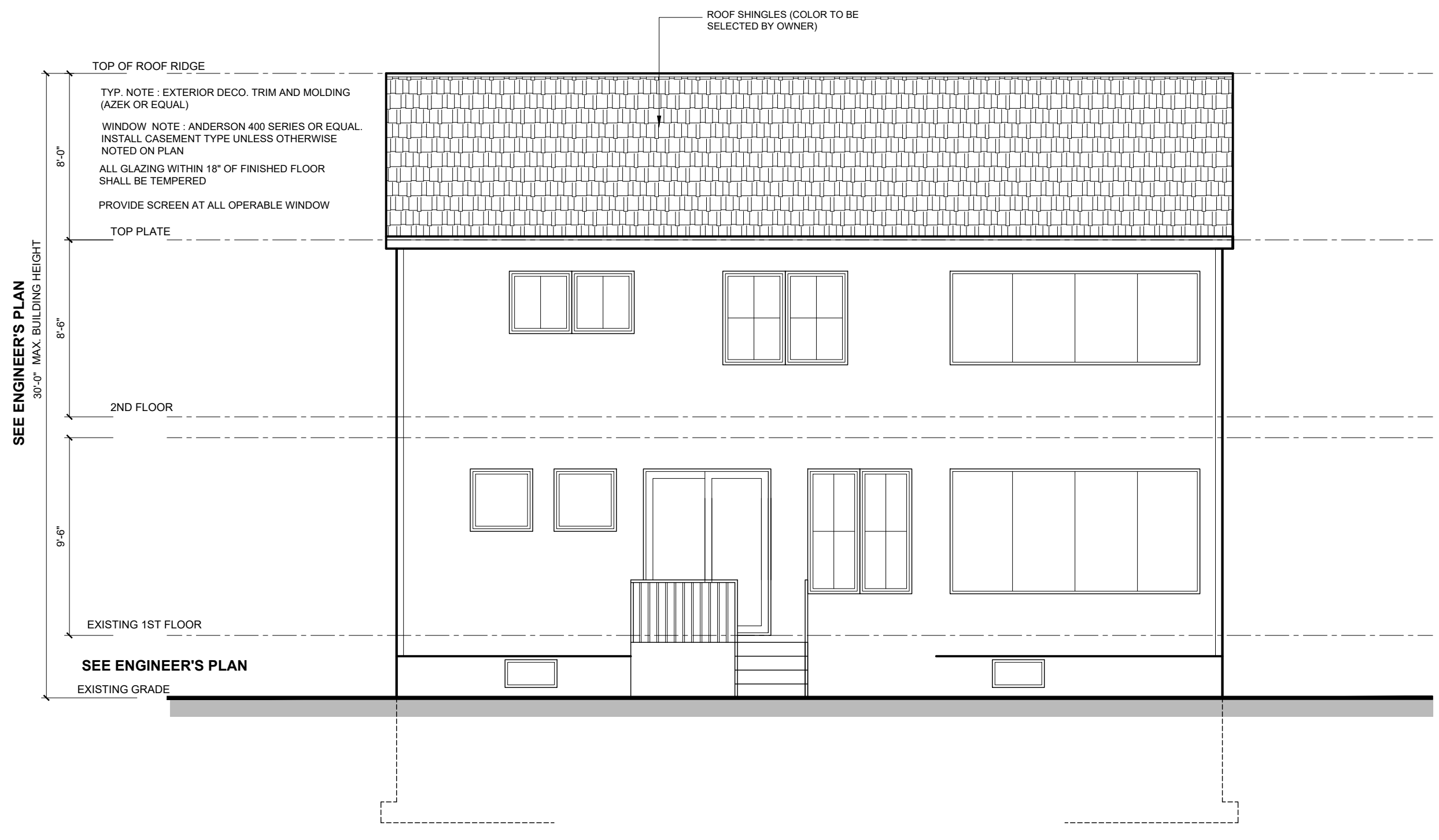


1 FRONT ELEVATION (EAST SIDE)
SCALE : 3/16"=1'-0"

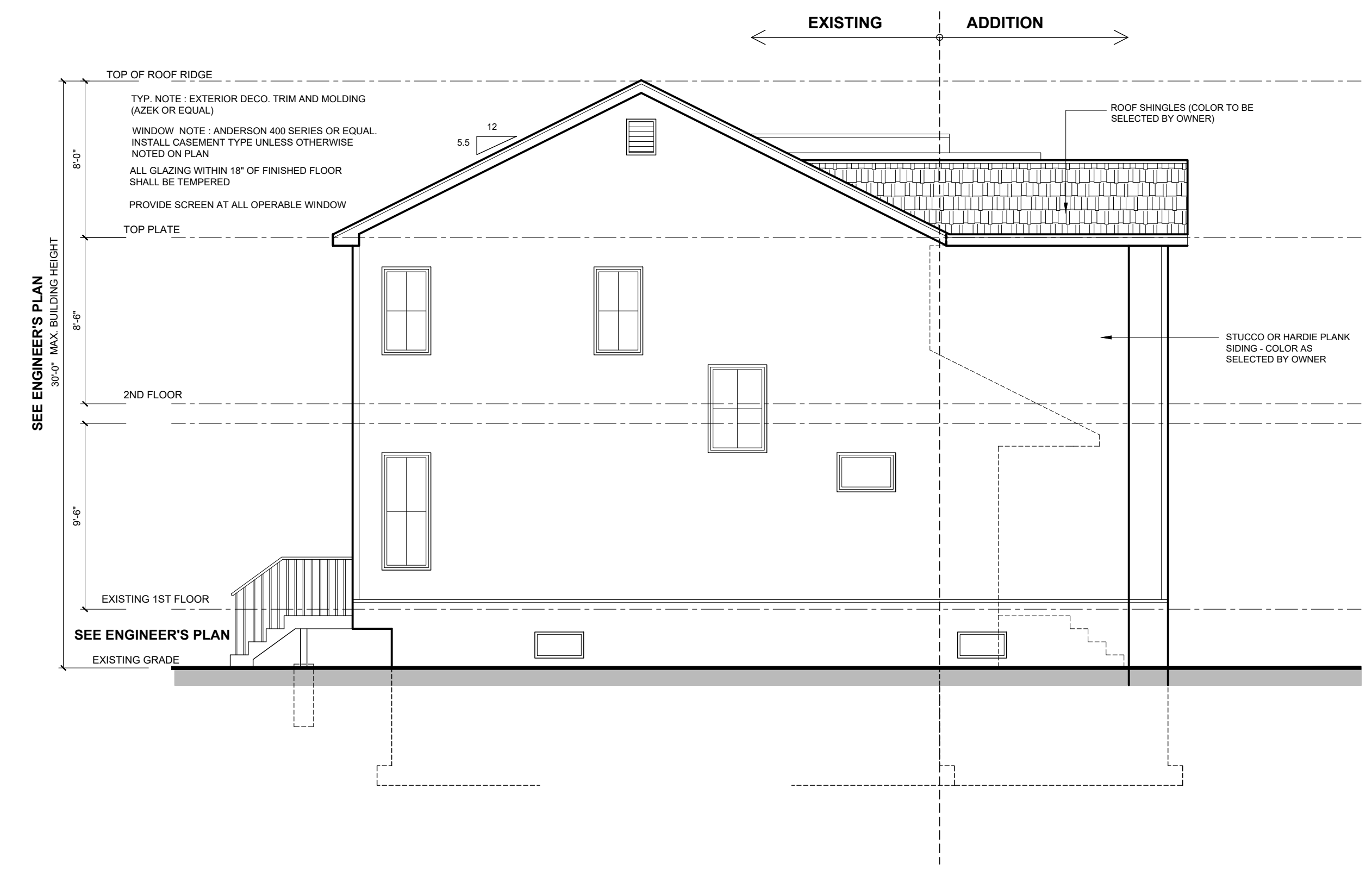
KNICKERBOCKER ROAD



2 RIGHT SIDE ELEVATION (NORTH SIDE)
SCALE : 3/16"=1'-0"



3 REAR ELEVATION (WEST SIDE)
SCALE : 3/16"=1'-0"



4 LEFT SIDE ELEVATION (SOUTH SIDE)
SCALE : 3/16"=1'-0"

KNICKERBOCKER ROAD

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SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWING NUMBER:
A3 OF 3