AYES RESIDENCE
ADDITION/RENOV.
627 ALANON RD.
RIDGEWOOD, NJ 07450

GENERAL NOTES

SCOPE OF WORK:
RENOVATE EXISTING 1ST FLOOR TO ENLARGE LIVING AREA. NEW SECOND FLOOR TO CREATE THREE BEDROOMS AND 2 BATHS.

1. NO CHANGE TO USE GROUP.

2. ALL REFERENCES TO THE BUILDING CODE REFER TO THE NEW JERSEY EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, 2021. ALL ASPECTS OF THIS PROJECT MUST MEET THE IRC 2021 REQUIREMENTS.

3. ALL WORK IS TO COMPLY WITH ALL BUILDING CODES AND ZONING ORDINANCES ADOPTED BY THE BOROUGH OF RIDGEWOOD, BERGEN COUNTY, NEW JERSEY, AND ALL STATE LABOR LAWS AND REGULATIONS.

4. THE GENERAL CONTRACTOR SHALL OBTAIN A WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. PERMIT SHALL BE PROPERLY DISPLAYED AT THE WORK SITE.

5. CONTRACTOR IS TO VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO STARTING WORK. ANY DISCREPANCIES BETWEEN THE DRAWINGS OR FIELD CONDITIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

6. JOB SITE IS TO BE KEPT REASONABLY CLEAN AND KEPT FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND TRASH DURING THE ENTIRE CONSTRUCTION PERIOD. REMOVE CRATES, CARTONS AND OTHER FLAMMABLE WASTE MATERIALS OR TRASH FROM THE WORK AREAS AT THE END OF EACH WORKING DAY. PRIOR TO FINAL ACCEPTANCE OF WORK BY HOMEOWNER, THE ENTIRE WORK AREA AND AREAS AFFECTED BY WORK MUST BE CLEANED AND FREE FROM ANY TRASH, MATERIAL WASTE, EXCESS DUST OR MARKINGS ON FINISHED SURFACES. UNFINISHED SPACES SHALL BE LEFT FREE FROM TRASH, LOOSE PLASTER, MORTAR DRIPPINGS, EXTRANEOUS CONSTRUCTION MATERIALS, DIRT AND DUST.

7. THE GENERAL CONTRACTOR SHALL CO-ORDINATE AND SUPERVISE THE WORK OF ALL CONTRACTORS AND SUB-CONTRACTORS. S/HE SHALL BE RESPONSIBLE FOR GIVING ALL TRADES SUCH INFORMATION, PLANS OR DETAILS AS MAY BE REQUIRED FOR THE PROPER INSTALLATION AND COMPLETION OF THEIR WORK. ALL MATERIALS SHALL BE ORDERED SUFFICIENTLY AHEAD OF TIME SO THAT WORK CAN PROCEED ON SCHEDULE.

8. THE CONTRACTOR AND SUB-CONTRACTORS SHALLMAKE APPLICATION FOR, OBTAIN AND PAY FOR PERMITS UNDER THEIR RESPECTIVE DIVISIONS OF WORK. THE GENERAL CONTRACTOR SHALL OBTAIN A CERTIFICATE OF OCCUPANCY.

9. TEMPORARY LIGHTING, WARNING SIGNS, LEGAL AND NECESSARY GUARD RAILS AND BARRIERS SHALL BE PROVIDED AND ERECTED BY THE CONTRACTOR DURING THE PROGRESS OF WORK.

10. ALL WORK IS TO BE DONE BY SKILLED MECHANICS IN A WORKMANLIKE MANNER, SET STRAIGHT AND PLUMB IN ACCORDANCE WITH BEST TRADE PRACTICES.

11. ALL MATERIALS USED TO BE OF FIRST QUALITY FREE FROM DEFECTS.

12. CONTRACTOR REQUIRED TO PROVIDE HOMEOWNER WITH PROOF OF INSURANCE.

13. PRIOR TO THE COMPLETION OF THE WORK, THE G.C. SHALL FURNISH THE HOMEOWNER WITH A COMPLETE SET OF MANUFACTURERS' CATALOGS, OPERATING INSTRUCTIONS AND SIMILAR DATA AND ALL GUARANTEES FOR ALL EQUIPMENT AND OPERABLE DEVICES FURNISHED OR INSTALLED BY THE G.C. IN THIS CONSTRUCTION, AND SHALL ORIENT AND INSTRUCT THE HOMEOWNER IN THE OPERATION OF ALL SUCH EQUIPMENT.

14. THE PROJECT HAS BEEN DESIGNED AND DETAILED FOR THE SPECIFIC MATERIALS AND EQUIPMENT SPECIFIED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. IF THE SPECIFIED MATERIAL IS NOT AVAILABLE, THE CONTRACTOR SHALL PROPOSE AN ALTERNATE MATERIAL, AND PROVIDE DRAWINGS, SAMPLES, SPECIFICATIONS, MANUF. LITERATURE, PERFORMANCE DATA, ETC. IN ORDER THAT THE ARCHTIECT CAN EVALUATE THE PROPOSED SUBSTITUTION. IF THE SUBSTITUTION AFFECTS A CORRELATED FUNCTION, ADJACENT CONSTRUCTION OR THE WORK OF ANY OTHER CONTRACTOR OR TRADE, THE NECESSARY CHANGES AND MODIFICATIONS TO THE AFFECTED WORK SHALL BE ACCOMPLISHED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL EXPENSE TO HOMEOWNER.

15. ALL THE ARCHITECT'S DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL; ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DRAWINGS, UNLESS OTHERWISE SPECIFIED. IF ANY DISCREPANCIES OCCUR IN THESE DRAWINGS, THE HIGHER QUALITY PRODUCT OR PROCEDURE SHALL SUPERCEDE. FULL SIZE OR LARGE SCALE DETAILS OR DRAWINGS SHALL GOVERN SMALL SCALE DRAWINGS THAT THEY ARE INTENDED TO AMPLIFY.

16. THE CONTRACTOR SHALL SUBMIT ALL FABRICATION, SHOP DRAWINGS, SAMPLES, AND FIXTURE CUTS OR THE ARCHITECT'S REVIEW AS REQUIRED AND/OR INDICATED ON DRAWINGS. THE ARCHITECT'S REVIEW SHALL NOT BE CONSTRUED AS AN INDICATION THAT SUBMITTAL IS CORRECT OR SUITABLE NOR THAT WORK REPRESENTED BY SUBMITTAL COMPLIES WITH THE DRAWINGS, EXCEPT AS TO MATTERS OF FINISH, COLOR OR OTHER AESTHETIC MATTERS. ACTION NOTED ABOVE DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COORDINATE ALL TRADES AND TO CHECK QUANTITIES AND DIMENSIONS AGAINST CONDITIONS IN THE FIELD. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL ERRORS ON THEIR DRAWINGS.

17. THE CONTRACTOR SHALL GUARANTEE THE WORK AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF COMPLETED WORK BY HOMEOWNER; AND S/HE SHALL, AT HIS/HER OWN EXPENSE AND WITHOUT COST TO THE HOMEOWNER, CORRECT ANY DEFECTS WHICH MAY DEVELOP DURING SUCH ONE YEAR PERIOD AND CORRECT ANY DAMAGE TO OTHER WORK CAUSED BY SUCH DEFECTS OR REPAIRING OF SAME.

18. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL COMPLY WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS.

SUSTAINABILITY NOTES

1. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL DO THEIR UTMOST TO MINIMIZE INTERIOR POLLUTANTS, SUPPORT THE CONSERVATION OF NATURAL RESOURCES, AND USE RECYCLED MATERIALS IN ORDER TO BENEFIT THE NATURAL ENVIRONMENT, ECONOMY AND PRODUCTIVITY AND HEALTH OF THE OCCUPANTS.

2. ALL WOOD PRODUCTS ARE PREFERRED TO BE FSC (FOREST STEWARDSHIP COUNCIL) CERTIFIED.

3. ALL MATERIALS INCLUDING BUT NOT LIMITED TO PAINT, TILE ASSEMBLIES, GYPSUM WALL BOARD ASSEMBLIES, INSULATION, PLYWOOD, MUST BE LOW/NO VOC, AND PREFERRABLY GREEN GUARD CERTIFIED AND FORMALDEHYDE FREE.

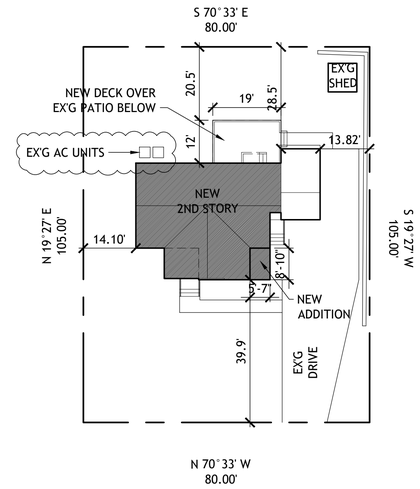
4. ALL MATERIALS MUST STRIVE TO MAXIMIZE RECYCLED CONTENT.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ALT.	ALTERNATIVE
ARCH.	ARCHITECT
@	AT
&	AND
B.O.	BY OTHER/OWNER
CAB.	CABINET
CANT.	CANTILEVER
CL	CENTER LINE, OR CLOSET
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
D	DRYER
DW	DISHWASHER
DWG.	DRAWING
ELEV.	ELEVATION
EQUIP.	EQUIPMENT
EX'G.	EXISTING
EXIST.	EXISTING
ENG.	ENGINEER
FL.	FLOOR
FT.	FEET
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYPSUM WALL BOARD
HVAC	HEATING VENTING AIR CONDITIONING
KIT.	KITCHEN
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
M.O.	MASONRY OPENING
N.I.C.	NOT IN CONTRACT
#	NUMBER
O.C.	ON CENTER
PLYWD.	PLYWOOD
PTD.	PAINTED
REF.	REFRIGERATOR
REQ'D.	REQUIRED
SPECS.	SPECIFICATIONS
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VIF.	VERIFY IN FIELD
W	WASHER
WD.	WOOD

ARCHITECTURAL SYMBOLS

1	REVISION
101 / A-3	DWG. # OF SECTION/ELEV./DETAIL SHEET NUMBER
℄	CENTER LINE
	HIDDEN LINE BELOW, OR LINE ABOVE
	ELEMENT TO BE DISMANTLED
1	WALL TYPE
	EXISTING WALL
	NEW WALL
001	DOOR NUMBER
A	WINDOW TYPE
	SPOT ELEVATION
	INDICATES EXTENT OF FRAMING INDICATES DIRECTION OF FRAMING



ALANON ROAD

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

ZONING ANALYSIS

LOT: 28
BLOCK: 4304
ZONE: R-2
USE GROUP: R5
CONSTRUCTION TYPE: VB
EX'G FOOTPRINT: 1444 SF
NEW FOOTPRINT: 1493.3 SF
NEW VOLUME: TBD

	REQUIRED	EXISTING	PROPOSED
MAX. BLDG. HGT.	30'	18.25'	29.9'
MIN. FRONT YARD	40'	39.9' *	NC
MIN. SIDE YARD	10'	13.82'	NC
MIN. SIDE YARD	10'	14.10'	NC
COMBINED SIDE YARD	26.4'	27.92'	NC
MIN. REAR YARD	30'	28.5' *	20.5' **
MIN. LOT AREA	10,500 SF	8400 SF *	NC
MIN. LOT WIDTH	75'	80'	NC
MIN. LOT DEPTH	120'	105' *	NC
MAX. ABOVE GRADE COV.	20%, 1680 SF	18%, 1508 SF	~~1772.7, 21.1%~~ **
MAX. GROSS BLDG. AREA	34%, 2856 SF	17%, 1424 SF	2734.5, 32.6%
MAX. IMPROVEMENT COV.	45%, 3780 SF	39.3%, 3304 SF	3353.3, 39.9%

MODIFIED TO INCLUDE ADDITIONAL 181 SF OF 7'+ ATTIC

MODIFIED TO INCLUDE TWO EX'G AC UNITS

* = EXISTING NON-COMPLIANCE
NC = NO CHANGE

SITE PLAN TAKEN FROM SURVEY PERFORMED BY PAPAROZZI ASSOCIATES, INC, DATED AUGUST 5, 2020.

DRAWING INDEX

T-1	TITLE SHEET
D-1	DEMOLITION PLANS
A-1	FLOOR PLANS
A-2	ELEVATIONS
A-3	NOTES & SECTION
A-4	FINISH NOTES, SCHEDULES, DOOR & WINDOW TYPES

REVISIONS

#	DATE	REASON
1	5-21-24	ZONING REVISIONS

5-21-24	ZONING REVISIONS
7-26-23	ZONING REVIEW

DATE	REASON

ISSUED SETS

L·M·C ARCHITECTURE
21-03 RADBURN ROAD · FAIR LAWN, NJ · 07410
LISA@LMCARCHITECTURE.COM · (201) 492-3767

627 ALANON RD.
RIDGEWOOD, NJ 07450

DRAWING TITLE:
TITLE SHEET

DATE: 7-26-23
PROJECT #: 2224
DRAWN BY: LMC
DRAWING #: T-1