

# 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 DIVISIONS 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 CONDITIONS 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 AFFECT 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

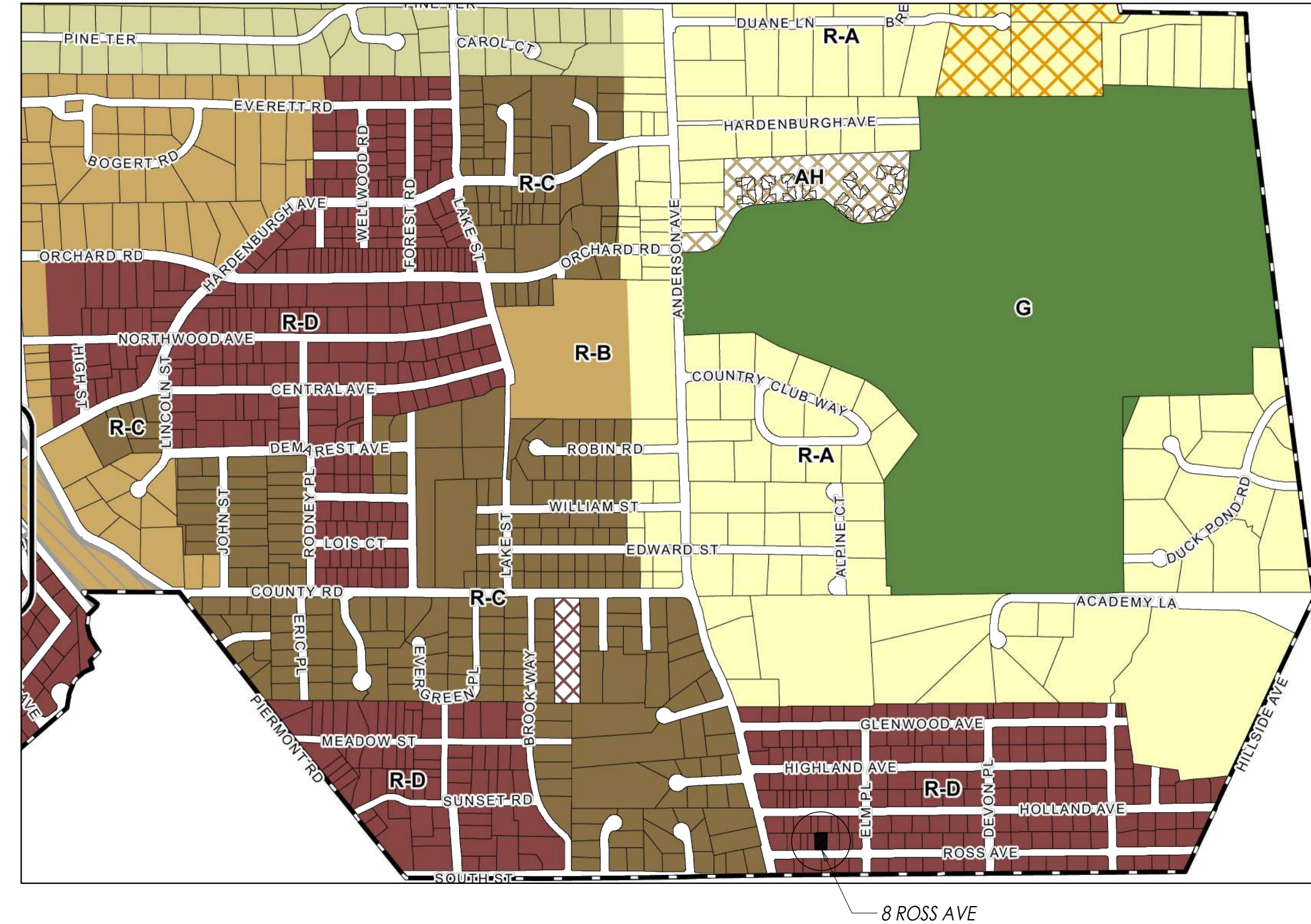
1. WHERE DOCUMENTS ARE REFERENCED IN THE DRAWINGS, THEY SHALL BE THE LATEST EDITIONS, UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE, INCLUDING REFERENCE STANDARDS, ADDENDA AND APPENDICES
3. IN ADDITION, THE FOLLOWING CODES, STANDARDS AND 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
    - B. LIGHTING
    - C. BUILDING TO COMPLY WITH ENERGY COMPLIANCE MANUAL IF NOT INDICATED ON PLANS



## ZONING SCHEDULE

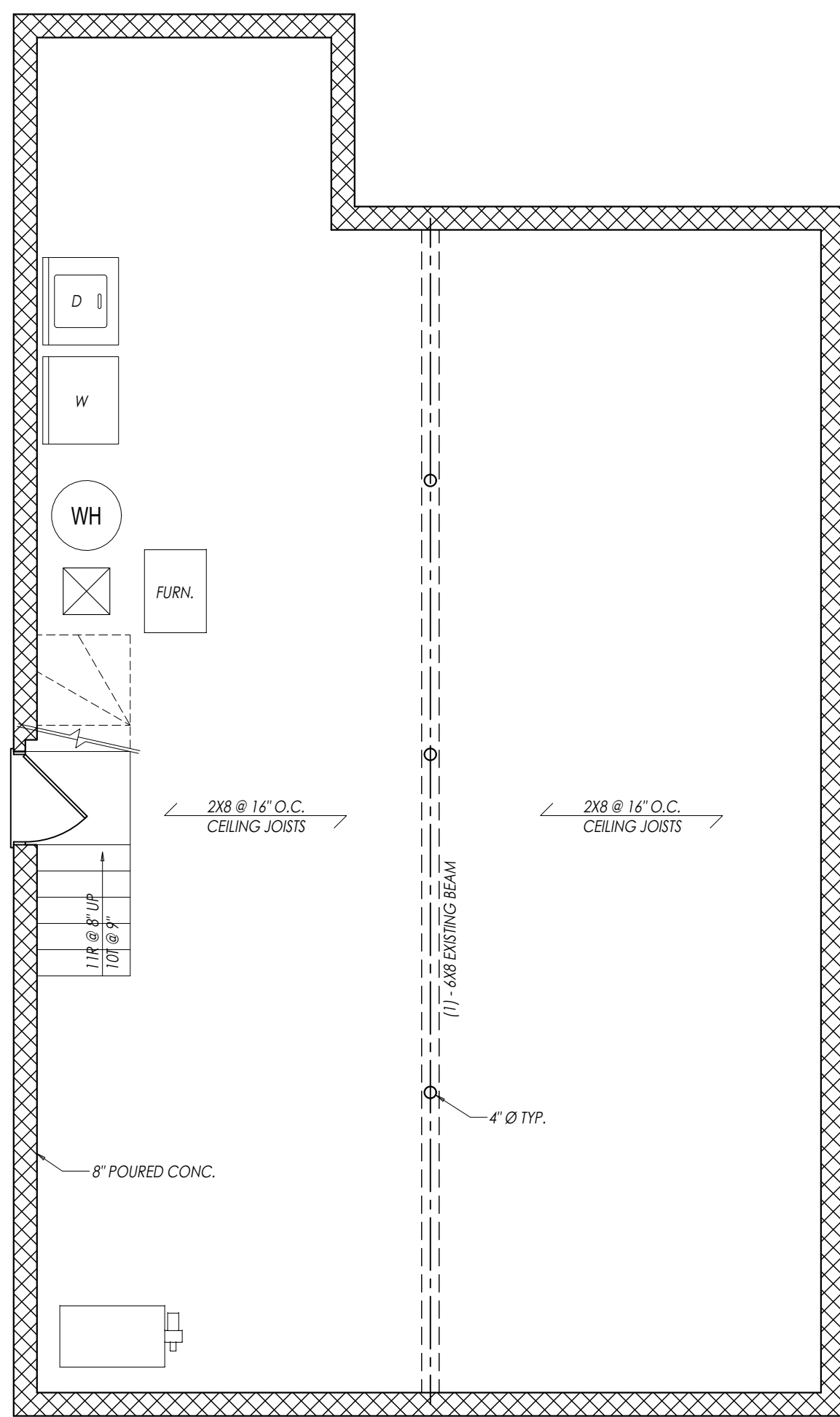
ZONING DISTRICT: SINGLE FAMILY RESIDENCE D (R-D)	PERMITTED / REQUIRED	EXISTING	PROPOSED DATE: MAY 6, 2026	IMPROVEMENTS MADE	PROPOSED DATE: JUNE 13, 2026	NOTES	VARIANCE
MAXIMUM LIVABLE FLOOR AREA	30%	22.6%	39.1%	- 1.74 %	37.36%	FIRST FLOOR = 1,217.69 Sq. Ft. SECOND FLOOR = 1,397.83 Sq. Ft.	YES
		1,582 Sq. Ft.	2,737 Sq. Ft.	- 121.48 Sq. Ft.	2,615.52 Sq. Ft.		

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

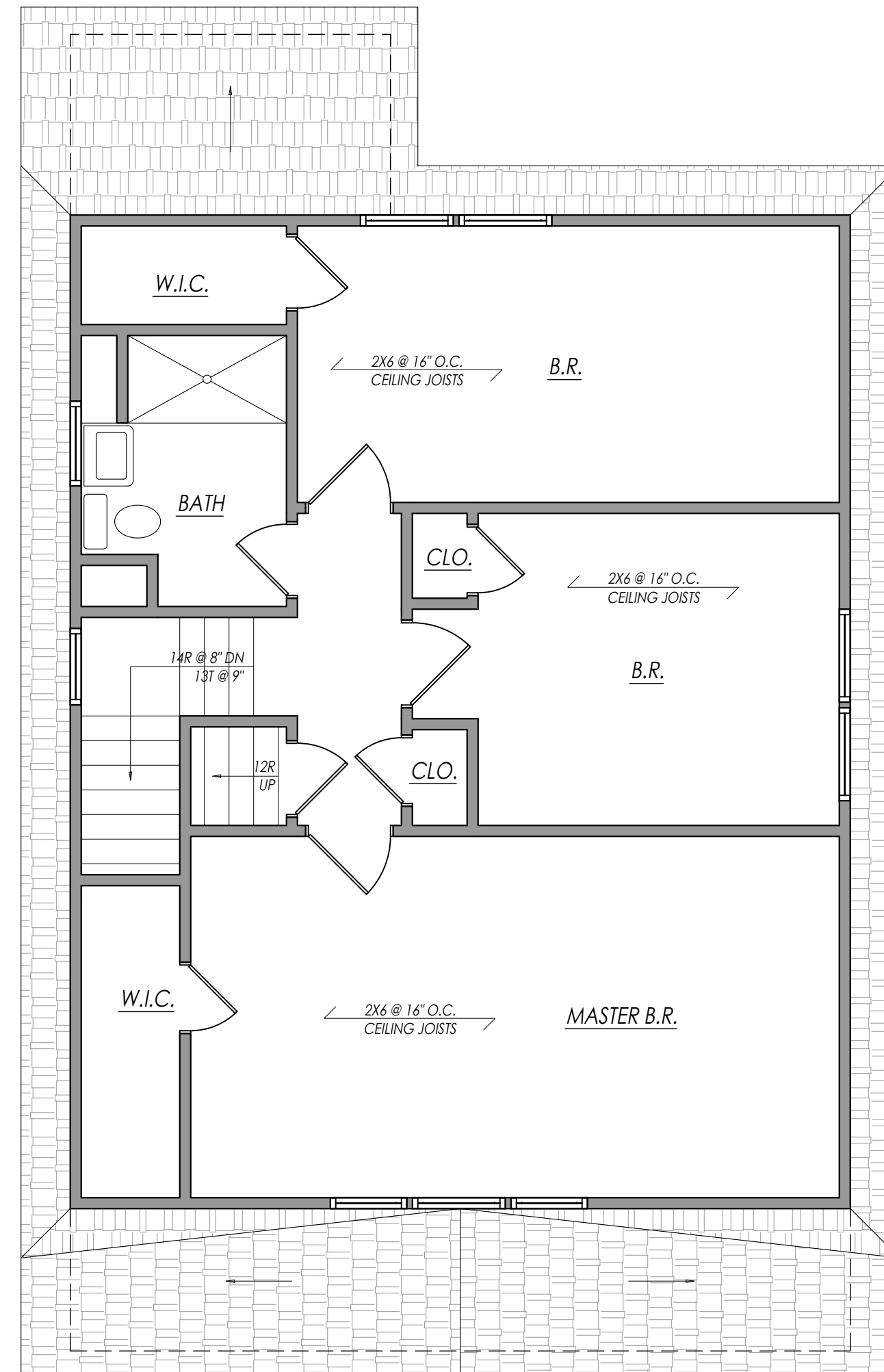
COVER SHEET

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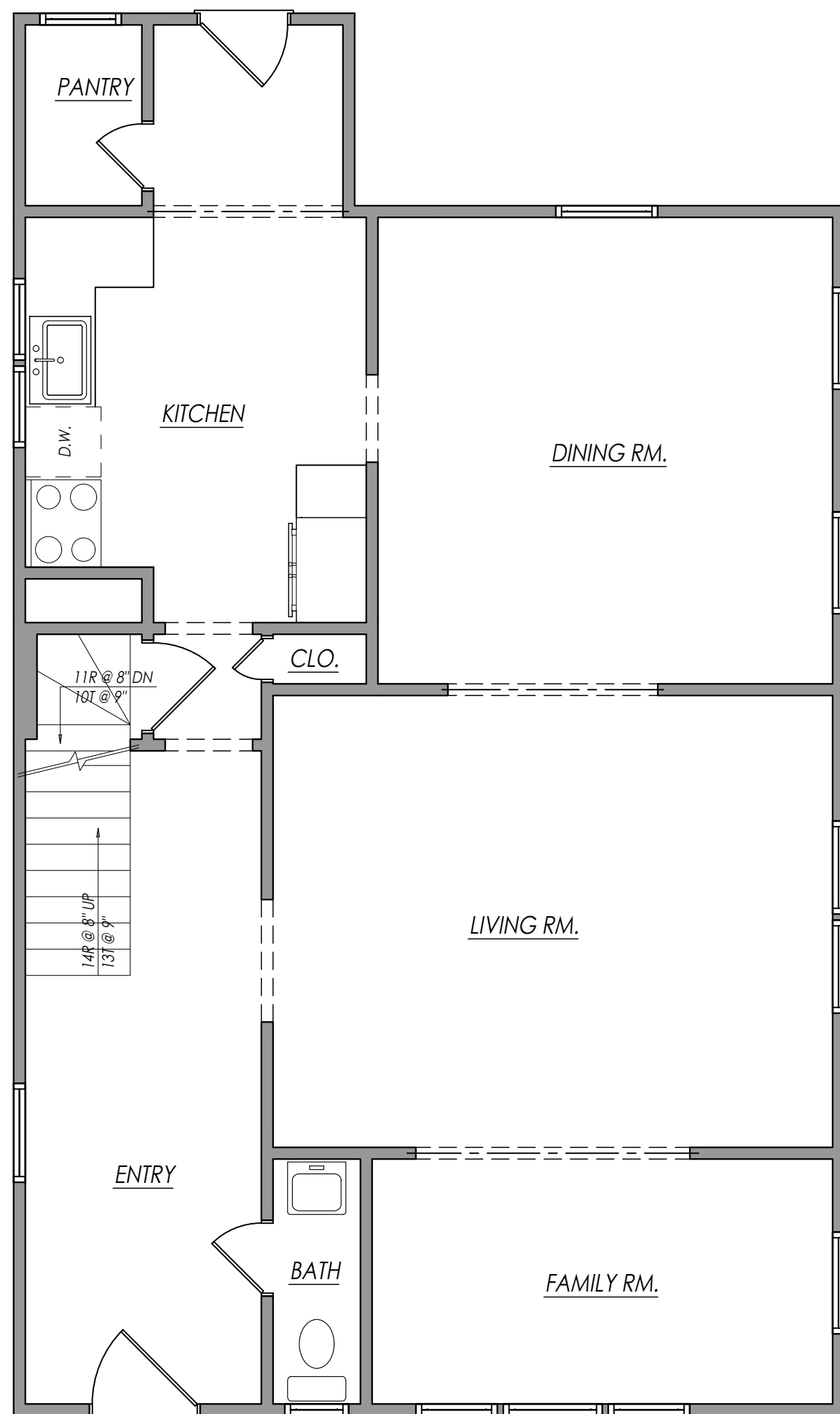
**EXISTING BASEMENT PLAN**

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



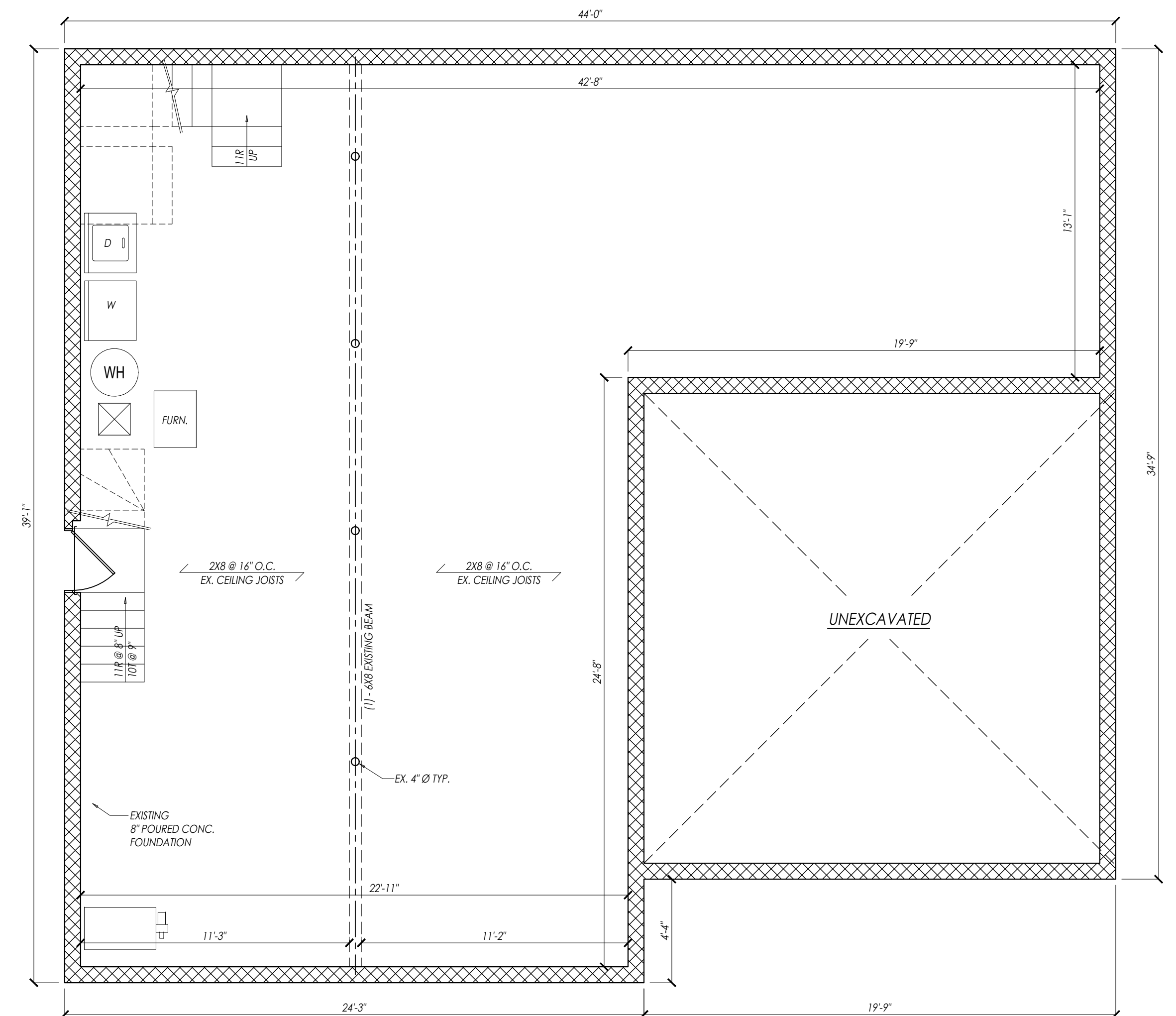
**EXISTING SECOND FLOOR PLAN**

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



**EXISTING FIRST FLOOR PLAN**

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



**PROPOSED FOUNDATION PLAN**

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

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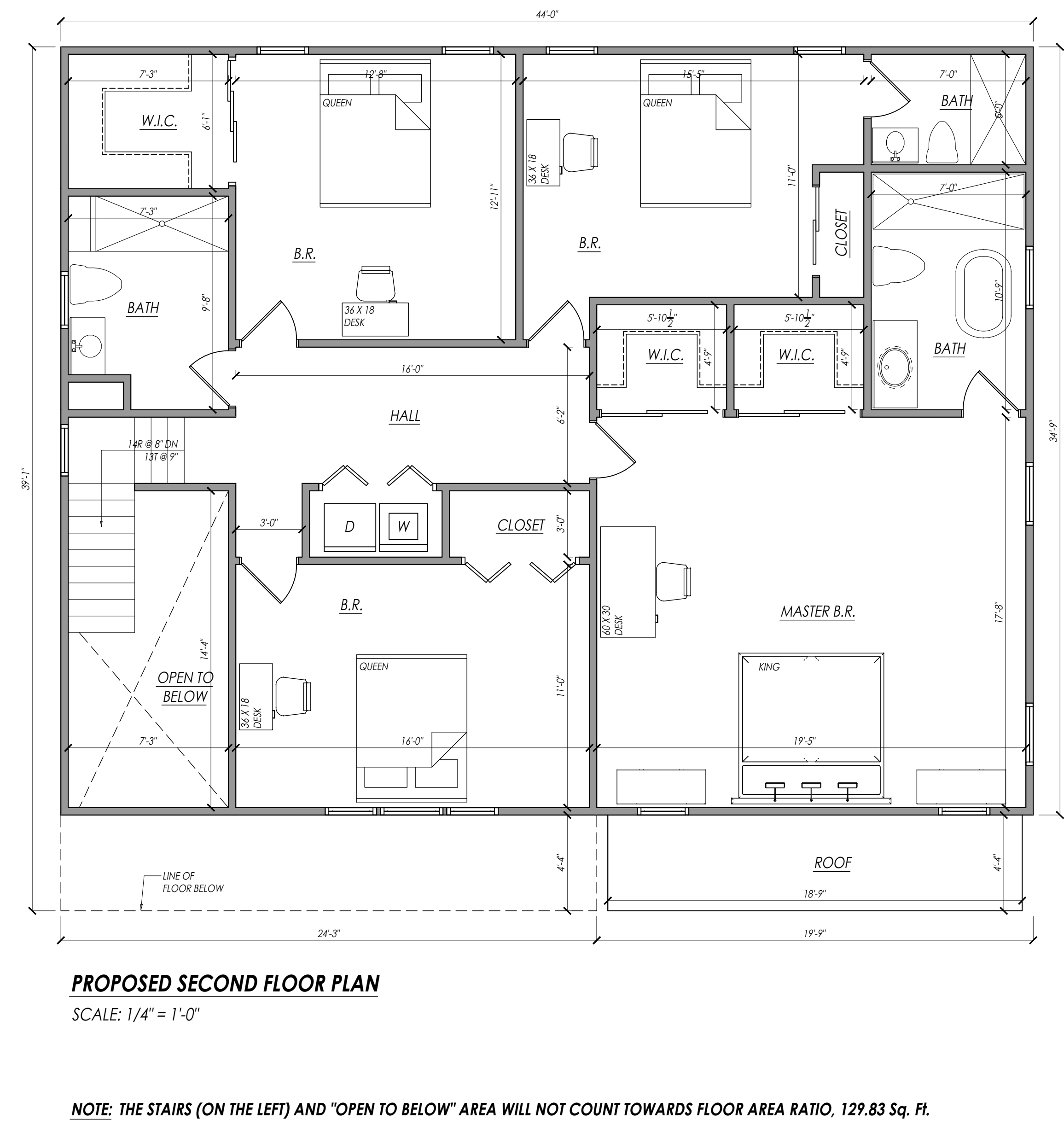
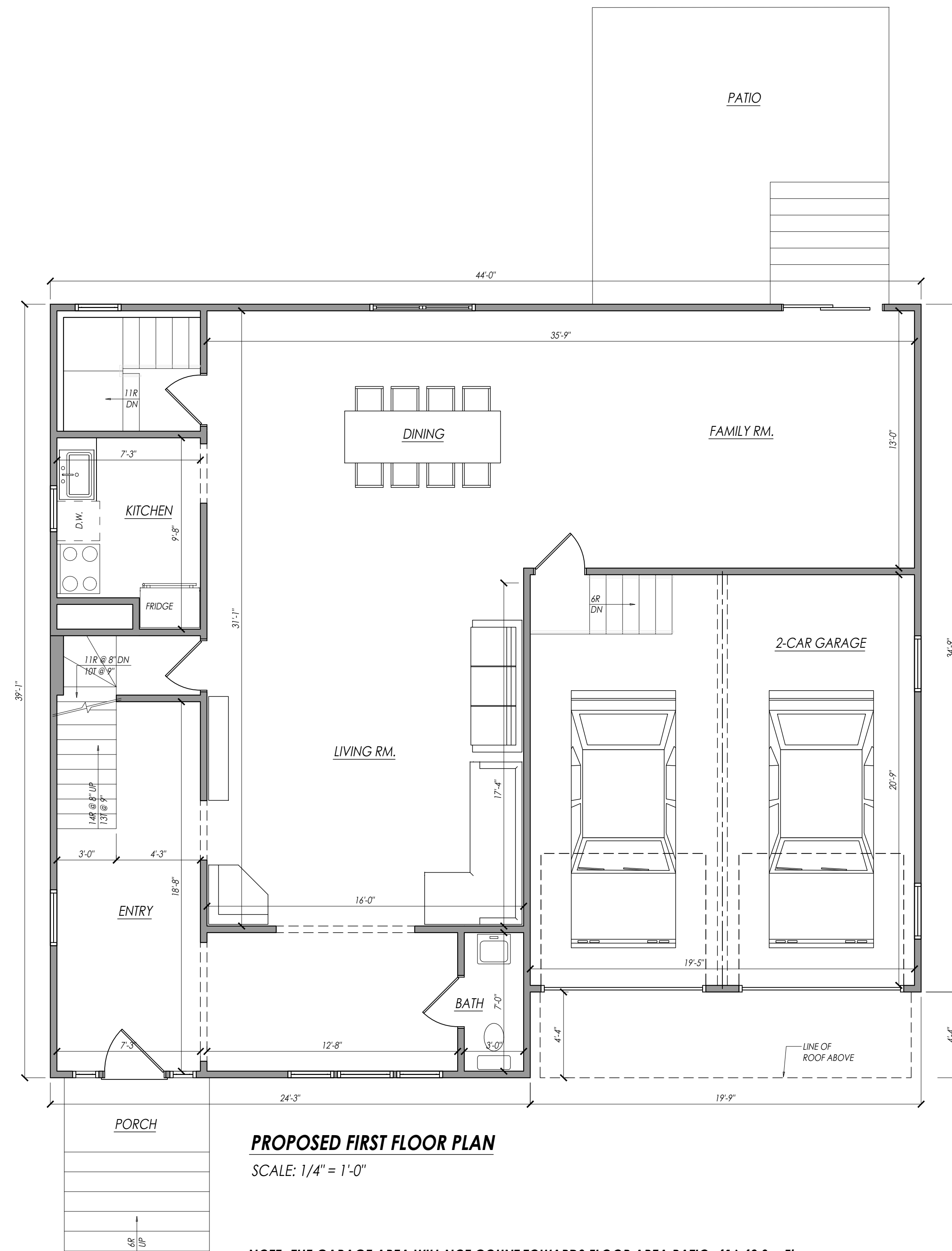
*Stanley J. Kufel*  
 Stanley J. Kufel, J., Registered Architect  
 New Jersey License No. 21A101263500  
 S J Kufel Associates  
 337 Demarest Avenue, Oradell, NJ 07649  
 Cell 201.973.5454

EXISTING PLANS & PROPOSED FOUNDATION

8 ROSS AVE, DEMAREST, NJ

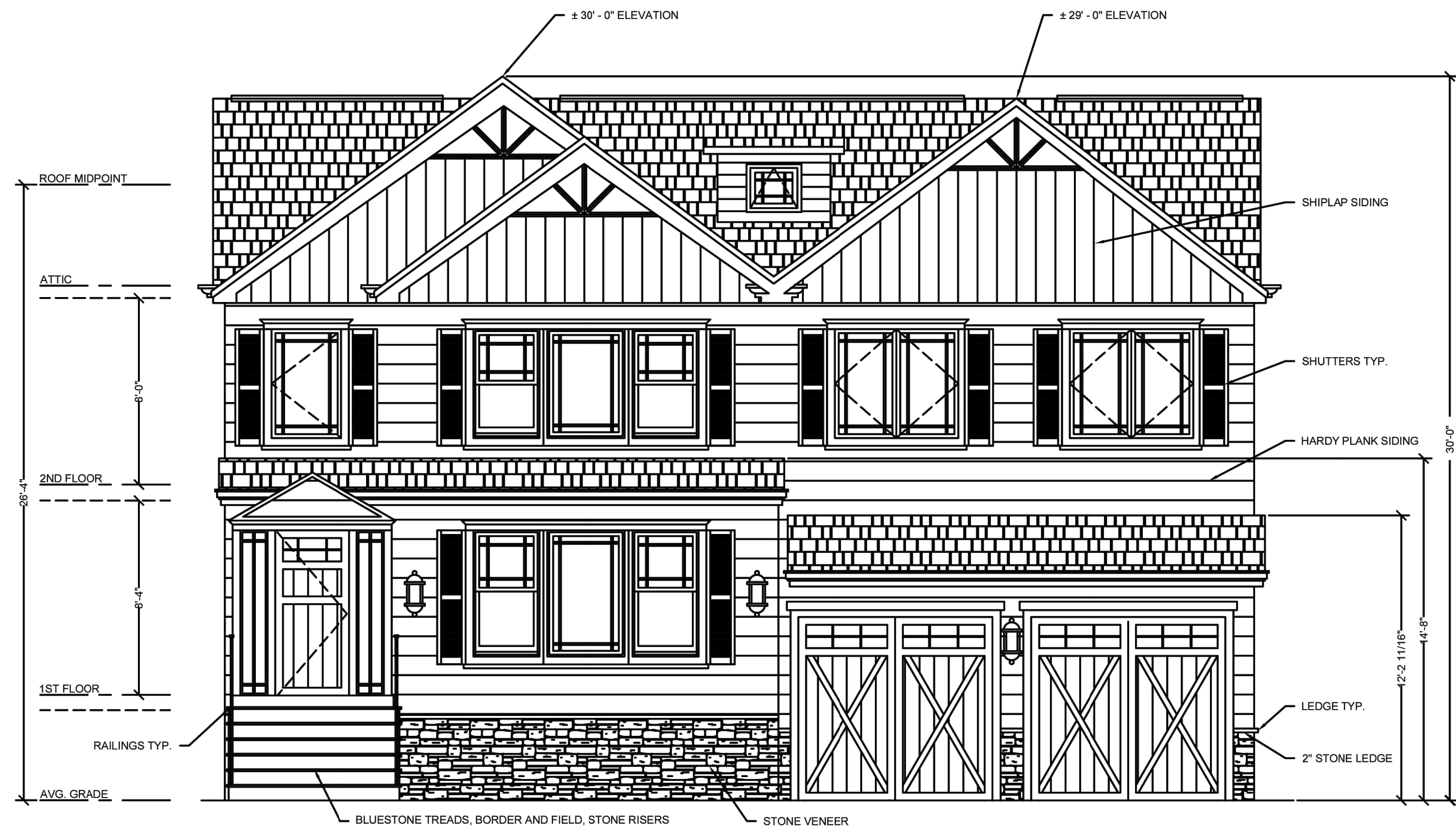
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SEAL & SIGNATURE  
  
 Stanley J. Kufel, J., Registered Architect  
 New Jersey License No. 21A101263500  
 S J Kufel Associates  
 337 Demarest Avenue, Oradell, NJ 07649  
 Cell 201.973.5454

<b>PROPOSED FLOOR PLANS</b>		
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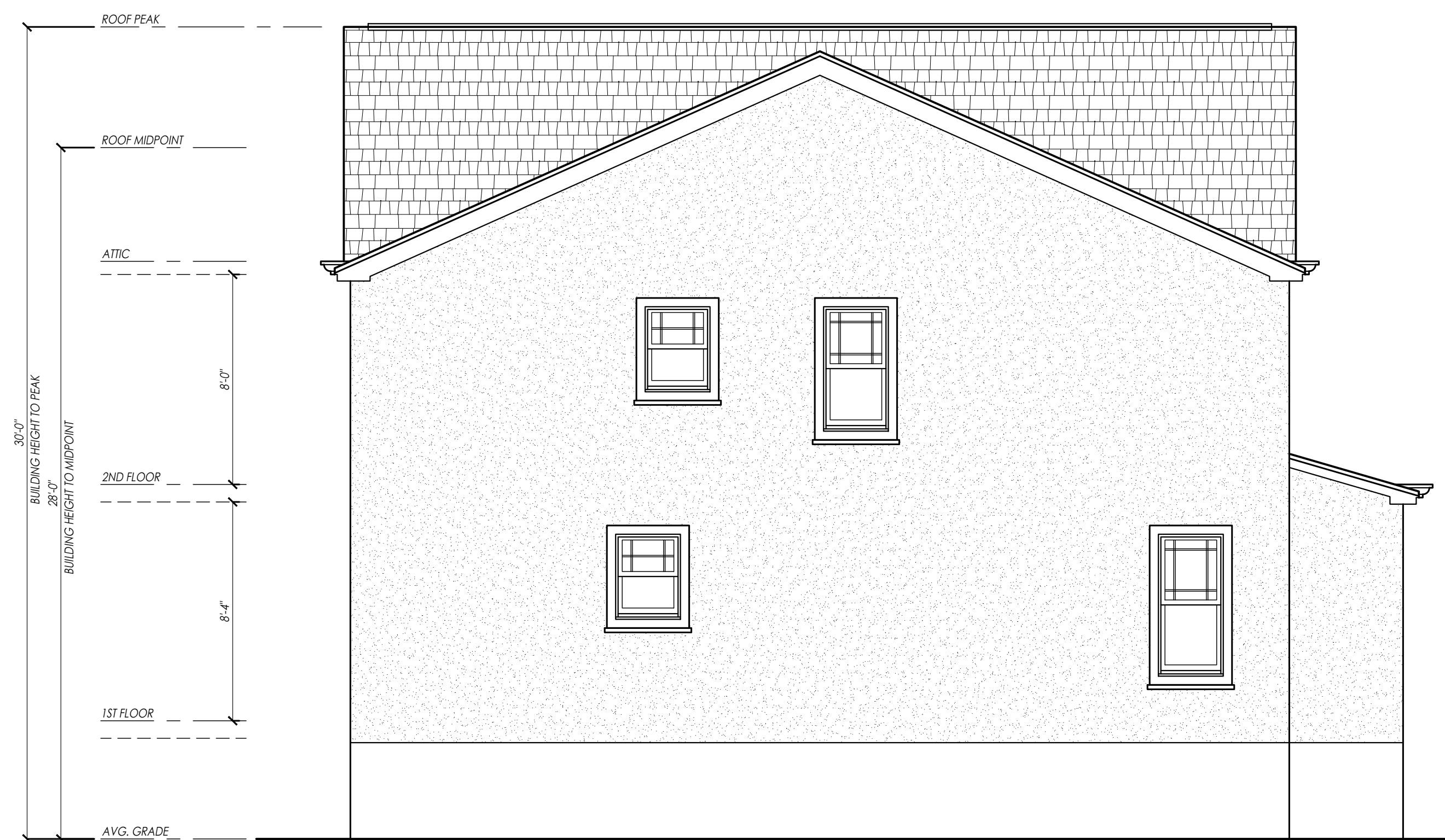
**PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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

<b>PROPOSED ELEVATIONS</b>		
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