

ADDITION/ALTERATION TO THE THE FABIAO RESIDENCE

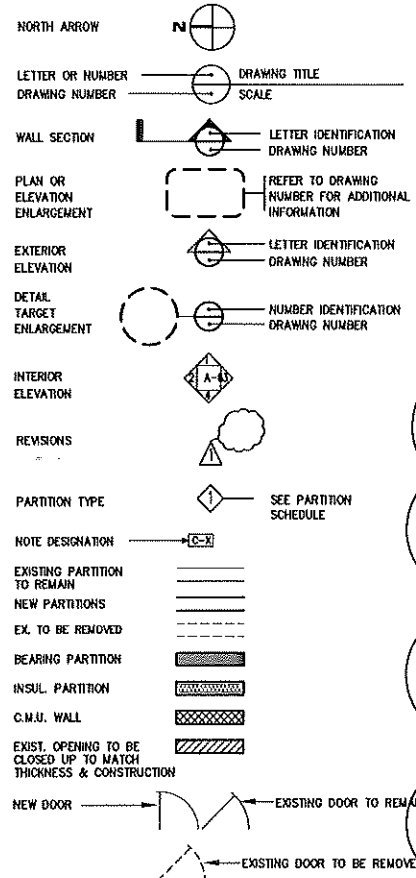
82 FOREST AVENUE
BERKELEY HEIGHTS, N.J. 07922

ABBREVIATIONS

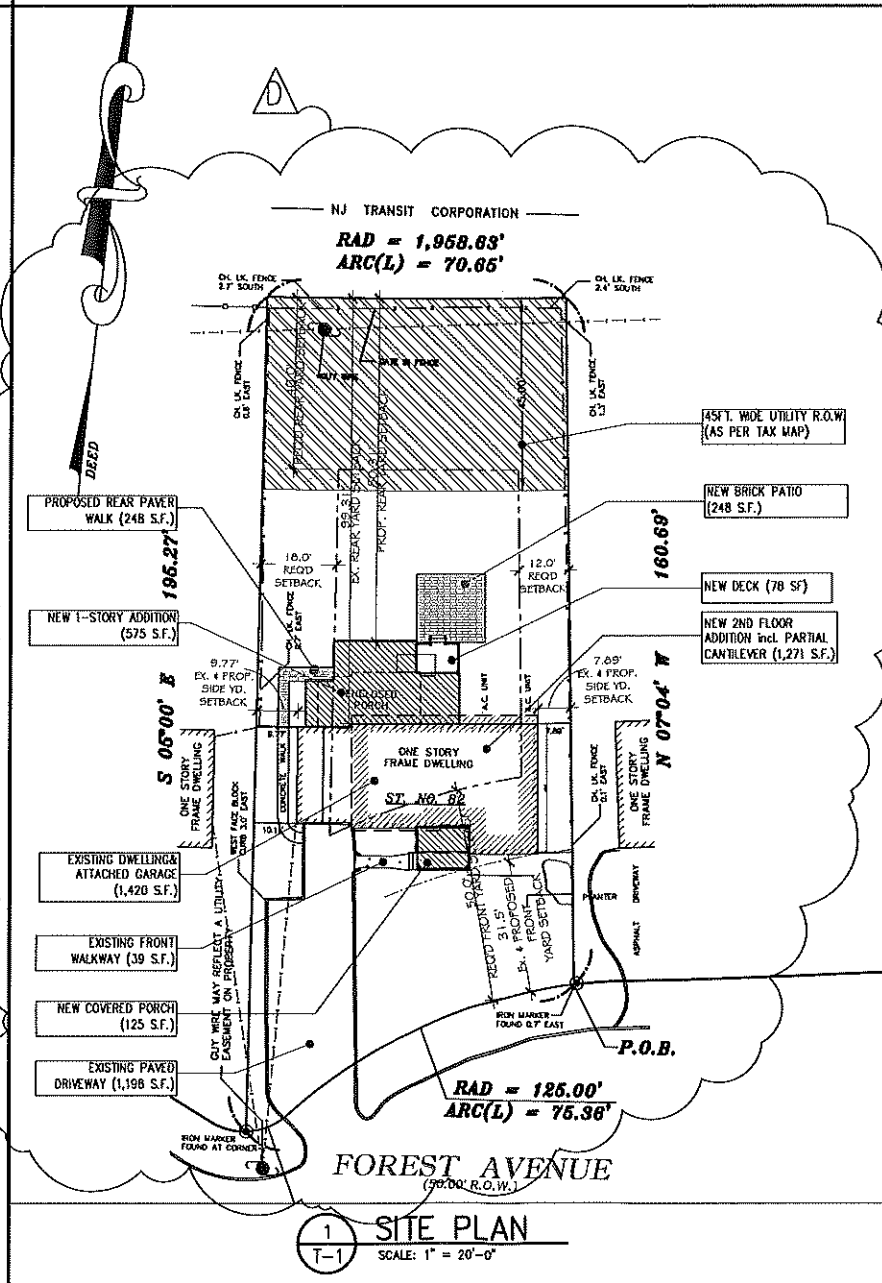
THE FOLLOWING LIST OF ABBREVIATIONS IS A GENERAL GUIDE AND DOES NOT SHOW ALL ABBREVIATIONS USED. OTHER GENERALLY ACCEPTED ABBREVIATIONS MAY BE FOUND AMONG THE DRAWINGS.

ACOUS.	ACOUSTIC	INT.	INTERIOR
A.F.F.	ABOVE FINISH FLOOR	JT.	JOINT
ALUM.	ALUMINUM	LP.	LOW POINT
BLDG.	BUILDING	MAX.	MAXIMUM
BLKG.	BLOCKING	MFR.	MANUFACTURER
BOT.	BOTTOM	MIN.	MINIMUM
C.C.	CONTROL JOINT	M.O.	MASONRY OPENING
C.L.C.	CLEARING	N.L.C.	NOT IN CONTRACT
C.M.U.	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	O.D.	OUTSIDE DIAMETER
CONSTR.	CONSTRUCTION	OPNG.	OPENING
CONT.	CONTINUOUS	OVERHEAD	OVERHEAD
CONTR.	CONTRACTOR	PL.	PLATE
CL. OR E	CENTER LINE	PLYM.	PLYWOOD
D.F.	DRINKING FOUNTAIN	PT.	PRESSURE TREATED
DIA.	DIAMETER	R.D.	ROOF DRAIN
DM.	DIMENSION	REINF.	REINFORCED
DWG.	DRAWING	REQ'D.	REQUIRED
E.A.	EACH	R.O.	ROUGH OPENING
E.L.	ELEVATION	SCL.	STRUCTURAL COMPOSITE LUMBER
ELEV.	ELEVATION	SM.	SIMILAR
EXST.	EXISTING	SPEC.	SPECIFICATION
EXT.	EXTERIOR	STD.	STANDARD
E.W.C.	ELECTRIC WATER COOLER	STR.	STEEL
F.D.	FLOOR DRAIN	STRUC.	STRUCTURAL
FDN.	FOUNDATION	TEMP.	TEMPERED
FIN.	FINISH	THK.	THICK
FL.	FLOOR	T.O.C.	TOP OF CONCRETE
FLSHG.	FLASHING	T.O.S.	TOP OF STEEL
GA.	GAUGE	TIP.	TYPICAL
G.C.	GENERAL CONTRACTOR	U.O.	UNIT OPENING
GYP. BO.	GYP. BOARD	U.O.N.	UNLESS OTHERWISE NOTED
H.M.	HOLLOW METAL	VERT.	VERTICAL
HORIZ.	HORIZONTAL	V.L.F.	VERIFY IN FIELD
H.P.	HIGH POINT	WD.	WOOD
I.D.	INSIDE DIAMETER	WP.	WORKING POINT
INSUL.	INSULATION		

LEGEND



SITE PLAN



ZONING DATA

SITE / ZONING BULK REQUIREMENTS			
ZONE: R-15 BLOCK: 504 LOT: 1B			
	REQUIRED	EXISTING	PROPOSED
MIN. SITE AREA	15,000 S.F.	12,865 S.F. *	12,865 S.F. *
MIN. LOT WIDTH	100.00 FT.	73.36 FT. *	73.36 FT. *
MIN. LOT DEPTH	130.00 FT.	160.66 FT. *	160.66 FT. *
MIN. FRONT YARD SETBACK	50.00 FT.	31.50 FT. *	31.50 FT. (V)
MIN. SIDE YARD (ONE SIDE)	12.00 FT.	7.99 FT. *	7.99 FT. (V)
MIN. SIDE YARD (COMBINED)	30.00 FT.	17.66 FT. *	17.66 FT. (V)
MIN. REAR YARD SETBACK (NOTE: R.O.W. SET BACK 43.00')	40.00 FT.	99.31 FT.	80.31 FT.
MAX. BUILDING HEIGHT	20.00 FT.	13.13 FT.	25.00 FT. (V)
MAX. BUILDING COVERAGE	15 %	1,420 S.F. 11.04%	2,171 S.F. 16.60% (V)
MAX. OTHER COVERAGE	10 %	1,688 S.F. 12.63%	1,925 S.F. 14.93% (V)
MAX. TOTAL COVERAGE	25 %	3,306 S.F. 25.70%	3,796 S.F. 29.51% (V)

INFORMATION NOTED ON THIS SITE PLAN IS TAKEN FROM A SURVEY PREPARED BY BRAGINSKY SURVEYING, LLC, PROFESSIONAL LAND SURVEYORS, VALERY BRAGINSKY, ISELIN, N.J. SURVEYOR LIC.# 43217, DATED 11/13/19.
(*) PRE-EXISTING CONDITION NON-CONFORMING
(V) VARIANCE REQUIRED

PROJECT DIRECTORY

OWNER
CARLOS & CRISTINA FABIAO
82 FOREST AVENUE
BERKELEY HEIGHTS, NJ 07922

ARCHITECT
GRA ARCHITECTS, INC.
310 SPRINGFIELD AVENUE, SUITE 12
BERKELEY HEIGHTS, N.J. 07066
CONTACT: JM RAMENTOL
TEL: (908) 464-0106

CONTRACTOR
TBD

DRAWING LIST

ARCHITECTURALS
1-1 TITLE SHEET, ZONING DATA & SITE PLAN
A-1 DEMOLITION PLAN & BASEMENT/FOUNDATION PLAN
A-2 1ST & 2ND FLOOR PLANS
A-4 EXTERIOR ELEVATIONS
A-EX EXISTING EXTERIOR ELEVATIONS

TOTAL COVERAGE CALCULATIONS:

EXISTING COVERAGE	S.F.
Existing Building Coverage:	1,420
Existing Impervious Coverage:	
Front Conc. Walkway:	39
Driveway & Curbing:	1,198
Front Conc. Patio & Stair:	133
Left Conc. Walkway:	183
Rear Conc. Patio:	333
Total Exist. Imperv. Coverage	1,886
TOTAL EXISTING COVERAGE	3,306
PROPOSED COVERAGE:	
Existing & New Dwelling:	2,171 (D)
Proposed Impervious Coverage:	
Modified Front Walkway:	39
Modified Side Walkway:	140
Driveway (to remain):	1,198
New Rear Paver Landing:	248
Total Prop. Imperv. Coverage	1,625
TOTAL PROPOSED COVERAGE	3,796 (D)
Net Increase	+ 490 S.F. (D)

GENERAL REQUIREMENTS

N.J.U.C.C. REQUIREMENTS

- USE GROUP : R5
- CONSTRUCTION TYPE : 08
- DESIGN LOADS

	LINE (PSF)	HEAD (PSF)
* SLEEPING ROOMS	30	16
* NON-SLEEPING ROOMS	40	16
* BATHROOM (W/ TILE)	40	20
* ENTRY & KITCHEN (W/ TILE)	40	25
* STAIRS	100	16
* CEILING W/O STORAGE	20	12
* CEILING W/O STORAGE	20	12
* VOLUME CEILING	16	16
* ROOF	20	16
* EXTERIOR WOOD DECK	40	12

- ARCHITECTURAL AREA (SQUARE FEET)

	EXISTING	ADDED	TOTAL
* LIVING AREA	1,131	375	1,706
1ST FLOOR (TOTAL)	0	1,235	1,235
2ND FLOORS (TOTAL)	1,131	1,610	2,941
BOTH FLOORS (TOTAL)			

D	04/21/20	ISSUED FOR ZONING BOARD APPROVAL
C	03/25/20	ISSUED TO ZONING OFFICER
B	03/14/20	REVISED & ISSUED TO OWNER FOR APPROVAL
A	02/20/20	ISSUED TO OWNER FOR REVIEW
No		REVISION / ISSUED TO

PROJECT
CARLOS & CRISTINA FABIAO
82 FOREST AVENUE
BERKELEY HEIGHTS, NJ 07922

PROJECT
ADDITION & ALTERATION TO
82 FOREST AVE.
BERKELEY HEIGHTS, NJ

ARCHITECTURE
INTERIOR DESIGN
PLANNING
GRA ARCHITECTS
310 SPRINGFIELD AVENUE
BERKELEY HEIGHTS, NJ 07066
TEL: (908) 464-0106
FAX: (908) 464-0106

DATE
02-10-20

SCALE
AS NOTED

DRAWN BY
DAK

PROJECT NUMBER
209282-001

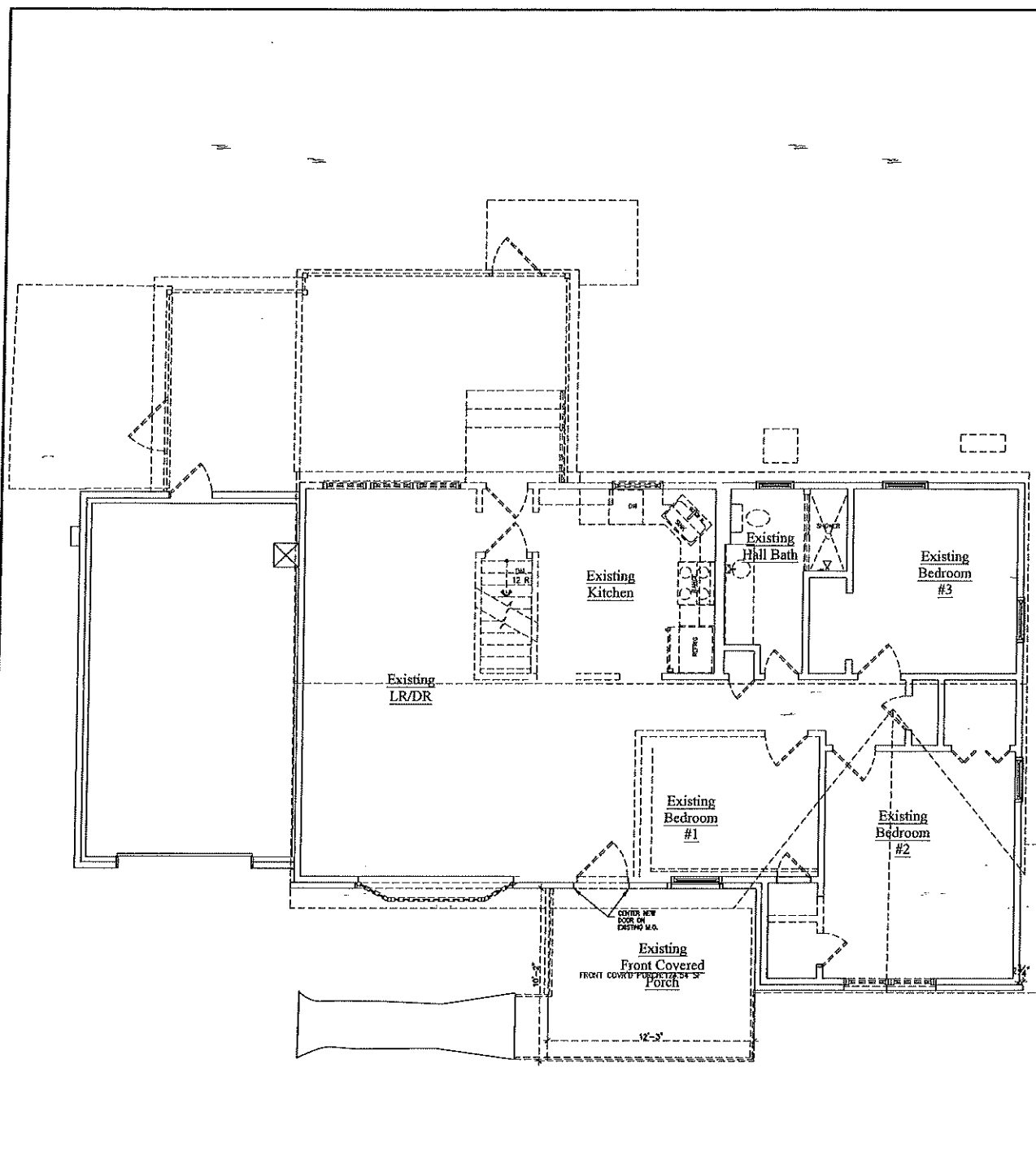
DATE
JUR

TITLE SHEET, ZONING DATA, & SITE PLAN

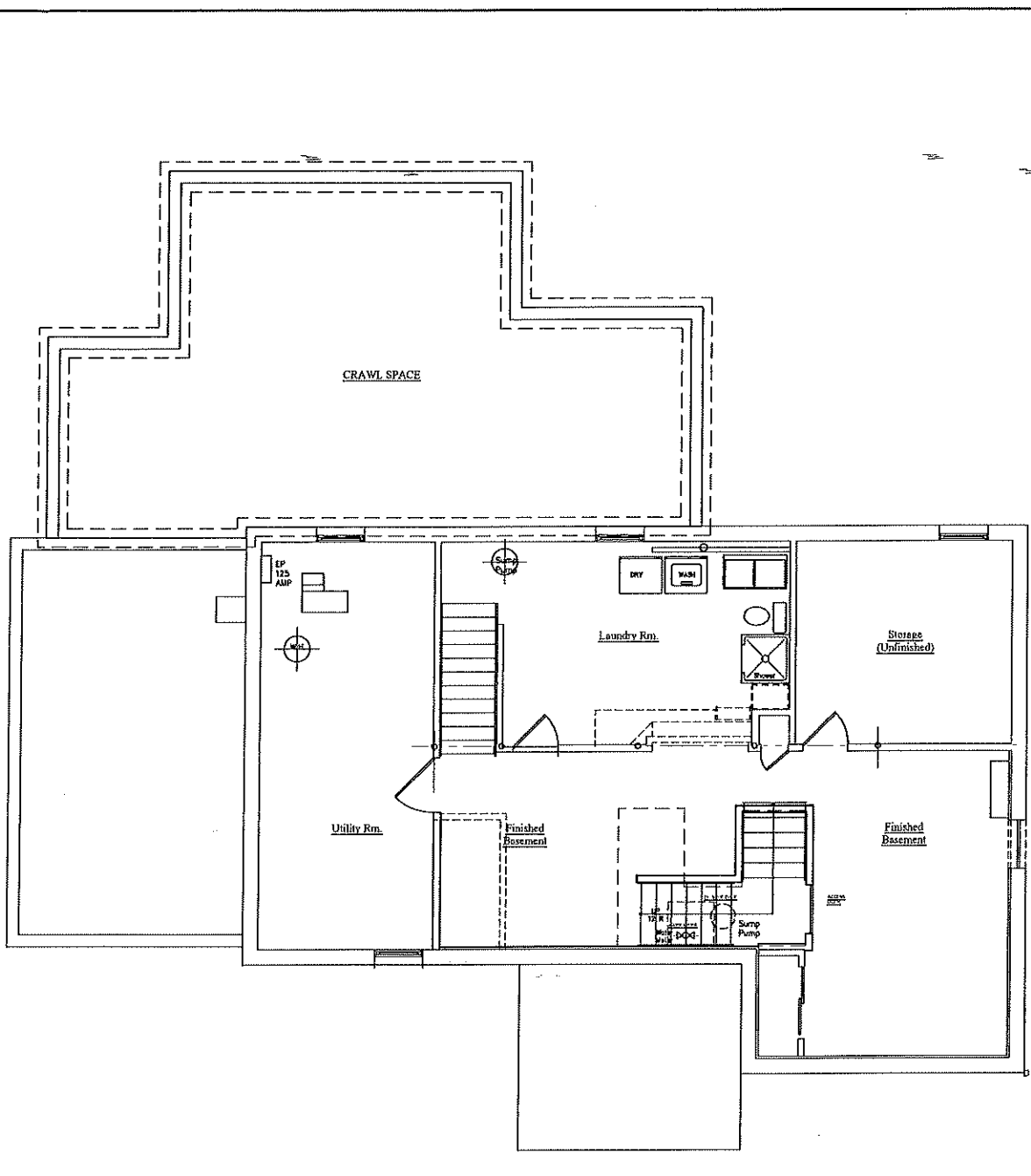
ARCHITECT
JAMES J. RAMENTOL
LIC. NO. AI-07446

DRAWING NO.
T-1


PLAN REVIEW AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION 2018 CODE AND THE NEW JERSEY REHABILITATION SUB CODE HOLDING ANY / ALL AMENDMENTS PER N.J.U.C.C.

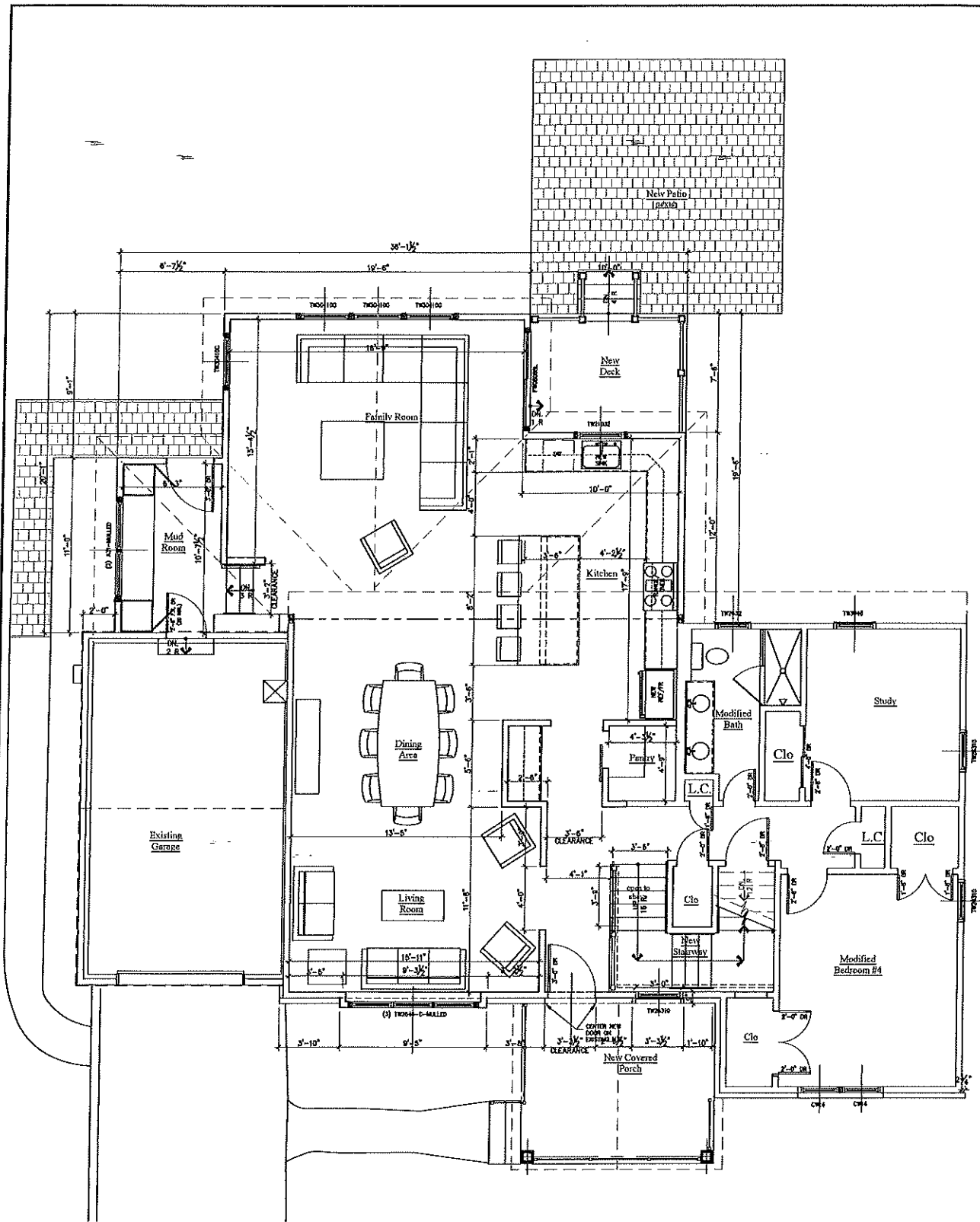


1
A-1 1st FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

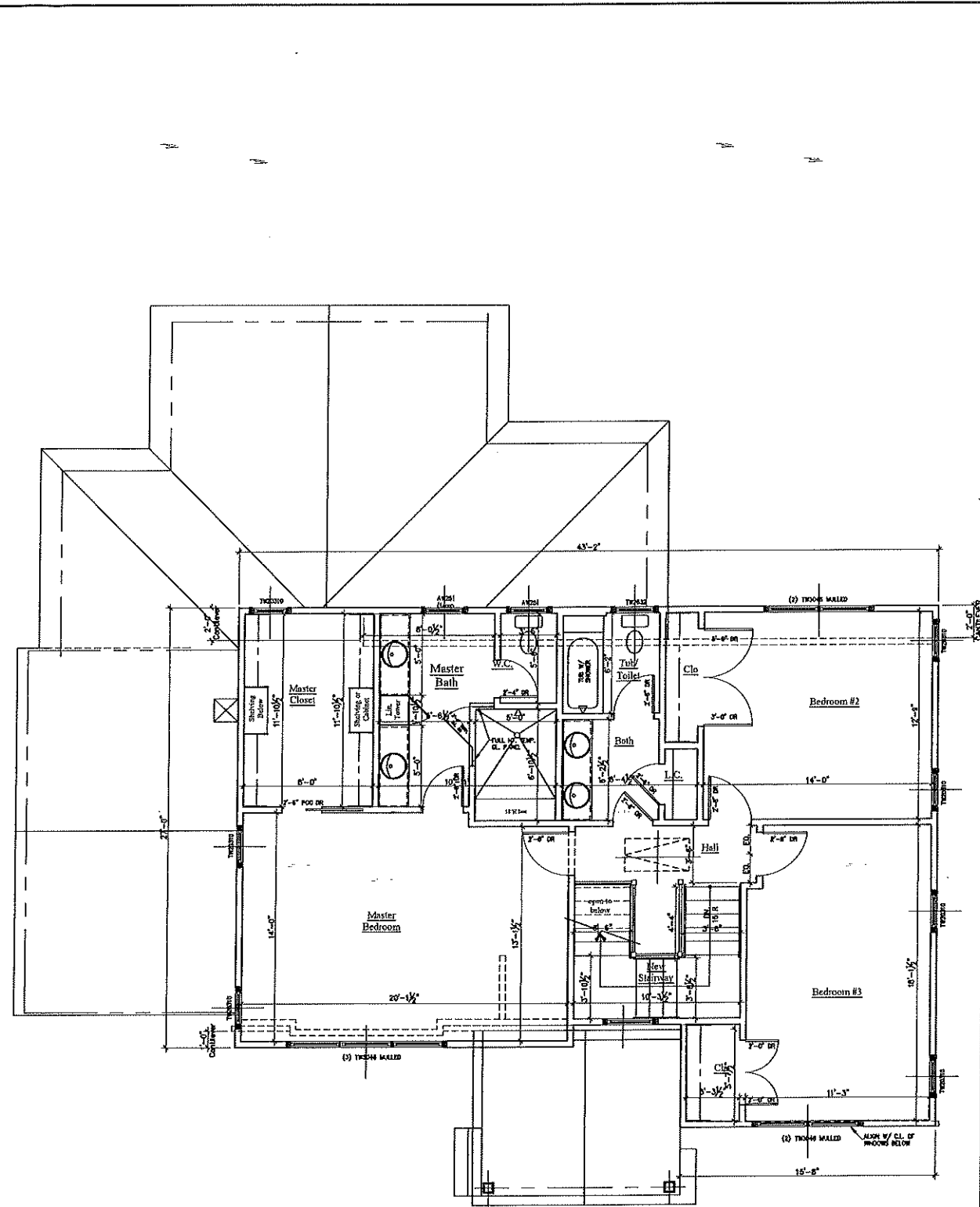


2
A-1 BASEMENT/FOUNDATION CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"


 ARCHITECTURE INTERIOR DESIGN PLANNING 310 OPHORNFIELD AVENUE BERKELEY HEIGHTS, NJ 07922 TEL: 908-596-5200 FAX: 908-596-5200	PROJECT NUMBER 209282-001	PROJECT MANAGER LJR	DRAWN BY DAK	SCALE AS NOTED	DATE 02-10-20
	THE DEMOLITION PLAN & BASEMENT/ FOUNDATION PLAN				
CLIENT CARLOS & CRISTINA FABIAO 82 FOREST AVENUE BERKELEY HEIGHTS, NJ 07922	PROJECT ADDITION & ALTERATION TO 82 FOREST AVE. BERKELEY HEIGHTS, NJ				
DRAWING NO. A1-07446	DATE No. DATE D 04/21/20 ISSUED FOR ZONING BOARD APPROVAL C 03/25/20 ISSUED TO ZONING OFFICER B 03/14/20 REVISED & ISSUED TO OWNER FOR APPROVAL A 02/20/20 ISSUED TO OWNER FOR REVIEW REVISION / ISSUED TO				

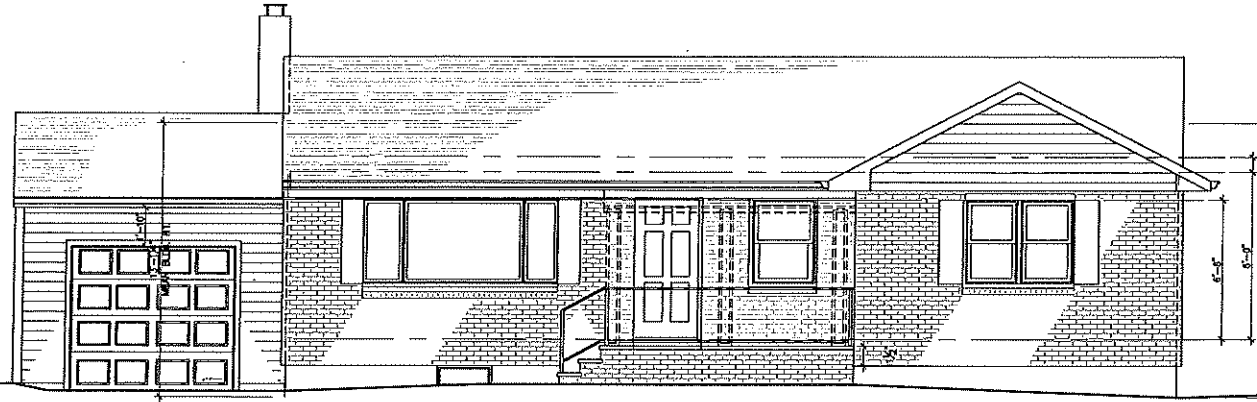


1
A-2 1ST FLOOR FLOOR PLAN

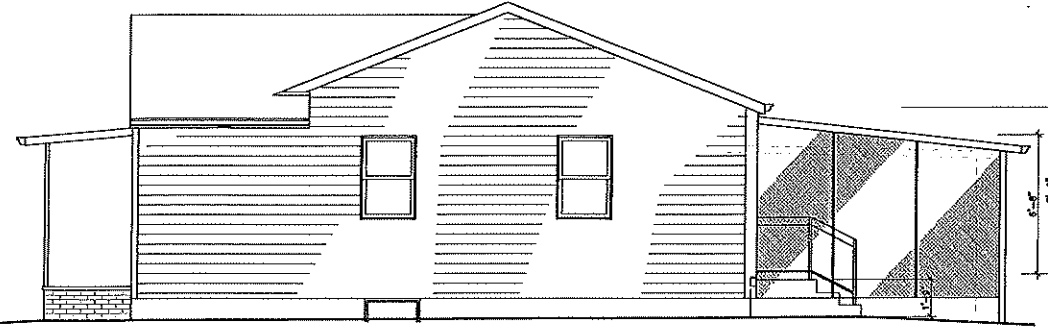


2
A-2 2ND FLOOR FLOOR PLAN

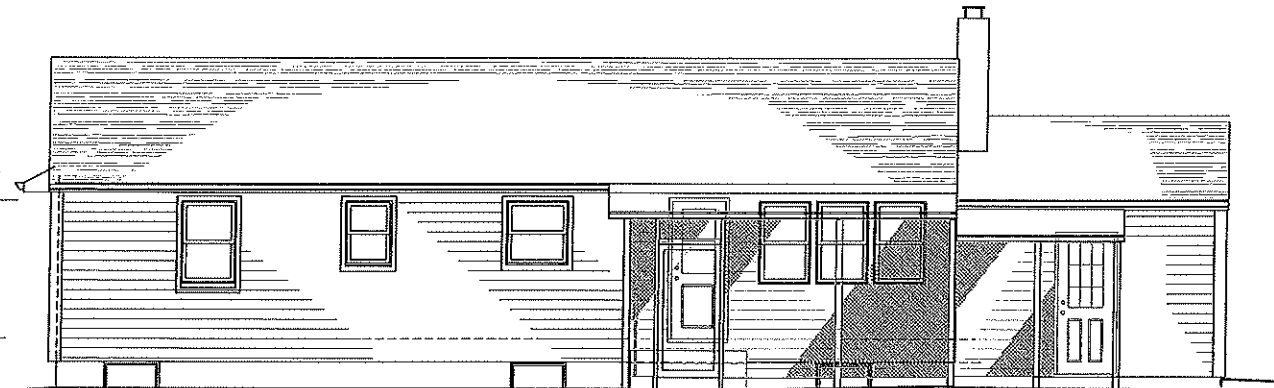
	ARCHITECTURE INTERIOR DESIGN PLANNING		202282-001 PROJECT NUMBER		JLR DRAWN BY		AS NOTED SCALE		02-10-20 DATE	
	202282-001 JOB NUMBER		JLR PROJECT NUMBER		DAK DRAWN BY		AS NOTED SCALE		02-10-20 DATE	
202282-001 JOB NUMBER		JLR PROJECT NUMBER		DAK DRAWN BY		AS NOTED SCALE		02-10-20 DATE		1ST FLOOR PLANS
CARLOS & CRISTINA FABIO 82 FOREST AVENUE BERKELEY HEIGHTS, NJ 07922		ADDITION & ALTERATION TO 82 FOREST AVE. BERKELEY HEIGHTS, NJ		PROJECT		CLIENT		NO. DATE A 02/20/20 B 03/14/20 C 03/25/20 D 04/21/20		REASON / ISSUED TO ISSUED FOR ZONING BOARD APPROVAL ISSUED TO ZONING OFFICER REVISED & ISSUED TO OWNER FOR APPROVAL ISSUED TO OWNER FOR REVIEW
JAMES J. DOMENTOL P.E. No. AI-07446		A-2		DRAWING NO.		A-2		A-2		A-2



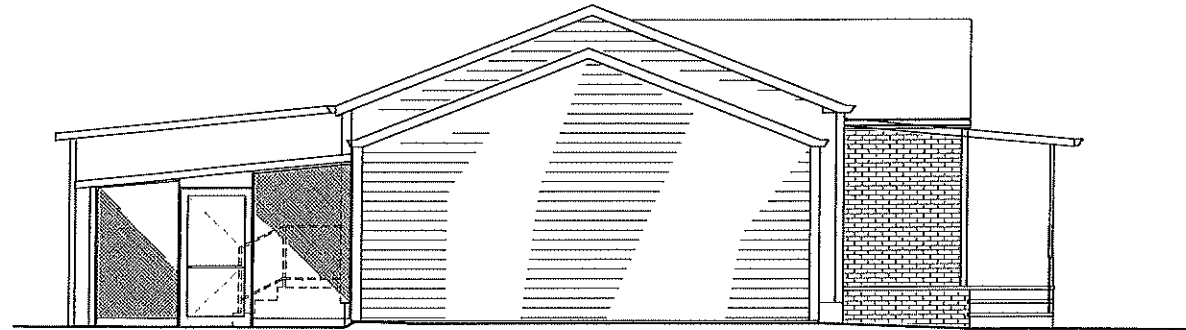
1 FRONT ELEVATION
A-4 SCALE: 1/4" = 1'-0"




2 LEFT ELEVATION
A-4 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
A-4 SCALE: 1/4" = 1'-0"

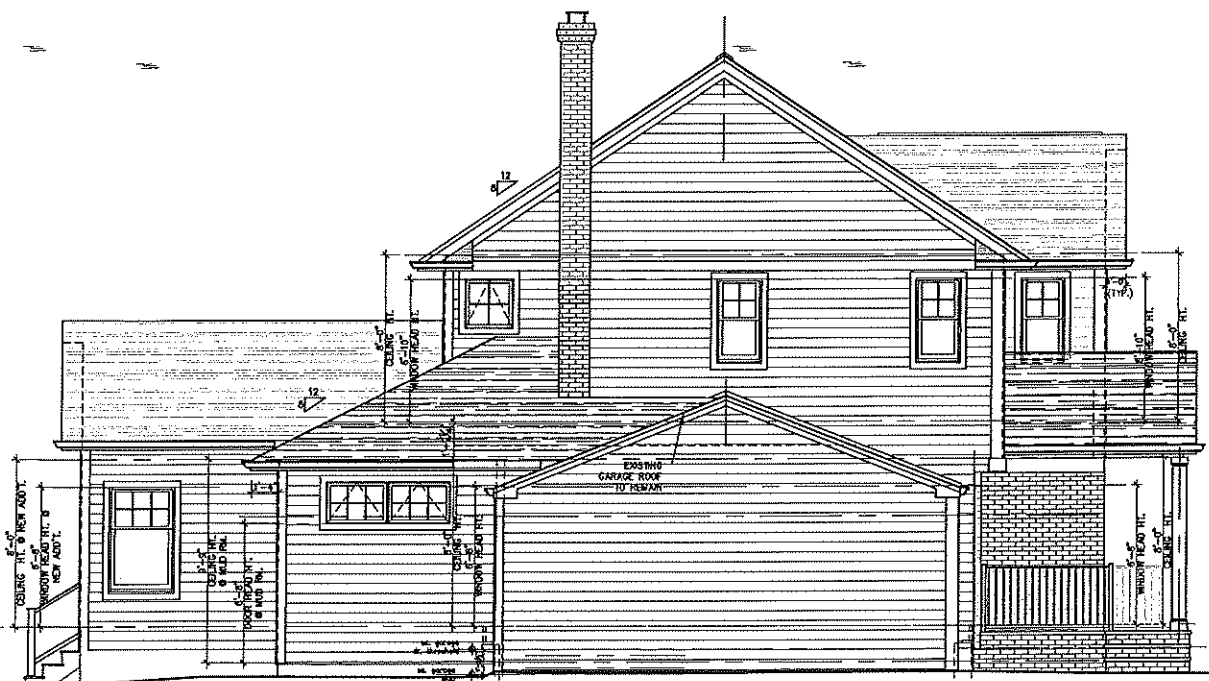


4 RIGHT ELEVATION
A-4 SCALE: 1/4" = 1'-0"

	ARCHITECTURE INTERIOR DESIGN PLANNING 88 SPRINGFIELD BLVD BERKELEY HEIGHTS, NJ 07922 PH: 908-464-0788 FAX: 908-464-0789	PROJECT NUMBER 202282-001	PROJECT MANAGER JFR	DRAWN BY DAK	SCALE AS NOTED	DATE 02-10-20
	PROJECT CARLOS & CRISTINA FABIAO 82 FOREST AVENUE BERKELEY HEIGHTS, NJ 07922	PROJECT ADDITION & ALTERATION TO 82 FOREST AVE. BERKELEY HEIGHTS, NJ	EXISTING EXTERIOR ELEVATIONS			
DRAWING NO. A-4-Ex	PROJECT NO. AI-07446	PROJECT TITLE EXISTING EXTERIOR ELEVATIONS				
ARCHITECT JAMES J. RAMENTOL LIC. NO. AI-07446	PROJECT TITLE EXISTING EXTERIOR ELEVATIONS					
REVISIONS / ISSUED TO		REVISIONS / ISSUED TO				
NO.		DATE				
A		02/20/20 ISSUED TO OWNER FOR REVIEW				
B		03/14/20 REVISED & ISSUED TO OWNER FOR APPROVAL				
C		03/25/20 ISSUED TO ZONING OFFICER				
D		04/21/20 ISSUED FOR ZONING BOARD APPROVAL				



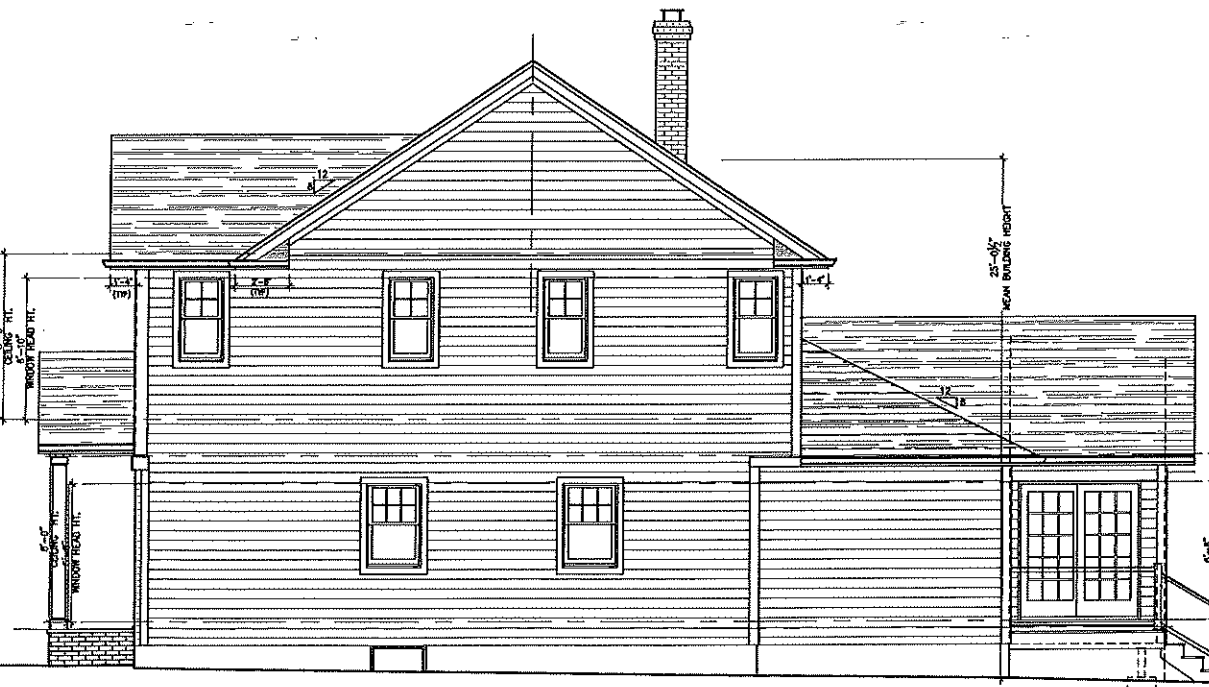
1 FRONT ELEVATION
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2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

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CARLOS & CRISTINA FABIO
82 FOREST AVENUE
BERKELEY HEIGHTS, NJ 07922

PROJECT: ADDITION & ALTERATION TO
82 FOREST AVE.
BERKELEY HEIGHTS, NJ

GRA
ARCHITECTS

ARCHITECTURE
INTERIOR DESIGN
PLANNING

310 SPRINGFIELD AVENUE
BERKELEY HEIGHTS, NJ 07922
TEL: 908.333.2200

PROJECT NUMBER: 209282-001
PROJECT MANAGER: LJR
DRAWN BY: DAK
SCALE: AS NOTED
DATE: 02-10-20

TITLE: EXTERIOR ELEVATIONS

ARCHITECT:
JAMES J. RAMENTOL
LIC. NO. AI-07446

DRAWING NO.: A-4