

CAPIZZI LAW OFFICES

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Reply to New Jersey Office

January 7, 2022

Supplement Letter to Submittal for January 20, 2022 Hearing

Via Hand Delivery

Nancy Wehmann – Secretary

Borough of Alpine Zoning Board of Adjustment

100 Church Street

Alpine, NJ 07620

Re: Lucacel – Alpine ZBA (the “Applicant”)
79 Miles Street, Block 55; Lot 3.03 (the “Property”)

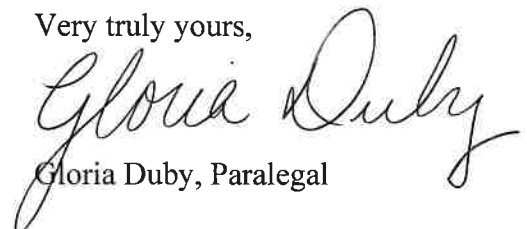
Dear Ms. Wehmann:

Supplement to our office’s filing letter dated January 6, 2022, enclosed please find the following for consideration at the January 20, 2022 hearing:

1. Application for Soil Moving Permit with Check List for Determining Completeness for Review of Soil Moving Permit Application attached thereto (12 copies);
2. Soil Movement Report prepared by Hubschman Engineering, P.A., dated October 12, 2021 (12 copies); and
3. Drainage Report prepared by Hubschman Engineering, P.A., dated August 11, 2021 (12 copies).

Thank you.

Very truly yours,



Gloria Duby, Paralegal

MGC/gd
Enclosures

BOROUGH OF ALPINE, 100 CHURCH STREET
201-784-2901 x-22 / 201-784-1407 FAX

Applicant Name & Address	FLORIN LUCACEL, 47 COLUMBUS DRIVE, TENAFLY, NEW JERSEY 07670			
Owner, if not applicant	FLORIN LUCACEL, 47 COLUMBUS DRIVE, TENAFLY, NEW JERSEY 07670			
Site Address	79 MILES STREET	P.O. BOX	Block	Lot
			55	3.03
Date of Initial Submission		Date of Resubmission		

	Yes	No
Have 2 copies of the application been submitted?	<u>X</u>	<u> </u>
Have 2 copies of the plans been submitted?	<u>X</u>	<u> </u>
Have 2 copies of the X-sections & calculations been submitted?	<u>X</u>	<u> </u>
Have 2 copies of the soil certification or tests been submitted?	<u>X</u>	<u> </u>
Have 2 copies of the truck routes been submitted?	<u>X</u>	<u> </u>
Have 2 copies of the truck & equipment to be used been submitted?	<u>X</u>	<u> </u>
Does the title Block on each sheet identify address and block and lot?	<u>X</u>	<u> </u>
Is Topo Map signed and sealed by a surveyor and by an engineer?	<u>X</u>	<u> </u>
Has review fee been submitted? (See attached schedule.)	<u>X</u>	<u> </u>
Has performance bond been submitted? (To be determined by Borough Engineer.)	<u>X</u>	<u> </u>
Is the following information shown on the plans? {Per Ord. 185-3(2)}		
Topographic Map:	<u>X</u>	<u> </u>
Building floor elevation	<u>X</u>	<u> </u>
Existing and proposed contours @ 2 ft. intervals	<u>X</u>	<u> </u>
Spot elevation at building corners.	<u>X</u>	<u> </u>
Top and bottom of wall elevations.	<u>X</u>	<u> </u>
Topography within 25 ft. of lot lines.	<u>X</u>	<u> </u>
Topography for full width of abutting streets	<u>X</u>	<u> </u>
Soil moving quantities.	<u>X</u>	<u> </u>
Storm water management improvements.	<u>X</u>	<u> </u>
Soil Erosion and sediment control provisions.	<u>X</u>	<u> </u>
Location, size and species of trees over 9 inches in diameter	<u>X</u>	<u> </u>
Elevations referenced to USGS datum	<u>X</u>	<u> </u>
Boundary of subject property.	<u>X</u>	<u> </u>
Flood Plains and/or freshwater wetlands.	<u>N/A</u>	<u> </u>
Zoning schedule.	<u>X</u>	<u> </u>
Listing of variances and/or waivers requested	<u>X</u>	<u> </u>

BOROUGH OF ALPINE, 100 CHURCH STREET, ALPINE, NJ 07621
ORDINANCE #541

APPLICATION FOR SOIL MOVING PERMIT

DATE: _____	Exempt Applic. _____	Yes/No
	Applic. Fee _____	Yes/No
	Escrow Fee _____	Yes/No
	Eng'g Escrow Fee _____	Yes/No

I. Pre-Approval Data Requirements

1. Property Description

Block	55	Lot	3.03
Street	79 MILES STREET		

2. Permittee (Property Owner or Contract Purchaser)

Name	FLORIN LUCACEL
Address	47 COLUMBUS DRIVE, TENAFLY, NEW JERSEY 07670
Telephone No.	609-548-2995

3. Purpose of Soil Moving

CONSTRUCTION OF SEPTIC SYSTEMS

4. Description of Soil to be Moved:

a. Cut	197.0	c.y.	LOAM	(type)
b. Fill	4,458.00	c.y.	BANKRUN AND GRAVEL	(type)
c. Import	4,261.00	c.y.	BANKRUN AND GRAVEL	(type)
d. Export	0	c.y.		(type)
e. Max. Height of temporary Stockpile			8'	(type)
f. Total Volume of Soil to be Moved			4,458	c.y

(cut plus import must equal fill plus export)

5. Wetlands and/or wetland buffer:

- present on the site.	NO	Yes/No
- proposed to be disturbed.	N/A	Yes/No/N.A.

6. Bergen County Soil Conservation District approval required.

YES	Yes/No
------------	--------

7. Map(s) submitted in full compliance with Borough Ordinance?

YES	Yes/No
------------	--------

a. Are slopes steeper than (1) vertical to (4) horizontal?

NO	Yes/No
-----------	--------

b. Are retaining walls higher than (6) feet ?

NO	Yes/No
-----------	--------

c. Are retaining walls less than (6) feet from lot lines?

YES	Yes/No
------------	--------

d. Are cross sections and end area calculations submitted?

YES	Yes/No
------------	--------

e. List of all requested waivers from topographic map map requirements.

MOVING IN EXCESS OF 1,000 CUBIC YARDS, FILL MORE THAN 5 FEET, WALL LESS THAN 6 FEET TO PROPERTY LINE

II. Post Approval Data Requirements

1. Proposed Commencement Date 11/21/2021
(Month/Day/Year)
2. Proposed Completion Date 11/1/2022
(Maximum one (1) year permit) (Month/Day/Year)
3. Location to which Excess Soil will be Exported
(Street) TO REMAIN ON SITE
(Mun./State) _____
4. Location from which Soil will be Imported
(Street) RIVERDALE QUARRY
(Mun./State) 125 PATERSON HAMBURG TURNPIKE, RIVERDALE, NJ 07457
5. Person in charge of Soil Movement Operations
Name TO BE DETERMINED
Address _____
Telephone No. _____
6. Route of Travel (within the Borough)
MILES STREET STREET TO CHURCH STREET TO CLOSTER DOCK ROAD TO ROUTE 9W
7. Description of Soil Erosion and Control:
SEDIMENT FILTER FENCE, STABILIZED CONSTRUCTION PAD, INLET PROTECTION
8. Liability Insurance Submitted in full compliance with Borough Ordinance Yes/No
9. Performance Guaranty posted \$ _____ Yes/No
10. Revegetation Guaranty posted \$ _____ Yes/No
11. Signature and Notarization
- Signature of Owner [Signature]
- Signature of Owner [Signature]
- Notary Gloria Duby
- Notary Gloria Duby

GLORIA M. DUBY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 2024

SOIL MOVING REPORT

PROPOSED DWELLING
79 MILES STREET
LOT 3.03, BLOCK 55
BOROUGH OF ALPINE
BERGEN COUNTY, NEW JERSEY
(FILE # 3953)

PREPARED ON:

October 12, 2021

PREPARED FOR:

APPLICANT

Florin Lucacel
47 Columbus Drive
Tenafly, New Jersey 07670

MICHAEL J. HUBSCHMAN, P.C.
MICHAEL J. HUBSCHMAN, P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
263A SOUTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621
PHONE: 201-384-5666



NJPE No. 29497

NJPP No. 3200

CONCLUSION:

The proposed dwelling at 79 Miles Street in the Borough of Alpine, Bergen County, New Jersey will result in a net import of soil during construction. Based on the current site plans and the attached cross sections, an estimated 4,261 cubic yards of soil materials will need to be imported to the project site.

Total Cut (CY)
197

Total Fill (CY)
4,900

Fill Left on Site From Septic Field (CY)
442

Quantity of Soil to Be Imported To Site (CY)
4,261

CUT	
3' Seepage Pit	
Units	4
Volume per Unit	614 CF
Total Volume	2,456 CF 91 CY

Total Drywell Volume: 3ft deep, 6ft diameter concrete drywell with aggregate

Dimensions: 3' Drywell (refer to Soil Erosion and Sediment Control Plan for dimension details)

Total Diameter = 12.5' (includes 3' gravel and 3" drywell thickness)

Total Depth = 5' (includes 2' gravel below drywell)

Drywell Volume = $5' (\pi/4)(12.5^2) \approx 614 \text{ CF}$

CUT CALCULATIONS

CUT	Cut (SF)	Average (SF)	Distance (FT)	Volume (CF)
0+00 N	0	14.00	20	280.00
0+20 S	28			
0+20 N	28	14.00	9	126.00
0+29 S	0			
0+29 N	0	1.00	18	18.00
0+47 S	2			
0+47 N	2	1.00	7	7.00
0+54 S	0			
0+54 N	0	32.50	15	487.50
0+69 S	65			
0+69 N	65	32.50	8	243.75
76.5+00 S	0			
76.5+00 N	0	0.00	10	0.00
86.5+00 S	0			
86.5+00 N	0	4.00	11	42.00
0+97 S	8			
0+97 N	5	2.50	14	35.00
1+11 S	0			
1+11 N	0	0.00	18	0.00
128.5+00 S	0			
128.5+00 N	0	2.00	8	15.00
1+36 S	4			
1+36 N	4	2.00	18	35.00

CUT CALCULATIONS CONTINUED

CUT	Cut (SF)	Average (SF)	Distance (FT)	Volume (CF)
153.5+00 S	0			
153.5+00 N	0	3.50	30	105.00
183.5+00 S	7			
183.5+00 N	0	0.00	7	0.00
190.5+00 S	0			
Total				1,394.25 ≈ 52 CY

FILL CALCULATIONS

FILL	Fill (SF)	Average (SF)	Distance (FT)	Volume (CF)
0+00 N	74	189.00	20	3,780.00
0+20 S	304			
0+20 N	328	515.50	9	4,639.50
0+29 S	703			
0+29 N	687	1,166.00	18	20,988.00
0+47 S	1,645			
0+47 N	1,700	1,754.00	7	12,278.00
0+54 S	1,808			
0+54 N	1,425	1,211.00	15	18,165.00
0+69 S	997			
0+69 N	996	745.50	8	5,591.25
76.5+00 S	495			
76.5+00 N	495	516.00	10	5,160.00
86.5+00 S	537			
86.5+00 N	425	817.50	11	8,583.75
0+97 S	1,210			
0+97 N	1,123	1,107.50	14	15,505.00
1+11 S	1,092			
1+11 N	1,227	860.00	18	15,050.00
128.5+00 S	493			
128.5+00 N	586	628.50	8	4,713.75
1+36 S	671			
1+36 N	671	571.50	18	10,001.25

CUT CALCULATIONS CONTINUED

FILL	Fill (SF)	Average (SF)	Distance (FT)	Volume (CF)
153.5+00 S	472			
153.5+00 N	328	230.00	30	6,900.00
183.5+00 S	132			
183.5+00 N	169	136.00	7	952.00
190.5+00 S	103			

Total 132,307.50 ≈ 4,900 CY

DRAINAGE REPORT

PROPOSED DWELLING
79 MILES STREET
LOT 3.03, BLOCK 55
BOROUGH OF ALPINE
BERGEN COUNTY, NEW JERSEY
(FILE # 3953)

PREPARED ON:

August 11, 2021

PREPARED FOR:

APPLICANT

Mr. Florin Lucacel
47 Columbus Drive
Tenafly, New Jersey 07670

MICHAEL J. HUBSCHMAN, P.C.
MICHAEL J. HUBSCHMAN, P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
263A SOUTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621
PHONE: 201-384-5666



NJPE No. 29497

NJPP No. 3200

[illegible]

INTRODUCTION:

This report has been developed to demonstrate compliance of the proposed drainage improvements on the project site with the Borough of Alpine Stormwater Control Ordinance and the Residential Site Improvement Standards (N.J.A.C. 5:21-7). This project does not qualify as a major project under either of the above listed regulations since it proposes less than one acre of overall land disturbance and less than ¼ acre of net new impervious surface coverage.

The project site is a residential property that is irregular in shape and consists of a 40,990.73 square foot (0.941 acre) lot. It is located along the westerly side of 79 Miles Street in the Borough of Alpine, Bergen County, New Jersey. The applicant proposes a dwelling that would include septic fields, terrace, patio, driveway, pool, and associated ancillary improvements.

EVALUATION:

Stormwater runoff for the site was analyzed utilizing the Modified Rational Method. The property was evaluated for the 2, 10, and 100 year design storm events in the present and developed conditions.

CONCLUSIONS:

Four (4) 3' deep, 6' diameter concrete drywells with gravel are required to meet the established design criteria, which are shown on the Site Plan with the requisite details provided.

Stormwater Management Summary

Storm	Existing Runoff (CFS)	Proposed Runoff (CFS)	Runoff Increase (CFS)	Storage Required for Entire Site (CF)	Storage Provided (CF)
2 Year	2.064	2.546	0.482	290	1,162
10 Year	2.740	3.381	0.641	385	1,162
100 Year	3.647	4.500	0.853	512	1,162

HUBSCHMAN ENGINEERING, P.A.
MICHAEL J. HUBSCHMAN, P.E., P.P.
DRAINAGE REPORT

79 MILES STREET - LOT 3.03, BLOCK 55
BOROUGH OF ALPINE
BERGEN COUNTY, NEW JERSEY
FILE # 3953

SECTION 1

PRESENT FLOW & DEVELOPED FLOW FOR 2, 10, & 100 - YEAR DESIGN STORMS

MODIFIED RATIONAL METHOD

PROPOSED DWELLING

<u>LOT AREA</u>	=	<u>40,991</u>	SF	0.941	Ac
<u>EXISTING IMPERVIOUS AREA</u>	=	<u>0</u>	SF	0.000	Ac
<u>PROPOSED IMPERVIOUS AREA</u>	=	<u>10,181</u>	SF	0.234	Ac

SOIL TYPE = Wethersfield gravelly loam, 8-15% slopes
 = Boonton - Urban Land Complex, 15-25 slopes
 SOIL GROUP = C

C LAWN = 0.51
 C IMPERVIOUS = 0.99

EXISTING

$$C = \frac{0 * 0.99 + 40,991 * 0.51}{40,991} = 0.510$$

PROPOSED

$$C = \frac{10,181 * 0.99 + 30,810 * 0.51}{40,991} = 0.629$$

SITE EXISTING FLOW (CFS)

						Existing Flow
Q ₂	=	C _i A	=	0.510 * 4.30 * 0.941	=	2.064 CFS
Q ₁₀	=	C _i A	=	0.510 * 5.71 * 0.941	=	2.740 CFS
Q ₁₀₀	=	C _i A	=	0.510 * 7.60 * 0.941	=	3.647 CFS

PROPOSED FLOW (CFS)

						Proposed Flow
Q ₂	=	C _i A	=	0.629 * 4.30 * 0.941	=	2.546 CFS
Q ₁₀	=	C _i A	=	0.629 * 5.71 * 0.941	=	3.381 CFS
Q ₁₀₀	=	C _i A	=	0.629 * 7.60 * 0.941	=	4.500 CFS

HUBSCHMAN ENGINEERING
MICHAEL J. HUBSCHMAN, P.E., P.P.
DRAINAGE REPORT

79 MILES STREET - LOT 3.03, BLOCK 55
BOROUGH OF ALPINE
BERGEN COUNTY, NEW JERSEY
FILE # 3953

Quick TR-55 Ver.5.47 S/N:
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MODIFIED RATIONAL METHOD

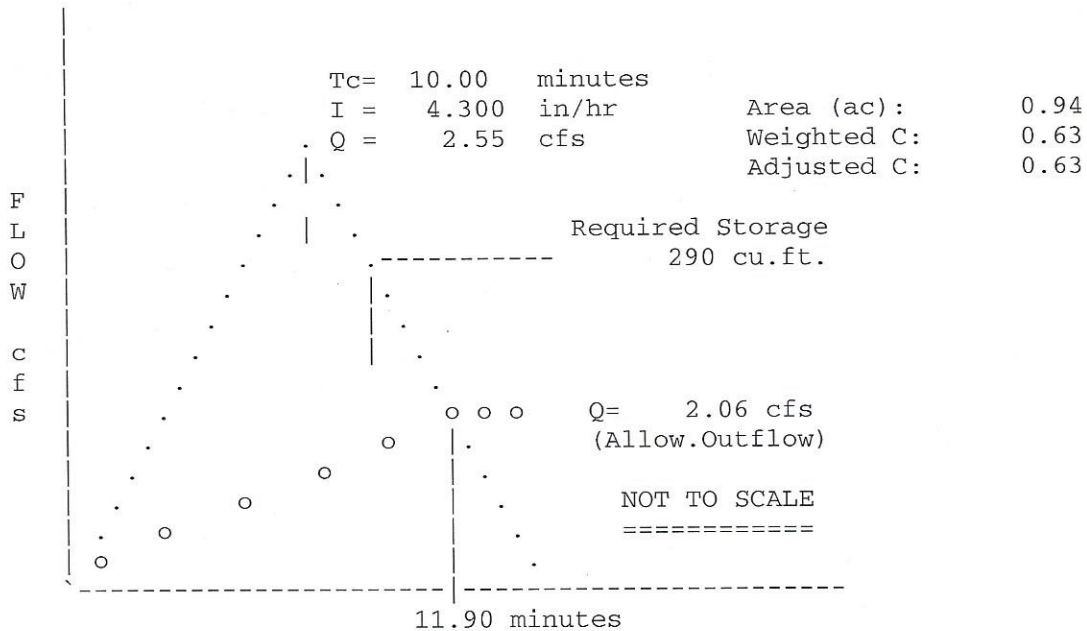
---- Graphical Summary for Maximum Required Storage ----

Proposed Dwelling
79 Miles Street
Borough of Alpine, Bergen County, New Jersey

```

*****
*                                     *
* RETURN FREQUENCY: 2 yr           Allowable Outflow: 2.06 cfs *
* 'C' Adjustment: 1.000           Required Storage: 290 cu.ft. *
*                                     *
* STORM DURATION = Tc for Max.Storage *
*-----*
* Peak Inflow: 2.55 cfs           Inflow .HYD stored: 3953E2 .HYD *
*****

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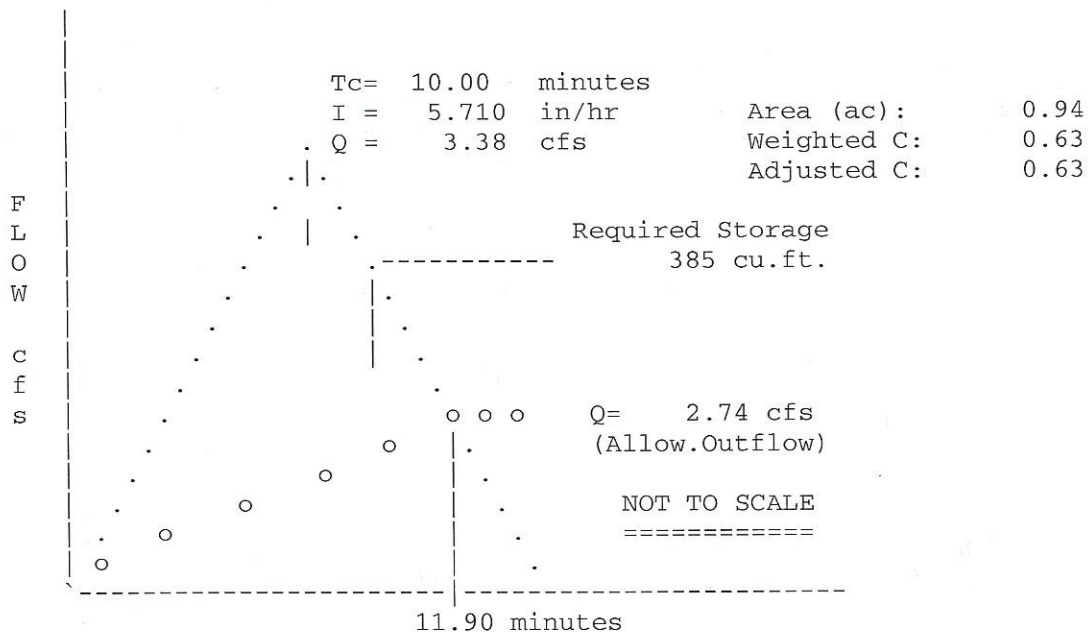
MODIFIED RATIONAL METHOD
---- Graphical Summary for Maximum Required Storage ----

Proposed Dwelling
79 Miles Street
Borough of Alpine, Bergen County, New Jersey

```

*****
*                                     *
* RETURN FREQUENCY: 10 yr           Allowable Outflow: 2.74 cfs *
* 'C' Adjustment: 1.000           Required Storage: 385 cu.ft. *
*                                     *
* STORM DURATION = Tc for Max.Storage *
*-----*
* Peak Inflow: 3.38 cfs           Inflow .HYD stored: 3953E10 .HYD *
*****

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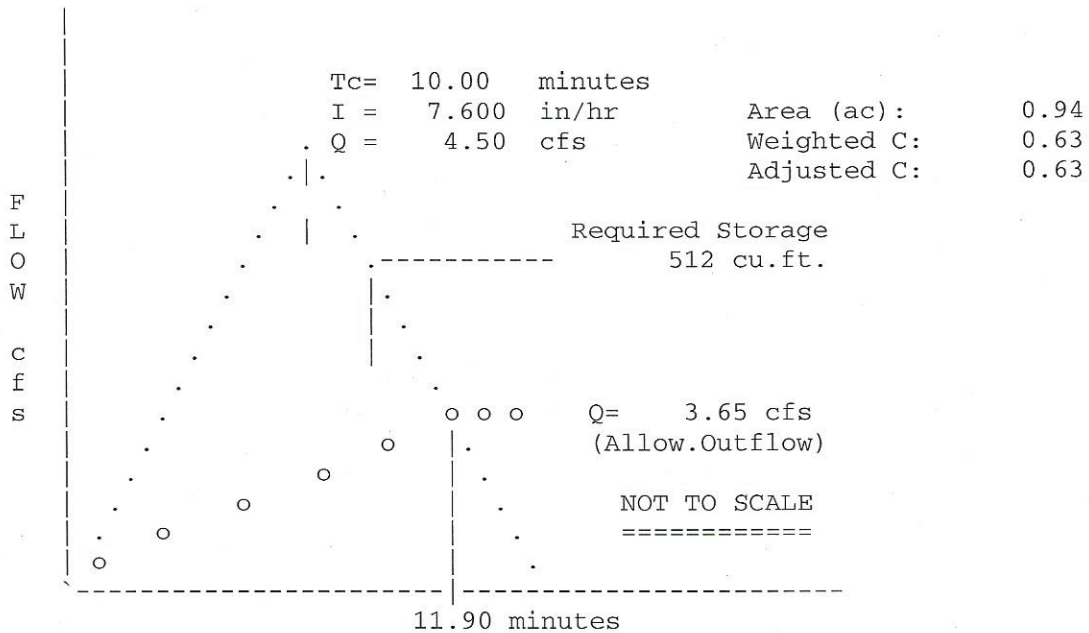
MODIFIED RATIONAL METHOD
---- Graphical Summary for Maximum Required Storage ----

Proposed Dwelling
79 Miles Street
Borough of Alpine, Bergen County, New Jersey

```

*****
*                                     *
* RETURN FREQUENCY: 100 yr          Allowable Outflow: 3.65 cfs *
* 'C' Adjustment: 1.000             Required Storage: 512 cu.ft. *
*                                     *
* STORM DURATION = Tc for Max.Storage *
*                                     *
*-----*
* Peak Inflow: 4.50 cfs             Inflow .HYD stored: 3953E100.HYD *
*                                     *
*****

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HUBSCHMAN ENGINEERING
MICHAEL J. HUBSCHMAN, P.E., P.P.
DRAINAGE REPORT

79 MILES STREET - LOT 3.03, BLOCK 55
BOROUGH OF ALPINE
BERGEN COUNTY, NEW JERSEY
FILE # 3953

Quick TR-55 Ver.5.47 S/N:
Executed: 13:22:24 08-11-2021

Proposed Dwelling
79 Miles Street
Borough of Alpine, Bergen County, New Jersey

**** Modified Rational Hydrograph ****
Weighted C = 0.629 Area= 0.941 acres Tc = 10.00 minutes
Adjusted C = 0.629 Td= 10.00 min. I= 4.30 in/hr Qp= 2.55 cfs
RETURN FREQUENCY: 2 year storm Adj.factor = 1.00
Output file: 3953E2 .HYD

HYDROGRAPH FOR MAXIMUM STORAGE
For the 2 Year Storm

Time Minutes	Time increment = 1.00 Minutes						
	Time on left represents time for first Q in each row.						
0.00	0.00	0.25	0.51	0.76	1.02	1.27	1.53
7.00	1.78	2.04	2.29	2.55	2.29	2.04	1.78
14.00	1.53	1.27	1.02	0.76	0.51	0.25	0.00

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Proposed Dwelling
79 Miles Street
Borough of Alpine, Bergen County, New Jersey

**** Modified Rational Hydrograph ****
Weighted C = 0.629 Area= 0.941 acres Tc = 10.00 minutes
Adjusted C = 0.629 Td= 10.00 min. I= 5.71 in/hr Qp= 3.38 cfs
RETURN FREQUENCY: 10 year storm Adj.factor = 1.00
Output file: 3953E10 .HYD

HYDROGRAPH FOR MAXIMUM STORAGE
For the 10 Year Storm

Time Minutes	Time increment = 1.00 Minutes						
	Time on left represents time for first Q in each row.						
0.00	0.00	0.34	0.68	1.01	1.35	1.69	2.03
7.00	2.37	2.71	3.04	3.38	3.04	2.71	2.37
14.00	2.03	1.69	1.35	1.01	0.68	0.34	0.00

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DRAINAGE REPORT

79 MILES STREET - LOT 3.03, BLOCK 55
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Proposed Dwelling
79 Miles Street
Borough of Alpine, Bergen County, New Jersey

**** Modified Rational Hydrograph ****
Weighted C = 0.629 Area= 0.941 acres Tc = 10.00 minutes
Adjusted C = 0.629 Td= 10.00 min. I= 7.60 in/hr Qp= 4.50 cfs
RETURN FREQUENCY: 100 year storm Adj.factor = 1.00
Output file: 3953E100.HYD

HYDROGRAPH FOR MAXIMUM STORAGE
For the 100 Year Storm

Time Minutes	Time increment = 1.00 Minutes						
	Time on left represents time for first Q in each row.						
0.00	0.00	0.45	0.90	1.35	1.80	2.25	2.70
7.00	3.15	3.60	4.05	4.50	4.05	3.60	3.15
14.00	2.70	2.25	1.80	1.35	0.90	0.45	0.00

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79 MILES STREET - LOT 3.03, BLOCK 55
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Proposed Dwelling
79 Miles Street
Borough of Alpine, Bergen County, New Jersey

* * * * * SUMMARY OF RATIONAL METHOD PEAK DISCHARGES * * * * *

$$Q = \text{adj} * C * I * A$$

Where: Q=cfs, C=Weighted Runoff Coefficient, I=in/hour, A=acres
adj = 'C' adjustment factor for each return frequency

RETURN FREQUENCY = 2 years
'C' adjustment, k = 1
Adj. 'C' = Wtd.'C' x 1

Subarea Descr.	Runoff 'C'	Area acres	Tc (min)	Wtd. 'C'	Adj. 'C'	I in/hr	Total acres	Peak Q (cfs)
Impervious	0.990	0.23						
Pervious	0.510	0.71						
			10.00	0.629	0.629	4.300	0.94	2.55

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79 Miles Street
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* * * * * SUMMARY OF RATIONAL METHOD PEAK DISCHARGES * * * * *

$$Q = \text{adj} * C * I * A$$

Where: Q=cfs, C=Weighted Runoff Coefficient, I=in/hour, A=acres
adj = 'C' adjustment factor for each return frequency

RETURN FREQUENCY = 10 years
'C' adjustment, k = 1
Adj. 'C' = Wtd.'C' x 1

Subarea Descr.	Runoff 'C'	Area acres	Tc (min)	Wtd. 'C'	Adj. 'C'	I in/hr	Total acres	Peak Q (cfs)
Impervious	0.990	0.23						
Pervious	0.510	0.71						
			10.00	0.629	0.629	5.710	0.94	3.38

HUBSCHMAN ENGINEERING
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79 Miles Street
Borough of Alpine, Bergen County, New Jersey

* * * * * SUMMARY OF RATIONAL METHOD PEAK DISCHARGES * * * * *

$$Q = \text{adj} * C * I * A$$

Where: Q=cfs, C=Weighted Runoff Coefficient, I=in/hour, A=acres
adj = 'C' adjustment factor for each return frequency

RETURN FREQUENCY = 100 years
'C' adjustment, k = 1
Adj. 'C' = Wtd.'C' x 1

Subarea Descr.	Runoff 'C'	Area acres	Tc (min)	Wtd. 'C'	Adj. 'C'	I in/hr	Total acres	Peak Q (cfs)
Impervious	0.990	0.23						
Pervious	0.510	0.71						
			10.00	0.629	0.629	7.600	0.94	4.50

79 MILES STREET - LOT 3.03, BLOCK 55
BOROUGH OF ALPINE
BERGEN COUNTY, NEW JERSEY
FILE # 3953

```

*****
*****
*
*
*
*          MODIFIED RATIONAL METHOD
*    ---- Grand Summary For All Storm Frequencies ----
*
*
*****
*****

```

.....

1.11

HUBSCHMAN ENGINEERING
MICHAEL J. HUBSCHMAN, P.E., P.P.
DRAINAGE REPORT

79 MILES STREET - LOT 3.03, BLOCK 55
BOROUGH OF ALPINE
BERGEN COUNTY, NEW JERSEY
FILE # 3953

Quick TR-55 Ver.5.47 S/N:
Executed: 13:22:24 08-11-2021

MODIFIED RATIONAL METHOD
---- Summary for Single Storm Frequency ----

First peak outflow point assumed to occur at Tc hydrograph recession leg.

Proposed Dwelling
79 Miles Street
Borough of Alpine, Bergen County, New Jersey

RETURN FREQUENCY: 2 yr 'C' Adjustment = 1.000 Allowable Q = 2.06 cfs

Hydrograph file duration= 10.00 minutes
Hydrograph file: 3953E2 .HYD

Tc = 10.00 minutes

						VOLUMES	
Weighted 'C'	Adjusted 'C'	Duration minutes	Intens. in/hr	Areas acres	Qpeak cfs	Inflow (cu.ft.)	Storage (cu.ft.)
0.629	0.629	15	3.550	0.94	2.10	1,892	141
0.629	0.629	20	3.167	0.94	1.88	Qpeak < Qallow	

HUBSCHMAN ENGINEERING
MICHAEL J. HUBSCHMAN, P.E., P.P.
DRAINAGE REPORT

79 MILES STREET - LOT 3.03, BLOCK 55
BOROUGH OF ALPINE
BERGEN COUNTY, NEW JERSEY
FILE # 3953

Quick TR-55 Ver.5.47 S/N:
Executed: 13:22:24 08-11-2021

MODIFIED RATIONAL METHOD
---- Summary for Single Storm Frequency ----

First peak outflow point assumed to occur at Tc hydrograph recession leg.

Proposed Dwelling
79 Miles Street
Borough of Alpine, Bergen County, New Jersey

RETURN FREQUENCY: 10 yr 'C' Adjustment = 1.000 Allowable Q = 2.74 cfs

Hydrograph file duration= 10.00 minutes
Hydrograph file: 3953E10 .HYD

Tc = 10.00 minutes

.....

						VOLUMES	
Weighted 'C'	Adjusted 'C'	Duration minutes	Intens. in/hr	Areas acres	Qpeak cfs	Inflow (cu.ft.)	Storage (cu.ft.)
0.629	0.629	15	4.740	0.94	2.81	2,526	197
0.629	0.629	20	4.277	0.94	2.53	Qpeak < Qallow	

Quick TR-55 Ver.5.47 S/N:
Executed: 13:22:24 08-11-2021

MODIFIED RATIONAL METHOD
---- Summary for Single Storm Frequency ----

First peak outflow point assumed to occur at Tc hydrograph recession leg.

Proposed Dwelling
79 Miles Street
Borough of Alpine, Bergen County, New Jersey

RETURN FREQUENCY: 100 yr 'C' Adjustment = 1.000 Allowable Q = 3.65 cfs

Hydrograph file duration= 10.00 minutes

Hydrograph file: 3953E100.HYD

Tc = 10.00 minutes

.....

VOLUMES

Weighted 'C'	Adjusted 'C'	Duration minutes	Intens. in/hr	Areas acres	Qpeak cfs	Inflow (cu.ft.)	Storage (cu.ft.)
0.629	0.629	15	6.330	0.94	3.75	3,374	269
0.629	0.629	20	5.780	0.94	3.42	Qpeak < Qallow	

HUBSCHMAN ENGINEERING, P.A.
MICHAEL J. HUBSCHMAN, P.E., P.P.
DRAINAGE REPORT

79 MILES STREET - LOT 3.03, BLOCK 55
BOROUGH OF ALPINE
BERGEN COUNTY, NEW JERSEY
FILE # 3953

SECTION 2

RUNOFF STORAGE CALCULATIONS

RUNOFF STORAGE REQUIREMENTS

DRYWELL CALCULATIONS

3' Deep, 6' Diameter

DRYWELL VOLUME

$$3' (\pi)(6^2/4) = 84.82 \text{ cf}$$

STONE AROUND DRYWELL

3' OF STONE, 40% VOIDS

HEIGHT	=	3	ft
INNER DIA.	=	6	ft
OUTER DIA.	=	6.5	ft
STONE DIA.	=	12.5	ft

$$0.4(3')(\pi)(12.5^2 - 6.5^2)/4 = 107.44 \text{ cf}$$

STONE AT BOTTOM

2' OF STONE, 40 % VOIDS

$$0.4(2')(\pi)(12.5^2/4) = 98.17 \text{ cf}$$

$$\text{Storage provided by one seepage pit with gravel} = 290.44 \text{ cf}$$

*USE FOUR (4) DRYWELLS WITH STONE

$$4 * 290.44 \text{ cf} = 1,161.76 \text{ cf}$$

APPENDIX 1

- Site Location and Soil Type Map
- Typical Runoff Coefficients Table
- Time of Concentration (T_c) Nomograph
- IDF Curves and Tabulation

79 Miles Street

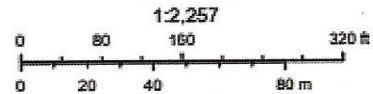


8/11/2021, 12:46:39 PM

- County Boundaries
- Parcels Data (Block and Lot)
- Roads NJ (Centerlines)
- Sub-Watersheds (HUC14)
- Watersheds (HUC11)
- Watershed Management Areas

USA SSURGO - Soil Hydrologic Group

- Group A
- Group B
- Group C
- Group D
- Group A/D
- Group B/D



Esri Community Maps Contributors, County of Westchester, New Jersey
Office of GIS, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph,
INCREMENT P, METUNASA, USGS, EPA, NPS, US Census Bureau,
USDA, Source: USDA NRCS, Esri

New Jersey Department of Environmental Protection

Esri Community Maps Contributors, County of Westchester, New Jersey Office of GIS, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METUNASA, USGS, EPA, NPS, US

Soils (SSURGO)

Rec	Map Unit Symbol	Map Unit Name
1	WemC	Wethersfield gravelly loam, 8-15% slopes
2	BouD	Boonton-Urban Land Complex, 15-25 slopes

Recommended Coefficient of Runoff Values for Various Selected Land Uses

Land Use	Description	Hydrologic Soils Group			
		A	B	C	D
Cultivated Land	without conservation treatment	0.49	0.67	0.81	0.88
	with conservation treatment	0.27	0.43	0.67	0.67
Pasture or Range Land Meadow	poor condition	0.38	0.63	0.78	0.84
	good condition	---	0.25	0.51	0.65
	good condition	---	---	0.41	0.61
Wood or Forest Land	thin stand, poor cover, no mulch	---	0.34	0.59	0.70
	good cover	---	---	0.45	0.59
Open Spaces, Lawns, Parks, Golf Courses, Cemeteries					
	Good Condition	---	0.25	0.51	0.65
	Fair Condition	---	0.45	0.63	0.74
Commercial and Business Area	85% impervious	0.84	0.90	0.93	0.96
Industrial Districts	72% impervious	0.67	0.81	0.88	0.92
Residential	average % impervious				
Average Lot Size (acres)					
1/8	65	0.59	0.76	0.86	0.90
1/4	38	0.29	0.55	0.70	0.80
1/3	30	---	0.49	0.67	0.78
1/2	25	---	0.45	0.65	0.76
1	20	---	0.41	0.63	0.74
Paved Areas	parking lots, roofs, driveways, etc.	0.99	0.99	0.99	0.99
Streets and Roads	paved with curbs & storm sewers	0.99	0.99	0.99	0.99
	gravel	0.57	0.76	0.84	0.88
	dirt	0.49	0.69	0.80	0.84

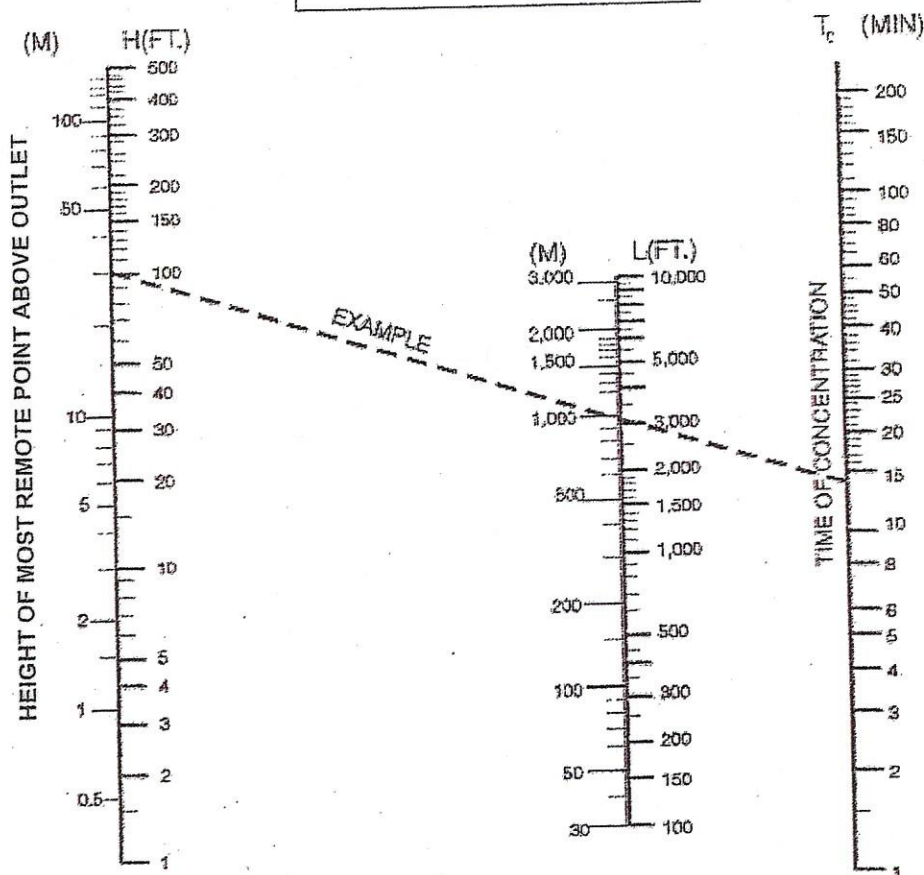
NOTE: Values are based on NRCS (formerly the SCS) definitions and are average values.

Source: Technical Manual for Land Use Regulation Program, Bureau of Inland and Coastal Regulations, Stream Encroachment Permits, New Jersey Department of Environmental Protection

Figure 7.1

TIME OF CONCENTRATION

Example
 Height = 100 ft.
 Length = 3000 ft.
 Time of Concentration = 14 Min.



Notes:

Use Nomograph T_c for natural basins with well-defined channels, for overland or bare earth, and for mowed grass roadside channels.

For overland flow, grassed surfaces, multiply T_c by 2.

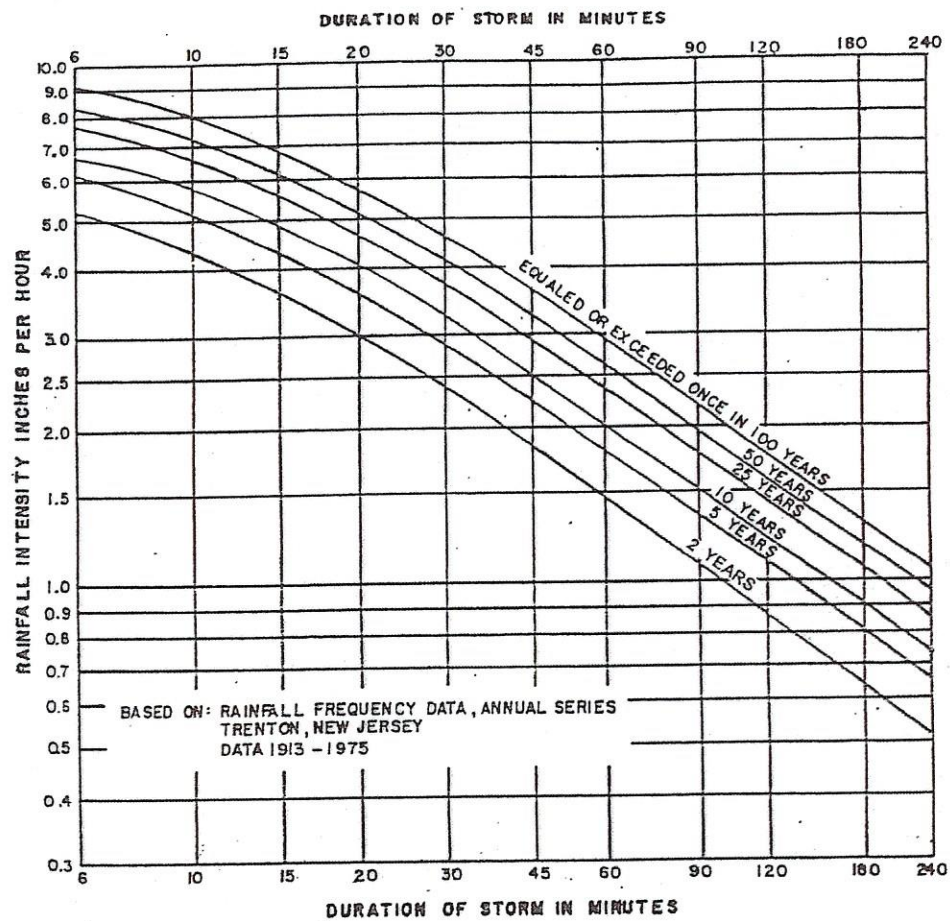
For overland flow, concrete or asphalt surfaces, multiply T_c by 0.4.

For concrete channels, multiply T_c by 0.2 overland flow.

Based on a study by P.Z. Kirpich, *Civil Engineering*, Vol.10, No.6, June 1940, p. 362.

N.J.A.C. 5:21-7.2

FIGURE 7.2 RAINFALL INTENSITY CURVES



Note: Adapted from Figure 2.1-2 in the NJDEP Technical Manual for Stream Encroachment Permits.

Northern New Jersey
 One Year Storm

Recurrence Frequency = 1

DURATION (Minutes)	INTENSITY (inches/hour)
6	3.7
10	3.59
15	2.95
20	2.13
30	1.98
45	1.42
60	1.22
90	0.79
120	0.76

NJDEP Curve
 2 Year Storm

Recurrence Frequency = 2

DURATION (Minutes)	INTENSITY (inches/hour)
6	5.2
10	4.3
15	3.55
20	3
30	2.4
45	1.8
60	1.49
90	1.1
120	0.92

NJDEP Curve
 10 Year Storm

Recurrence Frequency = 10

DURATION (Minutes)	INTENSITY (inches/hour)
6	6.8
10	5.71
15	4.74
20	4
30	3.35
45	2.5
60	2
90	1.5
120	1.34

NJDEP Curve
 25 Year Storm

Recurrence Frequency = 25

DURATION (Minutes)	INTENSITY (inches/hour)
6	7.7
10	6.47
15	5.38
20	4.6
30	3.88
45	3
60	2.54
90	1.8
120	1.6

NJDEP Curve
 100 Year Storm

Recurrence Frequency = 100

DURATION (Minutes)	INTENSITY (inches/hour)
6	9
10	7.6
15	6.33
20	5.8
30	4.68
45	3.8
60	3.17
90	2.3
120	2.02

CAPIZZI LAW OFFICES

11 Hillside Ave., Second Floor

Tenafly, NJ 07670

MATTHEW G. CAPIZZI, ESQ. 201 266 8300 (o)

N.J., N.Y., & D.C. Bars 201 266 8301 (f)

Capizzilaw.com

New York Office:

1 Blue Hill Plaza

Lobby Level, Suite 1509

Pearl River, NY 10965

Reply to New Jersey Office

January 6, 2022

Submittal for January 20, 2022 Hearing

Via Hand Delivery

Nancy Wehmann – Secretary

Borough of Alpine Zoning Board of Adjustment

100 Church Street

Alpine, NJ 07620

Re: Lucacel – Alpine ZBA (the “Applicant”)
79 Miles Street; Block 55, Lot 3.03 (the “Property”)

Dear Ms. Wehmann:

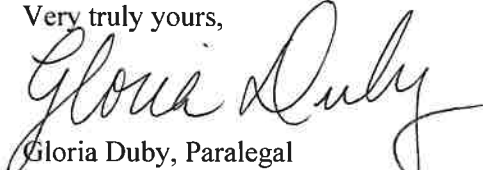
As you are aware, this office represents the above Applicant regarding their variance application before the Alpine Zoning Board of Adjustment seeking to construct a new single-family dwelling at the Property. To that end, enclosed please find the following for consideration at the January 20, 2022 hearing:

1. Board of Adjustment Application, Rider to the Application/Reasons for Relief, and Letter of Denial dated December 6, 2021 attached hereto (12 copies);
2. Photo Exhibit (12 copies);
3. Prior Borough of Alpine Planning Board Resolution dated March 26, 2019 (12 copies);
4. Site Plan prepared by Hubschman Engineering, P.A., dated August 11, 2021 and last revised as of January 6, 2022 consisting of six (6) sheets (12 copies); and
5. Architectural Plan prepared by Noah Harris Adler Architect dated September 2, 2021 consisting of eight (8) sheets (12 copies).

This letter shall also confirm this matter is scheduled to be heard before the Alpine Zoning Board of Adjustment, virtually, via Zoom, on Thursday, January 20, 2022, at 7:30pm.

Thank you.

Very truly yours,



Gloria Duby, Paralegal

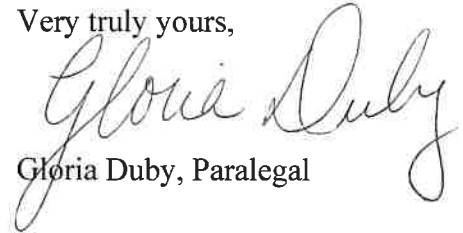
MGC/gd
Enclosures

Ms. Nancy Wehmann – Secretary
December 16, 2021
Page 2 of 2

Kindly advise when this matter has been deemed complete and assigned a hearing before the Alpine Board of Adjustment.

Thank you.

Very truly yours,

A handwritten signature in cursive script that reads "Gloria Duby". The signature is written in dark ink and is positioned above the printed name.

Gloria Duby, Paralegal

MGC/gd
Enclosures

SCHEDULE E

APPLICATION TO BOROUGH OF ALPINE BOARD OF ADJUSTMENT

FOR OFFICIAL USE ONLY:

Date Application filed: _____

Fee Paid: Amount _____ Date _____

Date file complete: _____

Time period expires: _____

Application received by: _____

SECTION 1. APPEAL FROM DENIAL OF BUILDING PERMIT:

If this application has arisen as the result of the denial of a zoning permit, applicant shall secure from the administrative officer an appeal form giving reasons for denying the zoning permit and shall submit it with this application.

SECTION 2 INFORMATION REGARDING THE APPLICANT:

A) The Applicant's full legal name is Florin Lucacel

B) The Applicant's mailing address is c/o Matthew Capizzi, Esq.
11 Hillside Ave., 2nd Fl Tenafly, NJ 07670

C) The Applicant's telephone number is 201-266-8300

(Business telephone number)
D) The Applicant is a: CORPORATION _____ PARTNERSHIP _____ INDIVIDUAL ✓
OTHER (please specify) _____

E) If the Applicant is a corporation or a partnership, applicant shall attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.

F) The relationship of the Applicant to the property in question is:
OWNER ✓ TENANT OR LESSEE _____ PURCHASER UNDER CONTRACT _____
OTHER (please specify) _____

G) If the Applicant is not the owner of the property in question, the Applicant must obtain and submit a copy of this application signed by the owner in the space provided in Section 9.

SECTION 3 INFORMATION REGARDING THE PROPERTY:

A) The address of the Property is 79 Miles Street, Alpine NJ 076200

B) The location of the Property is approximately 1,325 feet from the intersection of Church Street and Hillside Avenue.

C) The tax map Block number (s) is 55; the lot number (s) is 3.03. (See tax bill or deed or call tax office for this information).

D) The zone in which the Property is located is R1
(The Zoning Official's Office can help determine this information.)

E) The dimensions of the Property are See attached Site Plan.

F) The size of the Property is 40,990.73 square feet.

G) The Property is located: (check as applicable)

- 1) within 200 feet of another municipality _____
- 2) adjacent to an existing or proposed country road _____
- 3) Adjacent to other country land _____
- 4) Adjacent to a State highway _____

H) Have there been any previous Board of Adjustment or Planning Board hearings involving this Property? YES ☒ NO _____

I) If the answer to "H" is YES, attach a copy of the written decision(s) adopted by the applicable Board and a copy of the Application(s) presented to such Board.

Minor Subdivision- See the attached prior resolution dated March 26, 2019.

SECTION 4. INFORMATION ABOUT REQUESTED RELIEF:

A) "PROPOSAL" – Attach a narrative statement entitled "PROPOSAL" setting forth the particulars of the existing or proposed use of the PROPERTY and a narrative description of the proposed physical changes to the PROPERTY. (Include all physical improvements such as structures, additions, landscaping, etc.)

See attached.

B) "REASONS FOR RELIEF" – Attach a narrative statement entitled "REASONS FOR RELIEF" setting for the facts relied upon to support Applicant's claim of right to relief.

See attached.

C) NATURE OF APPLICATION, check appropriate items.

- 1) interpretation of development ordinance or map _____
- 2) appeal of action of administrative officer _____
- 3) variance: "C" – variance XXX
"D" – use variance _____
"D" – non-use variance _____
- 4) a. subdivision _____
b. subdivision application to follow _____
- 5) a. site plan _____
b. site plan application to follow _____
- 6) waiver of lot to abut street requirement _____
- 7) exception to the official map _____

D) The proposed use, building, or subdivision is contrary to: (List the specific Articles and Sections of the ordinance from which a variance is sought, the requirement itself and the proposed variation. If additional space is needed, please attach a list to this application.)

Art.	_____	Section	_____	Required	_____	Proposed	_____
Art.	_____	Section	_____	Required	_____	Proposed	_____
Art.	_____	Section	_____	Required	_____	Proposed	_____

Minimum Front Yard Setback (60' Minimum Required v. 50' Proposed) _____

SECTION 5. INFORMATION ABOUT EXPERTS:

The following information, although not required; is respectfully requested to enable the Board to facilitate the processing of this application:

A) Applicant's Attorney: Telephone Number 201-266-8300
Name: Matthew G. Capizzi, Esq.
Address: 11 Hillside Ave., 2nd FL, Tenafly, New Jersey 07670

B) Applicant's Engineer: Telephone Number 201-384-5666
Name: Hubschman Engineering, P.A.
Address: 263A S. Washington Avenue, Bergenfield NJ

C) Applicant's Architect: Telephone Number 516-242-1048
Name: Noah Harris Adler Architecture, LLC
Address: 233 Whitman Street, Haworth NJ

D) Applicant's Planner: Telephone Number N/A
Name: _____
Address: _____

E) Other Experts: Telephone Number _____
Name: _____
Address: _____

SECTION 6 INFORMATION ABOUT REQUIRED EXHIBITS

A "complete application" requires the following submissions.

Please check if item is submitted with this form:

- A) ☒ Copies of this application
- B) ☒ Plot plans.
- C) ☒ Copies of 200-foot radius map.
- D) ☐ Copy of "authorized" application form if Applicant is not the property's owner.
- E) ☒ List of property owners within 200 feet of the Property.
- F) ☐ Copy of owner's notice and newspaper notice.
- G) ☐ List of others served, e.g. County, State, etc.
- H) ☒ Proof of payment of real estate taxes.
- I) ☒ Application fee. (Ord. 16-18A, 18-7).

(Note: The above submissions must be prepared and submitted in accordance with Zoning Board instructions number(s) _____

SECTION 7 NOTICE:

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board instruction number _____: however, notice may not be effected until this application is certified as complete by:

Borough Engineer

Board Attorney

SECTION 8 VERIFICATION AND AUTHORIZATION:

A) APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

12/07/2021

Date



Applicant's Signature

B) OWNER'S AUTHORIZATION

I hereby certify that I reside at 47 Columbus Drive, Tenaflly NJ
in the County of Bergen, and State of New Jersey
and that I am the owner of all that certain lot, piece or parcel of land known as
Block(s) 55 Lot(s) 3.03 on the Tax Map of Alpine, which
property is the subject of the above application, and that said application is hereby
authorized by me.

12/07/2021

Date



Owner's Signature

CAPIZZI LAW OFFICES

11 Hillside Ave., Second Floor

Tenafly, NJ 07670

MATTHEW G. CAPIZZI, ESQ. 201 266 8300 (o)

N.J., N.Y., & D.C. Bars 201 266 8301 (f)

Capizzilaw.com

New York Office:

1 Blue Hill Plaza

Lobby Level, Suite 1509

Pearl River, NY 10965

Reply to New Jersey Office

December 16, 2021

Rider to the Application

Members of the Zoning Board of Adjustment
Borough of Alpine
100 Church Street
Alpine, NJ 07620

Re: **Proposal and Reasons for Relief**
Lucacel – Alpine ZBA
79 Miles Street, Block 55, Lot 3.03

Dear Members of the Board:

The Property is located in the Borough's R-1 Zone and is located at the bulb of the Miles Street cul-de-sac. The lot has more width, than depth. In addition, the front property line is curved to follow the bulb of the cul-de-sac. These factors create a constrained and awkwardly shaped building envelope that, in part, only has a depth of thirty (30') feet. These factors bring us before the Board.

The Applicant is proposing to develop the Property with a new single-family dwelling. In order to make up for some of loss of depth in the lot resulting from its shape (having more width than depth) and the restrictive building envelope caused by the curvature of the front property line and shallowness of the lot, we are requesting a front yard setback variance.

The granting of the variance will not result in a substantial negative impact upon the neighborhood. The reduced setback will not have a negative impact on the streetscape. The Property to the North is separated by the cul-de-sac. The proposed setback is greater than most of the setbacks of other houses along Miles Street. For example, the property at 84 Miles Street is approximately 8' from the front property line.

Therefore, we request the application be granted.

Respectfully Submitted,


Matthew G. Capizzi, Esq.

MGC/gd



Borough of Alpine

100 Church Street • Alpine, New Jersey 07620-1095

Tel (201) 784-2901 x22 • Fax (201) 784-1407

Construction Department

Zoning Review

December 6, 2021

Capizzi Law Office

11 Hillside Avenue – Second Floor

Tenafly, NJ 07670

RE: 79 Miles Street

Block 55 Lot 3.03

Florin Lucacel c/o Matthew G. Cappizzi, Esq.

11 Hillside Ave, Tenafly, NJ 07670

Zoning Application # Z 80-2021 Construction of a New Single Dwelling, Terrace, Patio, Driveway, Pool, and Ancillary Improvements.

Dear Mr. Capizzi:

The applicant has submitted the following documents for review:

1. Cover letter for Soil Moving Application & Zoning Permit Submittal by Capizzi Law Offices dated November 19, 2021
2. Application for Zoning Review signed by Owner Florin Lucacel Dated November 18, 2021
3. Site Plan by Hubschman Engineering, P.A. Dated August 11, 2021
4. Architectural Plans by Noah Harris Adler Architect, LLC Dated September 2, 2021

Note: This review is limited to the Alpine Zoning Ordinance only, Septic / Soil Movement / Drainage / Tree Buffer and related waivers shall be reviewed under separate letter by the Alpine Borough Engineer.

Upon a review of the application to determine conformance to the Zoning Regulations of the Borough of Alpine, I offer the following comments.

The Application is Denied for the following reason:

The property is located in the R-1 Residential Zone.

The applicant proposes to construct a Single-Family Dwelling, Terrace, Patio, Driveway, Pool and Ancillary Improvements on a recently Sub-Divided Residential Building Lot.

1. The Applicant Proposes a Front Yard Setback of 50.00 Feet where the required Front Yard Setback In Accordance with Alpine Borough Code §220 Attachment 1, Zone R-1 is 60.00 Feet, a difference of 10.0 Feet.
2. The Applicant Proposes a total of Three Garage Parking Spaces with a Proposed Front Yard Setback of 50.00 Feet. In Accordance with Alpine Borough Code §220-17 B. Off Street Parking, in a Residence Zone, no parking space shall be located closer to a street line than the front yard requirement of this chapter. The setback requirement in an R-1 Residential Zone in Accordance with Alpine Borough Code §220 Attachment 1, is 60.00 Feet a difference of 10.00 Feet.

This denial is based on information you submitted with your application and plans. You have the right of appeal this denial to the Alpine Zoning Board of Adjustment or apply for a variance to the Alpine Zoning Board of Adjustment. Please include a copy of this letter with your variance application. Should you have any questions on how to appeal or apply for a variance please contact Nancy Wehmann, Zoning Board Secretary at 201-784-2900 x 22.

Yours truly,



Brian Frugis,
Zoning Officer

BF/cb

**PLANNING BOARD
BOROUGH OF ALPINE**

IN THE MATTER OF THE APPLICATION :
OF ALPINE COUNTRY CLUB FOR A : MEMORIALIZATION RESOLUTION
MINOR SUBDIVISION RELATING TO :
LOT 3 IN BLOCK 55, MILES STREET :

WHEREAS, ALPINE COUNTRY CLUB, applied on February 8, 2019 to the Planning Board of the Borough of Alpine for a minor subdivision to create an approximate 41,000 sq. ft. lot out of existing Lot 3 in Block 55, the remaining acreage being 1,382,603.05 sq. ft.; and the subject property being in the R-1 Residential Zone; and

WHEREAS, a public hearing was conducted on February 26, 2019 upon proper notice certified by applicant's proof of service to property owners within a 200-foot radius of the subject property and proof of publication in an official newspaper of the Borough; and

WHEREAS, applicant was represented by **Richard A. Hubschman, Jr., Esq.** of Hubschman & Roman, P.C., 460 Bergen Boulevard, Palisades Park, NJ 07650; and

WHEREAS, the only interdepartmental communication and advisory report of municipal departments and agencies was Borough Engineer's review letter of February 25, 2019; and

WHEREAS, testimony in support of the application was given under oath by **Michael J. Hubschman, PE, PP**, Hubschman Engineering, P.A., 263A S. Washington Avenue, Bergenfield, NJ 07621; and no member of the public questioned the witness or commented on the application; and

WHEREAS, the Planning Board did consider the testimony and evidence presented, the following are the findings fact and conclusions of the Board:

1. The application is to create a new 40,990.73 square foot lot with frontage on the Miles Street cul-de-sac. Originally founded as Aldecress Country Club in 1906, the club was purchased by the membership in 1960 and renamed Alpine Country Club. Applicant has no plans to develop the property. In response to Councilwoman Gerstein questioning the planned disposition of the new lot, Michael Hubschman stated applicant intends to sell the new lot, and that the property could accommodate a pool. The new lot would maintain a ten-foot-wide access easement along the eastern property line which was granted years ago for the benefit of the neighbor [Block 53 Lot 1].

2. The subdivision has been determined to be a "minor subdivision", based upon the definitional criteria of Code Section 195-4. Further, as it does not require any variances (see para. 6 below), the application did not require public notice, as set forth in the procedural regulations of Code Section 195-5.A(2).

3. Applicant's site engineer, Michael Hubschman, described the application with reference to his plans as follows:

- Drawing No. 441.17-1 entitled "Overall Property Map" dated 11-9-2018 last revised 1-18-2019 shows the entire 175.33-acre tract spanning 142.65 acres in Demarest and 32.68 acres in Alpine. The new lot would be created at the southwest end of the Miles Street cul-de-sac located within the R-1 Zone. Most of Miles Street consists of smaller lots in the R-3 Zone. Mr. Hubschman noted the February 25, 2019 review letter of Borough Engineer, Perry Frenzel, in which he questioned if the proposed also required approval from the Borough of Demarest. Applicant's position is that it does not, the subdivision being 300 – 400 feet away from Demarest.
- Drawing No. 441.17-2 entitled "Minor Subdivision Plan" dated 11-9-2018 last revised 1-18-2019 provides detail for the proposed new lot being 40,990.73 square feet. Mr. Hubschman also worked on an earlier subdivision about 20 years ago that created the lot to the north [Block 55 Lot 3.02]. The lot slopes down from Miles Street toward the golf course (about 22 feet).

- Drawing No. 441.17-3 entitled "Development Plan; Soil Erosion & Sediment Control Plan Profile. Although no development is proposed at this time, applicant is required to demonstrate this is a buildable lot. Test pits were performed and a potential site plan design shows a 2,612 square foot footprint dwelling. Mr. Hubschman noted this zone provides for 9% building coverage which would permit about a 3,600 square foot footprint.
- Drawing No. 441.17-4 entitled "Existing Conditions Plan; Steep Slope Plan" depicts steep slope areas. Mr. Hubschman stated it would be possible to construct a residence and septic systems outside of the steep slope area but applicant or its successor in interest would likely need to return to the Board for a soil moving permit.

4. Member McGuire noted confusion with the proposed lot numbering. Applicant originally intended or referenced the 40,990.73 square foot lot being created as "Lot 3.02", and applicant designated the remaining acreage of the Alpine Country Club as "Lot 3.01". Subsequent to the hearing, it was clarified Lots 3.01 and 3.02 already exist, and so the tax assessor will be asked to designate the 40,990.73 square foot lot as "Lot 3.03" and the remaining acreage of the Alpine Country Club as either Lot 3 or Lot 3.04. Mr. Hubschman will revise his plans accordingly.

5. Member Parilla questioned the proposed access easement connecting the remainder lot to the cul-de-sac. Engineer Hubschman responded that it would be contained within the new lot. Member McGuire recalled that applicant was concerned with encroachment onto an easement when the northerly Lot 3.02 was created, which necessitated re-design of that lot's septic system away from that area. Member Parilla asked if the purpose of the easement was to preclude land-locking the northerly part of the remainder lot. Mr. Hubschman responded that it would provide access to the golf course. Although the remainder lot also has frontage on Hillside Avenue, access is blocked by a stream. Mayor Tomasko asked if the access easement would remain open. The proposed lot would contain the 40-foot-wide proposed easement access which adjoins an existing 20-foot-wide drainage easement which will be maintained. The Board recalled the area is currently fenced. Member Mattes requested placement of corner markers, which Mr. Hubschman, on behalf of applicant, agreed to provide.

6. Mayor Tomasko, also referring to Mr. Frenzel's review letter, more particularly Item #2, questioned whether a conforming dwelling could be constructed where the width narrows to 30 feet. Applicant's attorney, Richard Hubschman, stated that whomever bought the lot would have to work within that envelope. Mayor Tomasko also referred to Mr. Frenzel's Item #3, asking whether there were any variances attendant to the application. Mr. Hubschman responded that no variances are required at this stage, relating to subdivision only. The proposed lot conforms to the zoning requirements of the R-1 Residential Zone. Mr. Frenzel noted, however, that applicant or its successor in interest will likely have to return for a soil movement permit and, perhaps, a variance for constructing within steep slopes.

7. Member McGuire renewed the question of Demarest's jurisdiction, asking whether an approval would or should be contingent upon approval by the Borough of Demarest. Mr. Attorney Hubschman stated that applicant does not need approval from Demarest. As per a settlement with Demarest, Alpine Country Club is only required to maintain 140 contiguous acres. Their Demarest acreage remains unchanged. They comply.

8. Attorney Kates noted in Mr. Frenzel's review letter "Recommendations", Item #4, the suggestion that the subdivision be perfected by map, not deed description. Michael Hubschman requested it be done by deed. As to the recommendation to create utility and drainage easements, Mr. Hubschman agreed they would do so, as the Borough deems necessary. Richard Hubschman stated they would submit to Mr. Frenzel for approval. The drainage easement drains Miles Street.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Alpine, that the within application be, and the same is hereby approved.

CONDITIONS SPECIFIC TO THE APPLICATION

- A. The subdivision may be perfected by deed description, instead of by filing a subdivision plat.
- B. Applicant shall grant any utility and drainage easements that may be required by the Borough Engineer, submitted to the Planning Board attorney

and Borough Engineer for review and acceptance before the subdivision is perfected by deed filing with the Bergen County Clerk.

- C. The tax assessor will be asked to designate the 40,990.73 square foot lot as "Lot 3.03" and the remaining acreage of the Alpine Country Club as "Lot 3.04", subject to the Assessor's approval. Mr. Hubschman will revise his subdivision plan accordingly.
- D. Applicant shall comply with all other relevant recommendations in the February 25, 2019 review letter of Mr. Frenzel.

GENERAL CONDITIONS

- E. All fees, costs, bonds and escrows shall be paid when due or becoming due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
- F. All representations made by applicant or its agents shall be deemed conditions of this approval and any misrepresentations by applicants contrary to the representations made before the Board shall be deemed a violation of this approval.
- G. The action of the Planning Board in approving this application shall not relieve the applicant of responsibility for any damages caused by this project, nor does the Planning Board of the Borough of Alpine, or its reviewing professionals and agencies, accept any responsibility for design of the proposed improvement or for any damages that may be caused by this development.

MOTION BY: MS. McGUIRE

SECONDED BY: COUNCILWOMAN GERSTEIN

IN FAVOR: MS. McGUIRE, COUNCILWOMAN GERSTEIN, MS. COCHI, MS. HERRIES, MS. MATTES, MS. PARILLA, MS. SONPAL and MAYOR TOMASKO

OPPOSED: NONE

KATES NUSSMAN RAPONE
ELLIS & FARHI, LLP
ATTORNEYS-AT-LAW
190 MOORE STREET
SUITE 306
HACKENSACK, N.J.
07601-7407

DATE APPLICATION HEARD: FEBRUARY 26, 2019

DATE RESOLUTION APPROVED: MARCH 26, 2019



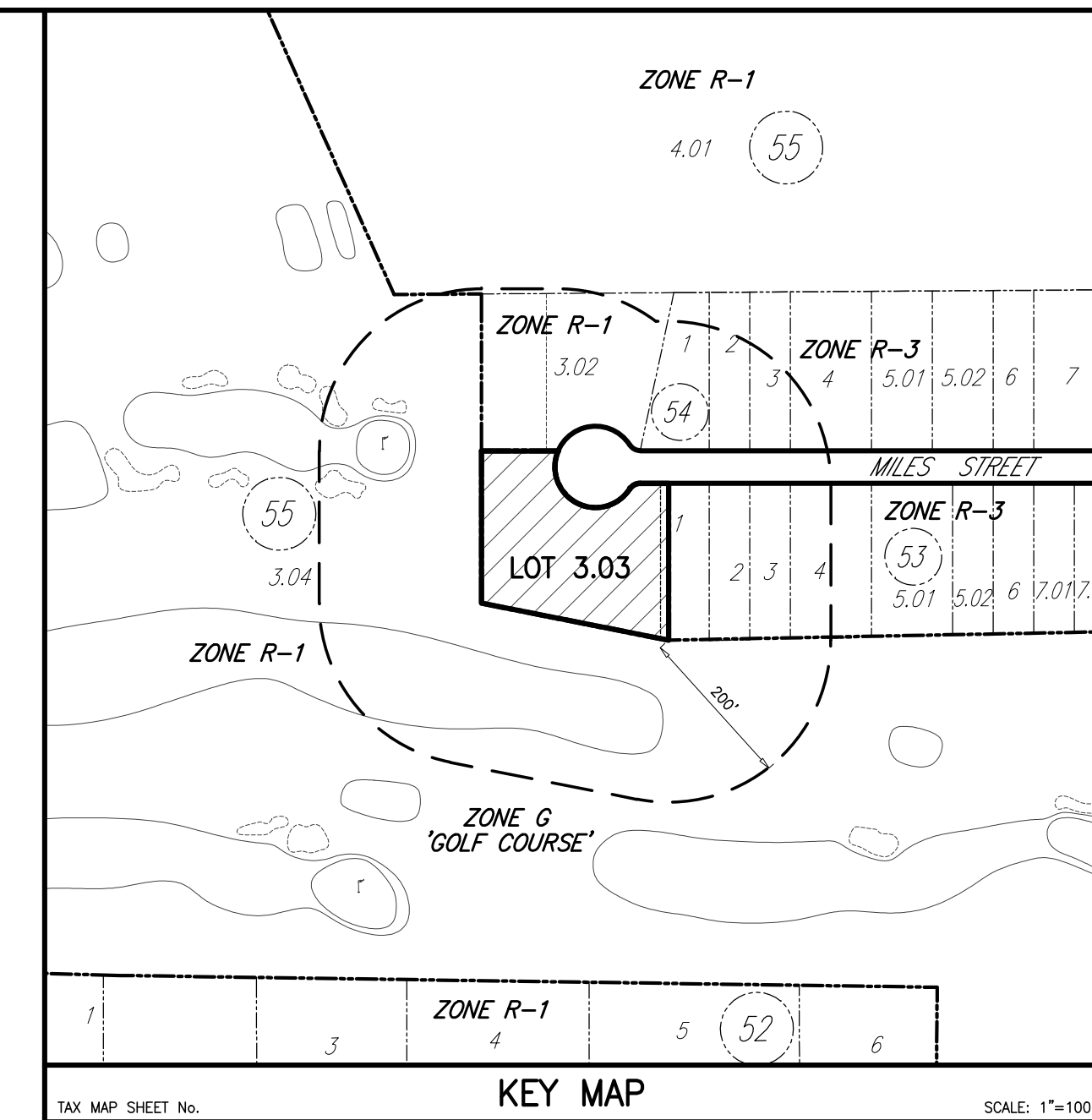
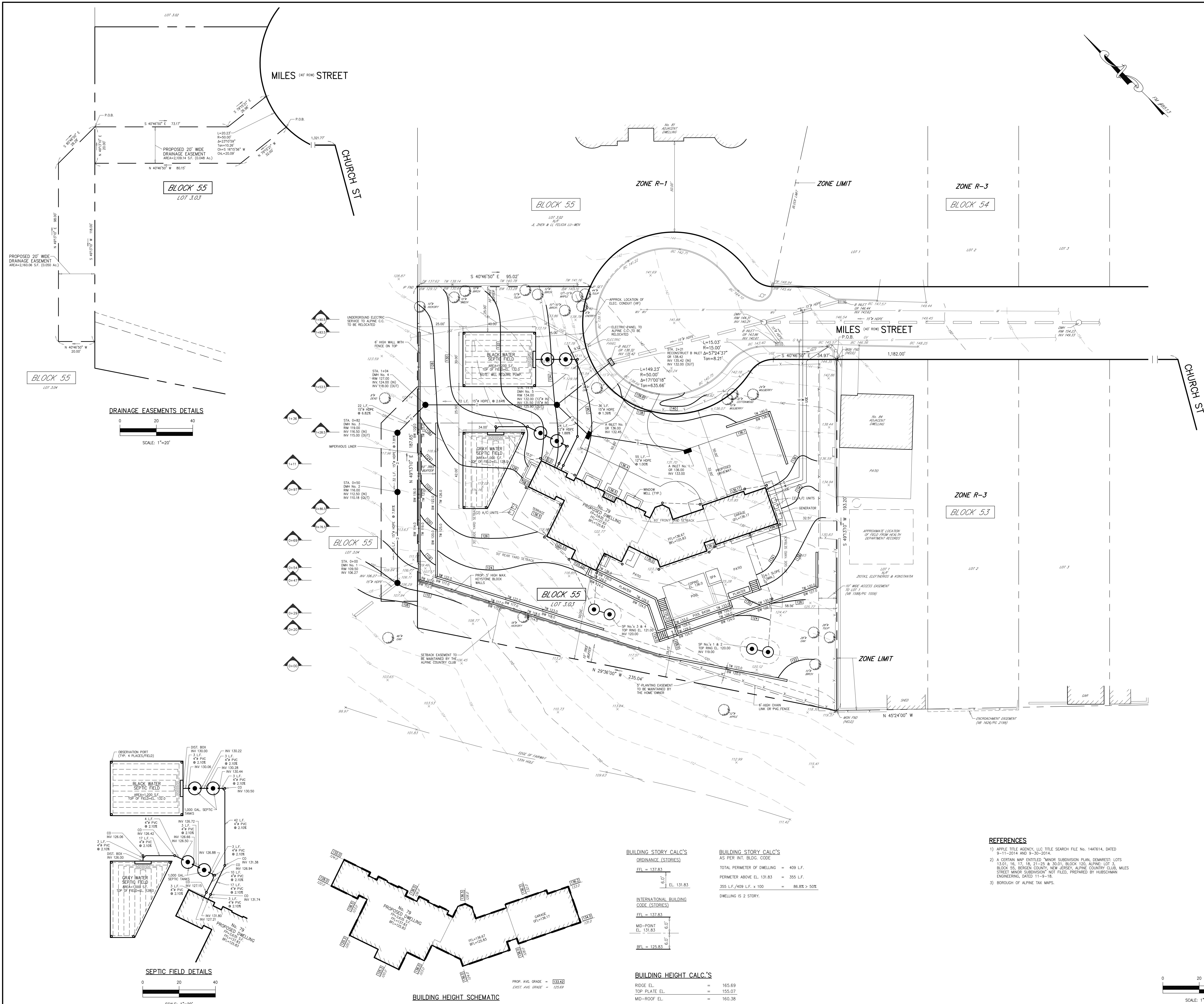
CATHERINE McGUIRE, VICE-CHAIRWOMAN
PLANNING BOARD

KATES NUSSMAN RAPONE
ELLIS & FARHI, LLP
ATTORNEYS-AT-LAW
190 MOORE STREET
SUITE 306
HACKENSACK, N.J.
07601-7407

Photo Exhibit
Florin Lucacel
79 Miles Street, Alpine NJ
Block: 55, Lot: 3.03



View of Front Yard from Miles Street



- ZONING NOTES**
ZONE: R-1
- | | REQUIREMENT | PROVIDED |
|---------------------------|-------------|----------------|
| MIN. LOT AREA | 40,000 S.F. | 40,990.73 S.F. |
| MIN. LOT WIDTH AT SETBACK | 120 FT. | 290.36 FT. |
| MIN. LOT FRONTAGE | 96 FT. | 199.23 FT. |
| MIN. FRONT YARD | 60 FT. | 50.00 FT. * |
| MIN. SIDE YARD | 30 FT. | 32.51 FT. |
| MIN. REAR YARD | 50 FT. | 50.00 FT. |
| MAX. COVERAGE | 9% | 8.93% |
| MAX. IMPROVED COVERAGE | 25% | 24.93% |
| MAX. BUILDING HEIGHT | 35 FT. | 34.69 FT. |
| MAX. BUILDING HEIGHT | 2 1/2 STORY | 2 1/2 STORY |
| MAX. L.F. GARAGE DOOR | 30 FT. | 27.00 FT. |
| MAX. NO. OF GARAGE DOORS | 3 | 3 |
| MIN. TREE BUFFER | 10 FT. | 10.00 FT. |
- * VARIANCE REQUIRED.
- ACCESSORY STRUCTURES**
- | | REQUIREMENT | PROVIDED |
|--|-------------|-----------|
| MIN. POOL SIDE YARD | 20 FT. | 58.56 FT. |
| MIN. POOL REAR YARD | 20 FT. | 29.15 FT. |
| POOL LOCATED IN REAR | YES | YES |
| POOL - MAX. 3' OR MORE ABOVE GRADE | 30% | 100% |
| POOL - HEIGHT MORE THAN 5' ABOVE NATURAL GRADE | 0% | 100% |
- GENERAL NOTES**
- 1) TOTAL LOT AREA = 40,990.73 S.F. (0.941 Ac.)
 - 2) ALL ELEVATIONS BASED ON NVD DATUM 1929.
 - 3) RECORD OWNER: FLORIN LUCCEL, 47 COLUMBUS DRIVE, TENAFLY, NJ 07670
 - 4) THERE ARE NO KNOWN COVENANTS OR RESTRICTIONS.
 - 5) CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - 6) ALL DAMAGED CURB AND STREETS TO BE REPAIRED BY CONTRACTOR TO BOROUGH STANDARDS.
 - 7) STREETS TO BE CLEANED EVERYDAY IF NECESSARY.
 - 8) DENOTES TREE TO BE REMOVED. (SEE SHEET No. 2)
 - 9) INSTALL CLEANOUTS AT ALL BENDS IN ROOF DRAINS.
 - 10) TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. NO SOIL MOVEMENT AND/OR STOCKPILING OF MATERIAL AND NO OPERATION OF CONSTRUCTION VEHICLES IS PERMITTED WITHIN 10' OF SAID TREES.
 - 11) THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8' MEASURED PERPENDICULAR TO THE FACE OF THE WALL. THE PROCEDURE UTILIZED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ALL ADDITIONAL SETTLEMENT OF THE BACKFILL.
 - 12) EXISTING IMPERVIOUS ON SITE: 0 S.F. PROPOSED IMPERVIOUS ON SITE: 10,219 S.F. NET INCREASE: 10,219 S.F. < 10,890 S.F. (1/4 Ac.)
 - 13) FINAL ELEVATION OF POOL TO BE SET BY POOL CONTRACTOR AND APPROVED BY OWNER.
 - 14) PRIOR TO CONSTRUCTION OF THE POOL, THE CONTRACTOR IS TO CONDUCT A TEST PIT IN THE LOCATION OF THE POOL TO DETERMINE WHETHER THE SUBSURFACE CONDITIONS ARE ADEQUATE TO CONSTRUCT THE POOL.
 - 15) HOPE PIPE TO BE INSULATED WITH WATER TIGHT JOINTS.

BUILDING COVERAGE CALC'S

FOOTPRINT	= 3,659 S.F./40,990.73 S.F. = 8.93%
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IMPROVED COVERAGE CALC'S

BLDG. COVERAGE	= 3,659 S.F.
DRIVEWAY	= 2,509 S.F.
TERRACE	= 430 S.F.
FRONT STEPS & WALKS	= 121 S.F.
POOL, PATIO & STEPS	= 2,672 S.F.
WALLS	= 790 S.F.
A/C, GEN. & POOL EQUIP.	= 38 S.F.
TOTAL	= 10,219 S.F./40,990.73 S.F. = 24.93%

SEPTIC CALCULATIONS

PROPOSED 5 BEDROOMS	
FLOW = 200 + 41(50) = 800 GPD	
FIELD SIZE = (1.61)(800)(0.75) = 996 MIN REQ'D	
1,200 S.F. + 1,000 S.F. = PROVIDED	

SOIL MOVING NOTES

1) THE FOLLOWING WAIVERS ARE REQUIRED:	
A.) MOVING IN EXCESS OF 1,000 C.Y.	
B.) FILLING IN EXCESS OF 5 FT.	

TREE BUFFER NOTES

1) THE FOLLOWING WAIVERS ARE REQUIRED:	
A.) CONSTRUCT WALL WITHIN TREE BUFFER.	

- REFERENCES**
- 1) APPLE TITLE AGENCY, LLC TITLE SEARCH FILE NO. 1447614, DATED 9-11-2014 AND 9-30-2014.
 - 2) A CERTAIN MAP ENTITLED "MINOR SUBDIVISION PLAN, DEMAREST- LOTS 13.01, 16, 17, 18, 21-25 & 30.01, BLOCK 120, ALPINE, LOT 3, BLOCK 55, BERGEN COUNTY, NEW JERSEY, ALPINE COUNTRY CLUB, MILES STREET MINOR SUBDIVISION" NOT FILED, PREPARED BY HUBSCHMAN ENGINEERING, DATED 11-9-18.
 - 3) BOROUGH OF ALPINE TAX MAPS.

BUILDING STORY CALC'S
AS PER INT. BLDG. CODE

TOTAL PERIMETER OF DWELLING	= 409 L.F.
PERIMETER ABOVE EL. 131.83	= 355 L.F.
355 L.F./409 L.F. x 100	= 86.8% > 50%
DWELLING IS 2 STORY.	

INTERNATIONAL BUILDING CODE (STORIES)

F.T.L. = 137.83	
MID-POINT EL. = 131.83	
S.F.L. = 125.83	

BUILDING HEIGHT CALC'S

PROPOSED AVG. GRADE	= 133.42
EAST AVG. GRADE	= 125.69
BLDG. HEIGHT	= 34.69 FT.

SITE PLAN

LOT 3.03

PROPOSED DWELLING
No. 79 MILES STREET

BOROUGH OF ALPINE BERGEN COUNTY NEW JERSEY

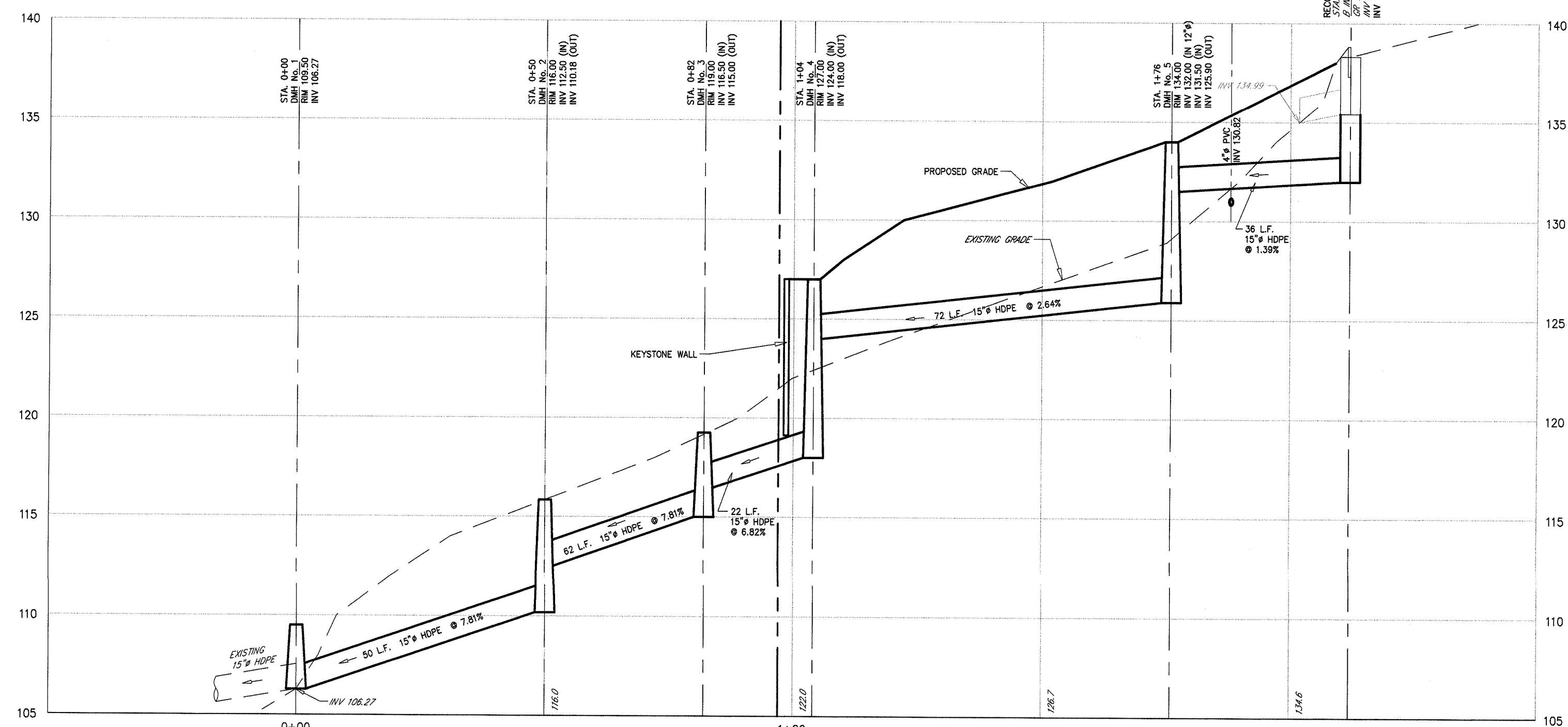
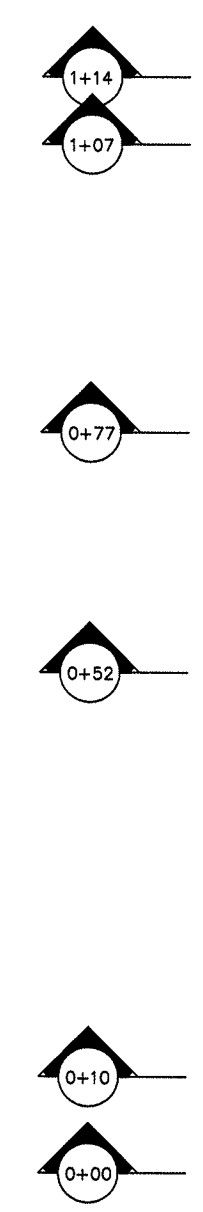
APPLICANT: FLORIN LUCCEL
47 COLUMBUS DRIVE
TENAFLY, NJ 07670

DRAWN BY: B.W.
CHKD BY: MJH
SCALE: AS SHOWN
DRAWING NO.: 3953-1
REV.: 2

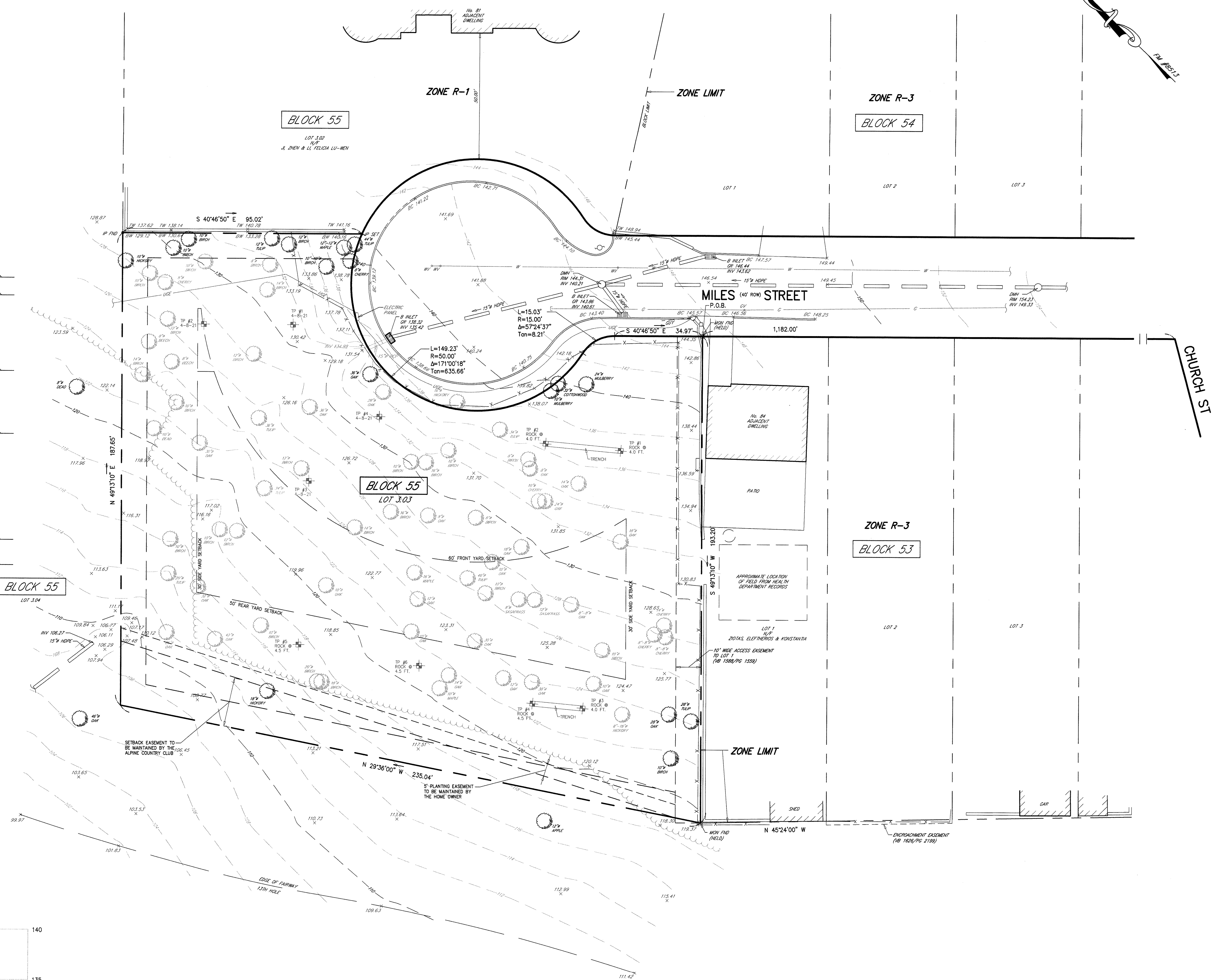
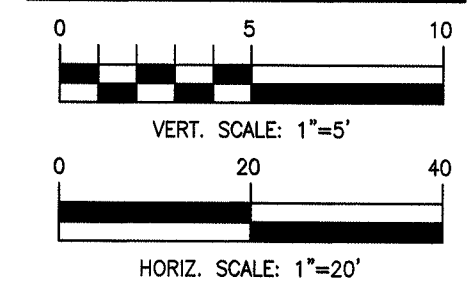
HUBSCHMAN ENGINEERING, P.A.
ENGINEERS - PLANNERS - SURVEYORS
263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621
201-384-5666

ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 37206
8-11-21
DATE

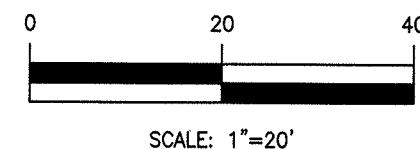
MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497
N.J.P.P. NO. 3200
8-11-21
DATE



DRAINAGE PROFILE



EXISTING CONDITIONS PLAN



GENERAL NOTES

- 1) TOTAL LOT AREA = 40,990.73 S.F. (0.941 Ac.)
- 2) ALL ELEVATIONS BASED ON NGVD DATUM 1929.
- 3) RECORD OWNER: FLORIN LUCACEL, 47 COLUMBUS STREET, TENAFLY, NJ 07670

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- 3) BOROUGH OF ALPINE TAX MAPS.

NO.	REVISIONS	DATE	BY	CHKD
EXISTING CONDITIONS PLAN				
LOT 3.03 PROPOSED DWELLING BLOCK 55				
No. 79 MILES STREET				
BOROUGH OF ALPINE BERGEN COUNTY NEW JERSEY				
APPLICANT: FLORIN LUCACEL, 47 COLUMBUS DRIVE, TENAFLY, NJ 07670				

ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC NO. 37206

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497
N.J.P.P. NO. 3200

8-11-21

DATE

8-11-21

DATE

HUBSCHMAN
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ENGINEERS - PLANNERS - SURVEYORS
263A S. WASHINGTON AVE. BERGENFIELD, NJ 07621
201-384-5666

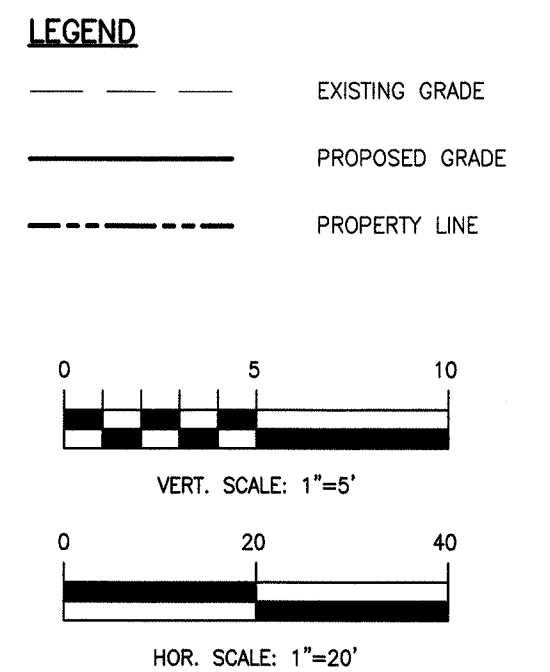
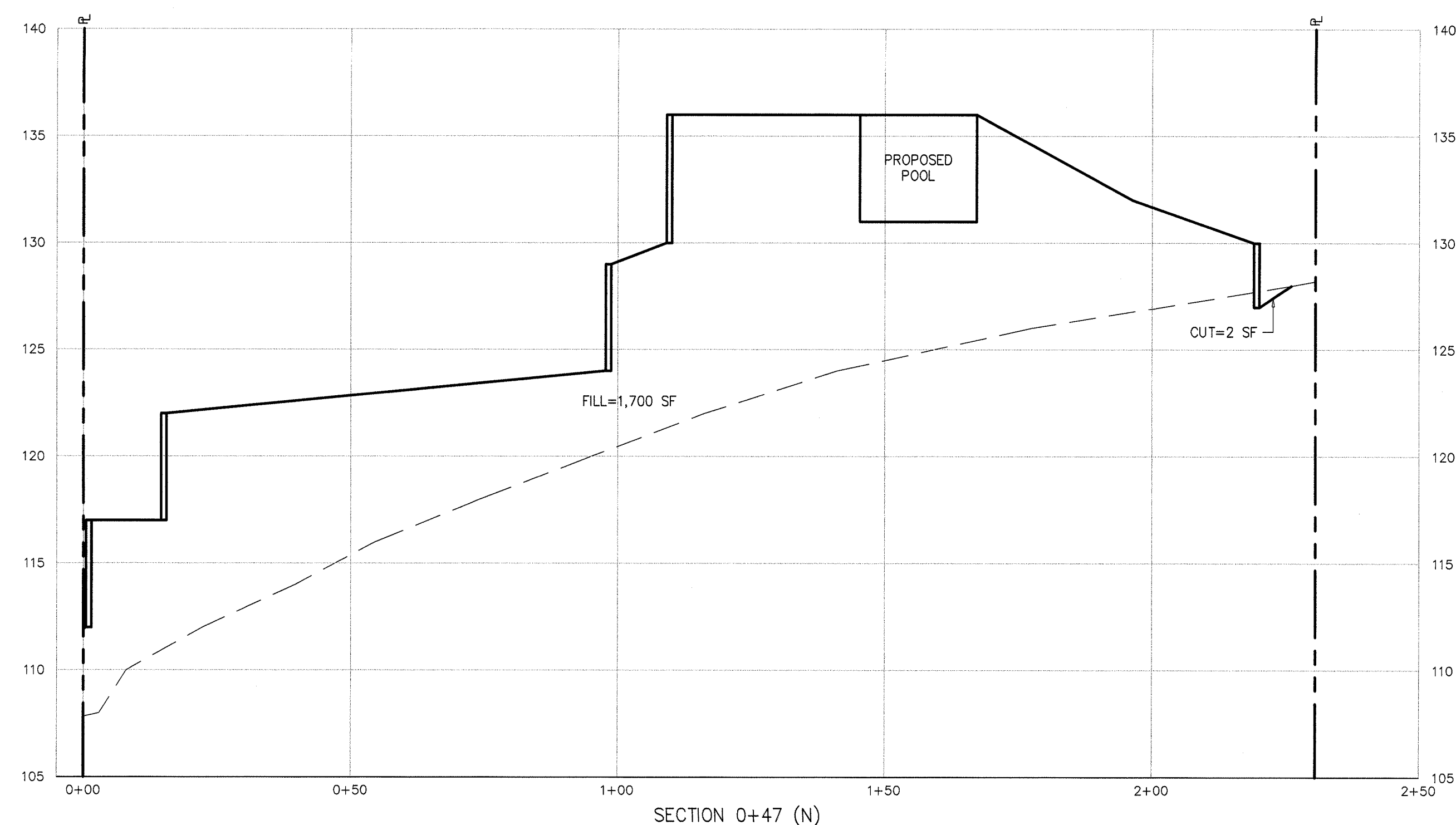
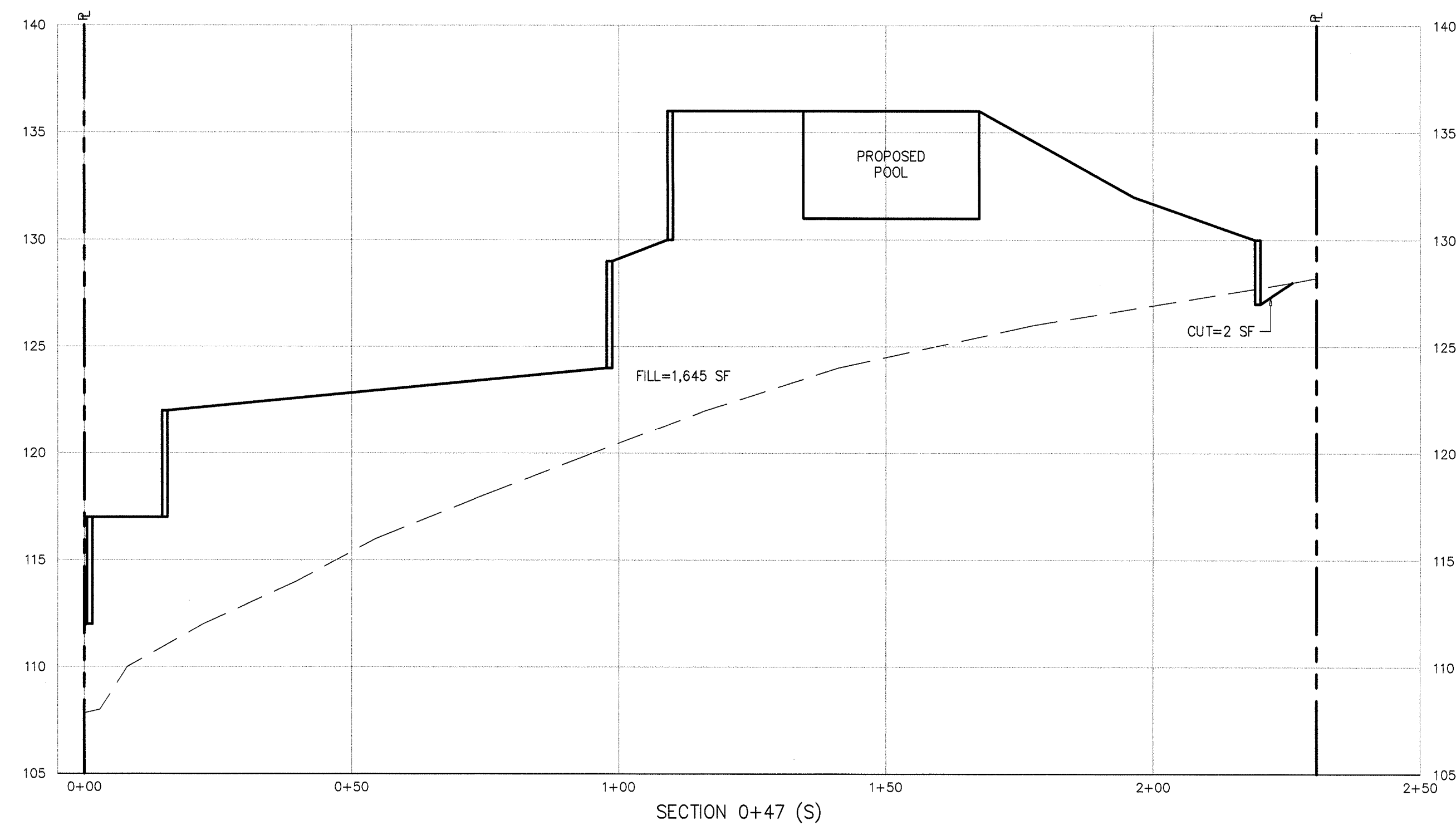
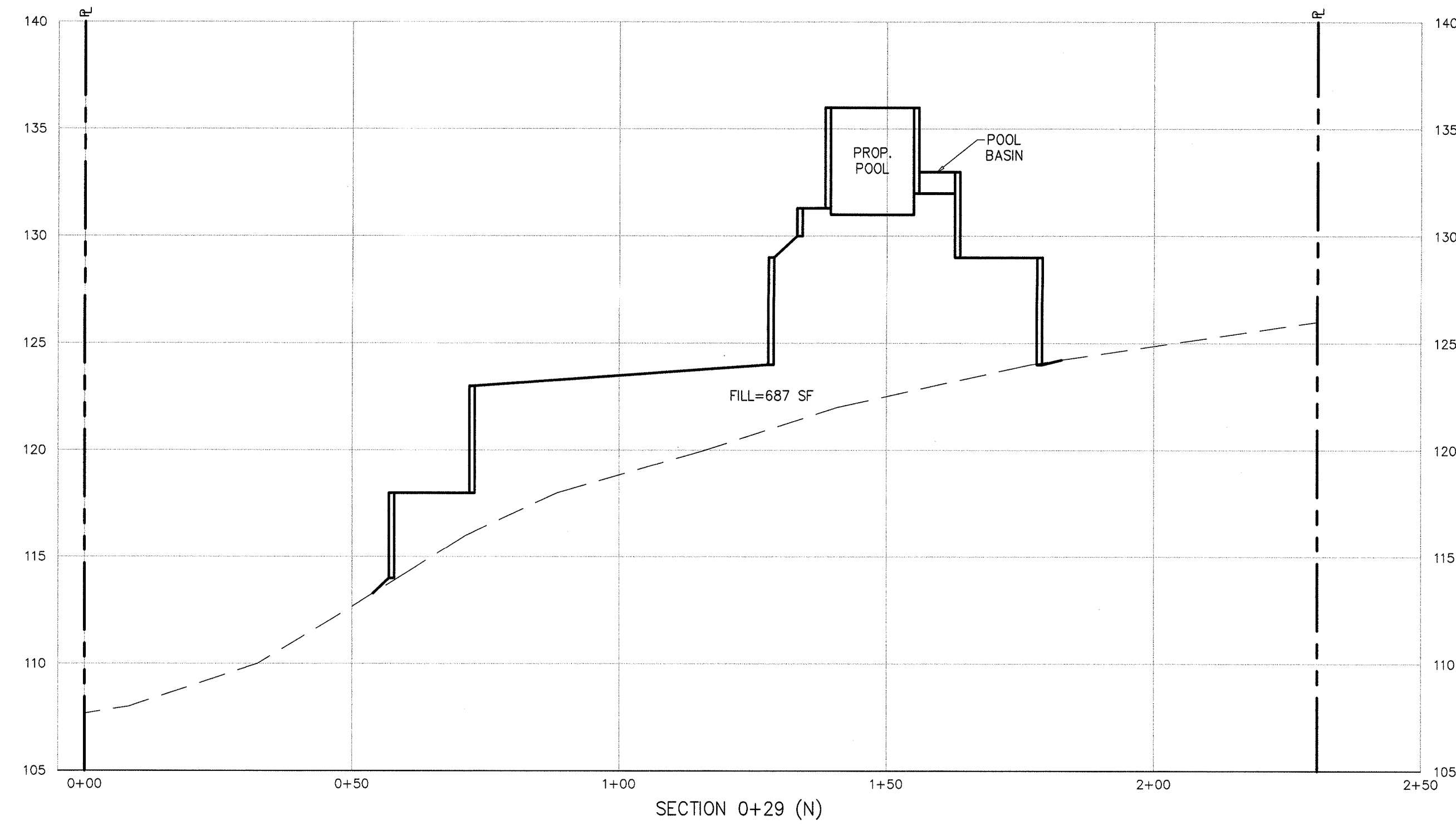
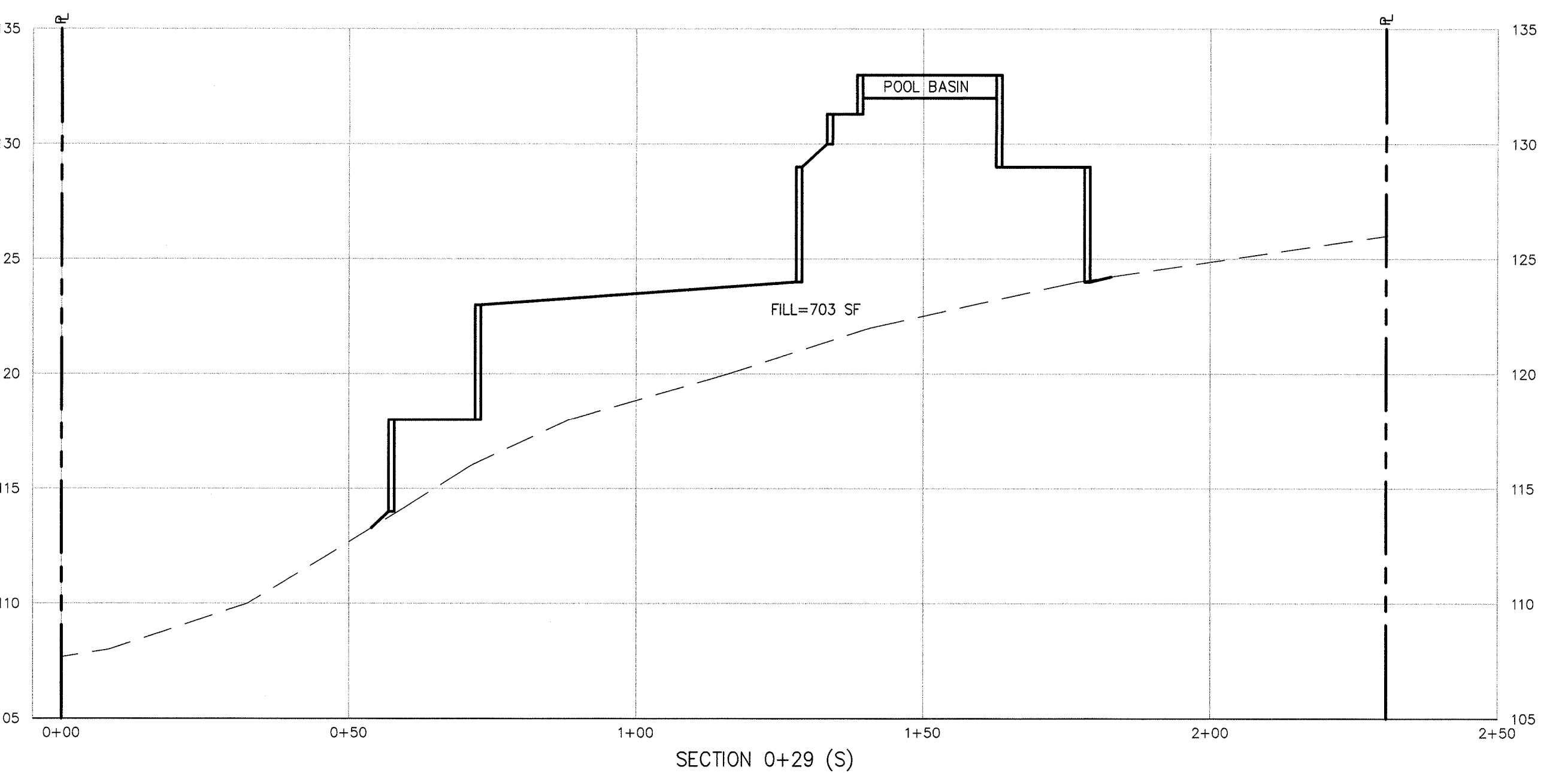
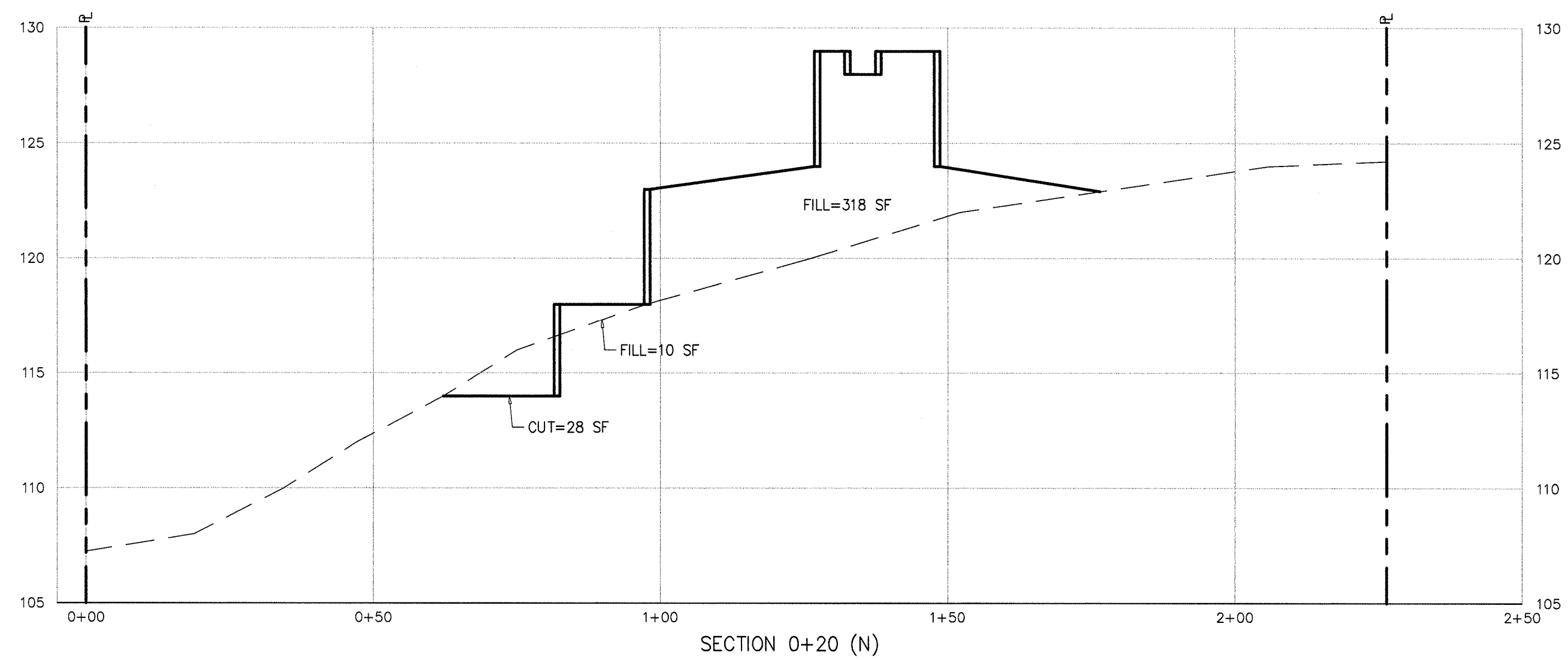
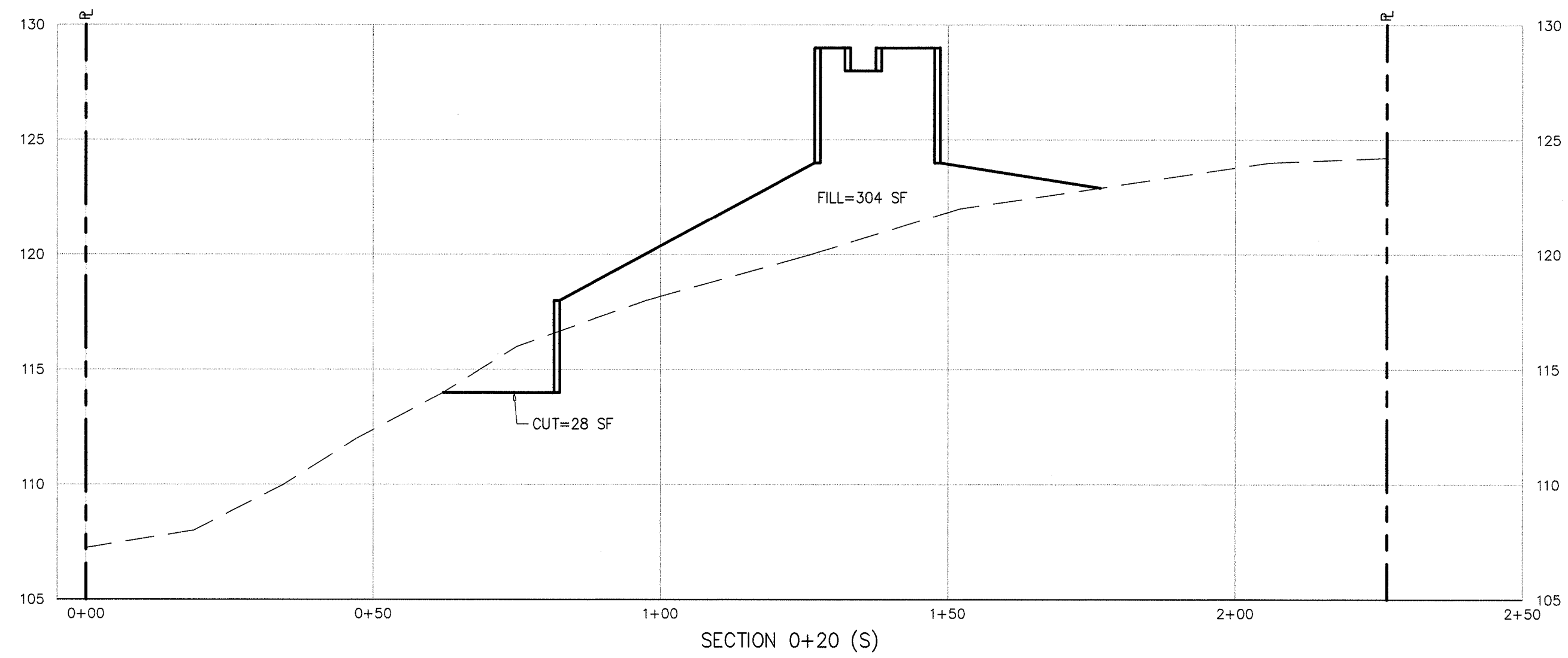
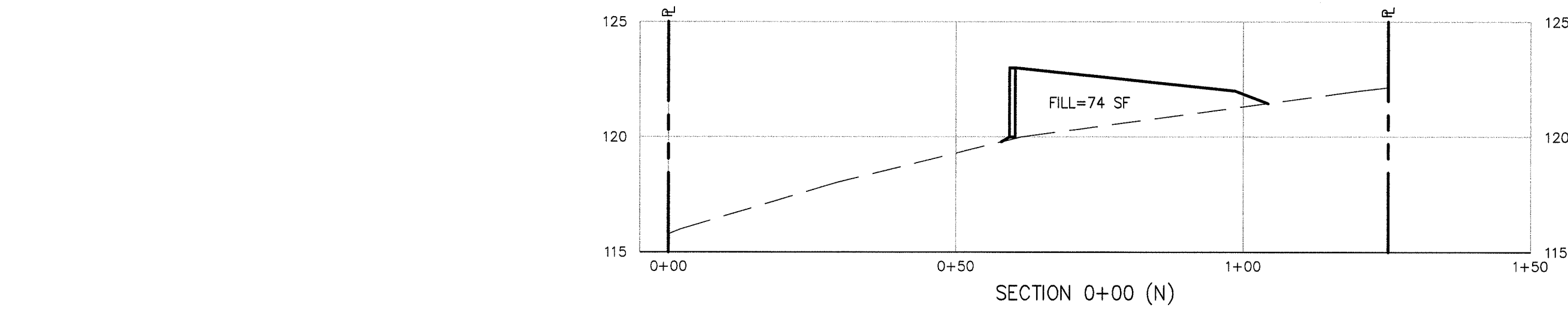
DRAWN BY: B.W.

CHKD BY: M.J.H.

SCALE: AS SHOWN

DRAWING NO. 3953-3

REV. 3 OF 3



MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497
N.J.P.P. NO. 3200
8-11-21
DATE

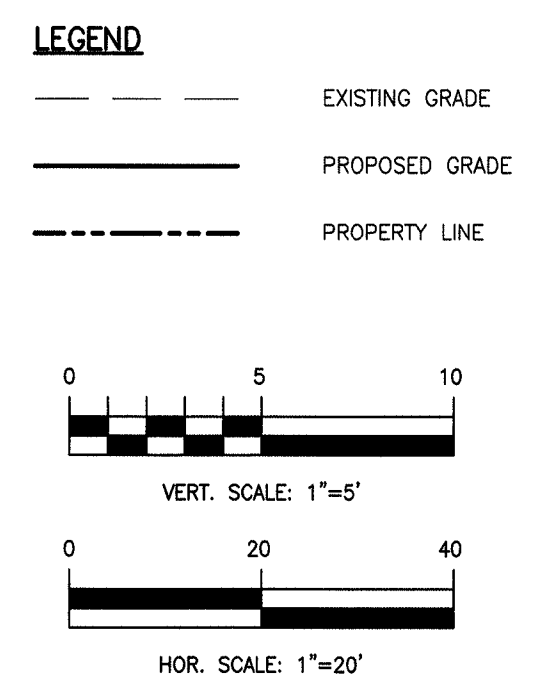
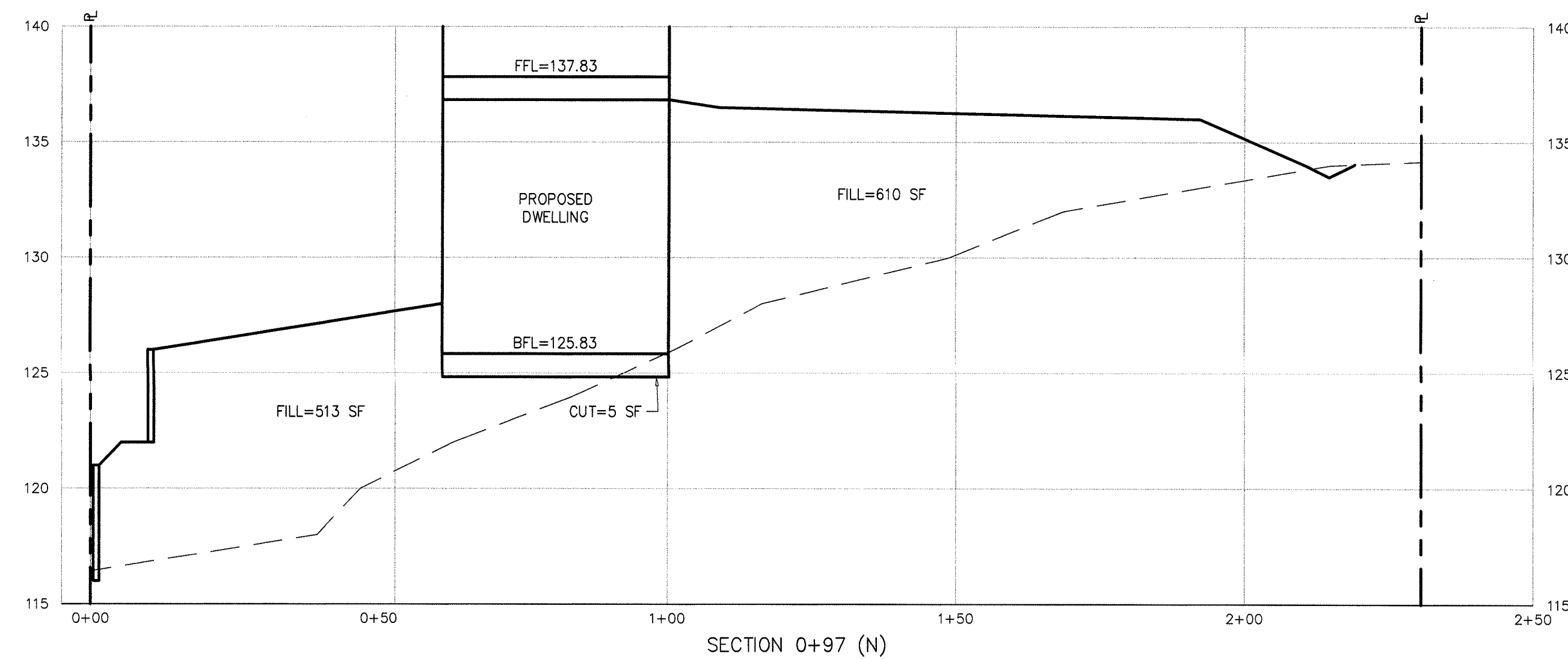
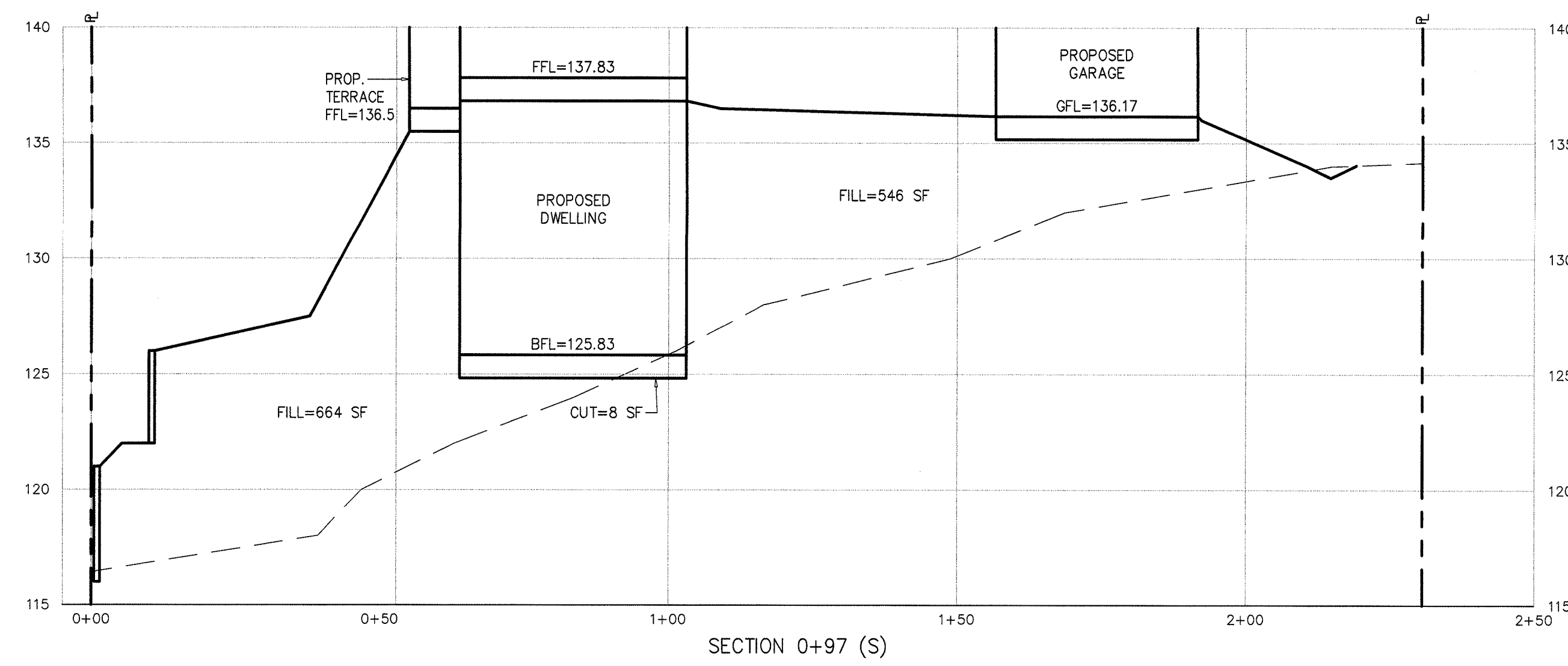
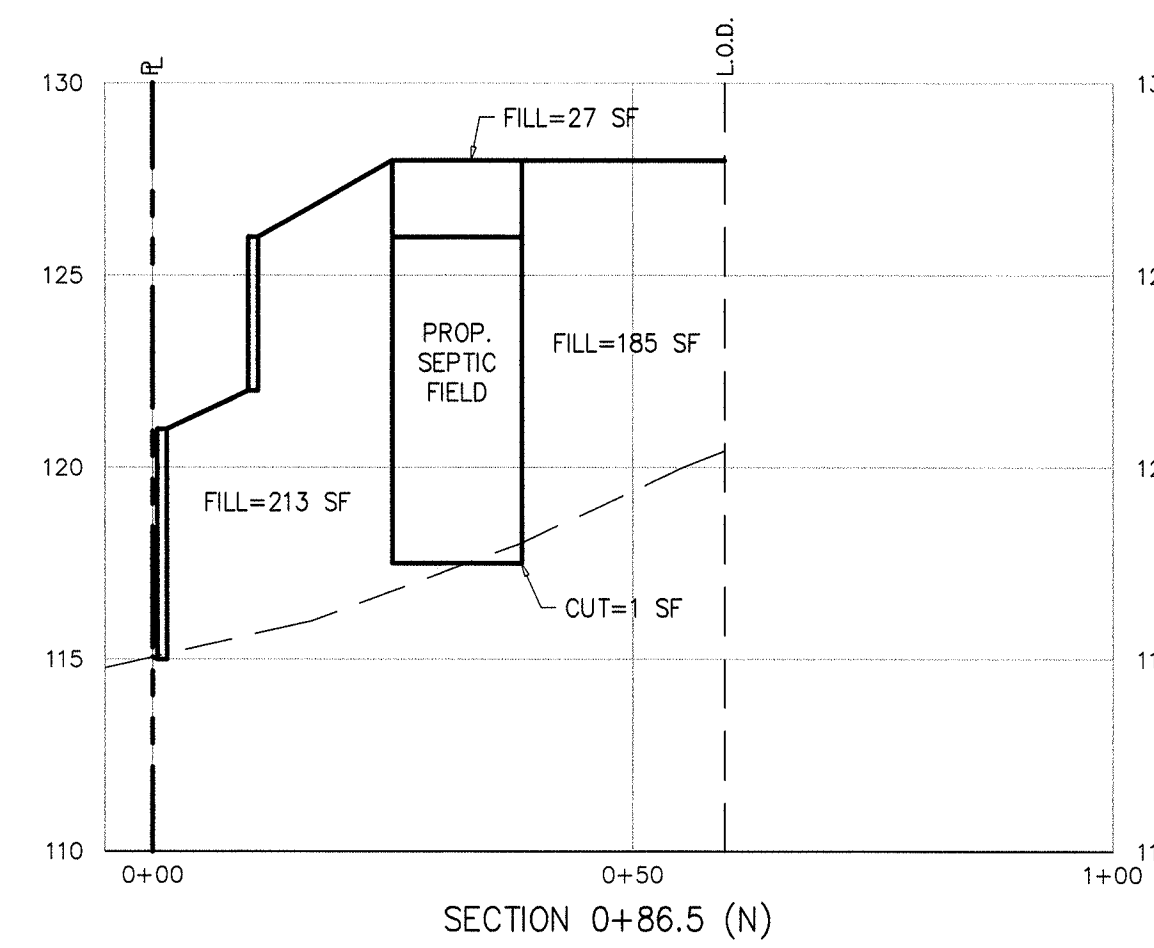
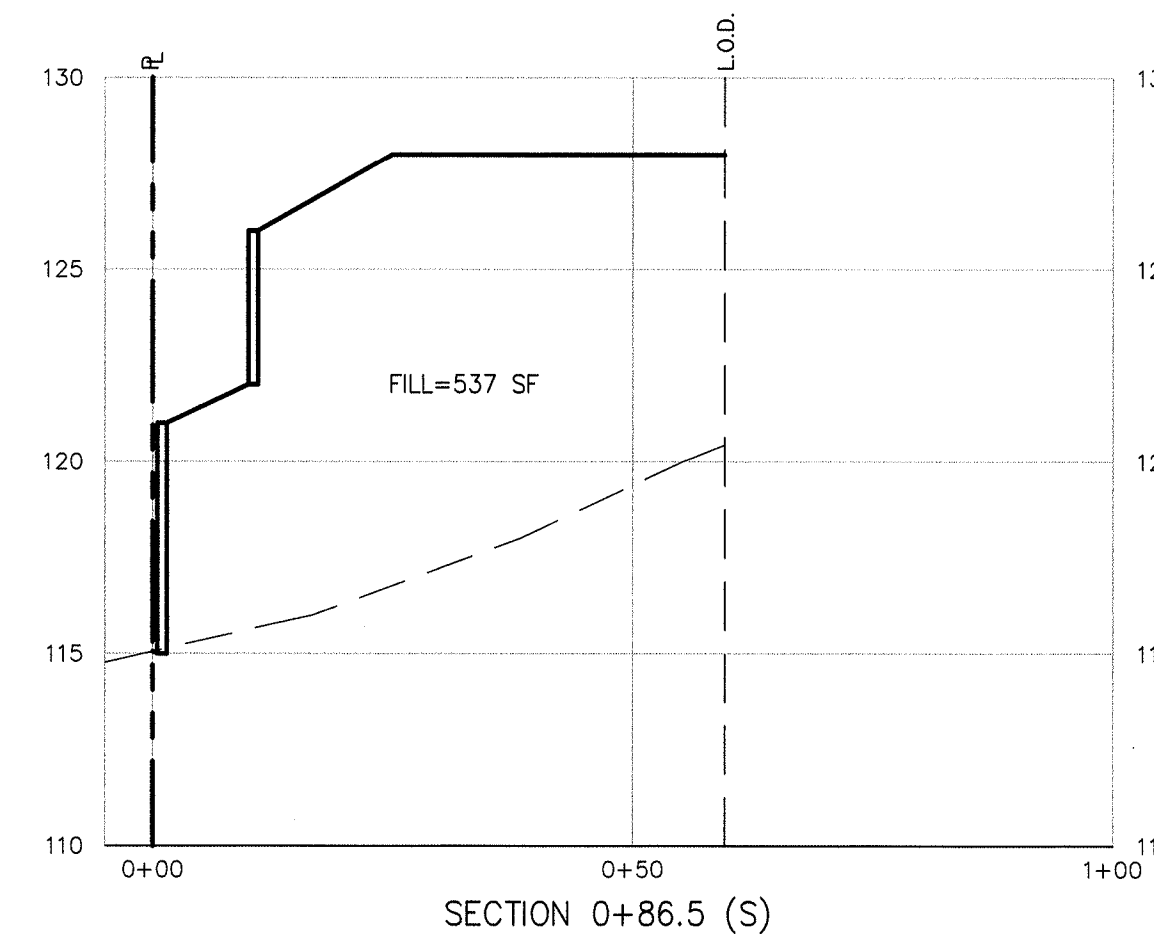
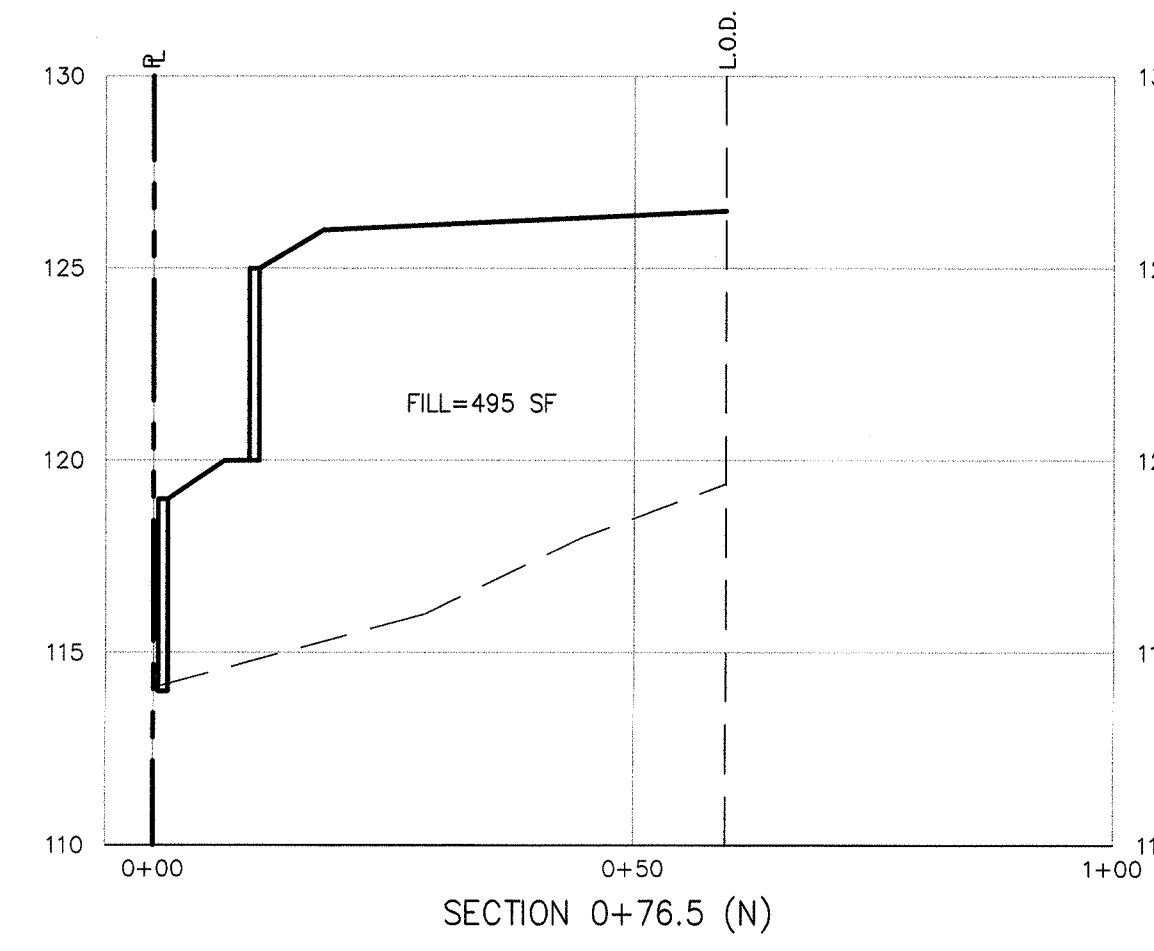
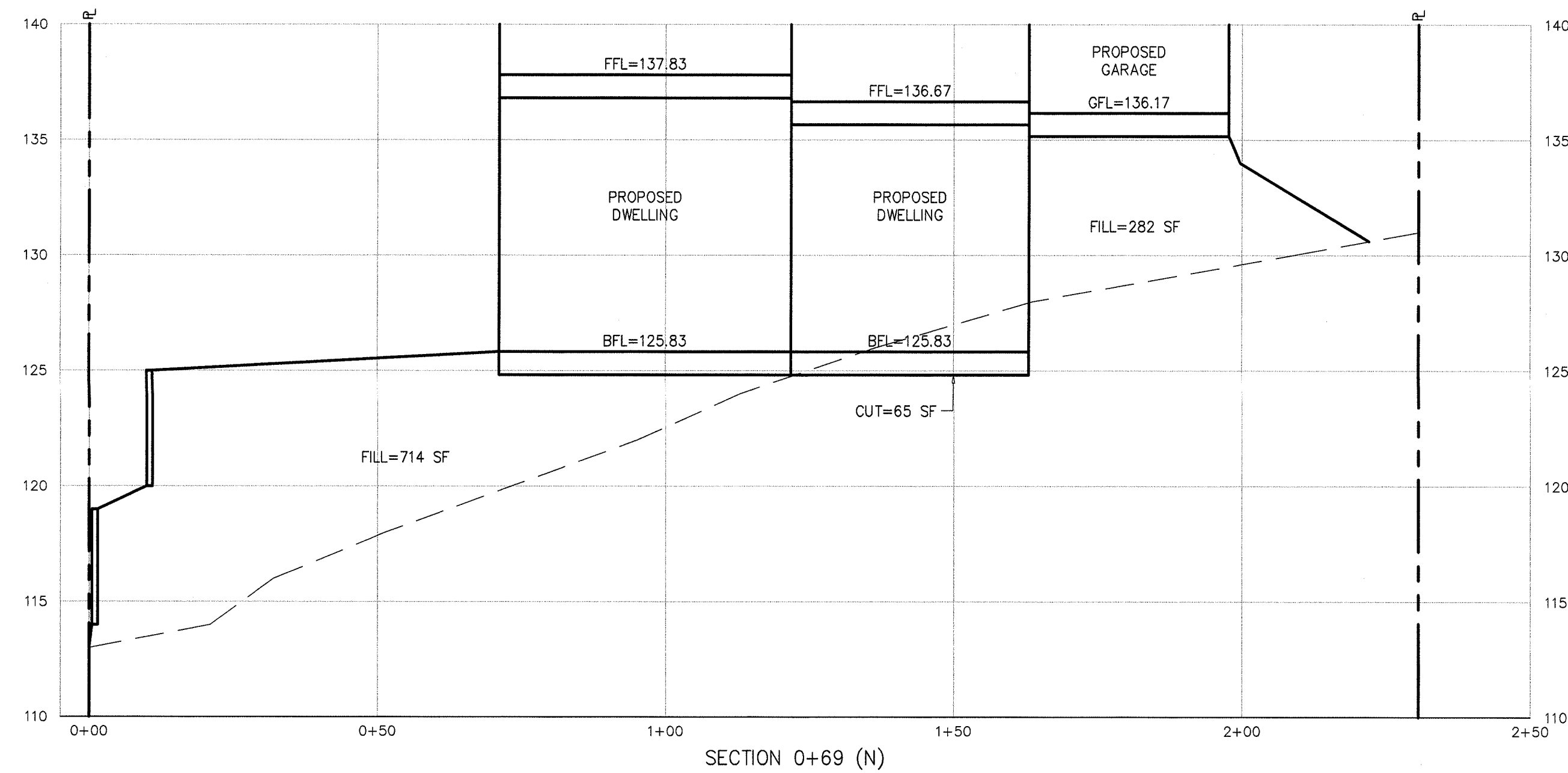
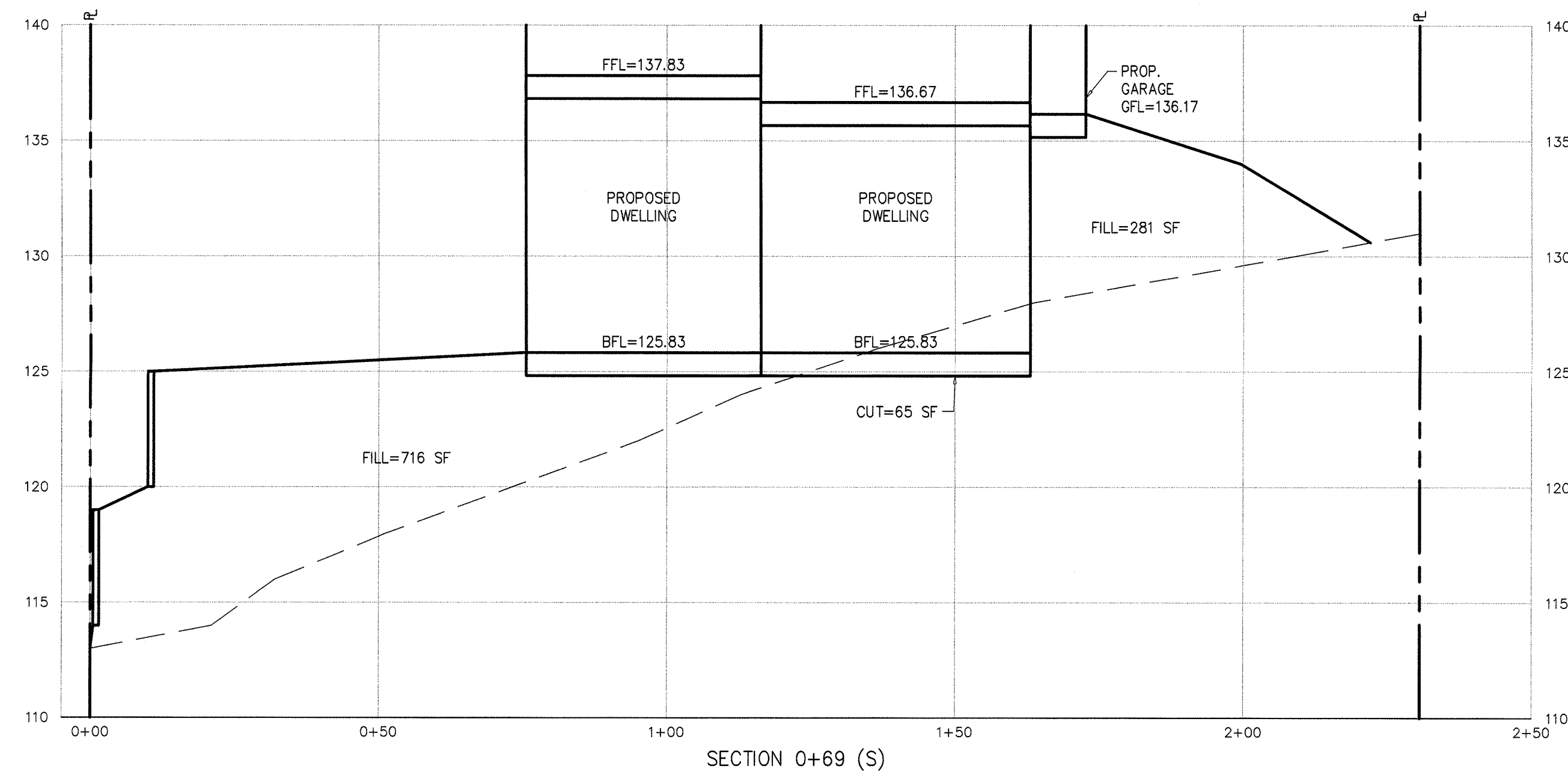
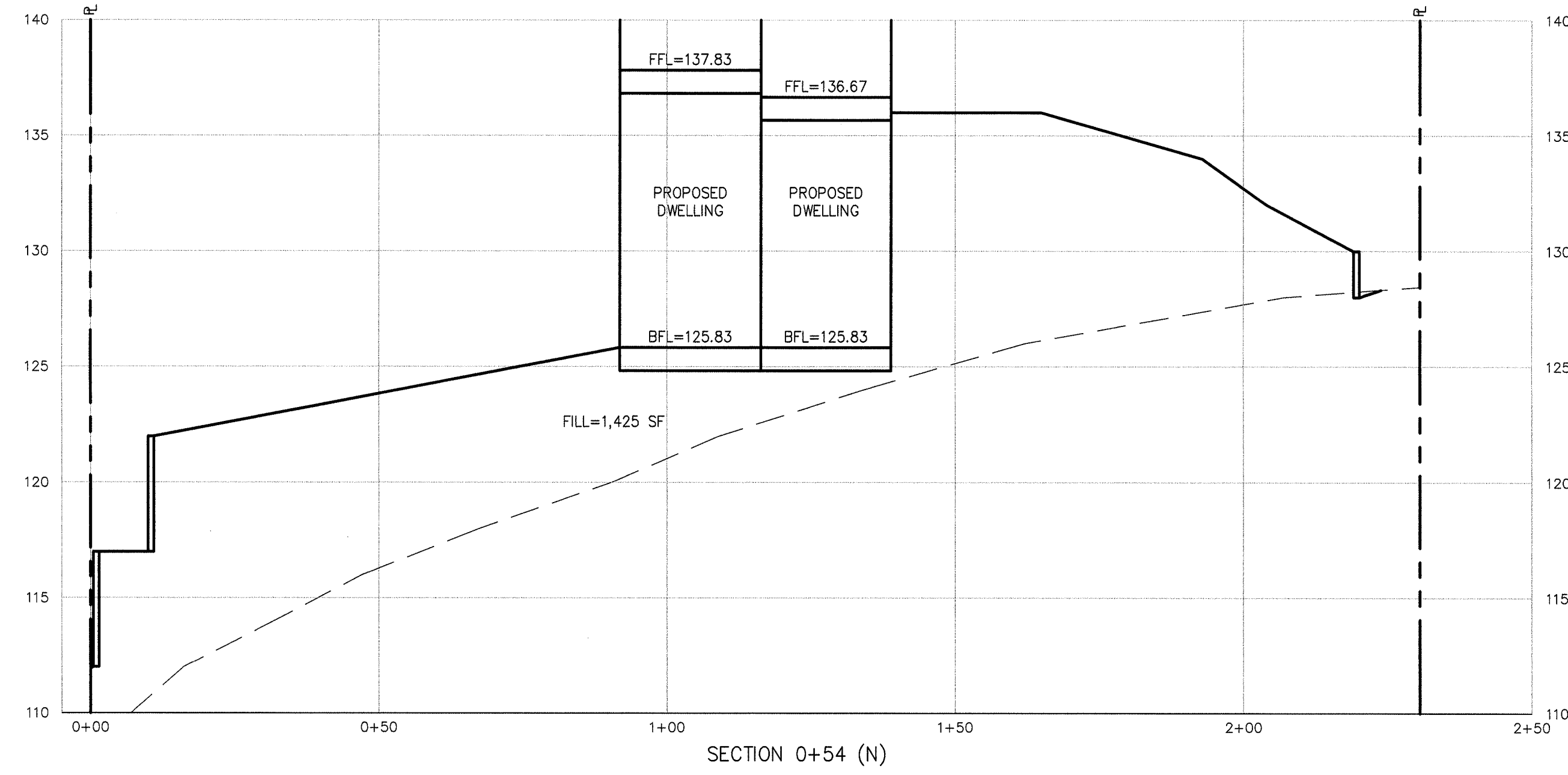
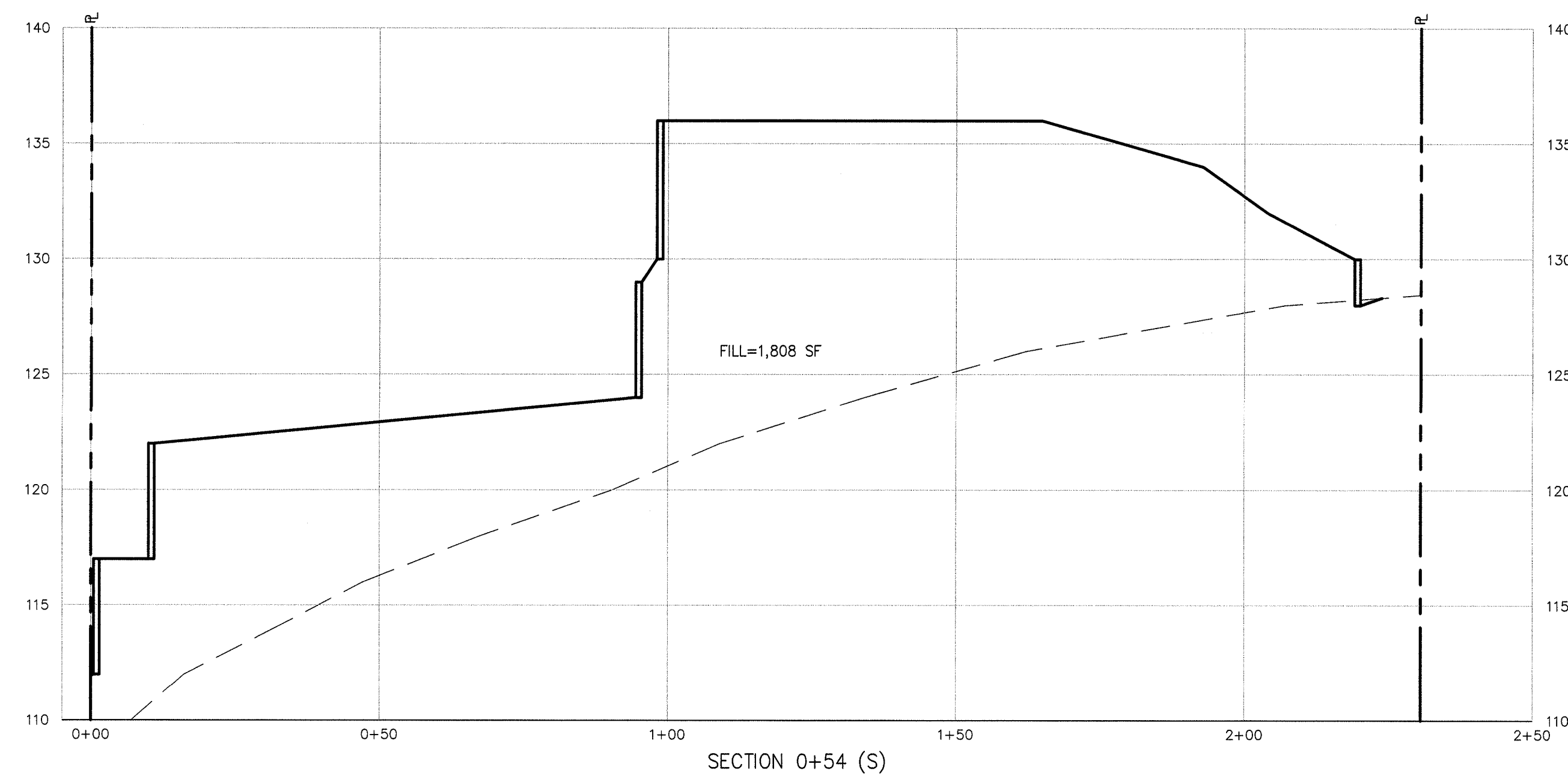
HUBSCHMAN ENGINEERING, P.A.
ENGINEERS - PLANNERS - SURVEYORS
263A S. WASHINGTON AVE. BERGENFIELD, NJ 07621
201-384-5666

REVISIONS

NO.	REVISIONS	DATE	BY	CHKD

CROSS SECTIONS & SOIL MOVING PLAN
SECTION 0+00 (N) TO SECTION 0+47 (N)
LOT 3.03 PROPOSED DWELLING BLOCK 55
No. 79 MILES STREET
BOROUGH OF ALPINE BERGEN COUNTY NEW JERSEY
APPLICANT: FLORIN LUCAEL
47 COLUMBUS DRIVE
TENAFLY, NJ 07670

DRAWN BY: Y.R.
CHKD BY: M.H.
SCALE: AS SHOWN
DRAWING NO.: 3953-5
REV.: 1 of 3



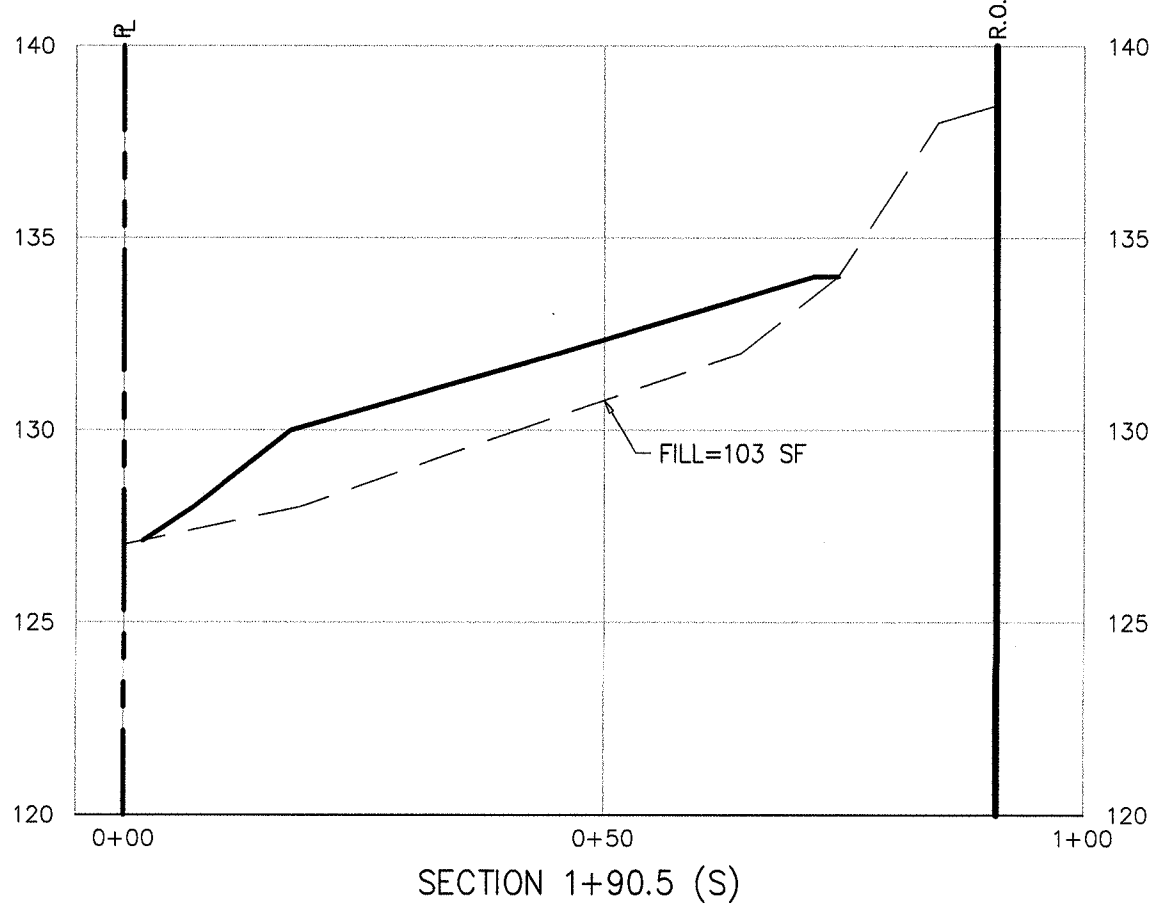
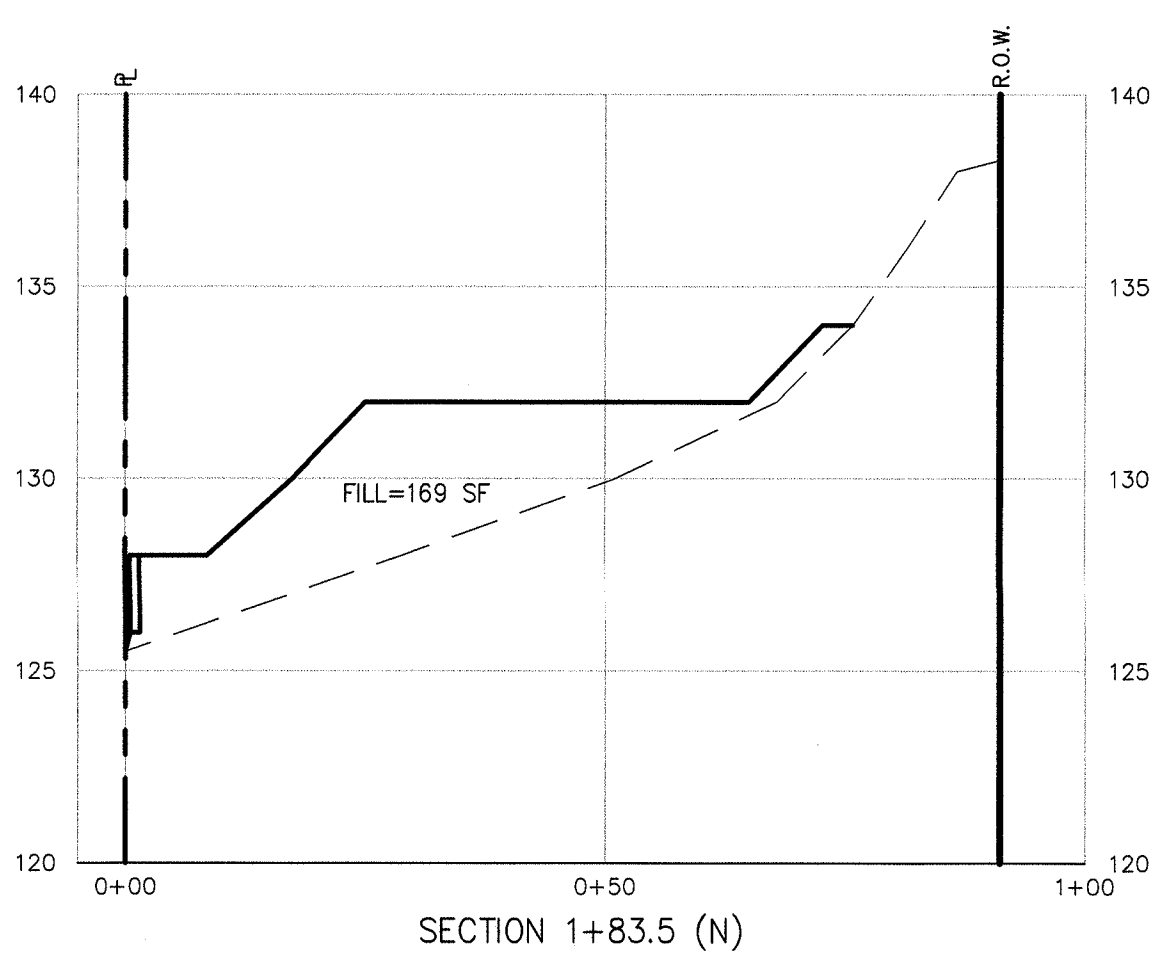
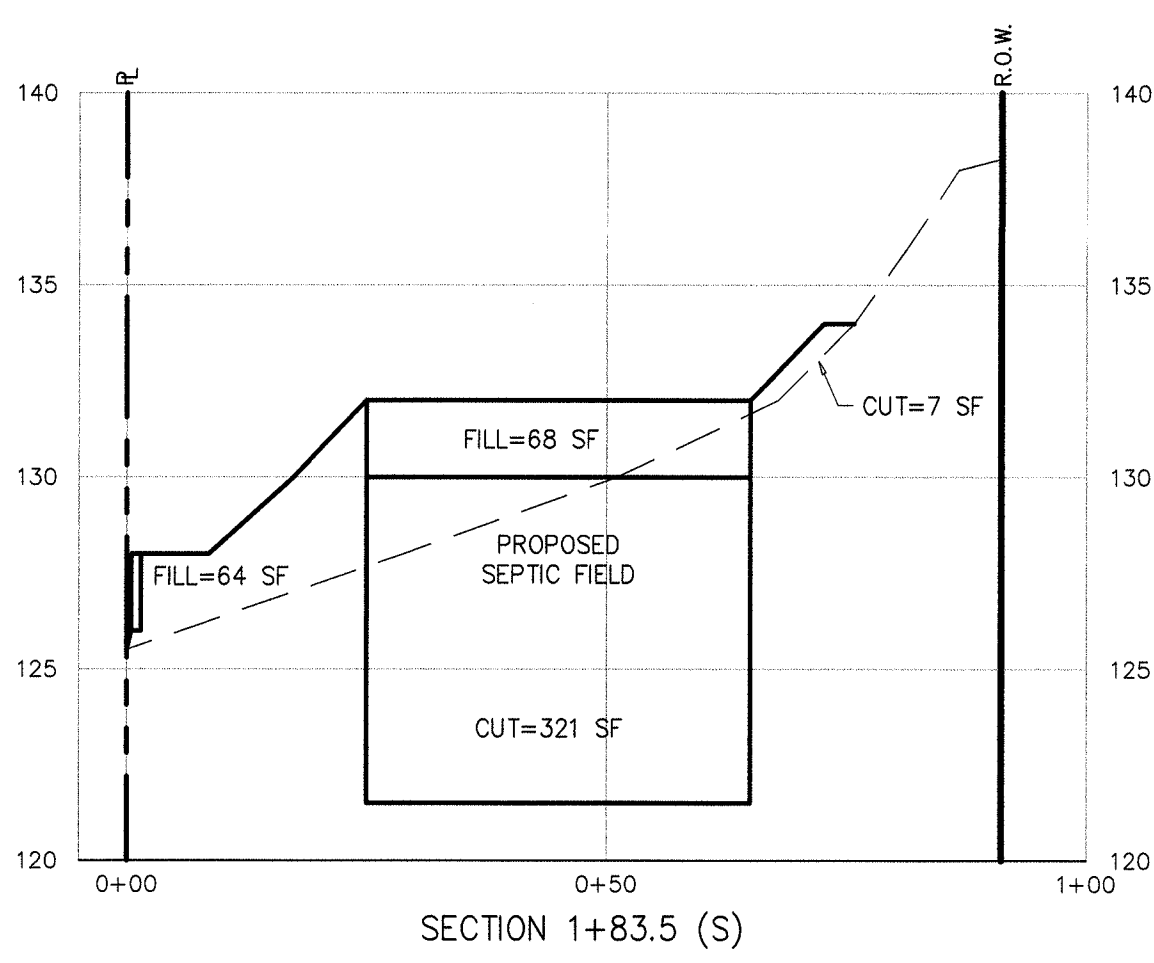
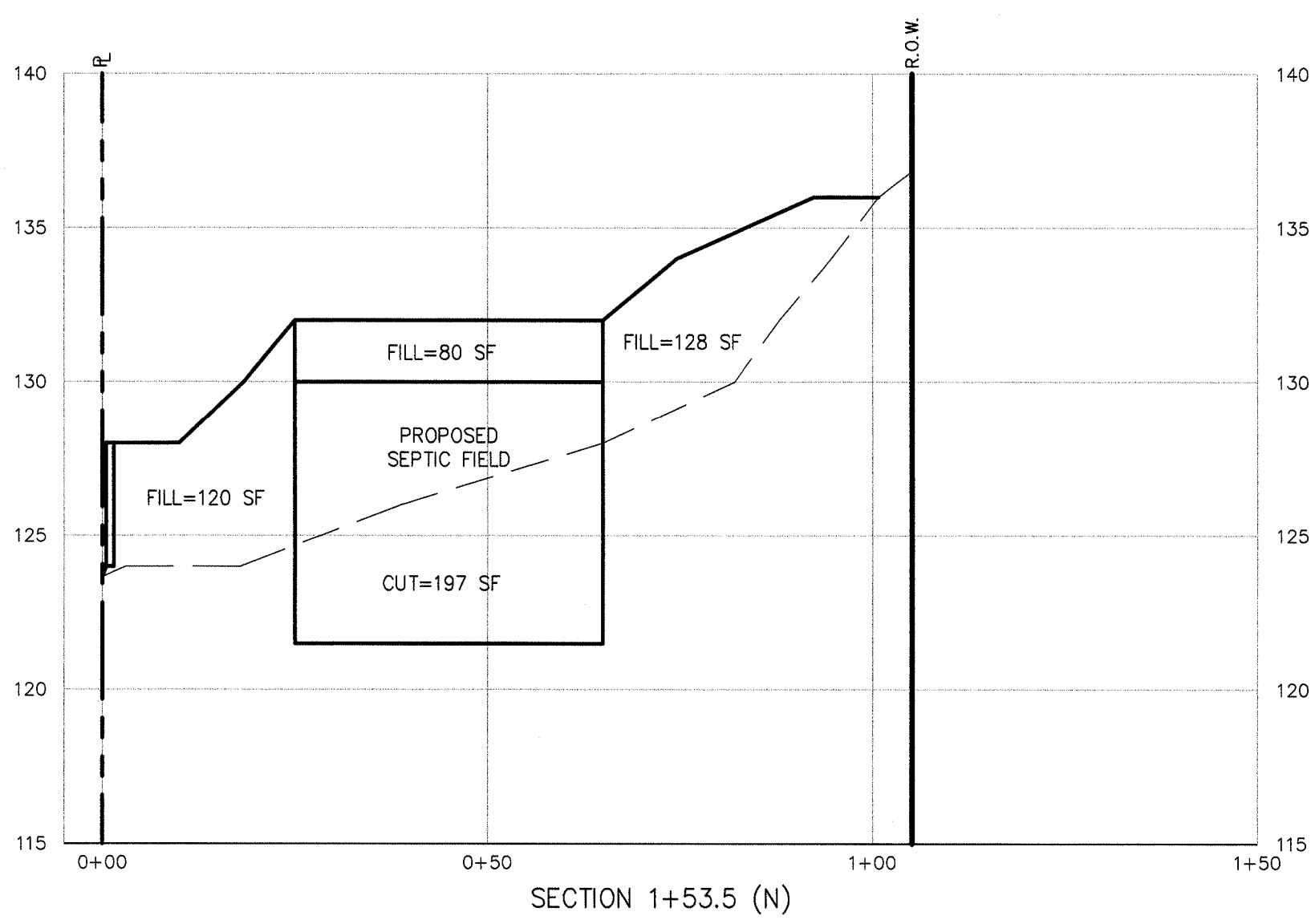
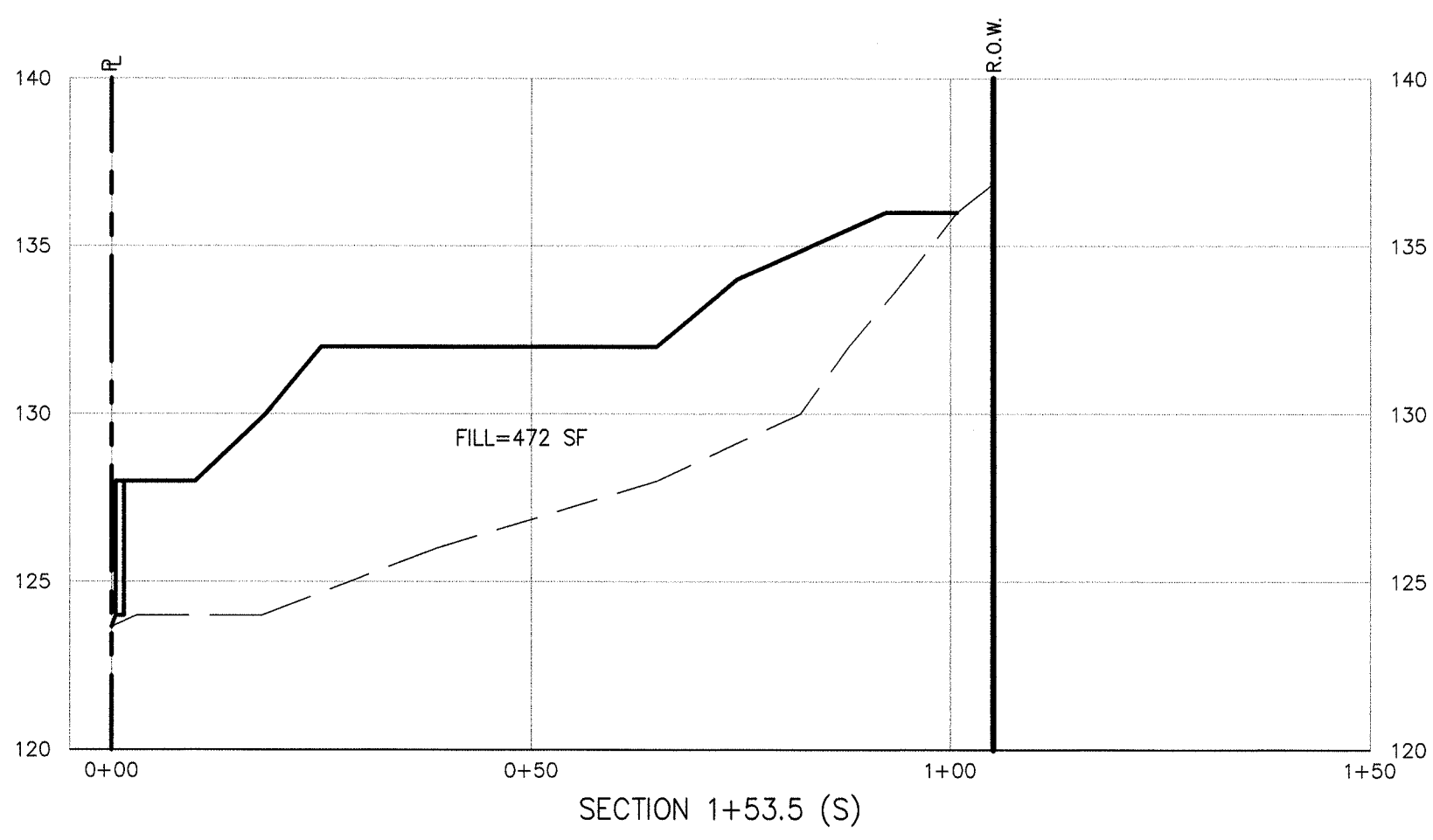
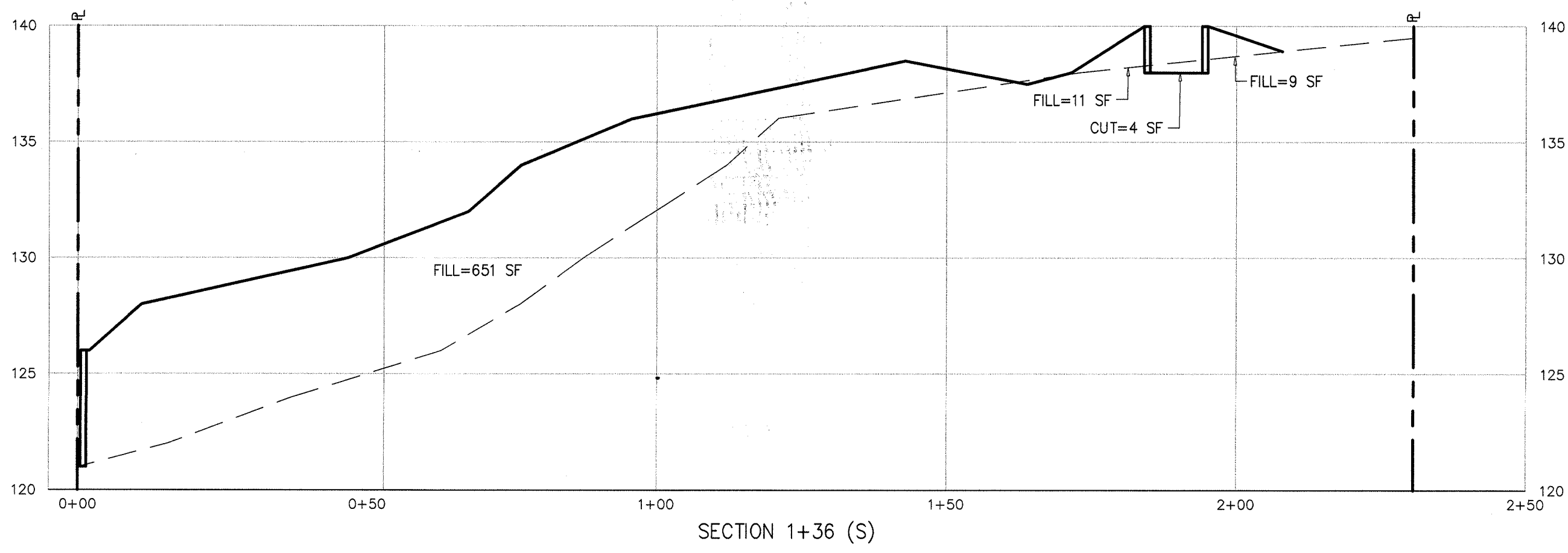
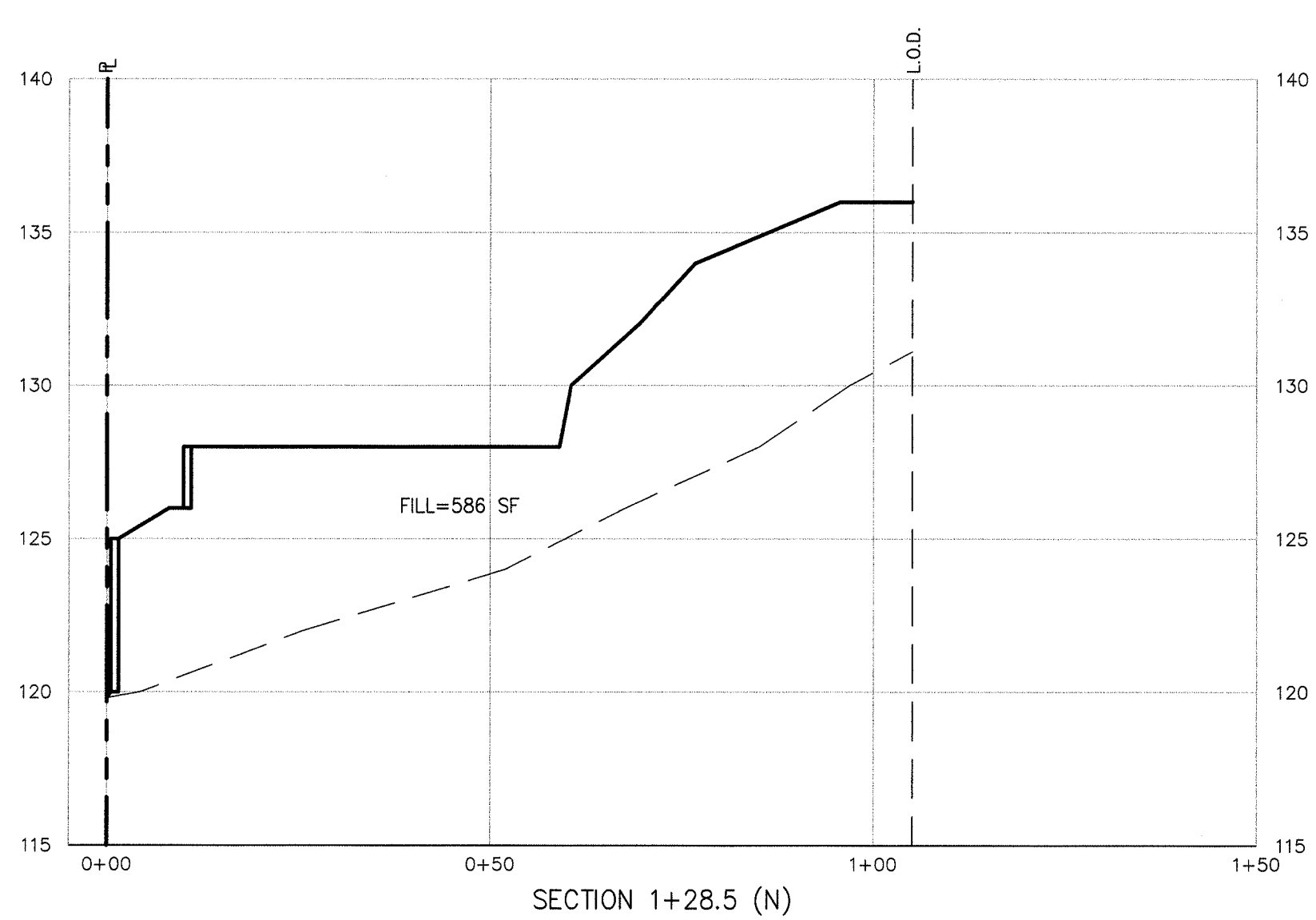
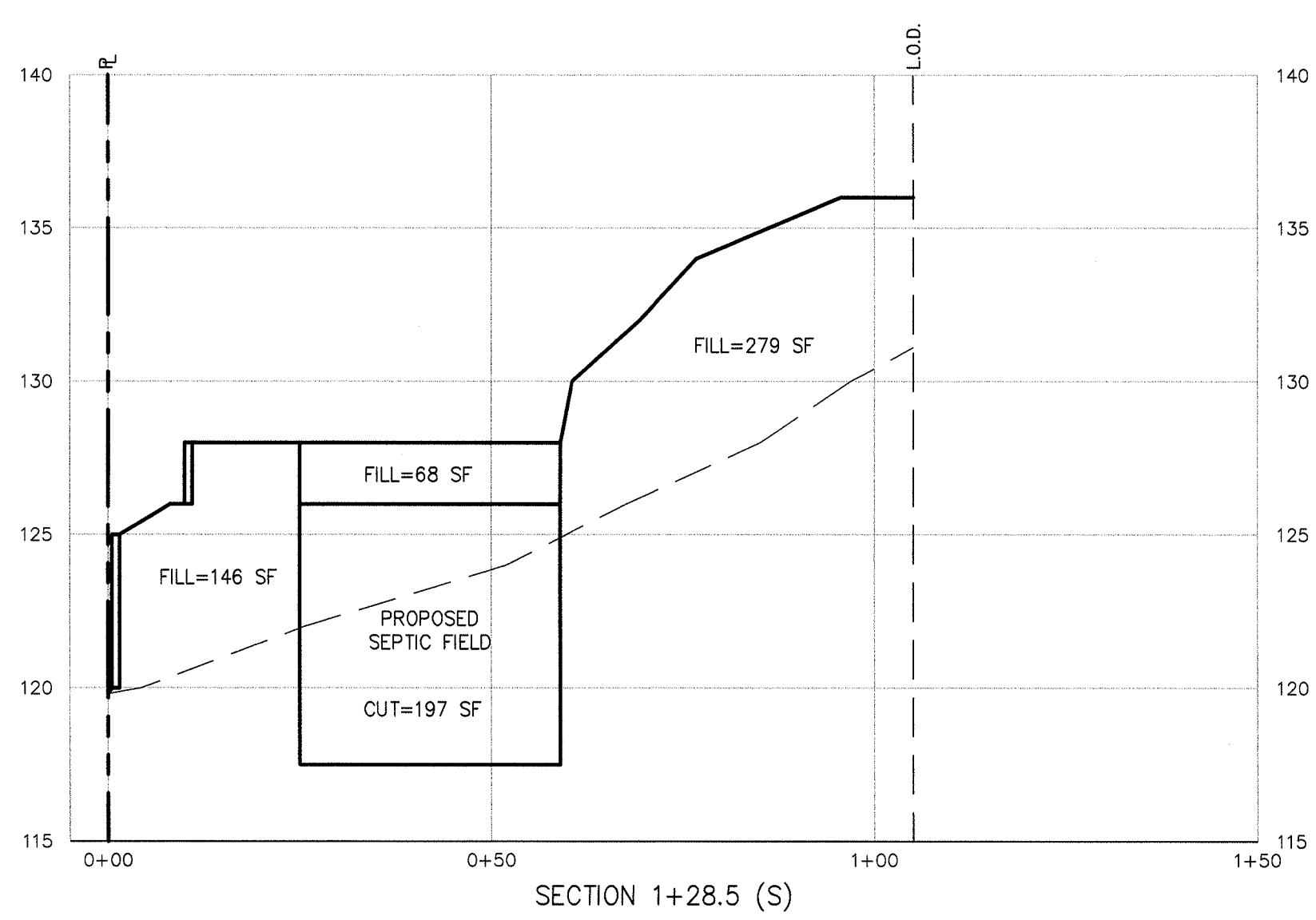
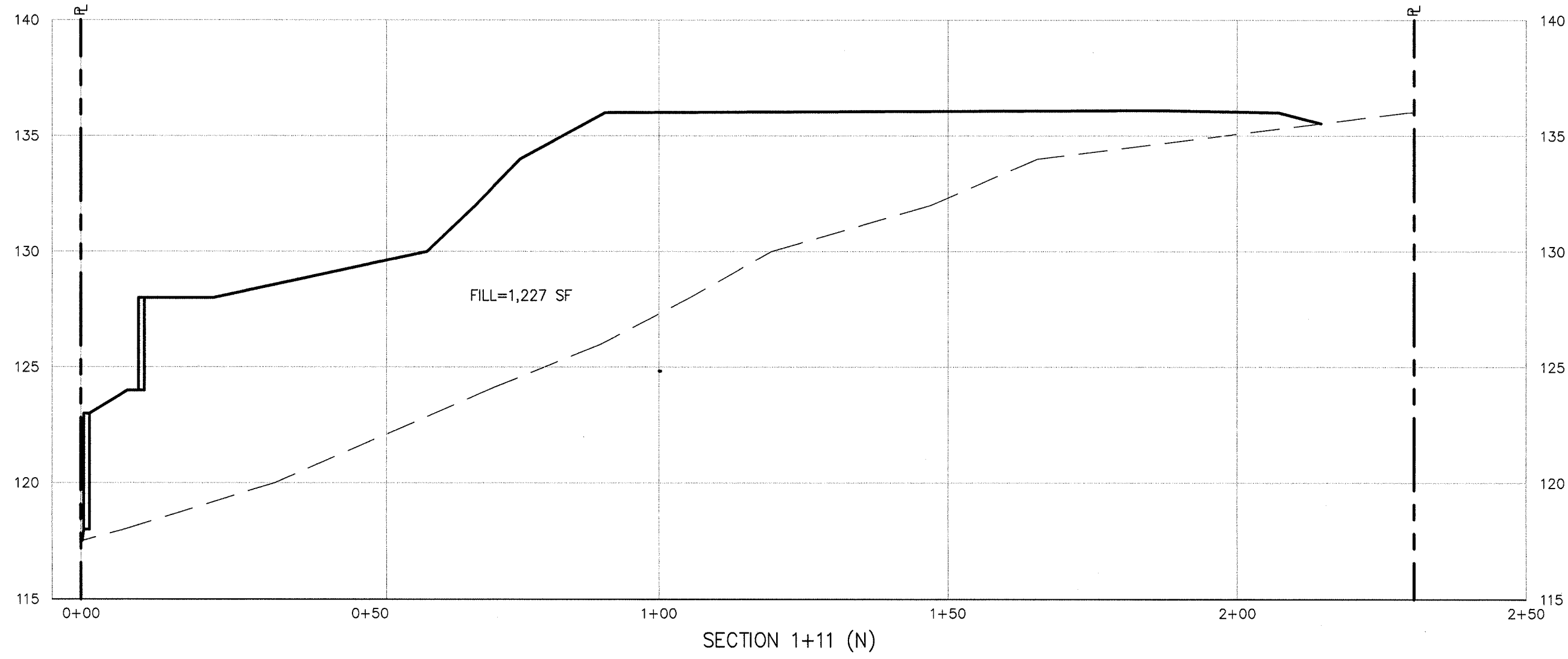
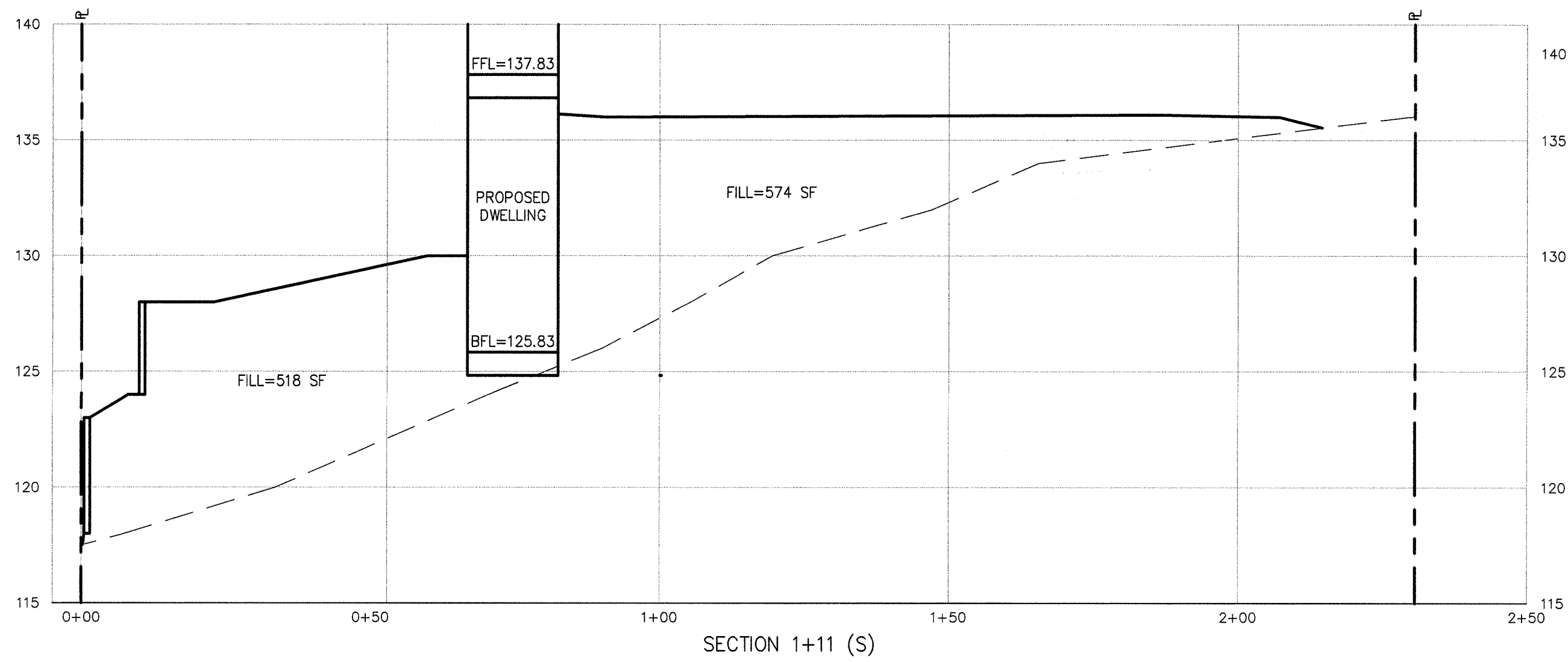
MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497
N.J.P.P. NO. 3200
8-11-21
DATE

HUBSCHMAN ENGINEERING, P.A.
ENGINEERS - PLANNERS - SURVEYORS
263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621
201-384-5866

CROSS SECTIONS & SOIL MOVING PLAN
SECTION 0+54 (S) TO SECTION 0+97 (N)
No. 79 MILES STREET
LOT 3.03 BLOCK 55
BOROUGH OF ALPINE BERGEN COUNTY NEW JERSEY
APPLICANT: FLORIN LUCACEL
47 COLUMBUS DRIVE
TENAFLY, NJ 07670

3953-6
2 of 3

DRAWN BY: Y.R.
CHKD BY: M.H.
SCALE: AS SHOWN
DRAWING NO.: 3953-6
REV.: -



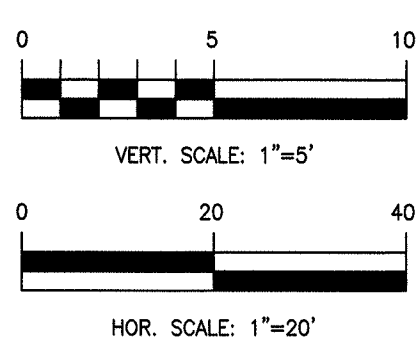
CUT	Cut (SF)	Average (SF)	Distance (FT)	Volume (CY)
0+00 N	0	14.00	20	280.00
0+20 S	28	14.00	9	126.00
0+20 N	28			
0+29 S	0	1.00	18	18.00
0+29 N	0	1.00	7	7.00
0+47 S	2			
0+47 N	2			
0+54 S	0	32.50	15	487.50
0+54 N	0	32.50	8	243.75
0+69 S	65			
0+69 N	65			
76.5+00 S	0	0.00	10	0.00
76.5+00 N	0			
86.5+00 S	0	4.00	11	42.00
86.5+00 N	0			
0+97 S	8	2.50	14	35.00
0+97 N	5			
1+11 S	0	0.00	18	0.00
1+11 N	0			
128.5+00 S	0	2.00	8	15.00
128.5+00 N	0			
1+36 S	4	2.00	18	35.00
1+36 N	4			
153.5+00 S	0	3.50	30	105.00
153.5+00 N	0			
183.5+00 S	7			
183.5+00 N	0	0.00	7	0.00
190.5+00 S	0			
Total				1,394.25 ≈ 52 CY

FILL	Fill (SF)	Average (SF)	Distance (FT)	Volume (CY)
0+00 N	74	189.00	20	3,780.00
0+20 S	304			
0+20 N	328	515.50	9	4,639.50
0+29 S	703	1,166.00	18	20,988.00
0+29 N	687	1,754.00	7	12,278.00
0+47 S	1,645			
0+47 N	1,700	1,211.00	15	18,165.00
0+54 S	1,808			
0+54 N	1,425	745.50	8	5,591.25
0+69 S	997			
0+69 N	996			
76.5+00 S	495	516.00	10	5,160.00
76.5+00 N	495			
86.5+00 S	537	817.50	11	8,583.75
86.5+00 N	425			
0+97 S	1,210	1,107.50	14	15,505.00
0+97 N	1,123			
1+11 S	1,092	860.00	18	15,050.00
1+11 N	1,227			
128.5+00 S	493	628.50	8	4,713.75
128.5+00 N	586			
1+36 S	671	571.50	18	10,001.25
1+36 N	671			
153.5+00 S	472	230.00	30	6,900.00
153.5+00 N	328			
183.5+00 S	132			
183.5+00 N	169	136.00	7	952.00
190.5+00 S	103			
Total				132,307.50 ≈ 4,900 CY

CUT	
3' Seepage Pit	
Units	4
Volume per Unit	614 CF
Total Volume	2,456 CF
	91 CY

Total Cut (CY)	197
Total Fill (CY)	4,900
Fill Left on Site From Septic Field (CY)	442
Quantity of Soil to Be Imported To Site (CY)	4,261

LEGEND
--- EXISTING GRADE
--- PROPOSED GRADE
--- PROPERTY LINE



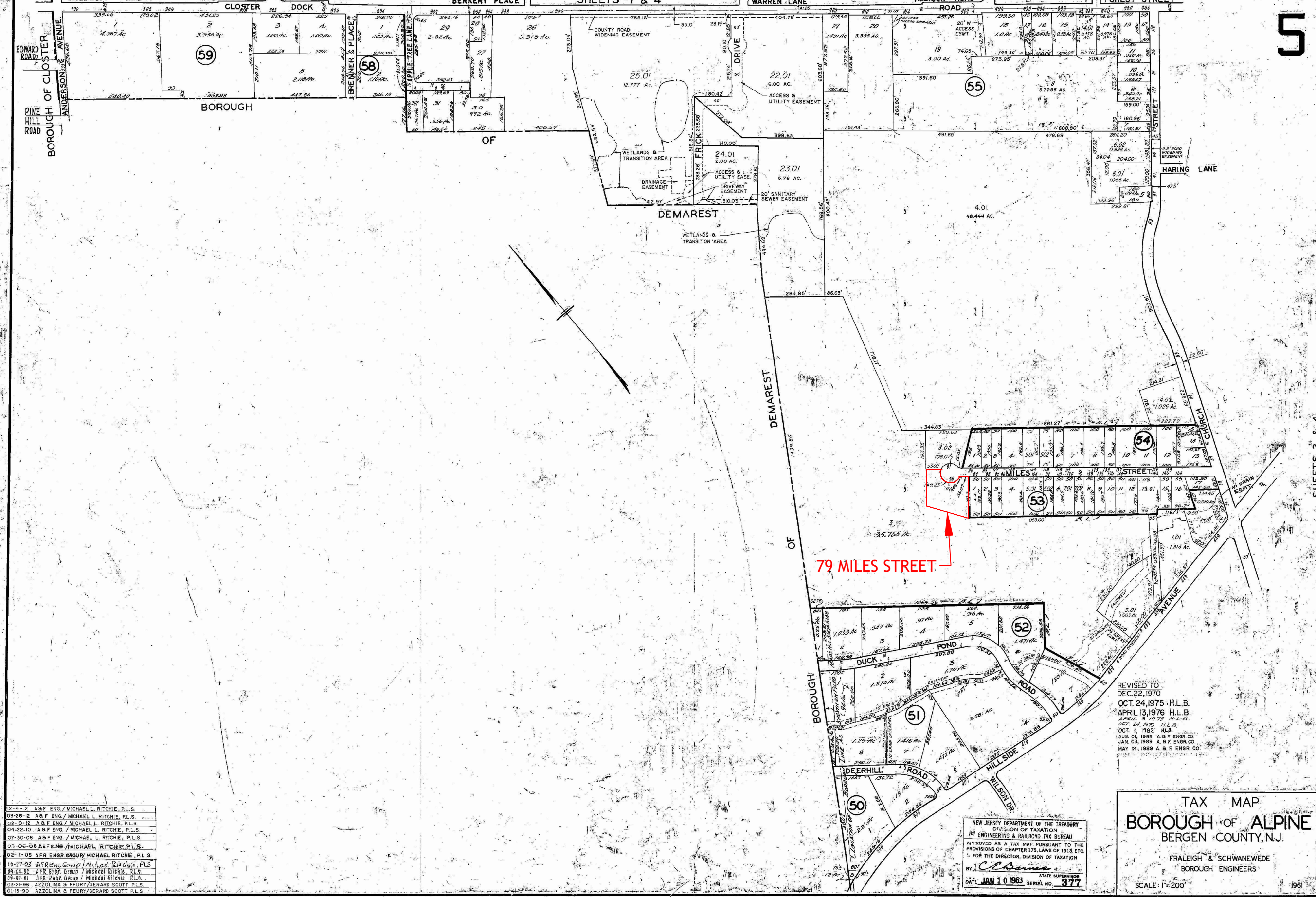
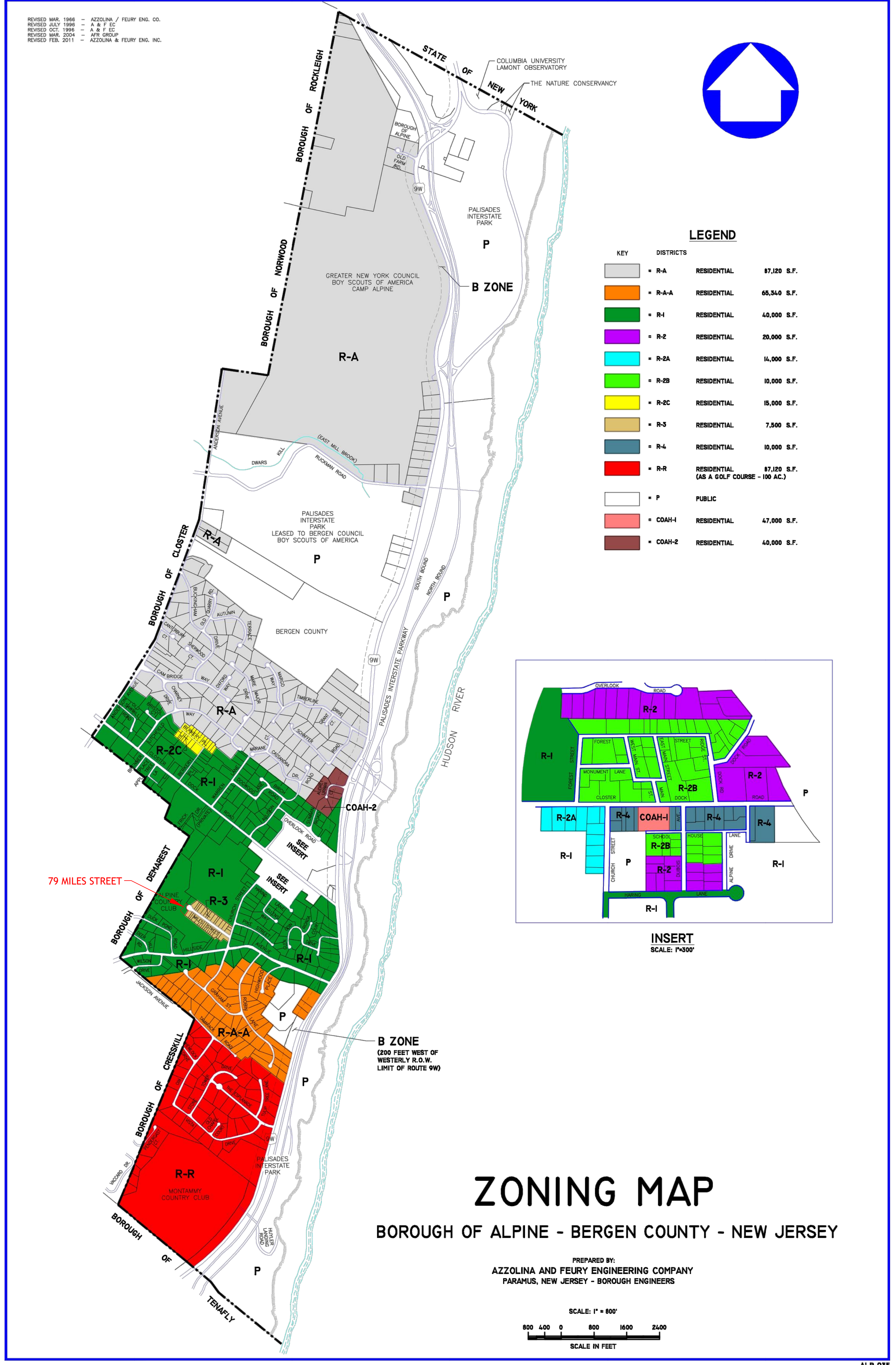
MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497
N.J.P.P. NO. 3200

NO.	REVISIONS	DATE	BY	CHKD
CROSS SECTIONS & SOIL MOVING PLAN SECTION 1+11 (S) TO SECTION 1+90.5 (S)				
LOT 3.03		PROPOSED DWELLING		BLOCK 55
		No. 79 MILES STREET		
BOROUGH OF ALPINE		BERGEN COUNTY		NEW JERSEY
APPLICANT: FLORIN LUCACEL 47 COLUMBUS DRIVE TENAFLY, NJ 07670				
DRAWN BY: Y.R.		CHKD BY: MJH		
SCALE: AS SHOWN		REV.		
DRAWING NO. 3953-7		REV.		
3 OF 3				

79 MILES STREET
NEW CONSTRUCTION SINGLE-FAMILY RESIDENCE
79 MILES STREET (BLOCK 55, LOT 3.03), ALPINE, NJ 07620
ZONING PERMIT SET - SEPTEMBER 02, 2021

ALPINE ZONING MAP
NOT TO SCALE

ALPINE TAX MAP - SHEET 5
NOT TO SCALE



PROJECT TEAM

ARCHITECT

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CONTACT NOAH ADLER, RA, NCARB
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CIVIL/SITE ENGINEER

HUBSCHMAN ENGINEERING
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CLINT AND ARCHITECTURAL DESIGN BY:
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DRAWING INDEX

DRAWING NUMBER	SHEET NUMBER	DRAWING NAME	ISSUE RECORD
1	T-100	TITLE SHEET, CODE, & ZONING INFORMATION	●
2	G-100	GENERAL NOTES	●
3	A-100	BASEMENT CONSTRUCTION PLAN	●
4	A-101	1ST FLOOR CONSTRUCTION PLAN	●
5	A-102	2ND FLOOR CONSTRUCTION PLAN	●
6	A-103	ATTIC / ROOF CONSTRUCTION PLAN & WINDOW SCHEDULE	●
7	A-201	FRONT AND RIGHT SIDE ELEVATIONS	●
8	A-202	REAR AND LEFT SIDE ELEVATIONS	●
9	A-301	WALL AND ROOF SECTIONS & DETAILS	●
10	E-100	BASEMENT ELECTRICAL PLAN	
11	E-101	1ST FLOOR ELECTRICAL PLAN	
12	E-102	2ND FLOOR ELECTRICAL PLAN	
13	E-103	ATTIC / ROOF ELECTRICAL PLAN & PLUMBING RISER DIAGRAMS	
14	S-001	STRUCTURAL GENERAL NOTES	
15	S-100	FOUNDATION AND 1ST FLOOR FRAMING PLAN	
16	S-101	1ST FLOOR CEILING / 2ND FLOOR FRAMING PLAN	
17	S-102	2ND FLOOR CEILING / ATTIC FLOOR FRAMING PLAN	
18	S-103	ATTIC / ROOF FRAMING PLAN	
19	S-201	STRUCTURAL DETAILS 1 AND BRACED WALL PANEL PLANS	
20	S-202	STRUCTURAL DETAILS 2	
21	S-203	STRUCTURAL DETAILS 3	
22	S-204	STRUCTURAL DETAILS 4	
23	S-205	STRUCTURAL DETAILS 5	

BUILDING INFORMATION

ADDRESS 79 MILES STREET
BLOCK 55 LOT 3.03
DISTRICT ZONE R-1
STORIES 2.5

BASEMENT AREAS

HEATED / FINISHED 1,779.81 SF
MECHANICAL ROOM 162.24 SF
TOTAL BASEMENT AREA 1,942.05 SF

1ST FLOOR AREAS

HEATED / FINISHED 2,430.27 SF
COVERED REAR PATIO (LOGGIA) 416.56 SF
COVERED PORCHES 31.00 SF
3-CAR GARAGE 795.23 SF
TOTAL 1ST FLOOR AREA 3,673.06 SF
400 SF GARAGE CREDIT
3,273.06 SF

2ND FLOOR AREA

HEATED / FINISHED 3,210.47 SF
COVERED TERRACE 55.26 SF
TOTAL 2ND FLOOR AREA 3,265.73 SF

TOTAL FLOOR AREA

3,273.06 + 3,265.73 = 6,538.79 SF

BUILDING VOLUME

91,000 CU. FT.

SEE CIVIL ENGINEER'S SITE PLANS AND OTHER DOCUMENTS FOR COMPLETE F.A.R., BUILDING COVERAGE, IMPERVIOUS COVERAGE, FRONT YARD COVERAGE, BUILDING HEIGHT, AND ALL OTHER SITE AND ZONING INFORMATION.

CODE INFORMATION & DESIGN CRITERIA

THIS PROJECT HAS BEEN DESIGNED UNDER THE FOLLOWING CODES:

- 2018 INTERNATIONAL RESIDENTIAL CODE, N.J. EDITION
- 2017 NATIONAL ELECTRICAL CODE
- 2018 NATIONAL STANDARD PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- NEW JERSEY UNIFORM CONSTRUCTION CODE

THIS PROJECT HAS BEEN DESIGNED UTILIZING THE FOLLOWING DESIGN CRITERIA FROM THE 2018 IRC-NJ:

OCCUPANCY CLASS:

CONSTRUCTION TYPE:

WIND (ULTIMATE DESIGN SPEED):

SEISMIC DESIGN CATEGORY:

CLIMATE ZONE:

GROUND SNOW LOAD:

UNIFORM LIVE LOAD:

R-5 SINGLE-FAMILY

5B

115 MPH

B

5A

25 PSF

40 PSF

DESIGN DELIVERABLE: ZONING PERMIT
ISSUE DATE: SEPTEMBER 2, 2021

PROJECT NUMBER: 2111
DRAWN BY: NHA
CHECKED BY: KO

TITLE SHEET,
ZONING ANALYSIS,
DRAWING INDEX

T-100

NOAH HARRIS ADLER ARCHITECT
233 WHITMAN STREET
HAWORTH, NJ 07641
201.494.4224
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CLINT AND ARCHITECTURAL DESIGN BY:
KURT OTTO / K.O. GROUP LLC
381 BROADWAY, 3RD FLOOR
WESTWOOD, NJ 07675
201.819.9138
kurt@kogrp.com

79 MILES STREET
SINGLE-FAMILY NEW CONSTRUCTION
79 MILES STREET (BLOCK 55, LOT 3.03)
ALPINE, NEW JERSEY 07620
CLIENT: KURT OTTO / K.O. GROUP LLC

GENERAL NOTES

NOT TO SCALE

1. THE CONTRACTORS ARE RESPONSIBLE FOR ALL REQUIREMENTS OUTLINED IN THE 2018 INTERNATIONAL RESIDENTIAL CODE, N.J. EDITION, STATE UNIFORM CONSTRUCTION CODE, MUNICIPAL CODES AND ORDINANCES. CONTRACTORS SHALL COMPLY WITH GOVERNING CODE AS ADMINISTERED BY MUNICIPAL BUILDING OFFICIALS AND SHALL BE CONSIDERED AS PART OF THESE CONSTRUCTION DOCUMENTS. WHERE DRAWINGS CONFLICT WITH CODES, CODE REQUIREMENTS SHALL GOVERN.

2. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS.

3. ALL WORK SHALL BE DONE IN A FIRST-CLASS MANNER BY EXPERIENCED CONTRACTORS SKILLED IN THEIR TRADE.

4. ALL CONTRACTORS SHALL CARRY INSURANCE AS WELL AS PROTECT THE OWNER AND ARCHITECT FROM CLAIMS FOR DAMAGES AND PERSONAL INJURIES, INCLUDING DEATH, WHICH MAY ARISE IN CONNECTION WITH THIS PROJECT. NO WORK SHALL COMMENCE UNTIL PROOF OF INSURANCE IS SUBMITTED.

5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS NEEDED FOR CONSTRUCTION AND COMPLETION OF PROJECT PRIOR TO STARTING ANY WORK.

6. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE SPACE SECURE AND LOCKED DURING ALL PHASES OF CONSTRUCTION.

7. THE CONSTRUCTION SITE SHALL BE KEPT CLEAN AT ALL TIMES. AFTER COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIALS, ALL TRASH AND DEBRIS CAUSED BY THEIR WORK AT THE END OF EACH WORK DAY.

8. WHEREVER IN THE SPECIFICATION REFERENCE IS MADE TO FEDERAL OR COMMERCIAL STANDARDS, THE LATEST AMENDMENT SHALL APPLY.

9. THE ARCHITECT IS NOT RESPONSIBLE FOR, NOR SHALL BE HELD LIABLE FOR THE MEANS AND METHODS OF CONSTRUCTIONS. THE MEANS AND METHODS OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY AND LIABILITY OF THE GENERAL CONTRACTOR, SUBCONTRACTORS, AND THEIR AGENTS.

10. DRAWINGS ARE NOT TO BE SCALED. NOTIFY THE ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES.

11. THE ARCHITECT WILL BE, IN THE FIRST INSTANCE, THE INTERPRETER OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE ARCHITECT WILL ALSO HAVE THE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS.

12. THESE DRAWINGS ARE INTENDED TO PROVIDE THOROUGH FABRICATION AND INSTALLATION OF ALL UNITS DESCRIBED, READY FOR THE OWNER'S USE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER'S ARCHITECT DURING THE BID PERIOD IF, IN THE CONTRACTOR'S OPINION, ANY UNIT IS INCOMPLETE WITH THE INFORMATION GIVEN HEREIN. FAILURE TO SO NOTIFY THE ARCHITECT SHALL MEAN THE CONTRACTOR UNDERSTANDS THE DOCUMENTS AND THEIR INTENT, AND ALL ITEMS WILL BE COMPLETE IN EVERY DETAIL.

13. THE ARCHITECT MAY MAKE PERIODIC VISITS TO THE SITE TO FAMILIARIZE THEMSELVES GENERALLY WITH PROGRESS AND QUALITY OF THE WORK AND TO DETERMINE, IN GENERAL, IF THE WORK IS PROCEEDING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ON THE BASIS OF THEIR ON-SITE OBSERVATION AS AN ARCHITECT, THEY WILL KEEP THE OWNER INFORMED OF THE PROGRESS OF THE WORK AND WILL ENTER THE OWNER TO AGAINT THE OWNER'S DEFECTS. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS, NOR FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

14. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A COMPLETE PROJECT. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS SHOWN HEREIN UNLESS SPECIFICALLY NOTED AS BEING FURNISHED BY OTHERS. SHOULD THERE BE ANY QUESTIONS CONCERNING RESPONSIBILITY, THEY SHALL BE SETTLED BEFORE BID SUBMISSION AND CONTRACT SIGNING. NO EXTRA CHARGES WILL BE ALLOWED. THE ARCHITECT WILL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS.

15. ALL INSTALLATIONS OF MILLWORK, CASEWORK, AND FURNISHINGS, SHALL BE ACCURATELY FIELD MEASURED BEFORE FABRICATION. SHOP DRAWINGS FOR ALL AFOREMENTIONED ITEMS PRIOR TO FABRICATION.

16. ANY FORM OF DIRECT REPRESENTATION OF THESE DRAWINGS AND DESIGN IN WHOLE OR PART FOR CONSTRUCTION AT A DIFFERENT PROJECT SITE, IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY ENVIRONETICS GROUP ARCHITECTS.

17. THE CONTRACTOR SHALL FULLY ACQUAINT THEMSELVES WITH THE EXISTING CONDITIONS AND SHALL HAVE VISITED AND INSPECTED THE JOB SITE AND BE FULLY INFORMED AS TO THE NATURE OF EQUIPMENT AND FACILITIES NEEDED FOR THE PROPER EXECUTION OF THE WORK. STARTING OF DEMOLITION AND REMOVAL OPERATIONS WILL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS COMPLIED WITH THESE REQUIREMENTS. ANY LATER CLAIMS FOR DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN, WILL NOT BE RECOGNIZED.

18. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS, CONDITIONS AND DIMENSIONS AT THE SITE, AGAINST THE DRAWINGS, AND INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK AND SUBMISSION OF ANY SHOP DRAWINGS.

19. THE CONTRACTOR SHALL FULLY ACQUAINT THEMSELVES WITH THE EXISTING CONDITIONS, VERIFY ALL EXISTING ELEVATIONS, CONDITIONS, AND DIMENSIONS AT THE SITE AGAINST THE DRAWINGS, AND INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. SUBMISSION OF ANY SHOP DRAWINGS, AND ORDERING OF MATERIALS AND PREFABRICATED ITEMS, THE CONTRACTOR SHALL HAVE VISITED AND INSPECTED THE JOB SITE AND BE FULLY INFORMED AS TO THE NATURE OF EQUIPMENT AND FACILITIES NEEDED FOR THE PROPER EXECUTION OF THE WORK. THEY WILL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK IN ACCORDANCE WITH THESE PLANS. STARTING OF DEMOLITION AND REMOVAL OPERATIONS WILL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS COMPLIED WITH THESE REQUIREMENTS. ANY LATER CLAIMS FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN WILL NOT BE RECOGNIZED.

20. ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED IN WRITING, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE CONTRACTOR. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY MISINTERPRETATIONS AND/OR CONSEQUENCES THEREOF, FOR ALL WORK ON ALL DRAWINGS.

21. CONTRACTOR SHALL FOLLOW ACCEPTED TRADE PROCEDURES AND MANUFACTURER'S STANDARDS AND SHALL CONSTRUCT THE PROJECT IN A GOOD AND WORKMANLIKE MANNER. ALL MATERIALS ARE TO BE NEW, UNLESS OTHERWISE NOTED IN THE DRAWINGS. THE CONTRACTOR SHALL NOT SUBSTITUTE ANY STRUCTURAL GRADE MATERIALS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.

22. CONTRACTOR SHALL SCHEDULE ALL WORK TO CONFORM TO THE GENERAL CONSTRUCTION SCHEDULE AND SHALL COOPERATE WITH OTHER CONTRACTORS IN THE REQUIRED SEQUENTIAL INSTALLATION SCHEDULE AS APPROVED BY THE ARCHITECT. ALL WORK SHALL COMMENCE AND CONTINUE UNTIL COMPLETION WITHOUT UNDUE DELAY.

23. THE CONTRACTOR AND ALL RESPECTIVE TRADES SHALL GIVE THEIR PERSONAL SUPERINTENDENTS TO THE WORK AND SHALL FURNISH ALL LABOR, MATERIALS, TRANSPORTATION, APPARATUS AND EQUIPMENT REQUIRED FOR A COMPLETE INSTALLATION. THE CONTRACTORS SHALL INSTALL ALL MATERIALS IN A MANNER SUBJECT TO APPROVAL OF THE OWNER AND THE ARCHITECT.

24. THE CONTRACTOR WILL LEAVE THE SITE IN A NEAT, CLEAN AND SAFE CONDITION AT ALL TIMES, INCLUDING AT THE COMPLETION OF EACH WORK DAY. AFTER COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIALS, ALL TRASH AND DEBRIS CAUSED BY HIS WORK.

25. ALL CONDITIONS WHICH OCCUR AND WHICH ARE NOT IN CONFORMANCE WITH THESE SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR PROMPT RESOLUTION. FAILURE TO DO SUCH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

26. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT. THE ARCHITECT WILL CONSIDER MATERIAL/CHANGE REQUESTS ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUBMIT SAMPLES AND CUTS FOR WRITTEN APPROVAL BY THE ARCHITECT PRIOR TO THE START OF ANY WORK.

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES. THEY SHALL AFFORD OTHER SUB-CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT AND THE EXECUTION OF THEIR WORK.

28. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED, AS PER MANUFACTURERS INSTRUCTIONS / SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

29. EACH SUBTRADE WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. WORK INDICATED OR INFERRED ON THE DRAWINGS WILL BE DEEMED AND INCLUDED IN SUB-CONTRACTORS COSTS.

30. THE CONTRACTOR SHALL SUBMIT, IN WRITING, ALL PROPOSALS FOR ADDITIONAL WORK TO THE ARCHITECT'S OFFICE FOR REVIEW AND APPROVAL.

31. CONSOLIDATION POSSIBILITY: PRIOR TO START OF WORK, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS NEEDED FOR CONSTRUCTION AND COMPLETION OF PROJECT. INDIVIDUAL SUBCONTRACTORS ARE TO SECURE NECESSARY PERMITS PRIOR TO START OF THEIR RESPECTIVE WORK.

32. UPON COMPLETION OF THE JOB, THE CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION (A.I.A. DOCUMENT G-704).

33. TEMPORARY PROTECTION: PARTICULAR ATTENTION SHALL BE GIVEN TO THE PROTECTION OF EXISTING STRUCTURE AND FINISHES SO AS TO PREVENT ANY DAMAGE OF EXISTING FINISHES NOT DESIGNATED FOR DEMOLITION. PROTECT ALL NECESSARY, TEMPORARY CONSTRUCTION AND DUSTPROOF PROTECTION. PROTECTIONS SHALL BE IN COMPLIANCE WITH BUILDING STANDARDS. TYPE AND LOCATION OF PROTECTION SHALL BE REVIEWED WITH OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE PROJECT IS COMPLETED.

34. PROVIDE FULL AND COMPLETE PROTECTION REQUIRED FOR ALL AREAS REMAINING OPERATIONAL DURING ALL PHASES OF THIS PROJECT. CONTRACTOR TO TAKE ALL NECESSARY MEASURES TO PREVENT DAMAGE TO ANY ADJACENT PROPERTY AND/OR PERSONS; THE CONTRACTOR SHALL REPAIR AND PATCH ANY AREAS THAT ARE ALTERED OR DAMAGED DURING PROCESS OF ALTERATION.

35. ANY EXISTING WORK DAMAGED BY THE CONTRACTOR OR SUB-CONTRACTORS SHALL BE RETURNED TO ITS ORIGINAL CONDITION AT THE CONCLUSION OF THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

36. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ITS SUB-CONTRACTORS TO KEEP THE CONSTRUCTION SITE WEATHERTIGHT AND MAINTAIN ALL BARRICADES, SHORINGS, BRACING AND OTHER SAFETY MEASURES REQUIRED TO PROTECT THE CONSTRUCTION SITE, WORKERS AND THE PUBLIC.

37. CLEAN-UP: ALL MATERIALS DEMOLISHED, EXCEPT AS INDICATED ON THE DRAWINGS TO BE SALVAGED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AND DISPOSED OF, OFF THE SITE WITH SUCH DILIGENCE AS TO CAUSE NO INTERFERENCE WITH SUBSEQUENT BUILDING OPERATIONS, USE OF BUILDING BY OCCUPANTS OR ANY UNSIGHTLY ACCUMULATION OF DEBRIS CONSTRUCTION DEBRIS SHALL BE REMOVED DAILY.

38. UPON COMPLETION OF ALL DEMOLITION AND REMOVAL WORK, REMOVE ALL TOOLS AND APPARATUS FROM THE PREMISES. REMOVE FROM THE AREA OF WORK ALL DEMOLISHED MATERIAL NOT DESIGNATED FOR RE-USE. REMOVE ALL TEMPORARY SHORING, BRACING, LINTELS PROTECTION, ETC. AS DIRECTED. LEAVE THE AREA OF WORK BROOM-CLEAN, NEAT AND ORDERLY, TO THE SATISFACTION OF THE OWNER. STORAGE OF MATERIALS SHALL NOT INTERFERE WITH THE MEANS OF EGRESS OF THE EXISTING CORRIDOR SPACES.

39. (REVIEW PER PROJECT BASIS) THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, A.I.A. DOCUMENT A-201, ARE INCLUDED AS A PART OF THE REQUIREMENTS OF THIS PROJECT. A COPY MAY BE INSPECTED AT THE ARCHITECT'S OFFICE.

40. SHOP DRAWINGS: THE CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD MEASUREMENTS AND SUBMIT, WITH PROMPTNESS, SHOP DRAWINGS, SAMPLES, MANUALS AND SCHEDULES REQUIRED FOR APPROVAL. THE ARCHITECT'S APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS AT THE TIME OF SUBMISSION, NOR SHALL IT RELIEVE THEM FROM RESPONSIBILITY FOR ERRORS IN SHOP DRAWINGS. THIS SHALL BE DONE PRIOR TO FABRICATION AND REVIEWED BY THE ARCHITECT.

41. ALL SUBCONTRACTORS' SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL, THROUGH THE CONTRACTOR, PRIOR TO WORK BEING PERFORMED, UNLESS OTHERWISE NOTED. THE SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR AND VISIBLY INDICATED AS SUCH ON THE DRAWINGS, PRIOR TO SUBMISSION FOR THE ARCHITECT'S REVIEW.

42. G.C. TO COORDINATE DELIVERY OF CASEWORK WITH SUBCONTRACTOR WHERE CASEWORK IS BEING INSTALLED. SPACE TO RECEIVE CASEWORK SHALL BE SUBSTANTIALLY COMPLETED, TYP.

43. APPROVALS: THE ARCHITECT WILL REVIEW SUBMITTAL WITH REASONABLE PROMPTNESS, SO AS TO CAUSE NO DELAY, BUT ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS, NO PORTION OF THE WORK REQUIRING A SUBMISSION SHALL BE COMMENCED BY THE CONTRACTOR, UNTIL THE SUBMISSION HAS BEEN REVIEWED AND NOTED BY THE ARCHITECT IN WRITING.

44. POSSIBLE: ALL PORTIONS OF THE WORK SHALL BE IN CONTRACT DOCUMENTS. A NEW CHOICE OF COLOR OR PATTERN IS MADE AT THE CONTRACTOR'S OWN RISK.

45. ALL COLOR SELECTIONS SHALL BE MADE AND COORDINATED THROUGH THE OFFICE OF THE ARCHITECT, EXCEPT AS OTHERWISE DIRECTED BY THE OWNER. UNLESS THE PRECISE COLOR AND PATTERN IS SPECIFICALLY DESCRIBED IN THE CONTRACT DOCUMENTS, SUBMIT ACCURATE COLOR CHARTS AND PATTERN CHARTS TO THE ARCHITECT FOR THEIR REVIEW AND SELECTION.

46. THE GENERAL CONTRACTOR SHALL SUBMIT FINAL "AS BUILT" DRAWINGS - TWO (2) PRINTS OF EACH TRADE AS PART OF THE CONTRACT AND (1) DIGITAL FORMAT FOR RECORD.

47. THE CONTRACTOR SHALL SUBMIT THE SAMPLES IN SUFFICIENT TIME TO PERMIT ARCHITECTS REVIEW AND POSSIBLE RESUBMISSION REQUIREMENTS AS WELL AS FABRICATION AND DELIVERY TIME. FAILURE TO DO SO WILL NOT JUSTIFY A DELAY IN THE TIME OF COMPLETION OF WORK.

48. WHEN CERTAIN ITEMS OF EQUIPMENT AND OTHER WORK ARE INDICATED AS "NIC" (NOT IN CONTRACT) OR TO BE FURNISHED AND INSTALLED UNDER OTHER CONTRACTS, ANY REQUIREMENTS FOR PREPARATION OF OPENINGS, PROVISION OF BACKING, ETC., FOR RECEIPT OF SUCH "NIC" WORK, SHALL BE PROVIDED BY THE GENERAL CONTRACTOR, WHO SHALL PROPERLY FORM AND OTHERWISE PREPARE THEIR WORK IN A SATISFACTORY MANNER TO RECEIVE SUCH "NIC" WORK.

49. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE SCHEDULING AND INSTALLATION OF ALL EQUIPMENT AND FURNISHINGS PROVIDED BY OTHERS. THE CONTRACTOR IS TO REQUEST CONTACTS FOR ALL VENDORS SEPARATELY CONTRACTED BY THE OWNER TO COORDINATE DELIVERY DATES AND INSTALLS.

50. IT WILL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THE SITE IS MADE READY TO RECEIVE AND INSTALL THE OWNER'S EQUIPMENT. IN ACCORDANCE WITH THE DELIVERY SCHEDULE AND SPECIFIC REQUIREMENTS FURNISHED, FAILURE TO MEET THE SCHEDULE ON ITEMS OF THE OWNER-FURNISHED EQUIPMENT WILL BE CONSIDERED AS IMPORTANT TO THE COMPLETION SCHEDULE AS ANY OTHER PART OF THE WORK.

51. ALL OPENINGS IN PARTITIONS OR BLOCK WALLS INCLUDING, BUT NOT LIMITED TO, DUCTWORK, PENETRATIONS, DOOR OPENINGS, ETC. SHALL BE SUPPORTED BY STEEL LINTEL UNLESS OTHERWISE INDICATED. CONTRACTOR IS TO FURNISH AND INSTALL ALL ANGLES, STRUTS, BRACKETS, TOGGLES, EYE BOLTS, ETC. WHEREVER NECESSARY TO PROPERLY SUPPORT, BRACE OR REINFORCE ALL FINISHES, FRAMES, EQUIPMENT, ETC.

52. SEE PLANS FOR LOCATIONS OF ALL EXPANSION AND CONTROL JOINTS. PROVIDE EXPANSION JOINT COVER (RECESSED) AT ALL FLOOR, WALL AND CEILING LOCATIONS TO CONTROL JOINTS/FINISH CHANGES. PROVIDE CONTINUOUS EXPANSION CONTROL AT STRUCTURE AND BUILDING FINISHES. SEE PLANS FOR WIDTH/TYPE.

53. ALL BLOCK AND ADJACENT RATED WALL CONSTRUCTION SHALL MEET THE FIRE RESISTIVE RATINGS AND OTHER REQUIREMENTS OF BUILDING CODE AND REGULATIONS, LOCAL LAWS, ORDINANCES, REGULATIONS AND AUTHORITIES HAVING JURISDICTION.

54. ALL CUTTING AND PATCHING OF OPENINGS SHALL BE POINTED UP, AND SURFACE REPAIRED FOR AN AIRTIGHT SEAL. ALL EXISTING WALL FINISHES OR EQUIPMENT, ETC. WHICH ARE DISTURBED DURING CONSTRUCTION AND PROVE NOT TO BE NECESSARY AND NOT BE SPECIFICALLY INDICATED "TO REMAIN", SHALL BE REMOVED, PATCHED, REPAIRED OR COVERED. EITHER AS INDICATED ON THE PLANS OR TO CREATE A FLUSH, UNIFORM SURFACE HAVING THE INTEGRITY OF ADJACENT SURFACES.

55. ALL SUBSTRATES SHALL BE PREPARED AS PER FINISH MANUFACTURE SPECIFICATIONS, TYP.

56. ALL WOOD PRODUCTS, FURRING STRIPS, BLOCKING ETC., SHALL BE FIRE RATED, IN ACCORDANCE WITH APPLICABLE STATE, CITY AND LOCAL BUILDING CODES.

57. PATCH ALL FLOOR AND WALL CRACKS AND SURFACE IRREGULARITIES AS REQUIRED PRIOR TO FINISH INSTALLATION SHOWN. FLASH PATCH AREAS AS REQUIRED TO PROVIDE A SMOOTH FLUSH SURFACE FOR SAME.

58. ALL NEW PIPING, DUCTWORK, AND ELECTRICAL CONDUITS SHALL BE CONCEALED WITHIN NEW PARTITIONS OR THE GENERAL CONTRACTOR IS TO PROVIDE FURRING, SOFFITS, CHASES, ETC., FOR ALL DUCTWORK, PIPING, CONDUIT, ETC., UNLESS INDICATED TO BE EXPOSED.

59. ALL INFILL PATCHING SHALL BE FURRED OUT AS REQUIRED AND FINISHED FLUSH WITH EXISTING.

60. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PATCH THE WORK OF ALL SUBCONTRACTORS @ PENETRATIONS THROUGH SURFACES.

61. ALL PIPE SPACES AND DUCT SPACES SHALL BE ENCLOSED AND FIRE STOPPED BY A PARTITION OF THE REQUIRED RATING.

62. ANY COLUMN OR BEAM FIREPROOFING WHICH IS DAMAGED, LOOSE OR HAS CHIPPED-OFF, SHALL BE REPLACED PRIOR TO THE ENCLOSURE OF ANY COLUMNS TO MAINTAIN THE FIRE INTEGRITY OF SUCH.

63. FIRE ALARM AND EMERGENCY LIGHTING ARE TO BE PROVIDED, MEETING ALL CODE REQUIREMENTS. ALL EXIT AREAS SHALL BE PROPERLY IDENTIFIED AND SUPPLIED WITH EMERGENCY EXIT LIGHTING TO MAINTAIN A MINIMUM OF ONE (1) FOOTCANDLE IN ACCORDANCE WITH LOCAL CODE.

64. CONTRACTOR IS TO LOCATE AND COORDINATE EGRESS DOOR HARDWARE WITH ALARM SYSTEM AND MAKE ALL NECESSARY CONNECTIONS. REWIRE AS REQUIRED.

65. ALL RATED DOORS ARE TO BE EQUIPPED WITH AN AUTOMATIC SELF-CLOSER AND BE UL LABELED PER REQUIREMENTS OF RATED WALL.

66. THE ELECTRICAL OUTLETS AND PLUMBING SHOWN ON THE ARCHITECTURAL DRAWING ARE ONLY THOSE WHICH HELP TO CLARIFY THE SUGGESTED FUNCTIONAL PATTERNS OF THE ROOMS. IN ALL CASES THE CONTRACTOR SHALL REFER TO THE MECHANICAL AND ELECTRICAL DRAWINGS FOR THE COMPLETE LAYOUT OF EACH RESPECTIVE SERVICE. IN ALL CASES, OR IN THE EVENT OF A CONFLICT, THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE.

67. PROVIDE NEW ELECTRICAL WIRING/LIGHTING AS CLOSE AS POSSIBLE TO LAYOUTS SHOWN ON PLANS. ELECTRICAL WIRING AND DEVICES TO MEET ALL CODE REQUIREMENTS. SUBCONTRACTOR TO PROVIDE ALL HOOKUPS TO EXISTING.

68. COORDINATE NEW CONSTRUCTION WITH ALL REQUIRED MECHANICAL DUCTWORK AND PIPE PENETRATIONS. PROVIDE THROUGH WALL SLEEVES AS REQUIRED. TYPICAL ALL LOCATIONS. PENETRATING SUB-CONTRACTOR TO PROVIDE SHEET METAL SLEEVE WITH THERMO FIBER AND FIRE RATED CAULK SYSTEM.

69. ALL HVAC, ELECTRICAL AND PLUMBING EQUIPMENT UNCOVERED DURING DEMOLITION THAT IS NOT SHOWN TIED INTO NEW CONSTRUCTION OR TO RELOCATED UNITS, IS TO BE "CAPPED OFF", COVERED AND LOCATION NOTED FOR FUTURE USE, OR REMOVED WHERE NO FUTURE USE IS INTENDED.

70. ELECTRICAL SUBCONTRACTOR SHALL SUBMIT CATALOG CUTS OF ALL FIXTURES TO ARCHITECT FOR APPROVAL OF COLOR AND STYLE.

71. ANY DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND ENGINEERING DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

72. PROVIDE ACCESS TO EXISTING ELECTRICAL AND TELEPHONE PANELS WHERE REQUIRED.

73. NEW WORK IS TO MEET OR EXCEED ALL APPLICABLE NATIONAL AND LOCAL CODE FOR ENERGY, ELECTRICAL, PLUMBING, MECHANICAL, FIRE, OSHA (WHERE APPLICABLE), AND ALL UL REQUIREMENTS. THE MOST RECENT PUBLICATION DATE OF ALL AFOREMENTIONED CODES SHALL APPLY.

74. HANDICAP NOTE: THE REQUIREMENTS OF THE "BARRIER-FREE SUBCODE" SHALL BE STRICTLY ADHERED TO.

75. GUARANTEES: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME FOR SPECIFIC ITEMS. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCIDENTAL THERETO, INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT IF THE SUB-CONTRACTOR, AFTER NOTICE IN WRITING FROM THE CM AND ARCHITECT, FAILS TO PROCEED PROMPTLY TO COMPLY WITH THE TERMS OF THE GUARANTEE. THE CM MAY HAVE THE DEFECTS CORRECTED AND THE SUB-CONTRACTOR WILL BE RESPONSIBLE FOR ALL EXPENSES INCURRED.

76. THESE DRAWINGS ARE FOR COORDINATION PURPOSES AND ARE TO BE USED IN CONJUNCTION WITH THE STRUCTURAL PLANS AND BUILDING SYSTEMS MANUFACTURERS' DETAILS/SHOP DRAWINGS. COORDINATE THESE SYSTEMS PRIOR TO COMMENCEMENT OF ANY WORK.

77. ALL CEILING (I.E. LIGHTING, SUSPENDED CEILING, DUCTS, DIFFUSERS, FIRE ALARM DETECTION DEVICES, ETC.) SHALL BE COORDINATED BY THE GC AS TO EXACT LOCATIONS, HEIGHTS, ETC. NO ONE SYSTEM SHALL INTERFERE WITH ANOTHER SYSTEM IN THE COMPLETED CEILING SYSTEM. THE GC SHALL NOTIFY THE A/E OF ANY CONFLICTS PRIOR TO THE INSTALLATION OF ANY COMPONENT.

78. SUBMISSION OF BID WILL BE CONSTRUED AS EVIDENCE THAT THE SUB-CONTRACTOR HAS COMPLIED WITH ALL REQUIREMENTS STATED HEREIN.

79. WORK IS TO CONFORM TO THE BEST TRADE PRACTICES, AND TO MEET OR EXCEED ALL APPLICABLE NATIONAL AND LOCAL CODES FOR ENERGY, ELECTRICAL, PLUMBING, MECHANICAL, FIRE, OSHA (WHERE APPLICABLE), AND ALL UL REQUIREMENTS. THE MOST RECENT PUBLICATION DATE OF ALL AFOREMENTIONED CODES SHALL APPLY.

80. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES WITH THE DEPARTMENT OF BUILDING, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY LOCAL JURISDICTION.

81. G.C. TO PROVIDE AND MAINTAIN THE MINIMUM 1'-6" PULL-SIDE CLEARANCE REQUIRED BY CODE DURING CONSTRUCTION FOR ALL DOORS WITHIN THE AREA OF WORK.

82. POSSIBLE CONSOLIDATION: THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD MEASUREMENTS AND SUBMIT, WITH PROMPTNESS, SHOP DRAWINGS, CUT SHEETS AND SAMPLES OF ALL SPECIFIED FINISHES AND PRODUCTS, MANUALS AND SCHEDULES REQUIRED FOR APPROVAL. THE ARCHITECT'S APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS AT THE TIME OF SUBMISSION, NOR SHALL IT RELIEVE THEM FROM RESPONSIBILITY FOR ERRORS IN SHOP DRAWINGS. THIS SHALL BE DONE PRIOR TO FABRICATION AND REVIEWED BY THE ARCHITECT.

83. G.C. TO SUPPLY TRANSITION STRIP AT ALL LOCATIONS WHERE FLOORING FINISH CHANGES. ALL TRANSITION STRIPS ARE TO BE APPROVED BY ARCHITECT PRIOR TO ORDERING.

84. ALL FINISHES TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.

85. REFERENCE REFLECTED CEILING PLANS FOR LIGHTING INFORMATION AND COORDINATION. VERIFY FINAL LOCATION OF ALL LIGHT FIXTURES.

86. ALL WALLS THROUGHOUT TO BE PAINTED TO RECEIVE (1) COAT OF PRIMER AND (2) COATS OF SPECIFIED PAINT. REFERENCE FINISH SCHEDULE FOR MORE INFORMATION.

87. ALL FLOORING MATERIAL TO RUN UNDER MILLWORK ITEMS. UNLESS OTHERWISE NOTED.

88. AT ANY EDGE WHERE RAW TILE IS EXPOSED, G.C. TO INSTALL METAL TRANSITION STRIP. SEE FINISH SCHEDULE FOR MORE INFORMATION.

89. G.C. TO COORDINATE ALL APPLIANCES WITH MILLWORK PRIOR TO ORDER AND SHOP DRAWINGS. REFERENCE APPLIANCE SCHEDULE FOR MORE INFORMATION.

90. ALL CEILING HEIGHTS ARE MEASURED FROM FINISH FLOOR. REFERENCE CEILING PLANS FOR MORE INFORMATION.

91. PIPING RUNS ARE FOR DESIGN PURPOSES. G.C. TO VERIFY SITE CONDITIONS TO FIND MOST SUITABLE ROUTES WHILE MAINTAINING CODE COMPLIANT PITCH AND INVERT.

92. G.C. IS TO FIRE PROOF ALL PENETRATIONS THROUGH WALLS, FLOORS, AND CEILINGS THAT ARE SPECIFIED TO BE FIRE RATED. DUE TO PIPING, CONDUIT, DUCTWORK, ETC. PROVIDE RATING AS REQUIRED, TYP.

93. G.C. TO PATCH, REPAIR, ALL DAMAGED OR UNLEVEL FLOOR AREAS TO RECEIVE NEW FLOOR FINISH. COORDINATE TREATMENT OF EXISTING SURFACE WITH FINAL FINISH. REFERENCE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR MORE INFORMATION.

94. REFER TO DEMOLITION PLANS FOR LOCATIONS OF CONCRETE FLOOR REPAIR / FILL-IN.

95. STAGING AREAS FOR DEMOLITION AND DEBRIS REMOVAL SHALL BE COORDINATED WITH THE OWNER.

96. CONSTRUCTION OPERATIONS WILL NOT INVOLVE THE INTERRUPTION OF LIFE SAFETY OR FIRE SAFETY SERVICES TO THE BUILDING UNLESS NOTIFICATION IS MADE TO THE OWNER AND ALL THE LOCAL GOVERNING AUTHORITIES.

97. G.C. TO VERIFY / COORDINATE ALL DIMENSIONS AND PENETRATION LOCATIONS IN EXISTING AND NEW SPACES WITH LOCATIONS OF EQUIPMENT. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

98. CONTRACTOR TO PROVIDE LINTELS AT ALL NEW MASONRY OPENING. REFERENCE STRUCTURAL DRAWINGS FOR SIZING.

99. SIZE AND HEIGHT OF ROOF PROJECTIONS VARY. VERIFY IN FIELD TYP.

100. ALL JOINTS BETWEEN DISSIMILAR MATERIALS SHALL BE CAULKED WHERE REQUIRED PROVIDE CLOSED CELL BACKER ROD AND

2 SYMBOLS

NOT TO SCALE

3

KEY NOTE TAG

3

2

1

A-201

ELEVATION TAG

1

A-201

SECTION TAG

1

A-201

DETAIL TAG

BEDROOM

101

ROOM NAME/NUMBER

3

ABBREVIATIONS

NOT TO SCALE

A.F.F.

ABOVE FINISH FLOOR

A/C

AIR-CONDITIONING

A.P.

ACCESS PANEL

ACT

ACOUSTIC TILE

ALUM.

ALUMINUM

APPROX.

APPROXIMATELY

A.D.

AREA DRAIN

@

AT

B.O.

BOTTOM OF

BLDG.

BUILDING

CLG.

CEILING

CEM.

CEMENT

CL.

CLOSET

COL.

COLUMN

CONC.

CONCRETE

C.M.U.

CONCRETE MASONRY UNIT

CONST.

CONSTRUCTION

C.J.

CEILING JOIST

CU.

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FOOTING

F.O.U.

FOUNDATION

F.A.I.

FRESH AIR INTAKE

GA.

GAUGE

GL.

GLASS

GYP. BD.

GYPSPUM BOARD

H.M.

HOLLOW METAL

H.P.

HIGH POINT

H.R.

HANDRAIL

HT.

HEIGHT

HORIZ.

HORIZONTAL

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HOUR

HVAC

HEATING, VENTILATION, AIR-CONDITIONING

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INTERIOR

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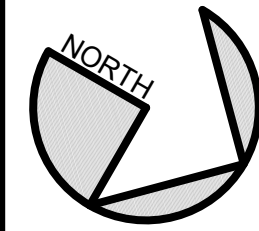
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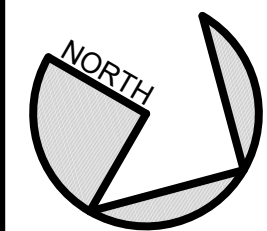
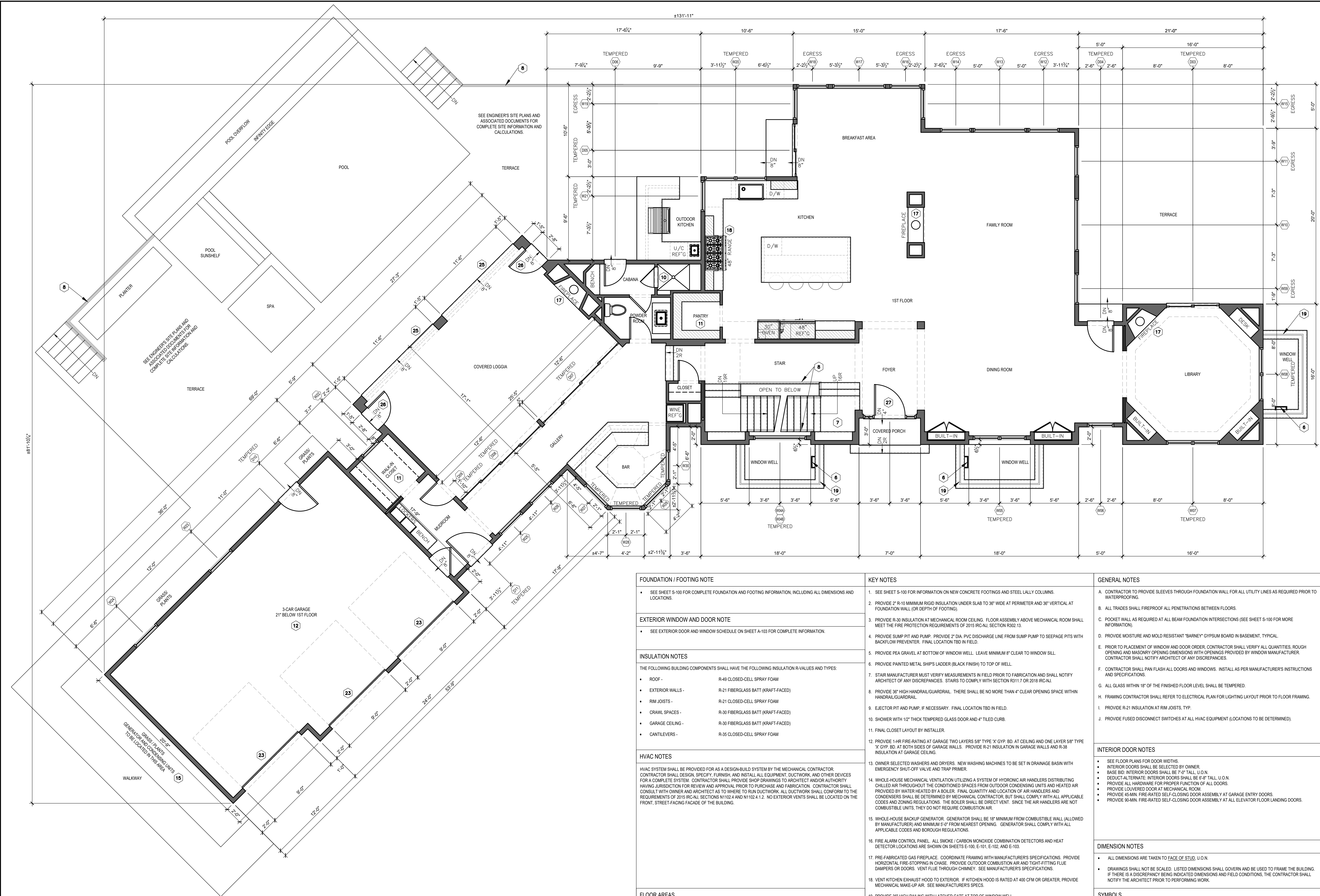
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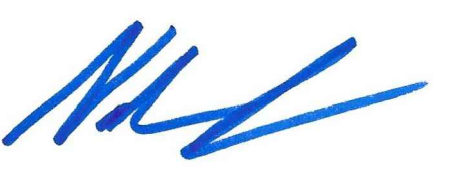
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1 1ST FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION / FOOTING NOTE

- SEE SHEET S-100 FOR COMPLETE FOUNDATION AND FOOTING INFORMATION, INCLUDING ALL DIMENSIONS AND LOCATIONS.

EXTERIOR WINDOW AND DOOR NOTE

- SEE EXTERIOR DOOR AND WINDOW SCHEDULE ON SHEET A-103 FOR COMPLETE INFORMATION.

INSULATION NOTES

THE FOLLOWING BUILDING COMPONENTS SHALL HAVE THE FOLLOWING INSULATION R-VALUES AND TYPES:

- ROOF - R-49 CLOSED-CELL SPRAY FOAM
- EXTERIOR WALLS - R-21 FIBERGLASS BATT (KRAFT-FACED)
- RIM JOISTS - R-21 CLOSED-CELL SPRAY FOAM
- CRAWL SPACES - R-30 FIBERGLASS BATT (KRAFT-FACED)
- GARAGE CEILING - R-30 FIBERGLASS BATT (KRAFT-FACED)
- CANTILEVERS - R-35 CLOSED-CELL SPRAY FOAM

HVAC NOTES

HVAC SYSTEM SHALL BE PROVIDED FOR AS A DESIGN-BUILD SYSTEM BY THE MECHANICAL CONTRACTOR. CONTRACTOR SHALL DESIGN, SPECIFY, FURNISH AND INSTALL ALL EQUIPMENT, DUCTWORK, AND OTHER DEVICES FOR A COMPLETE SYSTEM. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT AND/OR AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO PURCHASE AND FABRICATION. CONTRACTOR SHALL CONSULT WITH OWNER AND ARCHITECT AS TO WHERE TO RUN DUCTWORK. ALL DUCTWORK SHALL CONFORM TO THE REQUIREMENTS OF 2015 IRC-AL SECTIONS M1102.4 AND M1102.4.1.2. NO EXTERIOR VENTS SHALL BE LOCATED ON THE FRONT, STREET-FACING FACADE OF THE BUILDING.

FLOOR AREAS

LIVABLE/FINISHED/CONDITIONED	2,430.27 SQ. FT.
COVERED PORCHES	31.00 SQ. FT.
COVERED PATIO	416.56 SQ. FT.
3-CAR GARAGE	785.23 SQ. FT.

- KEY NOTES
- SEE SHEET S-100 FOR INFORMATION ON NEW CONCRETE FOOTINGS AND STEEL LALLY COLUMNS.
 - PROVIDE 2" R-10 MINIMUM RIGID INSULATION UNDER SLAB TO 36" WIDE AT PERIMETER AND 36" VERTICAL AT FOUNDATION WALL (OR DEPTH OF FOOTING).
 - PROVIDE R-30 INSULATION AT MECHANICAL ROOM CEILING. FLOOR ASSEMBLY ABOVE MECHANICAL ROOM SHALL MEET THE FIRE PROTECTION REQUIREMENTS OF 2015 IRC-NJ, SECTION R302.13.
 - PROVIDE SUMP PIT AND PUMP. PROVIDE 2" DIA. P.V.C DISCHARGE LINE FROM SUMP PUMP TO SEEPAGE PITS WITH BACKFLOW PREVENTER. FINAL LOCATION TBD IN FIELD.
 - PROVIDE PEA GRAVEL AT BOTTOM OF WINDOW WELL. LEAVE MINIMUM 6" CLEAR TO WINDOW SILL.
 - PROVIDE PAINTED METAL SHIP'S LADDER (BLACK FINISH) TO TOP OF WELL.
 - STAIR MANUFACTURER MUST VERIFY MEASUREMENTS IN FIELD PRIOR TO FABRICATION AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES. STAIRS TO COMPLY WITH SECTION R311.7 OR 2018 IRC-NJ.
 - PROVIDE 36" HIGH HANDRAIL/GUARDRAIL. THERE SHALL BE NO MORE THAN 4" CLEAR OPENING SPACE WITHIN HANDRAIL/GUARDRAIL.
 - EJECTOR PIT AND PUMP, IF NECESSARY. FINAL LOCATION TBD IN FIELD.
 - SHOWER WITH 1/2" THICK TEMPERED GLASS DOOR AND 4" TILED CURB.
 - FINAL CLOSET LAYOUT BY INSTALLER.
 - PROVIDE 1-HR FIRE-RATING AT GARAGE TWO LAYERS 5/8" TYPE 'X' GYP. BD. AT CEILING AND ONE LAYER 5/8" TYPE 'X' GYP. BD. AT BOTH SIDES OF GARAGE WALLS. PROVIDE R-21 INSULATION IN GARAGE WALLS AND R-38 INSULATION AT GARAGE CEILING.
 - OWNER SELECTED WASHERS AND DRYERS. NEW WASHING MACHINES TO BE SET IN DRAINAGE BASIN WITH EMERGENCY SHUT-OFF VALVE AND TRAP PRIMER.
 - WHOLE-HOUSE MECHANICAL VENTILATION UTILIZING A SYSTEM OF HYDRONIC AIR HANDLERS DISTRIBUTING CHILLED AIR THROUGHOUT THE CONDITIONED SPACES FROM OUTDOOR CONDENSING UNITS AND HEATED AIR PROVIDED BY WATER HEATED BY A BOILER. FINAL QUANTITY AND LOCATION OF AIR HANDLERS AND CONDENSERS SHALL BE DETERMINED BY MECHANICAL CONTRACTOR, BUT SHALL COMPLY WITH ALL APPLICABLE CODES AND ZONING REGULATIONS. THE BOILER SHALL BE DIRECT VENT. SINCE THE AIR HANDLERS ARE NOT COMBUSTIBLE UNITS, THEY DO NOT REQUIRE COMBUSTION AIR.
 - WHOLE-HOUSE BACKUP GENERATOR. GENERATOR SHALL BE 18" MINIMUM FROM COMBUSTIBLE WALL (ALLOWED BY MANUFACTURER) AND MINIMUM 5'-0" FROM NEAREST OPENING. GENERATOR SHALL COMPLY WITH ALL APPLICABLE CODES AND BOROUGH REGULATIONS.
 - FIRE ALARM CONTROL PANEL. ALL SMOKE / CARBON MONOXIDE COMBINATION DETECTORS AND HEAT DETECTOR LOCATIONS ARE SHOWN ON SHEETS E-100, E-101, E-102, AND E-103.
 - PRE-FABRICATED GAS FIREPLACE. COORDINATE FRAMING WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE HORIZONTAL FIRE STOPPING IN CHASE. PROVIDE OUTDOOR COMBUSTION AIR AND TIGHT-FITTING FLUE DAMPERS OR DOORS. VENT FLUE THROUGH CHIMNEY. SEE MANUFACTURER'S SPECIFICATIONS.
 - VENT KITCHEN EXHAUST HOOD TO EXTERIOR. IF KITCHEN HOOD IS RATED AT 400 CFM OR GREATER, PROVIDE MECHANICAL MAKE-UP AIR. SEE MANUFACTURER'S SPECS.
 - PROVIDE 36" HIGH RAILING WITH LATCHED GATE AT TOP OF WINDOW WELL.
 - PROVIDE OVERFLOW FLOOR DRAIN IN LAUNDRY ROOM.
 - VENT DRYERS TO EXTERIOR PER CODE.
 - 5/8" THICK TEMPERED GLASS PANEL.
 - 9'-0" WIDE x 8'-0" HIGH OVERHEAD GARAGE DOOR.
 - CHIMNEY FLUE PIPE.
 - ELECTRIC ROLL-DOWN PHANTOM SCREEN AT LOGGIA OPENING.
 - SCREEN DOOR.
 - FRONT ENTRY DOOR SELECTED BY OWNER.

- GENERAL NOTES
- CONTRACTOR TO PROVIDE SLEEVES THROUGH FOUNDATION WALL FOR ALL UTILITY LINES AS REQUIRED PRIOR TO WATERPROOFING.
 - ALL TRADES SHALL FIREPROOF ALL PENETRATIONS BETWEEN FLOORS.
 - POCKET WALL AS REQUIRED AT ALL BEAM FOUNDATION INTERSECTIONS (SEE SHEET S-100 FOR MORE INFORMATION).
 - PROVIDE MOISTURE AND MOLD RESISTANT "BARNEY" GYPSUM BOARD IN BASEMENT, TYPICAL.
 - PRIOR TO PLACEMENT OF WINDOW AND DOOR ORDER, CONTRACTOR SHALL VERIFY ALL QUANTITIES, ROUGH OPENING AND MASONRY OPENING DIMENSIONS WITH OPENINGS PROVIDED BY WINDOW MANUFACTURER. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - CONTRACTOR SHALL PAN FLASH ALL DOORS AND WINDOWS. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
 - ALL GLASS WITHIN 18" OF THE FINISHED FLOOR LEVEL SHALL BE TEMPERED.
 - FRAMING CONTRACTOR SHALL REFER TO ELECTRICAL PLAN FOR LIGHTING LAYOUT PRIOR TO FLOOR FRAMING.
 - PROVIDE R-21 INSULATION AT RIM JOISTS, TYP.
 - PROVIDE FUSED DISCONNECT SWITCHES AT ALL HVAC EQUIPMENT (LOCATIONS TO BE DETERMINED).

- INTERIOR DOOR NOTES
- SEE FLOOR PLANS FOR DOOR WIDTHS.
 - INTERIOR DOORS SHALL BE SELECTED BY OWNER.
 - BASE BD. INTERIOR DOORS SHALL BE 7'-0" TALL U.O.N.
 - DEDUCT/ALTERNATE INTERIOR DOORS SHALL BE 6'-8" TALL U.O.N.
 - PROVIDE ALL HARDWARE FOR PROPER FUNCTION OF ALL DOORS.
 - PROVIDE COVERED DOOR AT MECHANICAL ROOM.
 - PROVIDE 45-MIN. FIRE-RATED SELF-CLOSING DOOR ASSEMBLY AT GARAGE ENTRY DOORS.
 - PROVIDE 90-MIN. FIRE-RATED SELF-CLOSING DOOR ASSEMBLY AT ALL ELEVATOR FLOOR LANDING DOORS.

- DIMENSION NOTES
- ALL DIMENSIONS ARE TAKEN TO FACE OF STUD. U.O.N.
 - DRAWINGS SHALL NOT BE SCALED. LISTED DIMENSIONS SHALL GOVERN AND BE USED TO FRAME THE BUILDING. IF THERE IS A DISCREPANCY BEING INDICATED DIMENSIONS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PERFORMING WORK.

- SYMBOLS
- KEY NOTE (SEE ABOVE)
 - EXTERIOR DOOR AND WINDOW TYPE (SEE SCHEDULE ON A-103)
 - NEW WALL/PARTITION
 - 2x WOOD STUDS (DEPTH AS INDICATED ON PLAN) AT 16" O.C. WITH 5/8" GYP. BD. SHEATHING. AT 1-HOUR FIRE-RATED PARTITIONS, PROVIDE ONE (1) LAYER OF 5/8" TYPE 'X' GYP. BD. EACH SIDE OR TWO (2) LAYERS OF 5/8" GYP. BD. ON FIRE-RATED SPACE SIDE
 - POST (SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION)
 - NEW POURED CONCRETE FOUNDATION WALL (SEE SHEET S-100 FOR MORE INFORMATION)

DESIGN
DELIVERABLE: ZONING PERMIT
ISSUE DATE: SEPTEMBER 2, 2021

PROJECT NUMBER: 2111
DRAWN BY: NHA
CHECKED BY: KO
SHEET TITLE:
1ST FLOOR
CONSTRUCTION PLAN

SHEET NUMBER:
A-101



FOR ZONING PERMIT ONLY.
NOT FOR BUILDING PERMIT.
NOT FOR CONSTRUCTION.

NOAH HARRIS ADLER, R.A., NCARB
N.J. REGISTERED ARCHITECT # 19034

79 MILES STREET (BLOCK 55, LOT 3.03)
ALPINE, NEW JERSEY 07620

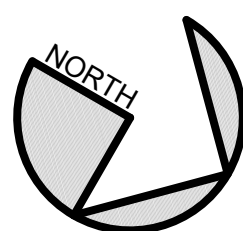
CLIENT: KURT OTTO / K.O. GROUP LLC

DESIGN
DELIVERABLE: ZONING PERMIT
ISSUE DATE: SEPTEMBER 2, 2021

SHEET TITLE:

ATTIC / ROOF
CONSTRUCTION PLAN

SHEET NUMBER: **A-103**



1 ATTIC / ROOF CONSTRUCTION PLAN

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

EXTERIOR WINDOW AND DOOR SCHEDULE CONTINUED										
WINDOW NUMBER	MANUFACTURER	SIZE	TYPE	ROUGH OPENING	EXT. COLOR	INT. FINISH	TEMPERED ¹	EGRESS ²	REMARKS	
(W01)(W04)(W05)(W06)	PELLA	70 x 71	FIXED PICTURE	SEE MANUF. SPECS.	BLACK	BLACK	YES	NO		
(W02)(W03)(W09)(W10)		(2) 35 x 71	CASEMENT PAIR	SEE MANUF. SPECS.	BLACK	BLACK	SEE REMARKS	YES	VERTICAL MULL: UNITS 'W02', 'W31', AND 'W48' SHALL BE TEMPERED; UNIT 'W31' NEED NOT BE TEMPERED	
(W03)(W41)(W42)(W43)		35 x 71	CASEMENT	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	YES	YES	
(W05)(W07)(W08)		(2) 35 x 95 + 70 x 25 TRANSOM	FIXED CASEMENT PAIR WITH FIXED TRANSOM	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	YES	NO	VERTICAL AND HORIZONTAL MULLS
(W08)		35 x 47 + 35 x 25 TRANSOM	CASEMENT WITH FIXED TRANSOM	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	NO	YES	HORIZONTAL MULL
(W09)(W11)(W12)(W13)(W15)(W16)(W18)(W19)		41 x 71 + 41 x 25 TRANSOM	CASEMENT WITH FIXED TRANSOM	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	NO	YES	HORIZONTAL MULL
(W10)(W13)(W17)		71 x 71 + 71 x 25 TRANSOM	FIXED PICTURE WITH FIXED TRANSOM	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	NO	NO	HORIZONTAL MULL
(W20)		(2) 41 x 53 + (2) 41 x 25 TRANSOM	CASEMENT PAIR WITH FIXED TRANSOMS ABOVE	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	YES	YES	VERTICAL AND HORIZONTAL MULLS
(W21)		41 x 53 + 41 x 25 TRANSOM	CASEMENT WITH FIXED TRANSOM ABOVE	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	YES	YES	HORIZONTAL MULL
(W22)		29 x 59	CASEMENT	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	NO	YES	
(W23)(W24)		41 x 59	CASEMENT	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	NO	YES	
(W25)(W26)(W27)(W28)(W29)(W30)		41 x 59 + 41 x 25 TRANSOM	CASEMENT WITH FIXED TRANSOM ABOVE	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	SEE REMARKS	YES	HORIZONTAL MULL: UNITS 'W27', 'W28', 'W29', AND 'W30' SHALL BE TEMPERED; UNITS 'W25' AND 'W26' NEED NOT BE TEMPERED
(W33)		41 x 59	CASEMENT	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	YES	YES	
(W34)(W38)		(2) 41 x 71	CASEMENT PAIR	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	NO	YES	VERTICAL MULL
(W35)(W36)		41 x 41	CASEMENT	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	YES	YES	UNIT 'W35' SHALL BE TEMPERED; ALL OTHER UNITS NEED NOT BE TEMPERED
(W38)(W37)(W39)(W40)(W43)(W44)(W45)(W47)(W49)(W50)		41 x 59	CASEMENT	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	SEE REMARKS	YES	UNIT 'W39' SHALL BE TEMPERED; ALL OTHER UNITS NEED NOT BE TEMPERED
(W40)		35 x 35	CASEMENT	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	NO	NO	
DOOR NUMBER										
(D01)(D02)			72 x 96	SLIDING PATIO DOOR	SEE MANUF. SPECS.	BLACK	BLACK	YES	YES	
(D03)(D05)		72 x 96 + 72 x 24 TRANSOM	SLIDING PATIO DOOR WITH FIXED TRANSOM	SEE MANUF. SPECS.	BLACK	BLACK	YES	YES	HORIZONTAL MULL	
(D04)		36 x 96 + 36 x 24 TRANSOM	INSWING PATIO DOOR WITH FIXED TRANSOM	SEE MANUF. SPECS.	BLACK	BLACK	YES	YES	HORIZONTAL MULL	
(D06)		36 x 96	INSWING PATIO DOOR	SEE MANUF. SPECS.	BLACK	BLACK	YES	YES		
(D07)(D08)		150 x 113	MULTI-SLIDE PATIO DOOR	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	YES	YES	
(D09)		32 x 96 + 32 x 17 TRANSOM	INSWING PATIO DOOR WITH FIXED TRANSOM	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	YES	YES	HORIZONTAL MULL
(D10)		36 x 96	INSWING PATIO DOOR	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	YES	YES	
(D11)		41 x 96 + 41 x 24 TRANSOM	INSWING PATIO DOOR WITH FIXED TRANSOM	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	YES	YES	
(D12)(D13)		30 x 80	FIXED PATIO DOOR	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	YES	YES	
(D14)		30 x 80	INSWING PATIO DOOR	SEE MANUF. SPECS.	BLACK	BLACK	BLACK	YES	YES	

EXTERIOR WINDOW AND DOOR ENERGY PERFORMANCE NOTES
(ALL INFORMATION IS AS PER PELLA SPECIFICATIONS)

- ALL SPECIFIED EXTERIOR WINDOWS AND DOORS MEET ENERGY STAR PERFORMANCE CRITERIA FOR THE PROJECT'S CLIMATE ZONE.
- ALL SPECIFIED DOUBLE-HUNG WINDOWS HAVE A U-FACTOR OF 0.30, A S.H.G.C. OF 0.27, & A VISIBLE LIGHT TRANSMISSION OF 51%.
- ALL FIXED WINDOWS HAVE A U-FACTOR OF 0.28, A S.H.G.C. OF 0.28, & A VISIBLE LIGHT TRANSMISSION OF 52%.
- ALL INSWING DOORS HAVE A U-FACTOR OF 0.30, A S.H.G.C. OF 0.21 & A VISIBLE LIGHT TRANSMISSION OF 40%.

NOTES

- ALL WINDOW AND DOOR GLASS SHALL BE DOUBLE-PANED, INSULATED, LOW-E, ARGON-FILLED, NON-HIGH ALTITUDE WITH SIMULATED-DIVIDED-LIGHT (SDL) GRILLES. U.O.N. WINDOWS SHALL INCLUDE FULL SCREENS.
- E = WINDOW MEETS MINIMUM CLEAR OPENING OF 24" HEIGHT, 20" WIDTH, AND 5.7 FT²
E1 = WINDOW MEETS MINIMUM CLEAR OPENING OF 24" HEIGHT, 20" WIDTH, AND 5.0 FT²
- IN SOME LOCATIONS, EXTERIOR DOORS AND WINDOWS SHALL ALIGN VERTICALLY TO THE CENTERLINE WITH THEIR CENTERLINE OF AN EXTERIOR DOOR OR WINDOW AT THE FLOOR ABOVE AND/OR BELOW OR SHALL BE CENTERED HORIZONTALLY ON TWO DOORS AND/OR WINDOWS AT THE FLOOR ABOVE OR BELOW. SEE ELEVATIONS ON SHEETS A-001 AND A-002 FOR THESE LOCATIONS. IN THESE INSTANCES, THE UNITS SHALL ALIGN AS NOTED ON THE ELEVATIONS AND THIS SHALL TAKE PRECEDENT OVER THE INDICATED DIMENSIONED LOCATION OF THE UNITS ON THESE PLANS. CONSULT WITH ARCHITECT PRIOR TO FRAMING THRU ROUGH OPENINGS OF THE WINDOWS AND DOORS IF THERE ARE ANY DISCREPANCIES.
- FINAL INTERIOR AND EXTERIOR COLORS TO BE SELECTED BY OWNER AND CLIENT/DESIGNER.

PELLA CONTACT INFO

LORI McCOPPEN
lmcoppen@pellacom
862.223.3873

FLOOR AREAS

HABITABLE/FINISHED/CONDITIONED 622.23 SQ. FT.

SEE SHEETS A-100 - A-102 FOR CONSTRUCTION GENERAL NOTES, KEY NOTES, SYMBOLS, INTERIOR DOOR NOTES, INSULATION NOTES, DIMENSION NOTES, AND HVAC NOTES.



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



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

ALL ROOF PITCHES SHALL BE 10 : 12 (10" VERTICAL
PER 12" HORIZONTAL), UNLESS OTHERWISE NOTED.

GENERAL NOTES

- ALL PLATE HEIGHT AND WINDOW HEAD HEIGHT DIMENSIONS TAKEN FROM TOP OF PLYWOOD SUBFLOOR AT EACH LEVEL, U.O.N.
- VERIFY ROUGH OPENINGS FOR WINDOWS WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO FRAMING OF OPENINGS.
- FINAL RIDGE HEIGHT OF HIGHEST ROOF SHALL BE ESTABLISHED IN FIELD WITH ENGINEER TO CONFORM WITH THE ZONING REQUIREMENT FOR BUILDING HEIGHT. PROPOSED ROOF PITCH TO BE MODIFIED AS REQUIRED TO CONFORM TO REQUIRED BUILDING HEIGHT LIMIT.
- PROVIDE VENTED RIDGES AND SOFFITS WITH FIBERGLASS INSULATION. IF SPRAY-FOAM INSULATION IS UTILIZED, DO NOT PROVIDE VENTED RIDGES OR SOFFITS.
- FINAL LOCATION OF CONDUCTOR HEADS, GUTTERS, AND LEADERS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
- "WEATHERWATCH" ALL EAVES AND VALLEYS.
- CUT ROOF RAFTERS FLUSH WITH WALLS AND EXTEND PLYWOOD OVER TYPICAL CROWN/FRIEZE BOARD. PROVIDE METAL DRIP. SEE DETAIL.
- PROVIDE METAL STEP FLASHING AT ROOFCHIMNEY AND ROOF/WALL INTERSECTIONS.
- PROVIDE PAN FLASHING AT ALL DOORS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- FRONT ENTRY DOOR TO BE SELECTED BY OWNER.
- DATUM ELEVATIONS ARE AS PER SITE ENGINEER'S SITE PLAN. SEE SITE PLAN FOR MORE INFORMATION.
- SEE SHEET A-103 FOR EXTERIOR WINDOW AND DOOR SCHEDULE.

KEY NOTES

- STANDING-SEAM GALVALUM METAL ROOF ON 30# BUILDING PAPER ON 5/8" CDX PLYWOOD SHEATHING. INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR TO BE SELECTED BY OWNER.
- GAP CAMELOT II OR EQUAL ASPHALT ROOF SHINGLES ON 15# BUILDING PAPER ON 5/8" CDX PLYWOOD SHEATHING. INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR TO BE SELECTED BY OWNER.
- METAL CHIMNEY CAP.
- 24" x 48" PORCELAIN TILE PANELS AS SELECTED BY OWNER ON WEATHER-RESISTIVE BARRIER. CARRY TILES MINIMUM 4" BELOW GRADE. WEATHERFLASH ABOVE GRADE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- THREE-COAT HARD STUCCO SYSTEM ON EXPANDED WIRE LATH ON WEATHER-RESISTIVE BARRIER. EXACT COLOR TO BE SELECTED BY OWNER.
- 6" GUTTER ON 5/4" x 8" FASCIA BOARD WITH LEADERS AND LEADER BOXES. TYPICAL THROUGHOUT. GUTTER PROFILE AND COLOR TO BE SELECTED BY OWNER.
- PRECAST CAP, TYPICAL AT TOP OF PORCELAIN TILE PANELS.
- AT EGRESS WELL, PROVIDE 30" HIGH METAL RAIL WITH BALUSTERS AT 4" O.C. MAX. PROVIDE METAL EGRESS STEPS AND GATE AT TOP OF EGRESS WELL. PROVIDE PAINTED SHIPS LADDER IN WELL.
- PVC / COMPOSITE TRIM AND PANELS IN BLACK FINISH.
- EXTERIOR WALL-MOUNTED LAMP SELECTED BY OWNER, TYP.
- FRONT ENTRY DOOR AS SELECTED BY OWNER.
- PRECAST OR STONE DECORATIVE (NON-STRUCTURAL) LINTEL.
- 9'-0" WIDE x 8'-0" TALL OVERHEAD GARAGE DOOR.
- METAL CAP AT GABLE EXTENSION DETAIL.

SYMBOLS

- 1 KEY NOTE TAG (SEE LIST ABOVE)
- WXX WINDOW/DOOR TAG (SEE SCHEDULE ON SHEET A-103)

79 MILES STREET
SINGLE-FAMILY NEW CONSTRUCTION
79 MILES STREET, BLOCK 55, LOT 3.03
ALPINE, NEW JERSEY 07620
CLIENT: KURT OTTO / K.O. GROUP LLC

DESIGN
DELIVERABLE: ZONING PERMIT
ISSUE DATE: SEPTEMBER 2, 2021

PROJECT NUMBER: 2111
DRAWN BY: NHA
CHECKED BY: KO

SHEET TITLE:
FRONT AND RIGHT SIDE
ELEVATIONS

SHEET NUMBER:
A-201



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



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

ALL ROOF PITCHES SHALL BE 10 : 12 (10" VERTICAL PER 12" HORIZONTAL), UNLESS OTHERWISE NOTED.

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- VERIFY ROUGH OPENINGS FOR WINDOWS WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO FRAMING OF OPENINGS.
- FINAL RIDGE HEIGHT OF HIGHEST ROOF SHALL BE ESTABLISHED IN FIELD WITH ENGINEER TO CONFORM WITH THE ZONING REQUIREMENT FOR BUILDING HEIGHT. PROPOSED ROOF PITCH TO BE MODIFIED AS REQUIRED TO CONFORM TO REQUIRED BUILDING HEIGHT LIMIT.
- PROVIDE VENTED RIDGES AND SOFFITS WITH FIBERGLASS INSULATION. IF SPRAY-FOAM INSULATION IS UTILIZED, DO NOT PROVIDE VENTED RIDGES OR SOFFITS.
- FINAL LOCATION OF CONDUCTOR HEADS, GUTTERS, AND LEADERS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
- "WEATHERWATCH" ALL EAVES AND VALLEYS.
- CUT ROOF RAFTERS FLUSH WITH WALLS AND EXTEND PLYWOOD OVER TYPICAL CROWN FRIEZE BOARD. PROVIDE METAL DRIP. SEE DETAIL.
- PROVIDE METAL STEP FLASHING AT ROOFCHIMNEY AND ROOFWALL INTERSECTIONS.
- PROVIDE PAN FLASHING AT ALL DOORS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- FRONT ENTRY DOOR TO BE SELECTED BY OWNER.
- DATUM ELEVATIONS ARE AS PER SITE ENGINEER'S SITE PLAN. SEE SITE PLAN FOR MORE INFORMATION.
- SEE SHEET A-103 FOR EXTERIOR WINDOW AND DOOR SCHEDULE.

KEY NOTES

- STANDING-SEAM GALVALUM METAL ROOF ON 30# BUILDING PAPER ON 5/8" CDX PLYWOOD SHEATHING. INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR TO BE SELECTED BY OWNER.
- GAP CAMELOT II OR EQUAL ASPHALT ROOF SHINGLES ON 15# BUILDING PAPER ON 5/8" CDX PLYWOOD SHEATHING. INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR TO BE SELECTED BY OWNER.
- METAL CHIMNEY CAP.
- 24" x 48" PORCELAIN TILE PANELS AS SELECTED BY OWNER ON WEATHER-RESISTIVE BARRIER. CARRY TILES MINIMUM 4" BELOW GRADE. WEEDPLASH ABOVE GRADE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- THREE-COAT HARD STUCCO SYSTEM ON EXPANDED WIRE LATH ON WEATHER-RESISTIVE BARRIER. EXACT COLOR TO BE SELECTED BY OWNER.
- 6" GUTTER ON 5/4" x 8" FASCIA BOARD WITH LEADERS AND LEADER BOXES. TYPICAL THROUGHOUT. GUTTER PROFILE AND COLOR TO BE SELECTED BY OWNER.
- PRECAST CAP, TYPICAL AT TOP OF PORCELAIN TILE PANELS.
- AT EGRESS WELL, PROVIDE 36" HIGH METAL RAIL WITH BALUSTERS AT 4" O.C. MAX. PROVIDE METAL EGRESS STEPS AND GATE AT TOP OF EGRESS WELL. PROVIDE PAINTED SHIPS LADDER IN WELL.
- PVC / COMPOSITE TRIM AND PANELS IN BLACK FINISH.
- EXTERIOR WALL-MOUNTED LAMP SELECTED BY OWNER, TYP.
- FRONT ENTRY DOOR AS SELECTED BY OWNER.
- PRECAST OR STONE DECORATIVE (NON-STRUCTURAL) LINTEL.
- 9'-0" WIDE x 8'-0" TALL OVERHEAD GARAGE DOOR.
- METAL CAP AT GABLE EXTENSION DETAIL.

SYMBOLS

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- WXX WINDOW/DOOR TAG (SEE SCHEDULE ON SHEET A-103)

**79 MILES STREET
SINGLE-FAMILY NEW CONSTRUCTION**

79 MILES STREET, BLOCK 55, LOT 3.03
ALPINE, NEW JERSEY 07620

CLIENT: KURT OTTO / K.O. GROUP LLC

DESIGN
DELIVERABLE: ZONING PERMIT
ISSUE DATE: SEPTEMBER 2, 2021

PROJECT NUMBER: 2111
DRAWN BY: NHA
CHECKED BY: KO

SHEET TITLE:
**REAR AND LEFT SIDE
ELEVATIONS**

SHEET NUMBER:
A-202