



jacob solomon  
architect, aia  
14-25 plaza rd  
suite s-3-5  
fair lawn-nj-07410  
tel-201-797-0294  
fax-201-625-6545  
jsolomon@jallsncj.com

Jacob Solomon, AIA  
Principal  
NJ RA 21A101255200  
NY Lic. No. 039906-1  
FL Lic. No. AR98757  
PA Lic. No. RA409200  
www.jallsncj.com

Jacob Solomon, RA, AIA  
NJ Registered Architect  
#1101255200

PROPOSED  
ADDITION AND ALTERATIONS  
44 AIBERT AVE  
RAI RESIDENCE  
BLOCK 6806 LOT 2  
FAIR LAWN, NJ

Date: 12/9/2021

Drawn By: J.S.

Checked By: J.S.

Job No: 21-232

Revisions

1	Front Vestibule	1/18/21
---	-----------------	---------

Drawing Title:

SITE PLAN, ZONING & BUILDING  
DATA, DEMOLITION PLAN,  
FOUNDATION/BASEMENT AND  
ROOF PLANS

Dwg No.

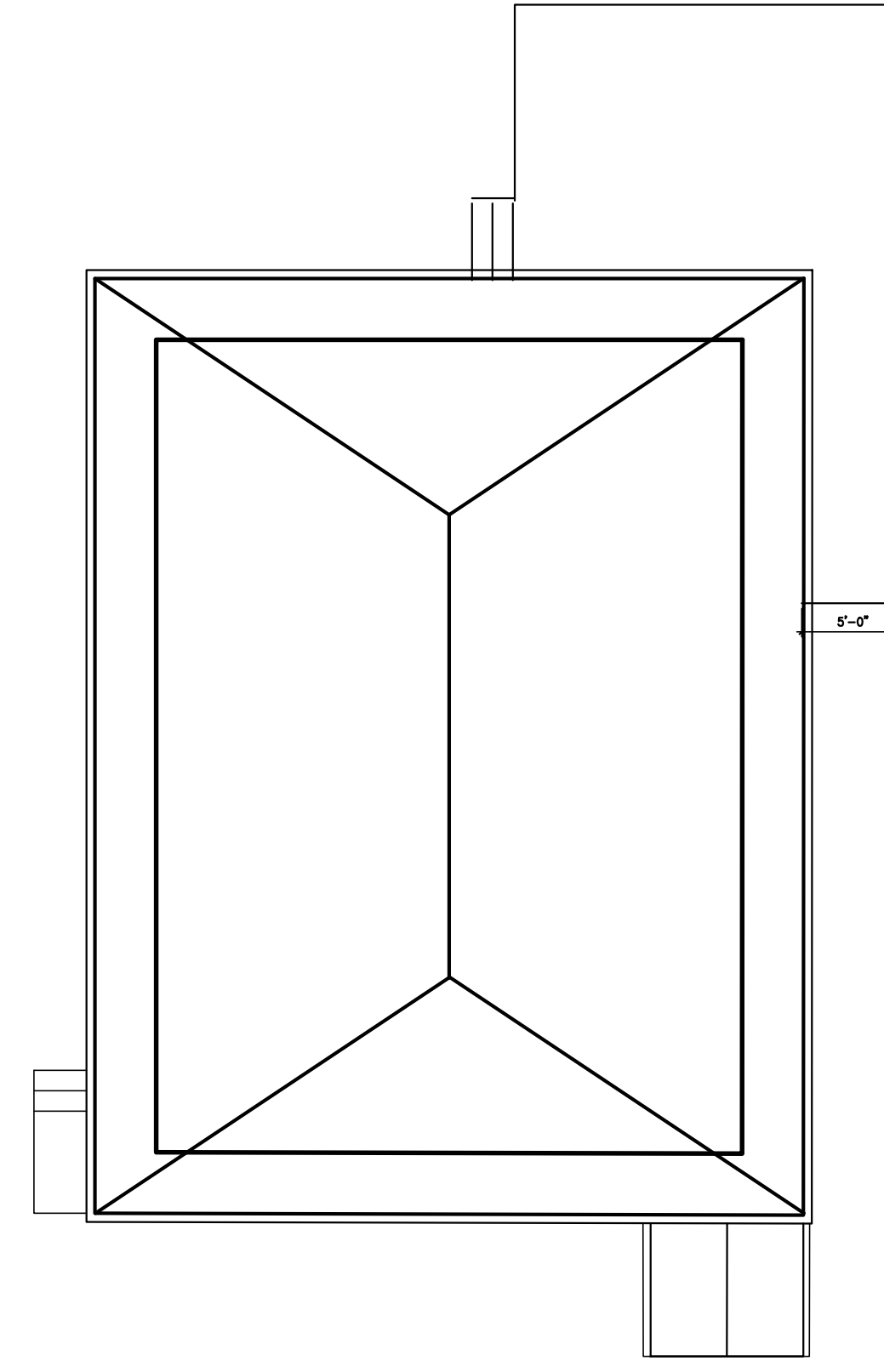
A-1

DESIGN CODES	
ZONING:	LOCAL MUNICIPALITY ZONING ORDINANCE
BUILDING, MECHANICAL, GAS:	UNIFORM CONSTRUCTION CODE - STATE OF NEW JERSEY, INTERNATIONAL RESIDENTIAL CODE 2018 NEW JERSEY EDITION, NJAC 5:23-3.14
REHABILITATION SUBCODE:	NJUCC SUBCHAPTER 6, NJAC 5:23-6
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE 2018 ASHRAE 90.1 - 2016, NJAC 5:23-3.18
PLUMBING:	NATIONAL STANDARD PLUMBING CODE 2018, NJAC 5:23-15
ELECTRICAL:	NATIONAL ELECTRICAL CODE (NFPA 70) 2017, NJAC 5:23-3.16
USE GROUP :	R5 ONE AND TWO FAMILY RESIDENTIAL
CONSTRUCTION CLASS:	5B

ZONING DATA				
PROJECT DESCRIPTION:	2-STORY ADDITION 44 ALBERT AVENUE FAIR LAWN, NJ		PROJECT #:	21-232
ZONE:	R-1-3			
BLOCK:	6806			
LOT:	2			

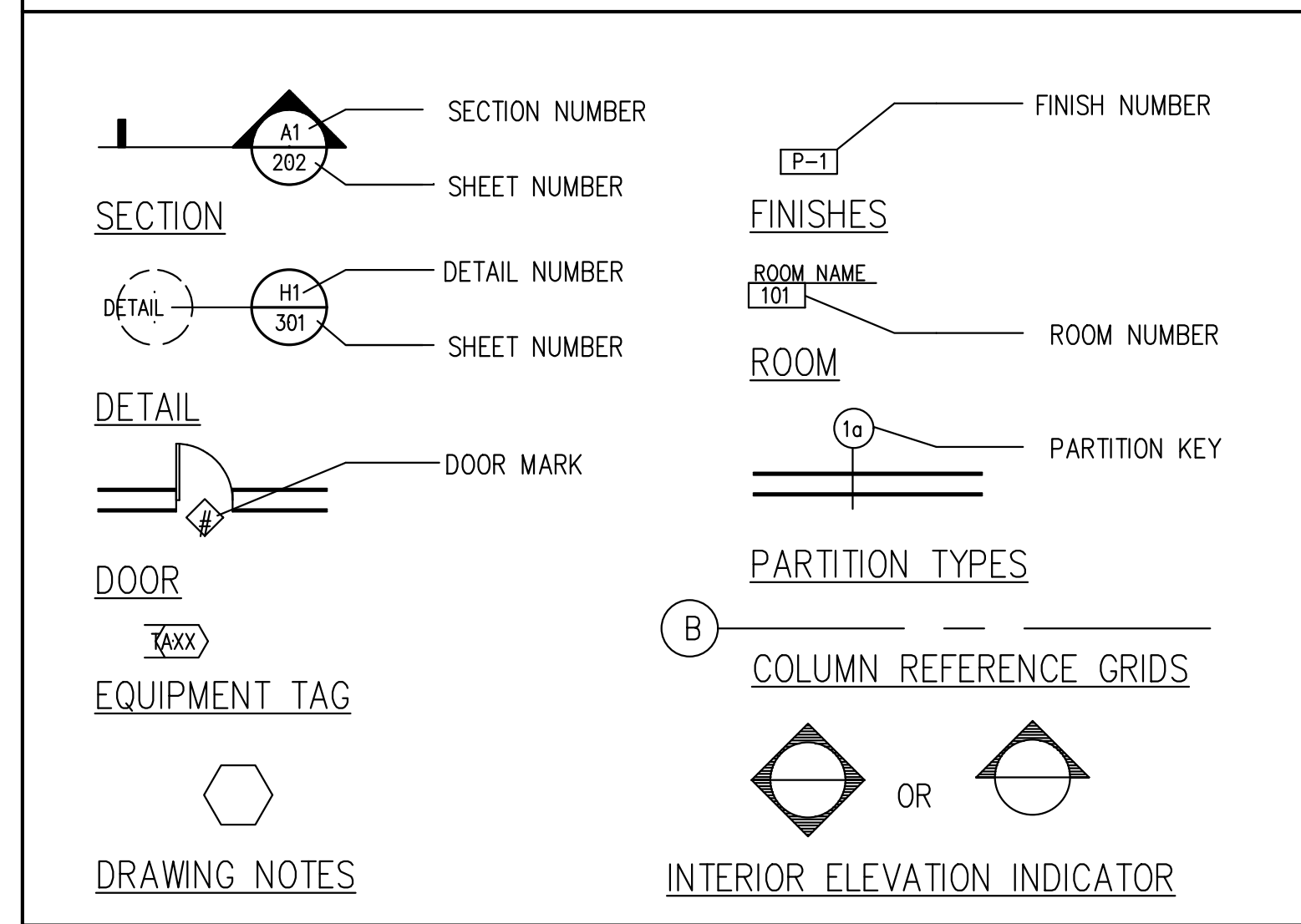
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	NOTES
<b>LOT SIZE (MIN.)</b>				
AREA	6,500 SF	6,774 SF	6,774 SF	
WIDTH	65 FT	60 FT	60 FT	** ENC
DEPTH	100 FT	113.17 FT	113.17 FT	
<b>SETBACK DIMENSIONS (MIN.)</b>				
FRONT (ALBERT AVE.)	25 FT	12.2 FT	15.5 FT	* VAR
FRONT TO COVERED PLATFORM	N/A	N/A	12 FT	* VAR
SIDE (ONE)	10 FT	12.7 FT	12.7 FT	
SIDE (OTHER)	10 FT	12.7 FT	12.7 FT	
REAR	20 FT	47.1 FT	33.2 FT	
<b>BUILDING (MAX.)</b>				
HEIGHT (FROM CENTER OF STREET)	30 FT	18 FT	28.66 FT	
No. STORIES	2 1/2	1	2	
<b>COVERAGE (MAX.)</b>				
BUILDING COVERAGE	25 %	28.5 %	32.6 %	* VAR
IMPERVIOUS SURFACES	35 %	33.9 %	38 %	* VAR
FLOOR AREA RATIO	37 %	28.5 %	55.5 %	* VAR
DECK AT 5% LOT AREA	338.7 SF	N/A	336.7 SF	
* VAR = VARIANCE ** ENC = EXISTING NON CONFORMING				

BUILDING DATA	
CONSTRUCTION CLASS:	5B
USE GROUP:	R-5 (SINGLE FAMILY DETACHED)
AREA OF NEW CONSTRUCTION:	1,947 SQ. FT. +/-
VOLUME OF NEW CONSTRUCTION:	25,000 CU. FT. +/-
AREA OF LARGEST FLOOR:	1,634 SQ. FT. +/-
MAX LIVE LOAD:	40 PSF



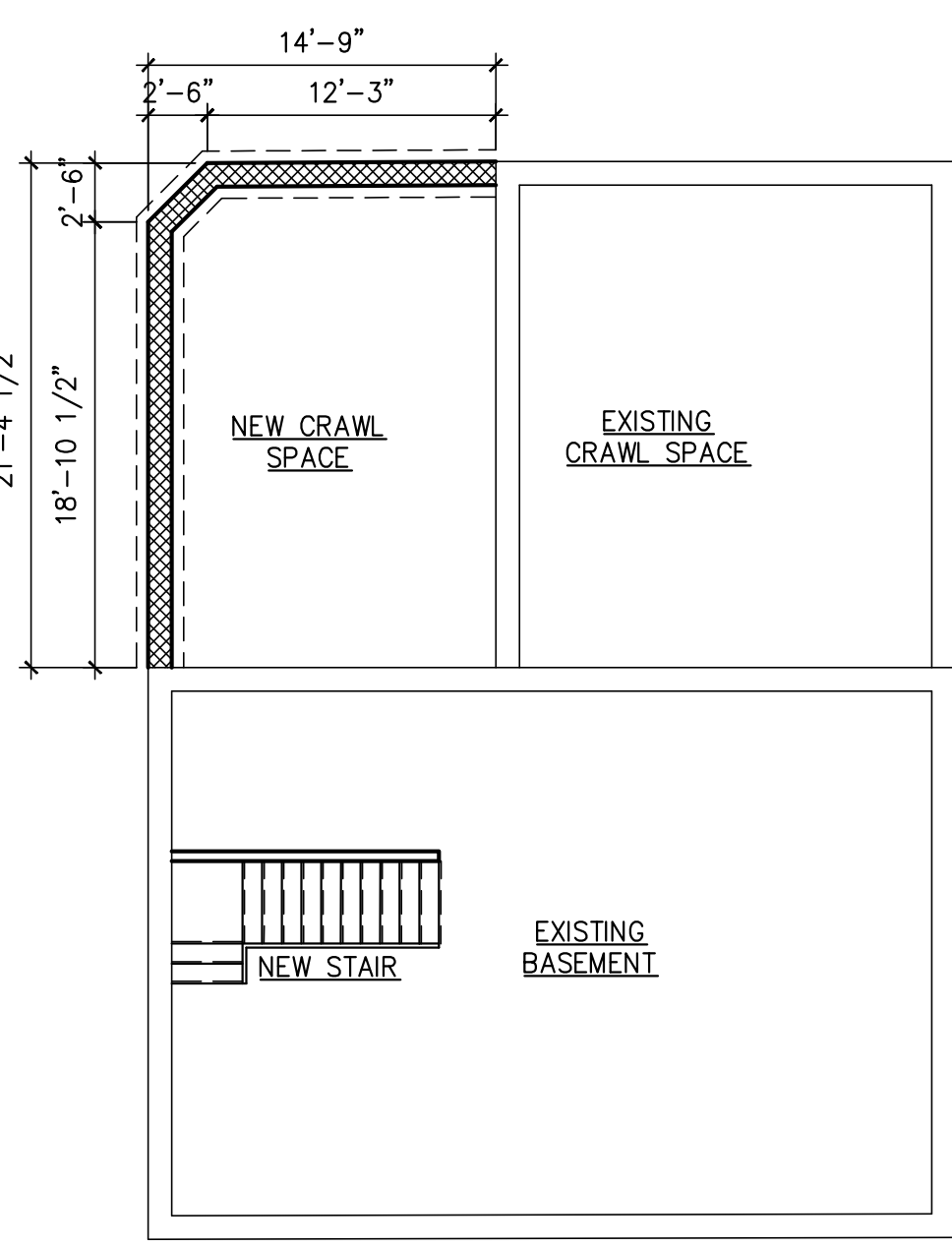
3 ROOF PLAN  
SCALE: 1/8" = 1'-0"

GRAPHIC SYMBOLS

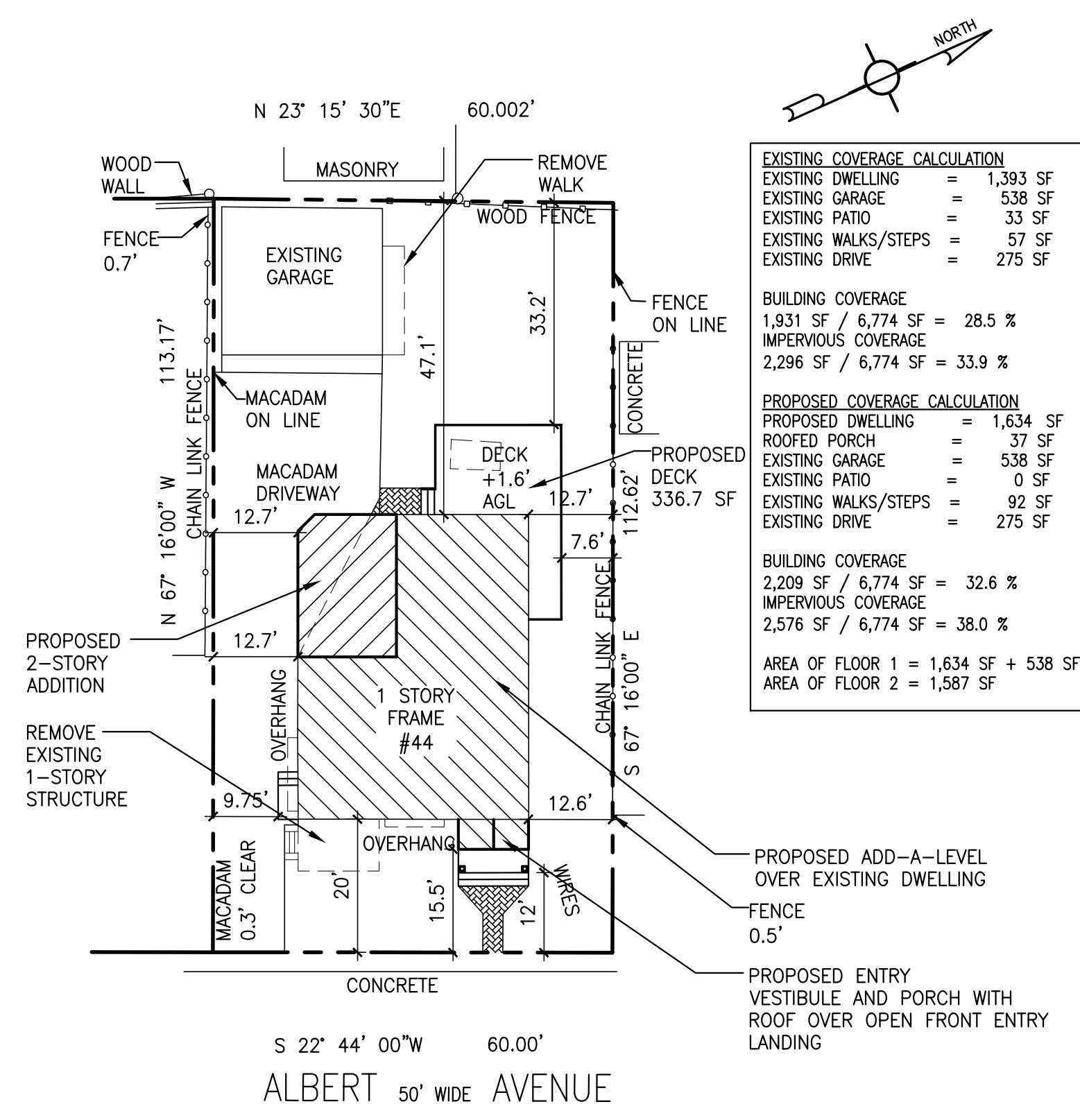


ABBREVIATION INDEX

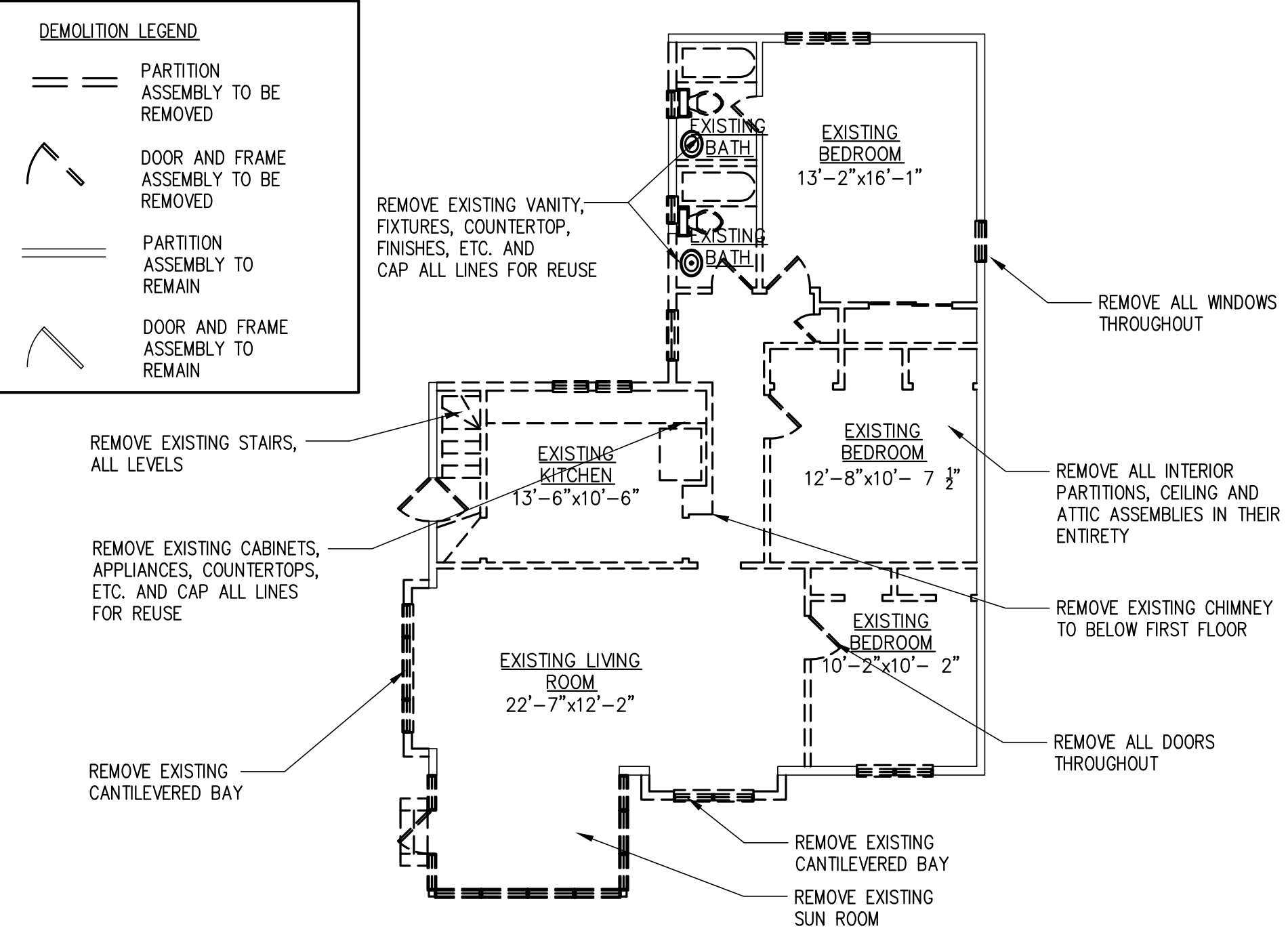
&	AND	GA.	GAUGE	Q.T.	QUARRY TILE
@	AT	GALV.	GALVANIZED	QTY.	QUANTITY
A/C	AIR CONDITIONING	GYP. BD.	GYP SUM BOARD	R.A.	RADIUS
A.D.	AREA DRAIN	HDWD.	HARDWOOD	RAD.	RADIUS
A.F.F.	ABOVE FINISH FLR	HDR.	HEADER	REF.	REFRIGERATOR
ALUM.	ALUMINUM	H.M.	HOLLOW METAL	REINF.	REINFORCING
ALT.	ALTERNATE	HORIZ.	HORIZONTAL	REV.	REVISION
APPROX.	APPROXIMATE	HGT.	HEIGHT	REQ'D	REQUIRED
BD.	BOARD	I.D.	INSIDE DIAMETER	RESIL.	RESILIENT
BLDG.	BUILDING	INSUL.	INSULATION	RM.	ROOM
BM.	BEAM	INT.	INTERIOR	R.O.	ROUGH OPENING
B.SMT.	BASEMENT	JT.	JOINT	SCHED.	SCHEDULE
BTWN.	BETWEEN	KIT.	KITCHEN	SEC.	SECTION
BOT.	BOTTOM	LAM.	LAMINATE	S.F.	SQUARE FOOT
C.L.	CENTER LINE	LAV.	LAVATORY	SHT.	SHEET
C.T.	CERAMIC TILE	LT.	LIGHT	SIM.	SIMILAR
CLG.	CEILING	MAS.	MASONRY	SPEC.	SPECIFICATION
CLOS.	CLOSET	MAX.	MAXIMUM	SQ.	SQUARE
CM	CONSTRUCTION MGR.	MECH.	MECHANICAL	S.S.	STAINLESS STEEL
CMU	CONC. MASONRY UNIT	MTL.	METAL	STD.	STANDARD
COL.	COLUMN	MFR.	MANUFACTURER	STL.	STEEL
CONC.	CONCRETE	MIN.	MINIMUM	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	MISC.	MISCELLANEOUS	SUSP.	SUSPENDED
CONST.	CONSTRUCTION	M.O.	MASONRY OPENING	TEL.	TELEPHONE
DEPT.	DEPARTMENT	M.D.	MOUNTED	THK.	THICK
DTL.	DETAIL	N.I.C.	NOT IN CONTRACT	THRU	THROUGH
D.F.	DRINKING FOUNTAIN	NO.	NUMBER	T.O.P.	TOP OF PLATE
DIA.	DIAMETER	NOM.	NOMINAL	T.O.S.	TOP OF STEEL
DIM.	DIMENSION	N.T.S.	NOT TO SCALE	T.O.SL.	TOP OF SLAB
DISP.	DISPENSER	O.A.	OVERALL	TRT.	TREATED
DN.	DOWN	O.C.	ON CENTER	TYP.	TYPICAL
DR.	DOOR	O.D.	OUTSIDE DIAMETER	V.C.B.	VINYL COMP. TILE
D.S.	DOWN SPOUT	OPNG.	OPENING	V.C.T.	VINYL COMP. BASE
DWG.	DRAWING	OPT.	OPTIONAL	VERT.	VERTICAL
EA.	EACH	PL.	PLATE	V.I.F.	VERIFY IN FIELD
EL.	ELEVATION	P.LAM.	PLASTIC LAMINATE	V.W.C.	VINYL WALL COVERING
ELEC.	ELECTRICAL	PLUMB.	PLUMBING	W/	WITH
EQ.	EQUAL	PLYWD.	PLYWOOD	W.C.	WATER CLOSET
EQUIP.	EQUIPMENT	PR.	PAIR	WD.	WOOD
EXIST.	EXISTING	PROP.	PROPERTY	W/O	WITHOUT
EXT.	EXTERIOR	P.S.F.	PER SQUARE FOOT	WP.	WATERPROOFING
F.D.	FLOOR DRAIN	P.S.I.	PER SQUARE INCH	WT.	WEIGHT
FIN.	FINISH	P.TD.	PAINTED	WWM.	WELDED WIRE MESH
FL.	FLOOR	P.V.C.	POLYVINYL CHLORIDE		
F.O.	FACE OF				
FT.	FOOT				



4 FOUNDATION/BASEMENT PLAN  
SCALE: 1/8" = 1'-0"



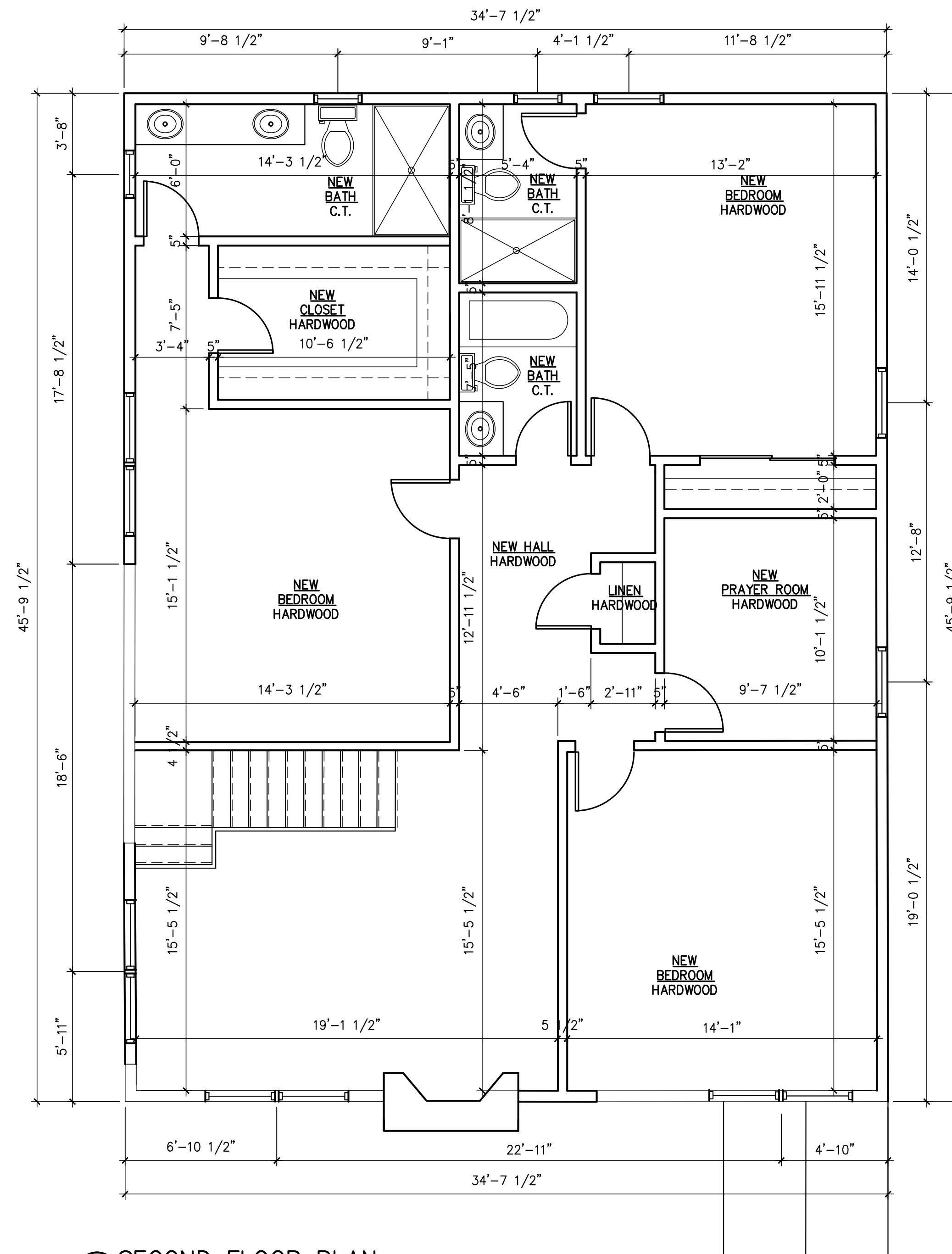
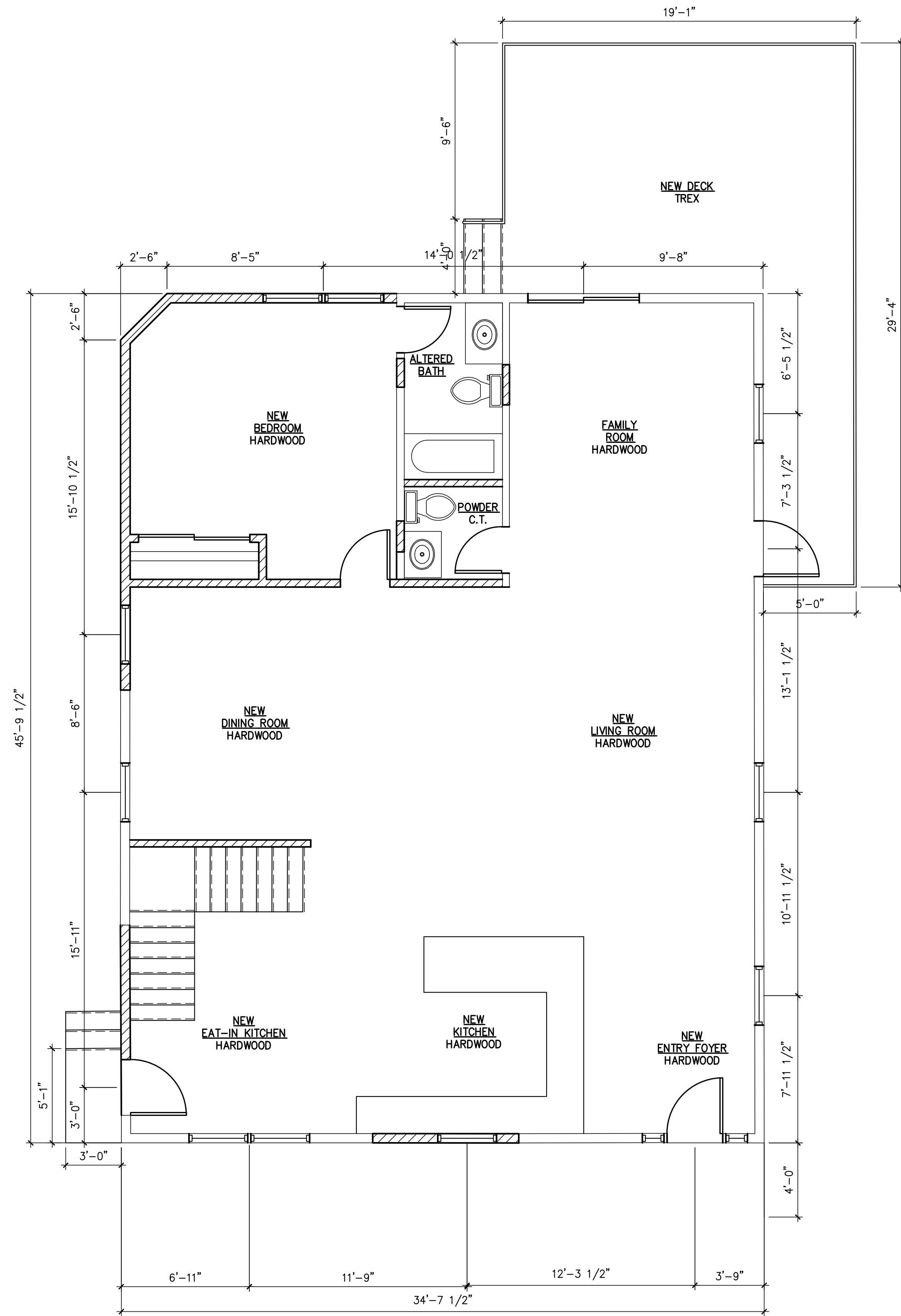
1 SCHEMATIC SITE PLAN  
SCALE: 1" = 20'



2 FIRST FLOOR DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

It is a violation of law for any person, unless he or she is acting under the direction of a licensed professional architect, to alter in any way, if an item bearing the seal of an architect is altered, the altering Architect shall affix to the item his or her seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

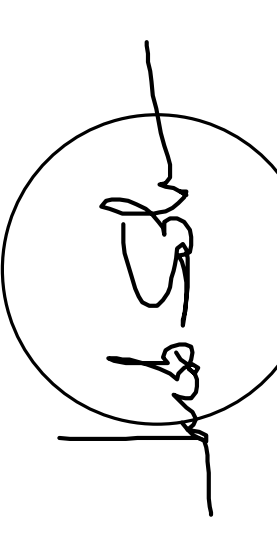
It is a violation of law for any person, unless he or she is acting under the direction of a licensed professional Architect, to alter in any way, if an item bearing the seal of an Architect is altered, the altering Architect shall affix to the item his or her seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.



Jacob Solomon  
architect, aia  
14-25 plaza rd  
suite s-3-5  
fair lawn-nj-07410  
tel-201-797-0294  
fax-201-625-6545  
jsolomon@jsallcnj.com

Jacob Solomon, AIA  
Principal  
NJ RA 21A101255200  
NY Lic. No. 039906-1  
FL Lic. No. AR98757  
PA Lic. No. RA409200  
www.jsallcnj.com

Jacob Solomon, RA, AIA  
NJ Registered Architect  
21A101255200



PROPOSED  
**ADDITION AND ALTERATIONS**  
44 AIBERT AVE

RAI RESIDENCE  
BLOCK 6806 LOT 2  
FAIR LAWN, NJ

Date: 12/9/2021

Drawn By: J.S.

Checked By: J.S.

Job No: 21-232

Revisions  
1 Front Vestibule 1/18/21

Drawing Title:

FLOOR PLANS

Draw No.

A-2

Revisions

Rev	Description	Date
1	Front Vestibule	1/18/21

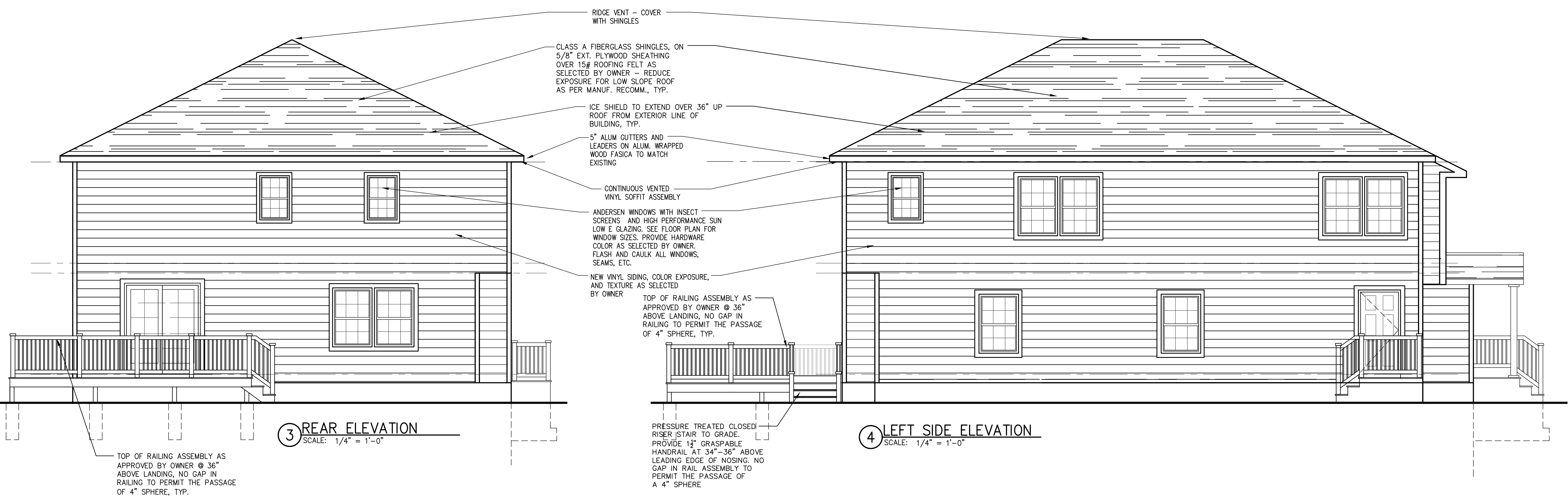
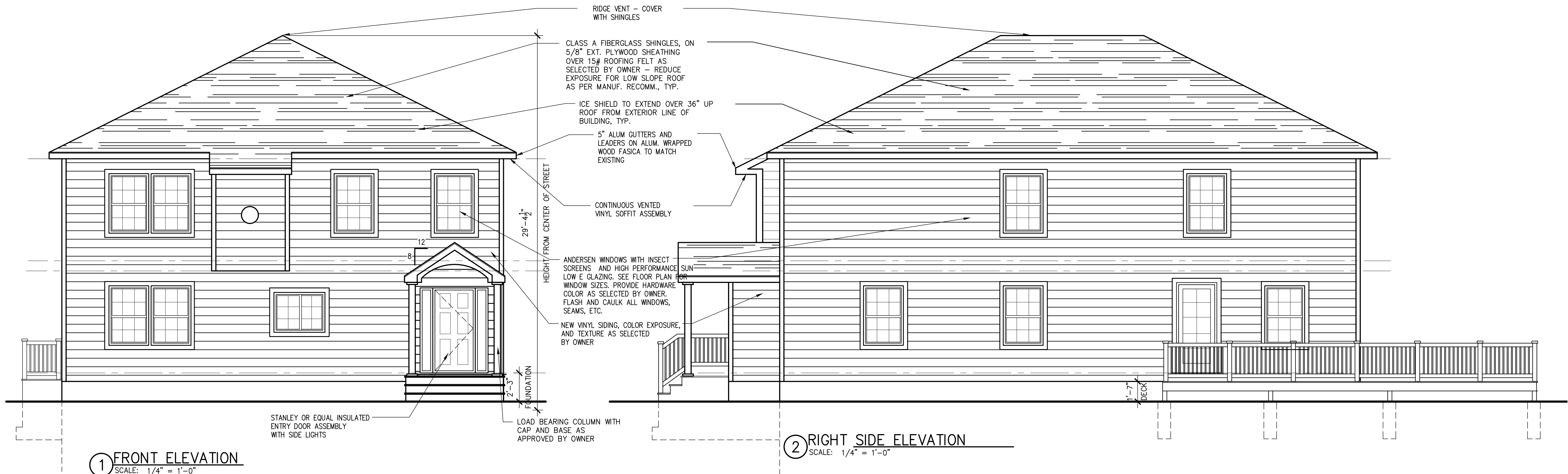
Drawing Title:

EXTERIOR ELEVATIONS

Dwg No.

A-3

3 of 3



It is a violation of law for any person, unless he or she is acting under the direction of a licensed professional architect, to alter in any way, if an item bearing the seal of an architect is altered, the altering Architect shall affix to the item his or her seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.