

PROPOSED ADDITION TO AN EXISTING ONE STORY FRAME DWELLING

38 DUBOIS AVENUE, BOROUGH OF ALPINE, BERGEN COUNTY, NEW JERSEY
BLOCK - 40, LOT - 6

GENERAL NOTES

- THESE NOTE APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SPECIFIED FOR MORE SPECIFIC REQUIREMENTS APPLICABLE TO PARTICULAR DIVISION OF THE WORK SEE SPECIFICATIONS AND NOTES CONTAINED IN THE SUBSECTION OF THESE DRAWINGS.
- THIS SET OF DRAWINGS TOGETHER WITH THE SPECIFICATIONS, CONSTITUTES COMPLETE SET OF DOCUMENTS BY WHICH ALL WORK TO BE CARRIED OUT.
- THE GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION AND THE SPECIFICATION SUPPLEMENT THESE DRAWINGS ARE A PART OF THE CONTRACT DOCUMENTS.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE PERMITS, REGULATIONS, CODES, AND ORDINANCES OF PUBLIC AUTHORITIES FEDERAL STATE AND LOCAL HAVING JURISDICTION.
- CONTRACTOR SHALL VISIT AND BE FULLY COGNIZED OF ALL FIELD CONDITION PRIOR TO SUBMITTING BID, ANY CONFLICT OR DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT, CONTRACTOR WILL BE RESPONSIBLE FOR PROCEEDING WITH ANY CONSTRUCTION BASED ON INTERPRETED OR CONFLICTING INFORMATION.
- DISCREPANCIES WITHIN THE CONTRACT DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSION IN FIELD, ON DRAWINGS ONLY WRITTEN DIMENSION SHALL BE USED. SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY SCALING FORM THE DRAWINGS.
- CONTRACTOR SHALL BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ARCHITECT MUST BE NOTIFIED IN WRITING OF ANY PROPOSED OR REQUIRED VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIMSELF WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY EFFECT THE OPERATION OF THE WORK AND ASSUMES ALL RISK THEREFROM.
- IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME TYPE AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED, SUBJECT TO ARCHITECT'S APPROVAL.
- SEE SPECIFICATIONS FOR WATERPROOFING AND DAMP PROOFING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE PROPER SHORING AND BRACING DURING CONSTRUCTION WHEREVER NECESSARY, WHICH SHALL NOT BE REMOVED AS LONG AS REQUIRED FOR SAFETY.
- THE CONTRACTOR SHALL PROVIDE FLOOR PENETRATIONS, PIPE SLEEVES, DEPRESSIONS ETC. REQUIRED FOR WORK OF OTHER DIVISIONS BEFORE POURING CONCRETE SLAB.
- FOR ADDITIONAL NOTES SEE INDIVIDUAL FLOOR PLANS.
- TEMPORARY BRACING SHALL BE PROVIDED FOR ALL BUTTRESSES, WALLS AND GRADE BEAMS, WHERE DIFFERENCE BETWEEN INSIDE AND OUTSIDE GRADES IS MORE THAN 4'-0".
- HEAVY EQUIPMENT SHALL NOT BE PERMITTED CLOSER THAN 10'-0" FROM ANY FOUNDATION WALL.
- VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES ETC., REQUIRED FOR WORK OF OTHER TRADES, PROVIDE WATERTIGHT SLEEVES AT ALL PIPE PENETRATIONS THROUGH FOUNDATION WALLS.
- THE CONTRACTOR SHALL CONFORM TO SAFETY REQUIREMENTS DURING EXCAVATION COMPLYING WITH APPLICABLE CODES REQUIREMENTS.
- ALL FOOTING EXCAVATIONS SHALL BE FREE OF STANDING WATER PRIOR TO PLACING CONCRETE.

APPLICABLE CODES

BUILDING CODE	INTERNATIONAL BUILDING CODE	2021
	INTERNATIONAL RESIDENTIAL CODE	2021
ELECTRICAL	NATIONAL ELECTRICAL CODE	2020
MECHANICAL	INTERNATIONAL MECHANICAL CODE	2021
FUEL GAS	INTERNATIONAL FUEL GAS CODE	2021
PLUMBING	NATIONAL STANDARDS PLUMBING CODE	2021
FIRE PROTECTION	NFPA 13 LATEST EDITION	

NJ UNIFORM CONSTRUCTION CODE LATEST EDITION AND UPDATES

NOTES:

- CONTRACTOR IS REQUIRED TO COMPLY WITH THE ABOVE REFERENCED CODES.
- NOTHING IN THESE DOCUMENTS IS INTENDED TO BE CONTRARY TO CODE REQUIREMENTS.
- ALL REFERENCED CODES ARE THE MOST RECENT ADDITION ADOPTED BY THE STATE, IF ANY CODE REFERENCED IS OUT OF DATE THE MOST RECENT ADDITION WILL SUPERCEDE.

TESTING AND INSPECTION

- THE CONTRACTOR WILL RETAIN AN INDEPENDENT TESTING AGENCY TO INSPECT, CONDUCT TESTS AND PROVIDE RECORDS OF THE FOLLOWING TYPES OF WORK AS REQUIRED BY THE BUILDING CODE:
 - ALL CONCRETE WORK.
 - MASONRY WORK, BLOCKS, GROUT AND MORTAR.
 - INSTALLATION OF EXPANSION ANCHORS.
 - GEOTECHNICAL ENGINEER FOR FOUNDATION SUBGRADE.
 - SEE DRAWINGS AND PROJECT SPECIFICATION FOR SPECIFIC REQUIREMENTS.
- CONTRACTOR TO SUBMIT CREDENTIALS FOR TESTING AGENCY TO ARCHITECT FOR APPROVAL.

BUILDING REQUIREMENTS

- STANDARD TOLERANCES SHALL BE BASED ON THE REQUIREMENTS OF THE AISC CODE OF STANDARD PRACTICE AND ACI 117, STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS.

CODE REQUIREMENTS

- WHERE DOCUMENTS ARE REFERENCED IN THE DRAWINGS, THEY SHALL BE THE LATEST EDITIONS, UNLESS OTHERWISE NOTED.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE, INCLUDING REFERENCE STANDARDS, ADDENDA AND APPENDICES
- IN ADDITION, THE FOLLOWING CODES, STANDARDS AND SPECIFICATIONS SHALL APPLY WHERE MORE STRINGENT AND AS MODIFIED BY THE BUILDING CODE:
 - ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND COMMENTARY"
 - SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A 325 OR A 490 BOLTS.
 - AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM INTERNATIONAL).

ENERGY COMPLIANCE

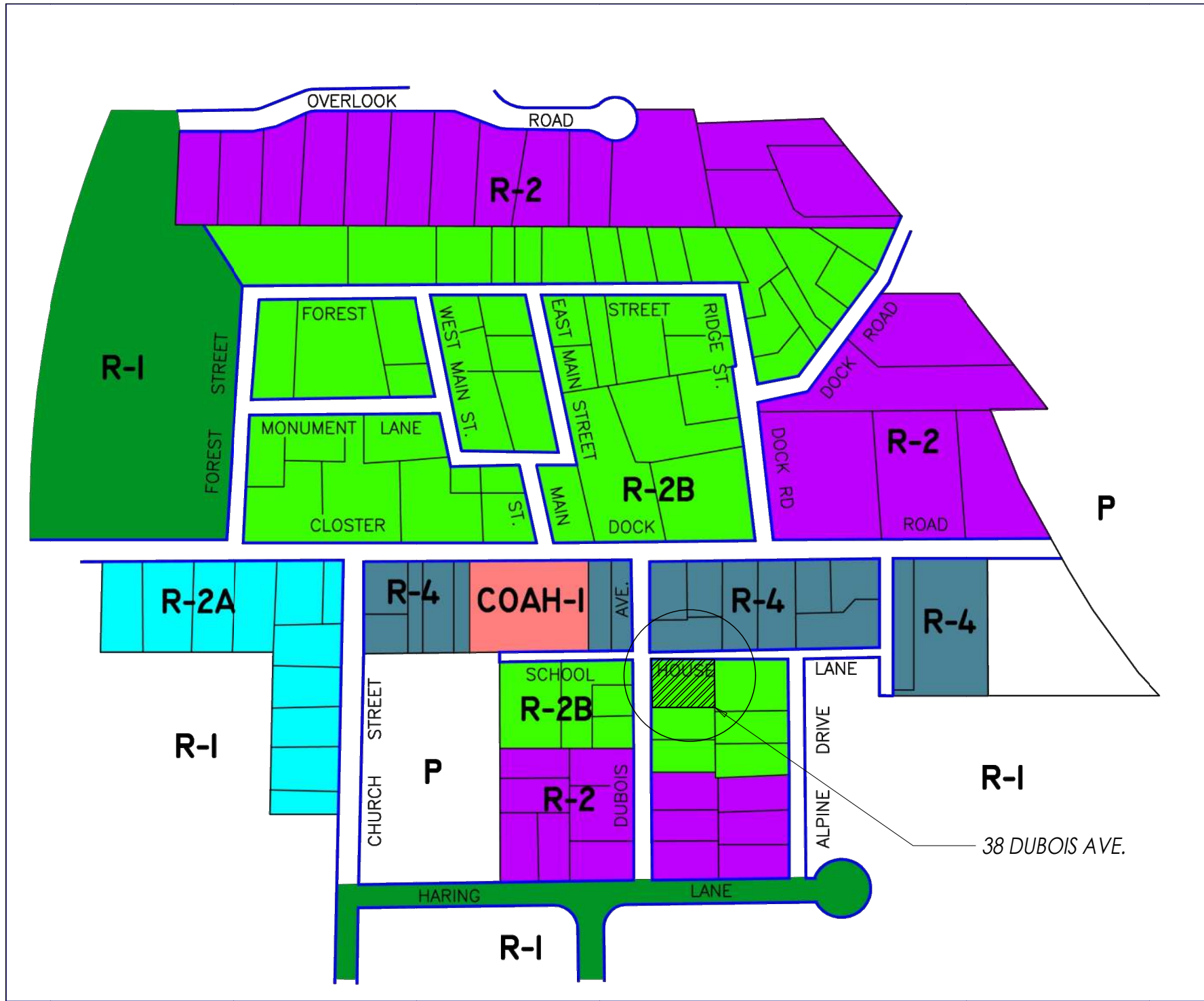
INTERNATIONAL ENERGY CONSERVATION CODE (RESIDENTIAL)	2021
ASHRAE 90.1 (COMMERCIAL)	2019

THE BUILDING SHOWN IS ENERGY COMPLIANCE WHEN IT MEETS THE FOLLOWING:

- THERMAL ENVELOPE:
 - WINDOWS AND DOOR AREA IS LESS THAN 15% OF GROSS WALL AREA
 - WALL INSULATION (R-30) MIN. W/ MAX. AREA (DBL. GLAZING) 15% OF WALL AREA.
 - CEILING INSULATION (R-60) MIN. (R-30) IN FLAT AREAS, (R-19) IN CATHEDRAL AND VAULTED AREAS, (R-30) OVER UNHEATED GARAGE AREA OR AS NOTED ON PLANS.
 - FLOOR INSULATION (R-19) MIN.
 - SLAB ON GRADE (R-5) UNHEATED AND (R-10,4 FL/R-5 FULL SLAB) HEATED SPACES.

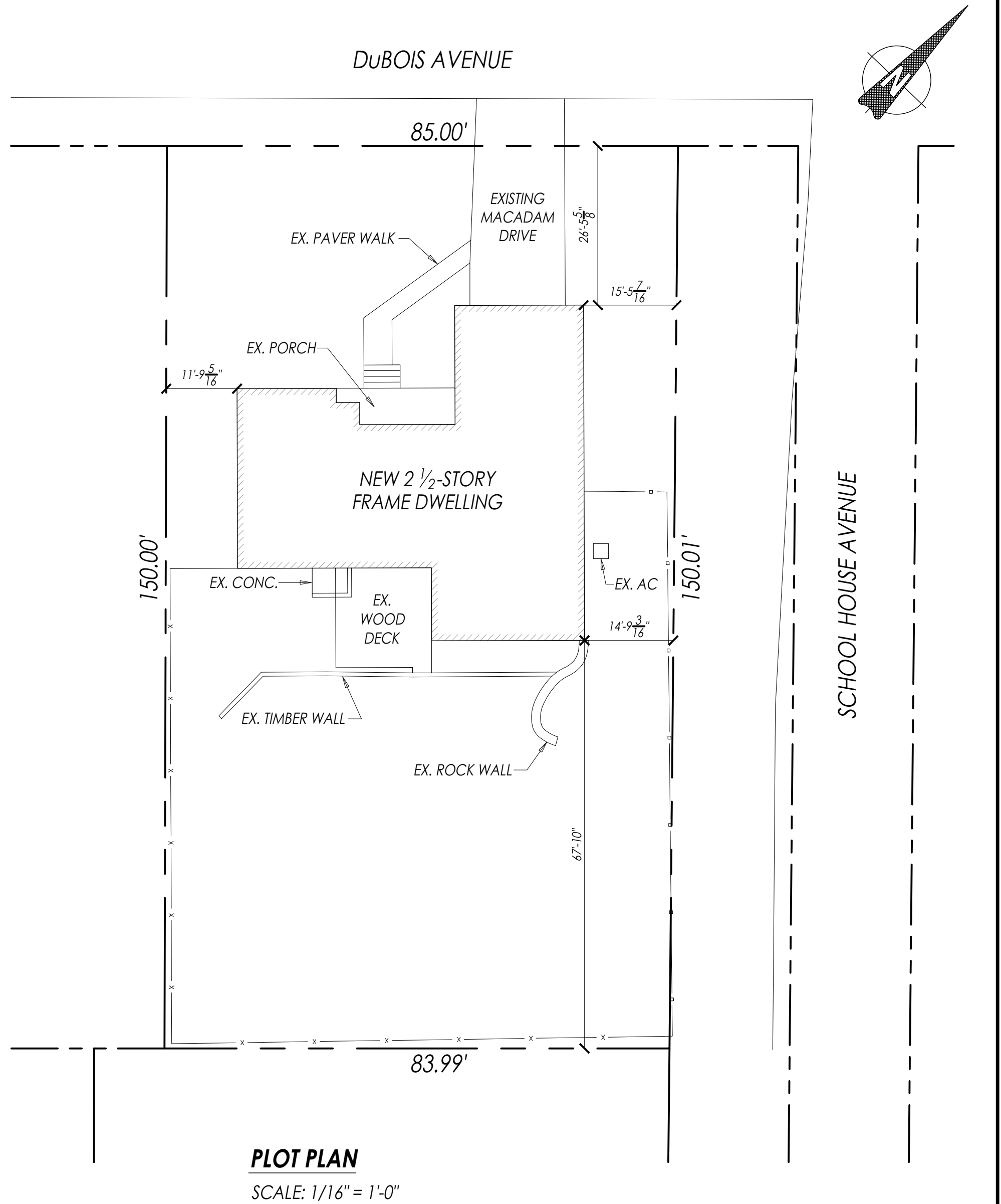
NOTE:

- SEE SECTIONS FOR ENVELOPE REQUIREMENT WHEN ABOVE COMPLIANCE DO NOT APPLY
- ALL WINDOWS TO BE SUPPLIED WITH INSULATED GLASS.
 - AIR LEAKAGE
 - WINDOWS SHALL HAVE AN INFILTRATION RATE LESS THAN 0.5 CUBIC FEET PER FOOT OF SASH CRACK
 - SLIDING DOORS SHALL HAVE AN INFILTRATION RATE LESS THAN 0.5 (C.F.M) PER SQUARE FOOT OF DOOR AREA
 - SWING DOORS SHALL HAVE AN INFILTRATION RATE LESS THAN 1.25 (C.F.M) PER SQUARE FOOT OF DOOR AREA
 - ALL EXTERIOR JOINTS AROUND WINDOWS, DOORS, UTILITY PENETRATION, AT MEETING WALLS, FLOORS AND ROOFS SHALL BE CAULKED, CASKETED OR OTHERWISE SEALED
 - HVAC
 - A BUILDING SHALL COMPLY WITH ARTICLE #4 IN ENERGY COMPLIANCE CODE
 - LIGHTING
 - BUILDING TO COMPLY WITH ENERGY COMPLIANCE MANUAL IF NOT INDICATED ON PLANS



ZONING SCHEDULE

ZONING DISTRICT: R-2B RESIDENTIAL	PERMITTED / REQUIRED	EXISTING	PROPOSED	NOTES	VARIANCE
PERMITTED USE	SINGLE-FAMILY DWELLING	SINGLE-FAMILY DWELLING	SINGLE-FAMILY DWELLING		NO
MINIMUM LOT AREA	10,000 Sq. Ft.	12,677.82 Sq. Ft.	12,677.82 Sq. Ft.	EXISTING, NO CHANGE	NO
MINIMUM LOT WIDTH	75 Ft.	85 Ft.	85 Ft.	EXISTING, NO CHANGE	NO
MINIMUM FRONT YARD	20 Ft.	26.5 Ft.	26.5 Ft.	EXISTING, NO CHANGE	NO
MINIMUM SIDE YARD	15 Ft.	15.5 Ft.	15.5 Ft.	EXISTING, NO CHANGE	NO
MINIMUM REAR YARD	15 Ft.	67.8 Ft.	67.8 Ft.	EXISTING, NO CHANGE	NO
MAXIMUM HEIGHT	2 1/2 STORIES	1 STORY	2 1/2 STORIES		NO
	35 Ft.				
MAXIMUM BUILDING COVERAGE	10%	17.51%	17.51%	EXISTING, NO CHANGE	NO
		2,219.92 Sq. Ft.	2,219.92 Sq. Ft.		
MAXIMUM IMPROVED LOT COVERAGE	20%	25.37%	25.37%	EXISTING, NO CHANGE	NO
		3,216.57 Sq. Ft.	3,216.57 Sq. Ft.		



PLOT PLAN

SCALE: 1/16" = 1'-0"

NOTES:

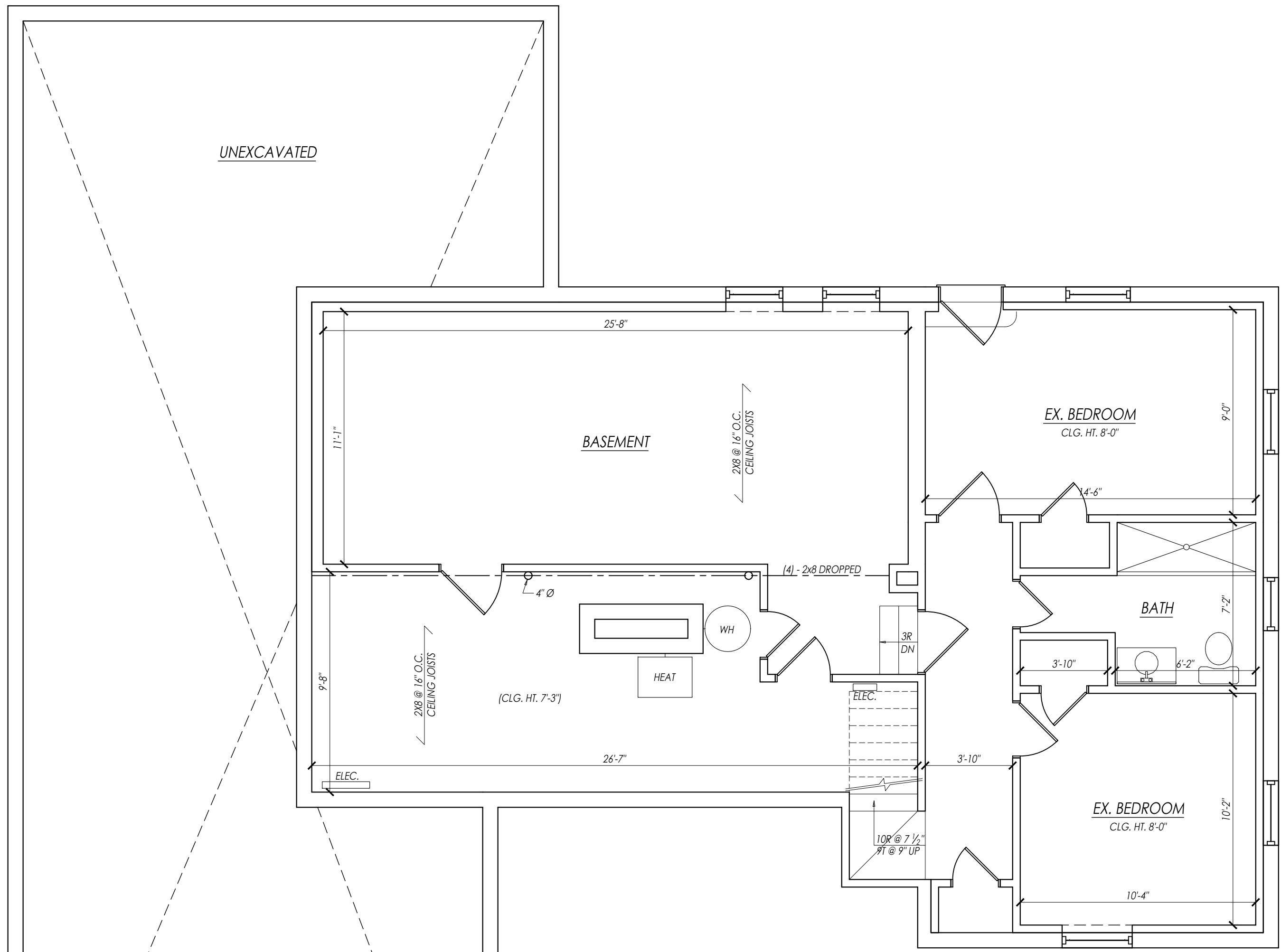
- SITE PLAN INFORMATION AND BOUNDARIES WERE PROVIDED BY MCNALLY, DOOLITTLE ENGINEERING, LLC SIGNED BY DOUGLAS W. DOOLITTLE, NJ LIC. NO. 29959. DATED 08-20-2025

SEAL & SIGNATURE

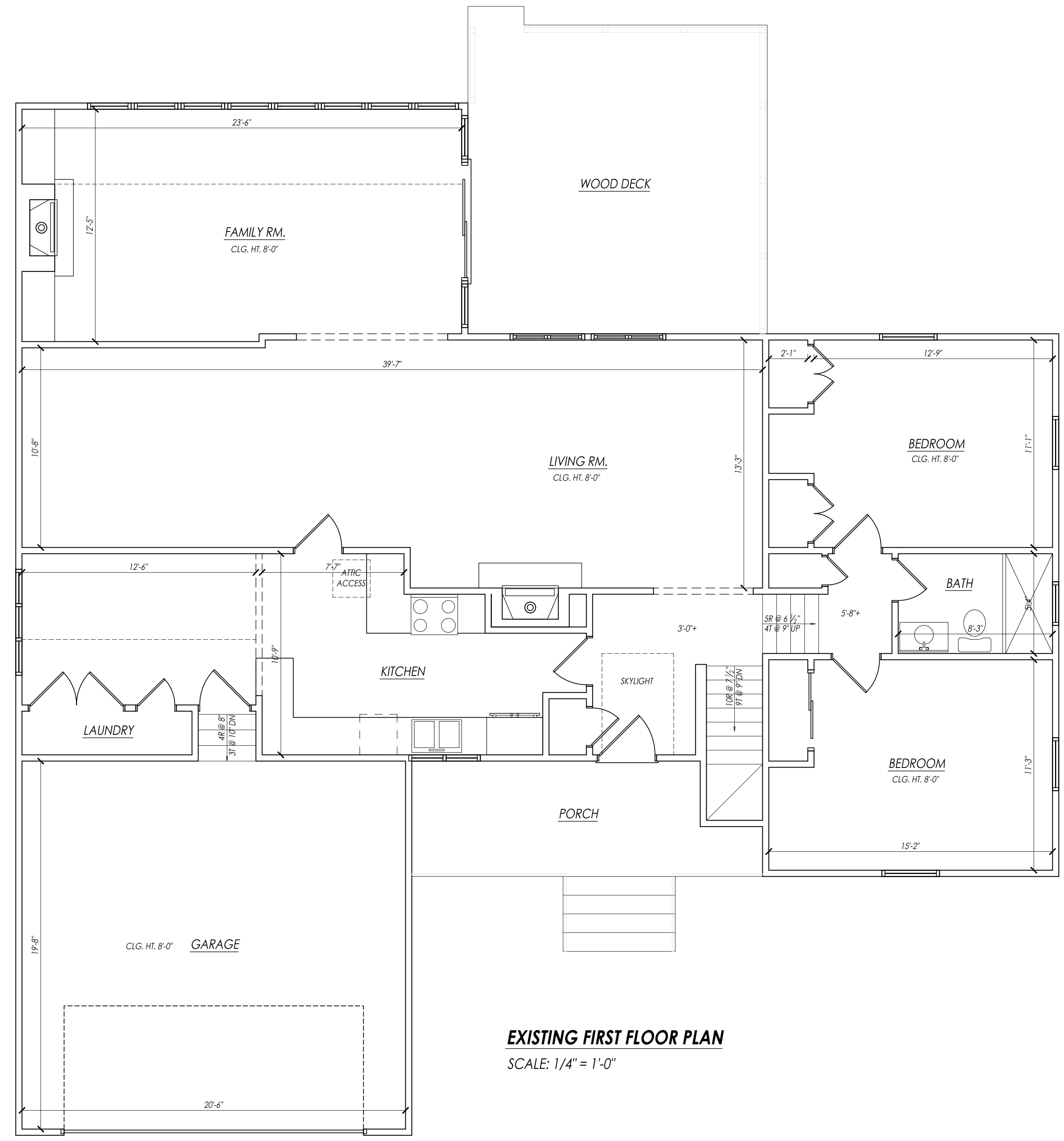

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COVER SHEET

38 DUBOIS AVE, ALPINE, NJ		A-01
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EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

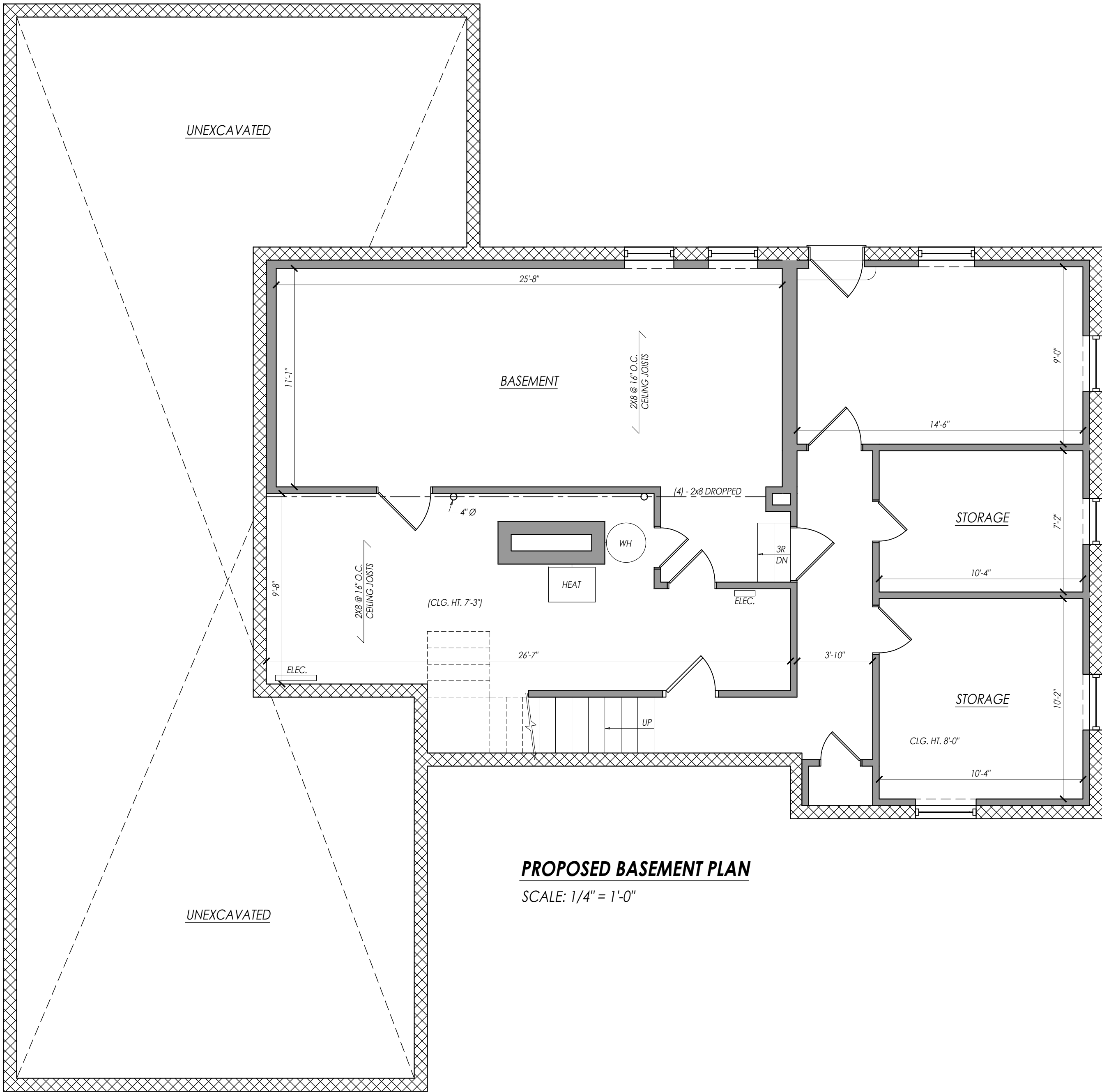
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EXISTING FLOOR PLANS		
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WALL SYMBOLS

- EXISTING WALL
- PROPOSED WALL
- CMU (CONCRETE MASONRY UNIT) WALL



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PROPOSED BASEMENT PLAN		
38 DUBOIS AVE, ALPINE, NJ		A-03
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EXISTING WALL _____

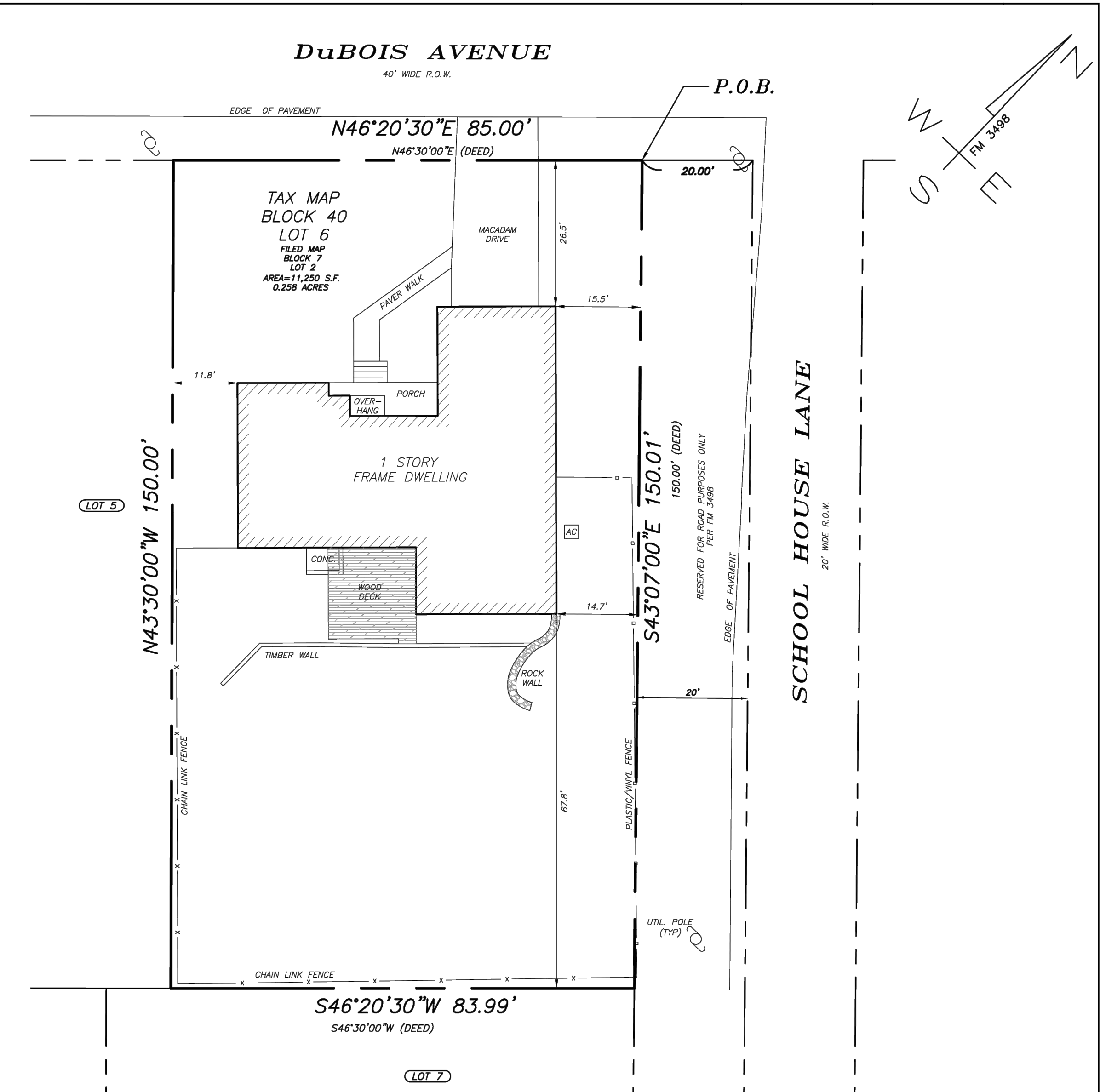
PROPOSED WALL _____

CMU (CONCRETE MASONRY UNIT) WALL _____




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38 DUBOIS AVE, ALPINE, NJ		A-04
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NOTES:

- SUBJECT TO EASEMENTS, GRANTS, RESTRICTIONS, RIGHT-OF-WAYS AND CONDITIONS OF RECORD AND SUCH STATE OF FACTS WHICH AN ACCURATE, CURRENT AND COMPLETE ABSTRACT OF TITLE MIGHT DISCLOSE.
- STREET NAMES AND RIGHT-OF-WAY WIDTHS AND BLOCK AND LOT DESIGNATIONS ARE PER THE CURRENT MUNICIPAL TAX MAPS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT MUNICIPAL SETBACK REQUIREMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY, NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY SIGNED BY THE SURVEYOR AND MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
- SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHICH THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS BASED ON EXISTING PHYSICAL CONDITIONS FOUND AT THE SITE ON THE DATES OF THE FIELD SURVEY AND ON DEED, FILED, AND UNFILED MAP INFORMATION.
- SUBJECT TO EASEMENTS, GRANTS, RESTRICTIONS, RIGHT-OF-WAYS AND CONDITIONS OF RECORD AND SUCH STATE OF FACTS WHICH AN ACCURATE, CURRENT AND COMPLETE ABSTRACT OF TITLE MIGHT DISCLOSE.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) AND 13:40-5.1(D).

REFERENCES:

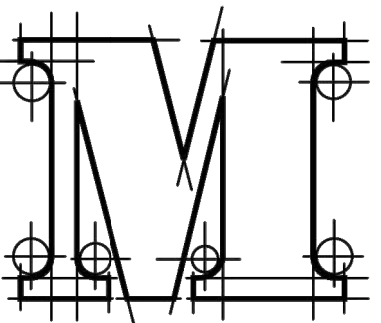
- TAX MAP FOR THE BOROUGH OF ALPINE, BERGEN COUNTY, NEW JERSEY.
- "SUBDIVISION OF PROPERTY MADE FOR LOUIS BURKHARDT LILLIAN T. ROESER AT ALPINE BERGEN CO. N.J." PREPARED BY ELMER E. BLACKWELL DATED OCT. 25, 1946 FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON NOV. 27, 1946 AS MAP NO. 3498.
- DEED BOOK 7503 PAGE 963.
- FIELD WORK PERFORMED AUGUST 2025.

CERTIFICATION:

THIS SURVEY IS CERTIFIED TO HAVE BEEN PERFORMED WITH THE STANDARDS OF THE LAND SURVEYING PROFESSION AS SET FORTH IN NJAC 13:40-5.1 ET SEQ., AND AS PRACTICED IN THE STATE OF NEW JERSEY. THIS SURVEY IS CERTIFIED UNDER THE ABOVE STANDARDS ONLY TO:

- CHICAGO TITLE INSURANCE COMPANY AND NEW MILLENNIUM TITLE AGENCY, LLC
- CHAMPION FUNDING LLC ISAOA/ATIMA
- JEROME DOUGLAS, ESO.
- SKENDAR NELA

THIS SURVEY WAS PREPARED FOR THE ABOVE PARTIES AND IS NOT TO BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN APPROVAL OF MCNALLY, DOOLITTLE ENGINEERING, L.L.C. THE USE OF THIS SURVEY IS SUBJECT TO THE PROVISIONS OF NJAC TITLE 13, CHAPTER 40 OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, SUBCHAPTER 1.

PROJECT NO.: 25042			BOUNDARY SURVEY		
DOUGLAS W. DOOLITTLE PROFESSIONAL ENGINEER, LAND SURVEYOR & PLANNER			 McNALLY, DOOLITTLE ENGINEERING, L.L.C.		
DOUGLAS W. DOOLITTLE P.E., L.S., P.P. NJ Lic. No. 29989			NELA BLOCK 40 - LOT 6 38 DUBOIS AVENUE BOROUGH OF ALPINE BERGEN COUNTY, NEW JERSEY McNALLY, DOOLITTLE ENGINEERING, L.L.C. Certificate of Authorization 24GA27928700 169 RAMAPO VALLEY ROAD OAKLAND, NJ 07436 (201) 337-9051		
REV.	DATE	DESCRIPTION	SCALE: 1" = 20'	DATE: 08/20/2025	SHEET NO.: 1 OF 1 DWG. No.: SB-1



PROPOSED FRONT ELEVATION

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



PROPOSED RIGHT ELEVATION

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

SEAL & SIGNATURE


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SURVEY & PROPOSED ELEVATIONS

38 DUBOIS AVE, ALPINE, NJ A-08

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