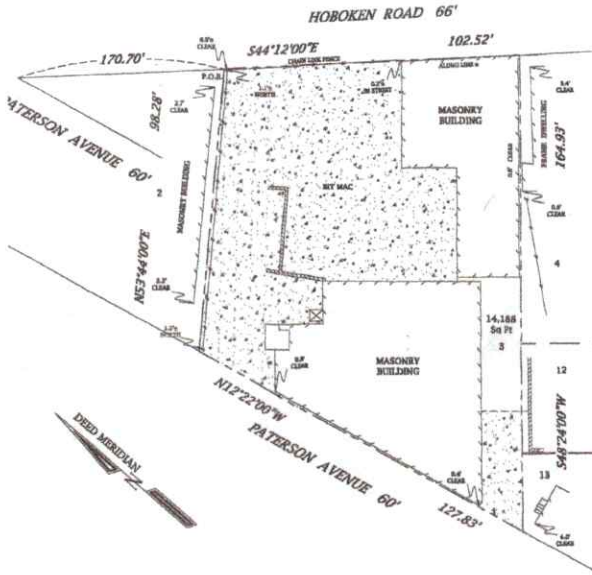


LOCATION SURVEY

435 PATERSON AVENUE
BOROUGH OF EAST RUTHERFORD, NEW JERSEY
1/4" = 20' FT DATE: JUNE 7, 2024 JOB # 21458 TITLE # 1125747 BY: HDC



SEE SURVEY FOR BOUNDARY LINE INFORMATION.
SEE SURVEY FOR TOTAL STATIONING. SEE SURVEY FOR TOTAL STATIONING.
SEE SURVEY FOR TOTAL STATIONING. SEE SURVEY FOR TOTAL STATIONING.

JOB MAP #:		CERTIFIED TO:	
JOB DATE:		GUYETTE AGENCY, INC.	
JOB BLOCK: 36		COMMONWEALTH LAND TITLE INSURANCE COMPANY OF NJ	
JOB LOT: 3		STYMAX IMPORTS AND EXPORTS CO., INC.	
JOB PAGE: 931		TIMOTHY N. TUTTLE, ESQ.	
JOB REFERENCE:		BANK OF BARODA	
USING MAP OF THE BOROUGH OF EAST RUTHERFORD, BERGEN COUNTY, NEW JERSEY			
G. CASSETTA & ASSOC. 259-261 QUEEN ANNE RD. BOGOTA, N.J. PHONE NO. 342-3172		HAROLD D. CARRIGER N.J.L.S. 17410	

SITE PLAN

SCALE: 1" = 20'-0"

GENERAL NOTES

THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS IN THE FIELD. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. ALL NEW AND EXISTING WORK MAY BE MODIFIED BY FIELD CONDITIONS. THE ARCHITECT SHALL BE CONSULTED ON ALL MODIFICATIONS, PATCH, REPAIR, AND MATCH ALL EXISTING AREAS OF THE PROJECT DISTURBED BY NEW ADJACENT WORK.

THE ARCHITECT SHALL BE CONSULTED DURING THE COURSE OF CONSTRUCTION REGARDING ANY FRAMING CONCERNS ONCE THEY ARE EXPOSED. UPON HIS INSPECTION, THE PROPOSED STRUCTURAL MEMBERS SHOWN ON THESE DRAWINGS MAY BE RECONSIDERED OR REVISED.

ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL PERTINENT CODES, REGULATIONS, AND REQUIREMENTS OF THE BOROUGH OF EAST RUTHERFORD.

ALL PLUMBING WORK AND EQUIPMENT SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE NJ STATE NATIONAL PLUMBING CODE (LATEST) AND REQUIREMENTS, AND THE MUNICIPAL AUTHORITY. ALL WORK TO BE PERFORMED BY A LICENSED NEW JERSEY PLUMBER.

ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (LATEST) AND THE LOCAL BUILDING CODE REGULATIONS. THE CONTRACTOR SHALL HAVE A LICENSED ELECTRICIAN PERFORM THE WORK IN CONFORMANCE WITH THESE REQUIREMENTS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.

CURRENT CODES

NEW JERSEY UNIFORM CONSTRUCTION CODE
INTERNATIONAL BUILDING CODE, NJ EDITION 2021 NJ EDITION
INTERNATIONAL RESIDENTIAL CODE, NJ EDITION 2021 NJ EDITION
INTERNATIONAL MECHANICAL CODE 2021
NATIONAL ELECTRICAL CODE, NFPA 70:2020
NATIONAL STANDARD PLUMBING CODE, 2021
REHABILITATION SUBCODE - NJAC 8:23-6 latest revisions
BARRIER FREE SUBCODE ICC/ANSI A117-1:2017
INTERNATIONAL FUEL GAS CODE 2021
INTERNATIONAL ENERGY CONSERVATION CODE 2021

DESIGN LOADS

	LIVE LOADS
FIRST FLOOR	40 PSF
SECOND FLOOR	30 PSF
ATTIC	20 PSF
ROOF	30 PSF
DECK	40 PSF
PARTITION	20 PSF

SITE PLAN - NC SETBACKS

SCALE: 1" = 20'-0"
SITE PLAN IS FOR SCHEMATIC LOCATION OF ADDITION ONLY
SEE ENGINEERS FLOOD ELEVATION CERTIFICATE FOR FLOOD ZONE INFO.



EXISTING PHOTO

ZONING INFORMATION

TOWNSHIP: MR. ERNESTO AND MRS. ZENAGA CABRERA
435 PATERSON AVE.
EAST RUTHERFORD, NJ 07073
PROPERTY INFORMATION
EXISTING COMMERCIAL BUILDING
435 PATERSON AVE.
EAST RUTHERFORD, NJ 07073

LOT 3 BLOCK 36 ZONE: NC (NEIGHBORHOOD COMMERCIAL)
CLASSIFICATION: COMMERCIAL USE GROUP: R-35-2 CONSTRUCTION TYPE: 5A
DRAWINGS PREPARED UNDER
INTERNATIONAL RESIDENTIAL CODE: NJ EDITION 2021
(NJ EDITION) AND N.J.A.C. 8:23-6 REHABILITATION SUBCODE.

	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 SQ. FT.	14,305.8 SQ. FT.	NO CHANGE
LOT WIDTH	50 FT.	102.52 FT.	NO CHANGE
LOT DEPTH	N/A	127.23 FT.	N/A
FRONT YARD SETBACK	20 FT. MIN	PATERSON AVE. 3' HOBOKEN RD. ON LINE	NO CHANGE
REAR YARD SETBACK	26 FT. MIN	N/A (THROUGH LOT)	N/A
SIDE YARD SETBACK	ONE SIDE 3 FT. MIN BOTH 14 FT. MIN	ONE SIDE ON LINE BOTH 27 FT.	NO CHANGE
BUILDING COVERAGE (LOT COVERAGE BY STRUCTURES)	30% MAX 3,000 S.F. MAX	43% 6,158.5 S.F.	
LOT COVERAGE (TOTAL IMPERVIOUS SURFACE COVERAGE)	30% MAX 3,000 S.F. MAX	31.7% 13,410.3 S.F.	
BUILDING HEIGHT (RIDGE HEIGHT)	30'-0" MAX (3 STORIES)		

* EXISTING NON CONFORMING ** VARIANCE REQUIRED

COVERAGE CALCS.

	EXISTING	DIFFERENCE	PROPOSED
MASONRY BUILDING 1	3,874 S.F.	0	NO CHANGE
MASONRY BUILDING 2	2,284.5 S.F.	0	NO CHANGE
BUILDING COVERAGE	6,158.5 S.F. - 43%		NO CHANGE
	EXISTING	DIFFERENCE	PROPOSED
BUILDING COVERAGE	6,158.5 S.F.	0	NO CHANGE
PERFORMING WALLS	36 S.F.	0	NO CHANGE
DRIVEWAY	736 S.F.	0	NO CHANGE
LOT COVERAGE	13,410.3 S.F. - 93.7%		NO CHANGE

DRAWING INDEX

SHEET #	CONTENTS
1	SITE PLAN & ZONING INFORMATION
2	EXISTING CONDITION PLANS
3	EXISTING CONDITION PLANS
4	EXISTING CONDITION ELEVATIONS
5	EXISTING CONDITION ELEVATIONS
6	EXISTING CONDITION 3D MODEL



375 MURRAY HILL PARKWAY
EAST RUTHERFORD, NJ 07073
908-962-1500

SEAL
MARK A. STEFANELLI R.A.
LLC

NJ ARCH NO. 21A10 13245 00

PROJECT
ADDITION & ALTERATION FOR
EXISTING OFFICE / WAREHOUSE

RAYMOND ELECTRICAL CONTRACTOR INC.
435 PATERSON AVE.
EAST RUTHERFORD, NJ 07073

ISSUED	DATE
SCHEMATIC DESIGN	
PRELIM	
PERMIT SET	

PROJECT NAME
RAYMOND ELECTRICAL
CONTRACTOR INC.

END PRELIM

REVISIONS

NO. REQUESTED BY DATE

DO NOT SCALE DRAWINGS

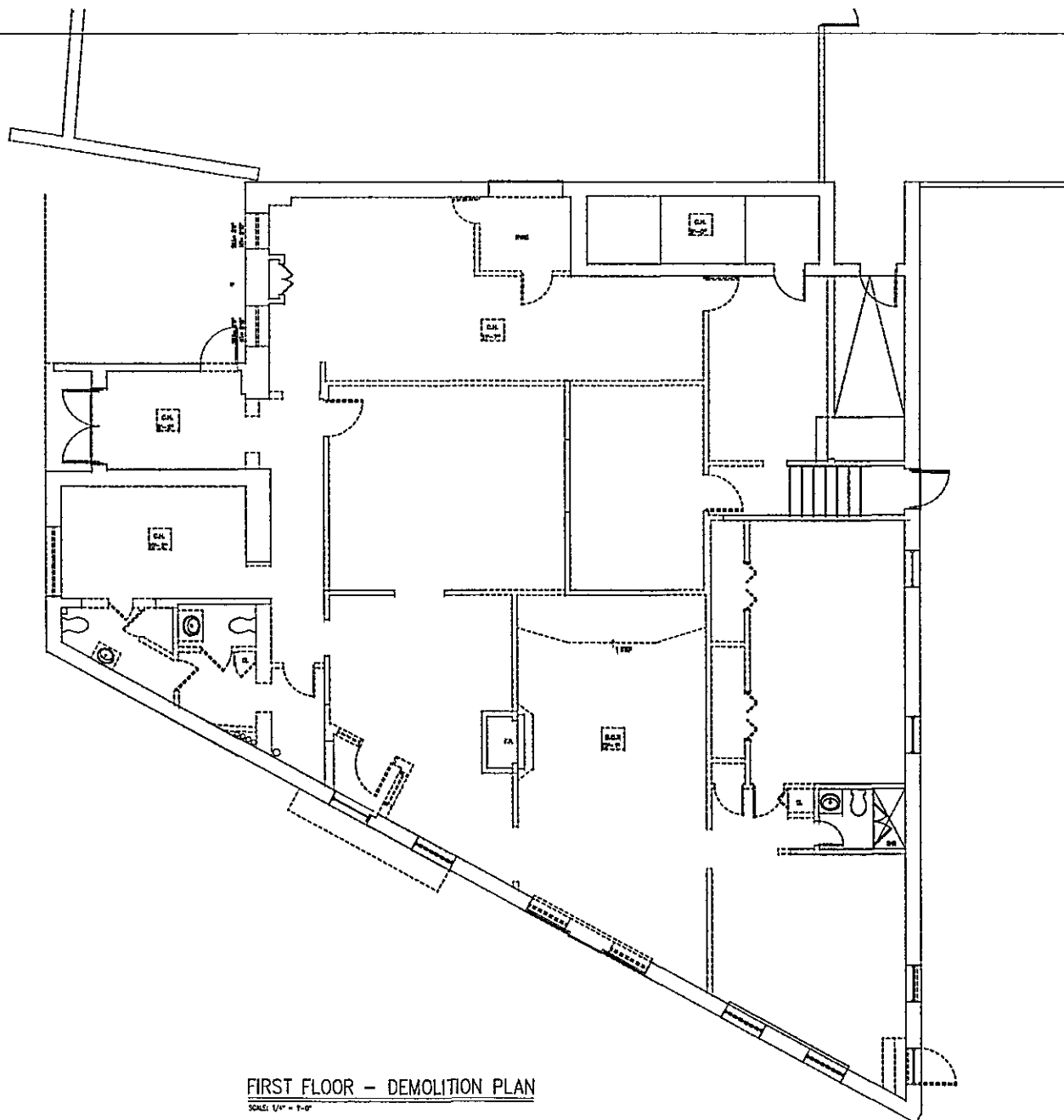
DATE: 11/01/2024

DRAWING CHECKED: MAS

SCALE: AS NOTED

PROJECT NO. 2024

SHEET NO.



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



375 MURRAY HILL PARKWAY
FIFTH FLOOR
EAST RUTHERFORD, N.J. 07073
201-832-1500

NAME
MARK A. STEFANELLO R.A.
LLC

NJ ARCH NO. 21600 12/24/00
NOT VALID FOR WORK SINCE 2000 HAS Lapsed BY REVOCATION

PROJECT
ADDITIONAL & ALTERNATIVE WORK
EXTENSIVE - OFFICE / BATHROOMS
RAYMOND ELECTRICAL CONTRACTOR INC.
245 WASHINGTON AVE.
EAST RUTHERFORD, NJ 07073

DATE: 11/1/2024
PROJECT NAME: 11/1/2024
PROJECT NO: 11/1/2024
PROJECT SITE: 11/1/2024



PROJECT NAME
RAYMOND ELECTRICAL
CONTRACTOR INC.

THE PROJECT
DESCRIPTION

NO. 11/1/2024

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DO NOT SCALE DRAWINGS

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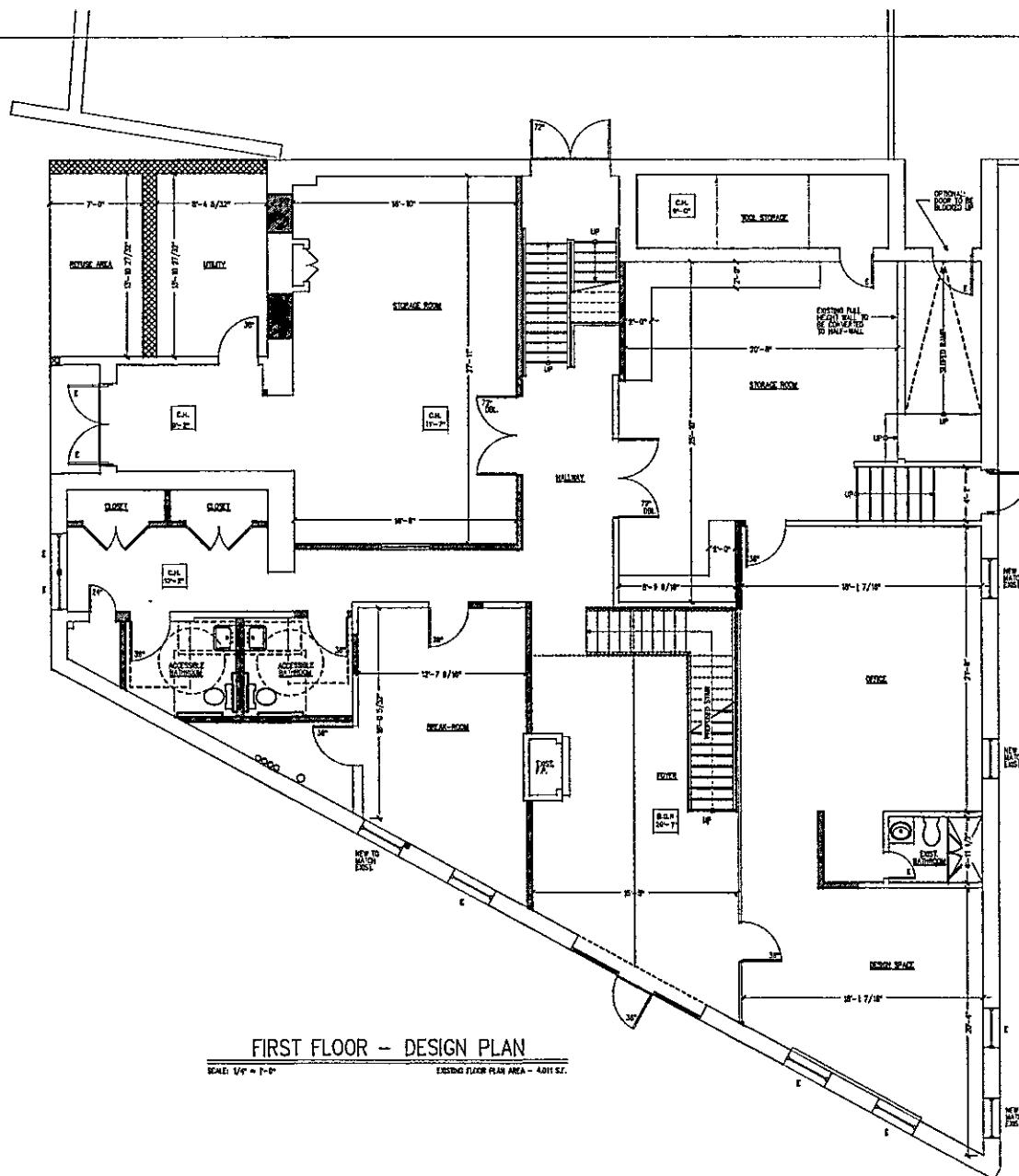
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DATE: 11/1/2024

DATE: 11/1/2024



FIRST FLOOR - DESIGN PLAN

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

EXISTING FLOOR PLAN AREA - 4011 S.F.



375 MURRAY HILL PARKWAY
FIRST FLOOR
EAST RUTHERFORD, N.J. 07073
201-984-1000

BY
MARK A. STEFANELLO R.A.
LLC

NJ ARCH NO. 2140 1248 00
BY AND NOT BE USED FOR ANY OTHER PROJECT

PROJECT
ADDITIONAL & ALTERNATIVE WORK
EXISTING - OFFICE / WAREHOUSE
RAYMOND ELECTRICAL CONTRACTOR INC.
228 PAULSON AVE.
EAST RUTHERFORD, NJ 07073

REVISION
DATE
BY
REVISION
DATE
BY

DATE
BY

PROJECT NAME
RAYMOND ELECTRICAL
CONTRACTOR INC.

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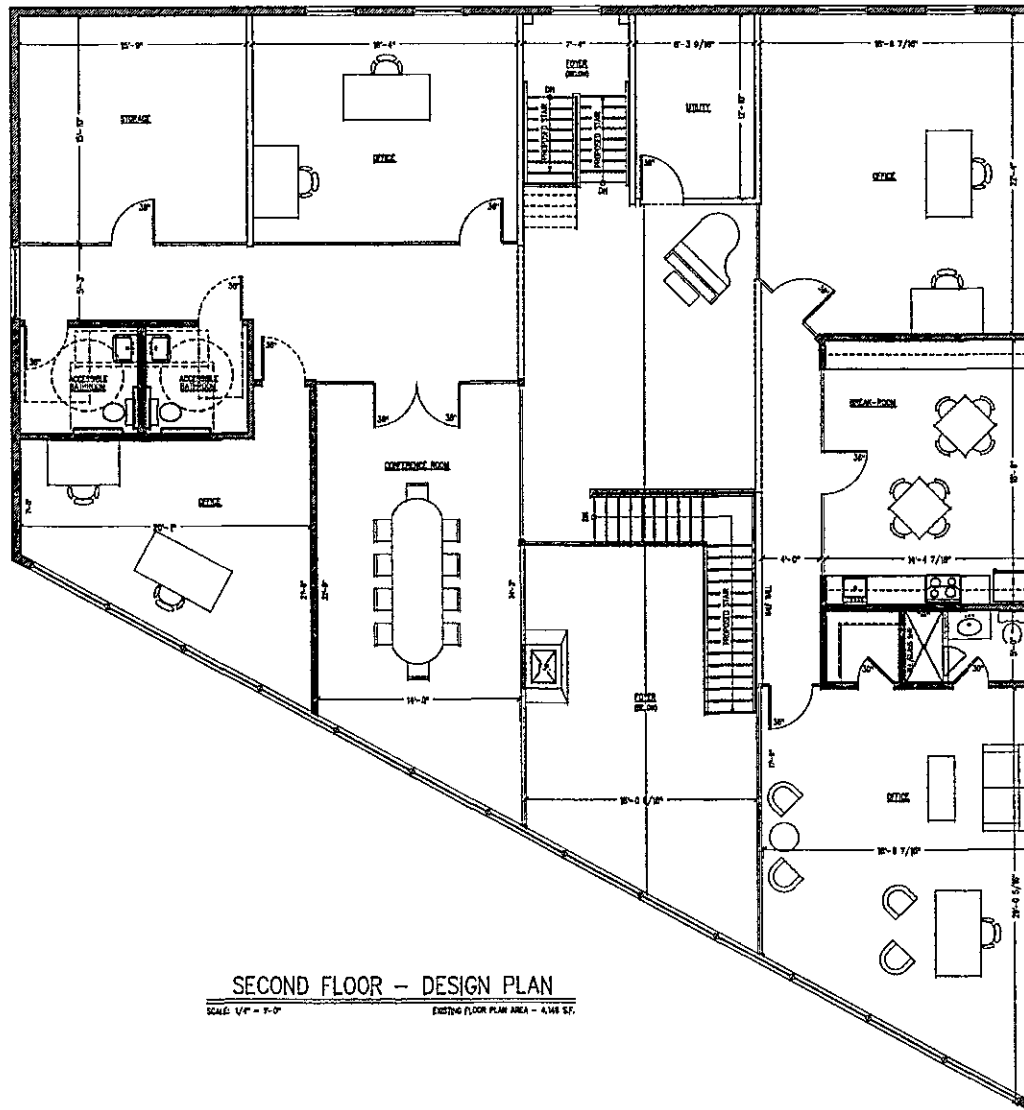
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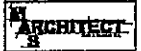
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BY



SECOND FLOOR - DESIGN PLAN

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

EXISTING FLOOR PLAN AREA - 4,146 SF.



375 MURRAY HILL PARKWAY
FIRST FLOOR
EAST RUTHERFORD, N.J. 07073
201-932-1500

NAME
MARK A. STEFANELLO R.A.
LLC

NJ ARCH NO. 2140 13245 00
NO FEE FOR REVIEW UNDER ANY STATE OR FEDERAL LAW

PROJECT
ADDITIONAL & ALTERATIONS, E.P.
EXISTING - OFFICE / KITCHEN / BATHHOUSE
RAYMOND ELECTRICAL CONTRACTOR INC.
200 N. 10TH ST.
EAST RUTHERFORD, NJ 07073

DATE: 11/1/2024
DESIGNED BY: MAS
DATE: 11/1/2024
PROJECT BY: MAS



PROJECT NAME
RAYMOND ELECTRICAL
CONTRACTOR INC.

DATE PREPARED
11/1/2024

DATE RECEIVED BY: DATE

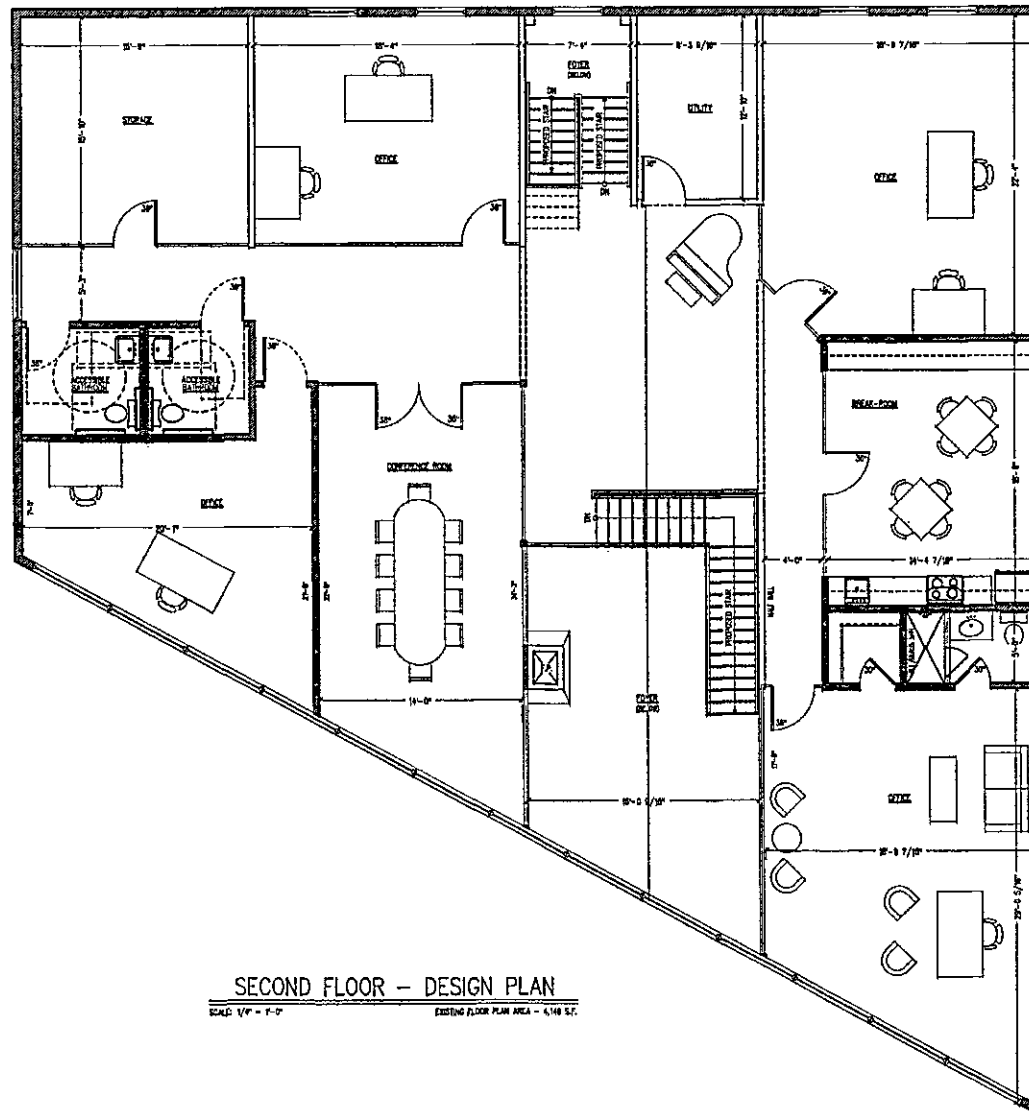
DO NOT SCALE DRAWINGS

DATE: 11/1/2024
DRAWN/CHG: MAS

SCALE: AS NOTED

PROJECT NO: 2024

SHEET NO: 4



SECOND FLOOR - DESIGN PLAN

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

EXISTING FLOOR PLAN AREA - 4,148 S.F.



375 MURRAY HILL PARKWAY
FIRST FLOOR
EAST RUTHERFORD, N.J. 07073
201-954-5500

DESIGNER
MR. MARK A. STEFANELLI R.A.
LLC

NJ ARCH. NO. 2140 12545 DO
SEE NEW JERSEY STATE BOARD FOR ARCHITECTS

REVISIONS
ADDITIONAL REVISIONS FOR:
EXISTS - OFFICE / BREAK ROOM
RAYMOND ELECTRICAL CONTRACTOR INC.
455 PARKWAY ONE
EAST RUTHERFORD, NJ 07073

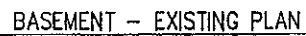
REVISION	DATE

PROJECT NAME
RAYMOND ELECTRICAL
CONTRACTOR INC.

REVISION	NO.	REVISION BY	DATE

DO NOT SCALE DRAWINGS

DATE	11/1/2024
DESIGNED BY	MAS
CHECKED BY	AS NOTED
PROJECT NO.	2024
SHEET NO.	4



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

EXISTING FLOOR PLAN AREA - 293 SF.



ACCESSORY BUILDINGS - EXISTING PLAN

$$\text{EAI: } 1/p = T-Q$$

ACCESSORY BUILDING 1 FLOOR PLAN AREA - 848 SF.

ACCESSORY BUILDING 1 FLOOR PLAN AREA - 848 SF.



375 MURRAY HILL PARKWAY
FIRST FLOOR
EAST RUTHERFORD, N.J. 07073
201-982-1500

RE:
MARK A. STEFANELLI P.A.
LLC

NU ARCH NO. 2140 13245 00

NOTES
~~SECTION 8 - ALTERNATIONS FOR~~
~~EXISTING - 11/27/77 BARTON, MS~~

RAYMOND ELECTRICAL CONTRACTORS INC.
435 PATRICK AVE.
EAST RUTHERFORD, NJ 07073

REPORT DATE _____
 REPORTING OFFICE _____
 DO NOT _____
 POWER NET _____

DISCUSSION

PROJECT 1996
RAYMOND ELECTRICAL
CONTRACTOR INC.

CASE FILE NO.		
REVISED		
NO.	QUARTER IN	YEAR

DO NOT SCALE DRAWINGS

11/1/2024

WAS Waf

AS NOTED

PROJECT NO.	3031
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2024

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