

# PROPOSED CONCEPTUAL DESIGN FOR: THE DRISCOLL RESIDENCE

36 CARTERET ROAD  
ALLENDALE, NEW JERSEY 07401

## PROJECT DESCRIPTION

THE PROPOSED WORK IS FOR A NEW, 2-STORY, 1-FAMILY DWELLING TO BE LOCATED IN ROUGHLY THE SAME LOCATION AS AN EXISTING, 2-STORY, 1-FAMILY DWELLING. THE PROPOSED, ATTACHED GARAGE AND DRIVEWAY SHALL BE LOCATED IN ROUGHLY THE SAME LOCATION AS THESE EXISTING IMPROVEMENTS.

## ZONING INFORMATION

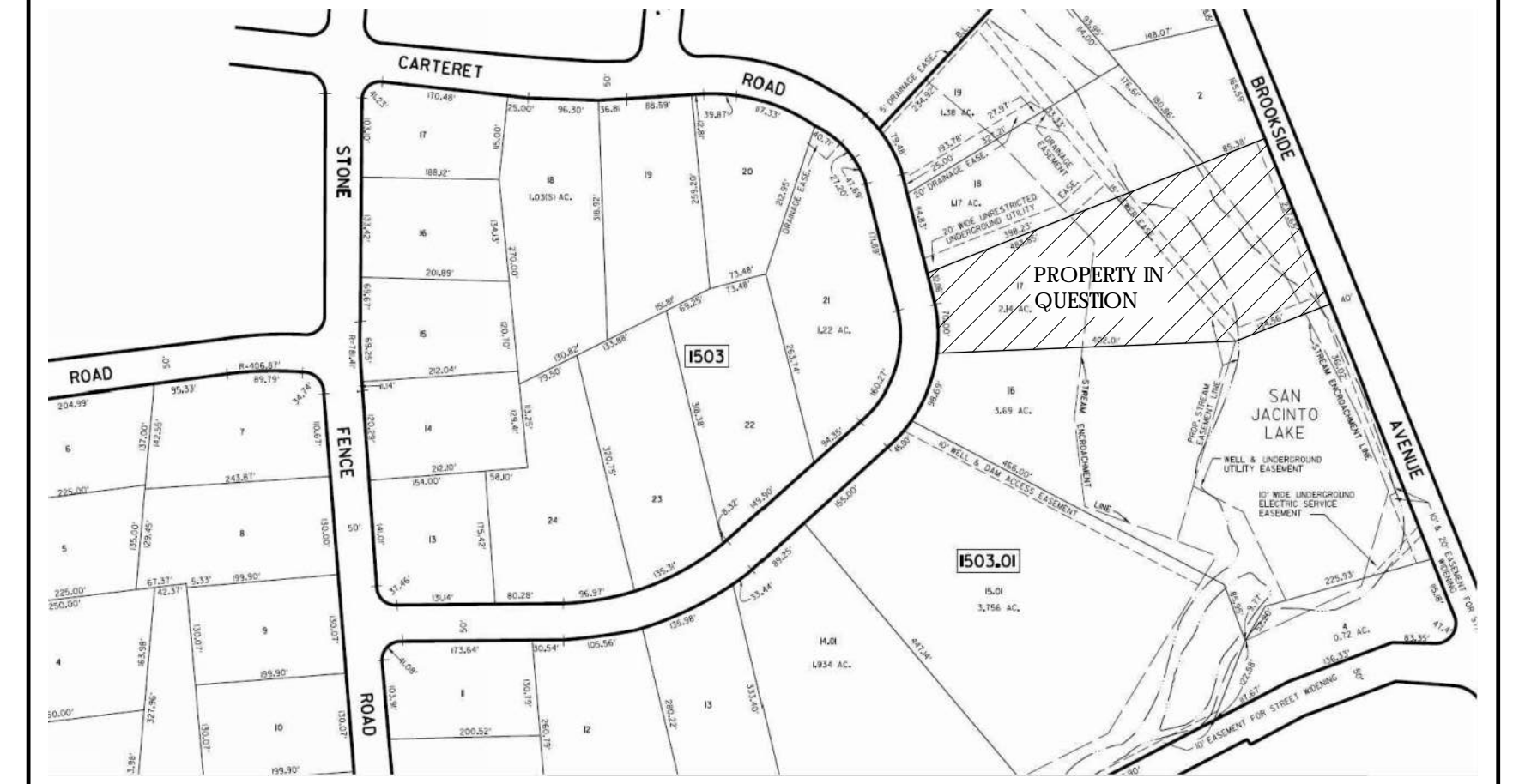
ZONE: AA BLOCK: 1503.01 LOT: 17 BUILDING USE GROUP: R-5 CONSTRUCTION TYPE: TYPE V-B  
STORIES: 2 AREA: 3826

**\*\*SEE ENGINEER'S DRAWINGS FOR ALL SITE PLAN, ZONING, & GRADING INFORMATION\*\***

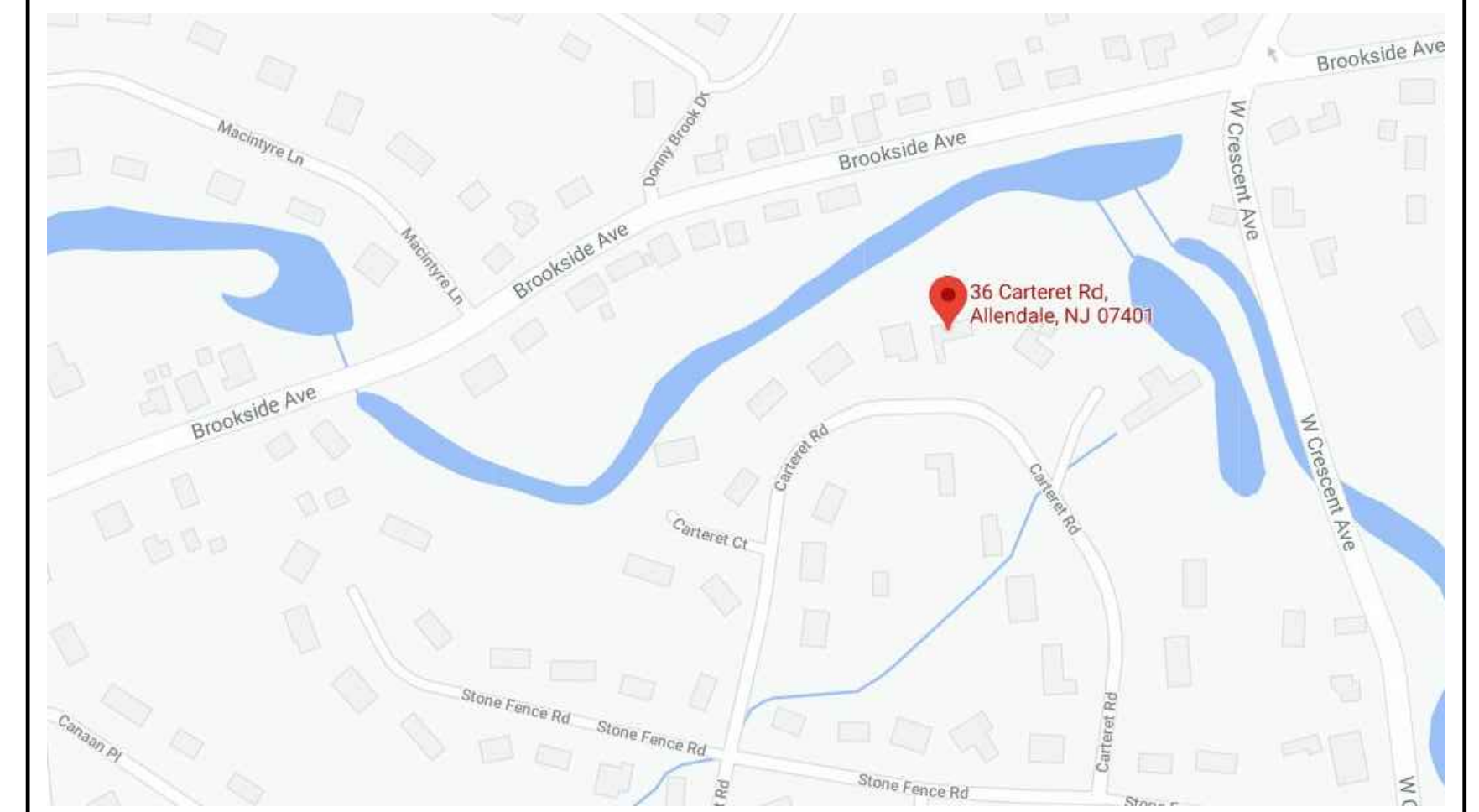
## CONCEPTUAL RENDERINGS (FOR ILLUSTRATIVE PURPOSES ONLY)



## VICINITY MAP



## KEY MAP



## DRAWING LIST

DWG NO.	DESCRIPTION	LATEST REVISION
A.000	KEY MAP, TITLE, NOTES, CONCEPTUAL RENDERS	MARCH 10, 2021
A.201	PROPOSED FLOOR PLAN: FIRST	MARCH 10, 2021
A.202	PROPOSED FLOOR PLAN: SECOND	MARCH 10, 2021
A.500	PROPOSED EXTERIOR ELEVATIONS: FRONT, RIGHT	MARCH 10, 2021
A.501	PROPOSED EXTERIOR ELEVATIONS: REAR	MARCH 10, 2021
A.600	PHOTOGRAPHS: SUBJECT PROPERTY & ADJACENT	MARCH 10, 2021

**BOARD OF ADJUSTMENT SET**

**PLAN ARCHITECTURE**  
123 PATERSON AVE, Second Floor  
Little Falls, NJ 07424  
dan@phaarc.com  
T: 973-837-8399

REVISIONS:

NO.	DESCRIPTION	YEAR.MO.DA

PROJECT: PROPOSED DESIGN FOR:  
**THE DRISCOLL RESIDENCE**  
36 CARTERET ROAD  
ALLENDALE, NJ 07401

FLOOR OR FLOORS (IF APPLICABLE):

**TITLE**  
KEY MAP, TITLE, NOTES, CONCEPTUAL RENDERS

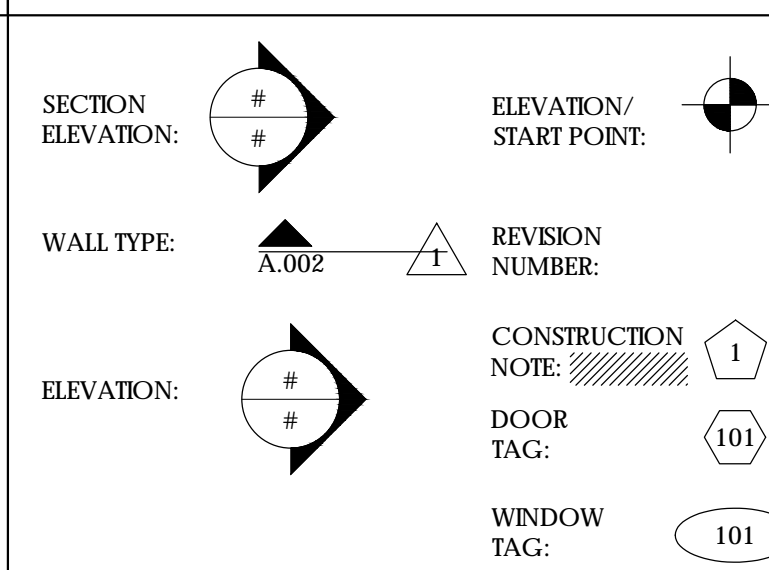
SEAL & SIGNATURE: \_\_\_\_\_ DATE: MARCH 10, 2021  
PROJECT NO.: 20-0233  
SCALE: AS NOTED  
DWG. BY: WAG/AA  
CHK. BY: DD  
DWG. NO.: **A.000**

DANIEL D'AGOSTINO, A.L.A.  
N.J. LIC. NO. 21A01880000

## ABBREVIATIONS

ABV.	ABOVE	EA.	EACH	OPP.	OPPOSITE
ACT.	ACOUSTIC CEILING TILE	EQ.	EQUAL	RM.	ROOM
AFF.	ABOVE FINISH FLOOR	EXST.	EXISTING	R.O.	ROUGH OPENING
APPROX.	APPROXIMATE	EXT.	EXTERIOR	SCHED.	SCHEDULE
ARCH.	ARCHITECT	FIN.	FINISH	SF.	SQUARE FOOT
BLW.	BELOW	FLR.	FLOOR	SIM.	SIMILAR
BOT.	BOTTOM	G.C.	GENERAL CONTRACTOR	SPECS.	SPECIFICATIONS
CL.	CENTERLINE	GWB.	GYPSUM WALL BOARD	SS.	STAINLESS STEEL
CLOS.	CLOSET	INSUL.	INSULATION	T.O.	TRIMMED OPENING
CLG.	CEILING	LAV.	LAVATORY	TYP.	TYPICAL
DIA.	DIAMETER	MFR.	MANUFACTURER	U.O.N.	UNLESS OTHERWISE NOTED
DIM.	DIMENSION	MTD.	MOUNTED	V.I.F.	VERIFY IN FIELD

## DRAWING KEYS



## CONSTRUCTION SYMBOLS

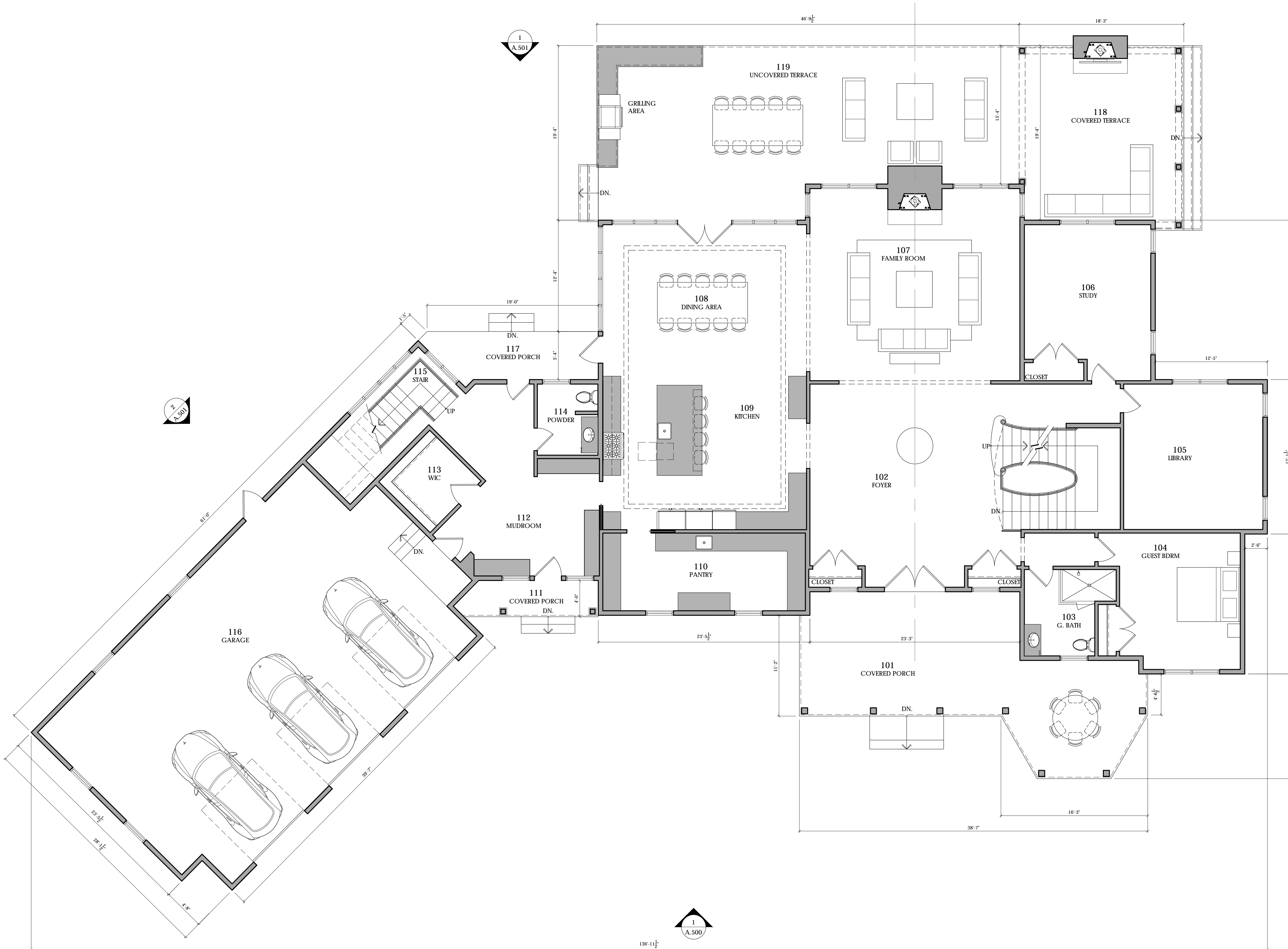
---	CONSTRUCTION ABOVE	■	FIRE RATED WALL
---	PROPERTY LINE	▨	STUD/ROUGHING
---	EXISTING PARTITION TO BE REMOVED	▩	BLOCKING
---	EXISTING PARTITION TO REMAIN	▧	FINISH WOOD
---	NEW WALL CONSTRUCTION	▨	PLYWOOD
▨	STEEL	▨	PLASTIC LAMINATE ON PLYWOOD
▨	CONCRETE BLOCK	▨	FACEBRICK
		▨	BATT INSULATION

## BOARD APPROVALS

CHAIRMAN	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

## CONSULTANT

CIVIL ENGINEER  
LANTELME, KURENS & ASSOCIATES, P.C.  
ENGINEERS & LAND SURVEYORS  
101 WEST STREET, P.O. BOX 486  
HILSDALE, NEW JERSEY 07642  
(201)666-2450  
CHRS LANTELME  
PE & LS: 39580



**GROSS BUILDING AREA**

	PROPOSED	TOTAL
1ST FL.	3766	3766
GARAGE	1239	1239
2ND FL.	3826	3826
BONUS ROOM	992	992
TOTAL S.F.	9,823	9,823

**GROSS SQ. FT. - UNHEATED**

	PROPOSED	TOTAL
BASEMENT	3766	3766
FRONT PORCHES	564	564
REAR PORCH	97	97
COVERED TERRACE	359	359
UNCOVERED TERR.	798	798
TOTAL S.F.	5,584	5,584

NOTE:  
GROSS SQUARE FOOTAGE TABULATIONS ARE  
TAKEN TO EXTERIOR FACES OF EXTERIOR WALLS.

BOARD OF ADJUSTMENT SET



**PLAN ARCHITECTURE**  
123 PATERSON AVE, Second Floor dan@plnarc.com  
Little Falls, NJ 07424 T: 973-837-8399

REVISIONS:

NO.	DESCRIPTION	YEAR.MO.DA

PROJECT: PROPOSED DESIGN FOR:  
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ALLENDALE, NJ 07401

FLOOR OR FLOORS (IF APPLICABLE):  
**FLOOR PLAN**  
FIRST FLOOR

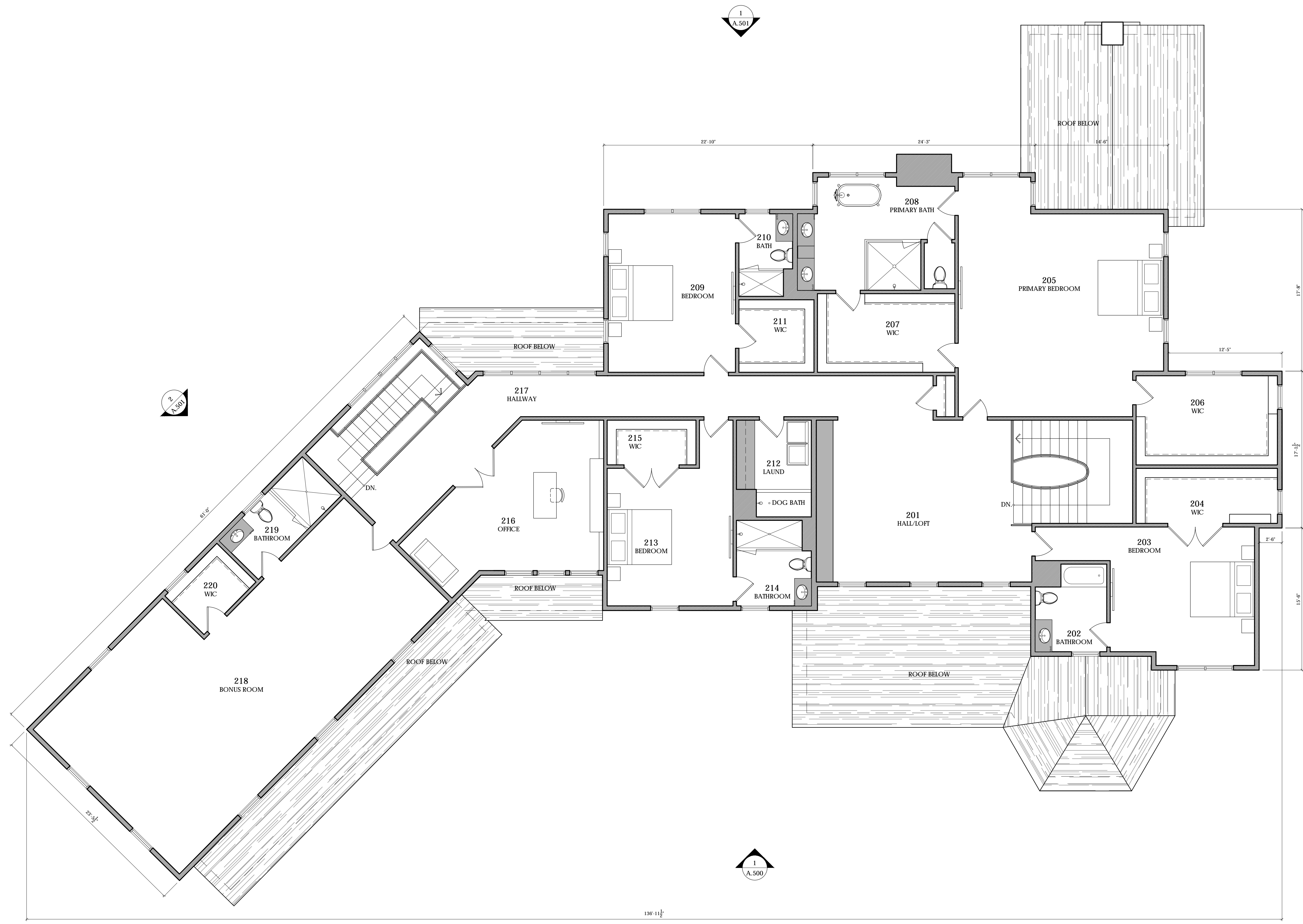
SEAL & SIGNATURE: DATE: MARCH 10, 2021  
PROJECT NO.: 20-0233  
SCALE: AS NOTED  
DWE. BY: WAG/AA  
CHK. BY: DD  
DWG NO.:

A.201

DANIEL D'AGOSTINO, A.I.A.  
N.J. LIC. NO. 21A01880000

**1 PROPOSED FLOOR PLAN: FIRST**

SCALE: 3/16"=1'-0"



**1 PROPOSED FLOOR PLAN: SECOND**  
SCALE: 3/16"=1'-0"

BOARD OF ADJUSTMENT SET

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123 PATERSON AVE, Second Floor dan@plnarc.com  
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REVISIONS:

NO.	DESCRIPTION	YEAR.MO.DA

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36 CARTERET ROAD  
ALLENDALE, NJ 07401

FLOOR OR FLOORS (IF APPLICABLE):  
**FLOOR PLAN**  
SECOND FLOOR

SEAL & SIGNATURE:

DATE: MARCH 10, 2021  
PROJECT NO.: 20-0233  
SCALE: AS NOTED  
DWE. BY: WAG/AA  
CHK. BY: DD  
DWG. NO.:

**A.202**

DANIEL D'AGOSTINO, A.L.A.  
N.J. LIC. NO. 211AD1880000



1 PROPOSED ELEVATION: FRONT

SCALE: 3/16"=1'-0"



NOTE:  
SEE BUILDING HEIGHT CALCULATIONS  
AS PROVIDED BY LANTELME, KURENS &  
ASSOCIATES, P.C. ON SEPARATE DRAWING.

2 PROPOSED ELEVATION: RIGHT

SCALE: 3/16"=1'-0"

BOARD OF ADJUSTMENT SET

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123 PATERSON AVE, Second Floor  
Little Falls, NJ 07424  
dan@plnarc.com  
T: 973-837-8399

REVISIONS:

NO.	DESCRIPTION	YEAR.MO.DA

PROJECT: PROPOSED DESIGN FOR:  
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36 CARTERET ROAD  
ALLENDALE, NJ 07401

FLOOR OR FLOORS (IF APPLICABLE):  
**EXTERIOR ELEVATIONS**  
FRONT & RIGHT

SEAL & SIGNATURE: \_\_\_\_\_ DATE: MARCH 10, 2021  
PROJECT NO.: 20-0233  
SCALE: AS NOTED  
DWE BY: WAG/AA  
CHK BY: DD  
DWG NO.: \_\_\_\_\_

DANIEL D'AGOSTINO, A.L.A.  
N.J. LIC. NO. 211A01880000

**A.500**



1 PROPOSED ELEVATION: REAR - GARAGE

SCALE: 3/16"=1'-0"

NOTE:  
SEE BUILDING HEIGHT CALCULATIONS  
AS PROVIDED BY LANTELME, KURENS &  
ASSOCIATES, P.C. ON SEPARATE DRAWING.



2 PROPOSED ELEVATION: REAR - HOUSE

SCALE: 3/16"=1'-0"

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REVISIONS:

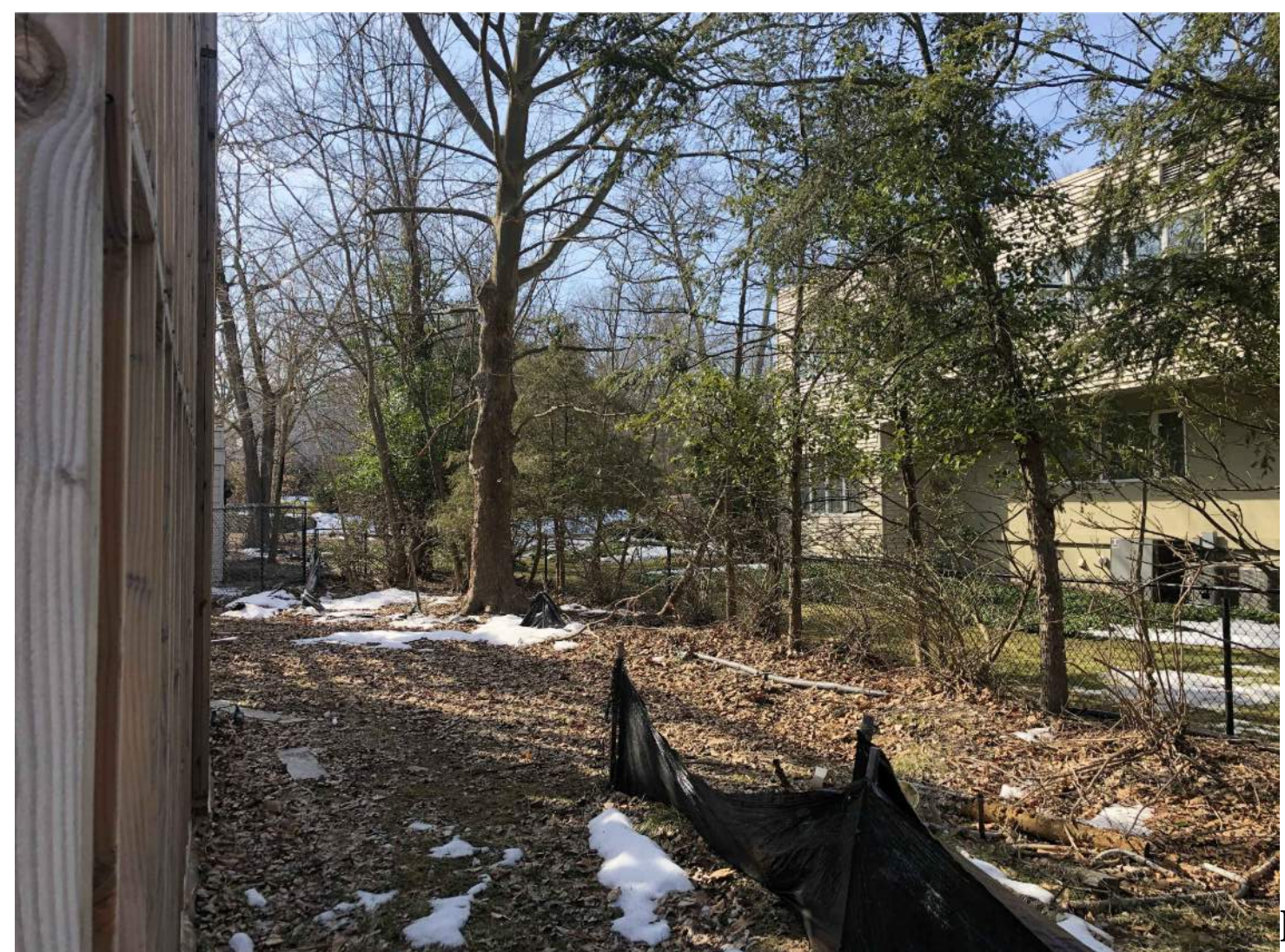
NO.	DESCRIPTION	YEAR/MO/DA

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FLOOR OR FLOORS (IF APPLICABLE):  
**EXTERIOR ELEVATIONS**  
REAR HOUSE & REAR GARAGE

SEAL & SIGNATURE: \_\_\_\_\_ DATE: MARCH 10, 2021  
PROJECT NO.: 20-0233  
SCALE: AS NOTED  
DWE BY: WAG/AA  
CHK BY: DD  
DWG NO.: **A.501**

DANIEL D'AGOSTINO, A.L.A.  
N.J. LIC. NO. 21A01880000



NOTE:  
PHOTOGRAPHS TAKEN MARCH 10, 2021  
BY PLAN ARCHITECTURE.

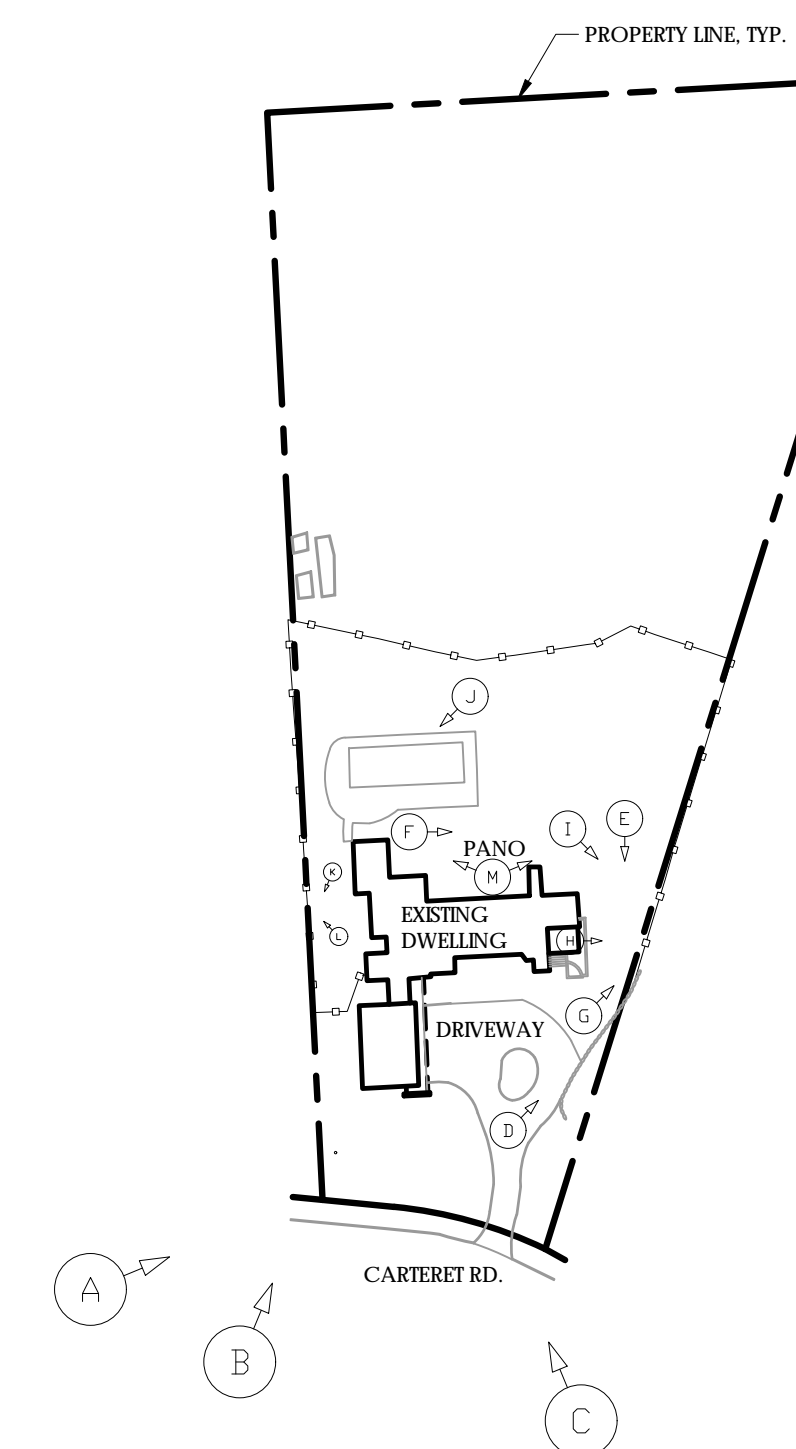
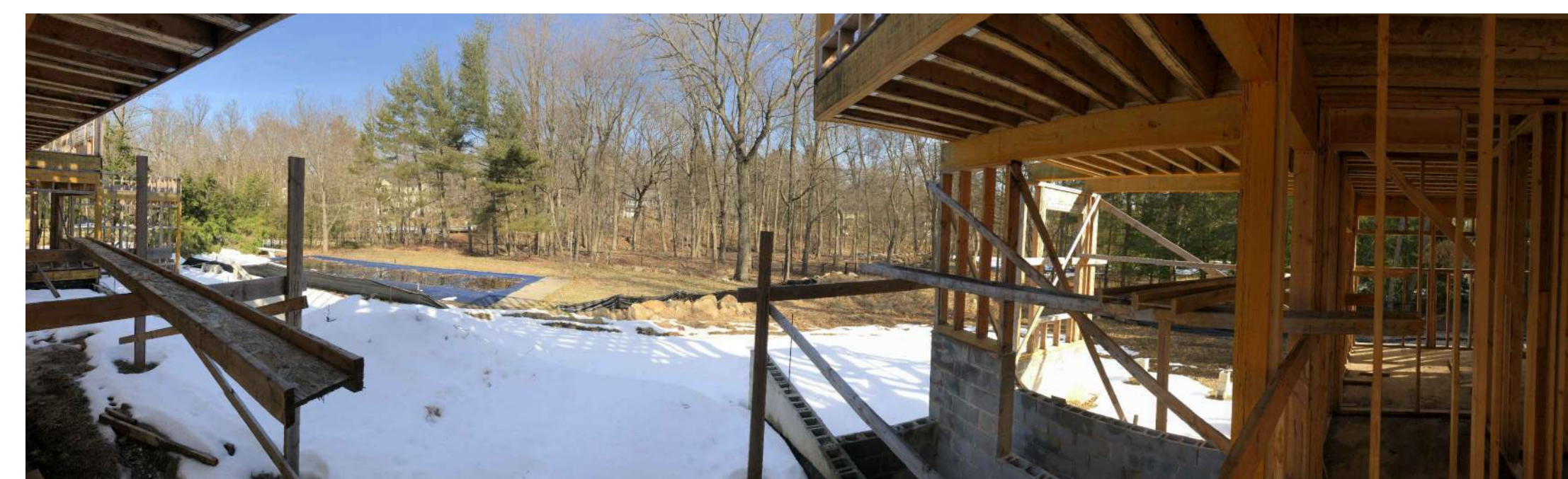


PHOTO KEY PLAN

NO SCALE

BOARD OF ADJUSTMENT SET

**PLAN ARCHITECTURE**  
125 PATERSON AVE, Second Floor dan@plnarc.com  
Little Falls, NJ 07424 T: 973-837-8399

REVISIONS:

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FLOOR OR FLOORS (IF APPLICABLE):  
**EXISTING PHOTOGRAPHS**

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DWE. BY: WAG/AA  
CHK BY: DD  
DWG NO.: \_\_\_\_\_

DANIEL D'AGOSTINO, A.L.A.  
N.J. LIC. NO. 211AD1880000

**A.600**

PHOTOGRAPHS OF EXISTING CONDITIONS - SUBJECT PROPERTY AND ADJACENT PROPERTIES

NO SCALE