

PROPOSED APARTMENT BUILDINGS

59 LA GRANGE STREET
RARITAN, NEW JERSEY

ZONING REVIEW
JULY 06, 2023

Proposed 3 New
Apartment Buildings

59 La Grange Street
Raritan, NJ

A M R A R C H Design Studio
A.M.Ragab, AIA . Architect
NJ License No. 15689
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
e - m a i l : AMRARCHDESIGNSTUDIO@GMAIL.COM



APPLICABLE CODES:
INTERNATIONAL BUILDING CODE 2021 - NEW JERSEY EDITION
UNIFORM CONSTRUCTION CODE
NATIONAL ELECTRIC CODE 2020
NATIONAL STANDARD PLUMBING CODE 2021
INTERNATIONAL MECHANICAL CODE 2021
INTERNATIONAL FUEL GAS CODE 2021
INTERNATIONAL ENERGY CONSERVATION CODE 2021

CODE REVIEW:
PROPOSED CONSTRUCTION TYPE: 5B
FOOTPRINT AREA: BUILDING #1 : 5,507 SQ.FT.
BUILDING #2 : 5,507 SQ.FT.
BUILDING #3 : 5,507 SQ.FT.
TOTAL BUILDING FOOTPRINT AREA: 16,521 SQ.FT.
BUILDING HEIGHT: 32'-7"
TOTAL BUILDING VOLUME: 469,526 CU.FT.

PROPOSED USE GROUP: R-2 (MULTIFAMILY RESIDENCE)
BUILDING 1:
1- BEDROOM APARTMENT UNITS : 2
3- BEDROOM APARTMENT UNITS : 4
BUILDING 2:
3- BEDROOM APARTMENT UNITS : 5
BUILDING 3:
3- BEDROOM APARTMENT UNITS : 5

TOTAL PROPOSED APARTMENT UNITS: 16

BUILDINGS SHALL BE FULLY SPRINKLERED
SITE PLAN DONE BY OTHERS



1 IMAGES OF EXISTING CONDITION
NOT TO SCALE

REV.	DATE	ISSUE	REMARK
	07/06/2023		PERMIT APPLIC.

PROJECT NUMBER:
1771
This document is the exclusive property of Ashraf M. Ragab Architect. The document and the information it contains may not be reproduced or used for other than the specific project for which it was prepared without the explicit consent of Ashraf M. Ragab Architect.



SHEET TITLE:
PROJECT INFORMATION

SHEET NUMBER:
A-01

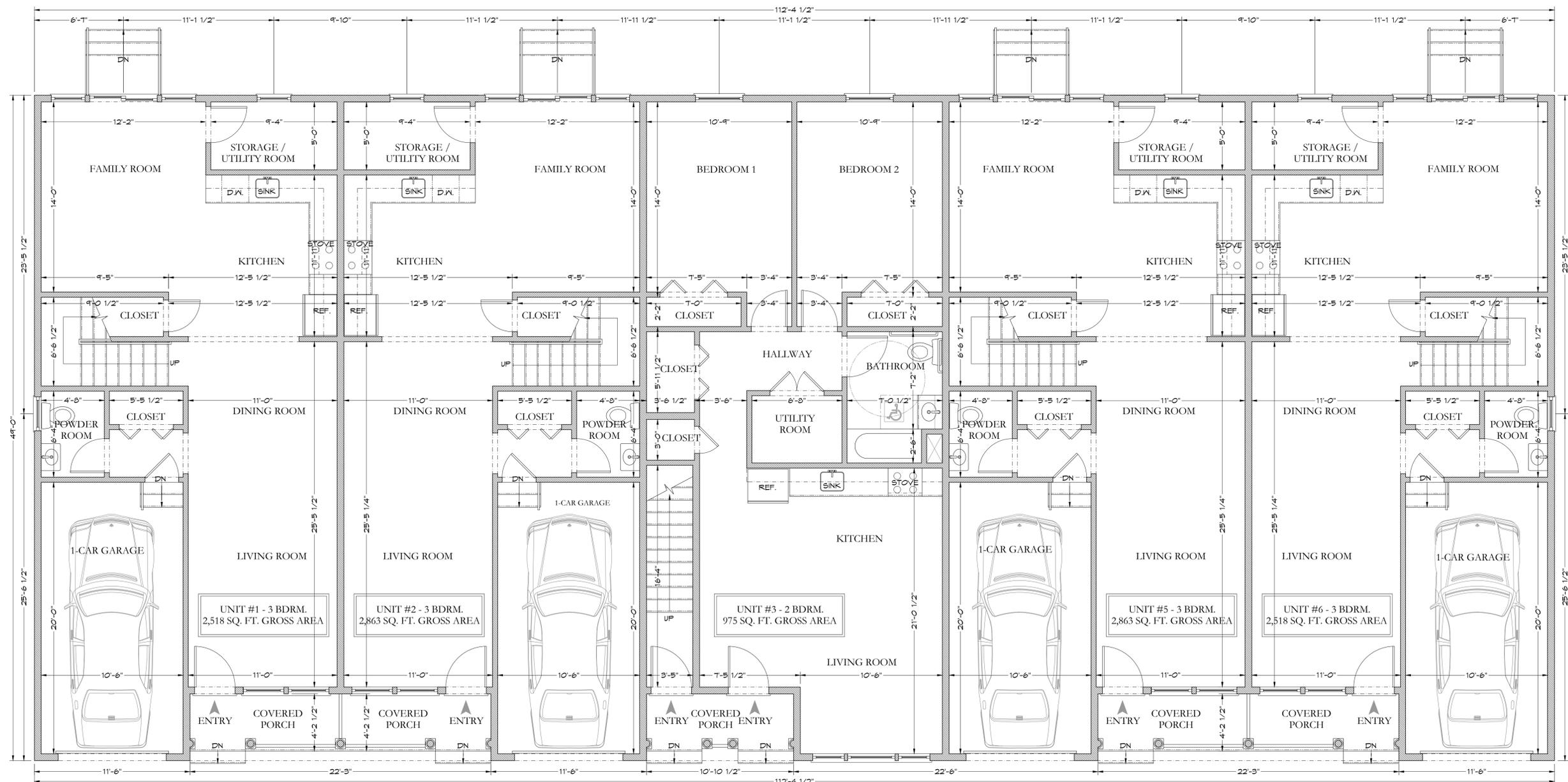
Proposed 3 New
Apartment Buildings

59 La Grange Street
Raritan, NJ

A M R A R C H Design Studio
A.M.Ragab, AIA . Architect
NJ License No. 15689
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
e-mail: AMRARCHDESIGNSTUDIO1@GMAIL.COM

LEGEND

NEW WALL	
LINES ABOVE	
LINES BELOW	

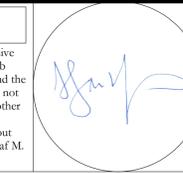


1 PROPOSED FIRST FLOOR PLAN (BUILDING #1)
SCALE: 1/4" = 1'-0"

REV.	DATE	ISSUE	REMARK
	07/06/2023		PERMIT APPLIC.

PROJECT NUMBER:
1771

This document is the exclusive property of Ashraf M. Ragab Architect. The document and the information it contains may not be reproduced or used for other than the specific project for which it was prepared without the explicit consent of Ashraf M. Ragab Architect.



SHEET TITLE:
PROPOSED FIRST FLOOR
PLAN (BUILDING #1)

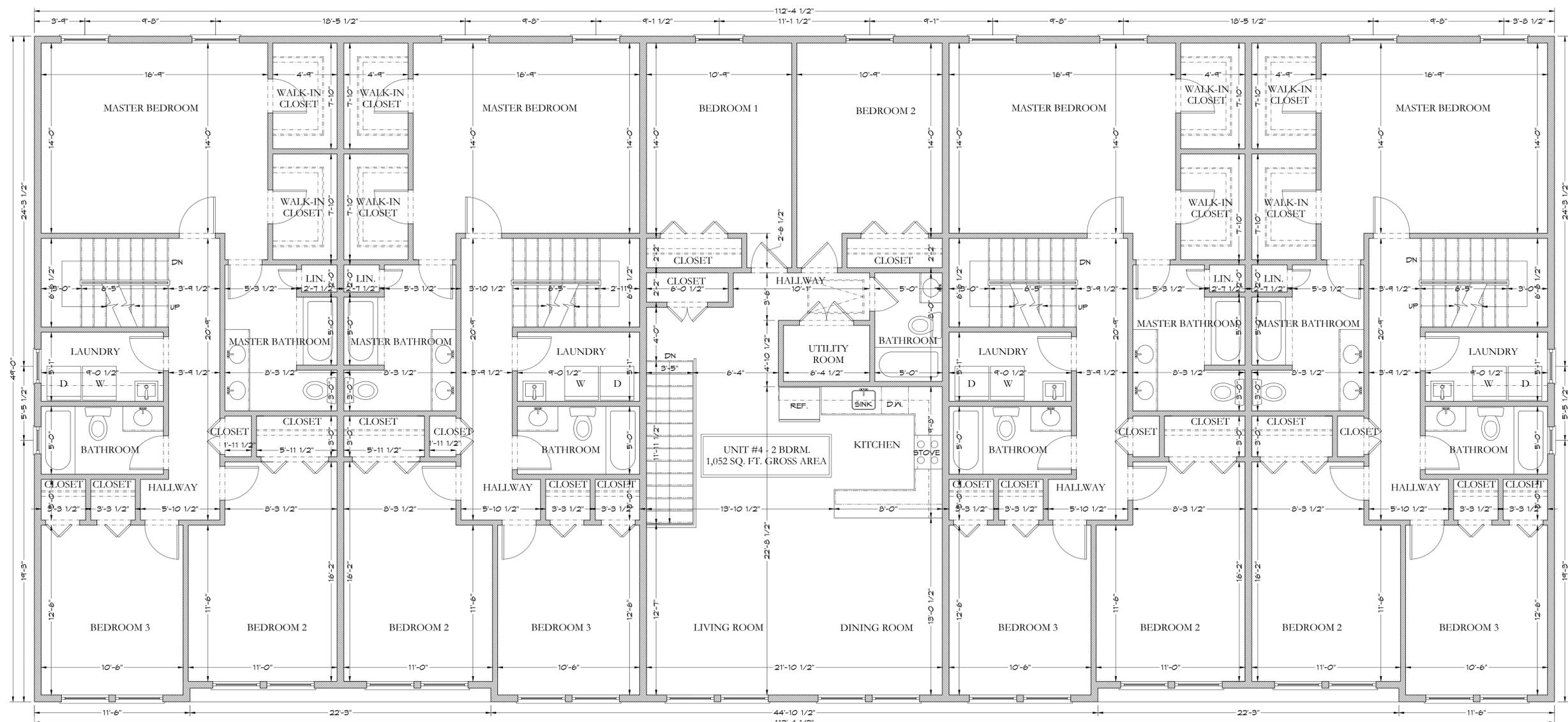
SHEET NUMBER:

A-02

Proposed 3 New
Apartment Buildings

59 La Grange Street
Raritan, NJ

A M R A R C H Design Studio
A.M.Ragab, AIA . Architect
NJ License No. 15689
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
e-mail: AMRARCHDESIGNSTUDIO1@GMAIL.COM



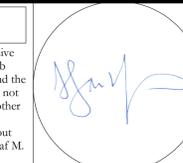
LEGEND

NEW WALL	
LINES ABOVE	
LINES BELOW	

REV.	DATE	ISSUE	REMARK
	07/06/2023		PERMIT APPLIC.

PROJECT NUMBER:
1771

This document is the exclusive property of Ashraf M. Ragab Architect. The document and the information it contains may not be reproduced or used for other than the specific project for which it was prepared without the explicit consent of Ashraf M. Ragab Architect.



SHEET TITLE:
PROPOSED SECOND FLOOR PLAN (BUILDING #1)

SHEET NUMBER:

A-03

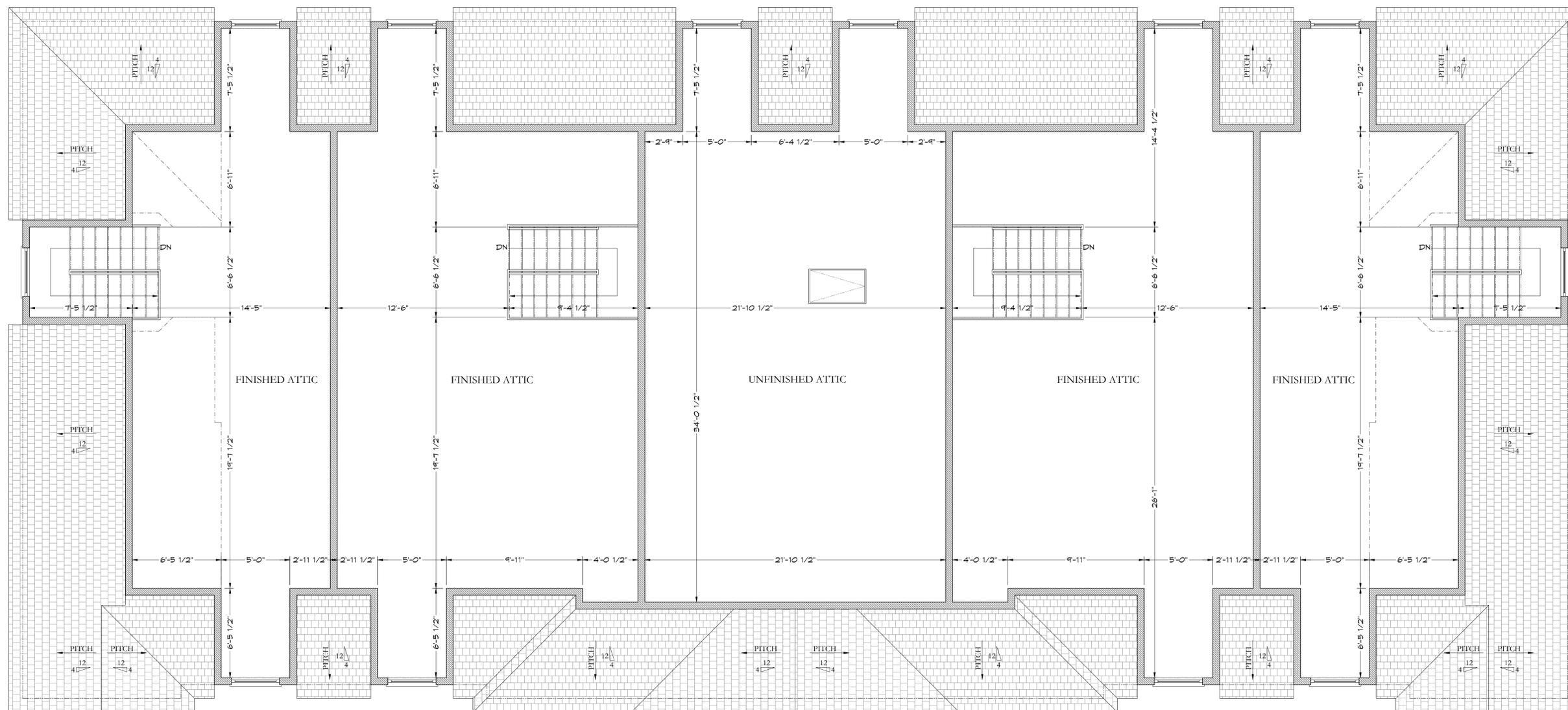
1 PROPOSED SECOND FLOOR PLAN (BUILDING #1)
SCALE: 1/4" = 1'-0"

Proposed 3 New Apartment Buildings

59 La Grange Street
Raritan, NJ

A M R A R C H Design Studio
A.M.Ragab, AIA . Architect
NJ License No. 15689
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
e-mail: AMRARCHDESIGNSTUDIO1@GMAIL.COM

LEGEND	
NEW WALL	
LINES ABOVE	
LINES BELOW	



1 PROPOSED ATTIC PLAN (BUILDING #1)
SCALE: 1/4" = 1'-0"

REV.	DATE	ISSUE	REMARK
	07/06/2023		PERMIT APPLIC.

PROJECT NUMBER:
1771
This document is the exclusive property of Ashraf M. Ragab Architect. The document and the information it contains may not be reproduced or used for other than the specific project for which it was prepared without the explicit consent of Ashraf M. Ragab Architect.



SHEET TITLE:
PROPOSED ATTIC PLAN
(BUILDING #1)

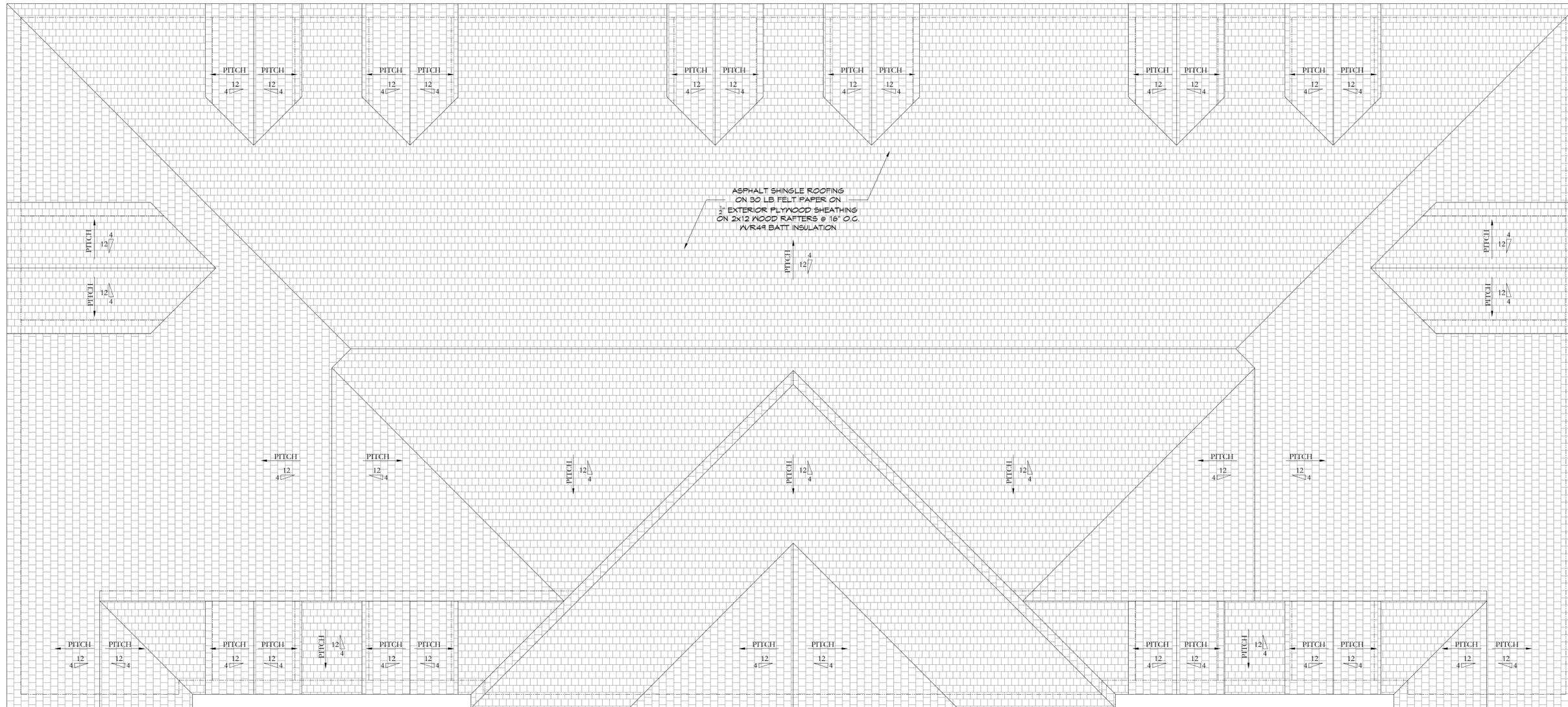
SHEET NUMBER:

A-04

Proposed 3 New Apartment Buildings

59 La Grange Street
Raritan, NJ

A M R A R C H Design Studio
A.M.Ragab, AIA . Architect
NJ License No. 15689
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
e - m a i l : AMRARCHDESIGNSTUDIO1@GMAIL.COM



LEGEND

NEW WALL	
LINES ABOVE	
LINES BELOW	

REV. DATE	ISSUE	REMARK
07/06/2023		PERMIT APPLIC.

PROJECT NUMBER:
1771

This document is the exclusive property of Ashraf M. Ragab Architect. The document and the information it contains may not be reproduced or used for other than the specific project for which it was prepared without the explicit consent of Ashraf M. Ragab Architect.



SHEET TITLE:
PROPOSED ROOF PLAN (BUILDING #1)

SHEET NUMBER:
A-05

1 PROPOSED ROOF PLAN (BUILDING #1)
SCALE: 1/4" = 1'-0"

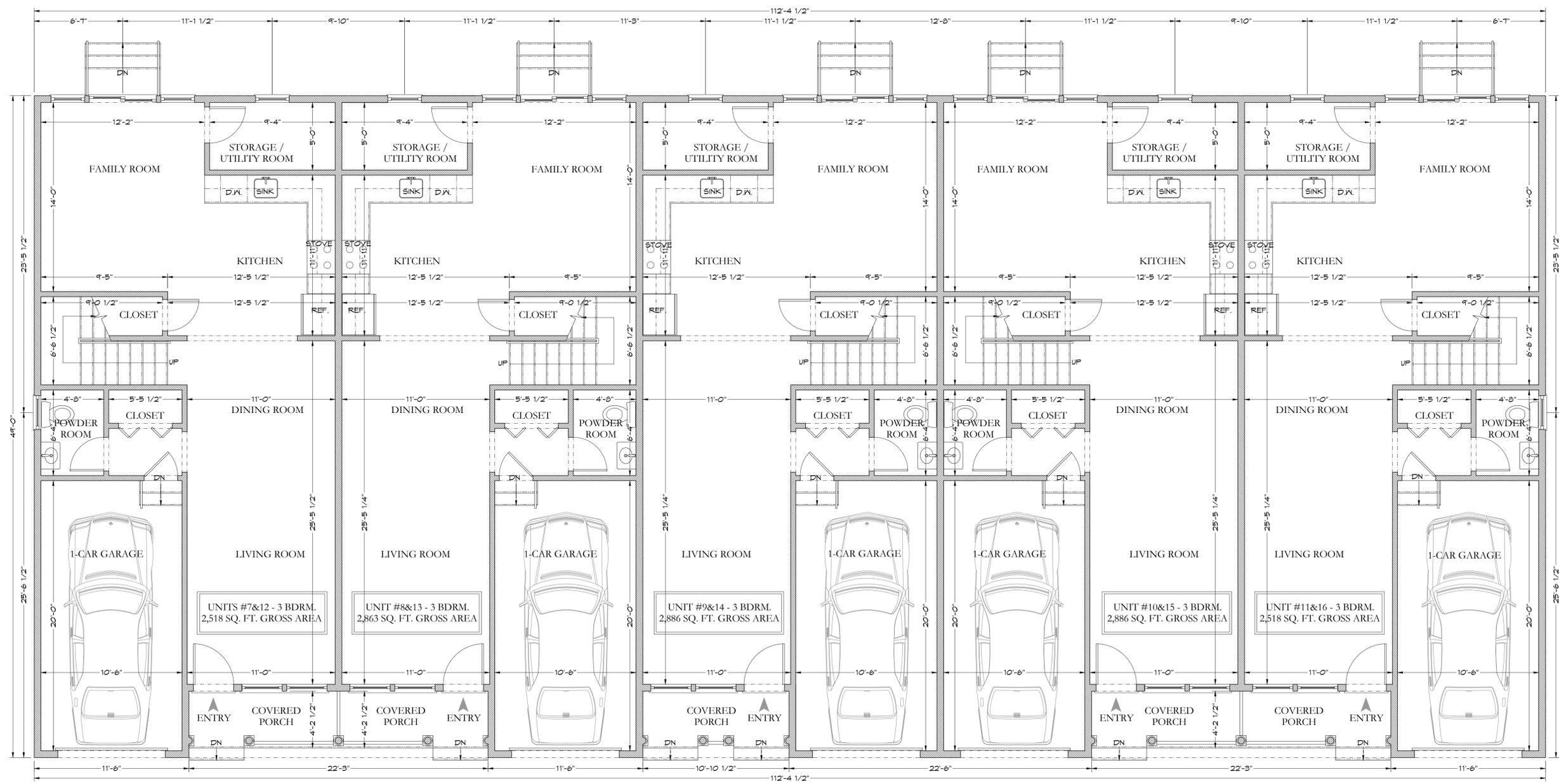
Proposed 3 New
Apartment Buildings

59 La Grange Street
Raritan, NJ

A M R A R C H Design Studio
A.M.Ragab, AIA . Architect
NJ License No. 15689
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
e-mail: AMRARCHDESIGNSTUDIO@GMAIL.COM

LEGEND

NEW WALL	
LINES ABOVE	
LINES BELOW	

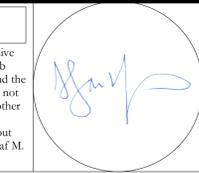


1 PROPOSED TYPICAL FIRST FLOOR PLAN (BUILDING #2 & 3)
SCALE: 1/4" = 1'-0"

REV.	DATE	ISSUE	REMARK
	07/06/2023		PERMIT APPLIC.

PROJECT NUMBER:
1771

This document is the exclusive property of Ashraf M. Ragab Architect. The document and the information it contains may not be reproduced or used for other than the specific project for which it was prepared without the explicit consent of Ashraf M. Ragab Architect.



SHEET TITLE:
PROPOSED FIRST FLOOR
PLAN (BUILDING #2 & 3)

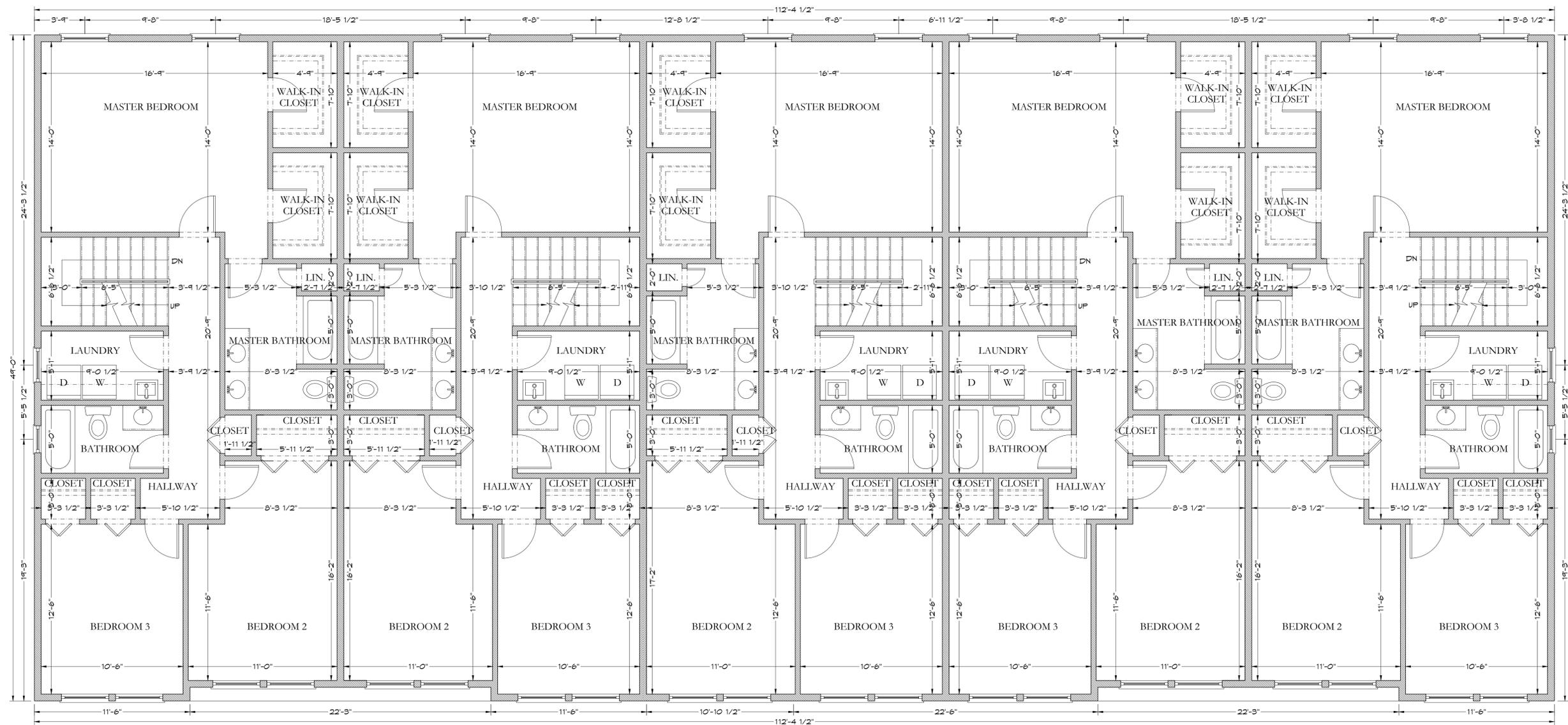
SHEET NUMBER:

A-06

Proposed 3 New
Apartment Buildings

59 La Grange Street
Raritan, NJ

A M R A R C H Design Studio
A.M.Ragab, AIA . Architect
NJ License No. 15689
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
e-mail: AMRARCHDESIGNSTUDIO1@GMAIL.COM



LEGEND

NEW WALL	
LINES ABOVE	
LINES BELOW	

REV.	DATE	ISSUE	REMARK
	07/06/2023		PERMIT APPLIC.

PROJECT NUMBER:
1771

This document is the exclusive property of Ashraf M. Ragab Architect. The document and the information it contains may not be reproduced or used for other than the specific project for which it was prepared without the explicit consent of Ashraf M. Ragab Architect.



SHEET TITLE:
PROPOSED SECOND FLOOR
PLAN (BUILDING #2 & 3)

SHEET NUMBER:

A-07

1 PROPOSED TYPICAL SECOND FLOOR PLAN (BUILDING #2 & 3)
SCALE: 1/4" = 1'-0"

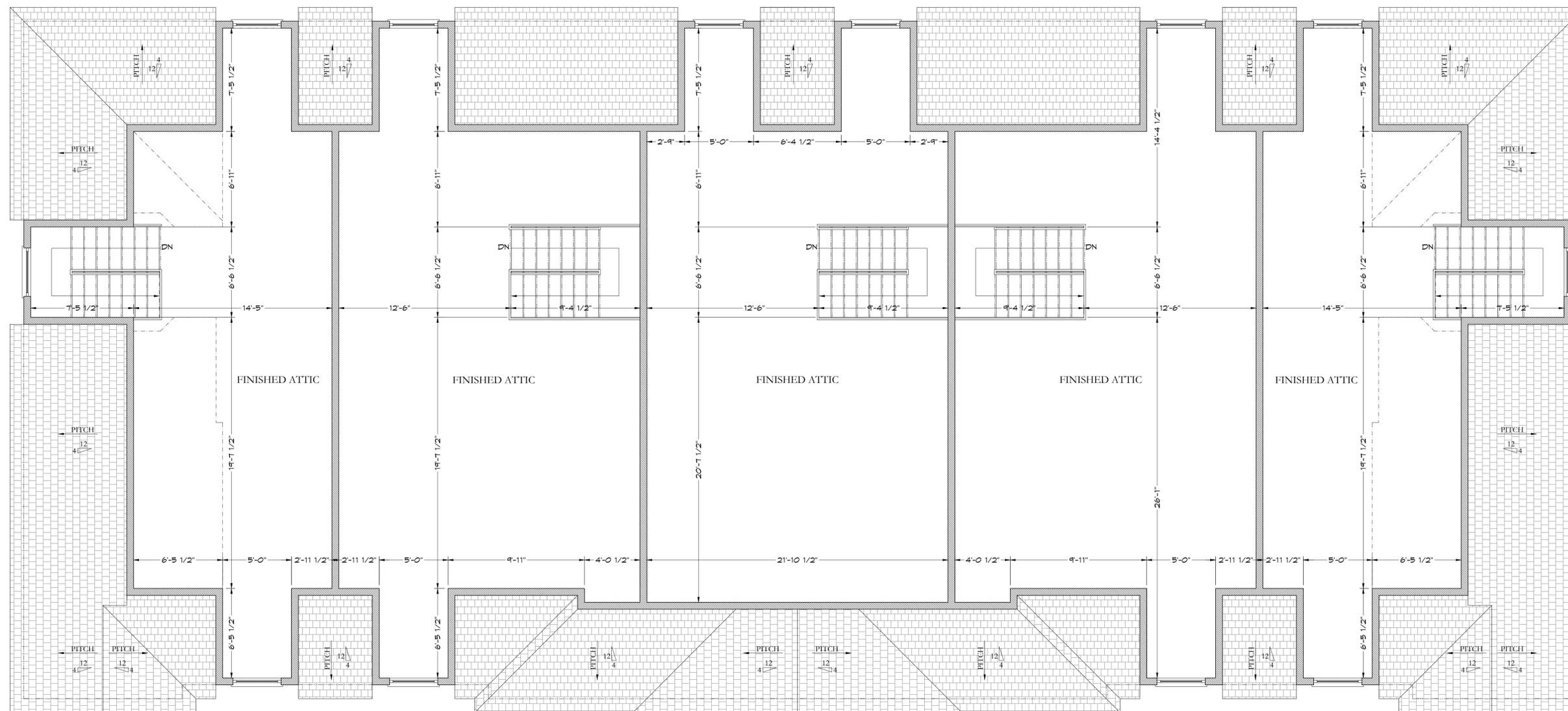
Proposed 3 New
Apartment Buildings

59 La Grange Street
Raritan, NJ

A M R A R C H Design Studio
A.M.Ragab, AIA . Architect
NJ License No. 15689
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
e - m a i l : AMRARCHDESIGNSTUDIO@GMAIL.COM

LEGEND

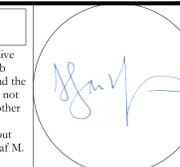
NEW WALL	
LINES ABOVE	
LINES BELOW	



1 PROPOSED TYPICAL ATTIC PLAN (BUILDING #2 & 3)
SCALE: 1/4" = 1'-0"

REV.	DATE	ISSUE	REMARK
	07/06/2023		PERMIT APPLIC.

PROJECT NUMBER:
1771
This document is the exclusive property of Ashraf M. Ragab Architect. The document and the information it contains may not be reproduced or used for other than the specific project for which it was prepared without the explicit consent of Ashraf M. Ragab Architect.



SHEET TITLE:
PROPOSED ATTIC PLAN
(BUILDING #2 & 3)

SHEET NUMBER:

A-08

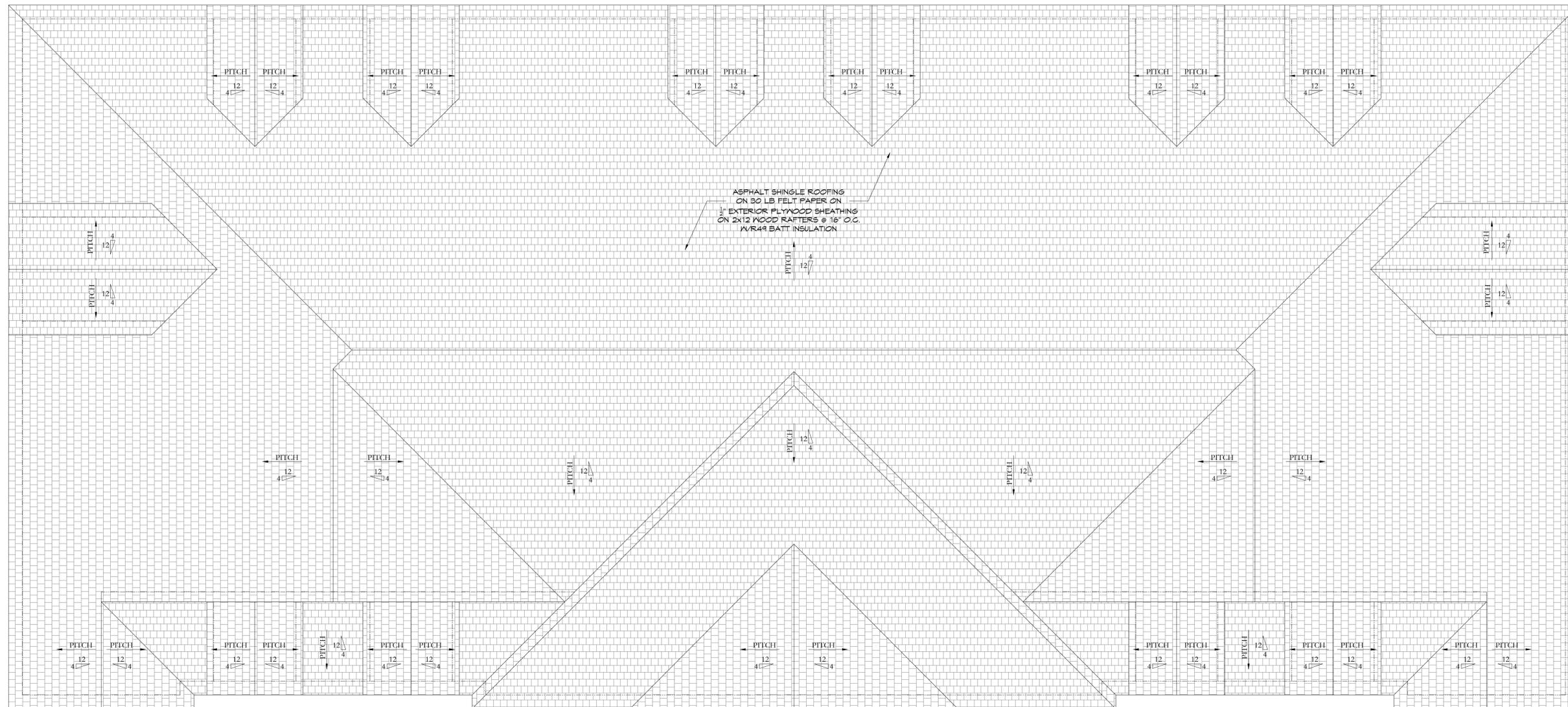
Proposed 3 New
Apartment Buildings

59 La Grange Street
Raritan, NJ

A M R A R C H Design Studio
A.M.Ragab, AIA . Architect
NJ License No. 15689
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
e - m a i l : AMRARCHDESIGNSTUDIO1@GMAIL.COM

LEGEND

NEW WALL	
LINES ABOVE	
LINES BELOW	



1 PROPOSED TYPICAL ROOF PLAN (BUILDING #2 & 3)
SCALE: 1/4" = 1'-0"

REV. DATE	ISSUE	REMARK
07/06/2023		PERMIT APPLIC.

PROJECT NUMBER:
1771

This document is the exclusive property of Ashraf M. Ragab Architect. The document and the information it contains may not be reproduced or used for other than the specific project for which it was prepared without the explicit consent of Ashraf M. Ragab Architect.



SHEET TITLE:
PROPOSED ROOF PLAN
(BUILDING #2 & 3)

SHEET NUMBER:

A-09

Proposed 3 New Apartment Buildings

59 La Grange Street
Raritan, NJ

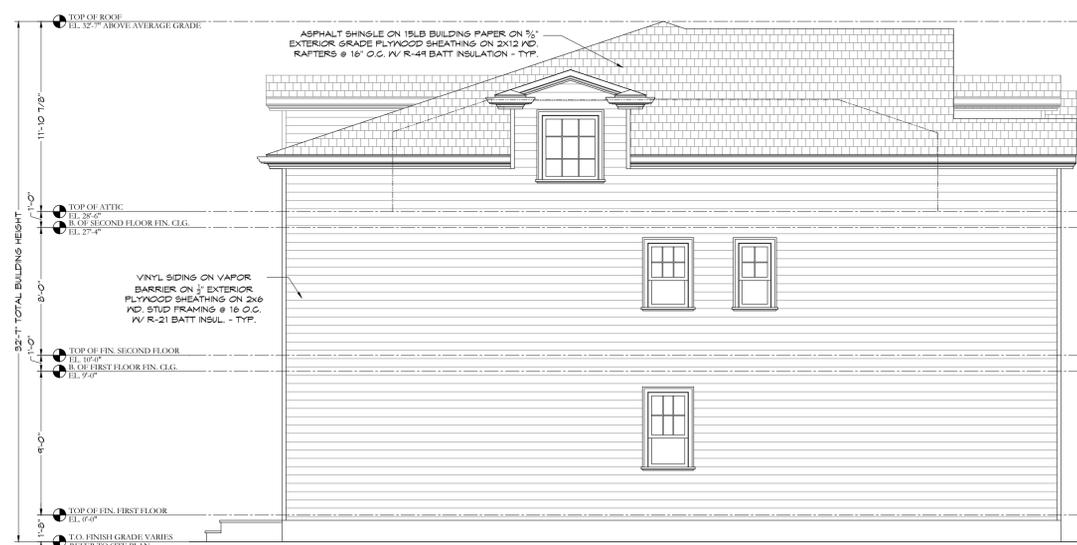
A M R A R C H Design Studio
A.M.Ragab, AIA . Architect
NJ License No. 15689
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
e-mail: AMRARCHDESIGNSTUDIO1@GMAIL.COM



1 PROPOSED FRONT ELEVATION (BUILDING #1)
SCALE: 3/16" = 1'-0"



2 PROPOSED REAR ELEVATION (BUILDING #1)
SCALE: 3/16" = 1'-0"



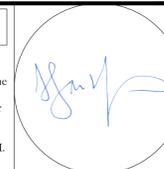
3 PROPOSED LEFT SIDE ELEVATION (BUILDING #1)
SCALE: 3/16" = 1'-0"



4 PROPOSED RIGHT SIDE ELEVATION (BUILDING #1)
SCALE: 3/16" = 1'-0"

REV.	DATE	ISSUE	REMARK
	07/06/2023		PERMIT APPLIC.

PROJECT NUMBER:
1771
This document is the exclusive property of Ashraf M. Ragab Architect. The document and the information it contains may not be reproduced or used for other than the specific project for which it was prepared without the explicit consent of Ashraf M. Ragab Architect.



SHEET TITLE:
PROPOSED ELEVATIONS
(BUILDING #1)

SHEET NUMBER:

A-10

Proposed 3 New Apartment Buildings

59 La Grange Street
Raritan, NJ

A M R A R C H Design Studio
A.M.Ragab, AIA . Architect
NJ License No. 15689
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
e-mail : AMRARCHDESIGNSTUDIO1@GMAIL.COM



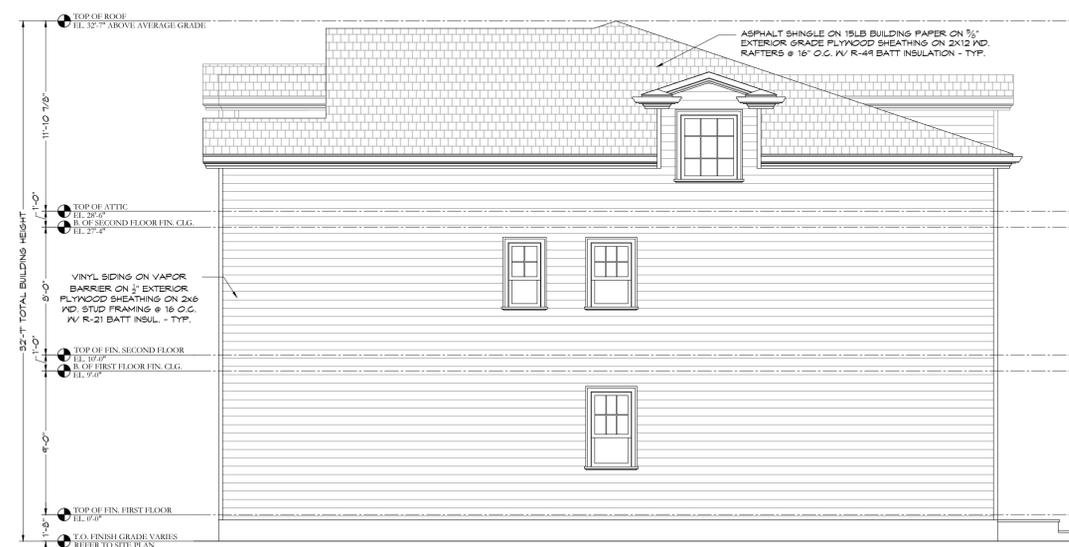
1 PROPOSED TYPICAL FRONT ELEVATION (BUILDING #2 & 3)
SCALE: 3/16" = 1'-0"



2 PROPOSED TYPICAL REAR ELEVATION (BUILDING #2 & 3)
SCALE: 3/16" = 1'-0"



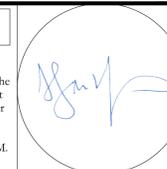
3 PROPOSED TYPICAL LEFT SIDE ELEVATION (BUILDING #2 & 3)
SCALE: 3/16" = 1'-0"



4 PROPOSED TYPICAL RIGHT SIDE ELEVATION (BUILDING #2 & 3)
SCALE: 3/16" = 1'-0"

REV.	DATE	ISSUE	REMARK
	07/06/2023		PERMIT APPLIC.

PROJECT NUMBER:
1771
This document is the exclusive property of Ashraf M. Ragab Architect. The document and the information it contains may not be reproduced or used for other than the specific project for which it was prepared without the explicit consent of Ashraf M. Ragab Architect.



SHEET TITLE:
PROPOSED ELEVATIONS
(BUILDING #2 & 3)

SHEET NUMBER:

A-11