

PROPOSED APARTMENT BUILDINGS

59 LA GRANGE STREET
RARITAN, NEW JERSEY
ZONING REVIEW
JULY 06, 2023



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

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. 10589
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
a - m - r - a - r - c - h - s - t - u - d - i - o - @ - a - m - r - a - g - a - b . - c - o - m

REV.	DATE	ISSUE	REMARK

PROJECT NUMBER:
1771
The document is the exclusive property of Ahsah 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 Ahsah M. Ragab Architect.

SHEET TITLE:
PROJECT INFORMATION

SHEET NUMBER:

A-01

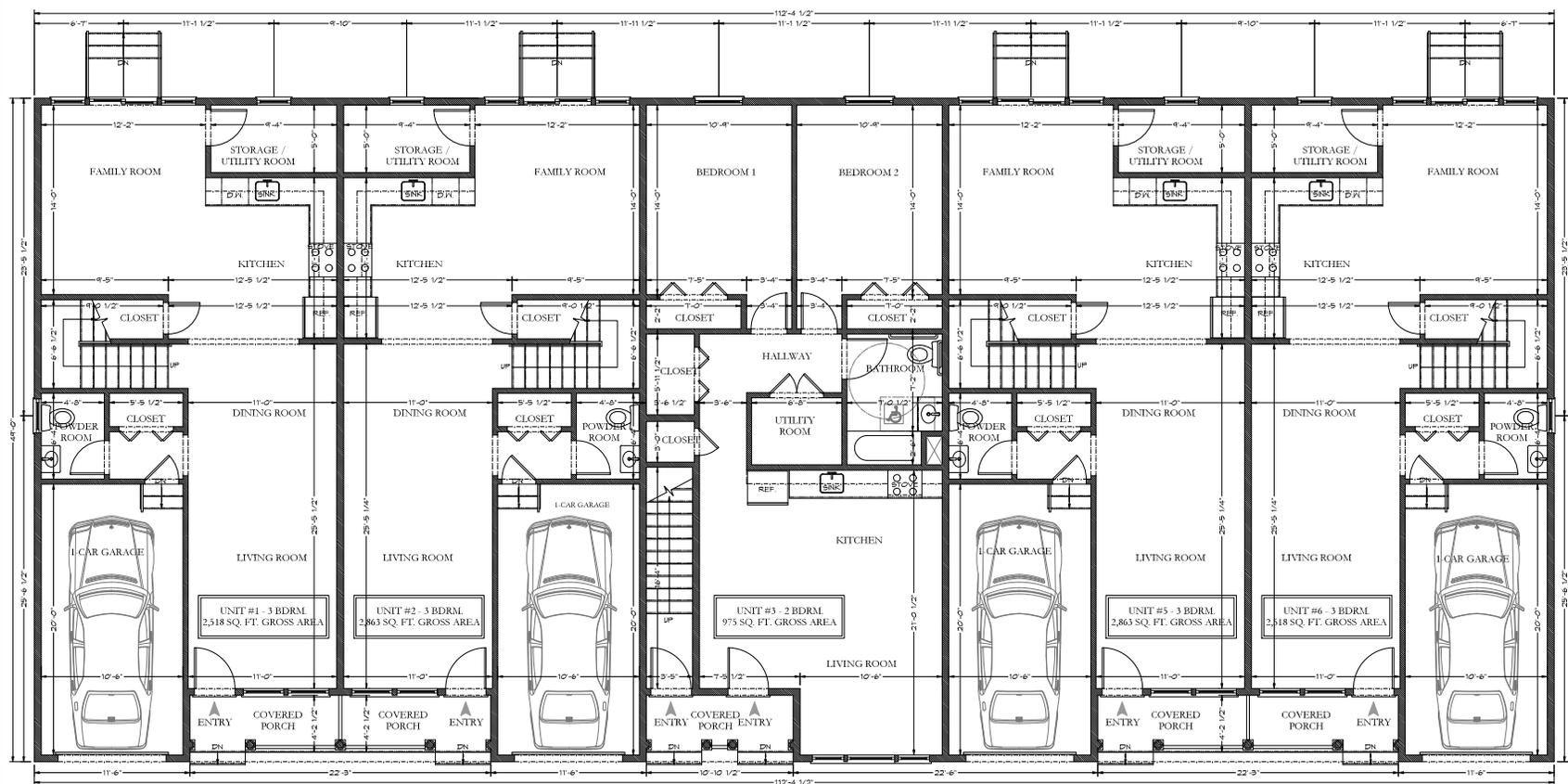
Proposed 3 New Apartment Buildings

59 La Grange Street
Raritan, NJ

A M R A R C H Design Studio
A.M.Ragab, AIA - Architect
NJ License No. 15589
NY License No. 028283

2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068

4 - m e t | | A M R A R C H DESIGN STUDIO @ AIA . C O M



LEGEND

SHEET WALL	---
LINE ABOVE	---
LINE BELOW	---

REV.	DATE	ISSUE	REMARK

PROJECT NUMBER
1771

This document is the exclusive property of A.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 A.M.Ragab Architect.

SHEET TITLE
PROPOSED FIRST FLOOR PLAN (BUILDING #1)

SHEET NUMBER

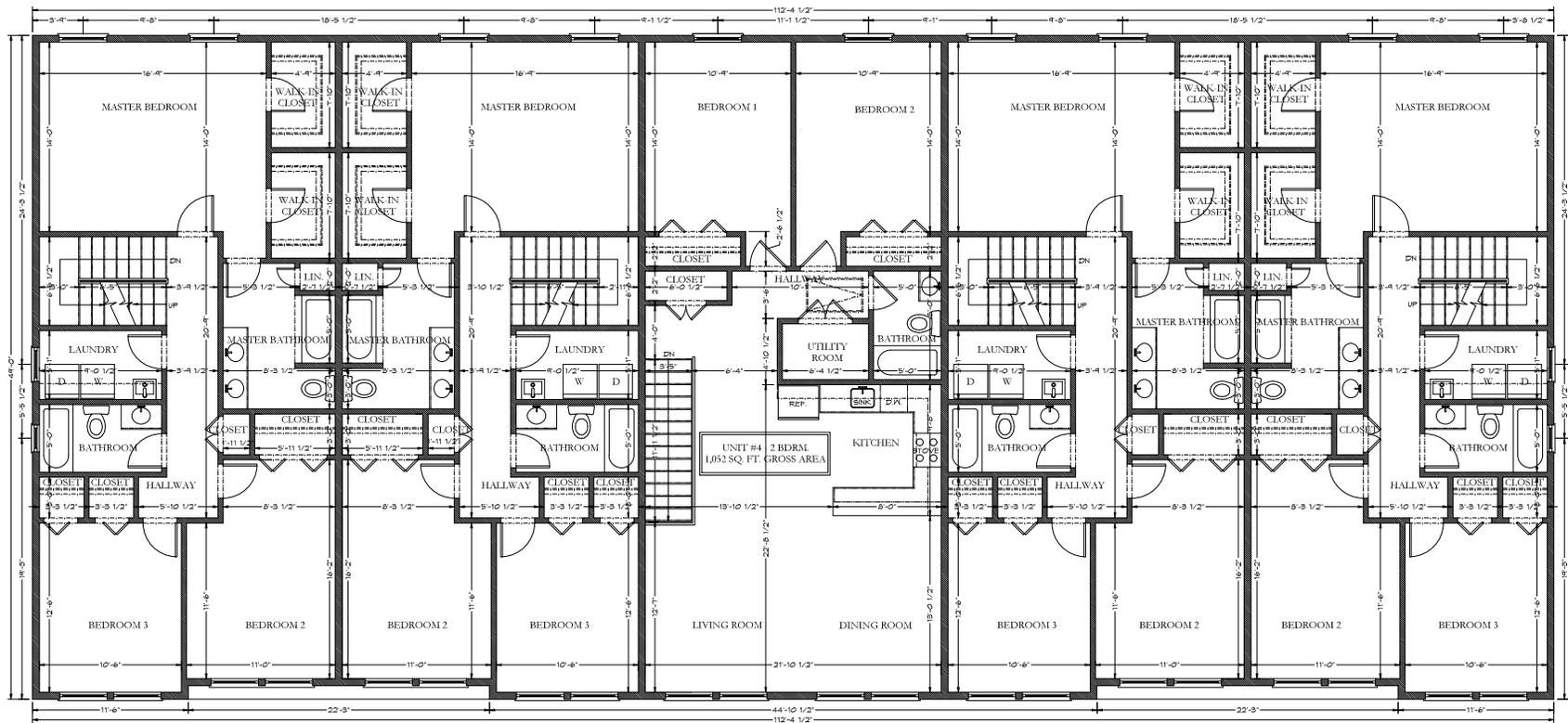
A-02

1 PROPOSED FIRST 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. 15589
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
4 - m e t | 1 | A M R A R C H D E S I G N S T U D I O @ A M R . C O M



LEGEND

SHR WALL	---
LINE ABOVE	---
LINE BELOW	---

REV.	DATE	ISSUE	REMARK

PROJECT NUMBER
1771
This document is the exclusive property of A.M.R. 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 A.M.R. 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. 15589
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
a m r a r c h | AMRARCHDESIGNSTUDIO@AIA.COM

LEGEND
 SHEET WALL
 LINES ABOVE
 LINES BELOW

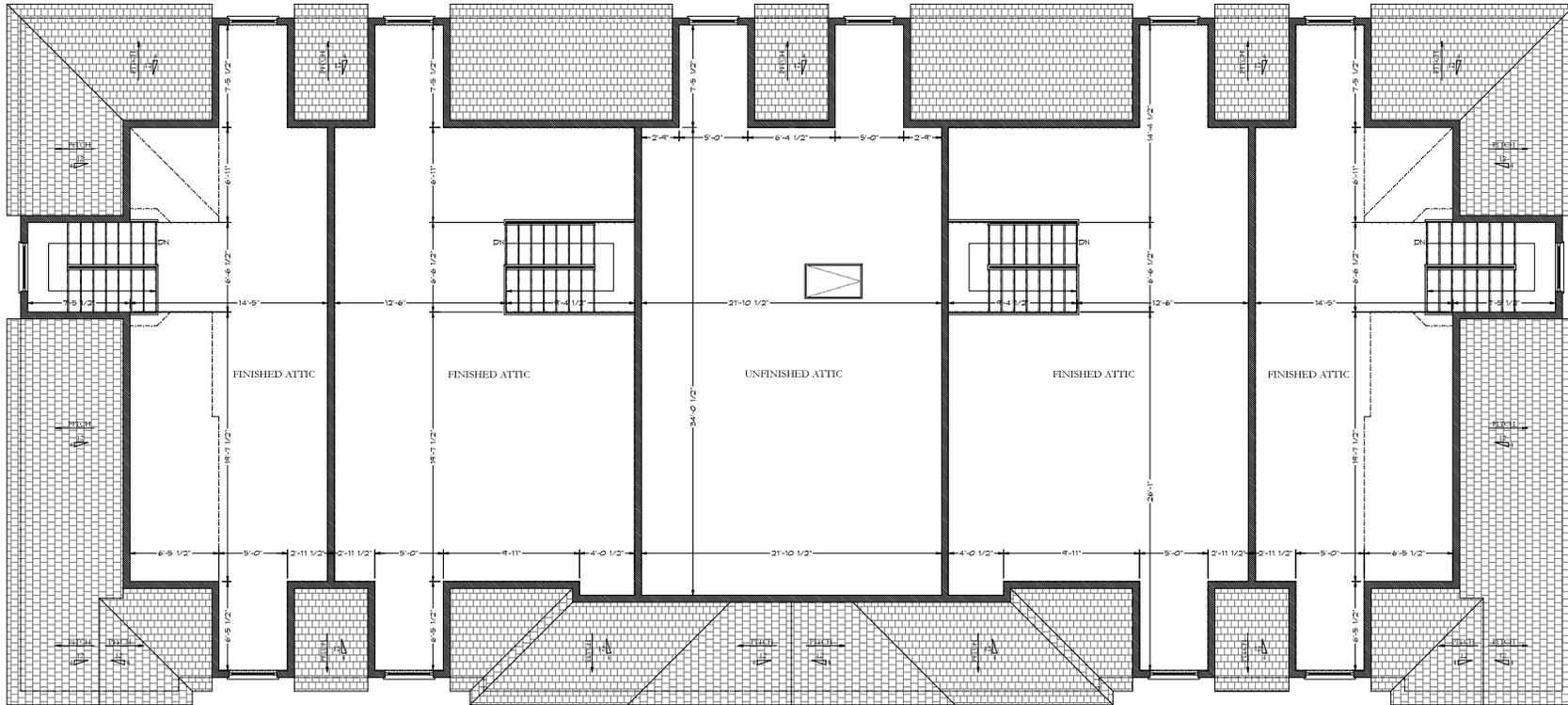
REV.	DATE	ISSUE	REMARK

PROJECT NUMBER
1771
 This document is the exclusive property of Auhad 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 Auhad M. Ragab Architect.

SHEET TITLE
**PROPOSED ATTIC PLAN
(BUILDING #1)**

SHEET NUMBER

A-04



1 PROPOSED ATTIC 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. 15599
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
a - m - r - a - r - c - h . c - o - m | A.M.RAGABDESIGNSTUDIO@AIA.COM

LEGEND

SHEATH WALL	
LINE ABOVE	
LINE BELOW	

REV.	DATE	ISSUE	REMARK

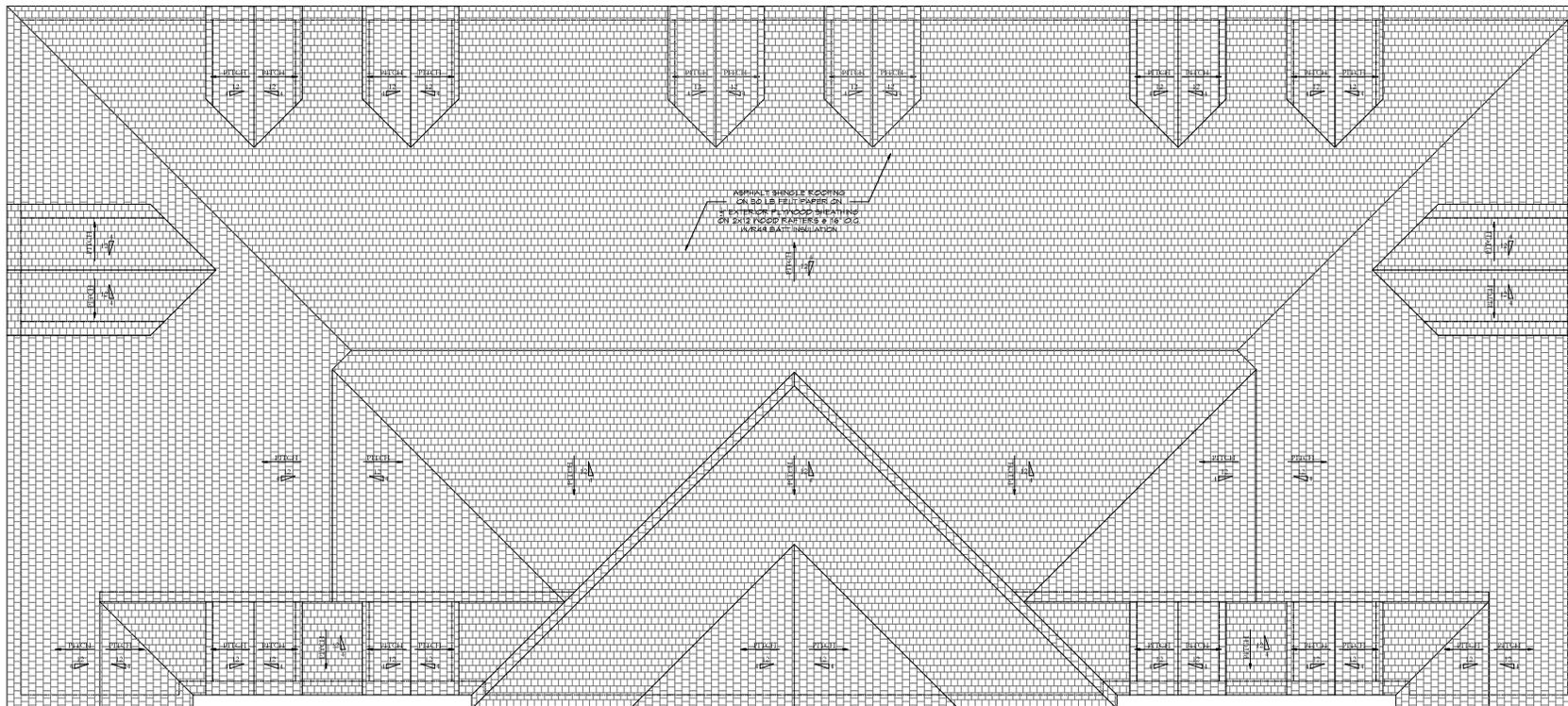
PROJECT NUMBER
1771

The document is the exclusive property of A.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 A.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"

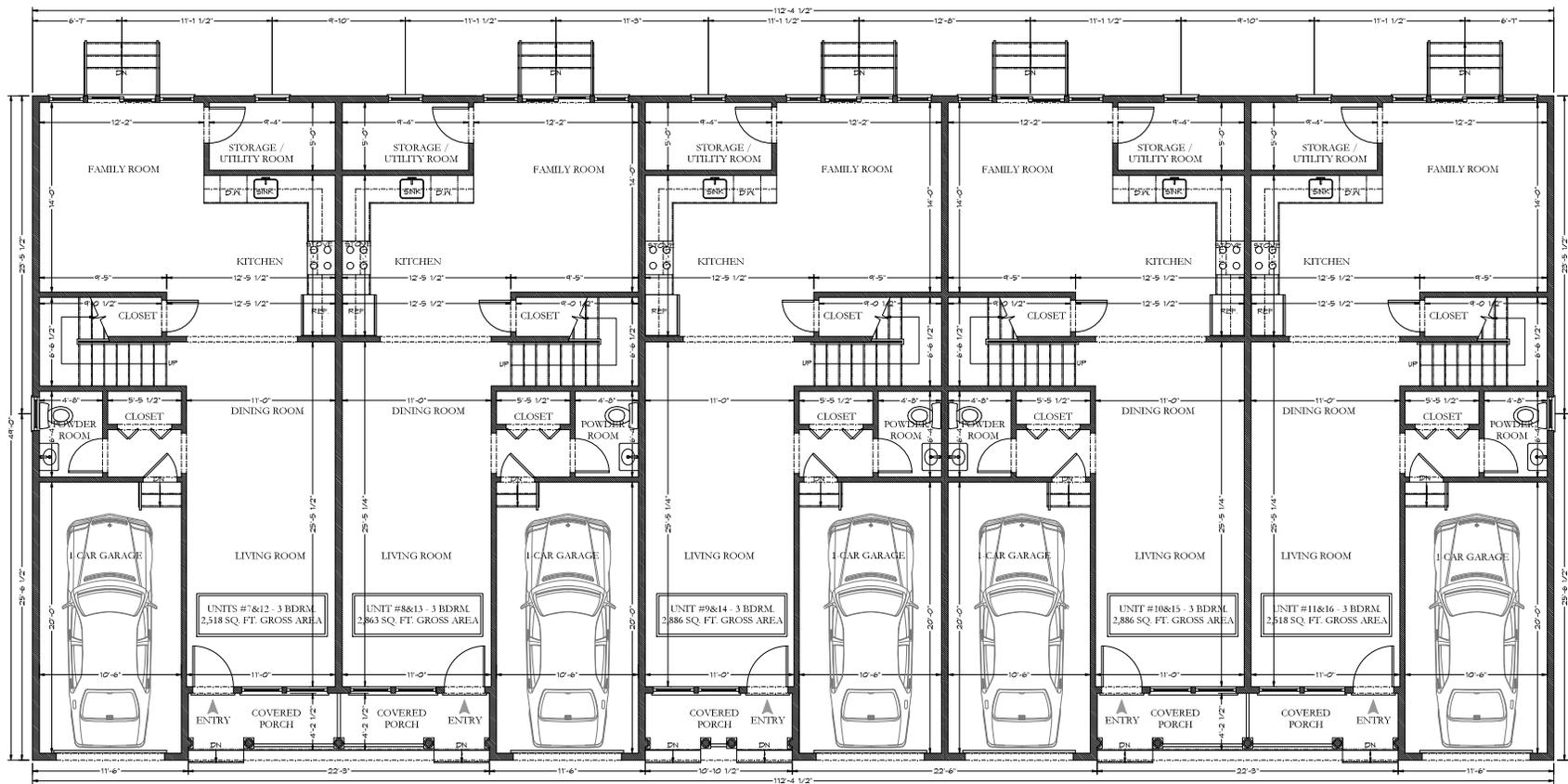
Proposed 3 New
Apartment Buildings

59 La Grange Street
Raritan, NJ

A M R A R C H Design Studio
A.M.Ragab, AIA - Architect
NJ License No. 15599
NY License No. 028283

2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068

4 - m e t t | A.M.RAGABDESIGNSTUDIO@A.M.R.COM



LEGEND

SHEET WALL	---
LINE ABOVE	---
LINE BELOW	---

REV.	DATE	ISSUE	REMARK

PROJECT NUMBER
1771

This document is the exclusive property of A.M.R. 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 A.M.R. Ragab Architect.

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

SHEET NUMBER

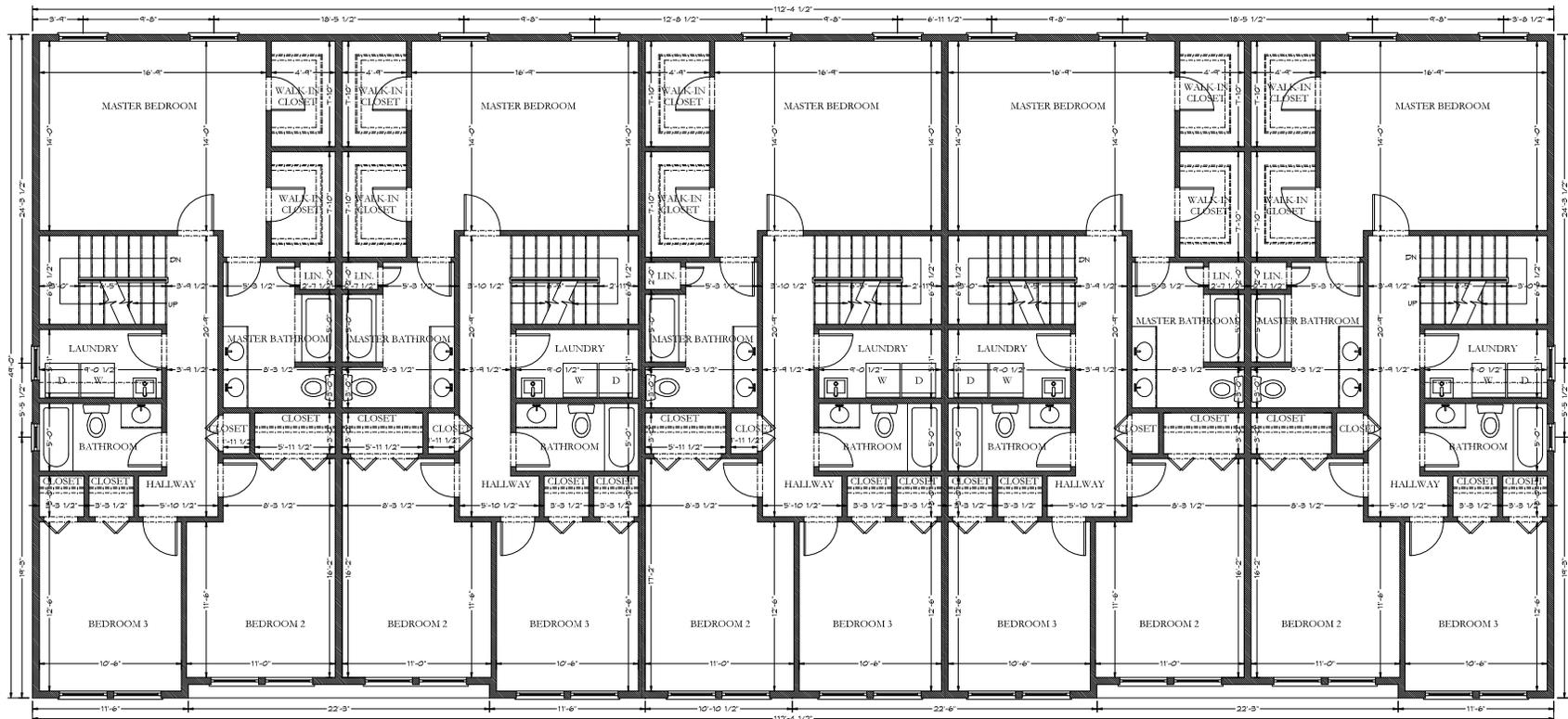
A-06

1 PROPOSED TYPICAL FIRST 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. 15589
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
4 - m e t | 1 | AMRARCHDESIGNSTUDIO@AIA.COM



LEGEND

SHR WALL	---
LINE ABOVE	---
LINE BELOW	---

REV.	DATE	ISSUE	REMARK

PROJECT NUMBER
1771
This document is the exclusive property of A.M.R. 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 A.M.R. 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. 15589
NY License No. 028283
2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068
4 - m o n i t o r a m r a g a b d e s i g n s t u d i o @ g m a i l . c o m

LEGEND

SHEATH WALL	—
LINE ABOVE	—
LINE BELOW	—

REV.	DATE	ISSUE	REMARK

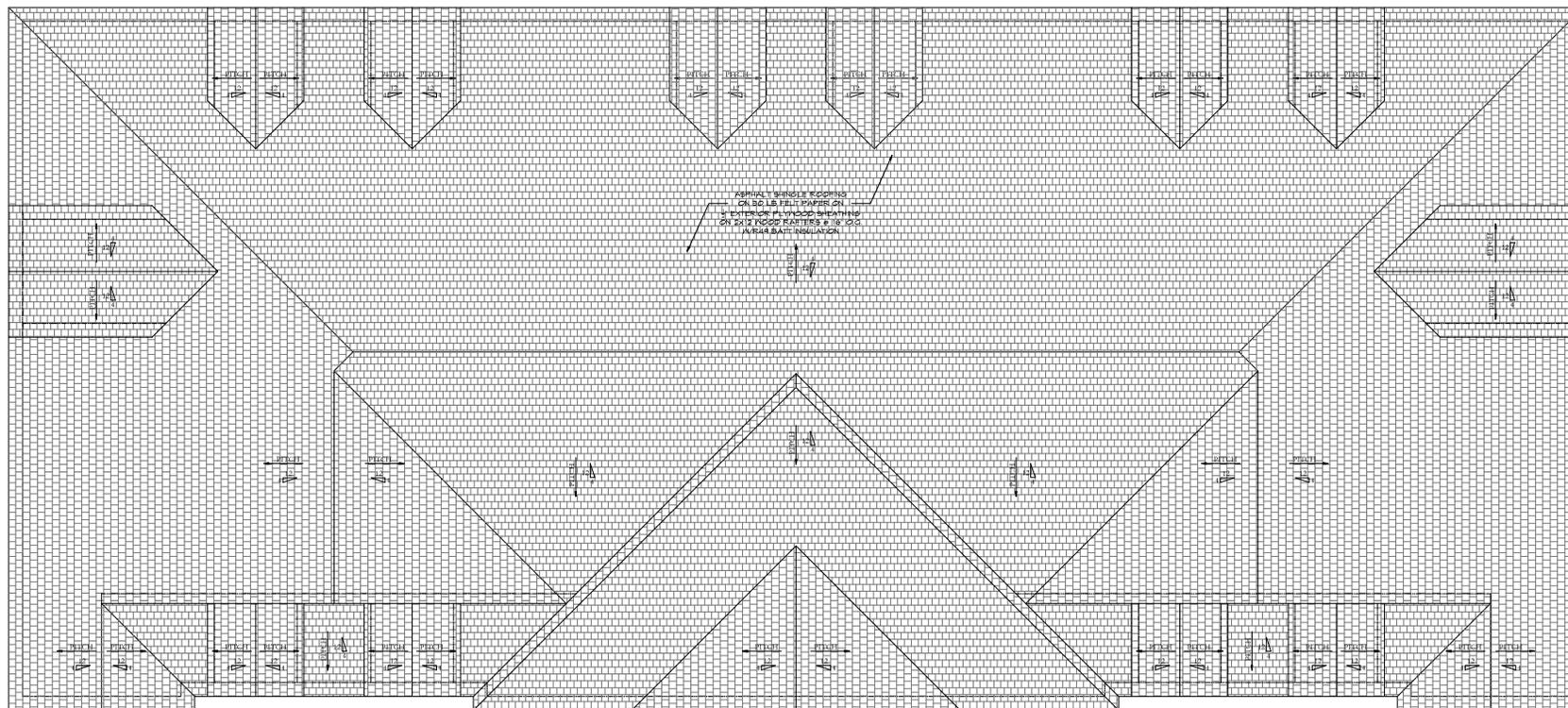
PROJECT NUMBER
1771

The document is the exclusive property of A.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 A.M.Ragab Architect.

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

SHEET NUMBER

A-09



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

Proposed 3 New Apartment Buildings

59 La Grange Street
 Raritan, NJ

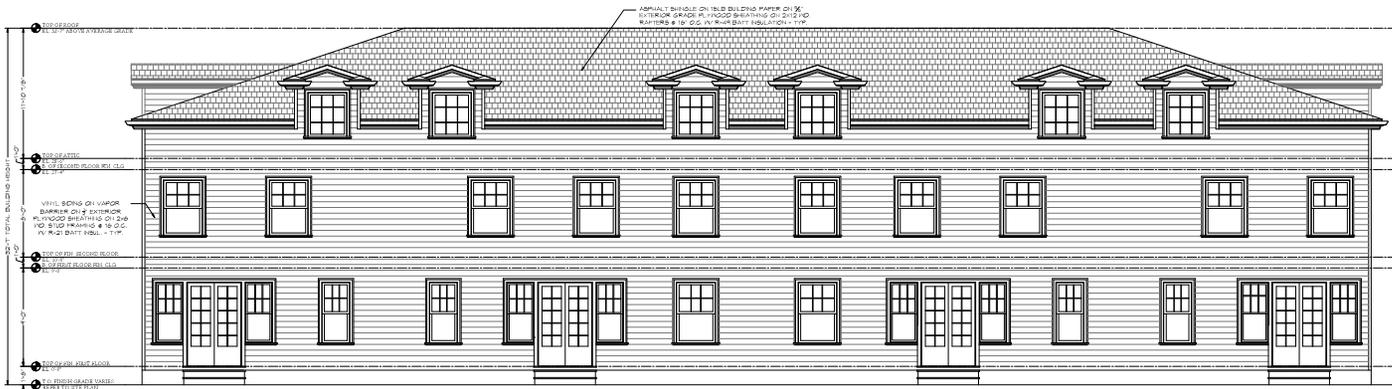
A M R A R C H Design Studio
 A.M.Ragab, AIA - Architect
 NJ License No. 15589
 NY License No. 028283

2 Division Street, 2nd floor, Suite 1
 Somerville, NJ 08876
 Tel. 908 598 0067
 Fax 908 598 0068

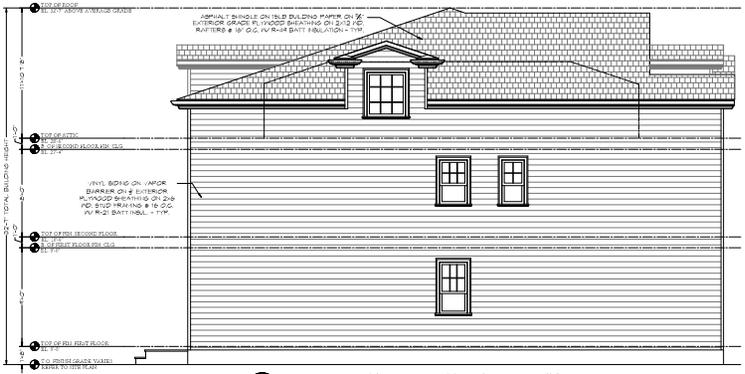
4 - 0 - 1 1 AMRARCHDESIGNSTUDIO@GMAIL.COM



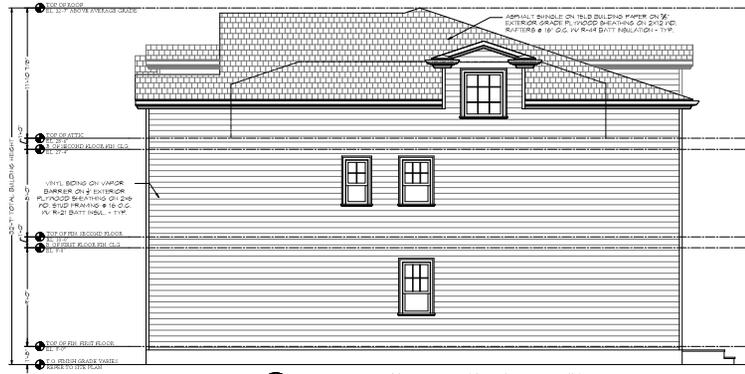
1 PROPOSED FRONT ELEVATION (BUILDING #1)
 SCALE 3/16" = 1'-0"



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

PROJECT NUMBER
 1771

The document is the exclusive property of A.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 A.M.Ragab Architect.

SHEET TITLE
 PROPOSED ELEVATIONS
 (BUILDING #1)

SHEET NUMBER

A-10

Proposed 3 New Apartment Buildings

59 La Grange Street
Raritan, NJ

AM R A R C H Design Studio
A.M.Ragab, AIA - Architect
NJ License No. 15589
NY License No. 028283

2 Division Street, 2nd floor, Suite 1
Somerville, NJ 08876
Tel. 908 598 0067
Fax 908 598 0068

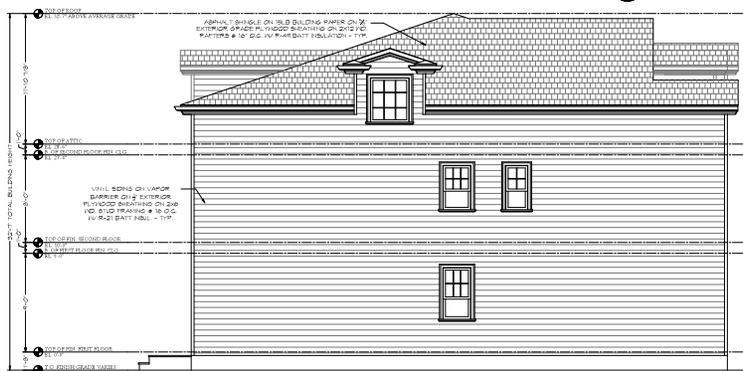
4 - m o t t 1 AMRARCHDESIGNSTUDIO@GMAIL.COM



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

PROJECT NUMBER
1771

The document is the exclusive property of A.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 A.M.Ragab Architect.

SHEET TITLE
PROPOSED ELEVATIONS
(BUILDING #2 & 3)

SHEET NUMBER

A-11