NEW SINGLE-FAMILY DWELLING

FOR

ARC DEVELOPMENT GROUP, LLC - SUBDIVISION

BLOCK: 1203, LOT: 82
1552 BROAD STREET,
CITY OF BLOOMFIELD
ESSEX COUNTY, NEW JERSEY 07003

DRAWING LIST

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A-2 EXISTING SECOND FLOOR PLAN, EXISTING ATTIC FLOOR PLAN, EX. SECOND FLOOR AREA PLAN & EX. ATTIC FLOOR AREA PLAN, WALL LEGEND
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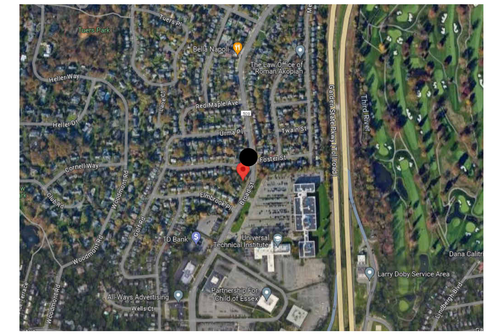
ZA-1.2 SITE UTILITY PLAN, SOIL DISTURBANCE PLAN, DETAILS AND DRYWELL CALCULATIONS



LOCATION MAP

DANTASCARRETE architecture
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427 CHESTNUT STREET, SUITE 302
UNION, NEW JERSEY 07083
p 908 998 2422 f 908 741 4160
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GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH THE FEDERAL, STATE AND MUNICIPAL LAWS AND ORDINANCES. THE CONTRACTOR SHALL OBTAIN PERMITS AND GIVE NOTICES NECESSARY FOR THE WORK.
2. ALL INFORMATION FOR ALL TRADES CONTAINED WITHIN THE CONTRACT DOCUMENTS SHALL BE USED, TOGETHER AND IN CONCERT WITH ONE ANOTHER, AS A WHOLE BODY OF INFORMATION FOR THE PROJECT. NO CONTRACTOR NOR SUBCONTRACTOR SHALL BE RELIEVED OF THE RESPONSIBILITY TO PROVIDE ALL ITEMS REQUIRED BY THE INFORMATION AND DESIGN INTENT INDICATED AND IMPLIED BY THE DOCUMENTS, REGARDLESS OF THE LOCATION OF THIS INFORMATION.
3. INDICATION OF SUBSTRATE AND CONFIGURATION OF CONCEALED ITEMS AND MATERIALS FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL NOT BE ENTITLED TO ADDITIONAL COMPENSATION FOR ANY VARIANCE BETWEEN ACTUAL EXISTING CONDITIONS AND THAT REPRESENTED ON THE DRAWINGS.
4. ALL ITEMS LABELED "EXISTING" ARE EXISTING "TO REMAIN" UNLESS OTHERWISE INDICATED. ITEMS NOT LABELED "EXISTING" ARE TO BE PROVIDED.
5. ALL DIMENSIONS INDICATED ON THE DRAWINGS, OF EXISTING CONDITIONS, ARE APPROXIMATE AND SHALL BE VERIFIED TO THE CONTRACTOR'S SATISFACTION PRIOR TO CONSTRUCTION.
6. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS, AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS "TYPICAL" IMPLY ALL CONDITIONS ARE TO BE TREATED SIMILARLY.
7. WORK NOT INDICATED ON A PART OF THE DRAWING, BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. MINOR DETAILS OR INCIDENTAL ITEMS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR A PROPER AND COMPLETE INSTALLATION OF ANY PART OF THE WORK SHALL BE INCLUDED AS REQUIRED, AS IF THEY WERE INDICATED ON THE DRAWINGS.
9. THE CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COMPARE THE EXISTING CONDITIONS TO THE DESIGN INTENT OF THE CONTRACT DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ALL DISCREPANCIES OR QUALIFICATIONS WHICH MAY ARISE. FAILURE TO NOTIFY WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF PERFORMING THE WORK AS INTENDED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL MAKE ALL CORRECTIONS REQUIRED DUE TO THEIR FAILURE TO COORDINATE SUCH DISCREPANCIES.
10. THE TERM "PROVIDE" SHALL MEAN FURNISH AND INSTALL AS IT IS USED THROUGHOUT NOTES ON THE DRAWINGS AND IN THE SPECIFICATIONS.
11. CONTRACTOR TO PROVIDE ALL MATERIALS, LABOR, SERVICES, ETC., TO COMPLETE WORK AS OUTLINED BY THESE CONTRACT DOCUMENTS.
12. ALL CONSTRUCTION AND EQUIPMENT SHALL BE PROTECTED BY EACH CONTRACTOR DURING THE ENTIRE PERFORMANCE OF THEIR WORK. AREAS DISTURBED OR DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. ALL UNUSED MATERIALS AND DEBRIS SHALL BE LEGALLY DISPOSED OF, AWAY FROM THE PREMISES. NO ON-SITE STORAGE, BURNING, OR BURIAL OF DEBRIS SHALL BE ALLOWED.
14. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR THE PUBLIC, STAFF, CONSTRUCTION WORKERS IN AND AROUND THE CONSTRUCTION AREA, AND ADJACENT PROPERTY AND PERSONS. ADEQUATE BARRIERS SHALL BE PROVIDED TO EXERCISE CONTROL OF SAFE INGRESS AND EGRESS OF PREMISES. FIRE EXITS SHALL AT NO TIME BE BLOCKED. BARRICADE ALL UNSAFE OR INJURIOUS CONDITIONS.
15. THE CONTRACTOR SHALL STORE MATERIALS ACCORDING TO THE MANUFACTURER'S RECOMMENDED PROCEDURES. ALL MATERIALS SHALL BE PROTECTED FROM INCLEMENT WEATHER.
16. ANY AND ALL JOINTS, CRACKS, PENETRATIONS, ETC. AT THE EXTERIOR OF THE BUILDING, SHALL BE FILLED WITH A WEATHERPROOF SEALANT.
17. ANY AND ALL INTERIOR JOINTS OR CRACKS IN MATERIALS OR BETWEEN ITEMS OR MATERIALS SHALL BE FILLED WITH THE APPROPRIATE SEALANT AS REQUIRED.
18. CONCRETE MASONRY UNIT OPENING DIMENSIONS GIVEN ARE NOMINAL. CONTRACTORS SHALL COORDINATE THE FABRICATION OF DOOR FRAMES, WINDOW FRAMES, AND OTHER ITEMS INSTALLED IN MASONRY, TO ACCOMMODATE ACTUAL DIMENSIONS WITH AND WITHOUT MORTAR JOINTS AS THEY OCCUR.
19. MISCELLANEOUS WOOD, FRAMING MEMBERS, ANCHORS, FASTENERS, ETC. SHALL BE PROVIDED AS REQUIRED, WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS.
20. ALL EXTERIOR STEEL, INCLUDING DOORS, FRAMES, WINDOWS, LOUVERS, ETC. SHALL BE GALVANIZED.
21. EXTERIOR FRAMING LUMBER, BLOCKING, NAILERS, ETC., AND/OR FRAMING LUMBER IN CONTACT WITH MASONRY OR CONCRETE FLOOR SLABS SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PATCHING RESULTING FROM DEMOLITION OPERATIONS. MATCH ADJACENT MATERIALS AND FINISHES.
23. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING TO SUPPORT THE EXISTING STRUCTURE UNTIL PERMANENT SUPPORTS ARE ERECTED. TAKE ALL NECESSARY MEASURES TO PREVENT COLLAPSE OF WALLS, SLABS, ETC..
24. CONTRACTOR SHALL FIRESTOP ALL PENETRATIONS AS REQUIRED TO MAINTAIN THE DESIGNATED FIRE RATED CONSTRUCTION, WHETHER EXISTING OR NEW.
25. UNLESS FACTORY FINISHED, OR OTHERWISE SPECIFICALLY NOTED ON THE DRAWINGS, ALL EXPOSED SURFACES (BOTH ON THE INTERIOR & EXTERIOR OF THE BUILDING) SHALL BE PAINTED / COATED WITH COLOR TO BE SELECTED BY THE ARCHITECT OR AS DIRECTED BY THE OWNER.
26. DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY.
27. THE ACTUAL SCOPE OF DEMOLITION SHALL NOT BE LIMITED TO WHAT IS SPECIFICALLY CALLED OUT ON THE DRAWINGS, BUT SHALL INCLUDE ANY, AND ALL SELECTIVE DEMOLITION AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED CONSTRUCTION. THIS APPLIES TO THE WORK OF ALL TRADES.

DESIGN LOAD TABLE

FIRST FLOOR
- LIVE LOAD 40 PSF
- DEAD LOAD 20 PSF

SECOND FLOOR
- LIVE LOAD 40 PSF
- DEAD LOAD 20 PSF

ATTIC FLOOR
- LIVE LOAD 30 PSF
- DEAD LOAD 10 PSF

ROOF
- LIVE LOAD 30 PSF
- DRIFT LOAD 10 PSF

DECK
- LIVE LOAD 50 PSF
- DRIFT LOAD 10 PSF

WIND
- 100 PSF

LIVE LOAD DEFLECTION LIMIT= L/480

SYMBOL LEGEND

	NORTH ARROW
Room name	ROOM TAG
SIM 1 A101	SECTION MARK
1 A-300	EXTERIOR ELEVATION MARK
	SPOT ELEVATION
SIM 1 A101	DETAIL MARK
1	REVISION TAG
1t	WALL TAG
1t	POST ABOVE TAG

BUILDING CODE INFORMATION

NEW JERSEY BUILDING CODES:

N.J.A.C. 5:23 NEW JERSEY UNIFORM CONSTRUCTION CODE WITH N.J.U.C.C. AMENDMENTS
2021 INTERNATIONAL RESIDENTIAL CODE
2020 NATIONAL ELECTRICAL CODE
2021 NATIONAL STANDARD PLUMBING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL MECHANICAL CODE

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA
CLIMATE ZONE = 4A
WIND SPEED = LESS/ EQUAL 100 MPH
SEISMIC = CATEGORY 'B' (NOT APPLICABLE / EXEMPT SINGLE FAMILY DETACHED DWELLING)
EXPOSURE CATEGORY = EXPOSURE 'B'

BUILDING DESCRIPTION:

USE GROUP CLASSIFICATION
R-5 (SINGLE FAMILY DWELLING)
CONSTRUCTION CLASSIFICATION
TYPE V-B (5B) COMBUSTIBLE/ UNPROTECTED

CONSTRUCTION SUMMARY

ADDITION:
FIRST & SECOND FLOOR ADDITION
ALTERATION:
FIRST & SECOND FLOOR INTERIOR ALTERATIONS

BUILDING DATA:

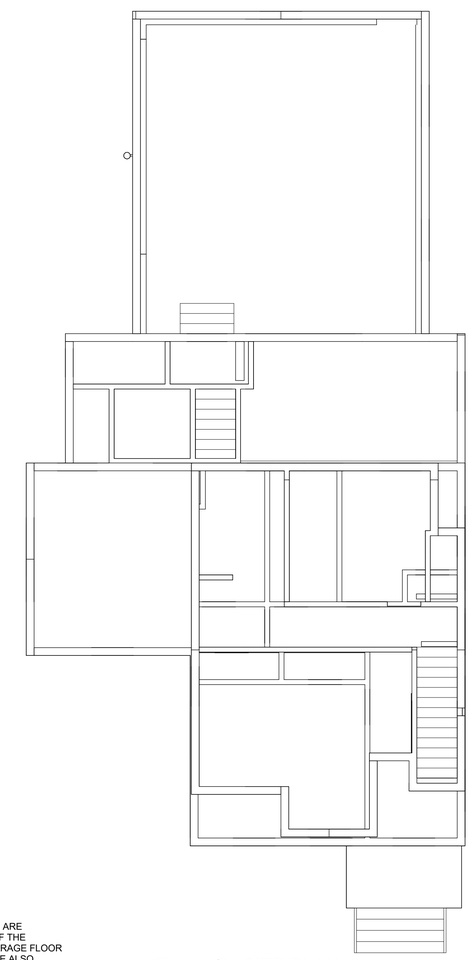
NUMBER OF STORIES	2		
BUILDING HEIGHT	SEE ZONING		
SQUARE FOOTAGE			
FIRST FLOOR			
EXISTING	+/- 0 SF.		
ADDITION	0 SF.		
SECOND FLOOR			
EXISTING	0 SF.		
ADDITION	0 SF.		
TOTAL	**TBD SF.**		
CUBIC FOOTAGE			
EXISTING	+/- 0 CF.		
ADDITION	+/- 0 CF.		
TOTAL	**+/- TBD CF.**		

FLOOR AREA RATIO	
FIRST FLOOR (EXCLUDES GARAGE)	0 SF.
SECOND FLOOR	0 SF.
TOTAL	TBD SF.
IMPERVIOUS COVERAGE	
BUILDING COVERAGE	0 SF.
WALKWAY	0 SF.
DRIVEWAY	0 SF.
TOTAL	**TBD SF.**

ZONING REQUIREMENTS

ZONE: RA (SINGLE FAMILY DWELLING)

SETBACKS	REQUIRED	EXISTING	PROPOSED
1. LOT AREA (MIN.)	3,750 SF	-	N/A
2. LOT WIDTH (MIN. at setback line) (MIN. at right of way line)	75'-0" -	-	N/A
3. LOT DEPTH (MIN.)	-	-	N/A
4. FRONT YARD (MIN.)	30'-0"	-	0.0'
5. REAR YARD (MIN.)	30'-0"	-	0.0'
6. SIDE YARD, ONE (MIN.) BOTH (MIN.)	10'+8' 18.0'	-	0.0+0.0 0.0
7. STORIES / HEIGHT	2.5 STY / 30'-0"	-	0 STY / 0.0
8. BUILDING COVERAGE (MAX.)	40 %	-	0.0 % (0 SF)
9. IMPROVED LOT COVERAGE (MAX.)	55 %	-	0.0 % (0 SF)
10. F.A.R. (MAX.) SEE SECHEDULE 3	-	N/A	N/A



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

GRADE NOTE:

ALL OF THE EXTERIOR FINISH GRADES ARE APPROXIMATE. THUS, THE NUMBER OF THE EXTERIOR STEPS, AS WELL AS THE GARAGE FLOOR LEVEL IN RELATION TO THE HOUSE ARE ALSO APPROXIMATE, THE EXACT LOCATION OF THE HOUSE, ALL FINAL FLOOR LEVELS, FINISH GRADES AND NUMBERS OF THE EXTERIOR STEPS WILL BE ESTABLISHED BY THE OWNER'S SITE ENGINEER OR SURVEYOR ACCORDING TO THE SPECIFIC CONDITIONS OF THE ACTUAL BUILDING SITE.

SITE PLAN BASED ON SURVEY PREPARED BY:
HARBOR CONSULTANTS INC.,
DATED SEPT. 26, 2016

Date	Rev #	Description

REVISION RECORD

Date	Description
2024.04.25	Board Submission

ISSUE FOR RECORD

(2)-CAR GARAGE ADDITION TO AN EXISTING SINGLE FAMILY DWELLING

FOR

ARC DEVELOPMENT GROUP, LLC

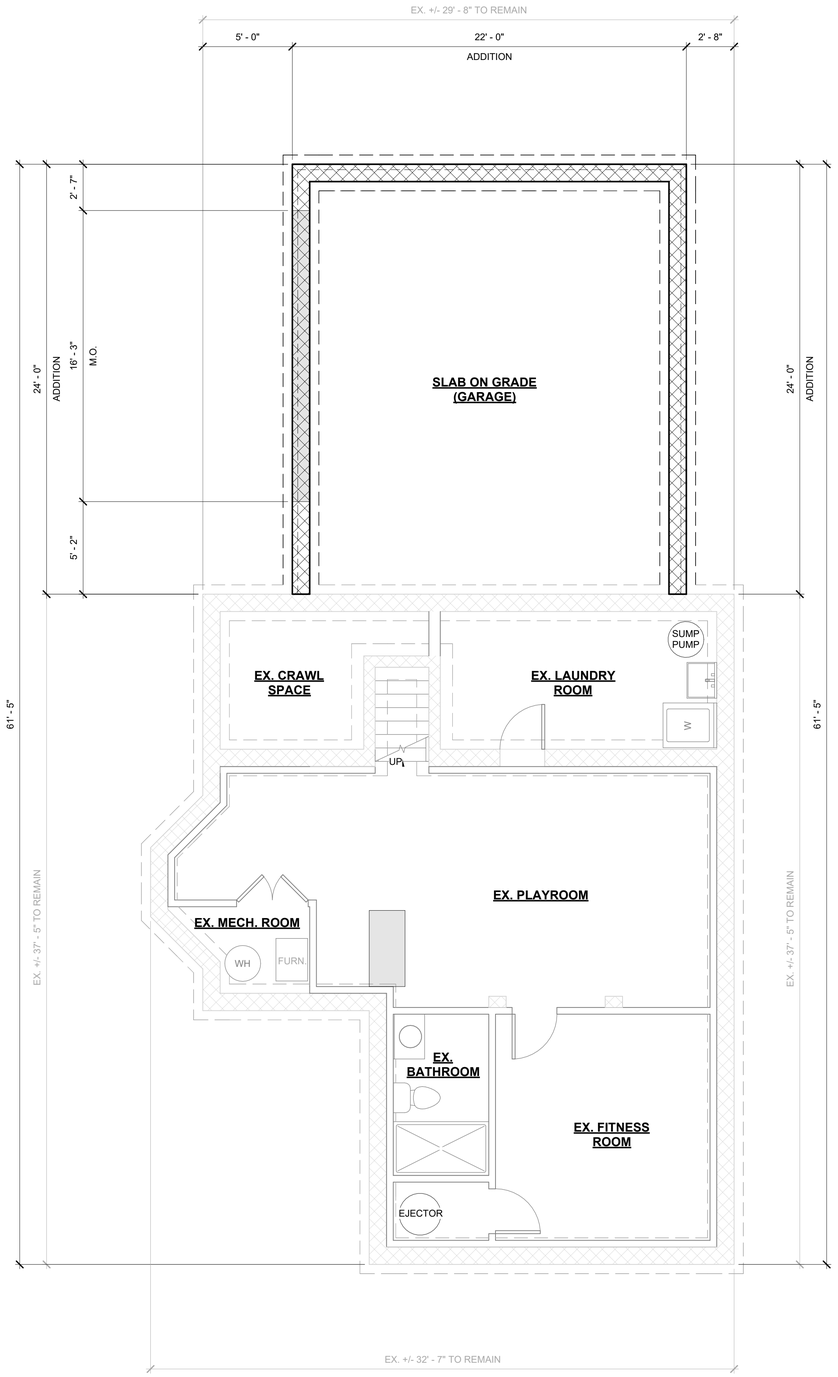
BLOCK: 1203, LOT: 82.01
1552 BROAD STREET
CITY OF BLOOMFIELD,
ESSEX COUNTY, NEW JERSEY 07003

DRAWN BY	PD / BT
CHECKED BY	PD
PROJECT NO.	2024.030

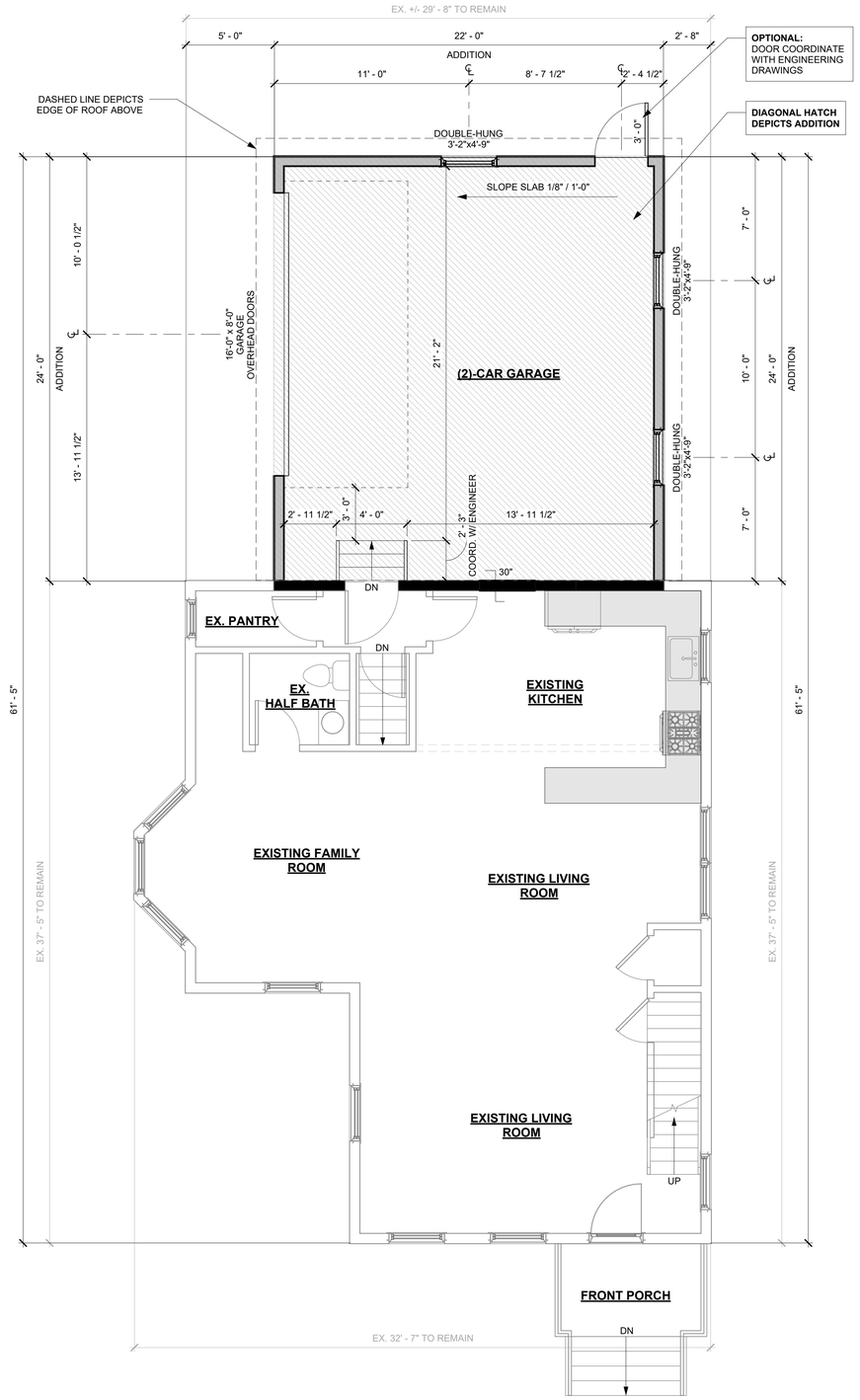
TITLE SHEET, GENERAL NOTES, DRAWING LIST, DESIGN LOAD TABLE, BUILDING CODE INFO., BUILDING DATA, SITE PLAN

SHEET NAME

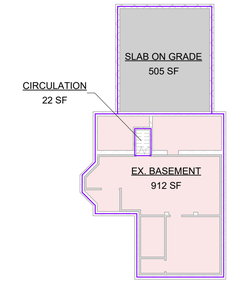
SHEET NUMBER A-0



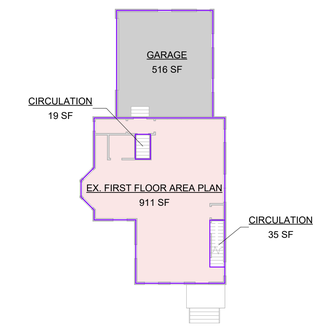
1 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



1A BASEMENT AREA PLAN
SCALE: 1/16" = 1'-0"



2A FIRST FL. AREA PLAN
SCALE: 1/16" = 1'-0"

WALL LEGEND

- EXISTING WOOD STUD TO REMAIN
- WOOD STUD
  - INTERIOR 2x4 WOOD STUD WALL AT 16" O.C. UNLESS OTHERWISE NOTED (U.O.N.)
  - EXTERIOR 2x6 WOOD STUD WALL AT 16" O.C. w/ (1)-ROW OF HORIZONTAL 2x6 WOOD BLOCKING STAGGERED (U.O.N.)
  - EXTERIOR CLEARSTORY (FOYER) 2x6 WOOD STUD WALL AT 12" O.C. w/ (2)-ROW OF HORIZONTAL 2x6 WOOD BLOCKING STAGGERED (U.O.N.)
- INTERIOR 2x6 WOOD STUD WALL AT 16" O.C.
- (1)-HR RATED WALL ASSEMBLY, (CONFORM TO UCC FTO-13) SEE FIRE RATED PARTITION FOR MORE INFORMATION
- EXISTING CONCRETE MASONRY UNIT TO REMAIN
- CONCRETE MASONRY UNIT, SEE STRUCTURAL DRAWINGS FOR SIZES

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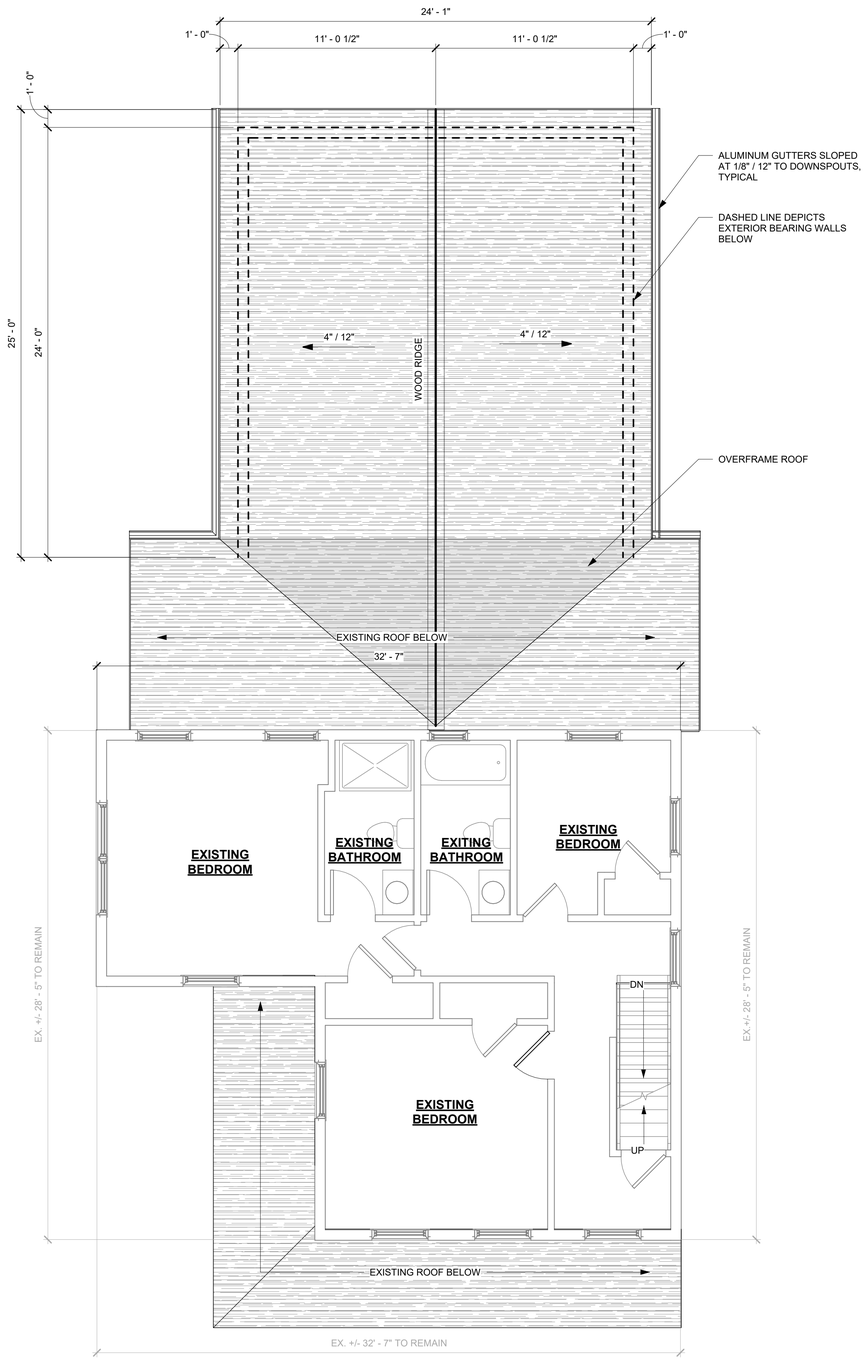
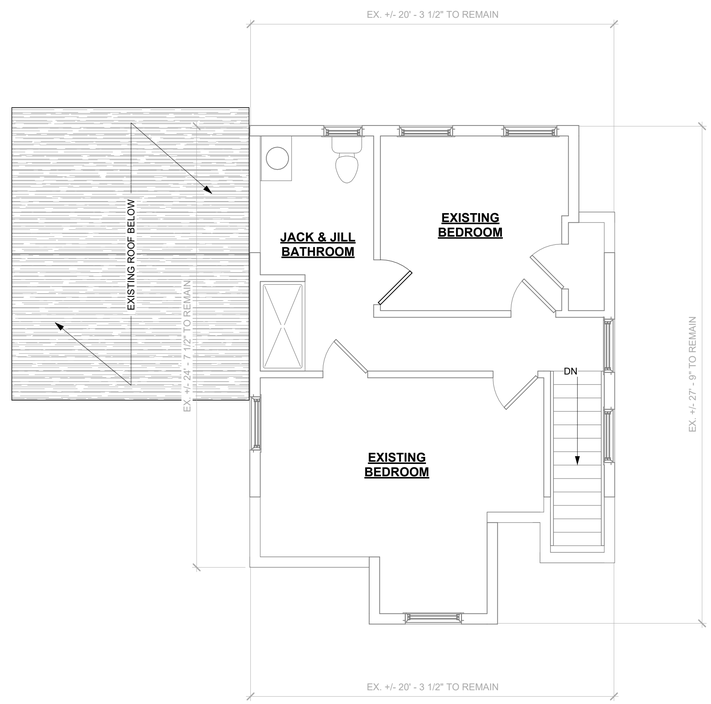
PROPOSED BASEMENT FLOOR PLAN, PROPOSED FIRST FLOOR PLAN, BASEMENT AREA PLAN & FIRST FLOOR AREA PLAN, WALL LEGEND

SHEET NAME

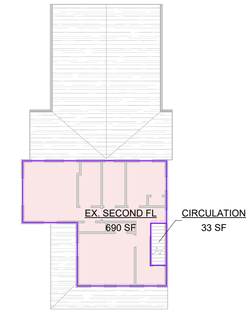
SHEET NUMBER A-1



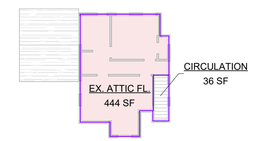
1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



1A EX. SECOND FIN. FL.
SCALE: 1/16" = 1'-0"



2A EX. ATTIC FIN FL.
SCALE: 1/16" = 1'-0"

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- WOOD STUD
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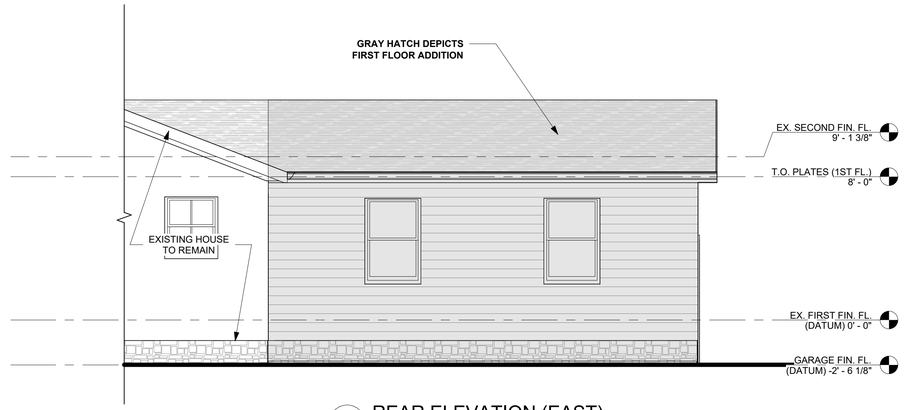
EXISTING SECOND FLOOR PLAN, EXISTING ATTIC FLOOR PLAN, EX. SECOND FLOOR AREA PLAN & EX. ATTIC FLOOR AREA PLAN, WALL LEGEND

SHEET NAME

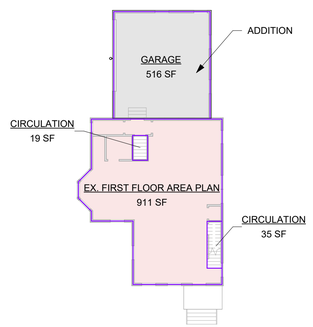
SHEET NUMBER A-2

1 FRONT ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

3 SIDE ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



4 KEY PLAN
SCALE: 1/16" = 1'-0"

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FRONT, REAR, SIDE ELEVATION & KEY PLAN

SHEET NAME

SHEET NUMBER A-3