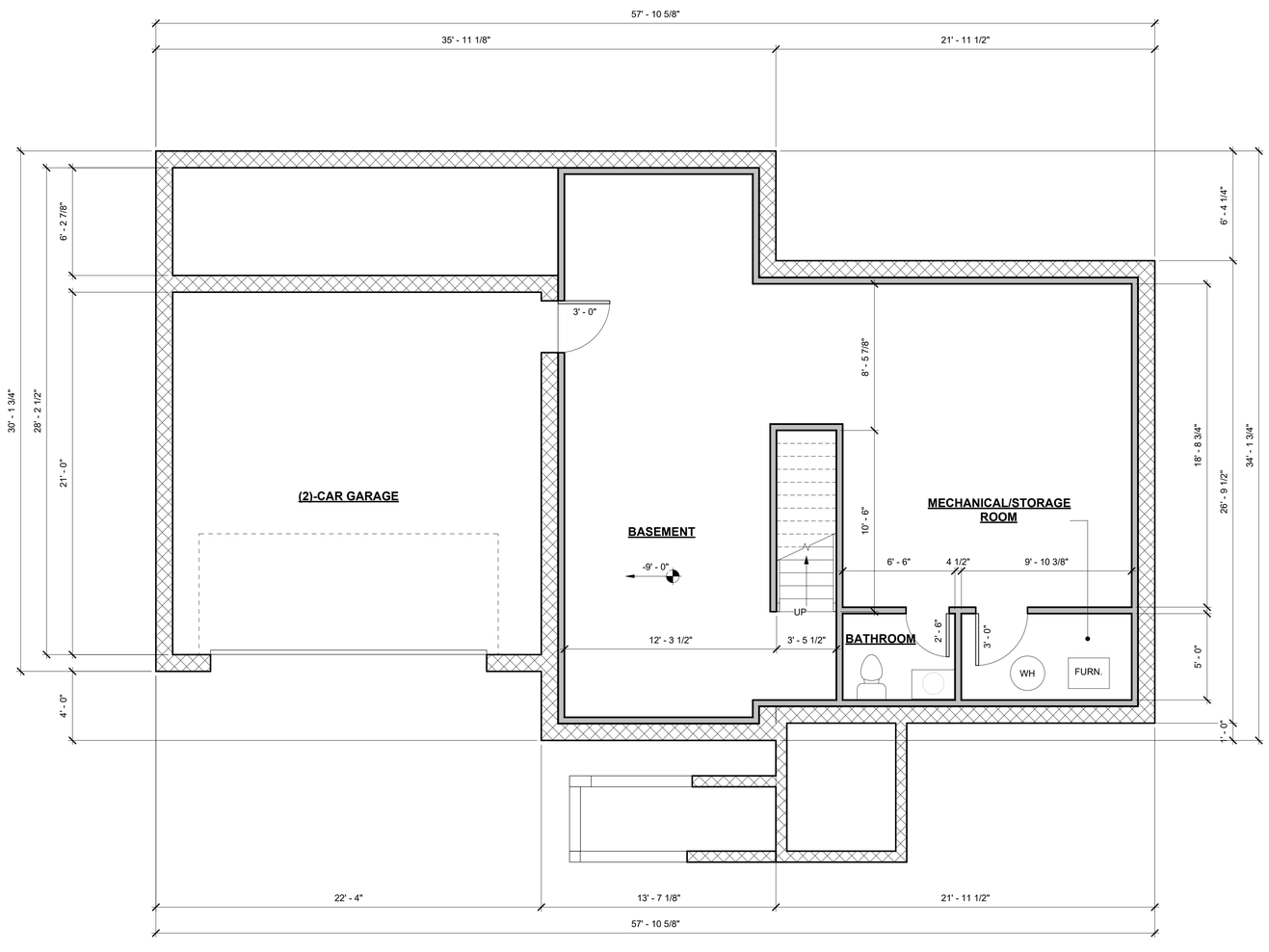
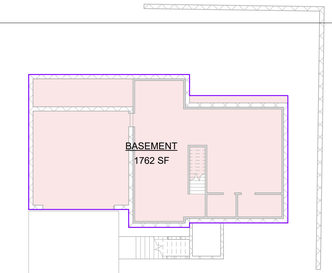


1 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



1A BASEMENT 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

NOTES

1. **FRAMING:**
   A. **DOUBLE FLOOR JOIST UNDER** ALL BEARING PARTITIONS, BATHTUBS, JACUZZI, SOAKING TUB, KITCHEN ISLAND AND POSTS.
   B. ALL GIRDERS AND BEAMS TO BE FLUSH MOUNTED INSIDE CEILING UNLESS OTHERWISE NOTED.
   C. **ALL INTERIOR PARTITIONS TO BE TYPE 'P-2' UNLESS OTHERWISE NOTED. SEE PARTITION TYPES ON SHEET A-2**
   D. ALL CLOSETS TO RECEIVE (2)-2"X4" POSTS AT CLOSET POLE LOCATIONS.
2. **HEADER:**
   A. TYPICAL HEADER AT DOOR AND WINDOW AT 6" THICK WOOD STUD WALL SHALL BE:
      a. OPENING 3'-0" OR LESS: (2)-2"X10" , UNLESS OTHERWISE NOTED
      b. OPENING 3'-0" TO 6'-0": (3)-2"X10", UNLESS OTHERWISE NOTED
3. **WINDOWS:**
   A. ALL WINDOW HEADS HEIGHT AT:
      a. **SECOND FLOOR:** 6'-8" A.F.F. UNLESS OTHERWISE NOTED.
      b. **FIRST FLOOR:** 6'-8" A.F.F. UNLESS OTHERWISE NOTED.
   B. WINDOWS SHALL BE ANDERSON 100 SERIES TILT-WASH SINGLE-HUNG UNLESS OTHERWISE NOTED (**COORDINATE WITH OWNER PRIOR TO PURCHASE**).
   C. VERIFY EGRESS, WINDOW SILL HEIGHT AND WINDOWS FALL PREVENTION DEVICES.
      a. EGRESS WINDOW MINIMUM OPENING AREA SHALL HAVE NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. NET CLEAR HEIGHT NOT LESS THAN 24" AND NET CLEAR WIDTH NOT LESS THAN 20".
      b. WINDOW SILL HEIGHT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR FOR EGRESS.
   D. WINDOW SILL HEIGHT SHALL BE 24" MIN. FROM FINISH FLOOR TO THE LOWEST PART OF THE CLEAR OPENING ON OPERABLE WINDOWS LOCATED 72" ABOVE GRADE AND PROVIDE WINDOW OPENING CONTROL DEVICE THAT COMPLY WITH ASTM F2090 AT LOCATIONS.
4. **DOORS:**
   A. DOOR SIZES AS FOLLOWS (UNLESS OTHERWISE NOTED):
   B. ALL EXT. DOORS: 3'-0" X 6'-8"
   C. ALL INTERIOR DOORS MIN. U.O.N.: 2'-8" X 6'-8"
   D. INSTALL ALL DOORS 4" OFF WALL AT HINGE SIDE OR CENTERED WITH WALL UNLESS OTHERWISE NOTED.
5. **GYPSUM BOARD:**
   A. PROVIDE AT PERIMETER OF ALL BATHTUBS AND SHOWERS TYPICAL:
      a. CEMENT BOARD OR TILE BACKER BOARD
      b. CERAMIC TILE TO EXTEND 6'-0" MIN. IN HEIGHT ABOVE FLOOR
   B. GYPSUM BOARD USED AS BASE OR BACKER FOR ADHESIVE FOR CERAMIC TILE, PROVIDE THE FOLLOWING:
      a. 1/2" WATER-RESISTANCE GYPSUM WALLBOARD AND
      b. 5/8" WATER-RESISTANCE GYPSUM CEILING BOARD AT BATHROOM LOCATION TYPICAL AT ALL BATHROOMS
6. **INTERIOR FINISHES:**
   A. SHALL BE SELECTED BY OWNER, CONTRACTOR SHALL COORDINATE WITH OWNER FOR FINISHES, MATERIALS, COLORS, STYLES, AND REQUIREMENTS OF SUCH FINISHES.
7. **HANDRAILS:**
   A. SHALL BE PROVIDED ON AT LEAST ONE SIDE CONTINUOUS RUN OF TREADS WITH FOUR OR MORE FLIGHTS
   B. HEIGHT 36" WITH BALUSTERS AT 4" O.C. (MIN.) AND BOTTOM RAIL OF 6" (MAX.)
   C. 1-1/2" DIA. GRIP SIZE
   D. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE AT NEWEL POSTS OR SAFETY TERMINALS.
   E. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAILS.
8. **GUARDRAILS:**
   A. HEIGHT 36" WITH BALUSTERS AT 4" O.C. (MIN.) AND BOTTOM RAIL OF 6" (MAX.)
   B. HANDRAIL AND GUARDRAIL SHALL RESIST A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT AND DIRECTION. UNIFORM LOAD OF 50 LBS. PER LINEAR FOOT APPLIED HORIZONTALLY AND CONCURRERNTLY WITH UNIFORM LOAD OF 100 LBS PER LINEAR FOOT APPLIED VERTICALLY DOWNWARD.
9. **SHELVING:**
   A. CONTRACTOR SHALL SUPPLY AND INSTALL NEW 14" DEEP, 5/4" OAK STAIN GRADE WOOD SHELF WITH CONTINUOUS BULLNOSE EDGE, FINISH SHALL BE STAINED AND POLYURETHANE, PROVIDE CLOSET POLE WOOD SHELF SUPPORT AS MANUFACTURER BY STANLEY, MODEL No. 19-2999. PROVIDE ADJUSTABLE STEEL ROD CLOSET ROD, FINISH WHITE AS MODEL No. V7052. PROVIDE CONTINUOUS 1x3 PERIMETER WOOD BLOCKING.

MECHANICAL NOTE:

1.MECHANICAL CONTRACTOR SHALL PROPERLY SIZE AND LOCATE HVAC EQUIPMENT.

CONSTRUCTION KEY NOTES: (X) ►

1. CONTRACTOR SHALL SUPPLY AND INSTALL A 8"x16" (MIN.) THRU-WALL INTERIOR LOUVER TOP & BOTTOM.
2. KITCHEN EXHAUST EXCEEDING 400 CFM WILL REQUIRE MAKE-UP AIR.
3. PREFABRICATED ELECTRIC FIREPLACE, TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS (FIREPLACE DESIGN SELECTED BY OWNER) **OWNER SHALL PROVIDE SPECIFICATIONS PRIOR TO INSPECTIONS.**
4. HIGH EFFICIENCY DIRECT VENT FURNACE
5. HIGH EFFICIENCY DIRECT VENT WATER HEATER W/ CONCENTRIC PIPES
6. PROVIDE FIRE BLOCKING AT ENTIRE PERIMETER, TYPICAL SEE PARTITION TYPE FOR MORE INFORMATION
7. 22" DEPTH VANITY CABINETRY
8. FINAL DESIGN BY OTHERS
9. HANDRAILS/GUARDRAILS: 36" (MIN.) HEIGHT WITH BALUSTERS AT 4" O.C. (MAX.), SEE NOTES FOR MORE INFORMATION

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Date	Rev #	Description

REVISION RECORD

Date	Description
2023.12.11	Grading changes
2023.11.20	Elevations

ISSUE FOR RECORD

NEW SINGLE FAMILY DWELLING

FOR

ARC DEVELOPMENT GROUP, LLC.

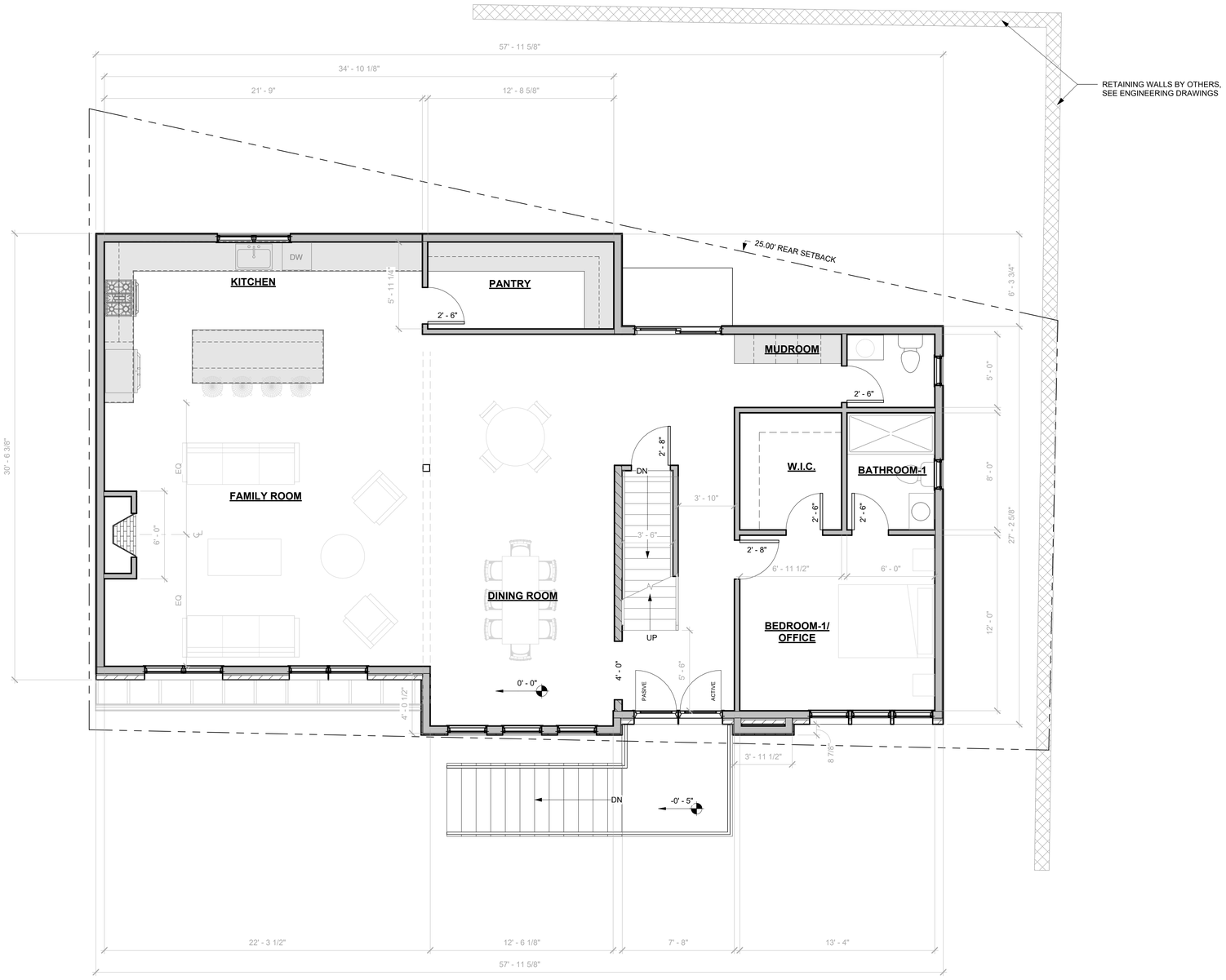
BLOCK: 1203, LOT: 82
1552 BORAD STREET
CITY OF BLOOMFIELD,
ESSEX COUNTY, NEW JERSEY
07003

DRAWN BY	PD / BT
CHECKED BY	PD
PROJECT NO.	2021.047

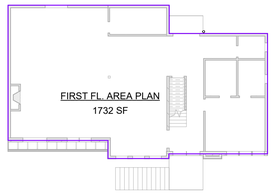
PROPOESD BASEMENT FLOOR PLANS

SHEET NAME

SHEET NUMBER A-3



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



1A FIRST FLOOR AREA PLAN
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Date	Rev #	Description

REVISION RECORD

Date	Description
2023.12.11	Grading changes
2023.11.20	Elevations
2023.10.13	Schematic Design-1

ISSUE FOR RECORD

NEW SINGLE FAMILY DWELLING
FOR
ARC DEVELOPMENT GROUP, LLC

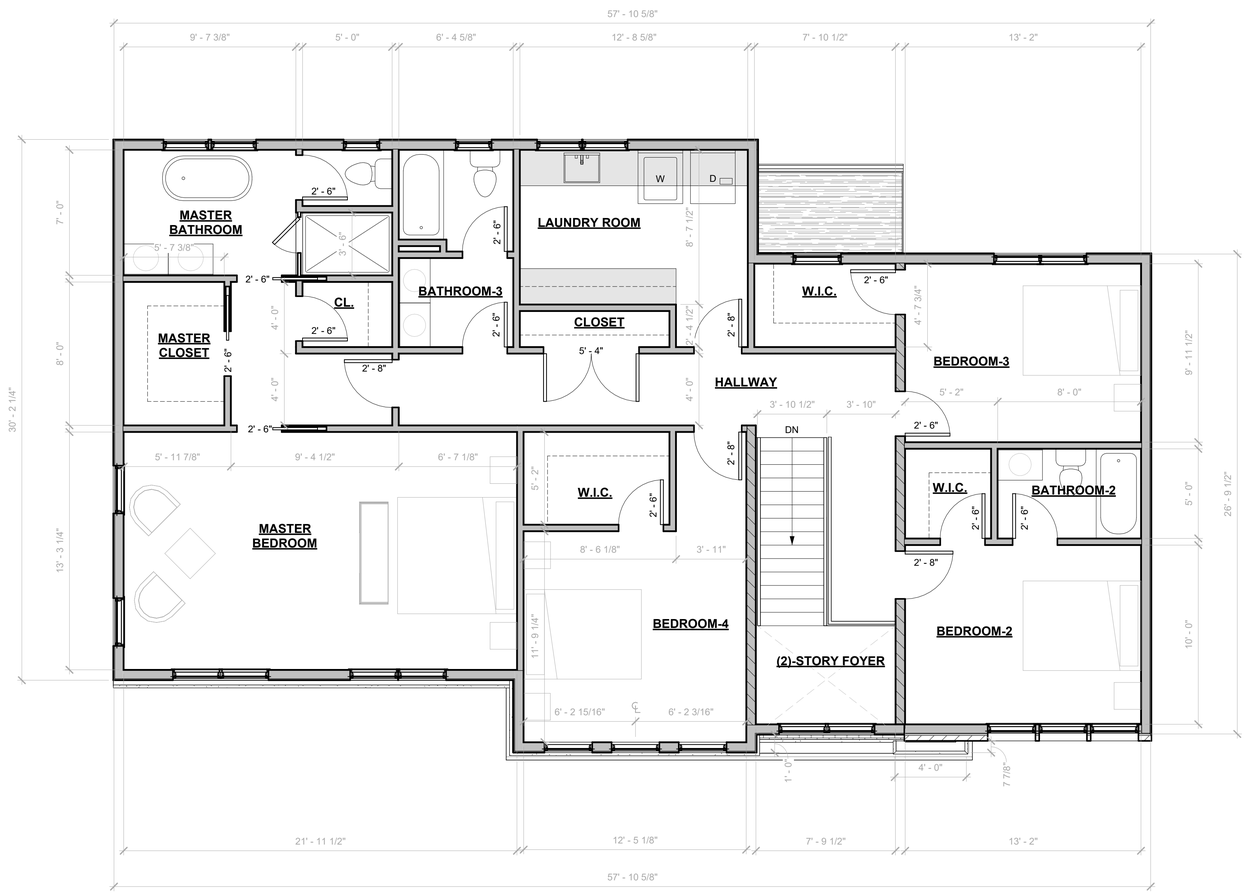
BLOCK: 1203, LOT: 82
1552 BROAD STREET
CITY OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY 07003

DRAWN BY	PD / BT / LD
CHECKED BY	PD
PROJECT NO.	2023.087

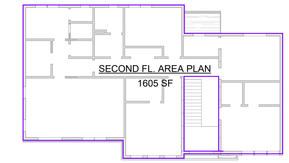
PROPOSED FIRST FLOOR PLANS

SHEET NAME

SHEET NUMBER A-4



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



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

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Date	Rev #	Description

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DRAWN BY	PD / BT / LD
CHECKED BY	PD
PROJECT NO.	2023.087

PROPOSED SECOND FLOOR PLAN

SHEET NAME

SHEET NUMBER A-5

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

2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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

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ELEVATIONS

SHEET NAME

SHEET NUMBER A-7