

Residential Alteration / Addition for:

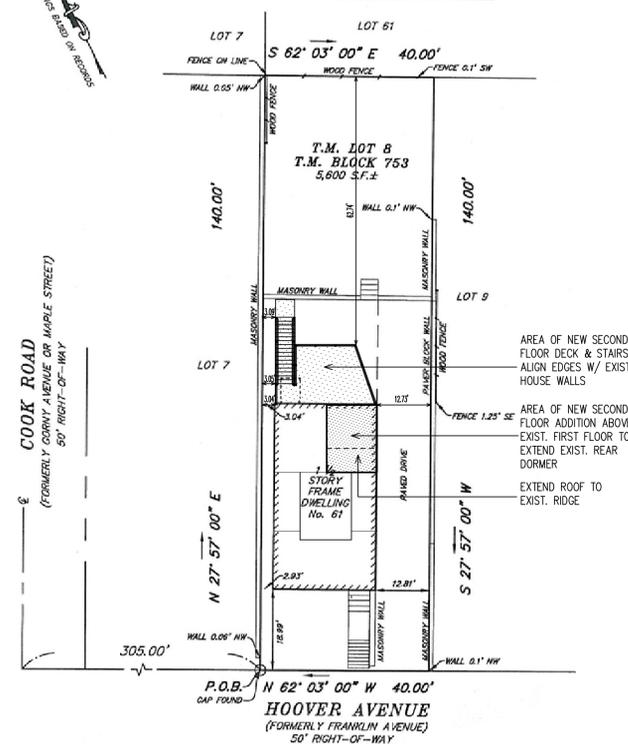
Mr. Joseph Lehman 61 Hoover Avenue Bloomfield, New Jersey



**ARCHITECTURAL
DESIGN
ASSOCIATES**

1191 VALLEY ROAD, CLIFTON, NEW JERSEY 07013-4030
TEL: (973) 783-2111 Architects@optonline.net

MAP OF PROPERTY



ZONING DATA [BLOCK 753, LOT 8]		
	REQUIRED	ACTUAL/PROPOSED
ZONE	R-1B	R-2B* / R-2B* (EXIST.)
LOT AREA (MIN.)	4,000 S.F.	5,600 S.F.
LOT WIDTH / FRONT (MIN.)	40.00'	40.00'
LOT DEPTH (MIN.)	-	-
SETBACKS (PRINCIPAL BLDG)		
FRONT SETBACK (MIN.)	20.00'	N/A
REAR SETBACK (MIN.)	25.00'	62.74'
SIDE SETBACK (MIN./BOTH)	6.00'/6.00'	3.04* (EXIST.) / 3.04** (PROPOSED) 12.73'
STORIES (MAX.)	1 1/2	1 1/2
BUILDING HEIGHT (MAX.)	40.00'	22.27 (EXIST) / 22.27'
TOTAL BUILDING COVERAGE (MAX.)	25% (18.96% EXIST)	18.96% (PROPOSED)
TOTAL LOT COVERAGE (MAX.)	60% (40.73% EXIST)	51.07% (PROPOSED)
TOTAL FAR (MAX.)	0.5 (0.42 EXIST)	0.44 (PROPOSED)

* EXISTING NON CONFORMING ** VARIANCE REQUIRED/GRANTED

ZONING DATA INDICATED ABOVE WAS TAKEN FROM SCHEDULE OF REGULATIONS AS POSTED ON THE TOWNSHIP OF BLOOMFIELD WEB SITE

SITE PLAN

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY RICHARD J. HINGOS INC., PROFESSIONAL LAND SURVEYORS, 539 VALLEY ROAD, MONTCLAIR, N.J. DATED 08/19/2021

GENERAL NOTES

All state and Local codes & ordinances shall be strictly adhered to as applies to this work. The International Residential Building Code New Jersey Edition 2021 as adopted by the Township of Bloomfield, New Jersey shall govern this work.

The Contractor shall obtain all necessary permits, licenses, inspections and other legal fees, both permanent and temporary, necessary to execute his work. The contractors for heating, plumbing and electrical shall provide necessary approvals.

The contractor shall verify all conditions before submitting proposal. No allowance for extra charges will be permitted because of lack of knowledge of the conditions peculiar thereto except as otherwise specified elsewhere in the contract documents.

The Contractor shall visit the site before accepting a contract for work and shall familiarize himself with the existing conditions. The contractor will notify the Owner or Architect of the problem area.

All dimensions shown on the drawings shall be considered plus or minus until verified. The contractor shall verify all lines and dimensions shown on the drawings and will be held responsible for the correctness and setting out of his work.

The intent of the drawing is to have the Contractor turn over to the Owners a complete and finished job in every manner. The contractor shall leave the job broom clean and shall have carted away all debris and trash caused by the work.

The GC will be responsible for all painting.

The contractor shall provide all labor, materials, appliances and equipment required to complete all work, etc., as shown on drawings necessary for a safe and complete job, unless otherwise specified.

All materials shall be new and of good quality.

The accepted industry standards as applies to workmanship, methods, and quality shall guide the work and be considered acceptable, unless the drawings indicate that a condition or detail be handled in some specific manner.

No extra work shall be paid for except on the order of the Owner or the Architect. The Owner will not be liable for any extra work not ordered by him or the Architect.

The contractor shall guarantee and maintain all workmanship, materials, and labor for a period of one year from date of completion of the contract and make good any item proving defective during that term without any compensation.

At final payment the Contractor shall deliver to the Owner a complete release of all Sub-Contractors and suppliers liens and materials for which a lien could be filed or a bond satisfactory to the Owner indemnifying the Owner against any lien.

All questionable aspects of contract documents must be brought to the Architects attention prior to the bid date or contractor waives right for future claims for extra costs.

These general conditions are binding on the General Contractor and each Sub-Contractor insofar as they apply to the work of either.

The contractor shall furnish, in writing, a list of subcontractors or suppliers for each portion of the project to the Owner and the Architect upon acceptance of contract.

The Architect will not have control or charge of and will not be responsible for construction means, methods, techniques, sequences, omissions, or safety procedures. These are the sole responsibility of the contractor.

The Architect shall not be responsible for the contractors failure to carry out the work in accordance with the contract documents.

The sole responsibility of the Architect shall be the preparation of the drawings. The architect shall make field visitations as outlined in the design contract.

Supplementary Notes:

1. Interior Walls - 3 1/2" wood studs @ 16" O.C. with 1/2" gyp. bd. both sides.
2. All flooring and interior finish as Owner.
3. Patch to match any walls.
4. Insulate all interior walls of Offices with 3 1/2" sound insulation.
5. Doors to match profile and hardware of existing doors unless noted otherwise.

ADDITIONAL NOTES:

1. Contractor shall locate those new walls which have finish dimensions shown are to finish face of sheetrock. All dimensions not shown are residual, or may be located by means of their relationship to doors, windows, or adjacent walls or columns.
2. Contractor must notify owner when walls are chalked into confirmed wall locations and general project reviews, again when plumbing and electrical roughing are completed, to review proper installation prior to sheetrock commencement. Advance notice is required for each visit.
3. Framing of openings to be self-edged with sheetrock, unless otherwise noted.
4. All remaining walls to be patched as required to receive paint.
5. All floors to be flash patched as required to receive tile or cement.

GENERAL NOTES AND SPECIFICATIONS:

All work, including but not limited to general conditions, plumbing, electrical, and mechanical, shall be performed in accordance with the International Residential Code New Jersey Edition 2021 and the Uniform Construction Code Rehabilitation Sub Code latest edition.

All work shall conform to the rules and regulations of the Bloomfield Building Department.

Contractor shall check and verify all dimensions and shown conditions. Any omissions and/or discrepancies noted by the contractor shall be brought to the Architect's attention prior to starting the work on the project.

Contractor shall fully brace and otherwise protect all work in progress until the office/building is completed.

Substitutions for products specified herein shall be permitted only with Architect's approval. Any requests for substitutions by the contractor shall be shown to the architect with the appropriate literature, specifications, etc. needed for approval.

The contractor shall protect Owner from claims made under Workman's Compensation and Public Liability Acts which may arise under this contract, whether by himself, by any Sub-contractor or anyone directly or indirectly employed by him. Certificates of insurance shall be filed with the Owner before starting this project and shall be subject to Owner's approval. The Contractor shall have all required statutory insurance.

The Contractor shall make arrangements for furnishing, at own expense, temporary telephone, and temporary heating necessary for construction purpose.

ABBREVIATIONS

A.C.T	ACOUSTICAL TILE	EQ.	EQUAL	INSUL.	INSULATION	R.O.	ROUGH OPENING
A.F.F.	ABOVE FINISHED FLOOR	EQUIP.	EQUIPMENT	INT.	INTERIOR	R.S.F.	RENTABLE SQUARE FEET
ALUM.	ALUMINUM	E.T.R.	EXISTING TO REMAIN	INV.	INVERT	S.	SOUTH
ARCH.	ARCHITECT	EXIST.	EXISTING	JAN.	JANITOR'S CLOSET	S.C.	SOLID CORE
BIT.	BITUMINOUS	EXP.	EXPANSION	JOINT	JOINT	S.F.	SQUARE FEET
BRK.	BRICK	EXPO.	EXPOSED	LAM.	LAMINATE	SIM.	SIMILAR
BLDG.	BUILDING	EXT.	EXTERIOR	LAV.	LAVATORY	SPEC.	SPECIFICATIONS
BLK(G).	BLOCK(ING)	F.D.	FLOOR DRAIN	MAX.	MAXIMUM	S.S.	STAINLESS STEEL
B.O.C.	BOTTOM OF CURB	F.E.C.	FIRE EXTINGUISHER CAB.	MECH.	MECHANICAL	STD.	STANDARD
C.	COURSES	F.F.EL.	FINISH FLOOR ELEVATION	MET.	METAL	STL	STEEL
CAB.	CABINET	F.H.C.	FIRE HOSE CABINET	MH.	MANHOLE	STRUCT.	STRUCTURAL
CLG.	CEILING	FIN.	FINISH	MIN.	MINIMUM	TYP.	TYPICAL
CLO.	CLOSET	FL.	FLOOR	MISC.	MISCELLANEOUS	TEL	TELEPHONE
CLR.	CLEAR	FLASH.	FLASHING	M.O.	MASONRY OPENING	TEMP.	TEMPERATURE
C.M.U.	CONCRETE MASONRY UNIT	F.L.D.	FUSIBLE LINK DAMPER	MTD.	MOUNTED	TYP.	TYPICAL
CONC.	CONCRETE	FLUOR.	FLUORESCENT	N.	NORTH	U.O.N.	UNLESS OTHERWISE NOTED
CONSTR.	CONSTRUCTION	F.O.B.	FACE OF BRICK	N.I.C.	NOT IN CONTRACT	U.S.F.	USABLE SQUARE FEET
CONT.	CONTINUOUS	F.O.S.	FACE OF STEEL	NO.	NUMBER	V.B.	VINYL BASE
CP.	CARPET	F.P.S.C.	FIREPROOF SELF-CLOSING	NOM.	NOMINAL	V.C.T.	VINYL COMPOSITION TILE
C.T.	CERAMIC TILE	GA.	GAUGE	N.T.S.	NOT TO SCALE	VERT.	VERTICAL
C.W.	COLD WATER	GALV.	GALVANIZED	O.C.	ON CENTER	VEST.	VESTIBULE
D.F.	DRINKING FOUNTAIN	G.C.	GENERAL CONTRACTOR	O.H.	OPPOSITE HAND	V.I.F.	VERIFY IN THE FIELD
DIA.	DIAMETER	GL.	GLASS	PART.BD.	PARTICLE BOARD	W.V.C.	VINYL WALL COVERING
DN.	DOWN	G.W.B.	GYP/SUM WALL BOARD	P.LAM.	PLASTIC LAMINATE	W.	WITH
DR.	DOOR	H.C.	HOLLOW CORE	P.S.I.	POUNDS PER SQUARE INCH	W/	WITH
DWG(S).	DRAWING(S)	H.M.	HOLLOW METAL	P(T.D).	PAINT(ED)	WD.	WOOD
E.	EAST	HORIZ.	HORIZONTAL	Q.T.	QUARRY TILE	WP.	WATERPROOF
E.A.	EACH	H.P.	HIGH POINT	R.	REFLECTED	W.R.	WATER RESISTANT
EL.	ELEVATION	H.P.F.B.	HIGH PRESSURE FIBER BD.	R.D.	ROOF DRAIN	WT.	WEIGHT
ELEC.	ELECTRICAL	HR.	HOUR	REFL.	REFLECTED		
ELEV.	ELEVATOR	HT.	HEIGHT	REQD.	REQUIRED		
EPB	ELECTRIC PANEL BOX	INCAND.	INCANDESCENT FIXTURE	RM.	ROOM		

DRAWING SCHEDULE

- TS-1 - TITLE SHEET
- GN-1 - GENERAL NOTES / SPECIFICATIONS
- A-1 - FLOOR PLANS / DETAILS
- A-2 - ELEVATIONS / SECTION

PROJECT DATA

CODE :

**INTERNATIONAL RESIDENTIAL CODE
NEW JERSEY EDITION 2021
UNIFORM CONSTRUCTION CODE
REHABILITATION SUBCODE LATEST EDITION**

**NATIONAL STANDARD PLUMBING CODE
NEW JERSEY EDITION 2021**

NATIONAL ELECTRICAL CODE 2020

INTERNATIONAL MECHANICAL CODE 2021

INTERNATIONAL ENERGY CONSERVATION CODE 2021

USE GROUP :

R5

CONSTRUCTION TYPE :

5B (UNPROTECTED)

SQUARE FOOTAGE :

**40 S.F. (ALTERED 2nd FLOOR)
117 S.F. (ADDED 2nd FLOOR)
263 S.F. (2nd FLOOR DECK)
420 S.F. (ALTERED / ADDED)**

VOLUME :

1,343 C.F.

LOAD DATA [RESIDENTIAL LIVE LOADS - ONE & TWO FAMILY DWELLINGS]

UNINHABITABLE ATTIC W/O STORAGE = 10 PSF
UNINHABITABLE ATTIC W/ LIMITED STORAGE = 20 PSF
HABITABLE ATTIC & SLEEPING AREAS = 30 PSF
ALL OTHER AREAS = 40 PSF
ROOF = 30 PSF (NJ SNOW LOAD)
DEAD LOAD = 15 PSF (OR ACTUAL IF SPECIFIC ITEM)

PERMIT DATA

OCCUPANT LOAD = 1,5699 S.F. / 200 = 8.49 = 9
NUMBER OF STORIES = 2 STORY
HEIGHT OF ADDITION = 22'-3 1/4" +/-
AREA OF LARGEST FLOOR = 1,062 S.F.
VOLUME OF NEW ADDITION = 1,343 C.F.
TOTAL LAND AREA DISTURBED = 579 S.F.
FLOOD HAZZARD ZONE = N/A
BASE FLOOD ELEVATION = N/A
FREEBOARD ELEVATION = N/A

DATE: 05/25/23

REVISIONS: 06/19/23

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE THROUGH WHICH THE WORK TO BE EXECUTED IS DESCRIBED. NEITHER THE CONTRACTOR NOR ANY SUBCONTRACTOR, SUB-SUBCONTRACTOR OR MATERIAL OR EQUIPMENT SUPPLIER SHALL OWN OR CLAIM A COPYRIGHT IN THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT, AND UNLESS OTHERWISE INDICATED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THEM AND WILL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, IN ADDITION TO THE COPYRIGHT.

GENERAL NOTES

ALL STATE & LOCAL CODES AND ORDINANCES SHALL BE STRICTLY ADHERED TO, THE PROVISIONS OF THE UCC BUILDING CODE AS ADOPTED BY THE TOWNSHIP OF BLOOMFIELD, N.J. SHALL GOVERN. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING THE WORK.

ALL MATERIALS SHALL BE OF GOOD QUALITY, AND ALL WORK SHALL BE UP TO INDUSTRY STANDARDS.

LUMBER USED FOR STRUCTURAL PURPOSES SHALL BE STRESS GRADED MINIMUM F = 1450 PSI. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.

CONCRETE SHALL CONSIST OF PORTLAND CEMENT, SAND, WASHED GRAVEL AND WATER IN PROPORTIONS TO PRODUCE A COMPRESSIVE STRENGTH OF 3000 PSI. IN 28 DAYS. THE RECOMMENDATIONS OF THE PORTLAND CEMENT ASSOCIATION SHALL GOVERN THE USE OF CONCRETE ON THE JOB.

THE CONTRACTOR IS TO SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THE DRAWINGS.

THE SOLE RESPONSIBILITY OF THE ARCHITECT SHALL BE THE PREPARATION OF THIS DRAWING. THE ARCHITECT SHALL NOT MAKE ANY FIELD VISITATIONS.

THE AREA OF NEW ADDITION IS 117 S.F. THE AREA OF THE EXISTING FLOOR AREA IS 520 S.F. NEW ADDITION IS 22.5% OF EXIST. FLOOR AREA. TOTAL VOLUME OF NEW ADDITION IS 1,343 C.F.

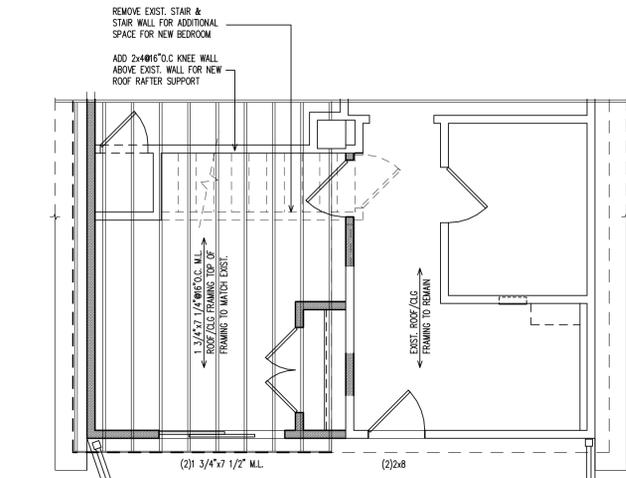
AS PER N.J.A.C. 5:23-6.32(f) SMOKE DETECTORS ARE REQUIRED FOR ADDITIONS IN WHICH THE AREA INCREASES BY 5% OR GREATER. SINCE THE AREA OF THE ADDITION IS LARGER THAN 5% AND LESS THAN 25%, HARDWIRED, INTERCONNECTED SMOKE DETECTORS WITH BATTERY BACK-UP WILL BE REQUIRED TO BE INSTALLED AS PER CODE REQUIREMENTS.

ELECTRICAL NOTES:

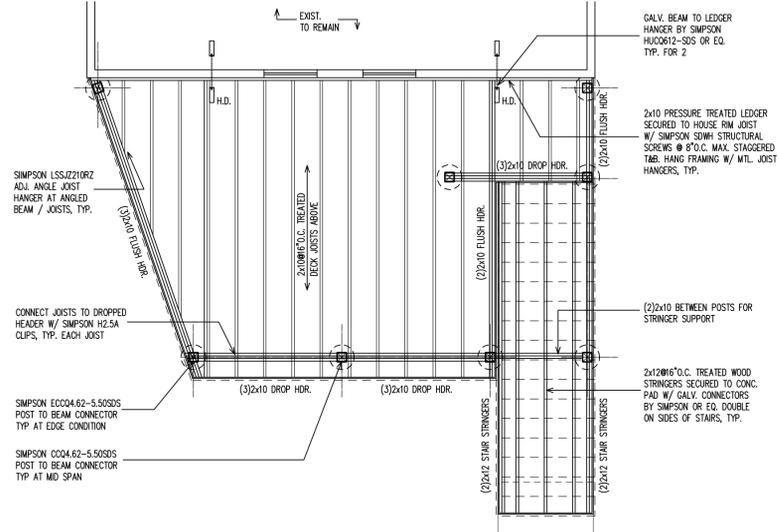
- All electrical work, equipment, controls and material shall conform to the national electric code, local, state codes, wiring methods and fixtures in ceiling shall conform to applicable code requirements. Install and secure lighting fixtures in ceiling system in accordance with local and state requirements.
- All wiring devices shall be spec. grade and bear the "U.S. label", wall switches to be flush, toggle, A.C., 20 AMP SPST or 3 way or dimmer. Electrical contractor to coordinate colors or receptacles, switches and type of cover plates with owner. Cover plates to be selected by owner.
- Electric wire shall be readily accessible for operation, service, maintenance and repair. Hangers, channels, rods and other misc. Support steel shall be fastened to steel, concrete, masonry, or framing, not to pipes. Provide bonding and grounding as required by N.E.C.
- Label electric panel.
- Any recessed lighting / high hats shall be IC rated or tented to eliminate any contact with fiberglass batt insulation as per code req's, typ.

DOOR/WINDOW SCHEDULE		
NO.	MODEL NO.	REMARKS
A	"ANDERSEN" FW2968AL	UNIT DIM. = 2'-8 1/8" x 6'-7 1/2" R.O. = 2'-9" x 6'-8" W/ GRILLE & SCREEN - WHITE
B	"ANDERSEN" TW24310	UNIT DIM. = 5'-11 1/4" x 6'-7 1/2" R.O. = 6'-0" x 6'-8" W/ GRILLE & SCREEN - WHITE

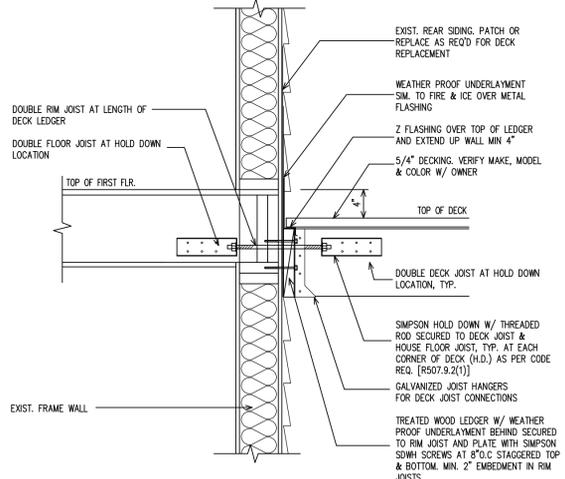
- WINDOW SELECTION BASED ON PELLA, PROLINE SERIES, CLAD EXTERIOR / WOOD INTERIOR UNLESS NOTED OTHERWISE. GLAZING TO BE DUAL PANE, LOW E, WITH ARGON AND U-VALUE OF .30 OR LOWER. MIN. GL OF 30 OR GREATER. VERIFY IF OWNER WANTS UP UPGRADE OPTION.
- WHERE OPENING OF OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING SHALL BE A MINIMUM OF 24" A.F.F.



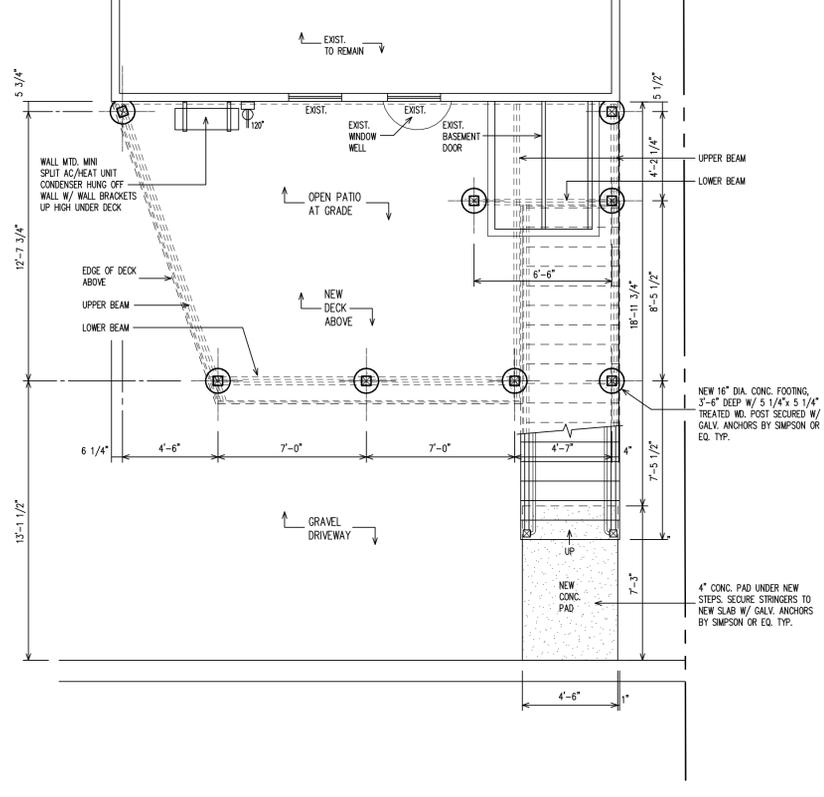
PARTIAL SECOND ROOF/ CLG FRAMING PLAN
SCALE: 1/4" = 1'-0"



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



SECTION AT DECK CONNECTION
SCALE: 1" = 1'-0"



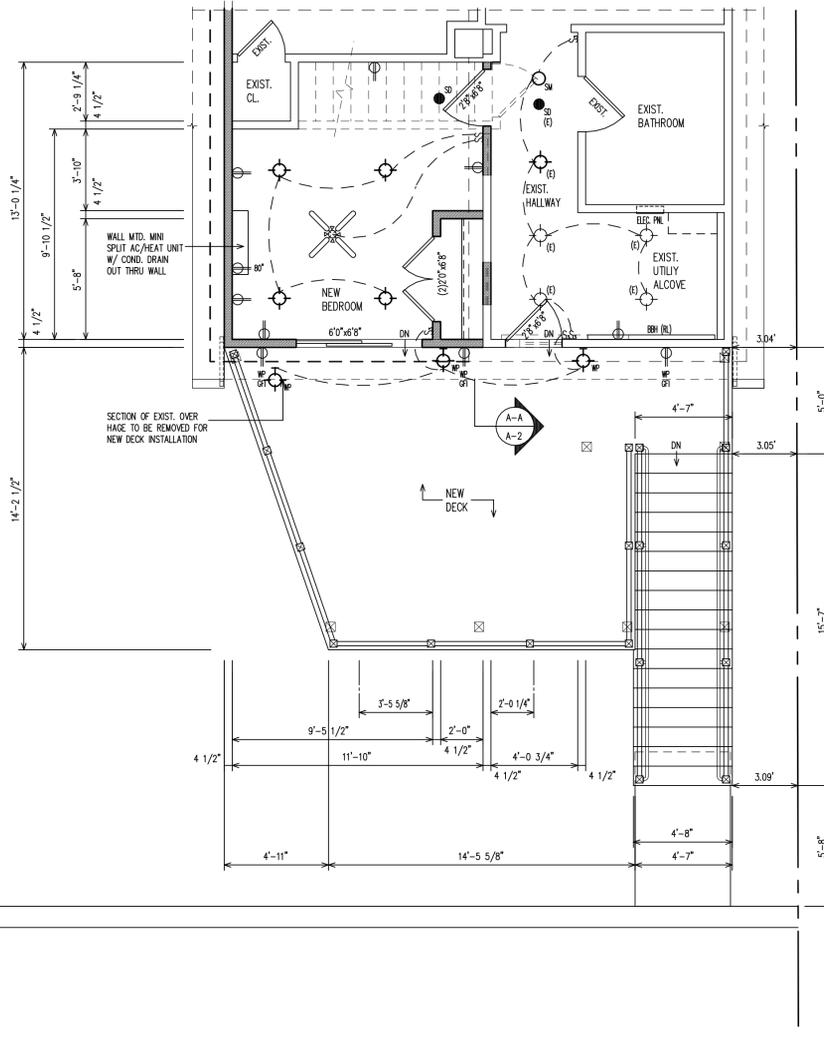
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONSTRUCTION

ELECTRICAL LEGEND

	JUNCTION BOX IN CEILING FOR LED CEILING FAN W/ LIGHT KIT & SEPARATE SWITCHES FOR FAN & LIGHTS. FIXTURE VERIFIED BY OWNER		INTERIOR LED WALL SCONCE / VERIFY MODEL WITH OWNER		WATERPROOF EXTERIOR DUPLEX OUTLET W/ COVERS		FLR. MOUNTED HVAC SUPPLY REGISTER. VERIFY MAKE & MODEL W/ OWNER
	J-BOX FOR DECORATIVE LED LIGHT FIXTURE / VERIFY MODEL WITH OWNER		WALL MTD. LED LIGHT BAR VERIFY MODEL WITH OWNER		STANDARD DUPLEX OUTLET @ 18" A.F.F. U.S.A.C.		FLR. MOUNTED HVAC RETURN REGISTER. VERIFY MAKE & MODEL W/ OWNER
	SURFACED MOUNTED LED FIXTURE / VERIFY MODEL WITH OWNER		LED LOW VOLTAGE UNDER CABINET LIGHT STRIP. VERIFY MODEL WITH OWNER		STANDARD QUAD OUTLET @ 18" A.F.F. U.S.A.C.		ELECTRIC TOE SPACE KICK HEATER VERIFY MAKE & MODEL W/ OWNER
	LED PENDANT HANGING FIXTURE / VERIFY MODEL WITH OWNER		EXTERIOR LED SURFACED MTD. FIXTURE VERIFY MODEL WITH OWNER		DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER		ELECTRIC BASEBOARD HEAT. MATCH EXIST. STYLE & COLOR
	5" RECESSED LED DOWNLIGHTING / VERIFY MODEL WITH OWNER		EXTERIOR DUAL HEAD LED FLOOD LIGHT FIXTURE W/ MOTION SENSOR. VERIFY MODEL WITH OWNER		SMOKE DETECTOR - HARDWIRED		HOT WATER BASEBOARD HEAT. MATCH EXIST. STYLE & COLOR
	3" RECESSED LED DOWNLIGHTING / VERIFY MODEL WITH OWNER		EX. FAN/LIGHT/N.L.: 110 CFM ULTRA QUIET, LOW SONE, VENT TO EXTERIOR W/ INSECT SCREENS. TO NUTONE OR EQ.		CARBON MONOXIDE DETECTOR / SMOKE DETECTOR HARDWIRED		RECESSED WALL RADIATOR
	RECESSED LED WALL WASHER FIXTURE VERIFY MODEL WITH OWNER		S SINGLE POLE SWITCH		TELEPHONE JACK		THERMOSTAT
	LED SURFACED MTD. UTILITY GRADE FIXTURE / VERIFY MODEL WITH OWNER		S ₁ THREE WAY SWITCH		CABLE OUTLET		EXISTING
	INTERIOR LED WALL SCONCE / VERIFY MODEL WITH OWNER		S ₄ FOUR WAY SWITCH		HVAC SUPPLY REGISTER. VERIFY MAKE & MODEL W/ OWNER		RELOCATED
					HVAC SUPPLY REGISTER. VERIFY MAKE & MODEL W/ OWNER		



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

LEGEND

	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONSTRUCTION

Residential Alteration / Addition for
Mr. Joseph Lehman
61 Hoover Avenue
Bloomfield, New Jersey

FRANK E. MATTHEWS
ARCHITECT
INC. 800 W. 10TH ST.
ED. # A1-5569

ARCHITECTURAL DESIGN ASSOCIATES

1191 VALLEY ROAD, CLIFTON, NEW JERSEY 07013-4030
TEL: (973) 783-2111
Architect@optonline.net

DWN. F.M. CHKD. R.J. APPRD.
DATE 05/25/23 SCALE, AS NOTED

PROJECT NO.
DATE NO.
REVISIONS

BY DATE NO. REVISIONS

SHEET OF DRAWING NO. **A-1**

