

NOTE: NEW LIFT TO BE BRUNO VPL 3300B SERIES, 36"x54" - REFER TO MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS FOR VERTICAL PLATFORM LIFT INCLUDED AS AN ADDENDUM TO THE CONSTRUCTION DOCUMENTS. PROVIDE 3" DEEP RECESSED CONC. PAD BENEATH VPL COORDINATE EXACT LOCATION OF PIT WITH VPL MANUFACTURER

NEW 3" HIGH RAILING, POSTS AT 36" ABOVE FIN WALK SURFACE. NO PART OF RAIL ASSEMBLY TO PERMIT THE PASSAGE OF A 4" SPHERE. PROVIDE MATCHING POST SLEEVES

1X SOLID SURFACE MNTD VERTICALLY ALONG LIFT FRAME FROM 39" AFF TO T.O. RAILING  
LIFT CALL BUTTON ON SURFACE MOUNTED METAL POST WITH VINYL SLEEVE EMBED IN CONC SLAB OR SECURE TO FLOOR FRAMING. RUN 1" DIA CONDUIT TO LIFT MOTOR-TYP FOR TWO (2)

(N) VERT. PLATFORM LIFT (BY OTHERS) IN 3" DEEP PIT  
VPL CAR  
VPL MOTOR  
VPL GATE

PROVIDE NEW HANDRAIL BOTH SIDES OF STAIR-1 1/2" DIA, 1 1/2" FROM WALL, 34"-38" AFF, TYP  
DOCTOR'S OFFICE  
DOCTOR'S BATHROOM  
EXAM ROOM #1  
EXAM ROOM #2  
EXAM ROOM #3

(E) ACT CEILING, LIGHTING @7'-9" AFF TO BE REUSED  
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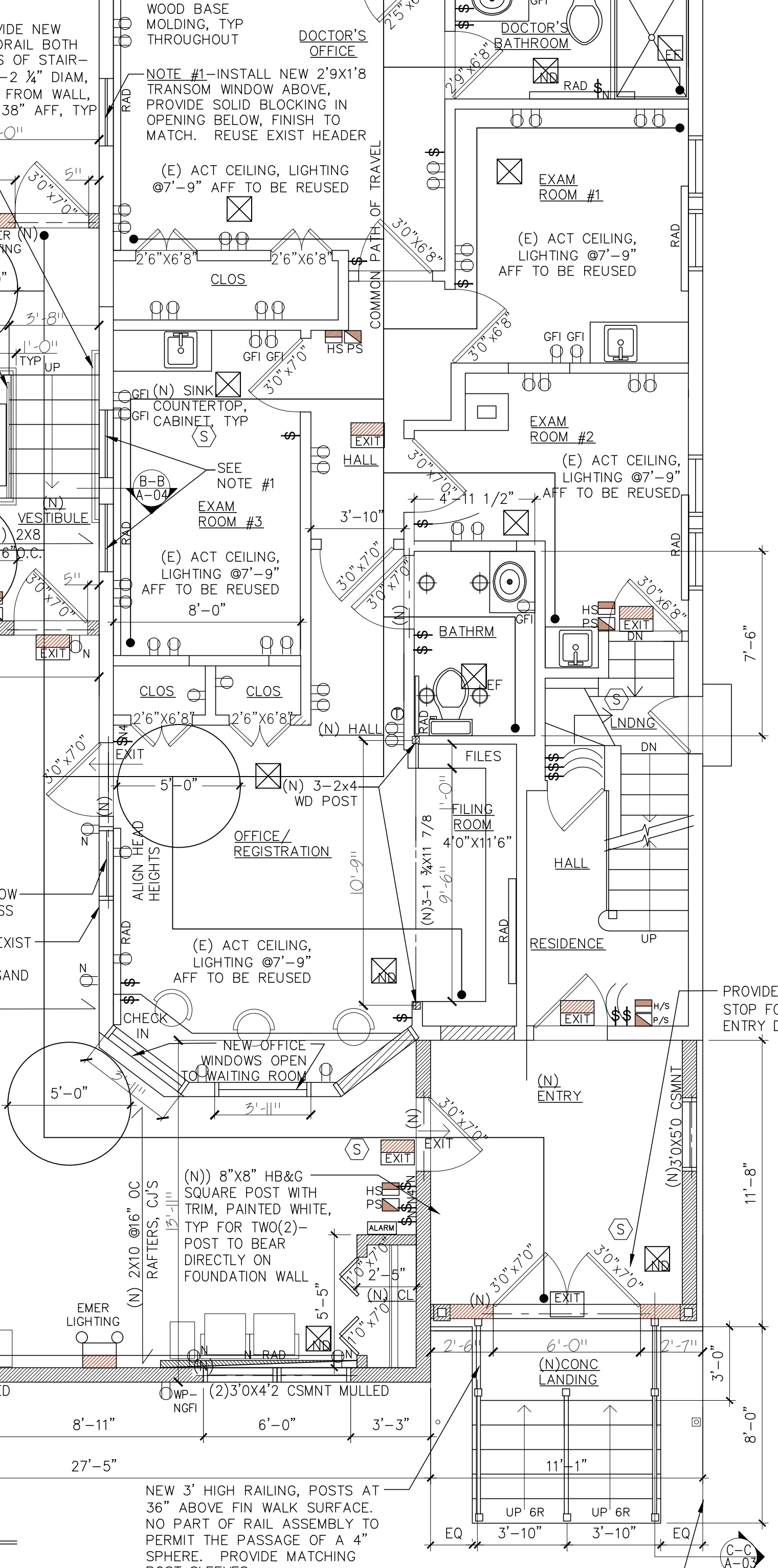
NEW 3'x5' FIXED WINDOW TO BE TEMPERED GLASS  
NEW 3" GYP. BD. ON EXIST PLYWOOD SHEATHING-TAPE, SPACKLE AND SAND  
(N) 2X10 @16" OC RAFTERS, C/S

(N) WAITING RM (N) TILE PLANK FLOOR  
NEW 3'x5' FIXED WINDOW TO BE TEMPERED GLASS  
NEW 3" GYP. BD. ON EXIST PLYWOOD SHEATHING-TAPE, SPACKLE AND SAND  
(N) 2X10 @16" OC RAFTERS, C/S

(N) 8"x8" HB&G SQUARE POST WITH TRIM, PAINTED WHITE, TYP FOR TWO(2)-POST TO BEAR DIRECTLY ON FOUNDATION WALL  
NEW OFFICE WINDOWS OPEN TO WAITING ROOM  
NEW 3" HIGH RAILING, POSTS AT 36" ABOVE FIN WALK SURFACE. NO PART OF RAIL ASSEMBLY TO PERMIT THE PASSAGE OF A 4" SPHERE. PROVIDE MATCHING POST SLEEVES

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**A NEW FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

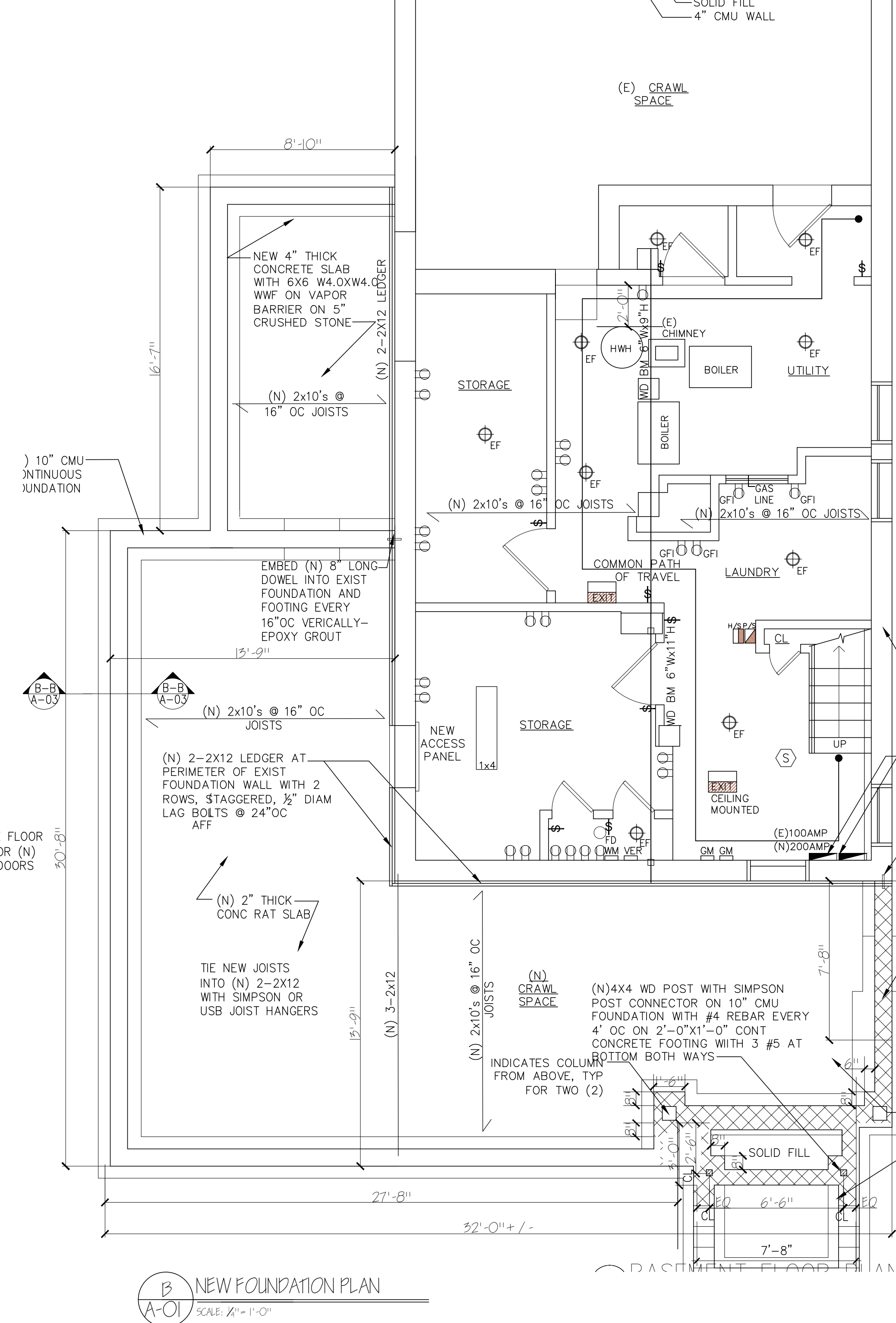
THIS BUSINESS ADDITION/ALTERATION PROJECT IS USE GROUP B BUSINESS  
THE BUILDING CONSTRUCTION TYPE IS "V" B

**KEY:**  
 [Hatched Box] NEW CONSTRUCTION  
 [Solid Box] EXIST CONSTRUCTION TO REMAIN  
 [Dashed Box] EXIST CONSTRUCTION TO BE REMOVED

(N) NEW  
(E) EXISTING  
(N)VAN NEW VANITY  
(N)WC NEW WATER CLOSET

**D CODE DATA ANALYSIS**  
SCALE: NO SCALE

OCCUPANCY CLASSIFICATION	FLOOR AREA SQUARE FEET	FLOOR AREA SQUARE FEET / OCCUPANT	MAXIMUM ALLOWABLE NUMBER OF OCCUPANTS
BUSINESS (B)	1,266 SF	100 GROSS	12 OCCUPANTS
RESIDENTIAL (R-5)	2,202 SF	200 GROSS	10 OCCUPANTS



**B NEW FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

**CODE DATA:**  
 THIS BUILDING LOCATED AT 458 CLIFTON AVENUE, CLIFTON, NJ 07013 SHALL COMPLY WITH THE FOLLOWING CODES:  
 2018 INTERNATIONAL BUILDING CODE, NEW JERSEY  
 2017 NATIONAL ELECTRIC CODE, NEW JERSEY  
 THE UNIFORM CONSTRUCTION CODE, NEW JERSEY

EXISTING CONSTRUCTION TYPE IS V.B. COMBUSTIBLE, UNPROTECTED  
 EXISTING BUILDING USE - MIXED USE: B BUSINESS (MEDICAL OFFICE AREA) - AREA OF WORK  
 R-5 RESIDENTIAL - NOT PART OF WORK AREA

**CODE DATA:**  
 MAX ALLOWABLE BUILDING HEIGHT FOR USE GROUP B BUSINESS: 2 STORIES  
 EXIST BUILDING HEIGHT FOR USE GROUP B BUSINESS: 2 STORIES  
 MAX ALLOWABLE BUILDING HEIGHT FOR USE GROUP R-5 RESIDENTIAL: 2 STORIES  
 EXIST BUILDING HEIGHT FOR USE GROUP R-5 RESIDENTIAL: 2 STORIES  
 EXISTING TOTAL BUILDING HEIGHT: 3 STORIES  
 MAX ALLOWABLE BUILDING AREA FOR USE GROUP B BUSINESS: 9,000 SQUARE FEET  
 MAX ALLOWABLE BUILDING AREA FOR USE GROUP R-5 RESIDENTIAL: 11,000 SQUARE FEET  
 MAX ALLOWABLE TOTAL BUILDING AREA: 11,000 SQUARE FEET  
 TOTAL EXISTING BUILDING AREA: 3,505 SQUARE FEET  
 MAXIMUM ALLOWABLE EXIT ACCESS TRAVEL DISTANCE, NON-SPRINKLERED: 200 FEET  
 MAXIMUM EXIT ACCESS TRAVEL DISTANCE, FIRST FLOOR: 92 FEET (90 FEET FOR HC ACCESS)  
 MAXIMUM EXIT ACCESS TRAVEL DISTANCE, BASEMENT FLOOR: 60 FEET  
 MAXIMUM EXIT ACCESS TRAVEL DISTANCE, SECOND AND THIRD FLOORS: 40 FEET  
 MAXIMUM ALLOWABLE DISTANCE TO COMMON PATH OF EGRESS TRAVEL, EACH FLOOR: 75 FEET  
 MAXIMUM DISTANCE TO COMMON PATH OF EGRESS TRAVEL, BASEMENT FLOOR: 31 FEET  
 MAXIMUM DISTANCE TO COMMON PATH OF EGRESS TRAVEL, FIRST FLOOR: 26 FEET

**ZONING DATA**

PROJECT DESCRIPTION: OFFICE ADDITION/RENOVATION  
 458 CLIFTON AVENUE  
 CLIFTON, NJ 07013

PROJECT #: 19-14

ZONE: BA-1 OFFICES  
 BLOCK: 12-2  
 LOT: 24

\* V = VARIANCE REQUIRED  
 \*\* ENC = EXISTING NON CONFORMING

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	NOTES
LOT SIZE (MIN.)				
MIN AREA PER DWELLING UNIT	-	-	-	
AREA	6,000 SF	5,750 SF	5,750 SF	** ENC
WIDTH	60 FT	50 FT	50 FT	** ENC
DEPTH	90 FT	115 FT	115 FT	
SETBACK DIMENSIONS (MIN.)				
FRONT (CLIFTON AVENUE)	25 FT	12.25 FT	6.25 FT	*V
SIDE	10 FT	6.33 FT	6.33 FT	** ENC
SIDE COMBINED	20 FT	17.58 FT	11.58 FT	*V
SIDE STREET	15 FT	11.25 FT	5.25 FT	*V
REAR	30 FT	48.92 FT	44.6 FT	
BUILDING (MAX.)				
HEIGHT FT	30 FT	35.92 FT	35.92 FT	** ENC
HEIGHT STORIES	2	2 1/2	2 1/2	** ENC
MAX LOT COVERAGE (BUILDING)	30%	28.3%	35.95%	*V
PARKING SPACES	9	5	5	*V

**BUILDING DATA**

CONSTRUCTION CLASS: 5B  
 USE GROUP: MIXED USE-  
 B- BUSINESS  
 R-5- RESIDENTIAL

AREA OF NEW CONSTRUCTION: 515 SQ. FT.  
 VOLUME OF NEW CONSTRUCTION: 8,220 CU. FT. +/-  
 AREA OF LARGEST FLOOR: 1,980 SQ. FT.  
 MAX LIVE LOAD: 40 PSF

**COVERAGE CALCULATION**  
 EXISTING BUILDING = 1,627 SF  
 EXISTING PARKING LOT = 2,345 SF  
 EXISTING WALKWAYS = 403 SF

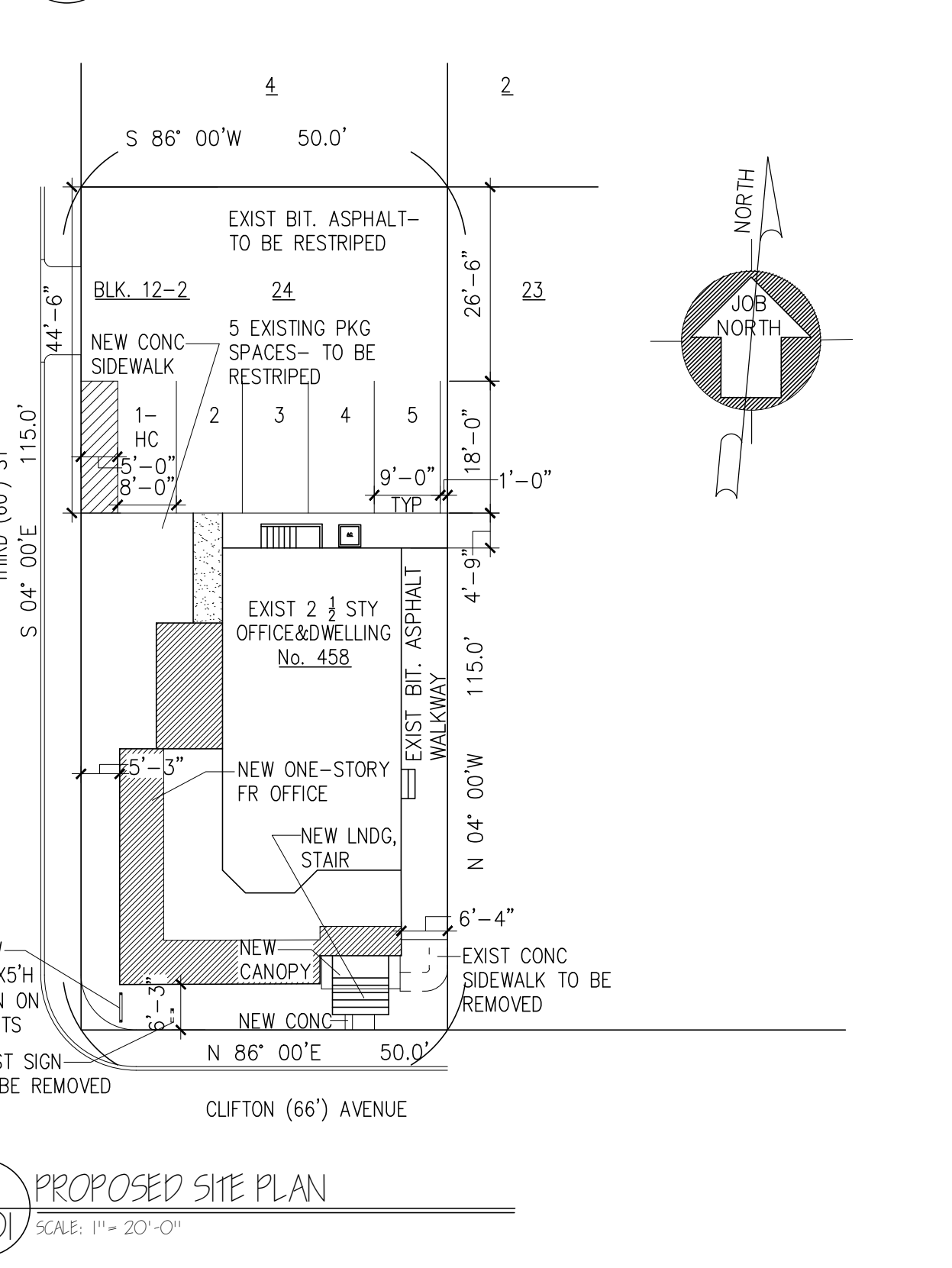
PROPOSED ALTERED BUILDING = 1,933 SF  
 PROPOSED PARKING LOT = 2,224 SF  
 PROPOSED WALKWAYS = 602 SF

EXISTING BLDG COVERAGE: 1,627 SF / 5,750 SF = 28.3%  
 PROPOSED BLDG COVERAGE: 2,067 SF / 5,750 SF = 35.95%  
 TOTAL LOT COVERAGE: 4,375 SF / 5,750 SF = 76.1%  
 PROPOSED LOT COVERAGE: 4,851 SF / 5,750 SF = 84.37%

**PARKING CALCULATION**  
 EXISTING DWELLING UNITS: 1  
 MINIMUM 1 SPACE/DWELLING UNIT= 1 PARKING SPACES REQUIRED

PROPOSED MEDICAL OFFICE= 1475 SF  
 MINIMUM ONE SPACE/DWELLING UNIT= 1 SPACE/200 SF= 8 SPACES REQUIRED

**C ZONING ANALYSIS**  
SCALE: NO SCALE



**E PROPOSED SITE PLAN**  
SCALE: 1" = 20'-0"

NO.	DATE	ISSUE

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 INTERIOR DESIGN

**verdigris architects**  
 458 Clifton Avenue, LLC  
 ALTERATION/ADDITION OF DOCTOR'S OFFICE  
 458 Clifton Avenue  
 Clifton, NJ 07011  
 PROJECT #19-14

Amy Hummerstone, RA  
 NJ Architect: 21A101301600RA

**DRAWING TITLE**  
**Proposed First Floor Plan, Code Data, Site Plan**

SCALE: 1/4" = 1'-0"  
 DATE: 04-06-21  
 PROJECT NO.: 19-14

DRAWN BY: AH  
 SHEET NO.: A-01  
 Sht 1 of 4