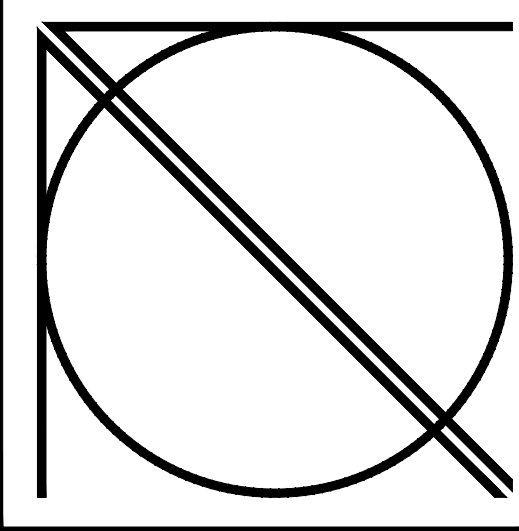


Addition & Renovations for: 61 CRAIG PLACE Clifton Passaic County, New Jersey



A.O.R.

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ADDITION & RENOVATIONS
FOR:
61 CRAIG PLACE
Clifton
Passaic County, New Jersey

Revisions:

Drawing Title:

COVER SHEET

Date: 04.09.21	Drawing No.:
Scale: NOTED	T.0
Drawn: DPA	
Rev.: AQ	
Job#: 21-126	

GENERAL NOTES

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PERMITS
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTIONS, ETC.

PROJECT COMPLETION
UPON COMPLETION OF THE PROJECT, THE CONTRACTOR MUST SUBMIT A CERTIFICATE OF OCCUPANCY APPROVED BY THE BUILDING DEPARTMENT TO THE OWNER. ALL WORK, MATERIALS AND EQUIPMENT SHALL MEET THE LATEST REQUIREMENTS OF ALL APPLICABLE STATE & LOCAL BUILDING CODES, REGULATIONS, THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE SPECIFICATIONS OF THE NATIONAL BOARD OF UNDERWRITERS, WHERE APPLICABLE, COMPLY WITH ALL REQUIREMENTS OF THE NJLCC BARRIER FREE SUBCODE AND/OR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT WHERE SPECIFIED, REQUIREMENTS ARE MORE STRINGENT, INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, RECOMMENDATIONS AND THE STANDARD OF RECOGNIZED AGENCIES AND ASSOCIATIONS. PROVIDE ALL ANCHORS, FASTENERS, AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. ALLOW FOR THERMAL EXPANSION/CONTRACTION AND BUILDING MOVEMENT. SEPARATE INCOMPATIBLE MATERIALS WITH SUITABLE MATERIALS OR SPACERS. PREVENT CATHODIC CORROSION. PROTECT ALUMINUM SURFACES FROM CONTACT WITH MASONRY OR OTHER METALS. PROVIDE CONTROL JOINTS AT MATERIALS AND ISOLATION JOINTS BETWEEN MATERIALS/STRUCTURE AS INDICATED AND AS REQUIRED BY MANUFACTURER OR RECOGNIZED INDUSTRY STANDARDS. INSTALL PRODUCTS UNDER APPROPRIATE ENVIRONMENTAL CONDITIONS (AIR TEMPERATURE, SURFACE TEMPERATURE, RELATIVE HUMIDITY, ETC.) TO INSURE QUALITY AND DURABILITY. MAINTAIN PROPER PROTECTION DURING DRYING/CURING.

RECORD DRAWINGS
THE CONTRACTOR SHALL PREPARE AND MAINTAIN A COMPLETE SET OF RECORD CONSTRUCTION DRAWINGS INDICATING ALL ACTUAL WORK, MODIFICATIONS AND REVISIONS TO THE WORK DELINEATED ON THE CONSTRUCTION DRAWINGS AS WELL AS ANY CONCEALED CONSTRUCTION WORK, INCLUDE ANY OTHER INFORMATION WHICH WOULD BE HELPFUL TO THE OWNER.

INSURANCE
ALL CONTRACTORS AND ALL SUB-CONTRACTORS SHALL TAKE OUT AND MAINTAIN WORKMAN'S COMPENSATION INSURANCE AND PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE ACCEPTABLE TO THE OWNER AND THE AUTHORITIES HAVING JURISDICTION AT THE PROJECT CLOSE-OUT.

SUBSTANTIAL COMPLETION
CONTRACTORS SHALL PROCURE FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THE PROJECT AND FORWARD SAME TO THE OWNER. CONTRACTOR SHALL CLEAN THE PREMISES, TEST APPLICABLE SYSTEMS AND LEAVE READY FOR OCCUPANCY.

WARRANTIES
UNLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR ONE YEAR FROM THE OF SUBSTANTIAL COMPLETION. THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. APPLICABLE CODES AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCTION WARRANTIES.

DESIGN OF PLUMBING, GAS AND ELECTRICAL SYSTEMS INCLUDING PREPARATION OF REQUIRED DRAWINGS AND COORDINATION WITH ARCHITECTURAL DRAWINGS. THE DRAWINGS SHOWN THE GENERAL ARRANGEMENT AND EXTENT OF THE WORK, AS THE WORK PROGRESSES, THE OWNER AND THE CONTRACTOR AT NO EXTRA COST SHALL MAKE MODIFICATIONS TO MAKE THE PARTS ALIGN WHERE COMPLETE SIZES OR DIMENSIONS OF MEMBERS, CONNECTIONS, OR FASTENERS OF ANY ITEM ARE NOT INDICATED, DESIGN THE ITEM TO PRODUCE STRENGTH APPROPRIATE TO THE USE INTENDED, DO NOT SCALE DRAWINGS, WRITTEN DIMENSION SHALL GOVERN. DESIGN OF HVAC SYSTEM (HEATING, VENTILATION AND AIR CONDITIONING) IS NOT INCLUDED IN SCOPE OR WORK. CONTRACTOR SHALL CHECK, VERIFY AND MAINTAIN ALL DIMENSIONS, GRADES, LEVELS AND OTHER CONDITIONS BEFORE PROCEEDING WITH FABRICATION AND CONSTRUCTION.

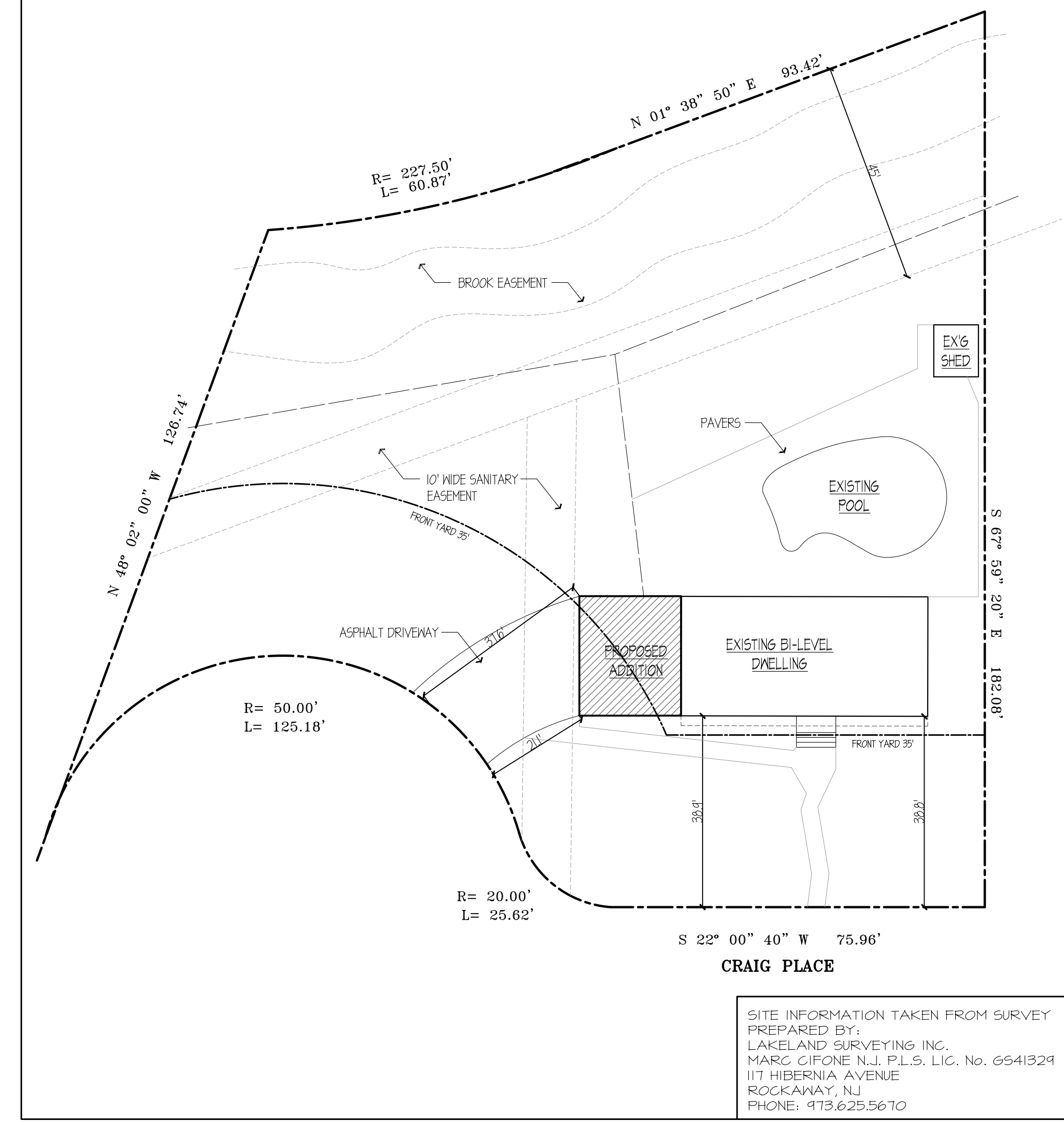
ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN ONLY. ALL WORK SHALL CONFORM TO THE PROVISIONS OF THE NATIONAL ELECTRICAL CODE OF NFPA, LATEST EDITION.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER ONLY. ALL EQUIPMENT AND FIXTURES TO CONFORM TO THE NATIONAL STANDARDS PLUMBING CODE, LATEST EDITION.

DISCLAIMER
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PLOT PLAN SCALE 1" = 20'

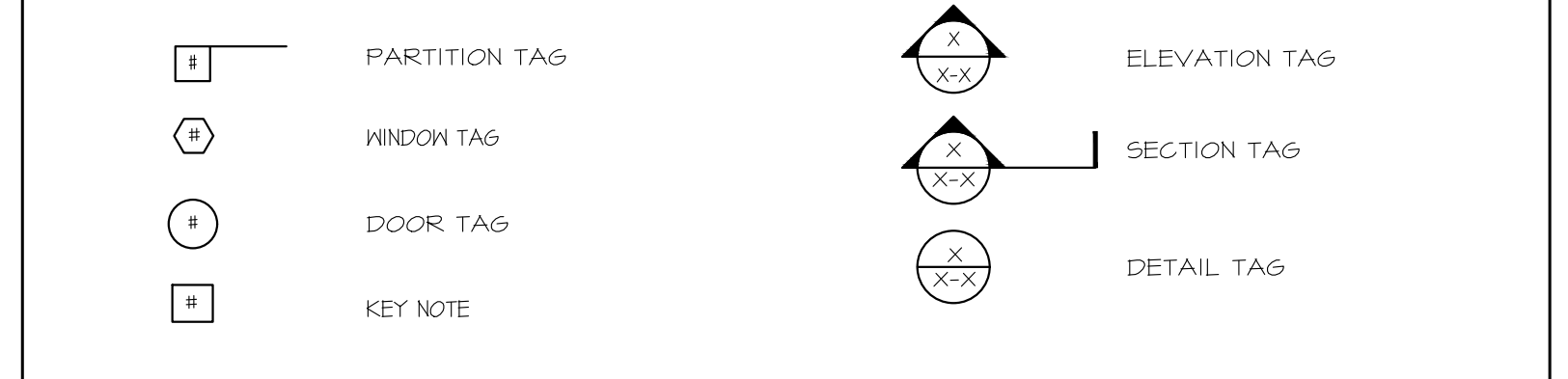


BUILDING INFORMATION		ZONING ANALYSIS			
61 CRAIG PLACE CLIFTON, NJ BLOCK: 51.06 LOT: 7		EXISTING USE: PROPOSED USE: CONSTR. CLASSIFICATION:	R-5 NO CHANGE IN USE IS PROPOSED V-B		
DESCRIPTION - ZONE R-4I	REQUIRED	EXISTING	PROPOSED		
AREA CALCULATIONS:	EXG	PROP.	TOTAL		
MIN. LOT AREA	4,375 SF	22,272 SF	NO CHANGE		
MIN. LOT WIDTH	75 FT	50 FT	NO CHANGE		
MIN. LOT DEPTH	100 FT	126.74 FT	NO CHANGE		
MIN. FRONT YARD	35 FT	39.8 FT	211 FT **		
MIN. REAR YARD	35 FT	107.6 FT	NO CHANGE		
MIN. SIDE YARD	10 FT / 24 FT	11.6 FT	NO CHANGE		
MAX. HEIGHT	2 ST / 30 FT	2 ST / 20 FT	NO CHANGE		
MAX. IMPERVIOUS COVERAGE (%)	30 %	24 %	24.5 %		
TOTAL AREA FOOTPRINT	1,211 SF				
TOTAL VOLUME PROPOSED ONLY	8,032 C.F.				

LIST OF DRAWINGS

NO.	DRAWING NAME	ISSUE DATE	REVISION 1	REVISION 2
T.0	COVER SHEET	05.24.21		
ARCHITECTURAL				
D-1.0	GROUND & FIRST FLOORS DEMOLITION PLANS	05.24.21		
A-1.0	GROUND & FIRST FLOORS CONSTRUCTION PLANS	05.24.21		
A-2.0	EXTERIOR ELEVATIONS	05.24.21		

PLAN TAGS



CODE REFERENCES

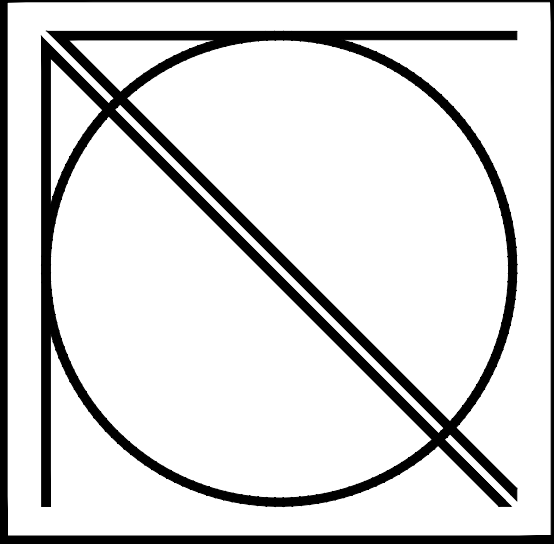
- 2018 INTERNATIONAL BUILDING CODE, NJ EDITION
- 2018 INTERNATIONAL RESIDENTIAL CODE, NJ EDITION
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 ASHRAE STANDARD 90.1 (COMMERCIAL)
- 2017 NATIONAL ELECTRIC CODE
- 2018 NATIONAL STANDARD PLUMBING CODE
- 2018 INTERNATIONAL FUEL GAS CODE

ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE	MAX.	MAXIMUM
A.D.A.	AMERICAN W/ DISABILITIES ACT	MIN.	MINIMUM
A.F.F.	AFTER FINISH FLOOR	MTL.	METAL
BD.	BOARD	O.C.	ON CENTER
CLG.	CEILING	OFF.	OPPOSITE
CONC.	CONCRETE	STL.	STEEL
CLR.	CLEAR	STRUC.	STRUCTURE
EXIST.	EXISTING	SIM.	SIMILAR
FIN.	FINISH	T.B.D.	TO BE DETERMINED
FL.	FLOOR	TEMP.	TEMPORARY
GA.	GAUGE	TYP.	TYPICAL
GC.	GENERAL CONTRACTOR	U.O.N.	UNLESS OTHERWISE OTHERWISE
G.W.B.	GYPSON WALL BOARD	V.C.F.	VERIFY IN FIELD
GYP. BD.	GYPSON BOARD	V.C.T.	VINYL COMPOSITION TILE
H.M.	HOLLOW METAL	W	WITH
L.L.	LANDLORD	WD.	WOOD

PROJECT DIRECTORY

OWNER JEFFREY AVILA 61 CRAIG PLACE CLIFTON, NJ 07103	ARCHITECT CONTACT DIANA ACOSTA PHONE #: 862.223.9226 ALI GURESHI PHONE #: 201.751.5117 E-MAIL: DianaAcostaM@gmail.com	BUILDING DEPARTMENT 900 CLIFTON AVENUE CLIFTON, NJ 07103 PH. 973.470.5809
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A.O.R.

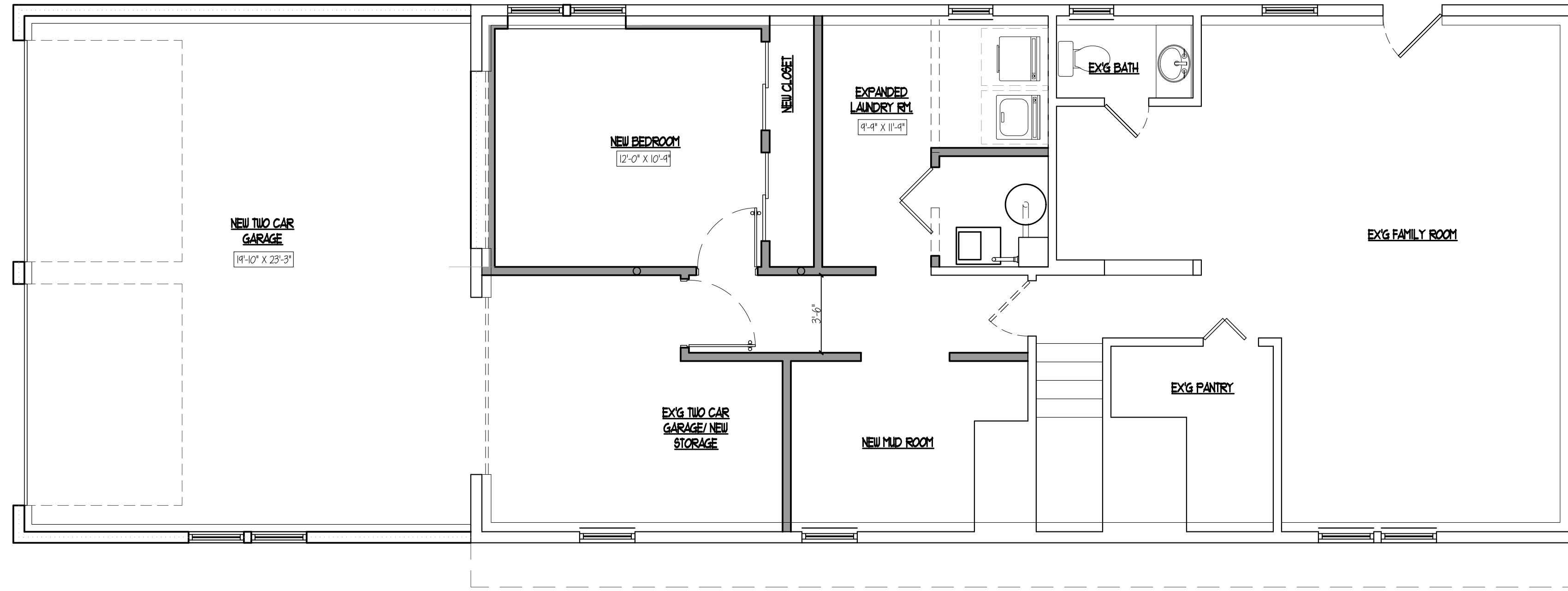
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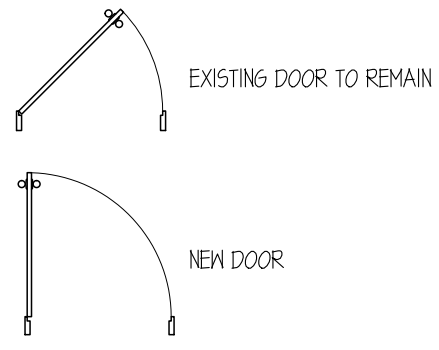
Revisions:

Drawing Title:
**GROUND & FIRST FLOOR
 PROPOSED PLANS**

Date:	04.09.21	Drawing No.:	A-1.0
Scale:	NOTED		
Drawn:	DPA		
Rev.:	AQ		
Job#:	21-126		



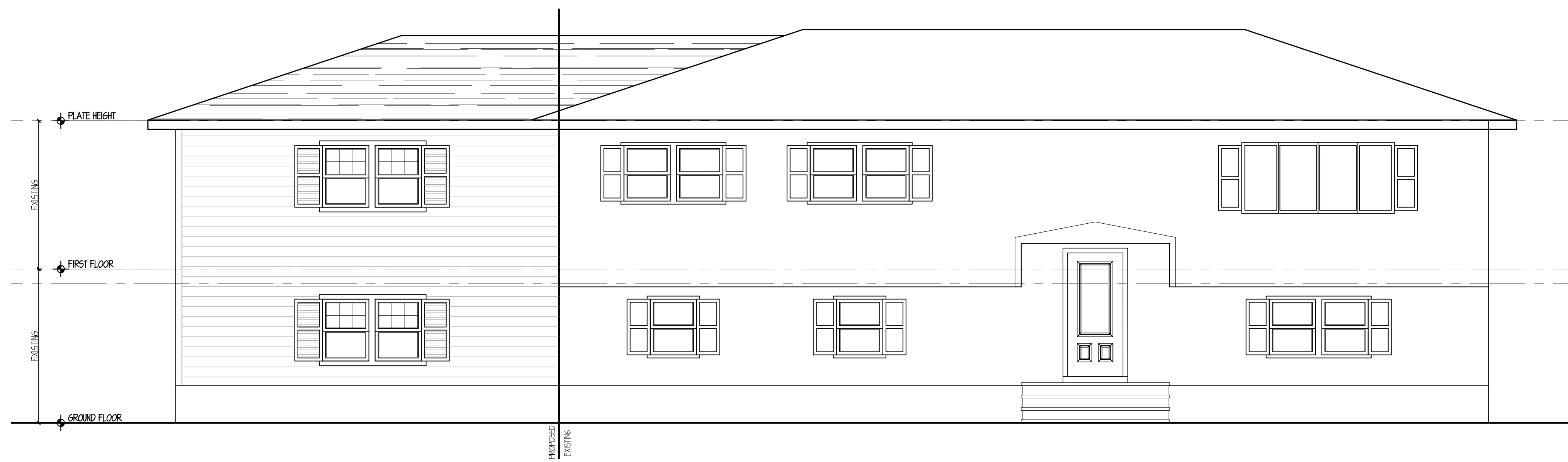
- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED



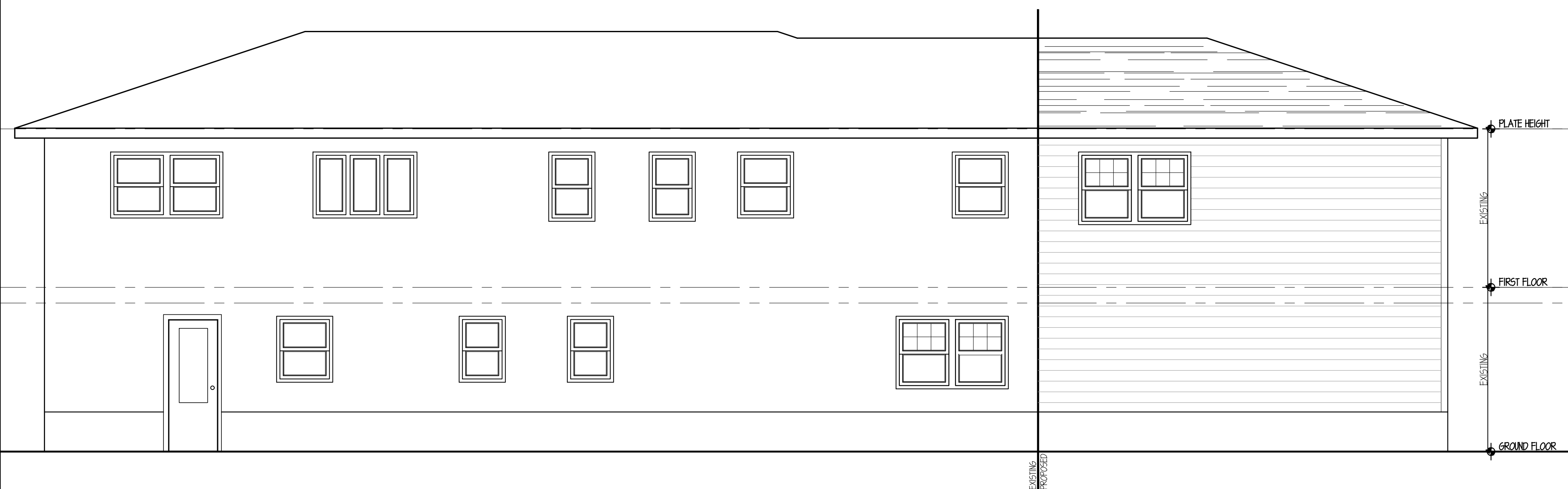
1 GROUND FLOOR
 SCALE 1/4" = 1'-0"



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



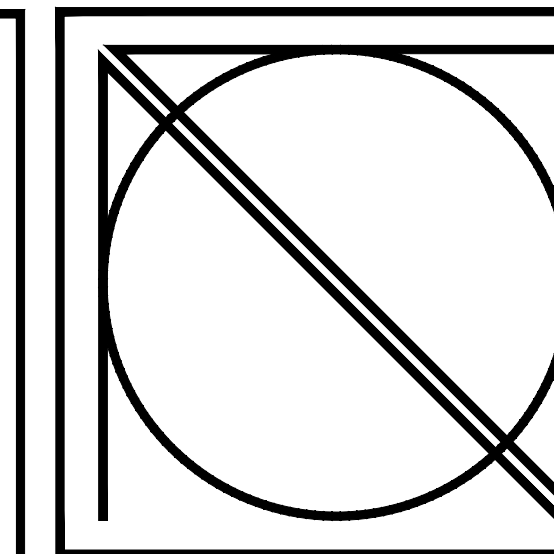
1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



2 REAR ELEVATION
SCALE 1/4" = 1'-0"



3 LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



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Revisions:

Drawing Title:
EXTERIOR ELEVATIONS

Date:	04.09.21	Drawing No.:	A-2.0
Scale:	NOTED		
Drawn:	DPA		
Rev.:	AQ		
Job#:	21-126		