

Cheder School for Girls Remodeling Project

Block 19.10, Lot 1
18 Delaware Street
Clifton, NJ 07011
Passaic County

Project Directory

Applicant:

Clifton Cheder, Inc.
1333 Broad Street
Clifton, NJ 07013

Contact: Bina Zarkhin
Tel: 862-485-4385
Email: zarkhinb@gmail.com

Architect:

Ben Horten Architecture & Design
312 State Route 10
Randolph, NJ 07869

Contact: Ben Horten
Tel: (973) 442-5880
Fax: (973) 442-5886
benhortenarch@gmail.com

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- SHEETS ISSUED FOR REVIEW
- SHEETS ISSUED W/OUT REVISIONS
- NEW SHEETS ADDED TO SET
- SHEETS ISSUED W/ REVISIONS

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FOR PLANNING BD. REVIEW DATE: 05/24/23						
1						

ARCHITECTURAL - BEN HORTEN ARCHITECTURE & DESIGN

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Signatures:

X

Chairman of the Board:

X

Secretary of the Board:

X

Engineer of the Board:

PROJECT

Cheder School for Girls
Remodeling Project

LOCATION

Lot: 1 & 13 Block: 19.10 & 19.08
18 Delaware Street
Clifton, NJ
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ARCHITECT



Issues and Revisions

No.	Date	Issues and Revisions	By	Check
1.	05/24/23	ISSUE FOR PB REVIEW	ZH	BH

Registration and Signature

Benjamin J. Horten NJ License No: AI 15794

Drawing Description:

TITLE PAGE

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PROJECT

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Lot: 1 & 13 Block: 19.10 & 19.08
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ARCHITECT



PROPOSED BUILDING FLOOR AREA

GROSS FLOOR AREA:	
BASEMENT:	18,864 SF
1ST FLOOR:	8,451 SF
2ND FLOOR:	4,880 SF
TOTAL GROSS AREA:	32,195 SF
NET FLOOR AREA:	
BASEMENT:	18,124 SF
1ST FLOOR:	7,720 SF
2ND FLOOR:	4,543 SF
TOTAL GROSS AREA:	30,387 SF

NET CLASS AREA:	
BASEMENT:	859 SF
1ST FLOOR:	3,885 SF
2ND FLOOR:	2,743 SF
TOTAL CLASS AREA:	7,195 SF

NET OFFICE AREA:	
BASEMENT:	920 SF
1ST FLOOR:	769 SF
2ND FLOOR:	662 SF
TOTAL OFFICE AREA:	2,351 SF

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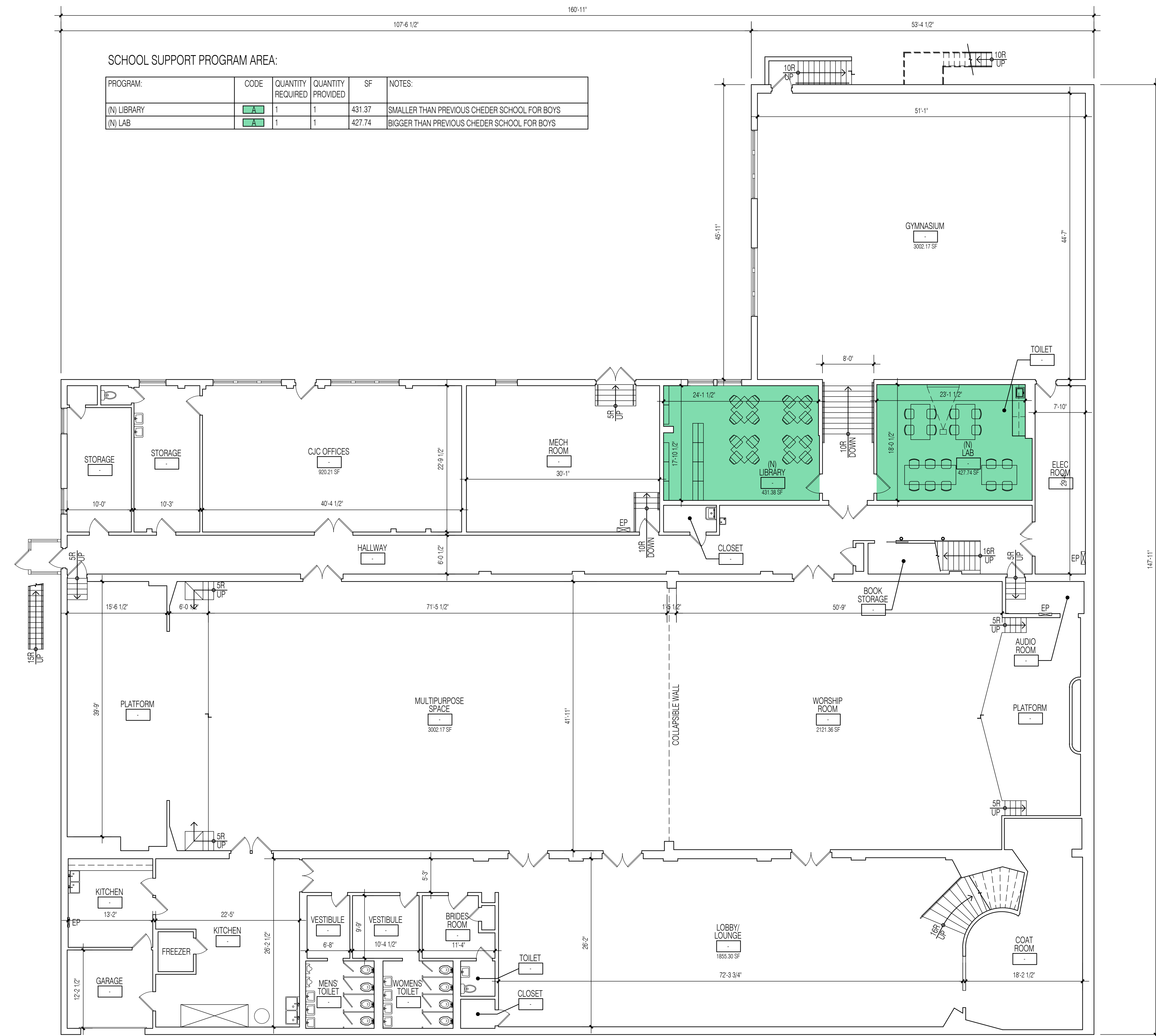
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PROPOSED BASEMENT PLAN

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A2.00



SCHOOL SUPPORT PROGRAM AREA:

PROGRAM:	CODE	QUANTITY REQUIRED	QUANTITY PROVIDED	SF	NOTES:
(N) LIBRARY	A	1	1	431.37	SMALLER THAN PREVIOUS CHEDER SCHOOL FOR BOYS
(N) LAB	A	1	1	427.74	BIGGER THAN PREVIOUS CHEDER SCHOOL FOR BOYS

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Drawing Description:

PROPOSED FIRST FLOOR PLAN

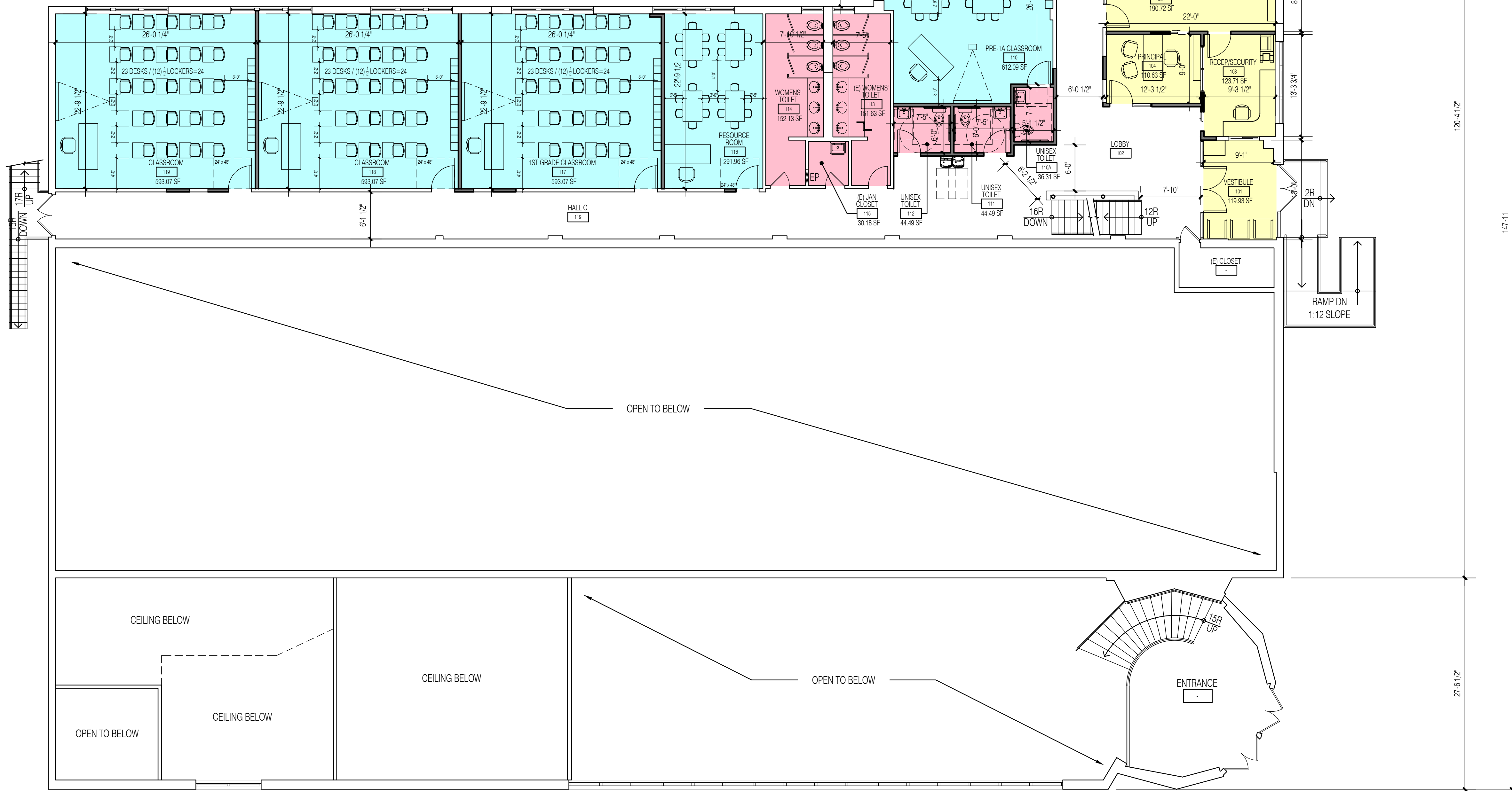
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SCHOOL SUPPORT PROGRAM AREA:

PROGRAM:	CODE	QUANTITY REQUIRED	QUANTITY PROVIDED	SF	NOTES:
CLASSROOM PRE-K 108	E	1	1	593.17	CLOSE TO 600 SF
CLASSROOM 109	E	1	1	608.15	-
PRE-1A 110	E	1	1	612.09	LARGEST CLASSROOM
RESOURCE ROOM 116	E	1	1	291.96	-
1ST GRADE CLASSROOM 117	E	1	1	593.07	CLOSE TO 600 SF
CLASSROOM 118	E	1	1	593.07	CLOSE TO 600 SF
CLASSROOM 119	E	1	1	593.07	CLOSE TO 600 SF
UNISEX BATHROOM 110A	B	1	1	36.31	PRE-1A CLASSROOM
UNISEX BATHROOM 111	B	1	1	44.49	NEXT TO THE EXISTING
UNISEX BATHROOM 112	B	1	1	44.49	NEXT TO THE EXISTING
WOMENS TOILET 113	B	1	1	151.63	THE EXISTING ONES IS KEPT
WOMENS TOILET 114	B	1	1	152.13	THE EXISTING ONES IS KEPT BUT REMODELED
JANITORIAL 115	B	1	1	30.18	THE EXISTING IS KEPT
VESTIBULE 101	B	1	1	119.93	-
RECEP/SECURITY 103	B	1	1	123.71	-
PRINCIPALS OFFICE 104	B	1	1	110.63	-
OPEN OFFICE 105A	B	1	1	190.72	-
ADMIN OFFICE 105B	B	1	1	98.22	-
IT / ADMIN 106	B	1	1	126.22	-
MECHANICAL / ELECTRICAL ROOM	-	1	0	-	-



1 PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" (IF 11 X 17, SCALE: NTS)

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PROPOSED SECOND FLOOR PLAN

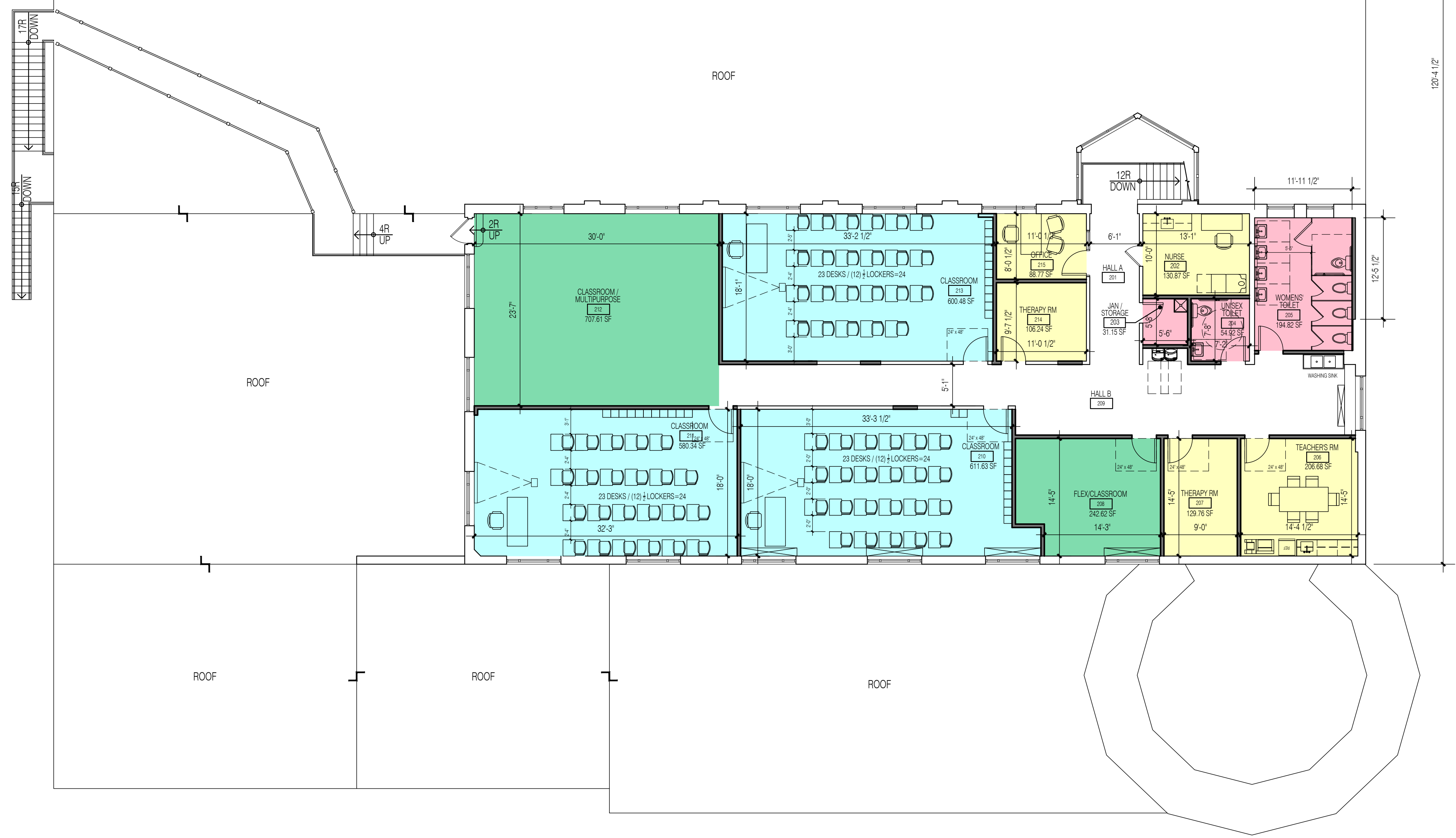
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SCHOOL SUPPORT PROGRAM AREA:

PROGRAM:	CODE	QUANTITY REQUIRED	QUANTITY PROVIDED	SF	NOTES:
CLASSROOM 210	E	1	1	611.63	-
CLASSROOM 211	E	1	1	580.34	CLOSE TO 600 SF
CLASSROOM 213	E	1	1	600.48	-
FLEX/CLASSROOM 208	A	1	1	242.62	-
MULTIPURPOSE ROOM 212	A	1	1	707.61	KEEP THE EXISTING BUT REDUCED
NURSE'S ROOM 202	B	1	1	130.87	-
TEACHERS ROOM 206	B	1	1	206.68	-
THERAPY ROOM 207	B	1	1	129.76	-
THERAPY ROOM 214	B	1	1	106.24	-
OFFICE 215	B	1	1	88.77	-
JANITORIAL 203	-	1	1	31.15	STORAGE INCLUDED
UNISEX BATHROOM 204	-	1	1	54.92	CLOSE TO THE EXISTING ONE
LARGE GANG BATHROOM 205	-	1	1	194.82	REMODEL THE EXISTING (SIMILAR SIZE AT PREVIOUS SCHOOL)



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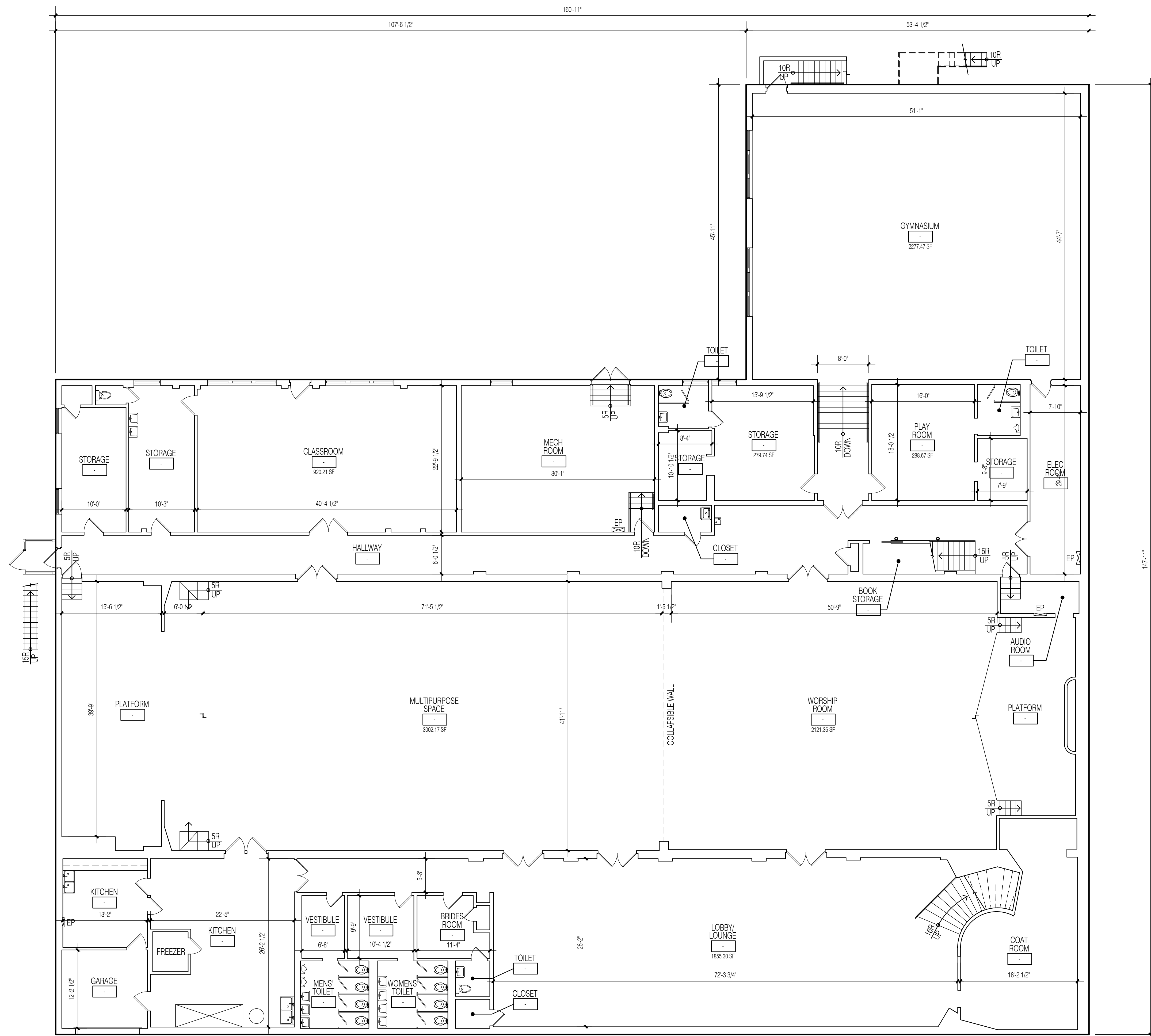
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TOTAL GROSS AREA:	30,387 SF

NET CLASS AREA:

BASEMENT:	920 SF
1ST FLOOR:	3,445 SF
2ND FLOOR:	3,718 SF
TOTAL CLASS AREA:	8,083 SF

NET OFFICE AREA:

BASEMENT:	0 SF
1ST FLOOR:	976 SF
2ND FLOOR:	0 SF
TOTAL OFFICE AREA:	976 SF



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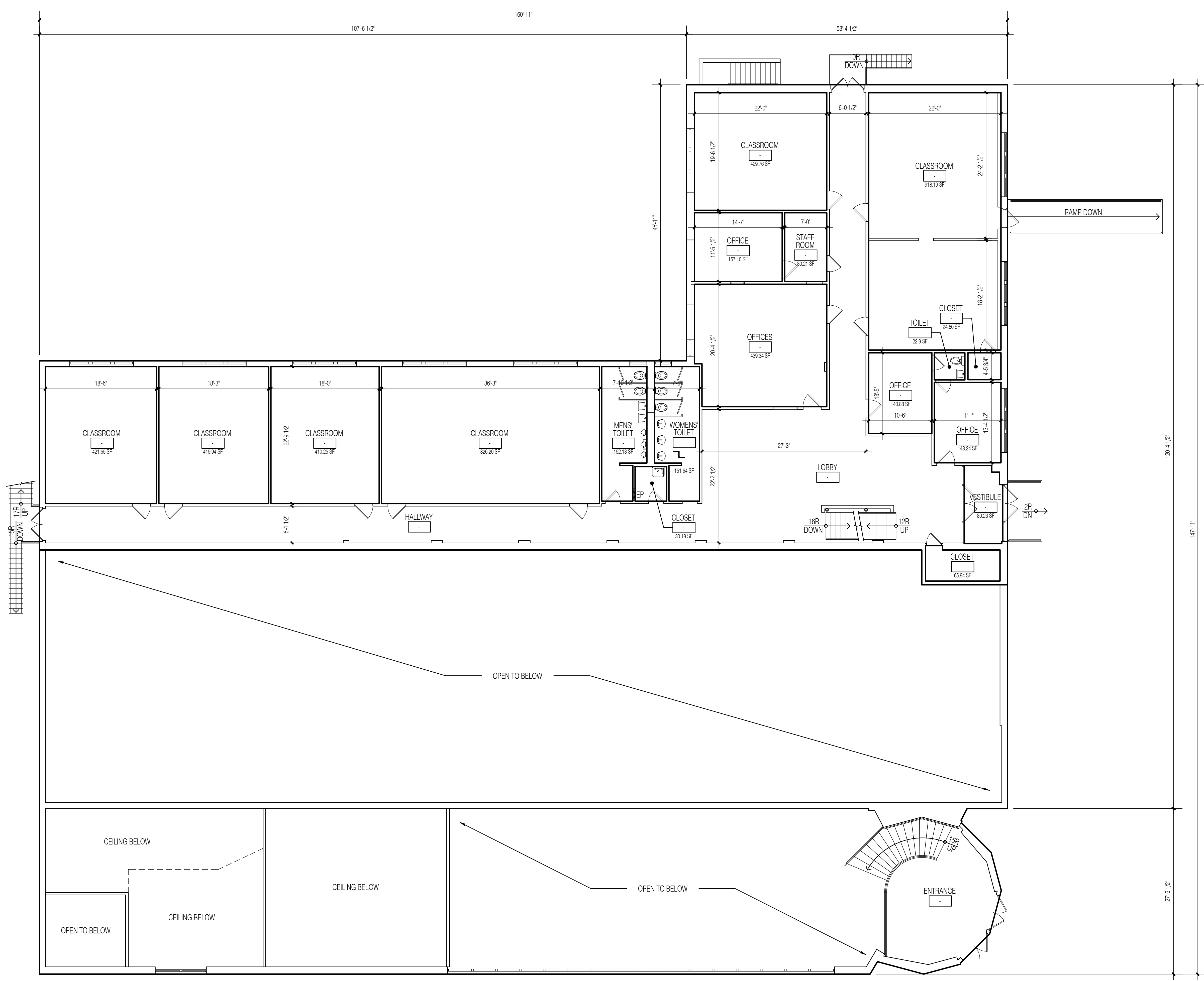
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EXISTING BASEMENT PLAN

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B

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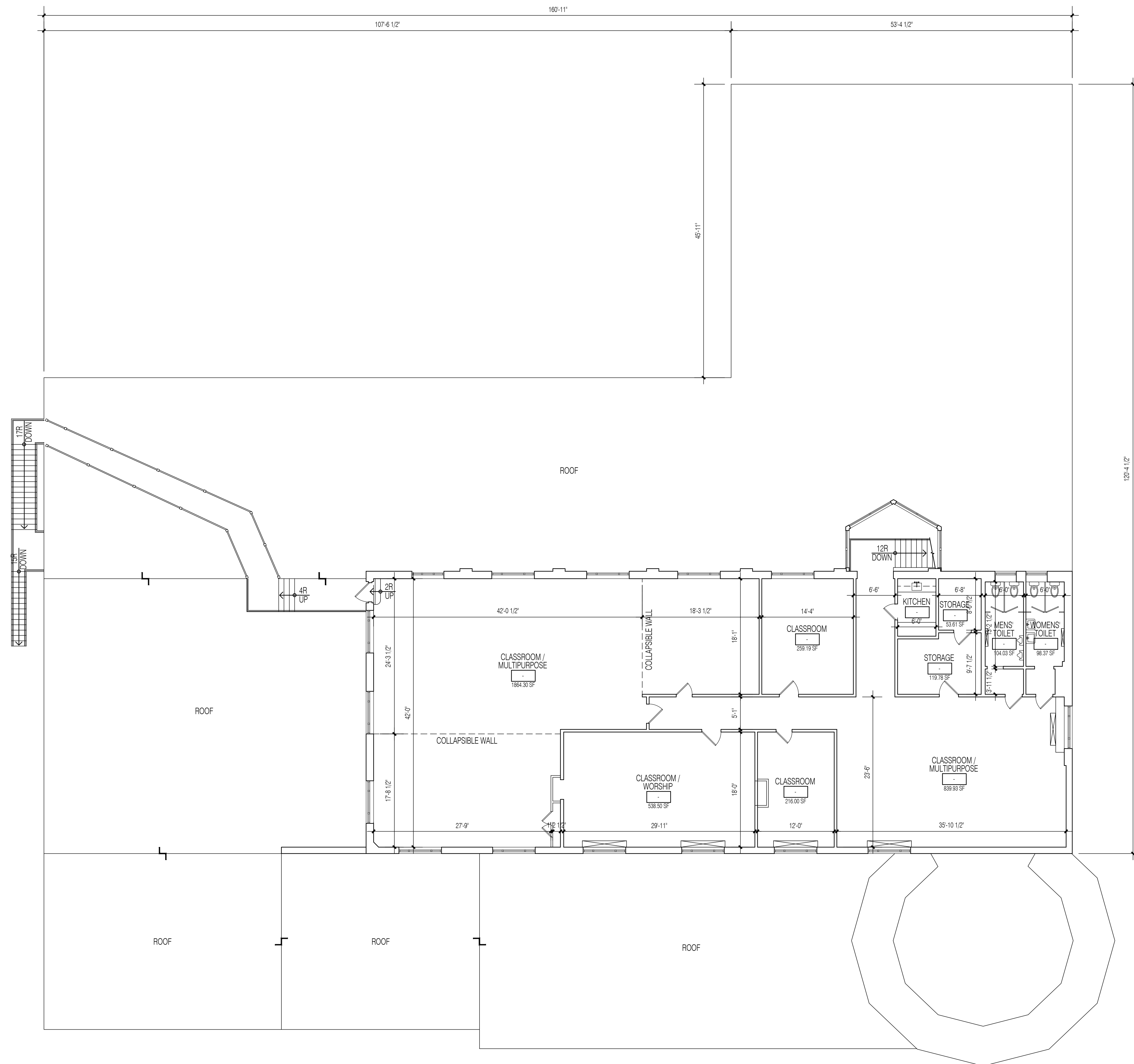
EXISTING FIRST FLOOR PLAN

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SD\drawings\2 PB set\X2.01 xplan_01.dwg

1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8"=1'-0" (IF 11 X 17, SCALE: NTS)

X2.01

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X2.02

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1 EXISTING SECOND FLOOR PLAN
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