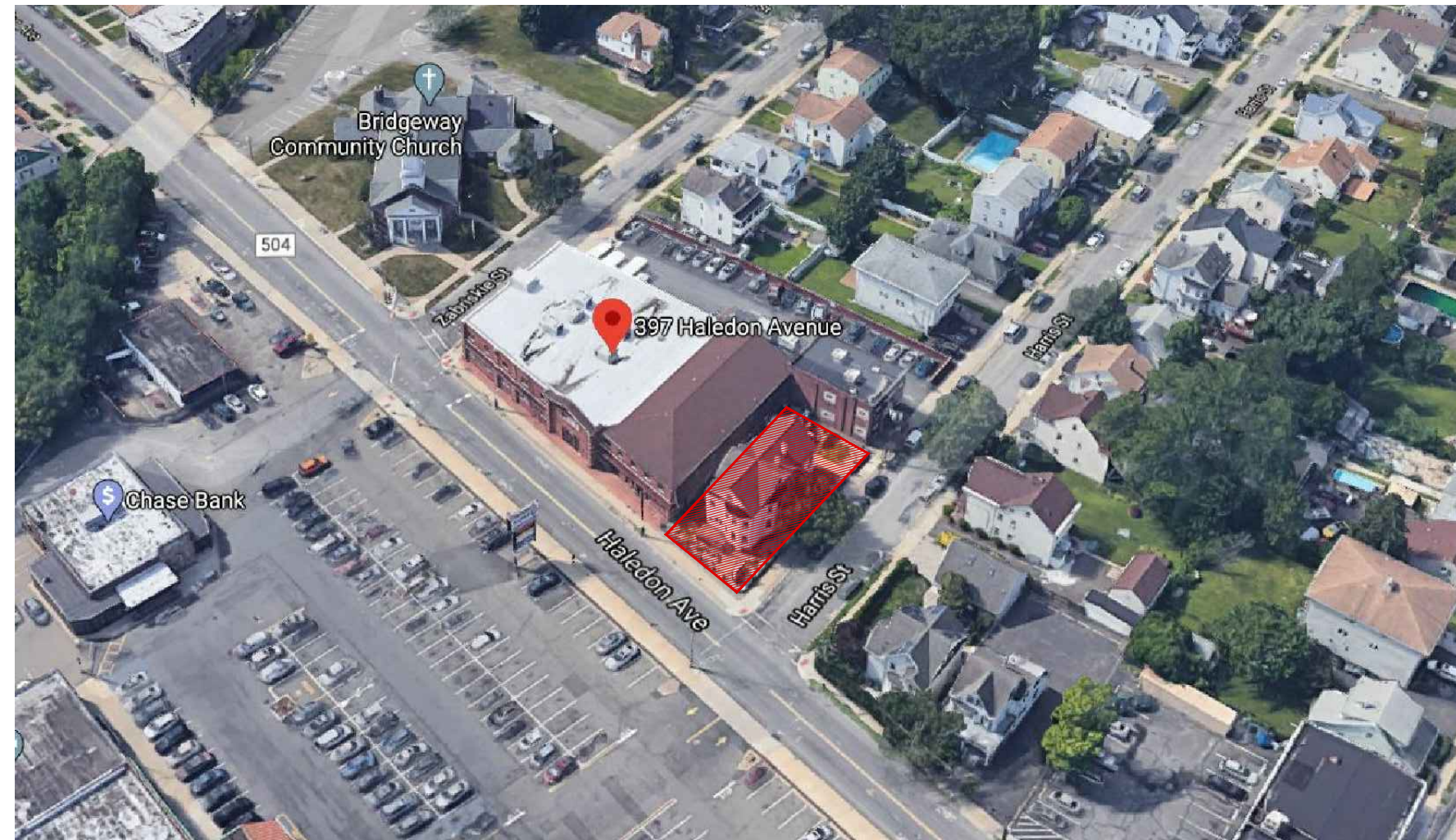
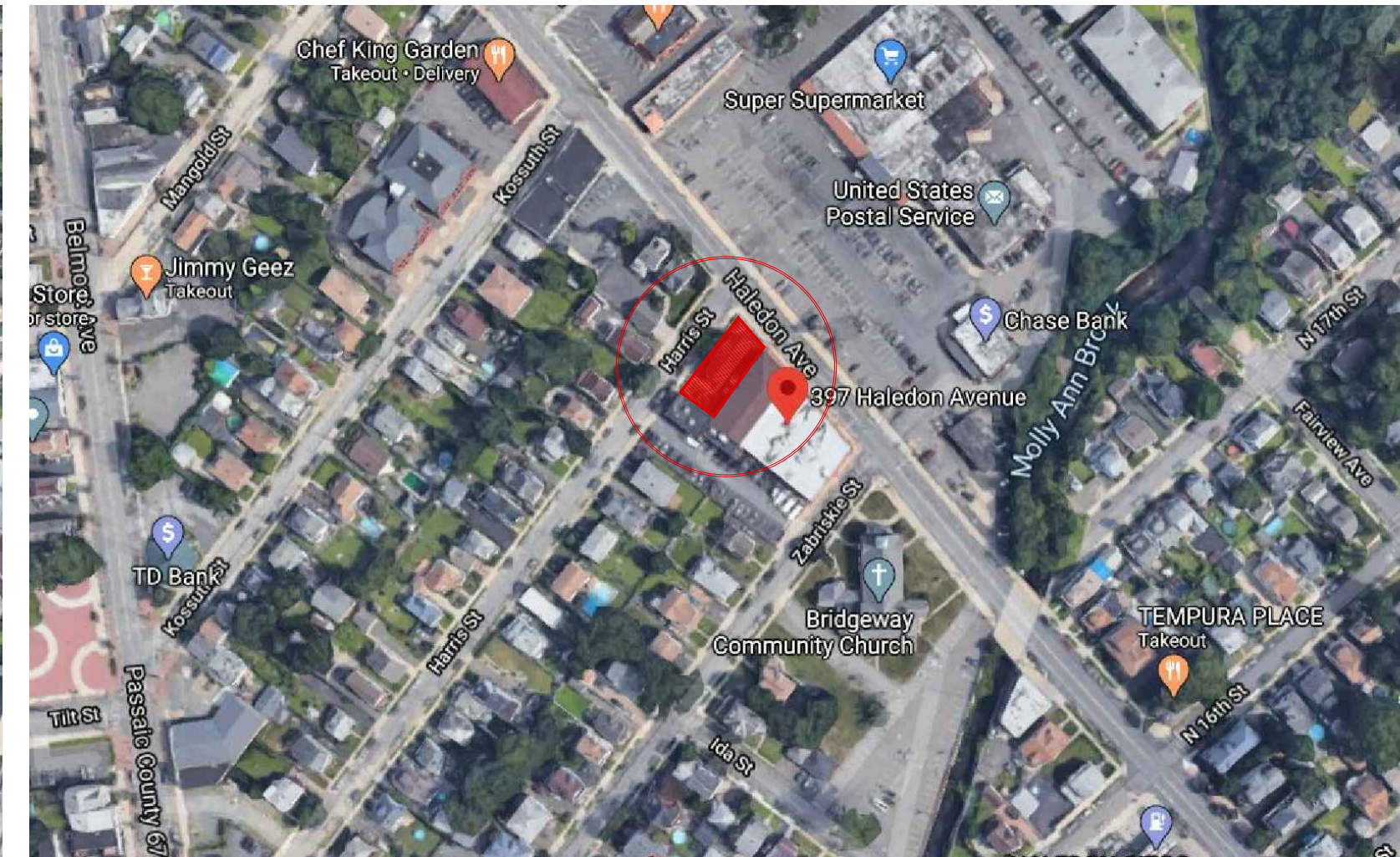


AERIAL VIEW



SATELLITE IMAGE



PROJECT DESCRIPTION

EXISTING 2-1/2 STORIES SINGLE FAMILY DWELLING (R-5) LOCATED IN THE NC ZONE TO BE DEMOLISHED AND REPLACED WITH A 2 STORY OFFICE BUILDING (B USE).

CODE DATA IDENTIFICATION

WORK SITE ADDRESS:	411 HALEDON AVE
BLOCK:	90
LOT:	17
OWNER :	397401 HLDN PROPERTIES LLC RAMON SANCHEZ

PROPOSED WORK: NEW CONSTRUCTION

BUILDING CHARACTERISTICS

NUMBER OF STORIES:	2 STORIES
HEIGHT OF STRUCTURE:	±30'-0" TO HIGHEST POINT
AREA OF LARGEST FLOOR:	4,428.0 SQFT
NEW BUILDING AREA:	8,856.0 SQFT
NEW VOLUME:	110,350.0 CUFT
MAXIMUM LIVE LOAD:	70LBS/SQ FT
MAXIMUM OCCUPANCY:	Business 150 Gross as per IBC 1004.5 8,828.0 sqft/150= 59 occupants

DESCRIPTION OF BUILDING USE

BUILDING USE GROUP:	PRESENT	R-5 (SINGLE FAMILY)	PROPOSED	B- BUSINESS
	CONSTRUCTION CLASSIFICATION:	TYPE V - A	SAME	

APPLICABLE CODES

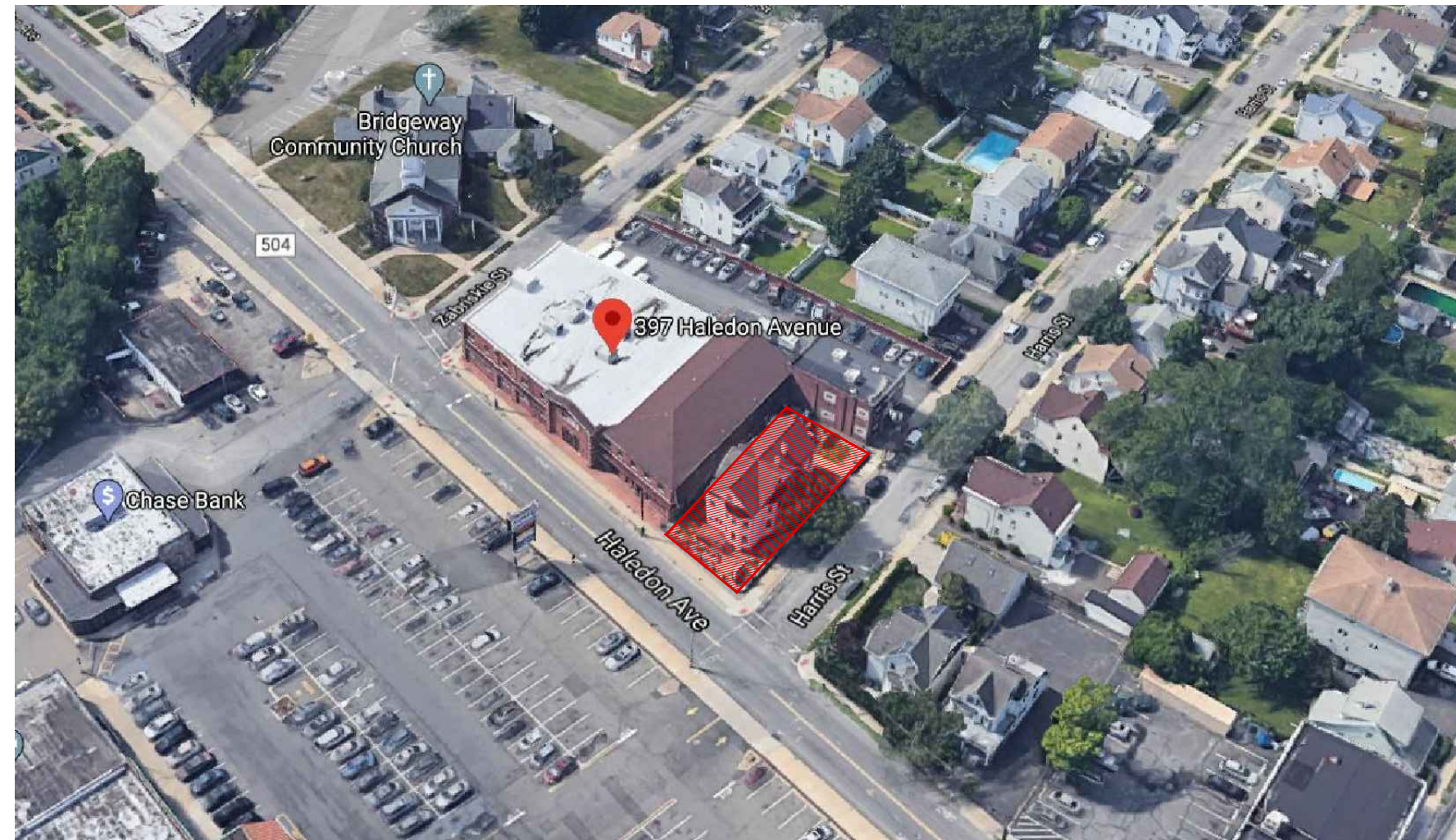
- INTERNATIONAL BUILDING CODE (IBC), 2018, NJ EDITION
- NATIONAL ELECTRICAL CODE (NFPA 70), 2017
- NATIONAL STANDARD PLUMBING CODE, 2018
- INTERNATIONAL ENERGY CONSERVATION CODE, 2018, NJ EDITION
- INTERNATIONAL MECHANICAL CODE, 2018
- AMERICAN NATIONAL STANDARD, ICC/ANSI A117.1- 2009
- INTERNATIONAL FIRE CODE, 2015
- REHABILITATION SUBCODE (NJAC 5:23-3.22) 2018

SCHEDULE OF DRAWINGS

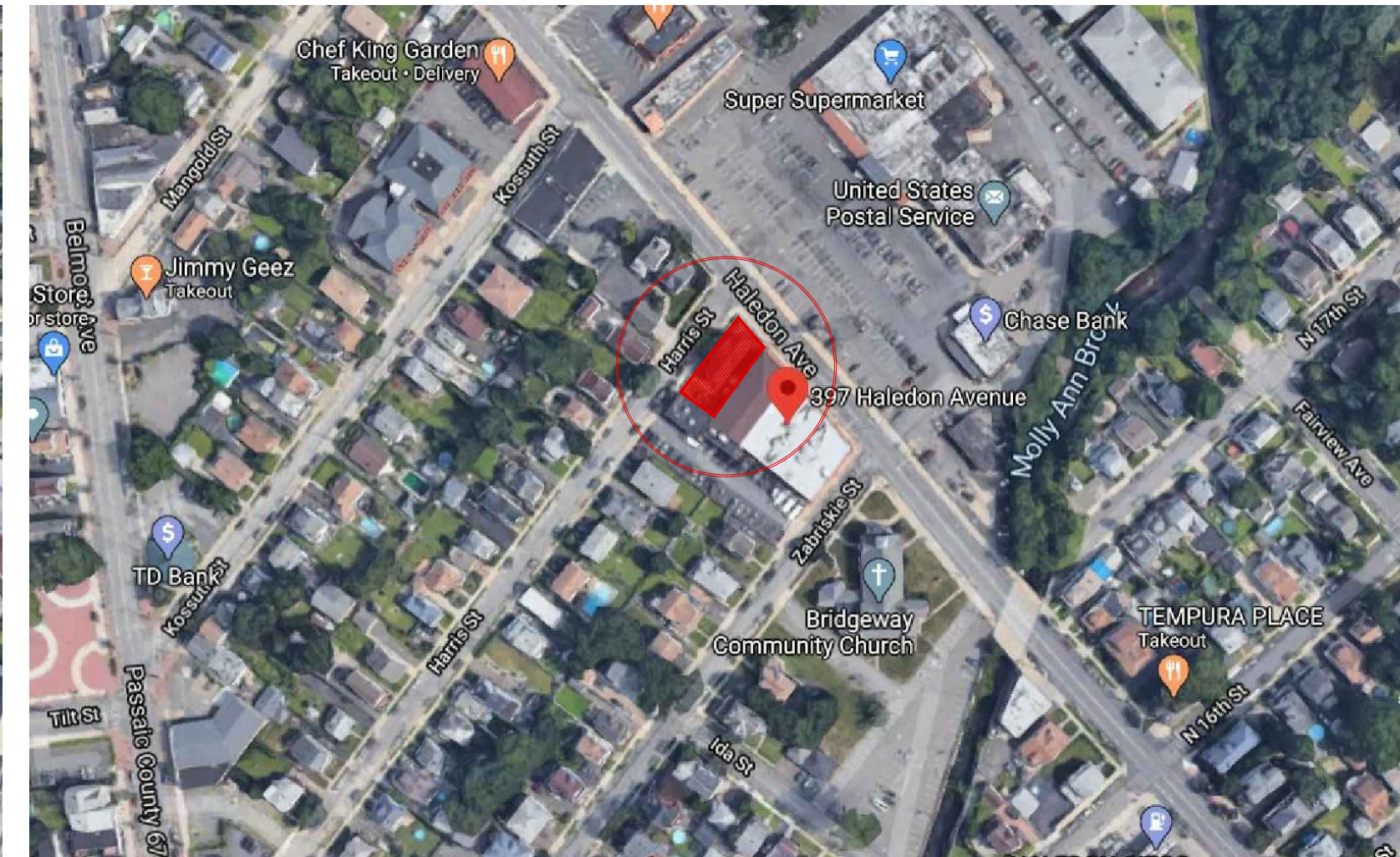
T01	SITE PLAN, CODE DATA, PICTURES & NOTES
T02	SURVEY AND FUTURE PARKING EXTENSION
A01	GROUND FLOOR PROPOSED PLAN
A02	SECOND FLOOR PROPOSED PLAN
A03	PROPOSED ELEVATIONS
A04	PROPOSED INTERIOR ELEVATIONS
A05	ADJACENT PROPERTIES ELEVATIONS

SPACE FOR PLANING BOARD

AERIAL VIEW



SATELLITE IMAGE



PROJECT DESCRIPTION

EXISTING 2-1/2 STORIES SINGLE FAMILY DWELLING (R-5) LOCATED IN THE NC ZONE TO BE DEMOLISHED AND REPLACED WITH A 2 STORY OFFICE BUILDING (B USE).

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SPACE FOR PLANING BOARD



JOSE A. IZQUIERDO, AIA  
N.J.L.C. #09143 NY L.I.C. #017014-1 N.E.P.L.N. #03385  
391 Nelson Avenue  
Cliffside Park, NJ 07010  
CELL - 201-240-7484

Jose A. Izquierdo, AIA, PP, JD  
JAIArchitects@gmail.com

Date Sealed: / /  
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REVISIONS		
NO.	DESCRIPTION	DATE
1.	Grading & Drainage Plan Updated (as per Coosa Engineering Corp.)	02/10/2021

NO.	DESCRIPTION	DATE
-----	-------------	------

**SUBMISSIONS**

PROPOSED  
MEDICAL OFFICE BUILDING  
411 Haledon Ave  
Block 90 Lot 17  
Haledon-New Jersey

OWNER  
397401 HLDN PROPERTIES LLC  
RAMON SANCHEZ

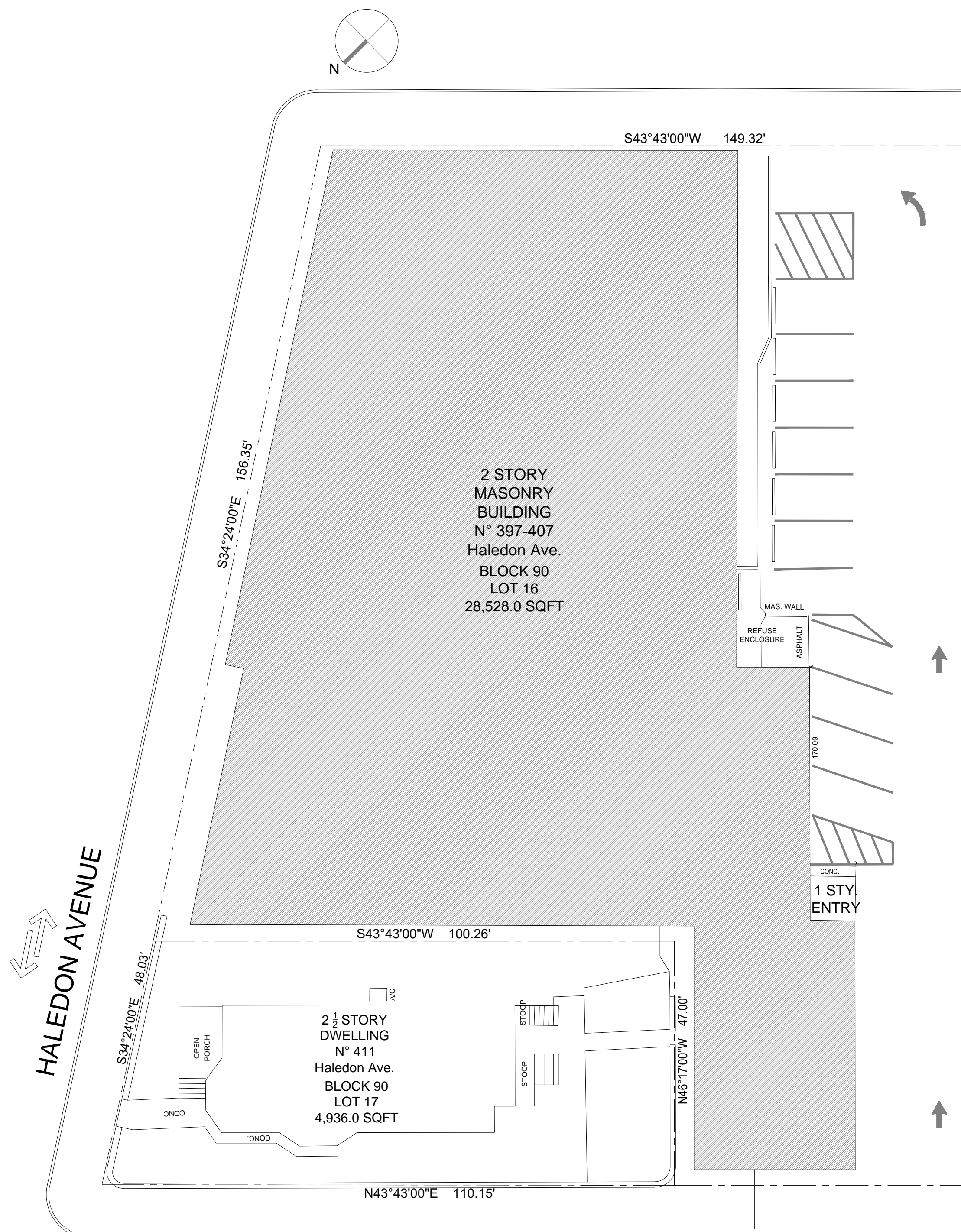
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PROJECT  
MEDICAL OFFICE  
SCHEMATIC DESIGN  
SHEET TITLE

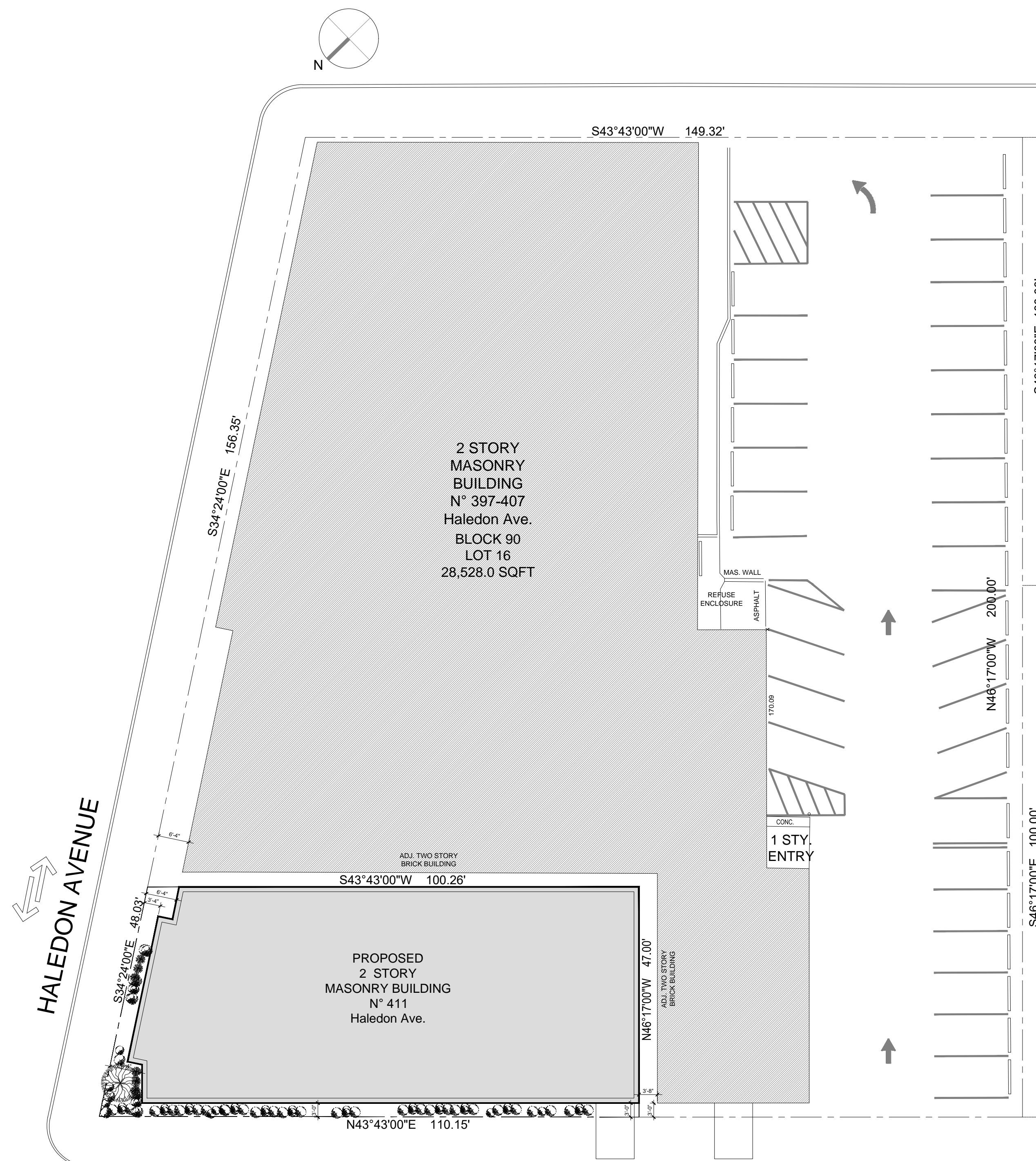
SITE PLAN-CODE DATA-  
PICTURES AND NOTES

SCALE	AS NOTED
DATE	08-26-20
JOB NO.	2020.15

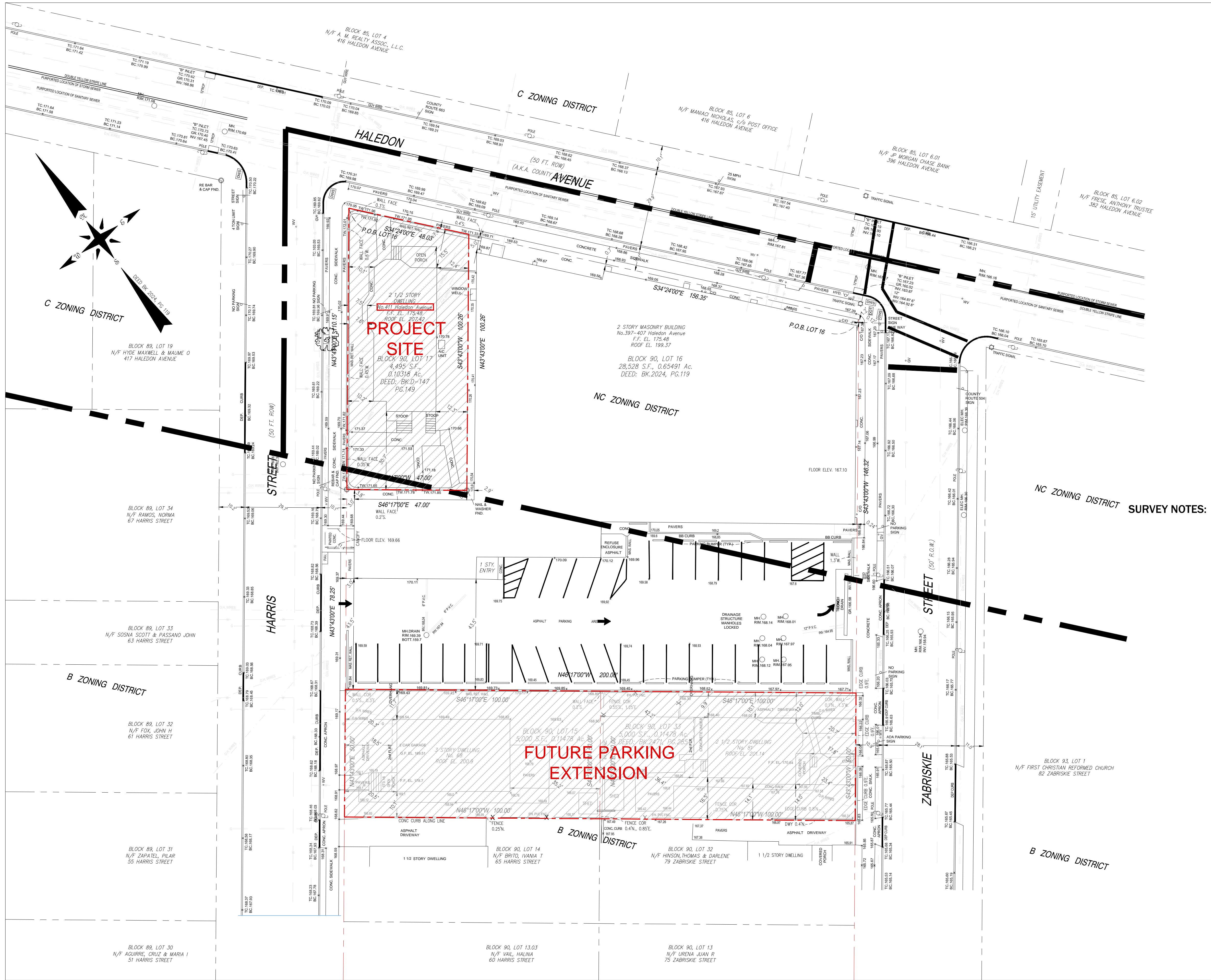
T01



EXISTING SITE PLAN  
SCALE: 1/16" = 1'-0"



PROPOSED SITE PLAN  
SCALE: 1/16" = 1'-0"



EXISTING SURVEY  
NOT TO SCALE



JOSE A. IZQUIERDO, AIA  
N.J.L.C. #09143 NY L.I.C. #017014-1 N.E.P.L.N. #03385  
391 Nelson Avenue  
Cliffside Park, NJ 07010  
CELL - 201-240-7484

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Date Sealed:

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REVISIONS		
NO.	DESCRIPTION	DATE
1.	Grading & Drainage Plan Updated (as per Costa Engineering Corp.)	02/10/2021

NO.	DESCRIPTION	DATE
SUBMISSIONS		

PROPOSED  
MEDICAL OFFICE BUILDING  
411 Haledon Ave  
Block 90 Lot 17  
Haledon-New Jersey

OWNER  
397401 HLDN PROPERTIES LLC  
RAMON SANCHEZ

CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING. REPORT ALL DISCREPANCIES TO ARCHITECT. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF FIELD CONDITIONS AND DIMENSIONS.

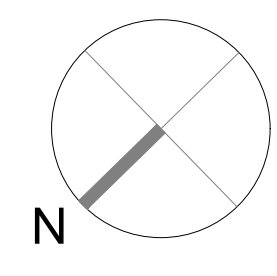
PROJECT  
MEDICAL OFFICE  
SCHEMATIC DESIGN

SHEET TITLE

FUTURE PARKING AREA

SCALE	AS NOTED
DATE	08-26-20
JOB NO	2020.15

T02



Jose A. Izquierdo, AIA, PP, JD  
 JAIarchitects@gmail.com

Date Sealed: / /  
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REVISIONS		
NO.	DESCRIPTION	DATE
1.	Grading & Drainage Plan Updated (as per Coats Engineering Corp.)	02/10/2021

NO.	DESCRIPTION	DATE
<b>SUBMISSIONS</b>		

**PROPOSED  
 MEDICAL OFFICE BUILDING**  
 411 Haledon Ave  
 Block 90 Lot 17  
 Haledon-New Jersey

OWNER  
 397401 HLDN PROPERTIES LLC  
 RAMON SANCHEZ

CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING. REPORT ALL DISCREPANCIES TO ARCHITECT. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF FIELD CONDITIONS AND DIMENSIONS.

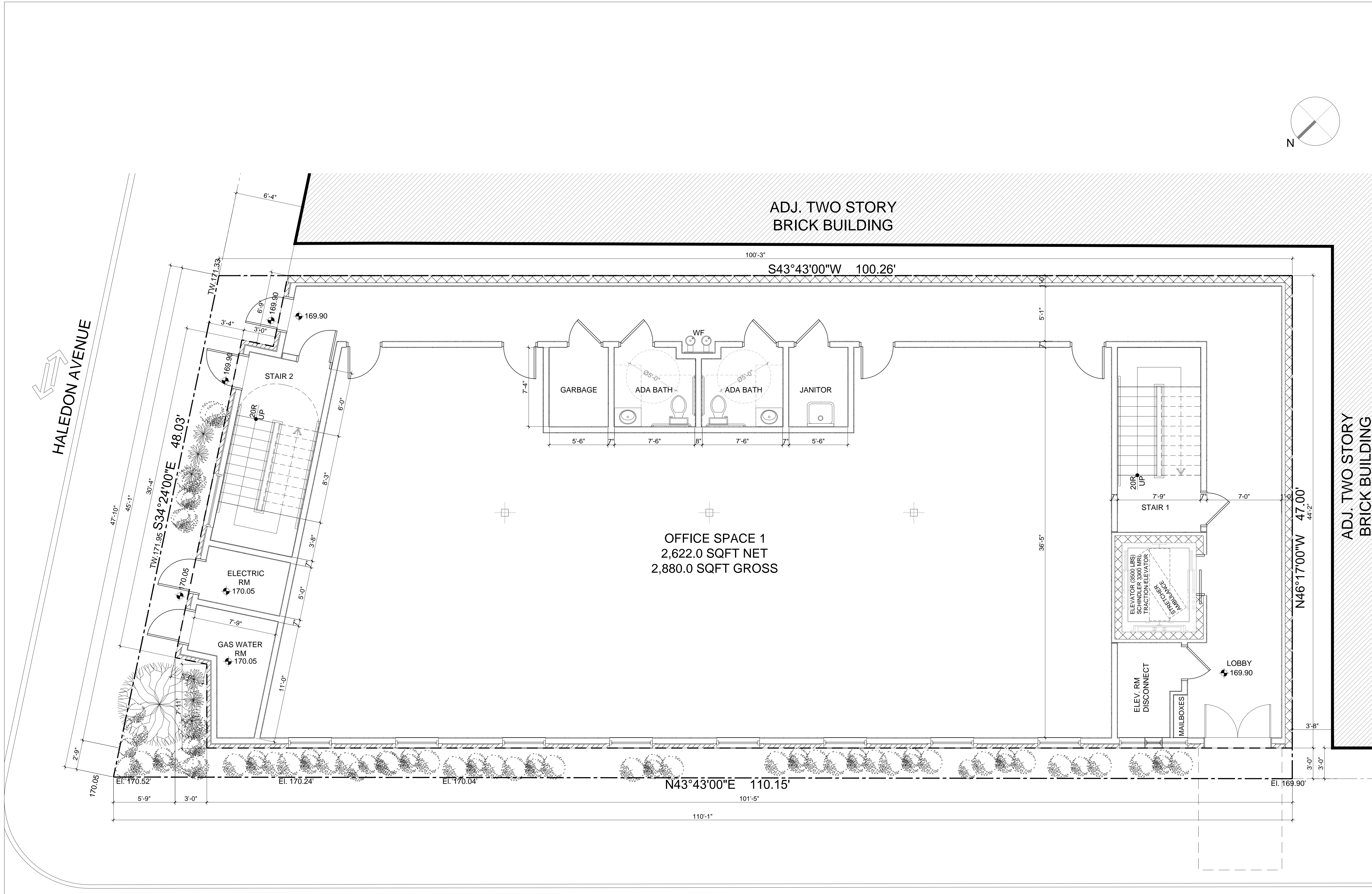
PROJECT

MEDICAL OFFICE  
 SCHEMATIC DESIGN

SHEET TITLE

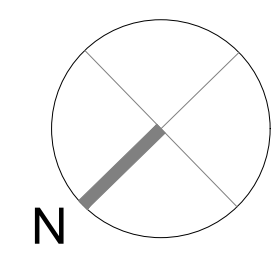
ARCHITECTURAL GROUND  
 FLOOR PROPOSED PLAN

SCALE	AS NOTED	<b>A01</b>
DATE	08-26-20	
JOB NO	2020.15	



SCHEMATIC DESIGN\_PROPOSED GROUND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

HARRIS STREET



Jose A. Izquierdo, AIA, PP, JD  
 JAIarchitects@gmail.com

Date Sealed: / /  
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REVISIONS		
NO.	DESCRIPTION	DATE
1.	Grading & Drainage Plan Updated (as per Coats Engineering Corp.)	02/10/2021

NO.	DESCRIPTION	DATE
<b>SUBMISSIONS</b>		

**PROPOSED  
 MEDICAL OFFICE BUILDING**  
 411 Haledon Ave  
 Block 90 Lot 17  
 Haledon-New Jersey

OWNER  
 397401 HLDN PROPERTIES LLC  
 RAMON SANCHEZ

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PROJECT  
**MEDICAL OFFICE  
 SCHEMATIC DESIGN**

SHEET TITLE  
 ARCHITECTURAL FIRST  
 FLOOR PROPOSED PLAN

SCALE	AS NOTED	<b>A02</b>
DATE	08-26-20	
JOB NO	2020.15	

