

MAIN STREET TOWNHOUSES

83 MAIN ST, NETCONG NJ 07857

CLIENT:

83 MAIN STREET LLC
114 ROCK ROAD
GREENBROOK, NJ 08812

ARCHITECT:

VIVID ARC LLC
511 S BROAD ST. ST. 2A,
GLEN ROCK, NJ 07642



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VIVID ARC
511 S BROAD ST. ST. 2A
GLEN ROCK, NJ 07642
551.206.6196
arlenis@vivid-arc.com
www.vivid-arc.com

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

MAIN STREET TOWN HOUSES
 83 MAIN STREET, NETCONG, NJ 07857
 83 Main Street LLC

KEY PLAN:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY ARCHITECT
ARCHITECT OF RECORD:
ARLENIS DOMINGUEZ
NJ LIC. NUMBER: 21A102182000
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DESCRIPTION OF WORK	GENERAL DESCRIPTION	BUILDING FLOOR AREA	UNIT MIX/ AVERAGE SF.	APPROVALS																																																														
<p>THIS PROPOSED PROJECT IS A REHABILITATION OF AN EXISTING WAREHOUSE INTO (9) RESIDENTIAL UNITS. THE TOWNHOUSES WILL HAVE (5) THREE-BEDROOM UNITS, (2) TWO-BEDROOM UNITS, AND (2) ONE-BEDROOM UNITS. THE PROPOSED BUILDING WILL HAVE (12) NEW PARKING SPOTS.</p> <p>NEW MATERIALS WILL BE ADDED TO THE EXISTING BUILDING ENVELOPE SUCH ALUMINUM METAL AND WOOD, THE EXISTING STUCCO FINISH WILL BE PAINTED.</p>	<p>1. USE GROUP: GROUP: R-2 (1ST-2ND FLOOR)</p> <p>2. CONSTRUCTION TYPE: TYPE: 5B ASSUMED UNPROTECTED COMBUSTIBLE (1ST - 2ND FLOOR)</p> <p>3. AREA:</p> <table border="1"> <tr> <td>FIRST FLOOR EXISTING</td> <td>5,689 SF</td> </tr> <tr> <td>SECOND FLOOR EXISTING</td> <td>2,761 SF</td> </tr> <tr> <td>ADDITION</td> <td>900 SF</td> </tr> </table> <p>CUBIC VOLUME 127,000 CU.FT.</p> <p>TOTAL BUILDING GROSS SF: 9,342 SF</p>	FIRST FLOOR EXISTING	5,689 SF	SECOND FLOOR EXISTING	2,761 SF	ADDITION	900 SF	<table border="1"> <thead> <tr> <th>FLOOR</th> <th>RESIDENTIAL GSF</th> </tr> </thead> <tbody> <tr> <td>FIRST FLOOR</td> <td>5,476.33 GSF</td> </tr> <tr> <td>SECOND FLOOR</td> <td>3,426.24 GSF</td> </tr> <tr> <td>TOTAL</td> <td>8,905.57 GSF</td> </tr> </tbody> </table>	FLOOR	RESIDENTIAL GSF	FIRST FLOOR	5,476.33 GSF	SECOND FLOOR	3,426.24 GSF	TOTAL	8,905.57 GSF	<p>FIRST - SECOND</p> <table border="1"> <thead> <tr> <th>UNIT #</th> <th>BEDROOMS</th> <th>BATHROOMS</th> <th>NET SF</th> </tr> </thead> <tbody> <tr><td>1</td><td>3 BEDROOM</td><td>2 BATHROOMS</td><td>1,408.20 SF</td></tr> <tr><td>2</td><td>2 BEDROOM</td><td>1.5 BATHROOMS</td><td>876.06 SF</td></tr> <tr><td>3</td><td>2 BEDROOM</td><td>1.5 BATHROOMS</td><td>851.59 SF</td></tr> <tr><td>4</td><td>2 BEDROOM</td><td>1.5 BATHROOMS</td><td>876.06 SF</td></tr> <tr><td>5</td><td>2 BEDROOM</td><td>1.5 BATHROOMS</td><td>868.33 SF</td></tr> <tr><td>6</td><td>1 BEDROOM</td><td>1 BATHROOM</td><td>756.21 SF</td></tr> <tr><td>7</td><td>2 BEDROOM</td><td>1 BATHROOM</td><td>884.18 SF</td></tr> <tr><td>8</td><td>2 BEDROOM</td><td>2 BATHROOM</td><td>980.86 SF</td></tr> <tr><td>9</td><td>2 BEDROOM</td><td>2 BATHROOM</td><td>966.85 SF</td></tr> <tr> <td>TOTAL PER FLOOR (1ST - 2ND)</td> <td>18 BEDROOMS</td> <td>14 BATHROOMS</td> <td>8,468.34 SF</td> </tr> <tr> <td>TOTAL</td> <td>18 BEDROOMS</td> <td>14 BATHROOMS</td> <td>8,468.34 SF</td> </tr> </tbody> </table>	UNIT #	BEDROOMS	BATHROOMS	NET SF	1	3 BEDROOM	2 BATHROOMS	1,408.20 SF	2	2 BEDROOM	1.5 BATHROOMS	876.06 SF	3	2 BEDROOM	1.5 BATHROOMS	851.59 SF	4	2 BEDROOM	1.5 BATHROOMS	876.06 SF	5	2 BEDROOM	1.5 BATHROOMS	868.33 SF	6	1 BEDROOM	1 BATHROOM	756.21 SF	7	2 BEDROOM	1 BATHROOM	884.18 SF	8	2 BEDROOM	2 BATHROOM	980.86 SF	9	2 BEDROOM	2 BATHROOM	966.85 SF	TOTAL PER FLOOR (1ST - 2ND)	18 BEDROOMS	14 BATHROOMS	8,468.34 SF	TOTAL	18 BEDROOMS	14 BATHROOMS	8,468.34 SF	<p>Approved by the Netcong Borough Land-Use Board</p> <p>Chairperson _____ Date _____</p> <p>Board Secretary _____ Date _____</p> <p>Board Engineer _____ Date _____</p>
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DATE	DRN	CHK	DESCRIPTION
04/08/2024	EB	AD	PLANNING BOARD

REV	DATE	DRN	CHK	DESCRIPTION

STRUCTURAL ENGINEER:

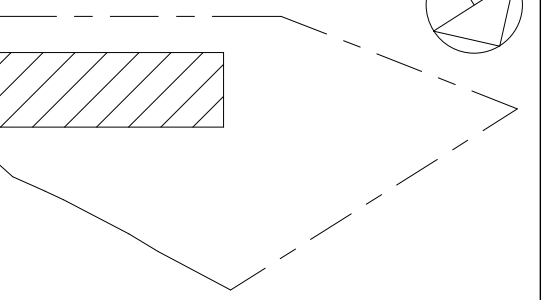
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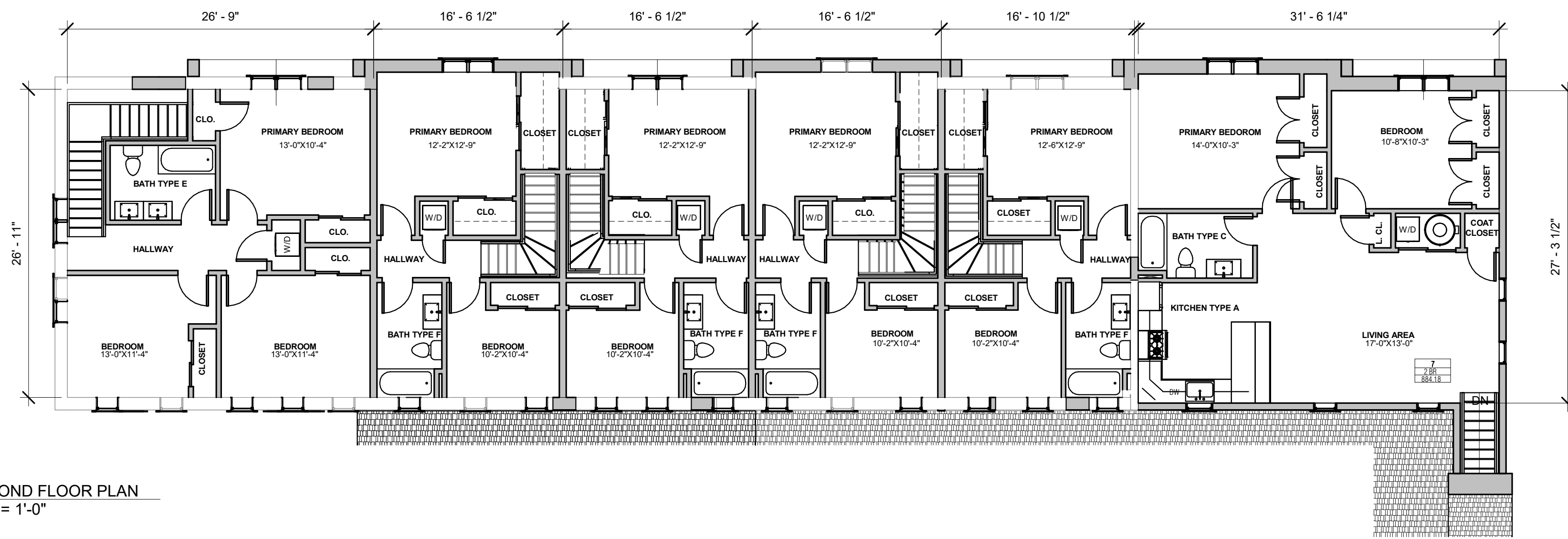
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1208	As indicated

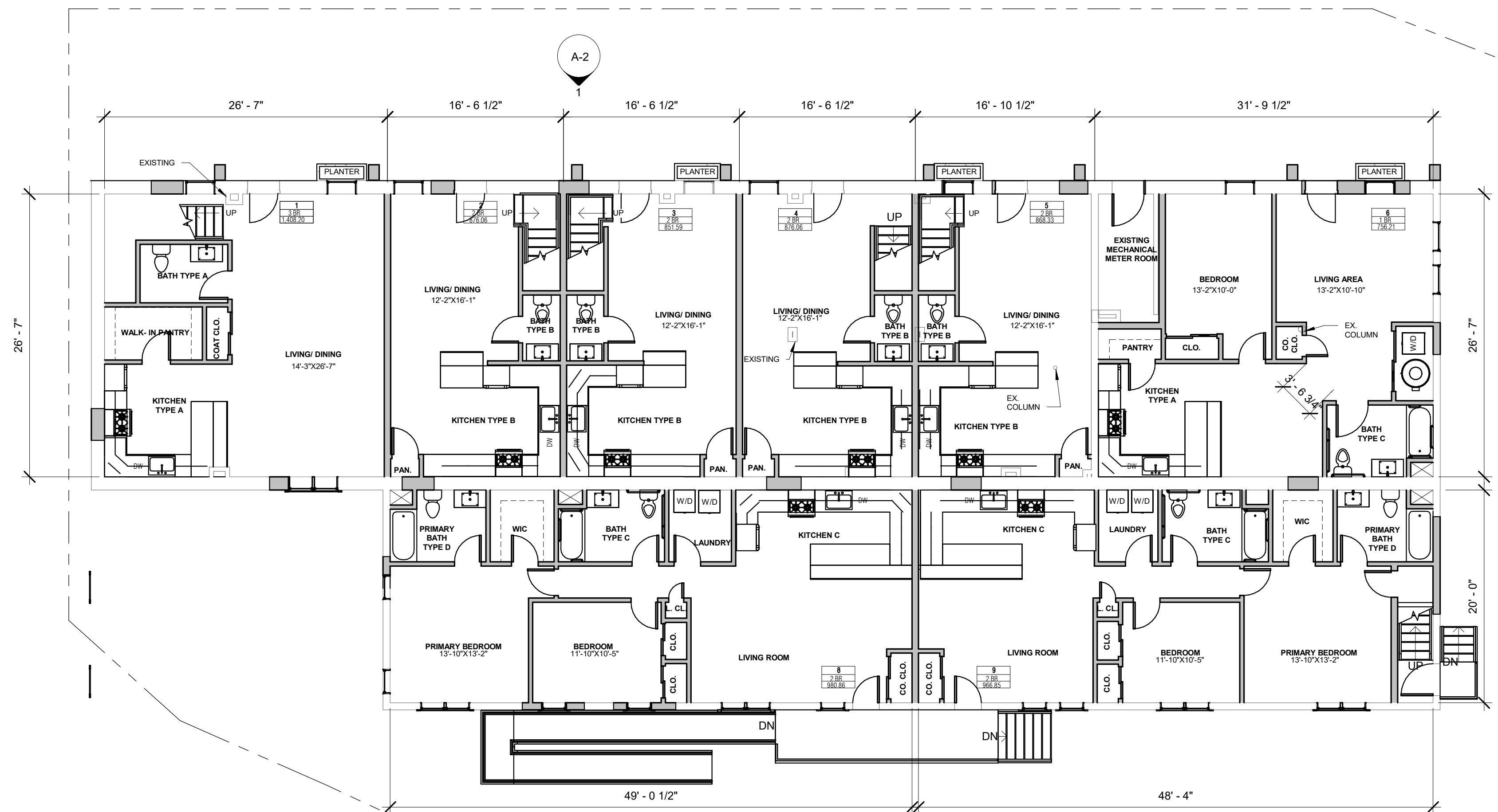
DWG. NAME:
PROPOSED 1ST AND 2ND FLOOR PLAN

DWG. NO.:
A-1

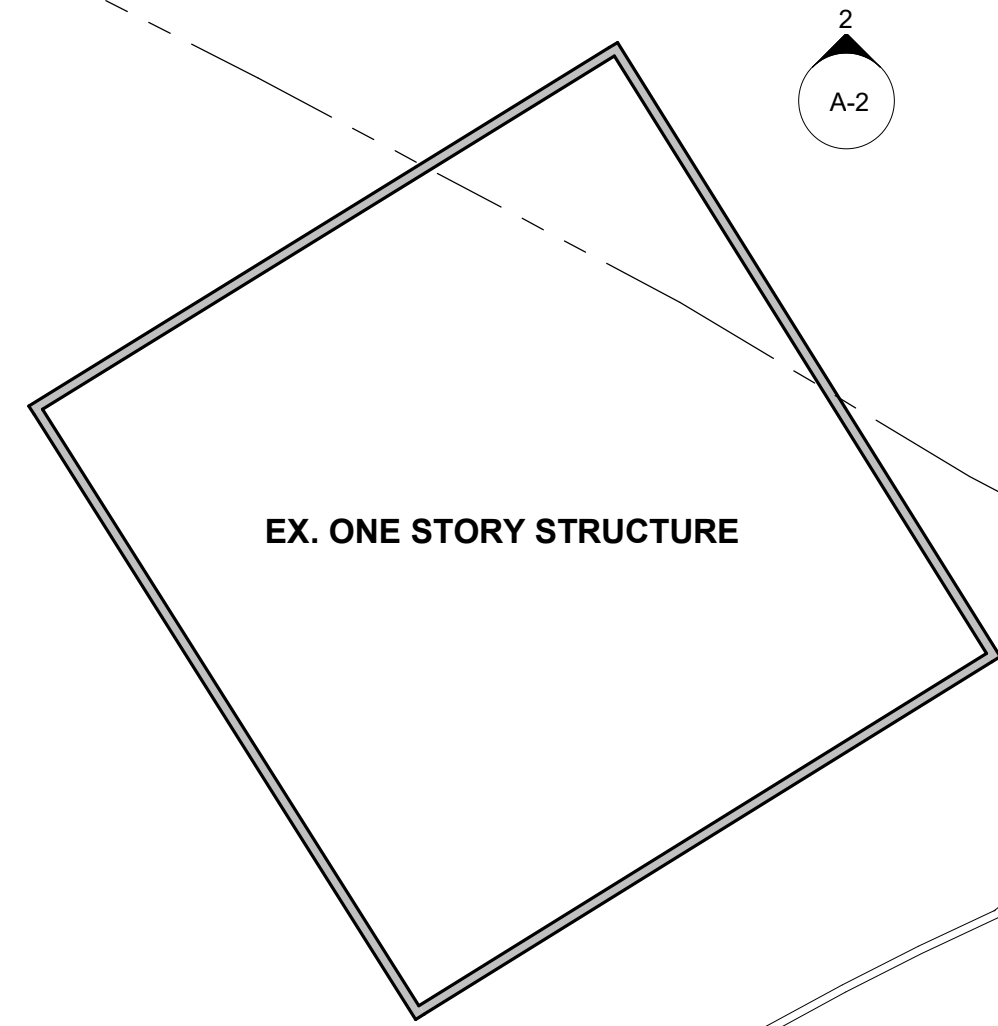
SHEET NO. OF PLOT DATE



2 SECOND FLOOR PLAN
 1/8" = 1'-0"



1 FIRST FLOOR PLAN
 1/8" = 1'-0"



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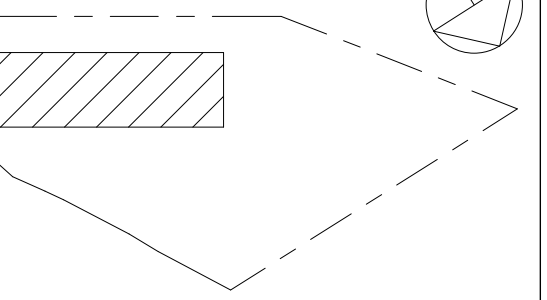
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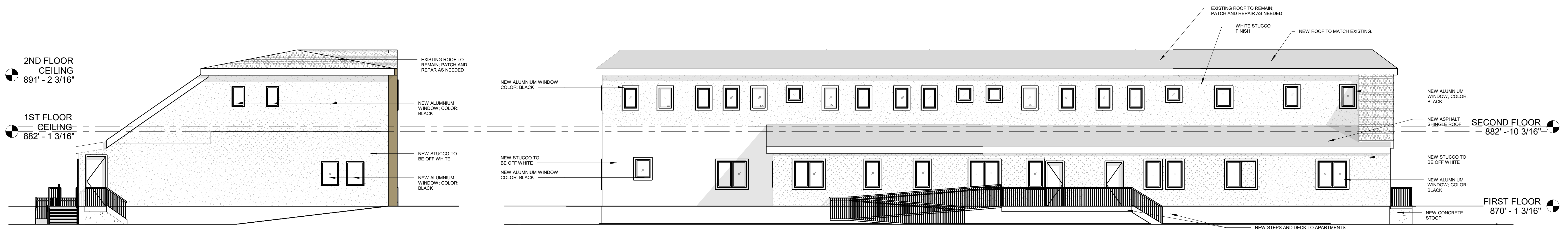
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DWG. NAME:
PROPOSED ELEVATIONS

DWG. NO.:
A-2

SHEET NO. OF PLOT DATE



4 PROPOSED LEFT ELEVATION
 1/8" = 1'-0"

2 PROPOSED REAR ELEVATION
 1/8" = 1'-0"



3 PROPOSED RIGHT ELEVATION
 1/8" = 1'-0"

1 PROPOSED FRONT ELEVATION
 1/8" = 1'-0"