

PROPOSED CONCEPTUAL DESIGN FOR: 285 ORCHARD LLC

285 ORCHARD TERRACE; BLOCK 65, LOT 1 BOGOTA, NJ 07603

PROJECT DESCRIPTION

THE PROPOSED DRAWINGS REPRESENT THE CONCEPTUAL DESIGN FOR (1) TOWNHOUSE STYLE BUILDING OF 4 SIDE BY SIDE UNITS. THE PROPOSED UNITS WILL BE 2 STORIES WHICH INCLUDE A FINISHED CELLAR WITH A 2-CAR GARAGE, AN OPEN LIVING SPACE ON THE FIRST FLOOR, AND 3 BEDROOMS ON THE 2ND FLOOR.

TOTAL SQUARE FOOTAGE (BUILDING)		TOTAL SQUARE FOOTAGE (TYPICAL PER UNIT)	
SQUARE FOOTAGE	PROPOSED	SQUARE FOOTAGE	PROPOSED
BASEMENT	3,509	BASEMENT	499
FIRST FLOOR	3,711	GARAGE	394
SECOND FLOOR	3,711	FIRST FLOOR	944
TOTAL S.F.	10,931	SECOND FLOOR	878
		OPEN TO BELOW/STAIR	66
		TOTAL S.F.	2,781

ZONING INFORMATION

ZONE: R-3 MF BLOCK: 65 LOT: 12 BUILDING USE GROUP: R5 CONSTRUCTION TYPE: VB
STORIES: 2 AREA: 3711

****SEE ENGINEER'S DRAWINGS FOR ALL SITE PLAN, ZONING, & GRADING INFORMATION****

BOARD SIGNATURES

CHAIRMAN _____ DATE _____

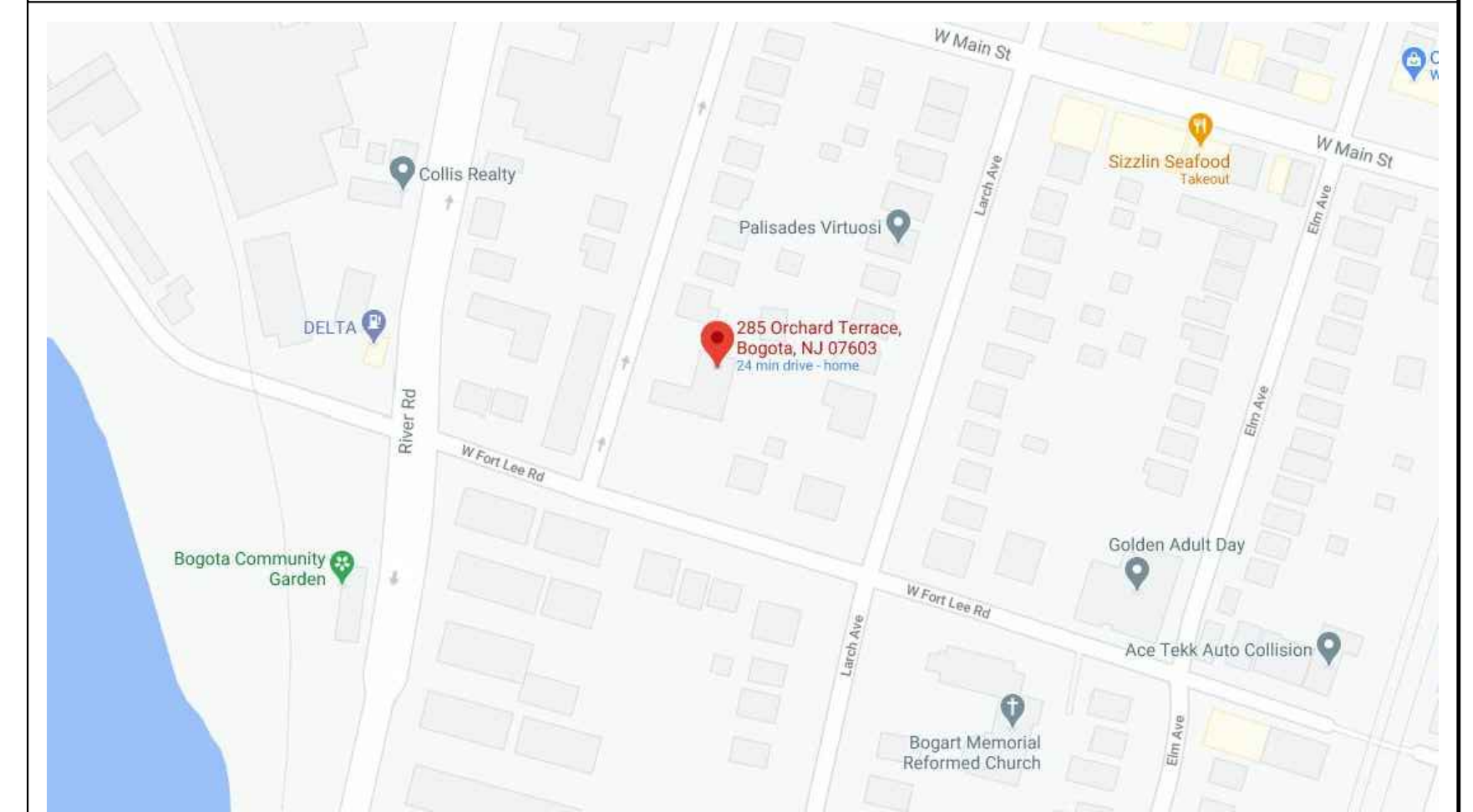
SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____

CONCEPTUAL RENDERINGS (FOR ILLUSTRATIVE PURPOSES ONLY)



KEY MAP



DRAWING LIST

DWG NO.	DESCRIPTION	LATEST REVISION
VA.000	KEY MAP, TITLE, NOTES, RENDERINGS	FEB. 2, 2023
VA.001	PROPOSED PLAN: ENLARGED BUILDING	FEB. 2, 2023
VA.200	PROPOSED PLAN: BASEMENT & FIRST	FEB. 2, 2023
VA.201	PROPOSED PLAN: SECOND & ROOF	DEC. 27, 2022
VA.500	PROPOSED EXTERIOR ELEVATIONS	FEB. 2, 2023

P.B SET

PLAN ARCHITECTURE
125 PATERSON AVE, Second Floor dan@planarc.com
Little Falls, NJ 07424 T: 973-837-8399

REVISIONS:

NO.	DESCRIPTION	YEAR.MO.DA
2	P.B COMMENTS	02.02.2023
1	P.B COMMENTS	12.27.2022

PROJECT: PROPOSED CONCEPTUAL DESIGNS FOR:
285 ORCHARD LLC
285 ORCHARD TERRACE, BLOCK 65, LOT 1
BOGOTA, NJ 07603

FLOOR OR FLOORS (IF APPLICABLE):
TITLE
RENDERINGS, NOTES, ZONING, KEY MAP

SEAL & SIGNATURE: _____ DATE: FEB. 21, 2021
PROJECT NO.: 20-11104
SCALE: AS NOTED
DWG. BY: DM
CHK BY: DD/FT
DWG NO.: **VA.000**

DANIEL D'AGOSTINO, A.I.A.
N.J. LIC. NO. 21A01880000

ABBREVIATIONS

ABV.	ABOVE	EA.	EACH	OPP.	OPPOSITE
ACT.	ACOUSTIC CEILING TILE	EQ.	EQUAL	RM.	ROOM
AFF.	ABOVE FINISH FLOOR	EXIST.	EXISTING	R.O.	ROUGH OPENING
APPROX.	APPROXIMATE	EXT.	EXTERIOR	SCHED.	SCHEDULE
ARCH.	ARCHITECT	FIN.	FINISH	SF.	SQUARE FOOT
BLW.	BELOW	FLR.	FLOOR	SIM.	SIMILAR
BOT.	BOTTOM	G.C.	GENERAL CONTRACTOR	SPECS.	SPECIFICATIONS
CL	CENTERLINE	GWB.	GYPSUM WALL BOARD	SS	STAINLESS STEEL
CLOS.	CLOSET	INSUL.	INSULATION	T.O.	TRIMMED OPENING
CLG.	CEILING	LAV.	LAVATORY	TYP.	TYPICAL
DIA.	DIAMETER	MFR.	MANUFACTURER	U.O.N.	UNLESS OTHERWISE NOTED
DIM.	DIMENSION	MTD.	MOUNTED	V.I.F.	VERIFY IN FIELD

DRAWING KEYS

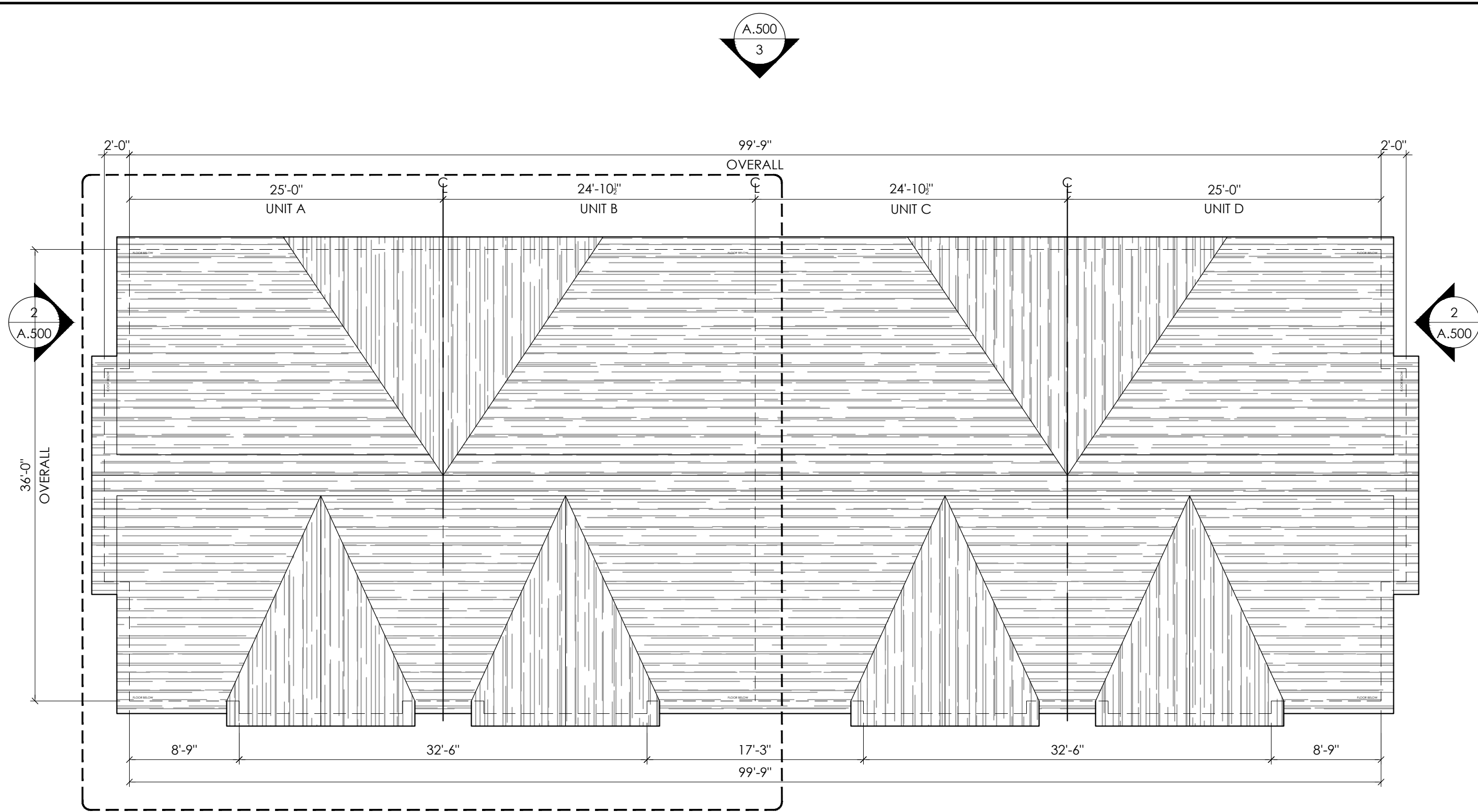
SECTION ELEVATION:		ELEVATION/ START POINT:	
WALL TYPE:		REVISION NUMBER:	
ELEVATION:		CONSTRUCTION NOTE:	
		DOOR TAG:	

CONSTRUCTION SYMBOLS

---	CONSTRUCTION ABOVE	■	FIRE RATED WALL
---	PROPERTY LINE	▨	STUD/ROUGHING
---	EXISTING PARTITION TO BE REMOVED	▩	BLOCKING
---	EXISTING PARTITION TO REMAIN	▧	FINISH WOOD
▨	NEW WALL CONSTRUCTION	▩	PLYWOOD
▨	STEEL	▩	PLASTIC LAMINATE ON PLYWOOD FACEBRICK

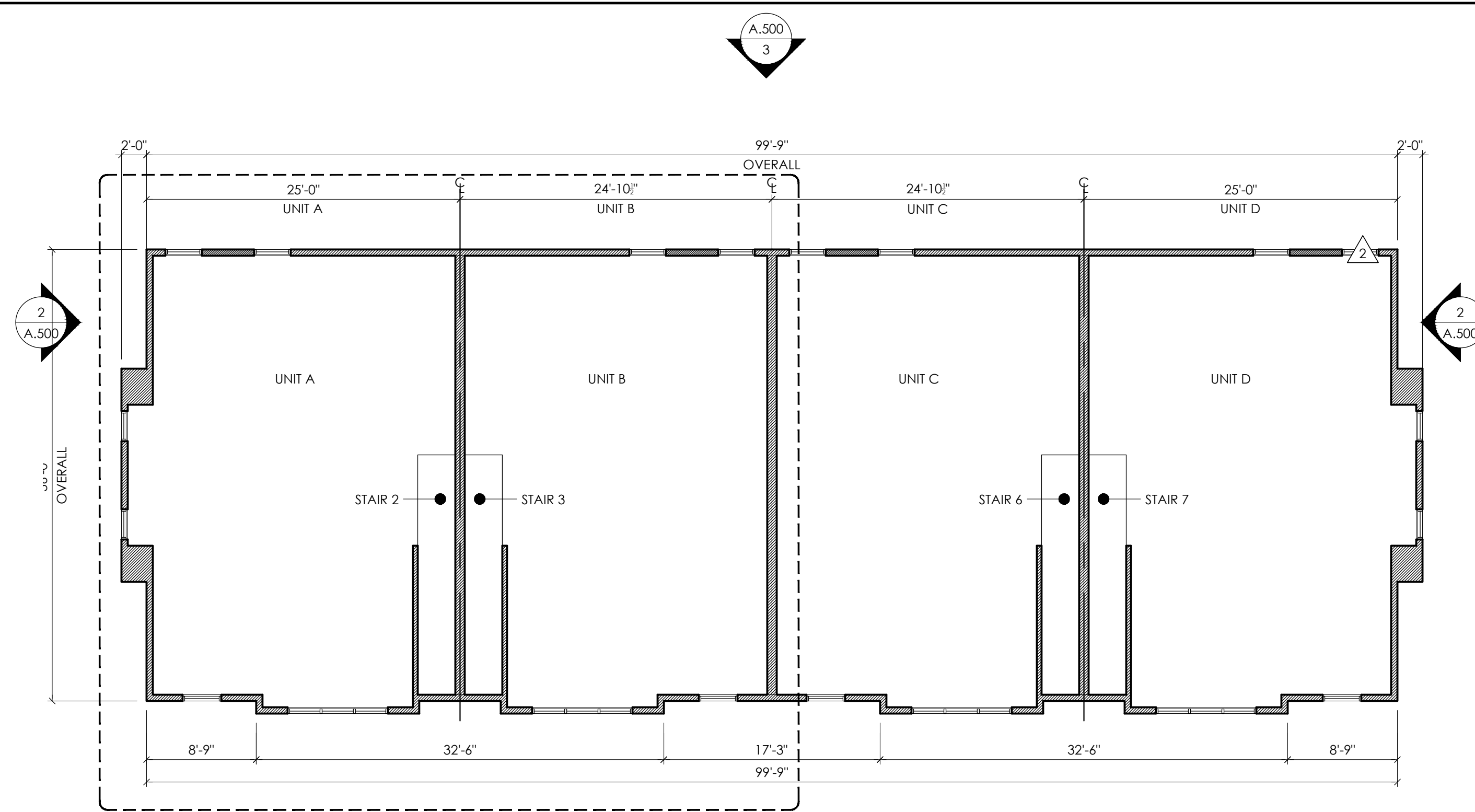
CONSULTANT

CIVIL ENGINEER
STONEFIELD ENGINEERS & DESIGN
92 PARK AVENUE
RUTHERFORD, NEW JERSEY 07070
(201)340-4468



4 PROPOSED PLAN: ROOF

SCALE: 1/8"=1'-0"



3 PROPOSED PLAN: SECOND

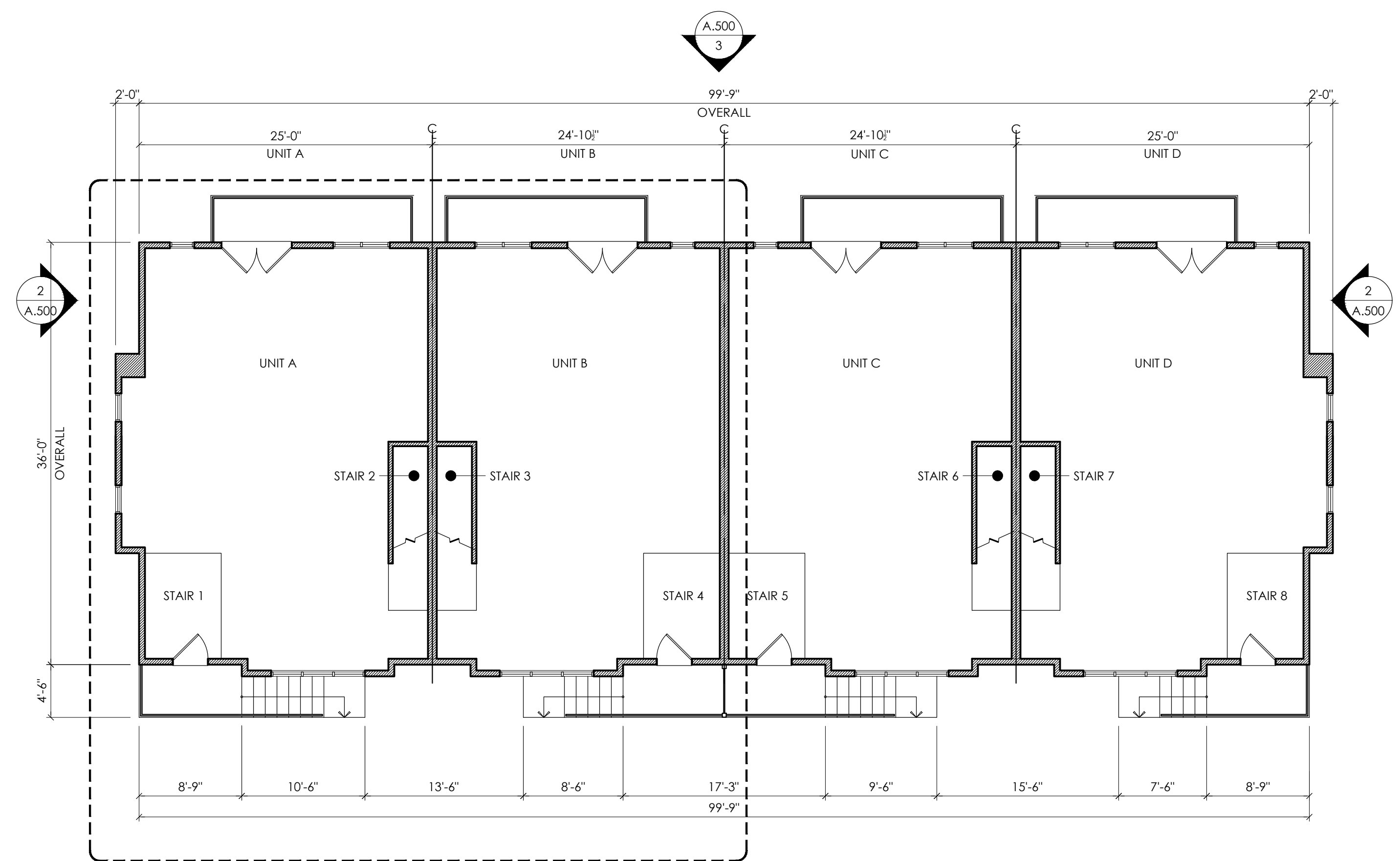
SCALE: 1/8"=1'-0"

TOTAL SQUARE FOOTAGE (BUILDING)

SQUARE FOOTAGE	PROPOSED
BASEMENT	3,509
FIRST FLOOR	3,711
SECOND FLOOR	3,711
TOTAL S.F.	10,931

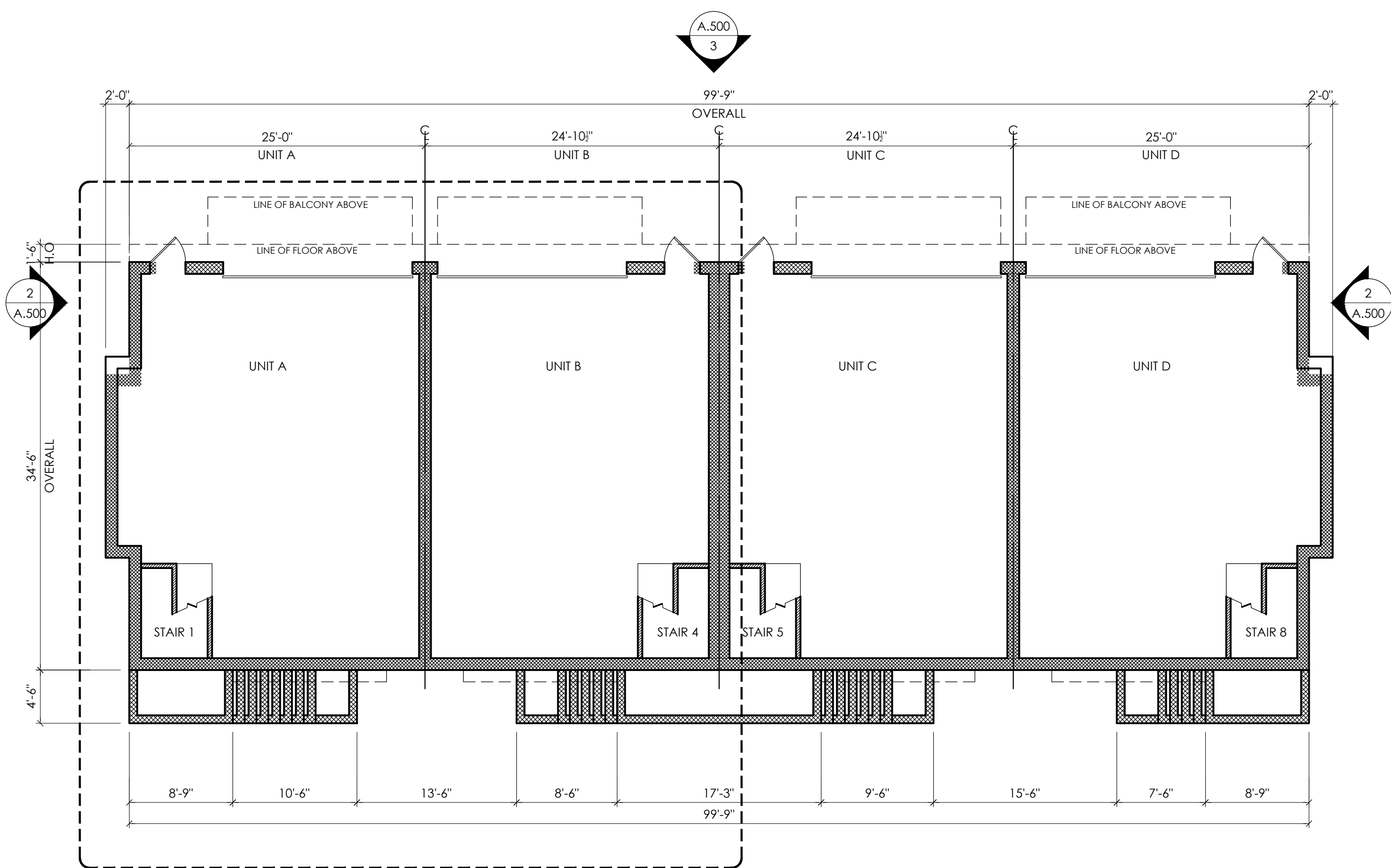
TOTAL SQUARE FOOTAGE (TYPICAL PER UNIT)

SQUARE FOOTAGE	PROPOSED
BASEMENT	499
GARAGE	394
FIRST FLOOR	944
SECOND FLOOR	878
OPEN TO BELOW/STAIR	66
TOTAL S.F.	2,781



2 PROPOSED PLAN: FIRST

SCALE: 1/8"=1'-0"



1 PROPOSED PLAN: BASEMENT/ GROUND

SCALE: 1/8"=1'-0"

PLAN ARCHITECTURE
 125 PATERSON AVE, Second Floor
 Little Falls, NJ 07424
 dan@plnarc.com
 T: 973-837-8399

REVISIONS:

NO.	DESCRIPTION	YEAR,MO,DA
2	P.B COMMENTS	02.02.2023
1	P.B COMMENTS	12.27.2022

PROJECT: PROPOSED CONCEPTUAL DESIGNS FOR
285 ORCHARD LLC
 285 ORCHARD TERRACE, BLOCK 65, LOT 1
 BOGOTA, NJ 07603

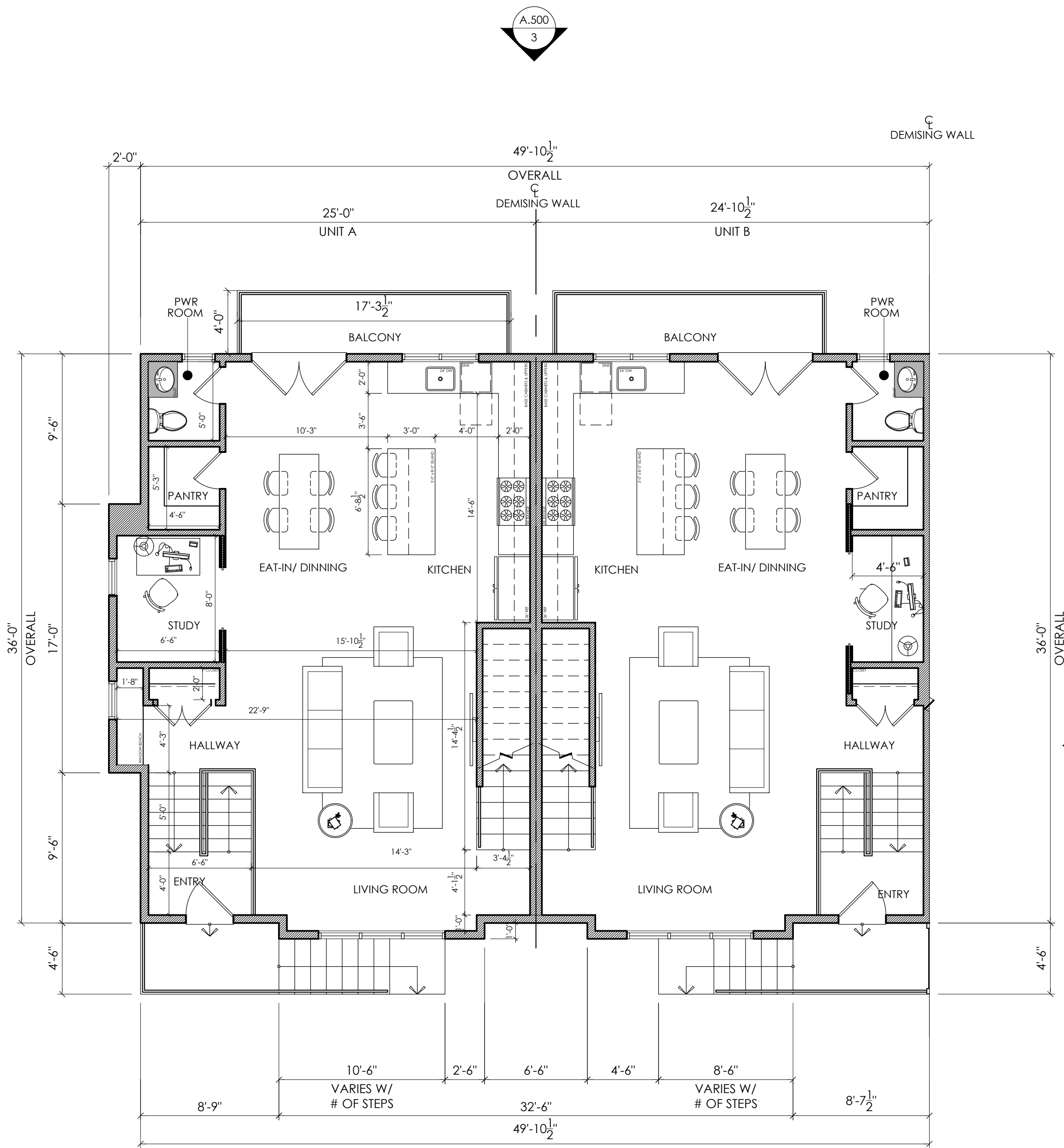
FLOOR OR FLOORS (IF APPLICABLE):
BASEMENT - ROOF
 PROPOSED BUILDING PLAN

SEAL & SIGNATURE: _____ DATE: FEB. 21, 2021
 PROJECT NO.: 20-1104
 SCALE: AS NOTED
 DWG. BY: DM
 CHK. BY: DD/FT
 DWG. NO.: VA.001

DANIEL D'AGOSTINO, A.I.A.
 N.J. LIC. NO. 21401880000

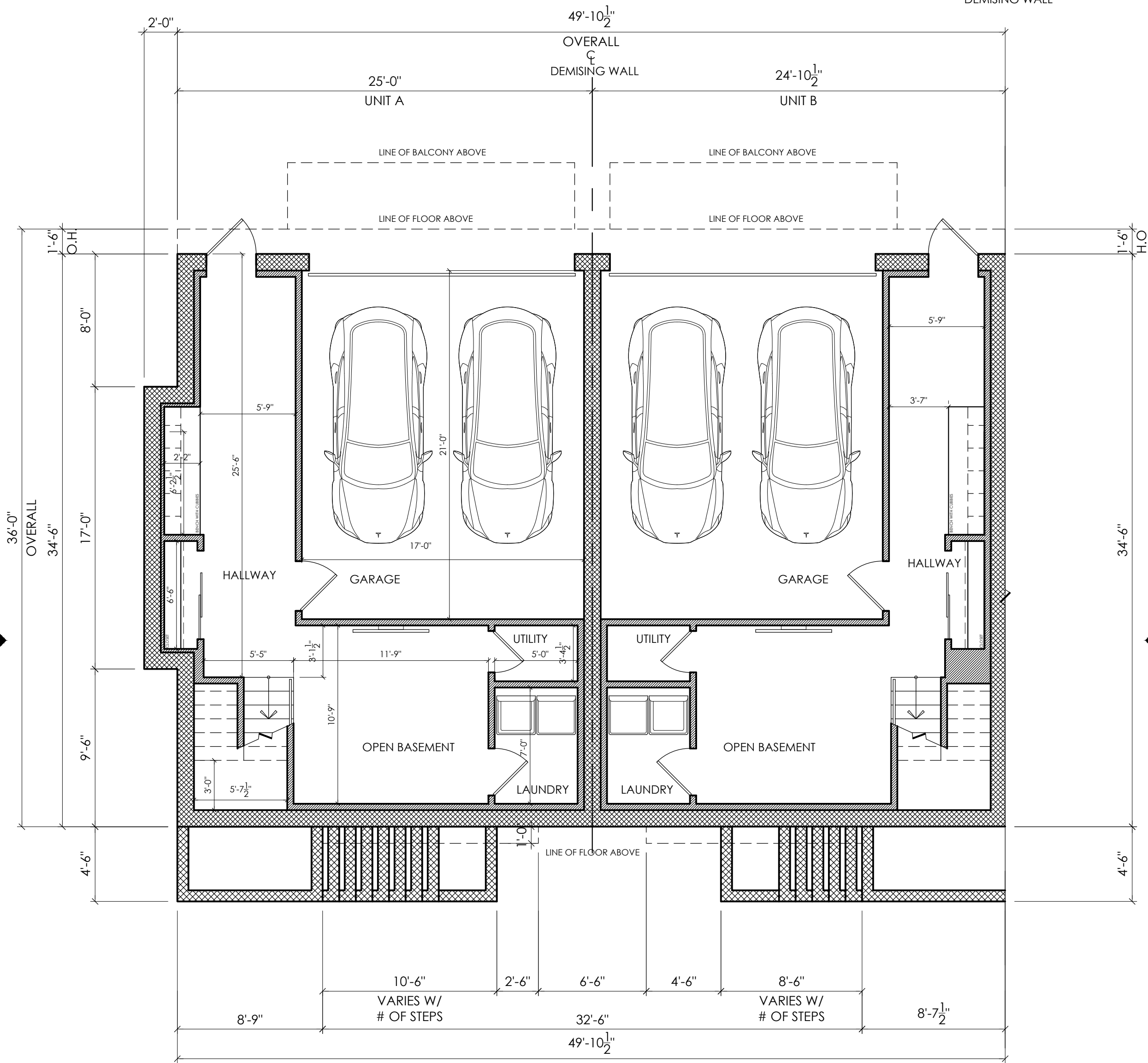
UNIT SF. CALC. (TYP)

SQUARE FT	PROP.
BASEMENT	499
GARAGE	394
1ST FL.	944
OPEN TO BELOW	66
2ND FL	878
TOTAL S.F.	2,781



2 PROPOSED PLAN: FIRST

SCALE: 3/16"=1'-0"



1 PROPOSED PLAN: BASEMENT/ GROUND

SCALE: 3/16"=1'-0"

P PLAN ARCHITECTURE
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REVISIONS:

NO.	DESCRIPTION	YEAR,MO,DA
2	P.B COMMENTS	02.02.2023
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PROJECT: PROPOSED CONCEPTUAL DESIGNS FOR
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FLOOR OR FLOORS (IF APPLICABLE):
BASEMENT & FIRST
 PROPOSED PLAN

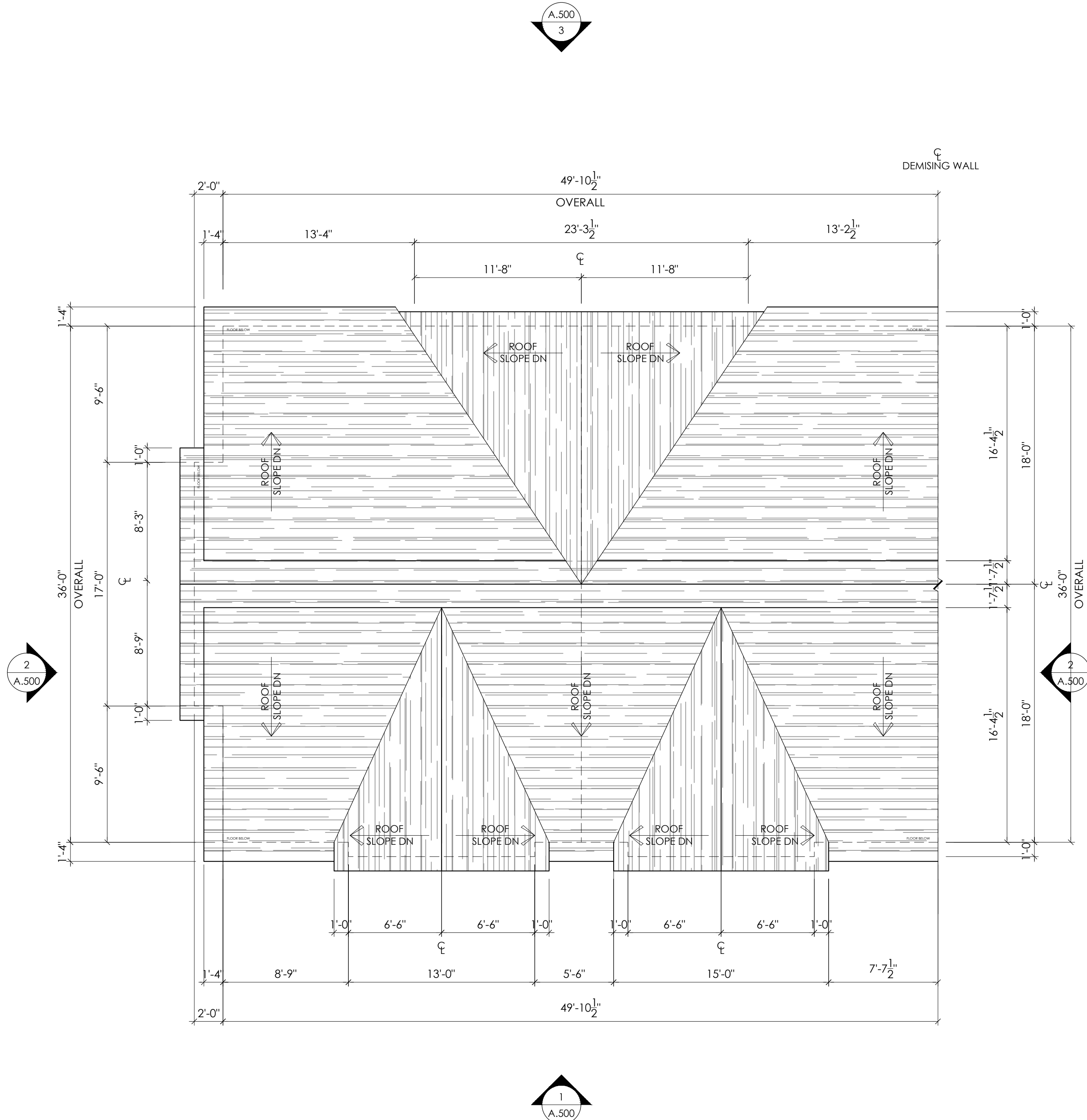
SEAL & SIGNATURE: _____ DATE: FEB. 21, 2021
 PROJECT NO.: 20-11104
 SCALE: AS NOTED
 DESIGNED BY: DM
 CHECKED BY: DD/FT
 DWG NO.: _____

VA.200

DANIEL D'AGOSTINO, A.I.A.
 N.J. LIC. NO. 21401880000

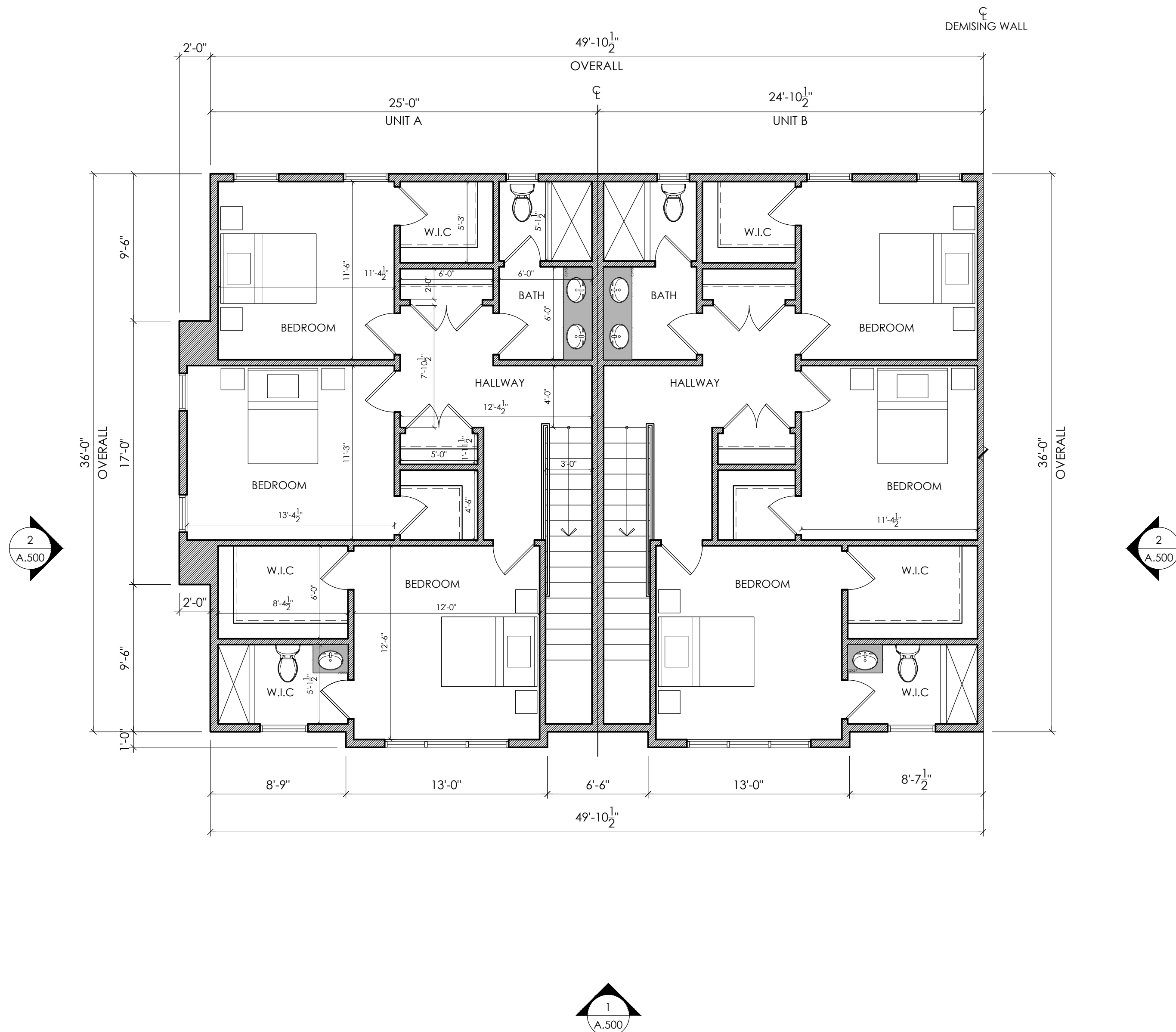
UNIT SF. CALC. (TYP)

SQUARE FT	PROP.
BASEMENT	499
GARAGE	394
1ST FL.	944
OPEN TO BELOW	66
2ND FL	878
TOTAL S.F.	2,781



2 PROPOSED PLAN: ROOF

SCALE: 3/16"=1'-0"



1 PROPOSED PLAN: SECOND

SCALE: 3/16"=1'-0"

P.B SET



PLAN ARCHITECTURE
 125 PATERSON AVE, Second Floor
 Little Falls, NJ 07424
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 T: 973-831-8399

REVISIONS:

NO.	DESCRIPTION	YEAR,MO,DA
1	P.B COMMENTS	12.27.2022

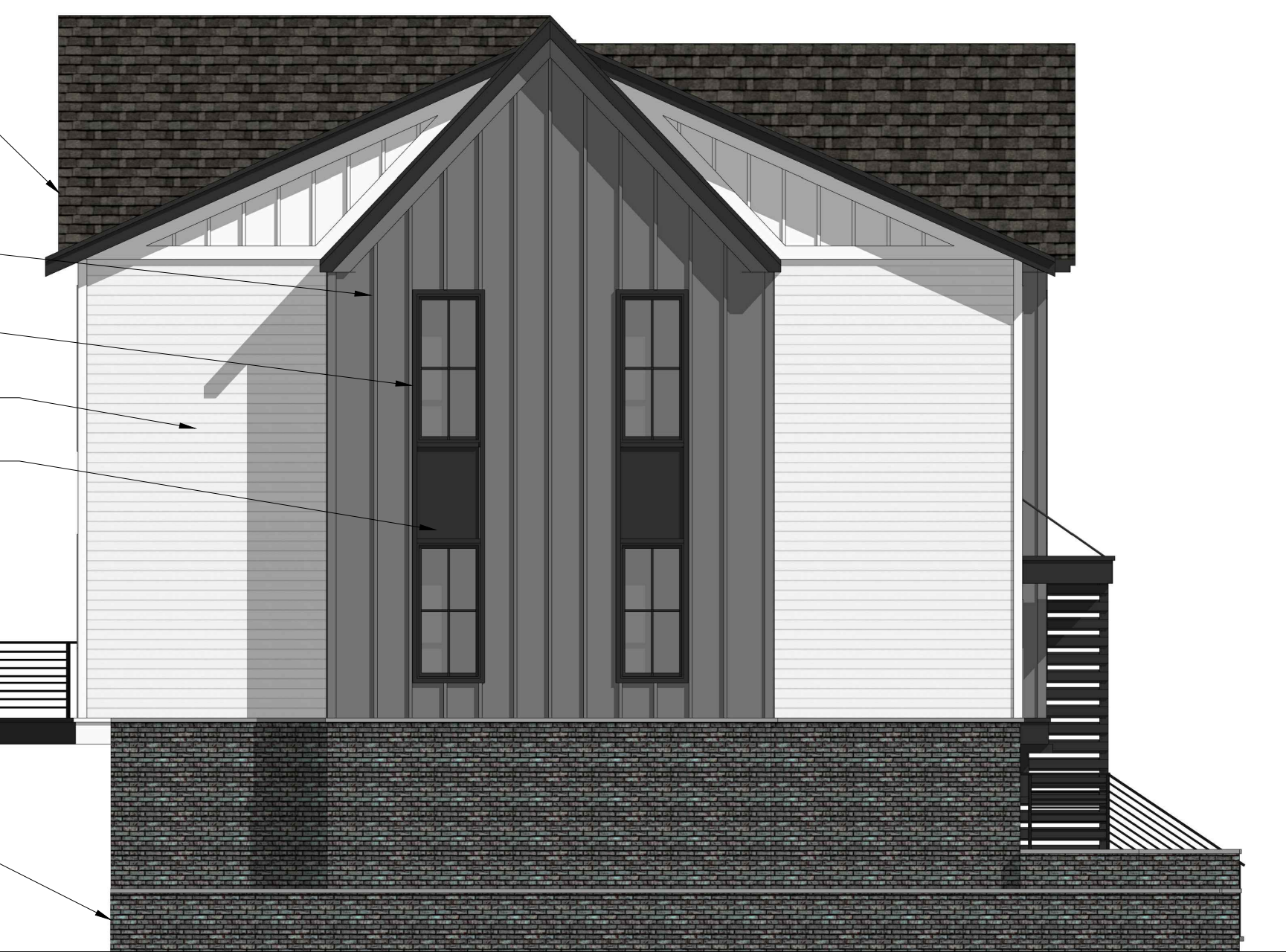
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FLOOR OR FLOORS (IF APPLICABLE):
SECOND & ROOF
 PROPOSED PLAN

SEAL & SIGNATURE:	DATE: FEB. 21, 2021
	PROJECT NO.: 20-1104
	SCALE: AS NOTED
	DWG. BY: DM
	CHK BY: DD/FT
	DWG NO.:

VA.201

DANIEL D'AGOSTINO, A.I.A.
 N.J. LIC. NO. 21A01880000



1 PROPOSED ELEVATION: REAR

SCALE: 3/16"=1'-0"

2 PROPOSED ELEVATION: SIDE, TYP.

SCALE: 3/16"=1'-0"

2

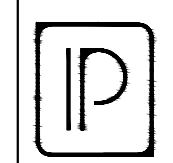


3 PROPOSED ELEVATION: FRONT

SCALE: 3/16"=1'-0"

- ASPHALT SHINGLES AS SELECTED, TYP.
- VERTICAL BOARD AND BATTEN, AS SELECTED, TYP.
- BLACK FRAME VINYL WINDOW & DOOR, TYP.
- HORIZONTAL LAP SIDING, AS SELECTED, TYP.
- COMPOSITE PANEL, AS SELECTED, TYP.
- ALUMINUM RAILINGS, AS SELECTED.
- BRICK VENEER, AS SELECTED, TYP.
- AWNING, AS SELECTED.
- COMPOSITE DECORATIVE SCREEN WALL, AS SELECTED, TYP.

P.B SET



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 BOGOTA, NJ 07603

FLOOR OR FLOORS (IF APPLICABLE):
FRONT, SIDE (TYP.), REAR
 PROPOSED ELEVATIONS

SEAL & SIGNATURE: _____ DATE: FEB. 21, 2021
 PROJECT NO.: 20-1104
 SCALE: AS NOTED
 DWG. BY: DM
 CHK BY: DD/FT
 DWG NO.: _____

VA.500

DANIEL D'AGOSTINO, A.I.A.
 N.J. LIC. NO. 21A01880000

1