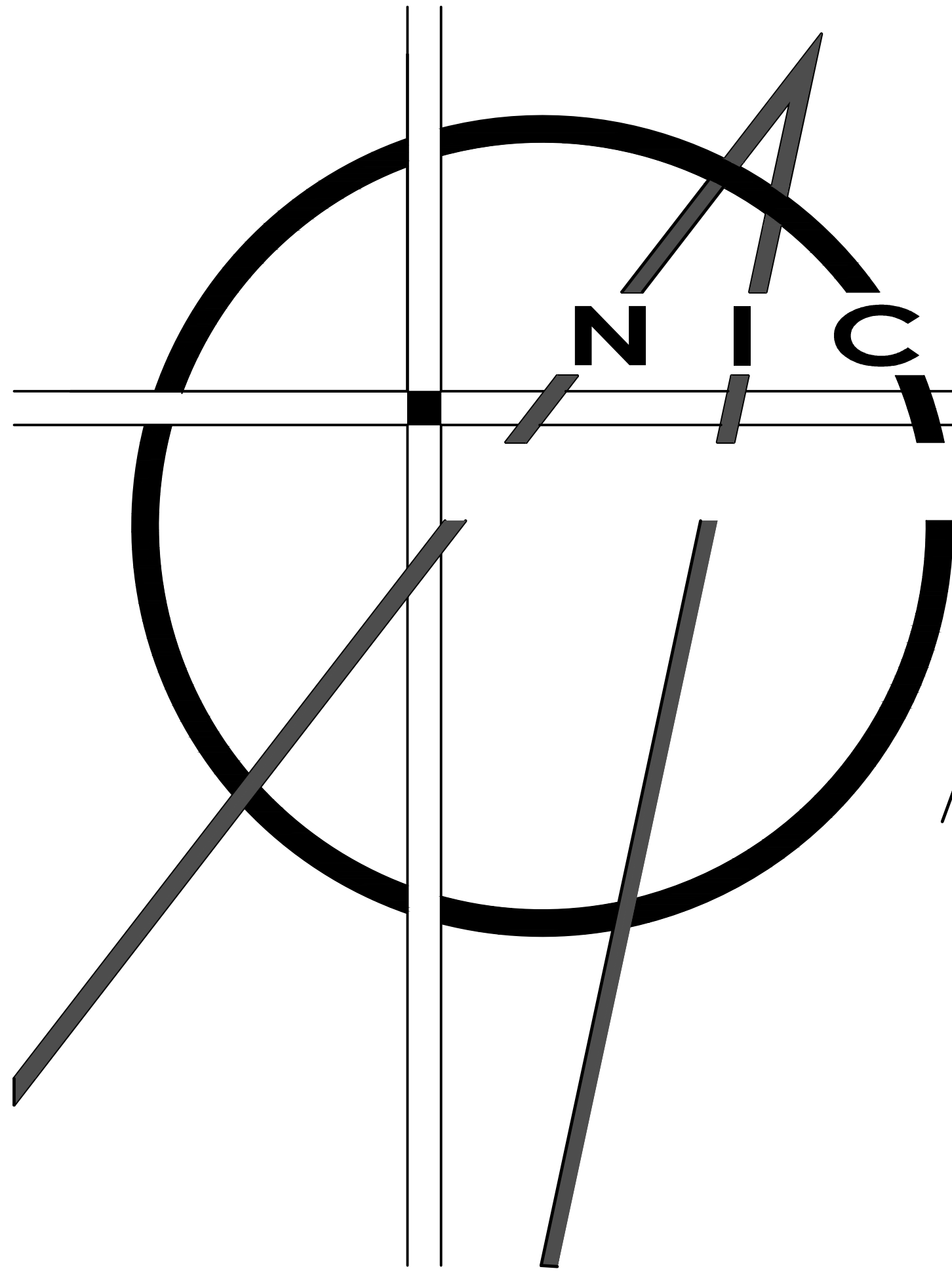




N I C O L A S   S A L E R N O   A R C H I T E C T

478 RIDGEDALE AVE.  
EAST HANOVER, NEW JERSEY  
PHONE: (973) 715-0146

PROPOSED RENOVATION & ADDITION  
FOR

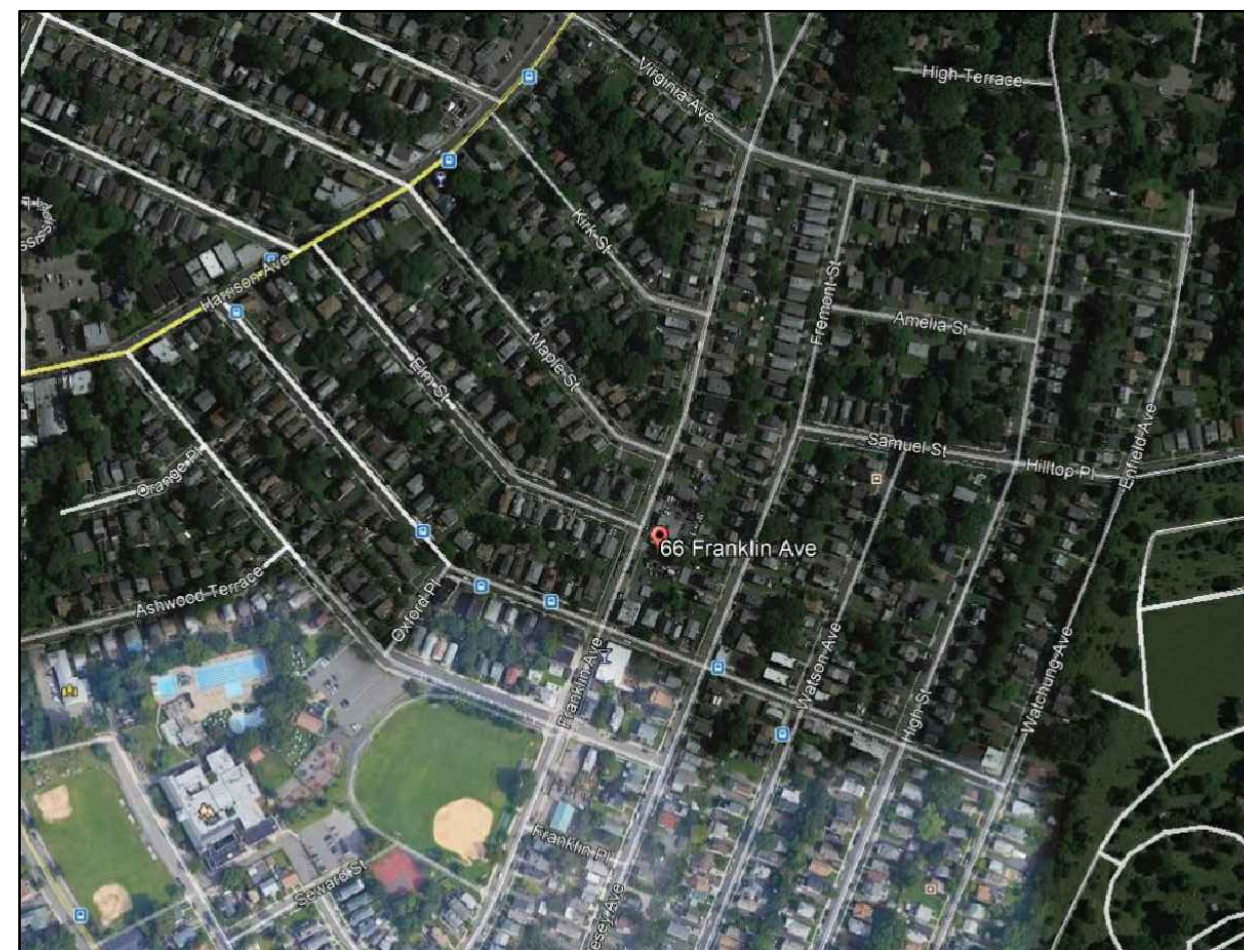
66 FRANKLIN AVENUE

BLOCK 134.02, LOT 75.03,79 & 81  
WEST ORANGE, NEW JERSEY

OWNER & APPLICANT

M VEGA INVESTMENT, LLC

66 FRANKLIN AVENUE  
WEST ORANGE, NEW JERSEY



LOCATION MAP

BUILDING INFORMATION :

USE GROUP                      B/R-5  
CONSTRUCTION CLASS        5B  
NUMBER OF STORIES (HOUSE) 2 1/2

DESIGN LOADS :

ROOF :  
LIVE LOAD - 30 PSF  
DEAD LOAD - 10 PSF  
SECOND FLOOR :  
LIVE LOAD - 40 PSF  
DEAD LOAD - 10 PSF  
FIRST FLOOR :  
LIVE LOAD - 40 PSF  
DEAD LOAD - 10 PSF

REFERENCED CODE

|                                                         |
|---------------------------------------------------------|
| 2018 INTERNATIONAL BUILDING CODE ( IBC )                |
| 2017 NATIONAL ELECTRICAL CODE (NCE)                     |
| 2018 NATIONAL STANDARD PLUMBING CODE ( NSPC )           |
| 2018 INTERNATIONAL MECHANICAL CODE ( IMC )              |
| 2018 INTERNATIONAL FUEL GAS CODE ( IFGC )               |
| 2018 INTERNATIONAL ENERGY CONSERVATION<br>CODE ( IECC ) |
| NJ REHABILITATION CODE ( UCC )                          |
| BARRIER FREE SUBCODE & ANSI A117.1-2003                 |

PLANNING BOARD ENDORSEMENT

THIS APPLICATION WAS APPROVED AT THE REGULAR MEETING OF THE  
WEST ORANGE PLANNING BOARD , ESSEX COUNTY, NEW JERSEY  
HELD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ .

\_\_\_\_\_  
CHAIRMAN, PLANNING BOARD

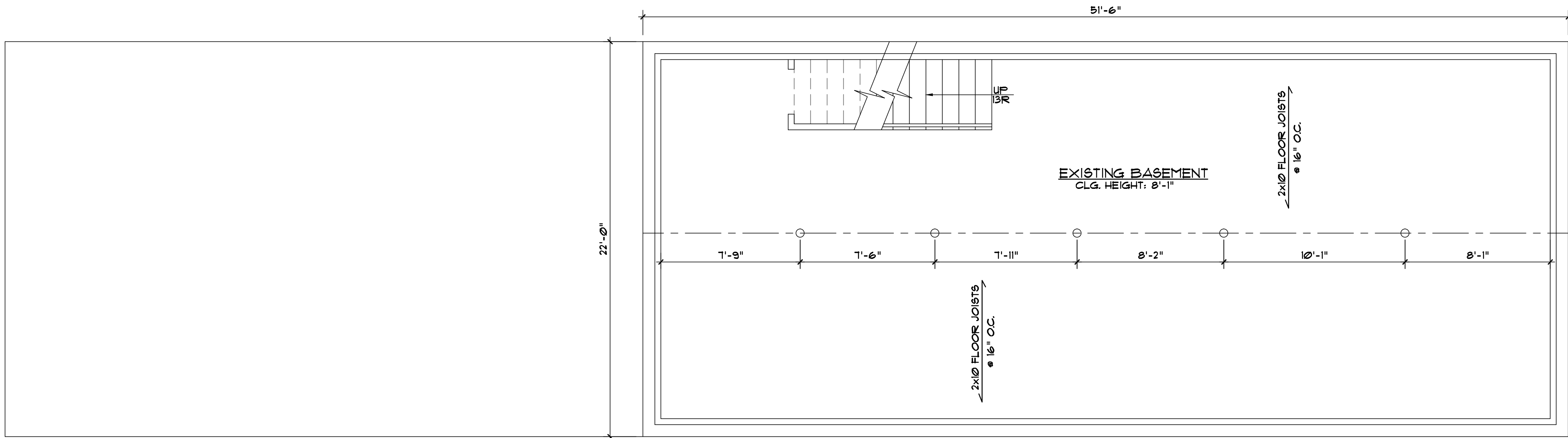
\_\_\_\_\_  
DATE

\_\_\_\_\_  
SECRETARY, PLANNING BOARD

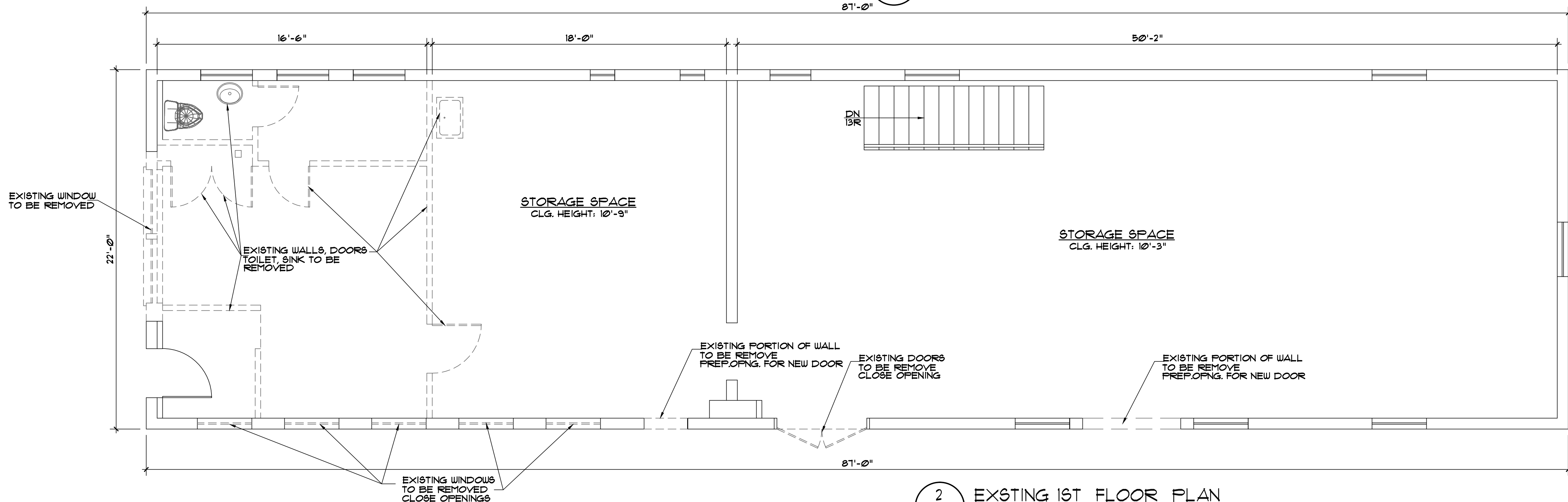
\_\_\_\_\_  
DATE

\_\_\_\_\_  
MUNICIPAL ENGINEER

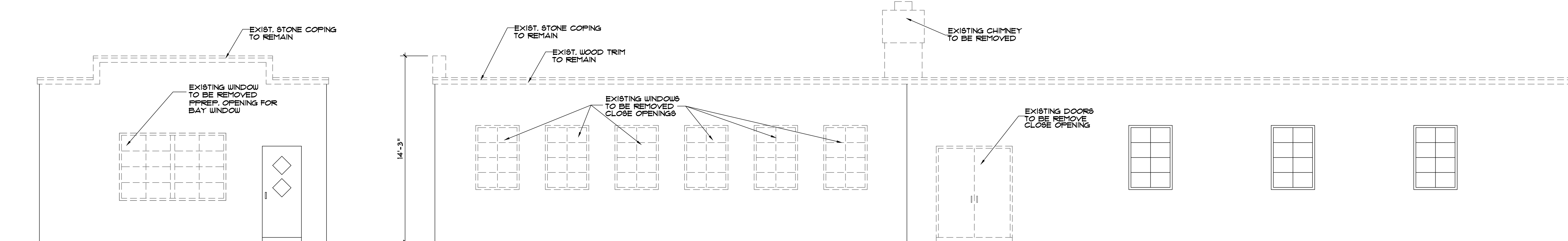
\_\_\_\_\_  
DATE



1 EXISTING BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



2 EXISTING 1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3 EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

4 EXISTING RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

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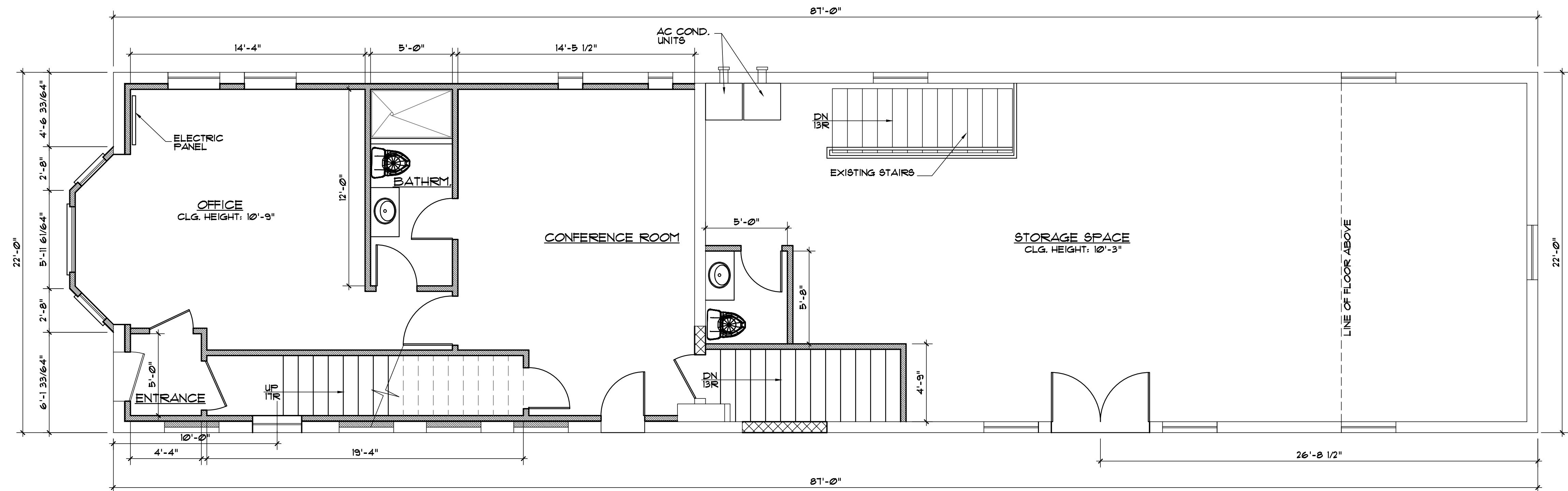
NICOLAS SALERNO ARCHITECT, LLC  
ARCHITECTURE & INTERIORS  
475 RIDGEDALE AVENUE  
EAST HANOVER, N.J. 07936  
TELEPHONE: 973-715-0146

| REVISIONS |             |
|-----------|-------------|
| No.       | DESCRIPTION |
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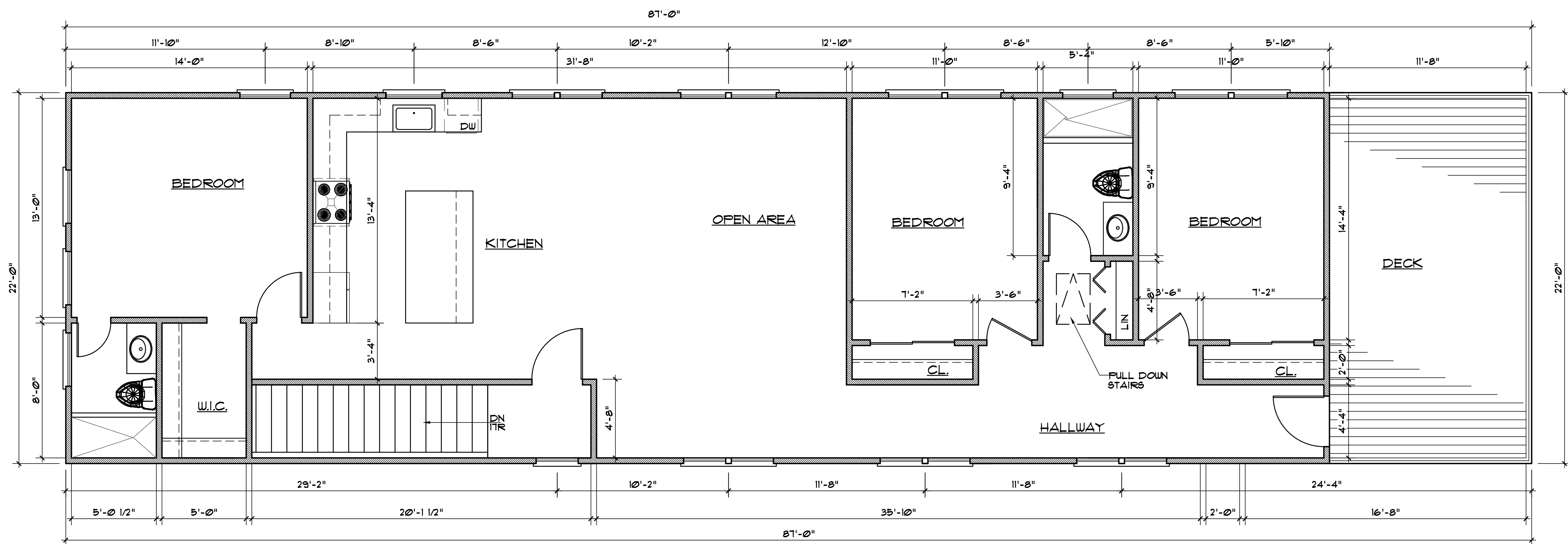
PROJECT: PROPOSED 2ND FLOOR ADDITION FOR MANUEL VEGA  
66 FRANKLIN AVE  
WEST ORANGE, NJ  
DRAWING TITLE: EXISTING FLOOR PLANS

|             |           |
|-------------|-----------|
| DATE        | 9/20/2021 |
| SCALE       | AS NOTED  |
| DRAWN BY    | Nicks     |
| PROJECT #   | 20-118    |
| DRAWING NO. | AR-1      |

SHEET 2 of 3



1  
AR-2  
PROPOSED 1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2  
AR-2  
PROPOSED 2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

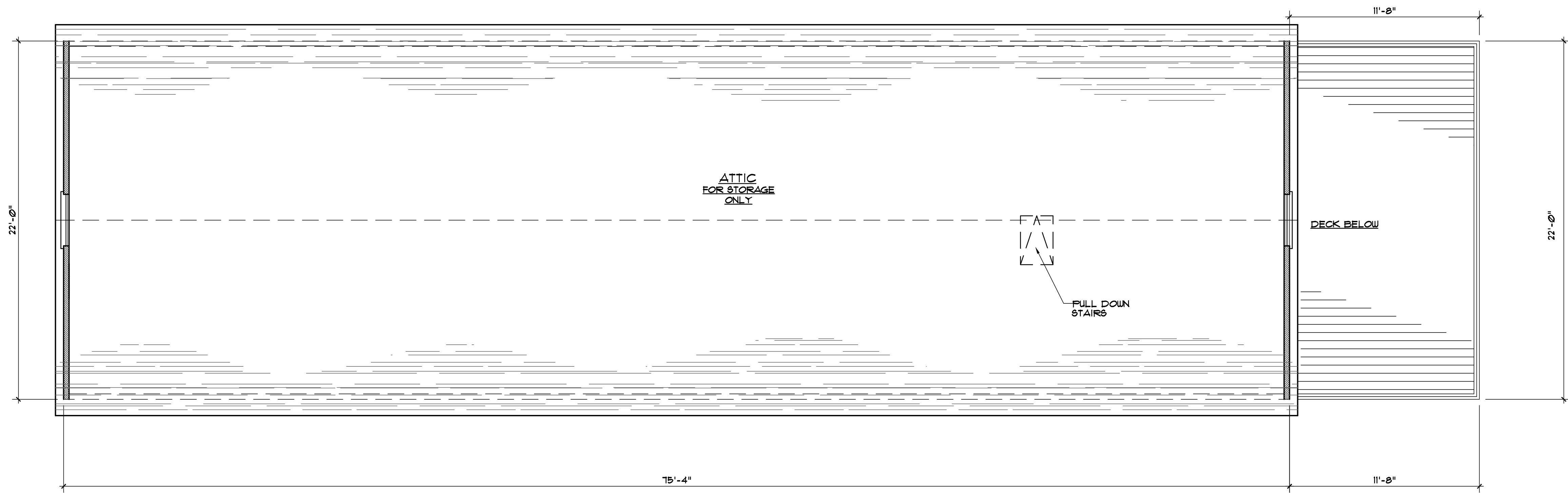
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EAST HANOVER, N.J. 07936  
TELEPHONE: 973-715-0146  
NEW YORK LIC. NO. 25570 NEW JERSEY LIC. NO. AI 16191

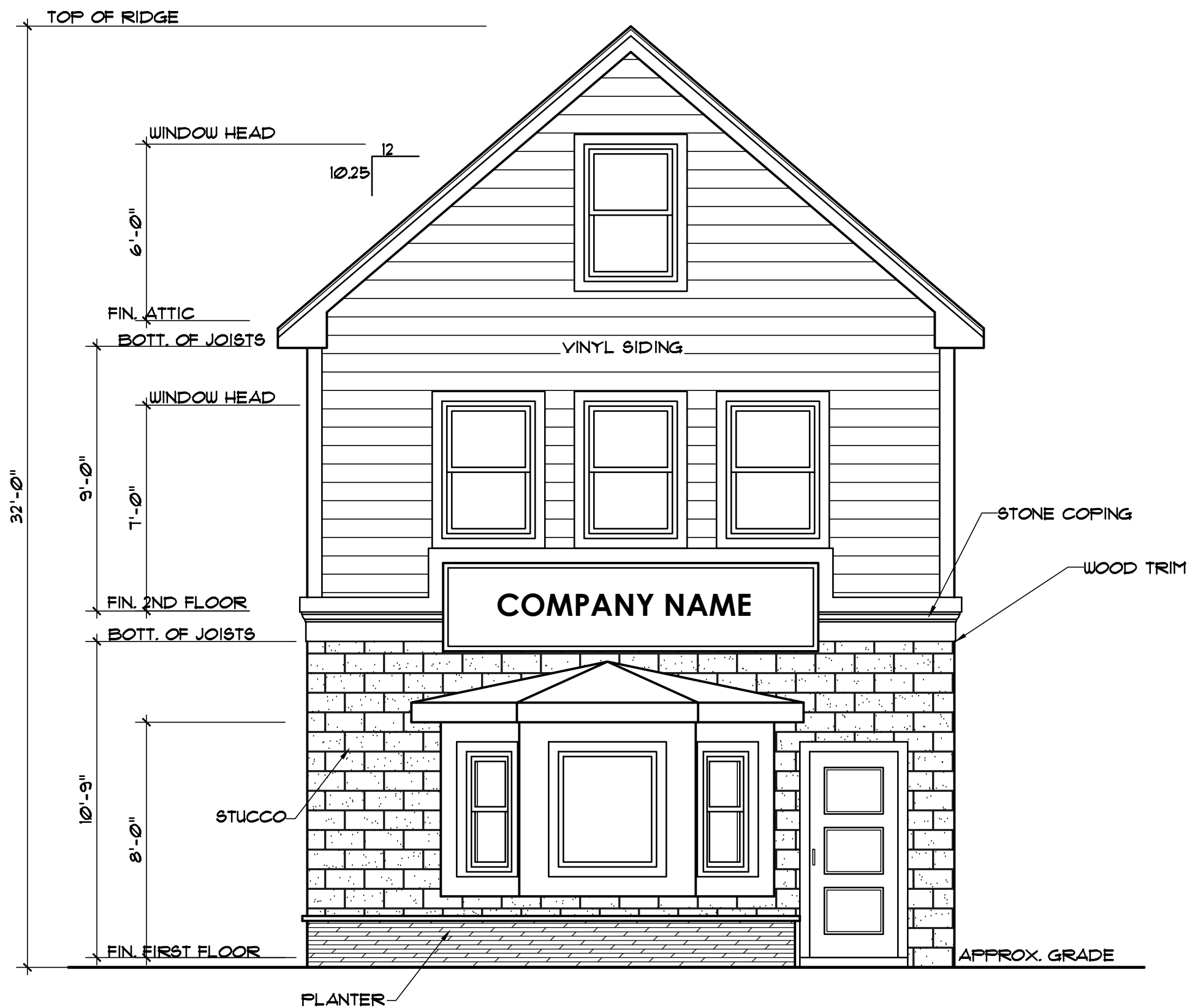
| REVISIONS |          |                                   |
|-----------|----------|-----------------------------------|
| No.       | DATE     | DESCRIPTION                       |
| 1         | 11/28/22 | revised per planning bd. comments |
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PROJECT: PROPOSED 2ND FLOOR ADDITION FOR MANUEL VEGA  
66 FRANKLIN AVE  
WEST ORANGE, NJ  
DRAWING TITLE: PROPOSED FLOOR PLANS

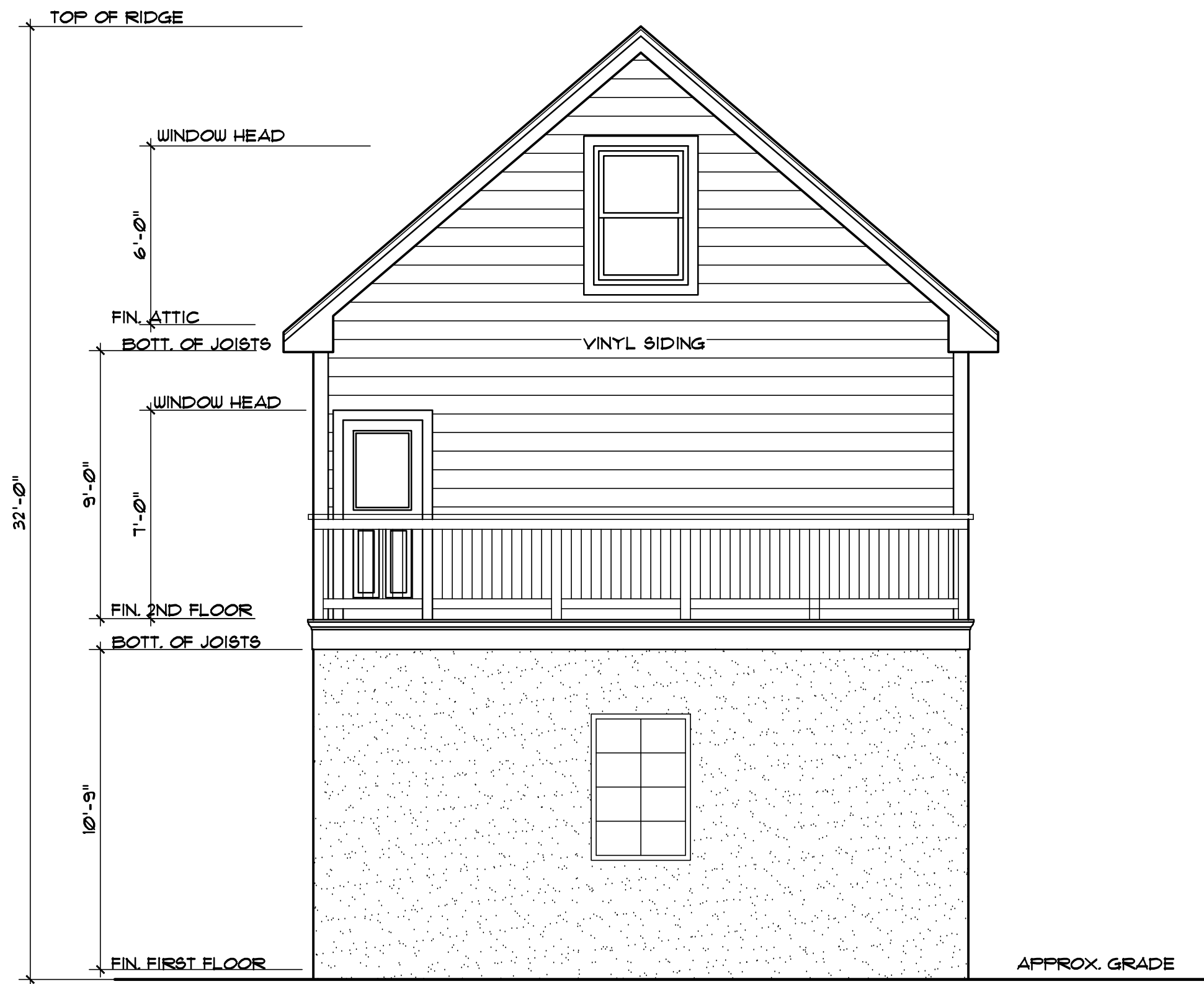
DATE: 9/21/2021  
SCALE: AS NOTED  
DRAWN BY: Nicks  
PROJECT #: 20-118  
DRAWING NO.: AR-2  
SHEET 3 of 3



1 PROPOSED ATTIC PLAN  
AR-3 SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION  
AR-3 SCALE: 1/4" = 1'-0"



3 PROPOSED BACK ELEVATION  
AR-3 SCALE: 1/4" = 1'-0"

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| REVISIONS |                                            |
|-----------|--------------------------------------------|
| No.       | DESCRIPTION                                |
| 1         | 11/28/22 revised per planning bd. comments |
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PROJECT: PROPOSED 2ND FLOOR ADDITION FOR MANUEL VEGA

66 FRANKLIN AVE  
WEST ORANGE, NJ

DRAWING TITLE: PROP. FRONT & RIGHT SIDE ELEVATIONS

|             |           |
|-------------|-----------|
| DATE        | 9/21/2021 |
| SCALE       | AS NOTED  |
| DRAWN BY    | Nicks     |
| PROJECT #   | 20-118    |
| DRAWING No. | AR-3      |

SHEET 4 OF 5



1  
AR-4  
PROPOSED RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



2  
AR-4  
PROPOSED LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

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| NO.                               | DATE     |
| 1                                 | 11/28/22 |
| revised per planning bd. comments |          |
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|------------------------------------------------------|-----------|
| PROJECT: PROPOSED 2ND FLOOR ADDITION FOR MANUEL VEGA |           |
| 66 FRANKLIN AVE WEST ORANGE, NJ                      |           |
| DRAWING TITLE: PROF. BACK & LEFT SIDE ELEVATIONS     |           |
| DATE                                                 | 9/21/2021 |
| SCALE                                                | AS NOTED  |
| DRAWN BY                                             | Nicks     |
| PROJECT #                                            | 20-118    |
| DRAWING NO.                                          | AR-4      |
| SHEET 5 of 5                                         |           |