



66 FRANKLIN AVENUE

BLOCK 134.02, LOT 75.03, T9 & S1
WEST ORANGE, NEW JERSEY

OWNER & APPLICANT

M VEGA INVESTMENT, LLC

66 FRANKLIN AVENUE
WEST ORANGE, NEW JERSEY



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

2010 INTERNATIONAL BUILDING CODE (IBC)
2011 NATIONAL ELECTRICAL CODE (NCE)
2010 NATIONAL STANDARD PLUMBING CODE (NSPC)
2010 INTERNATIONAL MECHANICAL CODE (IMC)
2010 INTERNATIONAL FUEL GAS CODE (IFGC)
2010 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
NJ REHABILITATION CODE (UCC)
BARRIER FREE SUBCODE & ANSI A117.1-2003

LOCATION MAP

BOARD OF ADJUSTMENT ENDORSEMENT

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

CHAIRMAN, BOARD OF ADJUSTMENT

DATE _____

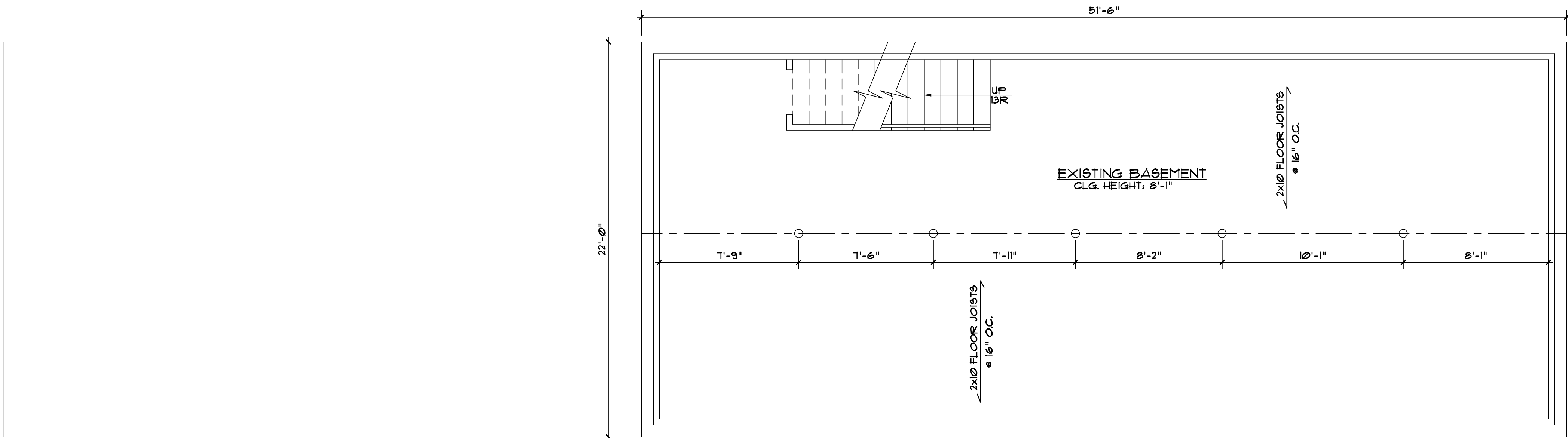
SECRETARY, BOARD OF ADJUSTMENT

DATE _____

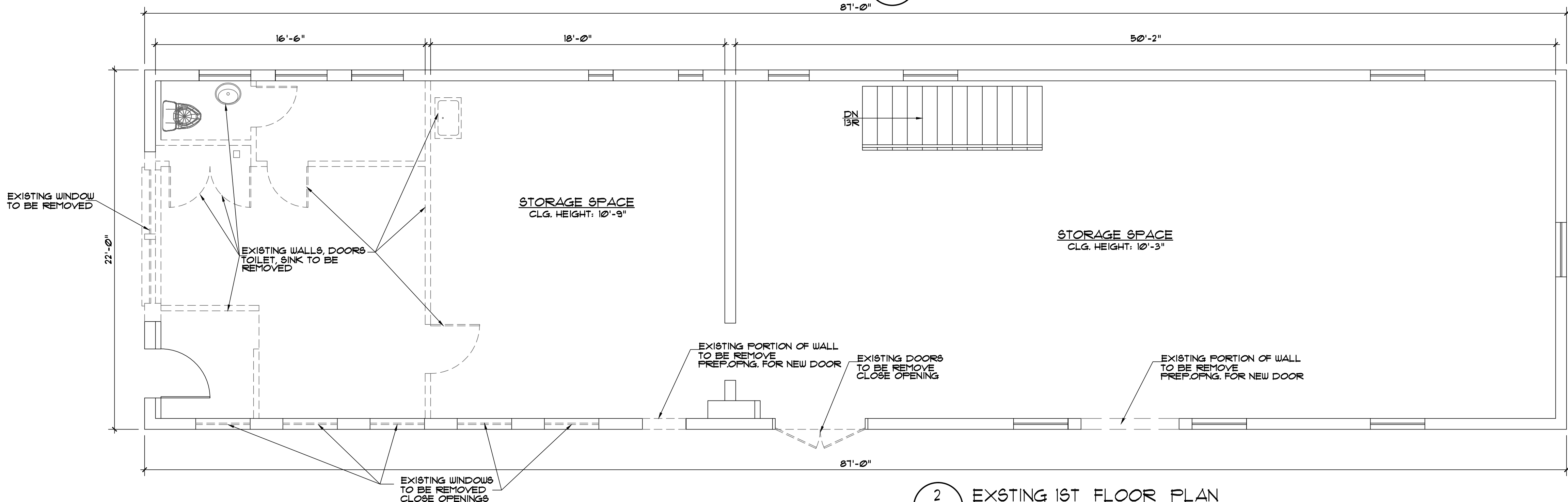
MUNICIPAL ENGINEER

DATE _____

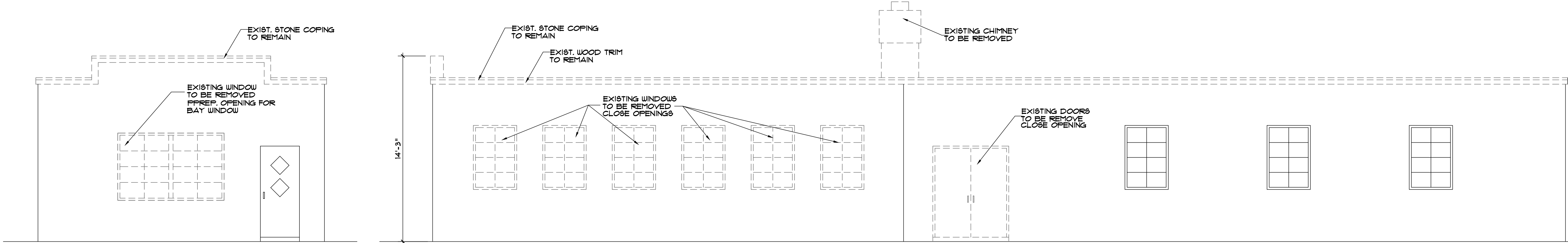
7/28/22 REMOVE SITE PLAN & ZONING INFO
8/10/22 REVISE ENDORSEMENT BLOCK



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
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EAST HANOVER, N.J. 07936
TELEPHONE: 973-715-0146

N. Salerno

NEW YORK LIC. NO. 25570 NEW JERSEY LIC. NO. AI 16191

REVISIONS	
No.	DESCRIPTION

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

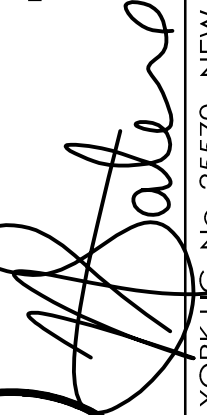
SHEET 2 of 5

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NEW JERSEY LIC. NO. AI 16191

REVISIONS		
NO.	DATE	DESCRIPTION
1	7/28/22	revised per planning bd. comments

PROJECT:

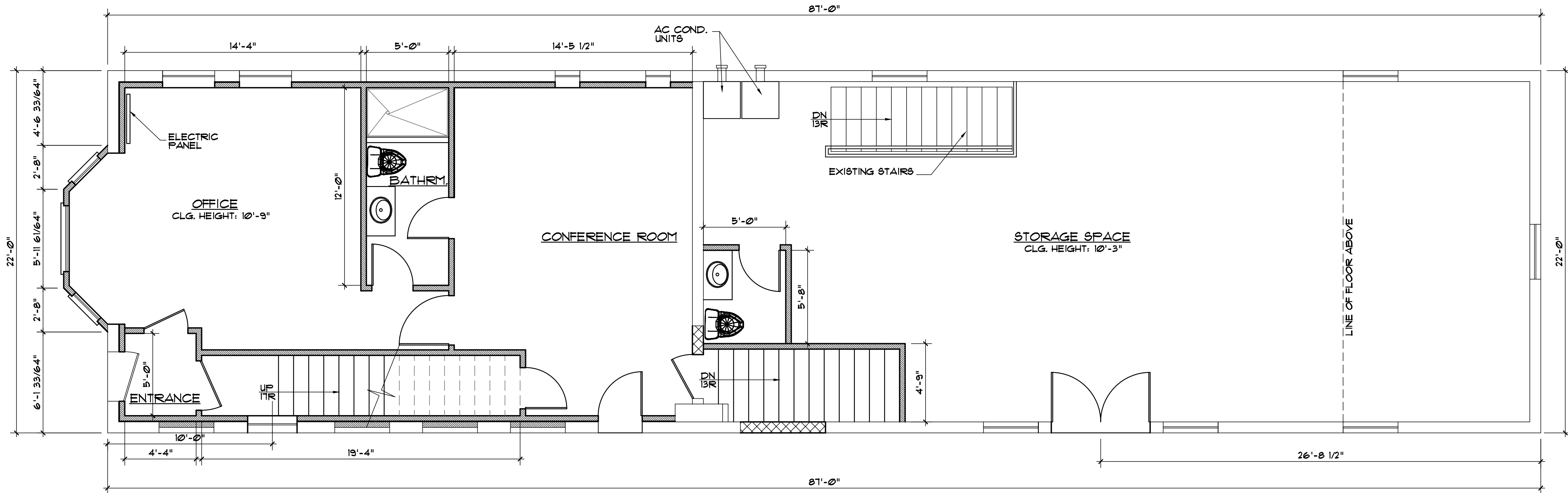
PROPOSED 2ND FLOOR ADDITION
FOR
MANUEL VEGA
66 FRANKLIN AVE
WEST ORANGE, NJ

DRAWING TITLE:

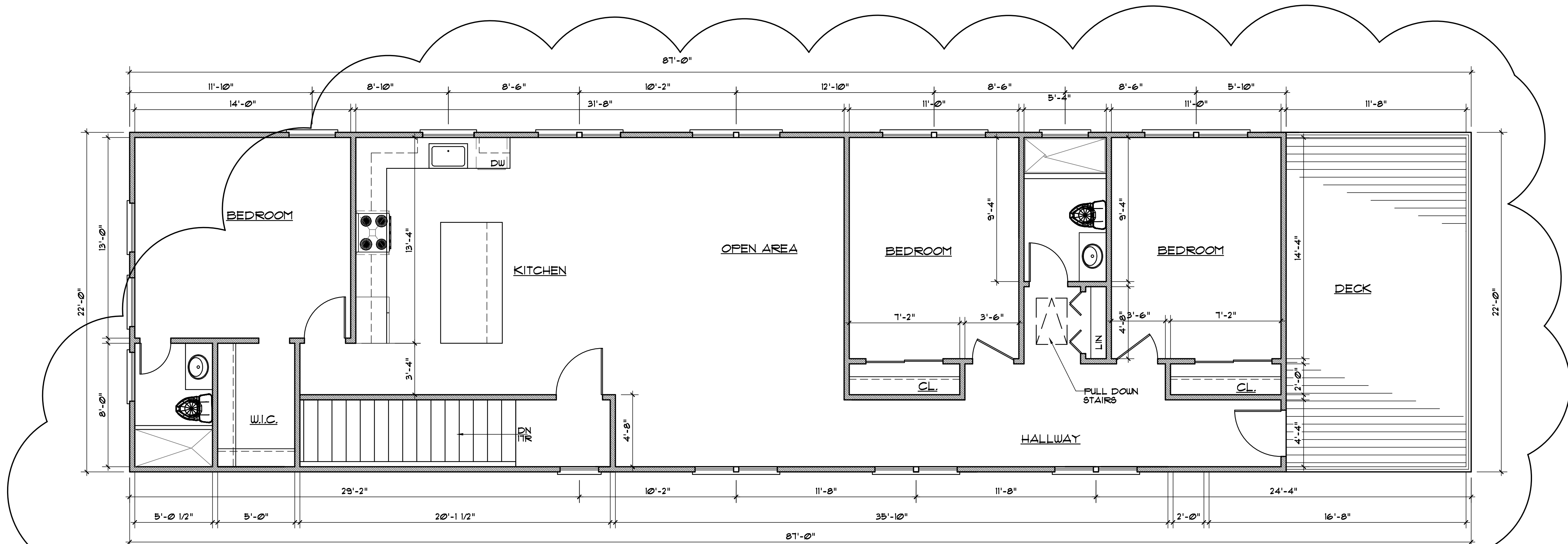
PROPOSED FLOOR PLANS

DATE	9/21/2021
SCALE	AS NOTED
DRAWN BY	Nicks
PROJECT #	20-118
DRAWING No.	AR-2

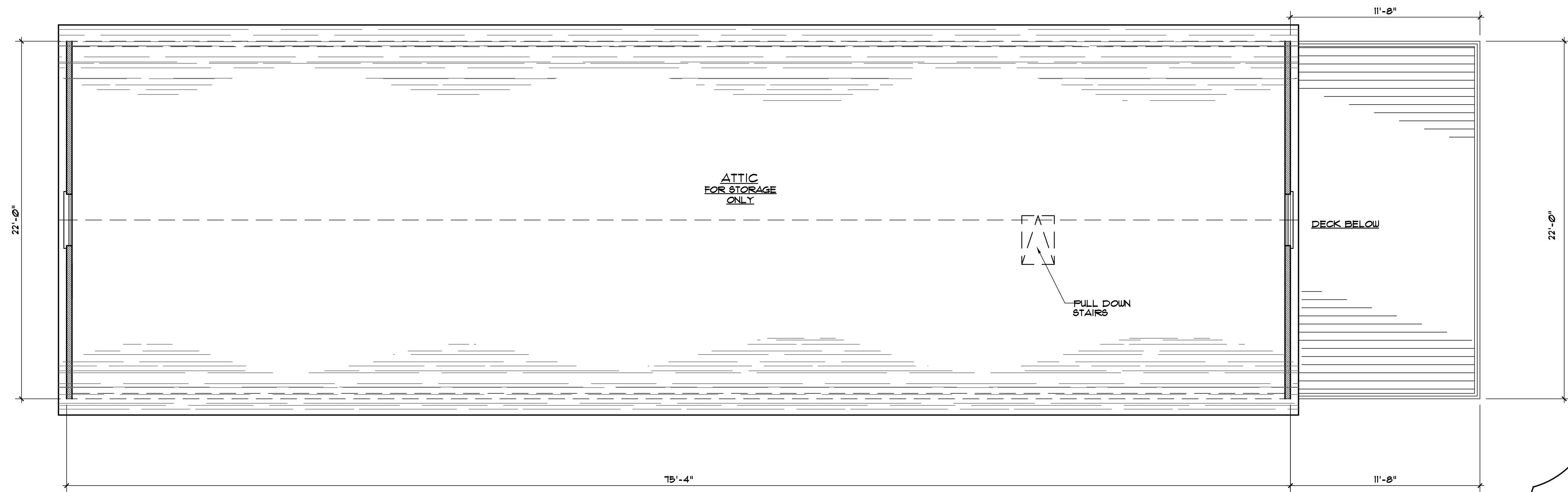
SHEET 3 of 5



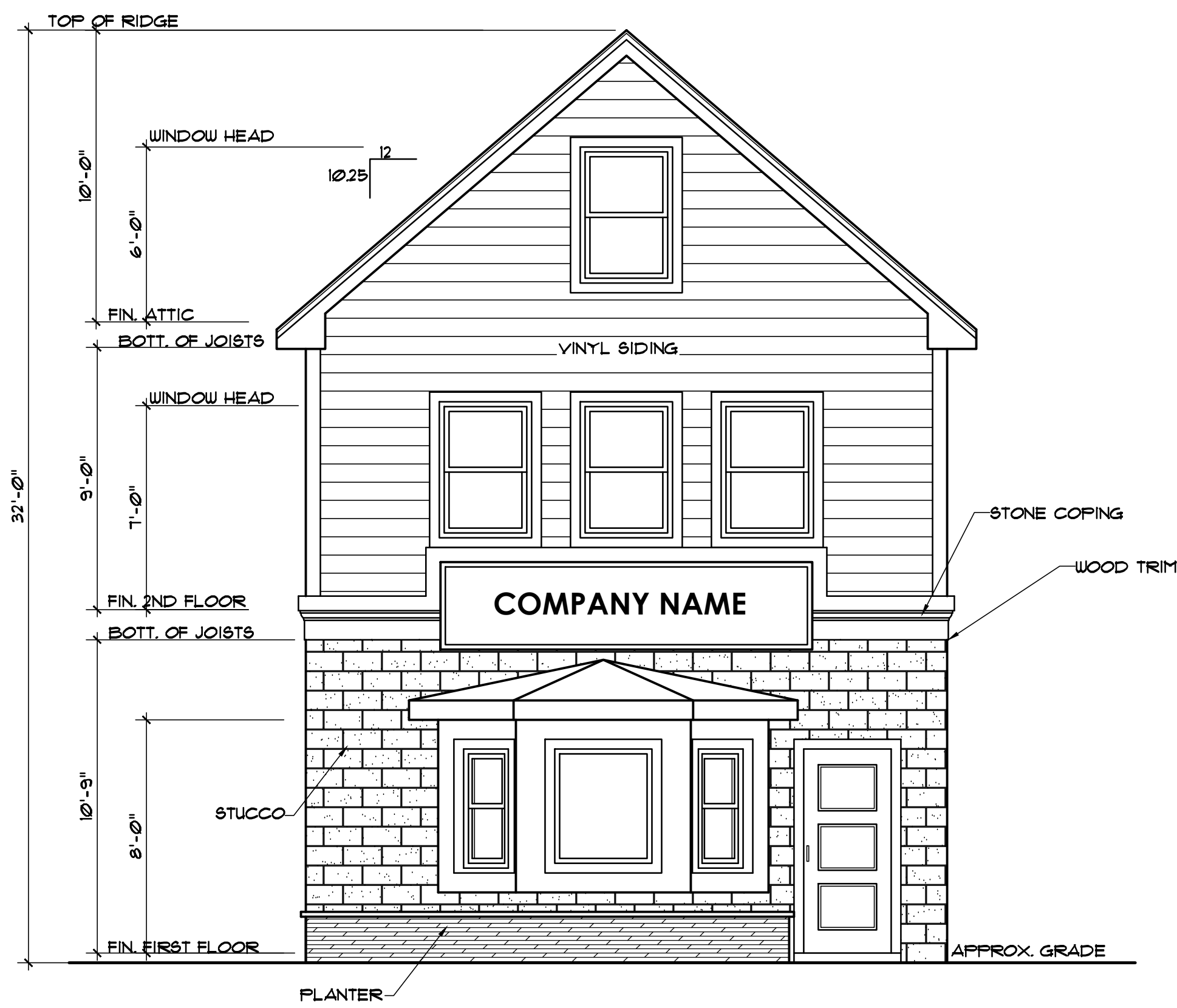
1
AR-2
PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



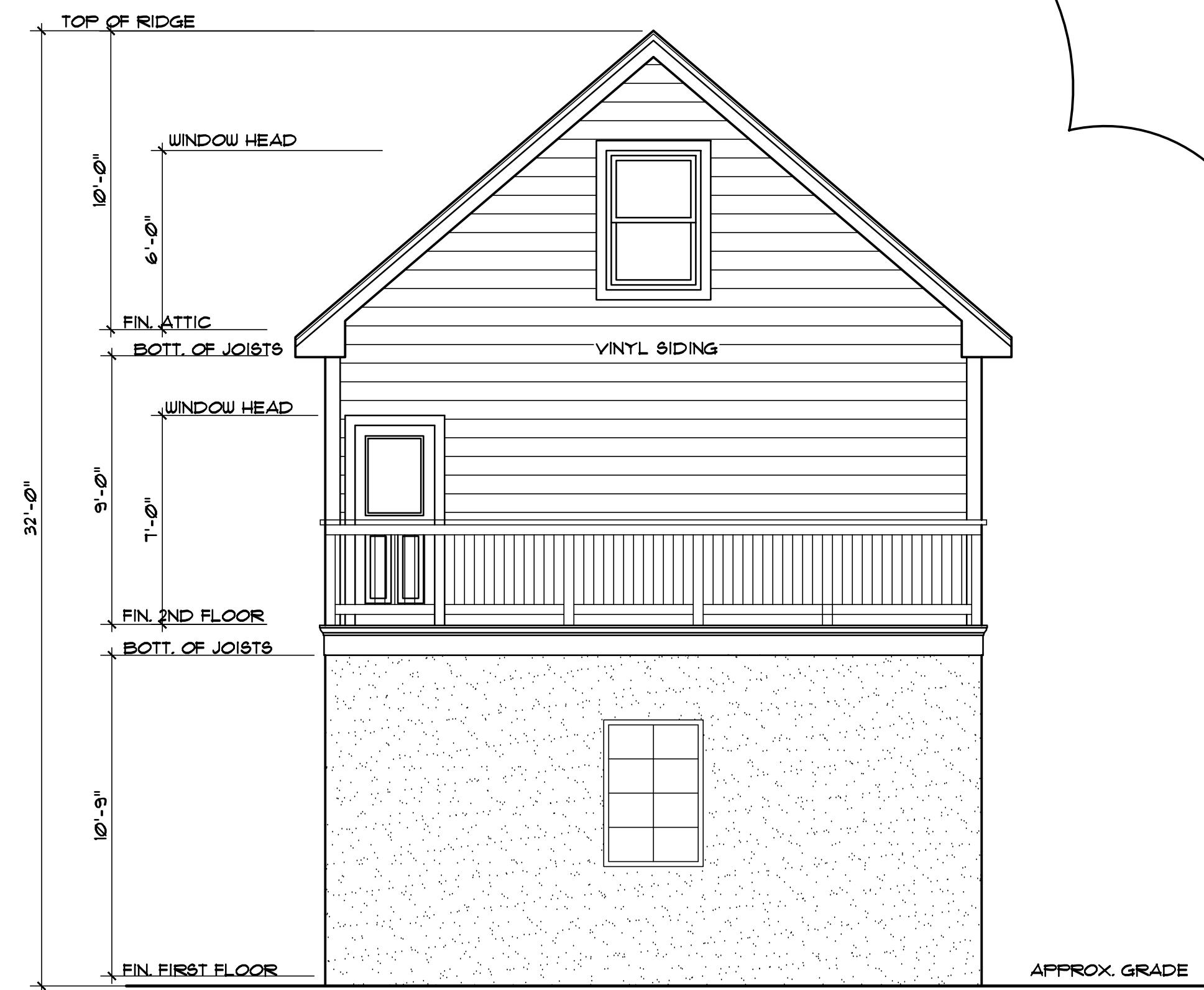
2
AR-2
PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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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N. Salerno

NEW YORK LIC. NO. 25570 NEW JERSEY LIC. NO. A116191

REVISIONS		
No.	DATE	DESCRIPTION
1.	7/28/22	revised per planning bd. comments

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	7/28/22
revised per planning bd. comments	

PROJECT: PROPOSED 2ND FLOOR ADDITION FOR MANUEL VEGA	
66 FRANKLIN AVE WEST ORANGE, NJ	
DRAWING TITLE: PROP. 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	