

ADDITIONS AND RECONSTRUCTION TO
RESIDENCE PROJECT

FOR
OWNER: MS. CELESTE R. JENKINS
15 EDGEWOOD AVENUE NORTH
WEST ORANGE, NJ 07052

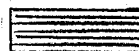
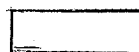
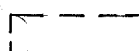
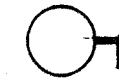
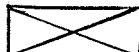
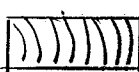
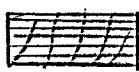
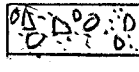
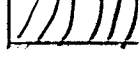
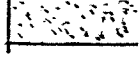
PROJECT: 2024-01

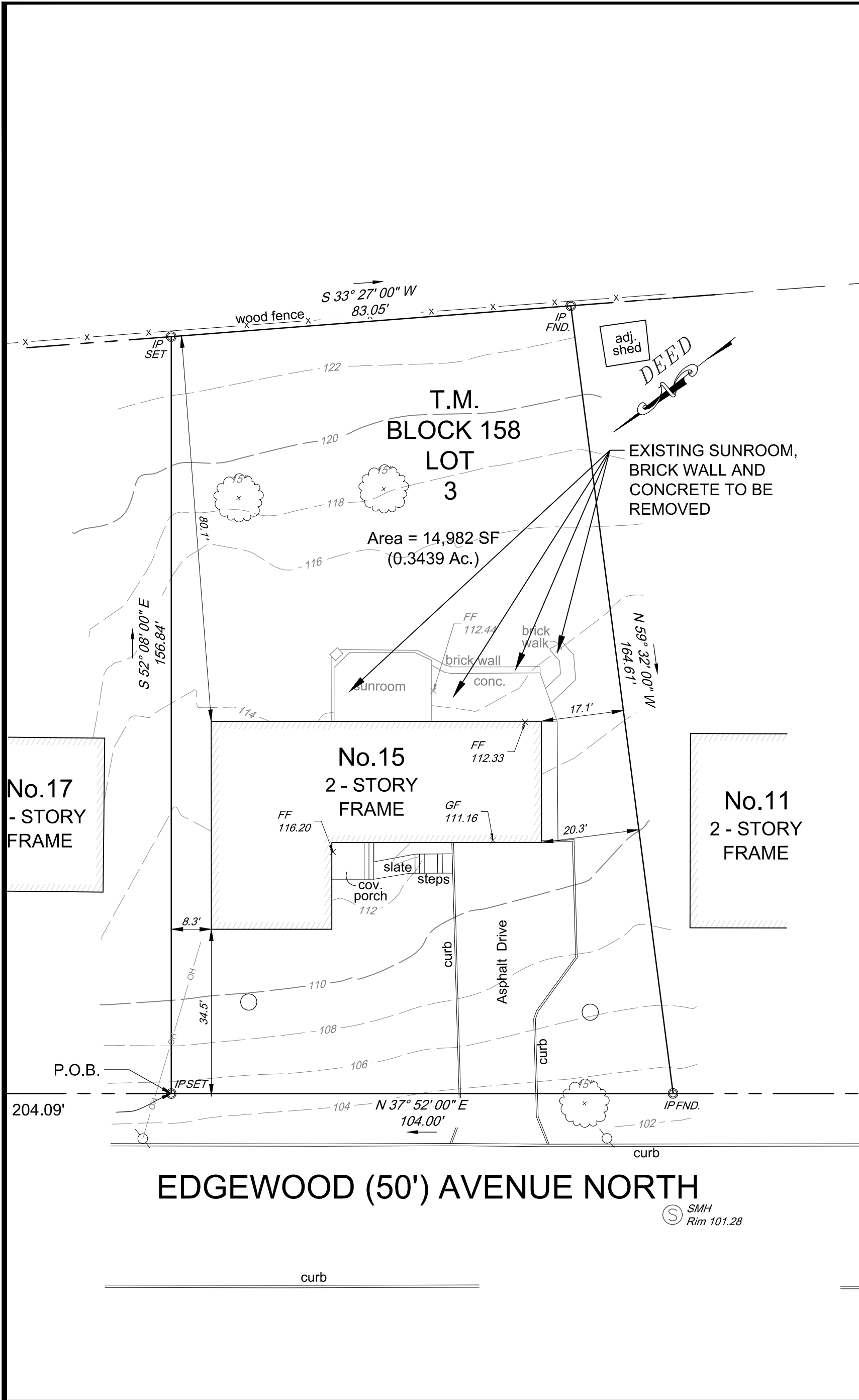
DATE: JULY 29, 2024

WILLIAM M. BROWN III, FAIA, NOMAC, LLC
ARCHITECT

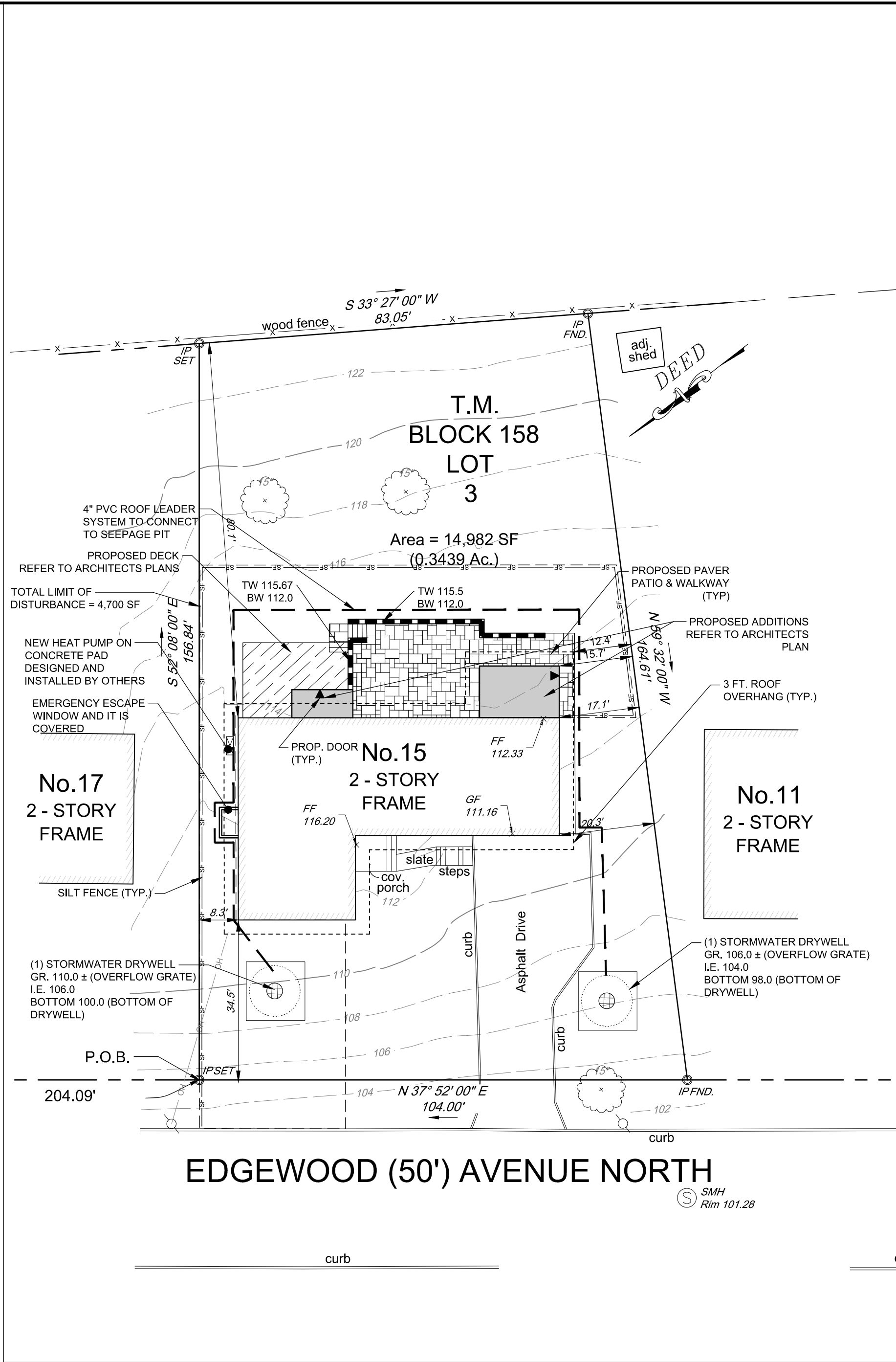
23 NASSAU RD.
VERONA, NJ 07044-2905

LICENSE #: 21A101189200

GENERAL NOTES	SYMBOLS	INDEX OF DRAWINGS	SIGNATURES
1. All dimensions shall be verified in the field. 2. The contractor shall be responsible for the methods and means of construction and site safety. All unsafe site conditions shall be corrected immediately by the contractor ant no additional expense to the Owner. 3. The removal of lead paint, asbestos or other environmental hazards shall be at the expense of the Owner. 4. The Contractor shall obtain all permits which are to be paid by the Owner and schedule inspections as required for the project and pay all fees as required by the Township of West Orange, NJ Building Department. 5. The Contractor shall notify the Architect of any discrepancy or variation from the plans required for construction prior to ordering of materials and the construction work. 6. The Contractor shall provide for the legal removal and disposal of all waste for the duration of the project. Trash and debris shall not to be allowed to accumulate within the house or on the exterior but shall be removed from the site daily. 7. The contractor shall make provisions to rent a dumpster. 8. The project shall be following the 2021 IBC NJ Residential Code, the 2021 International Energy Conservation Code, the Rehabilitation Subcode, and the latest editions of the National Plumbing Code, International Mechanical and the National Electrical Code. 9. The Contractor shall be responsible for any shoring that is required. 10. All mechanical HVAC work shall be performed by others. 11. All finishes and painting will be performed by others. Contractor shall tape and spackle all gypsum board work ready for painting with Type 5 finish. 12. The Contractor shall coordinate with the Architect all wood blocking areas and the protection of all new bathroom fixtures during construction. All appliances and bathroom fixtures and accessories will be selected by the Owner and installed by others. 13. Any existing brick that is removed shall be stockpiled and reused where applicable as per new construction. 14. The new proposed heat pump and concrete pad shall be installed by others.	 DOOR DESIGNATION  INTERIOR ELEVATION  NEW PARTITION  EXISTING TO REMAIN  REMOVALS UNLESS NOTED OHERWISE  SECTION DESIGNATION  WOOD  CAULKING  PLYWOOD  INSULATION  CONCRETE  FINISHED WOOD  GYPSUM BOARD  PHOTOGRAPH DIRECTION DESIGNATION	Cover Sheet PD-1Project Data Information, Maps, Charts and Diagrams SP-1Survey, Plot Plan, Notes and Details ECP-1Existing Conditions and New Emergency Escape Window Photographs A-1Lower Level and Family Room Plan A-2First Floor and Upper-Level Plan A-3Roof Plan A-4Elevations	CHAIRMAN SECRETARY MUNICIPAL ENGINEER



EXISTING CONDITIONS

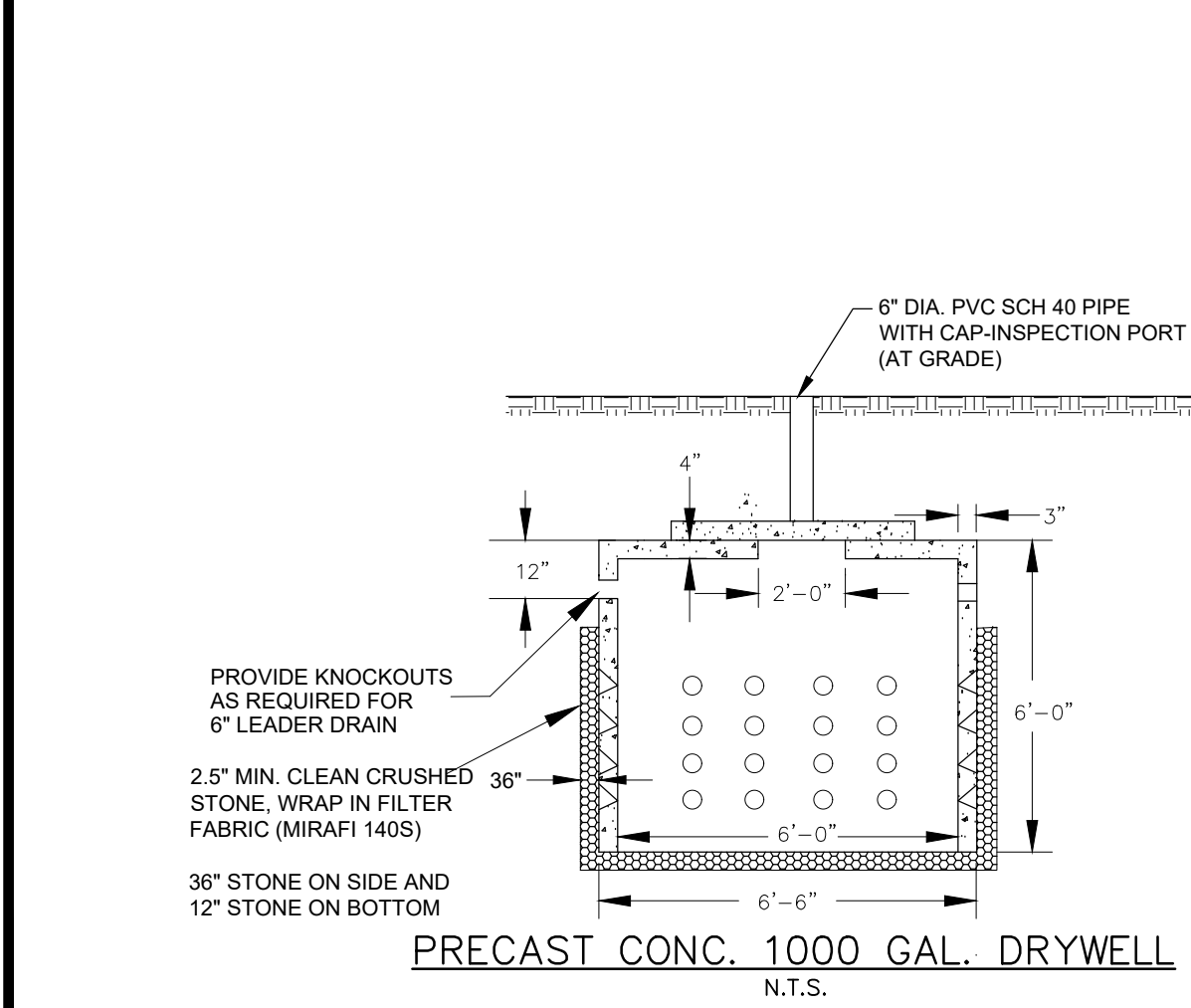


SITE PREPARATION PLAN

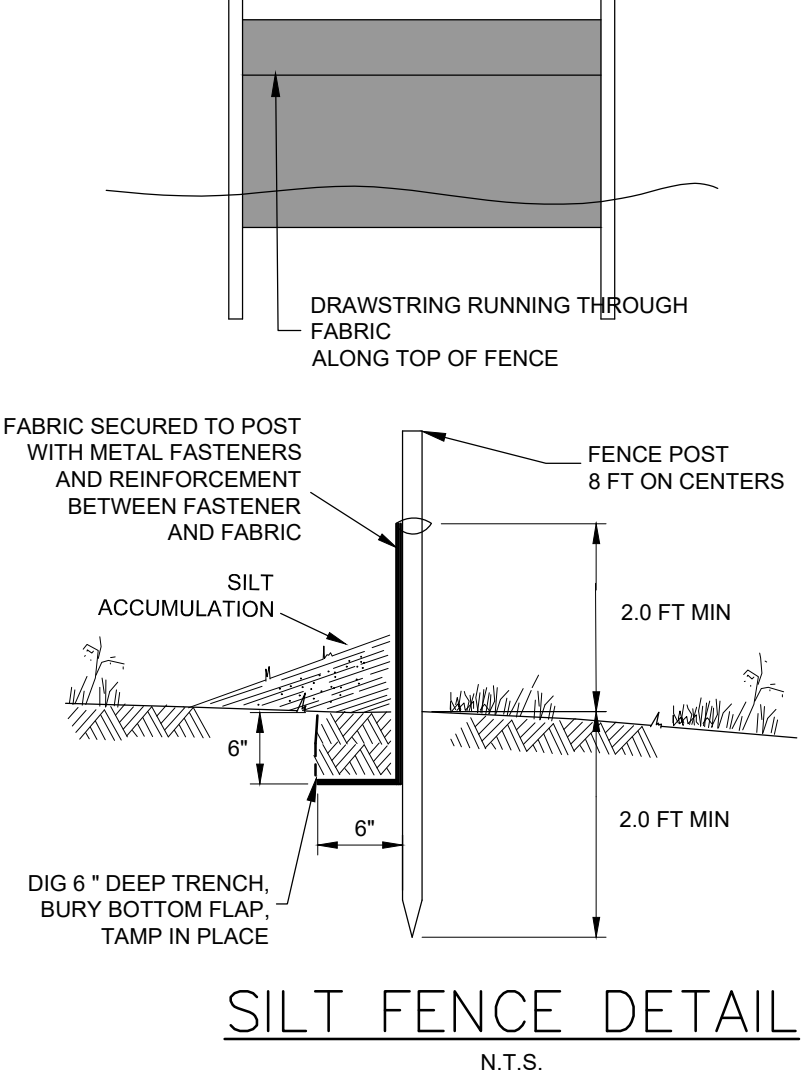
COVERAGE TABLE					
BLOCK 158 LOT 3					
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY					
TOTAL LOT AREA	14,982 SF				
ALLOWABLE BUILDING COVERAGE (30%)	4,495 SF				
ALLOWABLE LOT COVERAGE (40%)	5,993 SF				
Existing Coverages			Proposed Coverages		
Description	Area (SF)	Percentage	Description	Area (SF)	Percentage
Dwelling	2,166		Dwelling	2,166	
Sunroom	306		Additions	265	
Total Building Coverage	2,472	16.5%	Total Building Coverage	2,431	16.2%
Driveway	1,120		Driveway	1,120	
Front walk & Steps	128		Front walk & Steps	128	
Rear Concrete Patio	396		Concrete Walk	82	
			Paver Patio, Steps and Landing	723	
			Deck	286	
Total Impervious Coverage	4,116	27.5%	Total Impervious Coverage	4,770	31.8%
			Increase in Impervious Coverage	654	

- GENERAL NOTES:
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM OMLAND & OSTERKORN, INC. DATED 4/19/24. ELEVATIONS ON ASSUMED DATUM.
 - REFER TO ARCHITECTURAL PLANS PREPARED BY OTHERS.
 - THE ENGINEER SIGNING THIS PLAN IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE PRESENCE OR ABSENCE OF WETLANDS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED BY THE FACT THAT NO EVIDENCE OF WETLANDS OR WETLAND TRANSITION AREAS (BUFFERS) ARE SHOWN ON THIS PLAN.
 - LOCATIONS OF UTILITIES WERE BASED ON ABOVE GROUND OBSERVATION AND ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATION IN FIELD WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - THE APPLICANT SHALL COMPLY WITH THE BOROUGH'S TREE REMOVAL AND REPLACEMENT REQUIREMENTS.
 - SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
 - ALL AREAS BEING GRADED AND WHERE SOIL IS BEING SPREAD ACROSS THE YARD SHALL BE TOP SOILED AND SEEDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
 - SURFACE RUNOFF DURING CONSTRUCTION WILL BE MAINTAINED THROUGH THE USE OF SILT FENCE.
 - THERE SHALL BE NO ADVERSE IMPACT ON ADJACENT NEIGHBORS.
 - CONTRACTOR TO CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS NECESSARY TO NOT IMPACT NEIGHBORING PROPERTIES OR PUBLIC RIGHT OF WAY.
 - CONTRACTOR TO INSTALL SILT FENCE AROUND PERIMETER DURING CONSTRUCTION.
 - ALL ROOF LEADERS TO CONNECT TO SEEPAGE PITS.

NOTE: ALL EXISTING UTILITIES TO BE UTILIZED UNDER PROPOSED CONDITION. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES AND CONFIRM TIE IN LOCATIONS AND NOTIFY ENGINEER OF RECORD IF ANY ISSUES ARISE.



SEEPAGE PIT DESIGN CALCULATOR		
3 inches over impervious		
AREA CONTRIBUTING TO SEEPAGE PIT (ENTIRE ROOF AREA)		
2431 S.F.		
VOLUME REQUIRED		
608 C.F.		
VOLUME CAPACITY OF SEEPAGE PIT		
6.5'		
6' Dia.		
5.67' Depth		
TANK VOLUME FOR A STANDARD 1000 GALL. TANK		
$V_{\text{Tank}} = (\pi) (\frac{6'}{4}) (\text{Depth})$		
$V_{\text{Tank}} = 160 \text{ C.F.}$		
STONE VOLUME		
Volume of excavation: $12.5' \times 12.5' \times 6' = 937.5 \text{ C.F.}$		
Less Volume of Tank = 160 C.F.		
Net Volume of Stone = 777.5 C.F.		
STONE VOLUME TOTAL ASSUMING 40% VOIDS		
$V_{\text{Stone}} = 0.40 (777.5) = 311 \text{ C.F.}$		
TOTAL SEEPAGE PIT VOLUME		
$V_{\text{Pit}} = V_{\text{Tank}} + V_{\text{Stone}} = 471$		
2 SEEPAGE PITS PROPOSED		
VOLUME PROPOSED (C.F.)	942	VOLUME REQUIRED (C.F.)
		608
SYSTEM IS O.K.		



SILT FENCE DETAIL

NO.	REVISION	DATE	CHKD
1			
2			
3			
4			
5			
6			

PROJ: 240402
DATE: 7/25/24
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR THE USE OF THE CLIENT ONLY. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF OMLAND & OSTERKORN, INC. ALL RIGHTS RESERVED.



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Professional Engineer & Professional Land Surveyor
NJ Certificate of Authorization No. 24C2828300
Phone 973-447-7820
Fax 973-447-7821
Website NJ 07141
www.oosterkorn.com
Email: oosterkorn@o-c-inc.com
Liz 240624981

PLOT PLAN FOR
15 EDGEWOOD AVE NORTH
SURVEY, PLOT PLAN, NOTES
AND DETAILS
TAX MAP BLOCK 158, LOT 3
WEST ORANGE TOWNSHIP, ESSEX COUNTY, NEW JERSEY



① REAR ELEVATION



③ FRONT LEFT CORNER ELEVATION



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EMAIL: WMB3AIA@GMAIL.COM
LICENSE NO.: 21A10118920

REV.NO	DESCRIPTION	DATE

OWNER: MS.CELESTINE R. JENKINS
15 EDGEWOOD AVE. NORTH
WEST ORANGE, NJ 07052

PROJECT: ADDITIONS AND
RECONSTRUCTION TO REIDENCE PROJECT



② RIGHT REAR CORNER ELEVATION



④ LEFT REAR CORNER ELEVATION



⑤ EMERGENCY ESCAPE WINDOW PHOTOS

DRAWING
EXISTING CONDITIONS AND NEW
EMERGENCY ESCAPE WINDOW PICTURES

William M. Brown III

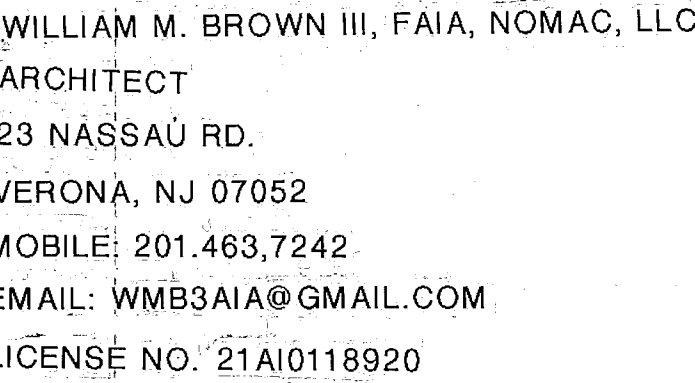
SCALE AS NOTED

DRAWN BY: WMB3

DATE
07/29/24

ECP
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SHEET 4 OF 8

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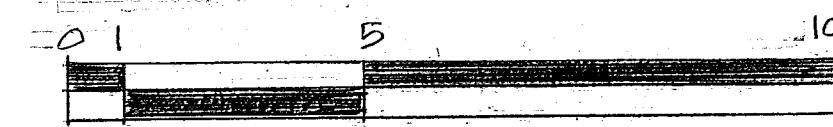
OWNER MS. CELESTE R. JENKINS
15 NORTH EDGEWOOD AVE.
WEST ORANGE, NJ 07052

LOWER LEVEL & FAMILY ROOM PLANS

LOWER LEVEL & FAMILY ROOM PLANS

SCALE: 1/4" = 1'-0"

GRAPHIC SCALE



SCALE: AS NOTED

DRAWN BY: WMB3

DATE:

07/29/24

A-1

SHEET 5 OF 8



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REV NO.	DESCRIPTION	DATE
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OWNER MS. CELESTE R. JENKINS
15 NORTH EDGEWOOD AVE.
WEST ORANGE, NJ 07052

PROJECT: ADDITIONS AND
RECONSTRUCTION TO RESIDENCE PROJECT

DRAWING:
FIRST FLOOR & UPPER LEVEL PLANS

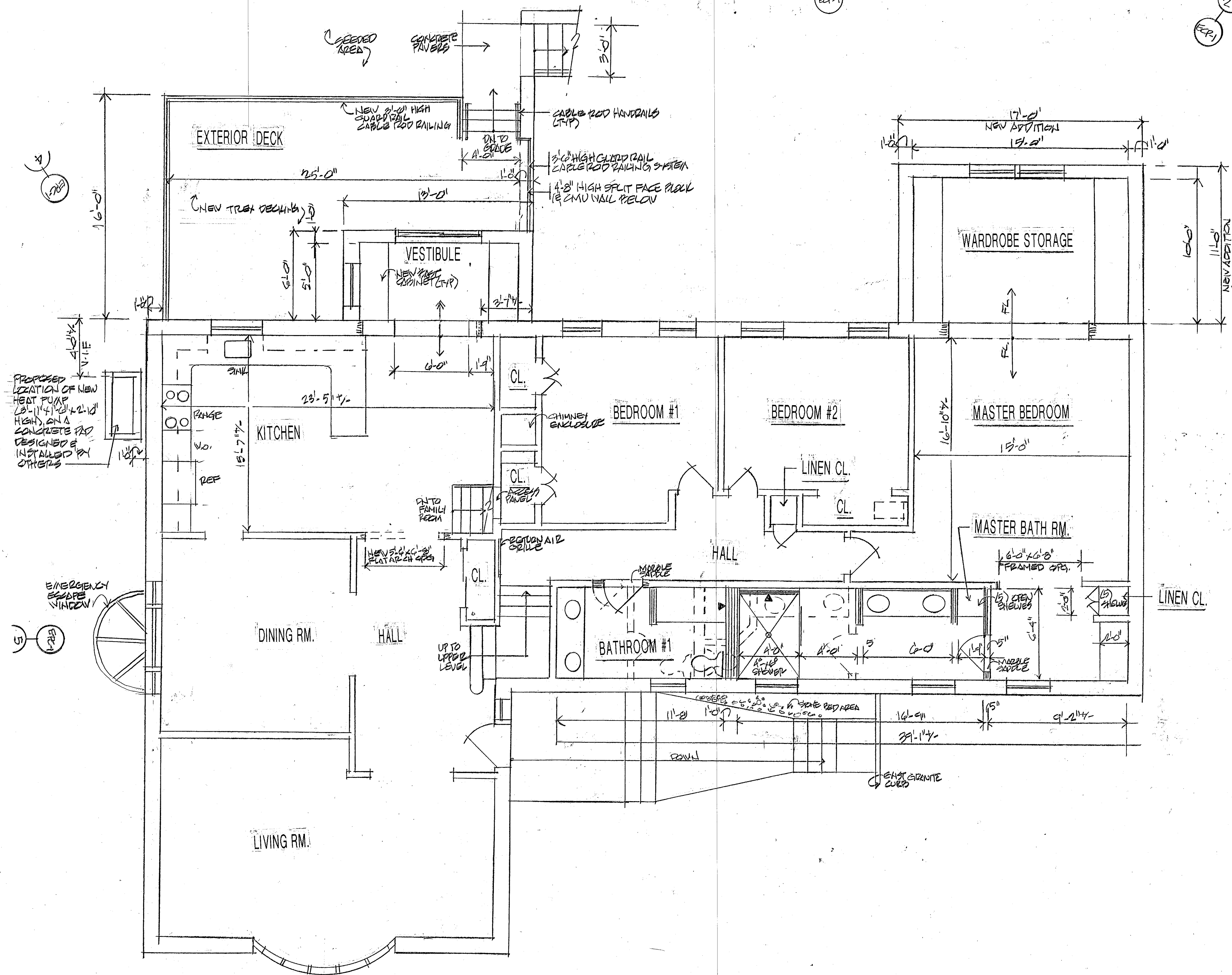
William M. Brown III
SCALE: AS NOTED

DRAWN BY: WMB3

DATE:
07/29/24

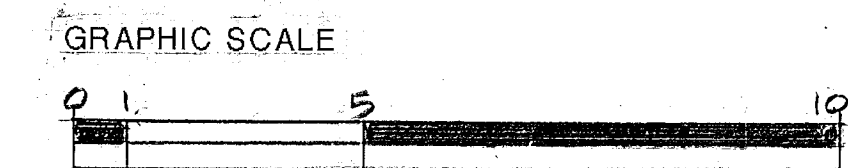
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SHEET 6 OF 8



FIRST FLOOR & UPPER LEVEL PLANS

SCALE: 1/4"=1'-0"





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REV. NO.	DESCRIPTION	DATE
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DRAWING:
ROOF PLAN

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William M. Brown III

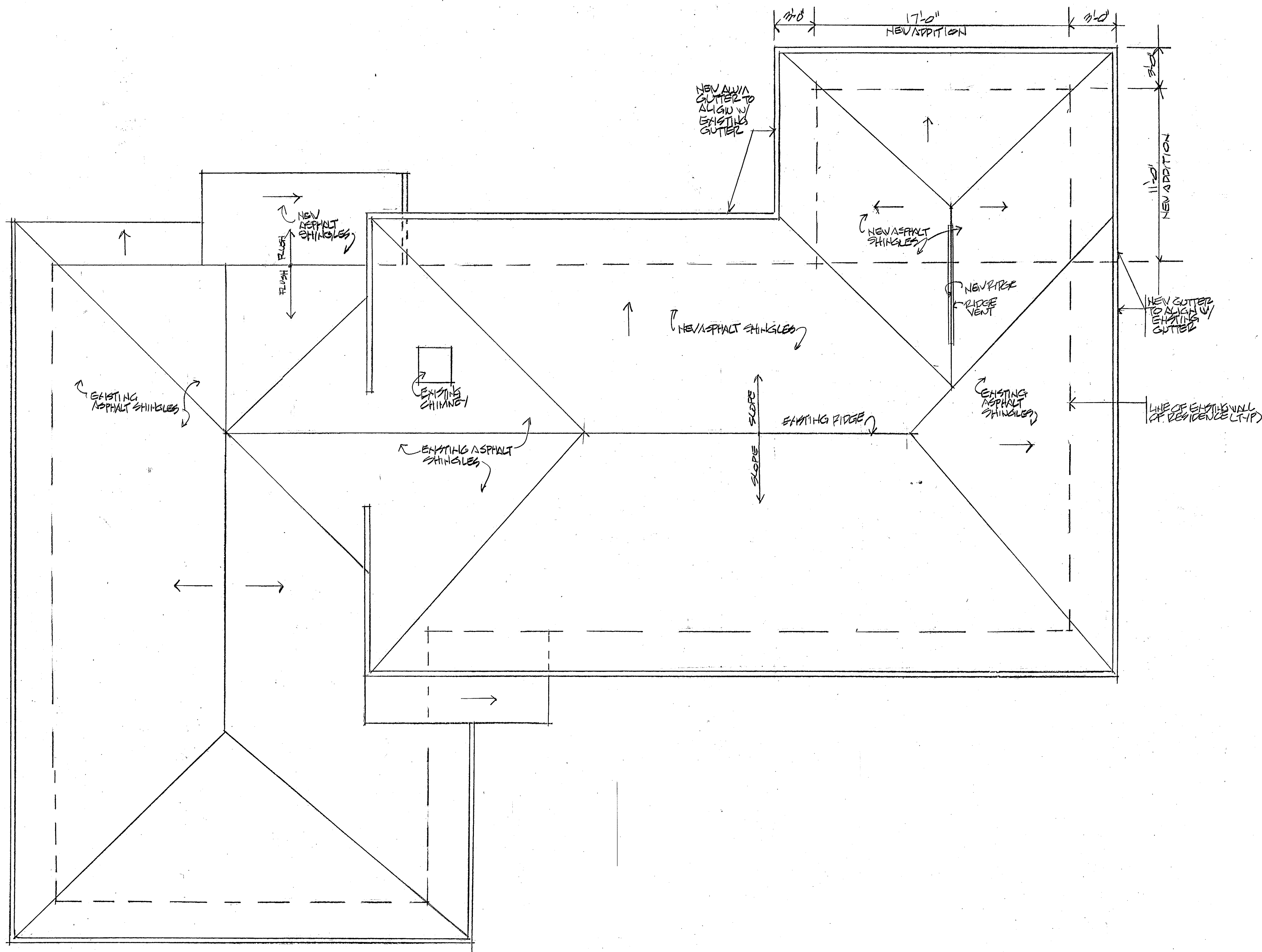
SCALE AS NOTED

DRAWN BY:
WMB3

DATE:
07/29/24

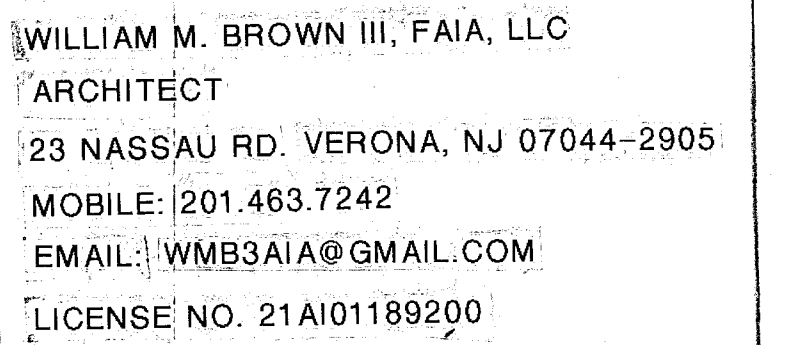
A-3

SHEET 7 OF 8



ROOF PLAN

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 0' (TYP)

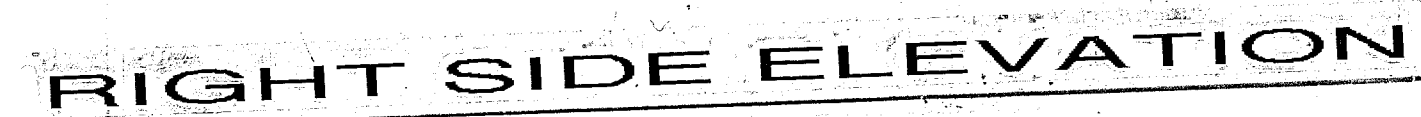
RIGHT SIDE ELLEVATION
(NEW ADDITION)

REV. NO.	DESCRIPTION	DATE
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OWNER MS. CELESTE R. JENKINS
15 NORTH EDGEWOOD AVE.
WEST ORANGE, NJ 07052

PROJECT: ADDITIONS AND
RECONSTRUCTION TO REIDENCE PROJECT

DRAWING:
ELEVATIONS



LEFT SIDE ELEVATION

SCALE: AS NOTED

DRAWN BY: WMB3

DATE:
07/29/24

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SHEET 8 OF 8