

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 #: 21AC00146600

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



200 FT. RADIUS MAP

Buffer Report

THE TOWNSHIP OF WEST ORANGE
Office of the Assessor
66 Main Street
West Orange, New Jersey 07052
Telephone: (973) 325-4060
Facsimile: (973) 669-4859

Highlighted feature(s)

Parcel Limits (1)

Municipality	Block	Lot	Qualifier	UNIQUEID	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	158	3		0722-001580000-000030000-00000	15 EDGEWOOD AVENUE NORTH	JENKINS, CELESTE R	15 NORTH EDGEWOOD AVENUE	WEST ORANGE, NEW JERSEY	07052	15 Edgewood Avenue North, West Orange, NJ, 07052

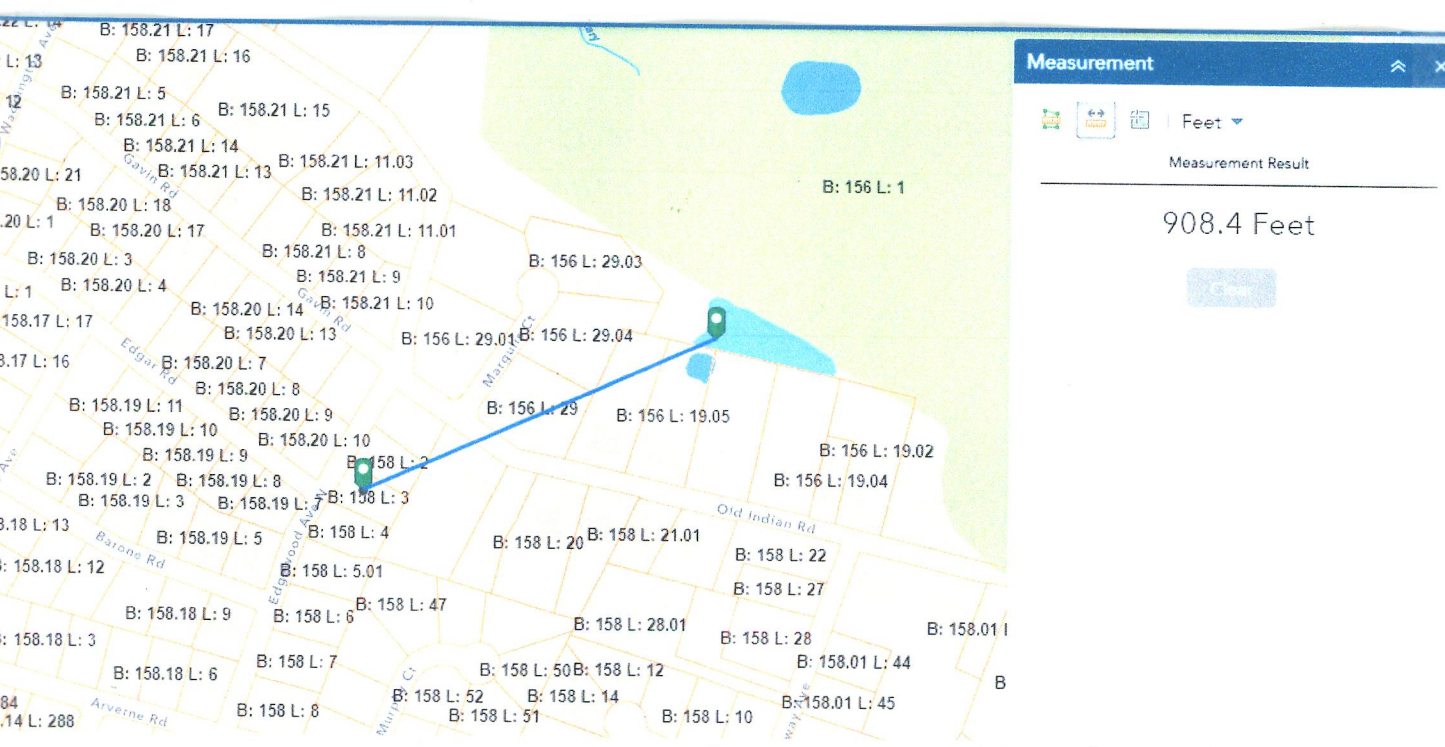
List of adjoining features(s) that intersect 200 foot buffer from Parcel Limits.

Adjoining Properties (18)

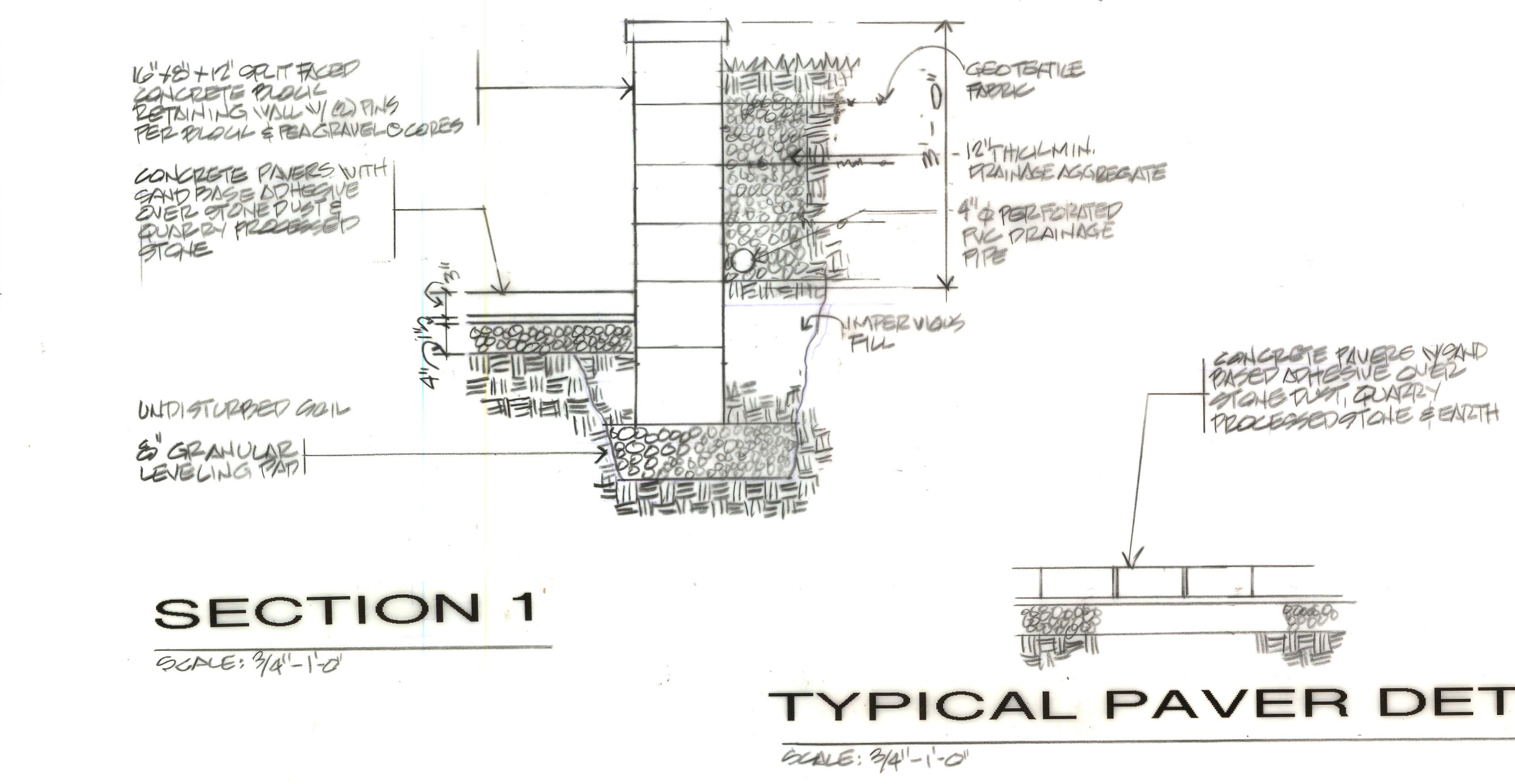
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	158	1		19 EDGEWOOD AVENUE NORTH	WALLACH, EVAN M & BETH	19 EDGEWOOD AVE N	WEST ORANGE, NJ	07052	19 Edgewood Avenue North, West Orange, NJ, 07052
West Orange Township	158	2		17 EDGEWOOD AVENUE NORTH	HONG, JAMES & BEIXIN LIN	17 EDGEWOOD AVE NTH	WEST ORANGE, NJ	07052	17 Edgewood Avenue North, West Orange, NJ, 07052
West Orange Township	158	3		15 EDGEWOOD AVENUE NORTH	JENKINS, CELESTE R	15 NORTH EDGEWOOD AVENUE	WEST ORANGE, NEW JERSEY	07052	15 Edgewood Avenue North, West Orange, NJ, 07052
West Orange Township	158	4		11 EDGEWOOD AVENUE NORTH	BIEN-AIME, CEDRIC & FABIENNE	11 EDGEWOOD AVE NORTH	WEST ORANGE, NJ	07052	11 Edgewood Avenue North, West Orange, NJ, 07052
West Orange Township	158	5.01		9 EDGEWOOD AVENUE NORTH	FRANK, KATHRINE & PHILIP	9 EDGEWOOD AVE NORTH	WEST ORANGE, NJ	07052	9 Edgewood Avenue North, West Orange, NJ, 07052
West Orange Township	158	6		7 EDGEWOOD AVENUE NORTH	WENGER, PETER N. & KAREN M. JONES	7 EDGEWOOD AVE. NO.	WEST ORANGE, NJ	07052	7 Edgewood Avenue North, West Orange, NJ, 07052
West Orange Township	158	17.02		56-60 OLD INDIAN ROAD	DEFALCO, MARIE T	56-60 OLD INDIAN RD	WEST ORANGE, NJ	07052	56-60 Old Indian Road, West Orange, NJ, 07052
West Orange Township	158	20.02		56-60 OLD INDIAN ROAD	DEFALCO, MARIE T	56-60 OLD INDIAN RD	WEST ORANGE, NJ	07052	56-60 Old Indian Road, West Orange, NJ, 07052

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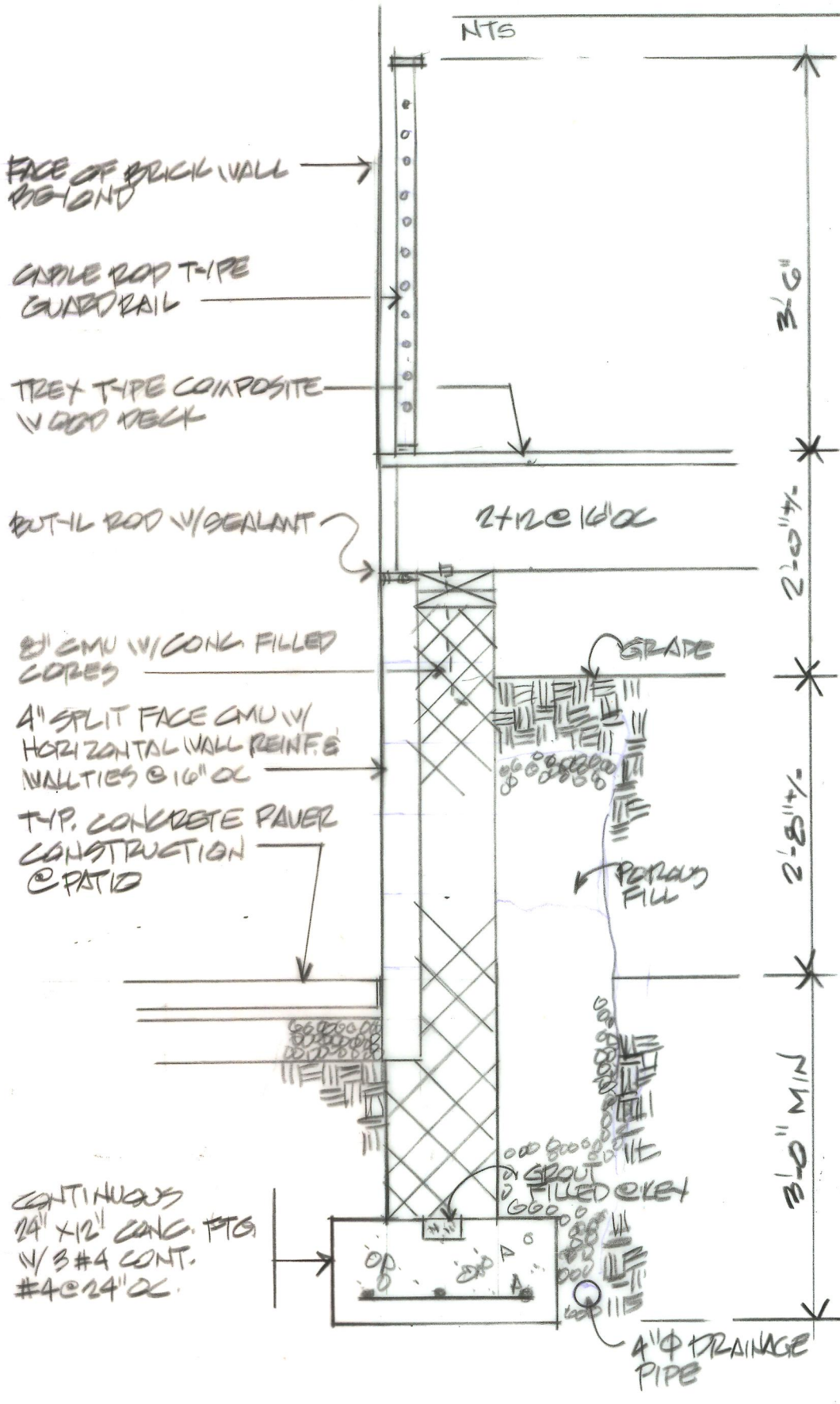
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	158	46		6 MURPHY COURT	SCHWEIGER, PHILIP P & GORDON, MERED	6 MURPHY COURT	WEST ORANGE, NJ	07052	6 Murphy Court, West Orange, NJ, 07052
West Orange Township	158	47		8 MURPHY COURT	QUINTELA, MARIAL & QUINTELA, KATHY	8 MURPHY CT	WEST ORANGE, NJ	07052	8 Murphy Court, West Orange, NJ, 07052
West Orange Township	158	48		10 MURPHY COURT	PAUL, SHIRLY ANN	10 MURPHY COURT	WEST ORANGE, NJ	07052	10 Murphy Court, West Orange, NJ, 07052
West Orange Township	158.19	6		6 EDGEWOOD AVENUE NORTH	KEIL, STUART & W. MONA	6 EDGEWOOD AVENUE NORTH	WEST ORANGE, NEW JERSEY	07052	6 Edgewood Avenue North, West Orange, NJ, 07052
West Orange Township	158.19	7		35 EDGAR ROAD	PEREZ, JACOBO & ERIDANIA	35 EDGAR ROAD	WEST ORANGE, NEW JERSEY	07052	35 Edgar Road, West Orange, NJ, 07052
West Orange Township	158.19	8		33 EDGAR ROAD	POLHAMUS, MATTHEW & MELISSA	33 EDGAR RD	WEST ORANGE, NJ	07052	33 Edgar Road, West Orange, NJ, 07052
West Orange Township	158.20	9		32 EDGAR ROAD	PRAPAHARAN, SINNADURAI & DAKSHANA	32 EDGAR ROAD	WEST ORANGE, NJ	07052	32 Edgar Road, West Orange, NJ, 07052
West Orange Township	158.20	10		14-16 EDGEWOOD AVENUE NO.	FORTILUS, MARLENE & LOUIS, RONEL	14-16 EDGEWOOD AVENUE NO.	WEST ORANGE, NJ	07052	14-16 Edgewood Avenue No., West Orange, NJ, 07052
West Orange Township	158.20	11		18 EDGEWOOD AVENUE NORTH	NALLS, JACQUELINE	18 EDGEWOOD AVE	WEST ORANGE, NJ	07052	18 Edgewood Avenue North, West Orange, NJ, 07052
West Orange Township	158.20	12		19 GAVIN ROAD	BEAMON, SHARON & SHIRLENE	19 GAVIN ROAD	WEST ORANGE, NJ	07052	19 Gavin Road, West Orange, NJ, 07052



WETLANDS LOCATION



TYPICAL PAVER DETAIL



SECTION 2

SCALE: 9/16" = 1'-0"

KEY MAP

PROJECT DESCRIPTION

The project entails a two-story addition comprised of the extension of the Master Bedroom which will be used as a Wardrobe Storage Area on the upper level and a new Exterior Equipment Storage Room below on the Lower Level. In addition, a new Vestibule and composite wood deck adjacent to the kitchen will be installed. There are some minor renovations proposed as noted in the Lower Level of the Basement Area (enlarged bathroom, bedroom and fire escape window), Family Room, first floor Kitchen Area and to the enlargement of the existing bathrooms (Bathroom #1 and the Master Bedroom) areas on the Upper Level. New asphalt shingles and exterior brickwork will match existing in color and style and will only be installed on the rear hip roof area as noted and the roof of the Vestibule. New aluminum gutters and leaders will be installed and aligned with existing roof areas where noted. The existing brick retaining walls, concrete walkway and sunroom will be removed as per new construction.

BUILDING DATA

New Additions:	
Master Bedroom/	150 Sq. Ft. (Net)
Wardrobe Storage Area	170 Sq. Ft. (Gross)
Exterior Equipment Storage:	
Bathroom #1	Existing: 59 Sq. Ft. +/-, New Sq. Ft.: 74 Sq. Ft. +/-
Master Bathroom	Existing: 63 Sq. Ft. +/-, New: 106 Sq. Ft. +/-
Vestibule/Kitchen:	78 Sq. Ft. Gross
	55 Sq. Ft. Net
New Exterior Deck Area:	306 Sq. Ft.
Use Group:	R-3 (Single Family)
Construction Classification:	VB
Land Area Disturbed:	1,073 Sq. Ft. +/-

ZONING DATA

No.	Description	Required	Actual	Zoning Reference	Remarks
1.	Zone	R-4	-	25-7.1	
2.	Lot No.	3	-	25-7.1	(See Survey)
3.	Block No.	T.M. 158	-	25-7.1	(See Survey)
4.	Lot Size	15,000 Sq. Ft.	*14,982 Sq. Ft.	25-7.1	(See Survey)
5.	Front Yard	30 ft.	34.5 ft.	25-7.1	
6.	Side Yard	15ft, 10ft.	*8.33 ft., 17.17ft.	25-7.1	Varies see site plan
7.	Rear Yard	35ft.	80'-0" +/-	25-7.1	Varies see site plan
8.	Roof Overhang	2ft. into setback area	*2.6 ft	25-8.2c	The roof overhang extends into the allotted setback area at the noted juncture by 7.2". Refer to Dwg. SP-1.
9.	Rear Wall Height	6ft	3'- 8ft. & 3ft.	25.8.4b	Retaining Wall(s) details where noted on Dwg. PD-1 & noted on Dwg. A-2
10.	Building Height	2-1/2 Stories/ 35ft.	2 stories/ 21'-0" +/-	25-7.1	
11.	Lot Width	100 ft.	104 ft.	25-7.1	
12.	Building Coverage	30%	16.5%	25-7.1	Existing: 2,472 Sq.ft.@16.5%
13.	Maximum Lot Coverage	40%	31.8%	25-7.1	Proposed: Includes building and noted impervious areas as shown on SP-1 @ 4,770sq. ft
14.	Emergency Escape Window @ Basement	-	-	25.8.d - Yard Encroachment, required by law. Municipal Code: 14-8.9a	Improving the safety egress from the new 4th Bedroom in the Lower Level.2021 International Residence Section R-3.10
15.	Proposed Heat Pump Location	2ft.	*2.5ft	25.8.d Yard Encroachment	Designed and installed by others on a concrete pad.
16.	Impervious Surface Coverage	Existing: 4,116 sq. ft. @ 27.5%	31.8% @4,770 sq. ft.		Total Increase of the Impervious area is 654 sq. ft.

Notes: 1. Items in bold type and with an asterisk * denotes where a Variance is required.



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LICENSE NO.:21AC00146600

REV. NO. DESCRIPTION DATE

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

PROJECT: ADDITIONS AND RECONSTRUCTION TO REIDENCE PROJECT

DRAWING:
PROJECT DATA INFORMATION, MAPS, CHARTS, DIAGRAMS

SCALE: AS NOTED

DRAWN BY: WMB3

DATE:
07/29/24

PD-1

SHEET 3 OF 8



① REAR ELEVATION



③ FRONT LEFT CORNER ELEVATION



② RIGHT REAR CORNER ELEVATION



④ LEFT REAR CORNER ELEVATION



⑤ EMERGENCY ESCAPE WINDOW PHOTOS



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REV.NO	DESCRIPTION	DATE

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

PROJECT: ADDITIONS AND
RECONSTRUCTION TO REIDENCE PROJECT

DRAWING
EXISTING CONDITIONS AND NEW
EMERGENCY ESCAPE WINDOW PICTURES

William M. Brown III

SCALE AS NOTED

DRAWN BY: WMB3

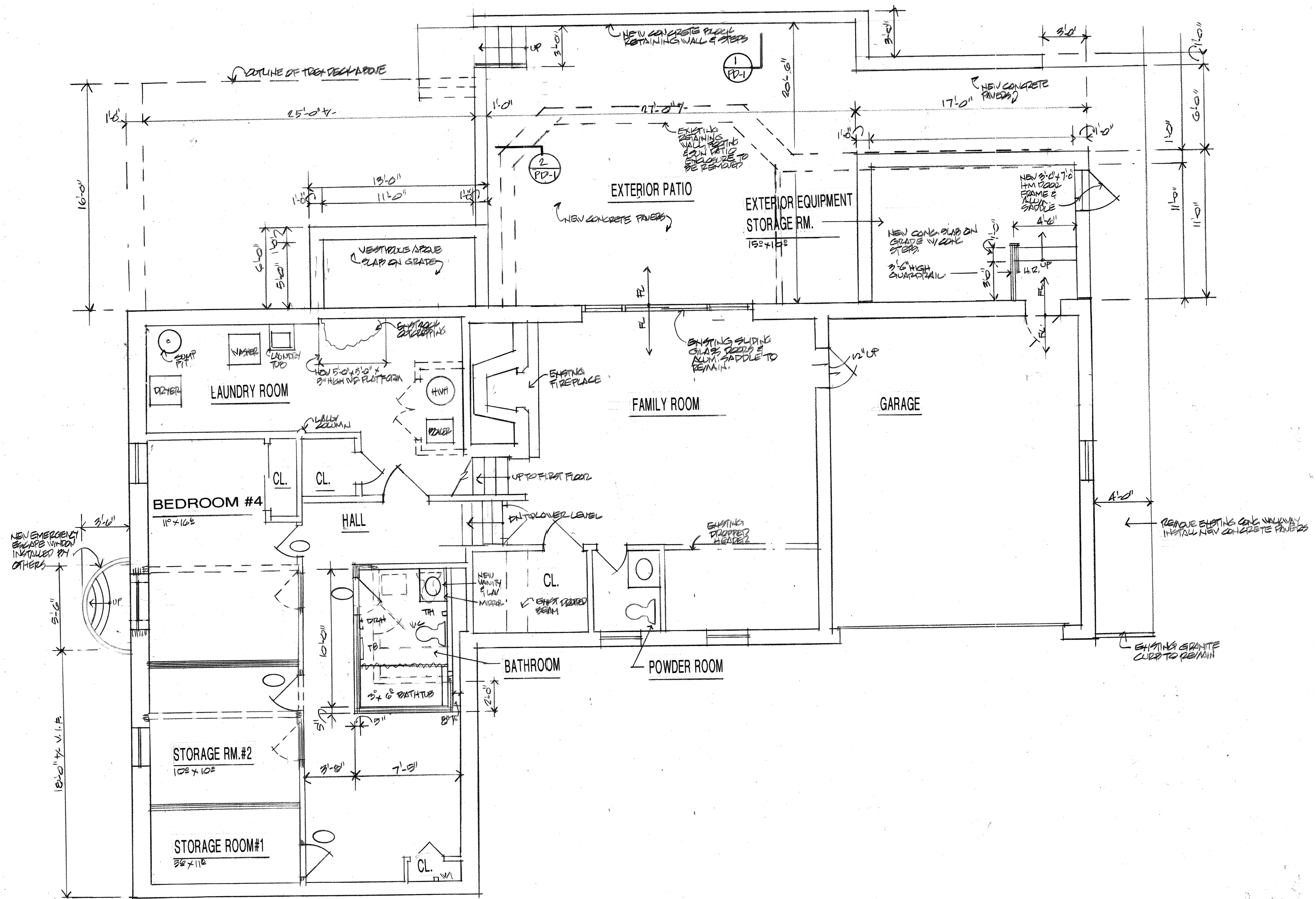
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SHEET 4 OF 8

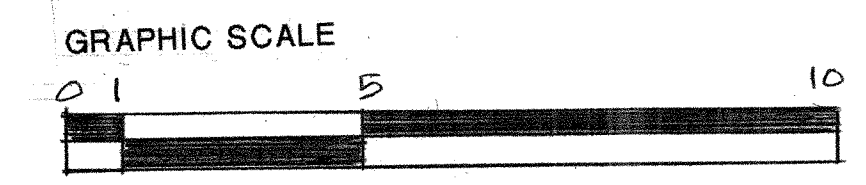


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LOWER LEVEL & FAMILY ROOM PLANS

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



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

LOWER LEVEL & FAMILY ROOM PLANS

SCALE: AS NOTED

DRAWN BY: WMB3

DATE: 07/29/24

A-1

SHEET 5 OF 8



WILLIAM M. BROWN III, FAIA, NOMAC, LLC
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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 REIDENCE PROJECT

DRAWING:
FIRST FLOOR & UPPER LEVEL PLANS

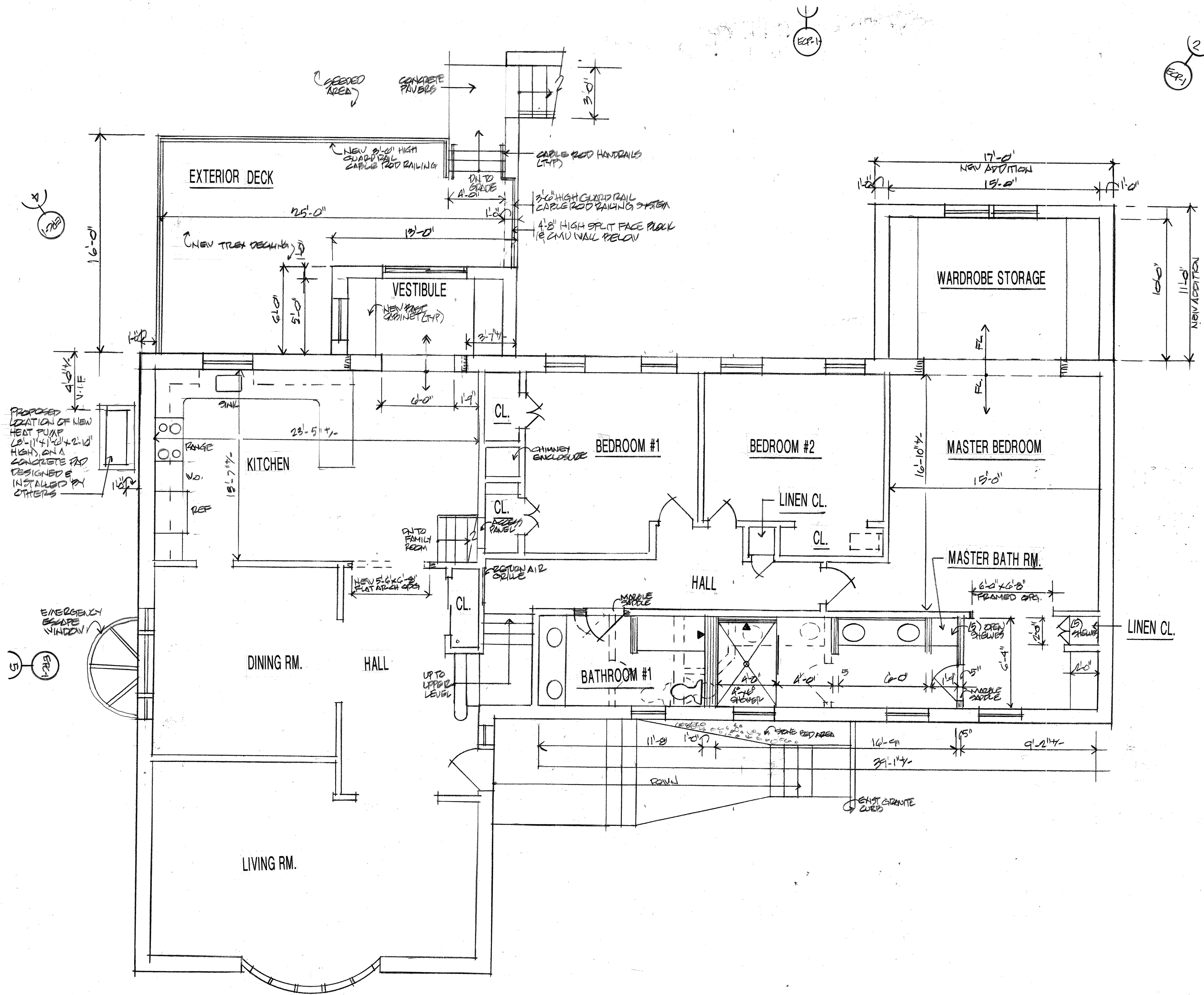
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DRAWN BY: WMB3

DATE:
07/29/24

A-2

SHEET 6 OF 8



FIRST FLOOR & UPPER LEVEL PLANS

SCALE 1/4"=1'-0"

GRAPHIC SCALE





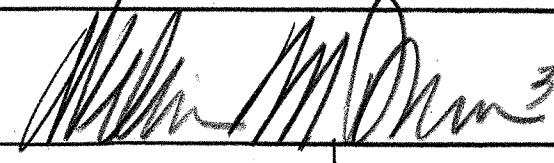
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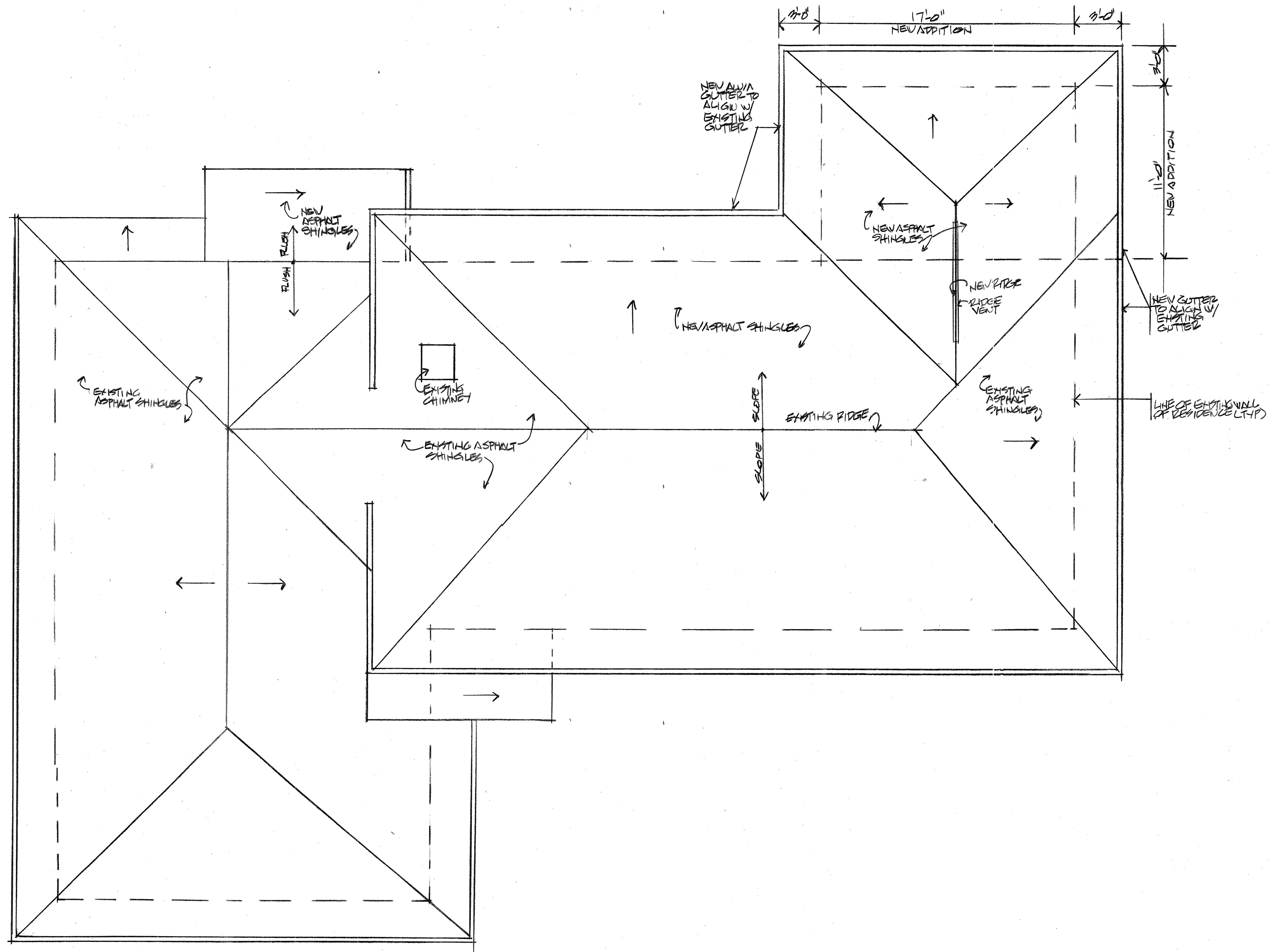
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DRAWING:
ROOF PLAN

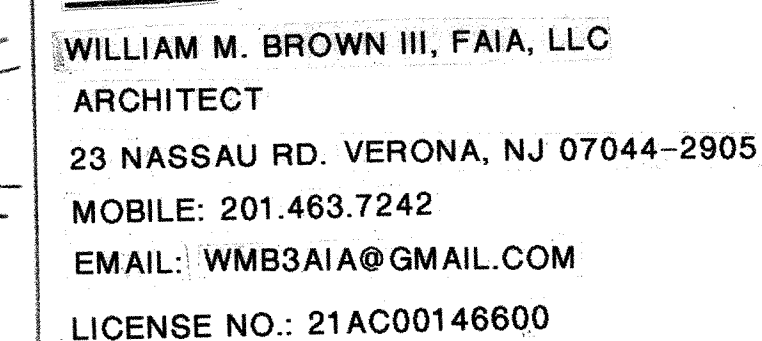
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SCALE AS NOTED	
DRAWN BY: WMB3	
DATE: 07/29/24	
	A-3
	SHEET 7 OF 8



ROOF PLAN

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



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

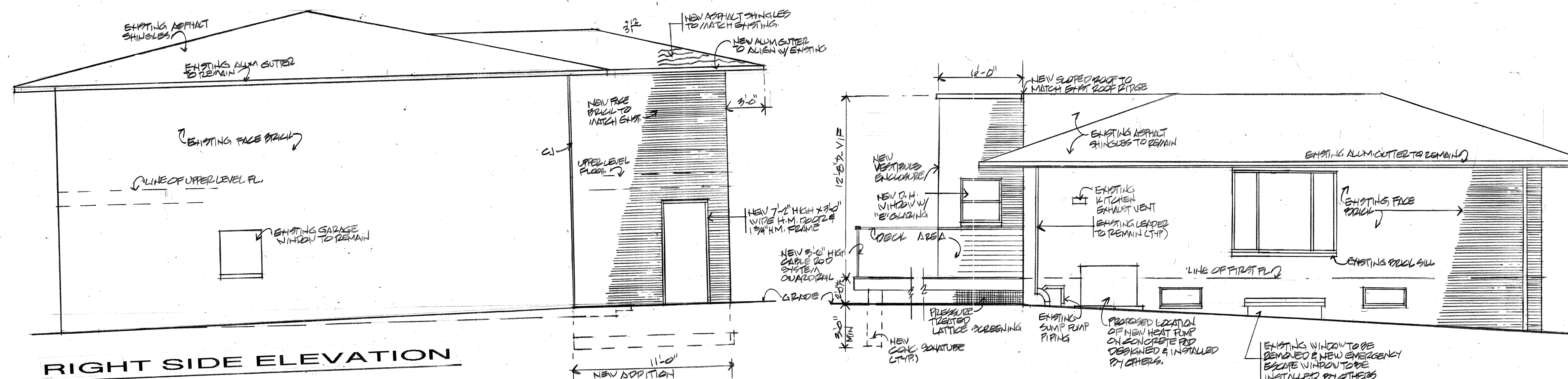
RIGHT SIDE ELLEVATION
(NEW ADDITION)

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

[Signature]

SCALE: AS NOTED

DRAWN BY: WMB3

DATE:
07/29/24

A-4

SHEET 8 OF 8