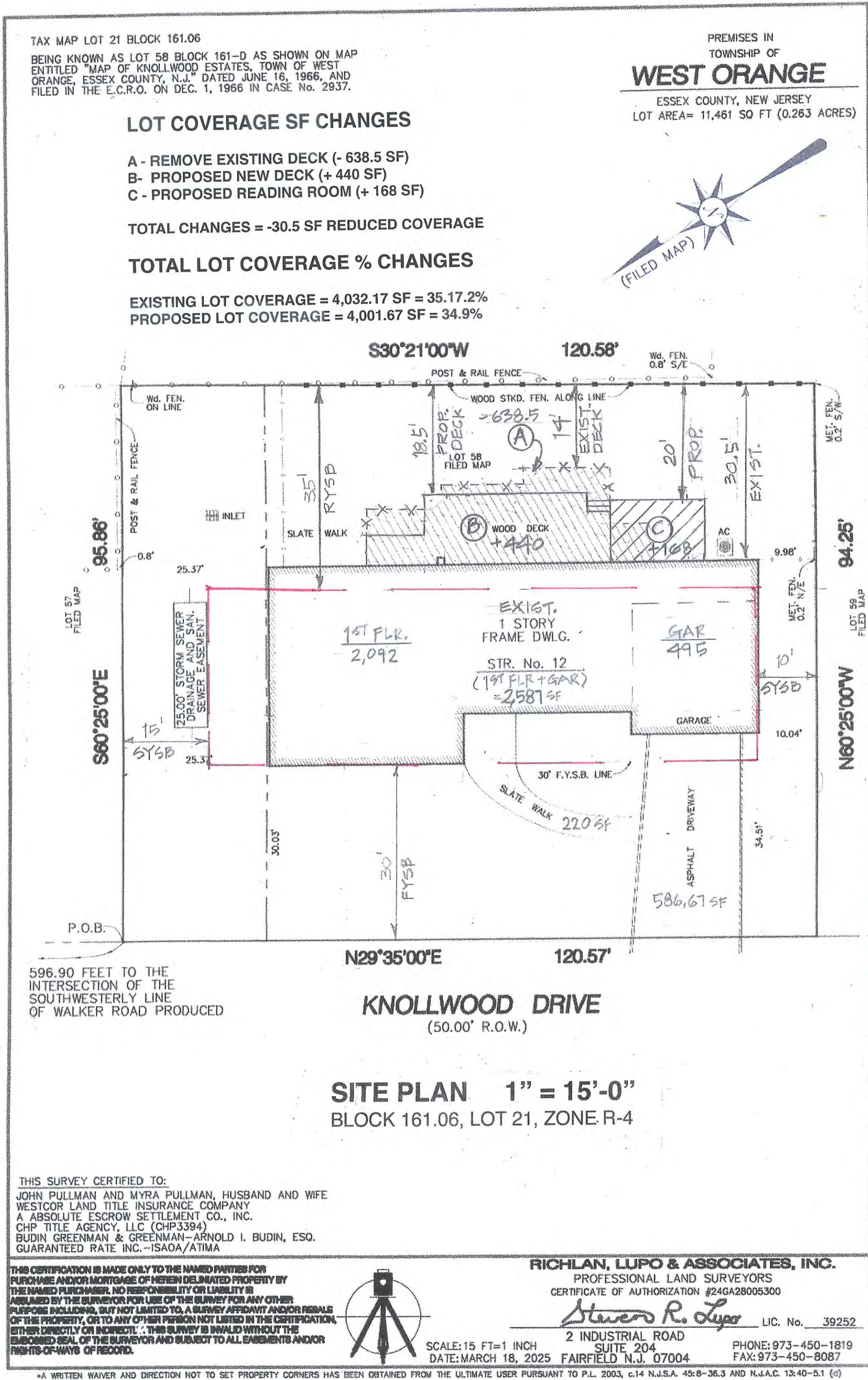




CONSTRUCTION DATA:			
ZONE: R-4	USE GROUP: R-5	CLASS: B-B	
	EXISTING	ADDED	TOTALS
VOLUME:	16,736 C.F.	1512 C.F.B.248	
FIRST FLOOR AREA:	2,092 S.F.	168 S.F.2260	
SECOND FLOOR AREA:	0 S.F.	0 S.F.	0
TOTAL LIVING AREA:	2,092 S.F.	168 S.F.2260	
GARAGE AREA:	495 S.F.	0 S.F.495	
BASEMENT AREA:	N/A S.F.	0 S.F.	
BUILDING HEIGHT:	16'-8" FT.	15'-0" FT.	
DECK	638.5 SF	-198.5 SF	440
ZONING REQUIREMENTS:			
ZONE: R-4	ACTUAL LOT AREA: 11,461 S.F.	MINIMUM LOT AREA: 12,000 S.F.	
CRITERIA	EXISTING	PROPOSED	REQUIRED
SETBACKS:			
FRONT YARD	30.03'	N/C	30'
REAR YARD	305 HOUSE/12' DECK	200 HOUSE/18' DECK	35'
SIDE YARD L	25.37'	N/C	15'
SIDE YARD R	10.04'	N/C	10'
HEIGHT	16'-8"	N/C	25'-0"/35'
BUILDING COVERAGE	2587 + 168 = 2755 11461 = 22.51%	2587 + 586.61 + 220 + 440 + 168 = 3991.61 11461 = 34.82%	30%
IMPERVIOUS HOUSE COVERAGE DECK PAVED	2587 + 586.61 + 220 + 440 + 168 = 3991.61 11461 = 34.82%	2587 + 586.61 + 220 + 440 + 168 = 3991.61 11461 = 34.82%	40% = 4584.4
F.A.R.	N/A	N/A	N/A

LIST OF DRAWINGS

- General and Specific Notes, Site Plan, Zoning Info., Photos, Existing Deck Plan and Rear Elevation
- Proposed First Floor Plan with Elect, Proposed Fnd/Floor Framing Plan, Proposed Rear & Side Elevations, Proposed Roof Framing Plan, Proposed Section 'A-A', Details
- Reading Room and Deck Details

LOADING DESIGN CRITERIA

	LIVE LOAD	DEAD LOAD	TOTAL LOAD
FIRST FLOOR	40 PSF	15 PSF	55 PSF
SECOND FLOOR	30 PSF	15 PSF	45 PSF
ATTIC	20 PSF	10 PSF	30 PSF
ROOF	30 PSF	17.5 PSF	47.5 PSF
ALL CONCRETE MIN. F _c = 3,500 PSI			

SCOPE OF WORK

The scope of work includes a rear one story addition containing a small reading room. The existing deck is being replaced and reduced in size. The house is existing non-conforming, as the rear yard setback is actually inside the house and the lot is undersized. This means that any changes in the back of the house will require a variance. The resulting lot coverage is being reduced. There are no bathrooms or kitchen in this project. There is no change in use or occupancy. This house is located in block 161.06, lot 21, zone R-4.

GENERAL AND SPECIFIC NOTES

- All new construction is to be plumb and level. Any variation should be addressed with the architect prior to construction.
- All construction is to meet or exceed applicable local (West Orange, NJ State Building Codes, the IRC 2021 - NJ Edition, NJUCC, Subchapter 6, NEC (NFPA 70)/2020, the Nat. Std. Plumbing Code 2021 NJ Edition, the IECC 2021 (residential), and the Int. Mechanical Code 2021.
- All contractors are to be licensed and insured.
- The following inspections are to be scheduled with the local inspectors: a) Foundation b) Framing and Insulation c) Rough Mechanical, Plumbing and Electrical d) Final Mechanical, Plumbing and Electrical e) Final Inspection.
- Demolition and removal of all debris is the responsibility of the general contractor, who is expected to maintain a clean and safe environment. The existing deck is to be removed completely.
- All new wall framing is to be 2"x4" at 16" o.c. Interior face of walls and ceilings are to receive 1/2" gyp. bd.
- All addition exterior walls are to receive R15 insulation, plus perimeter 1/2" rigid R3.3 insulation. The roof is to receive up to R49 insulation where possible. The new first floor framing is to receive R38 insulation.
- Installation of all new oak flooring is to receive 3/4" plywood subfloor and 3/4" T&G oak flooring, flush with existing. The oak floors are to receive three coats of water based polyurethane and stained as desired to match existing. Tooth in new flooring into adjacent as needed in renovated rooms
- All new interior trim is to be pine or poplar grade to match existing. Do not use clamshell trim.
- The contractor is to paint all ceilings latex "ceiling white" (Ben Moore) with a primer coat, and a min. of two finish coats. Trim is to be sanded, and holes filled. Walls are to receive one primer, and (2) finish coats, satin latex, by Ben Moore. Trim is to be finished with semi-gloss.
- The gas supply lines in the house are to be maintained accessible throughout construction. The barbecue is to be relocated about 15' further from the present location.
- Extend the HVAC system into the new reading room. Shop drawings are to be provided by the mechanical contractor for approval prior to installation.
- Use the existing 200 amp elect. panel. Coordinate circuiting in the field.

14. Install new LVL headers at all window openings with king and jack studs, typically 3-1/2" x 7-1/4" LVL. The 6' sliding door unit is to have a 3-1/2" x 9-1/4" LVL header.
15. Install built-up posts in the wall at each end of the new structural LVL header. The header will provide for a cathedral ceiling without collar one dimmable Decora switch. Mount switches at 4'-6" +/- A.F.F. Outlets are mounted at 18" A.F.F. typica
16. Provide for communications outlets as directed in the field.
17. Install fireblocking per Section R302.11 in walls, and fireblocking materials per R302.11.1, as required. Fire protection of floors per R302.13.
18. ResCheck energy calculations can be provided if required.
19. New siding is to be Hardie Plank siding and trim system to match the house. Install R3/3 rigid continuous insulation board.
20. Gutters and downspouts are to be included in the scope of work.
21. Windows and sliding door specified are to be by Andersen, thermopane, low e, U = 0.28. The windows meet meet 5.7 sf egress requirements, but are not required as the slider door can be used instead. (Regardless, this is not a bedroom requiring second egress.)
22. The deck steps are to have max. 7-3/4" riser heights, approximately, 10" treads. Railings are to be 36" ht. with max. 4" baluster gaps with either steel cable or vertical balusters..
23. Use a 1/2" gas line with a shutoff valve to extend to the new barbeque location.
24. The addition is to have a crawl space, with approximately, 3'-0" clearance. Provide for an access panel on the left side of the addition, as one faces the house.

Township of West Orange
TABLE OF DISTRICT REGULATIONS
PART B: BULK STANDARDS
(Subsection 25-7.1)
West Orange Land Use Regulations

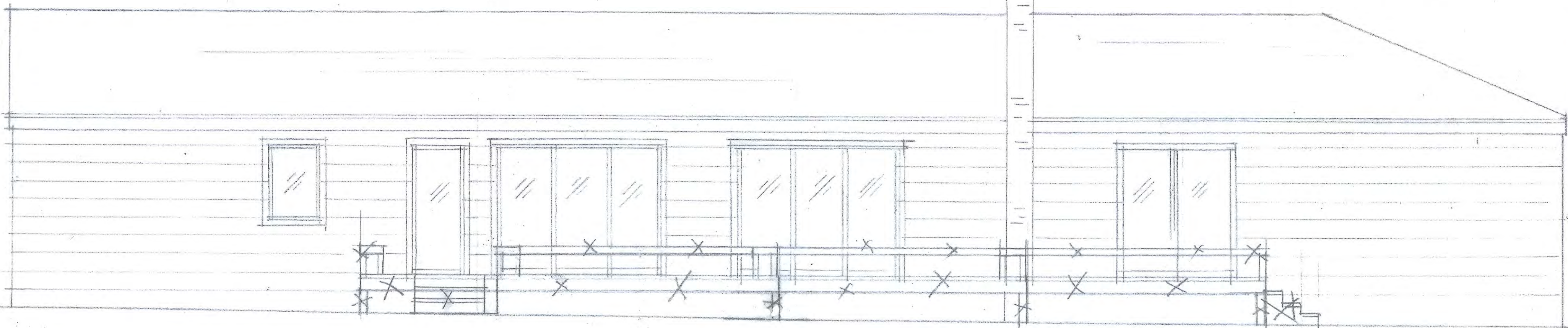
ZONE	MAXIMUM HEIGHT	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT AREA PER UNIT (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	MINIMUM FRONT YARD (FT.)	MINIMUM SIDE YARD CORNER LOT (FT.)	MINIMUM SIDE YARD (FT.)	MINIMUM REAR YARD (FT.)	MAXIMUM BUILDING COVERAGE	MAXIMUM LOT COVERAGE	MINIMUM SPACING BETWEEN BUILDINGS (FT.)
R-1	2 1/2 stories and not exceeding 35'	80,000	80,000	150	40	40	25 + 25	50	20%	30%	
R-2	SAME AS R-1 See C.H. - 3 stories not to exceed 37.8'	40,000	40,000 See C.H. - 650 per unit	122 See C.H. - 200	35 See C.H. - 40	35 See C.H. - 40	20 + 20 See C.H. - 10	45 See C.H. - 30	20% See C.H. - 25%	30% See C.H. - 70%	See C.H. - 35
R-3	SAME AS R-1	20,000	20,000	100	55	35	15 + 10	40	20%	35%	
R-3A1	SAME AS R-3	10,000/12,500 (See 25-31)	See 25-31	See 25-31	30	30	10 + 10	30	25%	35%	
R-4	SAME AS R-1	15,000	15,000	100	30	30	15 + 10	35	30%	40%	



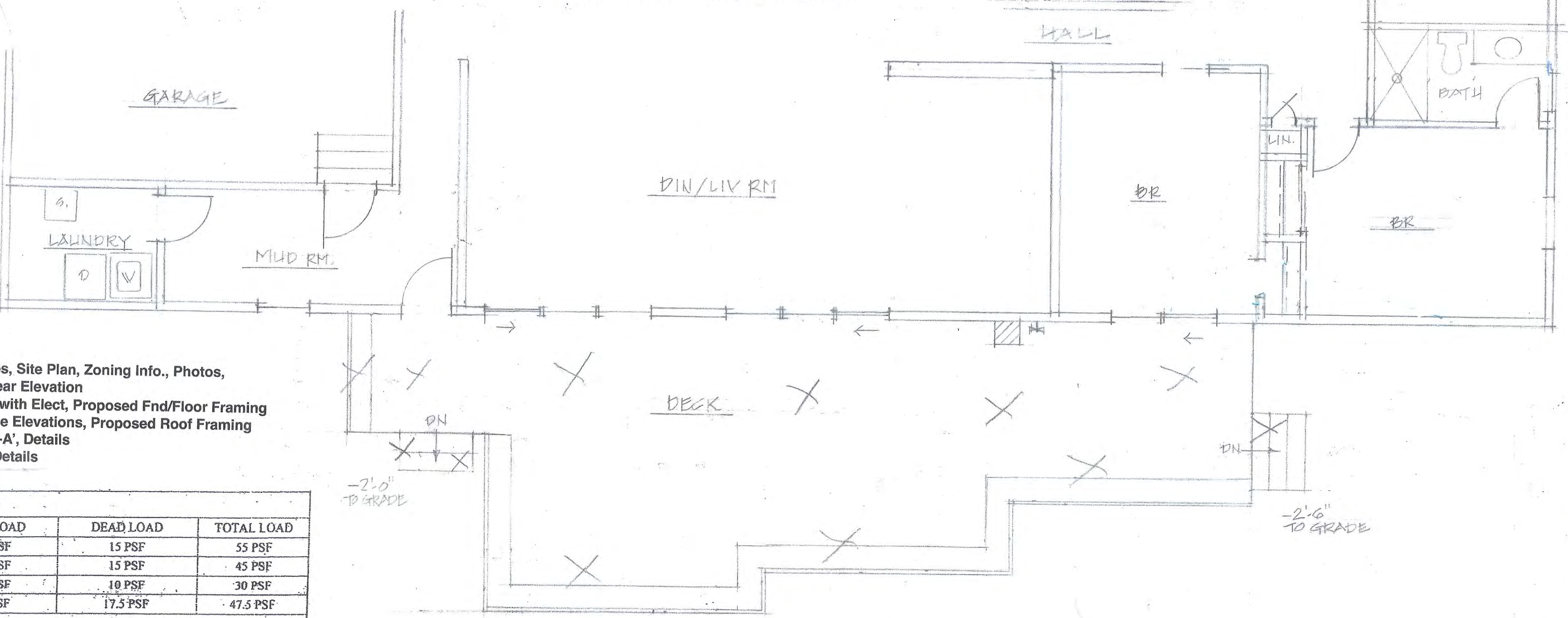
LEFT SIDE OF DECK



RIGHT SIDE OF DECK



EXISTING REAR ELEVATION



EXISTING FIRST FLOOR/DECK PLAN

William Figdor, AIA
Art + Architecture, LLC
53 South Mountain Avenue
Maplewood, New Jersey 07040
(973)313-1123

Architect

New Reading Room & Deck for:

The Pullman Residence
12 Knollwood Drive
West Orange, NJ 07052

Construction

Bid

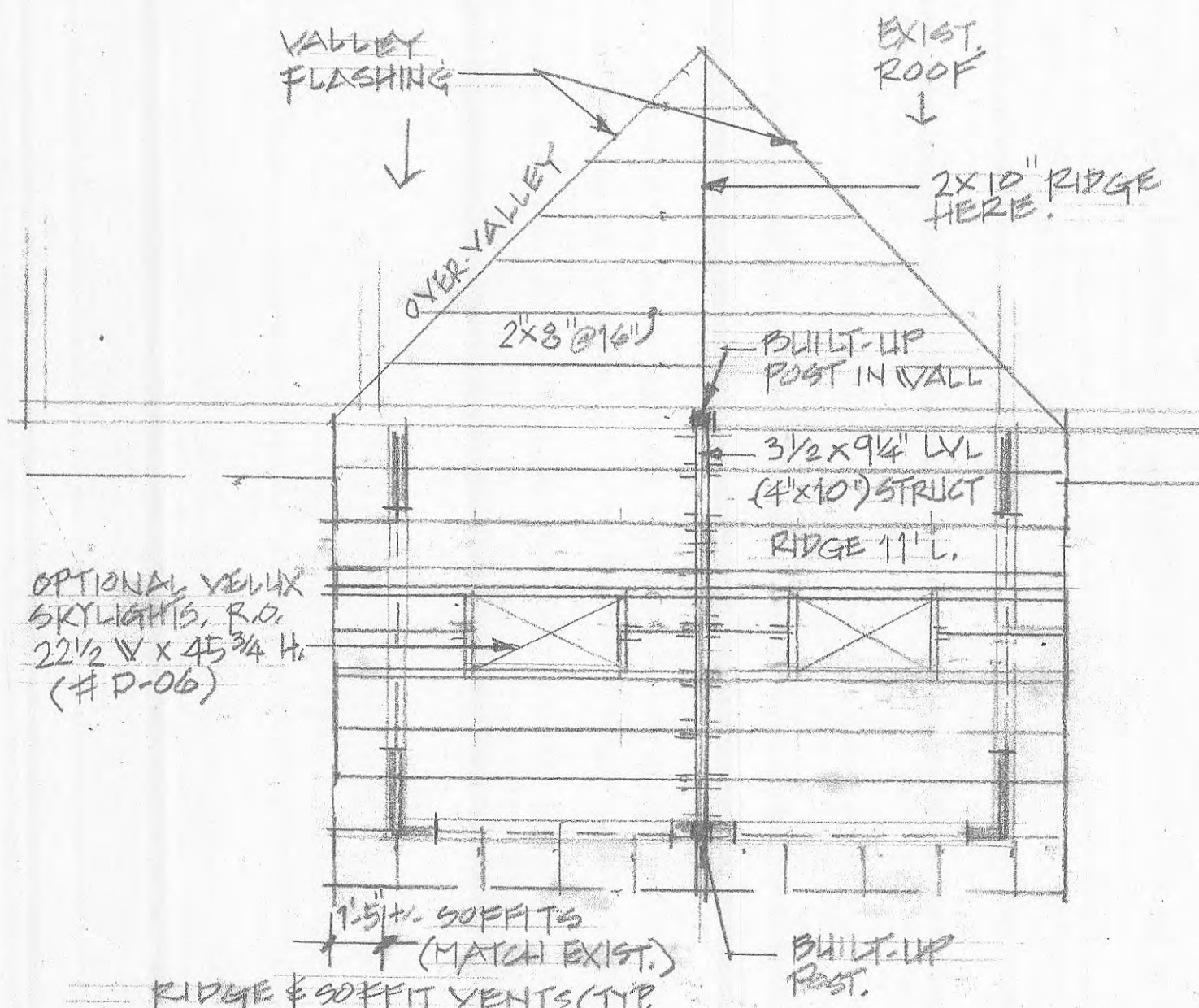
Preliminary

Issued For

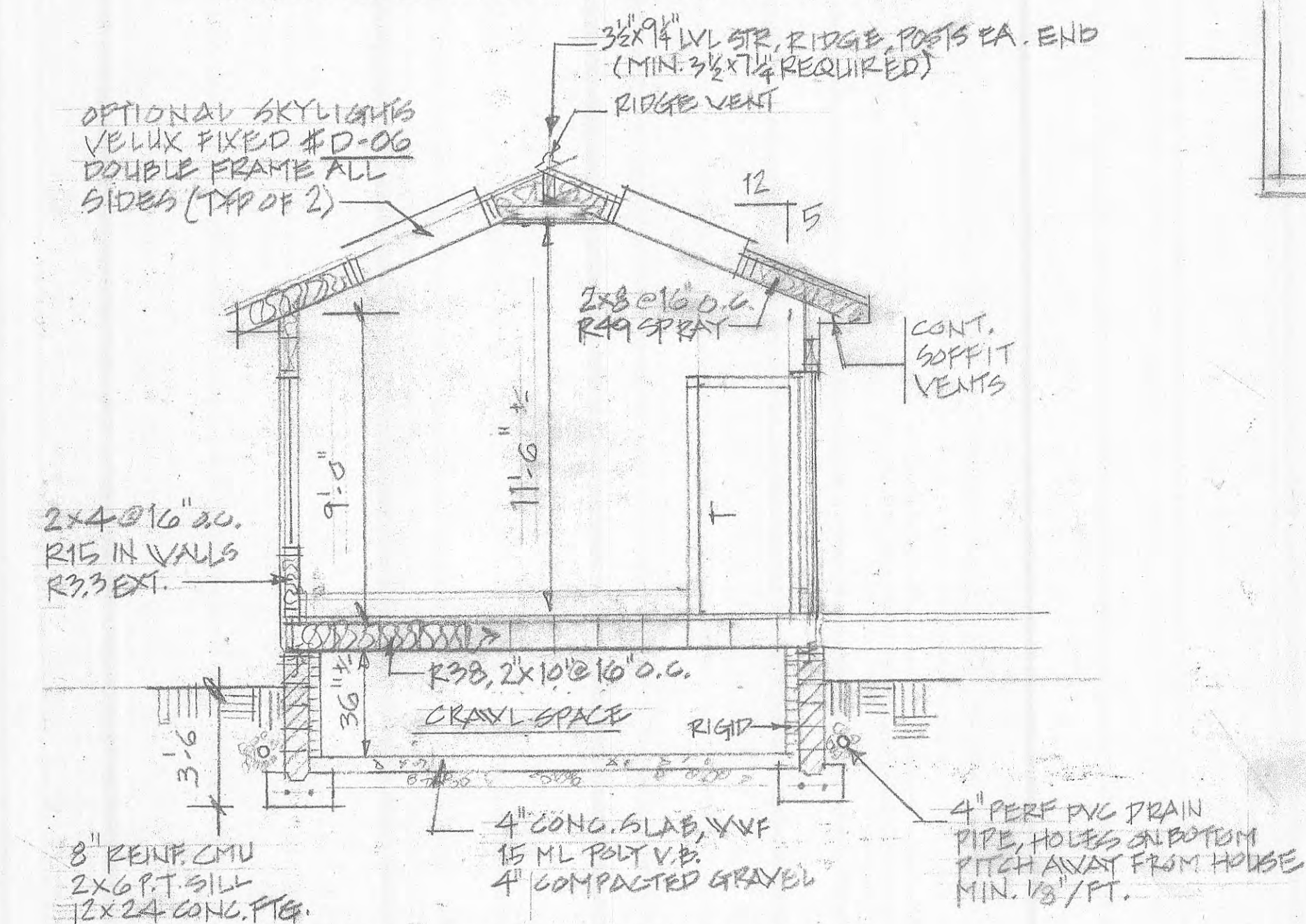
General and Specific Notes,
Site Plan, Zoning Info.,
Photos, Exist. Plan & Elev.

Scale - As Noted
1/4" = 1'-0"

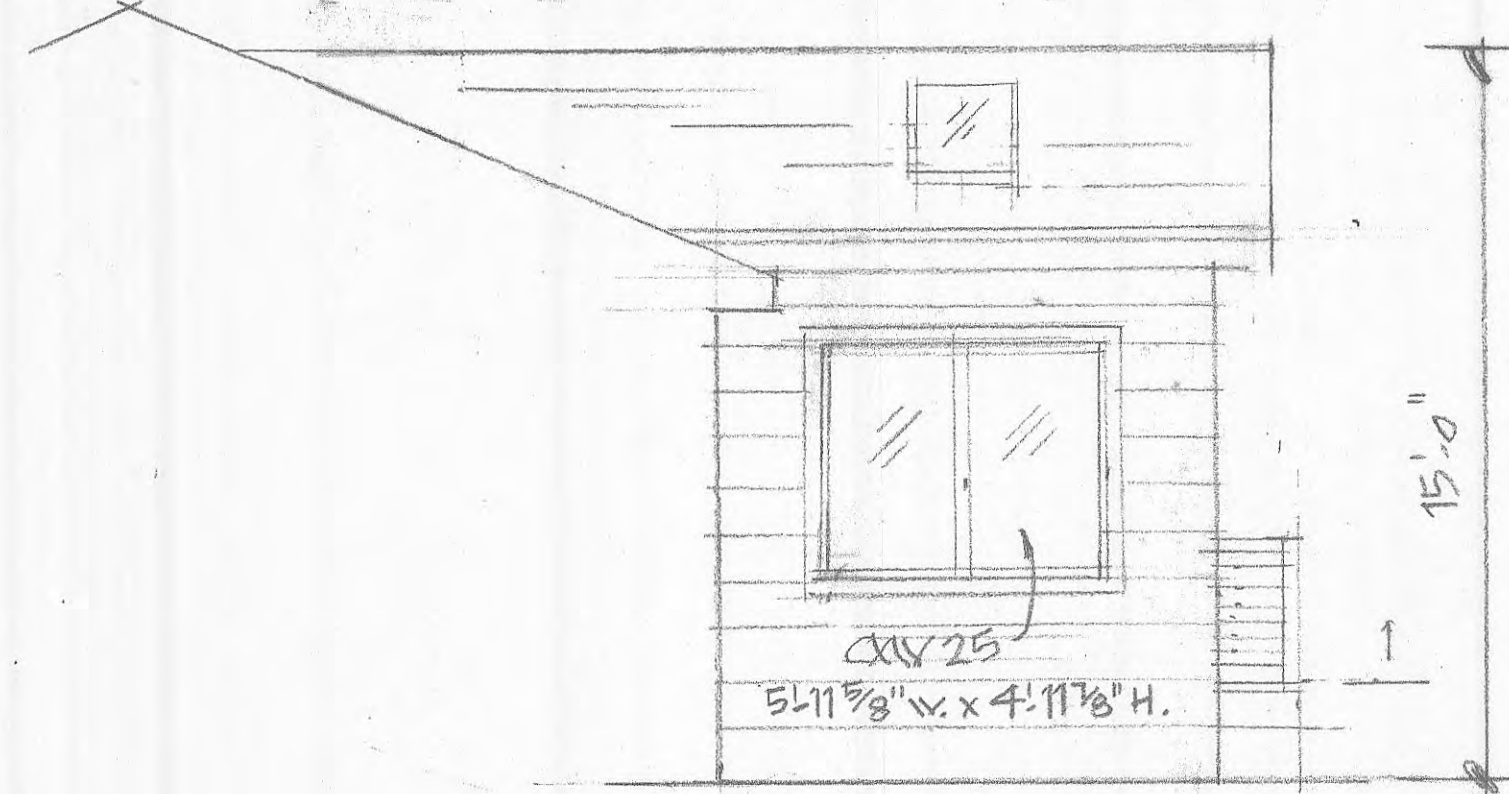
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PROPOSED ROOF FRAMING PLAN



PROPOSED SECTION 'A-A'



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Roofing:
2"x10" @ 16" o.c., 5/8" CDX plywood sheathing, R49 insulation, "snow & ice" shield along bottom 24" of roof, flashing along all valleys and wall edges, perforated soffits and continuous ridge vents, gutters and downspouts, 15 pound roofing felt, "Timberline" asphalt shingles by GAF, color to match existing unless otherwise determined.

Exterior Walls:
2"x4" Douglas fir @ 16" o.c., R15 batt insulation, 1/2" CDX plywood sheathing, 1/2" R3.3 rigid continuous insulation (Formular XPS by Corning or equal), Tyvek or equal wrap, Hardie Plank siding and trim to match. Interior walls to receive 1/2" f.c. gyp. bd., spackled and taped.

Foundation Notes:
12"x24" reinf. conc. footing at 3'-6" min. below grade, 8" reinf. CMU, parged and waterproofed, 4" perforated PVC French drain in gravel bed, pressure treated 2"x6" sill with 3/4" anchor bolts at 48" o.c., sill seal, termite shield. In the addition install a reinf. conc. slab, 6ml poly vapor barrier, 4" compacted gravel bed in the new crawl space.

ELECTRICAL SYMBOL LEGEND	
	RECESSED FIXTURE, EQUAL TO "HALO" AND THERMAL PROTECTED, TSW (LED EQUIV.)
	SINGLE POLE SWITCH
	DIMMER SWITCH
	DUPLEX OUTLET
	ROMEX WIRE
	BOX TYPE PLASTIC
	PROTECTION RATINGS: CIRCUIT BREAKER
	CONDUCTOR SIZES:

ROOM - 14 amp.

ELECTRICAL NOTES

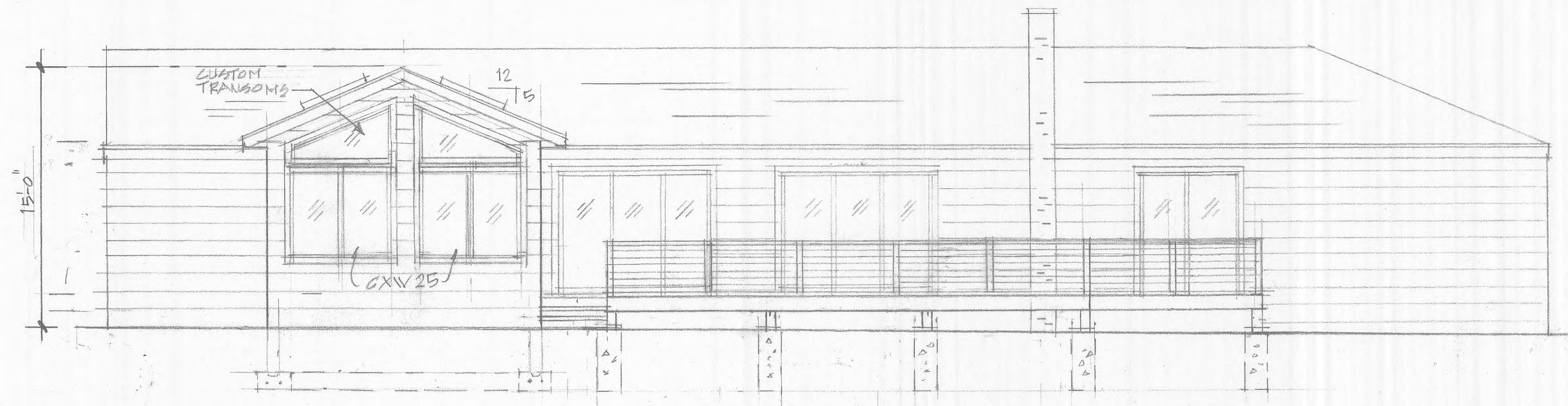
ALL WORK SHALL CONFORM TO ALL STATE AND APPLICABLE CODES. VERIFY EXACT LOCATIONS OF ALL OUTLETS, SWITCHES, ETC. DURING ROUGH FRAMING.

EXISTING ELECTRICAL PANEL (200 AMP SERVICE) TO ACCOMMODATE NEW ADDITION

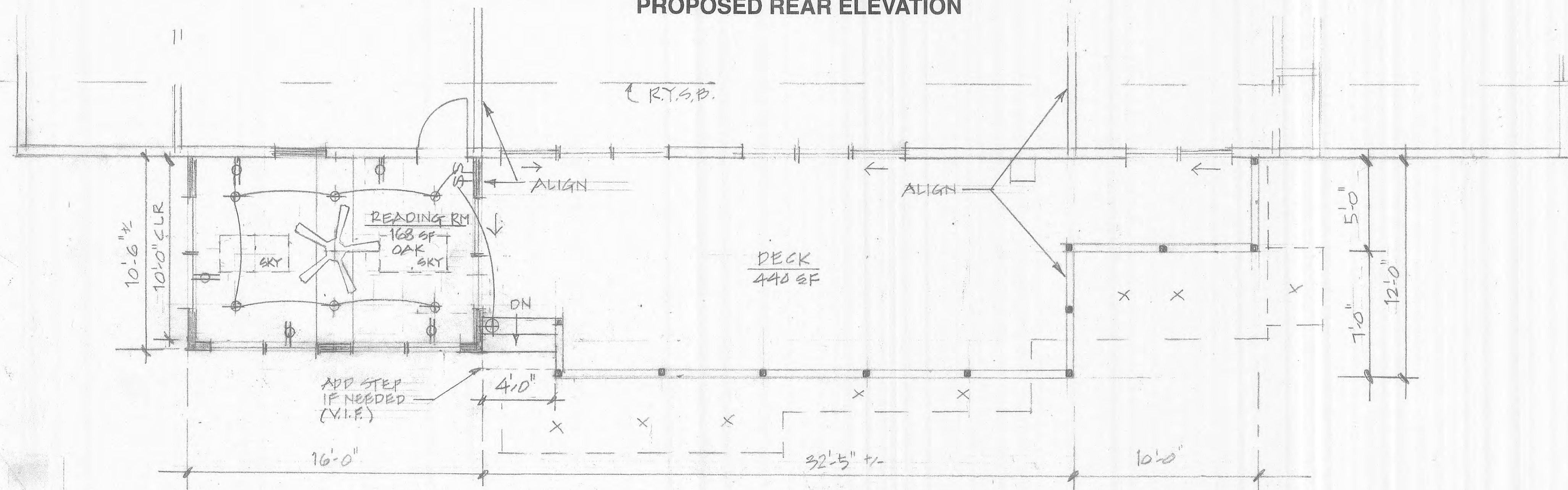
ALL LIGHTING FIXTURES SHALL BE AS SPECIFIED UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROVIDE AND INSTALL FIXTURES.

FIXTURES SUPPLIED BY THE OWNER SHALL BE INSTALLED BY THE CONTRACTOR.

ELECTRICAL SWITCHES AND OUTLETS SHALL BE "DECORA" STYLE WITH ROCKER SWITCHES AND SLIDE DIMMER SWITCHES WITH ON/OFF SWITCH.



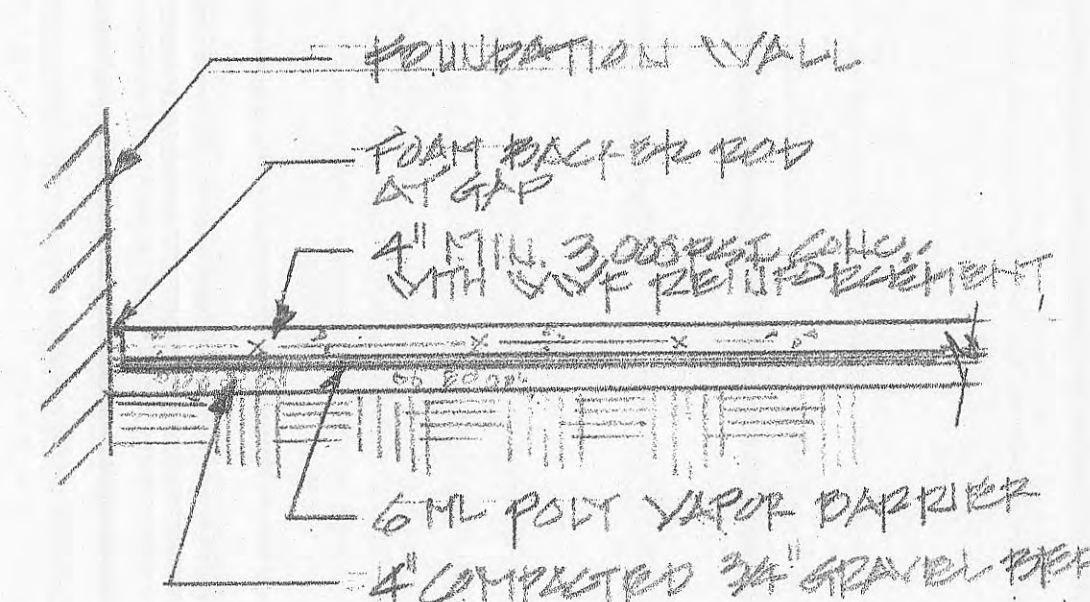
PROPOSED REAR ELEVATION



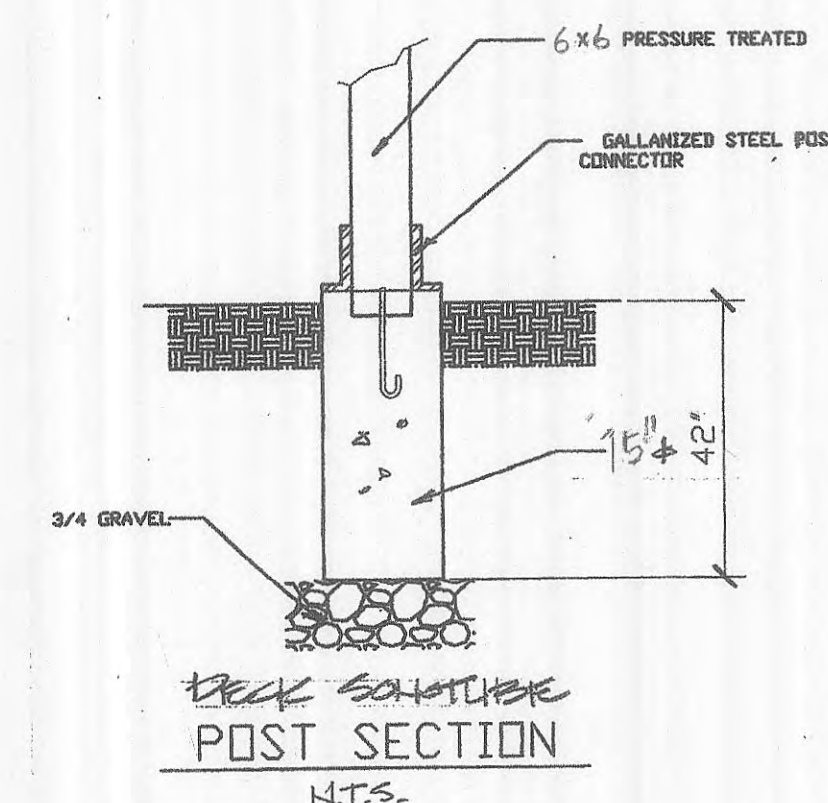
PROPOSED FIRST FLOOR/DECK PLAN



PROPOSED FLOOR FRAMING PLAN

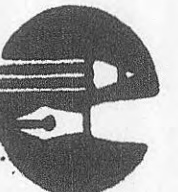


PROPOSED CRAWL SPACE SLAB DETAIL



William Figgior, AIA
Art + Architecture, LLC
53 South Mountain Avenue
Maplewood, New Jersey 07040
(973) 313-1123

Architect



New Reading Room & Deck for:

The Pullman Residence
12 Knollwood Drive
West Orange, NJ 07052

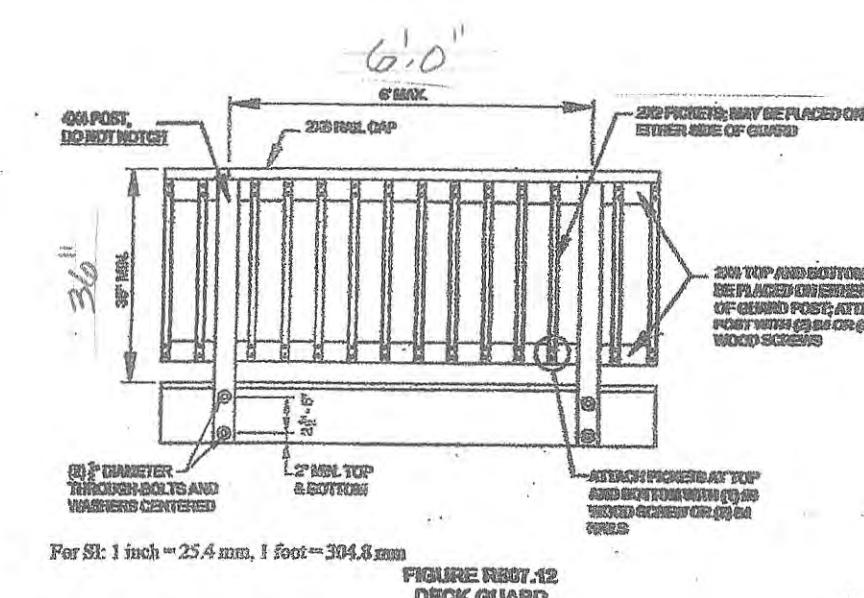
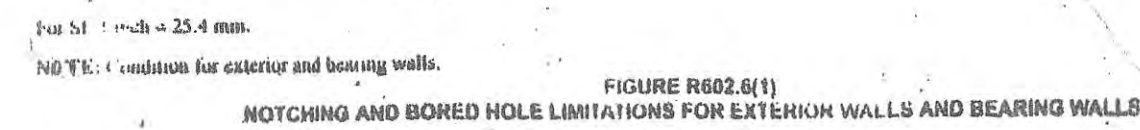
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Bid	12/11/25
Preliminary	12/11/25
Issued For	VARIANCE 12/11/25

Proposed Plans- 1st Floor Plan
with Elect., Fnd/Framing Plan,
Proposed Elevations, Section A-A
Roof Framing Plan

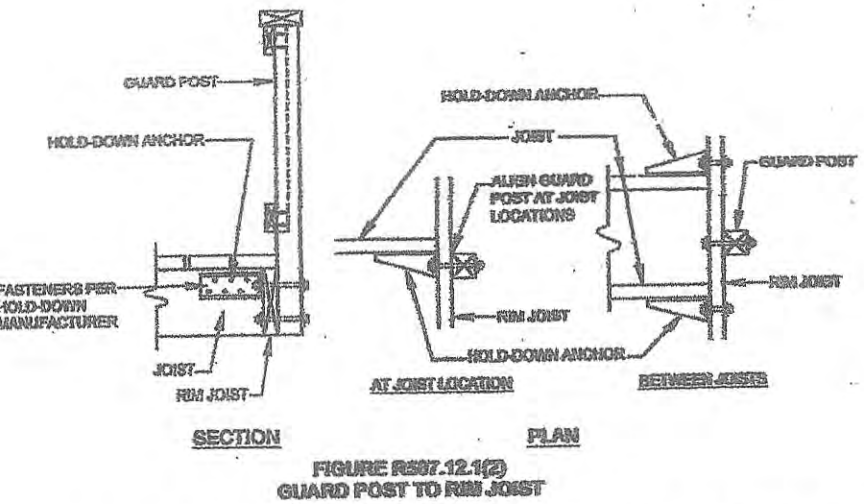
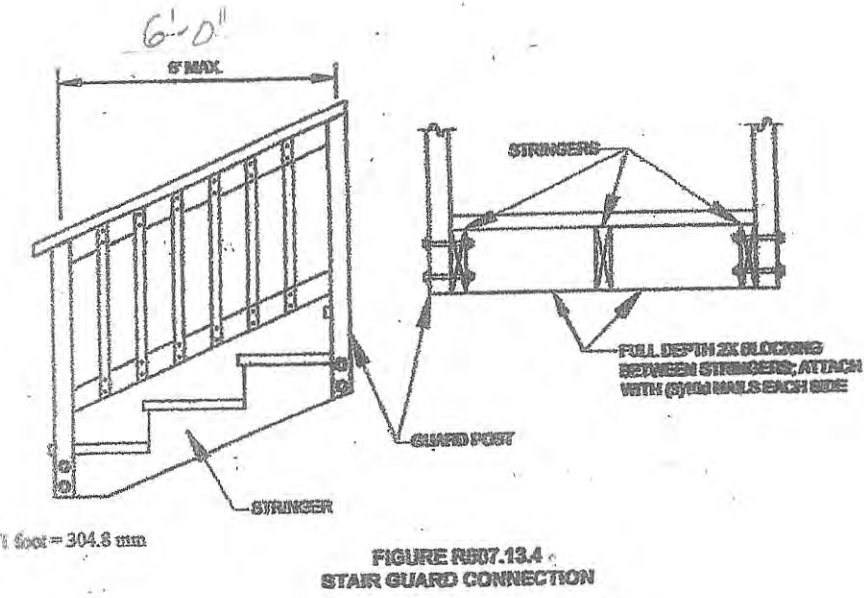
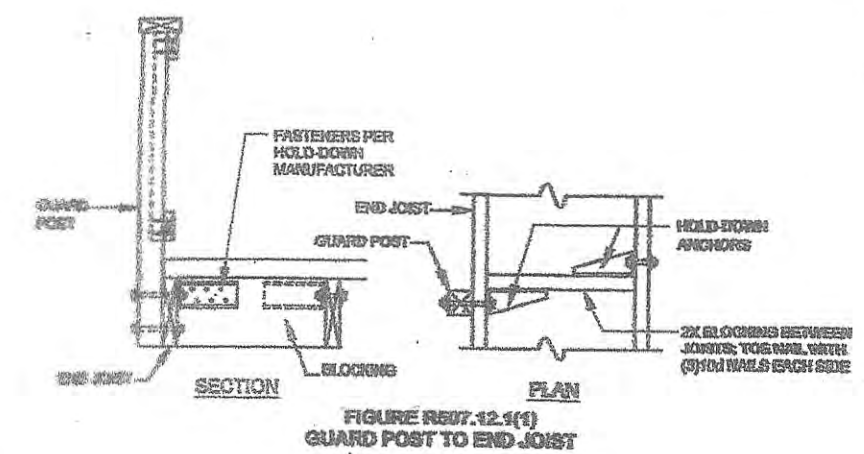
Scale - As Noted
1/4" = 1'-0"

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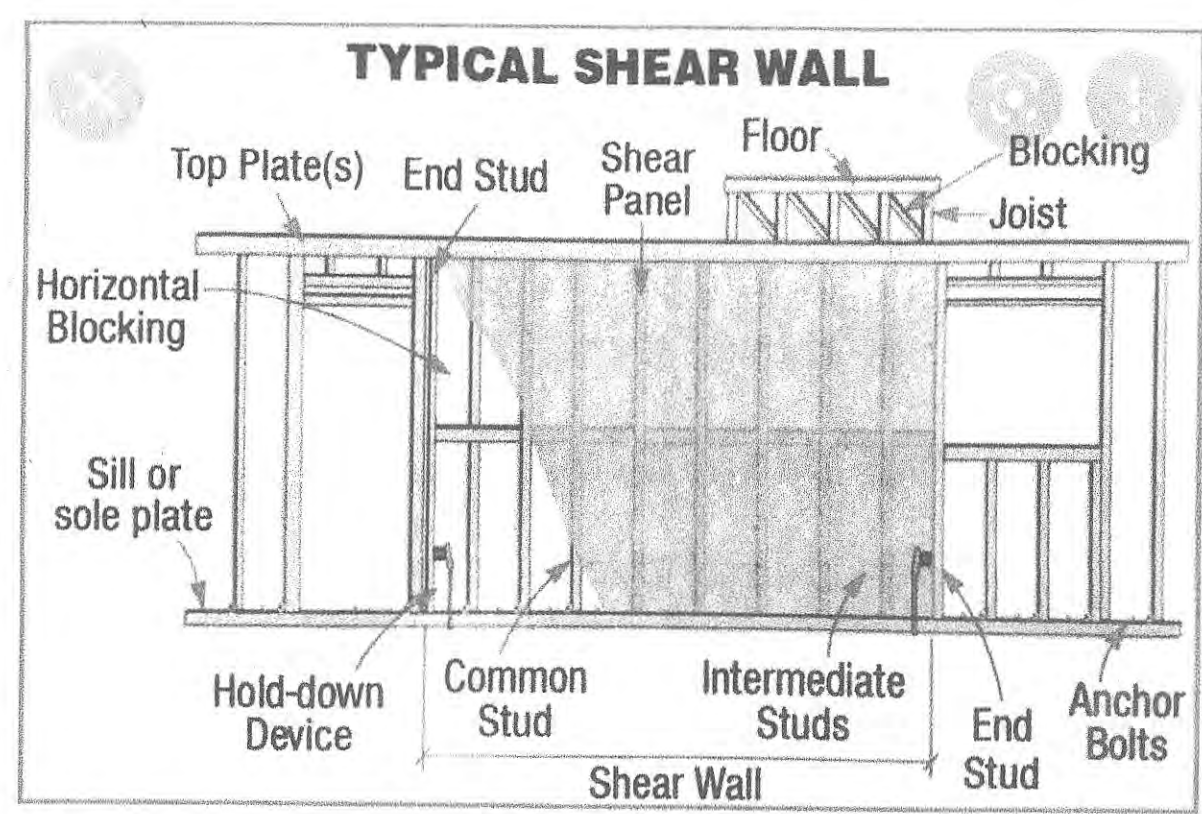
JOINT DESCRIPTION	# OF COMMON NAILS	NAIL SPACING
ROOF FRAMING		
RAFTER TO TOP PLATE (TOE-NAILED)	3-8D	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3-8D	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	8-16D	EACH LAP
CEILING JOIST TO LAPs OVER PARTITIONS (FACE-NAILED)	8-16D	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	3-10D	PER TIE END
BLOCKING TO RAFTER (TOE-NAILED)	2-8D	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16D	EACH END
WALL FRAMING		
TOP PLATE TO TOP PLATE (FACED NAILED)	2-16D ¹	PER FOOT
TOP PLATES AT INTERSECTIONS(FACE-NAILED)	4-16D	JOINTS EACH SIDE
STUD TO STUD (FACE NAILED)	2-16D	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16D	16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2-16D	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST, OR BLOCKING (FACE-NAILED)	2-16D ^{1,2}	PER FOOT
FLOOR FRAMING		
JOIST TO SILL, TOP PLATE OF GIRDER (TOE-NAILED)	4-8D	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-8D	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8D	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16D	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16D	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8D	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-8D	PER JOIST
BAND JOIST TO SILL OF TOP PLATE (TOE-NAILED)	2-16D ¹	PER FOOT
ROOF SHEATHING		
STRUCTURAL PANELS	8-D	6" EDGE/12"FIELD
DIAGONAL BOARD SHEATHING		
1"x6" or 1"x8"	2-8D	PER SUPPORT
1"x10" or WIDER	3-8D	PER SUPPORT
CEILING SHEATHING		
GYPSTUM WALLBOARD	#6 x 1-5/8" SCREW	7" EDGE/10" FIELD
WALL SHEATHING		
STRUCTURAL PANELS	8D	6" EDGE/12"FIELD
FIBERBOARD PANELS		
7/16"	6D ³	3" EDGE/6" FIELD
25/32"	8D ³	3" EDGE/6" FIELD
GYPSTUM WALLBOARD	#6 x 1-1/2" SCREW	7" EDGE/6" FIELD
HARDBOARD	8D	6" EDGE/12"FIELD
PARTICLEBOARD PANELS	8D	(SEE MANUF.)
DIAGONAL BOARD SHEATHING		
1"x6" or 1"x8"	2-8D	PER SUPPORT
1"x10" or WIDER	3-8D	PER SUPPORT
FLOOR SHEATHING		
STRUCTURAL PANELS		
1" OR LESS	8D	6" EDGE/12"FIELD
GREATER THAN 1"	10D	6" EDGE/6"FIELD
DIAGONAL BOARD SHEATHING		
1"x6" or 1"x8"	2-8D	PER SUPPORT
1"x10" or WIDER	3-8D	PER SUPPORT
1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6 INCHES ON-CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 8 INCHES ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN THE LOAD PATH. 2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-16D NAIL PER FOOT. 3. CORROSION RESISTANT 11 GAGE ROOFING NAILS ARE PERMITTED, CHECK BUILDING CODE OF NJ FOR ADDITIONAL REQUIREMENTS.		



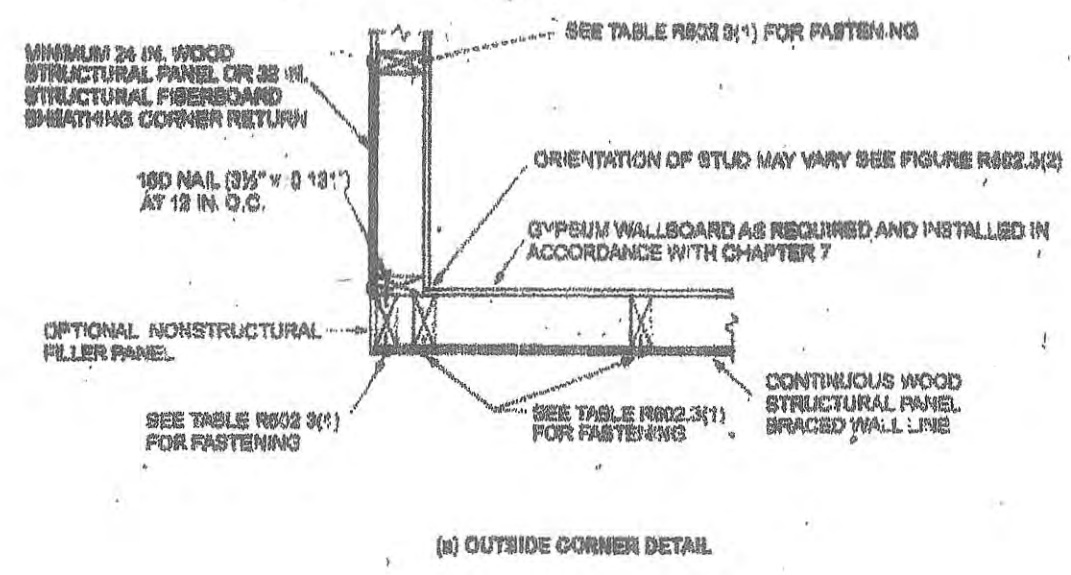
R507.12.1 Guard post attachment. Guard posts shall be attached to the inside or outside face of the rim joists or end joists in accordance with Figure R507.12.1(1) and R507.12.1(2). Hold-down anchors shall have a minimum capacity of 1,800 pounds (8006 N).



R507.13 Deck stairs. Deck stairs shall be constructed in accordance with this section and Section R311.7. Where a flight of stairs has a vertical rise greater than that required per Section R311.7.3, an intermediate landing shall be provided in accordance with Section R311.7.6 and designed as a free-standing deck in accordance with Section R507.10.

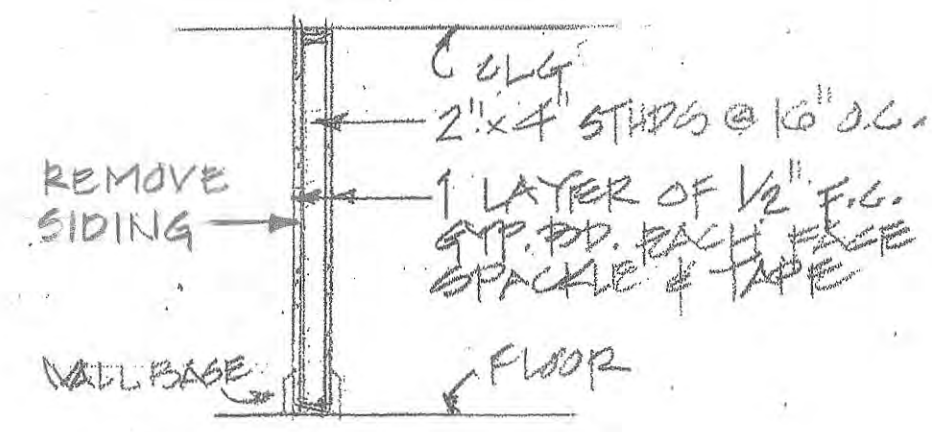


WALL CONSTRUCTION

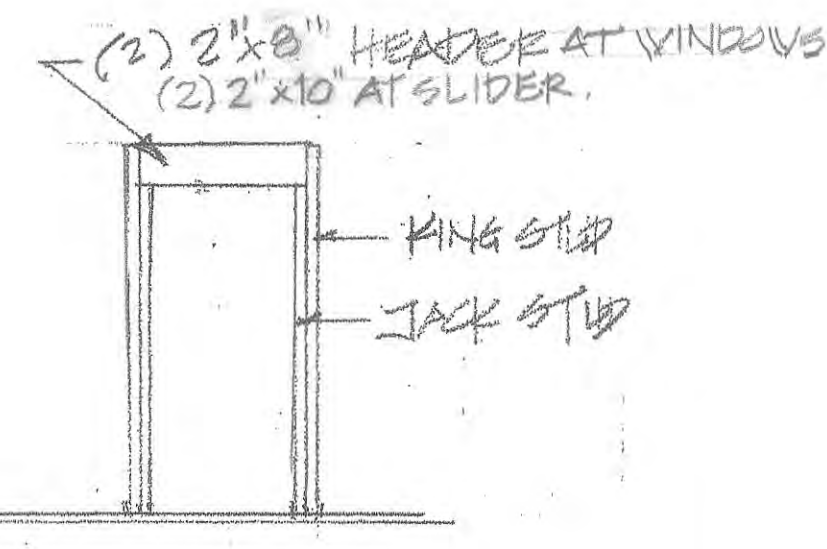


Note: Plans to comply with 2015 IRC NJ Edition, Section 602.10 for wall bracing/shear walls.

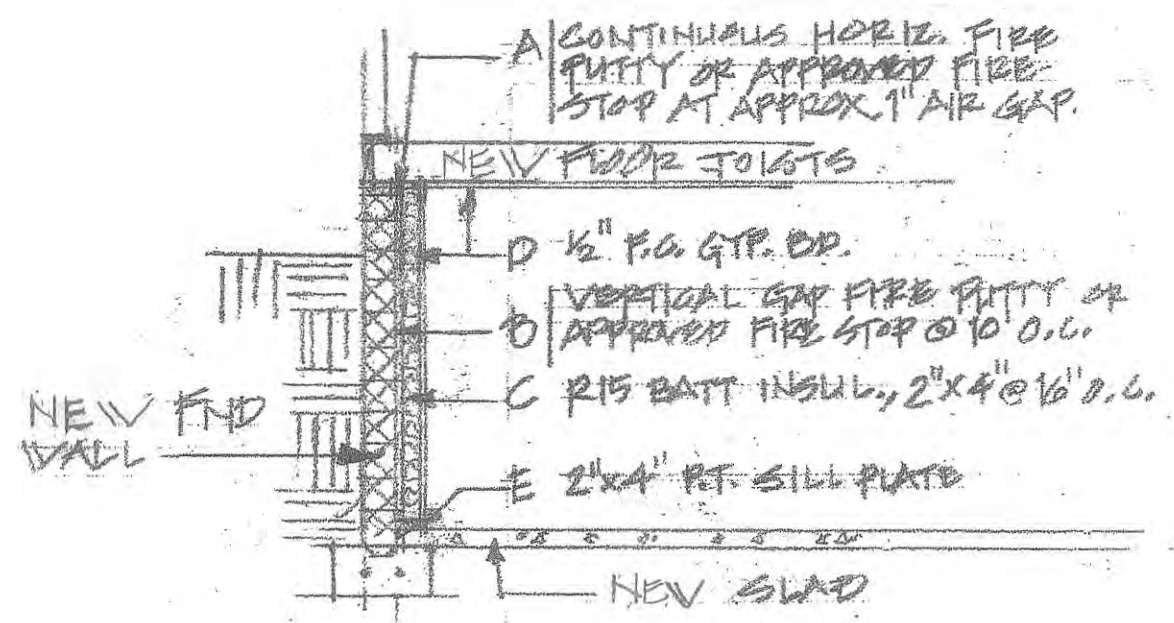
METHOD	MATERIAL	MINIMUM THICKNESS	FORME	CONNECTION CRITERIA
SF'B	Synclonal fiberglass sheathing	$\frac{1}{2}$ " or $2\frac{1}{2}$ " for maximum 16" stud spacing		$1\frac{1}{2}$ " galvanized roofing nails or 6d common ($2\frac{1}{2}$ " x 0.131) at 3" spacing (panel edges) or 6" spacing (intermediate supports)
GB	Gypsum board	$\frac{1}{2}$ "		Nails or screws in 7" spacing at panel edges including top and bottom plates; for all braced wall panel locations for exterior sheathing nail or screw into, see Table R602.3(1); for interior gypsum board nail or screw into, see Table R702.3.5



EXISTING HOUSE WALL DETAIL



HEADER DETAIL FOR WINDOWS AND SLIDER



PROPOSED CRAWL SPACE DETAIL

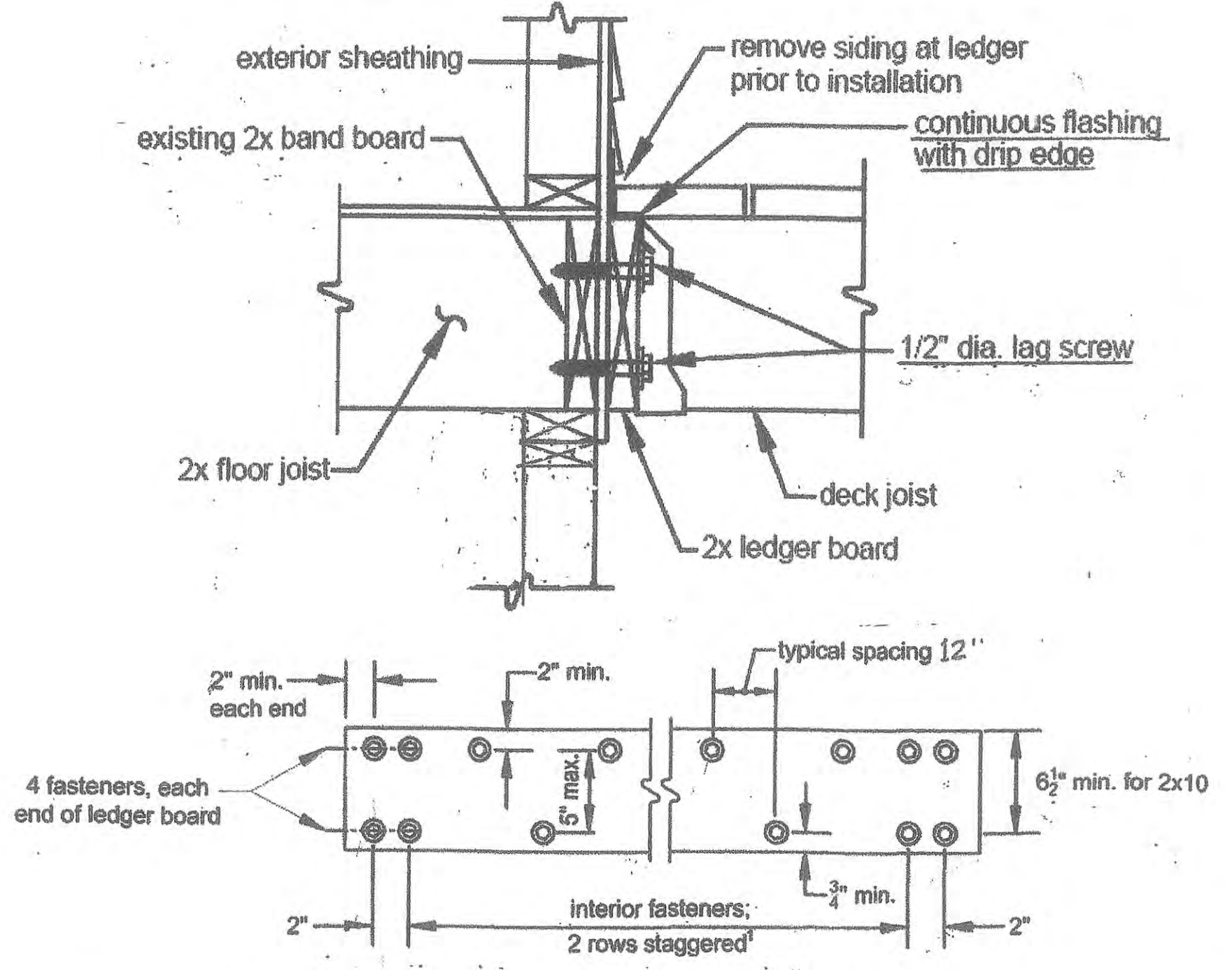
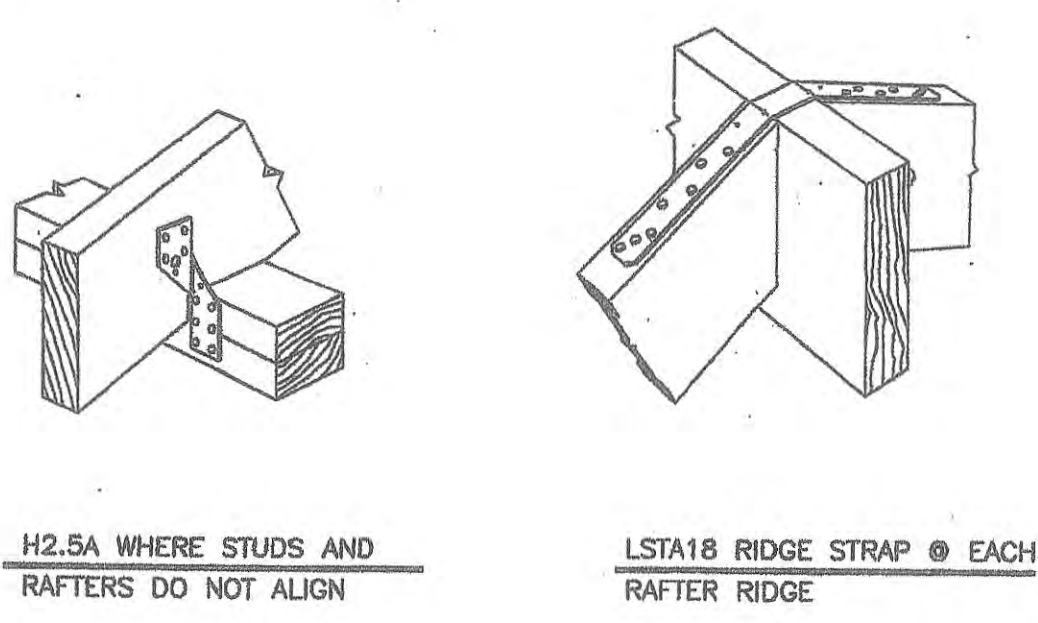
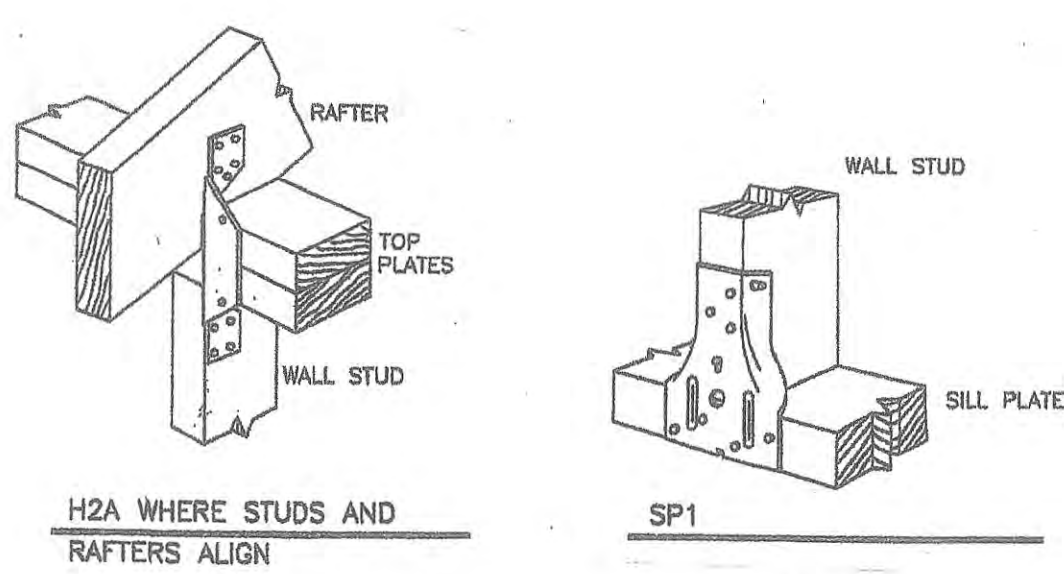


FIGURE 16: LEDGER BOARD FASTENER SPACING AND CLEARANCES



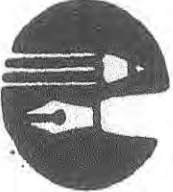
TYPICAL UPLIFT CONNECTIONS

SCALE: NTS

DECK RAILING DETAILS

William Figdor, AIA
Art + Architecture, LLC
53 South Mountain Avenue
Maplewood, New Jersey 07040
(973)313-1123

Architect



New Reading Room & Deck for:

**The Pullman Residence
12 Knollwood Drive
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Construction	/ /
Bid	12/11/25
Preliminary	12/11/25
Issued For	VARIABLE

Reading Room and Deck Details

Scale - As Noted
1/4" = 1'-0"

Sheet Number
3 of 3