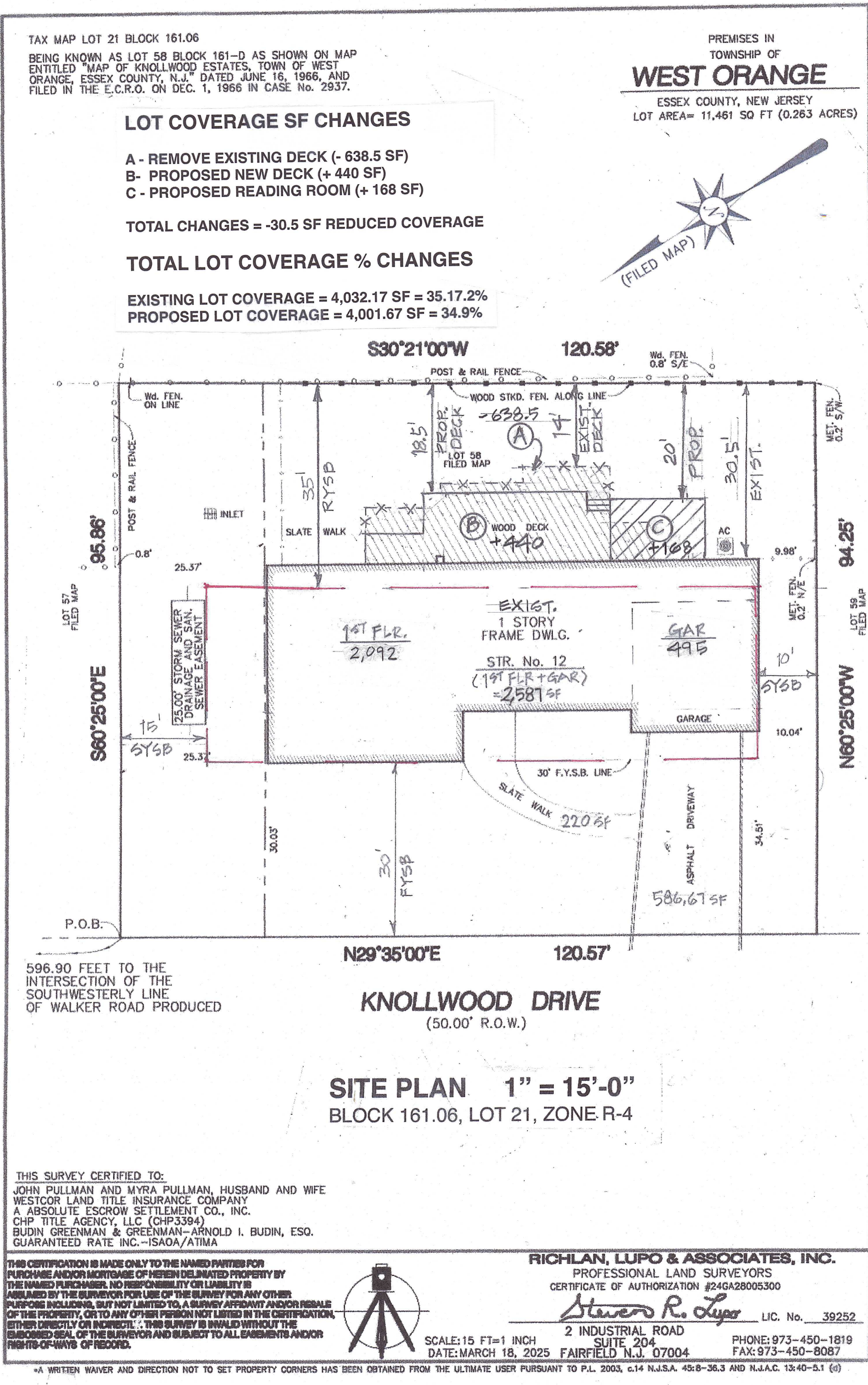




CONSTRUCTION DATA:			
ZONE	USE GROUP	CLASS	
R-4	R-5	B-B	
VOLUME:			
EXISTING	ADDED	TOTALS	
16,736 C.F.	1512 C.F.	18,248 C.F.	
FIRST FLOOR AREA:			
2,092 S.F.	168 S.F.	2,260 S.F.	
SECOND FLOOR AREA:			
0 S.F.	0 S.F.	0 S.F.	
TOTAL LIVING AREA:			
2,092 S.F.	168 S.F.	2,260 S.F.	
GARAGE AREA:			
495 S.F.	0 S.F.	495 S.F.	
BASEMENT AREA:			
N/A S.F.	0 S.F.	0 S.F.	
BUILDING HEIGHT:			
16'-8" FT.	15'-0" FT.		
DECK:			
638.5 SF	-198.5 SF	440 SF	
ZONING REQUIREMENTS:			
ZONE	ACTUAL LOT AREA	MINIMUM LOT AREA	
R-4	11,461 S.F.	13,000 S.F.	
CRITERIA	EXISTING	PROPOSED	REQUIRED
SETBACKS:			
FRONT YARD	30.03'	N/C	30'
REAR YARD	30.5' HOUSE/14' DECK	20.0' HOUSE/18.5' 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	2587 + 168 = 2755	24%	30%
11461	11461		
IMPERVIOUS HOUSE COVERAGE DECK PAVED:			
2587 + 586.61 + 220 = 4001.67	2587 + 586.61 + 220 + 440 = 4001.67	40%	45.844
4032.17	4001.67		
F.A.R.			
N/A	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.

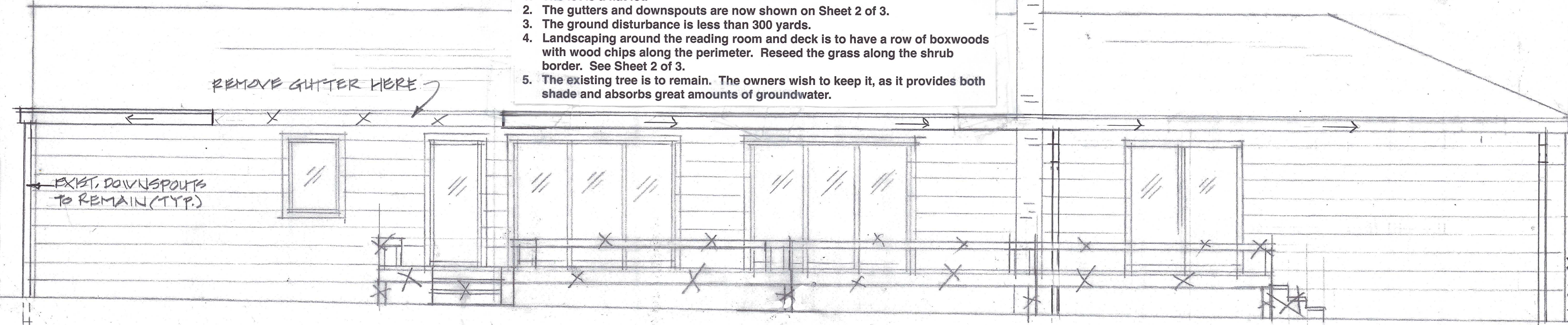
14. Install new LVL headers at all window openings with king and jack studs, typically 3-1/2" x 7-1/4" LVL. The 6" siding door unit is to have a 3-1/2" x 9-1/4" LVL header.
15. Install built-up posts in the wall at each end of the new structural LVL header. The header will provide for a cathedral ceiling 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 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

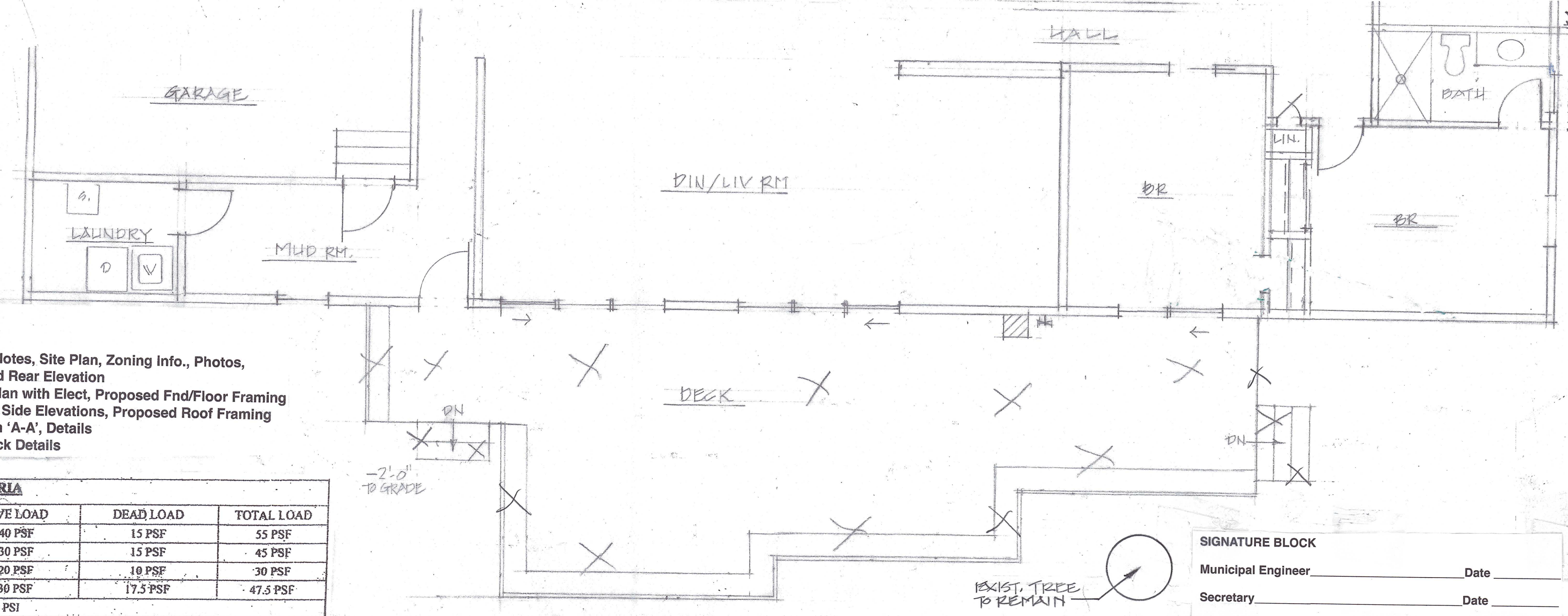
ZONE	MAXIMUM HEIGHT	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT AREA PER UNIT (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	MINIMUM FRONT YARD (FT.)	MINIMUM SIDE FRONT YARD CORNER LOT (FT.)	MINIMUM REAR YARD (FT.)	MAXIMUM BUILDING COVERAGE	MAXIMUM LOT COVERAGE (FT.)	MINIMUM SPACING BETWEEN BUILDINGS (FT.)
R-1	2 1/2 stories and not exceeding 35'	80,000	80,000	150	40	40	25 + 25'	50	20%	30%
R-2	SAME AS R-1	40,000	40,000	122	35	35	20 + 20'	45	20%	30%
R-3	SAME AS R-1	20,000	20,000	100	35	35	15 + 10'	40	20%	35%
R-3A1	SAME AS R-3	10,000/12,500 (See 25-21)	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	20%	40%

ADDENDUM #1 - Additional Items - 4/24/26

- The lot is a flat lot.
- The gutters and downspouts are now shown on Sheet 2 of 3.
- The ground disturbance is less than 300 yards.
- Landscaping around the reading room and deck is to have a row of boxwoods with wood chips along the perimeter. Reseed the grass along the shrub border. See Sheet 2 of 3.
- The existing tree is to remain. The owners wish to keep it, as it provides both shade and absorbs great amounts of groundwater.



EXISTING REAR ELEVATION



EXISTING FIRST FLOOR/DECK PLAN



LEFT SIDE OF DECK



RIGHT SIDE OF DECK

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

4-24-26

Construction

Bid

Preliminary

Issued For VARIANCE

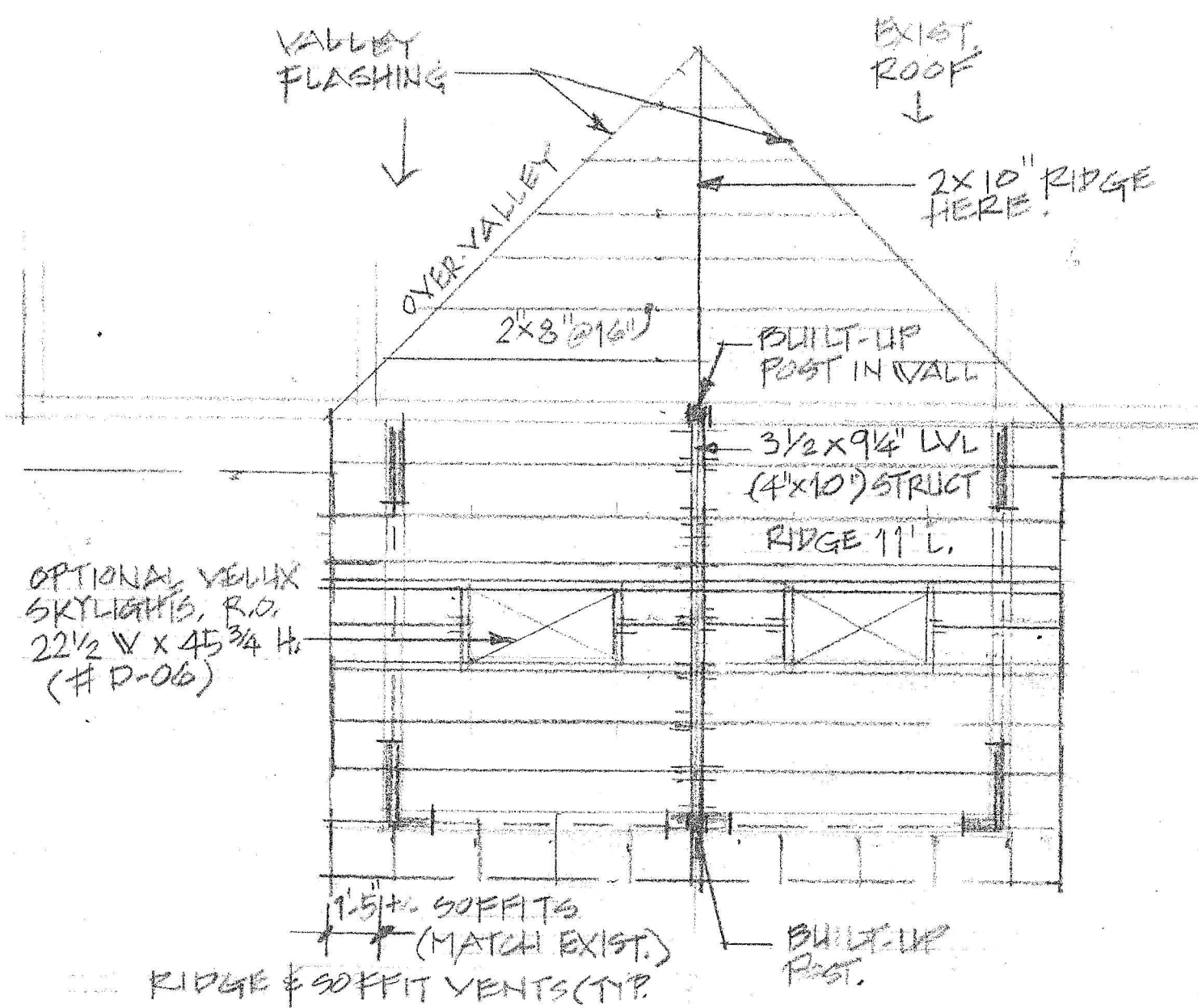
General and Specific Notes,
Site Plan, Zoning Info.,
Photos, Exist. Plan & Elev.

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

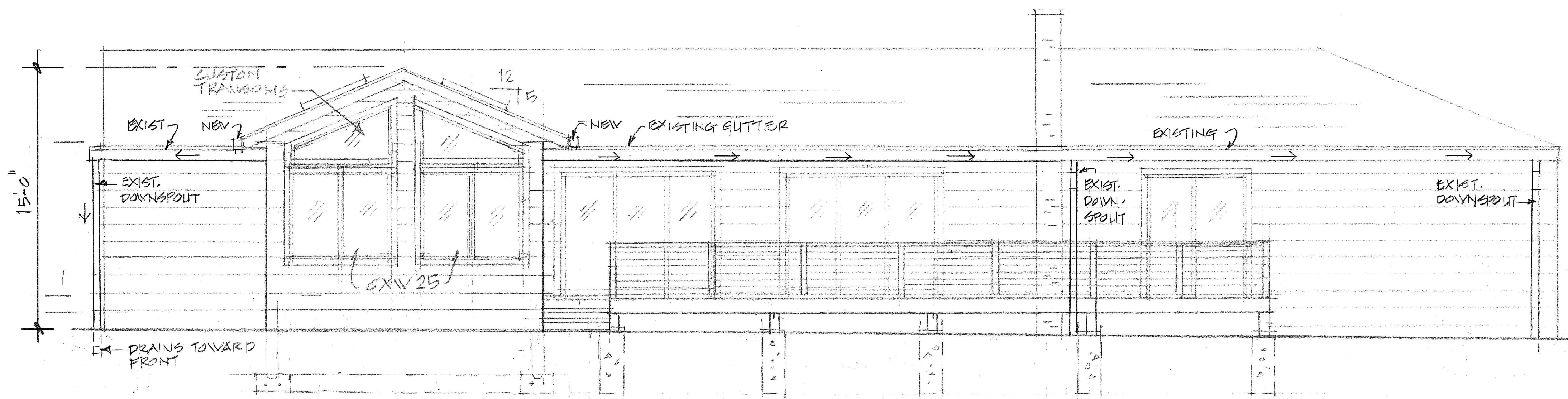
Sheet Number
1 of 3

SIGNATURE BLOCK

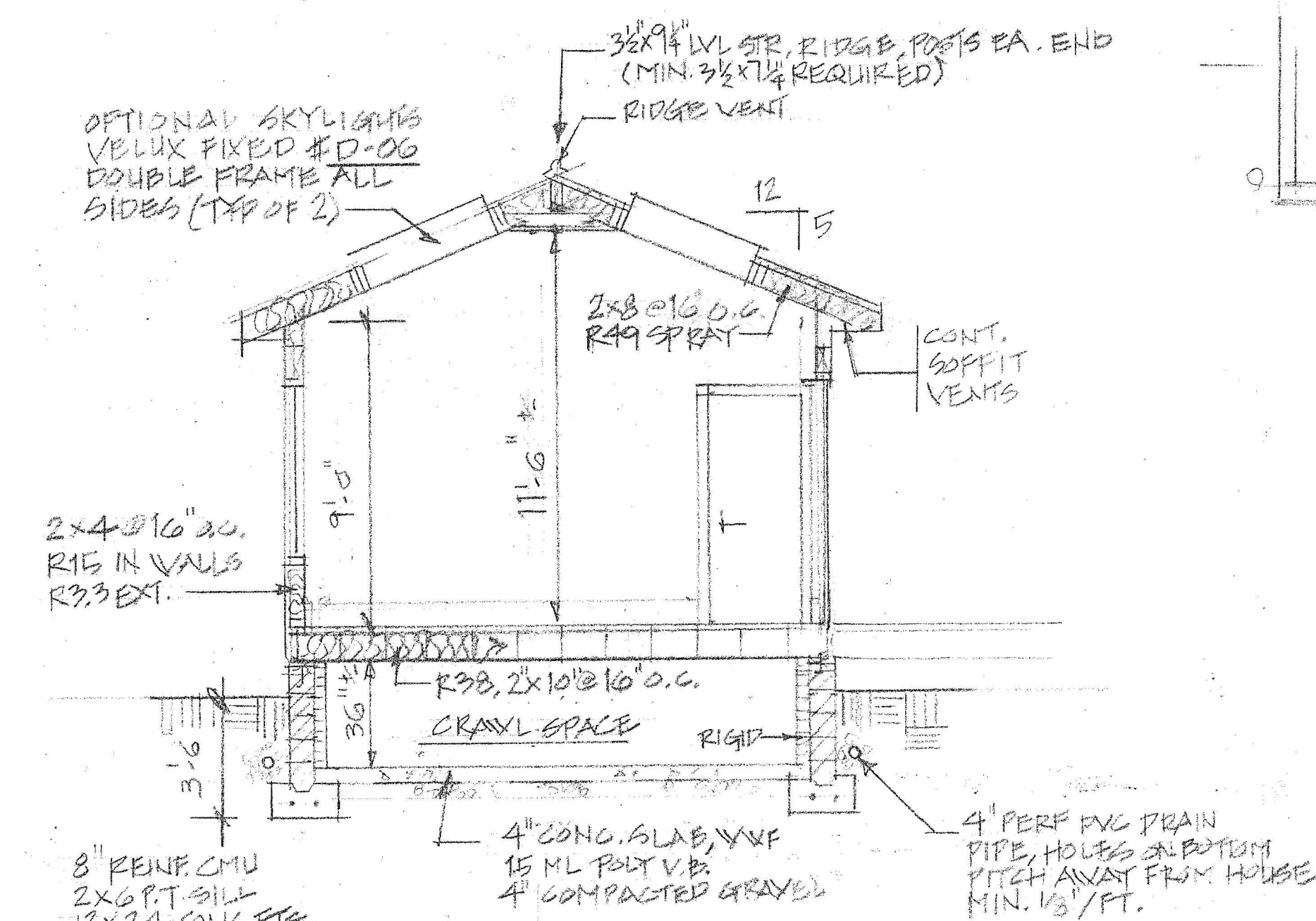
Municipal Engineer _____ Date _____
Secretary _____ Date _____
Chairperson _____ Date _____



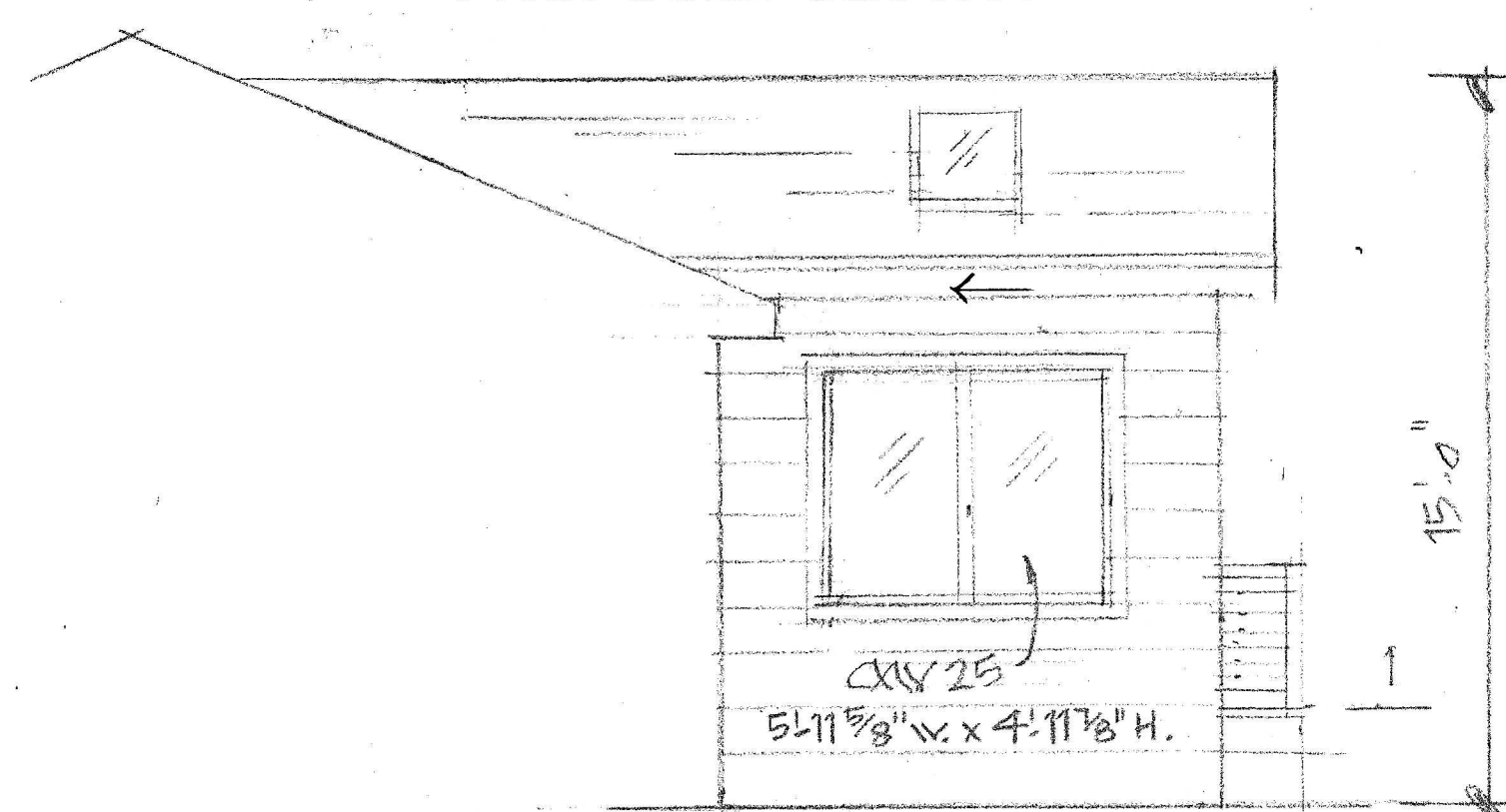
PROPOSED ROOF FRAMING PLAN



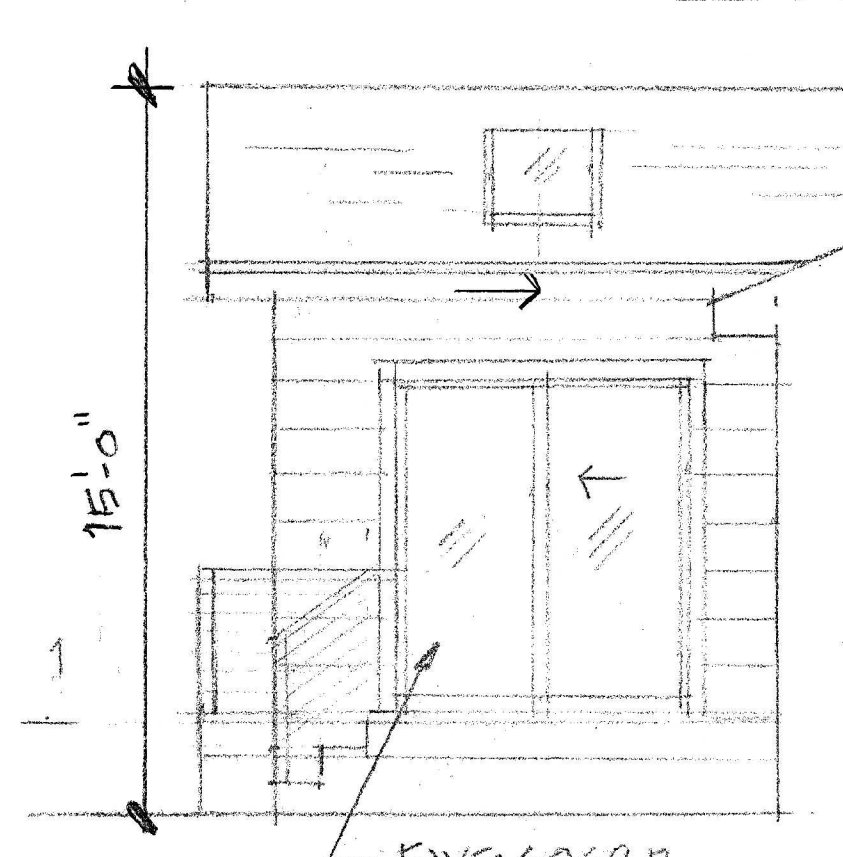
PROPOSED REAR ELEVATION



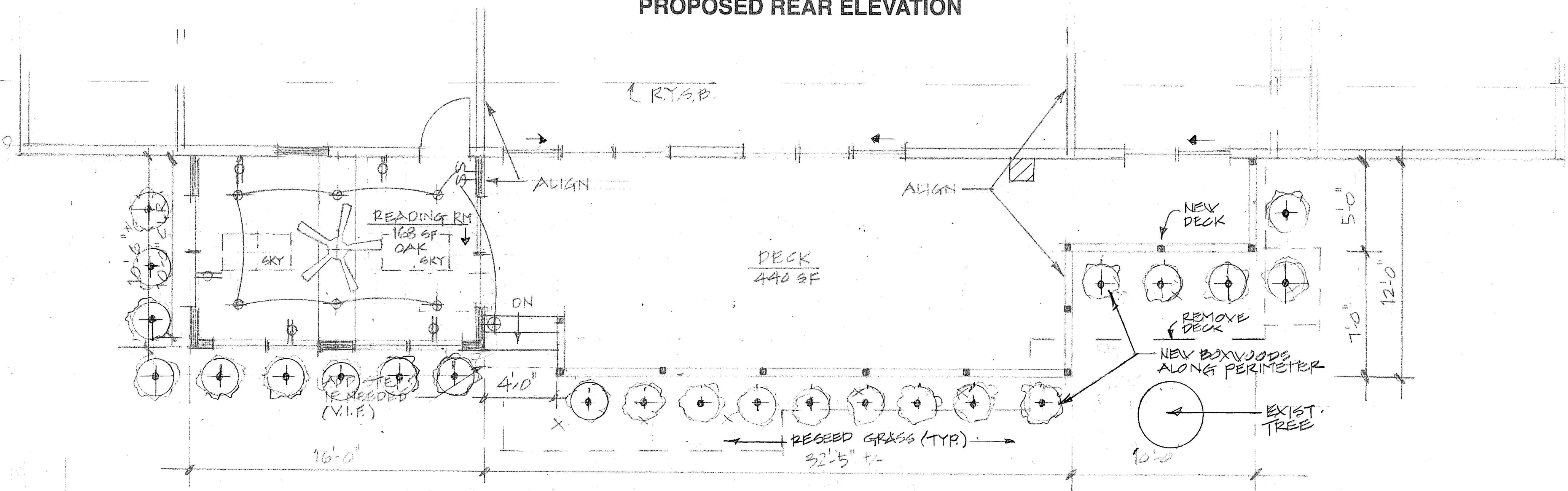
PROPOSED SECTION 'A-A'



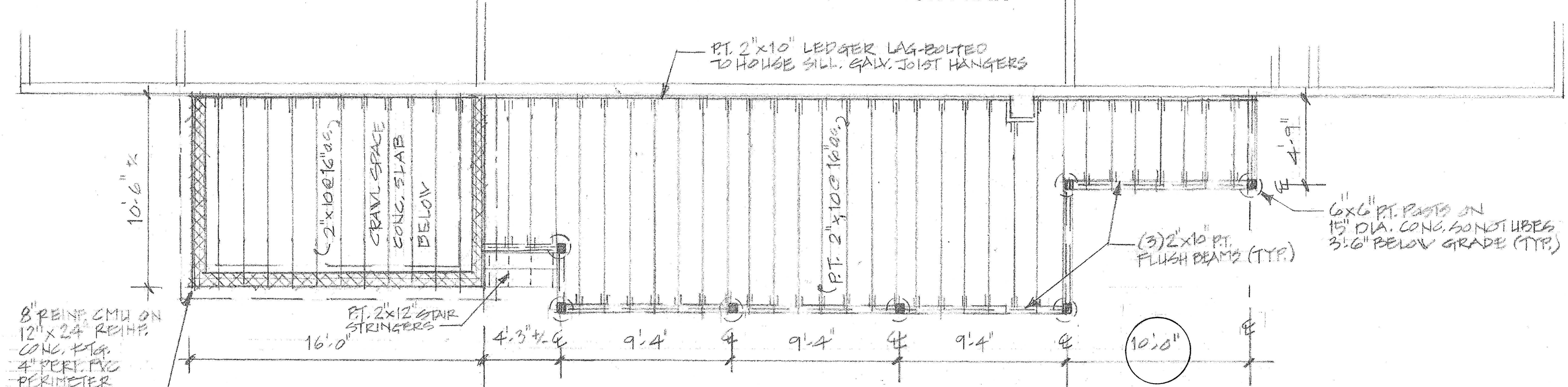
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



PROPOSED FIRST FLOOR/DECK PLAN



PROPOSED FLOOR FRAMING PLAN

ELECTRICAL SYMBOL LEGEND

⊕	RECESSED FUTURE, EQUAL TO "HALO" AND THERMAL PROTECTED, 75W (LED EQUIV)
⚡	SINGLE POLE SWITCH
⊖	DIMMER SWITCH
⊕	DUPLEX OUTLET
⊖	ROMEX WIRE
⊕	BOX TYPE PLASTIC
⊕	PROTECTION RATINGS: CIRCUIT BREAKER
⊕	CONDUCTOR SIZES:

ELECTRICAL NOTES

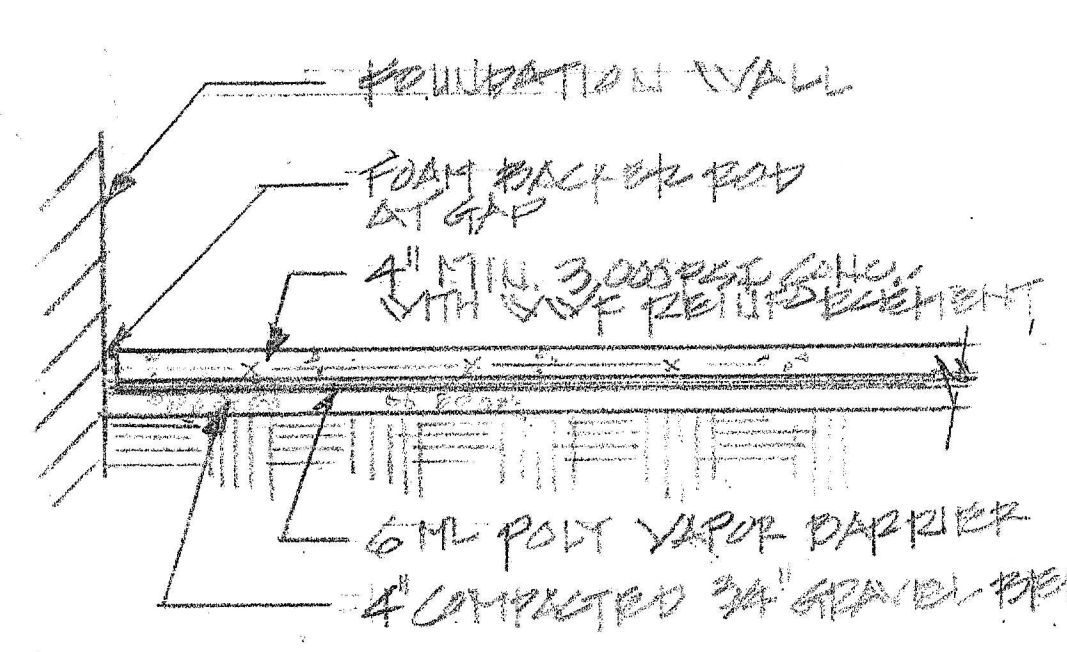
ALL WORK SHALL CONFORM TO ALL STATE AND APPLICABLE CODES. VERIFY EXACT LOCATIONS OF ALL OUTLETS, SWITCHES, ETC. DURING ROUGH FRAMING.

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

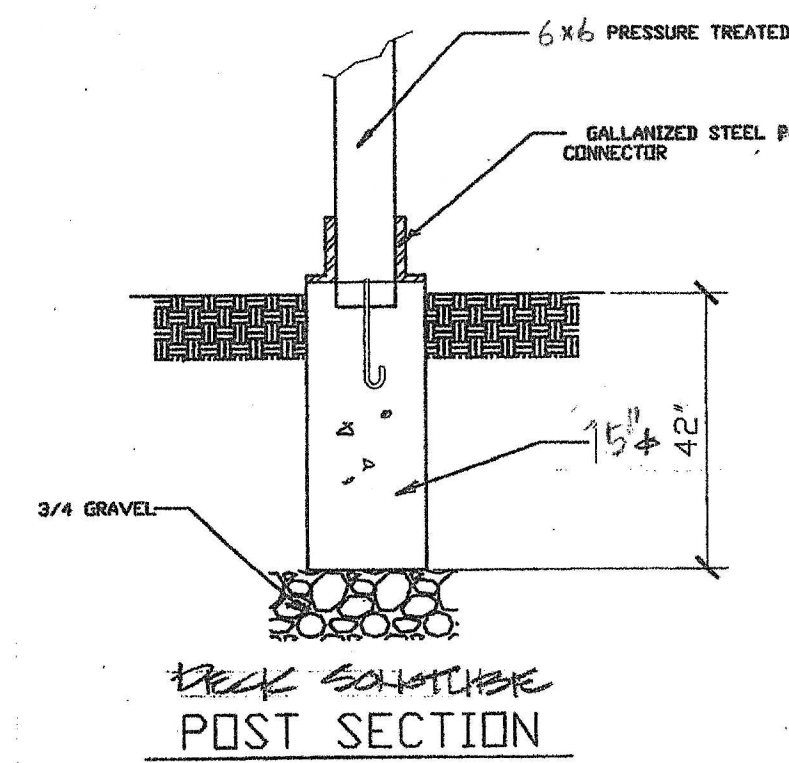
ALL LIGHTING FIXTURES SHALL BE AS SPECIFIED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE AND INSTALL FIXTURES.

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 CRAWL SPACE SLAB DETAIL



DECK SLOTTED POST SECTION

APPENDIX #1 4-24-26

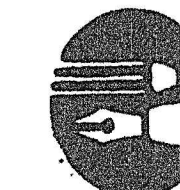
Construction	4/16/26
Bid	12/1/25
Preliminary	12/1/25
Issued For	VARIANCE 12/1/25

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"

Sheet Number
2 of 3

Architect



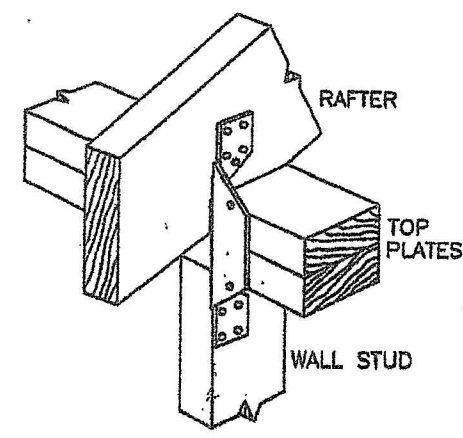
New Reading Room & Deck for:

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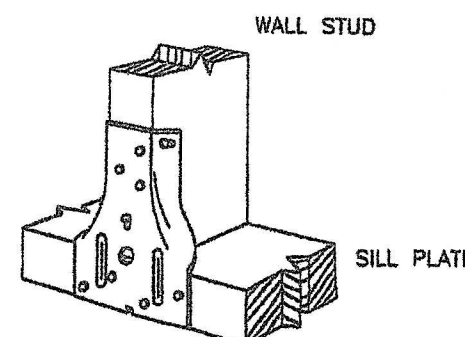
William Figdor, AIA
Art + Architecture, LLC
53 South Mountain Avenue
Maplewood, New Jersey 07040
(973) 313-1123

NAILING SCHEDULE WOOD FRAME CONSTRUCTION MANUAL
TABLE 3.1, 2001 EDITION

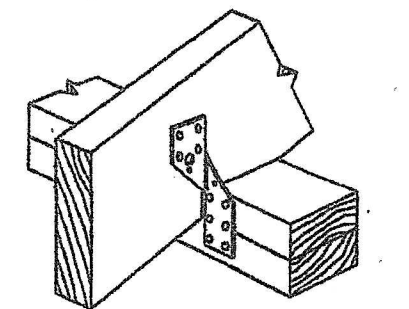
JOINT DESCRIPTION	# OF COMMON NAILS	NAIL SPACING
ROOF FRAMING		
RAFTER TO TOP PLATE (TOE-NAILED)	3-80	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3-80	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	8-160	EACH LAP
CEILING JOIST TO LAP OVER PARTITIONS (FACE-NAILED)	8-160	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	3-100	PER TIE END
BLOCKING TO RAFTER (TOE-NAILED)	2-80	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-160	EACH END
WALL FRAMING		
TOP PLATE TO TOP PLATE (FACED NAILED)	2-160 ¹	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-160	JOINTS EACH SIDE
STUD TO STUD (FACE NAILED)	2-160	24" O.C.
HEADER TO HEADER (FACE-NAILED)	1-60	16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2-160	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST, OR BLOCKING (FACE-NAILED)	2-160 ^{1,2}	PER FOOT
FLOOR FRAMING		
JOIST TO SILL, TOP PLATE OF GIRDER (TOE-NAILED)	4-80	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-80	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-80	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-160	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3-160	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-80	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-160	PER JOIST
BAND JOIST TO SILL OF TOP PLATE (TOE-NAILED)	2-160 ¹	PER FOOT
ROOF SHEATHING		
STRUCTURAL PANELS	8-D	6" EDGE/12" FIELD
DIAGONAL BOARD SHEATHING	2-80	PER SUPPORT
1"x8" OR 1"x8"	3-80	PER SUPPORT
1"x10" OR WIDER		
CEILING SHEATHING		
GYPSUM WALLBOARD	#6 x 1-5/8 SCREW	7" EDGE/10" FIELD
WALL SHEATHING		
STRUCTURAL PANELS	80	6" EDGE/12" FIELD
FIBERBOARD PANELS	80 ³	3" EDGE/6" FIELD
7/16"	80 ³	3" EDGE/6" FIELD
25/32"	#6 x 1-1/2 SCREW	7" EDGE/10" FIELD
GYPSUM WALLBOARD	80	6" EDGE/12" FIELD
HARDBOARD		
PARTICLEBOARD PANELS	80	(SEE MANUF.)
DIAGONAL BOARD SHEATHING	2-80	PER SUPPORT
1"x8" OR 1"x8"	3-80	PER SUPPORT
1"x10" OR WIDER		
FLOOR SHEATHING		
STRUCTURAL PANELS	80	6" EDGE/12" FIELD
1" OR LESS	100	6" EDGE/6" FIELD
GREATER THAN 1"		
DIAGONAL BOARD SHEATHING	2-80	PER SUPPORT
1"x6" OR 1"x8"	3-80	PER SUPPORT
1"x10" OR WIDER		
1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6 INCHES ON-CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3 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 1-160 NAIL PER FOOT.		
3. CORROSION RESISTANT 11 GAGE ROOFING NAILS ARE PERMITTED, CHECK BUILDING CODE OF NJ FOR ADDITIONAL REQUIREMENTS.		



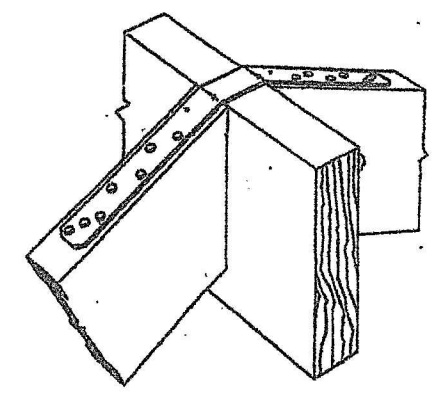
H2A WHERE STUDS AND RAFTERS ALIGN



SP1



H2.5A WHERE STUDS AND RAFTERS DO NOT ALIGN



LSTA18 RIDGE STRAP @ EACH RAFTER RIDGE

TYPICAL UPLIFT CONNECTIONS

SCALE: NTS

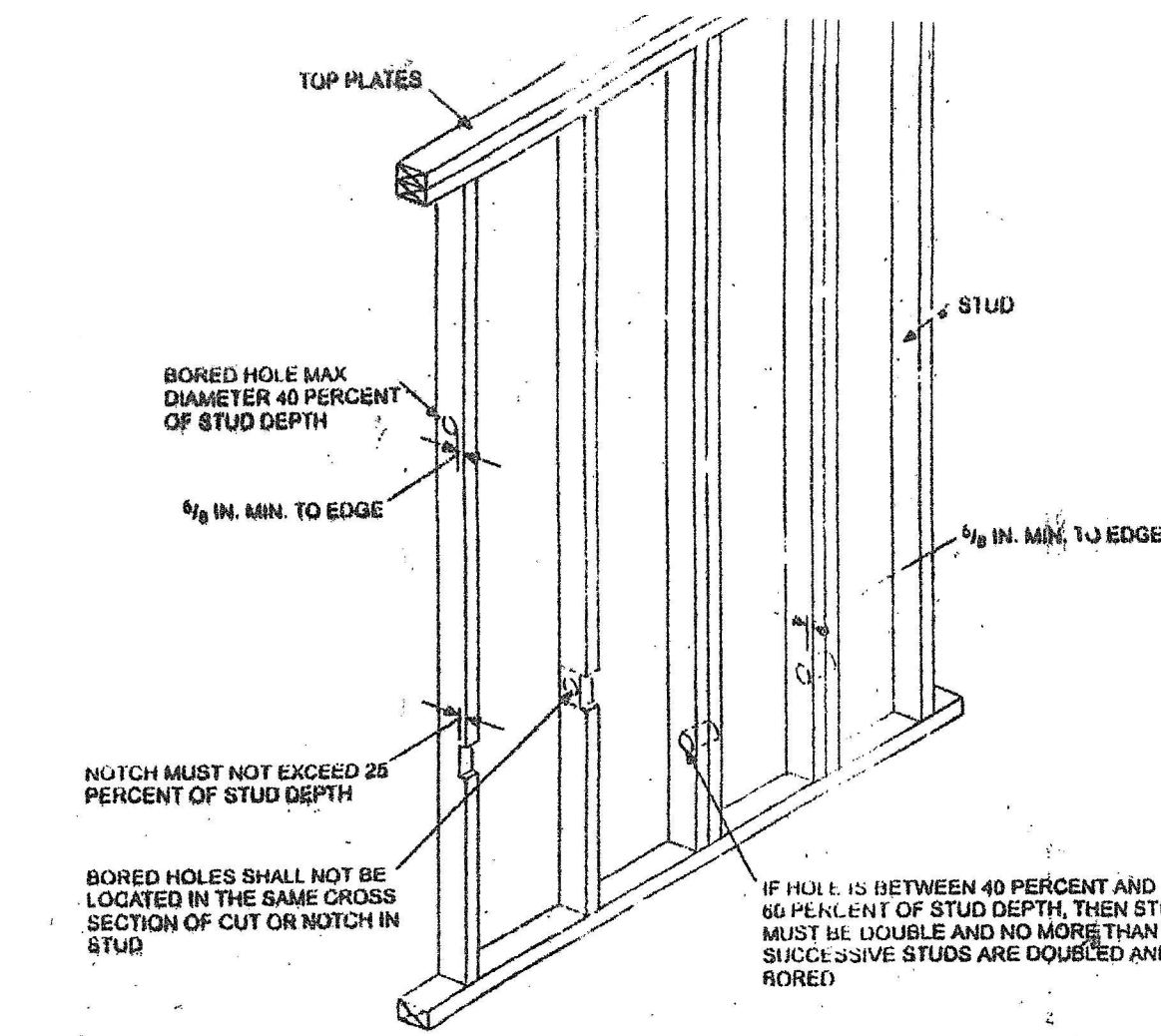


FIGURE R602.6(1)
NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS

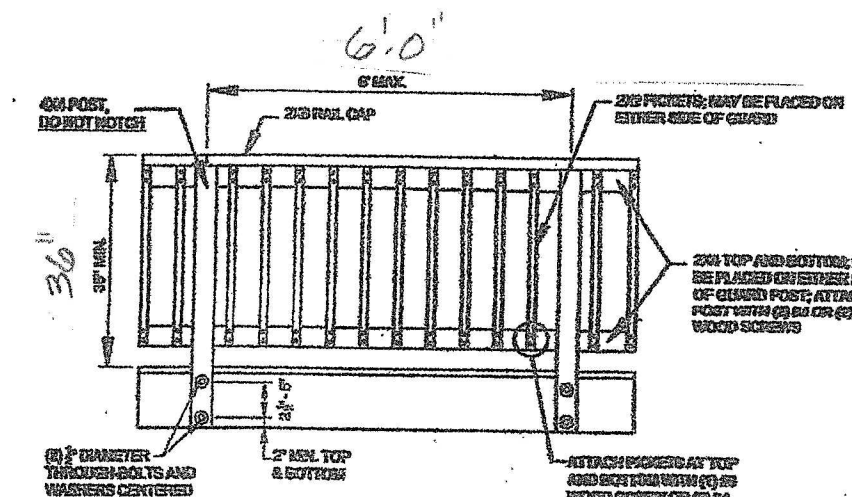


FIGURE R507.12.1
GUARD POST ATTACHMENT

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 (806 N).

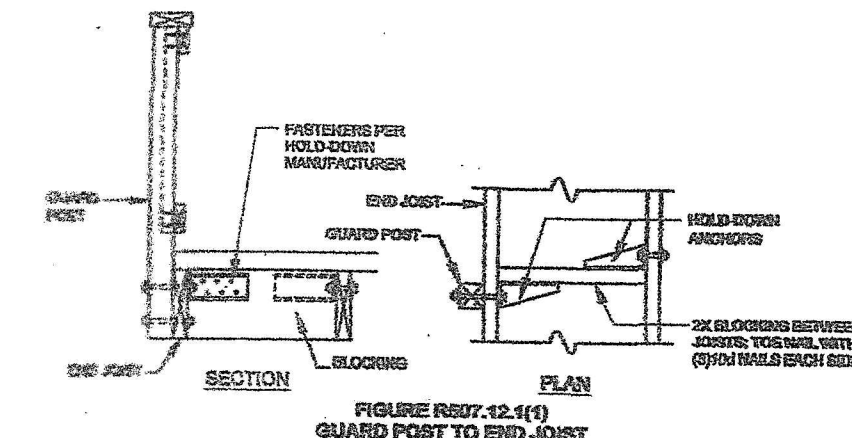


FIGURE R507.12.1(1)
GUARD POST TO END JOIST

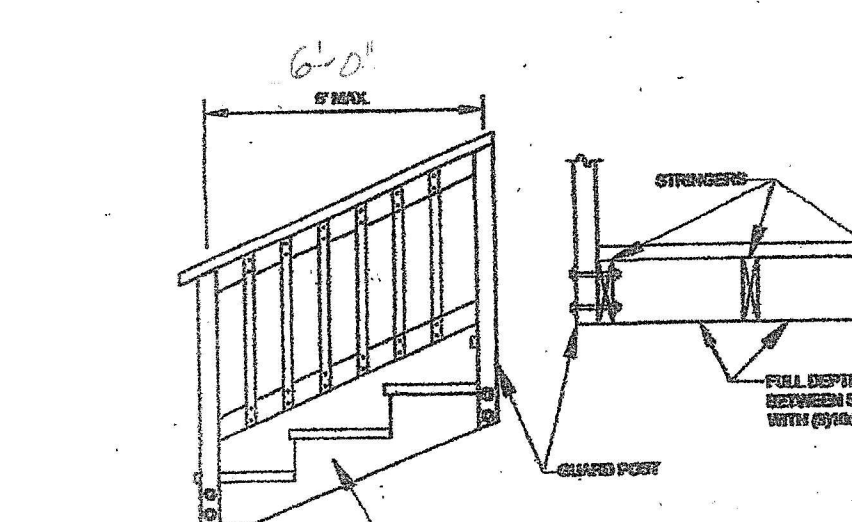


FIGURE R507.12.1(2)
STAIR GUARD CONNECTION

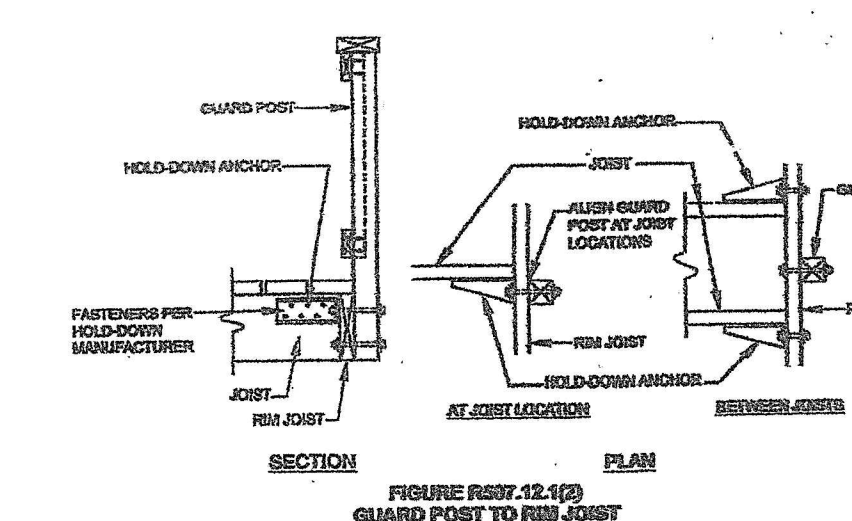
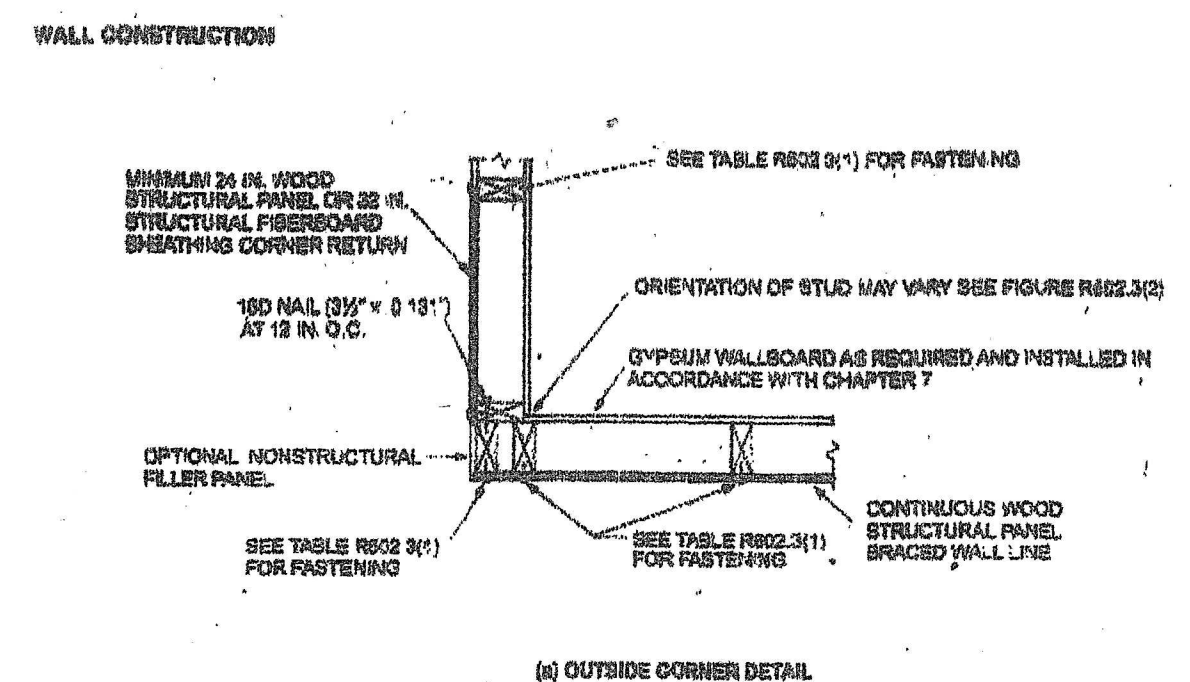
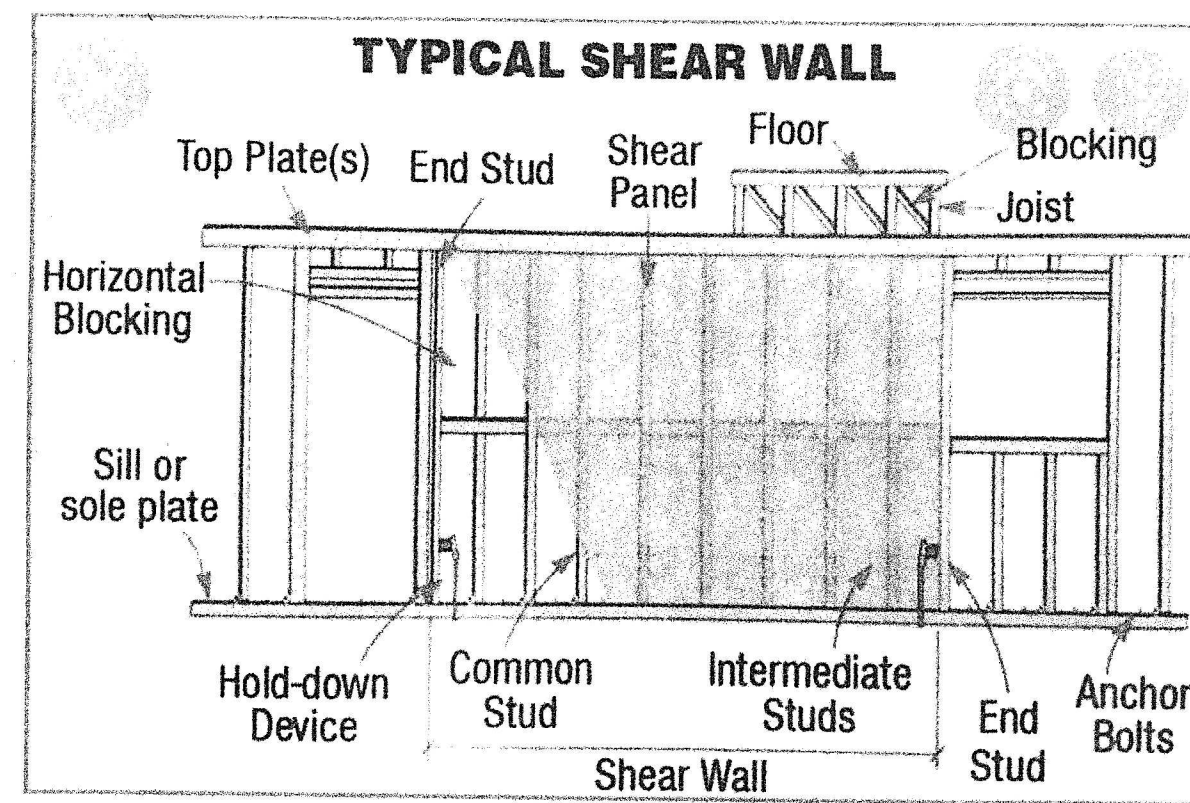


FIGURE R507.12.1(2)
GUARD POST TO RIM JOIST

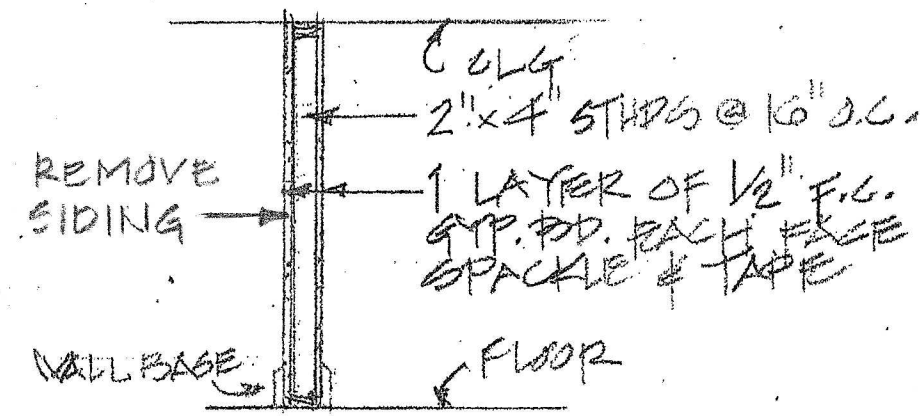
R507.13 Deck stairs. Deck stairs shall be constructed in accordance with this section and Section R311.7. Where a flight of stairs has a vertical rise greater than that required per Section R311.7.3, an intermediate landing shall be provided in accordance with Section R311.7.6 and designed as a free-standing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

DECK RAILING DETAILS

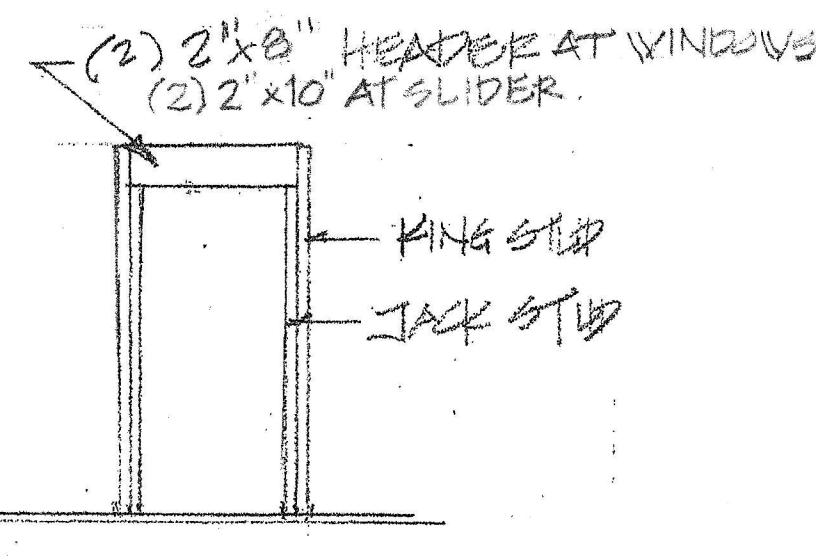


Note: Plans to comply with 2015 IRC NJ Edition, Section 602.10 for wall bracing/shear walls.

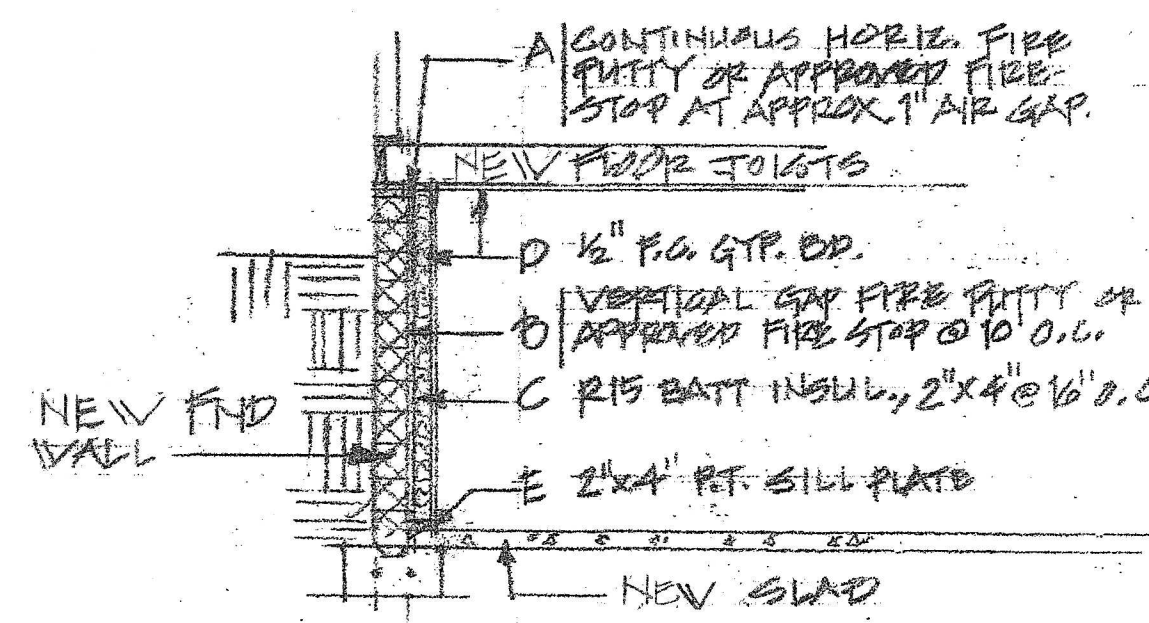
TABLE R602.6(1) DIFFERENT FASTENING METHODS			
METHOD	MATERIAL	MINIMUM THICKNESS	CONNECTION CRITERIA
SFB	Structural fiberboard sheathing	1/2" or 3/4" for maximum 16" stud spacing	1/2" galvanized roofing nails or 8d common (2 1/2" x 0.131) nails at 3" spacing (panel edges) at 6" spacing (intermediate supports)
GB	Gypsum board	1/2"	Nails or screws at 7" spacing at panel edges including top and bottom plates; for all framed wall panel locations for exterior sheathing nail or screw size, see Table R602.3(1); for interior gypsum board nail or screw size, see Table R702.3.5



EXISTING HOUSE WALL DETAIL



HEADER DETAIL FOR WINDOWS AND SLIDER



PROPOSED CRAWL SPACE DETAIL

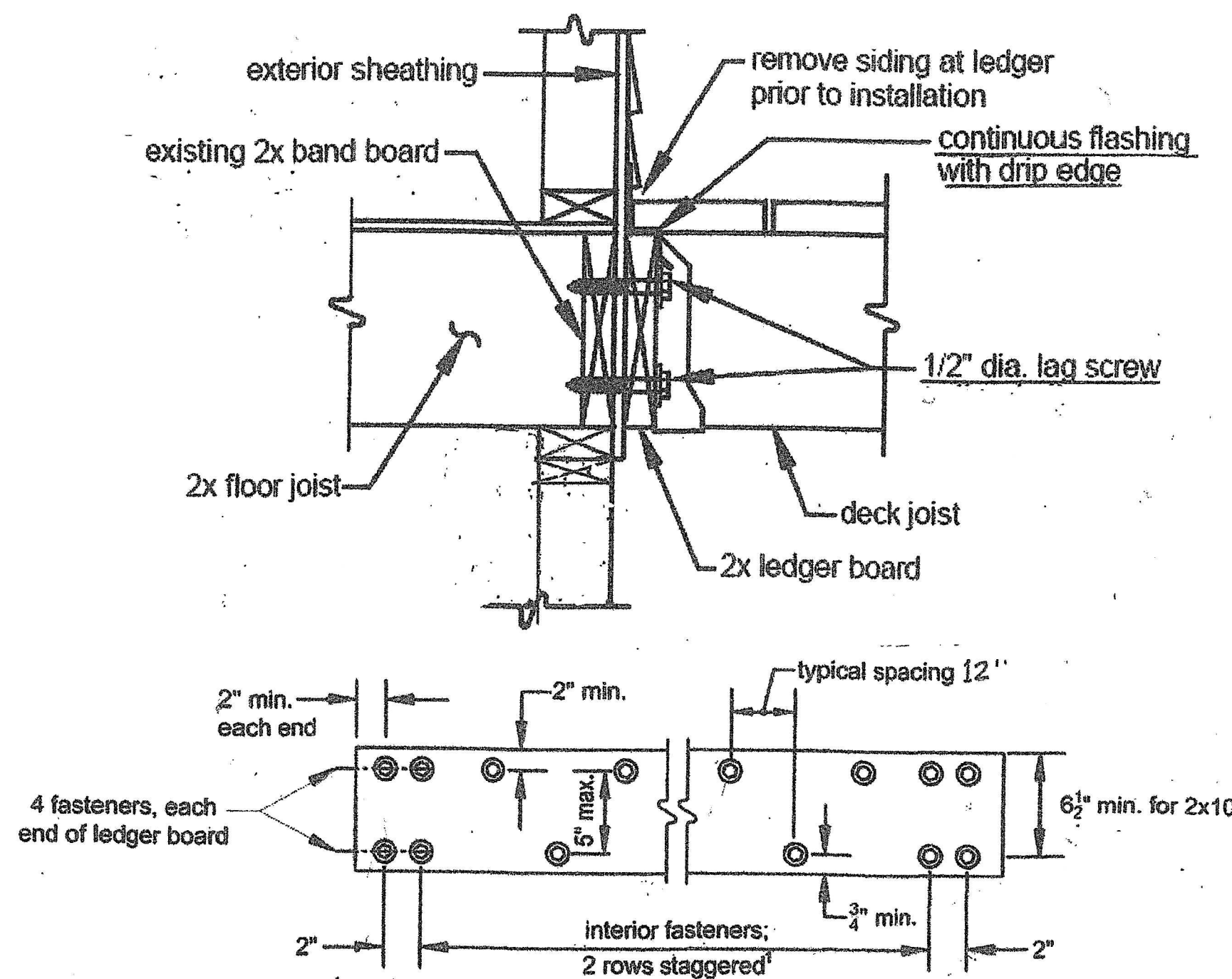
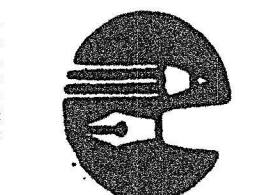


FIGURE 16: LEDGER BOARD FASTENER SPACING AND CLEARANCES

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53 South Mountain Avenue
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(973)313-1123



New Reading Room & Deck for:
The Pullman Residence
12 Knollwood Drive
West Orange, NJ 07052

4-24-20

Construction
Bid
Preliminary
Issued For

Reading Room and Deck Details

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

Sheet Number
3 of 3