

BUILDING DEPT. & GENERAL NOTES:

- 1) CONTRACTOR SHALL NOTIFY THE ARCHITECT 12 HOURS AND THE DEPARTMENT OF BUILDING 24 HOURS BEFORE BEGINNING REQUIRING CONTROLLED INSPECTIONS (STABILITY & INTEGRITY OF STRUCTURES)
- 2) THE CONTRACTOR SHALL NOT STORE ANY DEBRIS IN COURTYARD, SIDE YARD OR STREET AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
- 3) ALL ITEMS NOT MENTIONED BUT IMPLIED UNDERSTOOD AS NECESSARY TO COMPLETE THE WORK OF EACH CONTRACTOR SHALL BE PROVIDED BY THAT CONTRACTOR.
- 4) THE CONTRACTOR SHALL VERIFY ALL DIMENSION IN THE FIELD AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- 5) ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM WITH THE 2021 BUILDING CODE OF NEW JERSEY STATE, 2021 FIRE CODE OF N.J. AND THEIR REFERENCE STANDARD ANY WORK NOT CONFORMING TO CODE SHALL BE CURED AT THE EXPENSE OF THE CONTRACTOR OF THAT WORK.
- 6) THE CONTRACTOR SHALL OBTAIN BUILDING PERMIT, WHICH IS TO BE DISPLAYED AT THE FRONT OF THE JOB SITE. THE CONTRACTOR SHALL FORWARD ALL COPIES OF THE BUILDING DEPARTMENT DOCUMENTS AND PERMITS TO THE ARCHITECT /ENGINEER.
- 7) THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS AND FORWARD COPIES OF SIGN OFFS TO ARCHITECT / ENGINEER.
- 8) THE CONTRACTOR SHALL CARRY THE WORKMAN’S COMPENSATION AND DISABILITY INSURANCE AND FORWARD COPIES TO ARCHITECT PRIOR TO COMMENCING ANY WORK.
- 9) THE CONTRACTOR SHALL PAY ALL PERMITS, INSPECTIONS AND OTHER CHARGES.
- 10) ALL STRUCTURAL AND ELECTRICAL WORK TO COMPLY WITH THE REQUIREMENTS OF THE 2021 NEW JERSEY STATES BUILDING CODE, 2021 NEC CODE.
- 11) ALL MEANS OF EGRESS TO BE KEPT UNOBSTRUCTED AT ALL TIMES.

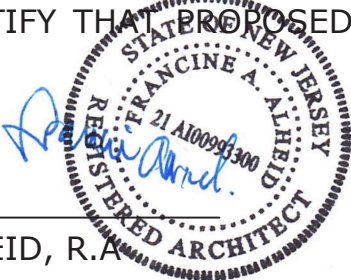
ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WEST ORANGE –
GENERAL CONDITIONS FOR APPROVAL

- 1) THE APPLICANT SHALL POST SUFFICIENT FUNDS WITH THE TOWNSHIP TO SATISFY ANY DEFICIENCY IN THE APPLICANT’S ESCROW ACCOUNT.
- 2) THE APPLICANT SHALL ENSURE THAT THE SIDING OF THE PROPOSED ADDITION IS SUBSTANTIALLY SIMILAR IN COLOR, STYLE, AND MATERIALS TO THE SIDING OF THE EXISTING DWELLING.
- 3) THE APPLICANT SHALL TIE THE PROPOSED CATCH BASIN INTO THE EXISTING STORM SEWERAGE SYSTEM ALONG MERRYWOOD DRIVE AND THE PROPOSED ROOF LEADERS.
- 4) NO VEHICLE PARKING, OR THE PLANTING OF TREES, BUSHES, OR OTHER VEGETATION, SHALL PERMITTED WITHIN THE AREA LABELED AS "VISUAL TRIANGLE," AS DEPICTED ON SHEET T-101 OF THE PLAN SET PREPARED BY AC DESIGN & DEVELOPMENT, DATED SEPTEMBER 2023.
- 5) THE AFOREMENTIONED APPROVAL SHALL BE SUBJECT TO ALL REQUIREMENTS, CONDITIONS, RESTRICTIONS AND LIMITATIONS SET FORTH IN ALL PRIOR GOVERNMENTAL APPROVALS, TO THE EXTENT SAME ARE NOT INCONSISTENT WITH THE TERMS AND CONDITIONS SET FORTH HEREIN.
- 6) THE APPLICANT SHALL COMPLY WITH ALL FEDERAL, STATE, COUNTY AND TOWNSHIP STATUTES, ORDINANCES, RULES, REGULATIONS AND REQUIREMENTS AFFECTING DEVELOPMENT IN THE TOWNSHIP, COUNTY, AND STATE.
- 7) THE APPLICANT SHALL BE BOUND BY ALL THE EVIDENCE, INCLUDING DOCUMENTS AND TESTIMONY PRESENTED BY THE APPLICANT AT THE PUBLIC HEARING.
- 8) PURSUANT TO SECTIONS 25-48. LO(A) AND 25-48.L0(C), OF THE ORDINANCE, THE VARIANCE RELIEF GRANTED BY THE BOARD AND IDENTIFIED HEREIN SHALL EXPIRE WITHIN TWO (2) YEARS AND ONE (1) DAY FROM THE DATE OF PUBLICATION OF A NOTICE OF THE GRANTING OF SUCH RELIEF IN EITHER THE OFFICIAL NEWSPAPER OF THE TOWNSHIP OF WEST ORANGE OR A NEWSPAPER OF GENERAL CIRCULATION IN THE TOWNSHIP, UNLESS, BEFORE THE EXPIRATION OF SAID TWO (2) YEAR AND ONE (1) DAY PERIOD, EITHER (I) A BUILDING OR CONSTRUCTION PERMIT IS SECURED AND ISSUED OR (II) THE ACTIONS AUTHORIZED HEREBY HAVE BEEN TAKEN.

BUILDING CODE COMPLIANCE:

ALL WORK PERFORMED BY THE CONTRACT SHALL CONFORM TO THE 2021 BUILDING CODE, 2021 PLUMBING CODE, 2021 MECHANICAL CODE, 2021 ENERGY CONSERVATION CODE-STRETCH, 2021 NATIONAL ELECTRICAL CODE OF CITY OF WEST ORANGE, NEW JERSEY.

I HEREBY CERTIFY THAT THE PROPOSED WORK COMPLIES WITH THE NEW JERSEY STATE ENERGY CONSERVATION CODE.



FRANCINE A. ALHEID, R.A.

LIST OF DRAWING:

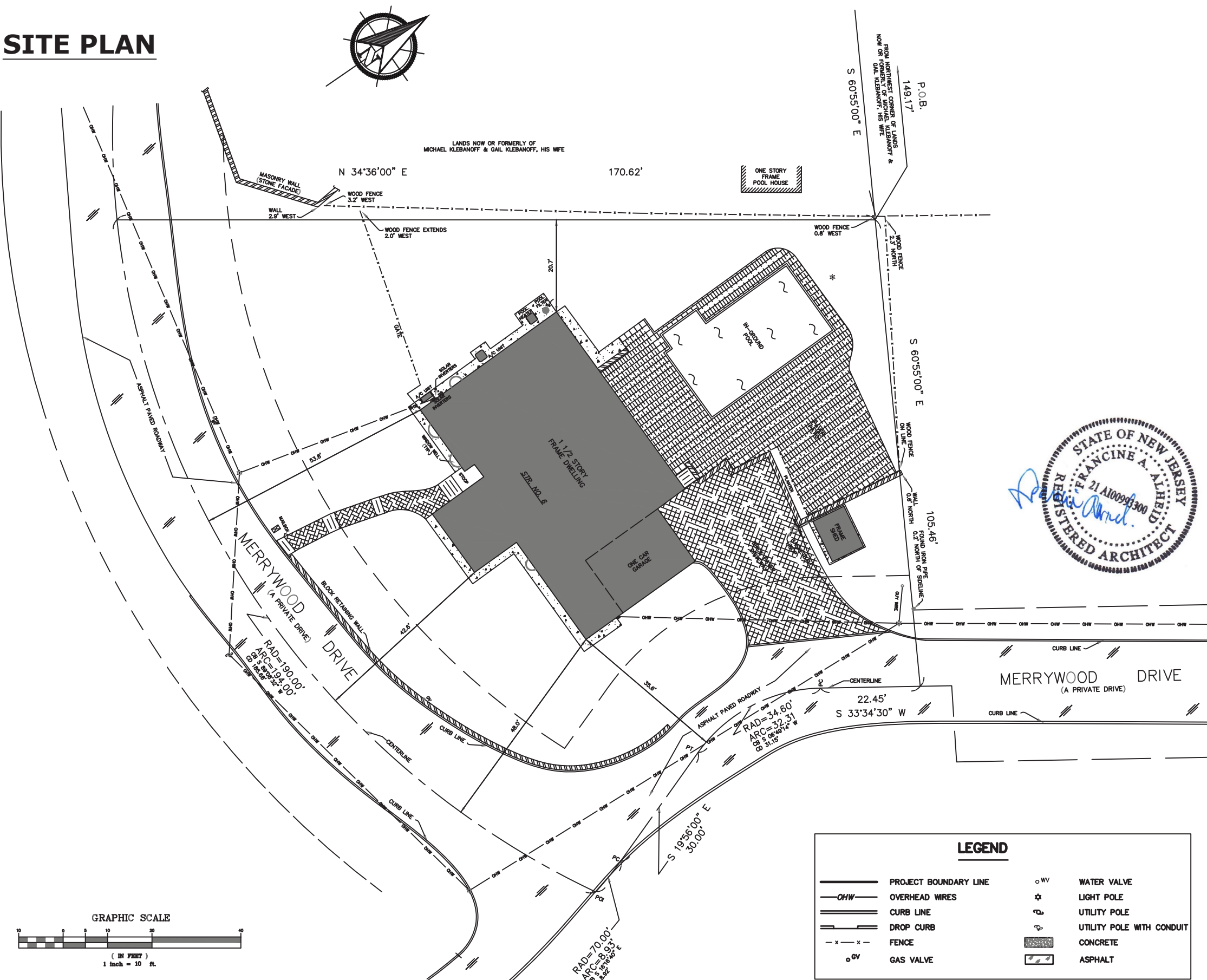
T-100	GENERAL NOTES / SCOPE OF WORK / EXISTING SITE PLAN
T-101	PROPOSED SITE PLAN / VISUAL TRIANGLE
T-102	PROPOSED SITE PLAN / IMPERVIOUS COVERAGE
A-100	REMOVAL / PROPOSED FLOOR PLAN
A-200	PARTIAL FRONT, REAR AND RIGHT SIDE ELEVATION WALL /
A-300	PARTITION DETAIL / DOOR / WINDOW SCHEDULE LIGHTING /
E-100	POWER PLANS / LEGEND SCHEDULE

SCOPE OF WORK:

1. PROPOSED GARAGE ADDITION TO THE WILLIAM RESIDENCE, 6 MERRYWOOD DRIVE, WEST ORANGE, NEW JERSEY.
2. EXPAND EXISTING DRIVEWAY

Municipal Engineer
Board Chairperson
Board Secretary

SITE PLAN



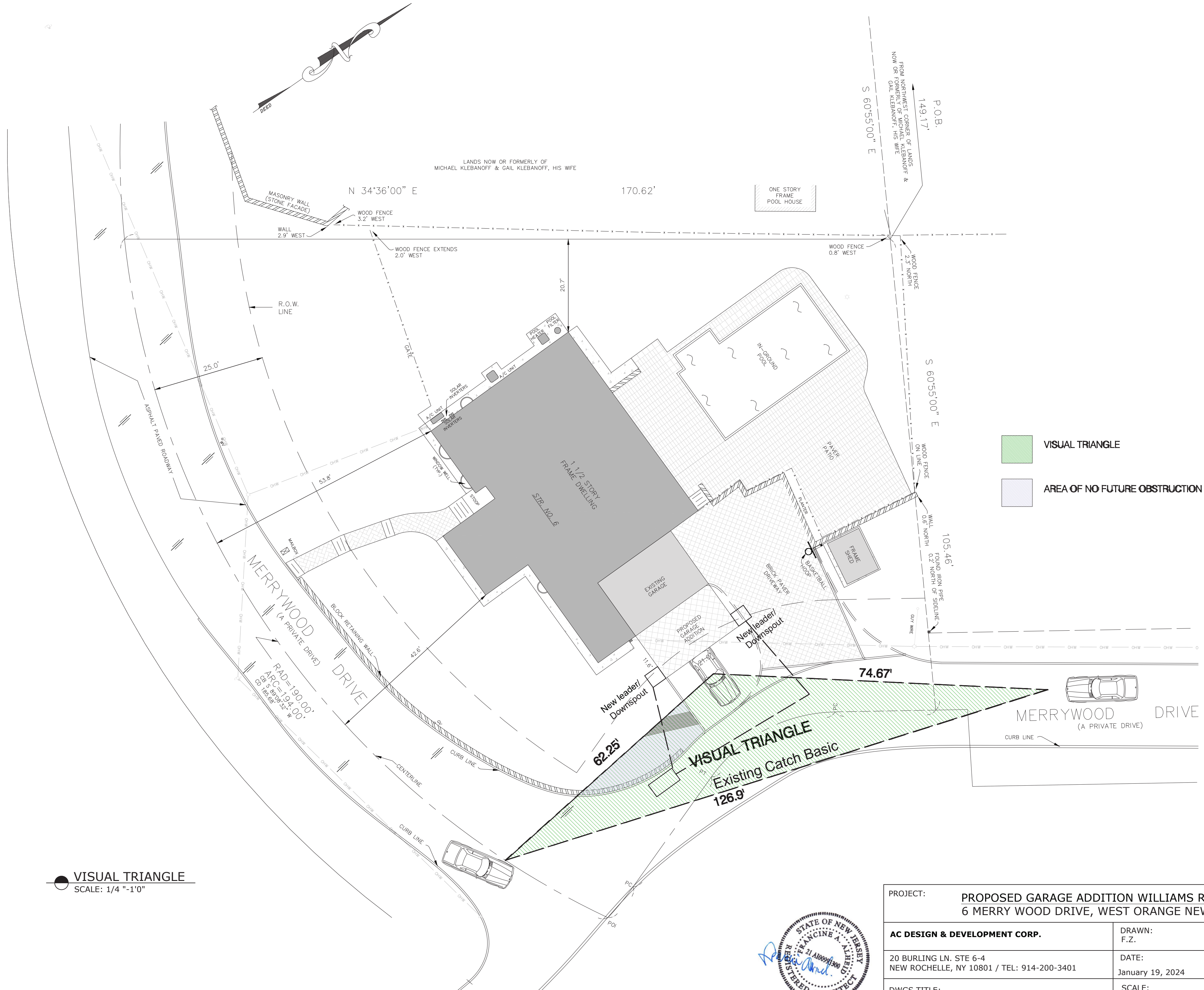
NO.	DESCRIPTION	BY	DATE

GENERAL NOTES / SITE PLAN

RENOVATION/ ADDITION
6 MERRYWOOD DRIVE, WEST ORANGE
NEW JERSEY, NY 07052

AC DESIGN & DEVELOPMENT
20 BURLING LANE, STE 6-4
NEW ROCHELLE, NY 10801

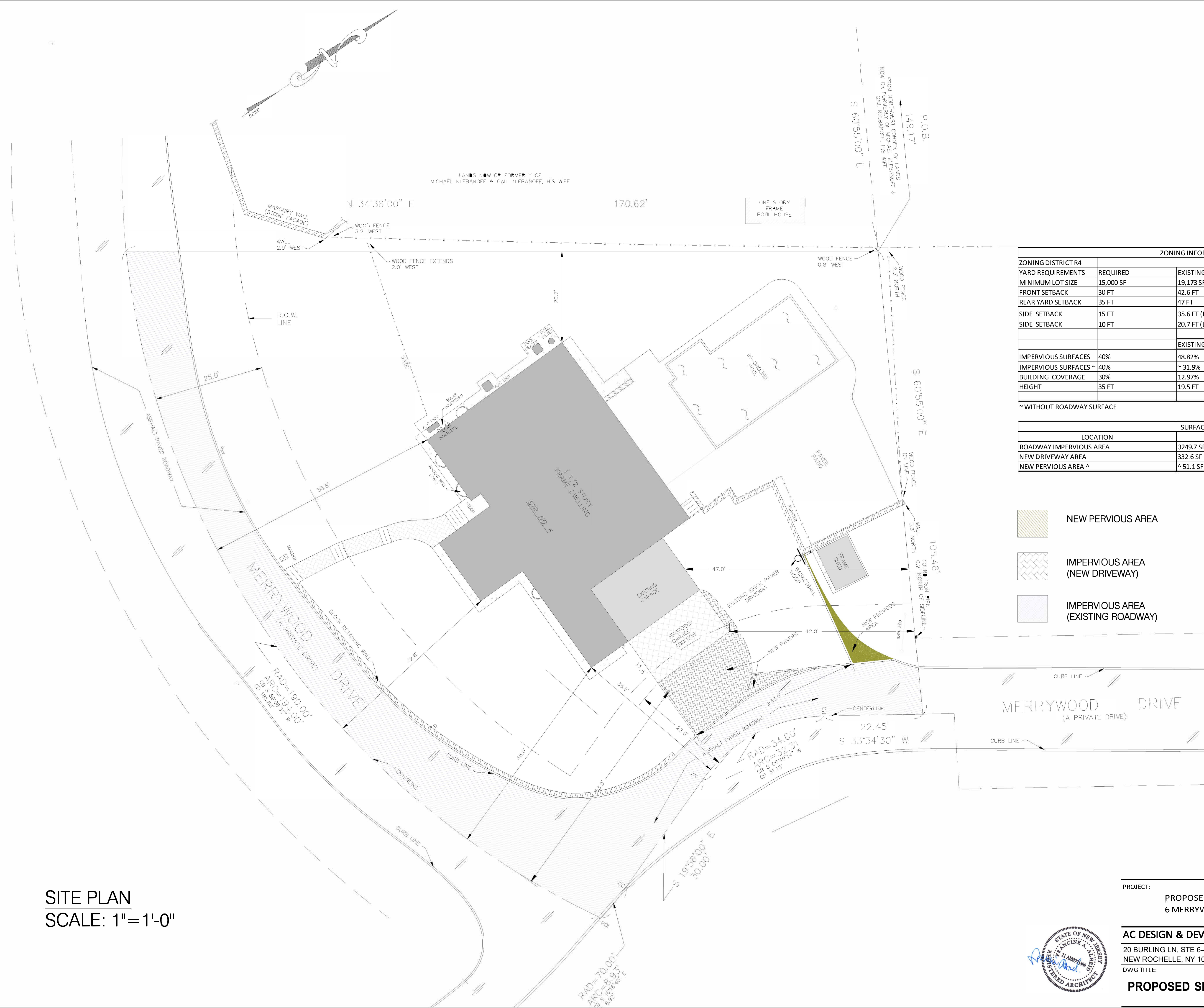
DATE:
January 19, 2024
SCALE:
AS NOTED
SHEET:
T-100



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



PROJECT: PROPOSED GARAGE ADDITION WILLIAMS RESIDENCE 6 MERRY WOOD DRIVE, WEST ORANGE NEW JERSEY		
AC DESIGN & DEVELOPMENT CORP.	DRAWN: F.Z.	SHEET NO: T-101
20 BURLING LN. STE 6-4 NEW ROCHELLE, NY 10801 / TEL: 914-200-3401	DATE: January 19, 2024	
DWGS TITLE: VISUAL TRIANGLE SKETCH	SCALE: AS NOTED	



ZONING INFORMATION				
ZONING DISTRICT R4	RESIDENTIAL			VARIANCE
YARD REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	
MINIMUM LOT SIZE	15,000 SF	19,173 SF	NO CHANGE	
FRONT SETBACK	30 FT	42.6 FT	53 FT	
REAR YARD SETBACK	35 FT	47 FT	42 FT	
SIDE SETBACK	15 FT	35.6 FT (RIGHT SIDE)	22 FT (RIGHT SIDE)	*
SIDE SETBACK	10 FT	20.7 FT (LEFT SIDE)	NO CHANGE (LEFT SIDE)	
		EXISTING	NEW	
IMPERVIOUS SURFACES	40%	48.82%	^ 48.56%	50.29
IMPERVIOUS SURFACES ~	40%	~ 31.9%	^ 31.64%	33.73%
BUILDING COVERAGE	30%	12.97%		14.23%
HEIGHT	35 FT	19.5 FT		16 FT

~ WITHOUT ROADWAY SURFACE

LOCATION	SURFACES	
	AREA	PERCENTAGE
ROADWAY IMPERVIOUS AREA	3249.7 SF	16.9%
NEW DRIVEWAY AREA	332.6 SF	1.73%
NEW PERVIOUS AREA ^	^ 51.1 SF	^ 0.26%

- NEW PERVIOUS AREA
- IMPERVIOUS AREA (NEW DRIVEWAY)
- IMPERVIOUS AREA (EXISTING ROADWAY)

SITE PLAN IS TAKEN FROM A SURVEY BY:
GEORGE R. PRONESTI PLS
870 POMPTON AVE. SUITE B1
CEDAR GROVE, NJ 07009
DATED 1/24/2022

SITE PLAN
SCALE: 1"=1'-0"

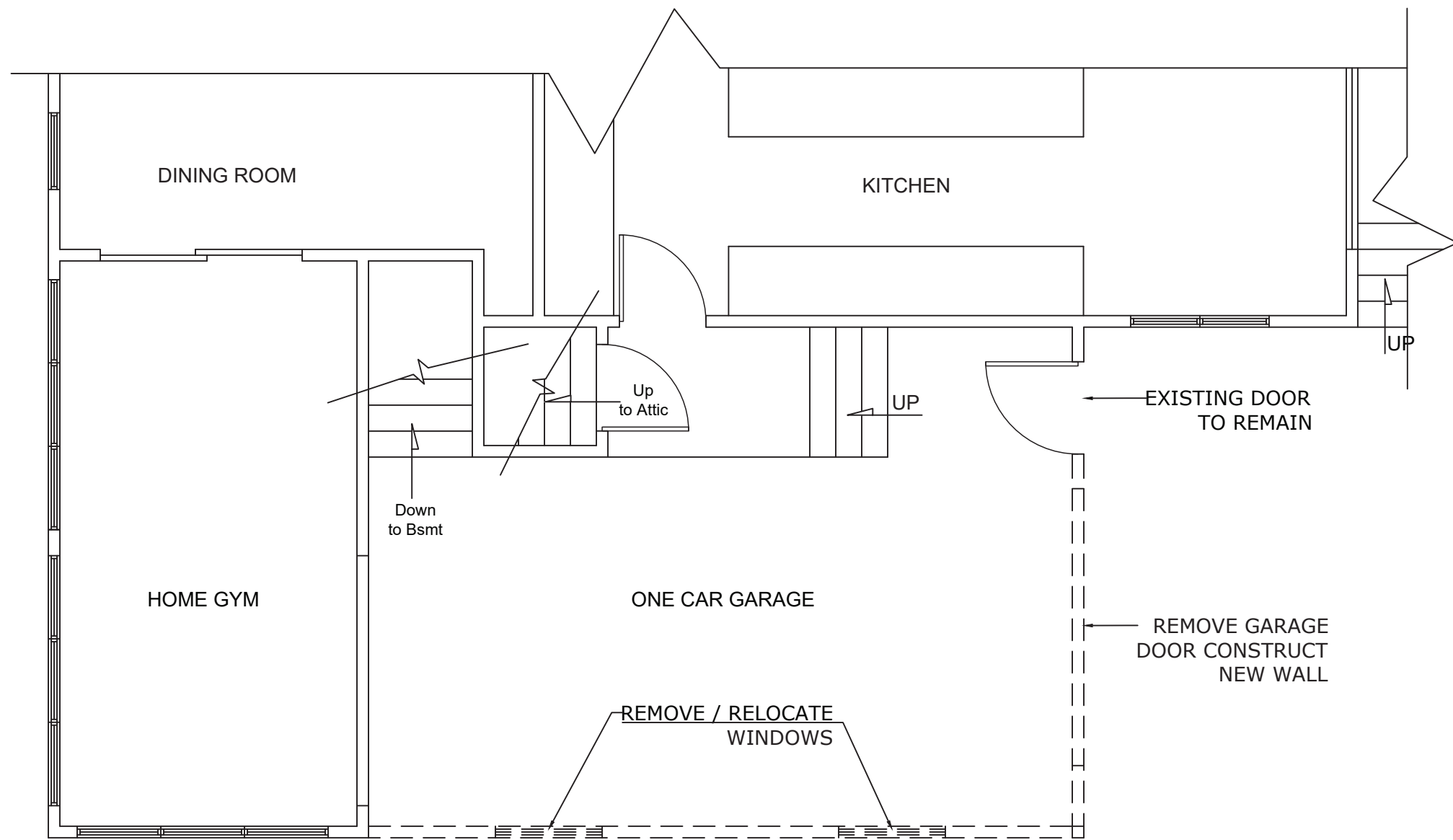
PROJECT:
PROPOSED GARAGE ADDITION TO THE WILLIAMS RESIDENCE
6 MERRYWOOD DRIVE, WEST ORANGE NEW JERSEY

AC DESIGN & DEVELOPMENT CORP.
20 BURLING LN, STE 6-4
NEW ROCHELLE, NY 10801 / TEL: 914-200-3401
DWG TITLE:
PROPOSED SITE PLAN / ZONING

DRAWN:
F.Z.
DATE:
January 19, 2024
SCALE:
AS NOTED

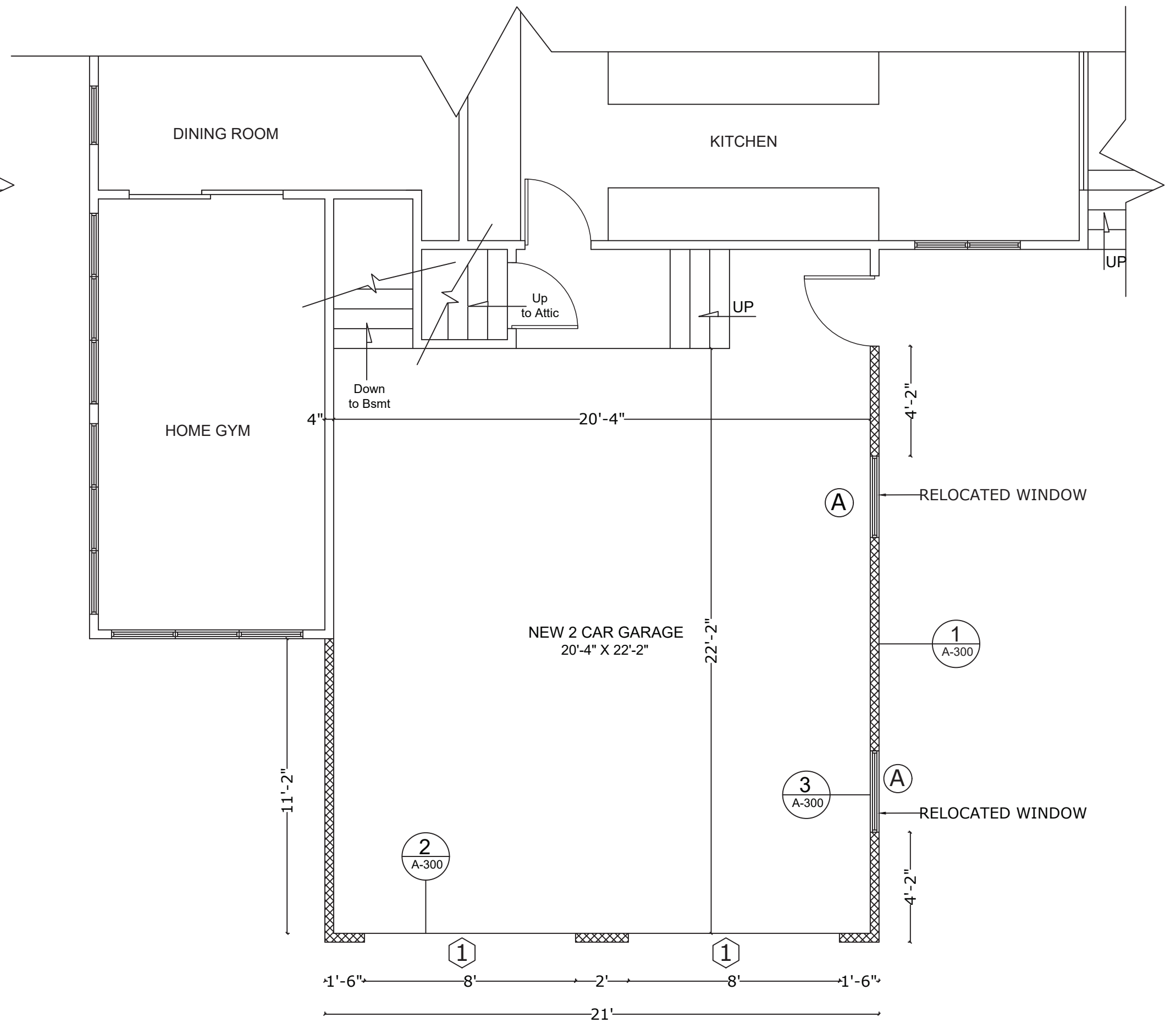
SHEET No.

T-102



REMOVAL FLOOR PLAN
SCALE: 1/4 " = 1'-0"

PARTITION LEGEND	
	EXISTING WALLS TO REMAIN
	WALL TO BE REMOVED
	TYPE 3 EXTERIOR WALL 4" OR 6" STUD WALL @16" O.C. 1 LAYER OF 5/8 " GYPSUM BOARD W/ BATT INSULATION (INTERIOR) BOARD/MOISTURE BARRIER / REPLACEMENT SIDING



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



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
REMOVAL / PROPOSED PLAN

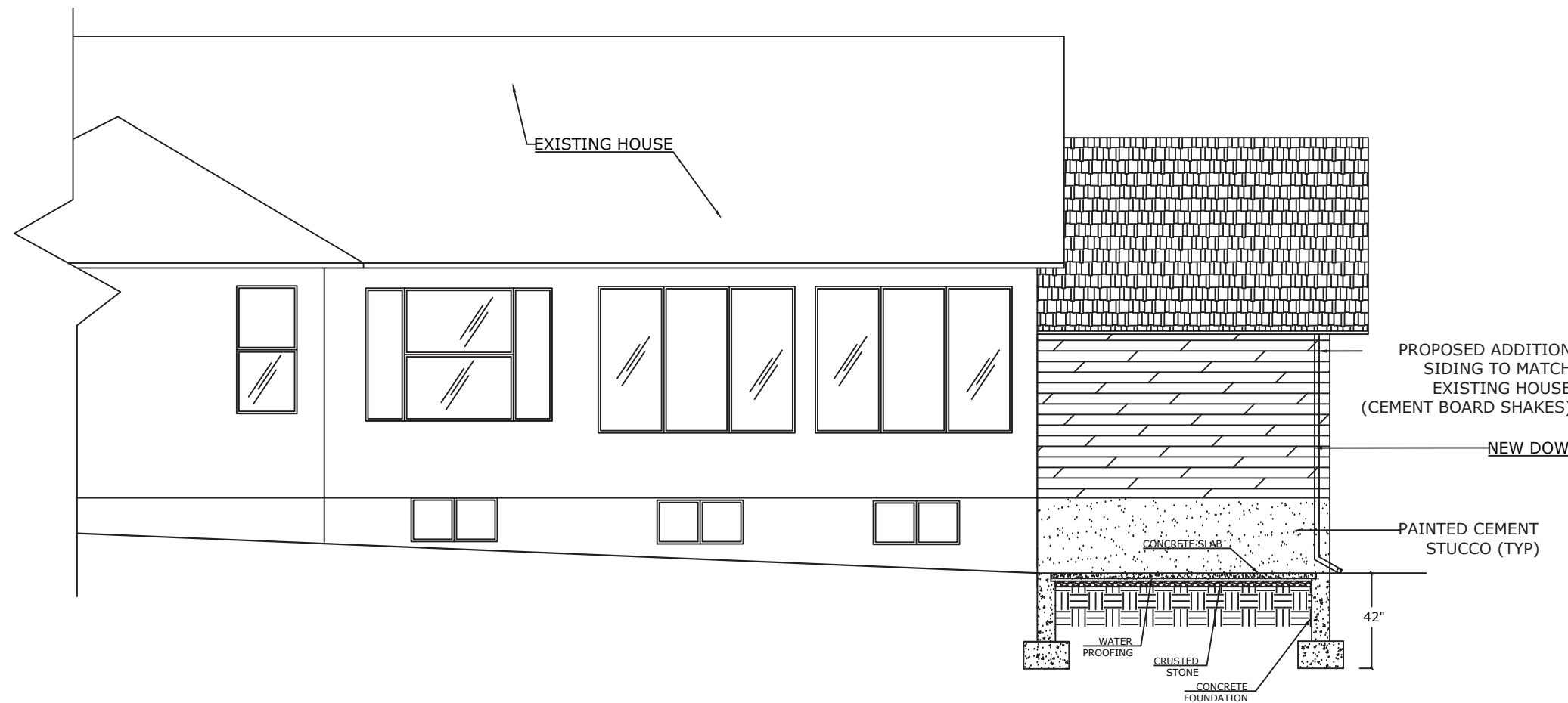
PROJECT DESCRIPTION:
RENOVATION/ ADDITION
6 MERRYWOOD DRIVE, WEST ORANGE
NEW JERSEY, NY 07052

DRAWINGS PROVIDED BY:
AC DESIGN & DEVELOPMENT
20 BURLING LANE, STE 6-4
NEW ROCHELLE, NY 10801

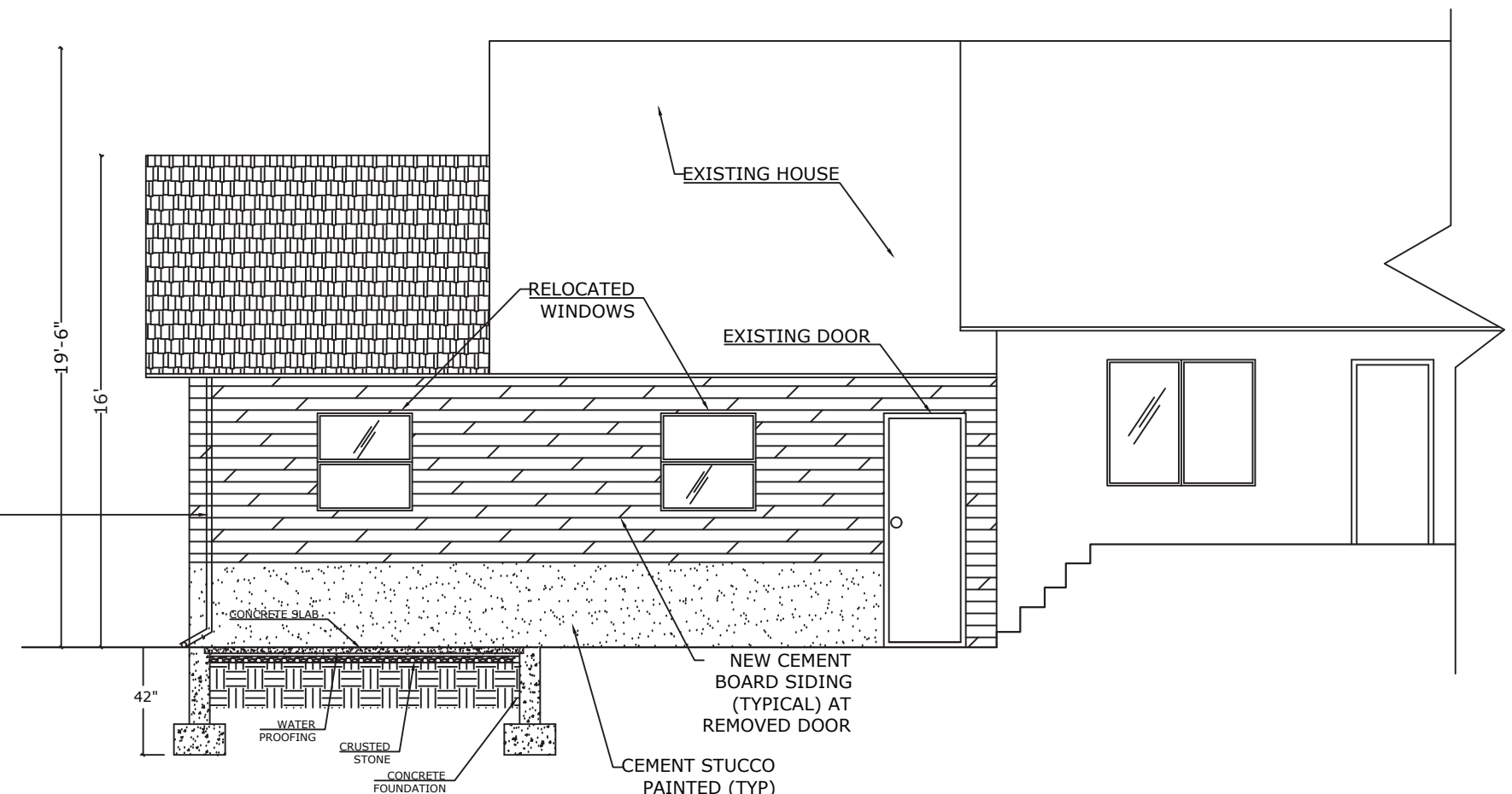
DATE:
January 19, 2024

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

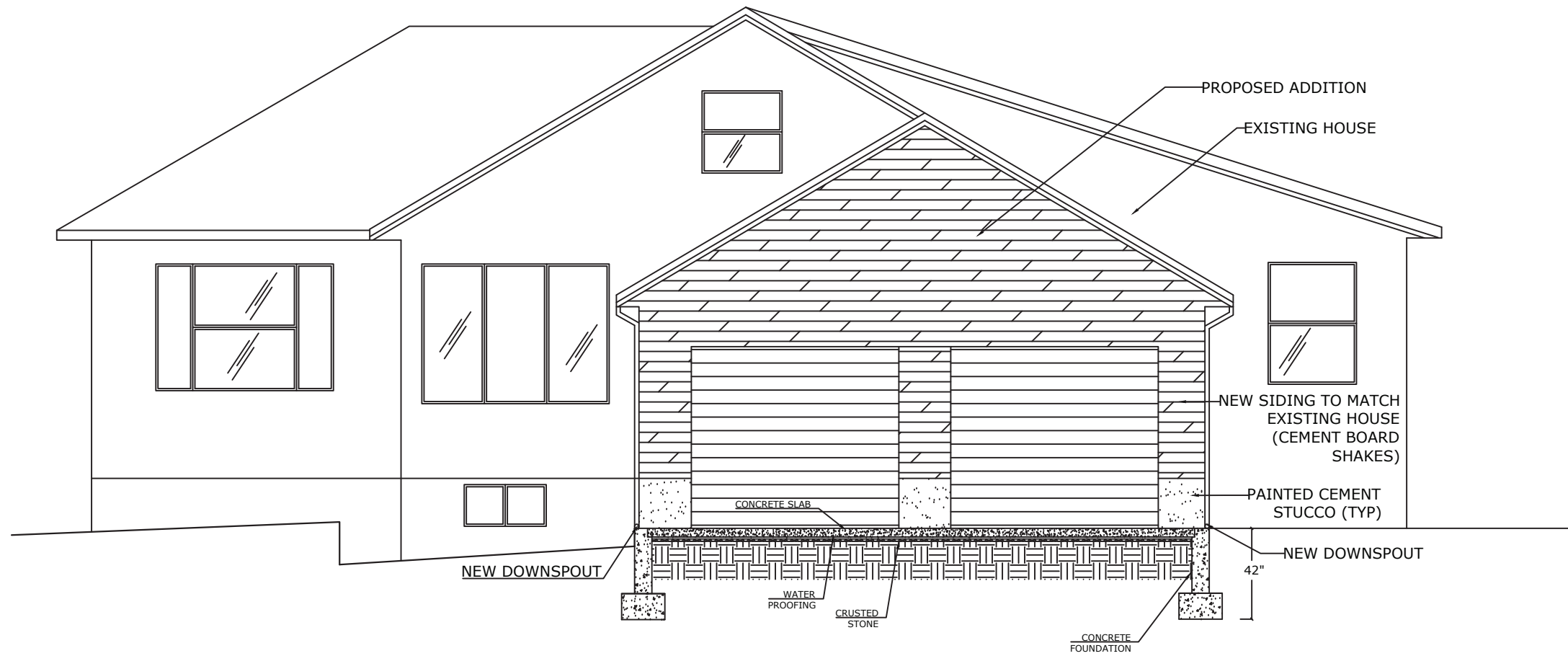
SHEET:
A-100



 **PARTIAL FRONT ELEVATION**
SCALE: 3/16"=1'0"



 **PARTIAL REAR ELEVATION**
SCALE: 3/16"=1'0"



 **RIGHT SIDE ELEVATION**
SCALE: 3/16"=1'0"



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**PARTIAL FRONT ELEVATION
PARTIAL REAR ELEVATION
RIGHT SIDE ELEVATION**

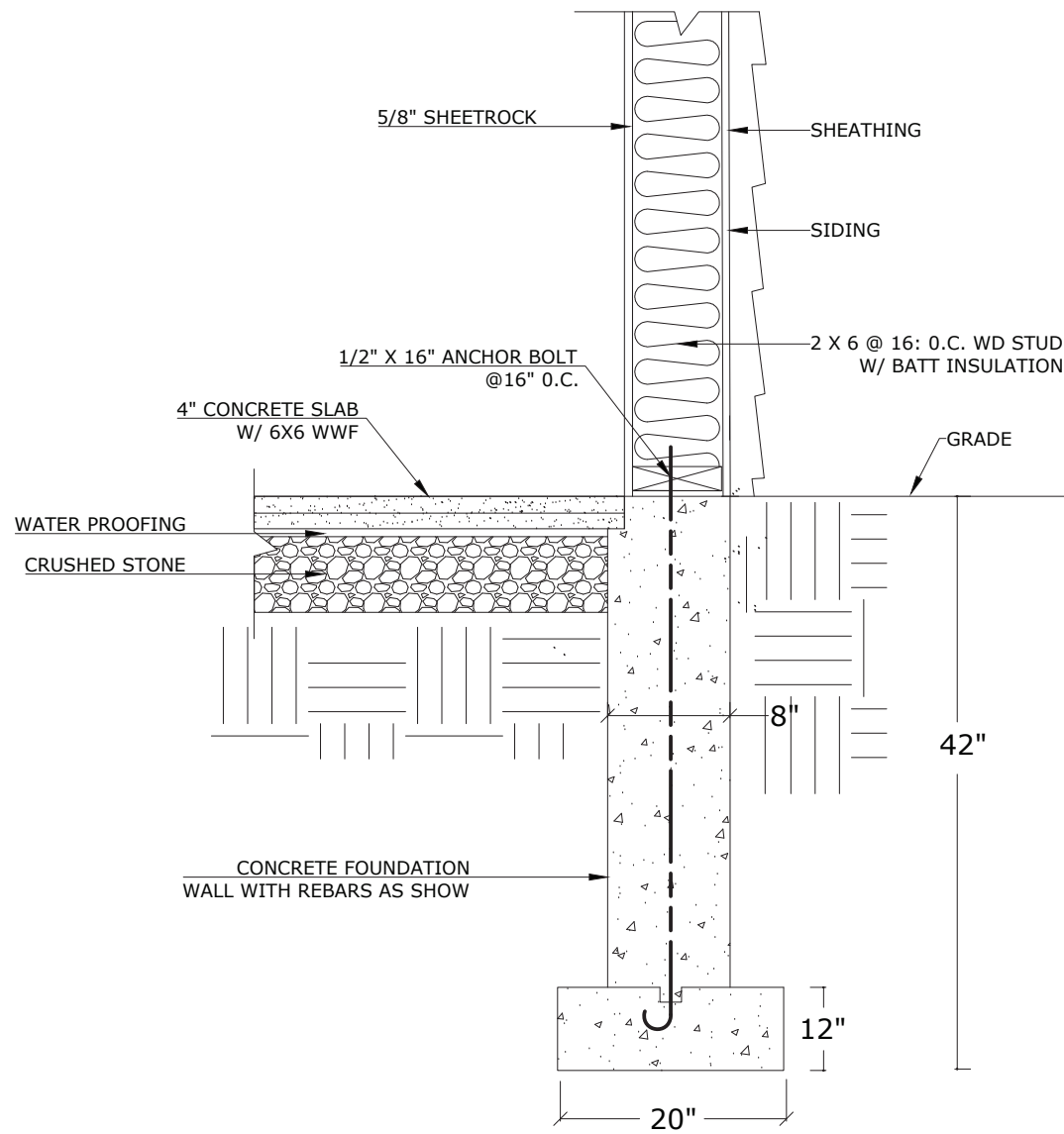
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6 MERRYWOOD DRIVE, WEST ORANGE
NEW JERSEY, NY 07052**

DRAWINGS PROVIDED BY:
**AC DESIGN & DEVELOPMENT
20 BURLING LANE, STE 6-4
NEW ROCHELLE, NY 10801**

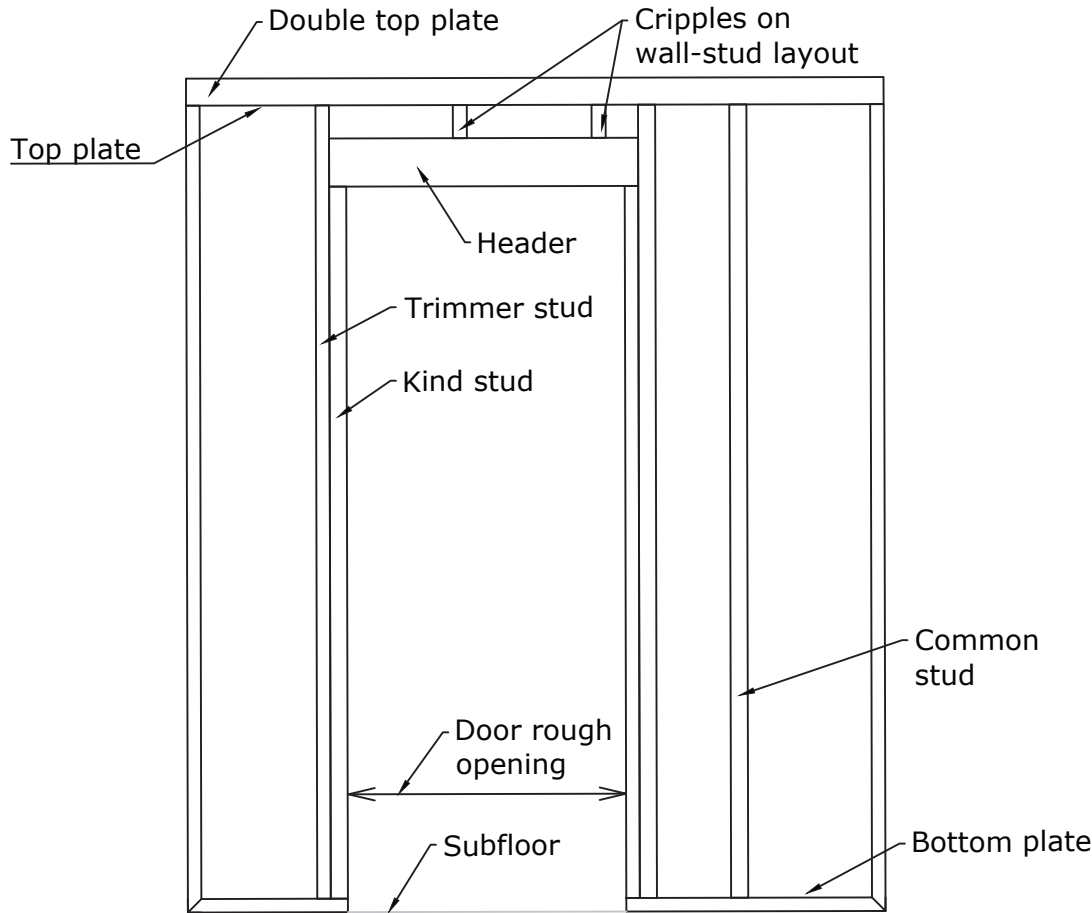
DATE:
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SCALE:
3/16" = 1'-0"

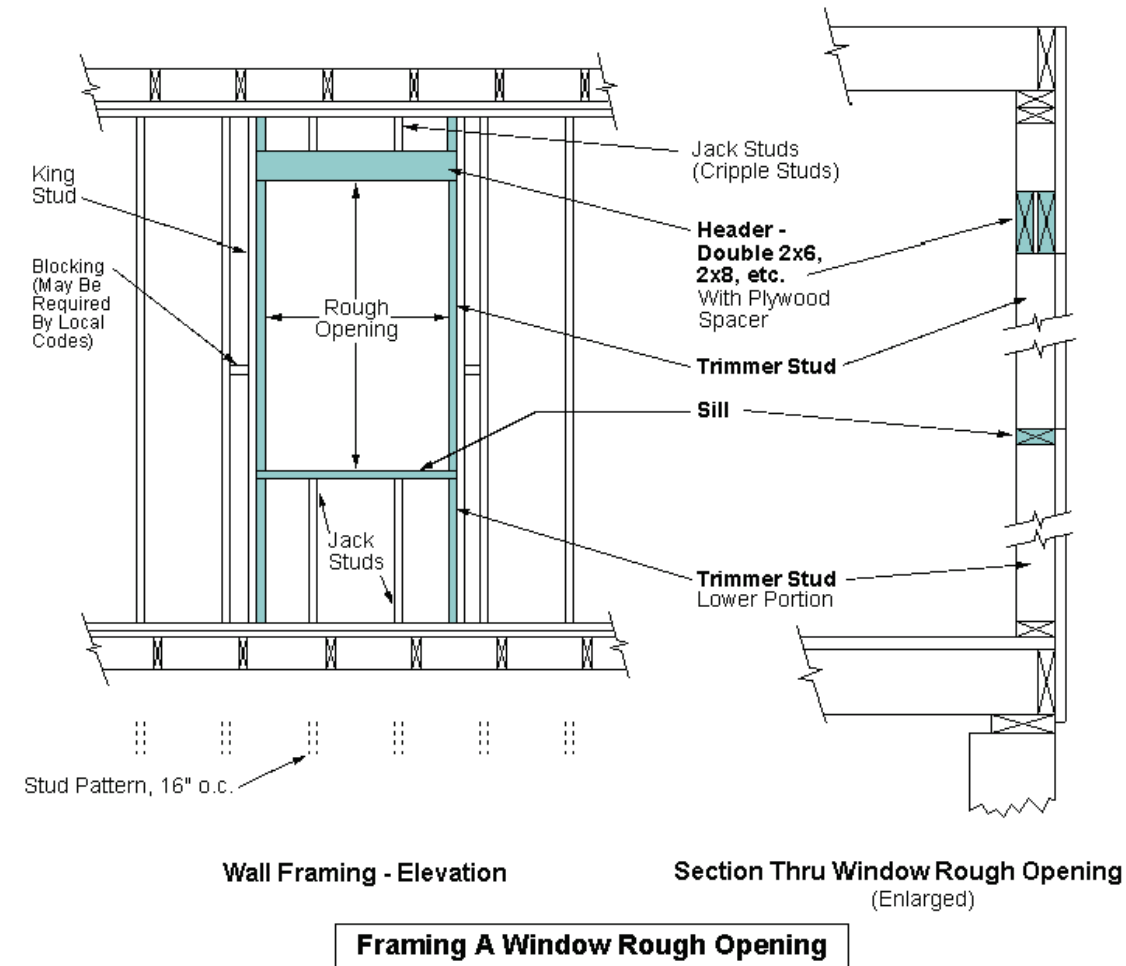
SHEET:
A-200



1 EXTERIOR WALL / FOUNDATION DETAIL
A-300 N.T.S



2 DOOR HEADER DETAIL
A-300 N.T.S



3 WINDOW HEADER DETAIL
A-300 N.T.S

WINDOWS SCHEDULE (RELOCATED)

NO.	WIDTH	HEIGHT	MODEL	ROUGH WIDTH	ROUGH HEIGHT	QUANTITY
A	3'-1"	3'-2"	DOUBLE HUNG WINDOWS- SERIE A	3'-5"	3'-6"	2.0

DOOR SCHEDULE

NO.	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	QUANTITY
1	96"	84"	GARAGE DOOR	STEEL	PAINT	2.0

*NOTE(1): ANY DOORS INDICATED WITH "F.P.S.C." ON PLANS MUST BE A MINIMUM 1.5 HR (90 MIN.) U.L. APPROVED FIRE-RATED STEEL DOOR WITH A SELF-CLOSING HINGE OR CLOSER INSTALLATION AND MUST INCLUDE PRE-INSTALLED LABEL ON DOOR. COLOR AS PER OWNER SPECIFICATIONS.

*NOTE(2): ALL HOUSE ENTRY DOORS TO BE F.P.S.C. (SEE NOTE 1) AND EQUIPPED WITH PEEP HOLE AND CHAIN. COLOR AS PER OWNER SPECIFICATIONS.

*NOTE (3): COLOR AND FINISH OF NON-RATED INTERIOR DOORS AS PER OWNER SPECIFICATIONS.

GENERAL NOTES:

- Contractor to V.I.F. all door and frames before ordering
- Hardware to comply with ADA and 2021 Building Codes
- Install standard window screen for operable windows
- Interior wood to be pine
- Interior finish to be espresso
- Exterior color and trim to be Dark Bronze
- Hardware color to be Oil Rubbed Bronze

*NOTE TO CONTRACTOR:

ALL EXTERIOR WINDOWS AND DOORS TO BE SEALED AS PER MANUFACTURE'S SPECIFICATIONS. CONTRACTOR TO PROVIDE MATERIAL TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO USE AND INSTALLATION OF PRODUCT.

*NOTE TO CONTRACTOR:

CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL EXTERIOR WINDOWS AND DOORS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDER AND INSTALLATION.



NO.	DESCRIPTION	BY	DATE

WALL / PARTITION DETAIL
DOOR / WINDOW SCHEDULE

SHEET TITLE:

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DATE:

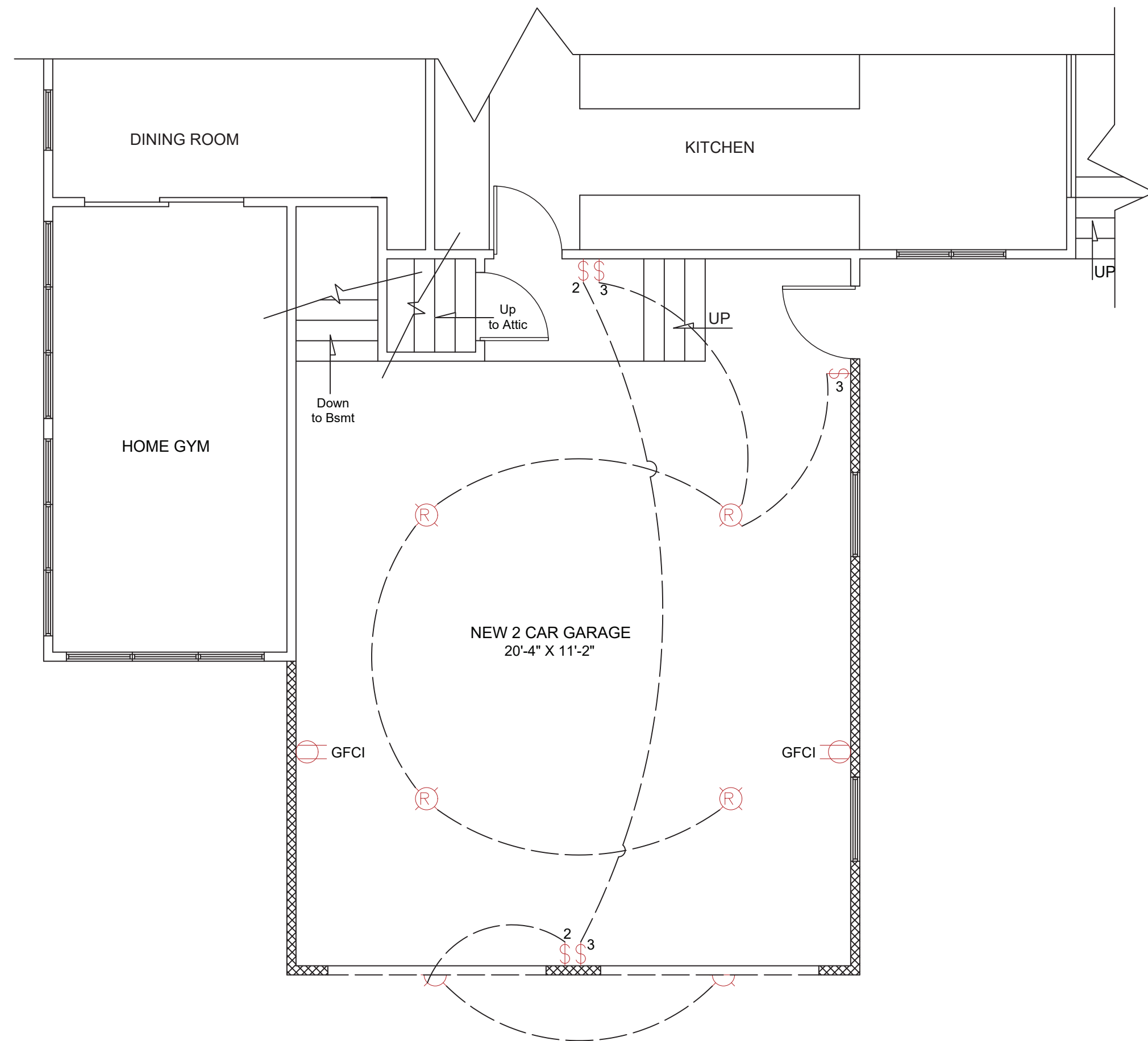
January 19, 2024

SCALE:

AS NOTED

SHEET:

A-300



LIGHTING/POWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
-ALL LIGHT UL RATED
-INSULATE RECESSED LIGHTS AS REQUIRED

ELECTRICAL NOTES

- 1) THE SIZING, LOCATION, GROUNDING AND INSTALLATION OF ALL WIRING AND DEVICES SHALL CONFORM TO THE 2021 NATIONAL ELECTRICAL CODE REGULATIONS.
- 2) GENERAL CONTRACTOR, BEFORE SUBMITTING HIS BID, SHALL WITH A LICENSED ELECTRICIAN/ELECTRICAL SUBCONTRACTOR, REVIEW ALL ELECTRICAL REQUIREMENTS AND INSPECT ALL EXISTING ELECTRICAL CONDITIONS (INCOMING SERVICE, RISERS, PANEL BOXES AND BRANCH CIRCUITRY), AND NEW AND EXISTING OUTLETS AND SWITCHES.
- 3) LOCATION OF ALL SWITCHES, OUTLETS AND FIXTURES SHALL BE VERIFIED IN THE FIELD BY OWNER.
- 4) ALL SWITCHES AND COVER PLATES TO BE SELECTED BY OWNER.
- 5) ALL NEW OUTLETS TO BE DUPLEX GROUNDING TYPE WITH COVER PLATE AT NEW CAR GARAGE. PROVIDE GROUND FAULT
- 6) ALL LIGHTING FIXTURE TO BE PROVIDE AND INSTALLED CONTRACTOR. ALL LAMPS TO BE PROVIDE AND INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.
- 7) CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND THE REQUIREMENTS OF THESE DOCUMENTS, AND REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER OF RECORD BEFORE ANY WORK

ELECTRICAL LEGEND

- NEW 4" RECESSED LIGHT FIXTURE
- NEW 4" RECESSED LIGHT FIXTURE WET LOCATIONS
- NEW DIMMER SWITCH
- NEW 2 WAY LIGHT SWITCH
- NEW DUPLEX OUTLET
- EX EXISTING DUPLEX OUTLET
- NEW GFCI DUPLEX OUTLET
- NEW WALL MOUNTED LIGHT FIXTURE
- HARD-WIRED CARBON MONOXIDE / SMOKE DETECTOR



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
LIGHTING / POWER PLANS /
LEGEND SCHEDULE

PROJECT DESCRIPTION:
RENOVATION/ ADDITION
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DATE:

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SCALE:

1/4" = 1'-0"

SHEET:

E-100