



TOWNSHIP OF WEST ORANGE APPLICATION PACKAGE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

1. Zoning/Planning Board Application
2. Checklists:
 - "C" and "D" Applications Interpretations and Appeals
 - Major/Minor Site Plan or Subdivision (52 Items)
 - Sustainability Checklist
3. Fee Schedules
4. W-9 Form
5. Zoning Board of Adjustment Meeting Schedule
6. Planning Board & Site Plan Review Advisory Board Meeting Schedule
7. Tree Removal Application Procedure
8. Tree Removal Application
9. Ordinance 2436-15 Amending Chapter 25, Sections 4, 51.6, 51.7, 51.8, 51.9, 51.10 & 51.15 (Revision of Various Zoning Ordinances)
Adopted 2/10/2015
10. Ordinance 2448-15 Amending Chapter 25, Section 51.16
Adopted 5/12/2015
11. Ordinance 2464-15 Amending Chapter 25, Sections, 8.4, 9.9, 9.10, & 11.10 & Chapter 32, Section 3 (Revision of Various Zoning Ordinances)
Adopted October 27, 2015

BEFORE preparing or submitting an Application, it is strongly suggested that you contact the Planning Board Secretary or Zoning Board Secretary. We will be happy to assist you or answer any questions pertaining to the filing of an application to the Planning Board (325-4111) or Zoning Board of Adjustment (325-4108).

PLEASE NOTE:

- ! The application must be typed or neatly printed.
- ! One original along with 4 paper copies and one digital copy shall be submitted - no exceptions.
- ! Each application, including the original must have attached any enclosures as required.
- ! Refer to the Zoning Ordinance for all application requirements.
- ! Application fees and escrow must be submitted at the time of filing.
(If an escrow fee is required, a completed W-9 form must accompany the fees).
- ! All experts must be licensed to practice in the State of New Jersey.
- ! Any additional documents submitted after the original filing of the Application must include one original and 4 paper copies and one digital copy to the Zoning Board or Planning Board and must be submitted at least 10 days before the Applicant's public meeting date.

Pursuant to Municipal Land Use Law, N.J.S.A. 40:55D-10(f), a verbatim recording of the proceedings shall be made. The Planning Board or Zoning Board of Adjustment shall furnish duplicate recording upon request from any interested party at the requesting party's expense which shall not exceed the actual cost of preparation. All transcripts which may be prepared from any such recording, whether prepared at the request of the Board or an interested party, shall be transcribed by a licensed New Jersey Court Reporter and certified in writing to be accurate.

After the Board hears the Application and renders a decision, a Resolution will be read and voted on at the next scheduled regular meeting. Upon receipt of the signed Resolution, the Applicant must submit eight (8) full size sets of final site plans, signed and sealed, to the Board Secretary for signatures. Once the Applicant receives a copy of the signed site plan, the Applicant may then apply for building permits.

**TOWNSHIP OF WEST ORANGE
APPLICATION FORM FOR THE
PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT**

A. APPLICANT INFORMATION

Full Legal Name: Rhode Karriem
(Last) (First)
Mailing Address: 13 Porter Rd. West Orange NJ 07052
(Street) (City) (State) (Zip)
Telephone Number: (347) 847-2238 Email: Karriem.Rhode@gmail.com

Is the Applicant an: ☒ Individual, ☐ Corporation, ☐ Partnership, ☐ Other _____

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☒ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☐ Other (please specify) _____)

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☒ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: _____
Address: _____
Telephone Number: (____) _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 13 Porter Rd
Block Number(s): 175.24; Lot Number(s): 3
Tax Plate: _____; Zone of Property: R-6
The location of the property is approximately 415 feet from the intersection of _____
Pleasant Valley Way and Porter Rd (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?

☐ Yes, Date(s): _____; ☒ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☒ None

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☒ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☒ Variance "C1" Reason: ☐ shape of property; ☐ physical features; ☒ exceptional situation.
- 4) ☐ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☐ Site Plan: ☐ preliminary; ☐ final; ☐ preliminary and final; ☐ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section: 25-7.1; Proposed: 6.4'; Description: Zoning District Regulations - Side yard setback
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)

I would like to extend the back of my house to meet existing rear yard & side yard setbacks

The property is 6702 (square feet); .15 (acres)

Impervious Surface Coverage: Present: 39%; Proposed: 42%

Building Coverage: Present: 20%; Proposed: 23%

Is the property located:

- | | | |
|--|------------------------------|--|
| Within 200 feet of another municipality? | ☐ Yes | ☒ No |
| Adjacent to an existing or proposed county road? | ☐ Yes | ☒ No |
| Adjacent to other county land? | ☐ Yes | ☒ No |
| Adjacent to a state highway? | ☐ Yes | ☒ No |

F. EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ENGINEER: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: Frank Cunha

Telephone Number: (973) 970-3551 Email: info@fc3arch.com

Address: 6 Oxbow Lane, Franklin, NJ 07416

APPLICANT'S PLANNER: _____

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): Bassam Rifai

Telephone Number: (973) 954-0982 Email: Rifai.homes1@gmail.com

Address: 8 Spring Dr, Dayton, NJ 08810

If necessary, please list any additional experts below, including address, telephone number and email address.

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled "PROPOSAL", describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 4B) Please attach a written statement labeled "REASONS FOR RELIEF", which fully answers 4C-1, 4C-2 or 4D (Special Reasons) AND part 4E (Negative Criteria).
- 4C-1) (*For C1 variances only*) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- 4C-2) (*For C2 variances only*) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) (*For D variances only*) State the special reasons under *N.J.S.A 40:55D-70d* affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION
Survey	Christopher J. Lantelme	4/7/26

I. NOTICE

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: _____

Date: _____

5/21/26

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statue time limit, the applicant grants permission for such an extension.

Applicant's Signature: _____

Date: _____

5/21/26

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 13 Porter Rd
in the County of Essex and the State of New Jersey;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 175.24
Lot(s) 3 on the Tax Map of West Orange Twp which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature: _____

Date: _____

5/21/26

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

Applicant: Karriem Rhode
Property: 13 Porter Rd
Block 175.24, Lot 3

Written Proposal

This application involves a request for variance approval in connection with the property located at 13 Porter Road, also known as Block 175.24, Lot 3 on the Tax Map of the Township of West Orange, located in the R-6 Residential Zone.

The Applicant proposes to construct an addition of approximately 200 square feet to the existing single-family dwelling by extending the rear portion of the structure. The proposed addition is designed to align with the existing building and maintain the current side and rear yard setback conditions.

The application requires "C" variance relief for a side yard setback. Pursuant to §25-7.1, Table of District Regulations, the Zoning Ordinance for the R-6 Zone requires a minimum side yard setback of 8 feet, whereas the existing structure maintains a setback of approximately 6.4 feet.

The proposed addition will maintain this existing setback and will not extend any closer to the side property line than the current structure. Accordingly, the Applicant seeks variance relief to permit a side yard setback of 6.4 feet where 8 feet is required, representing a minimal deviation of approximately 1.6 feet.

The proposed development will not increase the degree of the existing nonconformity and represents a continuation of the established condition.

Applicant: Karriem Rhode
Property: 13 Porter Rd
Block 175.24, Lot 3

Reasons for Relief

4C-1

Strict application of the Zoning Ordinance would result in practical difficulty due to the existing condition of the property. The dwelling is presently constructed with a side yard setback of approximately 6.4 feet from the property line, where 25-7.1 requires a minimum of 8 feet.

The proposed addition is designed to align with the existing structure and maintain this established building line. Compliance with the required 8-foot setback would necessitate that the addition be set back from the existing wall, resulting in an irregular and inefficient layout and limiting the reasonable use of the property.

The existing setback condition is inherent to the property and was not created by the Applicant. The proposed development will not extend any closer to the property line than the existing structure and will not increase the degree of the existing nonconformity.

Accordingly, the requested variance represents the minimum relief necessary to permit a functional continuation and improvement of the existing dwelling.

4E

The granting of this variance will not be substantially detrimental to the public good, as the proposed addition does not extend any closer to the property line than the existing structure and therefore does not increase the degree of nonconformity. The existing setback condition has already been established and will simply be continued.

The requested deviation is minimal, approximately 1.6 feet from the required setback, and represents no new or increased impact on adjacent properties.

The proposed development will not adversely affect light, air, or open space available to adjacent properties, nor will it alter the character of the neighborhood. The addition will remain consistent with the existing scale and placement of the structure.

Furthermore, the relief requested will not substantially impair the intent and purpose of the zoning plan and ordinance, as it represents a minimal deviation necessary to accommodate the existing condition of the property.

Accordingly, the requested variance can be granted without substantial detriment to the public good or impairment of the zone plan.



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

OFFICE OF THE TAX COLLECTOR

SUSAN McCARTNEY

Mayor

KATHY LONGO

Tax Collector

Tel: (973) 325-4075

Fax: (973) 736-9182

Email: taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 5/12/26

BLOCK: 175.24

LOT: 3

NAME: SURAJBALLI, RAYMOND & SUNINA

ADDRESS: 13 PORTER ROAD

TAXES PAID UNTIL: 7/31/26

2025 SEWER PAID

YES

NO



AN EQUAL OPPORTUNITY EMPLOYER

www.westorange.org

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	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	175.24	3		13 PORTER ROAD	SURAJBALLI, RAYMOND & SUNINA	13 PORTER ROAD	WEST ORANGE, NJ	07052	13 Porter Road, West Orange, NJ, 07052

§

List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.**Adjoining Properties (32)**

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	175.23	3.04		8 PORTER ROAD	KAUFMAN, MATTHEW	8 PORTER ROAD	WEST ORANGE, NJ	07052	8 Porter Road, West Orange, NJ, 07052
West Orange Township	175.23	5.02		7 SUNNYSIDE ROAD	MEEHAN, SEAN & EINSTEIN, EMILY	7 SUNNYSIDE RD	WEST ORANGE, NJ	07052	7 Sunnyside Road, West Orange, NJ, 07052
West Orange Township	175.23	5.20		21 SUNNYSIDE ROAD	CLARKE, BOBBETTE	21 SUNNYSIDE ROAD	WEST ORANGE, NJ	07052	21 Sunnyside Road, West Orange, NJ, 07052
West Orange Township	175.23	5.21		19 SUNNYSIDE ROAD	WORTEL, STEPHANIE & LONDON, DANIEL	19 SUNNYSIDE RD	WEST ORANGE, NJ	07052	19 Sunnyside Road, West Orange, NJ, 07052
West Orange Township	175.23	5.22		17 SUNNYSIDE ROAD	KIM, CAROLINE M.	17 SUNNYSIDE ROAD	WEST ORANGE, N.J.	07052	17 Sunnyside Road, West Orange, NJ, 07052
West Orange Township	175.23	5.23		15 SUNNYSIDE ROAD	CENESCA, YOLANDE	15 SUNNYSIDE ROAD	WEST ORANGE, NJ	07052	15 Sunnyside Road, West Orange, NJ, 07052
West Orange Township	175.23	5.24		13 SUNNYSIDE ROAD	ANDERSON, CHRISTOPHER & JUDITH	4525 CAGNEY LANE	MIDDLETOWN, DE	19709	13 Sunnyside Road, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	175.23	5.25		11 SUNNYSIDE ROAD	KURESHEPI, ALMIR & MISRAD	31 GODFREY AVENUE	ROSELAND, NJ	07068	11 Sunnyside Road, West Orange, NJ, 07052
West Orange Township	175.23	5.26		9 SUNNYSIDE ROAD	MORALES, ARMANDO & RIVERA, MARIA E	9 SUNNYSIDE ROAD	WEST ORANGE, NJ	07052	9 Sunnyside Road, West Orange, NJ, 07052
West Orange Township	175.23	31		10 PORTER ROAD	ASHUR, LISA	10 PORTER ROAD	WEST ORANGE, NJ	07052	10 Porter Road, West Orange, NJ, 07052
West Orange Township	175.23	32		12 PORTER ROAD	ISLER, STEPHEN & RACHEL	12 PORTER RD.	WEST ORANGE, NJ	07052	12 Porter Road, West Orange, NJ, 07052
West Orange Township	175.23	33		14 PORTER ROAD	FORRESTER, BEVERLEY & NIGEL	14 PORTER ROAD	WEST ORANGE, NJ	07052	14 Porter Road, West Orange, NJ, 07052
West Orange Township	175.23	34		16 PORTER ROAD	DIXON, HILORRY	16 PORTER ROAD	WEST ORANGE, NJ	07052	16 Porter Road, West Orange, NJ, 07052
West Orange Township	175.23	35		18 PORTER ROAD	JONES, JOANNAH & PHILLIPS, CAROL	18 PORTER RD	WEST ORANGE, NJ	07052	18 Porter Road, West Orange, NJ, 07052
West Orange Township	175.23	36		20 PORTER ROAD	CHERUBIN, WANTALES+CHAMPAGNE, SHARAJH	20 PORTER ROAD	WEST ORANGE, N.J.	07052	20 Porter Road, West Orange, NJ, 07052
West Orange Township	175.24	1		9 PORTER ROAD	PEIKES, VITAH & YANKOVICH, RAFAEL	9 PORTER ROAD	WEST ORANGE, NJ	07052	9 Porter Road, West Orange, NJ, 07052
West Orange Township	175.24	2		11 PORTER ROAD	OBASI, OBASI	11 PORTER ROAD	WEST ORANGE, N.J.	07052	11 Porter Road, West Orange, NJ, 07052
West Orange Township	175.24	3		13 PORTER ROAD	SURAJBALLI, RAYMOND & SUNINA	13 PORTER ROAD	WEST ORANGE, NJ	07052	13 Porter Road, West Orange, NJ, 07052
West Orange Township	175.24	3.02		5-7 PORTER ROAD	BROOKS JR, WALTER R	5-7 PORTER RD	WEST ORANGE, NJ	07052	5-7 Porter Road, West Orange, NJ, 07052

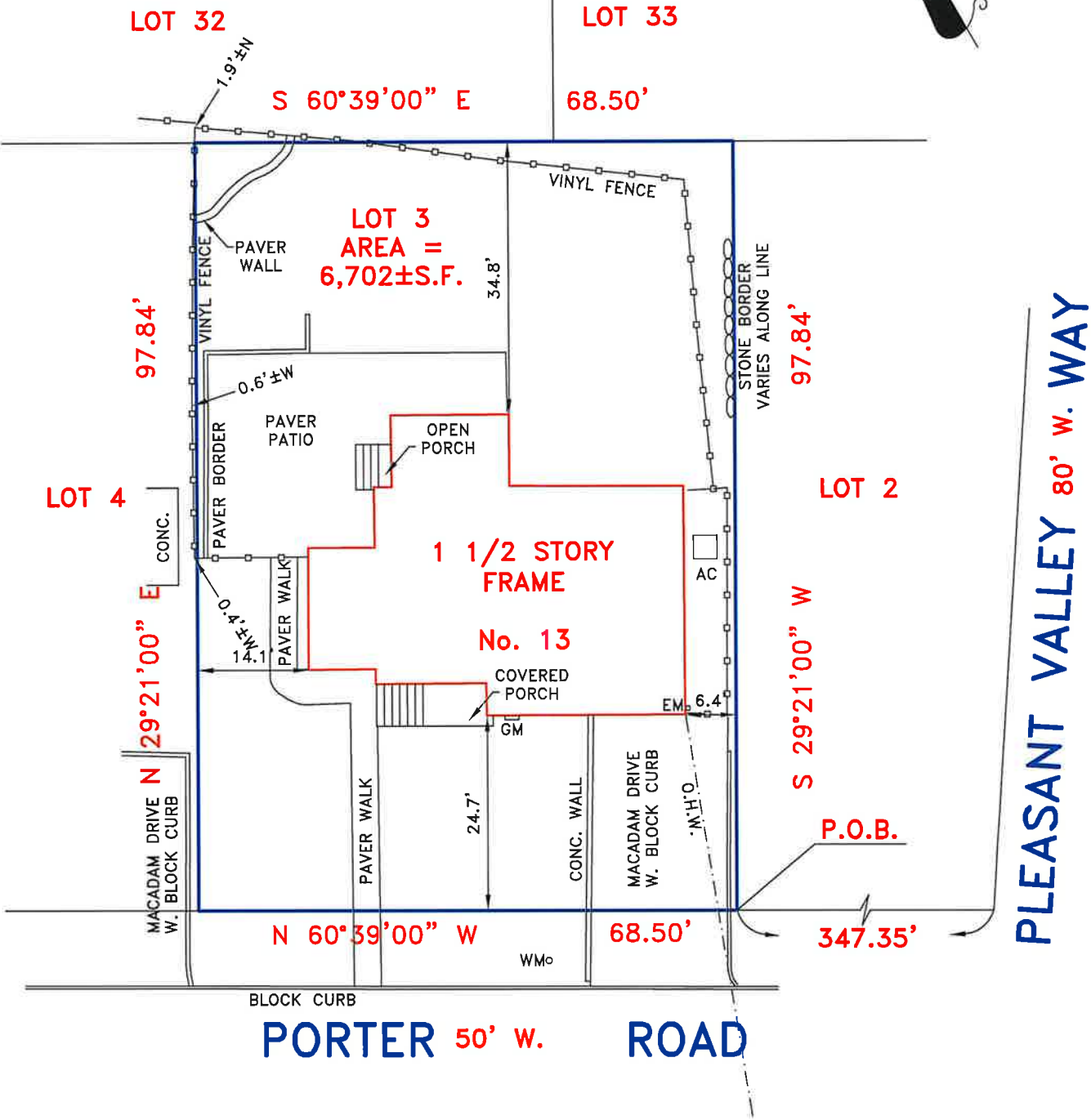
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	175.24	4		15 PORTER ROAD	OKAFOR, CHINWE	15 PORTER RD.	WEST ORANGE, NJ	07052	15 Porter Road, West Orange, NJ, 07052
West Orange Township	175.24	5		17 PORTER ROAD	OKONKWO, FELICIA & EZIDIEGWU, DANIEL	17 PORTER ROAD	WEST ORANGE, N.J.	07052	17 Porter Road, West Orange, NJ, 07052
West Orange Township	175.24	6		19 PORTER ROAD	MALTZ, HAROLD K & ESTER S	19 PORTER ROAD	WEST ORANGE, N.J.	07052	19 Porter Road, West Orange, NJ, 07052
West Orange Township	175.24	29		18 LAKEVIEW DRIVE	GERIELMAN, JASON&SURGEN,DEBRA	18 LAKEVIEW DRIVE	WEST ORANGE, NEW JERSEY	07052	18 Lakeview Drive, West Orange, NJ, 07052
West Orange Township	175.24	30		16 LAKEVIEW DRIVE	BRAVERMAN, ROGER & KRAUSS, SARA	16 LAKEVIEW DRIVE	WEST ORANGE, NJ	07052	16 Lakeview Drive, West Orange, NJ, 07052
West Orange Township	175.24	31		14 LAKEVIEW DRIVE	BRAND, DORON & RACHEL	14 LAKEVIEW DR	WEST ORANGE, NJ	07052	14 Lakeview Drive, West Orange, NJ, 07052
West Orange Township	175.24	32		12 LAKEVIEW DRIVE	IVKER, ROBERT A & HAUERSTOCK, DEBRA	12 LAKEVIEW DR.	WEST ORANGE, NJ	07052	12 Lakeview Drive, West Orange, NJ, 07052
West Orange Township	175.24	33		10 LAKEVIEW DRIVE	ROSENWEIN, DAVID & DANIELLE	10 LAKEVIEW DR	WEST ORANGE, NJ	07052	10 Lakeview Drive, West Orange, NJ, 07052
West Orange Township	175.24	34		8 LAKEVIEW DRIVE	VOLK, JEROLD B. & SHARON E.	8 LAKEVIEW DRIVE	WEST ORANGE, N.J.	07052	8 Lakeview Drive, West Orange, NJ, 07052
West Orange Township	175.24	35		6 LAKEVIEW DRIVE	NAYAK, SATYAJIT+GOVINDARAJAN, R	6 LAKEVIEW DRIVE	WEST ORANGE, N.J.	07052	6 Lakeview Drive, West Orange, NJ, 07052
West Orange Township	175.25	5		9 LAKEVIEW DRIVE	SAIBEL, KENNETH MARK & MINDY	9 LAKEVIEW DRIVE	WEST ORANGE, N.J.	07052	9 Lakeview Drive, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	175.25	6		11 LAKEVIEW DRIVE	DICKMAN, MENASHE & RONA	11 LAKEVIEW DRIVE	WEST ORANGE, N.J.	07052	11 Lakeview Drive, West Orange, NJ, 07052
West Orange Township	175.25	7		15 LAKEVIEW DRIVE	YOLIN, ANDREW & NILI	15 LAKEVIEW DR.	WEST ORANGE, NJ	07052	15 Lakeview Drive, West Orange, NJ, 07052



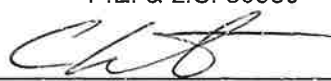
DB:5859 PG:0816

BLOCK 175.24



A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS
HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO
P.L.2003, c.14(c45:8-36.3) AND NJAC 13:40-5.1(d).

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE
DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

PROPERTY SURVEY				CERTIFIED TO: OLD REPUBLIC NATIONAL TITLE INSURANCE; GUARDIAN TITLE SERVICES, LLC.; CROSSCOUNTRY MORTGAGE, LLC., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; KARRIEM RHODE AND OLIVIA RHODE; FRANCIS UZZI, Esq.
PROPERTY SITUATED IN: TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY				
LOT NO.: 3 (TAX MAP)				
BLOCK NO.: 175.24 (TAX MAP)				
MAP SOURCE: TAX ASSESSMENT MAP OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY.				LAND SURVEYOR Christopher J. Lantelme P.E. & L.S. 39580 
SCALE: 1"=20'	DATE: 04/07/26	PARTY: JN/VD	DRAWN BY: DR	

PROPOSED GARAGE EXTENSION, MAIN LEVEL BATH & CLOSET ADDITION

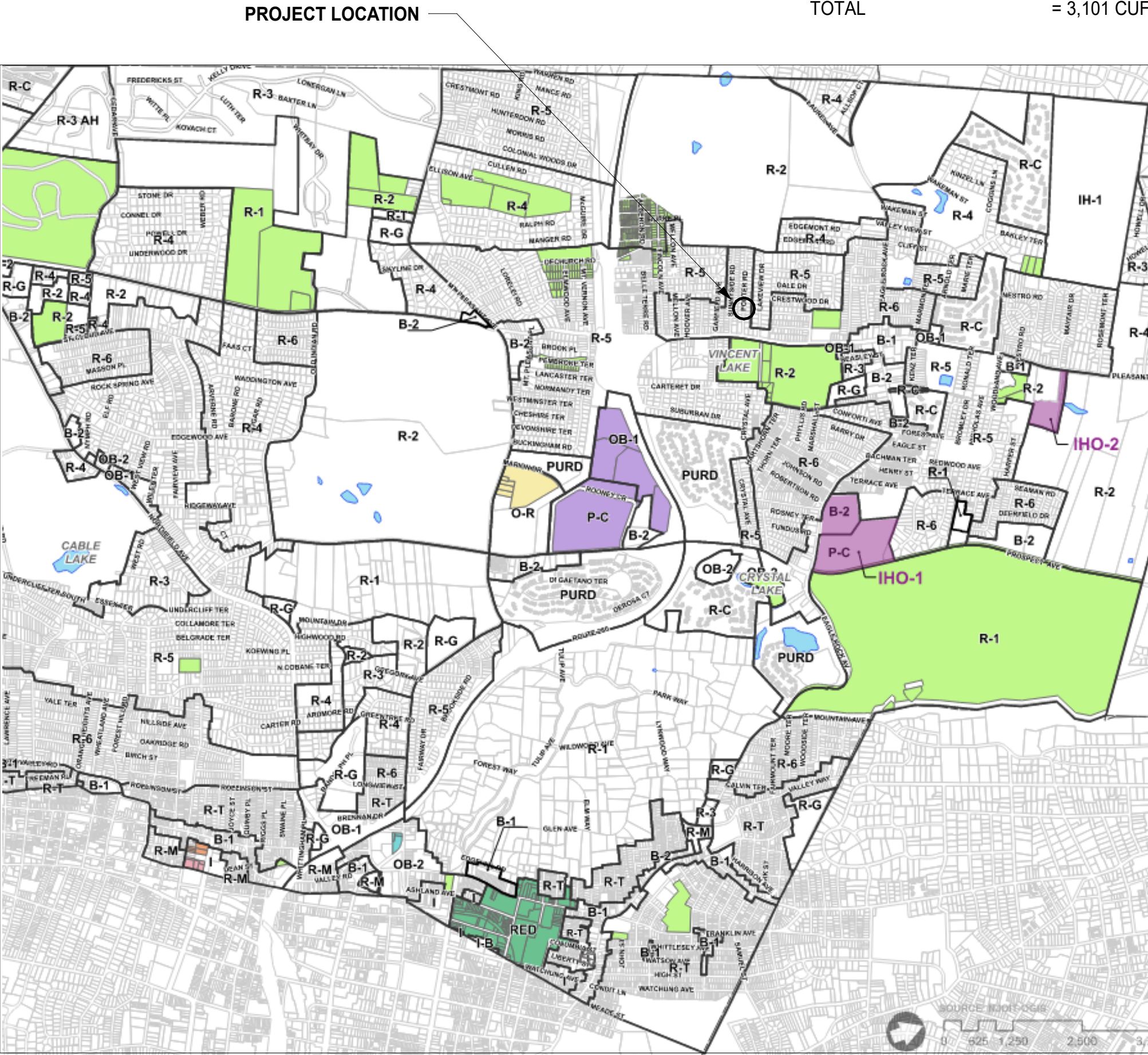
BLOCK 175.24, LOT 3
13 PORTER ROAD
WEST ORANGE, ESSEX COUNTY, NJ 07072



VICINITY MAP

PROPOSED ADDITION VOLUME

BASEMENT LEVEL	= 1,501 CUFT
LEVEL 1 BATH/CLOSET	= 1,600 CUFT
TOTAL	= 3,101 CUFT



ZONING MAP

APPLICABLE CODES:

APPLICABLE ZONING: R-6

JURISDICTION: STATE OF NEW JERSEY
ESSEX COUNTY
TOWNSHIP OF WEST ORANGE

NEW JERSEY BUILDING CODES: (https://www.nj.gov/dca/divisions/codes/codereg/)

PERFORM ALL WORK IN ACCORDANCE WITH REGULATIONS OF THE LATEST ADOPTED STATE AND LOCAL ORDINANCES, REGULATIONS, AND CODES. PLANS WERE DEVELOPED USING THE FOLLOWING CODES. ANY CONFLICT WITH INFORMATION SHOWN ON THESE DOCUMENTS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

- REHABILITATION SUBCODE (NJAC 5:23-6)
NJUCC, SUBCHAPTER 6 (CURRENT AS OF 03/06/2023)
- ONE- AND TWO-FAMILY DWELLING SUBCODE (NJAC 5:23-3.21)
INTERNATIONAL RESIDENTIAL CODE/2021, NJ Ed.
- BUILDING SUBCODE (NJAC 5:23-3.14)
INTERNATIONAL BUILDING CODE 2021, NJ Ed.
- PLUMBING SUBCODE (NJAC 5:23-3.15)
NATIONAL STANDARD PLUMBING CODE 2021 NJ Ed.
- ELECTRICAL SUBCODE (NJAC 5:23-3.16)
NATIONAL ELECTRICAL CODE (NFPA 70) 2020
- ENERGY SUBCODE (NJAC 5:23-3.18)
INTERNATIONAL ENERGY CONSERVATION CODE 2021 (LOW-RISE RESIDENTIAL)
ASHRAE 90.1-2019
- MECHANICAL SUBCODE (NJAC 5:23-3.20)
INTERNATIONAL MECHANICAL CODE 2021
- FUEL GAS SUBCODE (NJAC 5:23-3.22)
INTERNATIONAL FUEL GAS CODE 2021

POSTING PLACARD

BUILDING CODE	INTERNATIONAL RESIDENTIAL - NJ Ed. 2021
CONSTRUCTION TYPE	WOOD FRAME "V-B"
USE GROUP	RESIDENTIAL "R5 RESIDENTIAL"
AREA OF RESIDENCE	BASEMENT/GARAGE FLOOR = 1,080 SF EXISTING 1ST FLOOR = 1,345 SF EXISTING 2ND FLOOR = 1,080 SF PROPOSED BASEMENT ADDITION = 202 SF PROPOSED BATH / CLOSET ADD. = 202 SF
BUILDING MAX HEIGHT	26'-0" FROM AVERAGE GRADE PLANE TO MEAN ROOF HEIGHT
DESIGN LOADS	BASEMENT = SLAB ON GRADE 1ST FLOOR = 15 PSF (DL) + 40 PSF (LL) ROOF = 15 PSF (DL) + 30 PSF (SNOW LOAD)

DRAWING LIST

- T-100 TITLE PAGE
- G-100 GENERAL NOTES
- G-101 PLUMBING RISER, ENERGY CALCULATION
- S-100 SURVEY / SITE PLAN
- A-100 BASEMENT LEVEL PLAN - PROPOSED
- A-101 FIRST FLOOR PLAN - PROPOSED
- A-102 ROOF PLAN AND DETAILS
- A-200 ELEVATIONS, PAGE 1
- A-201 ELEVATIONS, PAGE 2, TYPICAL WALL SECTION
- A-202 BUILDING SECTIONS AND DETAILS

SCOPE OF WORK

BELOW IS A LIST OF ITEMS IN THE PROJECT BUT SHALL NOT BE LIMITED BY IT. THIS IS A LIST TO ASSIST THE BIDDERS AND BUILDING DEPARTMENT TO UNDERSTAND THE SCOPE:

FOUNDATION SCOPE OF WORK:

- NEW FOUNDATION AT BASEMENT LEVEL TO EXTEND GARAGE FOR STORAGE.

LEVEL 1 SCOPE OF WORK:

- SHORE UP AND PREPARE FOR DEMO OF EXISTING EXTERIOR BASEMENT WALL AS INDICATED ON THE FLOOR PLAN DRAWING.
- DEMO EXISTING NORTH WALL IN EXISTING BEDROOM AND PREPARE FOR NEW BATH/CLOSET ADDITION. REFER TO DRAWINGS.
- ADD NEW 2x6 STUD WALLS, WINDOWS AND (2) INTERIOR DOORS AS INDICATED ON DRAWINGS.
- NEW SIDING AND ASPHALT SHINGLE ROOF, SOFFITS, GUTTERS & LEADERS.
- NEW BATHROOM FIXTURES

ZONING WORKSHEET

BASED ON NEW JERSEY CODES 2021 AND IBC 2021 NJ Ed.				
ZONING ANALYSIS - R-6 SINGLE FAMILY RESIDENCE				
BLOCK 175.24 LOT 3				
DESCRIPTION	ALLOWED	EXISTING	PROPOSED	VARIANCE REQD.
MINIMUM LOT AREA	6,000 s.f.	6,702 s.f.	no change	no
FRONT YARD	30 feet	31.1 feet	no change	no
REAR YARD	30 feet	34.8 feet	no change	no
SIDE YARD	10+8=18 feet aggr.	14.1+6.4=20.5 feet	no change	YES
HEIGHT	30 feet	26'-0"	no change	no
BLDG. COVERAGE	35%	20%	23%	no
IMPERVIOUS COVERAGE	45%	39%	42%	no

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, 2021 NEW JERSEY EDITION AND ALL OTHER APPLICABLE CODES, ORDINANCES, ETC. FOR NEW JERSEY STATE AND THE LOCAL AUTHORITY HAVING JURISDICTION.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND FAMILIARIZING HIMSELF WITH THE EXISTING CONDITIONS AND SCOPE OF THE WORK PRIOR TO SUBMITTING BIDS AND COMMENCING WORK.

3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFE WORKING CONDITIONS AND SHALL OBSERVE ALL SAFETY REQUIREMENTS ESTABLISHED BY JURISDICTIONAL AGENCIES AND THE OWNER. WHERE CONFLICTS EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY. CARE SHALL BE EXERCISED TO AVOID ENDANGERING PERSONNEL OR STRUCTURES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES AND JOB SITE CONDITIONS INCLUDING SAFETY. CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER TO PROTECT WORKMEN, OCCUPANTS AND THE PUBLIC FROM INJURY AND ADJOINING PROPERTY SHALL BE PROTECTED FROM DAMAGE BY USE OF SCAFFOLDING, UNDERPINNING OR OTHER APPROVED METHOD. THE CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE CAUSED DURING OR RESULTING FROM HIS OPERATIONS IN KIND TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.

5. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN, DEBRIS FREE CONDITION. THE DUST RESULTING FROM REMOVALS SHALL BE CONTROLLED SO AS TO PREVENT ITS SPREAD TO OCCUPIED PORTIONS OF THE BUILDING AND TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA.

6. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS, APPROVALS, ETC. PRIOR TO COMMENCING WORK AND SHALL SECURE CERTIFICATE OF OCCUPANCY UPON COMPLETION OF WORK.

7. CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLISHED MATERIAL OFF SITE IN AN APPROVED MANNER. THE OWNER SHALL BE CONSULTED PRIOR TO DISPOSAL OF ANY SALVAGED OR EXCESS MATERIALS AT THE COMPLETION OF THE PROJECT.

8. UPON COMPLETION OF WORK, ALL EXCESS MATERIAL, DEBRIS, ETC. SHALL BE REMOVED AND THE WORK AREA SHALL BE LEFT CLEAN TO THE OWNER'S SATISFACTION.

9. ALL WORK SHALL BE SCHEDULED IN COMPLIANCE WITH THE OWNER'S REQUIREMENTS FOR THE USE OF THE EXISTING FACILITY.

10. CONTRACTOR SHALL FURNISH ALL EQUIPMENT THAT MAY BE REQUIRED TO PERFORM THE WORK INDICATED IN A SAFE AND ORDERLY MANNER.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND TEMPORARY SUPPORT OF AND UTILITIES ENCOUNTERED DURING THE COURSE OF HIS WORK AND TO ENSURE THE OWNER'S FACILITY TO BE OPERATIONAL.

12. THE CONTRACTOR SHALL REVIEW DRAWINGS AND FIELD VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND ADDRESS ALL QUESTIONS TO ARCHITECT OR ENGINEER PRIOR TO COMMENCING WORK.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CUTTING, PATCHING, FILLING AND CLEANING UPON COMPLETION OF WORK.

14. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR DIMENSIONS. ALL WRITTEN OR DIMENSIONED INFORMATION TAKES PRECEDENCE OVER THE DRAWING.

15. THE CONTRACTOR SHALL SUBMIT, WHERE REQUIRED, SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO THE START OF FABRICATION OF THOSE ITEMS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

16. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ARCHITECT WITH CERTIFICATES OF INSURANCE PRIOR TO STARTING THE WORK.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND BRACING OF EXISTING STRUCTURES AS NEEDED TO COMPLETE THE NEW WORK.

18. ALL MANUFACTURER'S MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE TO WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. WHERE BRAND NAMES AND MANUFACTURED PRODUCTS ARE CALLED FOR, APPROVED EQUALS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE SUBSTITUTED WITH WRITTEN PERMISSION OF THE ARCHITECT OR ENGINEER, AND THE OWNER. WHENEVER BRAND NAMES OR SPECIFIC PRODUCT SYSTEMS ARE INDICATED IT SHALL BE CLEARLY UNDERSTOOD THAT SUCH IDENTIFICATION IS FOR THE PURPOSE OF ILLUSTRATING THE TYPE OF PRODUCT AND DEGREE OF QUALITY DESIRED. SUCH IDENTIFICATION IN NO WAY PRECLUDES THE CONTRACTOR FROM USING PRODUCTS OF OTHER MANUFACTURERS WHICH CAN BE SHOWN IN ADVANCE TO BE OF LIKE AND OF EQUAL QUALITY.

19. ALL CHANGES SHALL BE REQUESTED IN WRITING AND MAY ONLY BE APPROVED IN WRITING BY THE ARCHITECT OR ENGINEER AND THE OWNER PRIOR TO ANY CHANGES BEING MADE.

20. THE ARCHITECT HAS THE RIGHT TO REJECT ANY PORTION OF WORK THAT IS POORLY INSTALLED, DOES NOT MEET INDUSTRY STANDARD, UNAUTHORIZED, OR WORK DONE CONTRARY TO THE INTENT OF THE CONTRACT DOCUMENTS. SUCH WORK SHALL BE REPLACED, REPAIRED OR REMOVED AT THE CONTRACTOR'S EXPENSE.

21. THE CONTRACTOR SHALL GUARANTEE ALL HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR A PERIOD ONE YEAR AFTER RECEIVING FINAL ACCEPTANCE AND DO ALL REPAIR WORK AND REPLACEMENT AS NECESSARY DURING THAT PERIOD AT THE CONTRACTOR'S EXPENSE.

22. IN NO EVENT SHALL STRUCTURAL MEMBERS BE CUT OR DRILLED WITHOUT THE WRITTEN APPROVAL OF A LICENSED STRUCTURAL ENGINEER.

23. THE CONTRACTOR SHALL PROVIDE SAFE AND SANITARY CONDITIONS WHERE DEMOLITION AND WRECKING OPERATIONS ARE BEING CARRIED ON. WORK SHALL BE EXECUTED IN SUCH A MANNER THAT HAZARD FROM FIRE, POSSIBILITY OF INJURY, DANGER TO HEALTH AND CONDITIONS WHICH MAY CONSTITUTE A PUBLIC NUISANCE SHALL BE MINIMIZED

KNOW WHAT'S BELOW - CALL BEFORE YOU DIG!

Dial 811 or 800-272-1000. It's FREE and it's the LAW



ARCHITECT OF RECORD:
FC3 ARCHITECTURE+DESIGN, LLC
NJ CERT. OF AUTHORIZ. #AC-58100

Frank Cunha III, AIA, NCARB
REGISTERED ARCHITECT
NEW JERSEY #10411

FC3 PROJECT NO. 26-NJ-XXX

fc3

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ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK OR REVISING SAID DRAWING SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ETHICS AND A THEFT OF COMPANY ASSETS, BOTH OF WHICH SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW AND CURRENT STATUTES.

Consultant: Aaron Gonzales, PhD

AARON GONZALES
PhD Consulting
AEC BIM/VDC
LASER SCANNING
DRONE SERVICES
VISUALIZATION
GRAPHICS

REV. #

PROPOSED RESIDENTIAL ADDITION
RHODE RESIDENCE
13 PORTER ROAD
WEST ORANGE, NJ 07072
BLOCK 175.24, LOT 3

TITLE PAGE

Drawn By: AJG Checked By: FC3

T-100

25-003 04-06-2025

6

HEATING VENTILATION AND AIR CONDITIONING NOTES

- MECHANICAL EQUIPMENT, DUCTWORK AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES, ALL GOVERNING RULES AND REGULATIONS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH HETAING/COOLING SYSTEM.
- REFER TO MECHANICAL EQUIPMENT SPECIFICATIONS WHERE PROVIDED BY OTHERS, AS APPLICABLE TO THE PROJECT OR OTHERWISE REQUESTED BY LOCAL GOVERNING RULES AND REGULATIONS.
- UNLESS OTHERWISE SPECIFIED BY OTHERS INSTALL R-8 MIN INSULATION AT SUPPLY DUCTWORK AND R-6 MIN INSULATION AT RETURN DUCTWORK. DUCT COVERINGS, LINING AND ADHESIVES SHALL HAVE A FLAME SPREAD INDEX NOT HIGHER THAN 25 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL723.
- ALL MECHANICAL EQUIPMENT AND APPLIANCE GAUGES, CONTROLS, FILTERS, PUMPS, ETC. SHALL BE ACCESSIBLE AND INSTALLED WITH MINIMUM REQUIRED CLEARANCES.
- MINIMUM EXHAUST RATE FOR KITCHEN RANGE HOOD SHALL BE 100 CFM INTERMITTENT OR 25 CFM CONT. KITCHEN EXHAUSTS IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR. MINIMUM EXHAUST RATE FOR BATHROOMS AND TOILET ROOMS SHALL BE 50 CFM INTERMITTENT OR 20 CFM CONT.
- ALL EXHAUSTS SHALL BE VENTED TO EXTERIOR, EQUIPPED WITH A BACKDRAFT DAMPER, LOCATED MIN 36" FROM ANY OPERABLE EXTERIOR OPENING OR PROPERTY LINE, MIN 10 FT OR MIN 36" ABOVE THE MECHANICAL AIR INTAKE AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. DRYER EXHAUST DUCTS SHALL BE CONSTRUCTED OF 4" MIN DIA 28 GA METAL WITH SMOOTH INTERIOR FINISH AND 35 FT MAX LENGTH.
- U.O.N. KITCHEN RANGE HOOD EXHAUST SHALL BE CONSTRUCTED OF GALV STEEL, ST STL OR COPPER AIR TIGHT AND WITH SMOOTH INTERIOR SURFACE
- PIPING CARRYING HEATING OR COOLING FLUIDS SHALL BE INSULATED WITH MIN R-3 THERMAL INSULATION
- WHERE INFILTRATION RATE OF A DWELLING UNIT IS LESS THAN 5 AIR CHANGES PER HOUR, WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED/PROVIDED BY OTHERS AND EQUIPPED WITH CONTROLS ACCORDING TO APPLICABLE CODES

PLUMBING NOTES

- PLUMBING EQUIPMENT AND COMBUSTION DUCTS AND VENTING SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES, ALL GOVERNING RULES AND REGULATIONS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- INDOOR COMBUSTION AIR OPENINGS SHALL HAVE A FREE AREA OF 100 SQ INCH MIN AND 1 SQ INCH PER 1,000 BTU/H MIN. PROVIDE (2) OPENINGS MIN, ONE LOCATED 12" AFF AND ONE LOCATED 12" BELOW THE BOTTOM OF ROOM CEILING. U.O.N. FREE AREA OF LOUVERS AND GRILLS SHALL BE 25% MAX FOR WOOD LOUVERS AND 75% FOR METAL LOUVERS.

ELECTRICAL NOTES

- COMPLETE ELECTRICAL WIRING DIAGRAM SHALL BE IN ACCORDANCE WITH THE LATEST NATIONAL ELECTRICAL CODE AND ANY APPLICABLE STATE AND LOCAL REGULATIONS.
- ELECTRICAL LAYOUT IS SHOWN DIAGRAMMATICALLY ONLY AND SHALL MEET ALL REQUIRED CLEARANCES AND DISTANCES. CONTRACTOR TO REVIEW AND VERIFY LOCATION OF ALL FIXTURES AND DEVICES ROOM BY ROOM WITH THE OWNER BEFORE AND AFTER WIRING IS COMPLETE.
- PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL EITHER PROVIDE AN ALLOWANCE FOR GOOD QUALITY UL LISTED LIGHT FIXTURES, DEVICES AND EQUIPMENT OR IDENTIFY AND COORDINATE THOSE TO BE PURCHASED DIRECTLY BY THE OWNER. CONTRACTOR SHALL PROVIDE CATALOG CUTS OF PROPOSED FIXTURES.
- PRIOR TO COMMENCEMENT OF WORK CONTRACTOR TO VERIFY EXISTING ELECTRICAL PANEL CAPACITY AND IDENTIFY REQUIRED UPGRADES TO BE INCLUDED IN WORK.
- INSTALL TAMPER RESISTANT OUTLETS THROUGHOUT AND GROUND FAULT CIRCUIT INTERRUPTERS (GFCI OR GFI) BREAKERS OR RECEPTACLES IN BATHROOMS, KITCHENS, GARAGES, OUTDOORS AND IN ALL OTHER LOCATIONS WHERE REQUIRED BY CODE.
- ALL 15 A OR 20 A, 120 V BRANCH CIRCUITS IN DWELLING UNITS SUPPLYING BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER.
- MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.
- INSTALL AIR TIGHT LINE AND LOW VOLTAGE OUTLETS BOXES OR AIR BARRIER BEHIND ALL BOXES AT ALL EXTERIOR WALLS AROUND BUILDING PERIMETER.

CARBON MONOXIDE DETECTORS

INSTALL BATTERY OPERATED OR AC HARDWIRED CARBON MONOXIDE DETECTOR IN EVERY HALLWAY OUTSIDE OF BEDROOM

SMOKE DETECTORS

PROVIDE HARDWIRED SMOKE DETECTORS:
- ONE IN EACH BEDROOM
- ONE DIRECTLY OUTSIDE IN EACH HALLWAY
- ONE IN ENTRY FOYER
- ONE IN BASEMENT
- SMOKE DETECTORS TO BE HARDWIRED IN SUCH WAY THAT THE ACTIVATION OF ONE DEVICE WILL ACTIVATE ALL ALARMS
- SMOKE ALARMS TO HAVE BATTERY BACKUP

FLAME SPREAD AND SMOKE DENSITY

ALL WALL AND CEILING FINISHES SHALL BE TESTED IN ACCORDANCE WITH NFPA 286 OR HAVE SMOKE DEVELOPED INDEX NOT GREATER THAN 450 AND FLAME SPREAD CLASSIFICATION NOT GREATER THAN 200 ACCORDING TO ASTM E84

APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2021, NJ Ed.
NATIONAL STANDARD PLUMBING CODE 2021 NJ Ed.
NATIONAL ELECTRICAL CODE (NFPA 70) 2020
ASHRAE 90.1-2019
INTERNATIONAL MECHANICAL CODE 2021
INTERNATIONAL FUEL GAS CODE 2021

BUILDING NOTES

- ALL ELEVATIONS ARE BASED UPON 1988 N.A.V.D.
- THE PROPOSED ELEVATIONS ARE:

EXTERIOR GRADE	EL. 4.6"
AVERAGE GRADE	EL. 4.05'
FIRST FLOOR	EL. 9.45'
BASE FLOOD ELEVATION	EL. 8.0'
DESIGN FLOOD ELEVATION	EL. 9.0'
- INFORMATION CONCERNING BASE FLOOD ELEVATIONS (BFE IS BASED UPON FEMA'S PRELIMINARY FLOOD INSURANCE RATE MAPS. THE BFE IS 8'-0"
- EXISTING AND PROPOSED GRADE ELEVATIONS AND BUILDING FLOOR ELEVATIONS ARE BASE UPON A PLOT PLAN PREPARED BY PAUL SCHLOSSBACH, PLS
- ACCORDING TO FEMA FIRM, THE HOUSE IS LOCATED IN ZONE 'AE-8'
- THE VOLUME BETWEEN THE SLAB ON GRADE AND THE UNDERSIDE OF THE STRUCTURE SHALL NOT BE A HABITABLE SPACE. IT SHALL ONLY BE USED FOR STORAGE.
- THE FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH:
 - THE UNIFORM CONSTRUCTION CODE OF THE STATE OF NEW JERSEY BUILDING SUBCODE, INTERNATIONAL BUILDING CODE 2021 NEW JERSEY EDITION.
 - AMERICAN SOCIETY OF CIVIL ENGINEERS, STANDARD SEI/ASCE 7-10 'MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES'.
 - AMERICAN SOCIETY OF CIVIL ENGINEERS, STANDARD SEI/ASCE 24-14 'FLOOD RESISTANT DESIGN AND CONSTRUCTION'.
 - FEDERAL EMERGENCY MANAGEMENT AGENCY, STANDARD FEMA P-55, 'COASTAL CONSTRUCTION MANUAL', AUGUST 2011.

DESIGN LOADS

FLOOR DEAD LOAD: 10 LBS/SF
INTERIOR PARTITION DEAD LOAD: 10 LBS/SF
ROOF DEAD LOAD: 10 LBS/SF
BEDROOM LIVE LOAD: 30 LBS/SF
ROOMS OTHER THAN BEDROOMS LIVE LOAD: 40 LBS/SF
GROUND SNOW LOAD: 30 LBS/SF

SOIL BEARING CAPACITY: 2000 PSF

COMPRESSIVE STRENGTH:
SPREAD AND WALL FOOTING - 3,000 PSI
TOPPING SLAB - 3,000 PSI
SLAB ON GRADE - 4,000 PSI

SNOW:
- Ground Snow, Pg=25 psf
- Flat Roof, Pf=20 psf
- Sloped Roof, Ps=20 psf

WIND:
- Wind Speed, V=120 mph
- Bldg Class, II
- Exposure, BI
- MWFRS Wind Pressure, p=15.0 psf

SEISMIC DESIGN:
- Category B

GENERAL FRAMING NOTES

- LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION REC. BY THE N.L.M.A. AND CODE STANDARDS LISTED ABOVE.
- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER. LUMBER EXPOSED OR IN CONTACT WITH THE GROUND SHALL BE 0.60 PRESSURE TREATED.
- ALL SHEATHING AND SUBFLOORING SHALL BE EXTERIOR GRADE PLYSCORE TYPE C-D (DOUGLAS FIR PLYWOOD). ALL SUBFLOORS AND DECKING SHALL BE INSTALLED WITH RESIN COATED NAILS ('COOLERS') OR SCREWS.
- SET ALL JOISTS AND BEAMS WITH THE NATURAL CAMBER UP. ENDS LAPPED OVER BEARING EVERY FOURTH JOIST.
- PROVIDE 5/4" x 3" WOOD CROSS BRIDGING AT A MAXIMUM OF 8'-0" O.C. AND SOLID BRIDGING AT JOIST ENDS (OR SIMPSON METAL STRAP BRIDGING - AS SPECIFIED).
- ANCHORS SILL PLATES WITH 1/2" DIA. HOOKED BOLTS 1'-6" LONG, EMBEDDED 7" MIN. INTO FOUNDATION WALL. SPACED AT 3'-0" O.C. AND 12" FROM CORNERS AND ENDS OF EACH SECTION OF PLATE/SILL MAXIMUM, OR HURRICANE STRAPS (AS NOTED) - INSTALL AS PER I.R.B.C. 2021.
- FRAME ALL OPENINGS LARGER THAN 16' WITH DOUBLE HEADERS AND TRIMMERS. DOUBLE JOIST UNDER PARTITIONS PARALLEL TO JOISTS.
- PROVIDE HEADERS FOR OPENINGS IN FRAM WALLS AS FLOOWS:
FOR OPENINGS FROM:

0'-0" TO 2'-0"	USE (2) 2" x 4"
2'-0" TO 3'-0"	USE (2) 2" x 6"
3'-0" TO 5'-0"	USE (2) 2" x 8"
5'-0" TO 7'-0"	USE (2) 2" x 10"
7'-0" TO 8'-0"	USE (2) 2" x 12"
- WOOD STAIRS SHALL BE CONSTRUCTED AS FOLLOWS:
STRINGERS: CLEAR SOUFTWOOD WITH A MINIMUM EFFECTIVE DEPTH OF 3'-2"
TREADS: HARDWOOD FOR FINISHED STAIRS - SOFTWOOD FOR BASEMENT STAIRS (9: MINIMUM WITH 1" NOSING)
RISERS: SOFTWOOD (8 1/4" MAXIMUM) - NOT REQUIRED ON BASEMENT STAIRS
- ALL MULTIPLE MICRO-LAM GIRDERS SHALL BE GLUED WITH CONSTRUCTION ADHESIVE AND SCREWED TOGETHER WITH A MINIMUM OF 2 ROWS OF 2 1/2" FRAMING SCREWS AT 12" O.C.
- ALL JOISTS FRAMING INTO FLUSH GIRDERS SHALL BE SECURED WITH GALVANIZED METAL JOIST HANGERS, INSTALLED AS PER MANUFACTURER'S SPECIFICATION.
- ALL WOOD FRAMING SHALL BE INSTALLED AND FASTENED IN ACCORDANCE WITH THE 2021 BUILDING CODE, NEW JERSEY EDITION, SECTION 602.3 TALBES 1-4. ALL WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION 602.10.5 'CONTINUOUS STRUCTURAL PANEL SHEATHING' OF THE 2021 INTERNATIONAL BUILDING CODE, NEW JERSEY EDITION.

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND ACTUAL CONDITIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING WORK TO BE MODIFIED AS REQUIRED BY FIELD CONDITIONS AND NEW SCOPE OF WORK. CONTRACTOR SHALL PATCH AND REPAIR ANY DISTURBED EXISTING SITE OR BUILDING CONSTRUCTION AFFECTED BY WORK. CONTRACTOR SHALL CONSULT WITH THE ARCHITECT IN CASE OF CRITICAL DIMENSIONAL DISCREPANCIES DISCOVERED IN FIELD. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST BUILDING CODES AND ALL GOVERNING RULES AND REGULATIONS. CONTRACTOR SHALL ACHIEVE A SEAMLESS TRANSITION BETWEEN EXISTING AND NEW CONSTRUCTION TO THE GREATEST EXTENTS POSSIBLE.
- UNLESS OTHERWISE AGREED UPON WITH THE OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED BUILDING PERMITS.
- IT WILL BE ASSUMED BY THE OWNER OF THE PROJECT THAT ALL ITEMS AND WORK NOT SPECIFICALLY EXCLUDED FROM THE SCOPE SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST BASED ON THE NATURE OF THE WORK THAT MUST BE ACCOMPLISHED TO EXECUTE THE PROJECT ACCORDING TO THE DESIGN INTENT DEPICTED ON THE DRAWINGS AND IN ACCORDANCE WITH BUILDING CONSTRUCTION MEANS AND METHODS.
- CONTRACTOR TO COORDINATE WITH THE OWNER PROPOSED FINISHES, FINISH BUILDING MATERIALS AND COLOR SCHEMES.
- FOOTING DEPTH SHALL BE MIN 42" BELOW FINISHED GRADE ELEVATION AND SHALL BEAR ON VIRGIN AND/OR COMPACTED SOIL COMPACTED TO 98% AND 95% RESPECTIVELY.
- UNLESS OTHERWISE NOTED IN THE DRAWINGS, ALL STRUCTURAL (LUMBER) WOOD MEMBERS SHALL BE DOUGLAS FIR NORTH GRADE #2. WOOD FRAMING MEMBERS SHALL HAVE A MINIMUM FIBER STRESS OF Fb = 1,200 PSI AND MIN MODULUS OF ELASTICITY E=1,400,000 PSI
- DOUBLE FLOOR JOISTS WHERE PARTITIONS RUN PARALLEL WITH FLOOR JOISTS. INSTALL (2) 2X10 HEADERS ABOVE OPENINGS U.O.N. DOUBLE FLOOR JOISTS UNDER BATH TUBS. ALL JOISTS AND HEADERS SHALL BEAR 4" MIN. U.O.N.
- ACHIEVE MINIMUM THERMAL INSULATION REQUIREMENTS IN ACCORDANCE WITH ENERGY COMPLIANCE CERTIFICATE (REFER TO SHEET G101.1).
- WOOD CLOSER THAN 8" TO FINISHED GRADE. AT WOOD DECKS AND IN DIRECT CONTACT WITH CONCRETE OR GROUND SHALL BE TREATED. WOOD JOISTS CLOSER THAN 18" AND WOOD GIRDERS CLOSER THAN 12" TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED PERIMETER OF BUILDING FOUNDATION SHALL BE TREATED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL AREAS SURROUNDING THE BUILDING U.O.N. GARAGE SLAB TO BE SLOPED TOWARDS ENTRANCE AT 1:50 RATIO.
- RISER HEIGHT SHALL BE 8" MAX AND TREAD SHALL BE 9" MIN FOR ANY INTERIOR OR EXTERIOR STEPS. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST ONE BY MORE THAN 3/8". EVERY STAIR LANDING SHALL HAVE 36" MIN IN DIRECTION OF TRAVEL EXCEPT WHERE STAIRWAY HAVING NOT MORE THAN (2) RISERS IS LOCATED ON THE EXTERIOR SIDE OF DOOR AND DOOR DOES NOT SWING OVER STAIRWAY. MIN CLEAR HEADROOM OF 6'-8" SHALL BE PROVIDED AT ALL PARTS OF THE STAIRWAY. EXTERIOR LANDING SLOPE IS 1:50 MAX WHERE REQUIRED.
- ALL SPECIFIED WINDOWS ARE ANDERSEN 400 UNLESS OTHERWISE REQUESTED BY THE OWNER. FINISH AS SPECIFIED BY THE OWNER. PROVIDE SNAP-IN GRILLS, END SCREENS AND JAMB EXTENSIONS WHERE REQUIRED. ALL WINDOWS TO BE VINYL CLAD SOLID WOOD AND SHALL BE EQUIPPED WITH HIGH PERFORMANCE INSULATING GLASS.
- EMERGENCY ESCAPE WINDOW OPENINGS SHALL HAVE 5.7 SF MIN. CLEAR OPENING WIDTH SHALL BE 20" MIN AND CLEAR HEIGHT SHALL BE 24" MIN. EMERGENCY ESCAPE WINDOW SILL HEIGHT SHALL BE 44" MAX. WINDOWS WITH SILLS LOCATED LESS THAN 24" AFF AND MORE THAN 72" ABOVE FINISHED GRADE SHALL BE PROTECTED WITH A CODE COMPLIANT WINDOW FALL PREVENTION DEVICE
- SAFETY GLAZING REQUIREMENTS:
- WHERE LOCATED IN FIXED AND OPERABLE DOORS PANELS AND IN GLAZING ADJACENT TO DOORS WITHIN 24" OR ON A WALL PERPENDICULAR TO THE PLANE OF DOOR IN A CLOSED POSITION WITHIN 24" OF THE HINGE SIDE OF IN-SWINGING DOORS AND WHERE EXPOSED EDGE OF GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE
- WINDOWS WHERE ALL CONDITIONS ARE MET: INDIVIDUAL PANELS EXCEED 9 SF, BOTTOM EDGE OF GLAZING IS LESS THAN 18" AFF, TOP OF GLAZING IS MORE THAN 36" AFF, ONE OR MORE WALKING SURFACES ARE LOCATED WITHIN 36" MEASURED HORIZONTALLY
- GUARDS AND RAILINGS
- WALLS AND ENCLOSURES WITH HOT TUBS, SPAS, STEAM ROOMS AND SHOWERS WHERE EXPOSED EDGE OF GLAZING FACING WATER IS LESS THAN 60" AFF OR ORIENTED AT ANY ANGLE WITHIN HORIZONTAL DISTANCE OF LESS THAN 60" FROM EDGE OF WATER
- ADJACENT TO STAIRS AND RAMPS WHERE BOTTOM EDGE OF GLAZING LOCATED LESS THAN 36" FROM THE PLANE OF WALKING SURFACE OR LANDING BETWEEN STAIR FLIGHTS; GLAZING AT LANDINGS WITHIN 60" FROM THE FACE OF THE BOTTOM STAIR RISER
- MINIMUM CEILING HEIGHT IN HABITABLE SPACES AND HALLWAYS SHALL BE 7'-0" MIN. BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A 6'-8" MIN CEILING HEIGHT.
- INSTALL AIR & MOISTURE BARRIER AT THE OUTER FACE OF THE EXTERIOR GRADE SHEATHING. INSTALL SELF ADHERED JAMB FLASHING AND SEALANT AT ALL WINDOWS, DOORS AND ROOF PENETRATIONS. FLASH AND WEAVE ALL ROOF VALLEYS.
- INSTALL FIREBLOCKING BETWEEN FLOORS, IN CONCEALED SPACES OF WALLS, FURRED OUT SPACES, SOFFITS, BETWEEN STAIR STRINGERS AT TOP AND BOTTOM, AT THROUGH FLOOR PENETRATIONS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES.
- CEILING RECESSED LIGHT FIXTURES DIRECTLY BENEATH THE UNCONDITIONED SPACES SHALL BE GASKETED OR SEALED BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. AIR LEAKAGE RATE SHALL NOT EXCEED THREE AIR CHANGES PER HOUR AND SHALL BE TESTED AS DIRECTED BY THE LOCAL CODE OFFICIAL.
- INSTALL FOIL OR PAPER FACED BATT INSULATION IN FURRING CAVITY AT BASEMENT LEVEL EXTERIOR PERIMETER WALLS. INSTALL EITHER INTEGRATED FOIL FACED INSULATION OR ONE OF THE FOLLOWING MATERIALS TO PROTECT NON FACED THERMAL INSULATION AT CRAWL SPACES: POLYETHYLENE SHEET, METAL SHEET, MOISTURE RESISTANT GYPSUM BOARD WITH SEALED JOINTS.

FINISH NOTES

- ALL INTERIOR WALLS AND CEILINGS TO RECEIVE 1/2" SHEETROCK, TAPED AND SPACKLED AND SANDED, READY FOR PAINT. USE METAL CORNER BEADS AT NON-TRIMMED WINDOW OPENINGS AND AT CORNERS OF ALL WALLS AND DROPPED HEADERS.
- BATHROOMS TO RECEIVE 1/2" WATER RESISTANT SHEETROCK AND 1/2" DUROCK IN TUB AND SHOWER COMPARTMENTS WITH FULL TILE ON SURROUNDING WALLS. TILE FLOOR AND BASE THROUGHOUT.
- ALL TRIMWORK SHALL BE PAINT GRADE LUMBER (COORDINATE W/ OWNERS).
- ALL FINISHED FLOORING MATERIAL SHALL BE SELECTED BY THE OWNER (S.B.O.) UNLESS NOTED OTHERWISE.
- ALL PLUMBING FIXTURES SHALL BE SELECTED BY THE OWNER UNLESS NOTED OTHERWISE.

ABBREVIATIONS

T.M.E. - TO MATCH EXISTING	DWG - DRAWING
V.I.F. - VERIFY IN FIELD	W,W,M. - WELDED WIRE MESH
S.B.O. - SELECTED BY OWNER	EL. - ELEVATION
M.O. - MASONRY OPENING	P.T. - PRESSURE TREATED
R.O. - ROOF OPENING	T.O. - TOP OF
A.F.F. - ABOVE FINISHED FLOOR	I.P. - IRON PIPE
T.M. - TAX MAP	F.M. - FILED MAP

ARCHITECT OF RECORD:
FC3 ARCHITECTURE+DESIGN, LLC
NJ CERT. OF AUTHORIZ. #AC-58100


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REGISTERED ARCHITECT
NEW JERSEY #10411

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Consultant: Aaron Gonzales, PhD

AARON GONZALES
PhD, Consulting
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LASER SCANNING
DRONE SERVICES
VISUALIZATION
GRAPHICS

REV. #

PROPOSED RESIDENTIAL ADDITION
RHODE RESIDENCE
13 PORTER ROAD
WEST ORANGE, NJ 07072
BLOCK 175.24, LOT 3

GENERAL NOTES

Drawn By: AJG Checked By: FC3

G-100

25-003 04-06-2025

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EXISTING SURVEY BY OTHERS

Lantelme, Kurens & Associates, PC

FILE NO. GTS-58522

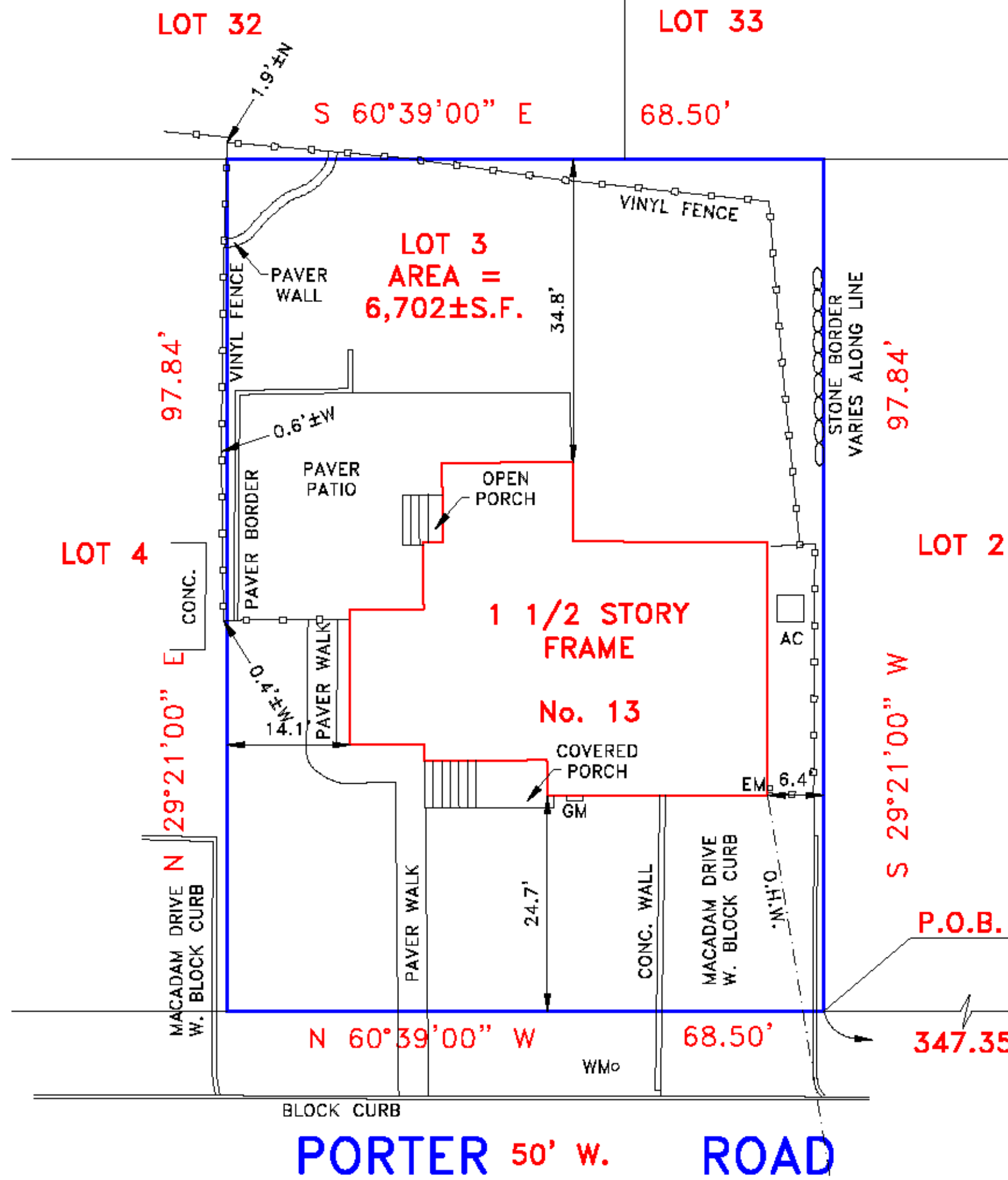
Engineers & Surveyors

101 West Street, Hillsdale, N.J. 07642

Ph. 201-666-2450

Fax 201-666-9745

BLOCK 175.24



A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14(c45:8-36.3) AND NJAC 13:40-5.1(d).

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

PROPERTY SURVEY

PROPERTY SITUATED IN: TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

LOT NO.: 3 (TAX MAP)

BLOCK NO.: 175.24 (TAX MAP)

MAP SOURCE: TAX ASSESSMENT MAP OF THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY.

CERTIFIED TO: OLD REPUBLIC NATIONAL TITLE INSURANCE; GUARDIAN TITLE SERVICES, LLC.; CROSSCOUNTRY MORTGAGE, LLC., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; KARRIEM RHODE AND OLIVIA RHODE; FRANCIS UZZI, Esq.

LAND SURVEYOR
Christopher J. Lantelme
P.E. & L.S. 39580

SCALE: 1"=20'

DATE: 04/07/26

PARTY: JN/VD

DRAWN BY: DR

PROPOSED ADDITION SETBACK

Lantelme, Kurens & Associates, PC

FILE NO. GTS-58522

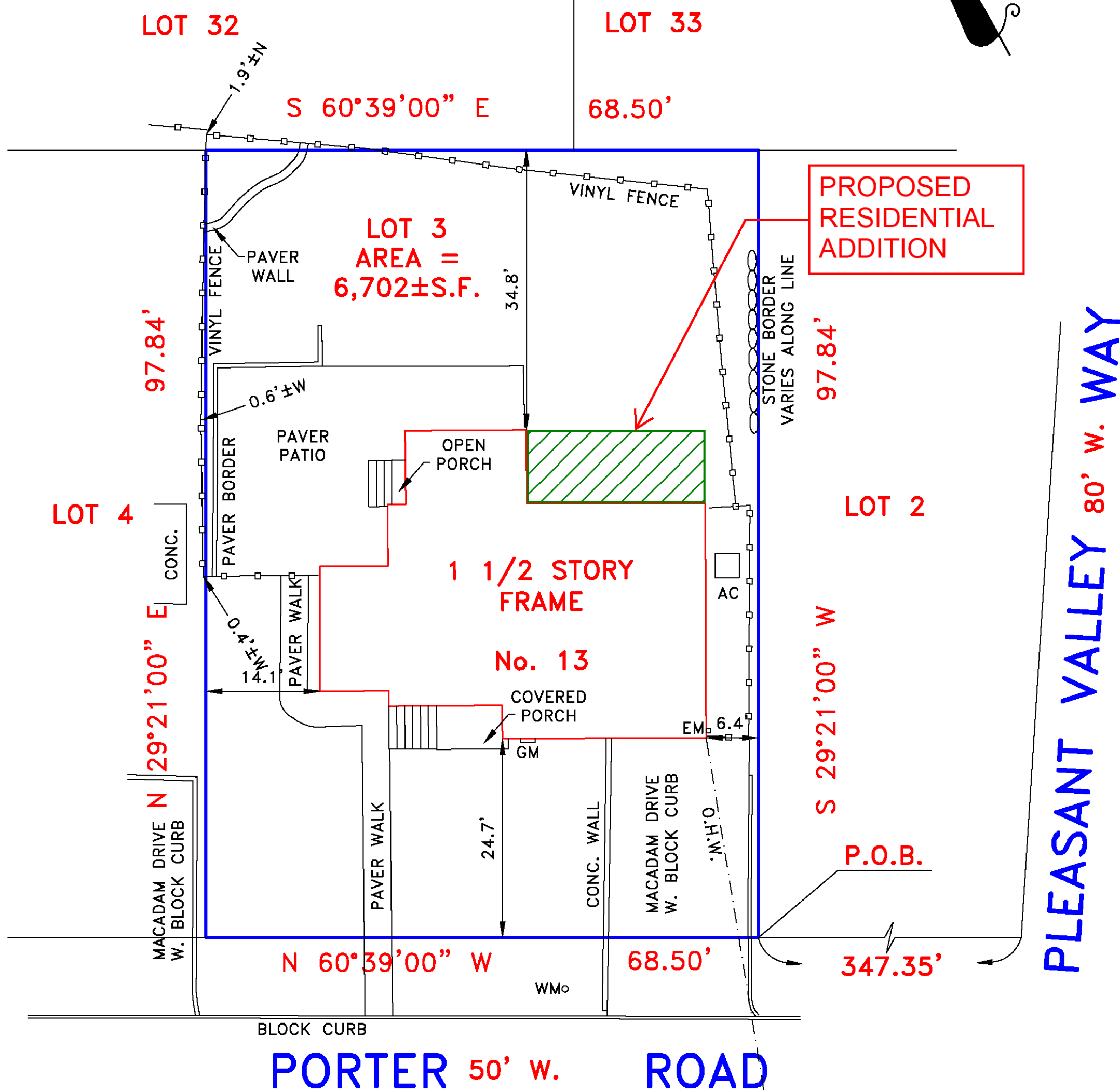
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BLOCK 175.24, LOT 3

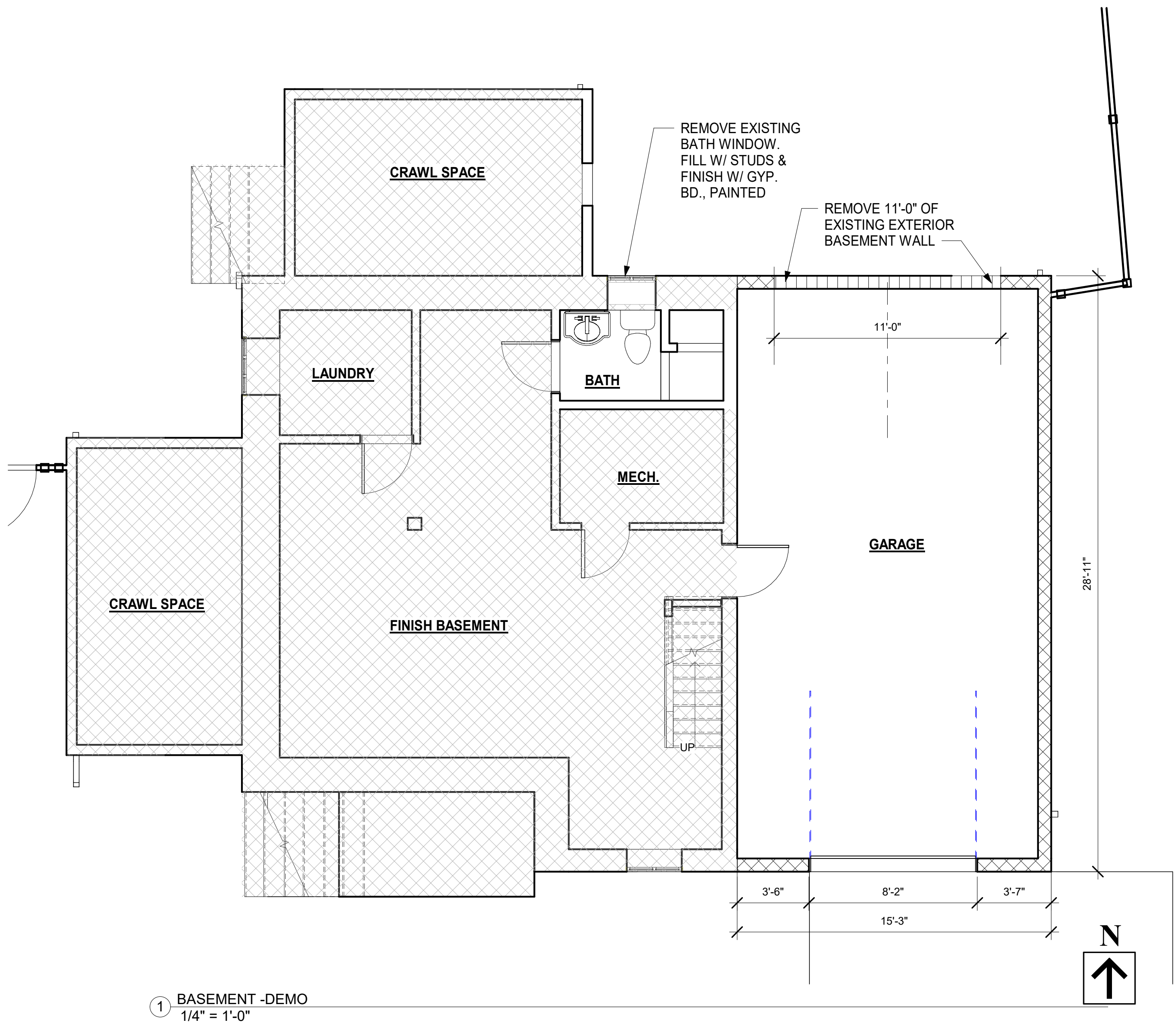
SURVEY/SITE PLAN

Drawn By: AJG Checked By: FC3

S-100

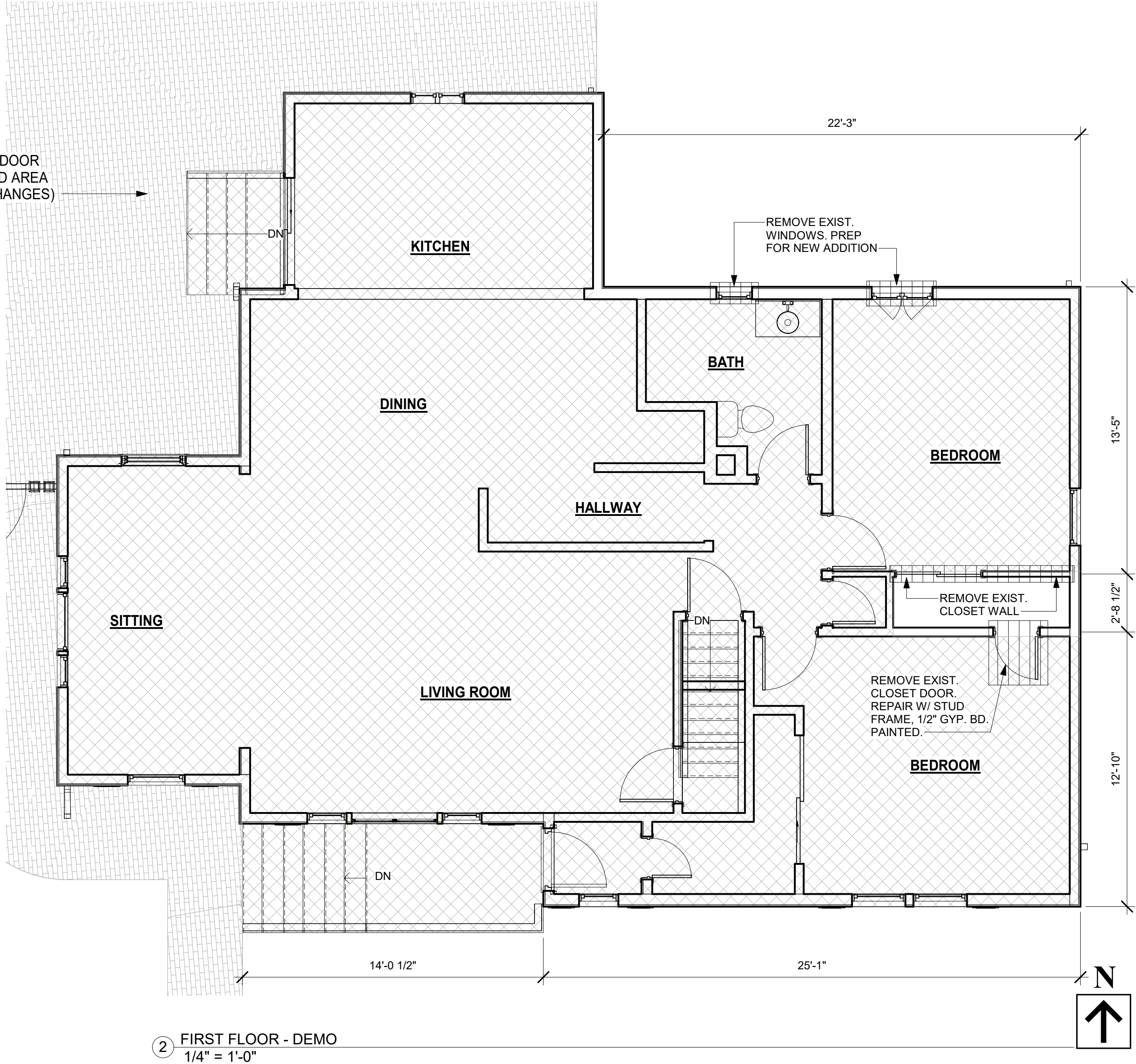
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STRUCTURAL NOTE:

- DO ALL NECESSARY CUTTING, BLOCKING, SHORING AND TEMPORARY SUPPORT OF ALL EXSITING FLOOR JOISTS, CEILING JOISTS AND ROOF CONSTRUCTION AS REQUIRED, PRIOR TO THE REMOVAL OF ANY LOAD-BEARING WALLS OR BEAMS.



GENERAL DEMOLITION NOTES:

- THE DEMOLITION WORK SHOWN ON THIS PLAN IS INTENDED TO BE A GENERAL OVERVIEW OF MAJOR DEMOLITION WORK REQUIRED AND IS NOT A COMPLETE AND EXCLUSIVE REPRESENTATION OF ALL DEMOLITION WORK NEEDED FOR EXECUTION OF THE PROJECT. CONTRACTORS MUST VISIT AND REFER TO THE FULL SET OF CONSTRUCTION DOCUMENTS FOR ALL ITEMS WHICH MUST BE REMOVED AND/OR RELOCATED AS PART OF THE WORK.
- ALL EXISTING EQUIPMENT TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION WORK. ANY DAMAGES WHICH MAY OCCUR TO EXISTING FINISHES, EQUIPMENT, OR BUILDING STRUCTURE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- ANY CUTS AND PENETRATIONS IN EXISTING WORK REQUIRED TO ACCOMPLISH NEW WORK SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND SHALL BE DONE NEATLY AND WITHOUT DISTURBANCE TO ADJACENT WORK TO REMAIN.
- REMOVE AND DISCARD ALL DEMOLISHED ITEMS FROM THE PREMISES AND DISPOSE OF SUCH ITEMS LEGALLY.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL VISIT SITE AND VERIFY ALL EXISTING WORK DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO ARCHITECT ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF WORK.
- ALL BUILDING DEPARTMENT PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK.
- REMOVE AND ABANDON ANY/OR UNNECESSRY PIPING DISCOVERED DURING DEMOLITION. THERE SHALL BE NO DEAD-ENDS GREATER THAN 24 INCHES IN ANY PIPING SYSTEM.
- DURING DEMOLITION ANY DAMAGES DISCOVERED IN EXISTING PIPING TO REMAIN SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR ARCHITECT.
- ALL EXISTING PIPING AND APPURTENANCES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION. ANY DAMAGES INCURRED SHALL BE REPAIRED OR REPLACED AT NO COST BY THE CONTRACTOR.
- REMOVE RUBBISH FROM PREMISES AND SITE AT THE END OF EACH WORK DAY AS DIRECTED AND DISPOSE OF LEGALLY AND ALL AREAS ARE TO BE LEFT BROOM SWEEP.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING WITH ALL UTILITY COMPANIES FOR CUT OFF SERVICES (ELECTRIC, WATER, GAS, FIRE SERVICE, TELEPHONE, ETC.).
- ALL OUTLETS, SWITCHES, WIRING, LIGHT FIXTURES, ETC. IN EXISTING WALLS OR CEILINGS BEING REMOVED SHALL BE DISCONNECTED AND REMOVED BY A LICENSED ELECTRICAL CONTRACTOR.
- THE CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING CODE OR ANY OTHER CODE HAVING JURISDICTION FOR DEMOLITION.

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F E D C B A

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NJ CERT. OF AUTHORIZ. #AC-58100

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NEW JERSEY #16411

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PROPOSED RESIDENTIAL ADDITION
RHODE RESIDENCE
13 PORTER ROAD
WEST ORANGE, NJ 07072
BLOCK 175.24, LOT 3

**BASEMENT & MAIN
LEVEL - DEMO PLAN**

Drawn By: AJG Checked By: FC3

AD-100

1/4" = 1'-0" 25-003 04-06-2025

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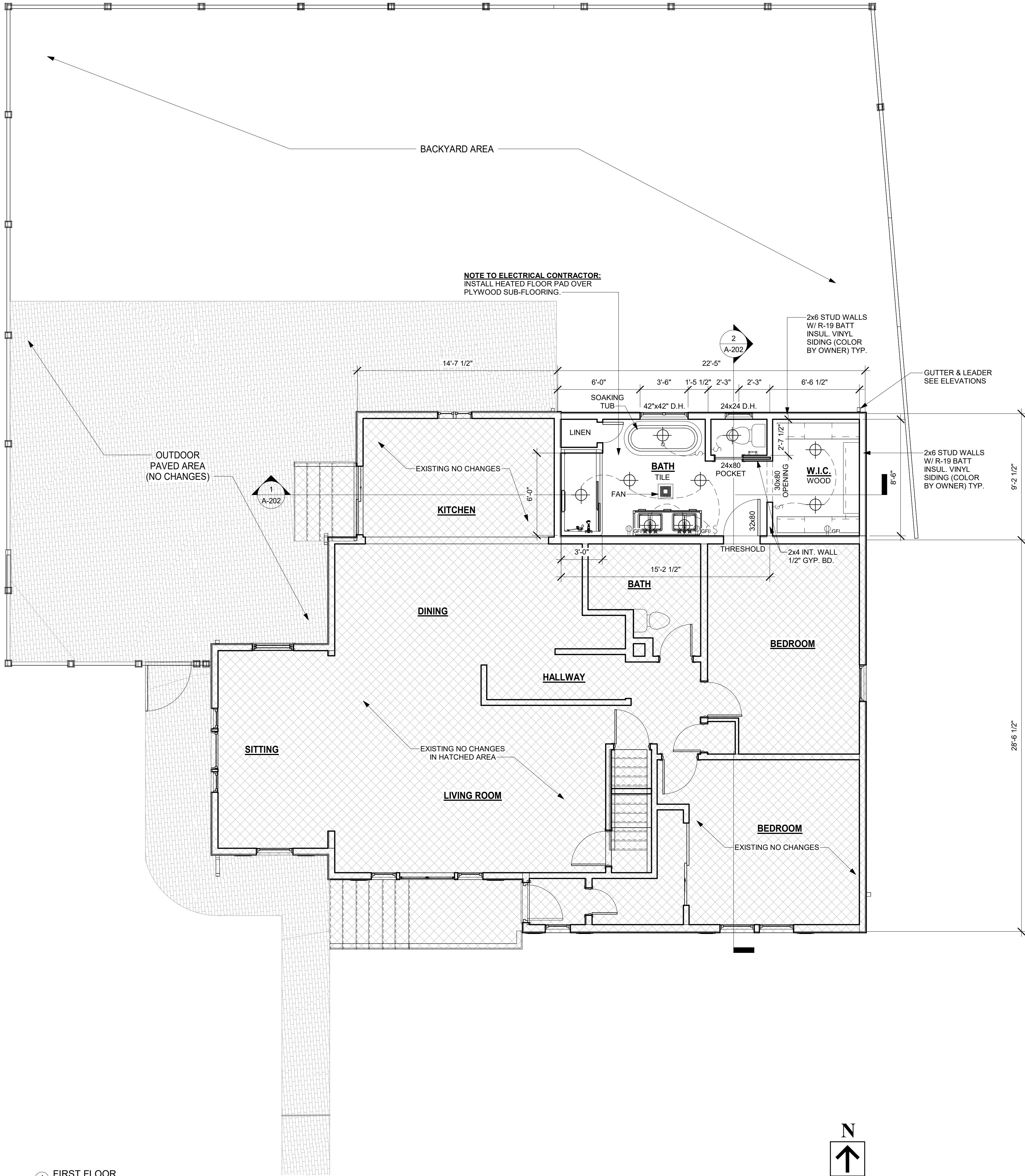
E

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1 FIRST FLOOR
1/4" = 1'-0"

STRUCTURAL NOTE:

- DO ALL NECESSARY CUTTING, BLOCKING, SHORING AND TEMPORARY SUPPORT OF ALL EXSITING FLOOR JOISTS, CEILING JOISTS AND ROOF CONSTRUCTION AS REQUIRED, PRIOR TO THE REMOVAL OF ANY LOAD-BEARING WALLS OR BEAMS.

BATHROOM NOTES (TYPICAL):

- PROVIDE SOLID BLOCKING FOR THE INSTALLATION OF ALL MEDICINE CABINETS, TOWEL RACKS, GRAB BARS, ACCESSORIES, ETC.
- ALL PLUMBING FIXTURES TO BE SELECTED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR OR PLUMBER.
- INSTALL MARBLE OR CERAMIC TILE FLOOR SELECTED BY OWNER, OVER THIN SET WITH 4" HIGH, COVED TILE BASE.
- INSTALL MARBLE OR CERAMIC TILE, SELECTED BY OWNER, ON WALLS OF SHOWER AREA IN BATHROOM, AS DIRECTED BY OWNER, PROVIDE SHAMPOO NICHE IN WALL WHERE DIRECTED BY OWNER. (OPTIONAL MARBLE OR CERAMIC TILE ON DROPPED CEILING ABOVE SHOWER, TO BE DETERMINED).

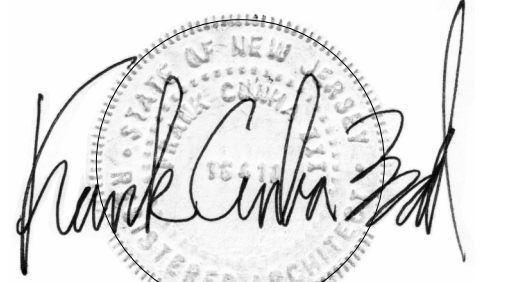
EGRESS WINDOW NOTE:

- CONTRACTOR SHALL VERIFY MIN. EGRESS WINDOW REQUIREMENTS ARE MET FOR EACH SLEEPING ROOM AND CONTACT ARCHITECT IMMEDIATELY IF MINIMUM REQUIREMENTS ARE NOT MET.
- REFER TO 2021 INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY Ed., SECTION R310-EMERGENCY ESCAPE AND RESCUE OPENINGS.
 - R310.2.1 MINIMUM OPENING AREA:
EMERGENCY ESCAPE AND RESUCE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAT 5.7 SQUARE FEET. THE NET CLEAR OPEING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPEING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPEING SHALL BE NOT LESS THAT 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAT 20 INCHES.
 - R310.2.2 WINDOW SILL HEIGHT:
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAT 44 INCHES ABOVE THE FLOOR; WHERE THE SILL HEGITH IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3
 - R310.2.3 WINDOW WELL:
THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAT 9 SQUARE FEET, WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

LEGEND	
	RECESSED LIGHTING AS SELECTED BY OWNER
	SPOT LIGHTING AS SELECTED BY OWNER
	EXHAUST FAN W/LIGHT TO BE SELECTED BY OWNER
	SWITCH
	3 - WAY SWITCH
	WALL OUTLET
	GROUND FAULT INTERRUPT OUTLET
	GROUND FAULT INTERRUPT OUTLET CLG. MOUNTED
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	HANGING PENDANT
	SECTION SYMBOL

WALL SCHEDULE	
	EXISTING WALL CONSTRUCTION. TYP. 2x4 WOOD CONSTRUCTION (V.I.F.)
	NEW INTERIOR 2x4 WOOD STUD PARTITION @ 16" O.C. W/ ONE LAYER 1/2" GYP. BD. EACH SIDE. USE WATER RESISTANT GYP. BD. AT ALL WET AREAS USE CEMENTITIOUS BACKER BD. AT ALL SHOWERS / TUBS.
	NEW EXTERIOR WALL CONSTRUCTION: 8" CMU, CORE-FILLED BASEMENT WALL

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PROPOSED RESIDENTIAL ADDITION
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13 PORTER ROAD
WEST ORANGE, NJ 07072
BLOCK 175.24, LOT 3

FIRST FLOOR PLAN -
PROPOSED

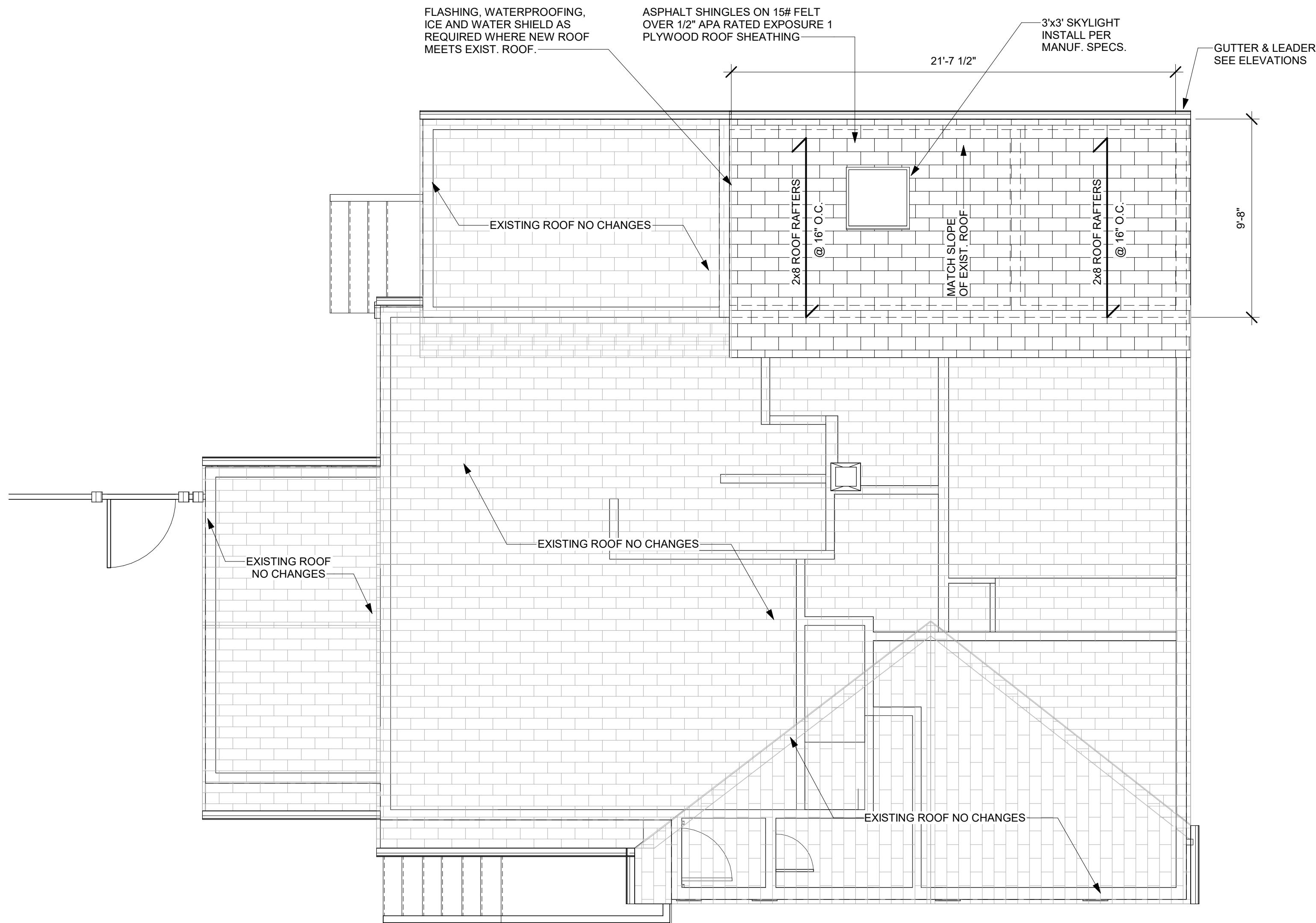
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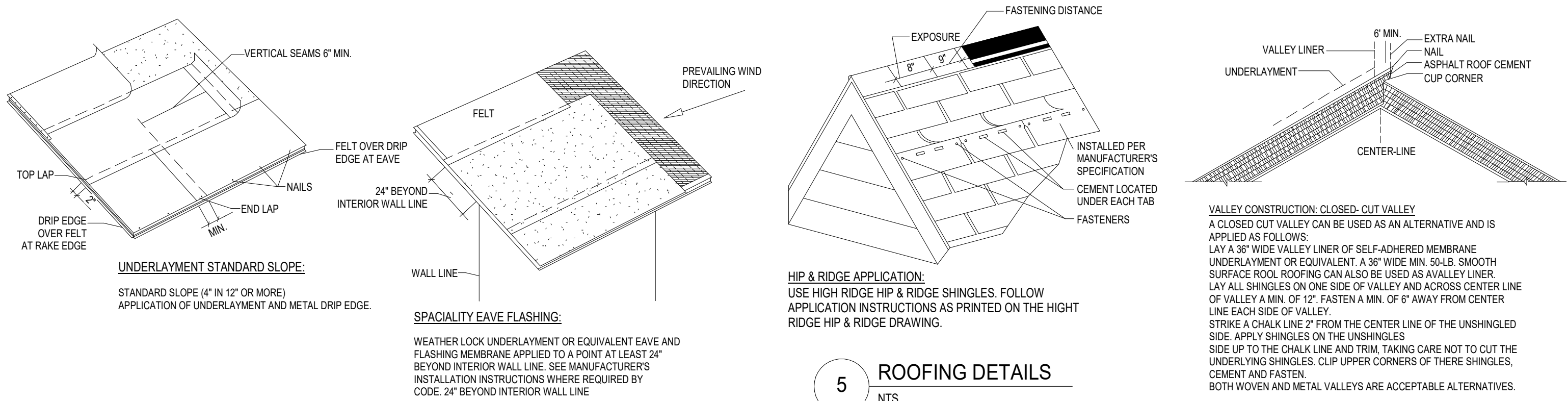
As indicated 25-003 04-06-2025

ROOF NOTES:

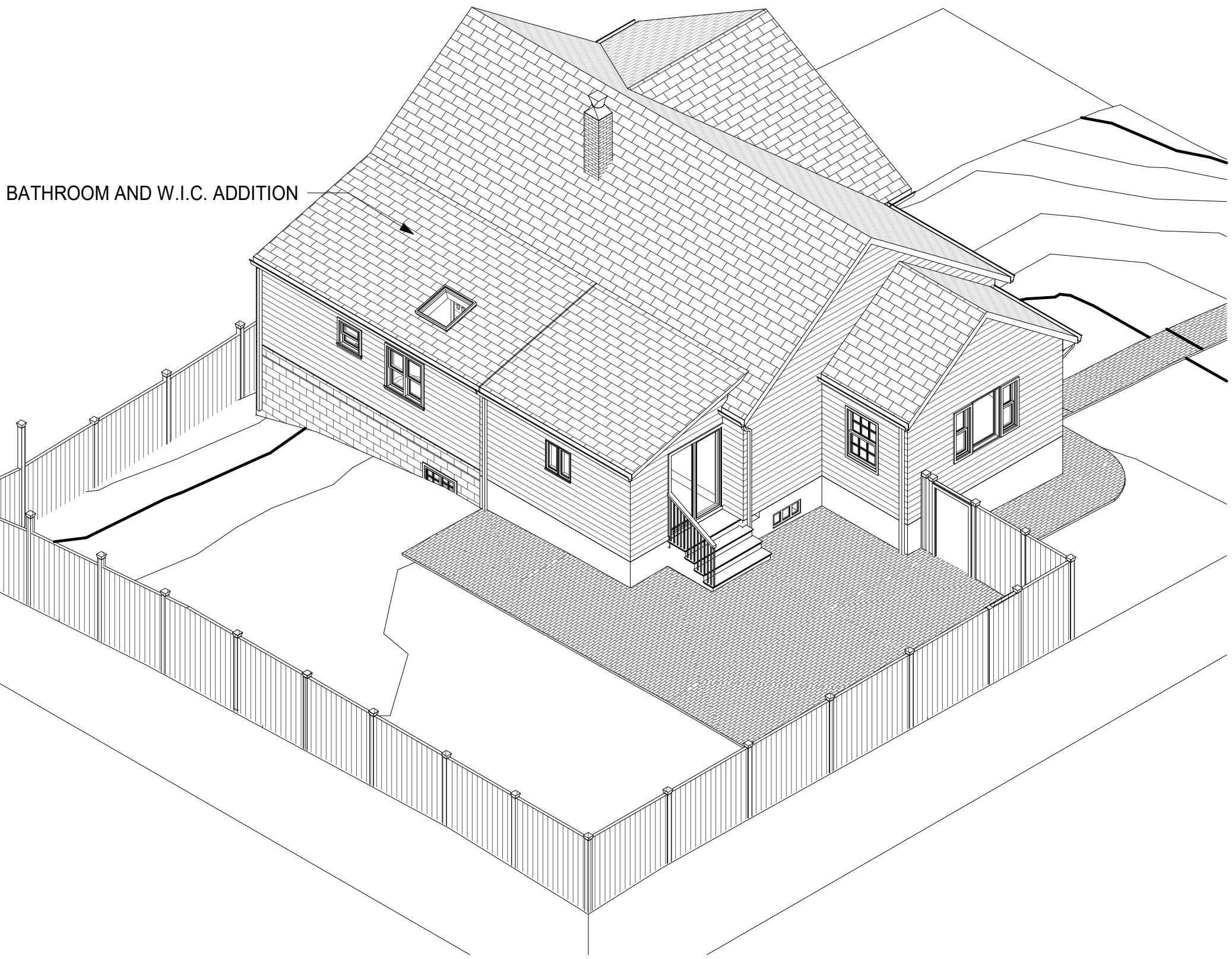
- SHINGLEVENT II W/ SHINGLE CAP TYP. (MIN. 1" AIR SPACE EACH SIDE OF RIDGE FOR VENTILATION).
- ICE & WATER SHIELD IN ALL VALLEY AND EAVE CONDITIONS. RUN MEMBRANE FROM EAVE UP ROOF MIN. 36" FROM OUTER EDGE OF EXTERIOR WALL, PLUS OVERHANG.
- CARRY ICE SHIELD OVER FASCIA AND BEHIND GUTTERS.
- INSTALL PER MANUFACTURERS SPECIFICATIONS AND CODE REQUIREMENTS.



1 ROOF PLAN
1/4" = 1'-0"



5 ROOFING DETAILS
NTS

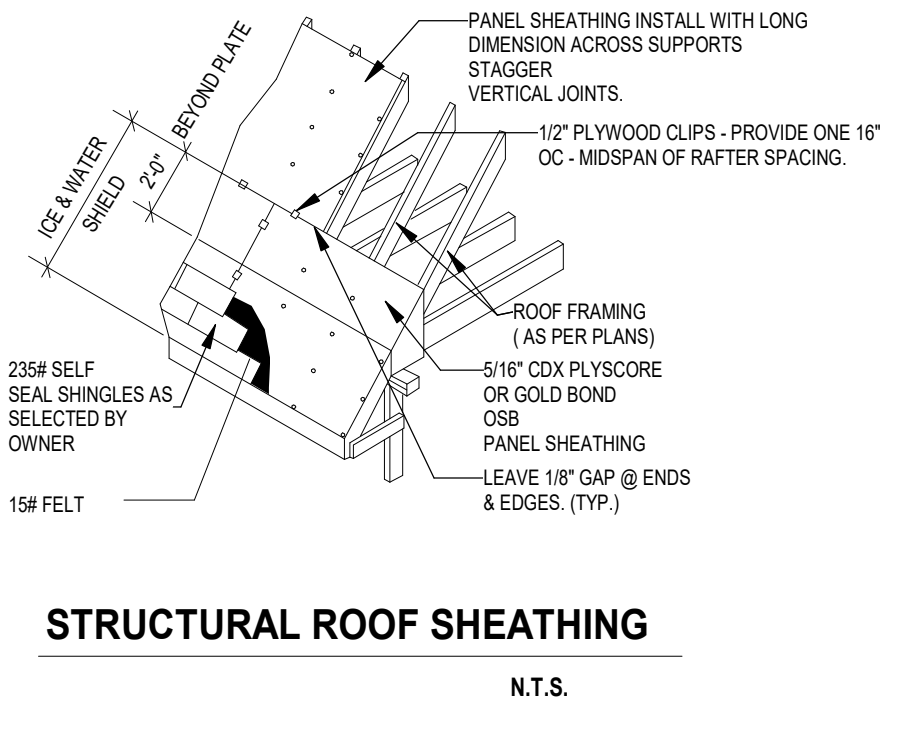
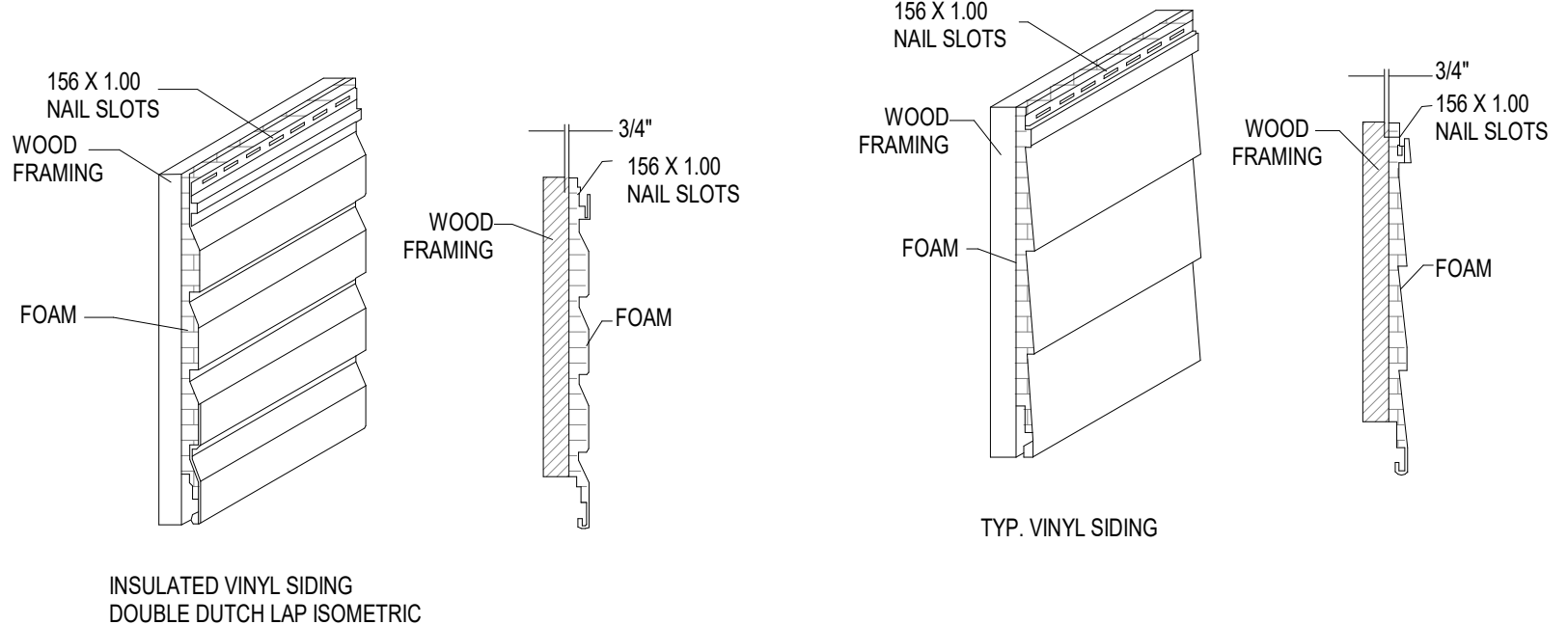


2 3D RENDERING

ROOF RAFTERS 20# LIVE LOAD¹ 15# DEAD LOAD L/360

Design Criteria: Strength - 20 lbs. per sq. ft. live load, plus 15 lbs. per sq. ft. dead load.
Deflection - Limited in span in inches divided by 360 for live load only.

Species or Group	Grade	Span (feet and inches)															
		2 x 6				2 x 8				2 x 10				2 x 12			
		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
Douglas Fir-Larch	Sel. Struc.	14-4	13-0	12-3	11-4	18-10	17-2	16-1	15-0	24-1	21-10	20-7	19-1	29-3	26-7	25-0	23-3
	No.1 & Btr.	14-1	12-9	12-0	11-2	18-6	16-10	15-10	14-8	23-8	21-6	20-2	18-9	28-9	26-1	24-7	22-10
	No.1	13-9	12-6	11-9	10-11	18-2	16-6	15-6	14-5	23-2	21-1	19-10	17-11	28-2	25-6	23-3	20-10
	No.2	13-6	12-3	11-7	10-9	17-10	16-2	15-3	13-11	22-9	20-8	19-0	17-0	27-8	24-2	22-1	19-9
	No.3	11-11	10-4	9-5	8-5	15-1	13-0	11-11	10-8	18-5	15-11	14-6	13-0	21-4	18-6	16-10	15-1



STRUCTURAL ROOF SHEATHING
N.T.S.

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BLOCK 175.24, LOT 3

ROOF PLAN

Drawn By: AJG Checked By: FC3

A-102

As indicated 25-003 04-06-2025

FRONT OF HOUSE ELEVATION - NO CHANGES



① FRONT ELEVATION
1/4" = 1'-0"



② REAR ELEVATION
1/4" = 1'-0"

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WEST ORANGE, NJ 07072
BLOCK 175.24, LOT 3

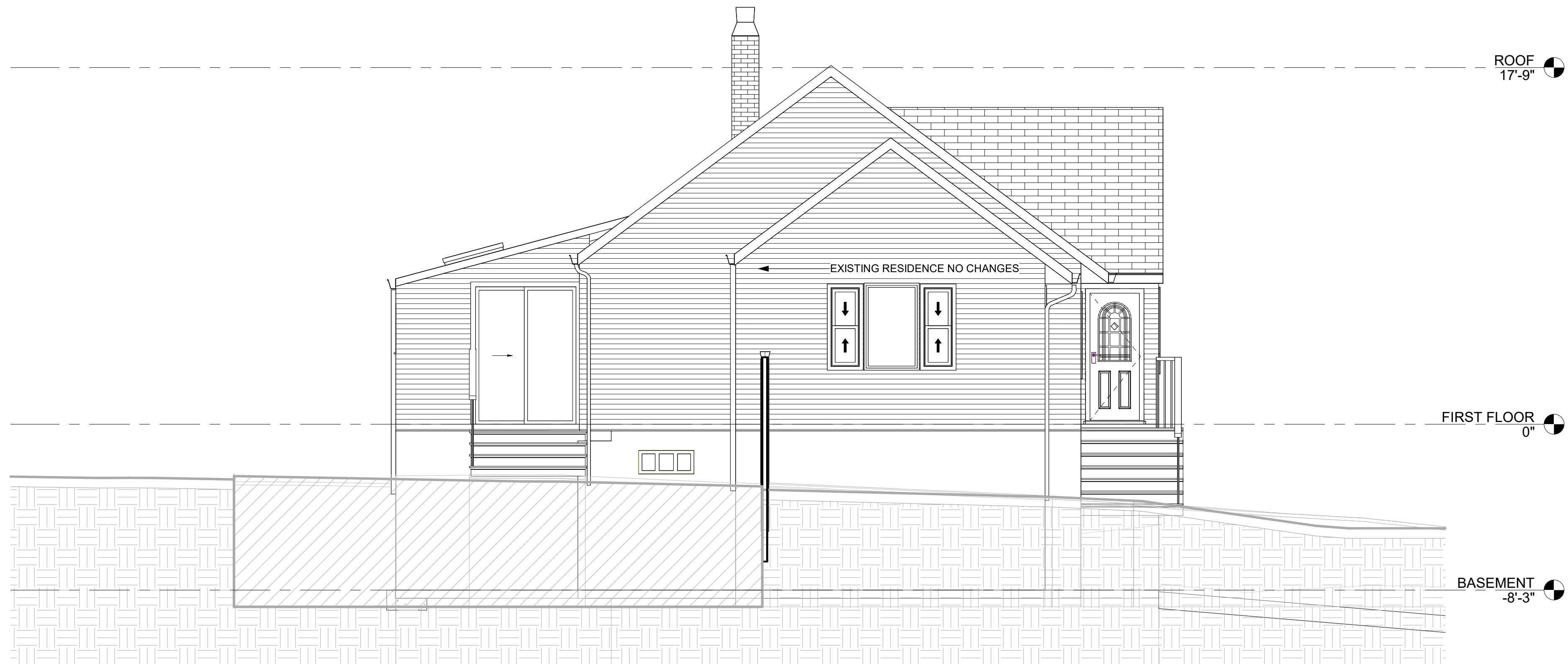
ELEVATIONS PAGE 1

Drawn By: AJG Checked By: FC3

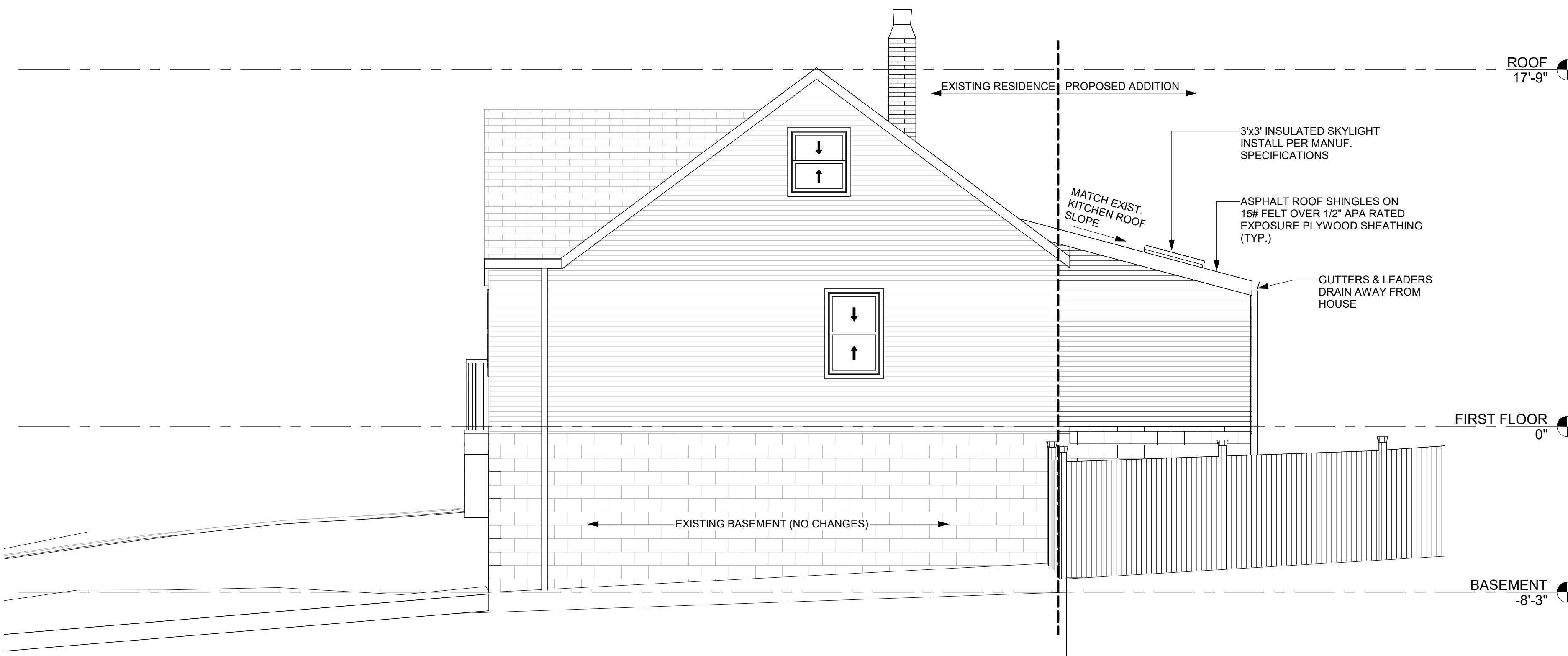
A-200

1/4" = 1'-0" 25-003 04-06-2025

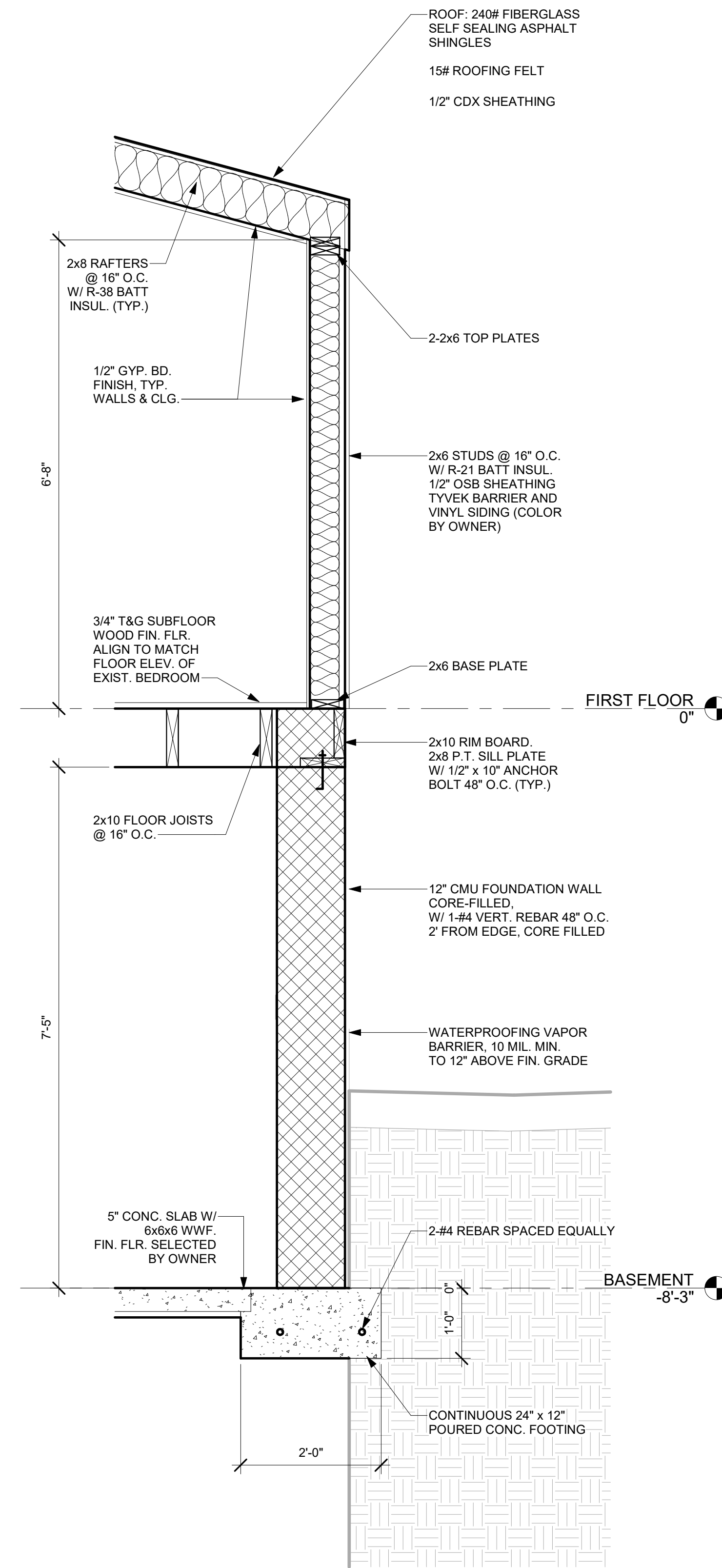
LEFT SIDE OF HOUSE ELEVATION - NO CHANGES



1 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



3 TYPICAL WALL SECTION
3/4" = 1'-0"

ARCHITECT OF RECORD:
FC3 ARCHITECTURE+DESIGN, LLC
NJ CERT. OF AUTHORIZ. #AC-58100

Frank Cunha III

FRANK CUNHA III, AIA, NCARB
REGISTERED ARCHITECT
NEW JERSEY #10411

FC3 PROJECT NO. 26-NJ-XXX

fc3

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STATUTES.

Consultant: Aaron Gonzales, PhD

**AARON
GONZALES**
PhD, Consulting
AEC BIM/VDC
LASER SCANNING
DRONE SERVICES
VISUALIZATION
GRAPHICS

REV. #

PROPOSED RESIDENTIAL ADDITION
RHODE RESIDENCE
13 PORTER ROAD
WEST ORANGE, NJ 07072
BLOCK 175.24, LOT 3

ELEVATIONS PAGE 2,
WALL SECTION

Drawn By: AJG Checked By: FC3

A-201

As indicated 25-003 04-06-2025

6

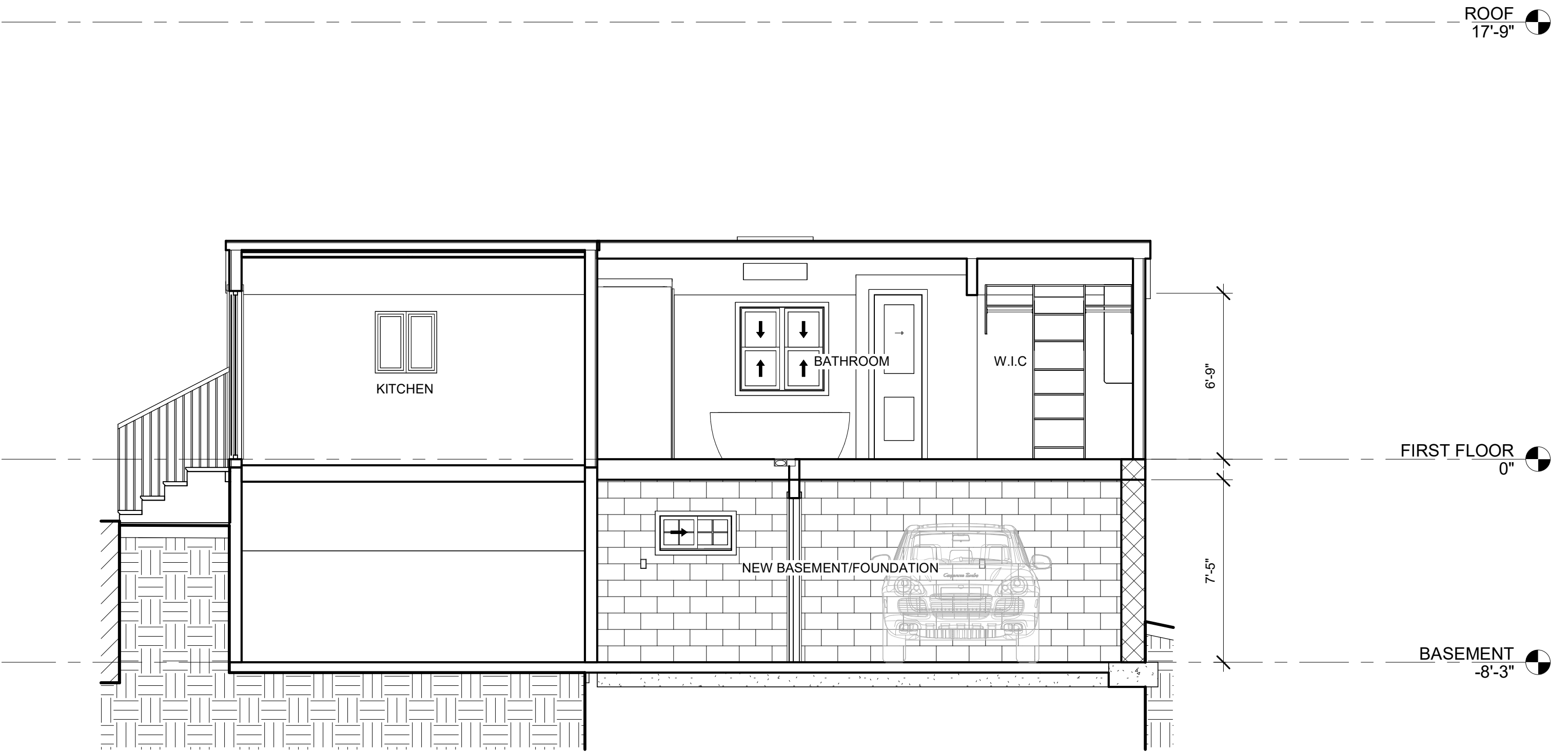
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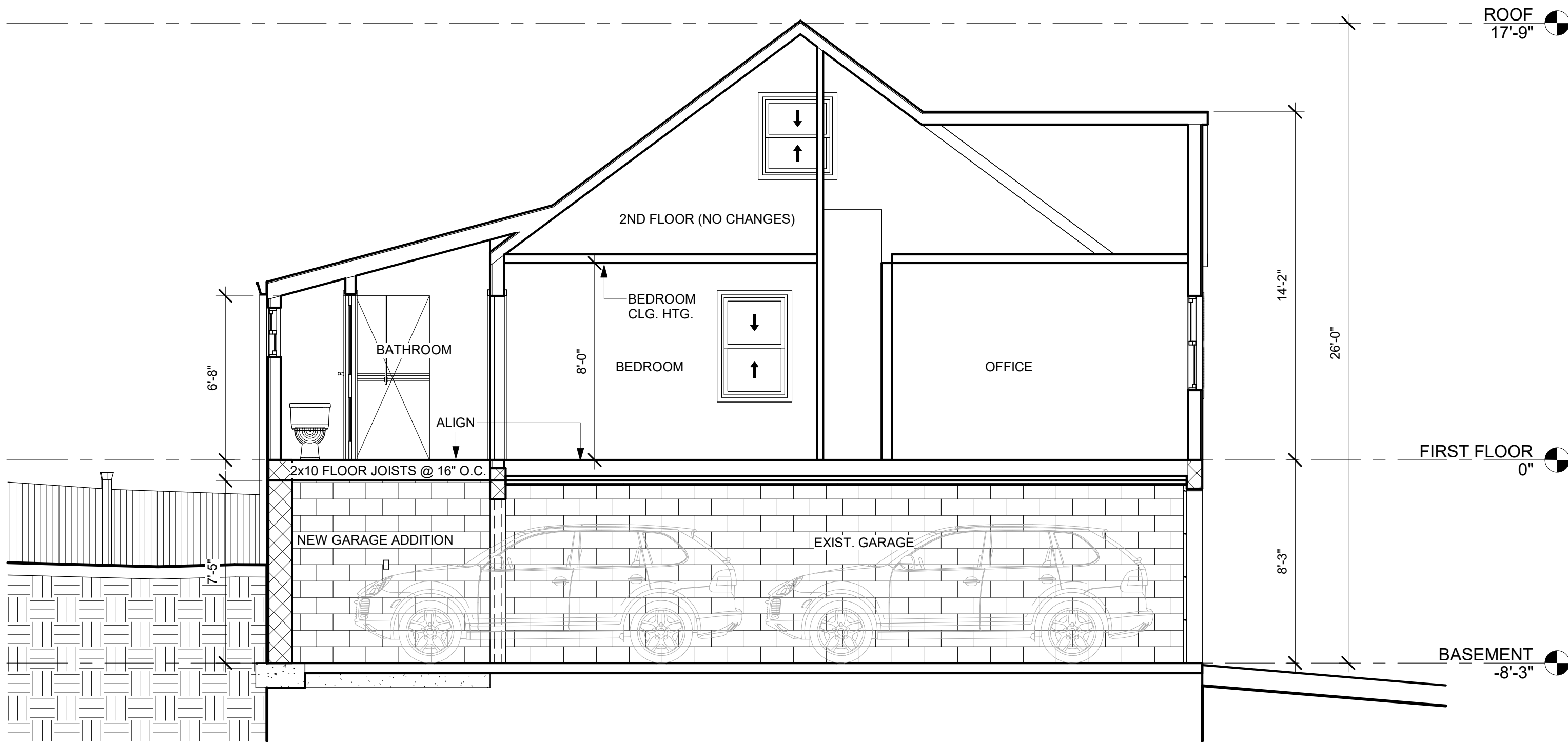
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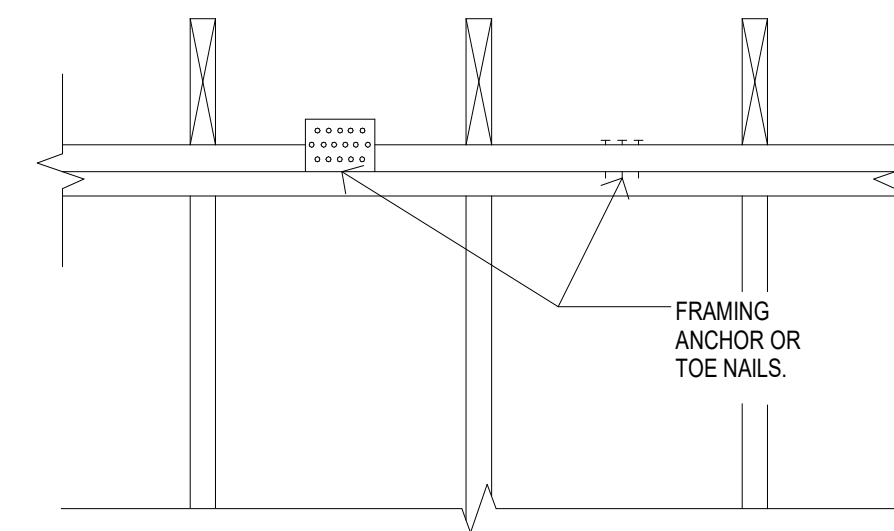
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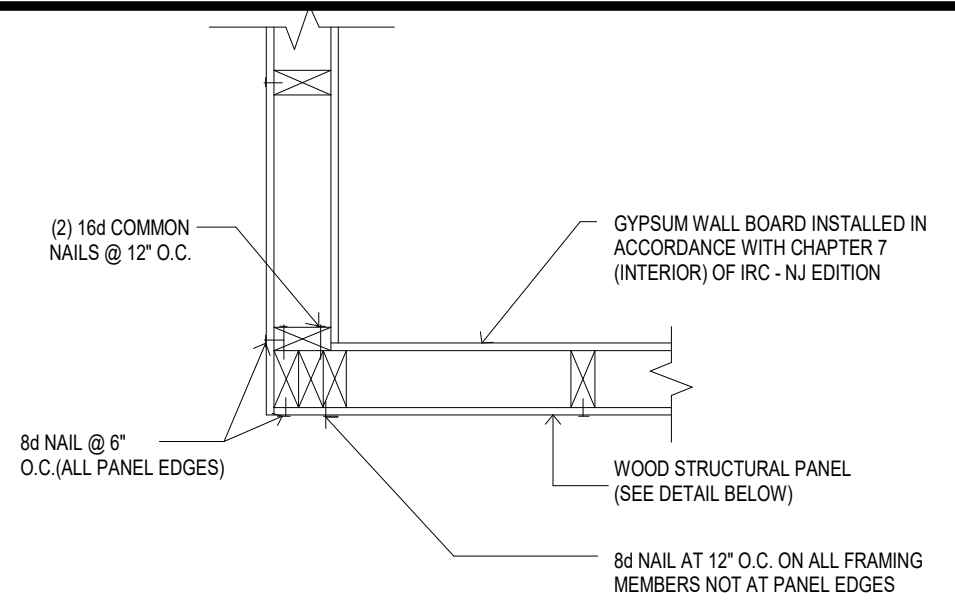
1 TRANSVERSE SECTION
1/4" = 1'-0"



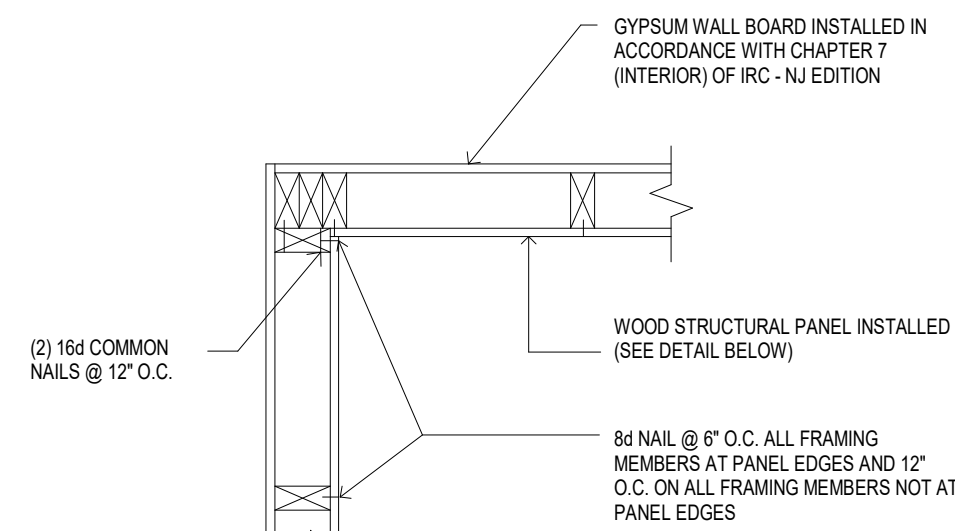
2 LONGITUDINAL SECTION
1/4" = 1'-0"



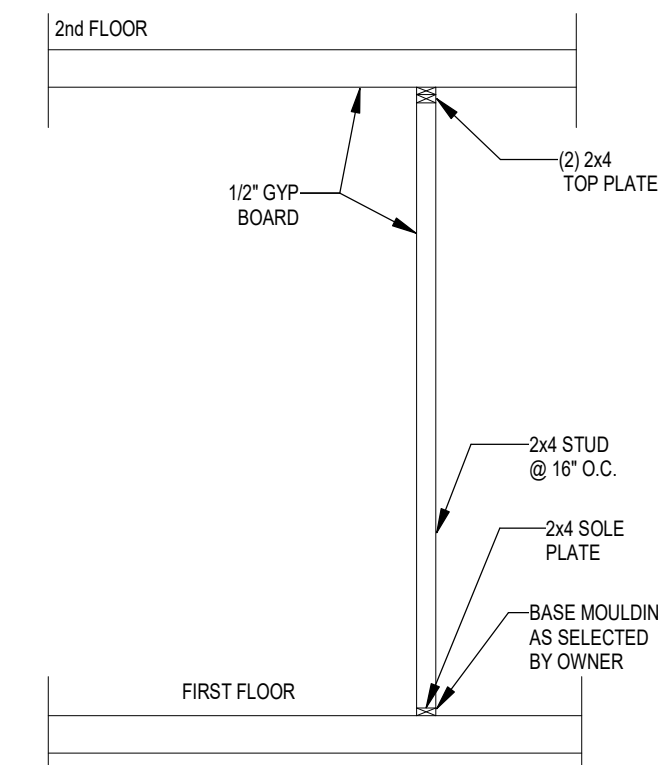
TYPICAL
TOP PLATE DETAIL
N.T.S.



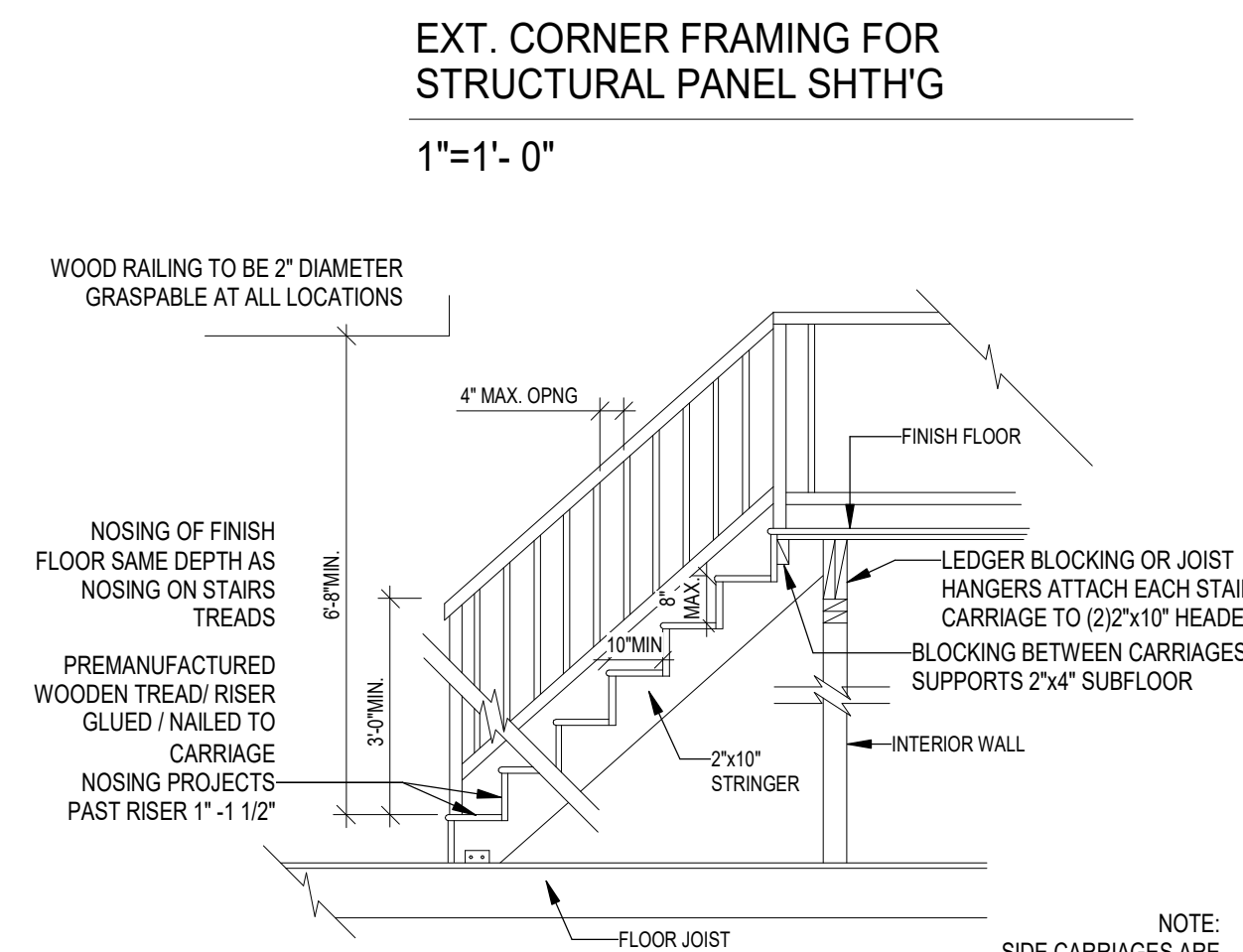
OUTSIDE CORNER DET.



INSIDE CORNER DET.



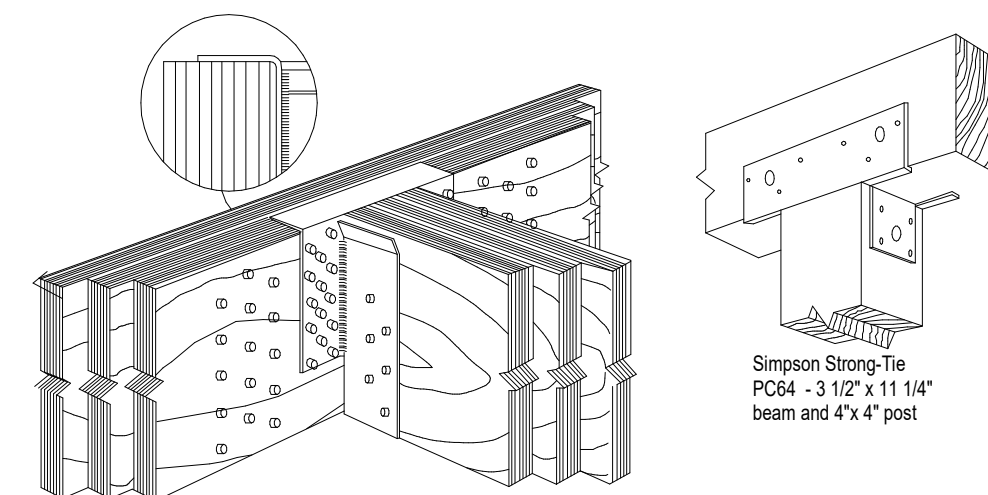
3 INTERIOR WALL DET.
Scale: NTS



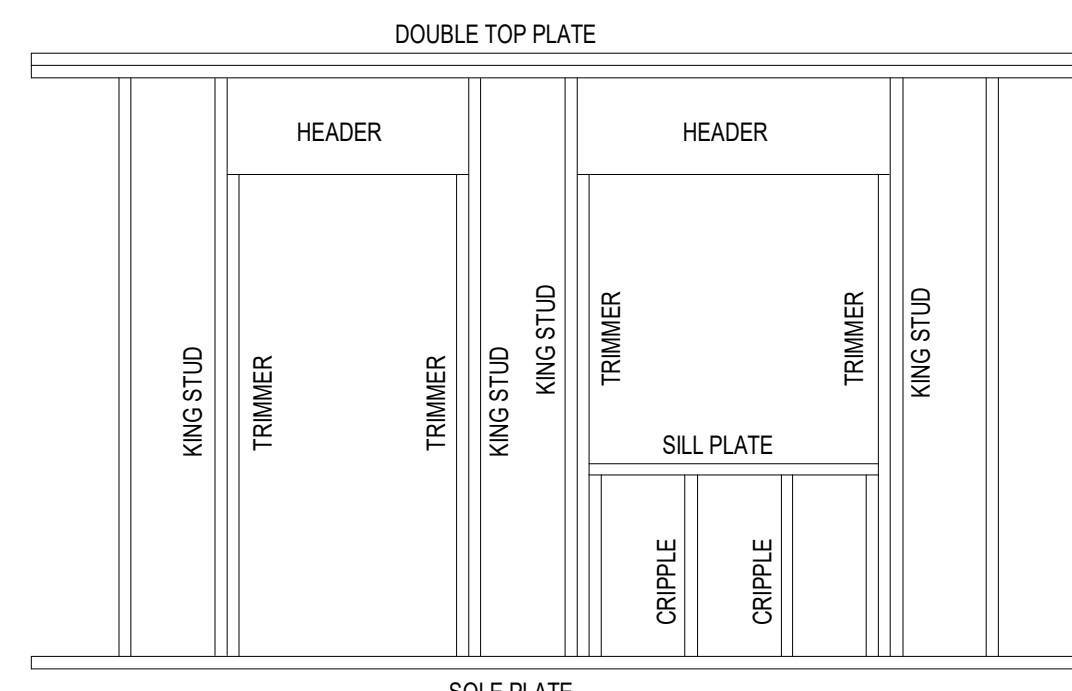
EXT. CORNER FRAMING FOR
STRUCTURAL PANEL SHT'H'G
1"=1'- 0"



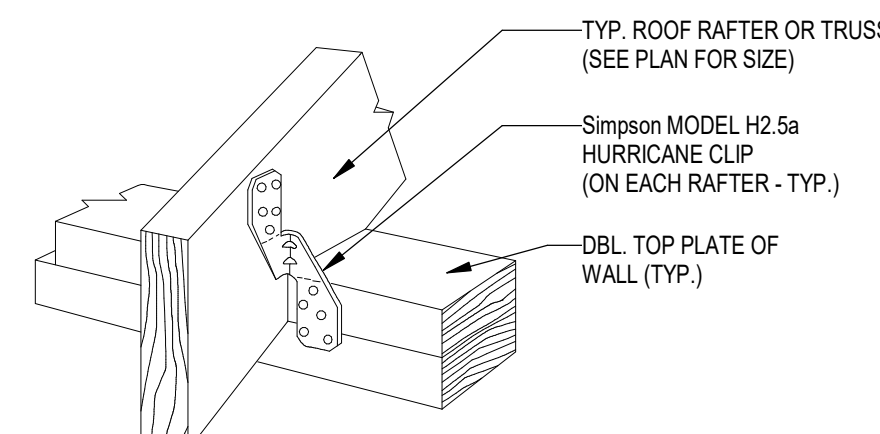
9 TYPICAL STAIRS DETAIL
Scale: 3/8", 1'-0"



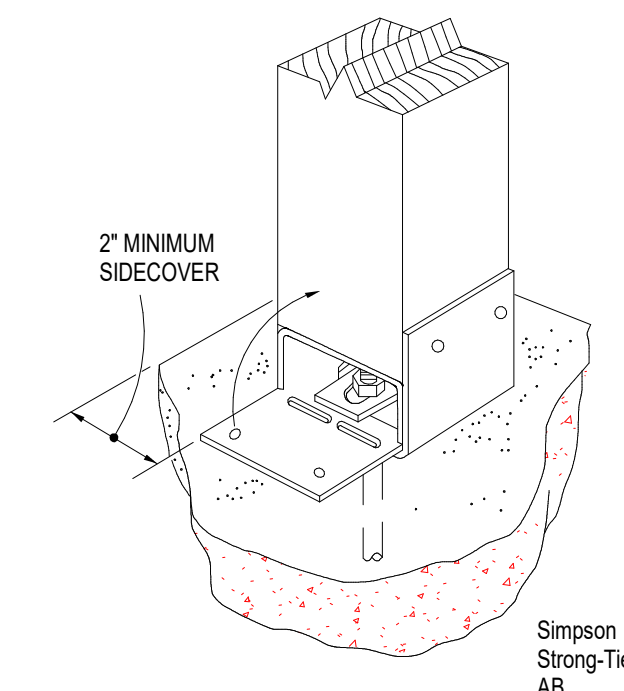
7 TYP. FLUSH GIRDER TO GIRDER CONN.
Scale: NTS



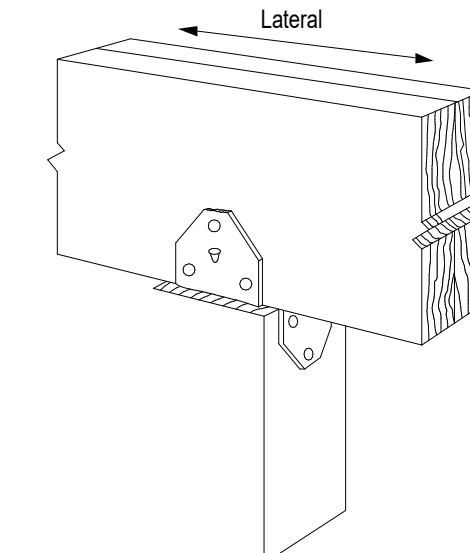
8 TYPICAL EXT. WALL DETAIL
Scale: NTS



Typ. Simpson H2.5a
Hurricane Clip
Scale: 1/4" = 1'-0"



5 POST TO FTNG.
CONNECTION DTL.
NTS



6 POST TO BEAM
CONNECTION DTL.
NTS