

PROPOSED GARAGE EXTENSION, MAIN LEVEL BATH & CLOSET ADDITION

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

PLANNING BOARD SIGNATURE BLOCK

BOARD CHAIRMAN SIGNATURE: _____ DATE: _____

SECRETARY SIGNATURE: _____ DATE: _____

BOARD ENGINEER: _____ DATE: _____

- 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

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)
- NJUC. 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:
1. NEW FOUNDATION AT BASEMENT LEVEL TO EXTEND GARAGE FOR STORAGE.
- LEVEL 1 SCOPE OF WORK:
1. SHORE UP AND AND PREPARE FOR DEMO OF EXISTING EXTERIOR BASEMENT WALL AS INDICATED ON THE FLOOR PLAN DRAWING.
2. DEMO EXISTING NORTH WALL IN EXISTING BEDROOM AND PREPARE FOR NEW BATH/CLOSET ADDITION, REFER TO DRAWINGS.
3. ADD NEW 2x6 STUD WALLS, WINDOWS AND (2) INTERIOR DOORS AS INDICATED ON DRAWINGS.
4. NEW SIDING AND ASPHALT SHINGLE ROOF, SOFFITS, GUTTERS & LEADERS.
5. NEW BATHROOM FIXTURES

ZONING WORKSHEET

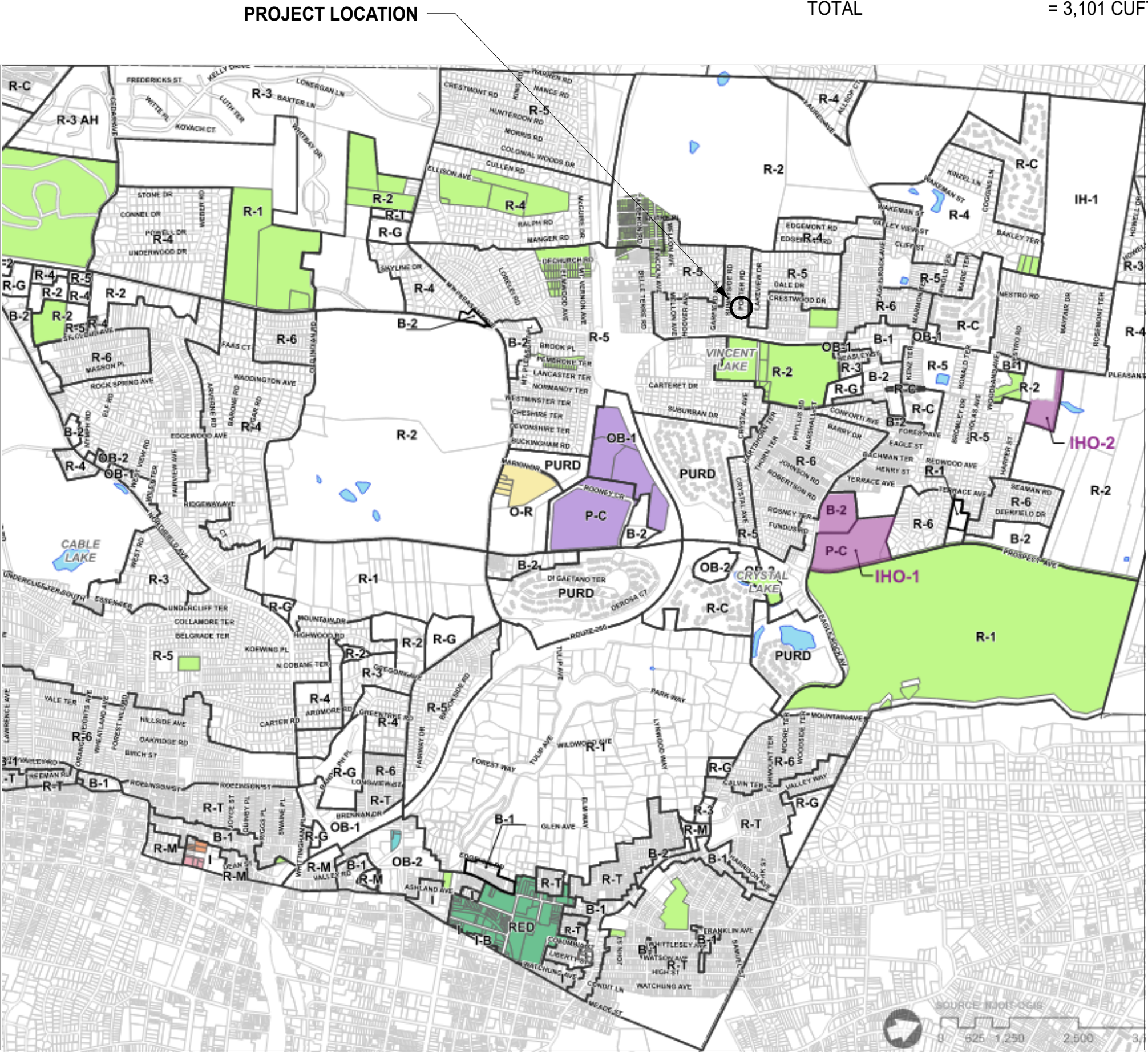
BASED ON NEW JERSEY CODES 2021 AND IBC 2021 NJ Ed.				
ZONING ANALYSIS - R-6 SINGLE FAMILY RESIDENCE				
BLOCK 175.24 LOT 3				
DESCRIPTION	ALLOWED	EXISTING	PROPOSED	VARIANCE REQD.
MINIMUM LOT AREA	6,000 s.f.	6,702 s.f.	no change	Meets Ordinance
FRONT YARD	30 feet	24.7 feet	no change	Exist. Non-Conforming
REAR YARD	30 feet	34.8 feet	no change	Meets Ordinance
SIDE YARD	10'+8=18 feet aggr.	14.1+6.4=20.5 feet	no change	YES
HEIGHT	30 feet	26'-0"	no change	Meets Ordinance
BLDG. COVERAGE	35%	20%	23%	Meets Ordinance
IMPERVIOUS COVERAGE	45%	42%	45%	Meets Ordinance



VICINITY MAP

PROPOSED ADDITION VOLUME

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



ZONING MAP

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 #16411

FC3 PROJECT NO. 26-NJ-052

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

26-052 08-31-2026

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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 FLOWS:
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.

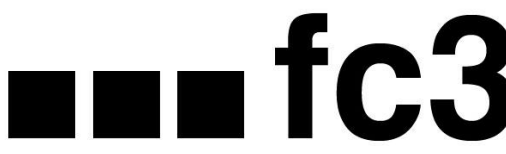
ABBREVIATIONS

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


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

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Consultant: Aaron Gonzales, PhD

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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

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EXISTING SURVEY BY OTHERS

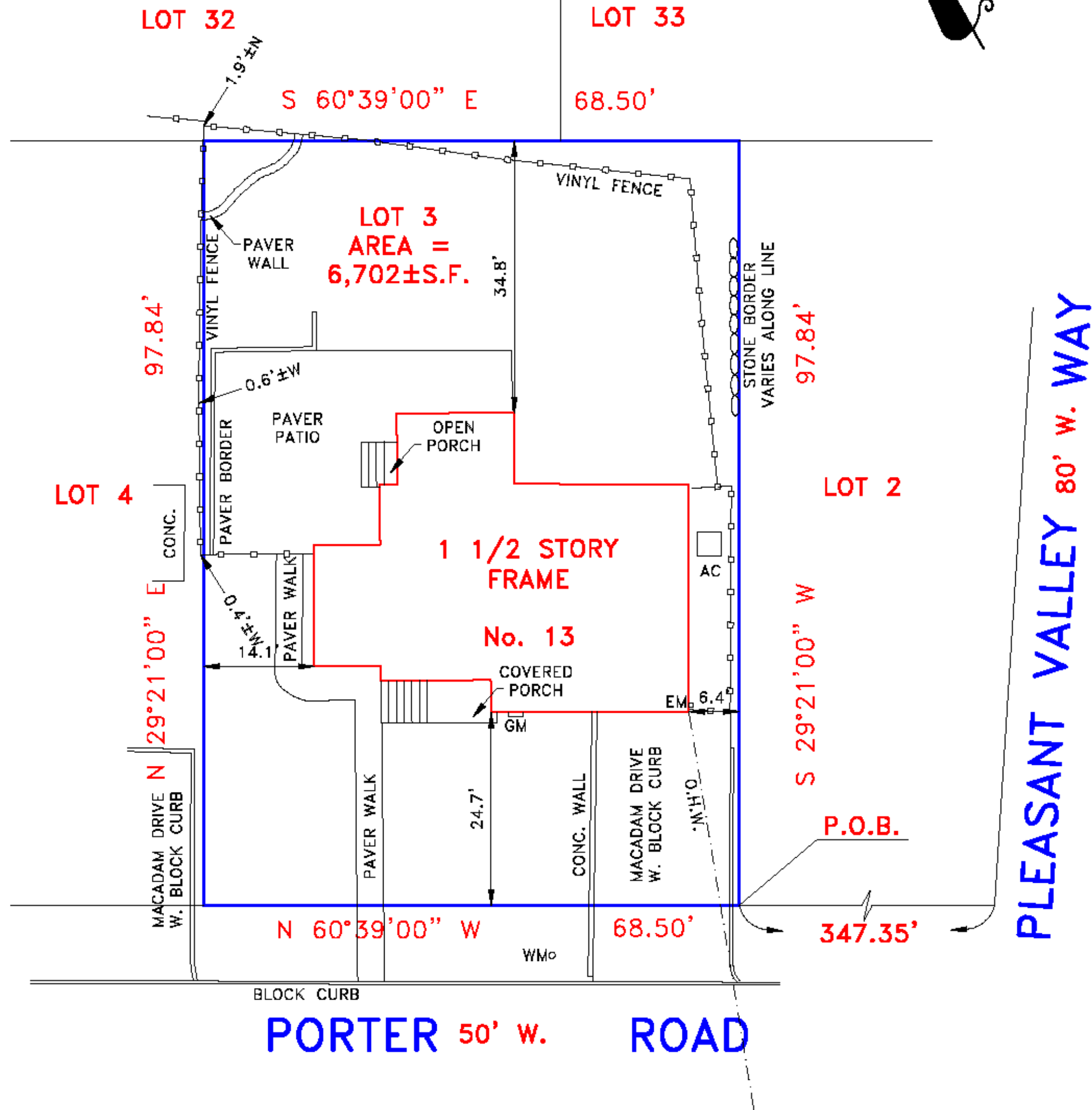
Lantelme, Kurens & Associates, PC

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

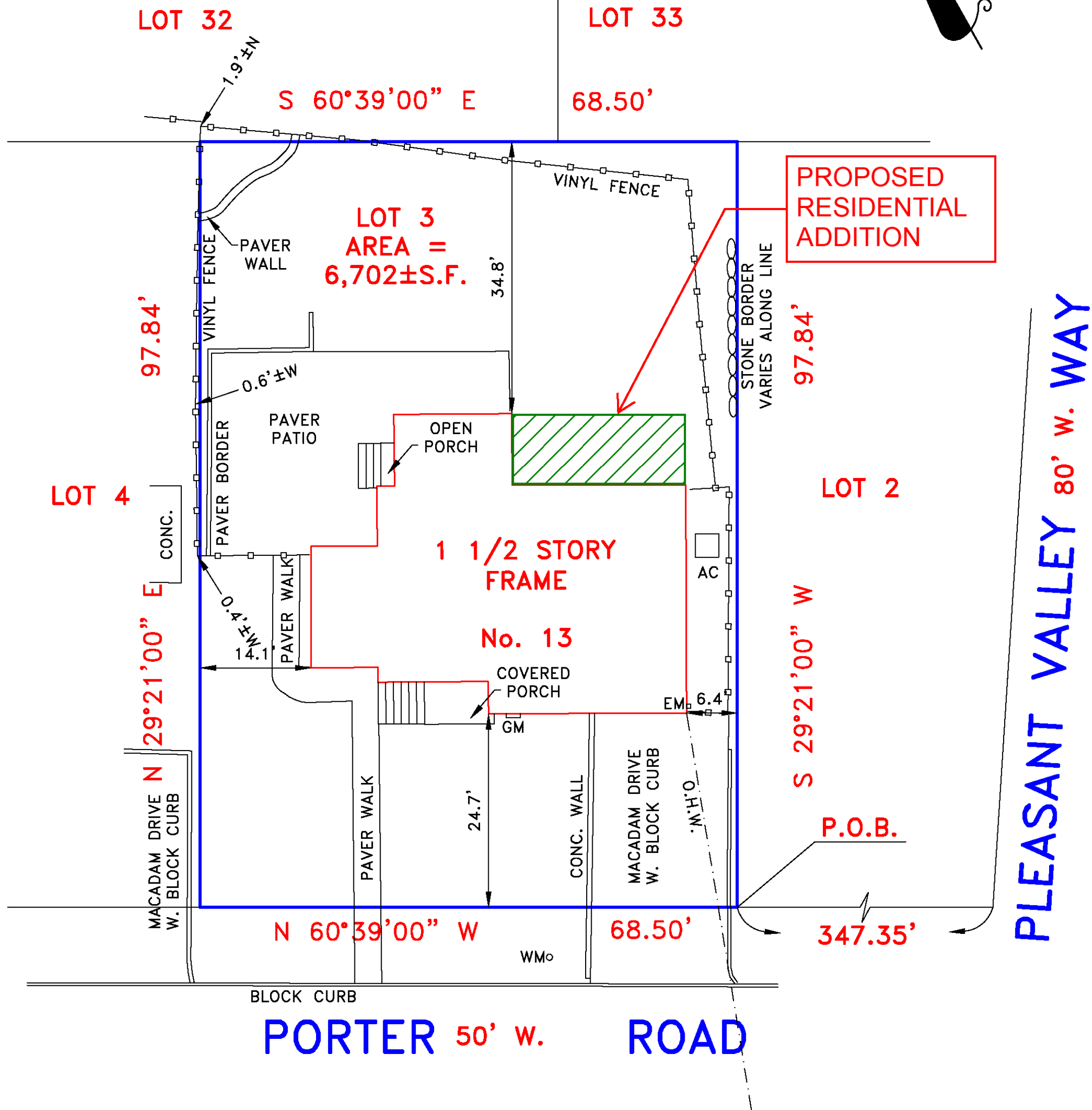
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SCALE: 1"=20' DATE: 04/07/26 PARTY: JN/VD DRAWN BY: DR

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RHODE RESIDENCE
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WEST ORANGE, NJ 07072
BLOCK 175.24, LOT 3

SURVEY/SITE PLAN

Drawn By: AJG Checked By: FC3

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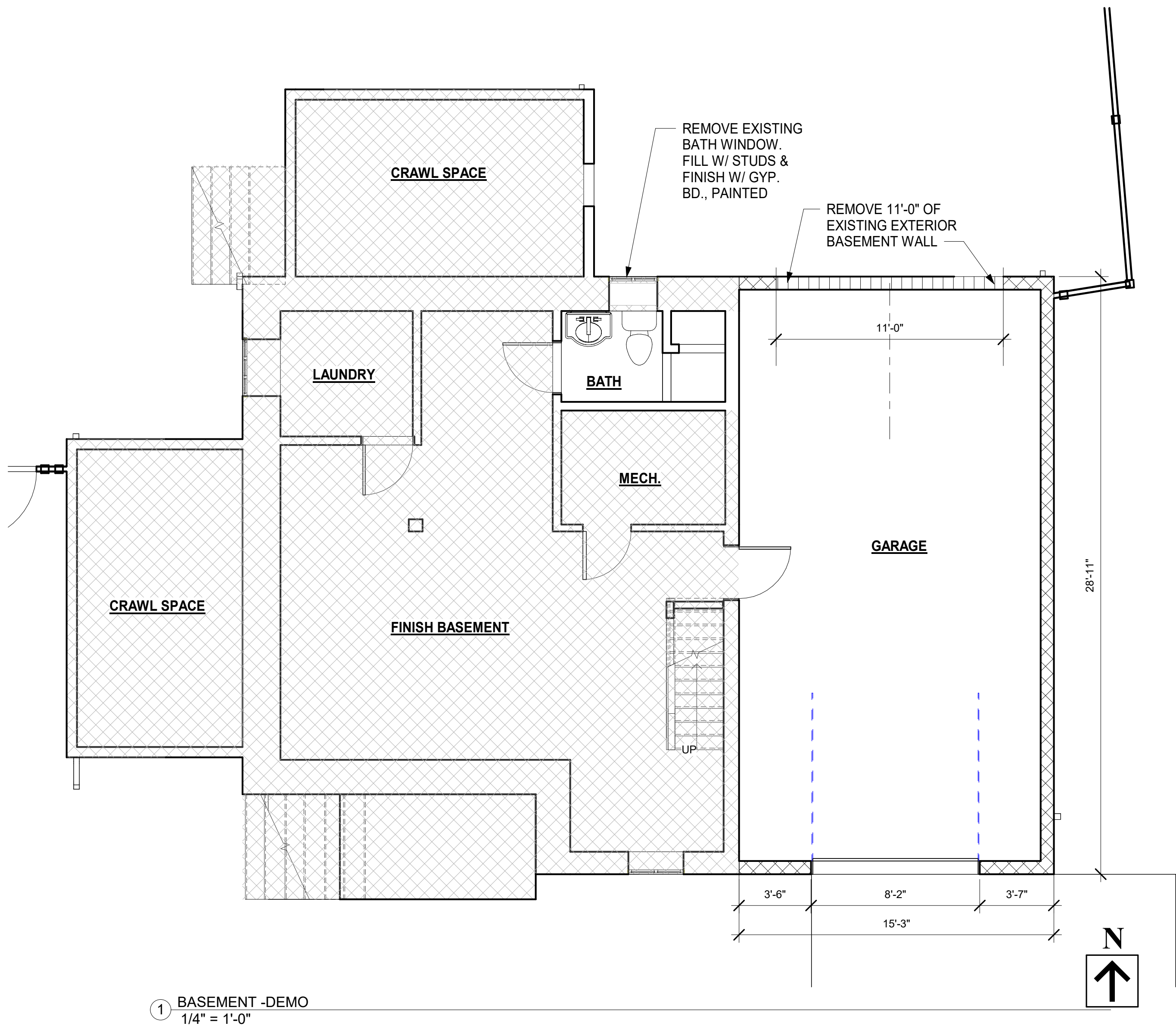
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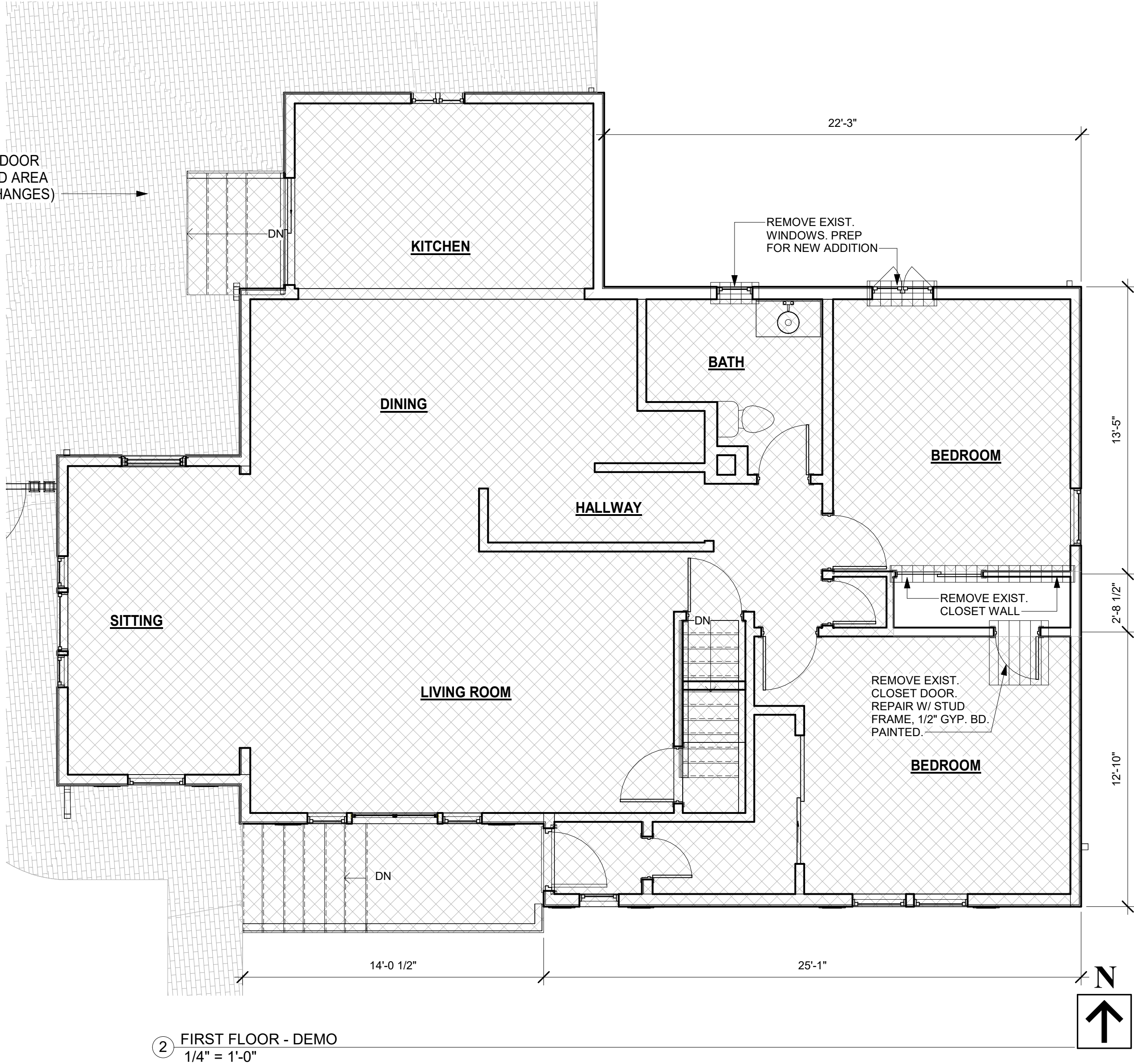
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① BASEMENT - DEMO
1/4" = 1'-0"

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.



② FIRST FLOOR - DEMO
1/4" = 1'-0"

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.

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 #16411

FC3 PROJECT NO. 26-NJ-052

fc3

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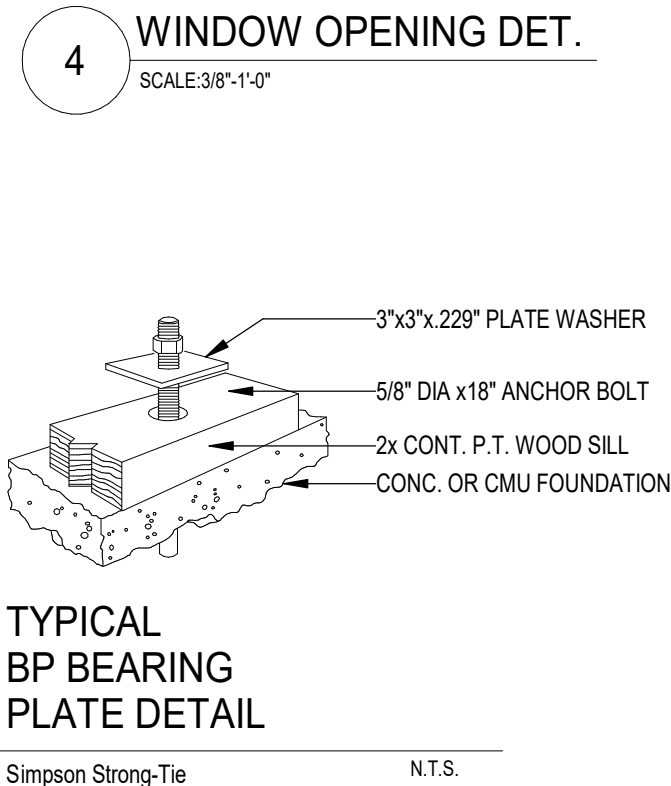
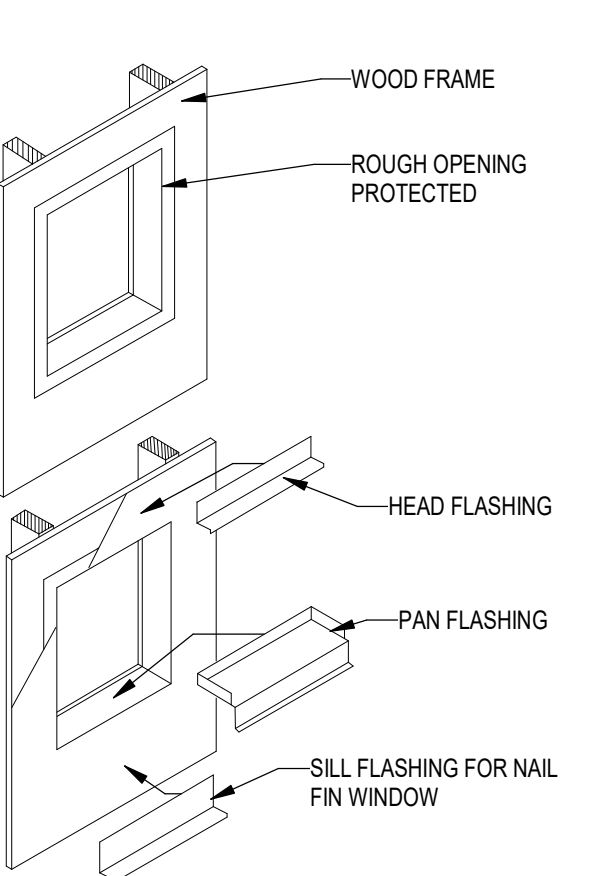
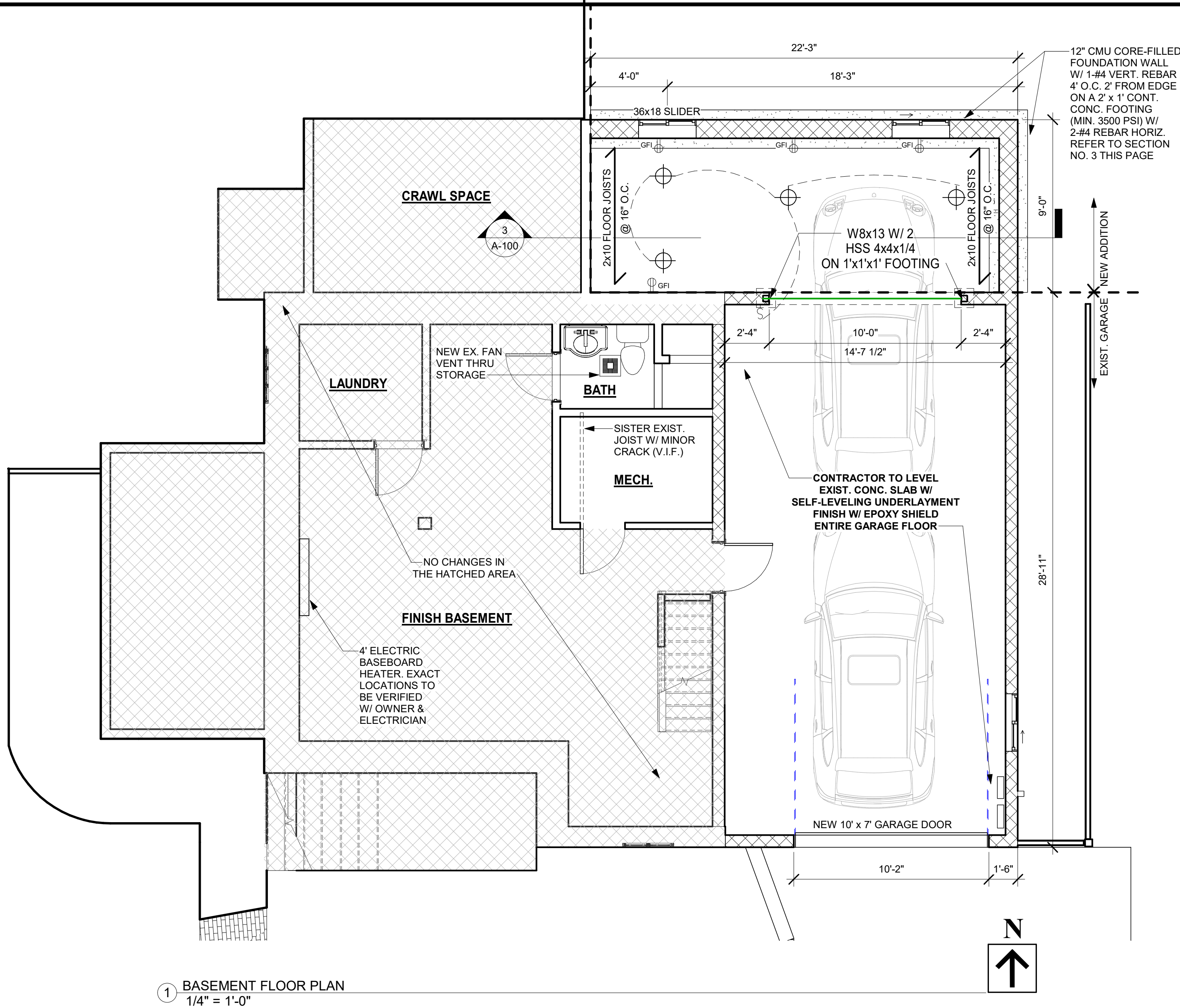
**BASEMENT & MAIN
LEVEL - DEMO PLAN**

Drawn By: AJG Checked By: FC3

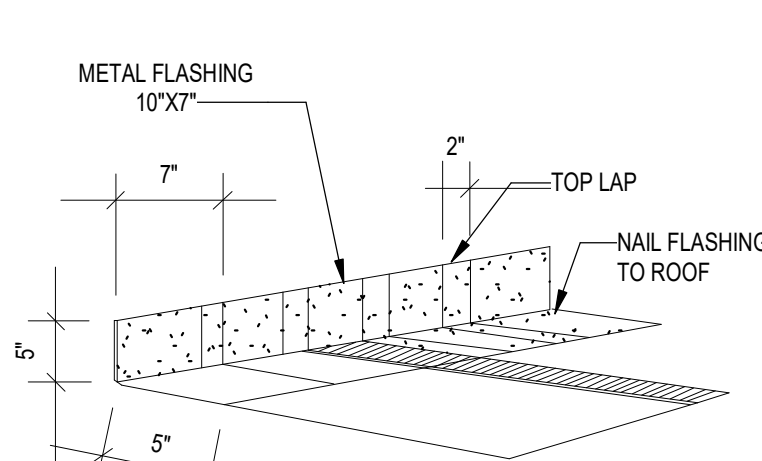
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1/4" = 1'-0" 26-052 08-31-2026

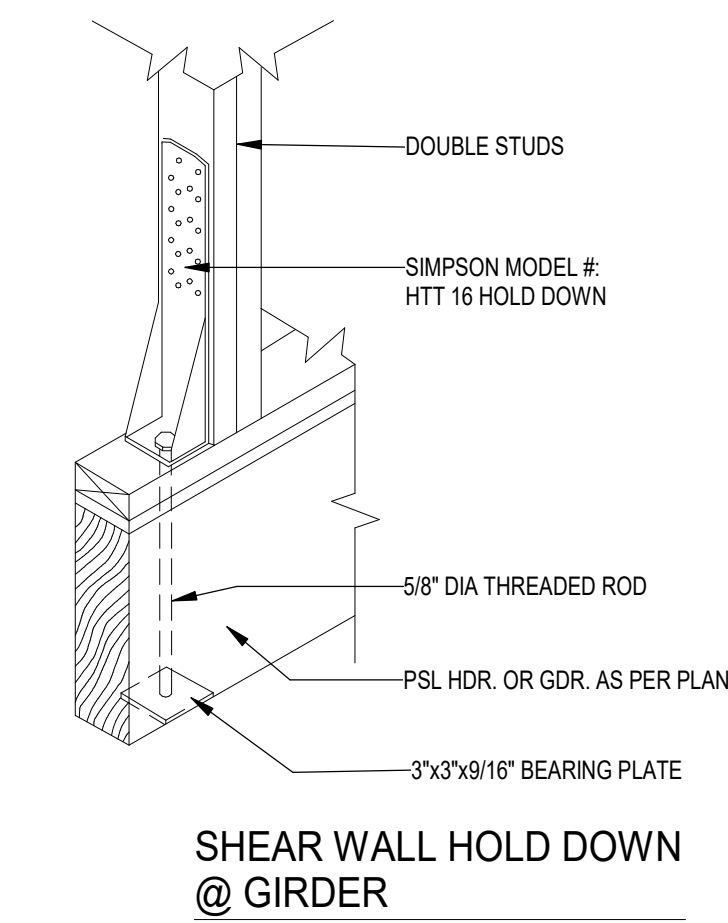
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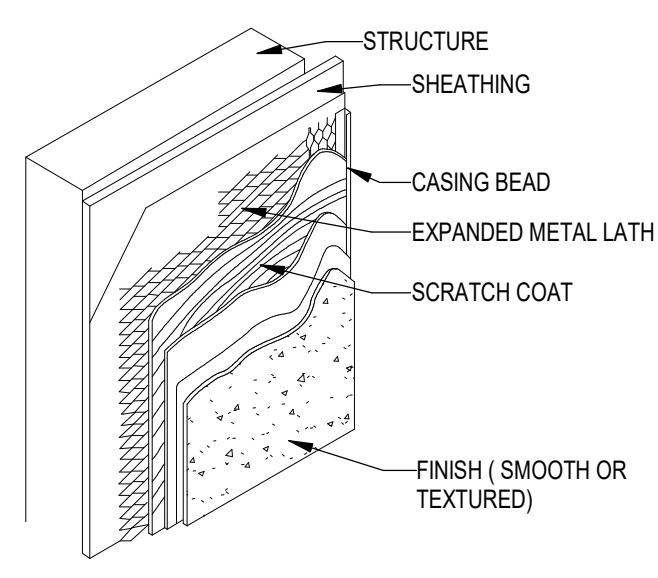
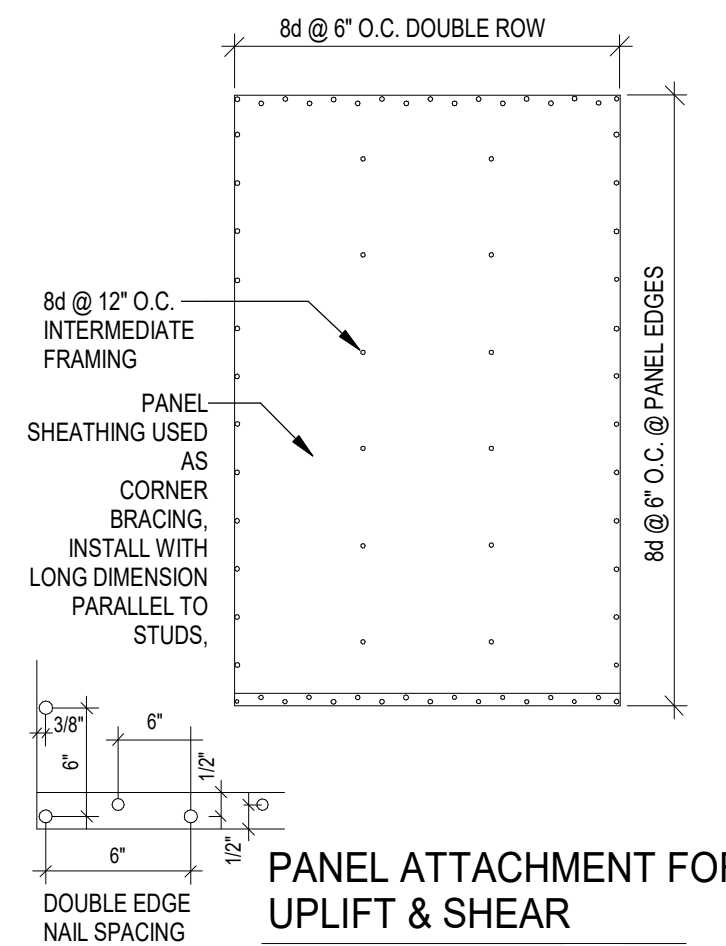
2 FRAMING DETAILS
3/8" = 1'-0"



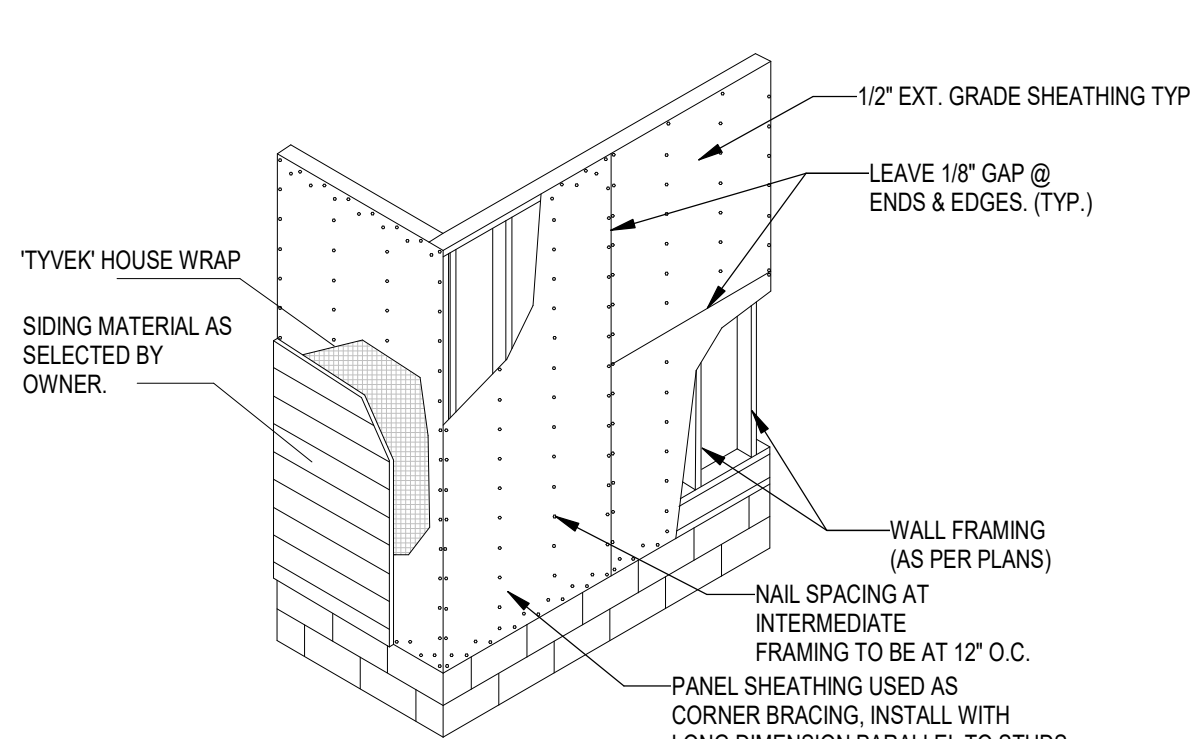
STEP FLASHING:
USE 10"x17" CORROSION-RESISTANT METAL WHERE ROOF PLANES BUTT AGAINST VERTICAL SIDEWALLS OR CHIMNEYS.



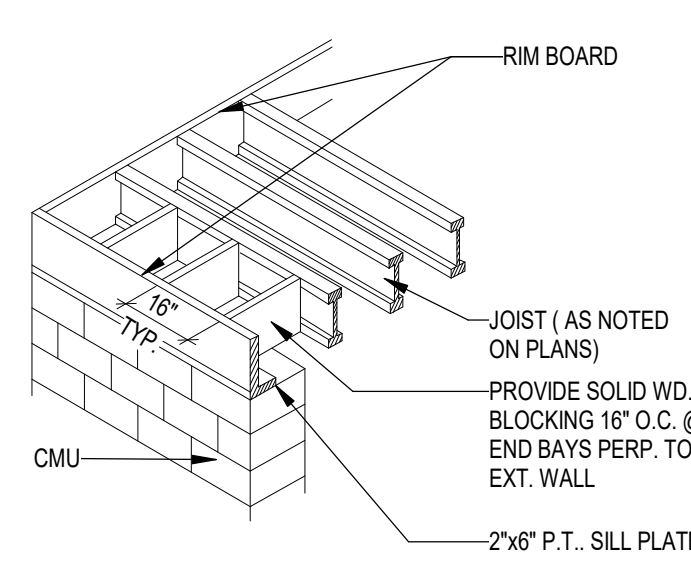
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STRUCTURAL PLYWOOD WALL SHEATHING
N.T.S.



PROPOSED BASEMENT LEVEL SQUARE FOOT:

1. 22'-3" x 9'-0" = 200 S.F.

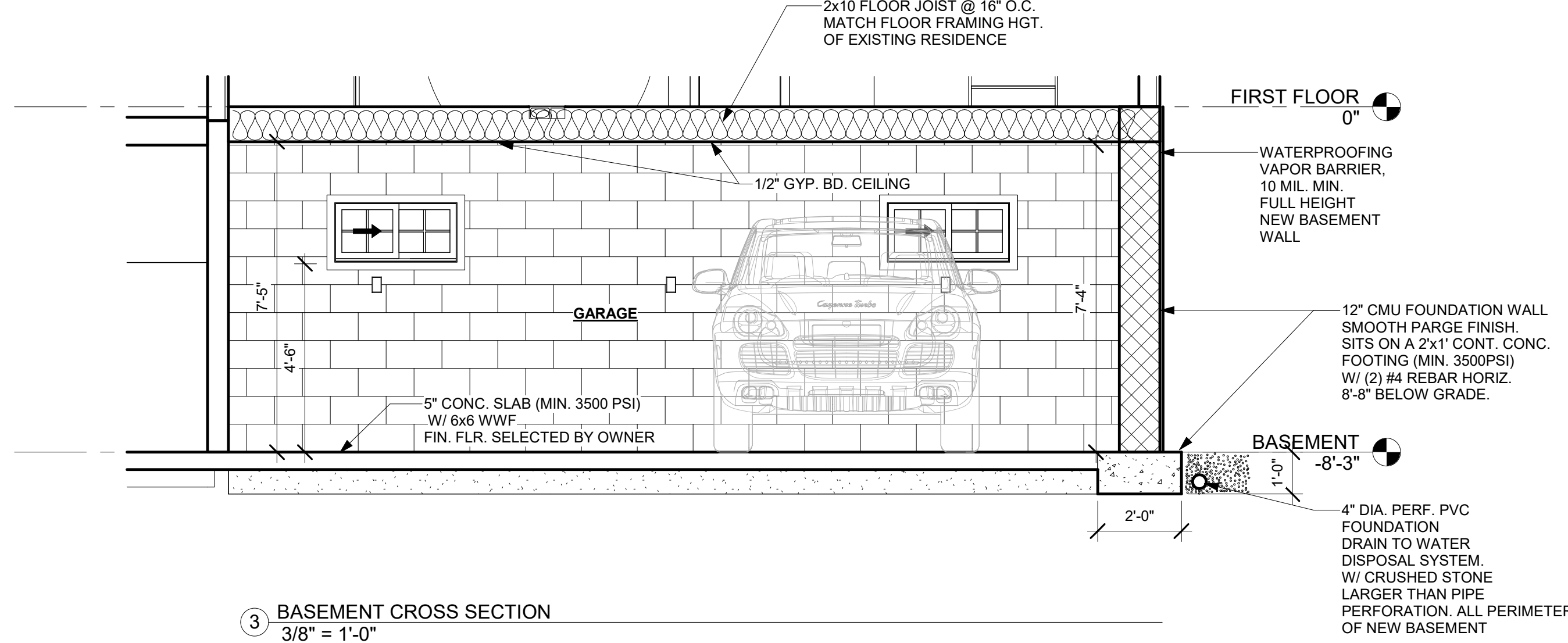
HSS 4x4x1/4 COLUMN / POST NOTE:

1. POSTS FOR "ONCENTER" STEEL BEAM TO BE SOLID THRU TO REST ON SOLID CONCRETE FOUNDATION, STL. COLUMN OR POST BELOW. INSTALLED IN ACCORDANCE W/ MANUFACTURERS SPECIFICATION.

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

GENERAL FOUNDATION NOTES:

- ALL EXTERIOR DIMENSIONS MEASURED TO OUTSIDE FACE OF CMU WALL, ALL INTERIOR DIMENSIONS MEASURED TO INTERIOR FACE OF CMU, ALL VERTICAL DIMENSIONS ARE TAKEN TO TOP OF GROUND.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- FINAL STRUCTURAL DESIGN TO BE REVIEWED AND APPROVED BY LICENSED STRUCTURAL ENGINEER.
- ALL SIMPSON STRONG-TIES TO BE INSTALLED FLUSHED WITH FLOOR JOISTS UNLESS OTHERWISE NOTED.
- FINAL UTILITY EQUIPMENT CONFIGURATION, PLUMBING, DUCT, ELECTRICAL, ETC., LOCATIONS TO BE DETERMINED BY CONTRACTOR AND THE OWNER.
- LOCATE HVAC GRILLS AND DIFFUSERS ON CENTER OF WINDOW, DOOR, OPENING OR ROOM, COORDINATE WITH HVAC CONTRACTOR.
- INSTALL BLANKET INSULATION IN WALL CAVITY AROUND ALL.



CEILING PROVIDE 2 LAYERS OF 5/8" GYPSUM TYPE "X" FOR INR. FIRE SEPERATION AS PER UL LS44 (above)		
1 Hour-Rated construction construction detail	Dimensional Lumber Description	Test Number
	- Two Layers 5/8" Sheetrock Firecode Care Gypsum panels. - 2 x 10 Wood Joist 24" o.c. - Face layers Joints Finished. - Floor: 1/2" plywood with extending Glue Also for Roof- Ceilings, including trusses	GA-FC-5408 AND RC-2601
BASE Layers 5/8" type X Gypsum wallboard applied at right angles to 2 X 10 wood joists 24" o.c. with 1 1/4" type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum venter base applied at right angles to joists with 1 7/8" type W or S drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints.		

1 hr FIRE RATE WALL- IN ACCORDANCE W/ 5/8" TYPE GYPSUM TYPE "X" FOR INR. FIRE SEPERATION ON BOTH SIDES OF WALL (1 HOUR FIRE RATING) AS PER UL-305

WOOD STUDS- Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

JOINTS AND NAIL-HEADS-Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate , nom. 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

GYPSUM BOARD- 5/8 in. thick paper or vinyl surface, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. oc with 6d cement coated nails 1 7/8 in. long, .00915 in. shank dia. and 15/64 in. dia. heads. When used in widths other than 48 in. gypsum panels are be installed horizontally.

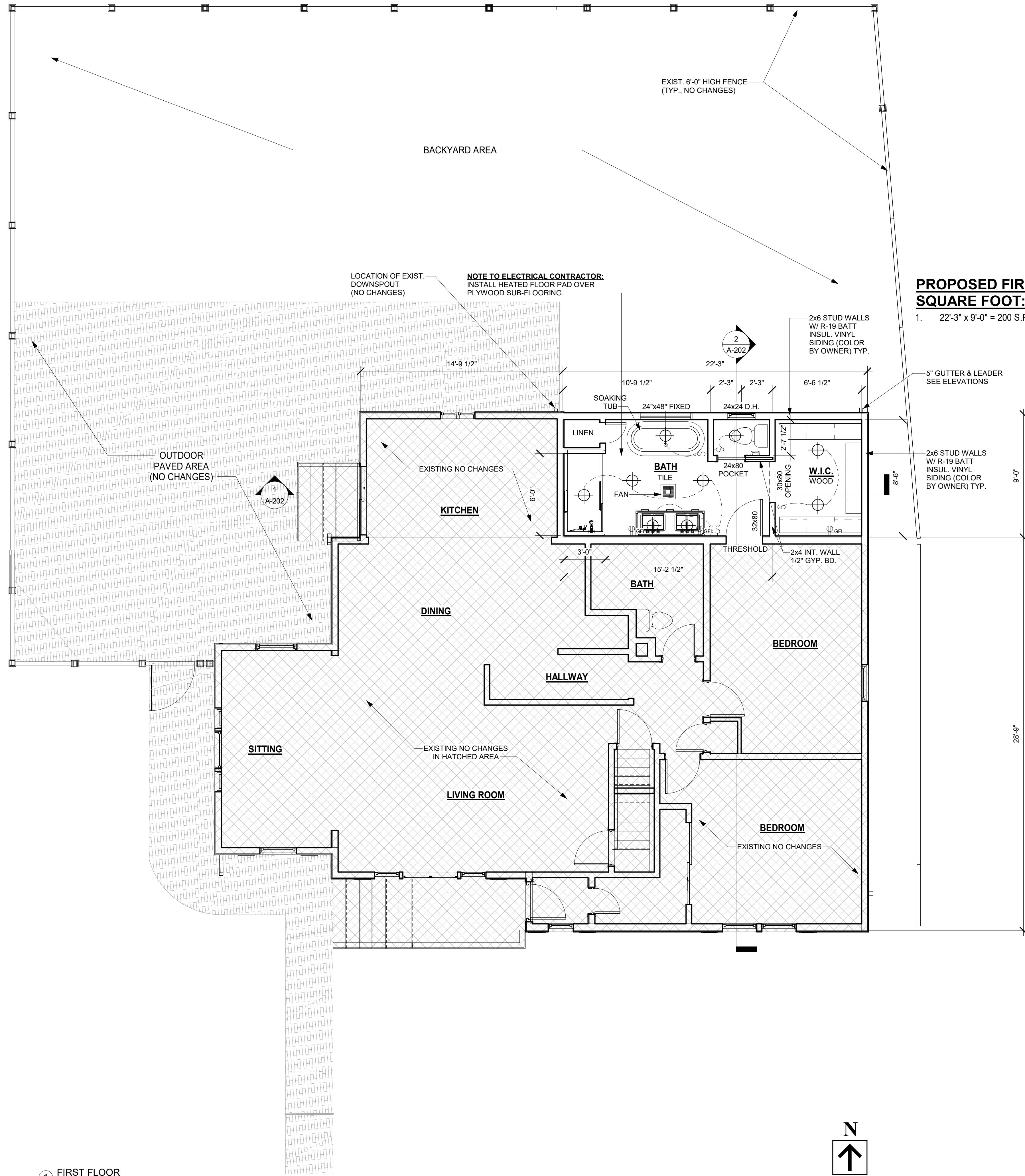
LEGEND	
	RECESSED LIGHTING AS SELECTED BY OWNER
	SPOT LIGHTING AS SELECTED BY OWNER
	EXHAUST FAN W/LIGHT TO BE SELECTED BY OWNER
	SWITCH
	3 - WAY SWITCH
	WALL OUTLET
	GROUND FAULT INTERRUPT OUTLET
	GROUND FAULT INTERRUPT OUTLET CLG. MOUNTED
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	HANGING PENDANT
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

NOTE:
ALL HOLD DOW STRAPS AND SEAR WALL LOCATION REFEREED BY THE STRUCTURAL ENGINEER

NOTE:
AS PLYWOOD LESS THAN 24" TO GRADE IS TO BE PRESSURE TREATED

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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

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

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NEW JERSEY #16411

FC3 PROJECT NO. 26-NJ-052

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Consultant: Aaron Gonzales, PhD

REV. #

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

FIRST FLOOR PLAN -
PROPOSED

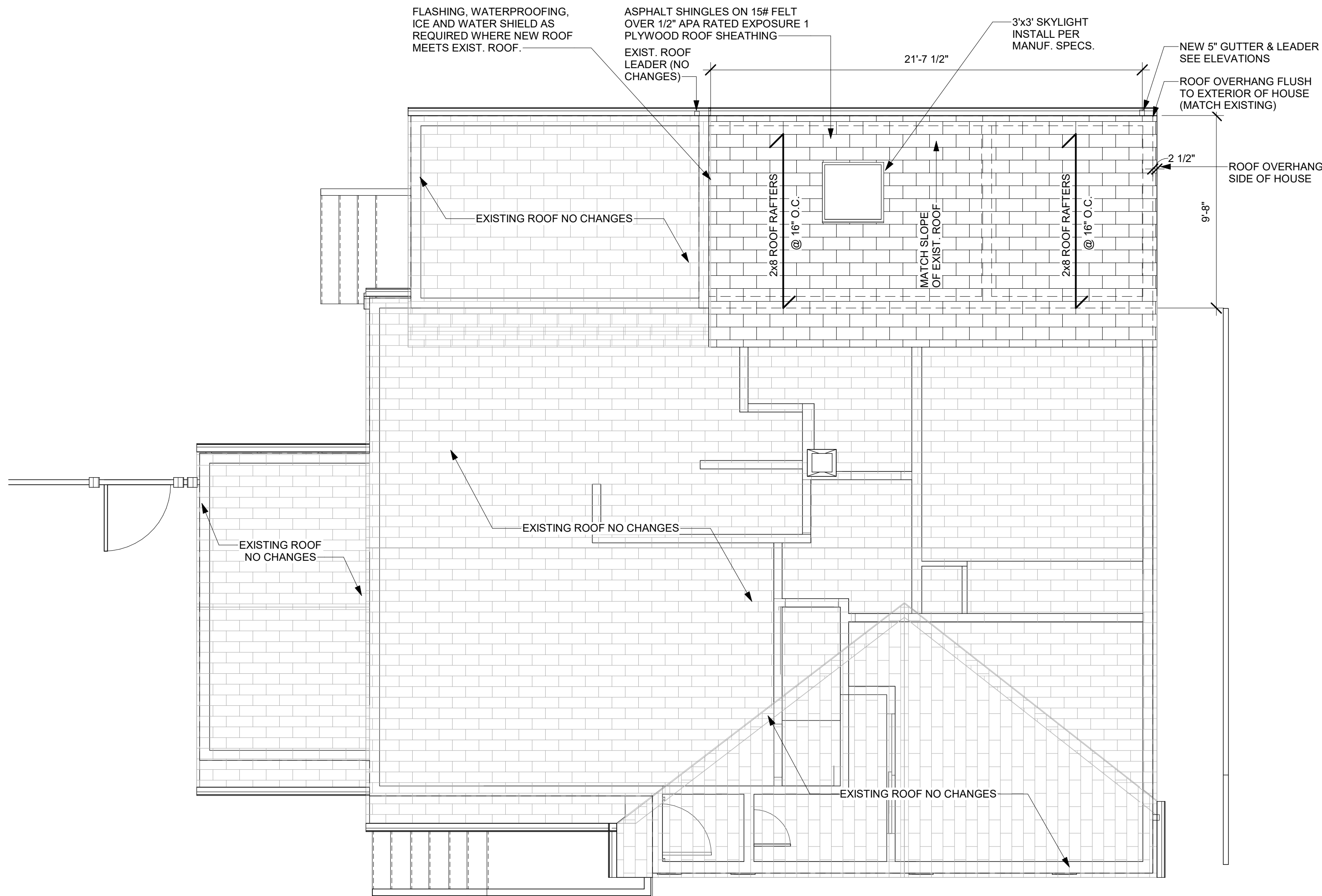
Drawn By: AJG Checked By: FC3

A-101

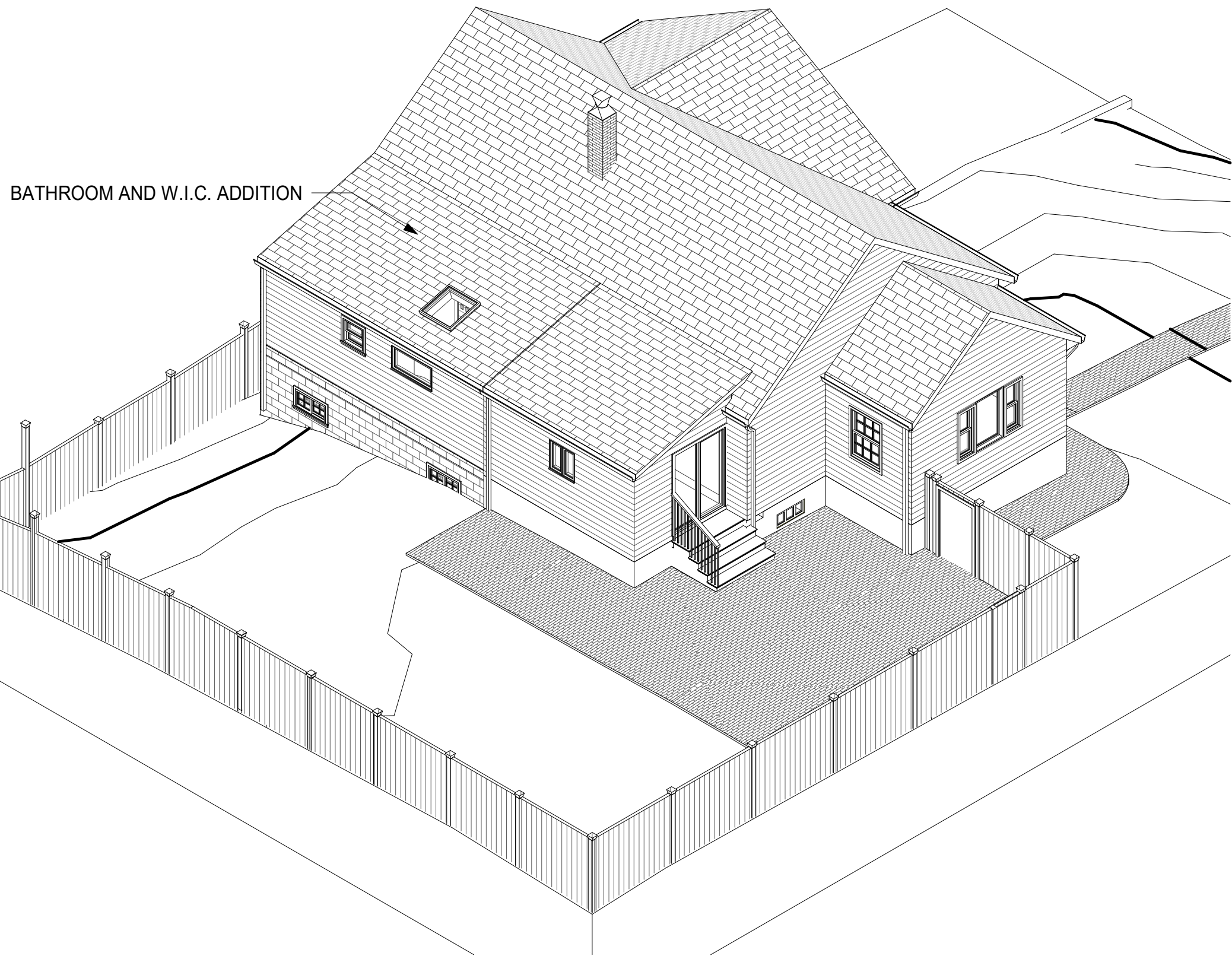
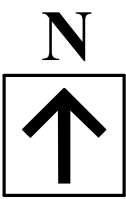
As indicated 26-052 08-31-2026

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"



2 3D RENDERING

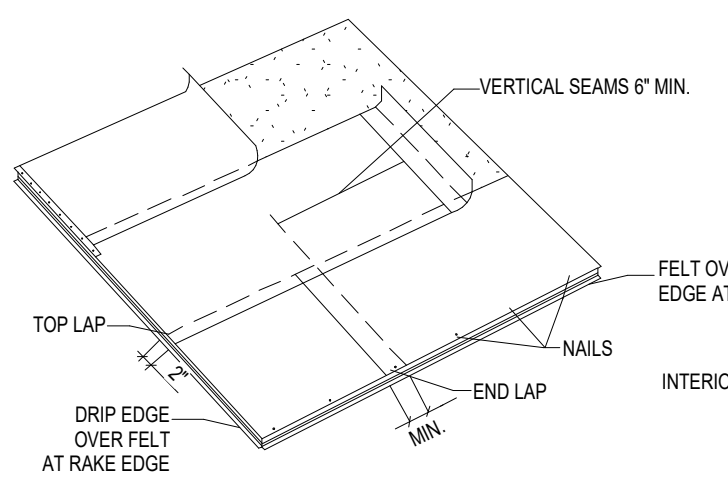
ROOF RAFTERS

20# LIVE LOAD¹ 15# DEAD LOAD L/360

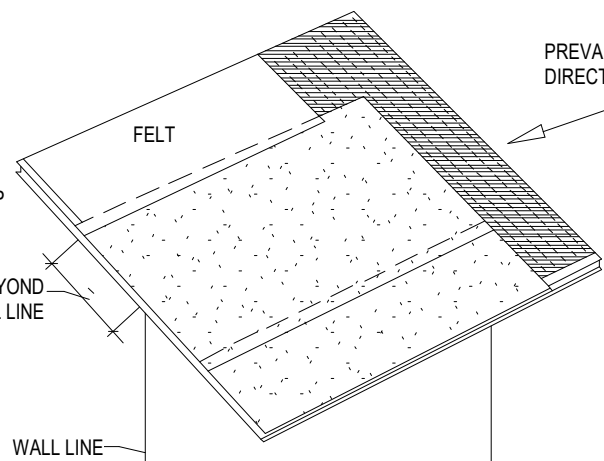
Table RR-4

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.

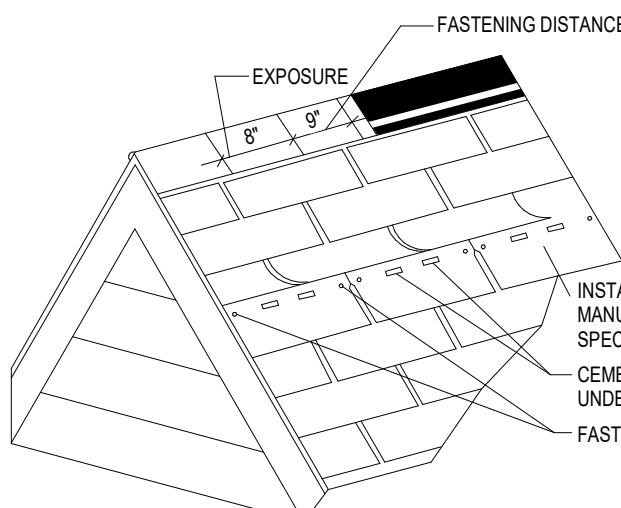
Species or Group	Grade	Span (feet and inches)															
		2 x 6				2 x 8				2 x 10				2 x 12			
		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
Douglas Fir-Larch	Sel. Struc.	14-4	13-0	12-3	11-4	18-10	17-2	16-1	15-0	24-1	21-10	20-7	19-1	29-3	26-7	25-0	23-3
	No.1 & Btr.	14-1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



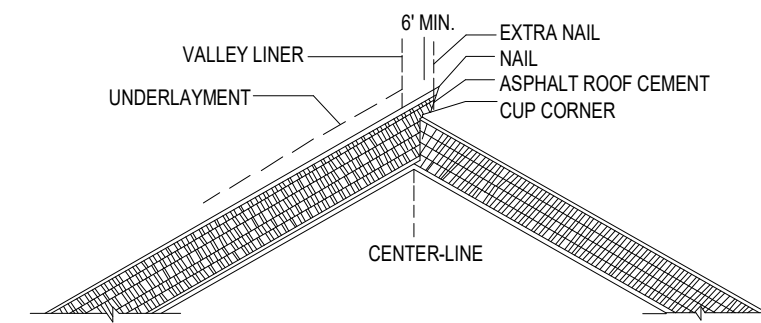
UNDERLAYMENT STANDARD SLOPE:
STANDARD SLOPE (4" IN 12" OR MORE)
APPLICATION OF UNDERLAYMENT AND METAL DRIP EDGE.



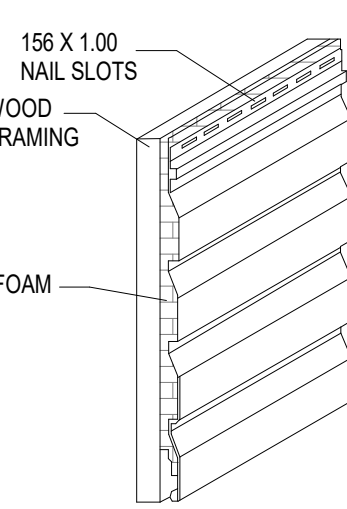
SPACIALITY EAVE FLASHING:
WEATHER LOCK UNDERLAYMENT OR EQUIVALENT EAVE AND FLASHING MEMBRANE APPLIED TO A POINT AT LEAST 24" BEYOND INTERIOR WALL LINE. SEE MANUFACTURERS INSTALLATION INSTRUCTIONS WHERE REQUIRED BY CODE. 24" BEYOND INTERIOR WALL LINE



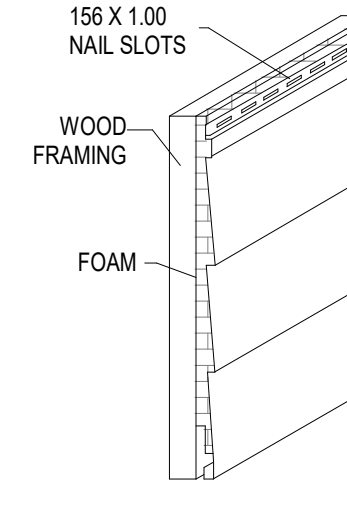
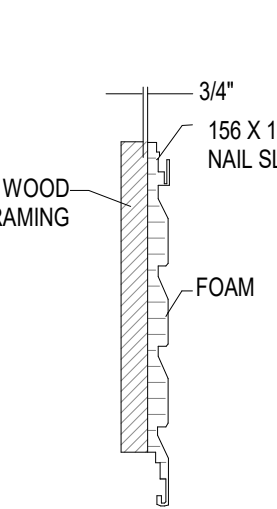
HIP & RIDGE APPLICATION:
USE HIGH RIDGE HIP & RIDGE SHINGLES. FOLLOW APPLICATION INSTRUCTIONS AS PRINTED ON THE HIGHT RIDGE HIP & RIDGE DRAWING.



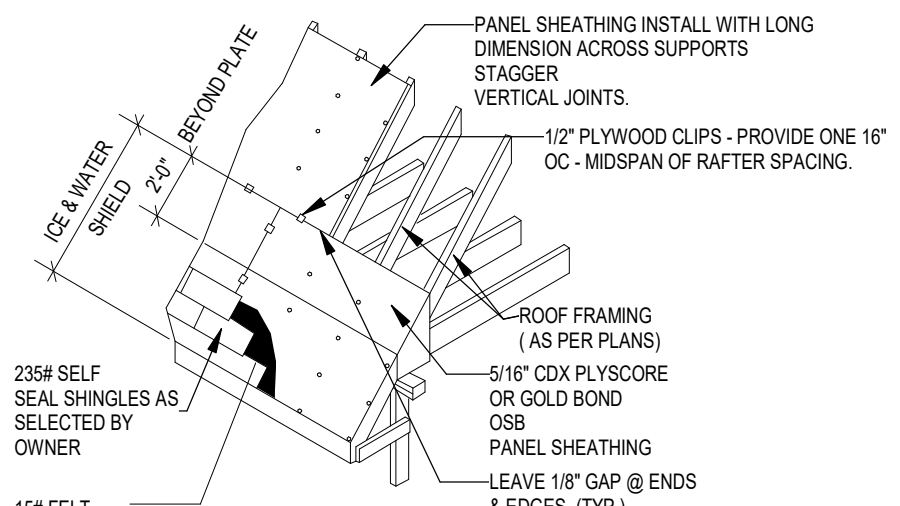
VALLEY CONSTRUCTION: CLOSED-CUT VALLEY
A CLOSED CUT VALLEY CAN BE USED AS AN ALTERNATIVE AND IS APPLIED AS FOLLOWS:
LAY A 36" WIDE VALLEY LINER OF SELF-ADHERED MEMBRANE UNDERLAYMENT OR EQUIVALENT. A 36" WIDE MIN. 50-LB. SMOOTH SURFACE ROOF FOOTING CAN ALSO BE USED AS VALLEY LINER. LAY ALL SHINGLES ON ONE SIDE OF VALLEY AND ACROSS CENTER LINE OF VALLEY A MIN. OF 12". FASTEN A MIN. OF 6" AWAY FROM CENTER LINE EACH SIDE OF VALLEY.
STRIKE A CHALK LINE 2" FROM THE CENTER LINE OF THE UNSHINGLED SIDE. APPLY SHINGLES ON THE UNSHINGLED SIDE UP TO THE CHALK LINE AND TRIM. TAKING CARE NOT TO CUT THE UNDERLYING SHINGLES. CLIP UPPER CORNERS OF THERE SHINGLES. CEMENT AND FASTEN.
BOTH WOVEN AND METAL VALLEYS ARE ACCEPTABLE ALTERNATIVES.



INSULATED VINYL SIDING
DOUBLE DUTCH LAP ISOMETRIC



TYP. VINYL SIDING

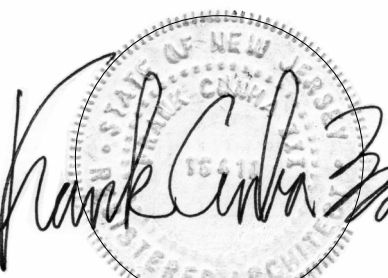


STRUCTURAL ROOF SHEATHING

N.T.S.

3 ROOF DETAILS
3/8" = 1'-0"

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



FRANK CUNHA III, AIA, NCARB
REGISTERED ARCHITECT
NEW JERSEY #104111

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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

ROOF PLAN

Drawn By: AJG Checked By: FC3

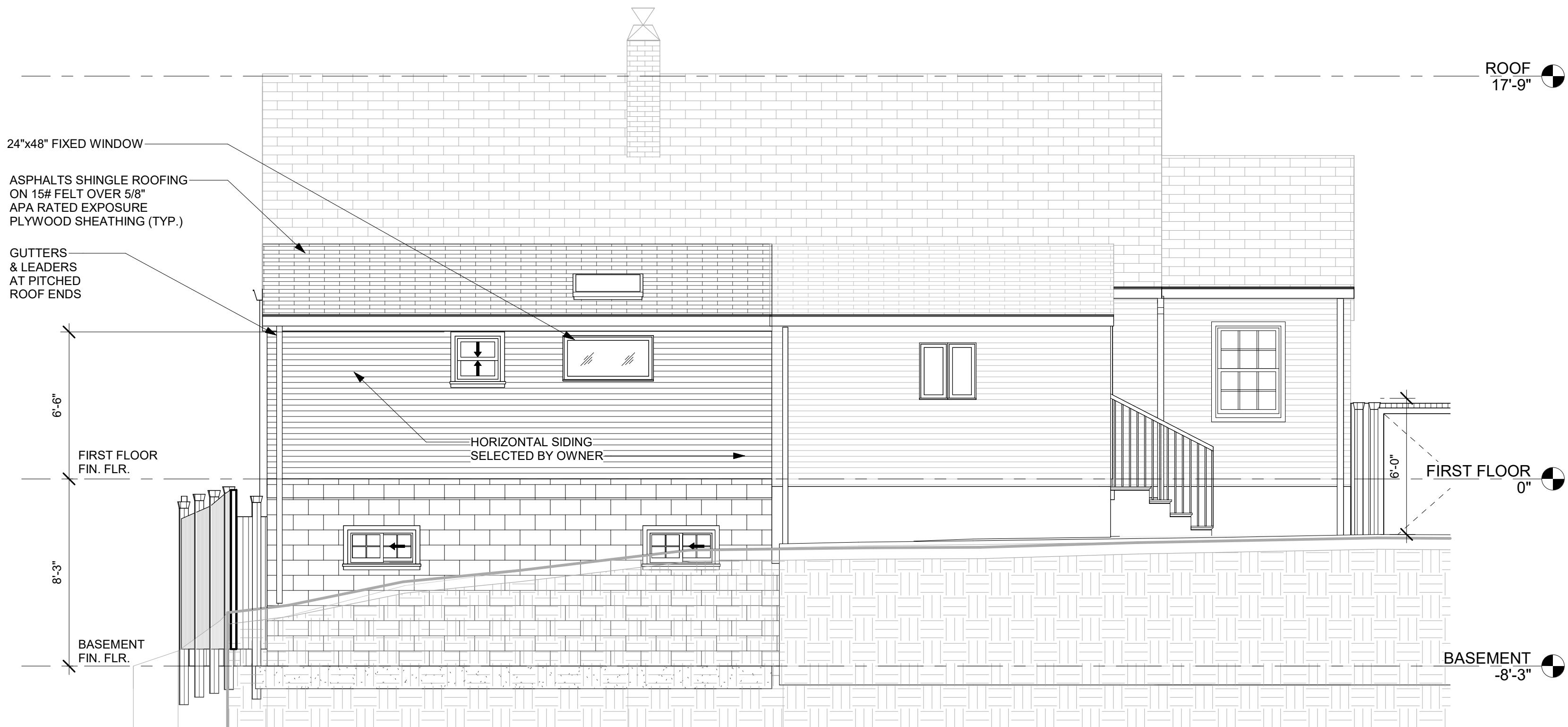
A-102

As Indicated 26-052 08-31-2026

FRONT OF HOUSE ELEVATION - NO CHANGES



① FRONT ELEVATION
1/4" = 1'-0"



② REAR ELEVATION
1/4" = 1'-0"

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Frank Cunha III

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RHODE RESIDENCE
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BLOCK 175.24, LOT 3

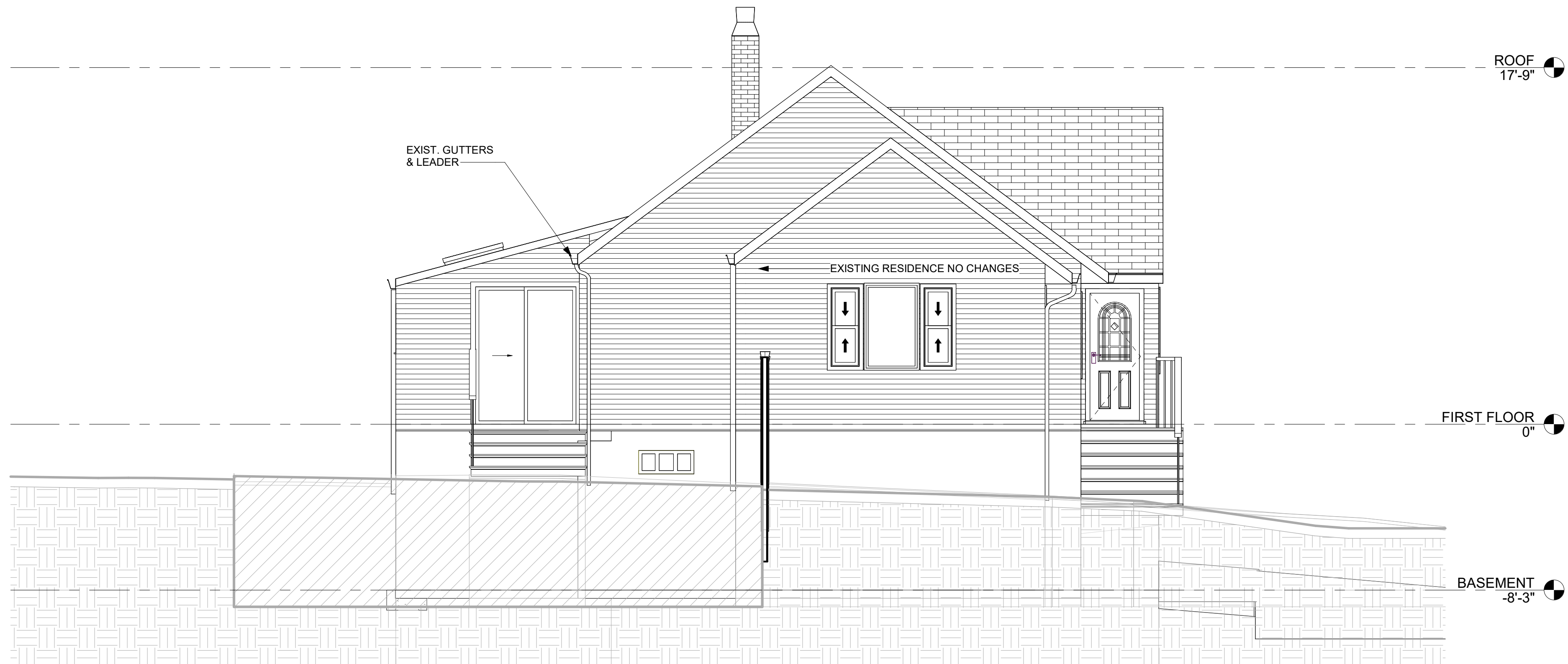
ELEVATIONS PAGE 1

Drawn By: AJG Checked By: FC3

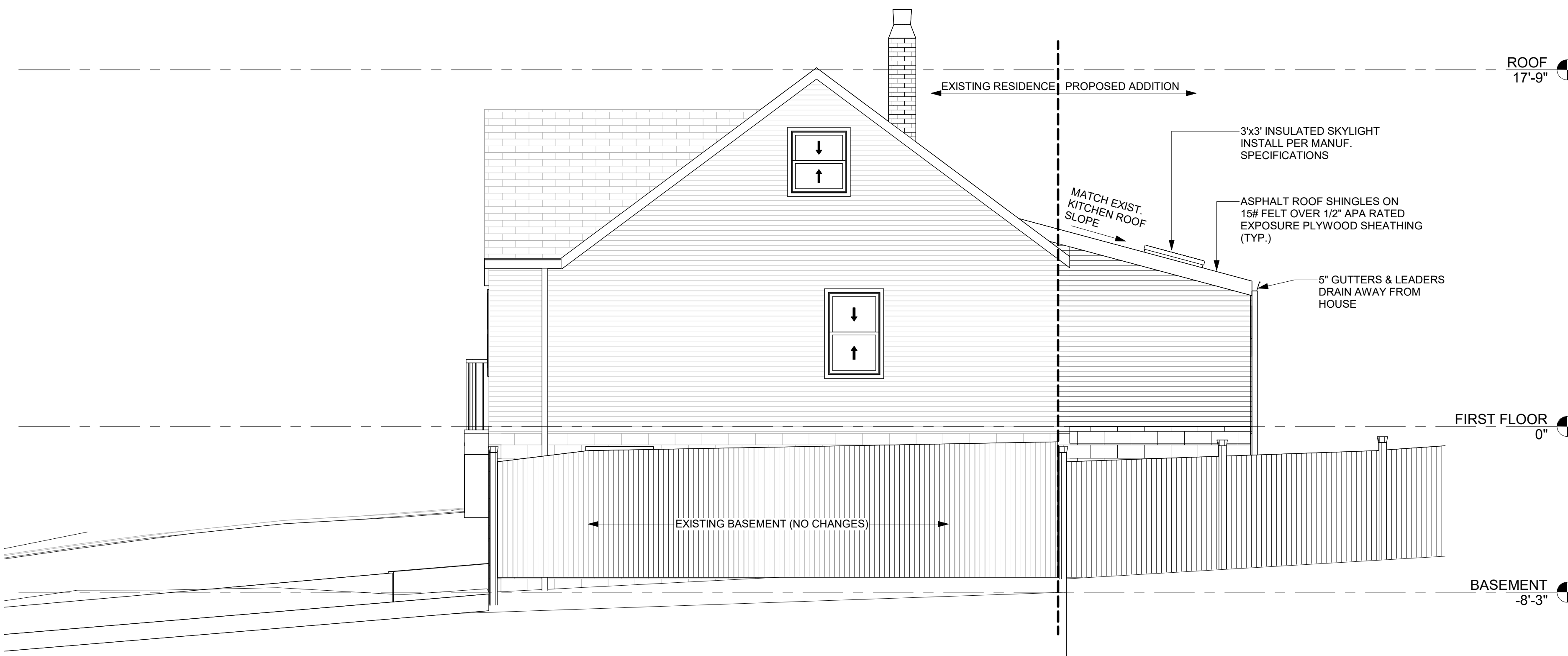
A-200

1/4" = 1'-0" 26-052 08-31-2026

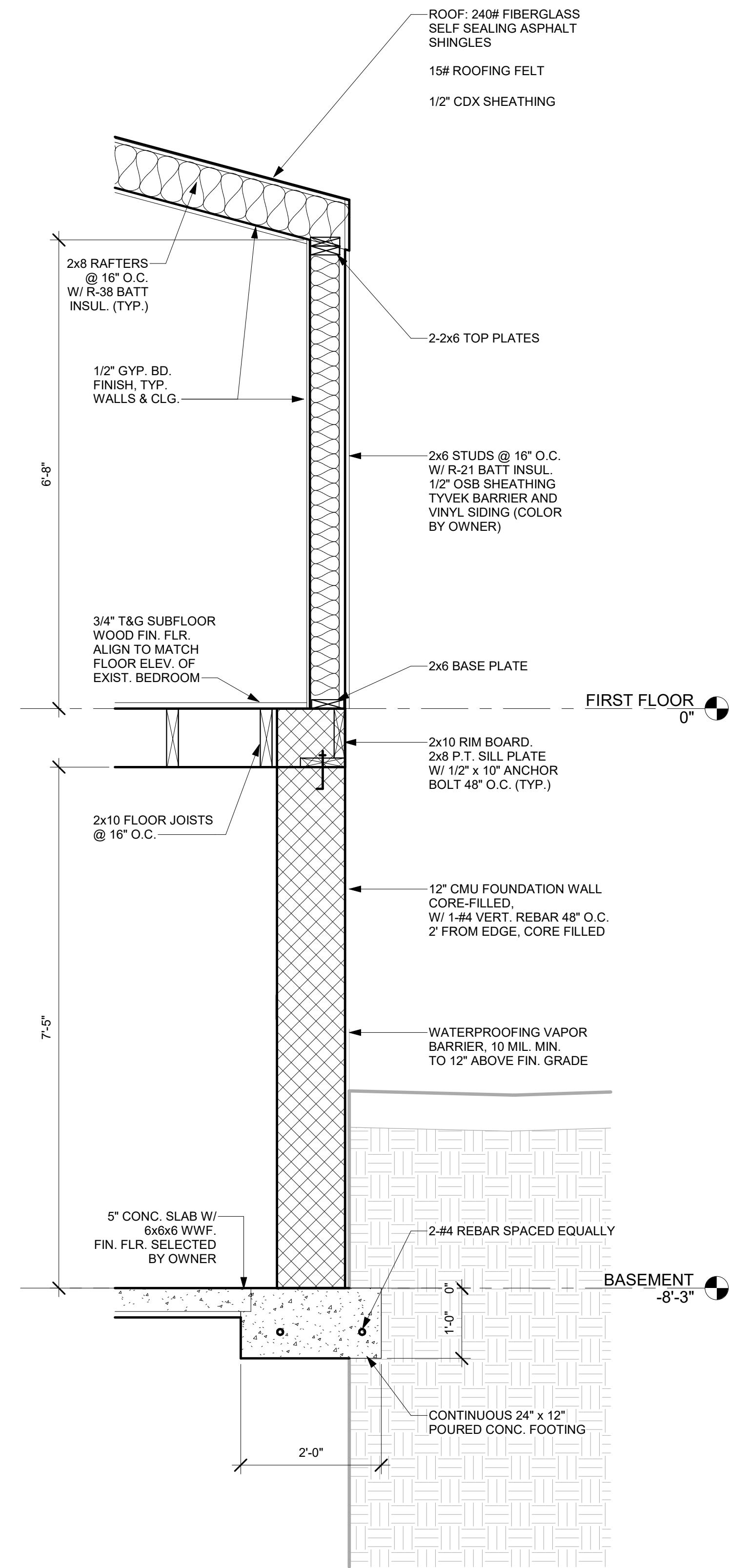
LEFT SIDE OF HOUSE ELEVATION - NO CHANGES



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:
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Frank Cunha III

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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 26-052 08-31-2026

6

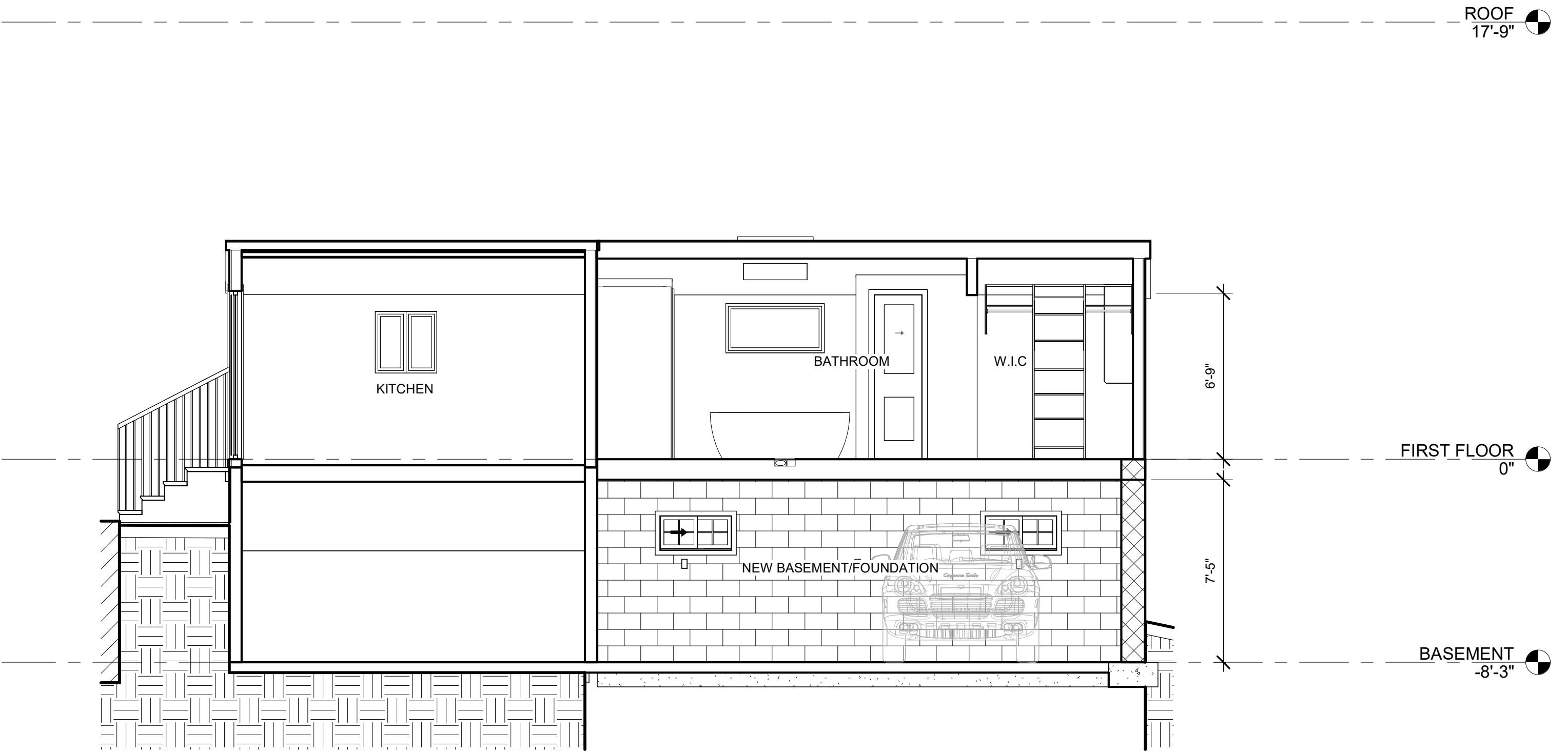
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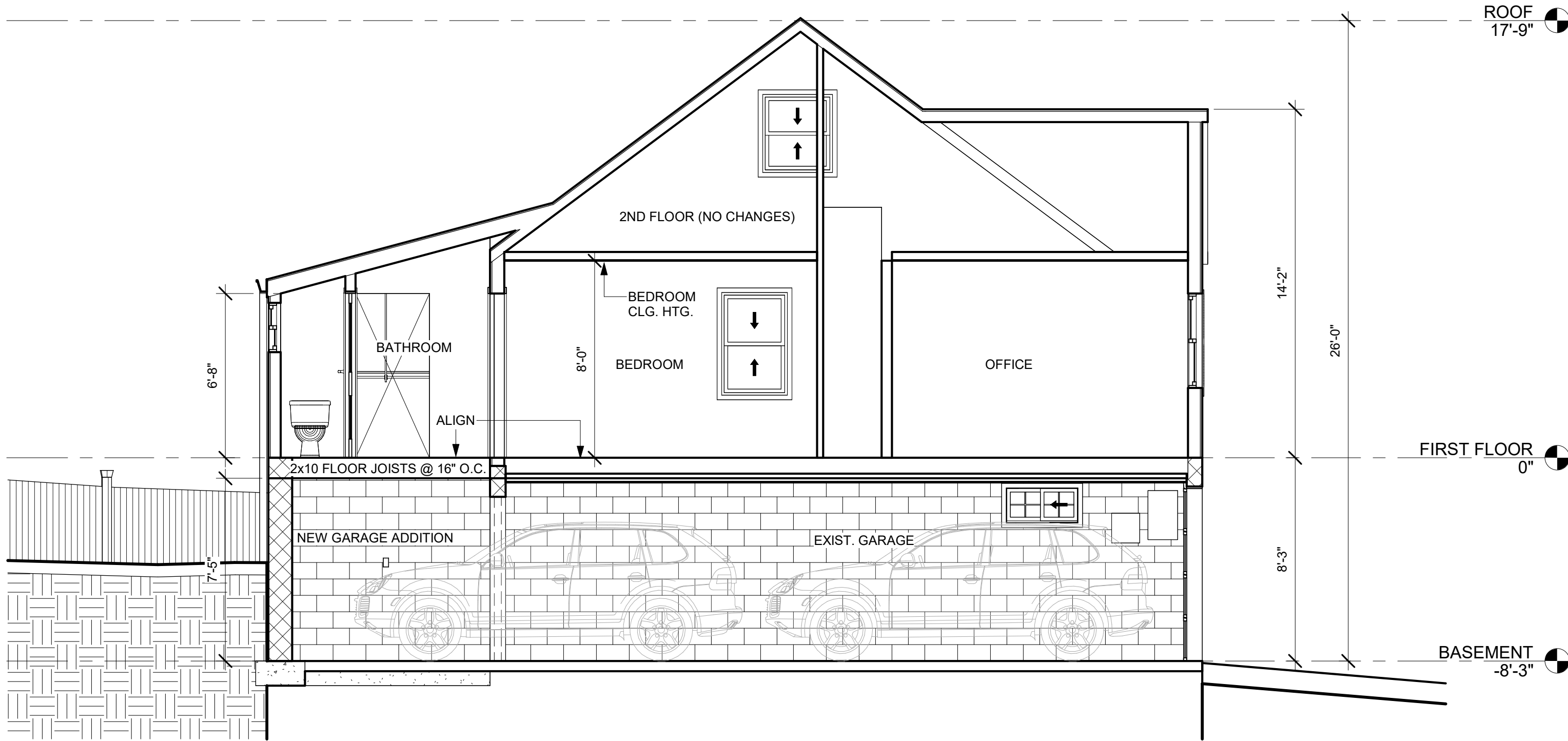
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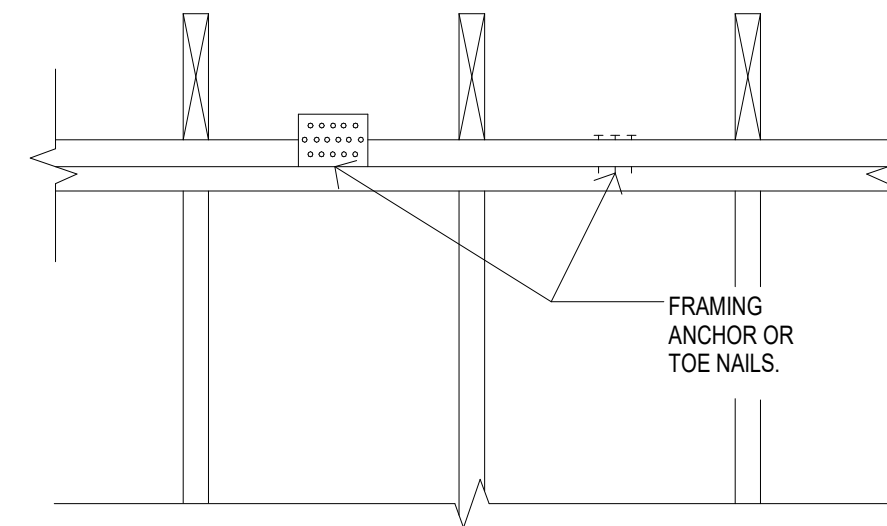
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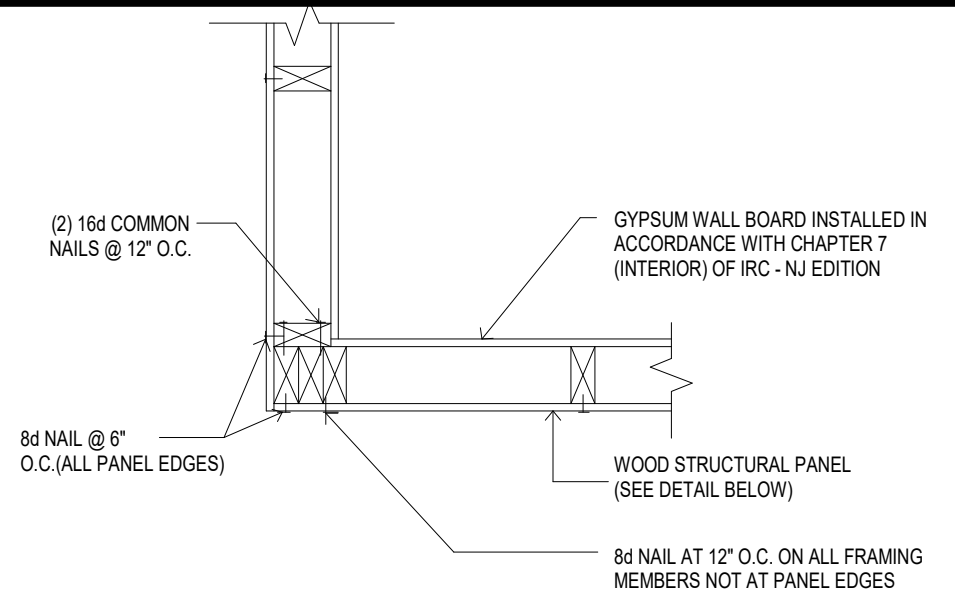
1 TRANSVERSE SECTION
1/4" = 1'-0"



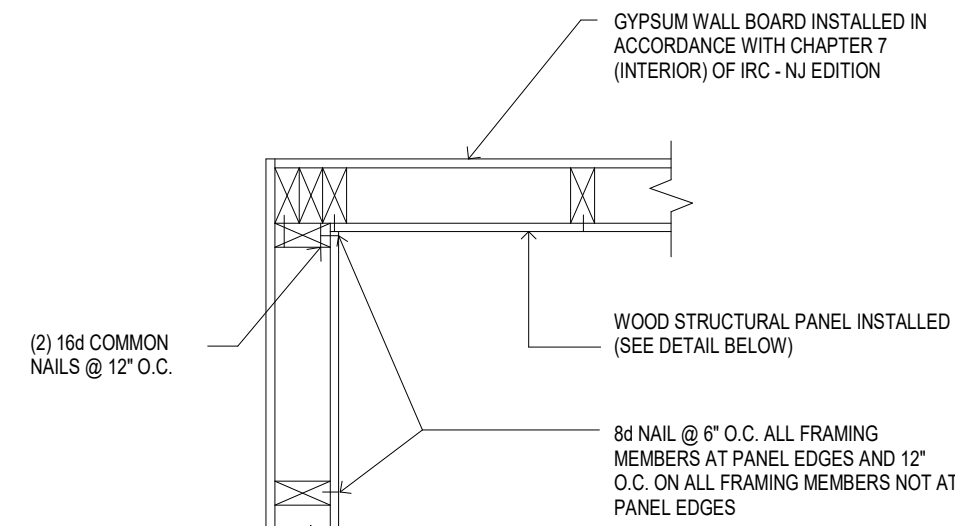
2 LONGITUDINAL SECTION
1/4" = 1'-0"



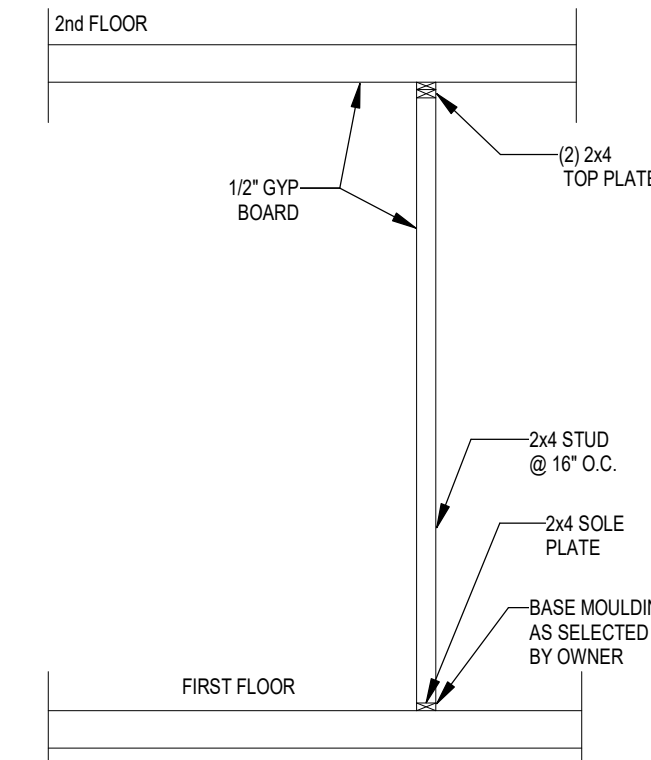
TYPICAL
TOP PLATE DET.
N.T.S.



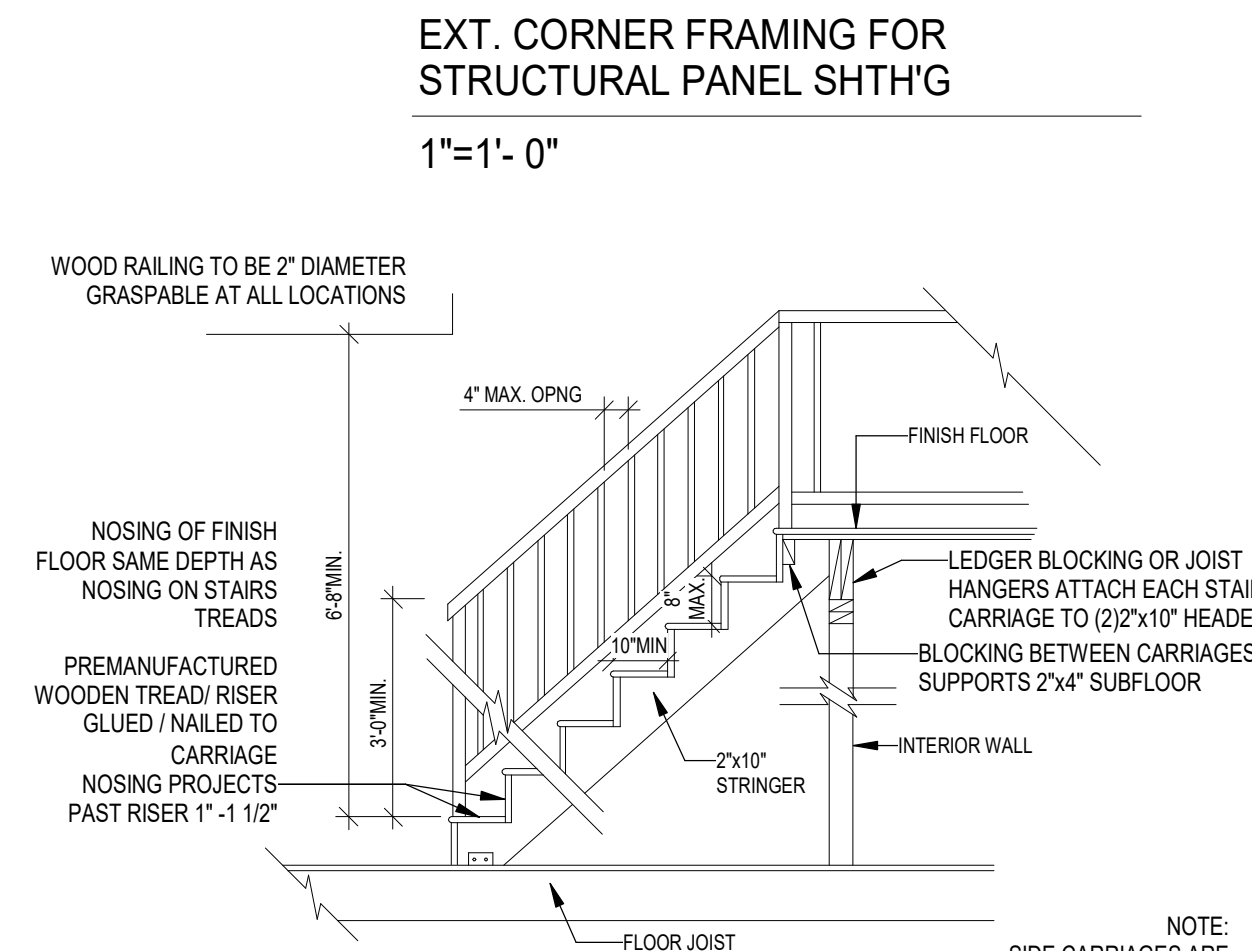
OUTSIDE CORNER DET.



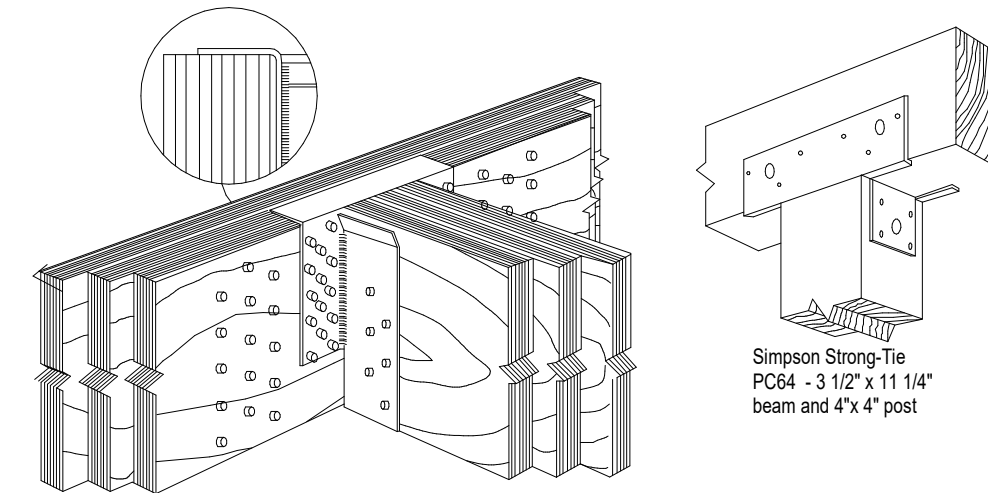
INSIDE CORNER DET.



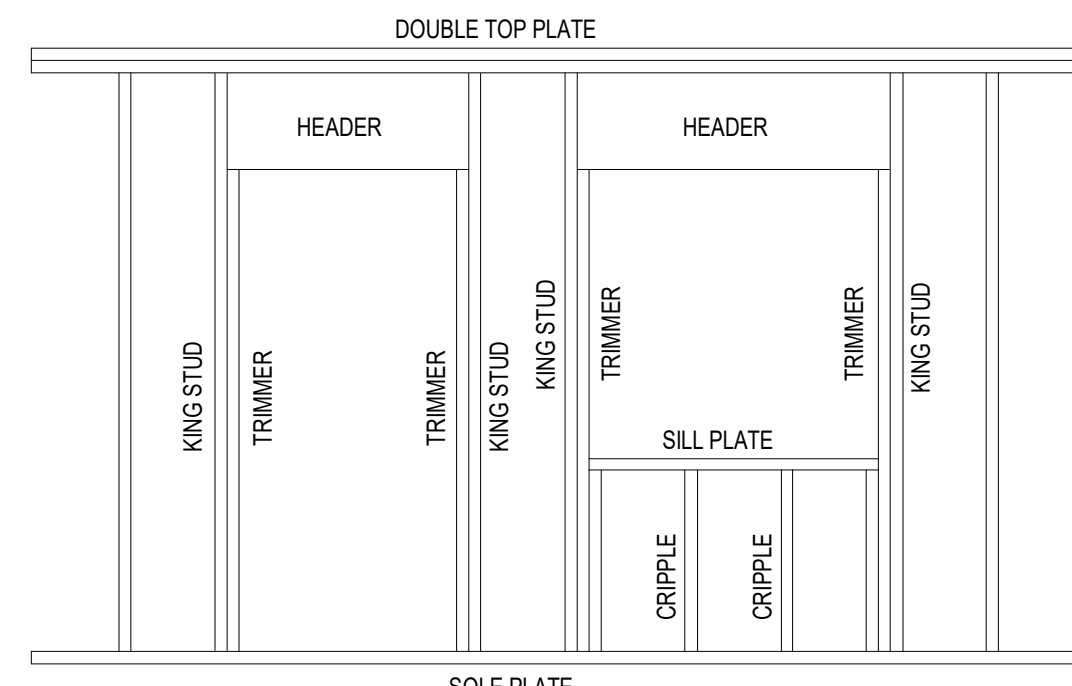
3 INTERIOR WALL DET.
Scale: NTS



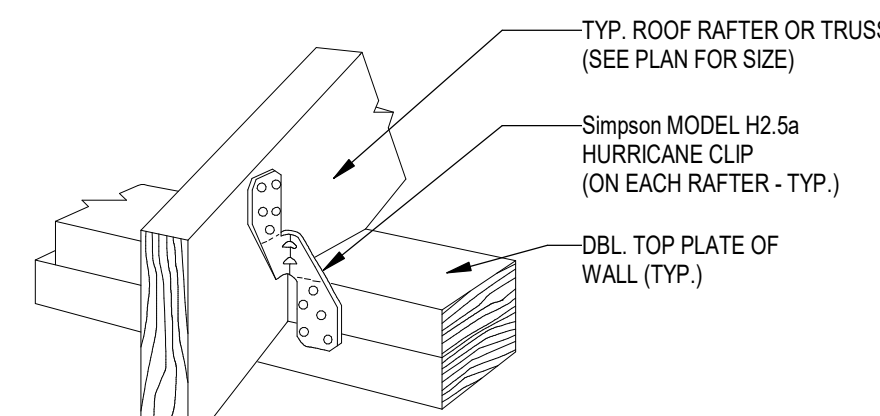
EXT. CORNER FRAMING FOR
STRUCTURAL PANEL SHT'H'G
1"=1'- 0"



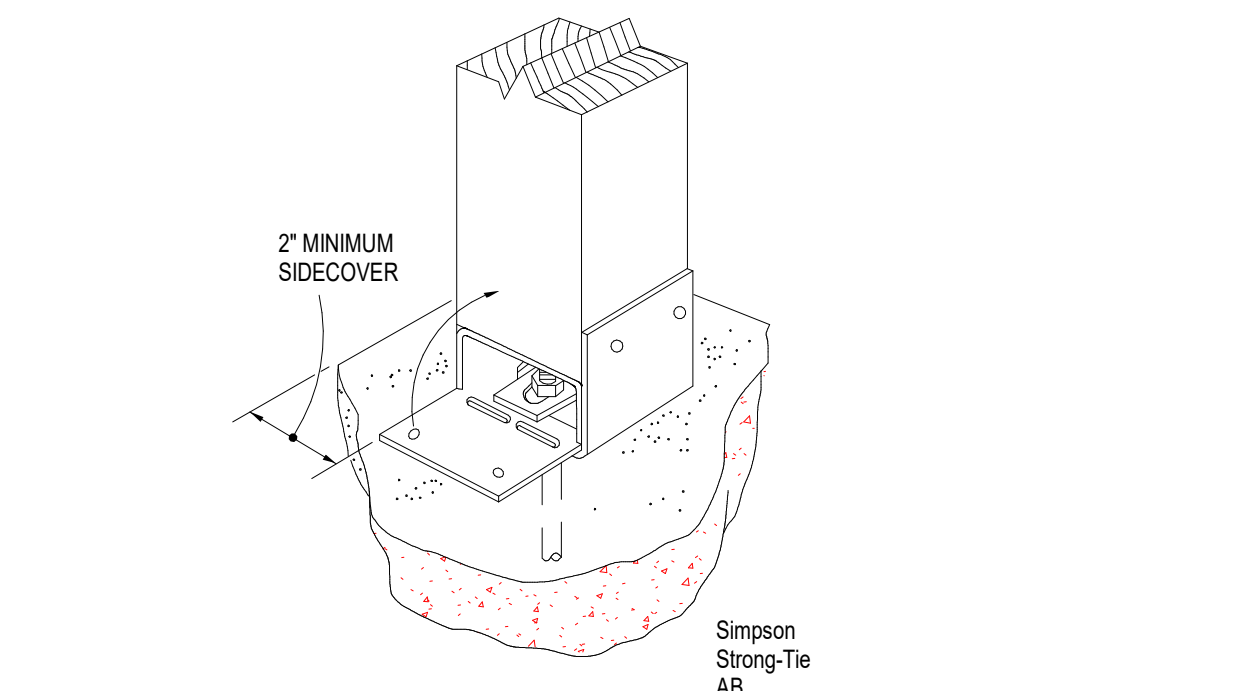
7 TYP. FLUSH GIRDER TO GIRDER CONN.
Scale: NTS



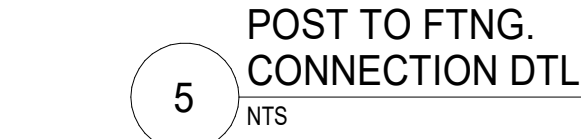
8 TYPICAL EXT. WALL DETAIL
Scale: NTS



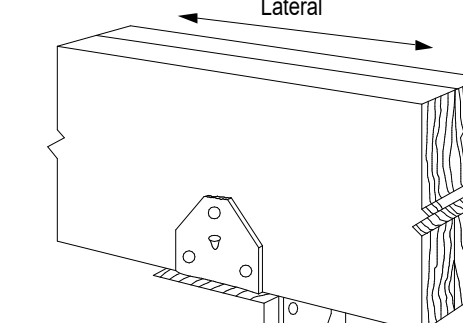
Typ. Simpson H2.5a
Hurricane Clip
Scale: 1/4" = 1'-0"



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



5 POST TO FTNG.
CONNECTION DTL.
NTS



6 POST TO BEAM
CONNECTION DTL.
NTS

