

PROPOSED DECK ADDITION
FOR
CHARLES MILLER
LOCATED AT
34 DARTMOUTH ROAD
WEST ORANGE, NEW JERSEY 07052

INDEX OF DRAWINGS

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A3.00	DECK SECTION	07/15/2020		

CONSTRUCTION DATA

USE GROUP	R-5
CONSTRUCTION CLASS	VB
PROPOSED DECK AREA	413 sf

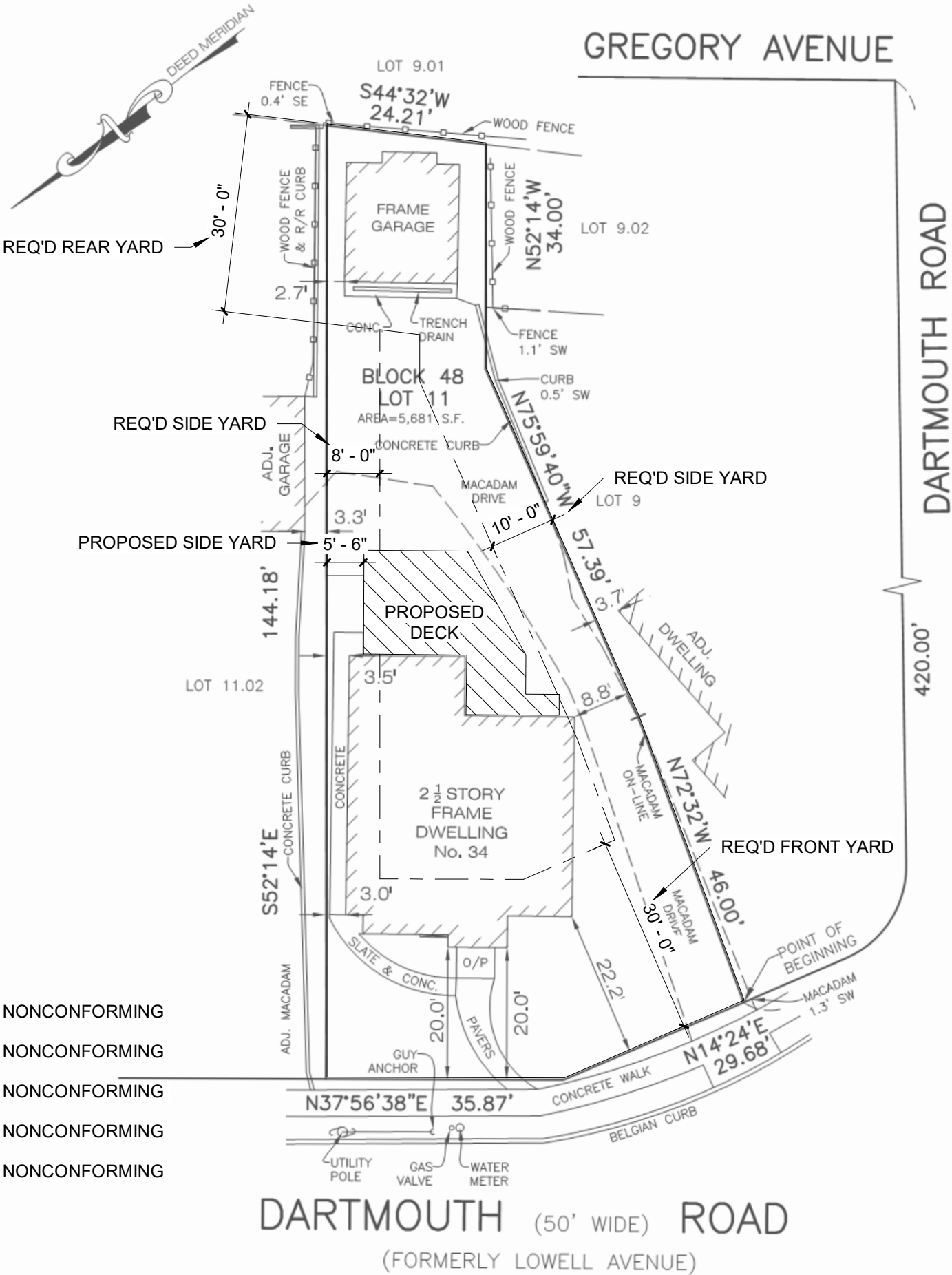
APPLICABLE CODES

2018 International Residential Code, NJ Ed.
2018 International Mechanical Code
2018 National Standard Plumbing Code, NJ Ed.
2018 International Energy Conservation Code
2017 National Electrical Code, NFPA 70
Barrier-Free Subcode ICC/ANSI A117.1 - 2009

ZONING CHART:

DISTRICT: R-5				
	REQ.	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA:	10,000sf	5,681sf	NO CHANGE	EXISTING NONCONFORMING
MINIMUM LOT AREA PER UNIT:	10,000sf	5,681sf	NO CHANGE	EXISTING NONCONFORMING
MINIMUM LOT WIDTH:	75'	53.6'	NO CHANGE	EXISTING NONCONFORMING
MINIMUM FRONT YARD SETBACK:	30'	20'	NO CHANGE	EXISTING NONCONFORMING
MINIMUM SIDE YARD SETBACK:	10' + 8'	8.8' + 3'	NO CHANGE	EXISTING NONCONFORMING
MINIMUM REAR YARD SETBACK:	30'	77.3'	61.7'	
MAXIMUM BUILDING COVERAGE:	35% (2,016 sf)	28% (1,598 sf)	35% (2,011 sf)	
MAXIMUM IMPERVIOUS COVERAGE:	45% (2,584 sf)	60% (3,423 sf)	67% (3,836 sf)	EXISTING NONCONFORMING

SITE PLAN



GENERAL NOTES:

- ALL WORK IS TO CONFORM TO ALL APPLICABLE REQUIREMENTS OF ALL GOVERNING LOCAL, STATE AND FEDERAL CODES, LAWS, REGULATIONS, AND BEST TRADE PRACTICES.
- THE CONTRACTOR SHALL GIVE ALL NOTICES, OBTAIN ALL PERMITS, LICENSES, CERTIFICATES OF INSPECTION, APPROVAL, OCCUPANCY AND OTHER SUCH INSTRUMENTS REQUIRED FOR ITS WORK, AND PAY ALL COSTS AND FEES FOR THEM. THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR THE CONNECTIONS OF UTILITIES AND PAY THE CHARGES FOR THEM.
- EXCEPT AS OTHERWISE NOTED, THE CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE NECESSARY REPAIRS OR CHANGES SHALL INCLUDE CORRECTING ANY DEFECTS OR INFERIOR WORK AND CORRECTING ALL DAMAGE TO PROPERTY CAUSED BY SUCH WORK OR BY CORRECTING IT.
- ALL DIMENSIONS AND CONDITIONS SHOWN AND ASSUMED ON THE DOCUMENTS MUST BE VERIFIED AT THE SITE BY THE CONTRACTOR BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK. ANY DISCREPANCIES OR ERRORS IN THE DOCUMENTS MUST BE REPORTED TO THE ARCHITECT, AT ONCE. NO CHANGE IN PLANS, DETAILS, OR DIMENSIONS IS PERMISSIBLE WITHOUT THE CONSENT OF THE ARCHITECT.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ARCHITECT, STANDARDS OF GOOD WORKMANSHIP, AND BEST TRADE PRACTICES, SHALL BE INCLUDED IN THE WORK AS IF HEREIN SPECIFIED OR INDICATED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING AND PROPOSED ELEMENTS AND MATERIALS WITHIN AND ADJACENT TO THE CONSTRUCTION AREA. THE CONTRACTOR SHALL KEEP THE WORK SITE FREE FROM DEBRIS AND ACCUMULATED REFUSE, AND SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
- THE CONTRACTOR SHALL LAYOUT ITS WORK AND BE SOLELY RESPONSIBLE FOR ITS CORRECTNESS AND SAFETY, AND SHALL GIVE NECESSARY DIMENSIONS AND DIRECTIONS TO ALL PARTIES.
- SUBSTITUTIONS OF EQUIPMENT OR MATERIALS OTHER THAN THOSE SHOWN IN THE DOCUMENTS SHALL BE MADE ONLY UPON THE APPROVAL OF THE ARCHITECT OR THE OWNER.
- UPON COMPLETION OF THE WORK, THE ENTIRE PROJECT IS TO BE COMPLETELY CLEANED AND THE SITE RESTORED TO EXISTING CONDITION INCLUDING, BUT NOT LIMITED TO , THE FOLLOWING:
 - COMPLETE SWEEPING OF ALL AREAS, AND THE REMOVAL OF ALL RUBBISH AND DEBRIS.
 - REMOVAL OF ALL STAINS AND PAINT FROM GLASS, HARDWARE, FINISHED FLOORING, CABINETS, ETC.
 - RESTORATION OF PROPERTY BY FILLING OF ALL RUTS WITH RAKED TOPSOIL.
- THE CONTRACTOR SHALL PATCH ALL AREAS WHICH ARE AFFECTED BY THE CONSTRUCTION TO MATCH ADJACENT MATERIALS AND SURFACES.

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ISSUE

NO.	DATE	DESCRIPTION
	07/15/2020	Zoning Review

PROJECT NUMBER

R2020110

SCALE

1" = 20'-0"

DRAWING NAME

TITLE SHEET

DRAWING NUMBER

G0.00



VIEW OF FRONT OF HOUSE



VIEW OF RIGHT SIDE OF HOUSE



VIEW OF REAR OF HOUSE

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SCALE

N.T.S.

DRAWING NAME

SITE PHOTOS

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G0.10

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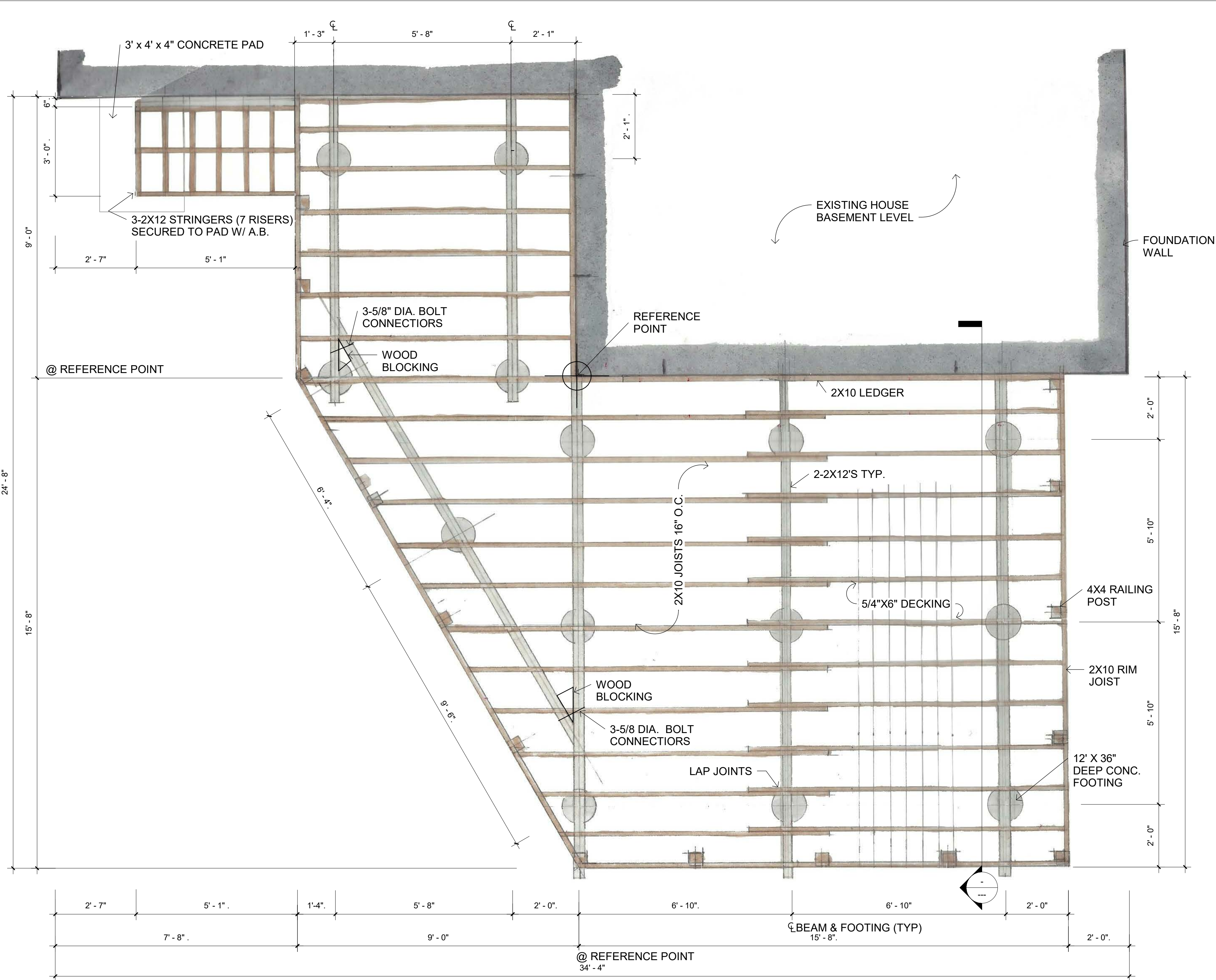
1/2" = 1'-0"

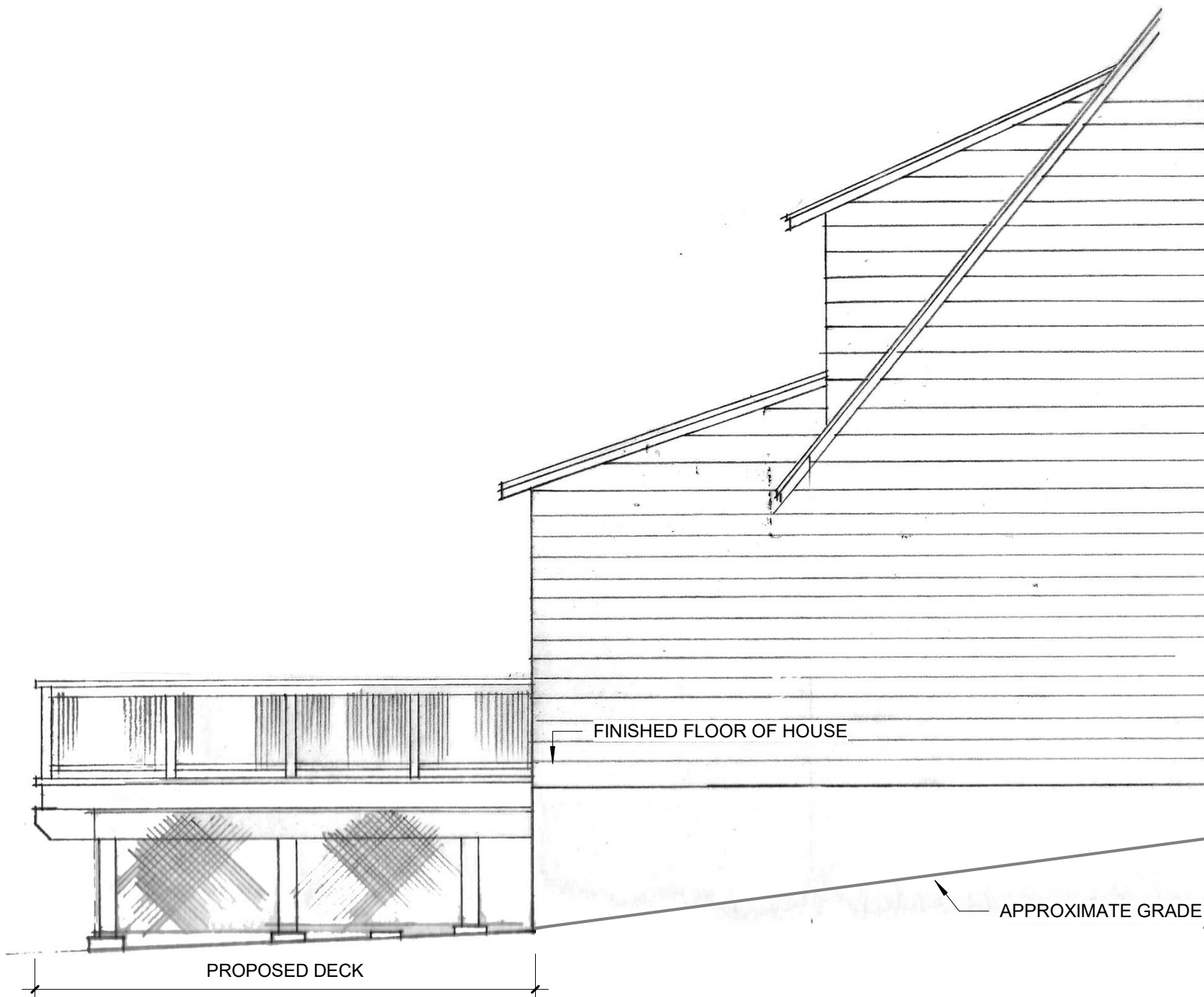
DRAWING NAME

DECK FRAMING PLAN

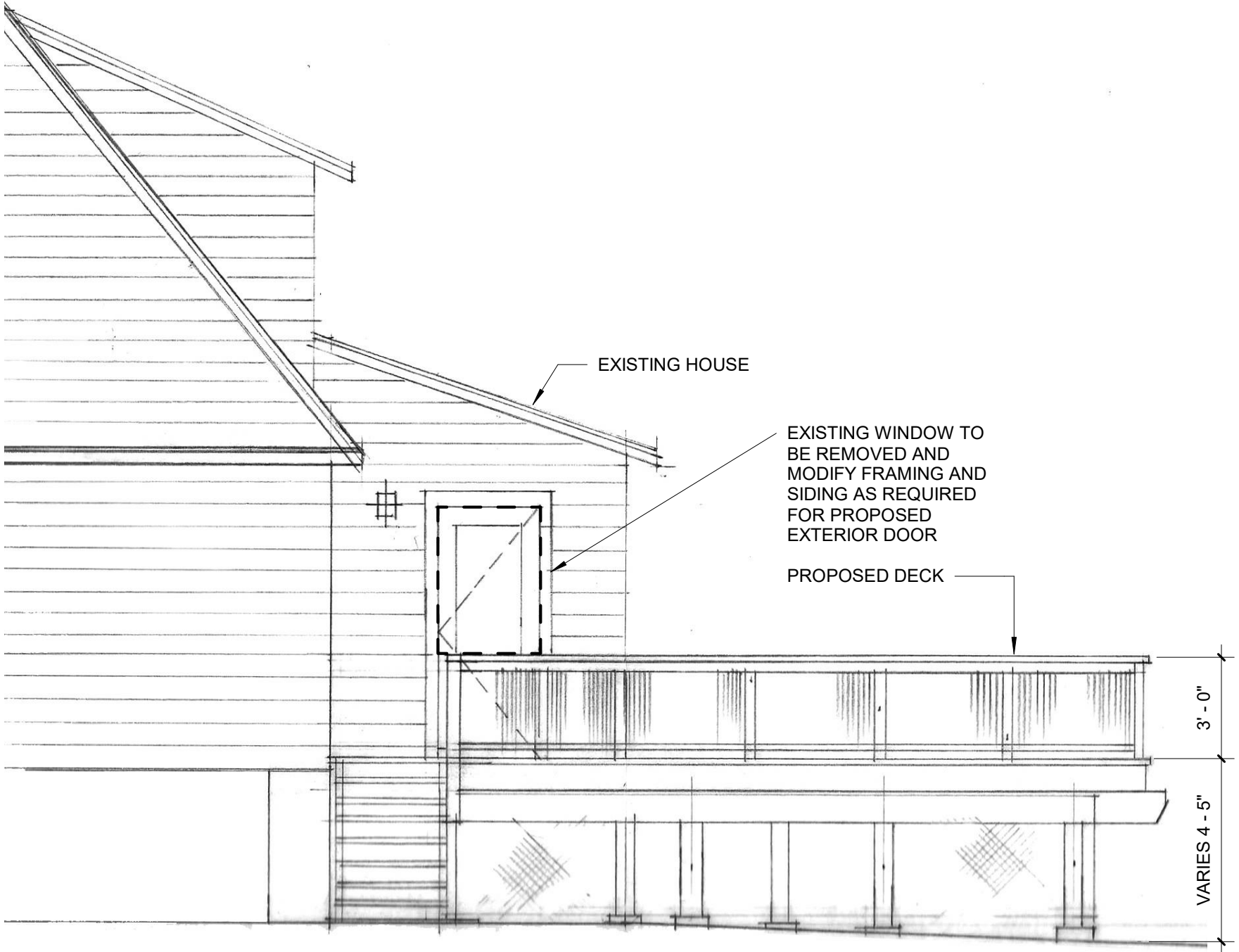
DRAWING NUMBER

A1.00

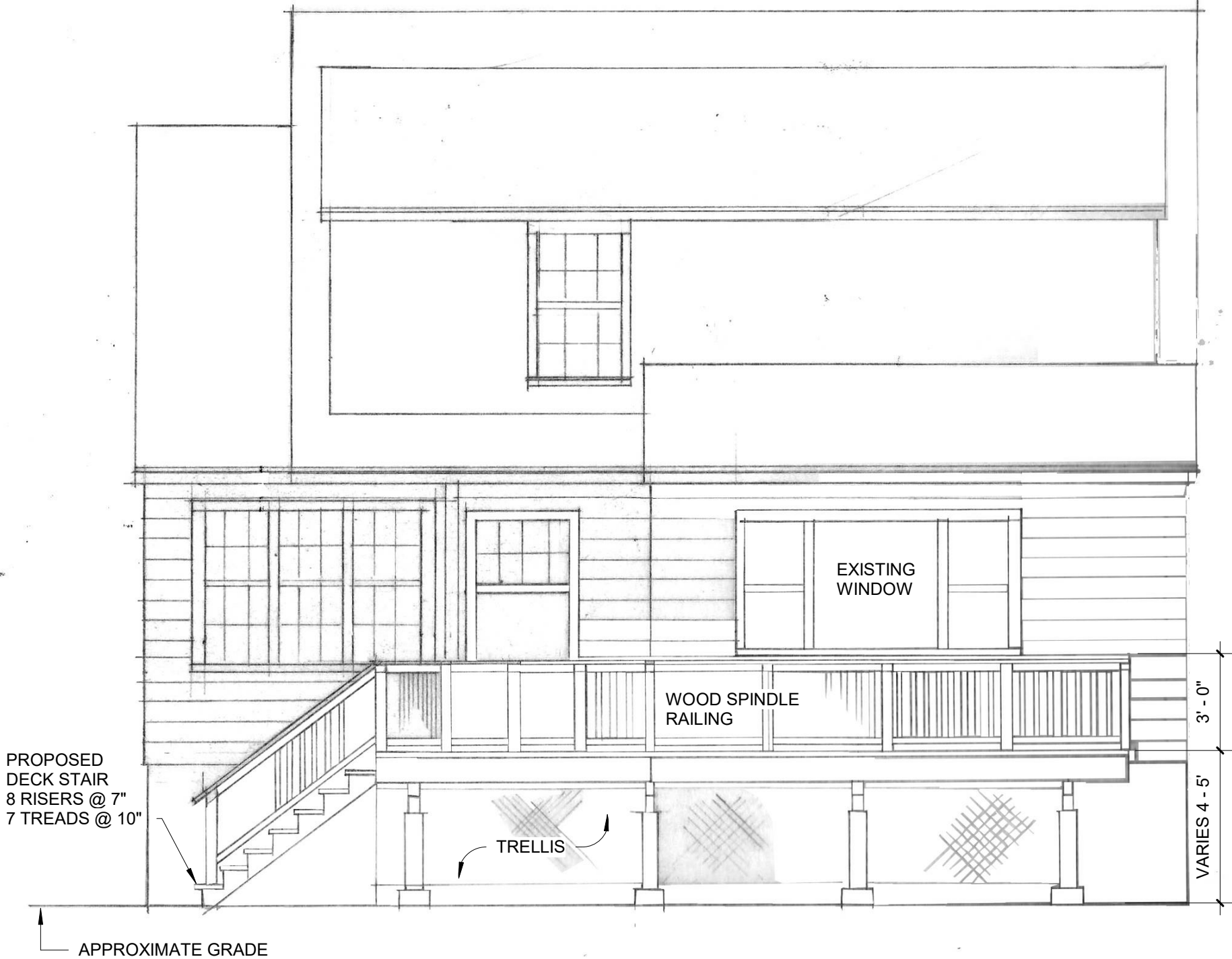




LEFT SIDE ELEVATION
1/4" = 1'-0" 3



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



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

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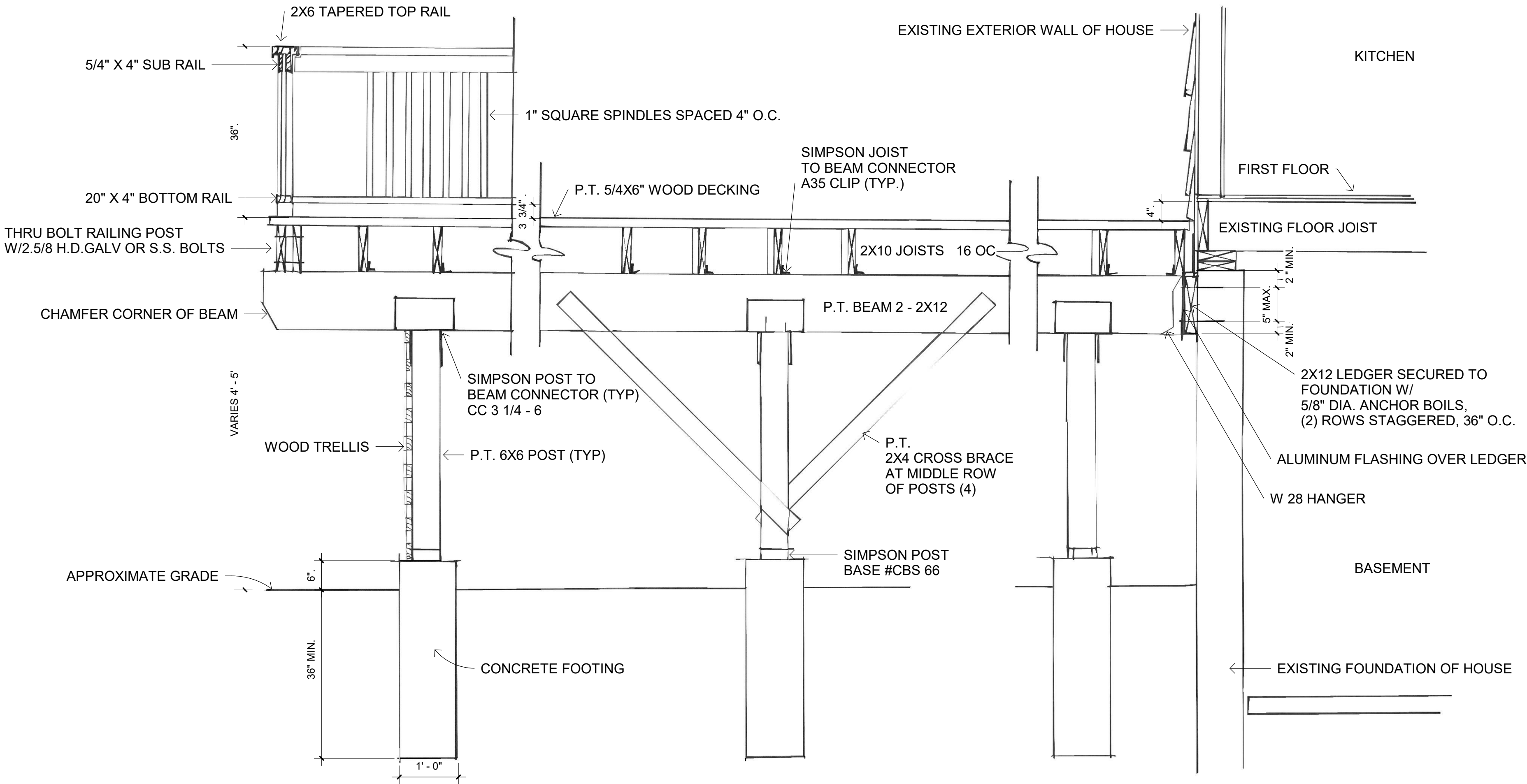
1/4" = 1'-0"

DRAWING NAME

EXTERIOR ELEVATIONS

DRAWING NUMBER

A2.00



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SCALE

3/4" = 1'-0"

DRAWING NAME

DECK SECTION

DRAWING NUMBER

A3.00

DECK SECTION
3/4" = 1'-0"

1