TAMAY RESIDENTIAL ADDITION

60 Cherry Street
Township of West Orange, Essex County, New Jersey 07052

GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EXISTING FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY FIELD CHANGES MADE DURING CONSTRUCTION.
3. ALL WORK, INCLUDING FRAMING, MECHANICAL, ELECTRICAL, PLUMBING, ETC. SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION. THIS BUILDING ALTERATION SHALL BE CONSTRUCTED PER I.B.C. 2009 - NEW JERSEY EDITION.
4. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
5. CONTRACTOR SHALL COMPLY TO ALL O.S.H.A. REQUIREMENTS DURING THE ENTIRE CONSTRUCTION PROCESS.
6. ALL DIMENSIONS SHOWN ARE TAKEN FROM FACE OF STUD OR FACE OF BLOCK, U.O.N.
7. ALL NOTES ARE TYPICAL, U.O.N.
8. ALL ANGLES ARE TO BE 90 DEGREES OR 45 DEGREES, U.O.N.
9. CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE ARCHITECT FOR ANY CLARIFICATION DRAWINGS OR INFORMATION NEEDED, 2 WEEKS PRIOR TO CONSTRUCTION OR ORDERING OF MATERIALS OF THE SAME.
10. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE IDENTIFICATION OR REMOVAL OF ASBESTOS, TOXIC WASTE, HAZARDOUS MATERIALS OR GASES OF ANY KIND.
11. OBTAIN UTILITY COMPANY PERMIT(S) AS REQUIRED PRIOR TO ANY EXCAVATION OR CONSTRUCTION (I.E. GAS, ELECTRIC, ETC.).
12. PROVIDE ALL NECESSARY FIRE PROTECTION AND VENTILATION FOR ALL H.V.A.C., EQUIPMENT, ETC.
13. NOTES AND DETAILS SHOWN IN ANY SECTION APPLY TO ALL SIMILAR SECTIONS, U.O.N.
14. CONTRACTOR SHALL TAKE NECESSARY PROVISIONS TO PROTECT MATERIALS FROM DAMAGE, THEFT, WATER DAMAGE, ETC. PROVIDE FIRE-RATED GYPSUM BOARD WHERE REQUIRED BY CODE (I.E. H.V.A.C., ETC.). USE SIMILAR SECTIONS, U.O.N.
15. CONTRACTOR SHALL OBTAIN PERMITS AND PAY FOR SAME.
16. CONTRACTOR SHALL COORDINATE CONSTRUCTION SCHEDULE WITH OWNER.
17. CONTRACTOR SHALL COORDINATE ALL SCHEDULING OF THE SUB-CONTRACTORS AND ALLOW FOR FULL COOPERATION OF THE TRADES.
18. CONTRACTOR SHALL PATCH, REPAIR TO IT'S ORIGINAL STATE, EXISTING CONDITIONS AFFECTED BY NEW CONSTRUCTION.
19. CONTRACTOR SHALL UPGRADE EXISTING H.V.A.C., ELECTRICAL, PLUMBING AS REQUIRED PER CODE AND REVIEW JOB SITE CONDITIONS PRIOR TO ESTABLISHING CONSTRUCTION COST ESTIMATE.
20. CONTRACTOR SHALL ADEQUATELY SUPPORT NEW AND EXISTING CONSTRUCTION AS REQUIRED.
21. CONTRACTOR SHALL ADJUST DIMENSIONS AS REQUIRED TO ALIGN WALLS.
22. INSTALLATION OF EQUIPMENT, APPLIANCES, & ACCESSORIES ARE TO MEET OR EXCEED ALL APPLICABLE CODES.
23. ELECTRICAL SUB-CONTRACTOR TO VERIFY EXISTING SERVICE & UPGRADE AS REQUIRED PER CODE. INFORM OWNER, TENANT, & ARCHITECT OF REQUIRED UPGRADES PRIOR TO START OF WORK.
24. DOOR & WINDOW SIZES ARE NOMINAL. 30"0 DENOTES A 3'-0" x 7'-0" SIZE. ACTUAL DOOR & WINDOWS TO BE SELECTED BY OWNER.
25. ALL PLUMBING FIXTURES & ACCESSORIES TO BE INSTALLED PER CODE, INCLUDING, BUT NOT LIMITED TO 2009 IRC.
26. ALL NEW DOORS TO BE MIN. 4" FROM ADJACENT WALL, AS SHOWN, U.O.N.
28. CONTRACTOR TO COORDINATE WITH TENANT'S SECURITY, COMPUTER AND/OR TELEPHONE CONSULTANTS.
29. MODIFY LAYOUT AS REQUIRED FOR ACTUAL FIXTURE & EQUIPMENT SELECTIONS & PER MANUFACTURER'S SPECIFICATIONS.
30. PROVIDE FIRE DETECTION & PREVENTION SYSTEMS PER ALL APPLICABLE CODES.
31. MOUNTING HEIGHTS TO MEET ALL APPLICABLE CODES, INCLUDING, BUT NOT LIMITED TO ICC/ANSI A117-2003, U.O.N.
32. FINISHES TO BE DETERMINED BY OWNER/TENANT FROM MANUFACTURER'S STANDARDS.
33. ALL THRU FLOOR PENETRATIONS OF WIRES WILL BE FIRE CAULKED & ALL THRU PENETRATIONS OF PIPES WILL HAVE APPROVED FIRE COLLARS TO MAINTAIN THE REQUIRED FIRE RATINGS.
34. ALL OPENINGS AND NECESSARY STRUCTURAL MODIFICATIONS TO WALLS, FLOORS, ROOF, ETC. ARE TO BE LOCATED ON SIZED AS PER MECHANICAL REQUIREMENTS, EVEN IF NOT SHOWN AS SUCH ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS.
35. DETAIL AND DIMENSIONS SHOWN IN ANY SECTION APPLY TO ALL SIMILAR SECTIONS; UNLESS NOTED OTHERWISE.
36. ARCHITECT RESERVES THE RIGHT TO CORRECT THE DRAWINGS.
37. NO CHANGES ARE TO BE MADE FROM DRAWINGS AND SPECIFICATION WITHOUT THE EXPRESS CONSENT OF THE ARCHITECT.
38. ANY ITEMS INDICATED OR IMPLIED ON PLANS SHALL BE SPECIFIED IN CONTRACT BETWEEN OWNER AND CONTRACTOR. IT SHALL ALSO BE CONTRACTOR'S RESPONSIBILITY FOR FURNISHING TO THE OWNER WITH SAMPLES, BROCHURES, ETC. SO THE OWNER HAS FULL UNDERSTANDING OF SCOPE OF WORK. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SAME.
39. ALL BATHROOM, KITCHEN AND AREAS EXPOSED TO MOISTURE TO BE SHEETROCKED WITH WATERPROOF TYPE SHEETROCKED.
40. PROVIDE FULL THICK BATT INSULATION IN ALL BATHROOM PARTITIONS.
41. ALL INTERIOR DECORATING DESIGN BY OWNER UNDER SEPARATE CONTRACT.
42. ALL EXTERIOR LANDSCAPE DESIGN BY OWNER UNDER SEPARATE CONTRACT.
43. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

CONCRETE NOTES:

1. ALL NOTES TO APPLY UNLESS OTHERWISE .
2. ALL CONCRETE DETAILS AND CONSTRUCTION ARE TO COMPLY WITH LATEST ACI CODE AND LOCAL CODES.
3. CONCRETE TO BE MINIMUM 3500#, ONE PART CEMENT TO 5-1/2 PARTS FINE AN COARSE AGGREGATE, MEASURED SEPARATELY BY VOLUME AND IS TO DEVELOP A MINIMUM STRENGTH OF 3500 PSI IN 28 DAYS. MINIMUM CEMENT 6 BAGS PER CUBIC YARD, UNLESS OTHERWISE NOTED.
4. CONCRETE TO BE POURED WITHIN TEMPERATURE RANGE OF 50 TO 75 DEGREES F. (OPTIMUM CURING 73 F.) THE CONCRETE SHOULD BE PROTECTED AGAINST TEMPERATURES BELOW 40 F. DURING THE FIRST 7 DAYS OF CURING AND AGAINST FREEZING FOR THE FIRST TWO WEEKS. CHILLED WATER MAY BE USED TO MAINTAIN A MAXIMUM OF 75 F. TO RETARD THE INITIAL SET IN HOT WEATHER.
5. REINFORCING, TO BE DEFORMED BARS, A615; SUBMIT MILLS REPORTS. ALL BARS ARE TO BE BIRED IN PLACE. GRADE 60 STEEL.
6. RECOMMENDED SLAB REINFORCING IS 6" X6" NO. 10 GA. WELDED WIRE MESH. SLABS TO BE LAID ON VAPOR BARRIER AND POROUS FILL AS NOTED WITH A MAXIMUM POUR OF 500 SQUARE FEET BETWEEN JOINST OR CUTS MADE WITHIN 24 HOURS OF POUR.
7. MINIMUM CONCRETE COVER FOR REINFORCING TO BE 2" FOR CONCRETE DEPOSITED ON GROUND; 2" FOR FORMED CONCRETE EXPOSED TO GROUND OR WEATHER; 3" FOR FOOTINGS; 2" FOR WALLS; 1-1/2" FOR COLUMNS; 3/4" FOR RAISED SLAB.
8. BOTTOM OF FOOTINGS TO BE MINIMUM OF 3'-0" OR 3'-6" BELOW GRADE (AS SHOWN ON ELEVATIONS) AND 1'-6" BELOW EXISTING GRADE, WHICHEVER IS GREATER IN ANY CASE, CARRY TO SOUND UNDISTURBED SOIL, HAVING A BEARING VALUE OF NOT LESS THAN 4000 LBS. PER SQUARE FOOT.
9. AIR ENTRAINED CONCRETE TO BE USED FOR ALL APPLICATIONS EXPOSED TO WEATHER AN/OR COLD TEMPERATURES.
10. SLAB FLOORS BELOW GRADE TO BE PROPERLY PITCHED TO SUMP PIT AND PUMP; PONDING IS NOT ACCEPTABLE; MINIMUM PITCH ¼" PER FOOT.
11. ALL SLAB ON EARTH OR FILL AREAS TO BE COMPACTED TO 95%.
12. BOTH SIDES OF FOUNDATION WALL TO BE BACKFILLED SIMULTANEOUSLY, OR ADEQUATELY BRACED WHEN FILLED ON ONE SIDE.
13. ALL MASONRY WALLS TO BE FILLED SOLID WITH CONCRETE BELOW FINISHED FLOOR AND TOP COURSES.
14. STEP ALL FOOTINGS 8" VERTICAL TO 1'-4" HORIZONTAL BETWEEN ADJACENT ELEVATIONS.
15. ALL REINFORCING SHALL BE SECURELY WIRED IN PLACE. LAP ALL BARS 30 DIAMETERS AT SPLICES. REINFORCING SHALL BE CONTINUOUS AROUND CORNERS. MINIMUM CORNER BARS SHALL BE NO. 5 REBARS AT 12" O.C. O.C. X 5'-0" LONG AT EACH FACE. FRAME OPENINGS WITH (2) NO. 5 REBARS AT EACH FACE.

EXTERIOR NOTES:

1. ALL NOTES TO APPLY UNLESS OTHERWISE INDICATED.
2. ALL FLASHING TO BE HIGH QUALITY ALUMINUM.
3. ALL GUTTERS TO BE SCREENED.
4. PROVIDE STORM SEWER DRAINS UNDER ALL LEADERS.
5. PROVIDE FLASHING AND CAULKING AROUND ALL DOORS AND WINDOWS.
6. ALL WINDOWS TO BE INSULATED GLASS WITH INSECTS SCREENS.
7. INSTALL WINDOW GRILLES AS SHOWN ON ELEVATIONS.
8. ALL EXTERIOR TRIM TO BE APPROVED BY OWNER PRIOR TO PURCHASE.
9. ALL EXTERIOR STAIRS AND STEPS TO BE CONSTRUCTED WITH 12" THREADS AND 6" RISERS.
10. PROVIDE STEPS AND RAILINGS TO GRADE WHERE REQUIRED WHETHER PARTICULARLY SHOWN ON PLANS OR NOT. ALSO PROVIDE STOOP IF REQUIRED.

MECHANICAL NOTES:

1. ALL NOTES APPLY UNLES OTHERWISE INDICATED.
2. CONTRACTOR TO VERY FLUE SIZES WITH APPLICABLE UTILITY COMPANY, EQUIPMENT; MANUFACTURER, AND APPLICABLE CODES.
3. ALL HVAC AND PLUMBING SUPPLY LINES TO BE INSULATED.
4. WHERE PVC WASTE PIPES PASS THROUGH WALL ADJACENT TO HABITABLE SPACE, PIPES TO HAVE WRAP INSULATION OR BE SURROUNDED BY FULL THICKNESS BATT INSULATION.
5. PROVIDE MECHANICAL VENTILATION IN ALL WINDOWLESS AREAS AS PER CODE.
6. ALL ELECTRICAL WORK TO COMPLY WITH SECTION 210.52 OF THE LATEST ADOPTED NEC.
7. GENERAL CONTRACTOR TO UPGRADE HVAC, PLUMBING, ELECTRICAL SYSTEMS AS REQUIRED TO ACCOMODATE NEW ADDITION AND SHALL THOROUGHLY DESCRIBE METHODS IN BID PROPOSAL AND SHALL REPORT ANY DISCREPANCIES WITH ARCHITECTURAL PLANS PRIOR TO OR BEFORE CONTINUING CONSTRUCTION.

WOOD FRAME CONSTRUCTION NOTES:

1. ALL NOTES APPLY UNLESS OTHERWISE INDICATED.
2. SIMPSON HANGERS, OR EQUAL, TO BE INSTALLED AS FOLLOWS:
 SIMPSON OR EQUAL - 18 GA.
 1" FOR 2X12 3-1/2" FOR 2X10
 1" FOR 2X8 5" FOR 2X6
 INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. ALL STRUCTURAL LUMBER TO HAVE VALUES OF Fb = 1250, AND E = 1,600,000 MIN. DOUGLAS FIR SS.
4. ALL CONCRETE TO BE 3500 PSI. SEE CONCRETE NOTES.
5. ALL MASONRY WALLS TO BE CONCRETE BLOCK, FILL SOLID WHERE INDICATED.
6. PROVIDE 5/4" X 3" CROSS BRIDGING 8'-0" O.C. MAXIMUM SPACING ON ALL SPANS.
7. DOUBLE FLOOR BEAMS UNDER ALL PARTITIONS PARALLEL TO FRAMING.
8. ALL SILLS TO BE (2) 2X4 TREATED LUMBER, INSTALLED WITH SILL SEALER, TERMITE SHIELD, AND 1/2" X 18" HOOK BALLS 4'-0" O.C., MINIMUM 2 PER SILL.
9. MINIMUM BEARING FOR ALL STRUCTURAL FOR ALL STRUCTURAL MEMBERS TO BE 4" (NOMINAL); 3-1/2" (ACTUAL).
10. FLOOR AND ROOF STRUCTURES SUPPORTING TILE, SLATE, STONE, ETC. TO BE INCREASED ACCORDINGLY. CONSULT ARCHITECT.
11. ALL DIMENSIONS IS TO BE FACE OF STUDS. STUD SIZE SHOWN AS NOMINAL DIMENSION: 4" NOM. = 3-1/2" ACTUAL; 6" NOM. = 5-1/2" ACTUAL.
12. PROVIDE DOUBLE FRAMING MEMBERS AROUND ALL SKYLIGHT OPENINGS, FLOOR OPENINGS, ETC.
13. STUD WALLS OVER 8'-0" TALL TO BE CONSTRUCTED WITH CONTINUOUS, UNBROKEN STUDS FOR FULL HEIGHT OF WALL.
14. MINIMUM HEADER TO BE (2) 2X10.
15. ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR S.S.; MIN. Fb = 1250 PSI.
16. PROVIDE STYROFOAM INSULATION BAFFLES TO MAINTAIN 1" AIR SPACE BETWEEN INSULATION AND SHEATHING AT ALL CATHEDRAL CEILING AND SAVE CONSTRUCTION.

ABBREVIATIONS

A.F.F.	Above Finished Floor	MAS.	Masonry
AL.	Aluminum	MTL.	Metal
A.S.F	Above Sub Floor	ML.	Micro Lam
A.T.C.	Accoustical tile ceiling	N.T.S.	Not To Scale
B.I.	Built In	NOM.	Nominal
B.O.R.	Bottom Of Rafter	O.C.	On Center
B.U.A	Bearing Wall Above	OHD.	Overhead Door
BD.	Board	OPG.	Opening
BLK.	Block	P1S	Pole & Shelf
BM.	Beam	PL.	Plate
C = R	Ceiling = Roof	PL PL	
C.M.U	Concrete Masonry Unit	□ ○	Point Load
CJ.	Control Joint	PL. HT.	Plate Height
CLG.	Ceiling	PLBG.	Plumbing
CLR.	Clear	PR.	Pair
C.O.	Clean Out	PT.	Pressure Treated
COL.	Column	R	Radius
CONC.	Concrete	R.O.	Rough Opening
CONT.	Continuous	REQ'D	Required
COORD.	Coordinate	S.B.	Service bath
DBL.	Double	S.C.	Solid Core
DECOR.	Decorative	S.F.	Sub Floor
DWG.	Drawing	S.L.	Skylight
E.C.	Entry Closet	SHR. DR.	Shower Door
EJ.	Expansion Joint	SIM.	Similar
ELEV.	Elevation(s)	S.P. #2	Southern Pine #2
EQ.	Equal	STL.	Steel
EX., EXTG.	Existing	STL. PL.	Steel Plate
EXT.,EXTER.	Exterior	STR.	Stair
F.D.	Floor Dran	SUPP.	Supplemental
F.G.	Fixed Glass	T&G	Tongue and Groove
FIN.	Finish	T.M.E.	To Match Existing
FL.	Flush	T.O.B.	Top Of Block
FLUOR.	Fluorescent	T.O.F.	Top Of Finish
FRMG.	Framing	T.O.S.	Top Of Slab
FTG.	Footing	TEMP.	Tempered Glass
GYP.	Gypsum	TYP.	Typical
H.C.	Hollow Core	U.L.	Upper Level
HT.	Height	U.O.N.	Unless Otherwise Noted
HD. HT.	Head Height	V.I.F.	Verify In Field
HDR.	Header	WD.	Wood
HRTH.	Hearth	W.I.C.	Walk In Closet
LAM.	Laminated	W.W.M.	Welded Wire Mesh
L.C.	Linen Cabinet	ø	Diameter
M.L.	Main Level	#	Square Feet
M.O.	Masonry Opening	℄	Center Line

PROJECT TEAM

ARCHITECT OF RECORD
LAURENCE CIRANGLE, A.I.A.
LICENSE # 10411

CIRANGLE ARCHITECTS
14 PLAZA NINE
MANALAPAN, NEW JERSEY 07726
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TABLE OF AREA, YARD & BUILDING REQUIREMENTS

RT-ZONE	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT REQUIREMENTS:				
LOT AREA	5,000 SQ.FT.	5,000 SQ.FT.	N/A	NO
SETBACK REQUIREMENTS				
FRONT	30 FT.	7.43' FT.	7.43' FT.	YES
ONE SIDE *1	8 FT.	3.73' FT.	3.73 FT.	YES
BOTH SIDES *1	18 FT.	25.68' FT.±	29.41 FT	NO
REAR	30 FT.	47.17' FT ±	N/A	NO
BULK REQUIREMENTS (MAXIMUM ALLOWED)				
LOT COVERAGE *1	55% (2,700 SQ.FT.)	54.44% (2,822 SQ.FT.)	56.96% (2,868 SQ.FT.)	YES
BUILDING COVERAGE	40% (2,000 SQ.FT.)	25.12% (1,286 SQ.FT.)	29.48% (1,484 SQ.FT.)	NO
BUILDING HEIGHT	2.5 STORIES/ 35 FT.	EXISTING BLDG. 33.0' FT. ±	PROPOSED ADDITION 22.66'± FT *	NO

NOTE
1) PER TOWNSHIP OF WEST ORANGE ZONING ORDINANCE, SECTION 25-7.1 MINIMUM SIDE YARD AT R-7 ZONE IS 10FT + 8FT

BUILDING DATA

	AREA	VOLUME
EXISTING GROSS HABITABLE FLOOR AREA		
EXISTING MAIN LEVEL EXISTING UPPER LEVEL	± 833 S.F. ± 828 S.F.	N.A. N.A.
TOTAL	± 1,661 S.F.	
EXISTING GARAGE	± 403 S.F.	N.A.
PROPOSED GROSS HABITABLE FLOOR AREA (ADDITION)		
PROPOSED FIRST LEVEL PROPOSED SECOND LEVEL	± 172 ± 146 S.F.	
TOTAL	± 318 S.F.	
TOTAL VOLUME: (ADDITION)		± 3,431 C.F

ADOPTED CODES & STANDARDS

REHABILITATION SUBCODE 5:23-6 NJUCC, SUBCHAPTER 6
INTERNATIONAL RESIDENTIAL CODE/2018, NJ ed (IRC edits from 3.21)
NATIONAL ELECTRICAL CODE (NFPA70)/2017
INTERNATIONAL MECHANICAL CODE/2018
NATIONAL STANDARD PLUMBING CODE/2018
ENERGY SUBCODE ASHRAE 90.1-2016

VOLUME CALCULATION

IN ACCORDANCE WITH N.J.A.C. 5:23-2.28(B), "VOLUME COMPUTATION," THE VOLUME OF THE STRUCTURE SHALL BE CALCULATED AS FOLLOWS:

STRUCTURES WITH BASEMENTS: (N.J.A.C. 5:23-2.28(B) HEIGHT EXTENDING FROM BASEMENT OR CELLAR FLOOR TO

TOP OF THE ROOF BEAMS OF A FLAT ROOF	22'-8" FT
FLOOR AREA (ADDITION)	172 SQ. FT.
TOTAL VOLUME = FLOOR AREA MULTIPLY BY HEIGHT	4,071 CU. FT.
TOTAL VOLUME =	4,071 CU. FT.

OWNER / APPLICANT

MR. ERNESTO TAMAY
60 CHERRY STREET
WEST ORANGE, N.J. 07052
(973) 669-3779

ZONING DATA

LEGAL DESCRIPTION

ADDRESS:
60 CHERRY STREET
WEST ORANGE, N.J. 07052

LOT:	100	BLOCK:	125.02
ZONE:	R7 ZONE		
CONSTRUCTION CLASS:	5B		
CONSTRUCTION CODE:	I.R.C. (LATEST U.C.C. ADOPTED EDITION)		
USE GROUP:	RESIDENTIAL		
AREA OF ADDITION (FOOTPRINT):	172 SQ. FT.		
VOLUME OF ADDITION:	4,071 CU. FT.		

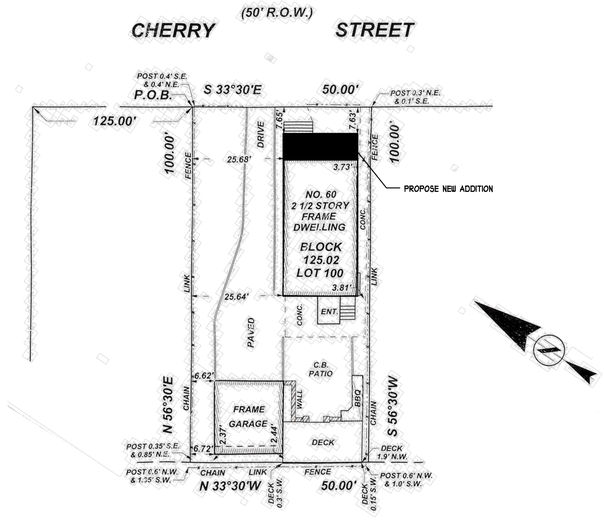
* AS PER NEW JERSEY UNIFORM CONSTRUCTION CODE (NJ UCC, NJAC 5:23-2.27)

SHEET INDEX

C-1	COVER SHEET / DATA/SCHEMATIC SITE PLAN / NOTES
D-1	DEMOLITION BASEMENT, FIRST AND SECOND FLOOR PLANS AND NOTES
A-1	PROPOSED BASEMENT, FIRST AND SECOND FLOOR PLAN AND LEGEND
A-2	PROPOSED FOUNDATION AND ROOF PLAN
A-3	PROPOSED ELEVATIONS
A-4	PROPOSED BUILDING SECTION AND EXISTING ELEVATIONS
E-1	PROPOSED ELECTRICAL FIRST AND SECOND FLOOR PLAN AND EXIST FLOOR PLANS

EXISTING AREA	SOIL DISTURBANCE	IMPERVIOUS COVERAGE	TOTAL
EXISTING HOME	833 SQ.FT.		833 SQ.FT.
EXIST. ASPHALT DRIVEWAY		923 SQ.FT.	923 SQ.FT.
EXISTING REAR STOOP		29 SQ.FT.	29 SQ.FT.
EXIST. CONCRETE BLOCK PATIO		462 SQ.FT.	462 SQ.FT.
EXISTING GARAGE		403 SQ.FT.	403 SQ.FT.
EXISTING FRONT PORCH		172 SQ.FT.	172 SQ.FT.
TOTAL	833 SQ.FT.	1,989 SQ.FT.	2,822 SQ.FT.

EXISTING & PROPOSE AREA	SOIL DISTURBANCE	IMPERVIOUS COVERAGE	TOTAL
PROPOSE NEW FRONT STOOP		24 SQ.FT.	24 SQ.FT.
EXISTING HOME	833 SQ.FT.		833 SQ.FT.
EXIST. ASPHALT DRIVEWAY		923 SQ.FT.	923 SQ.FT.
EXISTING REAR STOOP		29 SQ.FT.	29 SQ.FT.
EXIST. CONCRETE BLOCK PATIO		462 SQ.FT.	462 SQ.FT.
EXISTING GARAGE		403 SQ.FT.	403 SQ.FT.
EXISTING FRONT PORCH		172 SQ.FT.	172 SQ.FT.
TOTAL	833 SQ.FT.	2,015 SQ.FT.	2848 SQ.FT.



SCHEMATIC SITE PLAN

SCALE: 1"=20'-0"

ED NOTE:

1) SITE PLAN IS SCHEMATIC AND MEANT ONLY TO SHOW APPROXIMATE LOCATION OF EXISTING CONDITIONS AND PROPOSED ADDITION.

2) SITE INFORMATION WAS TAKEN FROM A SURVEY BY:
RICHARD J. HINGOS, JR
RICHARD J. HINGOS, INC. PROFESSIONAL LAND SURVEYORS
539 VALLEY ROAD P.O. BOX 43152 UPPER MONTCLAIR, NJ 07043
TEL: (973) 783-1144

PERMIT SET
FOR CONSTRUCTION

Cirangle Architects
ARCHITECTURE, INTERIOR DESIGN
14 PLAZA NINE
MANALAPAN, N.J. 07726
(732) 303-7822

NJ License No. 10677
PA License No. RA-013290B

Project
TAMAY RESIDENTIAL ADDITION
Lot:100 Block:125.02
Township of West Orange
Essex County, NJ 07052

Sheet Title
COVER SHEET/DATA/ SCHEMATIC SITE PLAN/ NOTES

REVISIONS

NO.	Date	Description
1	06/19/20	SCHEMATIC PLAN A
2	09/09/20	PERMIT SET
3	12/01/20	REVISION #1
4	01/12/21	REVISION #2
5	09/02/21	REVISION #3 (3)

Date	Project No.
12/12/19	19010
Scale	Sheet No.
Drawn CS	C-1
Chkd LSC	