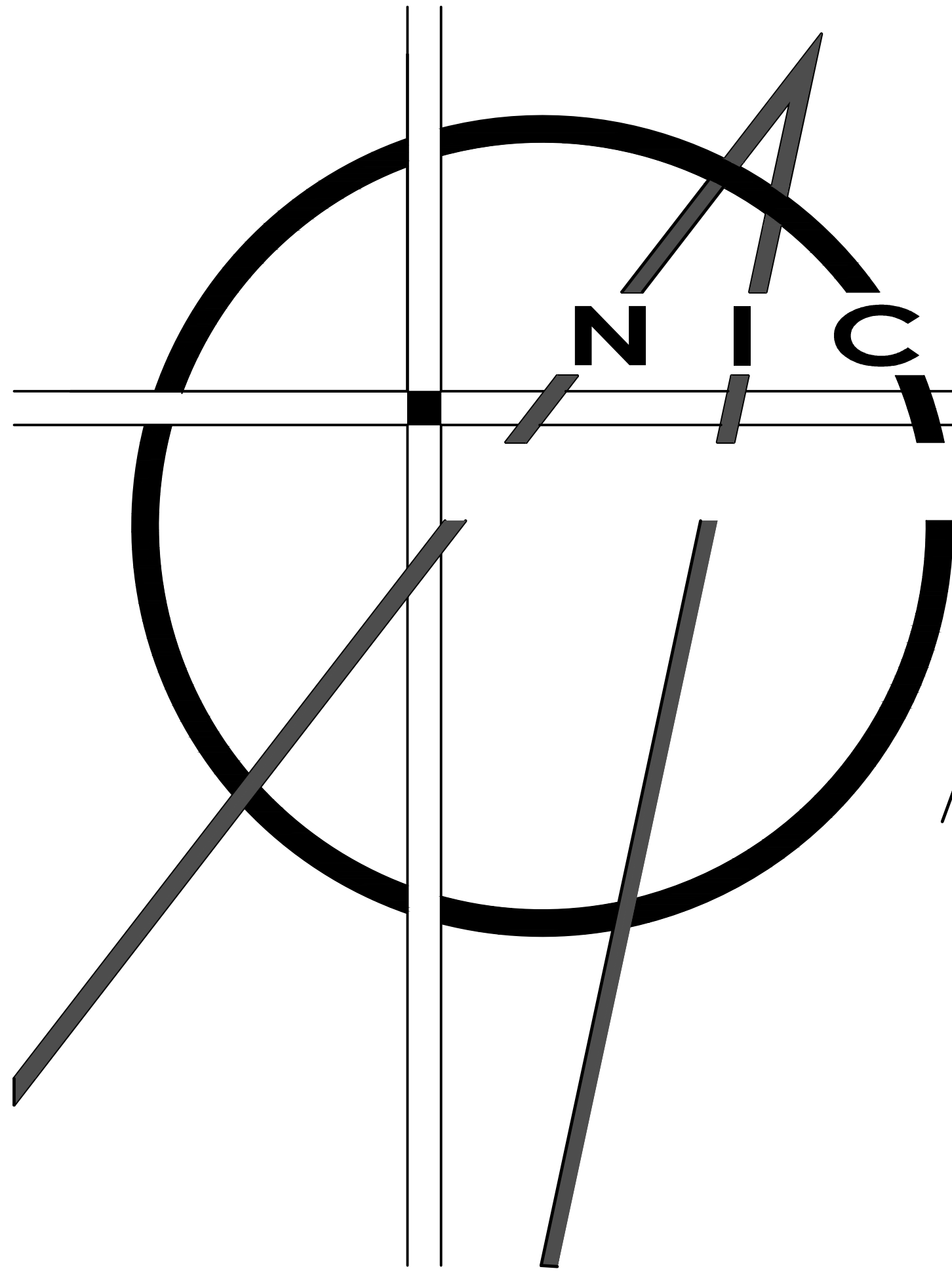




N I C O L A S S A L E R N O A R C H I T E C T

478 RIDGEDALE AVE.
EAST HANOVER, NEW JERSEY
PHONE: (973) 715-0146

PROPOSED RENOVATION & ADDITION FOR

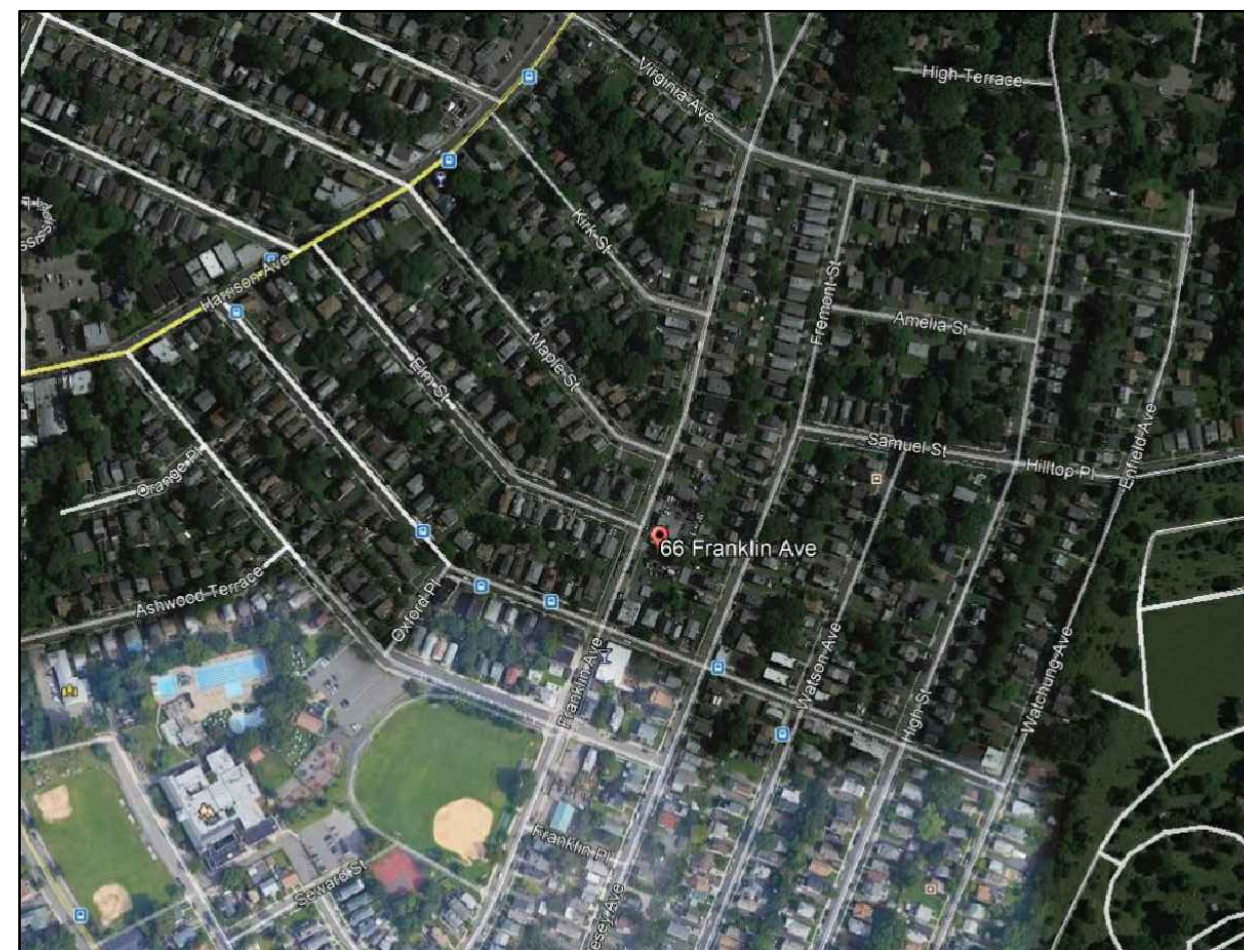
66 FRANKLIN AVENUE

BLOCK 134.02, LOT 75.03, 79 & 81
WEST ORANGE, NEW JERSEY

OWNER & APPLICANT

MANUEL VEGA

66 FRANKLIN AVENUE
WEST ORANGE, NEW JERSEY



LOCATION MAP

BUILDING INFORMATION :

USE GROUP B/R-5
CONSTRUCTION CLASS 5B
NUMBER OF STORIES (HOUSE) 2 1/2

DESIGN LOADS :

ROOF :
LIVE LOAD - 30 PSF
DEAD LOAD - 10 PSF
SECOND FLOOR :
LIVE LOAD - 40 PSF
DEAD LOAD - 10 PSF
FIRST FLOOR :
LIVE LOAD - 40 PSF
DEAD LOAD - 10 PSF

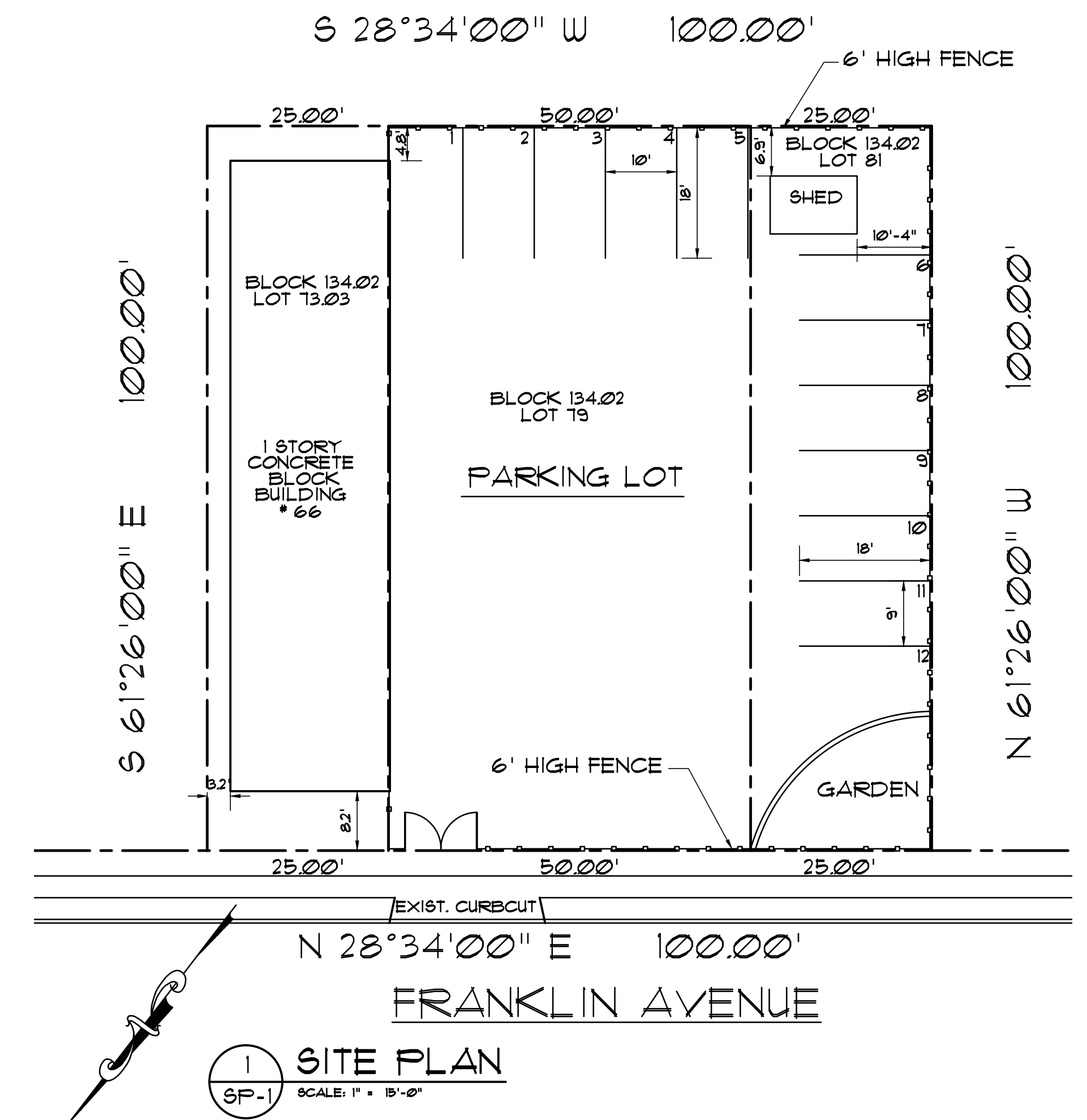
REFERENCED CODE

2018 INTERNATIONAL BUILDING CODE (IBC)
2011 NATIONAL ELECTRICAL CODE (NCE)
2018 NATIONAL STANDARD PLUMBING CODE (NSPC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL ENERGY CONSERVATION
CODE (IECC)
NJ REHABILITATION CODE (UCC)
BARRIER FREE SUBCODE & ANSI A117.1-2009

ZONING INFORMATION:

ZONE = B-1 RETAIL BUSINESS

	REQUIRED	EXISTING	PROPOSED	V
LOT AREA	5,000 SqFt.	10,000 SqFt.	10,000 SqFt.	
LOT AREA PER UNIT	1 FAM=5,000	10,000 SqFt.	10,000 SqFt.	
LOT WIDTH	1 FAM=50'	25'	25'	V
FRONT YARD SETBACK	30'	8.2'	8.2'	V
REAR YARD SETBACK	30'	4.8'	4.8'	V
SIDE YARD SETBACK	15'	3.2'	3.2'	
COMB. SIDE YARD	10' + 8'	18.2'	18.2'	
BUILDING HEIGHT	35' / 2 1/2 STY	14.4' +/-	32' +/-	
MAX. BUILD. COVERAGE	60%	19.14 %	19.14 %	
LOT COVERAGE	75%	20.1 %	20.1 %	



SITE PLAN IS BASED UPON
SURVEY PREPARED BY: BREVARD SURVEYING & MAPPING, LLC
LAND SURVEYOR LICENSE #43099
DATE: 10/29/2018

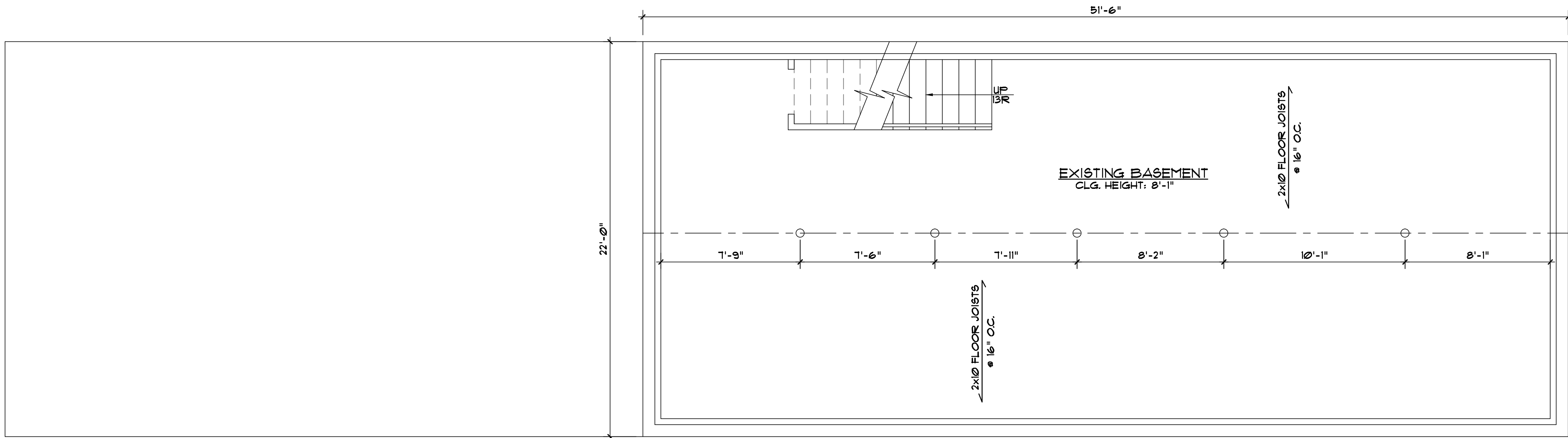
PLANNING BOARD ENDORSEMENT

THIS APPLICATION WAS APPROVED AT THE REGULAR MEETING OF THE
LIVINGSTON PLANNING BOARD, ESSEX COUNTY, NEW JERSEY
HELD ON THIS _____ DAY OF _____.

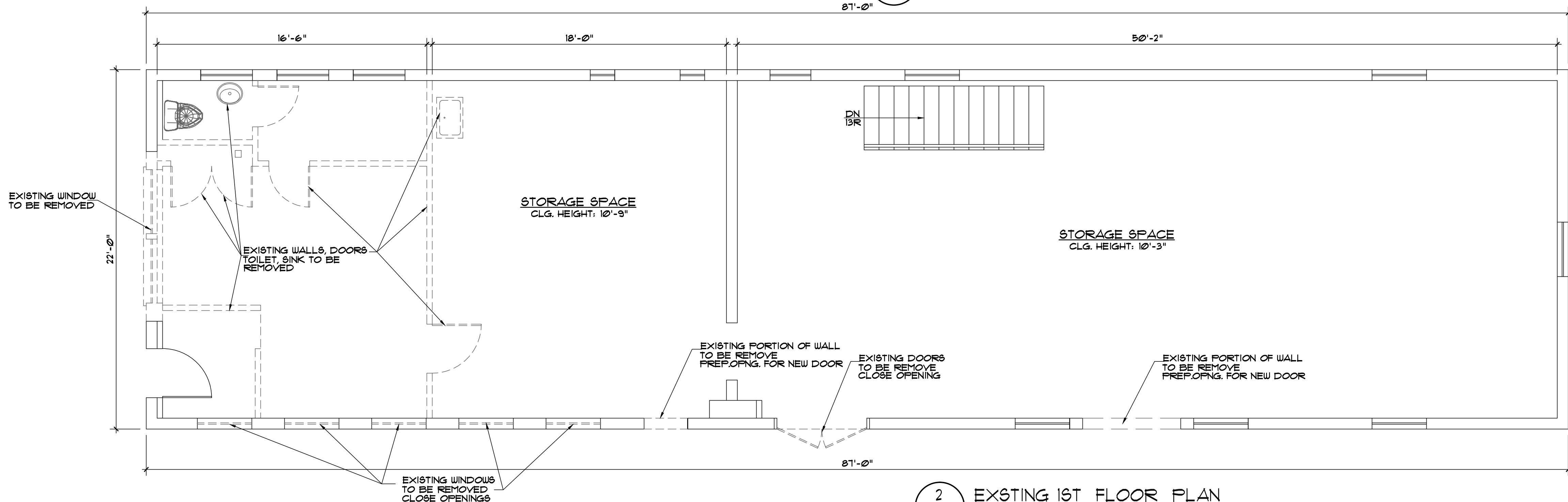
CHAIRMAN, PLANNING BOARD _____ DATE _____

SECRETARY, PLANNING BOARD _____ DATE _____

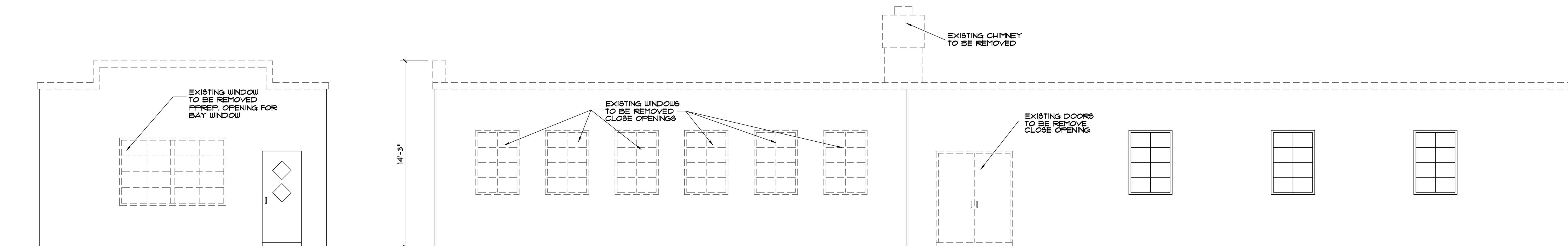
MUNICIPAL ENGINEER _____ DATE _____



1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

4 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

THIS DRAWING OR ANY PART THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD OR FOR ANY PURPOSE, WITHOUT THE WRITTEN CONSENT OF NICOLAS SALERNO ARCHITECT, LLC. THIS DRAWING SHALL BE USED FOR THE SPECIFIC PROJECT LOCATION INDICATED WITHIN THE TITLE BLOCK, & SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT FROM THE ARCHITECT. THIS DRAWING IS COPYRIGHTED AND PROTECTED UNDER THE LAWS OF THE STATE OF NEW JERSEY. ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT IS AN INFRINGEMENT OF THE ARCHITECT'S COPYRIGHT LAWS.

NICOLAS SALERNO ARCHITECT, LLC
ARCHITECTURE & INTERIORS
475 RIDGEDALE AVENUE
EAST HANOVER, N.J. 07936
TELEPHONE: 973-715-0146

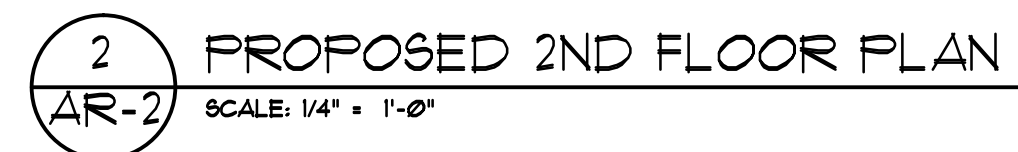
NEW YORK LIC. NO. 25570 NEW JERSEY LIC. NO. AI 16191

REVISIONS	
No.	DESCRIPTION

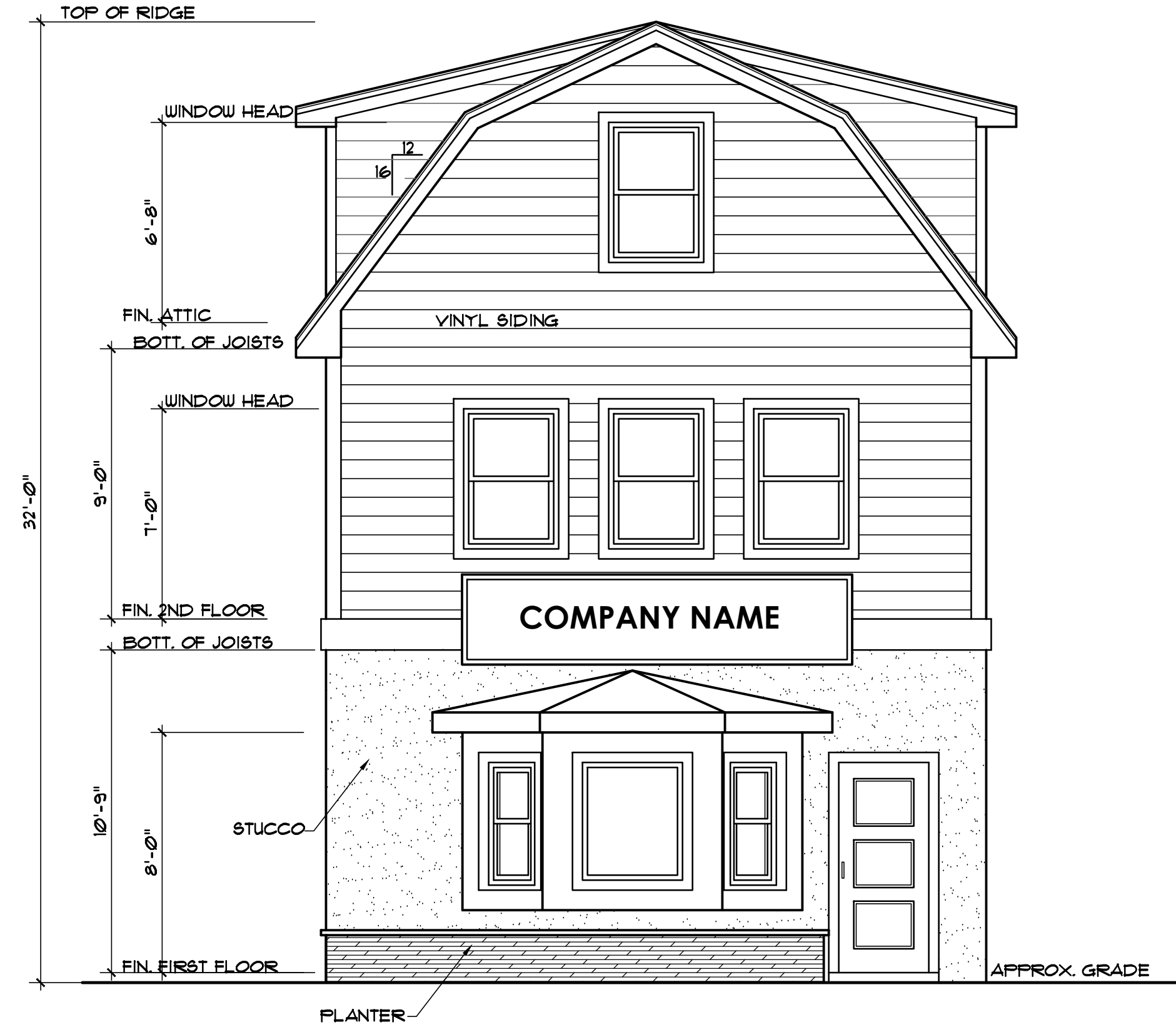
PROJECT: **PROPOSED 2ND FLOOR ADDITION FOR MANUEL VEGA**
PROJECT # **20-118**
DRAWING TITLE: **EXISTING FLOOR PLANS**

DATE: **9/20/2021**
SCALE: **AS NOTED**
DRAWN BY: **Nicks**
DRAWING NO.: **AR-1**

SHEET 2 of 3



DATE	9/21/2021
SCALE	AS NOTED
DRAWN BY	Nicks
PROJECT #	20-118
DRAWING NO.	
	



1
AR-3
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



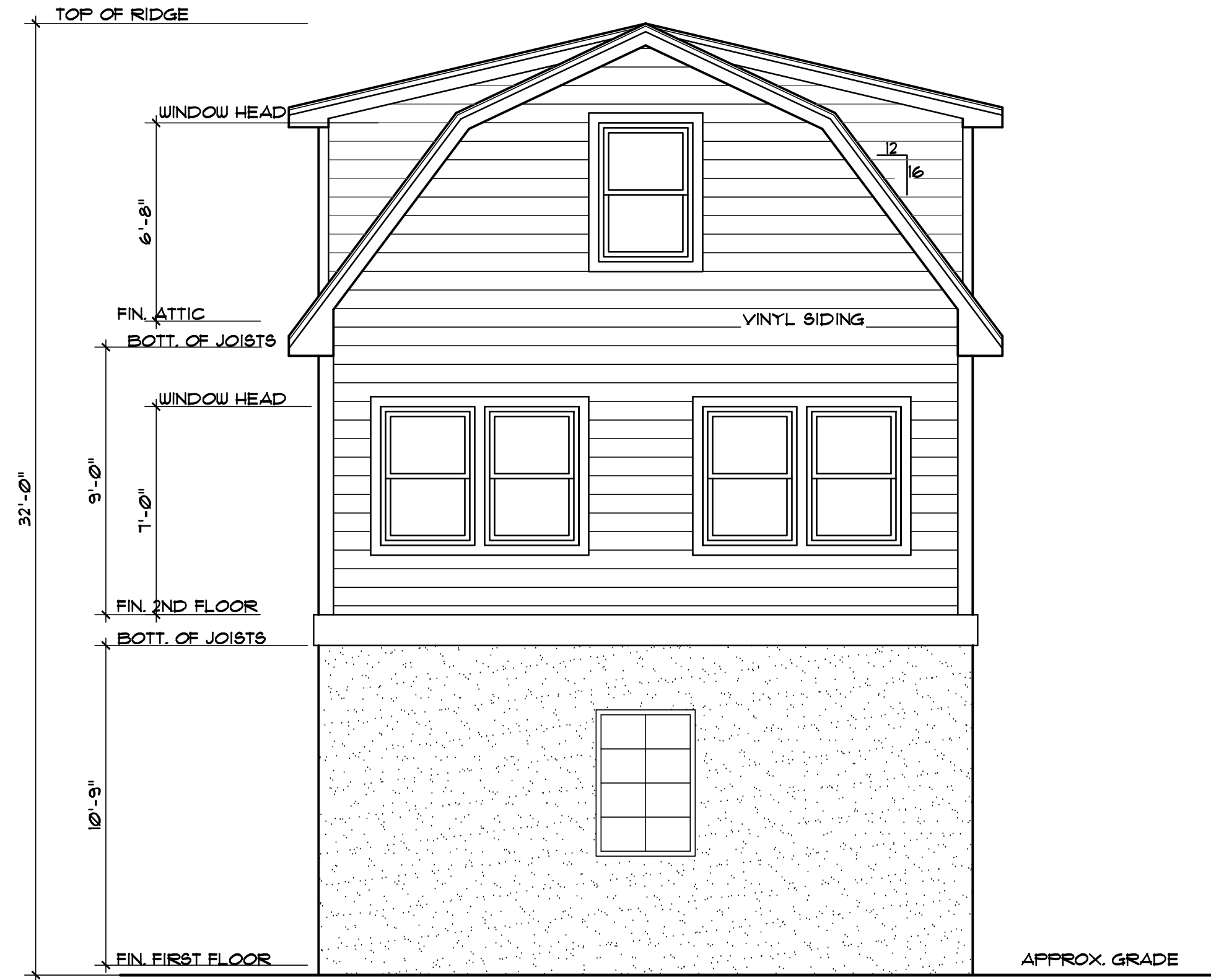
2
AR-3
PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

THIS DRAWING OR PART THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD OR FOR ANY PURPOSE, WITHOUT THE WRITTEN CONSENT OF NICOLAS SALERNO ARCHITECT, LLC. THIS DRAWING SHALL BE USED FOR THE SPECIFIC PROJECT LOCATION INDICATED WITHIN THE TITLE BLOCK, & SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THIS DRAWING IS COPYRIGHTED AND PROTECTED UNDER THE LAWS OF THE STATE OF NEW JERSEY. UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT IS AN INFRINGEMENT OF THE ARCHITECT'S COPYRIGHT LAWS.

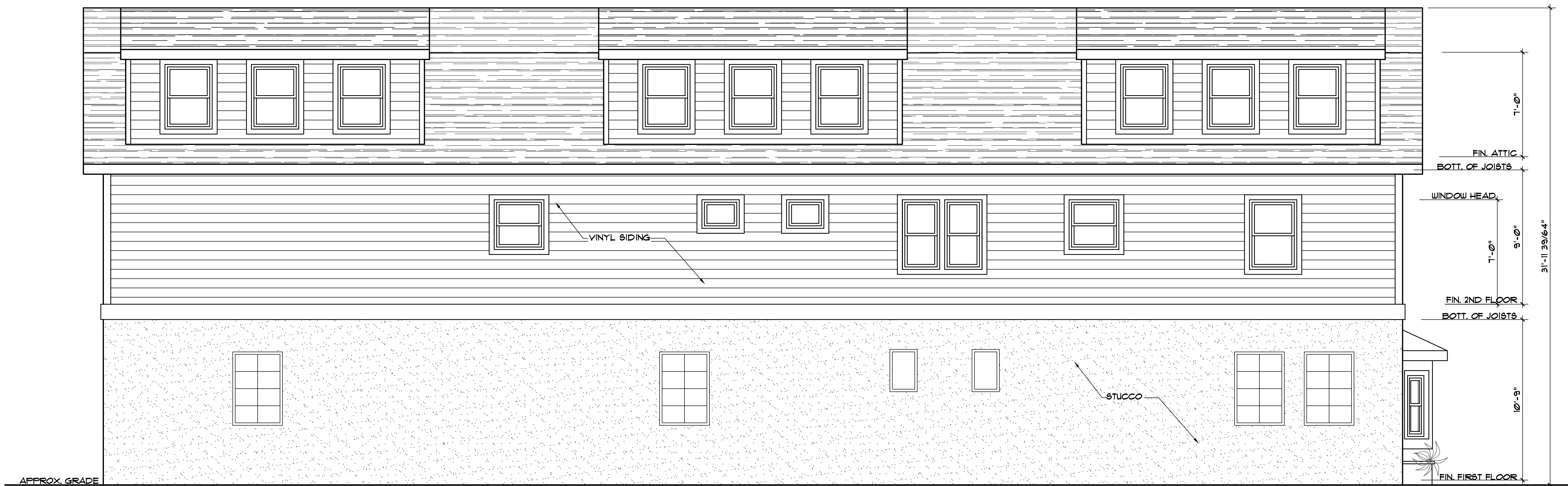
NICOLAS SALERNO ARCHITECT, LLC
ARCHITECTURE & INTERIORS
475 RIDGEDALE AVENUE
EAST HANOVER, N.J. 07936
TELEPHONE: 973-715-0146
NEW JERSEY LIC. NO. 25570 NEW JERSEY LIC. NO. AI 16191

REVISIONS	
No.	DESCRIPTION

PROJECT: PROPOSED 2ND FLOOR ADDITION FOR MANUEL VEGA	
66 FRANKLIN AVE WEST ORANGE, NJ	
DRAWING TITLE: PROP. FRONT & RIGHT SIDE ELEVATIONS	
DATE	9/21/2021
SCALE	AS NOTED
DRAWN BY	Nicks
PROJECT #	20-118
DRAWING No.	AR-3
SHEET 4 OF 5	



1
AR-4
PROPOSED BACK ELEVATION
SCALE: 1/4" = 1'-0"



2
AR-4
PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

THIS DRAWING, OR PART THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD OR FOR ANY PURPOSE, WITHOUT THE WRITTEN CONSENT OF NICOLAS SALERNO ARCHITECT, LLC. THIS DRAWING SHALL BE USED FOR THE SPECIFIC PROJECT LOCATION INDICATED WITHIN THE TITLE BLOCK, & SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT PRIOR CONSENT FROM THE ARCHITECT. THIS DRAWING IS COPYRIGHTED AND PROTECTED UNDER THE LAWS OF THE STATE OF NEW JERSEY. UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT IS AN INFRINGEMENT OF THE ARCHITECT'S COPYRIGHT LAWS.

NICOLAS SALERNO ARCHITECT, LLC
ARCHITECTURE & INTERIORS
4275 RIDGECRAVE AVENUE
EAST HANOVER, N.J. 07936
TELEPHONE: 973-715-0146
NEW YORK LIC. NO. 25570 NEW JERSEY LIC. NO. AI 16191

REVISIONS	
No.	DESCRIPTION

PROJECT: PROPOSED 2ND FLOOR ADDITION FOR MANUEL VEGA	
66 FRANKLIN AVE WEST ORANGE, NJ	
DRAWING TITLE: PROF. BACK & LEFT SIDE ELEVATIONS	
DATE	9/21/2021
SCALE	AS NOTED
DRAWN BY	Nicks
PROJECT #	20-118
DRAWING No.	AR-4
SHEET 5 of 5	