

Addition and Interior Renovations at

314 Walker Road

West Orange, NJ 07052

General Notes

- 1
- The general notes shall apply to all drawings.
- 2
- All work shall be performed in accordance with the following codes:

2018 International Residential Code, NJ Edition2018 International Mechanical Code2018 International Fuel Gas Code2018 International Energy Conservation Code2018 National Standard Plumbing Code2017 National Electrical Code2018 International Fire CodeRehabilitation Subcode UCC-NJ 5:23 Subchapter 6
- 3
- All electrical, plumbing and mechanical work shall be performed by licensed mechanics.
- 4
- The General Contractor shall be responsible for the application and obtaining of all required permits.
- 5
- All work either noted or inferred on the drawings will be deemed to be included in the Contractor's costs.
- 6
- These drawings represent the general scope of work of the project in terms of Architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all the work necessary for full performance and completion of the requirements of the general scope indicated or described. The Contractor shall furnish all items required for the proper execution and completion of the work.
- 7
- The General Contractor shall verify all conditions and check al measurements on the job and shall be responsible for bringing any discrepancies to the attention of the Owner or Architect.
- 8
- The Contractor shall not deviate from these plans without verbal or written consent from the Owner or Architect.
- 9
- It is the Contractors' responsibility to inspect the site prior to submitting a bid in order to familiarize themselves with the site conditions.

Construction Notes

- 1
- All dimensions are finish face to finish face unless noted otherwise.
- 2
- The Contractor shall provide temporary supports for existing structures as required by the demolition work or new construction. The Contractor shall be responsible for the structural integrity of the structure.
- 3
- Heads of new openings are to align with heads of existing openings unless noted otherwise.
- 4
- All existing construction in work area to remain shall be patched, repaired and prepared as necessary to receive new finishes.
- 5
- All existing construction damaged by the Contractor or any of their Subcontractors or agents shall be repaired to like new condition. It shall be the Contractor's responsibility to document any pre-existing damage and notify Owner of such damage prior to commencing work.
- 6
- Provide metal corner beads at all outside drywall corners.
- 7
- Provide access panels to allow access to mechanical, plumbing and HVAC controls or equipment.

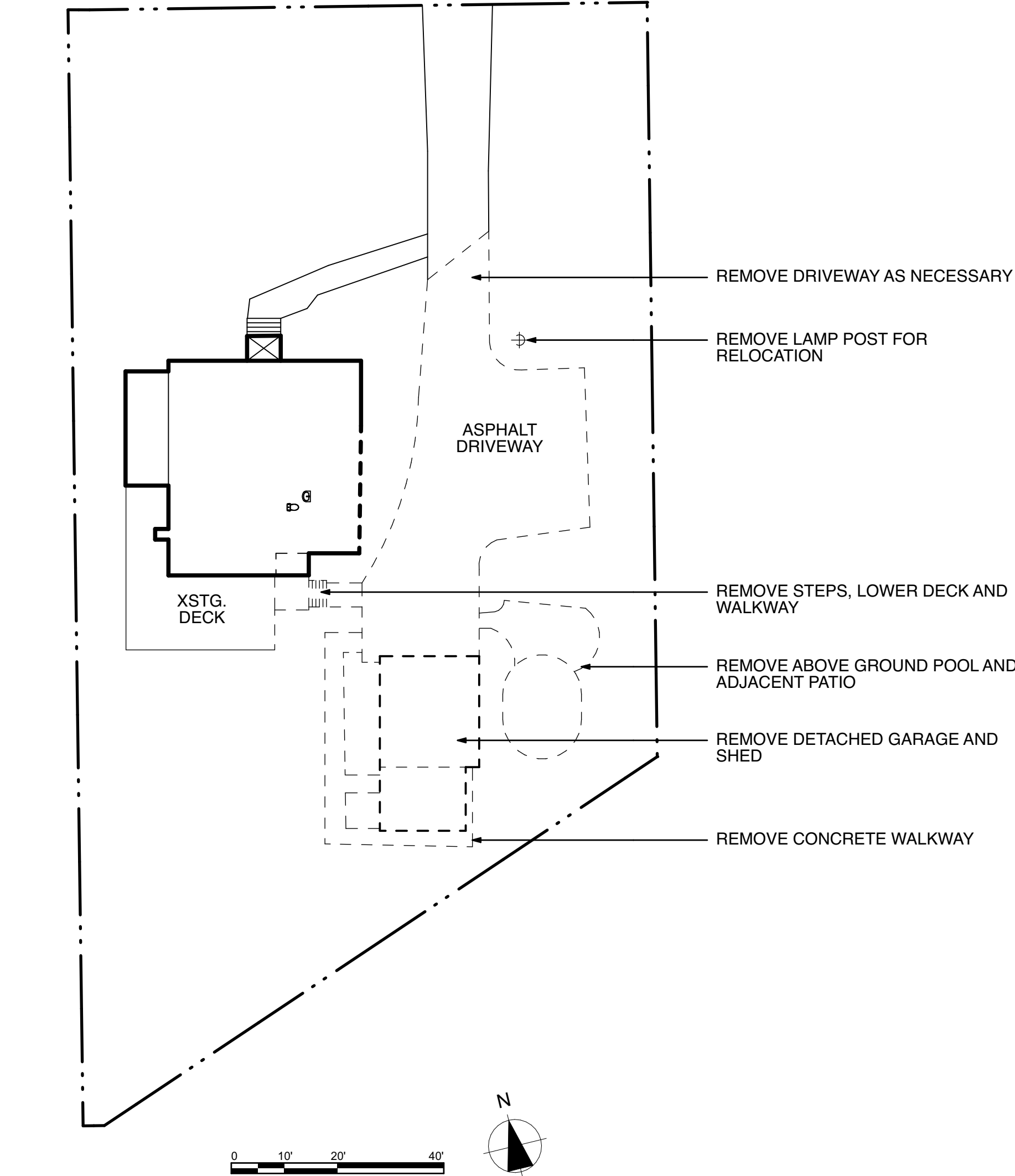
List of Drawings

- A 1
- Site Plans, Zoning Info and General Notes
- A 2
- Foundation Plans
- A 3
- Demolition and First Floor Plans
- A 4
- Roof Plan and Reflected Ceiling Plans
- A 5
- Exterior Elevations



1
A 1

Area Map
NOT TO SCALE



2
A 1

Site Removals Plan
SCALE: 1" = 20'

SCOPE OF WORK

Single story addition to side and rear of existing single family, detached residence to include new two-car garage, bedroom, powder room, laundry room and mudroom. Work to include renovated kitchen and relocation of internal cellar stair.

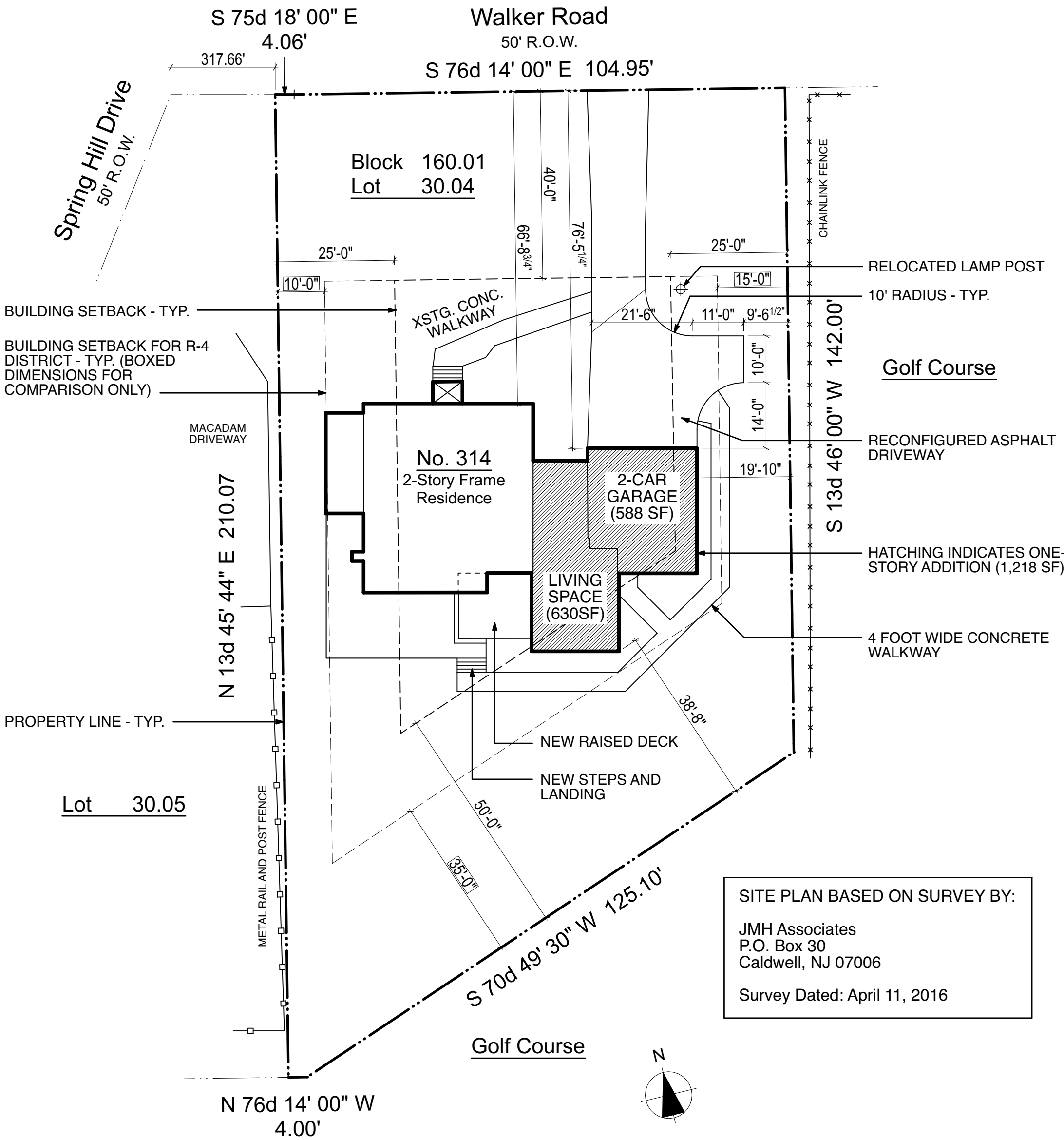
LOT INFORMATION

Address: 314 Walker Road
West Orange, NJ 07052

Block: 160.01
Lot: 30.04
Zoning District: R-1
Use: Single Family Detached Residence

ZONING INFORMATION

	Required	Existing	Proposed	Variance Req'd
Height:	2-1/2 stories and 35'-0" max.	2-1/2 stories and 26'-6"	1 story and 17'-8" (addition)	No No
Lot Area:	80,000 min.	19,321 sf.	No Change	No (Existing Non-conforming)
Lot Width:	150 ft. min.	109.01 ft.	No Change	No (Existing Non-conforming)
Setbacks				
Front:	40 ft. min.	66'-10" ft.	No Change	No Change
Side:	25 ft. min.	54'-8" ft.	19'-10"	Yes
Other Side:	25 ft. min.	9'-8" ft.	No Change	No Change
Rear:	50 ft. min.	63'-4" ft.	38'-8"	Yes
Building Coverage:	20% max.	11.2% max.	14.5% max.	No
Area Total:	3,864 sf. max.	2,171 sf.	2,805 sf.	
Residence:		1,587 sf.	2,805 sf.	
Garage:		584 sf.	0 sf.	
Lot Coverage:	30% max.	31.4%	28.8%	No
Area Total:	5,796 sf. max.	6,063 sf.	5,563 sf.	
Structure(s):		2,171 sf.	2,804 sf.	
Driveway:		2,360 sf.	1,322 sf.	
Deck:		610 sf.	762 sf.	
Front Walkway:		188 sf.	188 sf.	
Rear Walkway:		297 sf.	487 sf.	
Pool & Surround:		437 sf.	0 sf.	



3
A 1

Site Plan
SCALE: 1" = 20'



Adam Womelsdorf

PROJECT

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CONSULTANTS

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2021-10

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Zoning Variance Application Set

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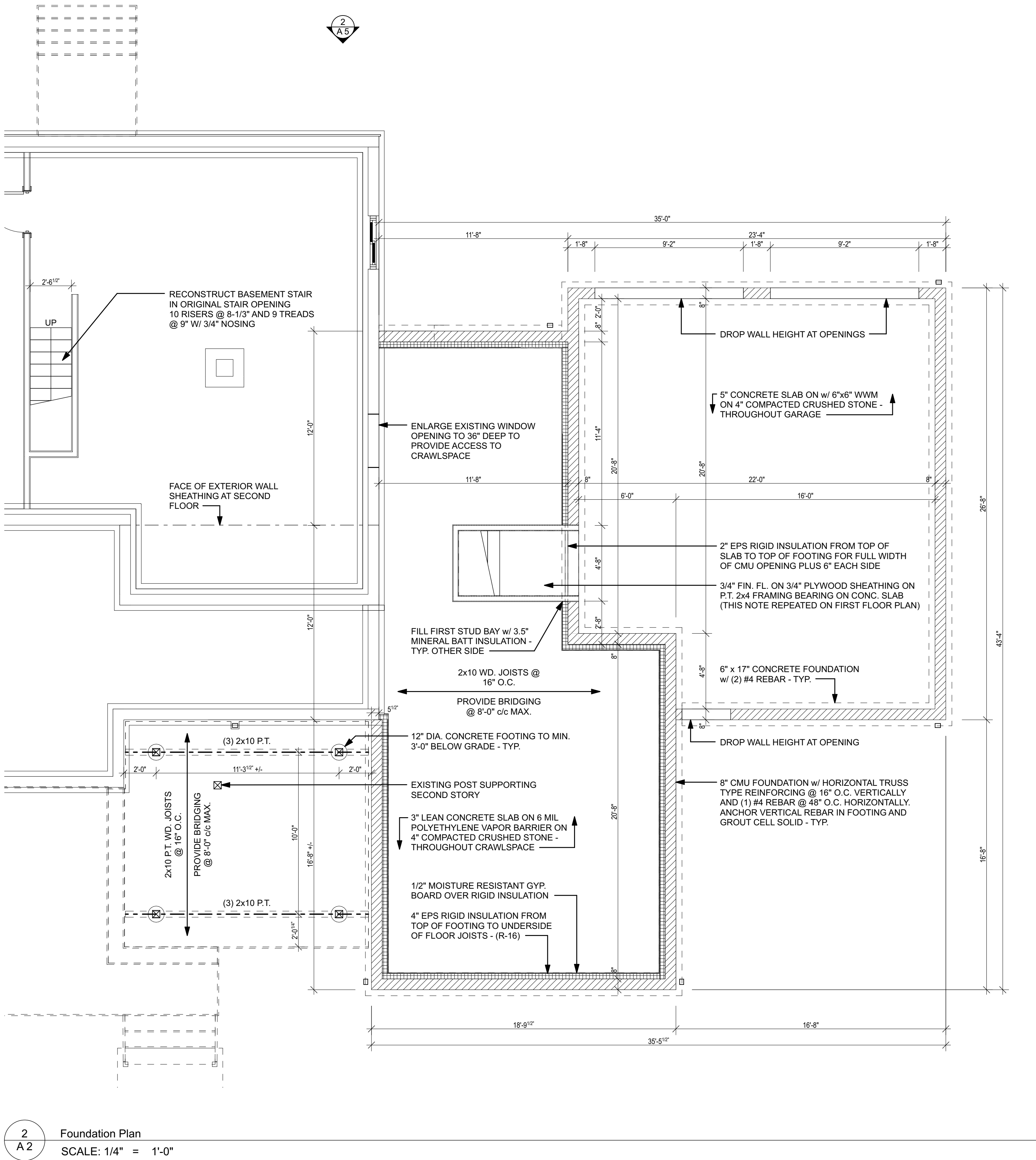
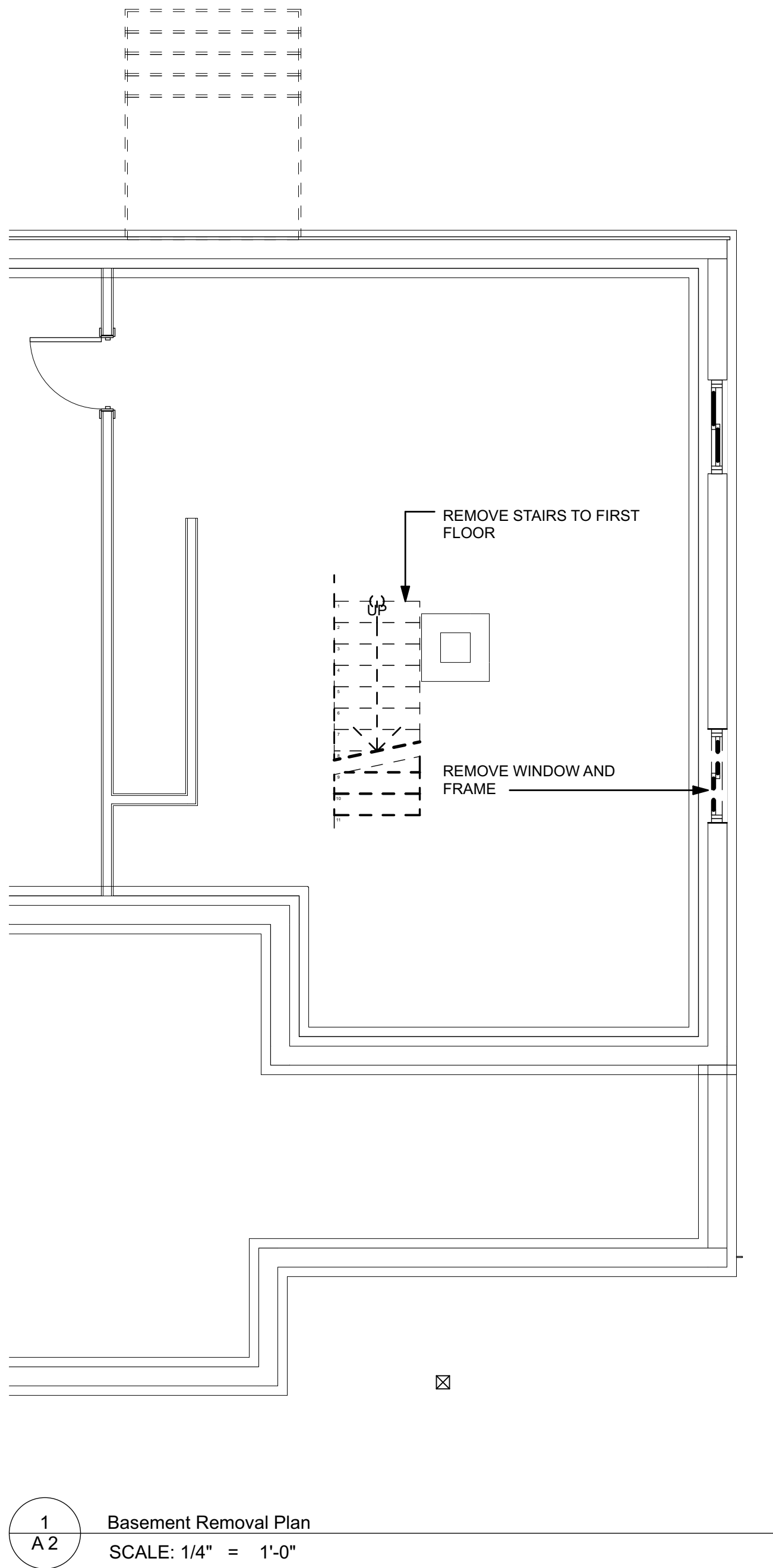
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**Site Plans, Zoning Info
and General Notes**

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A 1

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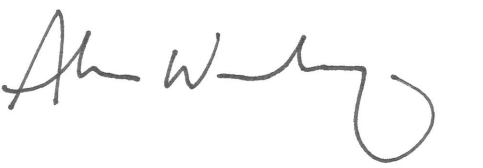
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Foundation Plans

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A 2



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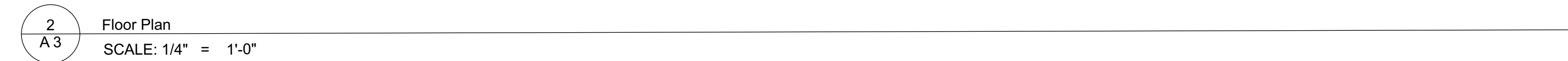
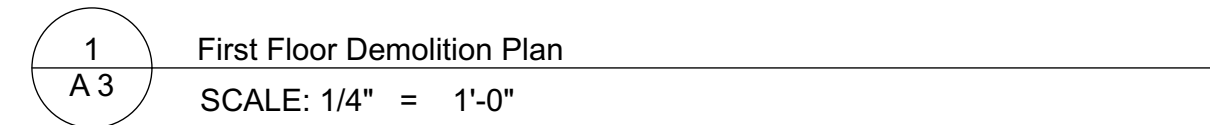
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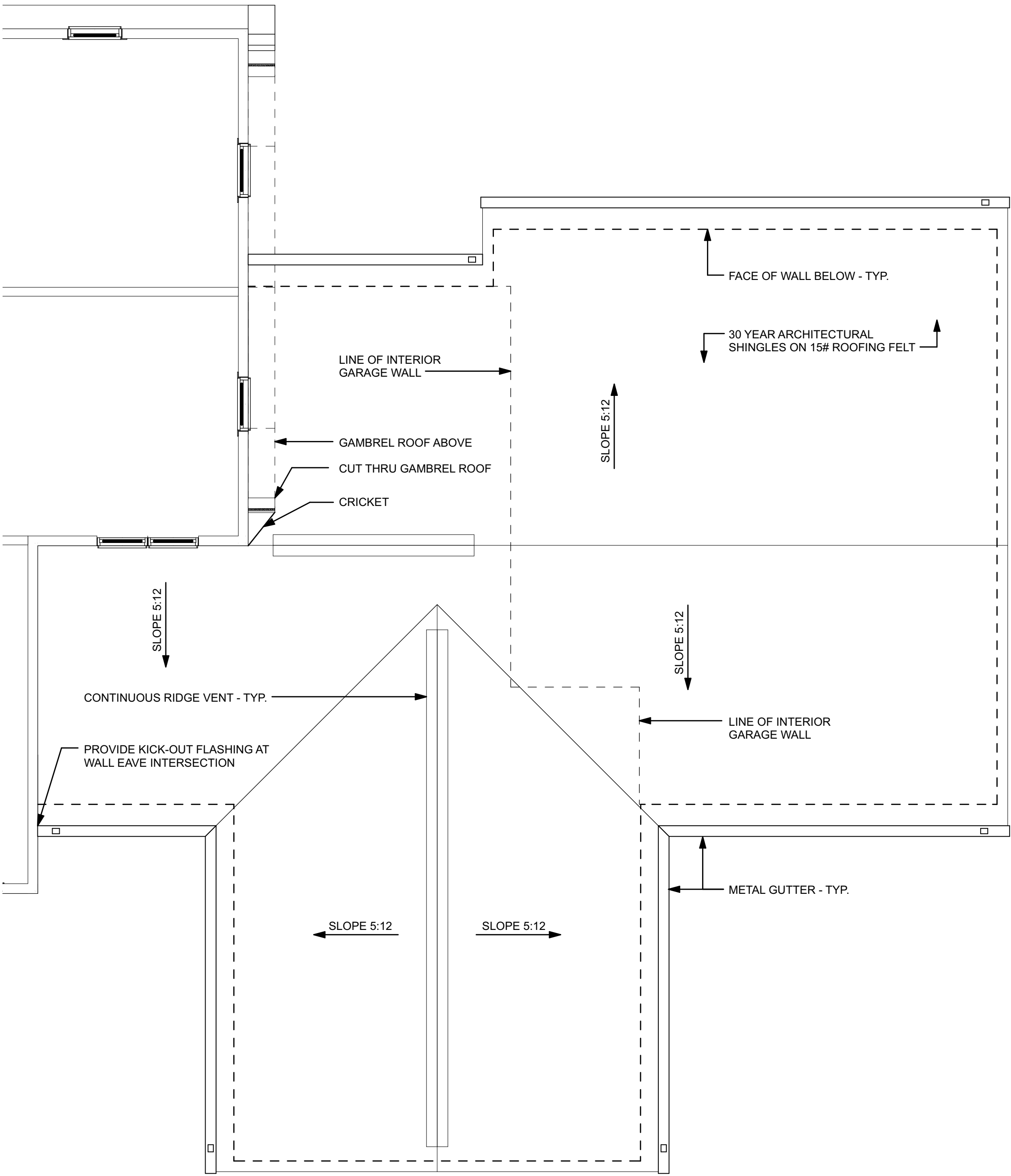
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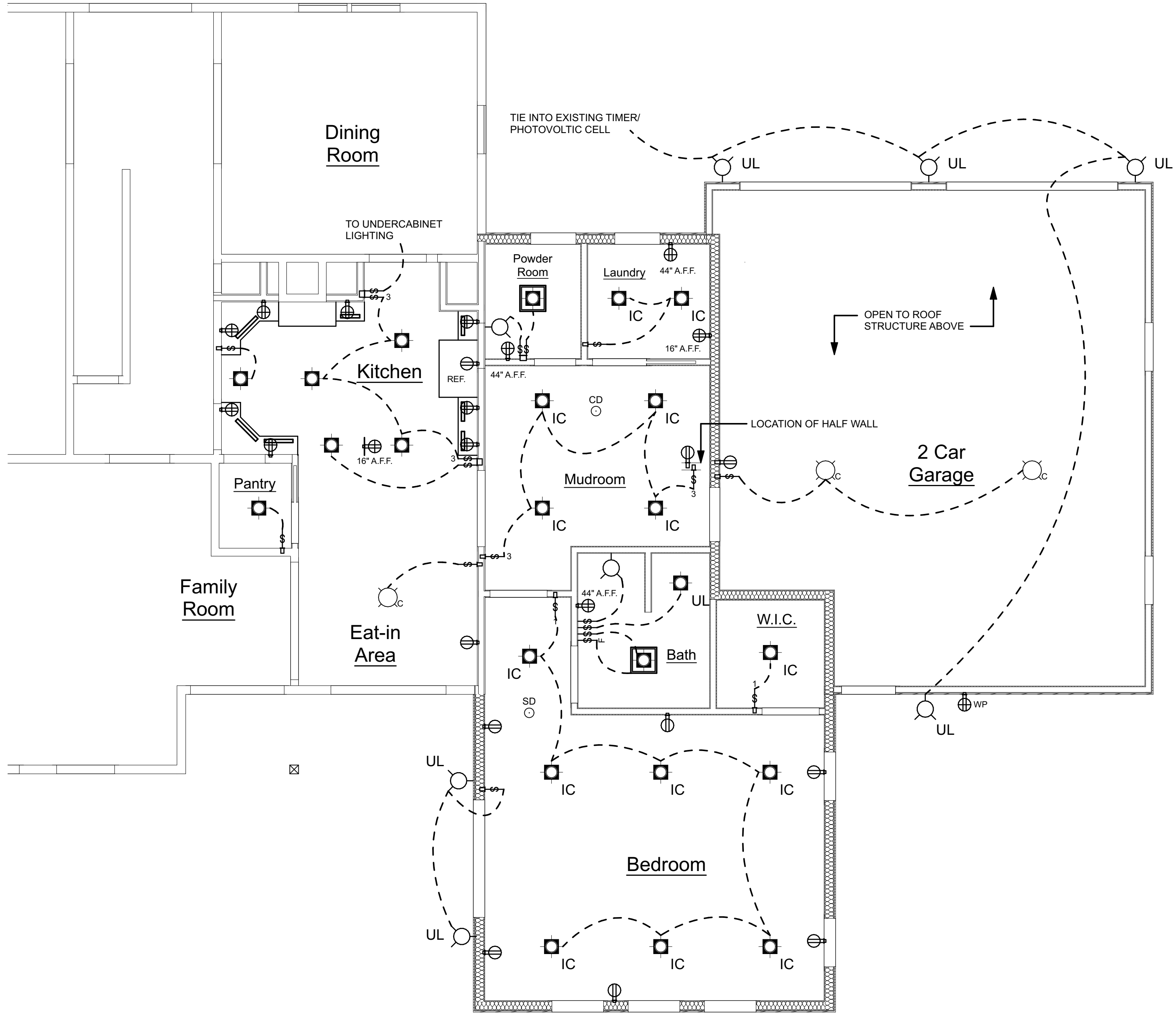
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1
A4
Roof Plan
SCALE: 1/4" = 1'-0"



2
A4
First Floor Reflected Ceiling / Power Plan
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND

	4" RECESSED LED LIGHT FIXTURE - UL LISTED FOR USE IN INSULATED SPACE		DUPLEX ELECTRICAL OUTLET
	4" RECESSED LED LIGHT FIXTURE		GFCI DUPLEX ELECTRICAL OUTLET - w/ MOUNTING HEIGHT
	WALL MOUNTED LED LIGHT FIXTURE		GFCI DUPLEX ELECTRICAL OUTLET - w/ WATERPROOF HOUSING
	WALL MOUNTED LED LIGHT FIXTURE - UL LISTED FOR USE IN WET LOCATION		SINGLE POLE LIGHT SWITCH
	LED PENDANT TYPE LIGHT FIXTURE - PROVIDE ELECTRICAL BOX		MULTI POLE LIGHT SWITCH
	COMBINATION LED LIGHT FIXTURE / EXHAUST FAN - MIN. 75 CFM TO OUTSIDE		SMOKE DETECTOR
	DUPLEX ELECTRICAL OUTLET		
	GFCI DUPLEX ELECTRICAL OUTLET - w/ MOUNTING HEIGHT		



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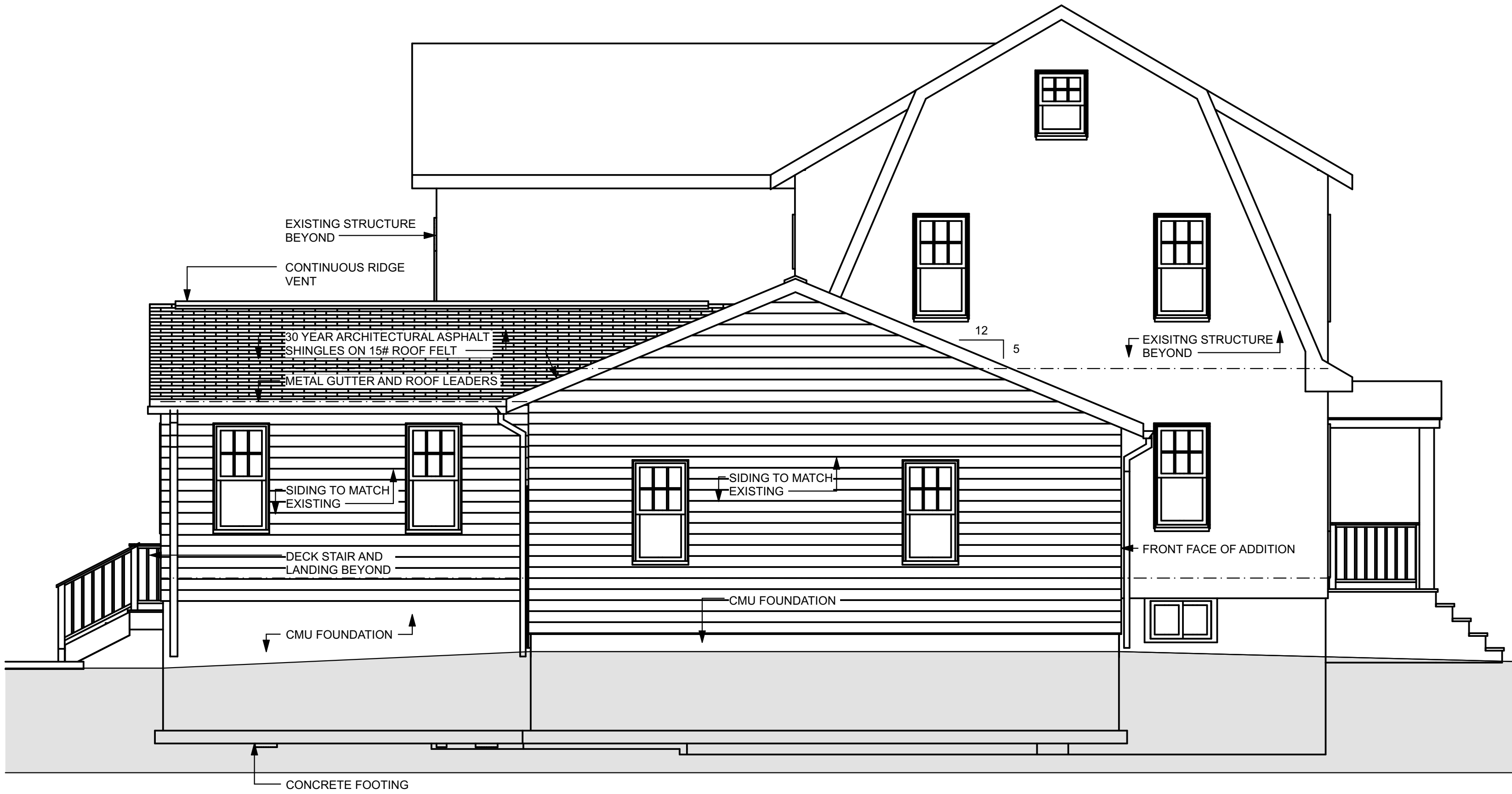
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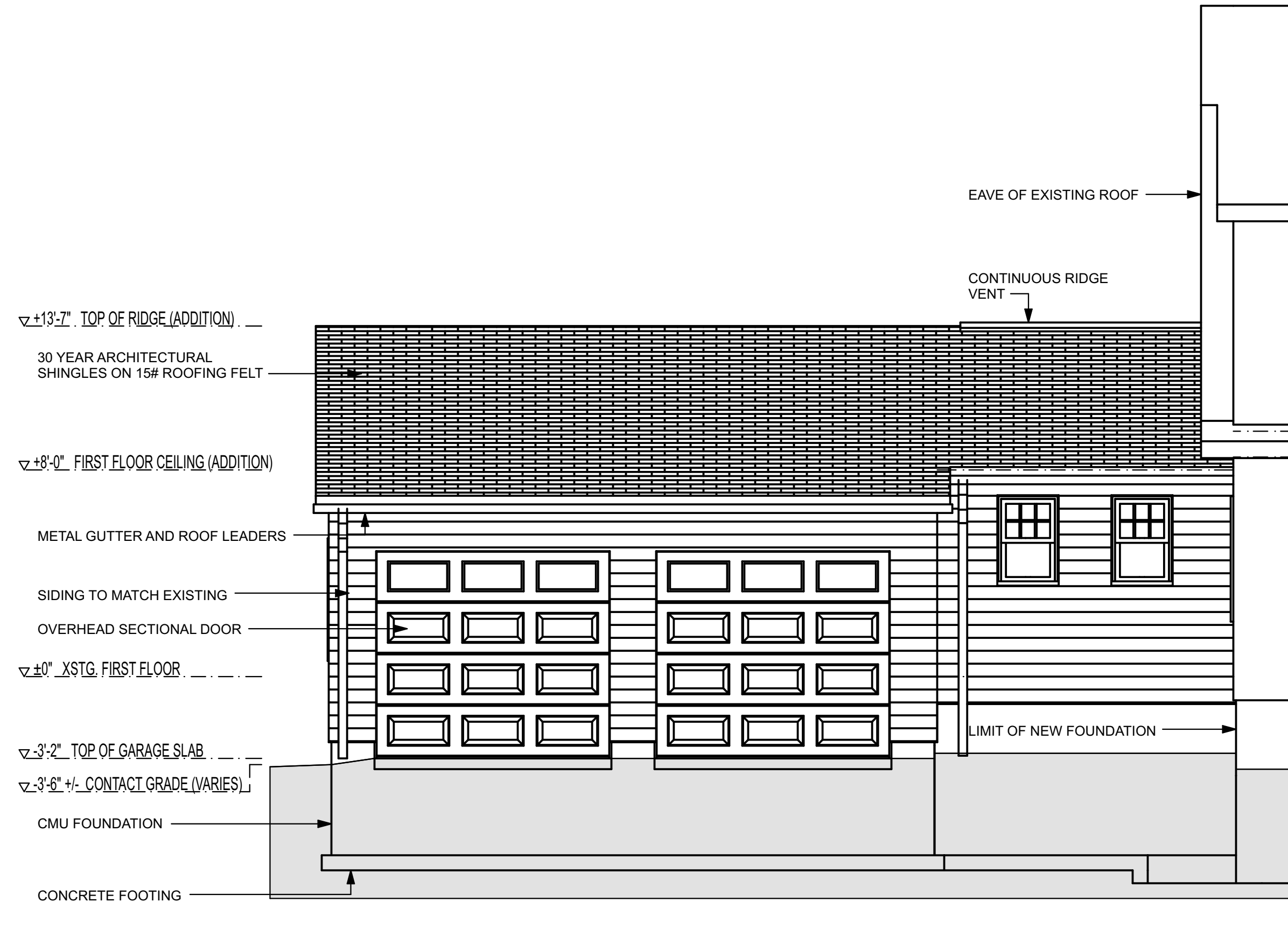
Roof Plan and Reflected Ceiling Plans

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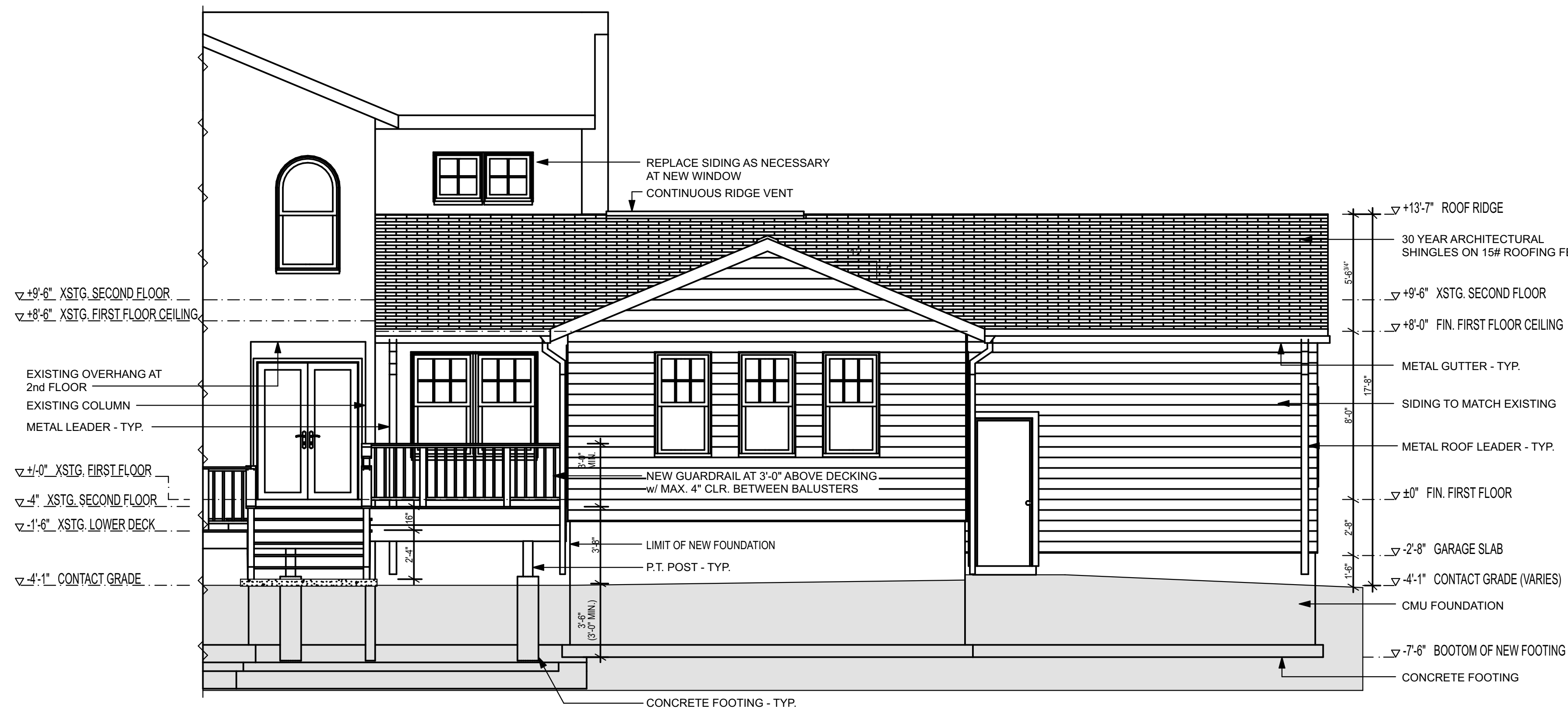
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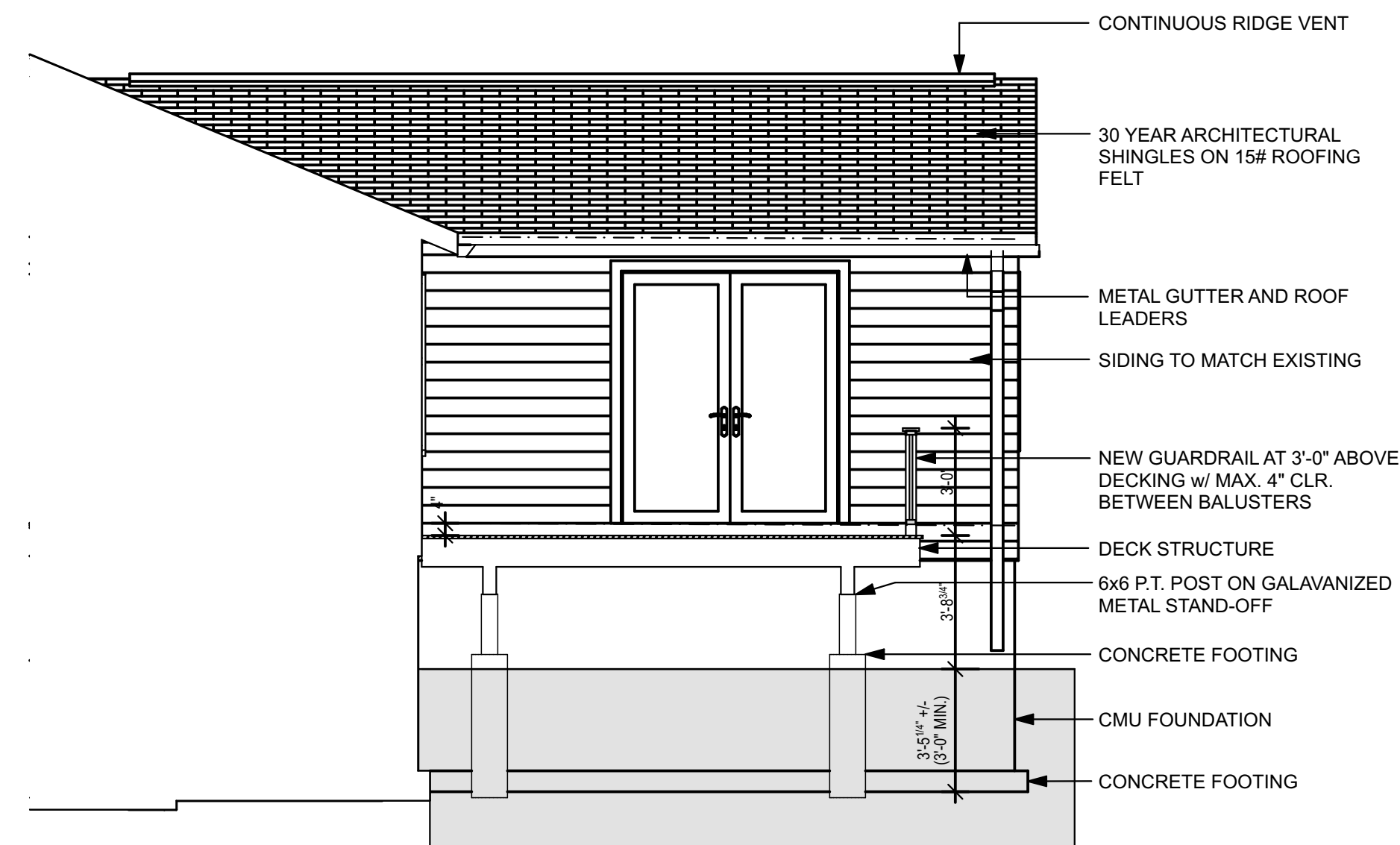
1
A 5 Left Side Elevation (East)
SCALE: 1/4" = 1'-0"



2
A 5 Front Elevation (North)
SCALE: 1/4" = 1'-0"



3
A 5 Rear Elevation (South)
SCALE: 1/4" = 1'-0"



4
A 5 Right Side Elevation (West)
SCALE: 1/4" = 1'-0"



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Exterior Elevations

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