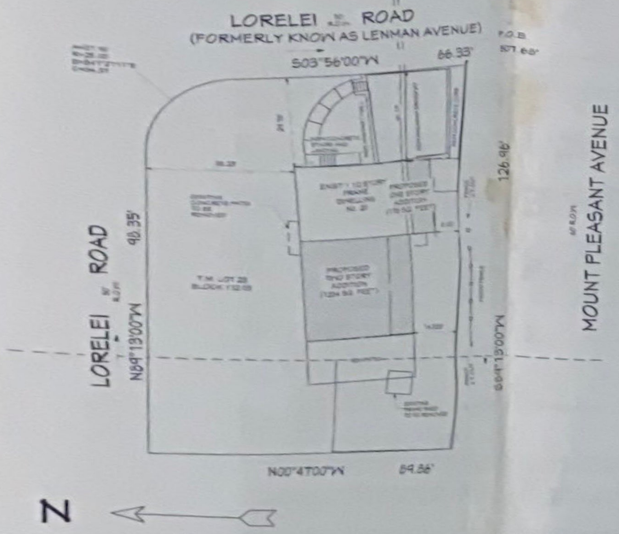
PROPOSED ADDITION AND ALTERATIONS
EXISTING SINGLE FAMILY RESIDENCE
20 LORELEI LANE
WEST ORANGE, NJ 07304
OWNERS: JOSEPH SIJU
JEMILAT SIJU



SITE PLAN
SCALE: 1"= 20'-0"

THIS IS NOT A SURVEY. THE INFORMATION SHOWN WAS TAKEN FROM A SURVEY PREPARED BY PAUL J. BERG JR. NJ P.L.S. LICENSE 10626 OF PAUL BERG ASSOCIATES DATED 2/14/14.

PROPERTY OWNER: MR. AND MS. JOSEPH SIJU
PROPERTY LOCATION: 20 LORELEI LANE, WEST ORANGE, NJ 07052
ZONING DESIGNATION: R-5
BLOCK: 07.01, LOT: 11
*NOTE: ITALICIZED AND BOLDED NUMBERS REPRESENT NON-CONFORMING CONDITIONS

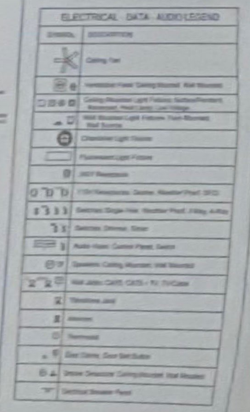
ZONING DATA TABLE

	EXISTING	ORDINANCE REQUIREMENTS	PROPOSED
1.) MINIMUM LOT AREA (SQ. FT.)	10,949 SQ. FT.	10,000 SQ. FT.	10,949 SQ. FT. (NO CHANGE)
1.) MINIMUM LOT AREA PER UNIT (SQ. FT.)	10,949 SQ. FT.	10,000 SQ. FT.	10,949 SQ. FT. (NO CHANGE)
2.) MINIMUM LOT WIDTH (FT.)	80 to FT.	75 FT.	80 FT. (NO CHANGE)
4.) MINIMUM FRONT YARD SETBACK (FT.)	***29.78 FT.***	30 FT.	***29.78 FT.(NO CHANGE)***
5.) MINIMUM SIDE YARD SETBACK (CORNER LOT)	38.23 FT	25 FT.	38.23 FT
6.) MINIMUM SIDE YARD SETBACKS	15.53FT/38.23FT	10 FT/8 FT	15.53 FT/8 FT
7.) MAXIMUM BUILDING HEIGHT (FT./STORIES)	2-1/2 STORYS OR 29 FEET	2-1/2 STORYS OR 35 FT	2 STORYS OR
8.) LOT COVERAGE (PCT)	20.2%	45%	34%
9.) BUILDING COVERAGE (PCT)	17 %	35%	20.6%

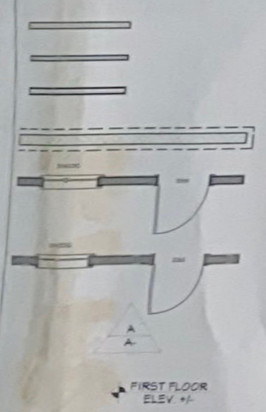
Notes:
*Taken at closest point to property line

ABBREVIATIONS
SCALE: N.T.S.

ELECTRICAL LEGEND
SCALE: N.T.S.



CONSTRUCTION LEGEND



GENERAL NOTES

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF CHRISTOPHER O. DOUGHERTY, RA, AIA, LLC DEVELOPED FOR THE EXCLUSIVE USE OF CHRISTOPHER O. DOUGHERTY, RA, AIA, LLC USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF CHRISTOPHER O. DOUGHERTY, RA, AIA, LLC IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM PREMIUM LIABILITY INSURANCE.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

ON JULY 22, 2020 I CONDUCTED AN INVESTIGATION OF THE PREMISES DESCRIBED IN THESE DRAWINGS AND SUBMISSION BASED ON THESE INVESTIGATIONS THESE DRAWINGS REFLECT ALL EXISTING CONDITIONS AND WORK HAS BEEN DESIGNED TO MEET THESE CONDITIONS AS WELL AS ALL APPLICABLE CODES AND BEST DESIGN PRACTICES

THE PROPOSED WORK SCOPE IS TO CONSTRUCT ALTERATIONS TO AN EXISTING TWO STORY APARTMENT.

NO CHANGE OF USE IS PROPOSED FOR THE PREMISES.

TOWNSHIP OF WEST ORANGE
FIRE SUB CODE
ELECTRICAL SUB CODE
PLUMBING SUB CODE
BUILDING SUB CODE
CONSTRUCTION OFFICIAL
DATE RELEASED
SEE DWG. #A-6

Builders Copy
Plans required to be on site for inspection

APPLICABLE PROJECT CODES

2018 INTERNATIONAL BUILDING CODE
2018 NATIONAL STANDARD PLUMBING CODE
2017 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL RESIDENTIAL CODE (NJ EDITION)
REHABILITATION SUB-CODE 5:23-6 (UPDATED AS NECESSARY)

PROJECT CONFIGURATION

EXISTING SINGLE FAMILY RESIDENCE
20 LORELEI LANER
WEST ORANGE, NJ 07304
USE GROUP - R5

CONSTRUCTION CLASSIFICATION - 5B

NUMBER OF EXISTING STORIES - TWO (2)

NUMBER OF STORIES OF PROPOSED STRUCTURE - N/A

HEIGHT OF EXISTING STRUCTURE - 30' - 0" +/-

AREA OF LARGEST FLOOR - 1,450 SQUARE FEET

VOLUME OF EXISTING STRUCTURE IN CUBIC FEET - 22,014 CUBIC FEET

VOLUME OF NEW ADDITION IN CUBIC FEET - N/A

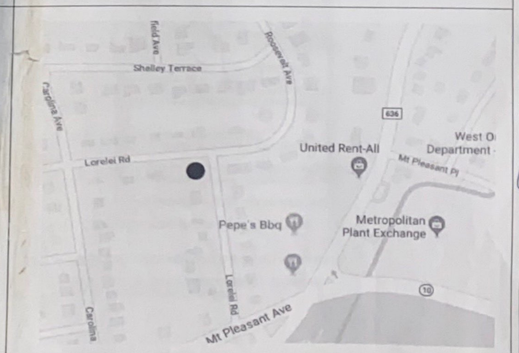
TOTAL LAND AREA DISTURBED IN SQUARE FEET - N/A

MAXIMUM LIVE LOAD - FORTY (40) POUNDS PER SQUARE FEET

DRAWING LIST
SCALE: N.T.S.

C-1	COVER SHEET
SPEC-1	SPECIFICATIONS
A-1	DEMOLITION AND REMOVAL PLANS
A-2	ELEVATIONS
A-3	ELEVATIONS
A-4	CONSTRUCTION FLOOR PLANS
A-5	FLOOR PLAN & PLUMBING RISER DIAGRAM
A-6	ELECTRICAL PLANS
A-7	BASEMENT ELECTRICAL PLAN & SCHEDULE
A-8	FRAMING PLANS
A-9	ELECTRICAL PLANS & SCHEDULES
A-10	ROOF FRAMING PLANS
A-11	SECTIONS

LM 10/21/20



LOCATION MAP
SCALE: N.T.S.

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI LANE
WEST ORANGE, NJ 07052

COVER SHEET

DRAWINGS PROVIDED BY:
Christopher O. Doughertj, RA AIA LLC
P.O. Box 344
Cornfor Lakes, NJ 07442
(201) 679-8482 NJ license 13953

DATE: 8/14/2020
SCALE: NOTED
SHEET: C-1

20 Lorette Rd.

Footing & Foundation

For Information Call:
Permit No. 2021-0283

APPROVAL FOR BUILDING

		Date	Inspector
[X]	Footing	3/17/2021	[illegible]
[ ]	Foundation		
[ ]	Frame		
[ ]	Insulation		
[ ]	Mechanical		
[X]	Other Part. Footing		
[ ]	Other		
[ ]	Final		

U.C.C. F221
(rev. 3/96)

For Information Call:
Permit No. 2021-0283

APPROVAL FOR BUILDING

		Date	Inspector
[ ]	Footing		
[X]	Foundation	4-26-21	[illegible]
[ ]	Frame		
[ ]	Insulation		
[ ]	Mechanical		
[ ]	Other		
[ ]	Other		
[ ]	Final		

U.C.C. F221
(rev. 3/96) Slab not ready

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.
2006 IEC AND 2006 IMC SHALL BE USED.
THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2006 IRC AND IBC
ROOF: 50 PSF SNOW LOAD
*8 PSF TOP CHORD DL
*7 PSF BOTTOM CHORD DL
*5 PSF NET WIND UPLIFT
FLOOR: 40 PSF LL
*10 PSF TOP CHORD DL
*5 PSF BOTTOM CHORD DL
SOIL: *2,000 PSF ALLOWABLE (ASSUMED), TO BE AT TIME OF EXCAVATION
FROST DEPTH: "2'-0"
SEISMIC ZONE: C
WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGIETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED W/ SUPPORT.

ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 16"

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

ATTIC VENTILATION REQUIRED ABOVE HOUSE.

MIN. SNOW LOAD 50 LBs PER SQUARE FOOT

WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO

ROOF & FLOOR TRUSS MANUFACTURER: _____

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F #2 OR BETTER, ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

DEPTH	COMBINATION SYMBOL	SPECIES	USE
ALL	24F - V4	DF/DF	(SIMPLE SPAN)
ALL	24F - V8	DF/DF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS CBO APPROVED.

LUMBER SPECIES:
A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2

B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.

C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.

D. ALL STUDS TO BE DF#2 OR BETTER.

E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

F. "I" JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.

G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

FRAMING NOTES:

PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.

PROVIDE POSITIVE CONECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

FLOORS AND ROOFS

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/ OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL.

ELECTRICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:
1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:
1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN. RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

KITCHEN AND CABINET NOTES:

1. ALL CABINETS IN MAPLE CONFIRM COLOR WITH HOME OWNER PRIOR TO ORDERING.
2. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
3. INSTALL HARDWARE ON SITE.
4. INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
5. CUT OVEN OPENING ON SITE, SEE APPLIANCE SPECIFICATIONS.
6. INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.
7. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.
8. USE MIN 6" DUCT FOR HOOD.
9. CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING

NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER	TOE NAIL (3)-8d
BRIDGING TO JOIST	TOE NAIL EA. END (2)-8d
SOLE PLATE TO JOIST OR BLK'G	FACE NAIL 16d @ 16"OC
STUD TO SOLE PLATE	TOE NAIL (4)-8d, END NAIL (2) 16d
TOP PLATE TO STUD	END NAIL (2)-16d
DOUBLE STUDS	FACE NAIL 16d @ 24" OC
DOUBLE TOP PLATES	FACE NAIL 16d @ 16" OC
CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC ALONG EA. EDGE
BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER	16d @ 16" OC ALONG EA. EDGE
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL (2)-16d
CEILING JOISTS TO PLATE	TOE NAIL (3)-8d
CONTINUOUS HEADER TO STUD	TOE NAIL (4)-8d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL (3)-10d
CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL (3)-10d
RAFTER TO PLATE	TOE NAIL (2)-16d
1" BRACE TO EACH STUD AND PLATE	FACE NAIL (2)-8d
BUILT-UP CORNER STUDS	10d @ 24" OC
2" PLANKS	(2)-16d @ EA.BRG.
1/2" PLYWOOD ROOF AND WALL SHEATHING	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
3/4" PLYWOOD SUBFLOOR	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
2x MULTIPLE JOISTS - STAGGER @ 15" OC W/(2) @ EA. END OR SPLICE (3) OR FEWER (4) OR MORE	16d NAILS 1/2" DIA M.B. W/ STANDARD NUT AND WASHERS

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 9" STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC	R-38
WALLS	R-21
FLOORS	R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION, PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.
FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

END OF SPECIFICATION

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI LANE
WEST ORANGE, NJ 07052

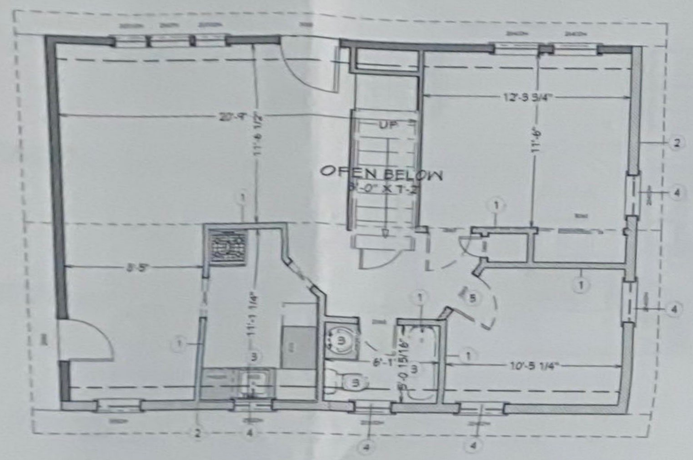
SPECIFICATIONS

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, RA, NIA, LLC
PO Box 244
Pompton Lakes, NJ 07442
(201) 679-8462 NJ license 13853

DATE: 8/14/2020

SCALE: NOTED

SHEET: SPEC-1



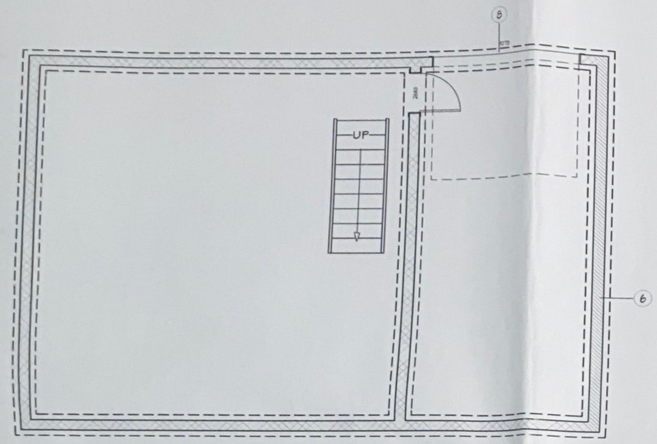
LIVING AREA
809 SQ FT

DEMOLITION AND REMOVAL NOTES:

1. EXISTING INTERIOR PARTITIONS TO BE REMOVED
2. EXISTING EXTERIOR WALL TO BE REMOVED.
3. EXISTING PLUMBING FIXTURES TO BE REMOVED. CONTRACTOR SHALL CAP AND RELOCATE ALL LINES TO SUIT NEW CONSTRUCTION.
4. EXISTING EXTERIOR WINDOWS TO BE REMOVED.
5. EXISTING INTERIOR DOORS AND FRAMES TO BE REMOVED.
6. EXISTING FOUNDATION WALL TO BE REMOVED.
7. EXISTING INTERIOR STAIRS TO BE REMOVED.
8. EXISTING GARAGE DOOR TO BE REMOVED.

N

1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



LIVING AREA
829 SQ FT

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

NUMBER	DATE	REVISION TABLE REVISED BY	DESCRIPTION

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI LANE
WEST ORANGE, NJ 07052

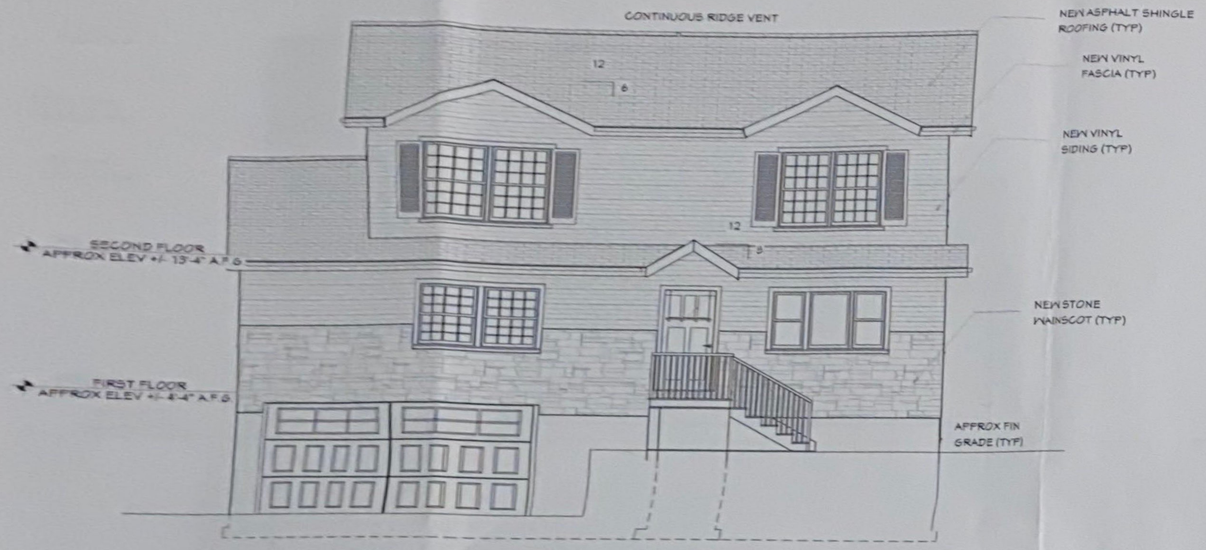
DEMOLITION AND REMOVAL PLANS

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, RA, AIA, LLC
PO Box 244
Pompton Lakes, NJ 07442
(201) 679-3482 NJ license 13953

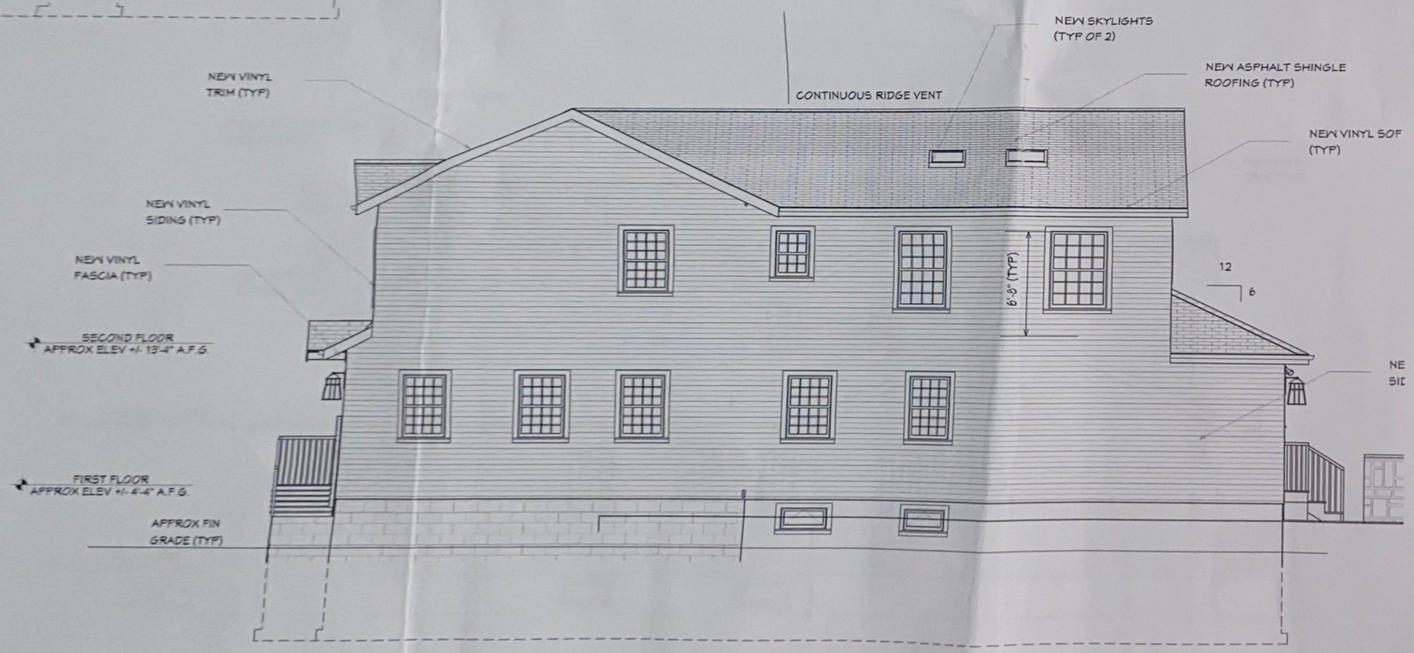
DATE: 8/14/2020

SCALE: NOTED

SHEET: A-1



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



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

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI LANE
WEST ORANGE, NJ 07052

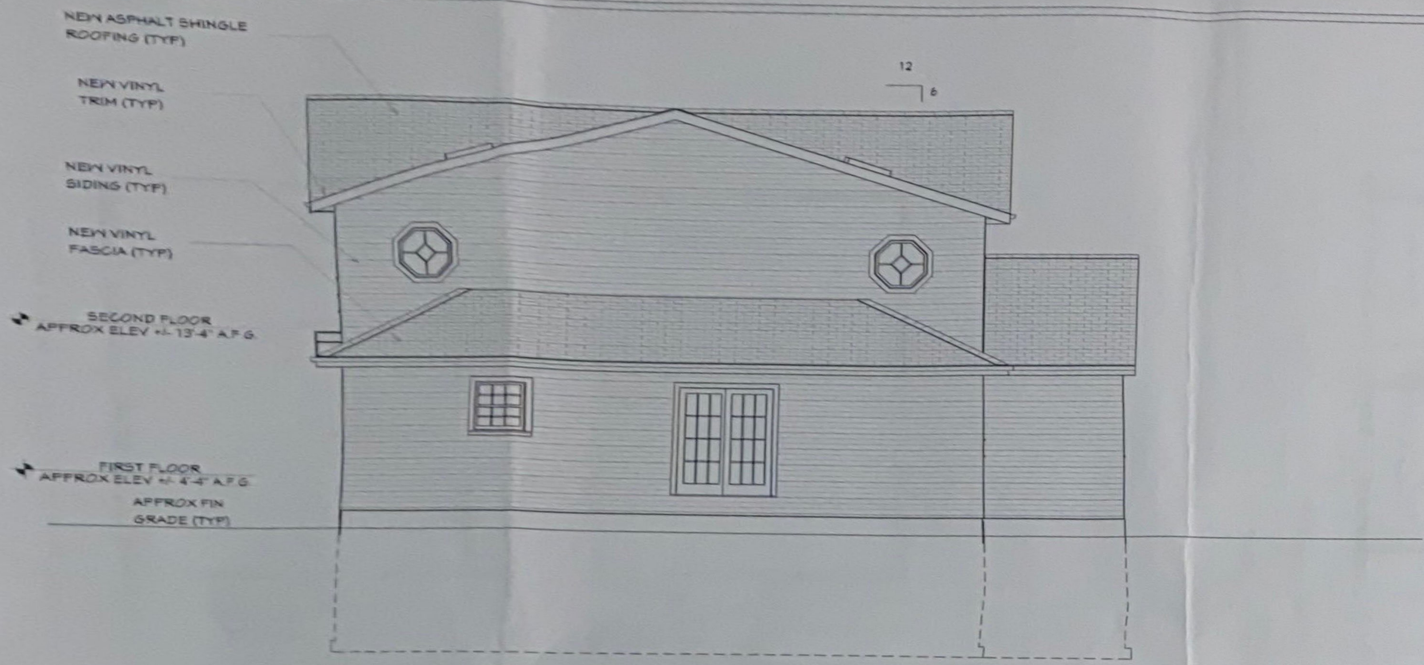
ELEVATIONS

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, RA, AIA, LLC
P.O. box 244
Pompton Lakes, NJ 07442
(201) 679-8452 NJ license 13653

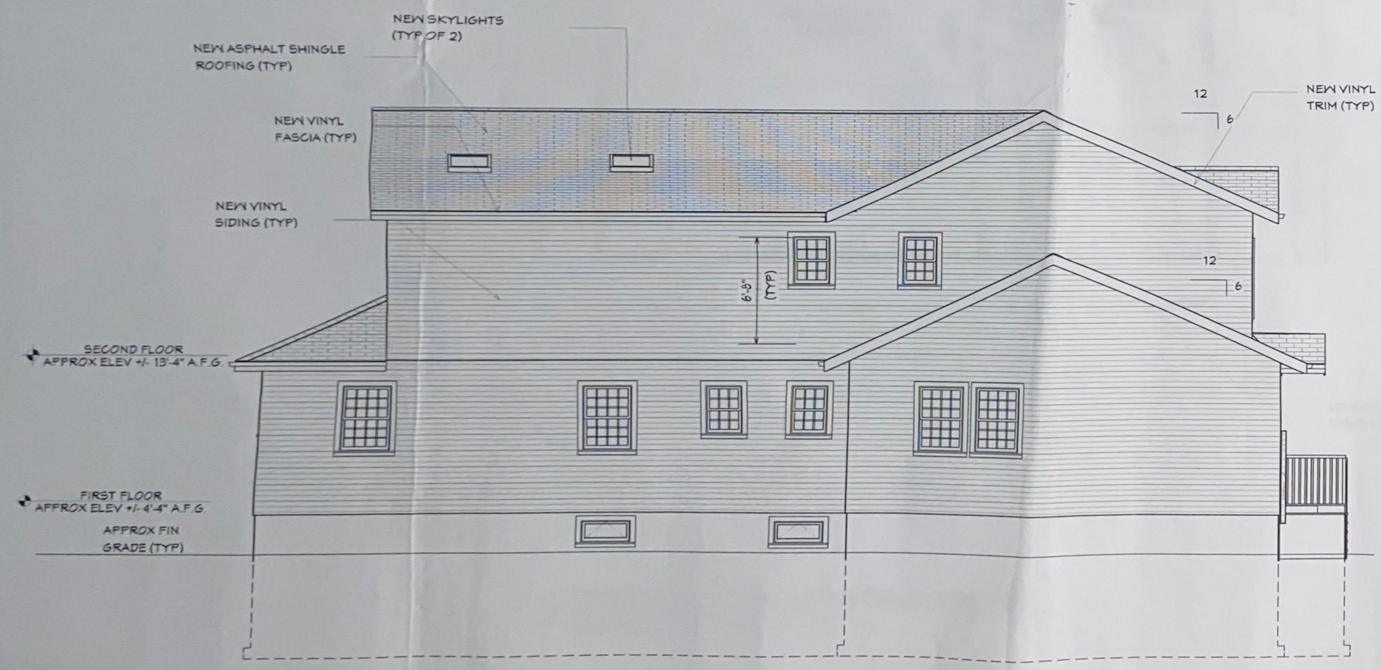
DATE: 8/14/2020

SCALE: NOTED

SHEET: A-2



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



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

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI LANE
WEST ORANGE, NJ 07052

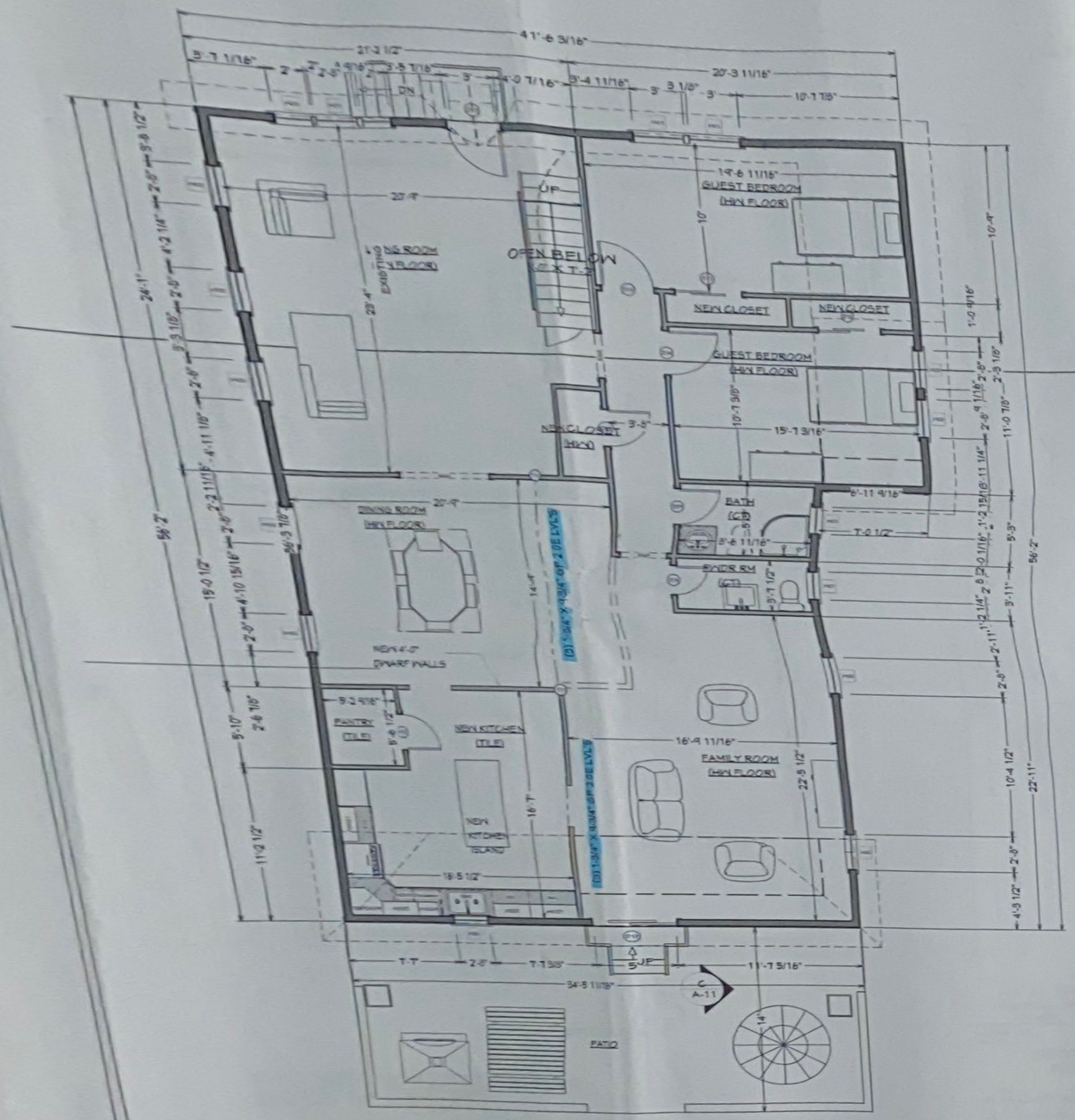
ELEVATIONS

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, RA AIA, LLC
PO box 244
Pompton Lakes, NJ 07442
(201) 679-8482 NJ license 13853

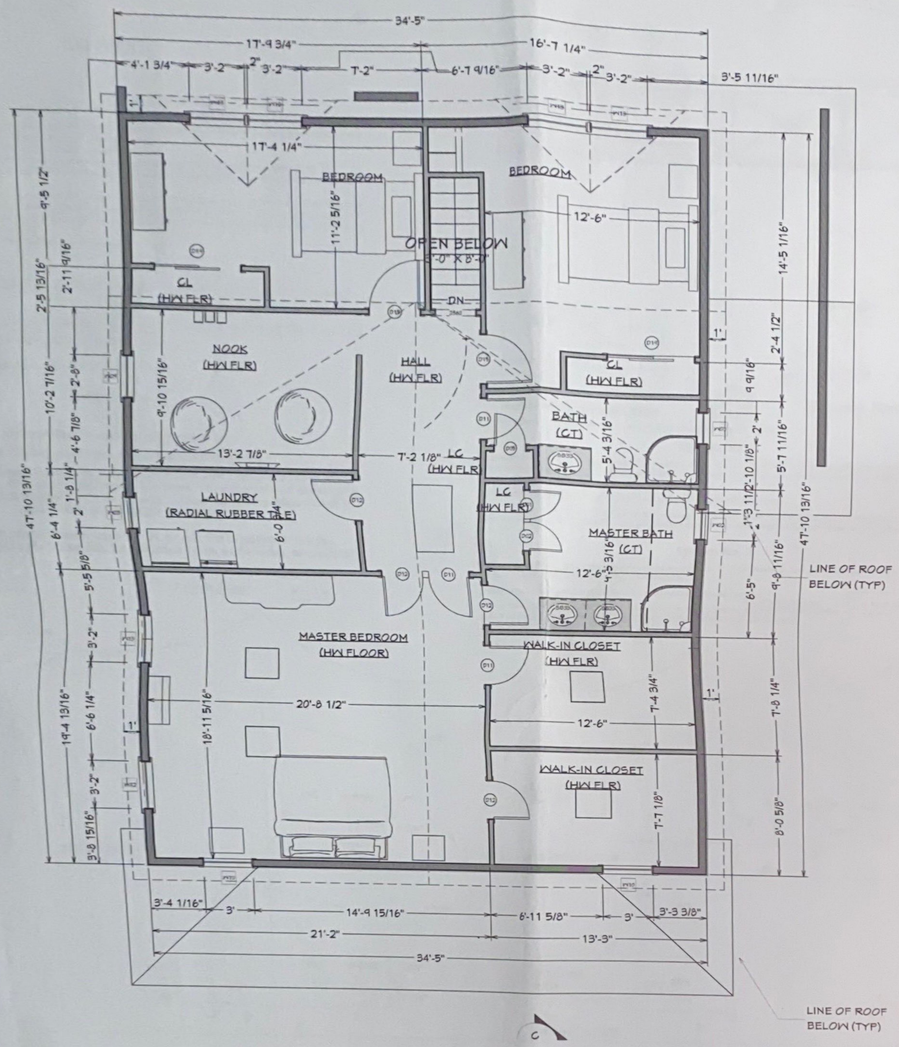
DATE: 8/14/2020

SCALE: NOTED

SHEET: A-3



1 FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI LANE
WEST ORANGE, NJ 07052

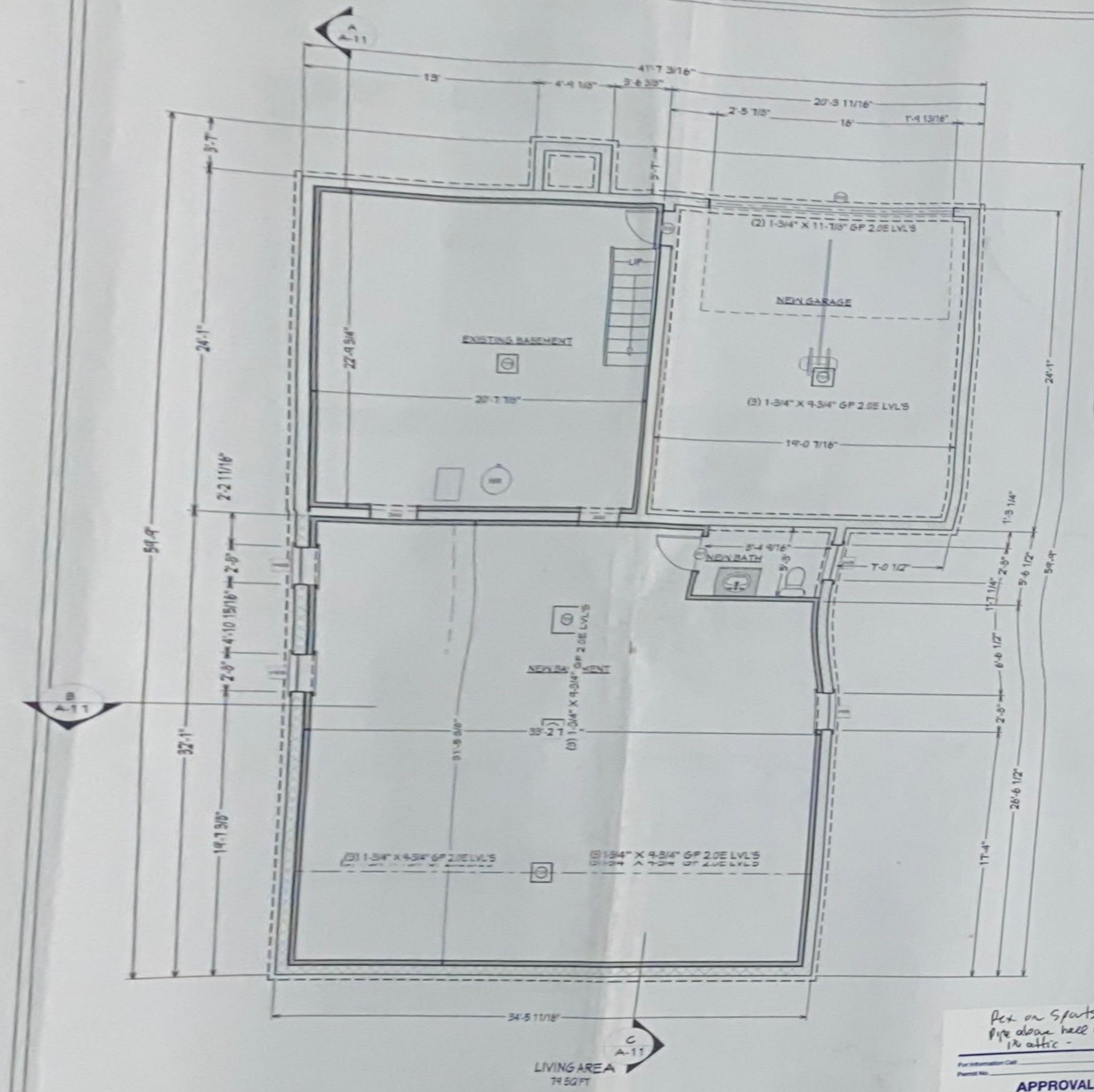
CONSTRUCTION FLOOR PLANS

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, RA AIA LLC
PO Box 244
Pompton Lakes, NJ 07442
(201) 674-5452 NJ license 13953

DATE: 8/14/2020

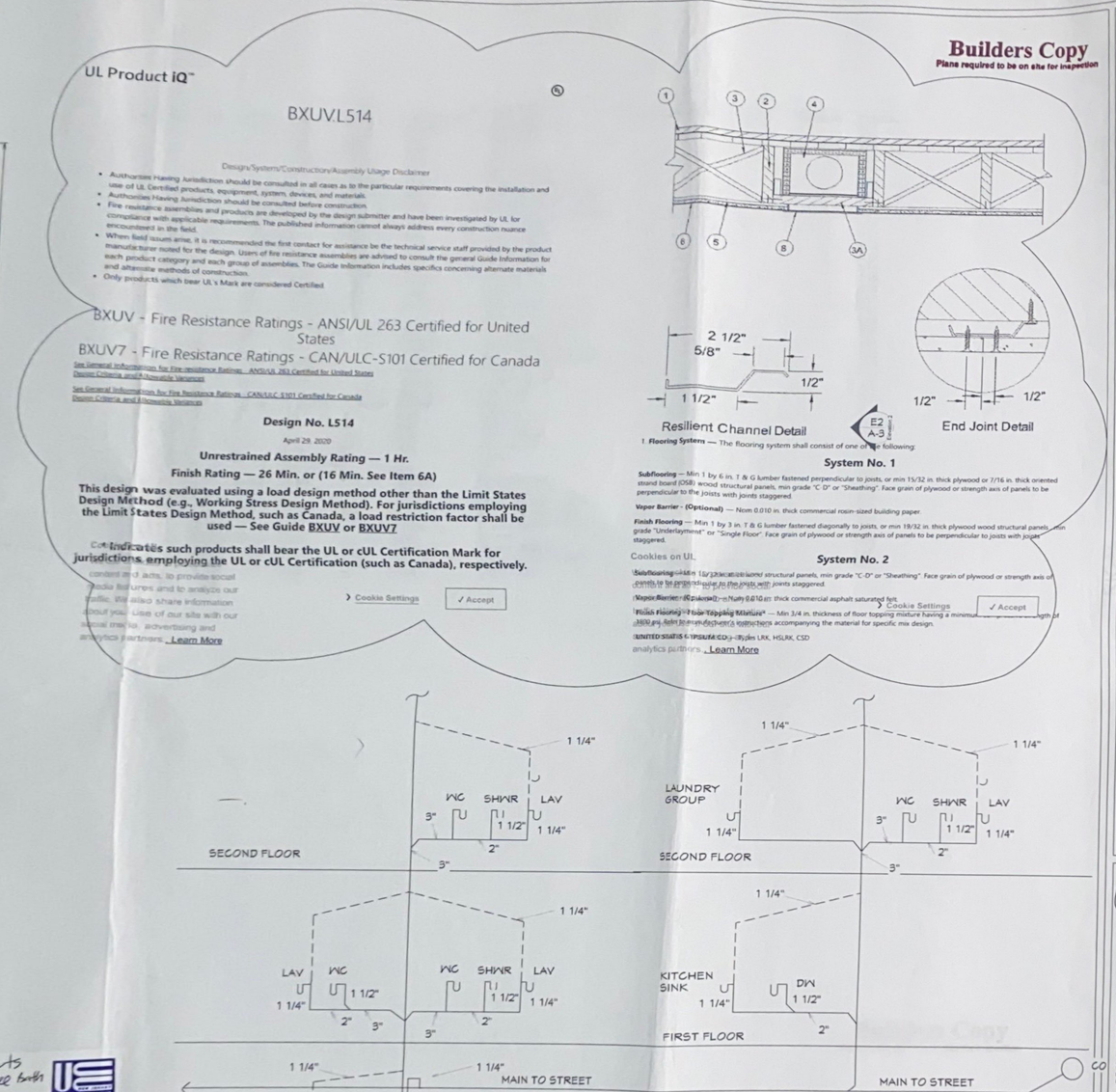
SCALE: NOTED

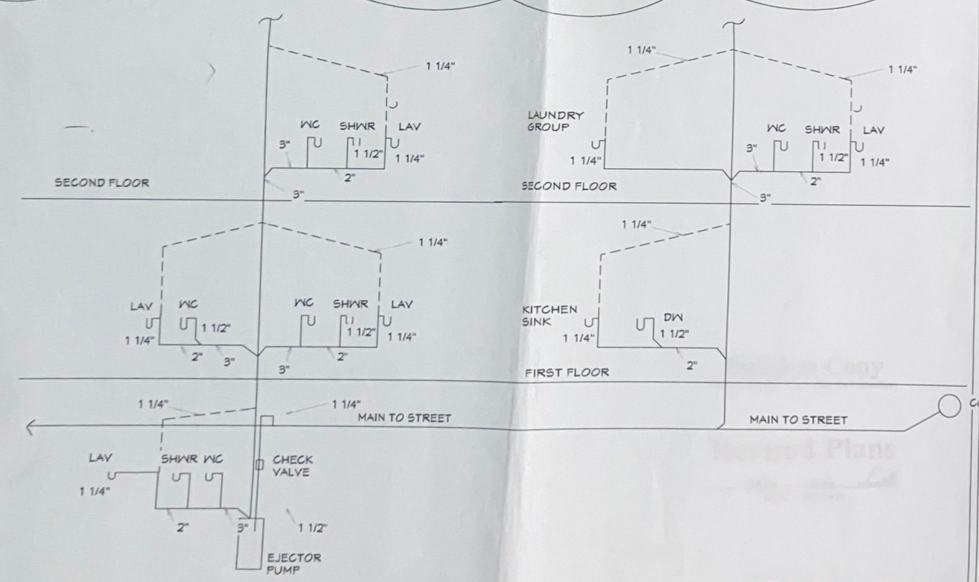
SHEET: A-4



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

1





2 PLUMBING RISER DIAGRAM
SCALE: N.T.S.

Revised Plans
12/10/20
Date / Subcode

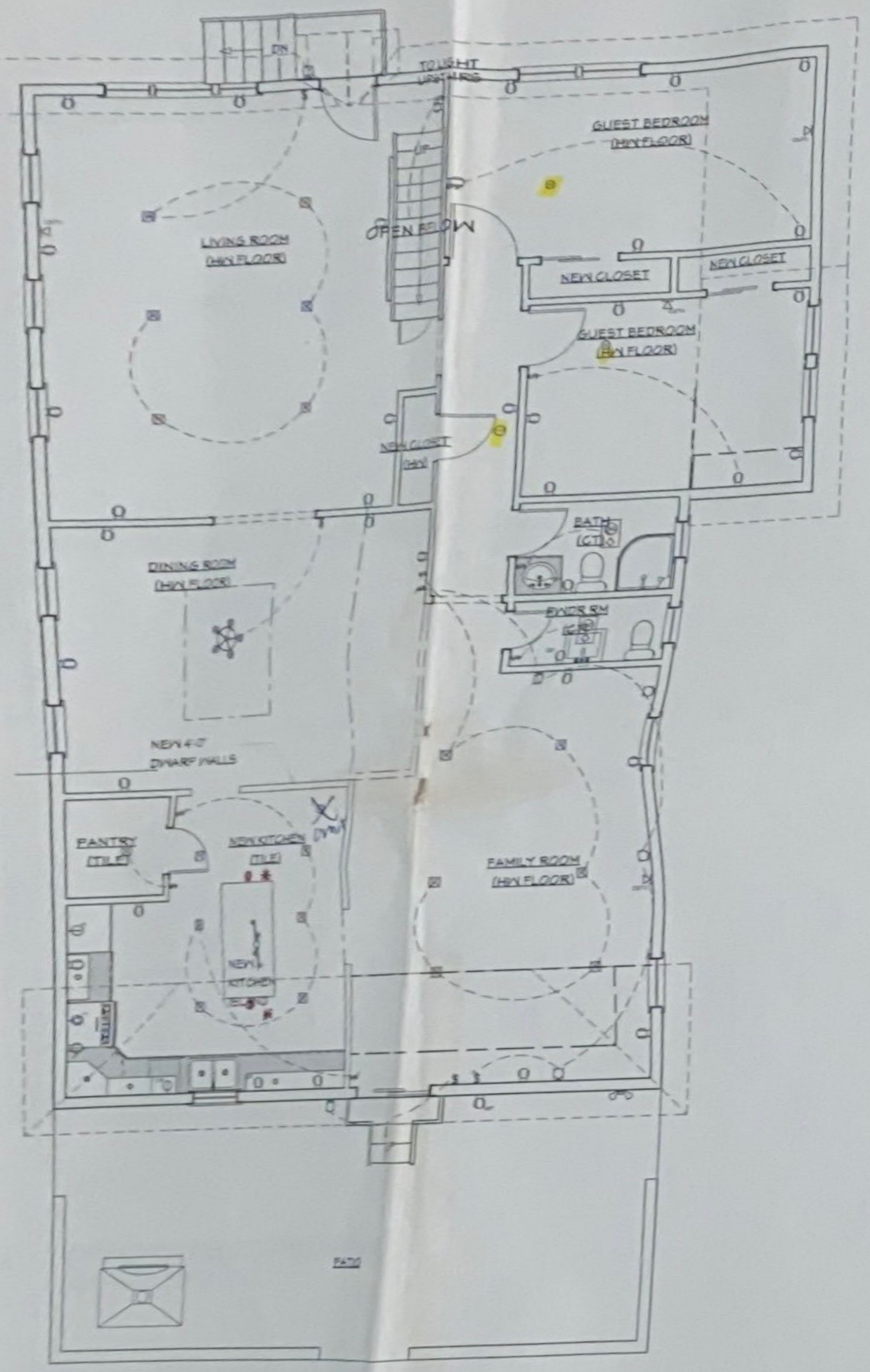
REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	12/22/2020	CD	PER BLDG DPT

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI ROAD
WEST ORANGE, NJ 07052

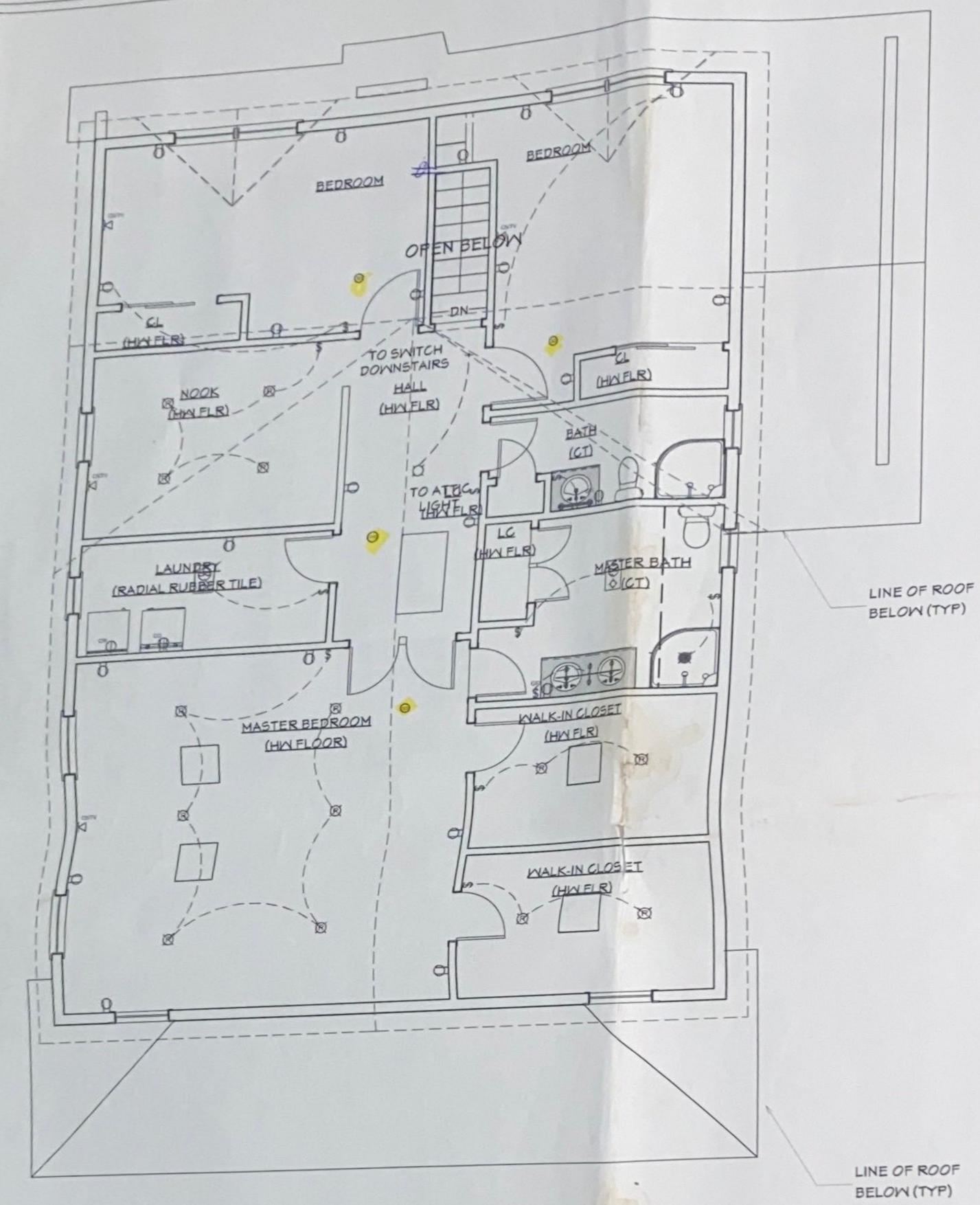
FLOOR PLAN, UL ASSEMBLY & RISER DIAGRAM

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, RA AIA LLC
PO box 244
Pompton Lakes, NJ 07442
(201) 674-5452 NJ license 13953

DATE: 12/2/2020
SCALE: NOTED
SHEET: A-5



1 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI LANE
WEST ORANGE, NJ 07052

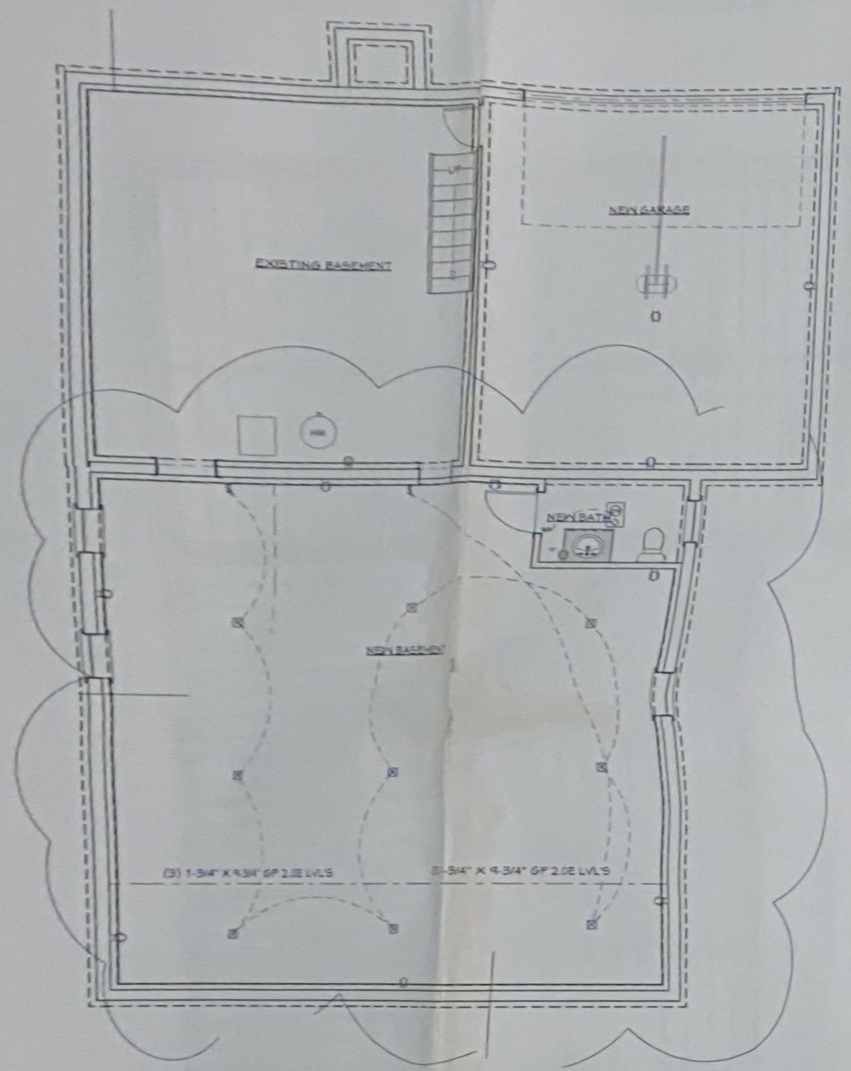
ELECTRICAL PLANS

DRAWINGS PROVIDED BY:
Christopher O. Doughertu, RA AIA,LLC
P.O. Box 244
Pompton Lakes, NJ 07442
(201) 679-8482 NJ license 13659

DATE: 8/14/2020

SCALE: NOTED

SHEET: A-6



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

Electrical Schedule

Number	Qty	Floor	Width	Depth	Height	Attached To	Description	Code	Manufacturer	Comments	Number
101	1	0	12 "	12 "	1 1/4 "	Ceiling	Exhaust (light)				E01
102	1	0	9 "	3/4 "	5 "	Wall	Single Pole				E02
103	1	0	9 "	5/16 "	5 "	Wall	220V				E03
104	1	0	9 "	5/16 "	5 "	Wall	GFI				E04
105	2	1	12 "	12 "	1 1/4 "	Ceiling	Exhaust (light)				E05
106	2	1	13 "	15 1/8 "	22 5/8 "	Wall	Exterior Lantern 1				E06
107	1	1	14 7/16 "	6 3/16 "	7 1/16 "	Wall	Spotlight 2 Motion Sensor				E07
108	1	1	2 7/8 "	7/16 "	4 9/16 "	Wall	Duplex (weatherproof)				E08
109	1	1	25 1/8 "	25 15/16 "	26 7/8 "	Ceiling	Contemporary Chandelier				E09
110	1	1	9 "	1/8 "	4 3/4 "	Wall	Hood w/ Vent				E10
111	4	1	9 "	3/4 "	5 "	Wall	CAT5 w/ TV				E11
112	10	1	9 "	3/4 "	5 "	Wall	Single Pole				E12
113	4	1	9 "	3/4 "	5 "	Wall	Three Way				E13
114	1	1	9 "	5/16 "	5 "	Wall	Dishwasher				E14
115	35	1	9 "	5/16 "	5 "	Wall	Duplex				E15
116	3	1	9 "	5/16 "	5 "	Wall	GFI				E16
117	1	1	9 "	5/16 "	5 "	Wall	Refrigerator				E17
118	4	1	3 1/8 "	3 1/8 "	1/4 "		Puck				E18
119	1	1	33 1/16 "	7 1/4 "	4 5/8 "	Ceiling	Rail Track Lighting				E19
120	1	1	5 "	5 "	1 1/8 "	Ceiling	CO/Smoke Detector				E20
121	3	1	5 "	5 "	1 1/8 "	Ceiling	Smoke Detector 1				E21
122	19	1	7 3/8 "	7 3/8 "	5/16 "	Ceiling	Recessed Down Light 6				E22
123	4	1	6 "	10 1/2 "	14 13/16 "	Wall	Basket Sconce				E23
124	2	2	12 "	12 "	1 1/4 "	Ceiling	Exhaust (light)				E24
125	1	2	12 "	12 "	3 13/16 "	Ceiling	Half Dome				E25
126	1	2	24 1/4 "	4 5/8 "	4 15/16 "	Ceiling	Basic 24				E26
127	4	2	9 "	3/4 "	5 "	Wall	CAT5 w/ TV				E27
128	12	2	9 "	3/4 "	5 "	Wall	Single Pole				E28
129	1	2	9 "	5/16 "	5 "	Wall	Clothes Dryer				E29
130	1	2	9 "	5/16 "	5 "	Wall	Clothes Washer				E30
131	20	2	9 "	5/16 "	5 "	Wall	Duplex				E31
132	2	2	9 "	5/16 "	5 "	Wall	GFI				E32
133	1	2	47 1/4 "	13 3/4 "	35 1/16 "	Ceiling	Track Chandelier				E33
134	1	2	5 "	5 "	1 1/8 "	Ceiling	CO/Smoke Detector				E34
135	14	2	7 3/8 "	7 3/8 "	5/16 "	Ceiling	Recessed Down Light 6				E35
136	1	2	7 3/8 "	7 3/8 "	5/16 "	Ceiling	Recessed Vapor Light				E36
137	1	0	9 "	5 "	5/16 "	Ceiling	Duplex, Ceiling Mounted				E37
138	10	0	9 "	5/16 "	5 "	Wall	Duplex				E38
139	3	2	5 "	5 "	1 1/8 "	Ceiling	Smoke Detector 1				E39
140	9	0	7 3/8 "	7 3/8 "	5/16 "	Ceiling	Recessed Down Light 6				E40
141	2	0	9 "	3/4 "	5 "	Wall	Three Way				E41

Builders Copy
Plans required to be on site for inspection

Revised Plans
1/14/21 ELECT. Smith
Date / Subcode

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	12/22/2020	CDD	PER ELECTRICIAN

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI ROAD
WEST ORANGE, NJ 07052

BASEMENT ELECTRICAL PLAN AND SCHEDULE

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, RA-AIA-LLC
PO box 244
Pompton Lakes, NJ 07442
(201) 674-2482 NJ license 13653

DATE: 12/2/2020
SCALE: NOTED
SHEET: A-7

NEW JERSEY UNIFORM CONSTRUCTION CODE

For Information Call: _____

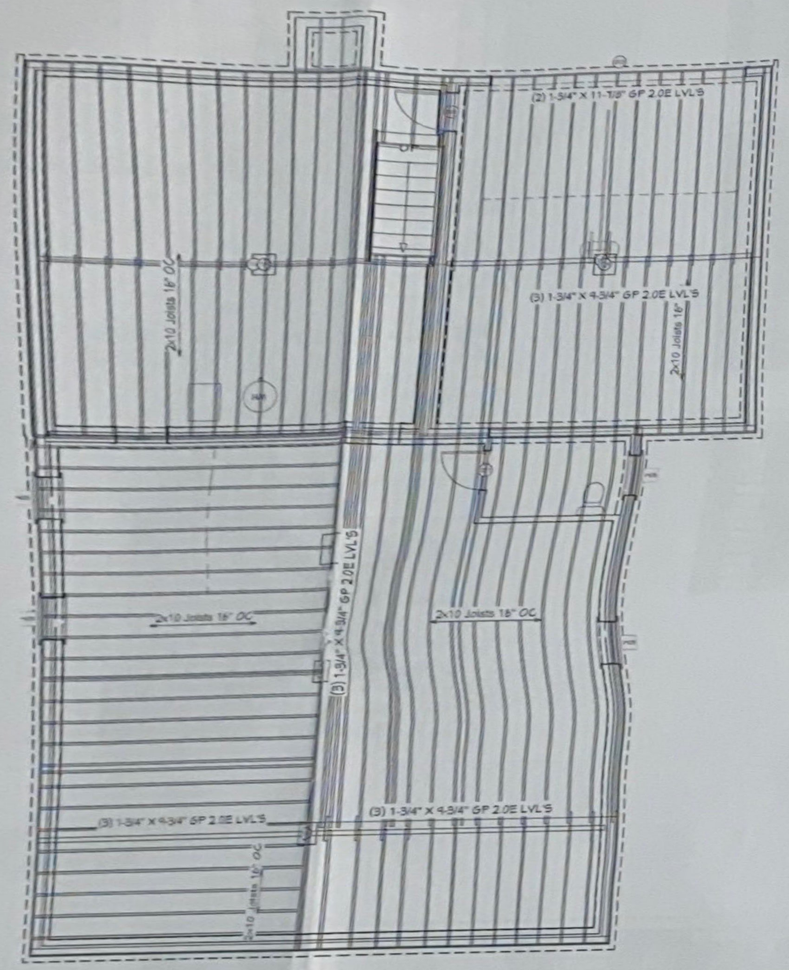
Permit No. 20210283

1ST & 2nd fl.

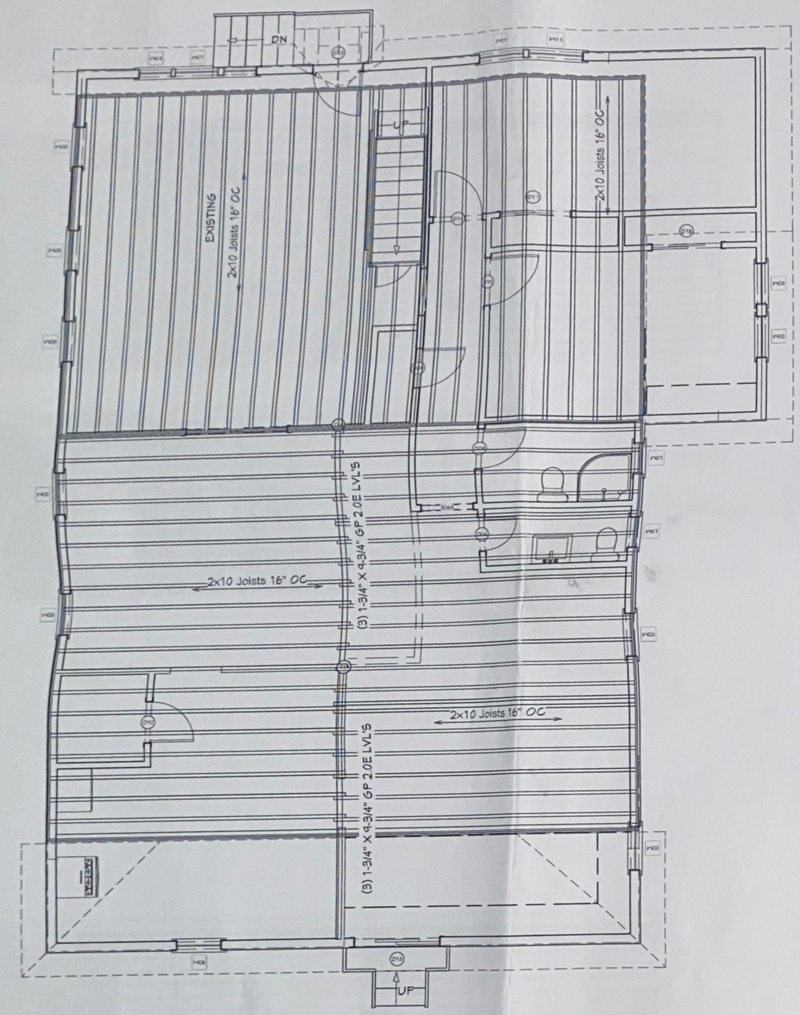
APPROVAL FOR ELECTRICAL

	Date	Inspector
[X] Rough	8-20-21	Mike Adams
[ ] Service		
[ ] Other		
[ ] Final		

U.C.C. Form F-222A



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



2 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI LANE
WEST ORANGE, NJ 07052

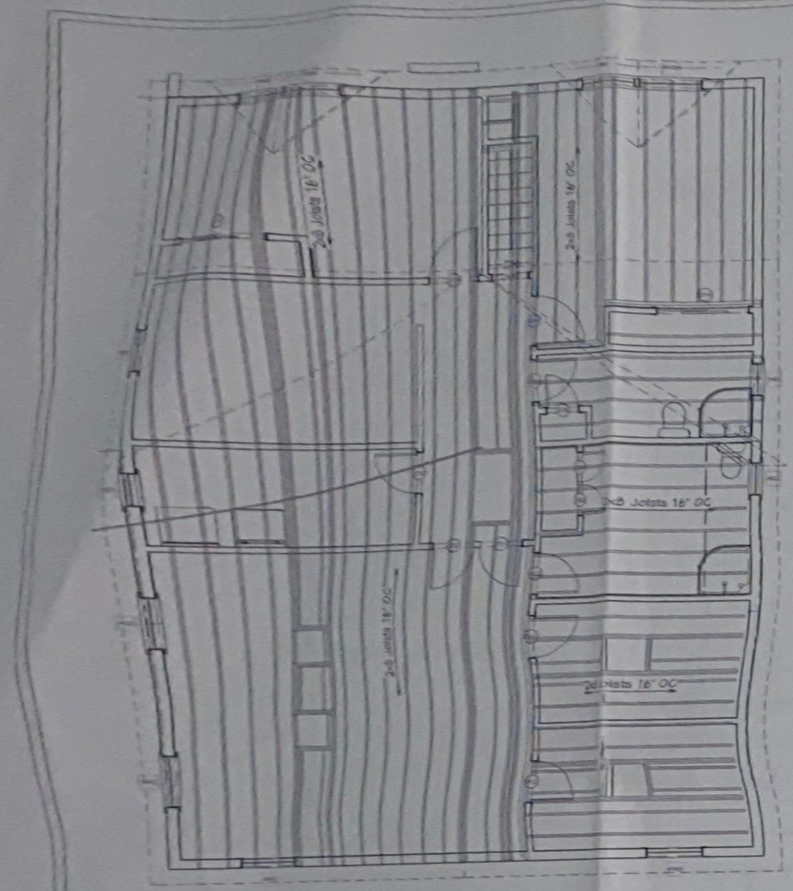
FRAMING PLANS

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, RA,AIA,LLC
PO Box 244
Pompton Lakes, NJ 07442
(201) 674-3482 NJ license 13553

DATE: 8/14/2020

SCALE: NOTED

SHEET: A-8



1 SECOND FLOOR CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"

FRAMING SCHEDULE

NUMBER	NAME	QTY	NOMINAL	LENGTH	MATERIAL	TYPE
T01	FLOOR BEAM	1	3 1/2 X 12	199 1/8"	FIR FRAMING	GLULAM
T02	FLOOR BEAM	1	3 1/2 X 12	205"	FIR FRAMING	GLULAM
T03	FLOOR BEAM	1	4X12	182 1/4"	FIR FRAMING	LUMBER
T04	FLOOR BEAM	1	4X12	200 3/4"	FIR FRAMING	LUMBER
T05	FLOOR BEAM	1	4X12	221 1/4"	FIR FRAMING	LUMBER
T06	FLOOR BEAM	1	4X12	241 1/8"	FIR FRAMING	LUMBER
T07	FLOOR BEAM	1	4X12	241 1/2"	FIR FRAMING	LUMBER
T08	POST	1	4X4	71 1/2"	FIR FRAMING	LUMBER
T09	POST	4	4X4	87 1/2"	FIR FRAMING	LUMBER
T09	POST	1	4X4	87 1/8"	FIR FRAMING	LUMBER
T10	POST	1	4X4	99 1/8"	FIR FRAMING	LUMBER
T11	POST					

DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	1108B	1	2	1108B L IN	21 11/16"	80"	23 11/16"X82 1/2"	HINGED-DOOR P04	2X6X26 11/16" (2)	1 3/8"			
D02	1108B	1	2	1108B R IN	21 11/16"	80"	23 11/16"X82 1/2"	HINGED-DOOR P04	2X6X26 11/16" (2)	1 3/8"			
D03	16078	1	0	16078	192"	192"	194"X95"	GARAGE-GARAGE DOOR CHD05	2X12X200" (2)	1 3/4"			
D04	2068	1	1	2068 L IN	24"	80"	26"X82 1/2"	HINGED-DOOR P04	2X6X29" (2)	1 3/8"			
D05	2068	1	2	2068 L IN	24"	80"	26"X82 1/2"	HINGED-DOOR P04	2X6X29" (2)	1 3/8"			
D06	2568	1	1	2568 R IN	29 1/4"	80"	31 1/4"X82 1/2"	HINGED-DOOR P04	2X6X31 1/4" (2)	1 3/8"			
D07	2668	1	0	2668 R EX	30"	80"	32"X83"	EXT HINGED-DOOR E21	2X6X35" (2)	1 3/8"			
D08	2668	1	0	2668 R IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"			
D09	2668	2	1	2668 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"			
D10	2668	1	1	2668 R IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"			
D11	2668	3	2	2668 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"			
D12	2668	4	2	2668 R IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"			
D13	3068	1	1	3068 L EX	36"	80"	38"X83"	EXT HINGED-DOOR E21	2X6X41" (2)	1 3/4"			
D14	3068	2	1	3068 L IN	36"	80"	38"X82 1/2"	HINGED-DOOR P04	2X6X41" (2)	1 3/8"			
D15	3068	2	2	3068 R IN	36"	80"	38"X82 1/2"	HINGED-DOOR P04	2X6X41" (2)	1 3/8"			
D16	4068	1	1	4068 L IN	48"	80"	50"X82 1/2"	SLIDER-DOOR P04	2X6X53" (2)	1 3/8"			
D17	4068	1	1	4068 R IN	48"	80"	50"X82 1/2"	SLIDER-DOOR P04	2X6X53" (2)	1 3/8"			
D18	5068	1	1	5068 R EX	60"	80"	62"X83"	EXT SLIDER-GLASS PANEL	2X6X65" (2)	1 3/4"			
D19	5068	2	2	5068 R IN	60"	80"	62"X82 1/2"	SLIDER-DOOR P04	2X6X65" (2)	1 3/8"			

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
W01	2030DH	2	1	2030DH	24"	36"	25"X37"		DOUBLE HUNG	2X6X28" (2)			
W02	2030DH	1	2	2030DH	24"	36"	25"X37"		DOUBLE HUNG	2X6X25" (2)			
W03	2030DH	2	2	2030DH	24"	36"	25"X37"		DOUBLE HUNG	2X6X28" (2)			
W04	20310DH	2	1	20310DH	24"	46"	25"X47"		DOUBLE HUNG	2X6X28" (2)			
W05	2814AWN	4	0	2814AWN	32"	16"	33"X17"		SINGLE AWNING	2X6X36" (2)			
W06	2830DH	1	1	2830DH	32"	35 7/8"	33"X36 7/8"		DOUBLE HUNG	2X6X36" (2)			
W07	28310FX	1	1	28310FX	32"	46"	33"X47"		FIXED GLASS	2X6X36" (2)			
W08	2840DH	4	1	2840DH	32"	48"	33"X49"		DOUBLE HUNG	2X6X36" (2)			
W09	2840DH	1	2	2840DH	32"	48"	33"X49"		DOUBLE HUNG	2X6X36" (2)			
W10	3030FX	2	2	3030FX	36"	36"	37"X37"		FIXED GLASS-AT	2X6X40" (2)			
W11	3040DH	2	1	3040DH	36"	48"	37"X49"		DOUBLE HUNG	2X6X40" (2)			
W12	3250DH	1	2	3250DH	38"	60"	39"X61"		DOUBLE HUNG	2X6X42" (2)			
W13	3250DH	5	2	3250DH	38"	60"	39"X61"	YES	DOUBLE HUNG	2X6X42" (2)			

ROOM FINISH SCHEDULE

ROOM NAME	AREA INTERIOR (SQ FT)	CEILING HEIGHT	WALL MATERIAL	FLOOR FINISH	CEILING FINISH	BASE MOLDING	CHAIR RAIL	CROWN MOLDING	WINDOW CASING	WINDOW SILL	DOOR CASING
BATH	30	97 5/8"	DRYWALL	LIMESTONE TILES, THINSET MORTAR, BACKERBOARD 1/4"	DRYWALL, COLOR - BONE	STOCK			STOCK	STOCK	STOCK
BEDROOM	172	97 5/8"	DRYWALL	LIGHT - MP PLANK, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE	STOCK			STOCK	STOCK	STOCK
BEDROOM	124	97 5/8"	DRYWALL	LIGHT - MP PLANK, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE	STOCK			STOCK	STOCK	STOCK
LAUNDRY	74	97 5/8"	DRYWALL	LIMESTONE TILES, THINSET MORTAR, BACKERBOARD 1/4"	DRYWALL, COLOR - BONE	STOCK					STOCK
LINEN CLOSET	2	97 5/8"	DRYWALL	LIGHT - MP PLANK, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE	STOCK			STOCK	STOCK	STOCK
MASTER BATH	111	97 5/8"	DRYWALL	LIMESTONE TILES, THINSET MORTAR, BACKERBOARD 1/4"	DRYWALL, COLOR - BONE	STOCK			STOCK	STOCK	STOCK
MASTER BDRM	344	97 5/8"	DRYWALL	LIGHT - MP PLANK, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE	STOCK			STOCK	STOCK	
NOOK	28	97 5/8"	DRYWALL	LIGHT - MP PLANK, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE						STOCK
OPEN BELOW	24	206"	DRYWALL	LIGHT - MP PLANK, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE						STOCK
UNSPECIFIED	13	97 5/8"	DRYWALL	LIGHT - MP PLANK, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE	STOCK					STOCK
UNSPECIFIED	5	97 5/8"	DRYWALL	LIGHT - MP PLANK, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE	STOCK					STOCK
UNSPECIFIED	8	97 5/8"	DRYWALL	LIGHT - MP PLANK, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE	STOCK					
UNSPECIFIED	15	111 7/8"	DRYWALL	LIGHT - MP PLANK, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE	STOCK					STOCK
UNSPECIFIED	3	97 3/8"	DRYWALL	LIGHT - MP PLANK, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE	STOCK					STOCK
WALK-IN CLOSET	18	97 5/8"	DRYWALL	LIGHT - MP PLANK, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE	STOCK			STOCK		STOCK
WALK-IN CLOSET	18	97 5/8"	DRYWALL	LIGHT - MP PLANK, FOAM UNDERLAYMENT	DRYWALL, COLOR - BONE	STOCK					
TOTALS	1,468										

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI LANE
WEST ORANGE, NJ 07052

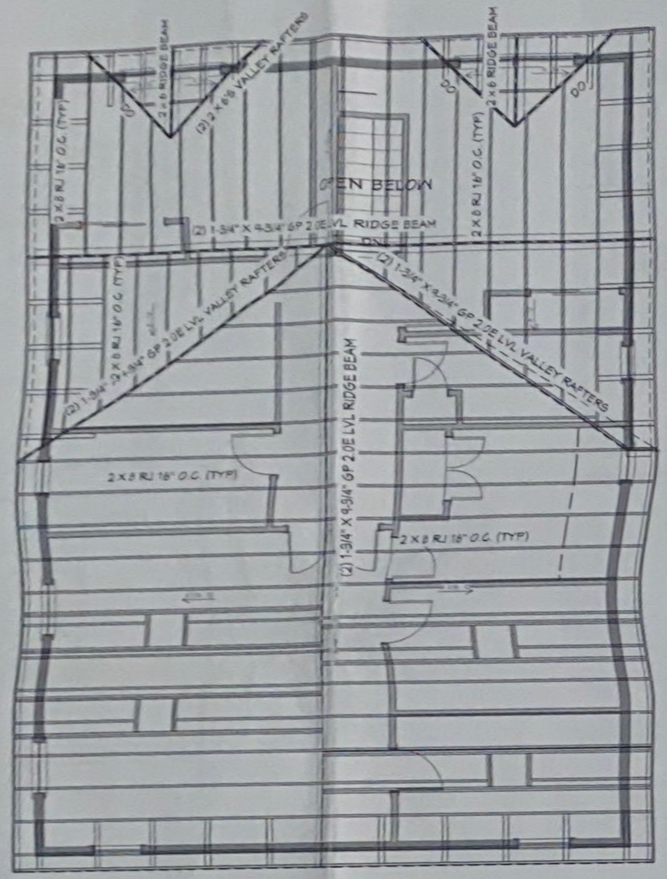
FRAMING PLAN AND SCHEDULES

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, RA, AIA, LLC
PO Box 244
Hopatcong Lakes, NJ 07442
(201) 679-8482 NJ license 13853

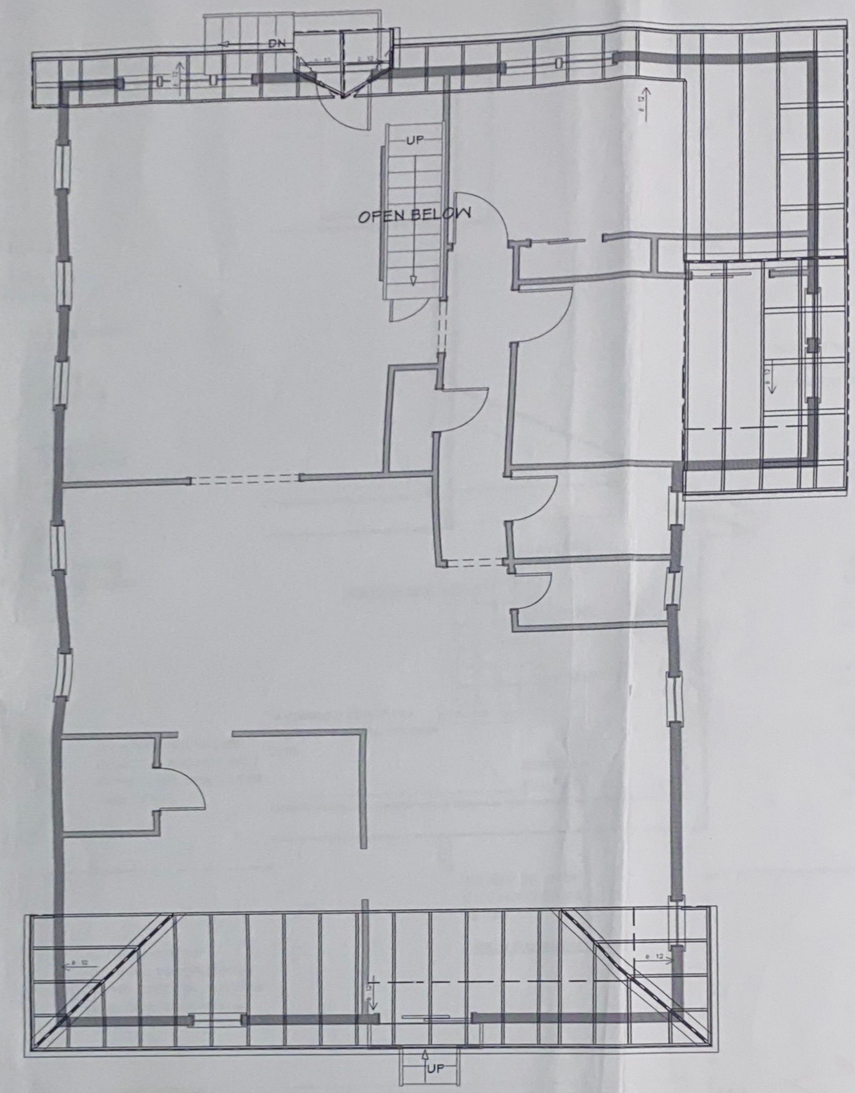
DATE: 8/14/2020

SCALE: NOTED

SHEET: A-9



1 UPPER ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 LOWER ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI LANE
WEST ORANGE, NJ 07052

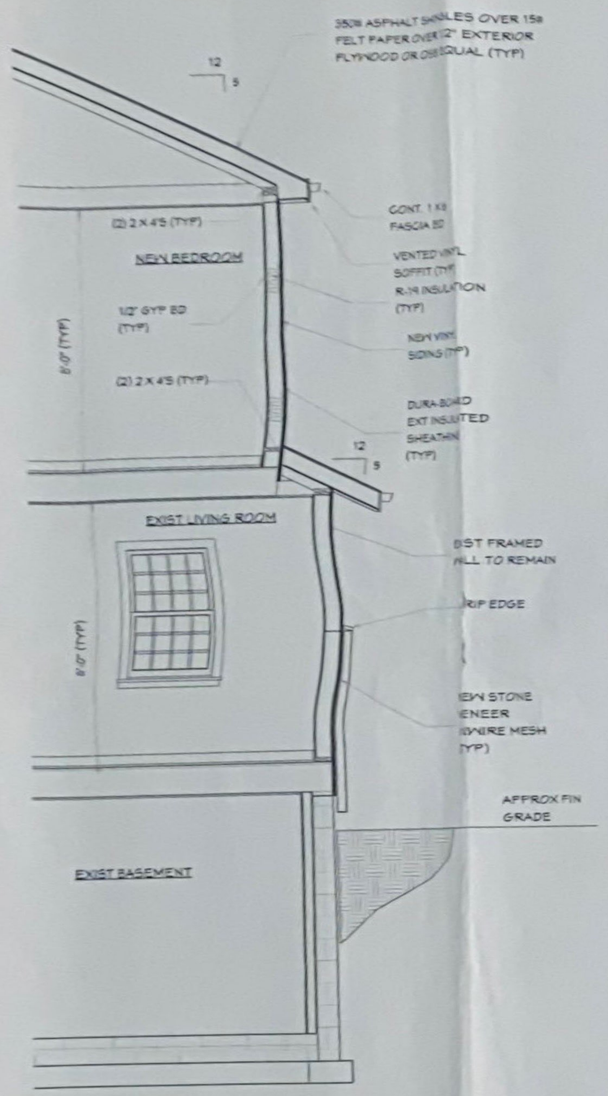
ROOF FRAMING PLANS

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, RA, AIA, LLC
P.O. Box 244
Pompton Lakes, NJ 07442
(201) 674-8482 NJ license 13653

DATE: 8/14/2020

SCALE: NOTED

SHEET: A-10



A SECTION
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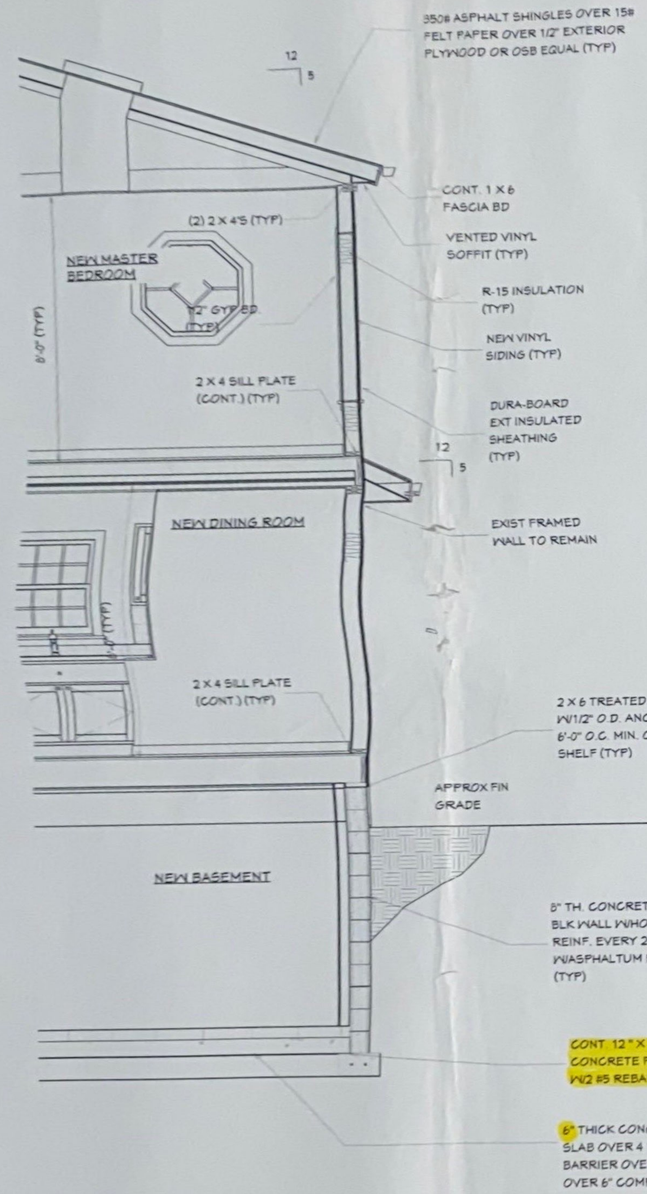

B SECTION
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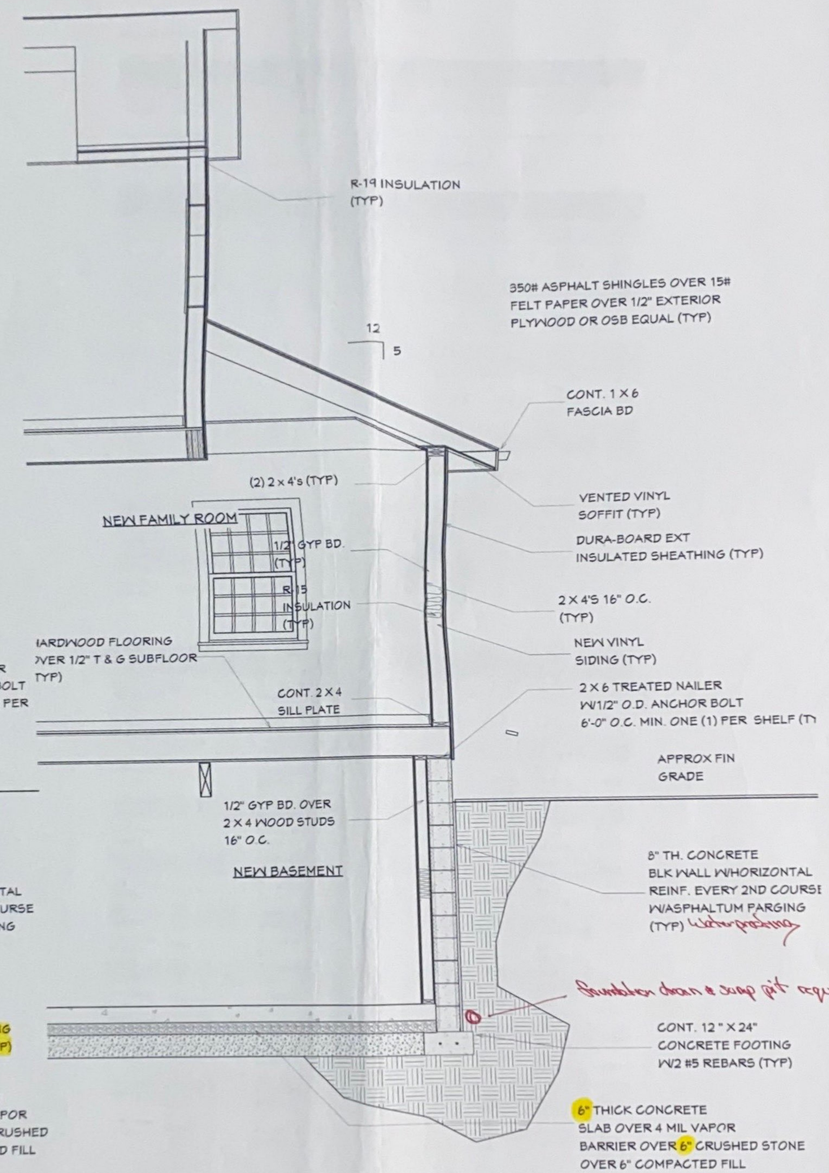

C SECTION
SCALE: 1/2" = 1'-0"

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI LANE
WEST ORANGE, NJ 07052

SECTIONS

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, RA, AIA, LLC
PO box 244
Farmdale Lakes, NJ 07442
(201) 674-8462 NJ license 13853

DATE:
8/14/2020

SCALE:
NOTED

SHEET:
A-11

1 200' RADIUS MAP
SCALE: 1" = 100'

Buffer Report

created on 12/30/2021

THE TOWNSHIP OF WEST ORANGE
Office of the Assessor
66 Main Street
West Orange, New Jersey 07052
Telephone: (973) 325-4060
Facsimile: (973) 669-4859

Highlighted feature(s)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	172.03	23		20 LORELEI ROAD	SIJU, JOSEPH &JEMILAT	20 LORELEI ROAD	WEST ORANGE, N.J.	07052

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (28)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	172.02	12		9 LORELEI ROAD	SKARREN,MATTHEW J & ZADIKOW,DARA S	9 LORELEI ROAD	WEST ORANGE, NJ	07052
West Orange Township	172.02	13		11 LORELEI ROAD	SALMON, THOMAS J.	11 LORELEI RD.	WEST ORANGE, NJ	07052
West Orange Township	172.02	14		15 LORELEI ROAD	ELIFANI, GIUSEPPE	15 LORELEI ROAD	WEST ORANGE, NJ	07052
West Orange Township	172.02	15		129 ROOSEVELT AVENUE	CALDERON, MIGUEL	129 ROOSEVELT AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	172.02	16		127 ROOSEVELT AVENUE	CHARTON, AMBER & SMITH,ZACHARY	127 ROOSEVELT AVE	WEST ORANGE, NJ	07052
West Orange Township	172.03	14		15 CAROLINA AVENUE	AMORES,ELEZAR M + JOSEPHINE J	15 CAROLINA AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	172.03	15		17 CAROLINA AVENUE	MIRANDA, REENA & REY MICHAEL	17 CAROLINA AVENUE	WEST ORANGE, NJ	07052
West Orange Township	172.03	16		19 CAROLINA AVENUE	RANDELL, LEE J & LIEBMAN, JENNIFER	19 CAROLINA AVE	WEST ORANGE, NJ	07052
West Orange Township	172.03	17		16 LORELEI ROAD	PAEZ, JOSE ANTONIO & BORJA, K	16 LORELEI RD	WEST ORANGE, NJ	07052
West Orange Township	172.03	18		14 LORELEI ROAD	ILOGEN,BOH, CAROLINE	14 LORELEI ROAD	WEST ORANGE, N.J.	07052
West Orange Township	172.03	22		18 LORELEI ROAD	HONORIO, CHARLES G. &ANTHONY DUPUIS	18 LORELEI ROAD	WEST ORANGE, N. J.	07052
West Orange Township	172.03	23		20 LORELEI ROAD	SIJU, JOSEPH &JEMILAT	20 LORELEI ROAD	WEST ORANGE, N.J.	07052

created on 12/30/2021

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	172.03	24		24 LORELEI ROAD	FINKELSTEIN, DAVID & LUDKIEWICZ R.	24 LORELEI ROAD	WEST ORANGE, NJ	07052
West Orange Township	172.03	25		26 LORELEI ROAD	CORDERO, CHRISTIAN A	26 LORELEI ROAD	WEST ORANGE, NJ	07052
West Orange Township	172.03	26		28 LORELEI ROAD	GRAHAM SR, HUBERT A & JULIA A	28 LORELEI ROAD	WEST ORANGE, N.J.	07052
West Orange Township	172.03	27		21 CAROLINA AVENUE	RICCA, ANNE	21 CAROLINA AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	172.15	3		5 SHELLEY TERRACE	SHAH, JAYESH K & SONAL P	5 SHELLEY TERRACE	WEST ORANGE, NJ	07052
West Orange Township	172.15	4		7 SHELLEY TERRACE	LAL, SHARMATIE	7 SHELLEY TERRACE	WEST ORANGE, NJ	07052
West Orange Township	172.15	5		9 SHELLEY TERRACE	KATZ, HARRY L & RONNI	9 SHELLEY TERRACE	WEST ORANGE, NJ	07052
West Orange Township	172.15	6		11 SHELLEY TERRACE	ENGE GEORGE & SUSAN	11 SHELLEY TERRACE	WEST ORANGE, N.J.	07052
West Orange Township	172.15	7		15 SHELLEY TERRACE	BEAUZIL, ANDRE PAUL	15 SHELLEY TER	WEST ORANGE, NJ	07052
West Orange Township	172.15	12		27 LORELEI ROAD	SAVALIA, RANJAN K.	27 LORELEI ROAD	WEST ORANGE, NJ	07052
West Orange Township	172.15	13		25 LORELEI ROAD	SOLOMON, ERIC & KATHERINE	25 LORELEI ROAD	WEST ORANGE, NJ	07052
West Orange Township	172.15	14		23 LORELEI ROAD	ZARODKIEWICZ,J.&CASTELLANO,R.	23 LORELEI RD.	WEST ORANGE,NJ	07052
West Orange Township	172.15	15		21 LORELEI ROAD	MUNDY, GARRICK ANTHONY	21 LORELEI ROAD	WEST ORANGE, NJ	07052
West Orange Township	172.15	16		19 LORELEI ROAD	ACIERTO, MARK & NOELLE	19 LORELEI RD	WEST ORANGE, NJ	07052
West Orange Township	172.15	17		124 ROOSEVELT AVENUE	SHLIKOVITZ,RONALD & ARLENE	124 ROOSEVELT AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	172.15	18		122 ROOSEVELT AVENUE	YAZERSKY, EDNA	122 ROOSEVELT AVE.	WEST ORANGE, N.J.	07052

2 ABUTTERS LIST
SCALE: N.T.S.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED ADDITION AND ALTERATIONS
EXISTING RESIDENCE
20 LORELEI ROAD
WEST ORANGE, NJ 07052

200' RADIUS MAP & ABUTTING OWNERS LIST

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, RA,AIA,LLC
P.O box 244
Pompton Lakes, NJ 07442
(201) 679-3462 NJ license 13653

DATE: 1/13/2022

SCALE: NOTED

SHEET: Z-1