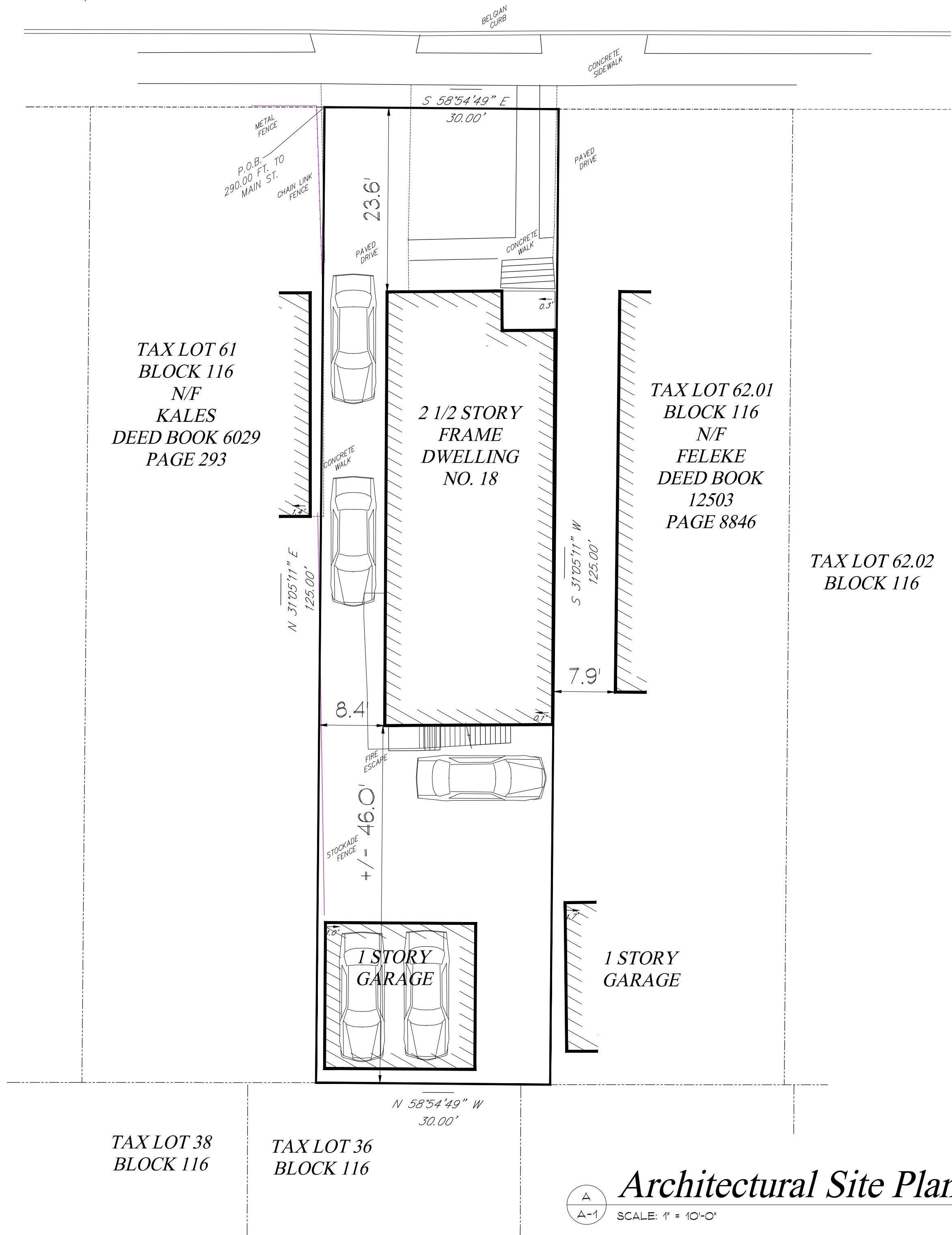




Kling Street

(50' R.O.W. Per Tax Map)



Site Computations:

BULK ZONING REQUIREMENTS

ZONE RESIDENTIAL R - T	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA	3,750 SF	3,750 SF	3,750 SF	NO
MINIMUM LOT AREA PER UNIT	3,750 SF	3,750 SF xx	1,250 SF x	YES
MAXIMUM LOT COVERAGE BY BUILDING	40% (1,500 SF)	32% (1,199 SF)	32% (1,199 SF)	NO
MAXIMUM LOT COVERAGE	55% (1,500 SF)	74% (2,802 SF) xx	74% (2,802 SF) xx	NO
MINIMUM LOT WIDTH	75.0 FT	30.0 FT xx	30.0 FT xx	NO
MINIMUM LOT DEPTH	NA	125.0 FT	125.0 FT	NO
FRONT YARD SETBACK	30.0 FT	23.6 FT xx	23.6 FT xx	NO
SIDE YARD SETBACK (LEFT)	10.0 FT	0.3 FT xx	0.3 FT xx	NO
SIDE YARD SETBACK (RIGHT)	8.0 FT	8.4 FT	8.4 FT	NO
AGGREGATE SIDE YARD SETBACK	18.0 FT	8.7 FT xx	8.7 FT xx	NO
REAR YARD SETBACK	30.0 FT	46.0 FT	46.0 FT	NO
MAXIMUM # OF STORIES	2-1/2	2-1/2	2-1/2	NO
MAXIMUM HEIGHT	35.0 FT	UNDER 35.0 FT	UNDER 35.0 FT	NO

- x DENOTES AREA WHERE VARIANCE IS REQUIRED
- xx DENOTES AREA WHERE EXISTING NON-CONFORMING CONDITION EXISTS AND WILL REMAIN.
- xxx DENOTES AREA WHERE EXISTING NON-CONFORMING CONDITION EXISTS AND WILL BE IMPROVED BY PROPOSED DESIGN.
- xxxx PLEASE NOTE THAT ALL CONDITIONS SHOWN ABOVE WERE CALCULATED BASED ON THE WORST CASE SCENARIO. OTHER SETBACKS AND HEIGHTS ARE PRESENT. REFER TO ARCHITECTURAL SITE PLAN FOR MORE INFORMATION.

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL ORDINANCES AND REGULATIONS UNDER MY JURISDICTION.	
BOARD OF ADJUSTMENT CHAIRMAN	2023
BOARD OF ADJUSTMENT ENGINEER	2023
BOARD OF ADJUSTMENT SECRETARY	2023

Site Plan Notes

- A. SITE PLAN INFORMATION TAKEN FROM SURVEY DATED AUGUST 4, 2023
PREPARED FOR: ASEMAW FELEKE
PREPARED BY: BELTON BREVARD P.L.S.
BREVARD SURVEYING & MAPPING, LLC
23 PHILLIPS ROAD
BRANCHVILLE, NJ 07826
(973) 865-2624
NJ LICENSE NUMBER 43099
- B. THE EXISTING HOME IS SERVICED BY PUBLIC WATER COMPANY. THERE IS NO WELL LOCATED ON THE PROPERTY.
- C. THE EXISTING HOME IS SERVICED BY PUBLIC SEWER. THERE IS NO SEPTIC SYSTEM LOCATED ON THE PROPERTY.

RSIS Parking Standards

NJ Administration Code 5:21-4.14

UNIT SUMMARY:
FIRST FLOOR: 3 BEDROOM UNIT
SECOND FLOOR: 2 BEDROOM UNIT
THIRD FLOOR: 1 BEDROOM UNIT

PARKING SUMMARY:
(1) 3 BR UNIT @ 2 SPACES PER UNIT = 2 SPACES
(1) 2 BR UNIT @ 1.5 SPACES PER UNIT =1.5 SPACES
(1) 1 BR UNIT @ 1.5 SPACES PER UNIT = 1.5 SPACES
TOTAL= 5 SPACES REQUIRED
TOTAL PROVIDED = 5 SPACES

Building Description:

AREA & VOLUME CALCULATIONS

EXISTING HOUSE FOOTPRINT	1,199 SF
PROPOSED HOUSE FOOTPRINT	1,199 SF
EXISTING FIRST FLOOR	1,113 SF
PROPOSED 1ST FLOOR	1,113 SF
EXISTING SECOND FLOOR	1,152 SF
PROPOSED 2ND FLOOR	1,152 SF
EXISTING THIRD FLOOR	467 SF
PROPOSED 3RD FLOOR	467 SF
NEW LIVABLE AREA	0 SF
TOTAL LIVABLE AREA	2,732 SF
TOTAL VOLUME LIVING AREA - NEW	0 SF

NOTE: UNIT AREAS ARE BASED ON WALK-ABLE SPACE PER FLOOR



Before You Dig, Drill Or Blast!

CALL US TOLL FREE
1 (800) 272-1000
Jersey Underground Facility Protection Act.
N.J.S.A 48:2-73 thru N.J.S.A 48:2-91 &
N.J.A.C. 14:2.1 thru N.J.A.C. 14:2-6.4

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Architect:


GSM
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(NJ) License #13715



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Email: smonro@gsmarchitects.com

Project Name & Address:

Mr. & Mrs. Feleke
18 Kling Street
West Orange, New Jersey
Block 116 - Lot 62

Project Number:

23-A10

Date:

August 20, 2023

Drawn By:

gsm

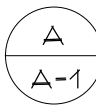
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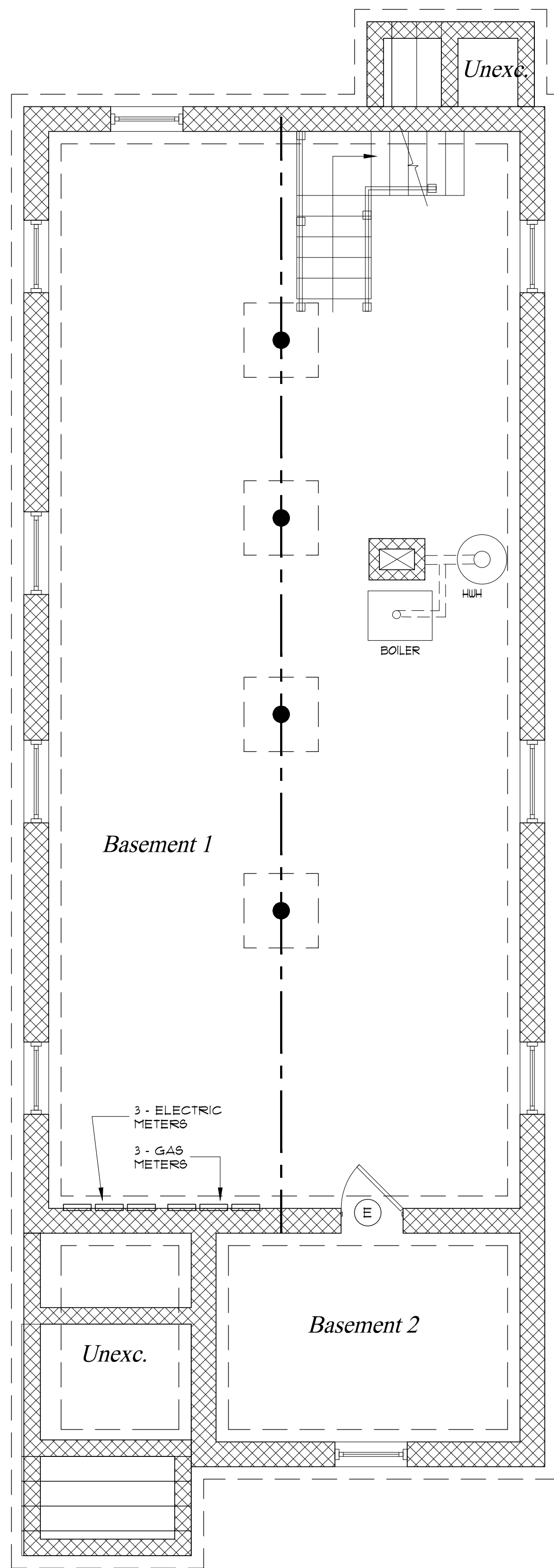
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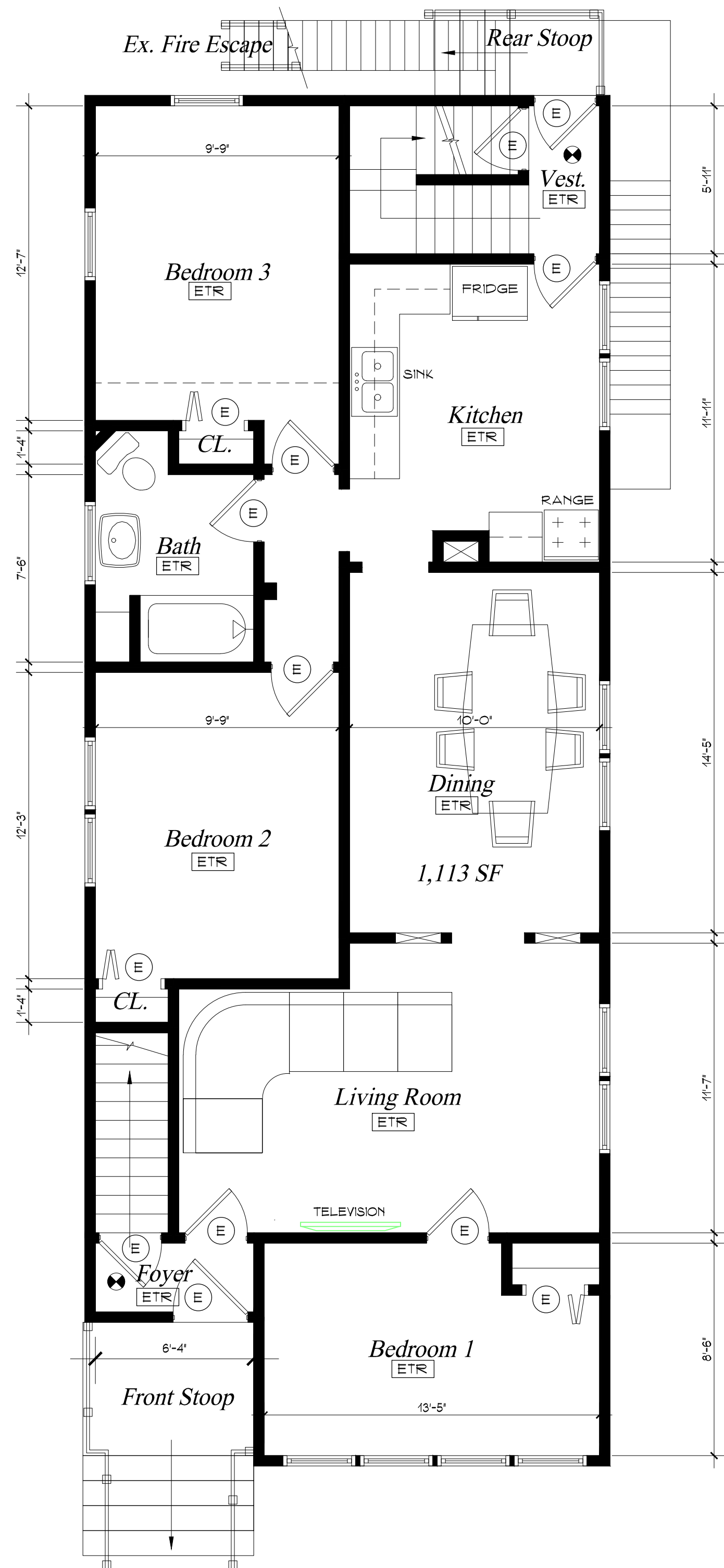


Architectural Site Plan

SCALE: 1" = 10'-0"



Basement Plan
SCALE: 1/8"=1'-0"



First Floor Plan
SCALE: 1/8"=1'-0"

Construction Legend

- DENOTES LINE OF ROOF OVER HEADER ABOVE.
- == DENOTES NEW WOOD FRAME PARTITIONS.
- == DENOTES EXISTING WOOD FRAME PARTITIONS.
- DENOTES NEW MASONRY BLOCK CONSTRUCTION, WITH POURED CONCRETE FOOTING.
- == DENOTES EXISTING MASONRY BLOCK CONSTRUCTION, WITH POURED CONCRETE FOOTING.
- == DENOTES NEW MASONRY BLOCK CONSTRUCTION, WITH 3-1/2" WOOD STUD FURRING AND 1/2" GYPSUM BOARD FINISH (TYPICAL).
- == DENOTES NEW WOOD STUD CONSTRUCTION, WITH BRICK OR STONE FACE.
- == DENOTES NEW WOOD FRAME PARTITIONS, WITH R-11 F.G. BATT SOUND PROOFING.

Door Schedule

* NOTE: PROVIDE ALL HARDWARE AS PER CODE.

- (E) DENOTES EXISTING DOOR TO REMAIN
- (1) DENOTES 3'-0" X 6'-8" "THERMATRI" INSULATED 9 LIGHT FIBERGLASS DOOR
- (2) DENOTES 3'-0" X 6'-8" "THERMATRI" INSULATED FIBERGLASS DOOR WITH 9 DELIGHT
- (3) DENOTES 3'-0" X 6'-8" HINGED COLONIAL MASONITE DOORS
- (4) DENOTES 2'-8" X 6'-8" HINGED COLONIAL MASONITE DOORS
- (5) DENOTES 2'-8" X 6'-8" COLONIAL MASONITE POCKET DOOR
- (6) DENOTES 2'-6" X 6'-8" HINGED COLONIAL MASONITE DOORS
- (7) DENOTES 2'-6" X 6'-8" COLONIAL MASONITE POCKET DOOR
- (8) DENOTES 2'-0" X 6'-8" HINGED COLONIAL MASONITE DOORS
- (9) DENOTES 2'-0" X 6'-8" COLONIAL MASONITE POCKET DOOR
- (FR) DENOTES (2) 2'-6" X 6'-8" 18 LITE FRENCH POCKET DOORS
- (SC) DENOTES 3'-0" X 6'-8" "STANLEY" INSULATED 3/4 HOUR FIRE RATED, HOLLOW METAL DOOR WITH CLOSER AND DOOR STOP.
- (L) DENOTES 3'-0" X 6'-8" HINGED NON-COMBUSTIBLE DOOR WITH LOUVER.
- (R) DENOTES EXISTING DOOR RELOCATED TO THIS POSITION
- (S) DENOTES 3'-0" X 6'-8" FOREVERVIEW STORM DOOR WITH FULL GLASS AND INTERCHANGEABLE SCREEN INSERT.
- (H) DENOTES 2'-6" W. X 3'-0" H. H.M. ACCESS DOOR WITH WEATHERSTRIPPING
- (GR) DENOTES (2) 3'-0" X 1'-0" DECORATIVE INSULATED ENTRY DOOR WITH FLANKING SIDELIGHTS TO BE SELECTED BY THE OWNER.

Floor Finish Legend

- (ETR) DENOTES EXISTING FLOORING TO REMAIN
- (C-1) DENOTES CARPETING WITH PAD TO BE S.B.O.
- (T-1) DENOTES 12"x12" CERAMIC TILE TO BE S.B.O.
- (T-2) DENOTES 8"x8" CERAMIC TILE TO BE S.B.O.
- (M-1) DENOTES 12"x12" MARBLE TILE TO BE S.B.O.
- (W-1) DENOTES EXIST. WOOD FLOOR TO BE SANDED RE-FINISHED AND SEALED
- (W-2) DENOTES NEW T4G MAPLE OR OAK WOOD FLOOR TO BE SELECTED BY THE OWNER (S.B.O.)
- (VCT) DENOTES NEW VINYL COMPOSITION TILE TO BE S.B.O.
- (CM) DENOTES 8" STAIN GRADE CROWN MOLDING
- (CR) DENOTES STAIN GRADE CHAIR RAIL TO BE S.B.O.
- (WNT) DENOTES STAIN GRADE WAINSCOT TO BE S.B.O.
- (CON) DENOTES EXISTING CONCRETE FLOOR TO REMAIN
- (RMS) DENOTES RAISED MARBLE SADDLE TRANSITION

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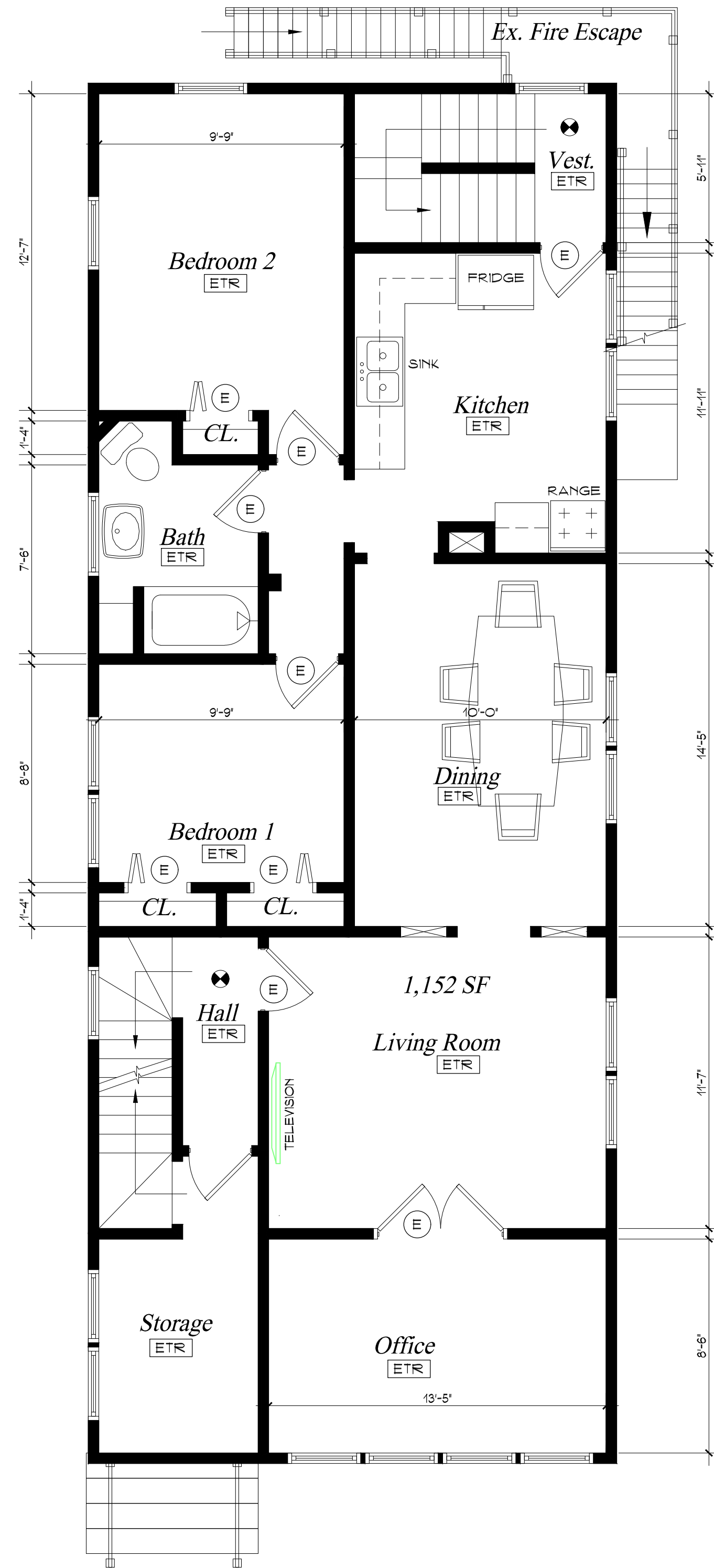
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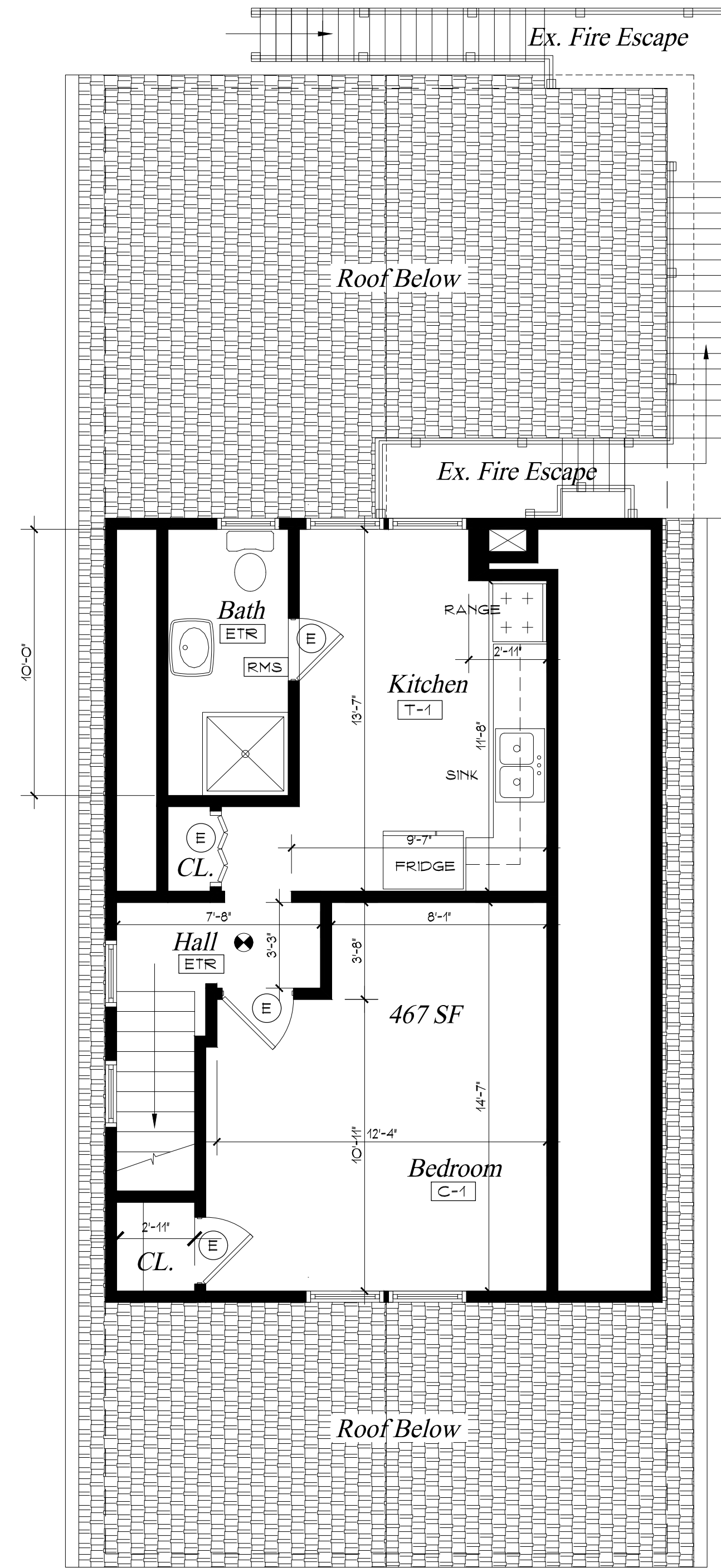
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Project Name & Address:
Mr. & Mrs. Feleke
18 Kling Street
West Orange, New Jersey
Block 116 - Lot 2

Project Number: 23-A10	Sheet Number: A-2
Date: August 20, 2023	
Drawn By: gsm	
Scale: As Noted	Sheet 2 of 3



Second Floor Plan
SCALE: 1/8"=1'-0"



Third Floor Plan
SCALE: 1/8"=1'-0"

Electrical Legend

- DENOTES SINGLE POLE SWITCH
- DENOTES SINGLE DIMMER SWITCH
- DENOTES THREE WAY SWITCH
- DENOTES STANDARD 120V DOUBLE DUPLEX OUTLET
- DENOTES STANDARD 120V DUPLEX OUTLET 18" AFF.
- DENOTES DEDICATED CIRCUIT FOR APPLIANCE 18" AFF. (OR AS PER MANUFACTURER)
- DENOTES GFI DUPLEX OUTLET WITH WEATHERPROOF COVER
- DENOTES CEILING MOUNTED JUNCTION BOX FOR GARAGE DOOR OPENER
- DENOTES HARDWIRED, COMBINATION SMOKE & CARBON MONOXIDE DETECTION SYSTEM WITH BATTERY BACK-UP (MAX. 12 PER CIRCUIT)
- LOCATION OF PROPOSED SPEAKERS TO BE CONNECTED TO HOUSE SYSTEM. COORDINATE WITH OWNER.
- DENOTES CEILING MOUNTED AUDIO VISUAL BOX WITH ELECTRICAL & DATA CONNECTION. CONFIRM WITH OWNERS AV REP.
- DENOTES WALL MOUNTED CABLE JACK
- DENOTES WALL MOUNTED DOOR BELL UNIT
- DENOTES CEILING MOUNTED OR SUSPENDED LED LIGHTING STRIP
- DENOTES WALL MOUNTED FLOOD LIGHTS (WITH MOTION SENSOR - IF NOTED)
- DENOTES WALL MOUNTED TELEPHONE JACK WITH MINIMUM CATEGORY 5 WIRING.
- DENOTES CEILING MOUNTED RECESSED LED LIGHTING FIXTURE WITH TRIM TO BE S.B.O.
- DENOTES NEW CHANDELIER OR PENDANT FIXTURE TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR. COORDINATE WITH ARCHITECT.
- DENOTES CEILING OR WALL MOUNTED LIGHTING
- DENOTES CEILING MOUNTED RECESSED LED LIGHTING FIXTURE IN WATERPROOF ENCLOSURE
- DENOTES CEILING FAN JUNCTION BOX, WIRED TO RECEIVE OWNER SUPPLIED / SPECIFIED FIXTURE.
- DENOTES NEW GLASS GLOBE PENDANT FIXTURE, TO BE SELECTED BY OWNER.
- DENOTES NEW PENDANT FIXTURE TO BE SELECTED BY OWNER.
- DENOTES CEILING OR WALL MOUNTED LIGHT WITH FULL CHAIN
- DENOTES CEILING MOUNTED EXHAUST FAN WITH BUILT-IN LIGHT, VENT TO EXTERIOR AS PER CODE & MANUFACTURER REQUIREMENTS.
- DENOTES WALL MOUNTED SCONCE LIGHTING
- DENOTES CEILING MOUNTED HEAT DETECTOR
- DENOTES CEILING FAN JUNCTION BOX WIRED TO RECEIVE FAN & LIGHT SWITCH
- DENOTES WALL MOUNTED VANITY OR ACCENT LIGHTING.
- DENOTES NEW 6" LED DOWNLIGHT, TRIM TO BE SELECTED BY OWNER.
- DENOTES NEW 4-1/2" SQUARE APERTURE, LED DOWNLIGHT, TRIM TO BE SELECTED BY OWNER.
- DENOTES CEILING MOUNTED RECESSED LIGHTING FIXTURE WITH WALL WASHING TRIM KIT
- DENOTES CEILING MOUNTED DECORATIVE TRACK LIGHTING.
- DENOTES RECESSED MEDICINE CABINET TO BE S.B.O.
- DENOTES "HONEYWELL" PREMIER CHRONOTHERM ELECTROMECHANICAL SINGLE STAGE HEAT THERMOSTAT - MODEL # T8030A1023

Construction Notes:

- ALL FLOOR AND GROUND ELEVATIONS SHOWN ARE APPROX. ONLY. CONTRACTOR TO VERIFY ALL GRADE CONDITIONS & STAIR RISER REMITS. IN THE FIELD, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- COORDINATE ALL TILE & FLOORING SELECTIONS WITH THE OWNERS (UNLESS NOTED OR SPECIFIED OTHERWISE)
- EXISTING HUBB HEATING SYSTEM TO REMAIN. EACH UNIT IS SERVICED BY INDIVIDUAL WINDOW AC UNITS. ALL UNITS ARE TO BE NATURAL GAS FIRED.
- EXISTING HOT WATER HEATER IS TO REMAIN. ALL HEATING UNITS SHALL BE FUELED BY NATURAL GAS AND INSTALLED IN STRICT ACCORDANCE WITH CODE AND MANUFACTURER SPECS.
- ALL WINDOW SIZES ARE EXISTING TO REMAIN.
- ALL INTERIOR PARTITION SHALL BE 3-1/2" STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD BOTH SIDES OR AS SPECIFIED ON DRAWINGS. ALL DIMENSIONS SHOWN ARE TO FINISHED SURFACES. PROVIDE 2"x6" STUDS @ 16" O.C. AT ALL 2 STORY AND EXTERIOR WALL LOCATIONS.
- ELECTRICAL LAYOUT IS FOR GENERAL LAYOUT & QUANTITIES ONLY. VERIFY EXACT LOCATION, TYPE, STYLE & BRAND WITH OWNERS. ELECTRICIAN IS TO COORDINATE LOCATION OF NEW 200 AMP SERVICE REQUIRED. ALL EXISTING ELECTRICAL WIRING, OUTLETS, SWITCHES AND FIXTURES THROUGHOUT THE HOME ARE TO BE REMOVED AND REPLACED AS REQUIRED. NEW ELECTRICAL OUTLETS, SWITCHES & LIGHTS TO BE INSTALLED THROUGHOUT AS PER CODE.
- NEW HARDWIRED WITH BATTERY BACK-UP, CARBON MONOXIDE AND SMOKE DETECTORS TO BE INSTALLED THROUGHOUT AS PER CODE IF REQUIRED BY AHJ. EXISTING HARDWIRED UNITS ARE INDICATED ON PLANS.

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