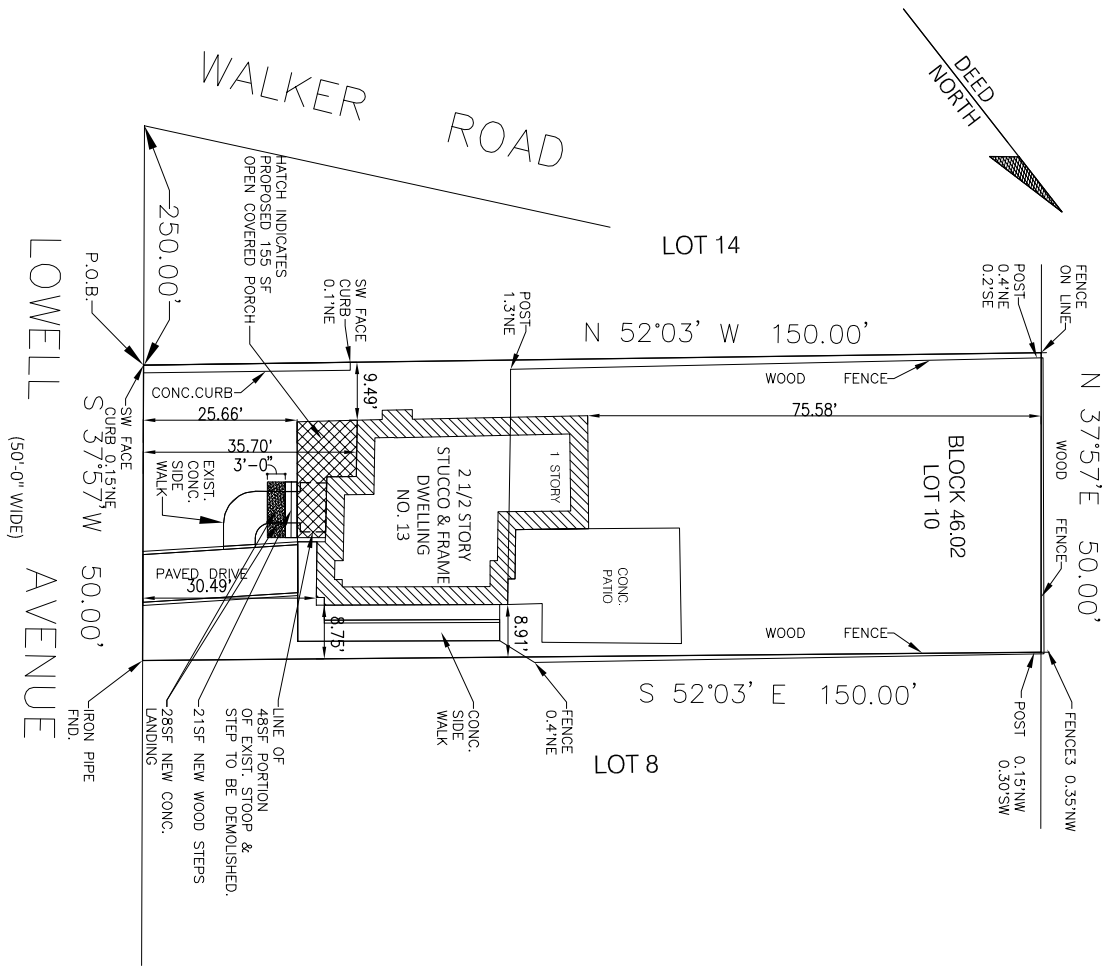




1
1/32" = 1'-0"

REFERENCE SITE PLAN

ZONING INFORMATION: TAX BLOCK 46.02 LOT 10 ZONE R-5 NEIL RESIDENCE ZONING ANALYSIS

THE FOLLOWING INFORMATION IS TAKEN FROM THE WEST ORANGE TOWNSHIP ZONING AND LAND USE REGULATIONS AS IT RELATES TO LOT 10 IN BLOCK 46.02 IN THE WEST ORANGE TOWNSHIP

ZONING ANALYSIS REFERENCES A 5/25/1998 SURVEY BY RICHARD J. HINGOS INC.

ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS
LOT SIZE	10,000SF	7,500 SF	N.C.(NO CHANGES)	EXISTING NONCONFORMING / NO CHANGE
LOT WIDTH	75 FT.	50 FT.	N.C.(NO CHANGES)	EXISTING NONCONFORMING /NO CHANGE
FRONT YARD	30 FT.	30.49 FT.	25.66 FT(FORCH.)	NONCONFORMING W/ OPEN PORCH ADDITION
SIDE YARD L	10+8 FT.	9.49 FT.	N.C.(NO CHANGES)	CONFORMING W/ OPEN PORCH ADDITION
SIDE YARD R	10+8 FT.	8.75 FT.	N.C.(NO CHANGES)	EXIST. CONFORMING / NO CHANGE
REAR YARD	30 FT.	75.58 FT.	N.C.(NO CHANGES)	EXIST. CONFORMING / NO CHANGE
BLDG HEIGHT	2 1/2 STORES	2 STORES	N.C.(NO CHANGES)	EXIST. CONFORMING / NO CHANGE
PRINC. STRUCTURE	35 FT.	27.3 FT.	N.C.(NO CHANGES)	EXIST. CONFORMING / NO CHANGE
BUILDING COVERAGE	35% (7,500SF) = 2,825 SF	(17%)1,259 SF	(19%)1,414SF	CONFORMING W/ OPEN PORCH ADDITION
LOT(IMPERVIOUS) COVERAGE	45%(7,500SF) = 3,375 SF	(28%)2,082 SF	(30%)2,238SF	CONFORMING W/ OPEN PORCH ADDITION
EXIST. LOT COVERAGE	=1,259SF BLDG. + 500SF CONC. PATIO	+ 2065F PAVED DRIVE + 21SF WD. STEPS + 28SF CONC. LANDING= 2,082SF		
PROPOSED BUILDING COVERAGE	=1,259 EXIST. + 155 SF OPEN PORCH=1,414SF / 7,500SF=19%			
PROPOSED LOT COVERAGE	ADDITION=2,082SF EXIST. + 155SF OPEN PORCH+ 21SF WD. STEPS + 28SF CONC. LANDING= 2,286SF-48SF EXIST. STOOP & STEPS TO BE DEMOLISHED PER THIS SCOPE OF WORK=2,238SF / 7,500SF=30%			

PROJECT NOTES:

- ALL WORK TO BE DONE IN ACCORDANCE W/ THE CURRENT DESIGN CODES:
BUILDING – 2021 EDITION OF THE INTERNATIONAL BUILDING CODE W/ NJ EDITS
ELECTRIC – 2020 NATIONAL ELECTRIC CODE (NEPA 70)
PLUMBING – 2021 NATIONAL STANDARD PLUMBING CODE/ NJ ED.
ENERGY – 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE FINAL LAYOUT. NO EXTRA CHARGES OR COMPENSATION WILL BE PERMITTED. IF A DISCREPANCY ARISES BASED UPON FIELD CONDITIONS CONSULT WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK OR ORDERING MATERIALS. DRAWINGS NOT TO BE SCALED. WRITTEN DIMENSIONS CONFIRMED BY FIELD CONDITIONS TAKE PRECEDENCE.
- GC TO OBTAIN ALL PERMITS REQUIRED BY THE TOWNSHIP PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE ALL REED INSURANCE WITH THE OWNER.

LEGEND:

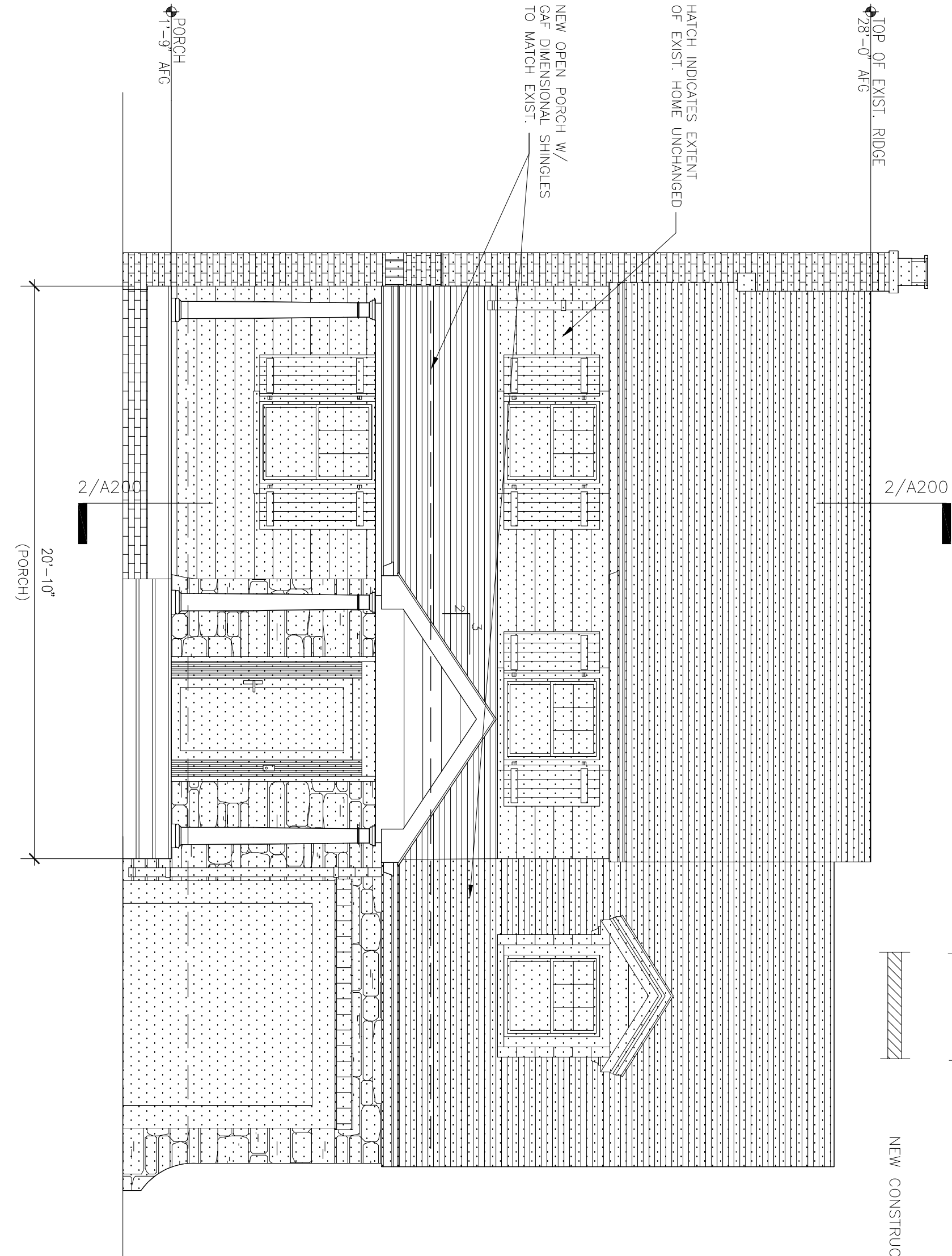
	DOOR SWING		WALL TYPE KEY (SEE 2/A 100)
	INDICATES MARBLE OR GRANITE COUNTERS, SILL OR SHELF.		EQUIPMENT KEY
	NEW GRASS AREA		SECTION KEY
	EXISTG. CONSTRUCTION TO REMAIN.		ELEVATION KEY
	NEW CONC. SLAB		CEILING VENTILATION [MIN. 50 CFM.]
	COMPACT GRAVEL FILL		BATT INSULATION
	EARTH		DOOR TYPE NUMBER (SEE DOOR SCHEDULE ON A 300)
	EXISTG. CONSTRUCTION TO BE REMOVED.		110V INTER CONNECTED DETECTOR
	NEW CONSTRUCTION		DUPLEX OUTLET
			GFCI OUTLET



2
FIRST FLOOR PLAN W/ PORCH ADDITION

3
1/4" = 1'-0"

FRONT ELEVATION-PORCH ADDITION



DRAWING LIST:

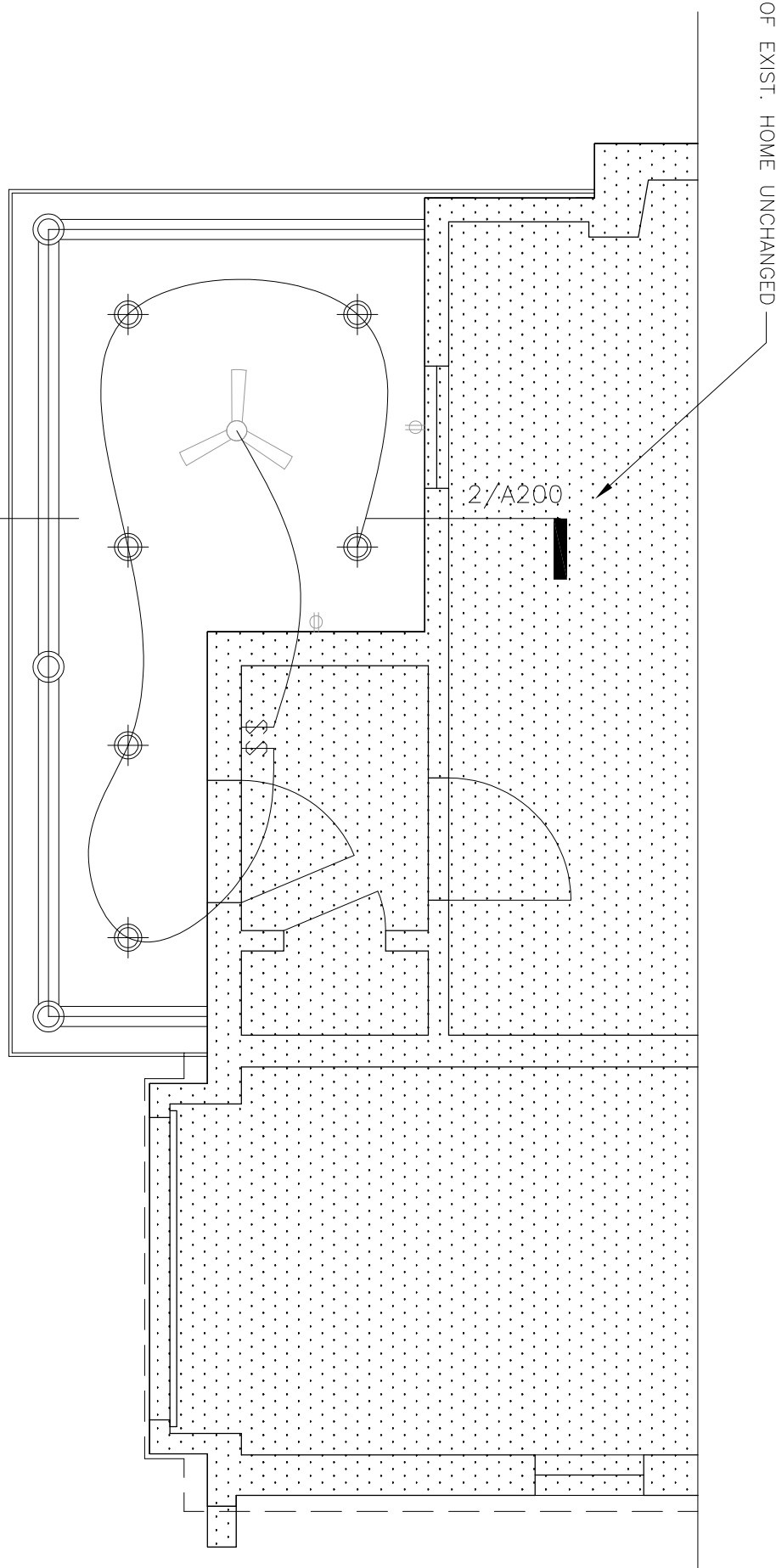
A 100 SITE PLAN, ZONING ANALYSIS, DECK PLAN, RCP & FRONT ELEVATION
A 200 SIDE ELEVATION, SECTION, FOUNDATION & FRAMING PLANS

LEGEND OF ELECTRICAL FIXTURES:

- LIGHTING CONTROL.
- RECESSED LED LIGHT FIXTURE.
- WALL MOUNTED DUPLEX ELEC. OUTLET. ("G" = GFI)
- CEILING FAN TO BE SELECTED BY OWNER.

4
1/4" = 1'-0"

REFLECTED CEILING PLAN (RCP) - PORCH ADDITION



NEIL RESIDENCE
13 LOWELL AVENUE WEST ORANGE, NJ 07052

GINOCCHIO ARCHITECTURE
16 OAKRIDGE ROAD WEST ORANGE, NJ 07052 WWW.GINOCCHIOARCH.COM PH. 908.202.8990

JOHN GINOCCHIO
NEW JERSEY ARCHITECT NO.: 16669

SCALE: AS NOTED
DATE: MAY 2, 2024
JOB NO: 2505
DRAWING TITLE:
SITE PLAN, ZONING ANALYSIS,
DECK PLAN, RCP & FRONT ELEV.
DRAWING NUMBER:

REVISION:	DATE:	DESCRIPTION:
	06.14.25	"C" MARKED SUBMISSION

A 100