

ZONING SUBMISSION

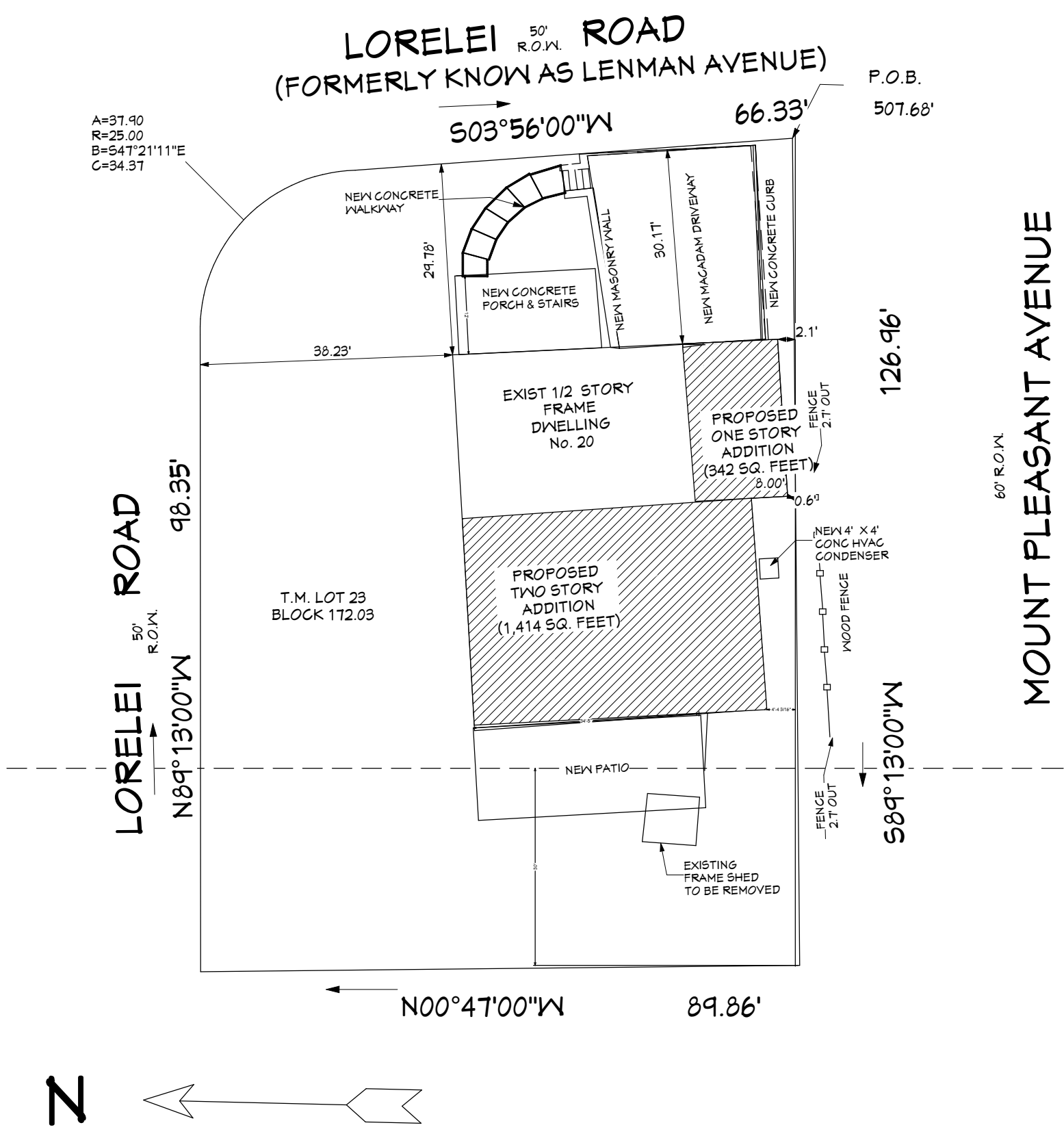
EXISTING SINGLE FAMILY RESIDENCE

20 LORELEI ROAD

WEST ORANGE, NJ 07052

OWNERS: JOSEPH SIJU

JEMILAT SIJU



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

PROPERTY OWNER: MR. AND MS. JOSEPH SIJU			
PROPERTY LOCATION: 20 LORELEI LANE, WEST ORANGE, NJ 07052			
ZONING DESIGNATION: R-5			
BLOCK 172.03, LOT 24			
NOTE: ITALICIZED AND BOLDED NUMBERS REPRESENT NON-CONFORMING CONDITIONS			
	EXISTING	ORDINANCE REQUIREMENTS	PROPOSED
1.) MINIMUM LOT AREA (SQ. FT.)	10,949 SQ. FT.	10,000 SQ. FT.	10,949 SQ. FT. (NO CHANGE)
2.) MINIMUM LOT AREA PER UNIT (SQ. FT.)	10,949 SQ. FT.	10,000 SQ. FT.	10,949 SQ. FT. (NO CHANGE)
3.) MINIMUM LOT WIDTH (FT.)	89.86 FT.	75 FT.	89.86 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/ 0.6 FT
7.) MAXIMUM BUILDING HEIGHT (FT. STORIES)	1-1/2 STORIES OR 20 FEET	2-1/2 STORIES OR 35 FT	2 STORIES OR
8.) LOT COVERAGE (PCT)	20.2%	45%	39%
9.) BUILDING COVERAGE (PCT)	17 %	35%	24.1%

Notes:

ZONING SCHEDULE
SCALE: N.T.S.

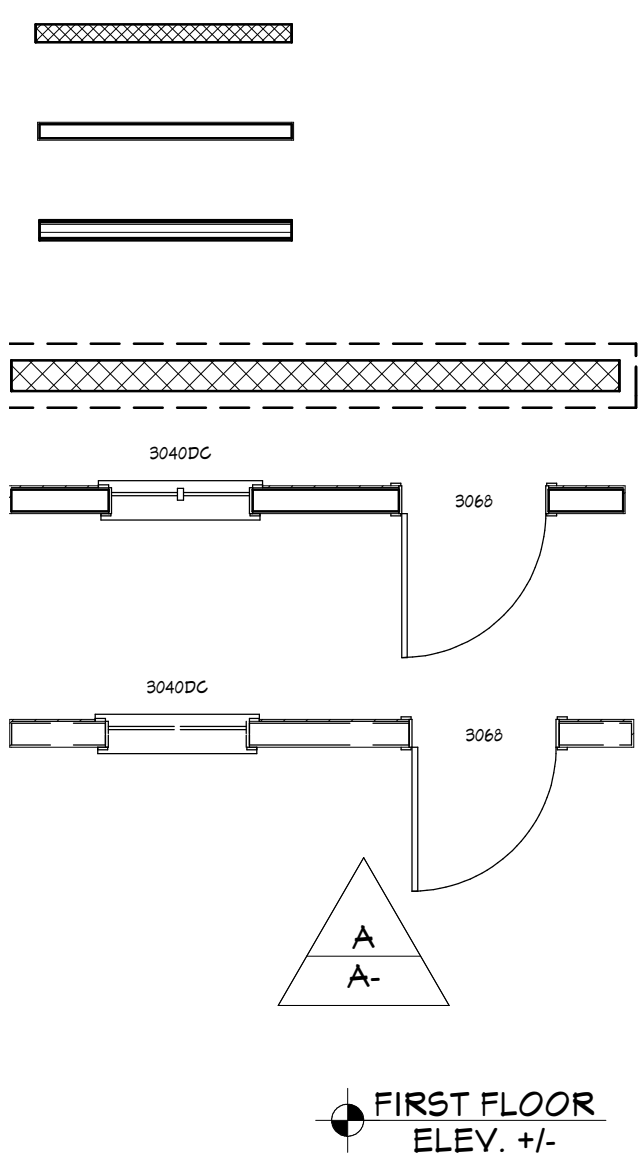
THIS IS NOT A SURVEY. THE INFORMATION SHOWN WAS TAKEN FROM A SURVEY PREPARED BY BELTON BREVARD OF BREVARD SURVEYING AND MAPPING NJ P.L.S. LICENSE 430494 DATED 11/16/2021

ABBREVIATIONS
SCALE: N.T.S.

ELECTRICAL LEGEND
SCALE: N.T.S.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

CONSTRUCTION LEGEND



EXISTING PARTITION TO BE REMOVED

EXISTING PARTITION TO REMAIN

NEW PARTITION.

EXISTING FOUNDATION WALL

NEW DOORS AND WINDOWS.
SEE PLAN FOR SIZE AND LOCATION

EXISTING DOORS AND WINDOWS TO BE REMOVED. SEE PLAN FOR SIZE AND LOCATION

DETAIL ELEVATION CALL-OUT

ELEVATION MARKER

GENERAL NOTES

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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 JUNE 10, 2021 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 EXISTING BUILDING USE IS A TWO STORY TOWNHOUSE. NO CHANGE OF USE IS PROPOSED FOR THE EXISTING BUILDING.

THE PROPOSED WORK SCOPE IS TO PERFORM INTERIOR ALTERATIONS TO THE EXISTING TOWNHOUSE AND COSMETIC ALTERATIONS.

PROJECT CONFIGURATION

EXISTING SINGLE FAMILY RESIDENCE
20 LORELEI ROAD
WEST ORANGE, NJ 07052
USE GROUP - R5

CONSTRUCTION CLASSIFICATION - 5B

NUMBER OF EXISTING STORIES - TWO (2)

NUMBER OF STORIES OF PROPOSED STRUCTURE - N/A

HEIGHT OF EXISTING STRUCTURE - 24' - 0" +/-

AREA OF LARGEST FLOOR - 2,605 SQUARE FEET (PROPOSED)

VOLUME OF EXISTING STRUCTURE IN CUBIC FEET - 9,672 CUBIC FEET

VOLUME OF NEW ADDITION IN CUBIC FEET - 30,311 CUBIC FEET

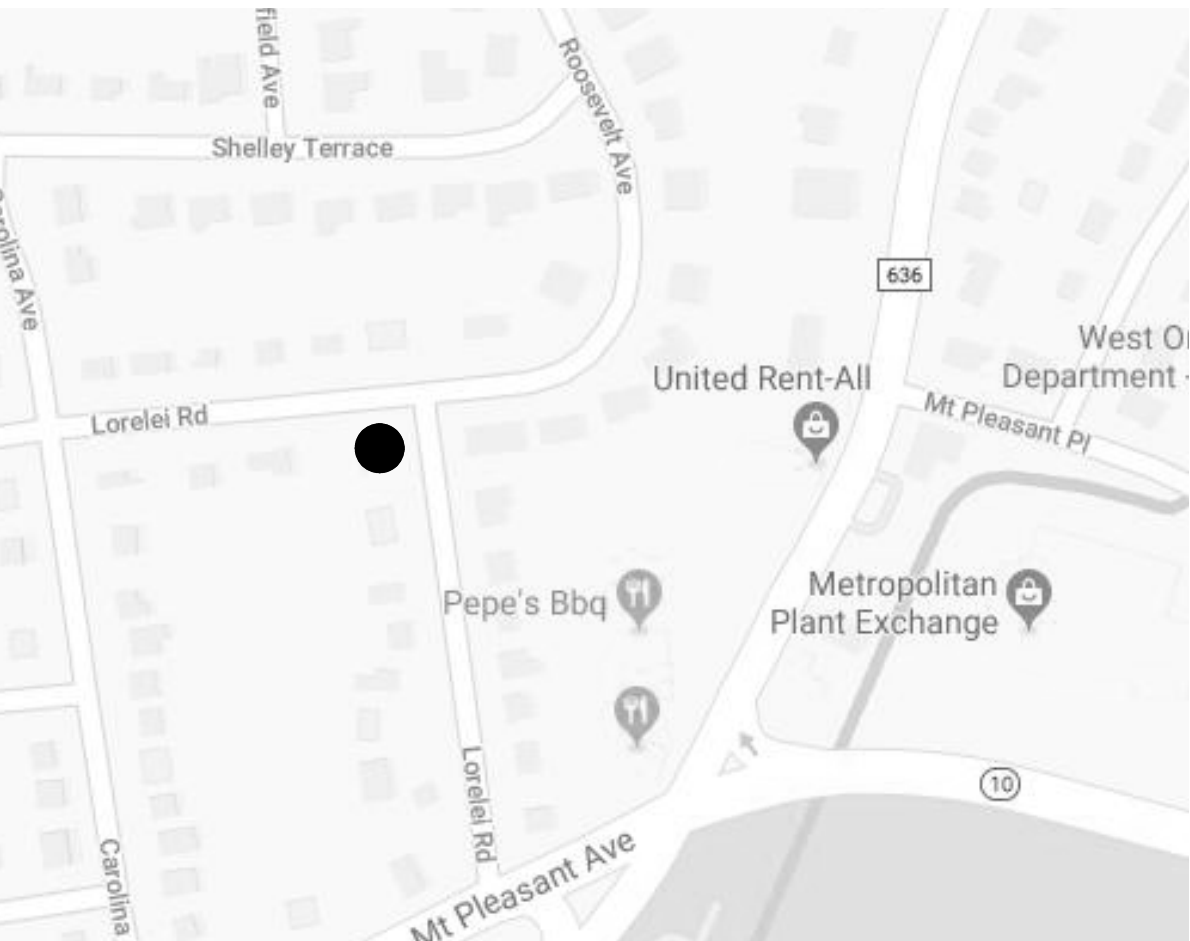
TOTAL LAND AREA DISTURBED IN SQUARE FEET - 2,000 SQUARE FEET

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

DRAWING LIST
SCALE: N.T.S.

C-1	COVER SHEET
Z-1	200' RADIUS MAP & ABUTTING OWNERS' LIST
A-1	ELEVATIONS
A-2	ELEVATIONS
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	BASEMENT PLAN

LOCATION MAP
SCALE: N.T.S.



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

COVER SHEET

DRAWINGS PROVIDED BY:
Christopher O. Dougherty, RA, AIA, LLC
P.O. box 244
Pompton Lakes, NJ 07442
(201) 674-5482 NJ license 13055

DATE:

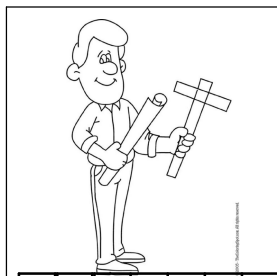
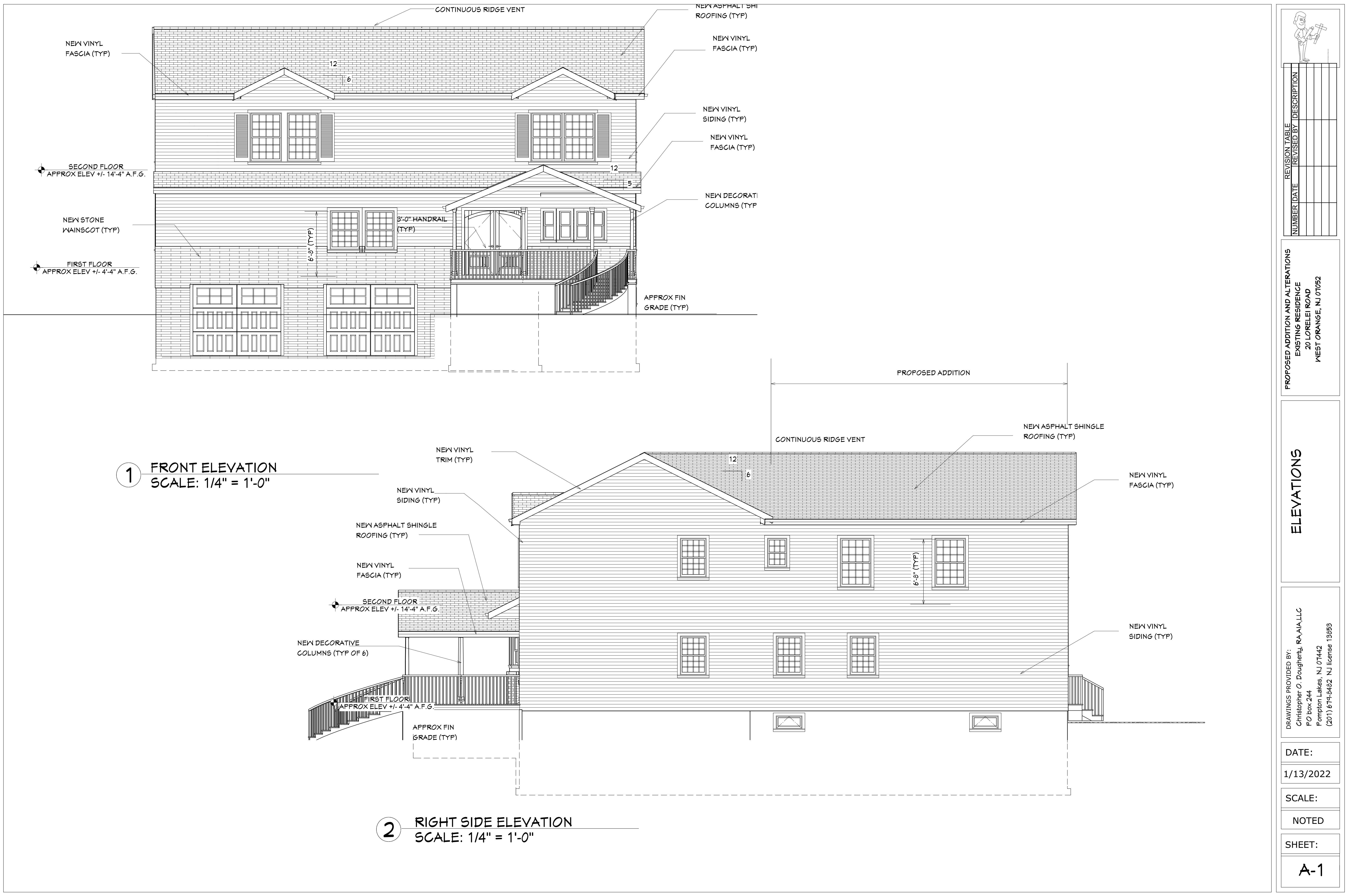
1/13/2022

SCALE:

NOTED

SHEET:

C-1



REVISION TABLE	
NUMBER	DATE

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

ELEVATIONS

DRAWINGS PROVIDED BY:
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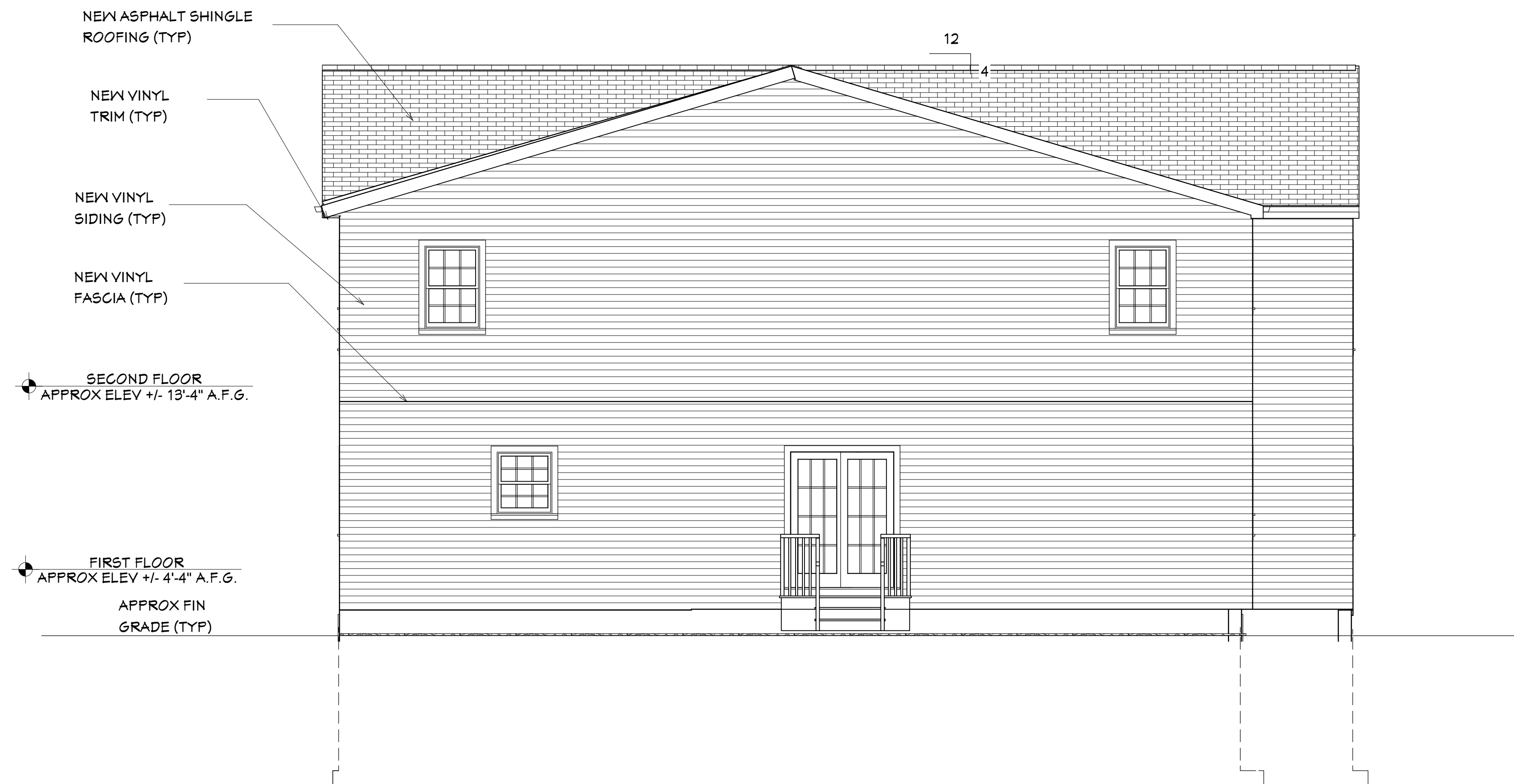
1/13/2022

SCALE:

NOTED

SHEET:

A-1



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



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



REVISION TABLE	
NUMBER	DATE

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

ELEVATIONS

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DATE:

1/13/2022

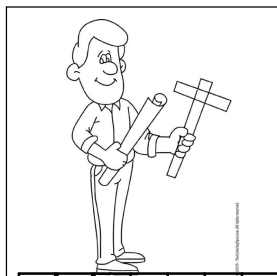
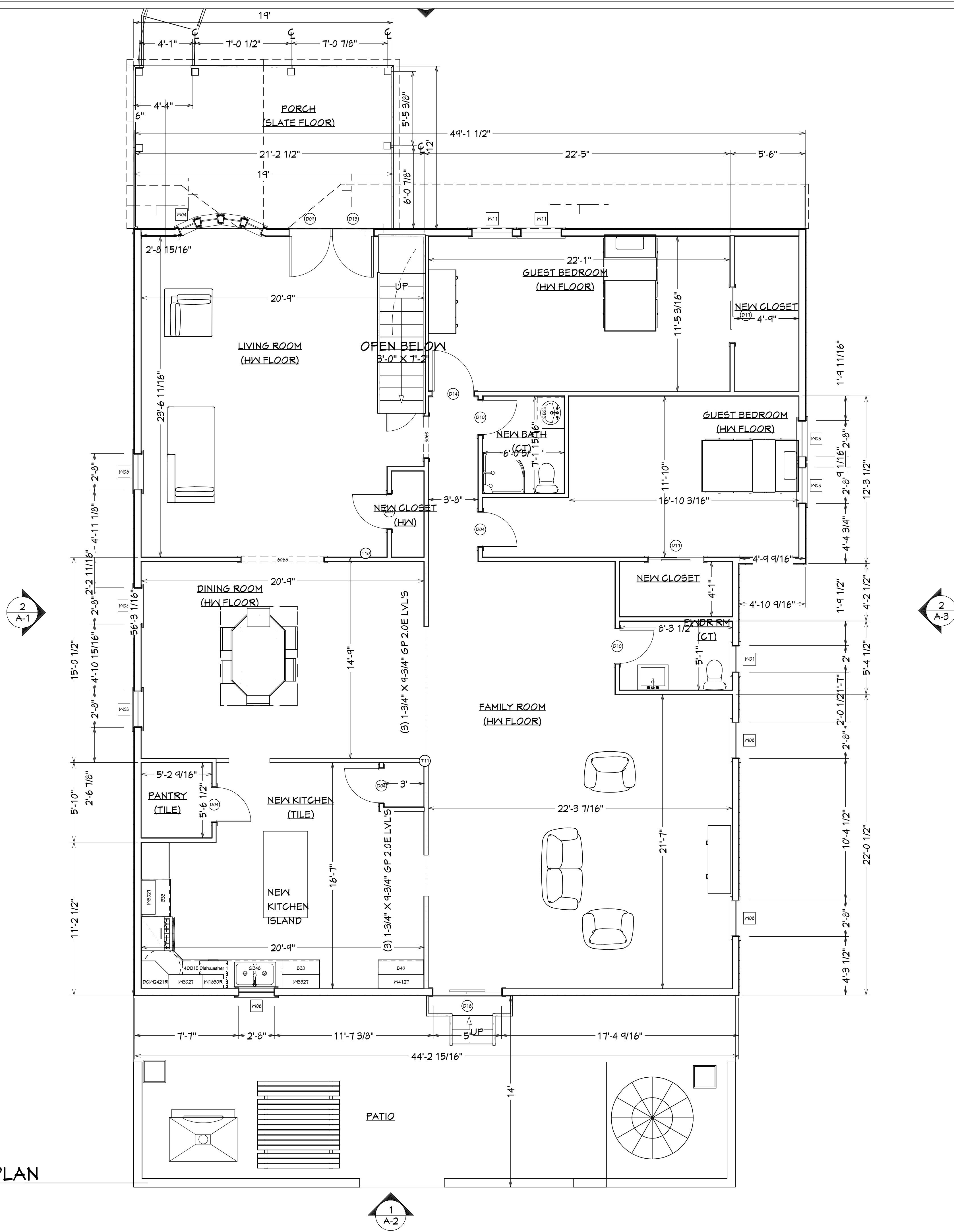
SCALE:

NOTED

SHEET:

A-2

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



REVISION TABLE	
NUMBER	DATE

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

FIRST FLOOR AS-BUILT
PLAN

DRAWINGS PROVIDED BY:
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DATE:

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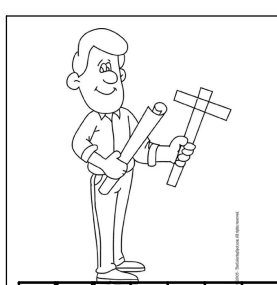
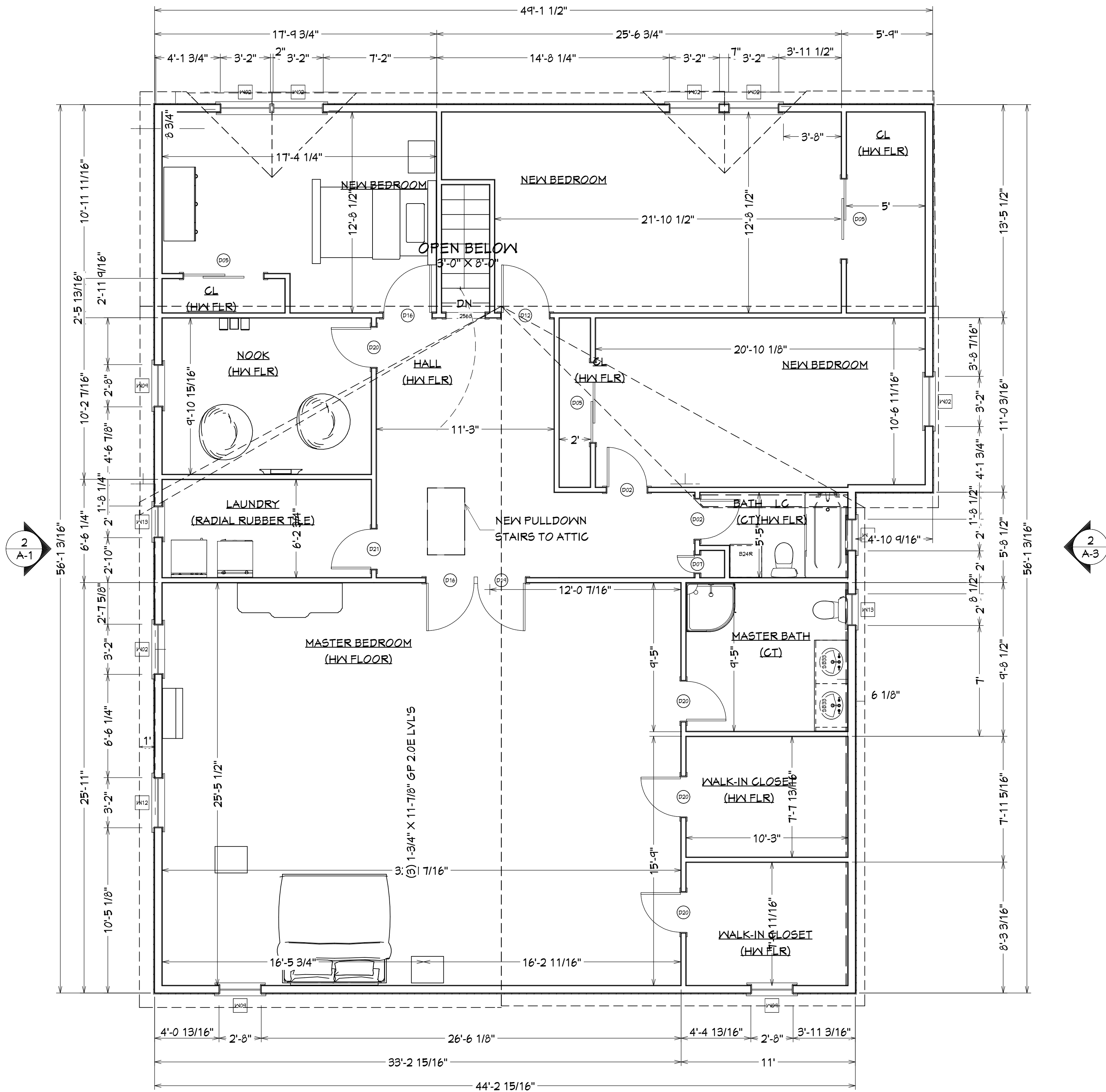
SCALE:

NOTED

SHEET:

A-3

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



REVISION TABLE	
NUMBER	DATE

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

SECOND FLOOR AS-BUILT
PLAN

DRAWINGS PROVIDED BY:
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DATE:

1/13/2022

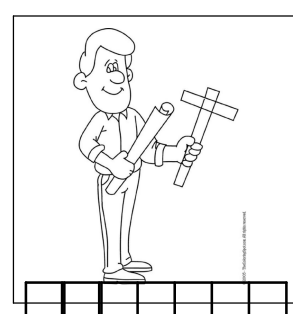
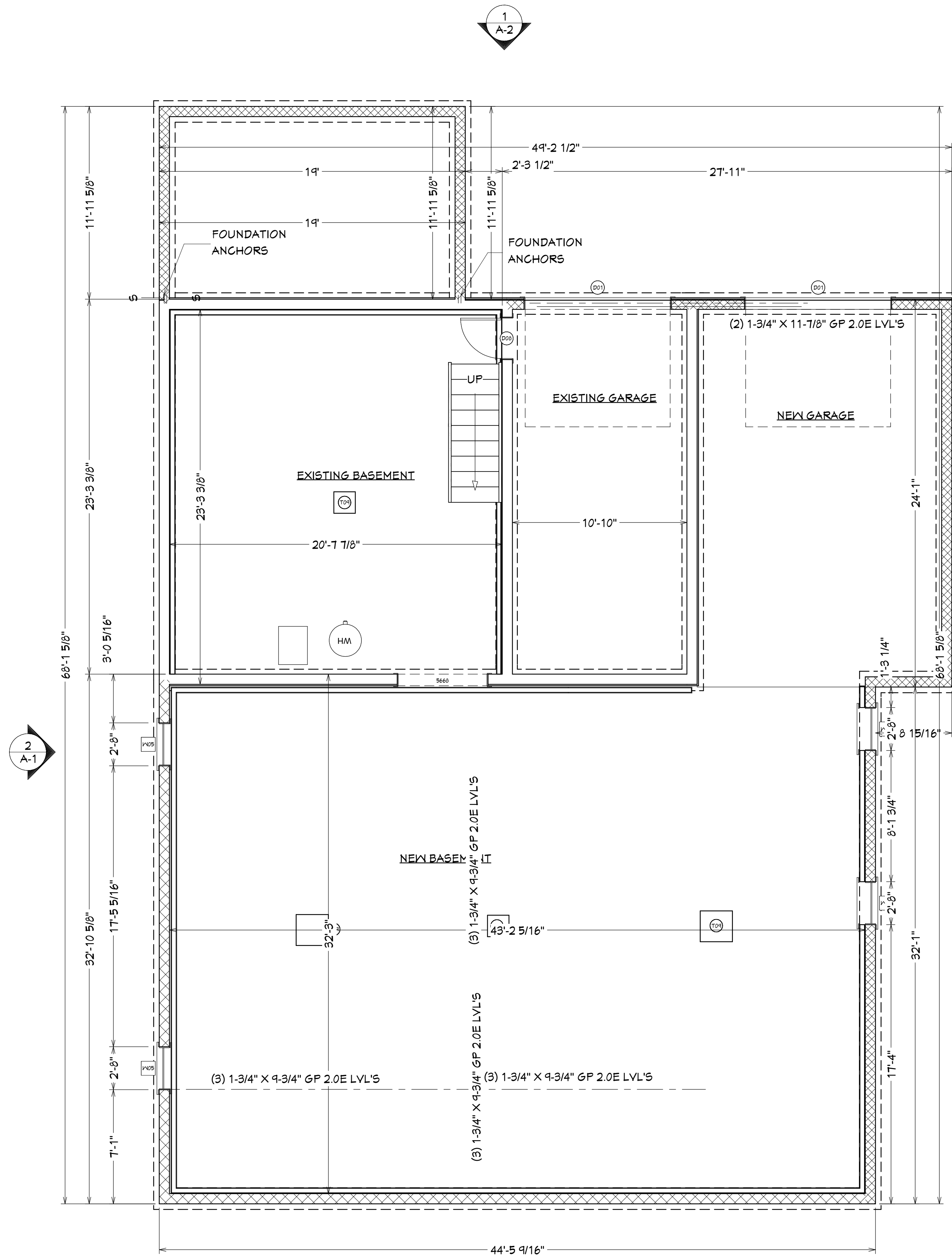
SCALE:

NOTED

SHEET:

A-4

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



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

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

BASEMENT AS-BUILT
PLAN & UL DESIGN

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DATE:

1/13/2022

SCALE:

NOTED

SHEET:

A-5