LEMKAU RESIDENCE
PROPOSED ADDITIONS AND RENOVATIONS

FIRST FLOOR - FAR DIAGRAM
SCALE: 1/8" = 1' - 0"
FLOOR AREA FOOTPRINT

SECOND FLOOR - FAR DIAGRAM
SCALE: 1/8" = 1' - 0"
FLOOR AREA FOOTPRINT

EXISTING FOYER
12'-0" X 13'-4"

EXISTING GARAGE
19'-10" X 21'-8"

EXISTING HALL
12'-10" X 11'-11"

EXISTING DINING ROOM
12'-3" X 18'-0"

EXISTING LIVING ROOM
14'-7" X 25'-10"

EXISTING STUDY
11'-3" X 21'-7"

NEW MUDROOM
8'-9" X 9'-5"

EXISTING FAMILY ROOM
12'-10" X 19'-0"

TO REMAIN
EX'G TRANSMISSION OPENING
EX'G WINDOWS

NEW 2'-6" DR
NEW 2'-6" DR
NEW 2'-6" DR

EXISTING MASTER BEDROOM
12'-7" X 19'-6"

EXISTING MASTER BATHROOM
11'-8" X 10'-8"

TO BE RENOVATED

EXISTING BATHROOM
8'-6" X 6'-3"

TO REMAIN UNRENOVATED

EXISTING BATHROOM
8'-9" X 5'-7"
47 LENOX ROAD

1. EXPAND THE GYM - TO COMBINE THE DOLL ROOM AND CLOSET WITH EXISTING GYM.
2. LOWER FLOOR OF ENTIRE GYM AREA TO OBTAIN MORE HEAD ROOM. CHANGE CEILING TO
   7" STEP DOWN
3. KEEP GUEST BEDROOM AND BATHROOM
4. RECONFIGURE CEDAR CLOSETS AND STORAGE CLOSETS IF THERE IS A BETTER WAY TO
   SOMETHING BETTER THAN EX'G ACOUSTICAL TILES
5. IMPROVE LAUNDRY ROOM - REROUTE THE DRYER VENT TO THE EXTERIOR OF THE HOUSE
6. WOULD LIKE TO KEEP THE WINE CELLAR UNTOUCHED. IF THE FLOOR NEEDS TO LOWER, IT IS
   (CURRENTLY VENTING TO THE EXISTING GARAGE)
7. REDESIGN THE HANG OUT AREA / OPEN SPACE WITH PING PONG, POOL TABLE, ARCADE, BAR
   PROPOSED NEW WALLS
   OK, BUT NOT PREFFERED.
8. POSSIBLY RECONFIGURE THE KITCHEN AREA - SINK, MINI FRIG EXISTING WALLS TO REMAIN

BASEMENT SCOPE OF WORK

- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL
- TO REMAIN
- EX'G BASEMENT WINDOW
- TO REMAIN
- EX'G CMU WALL

BASEMENT FLOOR PLANS

- NEW 2'-8" DR
- TO BE LOWERED 2'0".
- EX'G
- STORAGE CLOSET
- TO BE RENOVATED
- EX'G
- GYM
- MECH. CL
- TO EXPAND AND BE RENOVATED
- EX'G
- SHOWER
- TO BE VENTED TO EXTERIOR
- EX'G
- GAS FIREPLACE
- NEW 2'-6" DR
- TO BE Lowered
- EX'G
- GAS FIREPLACE
- NEW 2'-8" DR
- TO BE RENOVATED
- EX'G
- STAIRS TO REMAIN
- EX'G
- LAUNDRY
- NEW
- 3'-0" DR
- NEW 2'-6" DR
- TO BE RENOVATED
- EX'G
- BATHROOM
- TO BE RENOVATED
- EX'G
- WINE CELLAR
- NEW 2'-6" DR
- TO EXPAND AND BE RENOVATED
- EX'G
- GYM
- NEW 2'-4" DR
- DIG OUT GYM PERIMETER TO CREATE 9'-0" CLEAR HEAD
- TO BE LOWERED
- EX'G
- GYM
- NEW 2'-8" DR
- TO REMAIN
- EX'G
- WINE CELLAR
- NEW 2'-8" DR
- TO REMAIN
- EX'G
- WALL
- NEW STRUCTURAL BEAMS TO REPLACE LALLY COLUMNS. POST
- SCALE: 1/4" = 1' - 0"
- BASEMENT DEMOLTION PLAN
- PROPOSED BASEMENT FLOOR PLAN
- BASEMENT SCOPE OF WORK
- PROPOSED NEW WALLS
- EXISTING WALLS TO REMAIN
1. MAIN GOAL TO EXPAND KITCHEN AND EAT IN AREA AND CREATE A MORE OPEN FLOW TO THE FIRST FLOOR.
2. CREATE A CONNECTION BETWEEN THE EXTERIOR LIVING SPACE AND INTERIOR SPACE
3. COMPLETELY RENOVATED KITCHEN.
4. REMOVE EXISTING SUNROOM AND CREATE EAT-IN AREA OPEN TO KITCHEN.
5. REMOVE EXISTING SIDE PORCH AND SIDE DOOR.
6. CREATE LARGE MUDROOM FROM GARAGE TO KITCHEN.
7. KITCHEN - BUTLERS PANTRY (CABINET BY OTHERS)
8. NEW FOUNDATION UNDER THE EX'G REAR DOOR FROM KITCHEN TO BACK YARD, ENCLOSURE EXISTING REAR ENTRANCE.
9. NEW CEDAR SIDING AND SHINGLES TO MATCH EXISTING - FULL EXTERIOR TO BE REPAINTED.
10. NEW WINDOWS AND DOORS WHERE LABELED ON PLANS AND ELEVATIONS.
12. PATCH AND MATCH FOYER / HALLWAY TRIM AND WALLPAPER TO MATCH EX'G.
1. MAIN GOAL TO EXPAND SECOND FLOOR TO INCLUDE A NEW FIFTH GUEST BEDROOM.
2. NEW MASTER BEDROOM TO BE RENOVATED WITH NEW WINDOWS.
3. NEW ADDITION OVER SUNROOM TO INCLUDE TWO MASTER CLOSETS AND THE GUEST ROOM.
4. NEW HARDWOOD FLOORS TO MATCH EXISTING.
5. MASTER BATHROOM TO BE RENOVATED IN PLACE.
6. NEW WINDOWS AND DOORS WHERE LABELED.

SECOND FLOOR AND EXTERIOR SCOPE OF WORK

PROPOSED ADDITIONS AND ALTERATIONS
47 LENOX ROAD
SUMMIT, NJ
LOT: 2502 & BLOCK: 8

DATE: ISSUE/REVISION: DRAWING: ARCHITECT:

STEPHEN KOWALSKI RA NJ LIC#21AI01683600
PHONE 908 766 0050 MOBILE 908 672 7093
30 BROWNLEE PL BASKING RIDGE NJ 07920
S E K A R C H I T E C T L L C

A3
PROPOSED OUTDOOR PATIO PLAN AS DRAWN BY J. KEST AND CO.

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

200.00'

PROPOSED COVERAGE AT OUTDOOR TERRACE: 125 SF
EXISTING PATIO AREA: 88.9 SF
NET DIFFERENCE: 36.1 SF

LEMKAU RESIDENCE
PROPOSED ADDITIONS AND ALTERATIONS
47 LENOX ROAD
SUMMIT, NJ
LOT: 2502 & BLOCK: 8

DATE: ISSUE/REVISION: DRAWING: ARCHITECT:

STEPHEN KOWALSKI RA NJ LIC#21AI01683600
PHONE 908 766 0050 MOBILE 908 672 7093
30 BROWN LEE PL BASKING RIDGE NJ 07920

SEK ARCHITECT LLC

ELEVATION A8
NOTE: THE REFLECTIVE CONCRETE IS COVERED WITH THE REFLECTIVE PAINT ON THE CEMENT SLAB AND TWO WASH COATS OF WATER BASED PAINT. THE GLASS IS TO BE INSTALLTED WITH A TWO-Part silicone and is covered with a protective tape until further notice. The design and layout are subject to change and approval by the City and Township.