11-13 CHURCH STREET

NEW 3-STORY, 4 UNIT MULTI-FAMILY BUILDING

SOUTH ORANGE, NJ 07079. ESSEX COUNTY **BLOCK:1901** LOT: 16

ZONING DATA

ZONING DISTRICT:

TOWNSHIP OF SOUTH ORANGE VILLAGE CHURCH STREET - R - 32 DISTRICT

BLOCK: 1901

LOT:16

DRAWING INDEX

SHEET# TITLE TITLE SHEET

A-100

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EXISTING & PROPOSED SITE PLAN GRADING, DRAINAGE & UTILITIES PLAN SOIL EROSION & SEDIMENT CONTROL LIGHTING & LANDSCAPE PLAN

C-102 C-103 SITE DETAILS 1 C-104 SITE DETAILS 2

FLOOR PLANS FLOOR PLANS

FRONT, REAR, CHURCH ST. ELEVATIONS

SIDE ELEVATIONS

1018 Stuyvesant Ave, Suite #3 Union NJ, 07083

TEL: 732-737-9013 FAX: 732-941-6023

info@exodusae.com

Exodus Architecture & Engineering Group, LLC NJ Cert. of Authorization Lic#: 21AC00100000

CHARLES A. ISIOFIA NJ License 21AI01706400



ZONING COMPARISON CHART

MINIMUM REQUIRED

	ITEM	REQUIRED / PERMITTED	EXISTING	PROPOSED	VARIANCE REQUIRED	NOTE
	LOT AREA	10,000 S.F	6550.4 S.F	6550.4 S.F	YES (EXIST. CONDT.)	APPROVED, MAY 2016 (NO CHANGE)
	MIN. LOT FRONTAGE	100 FT.	50 FT.	50 FT.	YES (EXIST CONDT.)	APPROVED, MAY 2016 (NO CHANGE)
	MIN. FRONT YARD	8FT.	0 FT	8 FT	NO	5
	MAX. FRONT YARD	13 FT.	0 FT.	11.1 FT	NO	5
	REAR YARD	30 FT.	0 FT.	49.7 FT	NO	
	SIDE YARD	10 FT / 10 FT	0 FT.	5 FT / 2 FT	YES	APPROVED PREVIOUSLY, FEB. 2013
	BUILDING COVERAGE	70%	0%	44.5%	NO	5
	LOT COVERAGE	70%	0%	69.8%	NO	
ien,	BUILDING HEIGHT	35FT. / 2.5 STORIES	0 %	38.1 FT / 3 STORIES	YES	APPROVED, MAY 2016 (NO CHANGE)
9	OFF-STREET PARKING REQUIRED	1.7 PER UNIT	0 FT.	8 SPACES	NO	5
Se	MAX BUILDING DENSITY	32 UNITS / ACRE OR	N/A	4 UNITS	NO	
7.Ro	SIGNS	FREE STANDING SIGN 4' HEIGHT MAX. 10 S.F MAX	N/A	FREE STANDING SIGN 4' HEIGHT MAX. 10 S.F MAX	NO	

BUILDING NOTES

- IBC 2009 BUILDING USE GROUP: R-2, 4 APARTMENT DWELLING UNIT
- CONSTRUCTION CLASSIFICATION: 5A
- LARGEST AREA PER FLOOR: 2,686.9 S.F
- TOTAL FLOOR AREA: 6,369.63 S.F
- BUILDING VOLUME: 50,957.1 C.F

APPROVAL BLOCK

1. APPROVED BY PLANNING BOARD

2. APPROVED BY TOWNSHIP ENGINEER

DATE

LIST OF PRIOR APPROVALS

- FEBRUARY 5TH, 2013 RESOLUTION OF THE

- MAY 2ND, 2016 RESOLUTION OF THE

SOUTH ORANGE PLANNING BOARD (8) PAGES.

SOUTH ORANGE PLANNING BOARD (9) PAGES

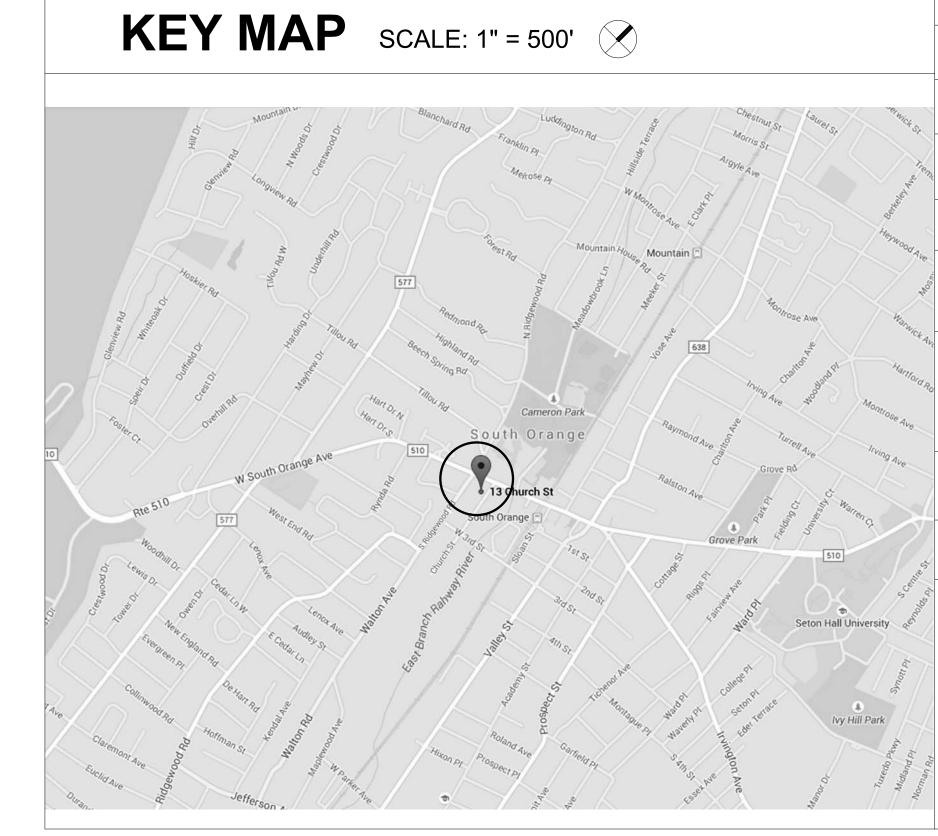
DATE (CHAIRMAN) (TOWNSHIP ENGINEER)

SECRETARY DATE

1561 Project Number 10-08-15 Drawn By Checked By

T-100

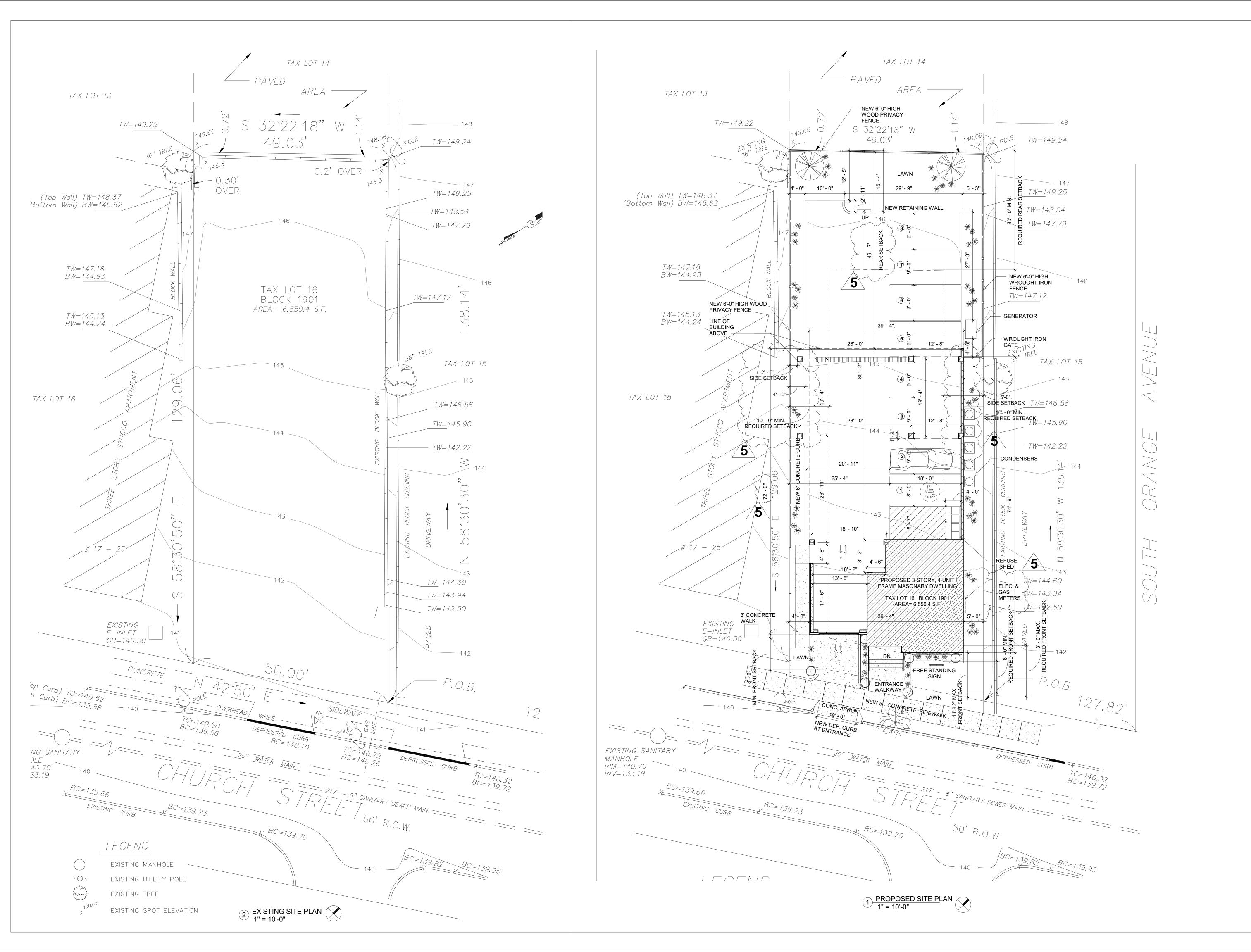
Scale



CLIENT: EMILIO CRUZ 4 WETMORE PL. MAPLEWOOD TEL: (973) 868-5248

PROJECT: 11-13 CHURCH ST SOUTH ORANGE, NJ **BLOCK 1901**

TITLE SHEET





> TEL: 732-737-9013 FAX: 732-941-6023

info@exodusae.com

Exodus Architecture & Engineering Group, LLC

NJ Cert. of Authorization Lic#: 21AC00100000

MarJsofa

CHARLES A. ISIOFIA Registered Architect NJ License 21AI01706400

No.	Description	Date
1	REVISION 1	11/09/15
2	REVISION 2	12/15/15
	100% CD'S ISSUED FOR CONSTRUCTION	07/28/16
3	REVISION 3: PER PLAN REVIEW COMMENTS	09/13/16
4	REVISION 4	05/04/17
5	REVISION 5	05/09/18

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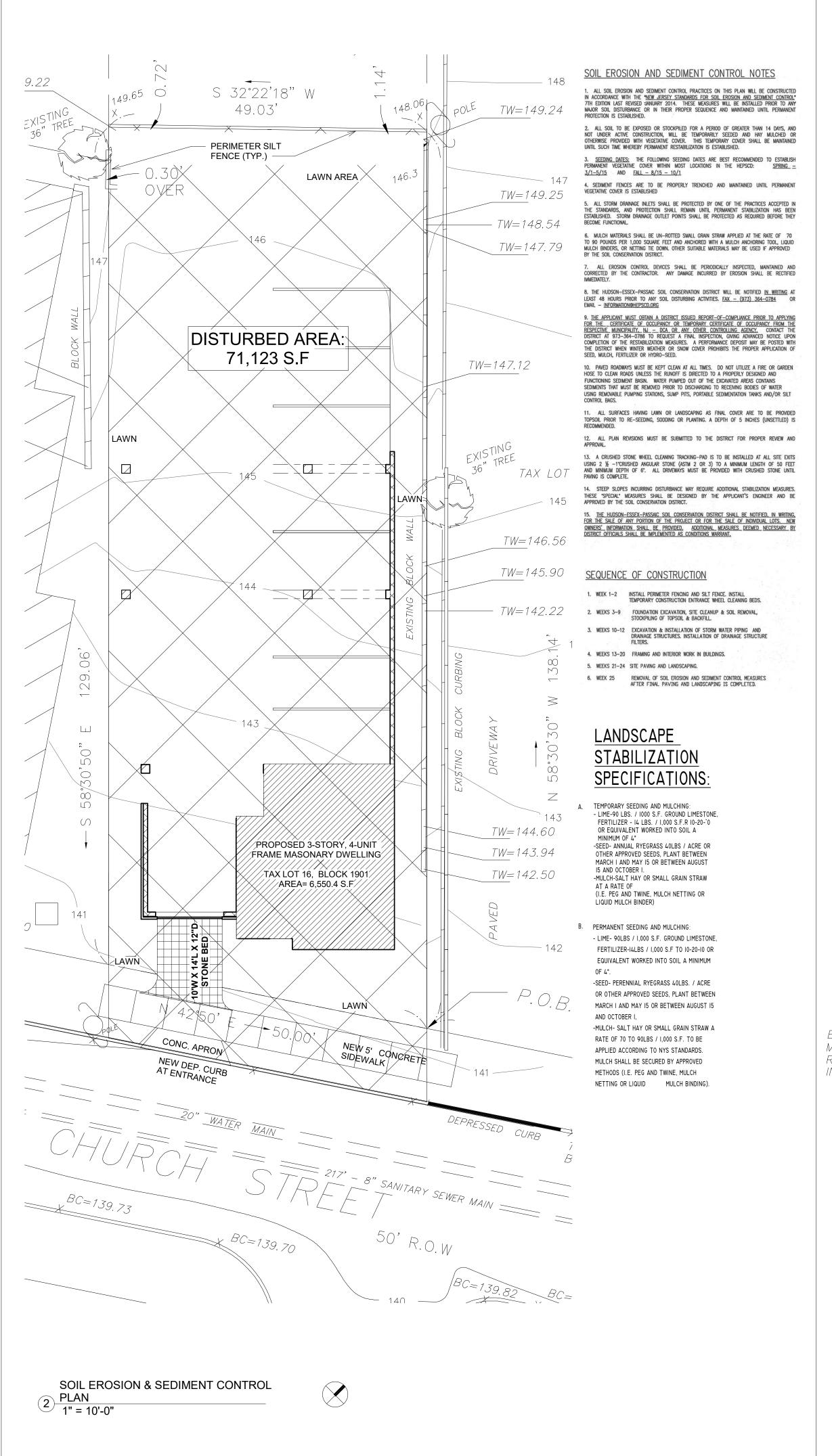
PROJECT: 11-13 CHURCH ST. SOUTH ORANGE, NJ LOT 16 BLOCK 1901

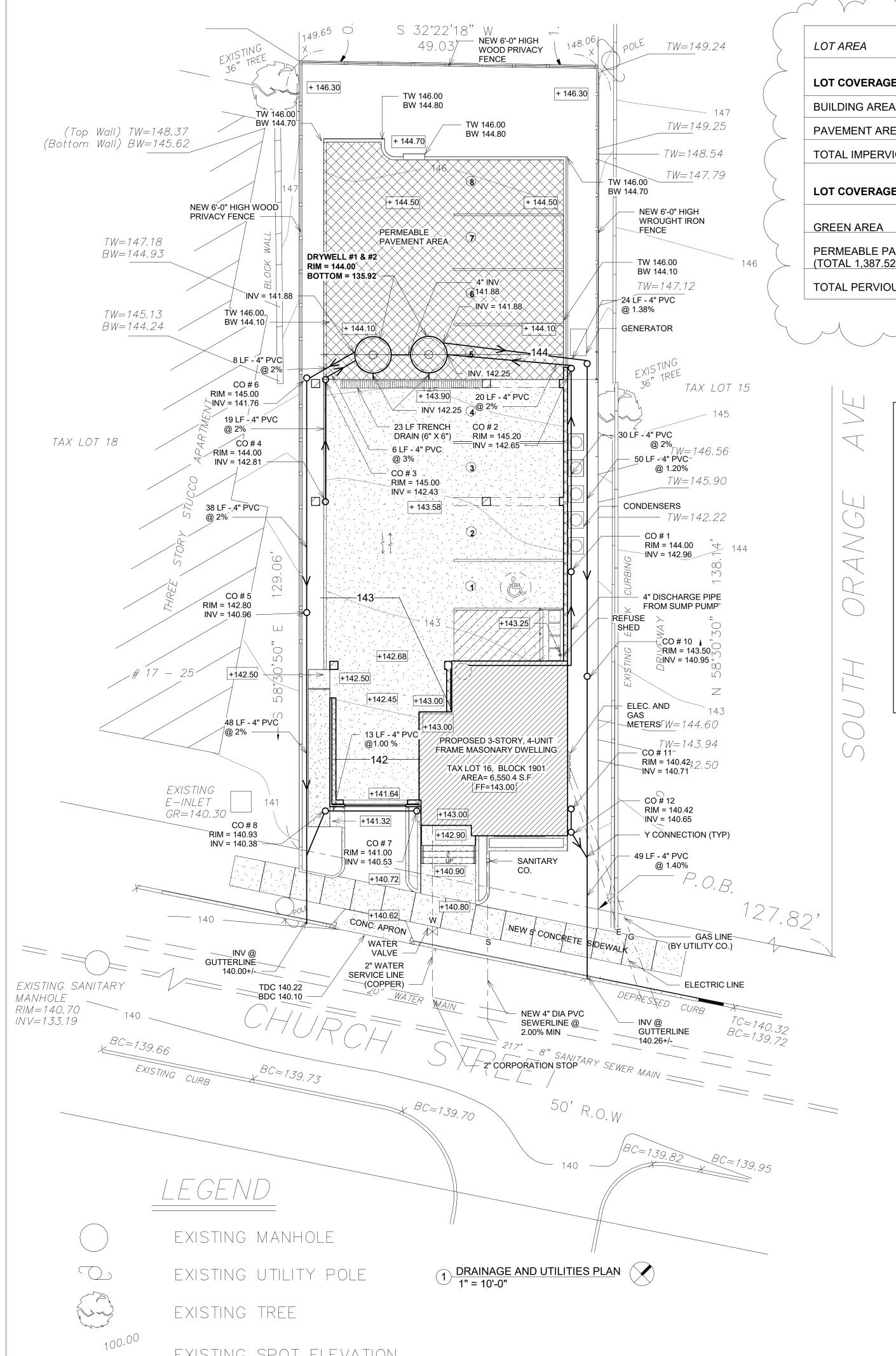
EXISTING & PROPOSED SITE PLAN

	Project Number	1561
	Date	10-08-15
	Drawn By	SL/MG
	Checked By	CI/SL

C-100

Scale 1" = 10'-0"





6,550.4 S.F LOT COVERAGE (IMPERVIOUS) 2,915.13 S.F **BUILDING AREA COVERAGE** PAVEMENT AREA 1,660.83 S.F 4,575.96 S.F (69.8%) TOTAL IMPERVIOUS LOT COVERAGE (PERVIOUS) 1,803.99 S.F PERMEABLE PAVEMENT 1,248.76 S.F (90%) (TOTAL 1,387.52 S.F) **TOTAL PERVIOUS AREA** 3,052.75 S.F (46.6%)

Dry Well Design Computations

Design Storm = Water Quality Duration = 2 hr Depth of rainfall = 1.25 inches Area of Roof = 1856 SF = 0.06Ac Peak Runoff = Q = CIA C=0.99 I = Intensity/hr = 1.25/2 = 0.625

A = 0.06Ac $Q = 0.99 \times 0.625 \times 0.06 = 0.04 CFS$

Volume of Runoff = $Q \times 2 \times 3600 \text{sec/hr} = 0.04 \times 2$ x 3600/1 = 288 CF Volume of Runoff = Required Storage Volume = 288CF

Primary Dry Well Size (Dry Well # 1 & #2) Depth = 6ft Perforated Diameter = 6ft

Volume = $3.142 \times 62 / 4 \times 6 = 169.67$ CF For 2 Dry Wells, Volume = 169.67 x 2 = **339.34** CF (Greater than Required Storage Volume of 288 CF)

EXODUS CHITECTURE & ENGINEERIN

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B & G Engineering, LLC 30 Benard Drive Ewing, NJ 08628

BESRICK G. PLUMMER Professional Engineer New Jersey LIC. NO. 39534

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PROJECT: 11-13 CHURCH ST. SOUTH ORANGE, NJ **BLOCK 1901** LOT 16

GRADING, DRAINAGE & UTILITIES PLAN, **SOIL EROSION &** SEDIMENT CONTROL

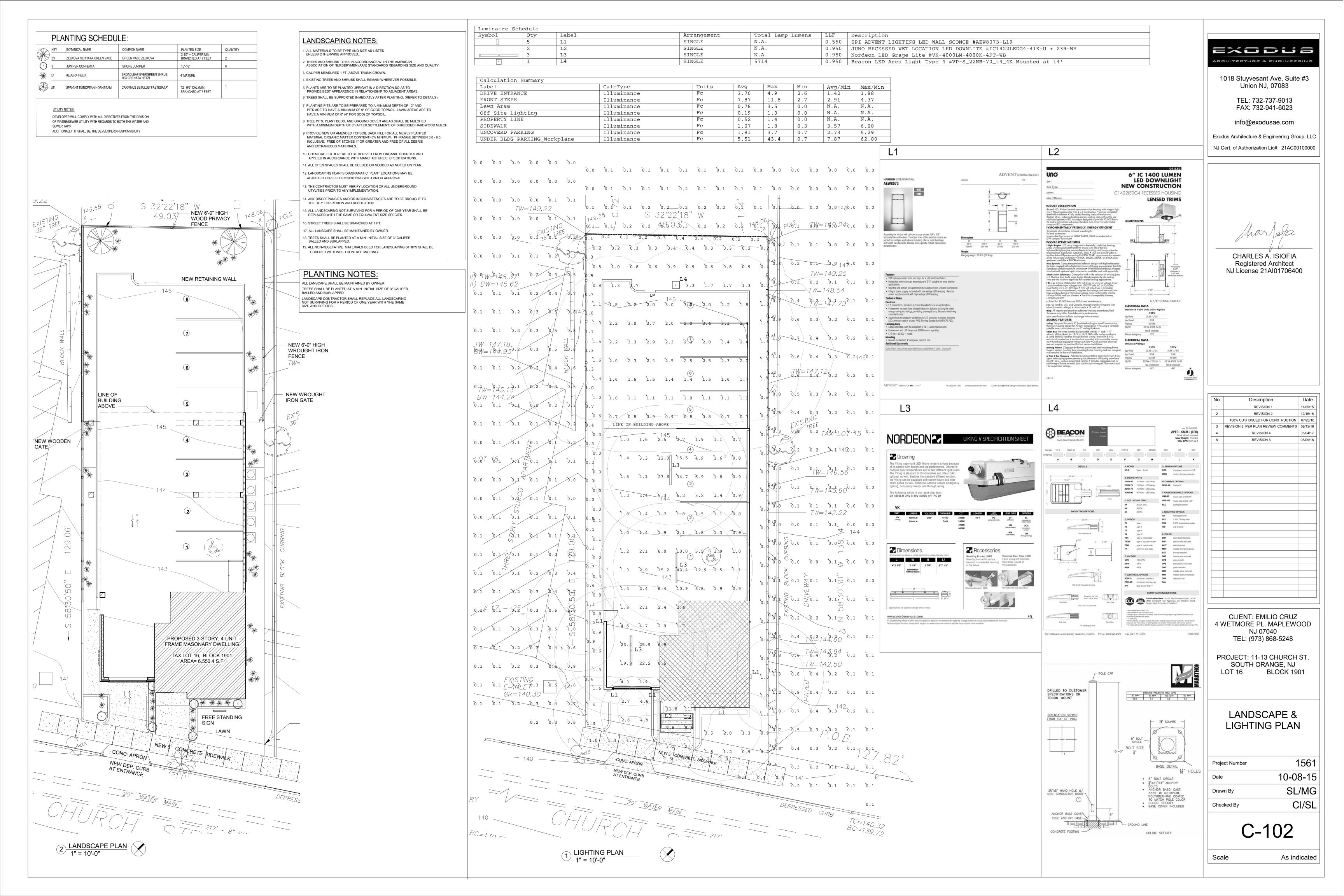
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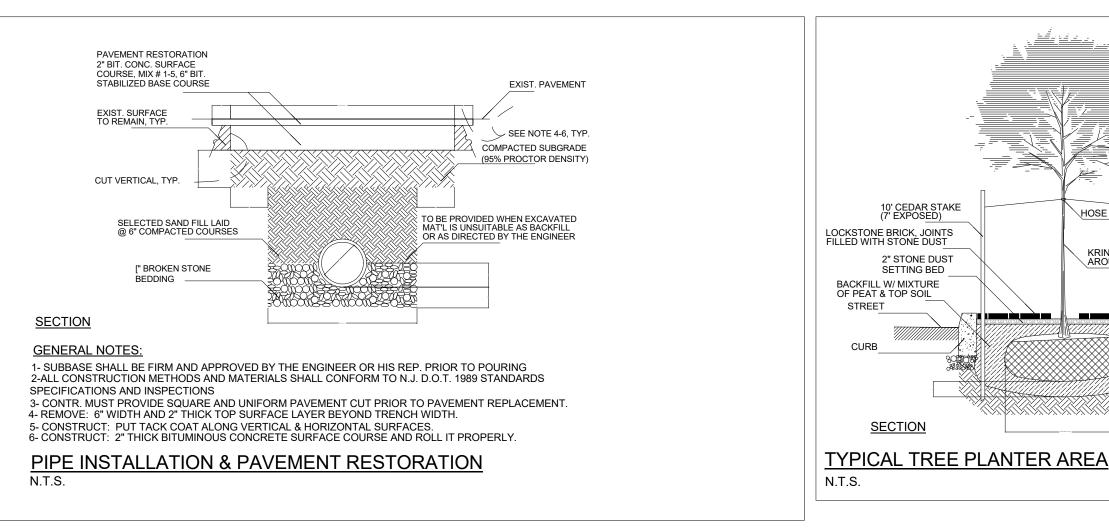
C-101

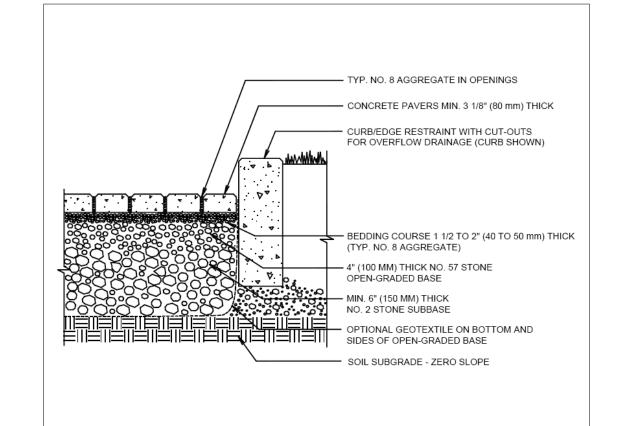
As indicated Scale

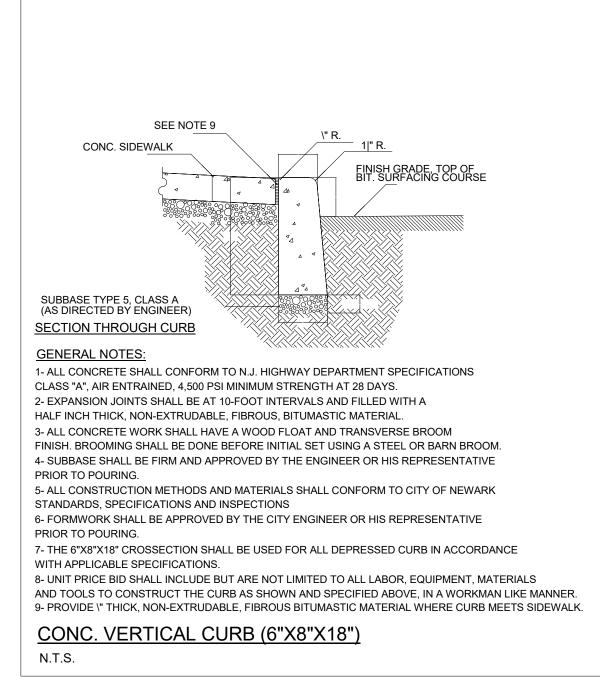
EXISTING SPOT ELEVATION

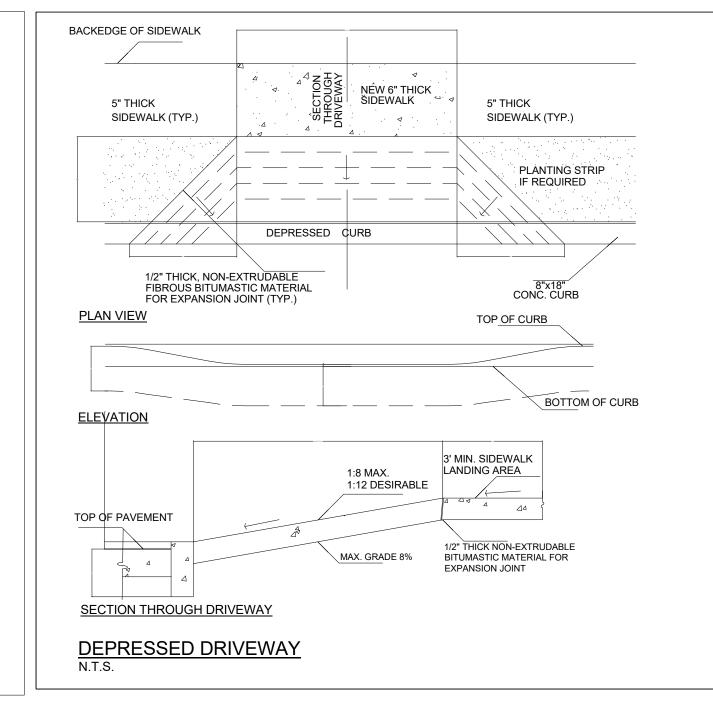
1561 Project Number 10-08-15 MG/SL CI/BP











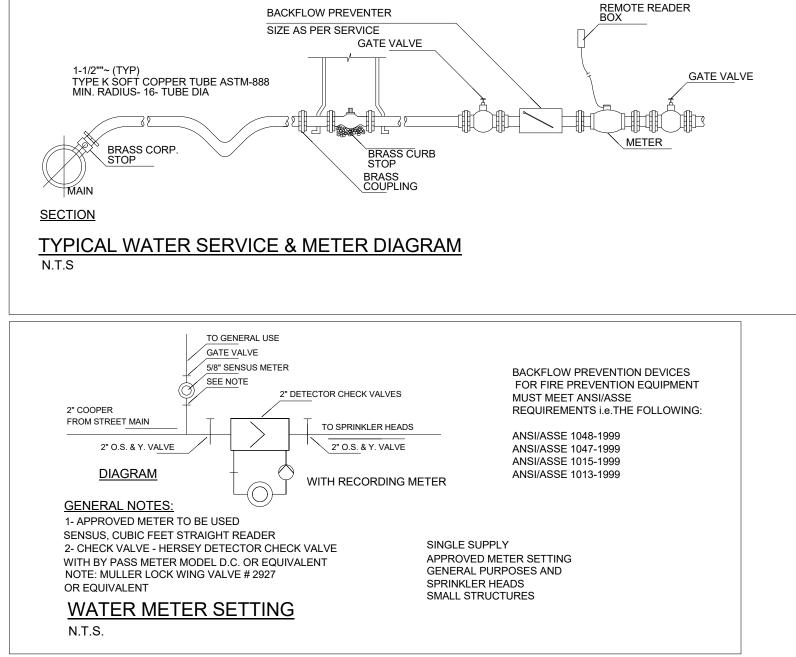
TWISTED WIRE

PLANTING STRIP

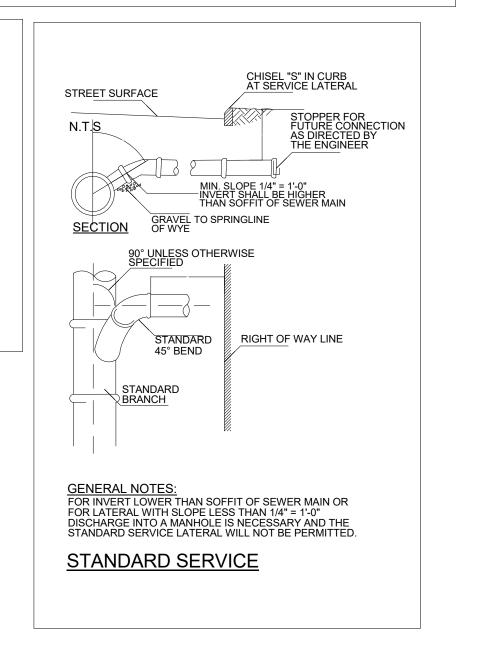
CONCRETE SIDEWALK

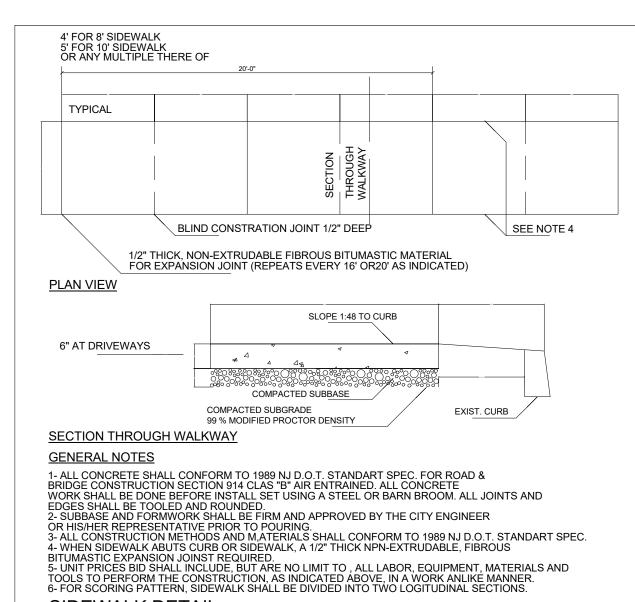
IF REQUIRED

HOSE LOOP

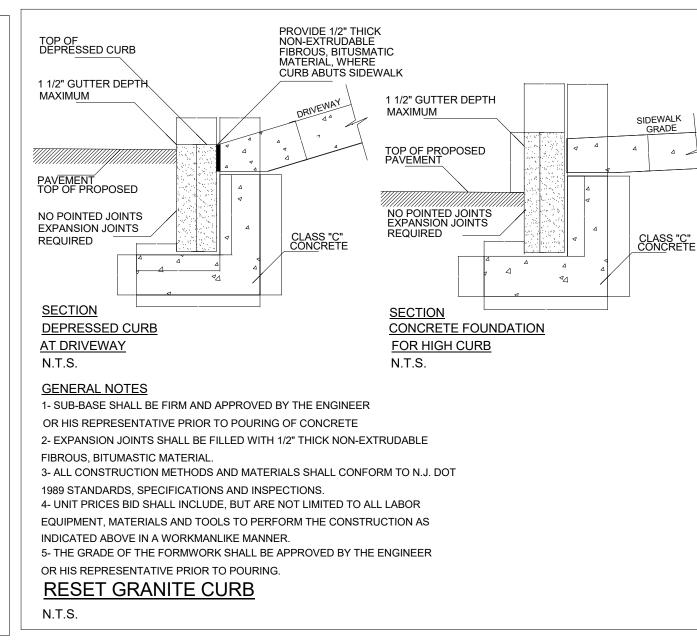


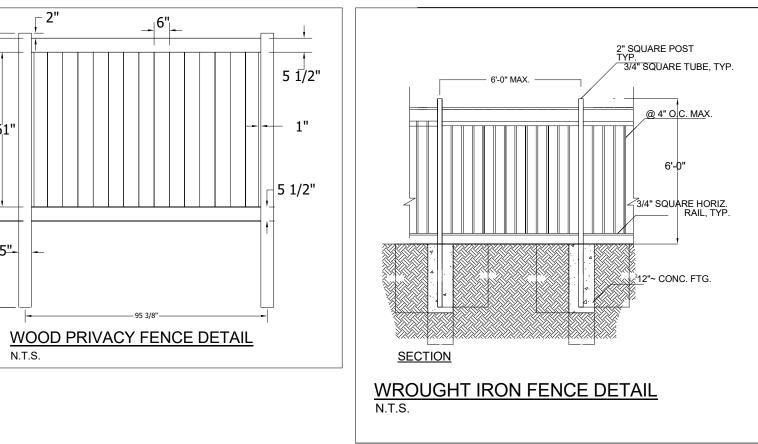
BACKFLOW PREVENTER

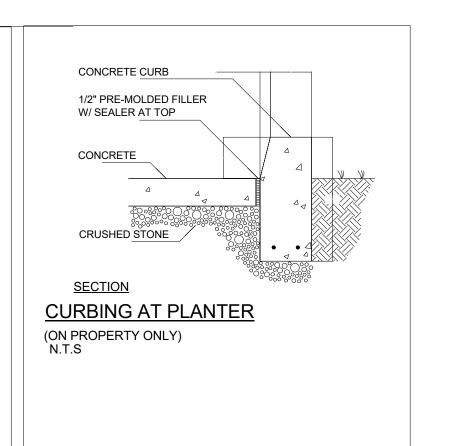




SIDEWALK DETAIL N.T.S.









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	1	

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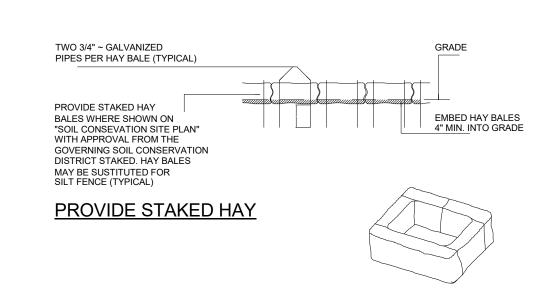
PROJECT: 11-13 CHURCH ST. SOUTH ORANGE, NJ **BLOCK 1901** LOT 16

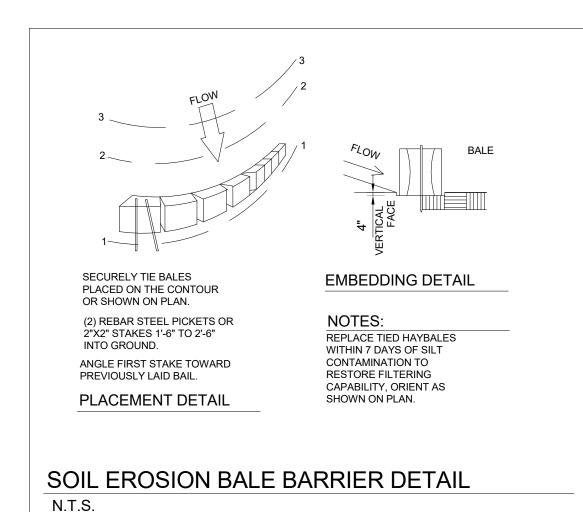
DETAILS 1

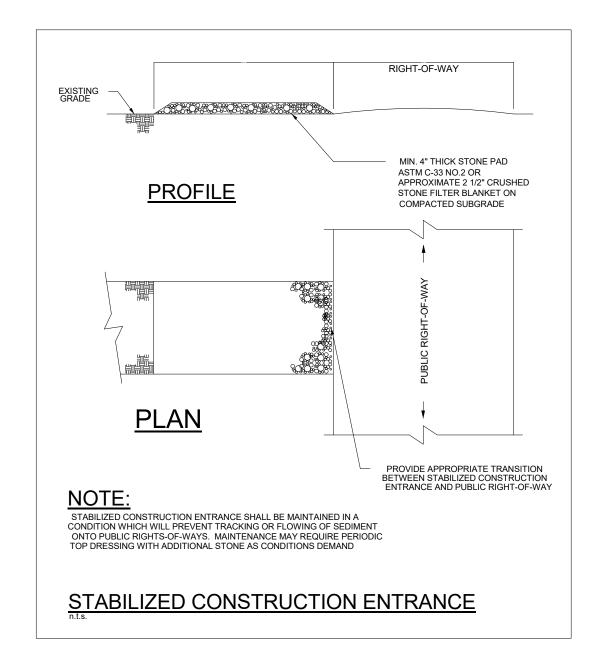
Project Number	1561
Date	10-08-15
Drawn By	MG
Checked By	CI

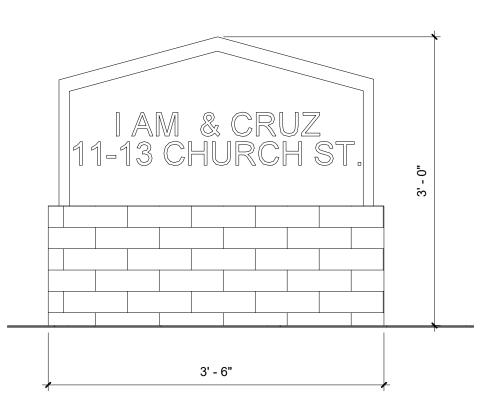
C-103

3/8" = 1'-0" Scale









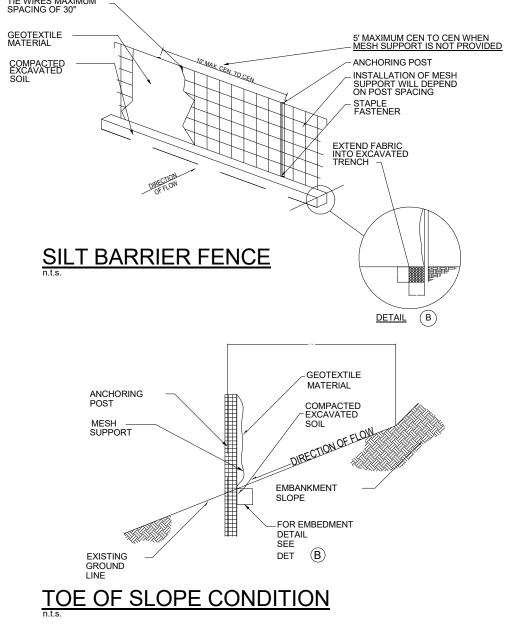
SIGNAGE DETAIL 1" = 1'-0"

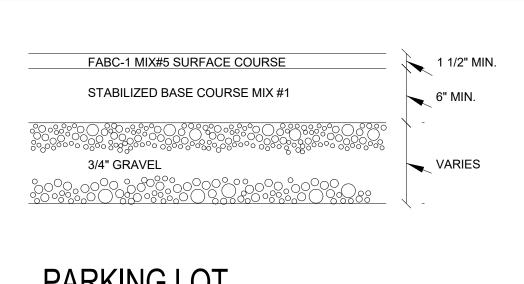
NOTES:

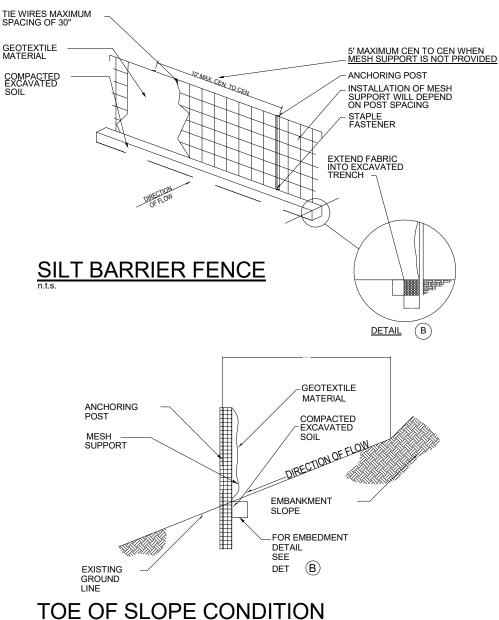
- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE PORTIONS OF THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- 2. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- 3. MEASURES FOR DUST CONTROL MUST BE IMPLEMENTED TO PREVENT BLOWING OF DUST, ESPECIALLY IN RESIDENTIAL AREAS.
- 4. RUNOFF WATER CARRYING SEDIMENT SHALL NOT BE PERMITTED TO FLOW ONTO ADJACENT PROPERTIES OR ROADWAYS. ALL OFFSITE AND ON SITE EROSION AND SEDIMENT DAMAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CORRECTED IMMEDIATELY.
- 5. THE CONTRACTOR SHALL REPAIR AND MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROL FACILITIES AND SHALL PROMPTLY REMOVE ACCUMULATED SILT AND DEBRIS FROM EACH DEVICE EVERY TIME IT IS NECESSARY FOR PROPER FUNCTIONING OF THE FACILITY.
- 6. SOIL WHICH IS EXPOSE WITHOUT COVER FOR MORE THAN 30 DAYS SHALL BE STABILIZED BY SEEDING WITH ANNUAL RYE GRASS OR SUDAN GRASS PROVIDING THAT SEEDING DATES ARE APPROPRIATE IN THE EVENT SEEDING DATES ARE NOT APPROPRIATE, SAID AREAS SHALL BE STABILIZED WITH ANCHORED UN ROTTED SALT HAY OR SMALL GRAIN STRAW MULCH, AT A RATE OF 25 TONS PER ACRE UNTIL SUCH TIME AS SEEDING MAY PROCEED. MULCH NETTING OR LIQUID MULCH BINDER SHALL BE USED TO ANCHOR THE MULCH
- 7. ALL TOPSOIL AND EARTH STOCKPILES SHALL BE PLACED IN THE DESIGNATED AREA APPROVED BY THE OWNER AND THEY SHALL BE GRADED TO MINIMIZE EROSION. ALL STOCK PILES WHICH ARE TO BE IN PLACE SHALL BE STABILIZED AS OUTLINED IN NOTE 6 ABOVE
- 8. ALL STORM SEWER INLETS SHALL BE PROTECTED AS SHOWN. SAID PROTECTION SHALL BE MAINTAINED UNTIL ITS REMOVAL IS NECESSARY FOR CONSTRUCTION OF THE PAVEMENT BASE COURSE.
- 9. A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED AT POINTS WHERE TRAFFIC WILL BE ENTERING AND LEAVING THE CONSTRUCTION
- 10. AFTER CONSTRUCTION, THE OWNER SHALL MAINTAIN ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES.

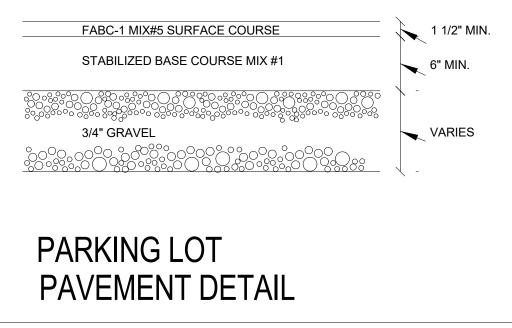
PROPOSED SEQUENCE OF WORK

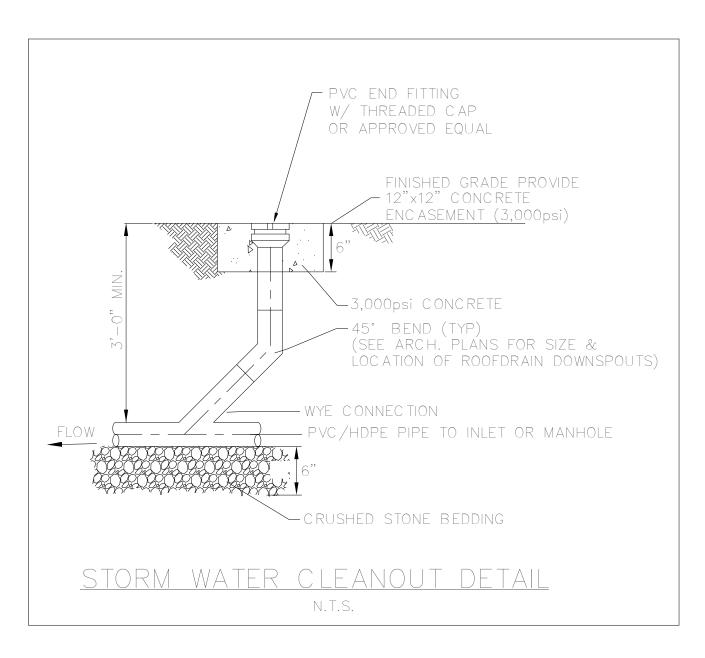
- 1. PLACEMENT OF A SEDIMENT BARRIER STAKED IN PLACE ALONG THE SOUTHERN PERIMETER OF THE PROPERTY, PRIOR TO CONSTRUCTION ABOUT 2 DAYS.
- 2. PLACEMENT OF A 2-1/2" CRUSHED STONE DRIVEWAY ACROSS THE WIDTH OF THE DRIVEWAY AT ITS ENTERANCE TO THE SITE TO AVOID TRACKING ABOUT 2 DAYS.
- 3. STRIPPING AND STORING OF TOP SOIL ABOUT 3 DAYS.
- 4. STABLIZING TOO SOIL PILES (TO BE SEEDED IF WEATHER PERMITS/ TO BE COVERED WITH VISQUEER SHEETS UNTIL WEATHER PERMITS PERMITS SEEDING.) ABOUT 3 DAYS
- 5. CONSTRUCTION OF DETENTION SYSTEMS (NONE REQ. BY CITY.)
- 6. CONSTRUCTION OF BUILDING 4 MONTHS.
- 7. DURING BUILDING CONSTRUCTION STORM SEWER SYSTEM TO BE CONSTRUCTED. bETWEEN 15 TO 20 DAYS.
- 8. CONSTRUCTION OF PARKING LOT AND DRIVEWAYS. ABOUT 25 DAYS.
- 9. SUB BASE FOR ALL PARKING AREAS AND DRIVEWAYS. ABOUT 15 DAYS
- 10. GRADING OF LANDSCAPED AREAS, ABOUT 20 DAYS. 11. PLACEMENT OF SHRUBBS AND TREES. ABOUT 10 DAYS.
- 12. SEEDING OPEN AREAS. ABOUT 15 DAYS.
- 13. MULCHING POSSIBLE ERISION AREAS UNTIL SEEDING IS ESTABLISHED. ABOUT 10 DAYS.

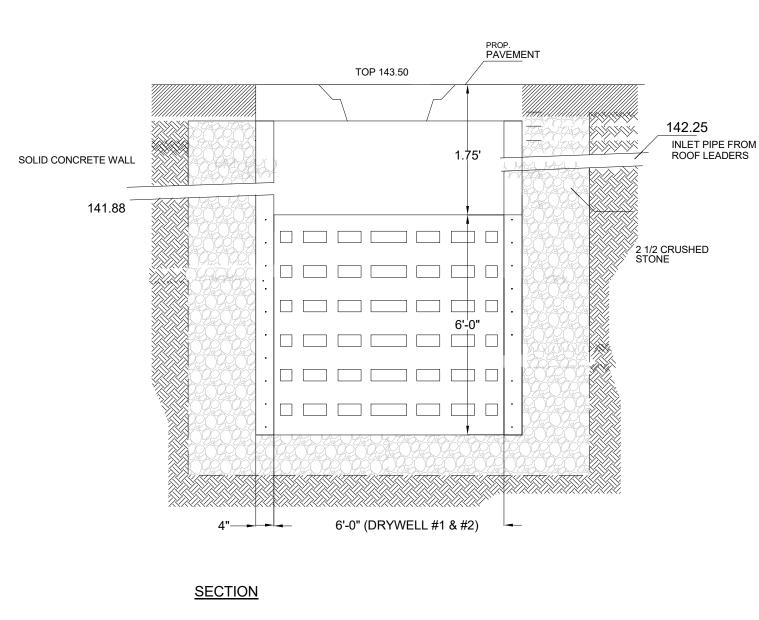












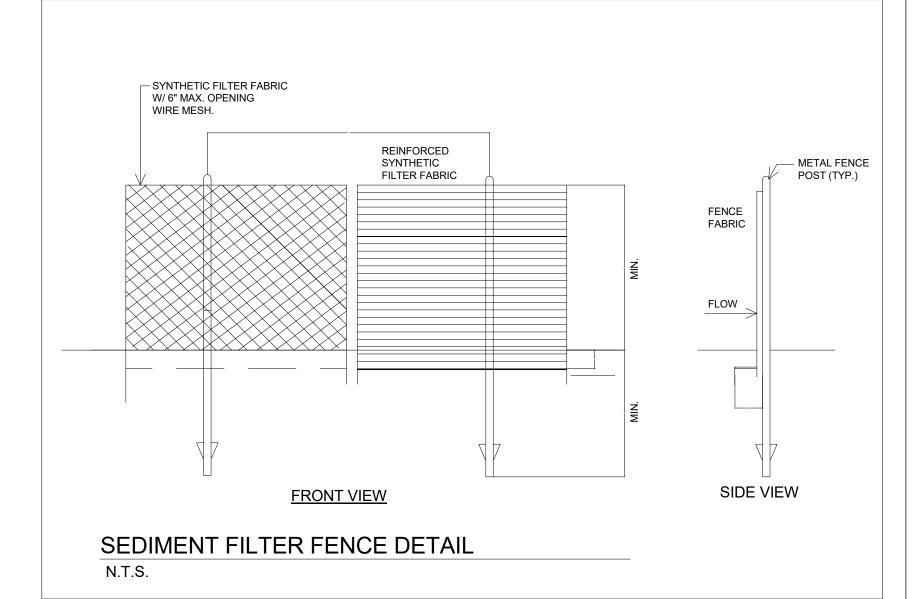
LANDSCAPE STABILIZATION SPECIFICATIONS:

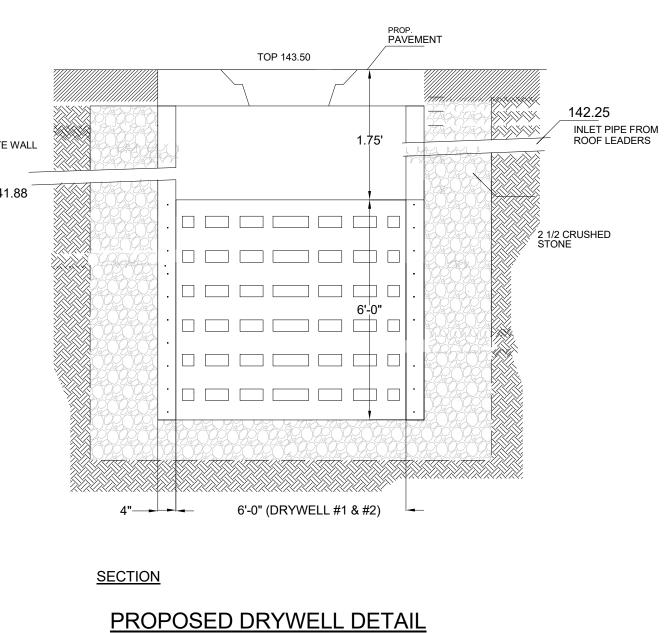
- A. TEMPORARY SEEDING AND MULCHING:
- LIME- 90 LBS./1,000 S.F. GROUND LIMESTONE, FERTILIZER- 14 LBS./1,000 S.F. 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".

-SEED- ANNUAL RYEGRASS 40LBS./ACRE OR OTHER APPROVED SEEDS, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1 -MULCH- SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 S.F TO BE APPLIED ACCORDING TO THE NJ STANDARS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER.)

- B. PERMANENT SEEDING AND MULCHING:
- -LIME- 90 LBS./1,000 S.F. GROUND LIMESTONE, FERTILIZER- 14 LBS./1,000 S.F. TO 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".

-SEED- PERENNIAL RYEGRASS 40LBS./ACRE OR OTHER APPROVED SEEDS, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1 -MULCH- SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 S.F. TO BE APPLIED ACCORDING TO THE NJ STANDARS. MULCH SHALL BE SECURED BE APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH





DETAILS 2

LOT 16

CLIENT: EMILIO CRUZ

4 WETMORE PL. MAPLEWOOD

NJ 07040

TEL: (973) 868-5248

PROJECT: 11-13 CHURCH ST.

SOUTH ORANGE, NJ

BLOCK 1901

EXODUS

HITECTURE & ENGINEERIN

1018 Stuyvesant Ave, Suite #3

Union NJ, 07083

TEL: 732-737-9013

FAX: 732-941-6023

info@exodusae.com

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CHARLES A. ISIOFIA

Registered Architect

NJ License 21AI01706400

Description **REVISION 1**

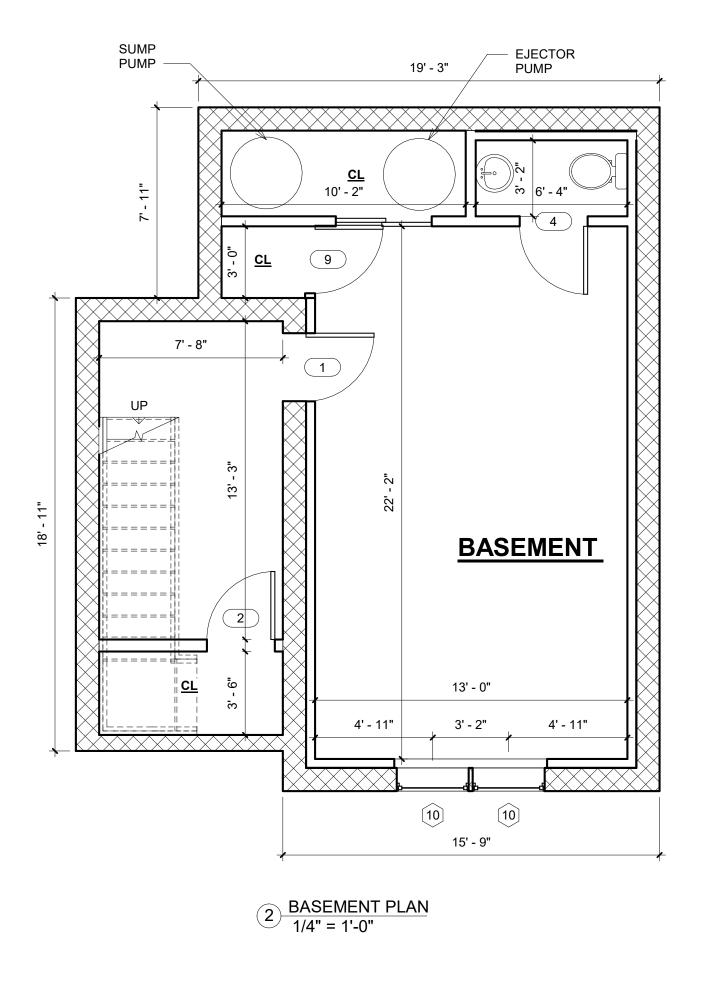
REVISION 5

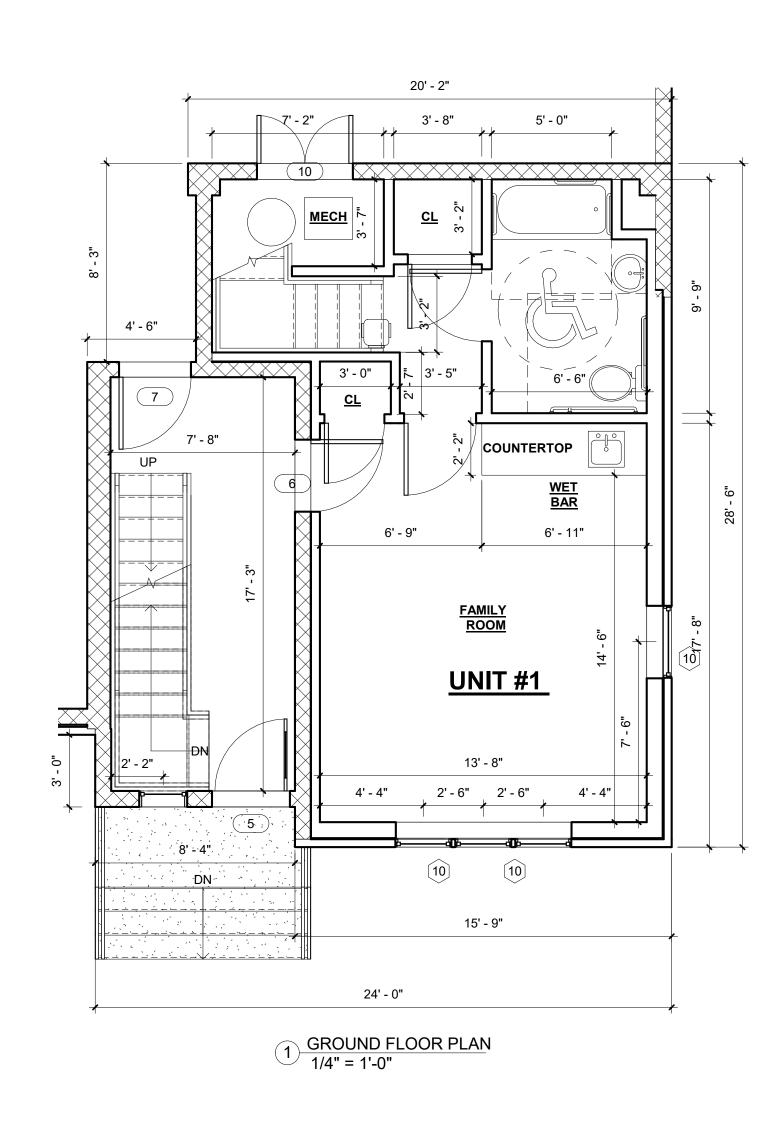
100% CD'S ISSUED FOR CONSTRUCTION 07/28/16

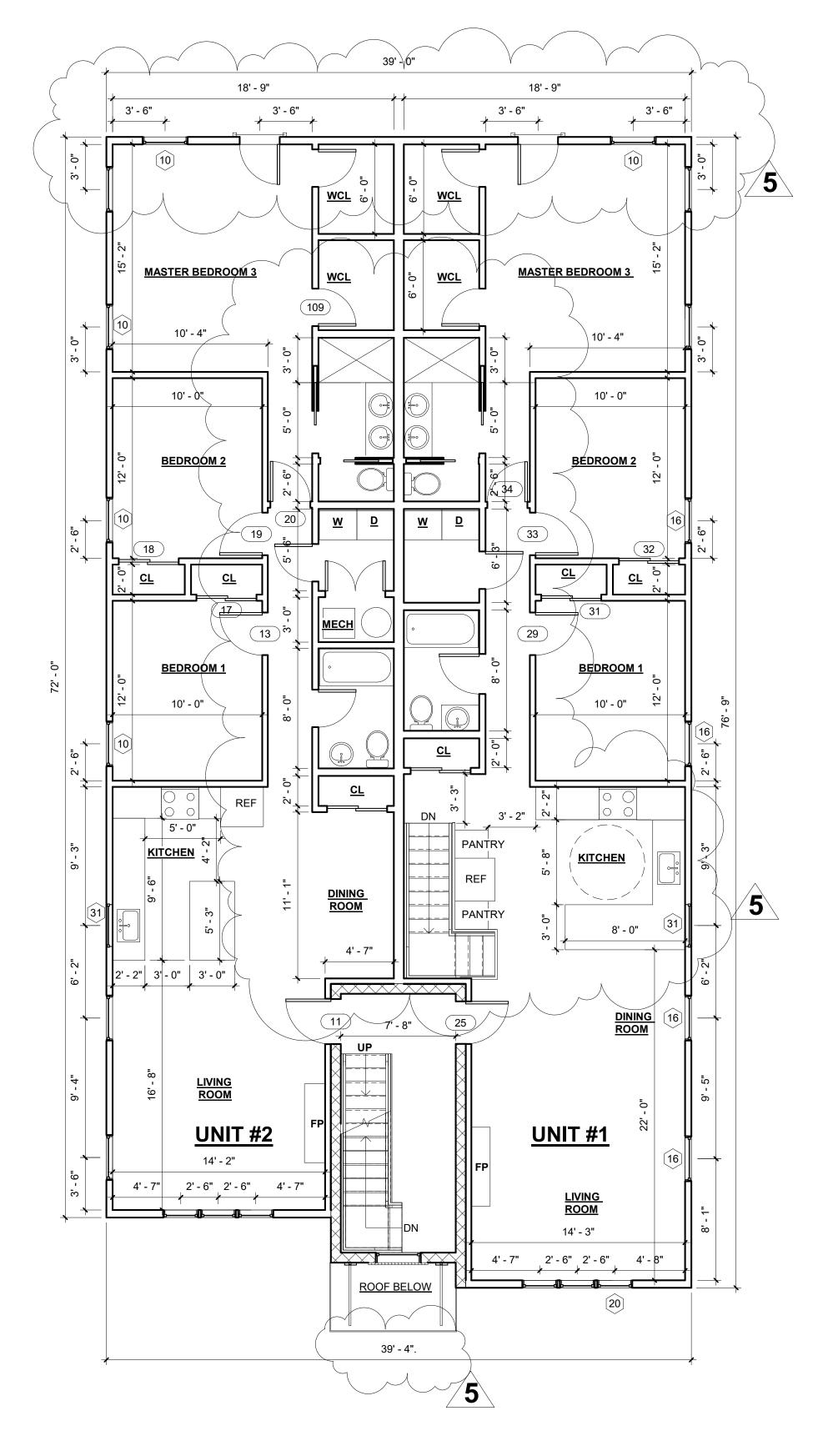
1561 **Project Number** 10-08-15 MG Drawn By Checked By

C-104

As indicated Scale







3 2ND FLOOR PLAN 3/16" = 1'-0"



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5	REVISION 5	05/09

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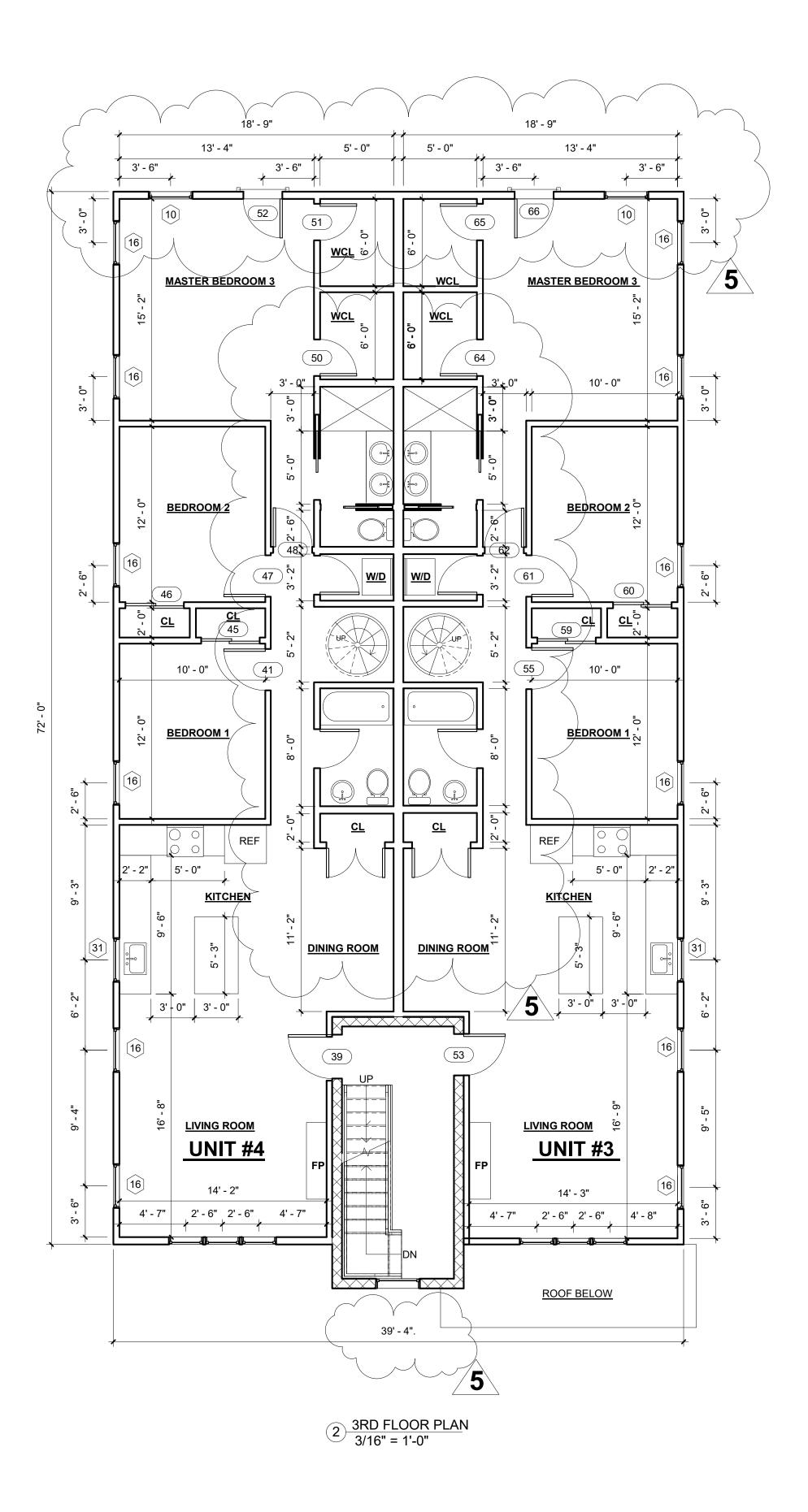
PROJECT: 11-13 CHURCH ST. SOUTH ORANGE, NJ LOT 16 BLOCK 1901

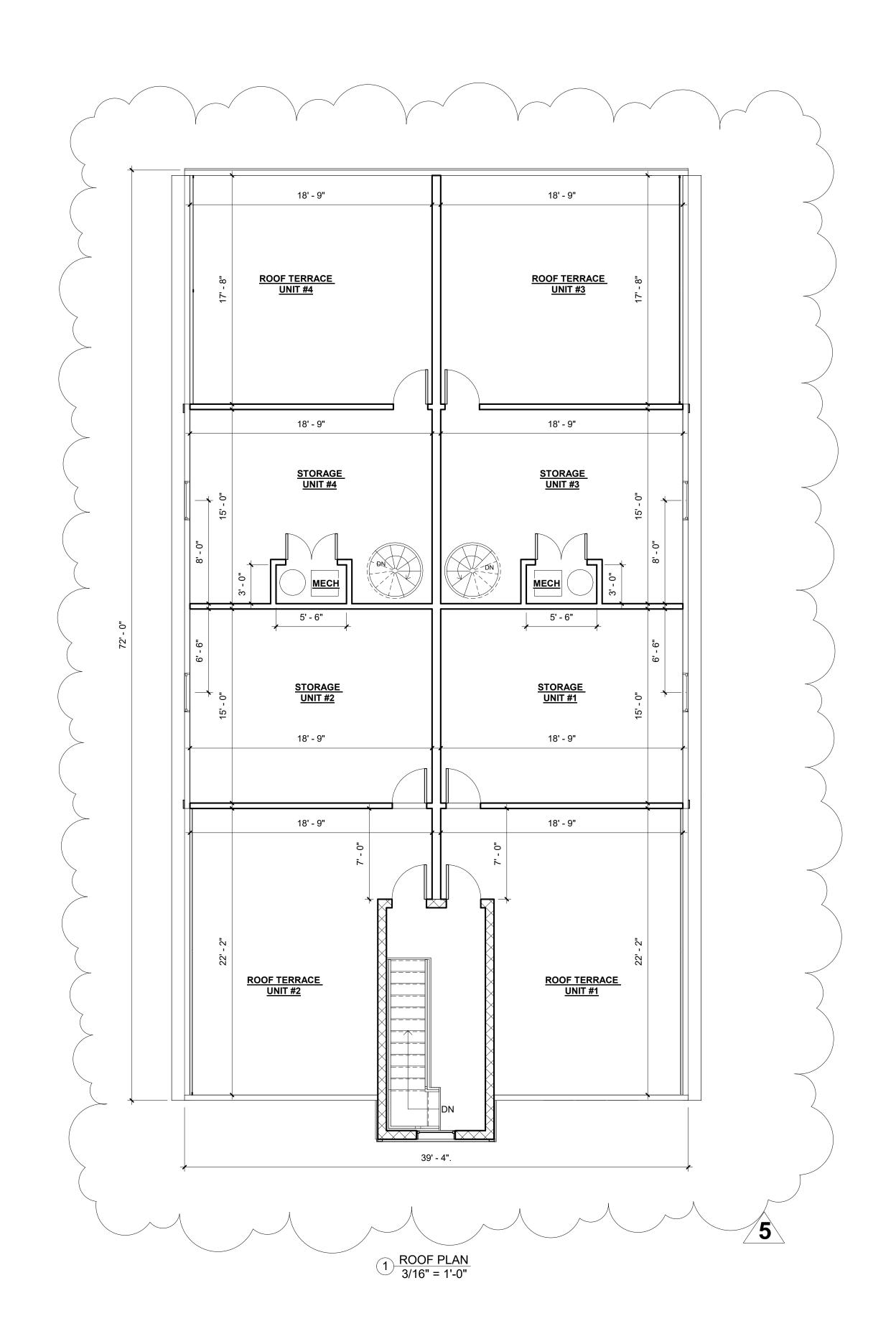
BASEMENT 1ST FLOOR SECOND FLOOR PLANS

156	Project Number	
10-08-1	Date	
M	Drawn By	
SL/C	Checked By	

A-100

Scale As indicated







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Marsola

CHARLES A. ISIOFIA Registered Architect NJ License 21AI01706400

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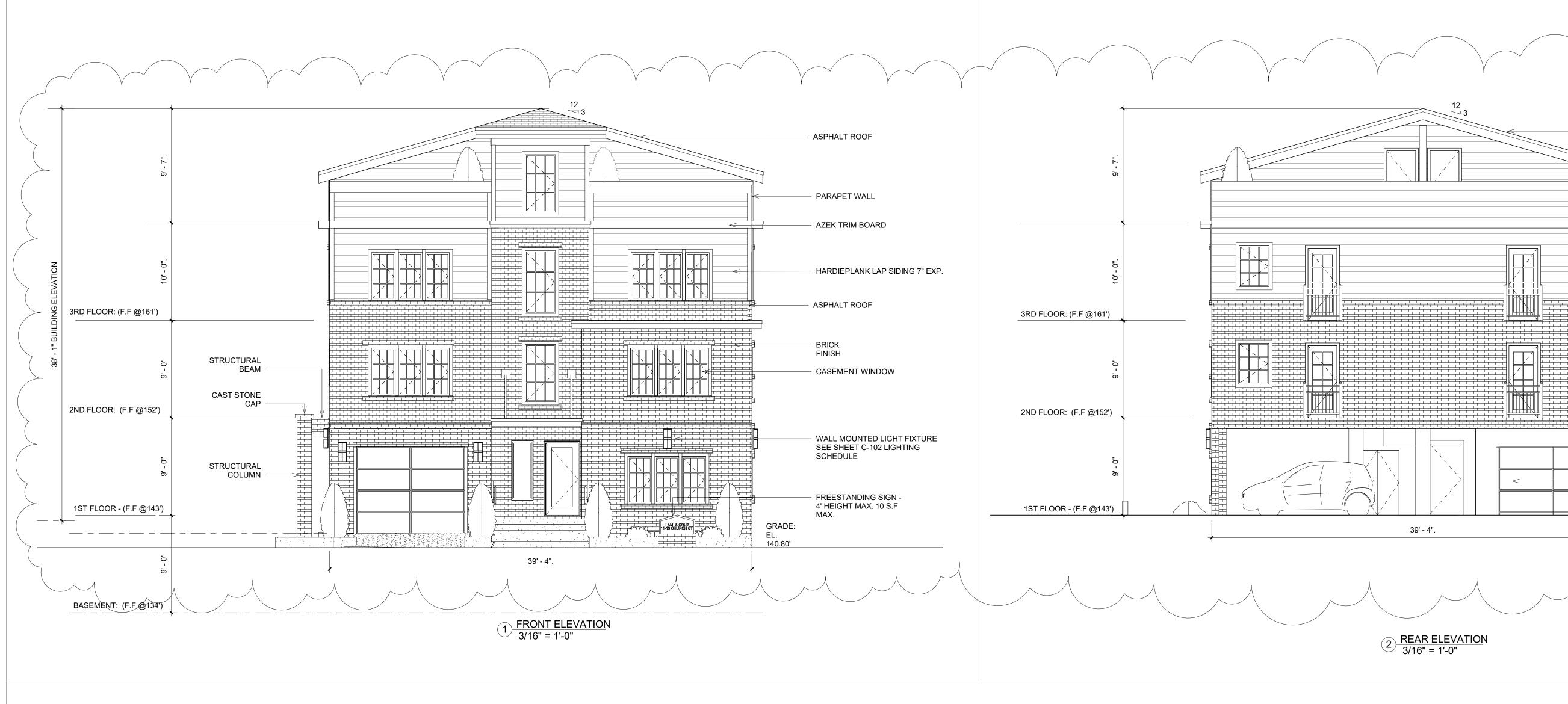
PROJECT: 11-13 CHURCH ST. SOUTH ORANGE, NJ LOT 16 BLOCK 1901

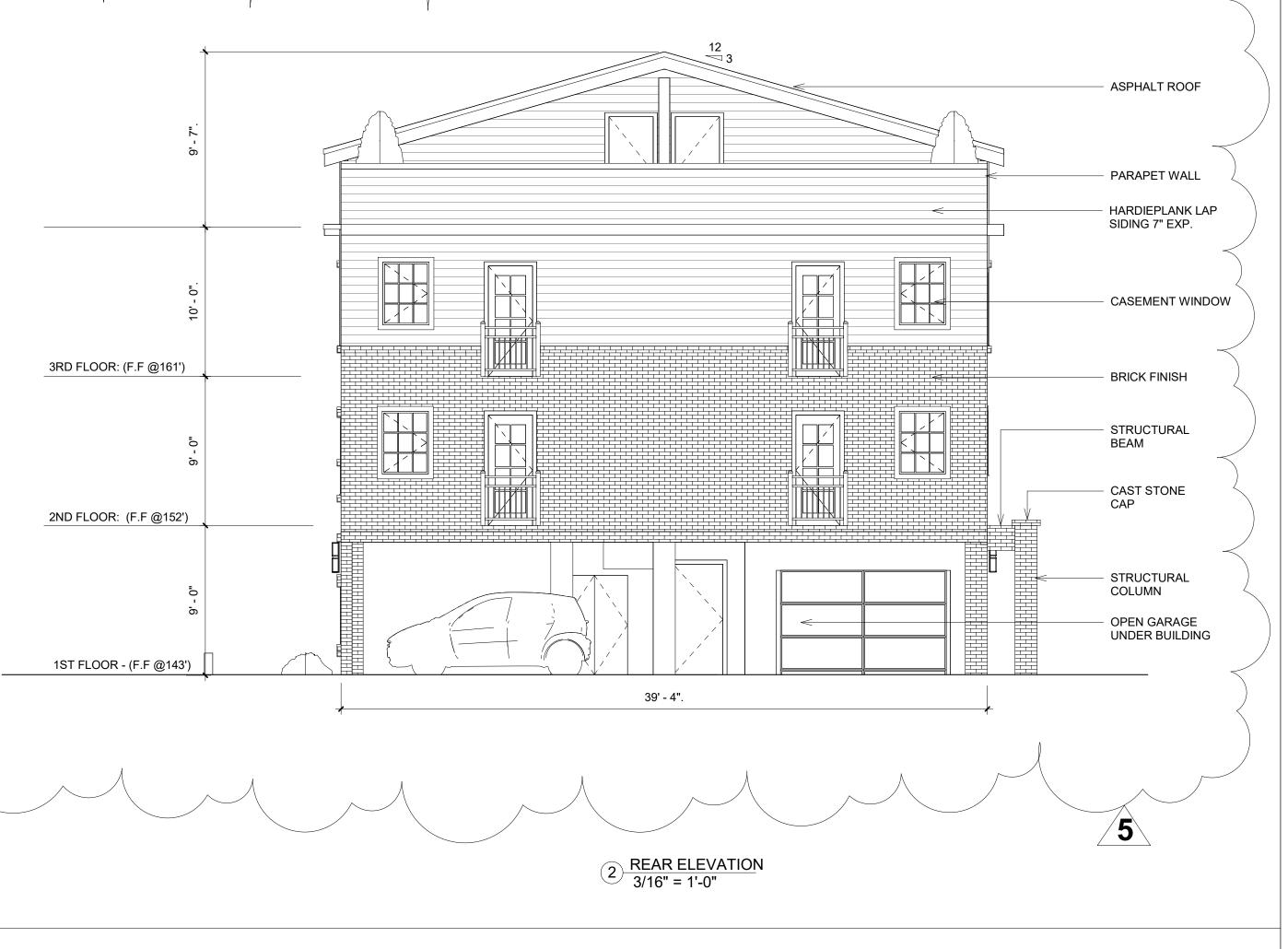
3RD FLOOR PLAN AND ROOF PLAN

Project Number	1561
Date	10-08-15
Drawn By	SL
Checked By	С

A-101

Scale 3/16" = 1'-0"







BUILDING HEIGHT CALCULATION

EL. 1 = 141.32' EL. 2 = 141.32'

EL. 3 = 143.90'

EL. 4 = 143.90'

AVERAGE GRADE = 142.6'

TOP OF HIGHEST PEAK = 180.7'

AVERAGE GRADE = 142.6'

BUILDING HEIGHT

= 38.1'

1561 Project Number 10-08-15 SL/MG Drawn By CI/SL Checked By

EXEDUS

HITECTURE & ENGINEERING

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Description

REVISION 4

REVISION 5

CLIENT: EMILIO CRUZ 4 WETMORE PL. MAPLEWOOD

NJ 07040 TEL: (973) 868-5248

PROJECT: 11-13 CHURCH ST. SOUTH ORANGE, NJ

LOT 16 BLOCK 1901

FRONT & REAR

ELEVATIONS

REVISION 1 REVISION 2

100% CD'S ISSUED FOR CONSTRUCTION 07/28/16

A-200

As indicated Scale





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5	REVISION 5	05/09/1

CLIENT: EMILIO CRUZ 4 WETMORE PL. MAPLEWOOD NJ 07040 TEL: (973) 868-5248

PROJECT: 11-13 CHURCH ST. SOUTH ORANGE, NJ LOT 16 BLOCK 1901

SIDE ELEVATIONS

Project Number	1561
Date	10-08-15
Drawn By	Author
Checked By	Checker

A-300

Scale 3/16" = 1'-0"