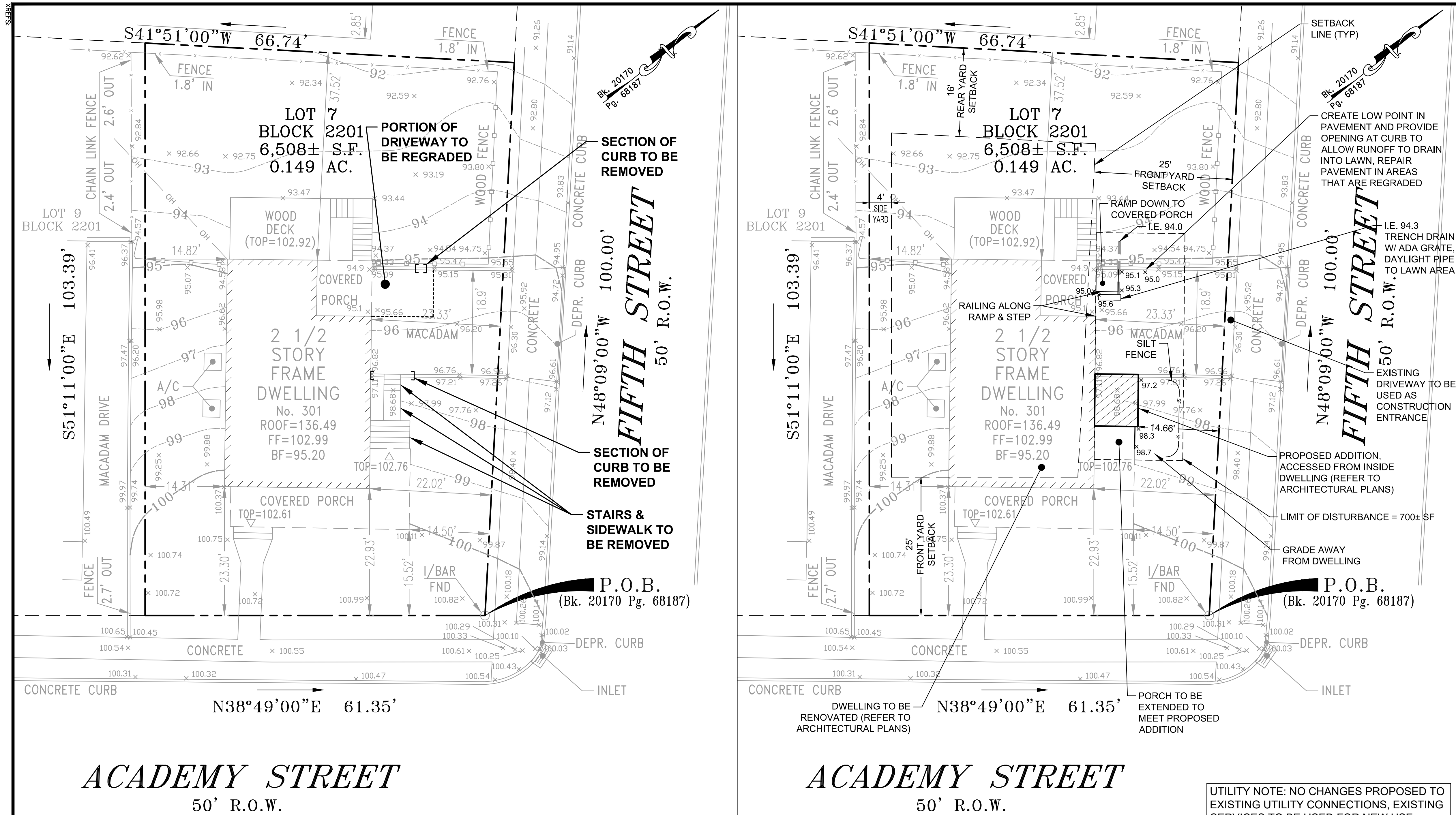


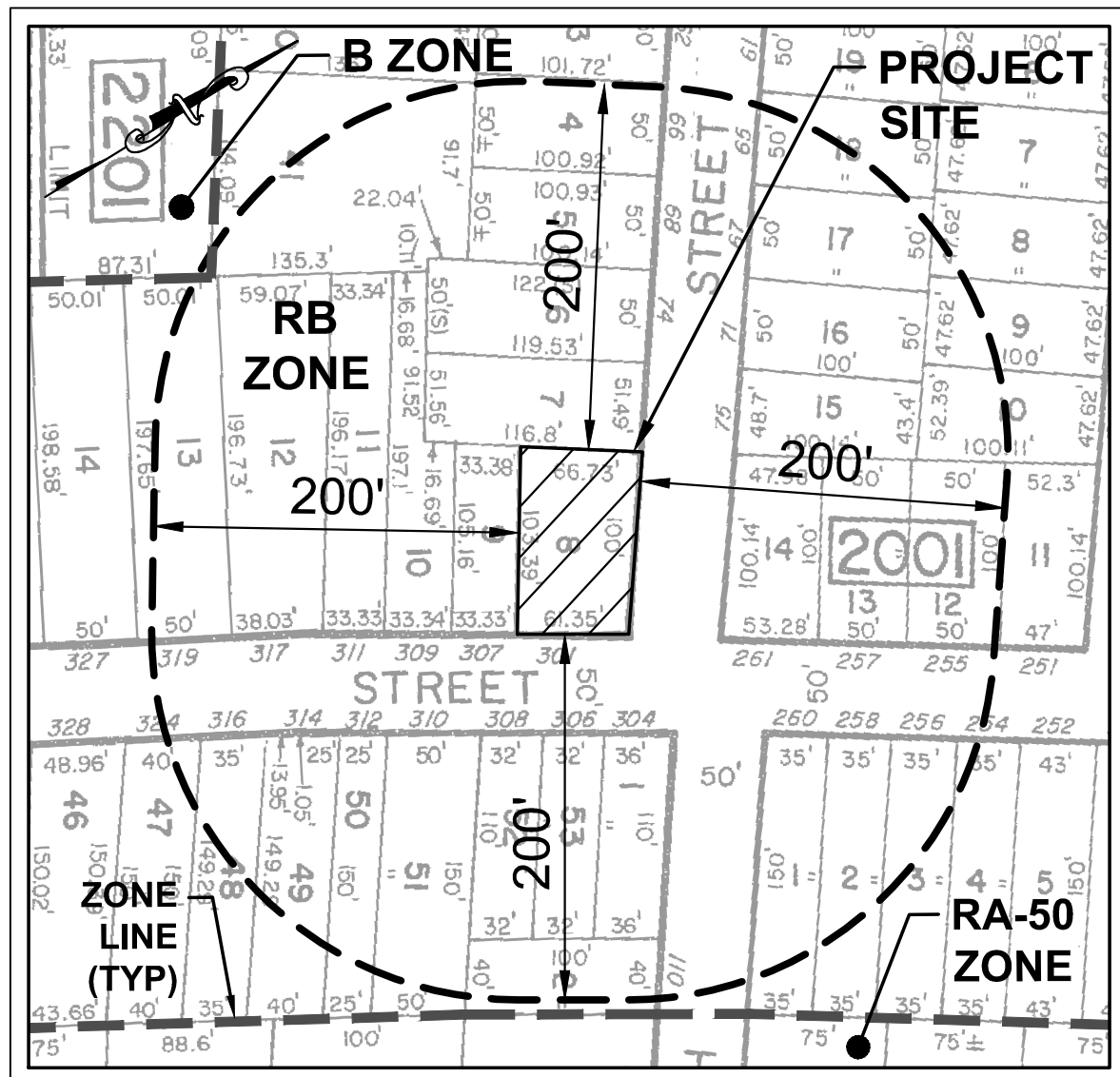


SITE PREPARATION PLAN

PROPOSED CONDITIONS

PROPERTY OWNERS LIST

TAKING DISTRICT 19	ADJACENT PROPERTY LISTING	APPLICANT: 301 Academy
PROPERTY ID	PROPERTY LOCATION	CLASS
2201 8	68 HUSSEL TERR	2
2201 9	74 HUSSEL TERR	2
2201 10	76 HUSSEL TERR	2
2201 11	251 ACADEMY STREET	2
2201 12	255 ACADEMY STREET	2
2201 13	257 ACADEMY STREET	2
2201 14	261 ACADEMY STREET	2
2201 15	75 FIFTH ST	2
2201 16	71 FIFTH STREET	2
2201 17	67 FIFTH STREET	2
2201 18	65 FIFTH STREET	2
2201 19	260 ACADEMY STREET	2
2201 20	258 ACADEMY STREET	2
2201 21	256 ACADEMY ST	2
2201 22	254 ACADEMY STREET	2
2201 23	62 FIFTH STREET	2
2201 24	66 FIFTH ST	2
2201 25	68 FIFTH STREET	2

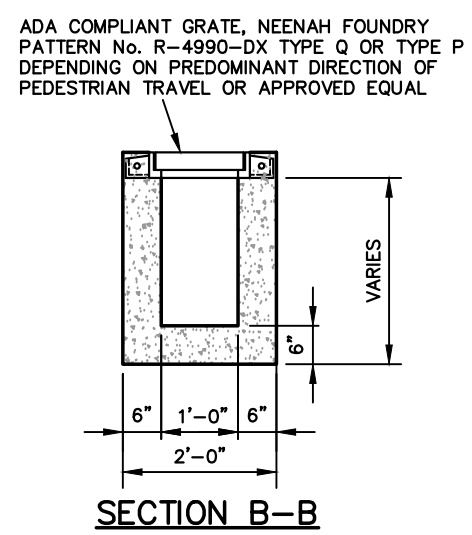


UTILITIES

- New Jersey American Water
167 John F Kennedy Pkwy - Bldg A
Short Hills, New Jersey 07078
- Public Service Electric & Gas Co.
Manager - Corporate Properties
80 Park Place, TGB
Newark, New Jersey 07102
- Verizon
540 Broad Street
Newark, New Jersey 07101
- CABLEVISION
186 West Mark Street
Newark, New Jersey 07103

ZONING TABLE

BLOCK 2201, LOT 8 (301 ACADEMY STREET)			
TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY			
LOT AREA = 6,508 SF (0.15 ACRES)			
ZONE: RB (RESIDENCE B- TWO-FAMILY DISTRICT)			
PROPOSED USE: THE JESPY HOUSE (A NONPROFIT ORGANIZATION THAT PROVIDES SUPPORT PROGRAMS FOR ADULTS WITH DISABILITIES)			
REQUIREMENTS	PERMITTED	EXISTING	PROPOSED
Min. Lot Area	6,000 SF	6,508 SF	NO CHANGE
Min. Lot Width	60 Ft.	62.7 Ft. (Measured at the minimum required setback line)	NO CHANGE
Min. Principal Building Front Yard Setback	25 Ft.	14.50 Ft. (Measured at porch which is pre-existing nonconforming condition)	14.86 Ft. (VARIANCE)
Min. Principal Building Side Yard Setback	4 Ft.	14.31 Ft.	NO CHANGE
Min. Principal Building Rear Yard Setback	16 Ft.	37.52 Ft.	NO CHANGE
Max. Lot Coverage (See Coverage Breakdown)	40%	34.0%	34.7%
Max. Principal Building Height	2 1/2 stories / 35 Ft.	3 stories / 39.0 Ft. (Pre-existing nonconformity)	NO CHANGE
VARIANCES REQUESTED The minimum front yard setback shall be 25 feet where 14.50 feet is a pre-existing nonconforming condition and 14.86 feet is proposed.			
Existing Conditions			
Description	Coverage	Area (SF)	Percentage
Dwelling	977	15.0%	
Covered Porch	386		
Deck	202		
Stairs, Walkways and Pads	211		
Driveway	441		
Total Impervious Coverage	2,216	34.0%	
Proposed Coverages			
Description	Coverage	Area (SF)	Percentage
Dwelling	1,050	16.1%	
Covered Porch	416		
Deck	202		
Stairs, Walkways and Pads	150		
Driveway	441		
Total Impervious Coverage	2,258	34.7%	
Increase in Impervious Coverage			
		42	



TRENCH DRAIN WITH ADA GRATE

SCALE: N.T.S.

LIST OF DRAWINGS	
SHEET	DESCRIPTION
C-1	SITE PLAN
ARCHITECTURAL	
V-1	EXISTING BASEMENT AND FIRST FLOOR PLANS
V-2	EXISTING SECOND AND THIRD FLOOR PLANS
V-3	EXISTING ELEVATIONS
V-4	EXISTING ELEVATIONS
V-5	PROPOSED BASEMENT AND FIRST FLOOR PLANS
V-6	PROPOSED SECOND AND THIRD FLOOR PLANS
V-7	PROPOSED ELEVATIONS
V-8	PROPOSED ELEVATIONS

APPROVALS:

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT COMPLIES WITH ALL APPROVALS GRANTED BY THE APPROVING AUTHORITY.

BOARD ENGINEER _____ DATE _____

APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF SOUTH ORANGE VILLAGE.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

OWNER / APPLICANT:

JESPY HOUSE, INC.
102 PROSPECT STREET
SOUTH ORANGE, NJ 07079
(973) 762-6909

REFERENCES/NOTES:

- THIS PLAN IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY JAMES P. DEADY SURVEYOR, LLC DATED JANUARY 8, 2020. ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.
- UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY IN ACCORDANCE WITH FIELD MARK-OUTS AND/OR PHYSICAL LOCATIONS OBSERVED DURING CONSTRUCTION. CONNECTIONS BETWEEN STRUCTURES, IF SHOWN, ARE BASED ON SAID MARK-OUTS AND OCCUPATIONS AND MAY NOT REPRESENT ACTUAL BELOW GROUND CONDITIONS.
- THIS PLAN DOES NOT INCLUDE STAKEOUT OF PROPERTY AND PROPOSED STRUCTURES.
- REFER TO ARCHITECTURAL PLANS PREPARED BY STUDIO 1200 ARCHITECTS FOR DWELLING AND FEATURES ATTACHED TO BUILDING.
- PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION ACTIVITY, THE CONTRACTOR SHALL COMPLETE THE FOLLOWING:
 - VERIFY THE PLANS CONTAIN THE RAISED SEAL OF THE ENGINEER AND DISPLAY THE LATEST REVISION AS "ISSUED FOR CONSTRUCTION". THE USE OF ANY OTHER PLANS IS AT THE CONTRACTOR'S RISK.
 - VERIFY THE INFORMATION SHOWN ON THESE PLANS IS CONSISTENT WITH THE INFORMATION SHOWN ON ALL OTHER PLANS (ARCHITECTURAL, LANDSCAPING, ETC.) BEING USED FOR CONSTRUCTION OF THE PROJECT. ALSO, VERIFY THE PLANS ARE CONSISTENT WITH ALL CONDITIONS AND REQUIREMENTS SET FORTH IN THE PERMITS. REPORT ANY DISCREPANCIES/INCONSISTENCIES TO THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY CONSTRUCTION.
 - DETERMINE ALL APPLICABLE SPECIFICATIONS, AS WELL AS ALL REQUIREMENTS FOR SHOP DRAWINGS, INSPECTIONS AND TESTING APPLICABLE TO PROJECT BY CONTACTING THE LOCAL BUILDING OFFICIAL, MUNICIPAL ENGINEER AND EACH AFFECTED UTILITY COMPANY (OR AGENCY). IN THE EVENT OF A CONFLICT BETWEEN ANY SPECIFICATIONS AND THE INFORMATION SHOWN ON THESE PLANS, THE DESIGN ENGINEER AND THE OWNER SHALL BE NOTIFIED IN ORDER TO RESOLVE THE CONFLICT PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THEIR OWN VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION. SHOULD THERE BE ANY SUSPECTED DISCREPANCIES WITH THE TOPOGRAPHY DEPICTED ON THE PLANS AND ACTUAL PHYSICAL CONDITIONS, ANY CONFIRMED DISCREPANCY IDENTIFIED BY THE CONTRACTOR'S VERIFICATION SHALL BE REPORTED TO THE ENGINEER FOR RESOLUTION PRIOR TO ANY SITE DISTURBANCE. ONCE ANY SITE DISTURBANCE OCCURS, THE CONTRACTOR SHALL HAVE NO CLAIM FOR EXTRA WORK BASED UPON SUSPECTED OR CONFIRMED TOPOGRAPHIC DISCREPANCIES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY AND FOR DETERMINING THE MEANS AND METHODS FOR ALL CONSTRUCTION ACTIVITIES. ALL SAFETY PRECAUTIONS MUST BE UNDERTAKEN AND MAINTAINED AS REQUIRED BY LOCAL, STATE AND FEDERAL CODES.
- ALL AREAS BEING GRADED AND WHERE SOIL IS BEING SPREAD ACROSS THE YARD SHALL BE TOP SOILED AND SEEDED IMMEDIATELY FOLLOWING GRADING OPERATIONS.
- SOIL EROSION AND SEDIMENT CONTROL (SECO) MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE LOCAL SOIL CONSERVATION DISTRICT'S REQUIREMENTS. AS NOTED ON THE PLAN, THE LIMIT OF DISTURBANCE IS UNDER 5,000 SQUARE FEET THEREFORE SESC CERTIFICATION IS NOT REQUIRED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE TO IMPROVEMENTS WITHIN THE TOWNSHIP RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, CURBS, AND ASPHALT CAUSED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE INSTALLATION OF THE IMPROVEMENTS ON THE SUBJECT LOT.
- APPROVAL IS REQUIRED FROM TOWNSHIP OF SOUTH ORANGE VILLAGE. THERE ARE NO OTHER OUTSIDE AGENCY LAND USE APPROVALS REQUIRED.
- GARBAGE TO BE STORED INTERNALLY AND PICKED UP AT CURB ON TRASH DAY.

MICHAEL J. ROTH

ROTH ENGINEERING
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24G05262600

JESPY HOUSE, INC.
301 ACADEMY STREET

SITE PLAN

BLOCK 2201, LOT 8

TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY

DATE: 01/14/20

PROJECT NO.: 200108

SHEET NO.:

C-1



studio 1200, LLC
511 MILLBURN AVENUE
SHORT HILLS, NJ 07078
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973.376.5011
www.studio1200.com
CERTIFICATE OF AUTHORIZATION # AC-710

Nancy Dougherty, AIA, LEED
NJ-AI 14861/NY-025099/CT-ARI.0011798

CONSULTANT:
CIVIL ENGINEER
ROTH ENGINEERING, LLC
52 QUAIL RUN
LONG VALLEY, NJ 07853
TEL. (973) 715-7427

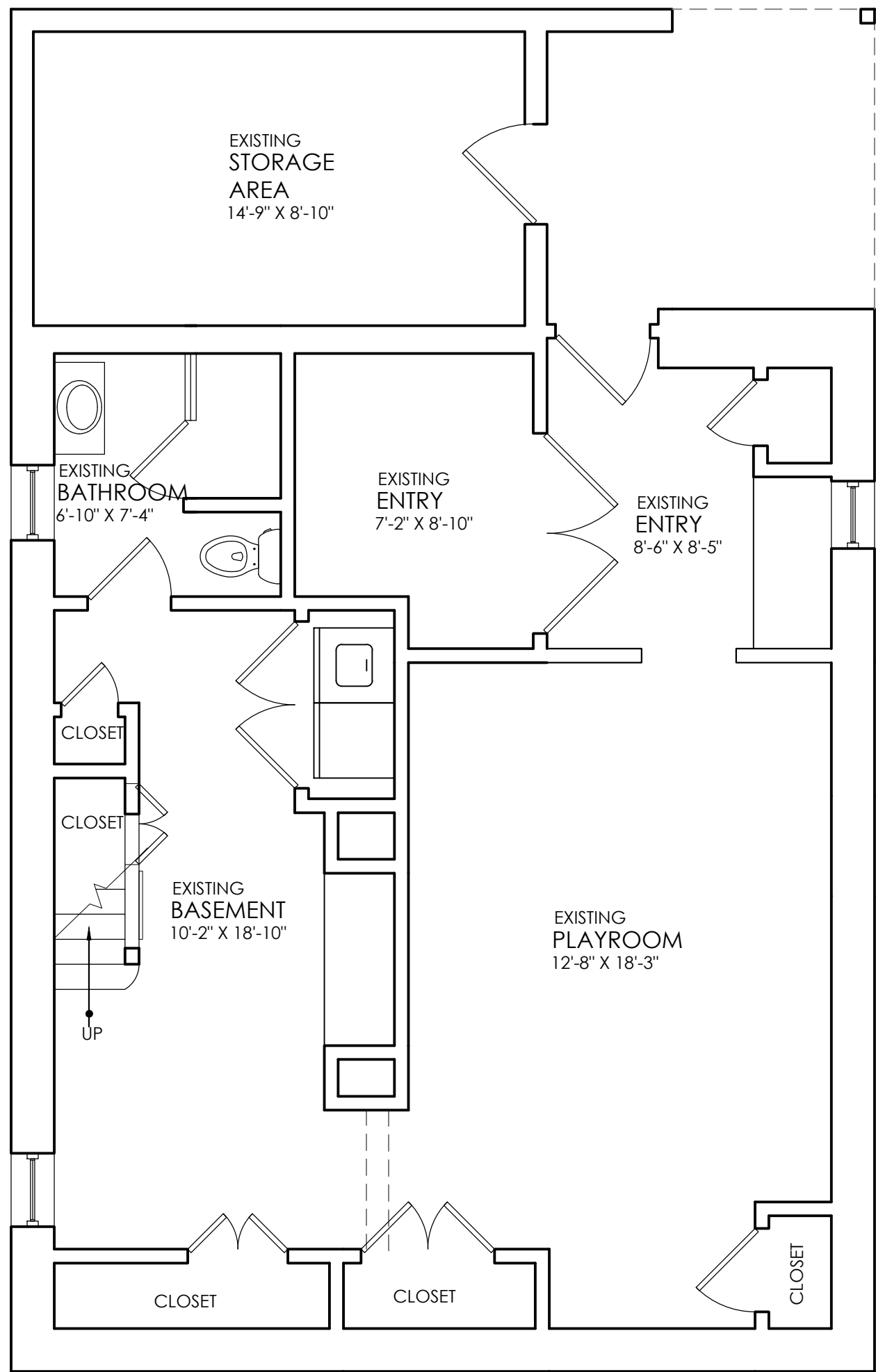
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01	ISSUE FOR ZONING VARIANCE	01.17.2020

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SOUTH ORANGE, NJ

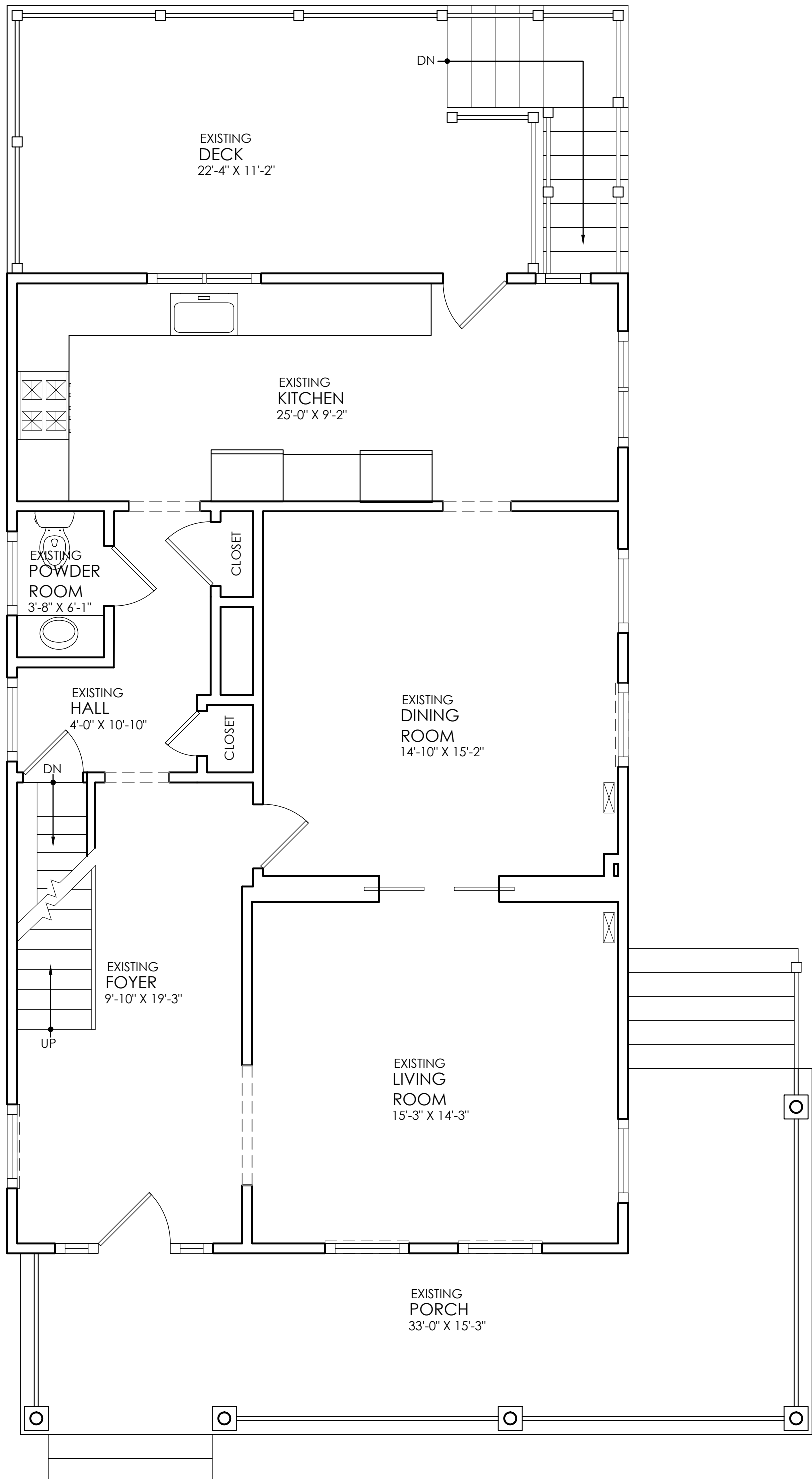
PROJECT NUMBER: 20002

EXISTING BASEMENT
AND FIRST FLOOR PLANS

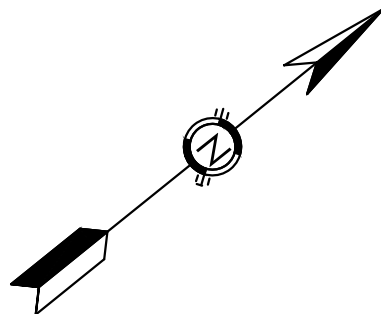
V-1



AREA: 977 SF (DOES NOT INCLUDE COVERED PORCH)

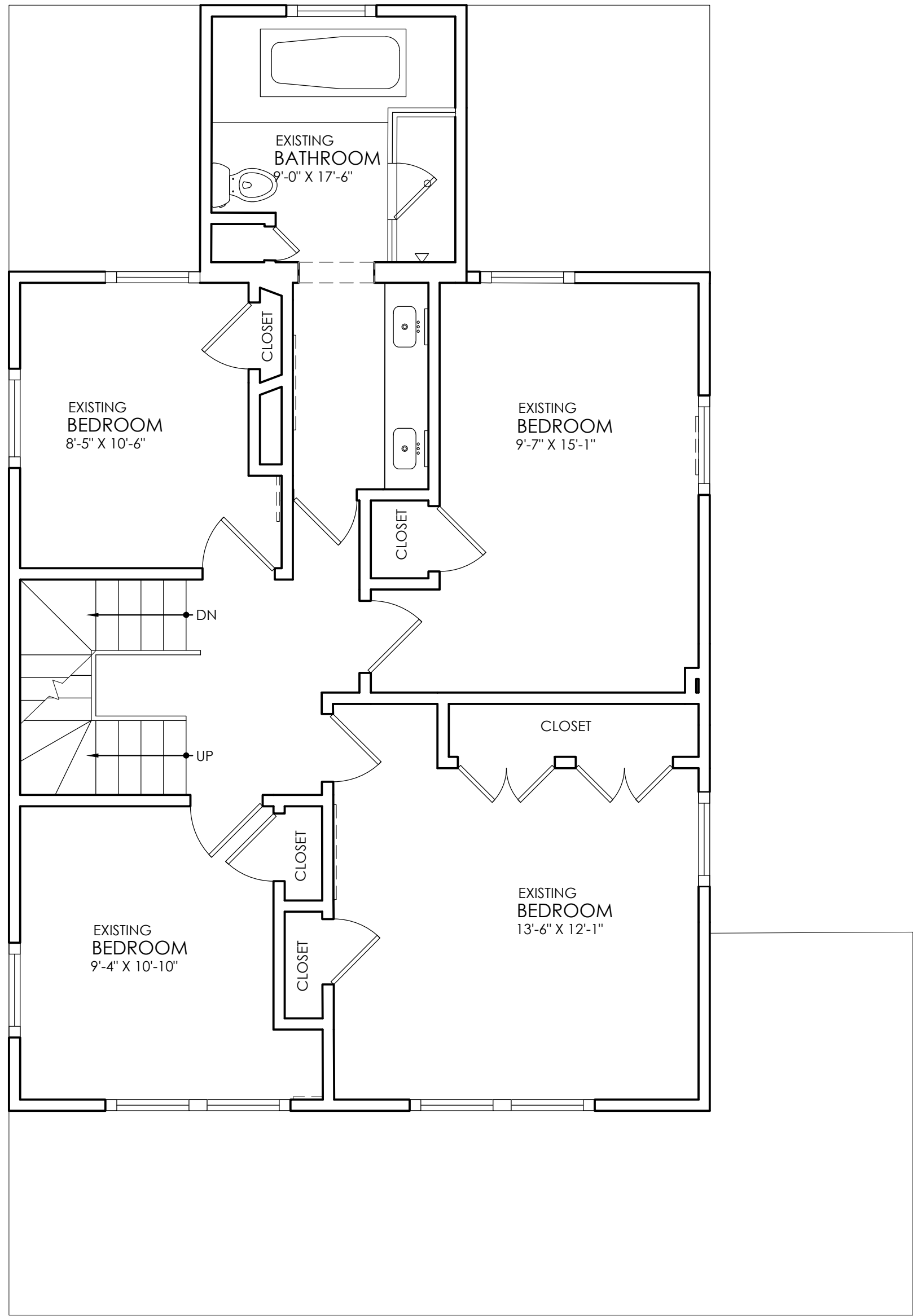


AREA: 1,076 SF (DOES NOT INCLUDE COVERED PORCH OR DECK)

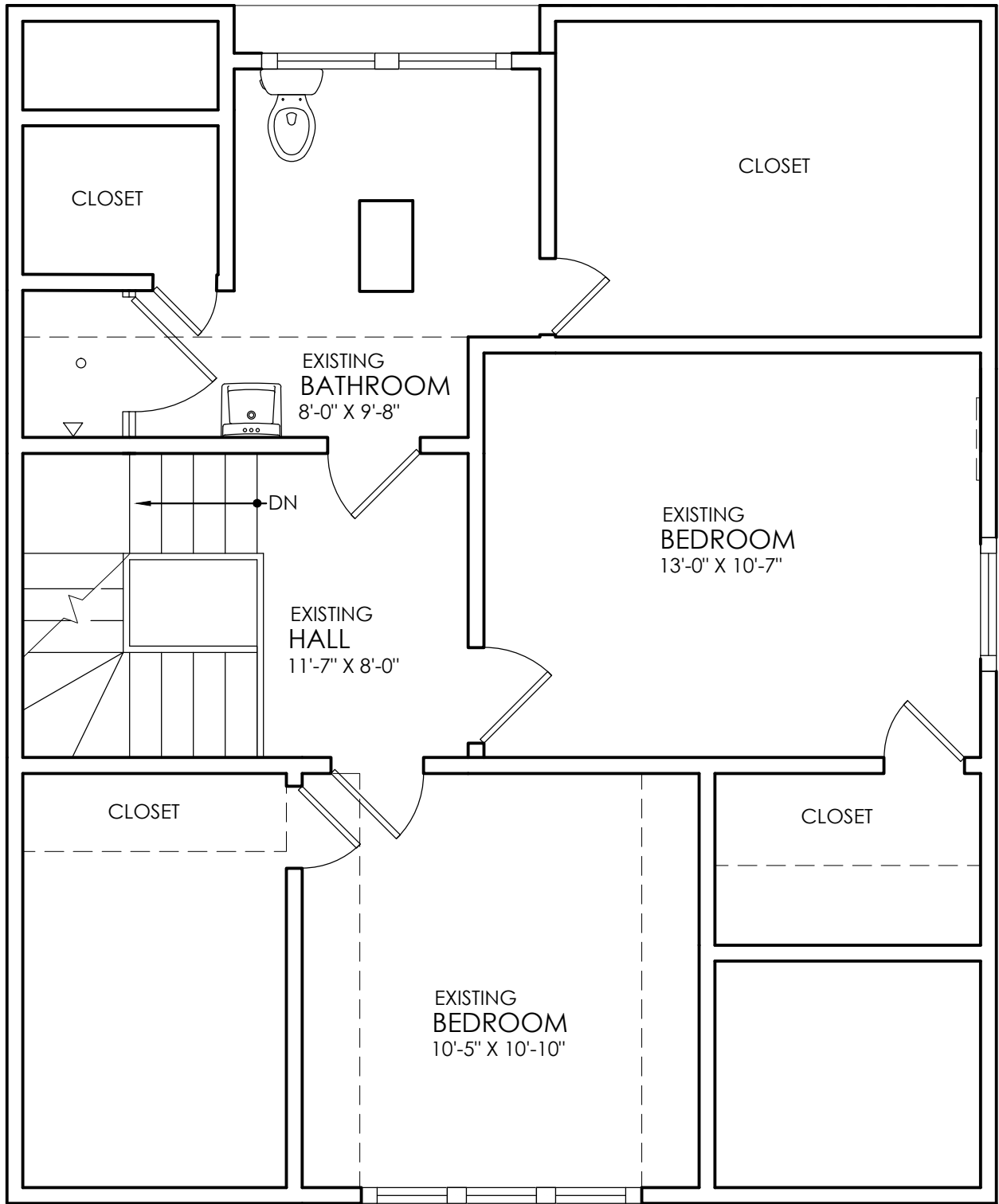


01 EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

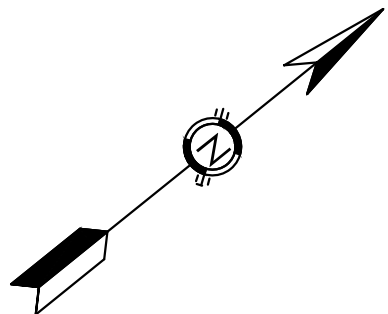
02 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



AREA: 910 SF



AREA: 806 SF (INCLUDES AREA UNDER THE EAVES WITH SLOPED CEILING)



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

02 EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



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EXISTING SECOND AND
THIRD FLOOR PLANS



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301 ACADEMY STREET
SOUTH ORANGE, NJ

PROJECT NUMBER: 20002

EXISTING ELEVATIONS

V-3



01 EXISTING EAST ELEVATION

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



02 EXISTING NORTH ELEVATION

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



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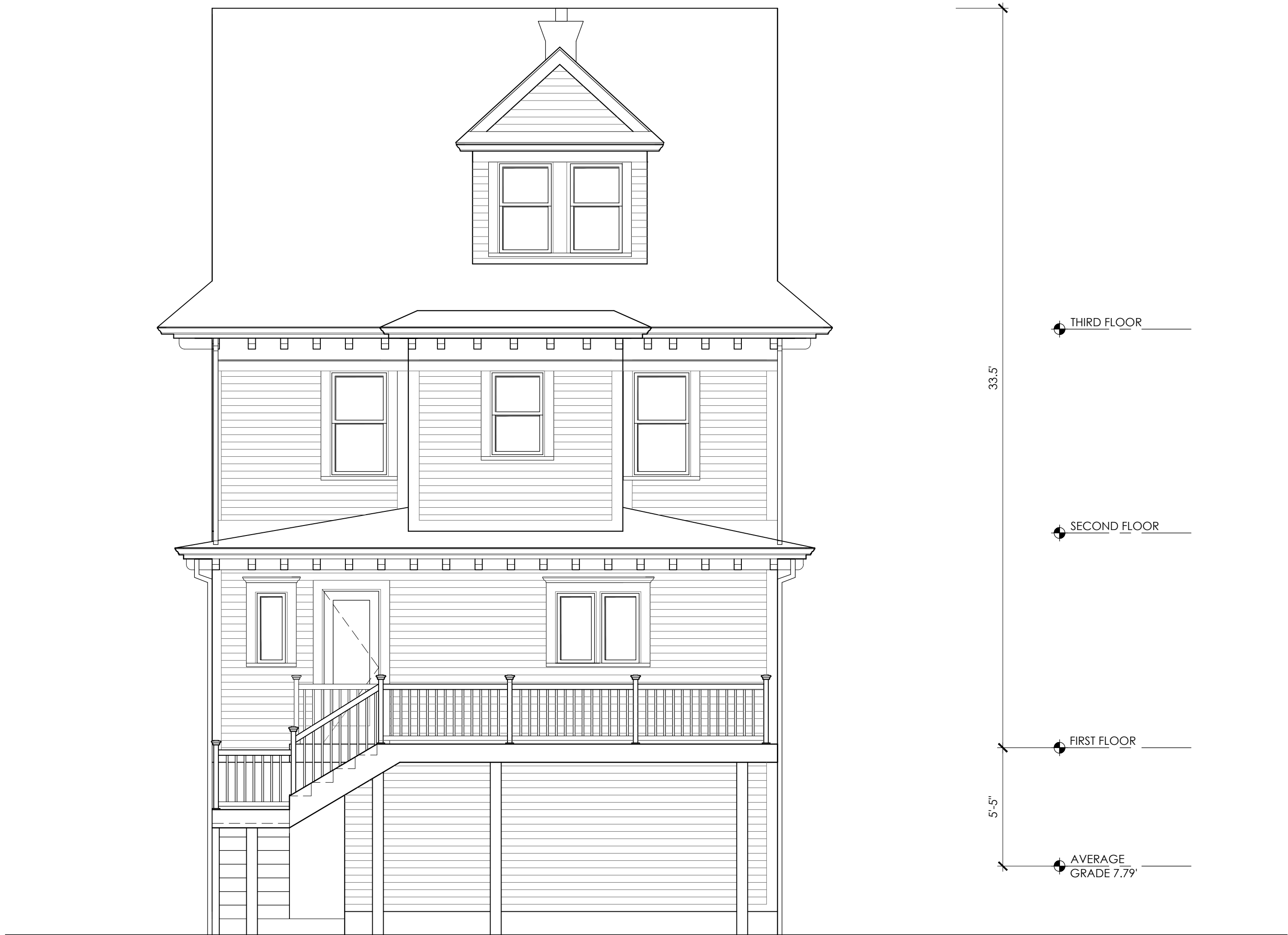
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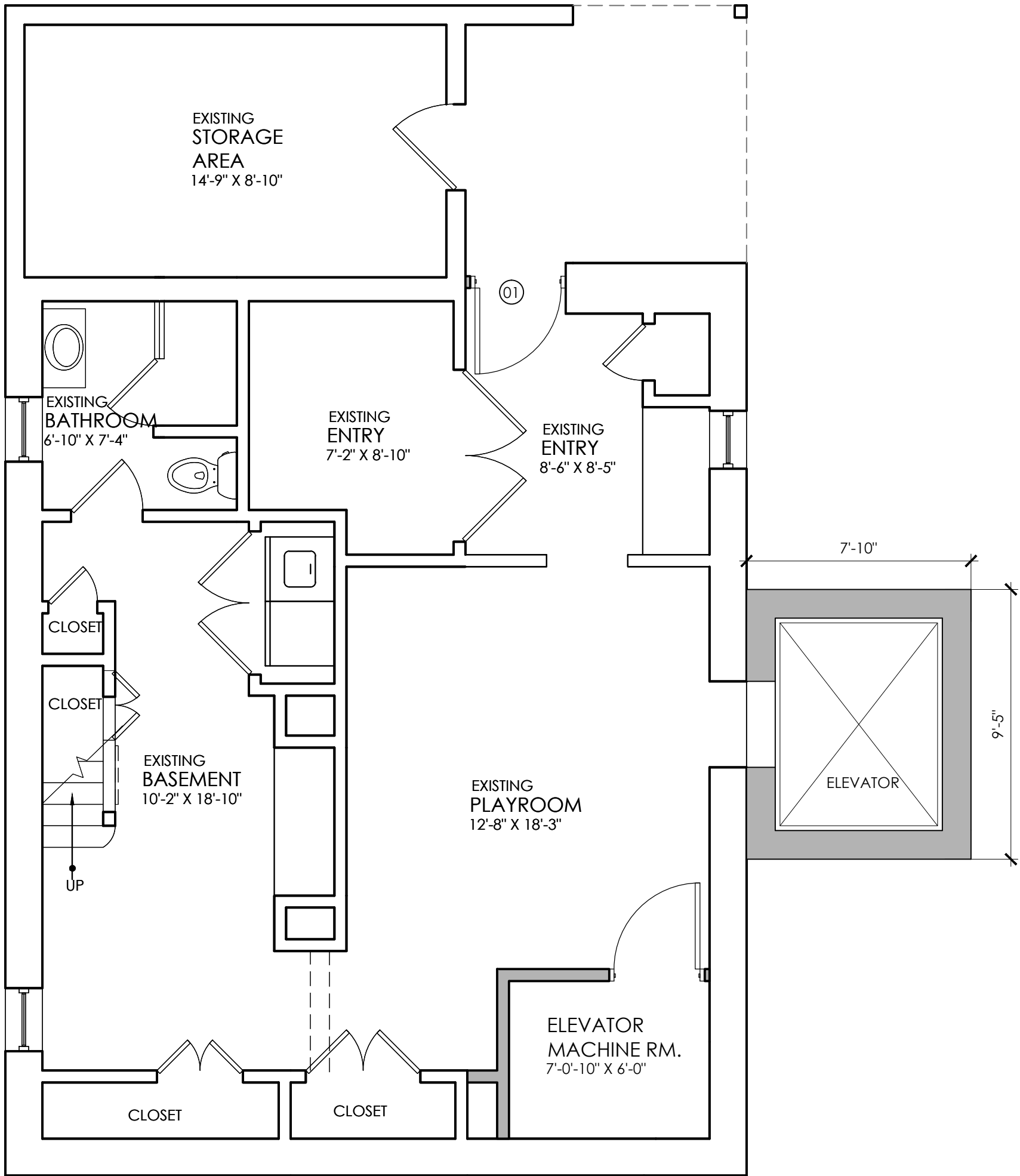
EXISTING ELEVATIONS



01 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

01 PROPOSED BASEMENT FLOOR PLAN

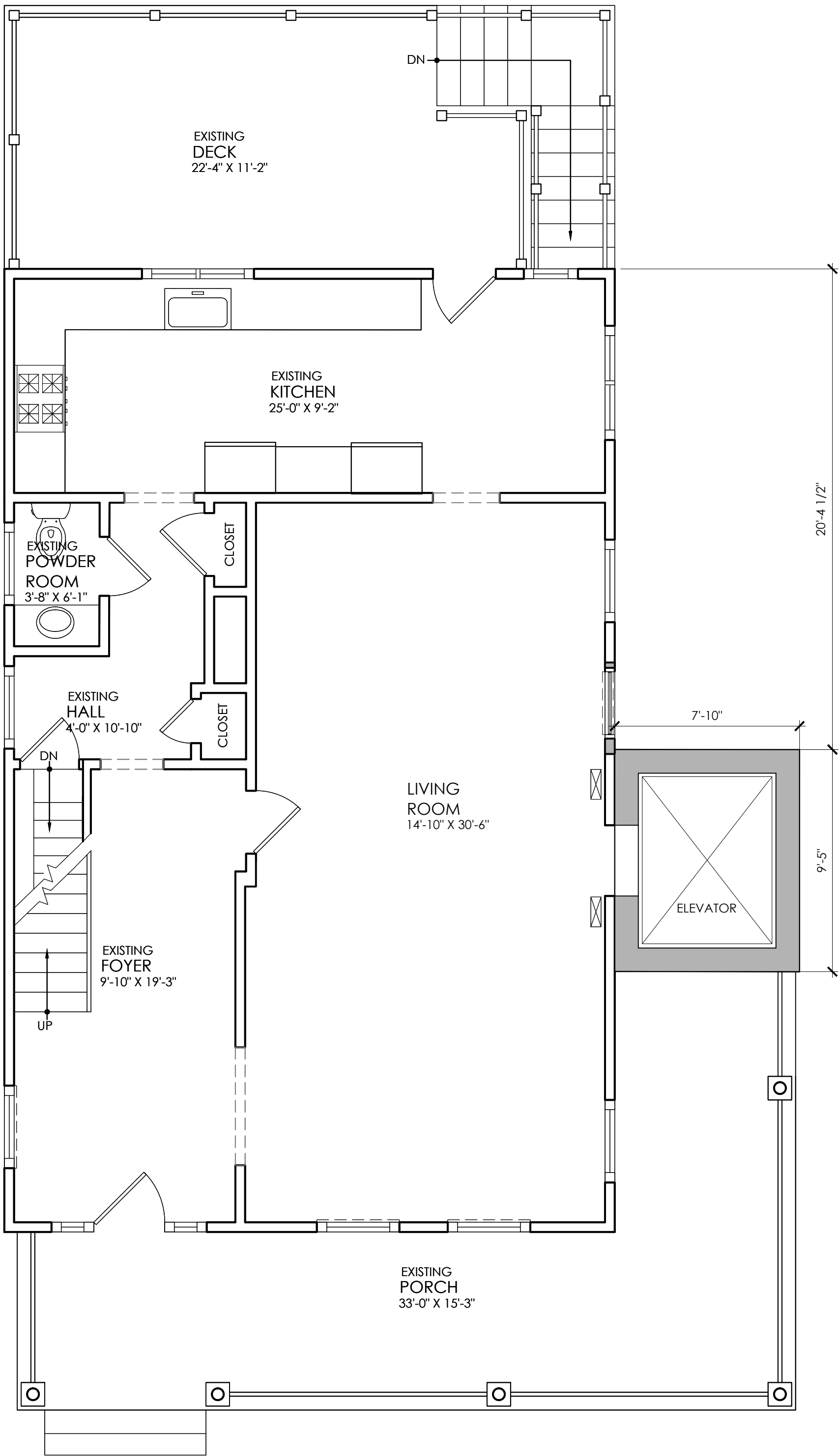
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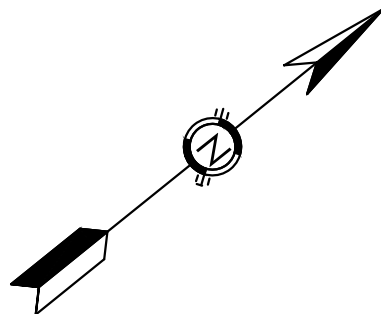
AREA: 1,050 SF (DOES NOT INCLUDE COVERED PORCH)

02 PROPOSED FIRST FLOOR PLAN

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



AREA: 1,150 SF (DOES NOT INCLUDE COVERED PORCH OR DECK)



SHEET NOTES:
01 NEW 3'-0" DOOR-ACCESSIBLE ENTRANCE.



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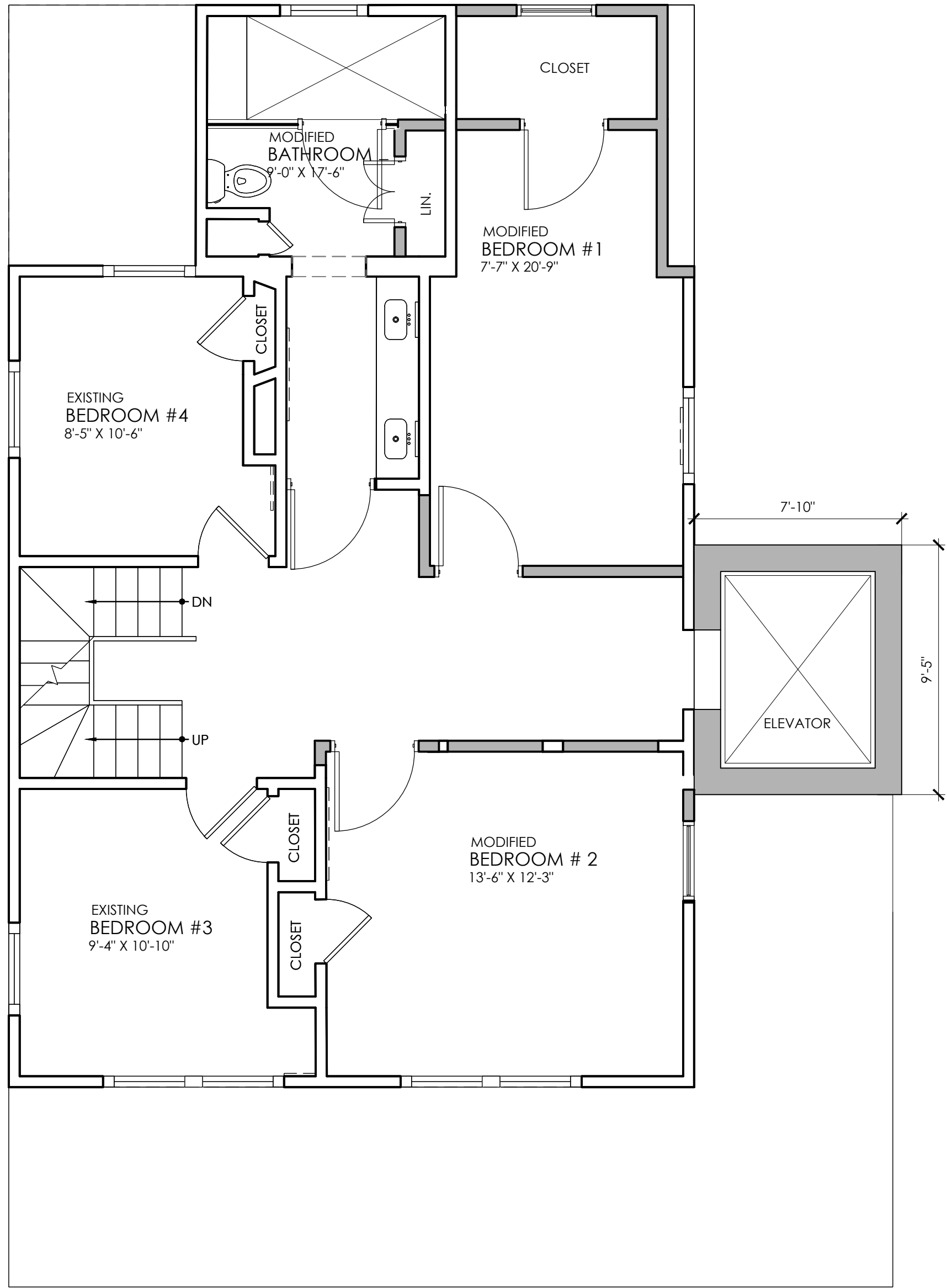
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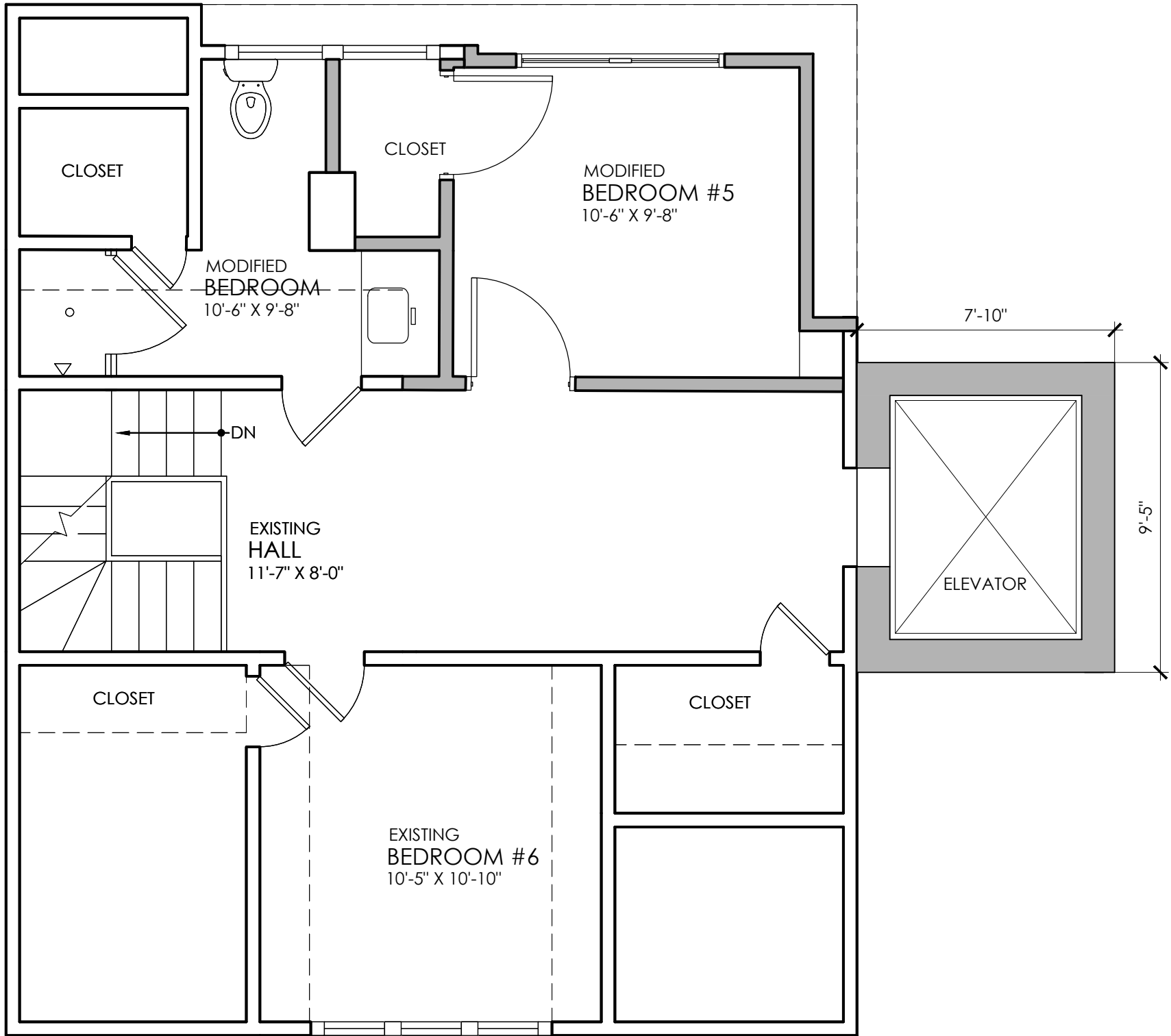
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SOUTH ORANGE, NJ
PROJECT NUMBER: 20002

PROPOSED BASEMENT
AND FIRST FLOOR PLANS

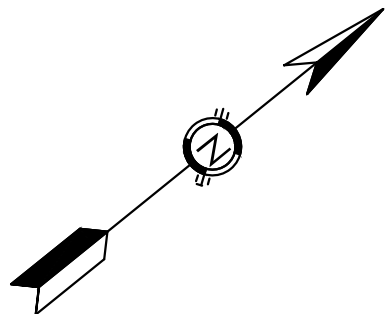
V-5



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



02 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



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PROJECT NUMBER: 20002

PROPOSED SECOND
AND THIRD FLOOR
PLANS

V-6



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JESPY HOUSE
301 ACADEMY STREET
SOUTH ORANGE, NJ

PROJECT NUMBER: 20002

PROPOSED ELEVATIONS

V-7



01 PROPOSED EAST ELEVATION

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



02 PROPOSED NORTH ELEVATION

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



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JESPY HOUSE
301 ACADEMY STREET
SOUTH ORANGE, NJ
PROJECT NUMBER: 20002

PROPOSED ELEVATIONS

V-8



01 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"