OVERHEAD WIRE

LEADERS

TAX MAP BLOCK 1602

LOT 3

N 48°49' E 104.25'

GLENVIEW ROAD

50' R.O.W.

PROPOSED

2,065.97

1,508.77

EXISTING SURVEY

BY JMH ASSOCIATES

SCALE 1"-20'

(TYP.)

LANDING -

PROPOSED

ADDITION-58.66SF

28.23'

28.23'

4"PVC

PIPE.

(TYP.)

SEEPAGE PIT

PEARLESS (B-5)

6' DIA.

512.72SF—

PROPOSED DECK

No. 12

2 STORY FRAME

DWELLING

(STONE FRONT)

PROPOSED RENOVATION 12 GLENVIEW ROAD SOUTH ORANGE, NEW JERSEY 07090

FLOOR & FRAMING PLANS

LOCATION PLAN

APPLICANT: 12glenview

BRONFELD, RAQUEL & MACMULL, JOEL G

STEWART, MICHAEL & PIMPLASKAR, S.

BACHERT, ADAM JOHN & MEGHAN BISHOP

WALTERS JR., FRANK H. & MYRA M.

07079

07079

07079

07079

07079

07079

07079

07101

07079

3 GLENVIEW ROAD

PETRUCCI, DORA

7 GLENVIEW ROAD

11 GLENVIEW ROAD

SOUTH ORANGE, NJ

15 GLENVIEW ROAD

SOUTH ORANGE N.J.

19 GLENVIEW RD

SOUTH ORANGE, NJ

SOUTH ORANGE, NJ

8 GLENVIEW ROAD

HACKETT, AVERY

SOUTH ORANGE, NJ

12 GLENVIEW ROAD

SOUTH ORANGE, NJ

KAHN, GERALDINE

16 GLENVIEW RD

FRANCIS, CLAUDIA

20 GLENVIEW ROAD

SOUTH ORANGE, NJ

19 SPEIR DRIVE

SOUTH ORANGE, NJ

11 SPEIR DRIVE

P.O. BOX 534

SOUTH ORANGE, NJ

FRANCOIS, FRANCKY

SOUTH ORANGE, N.J.

15 SPEIR DR

POB 264

NEWARK,

23 SPEIR DR

SOUTH ORANGE, N.J.

GEMUS, JONATHAN & JASMINE

PORTER, LEARIE & TRACEY

DEFRANCO, ANTHONY JR & MARY JO

SOUTH ORANGE, NEW JERSEY 07079

WYNN, ELAINE & CHRIS BOGHOSIAN

MOHIT-TABATABAI, M AND T M PENA

SOUTH ORANGE, N. J.

MAY, WILLIAM & SARAH

659 S ORANGE AVE WEST

SOUTH ORANGE, N.J.

SOUTH ORANGE, N.J.

ADJACENT PROPERTY

TAXING DISTRICT 19 SOUTH ORANGE TWP

3 GLENVIEW ROAD

7 GLENVIEW ROAD

11 GLENVIEW ROAD

15 GLENVIEW ROAD

19 GLENVIEW ROAD

659 S ORANGE AVE W

8 GLENVIEW ROAD

12 GLENVIEW ROAD

657 SO ORANGE AVENUE WEST 2

PROPERTY ID PROPERTY LOCATION

1601

1601

1601

1602

1602

1602

RESIDENTIAL CODE, NEW JERSEY EDITION 2015 NATIONAL ELECTRICAL CODE, 2014, NATIONAL STANDARD CONSERVATION CODE, 2015 (RESIDENTIAL), INTERNATIONAL MECHANICAL CODE, 2015, INTERNATIONAL FUEL GAS CODE, 2015 AND STATE OF NEW JERSEY REHABILITATION SUBCODE 5:23-6.

THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DIMENSIONS, ETC., AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK IMPLIES THE ACCEPTANCE OF ALL CONDITIONS.

PROTECTIVE MEASURES FOR THE SAFETY OF THE PUBLIC AND WORKMEN DURING THE COURSE OF THE . ALL WORK ON THIS PROJECT SHALL BE DONE IN THE

THE GENERAL CONTRACTOR SHALL PROVIDE ALL

BEST ACCEPTABLE MANNER.

5. INSTALL R-15 IN THE WALLS AND R-38 INSULATION AT

FINISH NOTES

STANDARD GYPSUM WALL USED FOR FACING LAYERS OF ALL PARTITIONS AND FOR USE AS CEILINGS SHALL BE 48" WIDE AND 1/2" THICK WITH TAPERED AND BEVELED EDGES.

2 PAINTING:

A. GYPSUM BOARD — 2 COATS LATEX PAINT. B. INTERIOR TRIM — 3 COATS PAINT. C. ALL INTERIOR PAINTING AND STAINING SHALL BE BY THE GENERAL CONTRACTOR.

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, T6B Newark, New Jersey 07102

540 Broad Street Newark, New Jersey 07101

CABLEVISION 186 West Mark Street Newark, New Jersey 07103 LIST OF DRAWINGS

TITLE SHEET EXISTING FLOOR PLANS PROPOSED FLOOR PLANS EXISTING ELEVATIONS PROPOSED ELEVATIONS FRAMING PLAN LIGHTING PLANS HVAC PLANS PLUMBING PLANS PHOTOGRAPHS

BUILDING DATA

BLOCK NUMBER LOT NUMBER ZONING

USE & OCCUPANCY CLASSIFICATION CONSTRUCTION CLASSIFICATION

R-55A

1602

ADDRESS 12 GLENVIEW ROAD, SOUTH ORANGE, NJ

BLOCK 1602 LOT 3 RESIDENTIAL A-100 (RA-100) ZONE SIZE OF LOT 104.25X96.03

LOT AREA 10,011.1SQFT+/-0.2298AC+/-**BLDG AREA** EXISTING FOOT PRINT: 2,065.97SQ FT/ 0.0474AC+/

#OFSTORIES

HEIGHT 24.30 FEET EXISTING/ PROPOSED RESIDENTIAL

SAME AS EXISTING MASONRY/ WOOD FRAME CONSTRUCTION CONSTRUCTION OF A DECK AT THE REAR OF THE

DECIDENTIAL A 100 /DA 100

KEZIDEINITAL A-TM (KA-TM)				
ZONINIG CHART	REQD	EXIST.	PROP	VARIANCE
AREA	10,000SF	10,011.1SF	10,011.1SF	NOT REQUIRED
		0.2298AC	0.2298AC	
LOT WIDTH MIN.	175FT	104.25 FT	104.25 FT	E. NON CONFORMING
FRONT YARD MIN.	25 FT	32.27FT	32.27FT	NOT REQUIRED
SIDE YARD MIN. (EAST)	8.7FT	28.22FT	28.22FT	NOT REQUIRED
SIDE YARD MIN. (WEST)	8.7FT	8.86/8.7FT	8.86/8.7FT	E. NON CONFORMING
REAR YARD MIN.	16FT	21.48FT	11.48FT	REQUIRED*
LOT COVERAGE MAX.	30%	38.02%	40.83%	REQUIRED*
BUILD. STORIES MAX.	21/2	2	2	NOT REQUIRED
BUILD. HEIGHT MAX.	35FT	24.37	24.37FT	NOT REQUIRED

* Variance required

SUBMISSION WAIVERS

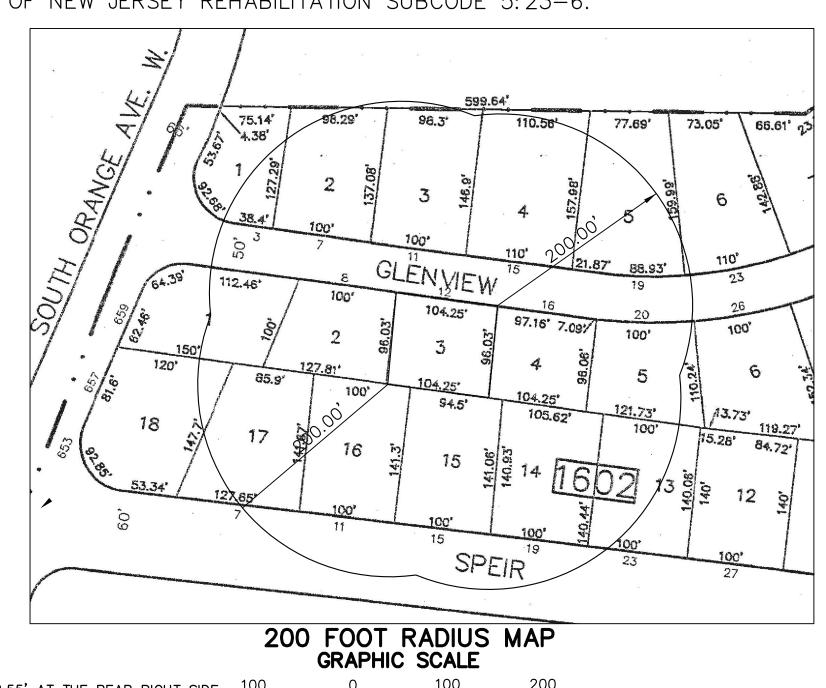
		WAIVER
	#6 DEED AND AFFIDAVIT TITLE FOR LAND	REQUIRED
	#10 LETTER SIGNED BY OFFICER OF SEWER	REQUIRED
	AUTHORITY OR OTHER UTILITY	
	#11 COUNTY APPLICATION FORM	REQUIRED
	#12 COMPLETE COUNTY HEALTH DEPT. APP.	REQUIRED
	#13 HEPSCD APPLICATION	REQUIRED
	#14 NEW JERSEY STATE APPROVAL	REQUIRED
	#16 FINAL PLAT/ SITE PLAN	REQUIRED
0	#31 HISTORIC SITE OR DESCRICT	REQUIRED
O	IDENTIFICATION	
	#35 EXISTING CRITICAL ENVIRONMENTAL	REQUIRED
	AREAS	
	#36 EXISTING TREES	REQUIRED
	#44 STRUCTURES WITHIN 200'	REQUIRED
	#45 SHORTEST DISTANCE BETWEEN BUILD	REQUIRED

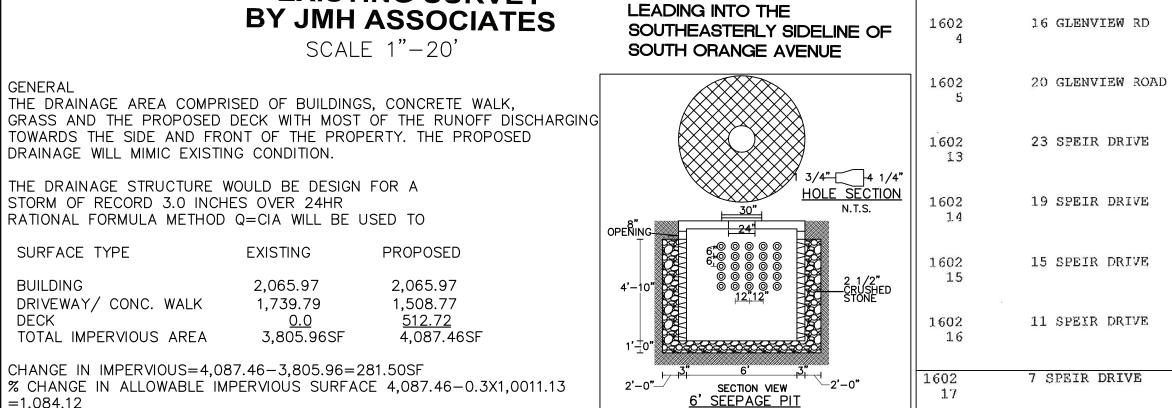
INTERNATIONAL RESIDENTIAL CODE, NEW JERSEY EDITION 2018, NATIONAL ELECTRICAL CODE, 2017,

NATIONAL STANDARD PLUMBING CODE, 2018,

INTERNATIONAL ENERGY CONSERVATION CODE, 2018 (RESIDENTIAL), INTERNATIONAL MECHANICAL CODE, 2018, INTERNATIONAL FUEL GAS CODE, 2018 AND

STATE OF NEW JERSEY REHABILITATION SUBCODE 5:23-6.





TOTAL IMPERVIOUS AREA 3,805.96SF 4,087.46SF CHANGE IN IMPERVIOUS=4,087.46-3,805.96=281.50SF % CHANGE IN ALLOWABLE IMPERVIOUS SURFACE 4.087.46-0.3X1,0011.13 REQUIRED DETENTION VOLUME=(3/12)X1,084.12=271.03CF

THE DRAINAGE AREA COMPRISED OF BUILDINGS, CONCRETE WALK,

DRAINAGE WILL MIMIC EXISTING CONDITION.

STORM OF RECORD 3.0 INCHES OVER 24HR

SURFACE TYPE

DRIVEWAY/ CONC. WALK

BUILDING

THE DRAINAGE STRUCTURE WOULD BE DESIGN FOR A

RATIONAL FORMULA METHOD Q=CIA WILL BE USED TO

TOWARDS THE SIDE AND FRONT OF THE PROPERTY. THE PROPOSED

EXISTING

2,065.97

1,739.79

VOLUME FROM TANK=130CF (6' DIA. PEARLESS B-5) VOLUME FROM STONE WITH 40% VOID= $0.4x\{\{\pi \times 6x[(10.5/2)^2-(6.5/2)^2]\}+(\pi \times 3^2 \times 1)\}=150.80CF$

STORAGE REQUIRED IS 271.03 CUBIC FEET. A SEEPAGE PIT WITH A VOLUME OF 280.80 CUBIC FEET WOULD BE PROVIDED.

B-5 -NON- TRAFFIC RATED -CONCRETE 4,500PSI @28 DAYS -REINFORCING DETAILS FURNISHED

BEGINNING ON THE

GLENVIEW ROAD 212.46'

FROM THE POINT CURVE

SOUTHEASTERLY SIDELINE OF

UPON REQUEST -CAPACITY: 1,000 GALLONS / 130 CU FT

-WEIGHT: 5,200LBS+ -SCALE NTS -6' MAX BACKFILL ON TOP OF PIT

NOTES: -

. MAXIMUM DECK HEIGHT IS 8.55' AT THE REAR RIGHT SIDE OF THE BUILDING.

2. DECK STRUCTURE IS MADE UP OF PRESSURE TREATED WOOD.

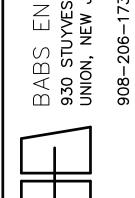
3. DECK FLOORING IS MADE UP OF 12" FIBERON AG GRAY GV

4. THE RAILINGS ARE MADE UP OF PRESSURE TREATED

(IN FEET) 1 INCH = 100 FT.

R A

ERING, P. ENGINEE NVESANT AV EW JERSEY



PROJ. NO. 07/07/20 | 2020-0001 SCALE 3/16"=1'-0 SHEET NO.

DRAWN CHKD.