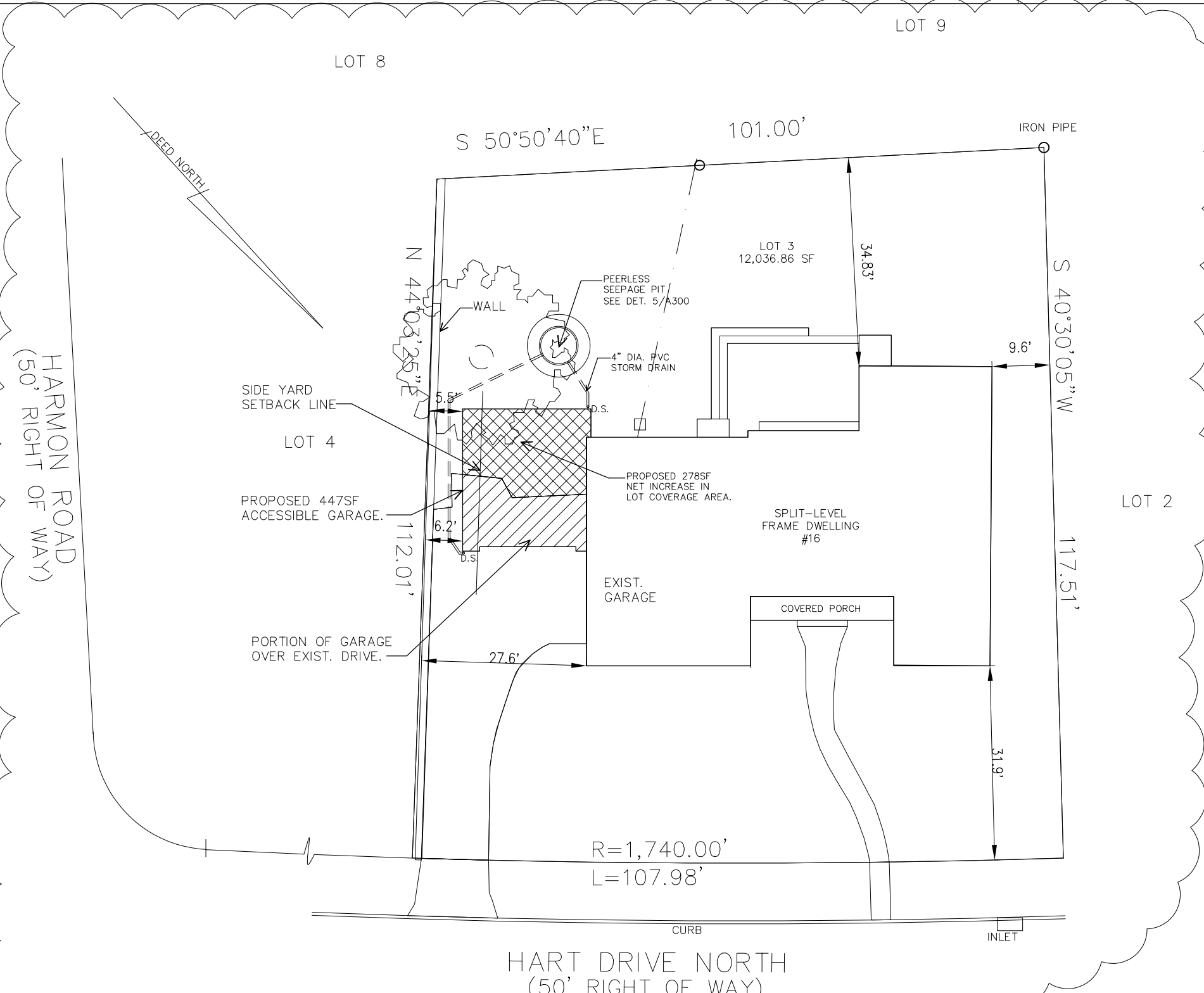
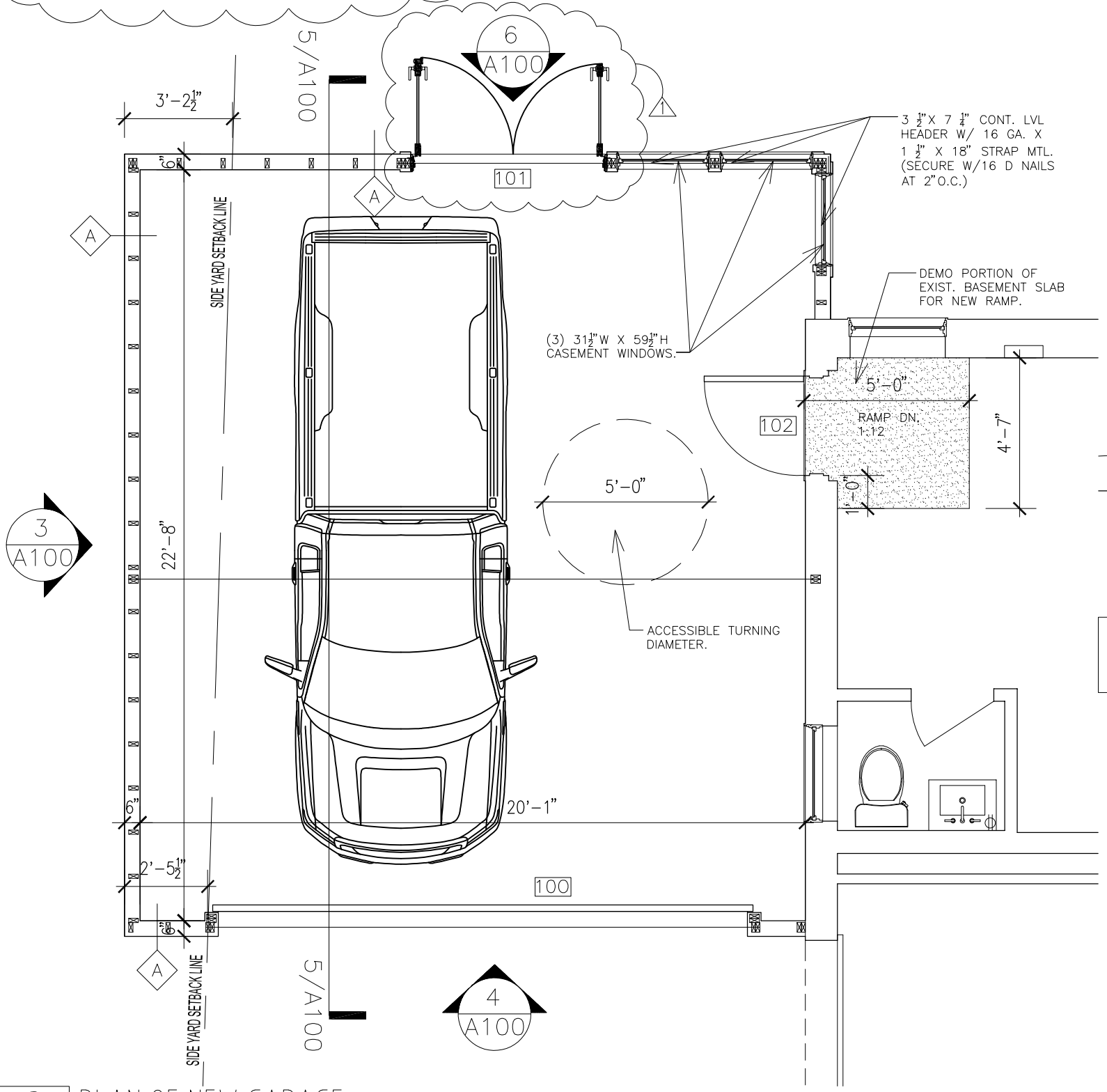




1 SITE PLAN
1"=20'



2 PLAN OF NEW GARAGE
1/4"=1'-0"

PROJECT NOTES:

- ALL WORK TO BE DONE IN ACCORDANCE W/ THE CURRENT DESIGN CODES:
BUILDING - 2018 NJ EDITION OF THE INTERNATIONAL BUILDING CODE
ELECTRIC - 2017 NATIONAL ELECTRIC CODE (NFPA 70)
PLUMBING -2018 NATIONAL STANDARD PLUMBING CODE W/ NJ AMENDMENTS
ENERGY - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE FINAL LAYOUT. NO EXTRA CHARGES OR COMPENSATION WILL BE PERMITTED. IF A DISCREPANCY ARISES BASED UPON FIELD CONDITIONS CONSULT WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK OR ORDERING MATERIALS. DRAWINGS NOT TO BE SCALED. WRITTEN DIMENSIONS CONFIRMED BY FIELD CONDITIONS TAKE PRECEDENCE.
- GC TO OBTAIN ALL PERMITS REQUIRED BY THE TOWNSHIP PRIOR TO STARTING CONSTRUCTION.
- ALL ELECTRICAL EQUIPMENT LOAD TOTALS AND GAS HEATING EQUIPMENT BTU TOTALS TO BE CALCULATED BY LICENSED SUBCONTRACTOR HIRED TO DO THE WORK AND EXIST. ELECTRICAL & GAS SERVICES TO BE VERIFIED BY SAME CONSULTANT AS SUFFICIENT TO MEET THE DEMAND.
- THE CONTRACTOR SHALL COORDINATE ALL REQ'D INSURANCE WITH THE OWNER.

ZONING INFORMATION: 16 HART DRIVE NORTH SOUTH ORANGE TOWNSHIP, NJ BYLO-SHORT RESIDENCE TAX BLOCK 1803 LOT 3 ZONE RA-100 ZONING ANALYSIS

THE FOLLOWING INFORMATION IS TAKEN FROM THE TOWNSHIP OF SOUTH ORANGE VILLAGE ZONING ORDINANCE AS IT RELATES TO LOT 03 IN BLOCK 1803 IN THE TOWNSHIP OF SOUTH ORANGE VILLAGE.

ZONING ANALYSIS REFERENCES SURVEY BY DAREN C. LEEPER SURVEYOR DATED APRIL 13, 2021

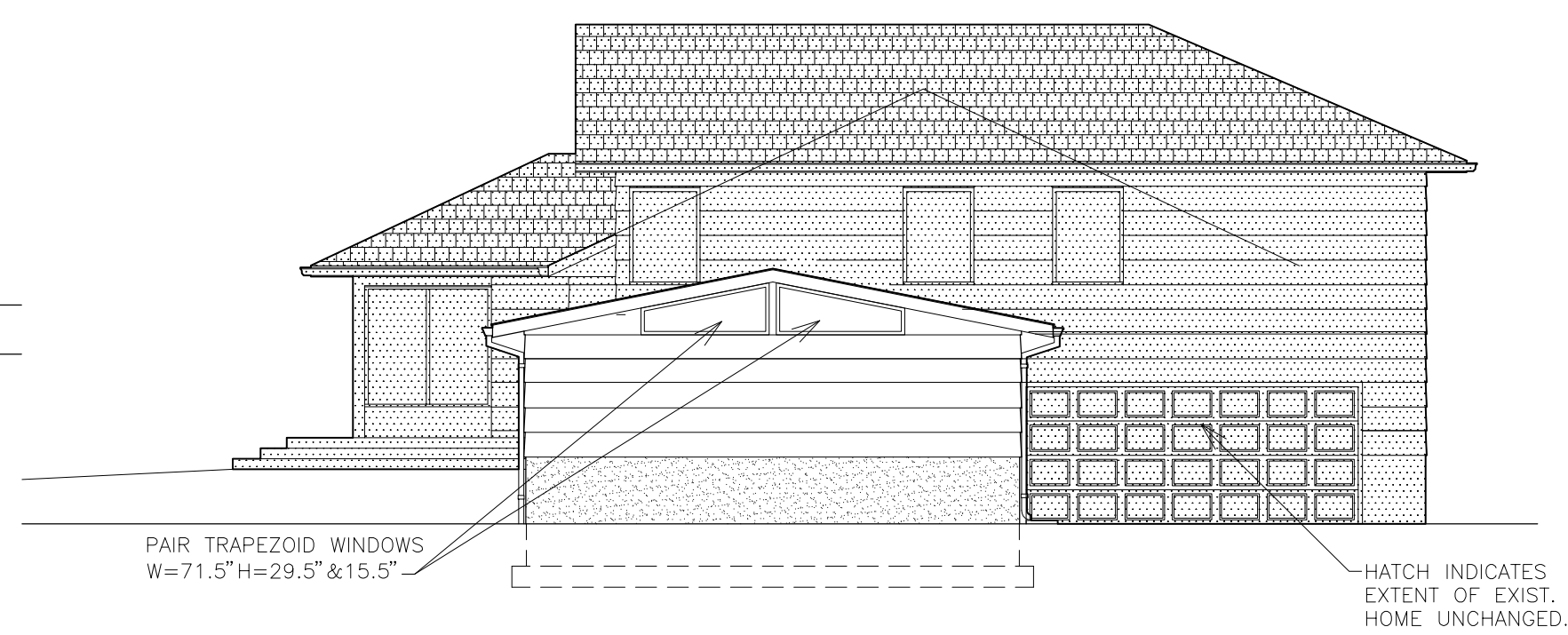
ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS
LOT SIZE	10,000SF	12,036.86 SF	N.C.(NO CHANGES)	EXISTING CONFORMING
LOT WIDTH	175 FT.	107.98 FT.	N.C.(NO CHANGES)	EXISTING NON CONFORMING
FRONT YARD	25 FT.	31.9 FT.	N.C.(NO CHANGES)	EXISTING CONFORMING
SIDE YARD L	8.75 FT.	27.6 FT.	5.5 FT.	RELIEF REQ. FOR ACCESSIBLE GARAGE
SIDE YARD R	8.75 FT.	9.6 FT.	N.C.(NO CHANGES)	EXISTING CONFORMING
REAR YARD	20% DEP.=23 FT.	34.83 FT.	N.C.(NO CHANGES)	EXISTING CONFORMING
BLDG HEIGHT	2 1/2 STORIES	1 1/2 STORIES	N.C.(NO CHANGES)	EXISTING CONFORMING W/ CONFORMING ADDITION
PRINC. STRUCTURE	35 FT.	23.67 FT.	23.67 FT.	RELIEF REQ. FOR ACCESSIBLE GARAGE
MAX. LOT COVERAGE	30%(12,036.86)= 3,611.058 SF	35.96% 4,329 SF	38.27% 4,607 SF	EXIST. NON CONFORMING W/ NET 278SF PROPOSED ADDITION

*REQ. SIDE YARD SET BACK=4'-0"+1" PER EA. FT. OF AV. LOT WIDTH IN EXCESS OF 48'-0" PROPOSED BUILDING ADDITION: 1ST FL.=447 SF

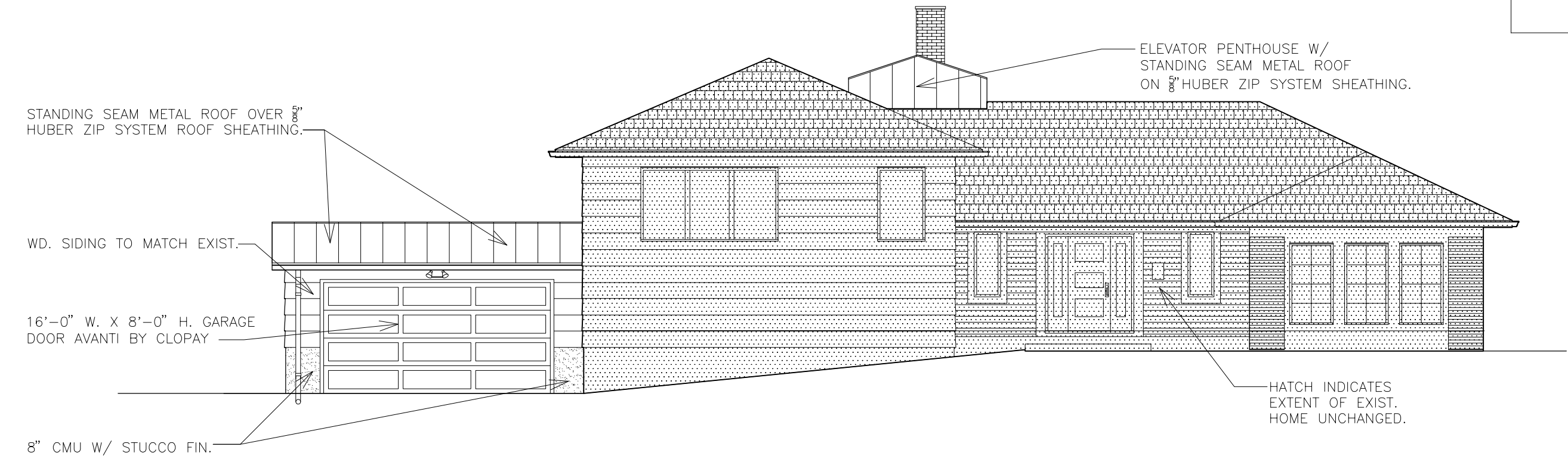
EXIST. LOT COVERAGE= 1,099SF (DRIVE)+ 2,558SF (HOUSE)+ 407SF (DECK) +171SF FRONT SIDE WALK + 94SF COVERED PORCH=4,329SF
PROPOSED LOT COVERAGE=4,329SF + 278SF(PORITION OF PROPOSED GARAGE NOT OVER EXIST. DRIVE)=4,607SF

DRY WELL CALCULATIONS:
LOT COVERAGE OVER MAX.=4,607 SF.(PROPOSED)-3,611.058=995.94SF
REQUIRED DETENTION:
995.94 SF X (3.44/12 Ft)=285.5 FT³ X 7.48 GAL/FT³=2,135.56 GAL
TANK VOLUME=130FT³ (6' SEEPAGE PIT BY PEERLESS)
STONE VOLUME (40%VOID)=[5.75'X5.83]-[3.25'X4.83]=445.29 FT³X.40=178.12FT³
TOTAL VOLUME=130FT³+178.12 FT³=308.12FT³X7.48GAL./FT³=2,304.74 GAL>2,135.56 GAL

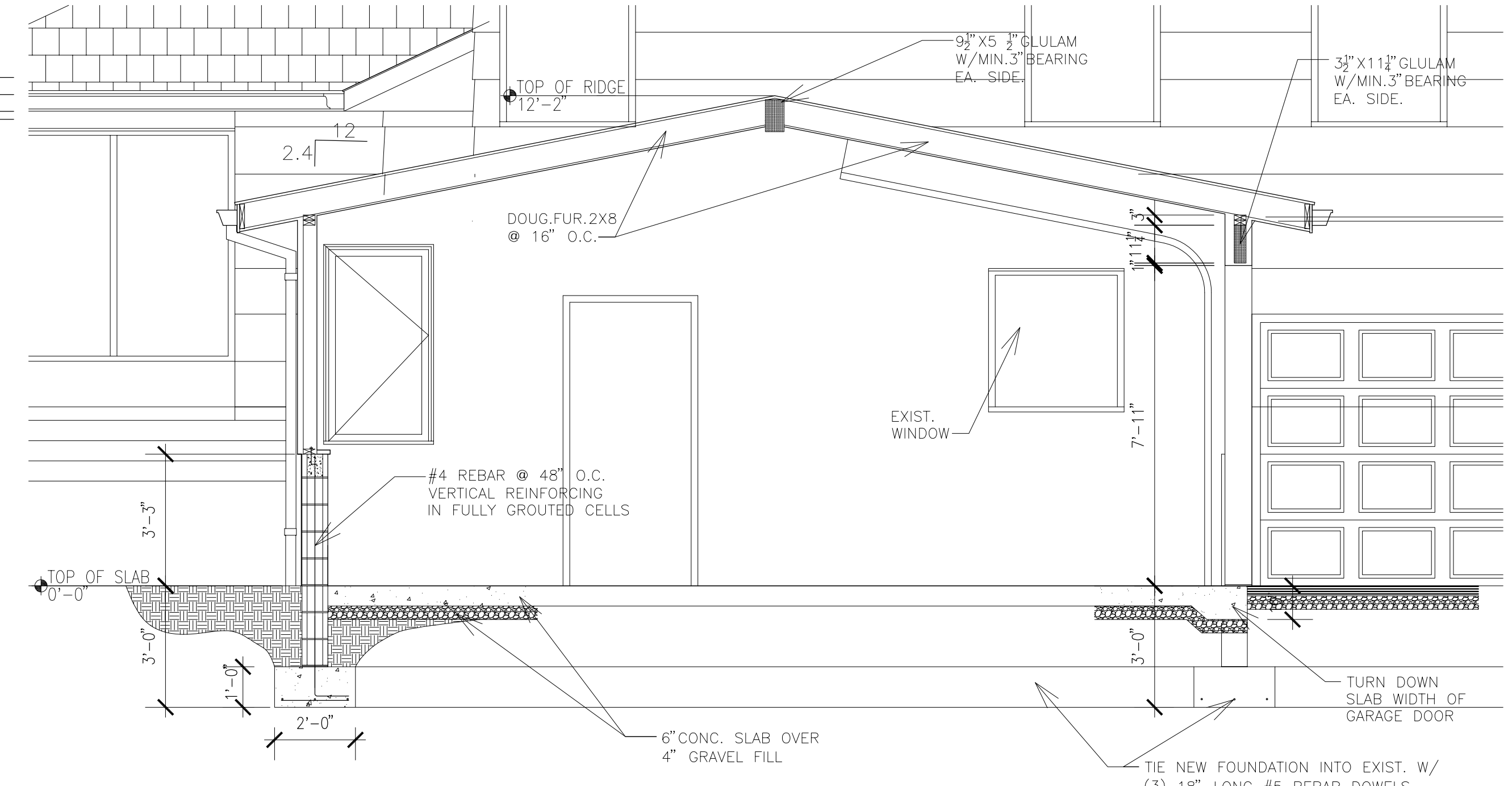
*3.44'=2-YEAR 24-HR STORM EVENT ESSEX CO.



3 SIDE ELEVATION WITH PROPOSED GARAGE
1/4"=1'-0"

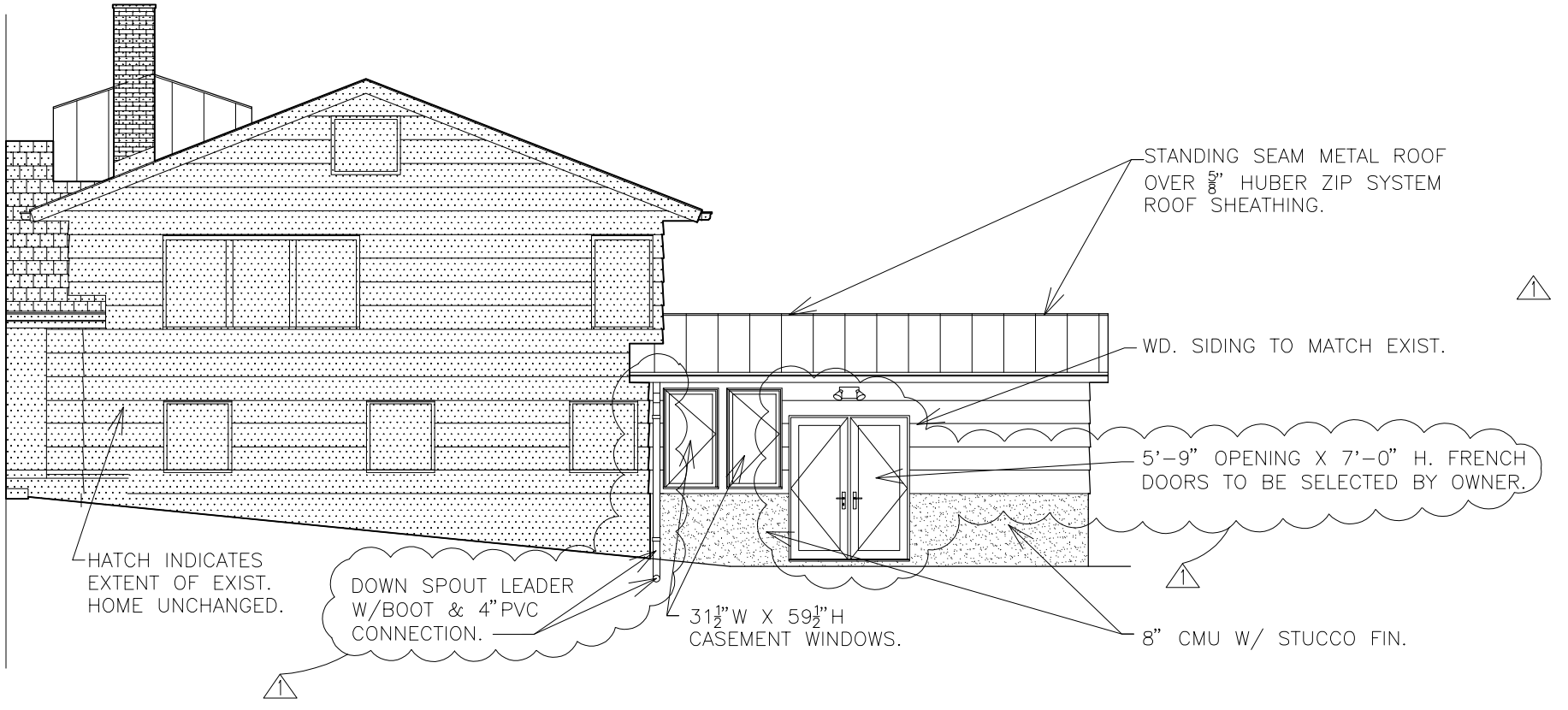


4 FRONT ELEVATION WITH PROPOSED GARAGE
1/4"=1'-0"



NOTE: CONCRETE FOR SLAB & FOOTINGS TO BE MIN. 3,500 PSI.

5 SECTION THRU GARAGE
3/8"=1'-0"



6 PARTIAL BACKYARD ELEVATION WITH PROPOSED GARAGE
1/4"=1'-0"

LEGEND:

EARTH

EXIST'G CONSTRUCTION TO BE REMOVED.

NEW CONSTRUCTION

NEW CONC. SLAB

COMPACT GRAVEL FILL

DUPLEX OUTLET

GFCI OUTLET

WALL TYPE KEY

EQUIPMENT KEY

CEILING VENTILATOR [MIN. 50 CFM]

BATT INSULATION [REFER TO PARTITION TYPE FOR R VALUE]

DOOR SWING

MARBLE SADDLE

EXIST'G CONSTRUCTION TO REMAIN.

DOOR TYPE NUMBER

110V INTER CONNECTED DETECTOR

SECTON KEY

ELEVATION KEY

BYLO-SHORT RESIDENCE

16 HART DRIVE NORTH, SOUTH ORANGE, NJ 07079 PH 814-321-1824

GINOCCHIO ARCHITECTURE

16 GARIBOLDI ROAD WEST ORANGE, NJ 07052 WWW.GINOCCHIOARCH.COM PH 973-669-0692

REVISION:

DATE:	DESCRIPTION:
04/01/21	ZONING BOARD
05/08/21	REV PER ZONING BOARD COMMENTS

SCALE: AS NOTED
DATE: 02/15/21
JOB: NO:2102
DRAWING TITLE:
FLOOR PLANS, ELEVATIONS,
SITE PLAN & PROJECT NOTES
DRAWING NUMBER:
A 100