

NEW 15 DWELLING UNITS

OVER PARKING

READ STREET, NEWARK, NJ

ZONING REGULATION CHART - MID-RISE MULTIFAMILY			
ZONING DISTRICT: RDV/RIVERFRONT PUBLIC ACCESS			
REGULATORY SET	PERMITTED	PROPOSED	VARIANCE REQUESTED
MIN. REQUIRED LOT SIZE	10,000 FEET	4,774 FEET	YES
MIN. REQUIRED LOT WIDTH	100 FEET	50 FEET	YES
MAX. BUILDING HEIGHT	8 STORIES OR 96 FEET	5 STORIES OR 57'-10" FEET	NO
MIN. REQUIRED			
FRONT YARD	6' / PREVAILING	0'-0"	YES
SIDE YARD	5'-0"	0'-0"	YES
REAR YARD	30 FEET	0'-0"	YES
LOT COVERAGE	MAX 60%	100%	YES
MAX. IMPERVIOUS YARD AREA	FRONT YARD: 55% REAR YARD: 30%	FRONT YARD: 100% REAR YARD: 100%	YES
MIN BUILDING TRANSPARENCY			
FRONT FACADE	50%	23%	YES
REAR FACADE	35%	4%	YES
PRIMARY ENTRANCE	PRIMARY STREET FACING FACADE	PRIMARY STREET FACING FACADE	NO
SIDE FACADE	R=20% L=20%	R=0% L=20%	YES NO
PARKING	15	8 SPACES +2 AUTO SHARE=14	YES
PERMITTED USE	RESIDENTIAL UP TO 5 STORIES	MID-RISE MULTIFAMILY	NO

N.J.U.C REQUIREMENTS			
USE GROUP	R-2		
TYPE OF CONSTRUCTION	5-A		
HEIGHT OF STRUCTURE	57'-10"		
NUMBER OF STORIES	5		
1ST FLOOR AREA	4,461 SQ.FT		
2ND FLOOR AREA	4,270 SQ.FT		
3RD FLOOR AREA	4,270 SQ.FT		
4TH FLOOR AREA	3,892 SQ.FT		
5TH FLOOR AREA	3,892 SQ.FT		
TOTAL AREA	20,785 SQ.FT		
VOLUME	287,473 C.FT		
IMPERVIOUS COVERAGE			
TOTAL SITE AREA	4,774 SQ.FT		
AREA OF DISTURBANCE	5,446 SQ.FT		
BUILDING AREA	4,774 SQ.FT		
PARKING AREA / CIRCULATION TOTAL IMPERVIOUS	0 SQ.FT		
LANDSCAPING			
DESIGN LOADS	DEAD LOAD IBS/SQ.FT	LIVE LOAD IBS/SQ.FT	TOTAL
1ST FLOOR	15	40	55
2ND FLOOR	15	40	55
3RD FLOOR	15	40	55
ROOF	15	30	45

PARKING:	
THE PARKING FOR THIS PROJECT CONSISTS OF A TOTAL OF 8 SPACES + 2 AUTO SHARE COVERED.	
GARBAGE	
TENANTS WILL TAKE GARBAGE TO FIRST FL GARBAGE ENCLOSURE. AND IS TAKEN TO THE CURB ON PICK-UP DAYS BY THE BUILDING MANAGEMENT.	
ANTICIPATED NOISE IMPACTS AND TRAFFIC VOLUME.	
-GIVEN THE FACT THAT THE EXISTING BUILDINGS WERE INDUSTRIAL AND WE ARE REPLACING THEM WITH RESIDENTIAL, THERE WILL BE NO NEGATIVE NOISE IMPACTS ON THE NEIGHBORHOOD; FURTHERMORE, WE BELIEVE THAT THIS CHANGE REFLECTS THE INTENT OF THE ZONING ORDINANCE BY REMOVING THE EXISTING INDUSTRIAL USE.	
THE PROPOSED NEW DWELLING UNITS WILL NOT HAVE A NEGATIVE IMPACT ON AREA TRAFFIC FOR THE REASONS SUMMARIZED BELOW:	
-THE DEVELOPMENT IS COMPATIBLE FROM A TRAFFIC GENERATION STANDPOINT WITH THE SURROUNDING MIXED USE COMMERCIAL/RESIDENTIAL.	

DRAWING LIST	
COVER SHEET MAPS-REQUIREMENT	T-1
SURVEY	S-1
SITE/LANDSCAPE/LIGHTING PLAN	S-2
DRAINAGE/UTILITY PLAN	S-3
SOIL EROSION-SEDIMENT CONTROL	S-4
SITE DETAIL	S-5
FLOOR PLANS	A-1
FLOOR PLANS	A-2
ELEVATIONS	A-3

PROJECT DESCRIPTION	
THIS PROJECT CONSISTS OF A 5 STORY BUILDING, THAT WILL HAVE 15 DWELLING UNITS OVER PARKING (10 PARKING COVERED - 8+2 AUTO SHARE). THE UNIT COUNT IS: 5 UNITS ON THE 2ND FLOOR, 4 UNITS ON THE 3RD AND 3 UNITS ON THE 4TH & 5TH FLOORS. THERE ARE 9 2-BEDROOMS/1 3-BEDROOMS AND 5 1-BEDROOM.	
LOCATED:	READ STREET, NEWARK, NJ. LOCATED IN R-3 ZONE.
APPROVALS	
NEWARK DEPT. OF PLANNING & ZONING APPROVAL: YES	
NEWARK DEPT. OF ENGINEERING APPROVAL: YES	
NEWARK DEPT. OF WATER/SEWER APPROVAL: YES	
NEWARK DEPT. OF BUILDING CONSTRUCTION APPROVAL: YES	
PSE&G AND PVSC APPROVAL: YES	
FEMA INFORMATION	
THE PROJECT IS LOCATED AT: ZONE:"X" AREA OF MINIMAL FLOOD HAZARD. FLOOD MAP#: 34013C0157F EFFECTIVE DATE: 06-04-2007	
APPLICABLE CODES	
2018 INTERNATIONAL BUILDING CODE OF NJ 2018 NATIONAL STANDARD PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL FUEL GAS CODE 2017 NFPA 70 NATIONAL ELECTRIC CODE	
SPRINKLER NOTES	
1-THE BUILDING IS TO BE SPRINKLRED. SPRINKLER CONTRACTOR TO PROVIDE DESIGN BY ENGINEER SPECIALIZED IN SPRINKLER. PROVIDE SET OF APPROVED DWGS. FOR RECORD.	

GENERAL NOTES

ALL WORK SHALL BE DONE CONFORMING TO THE INTERNATIONAL BUILDING CODE FOR NEW JERSEY AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

THESE DRAWINGS ARE THE LEGAL PROPERTY OF THE ARCHITECT, JORGE P FERNANDES. ANY UNAUTHORIZED REPLICATION OR RE-USE OF THESE DRAWINGS ARE PROHIBITED. DRAWINGS ARE NOT TO BE SCALED AND WRITTEN DIMENSIONS TAKE PRECEDENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW THE REQUIREMENTS SET OUT IN THESE DRAWINGS AND TO AVOID DEVIATION. ALL PARTIES INVOLVED MUST CAREFULLY GO OVER ALL THE DRAWINGS FOR ANYTHING RELATED TO THEIR TRADE.

ALL WORK SHALL BE DONE CONFORMING WITH THESE DRAWINGS. THE FAILURE TO READ THESE DRAWINGS DOES NOT ALLOW PARTIES INVOLVED TO BE NEGLIGENT AND DEVIATE FROM THE REQUIREMENTS SET OUT BY THE DRAWINGS.

THE ARCHITECT IS THE SOLE INTERPRETER OF THESE DRAWINGS AND THE ONE WHO WILL ANSWER QUESTIONS RELATED TO THE DRAWINGS. WRITTEN APPROVAL FROM THE ARCHITECT IS NEEDED FOR ANY DEVIATIONS TO THE WORK IN THESE DRAWINGS.

THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING SITE, CONDITIONS, AND SCOPE OF THE WORK PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS ON THE SITE. THE CONTRACTOR SHALL DOCUMENT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND ADDRESS ALL ISSUES AND QUESTIONS PRIOR TO STARTING ANY WORK. ANY CHANGES ARE TO BE REQUESTED IN WRITING AND ARE ONLY APPROVED IN WRITING BY THE ARCHITECT AND THE OWNER PRIOR TO ANY CHANGES BEING MADE.

THE CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE TO THE ARCHITECT AND OWNER AS WELL AS OBTAIN ALL REQUIRED PERMITS AND APPROVALS NECESSARY PRIOR TO STARTING ANY WORK. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE FILED WITH THE CITY AND INSTALLED BY THE APPROPRIATE LICENSED CONTRACTORS.

WHERE REQUIRED, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO STARTING ANY WORK ON SAID ITEMS.

SAFE WORKING CONDITIONS, CONSTRUCTION METHODS, SITE CONDITIONS, AND SAFETY REQUIREMENTS SET FORTH BY JURISDICTION AND OWNER ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IF CONFLICTS COME FORTH, STRICTER REQUIREMENTS TAKE PRECEDENCE. CARE AND SAFETY SHALL BE UTILIZED IN ORDER TO AVOID ENDANGERING PERSONS, STRUCTURES, SITE, ETC.

THE CONTRACTOR SHALL FOLLOW NECESSARY ARCHITECTURAL AND MECHANICAL REQUIREMENTS FOR ALL OPENINGS IN FLOORS, ROOF, WALLS, EVEN IF SHOWN OTHERWISE ON DRAWINGS.

THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT THAT MAY BE REQUIRED TO PERFORM THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR OPERATIONS TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL PROPRIETARY MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. WHERE TRADEMARK PRODUCTS ARE CALLED FOR, APPROVED EQUIVALENTS MAY BE SUBSTITUTED WITH WRITTEN PERMISSION OF THE ARCHITECT AND THE OWNER.

CONTRACTOR SHALL FOLLOW ACCEPTED TRADE PROCEDURES AND MANUFACTURER'S SPECIFICATIONS AND SHALL NOT SUBSTITUTE ANY STRUCTURAL GRADE MATERIALS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SHORING AND BRACING OF EXISTING STRUCTURE PRIOR TO STARTING ANY WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION AND TEMPORARY SUPPORT OF UTILITIES NEEDED DURING THE WORK.

WRITTEN APPROVAL FROM A LICENSED STRUCTURAL ENGINEER IS NEEDED PRIOR TO ANY STRUCTURAL ELEMENTS BEING CUT, DRILLED, OR REMOVED.

IN THE EVENT OF ASBESTOS CONTAINING MATERIALS, IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE SAFE REMOVAL OF THESE MATERIALS.

THE CONTRACTOR SHALL PROVIDE SAFE AND SANITARY CONDITIONS WHERE DEMOLITION AND CONSTRUCTION OCCUR. WORK SHALL BE EXECUTED IN A SAFE AND CONSCIOUS MANNER THAT SHALL MINIMIZE THE RISK OF SAFETY ISSUES, HAZARDS, ENDANGERMENT TO OTHERS, ETC.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE SITE CLEAN AND DEBRIS FREE. ANY DUST AND DEBRIS RESULTING FROM DEMOLITION OR ANY OF THE WORK PERFORMED SHALL BE MAINTAINED TO PREVENT THE SPREAD TO THE SURROUNDING AREA.

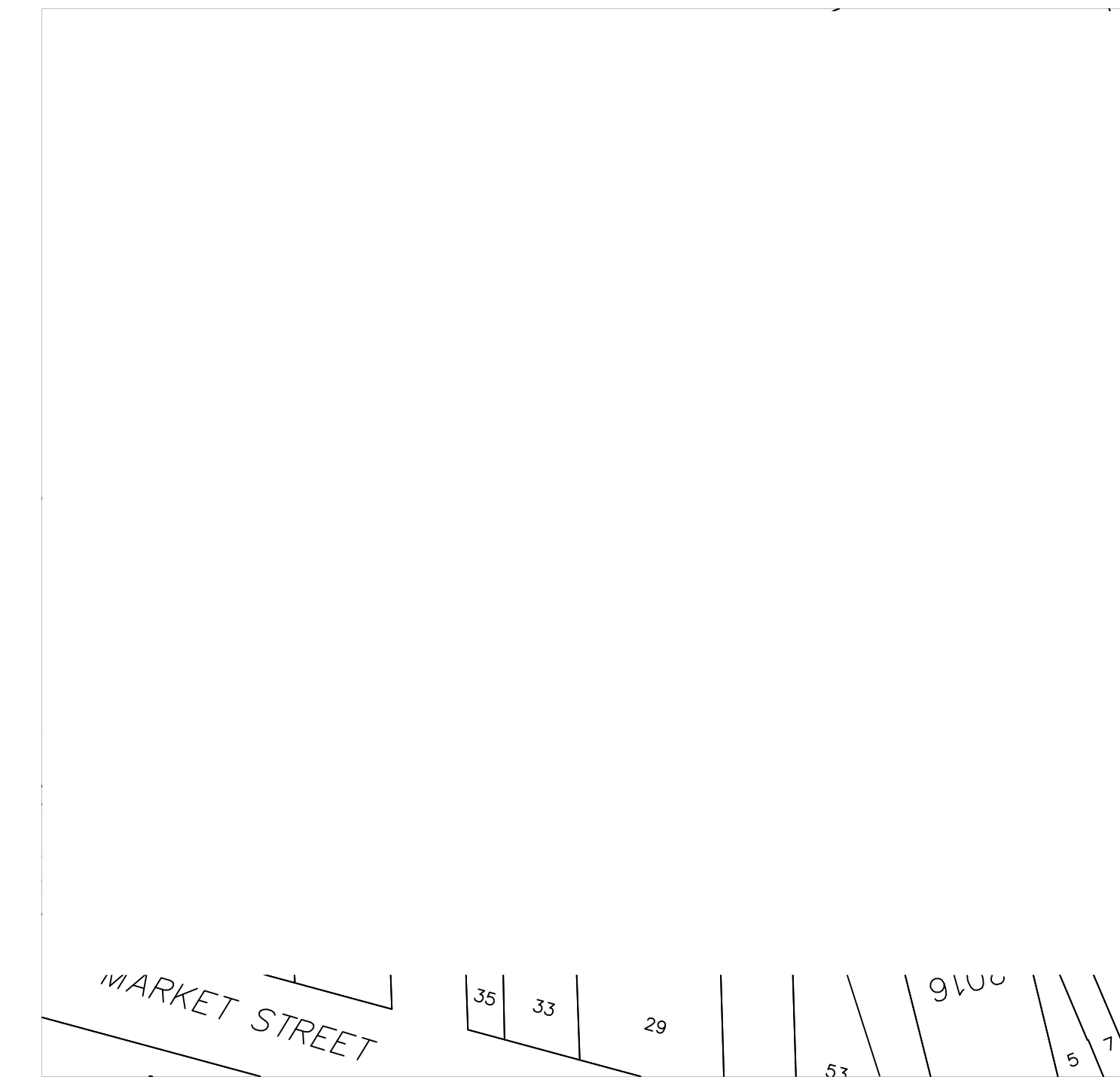
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEANING, CUTTING, FILLING, PATCHING, ETC. NEEDED UPON THE COMPLETION OF THE WORK. ALL EXCESS DEBRIS, MATERIAL, ETC., TO BE DISPOSED OF IN A SAFE AND APPROVED METHOD AND THE SITE IS TO BE LEFT IN A CONDITION TO THE OWNER'S SATISFACTION.

CONTRACTOR SHALL SECURE EXISTING FENCING AND PROVIDE TEMPORARY CHAIN-LINK FENCING DURING CONSTRUCTION AS REQUIRED TO PREVENT UNAUTHORIZED ACCESS TO THE BUILDING WHERE WORK IS BEING PERFORMED AND IS TO COORDINATE THIS WITH THE OWNER.

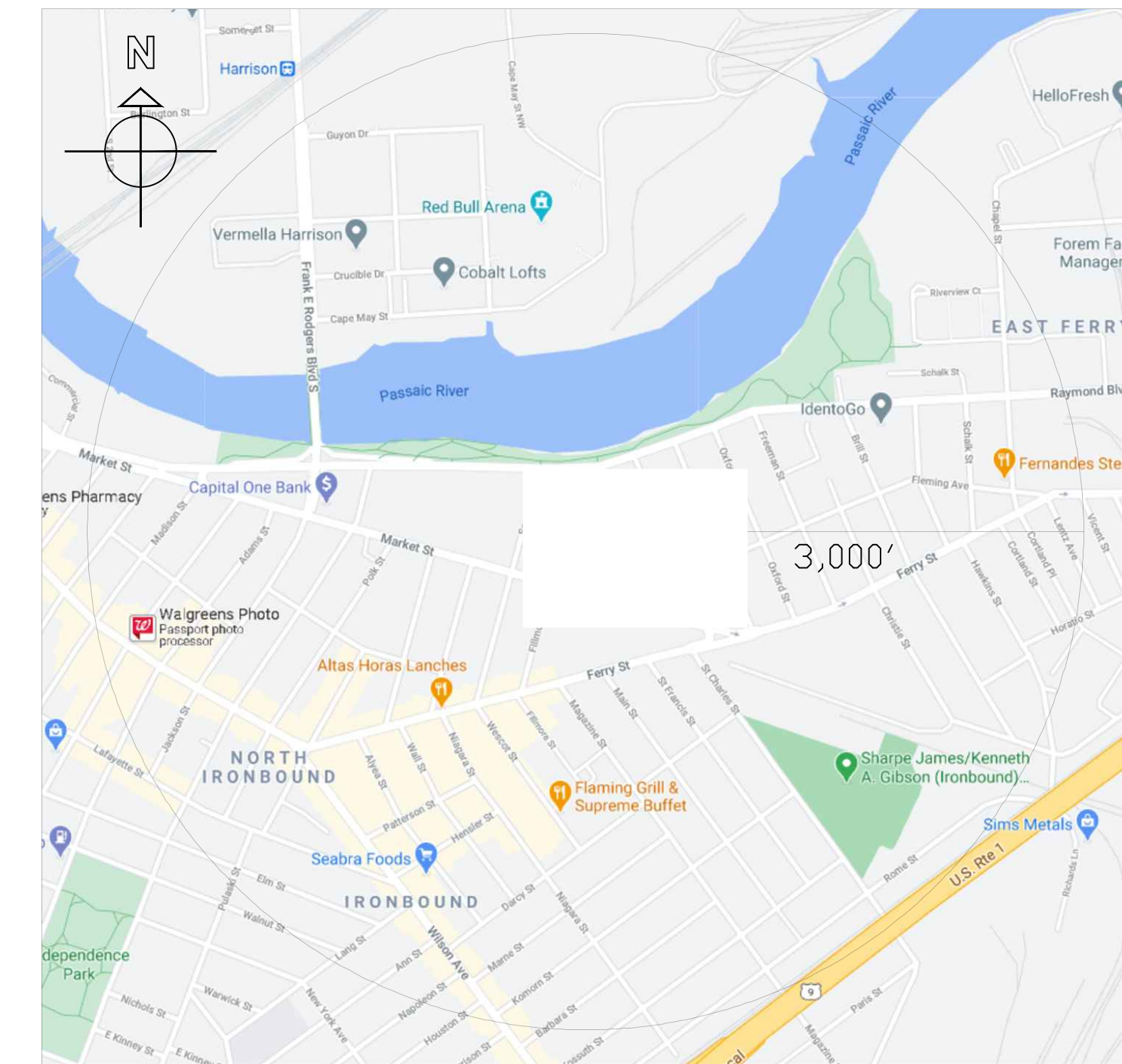
THE ARCHITECT, JORGE P FERNANDES, HAS THE RIGHT TO REJECT ANY AND ALL PARTS OF THE WORK THAT DOES NOT MEET INDUSTRY SET STANDARDS. THAT WAS INSTALLED POORLY, ANY DEVIATION FROM THE WORK, OR ANY UNAUTHORIZED WORK DONE. THIS SHALL BE REPLACED, REPAIRED, REMOVED, ETC., AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR WORK AND THEIR SUBCONTRACTORS WORK AND THE EXECUTION OF THE WORK IN A SAFE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARANTEEING ALL OF THEIR WORK AND THE WORK OF THEIR SUBCONTRACTORS FOR ONE YEAR AFTER PROJECT COMPLETION. WORK NEEDED DURING THIS TIME FRAME TO BE AT THE EXPENSE OF THE CONTRACTOR.

THE ARCHITECT, JORGE P FERNANDES AND HIS EMPLOYEES HOLD NO LIABILITY OR RESPONSIBILITY FOR AND CANNOT BE HELD ACCOUNTABLE, LIABLE, RESPONSIBLE, ETC. FOR ANY AND ALL CLAIMS, LOSSES, SUITS, AND ANY LEGAL ACTION RESULTING FROM WORK ON THIS PROJECT.



200' RADIUS AREA MAP
SCALE:1"=100'



SITE LOCATION MAP
SCALE:1"=100'



ZONING MAP
SCALE:1"=100'

REVISIONS
DATE: 07/21/21

15 DWELLING UNITS OVER PARKING

NEWARK, NJ

TITLE PAGE

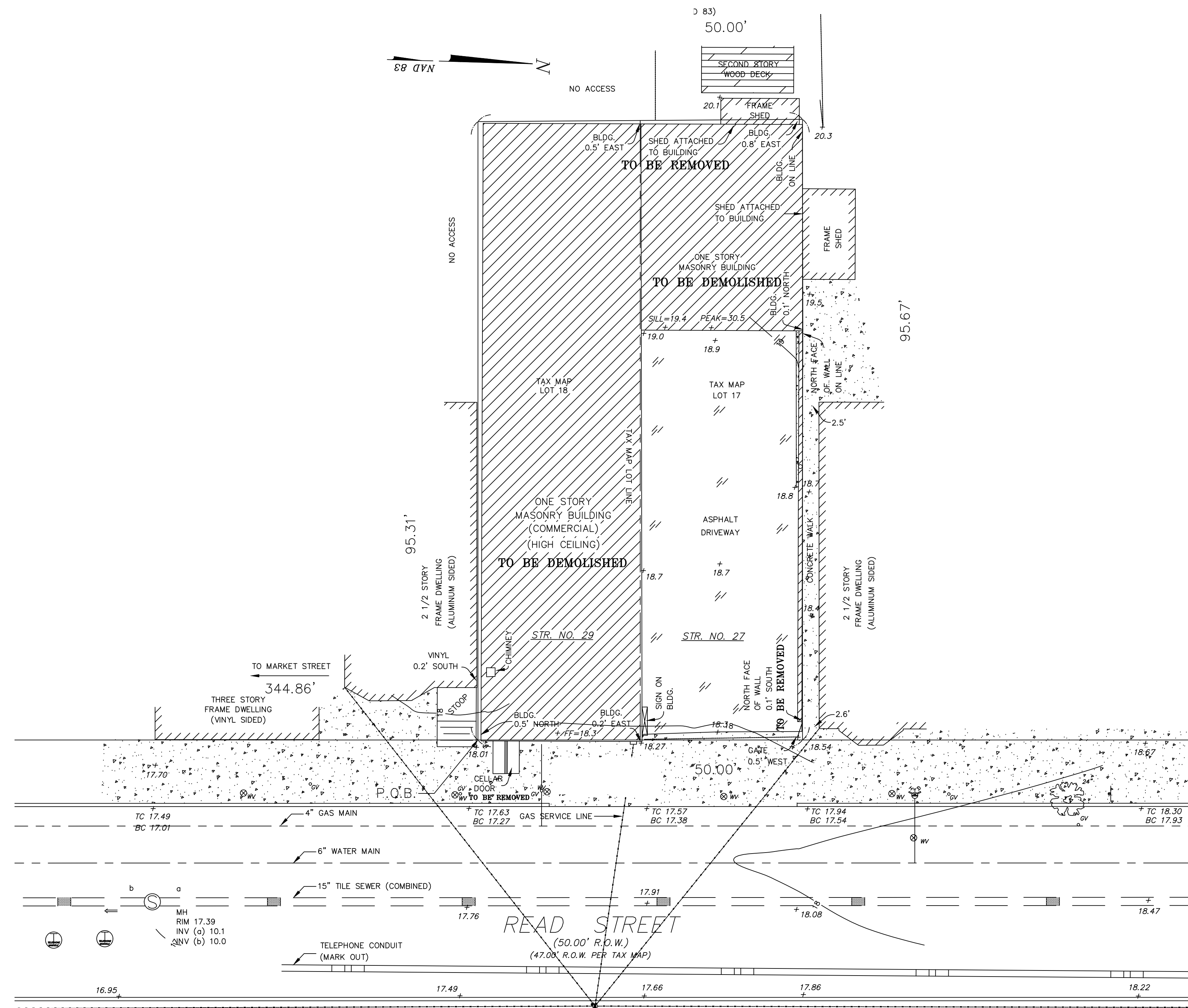
PROJECT NO:

DATE: 01/21/21

DRAFTSMAN: A A

T-1
SHEET 1 OF 9

- DEMOLITION NOTES**
1. ENSURE THAT ALL UTILITIES ARE PROPERLY CAPPED
 2. ENSURE THAT NEIGHBORING BUILDINGS ARE STABILIZED PRIOR TO COMMENCEMENT OF DEMOLITION.
 3. APPLY DAMP-PROOFING ON BRICK LEFT EXPOSED ON NEIGHBORING BUILDINGS AFTER DEMOLITION.
 4. IF A BRICK-FACE RUNS THROUGH TO THE NEIGHBORING PROPERTIES, SAWCUT AND COVER WITH SILICONE SEALANT AND DAMP-PROOFING.

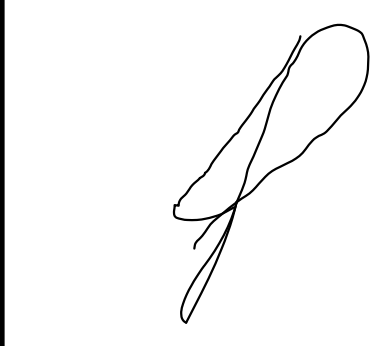


EXISTING SITEPLAN
SCALE: 1"=10'

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY BASED
PREPARED BY

DATE: 11-5-2020

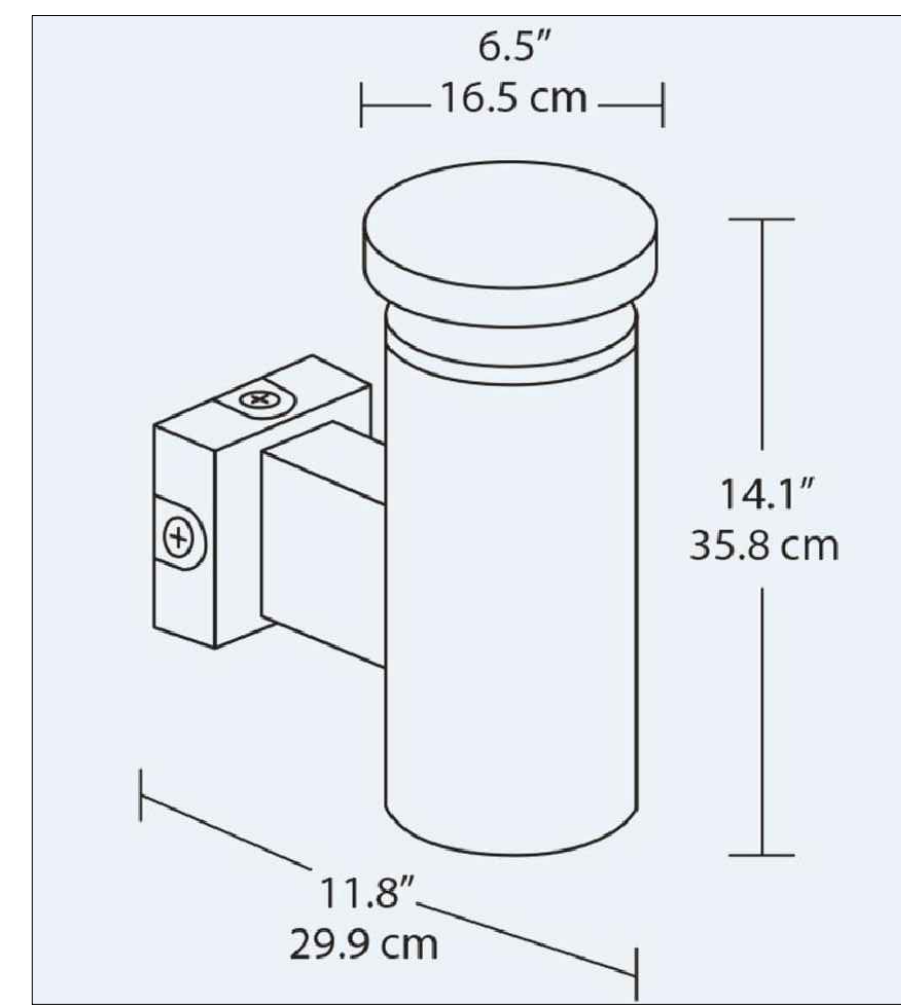
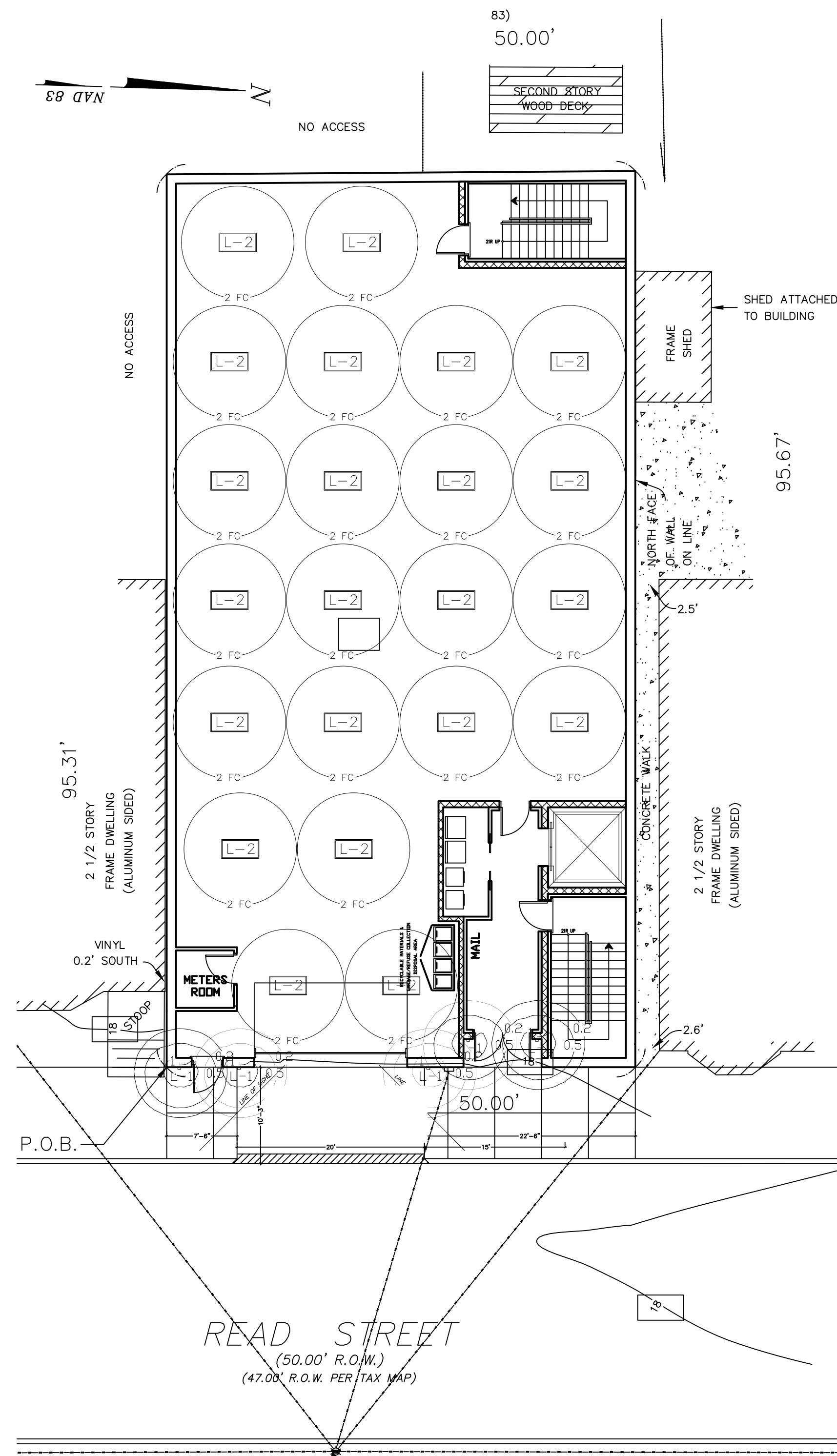
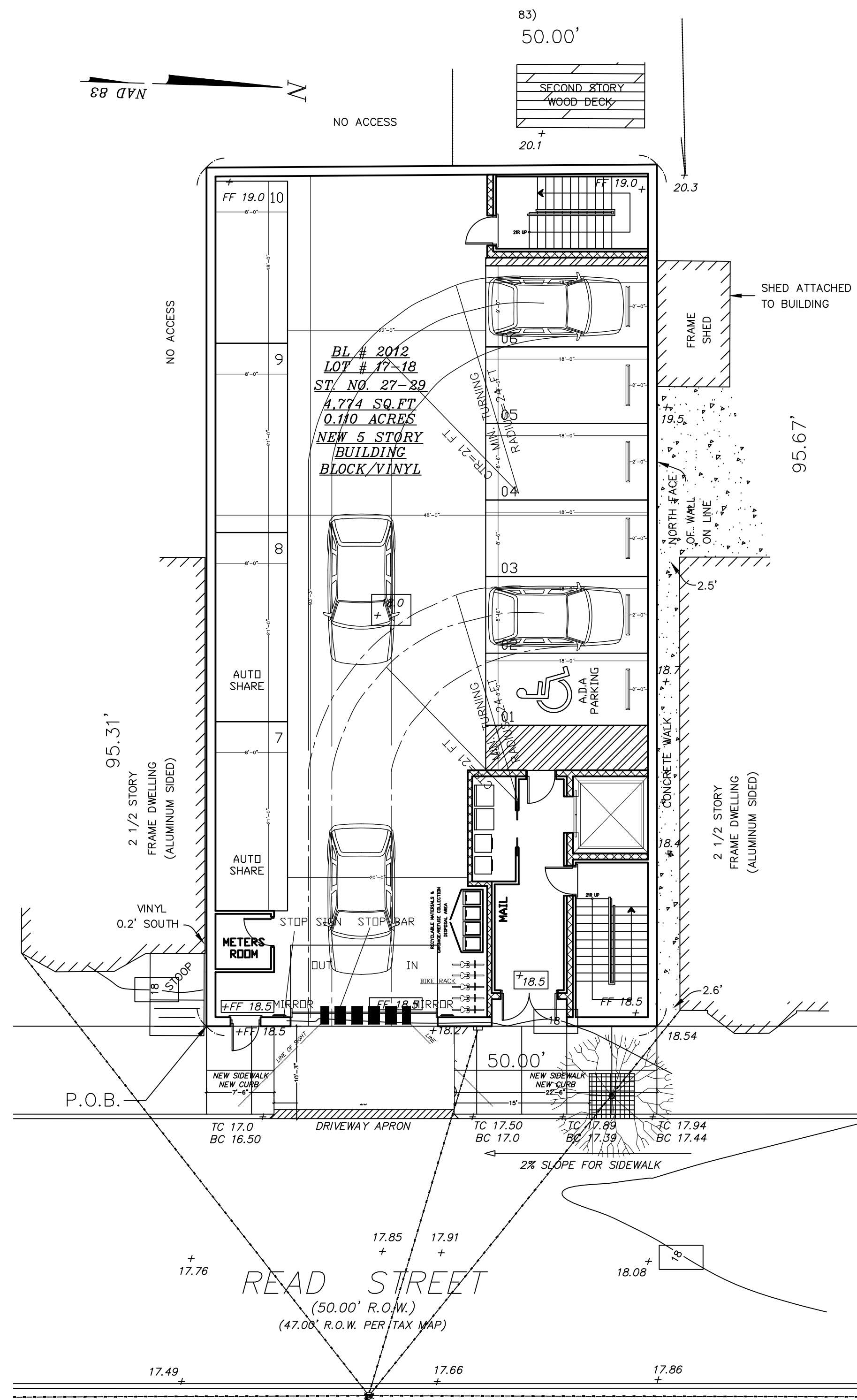
- * ALL THE CONTENTS OF THE SITE WILL BE DEMOLISHED.
- ** ALL THE EXISTING UTILITIES ON PROPERTY WILL BE REMOVED AND DISPOSITION OF THE EXISTING SERVICE LINES.
- *** THE EXISTING CELLAR DOORS, EXISTING FLOOR SLAB, WALLS/STAIRWELL LOCATED BENEATH THE EXISTING CELLAR DOORS WILL BE REMOVED.
- **** THE EXISTING HOLE THAT WILL BE LEFT SHALL BE BACKFILLED WITH DGA CRUSHED STONE PLACED IN 12" LIFTS AND COMPACTED TO A 95% OPTIMUM DENSITY FOR EACH LIFT



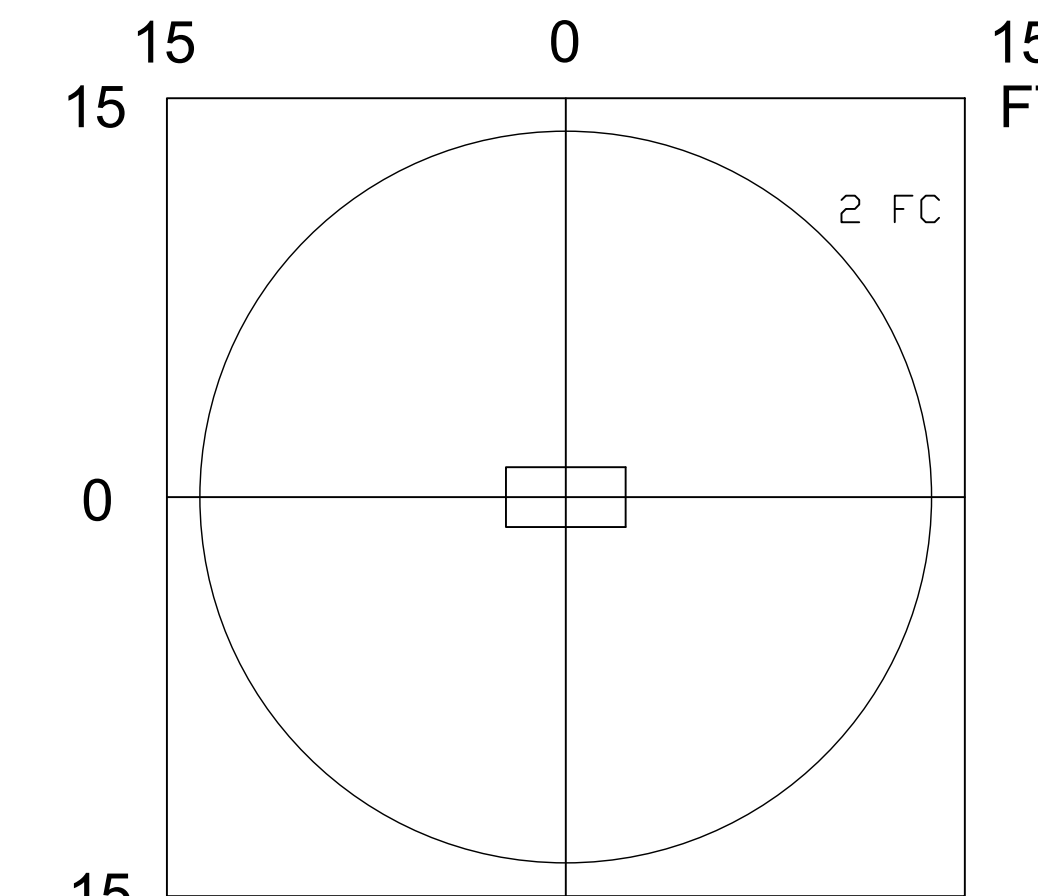
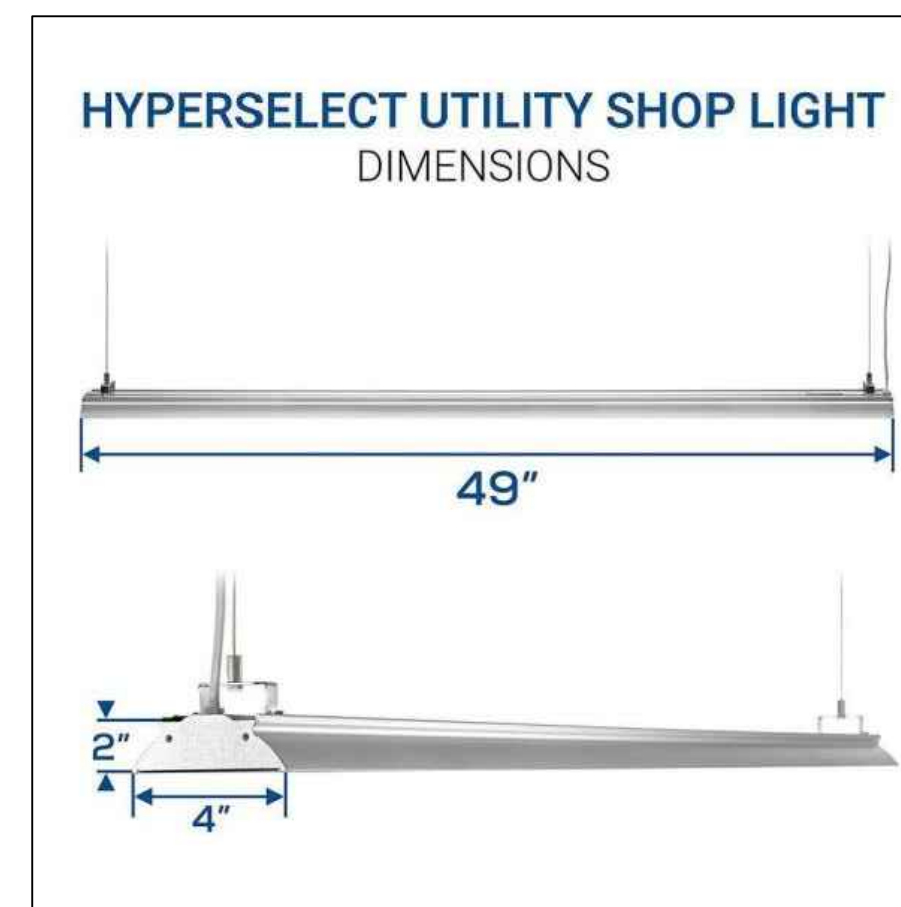
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15 DWELLING UNITS OVER PARKING
READ STREET
NEWARK, NJ
EXISTING SITEPLAN

PROJECT NO:
DATE: 01/21/21
DRAFTSMAN: A A



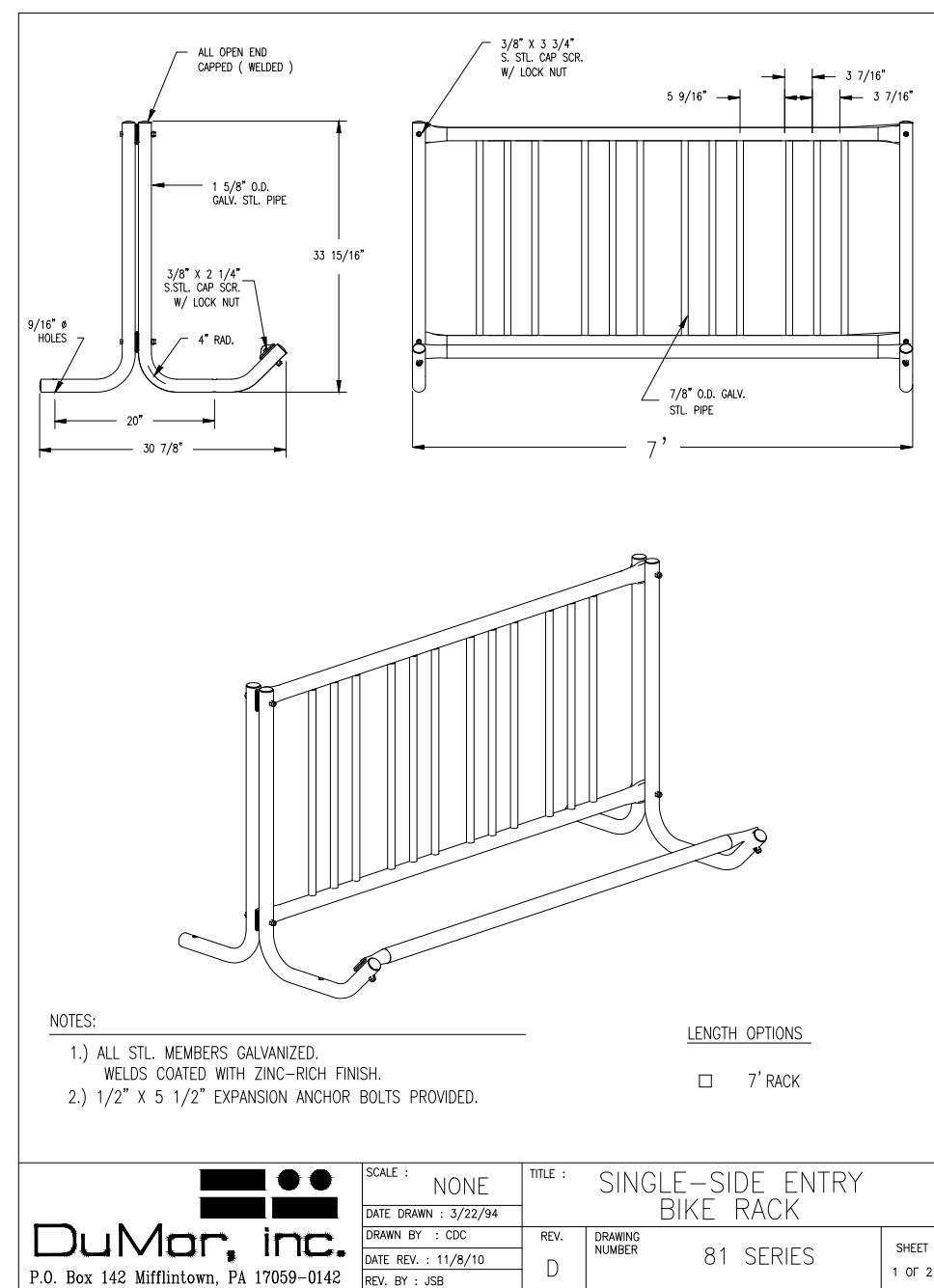
L1



L2 INTERIOR PARKING GARAGE

LIGHTING SCHEDULE					
	NUMBER	LOCATION	HEIGHT	MIN. LIGHT INTENSITY	MAX. LIGHT INTENSITY
L-1	5	FRONT	9' G TO BL	0.2 FC	1 FC
L-2	22	GARAGE	11' G TO C	-	2 FC

PLANTING LIST				
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	QUANTITY
AR	ACER RUBRUM	RED MAPLE TREE	3-1/2" - CALIPER MIN. BRANCHED AT 7'	1 AT SIDEWALK



SITEPLAN

SCALE: 1"=10'

* NEW CURBS, DRIVEWAY APRON AND SIDEWALKS ARE REQUIRED AT THE PROPERTY FRONTAGE

NOTES:

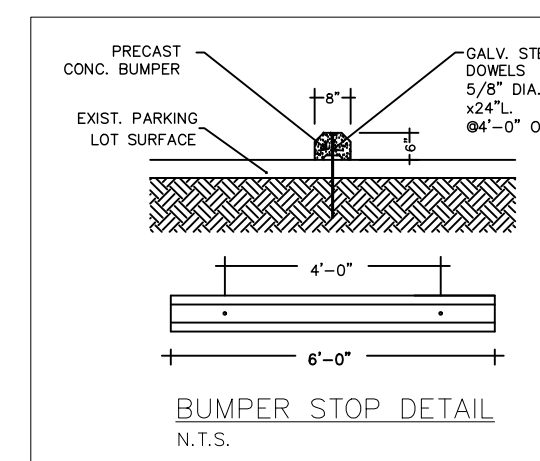
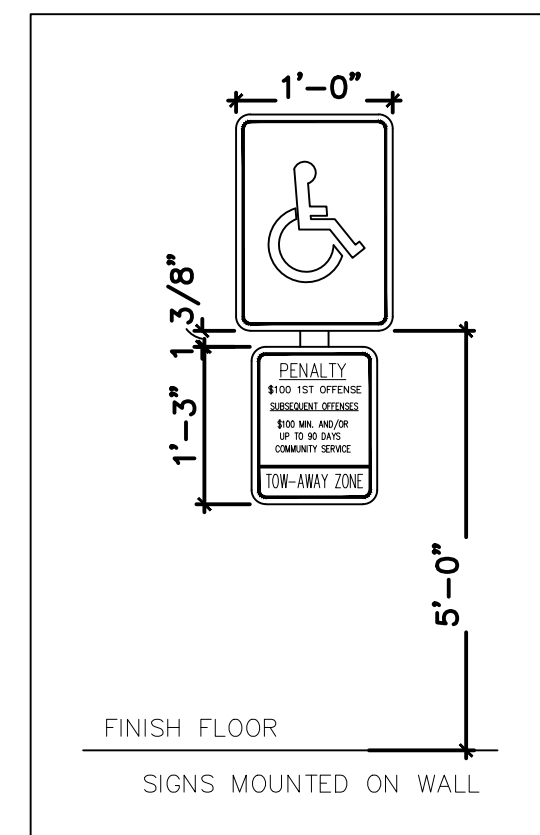
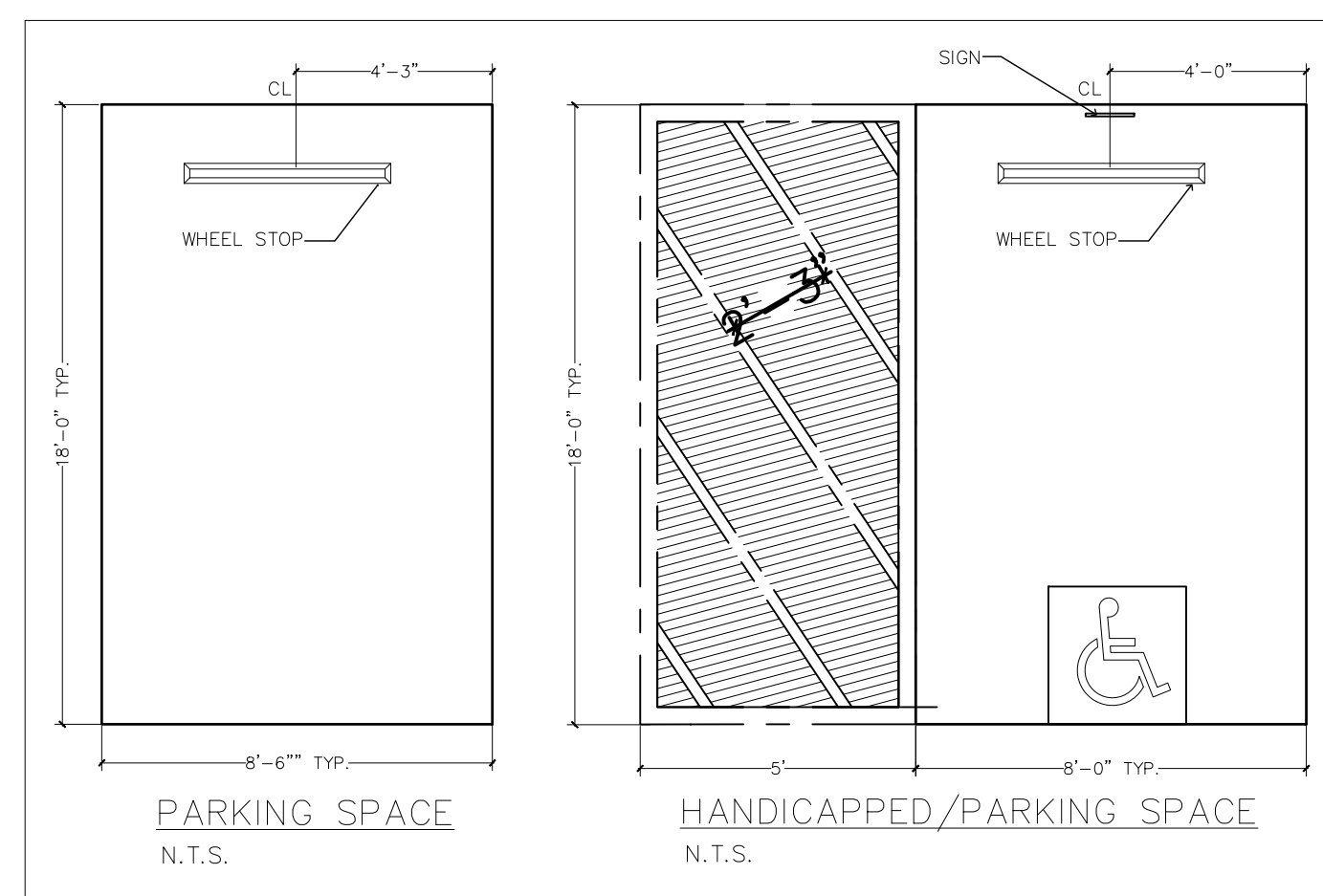
- 1.) NEW CURBS AND SIDEWALKS SHALL BE CONSTRUCTED AT ALL PROPERTY FRONTAGES WITH THE FINAL DETERMINATION BY THE DEPARTMENT OF ENGINEERING OF THE CITY OF NEWARK. ALL WORK SHALL CONFORM TO CITY STANDARDS. ALL PERMIT MUST BE OBTAINED FROM THE DIVISION OF TRAFFIC AND SIGNALS PRIOR TO ANY WORK IN OR OCCUPANCY OF THE PUBLIC RIGHT- OF- WAY.
- 2.) ADDRESSES SHALL BE DISPLAYED SO AS IN CONFORMANCE WITH THE CITY'S 911 LOCATABLE ADDRESS ORDINANCE, CHAPTER 15 OF TITLE 29 OF THE CITY OF NEWARK ORDINANCE. THEY SHALL BE PLACED NEXT TO THE FRONT ENTRANCE DOOR ON A PLAQUE WITH MIN. 5" HIGH NUMBERS.

PARKING:

THE PARKING FOR THIS PROJECT CONSISTS OF A TOTAL OF 10 SPACES COVERED. (8+2 AUTO SHARE) 5 BICYCLE PARKING ROON/RACKS

LIGHTING PLAN

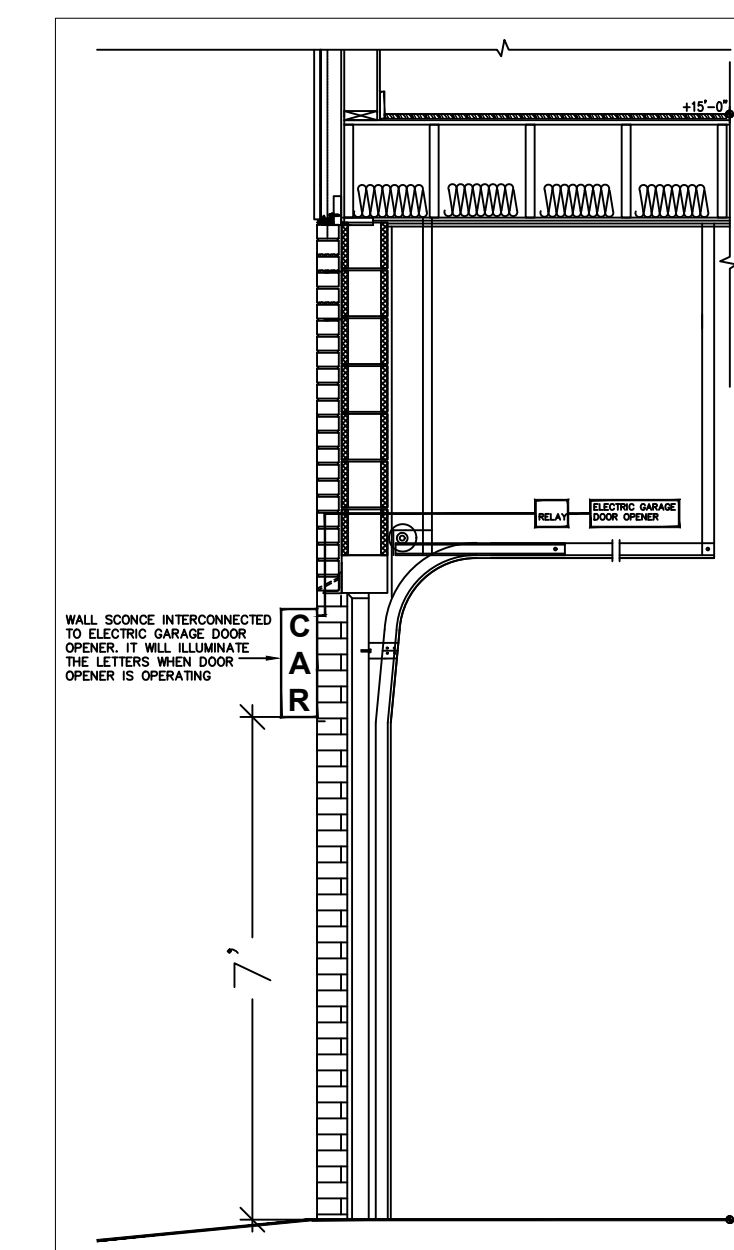
SCALE: 1"=10'



SIGN NOTES

1. SIGN SHALL CONSIST OF WHITE REFLECTORIZED PAINTED LETTERING ON A DARK BLUE REFLECTORIZED PAINTED BACKGROUND.
2. LETTERS ARE TO BE A MINIMUM OF 3 INCH IN HEIGHT.
3. THE SIGN SHALL BE PERMANENTLY POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE.
4. ALL SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES(MUTCD).

AUTOMATIC GARAGE DOOR OPENER WITH WARNING LIGHT

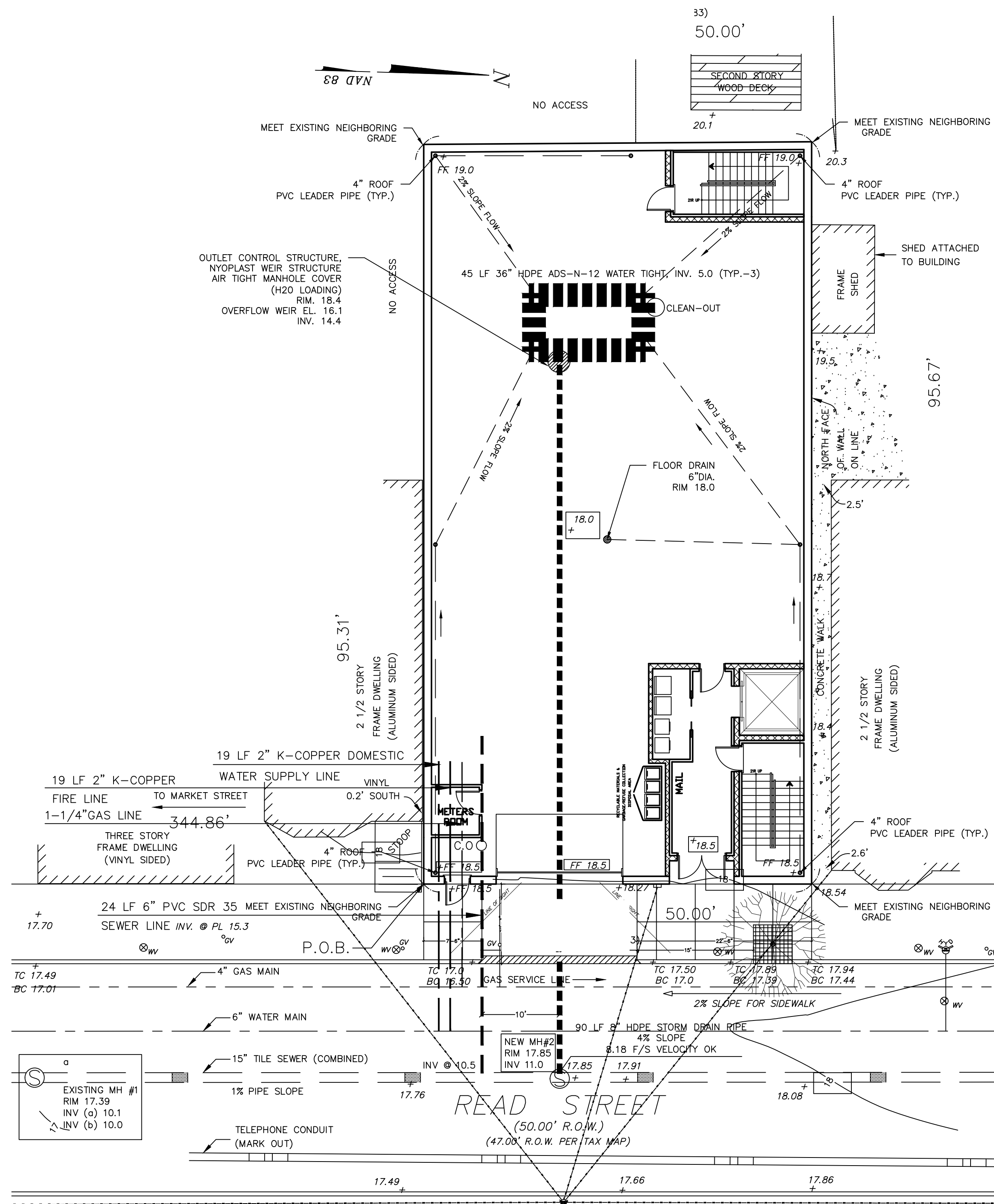


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15 DWELLING UNITS OVER PARKING
READ STREET
NEWARK, NJ

SITE PLAN / LIGHTING PLAN

PROJECT NO:
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DRAFTSMAN: A A



DRAINAGE/UTILITY PLAN

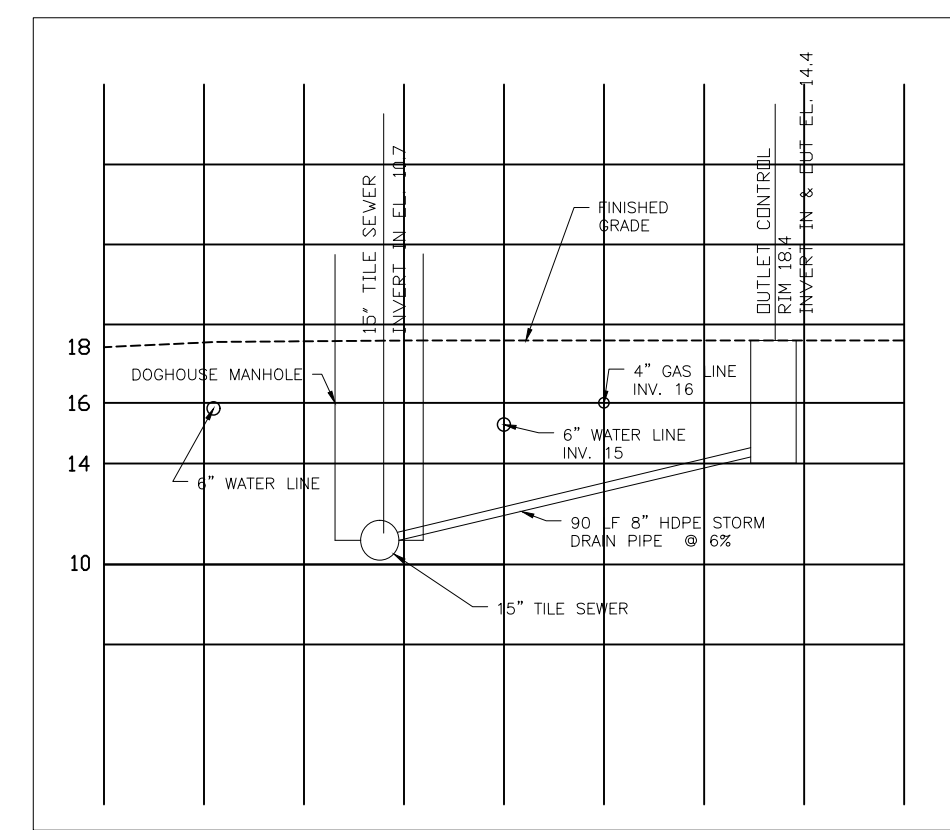
SCALE: 1"=10'

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY

UTILITY NOTES:

DATE: 11-5-2020

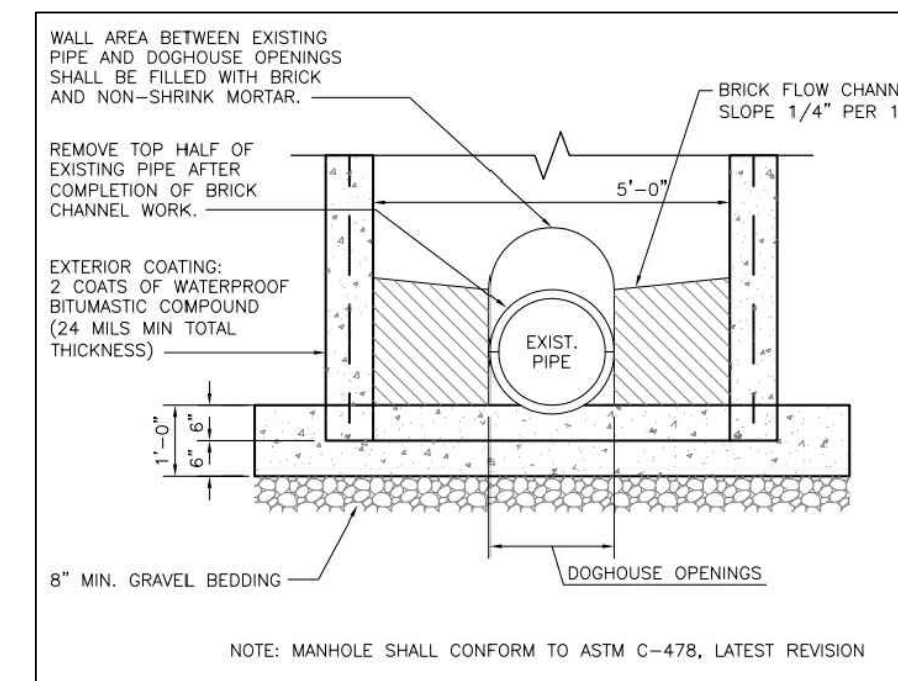
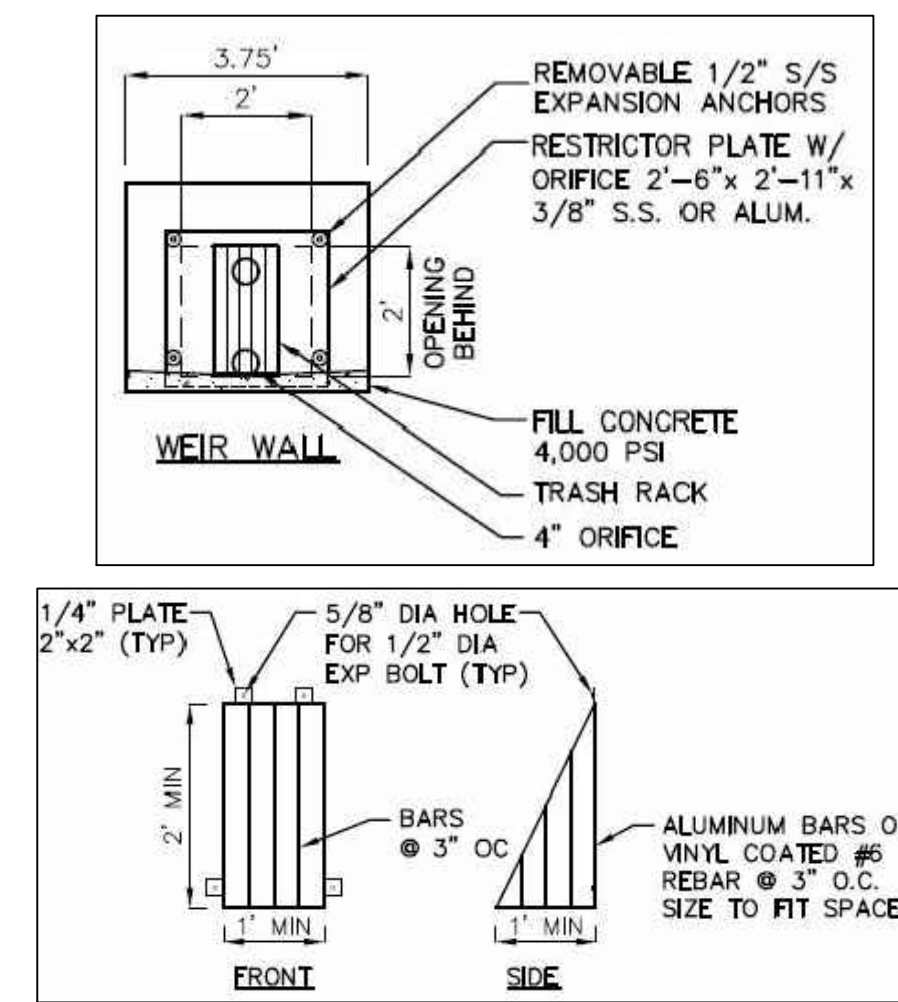
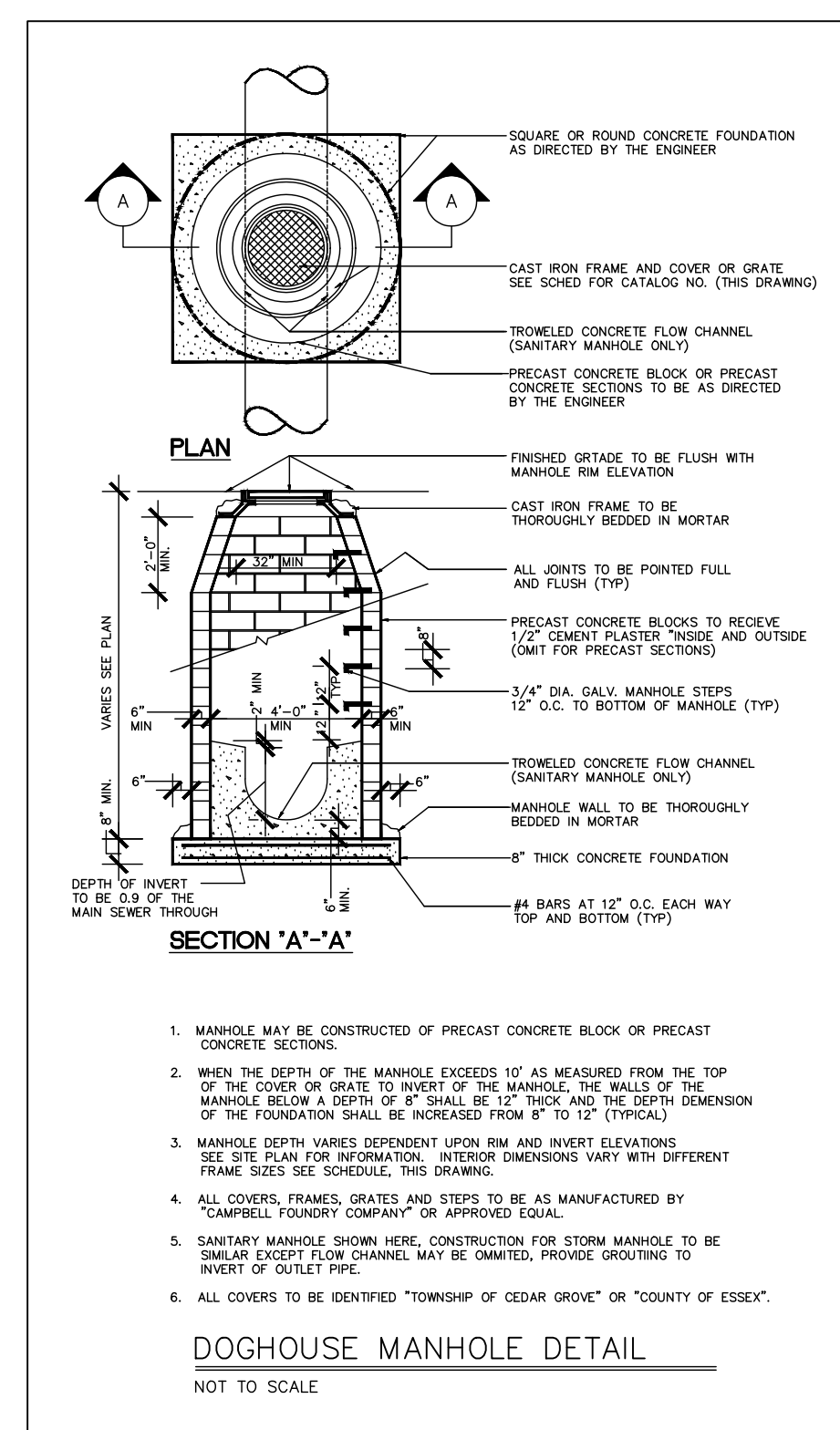
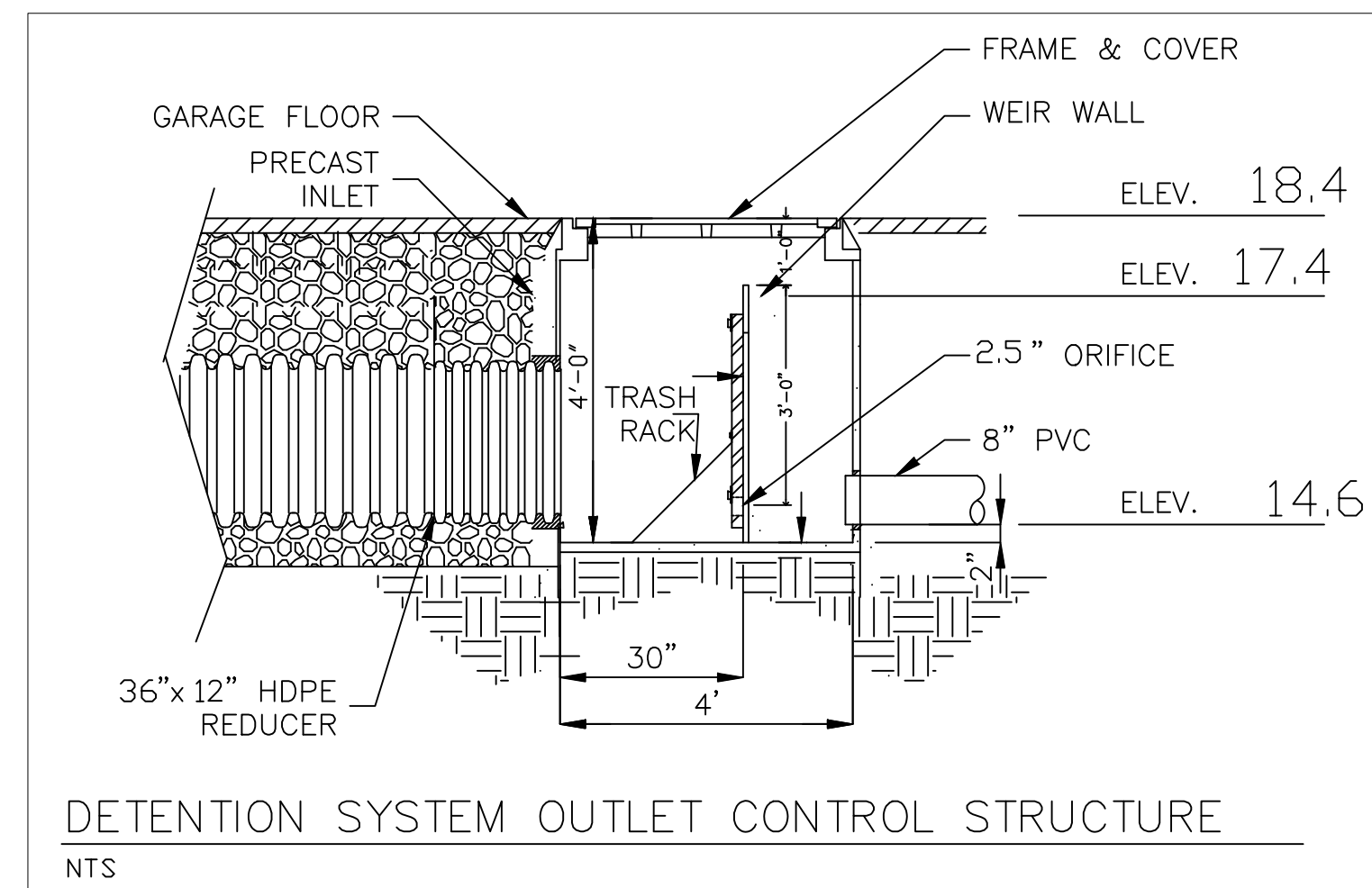
- 1.) DEVELOPER WILL COMPLY WITH ALL DIRECTIVES FROM THE DIVISION OF WATER/SEWER UTILITY WITH REGARDS TO BOTH THE WATER AND SEWER TAPS.
- 2.) ADDITIONALLY, IT SHALL BE THE DEVELOPERS RESPONSIBILITY TO DISCONNECT ANY EXISTING WATER/SEWER UTILITY AS PER DEPT. STANDARDS. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN PERMITS AND SCHEDULE THE INSPECTION OF DISCONTINUANCE OF UTILITY SERVICES. EXISTING SEWER SERVICE SHOULD BE CAPPED AT THE CURB AND EXISTING WATER SERVICE SHOULD BE TERMINATED AT THE MAIN PRIOR TO THE INSTALLATION OF ANY NEW UTILITIES.
- 3.) DEVELOPER SHALL BE RESPONSIBLE TO MILL AND REPAVE, CURB TO CURB, THE STREET AT THE PROJECT FRONTAGE. ANY ROADWAY STRIPING IS ALSO THE DEVELOPERS RESPONSIBILITY. ALL WORK SHALL BE COORDINATED WITH THE DIVISION OF TRAFFIC AND SIGNALS.
- 4.) ALL EXISTING STREET CATCH BASINS MUST BE RETROFIT WITH A NEW FRAME/GRATE/CURB PIECES PER THE NEWARK CITY STANDARD



UTILITY PROFILE

PROPOSED DETENTION SYSTEM

Sb = Storage ratio H1 = pipe diameter
 $S_b = (H1' \times 0.50)^2 \times \pi = 7.06 \text{ SF}$
 $V_r = S_r / S_b = 303.84 \text{ CF} / 7.06 \text{ SF} = 43.03 \text{ LF OF PIPE}$
45 LF PIPE = 317.7 CF OF STORAGE
 ORIFICE
 $A_o = Q_a / (0.62 \times (2 \times 32.2 \times H)^{0.5})$
 $Q_a = 0.129 \text{ CFS} \quad H = 3'$
 $A_o = 0.129 \text{ CFS} / (0.62 \times (2 \times 32.2 \times 3 \text{ FT})^{0.5})$
 $A_o = 0.129 / 8.617 = 0.015 \text{ SF}$
 $D_o = 2 \times (A_o / \pi)^{0.5} = 0.138 \text{ FT OR } 1.656" \text{ USE } 2.5"$



Inputs		Results	
Flow, Q (See notes)	1281.8025	gpm	
Pipe diameter, d ₀	8	in	
Manning roughness, n	0.011		
Pressure slope (possibly ? equal to pipe slope), S ₀	4	% rise/run	
Percent of (or ratio to) full depth (100% or 1 if flowing full)	100	%	
Flow, Q (See notes)	8.1820	ft ³ /sec	
Velocity, v	1.0404	ft H ₂ O	
Velocity head, h _v	0.3491	ft ²	
Wetted perimeter	25.1327	in	
Hydraulic radius	2.0000	in	
Top width, T	0.0000	in	
Froude number, F	0.00		
Shear stress (tractive force), tau	0.4162	psf	

- * ALL UTILITY TRENCHES SHALL BE MILLED TO A DEPTH OF 2 INCHES AND RE-PAVED TO A MIN. WIDTH OF 10'.
- ** UNDERGROUND DETENTION BASINS SHALL BE CONSTRUCTED OF NON-PERFORATED PIPE.
- *** THERE ARE ONE EXISTING MANHOLE AND ONE NEW ONE.

STORMWATER MANAGEMENT CALCULATIONS (PER HOUSE)

LANDCOVER	AREA IN ACRE	C-VALUE	C.A.
LAWNS/HEAVY SOIL	0.11	0.20	0.02
ROOF/BUILDING	0	0.85	0
PAVEMENT	0	0.95	0

TOTAL SITE AREA	0.11 ACRE	WEIGHTED C-VALUE	0.20
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CRITICAL STORM INTENSITY	2 YEAR	10 YEAR	100 YEAR
	3.8 IN/HR	5.9 IN/HR	6.5 IN/HR

EXISTING PEAK RUNOFF RATE :

$Q_e = C * A * i = 0.20 \times 0.11 \times 3.80 = 0.083 \text{ CFS } 2 \text{ YEAR}$
 $Q_e = C * A * i = 0.20 \times 0.11 \times 5.9 = 0.129 \text{ CFS } 10 \text{ YEAR}$
 $Q_e = C * A * i = 0.20 \times 0.11 \times 6.50 = 0.143 \text{ CFS } 100 \text{ YEAR}$

LANDCOVER	AREA SF	C-VALUE	C.A.
LAWNS/HEAVY SOIL	0	0.20	0
ROOF/BUILDING	0.11	0.85	0.093
PAVEMENT	0	0.95	0
TOTAL SITE AREA	0.11 ACRE	C-VALUE	0.93

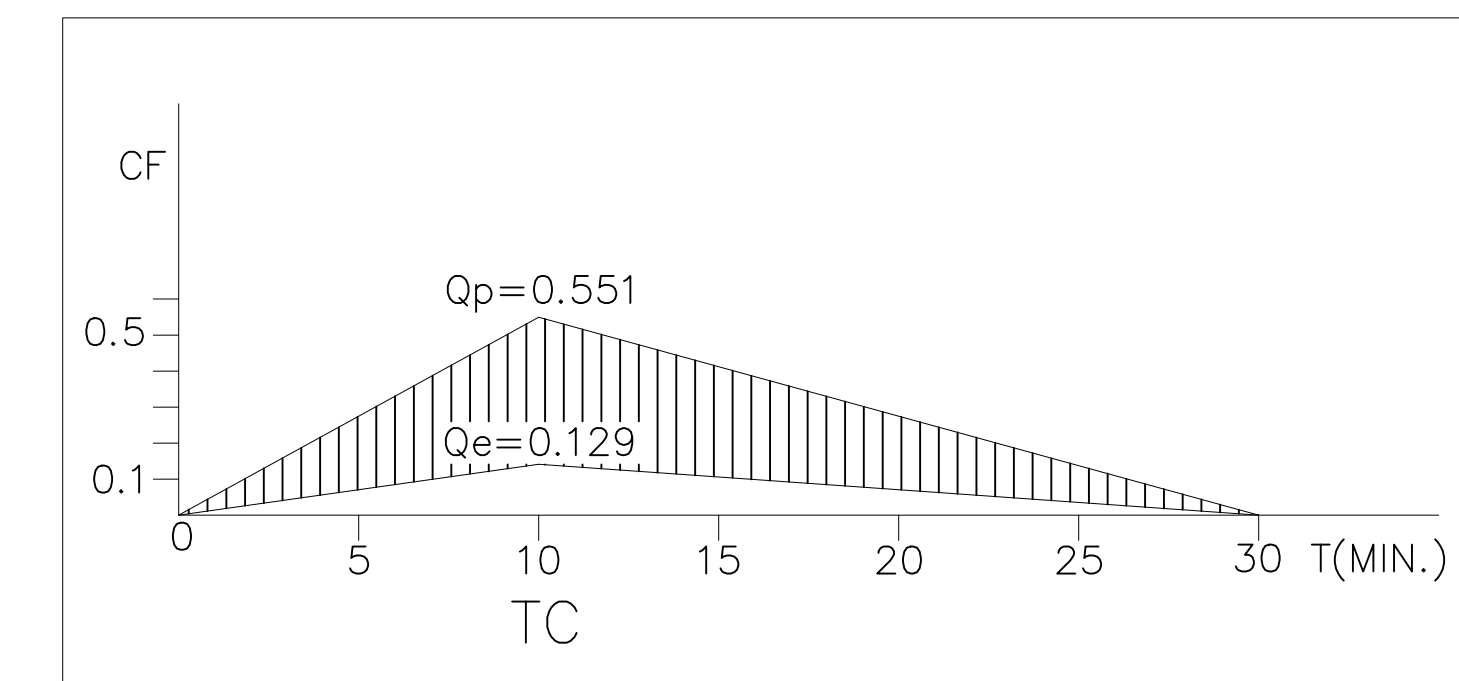
TOTAL SITE AREA	0.11 ACRE	Weighted Value	0.85
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CRITICAL STORM INTENSITY	2 YEAR	10 YEAR	100 YEAR
	3.8 IN/HR	5.9 IN/HR	6.5 IN/HR

PROPOSED PEAK RUNOFF RATE :

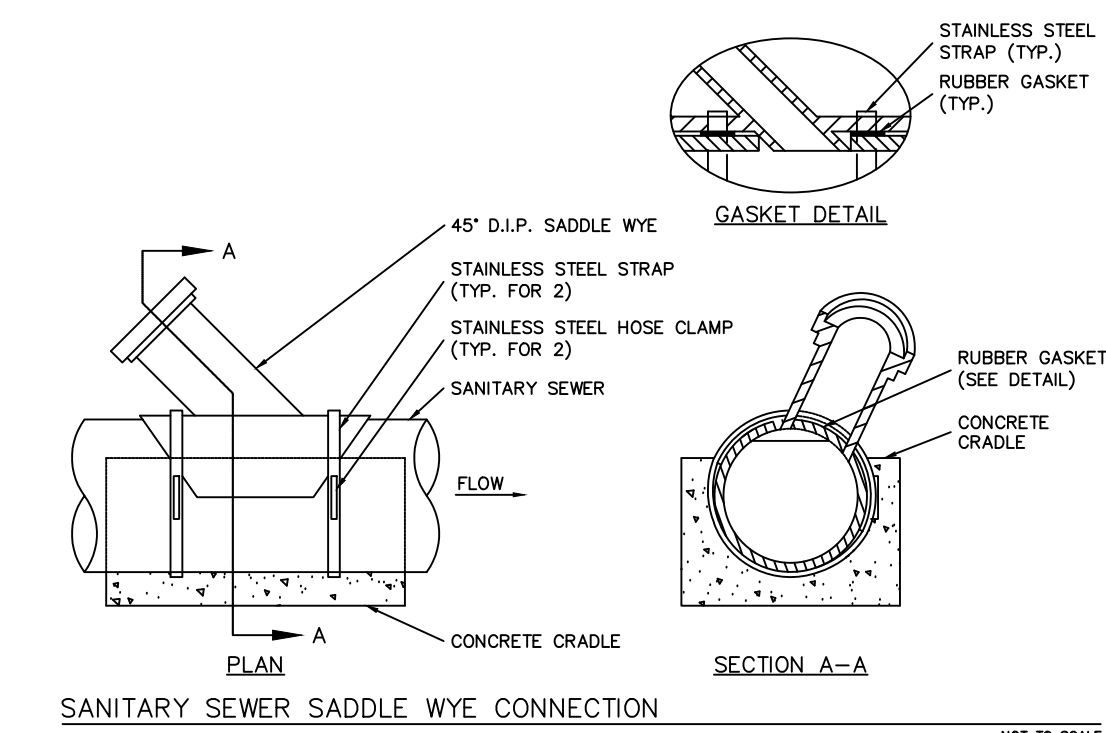
$Q_p = C * A * i = 0.85 \times 0.11 \times 3.80 = 0.355 \text{ CFS } 2 \text{ YEAR}$
 $Q_p = C * A * i = 0.85 \times 0.11 \times 5.9 = 0.551 \text{ CFS } 10 \text{ YEAR}$
 $Q_u = C * A * i = 0.85 \times 0.11 \times 6.50 = 0.607 \text{ CFS } 100 \text{ YEAR}$

TDC Tc	10 MIN	PEAK TIME Tp	15 MIN
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REQUIRED STORAGE VOLUME (TRIANGULAR METHOD) :

$SR = (Q_p - Q_e) * T_p * 60 \text{ MIN/SEC}$
 VOLUME (EXISTING) $V_e = 0.129 \times 10 \times 60 = 77.4 \text{ CF } 10 \text{ YEAR}$
 VOLUME (PROPOSED) $V_p = 0.551 \times 10 \times 60 = 330.6 \text{ CF } 10 \text{ YEAR}$
 STORAGE REQUIRED: $S_r = V_p - V_e = 330.6 - 77.4 = 253.2 \text{ CF}$
253.2 CF * 1.2 FACTOR OF SAFETY = 303.84 CF REQUIRED STORAGE



REVISIONS
 DATE: 07/21/21
 DATE: 04/05/22

15 DWELLING UNITS OVER PARKING
 READ STREET
 NEWARK, NJ
 UTILITY / DRAINAGE PLAN

PROJECT NO:
 DATE: 01/21/21
 DRAFTSMAN: A A

TOTAL AREA OF DISTURBANCE:

- Linear ft. of total amount of curb throughout site: 50 FEET
- Full Face: 30' FEET
- Drop Curb: 0 FEET
- Driveway Apron: 20 FEET
- Area sqft of sidewalk: 500 SQUARE FEET
- Area sqft of driveway aprons: 20 SQUARE FEET
- No. of City Shade Trees: 1 TREES
- No. of truncated domes: 0
- Linear ft. of crosswalk striping: 0
- Size, Type and Length of Storm Drain (From property line to main drain line) 24 LINEAR FEET OF 8" SDR PVC PIPE.
- Linear ft. of Sewer Lateral (Property Line to Main Water Line) 24 LINEAR FEET OF 4" SDR PVC PIPE.
- No. of Doghouse Manhole Storm Drain: 1
- Size, Type, and Length Water Main Service Line
- Linear ft. of Domestic Water Line (Property Line to Main Water Line): 19 LINEAR FEET OF 1" K COPPER.
- Linear ft. of Fire Water Line (Property Line to Main Water Line): 19 LINEAR FEET OF 2" K COPPER
- No. of catch basins in Public Right of Way: 0
- Area of pavement restoration
- Length of Curb x 2ft.= 100 SQUARE FEET
- Utility Length x 10' width=1000 SQUARE FEET

*THERE IS A 6" FLOOR DRAIN ON FIRST FLOOR.

*TOTAL AREA OF DISTURBANCE IS 5,446 SQ.FT

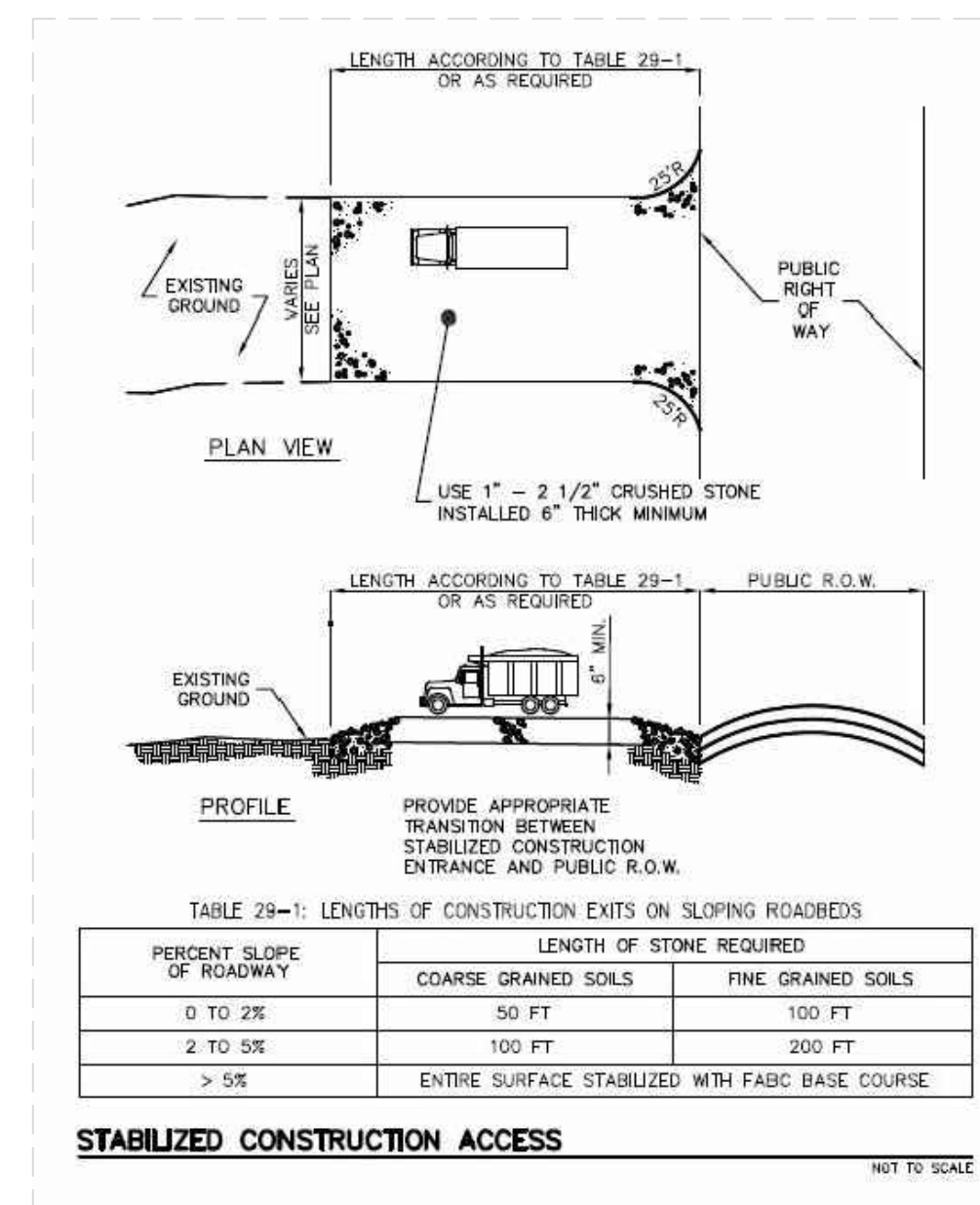
* TOTAL SILT FENCE IS 295 LF.

CITY OF NEWARK SOIL EROSION AND SEDIMENT CONTROL NOTES

- All soil erosion and sediment control practices on this plan will be constructed in accordance with the New Jersey Standards For Soil Erosion and Sediment Control 7th Edition last revised July 2017, effective December 2017. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
- Soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, may be required to be temporarily mulched, and seeded or otherwise provided with vegetative cover as per Appendix A3. This temporary cover shall be maintained until such time whereby permanent restoration is established.
- Seeding Dates: The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/1-5/15 and Fall -8/15 -10/1
- Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established
- All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
- Mulch materials shall be un-rotted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District.
- All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
- The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Fax - (862) 333-4507 OR email -INFORMATION@HEPSCD.ORG
- The applicant must obtain a District issued Report-of-Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality, NJ - DCA or any other controlling agency. Contact the District at 862-333-4505 to request a Final Inspection, giving advanced notice upon completion of the stabilization measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
- Paved roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated areas contains sediments that must be removed prior to discharging to receiving bodies of water using renovable pumping stations, sump pits, portable sedimentation tanks and/or silt control bags.
- All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5.0 inches, firm in place, is required, as per the Standards for Topsoiling and Land Grading, effective December 2017.
- All plan revisions must be submitted to the District for proper review and approval.
- A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 1/2" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.
- Steep slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and approved by the Soil Conservation District.
- The Hudson-Essex-Passaic Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. New owners information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.

NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE PORTIONS OF THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- 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.
- MEASURES FOR DUST CONTROL MUST BE IMPLEMENTED TO PREVENT BLOWING OF DUST, ESPECIALLY IN RESIDENTIAL AREAS.
- 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 CORRECTED IMMEDIATELY.
- 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.
- SOIL WHICH IS EXPOSED 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.
- 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 THE 6 ABOVE.
- 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.
- A STABILIZED PAD OF CRUSHED STONE SHALL BE LOCATED AT POINTS WHERE TRAFFIC WILL BE ENTERING AND LEAVING THE CONSTRUCTION SITE.
- AFTER CONSTRUCTION, THE OWNER SHALL MAINTAIN ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES.

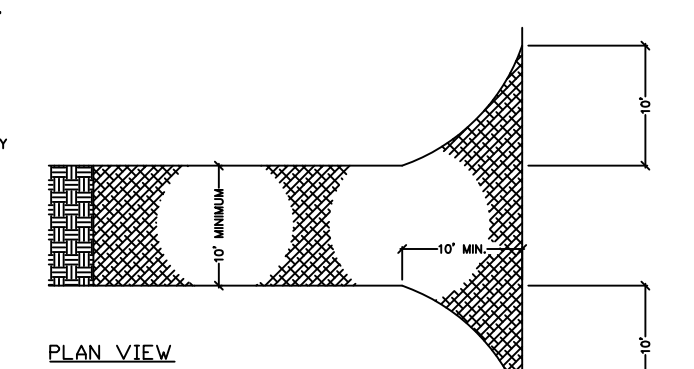
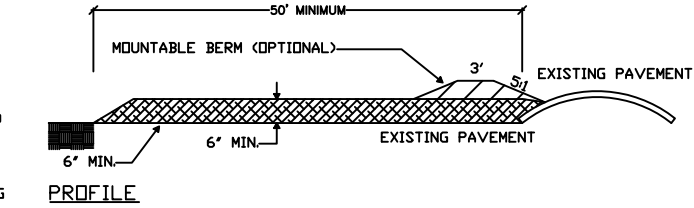


SEQUENCE OF CONSTRUCTION

- INSTALL HYDRAE BARRIERS, SEDIMENT FENCE, AND SEDIMENT BASIN AS INDICATED ON SOIL EROSION CONTROL PLAN.
- INSTALL CONSTRUCTION ACCESS DRIVE AS INDICATED ON SOIL EROSION CONTROL PLAN.
- CLEAR LAND IN AREA OF CONSTRUCTION.
- ROUGH OUT NEW ROAD TO GRADE.
- INSTALL UTILITIES (WATER, SEWER, DRAIN).
- NOTIFY PASS TO INSTALL GAS.
- NOTIFY TELEPHONE COMPANY, CABLE, AND PRAG ELECTRIC TO INSTALL THEIR UNDERGROUND WIRE.
- CHECK AND MAINTAIN EROSION CONTROL MEASURES.
- CONSTRUCT NEW BUILDING.
- CLEAR SITE OF TRASH AND CONSTRUCTION DEBRIS.
- GRADE SITE TO ELEVATIONS SPECIFIED ON SITE PLAN.
- EXCAVATE AND INSTALL SUBSURFACE DETENTION BASIN.
- CONSTRUCT CURBS AND PAVEMENT BASE.
- CONSTRUCT AND INSTALL WALKS, PATHS, FENCES, ETC. AS SHOWN OR SPECIFIED IN SITE PLAN AND IN DETAILS.
- COMPLETE SITE RESTORATION.
- APPLY TOPSOIL, SEED, AND STABILIZE AS PER PERMANENT STABILIZATION SPECIFICATIONS, LANDSCAPE SITE.
- UPON COMPLETION OF ALL CONSTRUCTION AND STABILIZATION, REMOVE EROSION CONTROL DEVICES.
- APPLY PAVEMENT FINISH COURSE AND STRIPING.

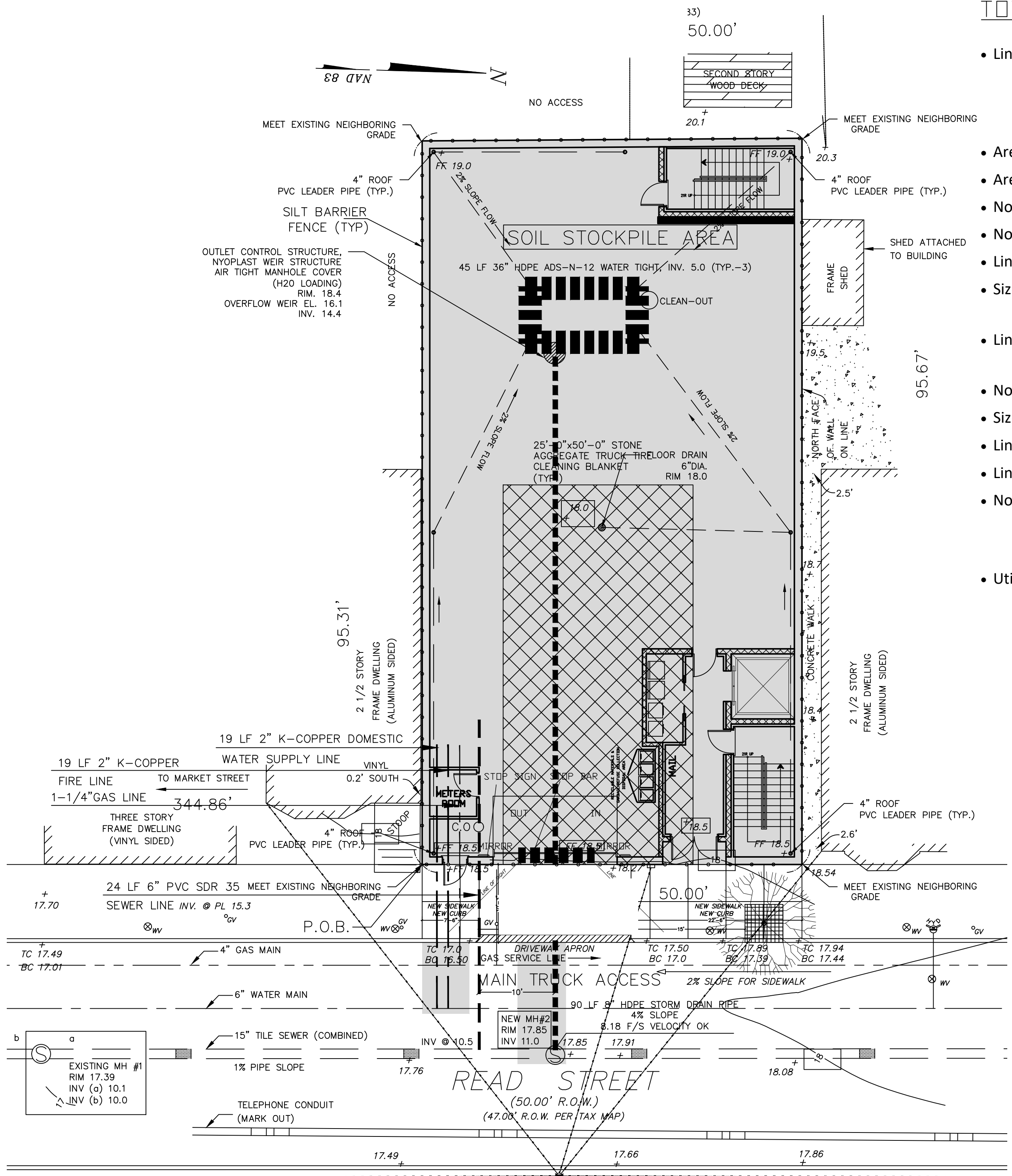
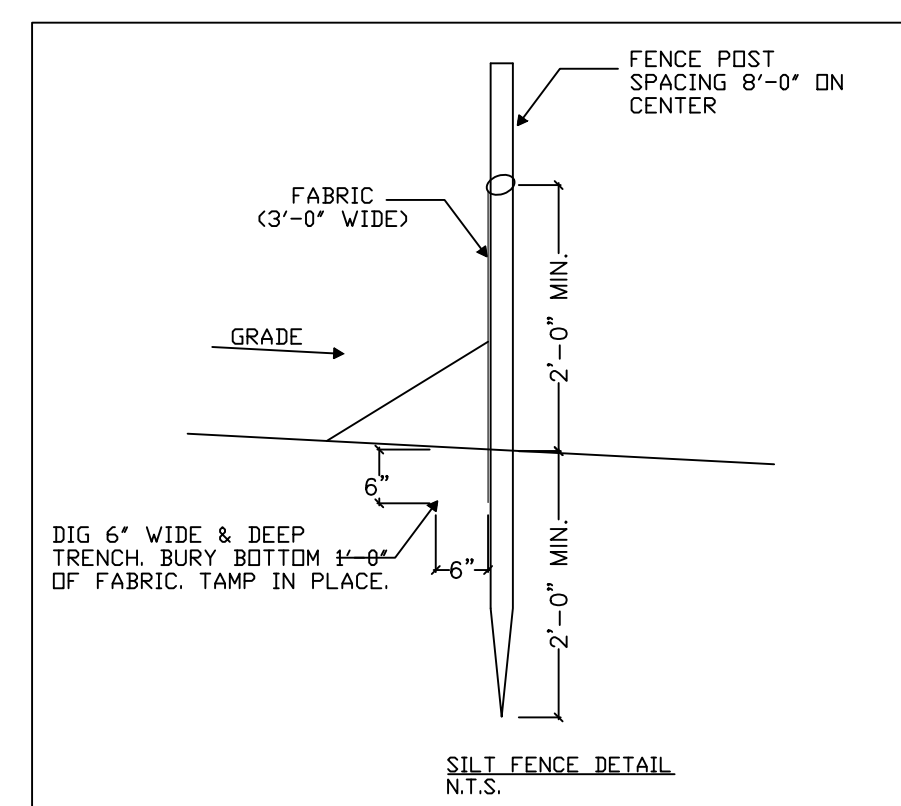
PERMANENT STABILIZATION SPECIFICATIONS

- APPLY TOPSOIL TO A DEPTH OF 4"
- APPLY GRASS LIMESETE AT A RATE OF 800#/1,000 S.F.
- APPLY FERTILIZER (03-09-30) AT A RATE OF 140#/1,000 S.F.
- APPLY SEED MIXTURE PERENNIAL RYEGRASS AT 200#/ACRE CREEPING BIRD FESCUE 4 CHEVING REED FESCUE AT A RATE OF 200#/ACRE KENTUCKY BLUEGRASS AT 200#/ACRE OR APPROVED EQUIVALENT.
- MULCH WITH UNROTTED SALT HAY IMMEDIATELY AFTER SEEDING AT A RATE OF 800#/1,000 S.F. ACCORDING TO N.J. STANDARDS.
- ANCHOR MULCH WITH UNDESIGNED ASPHALT (55-1111111) APPLIED AT A RATE OF 1 GALLON/1,000 S.F. OR OTHER APPROVED METHODS (A. PEG AND TWINE, OR MULCH NETTING) IF POSSIBLE PLANT BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 1ST AND OCTOBER 1ST.
- PERMANENT STABILIZATION MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OF EACH PARCEL.



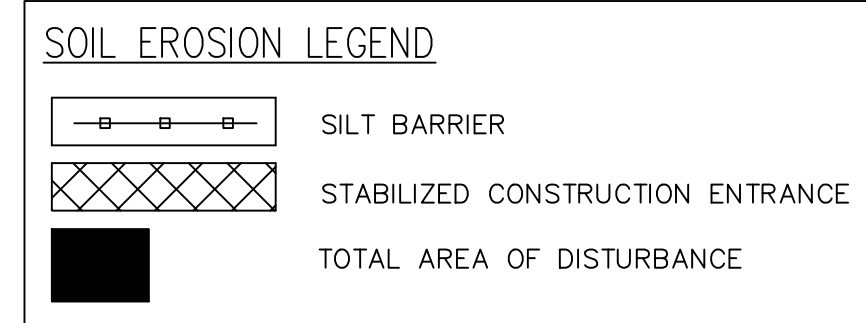
CONSTRUCTION SPECIFICATIONS

- STONE SIZE-USE 1/2" STONE.
- LENGTH-AS REQUIRED, BUT NOT LESS THAN 50' EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY.
- THICKNESS-NOT LESS THAN 6".
- VERTICAL CURB-AS REQUIRED, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH-WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOTS.
- SURFACE WATER-ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A PORTABLE BEAM WITH 30' SLOPES WILL BE PERMITTED.
- MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT STRIPES, DISPOSED, WASHES OR TRACKS INTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



SOIL EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'



LANDSCAPE STABILIZATION SPECIFICATIONS:

- 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 STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
- 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 STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDING.)

DEPARTMENT OF WATER & SEWER NOTES:

- EXISTING WATER & SEWER SERVICES MUST BE TERMINATED PER DEPARTMENT GUIDELINES.
- THE CONTRACTOR SHALL CONTACT THE DEPARTMENT OF WATER AND SEWER UTILITIES TO OBTAIN PERMIT AND ARRANGE FOR THE INSPECTION OF THE ACTUAL DISCONTINUANCE OF WATER SERVICES.
- THE CONTRACTOR/DEVELOPER MUST CAP THE SEWER SERVICE AT THE CURB, AND KILL THE WATER TAP AT THE MAIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO TERMINATE ANY EXISTING SERVICES AT THE MAIN.

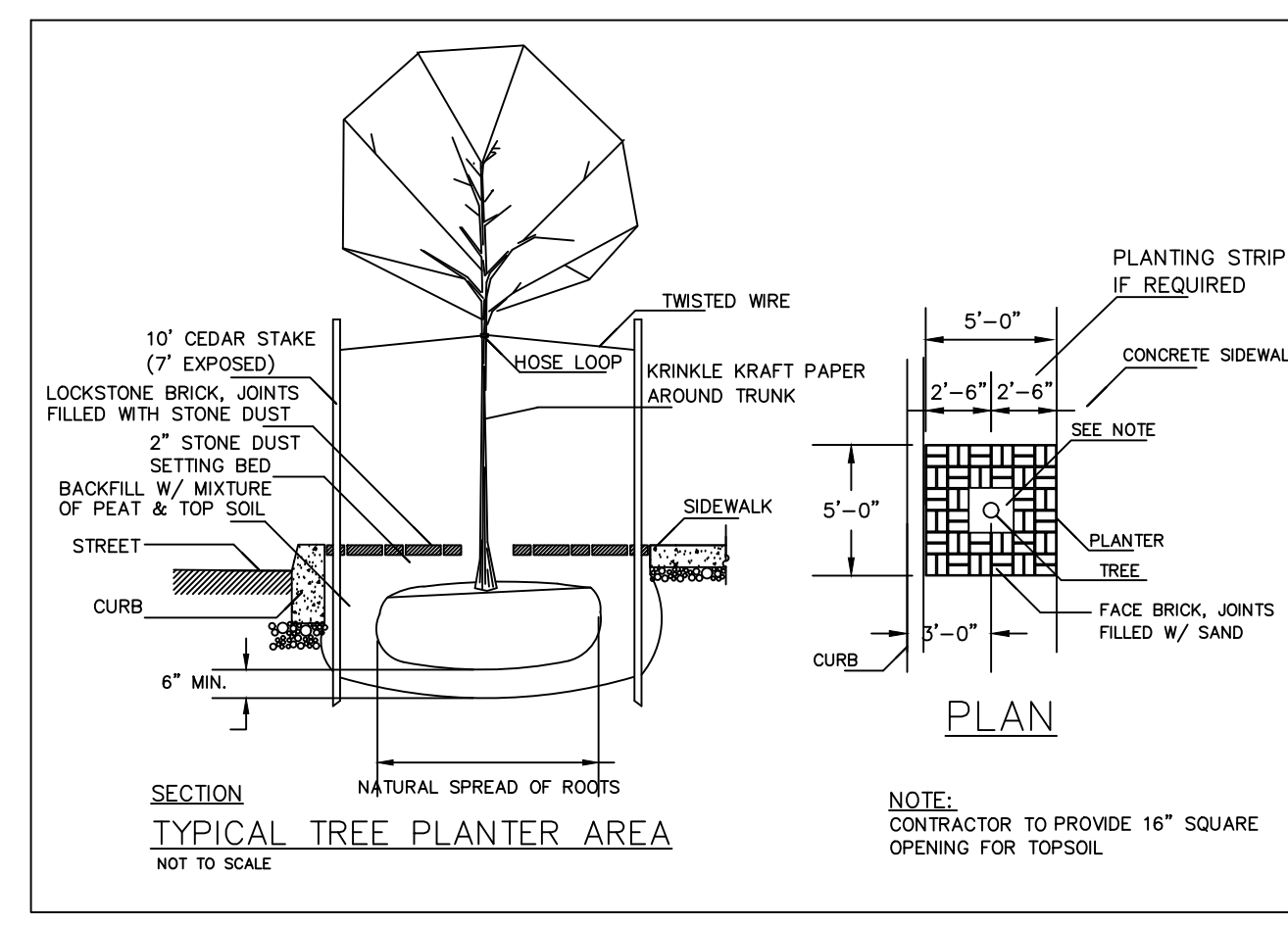
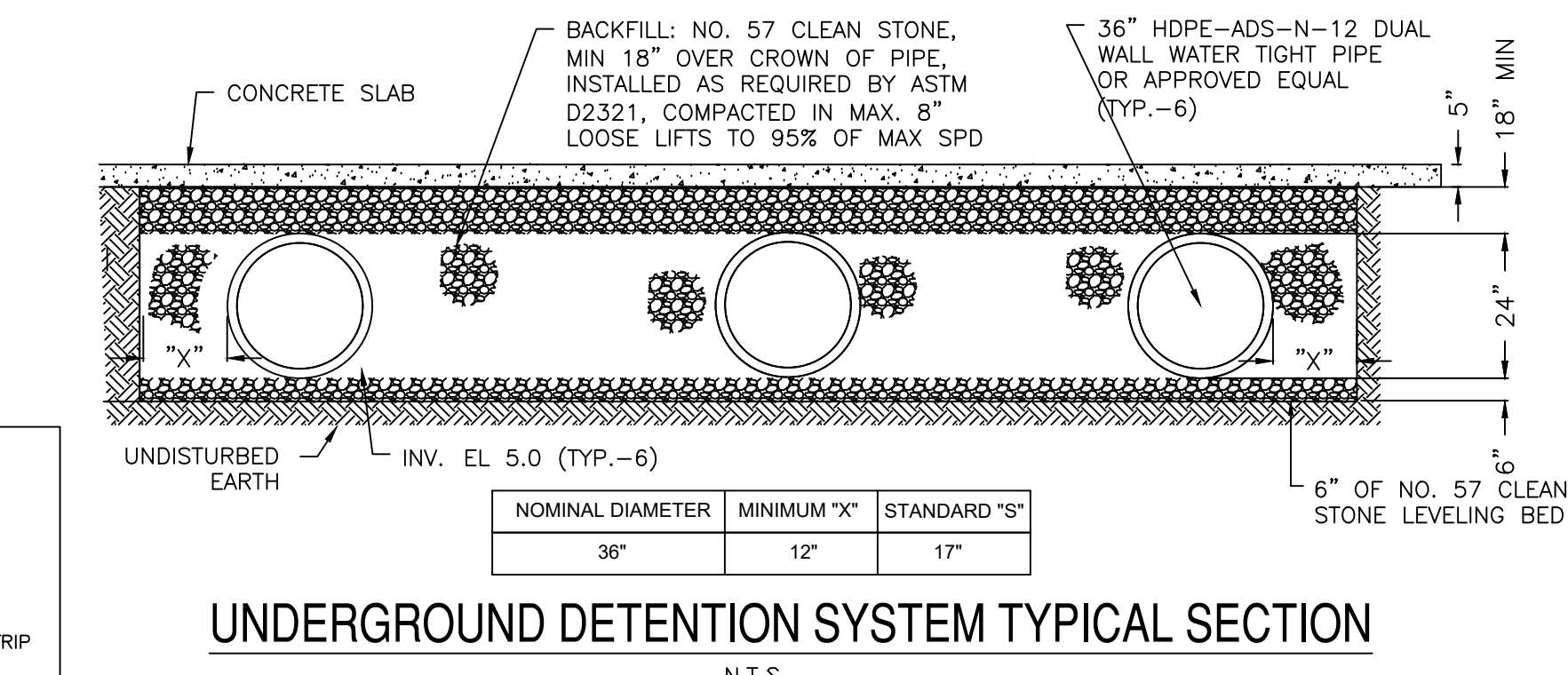
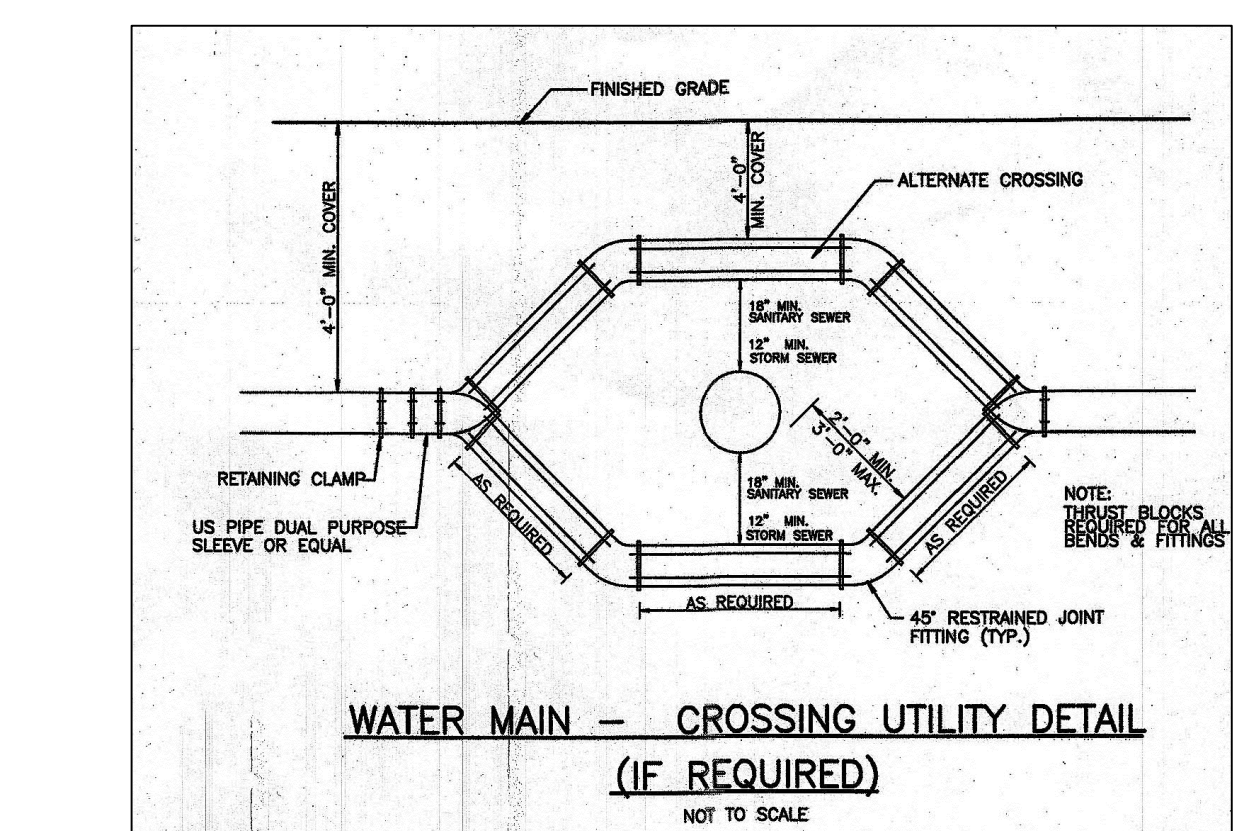
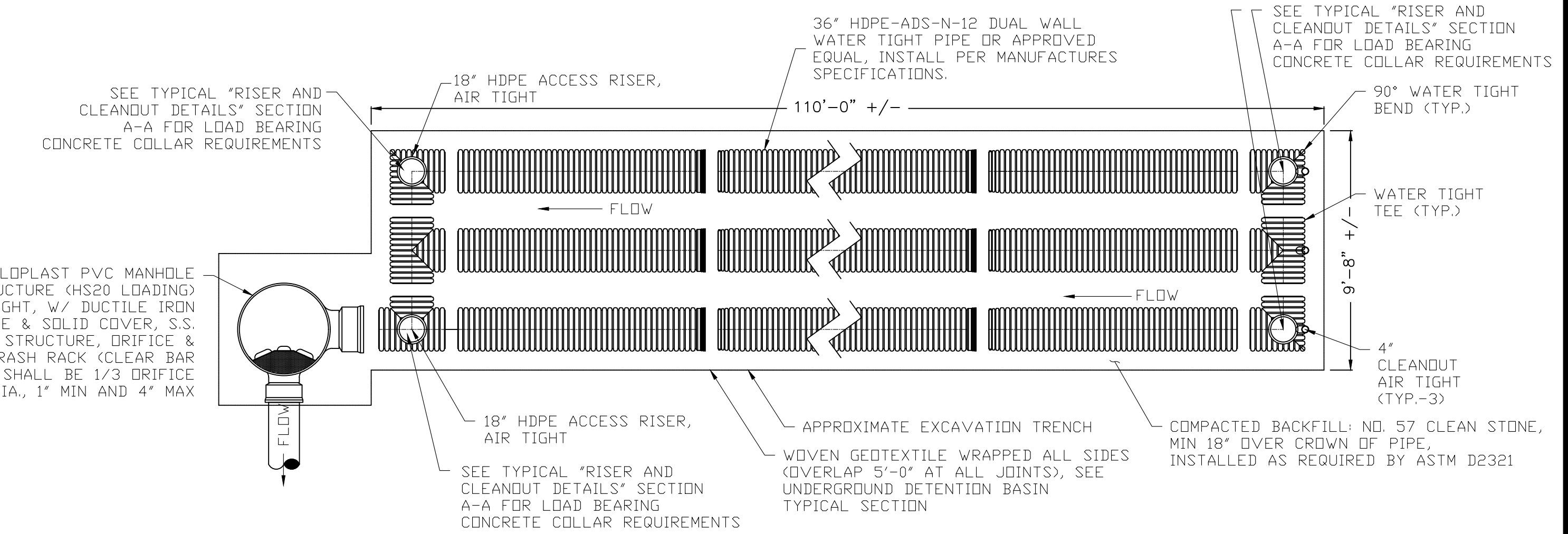
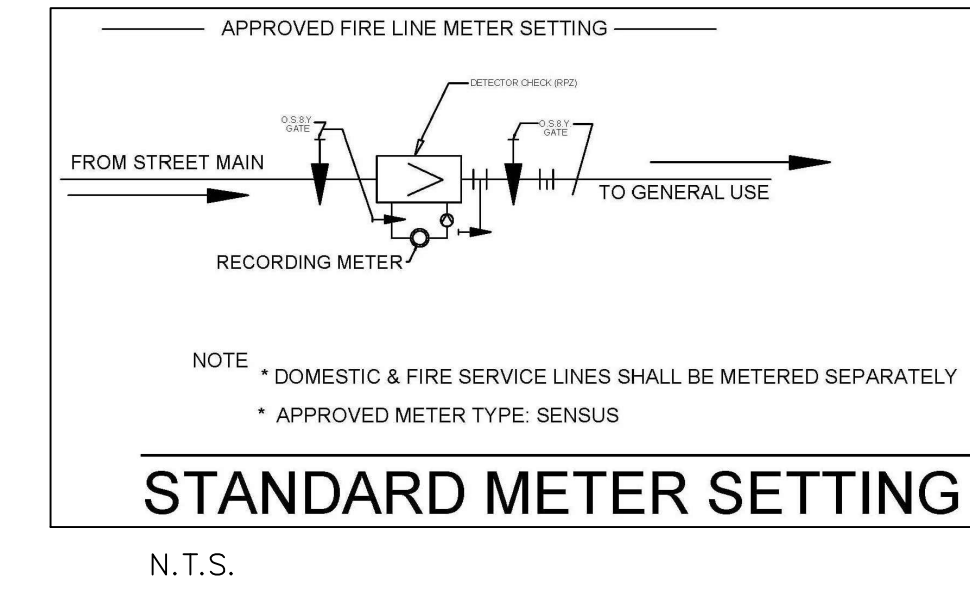
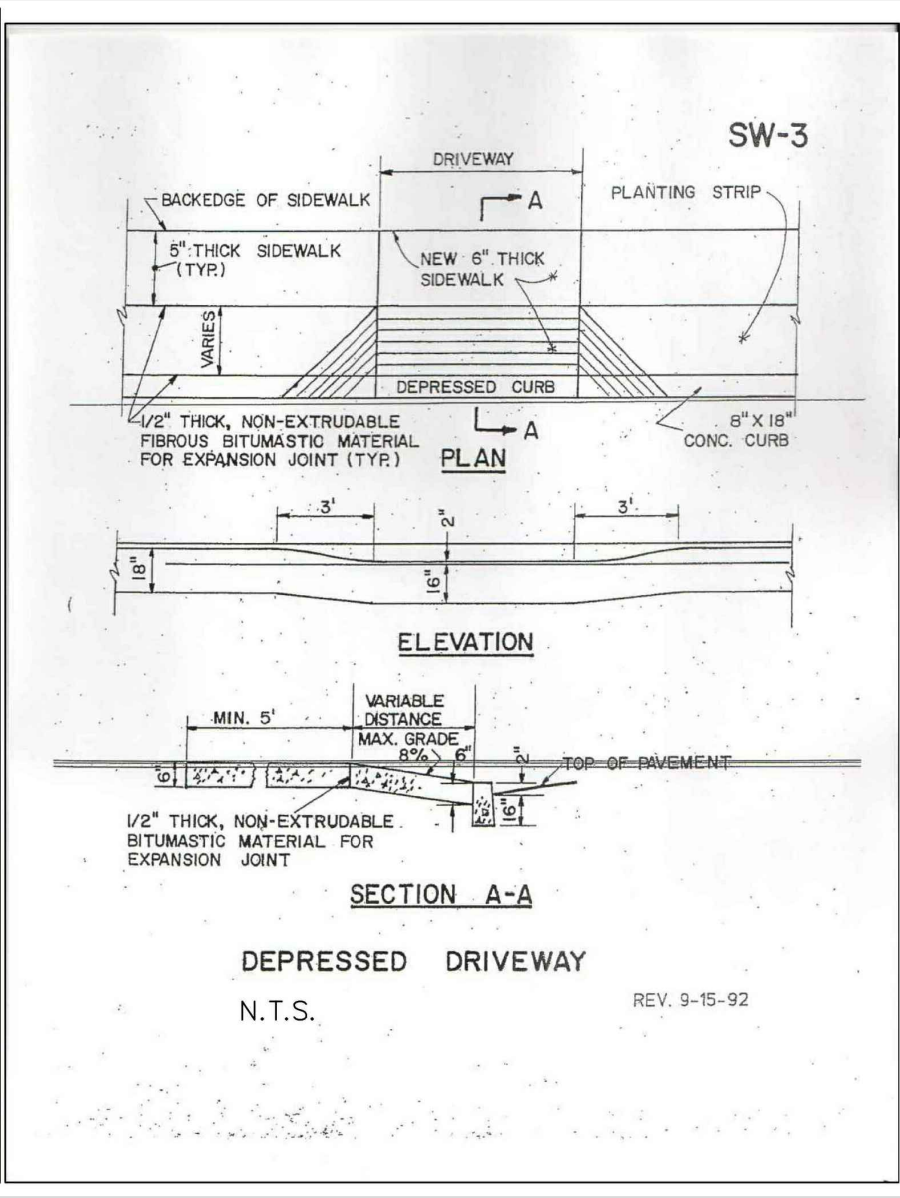
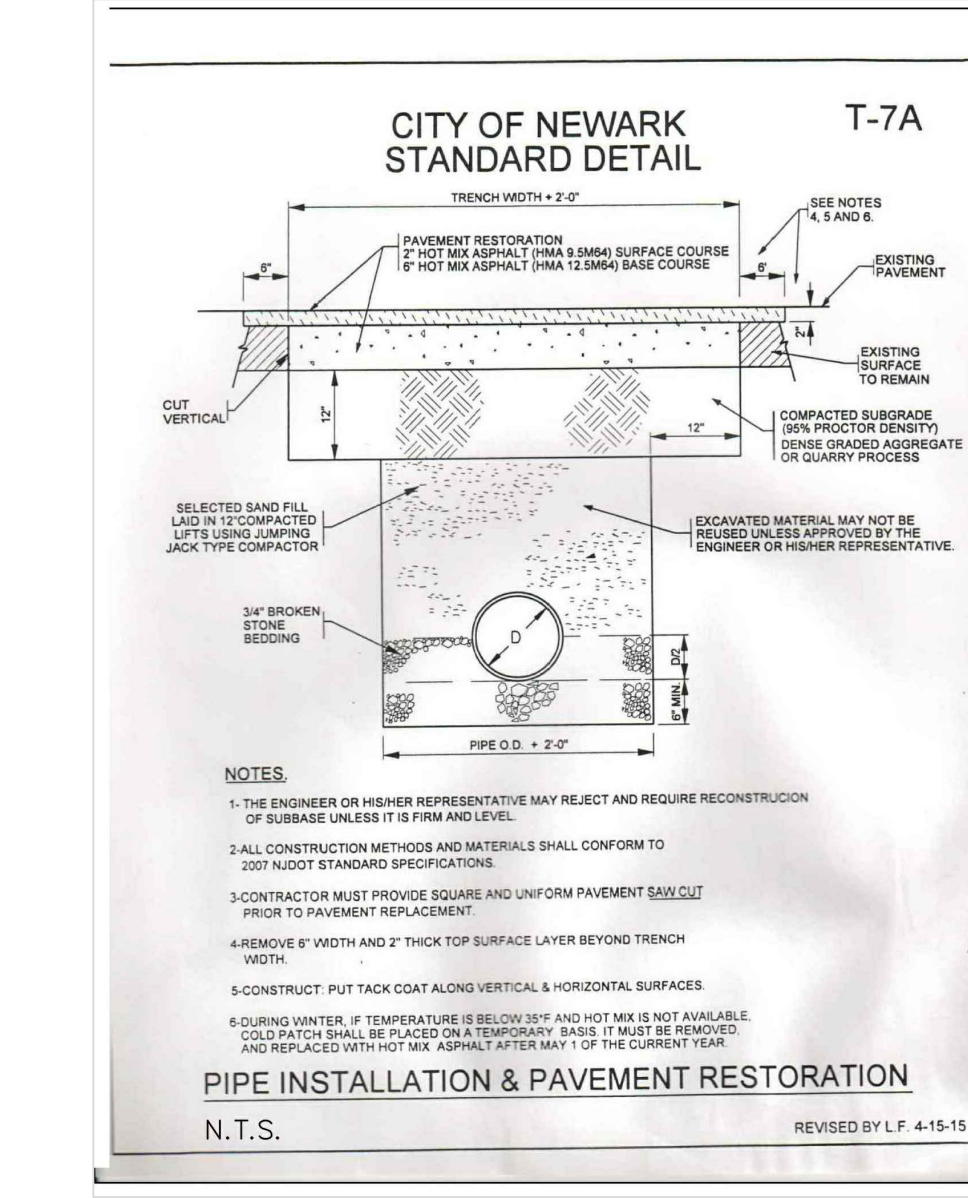
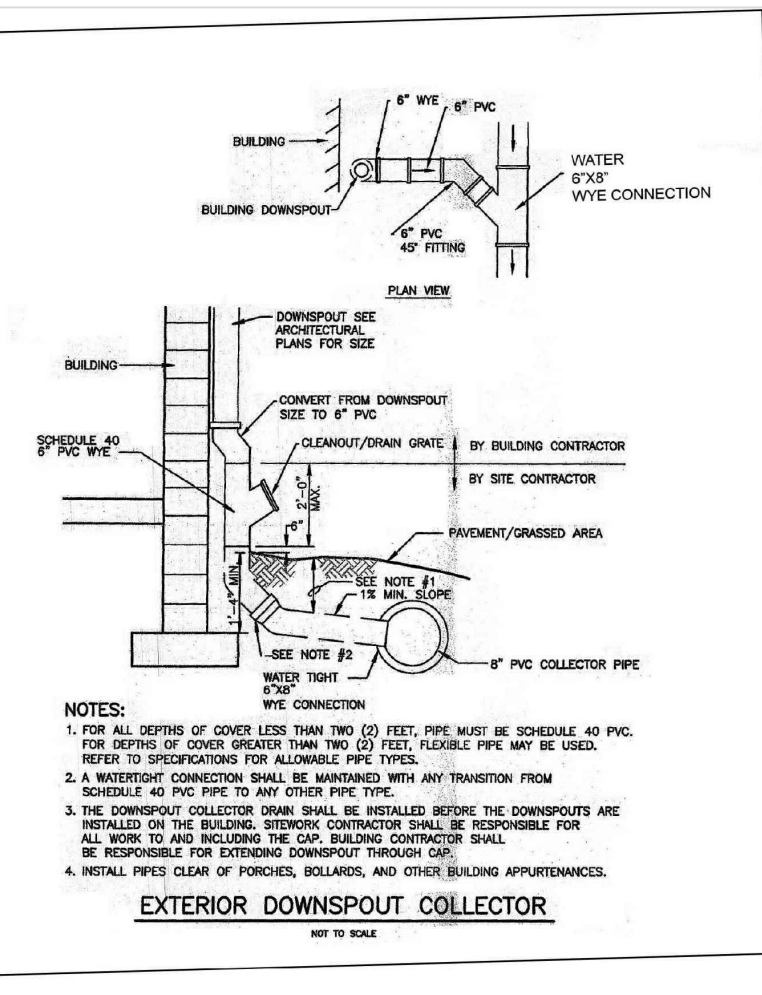
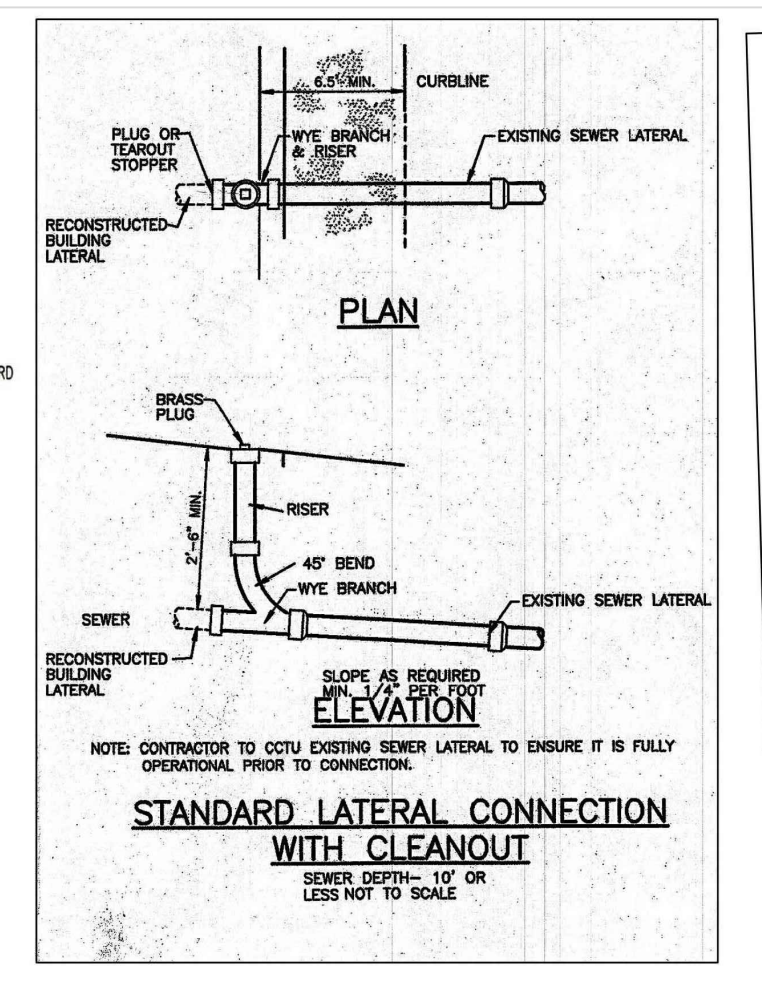
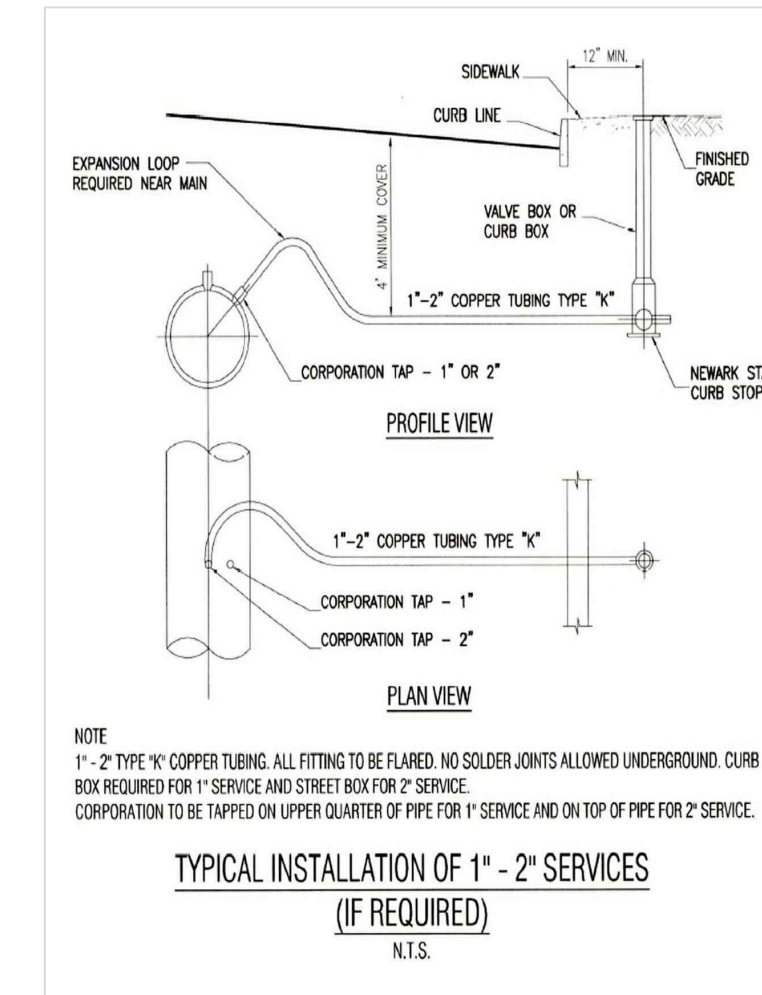
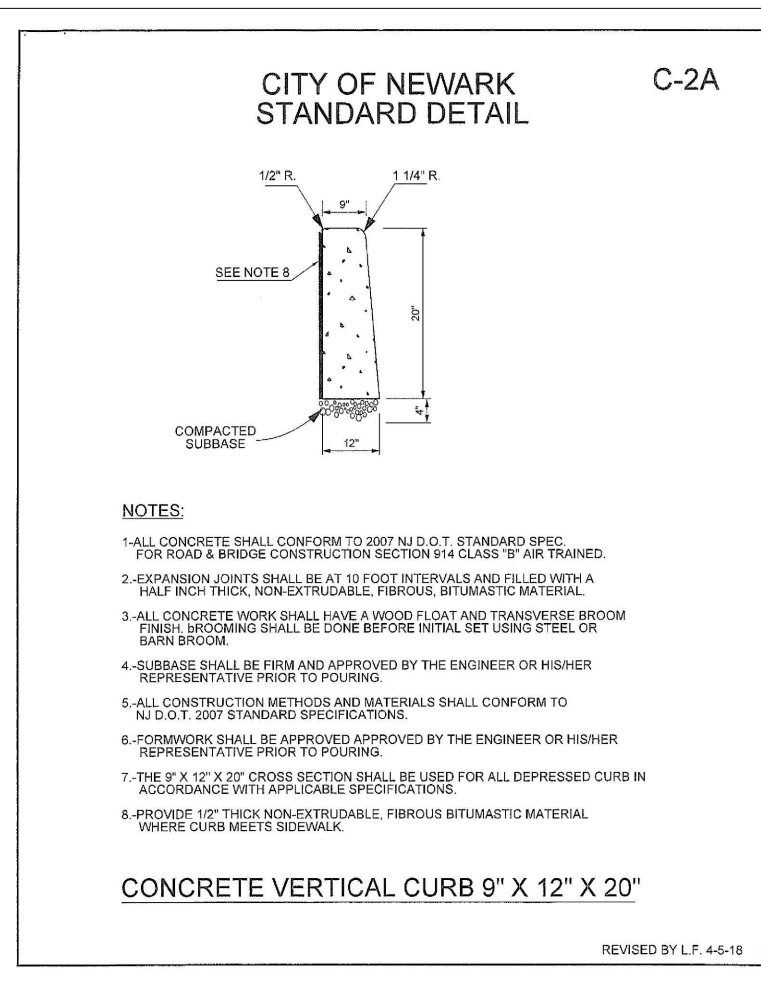
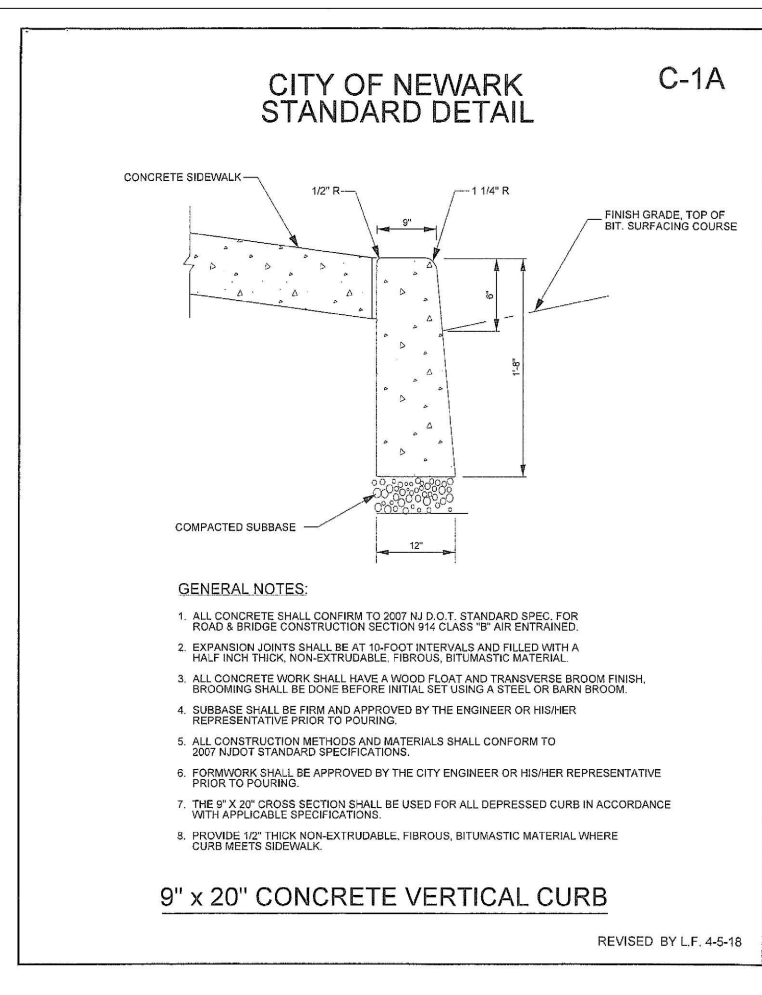
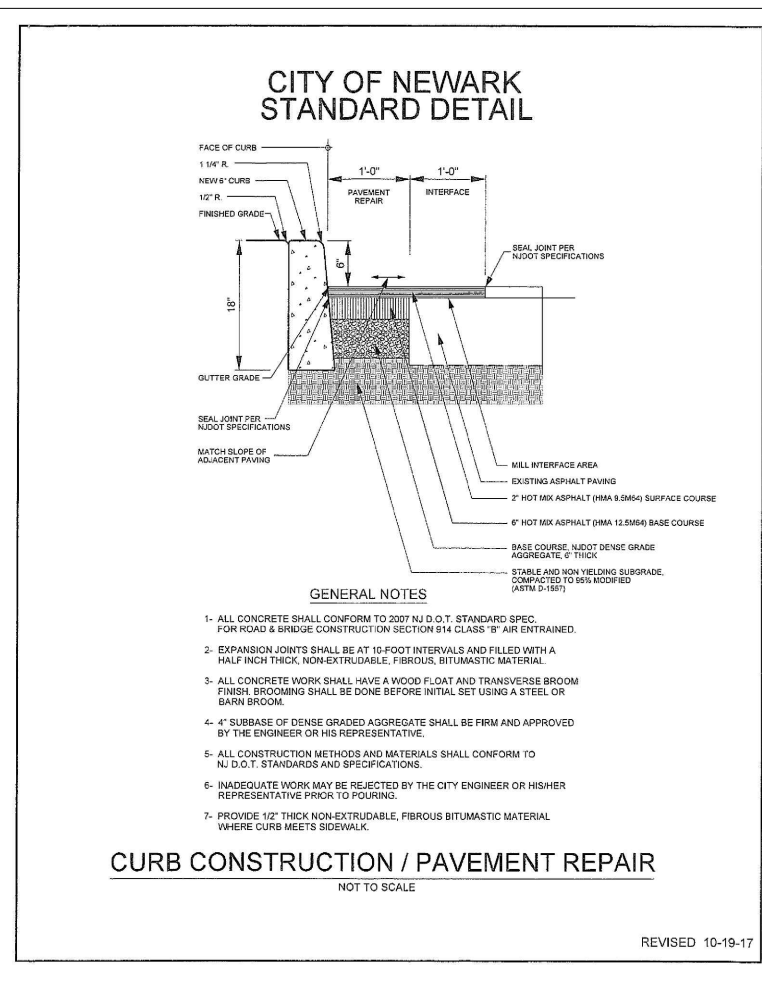
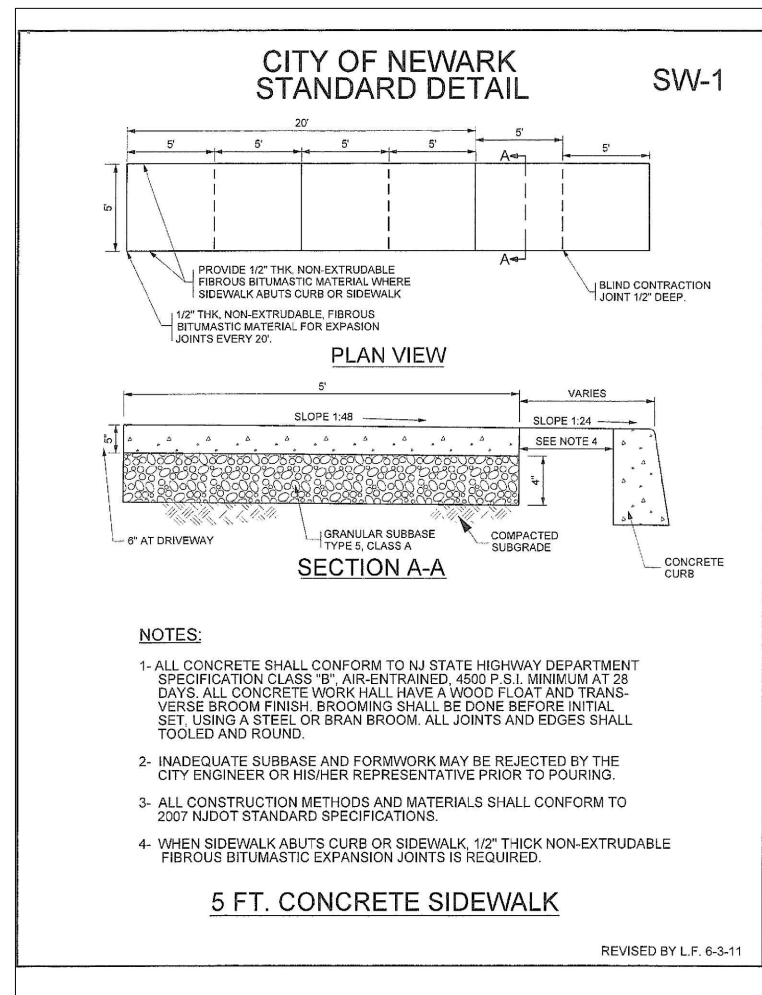
STORM WATER NOTE:

- STORM WATER DETENTION FACILITIES SHALL BE MAINTAINED REGULARLY BY OWNER. IF ANY STORM WATER DRAINAGE PROBLEMS OCCUR ON THEIR PROPERTY AND/OR NEIGHBORING PROPERTY IT IS THE APPLICANT'S RESPONSIBILITY.

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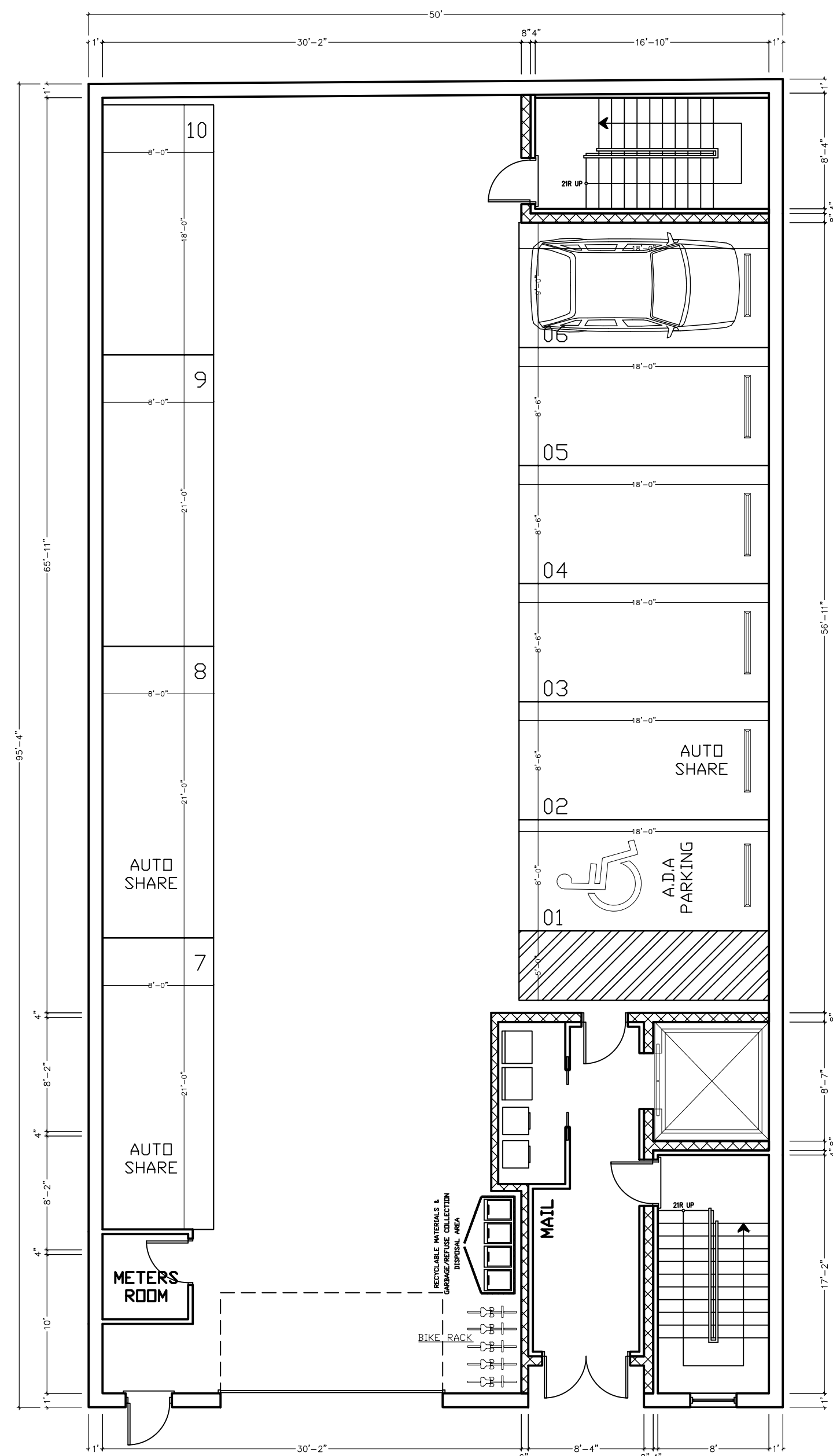
PROJECT NO:
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DRAFTSMAN: A A



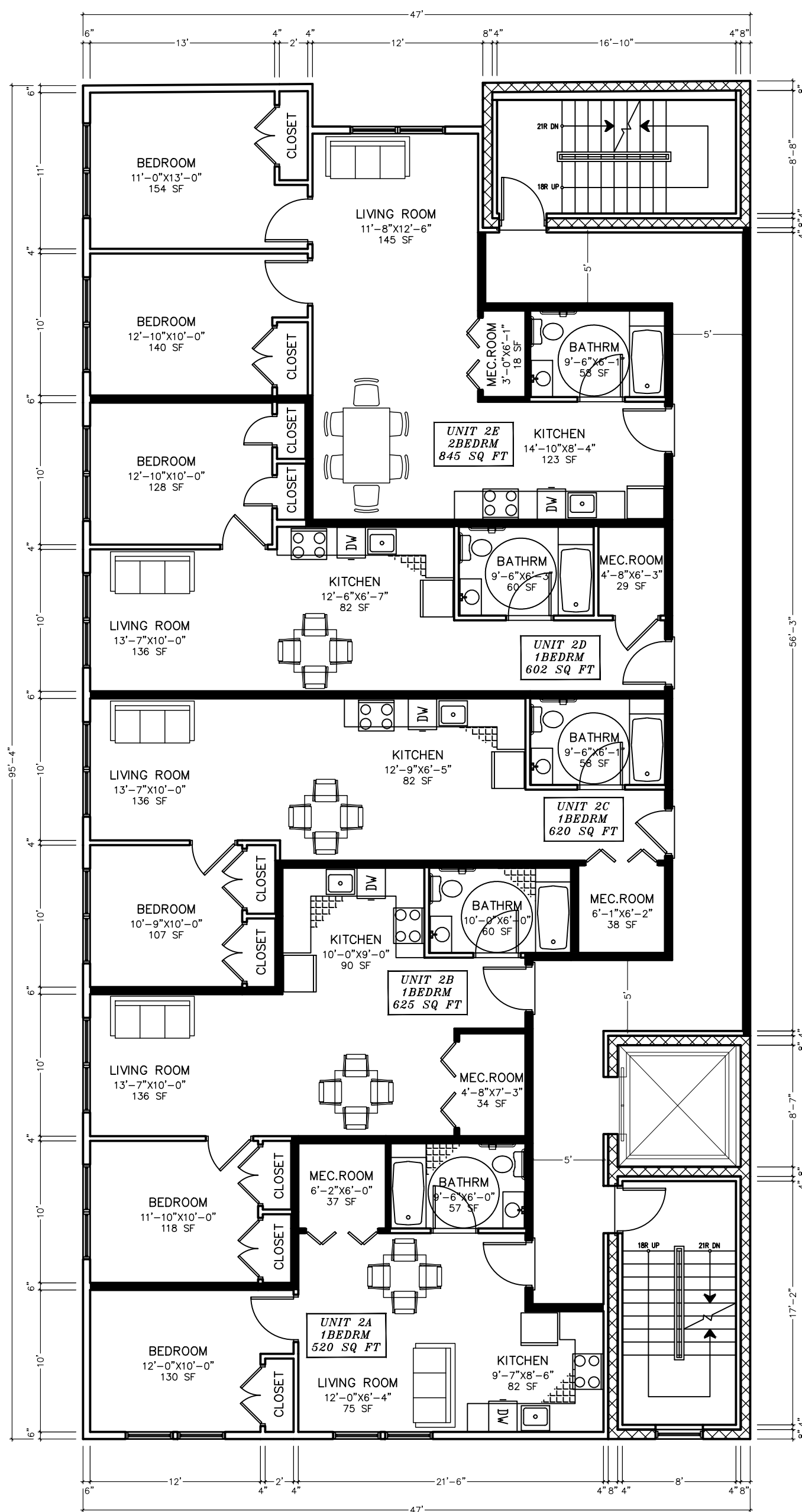
REVISIONS
DATE: 07/21/21
DATE: 04/05/22

15 DWELLING UNITS OVER PARKING
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NEWARK, NJ
SITE DETAILS

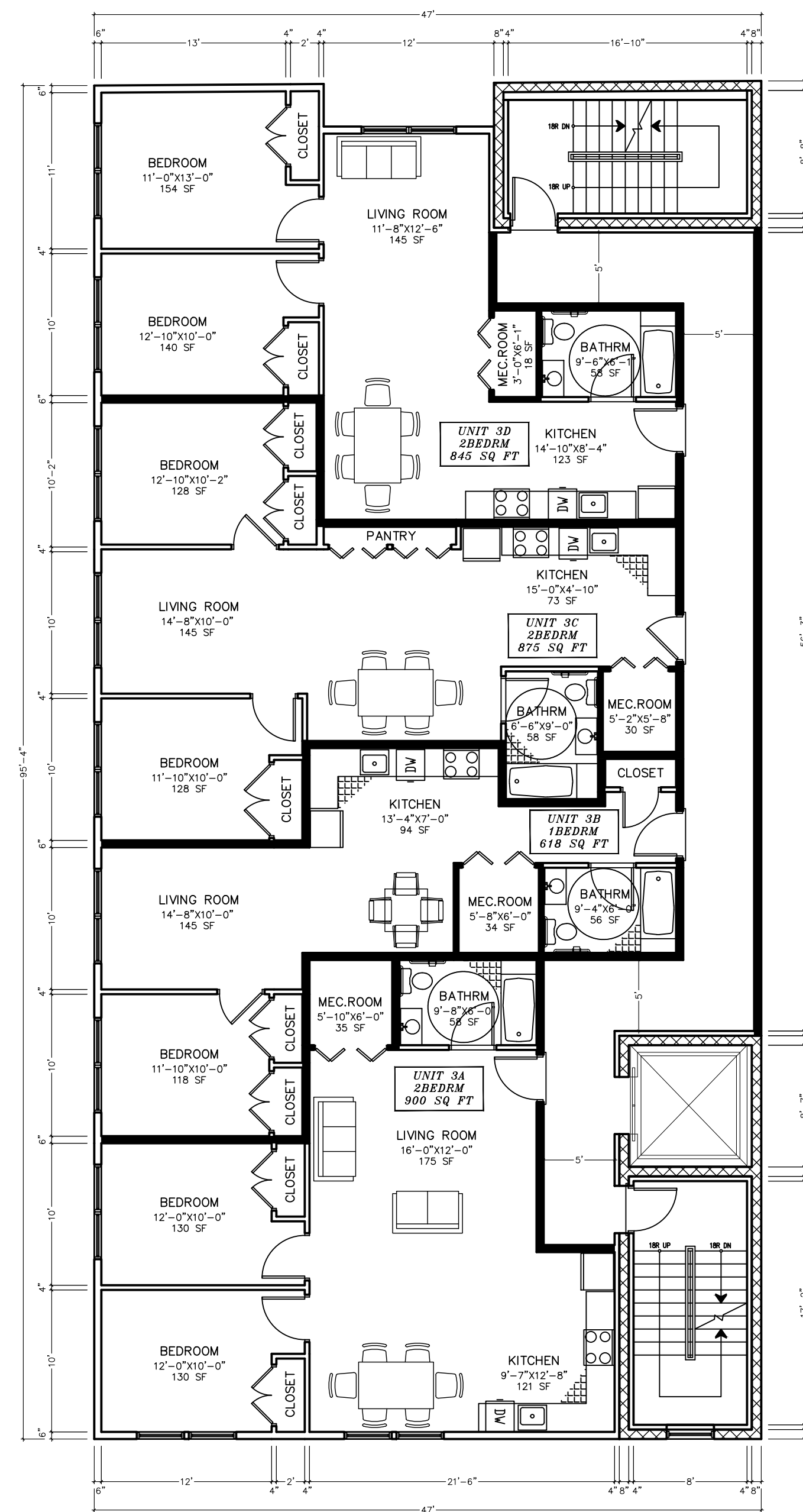
PROJECT NO:
DATE: 01/21/21
DRAFTSMAN: A A



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



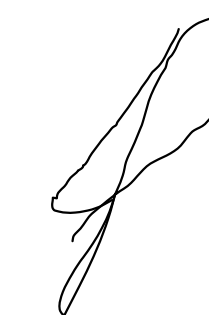
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND	
WALL	
1 HR. FIREWALL	
BRICK	
BEARING WALL (2) 2x4 @ 16" O.C.	
ALL BEARING WALLS SHALL BE 1HR.FIRE RATED	

REGISTERED ARCHITECT



REVISIONS
DATE: 07/21/21

15 DWELLING UNITS OVER PARKING

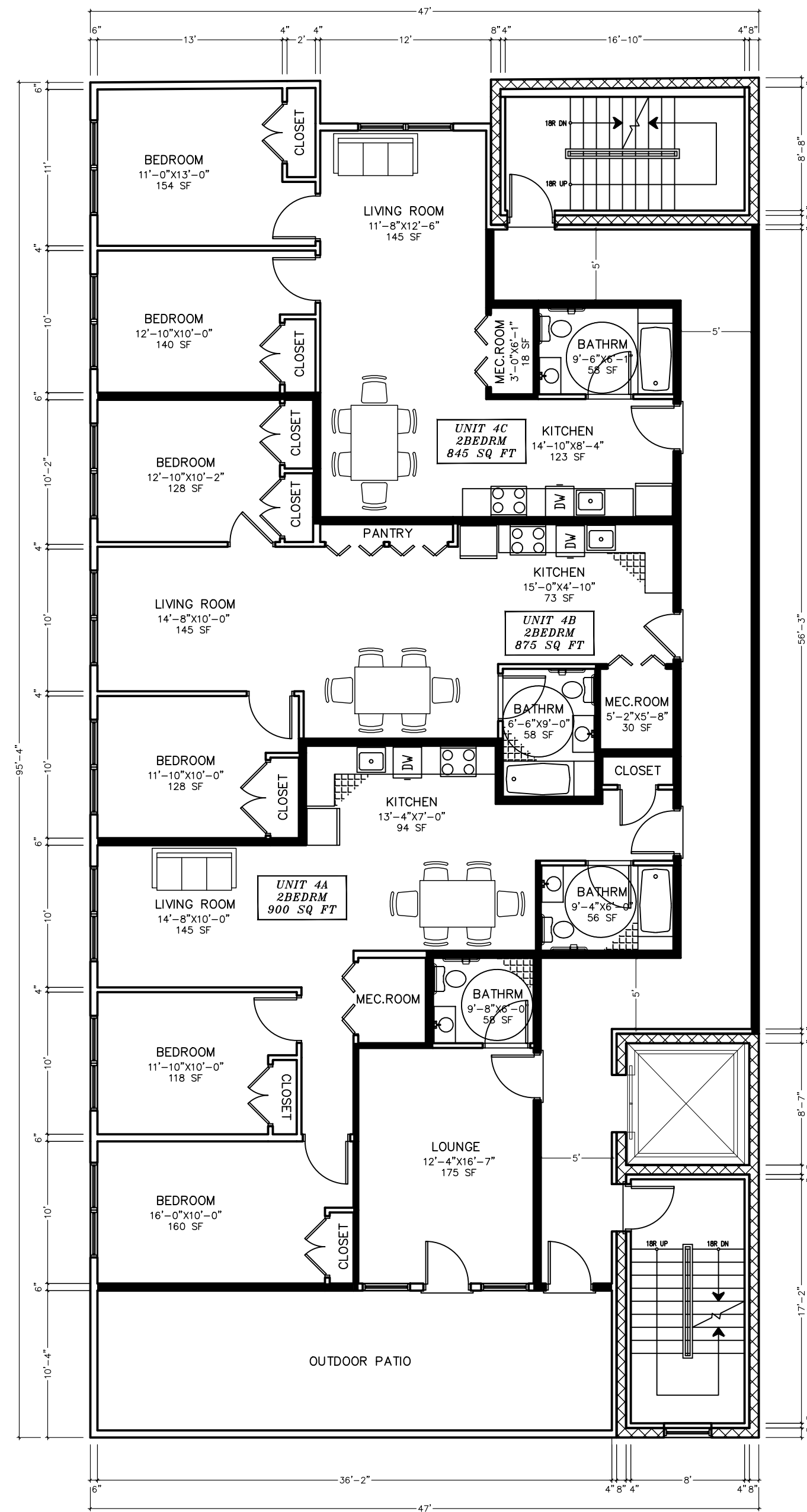
READ STREET
NEWARK, NJ

FLOOR PLANS

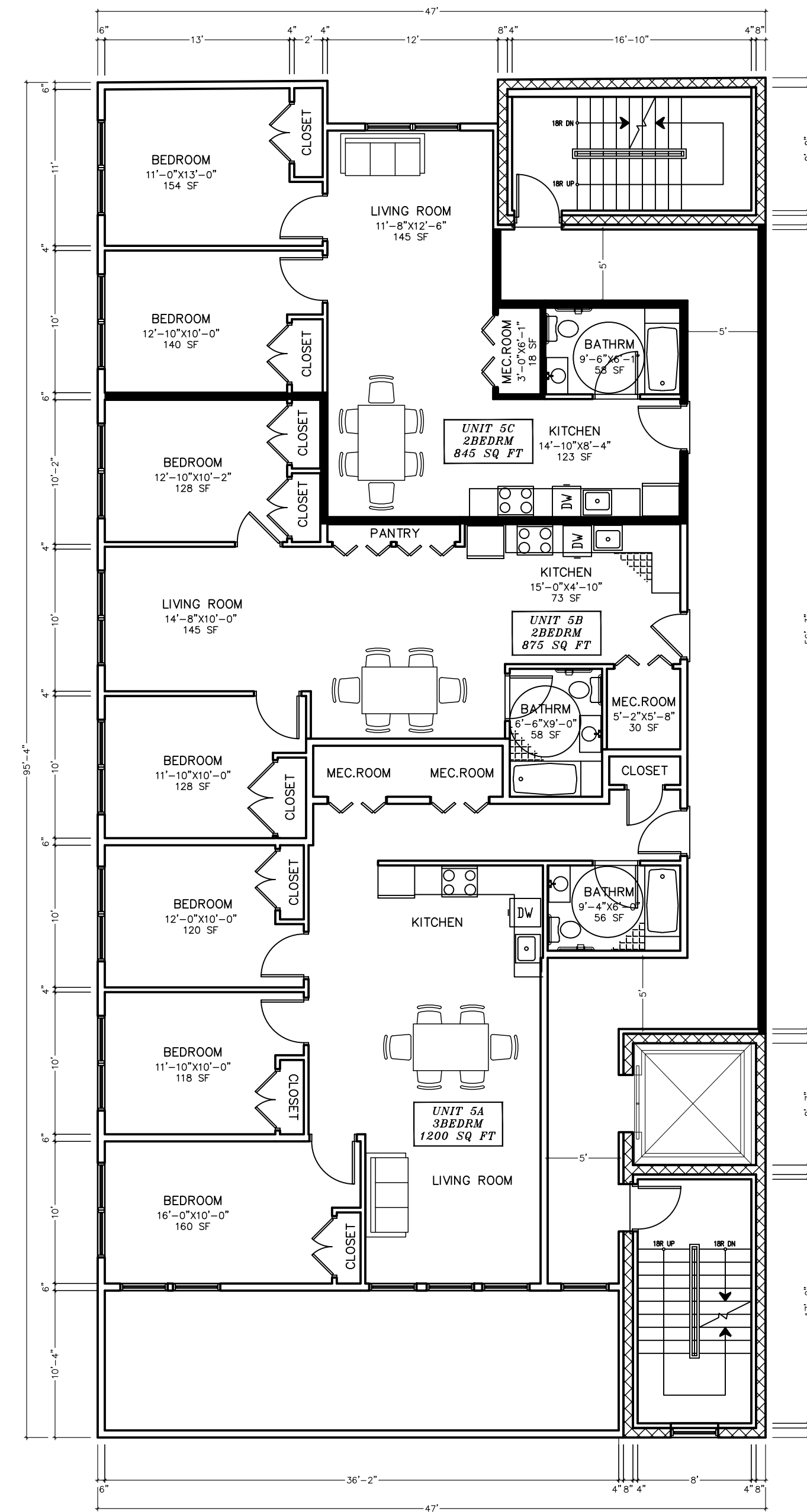
PROJECT NO:

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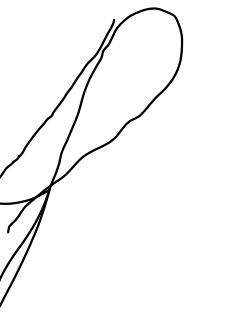
4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"



5TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND	
WALL	
1 HR. FIREWALL	
BRICK	
BEARING WALL (2) 2x4 @ 16" O.C.	
ALL BEARING WALLS SHALL BE 1HR.FIRE RATED	

REGISTERED ARCHITECT



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15 DWELLING UNITS OVER PARKING

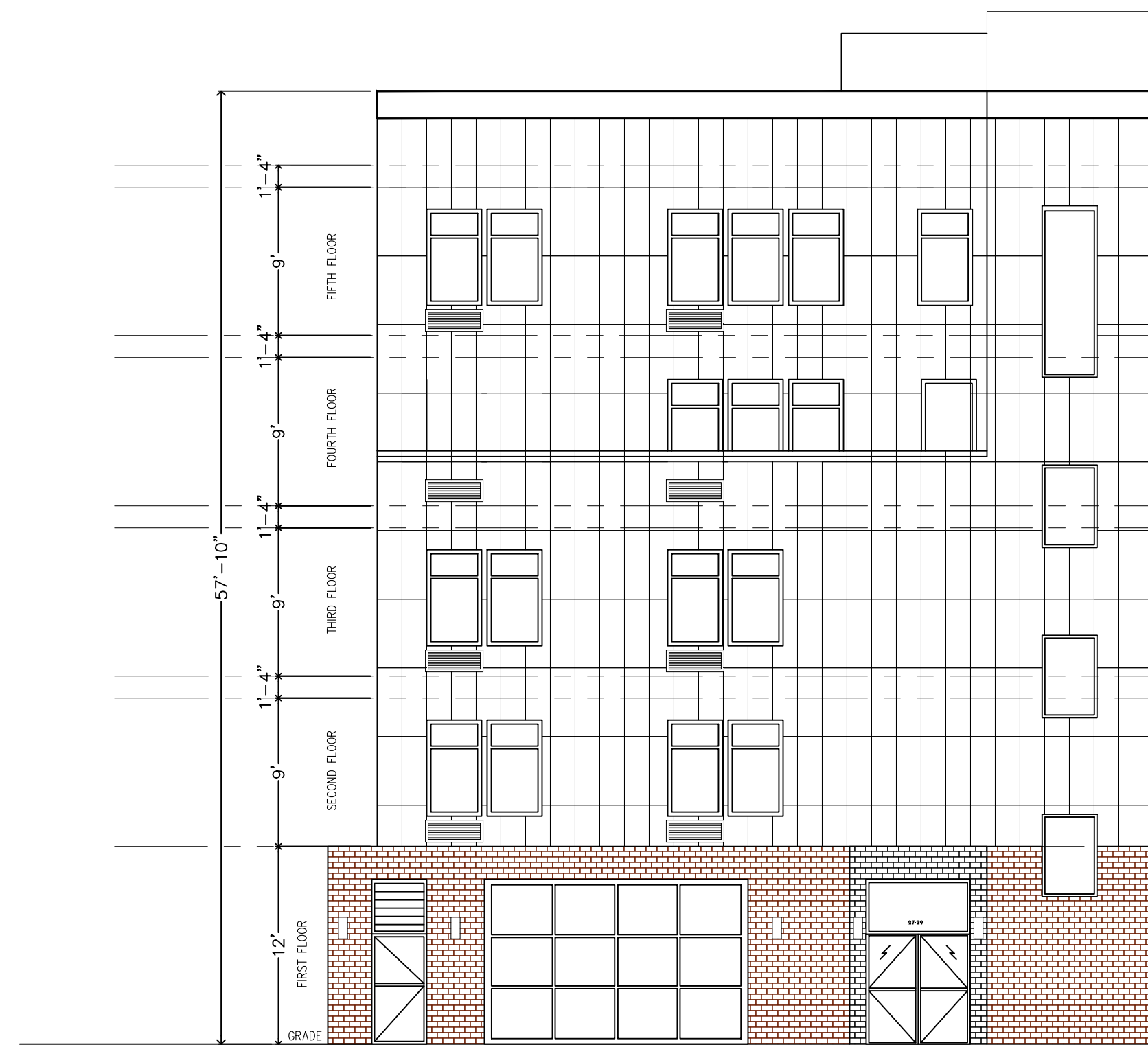
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FLOOR PLANS

PROJECT NO:

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DRAFTSMAN: A A



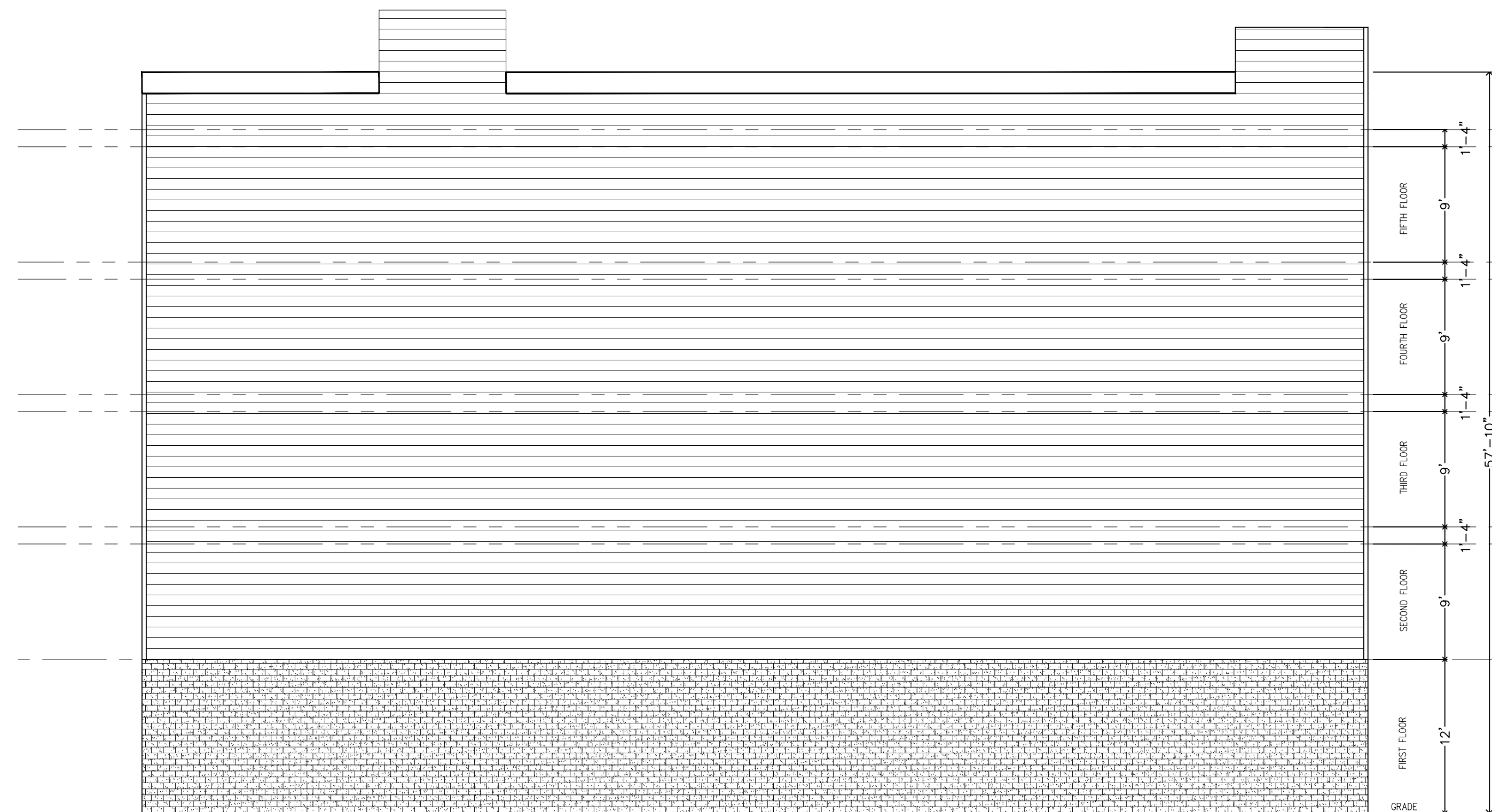
TOTAL GLASS AREA=635 S.F.=23%
 TOTAL WALL AREA=2,675 S.F.
 REQUIRED=50%

FRONT ELEVATION
 SCALE:1/8"=1'-0"



TOTAL GLASS AREA=1,067 S.F.=20%
 TOTAL WALL AREA=5,353 S.F.
 REQUIRED=20%

SIDE ELEVATION
 SCALE:1/8"=1'-0"



TOTAL GLASS AREA=0 S.F.=0%
 TOTAL WALL AREA=5,353 S.F.
 REQUIRED=20%

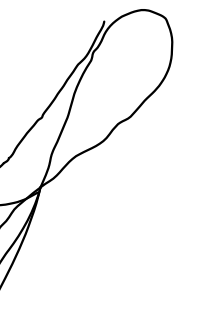
SIDE ELEVATION
 SCALE:1/8"=1'-0"



TOTAL GLASS AREA=134 S.F.=4%
 TOTAL WALL AREA=2,906 S.F.
 REQUIRED=35%

REAR ELEVATION
 SCALE:1/8"=1'-0"

REGISTERED ARCHITECT



REVISIONS
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15 DWELLING UNITS OVER PARKING

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 NEWARK, NJ

ELEVATIONS

PROJECT NO:
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