



DRAWING #

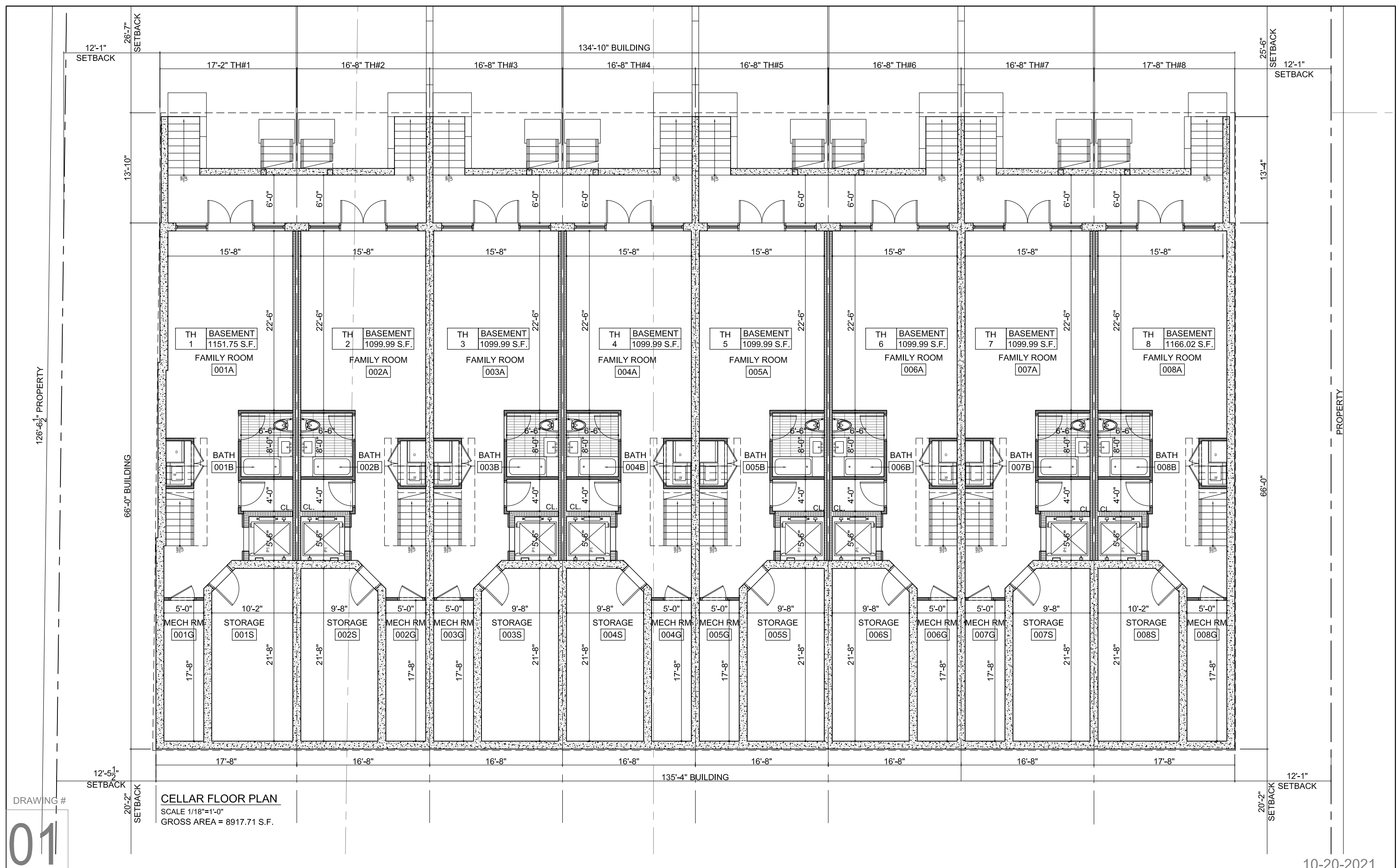
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R&D DESIGN GROUP LLC.

DRAWING TITLE: RENDERING 1

10-20-2021

70 & 74 2nd St., South Orange, NJ

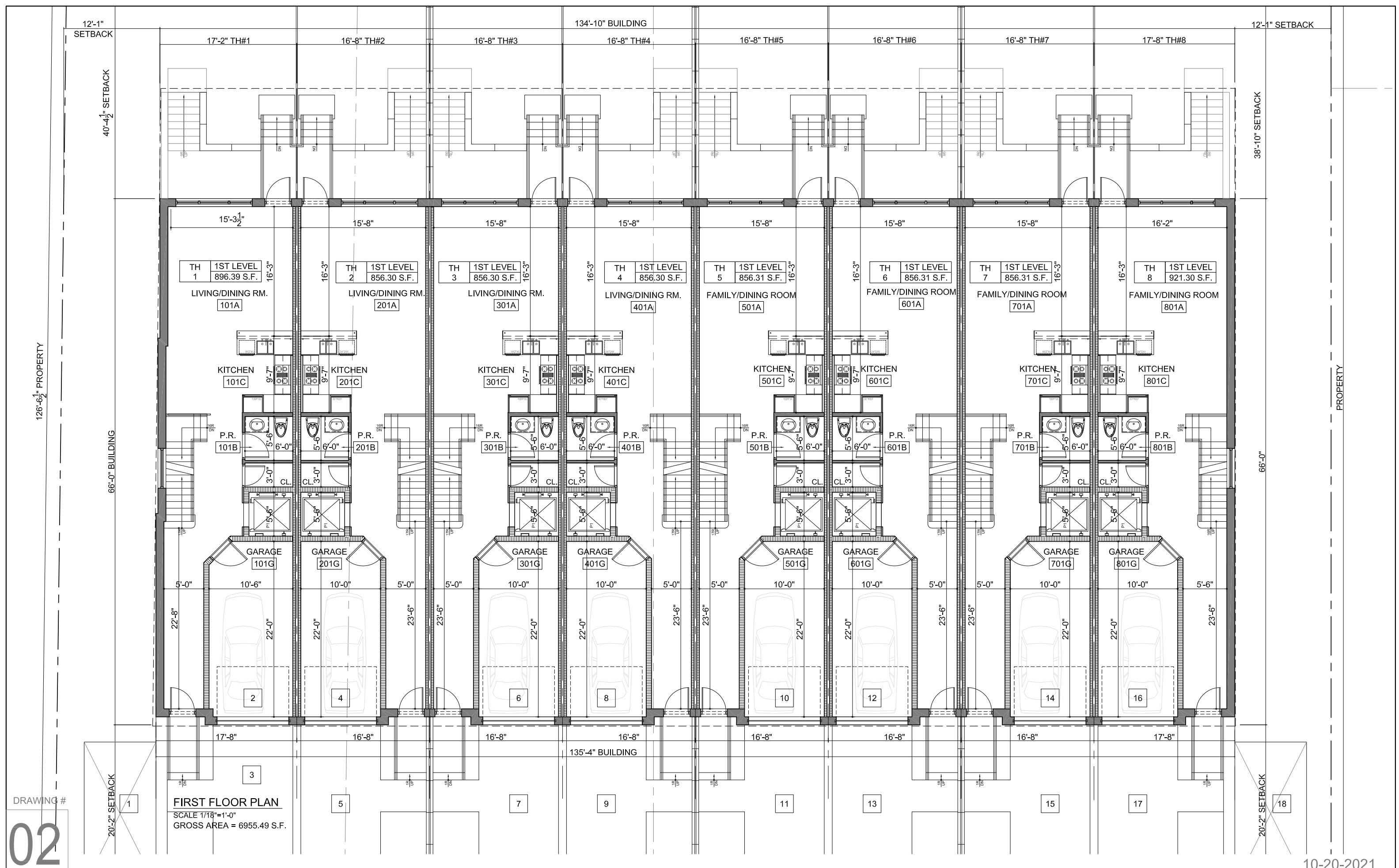


**CELLAR FLOOR PLAN**  
 SCALE 1/18"=1'-0"  
 GROSS AREA = 8917.71 S.F.

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**01**

10-20-2021



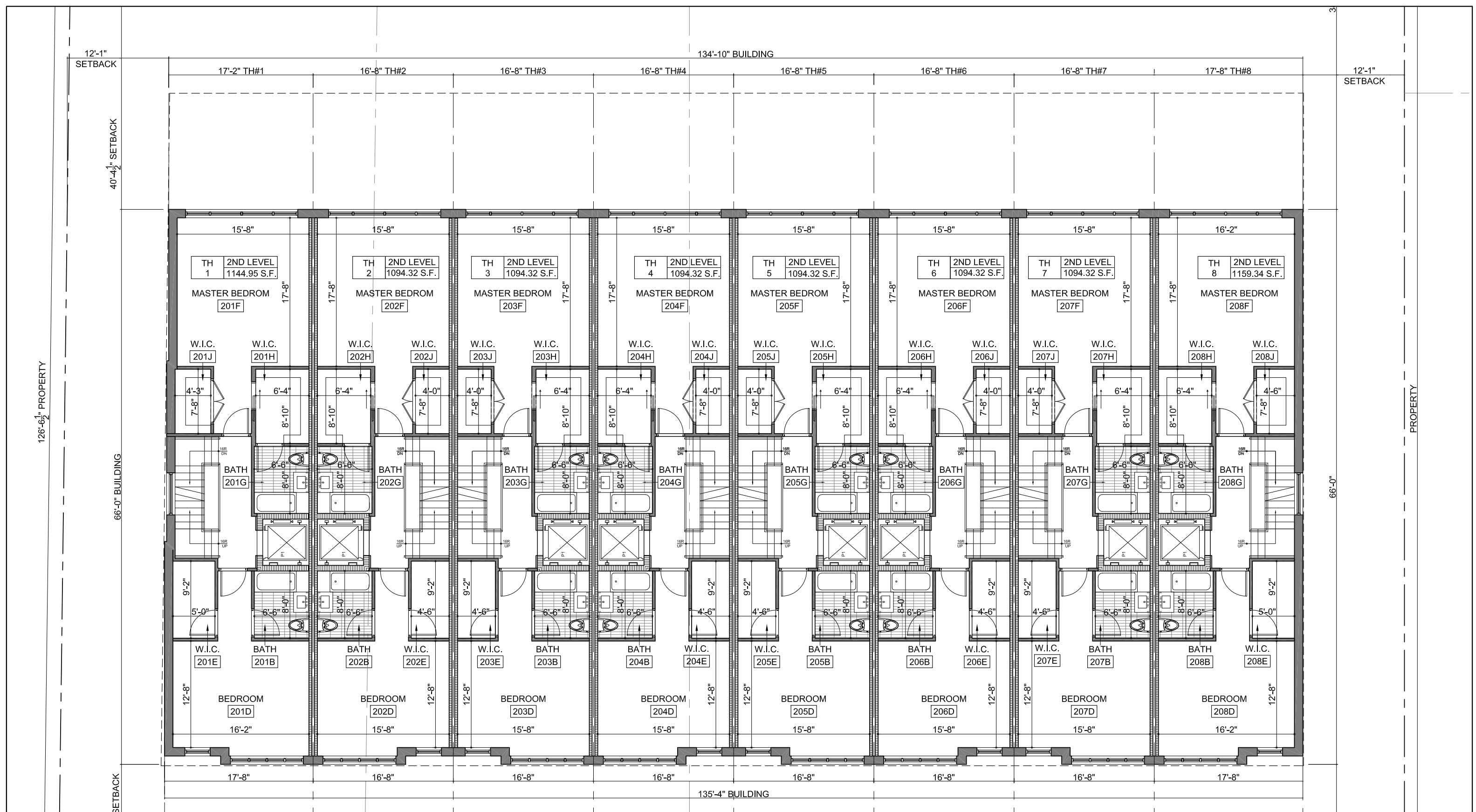
TH 1	1ST LEVEL	896.39 S.F.
TH 2	1ST LEVEL	856.30 S.F.
TH 3	1ST LEVEL	856.30 S.F.
TH 4	1ST LEVEL	856.30 S.F.
TH 5	1ST LEVEL	856.31 S.F.
TH 6	1ST LEVEL	856.31 S.F.
TH 7	1ST LEVEL	856.31 S.F.
TH 8	1ST LEVEL	921.30 S.F.

**FIRST FLOOR PLAN**  
 SCALE 1/16" = 1'-0"  
 GROSS AREA = 6955.49 S.F.

DRAWING #  
**02**

10-20-2021

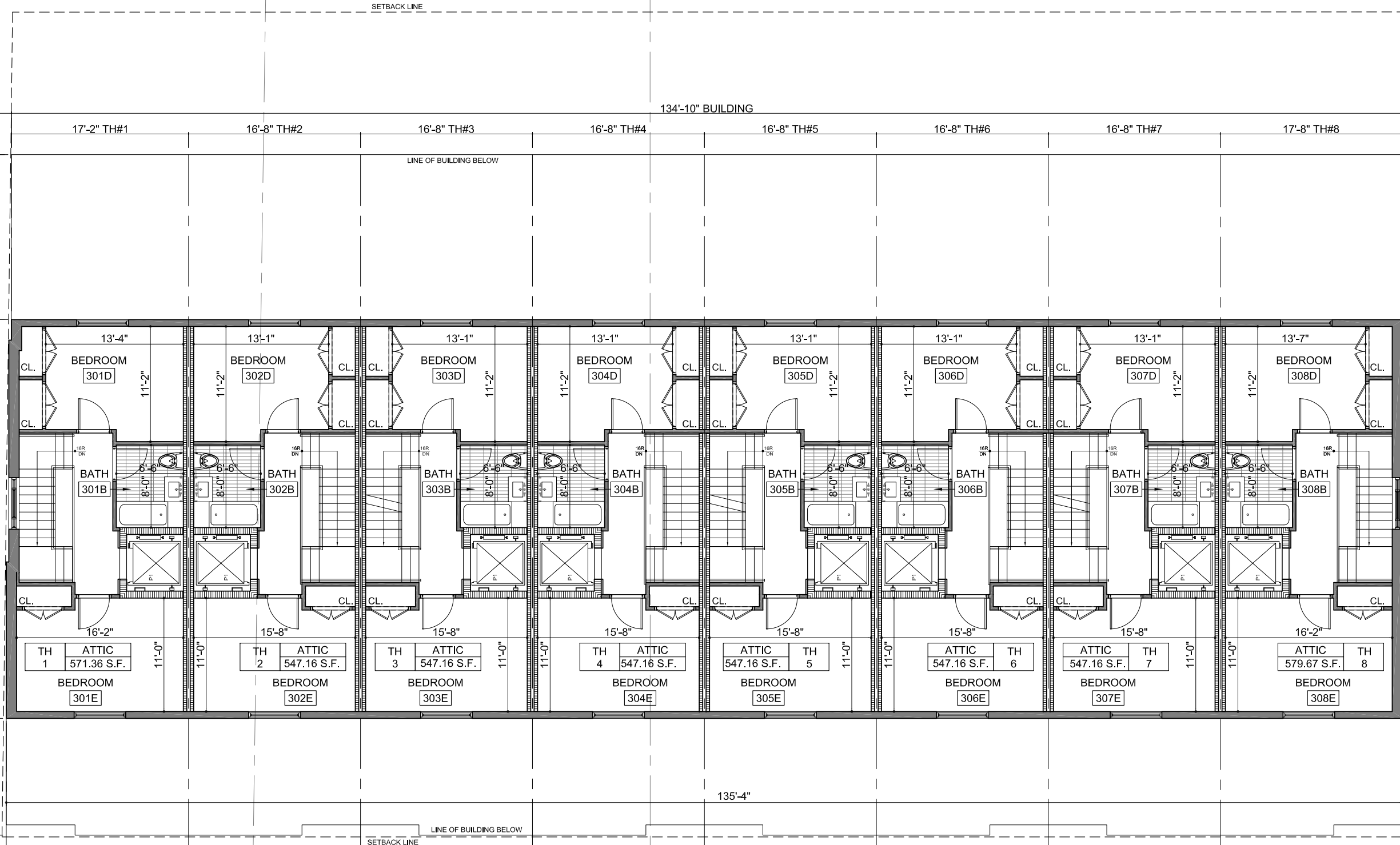




**SECOND FLOOR PLAN**  
 SCALE 1/18"=1'-0"  
 GROSS AREA = 8870.18 S.F.

DRAWING #

03



**ATTIC FLOOR PLAN**  
 SCALE 1/18"=1'-0"  
 GROSS AREA = 5226.28 S.F.

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**04**

ZONING SCHEDULE				
<b>ZONE</b>	RC-1 RESIDENCE MULTIFAMILY OFFICE			
<b>LOT INFO</b>	TAX BLOCK 2004, LOTS 7,8 and 9			
<b>TAX MAP #</b>	TOWNSHIP OF SOUTH ORANGE, NJ			
<b>ADDRESS</b>	72-74 2ND ST SOUTH ORANGE, NJ 07079			
	<b>REQUIRED/ PERMITTED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>STATUS</b>
<b>PERMITTED USE</b>	TOWNHOUSES		TOWNHOUSES	C
<b>LOT REQUIREMENTS (CORNER LOT)</b>				
MIN.LOT AREA	20,000.00 SF	19,970.70 SF	19,970.70 SF	V
ACRE	0.46 ACRE	0.46 ACRE	0.46 ACRE	
MIN. LOT WIDTH	75 FT	N/A	162.1 FT	C
MIN LOT DEPTH	100 FT	N/A	125.0 FT	C
<b>SETBACK REQUIREMENTS</b>				
MIN.FRONT YARD	20 FT	N/A	20.2 FT	C
MIN.SIDE YARD	12 FT	N/A	12.1 FT	C
MIN REAR YARD	25 FT	N/A	25.6 FT	C
<b>BUILDING REQUIREMENTS</b>				
MAX.STORIES	2 1/2	2 1/2	2 1/2	C
MAX.HEIGHT	30 FT		30 FT	C
MAX DU / Acre	17/ACRE	4/ACRE	17/ACRE	C
	8		8	
MAX. LOT COVERAGE	65.00%	N/A	63.30%	C
	12,980.96 SF		12,640.51 SF	
<b>PARKING REQUIREMENTS</b>				
TOWNHOUSES	2/DU + 1 for every 4 DU = 18	2	18	C
Abbreviations:				
C - Complies/Conforms to specified code		EV - Existing Variance		
V - Variance from Municipal Ordinance Required		N/A - Not applicable		
EX.- EXISTING		PROP. - PROPOSED		

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05

SUMMARY OF FLOOR AREAS									
FLR.	TH1	TH2	TH3	TH4	TH5	TH6	TH7	TH8	TOTAL
<b>BASEMENT</b>	1,151.75	1,099.99	1,099.99	1,099.99	1,099.99	1,099.99	1,099.99	1,166.02	8,917.71
<b>1ST</b>	896.39	856.30	856.30	856.30	856.30	856.30	856.30	921.30	6,955.49
<b>2ND</b>	1,144.95	1,094.32	1,094.32	1,094.32	1,094.32	1,094.32	1,094.32	1,159.34	8,870.21
<b>3RD</b>	693.98	661.11	661.11	661.11	661.11	661.11	661.11	700.78	5,361.42
<b>TOTAL</b>	<b>3,887.07</b>	<b>3,711.72</b>	<b>3,711.72</b>	<b>3,711.72</b>	<b>3,711.72</b>	<b>3,711.72</b>	<b>3,711.72</b>	<b>3,947.44</b>	<b>30,104.83</b>

DRAWING #

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10-20-2021

