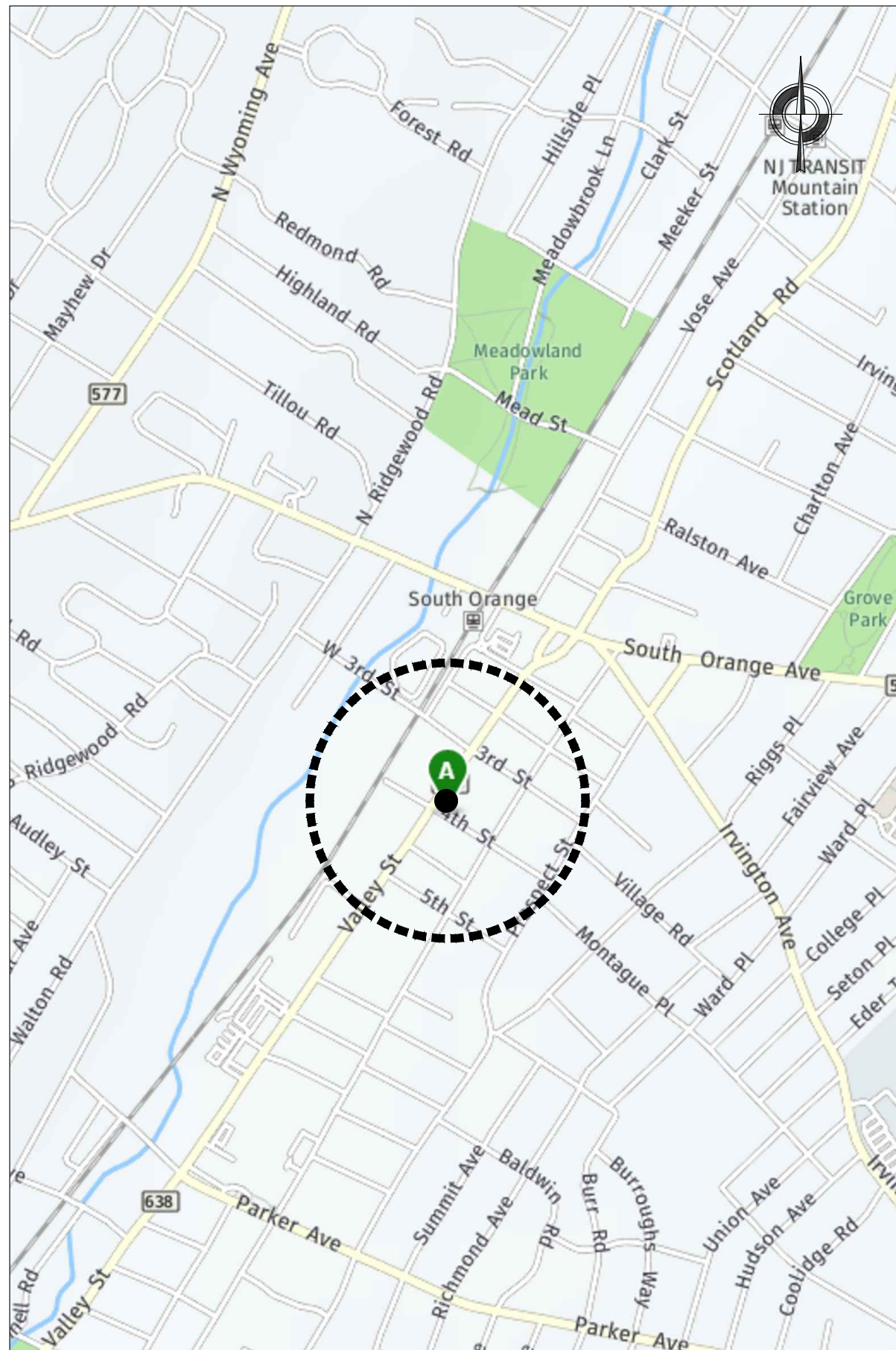
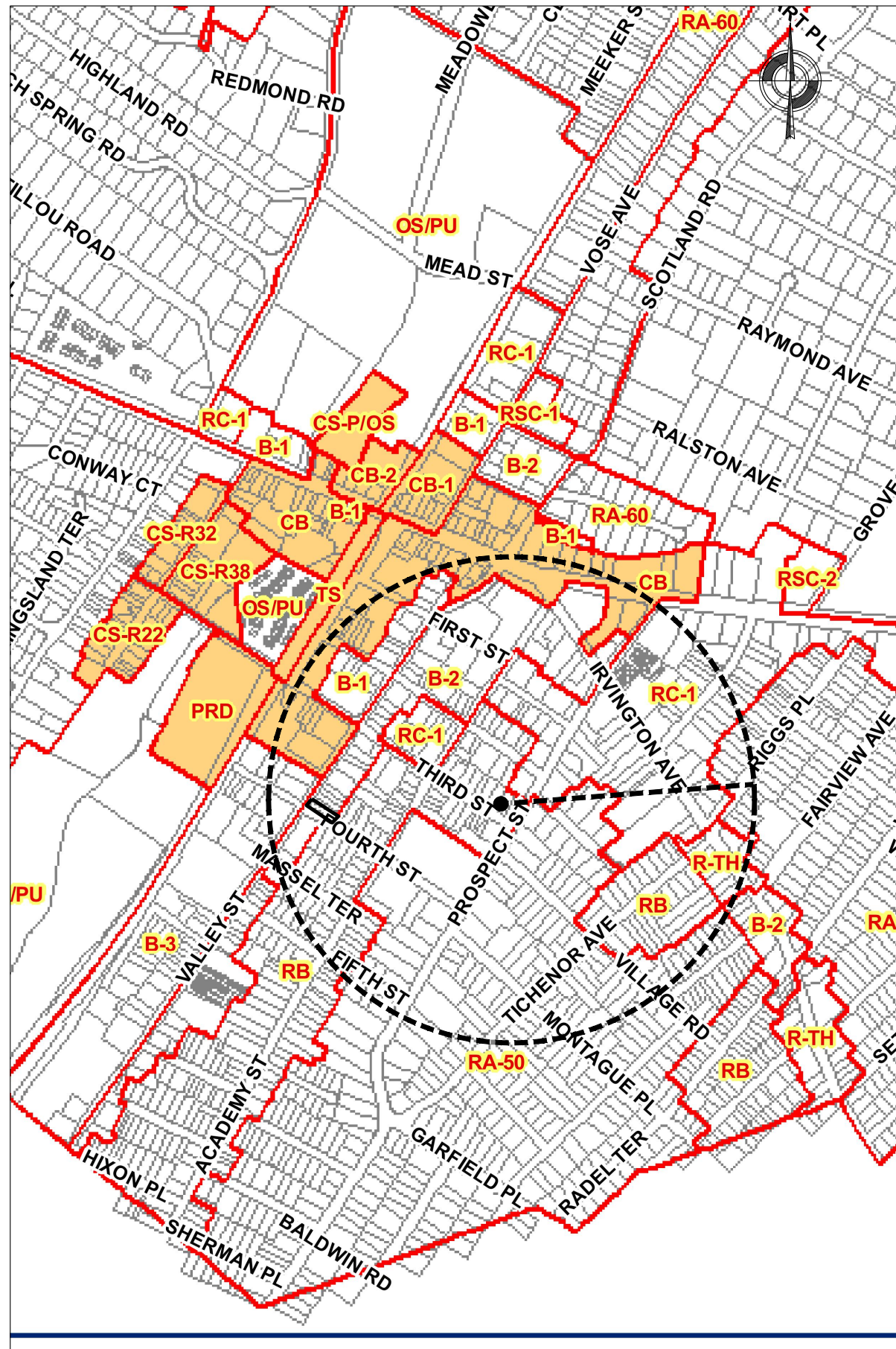


184 VALLEY ST. SOUTH ORANGE BLOCK # : 2003 LOT : 1

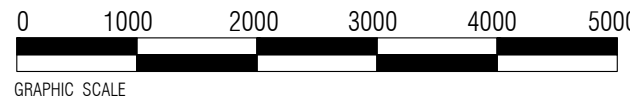
PROPOSED NEW 3 STORY MIXED USE BUILDING TO BE USED AS ONE RETAIL SPACE AND TWO APARTMENT UNITS



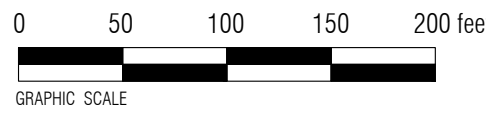
KEY MAP



B-2 SECONDARY BUSINESS ZONE DISTRICT



R	RESIDENCIAL
C	COMMERCIAL
P	PARKING
R/C	RESIDENCIAL / COMMERCIAL



ADDRESS: 184 VALLEY ST. SOUTH ORANGE
BLOCK: 2003
LOT: 1
LAST LEGAL USE : PARKING LOT
PROPOSED USE : NEW 3 STORY MIXED USE BUILDING TO BE USED AS ONE RETAIL AND TWO APARTMENT UNITS

PROJECT DESCRIPTION :
THE PROJECT IS LOCATED AT 184 VALLEY STREET IN THE CITY OF SOUTH ORANGE, N.J. THE PROPERTY CURRENTLY SITS AS A PARKING LOT. THE PROPOSED PROJECT IS A 3-STORY, 2 RESIDENTIAL UNIT. AND 1 RETAIL SPACE. THE FIRST FLOOR INCLUDES : GARBAGE AREA, 6 PARKING SPACES WITH A HANDICAP SPACE; 2ND AND 3RD FLOOR : (3) THREE BEDROOM APARTMENTS.

LOT AREA: 3,679.0 SQ.FT. OR 0.084 ACRES

LOT #	1
GROUND FLOOR AREA	1,570.0 SQ.FT
LANDSCAPE	807.0 SQ.FT
PARKING	1,081.0 SQ.FT
CIRCULATION	221.0 SQ.FT
TOTAL	3,679.0 SQ.FT

PARKING SPACES

REQUIRED : 6
PROVIDED : 6

ZONING: B2 BUSINESS ZONE
GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND NOTIFICATION REQUIRED FOR ALL CONSTRUCTION PRIOR TO THE START OF ANY WORK.
2. ALL UTILITY COMPANIES ARE TO BE NOTIFIED FOR MARK UP PRIOR TO THE COMMENCEMENTS OF CONSTRUCTION BY THE CONTRACTOR.
3. ALL LOCATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROX. AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

PROJECT DATA

PROJECT DESCRIPTION

LOT AREA :	3,679.00 SQ.FT	GROSS FLOOR AREA TOTAL:	4,704.0 SQ.FT
NET FLOOR AREA TOTAL :	4,127.0 SQ.FT	PROJECT FLOOR AREA :	1,570.0 SQ.FT
NUMBER OF PARKING SPACES :	6		
LANDSCAPE AREA :	807.0 SQ.FT	GROUND FLOOR AREA :	1,570.0 SQ.FT
CIRCULATION AREA :	221.0 SQ.FT	PARKING AREA :	1,081.0 SQ.FT

DRAWING INDEX

SHEET	DESCRIPTION		
T-100	TITLE SHEET	A-110	3RD FLOOR PLAN - ROOF PLAN
S-100	SITE PLAN LANDSCAPE	A-200	ELEVATIONS
S-200	UTILITY PLAN	A-210	ELEVATIONS
S-300	LIGHTING PLAN	A-220	ELEVATIONS
A-100	BASEMENT PLAN / 1ST - 2ND FLOOR PLAN	1-1	MATARAZZO ENGINEERING
		1-1	TOPOGRAPHIC & BOUNDARY SURVEY

APPLICABLE CODES

- 2015 International Building Code-N.J. Version
- 2014 National Electrical Code
- 2015 IECC Energy Subcode
- 2013 ASHRAE 90.1-2004 (Commercial)
- 2015 National Standard Plumbing Code
- 2009 International Mechanical Code
- 2015 International Fuel Gas Code
- NJ Barrier Free Subcode and ICC / ANSI A117.1-2009

LOT COVERAGE CAL.

LOT AREA = 3,679.0 S.F.
PROJECT FLOOR AREA = 1,570.0 S.F.
PARKING AREA = 1,081.0 S.F.
CIRCULATION = 221.0 S.F.

$$\text{COVERAGE CAL} = \frac{(1,570.0 + 1,081.0 + 221.0) \times 100}{3,679.0} = 78\%$$

$$\text{CURB AREA AT PARKING LOT} = 36.0' \text{ S.F.} = 1\%$$

$$\text{FRONT YARD SETBACK (PROVIDE FOR CITY SITEWALK)} = 43.0' \text{ S.F.} = 1\%$$

TAXING DISTRICT	19	SOUTH ORANGE TWP	ADJACENT PROPERTY LISTING	APPLICANT: 184valley COUNTY 07 ESSEX
PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
2002 2	200 VALLEY STREET	4A	ALLEGIANCE COMMUNITY BANK 200 VALLEY STREET SOUTH ORANGE, N.J.	07079
2002 3	60 FOURTH STREET	2	RODRIGUEZ, LUIS & ANA M. 60 FOURTH ST. SOUTH ORANGE, NJ	07079
2002 4	64 FOURTH STREET	2	FRANCOIS, LUVIANE 64 4TH STREET SOUTH ORANGE, NJ	07079
2002 5	68 FOURTH STREET 2 FAMILY	2	LASSON, KAREN & CANTOR, JASON 68 FOURTH STREET SOUTH ORANGE, NJ	07079
2002 6	72 FOURTH STREET	2	CASSELLS, JULIAN & GRAY, CHARLESTON 72 FOURTH STREET SOUTH ORANGE, N.J.	07082
2002 7	76 FOURTH STREET	2	LOCK, DANIEL W & THERESA W 76 FOURTH STREET SOUTH ORANGE, N.J.	07853
2002 8	203 ACADEMY STREET	2	CLARK, MORGAN 203 ACADEMY STREET SOUTH ORANGE, NJ	07079
2002 16	67 MASSEL TERRACE	2	BLACH, CHRISTOPHER J & PAMELA 67 MASSEL TERRACE SOUTH ORANGE, N.J.	07079
2002 17	63 MASSEL TERRACE	2	DIOM, MICHEL & URSEL J 63 MASSEL TERRACE SOUTH ORANGE, N.J.	07079
2002 18	59 MASSEL TERR	2	BLACHMAN, STACEY 59 MASSEL TERRACE SOUTH ORANGE, NJ	07079
2003 1	184 VALLEY STREET	4A	NFM HOLDINGS LLC, 41 LAWRENCE DR., BERKLEY HEIGHTS, NJ	07922
2003 2	182 VALLEY STREET	2	HAYDEN, ALBERT S. & SARA 182 VALLEY STREET SOUTH ORANGE, NJ	07079
2003 3	180 VALLEY STREET	2	ABDORRAHIM, MICHELLE & JIBRIL 180 VALLEY STREET SOUTH ORANGE, NJ	07079
2003 4	178 VALLEY STREET	2	CHENG, WEIFENG & XU, LIYUN 526 WHITE OAK RIDGE RD SHORT HILLS, NJ	07078
2003 5	176 VALLEY STREET 2 FAMILY	2	CHENG, WEIFENG & XU, LIYUN 526 WHITE OAK ROAD SHORT HILLS, NJ	07078
2003 6	168 VALLEY STREET	4A	R.A.L. REALTY, LLC 168 VALLEY STREET SOUTH ORANGE, N.J.	07079
2003 7	164 VALLEY STREET	4A	RUSSELL & ALEX EQUITIES LLC 8 GRENADA PLACE MONTCLAIR, N.J.	07042
2003 24	81 FOURTH STREET 2 FAMILY	2	PAPPAS, KALLIOPE 18 WASHBURN PLACE COLONIAL, N.J.	07006

TAXING DISTRICT	19	SOUTH ORANGE TWP	ADJACENT PROPERTY LISTING	APPLICANT: 184valley COUNTY 07 ESSEX
PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
2003 25	79 FOURTH STREET 2 FAMILY	2	SHENKER, ISAI & LINA 95 FAIR HILL DRIVE WESTFIELD, NJ	07090
2003 26	75 FOURTH STREET	2	CHAN, MAN MOON 75 FOURTH STREET SOUTH ORANGE, N.J.	07079
2003 27	73 FOURTH STREET	2	MESNARD, FRANCISCA & MERVIN GOMEZ 73 FOURTH STREET SOUTH ORANGE, N. J.	07079
2003 28	69 FOURTH STREET 2 FAMILY	2	ANONYO, IGNATIUS & VERONICA 69 FOURTH STREET SOUTH ORANGE, N.J.	07079
2003 29	67 FOURTH STREET 2 FAMILY	2	MANDERVILLE, GENEVIEVE 67 FOURTH STREET SOUTH ORANGE, NJ	07079
2303 7	209 VALLEY STREET	4A	MERIDA, VILLAGE COMMONS 1, S.O. LLC 201 S. ROAD AVENUE LINDEN, NJ	07036
2304 1	185 VALLEY ST	1SD	COMMUNITY HEALTH LAW PROJECT 185 VALLEY STREET SOUTH ORANGE, N.J.	07079
2304 2	177 VALLEY STREET	4A	LEVROCK REALTY LLC, 60 FIFTH ST SOUTH ORANGE, NJ	07079

UTILITIES

1. New Jersey American Water
167 John F Kennedy Pkwy – Bldg A
Short Hills New Jersey 07078
2. Public Service Electric & Gas Co.
Manager – Corporate Properties
80 Park Place, T6B
Newark, New Jersey 07102
3. Verizon
540 Broad Street
Newark, New Jersey 07101
4. CABLEVISION
186 West Mark Street
Newark, New Jersey 07103

APPROVED BY :
PLANNING & ZONING BOARD
TOWNSHIP OF SOUTH ORANGE - NEW JERSEY-

PLANNING BOARD CHAIRMAN:	DATE:
SECRETARY OF THE BOARD	DATE:
TOWNSHIP ENGINEER	DATE:

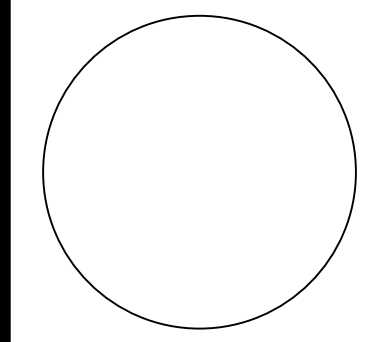
REVISIONS:

4/26/2019
UPDATED
ENGINEER COMMENTS

877 BROAD STREET
NEWARK, NJ 07102
TEL: (973) 824-0022
FAX: (973) 824-7447

ARTEK
STUDIO, LLC.

Daniel A. Roma RA.
NJ License No. 17915



LOT: #1 BLOCK: #2003

AMELIA CRUZ-HOLDER
JEREMIAH HOLDER
184 VALLEY STREET
SOUTH ORANGE, NJ
PROPOSED NEW MIX USE BUILDING, TO BE USED AS ONE RETAIL SPACE & TWO APARTMENT UNITS.

DATE : 2-21-19

DRAWN BY : JS
CHECKED BY : DR

PROJECT	DRAWING
18159	T-100 1 OF 11

SITE PLAN NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SURVEY OF THE FOUNDATION WORK AND SUBMIT A COPY OF THE SAME TO THE ARCHITECT AND THE CITY TO VERIFY THE AS BUILT SETBACKS OF THE STRUCTURE.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DEVIATIONS BETWEEN THE PROPOSED AND AS-BUILT SETBACKS OF THE STRUCTURE BEFORE PROCEEDING WITH THE WORK.
- THE ONLY VALID DRAWINGS THAT SHOULD BE USED FOR CONSTRUCTING THE WORK ARE THE APPROVED DRAWINGS AS ISSUED BY THE SOUTH ORANGE BUILDING DEPARTMENT.
- ANY PERMIT UPDATE DRAWINGS THAT HAVE BEEN APPROVED BY SOUTH ORANGE BUILDING DEPARTMENT SUPERCEDE THE ORIGINAL PERMIT DRAWINGS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE UPDATED PERMIT DRAWINGS AT THE SITE DURING CONSTRUCTION.
- NEW CURBS AND SIDEWALKS SHALL BE CONSTRUCTED AT ALL PROPERTY FRONTAGES WITH THE FINAL DETERMINATION MADE BY THE DEPARTMENT OF ENGINEERING OF THE TOWNSHIP OF SOUTH ORANGE ALL WORK SHALL CONFORM TO CITY STANDARDS.
- A PERMIT IS REQUIRED FROM THE OFFICE OF THE CITY ENGINEER PRIOR TO BEGINNING ANY WORK WITHIN THE RIGHT-OF-WAY OF A CITY ROAD. ALL WORK WITHIN THE CITY ROAD RIGHT-OF-WAY SHALL BE ACCORDING TO TOWNSHIP OF SOUTH ORANGE STANDARDS.
- THE CONTRACTOR MUST COORDINATE ALL NEW WATER AND SEWER CONNECTIONS WITH AND COMPLY WITH ALL DIRECTIVES FROM THE TOWNSHIP OF SOUTH ORANGE.
- THE CONTRACTOR IS RESPONSIBLE FOR DISCONNECTING ANY EXISTING UNUSED WATER SERVICES AT THE MAIN.
- NO UTILITY METERS MAY BE LOCATED AT ANY STREET EXPOSURE OF THE BUILDING. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL EXTERIOR METERS WITH THE ARCHITECT PRIOR TO ANY UTILITY INSTALLATION.
- EXISTING STREET CATCH BASINS AND INLETS ARE TO BE RETOFITTED WITH A NEW FRAME /GRATE/CURB-PIECE AS PER CITY STANDARDS (SEE DETAIL).
- APPLICANT SHALL BE RESPONSIBLE TO RESTRIPE ALL PEDESTRIAN CROSSWALKS AT THIS INTERSECTION. ALL WORK SHALL BE AT THE DIRECTION OF THE OFFICE OF THE TRAFFIC AND SIGNALS.

NOTE:

THIS BUILDING SHALL BE FULLY EQUIPPED W/A FIRE SPRINKLER SYSTEM

LANDSCAPING NOTES:

- ALL MATERIALS TO BE TYPE AND SIZE AS LISTED UNLESS OTHERWISE APPROVED..
- TREES AND SHRUBS TO BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS REGARDING SIZE AND QUALITY.
- CALIPER MEASURED 1 FT. ABOVE TRUNK CROWN.
- EXISTING TREES AND SHRUBS SHALL REMAIN WHEREVER POSSIBLE.
- PLANTS ARE TO BE PLANTED UPRIGHT IN A DIRECTION SO AS TO PROVIDE BEST APPEARANCE IN RELATIONSHIP TO ADJACENT AREAS.
- TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. (REFER TO DETAILS).
- PLANTING PITS ARE TO BE PREPARED TO A MINIMUM DEPTH OF 12" AND PITS ARE TO HAVE A MINIMUM OF 9" OF GOOD TOPSOIL. LAWN AREAS ARE TO HAVE A MINIMUM OF 6" (4" FOR SOD) OF TOPSOIL.
- TREE PITS, PLANT BEDS, AND GROUND COVER AREAS SHALL BE MULCHED WITH A MINIMUM DEPTH OF 3" (AFTER SETTLEMENT) OF SHREDDED HARDWOOD MULCH.
- PROVIDE NEW OR AMENDED TOPSOIL BACK FILL FOR ALL NEWLY PLANTED MATERIAL ORGANIC MATTER CONTENT = 5% MINIMUM. PH RANGE BETWEEN 5.0 - 6.5 INCLUSIVE. FREE OF STONES 1" OR GREATER AND FREE OF ALL DEBRIS AND EXTRANEOUS MATERIALS.
- CHEMICAL FERTILIZERS TO BE DERIVED FROM ORGANIC SOURCES AND APPLIED IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.
- ALL OPEN SPACES SHALL BE SEEDED OR SODDED AS NOTED ON PLAN.
- LANDSCAPING PLAN IS DIAGRAMMATIC. PLANT LOCATIONS MAY BE ADJUSTED FOR FIELD CONDITIONS WITH PRIOR APPROVAL.
- THE CONTRACTOR MUST VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY PLANTATION.
- ANY DISCREPANCIES AND/OR INCONSISTENCIES ARE TO BE BROUGHT TO THE CITY FOR REVIEW AND RESOLUTION.
- ALL LANDSCAPING NOT SURVIVING FOR A PERIOD OF ONE YEAR SHALL BE REPLACED WITH THE SAME OR EQUIVALENT SIZE SPECIES.
- SHADE TREES SHALL BE PLANTED 35' FEET APART ALONG PUBLIC STREETS.

PLANTING LIST:

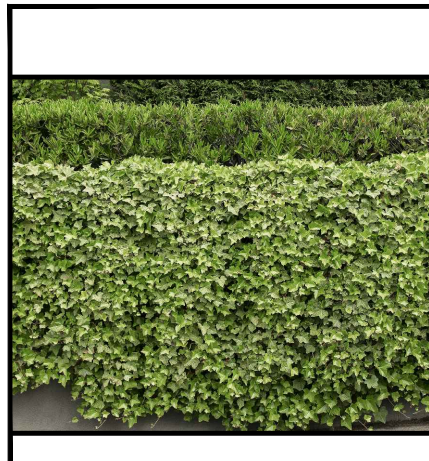
QUAN.	BOTANICAL NAME	COMMON NAME	SIZE (MATURE)
2	GINKGO BILOBA	PRINCETON SENTRY	HEIGHT 50' - 65' WIDTH 15' - 20'
25	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY	HEIGHT 4' - 6' WIDTH 4' - 6'



GINKGO BILOBA
'PRINCETON SENTRY'



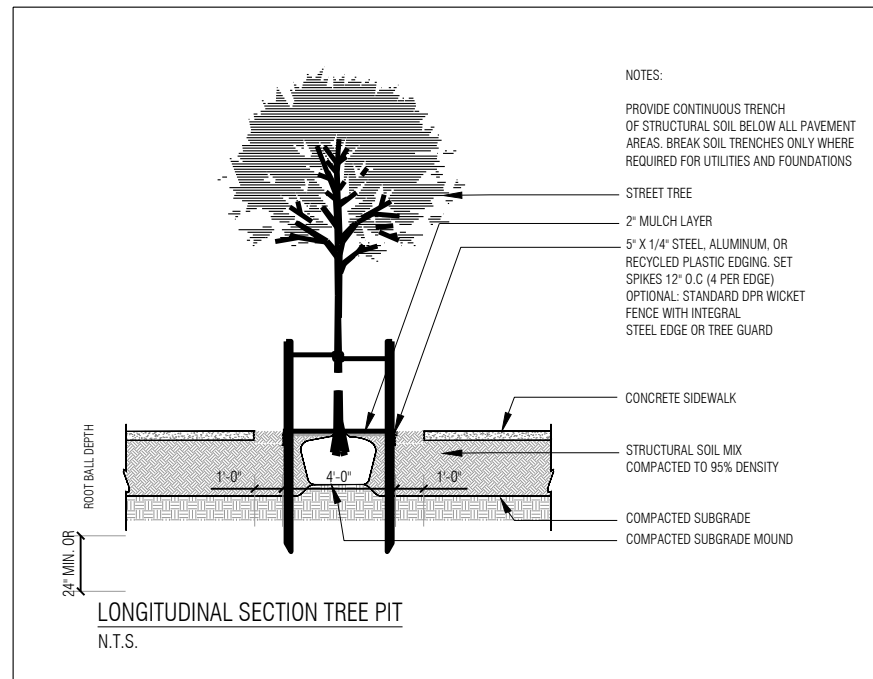
COMPACT INKBERRY HOLLY
(COMPACTA)



ENGLISH IVY ON FENCE

PLANTING NOTES:

- ALL SHRUBS SHALL HAVE A MINIMUM HEIGHT AND INITIAL SPREADS OF 24" AND SHALL BE EITHER BALLED AND BAGGED OR DELIVERED IN 2 GALLON CONTAINERS.
- ARE TO RECEIVE SEEDING AFTER FINAL GRADING.
- ALL STAKING AND GUY WIRES ATTACHED TO THE TREES WILL BE REMOVED BY THE DEVELOPER AFTER ONE YEAR FROM INITIAL PLANTING.
- ALL TREE PITS SHALL HAVE A 4' X 4' OPENING IN PAVEMENT WITH THE TOP LAYER COVERED WITH SAND AND CONCRETE BRICK PAVERS LEVEL W/ SIDEWALK.
- ALL NEW STREET TREES SHALL BE PLANTED IN 4'X4' TREE PITS AT THE CURB LINE. ALL TREES SHALL BE PLANTED AT MINIMUM INITIAL SIZE OF 3" - 3-1/2" CALIPER AND SHALL BE BRANCHED AT 7'-0".

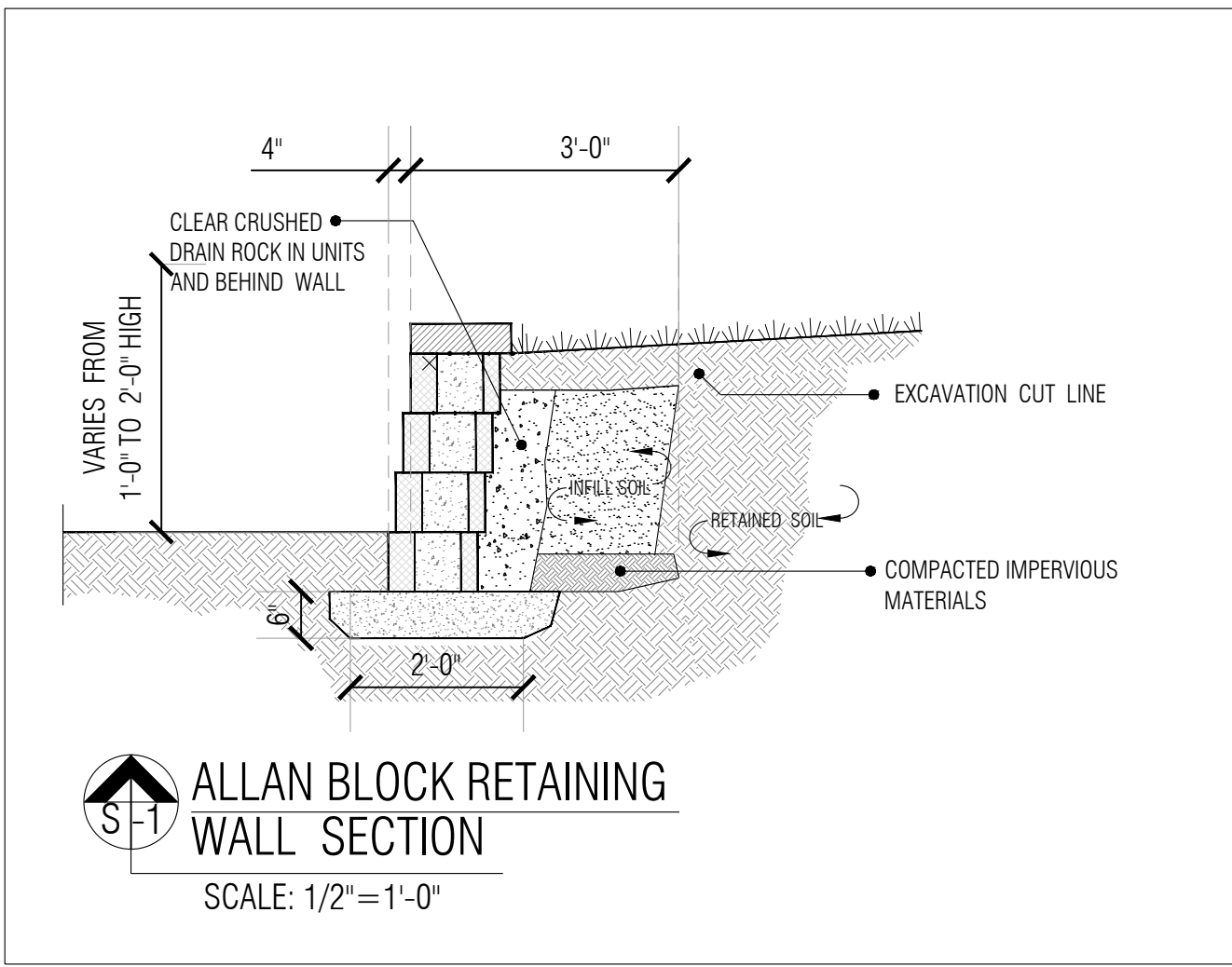


HANDICAP SIGN

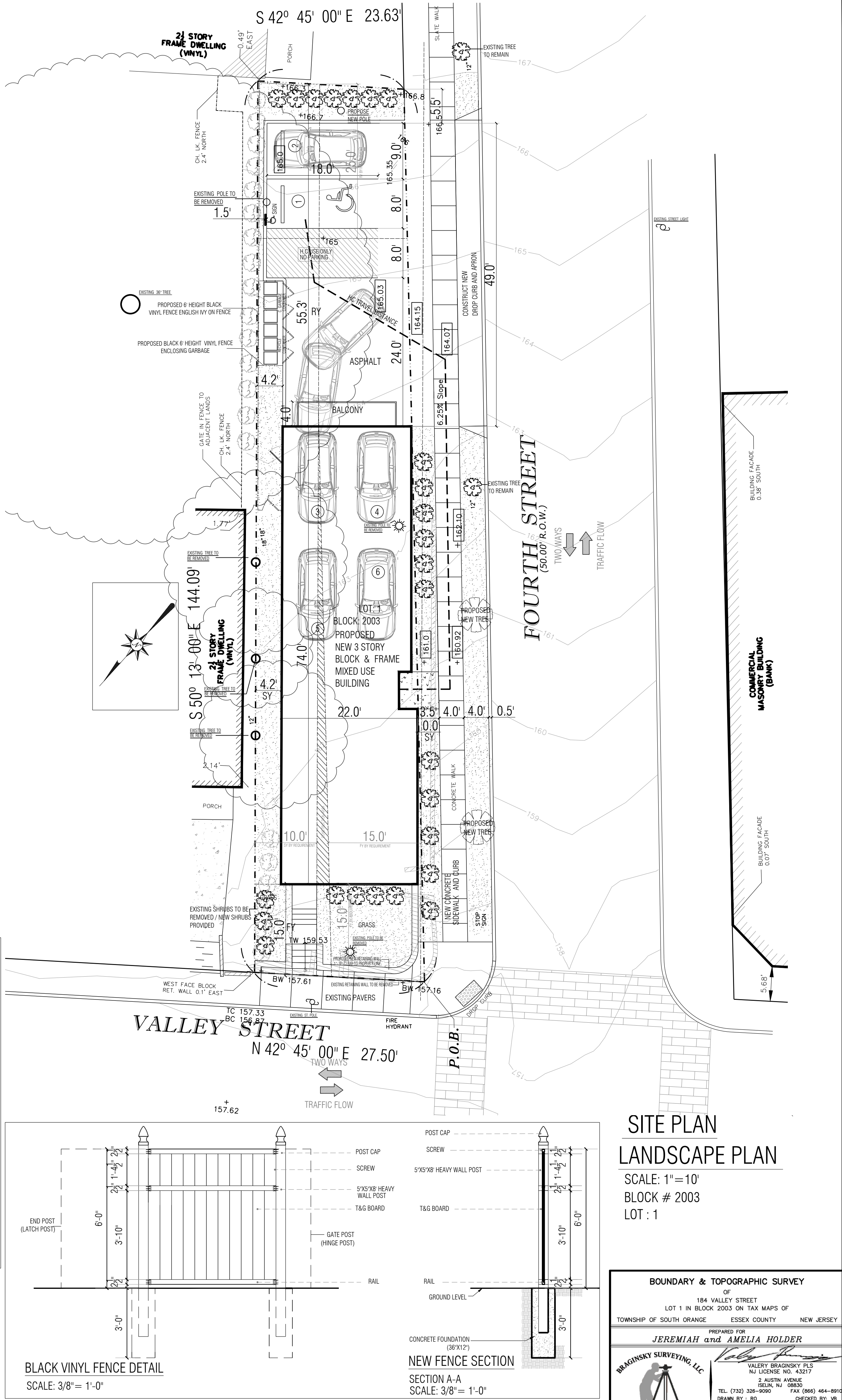


BRUTE ROLLOUT

SEP #	DESCRIPTION	COLOR	CALIPER IN.	LENGTH IN.	WIDTH IN.	HEIGHT IN.	HEIGHT IN.	PRICE LIST
147140	BRUTE 50S STANDARD ROLLOUT	GRAY	30S	26.75	29.62	37.50	17.00	2
147141	BRUTE 50S STANDARD ROLLOUT	BLUE	30S	26.75	29.62	37.50	17.00	2
147142	BRUTE 50S STANDARD ROLLOUT	GRAY	30S	30.00	24.00	35.50	25.00	2
147143	BRUTE 50S STANDARD ROLLOUT	BLUE	30S	30.00	24.00	35.50	25.00	2
147144	BRUTE 60S STANDARD ROLLOUT	GRAY	60S	32.33	25.33	44.75	33.50	1
147145	BRUTE 60S STANDARD ROLLOUT	BLUE	60S	32.33	25.33	44.75	33.50	1
147146	BRUTE 90S STANDARD ROLLOUT	GRAY	90S	37.15	28.60	46.50	38.50	1
147147	BRUTE 90S STANDARD ROLLOUT	BLUE	90S	37.15	28.60	46.50	38.50	1



ALLAN BLOCK RETAINING WALL SECTION
SCALE: 1/2" = 1'-0"



SITE PLAN
LANDSCAPE PLAN
SCALE: 1" = 10'
BLOCK # 2003
LOT : 1

BOUNDARY & TOPOGRAPHIC SURVEY
OF
LOT 1 IN BLOCK 2003 ON TAX MAPS OF
TOWNSHIP OF SOUTH ORANGE ESSEX COUNTY NEW JERSEY
PREPARED FOR
JEREMIAH and AMELIA HOLDER
BRAGINSKY SURVEYING, LLC
VALLEY BRAGINSKY P.L.L.C.
NJ LICENSE NO. 43217
2 AUSTIN AVENUE
SEELIN, NJ 08830
TEL: (732) 336-0090 FAX: (866) 464-8910
DRAWN BY: JD DATE: SEPTEMBER 26, 2018 CHECKED BY: YH
SCALE: 1" = 10'
200 NO. 1809-13
PROFESSIONAL LAND SURVEYORS

REVISIONS:

4/26/2019
UPDATED
ENGINEER COMMENTS

877 BROAD STREET
NEWARK, NJ 07102
TEL: (973) 824-0022
FAX: (973) 824-7447

ARTEK
STUDIO, LLC.

Daniel A. Roma RA
Registered Architect
NJ License No. 17915

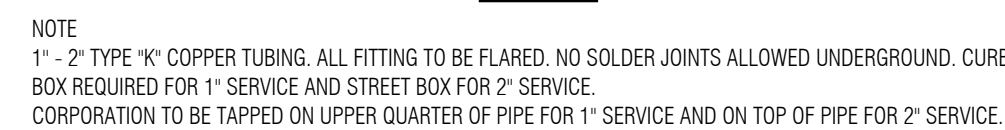
LOT: #1 BLOCK: #2003

AMELIA CRUZ-HOLDER
JEREMIAH HOLDER
184 VALLEY STREET
SOUTH ORANGE, NJ
PROPOSED NEW MIX USE BUILDING, TO BE USED AS ONE RETAIL SPACE & TWO APARTMENT UNITS.

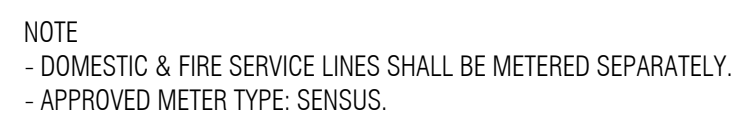
DATE : 2-21-19
DRAWN BY : JS
CHECKED BY : DR

PROJECT	DRAWING
18159	S-100 2 OF 11

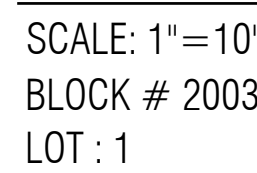
1. NEW SERVICE INSTALLATION REQUIRES EXISTING SERVICES TO BE TERMINATED PER DEPARTMENT GUIDELINES. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE DEPARTMENT OF WATER AND SEWER UTILITIES TO OBTAIN PERMITS AND SCHEDULE OF THE DISCONTINUANCE OF WATER AND SEWER SERVICE. EXISTING SEWER SERVICE SHOULD BE CAPPED AT THE CURB AND EXISTING WATER SERVICE SHOULD BE TERMINATED AT THE MAIN PRIOR TO THE INSTALLATION OF ANY NEW UTILITIES. COORDINATION WITH THE DEPARTMENT'S INSPECTOR TO CONFIRM DOCUMENTATION OF THE ACTUAL DISCONTINUANCE OF SERVICE IS REQUIRED.
2. WATER AND SEWER UTILITIES NEED TO BE METERED WHERE THE UTILITIES ENTER THE BUILDING.
3. REQUIRED MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FOR WATER AND SEWER UTILITIES, AND COVER REQUIREMENTS ARE TO BE MAINTAINED.
4. A HYDRAULIC FLOW TEST (HFT) NEEDS TO BE PERFORMED TO ENSURE THAT THE WATER SERVICE AND PRESSURE (PSI) PROVIDED FOR THIS PROJECT IS SUFFICIENT FOR DOMESTIC WATER SUPPLY AND FIRE PROTECTION (IF REQUIRED) PER DEPARTMENT STANDARDS.
5. DOMESTIC AND FIRE SERVICES MUST BE METERED SEPARATELY. FIRE SERVICE LINES MUST HAVE A BACKFLOW PREVENTER (RPZ) AND MUST BE VERIFIED BY THE WATER AND SEWER DEPARTMENT AND INSPECTED BY THE FIRE DEPARTMENT. AN ACCEPTABLE MINIMUM OF 4" DIP CLASS 52 WATER LINES CAN BE USED FOR FIRE LINES.
6. OVERLAND FLOW OF STORMWATER RUNOFF OVER SIDEWALKS AND DRIVEWAYS IS NOT PERMITTED.
7. IF ANY STORMWATER RUNOFF DRAINAGE PROBLEMS OCCUR ON THE PROPERTY AND/OR NEIGHBORING PROPERTIES, IT WILL BE THE APPLICANT'S RESPONSIBILITY TO REMEDY THE DRAINAGE ISSUE.
8. THE STORMWATER COLLECTION SYSTEM SHALL BE MAINTAINED BY THE PROPERTY OWNER REGULARLY TO ENSURE THAT THE FACILITY OPERATES AT DESIGN CAPACITY.
9. ALL WATER AND SANITARY SEWER STRUCTURES/ FACILITIES MUST CONFORM TO THE CITY OF SOUTH ORANGE STANDARD.
10. TAPPING VALVES FOR FIRE SERVICE SHALL BE CITY OF SOUTH ORANGE STANDARD, OPENING IN A CLOCKWISE DIRECTION AND HAVE A PRESSURE OF 200 PSI.



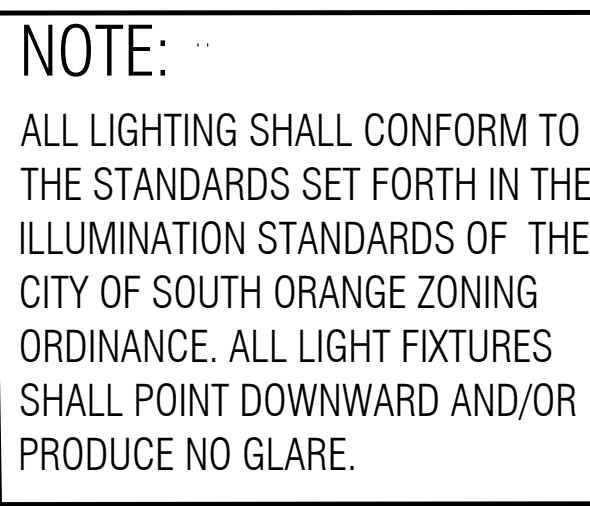
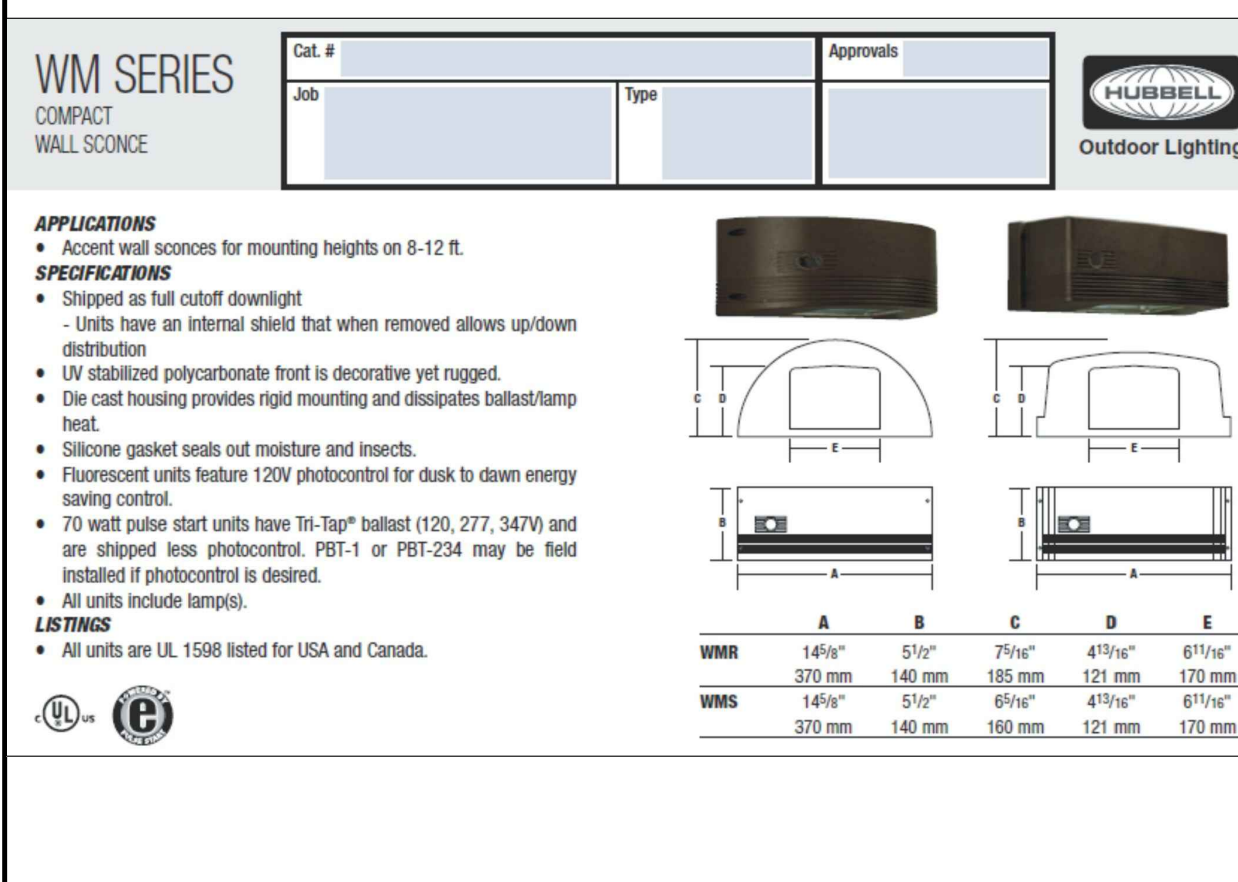
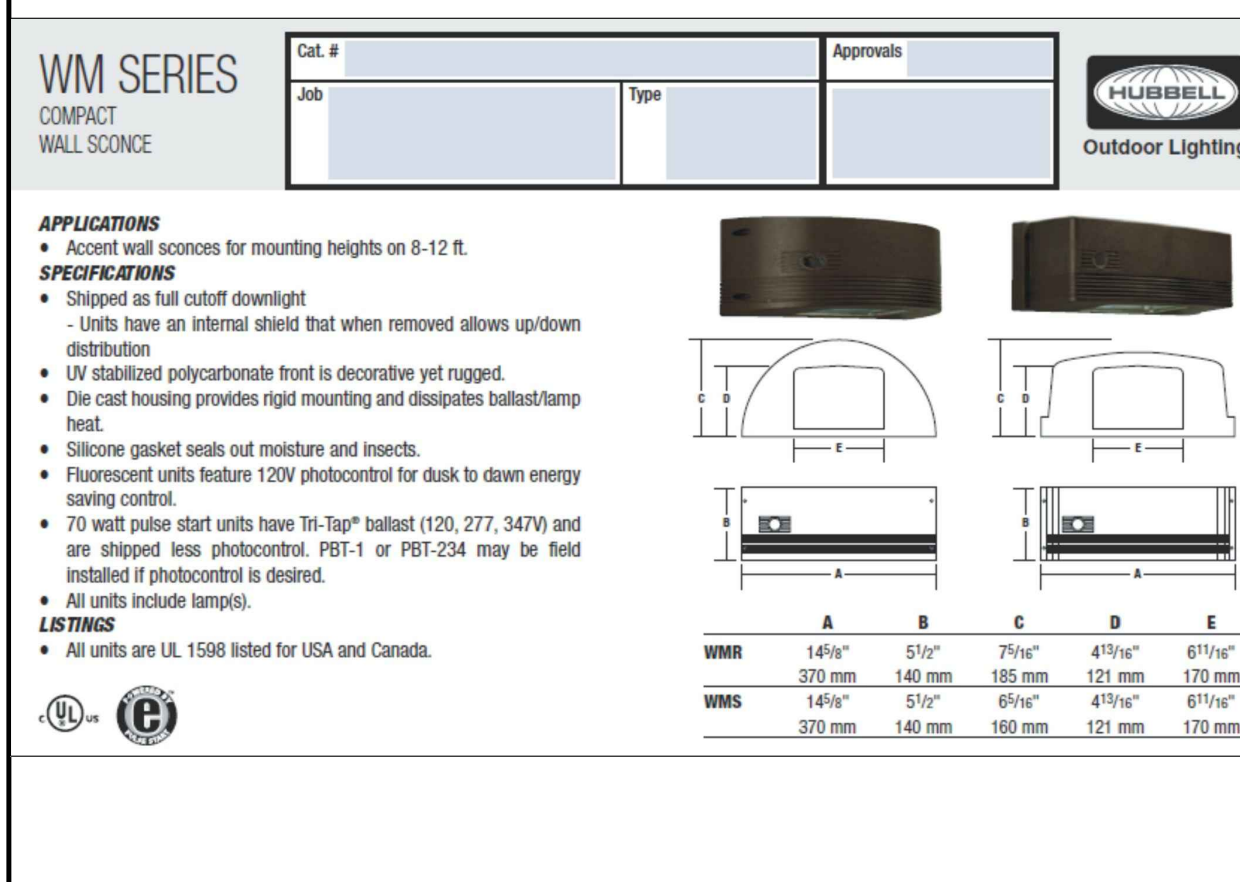
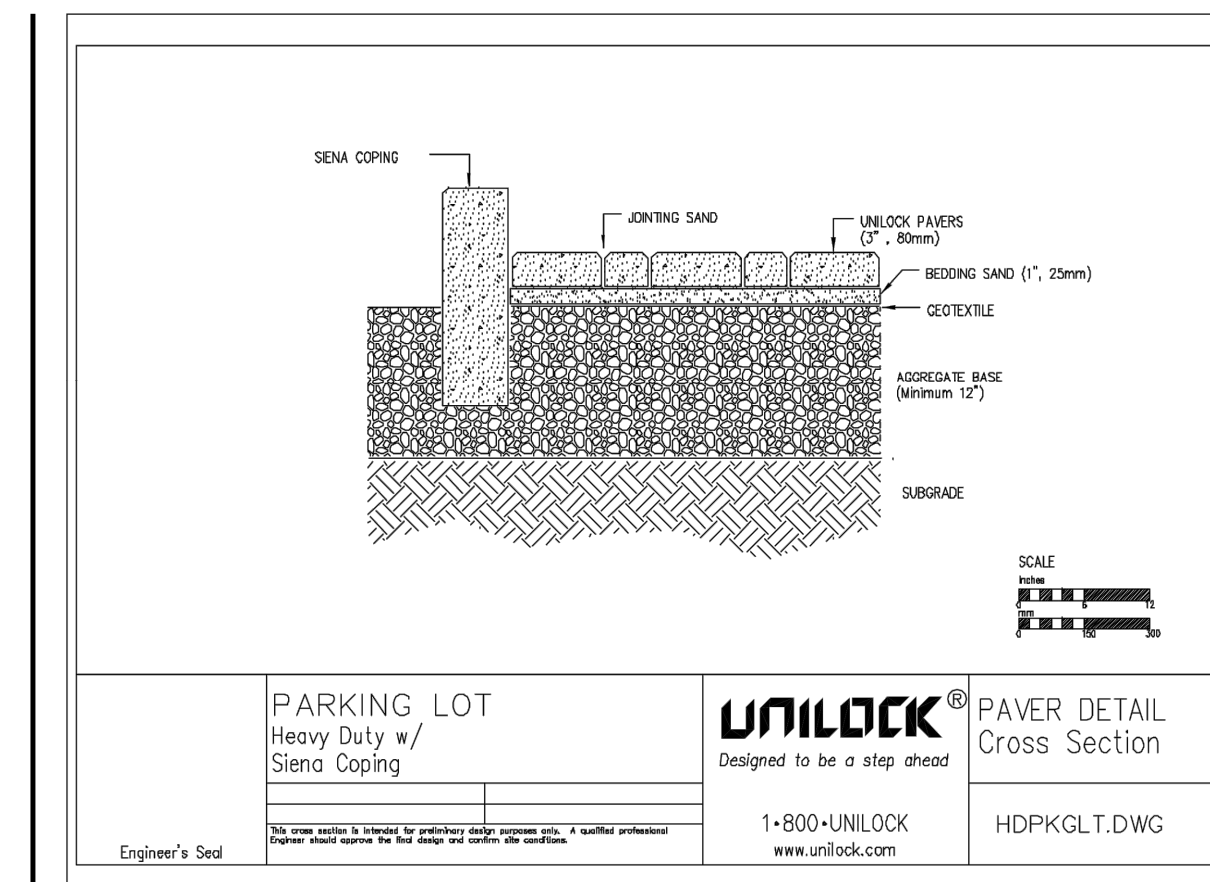
TYPICAL INSTALLATION OF 1" - 2" SERVICES
(IF REQUIRED)
N.T.S.



APPROVED FIRE LINE METER SETTING



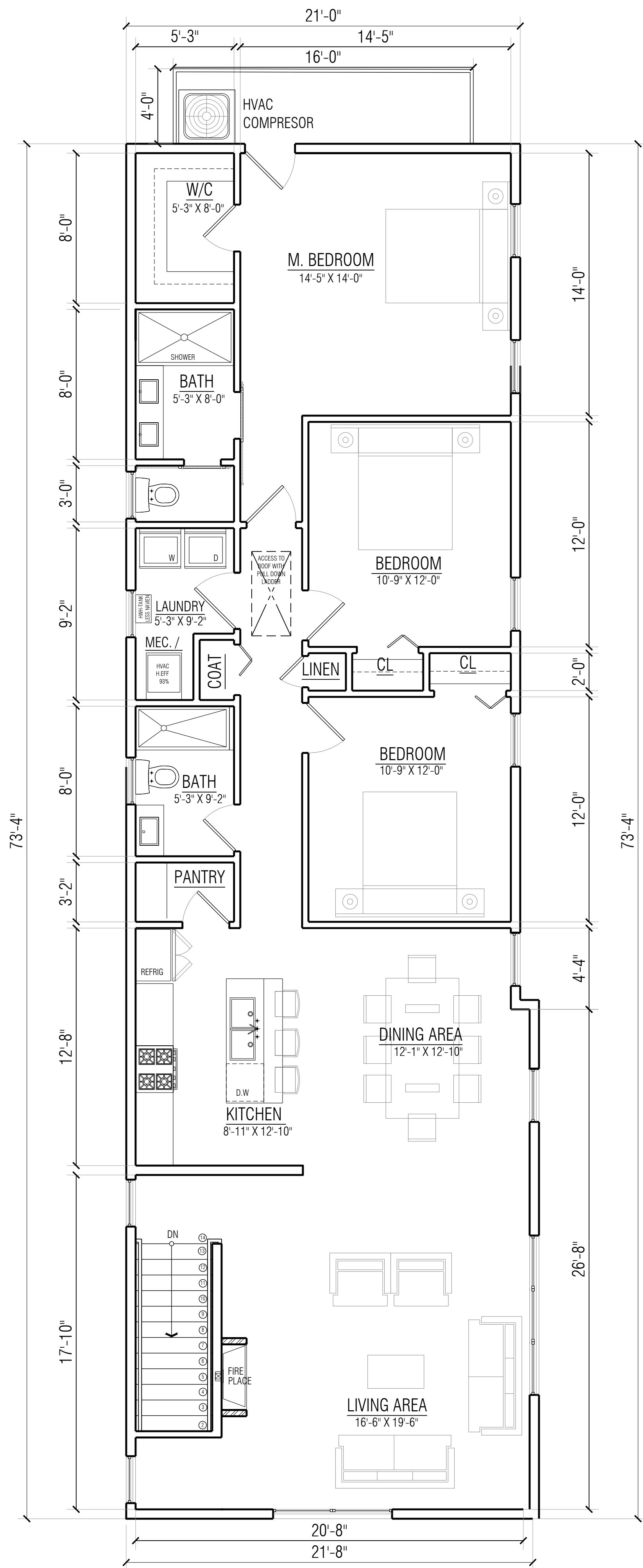
18159	S-200
	3 OF 11



AMELIA CRUZ-HOLDER JEREMIAH HOLDER 184 VALLEY STREET SOUTH ORANGE, NJ LOT: #1 BLOCK: #2003 ○	
DATE: 2-21-19 DRAWN BY: JS CHECKED BY: DR	ARTEK STUDIO, LLC. 877 BROAD STREET NEWARK, NJ 07102 TEL: (973) 824-0022 FAX: (973) 824-7447
PROPOSED NEW MIX USE BUILDING, TO BE USED AS ONE RETAIL SPACE & TWO APARTMENT UNITS.	
PROJECT: 18150	DRAWING: S-300

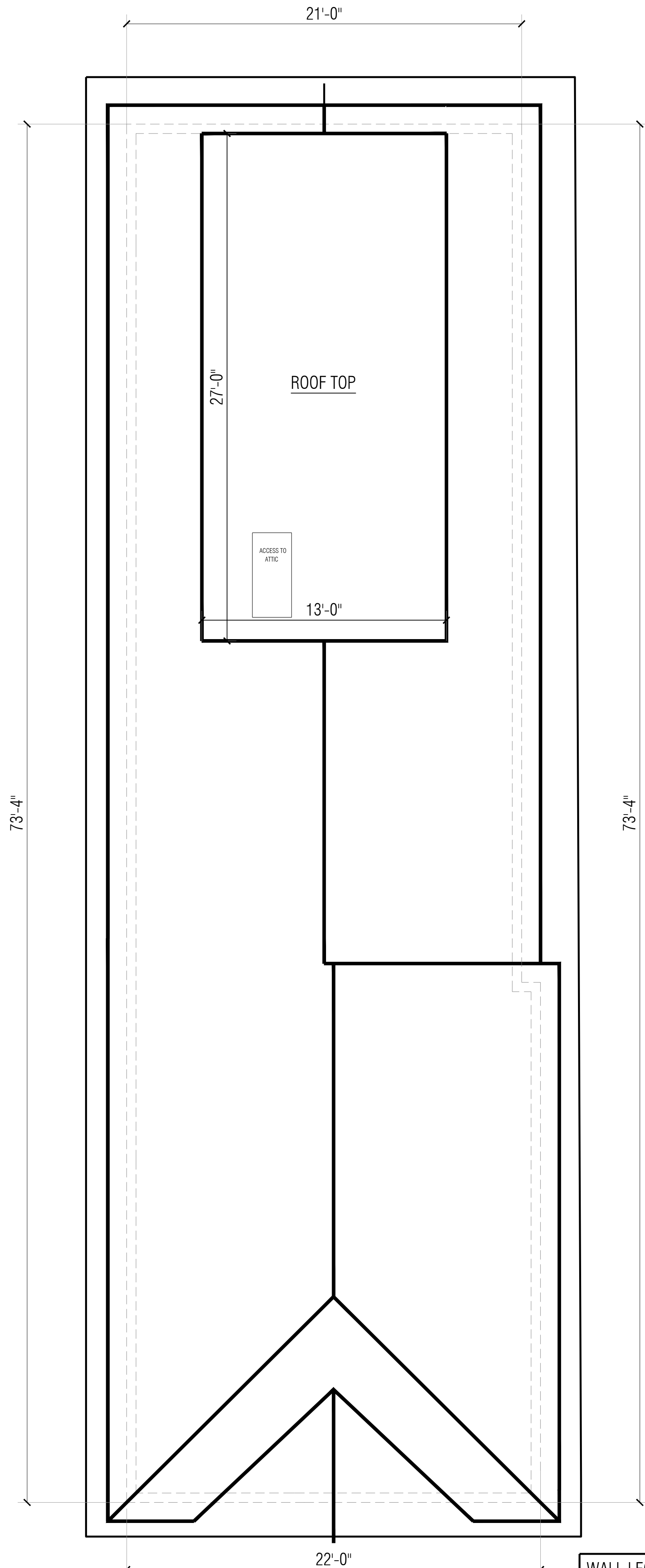


AMELIA CRUZ-HOLDER JEREMIAH HOLDER 184 VALLEY STREET SOUTH ORANGE, NJ PROPOSED NEW MIX USE BUILDING, TO BE USED AS ONE RETAIL SPACE & TWO APARTMENT UNITS.			Daniel A. Roma RA Professional Seal NJ License No. 13915	ARTEK STUDIO, LLC. 877 BROAD STREET NEWARK, NJ 07102 TEL: (973) 824-0022 FAX: (973) 824-7447	REVISIONS: 4/26/2019 UPDATED ENGINEER COMMENTS
DATE: 2-21-19 DRAWN BY: JS CHECKED BY: DR					
PROJECT	DRAWING				
18159	A-100				
	5 OF 11				



THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"
NET AREA: 1,410.0 SQ./ FT.
GROSS AREA: 1,567.0 SQ./ FT.



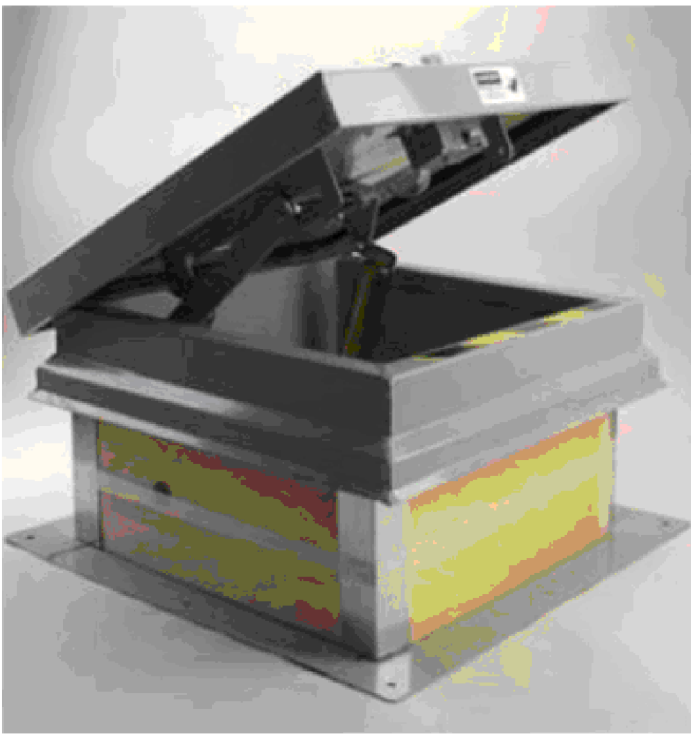
ROOF PLAN

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

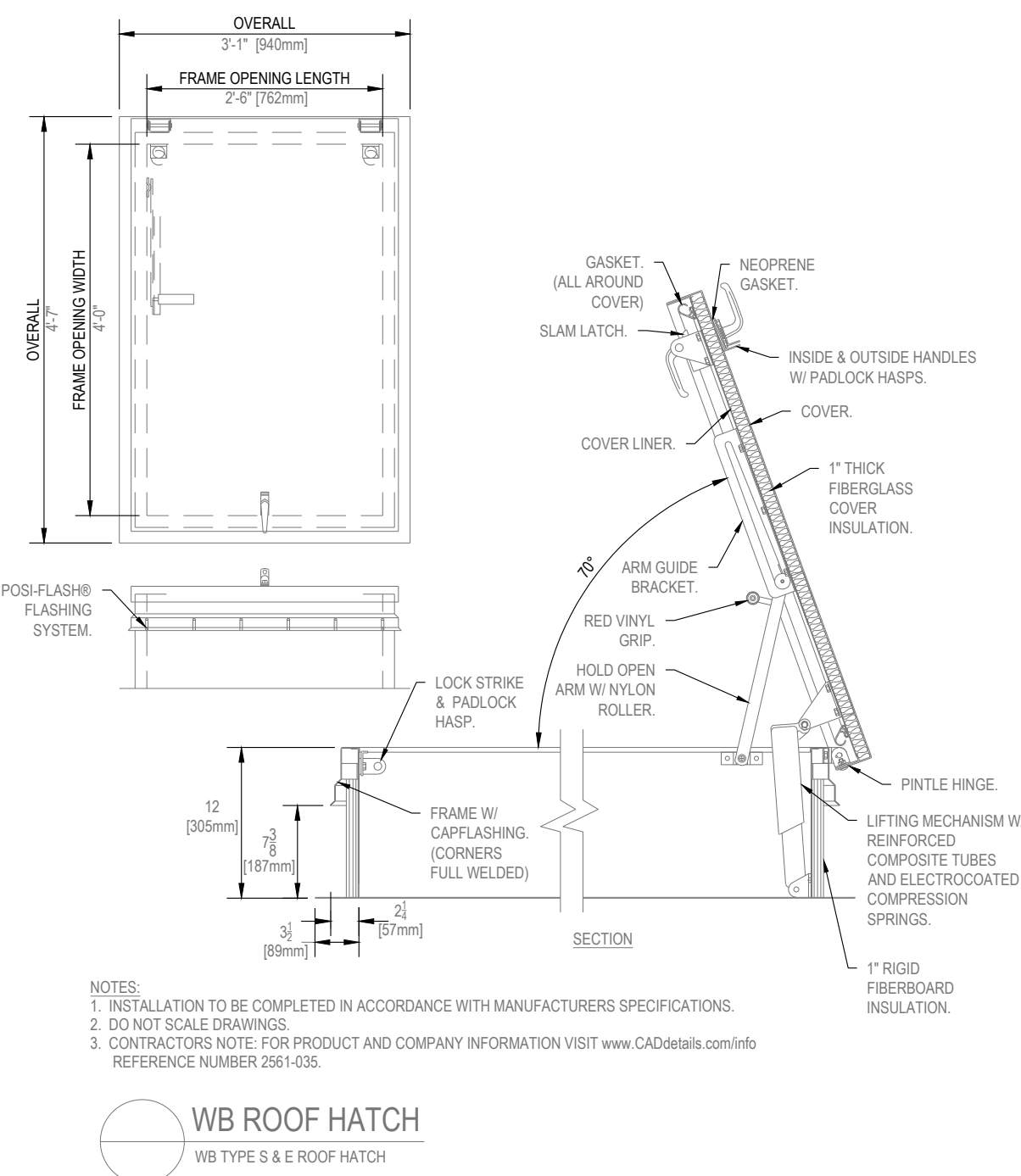
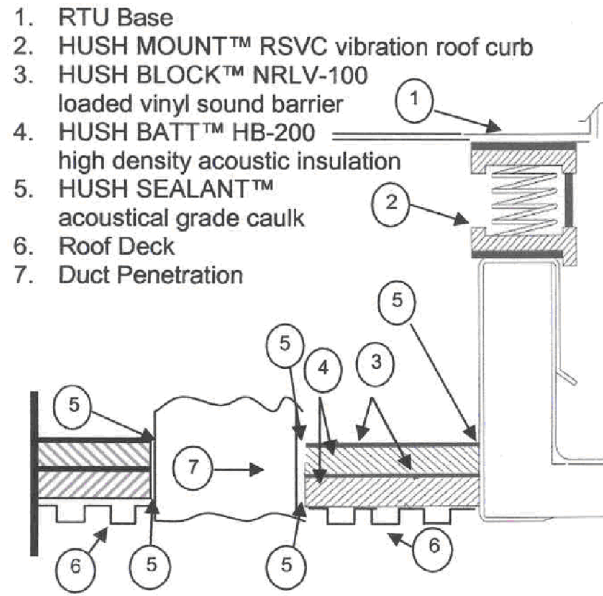
WALL LEGEND:

	NEW FRAME WALL
	NEW 1 HR FIRE RATED WALL
	NEW BRICK WALL
	NEW BLOCK WALL

ROOF HATCH VIEW

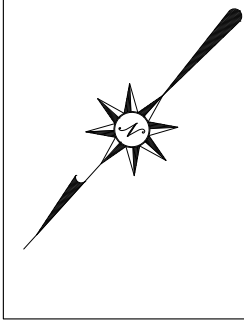


ROOF HATCH VIEW



GARBAGE STATEMENT

APARTMENTS:
GARBAGE WILL BE TAKEN BY TENANT TO THE GARBAGE AREA LOCATED IN THE ALLEY.



REVISIONS:

4/26/2019
UPDATED
ENGINEER COMMENTS

ARTEK
STUDIO, LLC.

Daniel A. Roma RA,
Registered Architect
NJ License No. 17915

LOT: #1 BLOCK: #2003

AMELIA CRUZ-HOLDER
JEREMIAH HOLDER
184 VALLEY STREET
SOUTH ORANGE, NJ
PROPOSED NEW MIX USE BUILDING, TO BE USED AS ONE RETAIL SPACE & TWO APARTMENT UNITS.

DATE: 2-21-19

DRAWN BY: JS

CHECKED BY: DR

PROJECT	DRAWING
18159	A-110 6 OF 11





FRONT ELEVATION (VALLEY ST.)
SCALE: 1/4"= 1'-0"

REAR ELEVATION (FOURTH ST.)
SCALE: 1/4"= 1'-0"

REVISIONS:

4/26/2019
UPDATED
ENGINEER COMMENTS

ARTEK
STUDIO, LLC.

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LOT: #1 BLOCK: #2003

DATE : 2-21-19

DRAWN BY : JS

CHECKED BY : DR

PROJECT	DRAWING
18159	A-210
	8 OF 11



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

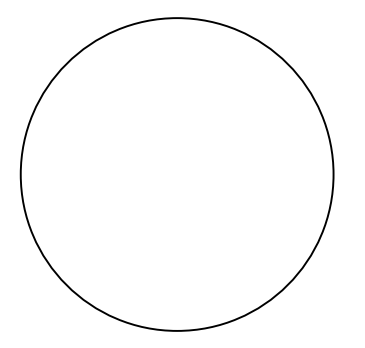
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DATE: 2-21-19
DRAWN BY: JS
CHECKED BY: DR

PROJECT	DRAWING
18159	A-220 9 OF 11