

# PROPOSED CHILDREN INDOOR PLAYGROUND "THE LOCAL PLAYGROUND" FOR TANIA RODDI & LOURDES NAVARRO 468 VALLEY STREET BLOCK 2215 - LOT 26 TOWNSHIP OF SOUTH ORANGE VILLAGE NEW JERSEY



**OWNER:**  
TANIA RODDI & LOURDES NAVARRO  
256 PROSPECT STREET  
SOUTH ORANGE, NJ 07079  
T: (646) 884-1923

**ATTORNEY:**  
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SCHILLER, PITTINGER & GALVIN, P.C.  
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**ARCHITECT:**  
JOSE CARBALLO ARCHITECTURAL GROUP, P.C.  
171 MAIN STREET, SUITE 301  
HACKENSACK, NJ 07601  
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### AREA, BULK AND YARD REQUIREMENTS

PROJECT DESCRIPTION:		BUSINESS		
ZONE:		BUSINESS B2		
PROPOSED USE:		BUSINESS		
BLOCK:		2215		
LOT:		26		
LOT AREA:		5,924.16 SQ.FT.		
DESCRIPTION	REQUIRED or ALLOWED	EXISTING	PROPOSED	VARIANCE
<b>LOT SIZE:</b>				
AREA	10,000 SF	5,924.16 SQ.FT.	5,924.16 SQ.FT.	EXISTING
WIDTH (CORNER)	100 FT	90 FT	90 FT	EXISTING
DEPTH	N/A	59.52 FT / 72.25	59.52 FT / 72.25	NO
<b>YARD DIMENSIONS:</b>				
MIN. FRONT:	15 FT	29 FT	29 FT	NO
MIN. SIDE:	10 FT	+/- 2 FT	+/- 2 FT	EXISTING
MIN. REAR:	25 FT	1.3 FT	1.3 FT	EXISTING
BUILDING HEIGHT:	3 STY / 36FT.	1 1/2 STY +/- 16 FT.	2 STY +/- 28.58 FT.	NO
<b>LOT COVERAGE</b>				
LOT COVERAGE	75 %	85.7%	85.7%	EXISTING
<b>PARKING</b>				
PARKING	1 SPACE EVERY 300 SQ.FT. = 4.5	1,359 SQ.FT. BLDG. 6 PARKING SPACES	1,359 SQ.FT. BLDG. (1ST. FLOOR) 6 PARKING SPACES (2ND.FL. ONLY STORAGE)	NO



### APPROVAL BLOCK

THE TOWNSHIP OF SOUTH ORANGE VILLAGE BOARD OF ADJUSTMENT APPROVED THESE PLANS AND ELEVATIONS BY MEMORIALIZING RESOLUTION AT ITS REGULAR MEETING ON \_\_\_\_\_.

PLEASE SEE AFFIXED RESOLUTION FOR ANY ADDITIONAL CONDITIONS OF APPROVAL SET BY THE BOARD.

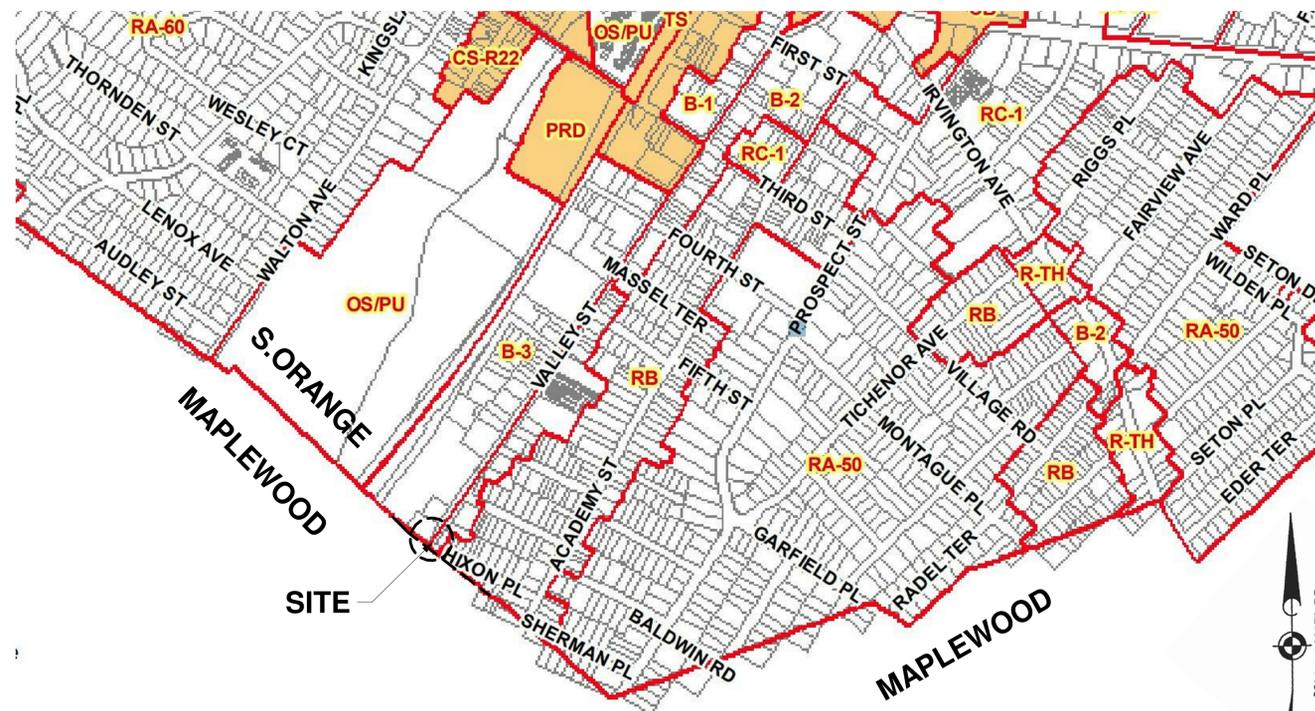
Board Secretary \_\_\_\_\_ Date \_\_\_\_\_

Board Engineer \_\_\_\_\_ Date \_\_\_\_\_

Board Chairman \_\_\_\_\_ Date \_\_\_\_\_



LOCATION MAP



3 ZONING MAP / KEY MAP  
1" = 400'-0"



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REV	DESCRIPTION	DATE
1	AS PER P.B. COMMENTS	1-15-2021

**ISSUE FOR SD:**  
**ISSUE FOR DD:**  
**ISSUE FOR PLANNING BD:**  
**ISSUE FOR PERMIT:**  
**ISSUE FOR CONSTRUCTION:**

**NOTES:**

**JCA group**  
JOSE CARBALLO ARCHITECTURAL GROUP, P.C.

171 Main Street, Suite 301  
Hackensack, New Jersey 07601

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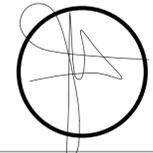
**PROJECT**  
PROPOSED CHILDREN INDOOR PLAYGROUND

**OWNER**  
TANIA RODDI & LOURDES NAVARRO

**LOCATION**  
468 VALLEY STREET  
BLOCK 2215 - LOT 26  
TOWNSHIP OF SO. ORANGE VILLAGE

**DRAWING**  
COVER SHEET

JOSE I. CARBALLO, R.A., P.P.  
NJ : 21A10091740  
NY : 021291



**DATE** 12-18-2020

**BY VF PROJECT #** 202069

**DRAWING #**  
**A1** OF **5**





2 EXISTING VIEWS

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NOTES:

 Nugget Couch Low Couch for Kids 3 to 4 units	 Puzzle Blocks 10 Sets	 Playform swing 1 Unit
 2 Ball Pit Units 500 Balls each	 Playdoh Cans 500 Cans	 Acrobat Swing 2 Units
 Magnet Blocks 250 blocks	 Sand Pit 2 Sand Pits	 Snuggle Swing 4 Units
 Low Equipment for Babies 2 full Sets	 Buoy Swing 2 Swings	 Moon Ball Swing 2 Units
 Sensory Tower Bubble Sensory Tower 2 towers	 Trapeze Bar 1 Unit	 Tube Swing 2 Units
 Balancing Rocks 50 sets	 People Eater 1 Unit	



3 INDOOR PLAYGROUND EQUIPMENT

1 200' RADIUS MAP - TAX MAP  
 1" = 50'-0"



**JCA**group  
 JOSE CARBALLO ARCHITECTURAL GROUP, P.C.

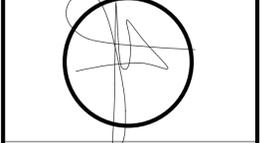
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**PROJECT**  
 PROPOSED CHILDREN INDOOR  
 PLAYGROUND

**OWNER**  
 TANIA RODDI & LOURDES NAVARRO

**LOCATION**  
 468 VALLEY STREET  
 BLOCK 2215 - LOT 26  
 TOWNSHIP OF SO. ORANGE VILLAGE  
**DRAWING**  
 200' RADIUS MAP & DETAILS

**JOSE I. CARBALLO, R.A., P.P.**  
 NJ : 21A10091740  
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**BUILDING SIGNS IN COMPLIANCE WITH THE SOUTH ORANGE VILLAGE MUNICIPAL CODE CHAPTER 185 SECTIONS 141 & 142**

**185-141 Regulations Applicable To All Signs**

Signs will comply with the following regulations:

- Sign Will be positioned in the natural architectural sign band on two building facades. Bottom of the sign will not be positioned to go more than 12 inches above the top of the display window.
- Signs will consist of no more than 3 total colors, including the background color (Black). Lettering (Orange and Blue) will have a consistent, legible, and professional appearance.
- Signs will comply with all applicable provisions of the Uniform Construction Code, particularly but not exclusively the Electrical Subcode, in accordance with which all lighting devices must be installed and maintained.
- Sign will be illuminated and subject to the following additional limitations:
  - Source of illumination itself will not be visible.
  - The light for the illuminated sign will be so shaded, shielded and directed that the light intensity or brightness will not be objectionable to surrounding areas.
- Sign will be provided with outdoor LED rope indirect lighting and will not exceed 2,000-K with warm/yellow light.
- Sign will not have blinking, flashing, strobe or fluttering lights or any other illuminating devices which have a changing light intensity, brightness or color, except for time and temperature.
- No exposed bulbs or lamps shall be used on the exterior surface of any sign.
- No floodlight or flexible gooseneck fixture will be used.

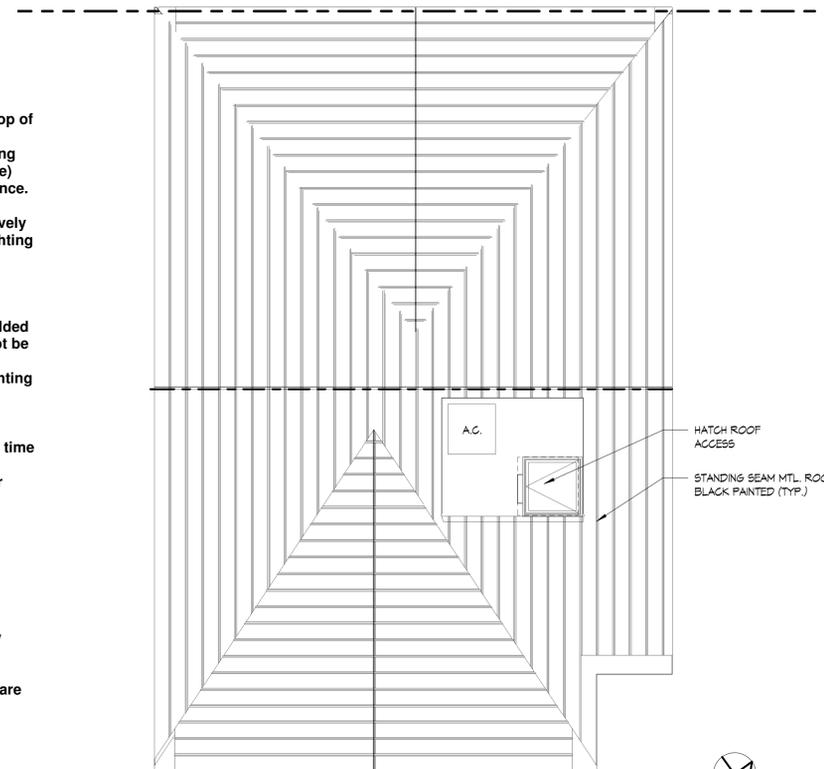
**185-142 Regulations Applicable To Signs Within Business Districts**

- Wall sign will be installed.
- Wall sign will be name & logo.
- Sign will be "box signs" which are recessed so that they are flush with the facade of a structure with individual channel letters mounted onto the facade as wall signs.
- Wall signs maximum size will be no more than 1 1/2 square feet of sign area for each one foot of the width of the building.
- No individual letter will exceed 24 inches in height.
- The total gross area of signage per frontage will not exceed 200 square feet.
- The building faces more than one street or a parking lot with a minimum width of 30 feet and it will have the appropriate area of signage for each exposure:

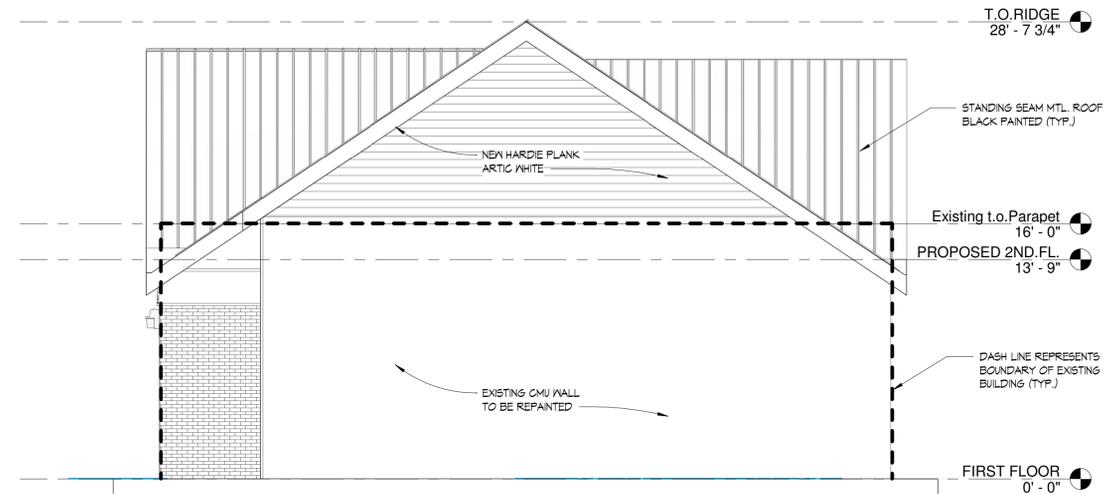
Street Frontage (linear feet)	Allowable Area (square feet)
30	45

Actual no more than 20 square feet per frontage

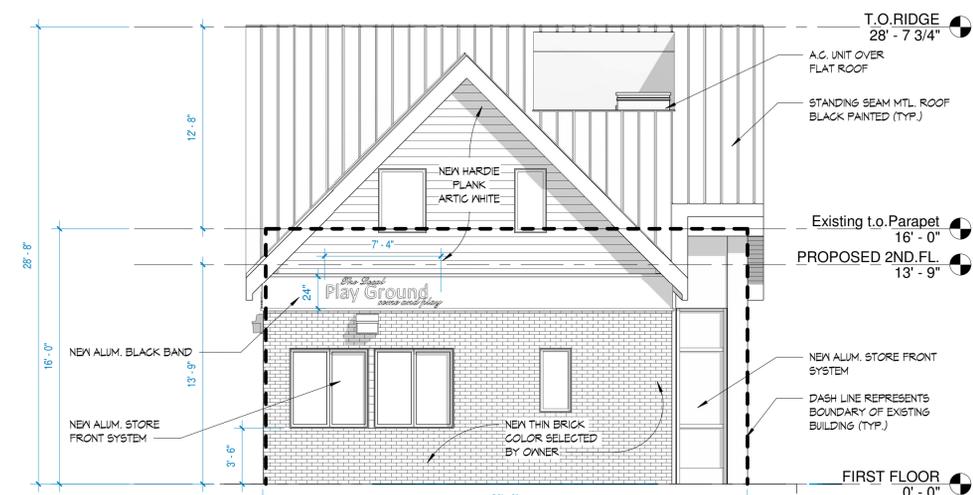
- No part of any electric wall sign will be closer than 10 feet above a public sidewalk and 15 feet above a driveway.



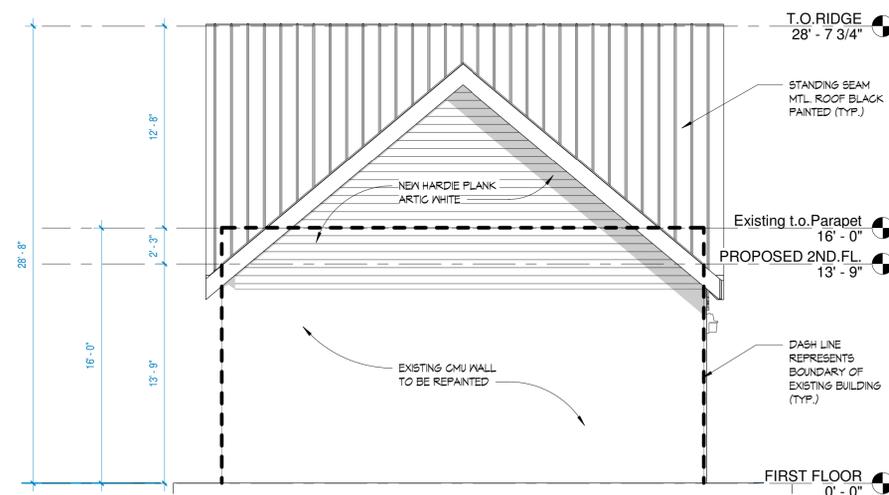
**5 PROPOSED ROOF PLAN**  
3/16" = 1'-0"



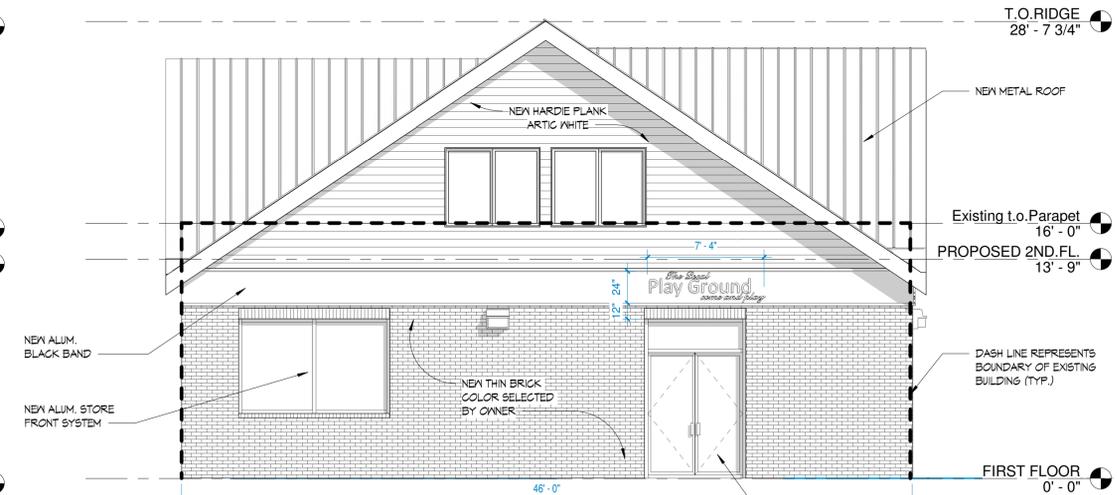
**3 EAST ELEVATION**  
3/16" = 1'-0"



**1 SOUTH ELEVATION**  
3/16" = 1'-0"



**2 NORTH ELEVATION**  
3/16" = 1'-0"



**4 WEST ELEVATION**  
3/16" = 1'-0"

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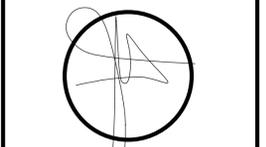
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**DRAWING**  
ELEVATIONS - ROOF PLAN

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