

MRVN

RENOVATIONS TO 6-8 SOUTH ORANGE AVENUE
SOUTH ORNAGE, NJ 07079

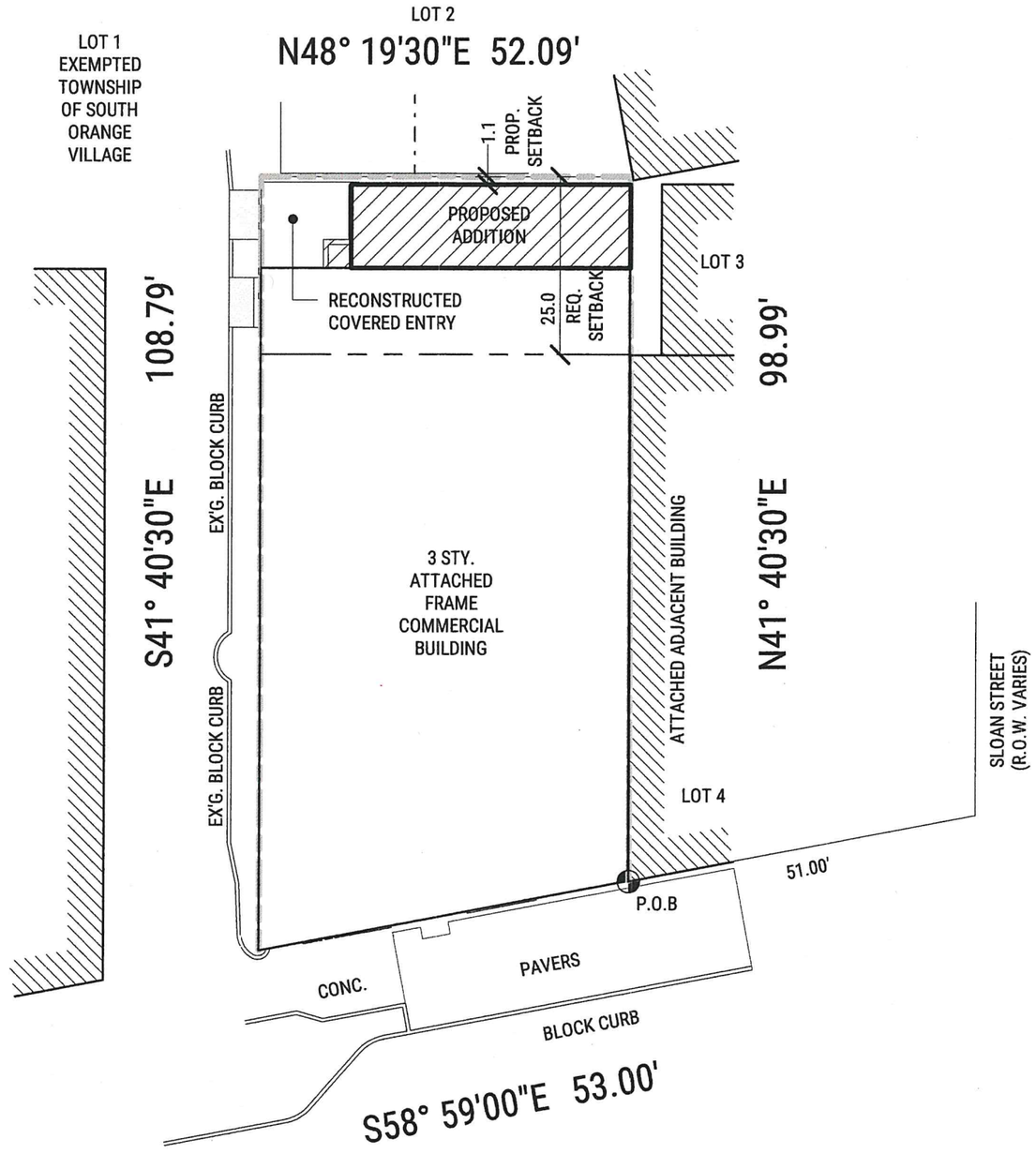
MRVN ARCHITECTURE | SUSTAINABILITY | CONSULTING
T: 646.470.2221
www.mrvnarch.com



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SOUTH ORNAGE, NJ 07079

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SURVEY INFORMATION TAKEN FROM TITLE SURVEY PREPARED BY:
MORGAN ENGINEERING & SURVEYING
P.O. BOX 5232
TOMS RIVER, NJ 08754
T: 732.270.9690

SURVEY DATE: 2019.07.25

1 / V001 **PROPOSED SITE PLAN**
1" = 20'-0"

PROJECT: RENOVATIONS TO 6-8 SOUTH ORANGE AVE.
ADDRESS: 6-8 SOUTH ORANGE AVENUE
SOUTH ORANGE, NJ 07079
SCALE: 1" = 20'-0"
DATE: 2021.08.05
DRAWN BY: MRVN

SHEET NAME: SITE PLAN
SHEET NUMBER: V001

ARCHITECT OF RECORD
MICHAEL J. MARVIN, JR., RA
NJ - 21AI02024400

MRVN ARCHITECTURE, LLC
75 SOUTH ORANGE AVENUE
SUITE 209
SOUTH ORANGE, NJ 07079
T. 646.470.2221
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ZONING INFORMATION

MUNICIPALITY:	SOUTH ORANGE, NJ
BLOCK:	5
LOT:	1908
OWNER:	6 SOUTH ORANGE LLC PO BOX 1287 MONTCLAIR, NJ 07042
ZONING DISTRICT:	CBD - CENTRAL BUSINESS DISTRICT
CONSTRUCTION CLASSIFICATION:	IIIB

BUILDING COVERAGE

	UNIT	REQUIRED	EXISTING	PROPOSED
LOT AREA	SF	6,000	5,411	NO CHANGE
SITE WIDTH (INTERIOR)	FT	50	53	NO CHANGE
FRONT YARD	FT	0	0	NO CHANGE
SIDE YARD (EACH)	FT	0	0	NO CHANGE
REAR YARD	FT	25	1.1	NO CHANGE
MAX. BLDG. HEIGHT	FT	48.0	41.0	NO CHANGE
MAXIMUM LOT COVERAGE	SF		5,392	5,362
MAXIMUM LOT COVERAGE	%	90%	99.6%	99.1%
REQUIRED PARKING	# SPACES	53	53 REQUIRED / 0 PROVIDED	48 REQUIRED / 0 PROVIDED
RESIDENTIAL STANDARDS				
STUDIO UNITS	%	10% MAX.	N/A	0%
2-BEDROOM UNITS	%	20% MIN.	N/A	22%
MINIMUM UNIT SIZE	SF	400	N/A	481

NOTES:

PARKING CALCULATIONS

CALCULATIONS PER SECTION 185-174, SCHEDULE 3

EXISTING RETAIL / OFFICE USE PARKING REQUIREMENT

BUSINESS, PROFESSIONAL, AND EXECUTIVE OFFICES

REQUIREMENT	NET FLOOR AREA - OFFICE	REQUIRED # PARKING SPACES
1 FOR EACH 300 SF OF NET FLOOR AREA	6710	23

BANKS AND FINANCIAL INSTITUTIONS

REQUIREMENT	NET FLOOR AREA - BANK	REQUIRED # PARKING SPACES
1 FOR EACH 300 SF OF NET FLOOR AREA	1766	6

RESTAURANT, EATING AND DRINKING PLACES

REQUIREMENT	NET FLOOR AREA - BAGEL SHOP	REQUIRED # PARKING SPACES
1 FOR EACH 50 SQUARE FEET OF NET FLOOR AREA DEVOTED TO PATRON USE	1199	24
TOTAL REQUIRED - EXISTING USE		**53**

PROPOSED RETAIL / RESIDENTIAL USE PARKING REQUIREMENT

MULTIFAMILY APARTMENTS

REQUIREMENT	PROPOSED # UNITS	REQUIRED # PARKING SPACES
2 FOR EA. DWELLING UNIT	9	18

BANKS AND FINANCIAL INSTITUTIONS

REQUIREMENT	NET FLOOR AREA - BANK	REQUIRED # PARKING SPACES
1 FOR EACH 300 SF OF NET FLOOR AREA	1766	6

RESTAURANT, EATING AND DRINKING PLACES

REQUIREMENT	NET FLOOR AREA - BAGEL SHOP	REQUIRED # PARKING SPACES
1 FOR EACH 50 SQUARE FEET OF NET FLOOR AREA DEVOTED TO PATRON USE	1199	24
TOTAL REQUIRED - PROPOSED USE		**48**

SHEET NAME
ZONING CALCULATIONS

SHEET NUMBER
V002

PROJECT RENOVATIONS TO 6-8 SOUTH ORANGE AVE.
ADDRESS 6-8 SOUTH ORANGE AVENUE
SOUTH ORANGE, NJ 07079

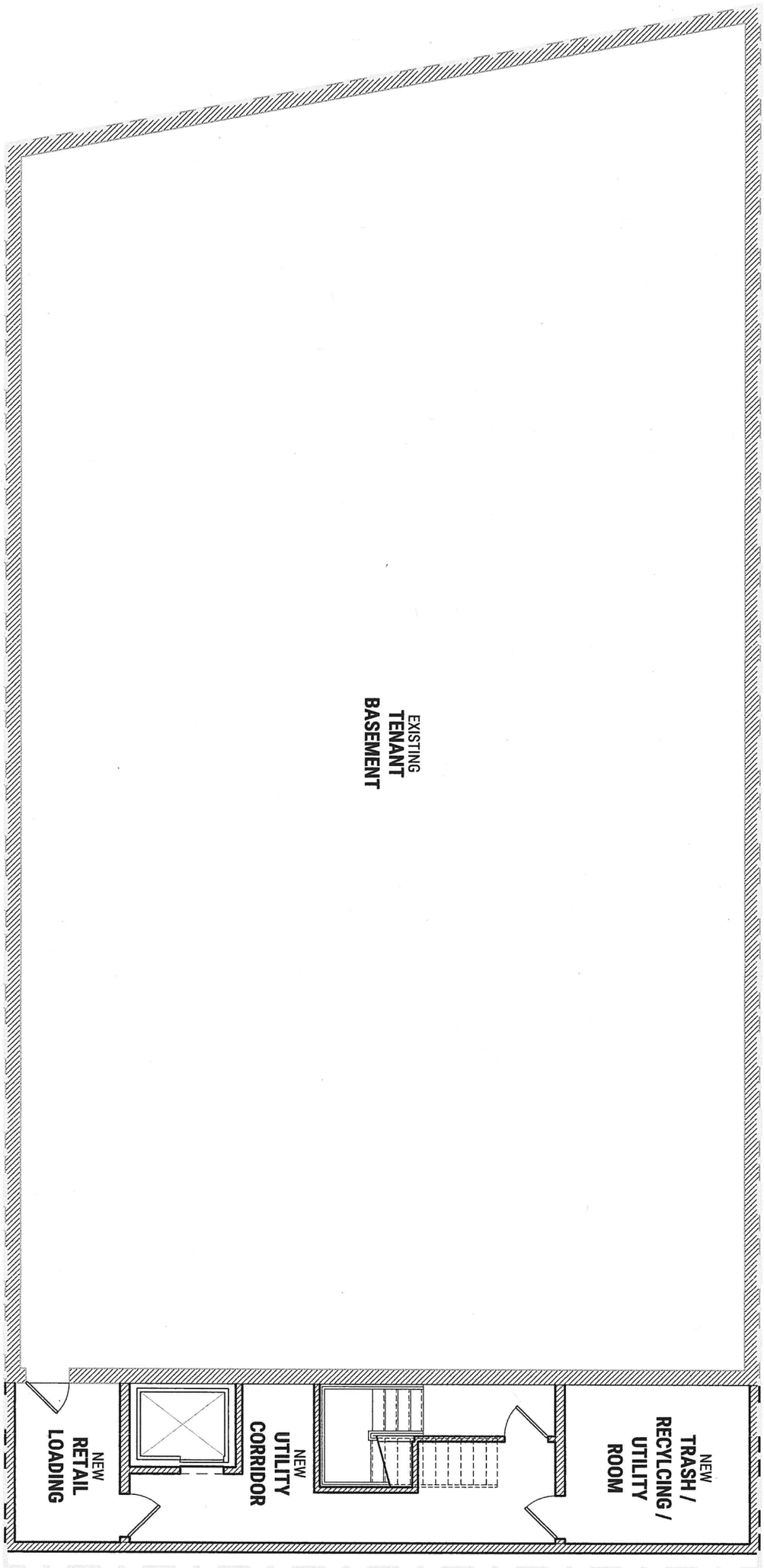
SCALE 12" = 1'-0"
DATE 2021.03.22
DRAWN BY MRVN

ARCHITECT OF RECORD
MICHAEL J. MARVIN, JR., RA
NJ - 21AI02024400

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75 SOUTH ORANGE AVENUE
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SOUTH ORANGE, NJ 07079
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1 / V003 **PROPOSED BASEMENT PLAN**

1/8" = 1'-0"



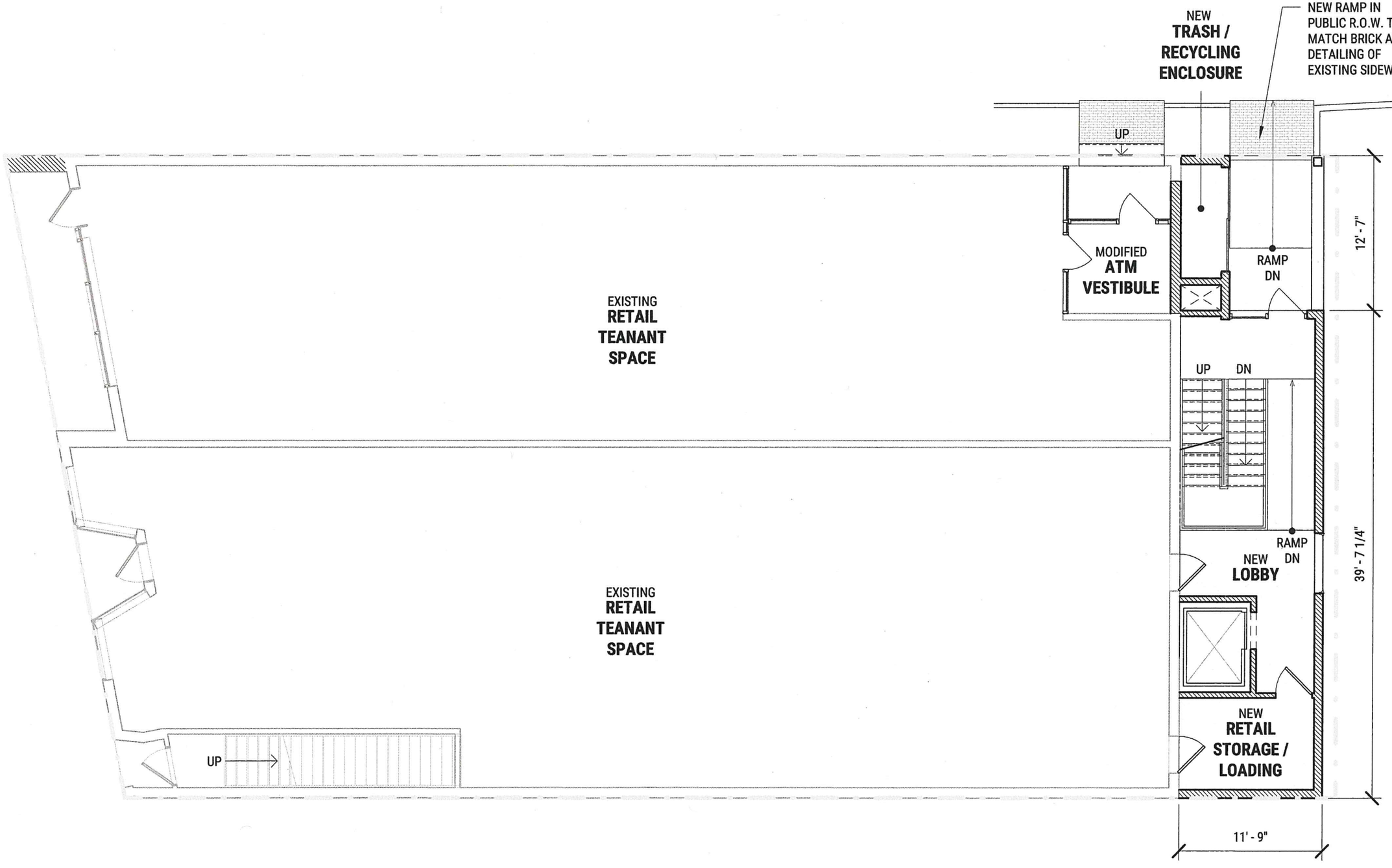
MRVN ARCHITECTURE, LLC
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ARCHITECT OF RECORD
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NJ - 21AI02024400

PROJECT	RENOVATIONS TO 6-8 SOUTH ORANGE AVE.
ADDRESS	6-8 SOUTH ORANGE AVENUE SOUTH ORANGE, NJ 07079
SCALE	1/8" = 1'-0"
DATE	2021.03.22
DRAWN BY	MRVN

SHEET NAME
BASEMENT PLAN

SHEET NUMBER
V003



1 / V004 **PROPOSED FIRST FLOOR PLAN**
1/8" = 1'-0"

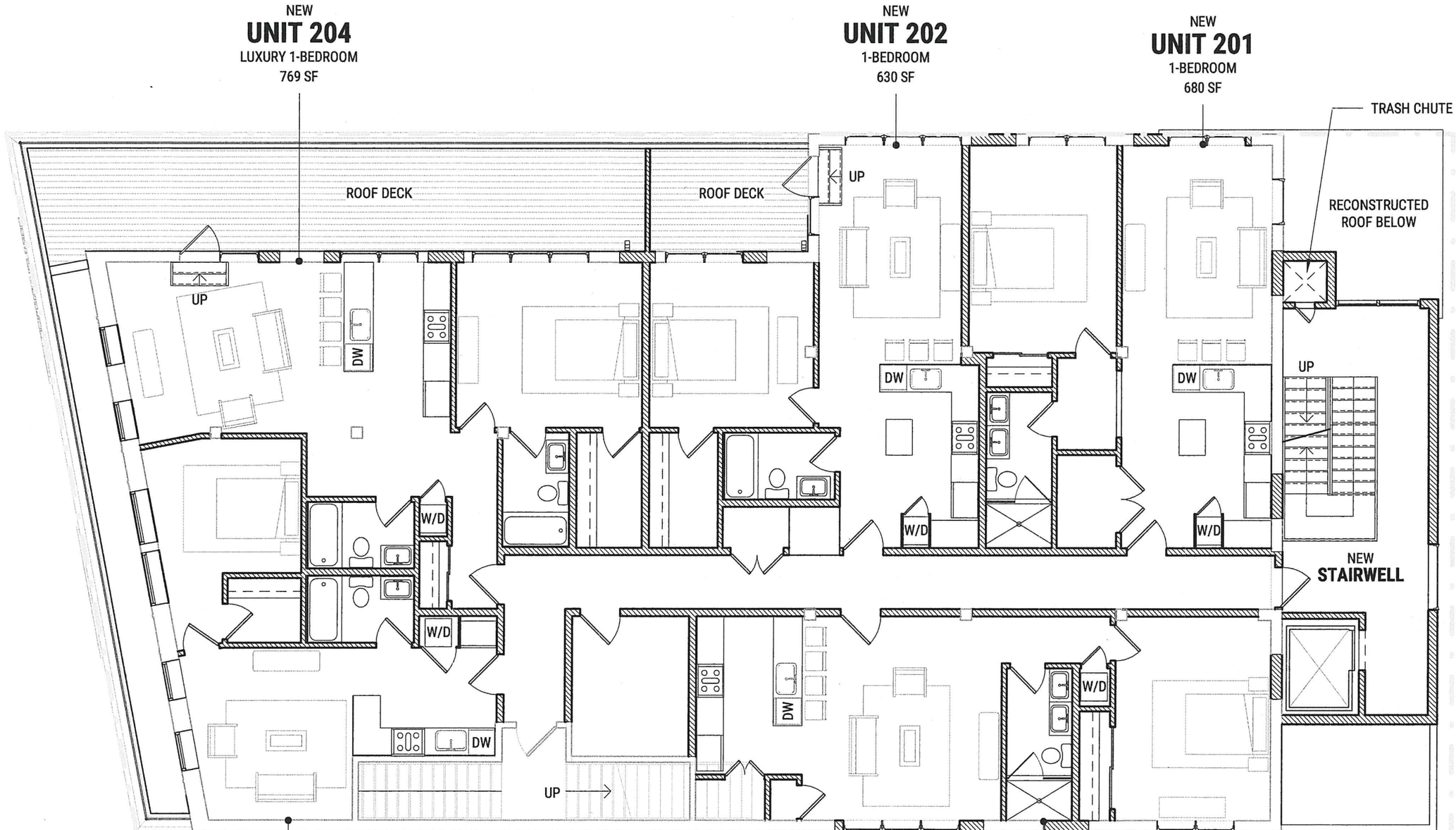
SHEET NAME: FIRST FLOOR PLAN
SHEET NUMBER: V004

PROJECT: RENOVATIONS TO 6-8 SOUTH ORANGE AVE.
ADDRESS: 6-8 SOUTH ORANGE AVENUE
SOUTH ORANGE, NJ 07079

SCALE: 1/8" = 1'-0"
DATE: 2021.03.22
DRAWN BY: MRVN

ARCHITECT OF RECORD
MICHAEL J. MARVIN, JR., RA
NJ - 21AI02024400

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1 / V005 **PROPOSED SECOND FLOOR PLAN**
1/8" = 1'-0"

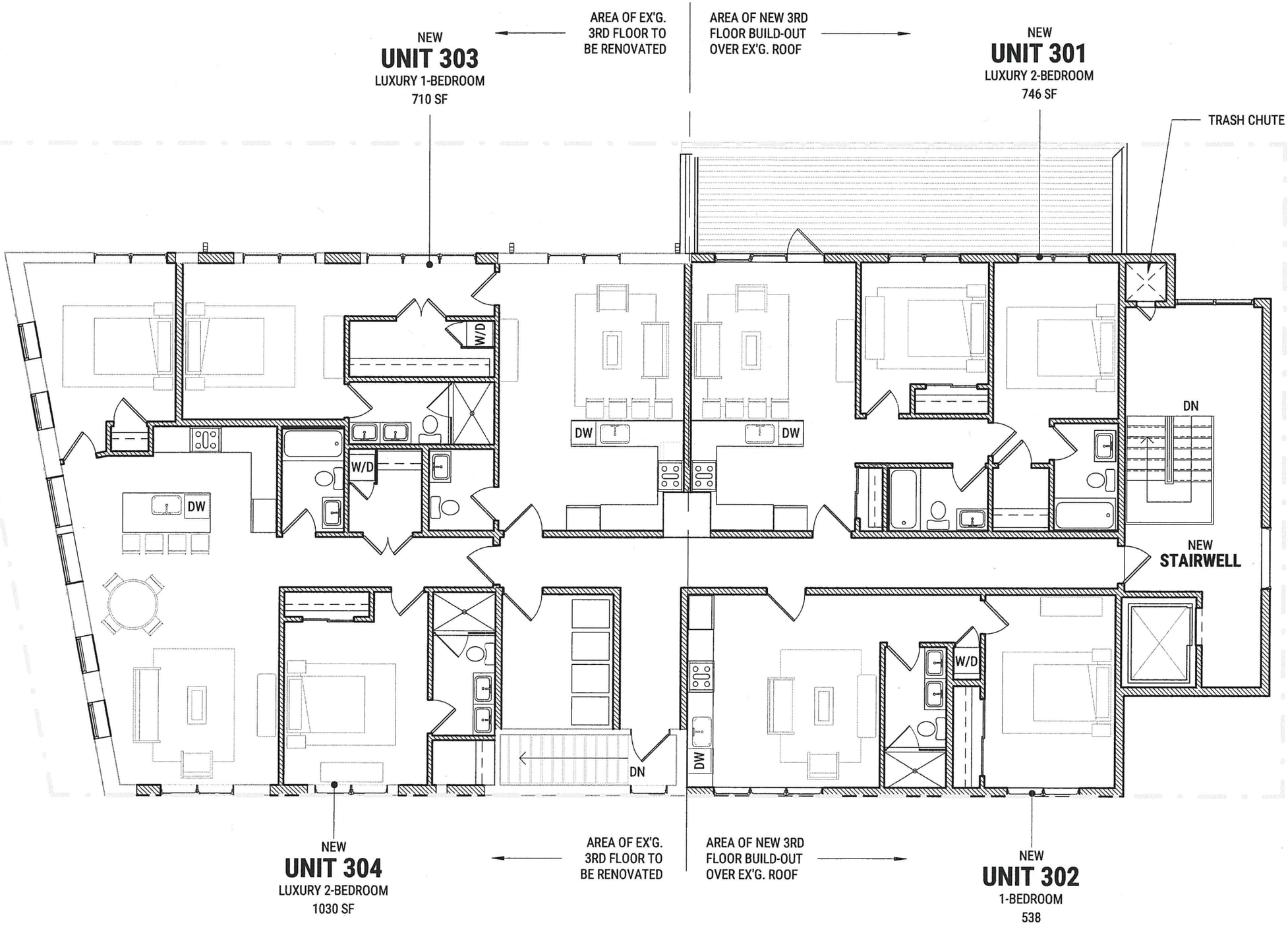
SHEET NAME: SECOND FLOOR PLAN
SHEET NUMBER: V005

PROJECT: RENOVATIONS TO 6-8 SOUTH ORANGE AVE.
ADDRESS: 6-8 SOUTH ORANGE AVENUE
SOUTH ORANGE, NJ 07079

SCALE: 1/8" = 1'-0"
DATE: 2021.03.22
DRAWN BY: MRVN

ARCHITECT OF RECORD
MICHAEL J. MARVIN, JR., RA
NJ - 21AI02024400

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1 / V006 **PROPOSED THIRD FLOOR PLAN**
1/8" = 1'-0"

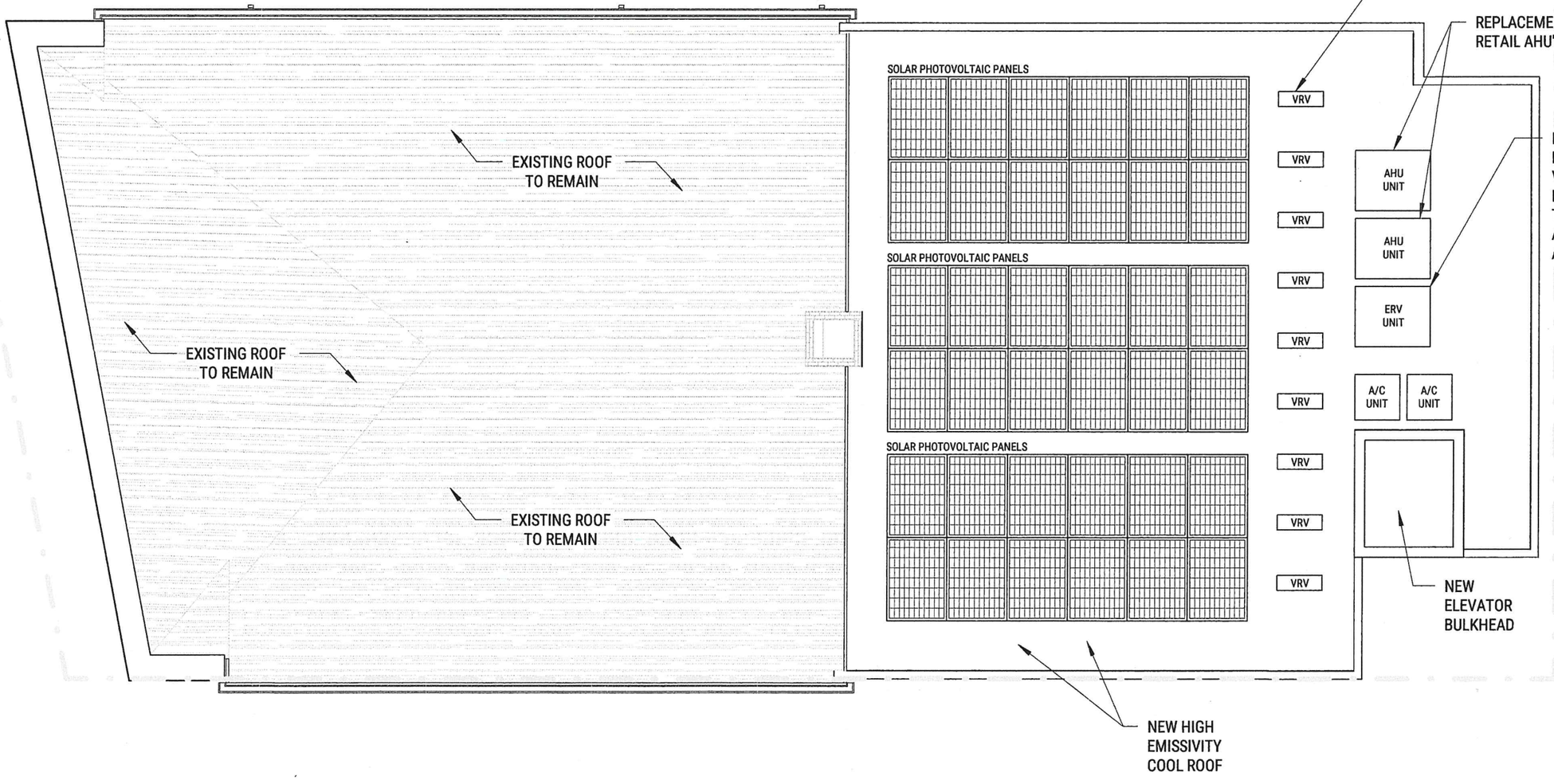
SHEET NAME: THIRD FLOOR PLAN
SHEET NUMBER: V006

PROJECT: RENOVATIONS TO 6-8 SOUTH ORANGE AVE.
ADDRESS: 6-8 SOUTH ORANGE AVENUE
SOUTH ORANGE, NJ 07079

SCALE: 1/8" = 1'-0"
DATE: 2021.03.22
DRAWN BY: MRVN

ARCHITECT OF RECORD
MICHAEL J. MARVIN, JR., RA
NJ - 21AI02024400

MRVN ARCHITECTURE, LLC
75 SOUTH ORANGE AVENUE
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SOUTH ORANGE, NJ 07079
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1 V007 **ROOF PLAN**
1/8" = 1'-0"

SHEET NAME ROOF PLAN

SHEET NUMBER V007

PROJECT RENOVATIONS TO 6-8 SOUTH ORANGE AVE.

ADDRESS 6-8 SOUTH ORANGE AVENUE
SOUTH ORANGE, NJ 07079

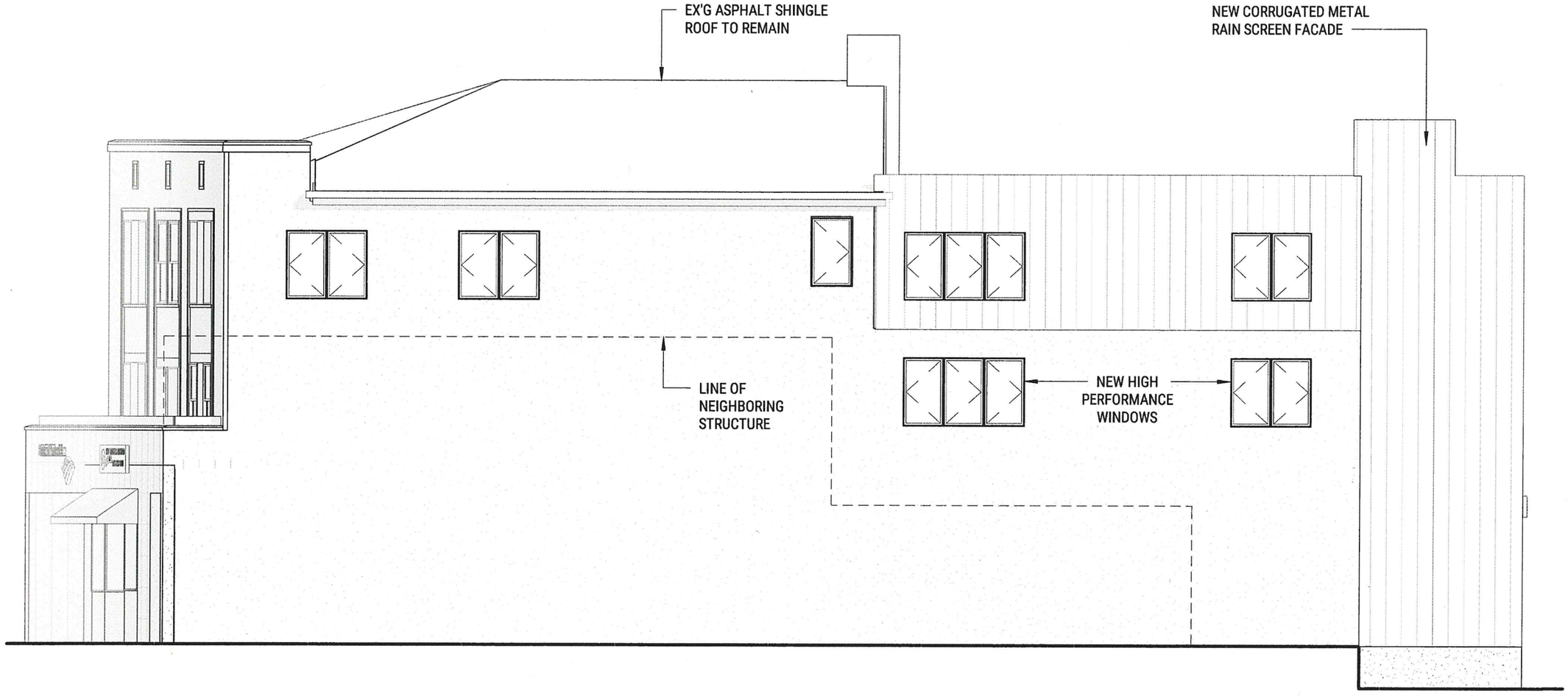
SCALE 1/8" = 1'-0"

DATE 2021.03.22

DRAWN BY MRVN

ARCHITECT OF RECORD
MICHAEL J. MARVIN, JR., RA
NJ - 21AI02024400

MRVN ARCHITECTURE, LLC
75 SOUTH ORANGE AVENUE
SUITE 209
SOUTH ORANGE, NJ 07079
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1 / V008 **EXTERIOR ELEVATION - NORTH.**
1/8" = 1'-0"

SHEET NAME
NORTH
ELEVATION

SHEET NUMBER
V008

PROJECT RENOVATIONS TO 6-8 SOUTH ORANGE AVE.
ADDRESS 6-8 SOUTH ORANGE AVENUE
SOUTH ORANGE, NJ 07079

SCALE 1/8" = 1'-0"
DATE 2021.03.22
DRAWN BY MRVN

ARCHITECT OF RECORD
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NJ - 21AI02024400

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SUITE 209
SOUTH ORANGE, NJ 07079
T. 646.470.2221
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1 / V009 **EXTERIOR ELEVATION - EAST.**
1/8" = 1'-0"

SHEET NAME
EAST ELEVATION

SHEET NUMBER
V009

PROJECT RENOVATIONS TO 6-8 SOUTH ORANGE AVE.
ADDRESS 6-8 SOUTH ORANGE AVENUE
SOUTH ORANGE, NJ 07079

SCALE 1/8" = 1'-0"
DATE 2021.03.22
DRAWN BY MRVN

ARCHITECT OF RECORD
MICHAEL J. MARVIN, JR., RA
NJ - 21AI02024400

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1 / V010 **EXTERIOR ELEVATION - SOUTH.**
1/8" = 1'-0"

SHEET NAME
SOUTH
ELEVATION

SHEET NUMBER
V010

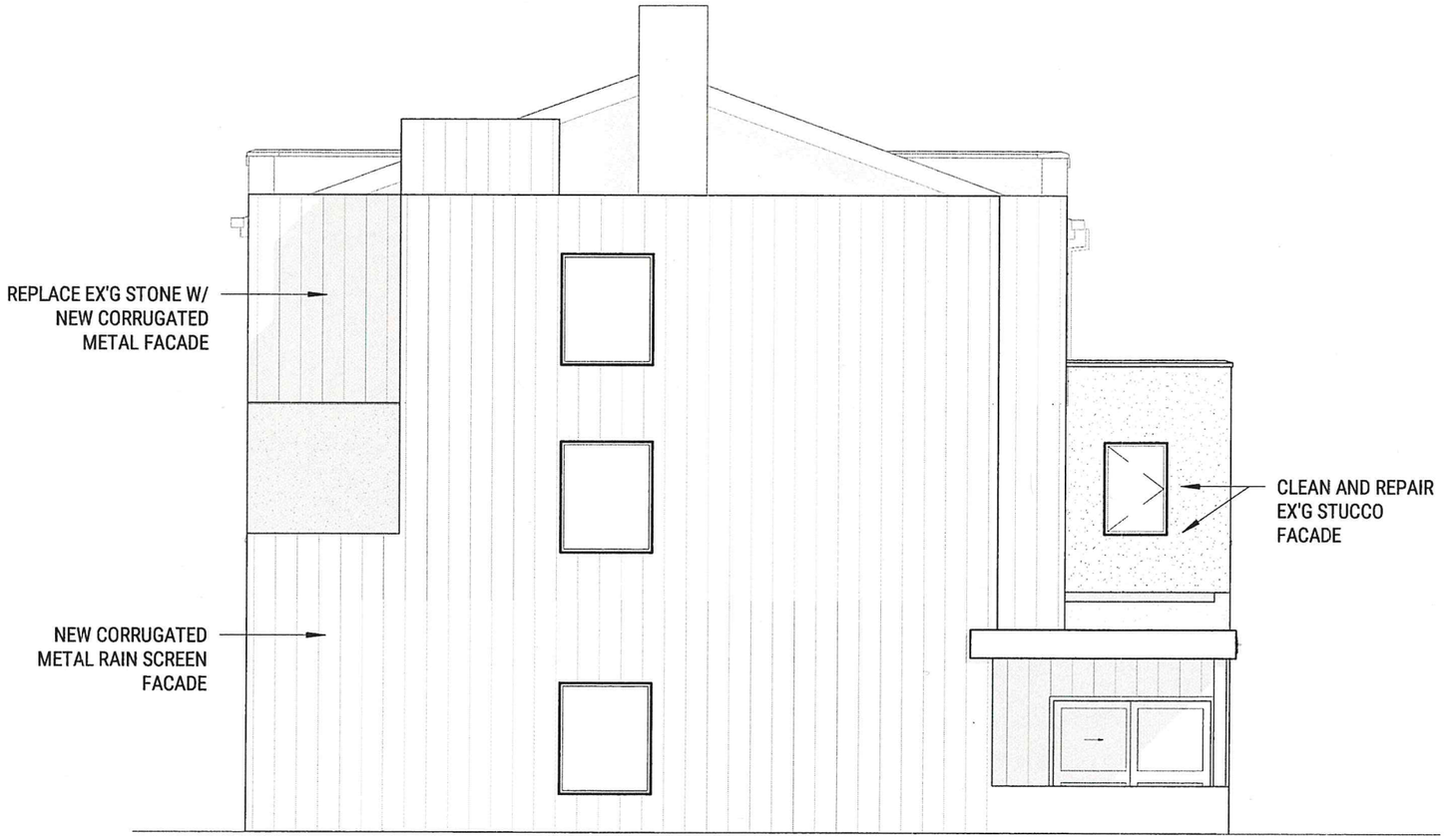
PROJECT RENOVATIONS TO 6-8 SOUTH ORANGE AVE.
ADDRESS 6-8 SOUTH ORANGE AVENUE
SOUTH ORANGE, NJ 07079

SCALE 1/8" = 1'-0"
DATE 2021.03.22
DRAWN BY MRVN

ARCHITECT OF RECORD
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NJ - 21AI02024400

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1 / V011 **EXTERIOR ELEVATION - WEST.**
1/8" = 1'-0"

SHEET NAME
WEST ELEVATION

SHEET NUMBER
V011

PROJECT RENOVATIONS TO 6-8 SOUTH ORANGE AVE.
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SOUTH ORANGE, NJ 07079
SCALE 1/8" = 1'-0"
DATE 2021.03.22
DRAWN BY MRVN

ARCHITECT OF RECORD
MICHAEL J. MARVIN, JR., RA
NJ - 21AI02024400

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PRELIMINARY & FINAL MAJOR SITE PLAN

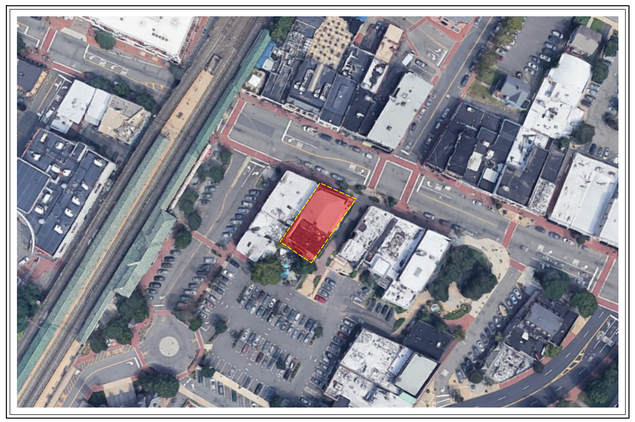
PROPOSED MIXED-USE BUILDING RENOVATION

6-8 SOUTH ORANGE AVE

TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY

BLOCK: 1908; LOT: 5, TAX MAP: 19

ZONE: CB (CENTRAL BUSINESS DISTRICT REDEVELOPMENT)



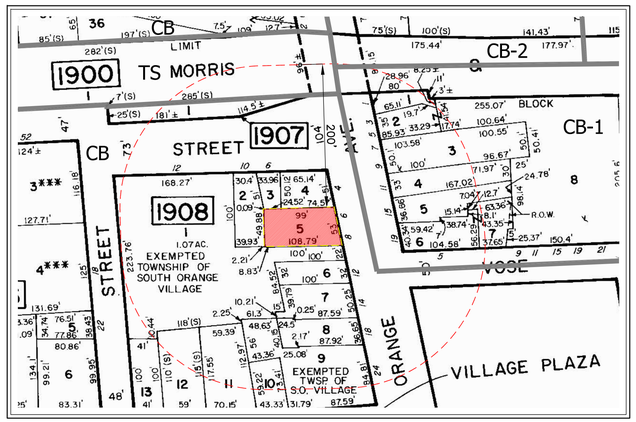
KEY MAP

GRAPHIC SCALE

100 0 50 100 200 400

1" = ±100'-0"

SURROUNDING ZONES (ZONE DESIGNATION)	
CB	CENTRAL BUSINESS
CB-1	CENTRAL BUSINESS-1
CB-2	CENTRAL BUSINESS-2
TS	TRAIN STATION



TAX & ZONING MAP

GRAPHIC SCALE

100 0 50 100 200 400

1" = ±100'-0"

PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF SOUTH ORANGE VILLAGE, COUNTY OF ESSEX, STATE OF NEW JERSEY
ON _____ BY RESOLUTION # _____

_____
CHAIRPERSON DATE

_____
SECRETARY OF PLANNING BOARD DATE

_____
VILLAGE ENGINEER DATE

COUNTY PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE COUNTY OF ESSEX, STATE OF NEW JERSEY
ON _____ BY RESOLUTION # _____

_____
PLANNING BOARD DATE

_____
SECRETARY DATE

_____
PLANNING DIRECTOR DATE

PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY:

BLOCK 1006, LOT 10
VOSE AVE APTS URBAN RENEWAL, LLC
447 NORTHFIELD AVE #200
WEST ORANGE, NJ 07052

BLOCK 1006, LOT 11
VOSE AVE APTS URBAN RENEWAL, LLC
447 NORTHFIELD AVE #200
WEST ORANGE, NJ 07052

BLOCK 1006, LOT 12
YNJ REALTY INC
8 RUTGERS COURT
ROSELAND, NJ 07068

BLOCK 1900, LOT 1
ERIE LACKAWANNA/NJ TRANSIT
ONE PENN PLAZA
NEWARK, NJ 07102

BLOCK 1907, LOT 1
LOKKO MOTIVE LLC (RE: NJ TRANSIT)
76 SOUTH AVE #102
SOUTH ORANGE, NJ 07079

BLOCK 1908, LOT 1
TOWNSHIP OF SOUTH ORANGE VILLAGE
VILLAGE HALL
SOUTH ORANGE, NJ 07079

BLOCK 1908, LOT 2
PDX COM, LLC
2366 NW GLISAN ST
PORTLAND, OR 97210

BLOCK 1908, LOT 3
BOBBINS, CHRIS A.
6 SLOAN STREET
SOUTH ORANGE, NJ 07079

BLOCK 1908, LOT 4
KEDAAR LLC
257 SOUTH AVE
FANWOOD, NJ 07023

BLOCK 1908, LOT 5
6 SOUTH ORANGE LLC
PO BOX 1287
MONTCLAIR, NJ 07042

BLOCK 1908, LOT 6
BOLE ORO LLC
3652 S. OCEAN BLVD
HIGHLAND BEACH, FL 33487

BLOCK 1908, LOT 7
14 REALTY MANAGEMENT LLC
26 SOUTH VALLEY ROAD
WEST ORANGE, NJ 07052

BLOCK 1908, LOT 8
WLPM, INC
45 SPEIR DRIVE
SOUTH ORANGE, NJ 07079

BLOCK 1908, LOT 9
TOWNSHIP OF SOUTH ORANGE VILLAGE
VILLAGE HALL
SOUTH ORANGE, NJ 07079

BLOCK 1908, LOT 10
9 VILLAGE MANAGEMENT LLC
26 SOUTH VALLEY ROAD
WEST ORANGE, NJ 07052

BLOCK 1908, LOT 11
15 VILLAGE PLAZA ASSOC, LLC
POB 402
RIDGEFIELD, NJ 07657

BLOCK 1908, LOT 12
19 VALLEY PROPERTY LLC
67 MOUNTAIN BLVD #201
WARREN, NJ 07059

BLOCK 1908, LOT 13
23 VALLEY STREET SO, LLC
67 MOUNTAIN BLVD #201
WARREN, NJ 07059

BLOCK 1909, LOT 1
SO OR AVE PROP URBAN RENEWAL/KATZ
1-7 SOUTH ORANGE AVENUE
SOUTH ORANGE, NJ 07079

BLOCK 1909, LOT 4
WACHOVIA/THOMSON REUTERS
POB 2609
CARLSBAD, CA 92018

BLOCK 1909, LOT 5
15 S.O. AVE LLC
15 SOUTH ORANGE AVENUE
SOUTH ORANGE, NJ 07079

BLOCK 1909, LOT 6
SOUTH ORANGE ASSOC C/O AFFL MNGT
301 SO LIVINGSTON AVE 201
LIVINGSTON, NJ 07039

NEW JERSEY AMERICAN WATER
167 JOHN F KENNEDY PKWY - BLDG A
SHORT HILLS, NJ 07078

PUBLIC SERVICE ELECTRIC & GAS CO.
MANAGER - CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

VERIZON
540 BROAD STREET
NEWARK, NJ 07101

CABLEVISION
186 WEST MARK STREET
NEWARK, NJ 07103

DRAWING TITLE:	
C-01	COVER SHEET
C-02	EXISTING CONDITIONS & DEMOLITION PLAN
C-03	SITE PLAN
C-04	GRADING, DRAINAGE & UTILITY PLAN
C-05	LIGHTING & LANDSCAPING PLAN
C-06	DETAILS

DIG SAFELY NEW JERSEY
1-800-272-1000 (or) 811

BEFORE YOU DIG ANYWHERE IN NEW JERSEY! CALL 1-800-272-1000 (or) 811
THE STATE OF NEW JERSEY REQUIRES THREE (3) DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, GRILL, BLAST OR DEMOLISH.

L2A LAND DESIGN / LLC
60 GRAND AVENUE
ENGLEWOOD, NJ 07631
201.227.0300 • 201.227.0001 (Fax)
www.L2Alanddesign.com
New Jersey Certificate of Authorization No. 24GA28130900

5/21/21
Michael E. Dipple, P.E. Date
New Jersey Professional Engineer #24GE04081200

WARNING: COPIES OF THIS PLAN NOT BEARING THE ENGINEER'S INKED SEAL OVER THE PROFESSIONAL SIGNATURE IS NOT AN AUTHORIZED OFFICIAL COPY

APPLICANT/OWNER:
6 SOUTH ORANGE LLC
6-8 S ORANGE AVE
SOUTH ORANGE, NJ 07079
973.233.5321 (PHONE)

SURVEYOR:
LAKELAND SURVEYING
4 WEST MAIN STREET
ROCKAWAY, NJ 07866
973.625.5670 (PHONE)
973.625.4121 (FAX)

ARCHITECT:
MRVN ARCHITECTURE, LLC
75 SOUTH ORANGE AVENUE, SUITE 209
SOUTH ORANGE, NJ 07079
646.470.2221 (PHONE)

NO.	REVISION	DATE

Previous Editions Obsolete

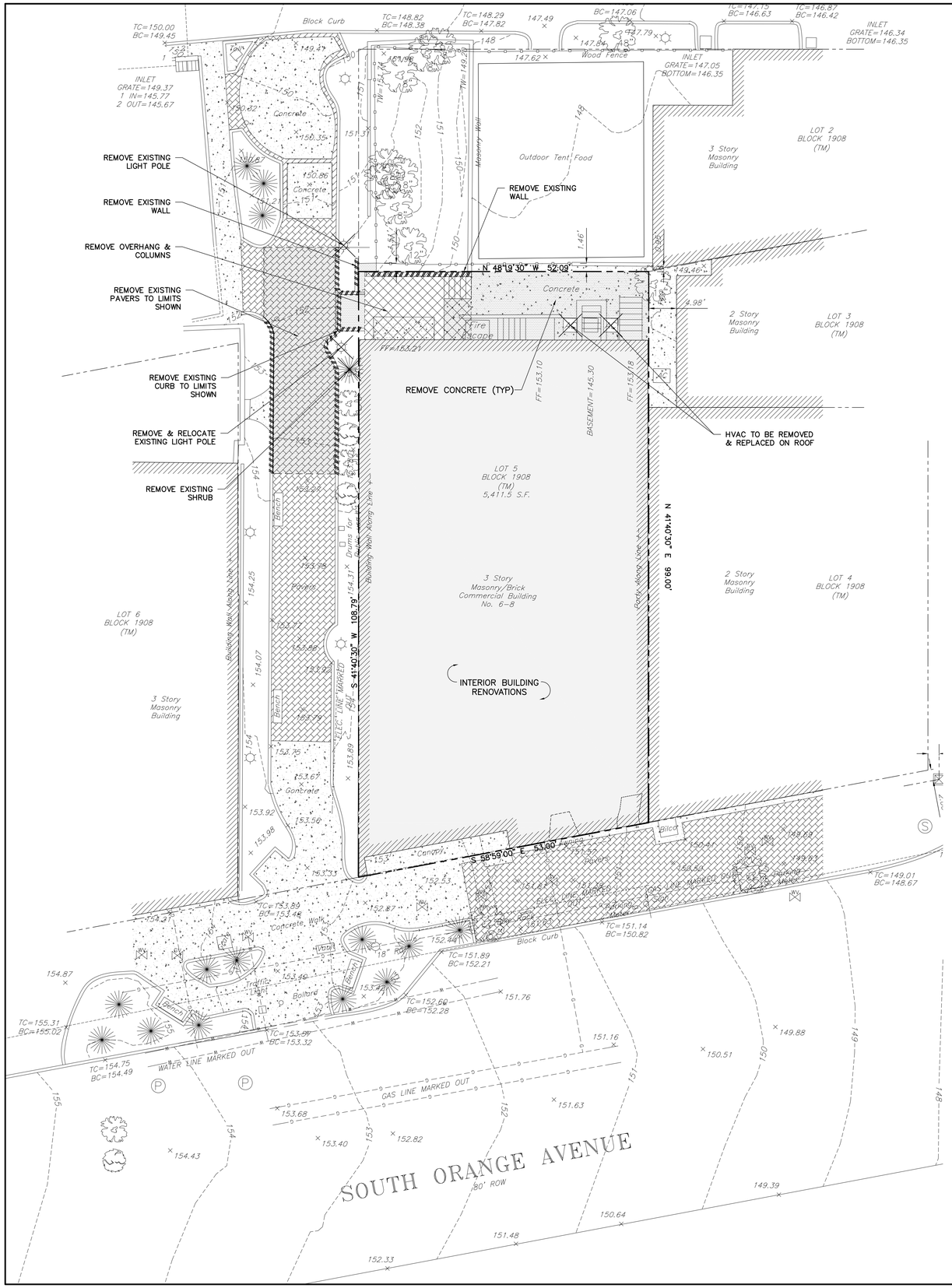
PROJECT TITLE & LOCATION:
PROPOSED MIXED-USE BUILDING RENOVATION
6-8 SOUTH ORANGE AVE
TOWNSHIP OF SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ
BLOCK: 1908; LOT: 5; TAX MAP: 19

DRAWING TITLE:

COVER SHEET

SCALE:	REFER TO PLAN
DATE	5/21/2021
DESIGNED:	MMR
APPROVED:	MED
L2A PROJ. No.:	2101.016
DRAWING No.:	C-01

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GENERAL NOTES

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. THE PROPERTY SURVEY IS CONSIDERED A PART OF THESE PLANS.
4. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
5. SOLID WASTE TO BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
6. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
8. THE PROPERTY CORNERS MUST BE STAKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS AND FEATURES WHICH ARE TO REMAIN WHETHER SHOWN ON THE DRAWINGS OR NOT.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFEGUARDS INCLUDING THE INSTALLATION OF SHORING, STRUCTURAL SUPPORTS, PROTECTIVE FENCING AND BARRIERS, ETC., AS MAY BE REQUIRED TO PREVENT UNAUTHORIZED ENTRY INTO THE CONSTRUCTION SITE, DAMAGE TO ADJACENT PROPERTY OR INJURY TO PERSONS.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM CONSTRUCTION STAKE-OUT OF ALL BUILDINGS AND SITE IMPROVEMENTS.
12. THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL MATERIALS, LABOR, TOOLS EQUIPMENT, WATER, SANITARY FACILITIES, LIGHT, POWER, HEAT, TELEPHONE, TRANSPORTATION AND SUPERINTENDENCE FOR TEMPORARY CONSTRUCTION, SERVICES AND FACILITIES OF EVERY NATURE WHATSOEVER NECESSARY TO EXECUTE, COMPLETE AND DELIVER THE WORK WITHIN THE SPECIFIED TIME.
13. THE CONTRACTOR SHALL MAINTAIN AND PROTECT TRAFFIC AS REQUIRED DURING THE COURSE OF CONSTRUCTION IN SUCH A MANNER SATISFACTORY TO THE OWNER'S FIELD REPRESENTATIVE AND ANY OTHER AUTHORITY HAVING JURISDICTION.
14. THE CONTRACTOR SHALL CLEAN UP AND REMOVE ALL REFUSE RUBBISH, SCRAP MATERIALS, UNSUITABLE MATERIALS AND DEBRIS CAUSED BY HIS/HER OPERATIONS SO THAT, AT ALL TIMES, THE SITE OF THE WORK SHALL PRESENT A NEAT, ORDERLY AND WORKMANLIKE APPEARANCE.
15. THE CONTRACTOR SHALL, AT HIS/HER OWN EXPENSE, REPAIR OR REPLACE ALL GROUND SURFACES, PAVEMENTS, SIDEWALKS, CURBS, ETC., WHICH ARE TO REMAIN AND WHICH MAY BECOME DISTURBED OR DAMAGED DUE TO HIS/HER OPERATION.

DEMOLITION AND REMOVAL NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
2. WHEREVER ASPHALT OR CONCRETE PAVEMENT IS REMOVED, THE CONTRACTOR SHALL SAW-CUT AND NEATLY TRIM THE EDGE OF REMAINING PAVEMENTS BEFORE INSTALLING NEW CONSTRUCTION. ASPHALT PAVEMENT SHALL BE REMOVED TO THE SUBGRADE.
3. WHERE REMOVAL OF CONCRETE CURB IS SHOWN ON THE CONTRACT DRAWINGS, THE REMOVAL LIMITS SHALL BE TO THE NEAREST CURB JOINTS.
4. DEMOLITION USING EXPLOSIVE, INCENDIARY, OR WRECKING BALL METHODS IS PROHIBITED.
5. CONDUCT DEMOLITION/REMOVAL OPERATIONS AND DISPOSAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH THE USE OF, OR ACCESS TO, ADJACENT BUILDINGS OR CONSTRUCTION SITE AREA. DO NOT UNNECESSARILY OBSTRUCT SIDEWALKS OR STREETS.
6. PROVIDE TEMPORARY INTERIOR SHORING, BRACING AND/OR SUPPORT AS REQUIRED ENSURING THAT MOVEMENT OR SETTLEMENT OF STRUCTURES TO BE DEMOLISHED IS SAFELY CONTROLLED AND COLLAPSE IS PREVENTED.
7. USE WATER SPRINKLING, ENCLOSED CHUTES, AND/OR TEMPORARY ENCLOSURES TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR. PROVIDE A WATER TRUCK, WATER LINE, AND HOSES FOR THIS PURPOSE. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS ICING OR FLOODING.
8. DO NOT DISTURB SERVICE TO OFF-SITE FIRE HYDRANTS IN ANY WAY WITHOUT WRITTEN APPROVAL OF THE ENGINEER. IF, WITH WRITTEN APPROVAL OF THE ENGINEER, WATER SERVICE TO ANY AREA IS DISRUPTED, MAKE PROVISIONS TO ENSURE ADEQUATE FIRE PROTECTION FOR SUCH AREA.
9. AT ALL TIMES, MAINTAIN ACCESSIBILITY FROM THE STREET TO ALL FIRE HYDRANTS, TRAFFIC SIGNALS, POWER OR LIGHT POLES, MAILBOXES, AND SIMILAR UTILITY AND PUBLIC SERVICE ITEMS ADJACENT TO THE CONSTRUCTION SITE.
10. DO NOT INTERRUPT UTILITIES SERVING OCCUPIED OR USED AREAS, EXCEPT WHEN AUTHORIZED BY THE ENGINEER. PROVIDE TEMPORARY SERVICES DURING SUCH INTERRUPTIONS AS APPROVED BY THE ENGINEER.
11. DO NOT STORE ANY MATERIALS, RUBBISH, DIRT, DEBRIS, OR WASTE OF ANY SORT RESULTING FROM THE DEMOLITION OPERATIONS ON THE FLOOR OF PARTIALLY DEMOLISHED STRUCTURES OR ADJACENT CONSTRUCTION SITE AREAS.
12. DISPOSE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS AWAY FROM THE CONSTRUCTION SITE.
13. DO NOT BURN, BURY, OR OTHERWISE DISPOSE OF DEBRIS, RUBBISH, OR OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
14. STORAGE OR SALE OF ITEMS OF SALVABLE VALUE TO THE CONTRACTOR IS PROHIBITED AT THE CONSTRUCTION SITE.
15. MANHOLES & INLETS AFFECTED BY ROADWAY CONSTRUCTION SHALL BE RESET TO FINAL FINISHED GRADE.
16. UTILITY PROVIDERS SHALL BE CONTACTED PRIOR TO ANY WORK, SUCH AS RELOCATION OF EXISTING FIRE HYDRANTS, TRANSFORMERS, GAS METERS, METER CABINETS, OR SIMILAR FEATURES.

LEGEND

	RENOVATE EXISTING BUILDING
	REMOVE EXISTING PAVED AREA
	DEMOLISH BUILDING
	REMOVE/DEMOLISH LINEAR ITEM
	REMOVE INDIVIDUAL ITEM
	EXISTING CONCRETE
	EXISTING PAVERS
	EXISTING FENCE
147	EXISTING CONTOUR LINE
x 147.00	EXISTING SPOT ELEVATION

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1" = 10'-0"

L2A LAND DESIGN LLC
60 GRAND AVENUE
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www.L2Alanddesign.com
New Jersey Certificate of Authorization No. 24GA28130900

5/21/21
Michael E. Dipple, P.E. Date
New Jersey Professional Engineer #24GE04081200

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SURVEYOR:
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NO.	REVISION	DATE

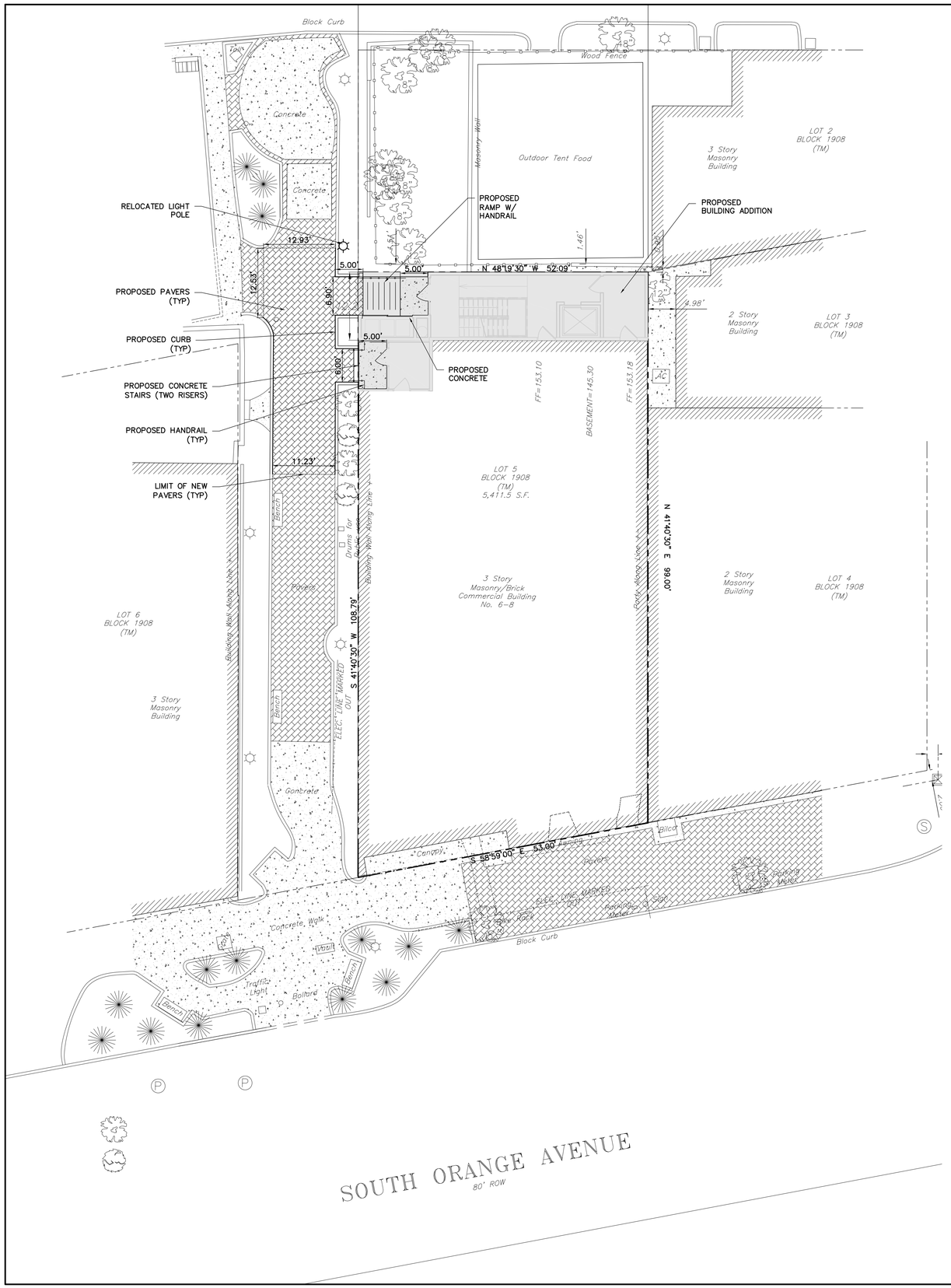
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PROJECT TITLE & LOCATION:
PROPOSED MIXED-USE BUILDING RENOVATION
6-8 SOUTH ORANGE AVE
TOWNSHIP OF SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ
BLOCK: 1908; LOT: 5; TAX MAP: 19

DRAWING TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

SCALE:	REFER TO PLAN
DATE	5/21/2021
DESIGNED:	MMR
APPROVED:	MED
L2A PROJ. No.:	2101.016
DRAWING No.:	C-02

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ZONING

1. THIS PROJECT REFERENCES A SURVEY PREPARED BY:
   LAKELAND SURVEYING
   4 WEST MAIN STREET, ROCKAWAY, NJ 07866
   973.625.5670 (PHONE) 973.625.4121 (FAX)
   PROJECT NUMBER: 210577 - DATED: 3/11/21
2. EXISTING USE: MIXED USE - RETAIL FOOD ESTABLISHMENT/OFFICE
3. PROPOSED USE: MIXED USE - RETAIL/RESIDENTIAL
4. LOT AREA: 5,411.5 SF (±0.12 ACRES)
5. PROPERTY LOCATION: BLOCK 1908, LOT 5
6. PROPERTY ADDRESS: 6-8 SOUTH ORANGE AVE,TOWNSHIP OF SOUTH ORANGE VILLAGE, ESSEX COUNTY, NEW JERSEY

ZONE: CENTRAL BUSINESS DISTRICT REDEVELOPMENT	PERMITTED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA (SF)	6,000 SF	5,411.50 SF	5,411.50 SF	EN
MINIMUM LOT WIDTH (INTERIOR) (Ft.)	50 Ft.	52.09 Ft.	52.09 Ft.	NO
MINIMUM FRONT YARD (Ft.)	0 Ft.	0 Ft.	0 Ft.	NO
MINIMUM SIDE YARD (Ft.)	10 Ft. [1]	0 Ft.	0 Ft.	EN
MINIMUM REAR YARD (Ft.)	25 Ft.	12.20	0.00 Ft.	YES
MAXIMUM LOT COVERAGE (%)	90%	100.00%	100.00%	EN
MAXIMUM BUILDING HEIGHT (Ft.)	48 Ft.	41.00 Ft.	41.00 Ft.	NO
MAXIMUM STUDIO APARTMENT %	10% [2]	N/A	0.00%	NO
MINIMUM APARTMENT %	20% [3]	N/A	22.22%	NO
MINIMUM APARTMENT UNIT (SF)	400 SF	N/A	481.00 SF	NO

1. CENTRAL BUSINESS REDEVELOPMENT PLAN: CENTRAL BUSINESS DISTRICT: BULK STANDARDS: IF DOORS OR WINDOWS ARE PROVIDED ON A SIDE WALL, AT LEAST 10 FEET IS REQUIRED OR WHERE ABUTTING A RESIDENTIAL ZONE, THEN A SIDE YARD OF ONE FOOT FOR EVERY TWO FEET OF BUILDING HEIGHT OF THE PRINCIPLE STRUCTURE IS REQUIRED. NO SUCH SIDE YARD SHALL BE LESS THAN 10 FEET.
2. CENTRAL BUSINESS REDEVELOPMENT PLAN: CENTRAL BUSINESS DISTRICT: RESIDENTIAL STANDARDS: A MAXIMUM OF 10% OF THE UNITS SHALL BE STUDIOS.
3. CENTRAL BUSINESS REDEVELOPMENT PLAN: CENTRAL BUSINESS DISTRICT: RESIDENTIAL STANDARDS: A MINIMUM OF 20% OF THE UNITS SHALL INCLUDE 2 OR MORE BEDROOMS.
   • 2 OR MORE BEDROOM UNITS REQUIRED = 9 UNITS x 0.2 = 1.8 UNITS (or 2 UNITS)
   • PROPOSED UNITS = 2 TWO BEDROOM UNITS
4. EN=EXISTING NON-CONFORMITY

OFF STREET PARKING TABLE

PARKING REQUIREMENTS 185-174 GENERAL PROVISIONS (SCHEDULE 3)	REQUIRED	EXISTING	PROPOSED	VARIANCE
VEHICLE PARKING BANKS AND FINACIAL INSTITUTIONS 1 SPACE PER 300 SF OF NET FLOOR AREA RESTAURANT, EATING AND DRINKING PLACES 1 SPACE PER 50 SF OF NET FLOOR AREA DEVOTED TO PATRON USE MULTIFAMILY APRTMENTS 2 SPACES PER DWELLING UNIT *BUSINESS* *1 SPACE PER 300 SF OF NET FLOOR AREA*	BANKS (1,766 SF/300 SF) x 1 SPACE = 6 SPACES RESTAURANT (1,199 SF/50 SF) x 1 SPACE = 24 SPACES APARTMENTS 9 UNITS x 2 SPACES = 18 SPACES *BUSINESS* *(6,710 SF/300 SF) x 1 SPACE = 23 SPACES* *53 TOTAL SPACES (EXISTING)* **48 TOTAL SPACES**	0 PARKING SPACES	0 PARKING SPACES	YES
BICYCLE PARKING MULTIFAMILY APARTMENTS 1 BICYCLE PARKING SPACE PER EVERY 3 UNITS GUEST BICYCLE SPACES [2] 10% OF REQUIRED MULTIFAMILY APARTMENT SPACES	RESIDENTIAL (9 UNITS / 3 UNITS) x 1 SPACE = 3 SPACES 0.1 x 3 SPACES = 0.3 SPACES = 1 SPACE **4 TOTAL SPACES**	0 BICYCLE SPACES	0 BICYCLE SPACES	YES

1. SOUTH ORANGE VILLAGE MUNICIPAL CODE: SECTION 185-174 GENERAL PROVISIONS (B): ANY BUILDING CONTAINING MORE THAN ONE USE SHALL MEET THE COMBINED PARKING SPACE REQUIREMENTS FOR ALL USES IN THE BUILDING. ANY CHANGE IN USE WITHIN A BUILDING SHALL BE REQUIRED TO MEET THE MINIMUM PARKING REQUIREMENTS FOR THE NEW USE.
2. SOUTH ORANGE VILLAGE MUNICIPAL CODE: SECTION 185-174 GENERAL PROVISIONS (F)(2): BICYCLE STORAGE MAY BE LOCATED WITHIN THE RESIDENTIAL STRUCTURE OR IN ONE OR MORE SECURED AREAS WITHIN AN ADJACENT PARKING AREA OR GARAGES. IN ADDITION TO PROVIDING BICYCLE STORAGE, BICYCLE RACKS SHALL BE REQUIRED FOR USE BY GUESTS OF RESIDENTS, IN THE AMOUNT OF 10% OF THE REQUIRED AMOUNT OF RESIDENT'S BICYCLE STORAGE SPACES.

LEGEND

	PROPOSED BUILDING
	PROPOSED CONCRETE CURB
	PROPOSED HAND RAIL
	PROPOSED CONCRETE SIDEWALK
	PROPOSED PAVERS

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1" = 10'-0"

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Michael E. Dipple, P.E. Date
New Jersey Professional Engineer #24GE04081200
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NO.	REVISION	DATE

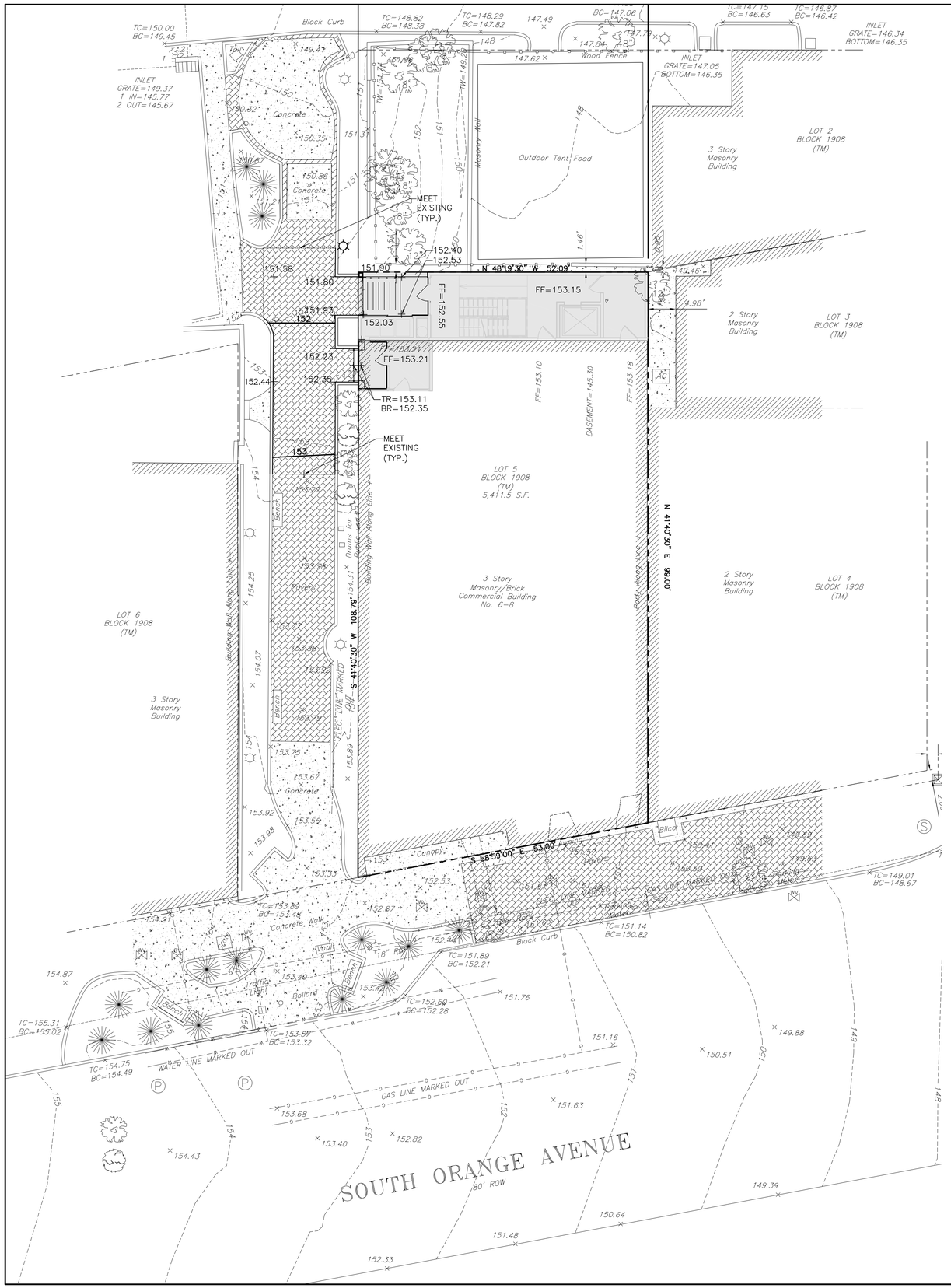
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ESSEX COUNTY, NJ
BLOCK: 1908; LOT: 5; TAX MAP: 19

DRAWING TITLE:
SITE PLAN

SCALE:	REFER TO PLAN
DATE	5/21/2021
DESIGNED:	MMR
APPROVED:	MED
L2A PROJ. No.:	2101.016
DRAWING No.:	C-03

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GRADING, EXCAVATION, AND BACKFILLING NOTES:

1. THE ELEVATIONS SHOWN ON THESE PLANS REFER TO THE USC&G DATUM PER REFERENCE MAPPING.
2. THE CONTRACTOR SHALL PREVENT WATER FROM ENTERING EXCAVATED AREA AND MAINTAIN A DRY CONDITION AT ALL TIMES.
3. DO NOT PLACE FILL OR BACKFILL ON FROZEN SUBGRADE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE SOIL MATERIAL. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
5. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE.
6. CIRCULAR REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE STATED ON THE CONTRACT DRAWINGS. (ASTM C-76, ASTM C-443, AASHTO M-170).
7. ANY AND ALL SIDEWALKS, CURBING, & HANDICAP RAMPS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND INCLUDE TRUNCATED DOME DELINEATION.

LEGEND

150	PROPOSED CONTOUR LINE
+ 150.00	PROPOSED SPOT ELEVATION
	PROPOSED STORM MANHOLE
	PROPOSED INLET
---W---	EXISTING WATER LINE
---G---	EXISTING GAS LINE
---E---	EXISTING ELECTRIC LINE
150	EXISTING CONTOUR LINE
x 150.00	EXISTING SPOT ELEVATION

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1" = 10'-0"

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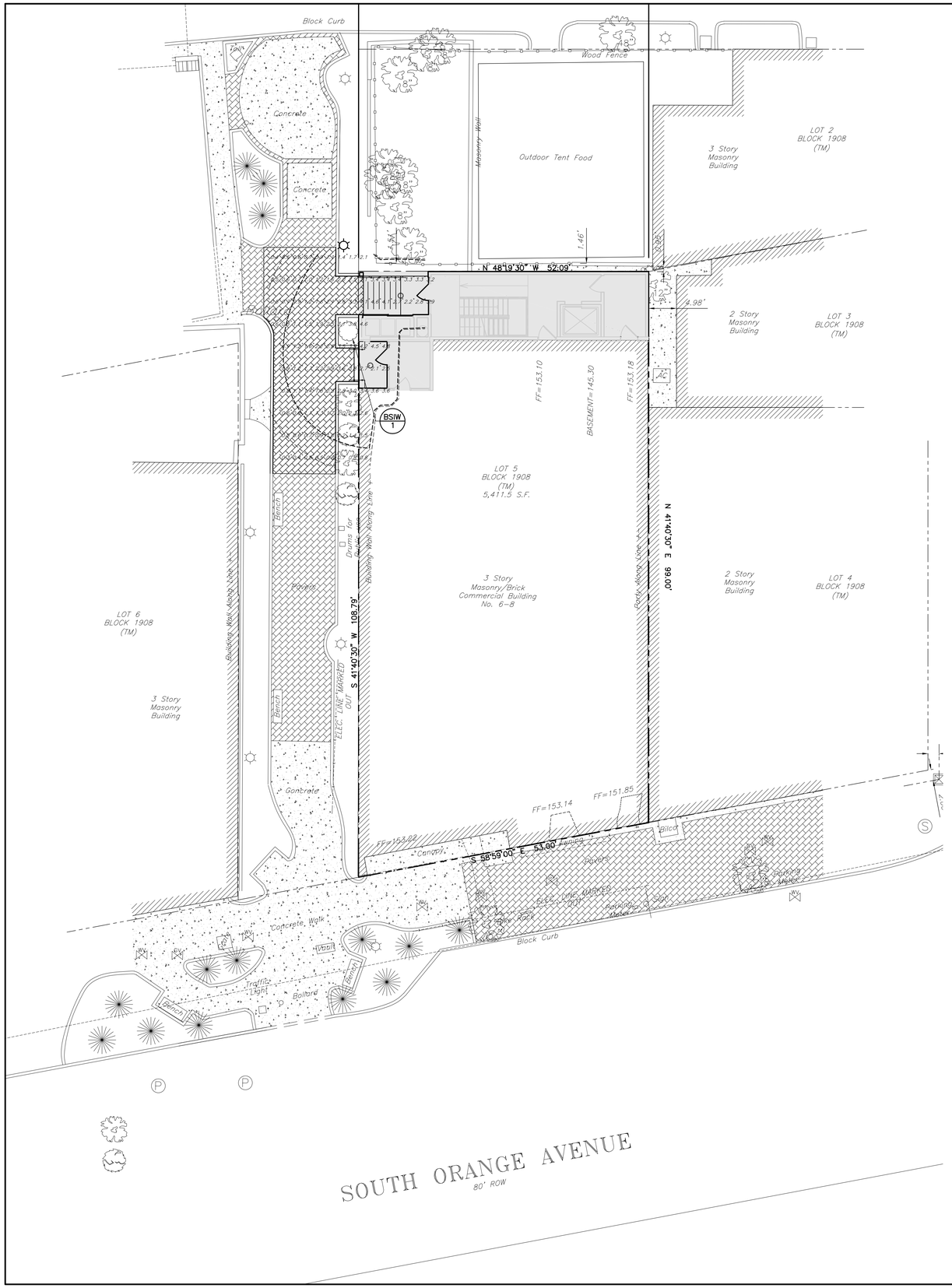
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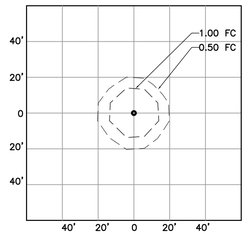
DRAWING TITLE:
GRADING, DRAINAGE, & UTILITY PLAN

SCALE:	REFER TO PLAN
DATE	5/21/2021
DESIGNED:	MMR
APPROVED:	MED
L2A PROJ. No.:	2101.016
DRAWING No.:	C-04

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LED POST TOP, TYPE 5QW DISTRIBUTION, 3,000K
MODEL: BEACON LIGHTING DRIVE SRT1
MOUNTING HEIGHT: 9.2 FEET

CEILING MOUNTED FIXTURE
ISOLUX PATTERN 'D'

PLANTING SPECIFICATIONS

1. SCOPE OF WORK
   A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
   A. GENERAL - ALL MATERIALS SHALL BE BEST OF ITS KIND AVAILABLE.
   B. PLANTS - ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
   C. TOPSOIL - ORGANIC TOPSOIL FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   D. MULCH - DOUBLE SHREDDED HARDWOOD BARK MULCH.
3. FERTILIZER AND SOIL CONDITIONER
   A. ORGANIC FERTILIZER - SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMIS'.
   B. ORGANIC FERTILIZER AND SOIL CONDITIONER - SHALL BE 'GRO- POWER' AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY, ANIMAL OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1) NITROGEN 5%. PHOSPHATE 3%, POTASH 1%. 50% HUMUS AND 15% HUMIC ACIDS.
4. GENERAL WORK PROCEDURES:
   LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTING.
5. WEEDING:
   BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
6. TOPSOILING:
   CONTRACTOR TO PROVIDE FOUR INCHES (4") MINIMUM THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A FOUR INCH (4") COMPACTED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLIMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
7. SOIL CONDITIONING:
   CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT:
   150 POUNDS 'GRO-POWER'
   100 POUNDS AGRICULTURAL GYPSUM
   20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP
   SOIL MODIFICATIONS:
   THOUROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE, PEAT MOSS, OR MUNICIPAL PROCESSED SEWAGE SLUDGE. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. RECYCLED MATERIAL BY THE SUPPLIER. AVOID MATERIAL WITH A pH HIGHER THAN 7.5. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
8. PLANTING - POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
   A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH WIDTH 1 1/2 TIMES THE DIAMETER OF ROOT BALL AND 3" DEEPER THAN THE LENGTH OF ROOT BALL. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
      -1 PART PEATMOSS; 1 PART COW MANURE BY VOLUME; 3 PARTS TOPSOIL BY VOLUME; 21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS:
      -2 TABLETS PER 1 GAL. PLAN; 3 TABLETS PER 5 GAL. PLANT; 4 TABLETS PER 15 GAL. PLANT; (FOR LARGER PLANTS USE TWO (2)TABLETS PER 1/2" DIAM. OF TRUNK CALIPER)
   B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
   C. ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
   D. IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM WIND (LODGE-POLE STAKES LENGTH AS REQUIRED). FASTEN TREES TO UPPER END OF STAKE IN AT LEAST TWO (2) PLACES USING HOSE TYPE TIES. GUY AND STAKE TREES 3 DIRECTIONS WITH GALVANIZED WIRE, THROUGH FLEXIBLE HOSE CHAFING GUARDS, WITH WOODEN STAKE ANCHORS. WRAP TREE TRUNK FROM GROUND TO FIRST BRANCH WITH TREE WRAPPING TAPE.
   E. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
   F. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
   G. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
9. GROUND COVER
   A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
   B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
   C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
   D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
10. FINISH GRADING
    A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR ATSUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
    B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
    C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
11. GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL PLANTS AND LAWN FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB.
12. CLEANUP: UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 60-DAY MAINTENANCE PERIOD.

LUMINAIRE SCHEDULE

SYMBOL	ARRANGEMENT	QTY.	MANUFACTURER	PRODUCT CODE	LUMENS	WATTAGE	LLF
○	SINGLE	2	BEACON	SRT1-15-3K7-5QW-UNV (CEILING MOUNTED AT 9.2')	2,000	16.9	0.950

CALCULATION SUMMARY

CALC TYPE	UNITS	AVG	MAX	MIN	MAX/MIN	AVG/MIN
ILLUMINANCE	Fc	2.0	4.8	0.3	16.0:1	6.7:1

PLANTING SCHEDULE

SHRUBS						
SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	SIZE	QTY.	SPACING
◯	BSIW	WINTERGREEN BOXWOOD	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	36" HEIGHT	1	4' O.C.

NOTES:
1. PER §185-117(B)(14): SHRUBS SHOULD BE AT LEAST TWO FEET TALL AT PLANTING.

LEGEND

○	PROPOSED CEILING MOUNTED LIGHT
~~	PROPOSED ILLUMINATION CONTOUR IN FOOTCANDLES
× 0.5	PROPOSED ILLUMINATION LEVEL IN FOOTCANDLES
UP 1 (SYMBOL / QUANTITY)	NEW PLANTING

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1" = 10'-0"

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ENGLEWOOD, NJ 07631
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New Jersey Certificate of Authorization No. 24GA28130900

5/21/21
Michael E. Dipple, P.E. Date
New Jersey Professional Engineer #24GE04081200
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SURVEYOR:
LAKELAND SURVEYING
4 WEST MAIN STREET
ROCKAWAY, NJ 07866
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ARCHITECT:
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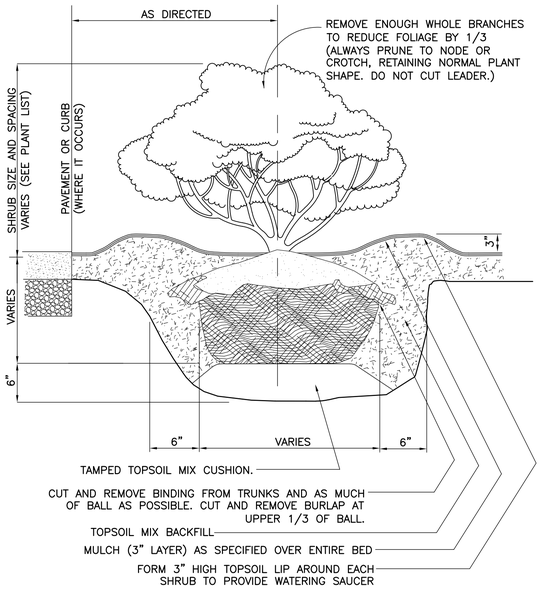
NO.	REVISION	DATE
	Previous Editions Obsolete	

PROJECT TITLE & LOCATION:
PROPOSED MIXED-USE BUILDING RENOVATION
6-8 SOUTH ORANGE AVE
TOWNSHIP OF SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ
BLOCK: 1908; LOT: 5; TAX MAP: 19

DRAWING TITLE:
LIGHTING & LANDSCAPING PLAN

SCALE:	REFER TO PLAN
DATE:	5/21/2021
DESIGNED:	MMR
APPROVED:	MED
L2A PROJ. No.:	2101.016
DRAWING No.:	C-05

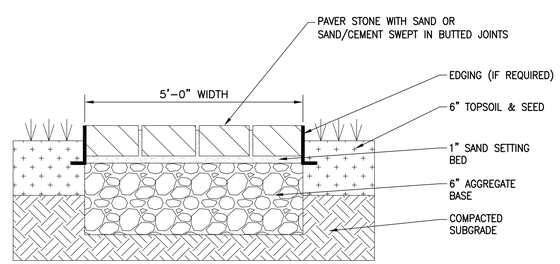
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NOTES:

1. CONTRACTOR SHALL HAVE OPTION OF PLANTING SHRUBS IN INDIVIDUAL PITS AS SHOWN OR IN UNINTERRUPTED EXCAVATION FOR ENTIRE BED. IN EITHER CASE BACKFILL WITH TOPSOIL MIX AS SPECIFIED.

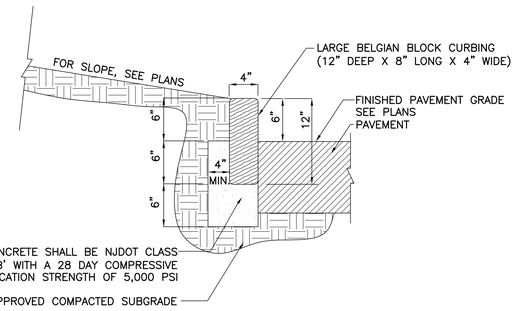
SHRUB PLANTING



NOTES:

1. THIS DETAIL IS RATED FOR MEDIUM-DUTY APPLICATIONS BASED ON PAVING COURSE AND BASE THICKNESS, AND MAY SUPPORT PRIMARILY PEDESTRAIN LOADING ASSOCIATED WITH WALKS AND LIGHT VEHICULAR ACCESS.
2. AS WITH ALL UNIT PAVERS, PAVEMENT EDGES REQUIRE RESTRAINTS TO PREVENT CREEPING, ESPECIALLY IF SUBJECTED TO EVEN OCCASIONAL VEHICULAR ACCESS.
3. THE SUBGRADE CONDITIONS HAVE A SIGNIFICANT IMPACT ON THE DESIGN OF FLEXIBLE PAVEMENTS, SUCH AS UNIT PAVERS. LOADS ARE TRANSFERRED MORE DIRECTLY TO THE BASE, REQUIRING WELL-DRAINED SOILS WITH ADEQUATE BEARING CAPACITY.
4. SET STONES WITH LIGHT VIBRATING COMPACTOR AND FINAL SAND SWEEPING TO COMPLETE INSTALLATION.

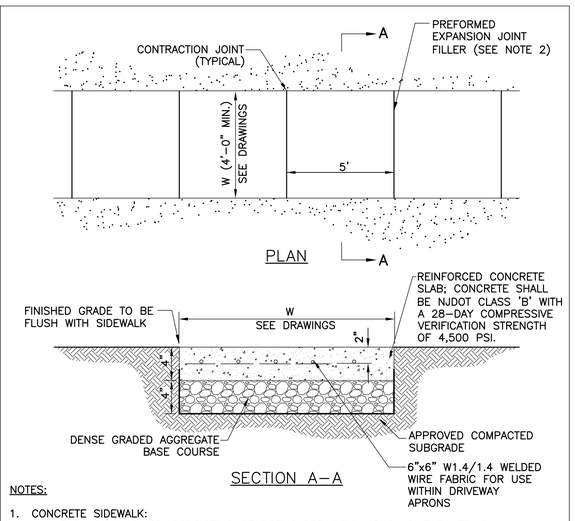
CONCRETE PAVER SIDEWALK



NOTES:

1. JOINTS SHALL BE NO WIDER THAN ½" AND SHALL NOT BE MORTARED.
2. JOINTS SHALL BE NO WIDER THAN ½" AND SHALL BE MORTARED. JOINTS SHALL BE FULLY FILLED WITH 1:2 COMENT MORTAT, NEATLY POINTED AND CLEANED OF EXCESS MORTAR.

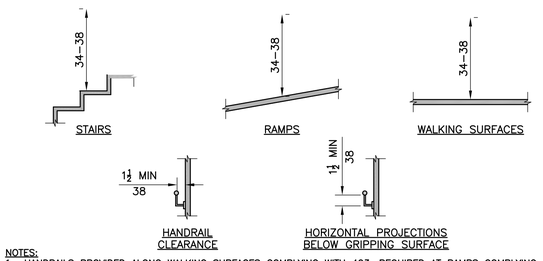
BELGIAN BLOCK CURB



NOTES:

1. CONCRETE SIDEWALK:
   A) EXPANSION JOINTS, CONSISTING OF PREMOLDED BITUMINOUS JOINT FILLER, IN ACCORDANCE WITH ASTM DESIGNATION D-1751, ONE-HALF (1/2") THICK AND AS DEEP AS THE FULL DEPTH OF THE WALK, SHALL BE PLACED AT INTERVALS OF TWENTY (20') LONGITUDINALLY ALONG WALKS OR AS DIRECTED. EXPANSION JOINTS SHALL ALSO BE PLACED WHEREVER THE WALK ABUTS THE BUILDING, CONCRETE CURB, A LIGHTING STANDARD OR ANY OTHER RIGID OBJECT. THE JOINT FILLER SHALL BE SET ONE-QUARTER (1/4") BELOW THE FINISHED SURFACE OF THE CONCRETE.
   B) CONSTRUCTION JOINTS SHALL BE PLACED IN ALL WALKS AT FIVE (5') FOOT INTERVALS OR AS DIRECTED. THESE JOINTS SHALL ALSO BE FORMED BY SCORING A SLOT IN THE SLAB ABOUT ONE (1") DEEP, EDGED WITH A DOUBLE EDGER HELD AGAINST A STRAIGHT EDGE BEFORE THE CONCRETE HAS HARDENED AND DURING THE FINISHING PROCESS.
2. MAXIMUM CROSS SLOPE SHALL BE 1/4" PER FOOT, UNLESS OTHERWISE INDICATED ON DRAWINGS.
3. REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
5. AT DRIVEWAYS AND APRONS, THE CONCRETE THICKNESS SHALL BE INCREASED TO SIX (6") INCHES.

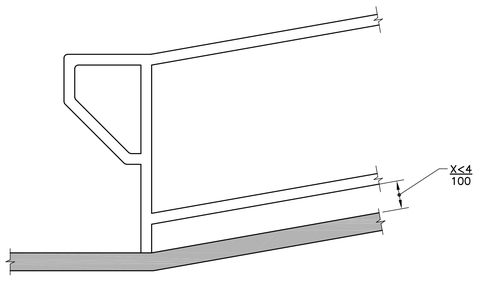
CONCRETE SIDEWALK



NOTES:

1. HANDRAILS PROVIDED ALONG WALKING SURFACES COMPLYING WITH 403, REQUIRED AT RAMPS COMPLYING WITH 405, AND REQUIRED AT STAIRS COMPLYING WITH 504 SHALL COMPLY WITH 505.
2. HANDRAILS ARE REQUIRED ON RAMP RUNS WITH A RISE GREATER THAN 6 INCHES (150 mm)(SEE 405.8) AND ON CERTAIN STAIRWAYS (SEE 504). HANDRAILS ARE NOT REQUIRED ON WALKING SURFACES WITH RUNNING SLOPES LESS THAN 1:20. HOWEVER, HANDRAILS ARE REQUIRED TO COMPLY WITH 505 WHEN THEY ARE PROVIDED ON WALKING SURFACES WITH RUNNING SLOPES LESS THAN 1:20 (SEE 403.6). SECTIONS 505.2, 505.3, AND 505.10 DO NOT APPLY TO HANDRAILS PROVIDED ON WALKING SURFACES WITH RUNNING SLOPES LESS THAN 1:20 AS THESE SECTIONS ONLY REFERENCE REQUIREMENTS FOR RAMPS AND STAIRS.
3. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS. IN ASSEMBLY AREAS, HANDRAILS SHALL NOT BE REQUIRED ON BOTH SIDES OF AISLE RAMPS WHERE A HANDRAIL IS PROVIDED AT EITHER SIDE OR WITHIN THE AISLE WIDTH.
4. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. IN ASSEMBLY AREAS, HANDRAILS ON RAMPS SHALL NOT BE REQUIRED TO BE CONTINUOUS IN AISLES SERVING SEATING.
5. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES (865 mm) MINIMUM AND 38 INCHES (965 mm) MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SUFACES, STAIR NOSINGS, AND RAMP SURFACES.
6. THE REQUIREMENTS FOR STAIR AND RAMP HANDRAILS IN THIS DOCUMENT ARE FOR ADULTS. WHEN CHILDREN ARE THE PRINCIPAL USERS IN A BUILDING OR FACILITY (E.G., ELEMENTARY SCHOOLS), A SECOND SET OF HANDRAILS AT AN APPOPRIATE HEIGHT CAN ASSIST THEM AND AID IN PREVENTING ACCIDENTS. A MAXIMUM HEIGHT OF 28 INCHES (710 mm) MEASURED TO THE TOP OF THE GRIPPING SURFACE FROM THE RAMP SURFACE OR STAIR NOSING IS RECOMMENDED FOR HANDRAILS DESIGNED FOR CHILDREN. SUFFICIENT VERTICAL CLEARANCE BETWEEN UPPER AND LOWER HANDRAILS, 9 INCHES (230 mm) MINIMUM, SHOULD BE PROVIDED TO HELP PREVENT ENTRAPMENT.
7. CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1½ INCHES (38 mm) MINIMUM.
8. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1½ INCHES (38 mm) MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE.
9. WHERE HANDRAILS ARE PROVIDED ALONG WALKING SURFACES WITH SLOPES NOT STEEPER THAN 1:20, THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL BE PERMITTED TO BE OBSTRUCTED ALONG THEIR ENTIRE LENGTH WHERE THEY ARE INTEGRAL TO CRASH RAILS OR BUMPER GUARDS.
10. THE DISTANCE BETWEEN HORIZONTAL PROJECTIONS AND THE BOTTOM OF THE GRIPPING SURFACE SHALL BE PERMITTED TO BE REDUCED BY ⅛ INCH (3.2 mm) FOR EACH ½ INCH (13 mm) OF ADDITIONAL HANDRAIL PERIMETER DIMENSION THAT EXCEEDS 4 INCHES (100 mm).
11. PEOPLE WITH DISABILITIES, OLDER PEOPLE, AND OTHERS BENEFIT FROM CONTINUOUS GRIPPING SURFACES THAT PERMIT USER TO REACH THE FINGERS OUTWARD OR DOWNWARD TO GRASP THE HANDRAIL, PARTICULARLY AS THE USER SENSES A LOSS OF EQUILIBRIUM OR BEGINS TO FALL.

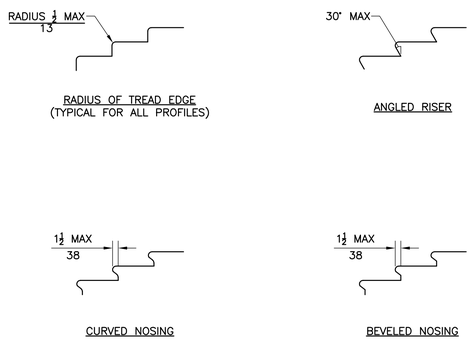
HANDRAILS



NOTES:

1. A CURB OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH (100 mm) DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES (100 mm) OF THE FINISH FLOOR OR GROUND SURFACE.
2. LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

CURB OR BARRIER EDGE PROTECTION



NOTES:

1. ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4 INCHES (100 mm) HIGH MINIMUM AND 7 INCHES (180 mm) HIGH MAXIMUM. TREADS SHALL BE 11 INCHES (280 mm) DEEP MINIMUM.
2. OPEN RISERS ARE NOT PERMITTED.
3. STAIR TREADS SHALL COMPLY WITH 302. CHANGES IN LEVEL ARE NOT PERMITTED. TREADS SHALL BE PERMITTED TO HAVE A SLOPE NOT STEEPER THAN 1:48.
4. CONSIDER PROVIDING VISUAL CONTRAST ON TREAD NOSINGS, OR AT THE LEADING EDGES OF TREADS WITHOUT NOSINGS, SO THAT STAIR TREADS ARE MORE VISIBLE FOR PEOPLE WITH LOW VISION.
5. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE ½ INCH (13 mm) MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL EXTEND 1½ INCHES (38 mm) MAXIMUM OVER THE TREAD BELOW.
6. STAIR TREADS AND LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

STAIR NOSINGS

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New Jersey Certificate of Authorization No. 24GA28130900

5/21/21

Michael E. Dipple, P.E. Date

New Jersey Professional Engineer #24GE04081200

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ARCHITECT:
MRVN ARCHITECTURE, LLC
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SOUTH ORANGE, NJ 07079
646.470.2221 (PHONE)

NO.	REVISION	DATE

Previous Editions Obsolete

PROJECT TITLE & LOCATION:
PROPOSED MIXED-USE BUILDING RENOVATION
6-8 SOUTH ORANGE AVE
TOWNSHIP OF SOUTH ORANGE VILLAGE
ESSEX COUNTY, NJ
BLOCK: 1908; LOT: 5; TAX MAP: 19

DRAWING TITLE:
DETAILS

SCALE:	REFER TO PLAN
DATE:	5/21/2021
DESIGNED:	MMR
APPROVED:	MED
L2A PROJ. No.:	2101.016
DRAWING No.:	C-06

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DEED

LOT 1
BLOCK 1908
(TM)

Asphalt
Parking
Lot

Block Curb

Concrete

Wood Fence

Masonry Wall

Outdoor
Tent Food

3 Story
Masonry
Building

LOT 2
BLOCK 1908
(TM)

N 48°19'30" W 52.09'

Block Wall

Concrete

2 Story
Masonry
Building

LOT 3
BLOCK 1908
(TM)

Bollard

S 41°40'30" W 108.79'

LOT 5
BLOCK 1908
(TM)
5,411.5 S.F.

3 Story
Masonry/Brick
Commercial Building
No. 6-8

Building Wall Along Line +-

Party Along Line +-

N 41°40'30" E 99.00'

2 Story
Masonry
Building

LOT 4
BLOCK 1908
(TM)

LOT 6
BLOCK 1908
(TM)

3 Story
Masonry
Building

Pavers

Canopy

Awning

Concrete Walk

Traffic
Light

Bollard

Monument
Found
2'OS

S 58°59'00" E 53.00'

SOUTH ORANGE 80' ROW AVENUE

SLOAN VARIABLE WIDTH ROW STREET

INLET
GRATE=149.37
1 IN=145.77
2 OUT=145.67

INLET
GRATE=146.34
BOTTOM=146.35

INLET
GRATE=147.05
BOTTOM=146.35

INLET
GRATE=147.59
1 IN=143.09
2 OUT=142.89

INLET
GRATE=155.57
1 IN=150.67
2 OUT=150.57

ELEC. LINE MARKED OUT

GAS LINE MARKED OUT

WATER LINE MARKED OUT

18" RCP

GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.

This survey certified to:
6-8 SOUTH ORANGE LLC

Notes:
Field Survey Performed on 03/10/2021
Vertical Datum NAVD88
Subject to an accurate title search
Subject to documents of record
Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.

This survey references:
Deed Instrument No. 2020020158

I declare that this plan is based on actual field survey performed by *Lakeland Surveying, Inc.*, under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferrable. Survey is valid only if print has original raised seal of the undersigned professional.

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (C45:8-36.3) and N.J.A.C. 13:40-5.1 (d).

TOPOGRAPHIC SURVEY OF PROPERTY

Tax Lot 5 - Block 1908
6-8 South Orange Avenue, Twp. of South Orange Village
Essex County, New Jersey

PROJECT NUMBER	REFERENCE NUMBER
210577	-

FIELD:	DWN BY:	CHECKED:	DATE	SCALE
AAD	JES	JSG	03/11/21	1"=20'

Lakeland Surveying
Certificate of Authorization #24GA28090000
4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

Marc J. Cifone
PROFESSIONAL LAND SURVEYOR

Jeffrey S. Grunn
PROFESSIONAL LAND SURVEYOR

Marc J. Cifone N.J. P.L.S. LIC. No. 24GS04132900
Jeffrey S. Grunn N.J. P.L.S. LIC. No. 24GS04379900