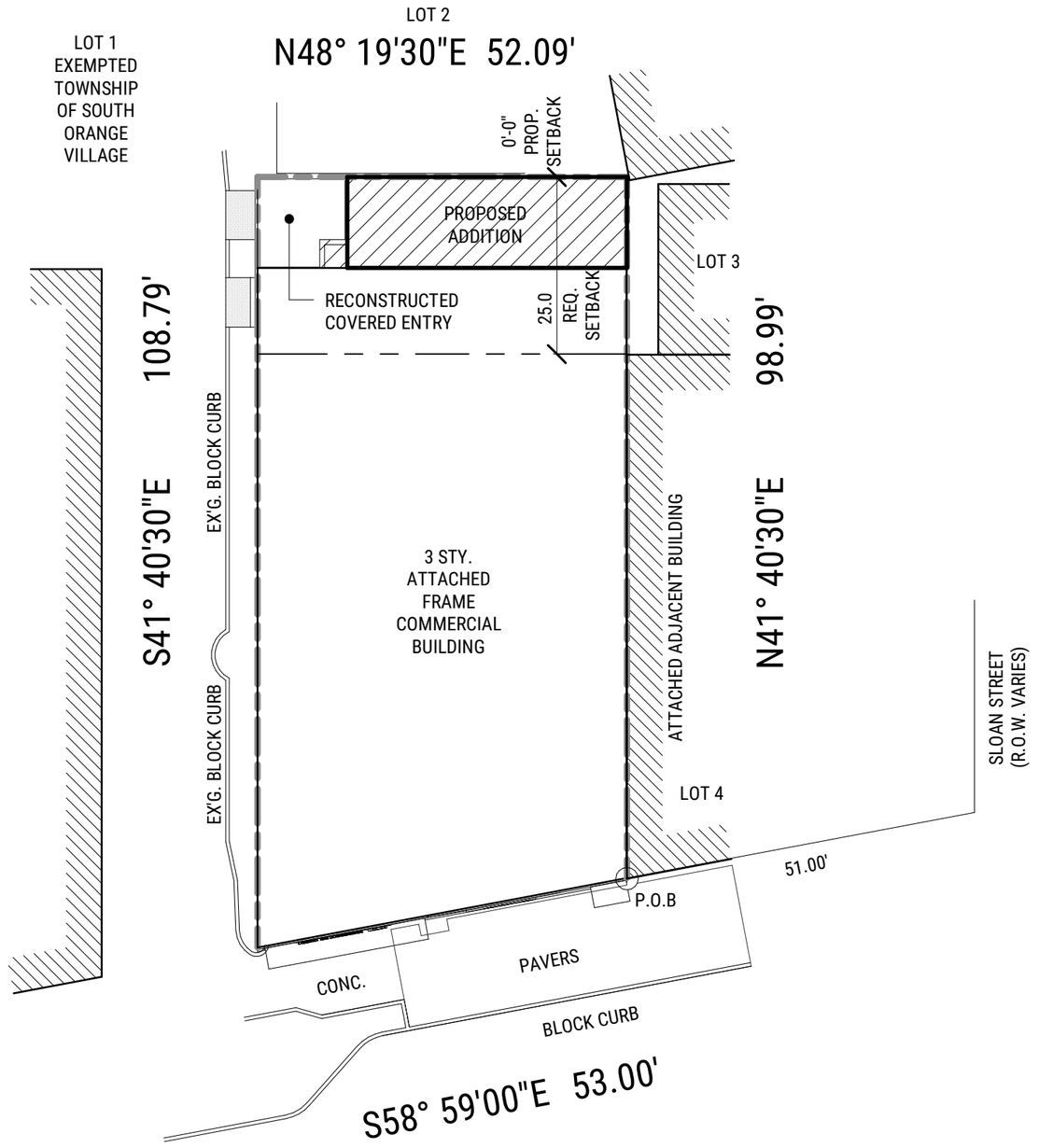


SURVEY INFORMATION TAKEN FROM
TITLE SURVEY PREPARED BY:
LAKELAND SURVEYING
4 WEST MAIN STREET
ROCKAWAY, NJ 07866
T: 973.625.5670

SURVEY DATE: 2021.03.11

N

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

SHEET NAME
SITE PLAN

SHEET NUMBER
V001

PROJECT
RENOVATIONS TO 6-8 SOUTH ORANGE AVE.

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

SCALE
1" = 20'-0"

DATE
2021.11.22

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
T. 646.470.2221
www.mrvnarch.com

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
LOT WIDTH	FT	75	52.09	NO CHANGE
FRONT SETBACK	FT	0	0	NO CHANGE
SIDE YARD SETBACK	FT	0	0	NO CHANGE
REAR YARD SETBACK	FT	25	0	NO CHANGE
MAX. BLDG. HEIGHT	FT	48.0	41.0	NO CHANGE
RESIDENTIAL STANDARDS				
STUDIO UNITS (MAX.)	%	10% = 1 UNIT	N/A	0%
2-BEDROOM UNITS (MIN.)	%	20% = 2 UNITS	N/A	22%
MINIMUM UNIT SIZE	SF	400	N/A	481
MAXIMUM LOT COVERAGE	SF		5,392	NO CHANGE
MAXIMUM LOT COVERAGE	%	90%	99.6%	NO CHANGE
REQUIRED PARKING	# SPACES	53	53 REQUIRED / 0 PROVIDED	48 REQUIRED / 0 PROVIDED
BICYCLE PARKING				
1 PER 3 RESIDENTIAL UNITS	# SPACES	3	N/A	9 SPACES
PLUS 10% FOR GUESTS	# SPACES	1	N/A	3 SPACES
PEDESTRIAN ENTRANCES		SEPARATE FROM SERVICE ENTRANCES	N/A	NO SEPARATION
ROOFTOP UTILITY SCREENING		SCREENED FROM PUBLIC R.O.W.	NO SCREENING PROVIDED	EQUIPMENT SET BACK FROM ROOF EDGES & SCREENED FROM VIEW
GROUND FLOOR TRANSPARENCY	%	60%	14%	19%
WALL SIGN AREA	SF	1.5 SF PER 1' OF BUILDING WIDTH		
WALL SIGN LETTER HEIGHT (MAX.)	IN.	24		

NOTES:

PARKING CALCULATIONS

CALCULATIONS PER SECTION 185-174, SCHEDULE 3

EXISTING RETAIL / OFFICE USE PARKING REQUIREMENTS

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 REQUIREMENTS

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 **V002.1**

PROJECT RENOVATIONS TO 6-8 SOUTH ORANGE AVE.
ADDRESS 6-8 SOUTH ORANGE AVENUE
CITY, STATE, ZIP SOUTH ORANGE, NJ 07079
SCALE AS NOTED
DATE 2021.11.22
DRAWN BY MRVN

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

MRVN ARCHITECTURE, LLC
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SOUTH ORANGE, NJ 07079
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GROSS FLOOR AREA SUMMARY

FLOOR LEVEL	EX'G. FLOOR AREA [GSF]	PROPOSED FLOOR AREA [GSF]	SUB-TOTAL [GSF]
BASEMENT	4,751	613	5,364
LEVEL 1	4,606	613	5,219
LEVEL 2	4,045	388	4,433
LEVEL 3	2,203	1,906	4,109
TOTAL [GSF]	**15,605**	**3,520**	**19,125**

GROUND FLOOR TRANSPARENCY REQUIREMENTS

EXISTING

	1ST FLOOR FAÇADE AREA [SF]	GLAZED AREA [SF]	% GLAZED [%]
EAST (SO AVENUE)	692	270	39%
SOUTH (PEDESTRIAN WALKWAY)	1,224	-	0%
TOTAL - EXISTING	**1,916**	**270**	**14%**

PROPOSED

	1ST FLOOR FAÇADE AREA [SF]	GLAZED AREA [SF]	% GLAZED [%]
EAST (SO AVENUE)	692	270	39%
SOUTH (PEDESTRIAN WALKWAY)	1,380	124	9%
TOTAL - PROPOSED	**2,072**	**394**	**19%**
TOTAL - REQUIRED FIRST FLOOR RETAIL / FINANCIAL / FOOD USES		**1,243**	**60%**

NOTE: COMPLIANCE WITH THE CBD % GLAZING REQUIREMENTS WOULD REQUIRE DISRUPTION OF THE EXISTING GROUND FLOOR TENANTS AND COMPLETE REMOVAL OF THE EXISTING MURALS ALONG THE PEDESTRIAN WALKWAY.

WALL SIGN AREA CALCULATIONS

PER SECTION 185-142

BUILDING WIDTH TABULATION

	UNIT	PERMITTED	EXISTING	PROPOSED
EAST (SO AVENUE)	FT	N/A	52.2	52.2
SOUTH (PEDESTRIAN WALKWAY)			96	108.2
TOTAL	**FT**	**-**	**148.2**	**160.4**

WALL SIGN AREA TABULATION

RESI ENTRY "6-8 SO AVE" SIGNAGE	SF	1.5 SF PER 1' OF BUILDING WIDTH		4.19
REAR BANK ATM SIGNAGE				4
FRONT B.O.A. SIGNAGE			39.5	19.95
EXISTING FRONT BAGEL SHOP SIGNAGE			19.5	19.5
GLASS DECAL ON RENOVATED FRONT RESI ENTRANCE				1.8
TOTAL	**SF**	**222.3**	**59**	**49.4**

NOTE: PER SECTION 185-142, B, 1, a. TOTAL GROSS AREA OF SIGNAGE PER FRONTAGE SHALL NOT EXCEED 200 SF.

WALL SIGN LETTER HEIGHT CALCULATIONS

PER SECTION 185-142

	UNIT	PERMITTED	EXISTING	PROPOSED
RESI ENTRY "6-8 SO AVE" SIGNAGE	INCHES	24	N/A	10
REAR BANK ATM SIGNAGE	INCHES		N/A	12
FRONT B.O.A. SIGNAGE	INCHES		36.75	10
EXISTING FRONT BAGEL SHOP SIGNAGE	INCHES		6	NO CHANGE
GLASS DECAL ON RENOVATED FRONT RESI ENTRANCE	INCHES		N/A	6

SHEET NAME ZONING CALCULATIONS

SHEET NUMBER V002.2

PROJECT RENOVATIONS TO 6-8 SOUTH ORANGE AVE.
ADDRESS 6-8 SOUTH ORANGE AVENUE
CITY, STATE, ZIP SOUTH ORANGE, NJ 07079
SCALE AS NOTED
DATE 2021.11.22
DRAWN BY MRVN

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1 / V003

PROPOSED BASEMENT PLAN

1/8" = 1'-0"



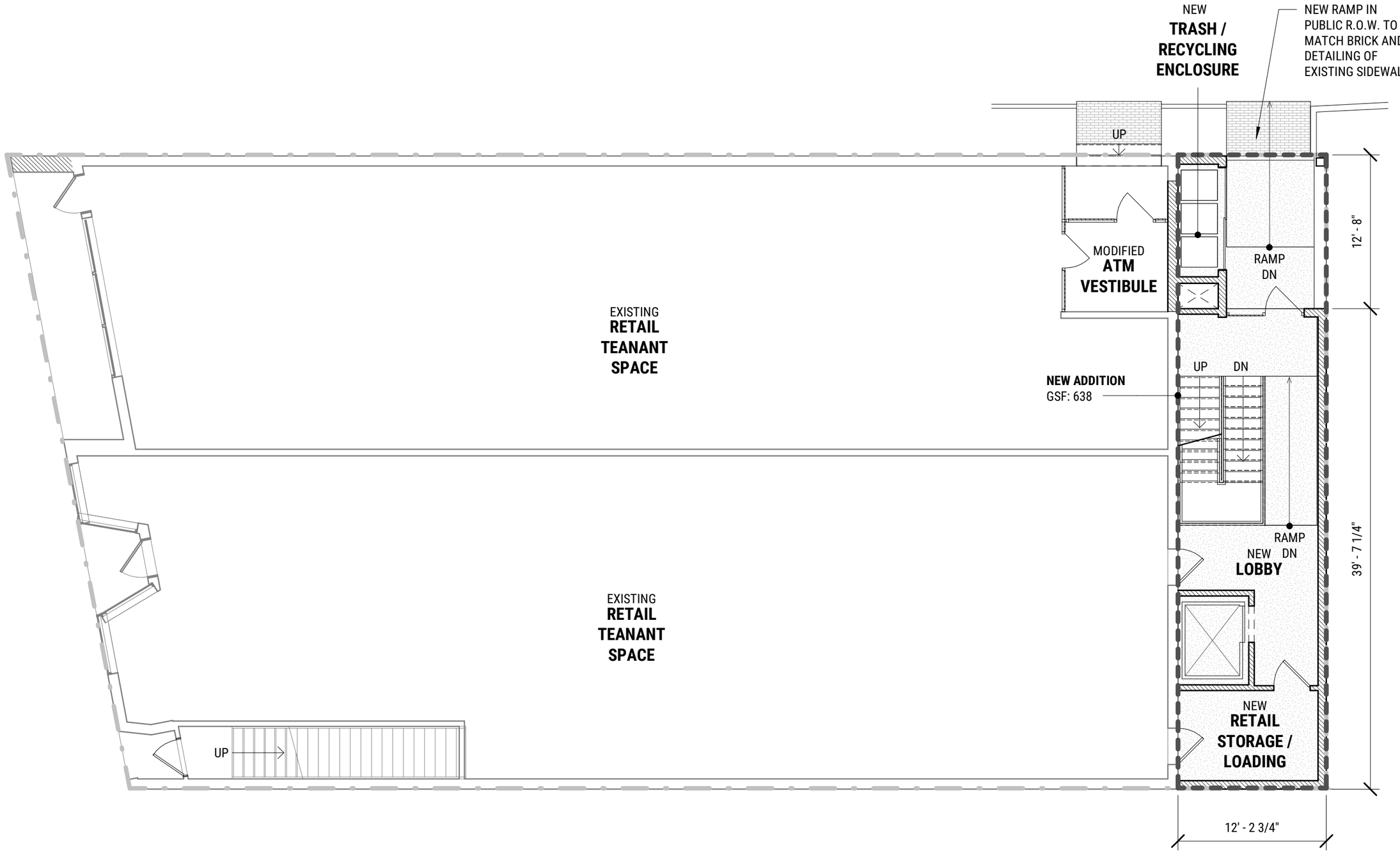
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ARCHITECT OF RECORD
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PROJECT	RENOVATIONS TO 6-8 SOUTH ORANGE AVE.
ADDRESS	6-8 SOUTH ORANGE AVENUE SOUTH ORANGE, NJ 07079
SCALE	1/8" = 1'-0"
DATE	2021.11.22
DRAWN BY	MRVN

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**

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

SCALE 1/8" = 1'-0"
DATE 2021.11.22
DRAWN BY MRVN

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NJ - 21AI02024400

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NEW
UNIT 204
LUXURY 1-BEDROOM
769 SF

NEW
UNIT 202
1-BEDROOM
630 SF

NEW
UNIT 201
1-BEDROOM
680 SF

TRASH CHUTE

ROOF DECK

ROOF DECK

UP

RECONSTRUCTED
ROOF BELOW

IN UNIT
BIKE RACK

UP

DW

DW

IN UNIT
BIKE RACK

DW

UP

IN UNIT
BIKE RACK

W/D

W/D

W/D

W/D

NEW
STAIRWELL

IN UNIT
BIKE RACK

W/D

IN UNIT
BIKE RACK

DW

DW

NEW ADDITION
GSF: 403

UP

NEW
UNIT 205
1-BEDROOM
481 SF

NEW
BIKE STORAGE
92 SF

NEW
UNIT 203
1-BEDROOM
660 SF

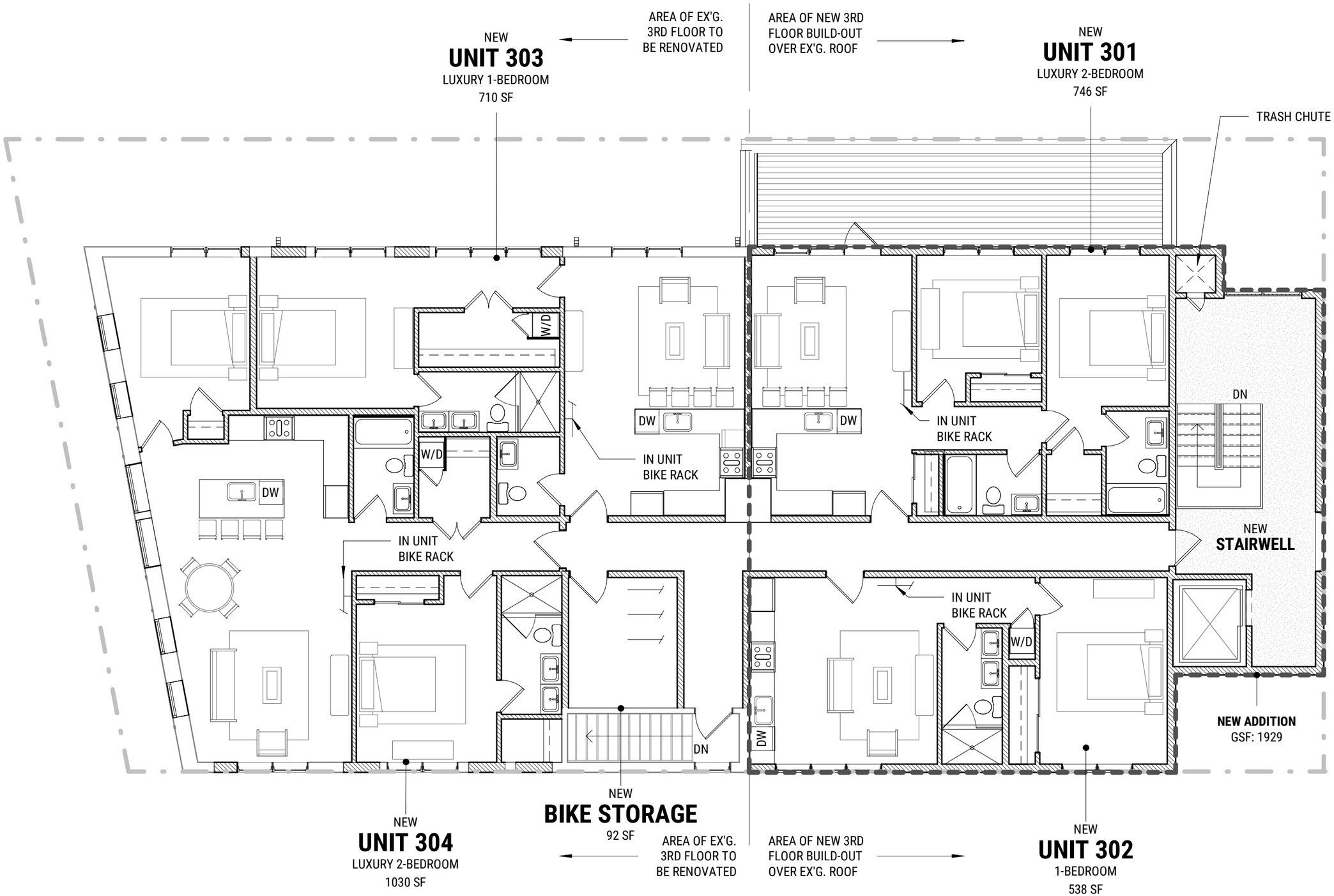
1 / V005 **PROPOSED SECOND FLOOR PLAN**
1/8" = 1'-0"

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 2021.11.22
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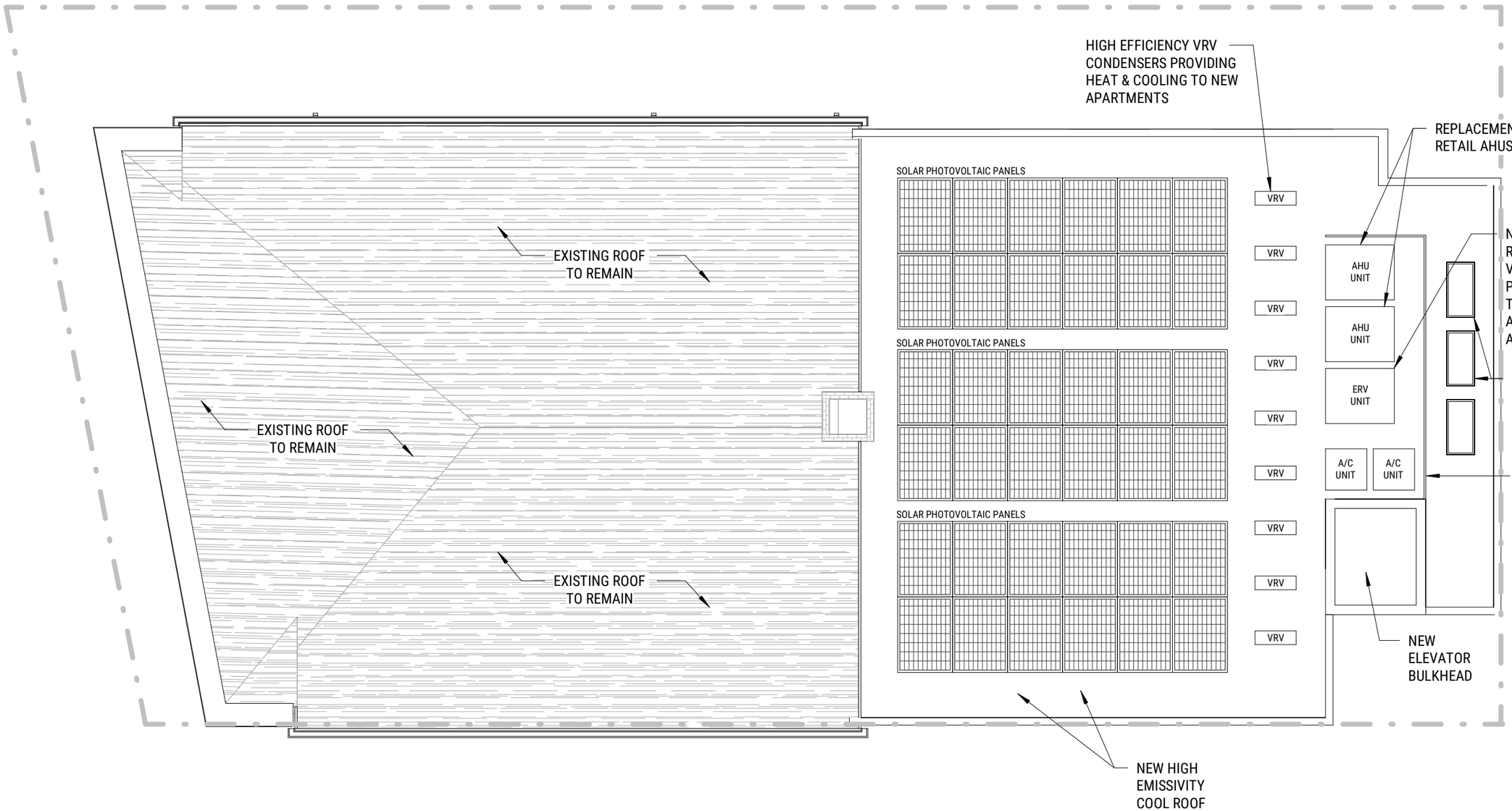
1 / V006 **PROPOSED THIRD FLOOR PLAN**
1/8" = 1'-0"

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 2021.11.22
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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 2021.11.22
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NJ - 21AI02024400

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MATERIAL: CORRUGATED METAL RAINSCREEN



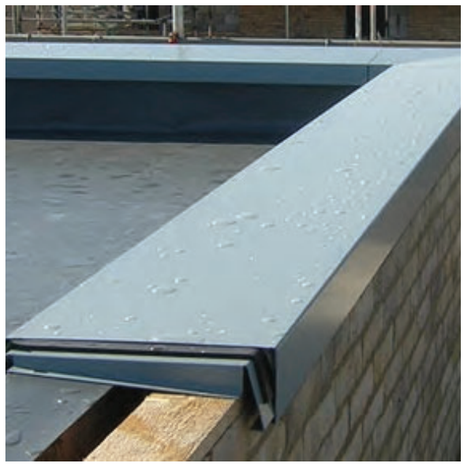
PRODUCT: BLACK ALUMINUM CURTAIN WALL



PRODUCT: GLASS & ALUMINUM RAIL @ ROOF DECKS



MATERIAL: CONCRETE PAVERS @ RESI ENTRY



MATERIAL: PAINTED ALUMINUM PARAPET CAP



MATERIAL: REPAIRED & REPAINTED STUCCO FINISH

MR
VN

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

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EXISTING SOUTH ORANGE AVENUE FACADE



PRODUCT: BLACK ALUMINUM CLAD WINDOWS
2ND & 3RD FLOORS



PRODUCT: BLACK ALUMINUM STOREFRONT
GROUND FLOOR RETAIL ENTRIES



MATERIAL: CLEANED / RESTORED 2ND & 3RD FLOOR BRICK FACADE

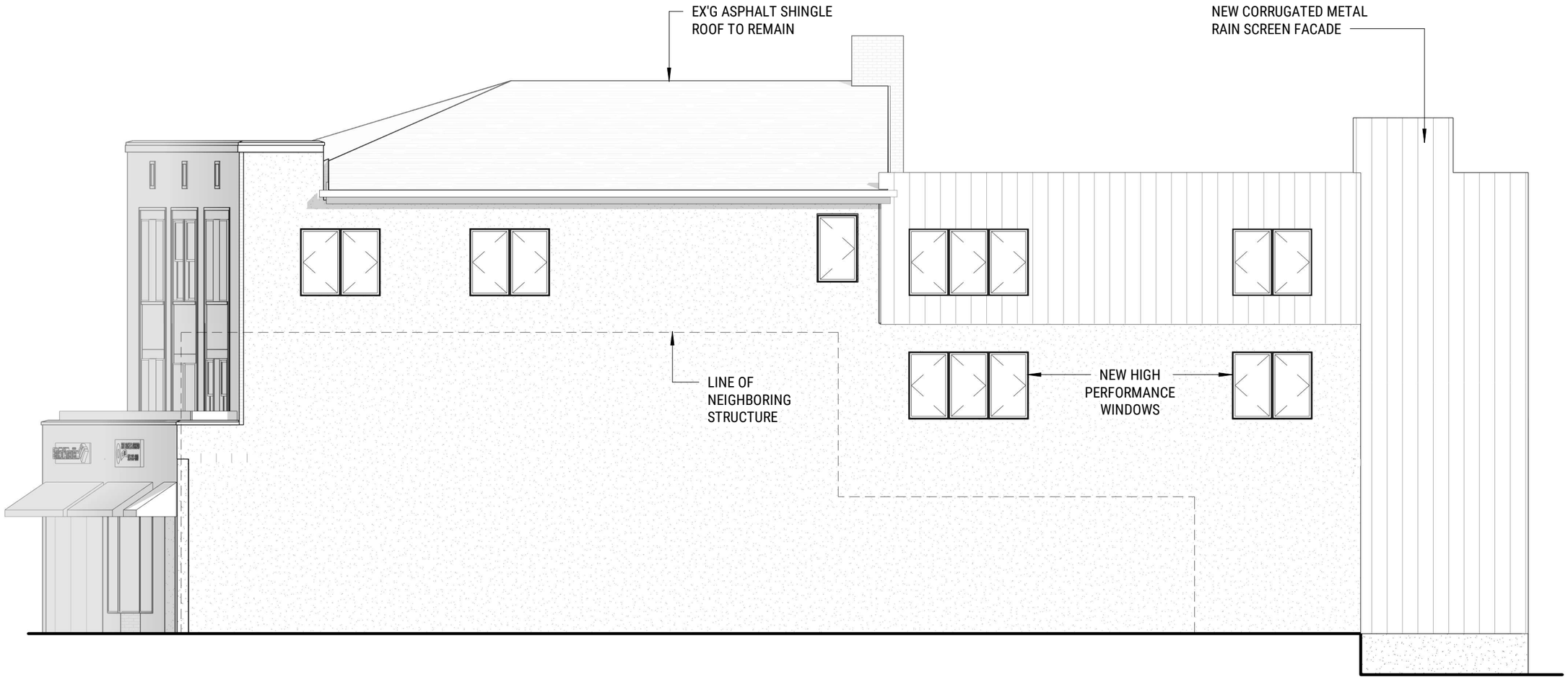


MATERIAL: NEW BRICK FACADE ON RETAIL FRONTAGE, MATCH SIZE, COLOR, JOINTING, AND DETAILING TO 2ND & THIRD FLOOR ABOVE

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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 2021.11.22

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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

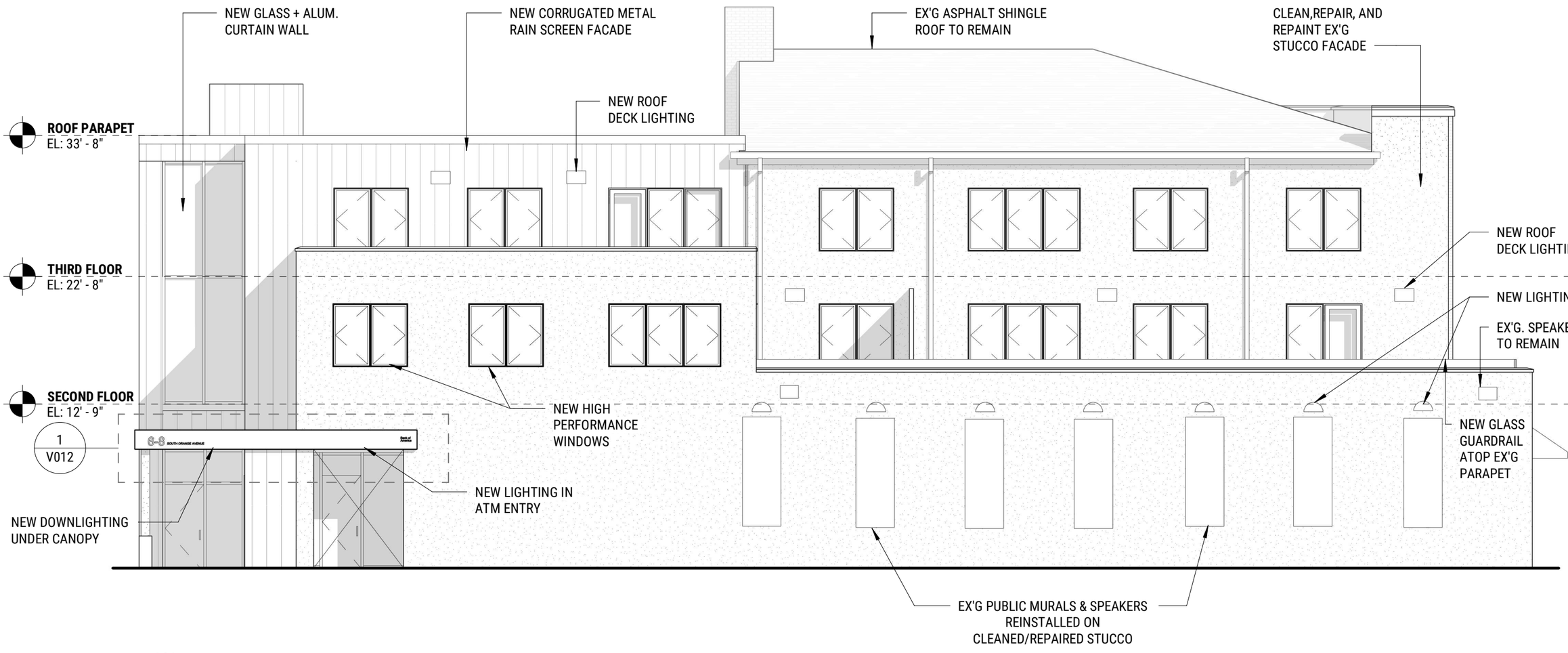
SCALE 1/8" = 1'-0"

DATE 2021.11.22

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

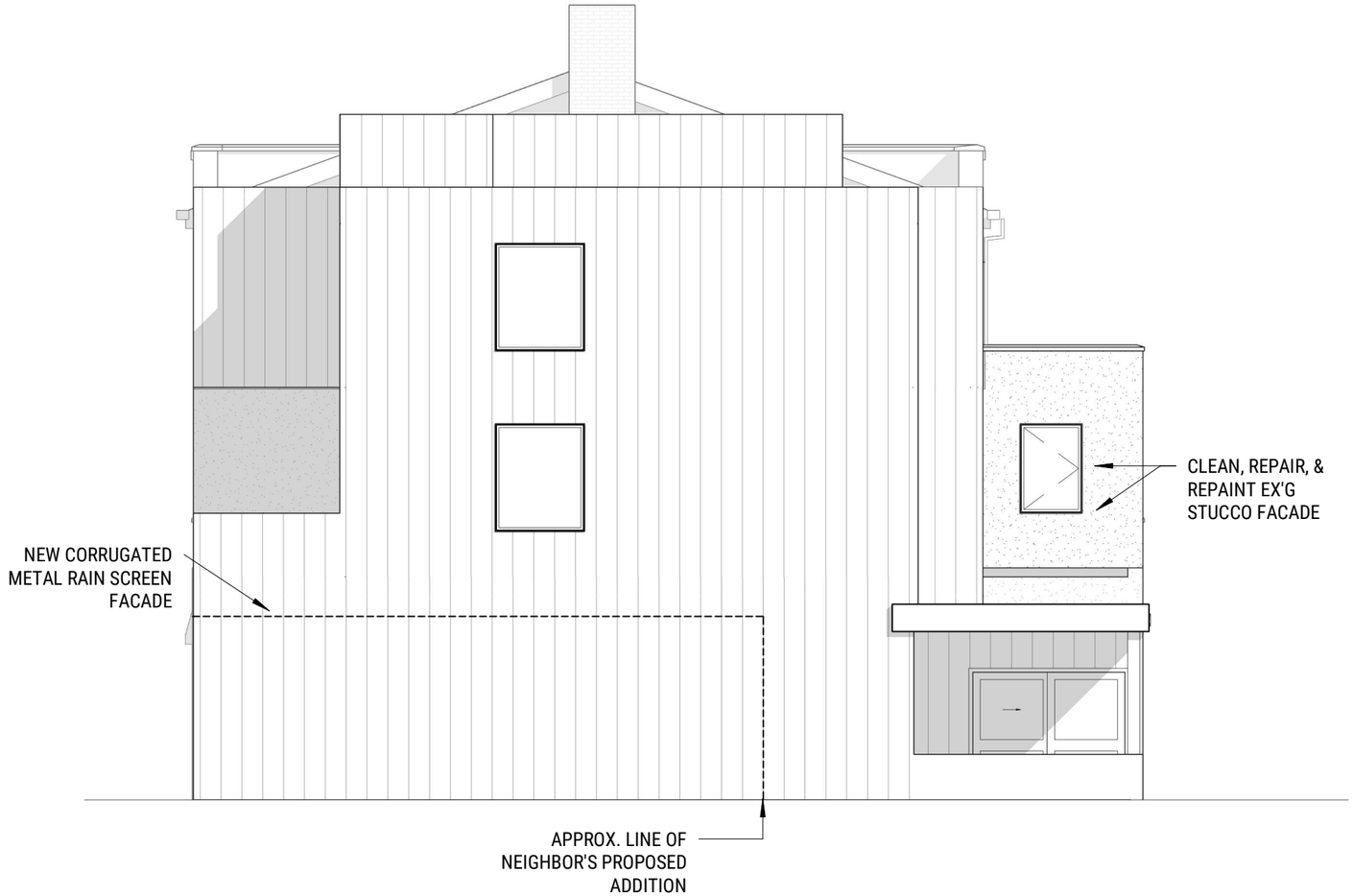
SHEET NAME
SOUTH ELEVATION

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 2021.11.22
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ARCHITECT OF RECORD
MICHAEL J. MARVIN, JR., RA
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SOUTH ORANGE, NJ 07079
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1 / V011 **EXTERIOR ELEVATION - WEST.**
1/8" = 1'-0"

SHEET NAME
WEST ELEVATION

SHEET NUMBER
V011

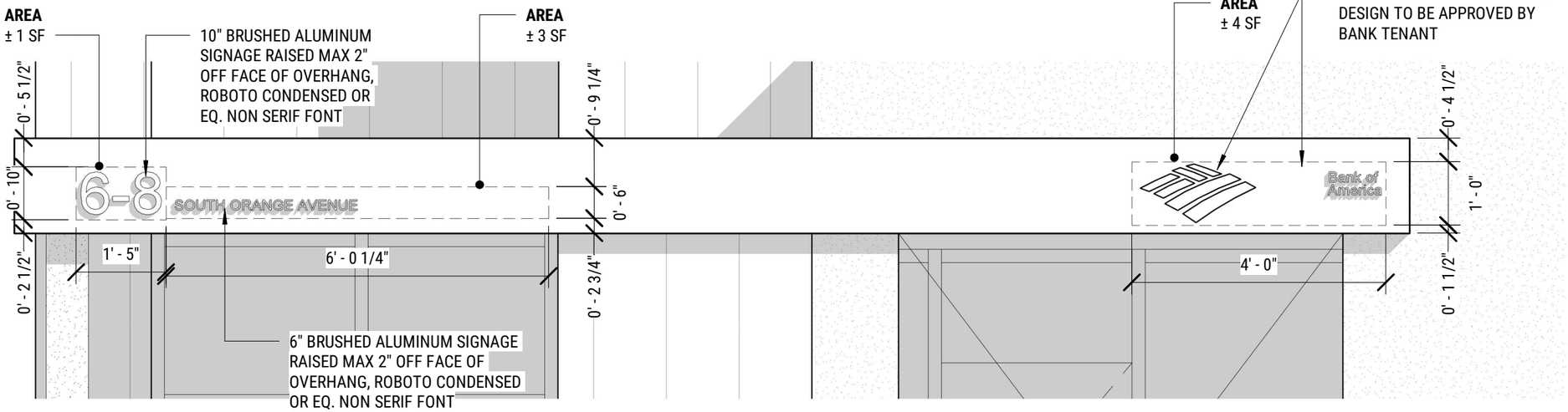
PROJECT
RENOVATIONS TO 6-8 SOUTH ORANGE AVE.

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

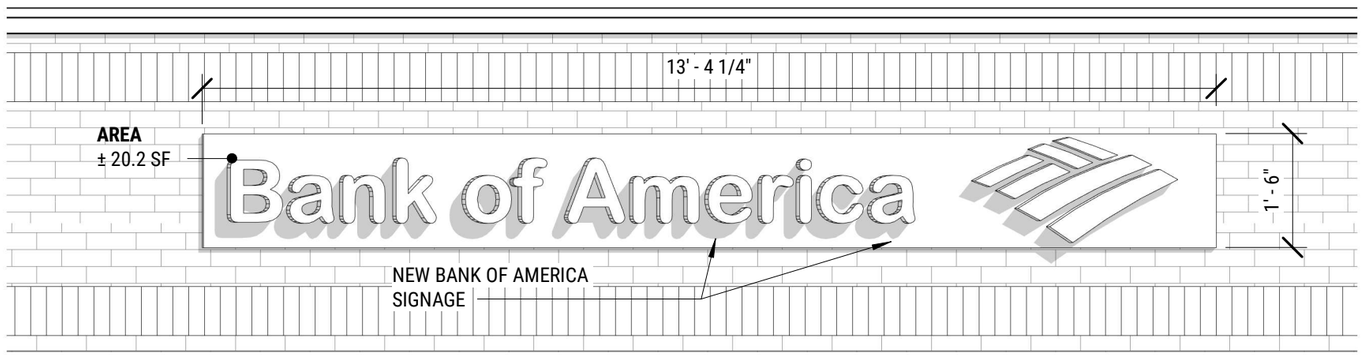
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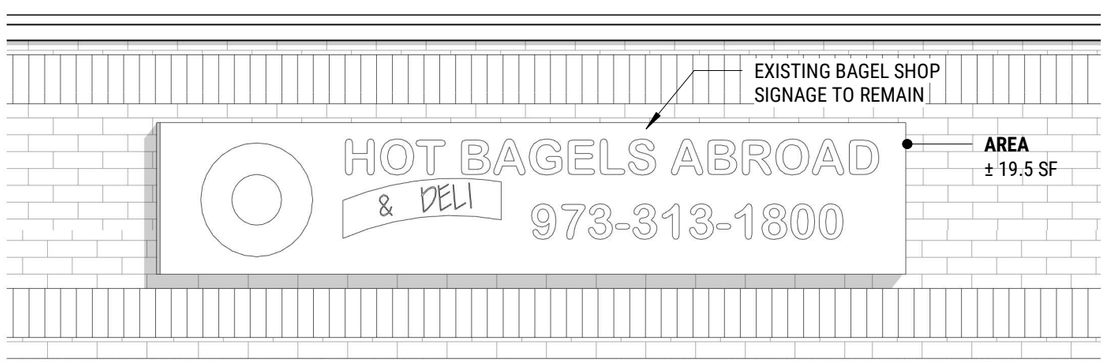
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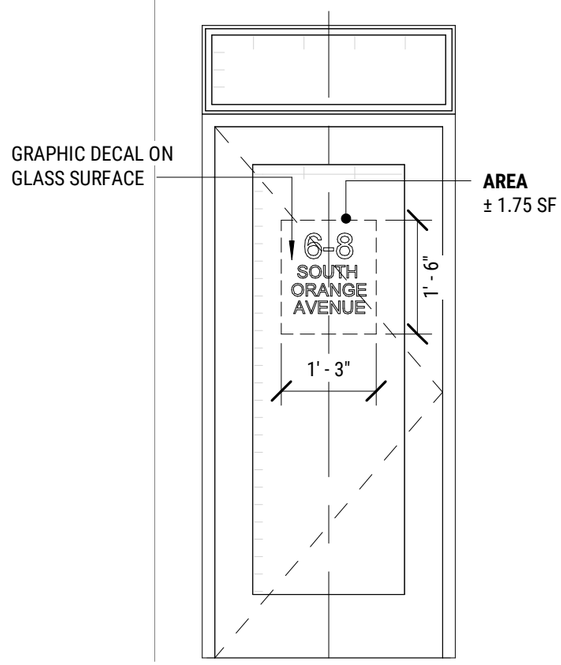
1 V012 **NEW SIGN DETAIL**
1/2" = 1'-0"



2 V012 **EXISTING B.O.A. SIGN DETAIL**
1/2" = 1'-0"



3 V012 **EXISTING BAGEL SIGN DETAIL**
1/2" = 1'-0"



4 V012 **RENOVATED SOUTH ORANGE AVE. ENTRANCE**
1/2" = 1'-0"

SHEET NAME DETAILS
SHEET NUMBER V012

PROJECT RENOVATIONS TO 6-8 SOUTH ORANGE AVE.
ADDRESS 6-8 SOUTH ORANGE AVENUE
SOUTH ORANGE, NJ 07079
SCALE 1/2" = 1'-0"
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