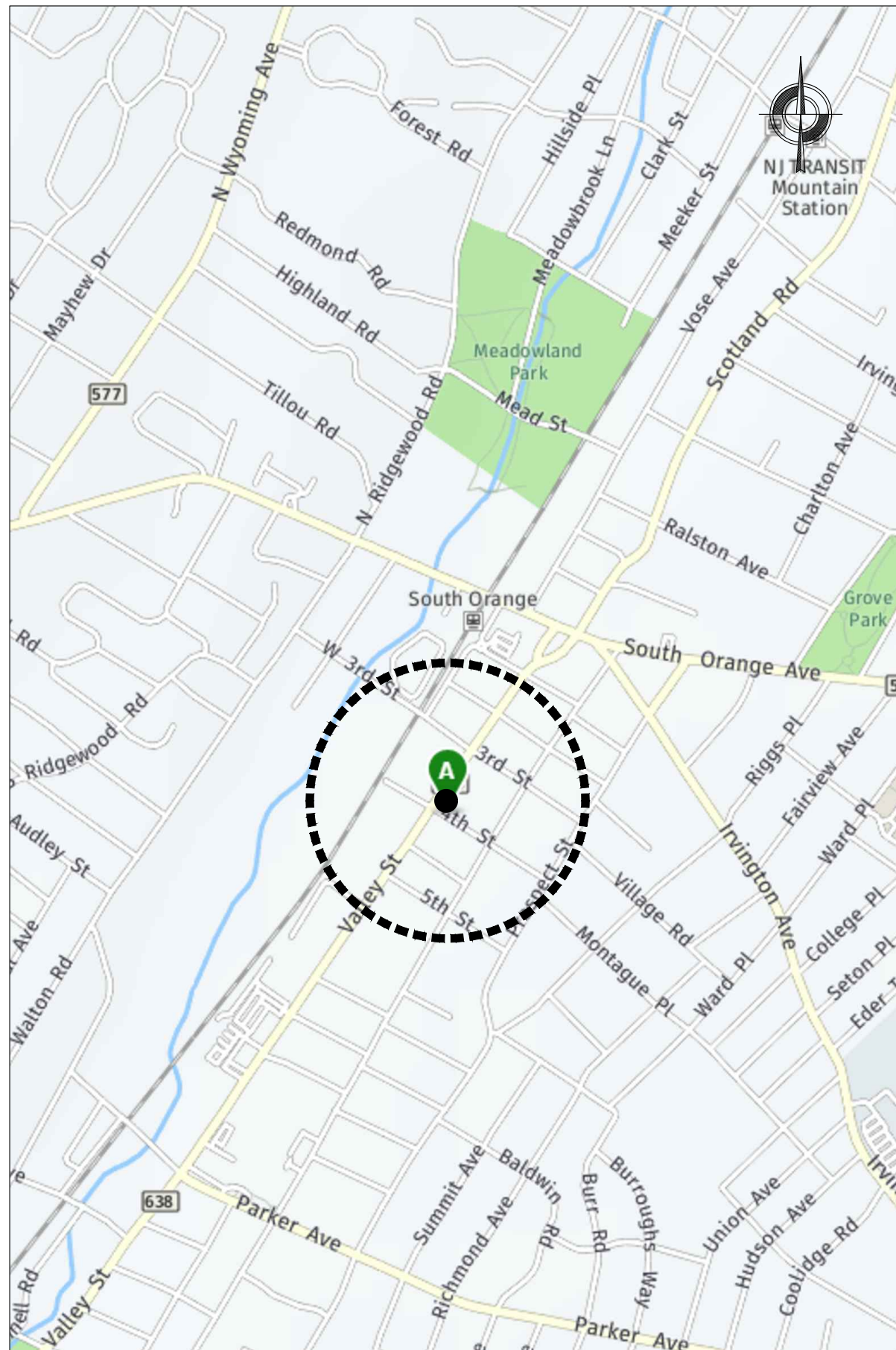
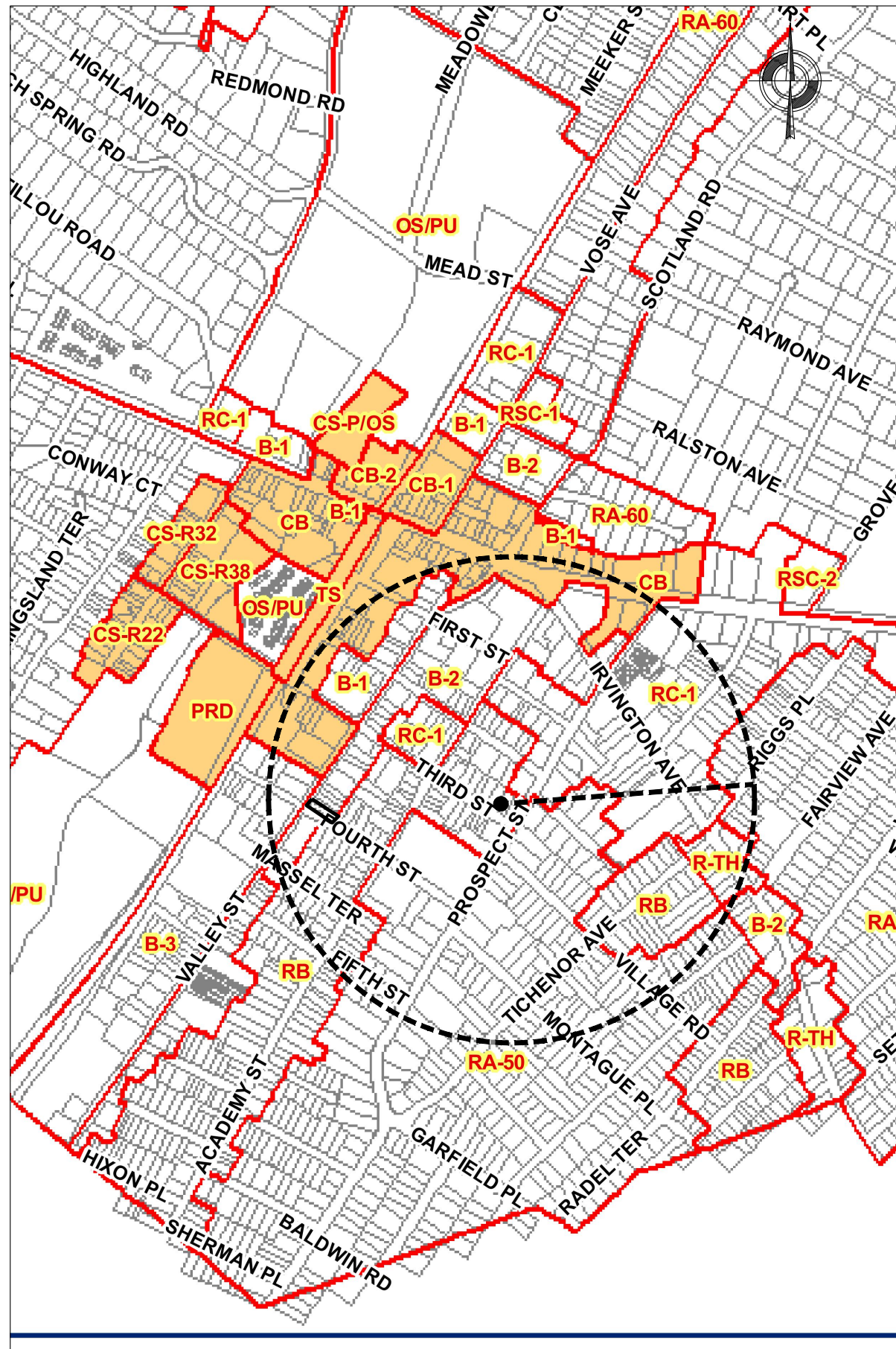


184 VALLEY ST. SOUTH ORANGE BLOCK # : 2003 LOT : 1

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



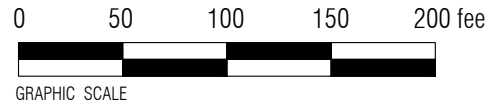
KEY MAP



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, NJ. THE PROPERTY CURRENTLY SITS AS A PARKING LOT. THE PROPOSED PROJECT IS A 3-STORY, 2 RESIDENTIAL UNIT. AND 1 RETAIL SPACE. THE BASEMENT INCLUDES UTILITIES ROOM, STAIR ACCESS TO THE UPPER FLOORS. 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	1,592.0 SQ.FT
LANDSCAPE	828.0 SQ.FT
PARKING	1,095.0 SQ.FT
CIRCULATION	164.0 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:	5,612.0 SQ.FT
NET FLOOR AREA TOTAL :	4,818.0 SQ.FT	PROJECT FLOOR AREA :	1,592.0 SQ.FT
NUMBER OF PARKING SPACES :	6		
LANDSCAPE AREA :	828.0 SQ.FT	GROUND FLOOR AREA :	1,592.0 SQ.FT
CIRCULATION AREA :	164.0 SQ.FT	PARKING AREA :	1,095.0 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
			TOPOGRAPHIC 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

TAKING DISTRICT 19	ADJACENT PROPERTY	LISTING	APPLICANT: 184valley
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	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. 07079
2002 7	76 FOURTH STREET	2	LOCK, DANIEL W. & THERESA W. 76 FOURTH STREET SOUTH ORANGE, N.J. 07079
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. BERKELEY 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	ADDOORASHI, MICHELLE & JIBRIL 180 VALLEY STREET SOUTH ORANGE, NJ 07079
2003 4	178 VALLEY STREET	2	CHENG, WEIFENG & XU, LIYUN 178 VALLEY STREET SOUTH ORANGE, NJ 07079
2003 5	176 VALLEY STREET	2	CHENG, WEIFENG & XU, LIYUN 176 VALLEY STREET SOUTH ORANGE, NJ 07079
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 164 VALLEY STREET SOUTH ORANGE, N.J. 07079
2003 24	81 FOURTH STREET	2	PAPPAS, KALLIOPE 81 FOURTH STREET SOUTH ORANGE, N.J. 07079

TAKING DISTRICT 19	ADJACENT PROPERTY	LISTING	APPLICANT: 184valley
PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
2003 25	79 FOURTH STREET	2	SHENKER, ISAI & LINA 79 FOURTH STREET SOUTH ORANGE, N.J. 07079
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	ANONYO, IGNATIUS & VERONICA 69 FOURTH STREET SOUTH ORANGE, N.J. 07079
2003 29	67 FOURTH STREET	2	MANDERVILLE, GENEVIEVE 67 FOURTH STREET SOUTH ORANGE, NJ 07079
2303 7	209 VALLEY STREET	4A	MERIDA, VILLAGE COMMONS 1, S.O. LLC 209 VALLEY STREET SOUTH ORANGE, NJ 07079
2304 1	185 VALLEY ST	1SD	COMMUNITY HEALTH LAW PROJECT 185 VALLEY STREET SOUTH ORANGE, N.J. 07079
2304 2	177 VALLEY STREET	4A	LEVROD REALTY LLC, 177 VALLEY STREET 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:

IBC NJ 2015 REQUIREMENTS	
USE GROUP (MIXED USE)	B / R3
CONSTRUCTION TYPE	5B
HEIGHT OF STRUCTURE	(36+37+31.6+31.6)/4 = 34'
NUMBER OF STORIES	3
BASEMENT AREA	736.0 SF
FIRST FLOOR AREA	1,592.0 SF
SECOND FLOOR AREA	1,642.0 SF
THIRD FLOOR AREA	1,642.0 SF
TOTAL AREA	5,612.0 SF
VOLUME	56,120.0 CF

RESIDENTIAL UNITS BREAKDOWN	
	NET AREA
2ND FLOOR UNIT 3 BEDROOM - 2 BATH - KITCHEN - DINING - LIVING - MECH. ROM - LAUNDRY	1,327.00 SQ. FT.
3RD FLOOR UNIT 3 BEDROOM - 2 BATH - KITCHEN - DINING - LIVING - MECH. ROM - LAUNDRY	1,433.00 SQ. FT.

B-2 SECONDARY BUSINESS ZONE DISTRICT

5.3 GENERAL BULK & DESIGN STANDARDS

	REQUIRED	PROPOSED	NOTES
LOT AREA (MIN.)	10,000.0' S.F.	3,679.0' S.F.	NO CHANGE (VARIANCE)
MINIMUM LOT WIDTH	100.0'	27.50'	NO CHANGE (VARIANCE)
FRONT YARD	15 FT	15 FT VALLEY ST.	OK
SITE YARD SETBACK (MIN) 4TH ST.	10 FT	0.0'	VARIANCE
SIDE YARD SET BACK (MIN) NORTH	10 FT	4.2'	VARIANCE
MIN. REAR YARD	25.0'	54.1'	OK
MAX. LOT COVERAGE	75%	74%	OK
MAX. BUILDING HEIGHT	3 STORIES AND 36.0'	3 STORY / 34.0'	OK
PARKING REQUIREMENTS	1 SPACE PER 250SF OF COMMERCIAL SPACE - CS AREA = 441 S.F	2 PARKING SPACES/ COMMERCIAL	
	2.1 SPACES PER APARTMENT	4 PARKING SPACES REQUIRED	OK
		TOTAL: 6 SPACES.	
PARKING LOT SETBACK	5 FT	5'	OK

FIRE SUPPRESSION NOTE:

BUILDING SHALL BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH NFPA 13 REQUIREMENTS

FLOOD HAZARD DETERMINATION

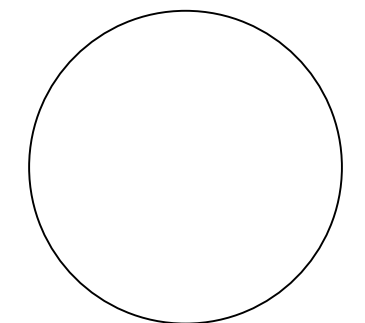
- THIS PROPERTY IS LOCATED ON FLOOD HAZARD ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2 % CHANCE FLOOD PLAN
- The flood map for the selected area is number 34013C0132F, effective on 06/04/2007

REVISIONS:

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

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 UNION BUILDING DEPARTMENT.
- ANY PERMIT UPDATE DRAWINGS THAT HAVE BEEN APPROVED BY THE CITY SUPERCEDE THE ORIGINAL PERMIT DRAWINGS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE UPDATED PERMIT DRAWINGS AT THE 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 UNION ALL WORK SHALL CONFORM TO CITY STANDARDS.
- THE CONTRACTOR MUST PROVIDE VISIBLE BUILDING ADDRESSES FOR ALL STRUCTURES. ADDRESSES SHALL BE DISPLAYED IN ACCORDANCE WITH THE CITY'S 911 LOCATABLE ADDRESS ORDINANCE.
- 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 UNION STANDARDS.
- THE CONTRACTOR MUST COORDINATE ALL NEW WATER AND SEWER CONNECTIONS WITH AND COMPLY WITH ALL DIRECTIVES FROM THE TOWNSHIP OF UNION.
- 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

FLOOD HAZARD ZONE NOTE

FLOOD HAZARD ZONE X:
AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN
The flood map for the selected area is number 34013C0157F,
effective on 06/04/2007

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.
- STREET TREES SHALL BE BRANCHED AT 7 FT.
- LANDSCAPE SHALL BE MAINTAINED BY OWNER.
- TREES SHALL BE PLANTED AT A MIN. INITIAL SIZE OF 3" CALIPER BALLED AND BURLAPPED.
- SHADE TREES SHALL BE PLANTED 35' FEET APART ALONG PUBLIC STREETS.

PLANTING LIST:

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	6	GREEN GEM BOXWOOD	BUXUS	3" - 3.5" CALIPER
	2	PRUNUS SUBHIRTELLA	WHITE WEEPING CHERRY	25" MAX.



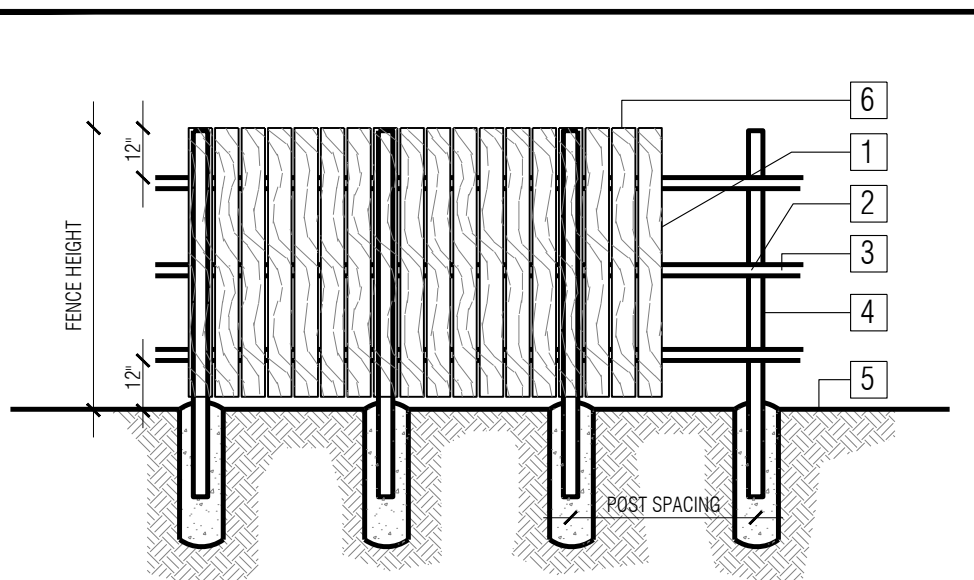
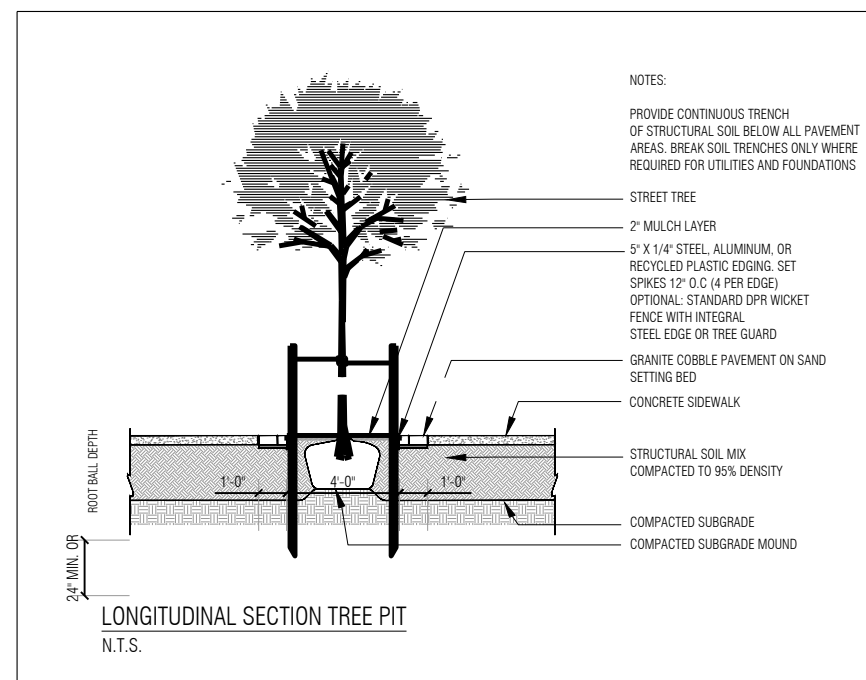
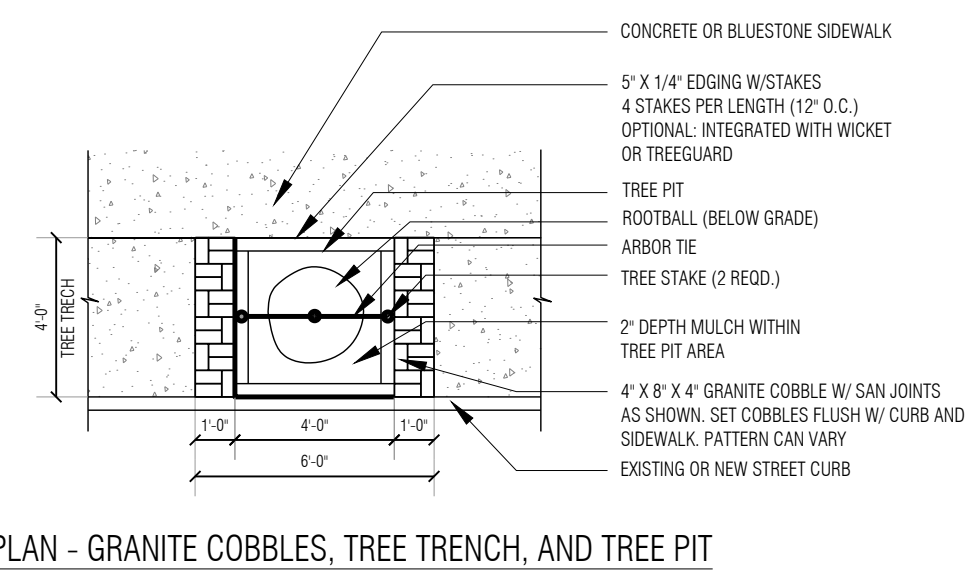
GREEN MOUNTAIN (LINDEN)



GREEN GEM BOXWOOD / BUXUS

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".



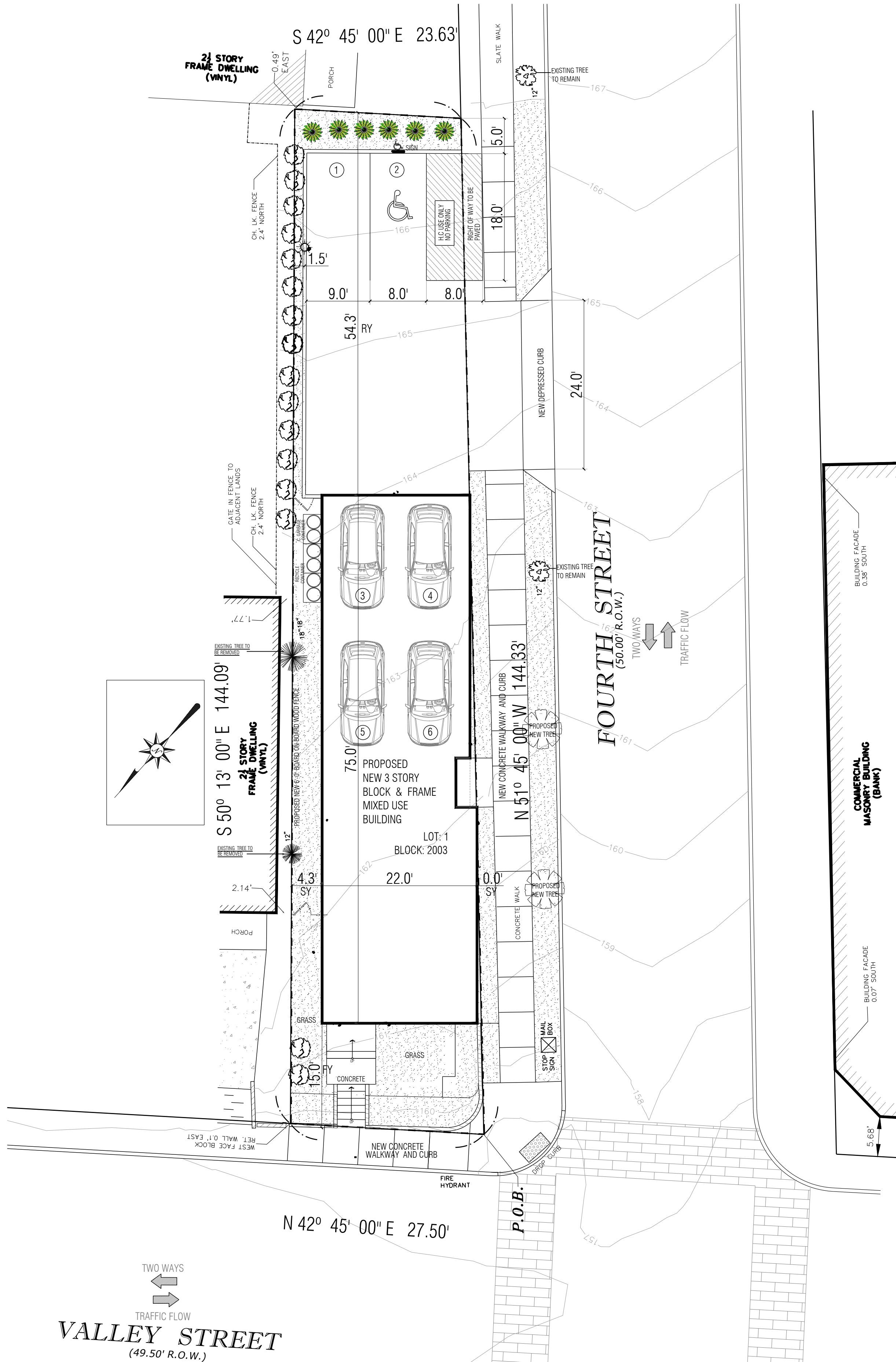
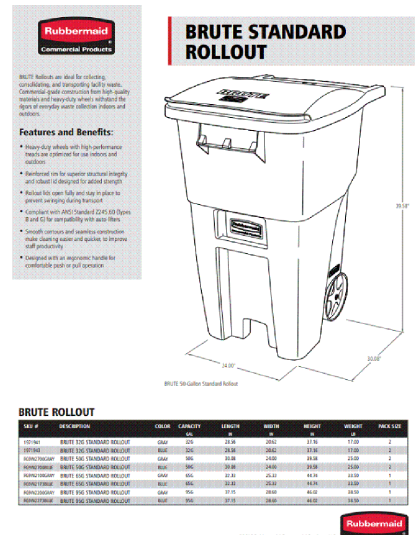
- WOOD PICKET MINIMUM 5/8" DRESSED THICKNESS. ATTACH EACH PICKET TO RAILS WITH TWO (2) 6d GALVANIZED NAILS OR #10 GALVANIZED SCREW.
- ALL NAILS AND CONNECTORS SHALL BE GALVANIZED.
- WOOD RAILS MAXIMUM DISTANCE FROM TOP AND BOTTOM 12 INCHES 24" ELSEWHERE. MINIMUM RAILS SIZE 2" X 4" WITH 3 RAILS REQUIRED ATTACHED WITH A MINIMUM OF FOUR (4) 10d NAILS TO WOOD POST.
- WOOD POST: NO. 2 GRADE WOOD OR BETTER, MINIMUM SIZE 4"X4"X8", REFER TO CHART BELOW FOR SPACING.
- CONCRETE FOOTING AT EACH POST MINIMUM DIAMETER OF 10" WITH A MINIMUM DEPTH OF 24" FROM FINISH GRADE. MINIMUM POST EMBEDMENT IS 24".
- IF FENCE IS PART OF POOL BARRIER THE FINISH SIDE MUST FACE OUT SO AS TO RENDER THE FENCE NON-CLIMBABLE.

WOOD FENCE POST SPACING REQUIREMENTS

FENCE HEIGHT (FT)	POST SPACING (FT)
UP TO 4'-0"	6'-0"
UP TO 5'-0"	5'-0"
UP TO 6'-0"	6'-0"

NOTE: PRE-ASSEMBLED WOOD PANEL FENCES AND OTHER FENCES SOLD IN WAREHOUSE STORES ARE NOT COVERED BY THIS DETAIL. APPLICANT IS ADVISED TO OBTAIN THE CURRENT NOTICE OF ACCEPTANCE FROM THE STORE AND SUBMIT IT FOR PERMITTING. THE FENCE MUST BE BUILT IN ACCORDANCE WITH THE APPROVED NOTICE OF ACCEPTANCE.

WOOD FENCE DESIGN DETAIL (BOARD ON BOARD FENCE)
NOT TO SCALE



SITE PLAN LANDSCAPE PLAN

SCALE: 1"=10'
BLOCK # 2003
LOT : 1

TOPOGRAPHIC SURVEY	
184 VALLEY STREET LOT 1 IN BLOCK 2003 ON TAX MAPS OF TOWNSHIP OF SOUTH ORANGE ESSEX COUNTY NEW JERSEY	
PREPARED FOR JEREMIAH and AMELIA HOLDER	
VALLEY BOUNDARY FILE VALLEY HO. #207	
2 AUSTIN AVENUE SOUTH ORANGE, NJ 07060 TEL (732) 326-0930 FAX (866) 464-8910 DRAWN BY: RD CHECKED BY: VB DATE: SEPTEMBER 26, 2018 SCALE: 1" = 10' JOB NO.: 1809-13	
PROFESSIONAL LAND SURVEYORS	

REVISIONS:

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

UTILITY NOTES (AS APPLICABLE):

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.

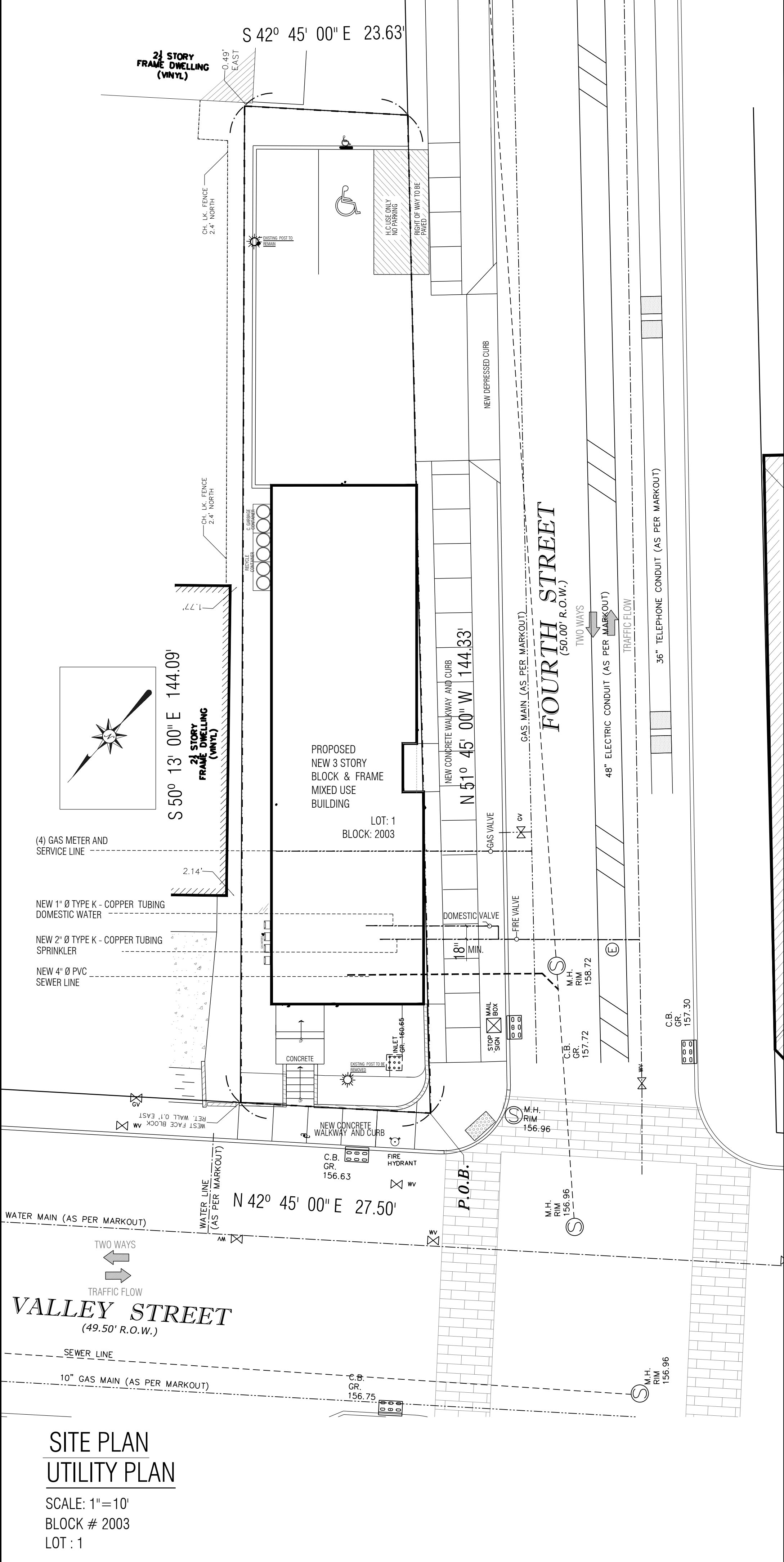
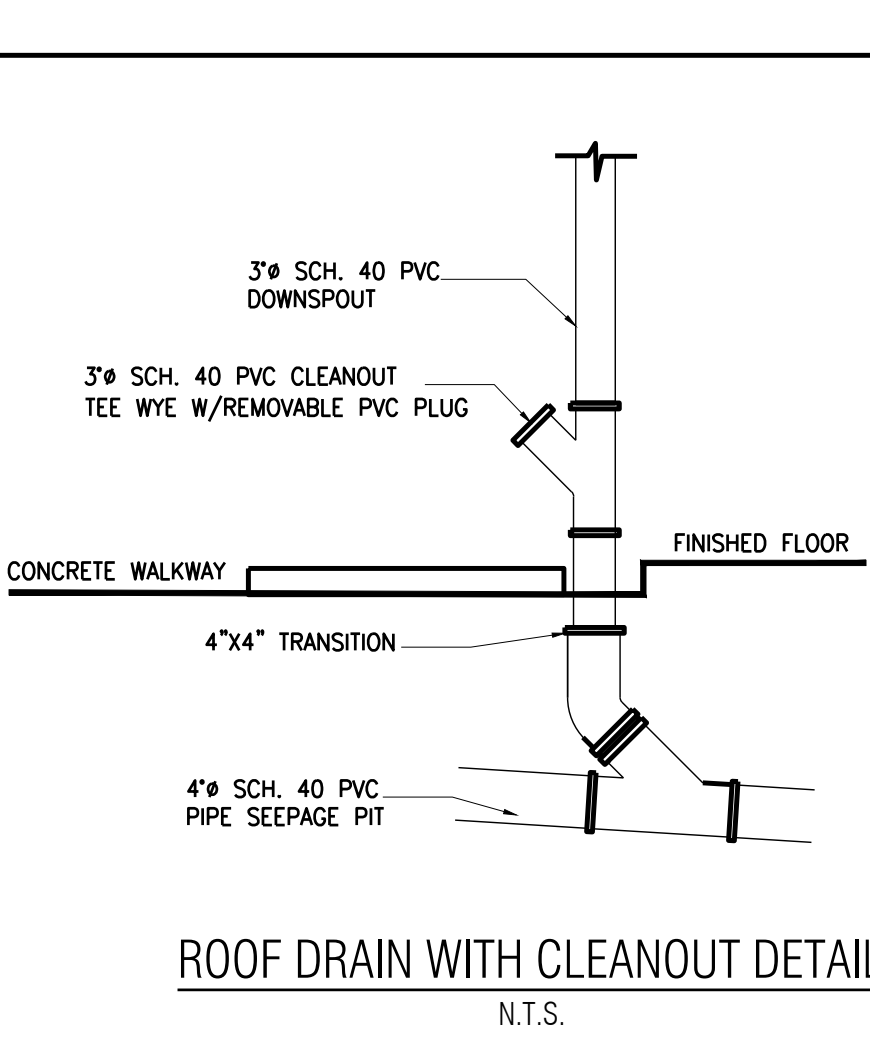
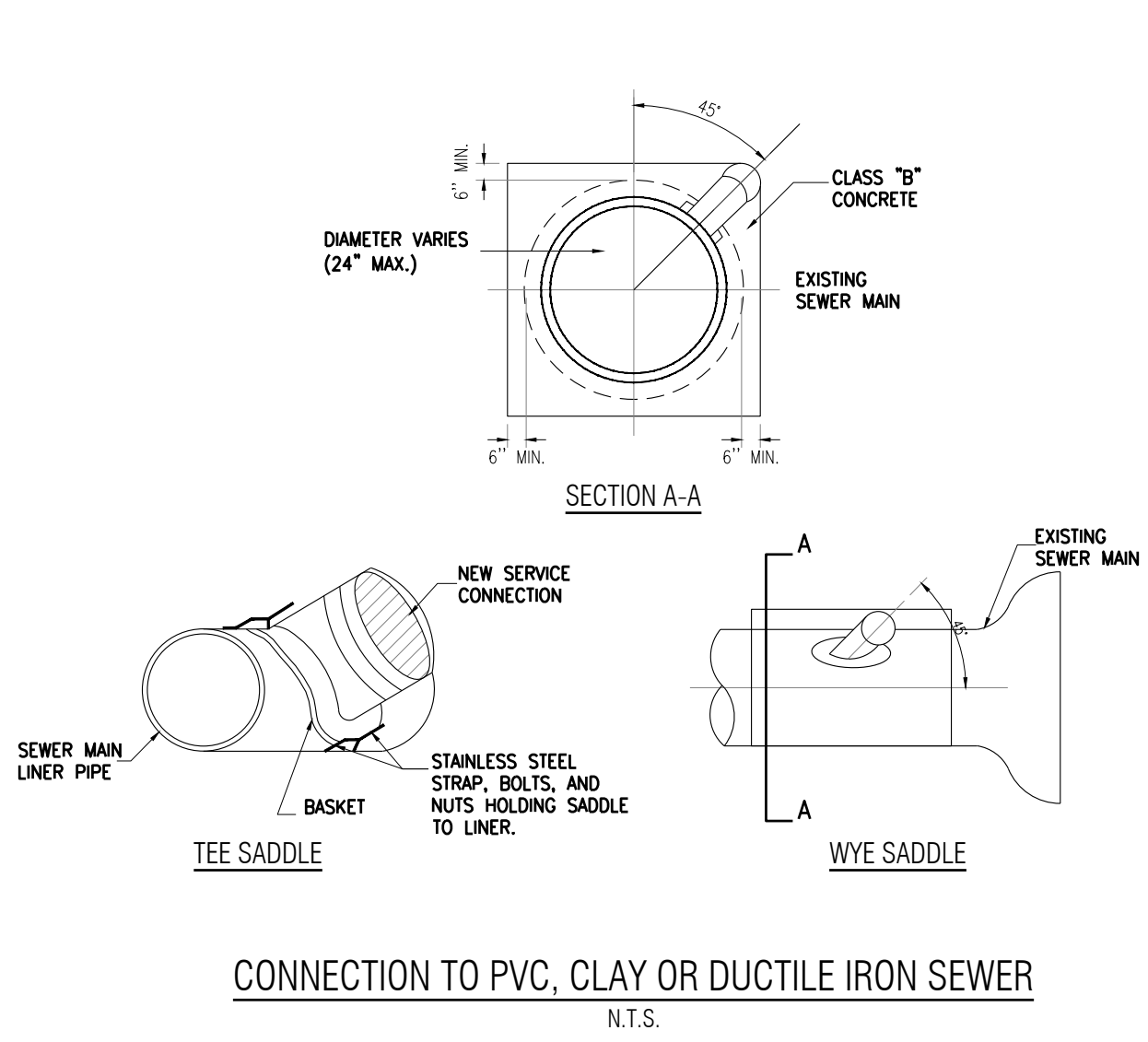
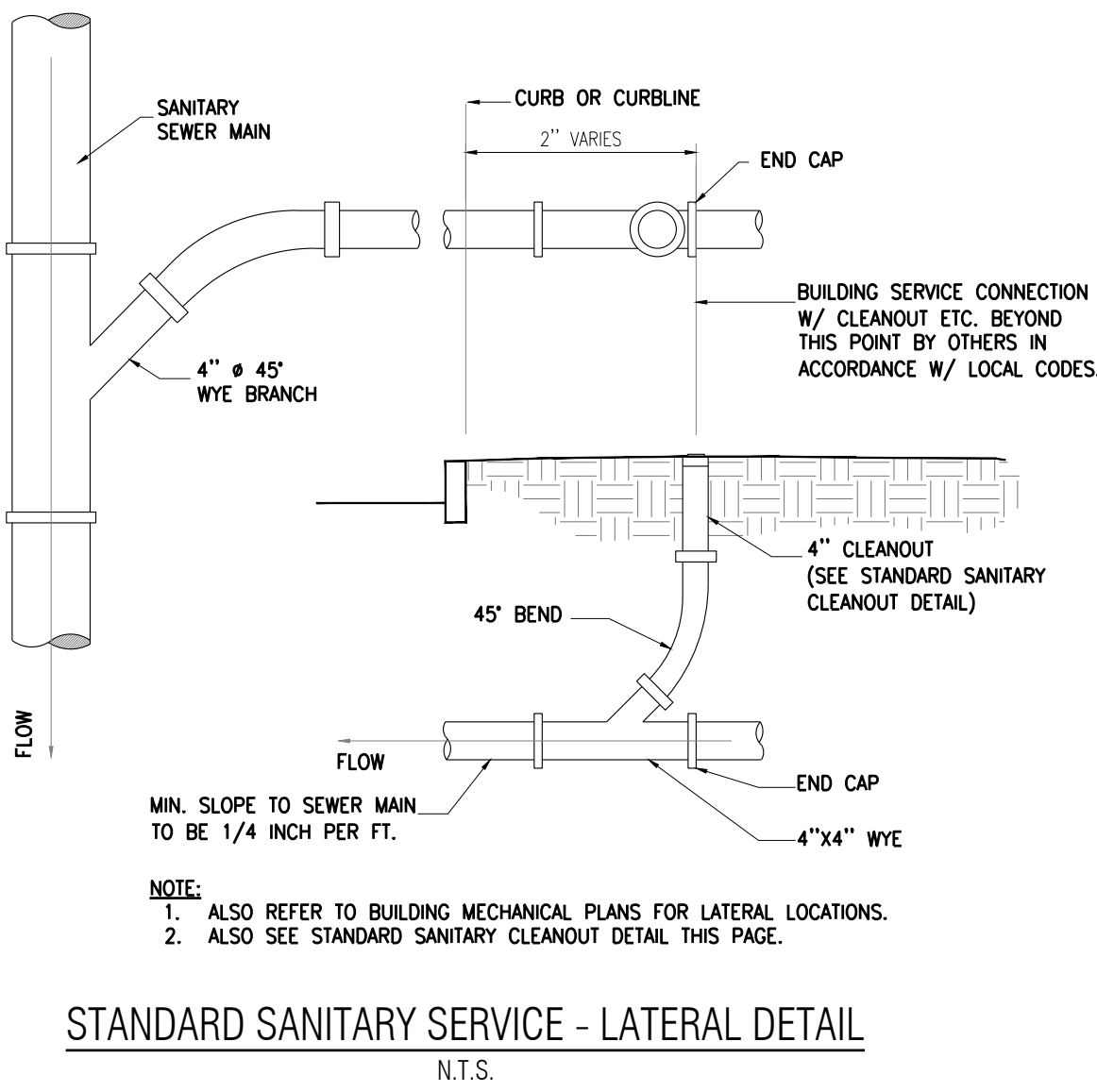
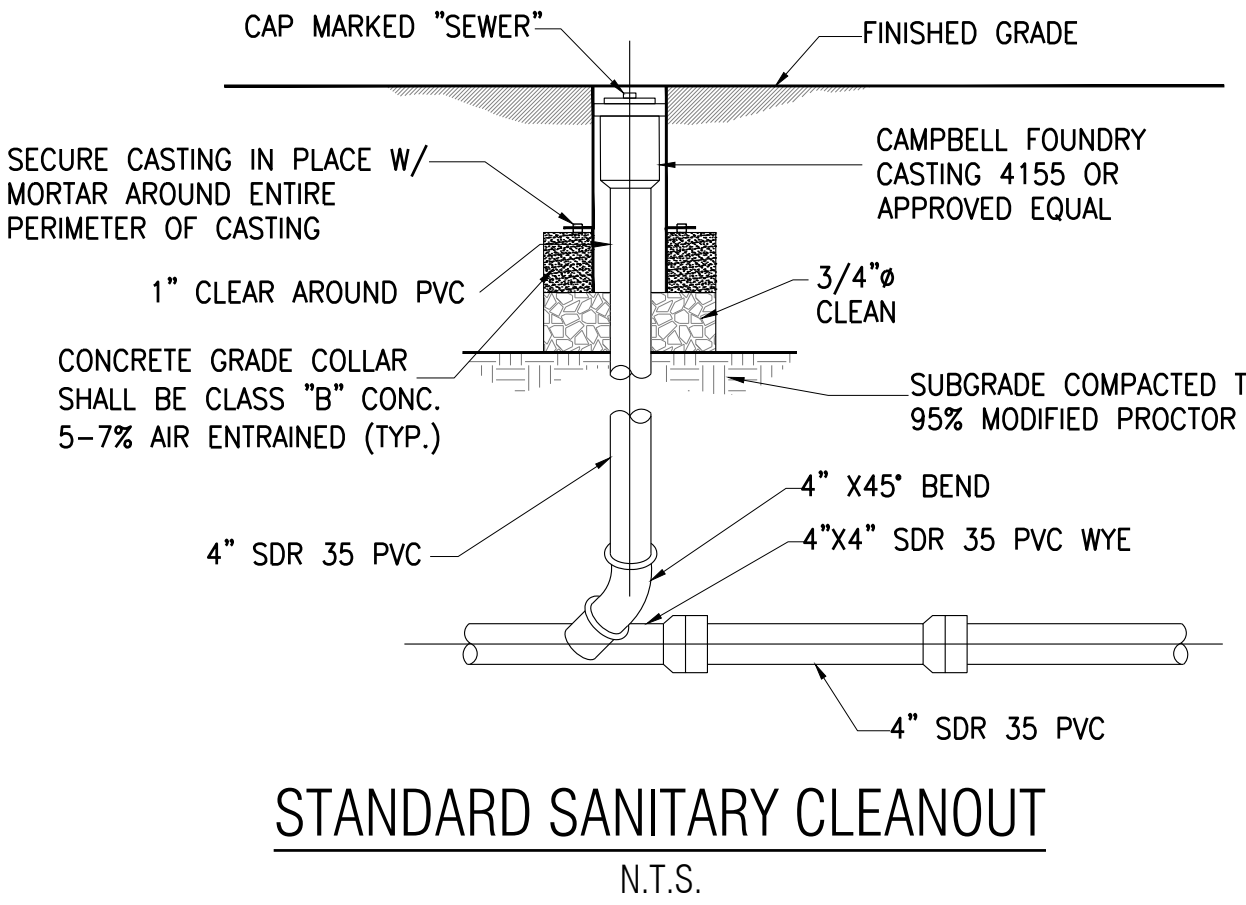
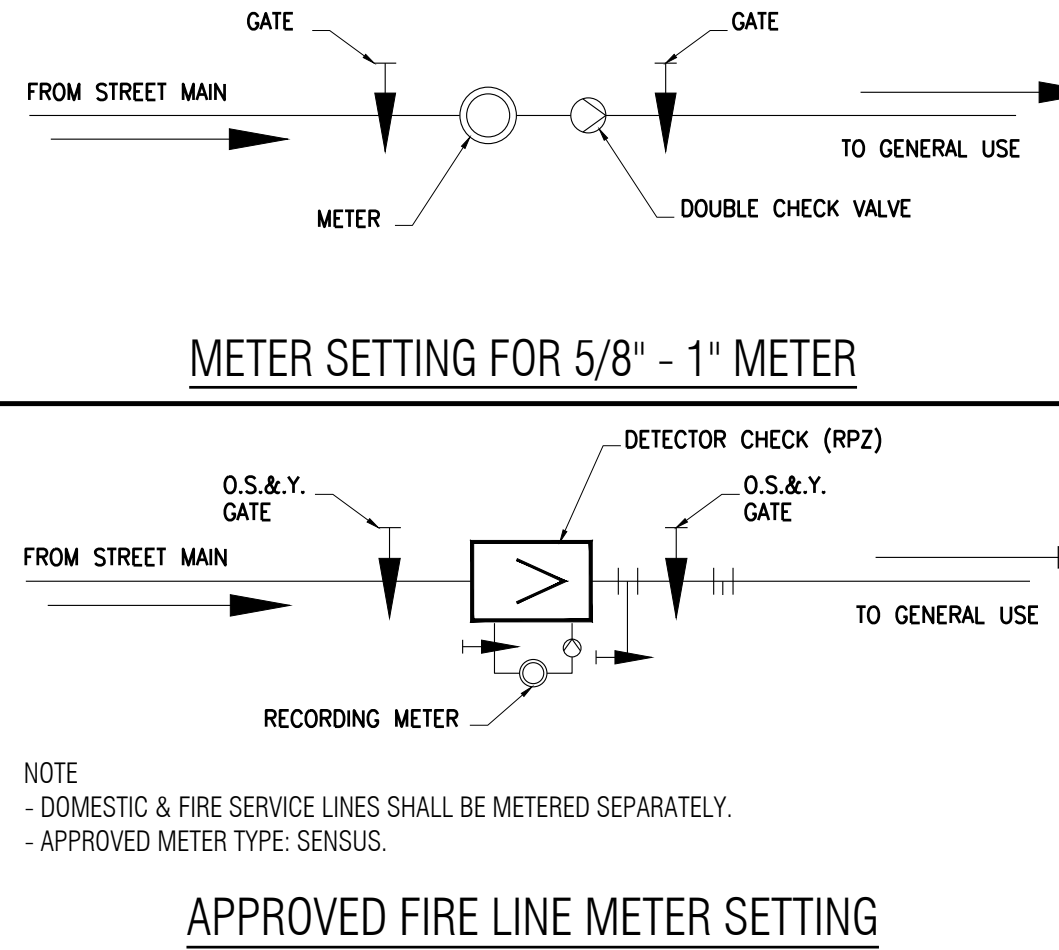
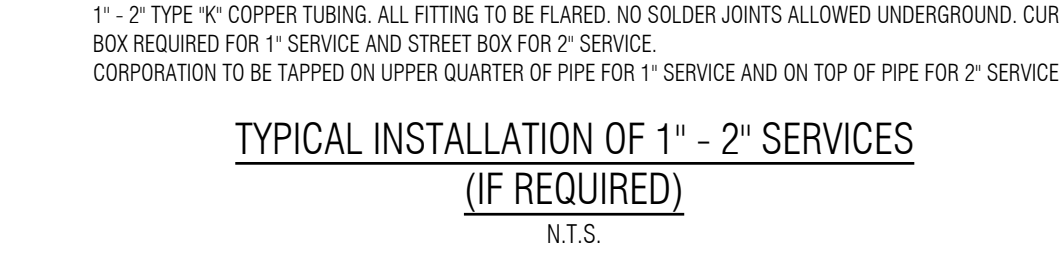
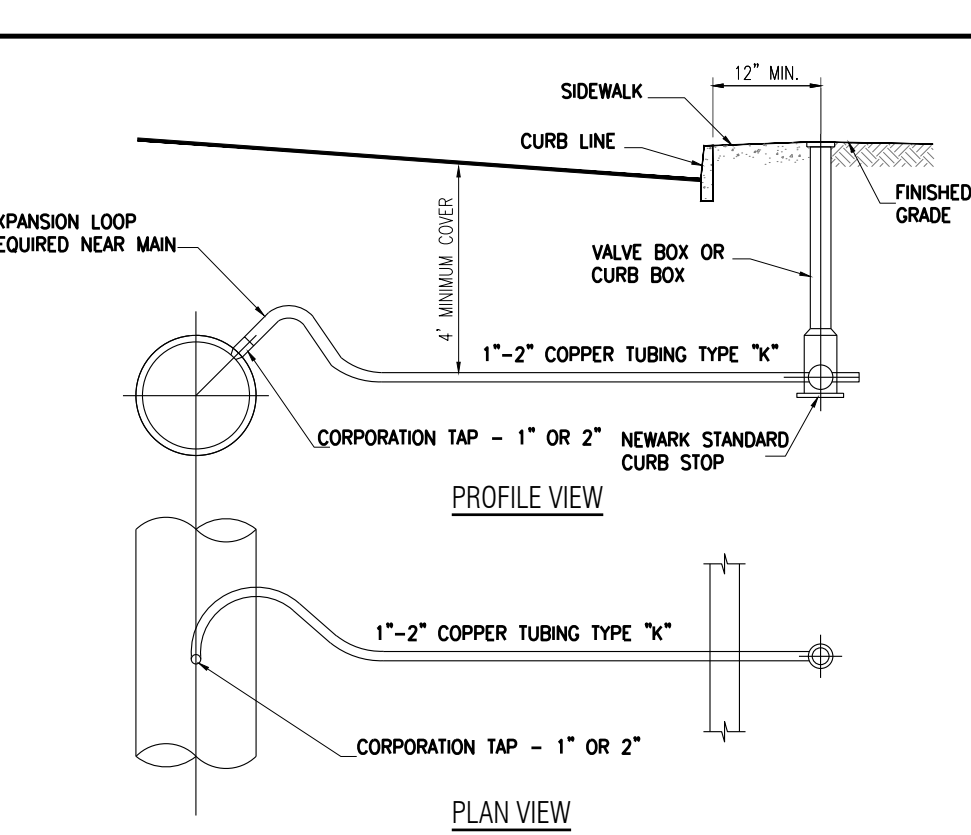
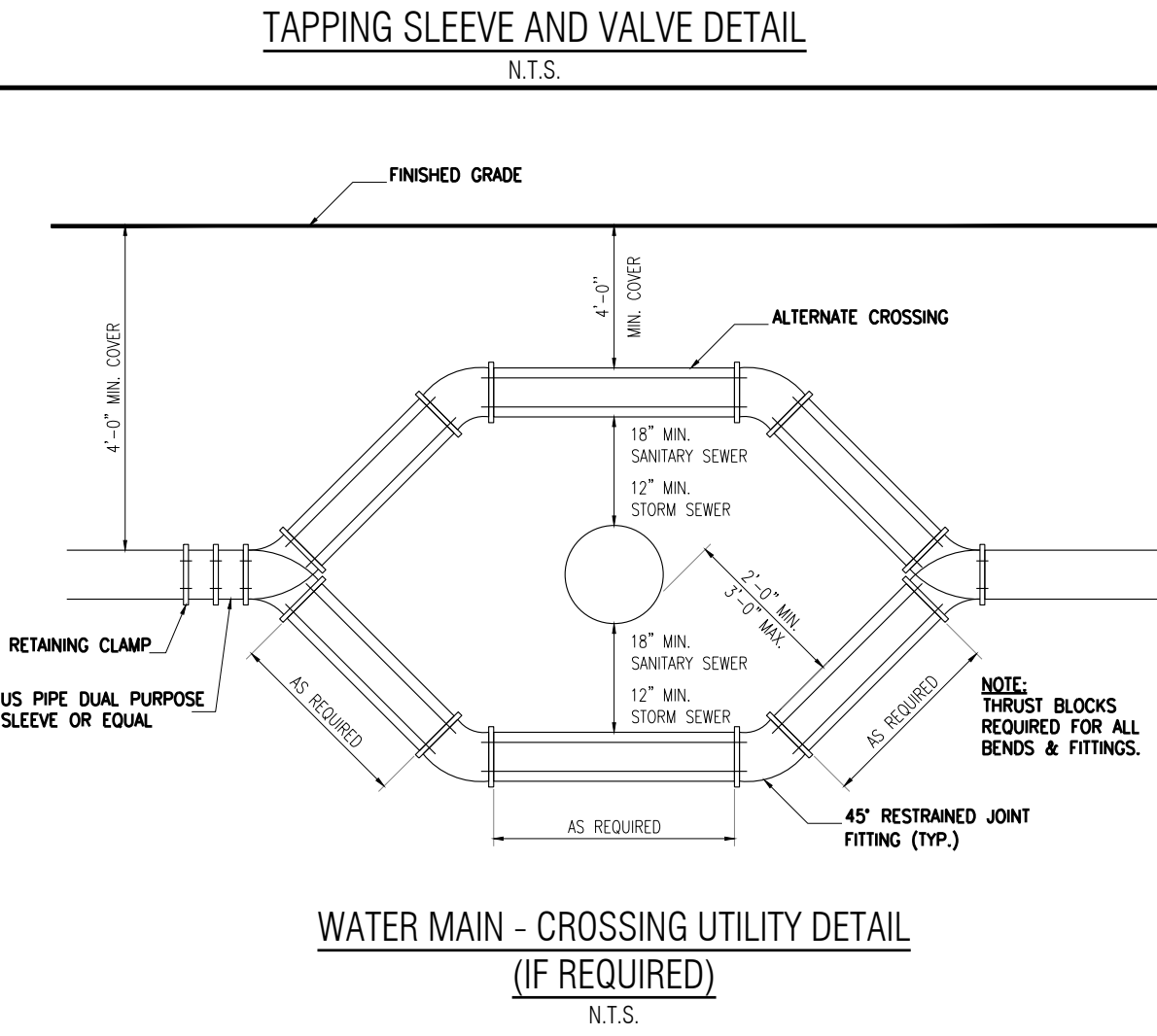
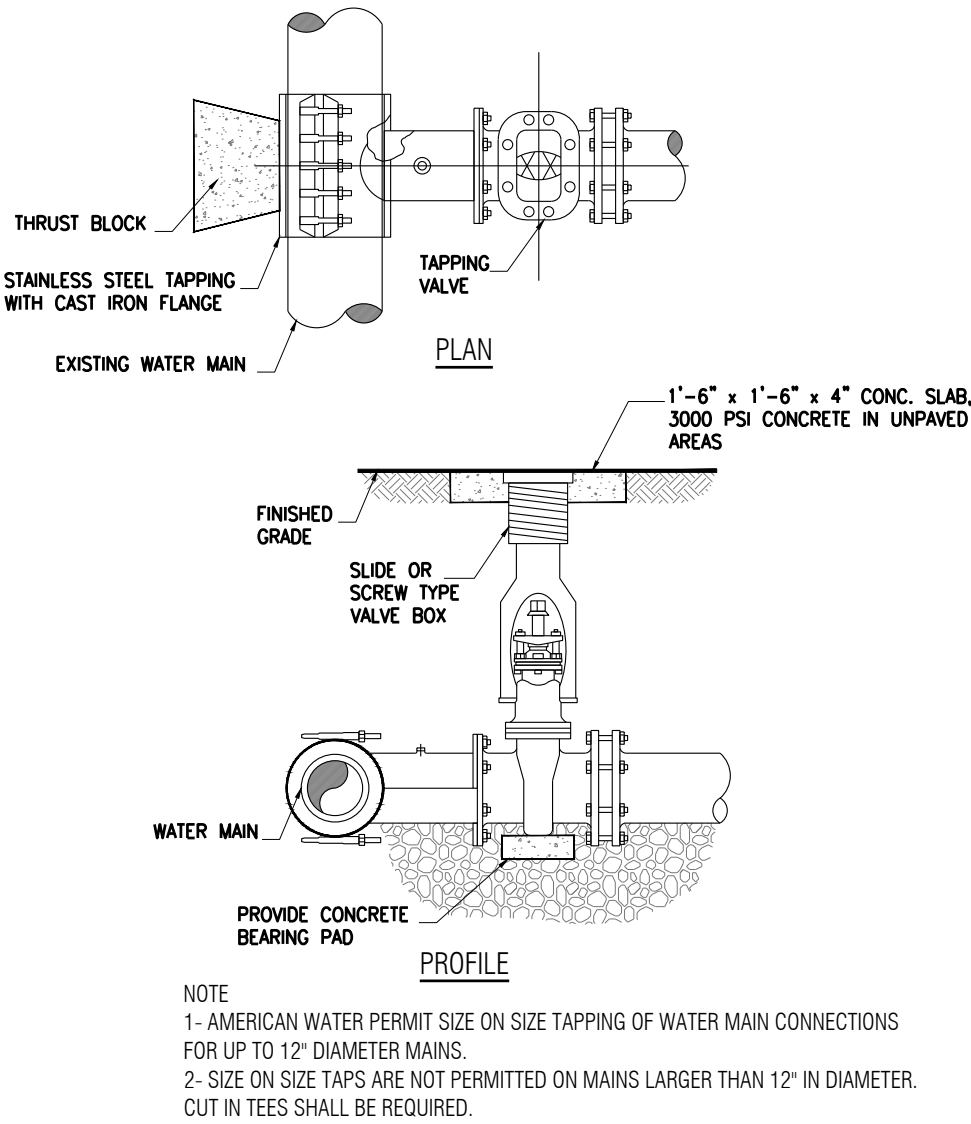
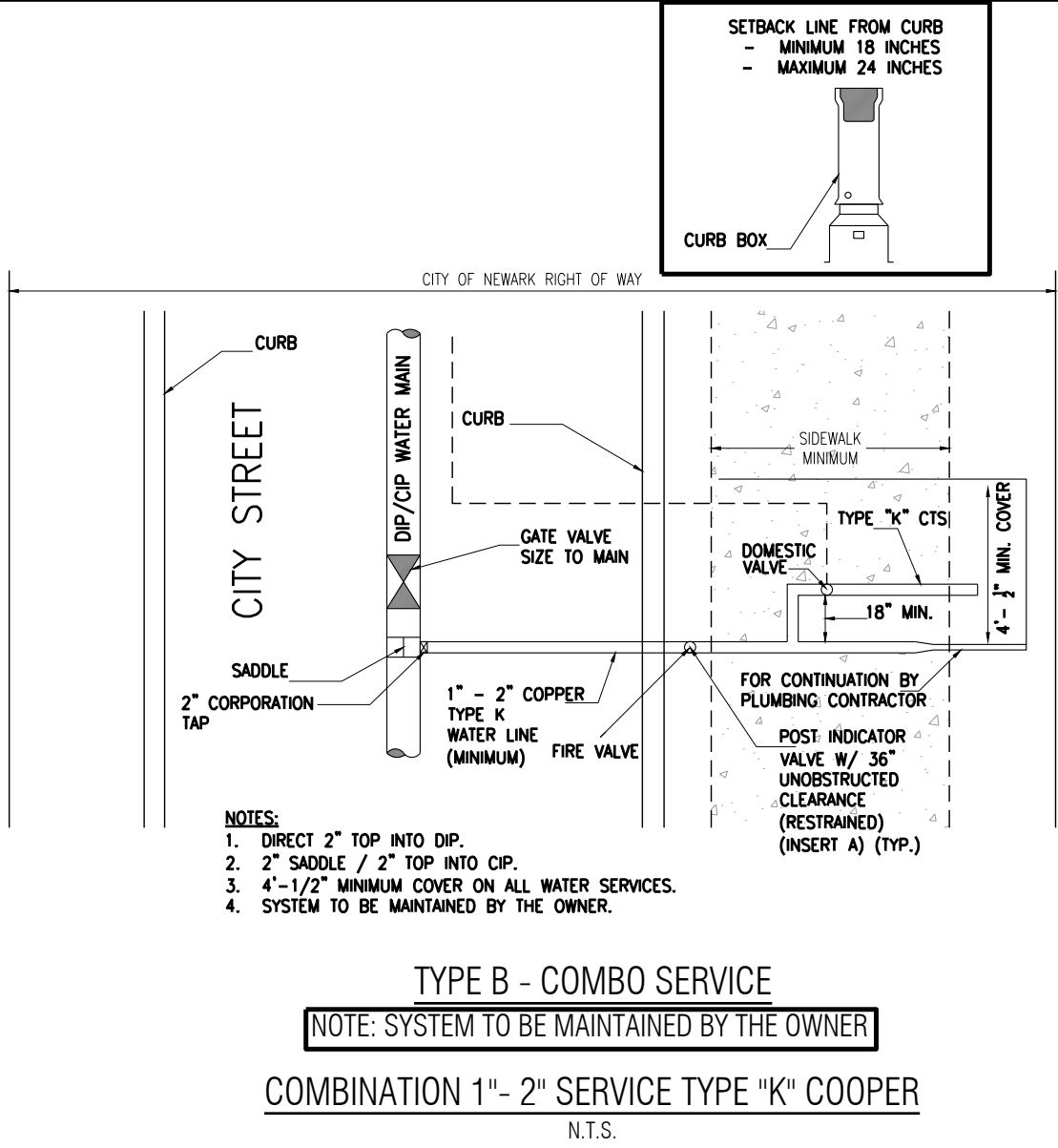
IF ANY STORMWATER RUNOFF DRAINAGE PROBLEMS OCCUR ON THE PROPERTY AND/OR NEIGHBORING PROPERTIES, IT WILL BE THE APPLICANT'S RESPONSIBILITY TO REMEDY THE DRAINAGE ISSUE.
8.

THE STORMWATER COLLECTION SYSTEM SHALL BE MAINTAINED BY THE PROPERTY OWNER REGULARLY TO ENSURE THAT THE FACILITY OPERATES AT DESIGN CAPACITY.
9.

AN ANALYSIS OF THE SOIL SURROUNDING THE PROPOSED STORMWATER COLLECTION SYSTEM NEEDS TO BE PERFORMED TO CONFIRM THAT EXISTING SOILS CAN SUPPORT THE PROPOSED SYSTEM. A COPY OF THE ANALYSIS SHALL BE FORWARDED TO THE DEPARTMENT OF WATER AND SEWER UTILITIES. SHOULD EXISTING SOILS BE UNSUITABLE, OR ROCK IS ENCOUNTERED, AN ALTERNATE METHOD WILL BE DESIGNED AND SUBMITTED FOR REVIEW.
10.

ALL WATER AND SANITARY SEWER STRUCTURES/ FACILITIES MUST CONFORM TO THE CITY OF SOUTH ORANGE STANDARD.
11.

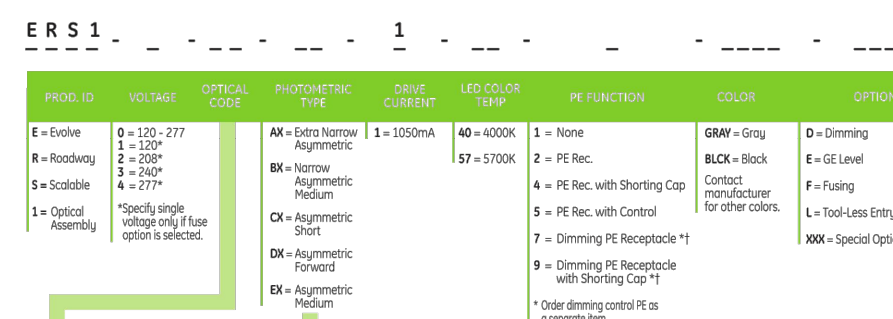
TAPPING VALVES FOR FIRE SERVICE SHALL BE CITY OF SOUTH ORANGE STANDARD, OPENING IN A CLOCKWISE DIRECTION AND HAVE A PRESSURE OF 200 PSI.



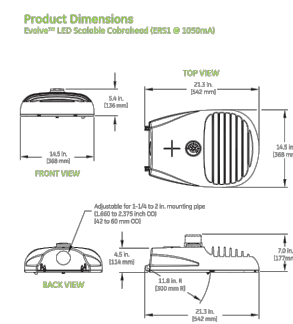
POLE MOUNTED
15'-0" MOUNTING HEIGHT

L-1: LED SCALABLE COBRAHEAD
(ERS1) DOWN WALL LIGHTING

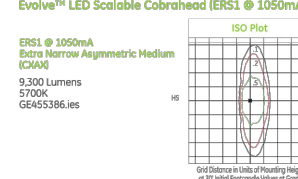
Ordering Number Logic

[illegible]

intention



Photometrics



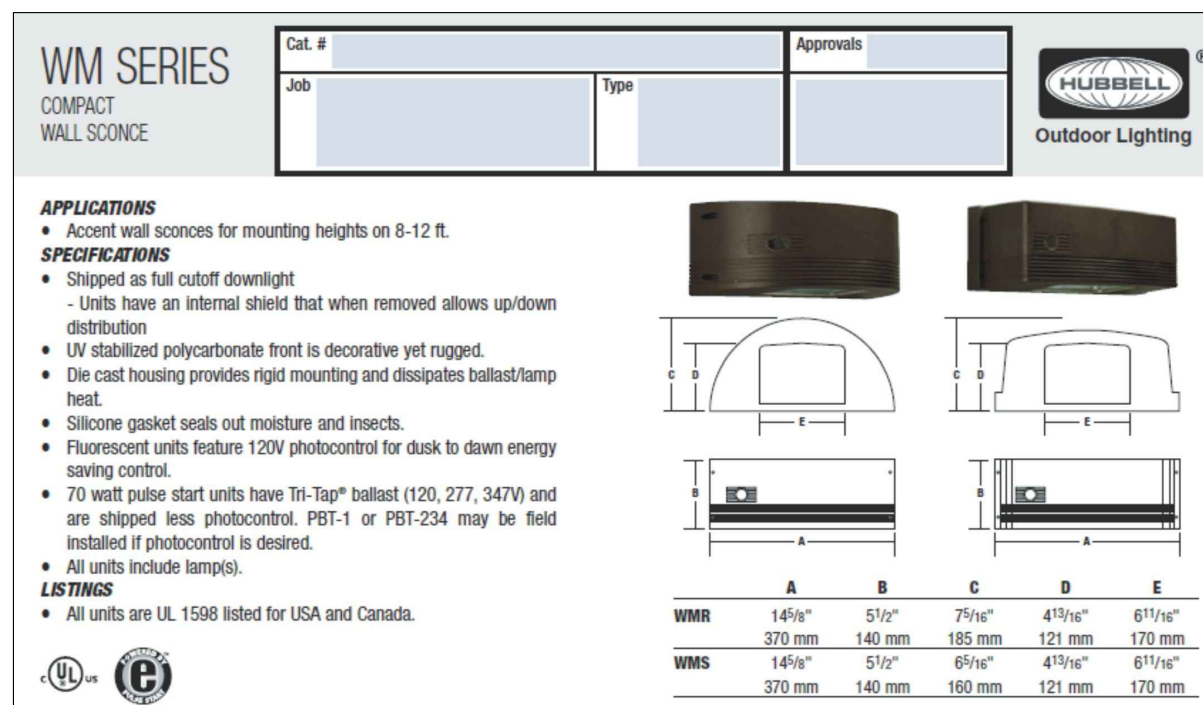
FIXTURE	QUANTITY
L-1	1
L-2	4
L-3	1

NOTE: ALL FIXTURE MUST BE POINT DOWN

L-2

WALL SCONCE SPEC'S SHEET

LIGHT "HUBBELL" MODEL 4836BZ, WALL MOUNTED LAMP
MOUNTED 8'-0" ABOVE PAVEMENT 1 LT .50W COMPACT FLUORESCENT
LAMPS OR EQUAL WITH DUSK TO DAWN PHOTOCONTROL.



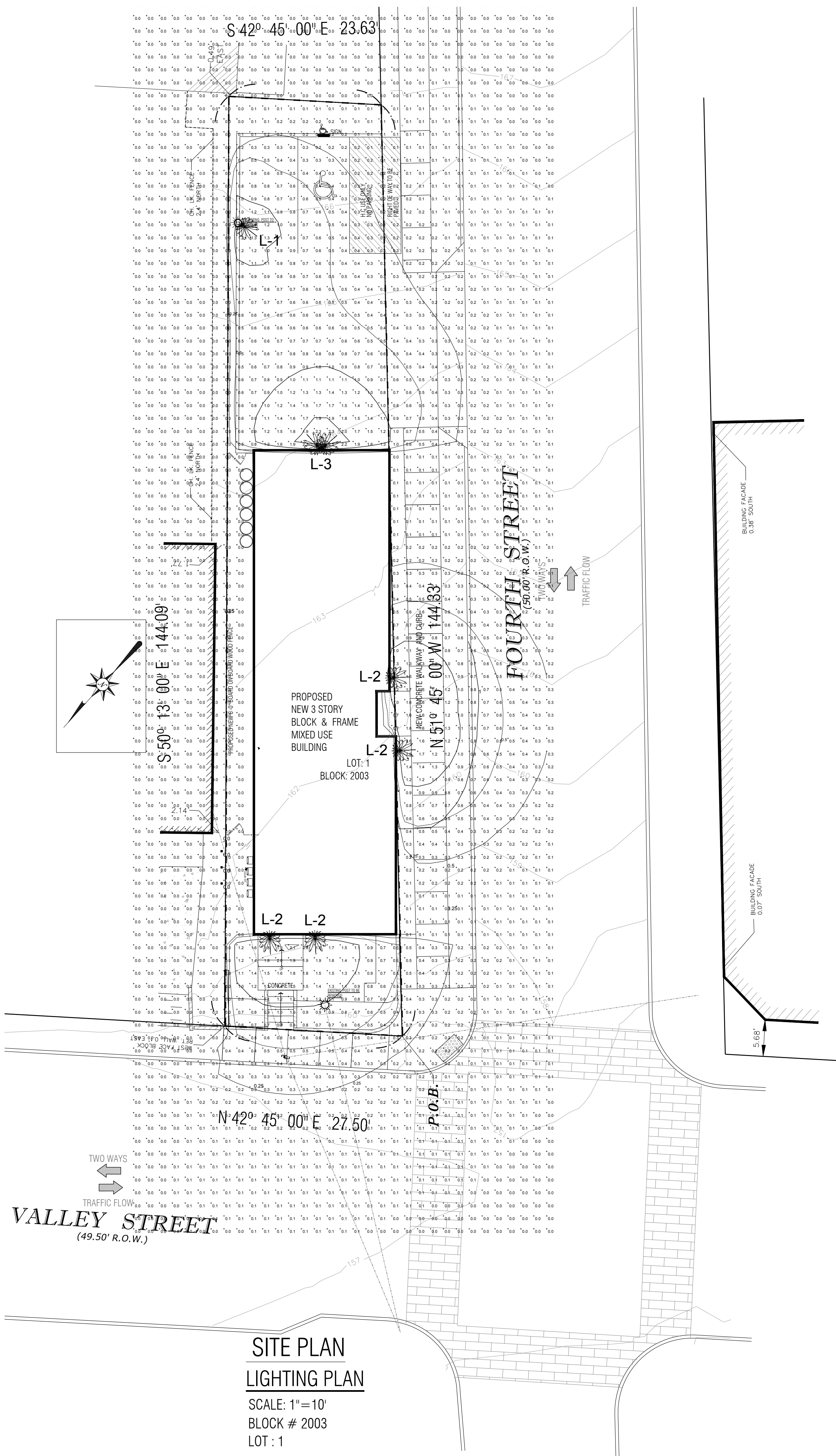
NOTE:

ALL LIGHTING SHALL CONFORM TO THE STANDARDS SET FORTH IN THE ILLUMINATION STANDARDS OF S40.4-14 OF THE CITY OF SOUTH ORANGE ZONING ORDINANCE. ALL LIGHT FIXTURES SHALL POINT DOWNWARD AND/OR PRODUCE NO GLARE.

L-3

WALL MOUNTED

L-3 WHITE 17" 2 LIGHT MOTION SENSOR
DARK SKY SECURITY LIGHT (20 WATT LED LIGHT BULB)
13'-0" MOUNTING HEIGHT



SITE PLAN

LIGHTING PLAN

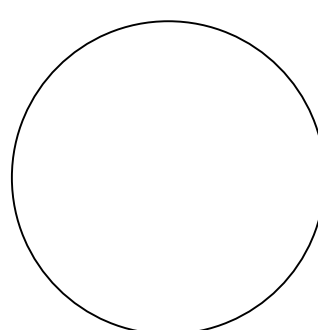
SCALE: 1"=10'
BLOCK # 2003
LOT : 1

REVISIONS:

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NEWARK, NJ 07102
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STUDIO, LLC.

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



LOT: #1 BLOCK: #2003

JEREMIAH HOLDER
184 VALLEY STREET
SOUTH ORANGE, NJ

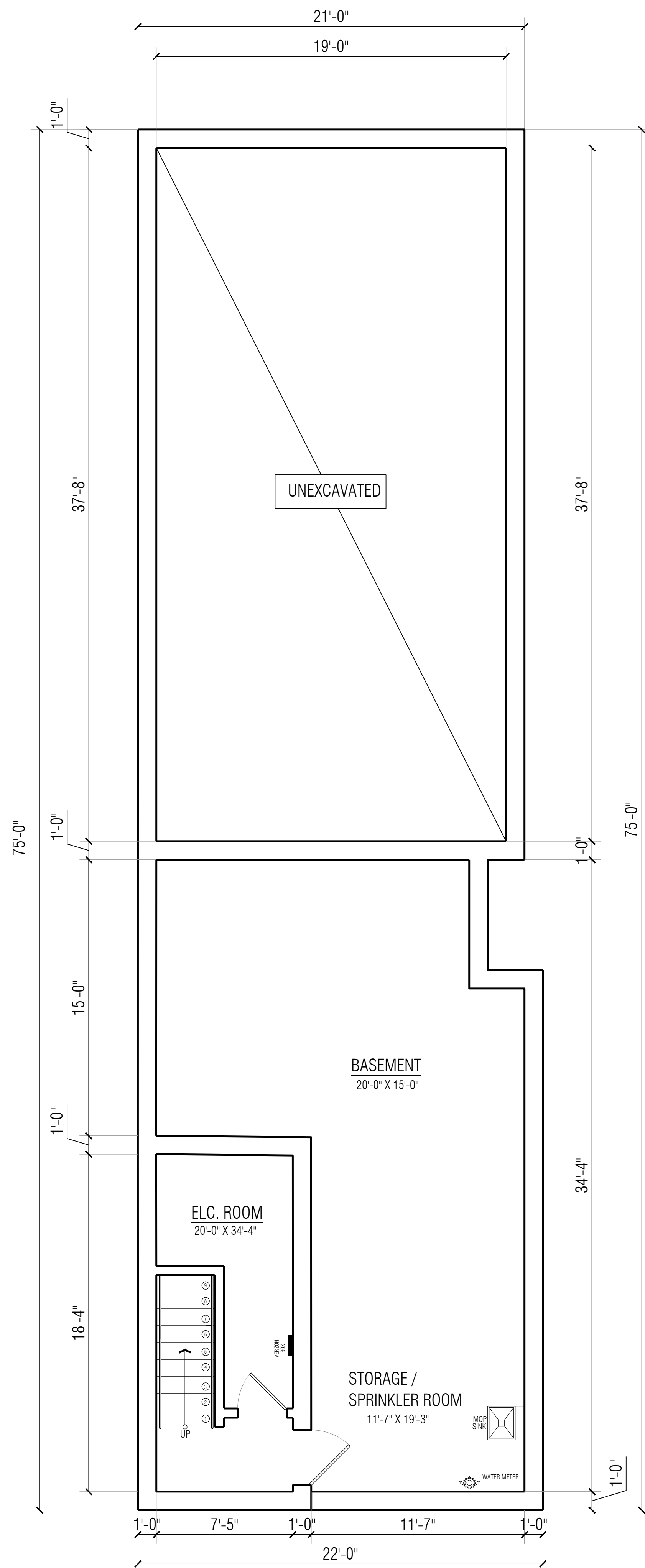
PROPOSED NEW MIX USE BUILDING, TO BE USED AS ONE RETAIL SPACE & TWO APARTMENT UNITS.

DATE : 2-21-19

DRAWN BY : JS

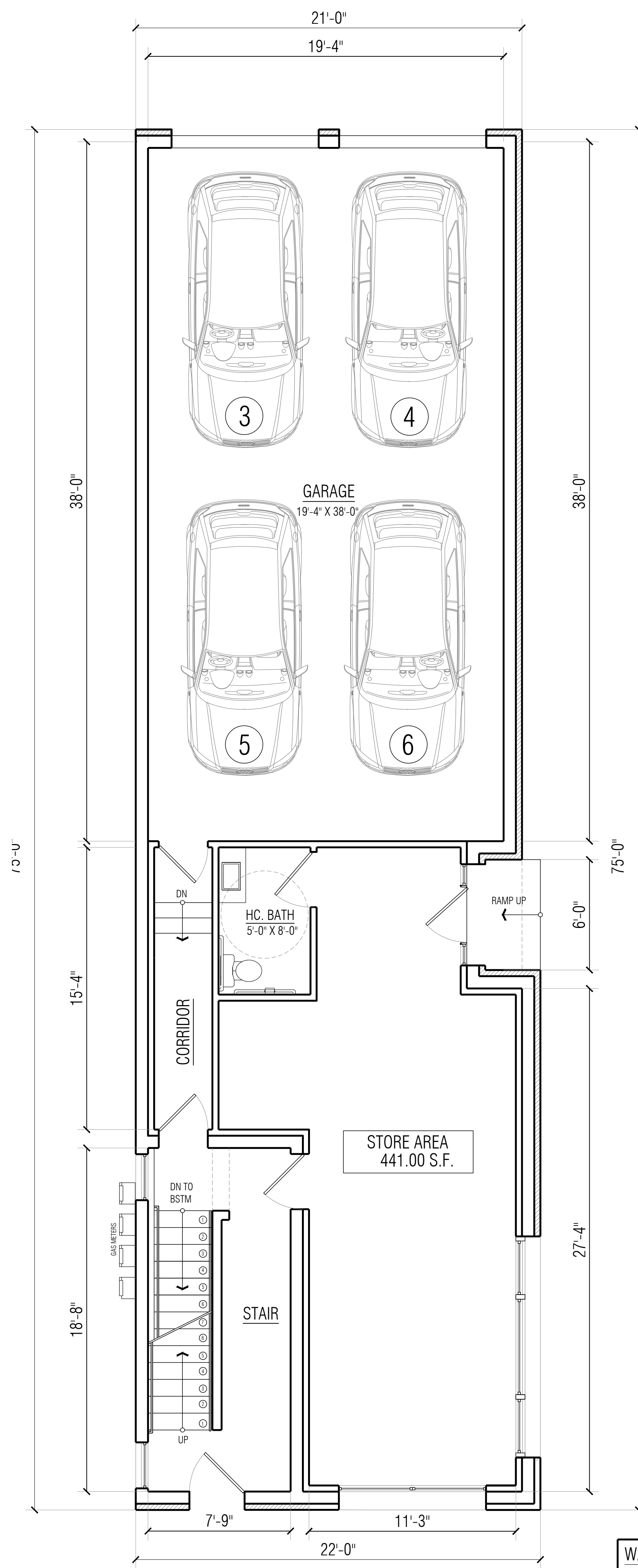
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BASEMENT PLAN

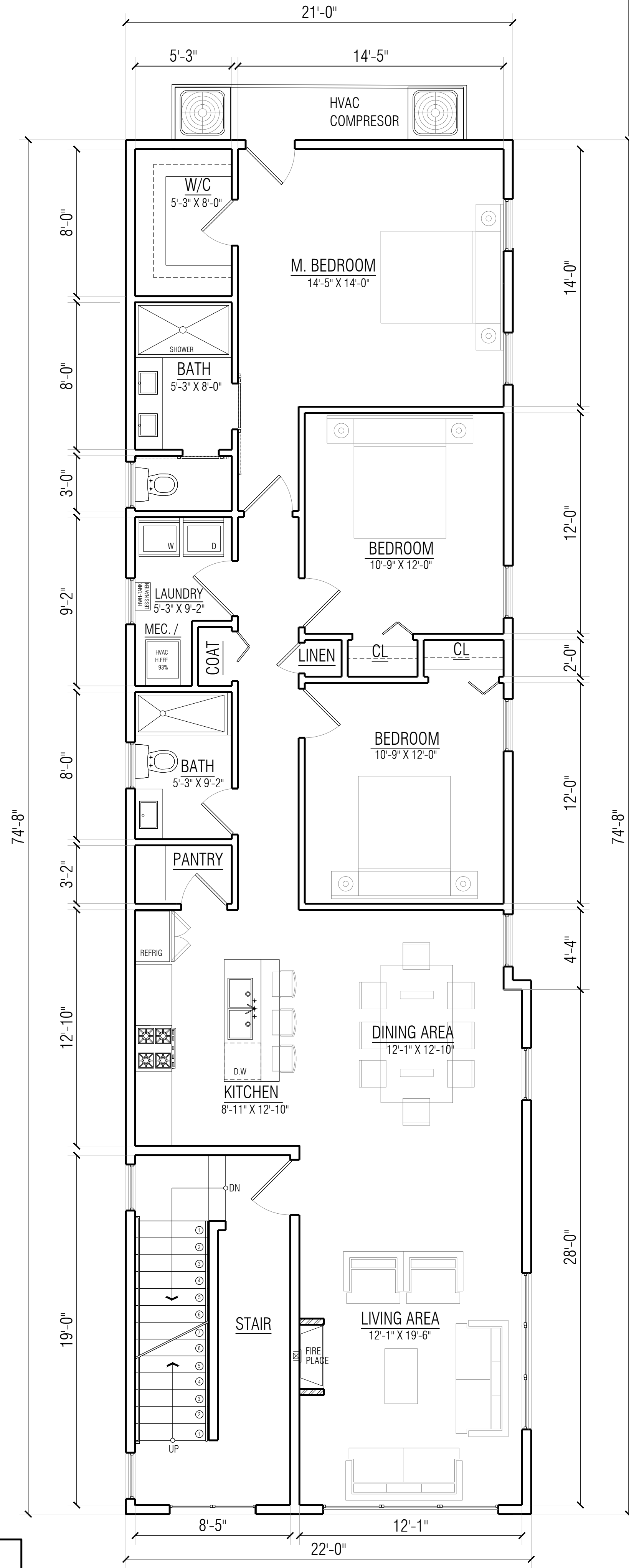
SCALE: 1/4"=1'-0"
NET AREA: 625.0 SQ./ FT.
GROSS AREA: 736.0 SQ./ FT.



FIRST FLOOR PLAN

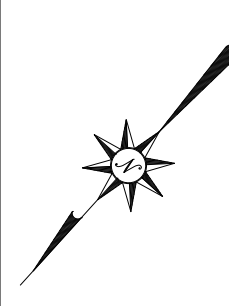
SCALE: 1/4"=1'-0"
NET AREA: 1,433.0 SQ./ FT.
GROSS AREA: 1,592.0 SQ./ FT.

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

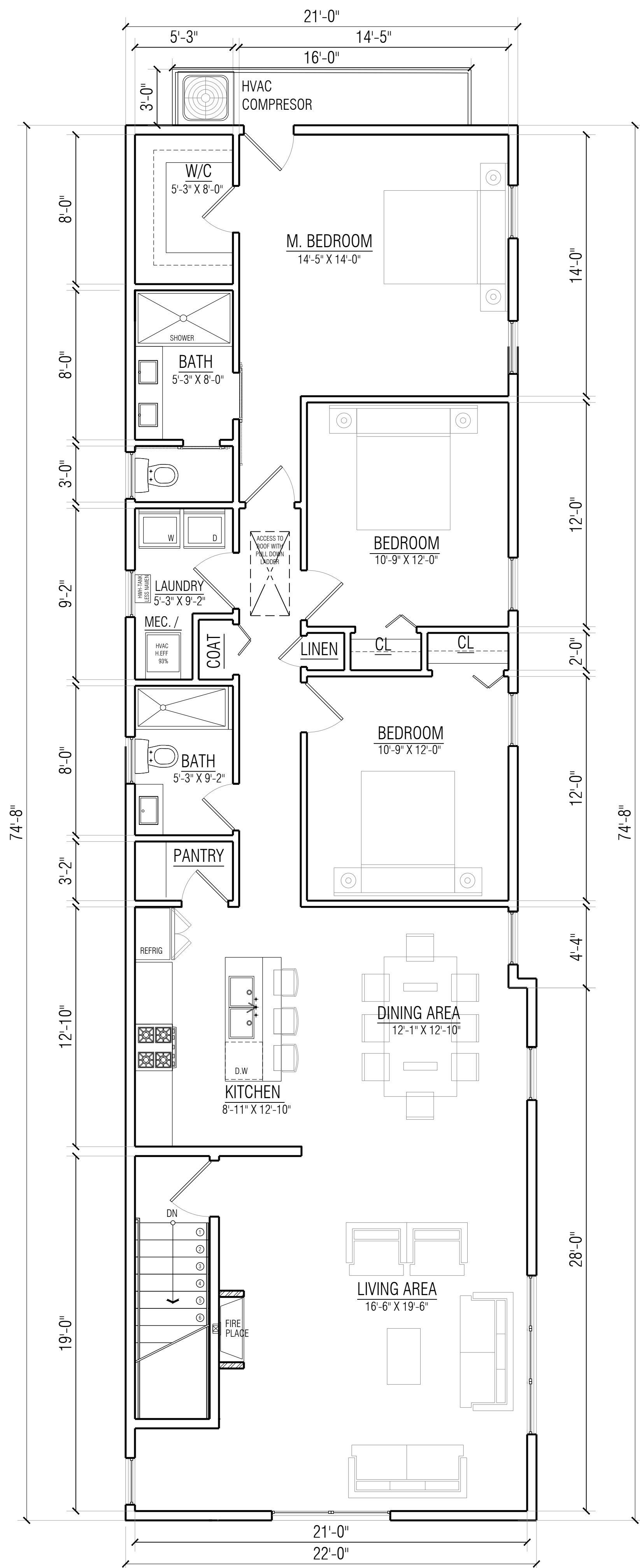


SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"
NET AREA: 1,327.0 SQ./ FT.
AREA: 1,642.0 SQ./ FT.

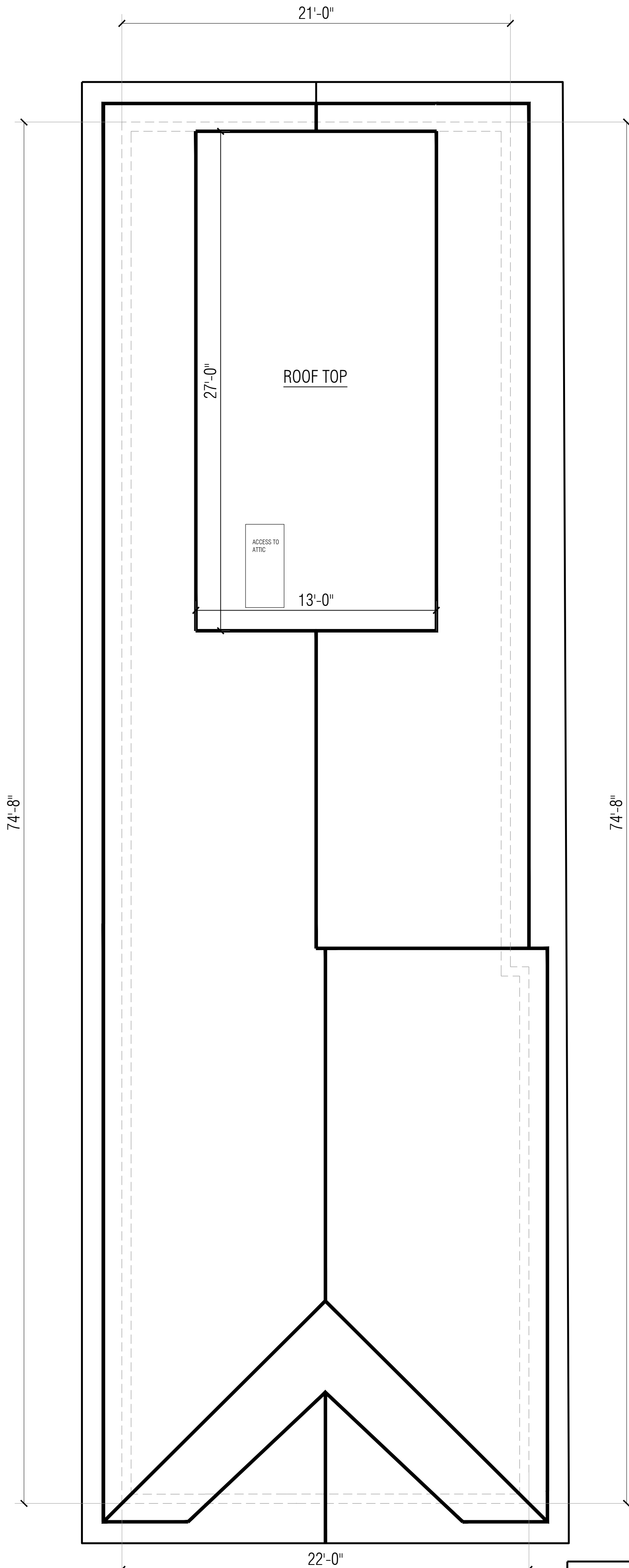


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Daniel A. Roma RA Registered Architect NJ License No. 17915	
LOT: #1 BLOCK: #2003	
AMELIA CRUZ-HOLDER JEREMIAH HOLDER 184 VALLEY STREET SOUTH ORANGE, NJ PROPOSED NEW MIX USE BUILDING, TO BE USED AS ONE RETAIL SPACE & TWO APARTMENT UNITS.	
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THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"
NET AREA: 1,433.0 SQ./ FT.
AREA: 1,642.0 SQ./ FT.

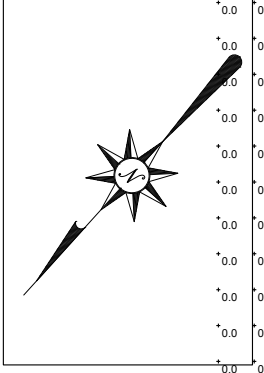


ROOF PLAN

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

WALL LEGEND:

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



GARBAGE STATEMENT	
APARTMENTS:	
GARBAGE WILL BE TAKEN BY TENANT TO THE GARBAGE AREA LOCATED IN THE PARKING LOT.	

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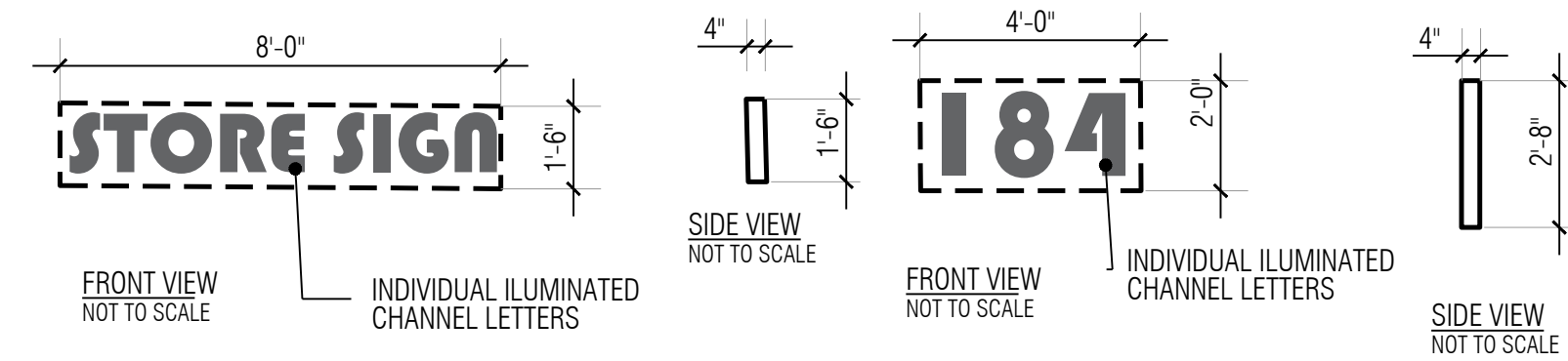


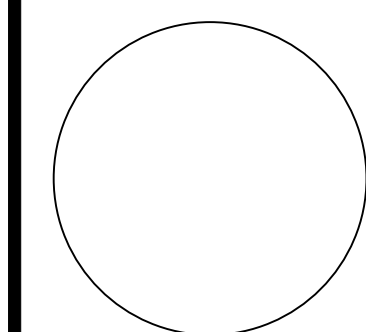
TABLE 9-2: SIGNAGE DESIGN AND MEASUREMENT REQUIREMENTS

	REQUIRED	PROVIDED
MAXIMUM SIGN AREA ALLOWED	10% OF 1ST FL. FACADE AREA, BUT NO GREATER THAN 70 SQUARE FEET.	(STORE SIGN) AREA PROVIDED 18.0 SQ. FT. (BUILDING SIGN) AREA PROVIDED 14.0 SQ. FT.

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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.

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

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JEREMIAH HOLDER
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