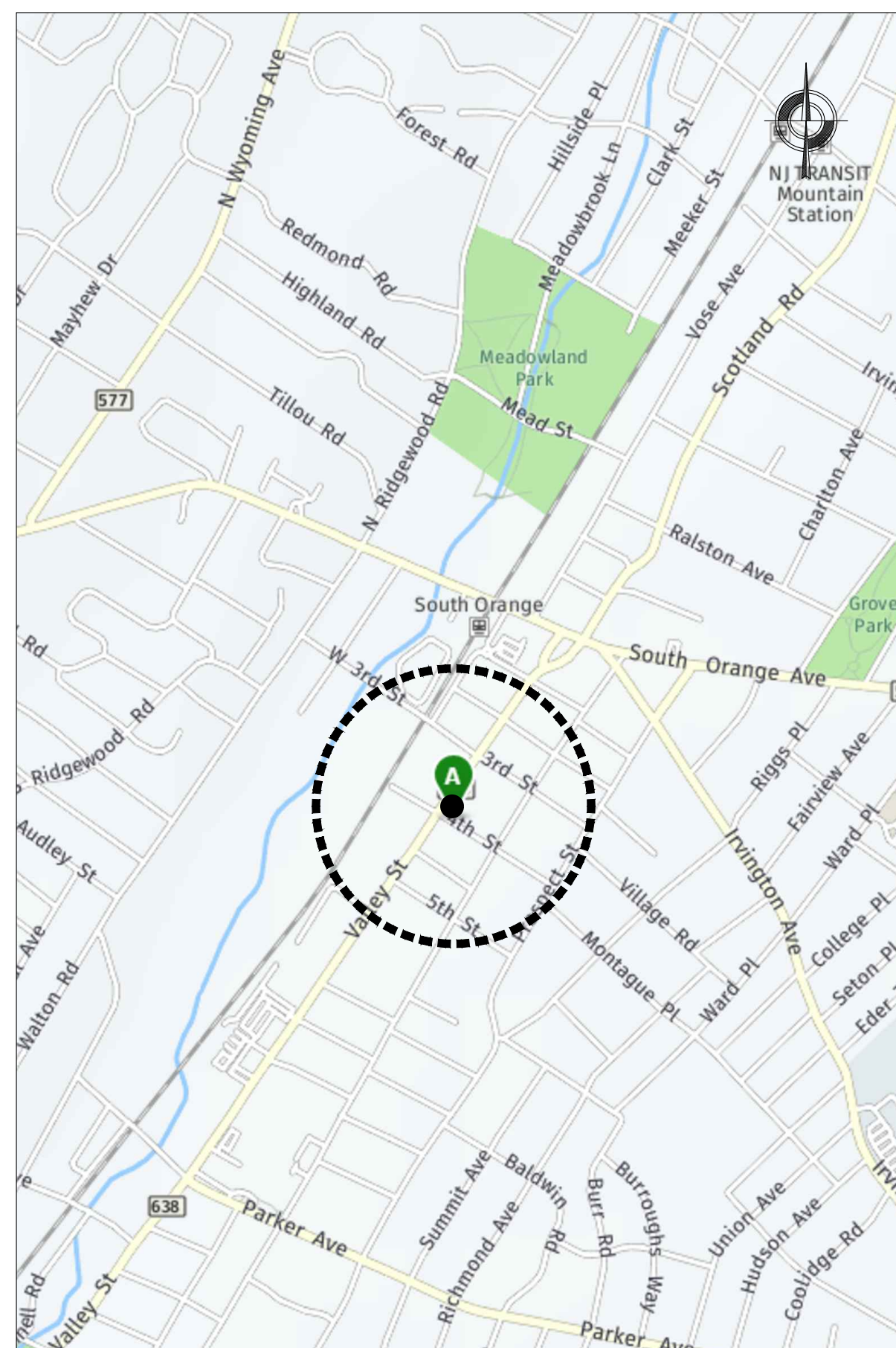
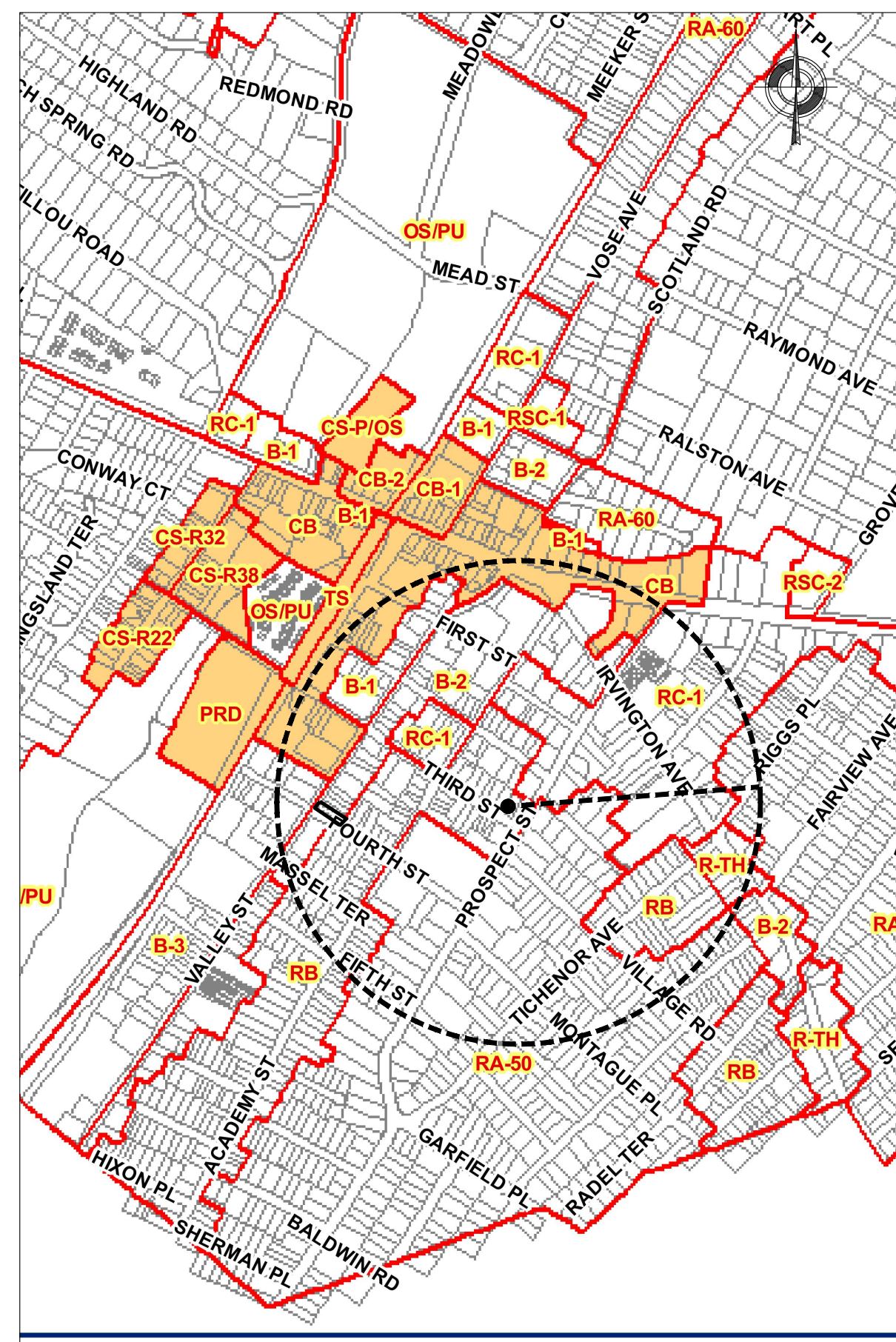


184 VALLEY ST. SOUTH ORANGE BLOCK # : 2003 LOT : 1

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	RESIDENTIAL
C	COMMERCIAL
P	PARKING
R/C	RESIDENTIAL / 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	A-110	3RD FLOOR PLAN - ROOF PLAN
T-100	TITLE SHEET	A-200	ELEVATIONS
S-100	SITE PLAN LANDSCAPE	A-210	ELEVATIONS
S-200	UTILITY PLAN	A-220	ELEVATIONS
S-300	LIGHTING PLAN	1-1	MATARAZZO ENGINEERING
A-100	BASEMENT PLAN / 1ST - 2ND FLOOR PLAN		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

LOT COVERAGE CAL.

LOT AREA = 3,679.0 S.F.
 PROJECT FLOOR AREA = 1,592.0 S.F.
 PARKING AREA = 1,095.0 S.F. - 10% (PAVERS) = 985.5S.F.
 CIRCULATION = 151.0 S.F. (WALKWAY) = 91.0S.F. + GARBAGE 60.0 S.F.)
 COVERAGE CAL = $\frac{(1,592.0 + 985.5 + 151.0) \times 100}{3,679.0} = 74\%$

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

TAXING DISTRICT 19 SOUTH ORANGE TWP	ADJACENT PROPERTY LISTING	APPLICANT: 184valley COUNTY 07 ESSEX
2002 2	200 VALLEY STREET 4A	ALLEGIANCE COMMUNITY BANK 200 VALLEY STREET SOUTH ORANGE, N.J. 07079
2002 3	60 FOURTH STREET 2	BORRIGNI, 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 19 CORNELL STREET WEST ORANGE, N.J. 07052
2002 7	76 FOURTH STREET 2	LOCK, DANIEL M + THERESA M 23 LONG VALLEY BOULEVARD LONG VALLEY, N.J. 07853
2002 8	203 ACADEMY STREET 2	CLARK, MORGAN 203 ACADEMY STREET SOUTH ORANGE, N.J. 07079
2002 16	67 MASSEL TERRACE 2	ELACH, CHRISTOPHER J + PAMELA 67 MASSEL TERRACE SOUTH ORANGE, N.J. 07079
2002 17	63 MASSEL TERRACE 2	DIOM, MICHEL + URSEL J 63 MASSEL TERRACE SOUTH ORANGE, N.J. 07079
2002 18	59 MASSEL TERR 2	BLACHMAN, STACEY 59 MASSEL TERRACE SOUTH ORANGE, NJ 07079
2003 1	184 VALLEY STREET 4A	NFM HOLDINGS LLC, 41 LAWRENCE DR. BERKLEY HEIGHTS, NJ 07922
2003 2	182 VALLEY STREET 2	HAYDEN, ALBERT S. + SARA 182 VALLEY STREET SOUTH ORANGE, NJ 07079
2003 3	180 VALLEY STREET 2	ADDIRAHSHI, MICHELLE + JIBRIL 180 VALLEY STREET SOUTH ORANGE, NJ 07079
2003 4	178 VALLEY STREET 2	CHENG, WEIFENG + XU, LIYUN 526 WHITE OAK RIDGE RD SHORT HILLS, NJ 07078
2003 5	176 VALLEY STREET 2	CHENG, WEIFENG + XU, LIYUN 526 WHITE OAK ROAD SHORT HILLS, NJ 07078
2003 6	168 VALLEY STREET 4A	R.A.L. REALTY, LLC 168 VALLEY STREET SOUTH ORANGE, N.J. 07079
2003 7	164 VALLEY STREET 4A	RUSSELL + ALEX EQUITIES LLC 8 GRAMA PLACE MONTCLAIR, N.J. 07042
2003 24	81 FOURTH STREET 2	PAPPAS, KALLIOPE 18 WASHINGTON PLACE COLONIAL, N.J. 07006

TAXING DISTRICT 19 SOUTH ORANGE TWP	ADJACENT PROPERTY LISTING	APPLICANT: 184valley COUNTY 07 ESSEX
2003 25	79 FOURTH STREET 2	SHENKER, ISAI + LINA 95 FAIR HILL DRIVE WESTFIELD, NJ 07090
2003 26	75 FOURTH STREET 2	CHAR, HAM MOOR 75 FOURTH STREET SOUTH ORANGE, N.J. 07079
2003 27	73 FOURTH STREET 2	MESHAM, FRANCISCA + MERVIN GOMER 73 FOURTH STREET SOUTH ORANGE, N. J. 07079
2003 28	69 FOURTH STREET 2	ANONYO, FRANTIS+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. LL 201 S. HOOK AVENUE LINDEN, NJ 07036
2304 1	185 VALLEY ST 15D	COMMUNITY HEALTH LAW PROJECT 185 VALLEY STREET SOUTH ORANGE, N.J. 07079
2304 2	177 VALLEY STREET 4A	LEWIS REALTY LLC, 60 FIRST ST SOUTH ORANGE, NJ 07079

UTILITIES

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

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

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

REVISIONS:

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

ARTEK
 STUDIO, LLC.

Daniel A. Romo RA.
 NJ License No. 11975

LOT: #1 BLOCK: #2003

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

DATE: 2-21-19

DRAWN BY: JS
 CHECKED BY: DR

PROJECT	DRAWING
18159	T-100
	1 OF 11

SITE PLAN NOTES:

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

NOTE:

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

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 MANUFACTURER'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.
- ALL 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:

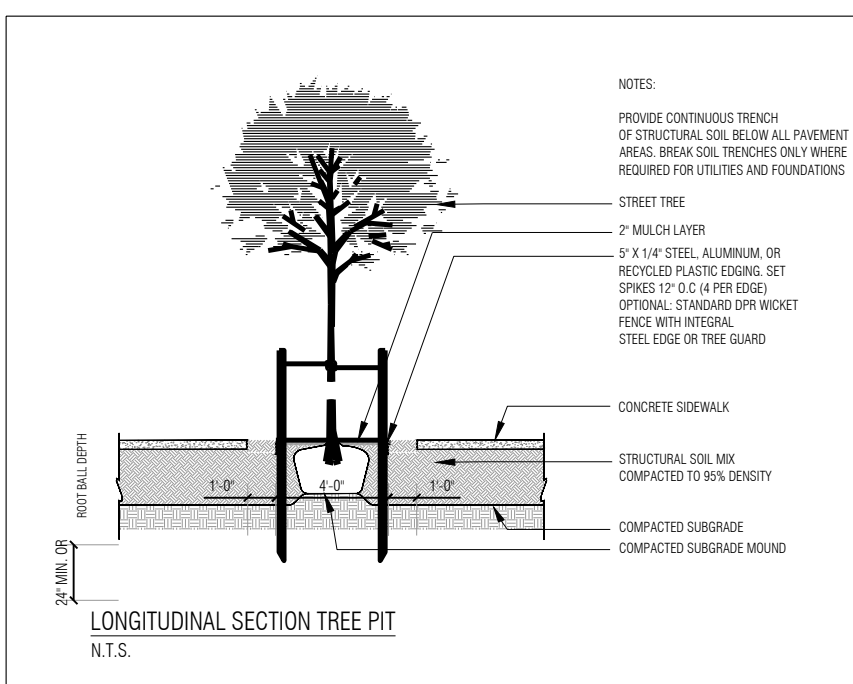
QUAN.	BOTANICAL NAME	COMMON NAME	SIZE (MATURE)
11	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	HEIGHT 8'-12' WIDTH 3'-4'
2	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	HEIGHT 45' WIDTH 35'
12	EUONYMUS FORTUNEI 'GOLD SPLASH'	GOLD SPLASH	HEIGHT 18'-24" WIDTH 18'-24"
9	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY	HEIGHT 4'-6' WIDTH 4'-6'



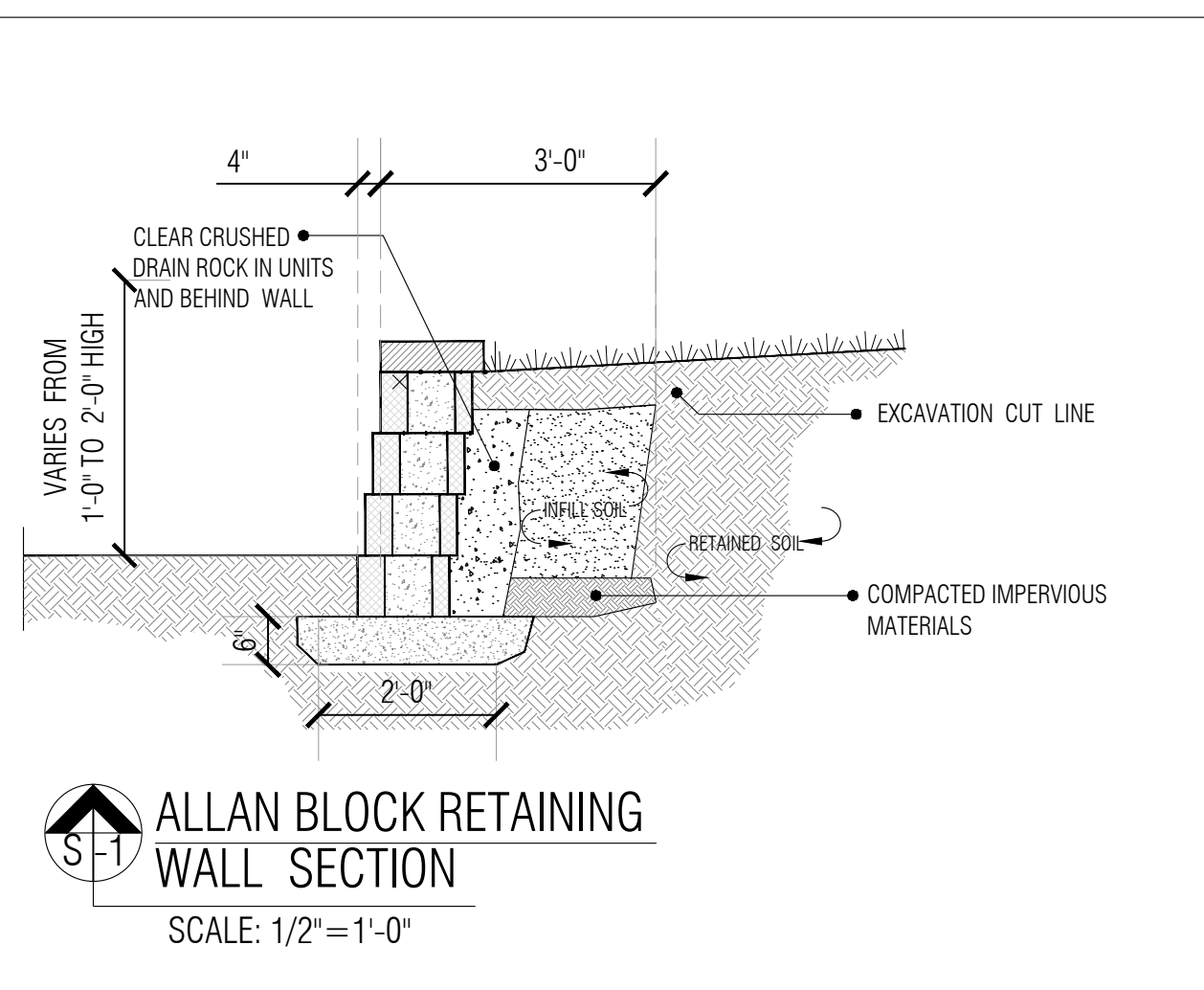
EMERALD GREEN ARBORVITAE (THUJA) RED SUNSET RED MAPLE GOLD SPLASH EUONYMUS COMPACT INKBERRY HOLLY (COMPACTA)

PLANTING NOTES:

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



HANDICAP SIGN

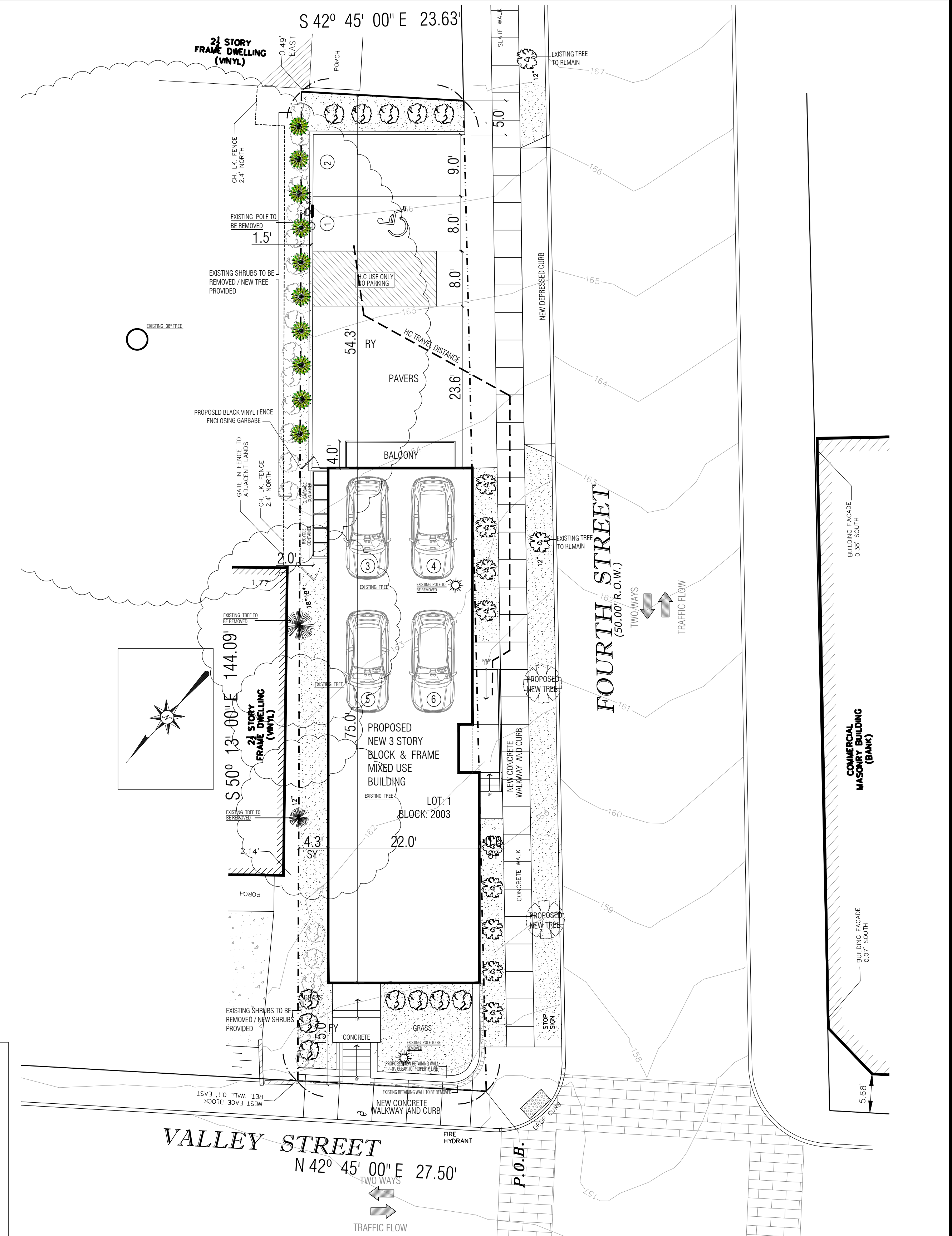


ALLAN BLOCK RETAINING WALL SECTION
SCALE: 1/2" = 1'-0"

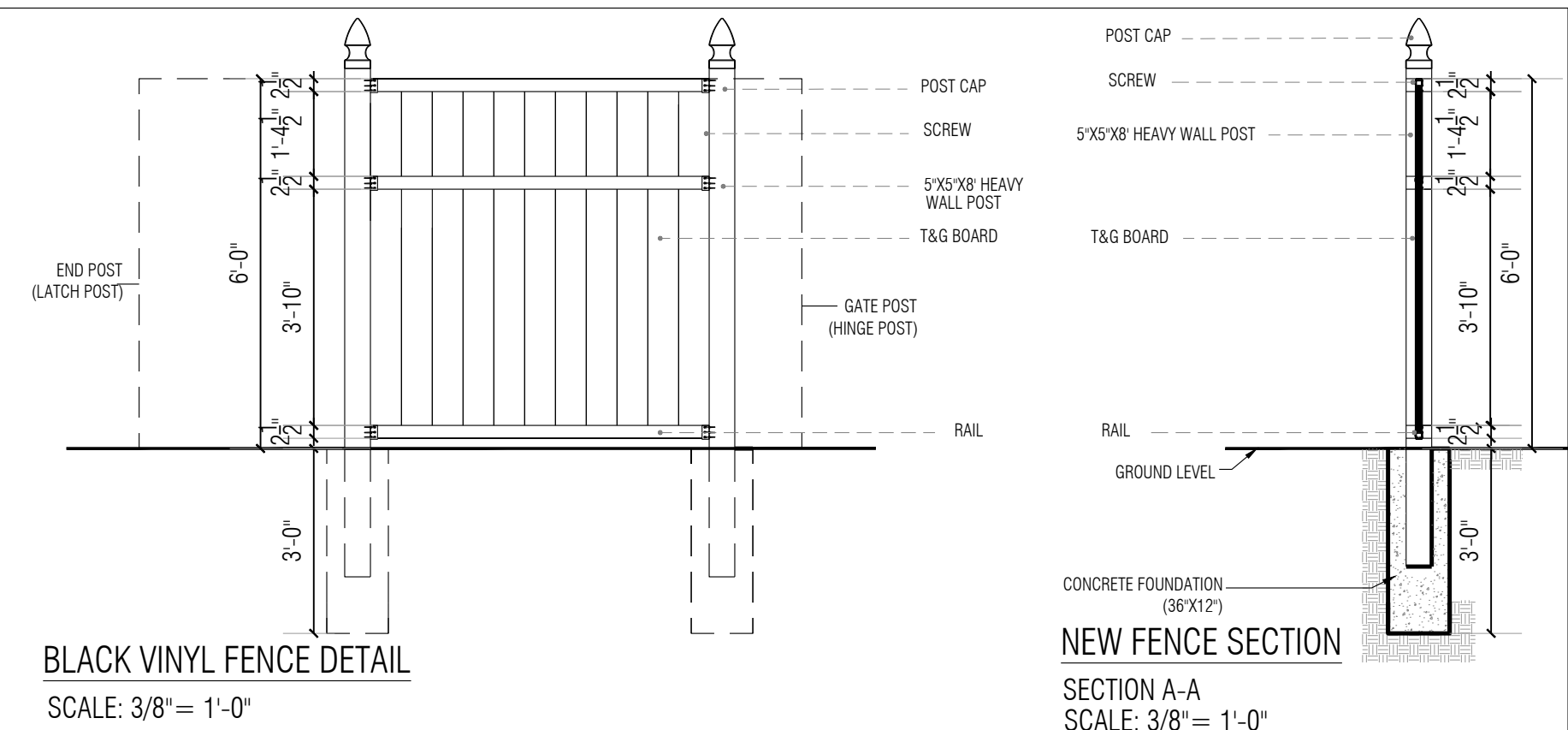


BRUTE ROLLOUT

ITEM #	DESCRIPTION	COLOR	CAPACITY GAL	LENGTH IN	WIDTH IN	HEIGHT IN	WEIGHT LBS	PRICE LIST
187101	BRUTE 65G STANDARD ROLLOUT	GRAY	65	28.50	28.50	35.50	17.50	2
187102	BRUTE 65G STANDARD ROLLOUT	BLACK	65	28.50	28.50	35.50	17.50	2
187103	BRUTE 65G STANDARD ROLLOUT	GRAY	65	28.50	28.50	35.50	17.50	2
187104	BRUTE 65G STANDARD ROLLOUT	BLACK	65	28.50	28.50	35.50	17.50	2
187105	BRUTE 65G STANDARD ROLLOUT	GRAY	65	28.50	28.50	35.50	17.50	1
187106	BRUTE 65G STANDARD ROLLOUT	BLACK	65	28.50	28.50	35.50	17.50	1
187107	BRUTE 65G STANDARD ROLLOUT	GRAY	65	28.50	28.50	35.50	17.50	1
187108	BRUTE 65G STANDARD ROLLOUT	BLACK	65	28.50	28.50	35.50	17.50	1



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



TOPOGRAPHIC SURVEY
OF
LOT 1 IN BLOCK 2003 ON TAX MAPS OF
TOWNSHIP OF SOUTH ORANGE ESSEX COUNTY NEW JERSEY
PREPARED FOR
JEREMIAH and AMELIA HOLDER
BRONKINSKY SURVEYING, LLC
VALLEY HARBOR NJ 08850
TEL: (732) 326-9090 FAX: (866) 464-8916
DATE: SEPTEMBER 26, 2018 CHECKED BY: WJ
SCALE: 1" = 10'
PROFESSIONAL LAND SURVEYORS

REVISIONS:
3/20/2019
DETAILS UPDATED

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

ARTEK
STUDIO, LLC.

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

LOT: #1 BLOCK: #2003

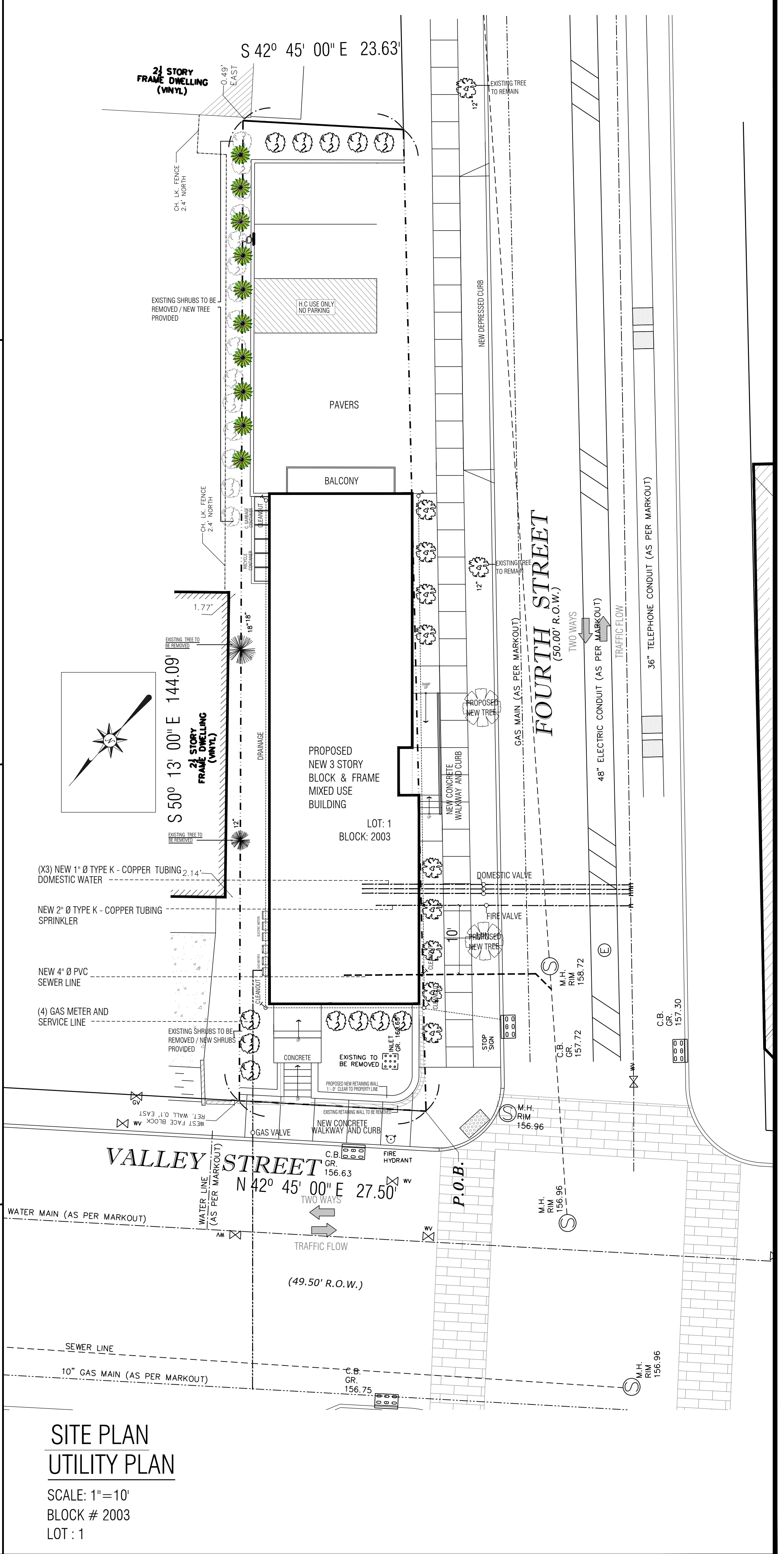
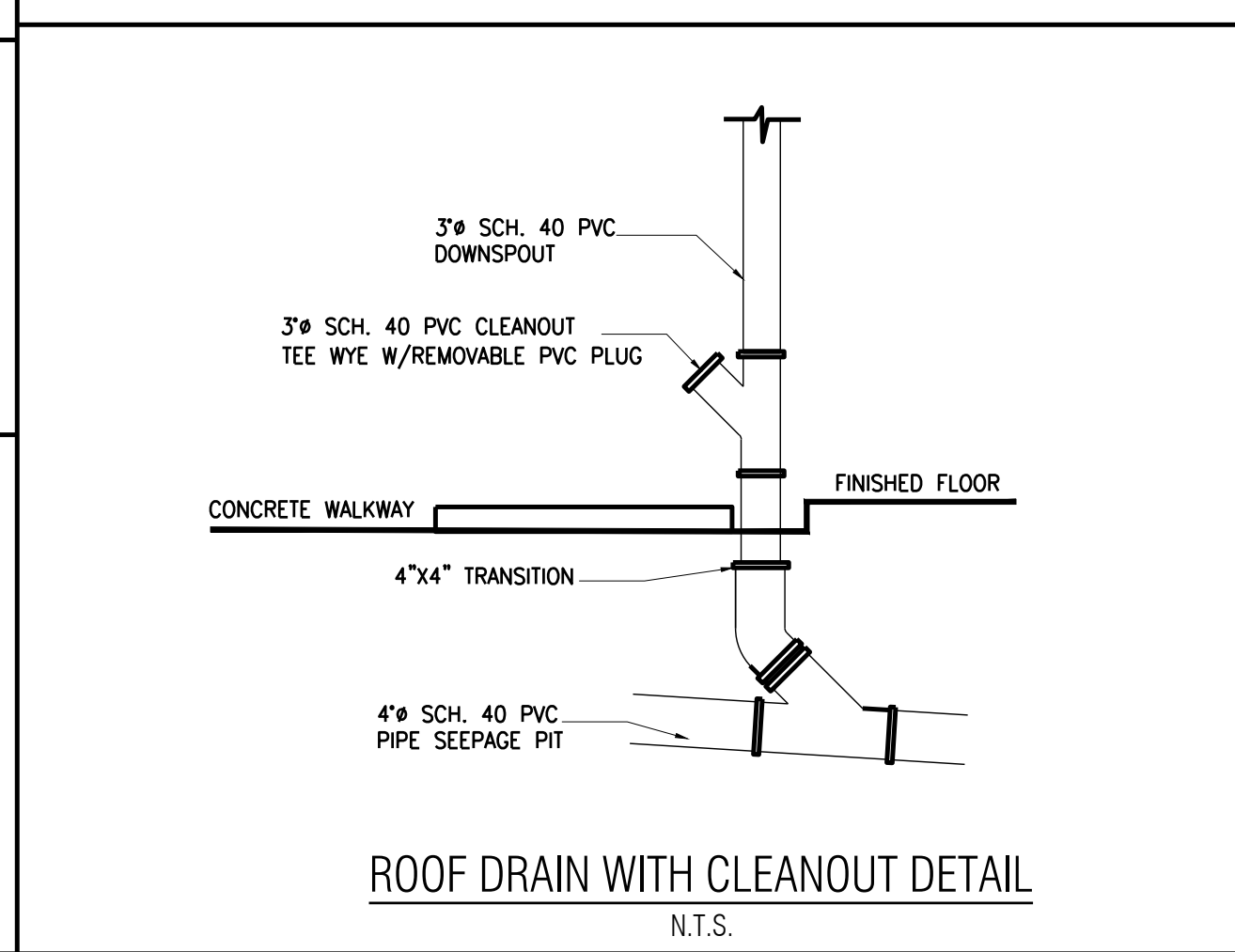
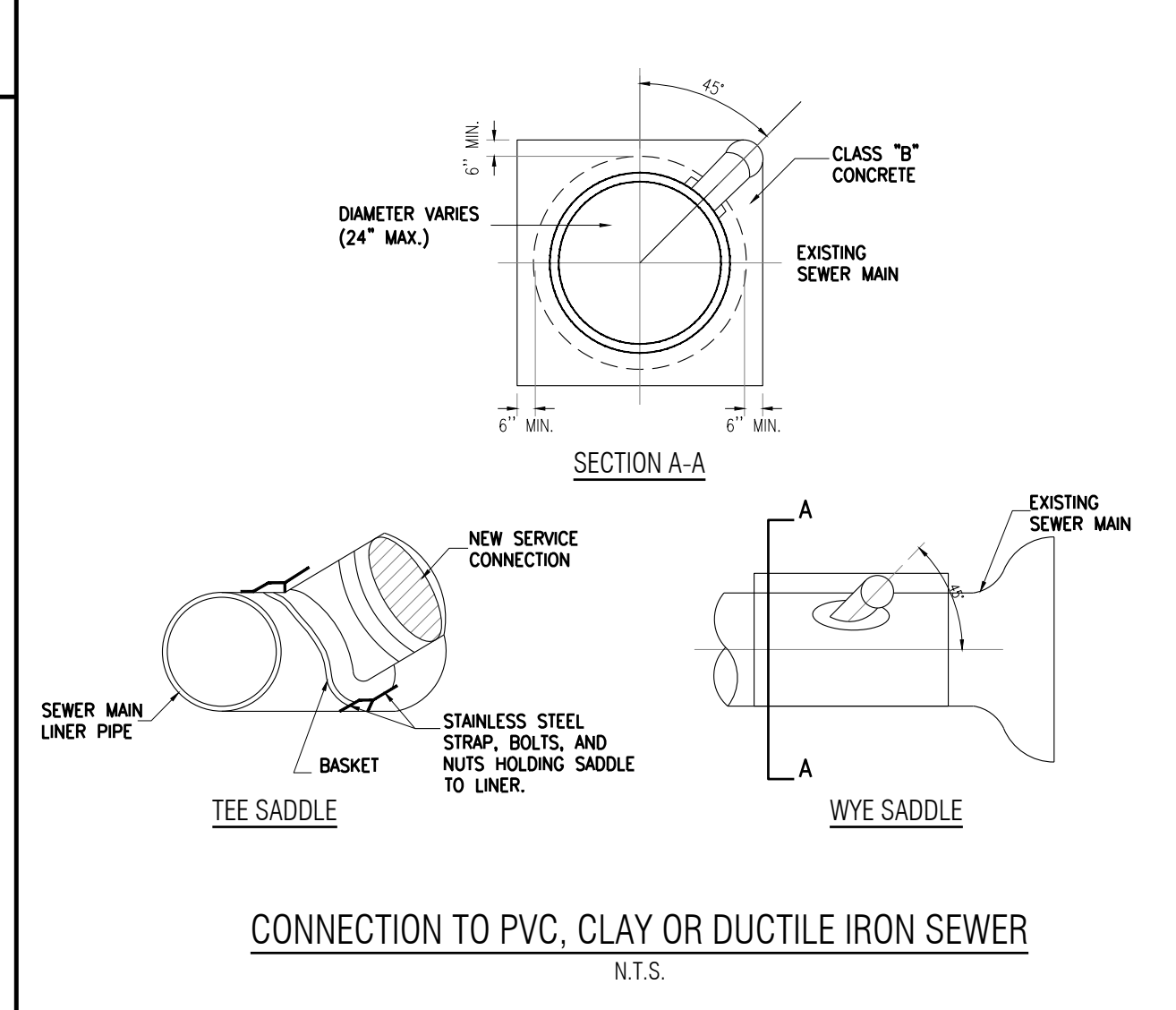
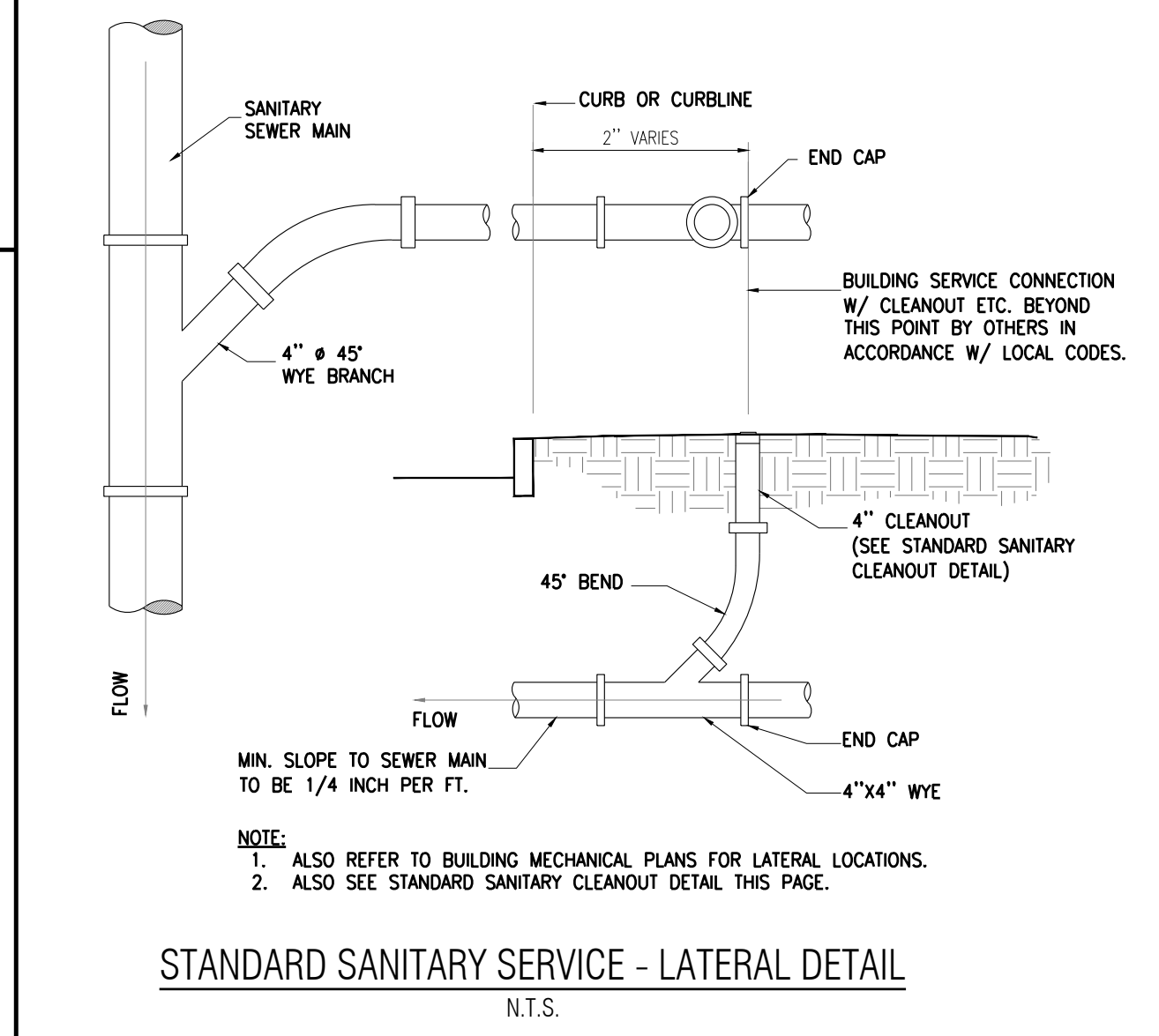
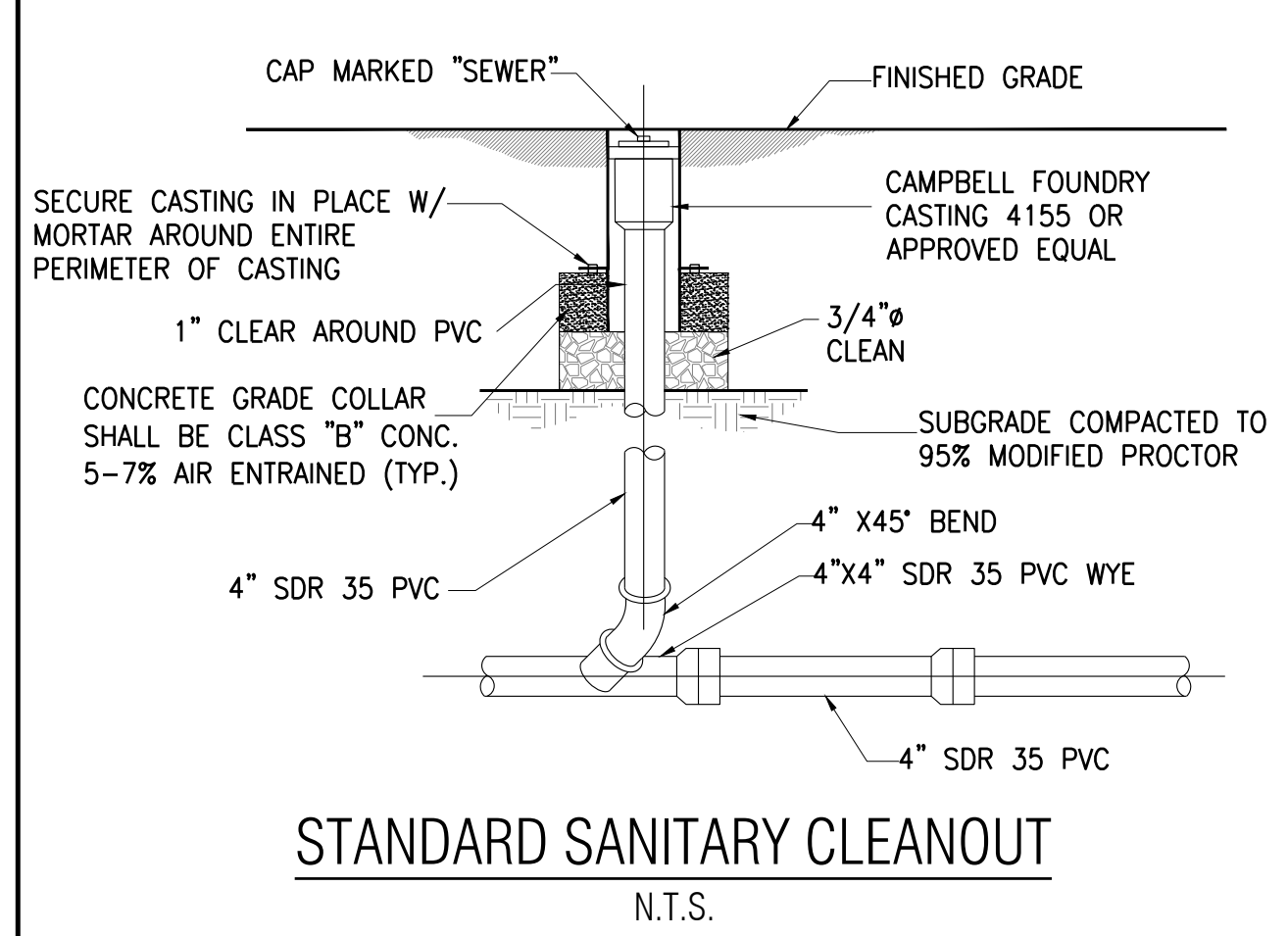
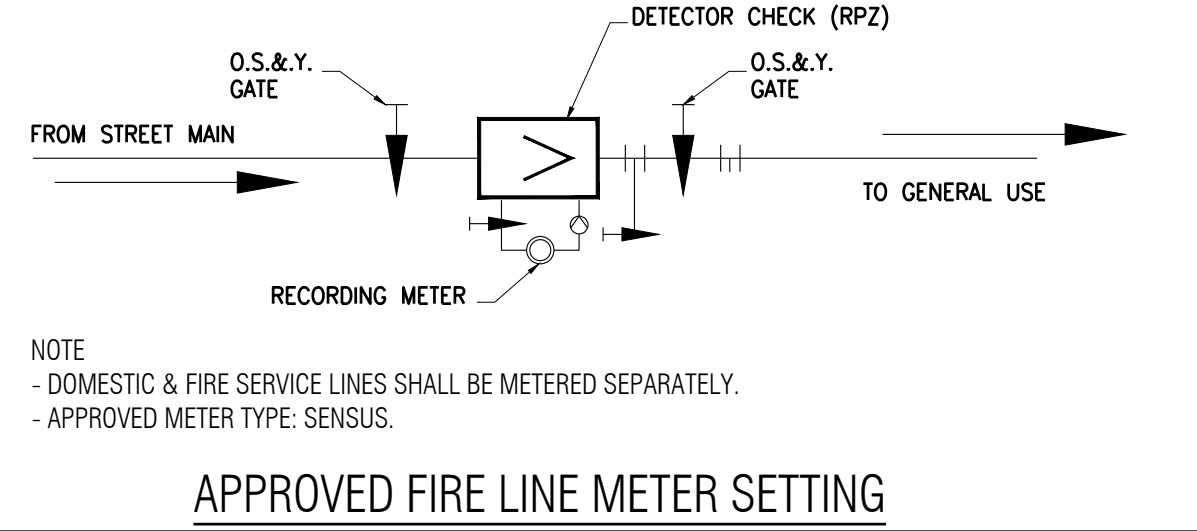
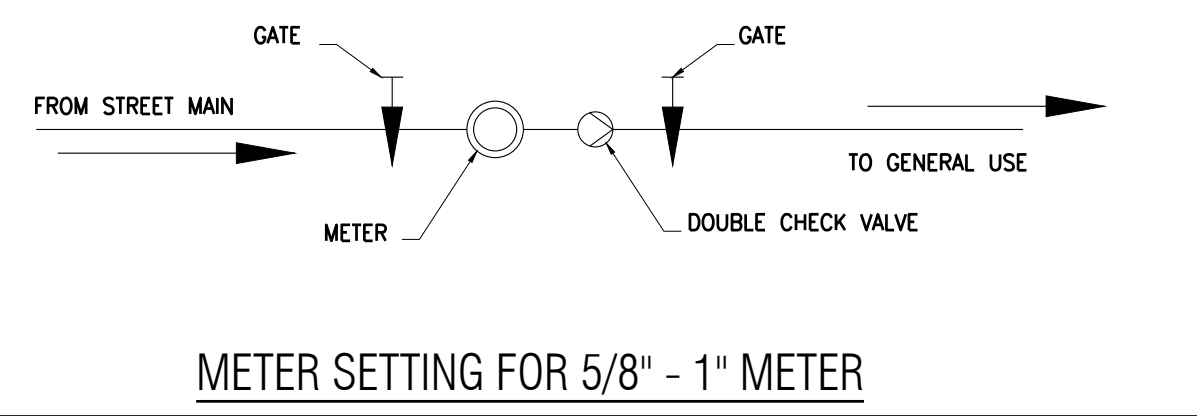
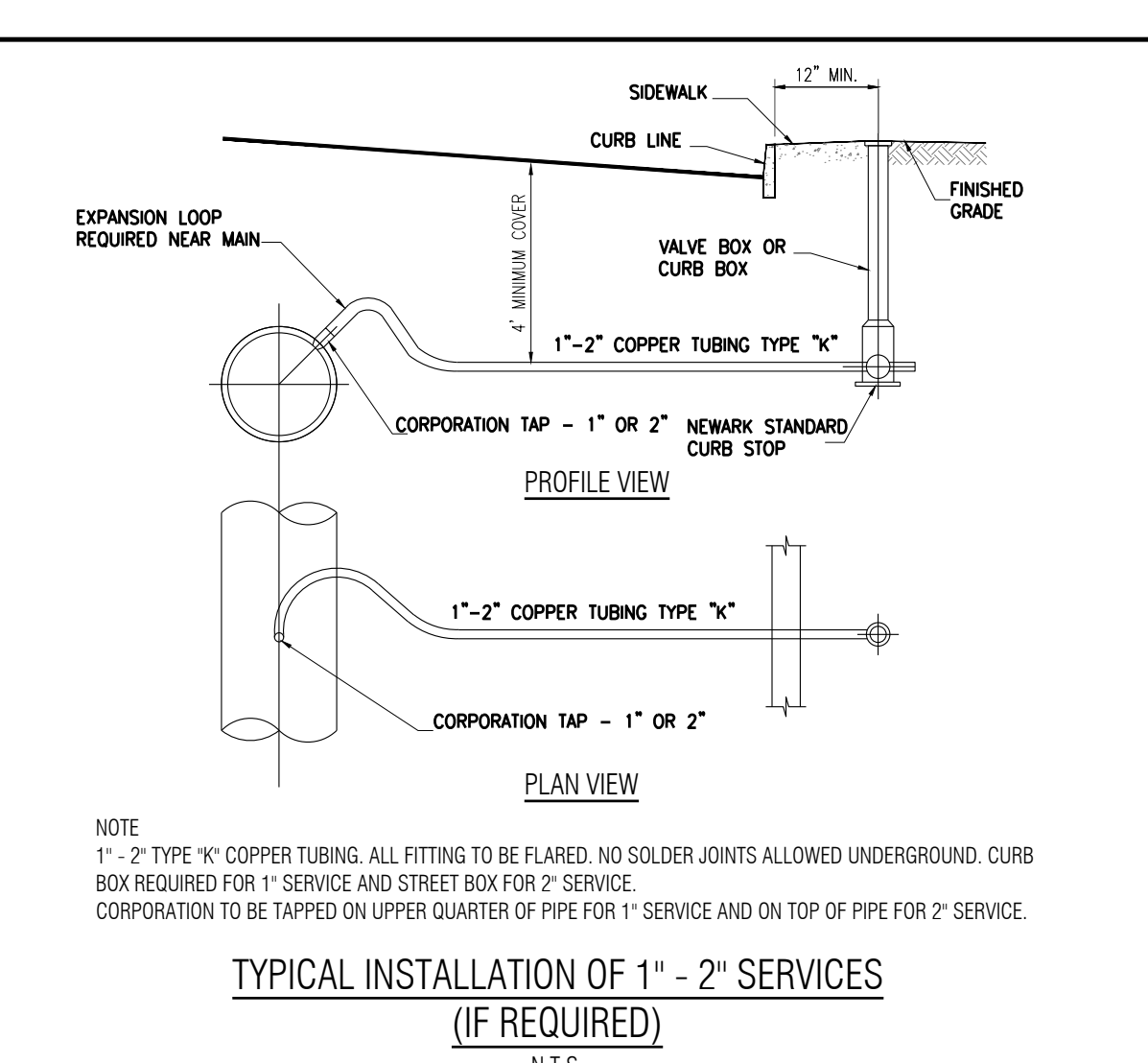
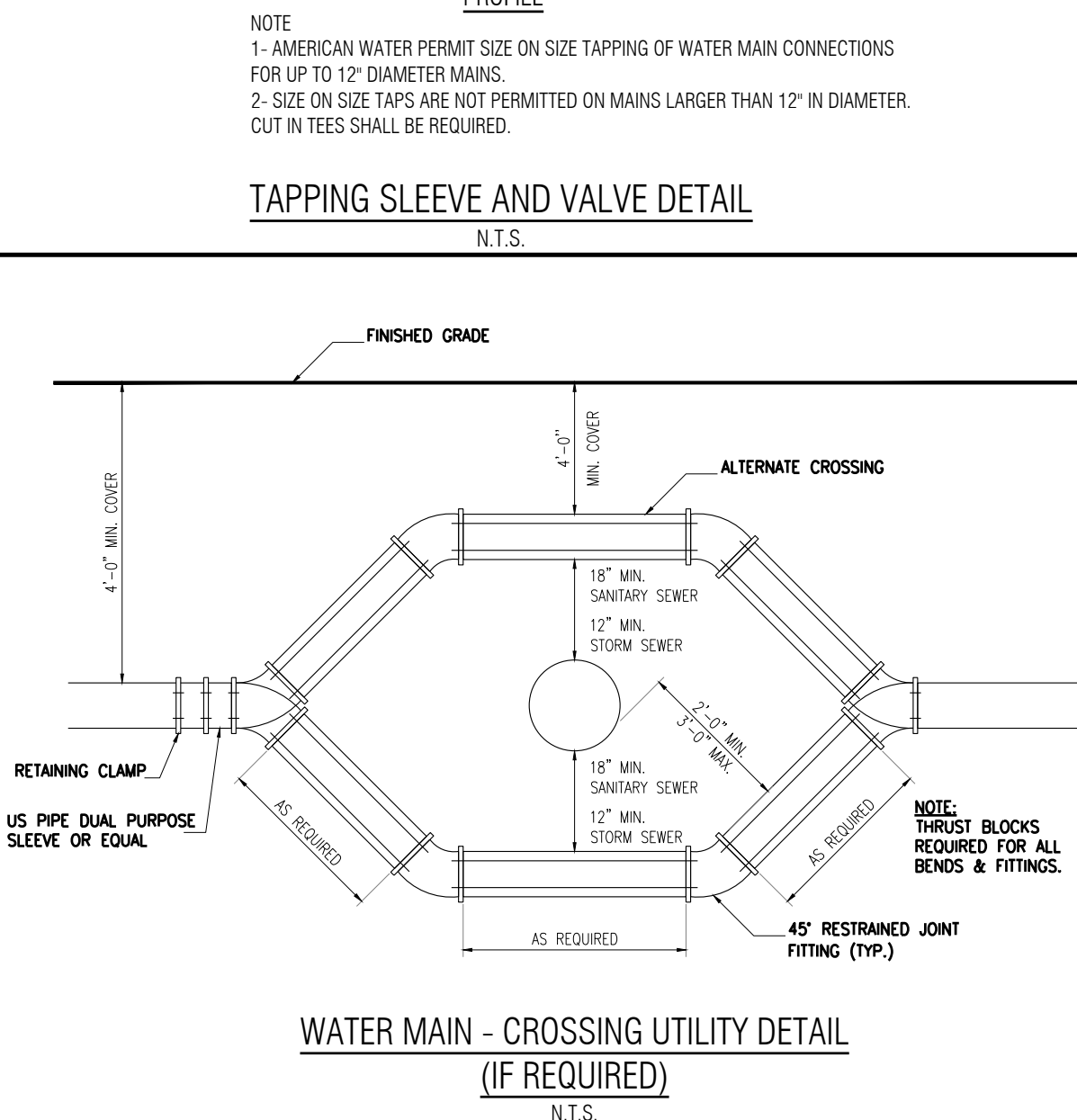
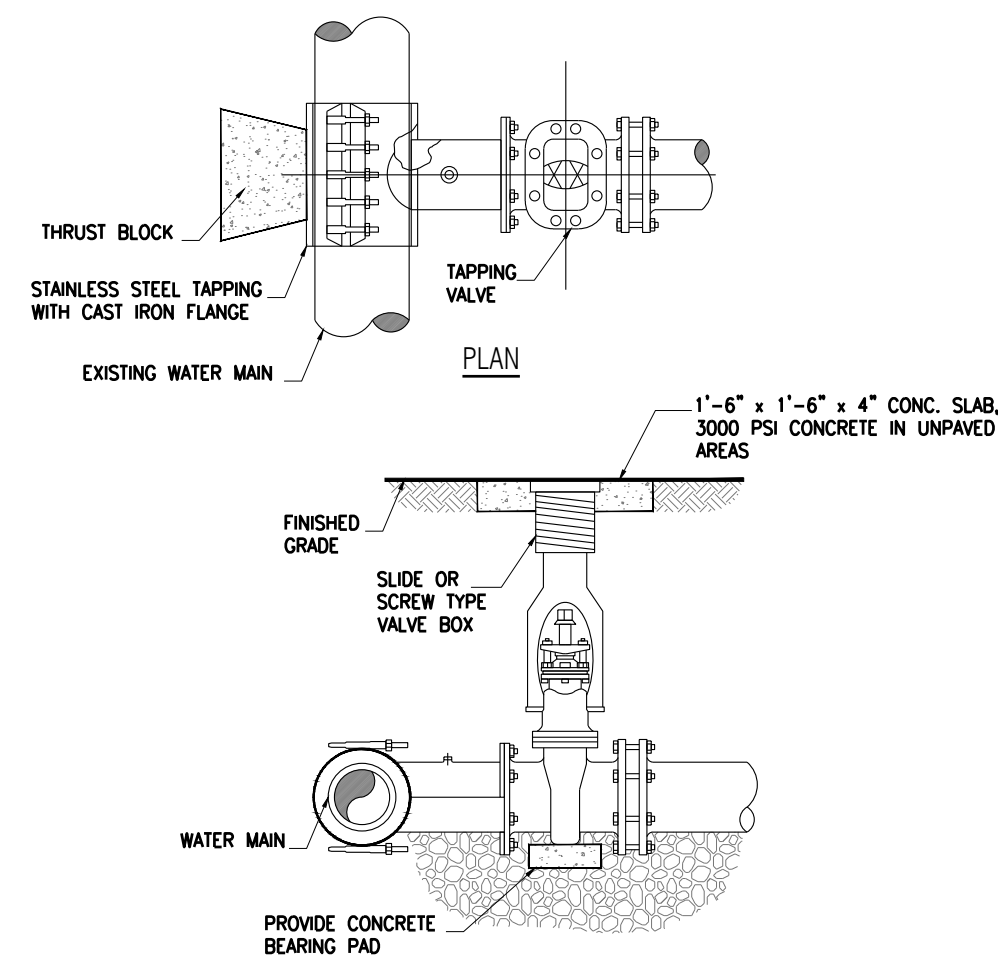
AMELIA CRUZ-HOLDER
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184 VALLEY STREET
SOUTH ORANGE, NJ
PROPOSED NEW MIX USE BUILDING, TO BE USED AS ONE RETAIL SPACE & TWO APARTMENT UNITS.

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

PROJECT	DRAWING
18159	S-100 2 OF 11

UTILITY NOTES (AS APPLICABLE):

- 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.
- WATER AND SEWER UTILITIES NEED TO BE METERED WHERE THE UTILITIES ENTER THE BUILDING.
- REQUIRED MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FOR WATER AND SEWER UTILITIES, AND COVER REQUIREMENTS ARE TO BE MAINTAINED.
- 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.
- 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.
- OVERLAND FLOW OF STORMWATER RUNOFF OVER SIDEWALKS AND DRIVEWAYS IS NOT PERMITTED.
- 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.
- THE STORMWATER COLLECTION SYSTEM SHALL BE MAINTAINED BY THE PROPERTY OWNER REGULARLY TO ENSURE THAT THE FACILITY OPERATES AT DESIGN CAPACITY.
- ALL WATER AND SANITARY SEWER STRUCTURES/ FACILITIES MUST CONFORM TO THE CITY OF SOUTH ORANGE STANDARD.
- TAPPING VALVES FOR FIRE SERVICE SHALL BE CITY OF SOUTH ORANGE STANDARD, OPENING IN A CLOCKWISE DIRECTION AND HAVE A PRESSURE OF 200 PSI.



REVISIONS:

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NJ License No. 17915

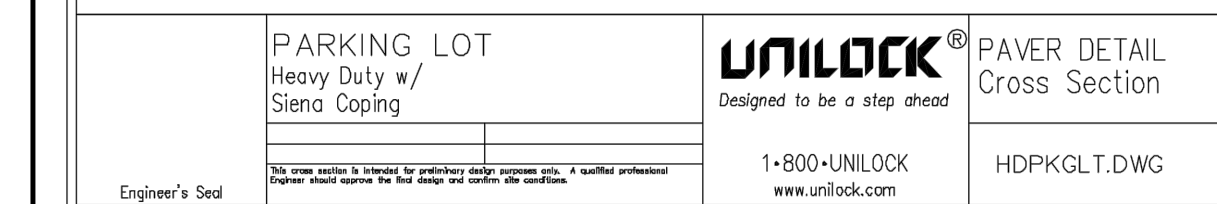
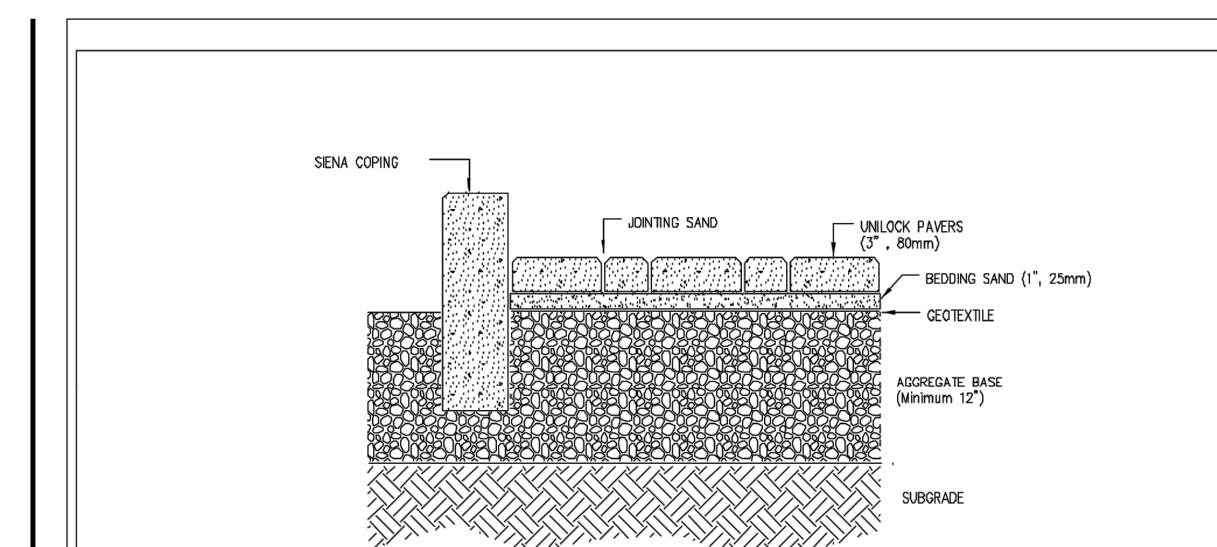
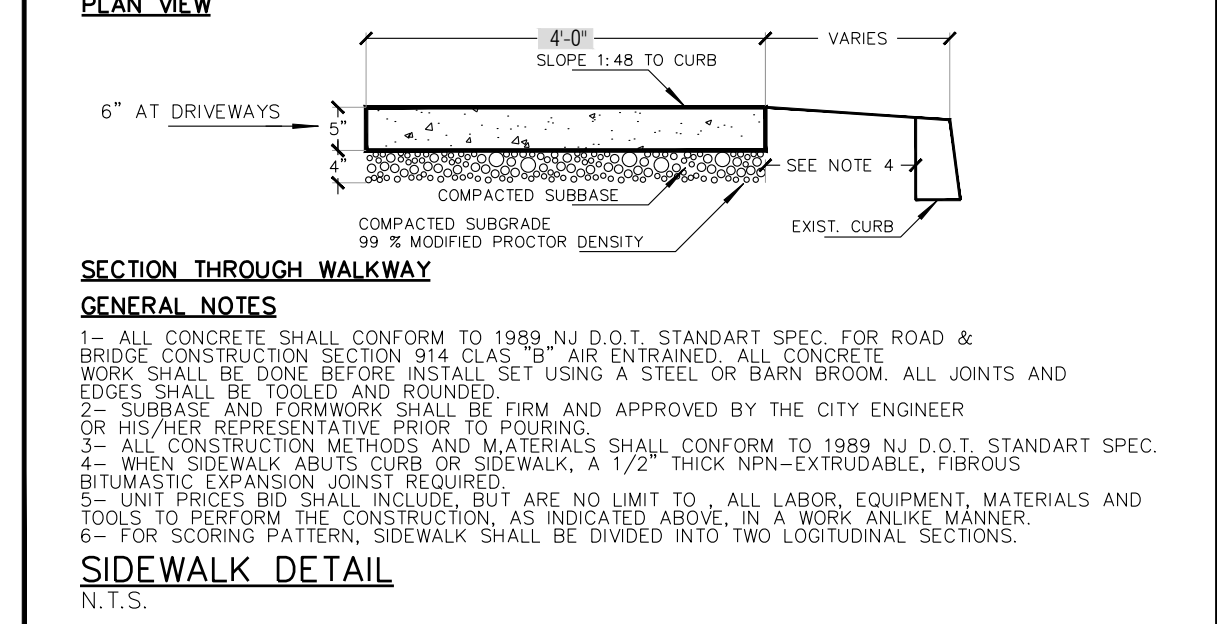
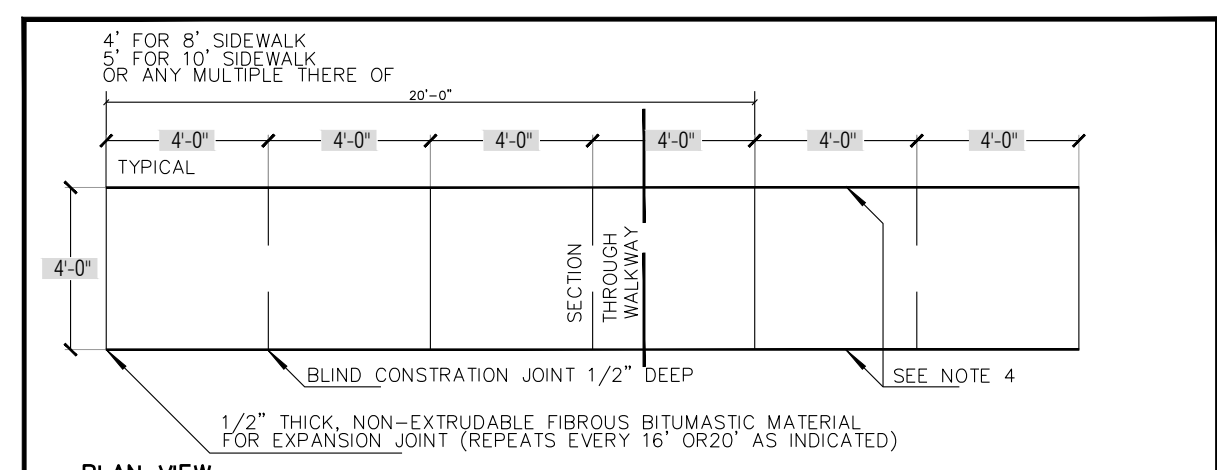
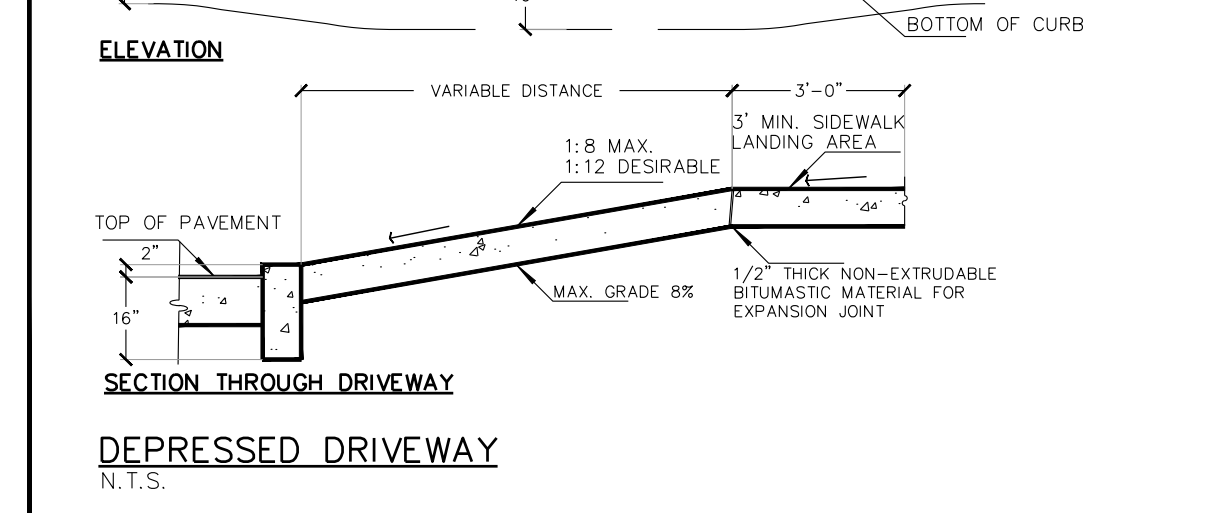
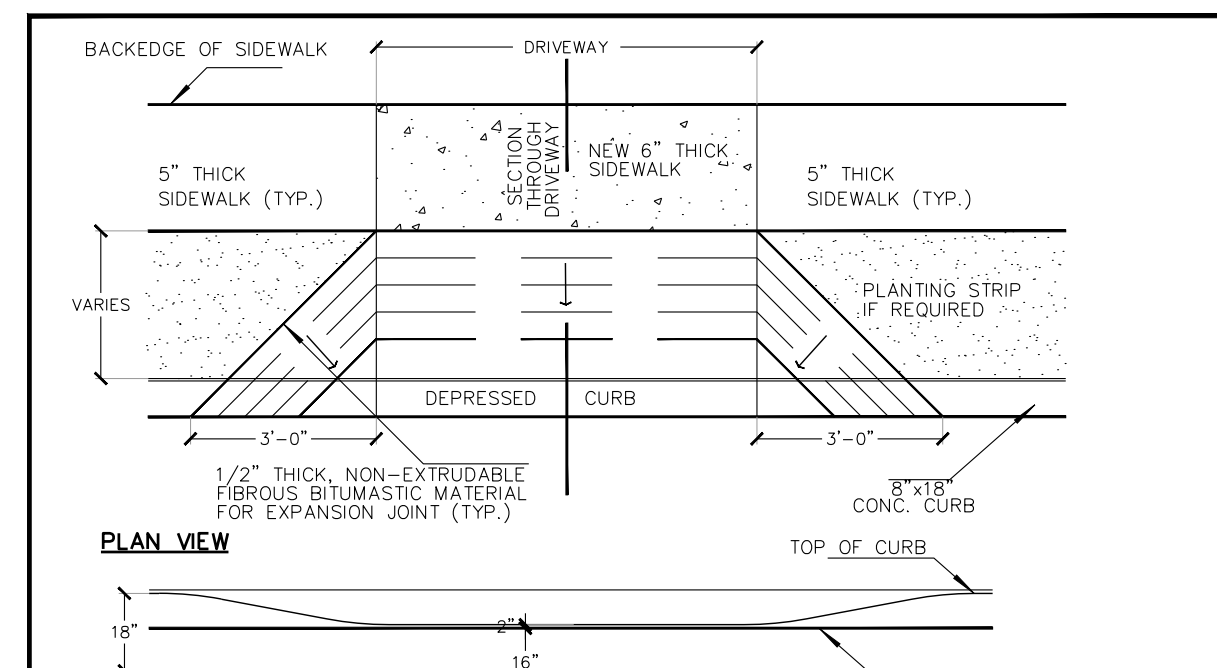
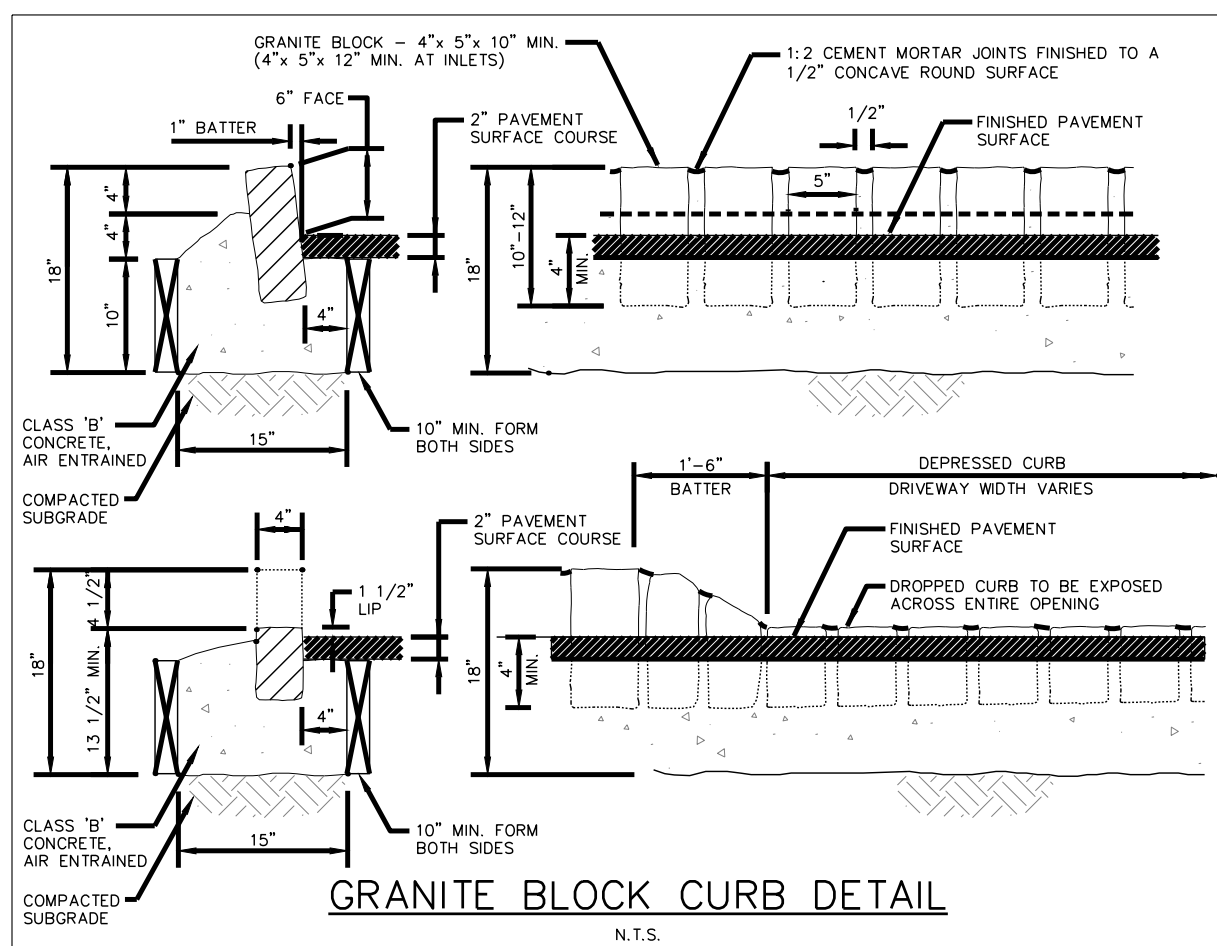
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LOT: #1 BLOCK: #2003

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.

DATE:	2-21-19
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L-1 CUTOFF BOLLARD
36" HEIGHT
L-1: LED WATTAGE WITH MOTION SENSOR SYSTEM (BR840) DOWN LIGHTING

Full Cutoff Bollard LED

ORDERING

PREFIX	HEIGHT	LED CONTROL	LED SELECTION	LED WATTAGE	LIGHTED COVERAGE / LED WATTAGE	VOLTAGE	PAINTED FINISH	OPTIONS
BR840	36"	CWL	NW	300-26	300-10	120V/277V	NP	PCB
BR840	42"	Constant Voltage DMV	DMV	300-10	360-10	120V/277V	BLP Black	Nuton Photocell
BR841	36"	0-10V Dimming	NW	300-26	360-16	120V/277V	W/P White	Starg Protector
BR841	42"	Motion Response	Warm White	150"	180-10	120V/277V	Natural Aluminum	Starg Protector
BR842	42"	Motion Response	Warm White	150"	180-10	120V/277V	QC: Custom Color	Starg Protector
Reinforced Shell with Galvanized Steel Trench	36"		SMC Cases	180-18	180-18		LA	

Lighted Coverage / LED Wattage

300' Light Layers: 14 LEDs
 360-10 10 watts @ 220mA
 360-16 16 watts @ 300mA
 360-26 26 watts @ 450mA

180' Light Layers: 7 LEDs (provides reduced backup light)
 180-10 10 watts @ 450mA
 180-16 16 watts @ 300mA

DIMENSIONS

BR841: Lower head assembly is available for attachment to architectural elements (by other).

BR842: The lower housing assembly consists of a 14" tall wall 4" diameter high strength 6063-T5 extruded aluminum section incorporating a flush, weather-tight galvanized steel base cover for placement over the galvanized steel trench support structure. A trench support structure is made from a 12" thick wall 11 gauge steel 2.25" square tube, welded to top and bottom round steel support plates. The steel trench support structure includes an opening aligned with the aluminum shell, hand hole to permit wiring. The entire steel trench support structure is hot-dipped galvanized after fabrication.

LED PERFORMANCE

Temperature (°C)	Driver mA	Lum/MW/Hrs
25°	225 mA	200,000
30°	250 mA	200,000
40°	400 mA	185,000
	225 mA	180,000
	250 mA	212,000
	350 mA	188,000
	400 mA	182,000
	500 mA	137,000

LED PERFORMANCE NOTES: Predicted performance based on IES LM-79 conditions. See www.philips-led.com for more information. Philips Lumileds LED modules are used. All LED modules are tested at 25°C and 100% RH. All LED modules are tested at 100% RH and 100% humidity. All LED modules are tested at 100% RH and 100% humidity. All LED modules are tested at 100% RH and 100% humidity.

L-2 WML-120WW-LG
7'-0" MOUNTING HEIGHT
L-2: LED 300K WITH MOTION SENSOR SYSTEM (WML-120WW-LG) WALL MOUNTED LIGHT

WML-120CW-LG
WML-120NW-LG
WML-120WW-LG

LED NON-CUTOFF WALL PACK

Ideal for general site lighting, alleys, loading docks, doorway, driveway, parking areas. Provides crisp, directional light.

DIMENSIONS: 18.25"(W) x 9"(H) x 9.25"(D)

Non-cutoff optics with wide forward throw distribution is ideal for extended spacing to mounting height ratio.

3/2" threaded hubs located on the back, rear, and side of housing for greater mounting versatility. Ideal for 3/2" photometric control mounting.

ELECTRICAL SPECIFICATIONS:

- Input Wattage: 127W
- Input Voltage: 120-277VAC 50/60Hz
- Input Current: 1.2A Max
- Other wattages: 30W, 50W, 60W, 80W
- Power factor: >0.9
- Efficacy: 95 LM/W

LIGHTING SPECIFICATIONS:

- LED type/brand: SMD 3030/ Philips Lumileds LEDs
- Total lumens: 12000 LM
- LED Quantity: 176 pieces
- Color temperature: 3000K, 4000K and 5000K
- Color rendering index: >80
- Beam angle: 90°

HOUSING SPECIFICATIONS:

- Die-cast aluminum with powder coat finish (Dark Bronze)
- Operating temperature: -4°F ~ 104°F
- Lifespan: 50000 Hrs.
- IP rating: IP65. Wet Locations
- Borosilicate glass lens will not yellow or fade

PHOTOMETRIC DATA

Polar Candela Distribution: 180° 170° 160° 150° 140°

ISOCANDELA DIAGRAM: Cd: 3,956, 90%; Cd: 1,785, 40%; Cd: 2,927, 70%; Cd: 1,319, 30%; Cd: 2,430, 60%; Cd: 879, 20%; Cd: 2,199, 50%; Cd: 440, 10%; Part of Max Cd: 4,396.0

L-3 WALL SCENCE SPEC'S SHEET (SQUARE)
L-3: LED 300K WITH MOTION SENSOR SYSTEM (WML-120WW-LG) WALL MOUNTED LIGHT

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.

WM SERIES COMPACT WALL SCENCE

APPLICATIONS: Accent wall sconces for mounting heights on 8-12 ft.

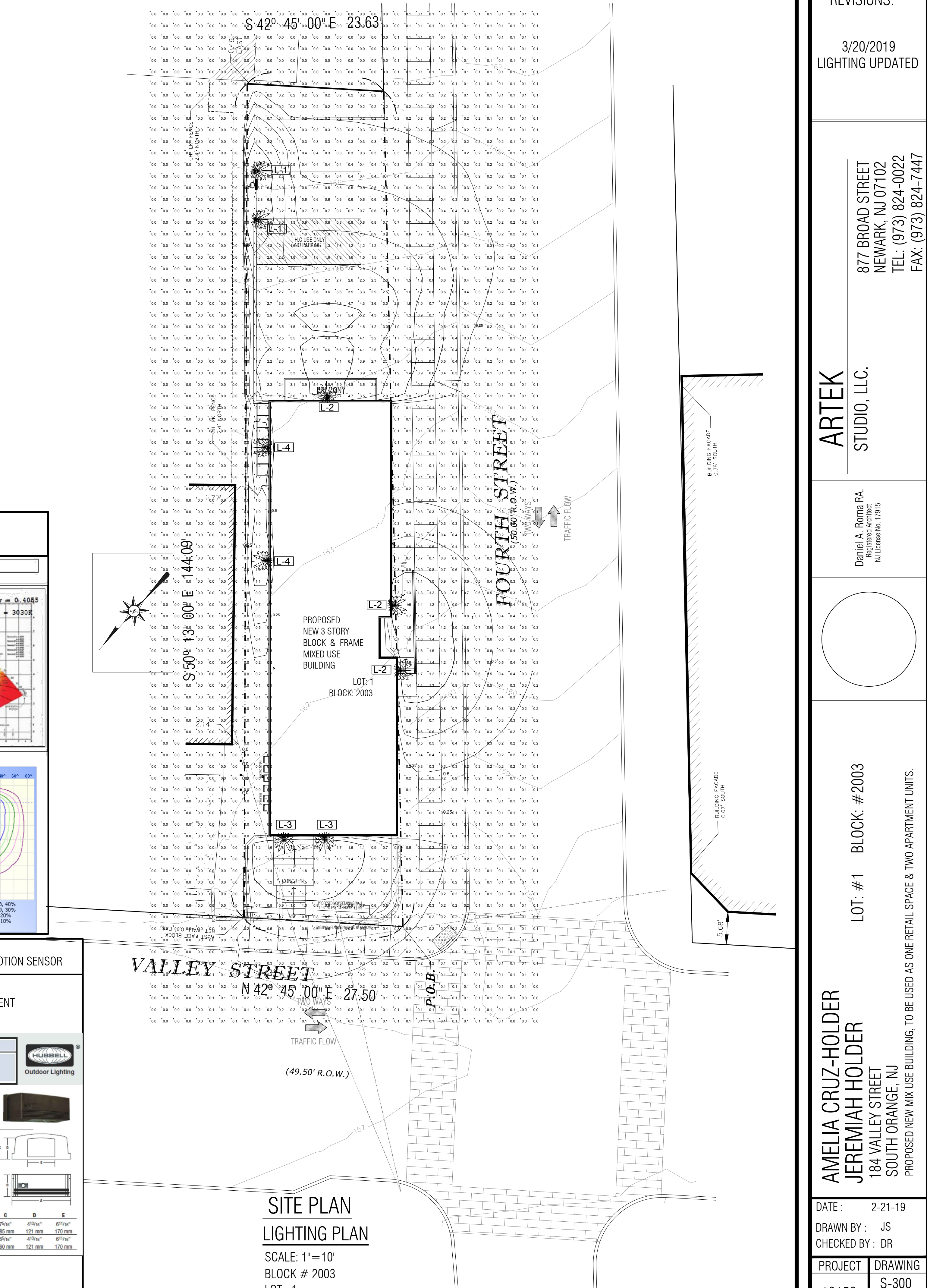
SPECIFICATIONS:

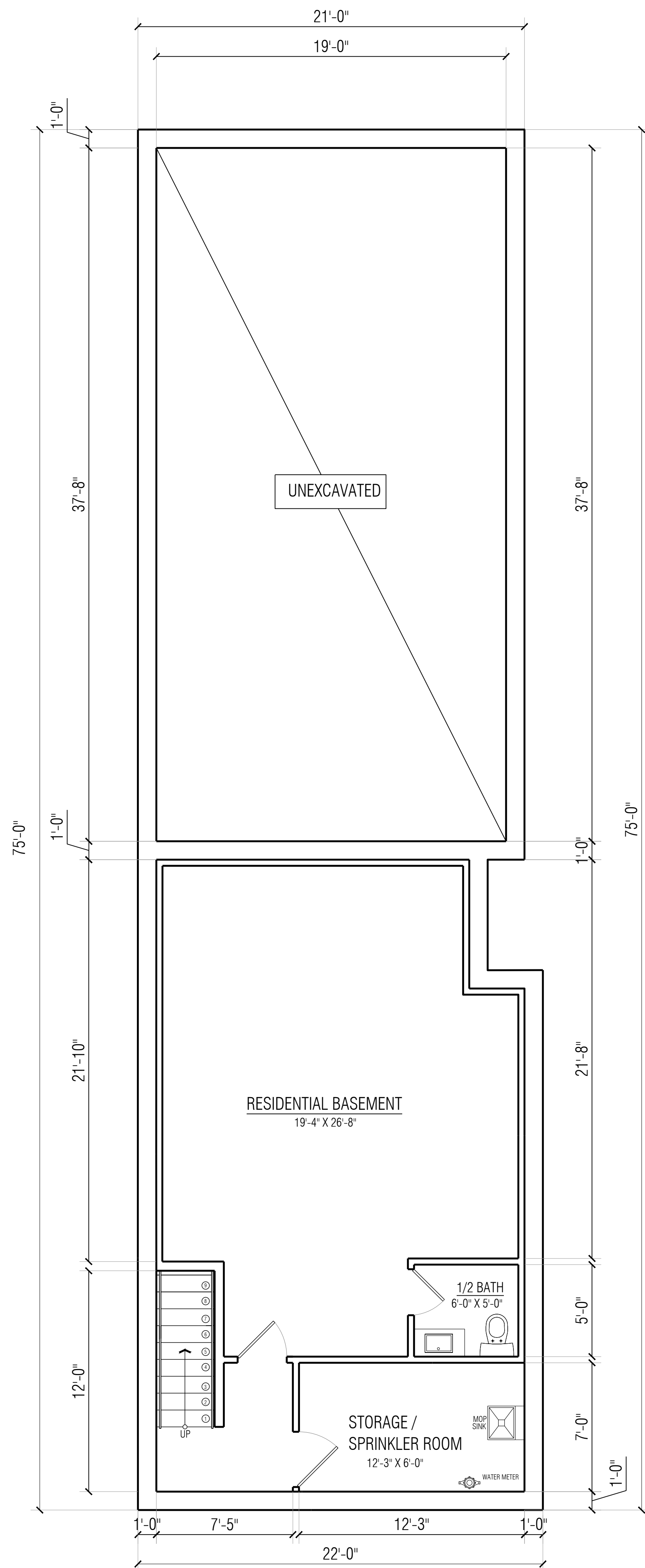
- Shipped as full cutoff downlight
- Units have an internal shield that when removed allows up/down distribution
- UV stabilized polycarbonate lens is decorative yet rugged.
- Die cast housing provides rigid mounting and dissipates ballast/amp heat.
- Silicone gasket seals out moisture and insects.
- Fluorescent units feature 120W photocell for dusk to dawn energy saving control.
- 70 watt pulse start units have 16" Tap" ballast (120, 277, 347V) and are shipped less photocell. PBT-1 or PBT-234 may be field installed if photocell is desired.
- All units include lamp(s).
- All units are UL 1598 listed for USA and Canada.

LISTINGS: All units are UL 1598 listed for USA and Canada.

Dimensions:

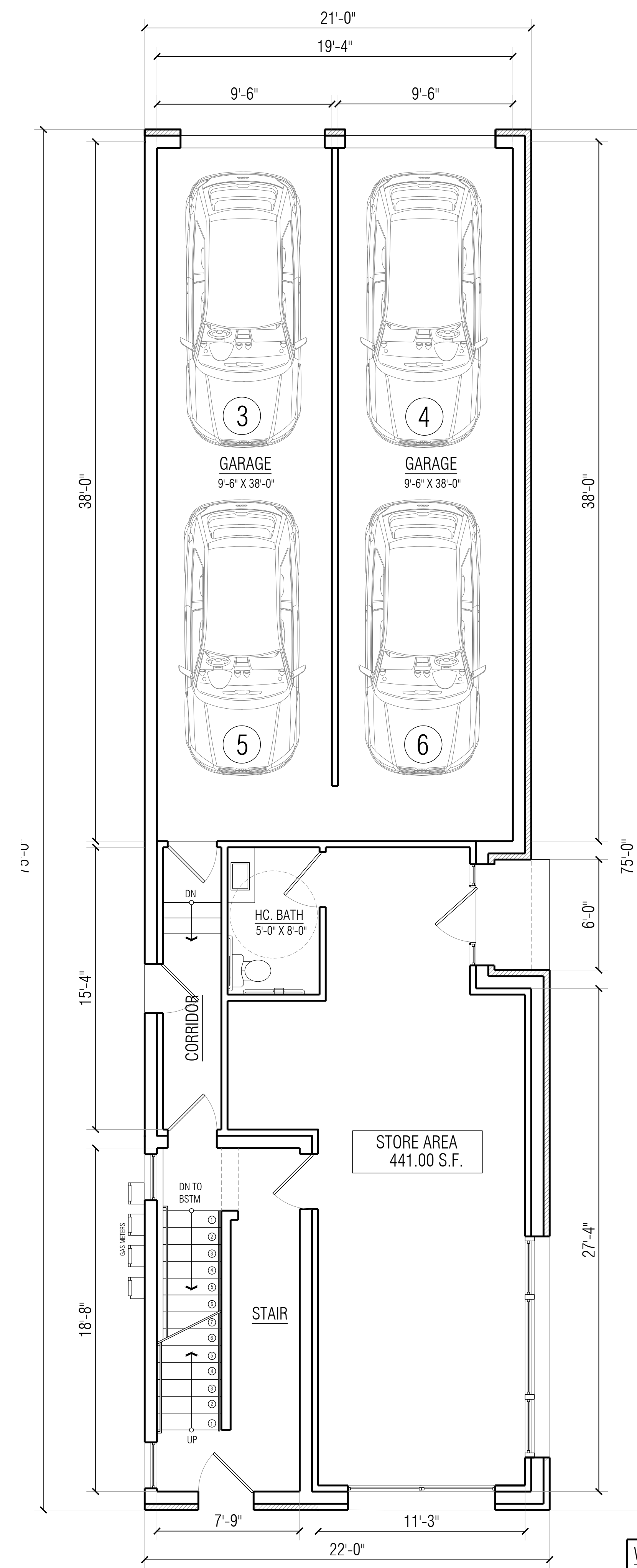
Model	A	B	C	D	E
WMS	14 1/8"	5 1/2"	7 5/8"	4 1/4"	6 1/4"
WMS	14 1/8"	5 1/2"	6 5/8"	4 1/4"	6 1/4"
WMS	14 1/8"	5 1/2"	6 5/8"	4 1/4"	6 1/4"





BASEMENT PLAN

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

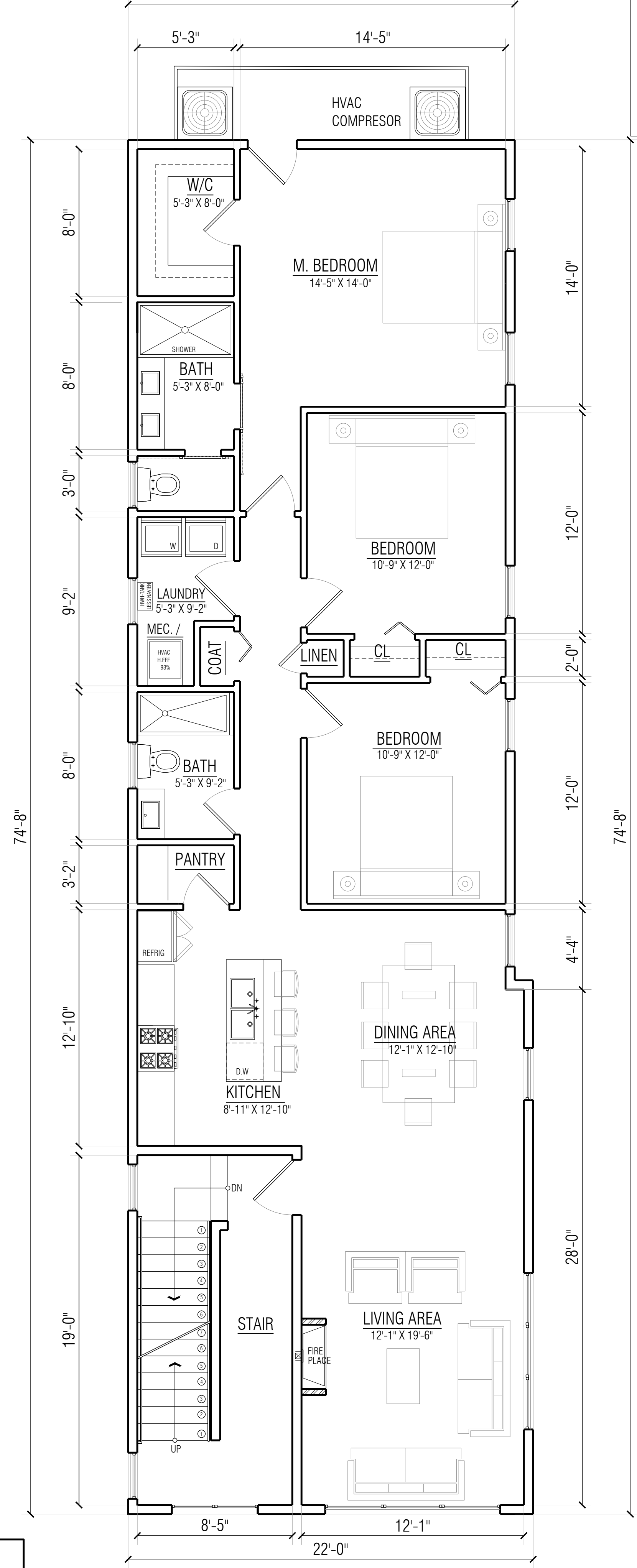


FIRST FLOOR PLAN

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

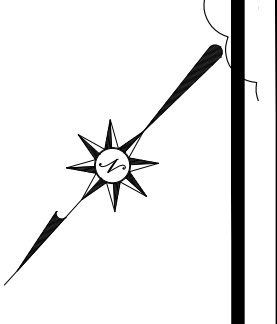
WALL LEGEND:

	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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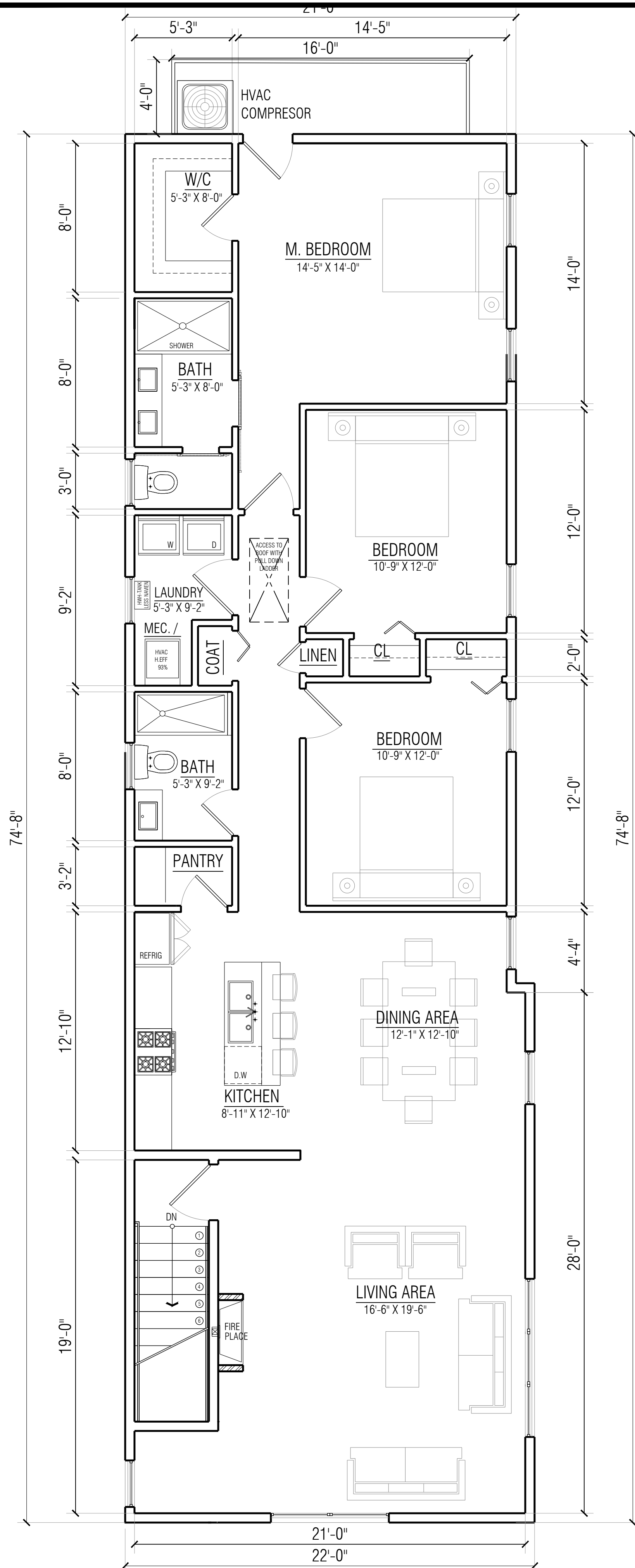
LOT: #1 BLOCK: #2003

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JEREMIAH HOLDER
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 SOUTH ORANGE, NJ
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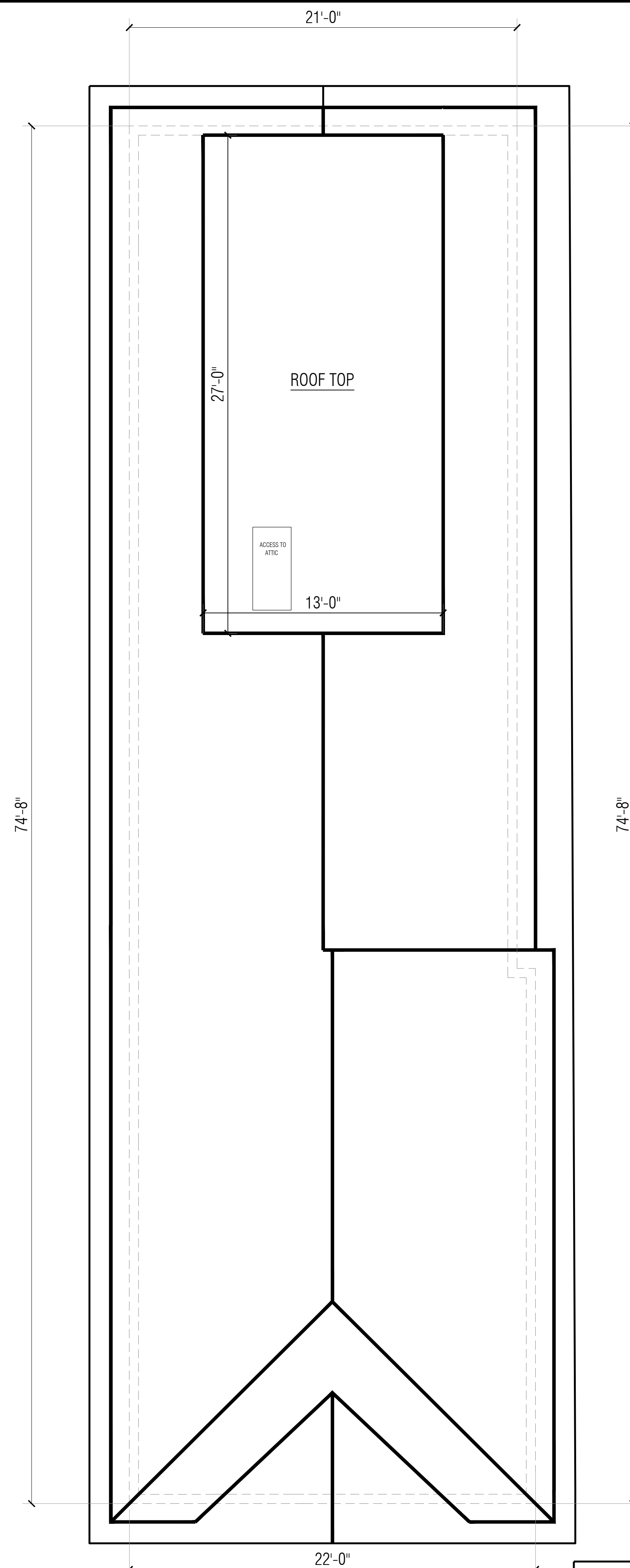
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THIRD FLOOR PLAN

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"

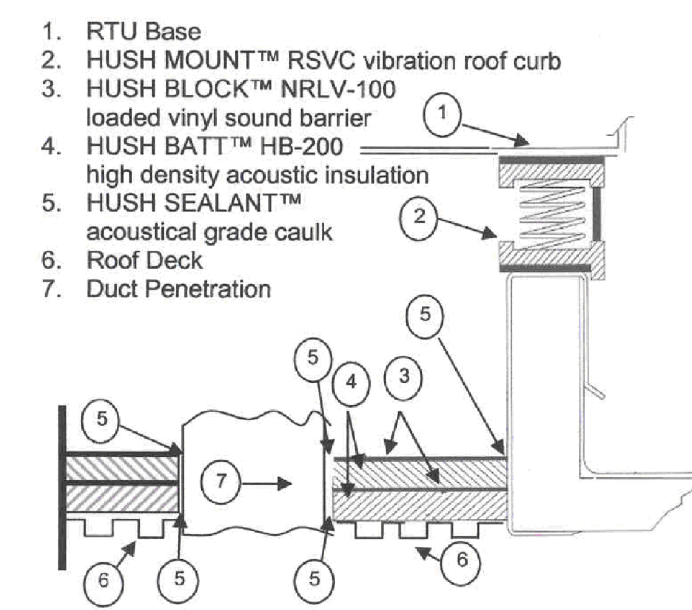
WALL LEGEND:

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

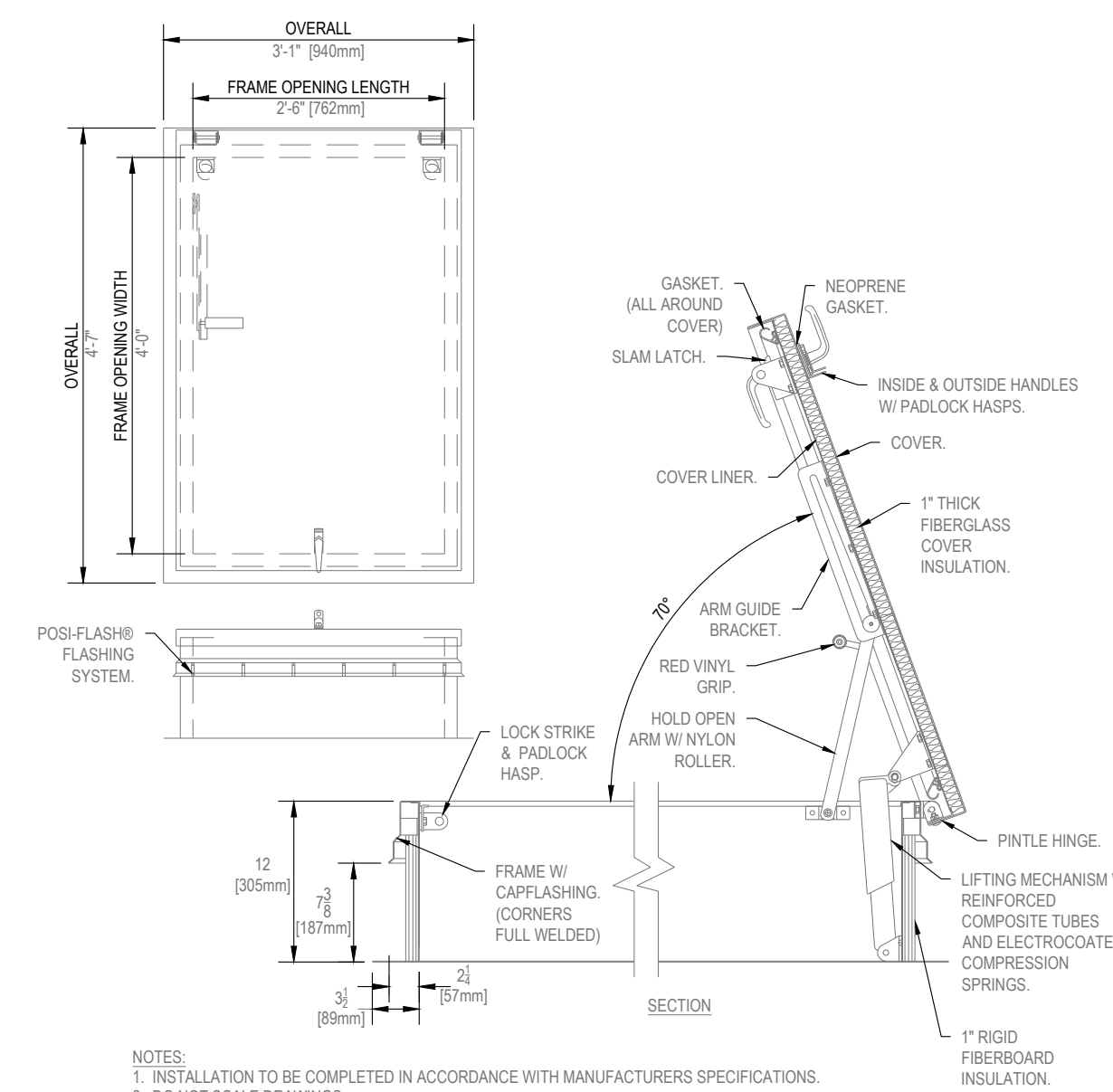
ROOF HATCH VIEW



ROOF HATCH VIEW



1. RTU Base
2. HUSH MOUNT™ RSVC vibration roof curb
3. HUSH BLOCK™ NRLV-100 loaded vinyl sound barrier
4. HUSH BATT™ HB-200 high density acoustic insulation
5. HUSH SEALANT™ acoustical grade caulk
6. Roof Deck
7. Duct Penetration



NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 2561-035.

WB ROOF HATCH
 WB TYPE 5 & E ROOF HATCH

GARBAGE STATEMENT

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

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

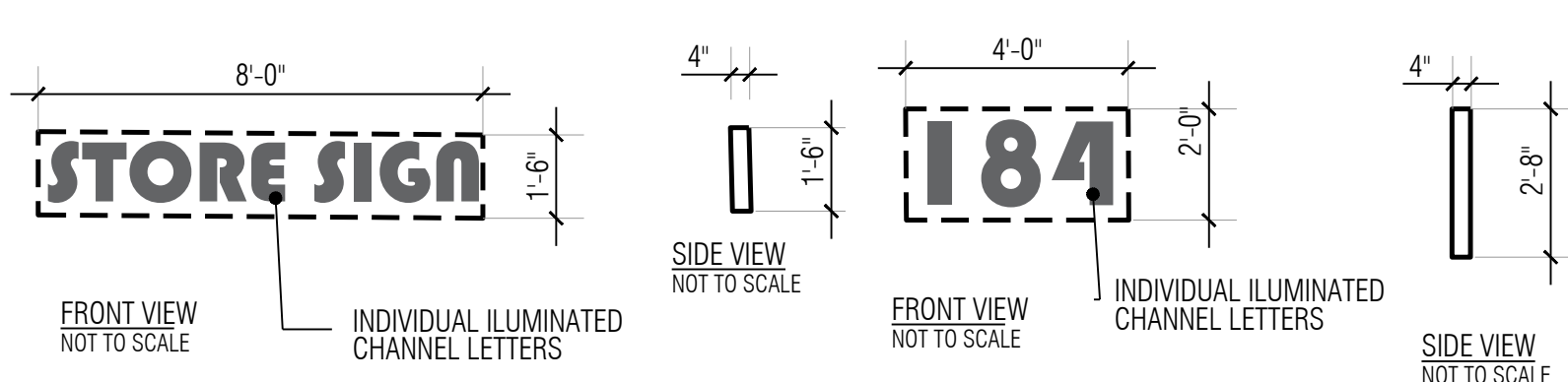
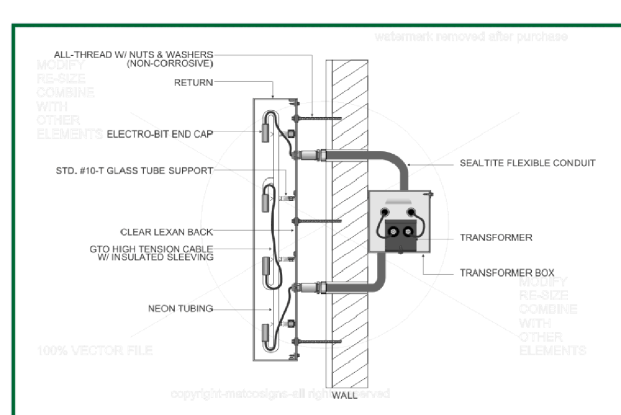
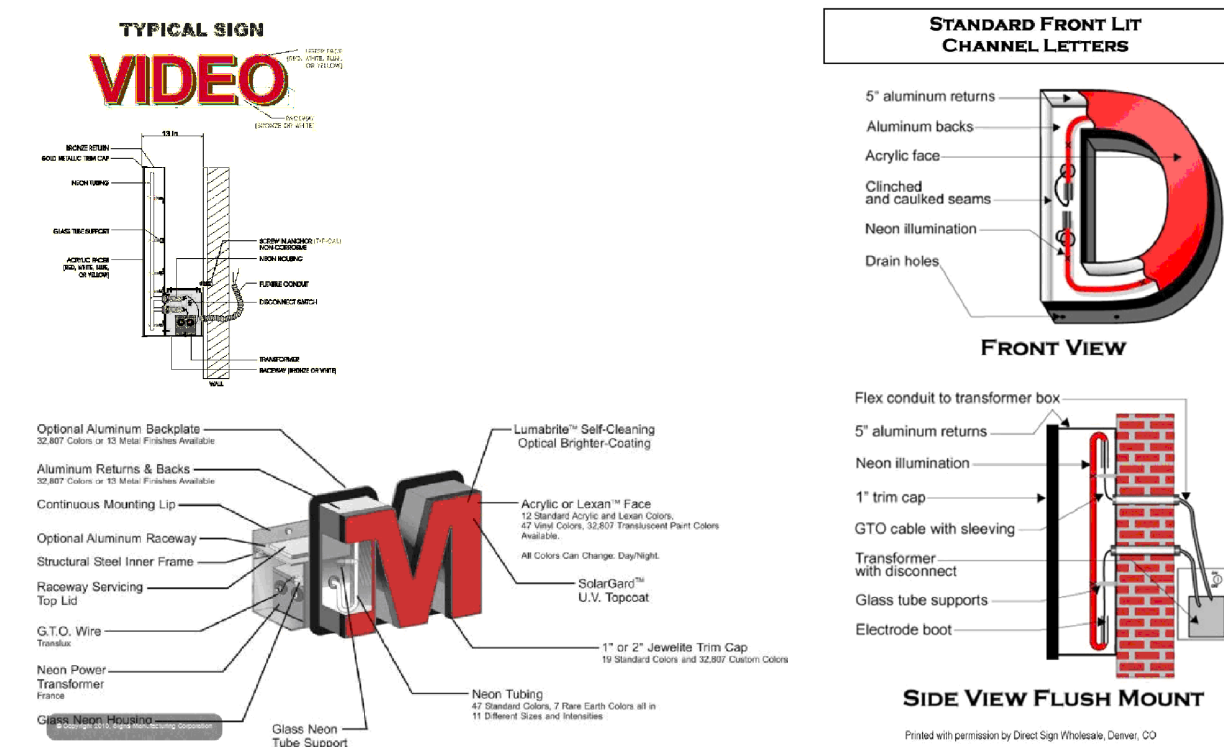


TABLE 9-2: SIGNAGE DESIGN AND MEASUREMENT REQUIREMENTS

	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.



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

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

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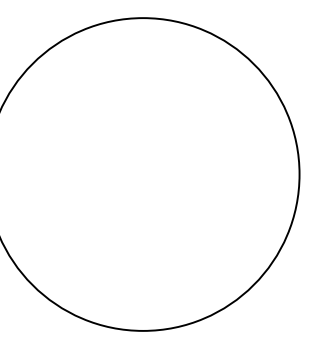
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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