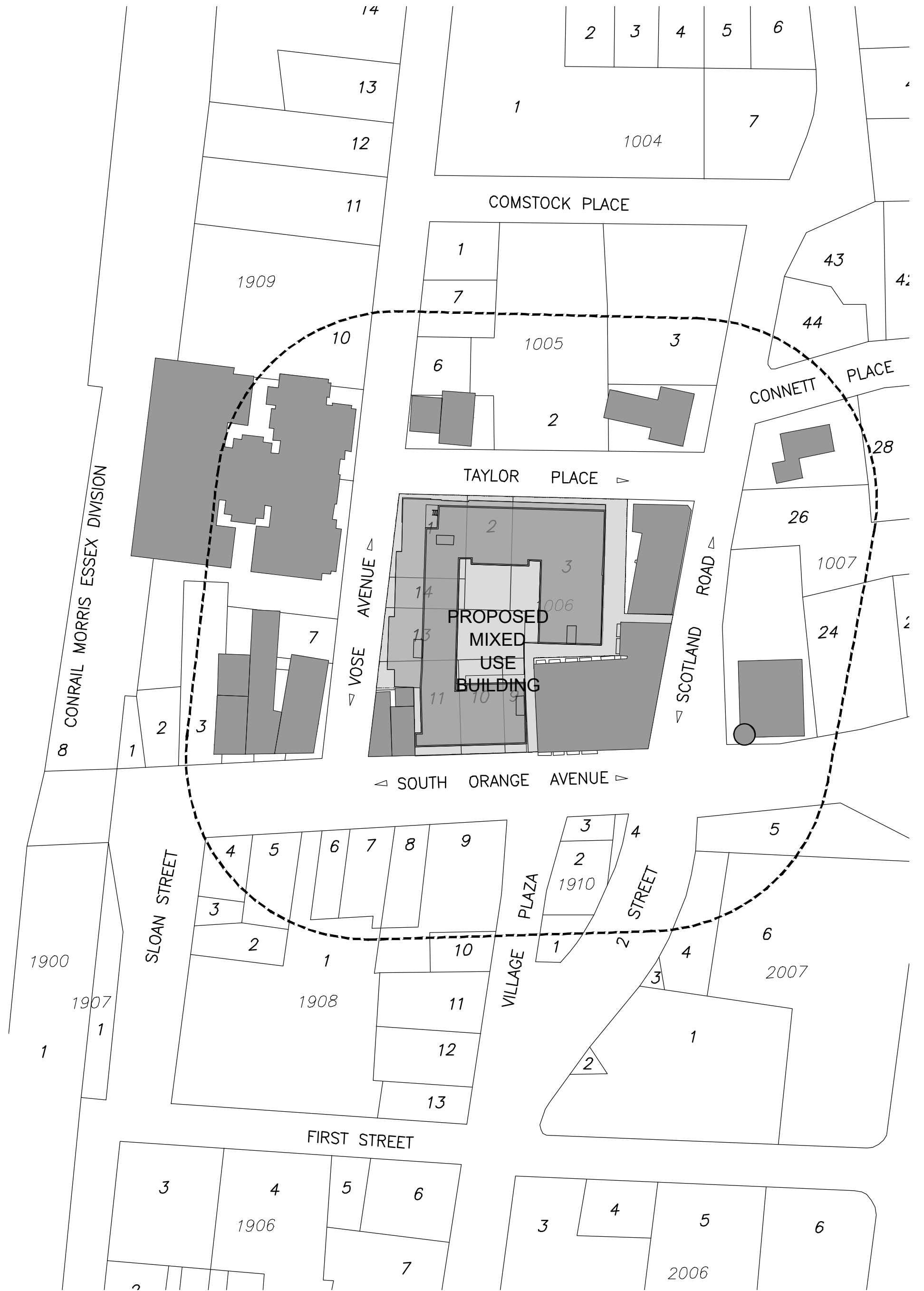




1 LOCATION
SCALE:1: 100



2 ARTISTIC RENDERING

PRELIMINARY & FINAL SITE PLAN

MIXED USE BUILDING , VOSE + TAYLOR REDEVELOPMENT PLAN

SOUTH ORANGE, NEW JERSEY, 07079

BLOCK NUMBER 1006
LOT NUMBERS 1,2,3,9,10,11,13 AND 14

PROJECT DATA	
BLOCK NUMBER	1006
LOT NUMBERS	1,2,3,9,10,11,13 AND 14
LOT AREA	61,146 SF
BUILDING FOOTPRINT	51,410 SF
RESIDENTIAL FLOOR AREA	139,155 SF
RETAIL FLOOR AREA	12,105 SF
OFFICE FLOOR AREA	9,940 SF
DWELLING UNITS	110 UNITS
PARKING SPACES	205 SPACES
ZONING DISTRICT	VOSE + TAYLOR REDEVELOPMENT PLAN

DRAWING LIST	
C1	COVER SHEET - SITE PLAN
A1	VOSE AVENUE LEVEL PLAN
A2	SOUTH ORANGE LEVEL PLAN
A3	SECOND FLOOR PLAN
A4	THIRD FLOOR PLAN
A5	FOURTH FLOOR PLAN
A6	FIFTH FLOOR PLAN
A7	ROOF PLAN
A7.5	EQUIPMENT ELEVATION & GENERATOR
A8	BUILDING ELEVATIONS
A9	BUILDING ELEVATIONS
A10	BUILDING SECTIONS
A11	ENLARGED ELEVATION
A12	SIGNAGE COMPLIANT DIAGRAMS
A13	TEMPORARY BANNER SIGNS
A14	TEMPORARY BANNER SIGNS & FENCE DETAIL

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Bruce A Stieve
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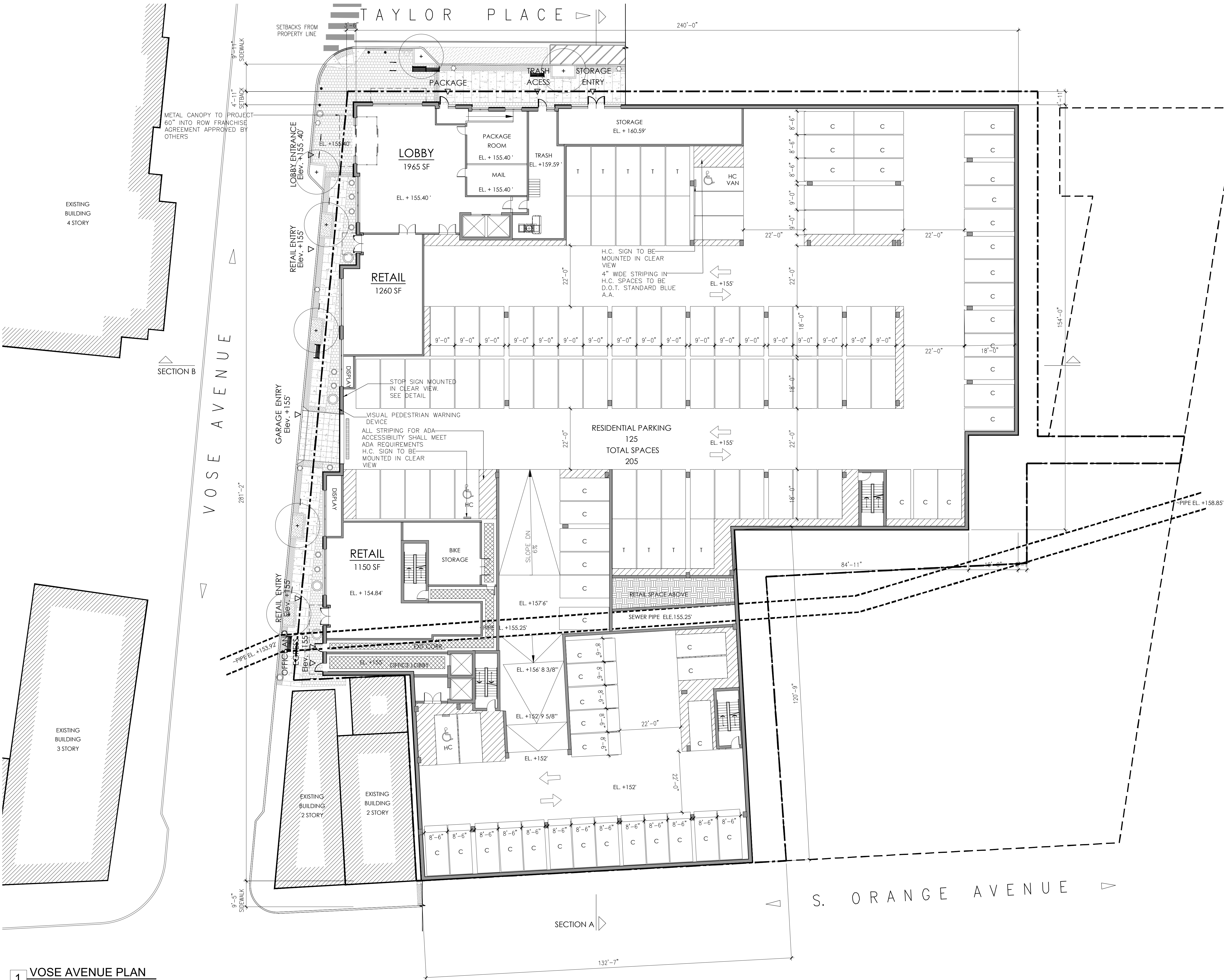
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Prepared For:
**VOSE AVE. APTS.
URBAN RENEWAL,
L.L.C.**
447 Northfield Avenue, #200,
West Orange, New Jersey 07052

Project Name:
**MIXED USE BUILDING
SOUTH ORANGE ,
NEW JERSEY 07079**

Job Number :	1610
Scale :	AS NOTED
Drawn By :	AS/ML/BR/ BS/NP
Issue :	
Date :	For :
07.07.2020	PRELIMINARY AND FINAL SITE PLAN SET
08.06.2020	UPDATED PRELIMINARY AND FINAL SITE PLAN SET



1 VOSE AVENUE PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL WORK DESCRIBED SHALL CONFORM TO AND BE CONSTRUCTED UNDER THE PROVISIONS OF THE IBC CODE, LATEST EDITION, AS WELL AS ALL REQUIREMENTS OF THE TOWNSHIP OF MONTCLAIR, N.J.
2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FULL COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE, THE NATIONAL ELECTRIC CODE, AND ALL AGENCIES WHICH HAVE JURISDICTION ON THE WORK, AS WELL AS THE REQUIREMENTS OF THE TOWNSHIP OF MONTCLAIR, N.J.
3. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED TO BE REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF CONSTRUCTION OR INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITIONS.

SITE NOTES

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS SIZES AND DETAILING.
2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.
3. REFER TO CIVIL DRAWINGS FOR SITE DETAILS AND CONDITIONS.
4. REFER TO LANDSCAPE DRAWINGS FOR ALL SITE LANDSCAPING DETAILS AND CONDITIONS.

SITE PLAN & SURVEY DATA

SITE PLAN DATA IS TAKEN FROM A SITE BOUNDARY & TOPOGRAPHIC SURVEY DATED 05/23/2014 PREPARED BY:

PRONESTI SURVEYING INC.
870 CEDAR POMPTON GROVE. AVENUE,
NJ 07009

MICHAEL PRONESTI
PROFESSIONAL LAND SURVEYOR
NJ LIC. No. 37605

PARKING CALCULATION

RESIDENTIAL SPACES	1/UNIT 110 SPACES
OFFICE	3/ 1000 SF 9,940/ 1000 30 SPACES
COMMERCIAL	4/ 1000 SF 12,105/ 1000 49 SPACES
TOTAL REQUIRED	189 SPACES
TOTAL PROPOSED	205 SPACES

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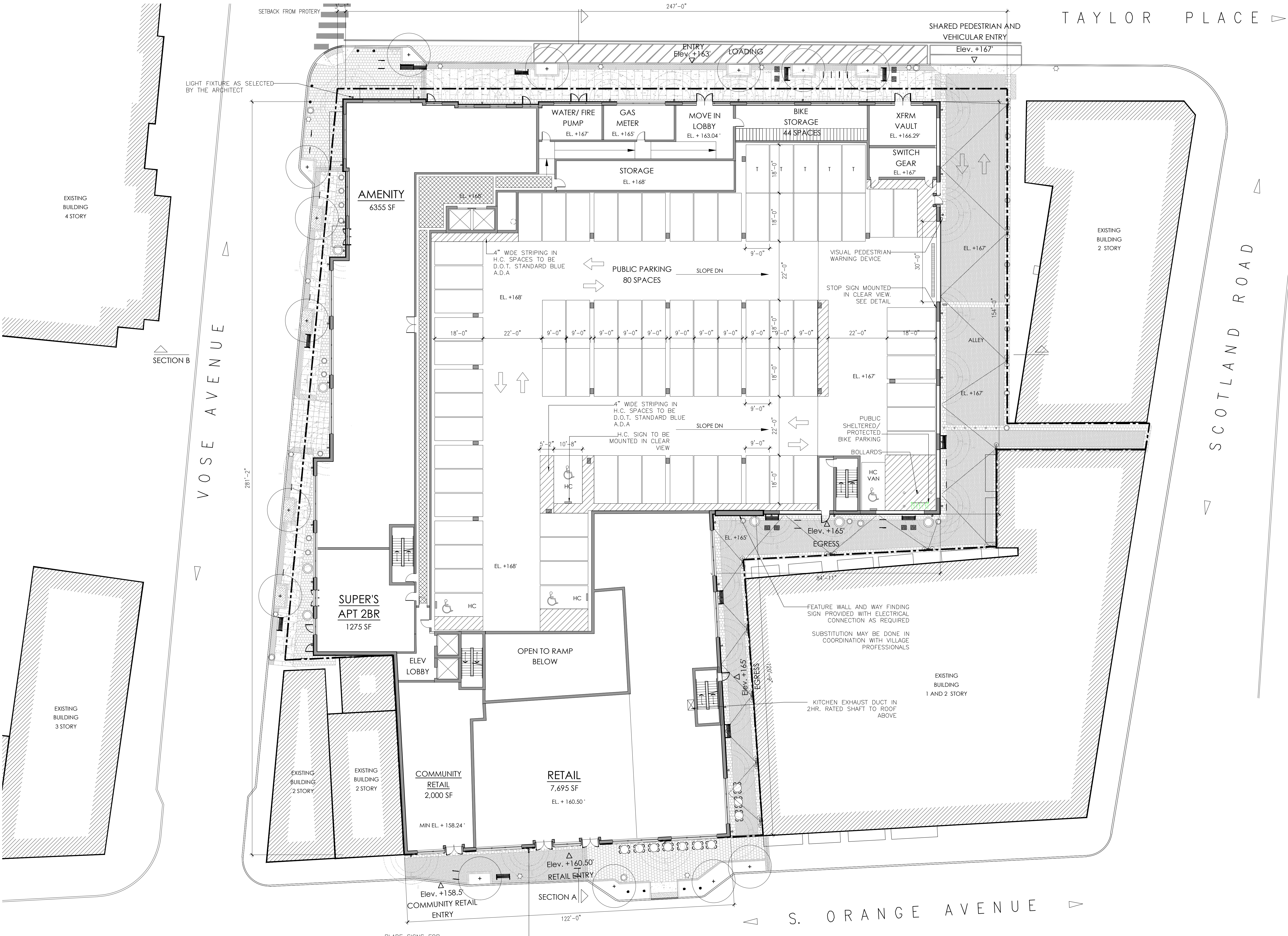
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**MIXED USE BUILDING
SOUTH ORANGE ,
NEW JERSEY 07079**

Job Number : 1610
Scale : AS NOTED
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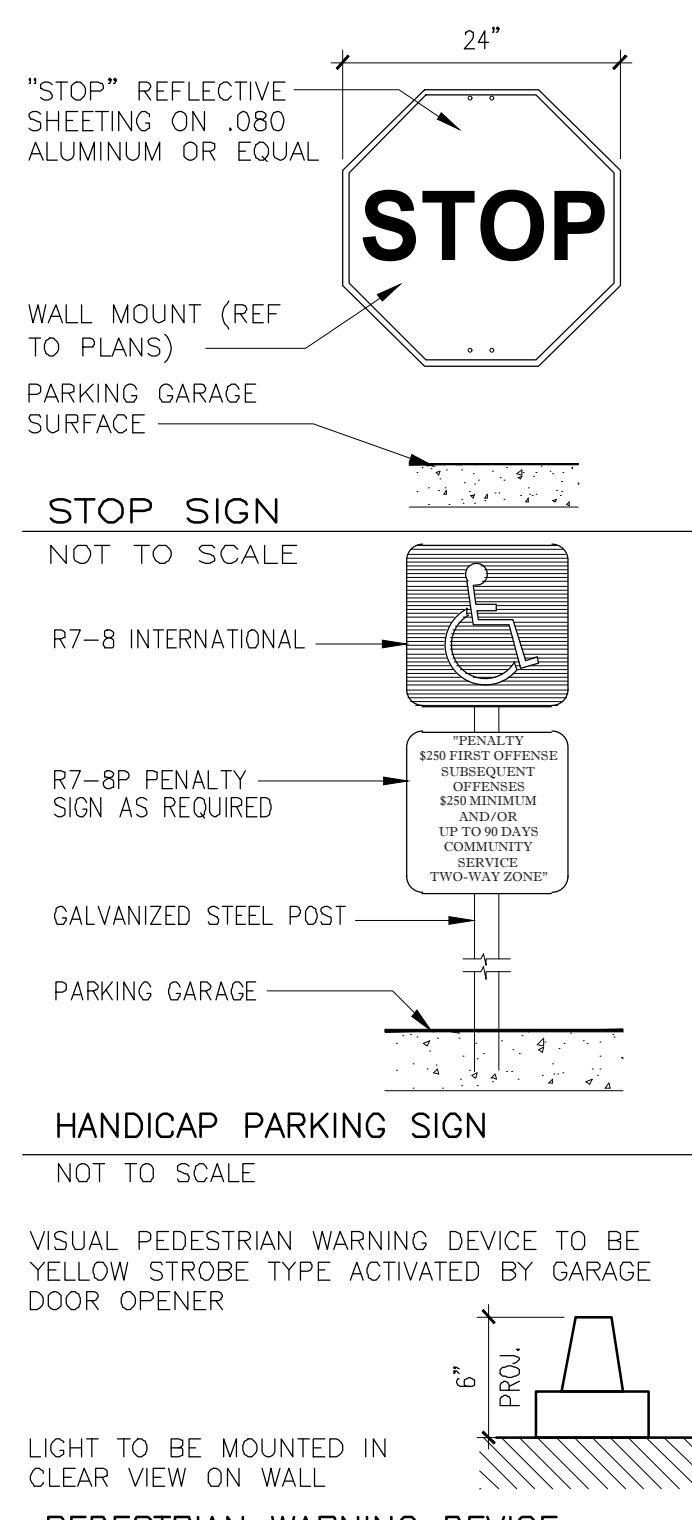
VOSE AVENUE
PLAN

A1



1 SOUTH ORANGE AVENUE PLAN
SCALE: 1/8" = 1'-0"

PARKING DETAILS



BIKE PARKING DETAILS

SHELTERED/ PROTECTED BICYCLE PARKING	
MULTIFAMILY (110 UNITS)	0.18/UNIT 20 SPACES
RETAIL (12,105 SF)	4/ 1000 SF 49 SPACES
PUBLIC SHELTERED/ PROTECTED BICYCLE PARKING OFFICE (9,940SF)	0.5 / 1000 SF 5 SPACES

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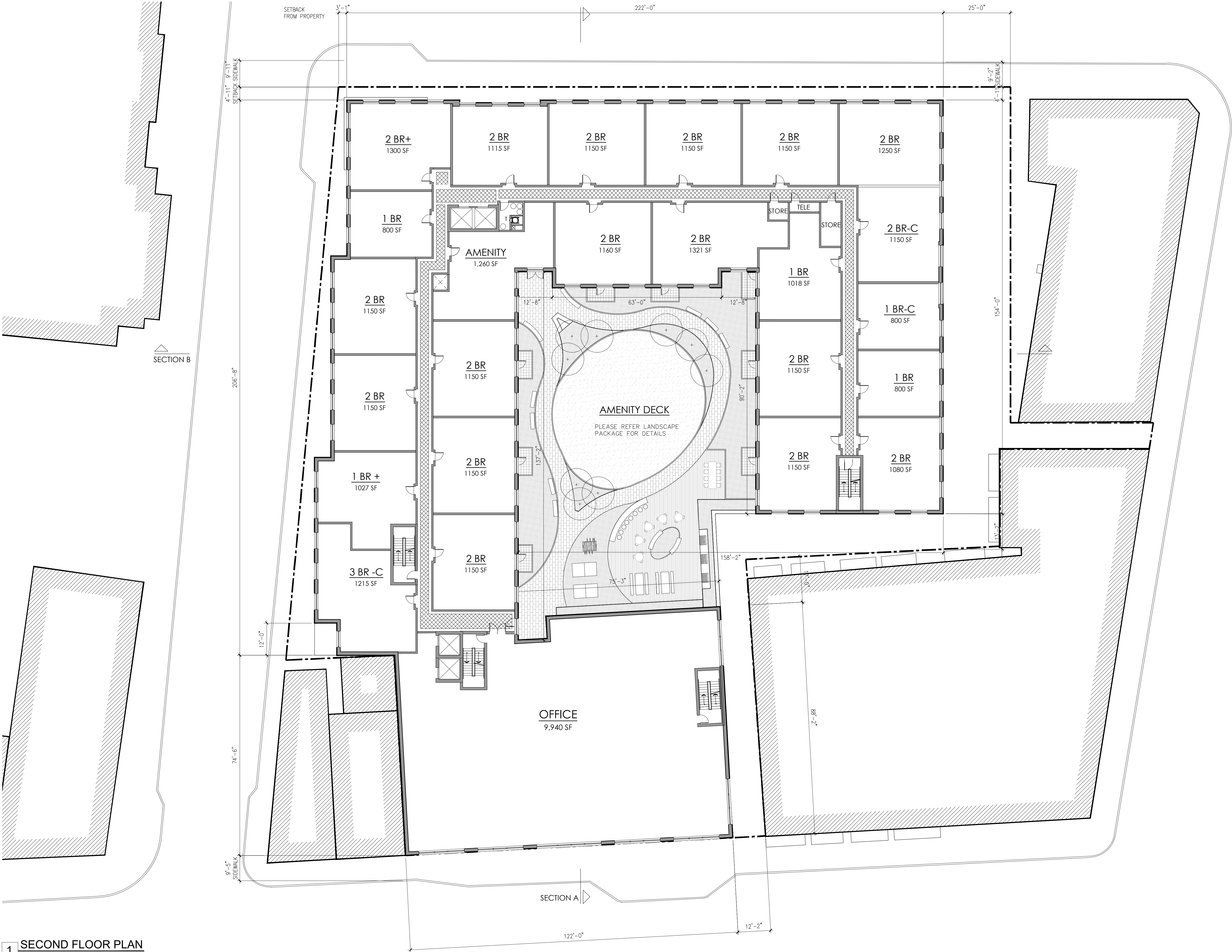
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1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT MIX DISTRIBUTION

27	-	1 BEDROOM	25%
5	-	1 BEDROOM +	5%
57	-	2 BEDROOM	51%
18	-	2 BEDROOM +	16%
3	-	3 BEDROOM	3%
110	-	TOTAL UNITS	100%

COAH UNITS - C

20% OF UNITS OR 22 UNITS ARE TO BE SET ASIDE AS AFFORDABLE.
11 ONSITE UNITS WILL BE PROVIDED
11 OFFSITE CONTRIBUTION WILL BE PROVIDED AS PER THE REDEVELOPMENT AGREEMENT.

ONSITE UNITS PROVIDED

3	-	1 BEDROOM	AS PER RDA
5	-	2 BEDROOM	AS PER RDA
3	-	3 BEDROOM	AS PER RDA
11	-	TOTAL UNITS	

** C UNIT DISTRIBUTION SHOWN IS CONCEPTUAL ONLY. FINAL UNIT LOCATIONS MAY CHANGE AS FLOOR PLANS DEVELOP

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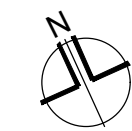
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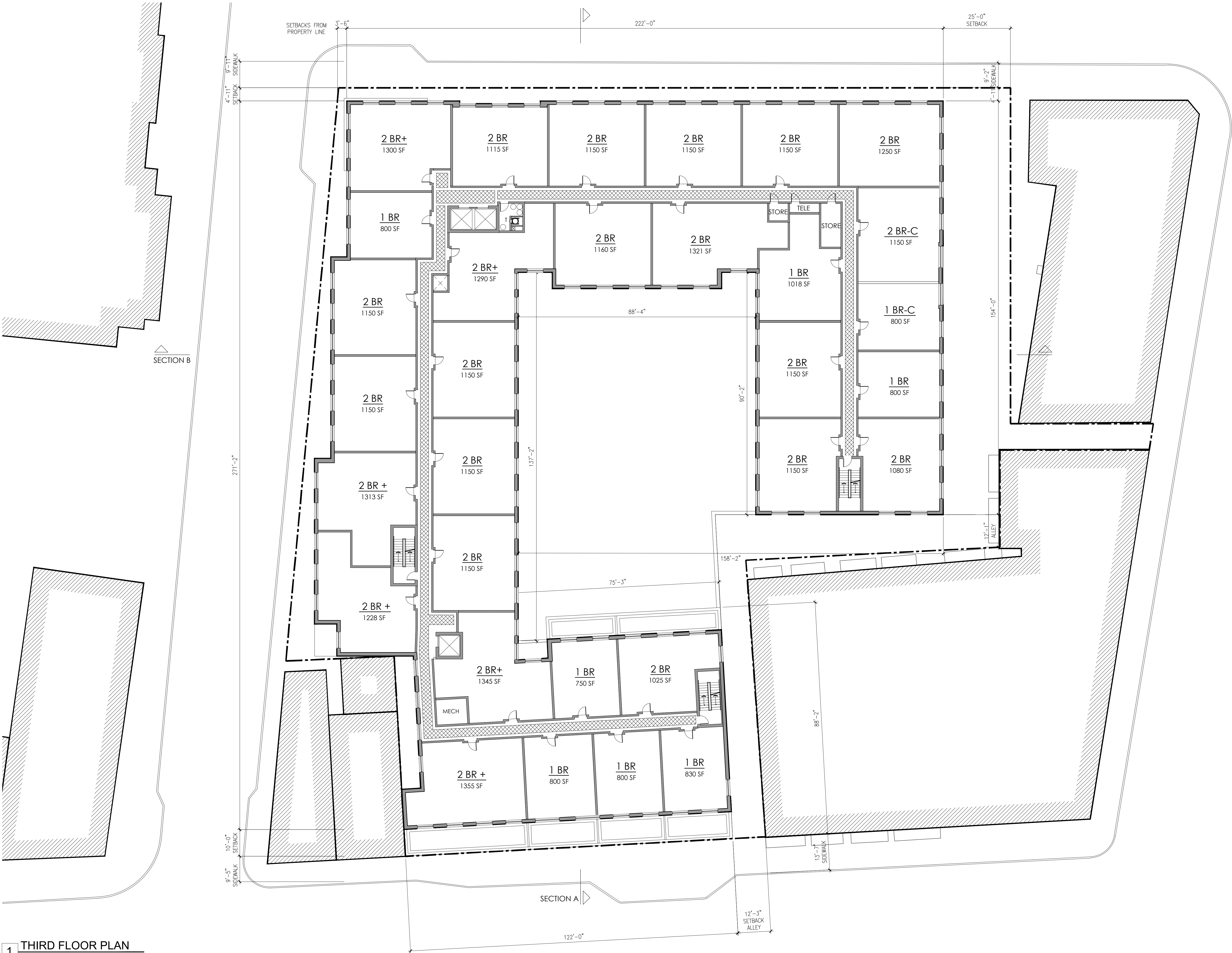
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SECOND
FLOOR PLAN

A3

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1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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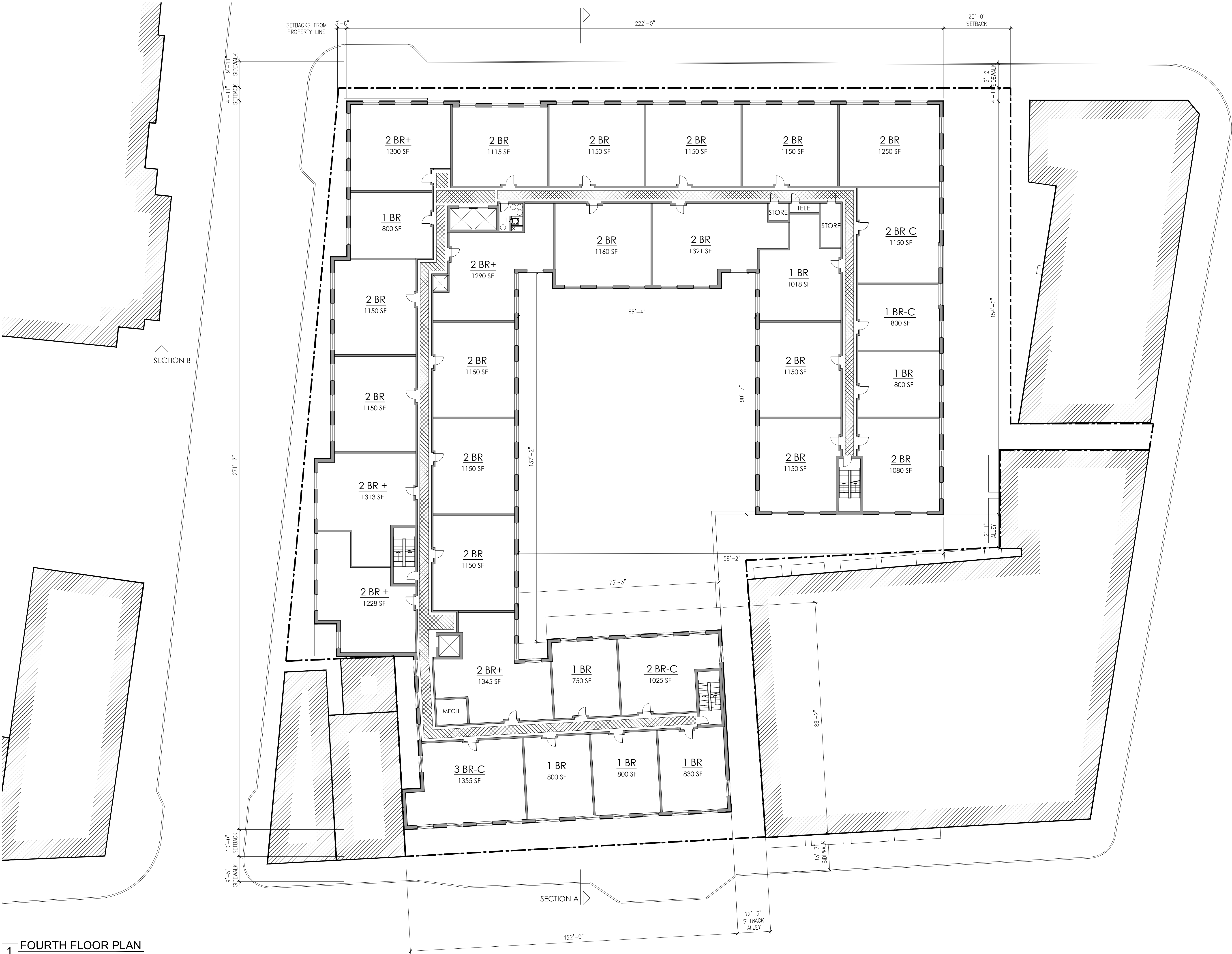
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1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

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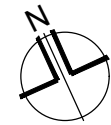
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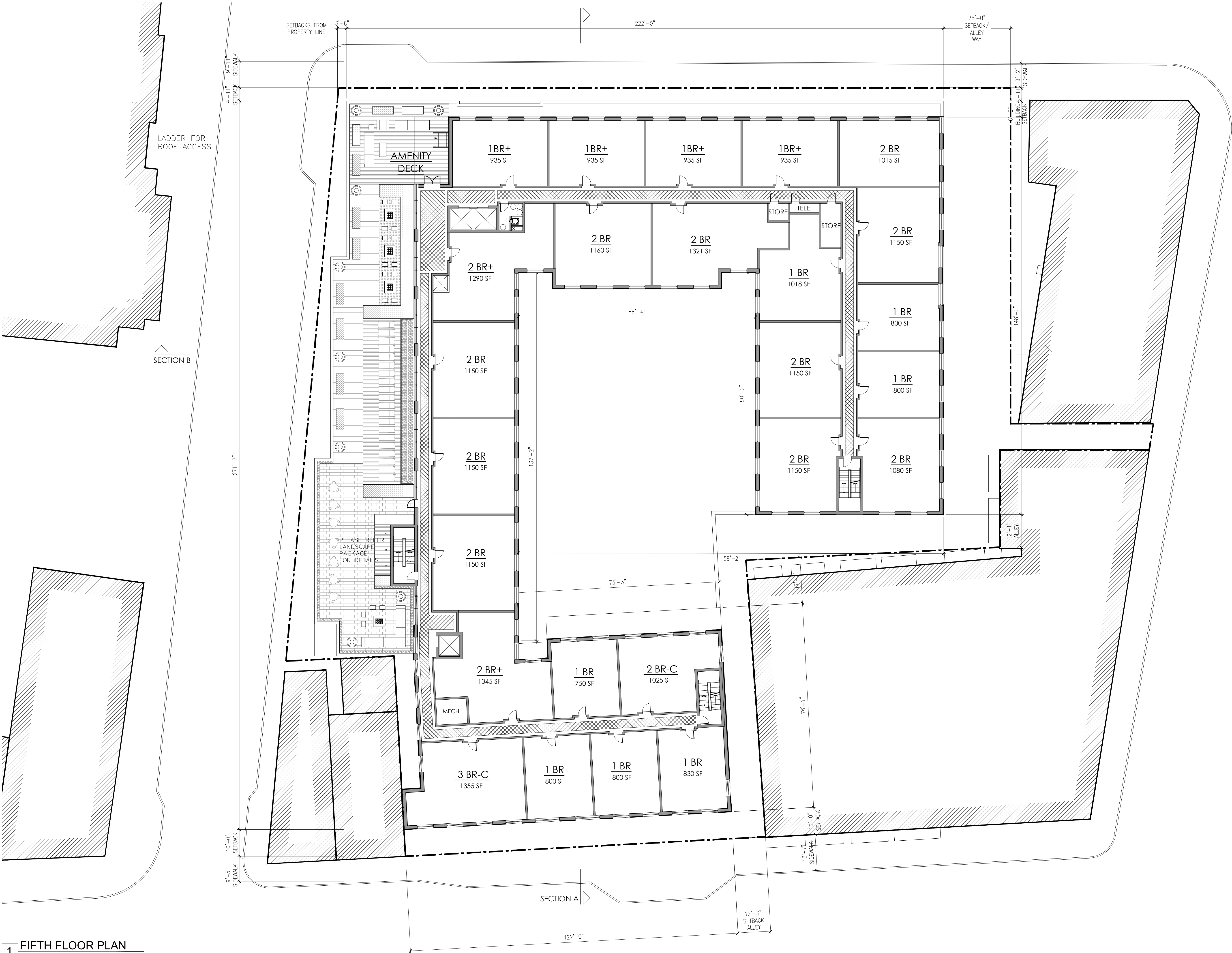


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FOURTH
FLOOR PLAN

A5



1 FIFTH FLOOR PLAN
SCALE: $\frac{1}{16}" = 1'-0"$

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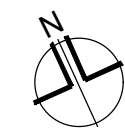
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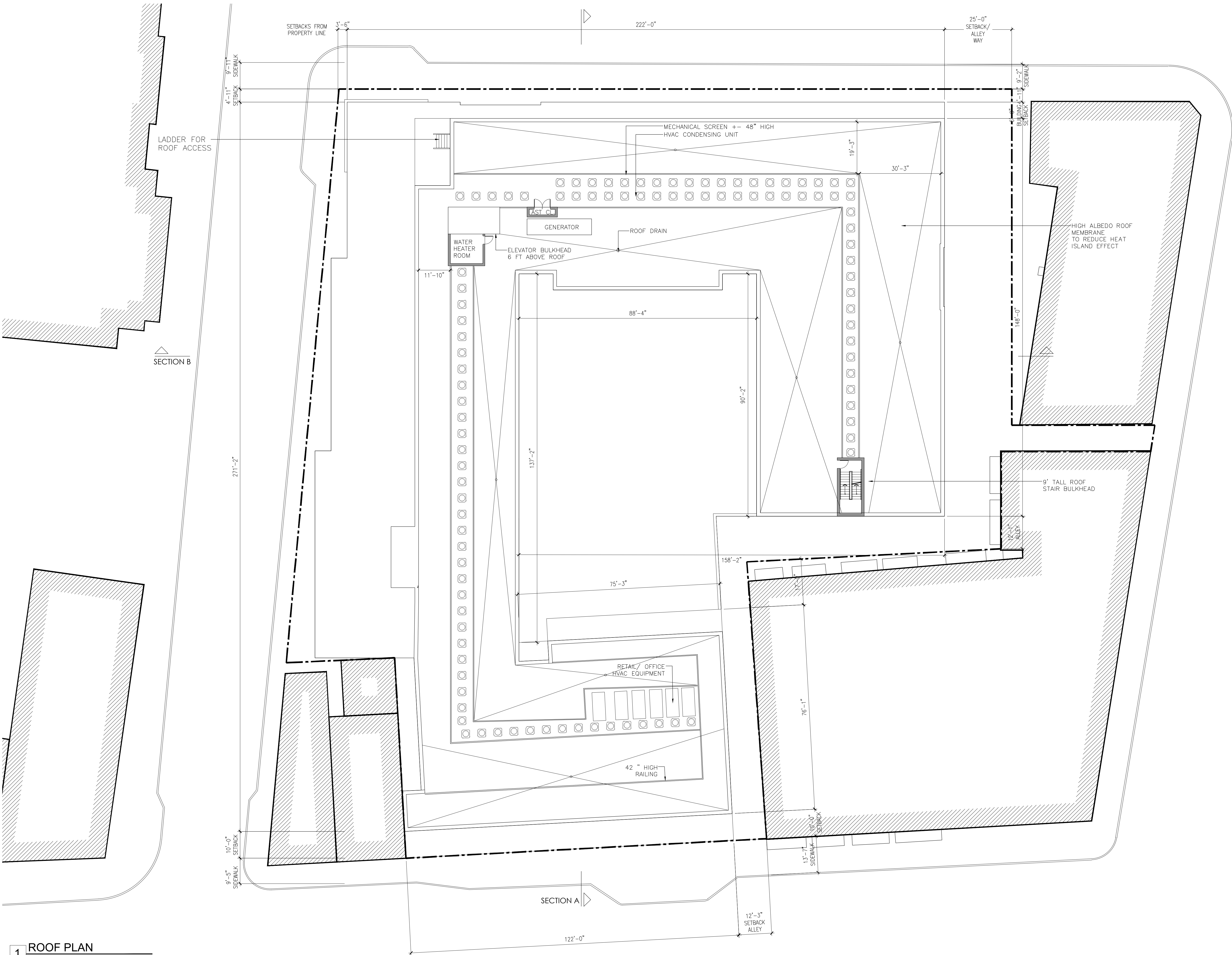


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FIFTH
FLOOR PLAN

A6



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

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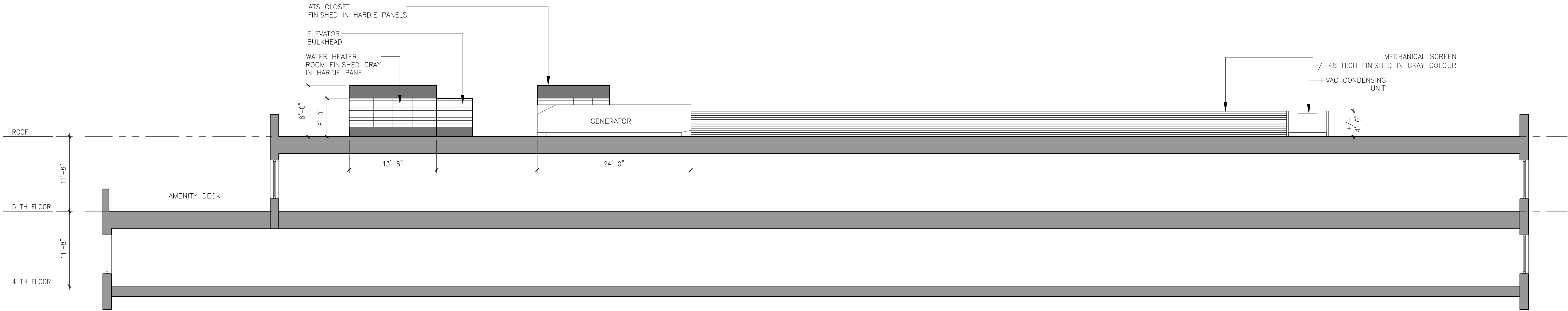
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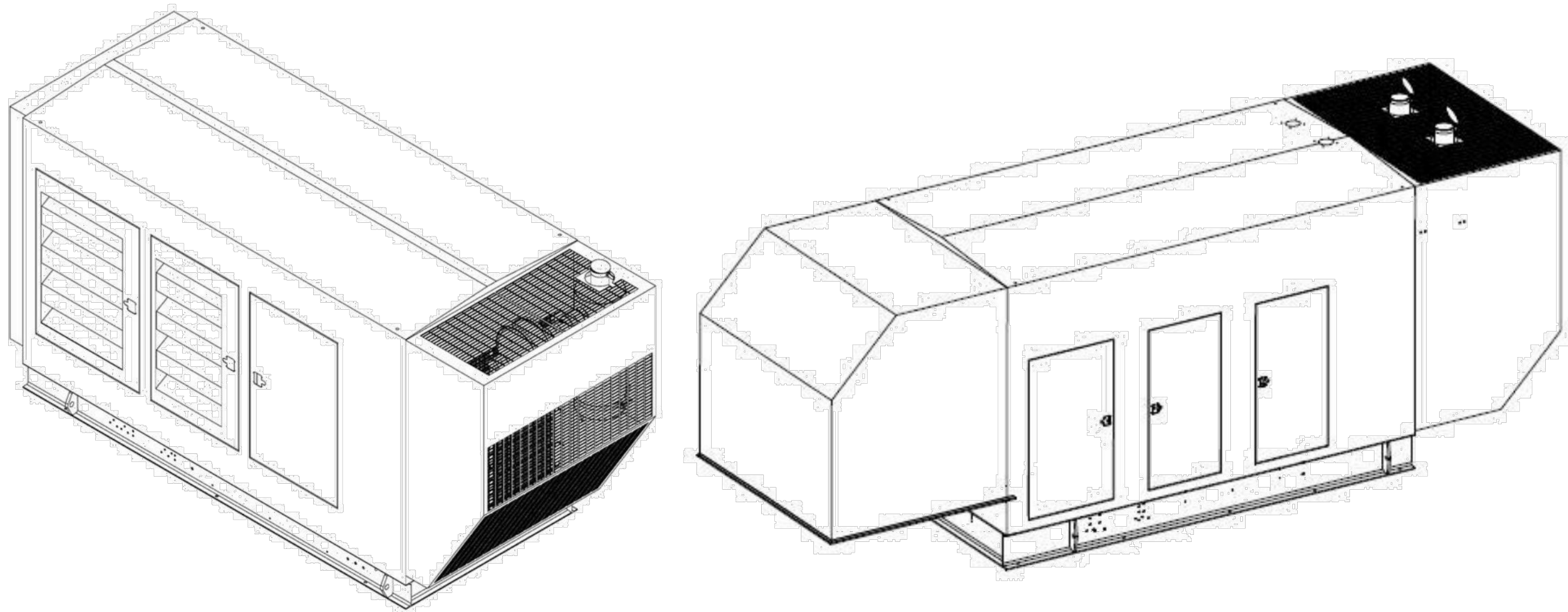
ROOF PLAN

A7

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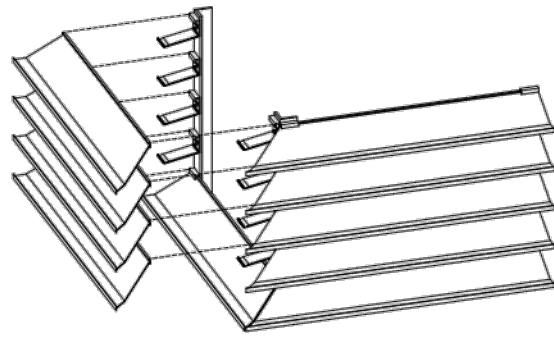
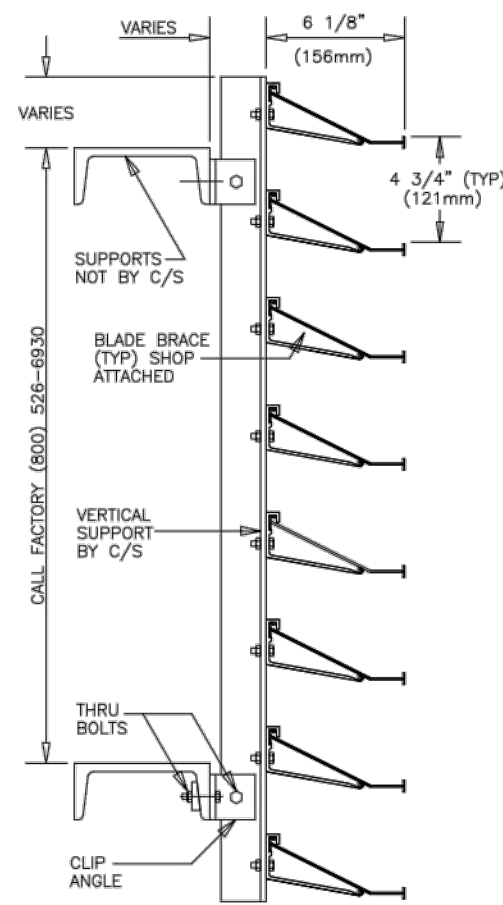


1 EQUIPMENT ELEVATION
SCALE: 3/8" = 1'-0"



2 GENERATOR DETAIL
NOT TO SCALE

Project Requirements					
Frequency, Hz	: 60.0	Generators Running in Parallel		: 1	
Duty	: Standby	Site Altitude, ft(m)		: 130(40)	
Voltage	: 120/208, Parallel Wye	Site Temperature, °C		: 25	
Phase	: 3	Max. Altr Temp Rise, °C		: 125	
Fuel	: NaturalGas	Project Voltage Distortion Limit, %		: 10	
Emissions	: EPA, stationary emergency application				
Calculated Individual Generator Set Load Running and Peak Requirements					
Running kW	: 154.1	Max. Step kW	: 59.8 In Step 5	Cumulative Step kW	: 181.4
Running kVA	: 169.3	Max. Step kVA	: 92.2 In Step 5	Cumulative Step kVA	: 225.7
Running PF	: 0.91	Peak kW	: 3.7	Cumulative Peak kW	: 120.6
Running NLL kVA	: 133.6	Peak kVA	: 4.1	Cumulative Peak kVA	: 132.0
Alternator kW	: 203.25				Pct Rated Capacity : 61.6
Generator Set Configuration					
Alternator	: S4L1D-D41	Engine	: GTA85SE		
BCode	: B267	Fuel	: NaturalGas		
Excitation	: PMG	Displacement, cu in. (Litre)	: 855.0(14.0)		
Voltage Range	: BR 208-240/416-480	Cylinders	: 6		
Number of Leads	: 12	Altitude Knee, ft(m)	: 3000(914)		
Reconnectable	: Yes	Altitude Slope, % per 1000ft(304.8m)	: 4		
Full Single Phase Output	: Yes	Temperature Knee, °F(°C)	: 104(40)		
Increased Motor Starting	: No	Temperature Slope, % per 10°F(5.56°C)	: 1		
Extended Stack	: Yes	Emissions	: SI NSPS Emergency		
		Cooling Package	:		
Set Performance			Load Requirements		
Running At	: 61.6% Rated Capacity			Max. Allowed Step Voltage Dip	: 15 In Step 5
Max. Step Voltage Dip, %	: 6			Max. Allowed Step Frequency Dip	: 5 In Step 5
Max. Step Frequency Dip, %	: 4			Peak Voltage Dip Limit %	: 15.0
Peak Voltage Dip, %	: 1			Peak Frequency Dip Limit %	: 5
Peak Frequency Dip, %	: 1			Running kW	: 154.1
Site Rated Standby kW/kVA	: 250 / 313			Running kVA	: 169.3
				Effective Surge kW	: 120.6
Site Rated Max. SkW	: 300			Effective Step kVA	: 225.7
Max. SkVA	: 1290			Percent Non-Linear Load	: 79.0
Temp Rise at Full Load, °C	: 125			Voltage Distortion Limit	: 10
Voltage Distortion	: 5.6			Max Step kW	:
Site Rated Max Step kW Limit	:				
*Note: Higher temperature rise at full rated load.					
*Note: All generator set power derates are based on open generator sets.					
Note: Gen/Size output for lean burn natural gas generator sets is based on tests using natural gas with LHV of 35.44 mJ/m3 (905 BTU/lb), and coolant return temperatures within the stated data sheet limits. For operation on gas with lower heating values or with MI lower than stated Data Sheet limit or coolant return temperatures greater than Data Sheet limits, consult application engineering.					
SPECTRUM GRAY					



MECHANICAL SCREEN DETAIL
NOT TO SCALE

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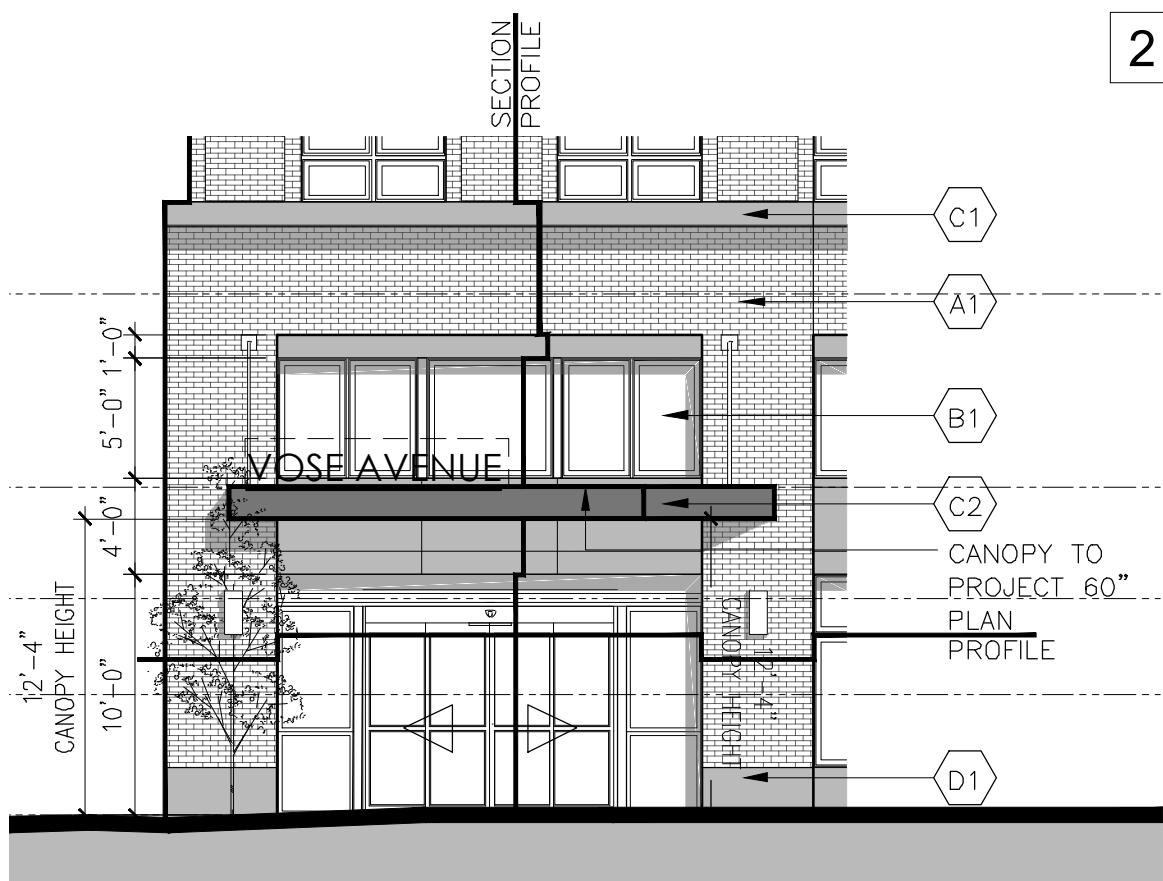
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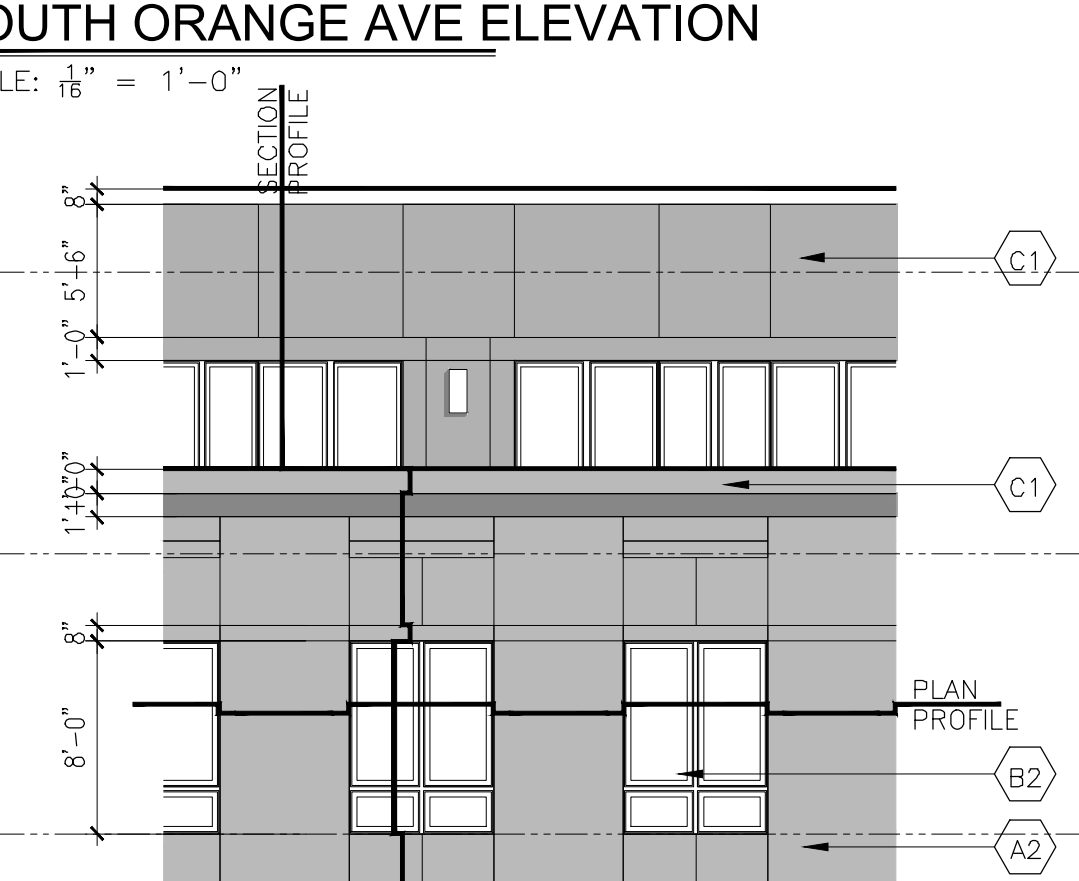
1 VOSE AVENUE ELEVATION
SCALE: 1/8" = 1'-0"



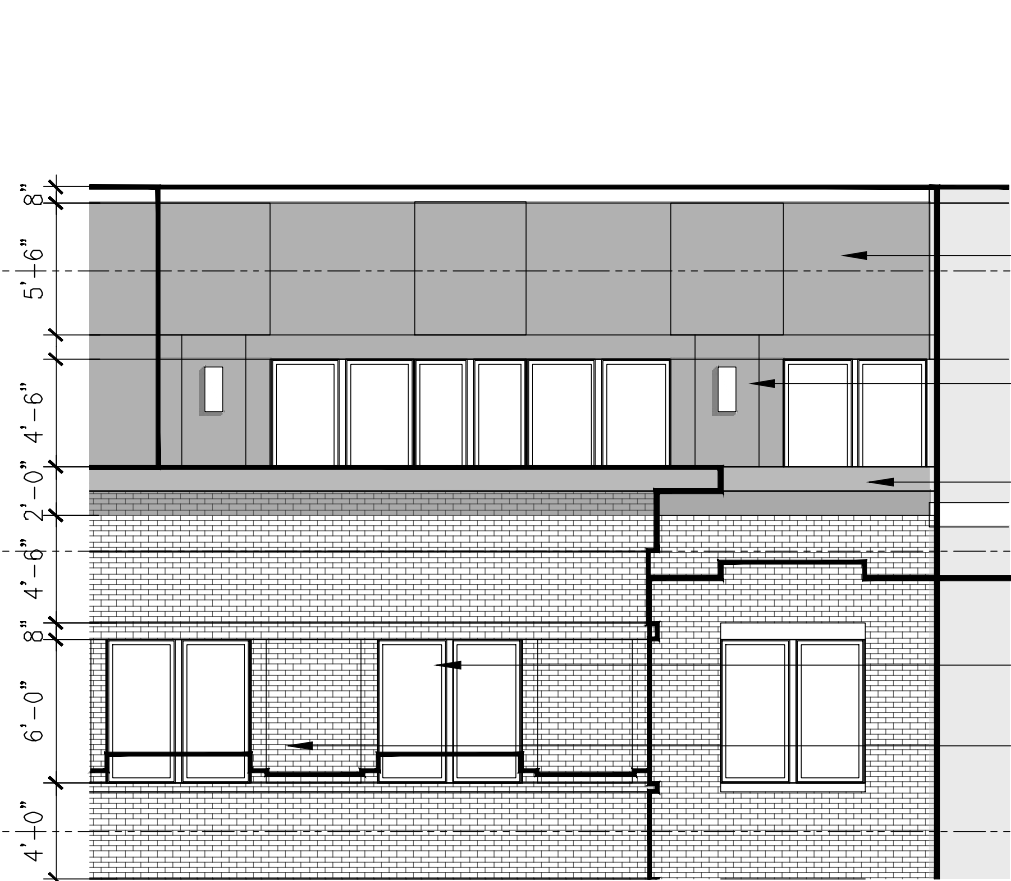
2 SOUTH ORANGE AVE ELEVATION
SCALE: 1/8" = 1'-0"



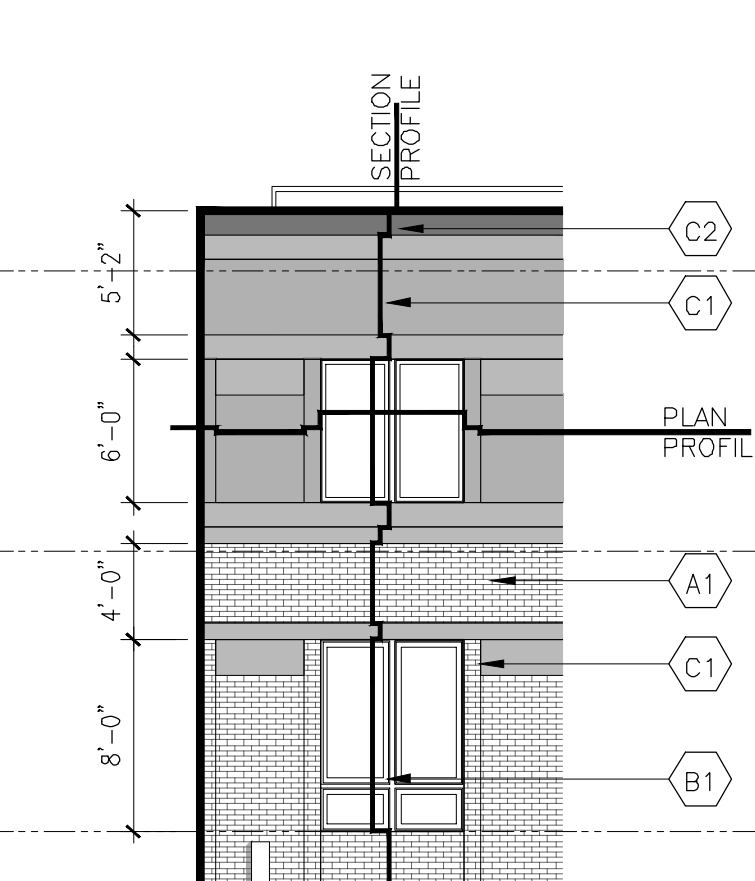
3 STOREFRONT DETAIL
SCALE: 1/8" = 1'-0"



4 CORNICE DETAIL
SCALE: 1/8" = 1'-0"



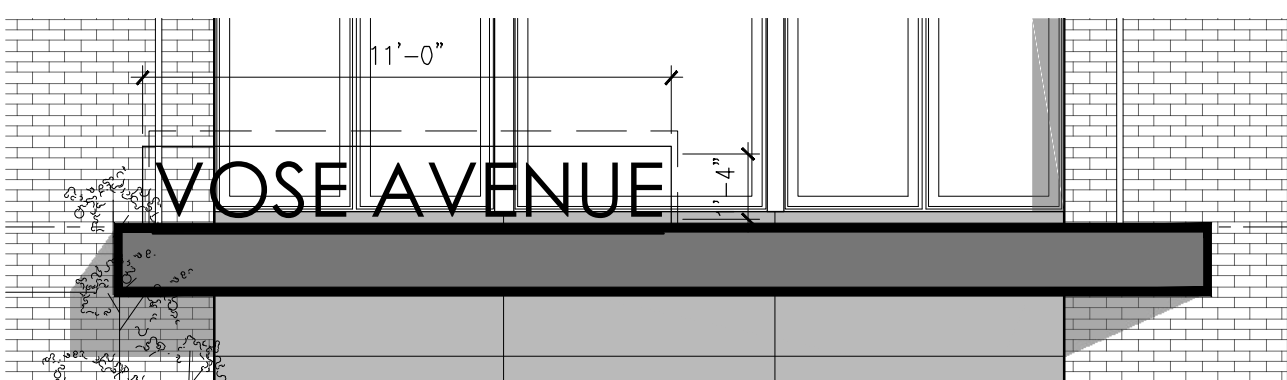
5 CORNICE DETAIL
SCALE: 1/8" = 1'-0"



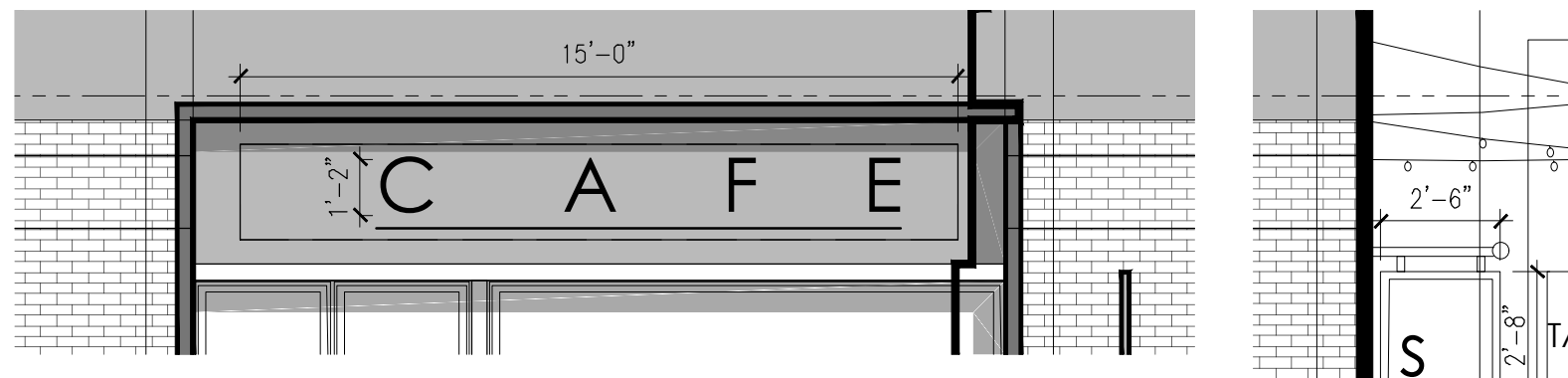
6 CORNICE DETAIL 2
SCALE: 1/8" = 1'-0"



7 STOREFRONT DETAIL @
SOUTH ORANGE AVE
SCALE: 1/8" = 1'-0"



8 CANOPY SIGNAGE DETAIL
SCALE: 1/4" = 1'-0"



9 SIGNAGE DETAIL
SCALE: 1/4" = 1'-0"

MATERIAL PALLET

BRICK_COLOR_1	A1	KANSAS GOLD
BRICK_COLOR_2	A2	MEDIUM IRONSPOT
BRICK_COLOR_3	A3	DARK IRONSPOT
WINDOW_COLOR	B1	BLACK
WINDOW_COLOR	B2	ELDRIDGE GRAY
METAL_PANEL	C1	FAUX ZINC LIGHT
ACCENT_METAL	C2	FAUX ZINC DARK
STONE_BASE	D1	NATURAL STONE

ELEVATION KEY MAP



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BUILDING
ELEVATIONS &
DETAILS

A8

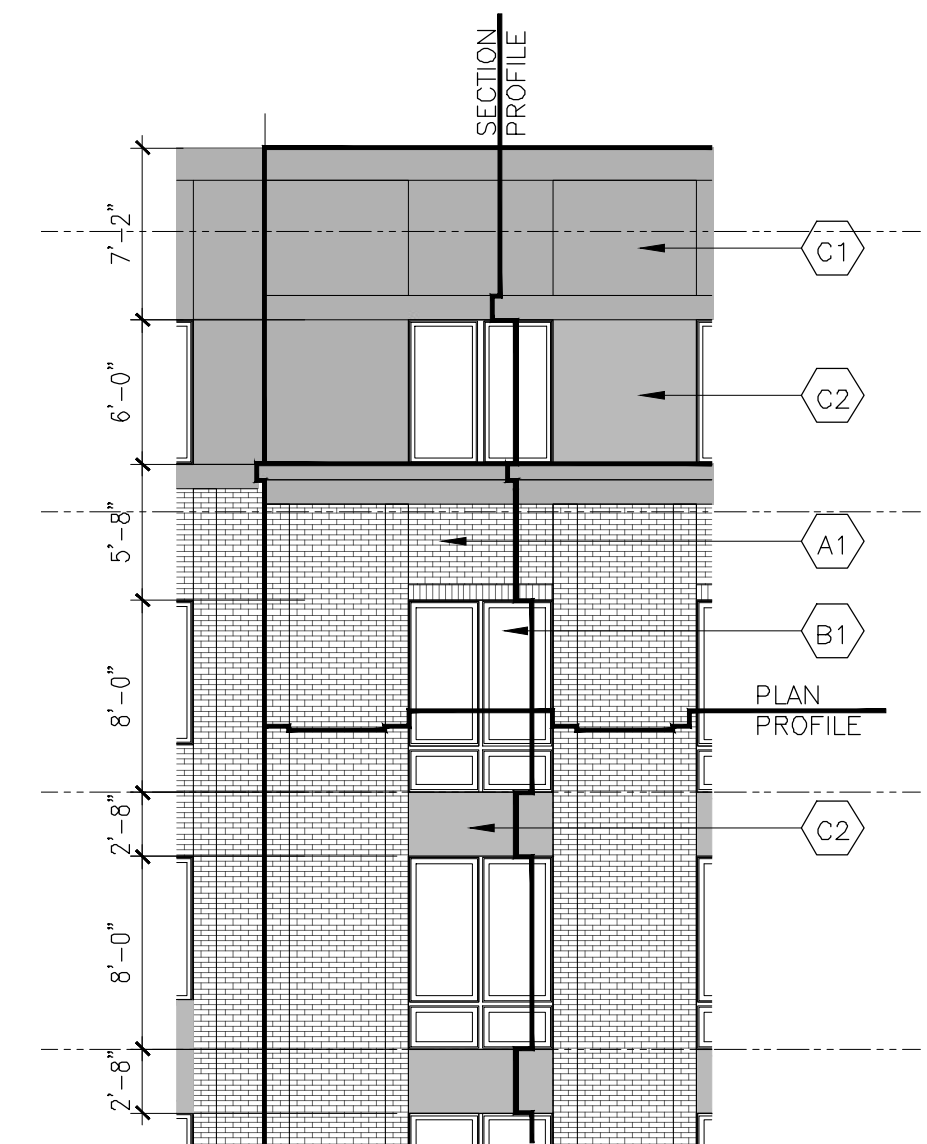
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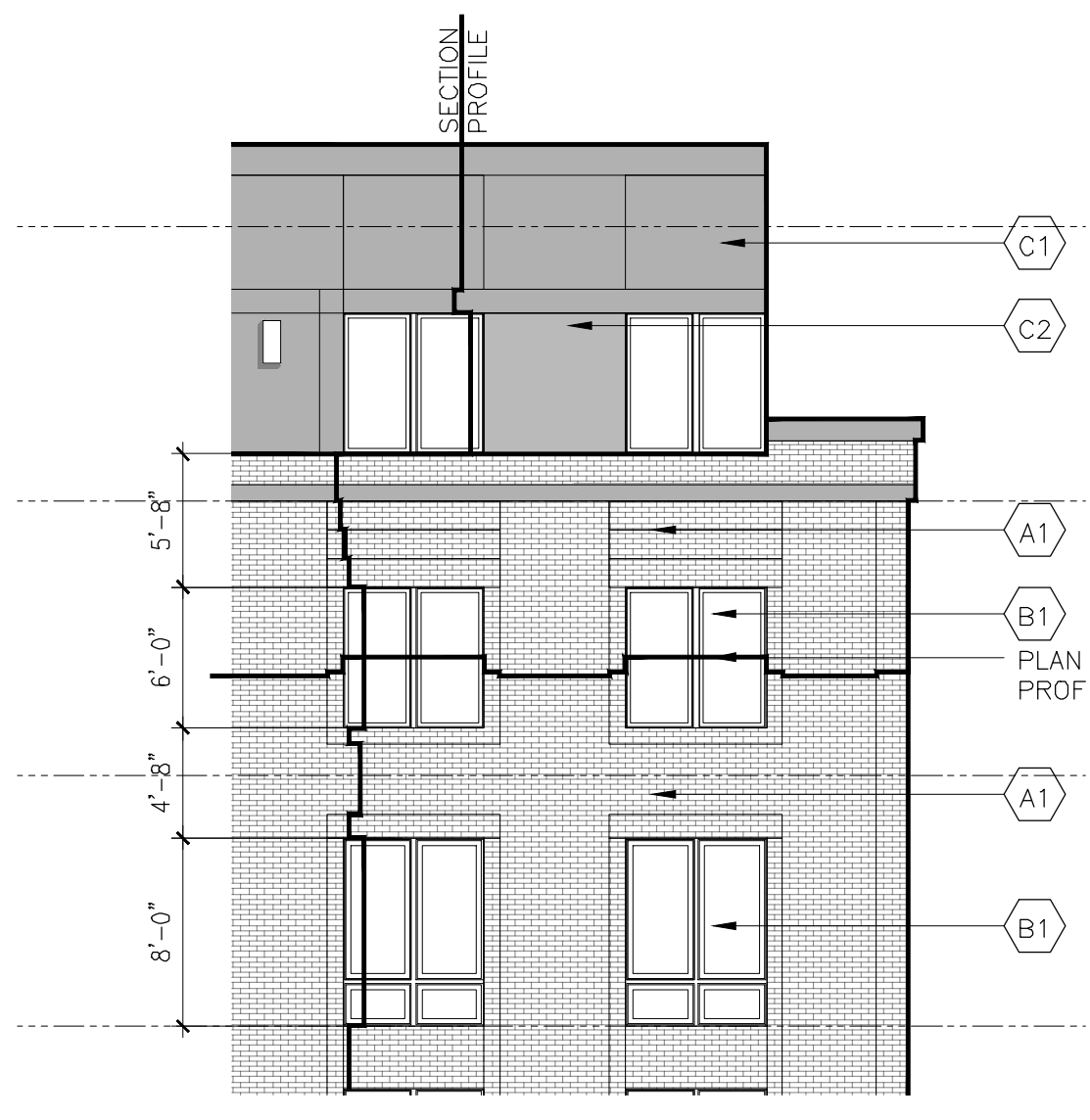
1 SCOTLAND ROAD ELEVATION
SCALE: 1/8" = 1'-0"



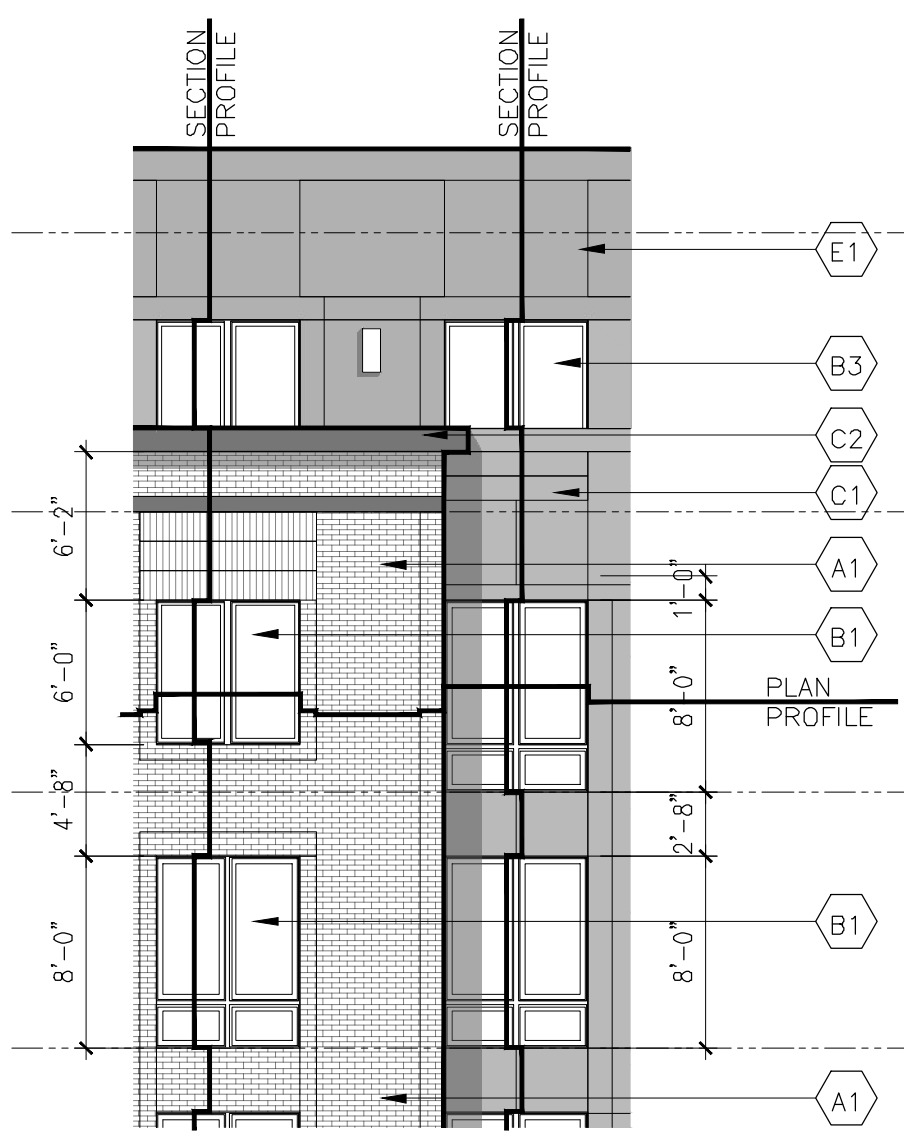
2 TAYLOR PLACE ELEVATION
SCALE: 1/8" = 1'-0"



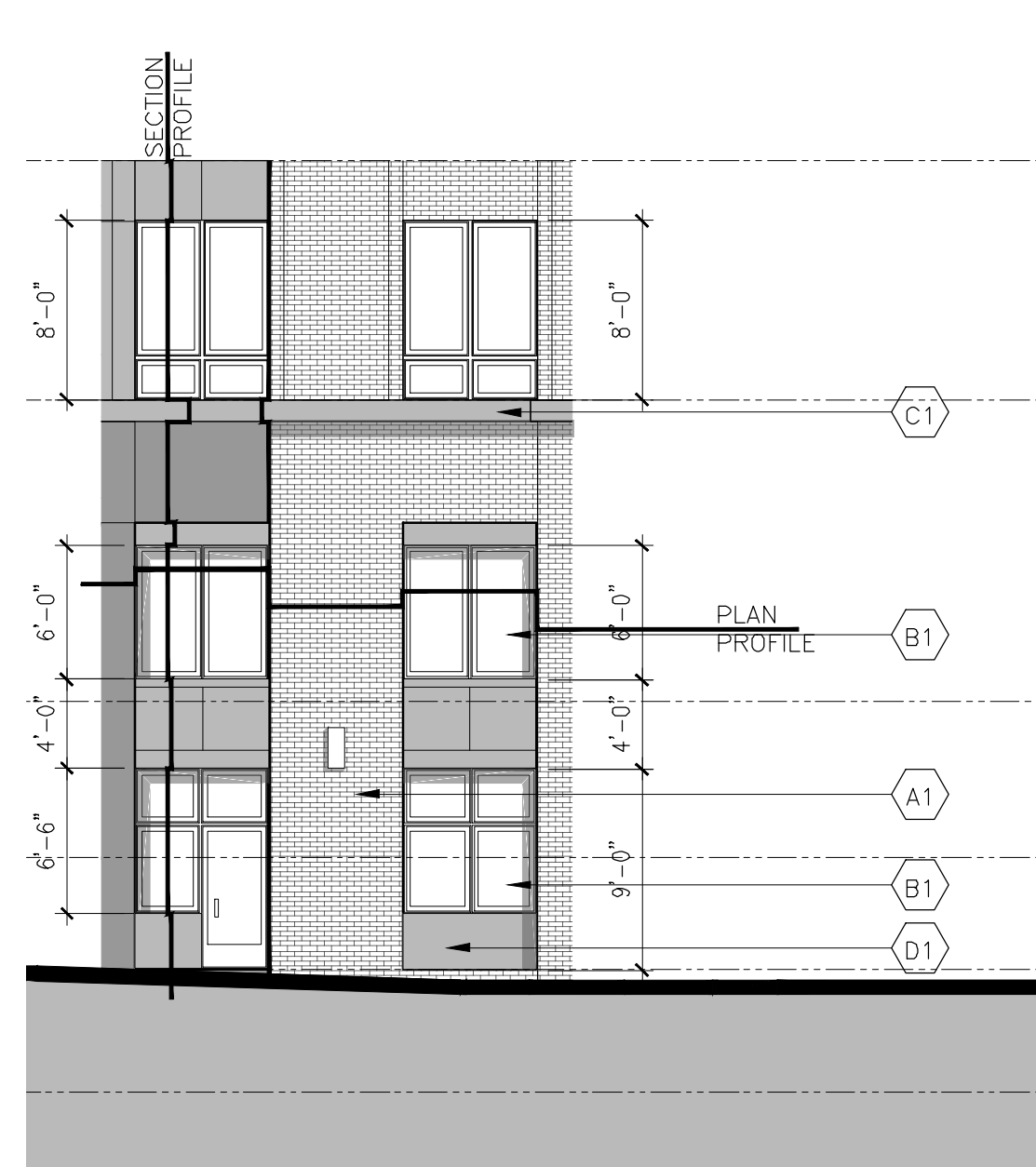
3 STOREFRONT DETAIL
SCALE: 1/8" = 1'-0"



4 SETBACK DETAIL
SCALE: 1/8" = 1'-0"



5 CORNICE AND BRICK DETAIL
SCALE: 1/8" = 1'-0"



6 STOREFRONT ENTRY
SCALE: 1/8" = 1'-0"

EXTERIOR LIGHT DETAIL



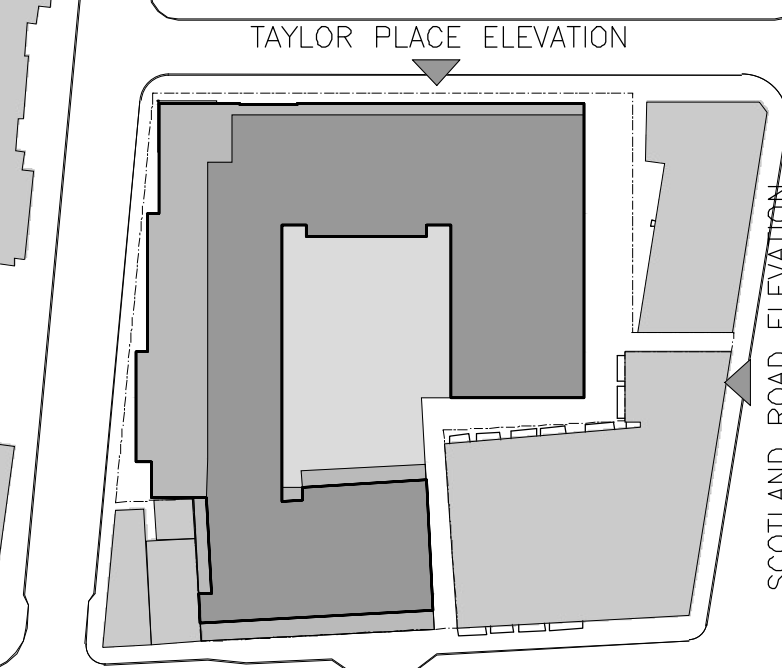
COLOR SELECTION BY ARCHITECT

NOTE:
DECORATIVE LIGHT FIXTURE WILL BE SHIELDED AS NEEDED TO LIMIT SPREAD TO NEIGHBORS PROPERTY

MATERIAL PALLET

BRICK_COLOR_1	A1	KANSAS GOLD
BRICK_COLOR_2	A2	MEDIUM IRONSPOT
BRICK_COLOR_3	A3	DARK IRONSPOT
WINDOW_COLOR	B1	BLACK
WINDOW_COLOR	B2	ELDRIDGE GRAY
METAL_PANEL	C1	FAUX ZINC LIGHT
ACCENT_METAL	C2	FAUX ZINC DARK
STONE_BASE	D1	NATURAL STONE

ELEVATION KEY MAP



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Project Name:
**MIXED USE BUILDING
SOUTH ORANGE,
NEW JERSEY 07079**

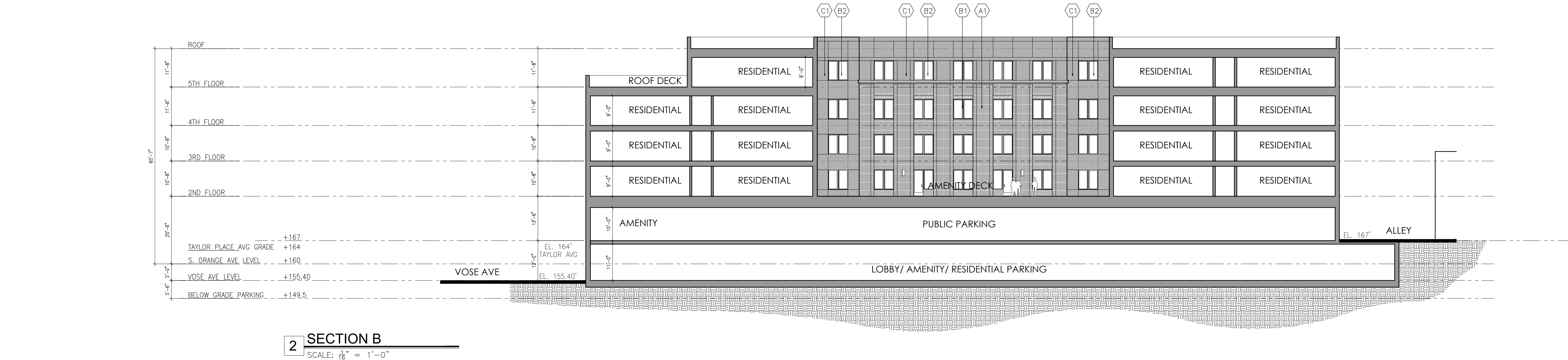
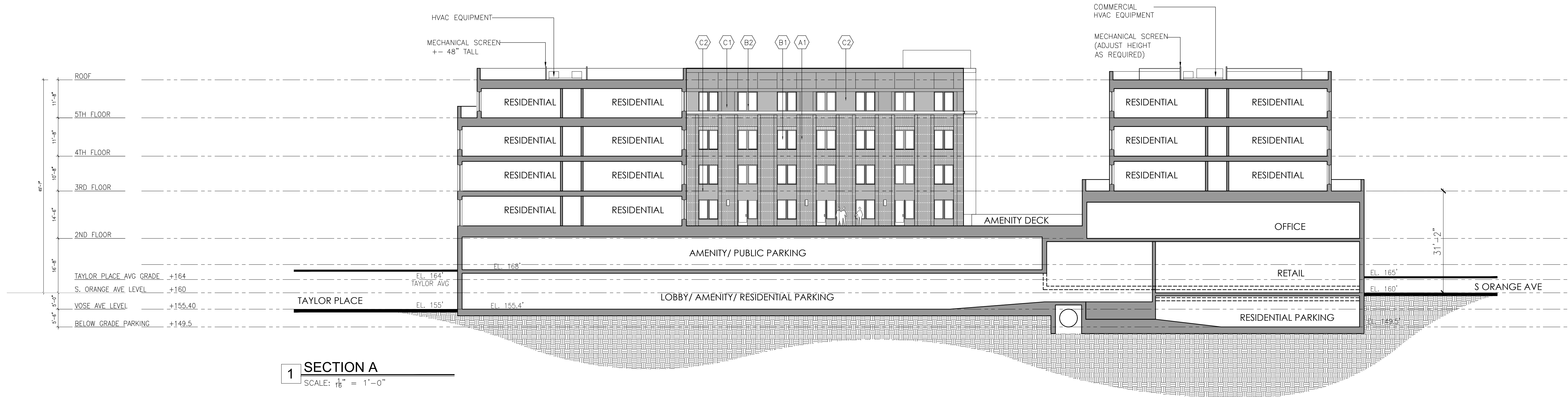
Job Number : 1610
Scale : AS NOTED
Drawn By : AS/ML/BR/
BS/NP

Issue :	For :
Date : 07.07.2020	PRELIMINARY AND FINAL SITE PLAN SET
08.06.2020	UPDATED PRELIMINARY AND FINAL SITE PLAN SET

**BUILDING
ELEVATIONS &
DETAILS**

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MATERIAL PALLET

BRICK_COLOR_1	A1	KANSAS GOLD
BRICK_COLOR_2	A2	MEDIUM IRONSPOT
BRICK_COLOR_3	A3	DARK IRONSPOT
WINDOW_COLOR	B1	BLACK
WINDOW_COLOR	B2	ELDRIDGE GRAY
METAL_PANEL	C1	FAUX ZINC LIGHT
ACCENT_METAL	C2	FAUX ZINC DARK
STONE_BASE	D1	NATURAL STONE

SECTION KEY MAP



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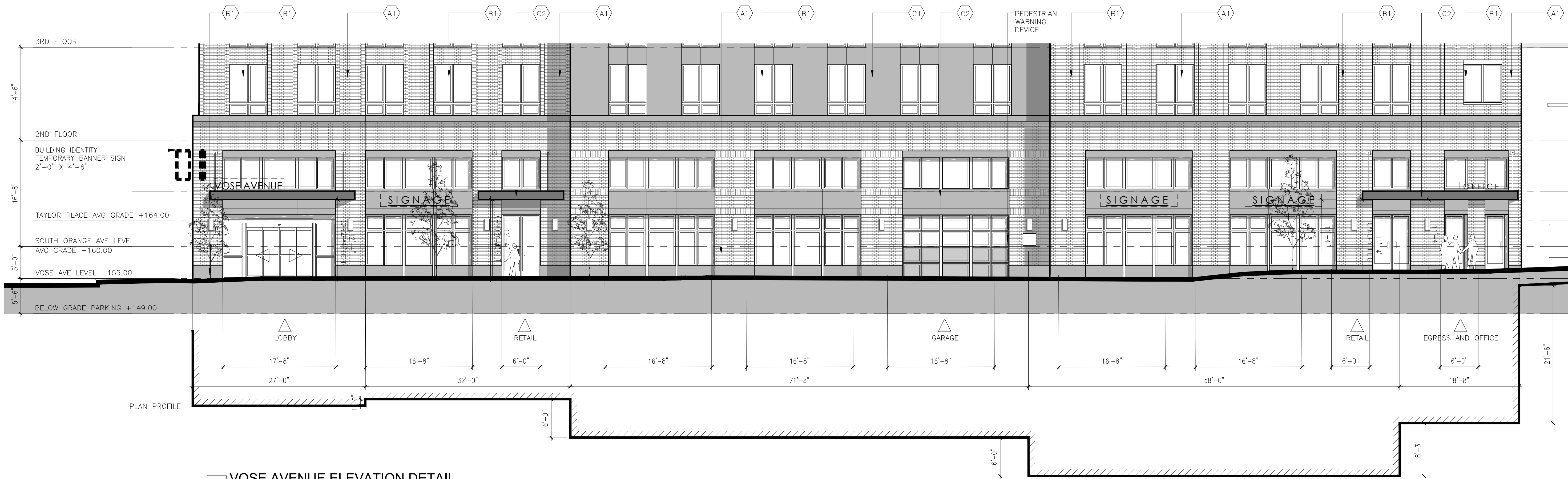
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NEW JERSEY 07079**

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**BUILDING
SECTIONS**

A10



1 VOSE AVENUE ELEVATION DETAIL
SCALE: 1/8" = 1'-0"

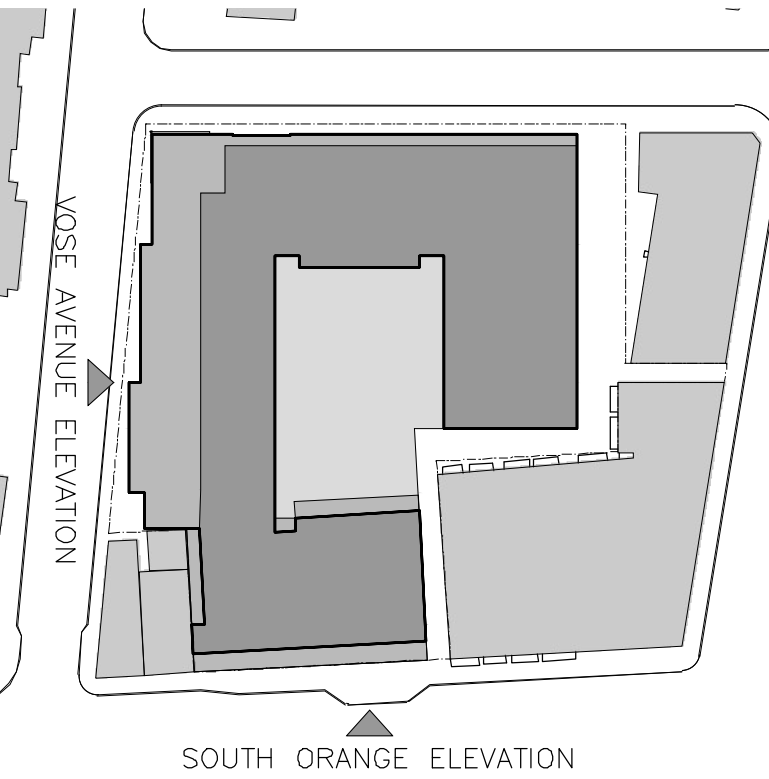


2 SOUTH ORNAGE AVE ELEVATION DETAIL
SCALE: 1/8" = 1'-0"

MATERIAL PALLET

BRICK_COLOR_1	A1	KANSAS GOLD
BRICK_COLOR_2	A2	MEDIUM IRONSPOT
BRICK_COLOR_3	A3	DARK IRONSPOT
WINDOW_COLOR	B1	BLACK
WINDOW_COLOR	B2	ELDRIDGE GRAY
METAL_PANEL	C1	FAUX ZINC LIGHT
ACCENT_METAL	C2	FAUX ZINC DARK
STONE_BASE	D1	NATURAL STONE

ELEVATION KEY MAP



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ENLARGED
ELEVATIONS

A11



185-142 B REGULATIONS APPLICABLE TO SIGNS

1 VOSE AVENUE SIGNAGE COMPLIANCE DIAGRAM

SCALE:1/8" = 1'-0"

RETAIL/COMMERCIAL CANOPY SIGNS

185 142 B

SIGN 1 _ 22 SF

SIGN 2 _ 10 SF

TOTAL _ 32 SF

WALL MOUNTED RETAIL/COMMERCIAL SIGNS

185 142 B

SIGN 1,2,3 _ 24 SF EACH

TOTAL _ 72 SF

TOTAL _ 104 SF(LESS THAN 200 SF)

PROJECTING SIGNS

WITH HIGH QUALITY DURABLE MATERIAL

SIGN 1,2 _ 9 SF EACH

PROPOSED 2

COMPILES

PROPOSED 3

COMPILES

PROPOSED 2

COMPILES

B. In addition to restrictions elsewhere in this Code, any sign within a business or industrial district (as defined in this chapter of the Village Code) must comply with the following regulations:

1. Regulations governing wall signs. (Wall sign: any sign affixed to, painted on or recessed into the wall, facade or fascia of a structure or which is an integral part of the building or structure. So-called "box signs" which are recessed so that they are flush with the facade of a structure and individual channel letters mounted onto the facade are wall signs.)

a. Permanent wall signs are limited to a maximum size of 1 1/2 square feet of sign area for each one foot of the width of the building occupied by the business maintaining the sign. No individual letter may exceed 24 inches in height. The total gross area of signage per frontage shall not exceed 200 square feet. If the building faces more than one street or a parking lot with a minimum width of 30 feet, it may have the appropriate area of signage for each exposure. For example:

Street Frontage (linear feet)	Allowable Area (square feet)
10	15
16	24
20	30
30	45



2 SOUTH ORNAGE AVE SIGNAGE COMPLIANCE DIAGRAM

SCALE:1/8" = 1'-0"

WALL MOUNTED RETAIL/COMMERCIAL SIGNS

185 142 B

SIGN 1,2,4,5 _ 30 SF EACH

SIGN 3 _ 44 SF

TOTAL _ 164 SF (LESS THAN 200 SF)

PROJECTING SIGNS/ BLADE SIGNS

WITH HIGH QUALITY DURABLE MATERIAL

SIGN 1,2,3,4 _ 7 SF EACH (9 SF ALLOWED)

TOTAL _ 28 SF

PROPOSED 5

COMPILES

PROPOSED 4

COMPILES

185-142 3 a REGULATIONS APPLICABLE TO PROJECTING SIGNS

3. Regulations governing projecting signs. (Projecting sign: any sign, other than a wall sign, suspended from or supported by a building or structure or sign structure and which extends more than six inches from the building.)

a. A projecting sign must not exceed nine square feet. The square footage allowance for a projecting sign will not be counted into the total square footage signage allowance. (Amended 3-24-2008 by Ord. No. 08-4)



3 TAYLOR PLACE SIGNAGE COMPLIANCE DIAGRAM

SCALE:1/8" = 1'-0"

CANOPY SIGN

185 142 B

SIGN 1 _ 24 SF

TOTAL _ 24 SF (LESS THAN 200 SF)

PROJECTING SIGNS

WITH HIGH QUALITY DURABLE MATERIAL

SIGN 1 _ 9 SF EACH

PROPOSED 3

COMPILES

PROPOSED 3

COMPILES

185-142 6 a,b,c,d,e,f REGULATIONS GOVERNING CANOPY SIGNS

6. Regulations governing awning and canopy signs. (Awning or canopy sign: any sign inscribed on a permanent or retracting overhanging shelter that projects from the face of the building and that is supported, in whole or in part, by the building.)

a. An awning or canopy must not display any graphic other than the name of the business, the logo and the street number.

b. Lettering must be on the drop flap or within the area of the lowest 1/3 of the overall vertical height of the awning if it has no drop flap.

c. Individual letters may not exceed eight inches in height.

d. The lettering must allow for at least a two-inch space around all sides, if placed on the drop flap, and at least a two-inch space between the lines of lettering or below the lettering if placed on the lowest 1/3 of the awning.

e. The combined area of signs on awnings or canopies in excess of five square feet must be counted in the total area allowed that building for its exterior signs.

f. Any change to the existing awning or canopy, including a change of color or lettering, requires a permit.

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SIGNAGE
COMPLIANT
DIAGRAMS

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A12



1 VOSE AVENUE ELEVATION
SCALE $\frac{1}{16}'' = 1'-0''$

TEMPORARY BANNER SIGN 1 224 SF (25 SF ALLOWED)
TO REMAIN IN PLACE FOR 18 MONTHS (540 DAYS)
DOES NOT COMPLY

185- 142- 9a REGULATIONS GOVERNING TEMPORARY BANNER SIGN

- g. Temporary signs must be typeset, computer-generated, or otherwise professionally printed. [Added 3-26-2001 by Ord. No. 01-4]
- h. Temporary banner signs: [Added 3-26-2001 by Ord. No. 01-4]
- i. Cannot exceed 25 square feet in area.
 - ii. A building shall have no more than one banner at any given time.
 - iii. May be erected or posted for a period not to exceed 30 days.
 - iv. Can only be erected on facades facing public streets.
 - v. Cannot be displayed for more than 30 days, with a maximum of four times/year with a minimum of 30 days between banners.
 - vi. Must acquire a permit for a hanging banner.



2 SOUTH ORANGE AVE ELEVATION
SCALE $\frac{1}{16}'' = 1'-0''$

TEMPORARY BANNER SIGN 2 400 SF(25 SF ALLOWED)
TO REMAIN IN PLACE FOR 18 MONTHS (540 DAYS)
DOES NOT COMPLY

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TEMPORARY
BANNER SIGNS

A13



1 SCOTLAND ROAD ELEVATION
SCALE $\frac{1}{16}" = 1'-0"$

TEMPORARY BANNER SIGN 3 720 SQ.FT (25 SF ALLOWED)
TO REMAIN IN PLACE FOR 18 MONTHS (540 DAYS)
DOES NOT COMPLY



2 TEMPORARY CONSTRUCTION FENCE DETAIL
SCALE $\frac{1}{4}" = 1'-0"$

5'-0" TALL TEMPORARY PERFORATED VINYL FABRIC SCREEN/
SCRIM TO WRAP ENTIRE PERIMETER OF THE CONSTRUCTION SITE
FOR DURATION OF TIME REQUIRED FOR CONSTRUCTION.
SCRIM SHALL HAVE GRAPHICS OF PROPOSED PROJECT AS WELL AS
MARKETING INFORMATION.
FABRIC SHALL BE SECURELY FASTENED TO TEMPORARY FENCE
SECTIONS WITH PERMANENT FASTENERS
FINAL LOCATION TO BE DETERMINED IN FIELD.

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