

PROPOSED CHILDREN INDOOR PLAYGROUND
"THE LOCAL PLAYGROUND"
FOR
TANIA RODDI & LOURDES NAVARRO
468 VALLEY STREET
BLOCK 2215 - LOT 26
TOWNSHIP OF SOUTH ORANGE VILLAGE
NEW JERSEY

APPROVAL BLOCK

THE TOWNSHIP OF SOUTH ORANGE VILLAGE
BOARD OF ADJUSTMENT APPROVED THESE PLANS AND ELEVATIONS BY
MEMORIALIZING RESOLUTION AT ITS REGULAR MEETING ON _____
PLEASE SEE AFFIXED RESOLUTION FOR ANY ADDITIONAL CONDITIONS OF
APPROVAL SET BY THE BOARD.

Board Secretary _____ Date _____
Board Engineer _____ Date _____
Board Chairman _____ Date _____

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SPECIFICATIONS SHALL BE RESTRICTED TO
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FACIE EVIDENCE OF THE ACCEPTANCE OF
THESE RESTRICTIONS.

REV	DESCRIPTION	DATE

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NOTES:

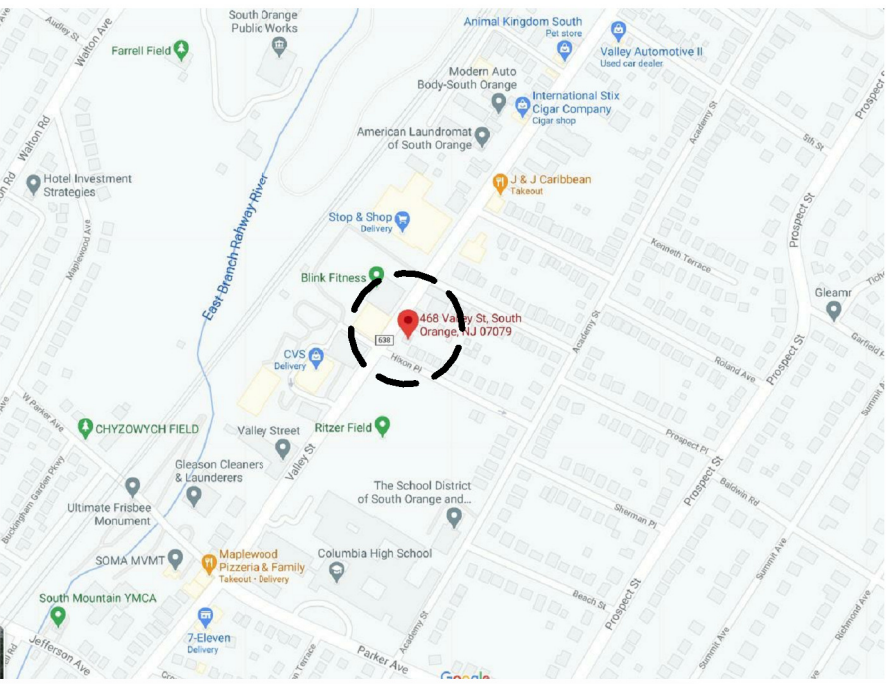
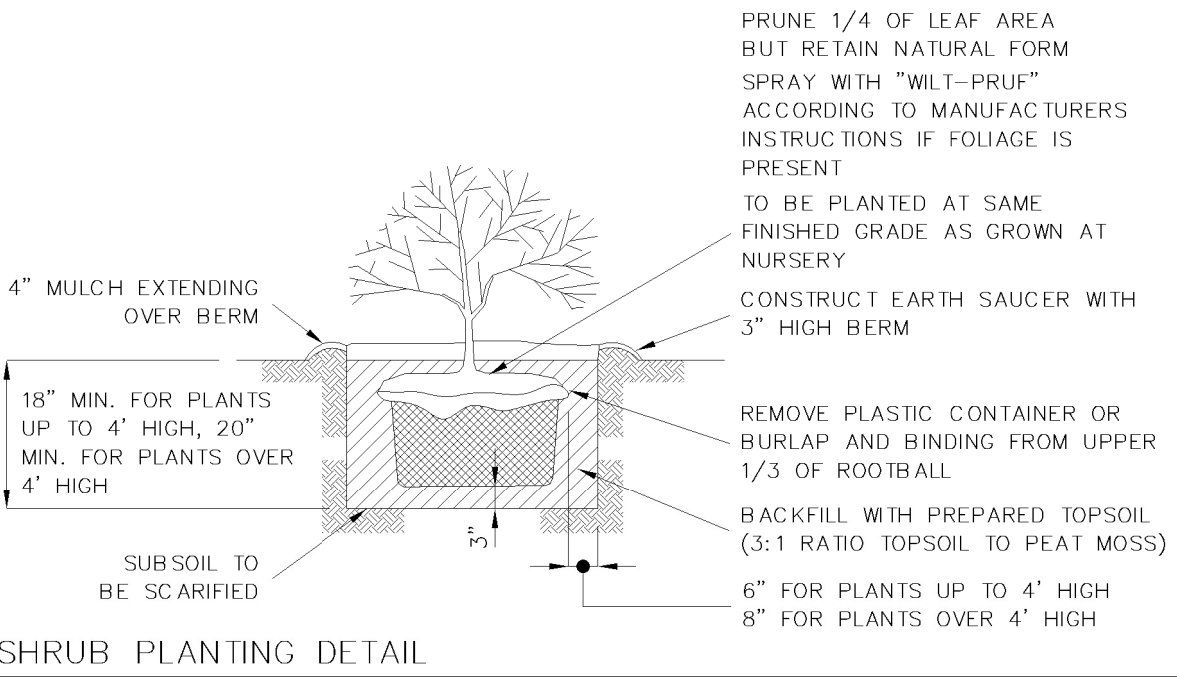
OWNER:
TANIA RODDI & LOURDES NAVARRO
256 PROSPECT STREET
SOUTH ORANGE, NJ 07079
T: (646) 884-1923

ATTORNEY:
JAY B. BOHN, ESQ.
SCHILLER, PITTENGER & GALVIN, P.C.
1771 FRONT STREET, SUITE D
SCOTCH PLAINS, NEW JERSEY 07076
VOICE: 908-490-0444 EXT. 239
FAX: 908-490-0425
E-MAIL: JBOHN@SCHILLER.LAW

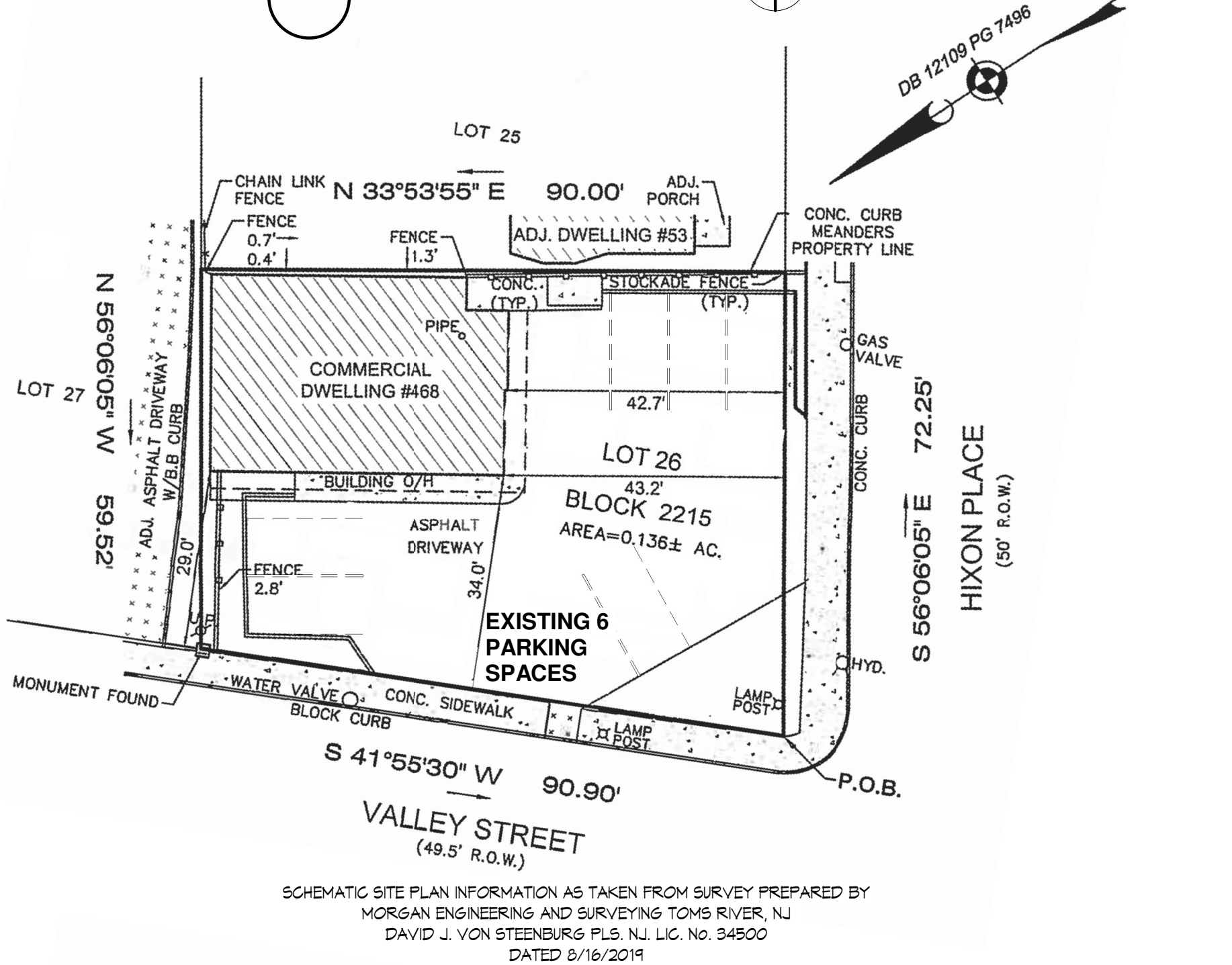
ARCHITECT:
JOSE CARBALLO ARCHITECTURAL GROUP, P.C.
171 MAIN STREET, SUITE 301
HACKENSACK, NJ 07601
T: 201-678-1201
F: 201-678-1209

AREA, BULK AND YARD REQUIREMENTS

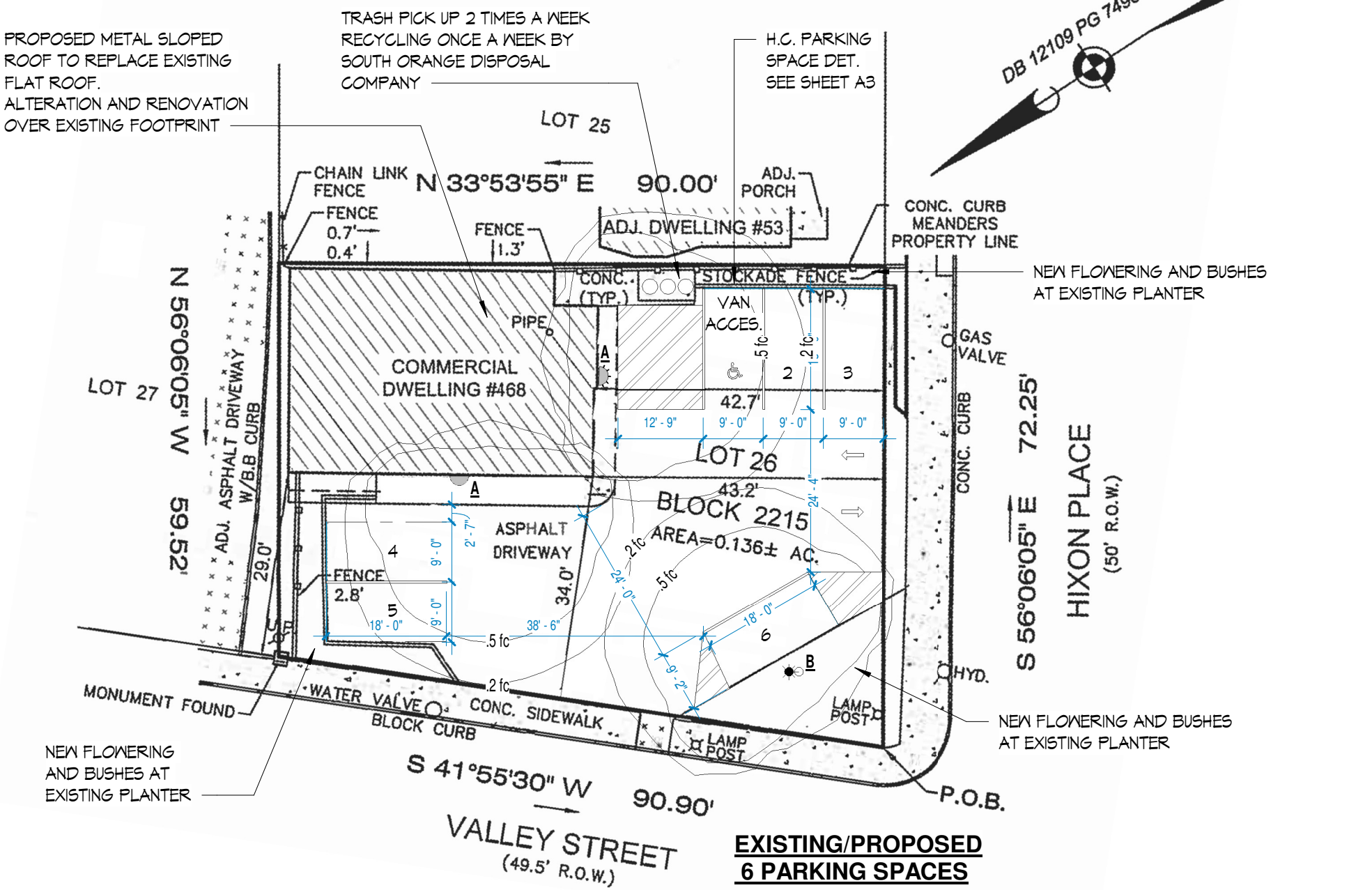
PROJECT DESCRIPTION: BUSINESS			
ZONE:	BUSINESS B2		
PROPOSED USE:	BUSINESS		
BLOCK:	2215		
LOT:	26		
LOT AREA:	5,924.16 SQ.FT.		
DESCRIPTION	REQUIRED or ALLOWED	EXISTING	VARIANCE
LOT SIZE:			
AREA	10,000 SF	5,924.16 SQ.FT.	EXISTING
WIDTH	75 FT	90 FT	NO
DEPTH	N/A	59.52 FT / 72.25	NO
YARD DIMENSIONS:			
MIN. FRONT:	15 FT	29 FT	NO
MIN. SIDE:	10 FT	+/- 2 FT	EXISTING
MIN. REAR:	25 FT	1.3 FT	EXISTING
BUILDING HEIGHT:	3 STY / 36 FT.	1 1/2 STY- +/- 28.58 FT.	NO
LOT COVERAGE	75 %	85.7%	EXISTING
PARKING	1 SPACE EVERY 300 SQ.FT.=4.5	1,359 SQ.FT. BLDG. 6 PARKING SPACES	NO



LOCATION MAP

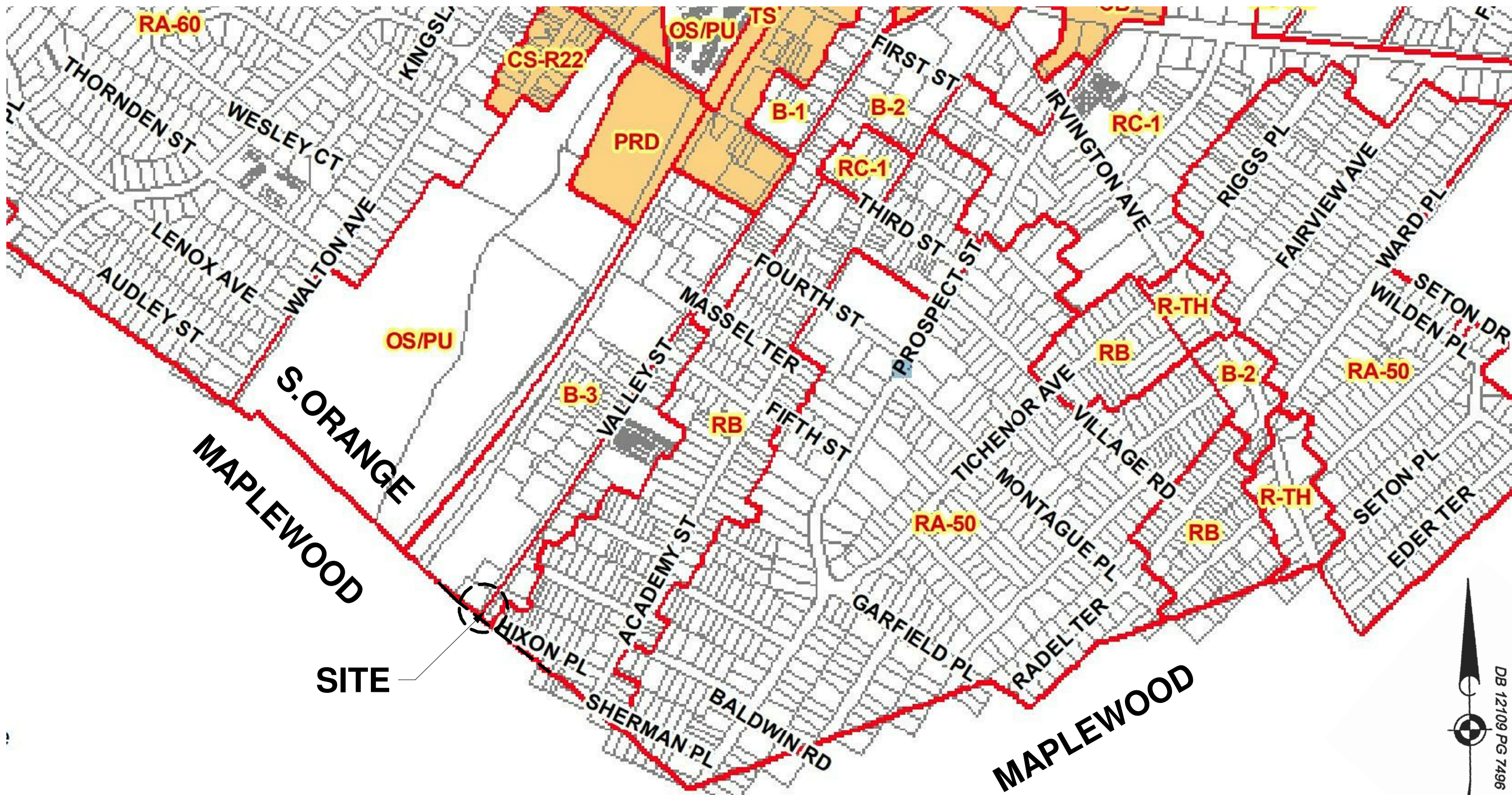


EXISTING SCHEMATIC SITE PLAN



PROPOSED SCHEMATIC SITE PLAN

LUMINAIRE SCHEDULE							
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QUANTITY
A		LSI INDUSTRIES, Wall Light XGBWM3-FT-LED-28-350-NW-UE	(1) LED	3100	12 Ft., 50W Metal Halide	.75	2
B		ARCHITECTURAL AREA LIGHTING Area light PRM3 - H3 - 50MH	(1) MH/50/U MOG	2891	10 Ft., 28 LED 4000K	.75	1



ZONING MAP / KEY MAP

JCAgroup
JOSE CARBALLO ARCHITECTURAL GROUP, P.C.

171 Main Street, Suite 301
Hackensack, New Jersey 07601

T. 201.678.1201
F. 201.678.1209
E. email@jcarballo.com
W. www.jcarballo.com

PROJECT
PROPOSED CHILDREN INDOOR
PLAYGROUND
OWNER
TANIA RODDI & LOURDES NAVARRO
LOCATION
468 VALLEY STREET
BLOCK 2215 - LOT 26
TOWNSHIP OF SO. ORANGE VILLAGE
DRAWING
COVER SHEET

JOSE I. CARBALLO, R.A., P.P.
NJ : 21A10091740
NY : 021291

DATE 12-18-2020
BY VF PROJECT # 202069
DRAWING # A1 OF 4



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NOTES:

2 EXISTING VIEWS



Nugget Couch
Low Couch for Kids
3 to 4 units



Puzzle Blocks
10 Sets



Playform swing
1 Unit



2 Ball Pit Units
500 Balls each



Playdoh Cans
500 Cans



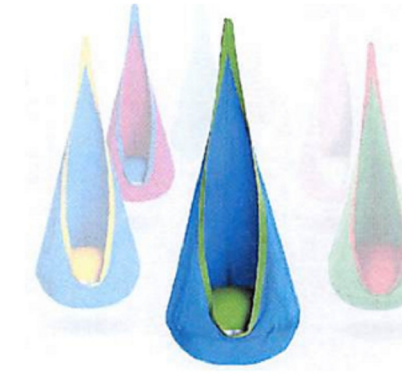
Acrobat Swing
2 Units



Magnet Blocks
250 blocks



Sand Pit
2 Sand Pits



Snuggle Swing
4 Units



Low Equipment for Babies
2 full Sets



Buoy Swing
2 Swings



Moon Ball Swing
2 Units



Sensory Tower
Bubble Sensory Tower
2 towers



Trapeze Bar
1 Unit



Tube Swing
2 Units



Balancing Rocks
50 sets

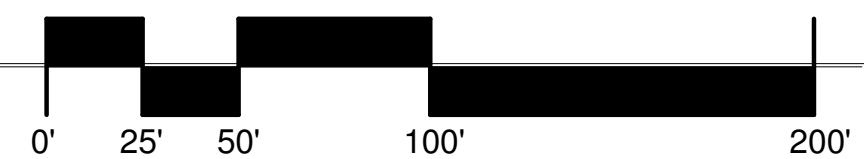


People Eater
1 Unit



3 INDOOR PLAYGROUND EQUIPMENT

1 200' RADIUS MAP - TAX MAP



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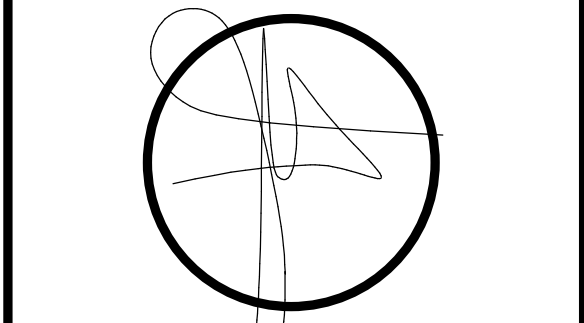
T. 201.678.1201
F. 201.678.1209
E. email@jcarballo.com
W. www.jcarballo.com

PROJECT
PROPOSED CHILDREN INDOOR
PLAYGROUND

OWNER
TANIA RODDI & LOURDES NAVARRO

LOCATION
468 VALLEY STREET
BLOCK 2215 - LOT 26
TOWNSHIP OF SO. ORANGE VILLAGE
DRAWING
200' RADIUS MAP & DETAILS

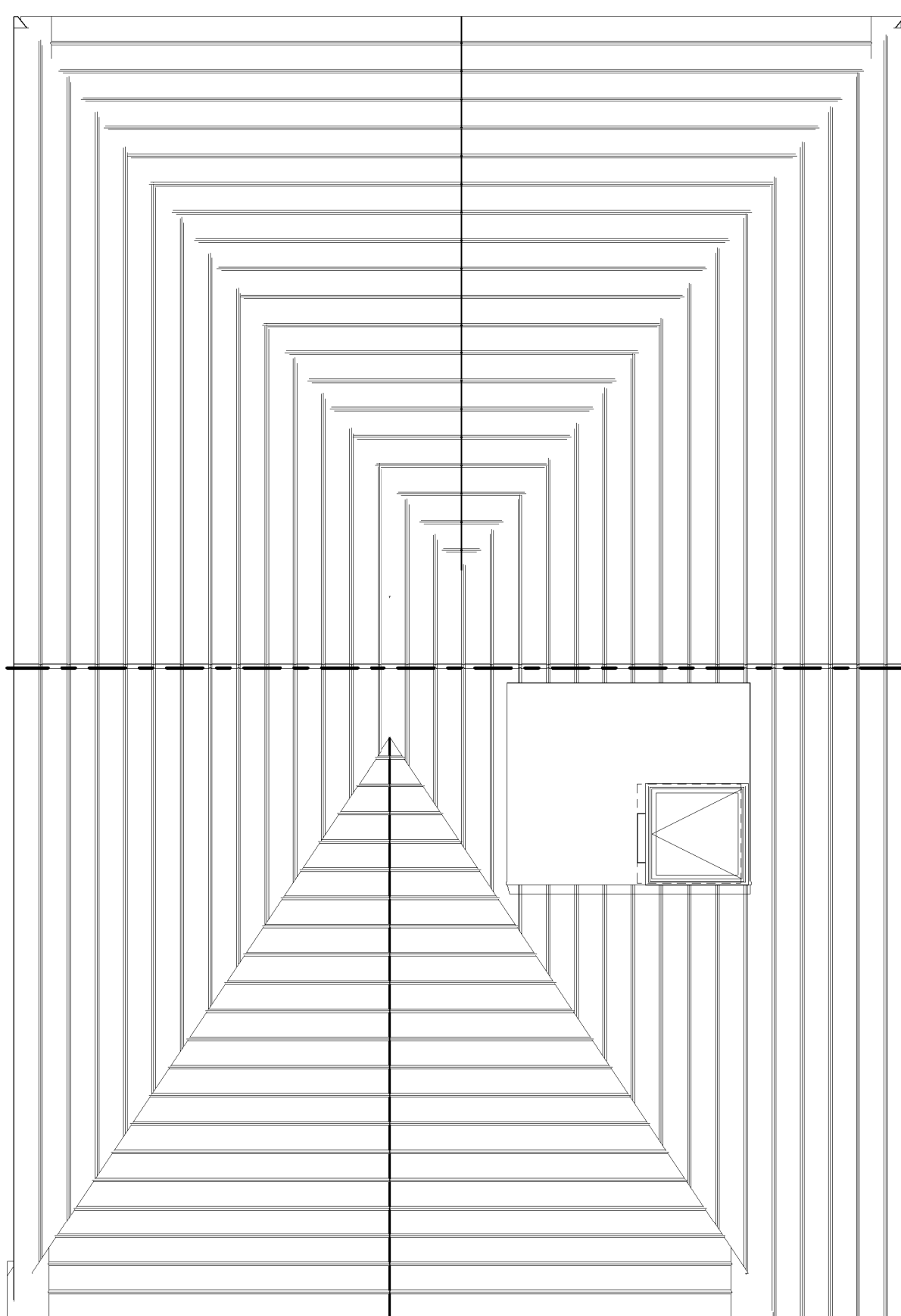
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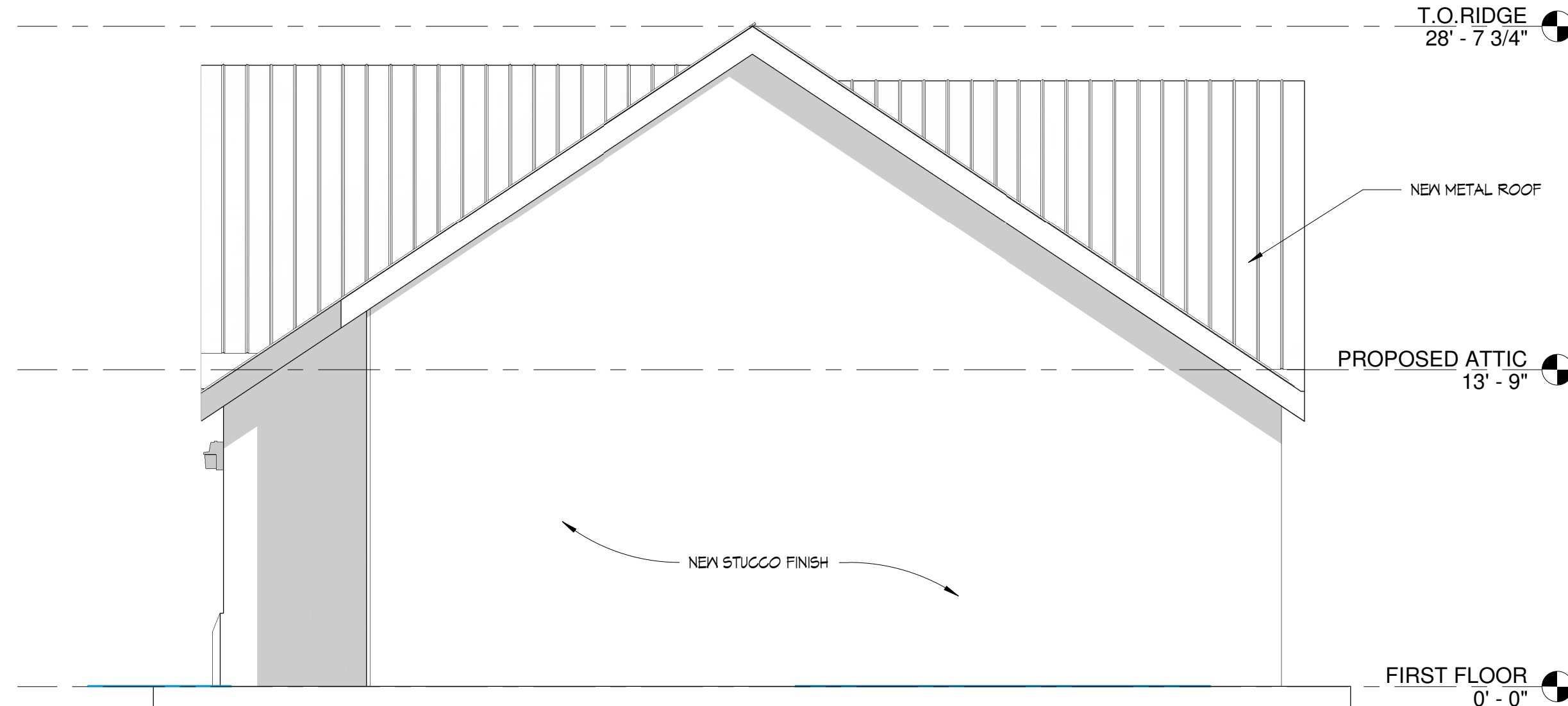
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A2 OF 4



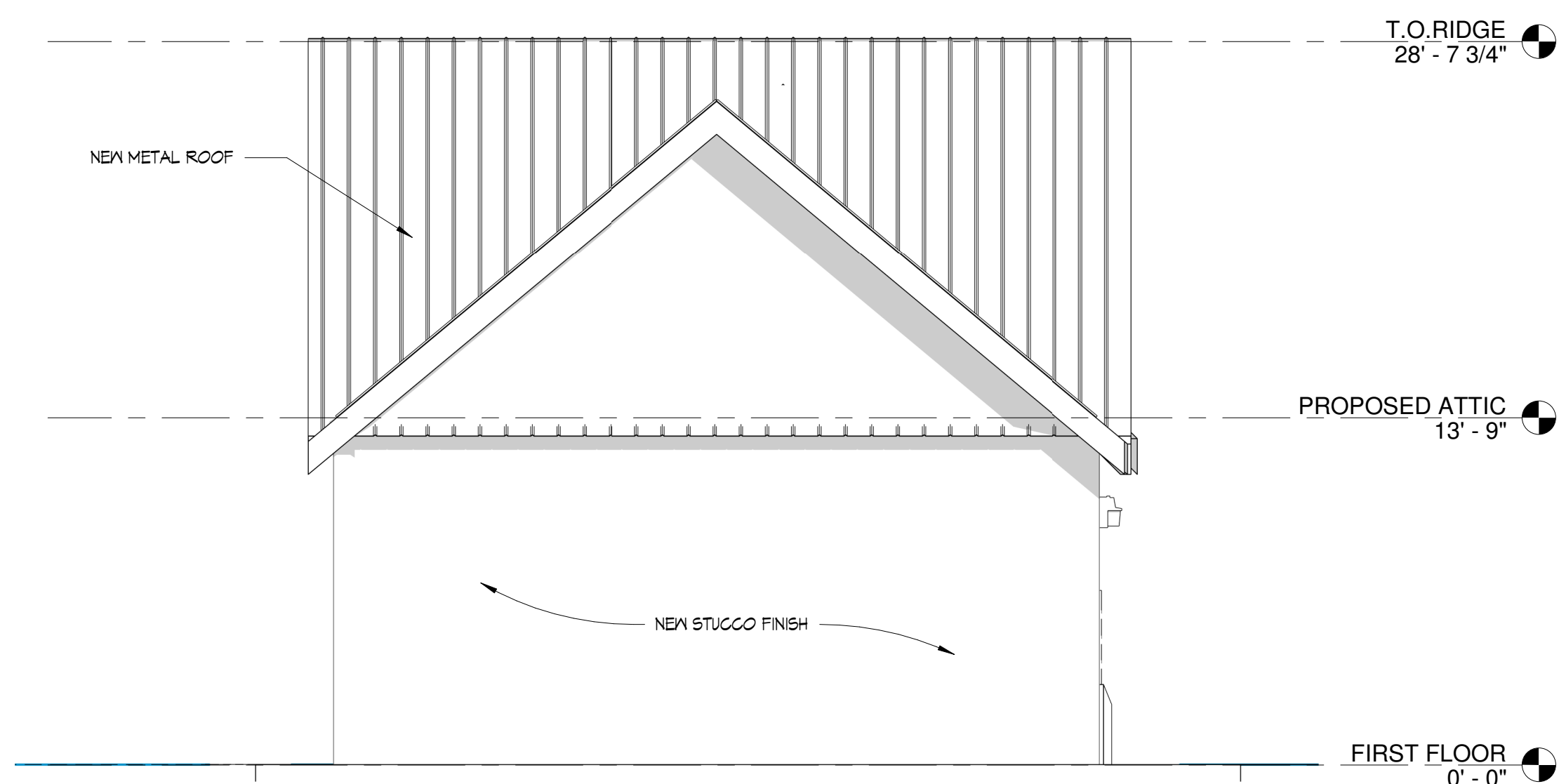
5 PROPOSED ROOF PLAN
3/16" = 1'-0"



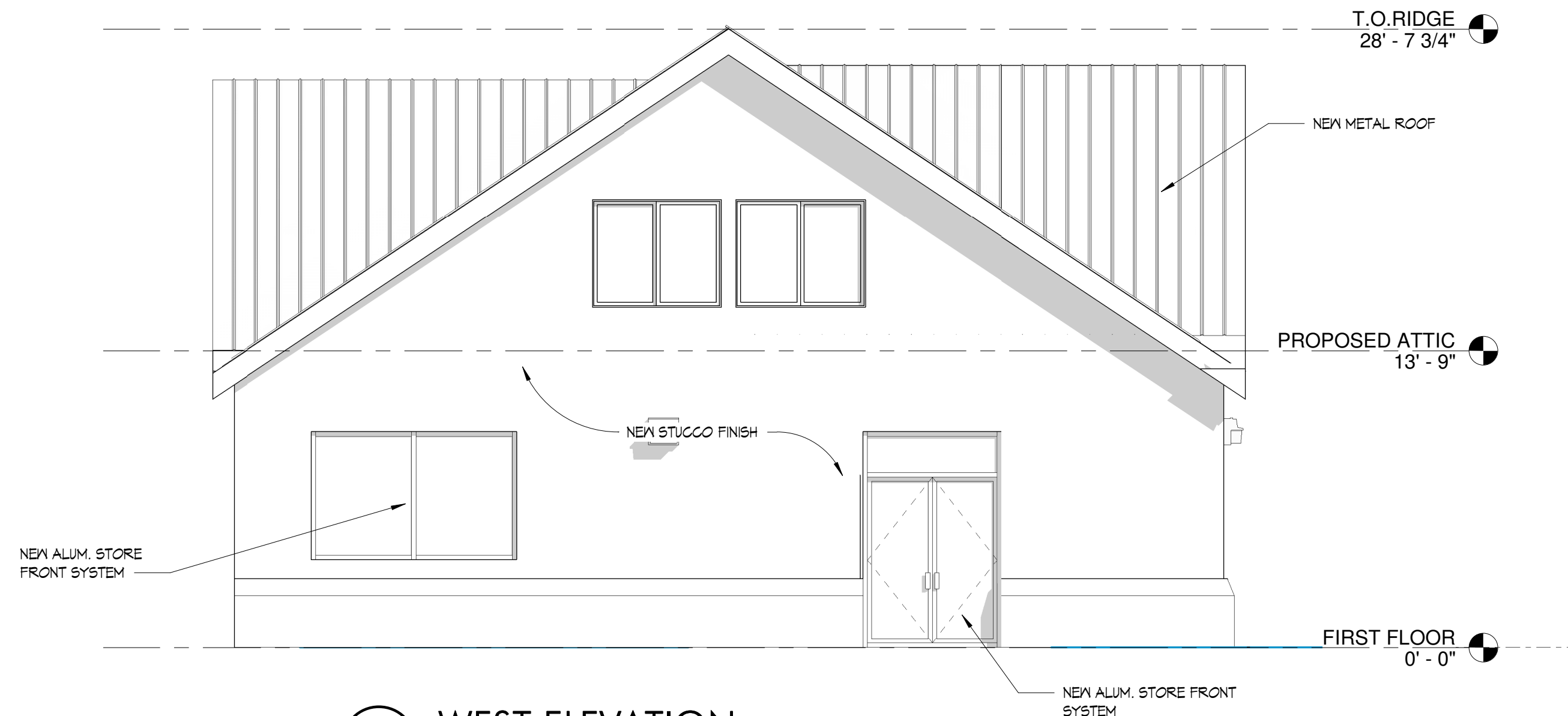
3 EAST ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"

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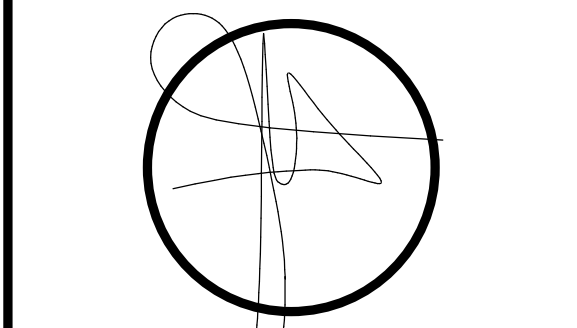
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ELEVATIONS - ROOF PLAN

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A4 OF **4**