

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



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
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ARCHITECT:
JOSE CARBALLO ARCHITECTURAL GROUP, P.C.
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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	PROPOSED	VARIANCE
LOT SIZE:				
AREA	10,000 SF	5,924.16 SQ.FT.	5,924.16 SQ.FT.	EXISTING
WIDTH (CORNER)	100 FT	90 FT	90 FT	EXISTING
DEPTH	N/A	59.52 FT / 72.25	59.52 FT / 72.25	NO
YARD DIMENSIONS:				
MIN. FRONT:	15 FT	29 FT	29 FT	NO
MIN. SIDE:	10 FT	+/- 2 FT	+/- 2 FT	EXISTING
MIN. REAR:	25 FT	1.3 FT	1.3 FT	EXISTING
BUILDING HEIGHT:	3 STY / 36FT.	1 1/2 STY- +/- 16 FT.	2 STY- +/- 28.58 FT.	NO
LOT COVERAGE	75 %	85.7%	85.7%	EXISTING
PARKING	1 SPACE EVERY 300 SQ.FT.=4.5	1,359 SQ.FT. BLDG. 6 PARKING SPACES	1,359 SQ.FT. BLDG. (1ST. FLOOR) 6 PARKING SPACES (2ND.FL. ONLY STORAGE)	NO

APPROVAL BLOCK

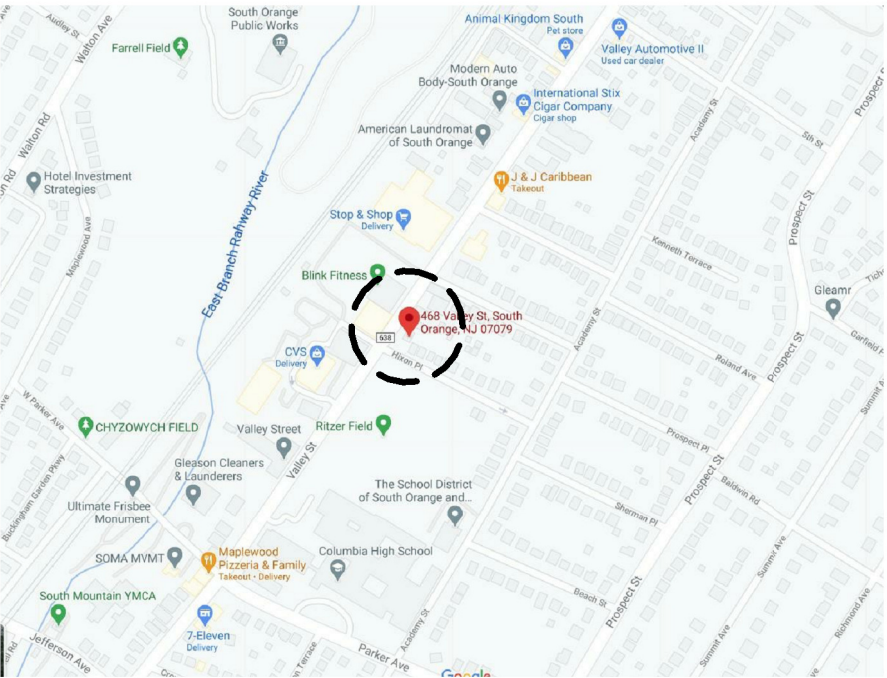
THE TOWNSHIP OF SOUTH ORANGE VILLAGE BOARD OF ADJUSTMENT APPROVED THESE PLANS AND ELEVATIONS BY MEMORIALIZING RESOLUTION AT ITS REGULAR MEETING ON _____.

PLEASE SEE AFFIXED RESOLUTION FOR ANY ADDITIONAL CONDITIONS OF APPROVAL SET BY THE BOARD.

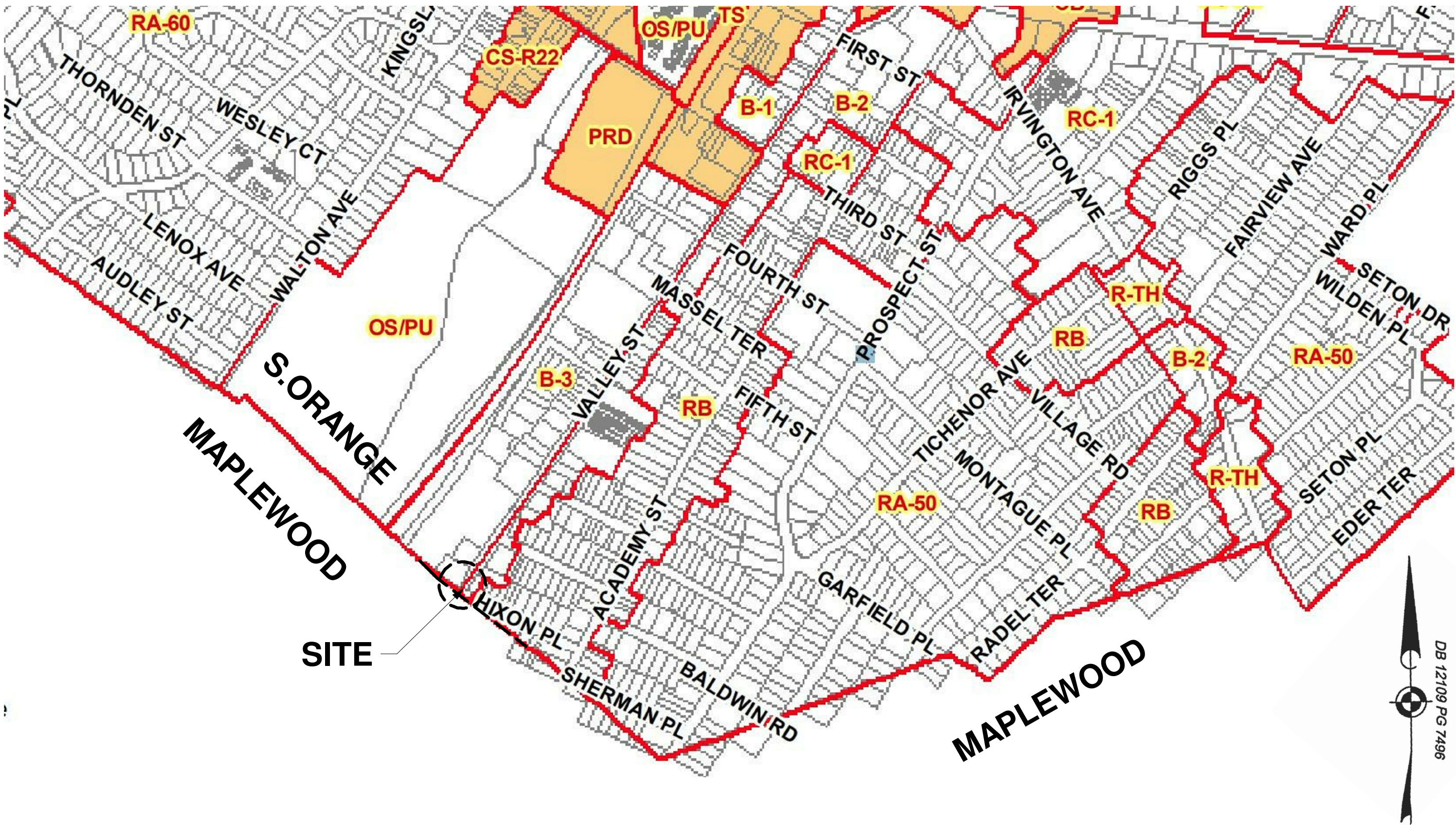
Board Secretary _____ Date _____

Board Engineer _____ Date _____

Board Chairman _____ Date _____



LOCATION MAP



3 ZONING MAP / KEY MAP



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REV	DESCRIPTION	DATE
1	AS PER P.B. COMMENTS	11-15-2021

ISSUE FOR SD:
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ISSUE FOR PLANNING BD:
ISSUE FOR PERMIT:
ISSUE FOR CONSTRUCTION:

NOTES:

JCAgroup
JOSE CARBALLO ARCHITECTURAL GROUP, P.C.

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Hackensack, New Jersey 07601

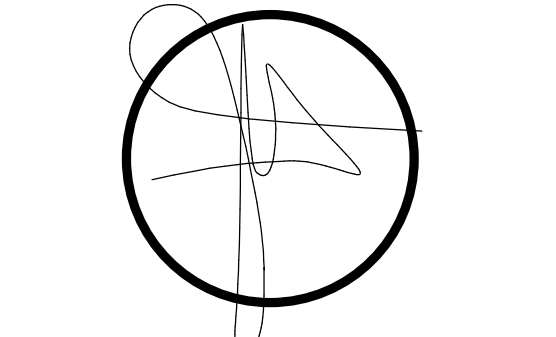
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PROJECT
PROPOSED CHILDREN INDOOR
PLAYGROUND

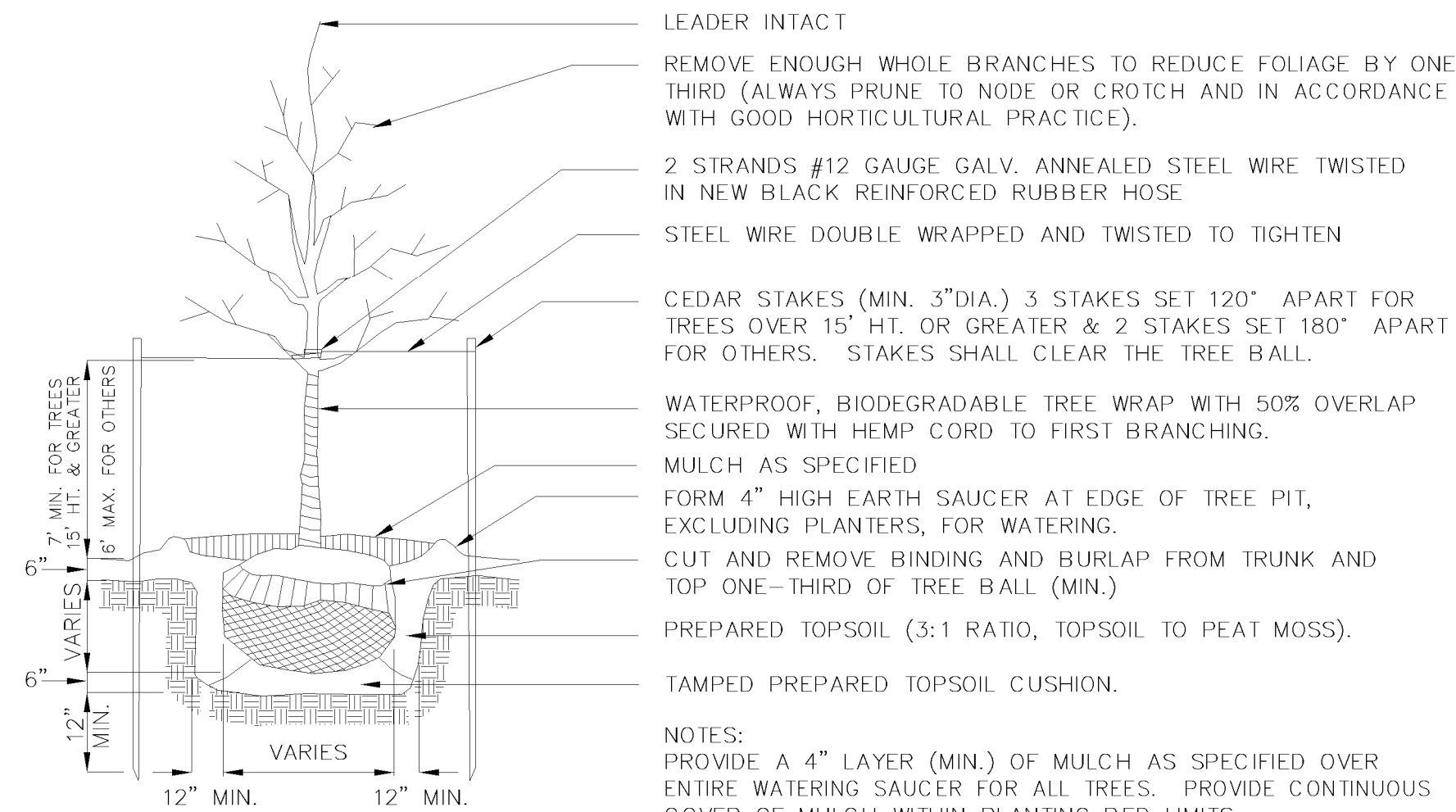
OWNER
TANIA RODDI & LOURDES NAVARRO

LOCATION
468 VALLEY STREET
BLOCK 2215 - LOT 26
TOWNSHIP OF SO. ORANGE VILLAGE
DRAWING
COVER SHEET

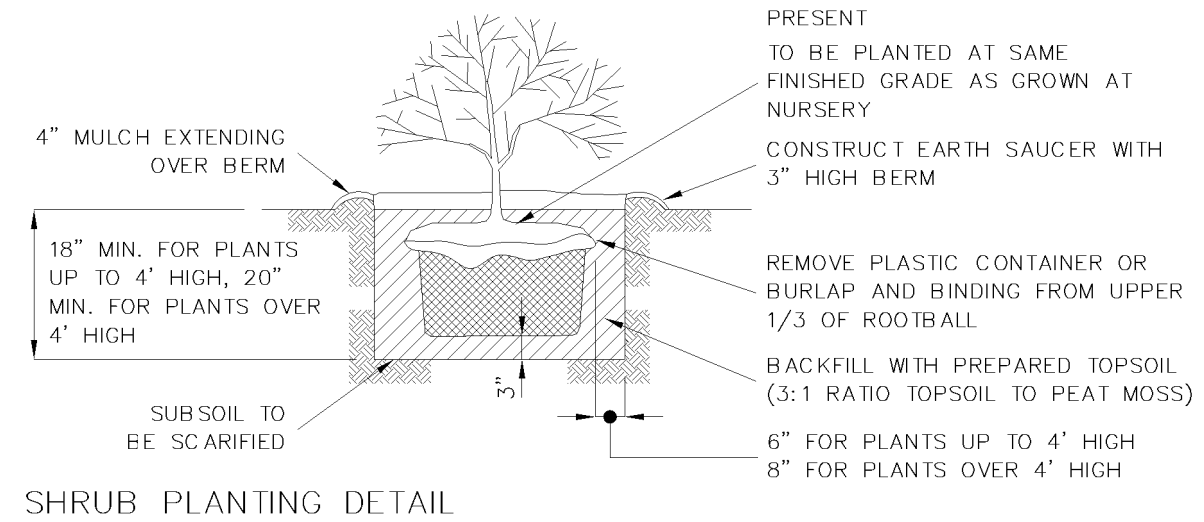
JOSE I. CARBALLO, R.A., P.P.
NJ : 21A10091740
NY : 021291



DATE 12-18-2020
BY VF **PROJECT #** 202069
DRAWING #
A1 **OF** **5**



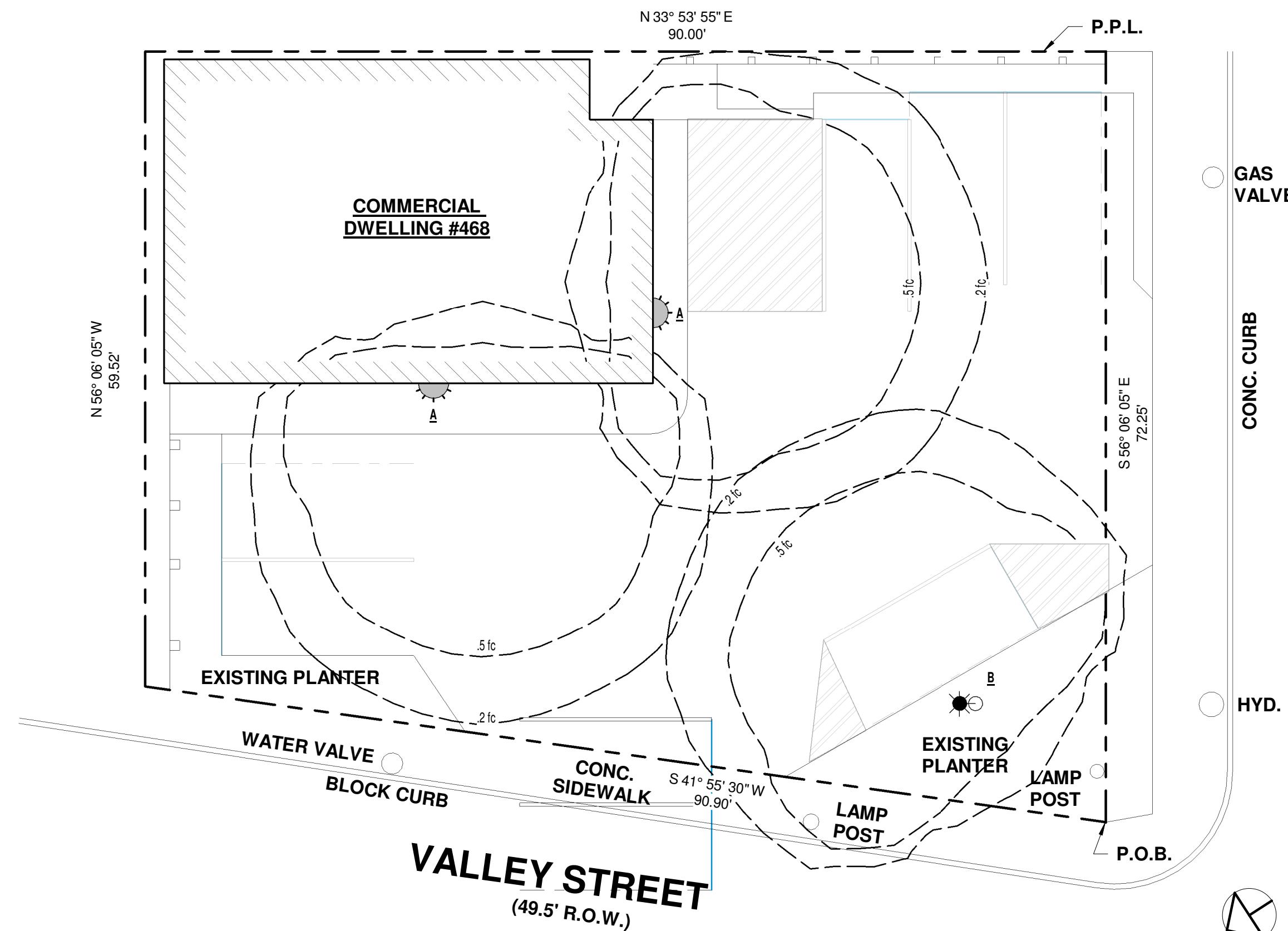
TYPICAL TREE PLANTING DETAIL



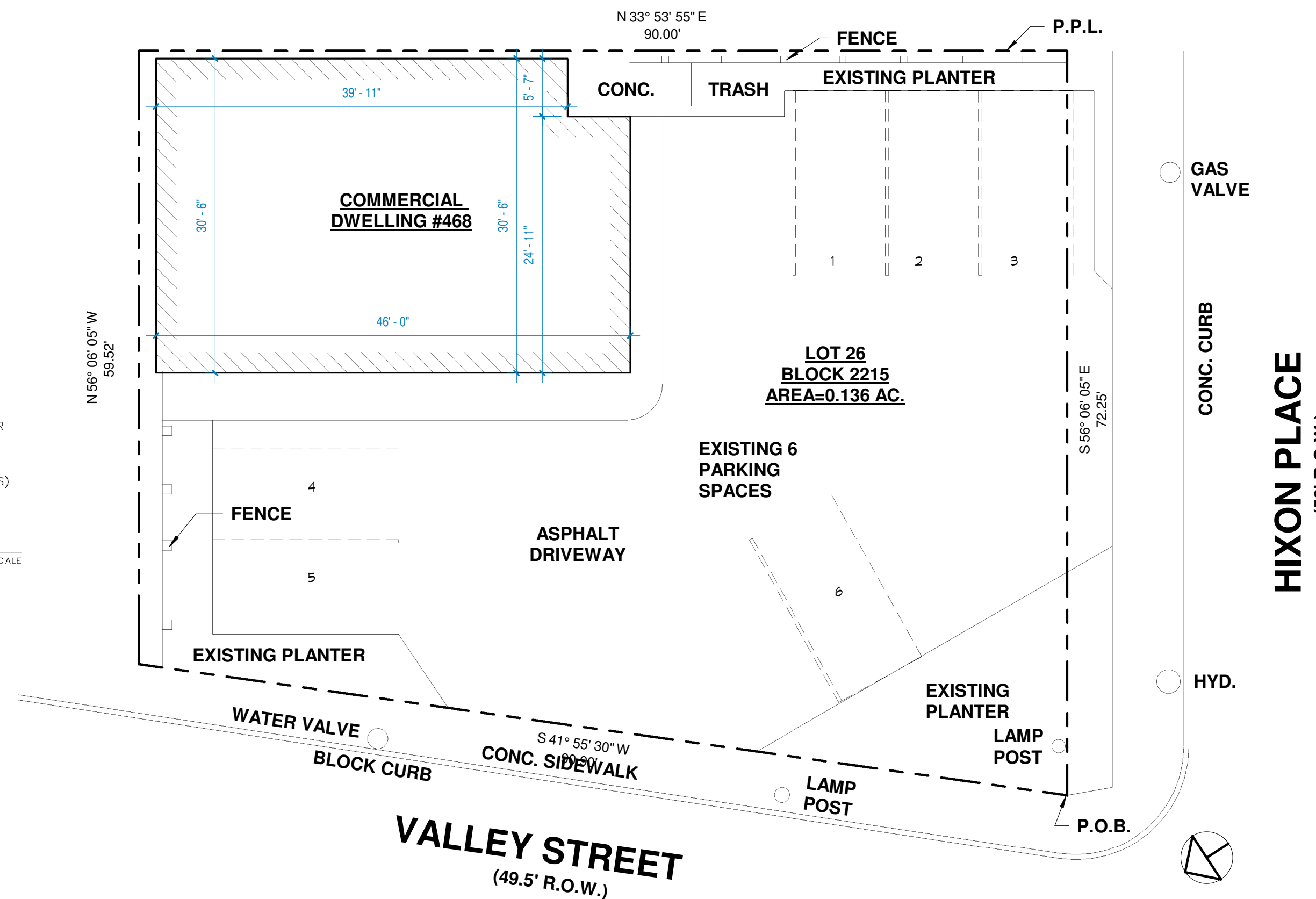
SHRUB PLANTING DETAIL

PLANT LIST						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
ND	17	SPIRAEA X BUMALDA "COCCINEA"	DWARF RED FLOWERING SPIREA	18" 24"	3 GAL.	3' O.C.
TC	1	ULMUS AMERICANA "PRINCETON"	PRINCETON AMERICAN ELM	14'-16" 2 1/2" CAL.	B & B	AS SHOWN

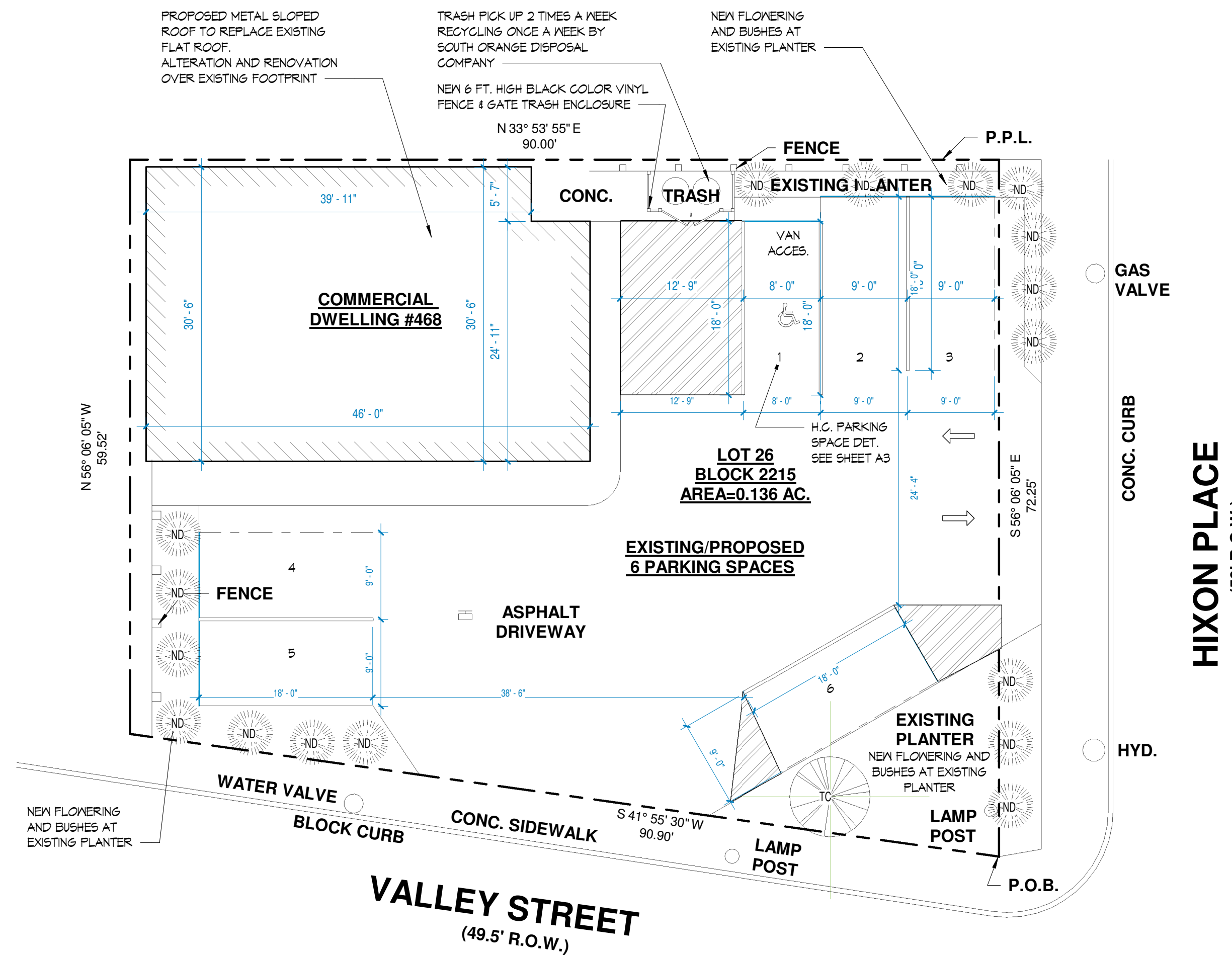
LUMINAIRE SCHEDULE							
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QUANTITY
A		LSI INDUSTRIES, Wall Light XGBWM3-FT-LED-28-350-NW-UE	(1) LED	3100	12 Ft., 50W Metal Halide	.75	2
B		ARCHITECTURAL AREA LIGHTING Area light PRM3 - H3 - 50MH	(1) MH/50/U MOG	2891	10 Ft., 28 LED 4000K	.75	1



3 PROPOSED LIGHTING PLAN



1 EXISTING SCHEMATIC SITE PLAN



2 PROPOSED SCHEMATIC SITE PLAN

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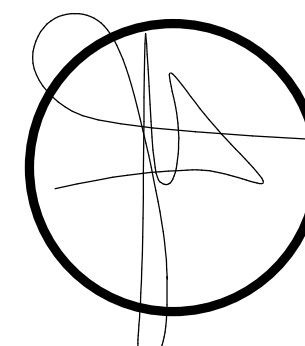
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PROPOSED CHILDREN INDOOR PLAYGROUND

OWNER
TANIA RODDI & LOURDES NAVARRO

LOCATION
468 VALLEY STREET
BLOCK 2215 - LOT 26
TOWNSHIP OF SO. ORANGE VILLAGE

DRAWING
EXISTING & PROPOSED SCHEMATIC SITE PLANS

JOSE I. CARBALLO, R.A., P.P.
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DRAWING # A2 OF 5



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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

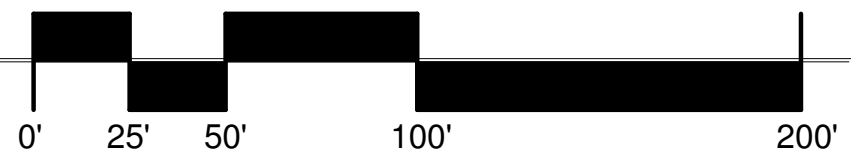


People Eater
1 Unit



3 INDOOR PLAYGROUND EQUIPMENT

1 200' RADIUS MAP - TAX MAP



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PROJECT
PROPOSED CHILDREN INDOOR
PLAYGROUND

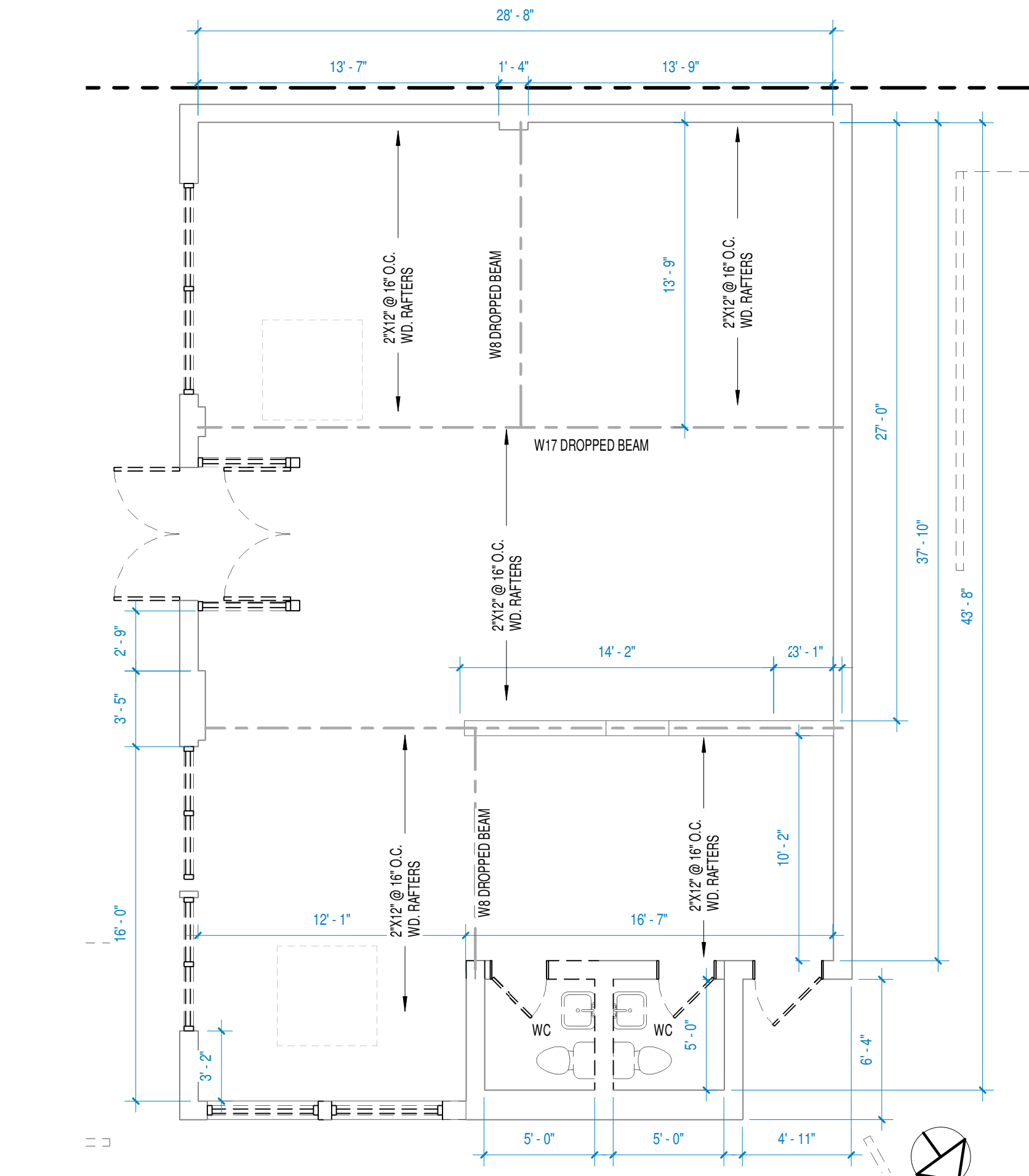
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LOCATION
468 VALLEY STREET
BLOCK 2215 - LOT 26
TOWNSHIP OF SO. ORANGE VILLAGE
DRAWING
200' RADIUS MAP & DETAILS

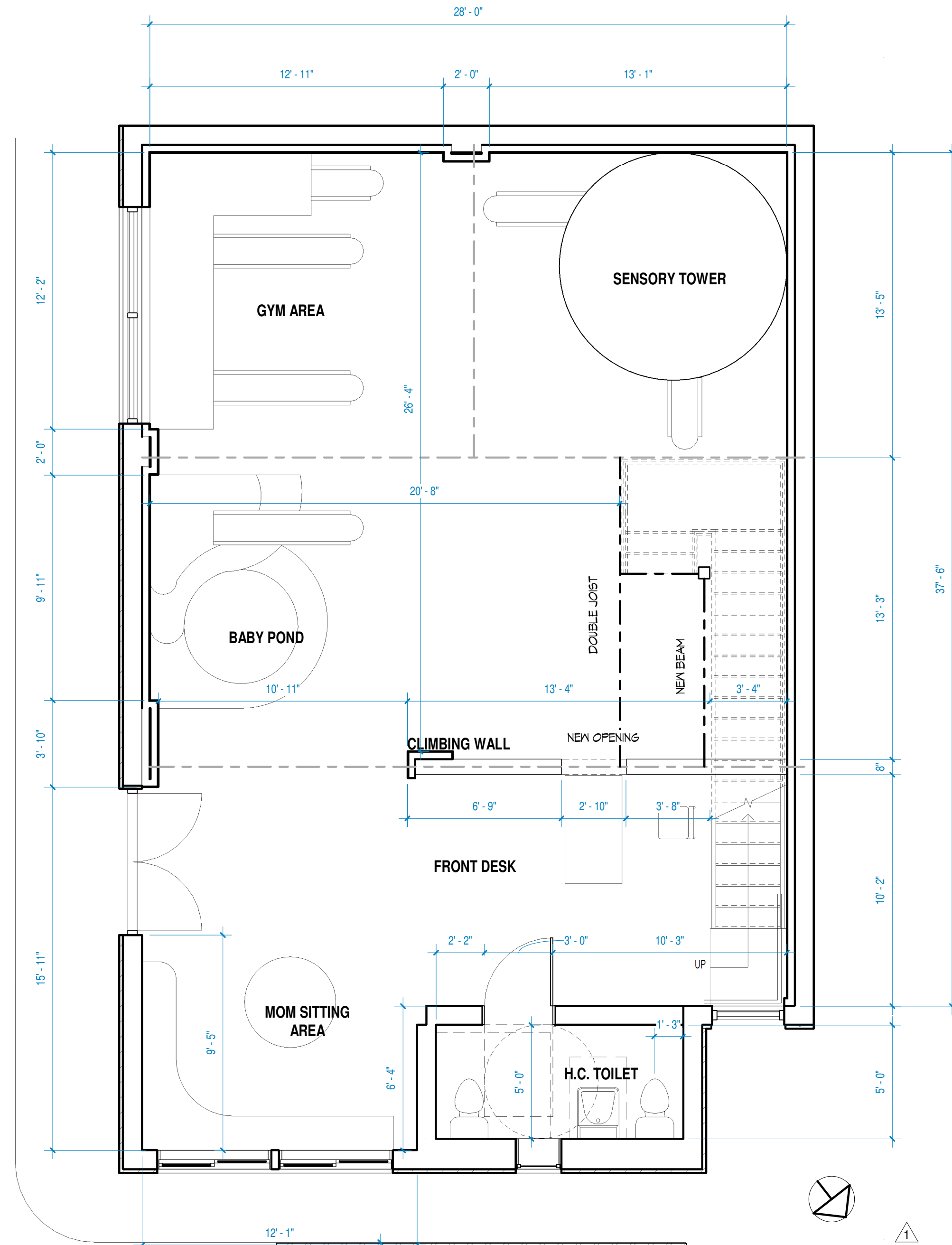
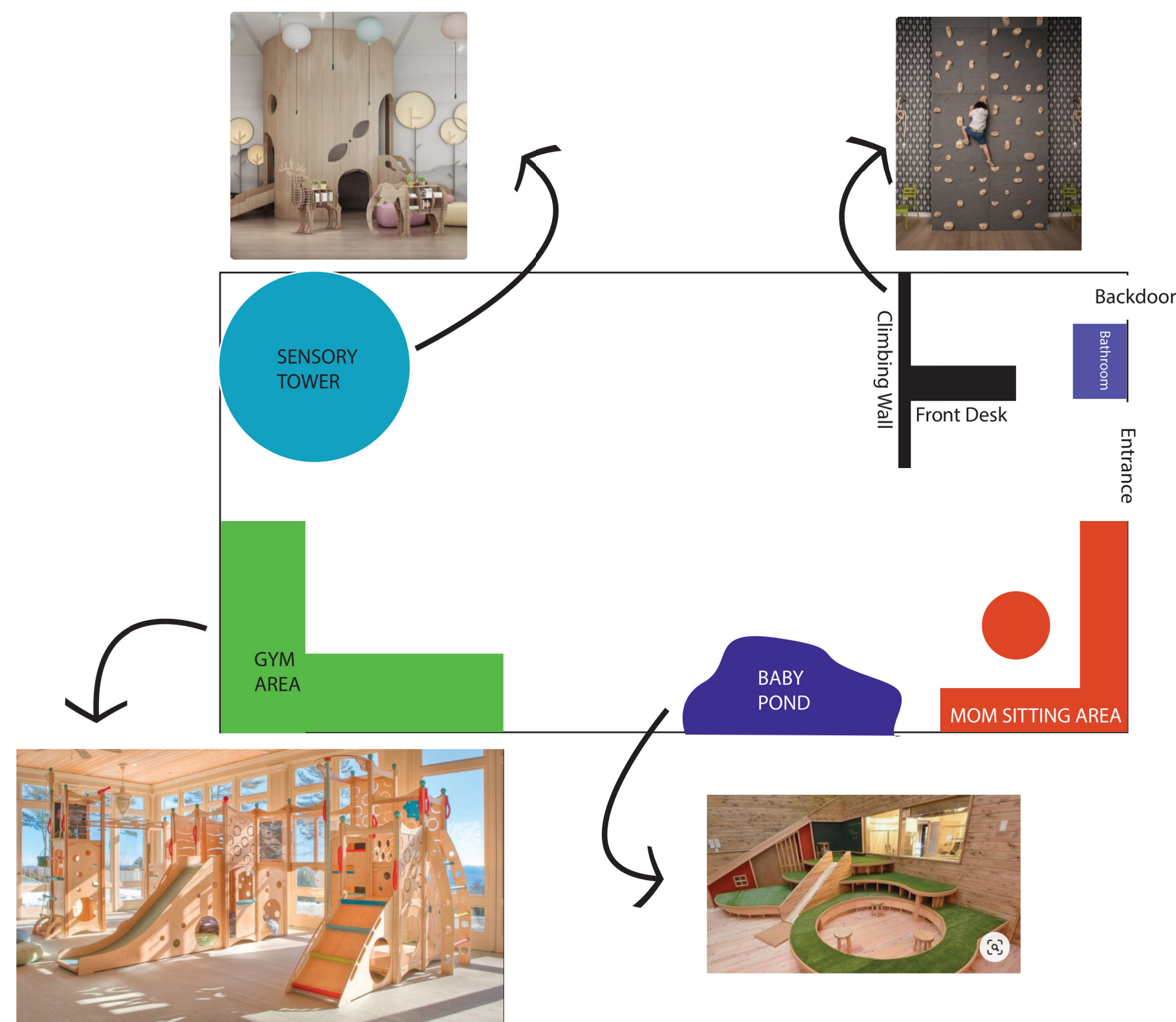
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DRAWING # A3 OF 5

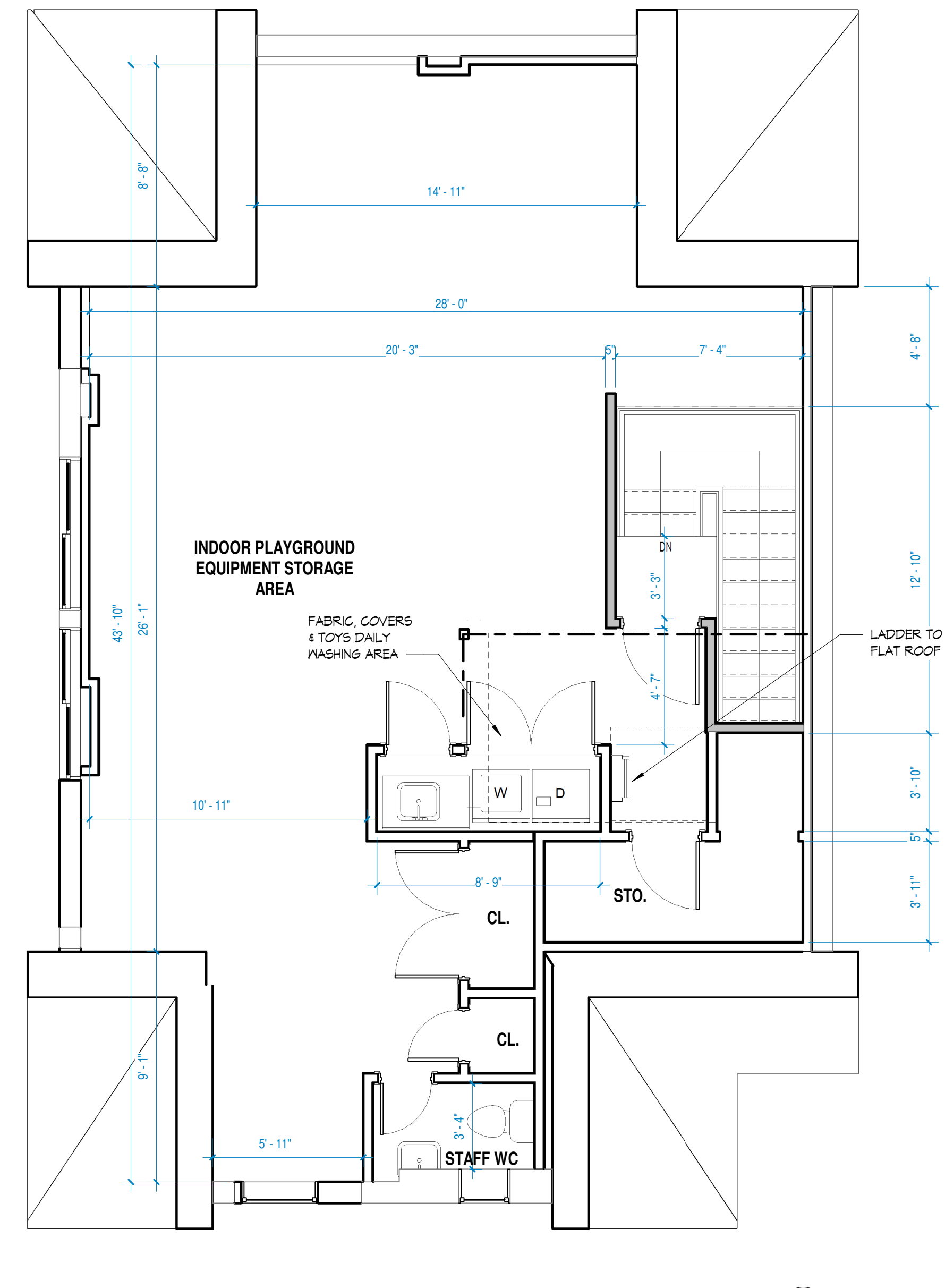
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1/18/2021 7:40:49 AM



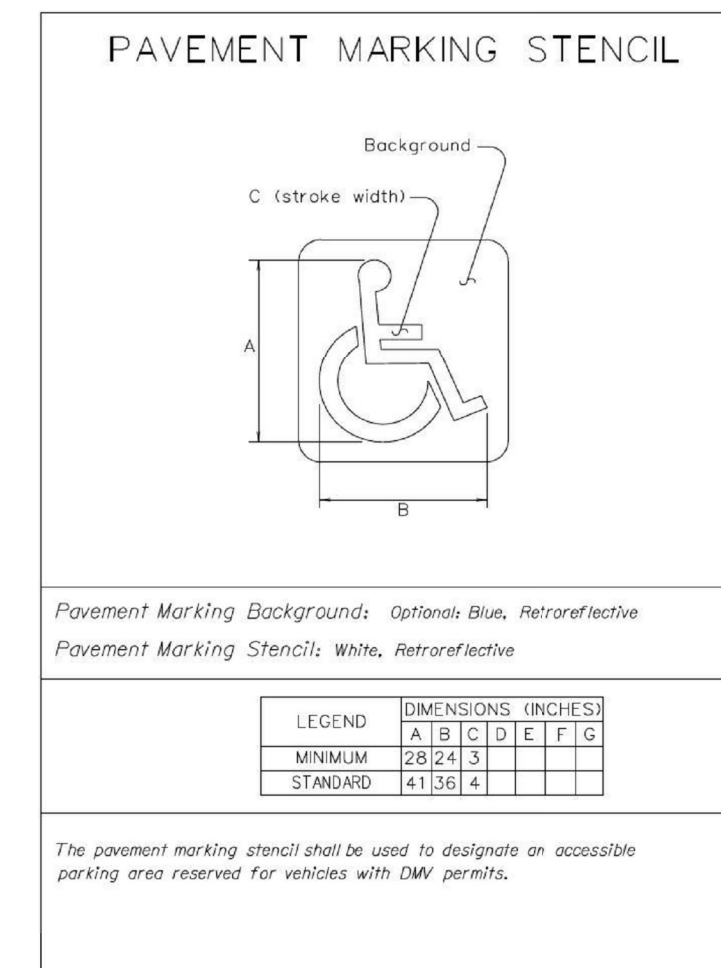
1 EXISTING FIRST FLOOR
3/16" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"
1,359 SQ.FT.



3 PROPOSED SECOND FLOOR
1/4" = 1'-0"
973 SQ.FT.



POST-MOUNTED SIGNS SHALL BE
INSTALLED WITH A VERTICAL
CLEARANCE OF 7'-6" BETWEEN
THE BOTTOM OF THE SIGN TO
THE GROUND LINE

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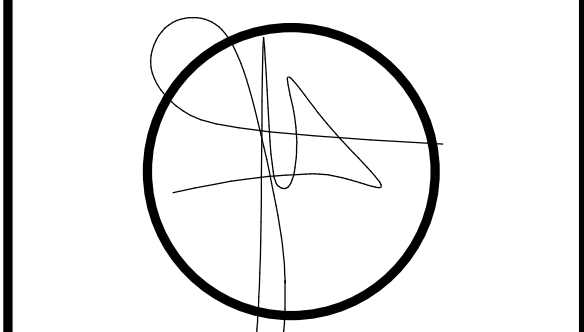
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DRAWING
PROPOSED FLOOR PLANS

JOSE I. CARBALLO, R.A., P.P.
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DRAWING #
A4 OF 5

BUILDING SIGNS IN COMPLIANCE WITH THE SOUTH ORANGE VILLAGE MUNICIPAL CODE CHAPTER 185 SECTIONS 141 & 142

185-141 Regulations Applicable To All Signs

Signs will comply with the following regulations:

- Sign Will be positioned in the natural architectural sign band on two building facades. Bottom of the sign will not be positioned to go more than 12 inches above the top of the display window.
- Signs will consist of no more than 3 total colors, including the background color (Black). Lettering (Orange and Blue) will have a consistent, legible, and professional appearance.
- Signs will comply with all applicable provisions of the Uniform Construction Code, particularly but not exclusively the Electrical Subcode, in accordance with which all lighting devices must be installed and maintained.
- Sign will be illuminated and subject to the following additional limitations:
 - Source of illumination itself will not be visible.
 - The light for the illuminated sign will be so shaded, shielded and directed that the light intensity or brightness will not be objectionable to surrounding areas.
- Sign will be provided with outdoor LED rope indirect lighting and will not exceed 2,000-K with warm/yellow light.
- Sign will not have blinking, flashing, strobe or fluttering lights or any other illuminating devices which have a changing light intensity, brightness or color, except for time and temperature.
- No exposed bulbs or lamps shall be used on the exterior surface of any sign.
- No floodlight or flexible gooseneck fixture will be used.

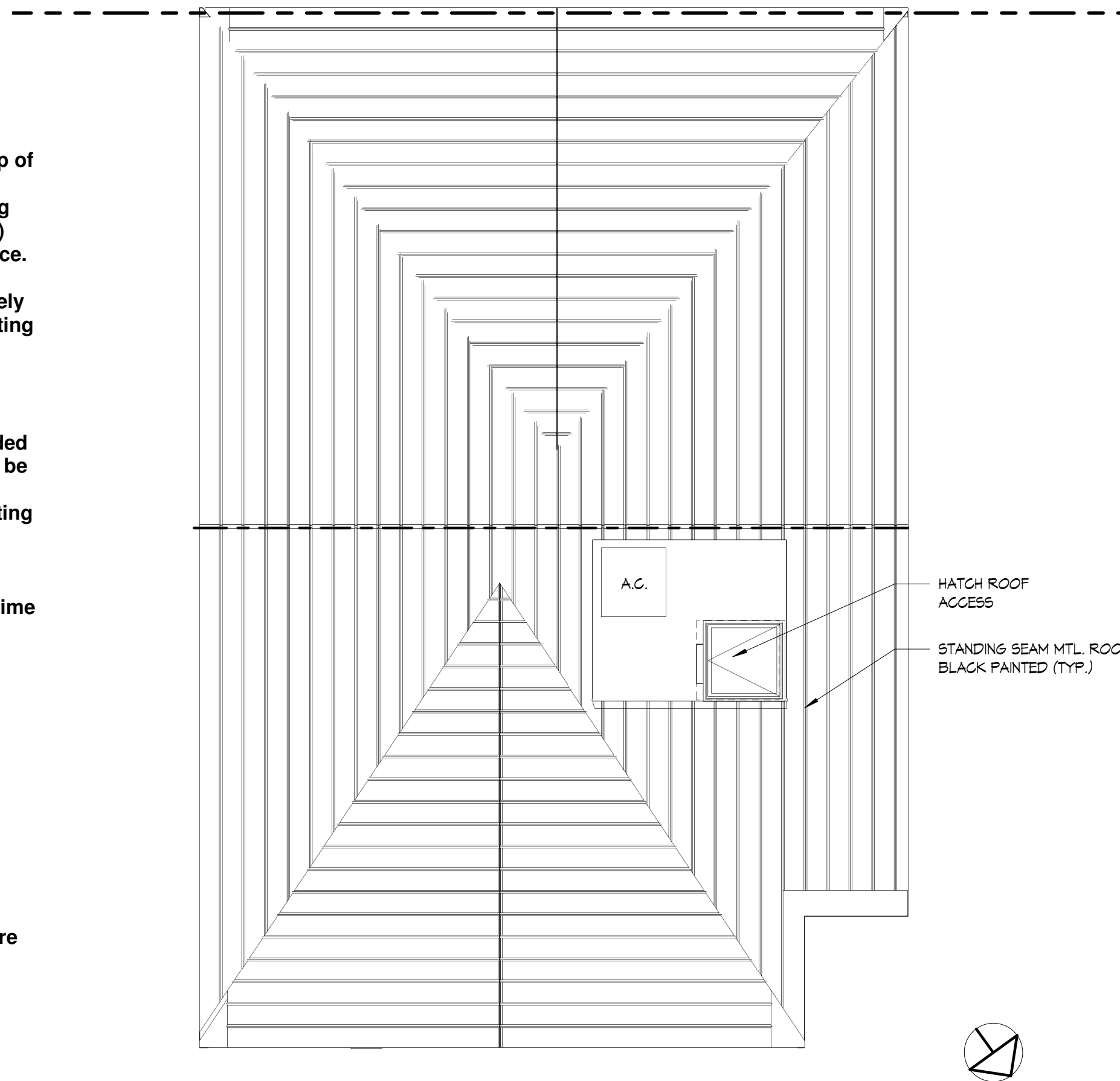
185-142 Regulations Applicable To Signs Within Business Districts

- Wall sign will be installed.
- Wall sign will be name & logo.
- Sign will be "box signs" which are recessed so that they are flush with the facade of a structure with individual channel letters mounted onto the facade as wall signs.
- Wall signs maximum size will be no more than 1 1/2 square feet of sign area for each one foot of the width of the building.
- No individual letter will exceed 24 inches in height.
- The total gross area of signage per frontage will not exceed 200 square feet.
- The building faces more than one street or a parking lot with a minimum width of 30 feet and it will have the appropriate area of signage for each exposure:

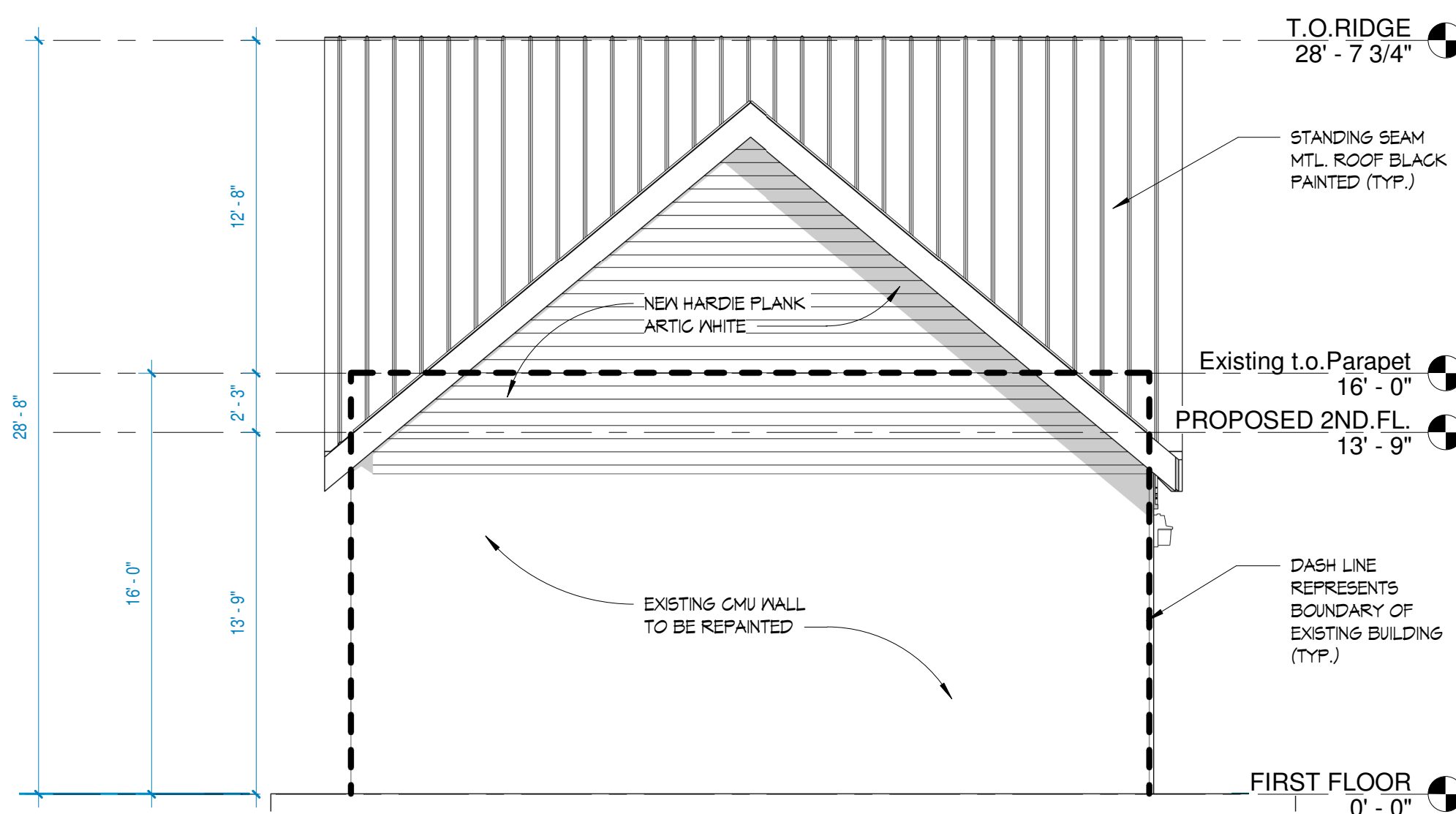
Street Frontage (linear feet)	Allowable Area (square feet)
30	45

Actual no more than 20 square feet per frontage

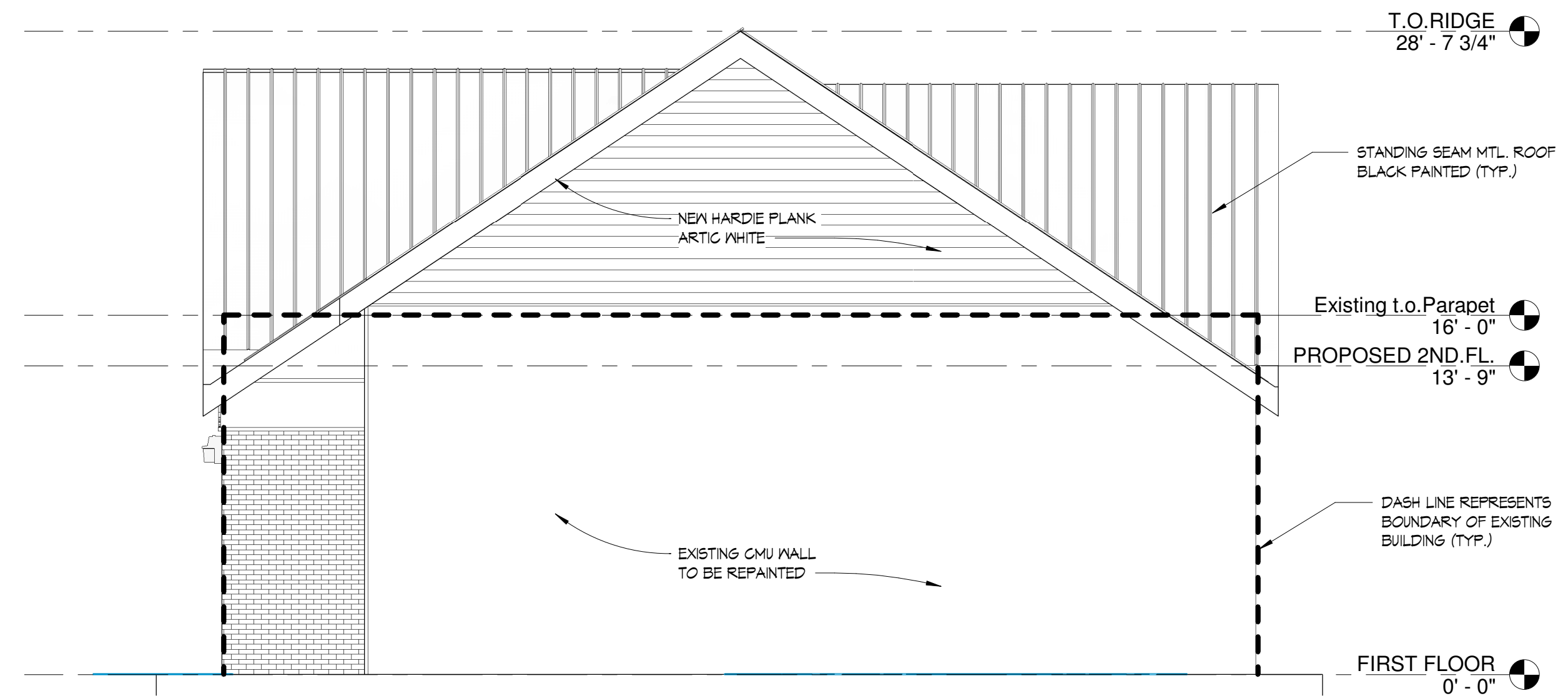
- No part of any electric wall sign will be closer than 10 feet above a public sidewalk and 15 feet above a driveway.



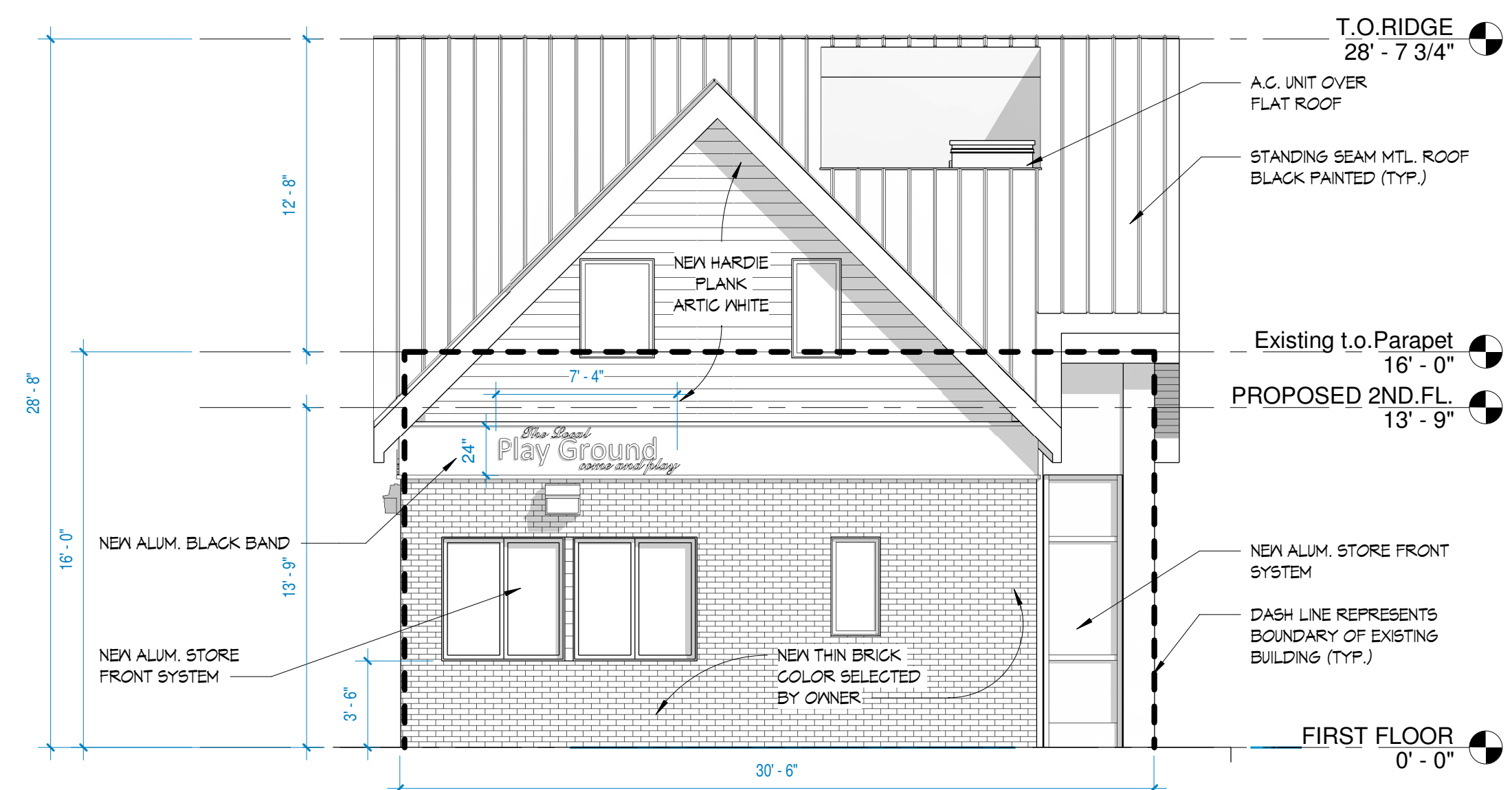
5 PROPOSED ROOF PLAN
3/16" = 1'-0"



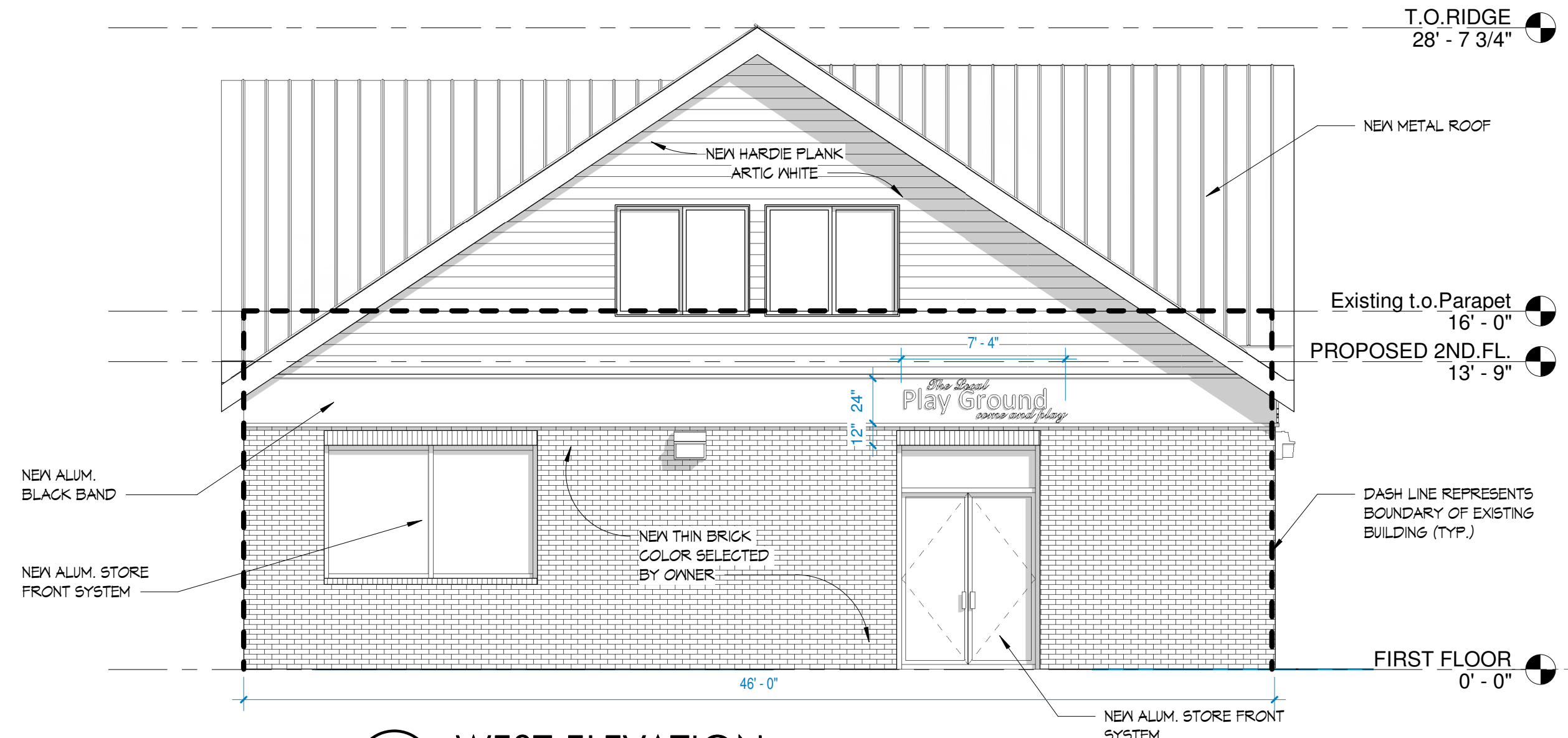
2 NORTH ELEVATION
3/16" = 1'-0"



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



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



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

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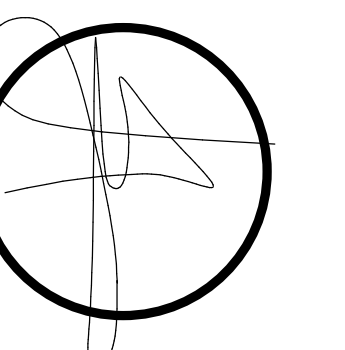
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OWNER
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BLOCK 2215 - LOT 26
TOWNSHIP OF SO. ORANGE VILLAGE
DRAWING
ELEVATIONS - ROOF PLAN

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A5 OF 5