

PRELIMINARY AND FINAL MAJOR SITE PLAN
Landscape and Architectural Plans

Daughters of Israel

1155 Pleasant Valley Way
Block 171 Lot 12

Township of West Orange, Essex County, New Jersey



DRAWING INDEX

DWG. #	DRAWING TITLE
CS	COVER SHEET
LANDSCAPE	
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L3.0	SITE SIGNAGE PLAN
ARCHITECTURAL	
A1.0	LOWER LEVEL PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	FOURTH FLOOR PLAN
A1.5	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	PROJECT PHASING



1155 Pleasant Valley Way
West Orange NJ 07052

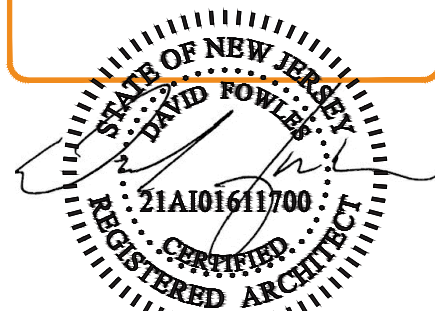
Issued For:
Site Plan Application
Date:
10-21-2021

ISSUES	REVISIONS
5/20/2021	REVISED PER NEW BUILDING FOOTPRINT
5/20/2021	REVISED PER NEW BUILDING FOOTPRINT

Proj. No: 1304.01.02

COVER SHEET

CS-0



DAVID S. FOWLES, AIA
REGISTERED ARCHITECT
STATE OF NEW JERSEY
NO. 21A10161000



1155 Pleasant Valley Way
West Orange NJ 07052

Issued For:
Site Plan Application

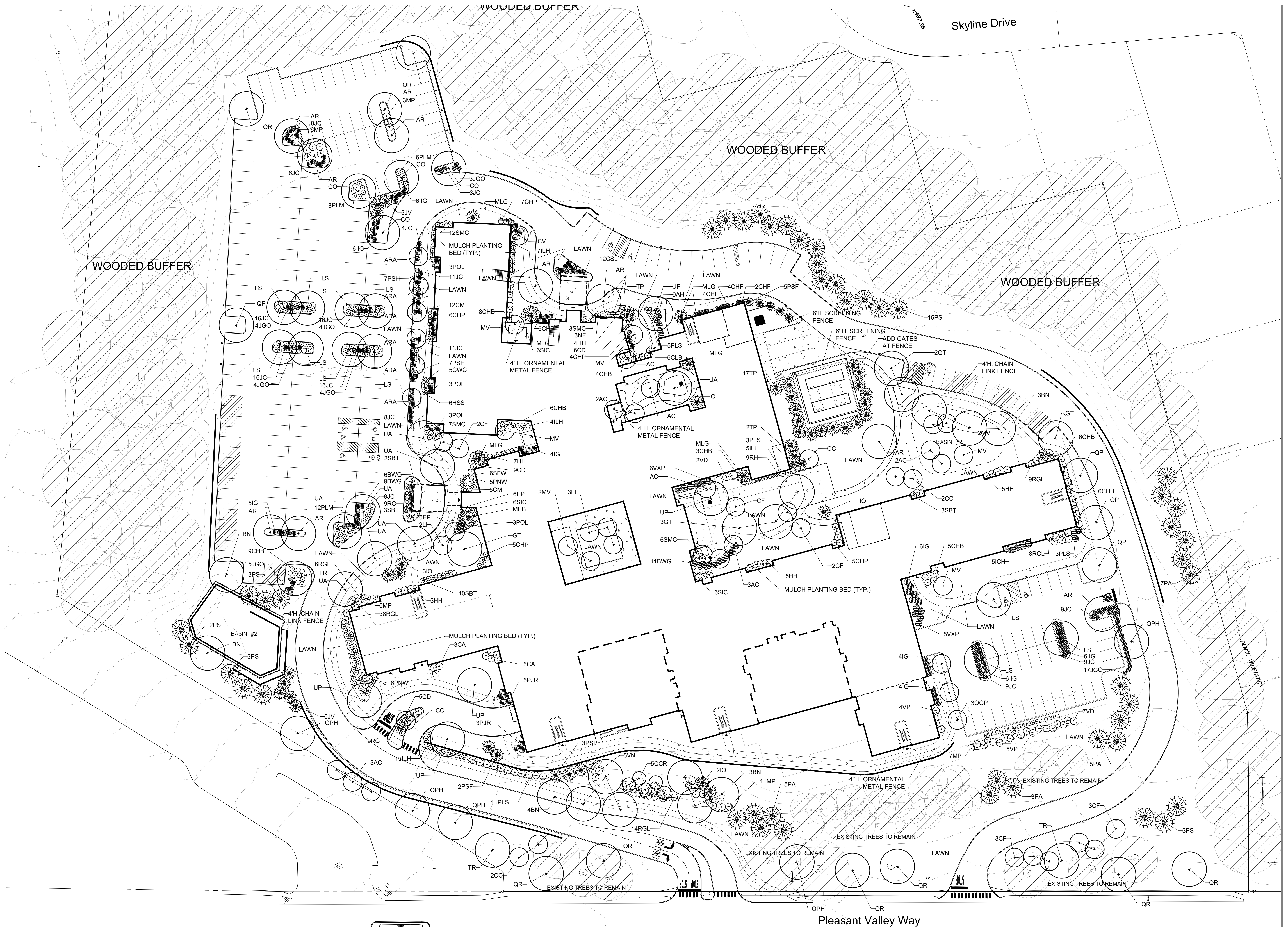
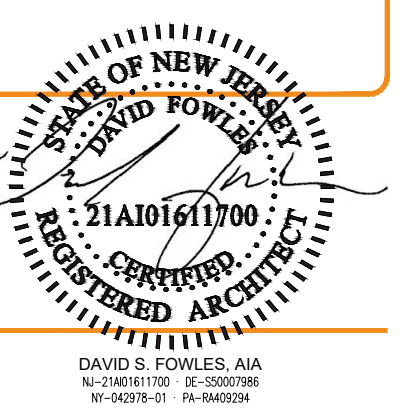
Date:
10-21-2021

ISSUES	REVISIONS
1/20/2022	REVISED FOR NEW BUILDING FOOTPRINT
1/20/2022	REVISED FOR NEW BUILDING FOOTPRINT

Proj. No: 1304.01.02

LANDSCAPE
PLAN

L1.0



LANDSCAPE PLAN
SCALE: 1" = 30'-0"
PROJECT NORTH
GRAPHIC SCALE

LANDSCAPE SPECIFICATIONS

PLANT MATERIAL

- All plants shall meet or exceed the minimum requirements as noted in the latest edition of the American standard for nursery stock by American association of nurserymen, ANSI Z60.1. All plant materials installed shall meet the latest specifications of the "American Standards for Nursery Stock."
- Plant sizes shown in planting schedule are the size at time of planting.
- Plant material shall be well-grown and true to form for size and species. Stunted or leggy plant material will be rejected.
- Plant materials that have damaged or crooked leaders, deformed growth habit, abrasions of the bark, sunscald, windburn, disfiguring knots, insect or disease pests shall be rejected. In addition, trees having their central leaders headed back will also be rejected.
- All plants (B&B or container) shall be properly identified by weather-proof labels securely attached thereto before delivery to project site. Labels shall identify plants by name, species and size. Labels shall not be removed until the final inspection by the landscape architect or engineer.
- All trees shall be balled and burlapped, unless otherwise noted in the drawings or specification, or approved by the owner's representative.
- Final quantity for each plant type shall be as graphically shown on the plan. This number shall take precedence in case of any discrepancy between quantities shown on the plant list and on the plan. The contractor shall report any discrepancies between the number of plants shown on the plant list and plant labels prior to bidding.
- Any proposed plant substitutions and relocations must be reviewed by landscape architect and township engineer and approved in writing by the owner's representative. No substitutions shall be made without written consent of the architect.
- All specified plant material is subject to inspection and approval by the landscape architect at both the nursery and jobsite prior to installation
- All B&B materials (i.e. burlap, twine, etc) shall be all bio-degradable materials.
- All plant materials shall be guaranteed for two years following date of final acceptance.

PROTECTION

- Existing trees to remain within the development area shall be selectively pruned of any dead or dying limbs. Existing trees located at the edge of wooded areas to be cleared shall be evaluated for preservation or removal based on survivability and safety considerations. Trees within existing wooded areas to remain shall not be pruned.
- Existing trees and other vegetation indicated to remain in place shall be protected against unnecessary cutting, breaking or skinning of roots, skimming or bruising of bark, smothering of roots by stock piling construction materials or excavated material within drip line, excess foot or vehicle traffic or parking of vehicles within drip line.
- Provide a temporary guard to protect trees and vegetation to be left standing as shown on civil drawings prior to start of construction.
- Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. The contractor shall be responsible for any damage or injury to person or property which may occur as a result of his negligence in the execution of the work.

UTILITIES

- Landscape plan shall be used for landscape purposes only. Refer to civil engineering drawings for utility, grading, storm water management, and soil erosion control information that may need to be coordinated with landscape work. This plan is intended for planting purposes. Refer to site / civil drawings for all other site construction information.
- The contractor shall review architectural/engineering plans to become familiar with grading and surface utilities.
- The contractor shall ensure that work does not interrupt established or projected drainage patterns.
- Contractor shall verify locations of all below grade and above ground utilities and notify owners representative of conflicts.
- The contractor shall verify the existence of underground utilities on the site prior to any excavation. Their exact location shall be verified in the field with the owner or general contractor prior to the commencement of any digging operations. In the event utilities are uncovered, the contractor shall be held responsible for all damage to the utilities and such damage shall not result in any additional expenses to the owner. Any damage of reported lines shall not be the responsibility of the contractor.
- Should location of trees be within 5' of underground utilities, relocate said trees to a minimum of 5' from ball to utilities.

EXECUTION

- No plant materials shall be installed until all grading and construction has been completed in the immediate area. Contractor shall notify owner's representative of any conflict.
- All plantings shall be contained within mulched beds. Double-shredded hardwood bark or root mulch should be applied at depth of three inches. Planting beds shall be constructed as shown in the "planting bed edge detail" on this sheet. Mulch must be pulled back at least 2" from any plant stem, twig or trunk.
- A 3-inch deep mulch per specification shall be installed under all trees and shrubs, and in all planting beds, unless otherwise indicated on the plans, or as directed by owner's representative.
- All planting backfill soils shall receive certified weed-free fully composted leaf mold soil amendment at a rate of 33% (1 part compost to 2 parts planting soil). Submit compost certification & product data prior to ordering for approval.
- All disturbed areas not otherwise noted on contract documents shall be topsoil and seeded or mulched as directed by owner's representative.

- Carefully disrupt circling roots from all container-grown plants, except plugs, via tool scarification or by hand.
- One year guarantee shall be provided on all plant materials from date of final acceptance.
- The contractor shall stakeout plantings for the owner's representative's approval prior to beginning work. All proposed planting locations shall be staked as shown on the plans for field review and approval by the landscape architect prior to installation.
- During planting operations, excess waste materials shall be promptly and frequently removed from the site.
- All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed lines are not to be obstructed. All shrubs and ground cover area shall be planted in continuous prepared bed and top dressed with 3-inch shredded hardwood mulch. Mulch shall have been shredded within the last six months.
- All planting beds adjacent to lawn, sod or seeded areas shall be spade edged.
- Maintenance shall begin after each plant has been installed and shall continue until 90 days after final acceptance by the architect or owner representative. Maintenance includes: watering, pruning, fertilizing, weeding, mulching, replacement of sick or dead plants, and any other care necessary for the proper growth of the plant material. The contractor must be able to provide continued maintenance if requested by the owner.
- Upon completion of all landscaping, an acceptance meeting of the work shall be held. The contractor shall notify the landscape architect or engineer or owner for scheduling the inspection at least (7) days prior to the anticipated inspection date.
- The contractor is responsible for testing project soils. The contractor is to provide a certified soils report to the owner. The contractor shall verify that the soils on site are acceptable for the proper growth of the proposed plant material. Should the contractor find poor soil conditions, the contractor shall be required to provide soil amendments as necessary. The amendments shall include, but not be limited to, fertilizers, lime and topsoil. Proper planting soils must be verified prior to planting of materials.

- Bulbs planting shall be in accordance with Section 11 of the American Association of Nurserymen Standards.
- All tree stakes and wires will be removed by the applicant after 1 year from the date of installation.
- Trees and shrubs must be planted only when the soil is frost-free and friable.
- Contractor shall partially fill with water a representative number of pits in each area of the project prior to planting to determine if there is adequate percolation. If percolation does not occur, measures must be taken to assure proper drainage before planting.

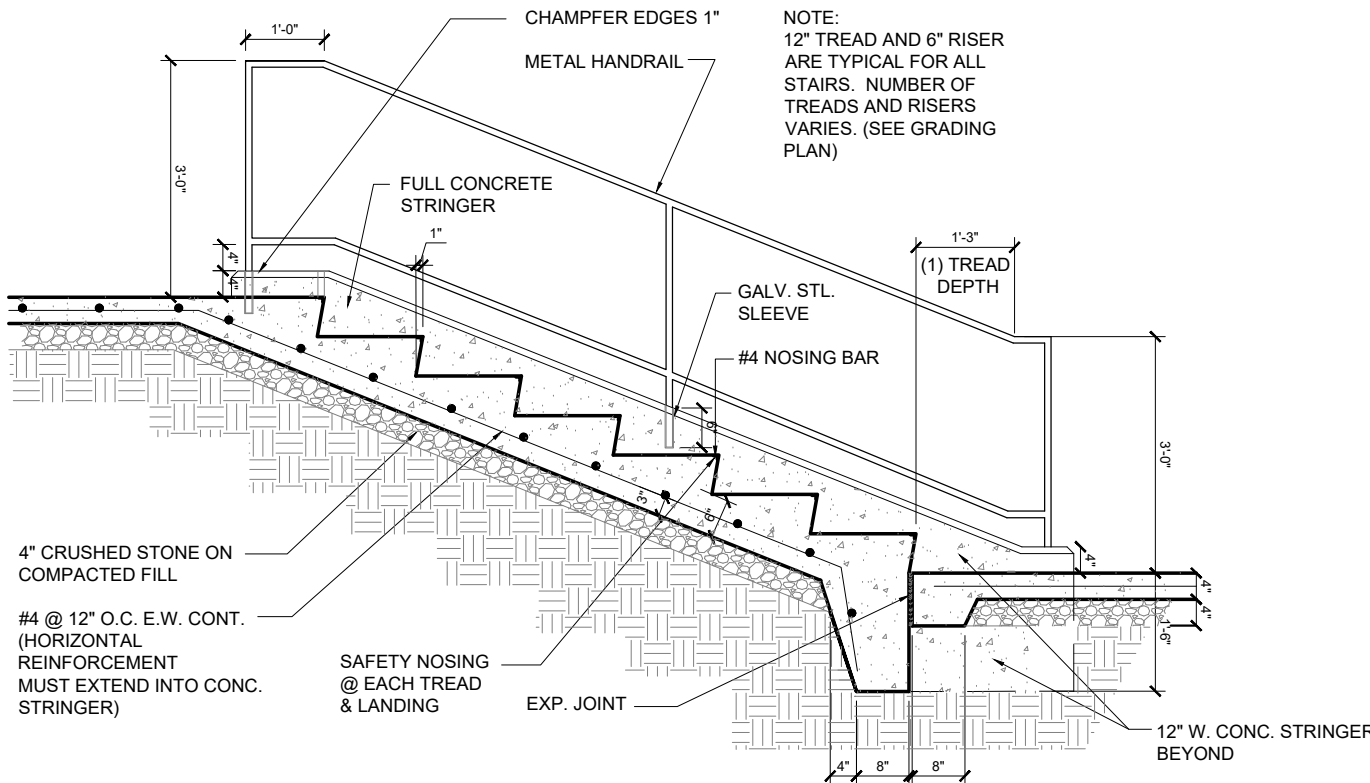
TURF

- Areas designated "topsoil & seed" shall receive minimum 6" of topsoil and specified seed mix. Lawns over 2:1 slope shall be protected with erosion control fabric.
- All unsurfaced areas are to receive six inches of topsoil, seed, mulch, and water until a healthy stand of grass is obtained.
- All disturbed area of the site not planted with shrubs or ground cover shall be fine graded and seeded or sodded.
- All sod shall be obtained from areas having growing conditions familiar to areas to be covered. Areas to be sodded shall be raked of stones and debris. Debris and stones over 1 inch in diameter shall be removed from the site. All damaged sod will be rejected. All sod must be placed with staggered joints, butted with no inequalities in grade. Place all sod in rows at right angles to slopes (where applicable).
- See seeding specifications for lawn restoration and new seeding information.
- Unless otherwise noted, all disturbed landscape areas not being planted, shall be seeded with the following seed mix: 33.27% Bulls-eye turf type tall fescue, 33.15% Cochie IV turf type tall fescue and 33.08% LS 1200 turf type tall fescue. Mix shall include no more than 0.50% inert matter.
- Seeding rate shall be 8 lbs. Per 1,000.00 sq. ft.
- All seeding shall be hydro-seeded with the following engineered wood fiber hydromulch as per manufacturer's specifications. Submit sample & product data for approval prior to ordering.
- Alternate bid - unless otherwise noted, all disturbed landscape areas not being planted or mulched, shall be sodded with a turf-type tall fescue blend sod product.
- Contractor shall submit source, sample, and certified seed analysis for landscape architect approval prior to ordering.

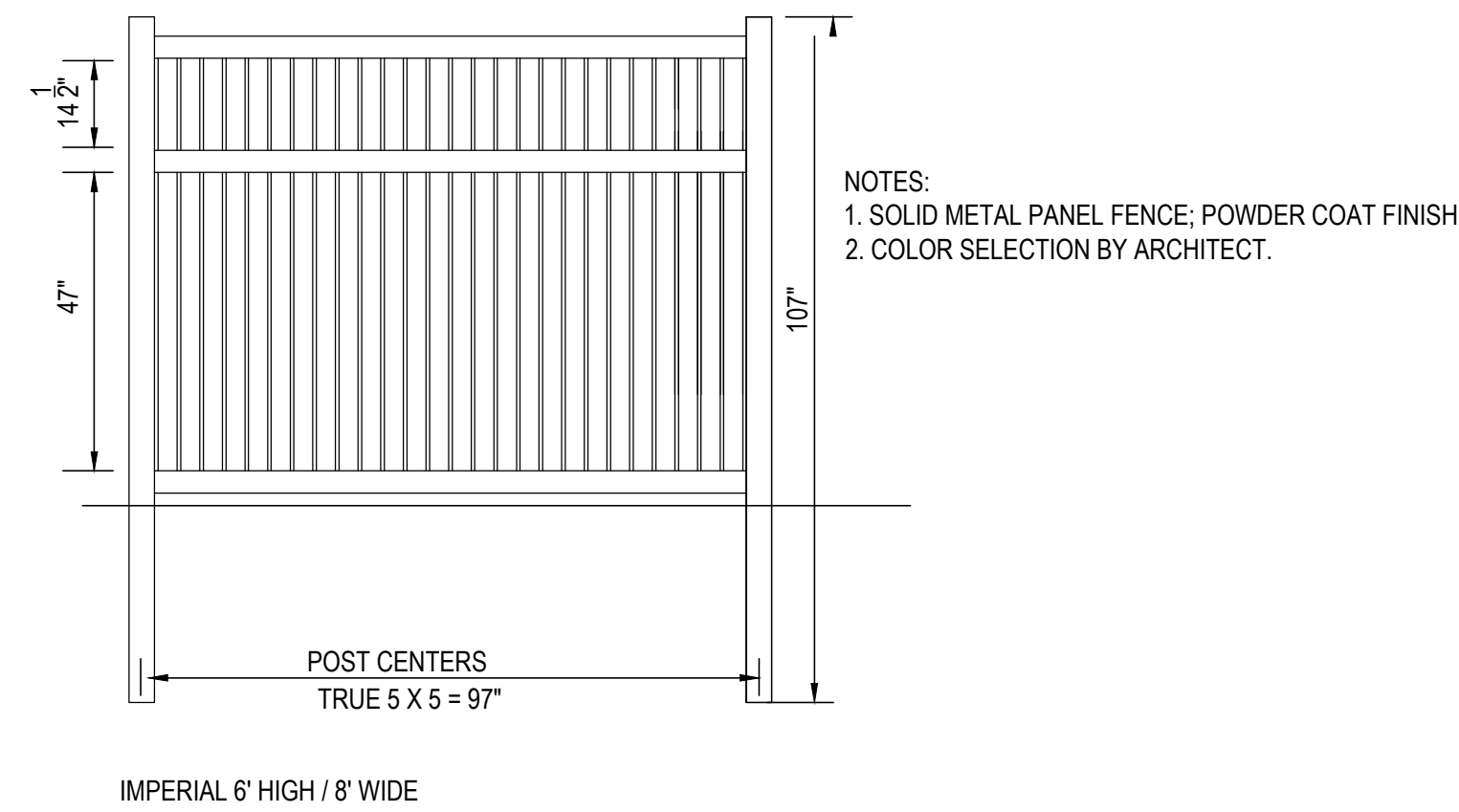
TREE PROTECTION

- Existing trees to remain shall be protected with temporary construction fence. Erect fence at edge of the tree dripline prior to start of construction.
- Contractor shall not operate vehicles within the tree protection area. Contractor shall not store vehicles or materials, or dispose of any waste materials, within the tree protection area.
- Damage to existing trees caused by the contractor shall be repaired by a certified arborist at the contractor's expense.
- No unauthorized tree removals, unless as specified on contract documents, approved by local municipalities, and architect.
- Existing trees to remain shall be protected with temporary erosion control fence and hay bale barrier. Erect barrier at edge of the earthwork cut line prior to tree clearing. Lay out this line by field survey.

Plant List					
Key	Qty	Botanical Name	Common Name	Size	Remarks
Canopy Trees (Major Trees*)					
AR	10	Acer rubrum	Red Maple	2.5' c. min.	B&B
ARA	6	Acer rubrum 'Armstrong'	Upright Red Maple	2.5' c. min.	B&B
BN	12	Betula nigra 'Duraheat'	Duraheat River Birch	8-10'	B&B
CO	4	Celtis occidentalis 'Chigagoland'	Chigagoland Hackberry	2.5' c. min.	B&B
GT	7	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5' c. min.	B&B
LS	11	Liquidambar styraciflua 'Rotundiloba'	Sweetgum	2.5' c. min.	B&B
QGP	3	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	2.5' c. min.	B&B
QP	4	Quercus palustris	Pin Oak	2.5' c. min.	B&B
QPH	5	Quercus phellos	Willow Oak	2.5' c. min.	B&B
QR	8	Quercus rubra	Red Oak	2.5' c. min.	B&B
TR	3	Tilia americana 'Redmond'	Redmond Basswood	2.5' c. min.	B&B
UA	8	Ulmus americana 'Valley Forge'	Valley Forge Elm	2.5' c. min.	B&B
UP	5	Ulmus americana 'Princeton'	Princeton Elm	2.5' c. min.	B&B
Total	86				
Ornamental Trees (Minor Trees*)					
AC	13	Amelanchier canadensis	Serviceberry	6' ht. min.	B&B
CC	5	Cercis canadensis	Redbud	6' ht. min.	B&B
CV	1	Chionanthus virginicus	Fringetree	6' ht. min.	B&B
CF	11	Cornus flor. 'Cherokee Princess'	Cherokee Princess Dogwood	6' ht. min.	B&B
CCR	6	Crataegus crus-galli inermis 'Cruzam'	Crusader Hawthorn	6' ht. min.	B&B
LI	5	Lagerstroemia x 'Natchez'	White Crepe Myrtle	6' ht. min.	B&B
MV	9	Magnolia virginiana	Sweetbay	6' ht. min.	B&B
Total	50				
Evergreen Trees (Minor Trees*)					
IO	7	Ilex opaca 'Greenleaf'	Greenleaf American Holly	6' ht. min.	B&B
JV	8	Juniperus virginiana	Red Cedar	6' ht. min.	B&B
MEB	1	Magnolia 'Edith Bogue'	Edith Bogue Magnolia	6' ht. min.	B&B
MLG	6	Magnolia 'Little Gem'	Little Gem Magnolia	6' ht. min.	B&B
PA	15	Picea abies	Norway Spruce	6' ht. min.	B&B
PSF	10	Pinus strobus fastigiata	Upright White Pine	6' ht. min.	B&B
PS	26	Pinus strobus	White Pine	6' ht. min.	B&B
TP	20	Thuja plicata 'Steeplechase'	Steeplechase Giant Arborvitae	6' ht. min.	B&B
Total	93				
Evergreen Shrubs					
BWG	26	Buxus 'Winter Gem'	Winter Gem Boxwood	18-24"	#5 container
CHP	32	Cephalotaxus harringtonia 'prostrata'	Prostrate Plum Yew	24-30"	#5 container
CHF	10	Cephalotaxus harringtonia 'fastigiata'	Upright Plum Yew	24-30"	#5 container
CO	20	Cotoneaster dammeri	Bearberry Cotoneaster	18-21"	#3 container
CSL	12	Cotoneaster 'Scarlet Leader'	Scarlet Leader Cotoneaster	18-21"	#3 container
IG	47	Ilex glabra densa	Compact Inkberry	18-24"	#5 container
ICH	5	Ilex crenata 'Hoogendorn'	Hoogendorn Holly	15-18"	#3 container
JC	150	Juniperus conferta 'Blue Pacific'	Shore Juniper	15-18"	#3 container
JGO	41	Juniperus v. 'Grey Owl'	Grey Owl Juniper	30-36"	B&B
PJR	8	Pieris japonica 'Red Mill'	Red Mill Japanese Andromeda	30-36"	#5 container
PLS	17	Prunus l. 'Schipkaensis'	Schip Laurel	30-36"	#5 container
PCOL	12	Prunus l. 'Otto Luyken'	Compact Cherry Laurel	24-30"	#5 container
VXP	11	Viburnum x pragnense	Prague Viburnum	3-4'	B&B
Deciduous Shrubs					
CA	8	Clethra alnifolia 'Sixteen Candles'	Sixteen Candles Summersweet	18-24"	#3 container
CHB	47	Clethra 'Hummingbird'	Dwarf Summersweet	18-24"	#3 container
CLB	6	Caryopteris 'Longwood Blue'	Longwood Blue Bluebeard	18-24"	#3 container
HH	24	Hypericum x 'Hidcote'	Hidcote St. Johnswort	18-24"	#3 container
ILH	29	Itea virginica 'Little Henry'	Little Henry Sweetspire	18-24"	#3 container
MP	32	Morella pensylvanica	Bayberry	24-30"	#3 container
PLM	26	Photinia melanocarpa 'Low Scope Mound'	Low Scope Mound Chokeberry	15-18"	#3 container
RGL	75	Rhus aromatica 'Gro Low'	Gro Low Fragrant Sumac	18-24"	#3 container
SBT	18	Spiraea betulifolia 'Tor'	Birchleaf Spiraea	18-24"	#3 container
SMC	28	Spiraea 'Valdumba'	Magic Carpet Spiraea	18-24"	#3 container
SIC	18	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra	18-24"	#3 container
VD	13	Viburnum dentatum	Arrowwood	3-4'	B&B
VN	5	Viburnum nudum 'Winterthur'	Winterthur Viburnum	3-4'	B&B
Perennials & Groundcovers					
AH	9	Amsonia hubrichtii	Arkansas Blue Star	#2 container	
CWC	5	Calamintha 'White Cloud'	White Cloud Calamint	#2 container	
CM	17	Coreopsis 'moonbeam'	Moonbeam Coreopsis	#2 container	
EP	12	Echinacea purpurea	Purple Coneflower	#2 container	
HSS	6	Hosta 'sum & substance'	Sum & Substance Hosta	#2 container	
INF	3	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#2 container	
RH	9	Rudbeckia hirta	Blackeyed Susan	#2 container	
RG	18	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	#2 container	
SPW	6	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	#2 container	
Grasses					
PNW	11	Panicum virgatum 'Northwind'	Northwind Switchgrass	#3 container	
PSH	14	Panicum virgatum 'Shenadoah'	Shenadoah Switchgrass	#3 container	
*Major Tree: 2.5" caliper at time of planting					
*Minor Tree: 6" minimum height at time of planting					

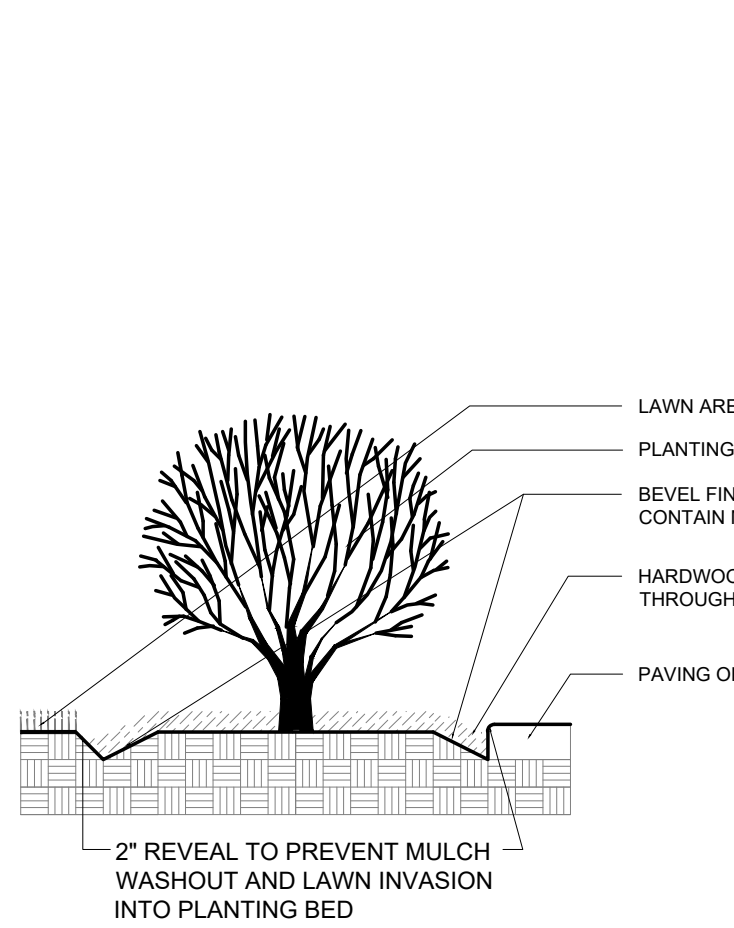


TYPICAL CONCRETE STAIR DETAIL

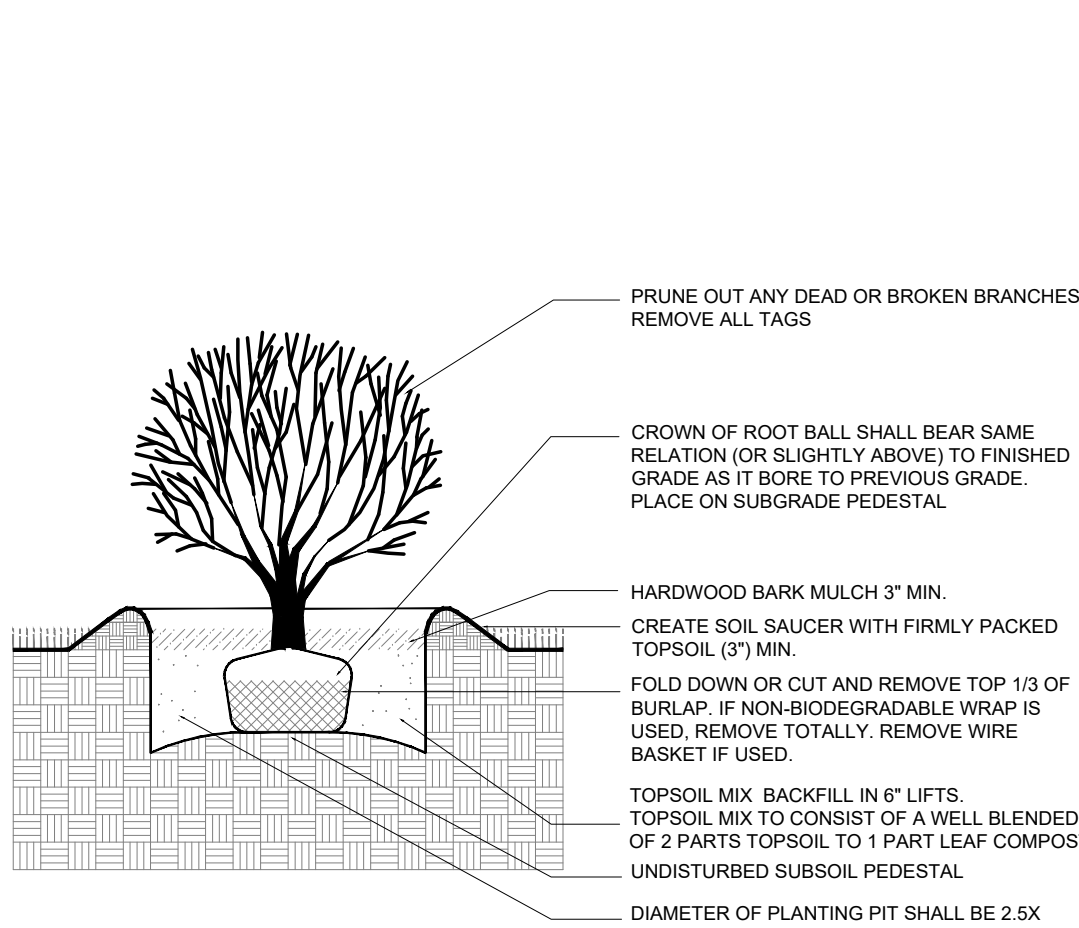


6' SCREENING FENCE DETAIL - SERVICE AREA

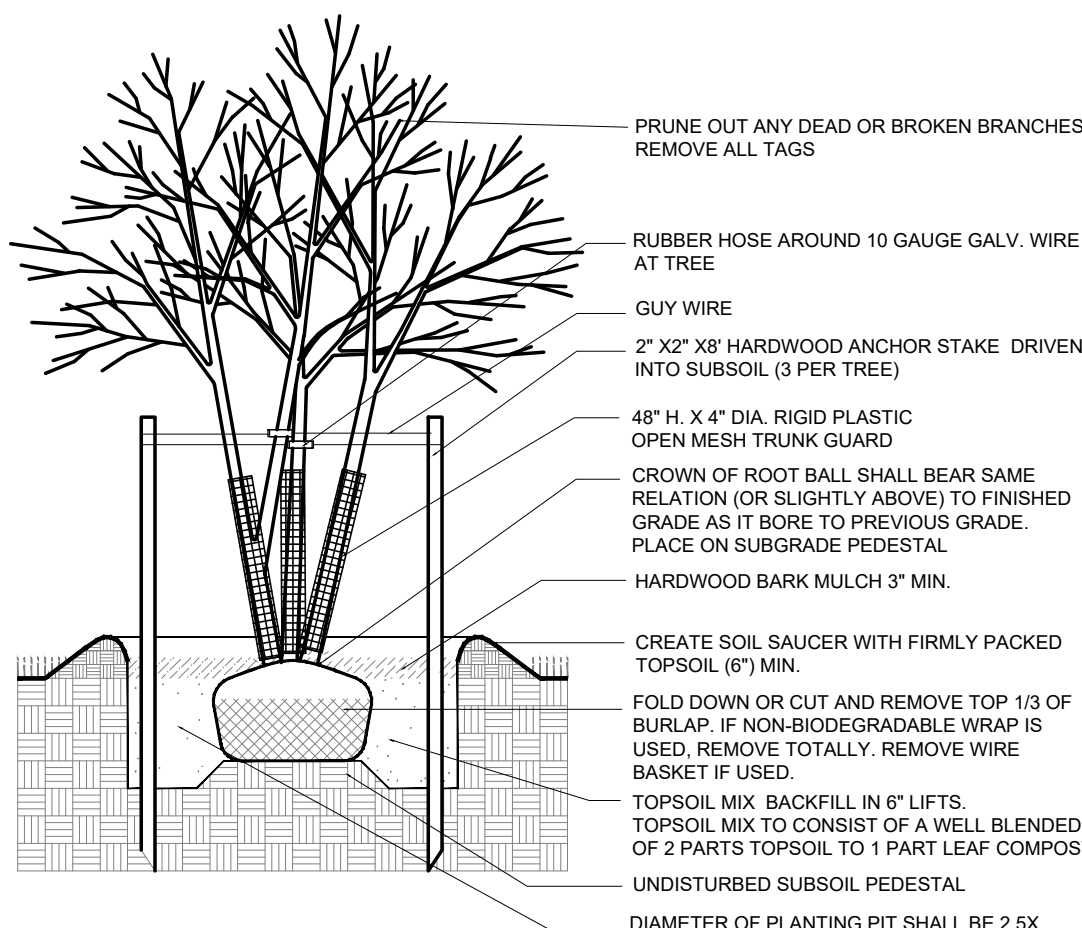
LANDSCAPE COMPLIANCE CHART			
	Required	Proposed	Conforms
PARKING LOT LANDSCAPING	\$25-12.1.o		
	one tree per 10 parking spaces: 266 on-grade spaces/10 = 27 trees	27 parking lot trees	yes
PARKING LOT LANDSCAPING	\$25-12.1.o		
	maximum row of 20 parking spaces	row of 22 spaces	no
		without an 8' wide island	
REPLACEMENT TREES	\$25-27-8.g.1.(a)		
	1 major or minor replacement tree for each 4" to 6" DBH tree removed: 39 living trees removed	143 minor replacement trees	yes
REPLACEMENT TREES	\$25-27-8.g.1.(b)		
	1 major replacement tree for each 6" DBH, or larger, tree removed: 110 living trees removed	86 major replacement trees	no
	149 total living trees removed	229 total replacement trees	
		229 total new trees	
Note: In addition to the 149 living trees to be removed an additional 32 dead trees will also be removed. See civil engineering drawings for list of removals.			



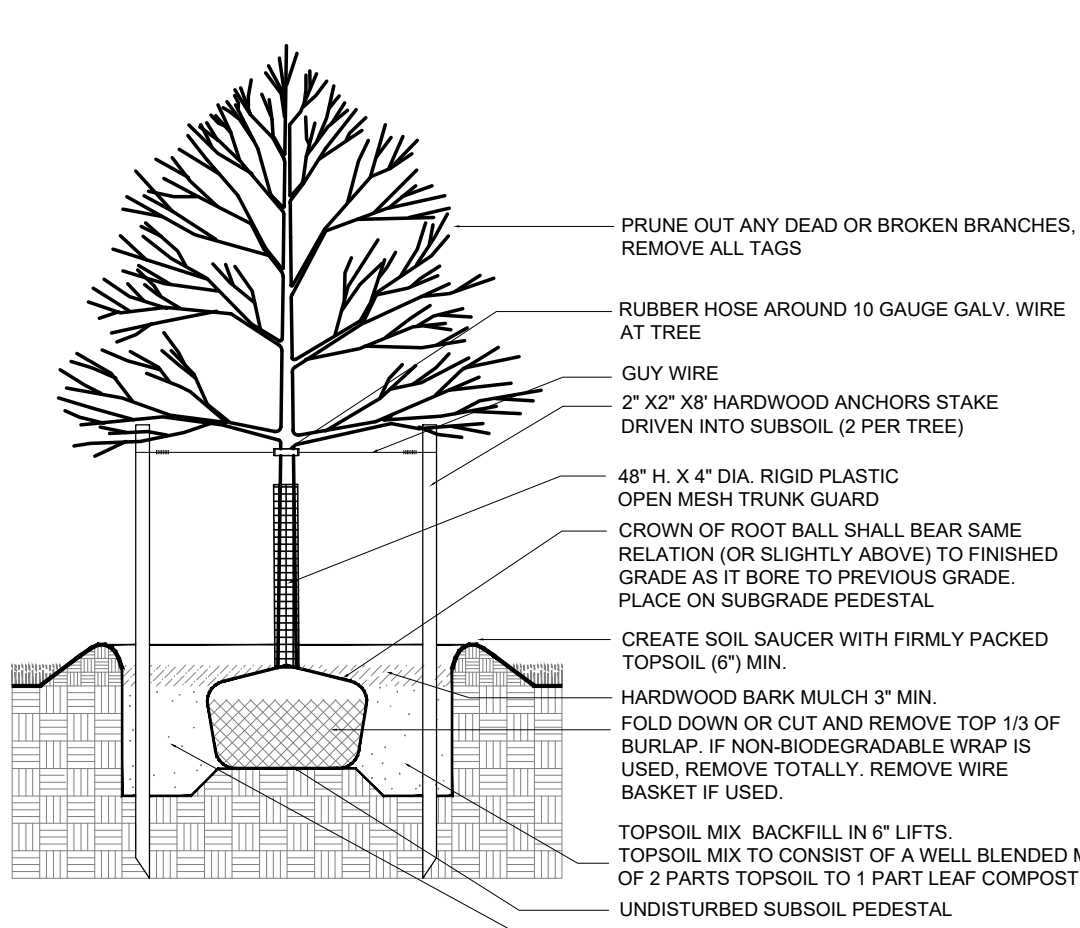
PLANTING BED EDGE



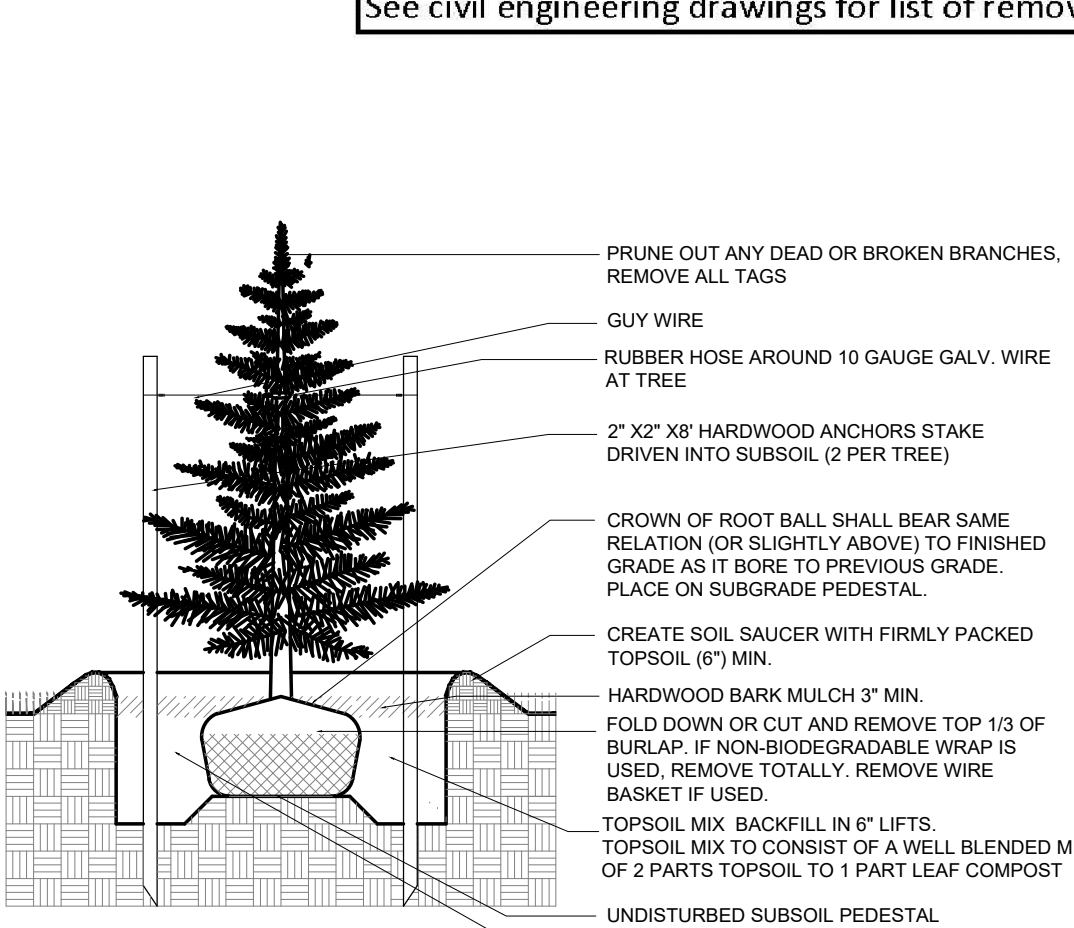
SHRUB PLANTING



MULTI-STEMMED TREE PLANTING



DECIDUOUS TREE PLANTING



EVERGREEN TREE PLANTING

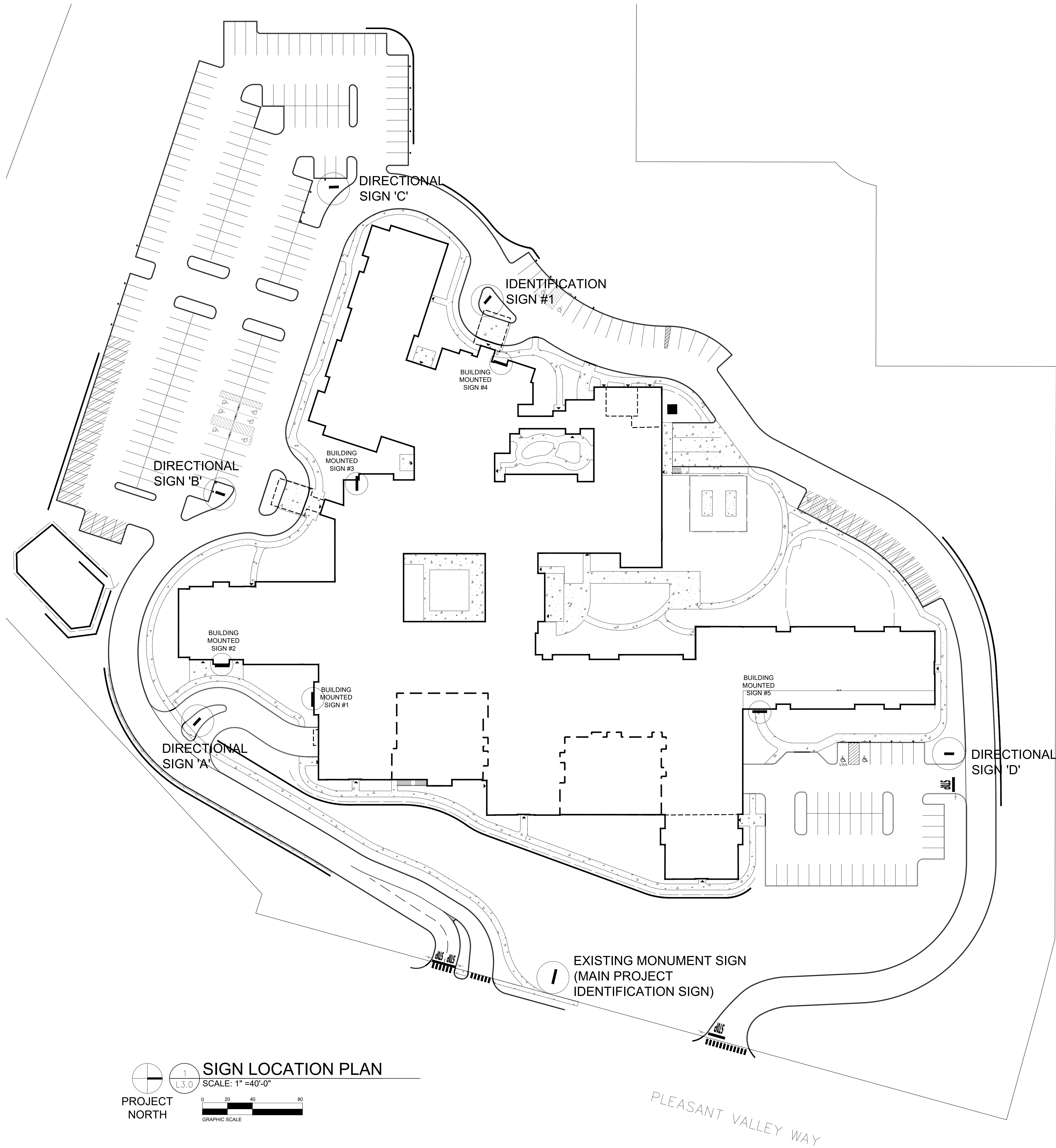
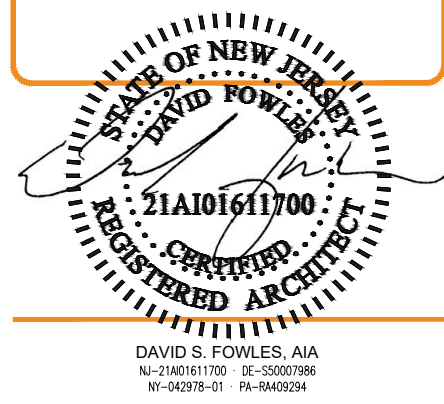
1155 Pleasant Valley Way
West Orange NJ 07052Issued For:
Site Plan ApplicationDate:
10-21-2021

ISSUES	REVISIONS
1/20/2022	REVISED FOR NEW BUILDING FOOTPRINT
1/26/2023	REVISED FOR NEW BUILDING FOOTPRINT

Proj. No: 1304.01.02

SITE SIGNAGE
PLAN

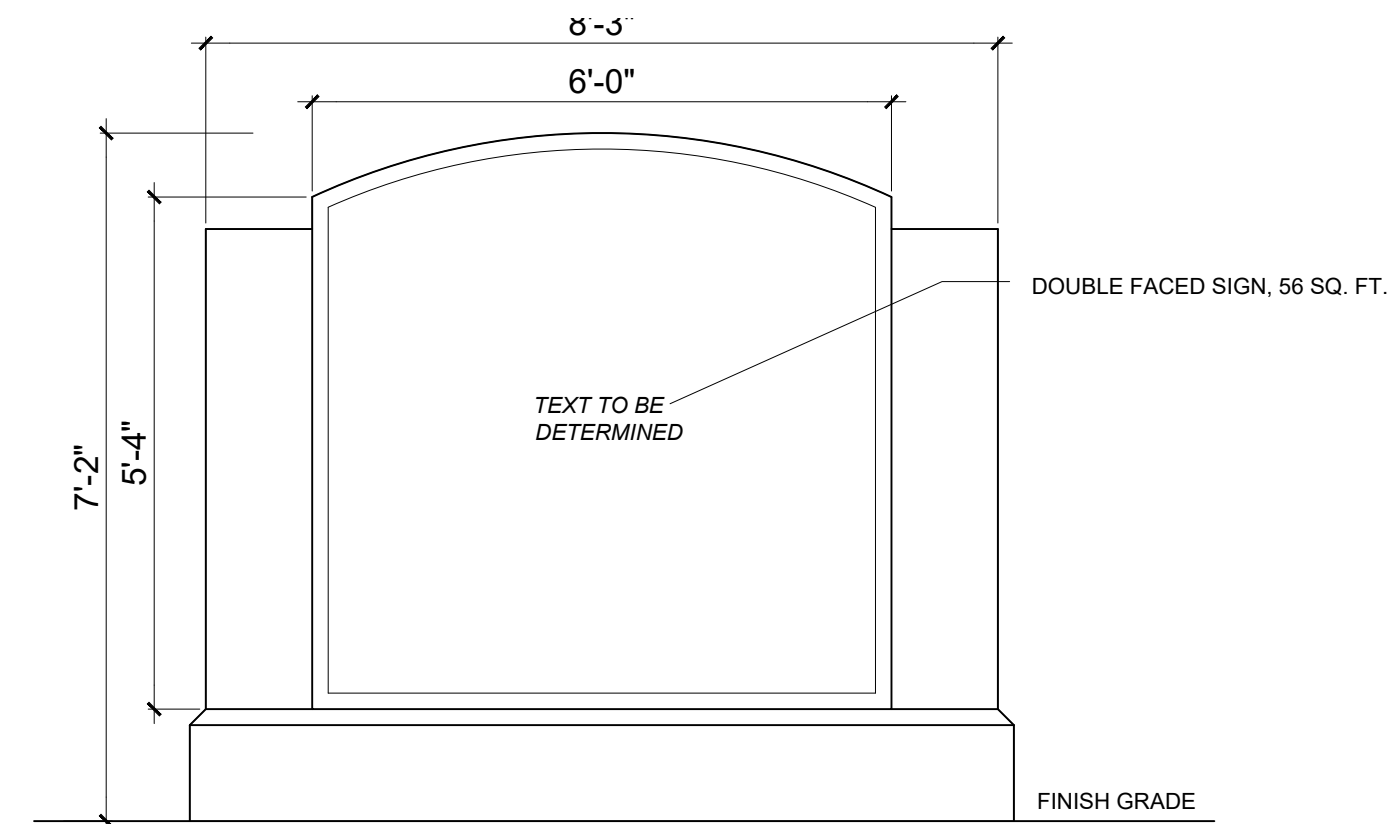
L3.0



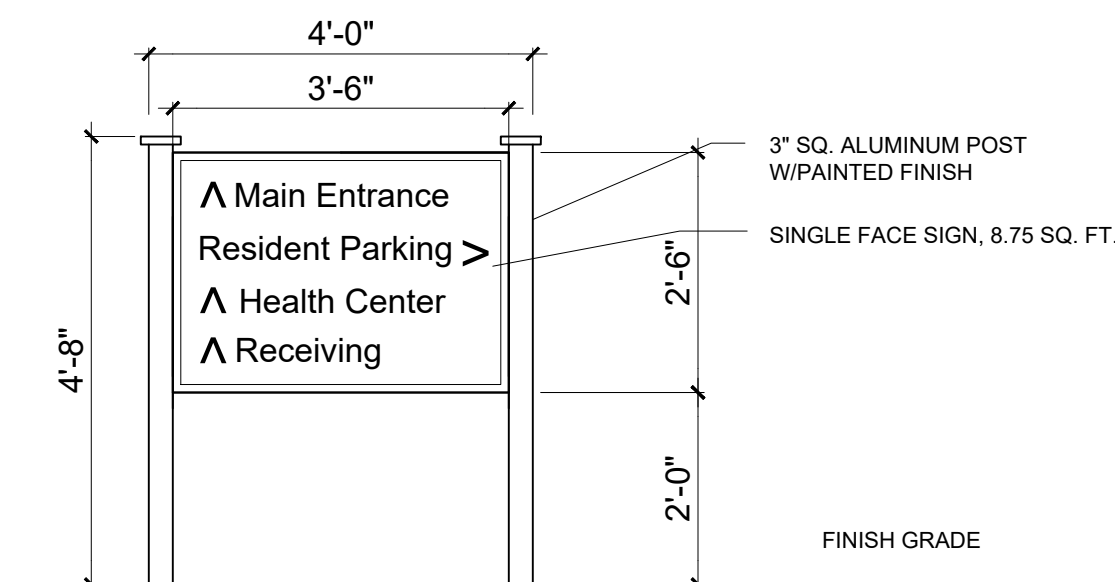
SIGN LOCATION PLAN
SCALE: 1" = 40'-0"
GRAPHIC SCALE

Notes:

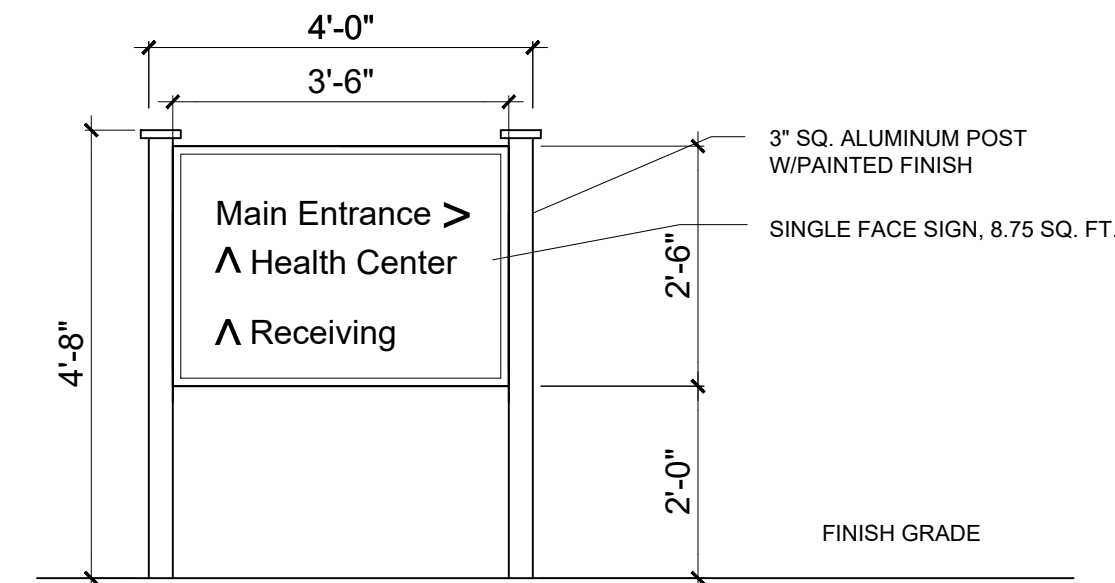
- All ground-mounted signs shall be externally illuminated with (2) shielded ground-mounted light fixtures.
- Refer to building elevation plans for building mounted signage locations and sizes. Building mounted signage shall consist of reverse lit channel letters directly mounted to the building facade.



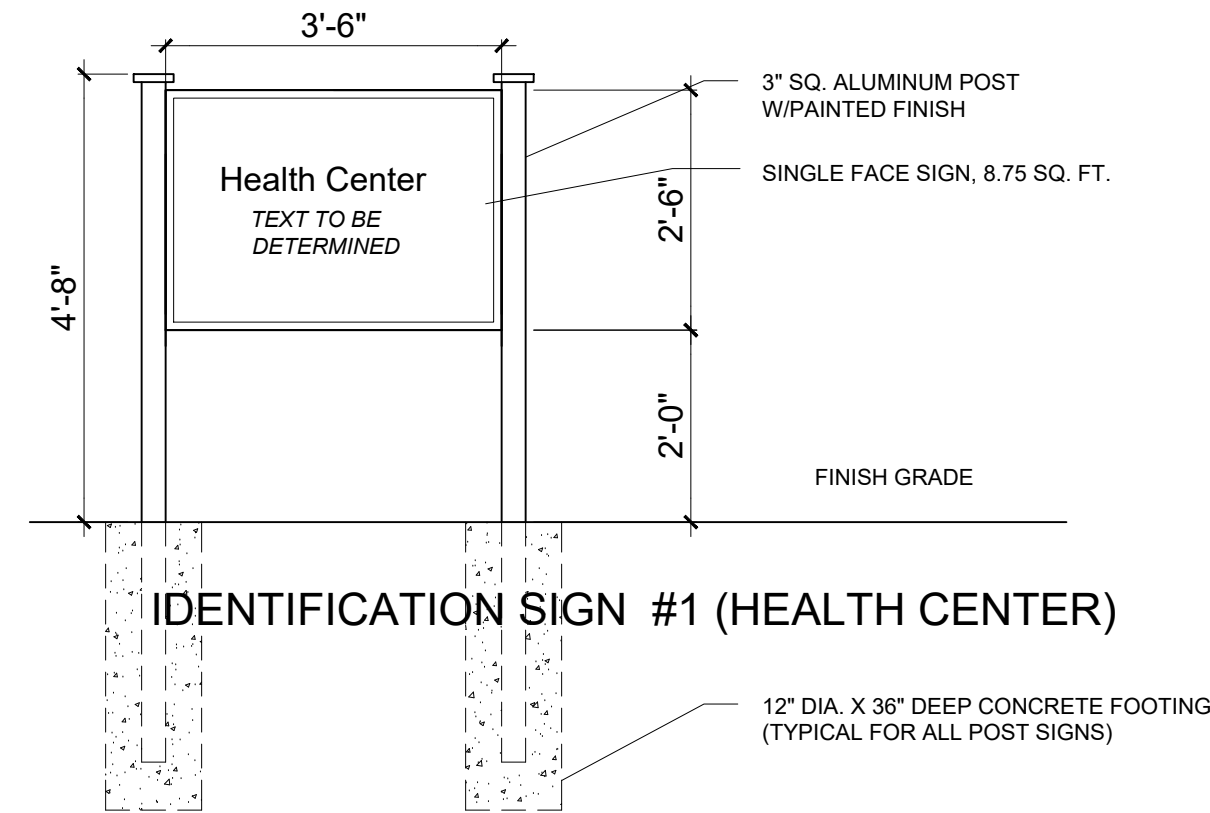
EXISTING MONUMENT SIGN
NOTE: ALL COMPONENTS OF EXISTING MONUMENT SIGN TO BE RENOVATED TO BE COMPATIBLE WITH PROPOSED BUILDING MATERIALS AND DESIGN.



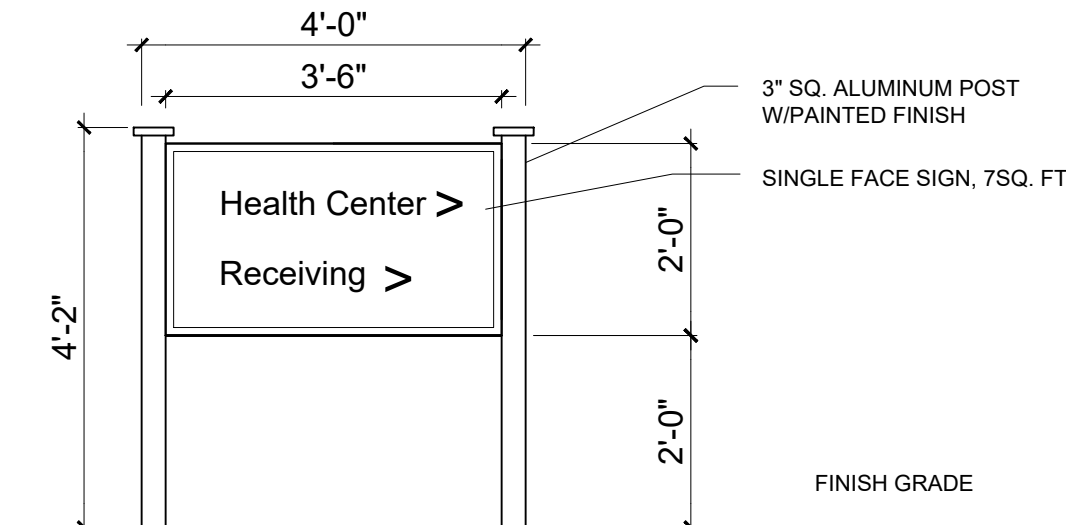
DIRECTIONAL SIGN 'A'



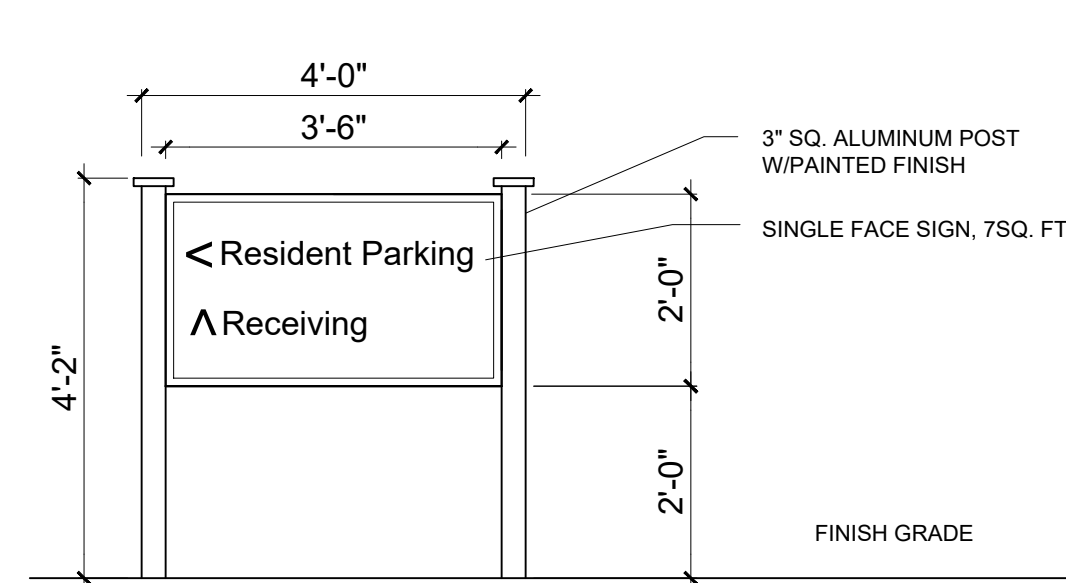
DIRECTIONAL SIGN 'B'



IDENTIFICATION SIGN #1 (HEALTH CENTER)

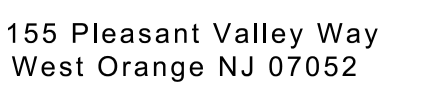
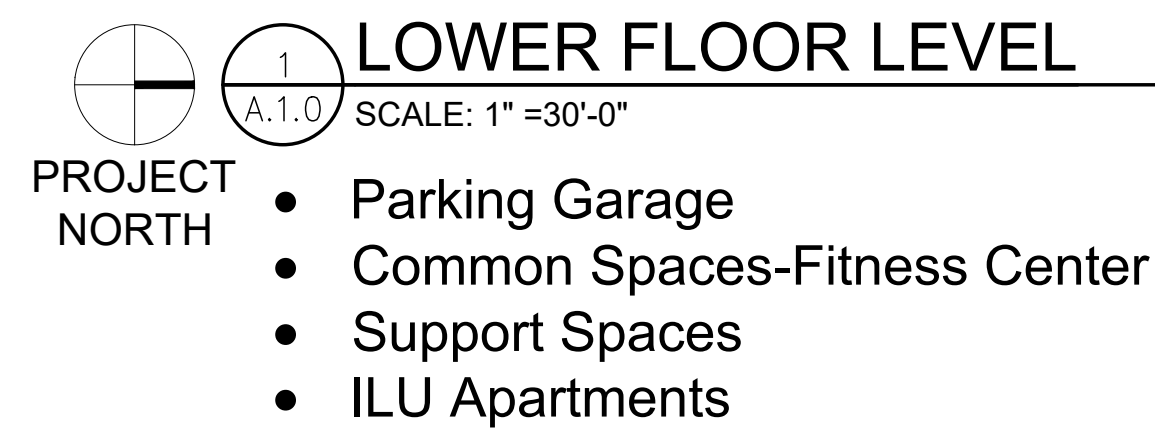
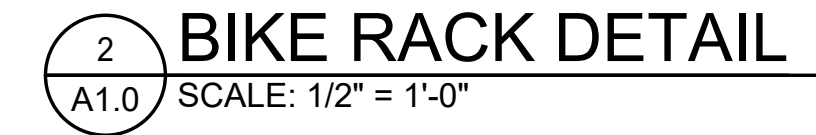


DIRECTIONAL SIGN 'C'



DIRECTIONAL SIGN 'D'

SIGNAGE COMPLIANCE CHART			
Note:	Residential Zones allow one sign per lot, maximum size of 1 square foot. This chart references the allowable signage in the OB-1 and OB-2 Zones, where the proposed use is a permitted use.		
25-15.3.C Allowed Signage	Permitted in OB-1 and OB-2 Zones	Proposed	Conforms
FAÇADE SIGNS	one per commercial use	five (all internal to site)	yes
Number of signs	95.8 SF	42 SF	yes
Maximum sign area per facade	116.5 SF	40 SF	yes
Facade Sign #1	88.5 SF	48 SF	yes
Facade Sign #2	77.6 SF	32 SF	yes
Facade Sign #3	159.7 SF	38 SF	yes
Facade Sign #4	200 SF		
Facade Sign #5			
FREESTANDING OR MONUMENT SIGNS			
Maximum number of signs (\$25-15.4.a)	1 sign per 250 feet of frontage; 648 feet / 250 = 10.4 signs permitted	11 (1 at street frontage, plus 10 internal to site)	no
Minimum lot frontage required	100 feet	648 feet	yes
Minimum setback to front property line	5 feet	9 feet	yes
Minimum setback to side property line	15 feet	250 feet	yes
Maximum sign area including supporting structure	35 SF		variance previously granted (RZB-11-06)
Monument sign		56 SF	yes
Identification Sign #1		8.75 SF max.	
DIRECTIONAL SIGNS (NO REQUIREMENTS)			
Number of signs	No Requirement	Four (all internal to site)	not applicable
Maximum sign area	No Requirement	8.75 SF	not applicable
FAÇADE SIGN CALCULATIONS			
Note:	See drawings A2.0 and A2.1 for façade sign locations.		
Facade			
Sign #	building width at sign location (feet)	multiplier	permitted sign area (SF)
1	95.8	1.5	143.7
2	116.5	1.5	174.8
3	88.5	1.5	132.8
4	77.6	1.5	116.4
5	159.7	1.5	200 max.
			proposed sign area (SF)
			42
			40
			48
			32
			38



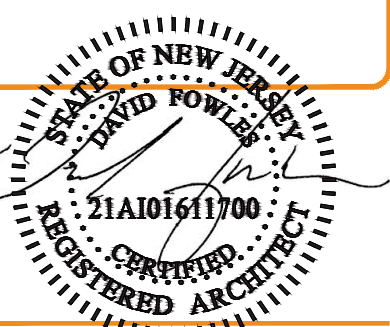
Issued For:
 Site Plan Application
 Date:
 10-21-2021

[illegible]

Proj. No: 1304.01.02

POWER LEVEL PLAN

A1.0



W.D.S. FOWLES, AIA
15401611300 • DC-550007666
-042935-01 • PW-84630294



1155 Pleasant Valley Way
West Orange NJ 07052

Issued For:
Site Plan Application

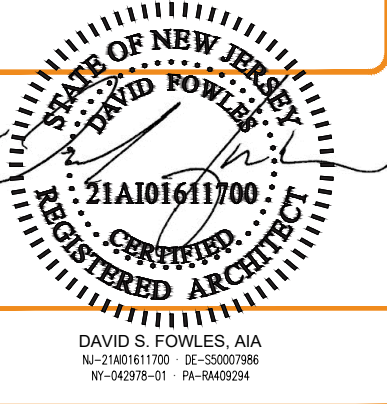
Date:
10-21-2021

ISSUES	REVISIONS
1/20/2022	REVISED FOR NEW BUILDING FOOTPRINT
1/26/2023	REVISED FOR NEW BUILDING FOOTPRINT

Proj. No: 1304.01.02

FIRST FLOOR
PLAN

A1.1



1

A1.1

FIRST FLOOR LEVEL

SCALE: 1"=30'-0"

PROJECT NORTH

- Independent Living Apartments
- Common Spaces
- Sub Acute Household
- Support Spaces



1155 Pleasant Valley Way
West Orange NJ 07052

Issued For:
Site Plan Application

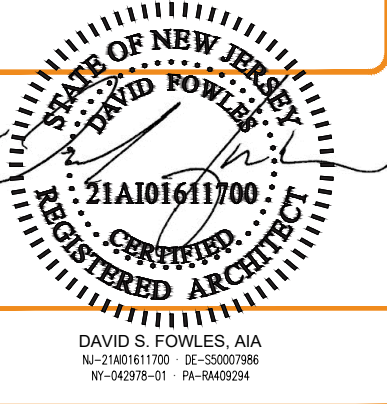
Date:
10-21-2021

ISSUES	REVISIONS
1/20/2022	REVISED FOR NEW BUILDING FOOTPRINT
1/20/2022	REVISED FOR NEW BUILDING FOOTPRINT

Proj. No: 1304.01.02

SECOND FLOOR
PLAN

A1.2



1 SECOND FLOOR LEVEL
A.1.2 SCALE: 1" = 30'-0"

PROJECT
NORTH

- Independent Living Apartments
- Assisted Living
- Skilled Nursing



1155 Pleasant Valley Way
West Orange NJ 07052

Issued For:
Site Plan Application
Date:
10-21-2021

ISSUES	REVISIONS
5/26/2022	REVISED PER NEW BUILDING FOOTPRINT
1/16/2023	REVISED PER NEW BUILDING FOOTPRINT

Proj. No: 1304.01.02

THIRD FLOOR
PLAN

A1.3



DAVID S. FOWLES, AIA
NO. 1101661700
10/20/2021



1 THIRD FLOOR LEVEL
A.1.3 SCALE: 1" = 30'-0"

- PROJECT NORTH
- Independent Living Apartments
 - Skilled Nursing



1155 Pleasant Valley Way
West Orange NJ 07052

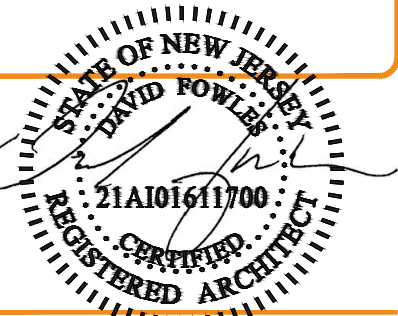
Issued For:
Site Plan Application
Date:
10-21-2021

ISSUES	REVISIONS
5/26/2022	REVISED PER NEW BUILDING FOOTPRINT
1/16/2023	REVISED PER NEW BUILDING FOOTPRINT

Proj. No: 1304.01.02

FOURTH FLOOR
PLAN

A1.4



DAVID S. FOWLES, AIA
NO. 11101611700
STATE OF NEW JERSEY
ARCHITECT

FOURTH FLOOR LEVEL

- PROJECT NORTH
- Independent Living Apartments
 - Assisted Living





1155 Pleasant Valley Way
West Orange NJ 07052

Issued For:
Site Plan Application

Date:
10-21-2021

ISSUES	REVISIONS
1/20/2022	REVISED FOR NEW BUILDING FOOTPRINT
1/26/2023	REVISED FOR NEW BUILDING FOOTPRINT

Proj. No: 1304.01.02

ROOF
PLAN

A1.5



SUMMARY OF GREEN ROOF / SOLAR ROOF AREAS
TOTAL ROOF AREA: 106,849 S.F.

TOTAL GREEN ROOF / SOLAR ROOF AREAS:

23,970 S.F. GREEN ROOF	22.4%
13,996 S.F. SOLAR ROOF	13.1%
39,022 S.F. TOTAL	35.5% OF TOTAL ROOF AREA

GREEN ROOF BREAKDOWN:

PHASE ONE = 10,081 S.F.
PHASE TWO = 6,026 S.F.
PHASE THREE = 7,863 S.F.
TOTAL = 23,970 S.F.

SOLAR ROOF BREAKDOWN:

PHASE ONE = 0 S.F.
PHASE TWO = 7,940 S.F.
PHASE THREE = 6,056 S.F.
TOTAL = 13,996 S.F.

PHASE ONE
ROOF AREAS: 30,013 S.F. (HIGHER) + 4,081 (LOWER ROOFS)
+ 6,755 (LOWER AT LOADING) = TOTAL 40,849 S.F.

GREEN ROOF AREAS:

G1, 1,090 S.F.
G2, 895 S.F.
G3, 2,160 S.F.
G4a, 1,300 S.F.
G4b, 1,370 S.F.
G5, 1,586 S.F.
G6, 1,680 S.F.
TOTAL = 10,081 S.F.

GREEN ROOF AREA

SOLAR ROOF AREA

PHASE TWO
ROOF AREAS: 32,187 S.F. (HIGHER) + 6868 (LOWER DINING
AND AUDITORIUM) = TOTAL 40,056 S.F.

GREEN ROOF AREAS:

G1, 547 S.F.
G2, 407 S.F.
G3, 2,962 S.F.
G4, 1,072 S.F.
G5, 1,038 S.F.
TOTAL = 6,026 S.F.

SOLAR ROOF AREAS:

S1, 1475 S.F.
S2, 1070 S.F.
S3, 1702 S.F.
S4, 1253 S.F.
S5, 1000 S.F.
S6, 1440 S.F.
TOTAL = 7,940 S.F.

PHASE THREE
ROOF AREAS: 25,944 S.F. (HIGHER) = TOTAL 25,944 S.F.

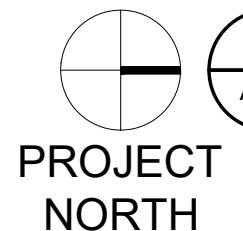
GREEN ROOF AREAS:

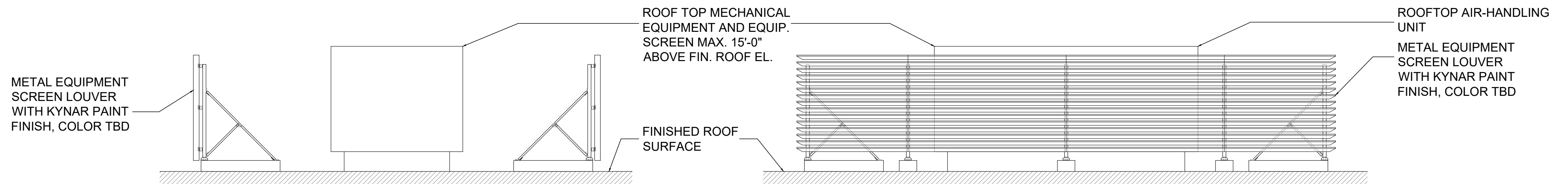
G1, 3,000 S.F.
G2, 3,680 S.F.
G3, 1,183 S.F.
TOTAL = 7,863 S.F.

SOLAR ROOF AREAS:

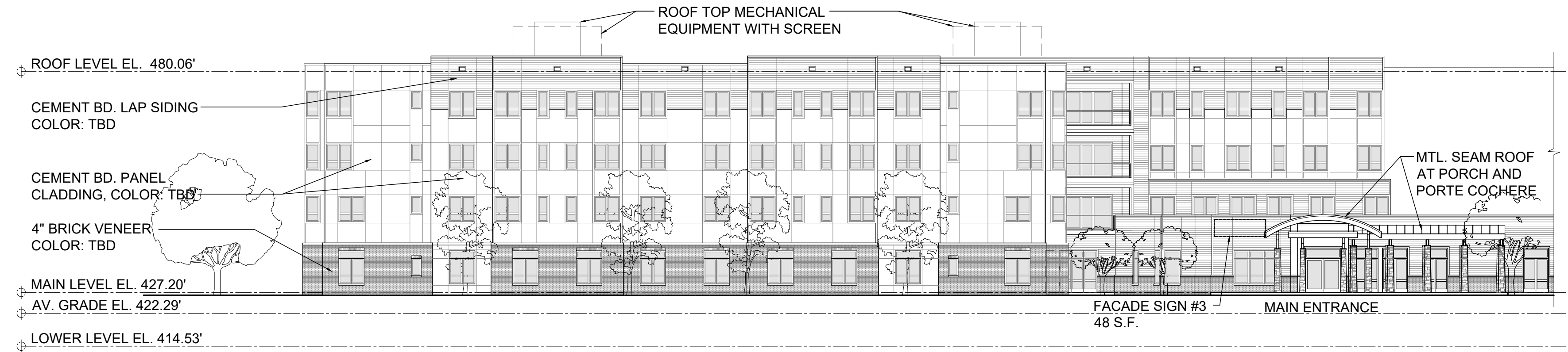
S1, 850 S.F.
S2, 2606 S.F.
S3, 2600 S.F.
TOTAL = 6,056 S.F.

1 ROOF PLAN
A1.5 SCALE: 1" = 30'-0"

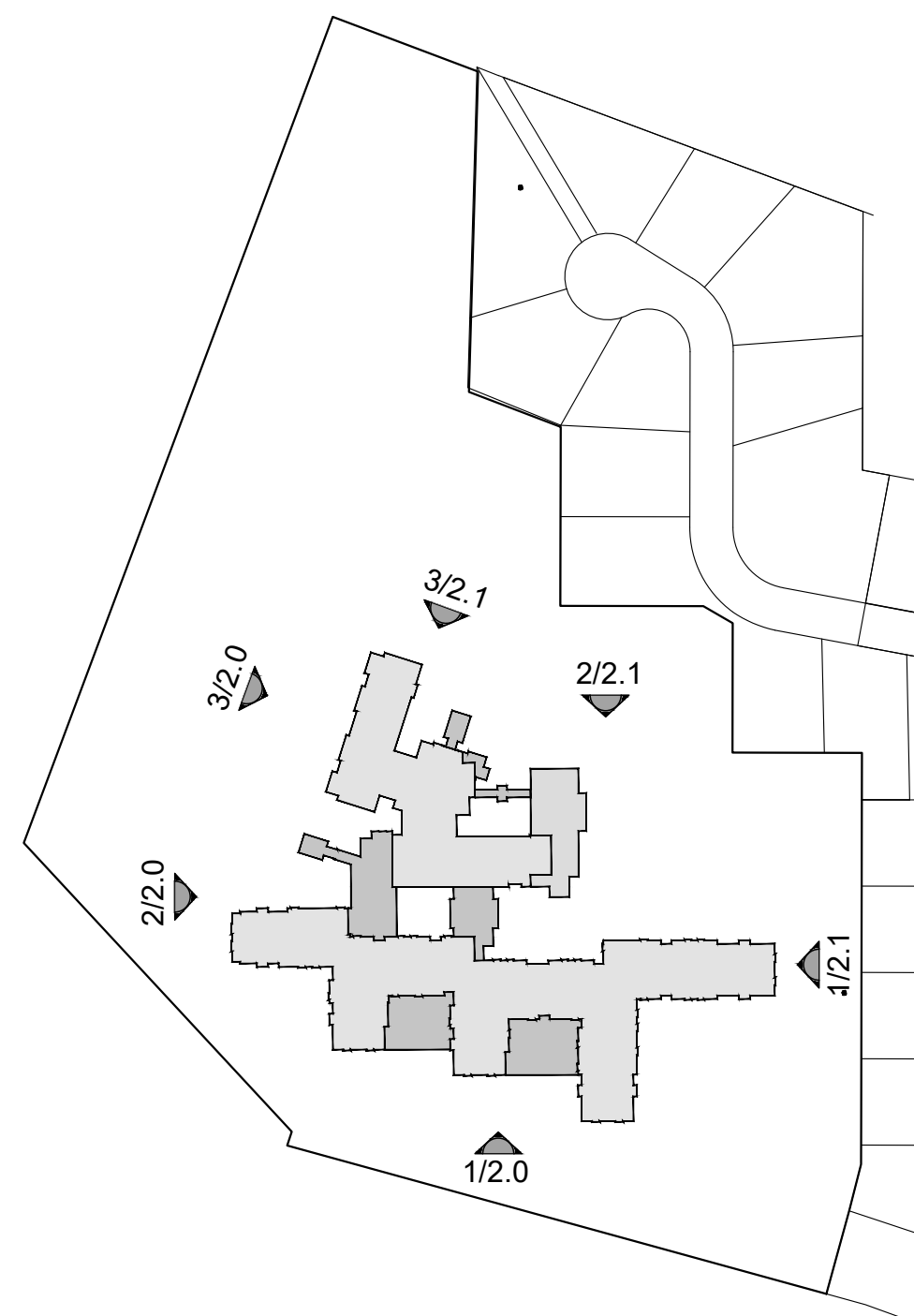
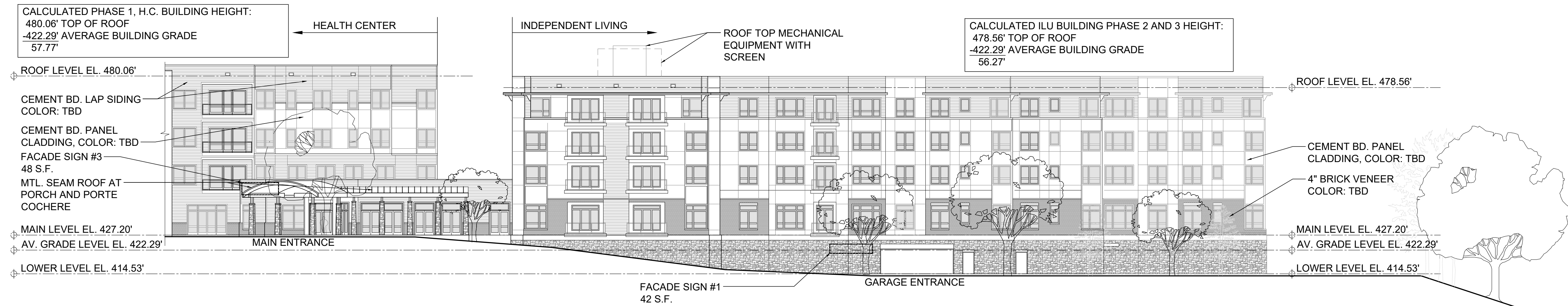




4 ROOF SCREEN SECTION AND ELEVATION DETAIL
A.2.0 SCALE: 3/16" = 1'-0"



3 PARTIAL SOUTH ELEVATION
A.2.0 SCALE: 1" = 20'-0"



2 PARTIAL SOUTH ELEVATION
A.2.0 SCALE: 1" = 20'-0"



1 EAST ELEVATION
A.2.0 SCALE: 1" = 20'-0"



1155 Pleasant Valley Way
West Orange NJ 07052

Issued For:
Site Plan Application
Date:
10-21-2021

ISSUES	REVISIONS
5/26/2022	REVISED PER NEW BUILDING FOOTPRINT
1/16/2023	REVISED PER NEW BUILDING FOOTPRINT

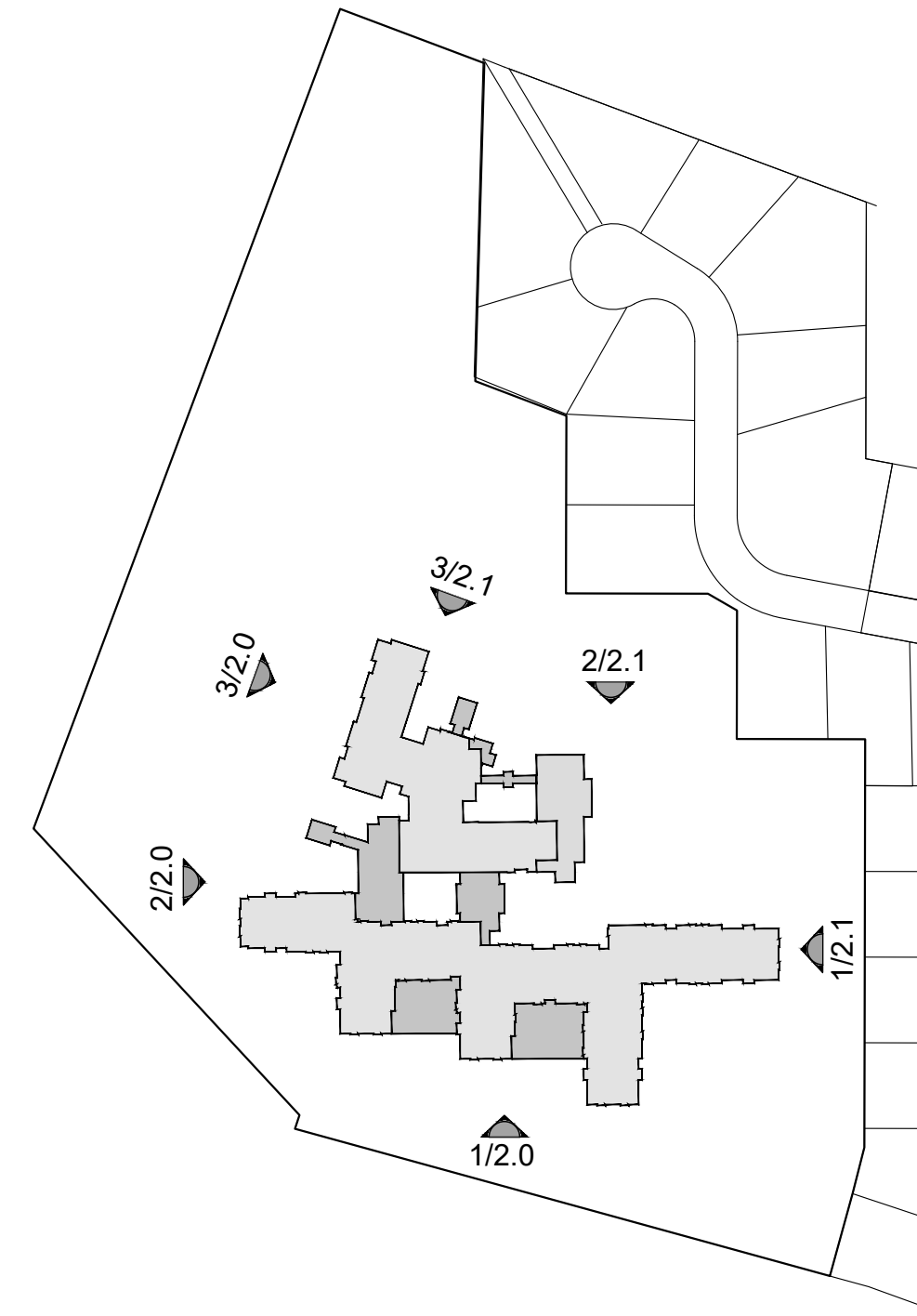
Proj. No: 1304.01.02

EXTERIOR
ELEVATIONS

A2.0



DAVID S. FOWLES, AIA
NJ LICENSE NO. 21A10161700
10-00000-01-10-00000



ROOF ELEV. EL. 480.06'

MAIN LEVEL EL. 427.20'

AV. GRADE EL. 422.29'



2 PARTIAL WEST ELEVATION
A.2.1 SCALE: 1" = 20'-0"



1 NORTH ELEVATION
A.2.1 SCALE: 1" = 20'-0"



155 Pleasant Valley Way
West Orange NJ 07052

Issued For:
Rate Plan Application

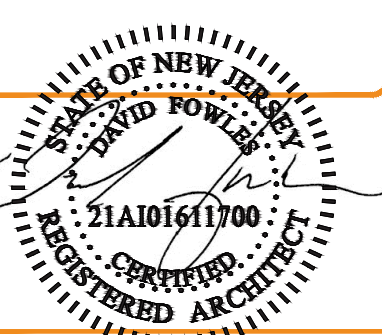
ate:
4-21-2021

QUARTER	REVISIONS
2022	REVISED PER NEW BUILDING FOOTPRINT
2023	REVISED PER NEW BUILDING FOOTPRINT

Proj. No: 1304.01.02

EXTERIOR ELEVATIONS

A2.1



DAVID S. FOWLES, AIA
402-611-1700 • DC-550007886



1155 Pleasant Valley Way
West Orange NJ 07052

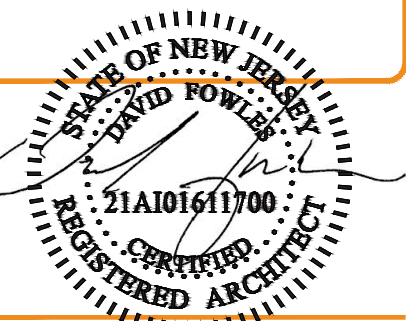
Issued For:
Site Plan Application
Date:
10-21-2021

ISSUES	REVISIONS
5/26/2022	REVISED PER NEW BUILDING FOOTPRINT
1/16/2023	REVISED PER NEW BUILDING FOOTPRINT

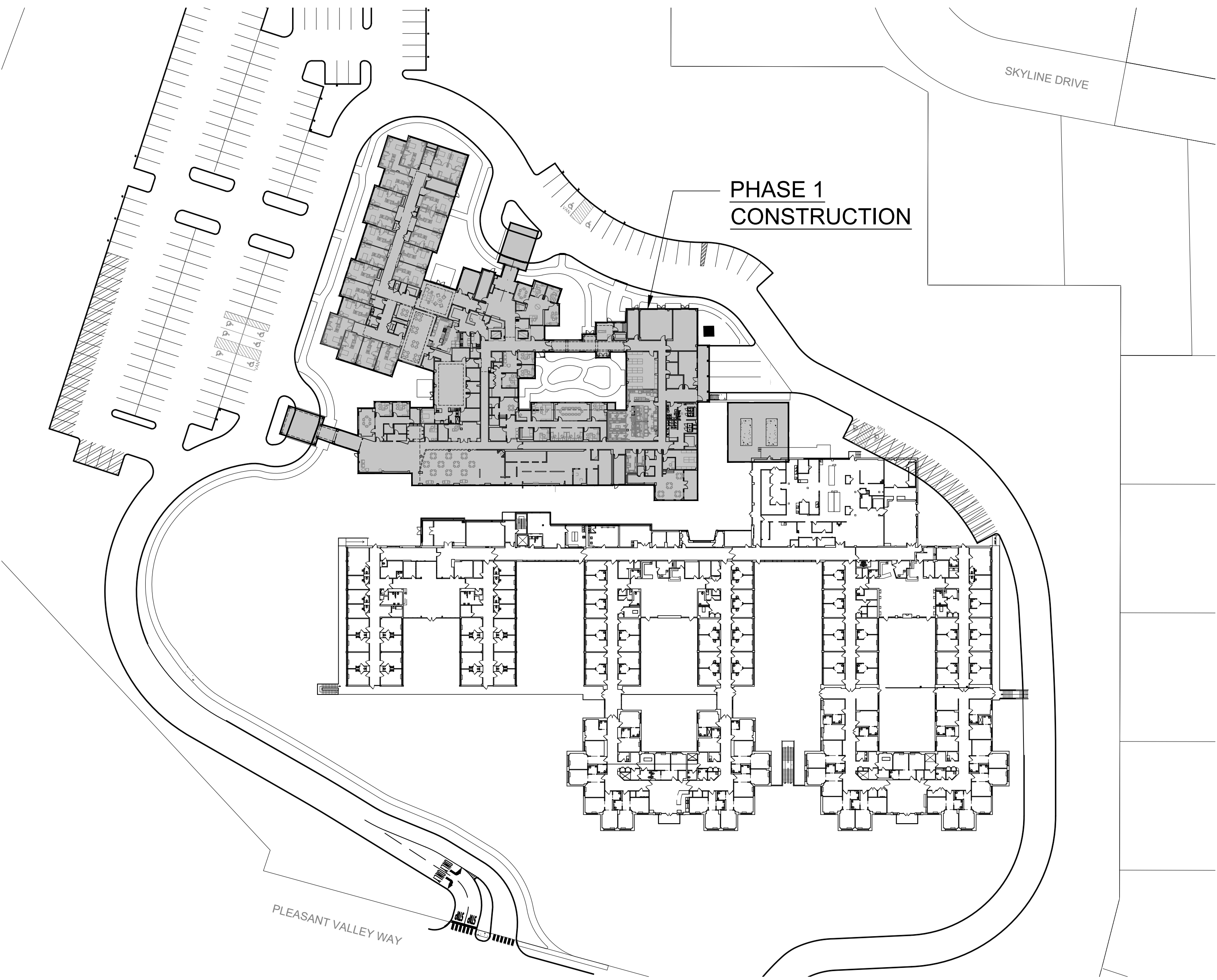
Proj. No: 1304.01.02

PROJECT
PHASING

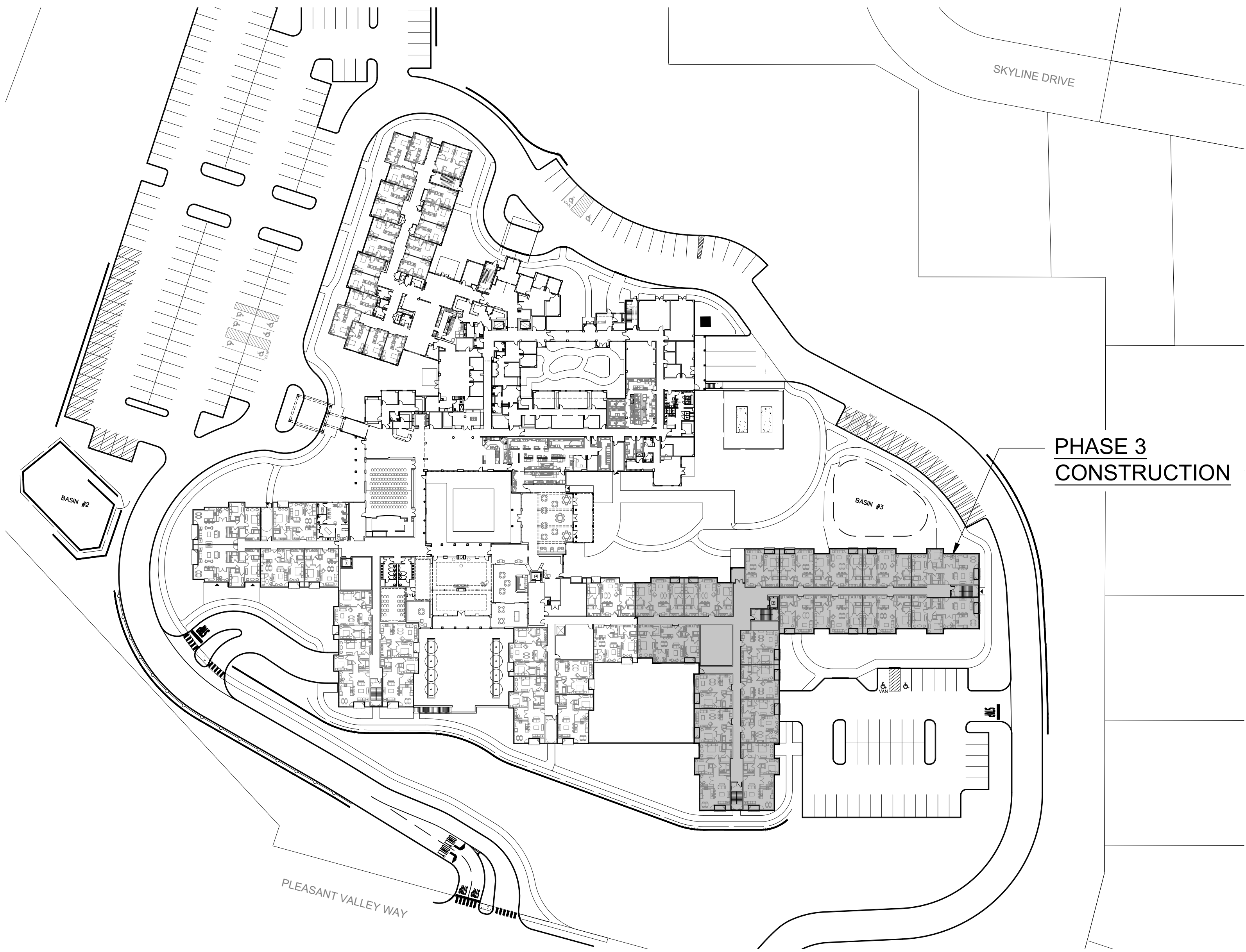
A3.0



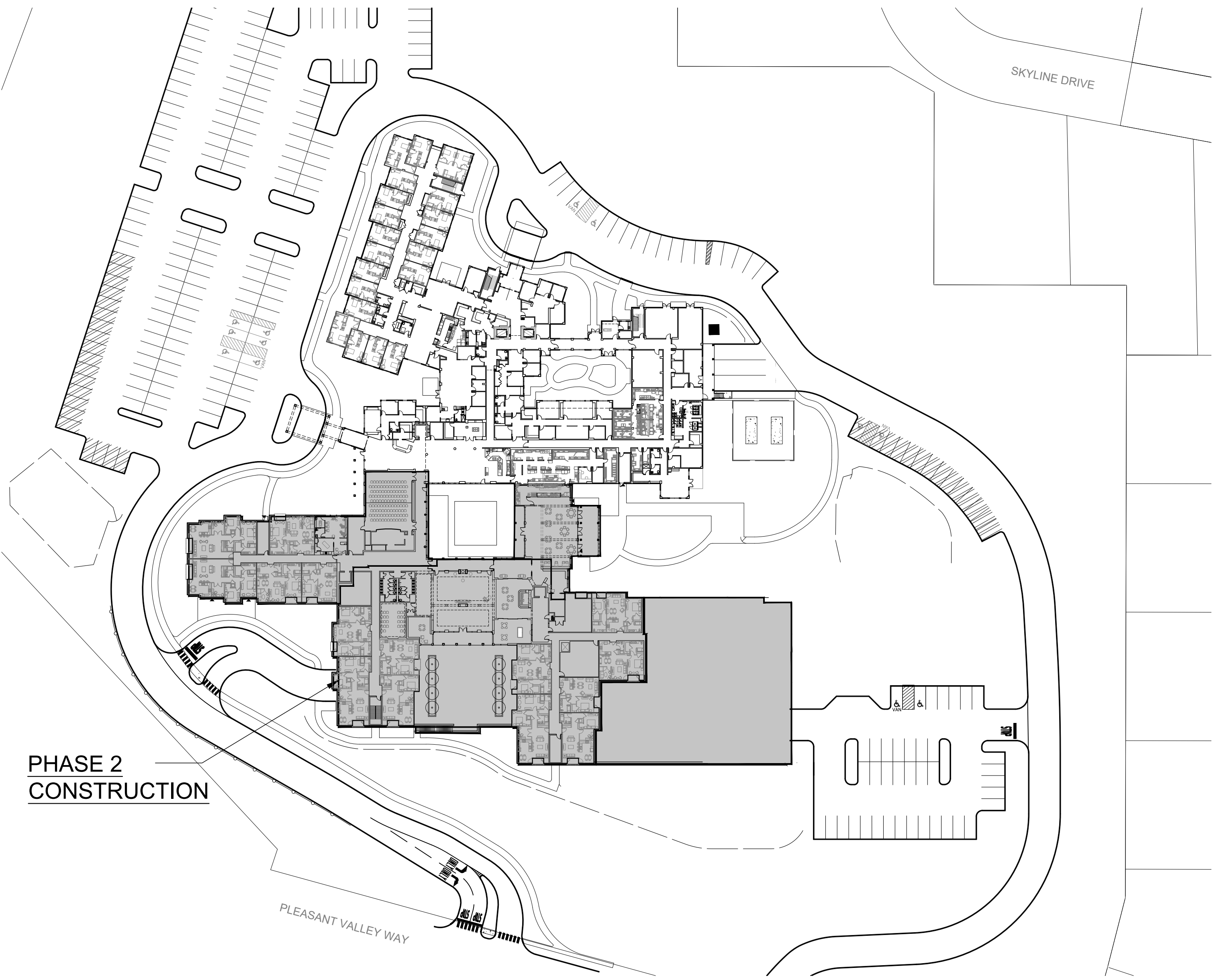
DAVID S. FOWLES, AIA
NJ LICENSE # 51A101611700
EXPIRATION DATE 08/01/2024



1 MASTER PLAN - PHASE 1
A3.0 SCALE: 1" = 60'-0"
PROJECT NORTH



3 MASTER PLAN - PHASE 3
A3.0 SCALE: 1" = 60'-0"
PROJECT NORTH



2 MASTER PLAN - PHASE 2
A3.0 SCALE: 1" = 60'-0"
PROJECT NORTH

Daughters of Israel - Building Program	Existing Campus	Phase One		Phase Two		Phase Three	
		Constructed in this phase	On site at end of this phase	Constructed in this phase	On site at end of this phase	Constructed in this phase	On site at end of this phase
INDEPENDENT LIVING PROGRAM							
One bedroom (813 SF)	0			18 Apts	18 Apts	25 Apts	43 Apts
One bedroom w/ den (1043 SF & 1055 SF)	0			29 Apts	29 Apts	4 Apts	33 Apts
Two bedroom (1123 SF)	0			18 Apts	18 Apts	29 Apts	47 Apts
Two bedroom w/ den (1393 SF, 1467 SF & 1540 SF)	0			19 Apts	19 Apts	21 Apts	40 Apts
Sub-Total - IL Apartments	0 Apts	0 Apts	0 Apts	84 Apts	84 Apts	79 Apts	163 Apts
INDEPENDENT LIVING COMMUNITY CENTER							
Typ commons sqft total							
Campus Support							
Specialty Programs							
Sub-Total - IL Commons	0 SqFt	17,550 SqFt	17,550 SqFt	25,746 SqFt	43,296 SqFt	0 SqFt	43,296 SqFt
ASSISTED LIVING PROGRAM							
AL Studio Units	0 Units	39 Units	39 Units		39 Units		39 Units
AL Deluxe Studio	0 Units	13 Units	13 Units		13 Units		13 Units
AL 1 Bedroom Units	0 Units	12 Units	12 Units		12 Units		12 Units
Sub-Total - AL Program	0 Units	64 Units	64 Units	0 Units	64 Units	0 Units	64 Units
NEW SKILLED NURSING PROGRAM							
Studio Sub-Acute SNF	0 Beds	19 Beds	19 Beds		19 Beds		19 Beds
Studio SNF Unit	0 Beds	59 Beds	59 Beds		59 Beds		59 Beds
Two-Bedroom Shared SNF Unit	0 Beds	4 Beds	4 Beds		4 Beds		4 Beds
Two-Bedroom Shared Sub-Acute Unit	0 Beds	2 Beds	2 Beds		2 Beds		2 Beds
Sub-Total - Skilled Nursing Program	0 Beds	84 Beds	84 Beds	0 Beds	84 Beds	0 Beds	84 Beds
EXISTING SKILLED NURSING PROGRAM (TO BE REMOVED)	303 Beds	-113 Beds	190 Beds	-190 Beds	-303 Beds	0 Beds	-303 Beds